



Monday Morning Quarterback Summary

Week of June 09, 2024 - June 15, 2024

Single-family existing homes

- Sales of single-family homes increased to 456 during the week of June 09, from 441 the week prior
- The median price of single family homes increased to \$450,000 a change of 1.1%
- The number of single-family home foreclosure transactions increased to 7 from 2 the week prior
- The number of single-family short-sale transactions decreased to 0 from 3 the week prior
- Single-family inventory increased by 100, and now sits at 6,702

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 151 during the week of June 09, from 108 the week prior
- The median price of condos, townhomes, and villas decreased to \$267,000 a change of -10.1%
- 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 54, and now sits at 3,340

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

Monday Morning Quarterback
06/09/2024 - 06/15/2024
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	456	31	34	113	89	160	29
Bank Owned	7	2	1	4	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	449	29	33	109	89	160	29
Active Listings	6,702	342	320	1,260	1,409	2,591	780
Bank Owned	35	8	6	8	6	6	1
Short Sales	19	3	0	11	1	3	1
Other	6,648	331	314	1,241	1,402	2,582	778
Months of Inventory	3.39	2.55	2.17	2.57	3.65	3.74	6.21

List Price

Average Original List Price	\$586,955	\$205,399	\$295,473	\$367,352	\$461,028	\$689,637	\$2,012,203
Average Final List Price	\$572,147	\$196,357	\$282,467	\$359,548	\$452,276	\$672,379	\$1,956,748

Sale Price

Average Price	\$559,661	\$189,064	\$276,526	\$351,536	\$446,194	\$662,508	\$1,879,530
Median Price	\$450,000	\$200,000	\$279,950	\$352,500	\$440,000	\$637,500	\$1,650,000

Price Differences

Original to Final List Price	-\$14,808	-\$9,042	-\$13,006	-\$7,804	-\$8,752	-\$17,258	-\$55,455
Original List to Sale Price - \$	-\$27,294	-\$16,335	-\$18,947	-\$15,816	-\$14,834	-\$27,129	-\$132,673
Final List to Sale Price - \$	-\$12,486	-\$7,293	-\$5,941	-\$8,012	-\$6,082	-\$9,871	-\$77,218
Original List to Sale Price - %	95.35%	92.05%	93.59%	95.69%	96.78%	96.07%	93.41%
Final List to Sale Price - %	97.82%	96.29%	97.90%	97.77%	98.66%	98.53%	96.05%

Days on the Market

Avg Days Listing to Contract	52	49	87	49	45	47	71
Combined Avg Days to Contract	54	52	87	53	46	48	75
Avg Days Listing to Closing	87	79	123	85	82	83	107
Avg Days Contract to Close	36	30	35	35	37	35	49

Beds / Baths

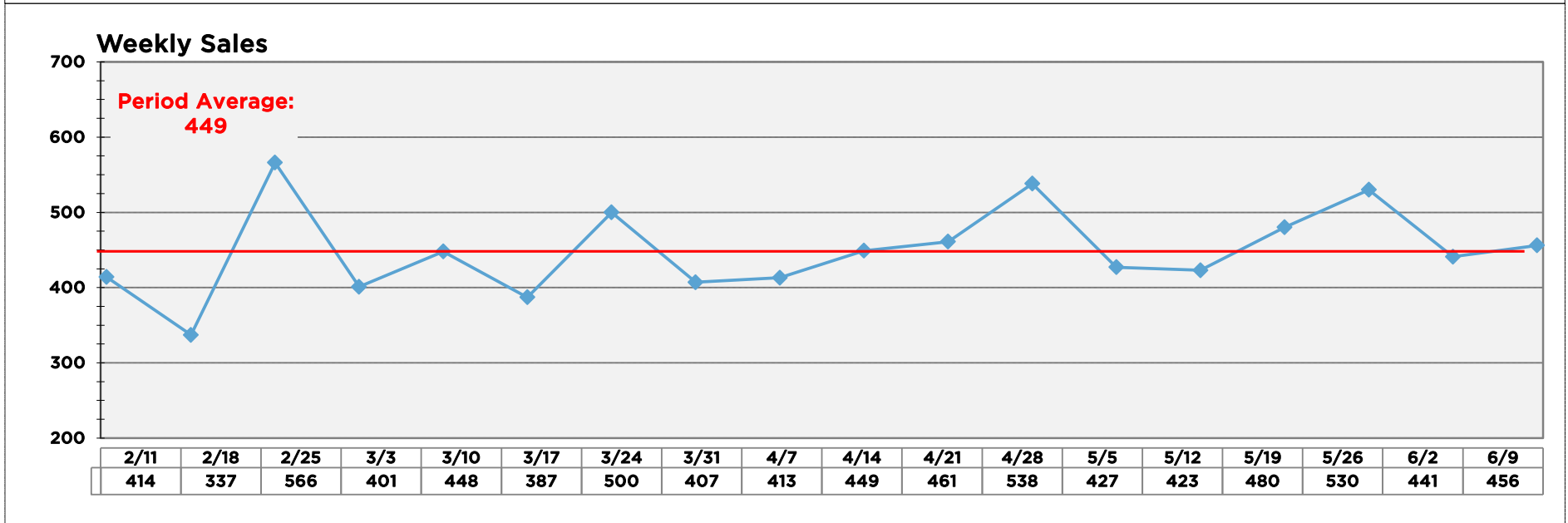
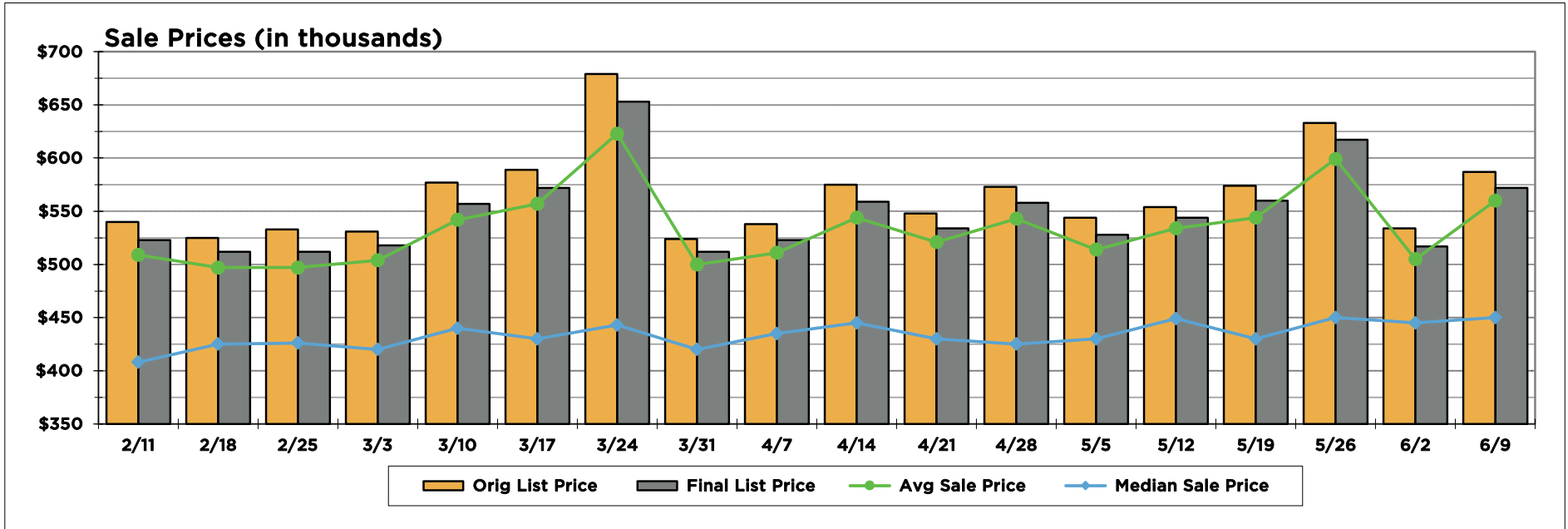
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,179	1,287	1,351	1,560	1,961	2,636	4,660
----------------------------	--------------	-------	-------	-------	-------	-------	-------



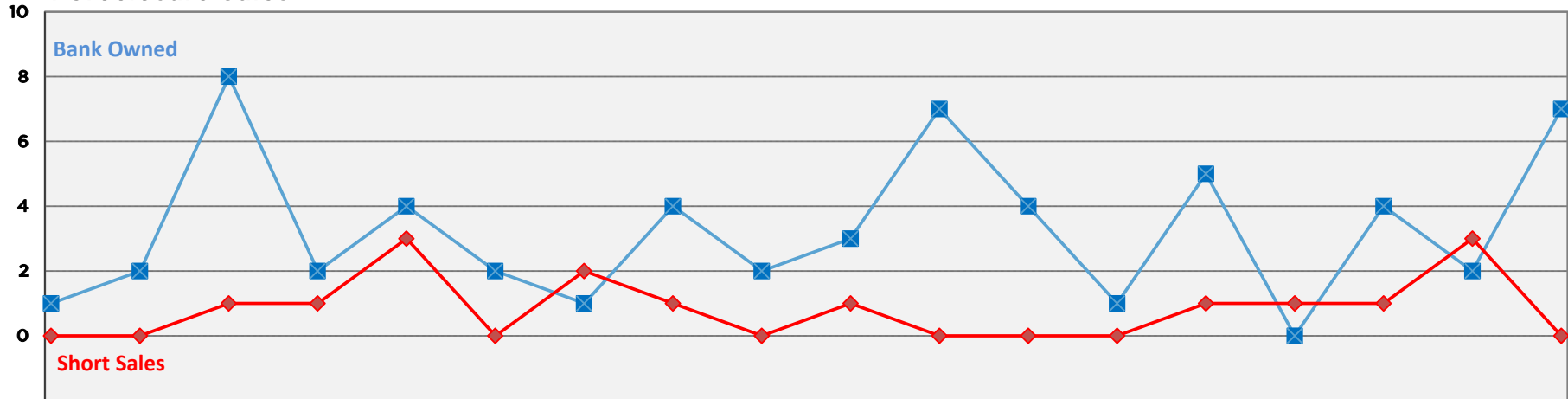
Single Family Homes





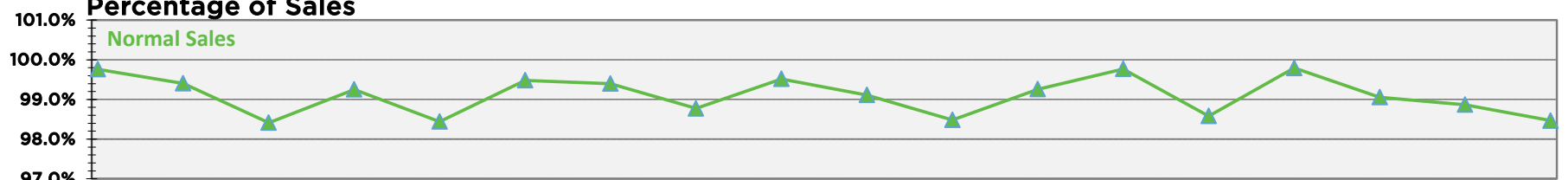
Single Family Homes

Foreclosure Sales

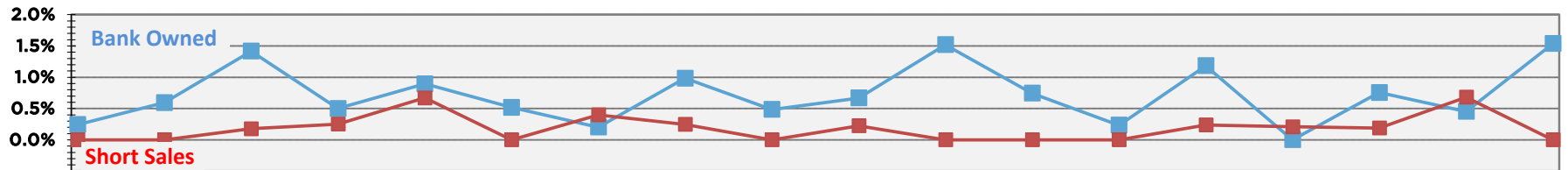


BO	1	2	8	2	4	2	1	4	2	3	7	4	1	5	0	4	2	7
SS	0	0	1	1	3	0	2	1	0	1	0	0	0	1	1	1	3	0

Percentage of Sales



Normal	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%	98.46%
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

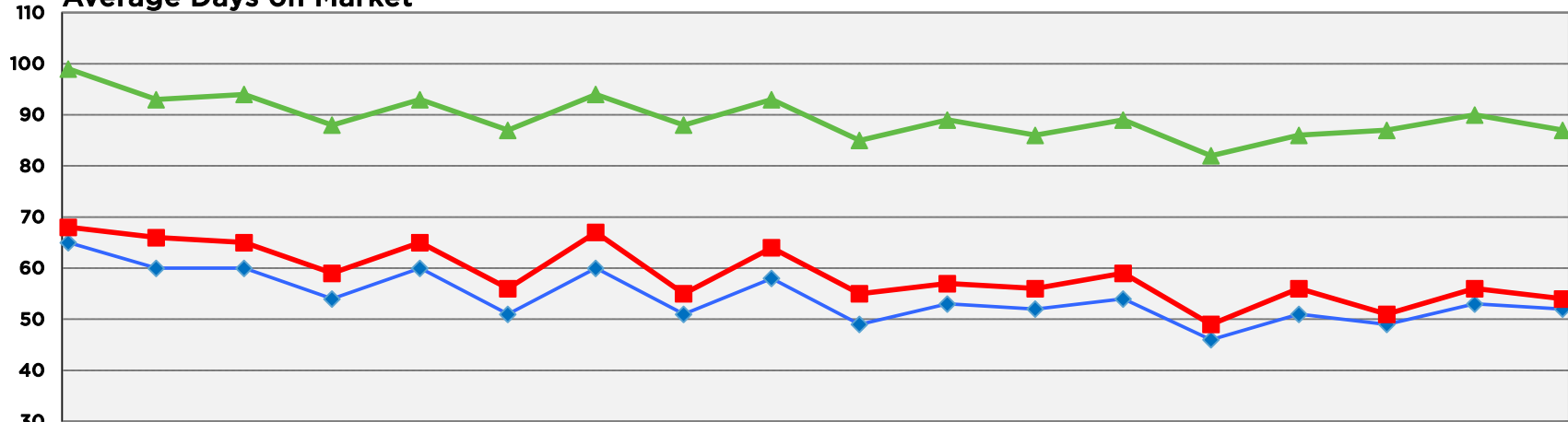


BO	0.24%	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%
SS	0.00%	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%



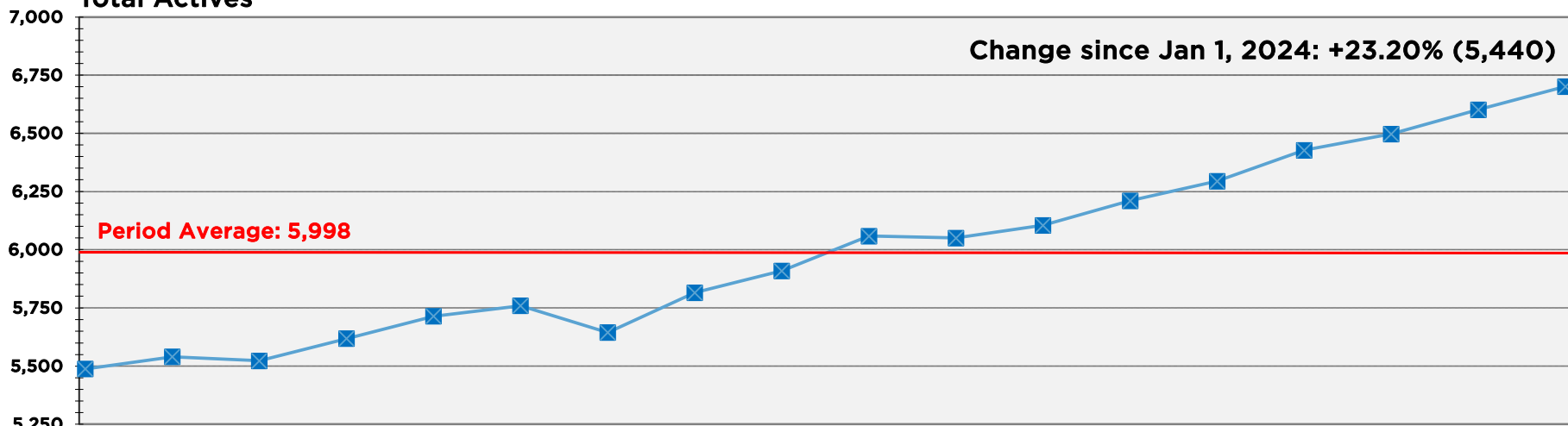
Single Family Homes

Average Days on Market



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

Total Actives

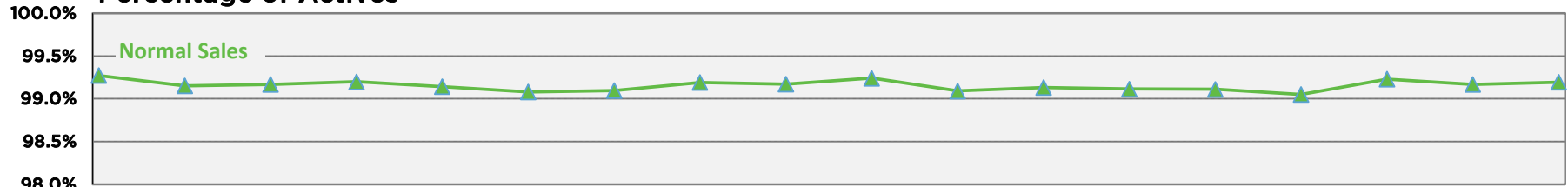


2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9
5,488	5,540	5,523	5,619	5,715	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295	6,427	6,498	6,602	6,702

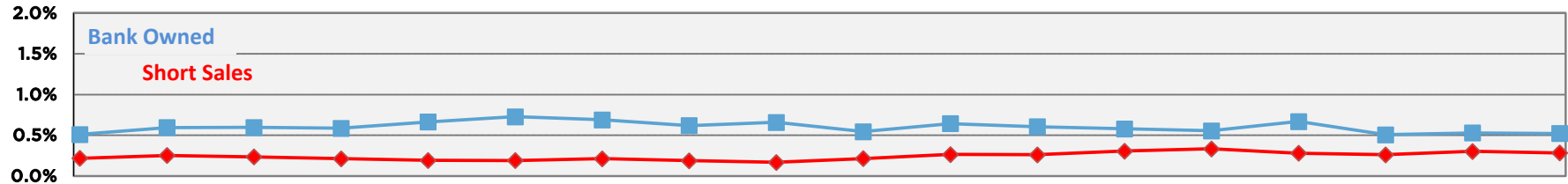
Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

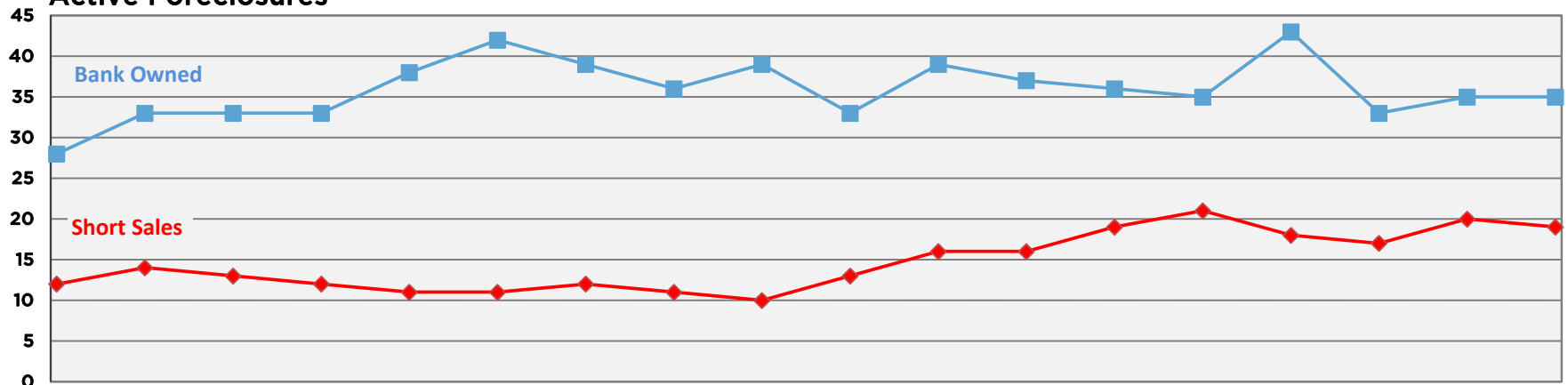


	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9
Normal	99.27%	99.15%	99.17%	99.20%	99.14%	99.08%	99.10%	99.19%	99.17%	99.24%	99.09%	99.13%	99.11%	99.11%	99.05%	99.23%	99.17%	99.19%



	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	6/9
BO	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%	0.52%
SS	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%	0.28%

Active Foreclosures

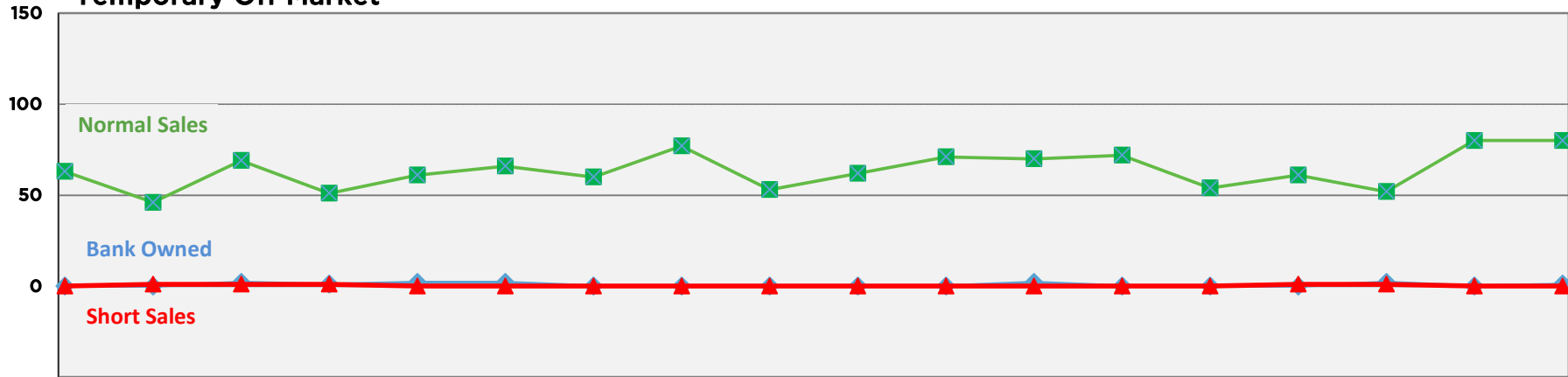


	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9
BO	28	33	33	33	38	42	39	36	39	33	39	37	36	35	43	33	35	35
SS	12	14	13	12	11	11	12	11	10	13	16	16	19	21	18	17	20	19



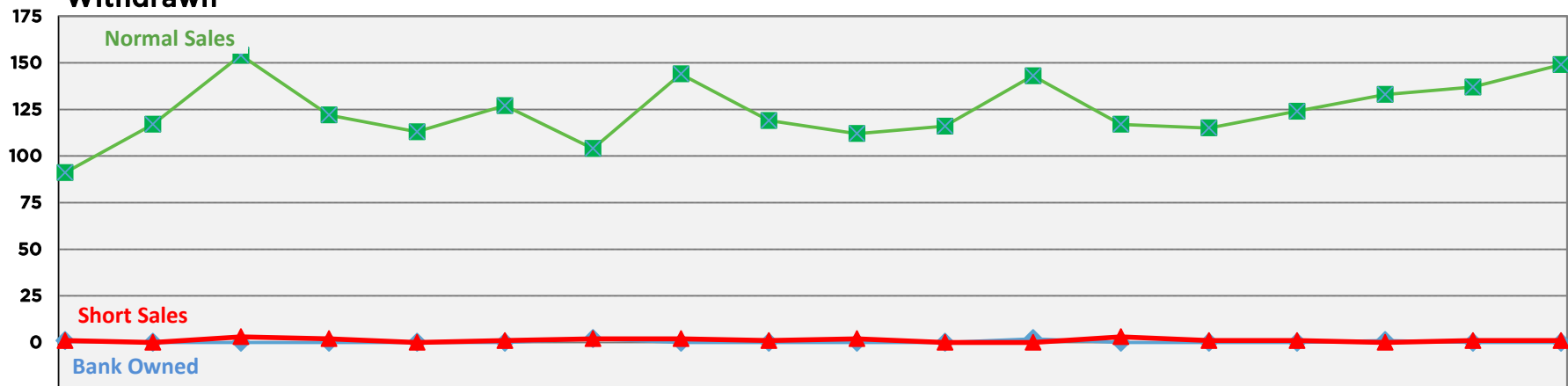
Single Family Homes

Temporary Off Market



	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	6/9
Norm	63	46	69	51	61	66	60	77	53	62	71	70	72	54	61	52	80	80
BO	0	0	2	1	2	2	0	0	0	0	0	2	0	0	0	2	0	1
SS	0	1	1	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0

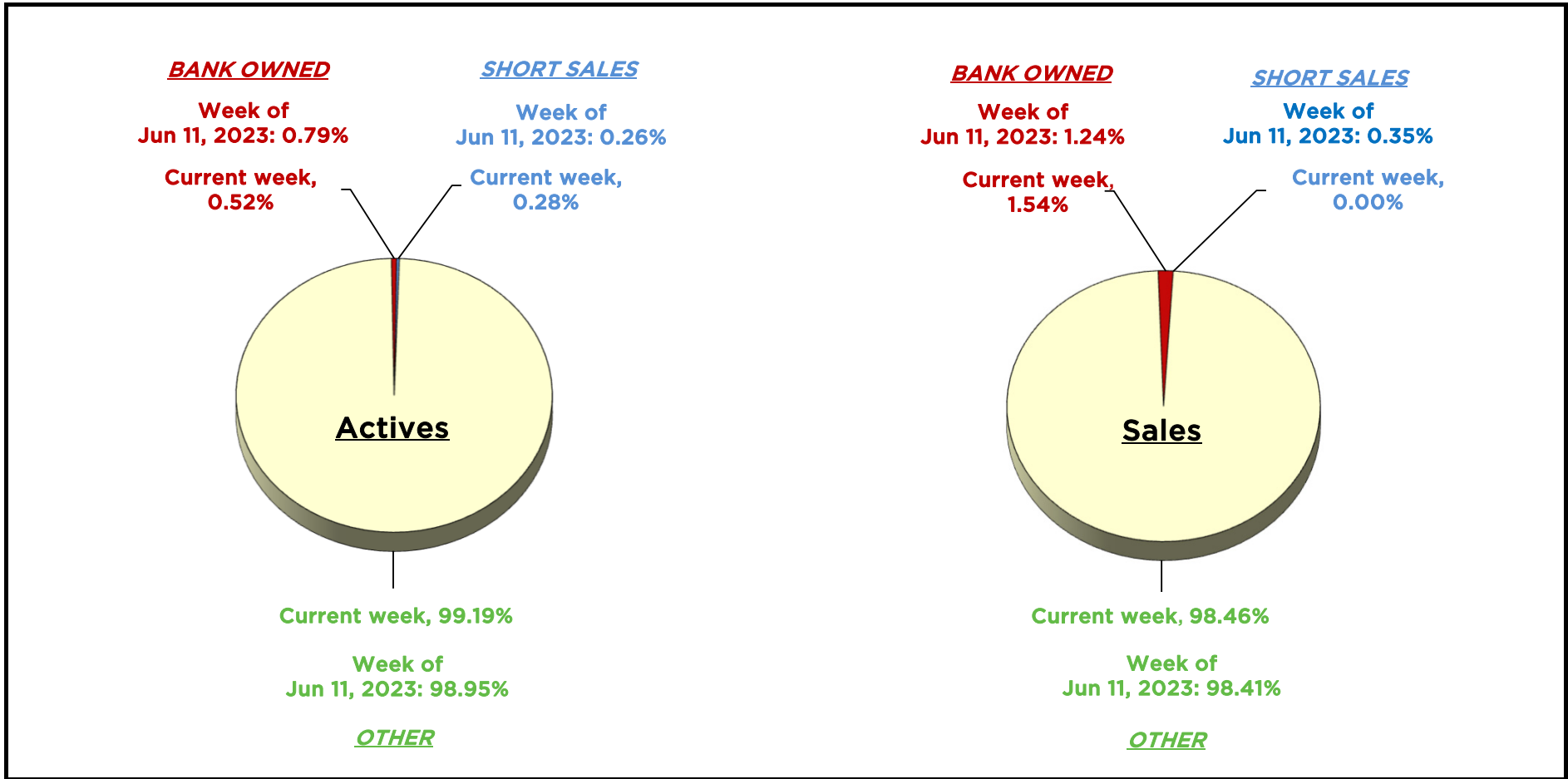
Withdrawn



	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	6/9
Norm	91	117	154	122	113	127	104	144	119	112	116	143	117	115	124	133	137	149
BO	1	0	0	0	0	0	2	0	0	0	0	2	0	0	0	1	0	0
SS	1	0	3	2	0	1	2	2	1	2	0	0	3	1	1	0	1	1



Single Family Homes



Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

There are 104 Single Family Homes available for the Median Price of \$450,000 (± \$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		8	\$449,891	3.4	2.0	1,795	\$250.64
Altamonte Springs / Forest City	32714	2	\$449,950	4.0	2.5	2,117	\$212.54
Lake Mary / Heathrow	32746	1	\$449,900	3.0	2.0	1,820	\$247.20
Longwood (East)	32750	1	\$449,900	4.0	2.0	1,910	\$235.55
Oviedo	32765	1	\$450,000	3.0	2.0	1,751	\$257.00
Sanford / Lake Forest	32771	1	\$449,900	3.0	1.0	1,657	\$271.51
Winter Park	32792	2	\$449,763	3.0	2.0	1,494	\$301.05
Orange County		36	\$449,955	3.6	2.0	1,780	\$252.75
Apopka (North)	32712	1	\$450,000	4.0	2.0	2,254	\$199.65
Winter Park (West)	32789	1	\$449,900	2.0	1.0	1,036	\$434.27
Winter Park (East) / Aloma	32792	1	\$450,000	3.0	2.0	1,192	\$377.52
Orlando (Downtown)	32801	1	\$449,900	2.0	1.0	1,361	\$330.57
Colonialtown	32803	1	\$450,000	4.0	2.0	1,344	\$334.82
Delaney / Crystal Lake	32806	2	\$449,900	3.0	1.5	1,544	\$291.48
Azalea Park	32807	1	\$450,000	4.0	2.0	1,686	\$266.90
Pine Hills / Rosemont	32808	1	\$449,900	5.0	3.0	1,452	\$309.85
Belle Isle / Pine Castle	32809	1	\$449,999	3.0	2.0	1,738	\$258.92
Orlo Vista	32811	1	\$450,000	7.0	3.0	1,980	\$227.27
Conway	32812	1	\$449,900	3.0	2.0	1,692	\$265.90
Union Park	32817	2	\$449,950	3.0	2.0	1,621	\$277.58
Williamsburg / Lake Bryan	32821	1	\$450,000	3.0	2.0	1,873	\$240.26
Ventura	32822	1	\$449,900	3.0	2.0	1,675	\$268.60
Taft	32824	3	\$449,933	3.7	2.0	1,964	\$229.05
Rio Pinar / Union Park	32825	3	\$449,967	4.0	2.3	1,939	\$232.10
Waterford Lakes	32828	5	\$449,960	3.4	2.0	1,967	\$228.75
Union Park / Chickasaw	32829	1	\$449,999	4.0	2.0	2,087	\$215.62
Metro West / Orlo Vista	32835	1	\$450,000	4.0	2.0	1,959	\$229.71
Hunters Creek	32837	5	\$449,940	3.8	2.0	1,773	\$253.74
Pine Castle / Edgewood	32839	1	\$450,000	4.0	2.0	2,180	\$206.42
Ocoee	34761	1	\$449,999	3.0	2.0	1,840	\$244.56



Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

There are 104 Single Family Homes available for the Median Price of \$450,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Osceola County		28	\$449,975	3.7	2.2	2,103	\$213.93
Davenport	33896	2	\$450,000	4.0	2.0	2,333	\$192.88
Kissimmee (Central)	34741	1	\$449,900	3.0	2.0	2,392	\$188.09
Kissimmee / Buena Ventura Lakes	34743	2	\$450,000	4.0	2.0	2,082	\$216.14
Kissimmee (East)	34744	2	\$449,900	3.5	2.0	2,051	\$219.36
Kissimmee (West) / Pleasant Hill	34746	10	\$449,980	3.7	2.2	1,951	\$230.69
Kissimmee / Poinciana	34758	3	\$449,967	4.3	2.7	2,430	\$185.17
St Cloud	34769	1	\$449,900	4.0	2.0	2,872	\$156.65
St Cloud / Narcoossee	34771	5	\$449,999	3.2	2.0	1,997	\$225.36
St Cloud / Canoe Creek	34772	1	\$450,000	4.0	3.0	1,969	\$228.54
St Cloud / Harmony	34773	1	\$450,000	3.0	2.0	1,950	\$230.77
Lake County		32	\$435,875	3.5	2.3	2,150	\$202.70
Astor	32102	1	\$449,900	2.0	2.0	1,424	\$315.94
Lady Lake / The Villages	32159	2	\$449,700	3.0	2.5	2,180	\$206.28
The Villages	32163	1	\$449,900	3.0	2.0	1,737	\$259.01
Eustis (West)	32726	1	\$450,000	3.0	1.0	2,241	\$200.80
Grand Island	32735	1	\$449,900	4.0	3.0	3,154	\$142.64
Eustis (East)	32736	2	\$449,950	3.5	2.5	1,988	\$226.39
Mount Dora	32757	3	\$449,933	3.7	2.3	2,335	\$192.69
Tavares / Mt Plymouth	32778	1	\$450,000	5.0	3.0	2,868	\$156.90
Clermont (Central)	34711	6	\$449,967	4.0	2.5	2,332	\$192.94
Clermont (South)	34714	2	\$449,950	3.5	2.5	1,888	\$238.32
Fruitland Park	34731	3	\$449,900	4.3	3.0	2,488	\$180.83
Groveland	34736	5	\$449,980	3.4	2.0	1,967	\$228.74
Howey in the Hills	34737	1	\$449,999	2.0	2.0	1,942	\$231.72
Leesburg (West)	34748	2	\$449,950	3.5	2.0	2,518	\$178.69
Winter Garden	34787	1	\$450,000	3.0	2.0	1,664	\$270.43

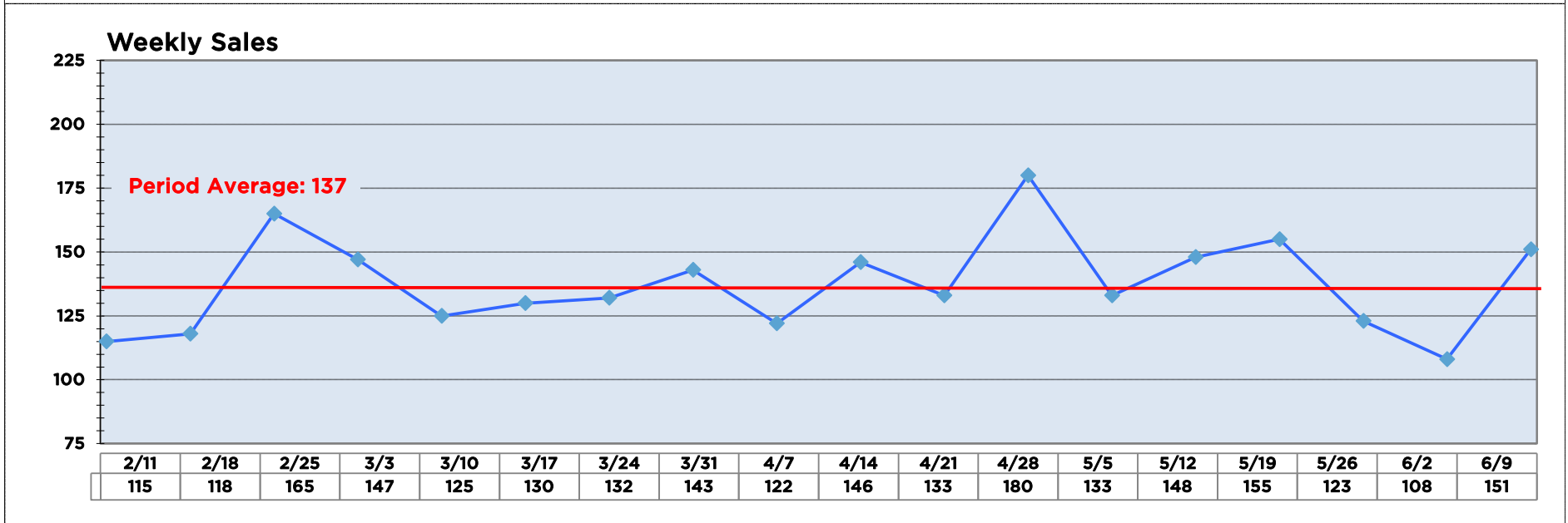
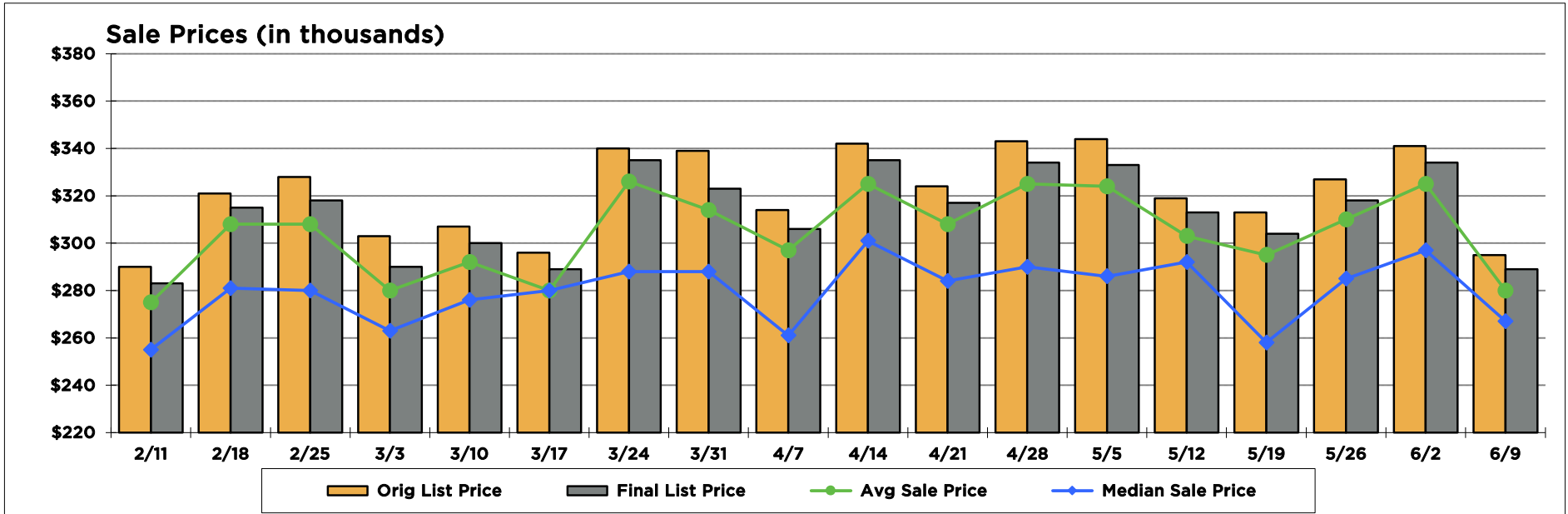
Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	151	67	30	33	15	6	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	151	67	30	33	15	6	0
Active Listings	3,340	1,164	478	881	468	332	17
Bank Owned	8	4	2	1	1	0	0
Short Sales	3	2	0	1	0	0	0
Other	3,329	1,158	476	879	467	332	17
Months of Inventory	5.10	4.01	3.68	6.16	7.20	12.77	0.00
<i>List Price</i>							
Average Original List Price	\$294,705	\$192,576	\$294,270	\$364,610	\$442,986	\$682,148	\$0
Average Final List Price	\$288,956	\$187,303	\$285,099	\$359,925	\$441,646	\$671,315	\$0
<i>Sale Price</i>							
Average Price	\$280,308	\$178,709	\$276,283	\$351,123	\$433,833	\$661,665	\$0
Median Price	\$267,000	\$189,900	\$275,000	\$350,000	\$430,000	\$611,495	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$5,749	-\$5,273	-\$9,171	-\$4,685	-\$1,340	-\$10,833	\$0
Original List to Sale Price - \$	-\$14,397	-\$13,867	-\$17,987	-\$13,487	-\$9,153	-\$20,483	\$0
Final List to Sale Price - \$	-\$8,648	-\$8,594	-\$8,816	-\$8,802	-\$7,813	-\$9,650	\$0
Original List to Sale Price - %	95.11%	92.80%	93.89%	96.30%	97.93%	97.00%	0.00%
Final List to Sale Price - %	97.01%	95.41%	96.91%	97.55%	98.23%	98.56%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	51	51	61	52	27	54	0
Combined Avg Days to Contract	56	52	76	57	27	67	0
Avg Days Listing to Closing	83	80	99	82	61	93	0
Avg Days Contract to Close	32	29	37	29	33	38	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,283	939	1,262	1,607	1,777	2,218	0

Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

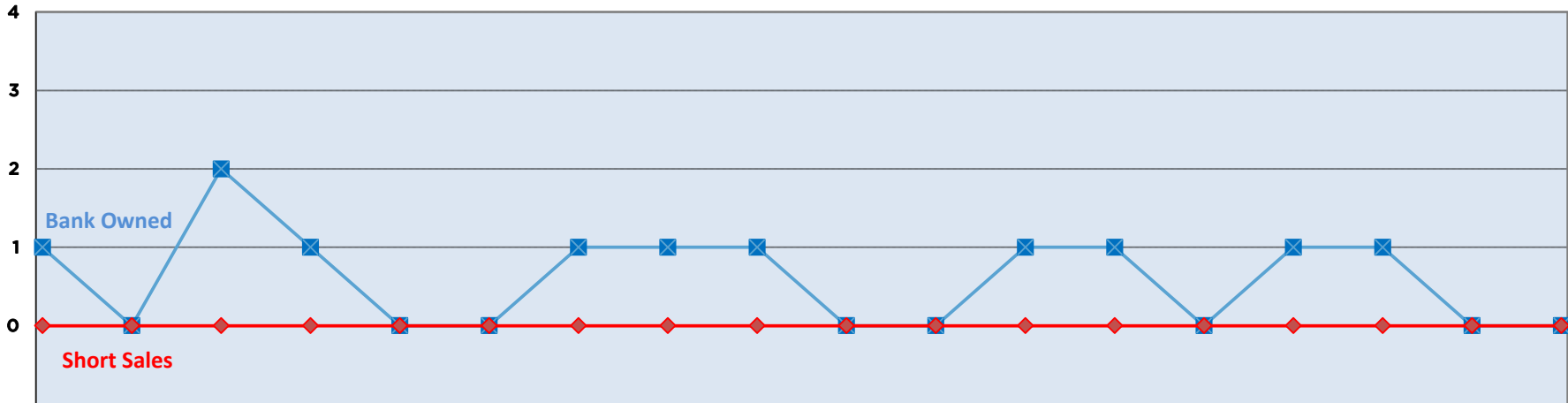
Condos, Townhomes, Villas



Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

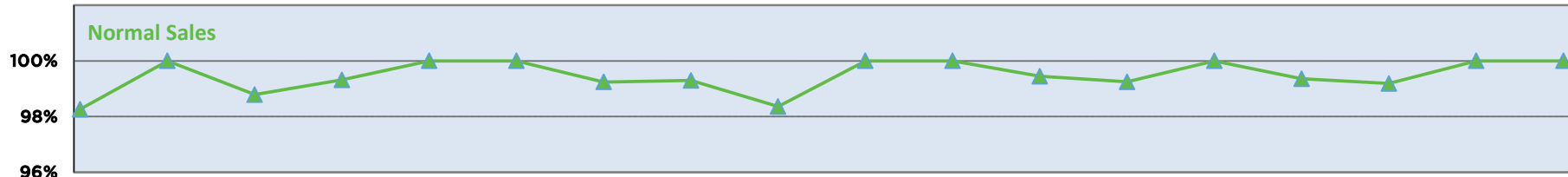
Condos, Townhomes, Villas

Foreclosure Sales

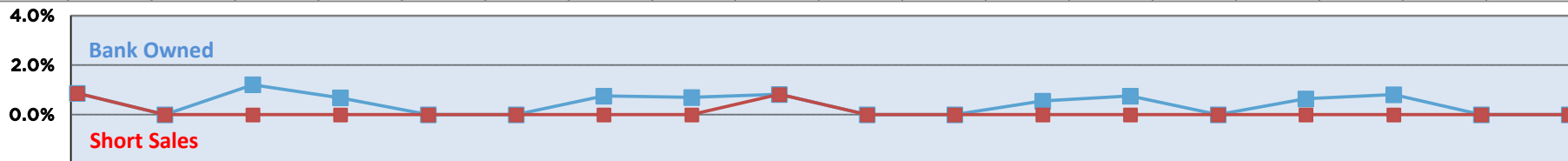


	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9
BO	1	0	2	1	0	0	1	1	1	0	0	1	1	0	1	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	6/9
Normal	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	100.00

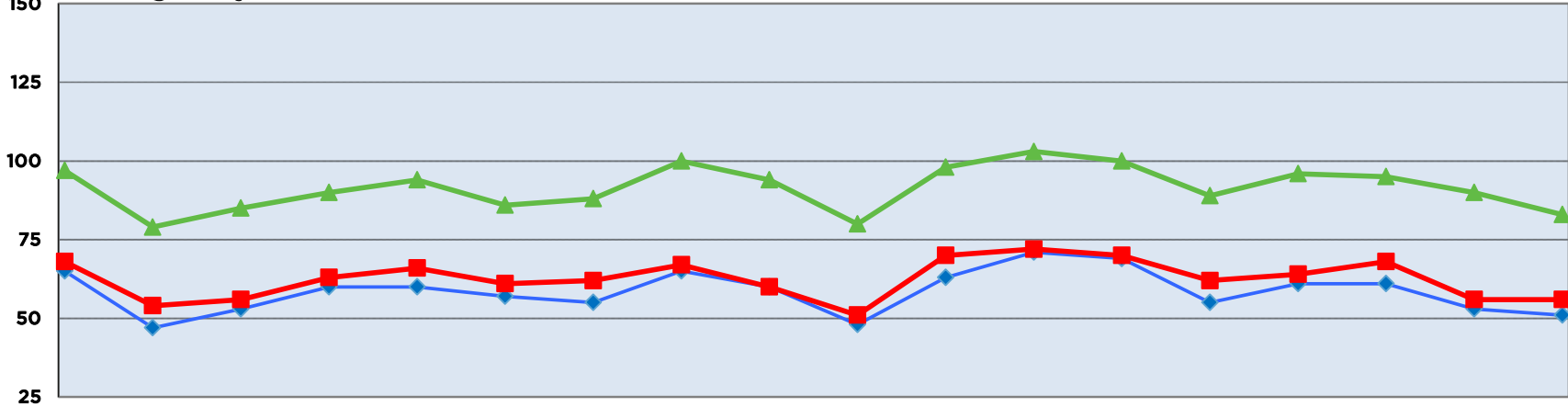


	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9
BO	0.87%	0.00%	1.21%	0.68%	0.00%	0.00%	0.76%	0.70%	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%
SS	0.87%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

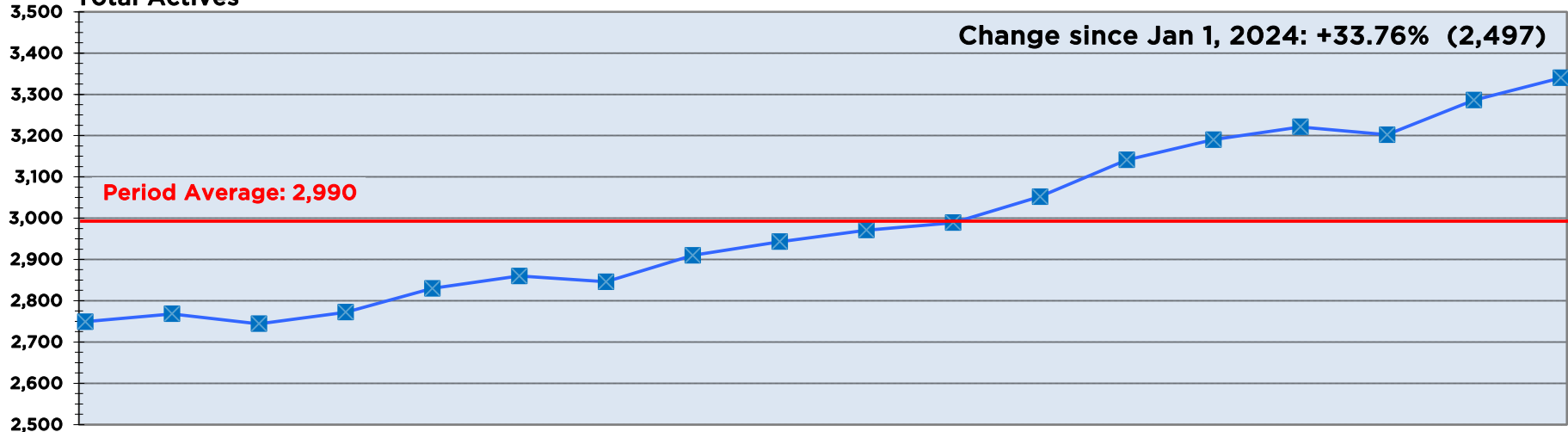
Average Days on Market



ListToContract	65	47	53	60	60	57	55	65	60	48	63	71	69	55	61	61	53	51
CombDaysOnMkt	68	54	56	63	66	61	62	67	60	51	70	72	70	62	64	68	56	56
ListToClose	97	79	85	90	94	86	88	100	94	80	98	103	100	89	96	95	90	83

Total Actives

Change since Jan 1, 2024: +33.76% (2,497)

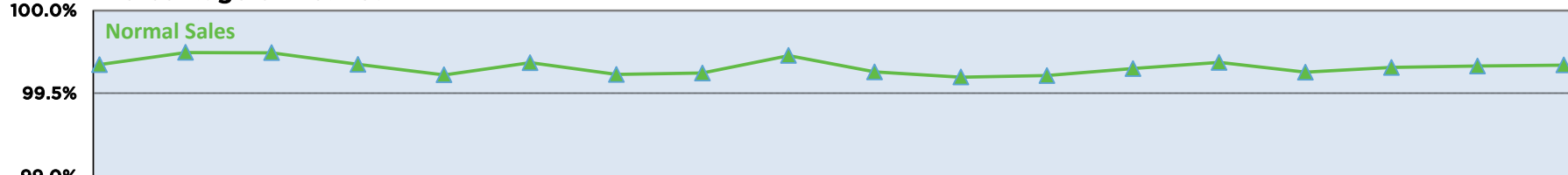


2,749	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340
-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

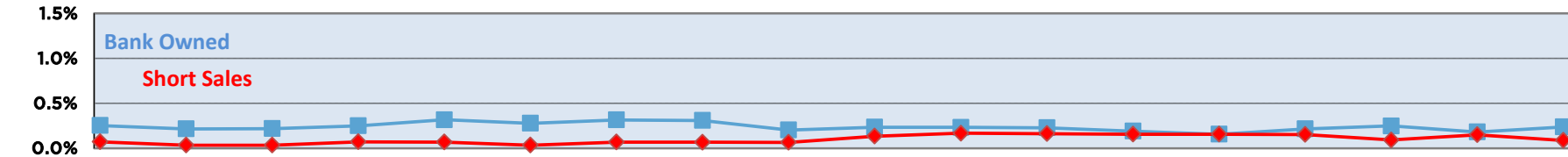


Condos, Townhomes, Villas

Percentage of Actives

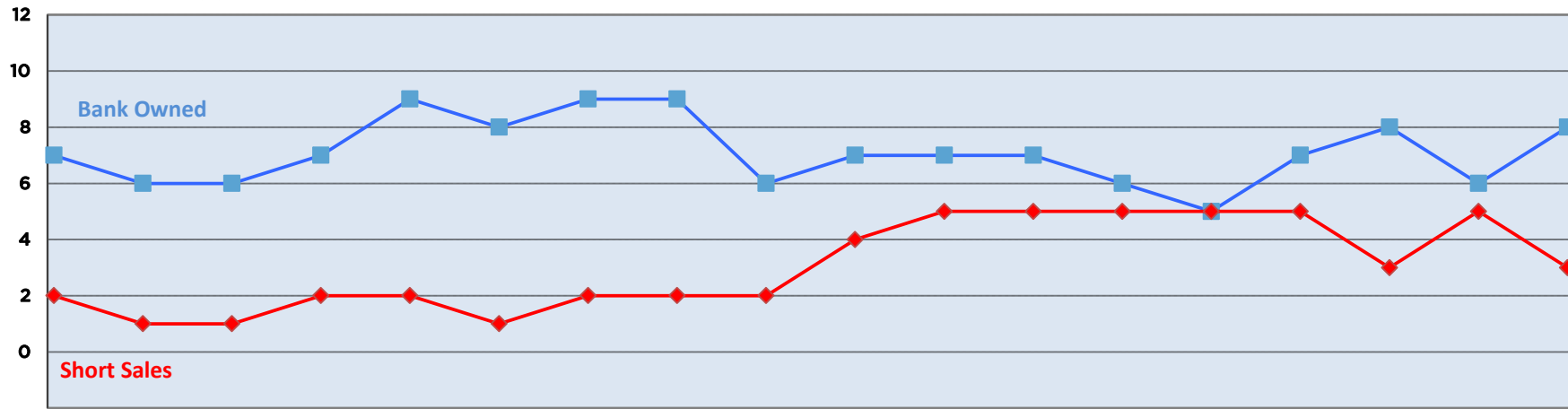


	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9
Normal	99.67%	99.75%	99.74%	99.68%	99.61%	99.69%	99.61%	99.62%	99.73%	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%



	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	6/9
BO	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%	0.24%
SS	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%	0.09%

Active Foreclosures



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

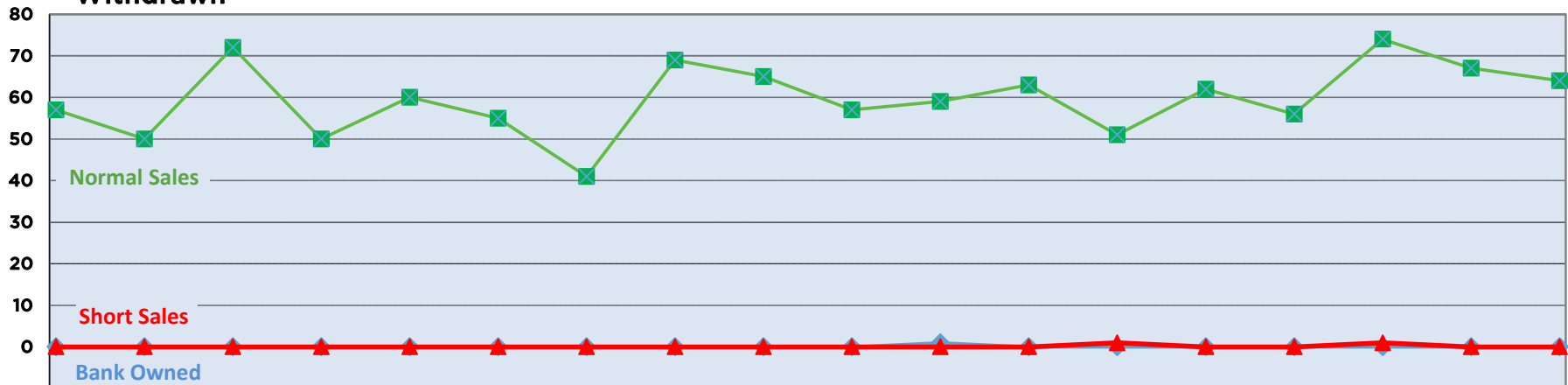
Condos, Townhomes, Villas

Temporary Off Market



	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	6/9
Norm	19	21	32	32	27	21	11	23	18	17	34	29	28	25	29	27	25	21
BO	0	0	0	0	0	1	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

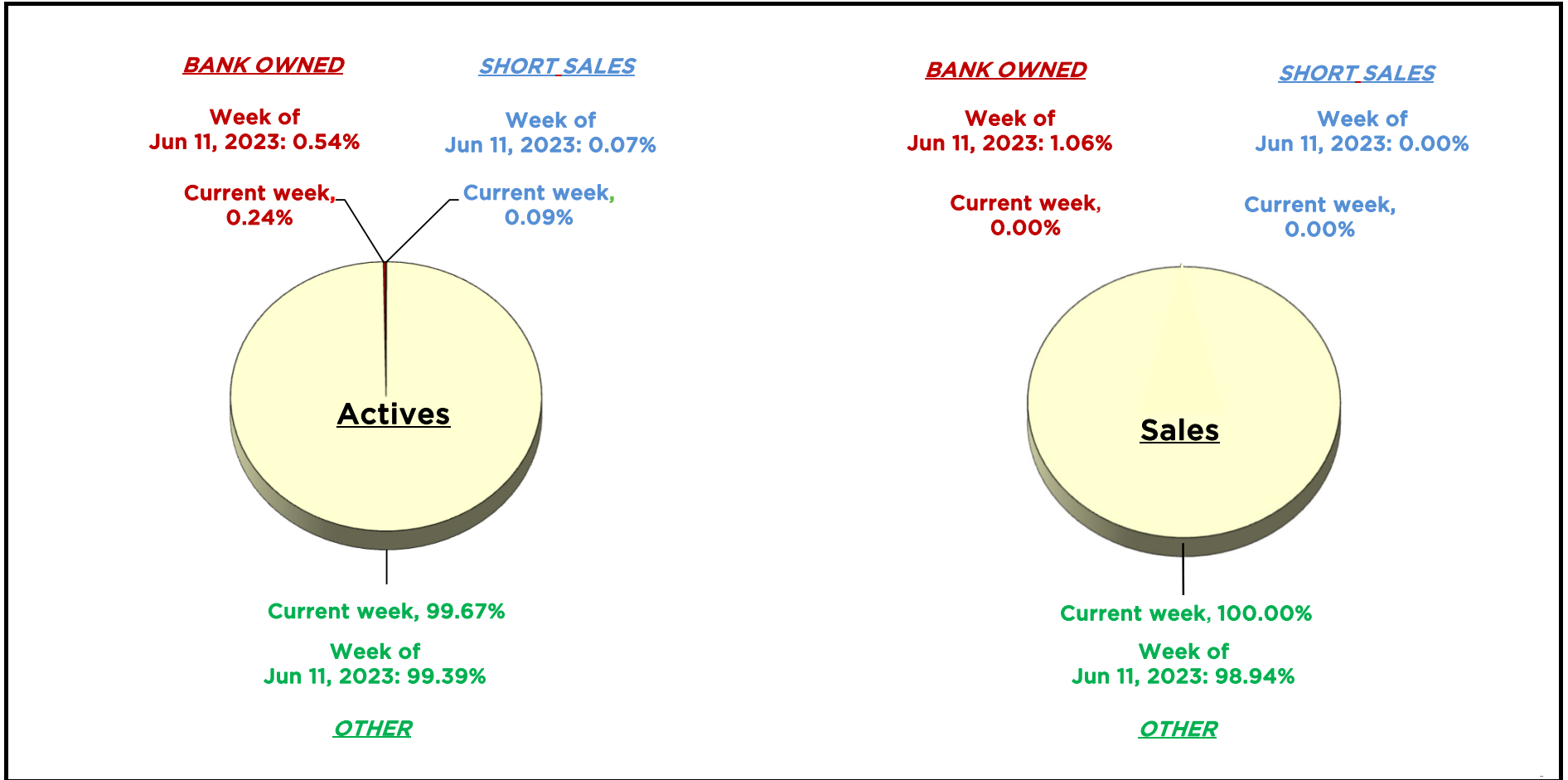
Withdrawn



	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	6/9
Norm	57	50	72	50	60	55	41	69	65	57	59	63	51	62	56	74	67	64
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0



Condos, Townhomes, Villas





Monday Morning Quarterback
06/09/2024 - 06/15/2024
Lake, Orange, Osceola & Seminole Counties

There are 5 Condos, Villas, or Townhomes available for the Median Price of \$267,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs (East)	32701	1	\$266,500	2.0	2.0	1,335	\$199.63
Orange County							
Lockhart	32810	1	\$266,500	4.0	2.0	1,313	\$202.97
Williamsburg / Lake Bryan	32821	1	\$267,000	2.0	2.0	957	\$279.00
Osceola County							
Kissimmee (Central)	34741	1	\$267,000	2.0	2.0	1,296	\$206.02
Kissimmee (West) / Pleasant Hill	34746	1	\$267,000	3.0	2.0	1,220	\$218.85