



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

***Week of June 16, 2024 - June 22, 2024***

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

- Sales of single-family homes decreased to 408 during the week of June 16, from 456 the week prior
- The median price of single family homes decreased to \$430,000 a change of -4.4%
- The number of single-family home foreclosure transactions decreased to 2 from 7 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 121, and now sits at 6,823

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

- Sales of condos, townhomes, and villas decreased to 131 during the week of June 16, from 151 the week prior
- The median price of condos, townhomes, and villas increased to \$280,000 a change of 4.9%
- 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 23, and now sits at 3,363

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

**Monday Morning Quarterback**  
06/16/2024 - 06/22/2024  
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>	<b>408</b>	28	29	98	105	116	32
Bank Owned	2	0	1	1	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	405	28	27	97	105	116	32
<b>Active Listings</b>	<b>6,823</b>	360	343	1,246	1,445	2,640	789
Bank Owned	36	10	6	7	6	6	1
Short Sales	19	2	0	11	1	4	1
Other	6,768	348	337	1,228	1,438	2,630	787
<b>Months of Inventory</b>	<b>3.86</b>	2.97	2.73	2.93	3.18	5.25	5.69

**List Price**

Average Original List Price	\$599,936	\$195,689	\$290,032	\$369,991	\$453,507	\$692,450	\$2,083,825
Average Final List Price	\$581,872	\$190,539	\$283,242	\$360,355	\$445,620	\$673,669	\$1,987,625

**Sale Price**

Average Price	\$565,721	\$177,946	\$279,375	\$355,498	\$438,978	\$658,760	\$1,886,938
Median Price	\$430,000	\$200,000	\$280,000	\$355,000	\$435,000	\$633,500	\$1,575,000

**Price Differences**

Original to Final List Price	-\$18,064	-\$5,150	-\$6,790	-\$9,636	-\$7,887	-\$18,781	-\$96,200
Original List to Sale Price - \$	-\$34,215	-\$17,743	-\$10,657	-\$14,493	-\$14,529	-\$33,690	-\$196,887
Final List to Sale Price - \$	-\$16,151	-\$12,593	-\$3,867	-\$4,857	-\$6,642	-\$14,909	-\$100,687
Original List to Sale Price - %	94.30%	90.93%	96.33%	96.08%	96.80%	95.13%	90.55%
Final List to Sale Price - %	97.22%	93.39%	98.63%	98.65%	98.51%	97.79%	94.93%

**Days on the Market**

Avg Days Listing to Contract	53	54	61	57	50	45	71
Combined Avg Days to Contract	58	56	61	62	57	52	72
Avg Days Listing to Closing	89	87	99	90	85	83	112
Avg Days Contract to Close	36	33	36	33	34	37	52

**Beds / Baths**

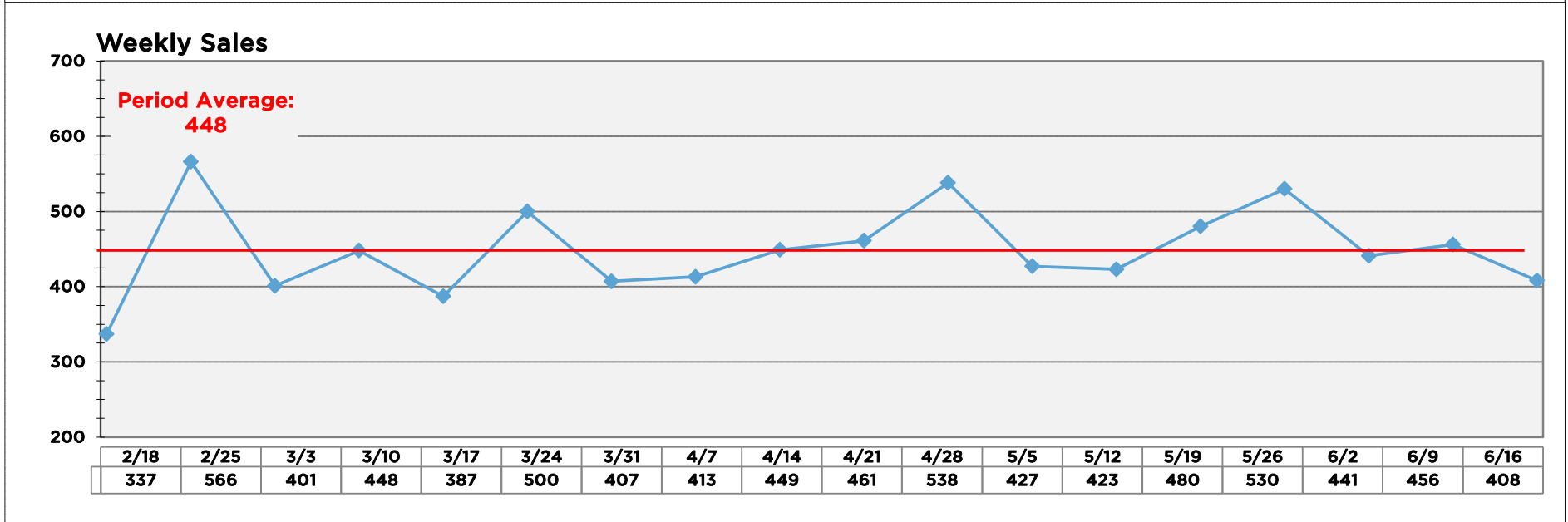
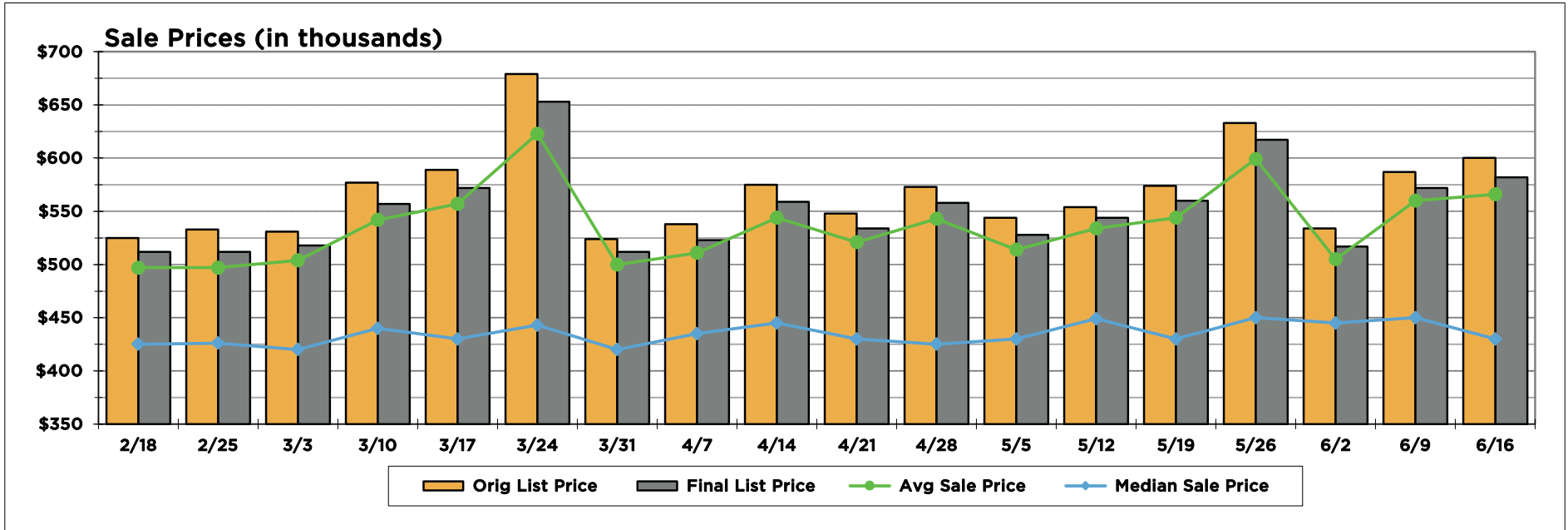
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

Average Square Feet	2,163	1,159	1,282	1,602	1,976	2,611	4,540
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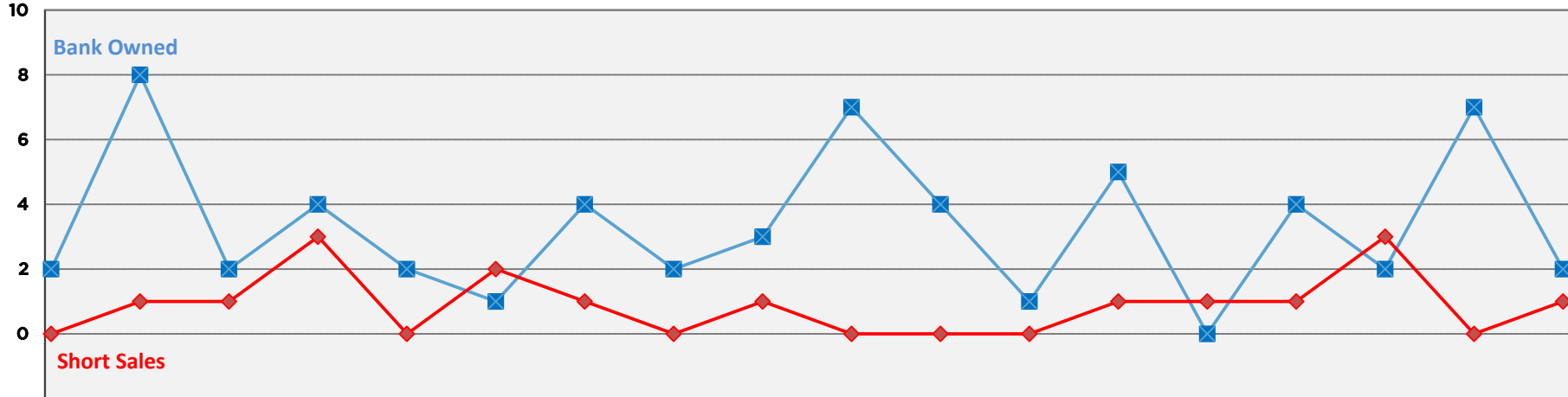
**Single Family Homes**





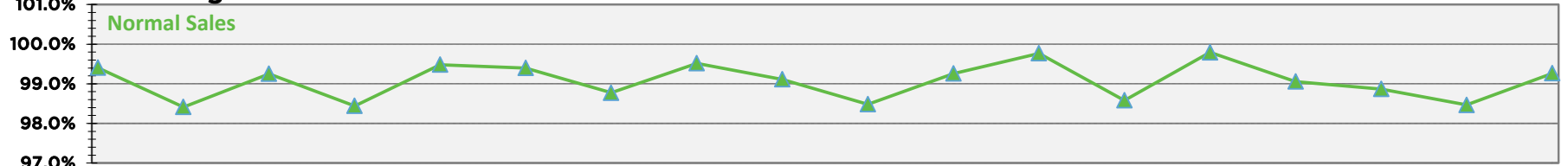
**Single Family Homes**

**Foreclosure Sales**

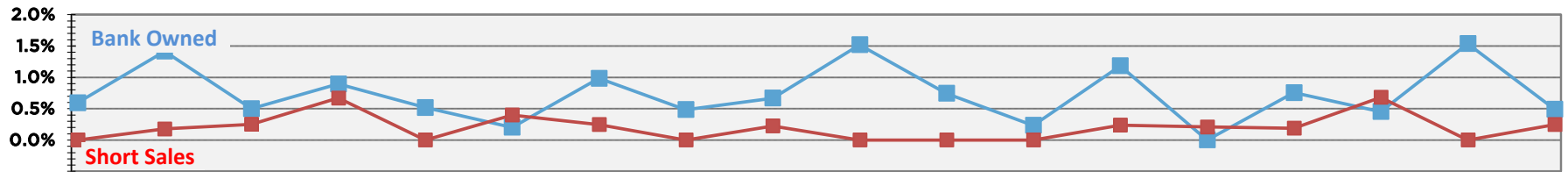


	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16
BO	2	8	2	4	2	1	4	2	3	7	4	1	5	0	4	2	7	2
SS	0	1	1	3	0	2	1	0	1	0	0	0	1	1	1	3	0	1

**Percentage of Sales**



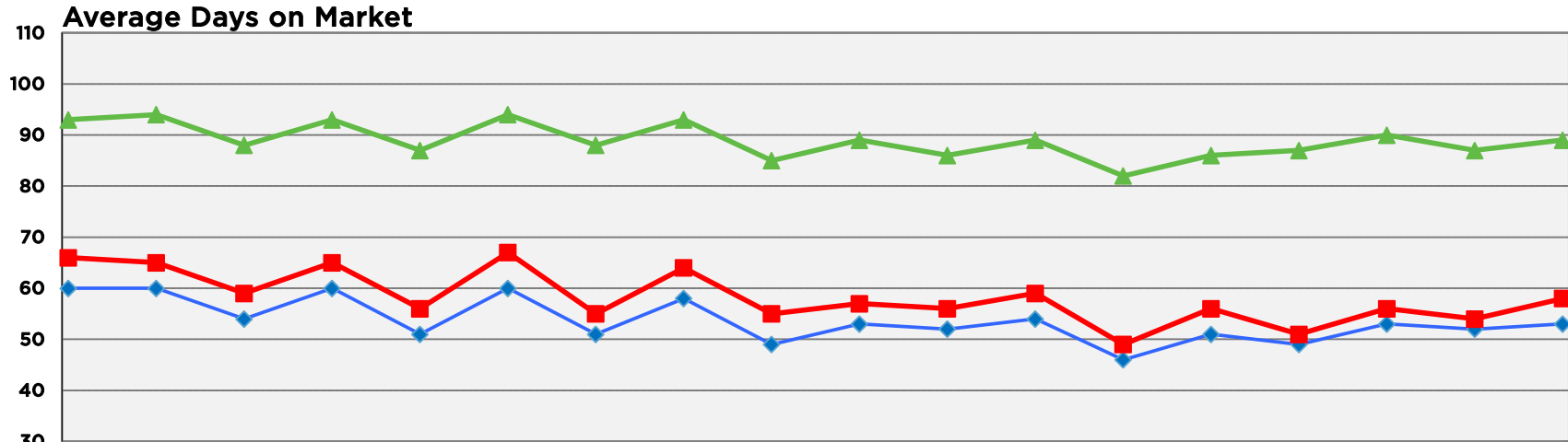
	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16
Normal	99.41%	98.41%	99.25%	98.44%	99.48%	99.40%	98.77%	99.52%	99.11%	98.48%	99.26%	99.77%	98.58%	99.79%	99.06%	98.87%	98.46%	99.26%



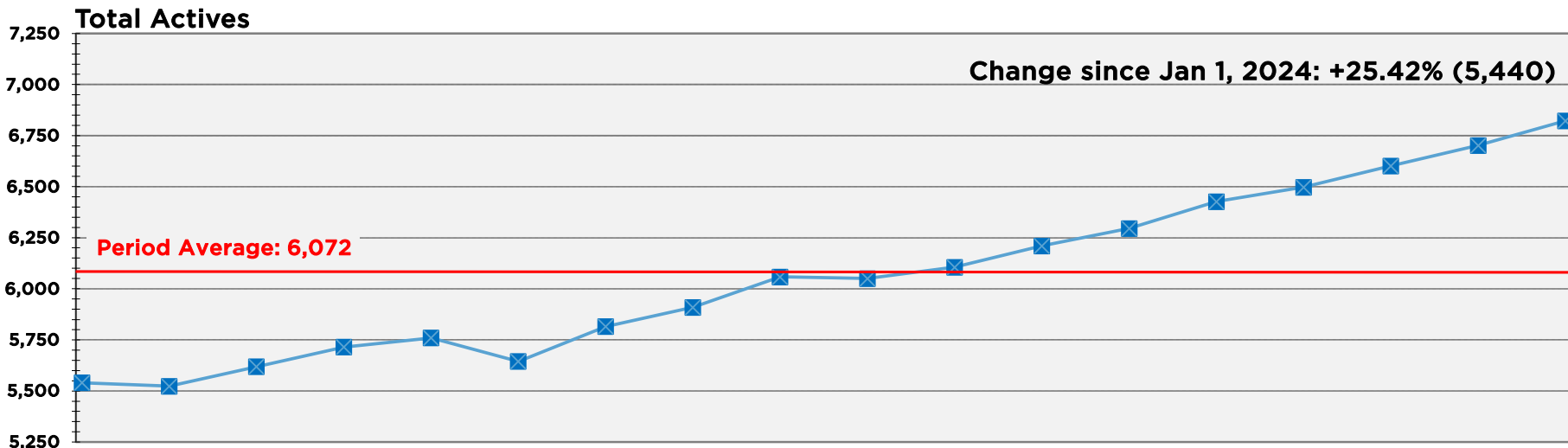
	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16
BO	0.59%	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%
SS	0.00%	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%



**Single Family Homes**



	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	6/16
ListToContract	60	60	54	60	51	60	51	58	49	53	52	54	46	51	49	53	52	53
CombDaysOnMkt	66	65	59	65	56	67	55	64	55	57	56	59	49	56	51	56	54	58
ListToClose	93	94	88	93	87	94	88	93	85	89	86	89	82	86	87	90	87	89

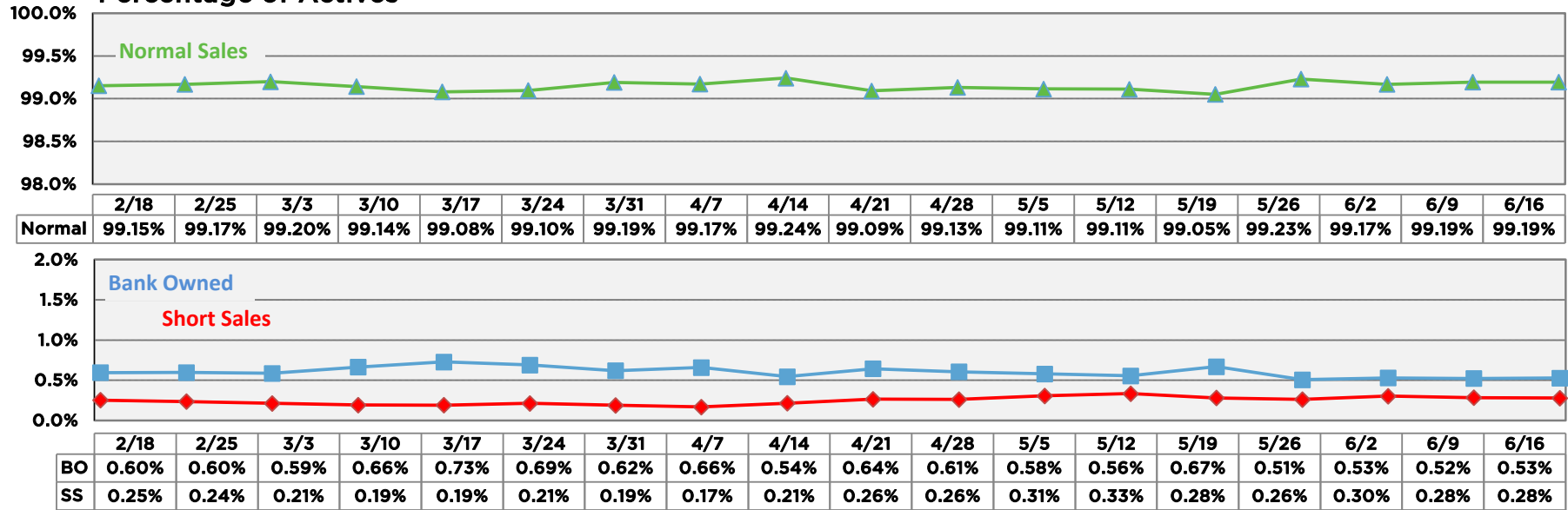


	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16
Total Actives	5,540	5,523	5,619	5,715	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295	6,427	6,498	6,602	6,702	6,823

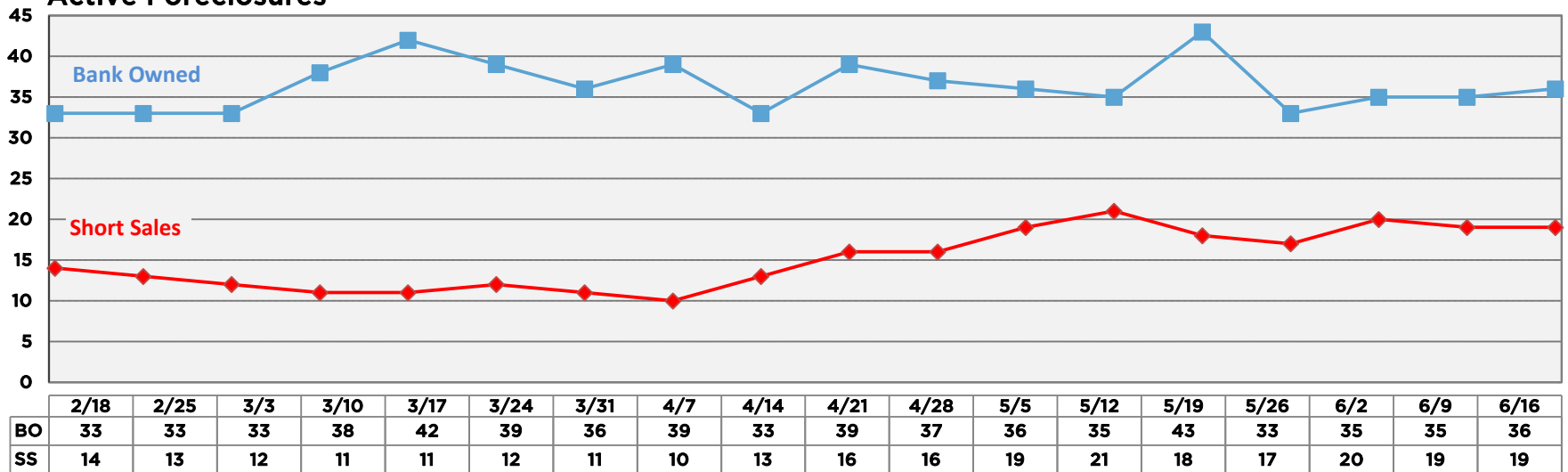


**Single Family Homes**

**Percentage of Actives**



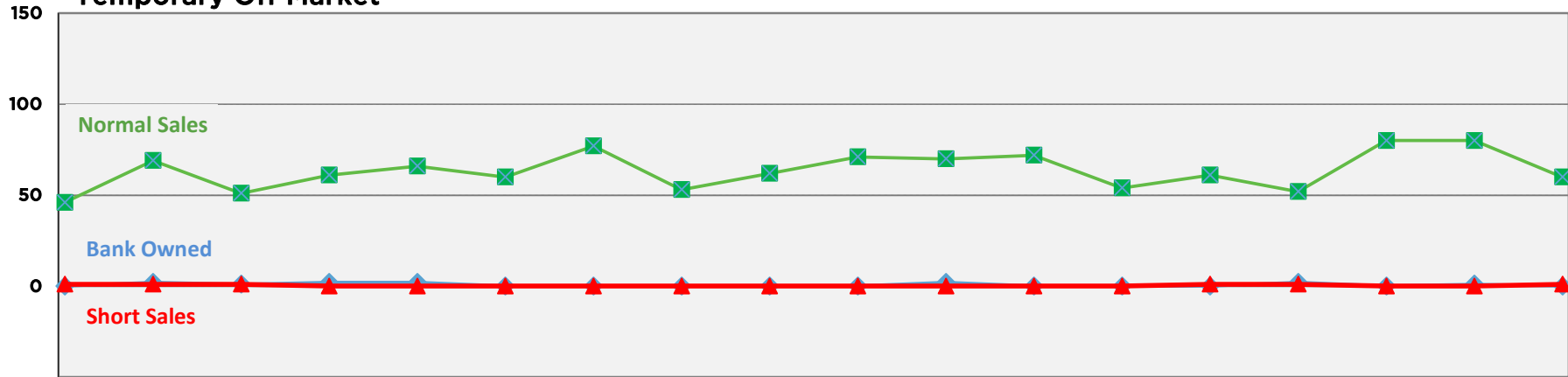
**Active Foreclosures**





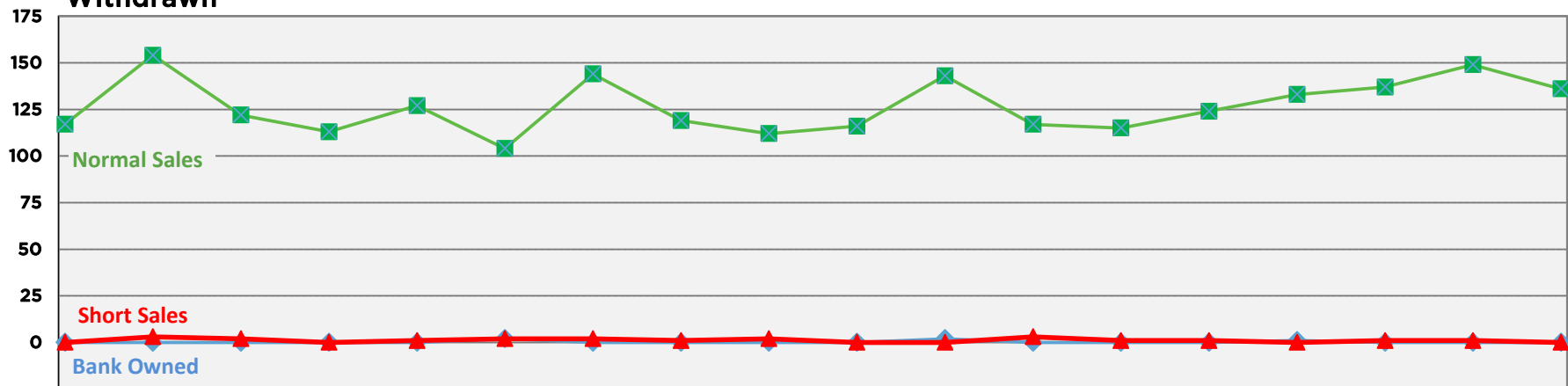
**Single Family Homes**

**Temporary Off Market**



	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	6/16
Norm	46	69	51	61	66	60	77	53	62	71	70	72	54	61	52	80	80	60
BO	0	2	1	2	2	0	0	0	0	0	2	0	0	0	2	0	1	0
SS	1	1	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1

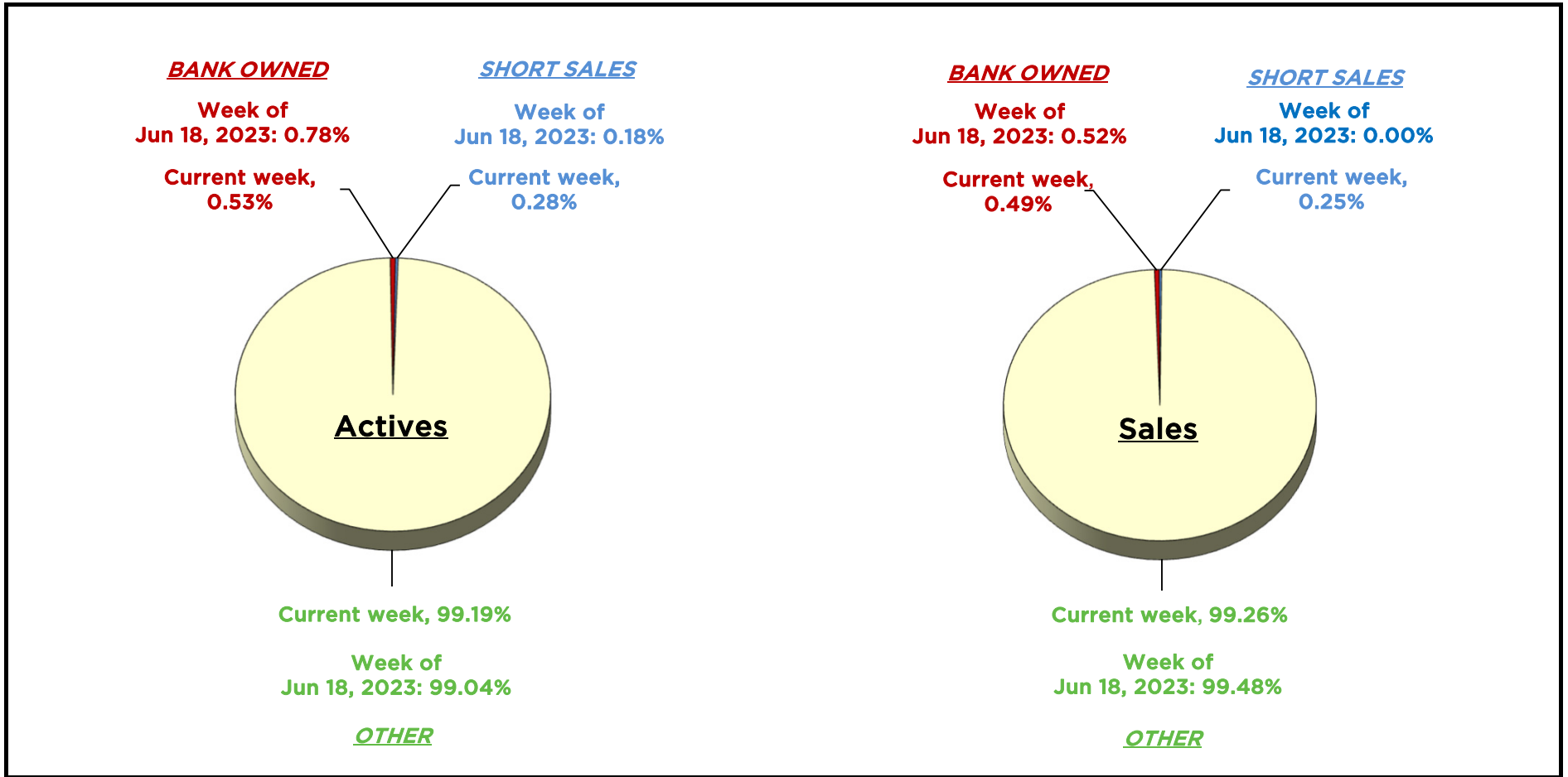
**Withdrawn**



	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	6/16
Norm	117	154	122	113	127	104	144	119	112	116	143	117	115	124	133	137	149	136
BO	0	0	0	0	0	2	0	0	0	0	2	0	0	0	1	0	0	0
SS	0	3	2	0	1	2	2	1	2	0	0	3	1	1	0	1	1	0



### Single Family Homes



**Monday Morning Quarterback**  
06/16/2024 - 06/22/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 53 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>
<b>Seminole County</b>		<b>4</b>	<b>\$429,925</b>	<b>3.3</b>	<b>2.0</b>	<b>1,683</b>	<b>\$255.53</b>
Altamonte Springs (East)	32701	1	\$429,900	4.0	3.0	1,300	\$330.69
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	1,588	\$270.72
Winter Park	32792	1	\$430,000	3.0	1.0	1,748	\$246.00
<b>Orange County</b>		<b>12</b>	<b>\$429,949</b>	<b>3.3</b>	<b>1.9</b>	<b>1,591</b>	<b>\$270.24</b>
Apopka / Hunt Club	32703	1	\$429,900	4.0	2.0	2,052	\$209.50
Winter Park (East) / Aloma	32792	1	\$430,000	3.0	2.0	1,793	\$239.82
Colonialtown	32803	2	\$429,950	3.5	1.5	1,168	\$368.11
Delaney / Crystal Lake	32806	1	\$430,000	3.0	2.0	1,131	\$380.19
Union Park	32817	1	\$429,900	3.0	2.0	1,586	\$271.06
Taft	32824	1	\$430,000	3.0	2.0	2,034	\$211.41
Research Park	32826	1	\$429,900	3.0	2.0	1,877	\$229.04
Union Park / Chickasaw	32829	1	\$429,990	3.0	2.0	1,939	\$221.76
Hunters Creek	32837	1	\$429,900	3.0	2.0	1,298	\$331.20
Ocoee	34761	1	\$430,000	4.0	2.0	1,769	\$243.08
Winter Garden / Oakland	34787	1	\$429,900	3.0	2.0	1,277	\$336.65
<b>Osceola County</b>		<b>21</b>	<b>\$429,976</b>	<b>3.5</b>	<b>2.2</b>	<b>2,047</b>	<b>\$210.10</b>
Kissimmee (Central)	34741	1	\$430,000	3.0	2.0	1,835	\$234.33
Kissimmee / Buena Ventura Lakes	34743	1	\$430,000	4.0	2.0	2,061	\$208.64
Kissimmee (East)	34744	3	\$429,933	3.0	2.3	1,920	\$223.92
Kissimmee (West) / Pleasant Hill	34746	3	\$430,000	4.0	2.7	2,360	\$182.18
Kissimmee / Celebration	34747	2	\$429,950	3.5	2.0	1,700	\$252.91
Kissimmee / Poinciana	34758	1	\$430,000	4.0	3.0	2,847	\$151.04
St Cloud / Narcoossee	34771	3	\$429,967	3.7	2.0	1,832	\$234.66
St Cloud / Canoe Creek	34772	5	\$429,980	3.6	2.2	2,031	\$211.67
St Cloud / Harmony	34773	2	\$430,000	3.0	2.0	2,170	\$198.20



**Monday Morning Quarterback**  
06/16/2024 - 06/22/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 53 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>
<b>Lake County</b>		<b>16</b>	<b>\$429,944</b>	<b>3.5</b>	<b>2.2</b>	<b>2,128</b>	<b>\$202.06</b>
Lady Lake / The Villages	32159	1	\$429,900	3.0	3.0	2,410	\$178.38
Mount Dora	32757	5	\$429,920	3.6	2.0	2,002	\$214.70
Clermont (Central)	34711	1	\$429,900	3.0	2.0	1,796	\$239.37
Clermont (South)	34714	4	\$429,975	3.5	2.3	2,167	\$198.42
Groveland	34736	2	\$430,000	5.0	2.0	2,109	\$203.89
Howey in the Hills	34737	1	\$430,000	4.0	3.0	2,130	\$201.88
Leesburg (West)	34748	2	\$429,900	2.0	2.0	2,405	\$178.75

**Monday Morning Quarterback**  
06/16/2024 - 06/22/2024  
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>131</b>	51	19	29	20	11	1
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	130	51	19	28	20	11	1
<b>Active Listings</b>	<b>3,363</b>	1,181	461	891	486	325	19
Bank Owned	9	5	2	1	1	0	0
Short Sales	3	2	0	1	0	0	0
Other	3,351	1,174	459	889	485	325	19
<b>Months of Inventory</b>	<b>5.92</b>	5.34	5.60	7.09	5.61	6.82	4.38

**List Price**

<b>Average Original List Price</b>	<b>\$338,625</b>	\$203,531	\$285,563	\$371,402	\$457,785	\$666,153	\$1,300,000
<b>Average Final List Price</b>	<b>\$328,936</b>	\$193,634	\$278,942	\$356,434	\$453,360	\$658,507	\$1,268,000

**Sale Price**

<b>Average Price</b>	<b>\$319,296</b>	\$185,037	\$270,632	\$348,191	\$448,000	\$638,480	\$1,168,000
<b>Median Price</b>	<b>\$280,000</b>	\$182,500	\$269,500	\$341,500	\$451,000	\$610,000	\$1,168,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$9,689</b>	-\$9,897	-\$6,621	-\$14,968	-\$4,425	-\$7,646	-\$32,000
<b>Original List to Sale Price - \$</b>	<b>-\$19,329</b>	-\$18,494	-\$14,931	-\$23,211	-\$9,785	-\$27,673	-\$132,000
<b>Final List to Sale Price - \$</b>	<b>-\$9,640</b>	-\$8,597	-\$8,310	-\$8,243	-\$5,360	-\$20,027	-\$100,000
<b>Original List to Sale Price - %</b>	<b>94.29%</b>	90.91%	94.77%	93.75%	97.86%	95.85%	89.85%
<b>Final List to Sale Price - %</b>	<b>97.07%</b>	95.56%	97.02%	97.69%	98.82%	96.96%	92.11%

**Days on the Market**

<b>Avg Days Listing to Contract</b>	<b>61</b>	61	67	75	35	55	108
<b>Combined Avg Days to Contract</b>	<b>70</b>	65	82	92	43	59	108
<b>Avg Days Listing to Closing</b>	<b>93</b>	94	98	105	66	92	124
<b>Avg Days Contract to Close</b>	<b>31</b>	32	30	29	31	36	16

**Beds / Baths**

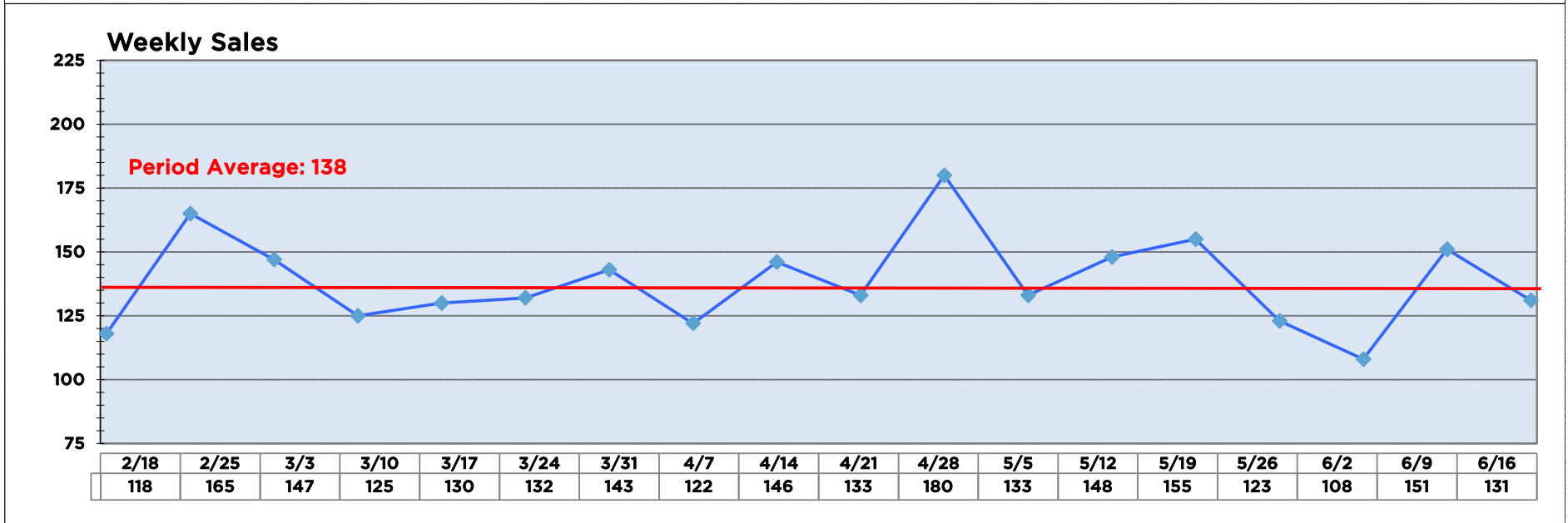
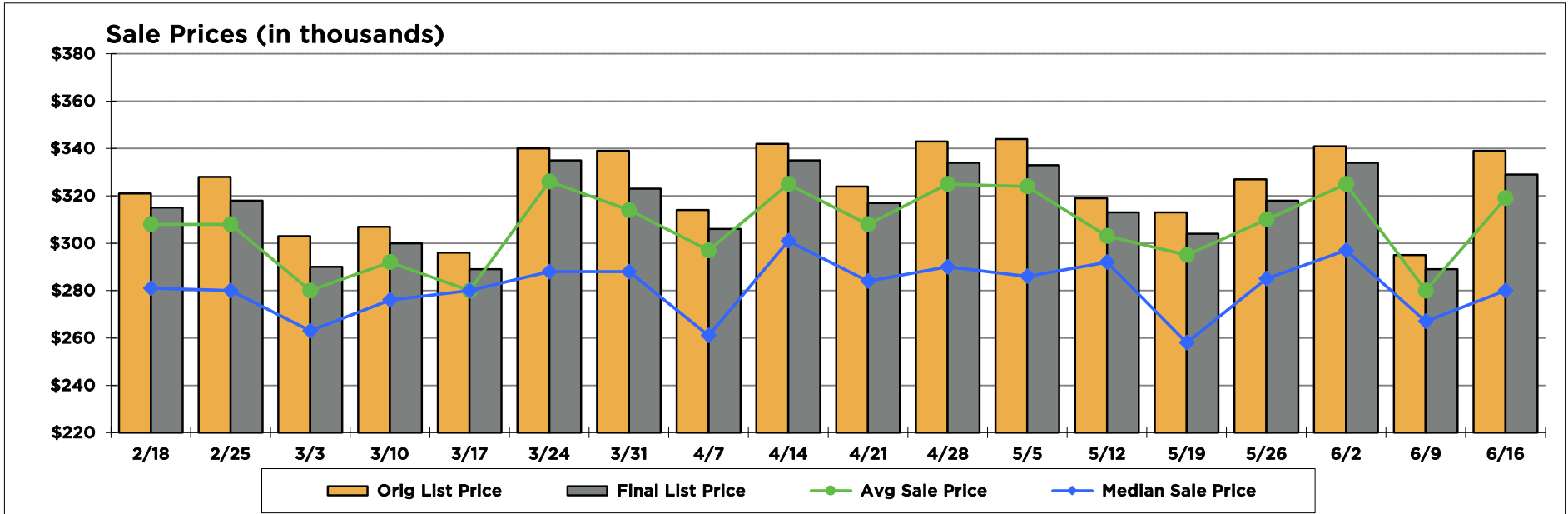
<b>Average Bedrooms</b>	<b>3</b>	2	3	3	3	3	2
<b>Average Full Baths</b>	<b>2</b>	2	2	2	3	2	2
<b>Average Half Baths</b>	<b>0</b>	0	0	1	1	1	0

**Square Footage**

<b>Average Square Feet</b>	<b>1,370</b>	1,004	1,254	1,542	1,850	1,906	1,766
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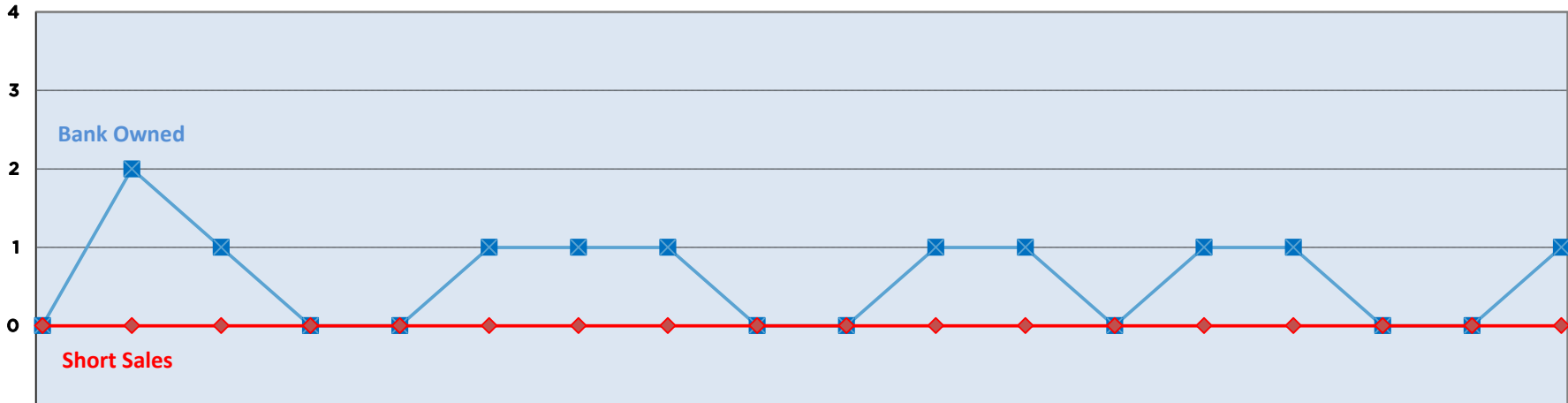
**Condos, Townhomes, Villas**



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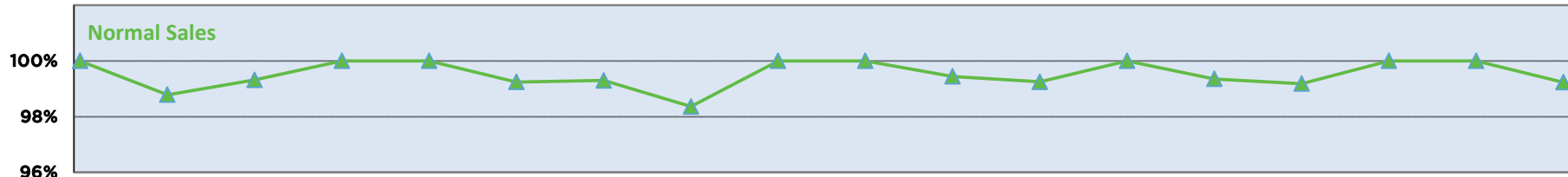
**Condos, Townhomes, Villas**

**Foreclosure Sales**

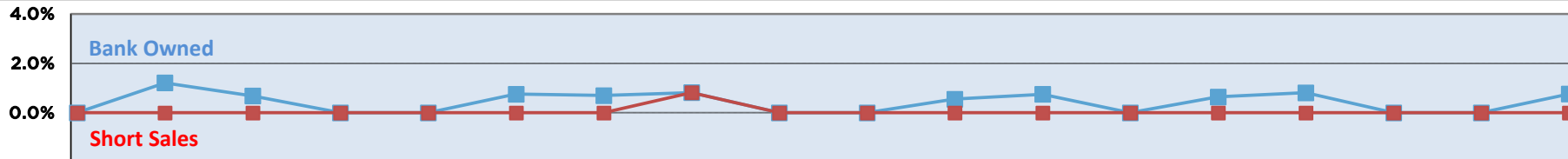


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BO	0	2	1	0	0	1	1	1	0	0	1	1	0	1	1	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	6/16
Normal	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	99.24%

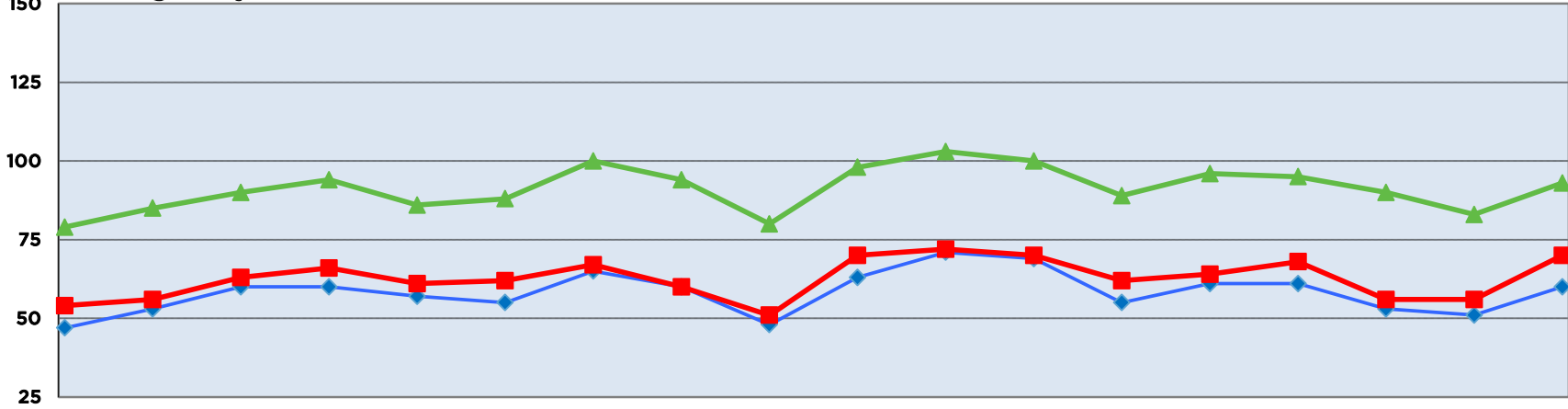


	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16
BO	0.00%	1.21%	0.68%	0.00%	0.00%	0.76%	0.70%	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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**Condos, Townhomes, Villas**

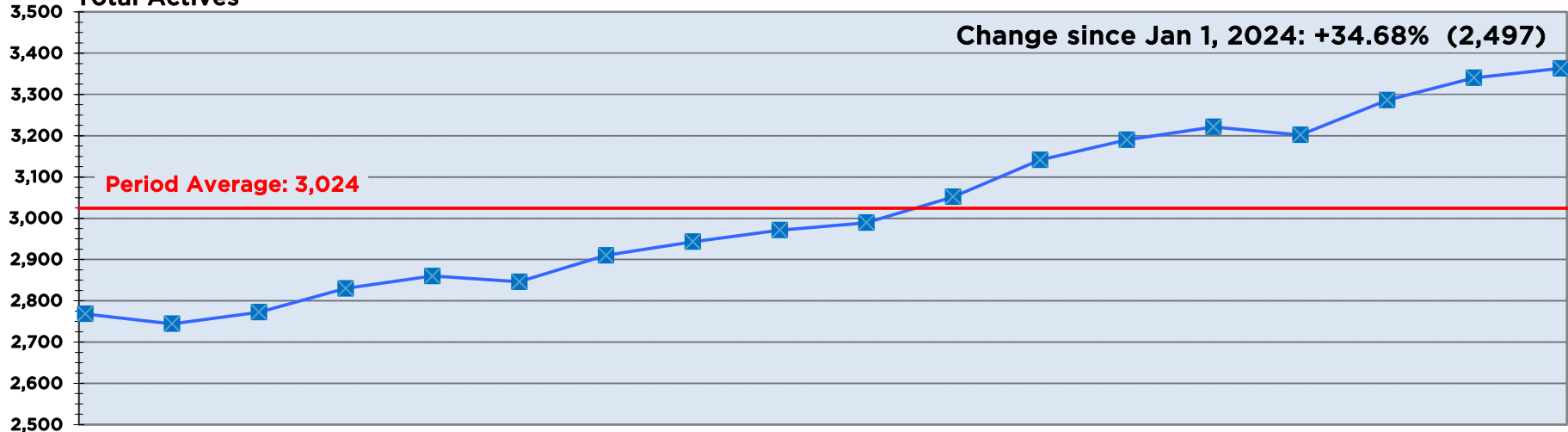
**Average Days on Market**



	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	6/16
ListToContract	47	53	60	60	57	55	65	60	48	63	71	69	55	61	61	53	51	60
CombDaysOnMkt	54	56	63	66	61	62	67	60	51	70	72	70	62	64	68	56	56	70
ListToClose	79	85	90	94	86	88	100	94	80	98	103	100	89	96	95	90	83	93

**Total Actives**

Change since Jan 1, 2024: +34.68% (2,497)

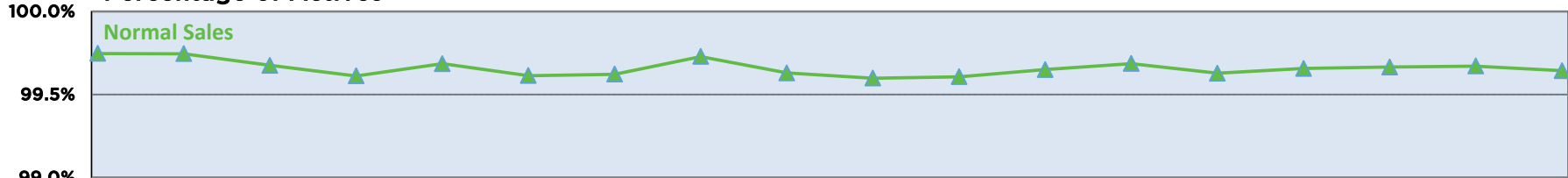


	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16
Total Actives	2,768	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363



**Condos, Townhomes, Villas**

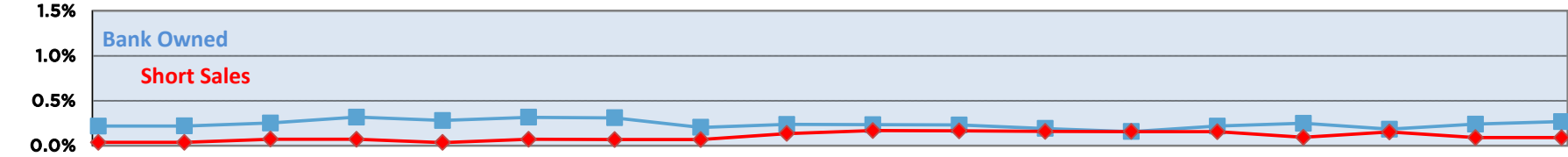
**Percentage of Actives**



	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	6/16
Normal	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%	99.64%

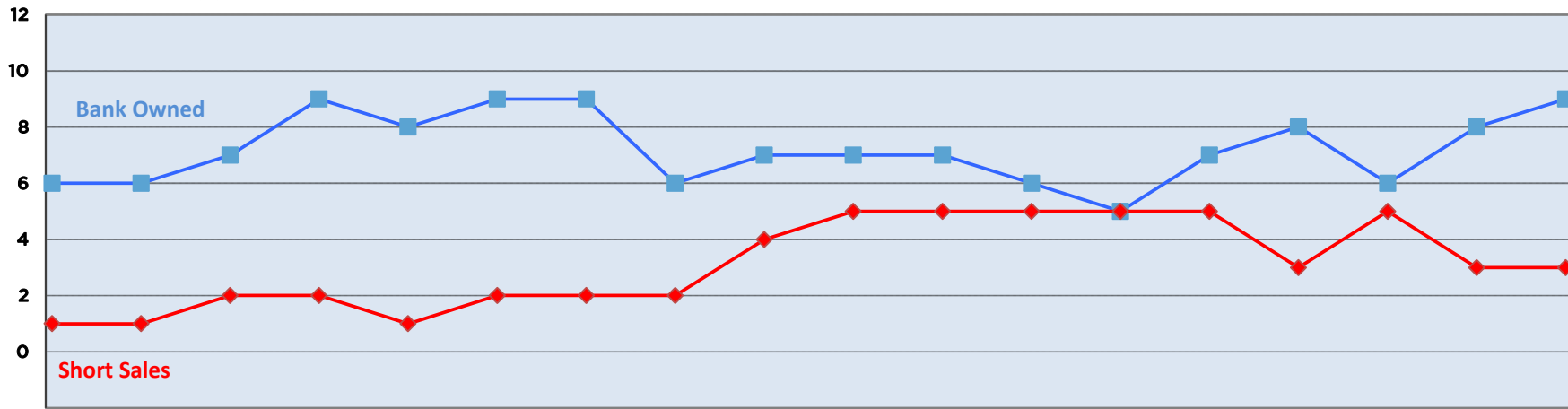
**Bank Owned**

**Short Sales**



	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	6/16
BO	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%	0.27%
SS	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%	0.09%

**Active Foreclosures**

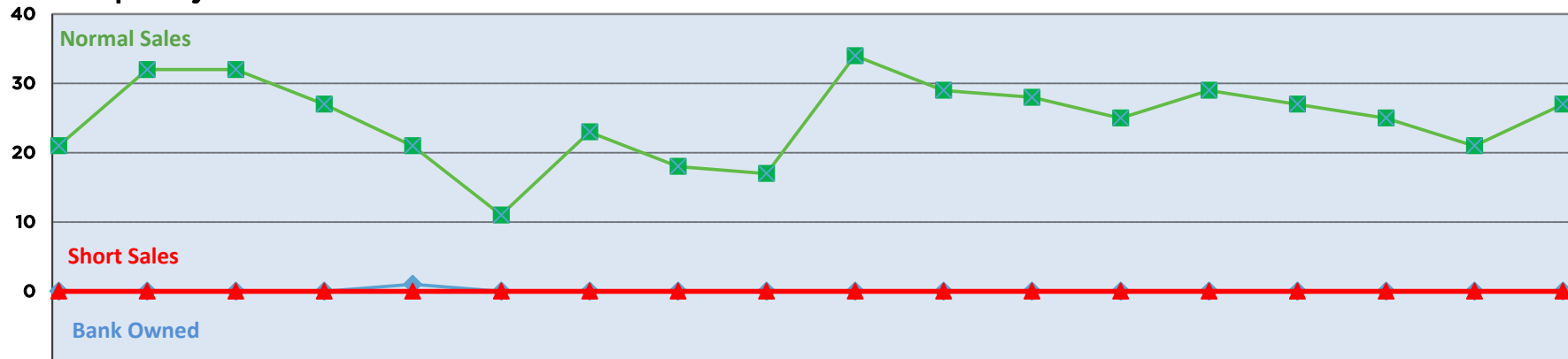


	2/18	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16
BO	6	6	7	9	8	9	9	6	7	7	7	6	5	7	8	6	8	9
SS	1	1	2	2	1	2	2	2	4	5	5	5	5	5	3	5	3	3



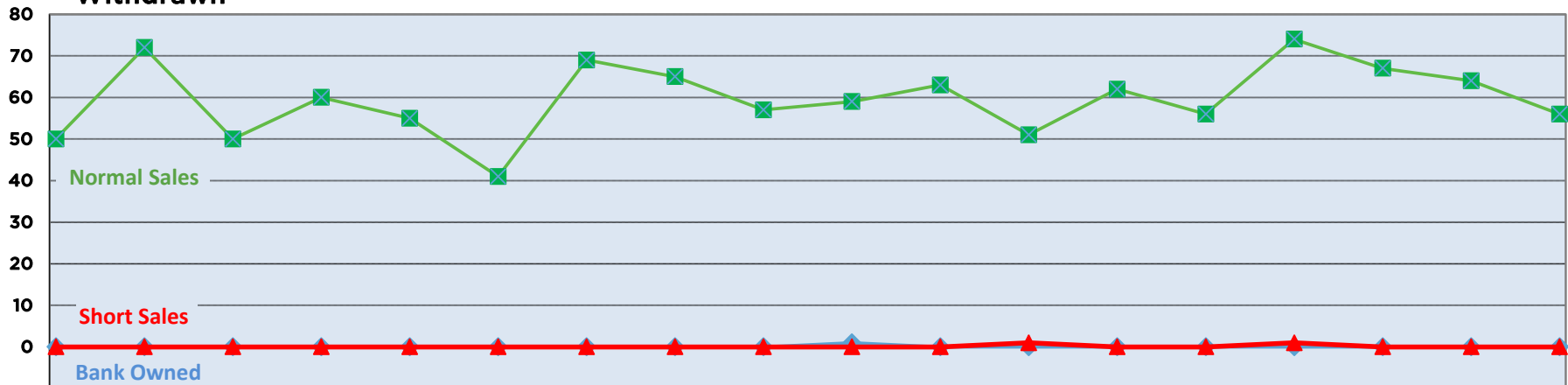
**Condos, Townhomes, Villas**

**Temporary Off Market**



Norm	21	32	32	27	21	11	23	18	17	34	29	28	25	29	27	25	21	27
BO	0	0	0	0	1	0	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

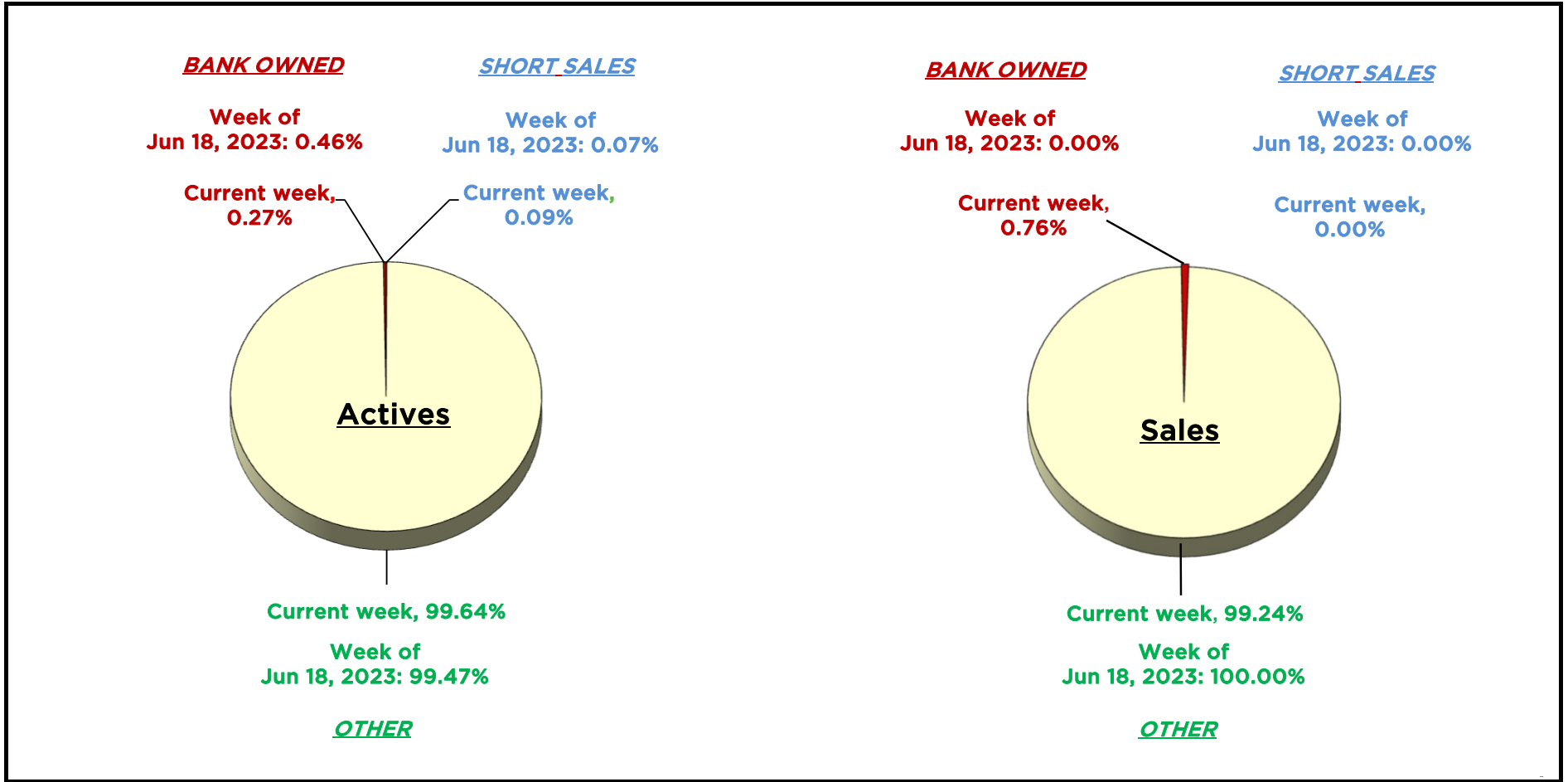
**Withdrawn**



Norm	50	72	50	60	55	41	69	65	57	59	63	51	62	56	74	67	64	56
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	1	0	0	1	0	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/16/2024 - 06/22/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 35 Condos, Villas, or Townhomes available for the Median Price of \$280,000 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>5</b>	<b>\$279,940</b>	<b>2.4</b>	<b>2.0</b>	<b>1,287</b>	<b>\$217.51</b>
Winter Springs / Tuskawilla	32708	1	\$279,900	3.0	2.0	1,344	\$208.26
Altamonte Springs / Forest City	32714	1	\$280,000	3.0	2.0	1,500	\$186.67
Fern Park/Casselberry	32730	1	\$279,900	2.0	2.0	1,296	\$215.97
Winter Park	32792	2	\$279,950	2.0	2.0	1,148	\$243.97
<b>Orange County</b>		<b>14</b>	<b>\$279,985</b>	<b>2.6</b>	<b>2.0</b>	<b>1,335</b>	<b>\$209.67</b>
Apopka (North)	32712	1	\$280,000	3.0	2.0	1,764	\$158.73
Azalea Park	32807	1	\$279,999	3.0	2.0	1,366	\$204.98
Pine Hills / Rosemont	32808	1	\$280,000	2.0	2.0	1,465	\$191.13
Orlo Vista	32811	2	\$279,950	2.5	2.0	1,187	\$235.85
Williamsburg / Lake Bryan	32821	1	\$280,000	3.0	2.0	1,200	\$233.33
Taft	32824	1	\$279,987	2.0	2.0	1,200	\$233.32
Union Park / Chickasaw	32829	1	\$279,900	2.0	2.0	1,071	\$261.34
Metro West / Orlo Vista	32835	1	\$280,000	3.0	2.0	1,447	\$193.50
Hunters Creek	32837	2	\$280,000	3.0	2.0	1,271	\$220.30
Pine Castle / Edgewood	32839	1	\$280,000	3.0	2.0	1,457	\$192.18
Winter Garden / Oakland	34787	2	\$280,000	2.0	2.0	1,405	\$199.36
<b>Osceola County</b>		<b>14</b>	<b>\$279,942</b>	<b>2.9</b>	<b>2.1</b>	<b>1,379</b>	<b>\$202.96</b>
Davenport	33896	1	\$279,980	2.0	2.0	1,384	\$202.30
Kissimmee (Central)	34741	5	\$279,860	3.2	2.2	1,401	\$199.73
Kissimmee (West) / Pleasant Hill	34746	2	\$279,975	3.0	2.0	1,294	\$216.45
Kissimmee / Celebration	34747	6	\$279,992	2.7	2.0	1,389	\$201.60
<b>Lake County</b>		<b>2</b>	<b>\$279,950</b>	<b>2.0</b>	<b>2.0</b>	<b>1,146</b>	<b>\$244.28</b>
Mount Dora	32757	1	\$279,900	2.0	2.0	1,046	\$267.59
Clermont (Central)	34711	1	\$280,000	2.0	2.0	1,246	\$224.72