



Monday Morning Quarterback Summary

Week of April 21, 2024 - April 27, 2024

Single-family existing homes

- Sales of single-family homes increased to 461 during the week of April 21, from 449 the week prior
- The median price of single family homes decreased to \$430,000 a change of -3.4%
- The number of single-family home foreclosure transactions increased to 7 from 3 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 8, and now sits at 6,050

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 133 during the week of April 21, from 146 the week prior
- The median price of condos, townhomes, and villas decreased to \$284,000 a change of -5.6%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 18, and now sits at 2,989

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

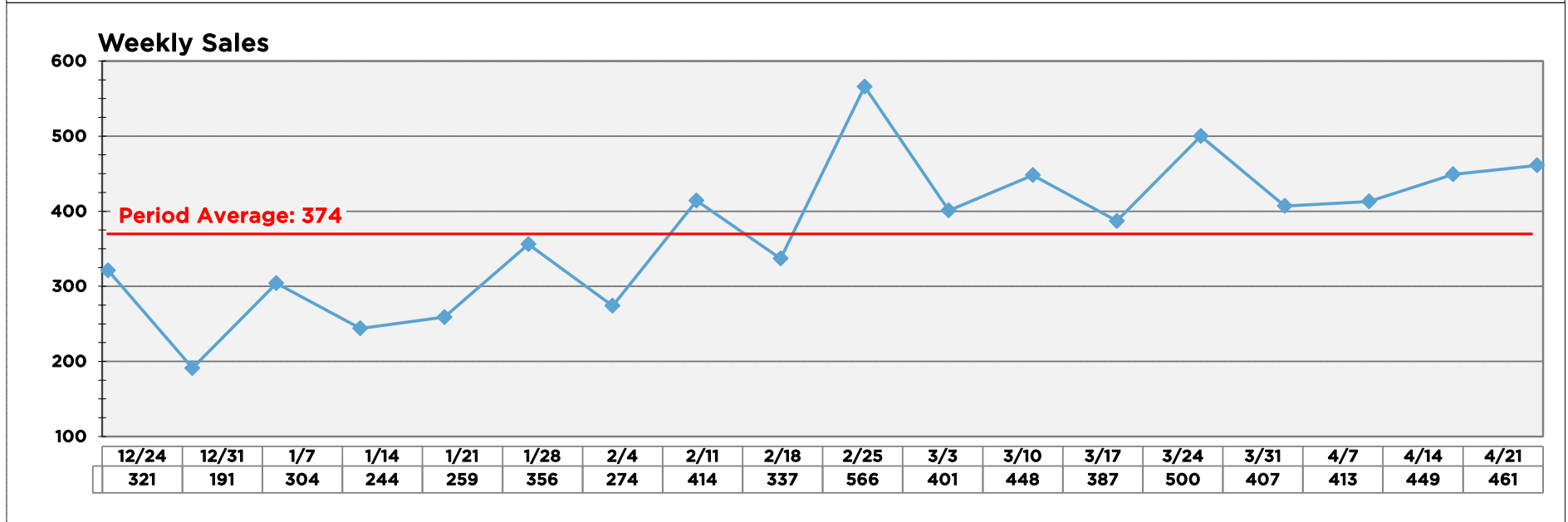
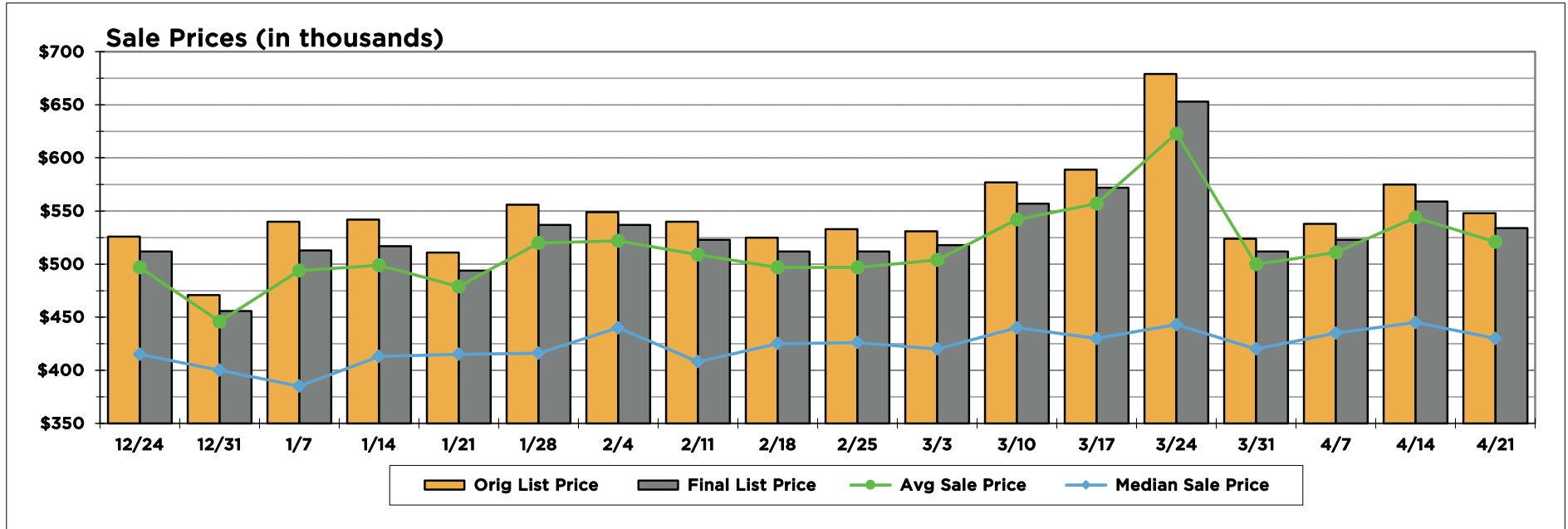
Monday Morning Quarterback
04/21/2024 - 04/27/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	461	19	56	126	94	134	32
Bank Owned	7	2	2	1	0	1	1
Short Sales	0	0	0	0	0	0	0
Other	454	17	54	125	94	133	31
Active Listings	6,050	337	316	1,132	1,285	2,285	695
Bank Owned	39	7	6	9	8	9	0
Short Sales	16	4	1	6	1	3	1
Other	5,995	326	309	1,117	1,276	2,273	694
Months of Inventory	3.03	4.09	1.30	2.07	3.15	3.94	5.01
<u>List Price</u>							
Average Original List Price	\$547,553	\$154,774	\$272,446	\$365,023	\$463,918	\$664,265	\$1,737,865
Average Final List Price	\$534,260	\$145,855	\$264,023	\$356,864	\$452,672	\$650,594	\$1,688,800
<u>Sale Price</u>							
Average Price	\$521,101	\$138,247	\$256,969	\$350,757	\$448,033	\$638,582	\$1,604,063
Median Price	\$430,000	\$145,000	\$260,000	\$352,450	\$450,000	\$594,000	\$1,392,500
<u>Price Differences</u>							
Original to Final List Price	-\$13,293	-\$8,919	-\$8,423	-\$8,159	-\$11,246	-\$13,671	-\$49,065
Original List to Sale Price - \$	-\$26,452	-\$16,527	-\$15,477	-\$14,266	-\$15,885	-\$25,683	-\$133,802
Final List to Sale Price - \$	-\$13,159	-\$7,608	-\$7,054	-\$6,107	-\$4,639	-\$12,012	-\$84,737
Original List to Sale Price - %	95.17%	89.32%	94.32%	96.09%	96.58%	96.13%	92.30%
Final List to Sale Price - %	97.54%	94.78%	97.33%	98.29%	98.98%	98.15%	94.98%
<u>Days on the Market</u>							
Avg Days Listing to Contract	53	56	52	49	58	49	65
Combined Avg Days to Contract	57	60	52	53	62	54	77
Avg Days Listing to Closing	89	83	86	84	96	86	107
Avg Days Contract to Close	36	27	33	35	37	36	43
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	3	4	4
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	2,091	901	1,310	1,613	1,942	2,651	4,142



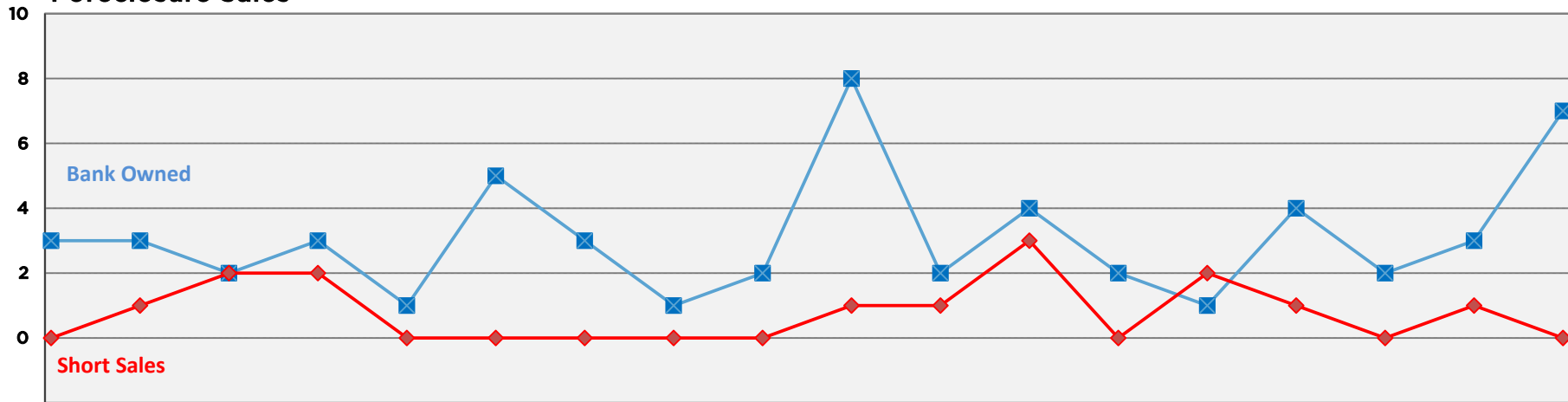
Single Family Homes





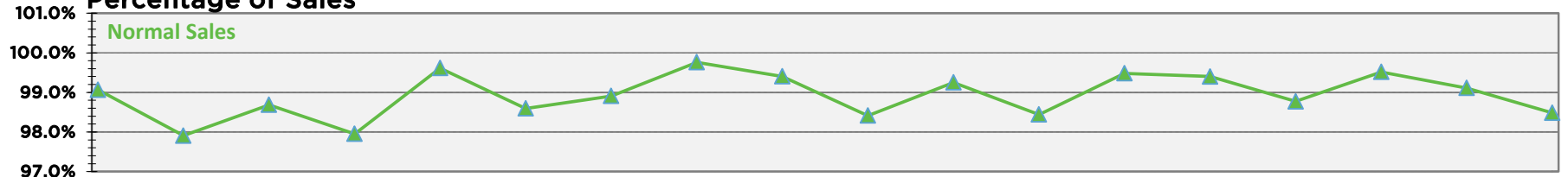
Single Family Homes

Foreclosure Sales

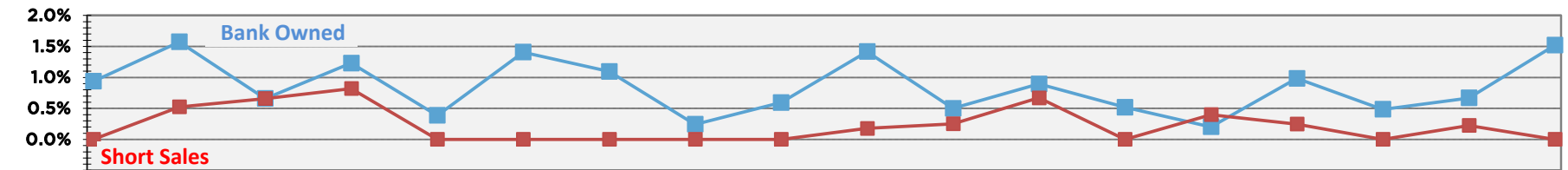


	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21
BO	3	3	2	3	1	5	3	1	2	8	2	4	2	1	4	2	3	7
SS	0	1	2	2	0	0	0	0	0	1	1	3	0	2	1	0	1	0

Percentage of Sales



	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	4/21
Normal	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%	98.48%

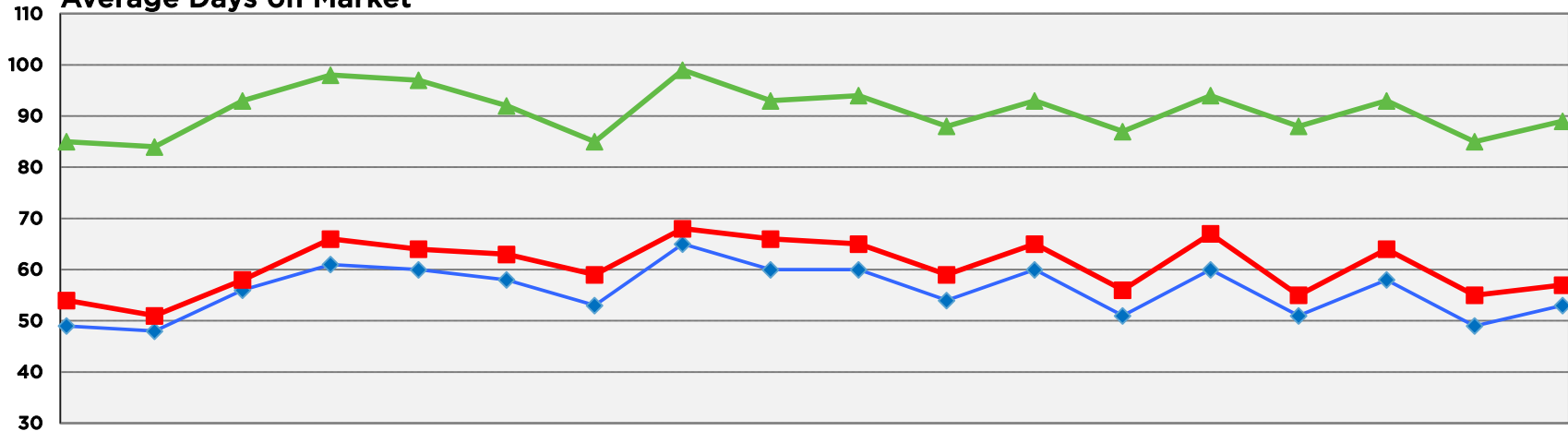


	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21
BO	0.93%	1.57%	0.66%	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%
SS	0.00%	0.52%	0.66%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%



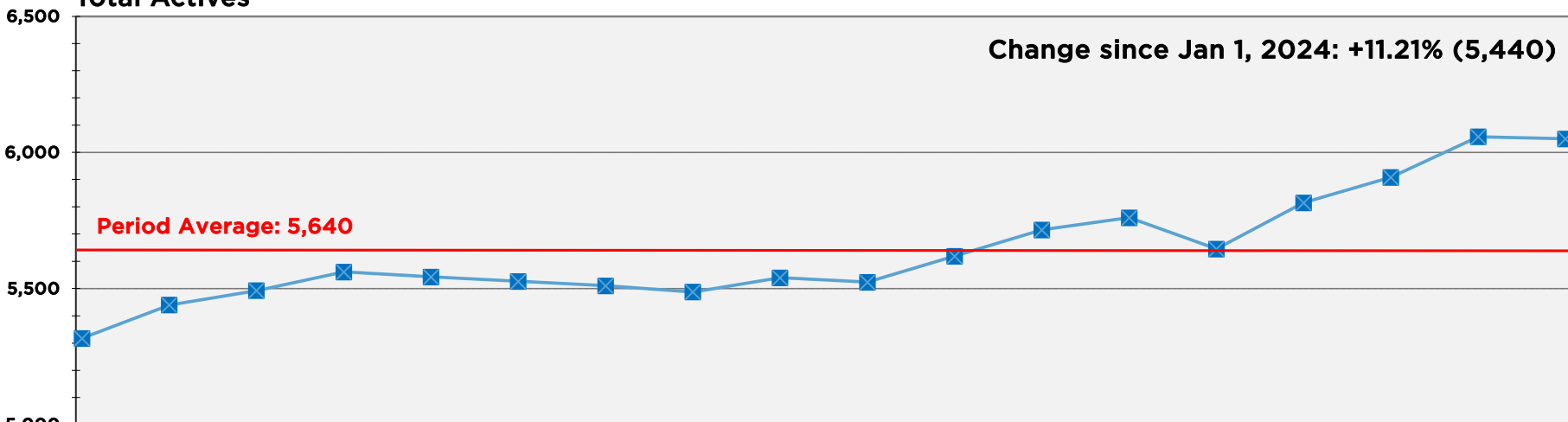
Single Family Homes

Average Days on Market



	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	4/21
ListToContract	49	48	56	61	60	58	53	65	60	60	54	60	51	60	51	58	49	53
CombDaysOnMkt	54	51	58	66	64	63	59	68	66	65	59	65	56	67	55	64	55	57
ListToClose	85	84	93	98	97	92	85	99	93	94	88	93	87	94	88	93	85	89

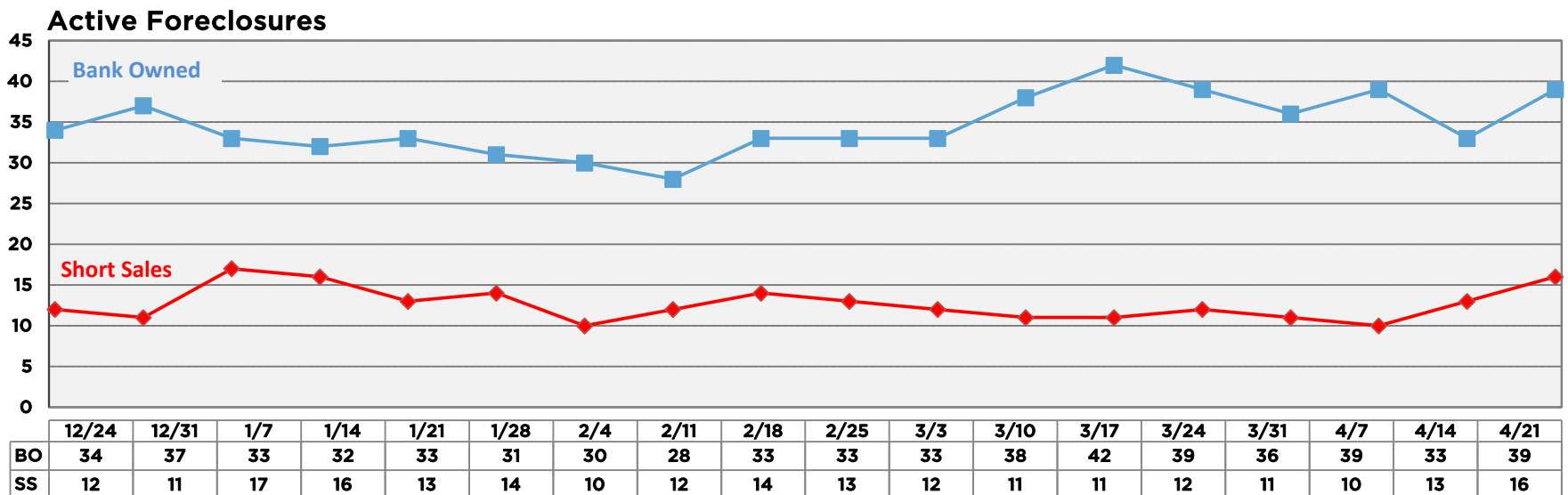
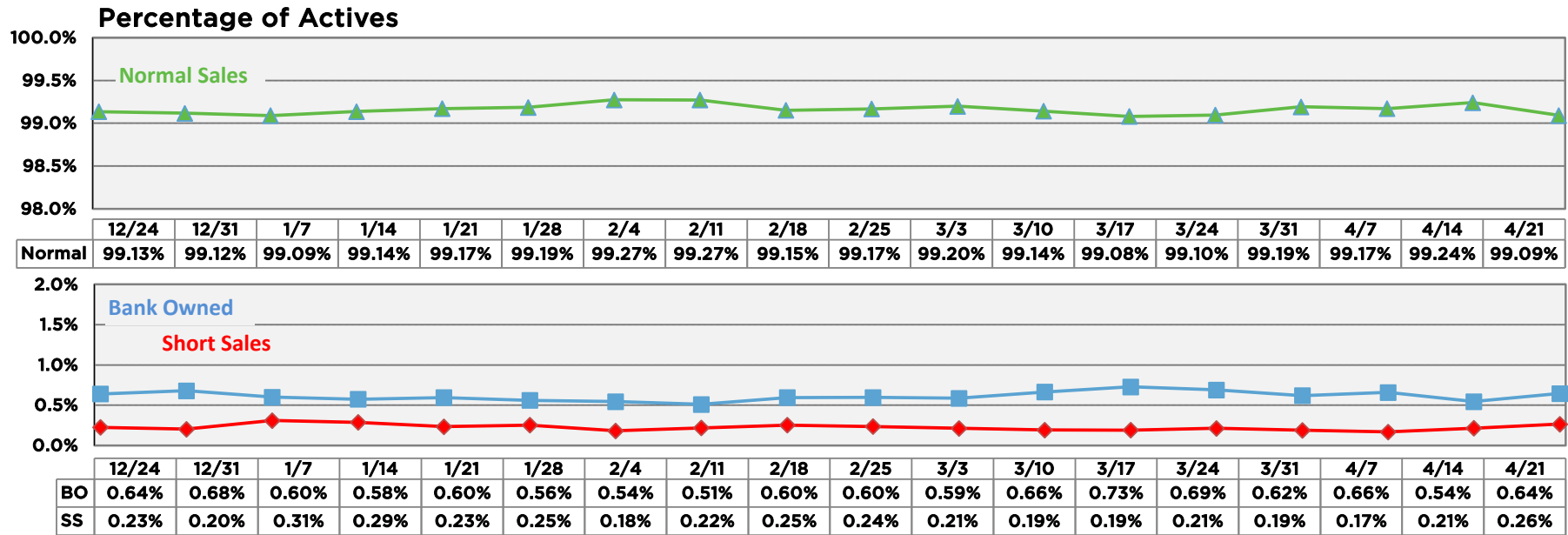
Total Actives



	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	4/21
Total Actives	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	6,050



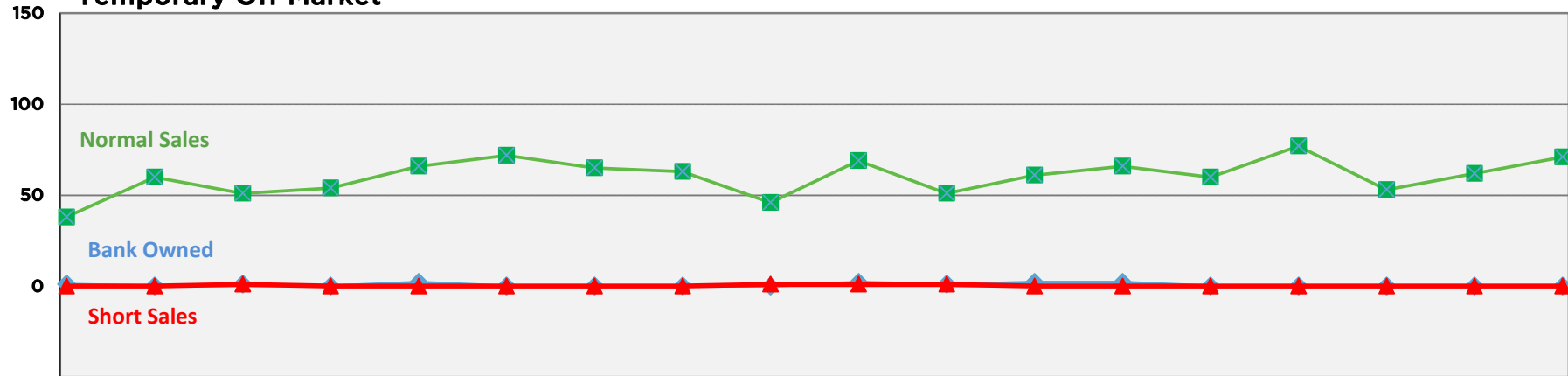
Single Family Homes





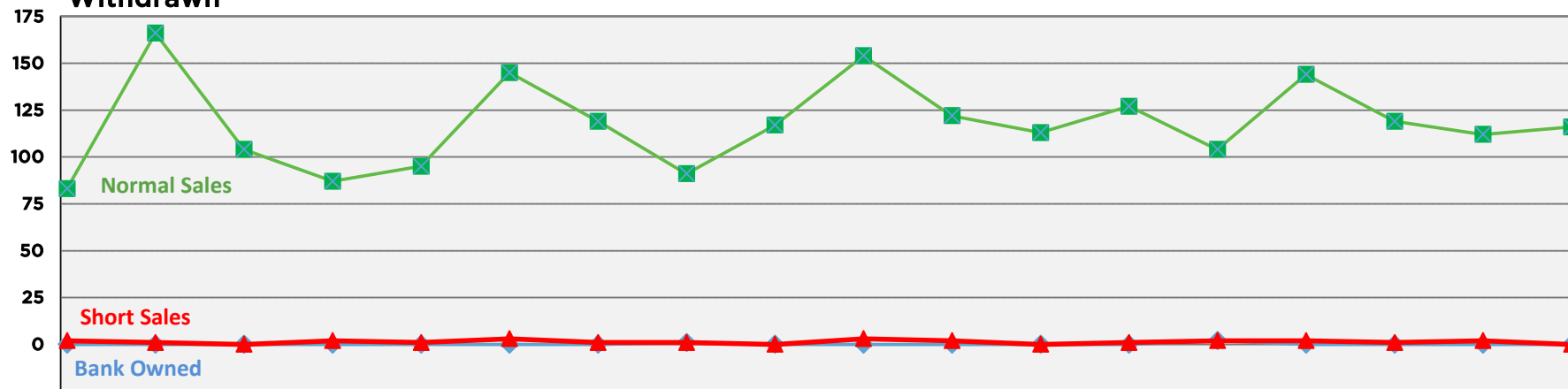
Single Family Homes

Temporary Off Market



	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	4/21
Norm	38	60	51	54	66	72	65	63	46	69	51	61	66	60	77	53	62	71
BO	1	0	1	0	2	0	0	0	0	2	1	2	2	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0

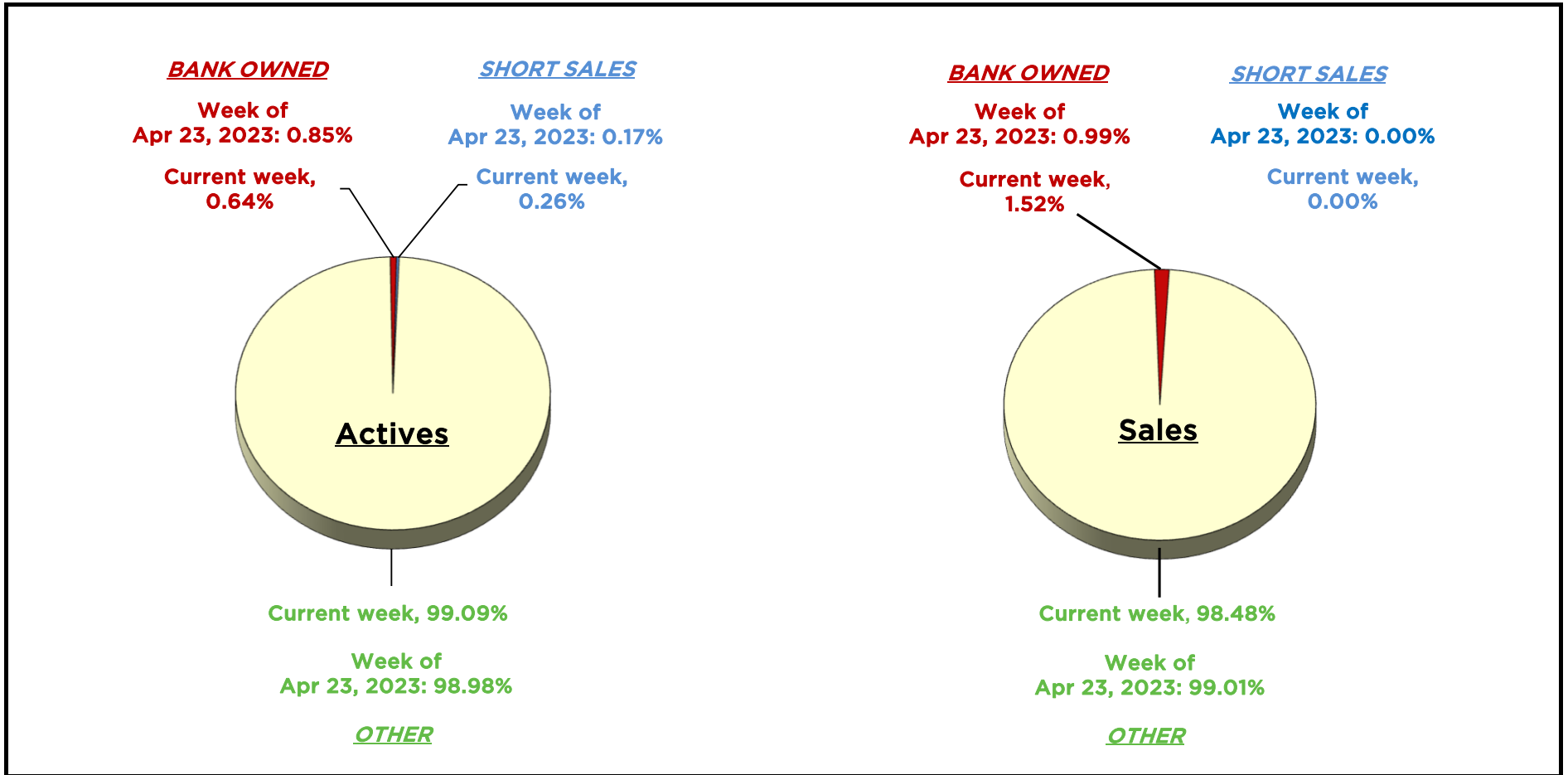
Withdrawn



	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	4/21
Norm	83	166	104	87	95	145	119	91	117	154	122	113	127	104	144	119	112	116
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0	0
SS	2	1	0	2	1	3	1	1	0	3	2	0	1	2	2	1	2	0



Single Family Homes



Monday Morning Quarterback
04/21/2024 - 04/27/2024
Lake, Orange, Osceola & Seminole Counties

There are 51 Single Family Homes available for the Median Price of \$430,000 (± \$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		3	\$429,967	3.3	2.0	1,950	\$220.53
Sanford / Lake Forest	32771	1	\$430,000	4.0	2.0	2,056	\$209.14
Sanford (South)	32773	1	\$429,900	3.0	2.0	1,874	\$229.40
Longwood / Wekiva Springs	32779	1	\$430,000	3.0	2.0	1,919	\$224.08
Orange County		13	\$429,953	3.5	2.0	1,925	\$223.34
Apopka / Hunt Club	32703	1	\$430,000	4.0	2.0	2,052	\$209.55
Apopka (North)	32712	2	\$429,900	3.5	2.0	1,957	\$219.73
Azalea Park	32807	1	\$429,900	3.0	2.0	1,464	\$293.65
Union Park	32817	1	\$430,000	3.0	2.0	2,070	\$207.73
Taft	32824	1	\$429,900	4.0	2.0	1,781	\$241.38
Rio Pinar / Union Park	32825	1	\$429,900	3.0	2.0	2,004	\$214.52
Research Park	32826	1	\$430,000	4.0	2.0	1,996	\$215.43
Wedgfield	32833	1	\$429,999	3.0	2.0	1,855	\$231.81
Hunters Creek	32837	2	\$429,995	3.5	2.0	1,815	\$236.91
Ocoee	34761	2	\$429,950	4.0	2.0	2,131	\$201.81
Osceola County		17	\$429,976	3.4	2.2	1,964	\$218.88
Kissimmee (Central)	34741	1	\$430,000	3.0	2.0	1,835	\$234.33
Kissimmee (East)	34744	4	\$429,975	3.3	2.0	2,195	\$195.89
Kissimmee (West) / Pleasant Hill	34746	5	\$429,979	3.8	2.4	1,886	\$227.98
St Cloud	34769	3	\$429,967	3.3	2.0	2,102	\$204.52
St Cloud / Narcoossee	34771	2	\$429,995	3.5	2.5	1,856	\$231.74
St Cloud / Canoe Creek	34772	2	\$429,950	3.0	2.0	1,666	\$258.07
Lake County		18	\$429,908	3.6	2.3	2,208	\$194.69
Astor	32102	1	\$430,000	3.0	2.0	1,320	\$325.76
Eustis (West)	32726	3	\$429,900	3.7	2.7	2,192	\$196.15
Eustis (East)	32736	1	\$429,500	4.0	3.0	2,175	\$197.47
Mount Dora	32757	2	\$429,995	4.0	2.0	2,328	\$184.71
Tavares / Mt Plymouth	32778	1	\$430,000	5.0	3.0	2,696	\$159.50
Clermont (Central)	34711	2	\$429,750	3.5	2.0	2,096	\$205.08
Clermont (South)	34714	2	\$429,975	3.0	2.0	1,921	\$223.83
Fruitland Park	34731	1	\$429,900	3.0	2.0	1,944	\$221.14
Groveland	34736	1	\$430,000	4.0	2.0	2,182	\$197.07
Howey in the Hills	34737	1	\$430,000	4.0	3.0	2,368	\$181.59
Leesburg (West)	34748	3	\$429,933	3.0	2.0	2,599	\$165.42

Monday Morning Quarterback
04/21/2024 - 04/27/2024
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	133	27	48	30	17	10	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	133	27	48	30	17	10	1
Active Listings	2,989	1,009	440	766	431	324	19
Bank Owned	7	4	1	1	0	1	0
Short Sales	5	2	0	3	0	0	0
Other	2,977	1,003	439	762	431	323	19
Months of Inventory	5.19	8.62	2.12	5.89	5.85	7.48	4.38

List Price

Average Original List Price	\$324,328	\$159,709	\$264,502	\$361,620	\$459,994	\$625,894	\$1,200,000
Average Final List Price	\$316,980	\$155,990	\$258,104	\$353,820	\$449,534	\$610,095	\$1,200,000

Sale Price

Average Price	\$307,679	\$150,604	\$250,037	\$345,713	\$437,759	\$596,990	\$1,070,000
Median Price	\$284,000	\$154,000	\$245,000	\$337,000	\$435,000	\$582,500	\$1,070,000

Price Differences

Original to Final List Price	-\$7,348	-\$3,719	-\$6,398	-\$7,800	-\$10,460	-\$15,799	\$0
Original List to Sale Price - \$	-\$16,649	-\$9,105	-\$14,465	-\$15,907	-\$22,235	-\$28,904	-\$130,000
Final List to Sale Price - \$	-\$9,301	-\$5,386	-\$8,067	-\$8,107	-\$11,775	-\$13,105	-\$130,000
Original List to Sale Price - %	94.87%	94.30%	94.53%	95.60%	95.17%	95.38%	89.17%
Final List to Sale Price - %	97.07%	96.55%	96.87%	97.71%	97.38%	97.85%	89.17%

Days on the Market

Avg Days Listing to Contract	63	73	62	59	68	52	12
Combined Avg Days to Contract	70	78	65	72	86	52	12
Avg Days Listing to Closing	98	105	98	90	106	82	82
Avg Days Contract to Close	34	31	36	31	38	30	70

Beds / Baths

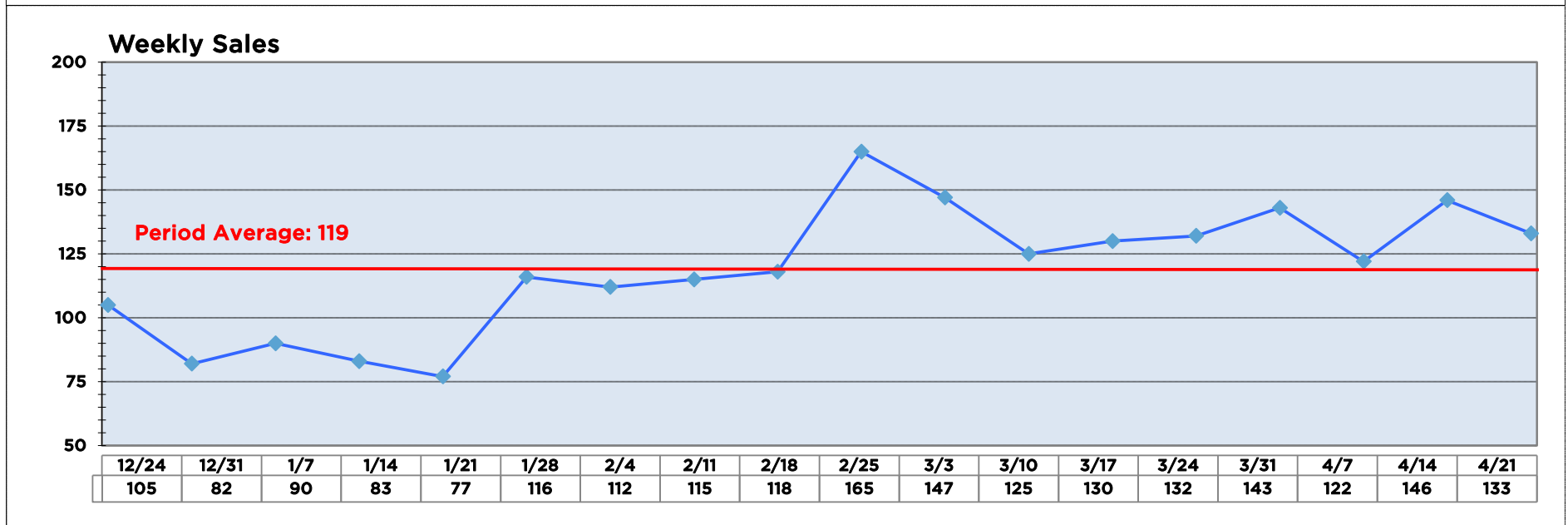
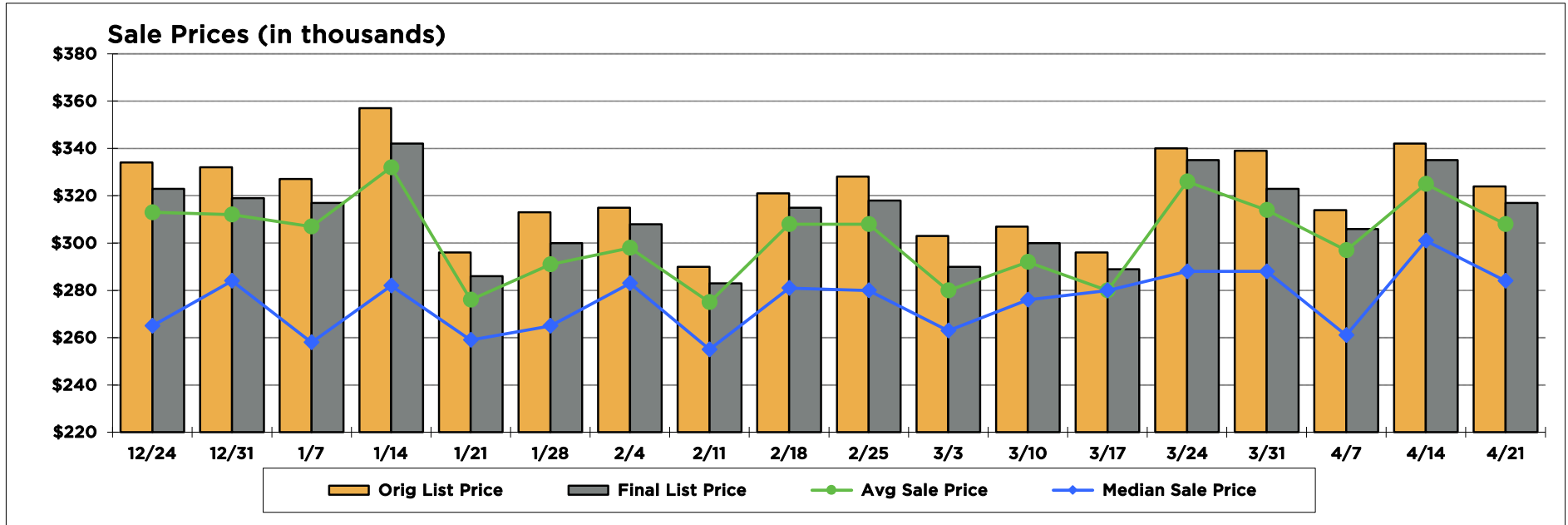
Average Bedrooms	2	1	2	3	3	3	3
Average Full Baths	2	1	2	2	2	2	3
Average Half Baths	0	0	0	1	1	1	1

Square Footage

Average Square Feet	1,312	770	1,189	1,483	1,741	1,944	3,150
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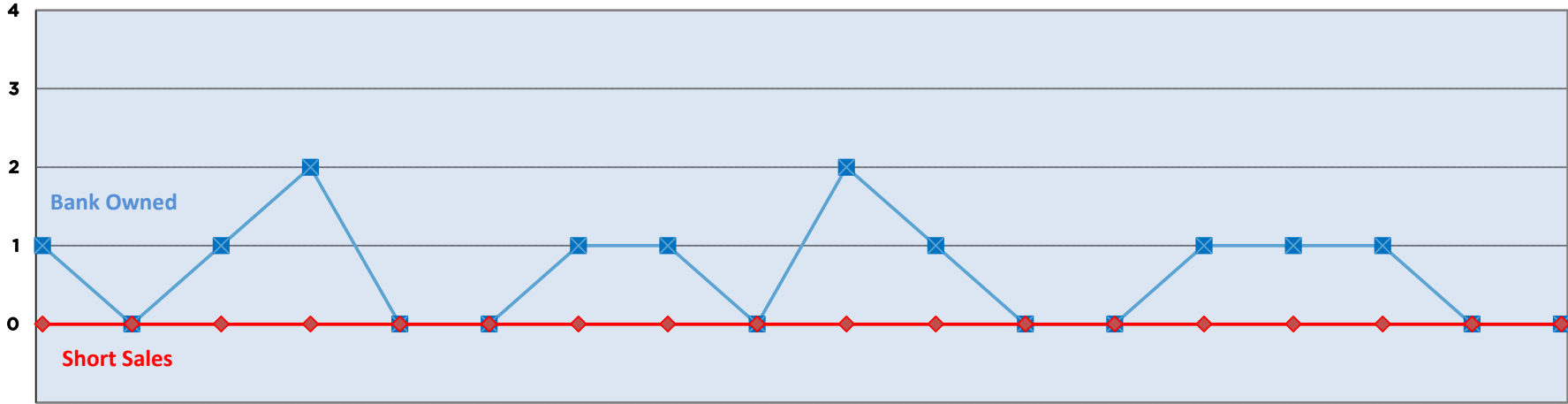


Condos, Townhomes, Villas



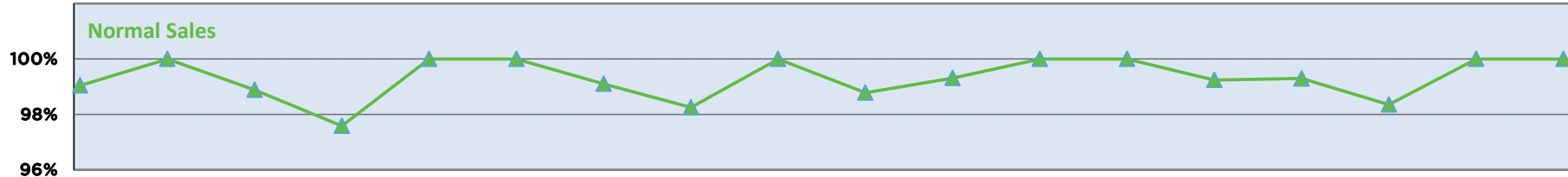
Condos, Townhomes, Villas

Foreclosure Sales

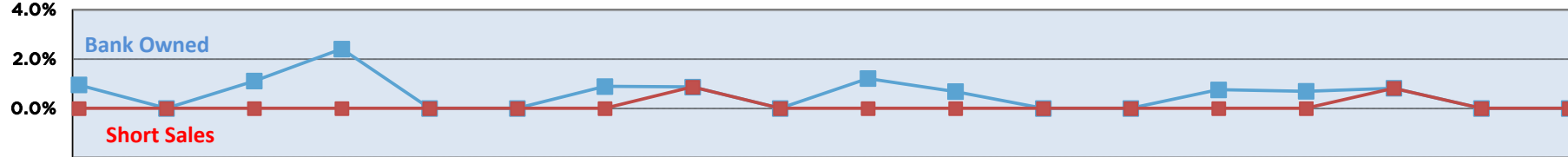


	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21
BO	1	0	1	2	0	0	1	1	0	2	1	0	0	1	1	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



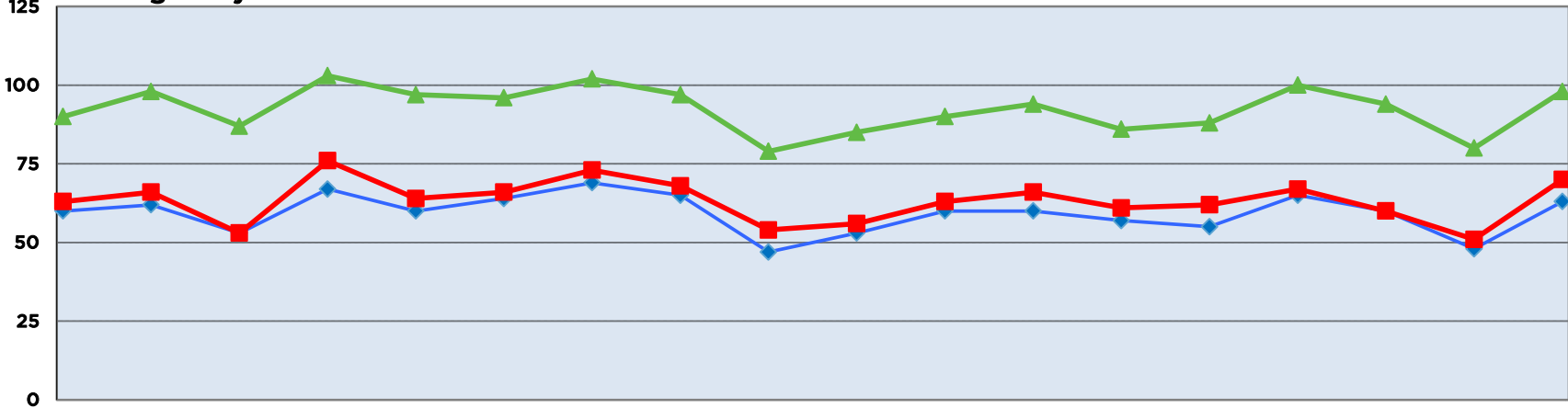
	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21
Normal	99.05%	100.00%	98.89%	97.59%	100.00%	100.00%	99.11%	98.26%	100.00%	98.79%	99.32%	100.00%	100.00%	99.24%	99.30%	98.36%	100.00%	100.00%



	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	4/21
BO	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%	0.00%
SS	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%	0.00%

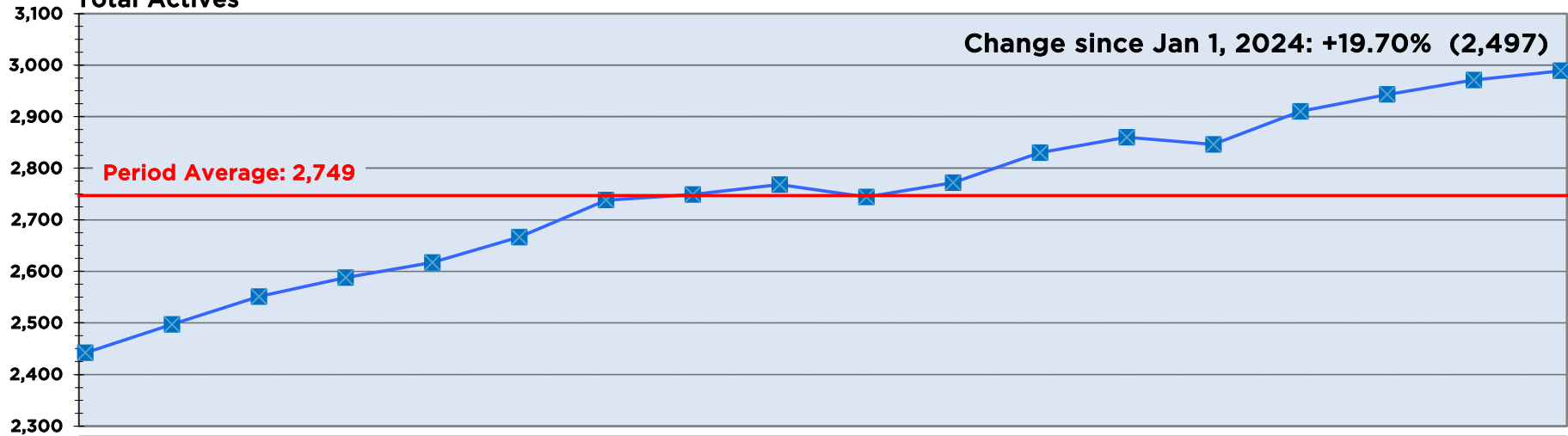
Condos, Townhomes, Villas

Average Days on Market



ListToContract	60	62	53	67	60	64	69	65	47	53	60	60	57	55	65	60	48	63
CombDaysOnMkt	63	66	53	76	64	66	73	68	54	56	63	66	61	62	67	60	51	70
ListToClose	90	98	87	103	97	96	102	97	79	85	90	94	86	88	100	94	80	98

Total Actives

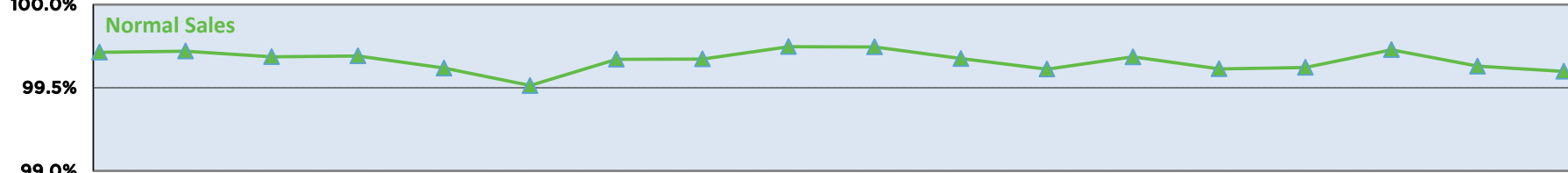


Total Actives	2,442	2,497	2,551	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989
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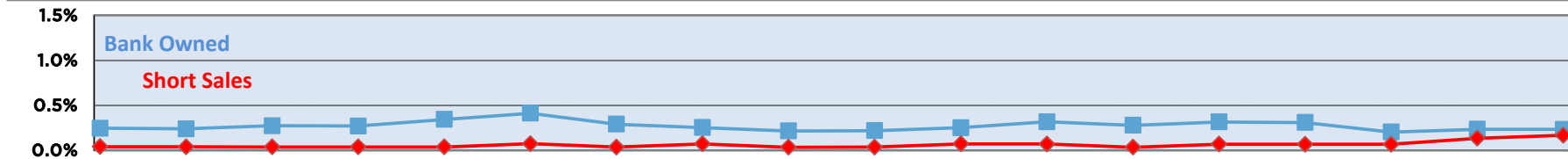


Condos, Townhomes, Villas

Percentage of Actives

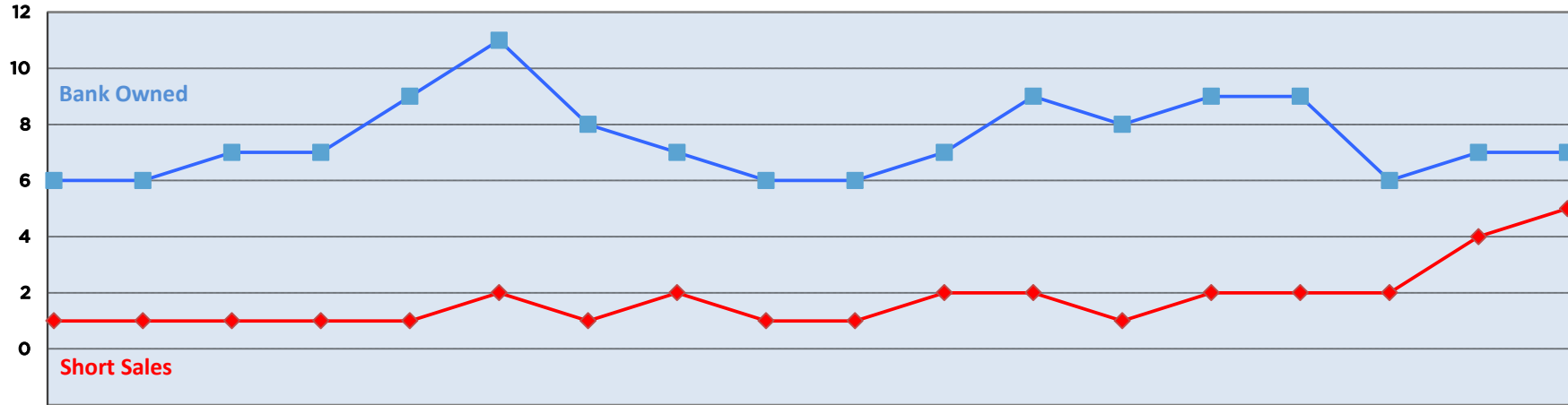


	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21
Normal	99.71%	99.72%	99.69%	99.69%	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%	99.62%	99.73%	99.63%	99.60%



	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	4/21
BO	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%	0.23%
SS	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%	0.17%

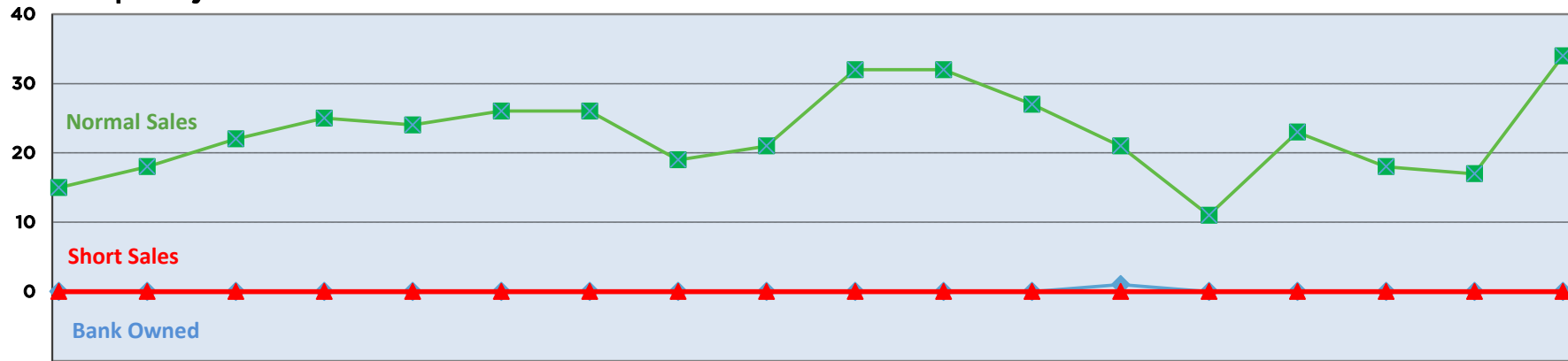
Active Foreclosures



	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	4/21
BO	6	6	7	7	9	11	8	7	6	6	7	9	8	9	9	6	7	7
SS	1	1	1	1	1	2	1	2	1	1	2	2	1	2	2	2	4	5

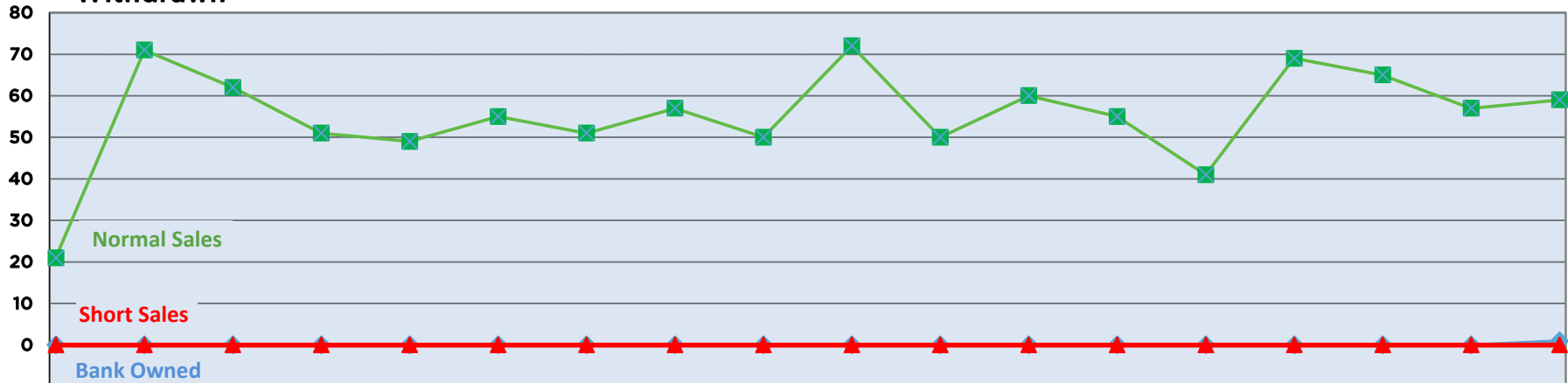
Condos, Townhomes, Villas

Temporary Off Market



	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	4/21
Norm	15	18	22	25	24	26	26	19	21	32	32	27	21	11	23	18	17	34
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

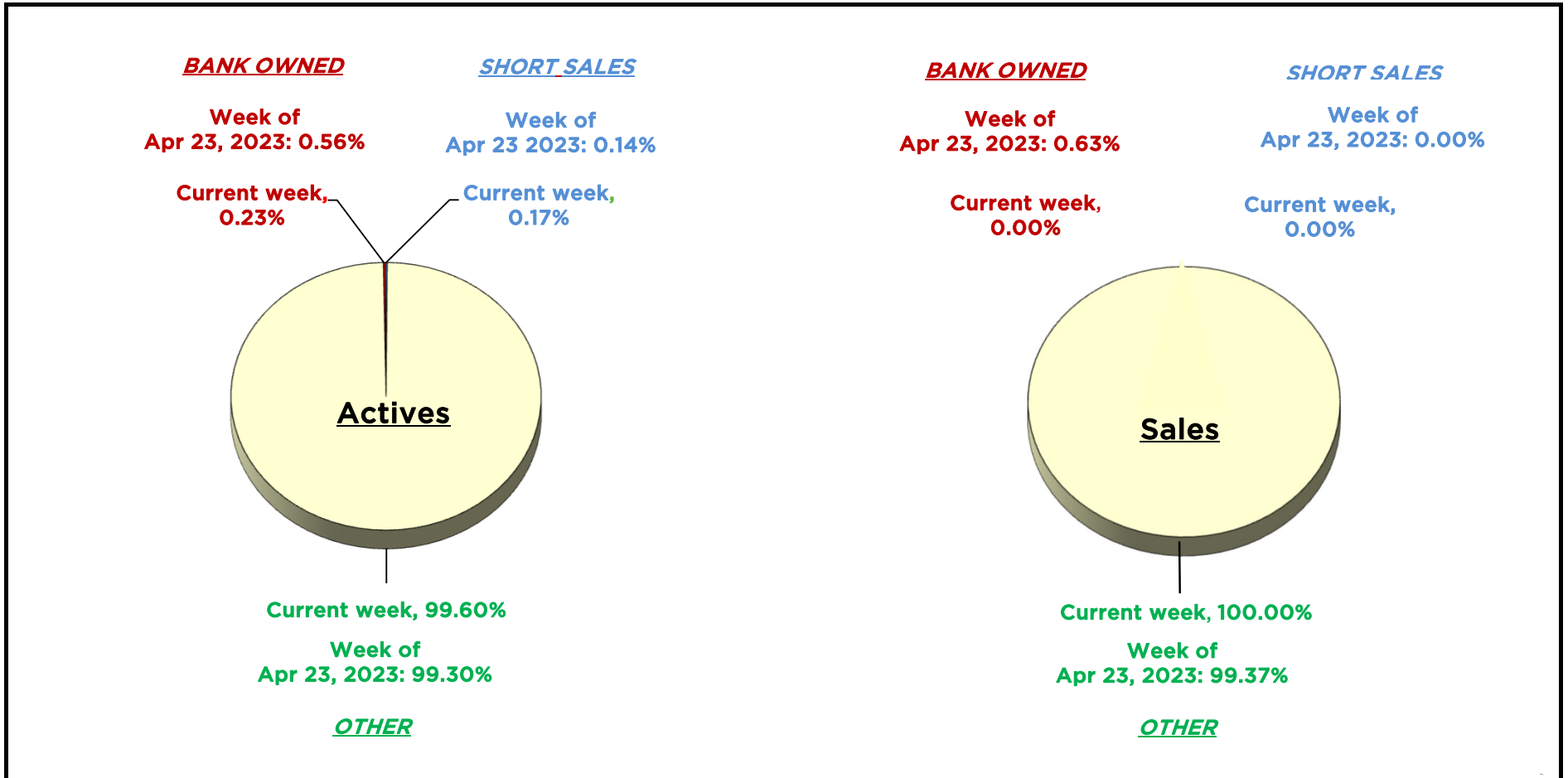
Withdrawn



	12/24	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	4/21
Norm	21	71	62	51	49	55	51	57	50	72	50	60	55	41	69	65	57	59
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
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
04/21/2024 - 04/27/2024
Lake, Orange, Osceola & Seminole Counties

There are 6 Condos, Villas, or Townhomes available for the Median Price of \$284,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$284,200	3.0	2.0	1,389	\$204.61
Apopka / Hunt Club	32703	1	\$283,900	3.0	2.0	1,358	\$209.06
Sanford (South)	32773	1	\$284,500	3.0	2.0	1,420	\$200.35
Orange County		1	\$283,900	2.0	2.0	1,375	\$206.47
Winter Garden / Oakland	34787	1	\$283,900	2.0	2.0	1,375	\$206.47
Osceola County		1	\$284,500	2.0	2.0	1,244	\$228.70
Davenport	33896	1	\$284,500	2.0	2.0	1,244	\$228.70
Lake County		2	\$284,000	2.0	2.0	1,216	\$233.55
Clermont (Central)	34711	1	\$284,000	2.0	2.0	1,246	\$227.93
Leesburg (East) / Haines Creek	34788	1	\$284,000	2.0	2.0	1,186	\$239.46