



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

***Week of June 23, 2024 - June 29, 2024***

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

- Sales of single-family homes increased to 528 during the week of June 23, from 408 the week prior
- The median price of single family homes increased to \$450,000 a change of 4.7%
- The number of single-family home foreclosure transactions increased to 7 from 2 the week prior
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 75, and now sits at 6,898

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

- Sales of condos, townhomes, and villas increased to 156 during the week of June 23, from 131 the week prior
- The median price of condos, townhomes, and villas increased to \$290,000 a change of 3.6%
- 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 45, and now sits at 3,408

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

**Monday Morning Quarterback**  
06/23/2024 - 06/29/2024  
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>528</b>	32	37	133	112	170	44
Bank Owned	7	2	0	3	2	0	0
Short Sales	2	0	0	0	1	0	1
Other	519	30	37	130	109	170	43
<b>Active Listings</b>	<b>6,898</b>	338	329	1,293	1,468	2,668	802
Bank Owned	32	6	6	7	6	6	1
Short Sales	21	4	1	8	2	5	1
Other	6,845	328	322	1,278	1,460	2,657	800
<b>Months of Inventory</b>	<b>3.02</b>	2.44	2.05	2.24	3.02	3.62	4.21

**List Price**

Average Original List Price	\$631,832	\$194,668	\$296,632	\$371,315	\$461,992	\$704,185	\$2,171,884
Average Final List Price	\$615,771	\$184,553	\$282,154	\$360,912	\$455,288	\$691,161	\$2,097,520

**Sale Price**

Average Price	\$599,729	\$172,453	\$276,854	\$355,930	\$449,001	\$676,997	\$2,004,057
Median Price	\$450,000	\$177,450	\$275,000	\$360,000	\$443,500	\$647,300	\$1,525,000

**Price Differences**

Original to Final List Price	-\$16,061	-\$10,115	-\$14,478	-\$10,403	-\$6,704	-\$13,024	-\$74,364
Original List to Sale Price - \$	-\$32,103	-\$22,215	-\$19,778	-\$15,385	-\$12,991	-\$27,188	-\$167,827
Final List to Sale Price - \$	-\$16,042	-\$12,100	-\$5,300	-\$4,982	-\$6,287	-\$14,164	-\$93,463
Original List to Sale Price - %	94.92%	88.59%	93.33%	95.86%	97.19%	96.14%	92.27%
Final List to Sale Price - %	97.39%	93.44%	98.12%	98.62%	98.62%	97.95%	95.54%

**Days on the Market**

Avg Days Listing to Contract	51	54	65	60	42	40	72
Combined Avg Days to Contract	56	58	68	68	45	44	76
Avg Days Listing to Closing	86	82	97	96	75	76	110
Avg Days Contract to Close	35	28	32	35	33	36	39

**Beds / Baths**

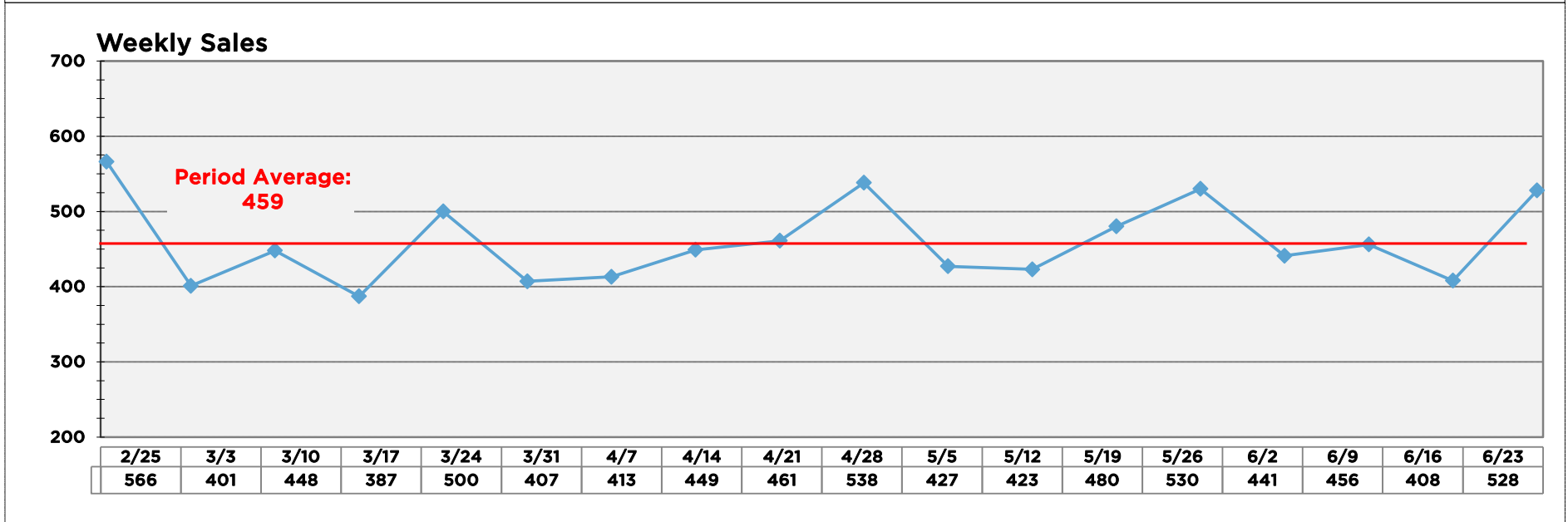
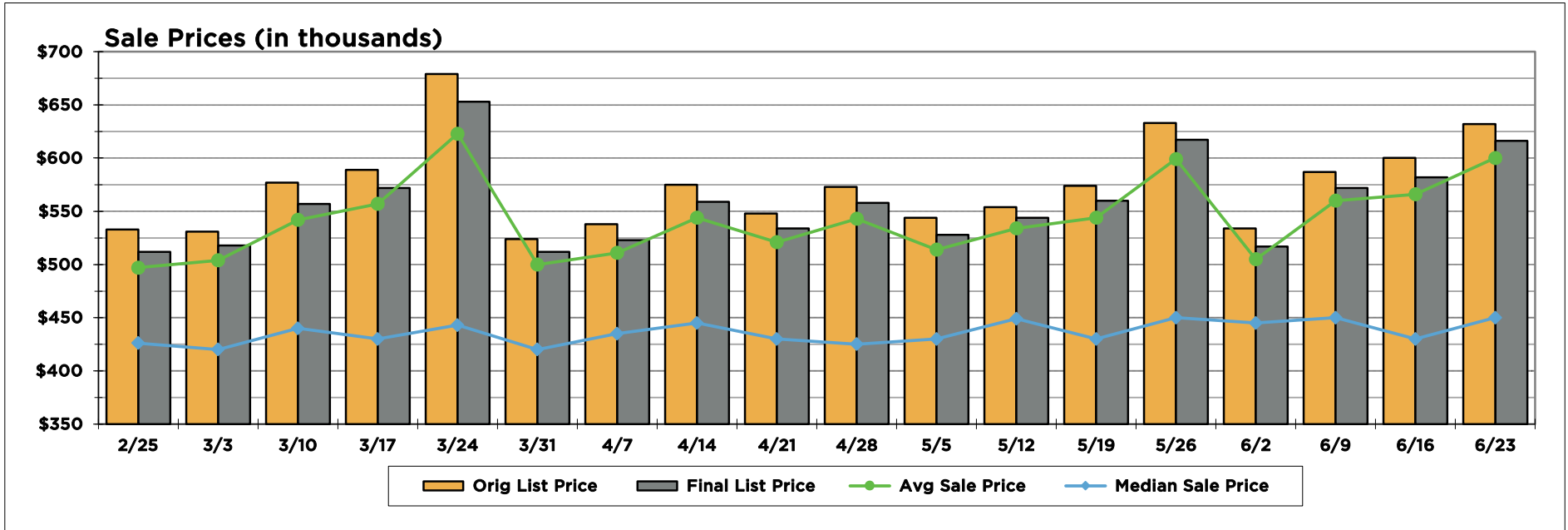
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

Average Square Feet	2,218	1,091	1,250	1,619	1,928	2,716	4,477
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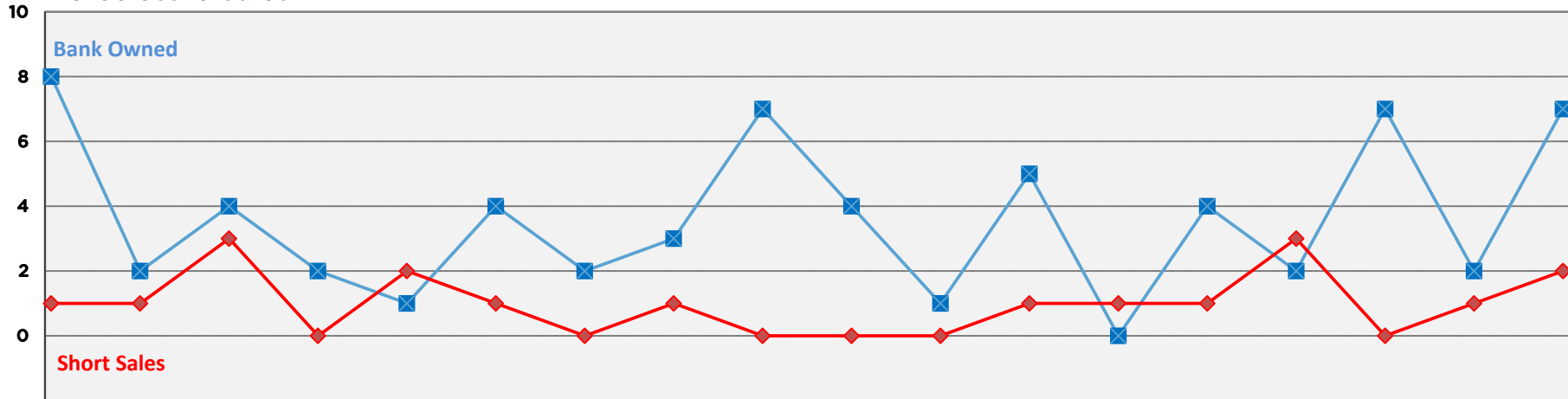
**Single Family Homes**





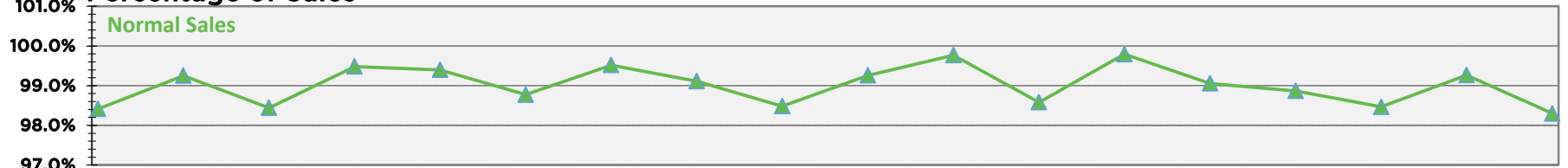
**Single Family Homes**

**Foreclosure Sales**

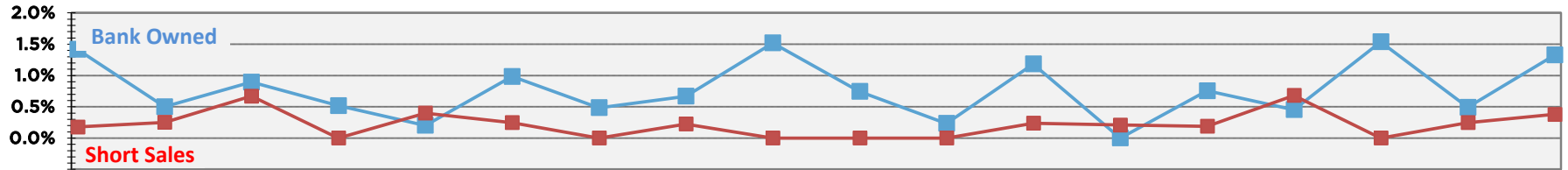


	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23
BO	8	2	4	2	1	4	2	3	7	4	1	5	0	4	2	7	2	7
SS	1	1	3	0	2	1	0	1	0	0	0	1	1	1	3	0	1	2

**Percentage of Sales**



	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	6/23
Normal	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%	98.30%

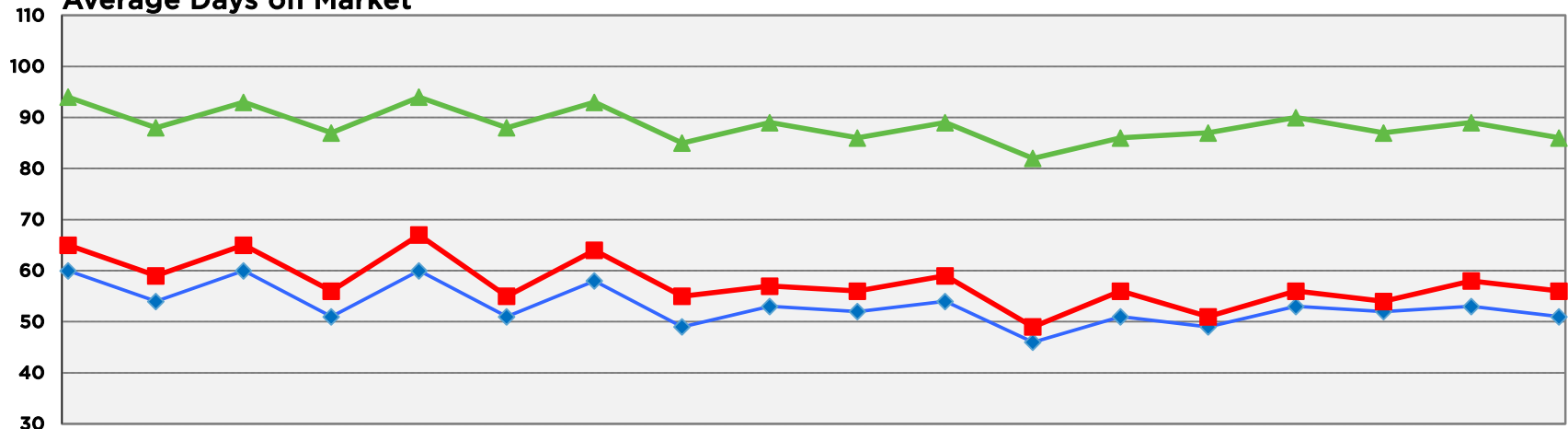


	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23
BO	1.41%	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%
SS	0.18%	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%



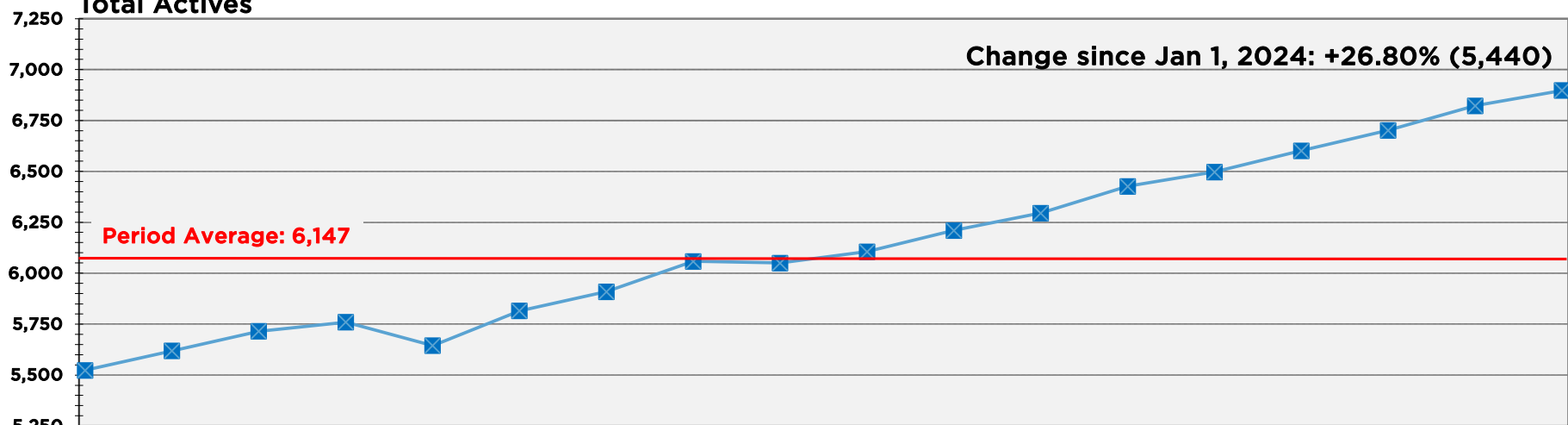
**Single Family Homes**

**Average Days on Market**



	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	6/23
ListToContract	60	54	60	51	60	51	58	49	53	52	54	46	51	49	53	52	53	51
CombDaysOnMkt	65	59	65	56	67	55	64	55	57	56	59	49	56	51	56	54	58	56
ListToClose	94	88	93	87	94	88	93	85	89	86	89	82	86	87	90	87	89	86

**Total Actives**

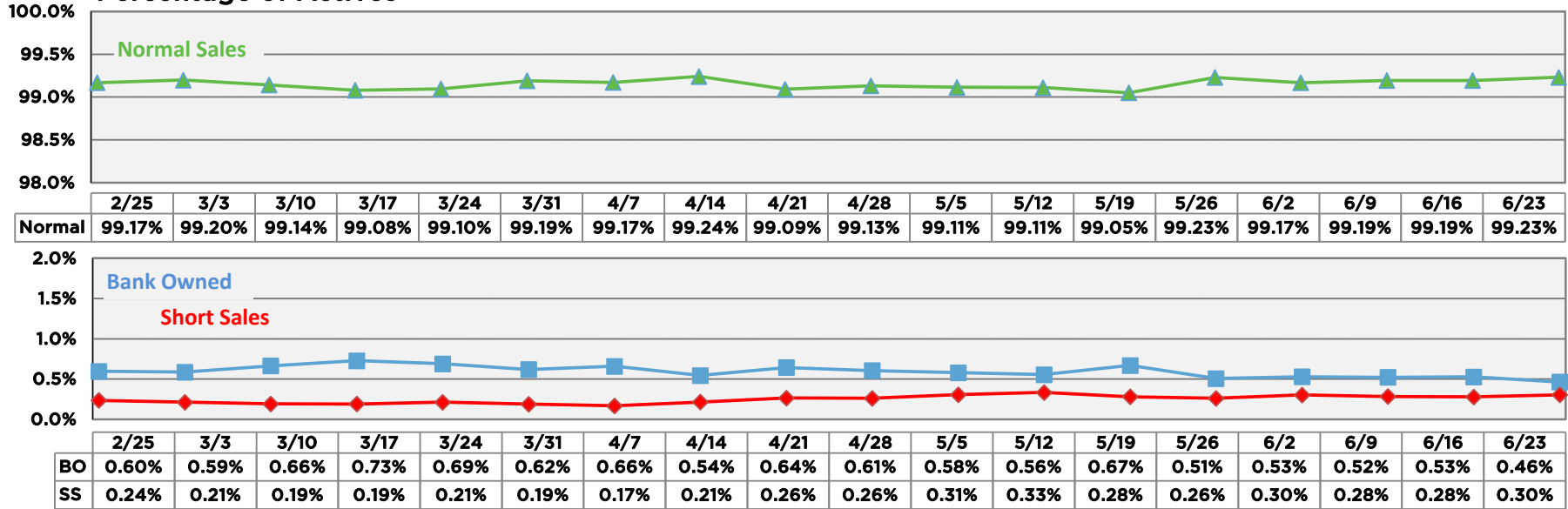


	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23
Total Actives	5,523	5,619	5,715	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295	6,427	6,498	6,602	6,702	6,823	6,898

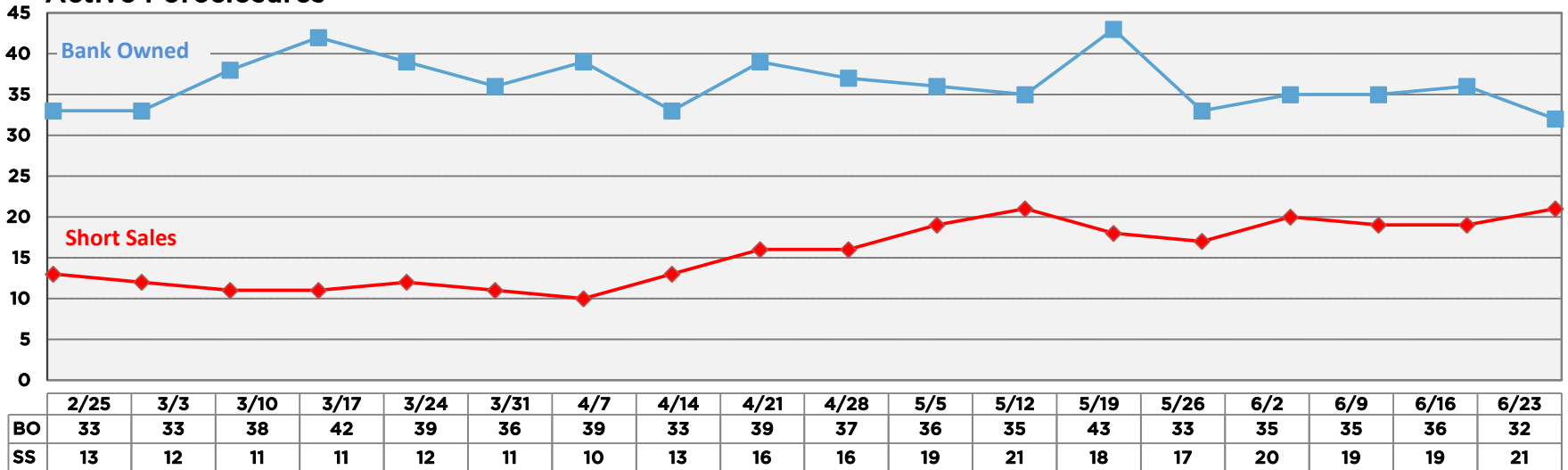


**Single Family Homes**

**Percentage of Actives**



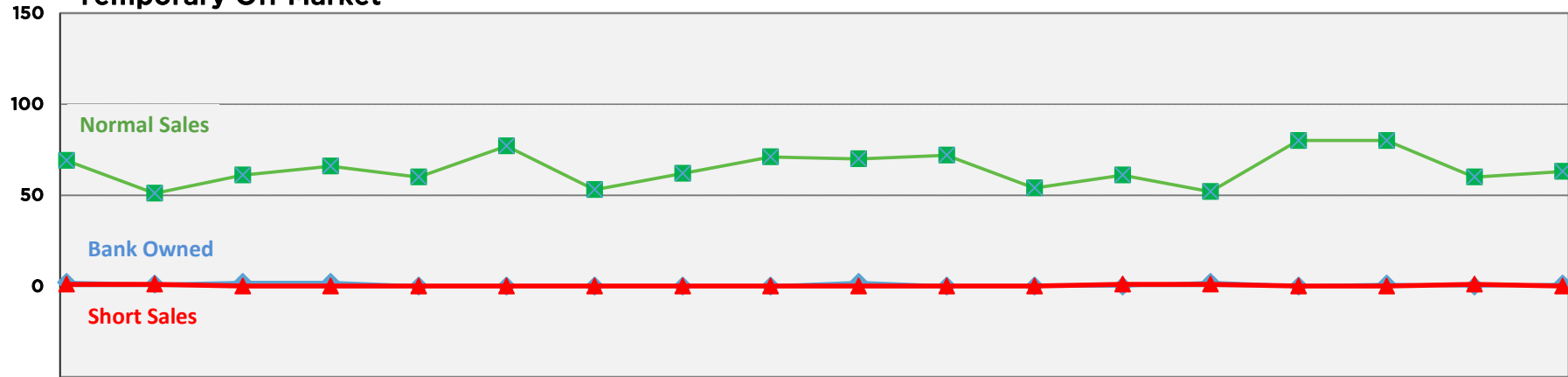
**Active Foreclosures**



**Monday Morning Quarterback**  
06/23/2024 - 06/29/2024  
Lake, Orange, Osceola & Seminole Counties

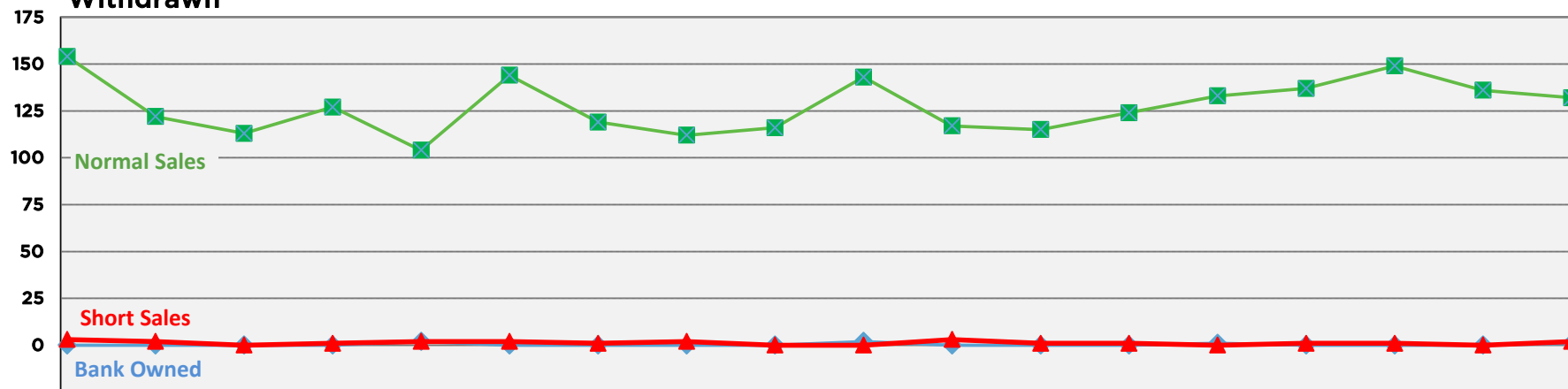
**Single Family Homes**

**Temporary Off Market**



	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	6/23
Norm	69	51	61	66	60	77	53	62	71	70	72	54	61	52	80	80	60	63
BO	2	1	2	2	0	0	0	0	0	2	0	0	0	2	0	1	0	1
SS	1	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0

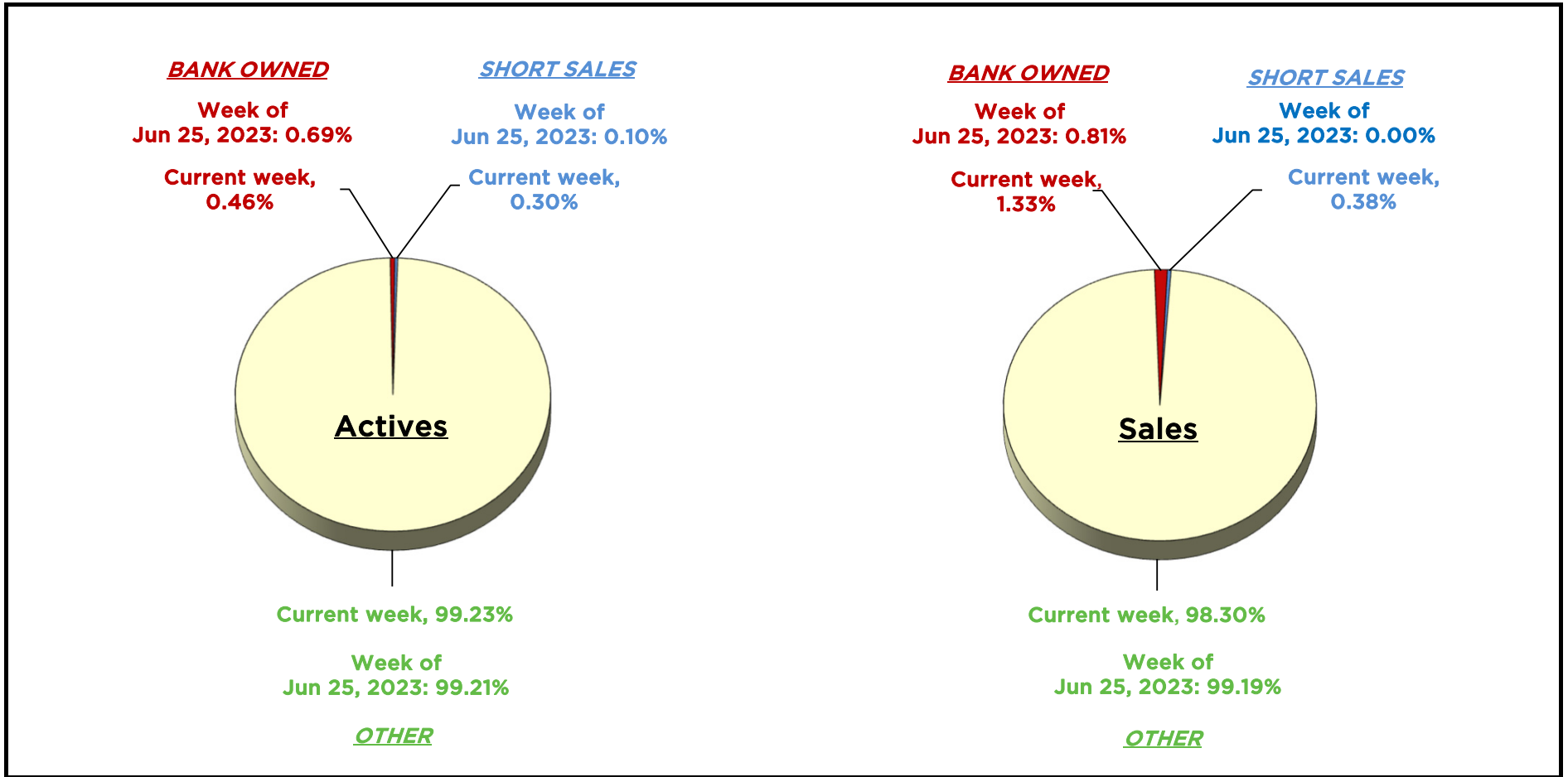
**Withdrawn**



	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	6/23
Norm	154	122	113	127	104	144	119	112	116	143	117	115	124	133	137	149	136	132
BO	0	0	0	0	2	0	0	0	0	2	0	0	0	1	0	0	0	1
SS	3	2	0	1	2	2	1	2	0	0	3	1	1	0	1	1	0	2



**Single Family Homes**



**Monday Morning Quarterback**  
06/23/2024 - 06/29/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 98 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
<b>Seminole County</b>		<b>9</b>	<b>\$449,892</b>	<b>3.6</b>	<b>2.0</b>	<b>1,897</b>	<b>\$237.16</b>
Altamonte Springs (East)	32701	1	\$449,900	3.0	2.0	2,193	\$205.15
Lake Mary / Heathrow	32746	2	\$449,900	3.5	2.0	2,005	\$224.44
Oviedo	32765	1	\$450,000	4.0	2.0	1,970	\$228.43
Chuluota/Oviedo	32766	2	\$449,950	4.0	2.0	1,853	\$242.82
Longwood / Wekiva Springs	32779	1	\$449,900	3.0	2.0	1,792	\$251.06
Winter Park	32792	2	\$449,763	3.5	2.0	1,702	\$264.33
<b>Orange County</b>		<b>38</b>	<b>\$449,929</b>	<b>3.7</b>	<b>2.1</b>	<b>1,815</b>	<b>\$247.86</b>
Apopka (North)	32712	2	\$449,950	4.5	2.0	2,346	\$191.84
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
Colonialtown	32803	1	\$450,000	4.0	2.0	1,344	\$334.82
Delaney / Crystal Lake	32806	4	\$449,950	3.0	2.0	1,689	\$266.40
Azalea Park	32807	3	\$450,000	4.0	2.0	1,947	\$231.16
Pine Hills / Rosemont	32808	1	\$449,900	5.0	3.0	1,452	\$309.85
Lockhart	32810	1	\$449,500	3.0	2.0	2,102	\$213.84
Orlo Vista	32811	1	\$450,000	7.0	3.0	1,980	\$227.27
Conway	32812	2	\$449,750	3.0	2.0	1,625	\$276.85
Bithlo	32820	1	\$450,000	3.0	2.0	1,861	\$241.81
Williamsburg / Lake Bryan	32821	2	\$449,950	3.0	2.0	1,738	\$258.96
Ventura	32822	3	\$449,933	3.0	2.0	1,660	\$270.99
Taft	32824	2	\$449,950	4.0	2.5	1,929	\$233.26
Rio Pinar / Union Park	32825	2	\$450,000	3.5	2.0	2,047	\$219.83
Waterford Lakes	32828	4	\$449,850	3.8	2.0	1,913	\$235.18
Union Park / Chickasaw	32829	1	\$449,999	4.0	2.0	2,087	\$215.62
Metro West / Orlo Vista	32835	2	\$450,000	4.5	2.5	1,879	\$239.55
Hunters Creek	32837	3	\$449,933	3.7	2.0	1,740	\$258.63
Ocoee	34761	1	\$449,999	4.0	2.0	2,356	\$191.00

**Monday Morning Quarterback**  
06/23/2024 - 06/29/2024  
Lake, Orange, Osceola & Seminole Counties

<b>Osceola County</b>		<b>27</b>	<b>\$449,967</b>	<b>3.6</b>	<b>2.2</b>	<b>1,997</b>	<b>\$225.28</b>
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 (East)	34744	1	\$449,900	3.0	2.0	1,807	\$248.98
Kissimmee (West) / Pleasant Hill	34746	11	\$449,973	3.7	2.3	1,925	\$233.70
Kissimmee / Celebration	34747	2	\$449,900	4.0	2.5	1,891	\$237.92
Kissimmee / Poinciana	34758	2	\$449,950	4.5	2.5	2,603	\$172.86
St Cloud	34769	1	\$449,900	4.0	2.0	2,872	\$156.65
St Cloud / Narcoossee	34771	3	\$449,998	3.0	2.0	2,065	\$217.88
St Cloud / Canoe Creek	34772	4	\$450,000	2.8	2.3	1,457	\$308.91
<b>Lake County</b>		<b>24</b>	<b>\$449,938</b>	<b>3.5</b>	<b>2.3</b>	<b>2,102</b>	<b>\$214.03</b>
Astor	32102	1	\$449,900	2.0	2.0	1,424	\$315.94
Lady Lake / The Villages	32159	1	\$449,500	3.0	2.0	1,950	\$230.51
Eustis (West)	32726	2	\$449,950	2.5	2.0	1,786	\$251.93
Eustis (East)	32736	2	\$449,950	3.5	2.5	1,988	\$226.39
Mount Dora	32757	1	\$449,900	3.0	2.0	1,992	\$225.85
Sorrento / Mt Plymouth	32776	1	\$449,900	4.0	2.0	2,753	\$163.42
Tavares / Mt Plymouth	32778	1	\$450,000	5.0	3.0	2,868	\$156.90
Clermont (Central)	34711	3	\$449,967	4.0	2.3	2,306	\$195.13
Clermont (South)	34714	1	\$449,900	4.0	3.0	2,034	\$221.19
Minneola	34715	2	\$450,000	3.5	2.0	1,902	\$236.59
Fruitland Park	34731	3	\$449,967	4.0	2.7	2,344	\$191.99
Groveland	34736	4	\$449,950	3.3	2.0	1,993	\$225.77
Winter Garden	34787	1	\$450,000	3.0	2.0	1,664	\$270.43
Leesburg (East) / Haines Creek	34788	1	\$450,000	3.0	2.0	2,496	\$180.29

**Monday Morning Quarterback**  
06/23/2024 - 06/29/2024  
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>	156	56	29	40	23	7	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	156	56	29	40	23	7	1
<b>Active Listings</b>	3,408	1,194	476	918	478	323	19
Bank Owned	10	6	2	1	1	0	0
Short Sales	4	2	0	2	0	0	0
Other	3,394	1,186	474	915	477	323	19
<b>Months of Inventory</b>	5.04	4.92	3.79	5.30	4.80	10.65	4.38

**List Price**

Average Original List Price	\$318,901	\$197,969	\$291,826	\$363,402	\$457,300	\$577,914	\$1,100,000
Average Final List Price	\$312,930	\$190,552	\$284,519	\$357,139	\$455,526	\$576,056	\$1,100,000

**Sale Price**

Average Price	\$304,166	\$181,790	\$278,172	\$350,702	\$444,590	\$564,143	\$1,000,000
Median Price	\$290,000	\$190,700	\$277,000	\$350,000	\$434,900	\$535,000	\$1,000,000

**Price Differences**

Original to Final List Price	-\$5,971	-\$7,417	-\$7,307	-\$6,263	-\$1,774	-\$1,858	\$0
Original List to Sale Price - \$	-\$14,735	-\$16,179	-\$13,654	-\$12,700	-\$12,710	-\$13,771	-\$100,000
Final List to Sale Price - \$	-\$8,764	-\$8,762	-\$6,347	-\$6,437	-\$10,936	-\$11,913	-\$100,000
Original List to Sale Price - %	95.38%	91.83%	95.32%	96.51%	97.22%	97.62%	90.91%
Final List to Sale Price - %	97.20%	95.40%	97.77%	98.20%	97.60%	97.93%	90.91%

**Days on the Market**

Avg Days Listing to Contract	65	70	43	74	79	26	6
Combined Avg Days to Contract	70	73	43	85	81	37	6
Avg Days Listing to Closing	96	98	76	107	109	60	26
Avg Days Contract to Close	31	28	33	34	30	37	20

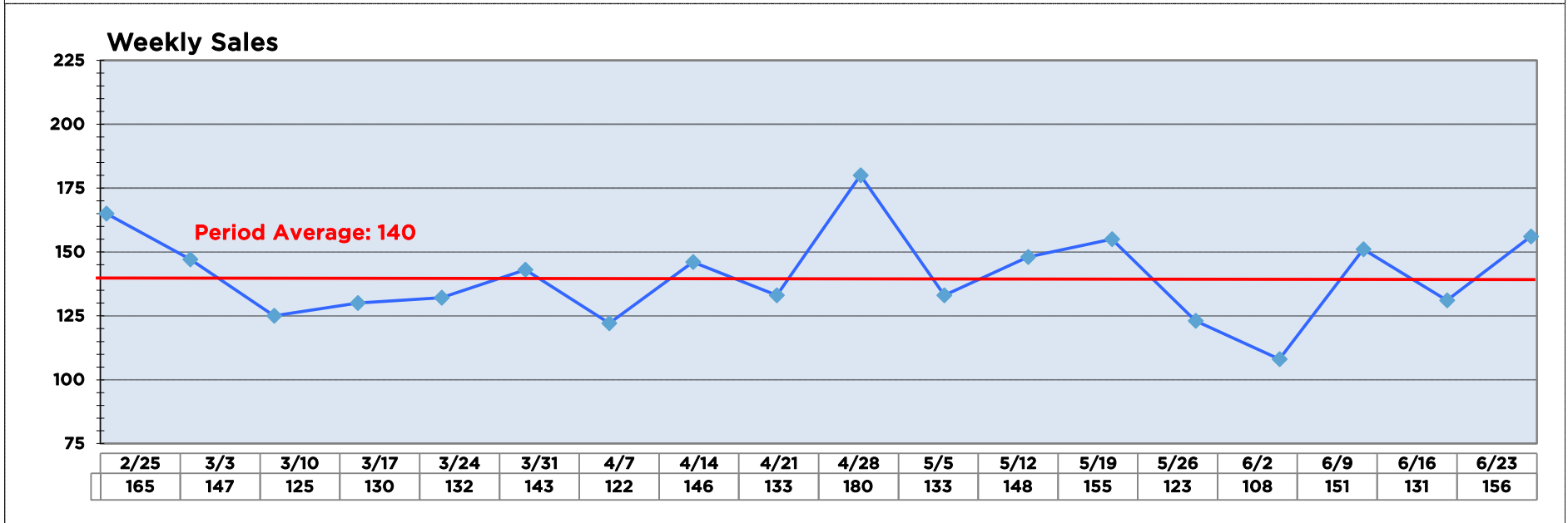
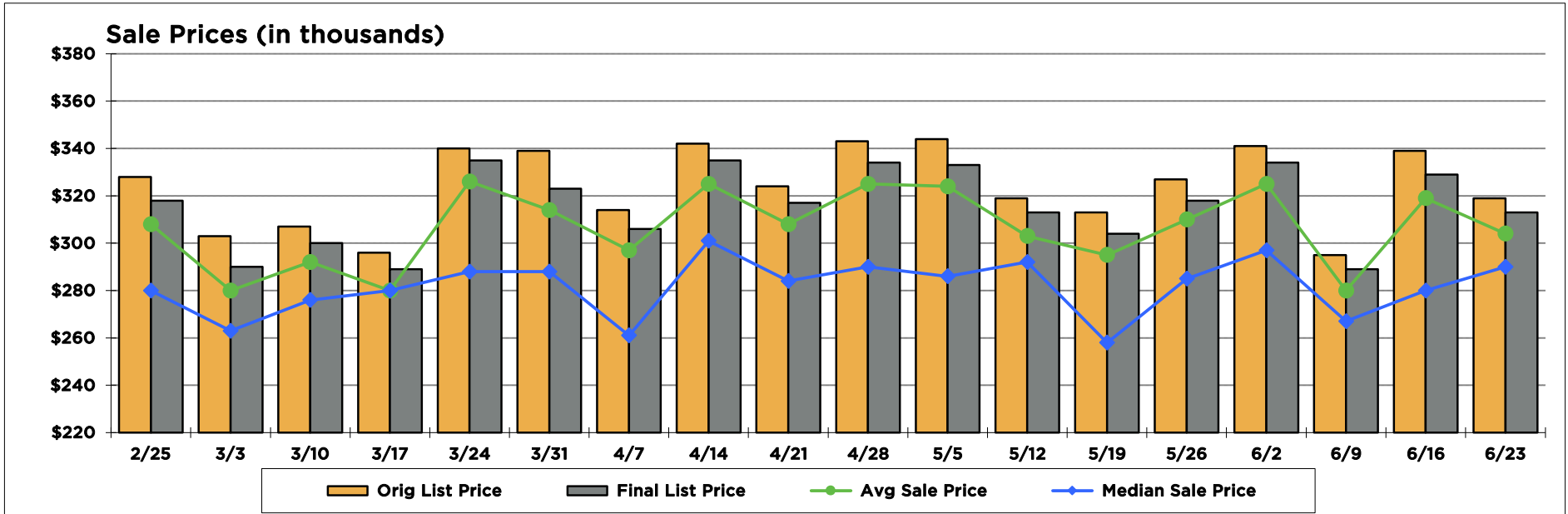
**Beds / Baths**

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

**Square Footage**

Average Square Feet	1,365	912	1,377	1,602	1,812	1,981	2,216
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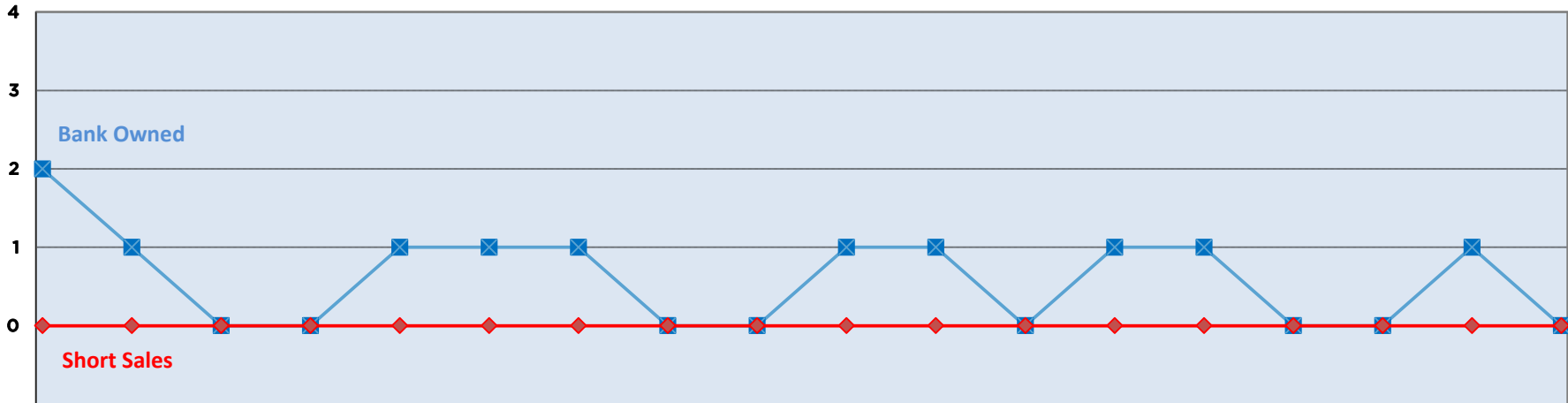
**Condos, Townhomes, Villas**



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Lake, Orange, Osceola & Seminole Counties

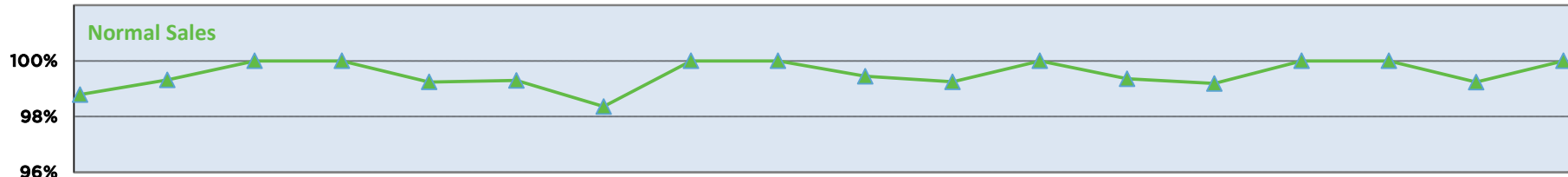
**Condos, Townhomes, Villas**

**Foreclosure Sales**

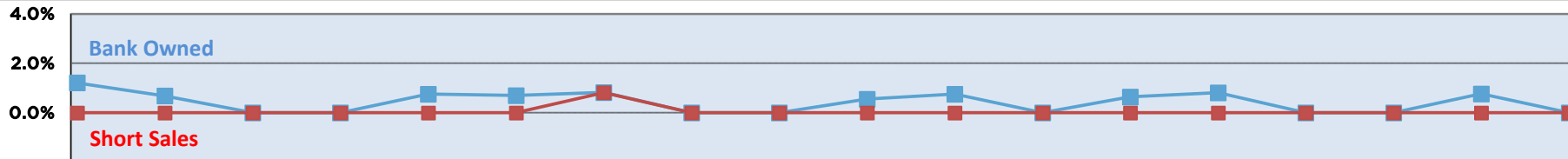


	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23
BO	2	1	0	0	1	1	1	0	0	1	1	0	1	1	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	2/25	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	6/23
Normal	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%	100.00

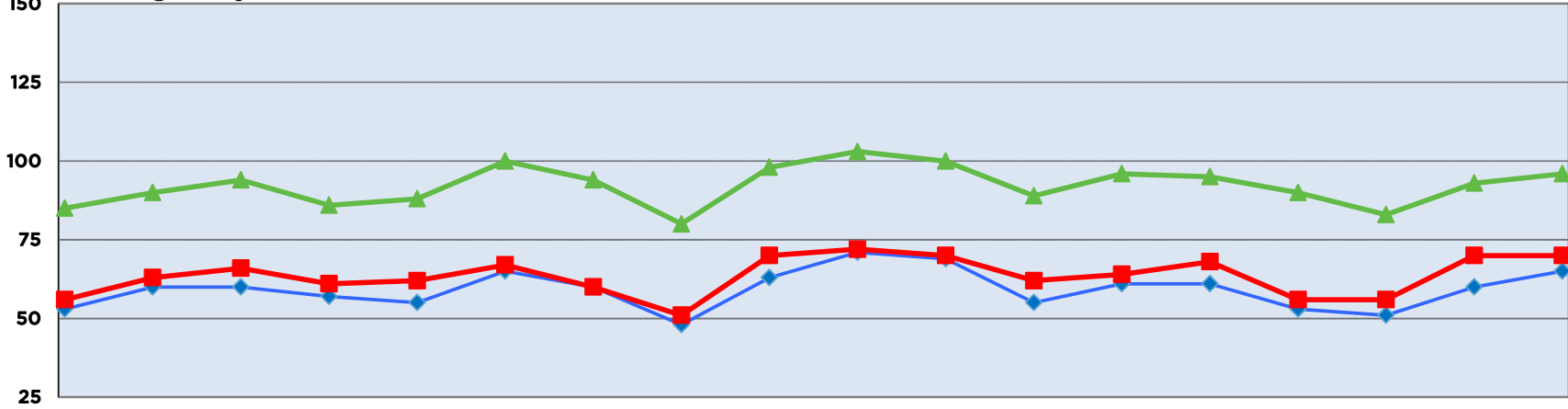


	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23
BO	1.21%	0.68%	0.00%	0.00%	0.76%	0.70%	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

**Monday Morning Quarterback**  
06/23/2024 - 06/29/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

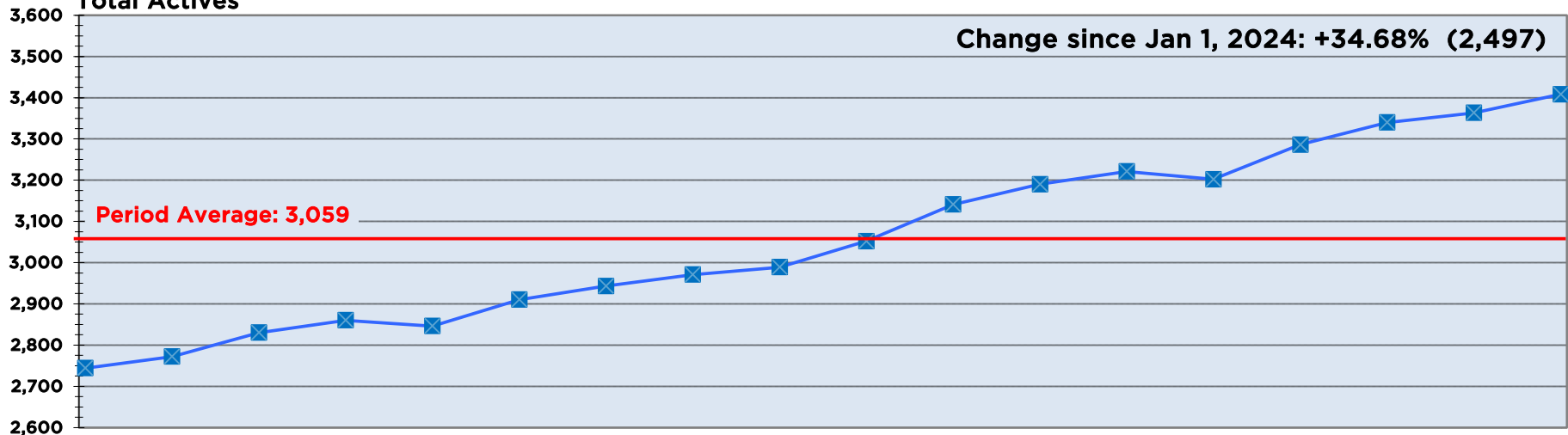
**Average Days on Market**



	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	6/23
ListToContract	53	60	60	57	55	65	60	48	63	71	69	55	61	61	53	51	60	65
CombDaysOnMkt	56	63	66	61	62	67	60	51	70	72	70	62	64	68	56	56	70	70
ListToClose	85	90	94	86	88	100	94	80	98	103	100	89	96	95	90	83	93	96

**Total Actives**

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

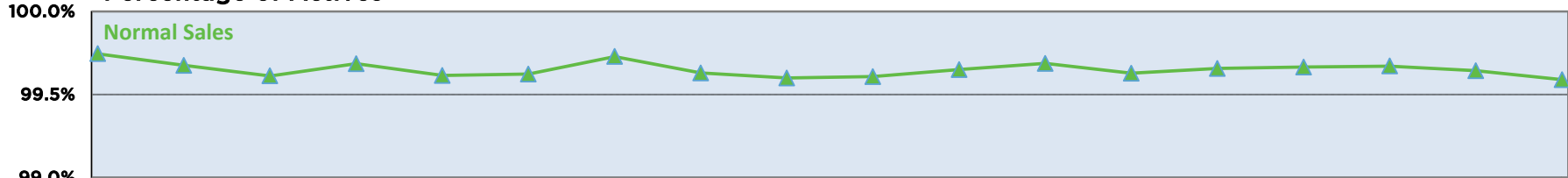


	2/25	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23
Total Actives	2,744	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408



**Condos, Townhomes, Villas**

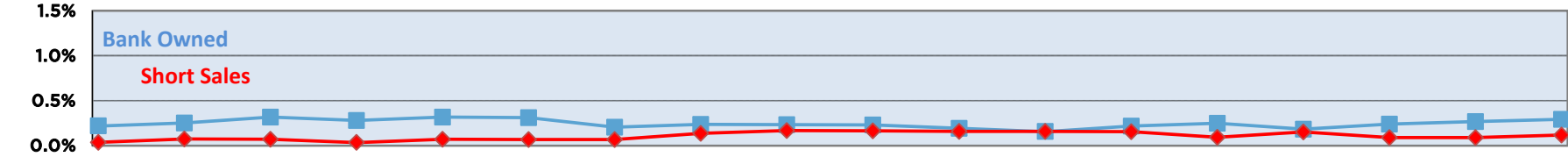
**Percentage of Actives**



	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	6/23
Normal	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%	99.59%

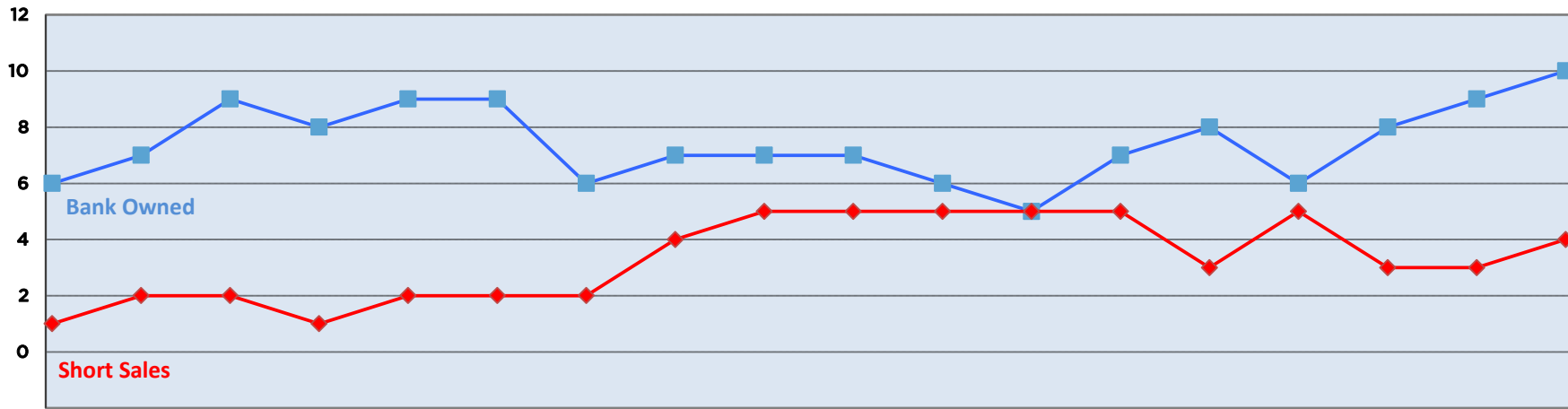
**Bank Owned**

**Short Sales**



	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	6/23
BO	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%	0.29%
SS	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%	0.12%

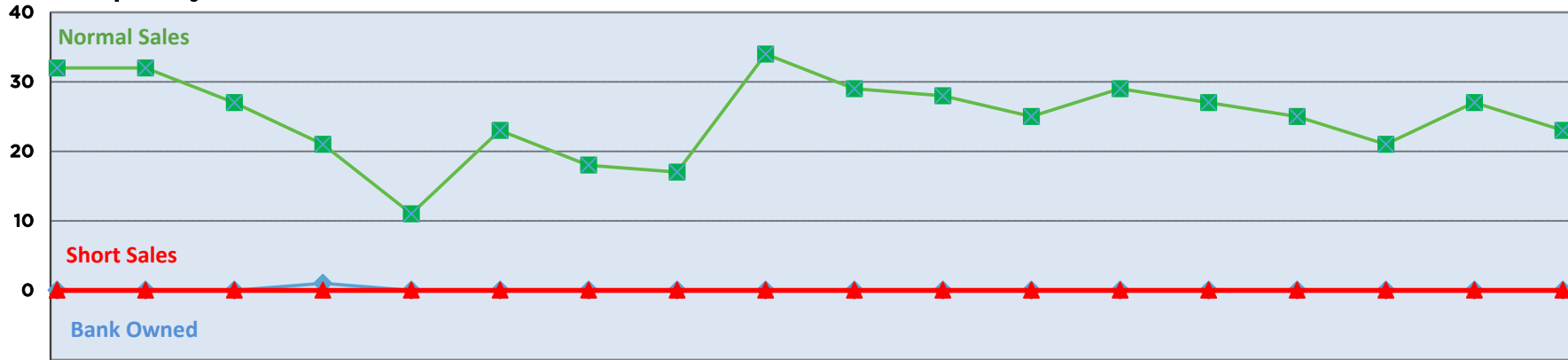
**Active Foreclosures**



	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	6/23
BO	6	7	9	8	9	9	6	7	7	7	6	5	7	8	6	8	9	10
SS	1	2	2	1	2	2	2	4	5	5	5	5	5	3	5	3	3	4

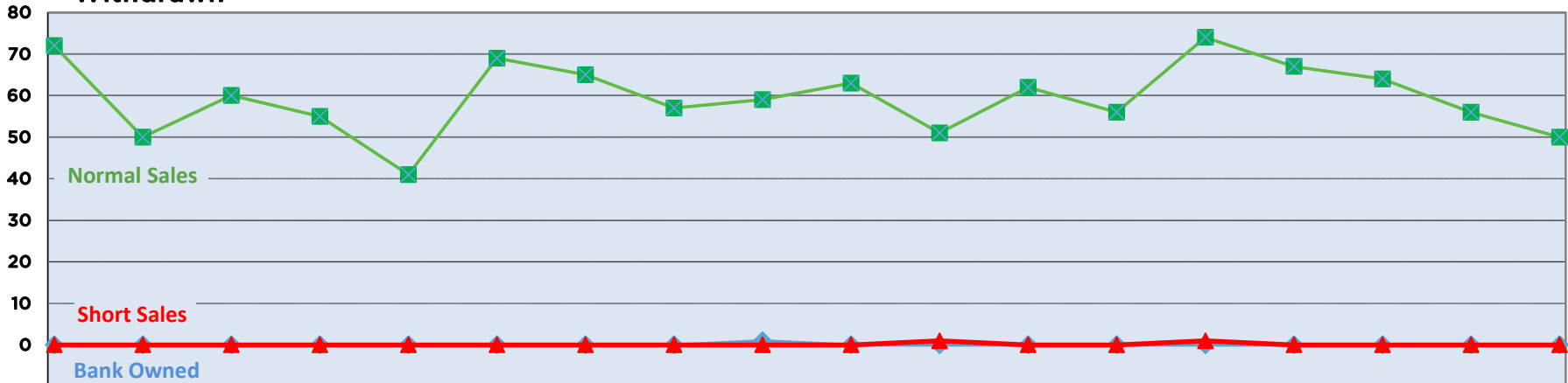
**Condos, Townhomes, Villas**

**Temporary Off Market**



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

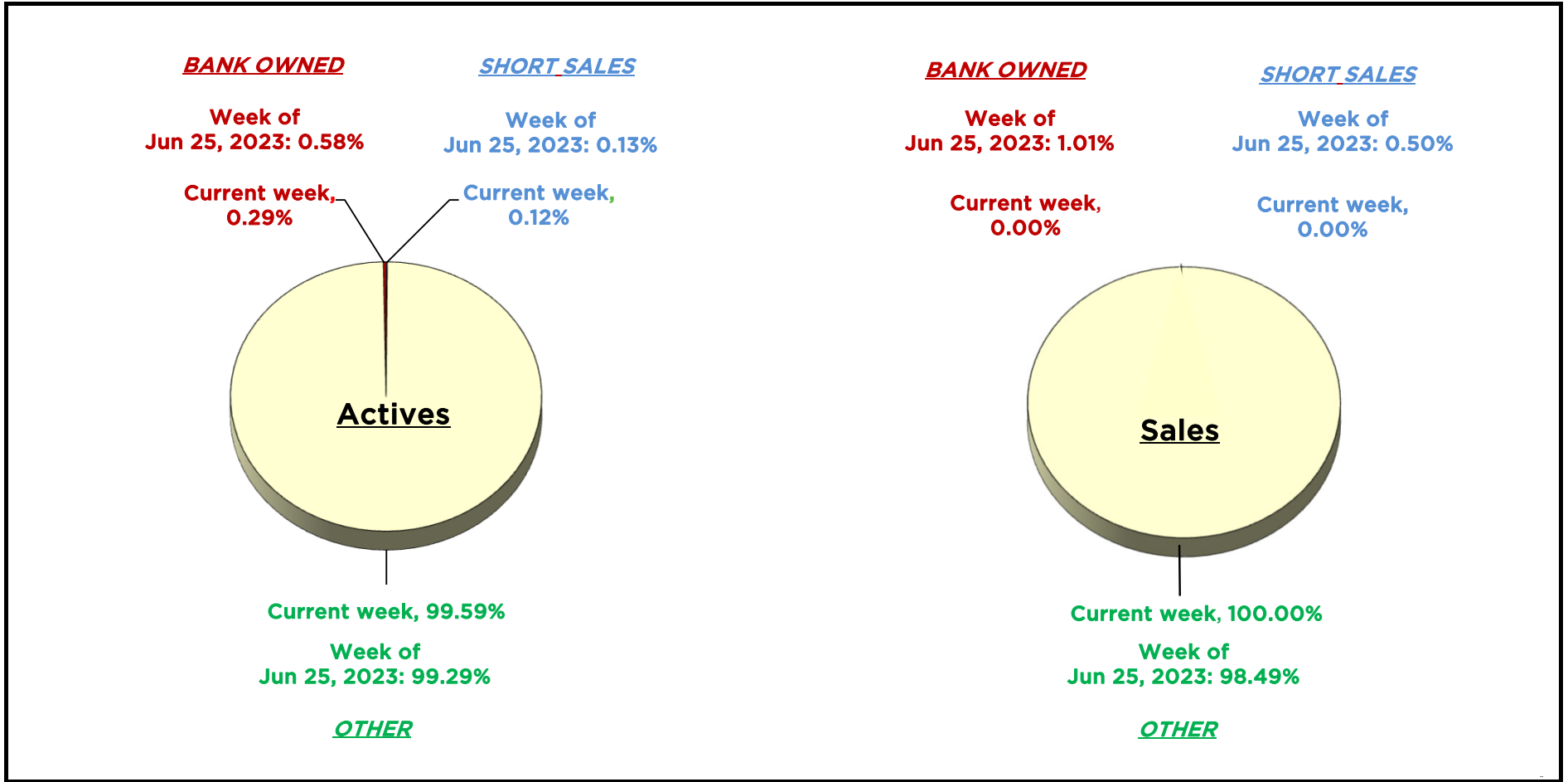
**Withdrawn**



	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	6/23
Norm	72	50	60	55	41	69	65	57	59	63	51	62	56	74	67	64	56	50
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	1	0	0	1	0	0	0	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/23/2024 - 06/29/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 26 Condos, Villas, or Townhomes available for the Median Price of \$290,000 (± \$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>\$289,917</b>	<b>2.4</b>	<b>2.0</b>	<b>1,450</b>	<b>\$199.97</b>
Casselberry	32707	1	\$289,900	3.0	2.0	1,525	\$190.10
Altamonte Springs / Forest City	32714	2	\$289,843	2.5	2.0	1,270	\$228.22
Sanford (South)	32773	2	\$290,000	2.0	2.0	1,592	\$182.16
<b>Orange County</b>		<b>10</b>	<b>\$289,960</b>	<b>2.4</b>	<b>2.0</b>	<b>1,321</b>	<b>\$219.47</b>
Apopka (North)	32712	1	\$289,900	3.0	2.0	1,778	\$163.05
Maitland / Eatonville	32751	1	\$289,900	3.0	3.0	1,432	\$202.44
Orlando (Downtown)	32801	2	\$290,000	1.5	1.5	1,176	\$246.60
Colonialtown	32803	1	\$289,995	2.0	2.0	1,109	\$261.49
Lockhart	32810	1	\$289,900	3.0	2.0	1,536	\$188.74
Ventura	32822	3	\$290,000	2.7	2.0	1,284	\$225.80
Winter Garden / Oakland	34787	1	\$289,900	2.0	2.0	1,152	\$251.65
<b>Osceola County</b>		<b>10</b>	<b>\$289,870</b>	<b>2.6</b>	<b>2.2</b>	<b>1,488</b>	<b>\$194.77</b>
Davenport	33896	4	\$289,850	2.0	2.0	1,430	\$202.76
Kissimmee (Central)	34741	1	\$289,500	3.0	2.0	1,634	\$177.17
Kissimmee (West) / Pleasant Hill	34746	1	\$289,999	4.0	3.0	1,880	\$154.25
Kissimmee / Celebration	34747	3	\$290,000	2.3	2.0	1,222	\$237.32
Kissimmee / Poinciana	34758	1	\$289,800	4.0	3.0	1,985	\$145.99
<b>Lake County</b>		<b>1</b>	<b>\$289,900</b>	<b>2.0</b>	<b>2.0</b>	<b>1,334</b>	<b>\$217.32</b>
Tavares / Mt Plymouth	32778	1	\$289,900	2.0	2.0	1,334	\$217.32