



Monday Morning Quarterback Summary

Week of May 19, 2024 - May 25, 2024

Single-family existing homes

- Sales of single-family homes increased to 480 during the week of May 19, from 423 the week prior
- The median price of single family homes decreased to \$430,000 a change of -4.2%
- The number of single-family home foreclosure transactions decreased to 0 from 5 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 132, and now sits at 6,427

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 155 during the week of May 19, from 148 the week prior
- The median price of condos, townhomes, and villas decreased to \$257,600 a change of -11.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 31, and now sits at 3,221

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

Monday Morning Quarterback
05/19/2024 - 05/25/2024
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	480	46	29	119	100	153	33
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	479	45	29	119	100	153	33
Active Listings	6,427	330	340	1,198	1,349	2,438	772
Bank Owned	43	8	8	11	7	8	1
Short Sales	18	4	0	9	2	2	1
Other	6,366	318	332	1,178	1,340	2,428	770
Months of Inventory	3.09	1.66	2.71	2.32	3.11	3.68	5.40

List Price

Average Original List Price	\$573,588	\$212,774	\$287,507	\$369,583	\$460,629	\$681,410	\$1,905,997
Average Final List Price	\$559,588	\$202,691	\$281,382	\$361,221	\$451,831	\$667,884	\$1,841,330

Sale Price

Average Price	\$544,238	\$190,056	\$278,066	\$352,034	\$443,069	\$656,631	\$1,750,439
Median Price	\$430,000	\$197,500	\$276,000	\$350,000	\$435,000	\$639,900	\$1,325,000

Price Differences

Original to Final List Price	-\$14,000	-\$10,083	-\$6,125	-\$8,362	-\$8,798	-\$13,526	-\$64,667
Original List to Sale Price - \$	-\$29,350	-\$22,718	-\$9,441	-\$17,549	-\$17,560	-\$24,779	-\$155,558
Final List to Sale Price - \$	-\$15,350	-\$12,635	-\$3,316	-\$9,187	-\$8,762	-\$11,253	-\$90,891
Original List to Sale Price - %	94.88%	89.32%	96.72%	95.25%	96.19%	96.36%	91.84%
Final List to Sale Price - %	97.26%	93.77%	98.82%	97.46%	98.06%	98.32%	95.06%

Days on the Market

Avg Days Listing to Contract	51	54	39	51	53	50	63
Combined Avg Days to Contract	56	55	44	54	63	54	63
Avg Days Listing to Closing	86	85	73	85	88	86	101
Avg Days Contract to Close	35	32	34	34	35	36	39

Beds / Baths

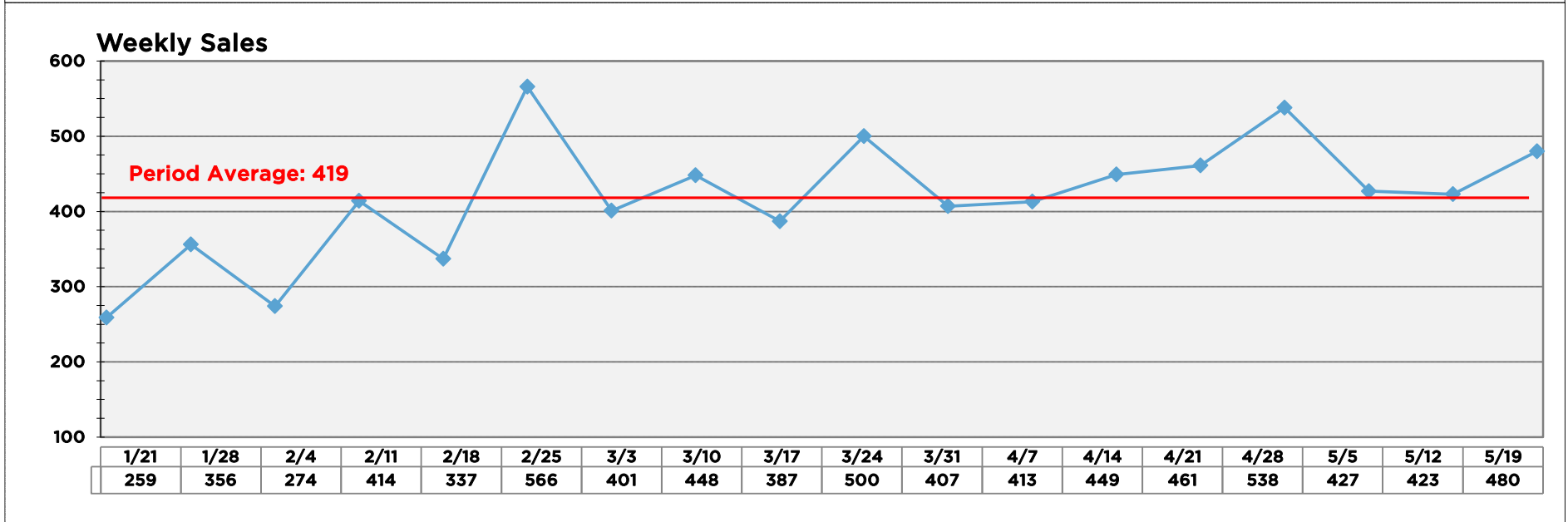
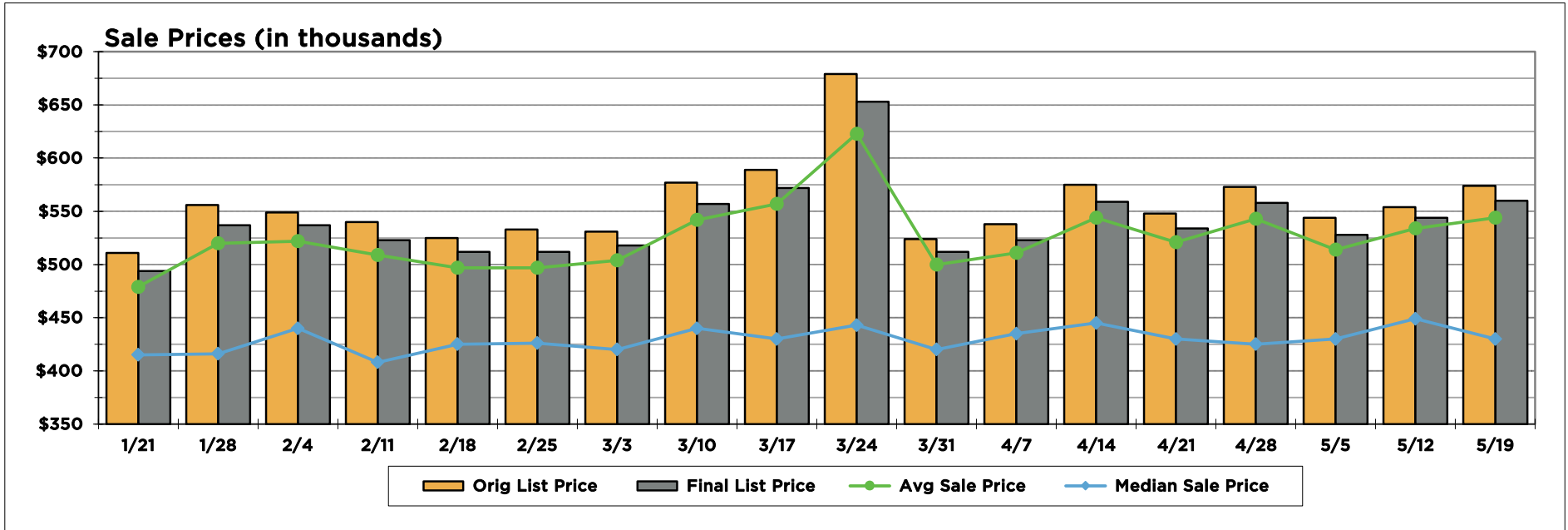
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,095	1,204	1,300	1,548	1,955	2,599	4,097
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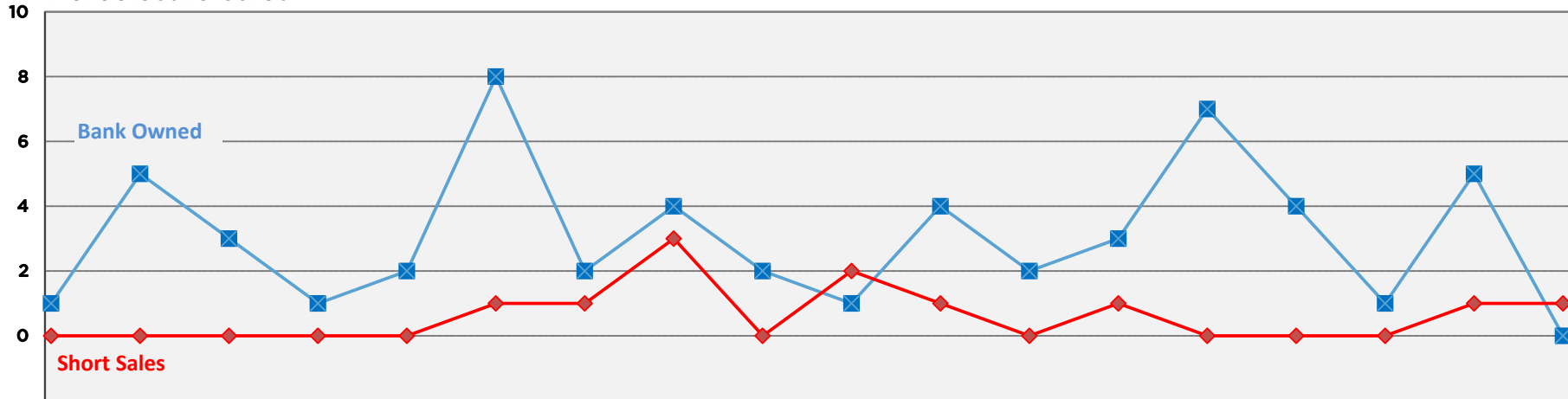
Single Family Homes





Single Family Homes

Foreclosure Sales

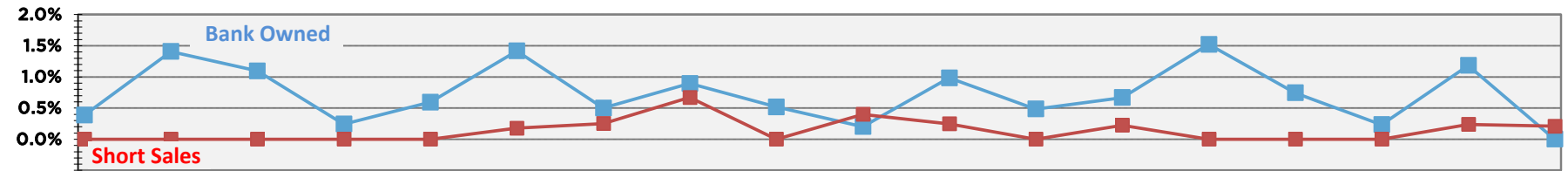


BO	1	5	3	1	2	8	2	4	2	1	4	2	3	7	4	1	5	0
SS	0	0	0	0	0	1	1	3	0	2	1	0	1	0	0	0	1	1

Percentage of Sales



Normal	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%	99.79%
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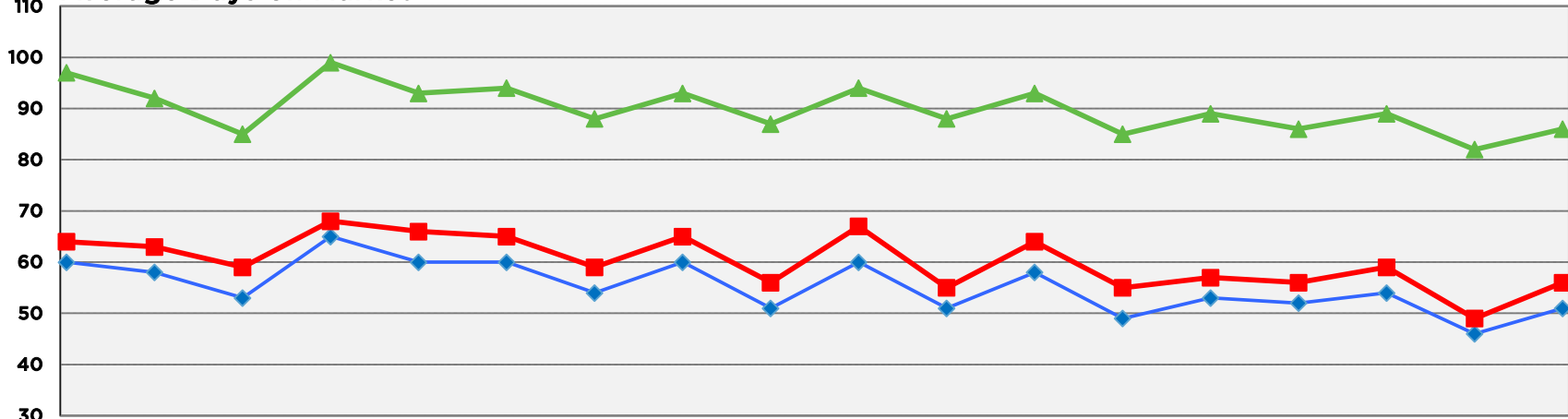


BO	0.39%	1.40%	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%



Single Family Homes

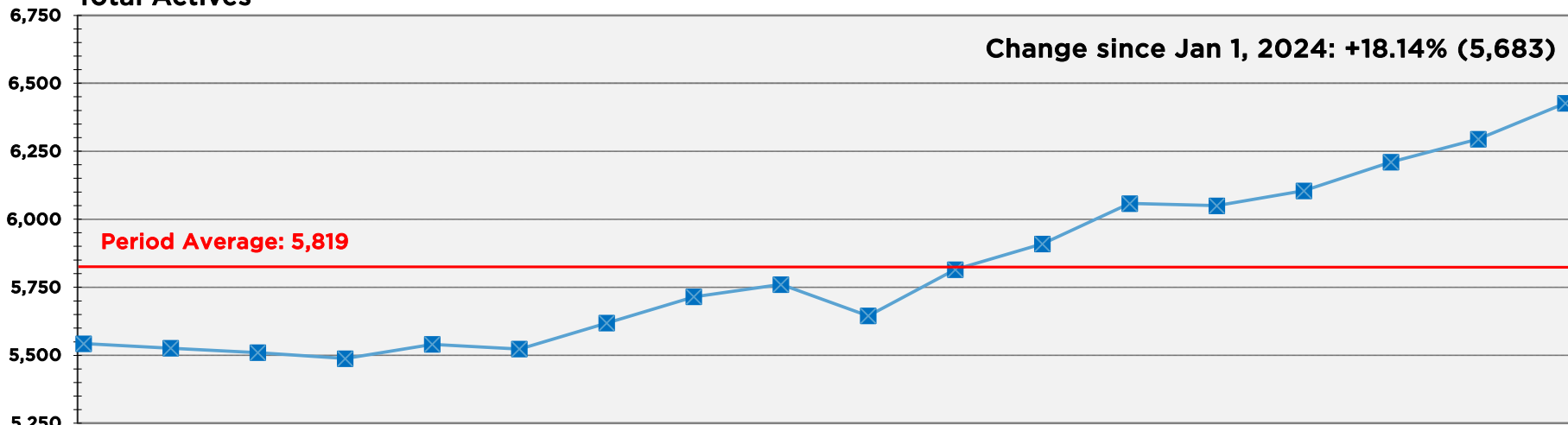
Average Days on Market



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

Total Actives

Change since Jan 1, 2024: +18.14% (5,683)

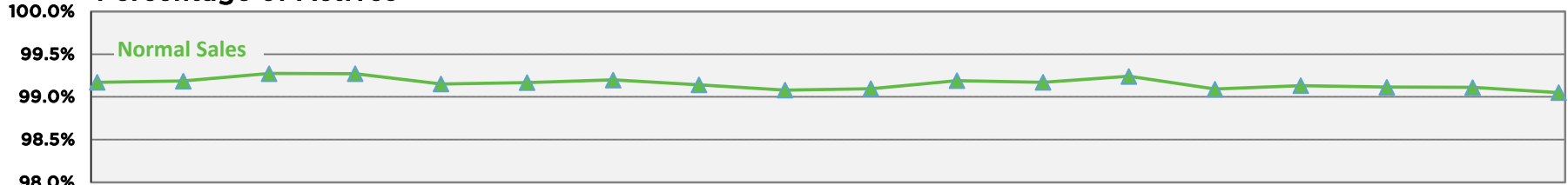


1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19
5,543	5,526	5,510	5,488	5,540	5,523	5,619	5,715	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295	6,427

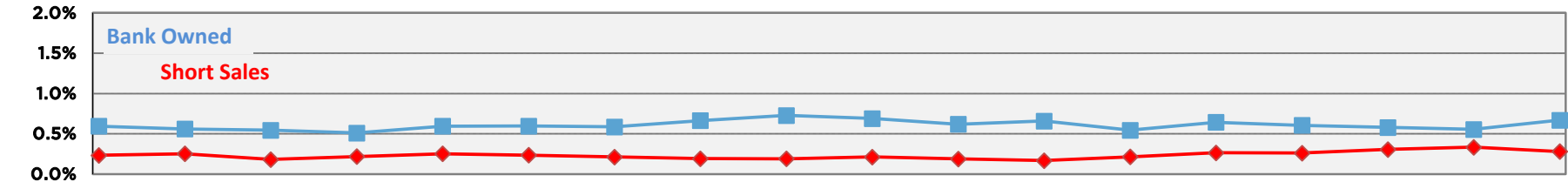


Single Family Homes

Percentage of Actives

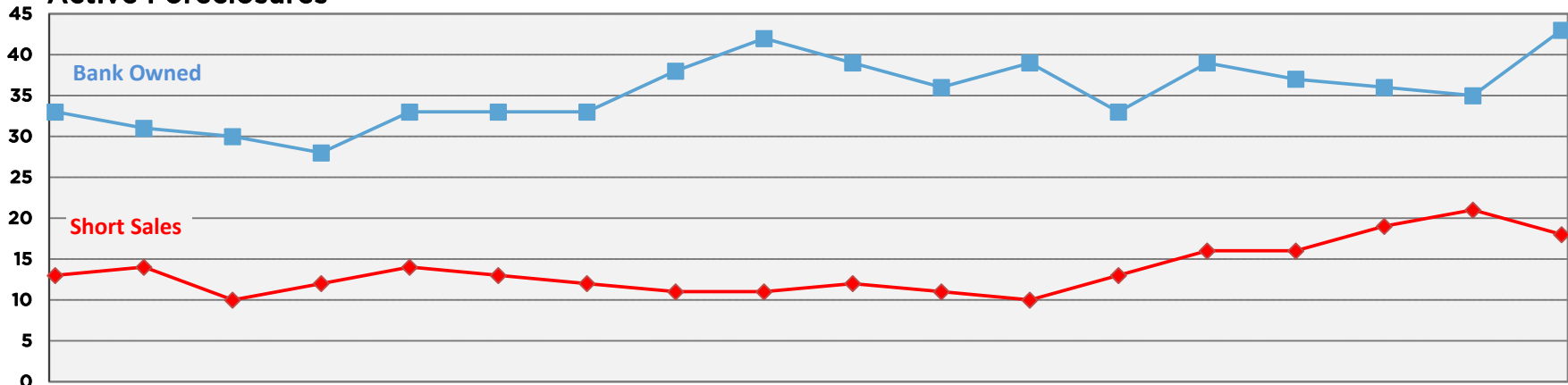


	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19
Normal	99.17%	99.19%	99.27%	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%	99.10%	99.19%	99.17%	99.24%	99.09%	99.13%	99.11%	99.11%	99.05%



	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	5/19
BO	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%	0.67%
SS	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%	0.28%

Active Foreclosures

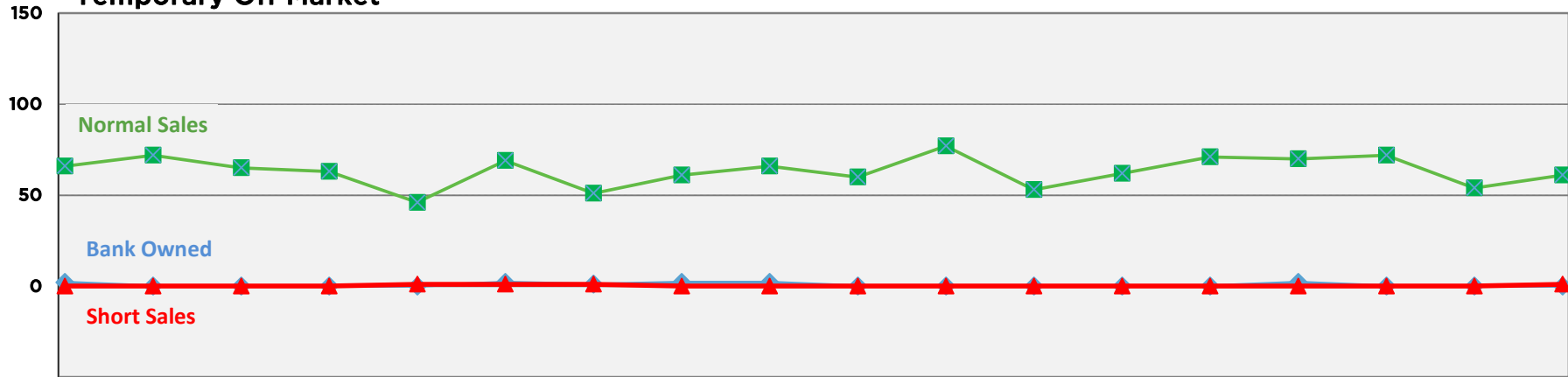


	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19
BO	33	31	30	28	33	33	33	38	42	39	36	39	33	39	37	36	35	43
SS	13	14	10	12	14	13	12	11	11	12	11	10	13	16	16	19	21	18



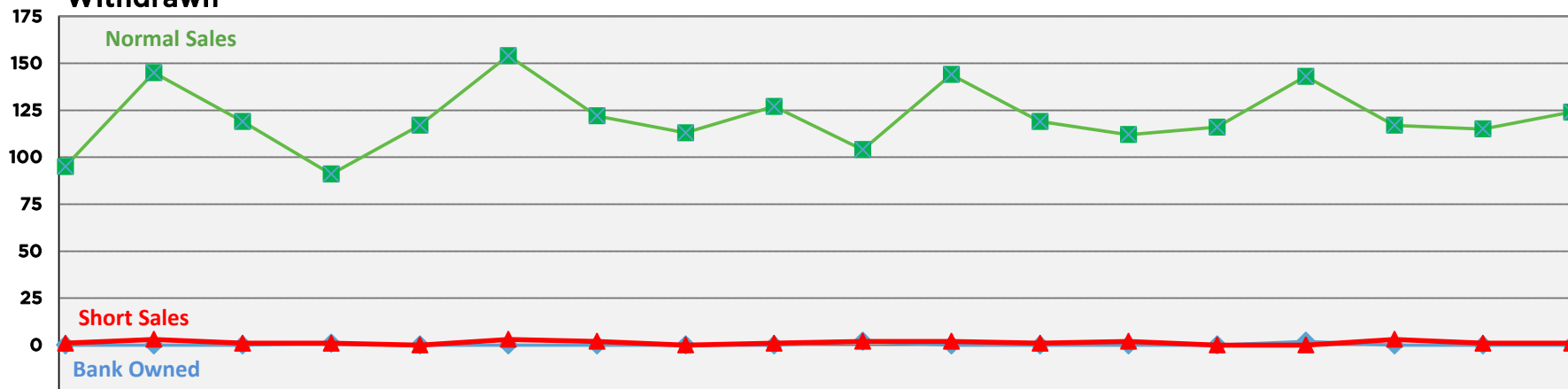
Single Family Homes

Temporary Off Market



	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	5/19
Norm	66	72	65	63	46	69	51	61	66	60	77	53	62	71	70	72	54	61
BO	2	0	0	0	0	2	1	2	2	0	0	0	0	0	2	0	0	0
SS	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	1

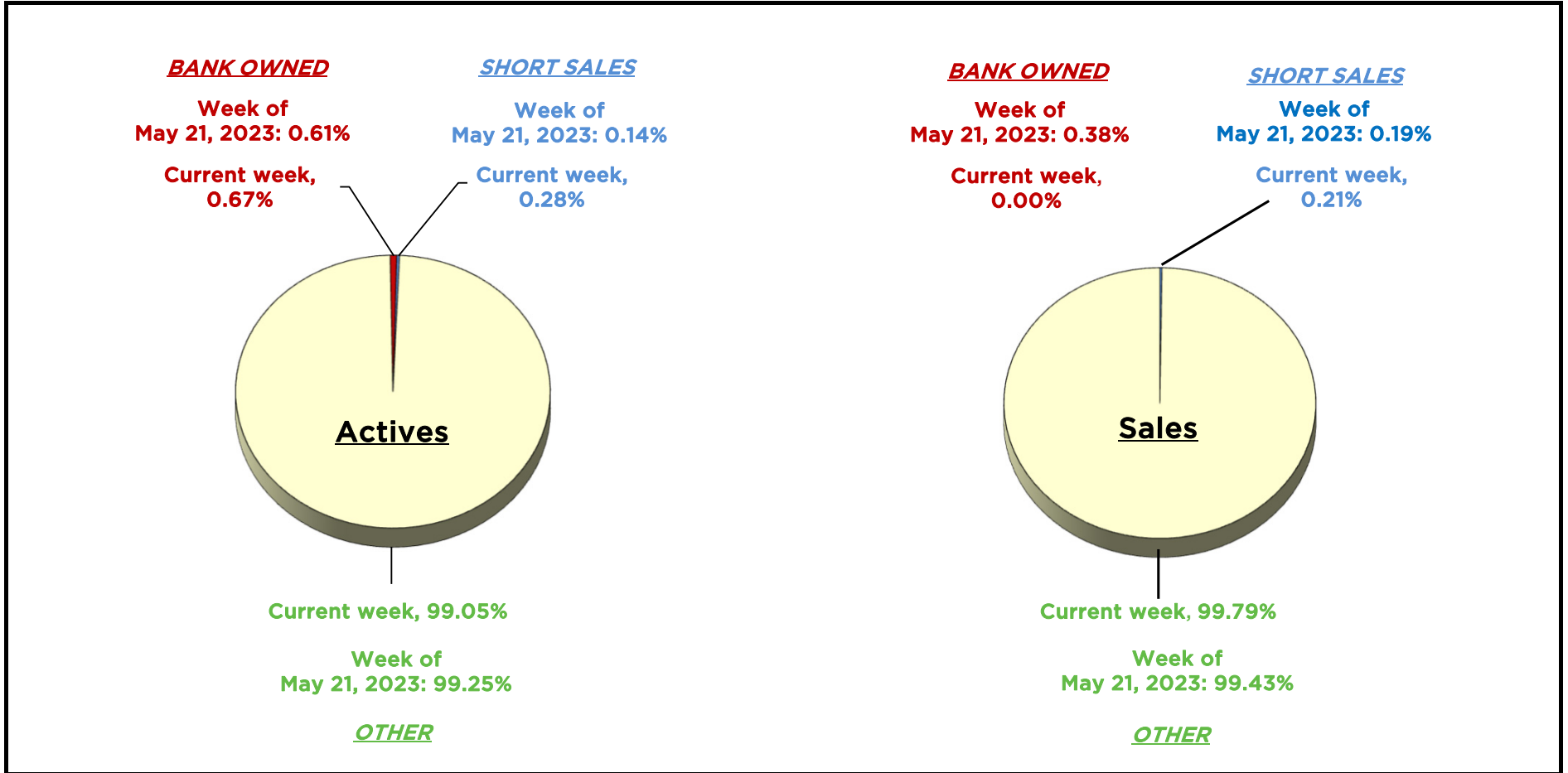
Withdrawn



	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	5/19
Norm	95	145	119	91	117	154	122	113	127	104	144	119	112	116	143	117	115	124
BO	0	0	0	1	0	0	0	0	0	2	0	0	0	0	2	0	0	0
SS	1	3	1	1	0	3	2	0	1	2	2	1	2	0	0	3	1	1



Single Family Homes



Monday Morning Quarterback
05/19/2024 - 05/25/2024
Lake, Orange, Osceola & Seminole Counties

There are 52 Single Family Homes available for the Median Price of \$430,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$429,950	3.5	2.0	1,828	\$235.18
Winter Springs / Tuskawilla	32708	1	\$429,900	3.0	2.0	2,094	\$205.30
Longwood (East)	32750	1	\$429,900	3.0	2.0	1,471	\$292.25
Maitland / Eatonville	32751	1	\$430,000	4.0	2.0	1,620	\$265.43
Oviedo	32765	1	\$430,000	3.0	2.0	1,687	\$254.89
Sanford (South)	32773	2	\$429,950	4.0	2.0	2,049	\$209.89
Orange County		14	\$429,950	3.6	2.0	1,859	\$231.26
Apopka / Hunt Club	32703	1	\$430,000	4.0	2.0	2,477	\$173.60
Apopka (North)	32712	1	\$429,900	3.0	2.0	2,039	\$210.84
Winter Park (East) / Aloma	32792	1	\$429,900	4.0	2.0	1,512	\$284.33
Colonialtown	32803	1	\$429,900	2.0	1.0	1,111	\$386.95
Conway	32812	1	\$430,000	4.0	2.0	1,500	\$286.67
Union Park	32817	1	\$430,000	3.0	2.0	1,510	\$284.77
Hiawassee	32818	2	\$430,000	4.5	2.5	2,539	\$169.39
Taft	32824	1	\$429,900	4.0	2.0	1,781	\$241.38
Rio Pinar / Union Park	32825	1	\$430,000	3.0	2.0	1,694	\$253.84
Research Park	32826	1	\$429,900	3.0	2.0	1,877	\$229.04
Metro West / Orlo Vista	32835	1	\$429,900	3.0	2.0	1,408	\$305.33
Ocoee	34761	2	\$429,950	4.0	2.0	2,021	\$212.74
Osceola County		18	\$429,955	3.5	2.1	1,903	\$225.96
Kissimmee (Central)	34741	2	\$429,950	3.5	2.0	1,897	\$226.65
Kissimmee (East)	34744	5	\$429,980	3.6	2.2	2,014	\$213.47
Kissimmee (West) / Pleasant Hill	34746	5	\$429,979	3.8	2.2	1,793	\$239.81
St Cloud	34769	2	\$429,999	3.5	2.0	2,123	\$202.54
St Cloud / Narcoossee	34771	2	\$429,750	3.0	2.0	1,726	\$249.06
St Cloud / Canoe Creek	34772	2	\$430,000	3.0	2.0	1,862	\$231.00
Lake County		14	\$429,918	2.9	2.0	1,919	\$224.06
Eustis (West)	32726	1	\$430,000	2.0	2.0	1,905	\$225.72
Mount Dora	32757	3	\$429,933	3.3	2.0	1,747	\$246.14
Clermont (Central)	34711	1	\$429,500	3.0	2.0	1,545	\$277.99
Clermont (South)	34714	4	\$429,988	3.0	2.0	1,838	\$233.98
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
Leesburg (West)	34748	3	\$429,900	2.3	2.0	2,232	\$192.61

Monday Morning Quarterback
05/19/2024 - 05/25/2024
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	155	70	31	39	6	7	2
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	154	69	31	39	6	7	2
Active Listings	3,221	1,126	467	840	445	321	22
Bank Owned	7	4	2	0	0	1	0
Short Sales	5	2	0	3	0	0	0
Other	3,209	1,120	465	837	445	320	22
Months of Inventory	4.80	3.71	3.48	4.97	17.12	10.58	2.54

List Price

Average Original List Price	\$312,581	\$198,951	\$290,080	\$357,670	\$457,498	\$555,986	\$2,472,500
Average Final List Price	\$304,057	\$191,721	\$280,819	\$349,747	\$438,498	\$540,986	\$2,472,500

Sale Price

Average Price	\$295,391	\$182,939	\$273,164	\$344,197	\$432,750	\$527,357	\$2,400,000
Median Price	\$257,600	\$180,000	\$275,000	\$340,000	\$409,000	\$519,000	\$2,400,000

Price Differences

Original to Final List Price	-\$8,524	-\$7,230	-\$9,261	-\$7,923	-\$19,000	-\$15,000	\$0
Original List to Sale Price - \$	-\$17,190	-\$16,012	-\$16,916	-\$13,473	-\$24,748	-\$28,629	-\$72,500
Final List to Sale Price - \$	-\$8,666	-\$8,782	-\$7,655	-\$5,550	-\$5,748	-\$13,629	-\$72,500
Original List to Sale Price - %	94.50%	91.95%	94.17%	96.23%	94.59%	94.85%	97.07%
Final List to Sale Price - %	97.15%	95.42%	97.27%	98.41%	98.69%	97.48%	97.07%

Days on the Market

Avg Days Listing to Contract	61	58	59	61	127	63	8
Combined Avg Days to Contract	64	61	59	64	127	78	8
Avg Days Listing to Closing	96	93	93	96	164	100	53
Avg Days Contract to Close	35	35	34	35	38	37	44.5

Beds / Baths

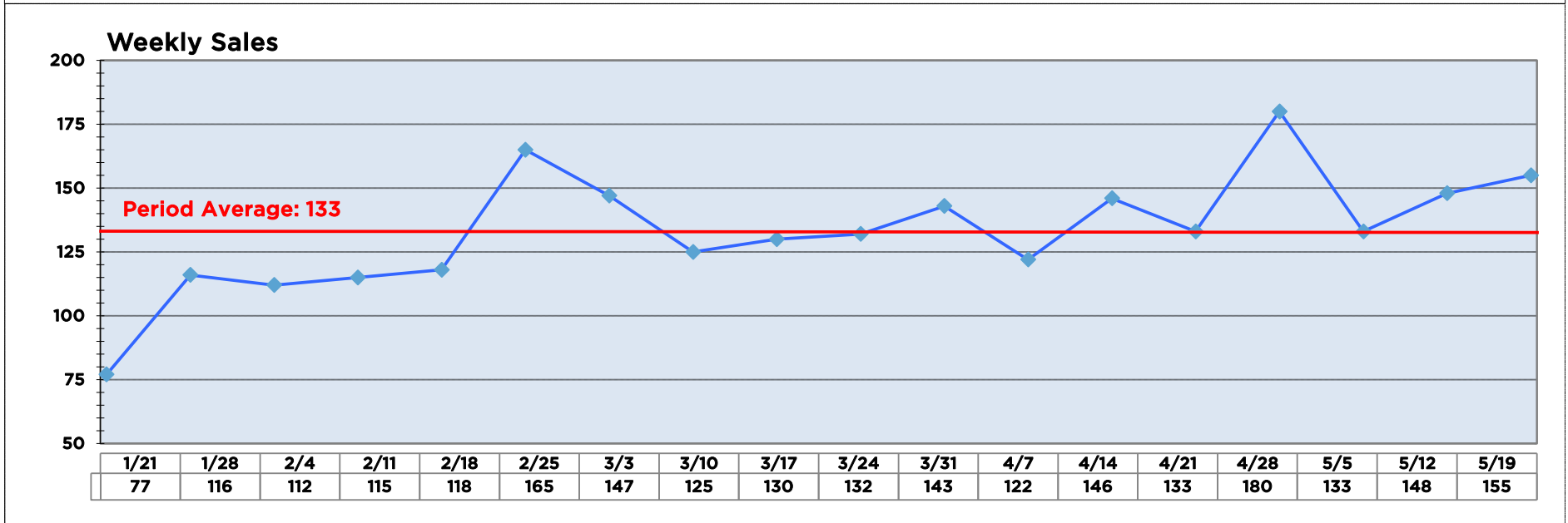
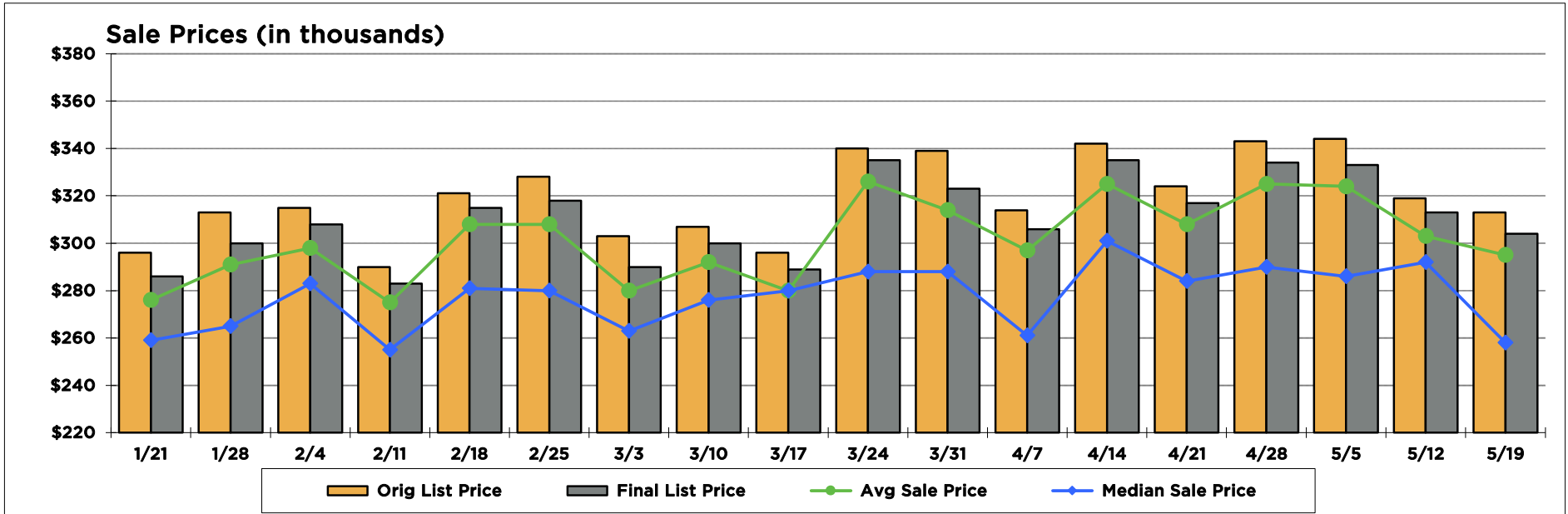
Average Bedrooms	2	2	2	3	3	4	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	0	1

Square Footage

Average Square Feet	1,244	944	1,245	1,498	1,782	1,844	3,045
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Monday Morning Quarterback
05/19/2024 - 05/25/2024
Lake, Orange, Osceola & Seminole Counties

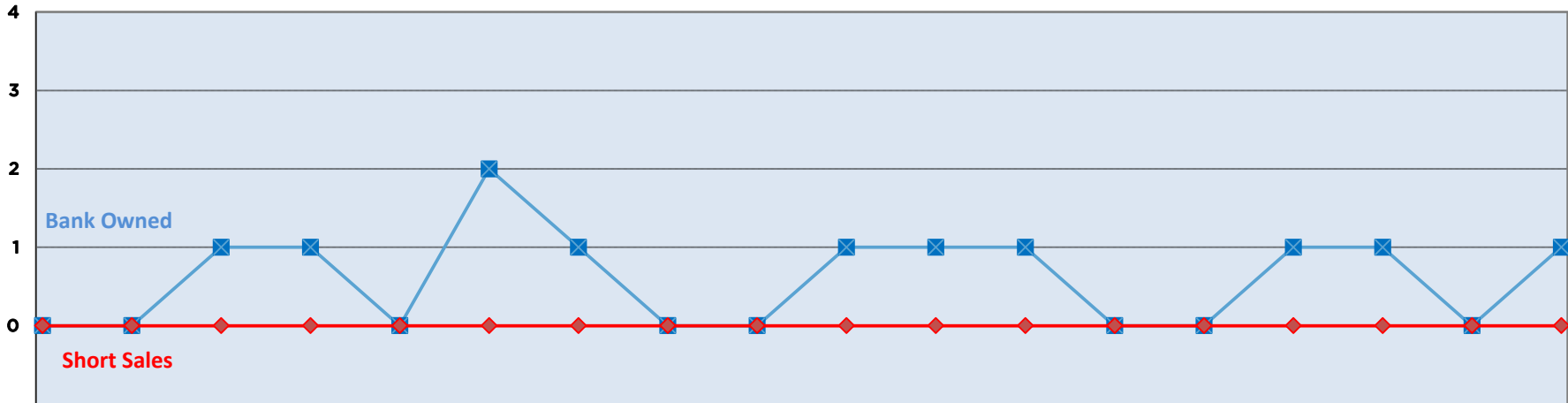
Condos, Townhomes, Villas



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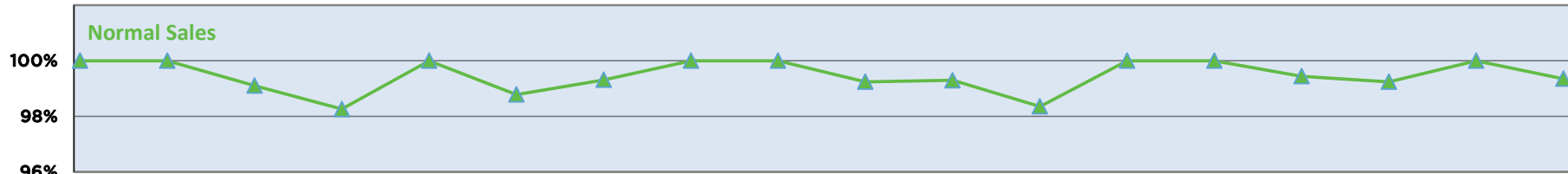
Condos, Townhomes, Villas

Foreclosure Sales

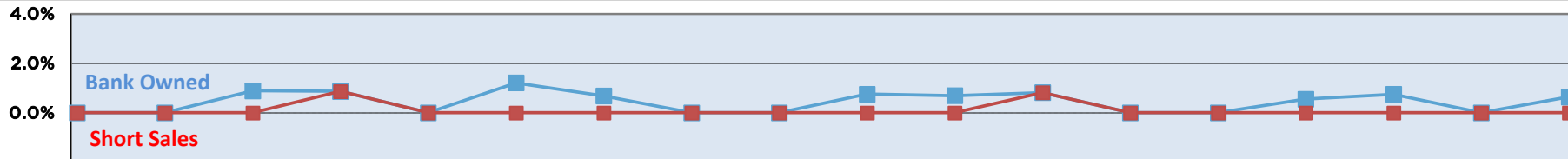


	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19
BO	0	0	1	1	0	2	1	0	0	1	1	1	0	0	1	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



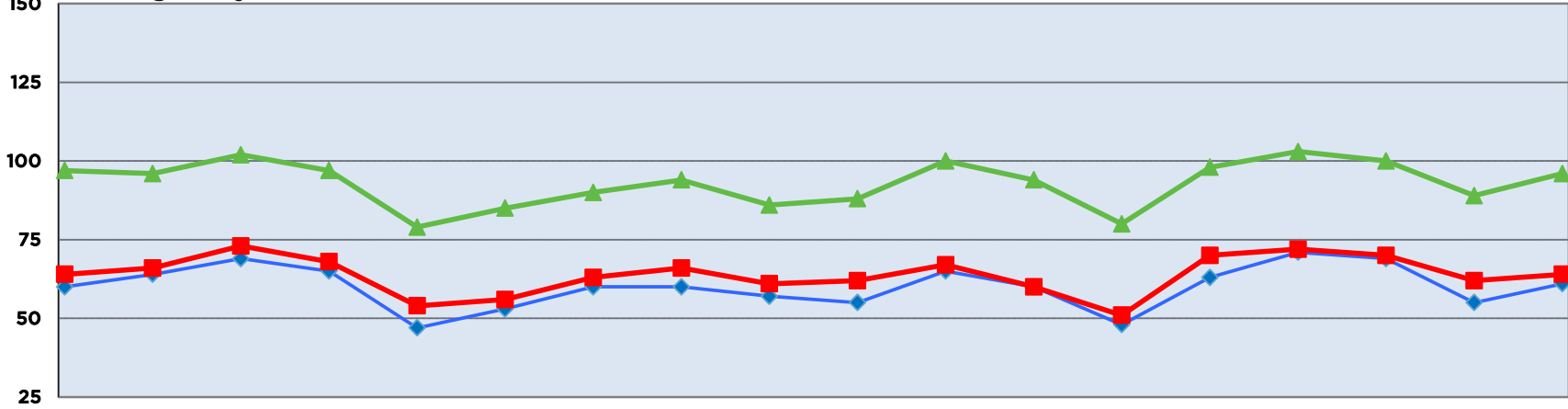
	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19
Normal	100.00	100.00	99.11%	98.26%	100.00	98.79%	99.32%	100.00	100.00	99.24%	99.30%	98.36%	100.00	100.00	99.44%	99.25%	100.00	99.35%



	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	5/19
BO	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%	0.65%
SS	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%	0.00%

Condos, Townhomes, Villas

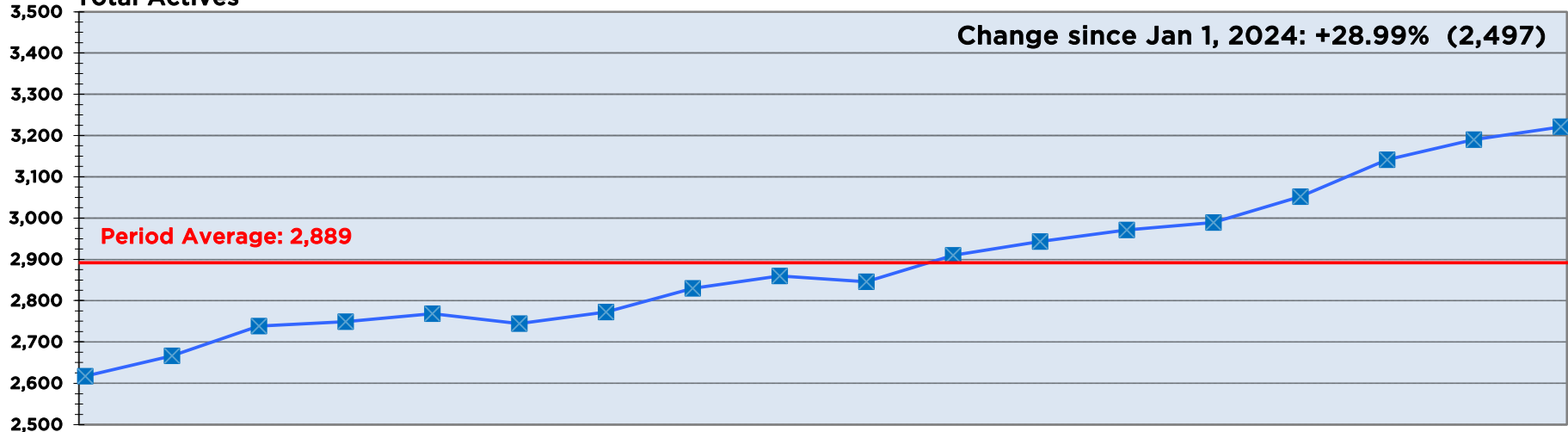
Average Days on Market



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

Total Actives

Change since Jan 1, 2024: +28.99% (2,497)

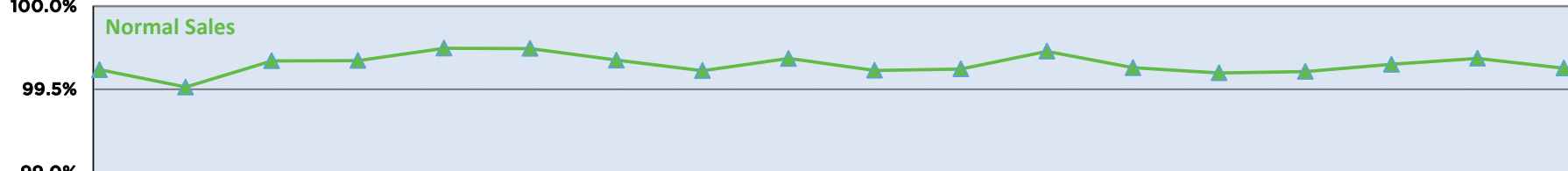


Total Actives	2,617	2,666	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221
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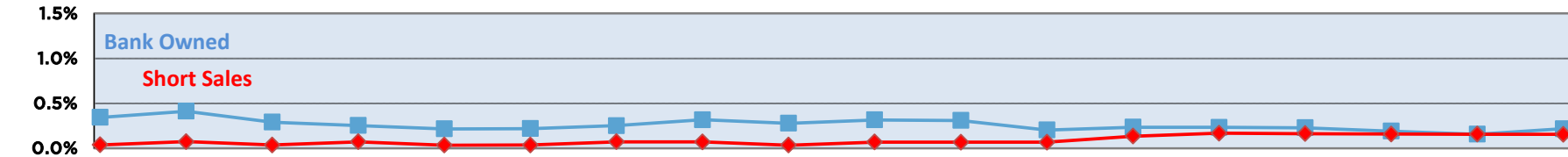


Condos, Townhomes, Villas

Percentage of Actives

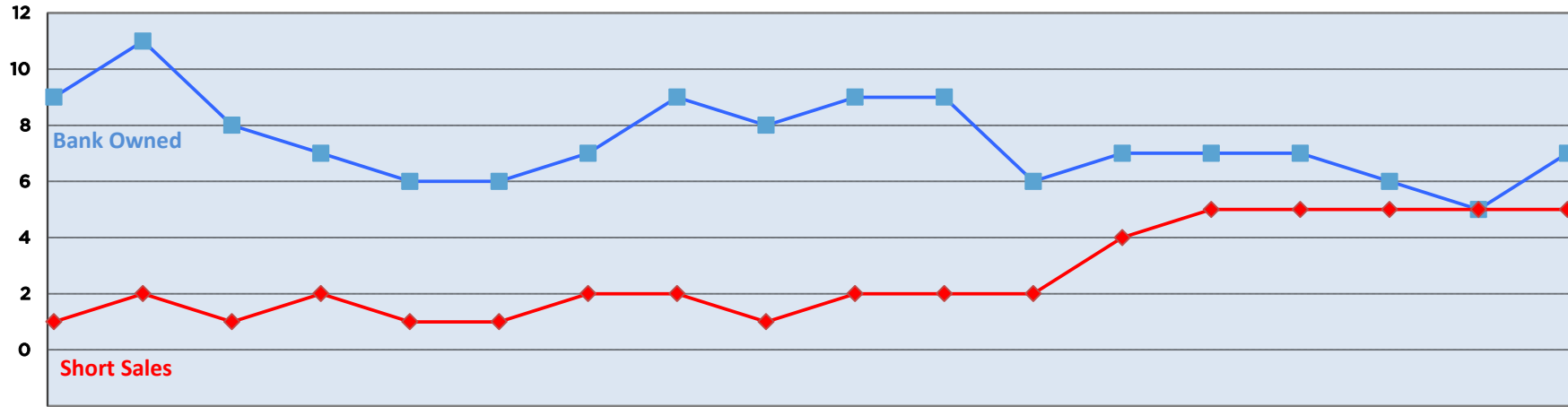


	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19
Normal	99.62%	99.51%	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%	99.62%	99.73%	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%



	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	5/19
BO	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%	0.22%
SS	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%	0.16%

Active Foreclosures

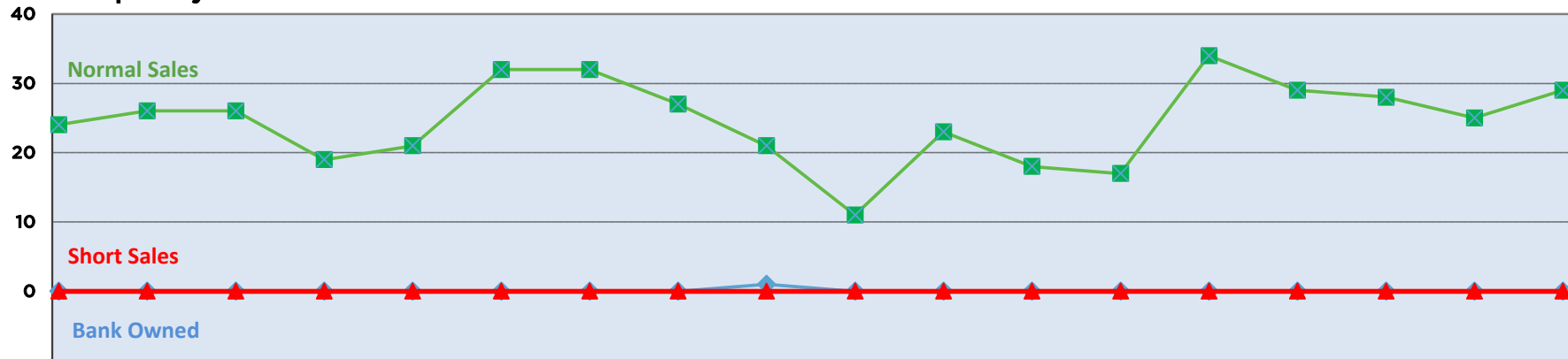


	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19
BO	9	11	8	7	6	6	7	9	8	9	9	6	7	7	7	6	5	7
SS	1	2	1	2	1	1	2	2	1	2	2	2	4	5	5	5	5	5



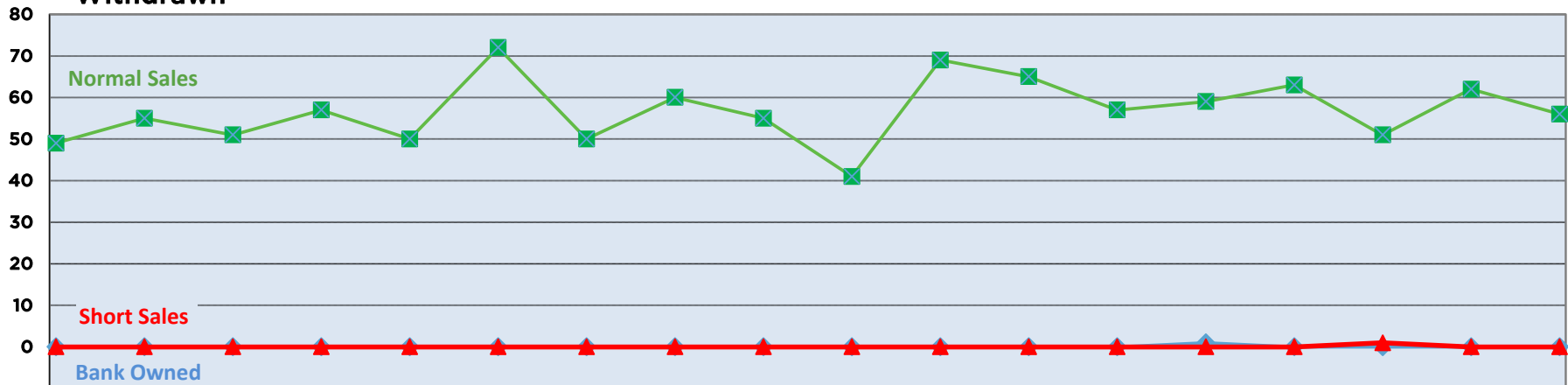
Condos, Townhomes, Villas

Temporary Off Market



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

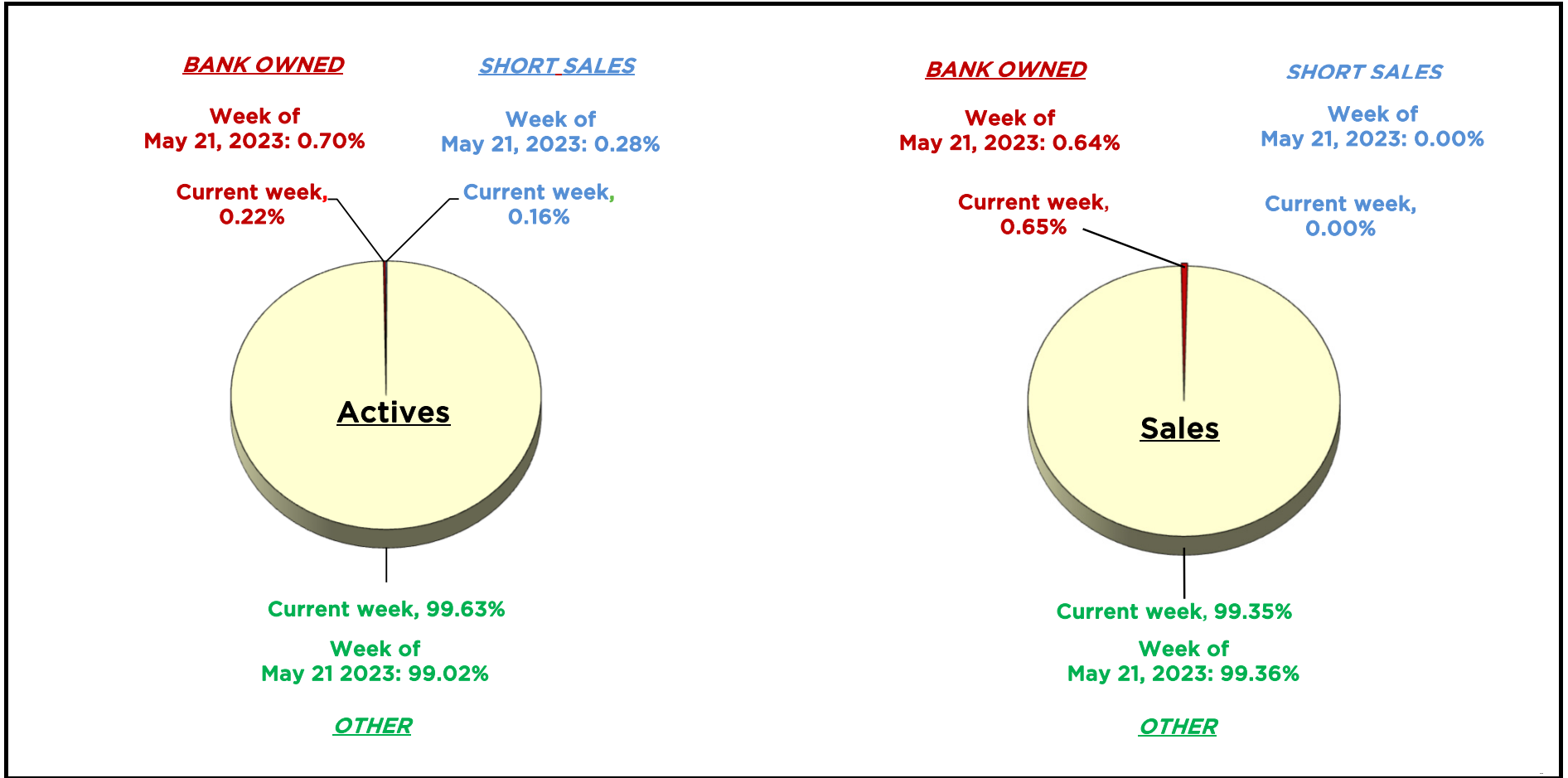
Withdrawn



	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	5/19
Norm	49	55	51	57	50	72	50	60	55	41	69	65	57	59	63	51	62	56
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	1	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
05/19/2024 - 05/25/2024
Lake, Orange, Osceola & Seminole Counties

There are 3 Condos, Villas, or Townhomes available for the Median Price of \$257,600 (± \$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		2	\$257,500	1.5	2.0	918	\$280.65
Winter Park (East) / Aloma	32792	1	\$257,500	2.0	2.0	1,037	\$248.31
Williamsburg / Lake Bryan	32821	1	\$257,500	1.0	2.0	798	\$322.68
Osceola County		1	\$257,900	1.0	1.0	901	\$286.24
Kissimmee / Celebration	34747	1	\$257,900	1.0	1.0	901	\$286.24