



Monday Morning Quarterback Summary

Week of April 14, 2024 - April 20, 2024

Single-family existing homes

- Sales of single-family homes increased to 449 during the week of April 14, from 413 the week prior
- The median price of single family homes increased to \$445,000 a change of 2.3%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 149, and now sits at 6,058

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 146 during the week of April 14, from 122 the week prior
- The median price of condos, townhomes, and villas increased to \$301,000 a change of 15.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 28, and now sits at 2,971

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

Monday Morning Quarterback
04/14/2024 - 04/20/2024
Lake, Orange, Osceola & Seminole Counties

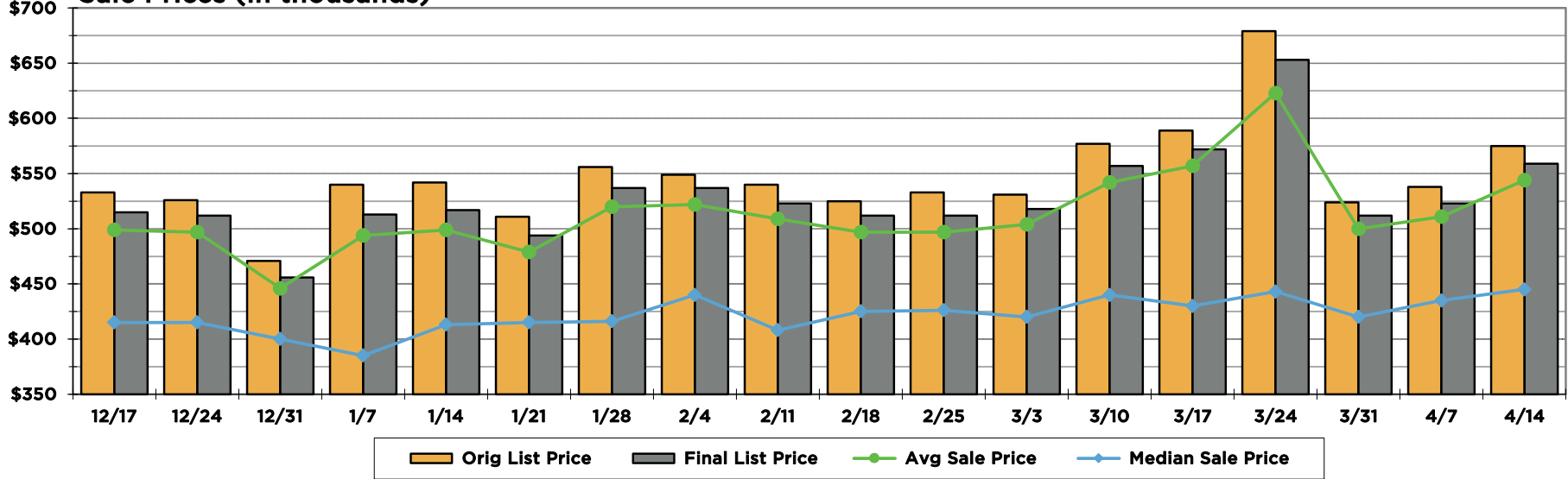
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	449	42	30	105	94	142	36
Bank Owned	3	2	0	1	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	445	40	30	103	94	142	36
Active Listings	6,058	327	309	1,142	1,304	2,274	702
Bank Owned	33	4	6	10	6	7	0
Short Sales	13	2	1	6	2	1	1
Other	6,012	321	302	1,126	1,296	2,266	701
Months of Inventory	3.11	1.80	2.38	2.51	3.20	3.70	4.50
<u>List Price</u>							
Average Original List Price	\$574,509	\$203,470	\$298,357	\$368,884	\$459,200	\$689,651	\$1,684,175
Average Final List Price	\$559,132	\$197,234	\$290,856	\$358,049	\$453,065	\$669,639	\$1,632,463
<u>Sale Price</u>							
Average Price	\$544,476	\$185,260	\$278,172	\$352,524	\$445,074	\$657,743	\$1,558,122
Median Price	\$445,000	\$194,000	\$281,500	\$350,000	\$445,000	\$630,000	\$1,387,500
<u>Price Differences</u>							
Original to Final List Price	-\$15,377	-\$6,236	-\$7,501	-\$10,835	-\$6,135	-\$20,012	-\$51,712
Original List to Sale Price - \$	-\$30,033	-\$18,210	-\$20,185	-\$16,360	-\$14,126	-\$31,908	-\$126,053
Final List to Sale Price - \$	-\$14,656	-\$11,974	-\$12,684	-\$5,525	-\$7,991	-\$11,896	-\$74,341
Original List to Sale Price - %	94.77%	91.05%	93.23%	95.57%	96.92%	95.37%	92.52%
Final List to Sale Price - %	97.38%	93.93%	95.64%	98.46%	98.24%	98.22%	95.45%
<u>Days on the Market</u>							
Avg Days Listing to Contract	49	42	53	54	35	50	72
Combined Avg Days to Contract	55	42	60	58	42	59	72
Avg Days Listing to Closing	85	72	87	89	69	89	113
Avg Days Contract to Close	36	31	34	34	32	39	43
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,128	1,145	1,289	1,562	1,935	2,707	3,843

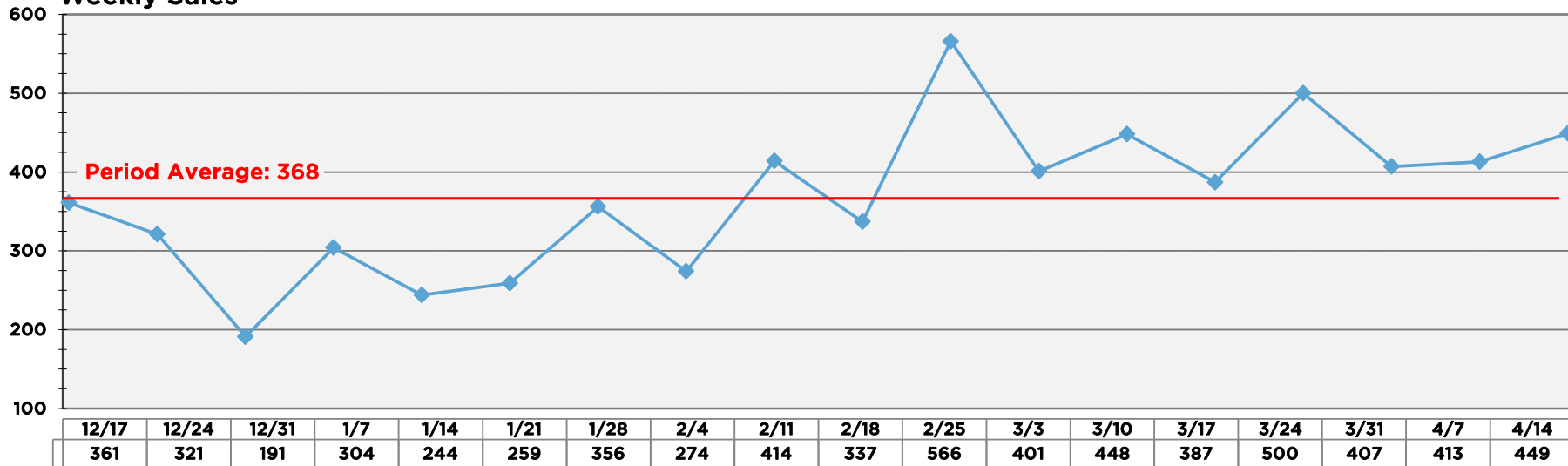


Single Family Homes

Sale Prices (in thousands)



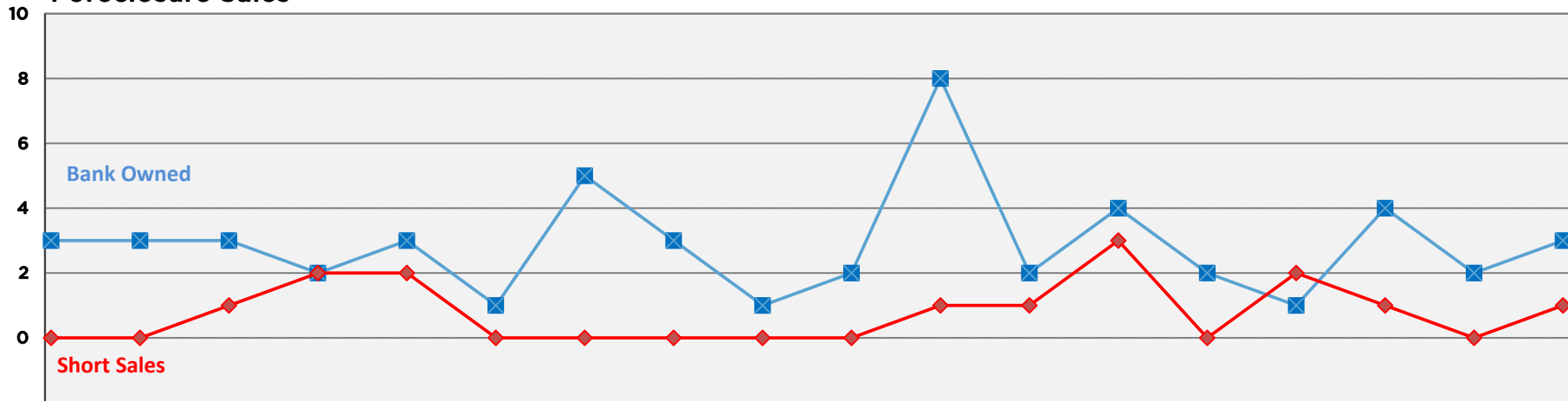
Weekly Sales





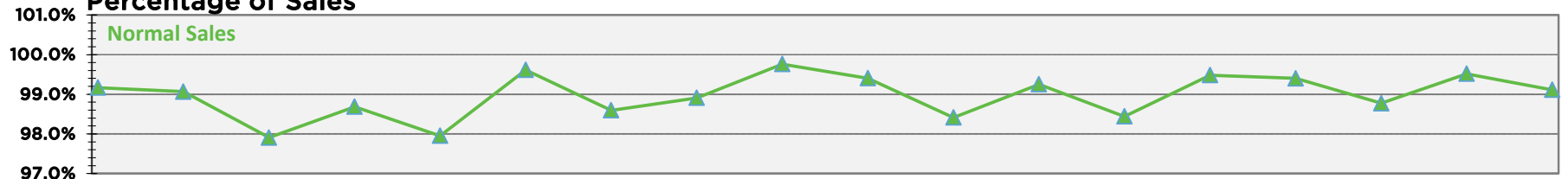
Single Family Homes

Foreclosure Sales

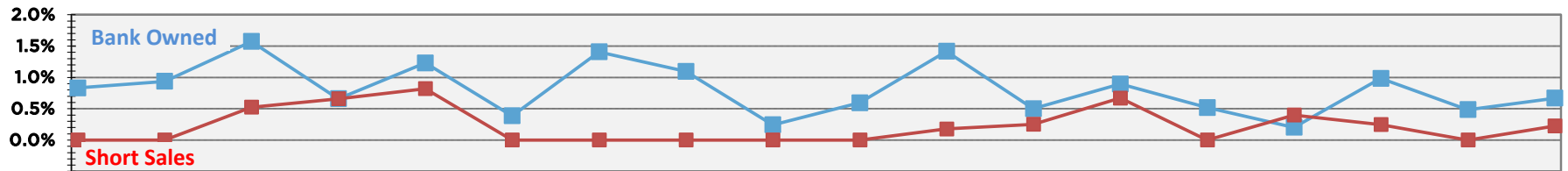


	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
BO	3	3	3	2	3	1	5	3	1	2	8	2	4	2	1	4	2	3
SS	0	0	1	2	2	0	0	0	0	0	1	1	3	0	2	1	0	1

Percentage of Sales



	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	4/14
Normal	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%	99.11%

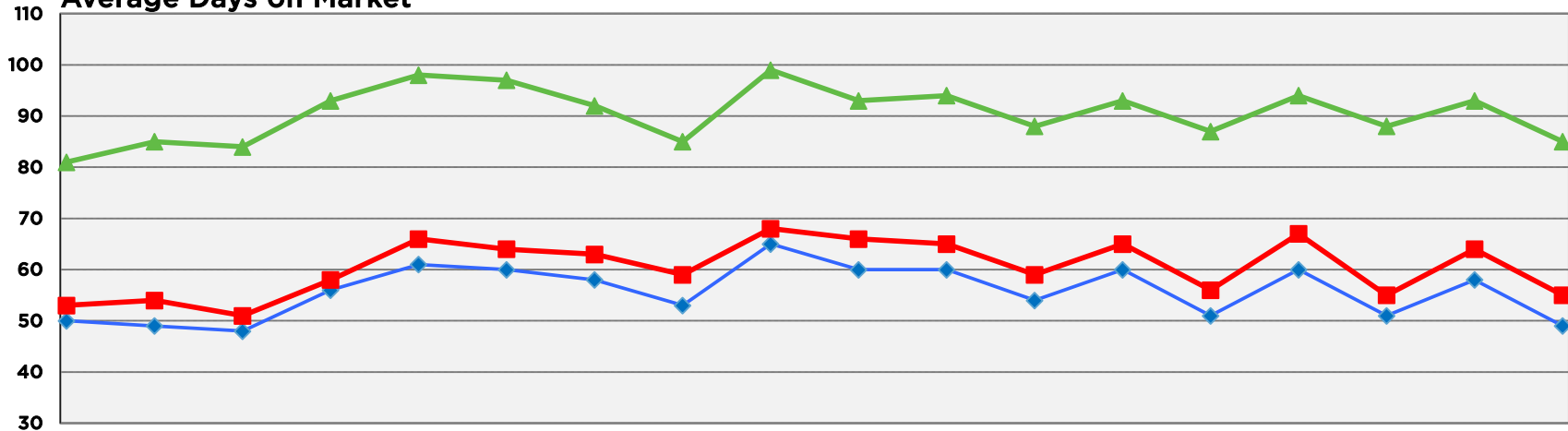


	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
BO	0.83%	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%
SS	0.00%	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%



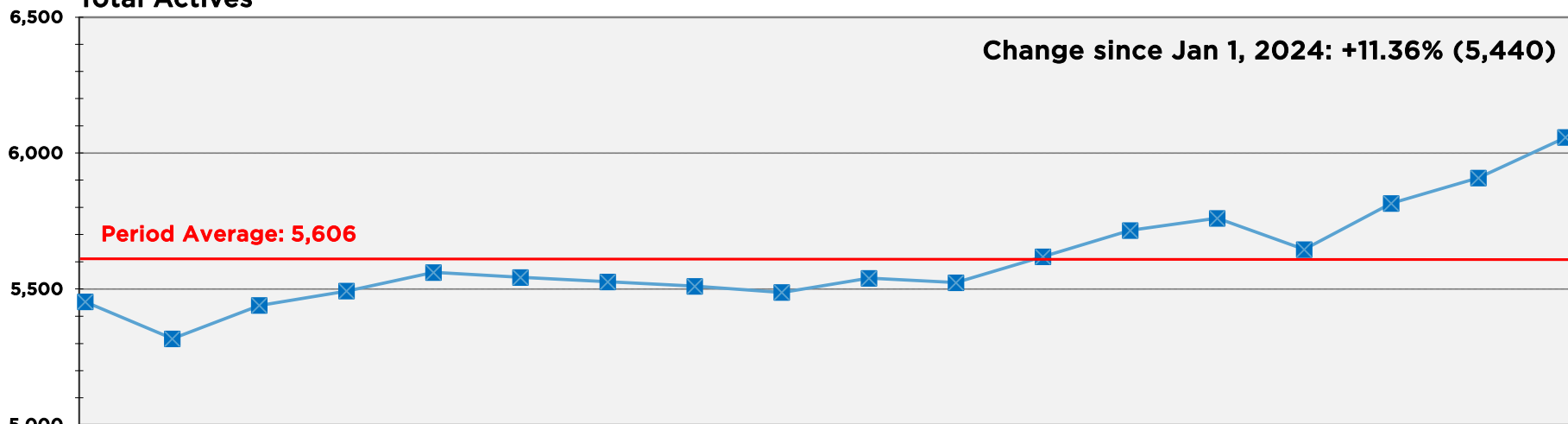
Single Family Homes

Average Days on Market



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

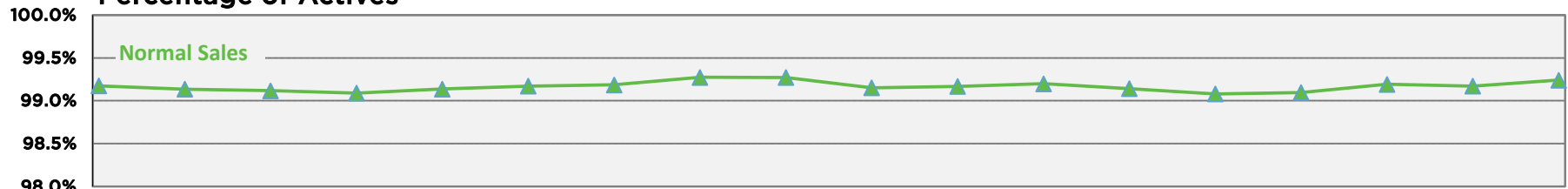
Total Actives



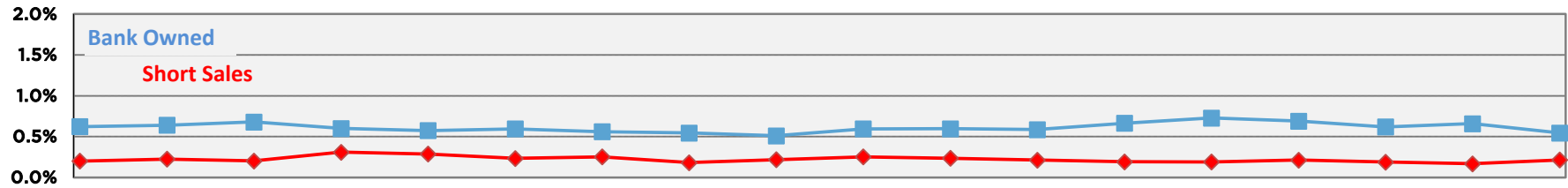
	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
Total Actives	5,453	5,317	5,440	5,493	5,561	5,543	5,526	5,510	5,488	5,540	5,523	5,619	5,715	5,760	5,645	5,815	5,909	6,058

Single Family Homes

Percentage of Actives

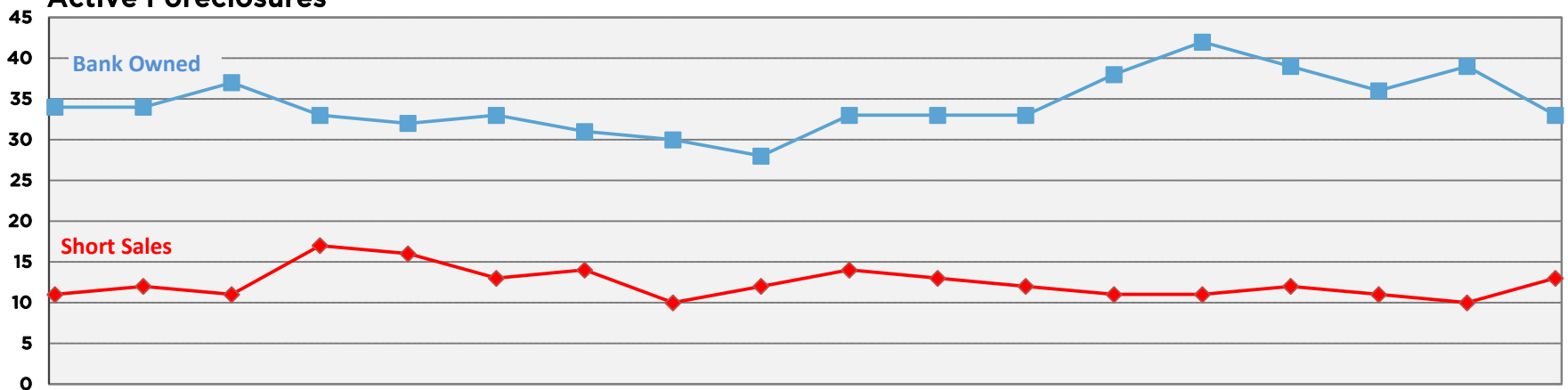


Normal	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
	99.17%	99.13%	99.12%	99.09%	99.14%	99.17%	99.19%	99.27%	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%	99.10%	99.19%	99.17%	99.24%



BO	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	4/14
BO	0.62%	0.64%	0.68%	0.60%	0.58%	0.60%	0.56%	0.54%	0.51%	0.60%	0.60%	0.59%	0.66%	0.73%	0.69%	0.62%	0.66%	0.54%
SS	0.20%	0.23%	0.20%	0.31%	0.29%	0.23%	0.25%	0.18%	0.22%	0.25%	0.24%	0.21%	0.19%	0.19%	0.21%	0.19%	0.17%	0.21%

Active Foreclosures

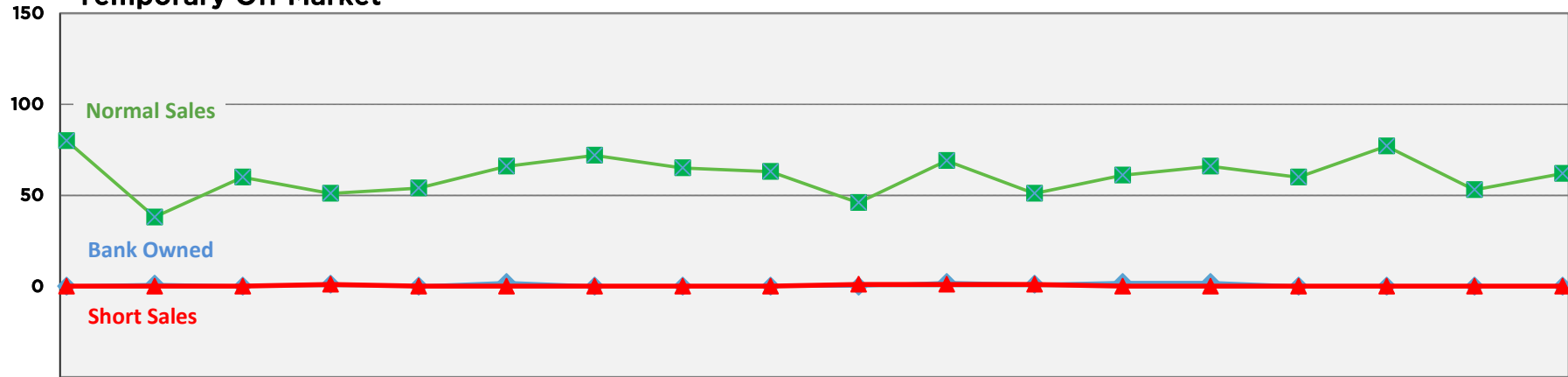


BO	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
BO	34	34	37	33	32	33	31	30	28	33	33	33	38	42	39	36	39	33
SS	11	12	11	17	16	13	14	10	12	14	13	12	11	11	12	11	10	13



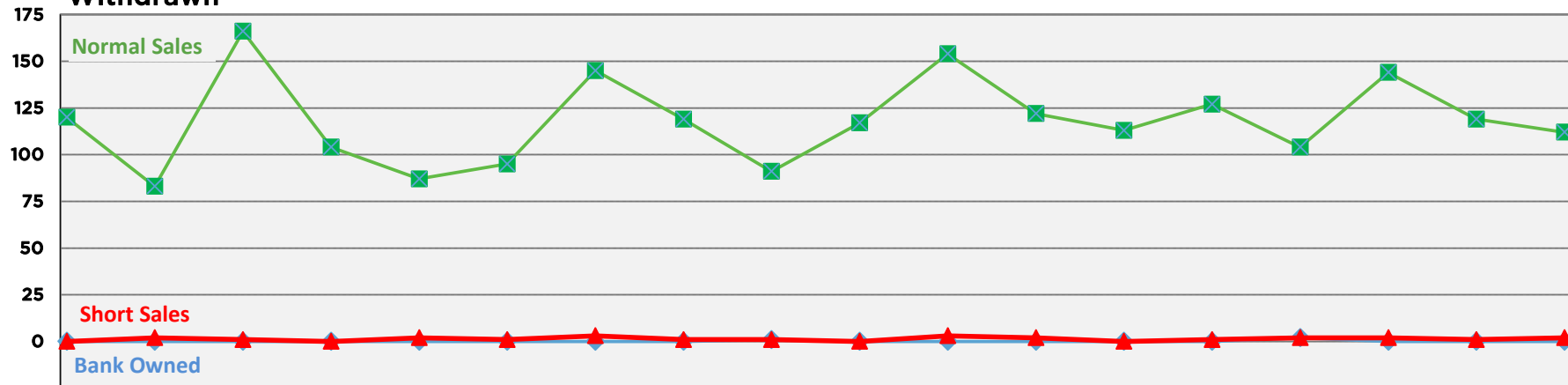
Single Family Homes

Temporary Off Market



	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	4/14
Norm	80	38	60	51	54	66	72	65	63	46	69	51	61	66	60	77	53	62
BO	0	1	0	1	0	2	0	0	0	0	2	1	2	2	0	0	0	0
SS	0	0	0	1	0	0	0	0	0	1	1	1	0	0	0	0	0	0

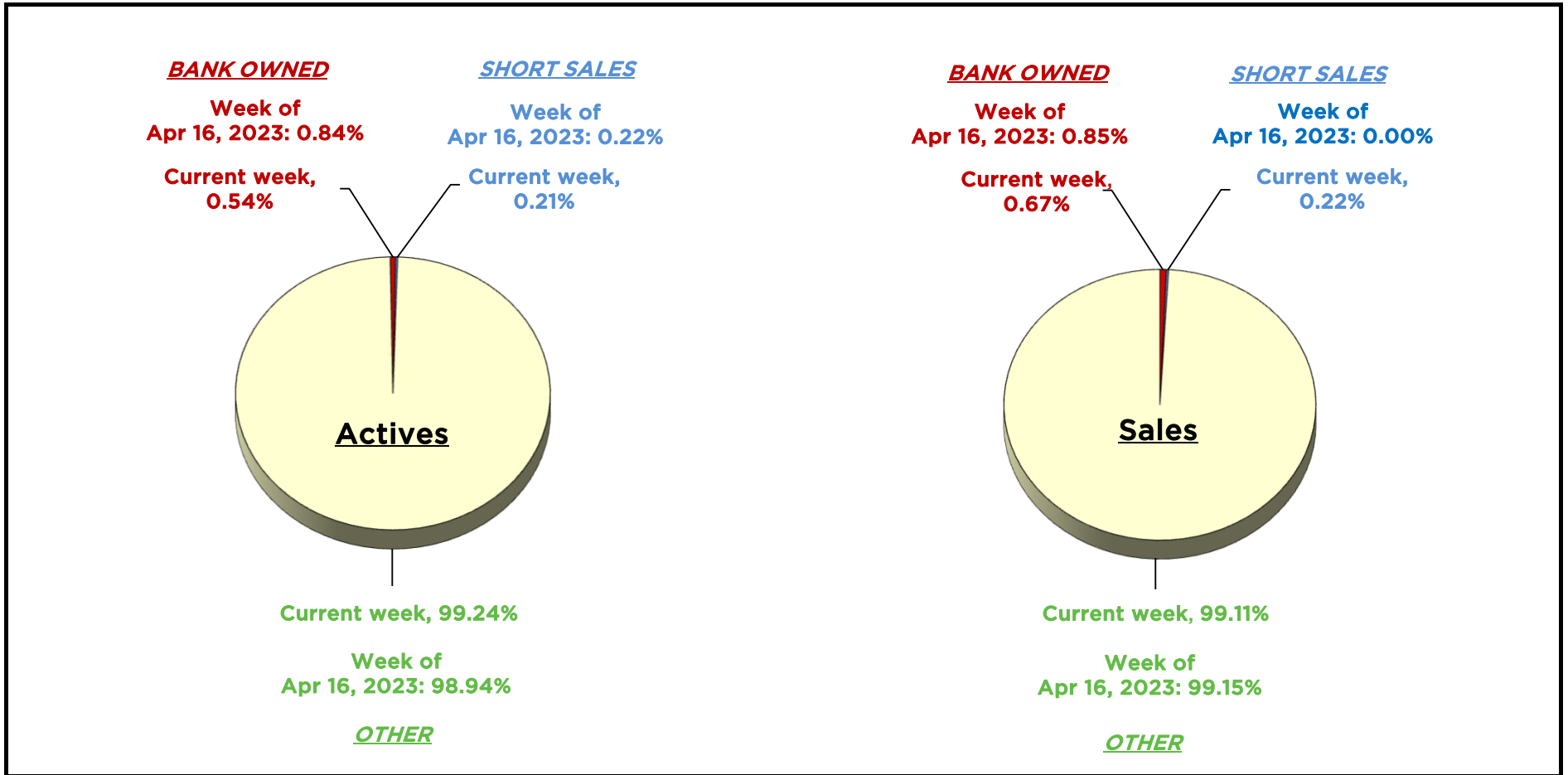
Withdrawn



	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	4/14
Norm	120	83	166	104	87	95	145	119	91	117	154	122	113	127	104	144	119	112
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0
SS	0	2	1	0	2	1	3	1	1	0	3	2	0	1	2	2	1	2



Single Family Homes



Monday Morning Quarterback
04/14/2024 - 04/20/2024
Lake, Orange, Osceola & Seminole Counties

There are 42 Single Family Homes available for the Median Price of \$445,000 (± \$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		7	\$445,000	3.6	2.3	1,861	\$239.14
Altamonte Springs (East)	32701	1	\$445,000	4.0	3.0	1,852	\$240.28
Winter Springs / Tuskawilla	32708	1	\$445,000	3.0	2.0	1,456	\$305.63
Altamonte Springs / Forest City	32714	1	\$445,000	4.0	2.0	1,995	\$223.06
Longwood (East)	32750	1	\$445,000	4.0	3.0	2,025	\$219.75
Oviedo	32765	2	\$445,000	3.5	2.0	1,662	\$267.83
Sanford / Lake Forest	32771	1	\$445,000	3.0	2.0	2,375	\$187.37
Orange County		15	\$445,020	3.5	1.9	1,914	\$232.56
Apopka (North)	32712	1	\$445,000	4.0	2.0	2,000	\$222.50
Mount Dora	32757	1	\$445,000	4.0	2.0	2,442	\$182.23
Delaney / Crystal Lake	32806	1	\$445,000	2.0	1.0	938	\$474.41
Lockhart	32810	1	\$445,000	4.0	2.0	2,149	\$207.07
Conway	32812	1	\$444,900	3.0	2.0	1,684	\$264.19
Union Park	32817	1	\$445,000	3.0	2.0	2,078	\$214.15
Hiawassee	32818	3	\$444,967	3.7	2.0	1,958	\$227.22
Williamsburg / Lake Bryan	32821	1	\$445,000	3.0	2.0	2,185	\$203.66
Ventura	32822	1	\$445,000	4.0	2.0	1,786	\$249.16
Taft	32824	1	\$445,000	4.0	2.0	2,132	\$208.72
Union Park / Chickasaw	32829	2	\$445,250	3.5	2.0	1,806	\$246.54
Hunters Creek	32837	1	\$445,000	4.0	2.0	1,822	\$244.24
Osceola County		14	\$444,992	3.7	2.2	2,102	\$211.71
Davenport	33896	2	\$444,995	3.5	2.0	2,001	\$222.44
Kissimmee (Central)	34741	1	\$445,000	3.0	2.0	1,894	\$234.95
Kissimmee / Buena Ventura Lakes	34743	1	\$445,000	4.0	3.0	2,401	\$185.34
Kissimmee (East)	34744	3	\$444,967	4.0	2.0	2,254	\$197.41
Kissimmee (West) / Pleasant Hill	34746	2	\$445,000	4.5	2.5	2,590	\$171.81
Kissimmee / Celebration	34747	1	\$445,000	4.0	2.0	1,307	\$340.47
Kissimmee / Poinciana	34758	1	\$445,000	4.0	3.0	2,308	\$192.81
St Cloud / Narcoossee	34771	2	\$445,000	2.5	2.0	1,865	\$238.61
St Cloud / Canoe Creek	34772	1	\$445,000	4.0	2.0	1,843	\$241.45



Monday Morning Quarterback
04/14/2024 - 04/20/2024
Lake, Orange, Osceola & Seminole Counties

There are 42 Single Family Homes available for the Median Price of \$445,000 (± \$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>
Lake County		6	\$444,967	3.5	2.3	2,213	\$201.07
Mount Dora	32757	1	\$444,900	3.0	2.0	1,976	\$225.15
Sorrento / Mt Plymouth	32776	1	\$445,000	4.0	2.0	2,808	\$158.48
Umatilla / Dona Vista	32784	1	\$444,900	3.0	2.0	1,744	\$255.10
Clermont (Central)	34711	1	\$445,000	3.0	2.0	2,150	\$206.98
Clermont (South)	34714	1	\$445,000	4.0	3.0	2,058	\$216.23
Groveland	34736	1	\$445,000	4.0	3.0	2,542	\$175.06

Monday Morning Quarterback
04/14/2024 - 04/20/2024
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	146	48	24	44	17	12	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	146	48	24	44	17	12	1
Active Listings	2,971	997	441	771	434	309	19
Bank Owned	7	4	1	1	0	1	0
Short Sales	4	1	0	3	0	0	0
Other	2,960	992	440	767	434	308	19
Months of Inventory	4.70	4.79	4.24	4.04	5.89	5.94	4.38

List Price

Average Original List Price	\$342,453	\$193,291	\$285,815	\$375,037	\$456,953	\$657,983	\$1,695,000
Average Final List Price	\$334,531	\$187,395	\$280,237	\$366,567	\$446,188	\$642,650	\$1,695,000

Sale Price

Average Price	\$324,857	\$180,029	\$273,413	\$358,226	\$435,000	\$620,325	\$1,625,000
Median Price	\$301,000	\$187,000	\$274,000	\$363,000	\$432,500	\$580,000	\$1,625,000

Price Differences

Original to Final List Price	-\$7,922	-\$5,896	-\$5,578	-\$8,470	-\$10,765	-\$15,333	\$0
Original List to Sale Price - \$	-\$17,596	-\$13,262	-\$12,402	-\$16,811	-\$21,953	-\$37,658	-\$70,000
Final List to Sale Price - \$	-\$9,674	-\$7,366	-\$6,824	-\$8,341	-\$11,188	-\$22,325	-\$70,000
Original List to Sale Price - %	94.86%	93.14%	95.66%	95.52%	95.20%	94.28%	95.87%
Final List to Sale Price - %	97.11%	96.07%	97.56%	97.72%	97.49%	96.53%	95.87%

Days on the Market

Avg Days Listing to Contract	48	51	49	53	41	29	17
Combined Avg Days to Contract	51	57	55	55	41	29	17
Avg Days Listing to Closing	80	80	85	86	74	56	54
Avg Days Contract to Close	31	29	35	32	32	29	36

Beds / Baths

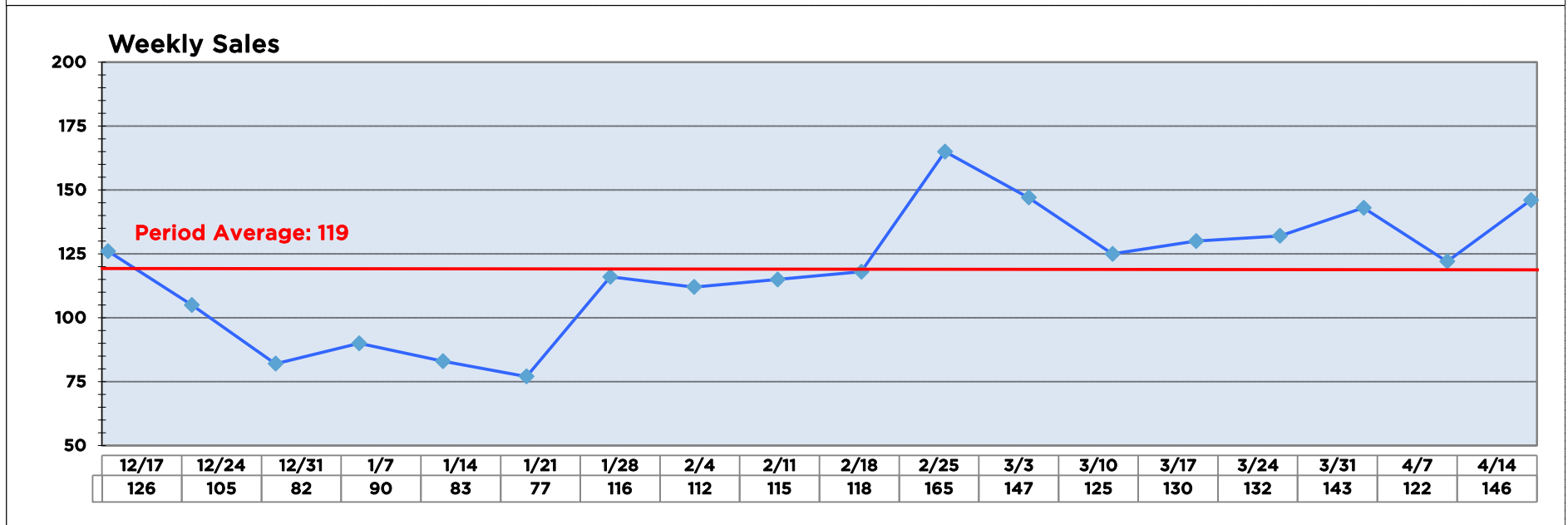
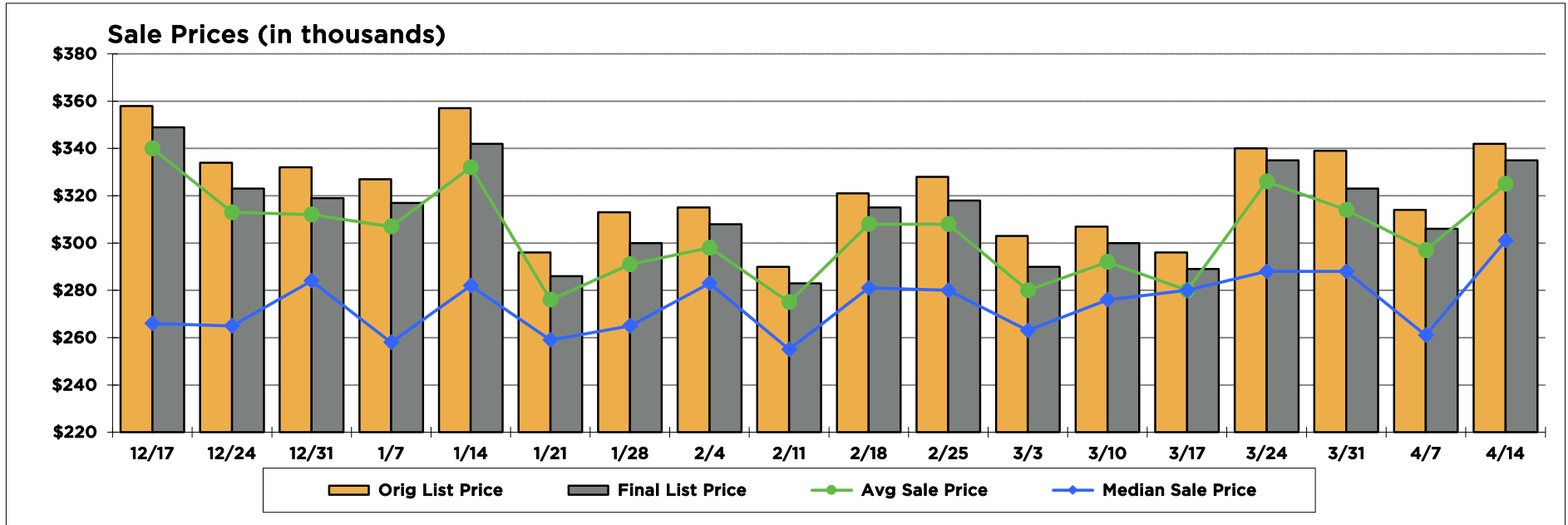
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	1

Square Footage

Average Square Feet	1,378	926	1,230	1,587	1,710	2,107	2,966
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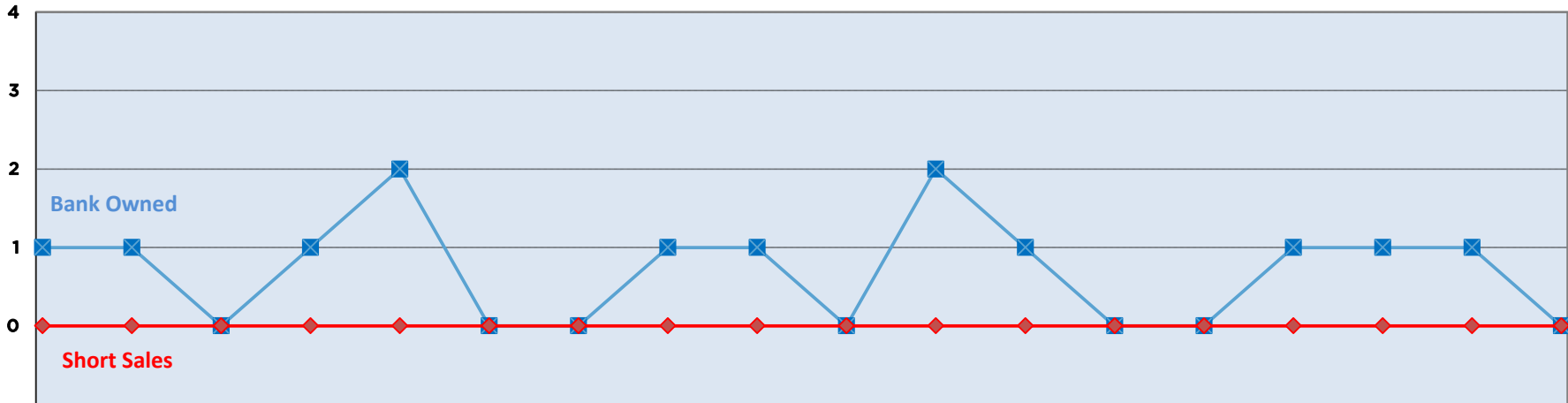
Condos, Townhomes, Villas





Condos, Townhomes, Villas

Foreclosure Sales

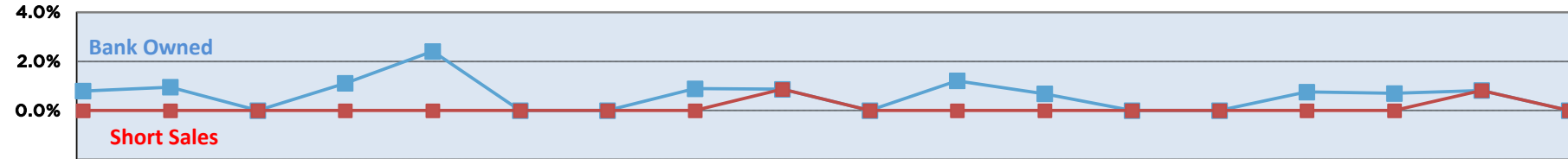


	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
BO	1	1	0	1	2	0	0	1	1	0	2	1	0	0	1	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	4/14
Normal	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%	100.00

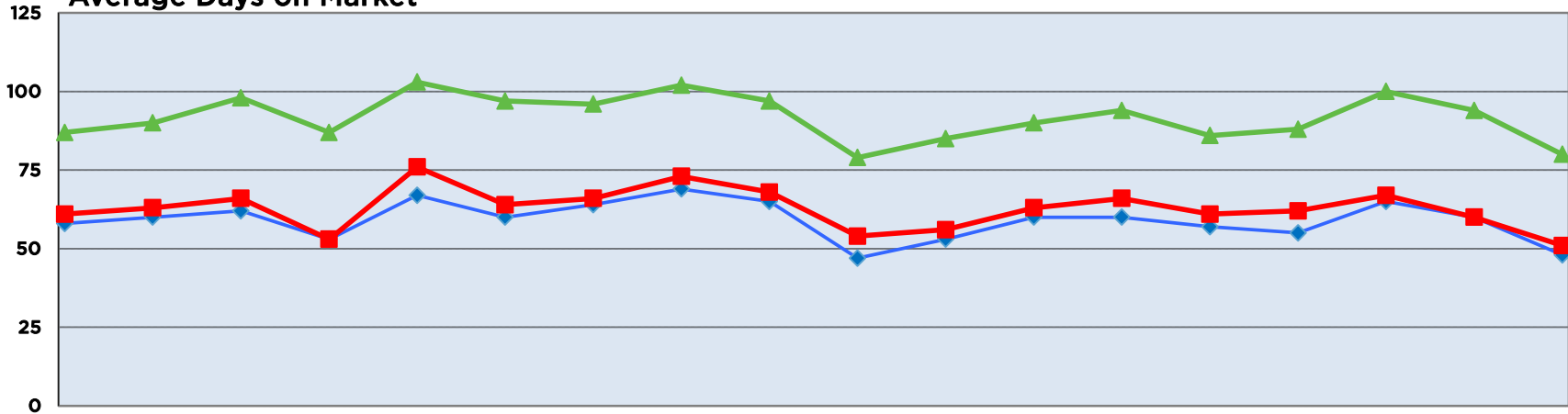


	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
BO	0.79%	0.95%	0.00%	1.11%	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%	1.21%	0.68%	0.00%	0.00%	0.76%	0.70%	0.82%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%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



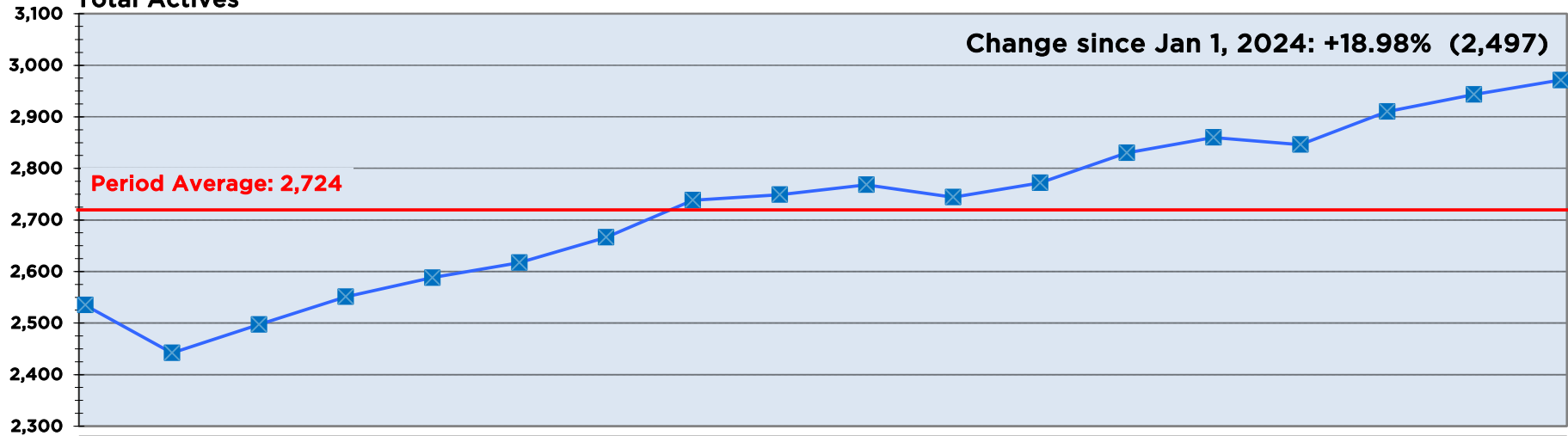
Condos, Townhomes, Villas

Average Days on Market



ListToContract	58	60	62	53	67	60	64	69	65	47	53	60	60	57	55	65	60	48
CombDaysOnMkt	61	63	66	53	76	64	66	73	68	54	56	63	66	61	62	67	60	51
ListToClose	87	90	98	87	103	97	96	102	97	79	85	90	94	86	88	100	94	80

Total Actives

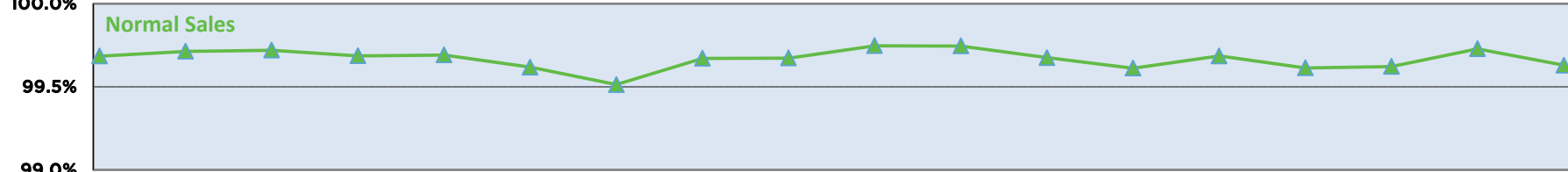


	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
Total Actives	2,535	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971

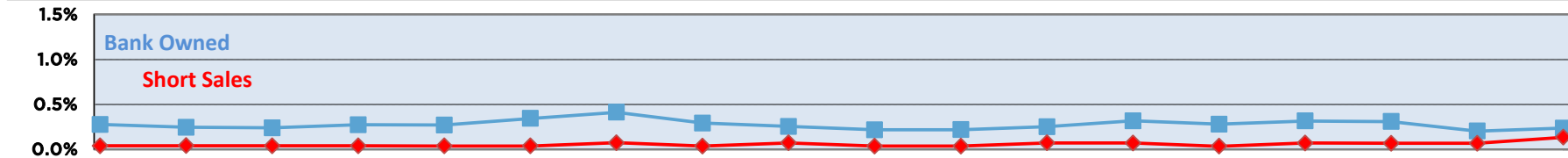


Condos, Townhomes, Villas

Percentage of Actives

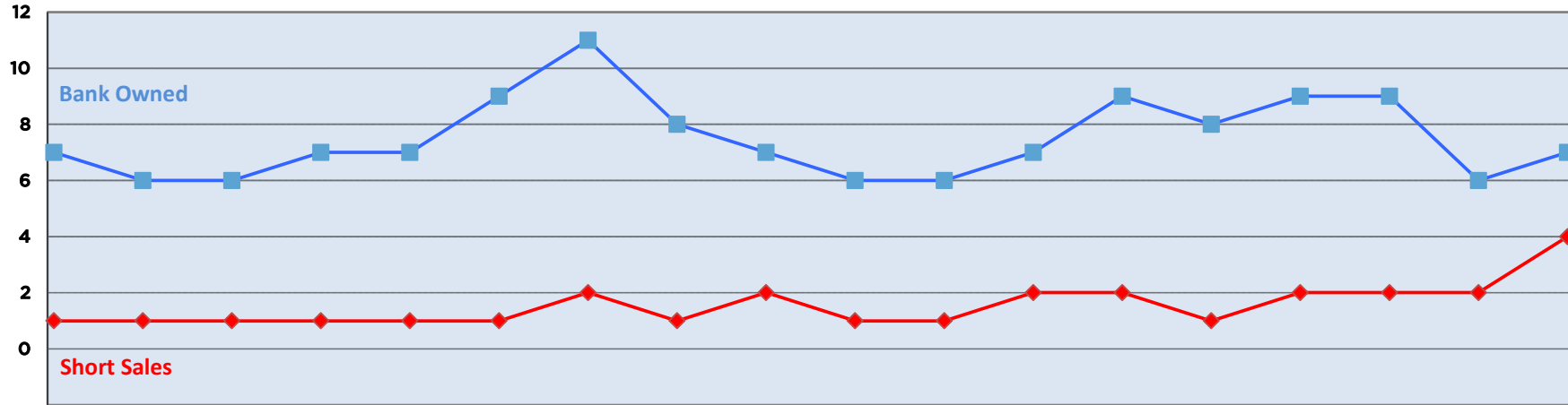


	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
Normal	99.68%	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%	99.62%	99.73%	99.63%



	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	4/14
BO	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%	0.24%
SS	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%	0.13%

Active Foreclosures

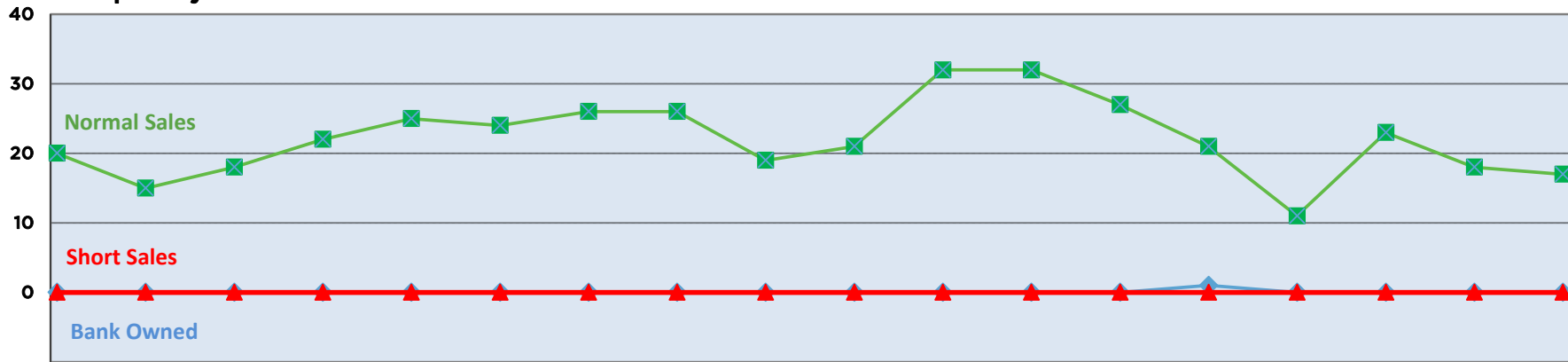


	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14
BO	7	6	6	7	7	9	11	8	7	6	6	7	9	8	9	9	6	7
SS	1	1	1	1	1	1	2	1	2	1	1	2	2	1	2	2	2	4



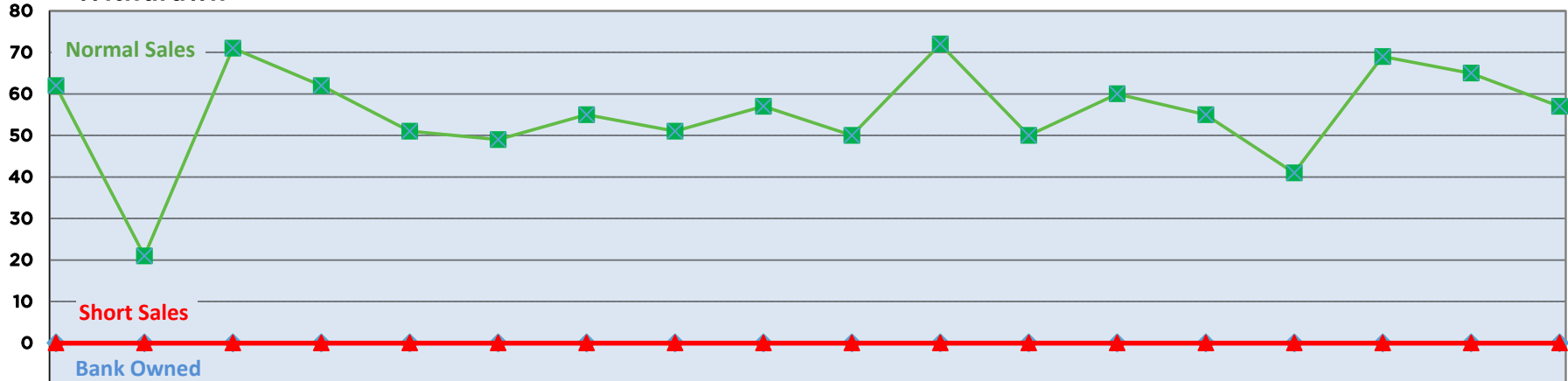
Condos, Townhomes, Villas

Temporary Off Market



	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	4/14
Norm	20	15	18	22	25	24	26	26	19	21	32	32	27	21	11	23	18	17
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

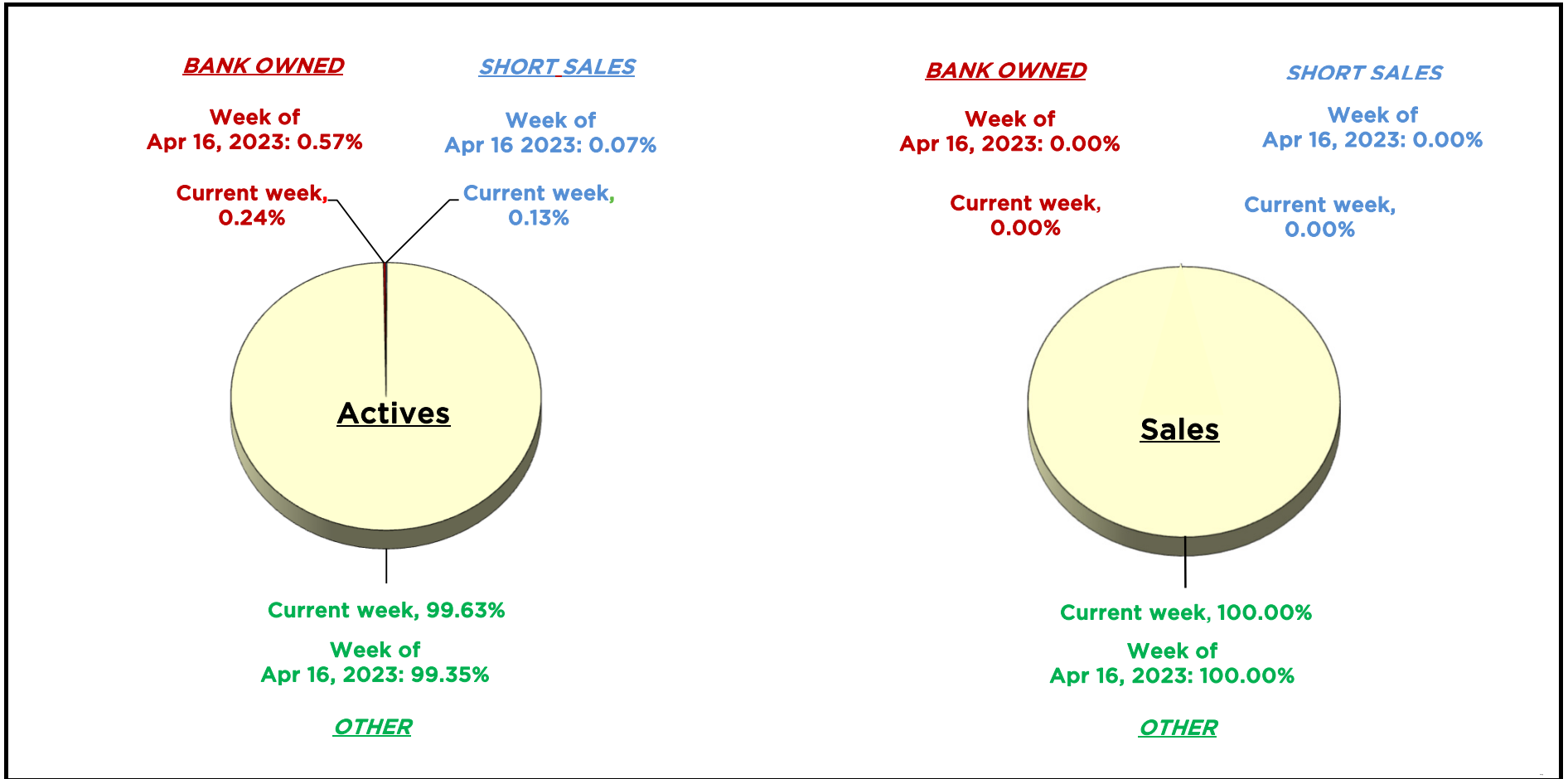
Withdrawn



	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	4/14
Norm	62	21	71	62	51	49	55	51	57	50	72	50	60	55	41	69	65	57
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
04/14/2024 - 04/20/2024
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$301,000 (± \$500)