



## ***Monday Morning Quarterback Summary***

***Week of June 02, 2024 - June 08, 2024***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 441 during the week of June 02, from 530 the week prior
- The median price of single family homes decreased to \$445,000 a change of -1.1%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 104, and now sits at 6,602

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 108 during the week of June 02, from 123 the week prior
- The median price of condos, townhomes, and villas increased to \$297,000 a change of 4.2%
- 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 84, and now sits at 3,286

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

**Monday Morning Quarterback**  
06/02/2024 - 06/08/2024  
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
<b>Weekly Sales</b>	441	34	29	112	94	149	23
Bank Owned	2	1	0	0	1	0	0
Short Sales	3	1	0	1	0	1	0
Other	436	32	29	111	93	148	23
<b>Active Listings</b>	6,602	328	313	1,233	1,371	2,572	785
Bank Owned	35	9	5	9	4	7	1
Short Sales	20	4	0	11	2	2	1
Other	6,547	315	308	1,213	1,365	2,563	783
<b>Months of Inventory</b>	3.46	2.23	2.49	2.54	3.37	3.98	7.88

**List Price**

Average Original List Price	\$533,507	\$209,453	\$292,524	\$365,317	\$464,644	\$680,887	\$1,462,087
Average Final List Price	\$517,221	\$199,154	\$284,400	\$358,445	\$454,061	\$660,489	\$1,384,148

**Sale Price**

Average Price	\$505,125	\$188,059	\$276,110	\$352,439	\$445,823	\$649,869	\$1,310,783
Median Price	\$445,000	\$195,500	\$279,000	\$350,000	\$449,500	\$612,000	\$1,300,000

**Price Differences**

Original to Final List Price	-\$16,286	-\$10,299	-\$8,124	-\$6,872	-\$10,583	-\$20,398	-\$77,939
Original List to Sale Price - \$	-\$28,382	-\$21,394	-\$16,414	-\$12,878	-\$18,821	-\$31,018	-\$151,304
Final List to Sale Price - \$	-\$12,096	-\$11,095	-\$8,290	-\$6,006	-\$8,238	-\$10,620	-\$73,365
Original List to Sale Price - %	94.68%	89.79%	94.39%	96.47%	95.95%	95.44%	89.65%
Final List to Sale Price - %	97.66%	94.43%	97.09%	98.32%	98.19%	98.39%	94.70%

**Days on the Market**

Avg Days Listing to Contract	53	65	66	45	46	53	75
Combined Avg Days to Contract	56	65	74	48	48	55	83
Avg Days Listing to Closing	90	105	101	82	83	91	119
Avg Days Contract to Close	37	40	34	36	36	37	44

**Beds / Baths**

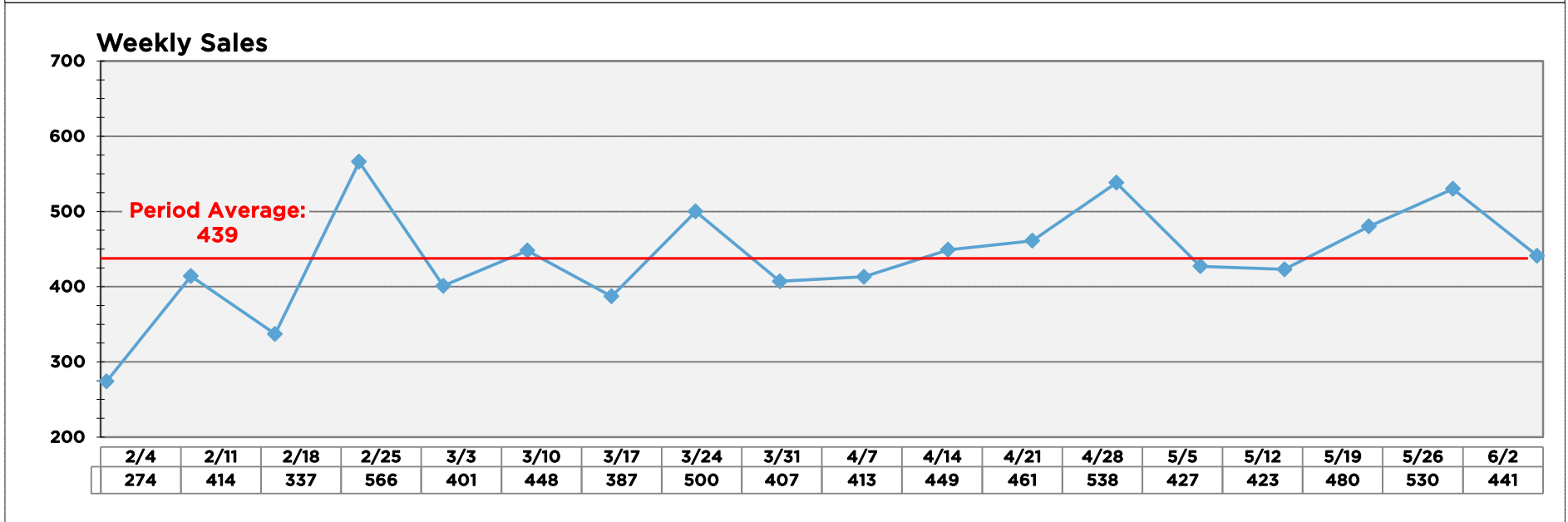
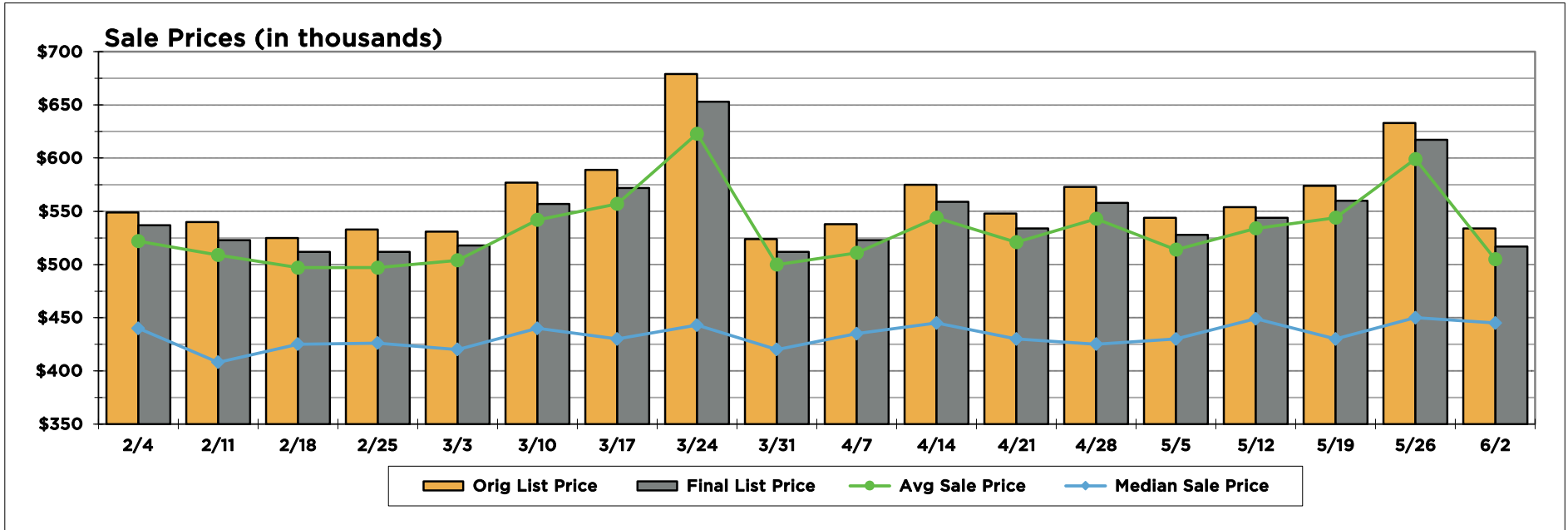
Average Bedrooms	4	3	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

Average Square Feet	2,078	1,189	1,369	1,596	1,918	2,649	3,592
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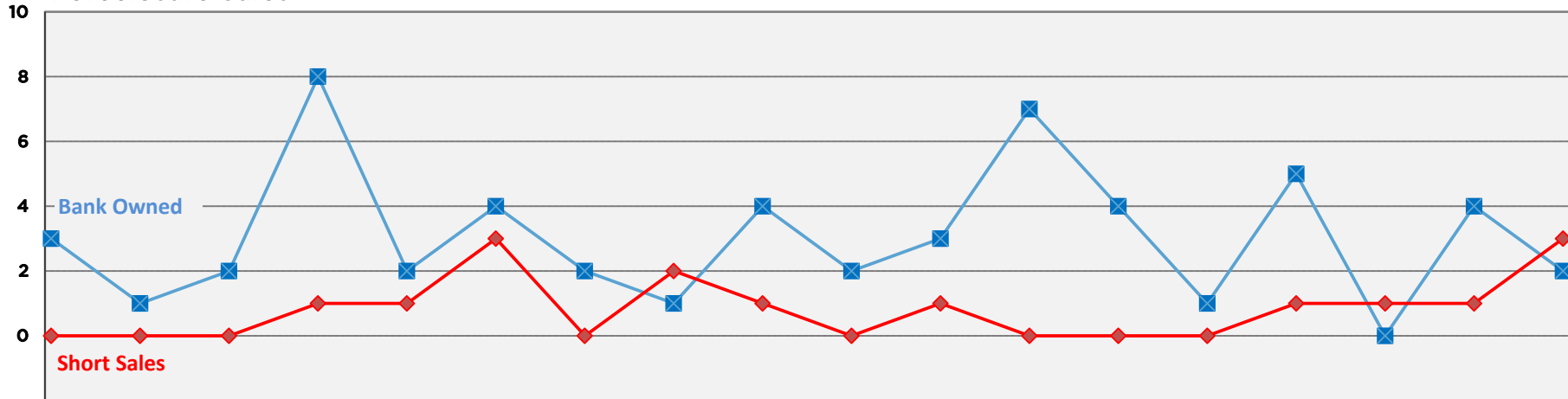
**Single Family Homes**





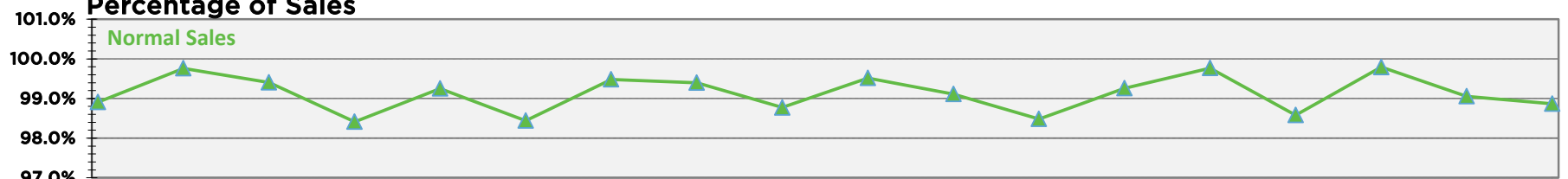
**Single Family Homes**

**Foreclosure Sales**

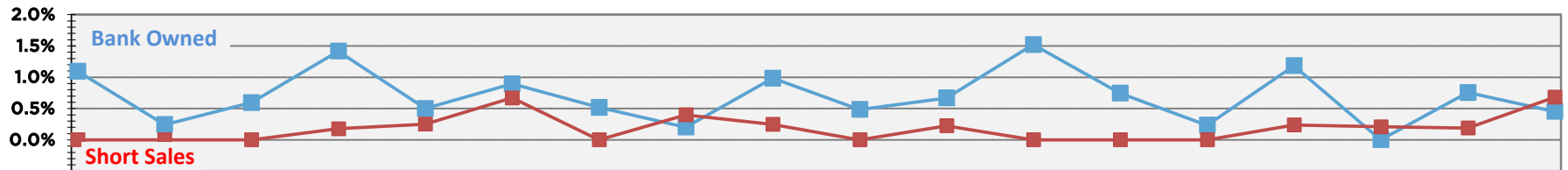


BO	3	1	2	8	2	4	2	1	4	2	3	7	4	1	5	0	4	2
SS	0	0	0	1	1	3	0	2	1	0	1	0	0	0	1	1	1	3

**Percentage of Sales**



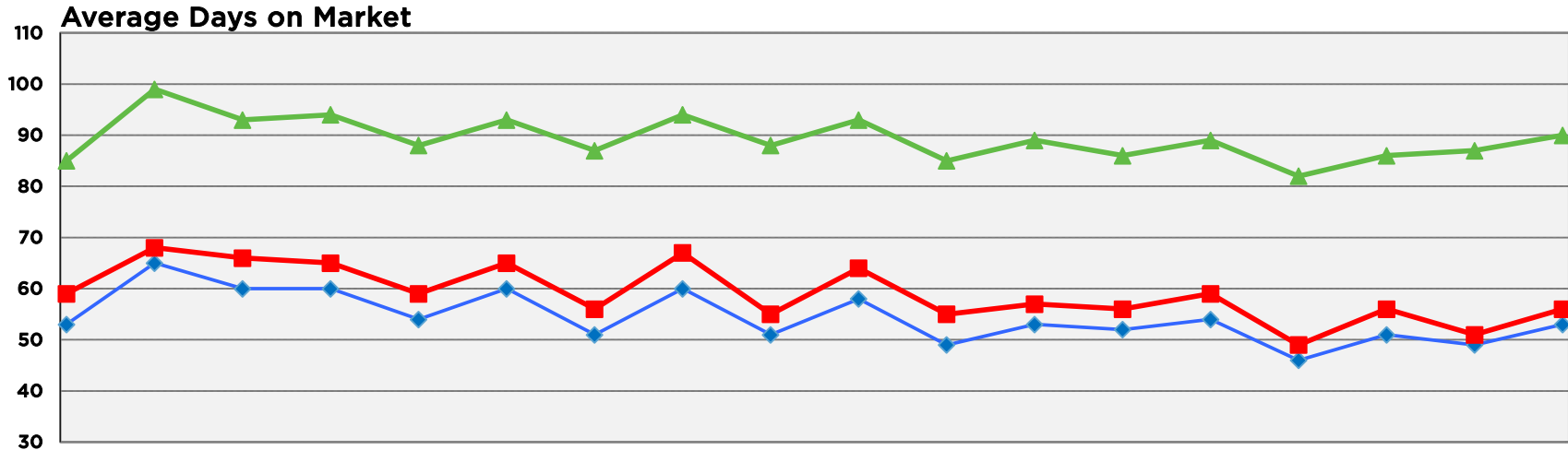
Normal	98.91%	99.76%	99.41%	98.41%	99.25%	98.44%	99.48%	99.40%	98.77%	99.52%	99.11%	98.48%	99.26%	99.77%	98.58%	99.79%	99.06%	98.87%
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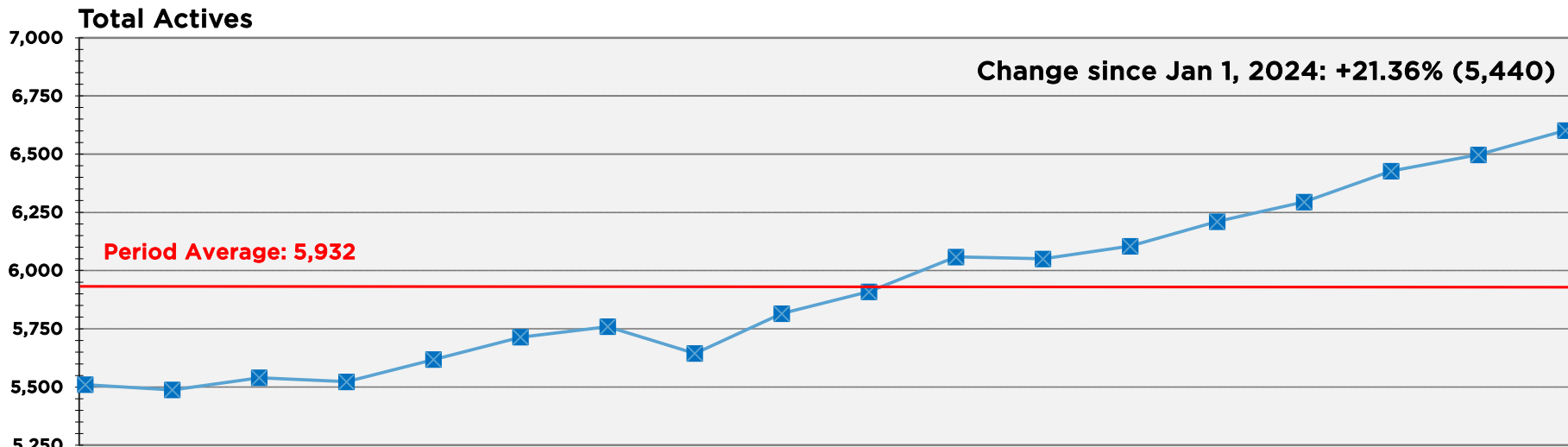
BO	1.09%	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%
SS	0.00%	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%



**Single Family Homes**



ListToContract	53	65	60	60	54	60	51	60	51	58	49	53	52	54	46	51	49	53
CombDaysOnMkt	59	68	66	65	59	65	56	67	55	64	55	57	56	59	49	56	51	56
ListToClose	85	99	93	94	88	93	87	94	88	93	85	89	86	89	82	86	87	90

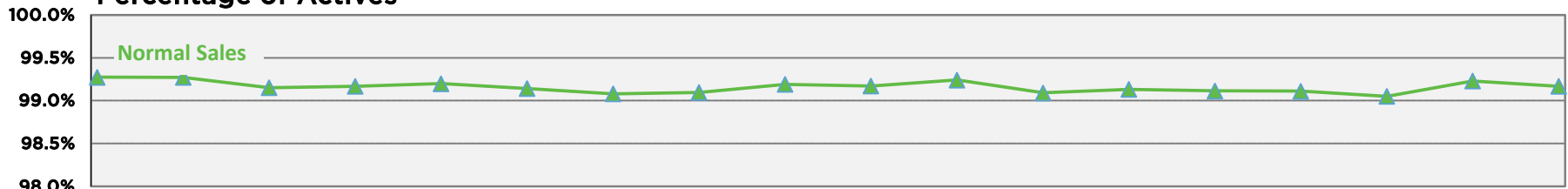


2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2
5,510	5,488	5,540	5,523	5,619	5,715	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295	6,427	6,498	6,602

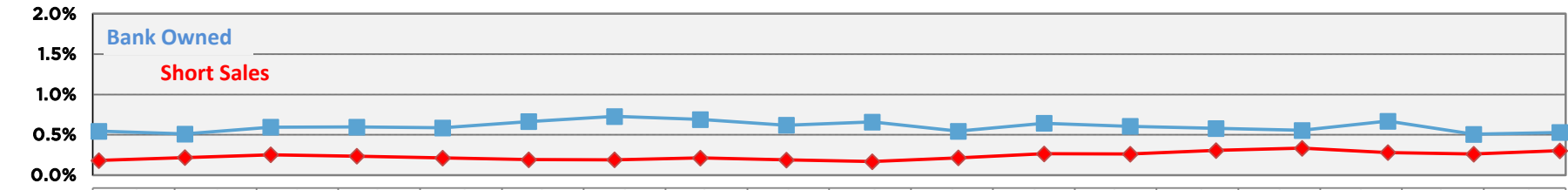


**Single Family Homes**

**Percentage of Actives**

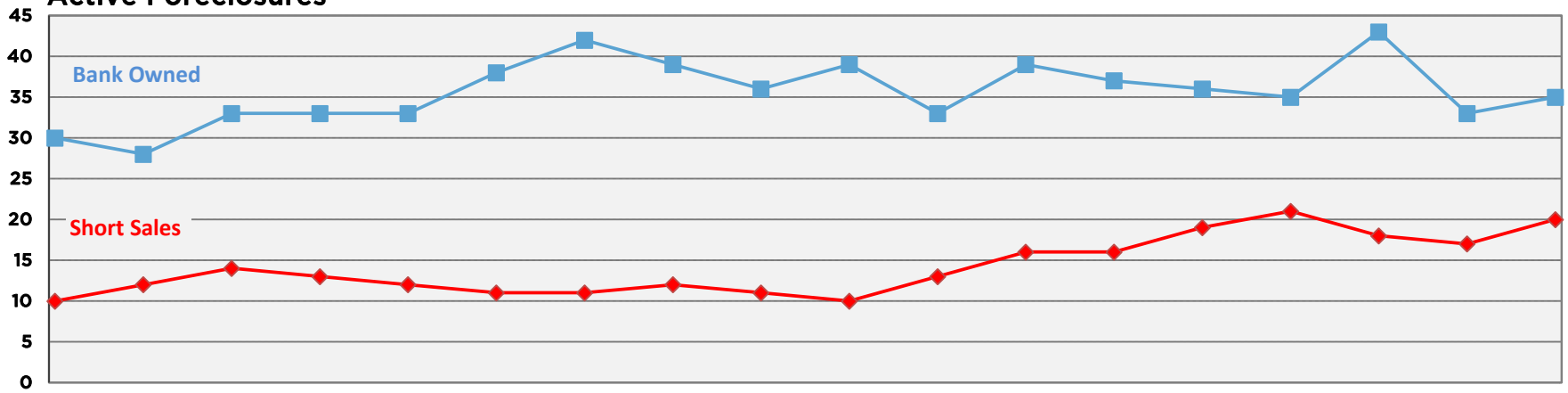


	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2
Normal	99.27%	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%	99.10%	99.19%	99.17%	99.24%	99.09%	99.13%	99.11%	99.11%	99.05%	99.23%	99.17%



	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	5/26	6/2
BO	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%	0.51%	0.53%
SS	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%	0.26%	0.30%

**Active Foreclosures**

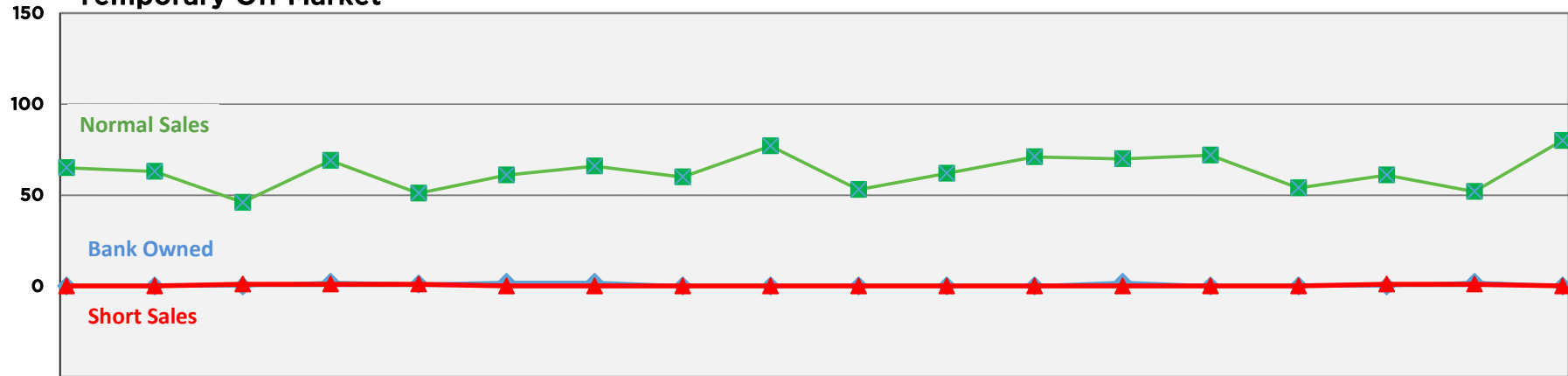


	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2
BO	30	28	33	33	33	38	42	39	36	39	33	39	37	36	35	43	33	35
SS	10	12	14	13	12	11	11	12	11	10	13	16	16	19	21	18	17	20

**Monday Morning Quarterback**  
06/02/2024 - 06/08/2024  
Lake, Orange, Osceola & Seminole Counties

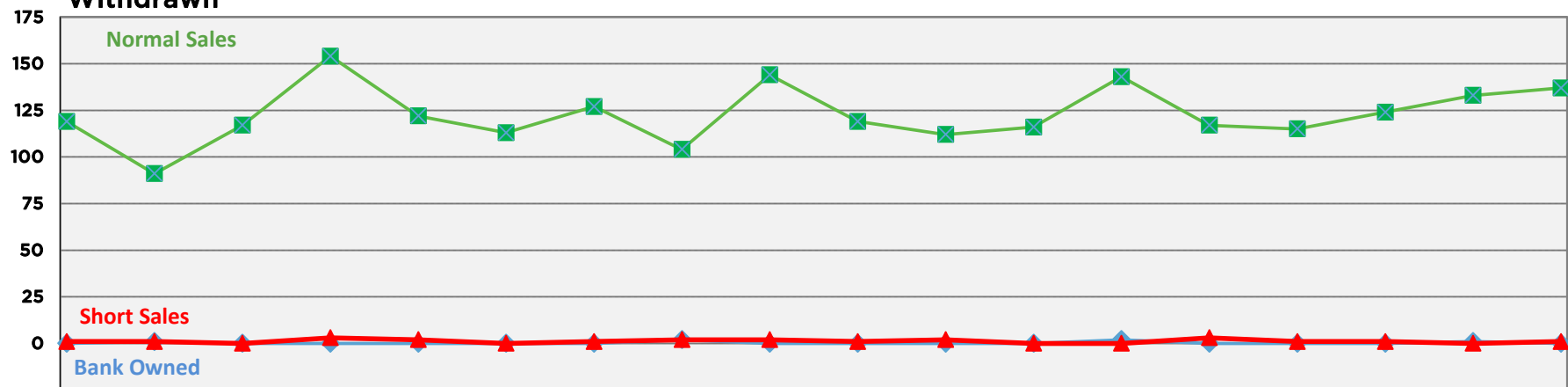
**Single Family Homes**

**Temporary Off Market**



	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	5/26	6/2
Norm	65	63	46	69	51	61	66	60	77	53	62	71	70	72	54	61	52	80
BO	0	0	0	2	1	2	2	0	0	0	0	0	2	0	0	0	2	0
SS	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	1	1	0

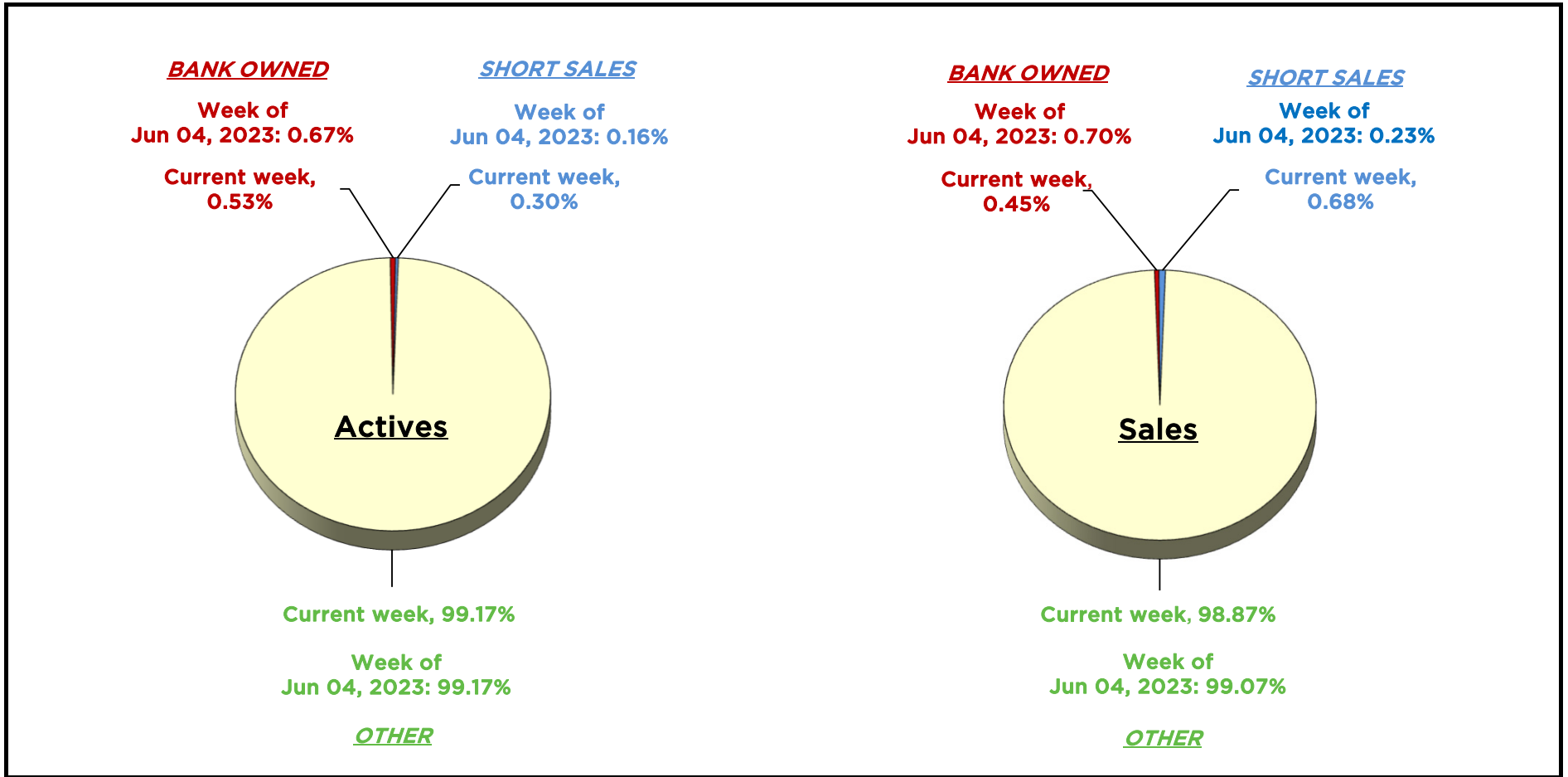
**Withdrawn**



	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	5/26	6/2
Norm	119	91	117	154	122	113	127	104	144	119	112	116	143	117	115	124	133	137
BO	0	1	0	0	0	0	0	2	0	0	0	0	2	0	0	0	1	0
SS	1	1	0	3	2	0	1	2	2	1	2	0	0	3	1	1	0	1



**Single Family Homes**



**Monday Morning Quarterback**  
06/02/2024 - 06/08/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 40 Single Family Homes available for the Median Price of \$445,000 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>7</b>	<b>\$445,000</b>	<b>3.4</b>	<b>2.0</b>	<b>1,762</b>	<b>\$252.49</b>
Casselberry	32707	1	\$445,000	4.0	2.0	2,160	\$206.02
Winter Springs / Tuskawilla	32708	1	\$445,000	3.0	2.0	1,456	\$305.63
Oviedo	32765	3	\$445,000	3.3	2.0	1,648	\$269.97
Sanford / Lake Forest	32771	1	\$445,000	4.0	2.0	2,321	\$191.73
Longwood / Wekiva Springs	32779	1	\$445,000	3.0	2.0	1,455	\$305.84
<b>Orange County</b>		<b>16</b>	<b>\$444,981</b>	<b>3.3</b>	<b>1.9</b>	<b>1,715</b>	<b>\$259.40</b>
Apopka (North)	32712	1	\$445,000	3.0	2.0	2,039	\$218.24
Mount Dora	32757	2	\$444,950	4.0	2.0	1,865	\$238.64
Winter Park (West)	32789	1	\$445,000	2.0	1.0	1,192	\$373.32
Colonialtown	32803	1	\$445,000	4.0	2.0	1,200	\$370.83
Delaney / Crystal Lake	32806	1	\$445,000	2.0	1.0	938	\$474.41
Lockhart	32810	2	\$445,000	4.0	2.0	2,160	\$206.02
Hiawassee	32818	2	\$444,950	3.5	2.0	1,730	\$257.27
Taft	32824	1	\$445,000	4.0	2.0	2,132	\$208.72
Rio Pinar / Union Park	32825	1	\$445,000	4.0	3.0	2,204	\$201.91
Waterford Lakes	32828	1	\$444,900	3.0	2.0	1,600	\$278.06
Wedgfield	32833	1	\$445,000	3.0	2.0	1,805	\$246.54
Hunters Creek	32837	1	\$445,000	3.0	2.0	1,532	\$290.47
Winter Garden / Oakland	34787	1	\$445,000	2.0	2.0	1,297	\$343.10
<b>Osceola County</b>		<b>12</b>	<b>\$444,992</b>	<b>3.8</b>	<b>2.4</b>	<b>2,022</b>	<b>\$220.10</b>
Davenport	33896	1	\$445,000	3.0	2.0	1,732	\$256.93
Kissimmee (East)	34744	1	\$445,000	5.0	3.0	2,906	\$153.13
Kissimmee / Celebration	34747	3	\$444,967	4.0	2.7	1,661	\$267.89
Kissimmee / Poinciana	34758	1	\$445,000	5.0	3.0	2,271	\$195.95
St Cloud	34769	1	\$445,000	4.0	2.0	2,872	\$154.94
St Cloud / Narcoossee	34771	2	\$445,000	2.5	2.0	1,865	\$238.61
St Cloud / Canoe Creek	34772	3	\$445,000	3.7	2.3	1,922	\$231.49
<b>Lake County</b>		<b>5</b>	<b>\$444,880</b>	<b>3.6</b>	<b>2.4</b>	<b>1,888</b>	<b>\$235.69</b>
Eustis (East)	32736	1	\$445,000	4.0	2.0	1,906	\$233.47
Clermont (South)	34714	2	\$444,750	3.5	2.5	1,805	\$246.47
Fruitland Park	34731	1	\$445,000	5.0	3.0	2,311	\$192.56
Groveland	34736	1	\$444,900	2.0	2.0	1,612	\$275.99

**Monday Morning Quarterback**  
06/02/2024 - 06/08/2024  
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
<b>Weekly Sales</b>	<b>108</b>	<b>38</b>	<b>19</b>	<b>30</b>	<b>11</b>	<b>8</b>	<b>2</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	108	38	19	30	11	8	2
<b>Active Listings</b>	<b>3,286</b>	<b>1,135</b>	<b>483</b>	<b>861</b>	<b>456</b>	<b>333</b>	<b>18</b>
Bank Owned	6	4	1	0	0	1	0
Short Sales	5	2	0	3	0	0	0
Other	3,275	1,129	482	858	456	332	18
<b>Months of Inventory</b>	<b>7.02</b>	<b>6.89</b>	<b>5.87</b>	<b>6.62</b>	<b>9.57</b>	<b>9.61</b>	<b>2.08</b>

***List Price***

<b>Average Original List Price</b>	<b>\$340,558</b>	<b>\$193,047</b>	<b>\$285,110</b>	<b>\$358,670</b>	<b>\$471,436</b>	<b>\$635,188</b>	<b>\$1,500,000</b>
<b>Average Final List Price</b>	<b>\$333,905</b>	<b>\$190,087</b>	<b>\$279,237</b>	<b>\$351,787</b>	<b>\$460,255</b>	<b>\$634,563</b>	<b>\$1,420,000</b>

***Sale Price***

<b>Average Price</b>	<b>\$325,233</b>	<b>\$181,629</b>	<b>\$273,520</b>	<b>\$342,663</b>	<b>\$446,318</b>	<b>\$629,625</b>	<b>\$1,400,000</b>
<b>Median Price</b>	<b>\$297,000</b>	<b>\$178,750</b>	<b>\$273,500</b>	<b>\$345,000</b>	<b>\$438,000</b>	<b>\$571,000</b>	<b>\$1,400,000</b>

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$6,653</b>	<b>-\$2,960</b>	<b>-\$5,873</b>	<b>-\$6,883</b>	<b>-\$11,181</b>	<b>-\$625</b>	<b>-\$80,000</b>
<b>Original List to Sale Price - \$</b>	<b>-\$15,325</b>	<b>-\$11,418</b>	<b>-\$11,590</b>	<b>-\$16,007</b>	<b>-\$25,118</b>	<b>-\$5,563</b>	<b>-\$100,000</b>
<b>Final List to Sale Price - \$</b>	<b>-\$8,672</b>	<b>-\$8,458</b>	<b>-\$5,717</b>	<b>-\$9,124</b>	<b>-\$13,937</b>	<b>-\$4,938</b>	<b>-\$20,000</b>
<b>Original List to Sale Price - %</b>	<b>95.50%</b>	<b>94.09%</b>	<b>95.93%</b>	<b>95.54%</b>	<b>94.67%</b>	<b>99.12%</b>	<b>93.33%</b>
<b>Final List to Sale Price - %</b>	<b>97.40%</b>	<b>95.55%</b>	<b>97.95%</b>	<b>97.41%</b>	<b>96.97%</b>	<b>99.22%</b>	<b>98.59%</b>

***Days on the Market***

<b>Avg Days Listing to Contract</b>	<b>50</b>	<b>43</b>	<b>64</b>	<b>53</b>	<b>64</b>	<b>25</b>	<b>34</b>
<b>Combined Avg Days to Contract</b>	<b>58</b>	<b>49</b>	<b>69</b>	<b>63</b>	<b>81</b>	<b>25</b>	<b>34</b>
<b>Avg Days Listing to Closing</b>	<b>82</b>	<b>77</b>	<b>95</b>	<b>85</b>	<b>100</b>	<b>46</b>	<b>58</b>
<b>Avg Days Contract to Close</b>	<b>32</b>	<b>33</b>	<b>31</b>	<b>31</b>	<b>36</b>	<b>29</b>	<b>23</b>

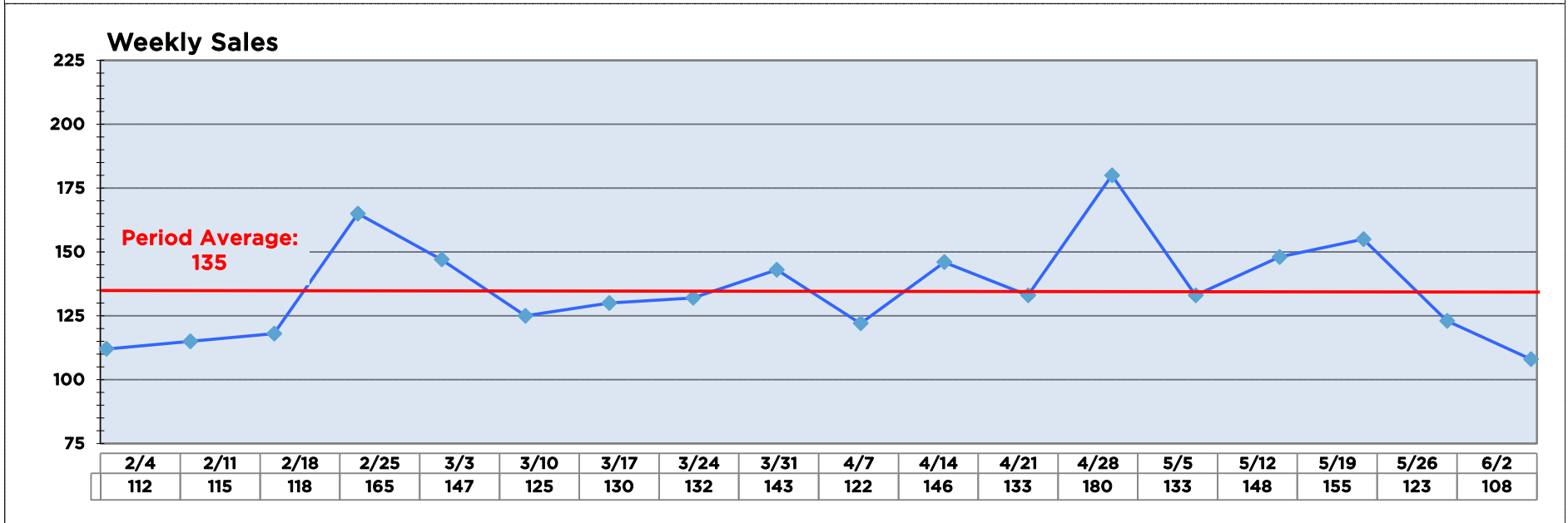
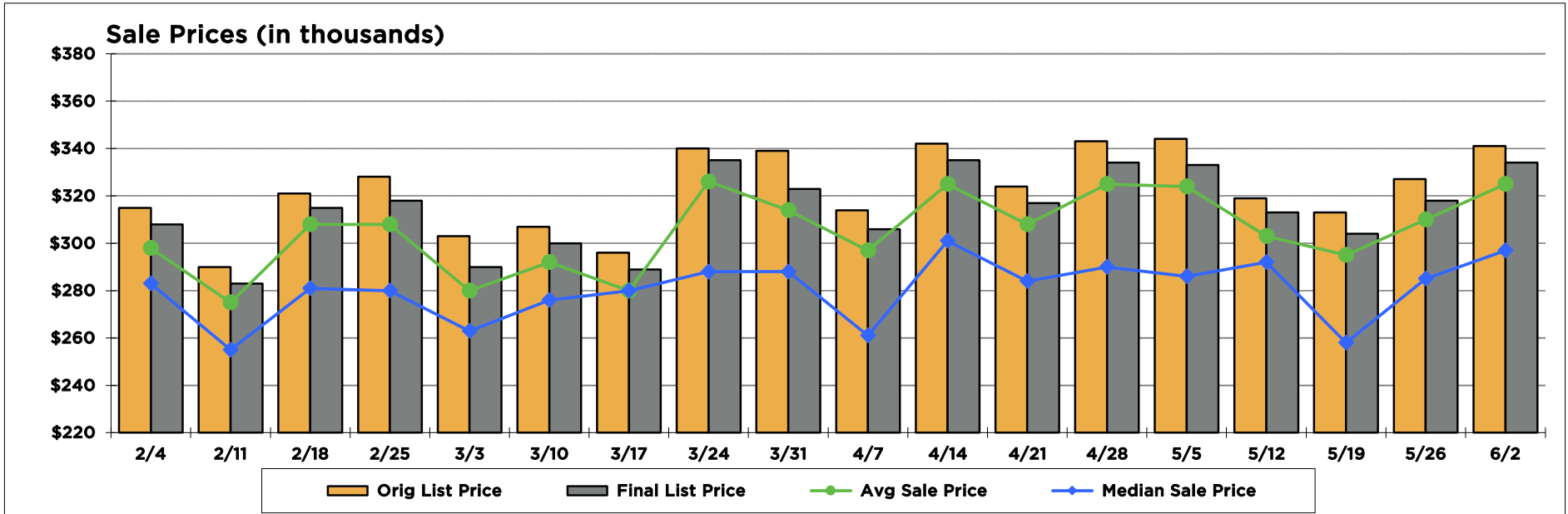
***Beds / Baths***

<b>Average Bedrooms</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
<b>Average Full Baths</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>
<b>Average Half Baths</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

***Square Footage***

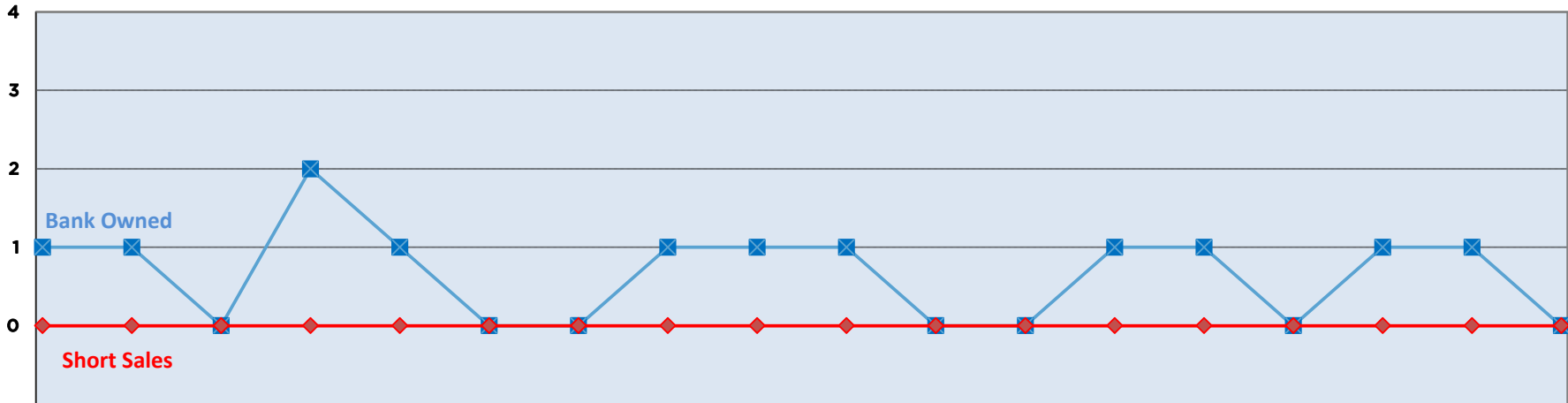
<b>Average Square Feet</b>	<b>1,364</b>	<b>926</b>	<b>1,241</b>	<b>1,551</b>	<b>1,874</b>	<b>2,017</b>	<b>2,659</b>
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**Condos, Townhomes, Villas**



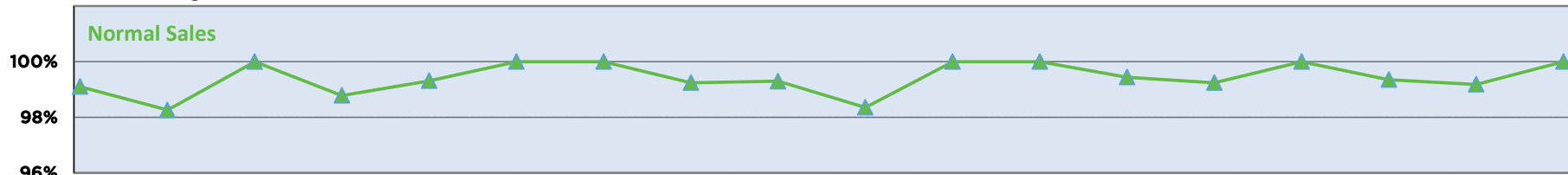
**Condos, Townhomes, Villas**

**Foreclosure Sales**

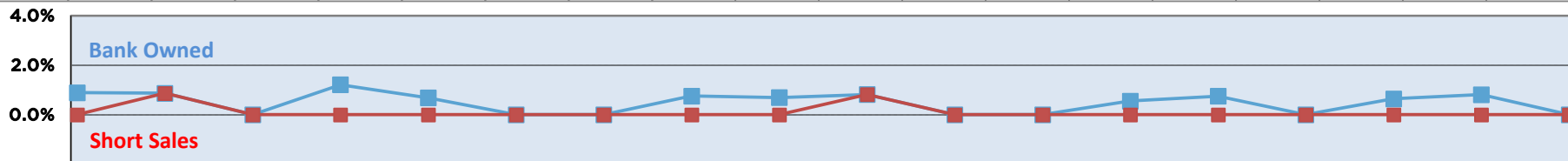


	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2
BO	1	1	0	2	1	0	0	1	1	1	0	0	1	1	0	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



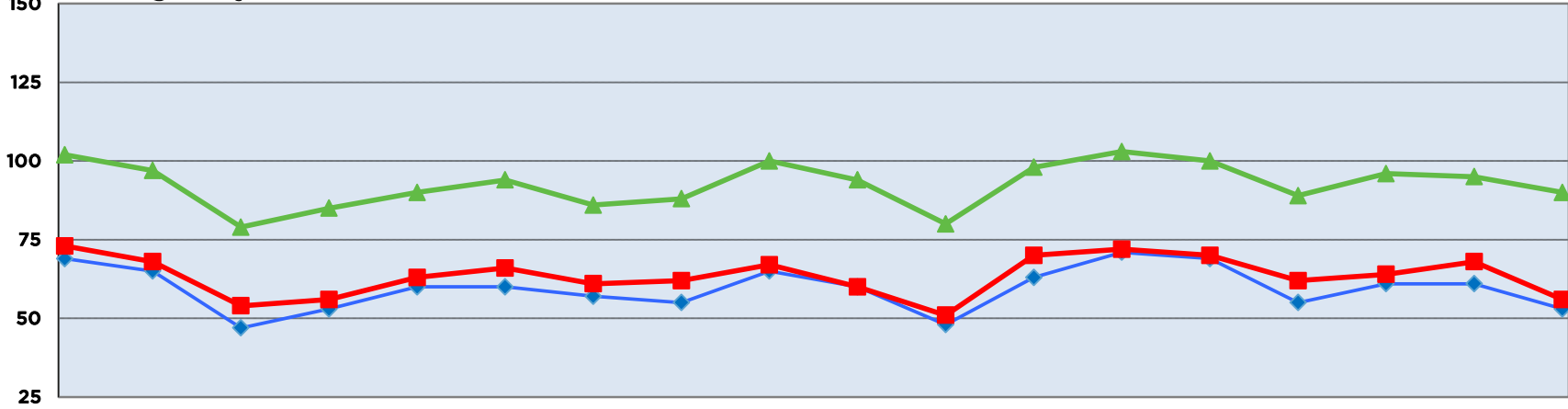
	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2
Normal	99.11%	98.26%	100.00%	98.79%	99.32%	100.00%	100.00%	99.24%	99.30%	98.36%	100.00%	100.00%	99.44%	99.25%	100.00%	99.35%	99.19%	100.00%



	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	5/26	6/2
BO	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%	0.81%	0.00%
SS	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%	0.00%	0.00%

**Condos, Townhomes, Villas**

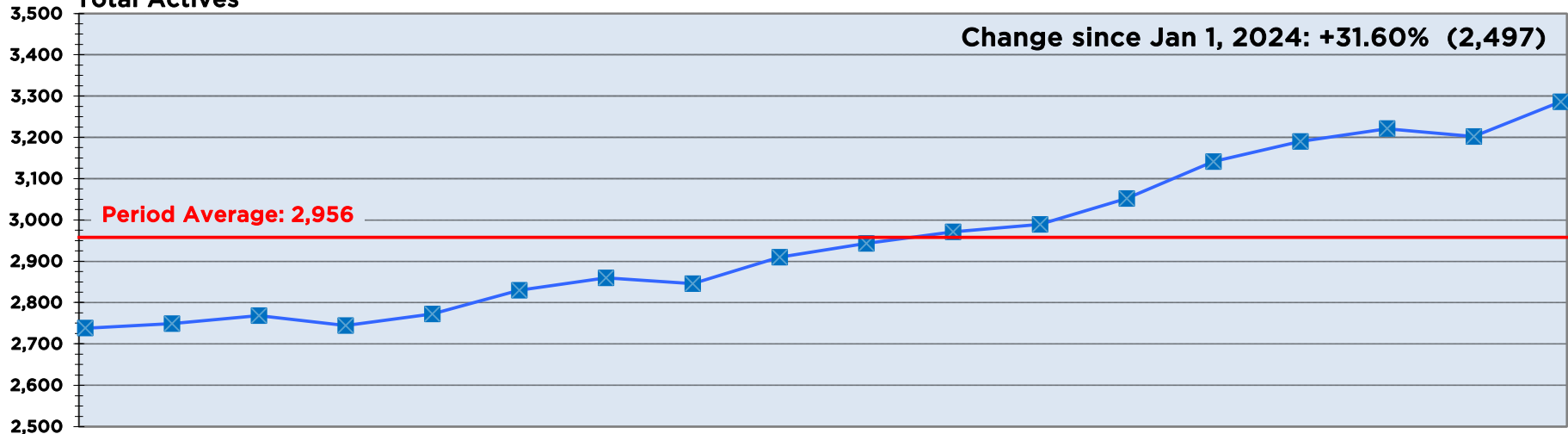
**Average Days on Market**



	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	5/26	6/2
ListToContract	69	65	47	53	60	60	57	55	65	60	48	63	71	69	55	61	61	53
CombDaysOnMkt	73	68	54	56	63	66	61	62	67	60	51	70	72	70	62	64	68	56
ListToClose	102	97	79	85	90	94	86	88	100	94	80	98	103	100	89	96	95	90

**Total Actives**

Change since Jan 1, 2024: +31.60% (2,497)

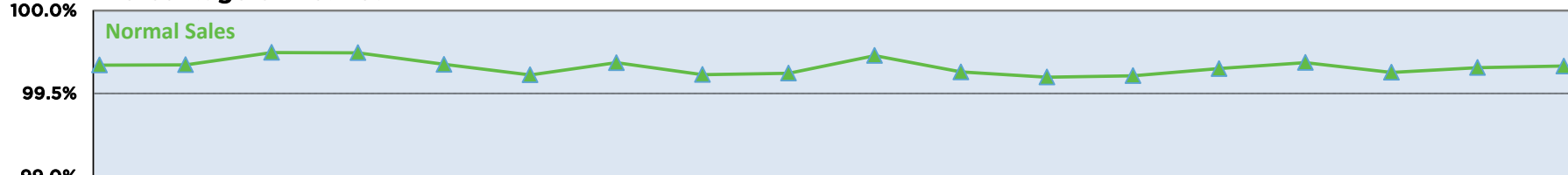


	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2
Total Actives	2,738	2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286

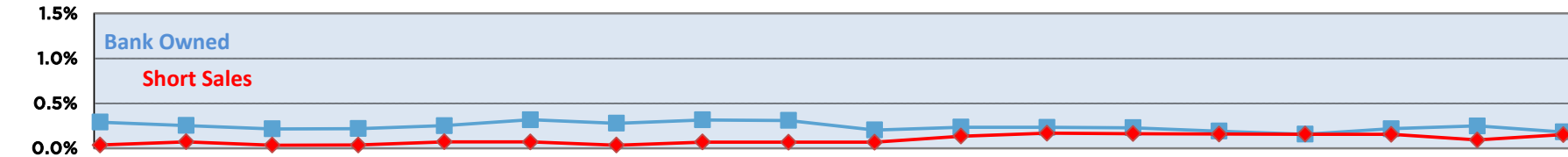


**Condos, Townhomes, Villas**

**Percentage of Actives**

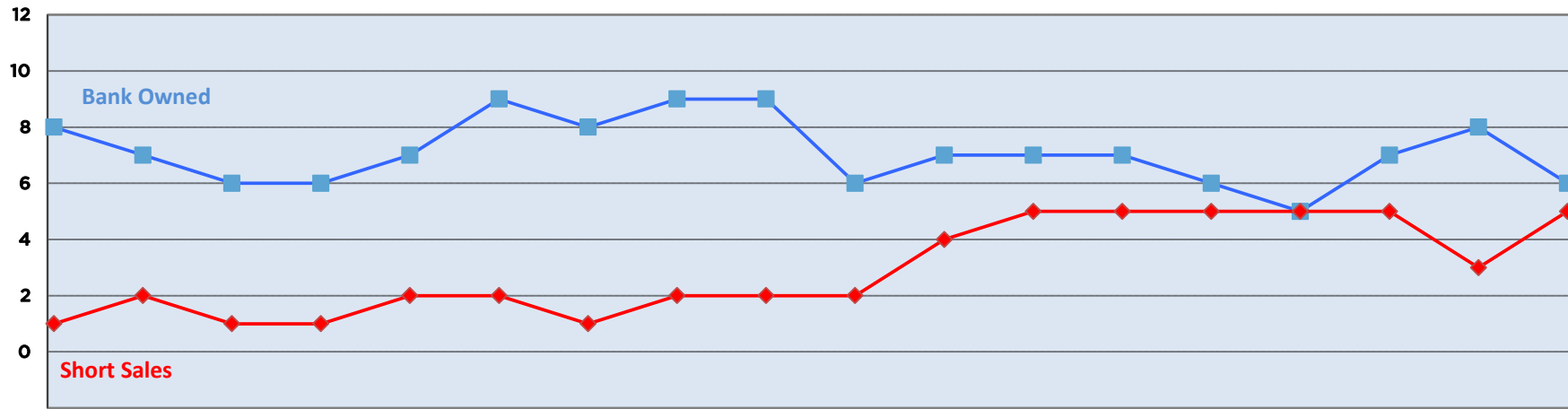


	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2
Normal	99.67%	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%	99.62%	99.73%	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%



	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	5/26	6/2
BO	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%	0.25%	0.18%
SS	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%	0.09%	0.15%

**Active Foreclosures**



	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	5/26	6/2
BO	8	7	6	6	7	9	8	9	9	6	7	7	7	6	5	7	8	6
SS	1	2	1	1	2	2	1	2	2	2	4	5	5	5	5	5	3	5



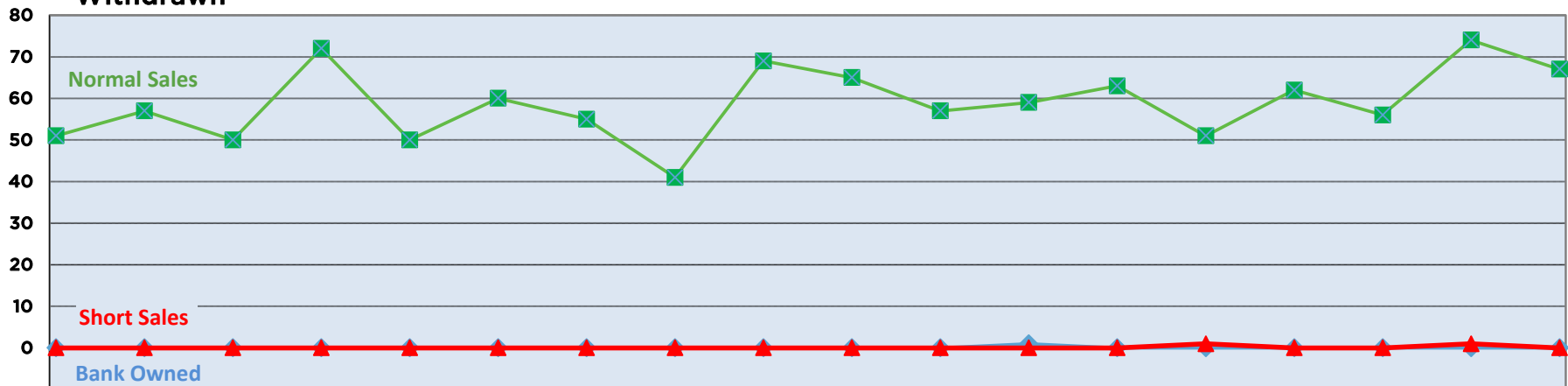
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	5/26	6/2
Norm	26	19	21	32	32	27	21	11	23	18	17	34	29	28	25	29	27	25
BO	0	0	0	0	0	0	1	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

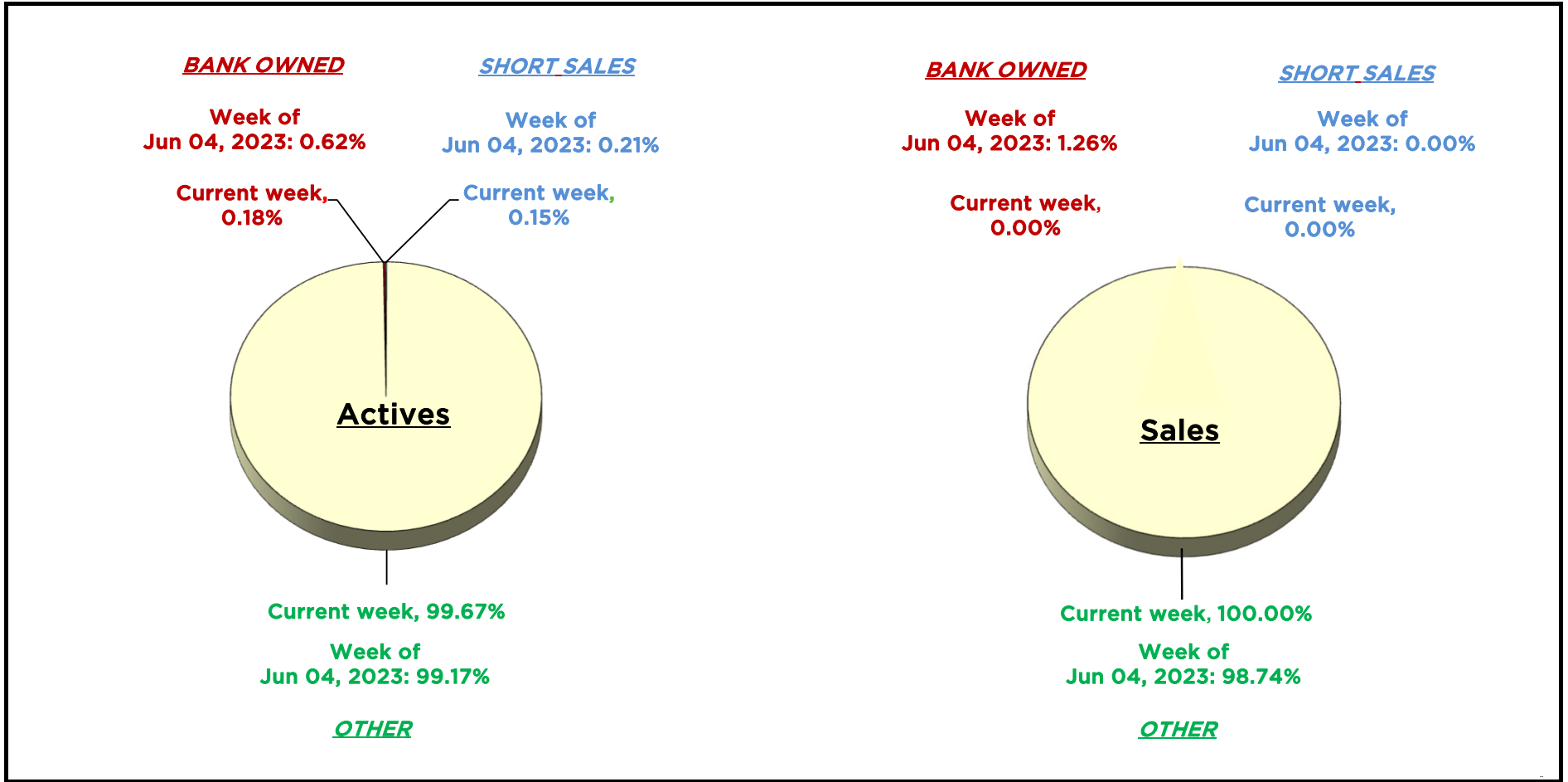
**Withdrawn**



	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	5/26	6/2
Norm	51	57	50	72	50	60	55	41	69	65	57	59	63	51	62	56	74	67
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/02/2024 - 06/08/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 4 Condos, Villas, or Townhomes available for the Median Price of \$297,000 ( ± \$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>
<b>Orange County</b>		<b>2</b>	<b>\$297,250</b>	<b>2.5</b>	<b>1.5</b>	<b>1,276</b>	<b>\$232.95</b>
Winter Park (West)	32789	1	\$297,000	2.0	1.0	1,035	\$286.96
Taft	32824	1	\$297,500	3.0	2.0	1,517	\$196.11
<b>Osceola County</b>		<b>2</b>	<b>\$297,250</b>	<b>2.5</b>	<b>2.5</b>	<b>1,830</b>	<b>\$162.43</b>
Davenport	33896	1	\$297,500	2.0	2.0	1,536	\$193.68
Kissimmee / Celebration	34747	1	\$297,000	3.0	3.0	2,124	\$139.83