



Monday Morning Quarterback Summary

Week of April 07, 2024 - April 13, 2024

Single-family existing homes

- Sales of single-family homes increased to 413 during the week of April 07, from 407 the week prior
- The median price of single family homes increased to \$435,000 a change of 3.6%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 94, and now sits at 5,909

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 122 during the week of April 07, from 143 the week prior
- The median price of condos, townhomes, and villas decreased to \$261,475 a change of -9.1%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 33, and now sits at 2,943

Detailed charts and graphs begin on page 2 of this report.

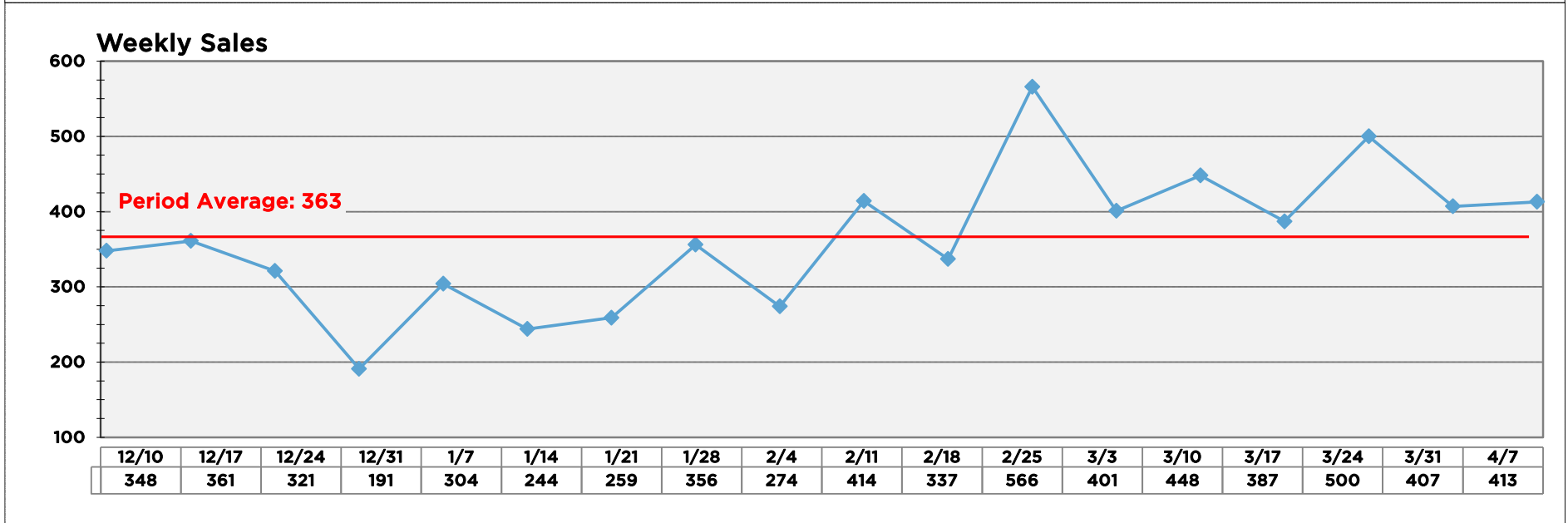
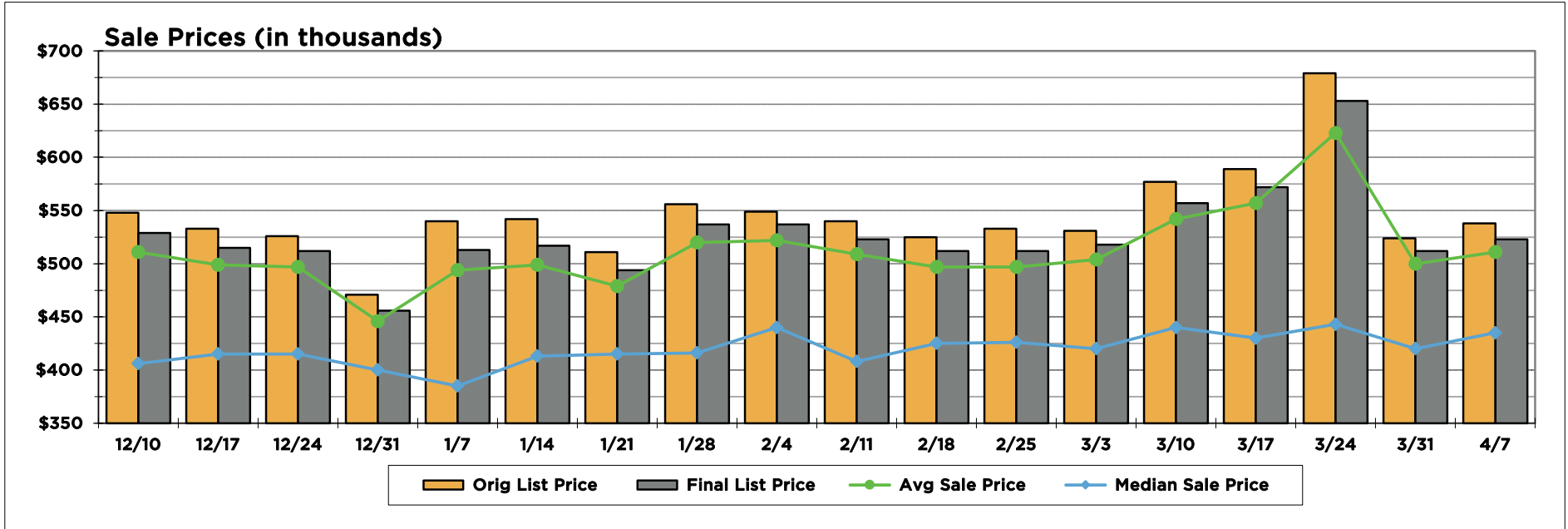
Monday Morning Quarterback
04/07/2024 - 04/13/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	413	33	33	107	88	133	19
Bank Owned	2	1	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	411	32	33	106	88	133	19
Active Listings	5,909	311	316	1,114	1,275	2,201	692
Bank Owned	39	8	6	10	6	9	0
Short Sales	10	3	1	3	2	1	0
Other	5,860	300	309	1,101	1,267	2,191	692
Months of Inventory	3.30	2.17	2.21	2.40	3.34	3.82	8.41
<u>List Price</u>							
Average Original List Price	\$537,758	\$184,361	\$284,910	\$363,602	\$463,234	\$675,801	\$1,950,358
Average Final List Price	\$523,323	\$176,282	\$278,546	\$354,724	\$451,616	\$660,347	\$1,873,653
<u>Sale Price</u>							
Average Price	\$511,336	\$167,588	\$273,024	\$351,237	\$447,317	\$647,723	\$1,765,689
Median Price	\$435,000	\$166,000	\$275,000	\$355,000	\$446,500	\$615,000	\$1,255,000
<u>Price Differences</u>							
Original to Final List Price	-\$14,435	-\$8,079	-\$6,364	-\$8,878	-\$11,618	-\$15,454	-\$76,705
Original List to Sale Price - \$	-\$26,422	-\$16,773	-\$11,886	-\$12,365	-\$15,917	-\$28,078	-\$184,669
Final List to Sale Price - \$	-\$11,987	-\$8,694	-\$5,522	-\$3,487	-\$4,299	-\$12,624	-\$107,964
Original List to Sale Price - %	95.09%	90.90%	95.83%	96.60%	96.56%	95.85%	90.53%
Final List to Sale Price - %	97.71%	95.07%	98.02%	99.02%	99.05%	98.09%	94.24%
<u>Days on the Market</u>							
Avg Days Listing to Contract	58	61	28	49	56	68	97
Combined Avg Days to Contract	64	61	32	53	60	79	105
Avg Days Listing to Closing	93	91	63	85	89	104	138
Avg Days Contract to Close	35	29	36	36	32	35	41
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,094	1,096	1,276	1,588	2,018	2,711	4,124

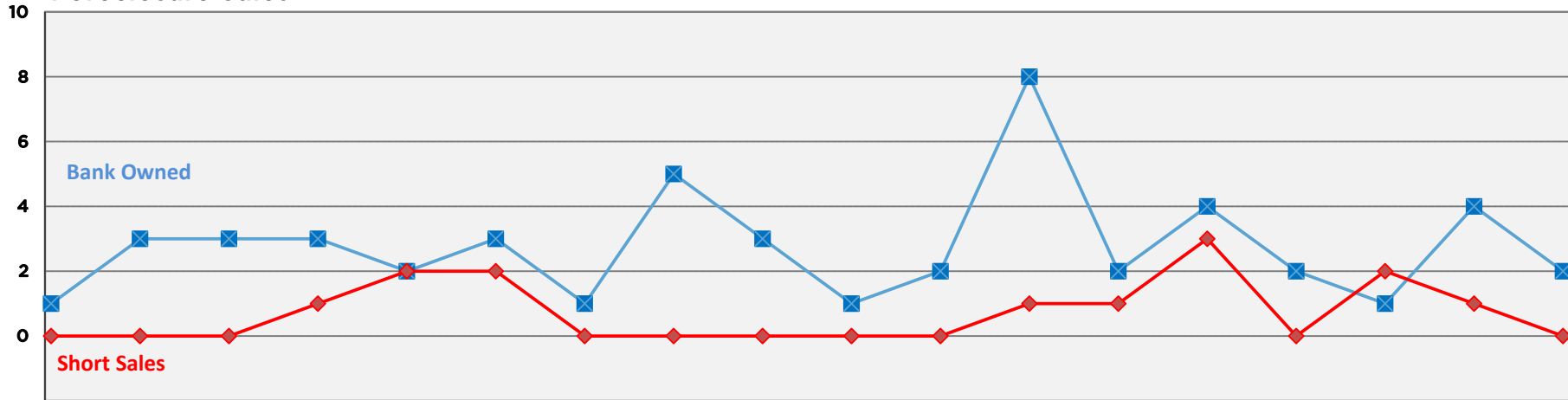


Single Family Homes



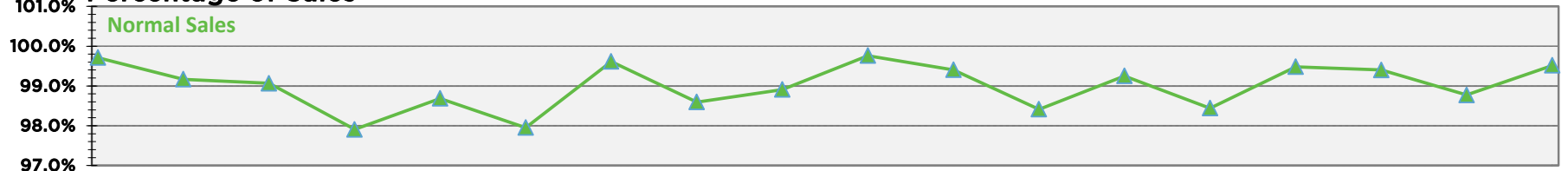
Single Family Homes

Foreclosure Sales

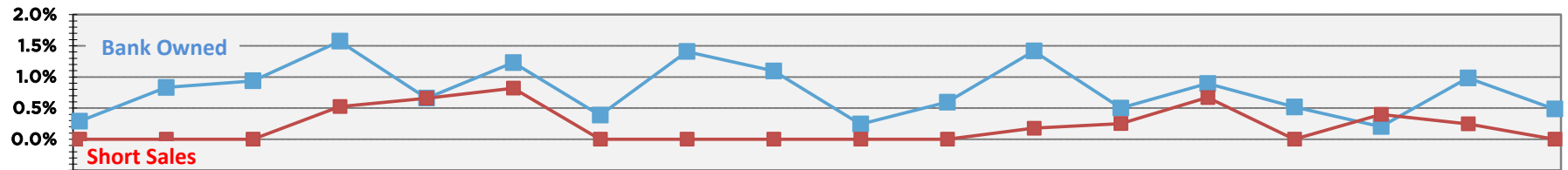


	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
BO	1	3	3	3	2	3	1	5	3	1	2	8	2	4	2	1	4	2
SS	0	0	0	1	2	2	0	0	0	0	0	1	1	3	0	2	1	0

Percentage of Sales



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Normal	99.71%	99.17%	99.07%	97.91%	98.68%	97.95%	99.61%	98.60%	98.91%	99.76%	99.41%	98.41%	99.25%	98.44%	99.48%	99.40%	98.77%	99.52%

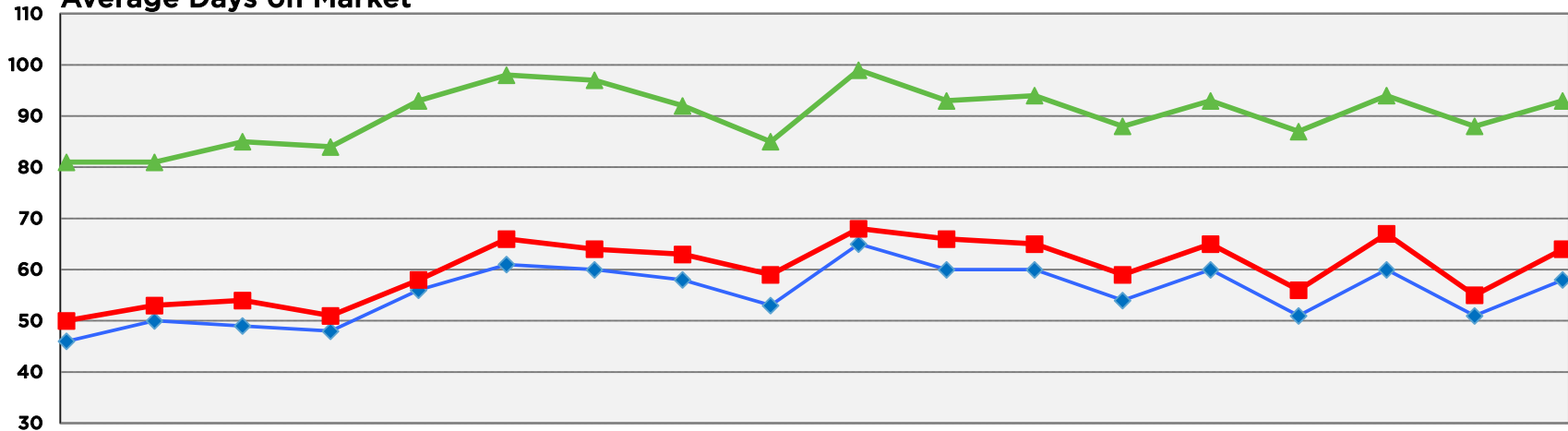


	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
BO	0.29%	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%
SS	0.00%	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%



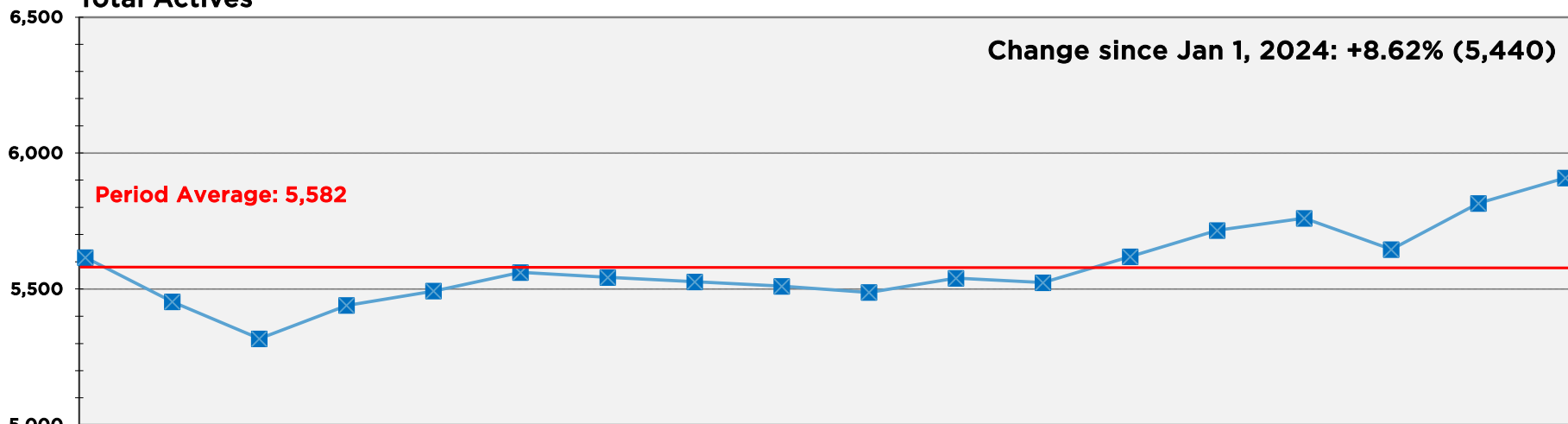
Single Family Homes

Average Days on Market



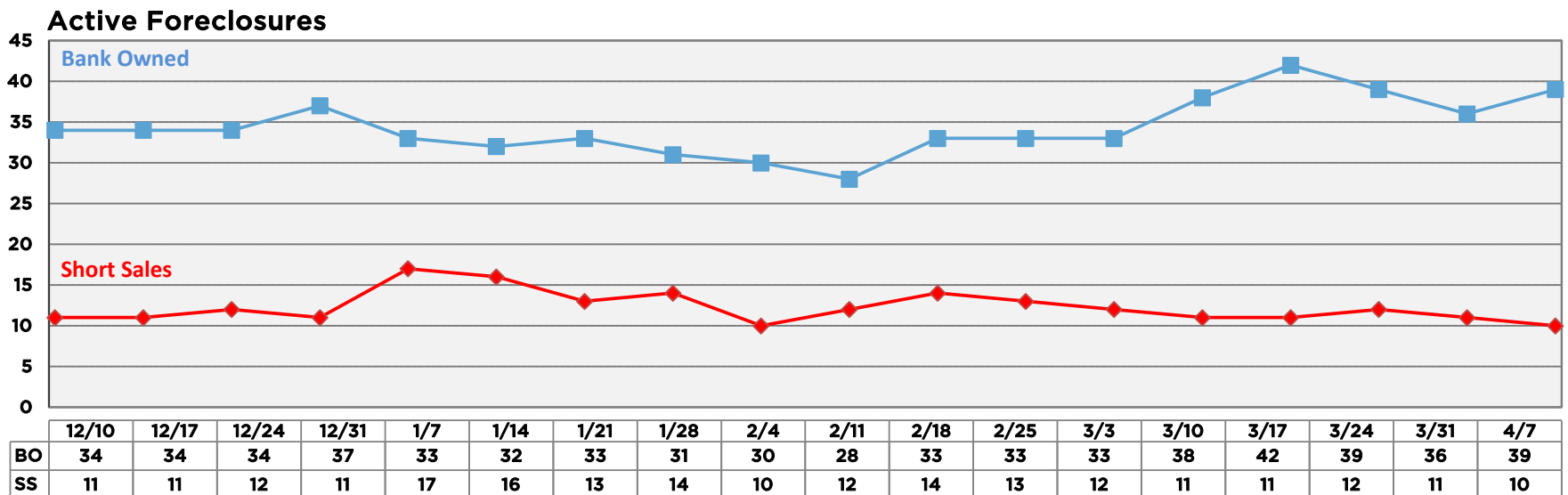
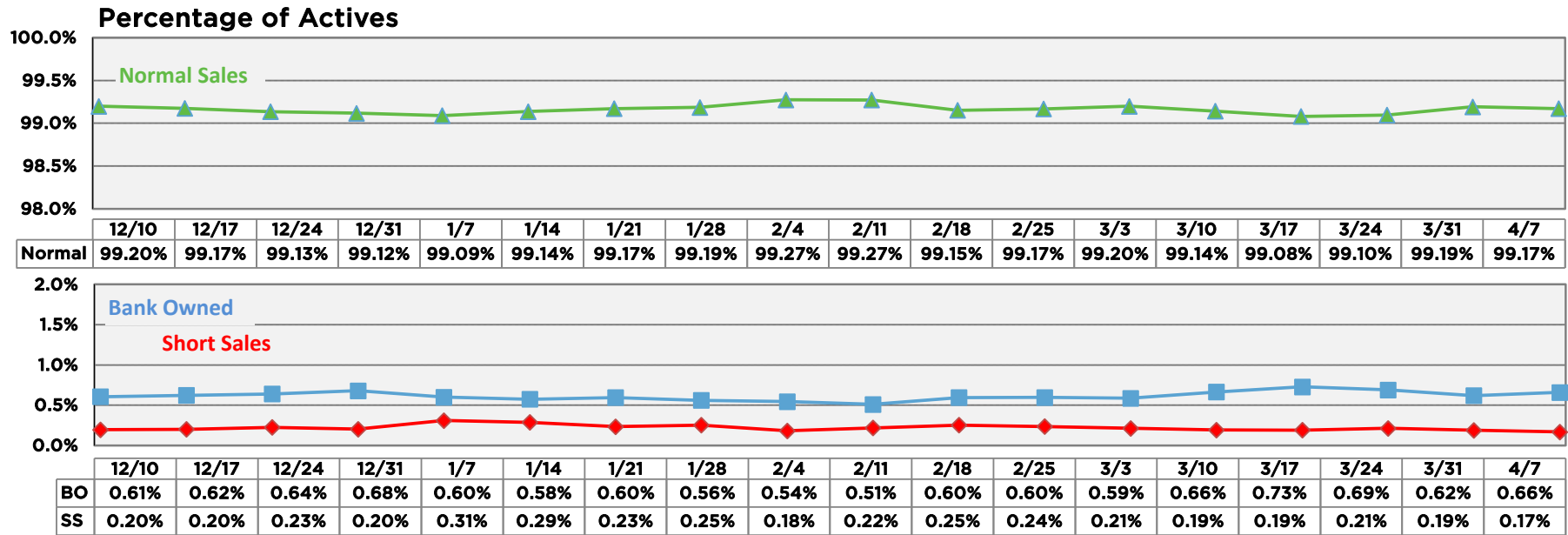
ListToContract	46	50	49	48	56	61	60	58	53	65	60	60	54	60	51	60	51	58
CombDaysOnMkt	50	53	54	51	58	66	64	63	59	68	66	65	59	65	56	67	55	64
ListToClose	81	81	85	84	93	98	97	92	85	99	93	94	88	93	87	94	88	93

Total Actives



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Total Actives	5,616	5,453	5,317	5,440	5,493	5,561	5,543	5,526	5,510	5,488	5,540	5,523	5,619	5,715	5,760	5,645	5,815	5,909

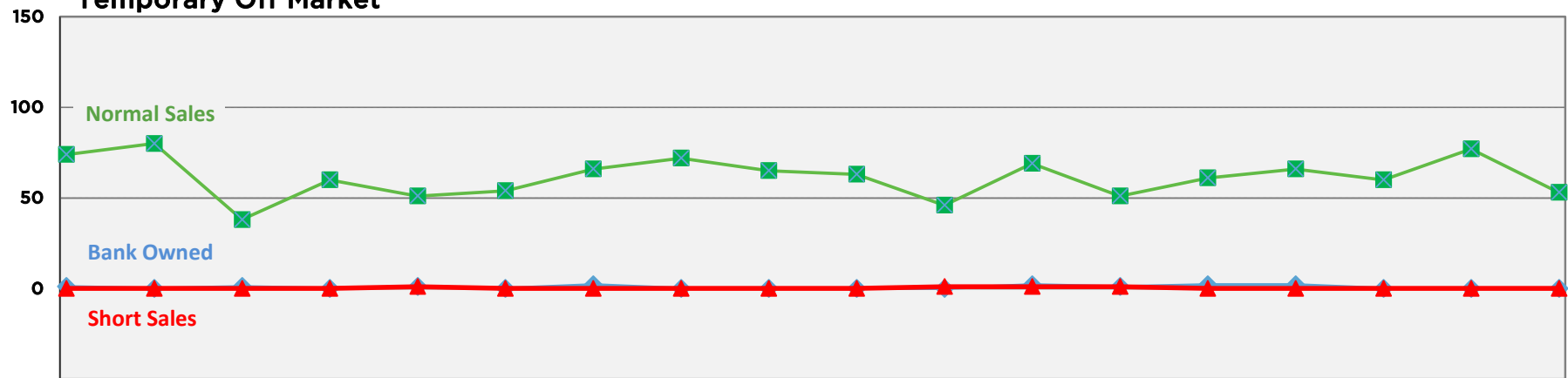
Single Family Homes





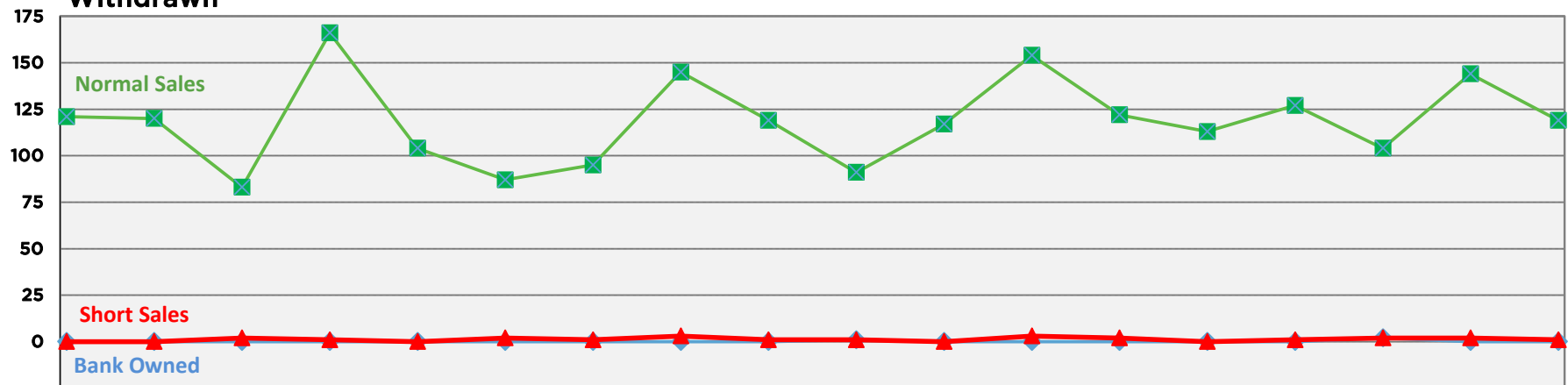
Single Family Homes

Temporary Off Market



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Norm	74	80	38	60	51	54	66	72	65	63	46	69	51	61	66	60	77	53
BO	1	0	1	0	1	0	2	0	0	0	0	2	1	2	2	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	1	1	1	0	0	0	0	0

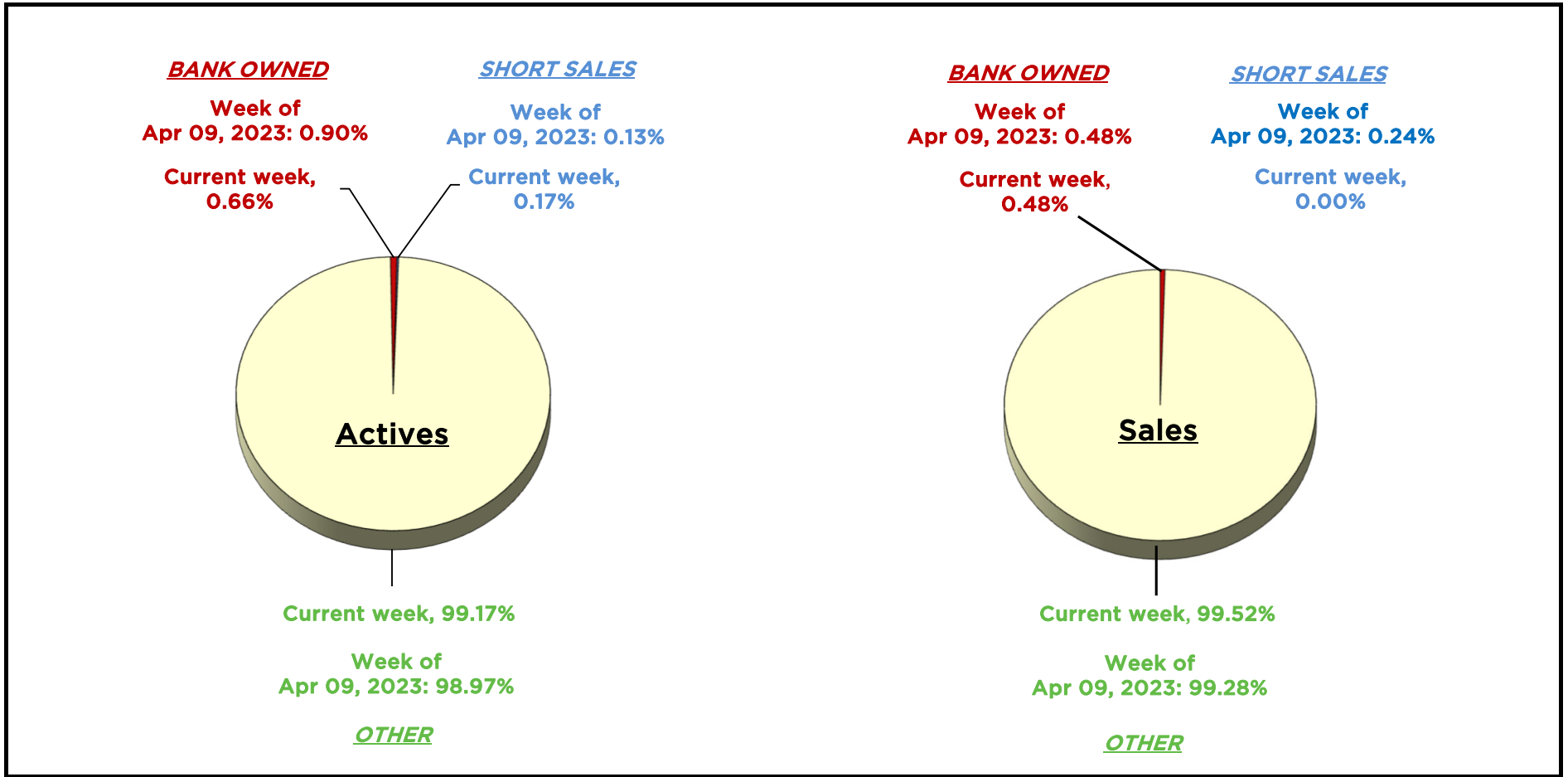
Withdrawn



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Norm	121	120	83	166	104	87	95	145	119	91	117	154	122	113	127	104	144	119
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0
SS	0	0	2	1	0	2	1	3	1	1	0	3	2	0	1	2	2	1



Single Family Homes



Monday Morning Quarterback
04/07/2024 - 04/13/2024
Lake, Orange, Osceola & Seminole Counties

There are 33 Single Family Homes available for the Median Price of \$435,000 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		5	\$434,980	3.2	1.8	1,536	\$283.12
Lake Mary / Heathrow	32746	2	\$434,950	3.5	2.0	1,775	\$245.04
Oviedo	32765	1	\$435,000	3.0	2.0	1,381	\$314.99
Sanford / Lake Forest	32771	1	\$435,000	3.0	1.0	1,258	\$345.79
Longwood / Wekiva Springs	32779	1	\$435,000	3.0	2.0	1,493	\$291.36
Orange County		14	\$434,971	3.3	1.9	1,801	\$241.54
Apopka / Hunt Club	32703	2	\$435,000	3.5	2.0	1,918	\$226.86
College Park	32804	1	\$435,000	2.0	1.0	904	\$481.19
Sand Lake / Bay Hill	32819	1	\$435,000	3.0	2.0	1,416	\$307.20
Rio Pinar / Union Park	32825	3	\$434,933	3.7	2.0	1,879	\$231.51
Research Park	32826	1	\$435,000	3.0	2.0	1,877	\$231.75
Waterford Lakes	32828	3	\$435,000	3.3	2.0	1,735	\$250.72
Wedgfield	32833	1	\$435,000	3.0	2.0	2,560	\$169.92
Hunters Creek	32837	1	\$434,900	3.0	2.0	1,851	\$234.95
Ocoee	34761	1	\$434,900	4.0	2.0	1,928	\$225.57
Osceola County		9	\$434,999	3.7	2.3	2,031	\$214.19
Kissimmee / Buena Ventura Lakes	34743	1	\$435,000	4.0	2.0	1,693	\$256.94
Kissimmee (East)	34744	1	\$435,000	3.0	2.0	2,100	\$207.14
Kissimmee (West) / Pleasant Hill	34746	1	\$435,000	4.0	3.0	1,822	\$238.75
Kissimmee / Poinciana	34758	1	\$435,000	4.0	3.0	2,308	\$188.47
St Cloud	34769	1	\$435,000	3.0	2.0	1,738	\$250.29
St Cloud / Narcoossee	34771	1	\$435,000	4.0	3.0	2,364	\$184.01
St Cloud / Canoe Creek	34772	2	\$435,000	3.5	2.0	1,993	\$218.32
St Cloud / Harmony	34773	1	\$434,990	4.0	2.0	2,268	\$191.79
Lake County		5	\$435,000	3.0	2.2	2,369	\$183.62
Mount Dora	32757	1	\$435,000	3.0	2.0	3,100	\$140.32
Clermont (Central)	34711	1	\$435,000	4.0	2.0	2,562	\$169.79
Minneola	34715	1	\$435,000	3.0	2.0	1,810	\$240.33
Groveland	34736	1	\$435,000	2.0	2.0	1,680	\$258.93
Leesburg (West)	34748	1	\$435,000	3.0	3.0	2,693	\$161.53

Monday Morning Quarterback
04/07/2024 - 04/13/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	122	57	12	29	16	7	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	120	56	11	29	16	7	1
Active Listings	2,943	1,002	445	740	436	301	19
Bank Owned	6	4	1	0	0	1	0
Short Sales	2	1	0	1	0	0	0
Other	2,935	997	444	739	436	300	19
Months of Inventory	5.57	4.06	8.56	5.89	6.29	9.92	4.38

List Price

Average Original List Price	\$313,774	\$202,217	\$281,388	\$356,048	\$470,981	\$623,757	\$1,150,000
Average Final List Price	\$305,801	\$195,204	\$278,563	\$347,996	\$458,862	\$615,664	\$1,095,000

Sale Price

Average Price	\$297,420	\$187,987	\$272,829	\$340,848	\$445,156	\$607,714	\$1,035,000
Median Price	\$261,475	\$191,000	\$274,000	\$340,000	\$452,500	\$539,000	\$1,035,000

Price Differences

Original to Final List Price	-\$7,973	-\$7,013	-\$2,825	-\$8,052	-\$12,119	-\$8,093	-\$55,000
Original List to Sale Price - \$	-\$16,354	-\$14,230	-\$8,559	-\$15,200	-\$25,825	-\$16,043	-\$115,000
Final List to Sale Price - \$	-\$8,381	-\$7,217	-\$5,734	-\$7,148	-\$13,706	-\$7,950	-\$60,000
Original List to Sale Price - %	94.79%	92.96%	96.96%	95.73%	94.52%	97.43%	90.00%
Final List to Sale Price - %	97.26%	96.30%	97.94%	97.95%	97.01%	98.71%	94.52%

Days on the Market

Avg Days Listing to Contract	60	65	52	55	80	23	40
Combined Avg Days to Contract	60	65	52	55	80	23	40
Avg Days Listing to Closing	94	97	83	89	116	59	79
Avg Days Contract to Close	33	32	30	33	35	36	38

Beds / Baths

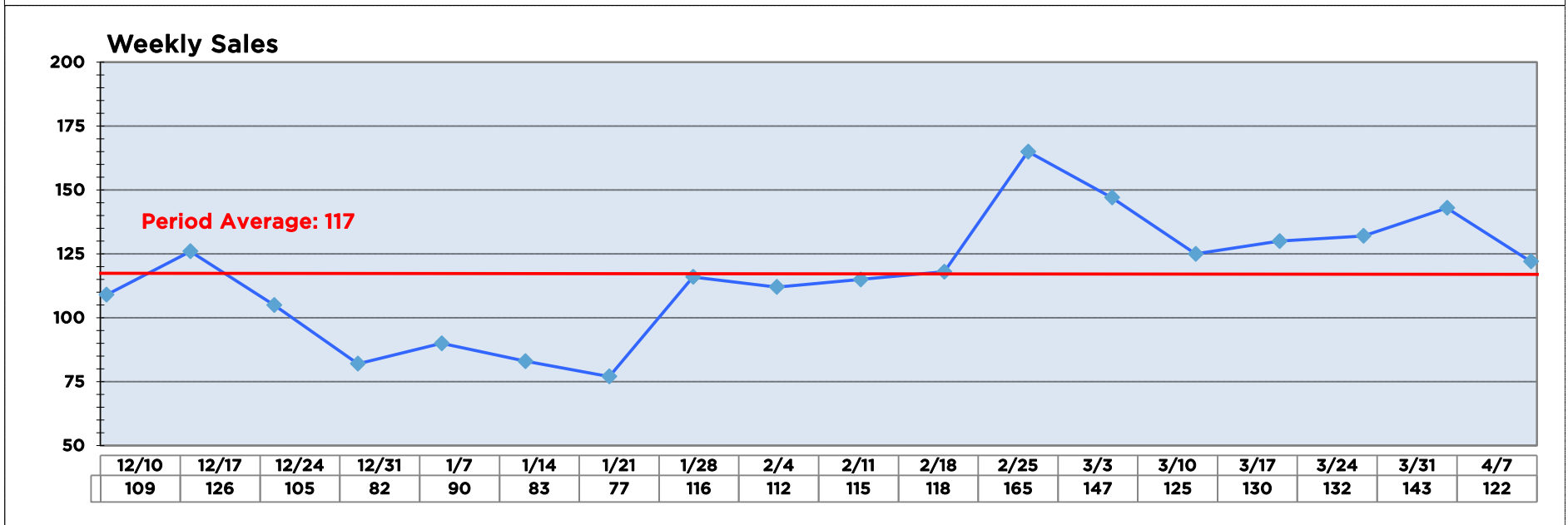
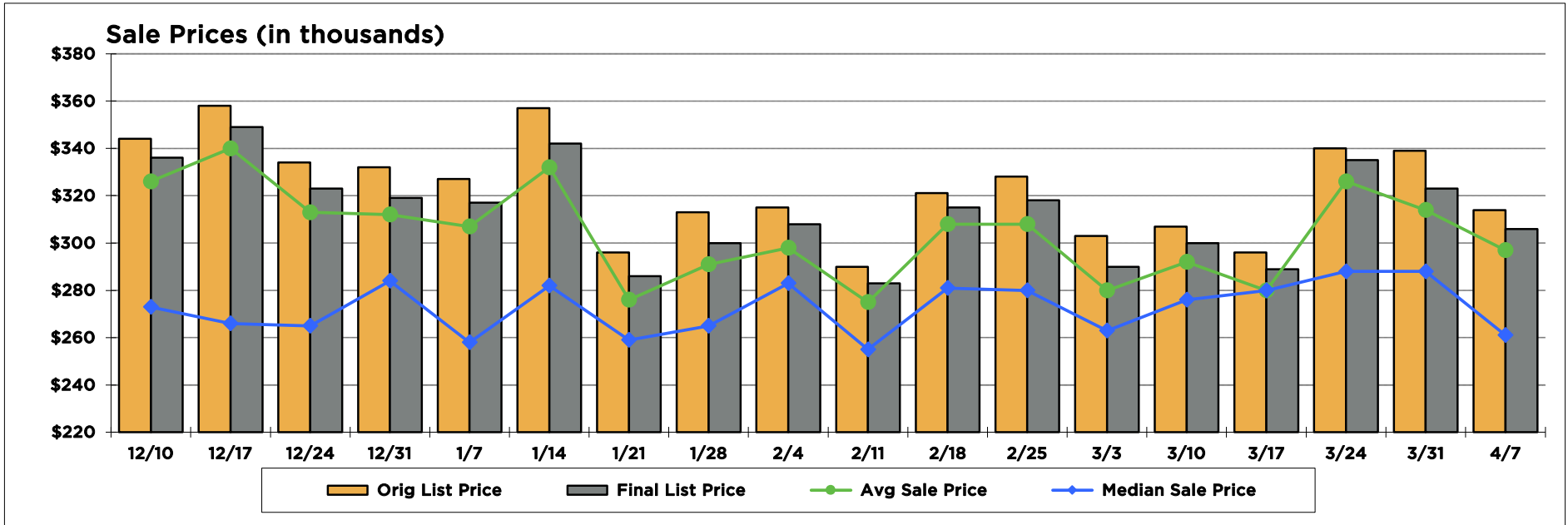
Average Bedrooms	2	2	2	3	3	3	4
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	0	1	1	0

Square Footage

Average Square Feet	1,317	964	1,206	1,573	1,833	2,002	2,225
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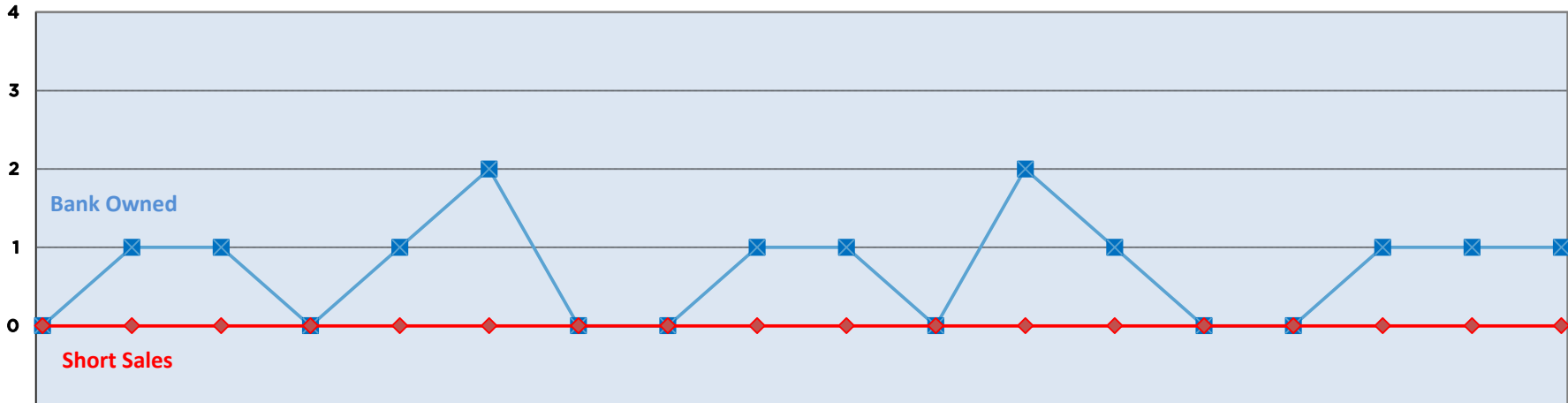
Condos, Townhomes, Villas





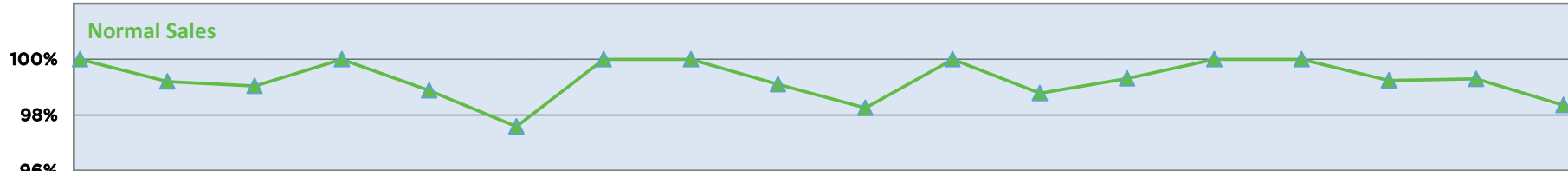
Condos, Townhomes, Villas

Foreclosure Sales

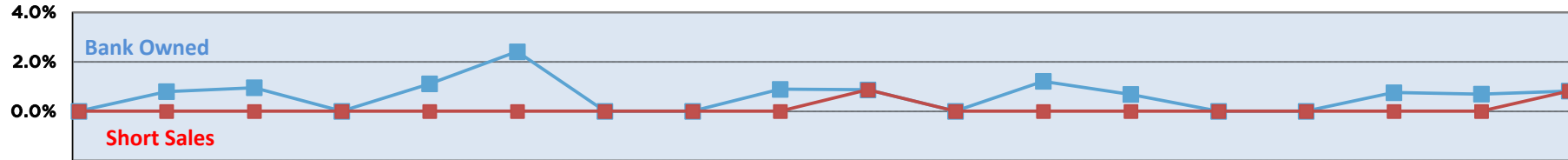


	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
BO	0	1	1	0	1	2	0	0	1	1	0	2	1	0	0	1	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Normal	100.00	99.21%	99.05%	100.00	98.89%	97.59%	100.00	100.00	99.11%	98.26%	100.00	98.79%	99.32%	100.00	100.00	99.24%	99.30%	98.36%

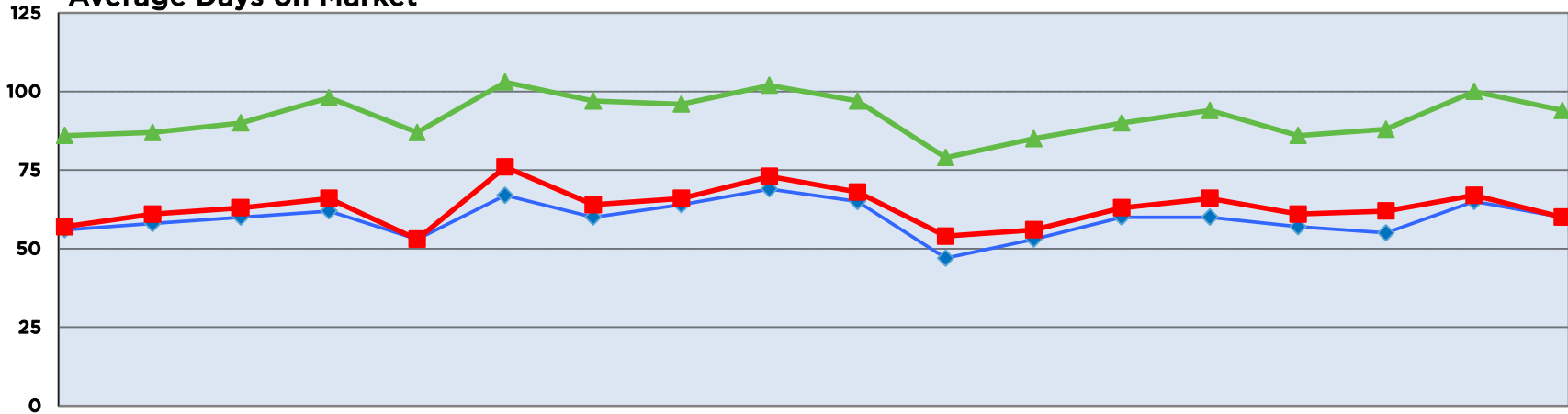


	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
BO	0.00%	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%	1.21%	0.68%	0.00%	0.00%	0.76%	0.70%	0.82%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%



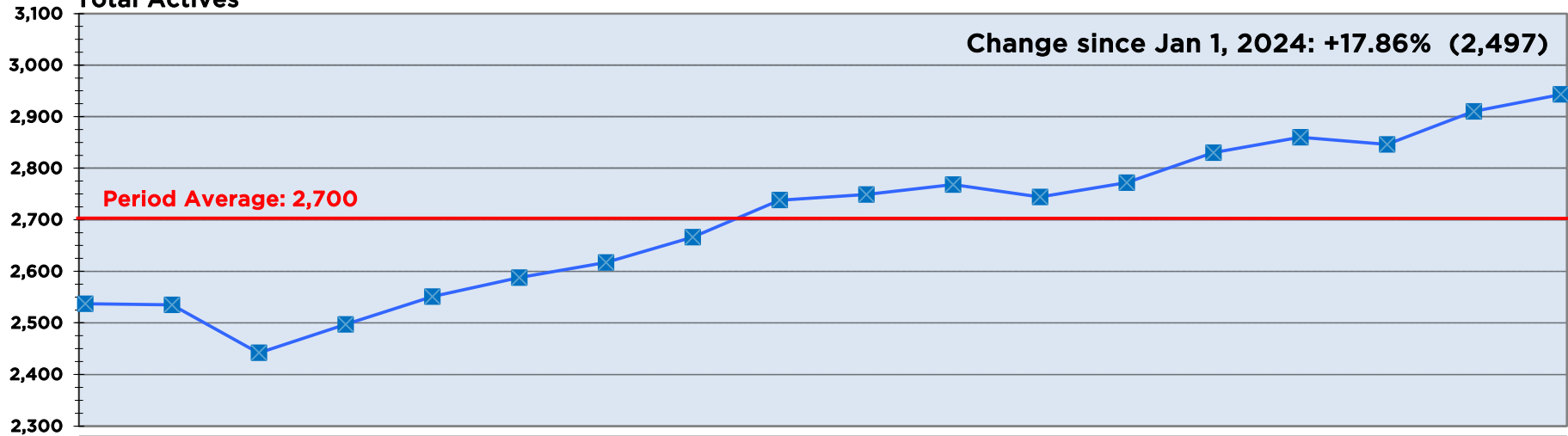
Condos, Townhomes, Villas

Average Days on Market



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
ListToContract	56	58	60	62	53	67	60	64	69	65	47	53	60	60	57	55	65	60
CombDaysOnMkt	57	61	63	66	53	76	64	66	73	68	54	56	63	66	61	62	67	60
ListToClose	86	87	90	98	87	103	97	96	102	97	79	85	90	94	86	88	100	94

Total Actives

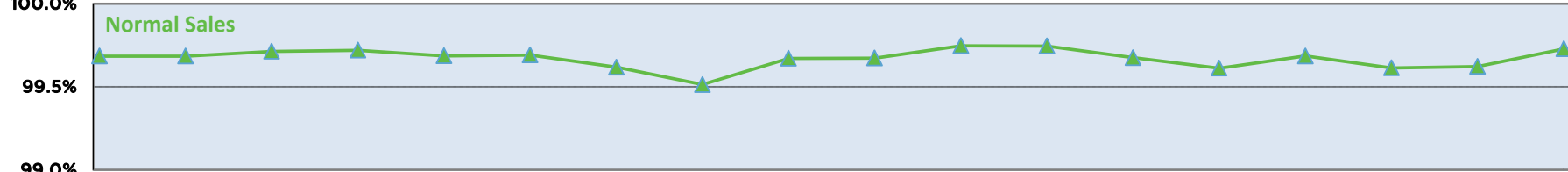


	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Total Actives	2,537	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943

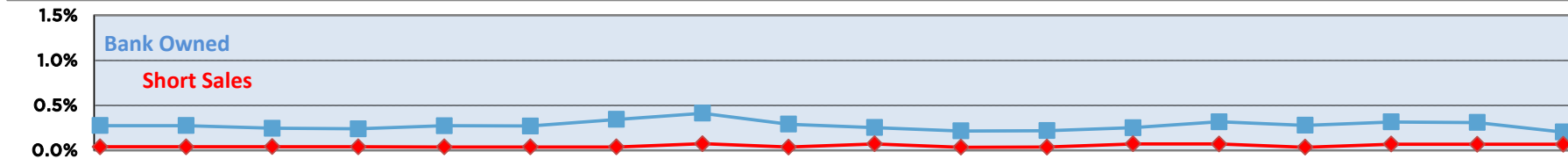
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Condos, Townhomes, Villas

Percentage of Actives

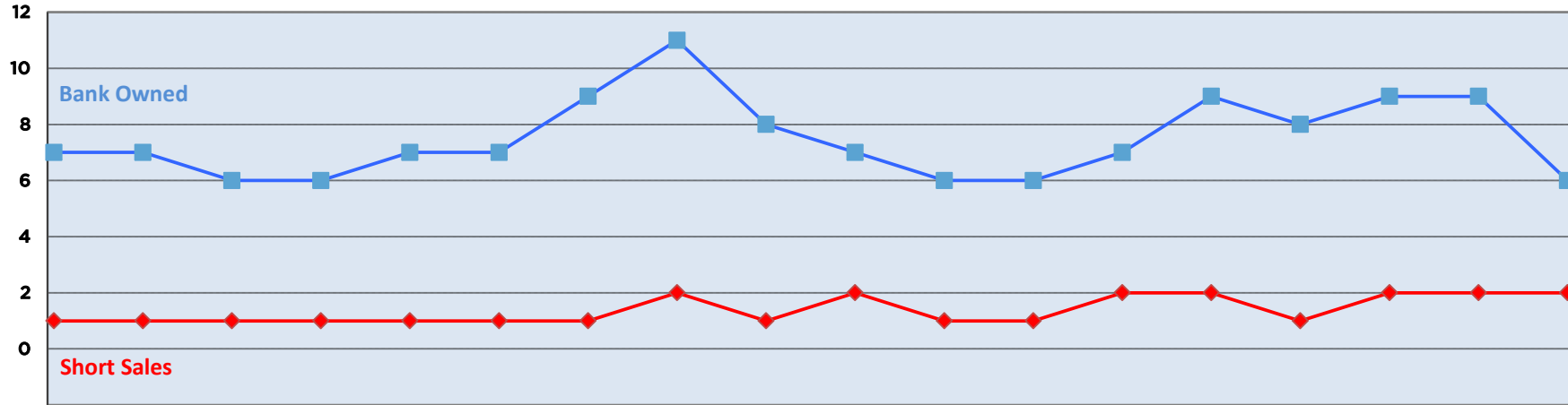


	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Normal	99.68%	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%	99.62%	99.73%



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
BO	0.28%	0.28%	0.25%	0.24%	0.27%	0.27%	0.34%	0.41%	0.29%	0.25%	0.22%	0.22%	0.25%	0.32%	0.28%	0.32%	0.31%	0.20%
SS	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%	0.04%	0.08%	0.04%	0.07%	0.04%	0.04%	0.07%	0.07%	0.03%	0.07%	0.07%	0.07%

Active Foreclosures



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
BO	7	7	6	6	7	7	9	11	8	7	6	6	7	9	8	9	9	6
SS	1	1	1	1	1	1	1	2	1	2	1	1	2	2	1	2	2	2



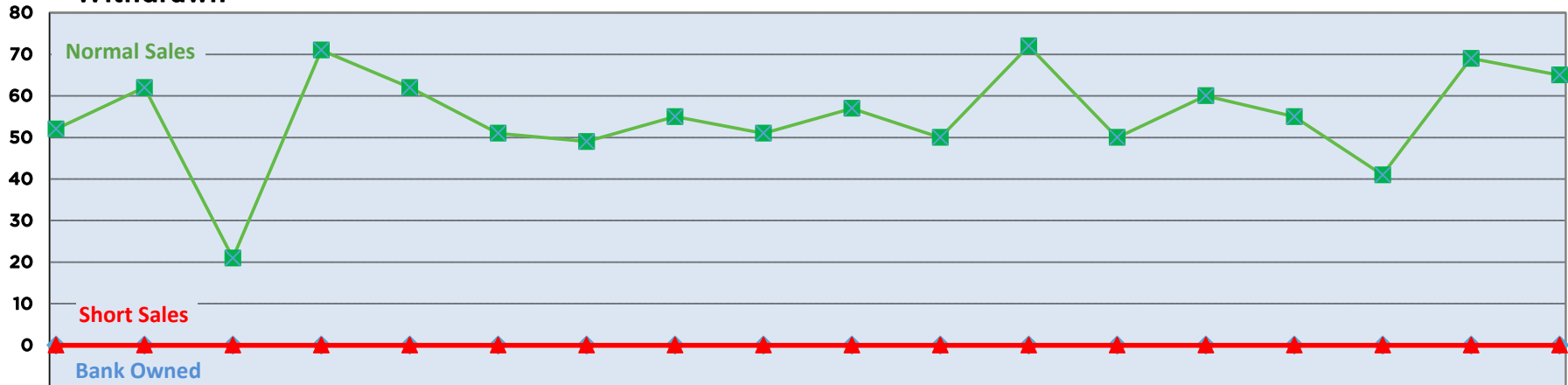
Condos, Townhomes, Villas

Temporary Off Market



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Norm	18	20	15	18	22	25	24	26	26	19	21	32	32	27	21	11	23	18
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

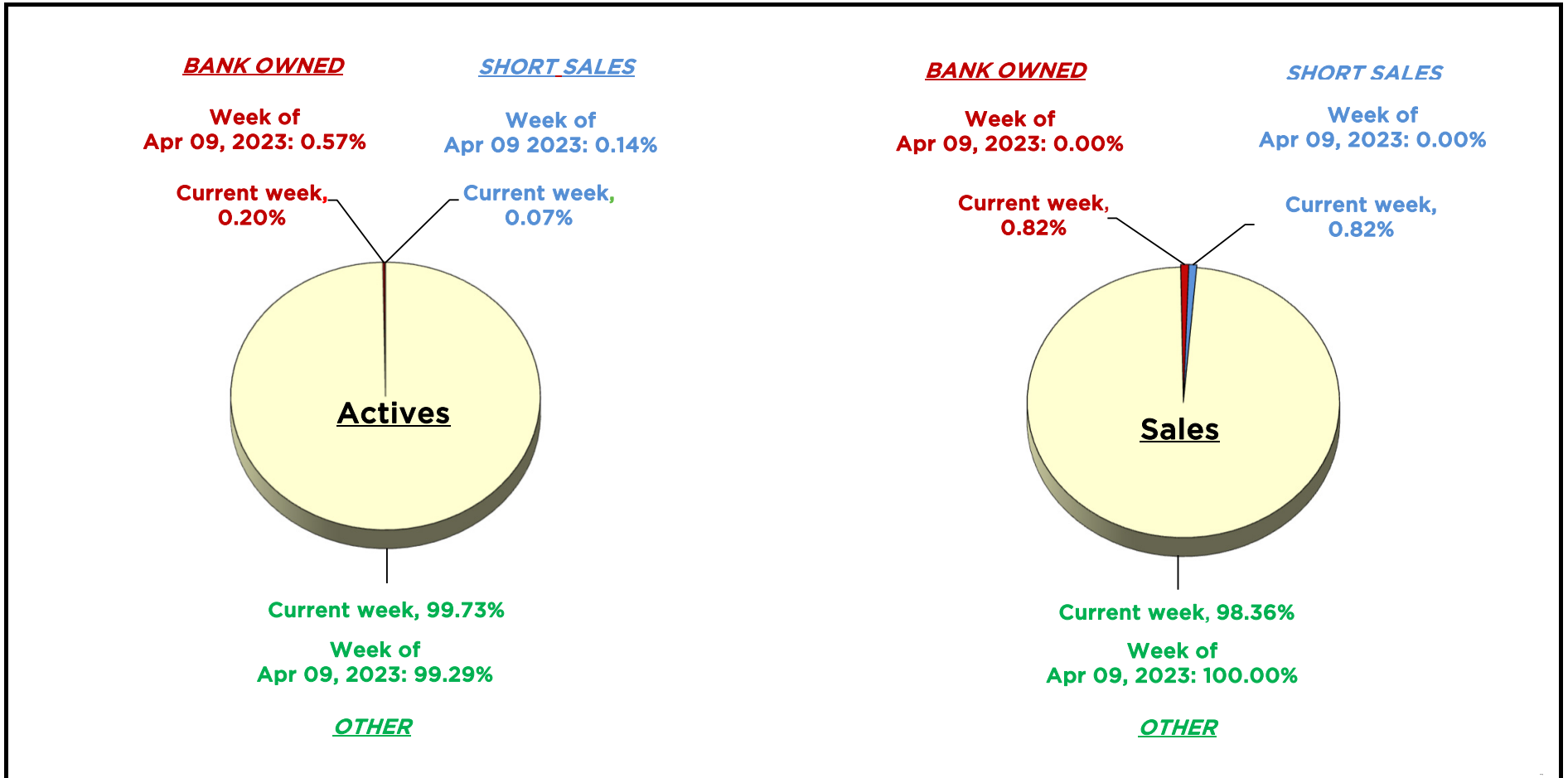
Withdrawn



	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7
Norm	52	62	21	71	62	51	49	55	51	57	50	72	50	60	55	41	69	65
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



Condos, Townhomes, Villas





Monday Morning Quarterback
04/07/2024 - 04/13/2024
Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$261,475 (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Orange County		1	\$261,000	2.0	2.0	1,488	\$175.40
Hunters Creek	32837	1	\$261,000	2.0	2.0	1,488	\$175.40
Osceola County		1	\$261,900	1.0	1.0	817	\$320.56
St Cloud	34769	1	\$261,900	1.0	1.0	817	\$320.56