



Monday Morning Quarterback Summary

Week of May 12, 2024 - May 18, 2024

Single-family existing homes

- Sales of single-family homes decreased to 423 during the week of May 12, from 427 the week prior
- The median price of single family homes increased to \$449,000 a change of 4.4%
- The number of single-family home foreclosure transactions increased to 5 from 1 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 85, and now sits at 6,295

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 148 during the week of May 12, from 133 the week prior
- The median price of condos, townhomes, and villas increased to \$292,000 a change of 2.1%
- 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 remains constant at 0
- Condo inventory increased by 49, and now sits at 3,190

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

Monday Morning Quarterback
05/12/2024 - 05/18/2024
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	423	44	35	84	84	147	29
Bank Owned	5	2	1	0	1	0	1
Short Sales	1	1	0	0	0	0	0
Other	417	41	34	84	83	147	28
Active Listings	6,295	333	340	1,167	1,324	2,377	754
Bank Owned	35	6	7	8	6	8	0
Short Sales	21	4	1	10	3	2	1
Other	6,239	323	332	1,149	1,315	2,367	753
Months of Inventory	3.43	1.75	2.24	3.21	3.64	3.73	6.00

List Price

Average Original List Price	\$553,825	\$191,998	\$288,725	\$369,910	\$460,370	\$661,179	\$1,681,992
Average Final List Price	\$544,136	\$185,002	\$280,399	\$362,993	\$453,289	\$654,009	\$1,638,227

Sale Price

Average Price	\$534,464	\$178,469	\$278,428	\$357,438	\$445,495	\$645,596	\$1,590,750
Median Price	\$449,000	\$198,500	\$280,000	\$357,500	\$445,000	\$610,000	\$1,400,000

Price Differences

Original to Final List Price	-\$9,689	-\$6,996	-\$8,326	-\$6,917	-\$7,081	-\$7,170	-\$43,765
Original List to Sale Price - \$	-\$19,361	-\$13,529	-\$10,297	-\$12,472	-\$14,875	-\$15,583	-\$91,242
Final List to Sale Price - \$	-\$9,672	-\$6,533	-\$1,971	-\$5,555	-\$7,794	-\$8,413	-\$47,477
Original List to Sale Price - %	96.50%	92.95%	96.43%	96.63%	96.77%	97.64%	94.58%
Final List to Sale Price - %	98.22%	96.47%	99.30%	98.47%	98.28%	98.71%	97.10%

Days on the Market

Avg Days Listing to Contract	46	45	47	48	46	46	48
Combined Avg Days to Contract	49	49	50	55	48	47	48
Avg Days Listing to Closing	82	82	85	84	80	80	85
Avg Days Contract to Close	36	37	38	36	34	36	37

Beds / Baths

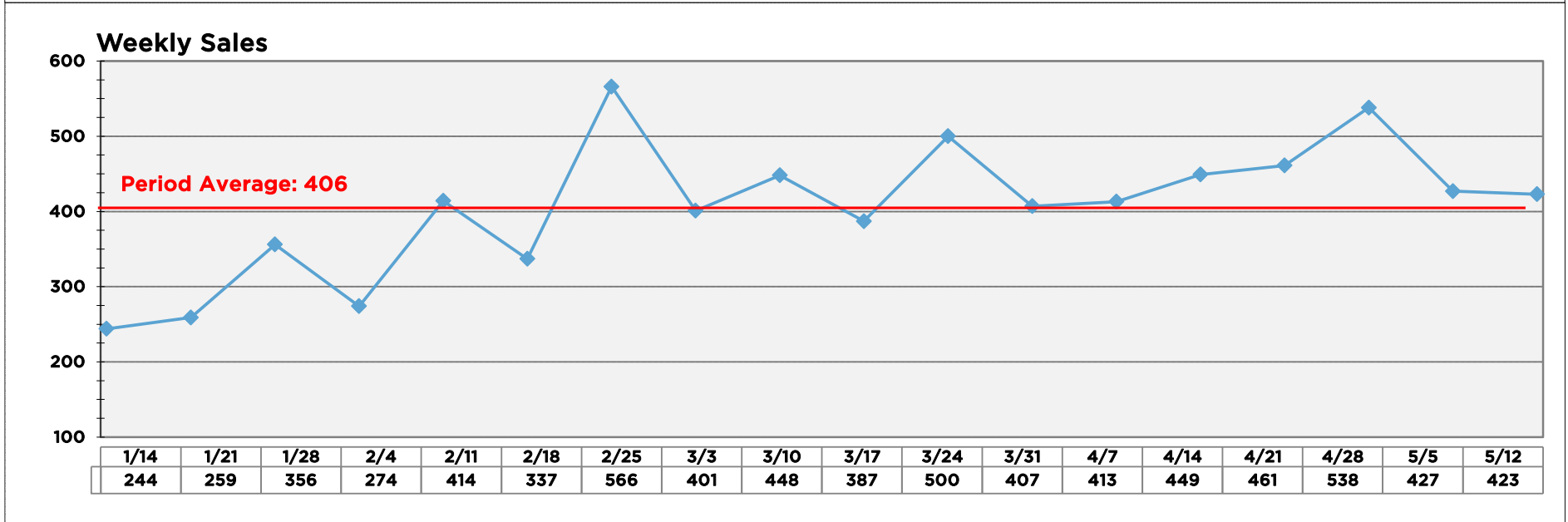
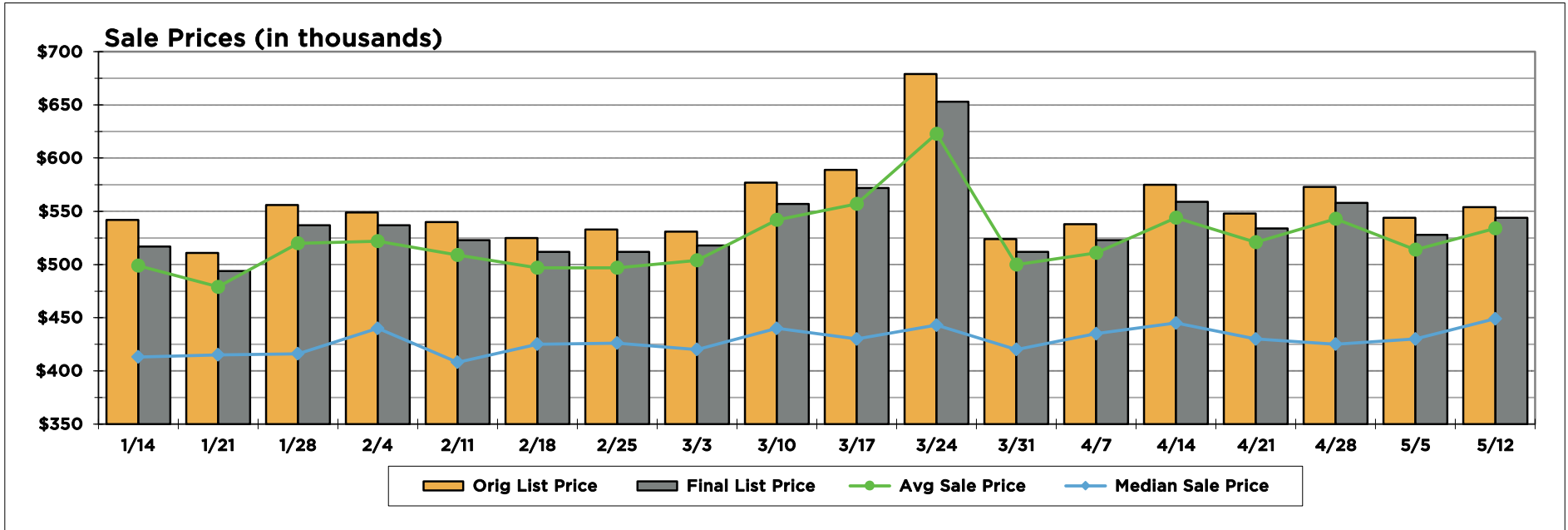
Average Bedrooms	4	2	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,090	1,062	1,311	1,577	1,936	2,566	4,101
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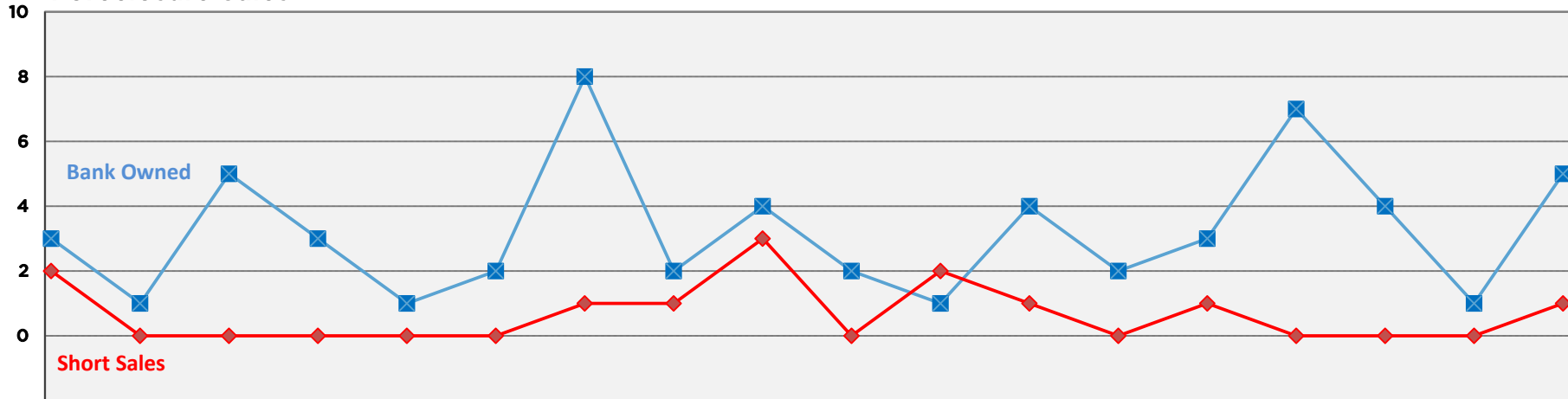
Single Family Homes





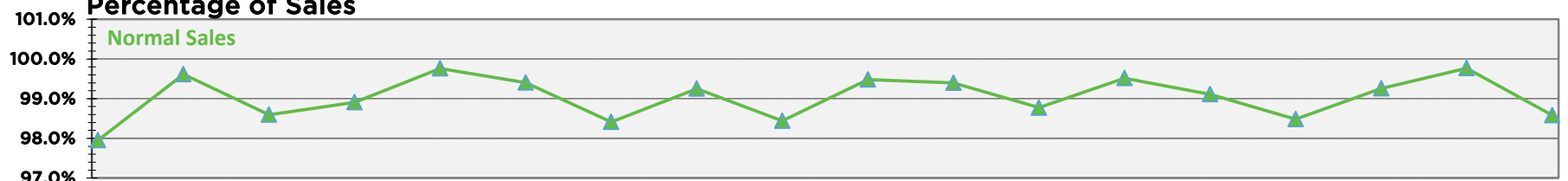
Single Family Homes

Foreclosure Sales

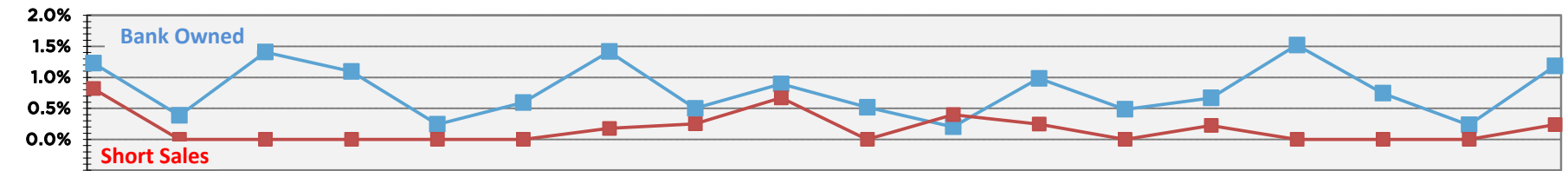


BO	3	1	5	3	1	2	8	2	4	2	1	4	2	3	7	4	1	5
SS	2	0	0	0	0	0	1	1	3	0	2	1	0	1	0	0	0	1

Percentage of Sales



Normal	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%	99.26%	99.77%	98.58%
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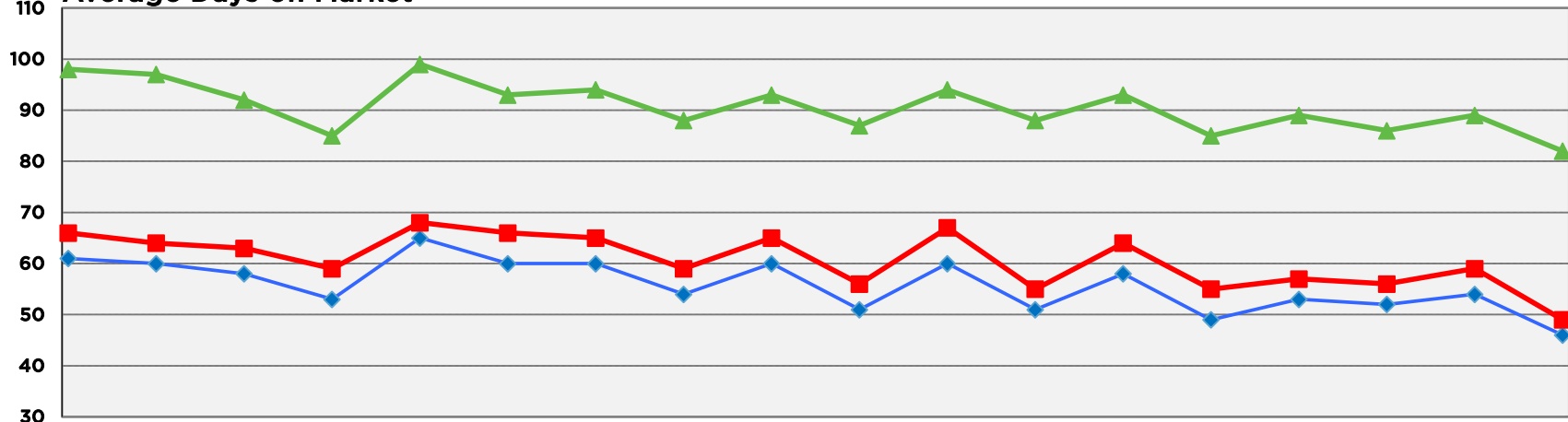


BO	1.23%	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%
SS	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%



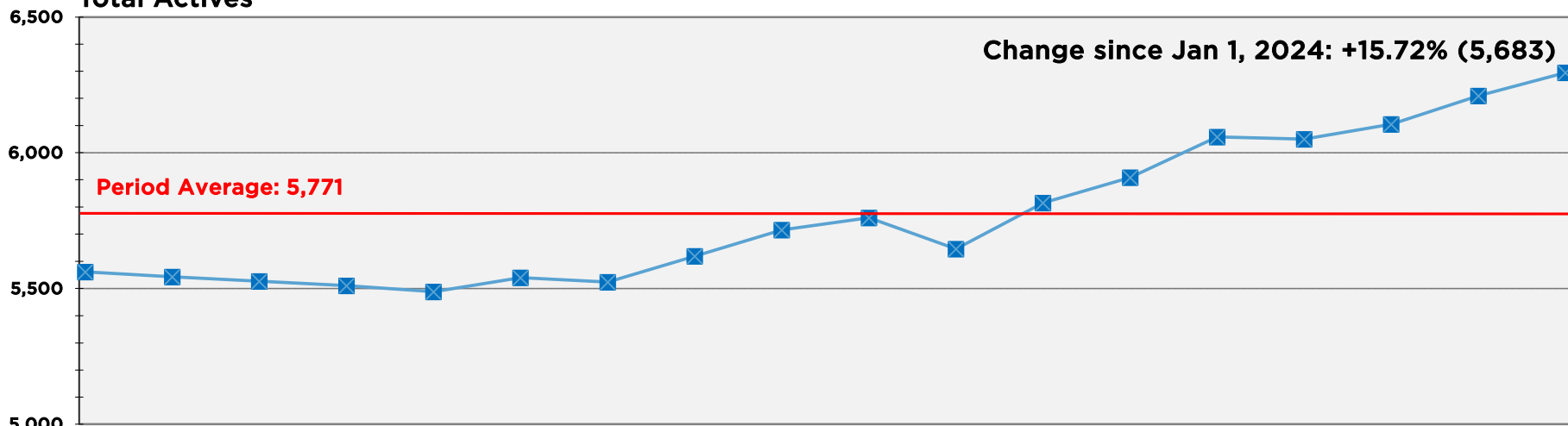
Single Family Homes

Average Days on Market



	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	4/28	5/5	5/12
ListToContract	61	60	58	53	65	60	60	54	60	51	60	51	58	49	53	52	54	46
CombDaysOnMkt	66	64	63	59	68	66	65	59	65	56	67	55	64	55	57	56	59	49
ListToClose	98	97	92	85	99	93	94	88	93	87	94	88	93	85	89	86	89	82

Total Actives

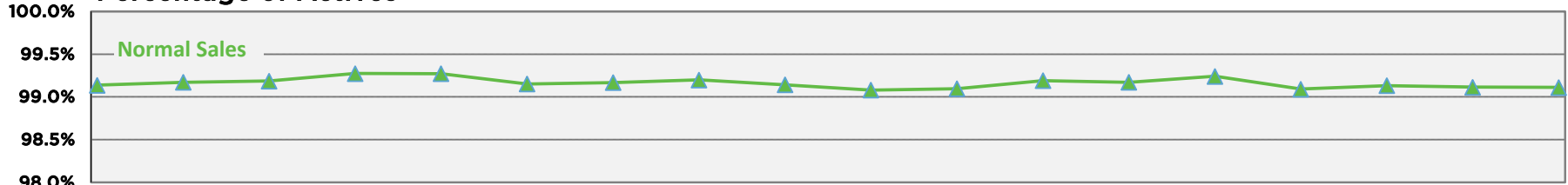


	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12
Total Actives	5,561	5,543	5,526	5,510	5,488	5,540	5,523	5,619	5,715	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295

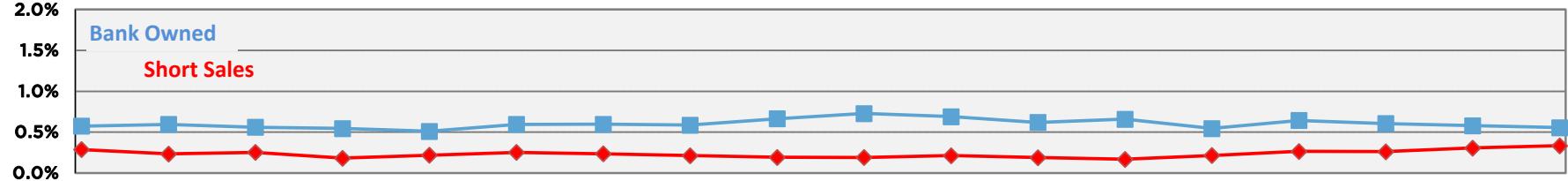


Single Family Homes

Percentage of Actives

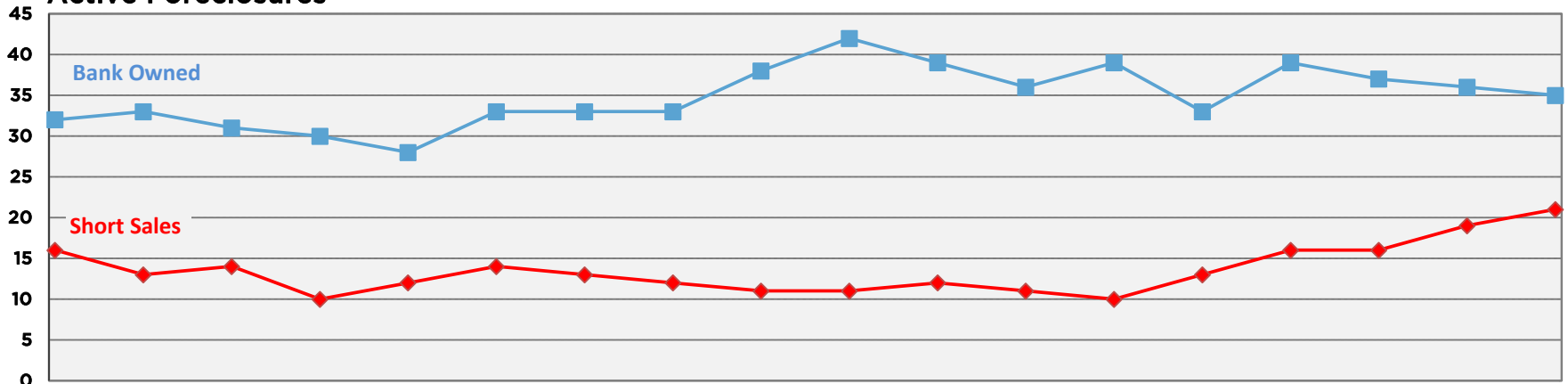


	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12
Normal	99.14%	99.17%	99.19%	99.27%	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%	99.10%	99.19%	99.17%	99.24%	99.09%	99.13%	99.11%	99.11%



	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	4/28	5/5	5/12
BO	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%	0.64%	0.61%	0.58%	0.56%
SS	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%	0.26%	0.26%	0.31%	0.33%

Active Foreclosures

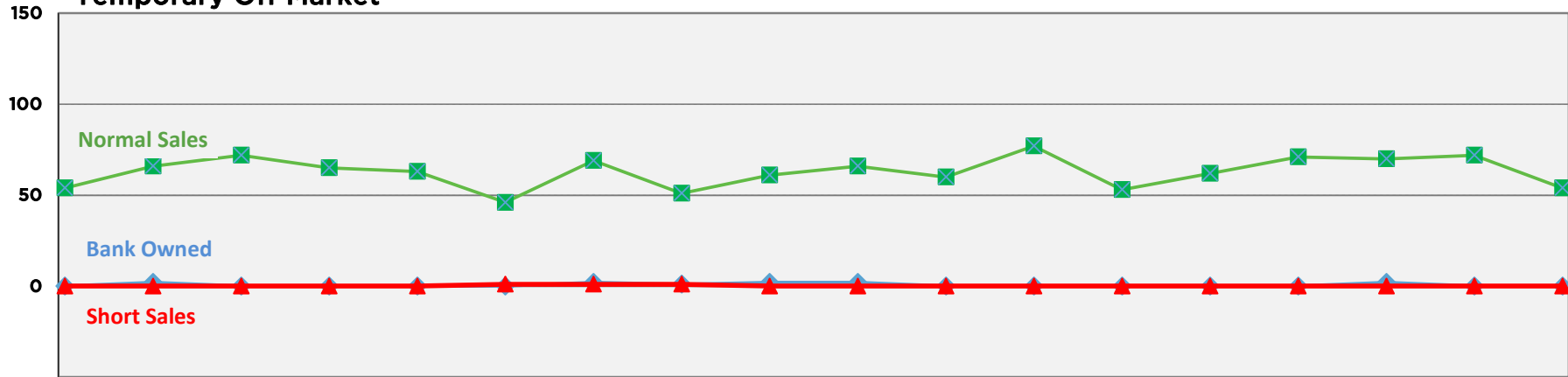


	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12
BO	32	33	31	30	28	33	33	33	38	42	39	36	39	33	39	37	36	35
SS	16	13	14	10	12	14	13	12	11	11	12	11	10	13	16	16	19	21



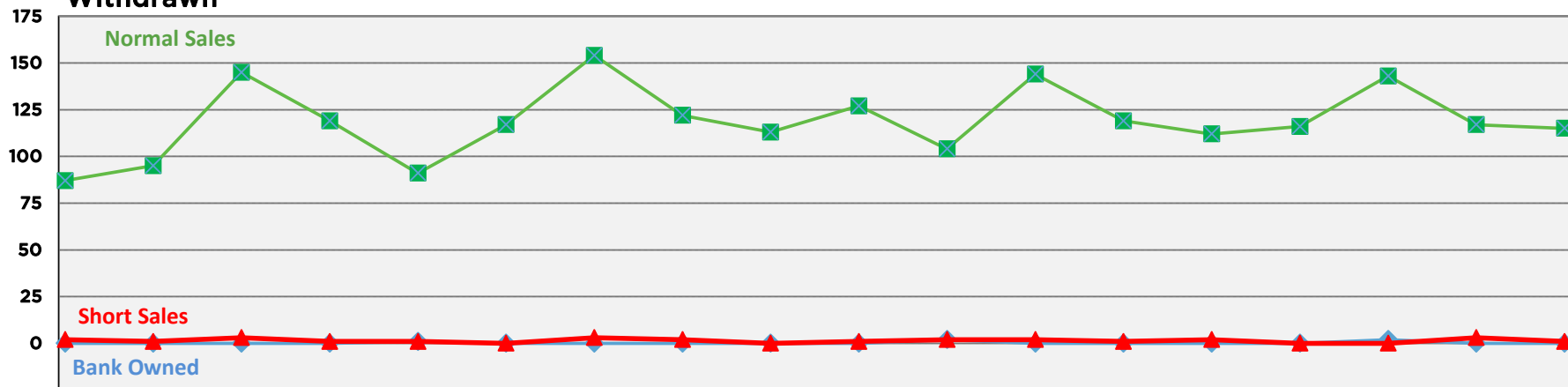
Single Family Homes

Temporary Off Market



	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	4/28	5/5	5/12
Norm	54	66	72	65	63	46	69	51	61	66	60	77	53	62	71	70	72	54
BO	0	2	0	0	0	0	2	1	2	2	0	0	0	0	0	2	0	0
SS	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0

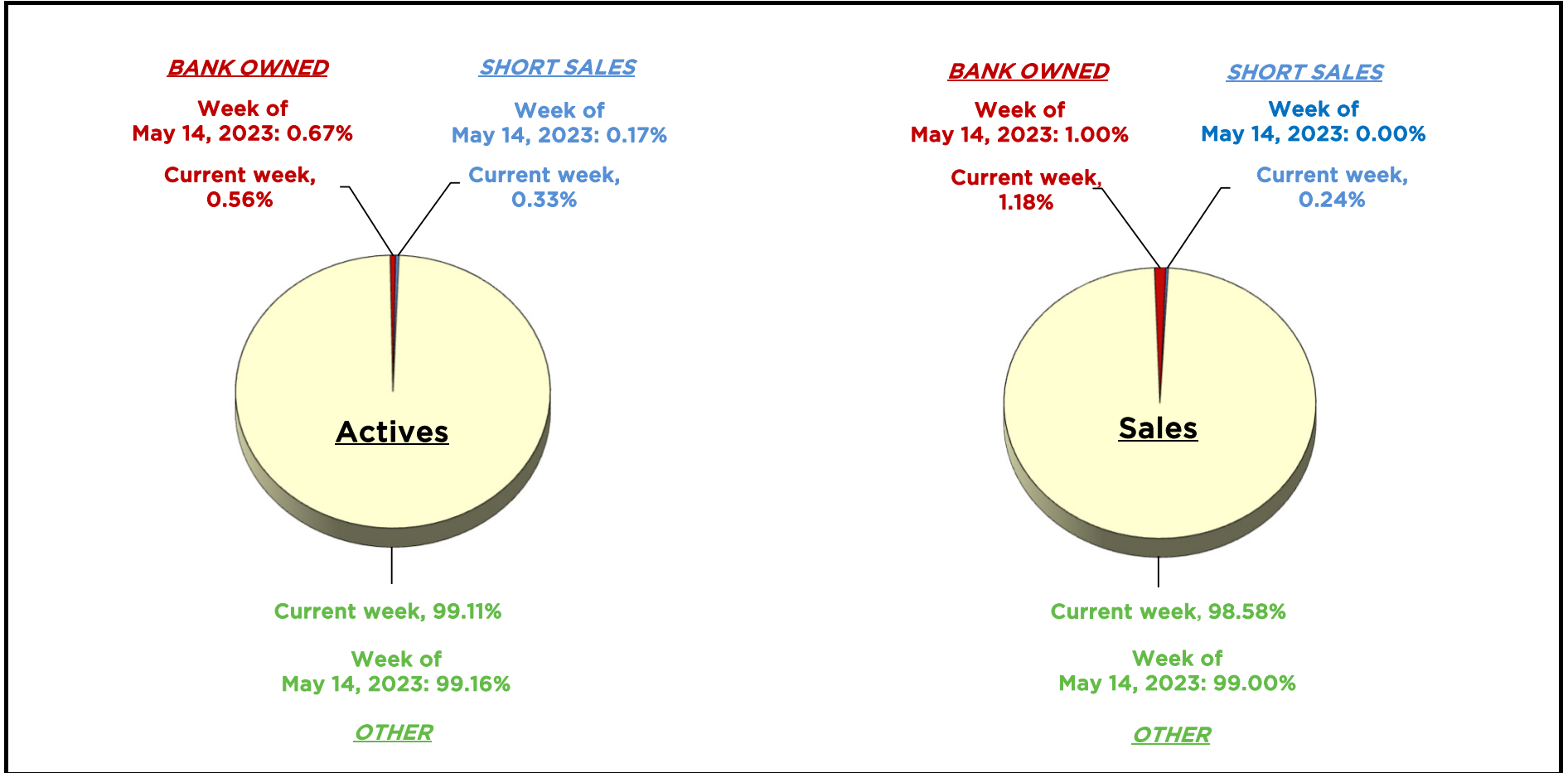
Withdrawn



	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	4/28	5/5	5/12
Norm	87	95	145	119	91	117	154	122	113	127	104	144	119	112	116	143	117	115
BO	0	0	0	0	1	0	0	0	0	0	2	0	0	0	0	2	0	0
SS	2	1	3	1	1	0	3	2	0	1	2	2	1	2	0	0	3	1



Single Family Homes



Monday Morning Quarterback
05/12/2024 - 05/18/2024
Lake, Orange, Osceola & Seminole Counties

There are 33 Single Family Homes available for the Median Price of \$449,000 (± \$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		4	\$448,875	3.5	2.3	2,228	\$201.47
Casselberry	32707	1	\$449,000	4.0	2.0	2,064	\$217.54
Winter Springs / Tuskawilla	32708	1	\$449,000	3.0	2.0	1,869	\$240.24
Altamonte Springs / Forest City	32714	1	\$448,500	4.0	2.0	1,997	\$224.59
Sanford (South)	32773	1	\$449,000	3.0	3.0	2,982	\$150.57
Orange County		10	\$449,050	3.3	2.2	2,106	\$213.26
Apopka / Hunt Club	32703	1	\$449,000	4.0	2.0	2,064	\$217.54
Apopka (North)	32712	2	\$449,000	3.0	2.0	2,485	\$180.68
Mount Dora	32757	2	\$449,250	3.5	3.0	2,389	\$188.05
Belle Isle / Pine Castle	32809	1	\$449,000	4.0	2.0	1,909	\$235.20
Taft	32824	1	\$449,000	3.0	2.0	2,031	\$221.07
Rio Pinar / Union Park	32825	1	\$449,000	3.0	2.0	1,938	\$231.68
Research Park	32826	1	\$449,000	3.0	2.0	1,857	\$241.79
Metro West / Orlo Vista	32835	1	\$449,000	3.0	2.0	1,509	\$297.55
Osceola County		15	\$449,061	3.9	2.6	2,145	\$209.38
Kissimmee (East)	34744	2	\$449,225	3.5	2.5	1,954	\$229.96
Kissimmee (West) / Pleasant Hill	34746	3	\$449,000	4.3	2.7	2,478	\$181.19
Kissimmee / Celebration	34747	4	\$449,000	3.8	2.5	1,796	\$250.00
Kissimmee / Poinciana	34758	1	\$449,000	5.0	3.0	2,907	\$154.45
St Cloud	34769	1	\$449,000	3.0	3.0	2,304	\$194.88
St Cloud / Narcoossee	34771	1	\$449,000	3.0	2.0	2,005	\$223.94
St Cloud / Canoe Creek	34772	1	\$449,000	3.0	2.0	1,728	\$259.84
St Cloud / Harmony	34773	2	\$449,234	4.5	3.0	2,351	\$191.08
Lake County		4	\$449,125	3.0	2.0	1,872	\$239.95
Lady Lake / The Villages	32159	1	\$449,500	3.0	2.0	1,950	\$230.51
Clermont (Central)	34711	1	\$449,000	3.0	2.0	1,801	\$249.31
Fruitland Park	34731	1	\$449,000	3.0	2.0	1,344	\$334.08
Leesburg (West)	34748	1	\$449,000	3.0	2.0	2,392	\$187.71

Monday Morning Quarterback
05/12/2024 - 05/18/2024
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	148	61	17	44	17	8	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	148	61	17	44	17	8	1
Active Listings	3,190	1,095	478	812	454	329	22
Bank Owned	5	3	1	0	0	1	0
Short Sales	5	2	0	3	0	0	0
Other	3,180	1,090	477	809	454	328	22
Months of Inventory	4.97	4.14	6.49	4.26	6.16	9.49	5.08

List Price

Average Original List Price	\$318,664	\$203,963	\$284,850	\$362,194	\$457,917	\$607,750	\$1,295,000
Average Final List Price	\$312,510	\$197,290	\$282,206	\$357,002	\$451,724	\$592,113	\$1,295,000

Sale Price

Average Price	\$302,713	\$187,027	\$276,353	\$348,986	\$439,853	\$576,500	\$1,250,000
Median Price	\$292,000	\$199,999	\$278,000	\$350,000	\$431,000	\$557,500	\$1,250,000

Price Differences

Original to Final List Price	-\$6,154	-\$6,673	-\$2,644	-\$5,192	-\$6,193	-\$15,637	\$0
Original List to Sale Price - \$	-\$15,951	-\$16,936	-\$8,497	-\$13,208	-\$18,064	-\$31,250	-\$45,000
Final List to Sale Price - \$	-\$9,797	-\$10,263	-\$5,853	-\$8,016	-\$11,871	-\$15,613	-\$45,000
Original List to Sale Price - %	94.99%	91.70%	97.02%	96.35%	96.06%	94.86%	96.53%
Final List to Sale Price - %	96.87%	94.80%	97.93%	97.75%	97.37%	97.36%	96.53%

Days on the Market

Avg Days Listing to Contract	55	72	27	52	32	54	45
Combined Avg Days to Contract	62	80	27	61	37	54	45
Avg Days Listing to Closing	89	104	65	85	73	81	112
Avg Days Contract to Close	34	32	38	34	41	27	66

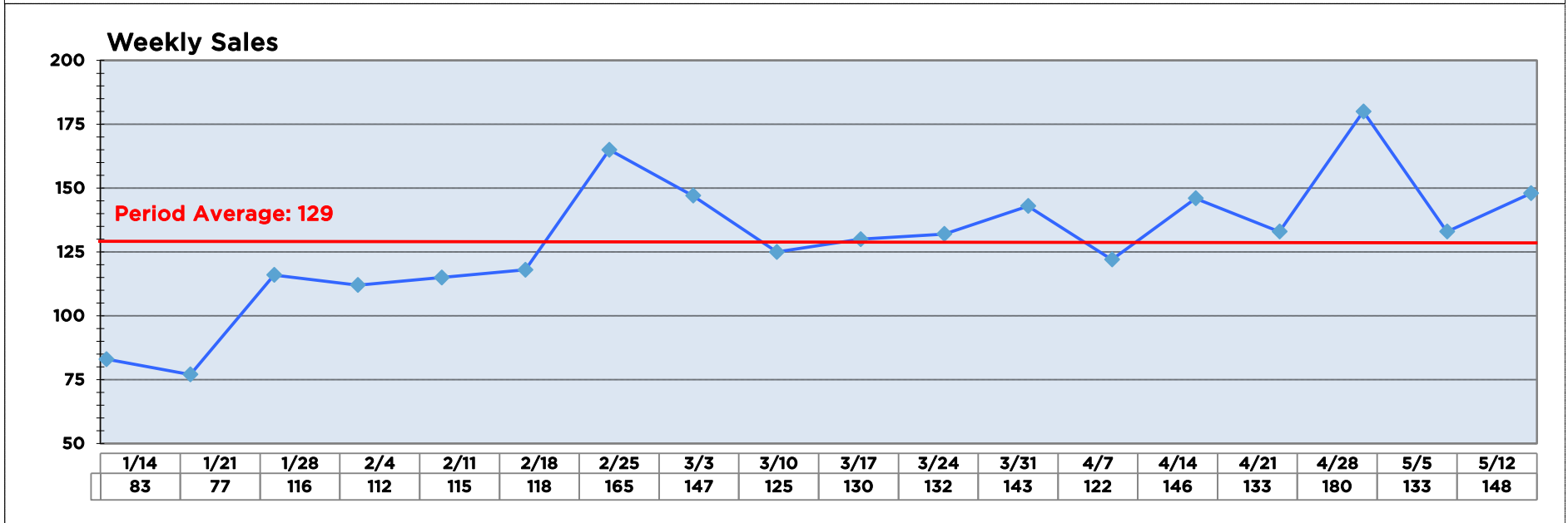
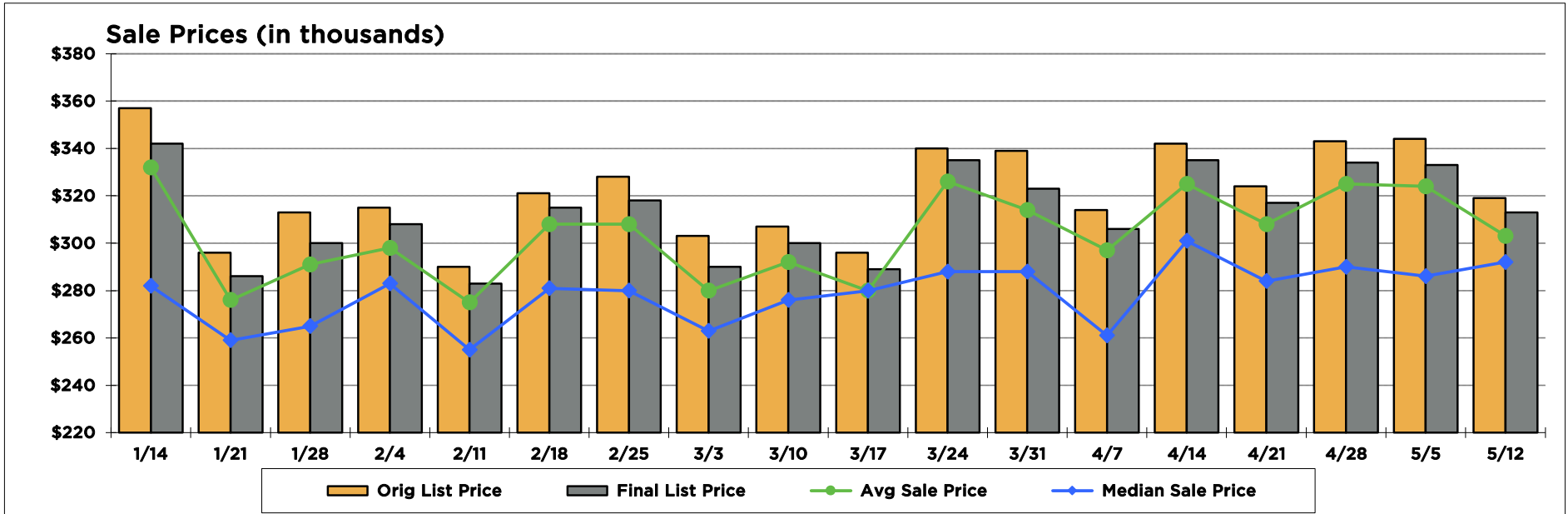
Beds / Baths

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

Square Footage

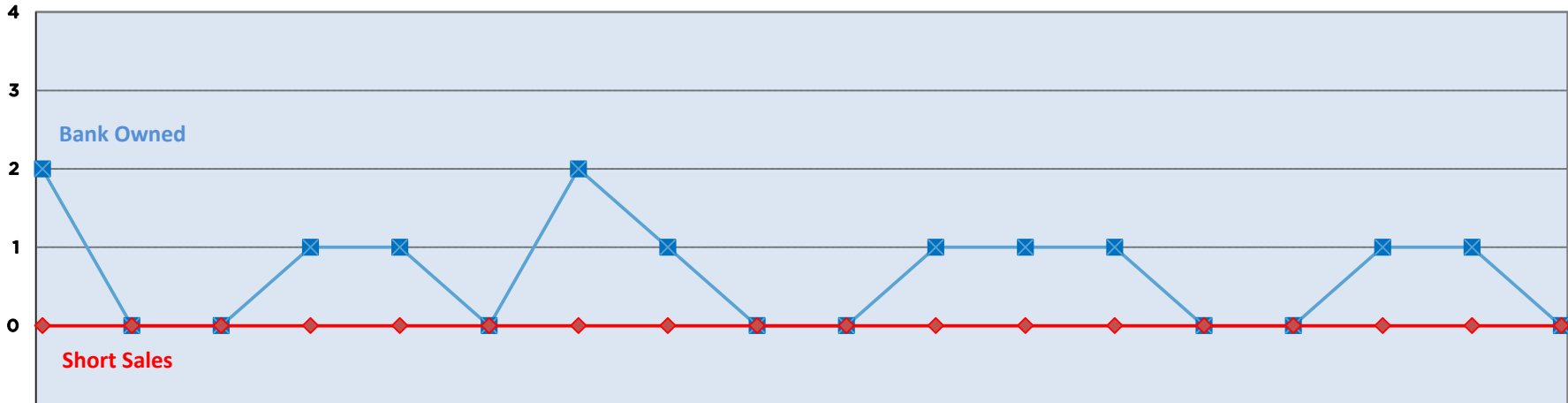
Average Square Feet	1,349	1,039	1,227	1,576	1,701	1,826	2,575
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Condos, Townhomes, Villas



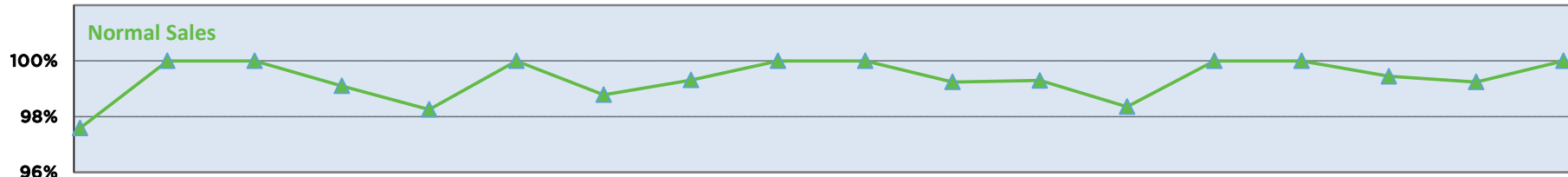
Condos, Townhomes, Villas

Foreclosure Sales

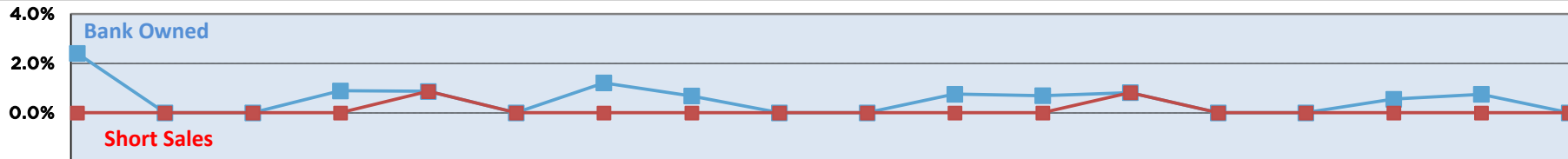


	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12
BO	2	0	0	1	1	0	2	1	0	0	1	1	1	0	0	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	4/28	5/5	5/12
Normal	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%	99.44%	99.25%	100.00%

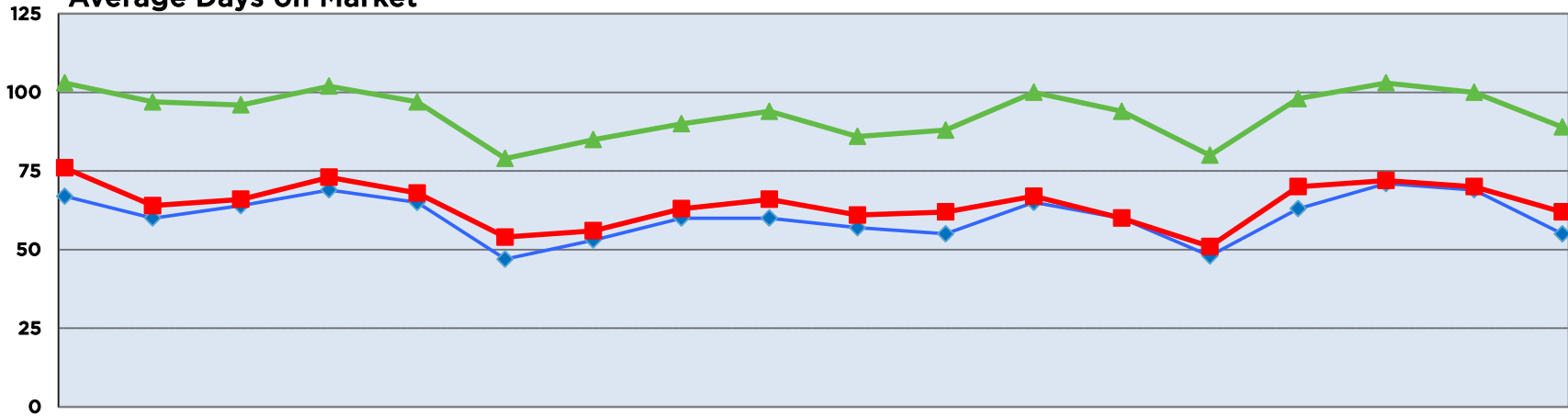


	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12
BO	2.41%	0.00%	0.00%	0.89%	0.87%	0.00%	1.21%	0.68%	0.00%	0.00%	0.76%	0.70%	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.87%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%



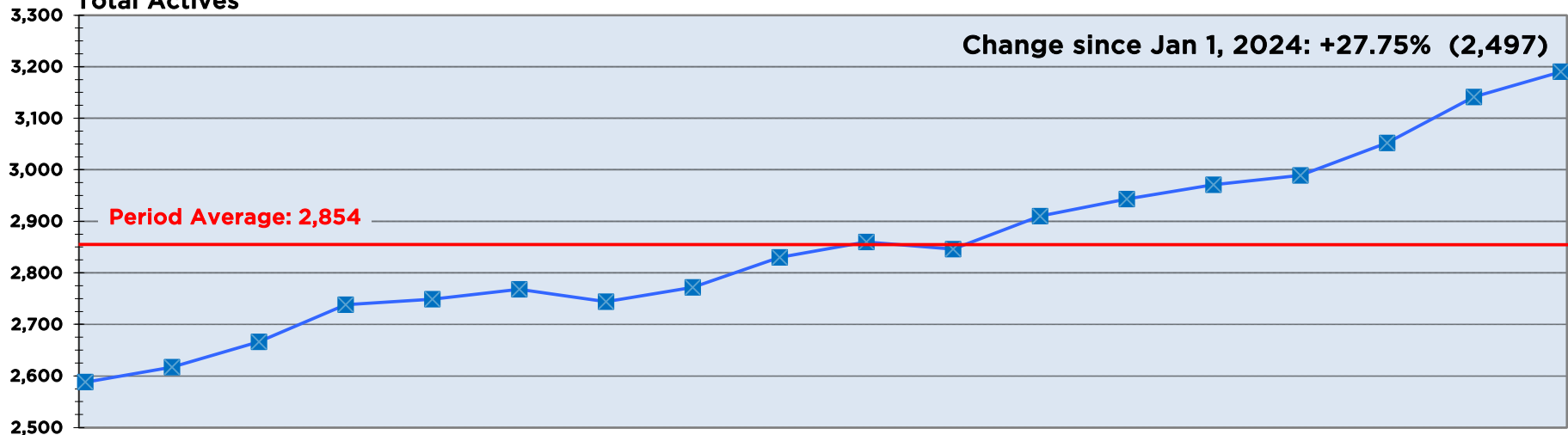
Condos, Townhomes, Villas

Average Days on Market



	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	4/28	5/5	5/12
ListToContract	67	60	64	69	65	47	53	60	60	57	55	65	60	48	63	71	69	55
CombDaysOnMkt	76	64	66	73	68	54	56	63	66	61	62	67	60	51	70	72	70	62
ListToClose	103	97	96	102	97	79	85	90	94	86	88	100	94	80	98	103	100	89

Total Actives

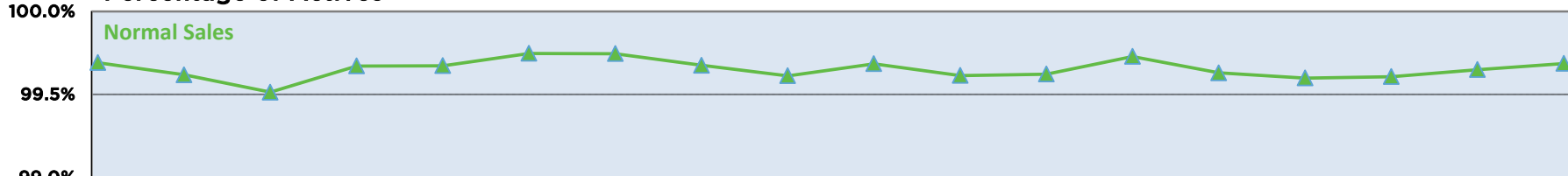


	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12
Total Actives	2,588	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190



Condos, Townhomes, Villas

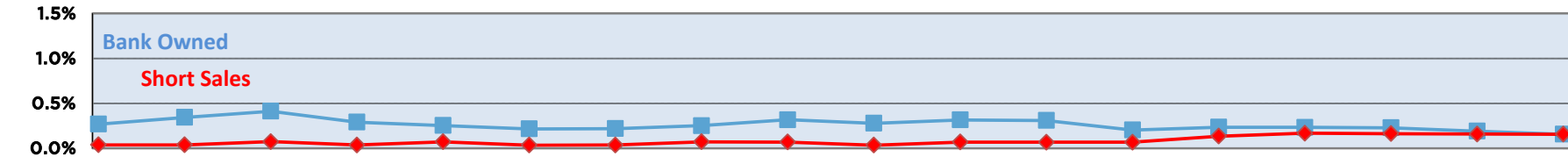
Percentage of Actives



	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	4/28	5/5	5/12
Normal	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%	99.61%	99.65%	99.69%

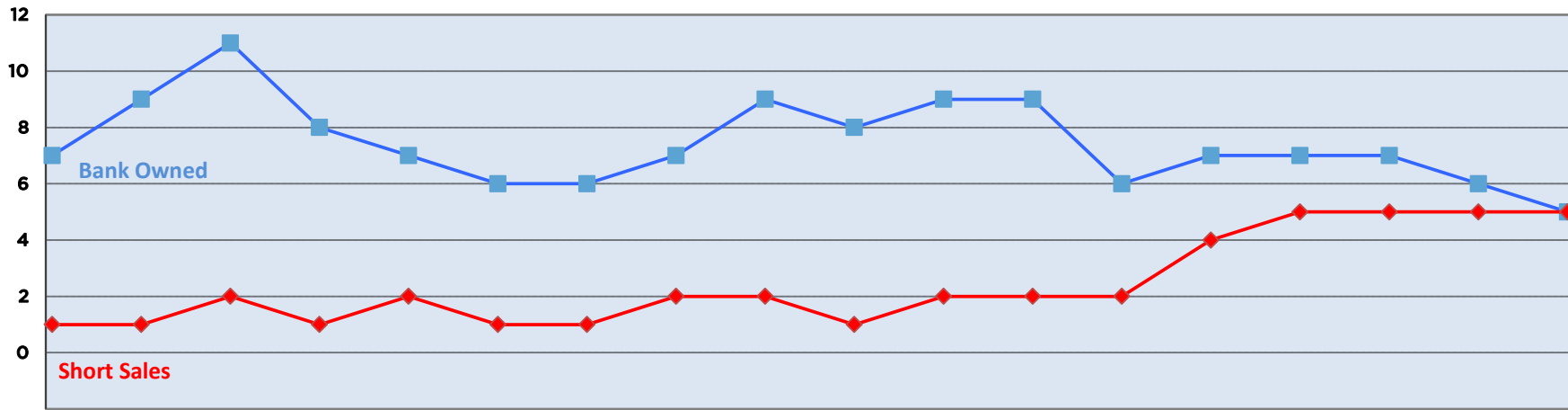
Bank Owned

Short Sales



	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	4/28	5/5	5/12
BO	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%	0.23%	0.19%	0.16%
SS	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%	0.16%	0.16%	0.16%

Active Foreclosures

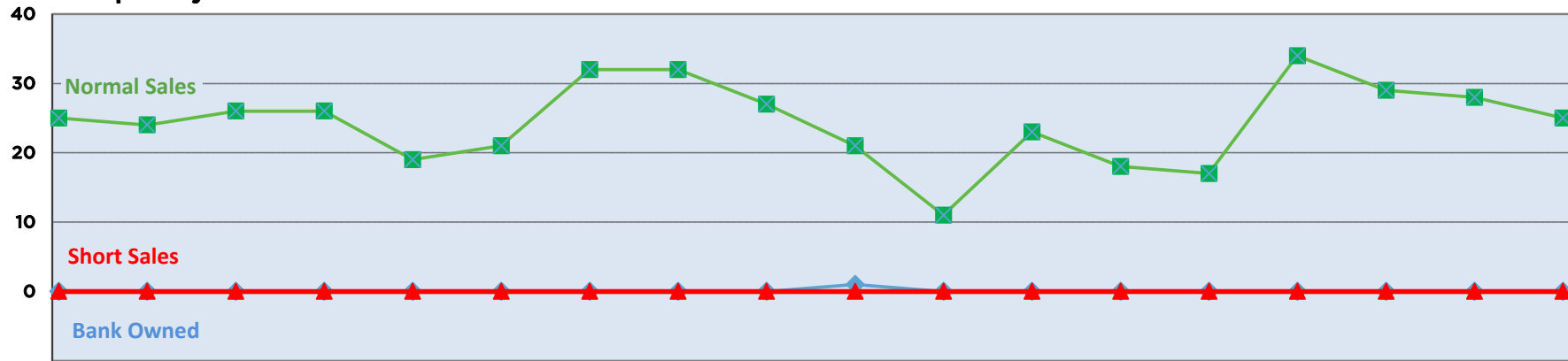


	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12
BO	7	9	11	8	7	6	6	7	9	8	9	9	6	7	7	7	6	5
SS	1	1	2	1	2	1	1	2	2	1	2	2	2	4	5	5	5	5



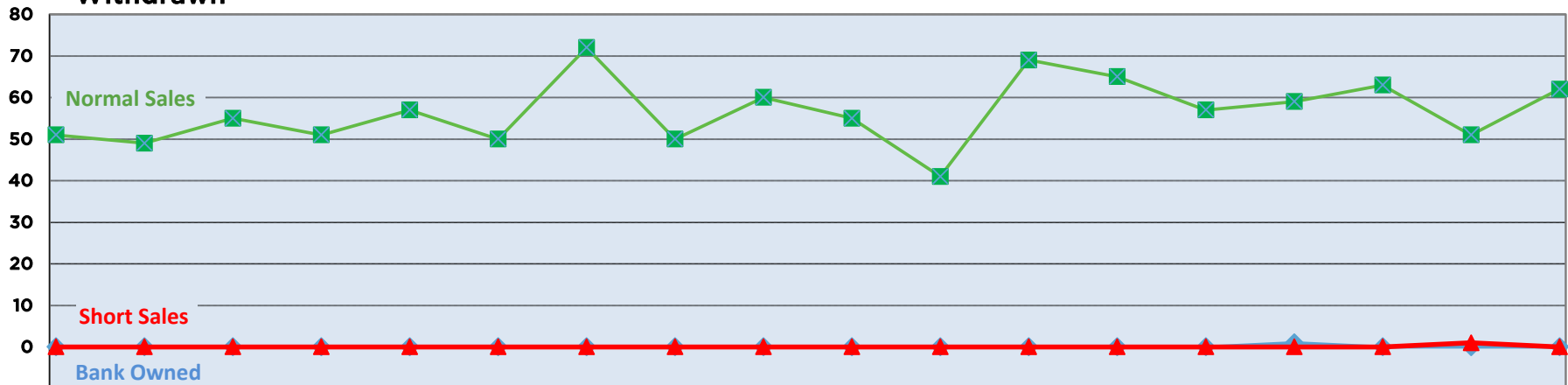
Condos, Townhomes, Villas

Temporary Off Market



	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	4/28	5/5	5/12
Norm	25	24	26	26	19	21	32	32	27	21	11	23	18	17	34	29	28	25
BO	0	0	0	0	0	0	0	0	0	1	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

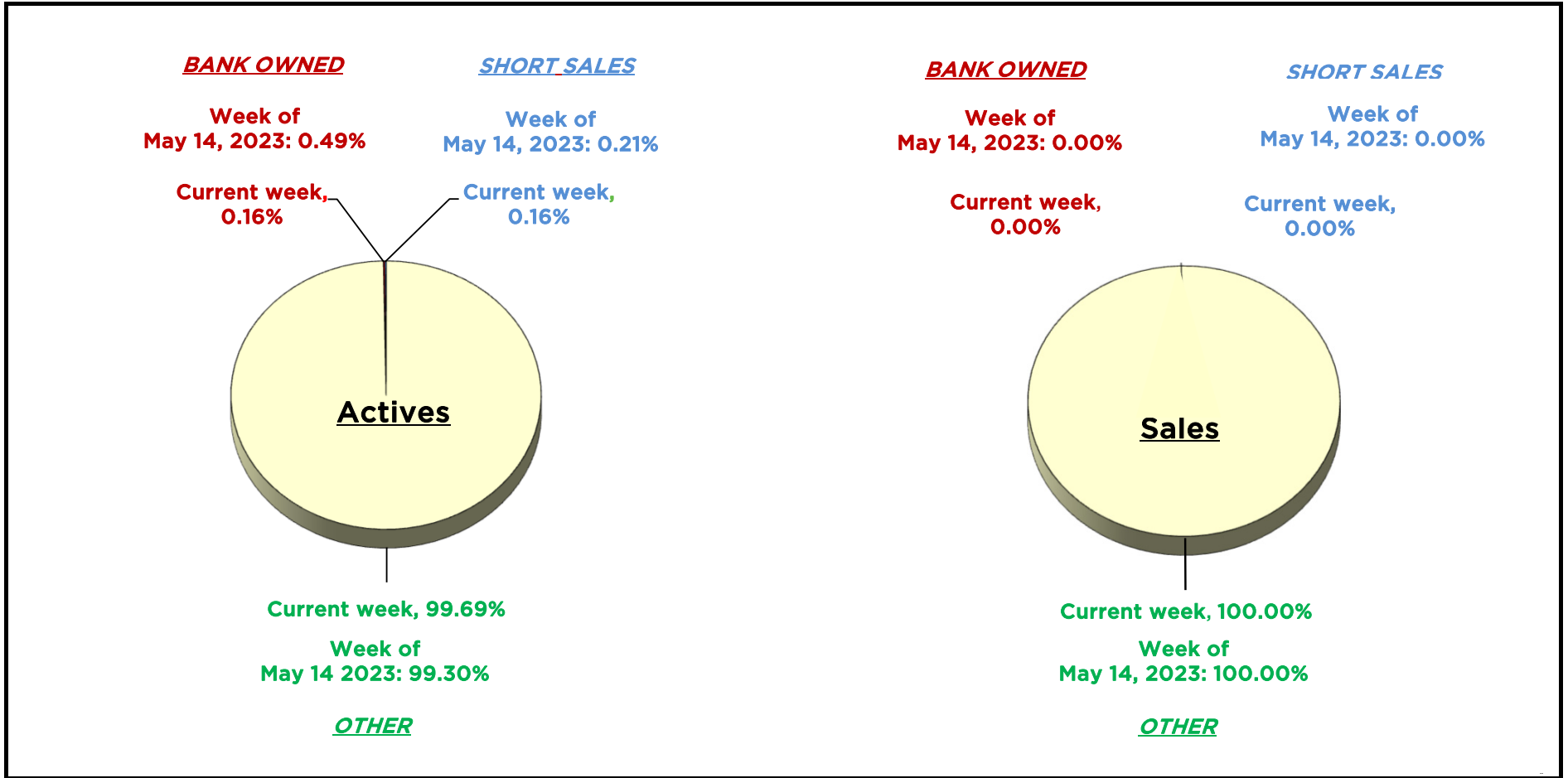
Withdrawn



	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	4/28	5/5	5/12
Norm	51	49	55	51	57	50	72	50	60	55	41	69	65	57	59	63	51	62
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	1	0



Condos, Townhomes, Villas



Monday Morning Quarterback
05/12/2024 - 05/18/2024
Lake, Orange, Osceola & Seminole Counties

There are 3 Condos, Villas, or Townhomes available for the Median Price of \$292,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Fern Park/Casselberry	32730	1	\$292,000	2.0	2.0	1,296	\$225.31
Orange County							
Union Park / Chickasaw	32829	1	\$292,000	3.0	2.0	1,248	\$233.97
Osceola County							
Davenport	33896	1	\$292,000	2.0	2.0	1,394	\$209.47