



Monday Morning Quarterback Summary

Week of June 30, 2024 - July 06, 2024

Single-family existing homes

- Sales of single-family homes decreased to 317 during the week of June 30, from 528 the week prior
- The median price of single family homes decreased to \$435,000 a change of -3.3%
- The number of single-family home foreclosure transactions decreased to 4 from 7 the week prior
- The number of single-family short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory remains constant at 6,898

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 108 during the week of June 30, from 156 the week prior
- The median price of condos, townhomes, and villas decreased to \$273,500 a change of -5.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 33, and now sits at 3,441

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

Monday Morning Quarterback
06/30/2024 - 07/06/2024
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	317	31	26	72	73	92	23
Bank Owned	4	1	1	1	0	1	0
Short Sales	1	1	0	0	0	0	0
Other	312	29	25	71	73	91	23
Active Listings	6,898	350	326	1,301	1,458	2,658	805
Bank Owned	29	5	6	5	5	7	1
Short Sales	19	2	1	7	3	5	1
Other	6,850	343	319	1,289	1,450	2,646	803
Months of Inventory	5.02	2.61	2.89	4.17	4.61	6.67	8.08

List Price

Average Original List Price	\$557,876	\$211,168	\$285,335	\$364,939	\$461,781	\$692,864	\$1,702,296
Average Final List Price	\$544,358	\$204,426	\$279,227	\$358,372	\$454,203	\$676,803	\$1,640,817

Sale Price

Average Price	\$528,564	\$186,827	\$272,662	\$352,681	\$446,535	\$663,095	\$1,551,261
Median Price	\$435,000	\$190,000	\$270,000	\$351,000	\$445,000	\$632,500	\$1,336,000

Price Differences

Original to Final List Price	-\$13,518	-\$6,742	-\$6,108	-\$6,567	-\$7,578	-\$16,061	-\$61,479
Original List to Sale Price - \$	-\$29,312	-\$24,341	-\$12,673	-\$12,258	-\$15,246	-\$29,769	-\$151,035
Final List to Sale Price - \$	-\$15,794	-\$17,599	-\$6,565	-\$5,691	-\$7,668	-\$13,708	-\$89,556
Original List to Sale Price - %	94.75%	88.47%	95.56%	96.64%	96.70%	95.70%	91.13%
Final List to Sale Price - %	97.10%	91.39%	97.65%	98.41%	98.31%	97.97%	94.54%

Days on the Market

Avg Days Listing to Contract	45	48	44	39	47	45	52
Combined Avg Days to Contract	47	49	44	44	51	45	52
Avg Days Listing to Closing	80	79	89	76	83	79	86
Avg Days Contract to Close	35	31	46	37	35	33	36

Beds / Baths

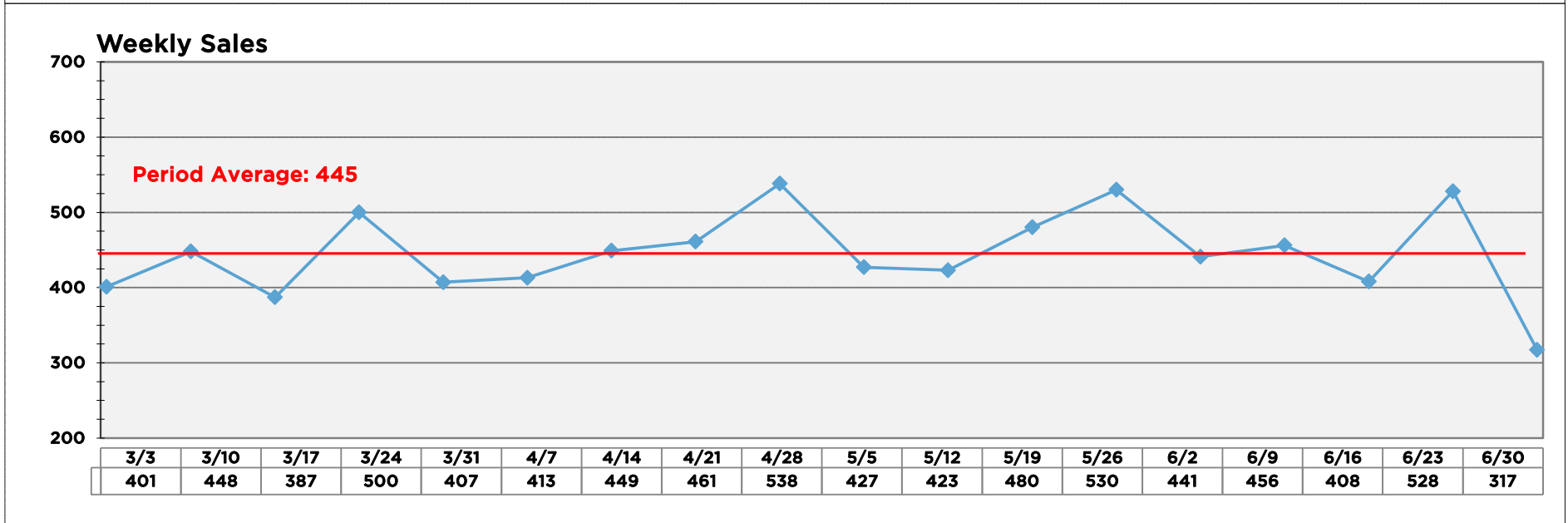
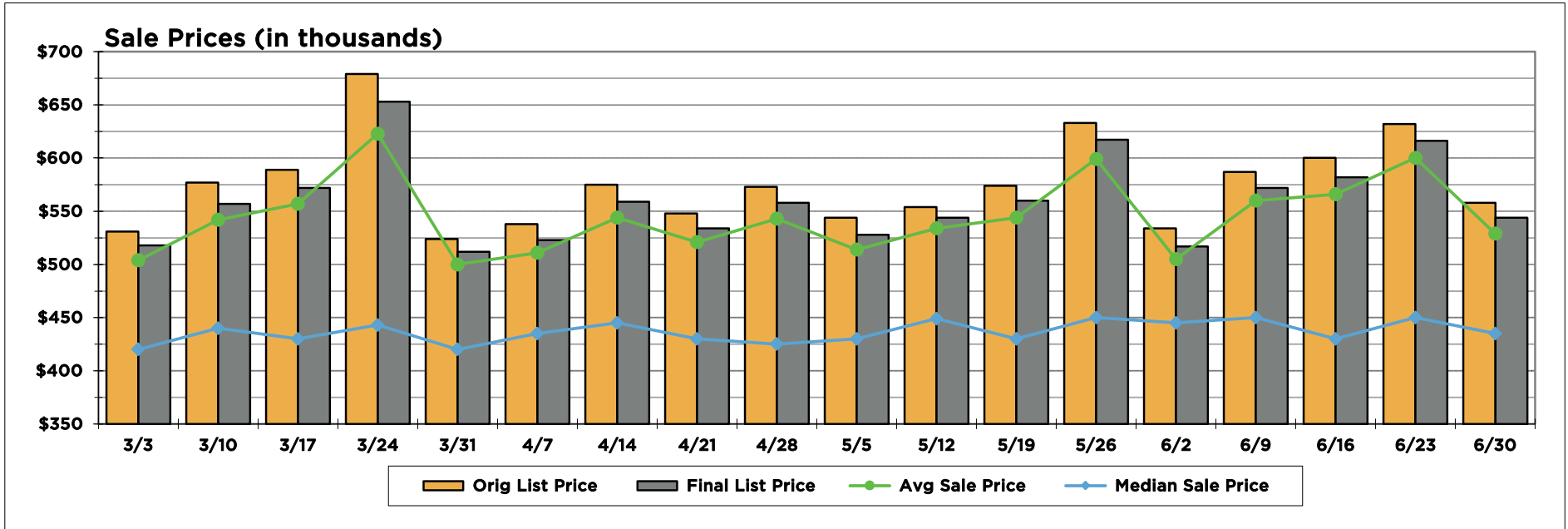
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,133	1,148	1,406	1,607	2,012	2,655	4,223
---------------------	-------	-------	-------	-------	-------	-------	-------



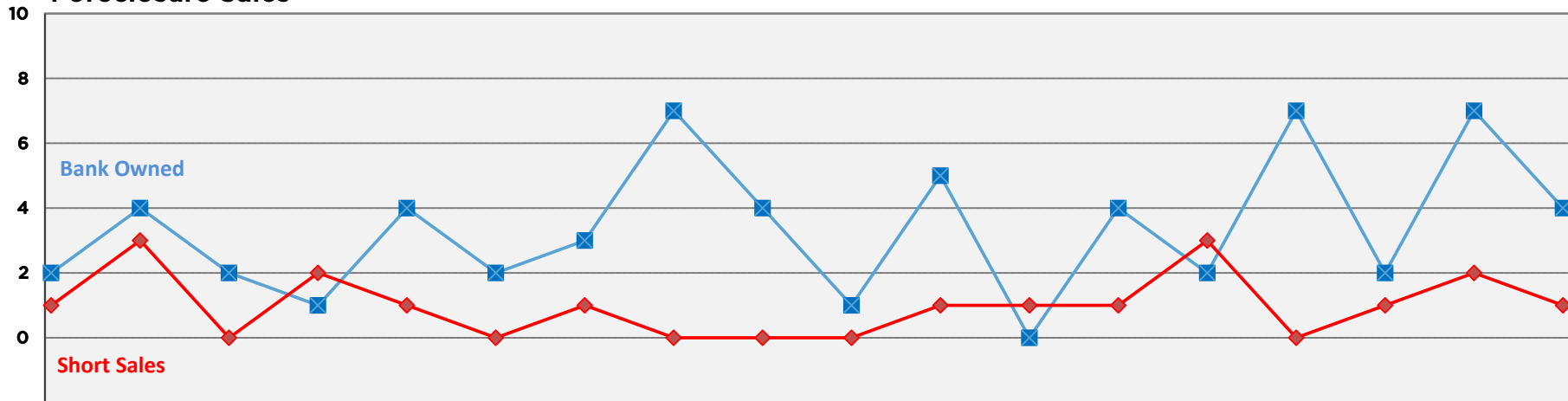
Single Family Homes





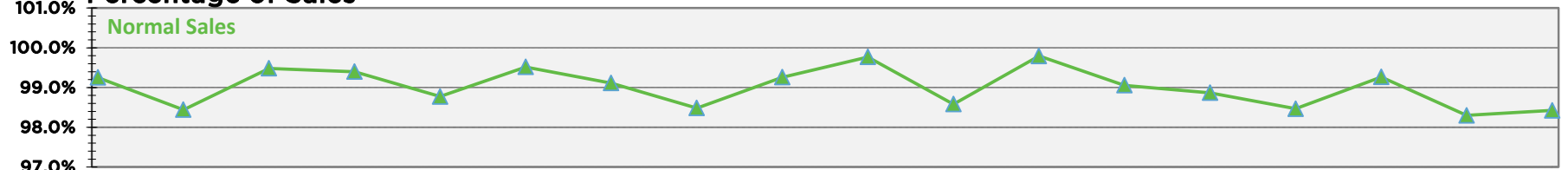
Single Family Homes

Foreclosure Sales

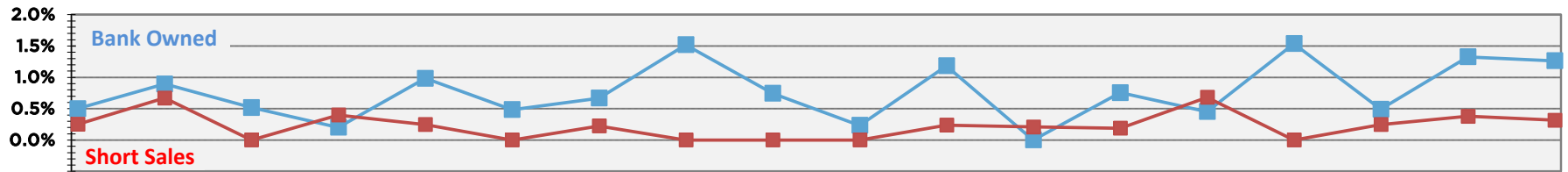


BO	2	4	2	1	4	2	3	7	4	1	5	0	4	2	7	2	7	4
SS	1	3	0	2	1	0	1	0	0	0	1	1	1	3	0	1	2	1

Percentage of Sales



Normal	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%	98.42%
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

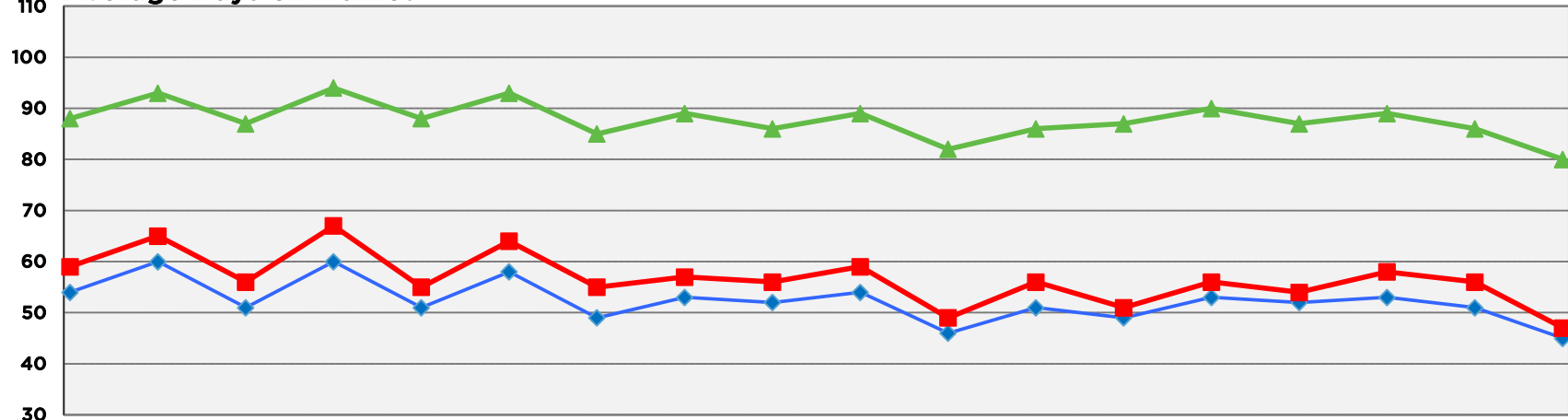


BO	0.50%	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%
SS	0.25%	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%



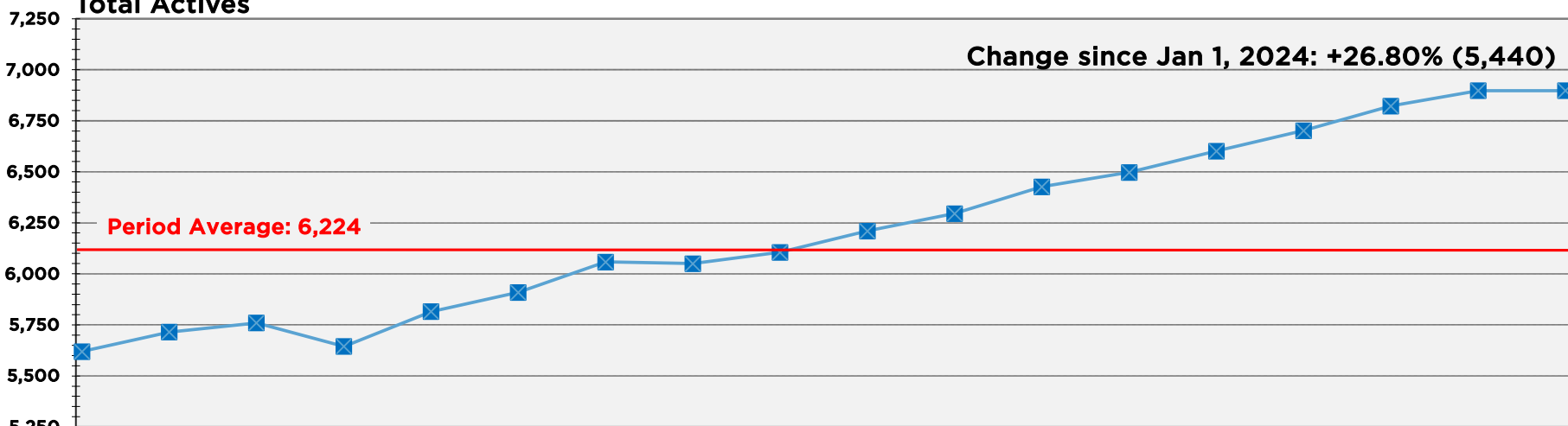
Single Family Homes

Average Days on Market



ListToContract	54	60	51	60	51	58	49	53	52	54	46	51	49	53	52	53	51	45
CombDaysOnMkt	59	65	56	67	55	64	55	57	56	59	49	56	51	56	54	58	56	47
ListToClose	88	93	87	94	88	93	85	89	86	89	82	86	87	90	87	89	86	80

Total Actives

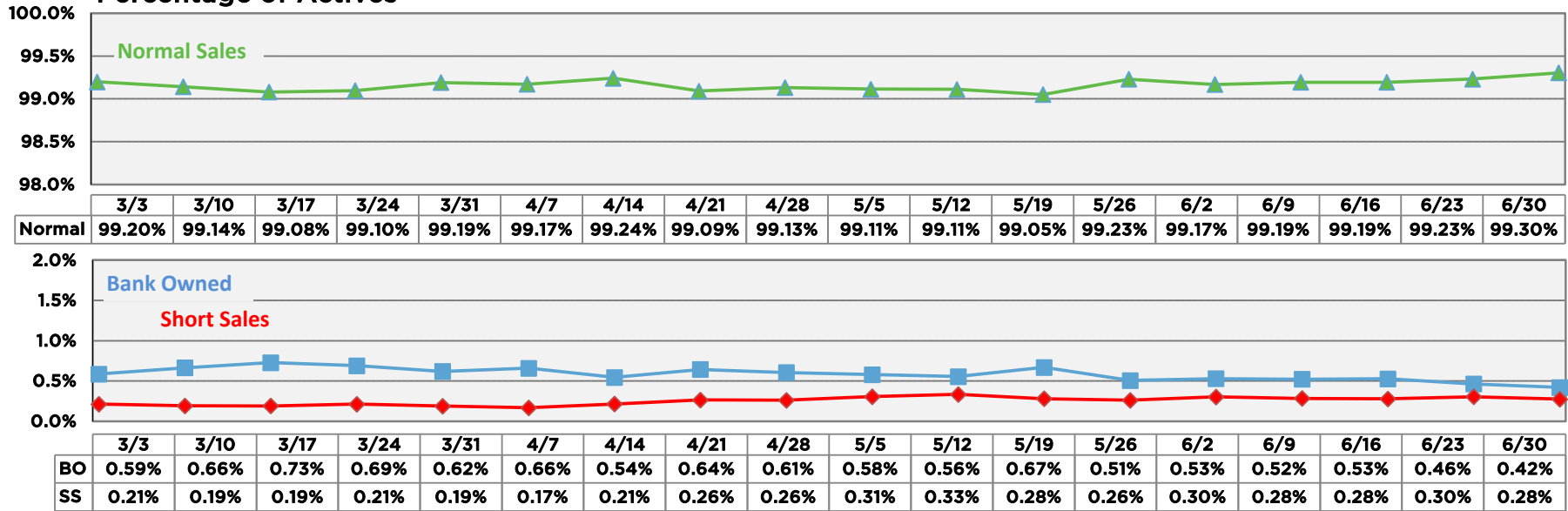


	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30
Total Actives	5,619	5,715	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295	6,427	6,498	6,602	6,702	6,823	6,898	6,898

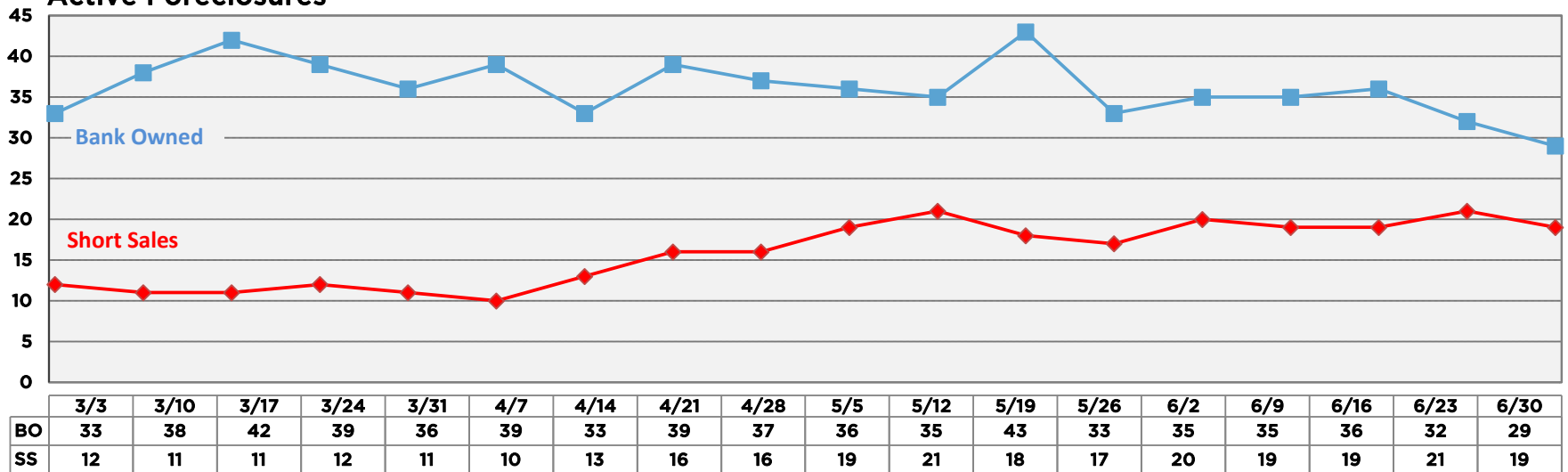


Single Family Homes

Percentage of Actives



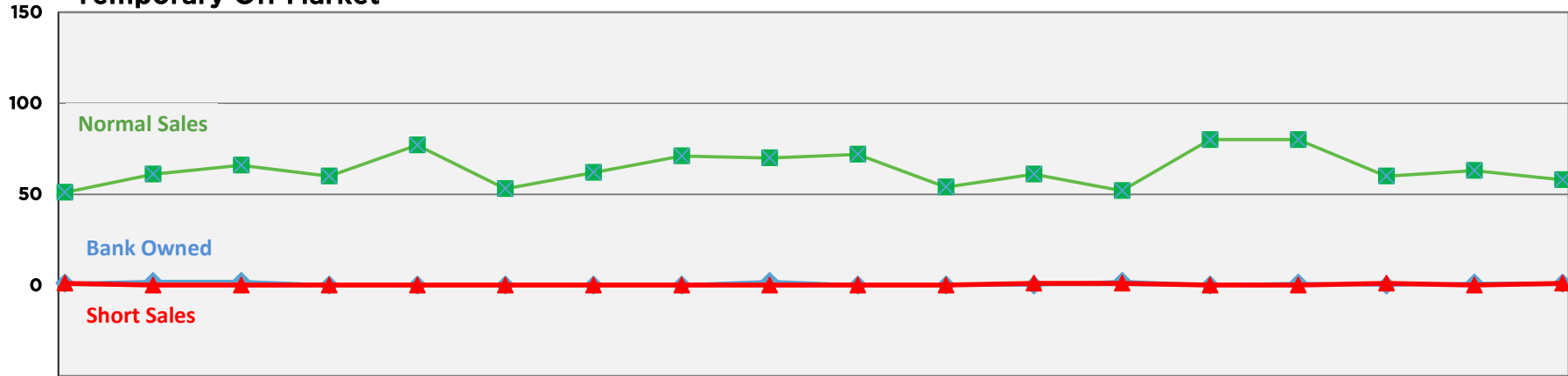
Active Foreclosures





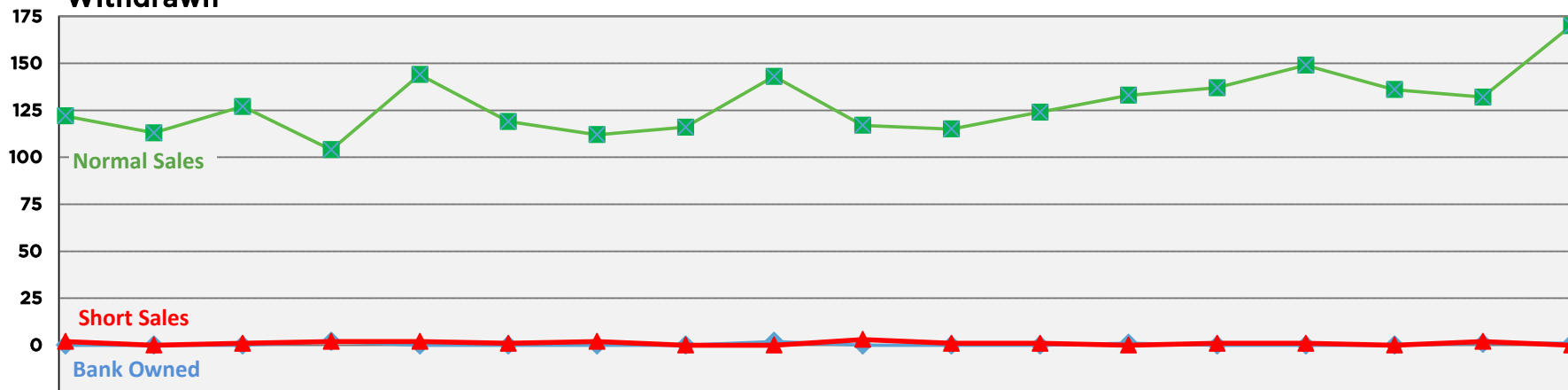
Single Family Homes

Temporary Off Market



	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	6/30
Norm	51	61	66	60	77	53	62	71	70	72	54	61	52	80	80	60	63	58
BO	1	2	2	0	0	0	0	0	2	0	0	0	2	0	1	0	1	1
SS	1	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	1

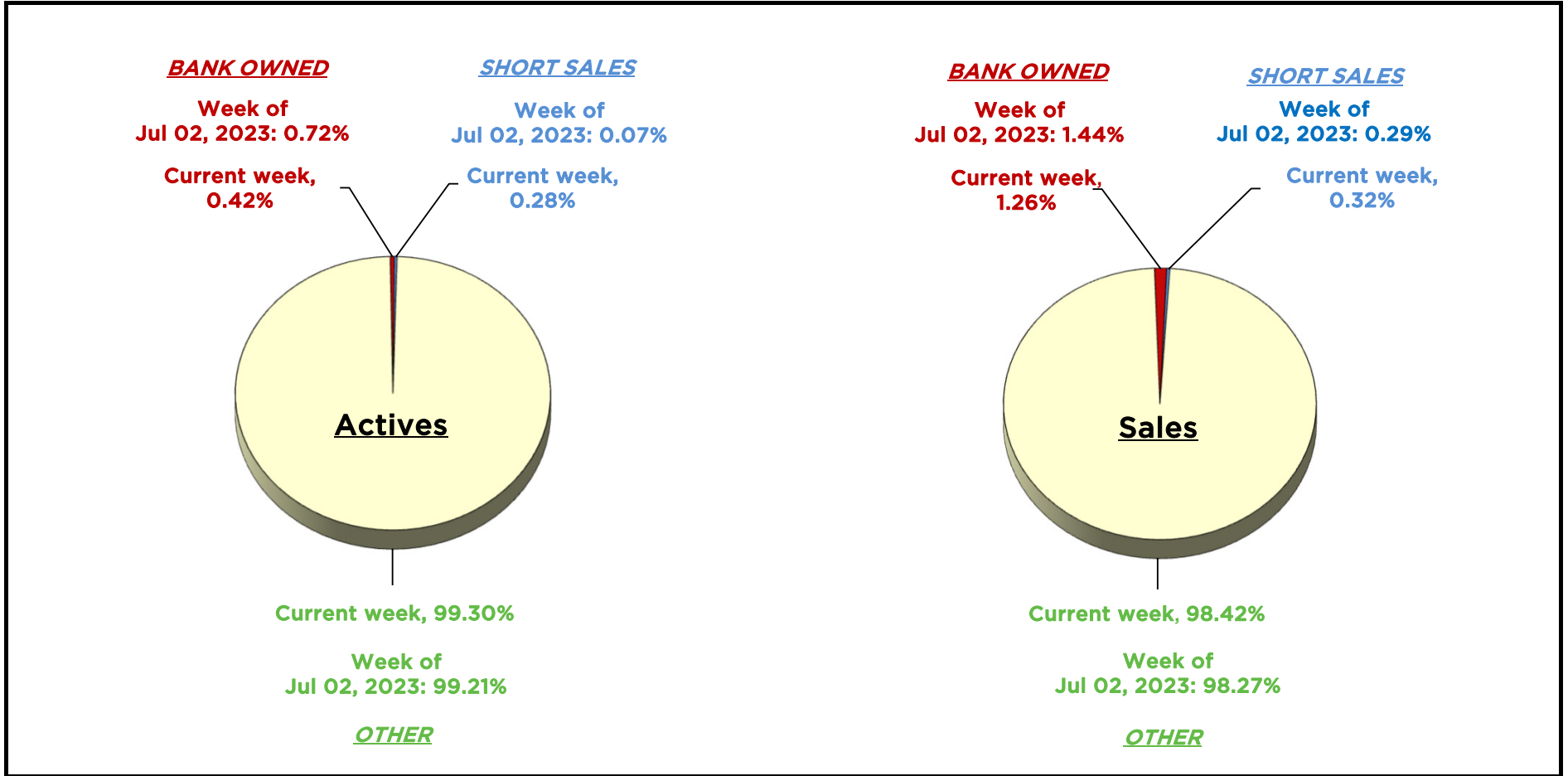
Withdrawn



	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	6/30
Norm	122	113	127	104	144	119	112	116	143	117	115	124	133	137	149	136	132	170
BO	0	0	0	2	0	0	0	0	2	0	0	0	1	0	0	0	1	1
SS	2	0	1	2	2	1	2	0	0	3	1	1	0	1	1	0	2	0



Single Family Homes



Monday Morning Quarterback
06/30/2024 - 07/06/2024
Lake, Orange, Osceola & Seminole Counties

There are 54 Single Family Homes available for the Median Price of \$435,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$434,980	3.0	2.0	1,606	\$270.88
Winter Springs / Tuskawilla	32708	1	\$435,000	3.0	2.0	1,456	\$298.76
Lake Mary / Heathrow	32746	2	\$434,950	3.0	2.0	1,740	\$250.04
Oviedo	32765	1	\$435,000	3.0	2.0	1,564	\$278.13
Winter Park	32792	1	\$435,000	3.0	2.0	1,530	\$284.31
Orange County		18	\$434,989	3.3	2.0	1,764	\$246.62
Apopka (North)	32712	2	\$434,950	4.0	2.0	2,066	\$210.58
Delaney / Crystal Lake	32806	1	\$435,000	3.0	2.0	1,934	\$224.92
Lockhart	32810	1	\$435,000	3.0	2.0	2,102	\$206.95
Conway	32812	2	\$435,000	3.0	2.0	1,467	\$296.62
Ventura	32822	1	\$435,000	3.0	2.0	1,512	\$287.70
Taft	32824	2	\$435,000	3.5	2.0	1,599	\$272.05
Rio Pinar / Union Park	32825	1	\$435,000	3.0	2.0	1,864	\$233.37
Research Park	32826	1	\$435,000	4.0	2.0	1,972	\$220.59
Waterford Lakes	32828	4	\$435,000	3.3	2.0	1,661	\$261.97
Wedgfield	32833	1	\$434,900	3.0	2.0	1,971	\$220.65
Metro West / Orlo Vista	32835	1	\$435,000	3.0	2.0	1,679	\$259.08
Hunters Creek	32837	1	\$435,000	3.0	2.0	1,810	\$240.33
Osceola County		18	\$434,977	3.9	2.4	2,200	\$197.68
Kissimmee (East)	34744	2	\$435,000	4.0	2.5	2,404	\$180.99
Kissimmee (West) / Pleasant Hill	34746	4	\$434,950	4.5	2.8	2,436	\$178.59
Kissimmee / Celebration	34747	1	\$434,900	4.0	2.0	1,567	\$277.54
Kissimmee / Poinciana	34758	3	\$434,967	4.0	2.3	2,439	\$178.31
St Cloud / Narcoossee	34771	6	\$435,000	3.7	2.3	1,993	\$218.32
St Cloud / Harmony	34773	2	\$434,995	3.5	2.0	2,109	\$206.26
Lake County		13	\$434,992	3.5	2.2	2,106	\$206.57
Lady Lake / The Villages	32159	1	\$434,990	3.0	2.0	2,143	\$202.98
Eustis (West)	32726	1	\$435,000	3.0	2.0	1,787	\$243.42
Mount Dora	32757	1	\$435,000	3.0	2.0	2,225	\$195.51
Umatilla / Dona Vista	32784	1	\$435,000	4.0	3.0	2,979	\$146.02
Clermont (Central)	34711	5	\$435,000	3.6	2.0	2,000	\$217.46
Minneola	34715	1	\$434,900	4.0	2.0	2,026	\$214.66
Fruitland Park	34731	1	\$435,000	4.0	2.0	1,840	\$236.41
Groveland	34736	1	\$435,000	3.0	2.0	1,680	\$258.93
Leesburg (West)	34748	1	\$435,000	3.0	3.0	2,693	\$161.53

Monday Morning Quarterback
06/30/2024 - 07/06/2024
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	108	46	16	31	11	3	1
Bank Owned	3	3	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	105	43	16	31	11	3	1
Active Listings	3,441	1,196	494	936	477	321	17
Bank Owned	9	5	2	1	1	0	0
Short Sales	4	2	0	2	0	0	0
Other	3,428	1,189	492	933	476	321	17
Months of Inventory	7.35	6.00	7.13	6.97	10.01	24.69	3.92

List Price

Average Original List Price	\$320,189	\$191,589	\$293,337	\$366,257	\$472,364	\$909,667	\$1,795,000
Average Final List Price	\$307,690	\$185,154	\$280,455	\$355,489	\$459,191	\$819,967	\$1,695,000

Sale Price

Average Price	\$298,215	\$177,887	\$274,838	\$348,161	\$453,091	\$751,667	\$1,595,000
Median Price	\$273,500	\$181,950	\$273,500	\$341,500	\$459,000	\$700,000	\$1,595,000

Price Differences

Original to Final List Price	-\$12,499	-\$6,435	-\$12,882	-\$10,768	-\$13,173	-\$89,700	-\$100,000
Original List to Sale Price - \$	-\$21,974	-\$13,702	-\$18,499	-\$18,096	-\$19,273	-\$158,000	-\$200,000
Final List to Sale Price - \$	-\$9,475	-\$7,267	-\$5,617	-\$7,328	-\$6,100	-\$68,300	-\$100,000
Original List to Sale Price - %	93.14%	92.85%	93.69%	95.06%	95.92%	82.63%	88.86%
Final List to Sale Price - %	96.92%	96.08%	98.00%	97.94%	98.67%	91.67%	94.10%

Days on the Market

Avg Days Listing to Contract	56	50	55	58	76	67	95
Combined Avg Days to Contract	61	59	55	61	76	67	95
Avg Days Listing to Closing	92	84	97	87	120	111	124
Avg Days Contract to Close	36	36	42	29	43	43	29

Beds / Baths

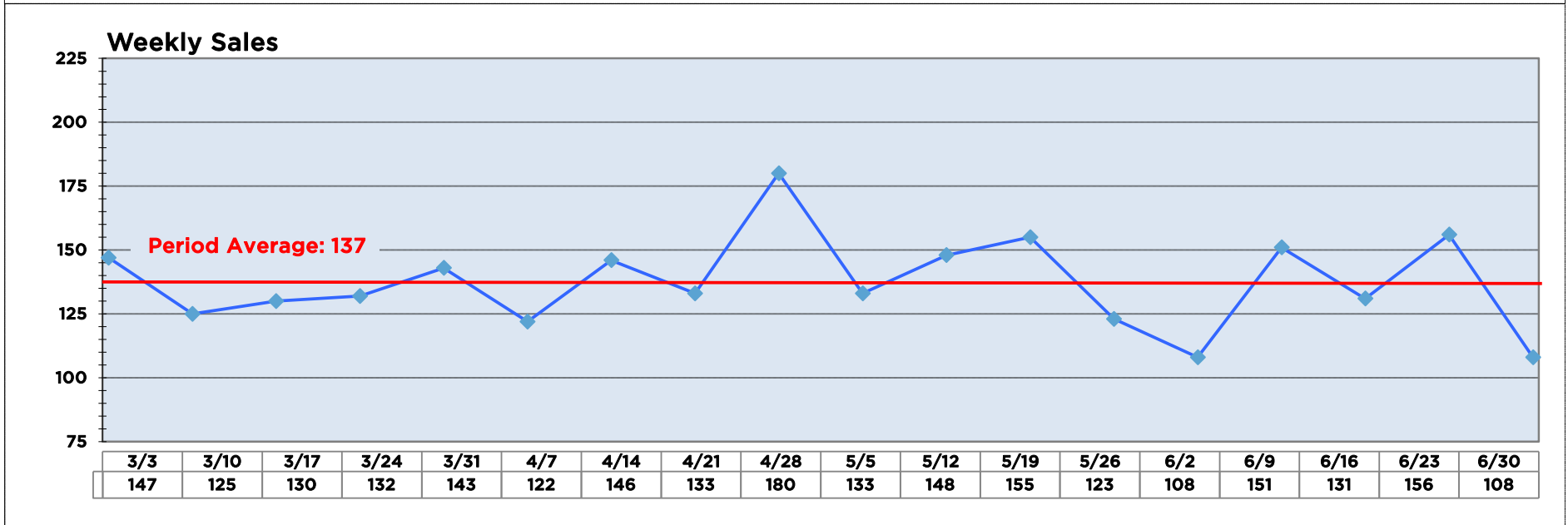
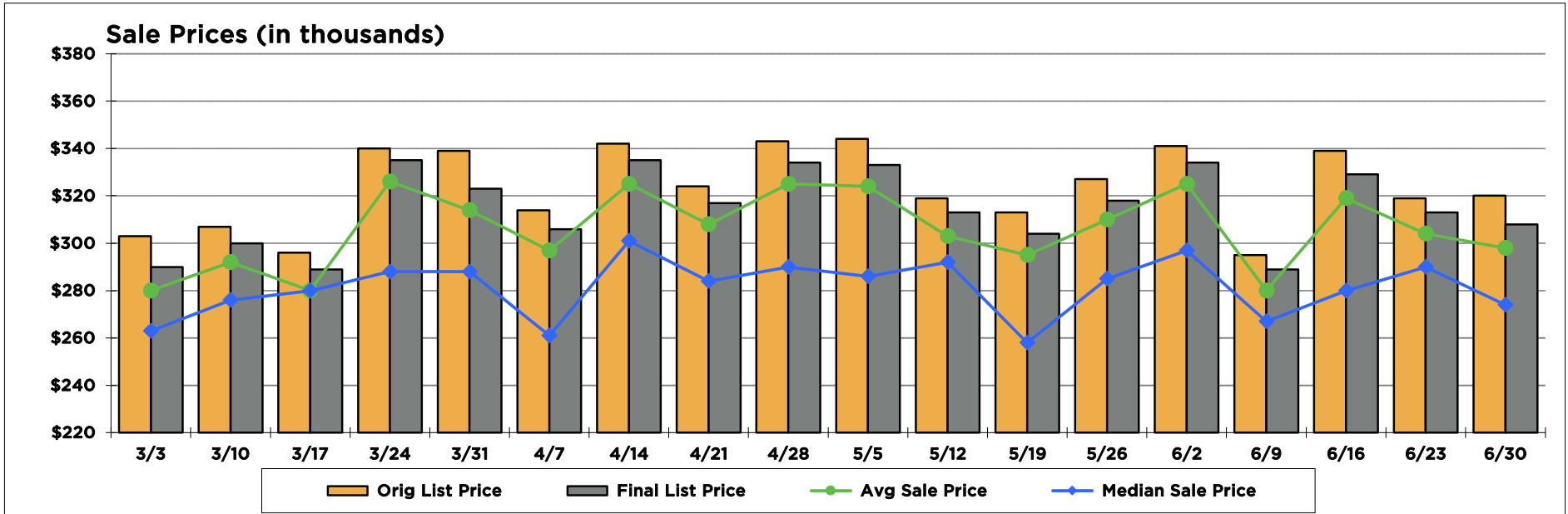
Average Bedrooms	2	2	3	3	3	3	2
Average Full Baths	2	2	2	2	2	3	2
Average Half Baths	0	0	0	1	1	0	0

Square Footage

Average Square Feet	1,319	923	1,288	1,576	1,921	2,381	2,304
----------------------------	--------------	-----	-------	-------	-------	-------	-------

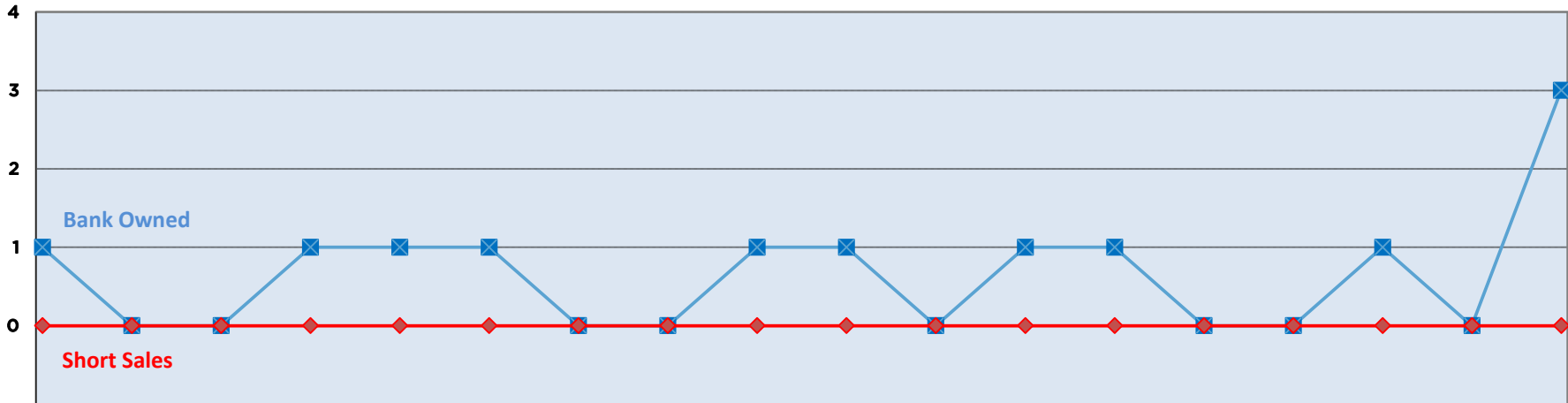
Monday Morning Quarterback
06/30/2024 - 07/06/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



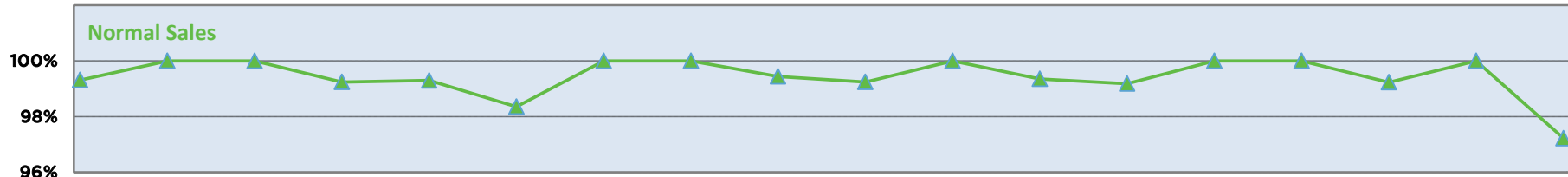
Condos, Townhomes, Villas

Foreclosure Sales

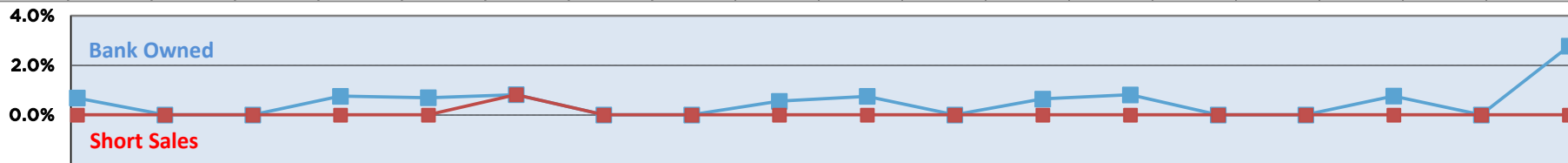


	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30
BO	1	0	0	1	1	1	0	0	1	1	0	1	1	0	0	1	0	3
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	6/30
Normal	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	97.22%

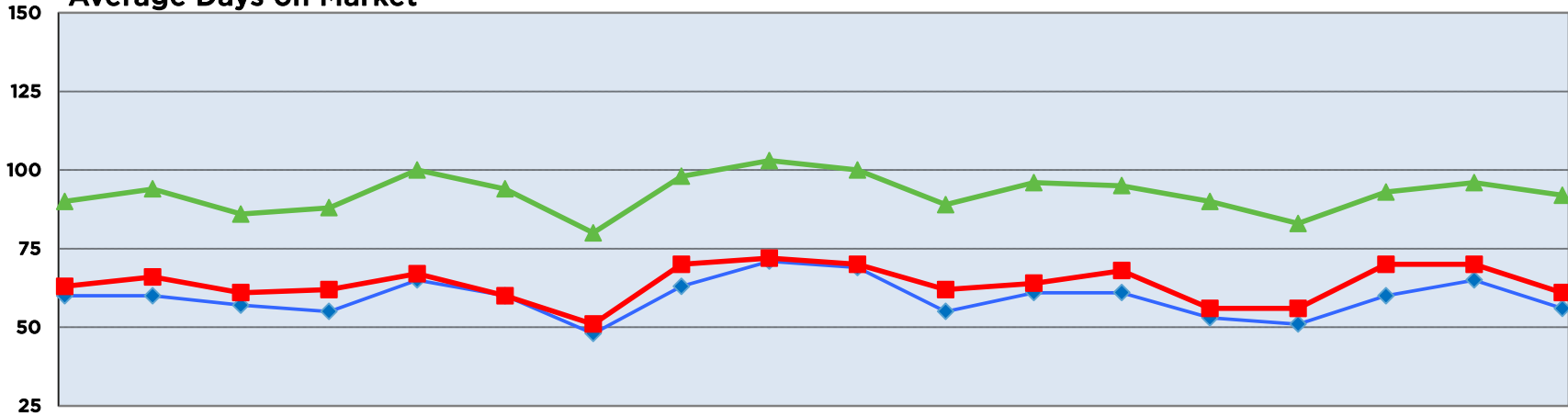


	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30
BO	0.68%	0.00%	0.00%	0.76%	0.70%	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
06/30/2024 - 07/06/2024
Lake, Orange, Osceola & Seminole Counties

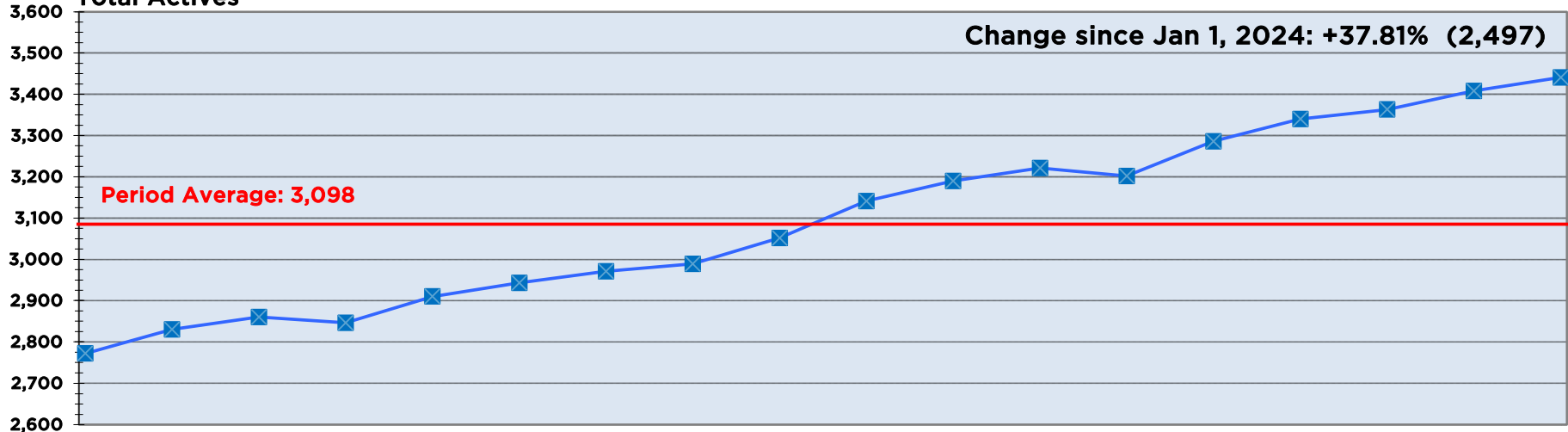
Condos, Townhomes, Villas

Average Days on Market



	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	6/30
ListToContract	60	60	57	55	65	60	48	63	71	69	55	61	61	53	51	60	65	56
CombDaysOnMkt	63	66	61	62	67	60	51	70	72	70	62	64	68	56	56	70	70	61
ListToClose	90	94	86	88	100	94	80	98	103	100	89	96	95	90	83	93	96	92

Total Actives

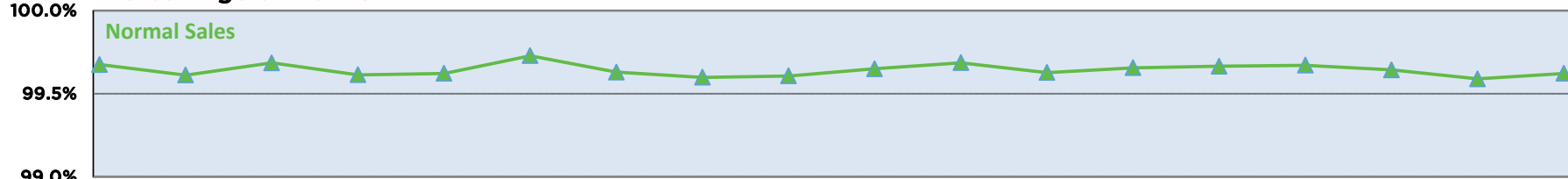


	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30
Total Actives	2,772	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441



Condos, Townhomes, Villas

Percentage of Actives

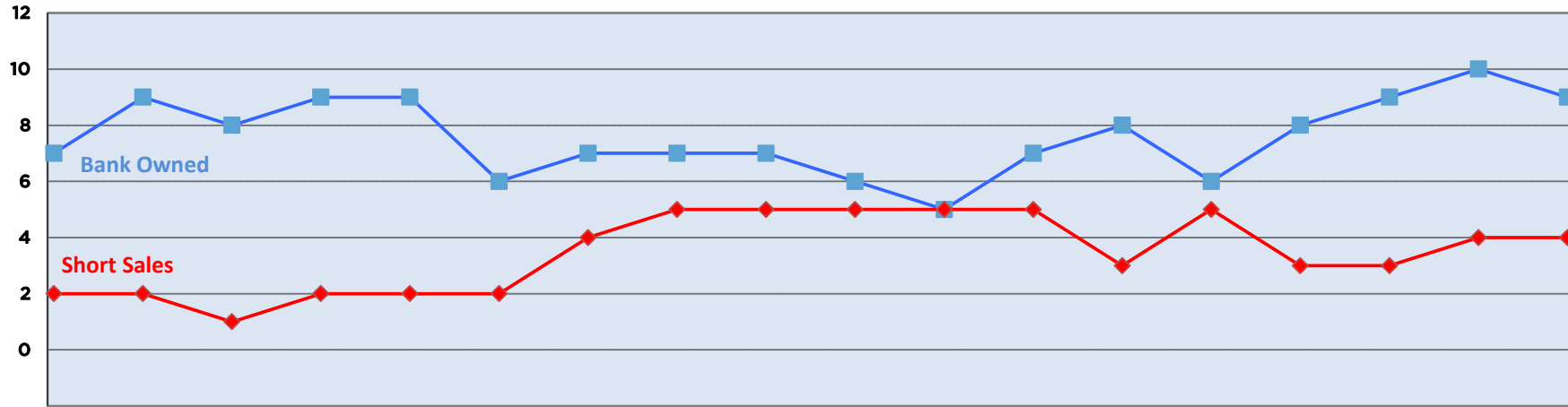


	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30
Normal	99.68%	99.61%	99.69%	99.61%	99.62%	99.73%	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%



	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	6/30
BO	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%	0.26%
SS	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%	0.12%

Active Foreclosures

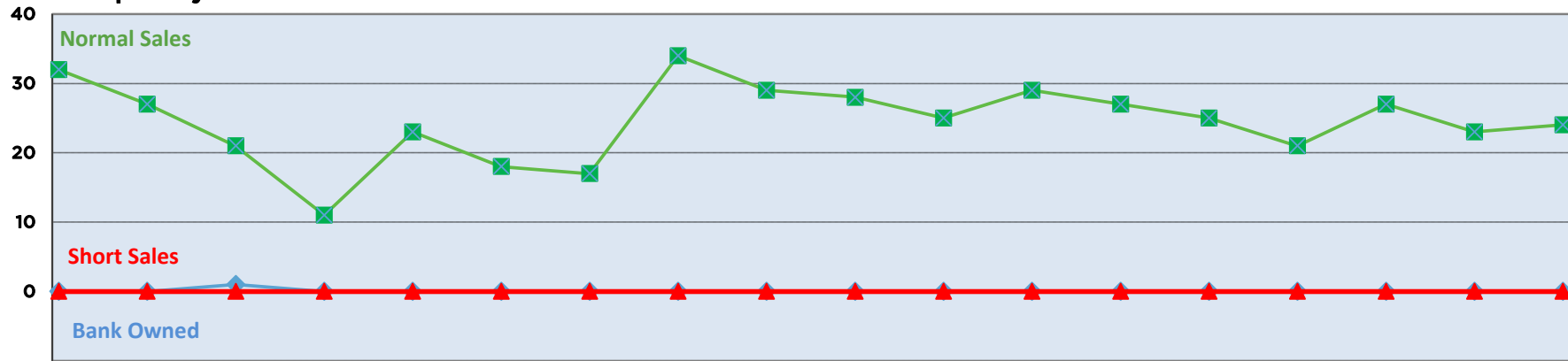


	3/3	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30
BO	7	9	8	9	9	6	7	7	7	6	5	7	8	6	8	9	10	9
SS	2	2	1	2	2	2	4	5	5	5	5	5	3	5	3	3	4	4



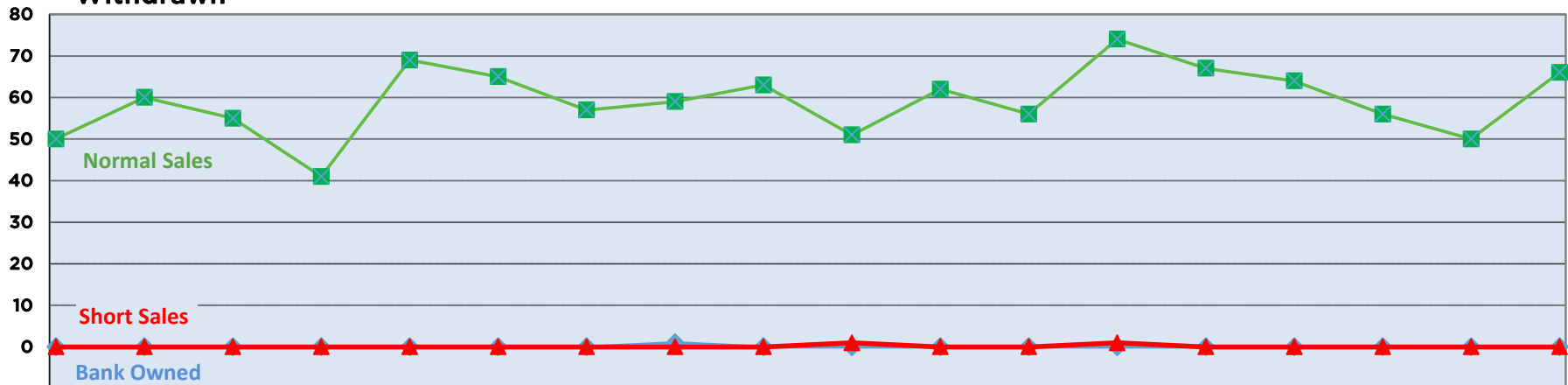
Condos, Townhomes, Villas

Temporary Off Market



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

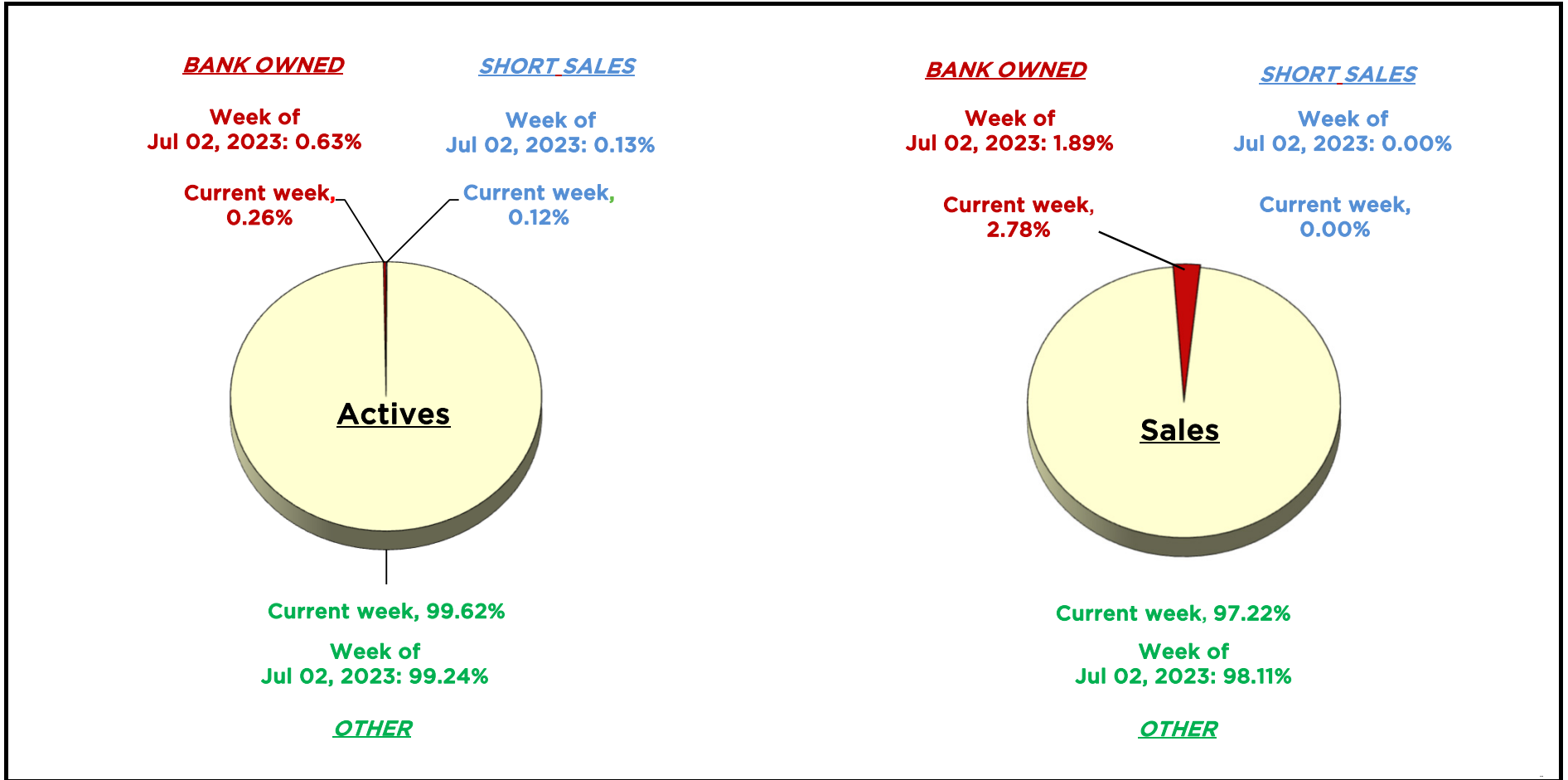
Withdrawn



Norm	50	60	55	41	69	65	57	59	63	51	62	56	74	67	64	56	50	66
BO	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
06/30/2024 - 07/06/2024
Lake, Orange, Osceola & Seminole Counties

There are 6 Condos, Villas, or Townhomes available for the Median Price of \$273,500 (± \$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							
Metro West / Orlo Vista	32835	2	\$273,500	2.5	2.0	1,212	\$225.75
Osceola County							
Kissimmee / Celebration	34747	3	\$273,667	2.0	2.0	1,277	\$214.30
Lake County							
Mount Dora	32757	1	\$273,900	2.0	2.0	1,459	\$187.73