



Monday Morning Quarterback Summary

Week of July 07, 2024 - July 13, 2024

Single-family existing homes

- Sales of single-family homes increased to 447 during the week of July 07, from 317 the week prior
- The median price of single family homes remains constant at \$435,000
- The number of single-family home foreclosure transactions decreased to 1 from 4 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 182, and now sits at 7,080

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 126 during the week of July 07, from 108 the week prior
- The median price of condos, townhomes, and villas increased to \$279,000 a change of 2.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 from 3 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 52, and now sits at 3,493

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

Monday Morning Quarterback
07/07/2024 - 07/13/2024
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	447	33	32	118	87	146	31
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	445	33	32	117	87	145	31
Active Listings	7,080	349	329	1,351	1,481	2,740	830
Bank Owned	31	7	6	5	6	6	1
Short Sales	21	2	2	8	3	5	1
Other	7,028	340	321	1,338	1,472	2,729	828
Months of Inventory	3.66	2.44	2.37	2.64	3.93	4.33	6.18

List Price

Average Original List Price	\$577,689	\$215,936	\$297,501	\$369,253	\$460,115	\$719,186	\$1,708,965
Average Final List Price	\$561,766	\$206,317	\$288,633	\$355,647	\$449,476	\$704,665	\$1,648,806

Sale Price

Average Price	\$547,478	\$195,873	\$281,376	\$350,218	\$440,839	\$688,479	\$1,582,516
Median Price	\$435,000	\$215,000	\$283,500	\$349,000	\$435,000	\$675,000	\$1,395,000

Price Differences

Original to Final List Price	-\$15,923	-\$9,619	-\$8,868	-\$13,606	-\$10,639	-\$14,521	-\$60,159
Original List to Sale Price - \$	-\$30,211	-\$20,063	-\$16,125	-\$19,035	-\$19,276	-\$30,707	-\$126,449
Final List to Sale Price - \$	-\$14,288	-\$10,444	-\$7,257	-\$5,429	-\$8,637	-\$16,186	-\$66,290
Original List to Sale Price - %	94.77%	90.71%	94.58%	94.84%	95.81%	95.73%	92.60%
Final List to Sale Price - %	97.46%	94.94%	97.49%	98.47%	98.08%	97.70%	95.98%

Days on the Market

Avg Days Listing to Contract	37	46	53	49	54	56	50
Combined Avg Days to Contract	57	46	59	51	58	64	53
Avg Days Listing to Closing	90	75	97	85	91	94	91
Avg Days Contract to Close	#REF!	30	44	37	37	38	40

Beds / Baths

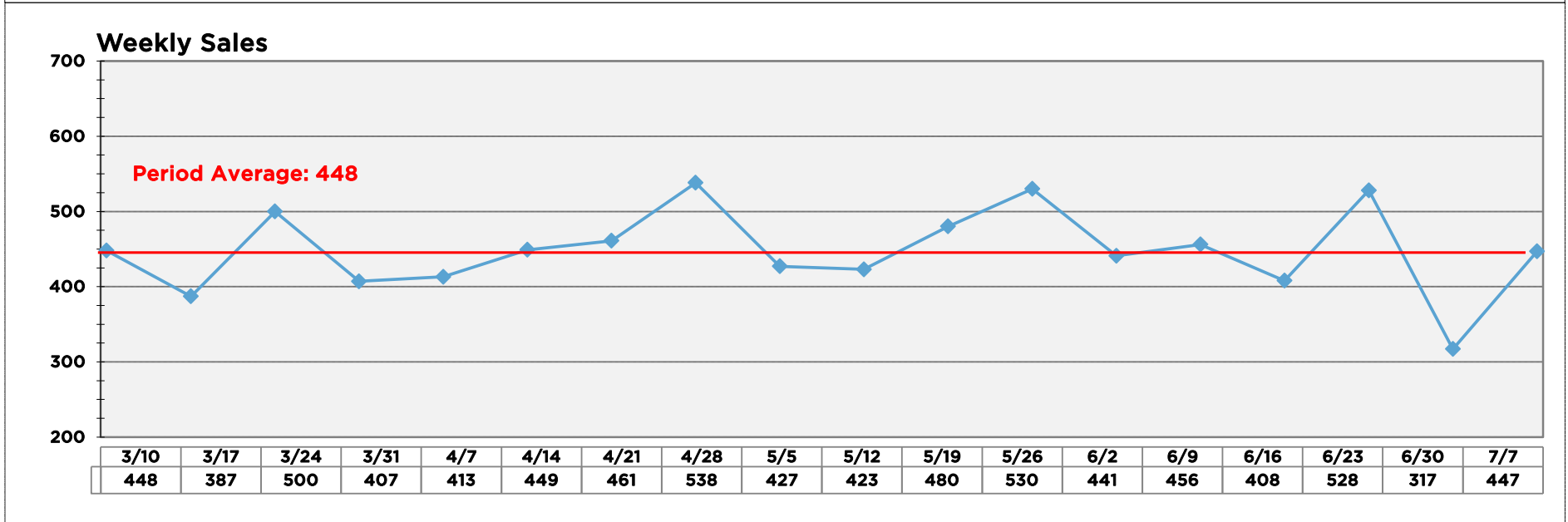
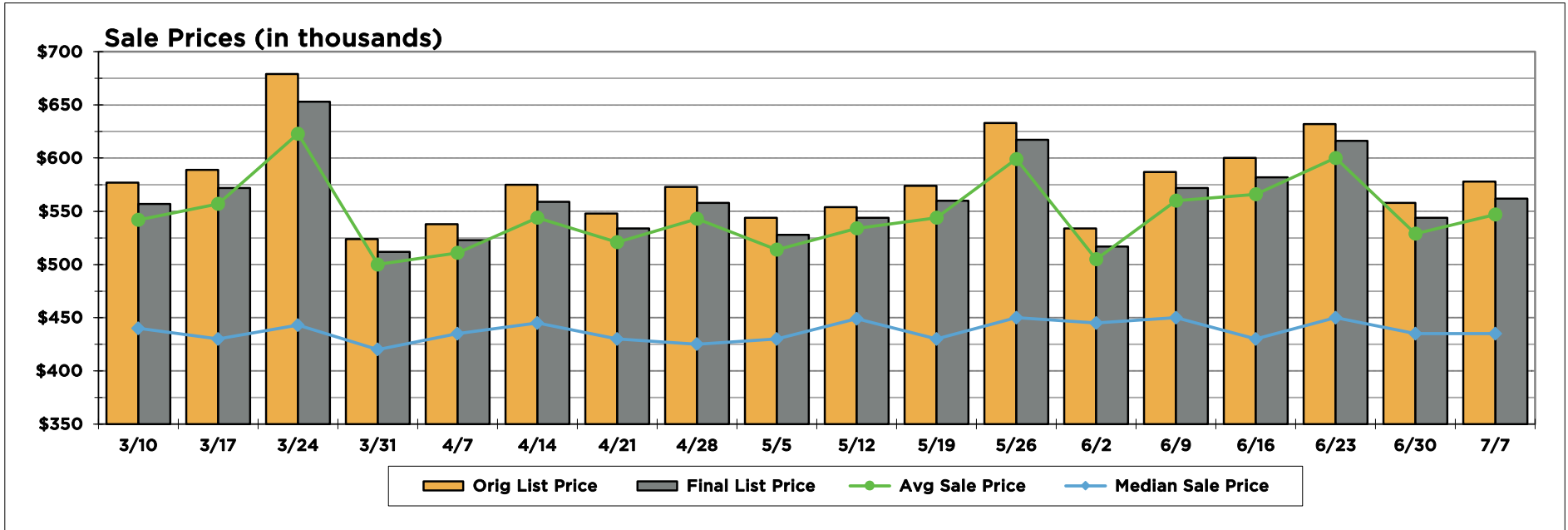
Average Bedrooms	4	2	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,123	1,098	1,312	1,602	1,985	2,645	3,960
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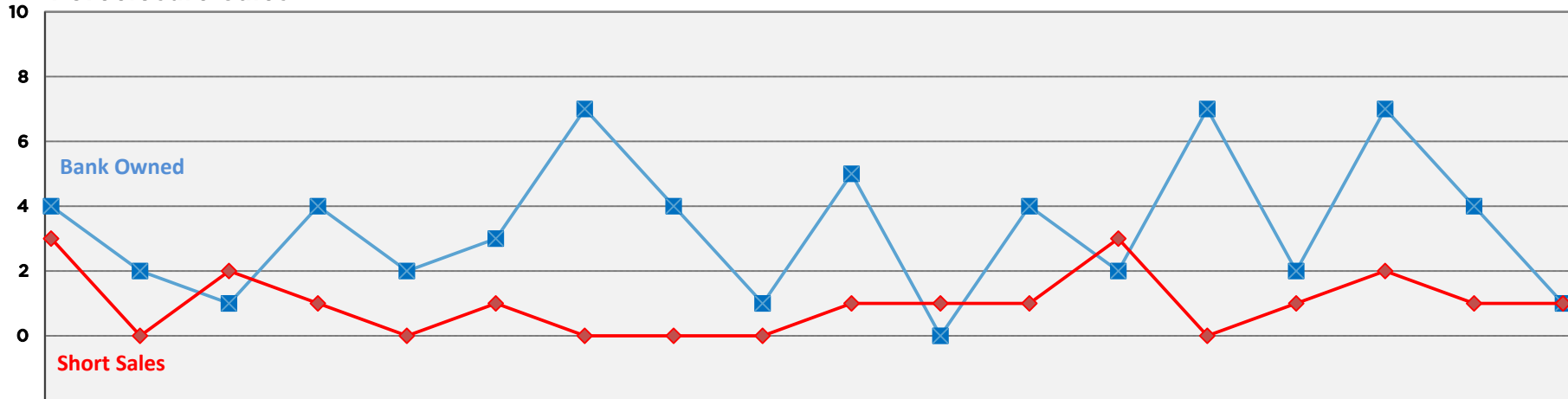
Single Family Homes





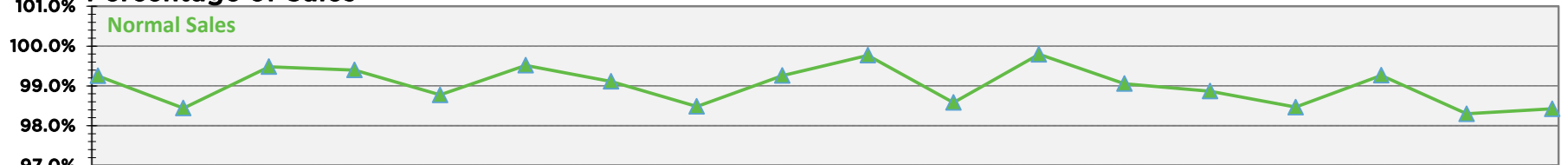
Single Family Homes

Foreclosure Sales

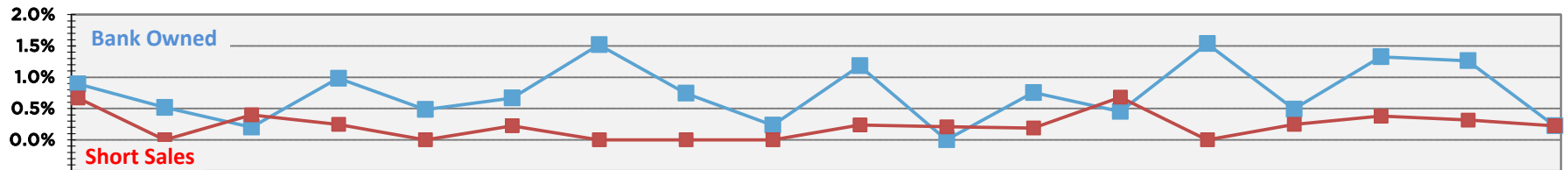


BO	4	2	1	4	2	3	7	4	1	5	0	4	2	7	2	7	4	1
SS	3	0	2	1	0	1	0	0	0	1	1	1	3	0	1	2	1	1

Percentage of Sales



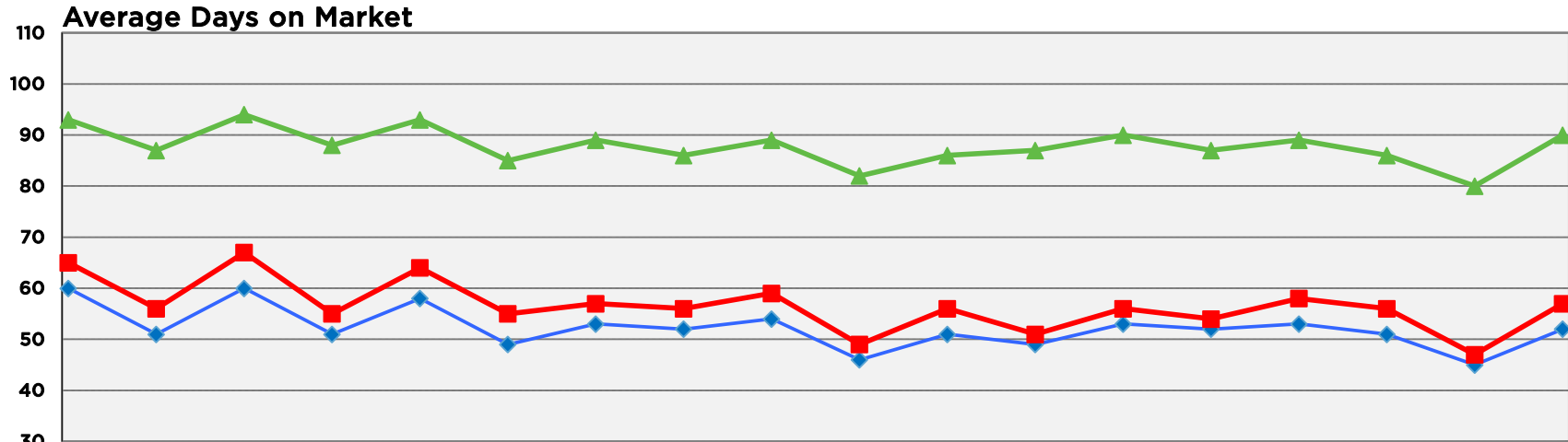
Normal	99.25%	98.44%	99.48%	99.40%	98.77%	99.52%	99.11%	98.48%	99.26%	99.77%	98.58%	99.79%	99.06%	98.87%	98.46%	99.26%	98.30%	98.42%
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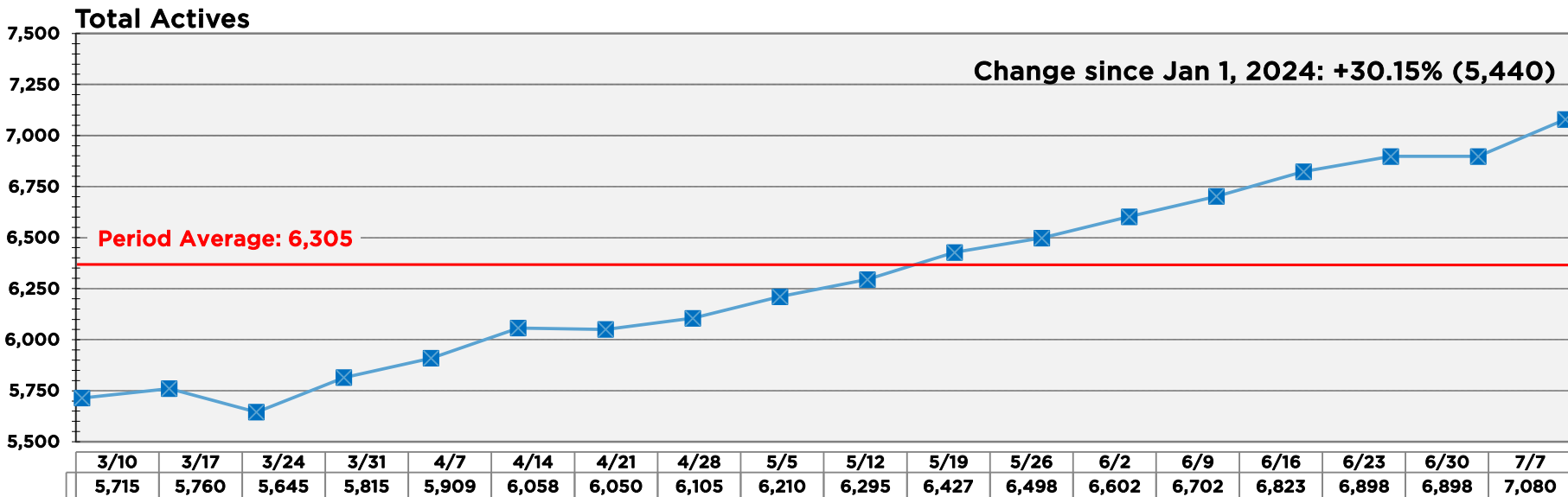
BO	0.89%	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%
SS	0.67%	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%



Single Family Homes



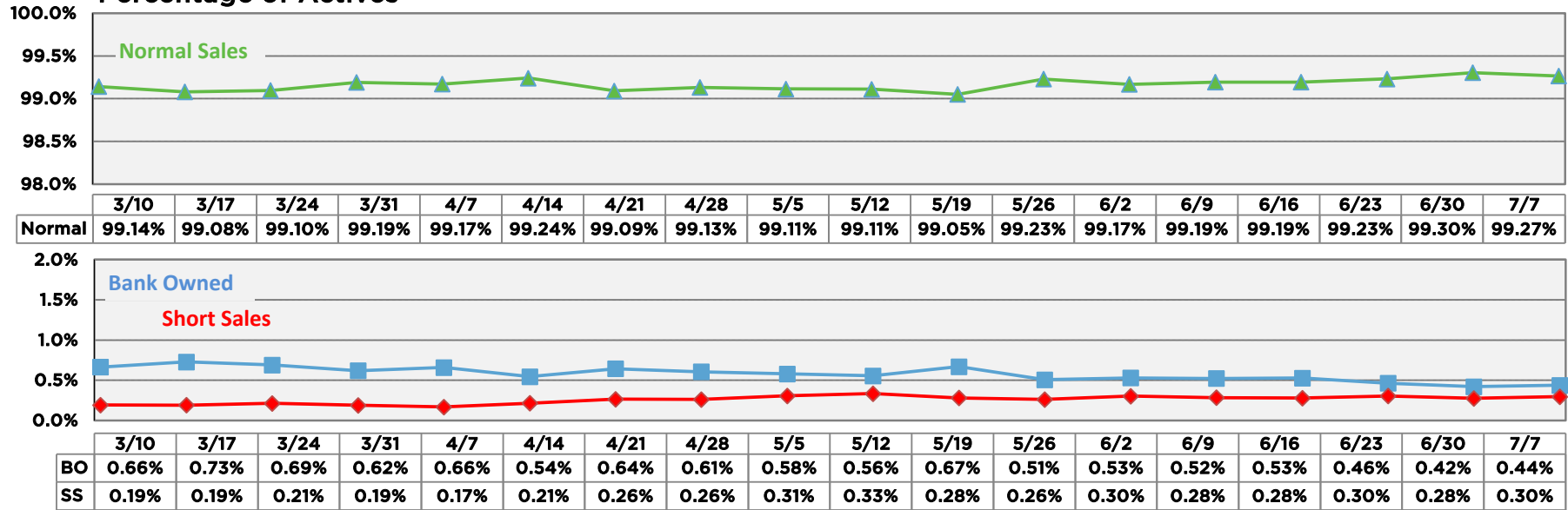
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ListToContract	60	51	60	51	58	49	53	52	54	46	51	49	53	52	53	51	45	52
CombDaysOnMkt	65	56	67	55	64	55	57	56	59	49	56	51	56	54	58	56	47	57
ListToClose	93	87	94	88	93	85	89	86	89	82	86	87	90	87	89	86	80	90



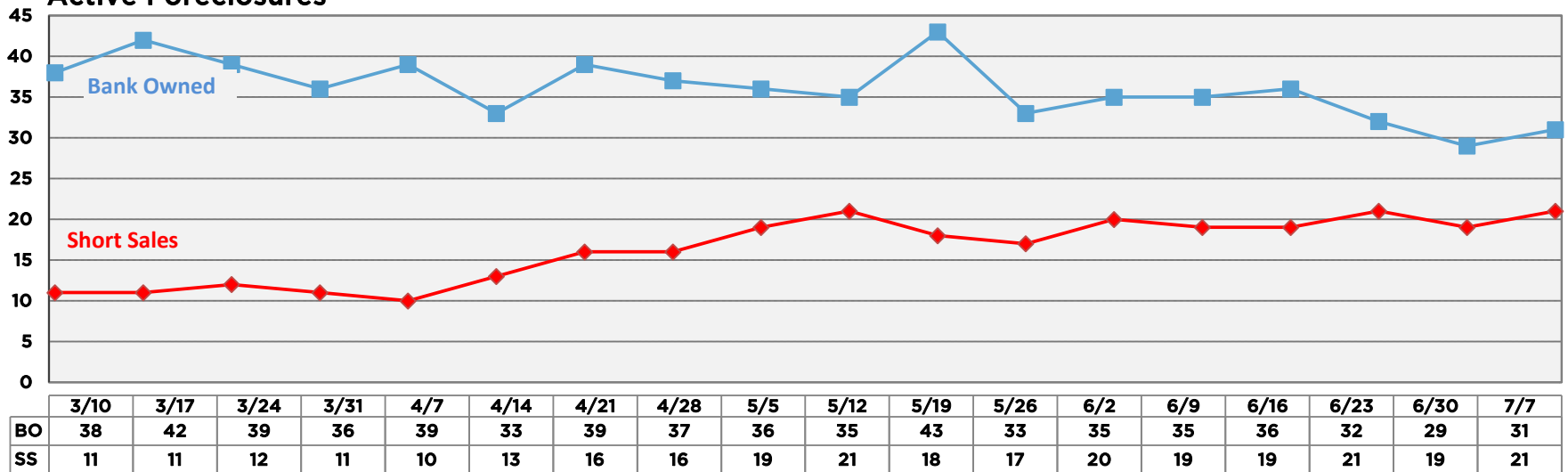
Monday Morning Quarterback
07/07/2024 - 07/13/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



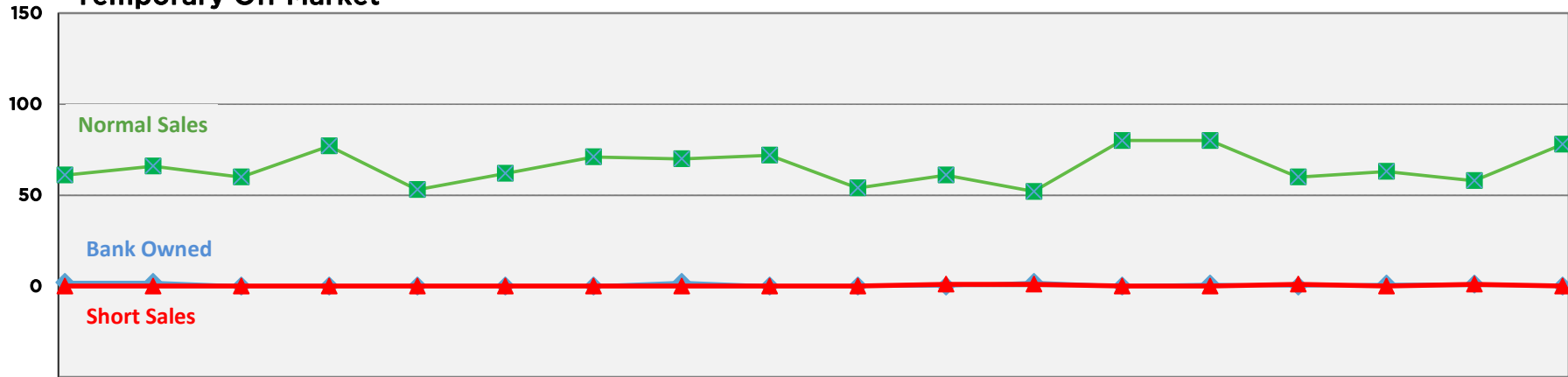
Active Foreclosures





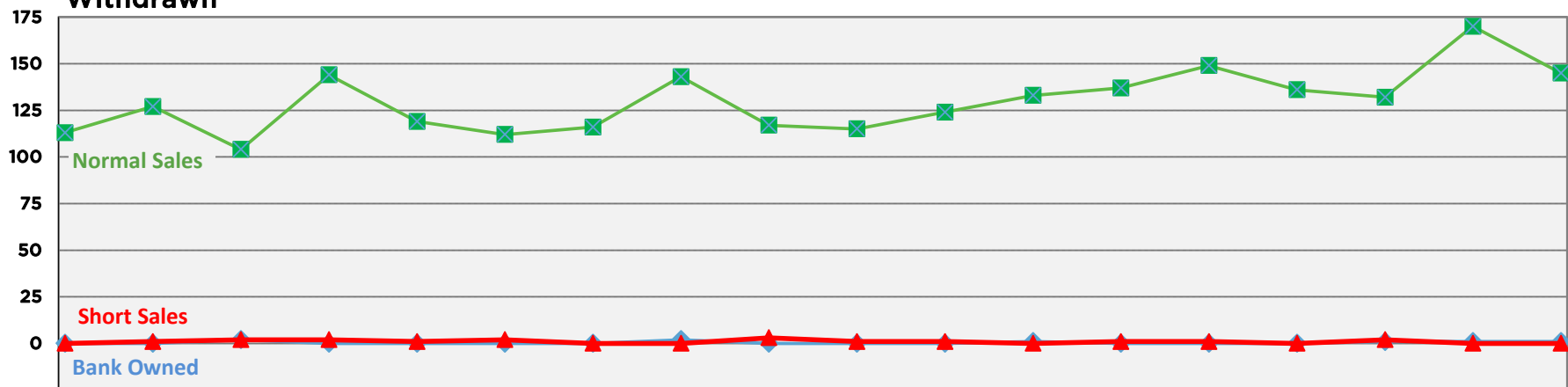
Single Family Homes

Temporary Off Market



	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	7/7
Norm	61	66	60	77	53	62	71	70	72	54	61	52	80	80	60	63	58	78
BO	2	2	0	0	0	0	0	2	0	0	0	2	0	1	0	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	1	0

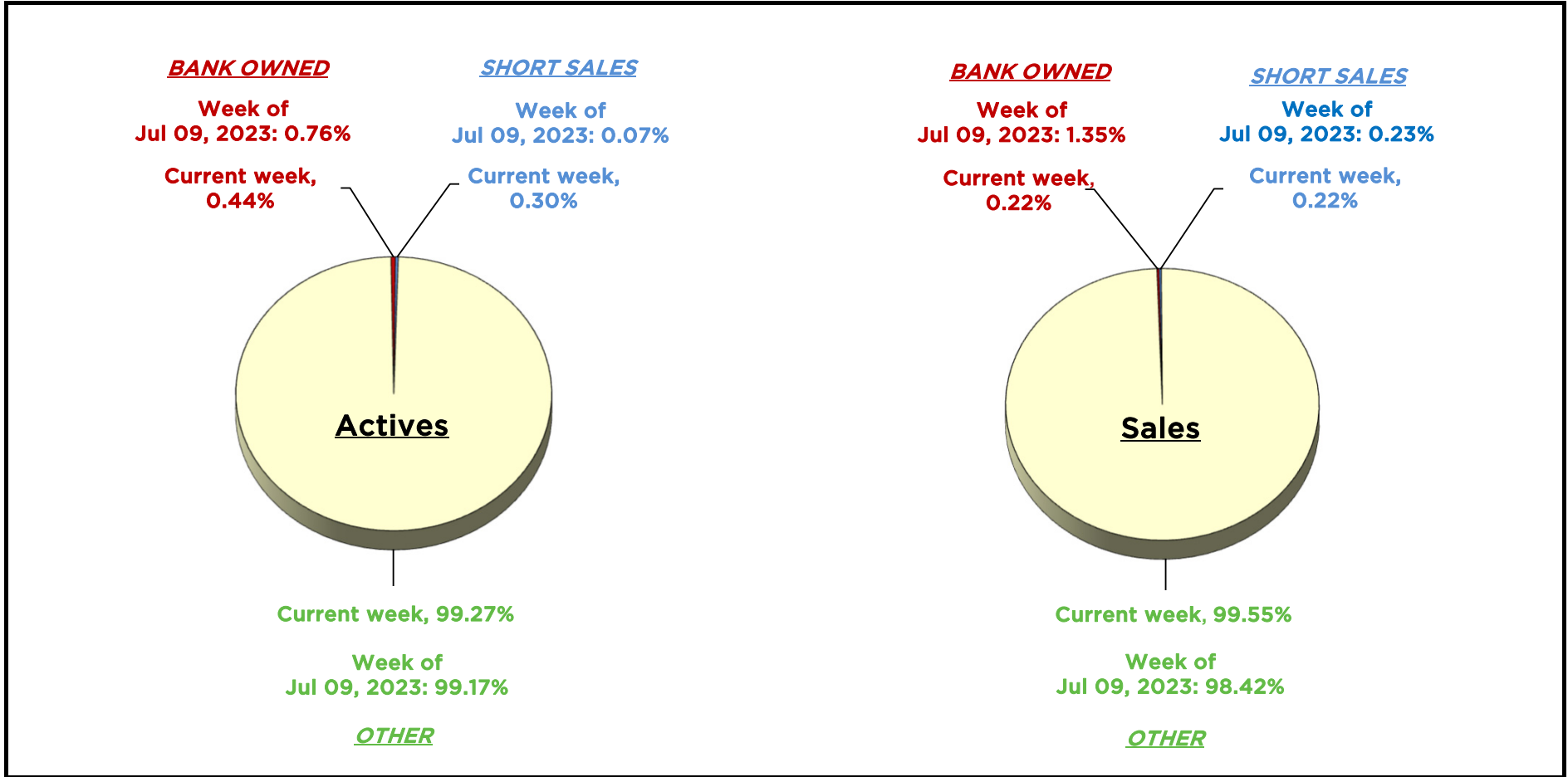
Withdrawn



	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	7/7
Norm	113	127	104	144	119	112	116	143	117	115	124	133	137	149	136	132	170	145
BO	0	0	2	0	0	0	0	2	0	0	0	1	0	0	0	1	1	1
SS	0	1	2	2	1	2	0	0	3	1	1	0	1	1	0	2	0	0



Single Family Homes



Monday Morning Quarterback
07/07/2024 - 07/13/2024
Lake, Orange, Osceola & Seminole Counties

There are 60 Single Family Homes available for the Median Price of \$435,000 (± \$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		6	\$434,983	3.2	2.0	1,722	\$252.63
Altamonte Springs (East)	32701	1	\$435,000	3.0	2.0	2,193	\$198.36
Casselberry	32707	1	\$435,000	4.0	2.0	1,639	\$265.41
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
Orange County		23	\$434,982	3.4	2.0	1,749	\$248.66
Apopka (North)	32712	2	\$434,950	4.0	2.0	2,066	\$210.58
Winter Park (West)	32789	1	\$434,990	4.0	2.0	1,485	\$292.92
Colonialtown	32803	1	\$435,000	3.0	2.0	1,223	\$355.68
Azalea Park	32807	1	\$435,000	4.0	2.0	1,686	\$258.01
Conway	32812	1	\$435,000	3.0	2.0	1,560	\$278.85
Union Park	32817	1	\$435,000	4.0	2.0	2,049	\$212.30
Ventura	32822	2	\$434,950	3.0	2.0	1,594	\$272.95
Taft	32824	4	\$434,975	3.3	2.0	1,687	\$257.80
Rio Pinar / Union Park	32825	2	\$435,000	3.0	2.0	1,767	\$246.18
Research Park	32826	1	\$435,000	4.0	2.0	1,972	\$220.59
Waterford Lakes	32828	5	\$434,998	3.4	2.0	1,724	\$252.29
Moss Park	32832	1	\$434,900	3.0	2.0	2,227	\$195.29
Hunters Creek	32837	1	\$435,000	3.0	2.0	1,810	\$240.33
Osceola County		18	\$434,983	3.8	2.3	2,143	\$203.02
Kissimmee (East)	34744	2	\$435,000	4.0	2.5	2,404	\$180.99
Kissimmee (West) / Pleasant Hill	34746	3	\$434,967	4.0	2.7	2,216	\$196.26
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	2,050	\$212.18
St Cloud / Canoe Creek	34772	1	\$434,999	4.0	2.0	1,707	\$254.83
St Cloud / Harmony	34773	2	\$434,995	3.5	2.0	2,109	\$206.26



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Lake County		13	\$434,984	3.5	2.2	2,080	\$209.10
Lady Lake / The Villages	32159	1	\$434,990	3.0	2.0	2,143	\$202.98
Eustis (East)	32736	1	\$435,000	3.0	2.0	1,834	\$237.19
Mount Dora	32757	1	\$435,000	3.0	2.0	2,225	\$195.51
Umatilla / Dona Vista	32784	1	\$435,000	7.0	3.0	3,165	\$137.44
Clermont (Central)	34711	3	\$435,000	3.7	2.0	1,978	\$219.92
Clermont (South)	34714	1	\$434,900	4.0	3.0	1,780	\$244.33
Minneola	34715	1	\$434,900	2.0	2.0	1,610	\$270.12
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
Mascotte	34753	1	\$435,000	3.0	2.0	2,140	\$203.27

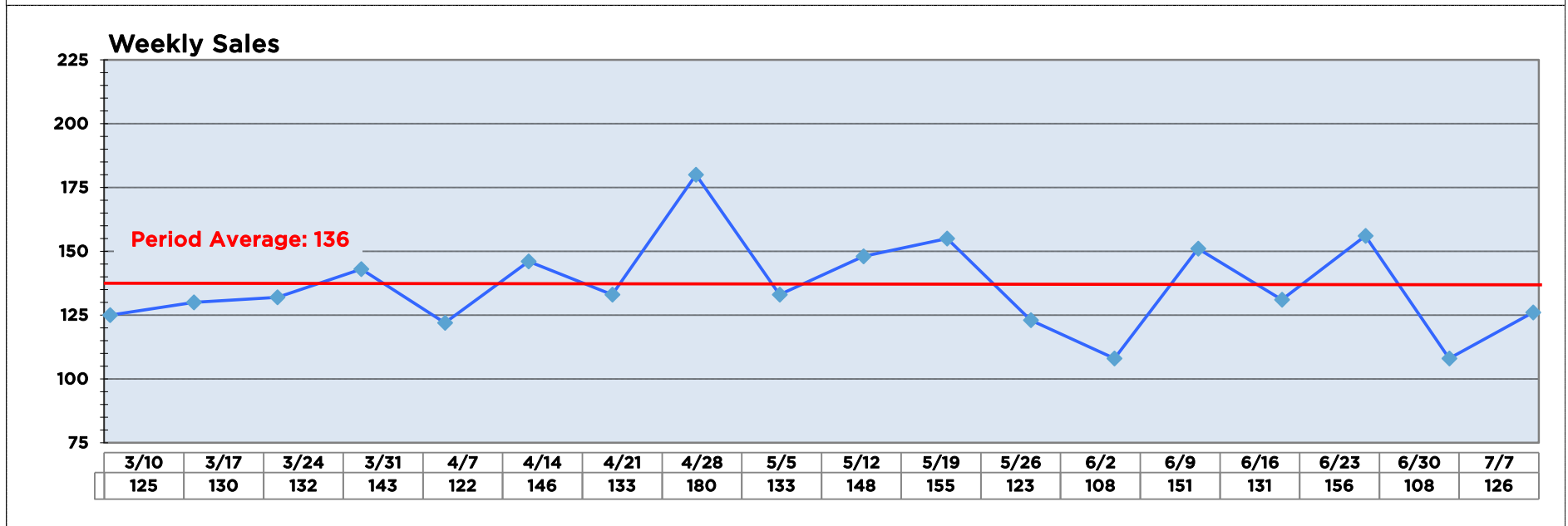
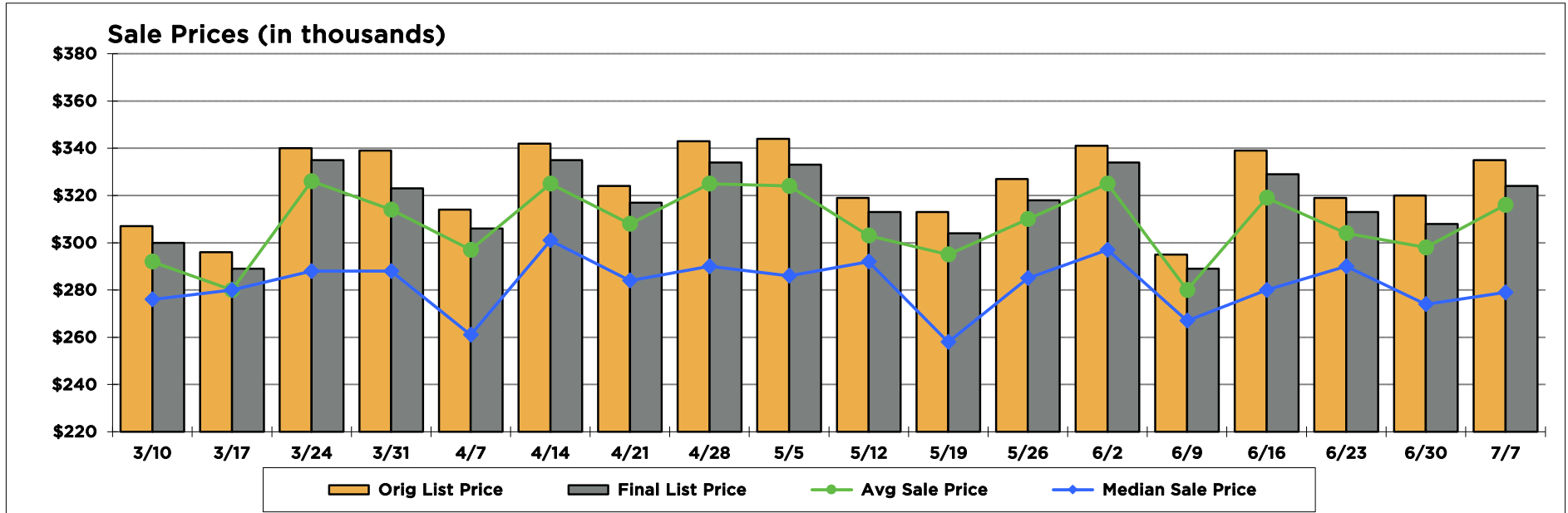
Monday Morning Quarterback
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	126	47	20	32	14	12	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	125	46	20	32	14	12	1
Active Listings	3,493	1,202	515	950	480	327	19
Bank Owned	10	6	2	1	1	0	0
Short Sales	4	2	0	2	0	0	0
Other	3,479	1,194	513	947	479	327	19
Months of Inventory	6.40	5.90	5.94	6.85	7.91	6.29	4.38
List Price							
Average Original List Price	\$334,858	\$203,563	\$289,315	\$372,556	\$439,478	\$636,575	\$1,125,000
Average Final List Price	\$324,342	\$196,793	\$282,124	\$362,028	\$429,435	\$604,442	\$1,125,000
Sale Price							
Average Price	\$316,149	\$188,253	\$270,115	\$355,422	\$425,859	\$593,667	\$1,125,000
Median Price	\$279,000	\$192,000	\$270,500	\$350,750	\$420,000	\$547,500	\$1,125,000
Price Differences							
Original to Final List Price	-\$10,516	-\$6,770	-\$7,191	-\$10,528	-\$10,043	-\$32,133	\$0
Original List to Sale Price - \$	-\$18,709	-\$15,310	-\$19,200	-\$17,134	-\$13,619	-\$42,908	\$0
Final List to Sale Price - \$	-\$8,193	-\$8,540	-\$12,009	-\$6,606	-\$3,576	-\$10,775	\$0
Original List to Sale Price - %	94.41%	92.48%	93.36%	95.40%	96.90%	93.26%	100.00%
Final List to Sale Price - %	97.47%	95.66%	95.74%	98.18%	99.17%	98.22%	100.00%
Days on the Market							
Avg Days Listing to Contract	51	54	56	47	50	45	11
Combined Avg Days to Contract	60	56	63	48	71	88	11
Avg Days Listing to Closing	83	85	85	81	89	77	21
Avg Days Contract to Close	33	32	29	34	39	34	10
Beds / Baths							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	2	3
Average Half Baths	0	0	0	1	1	1	0
Square Footage							
Average Square Feet	1,396	1,015	1,296	1,589	1,751	2,032	2,599



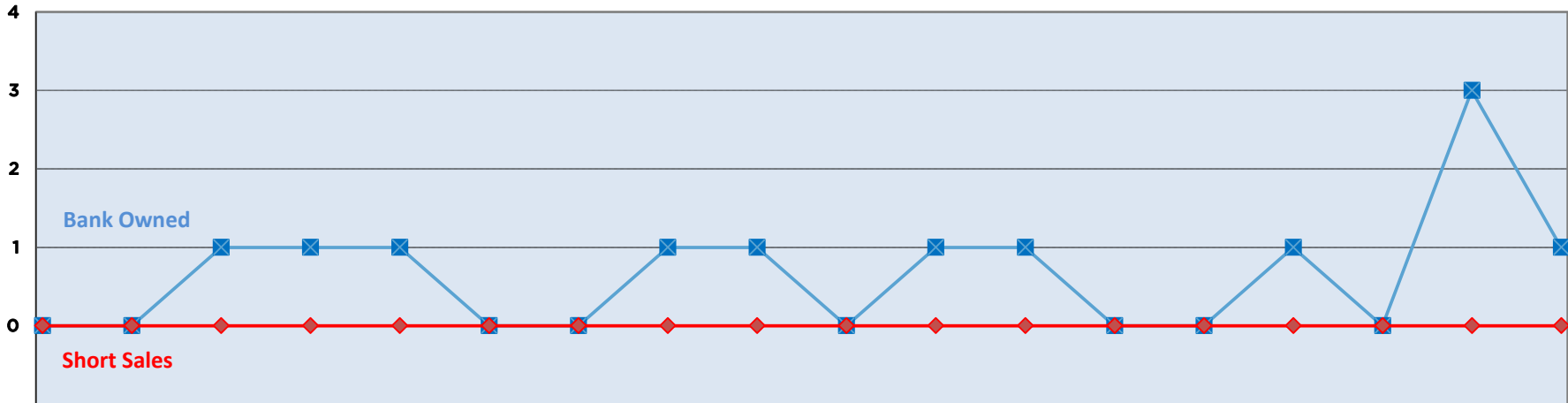
Condos, Townhomes, Villas



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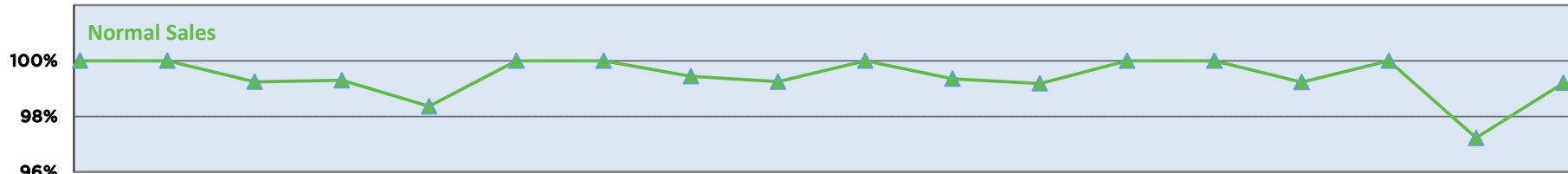
Condos, Townhomes, Villas

Foreclosure Sales

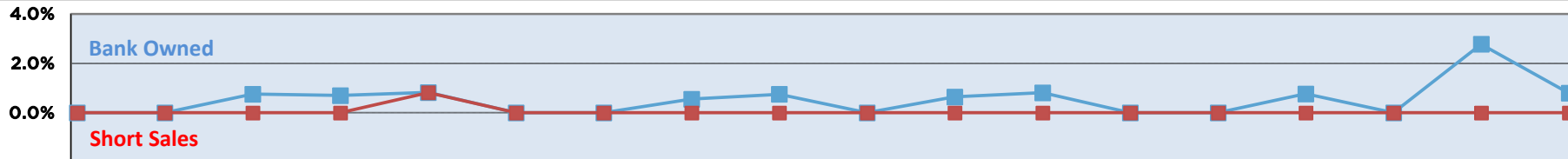


	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7
BO	0	0	1	1	1	0	0	1	1	0	1	1	0	0	1	0	3	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	7/7
Normal	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%	99.21%

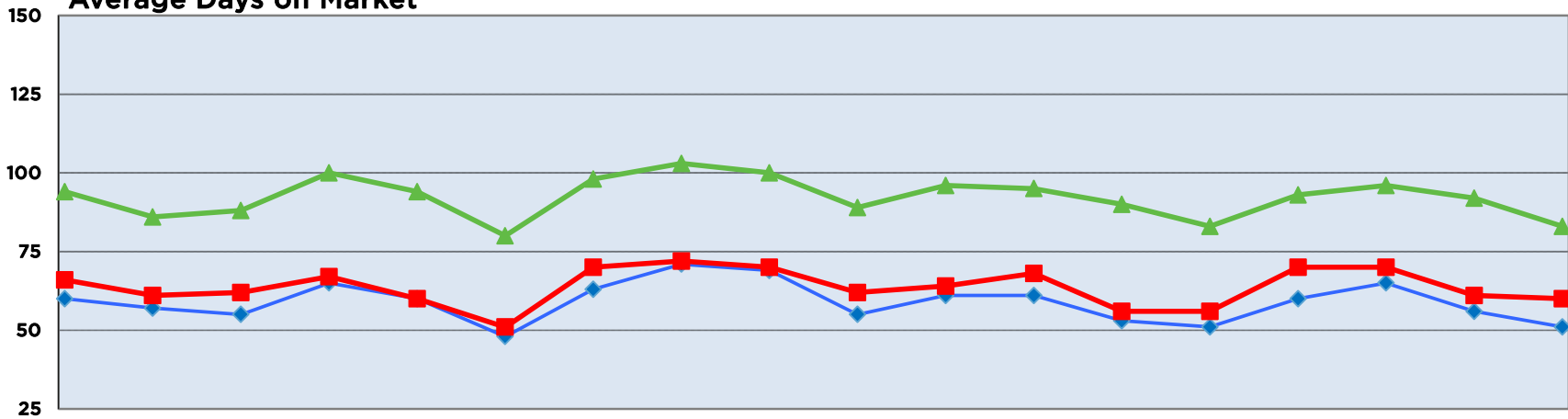


	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7
BO	0.00%	0.00%	0.76%	0.70%	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%
SS	0.00%	0.00%	0.00%	0.00%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



Condos, Townhomes, Villas

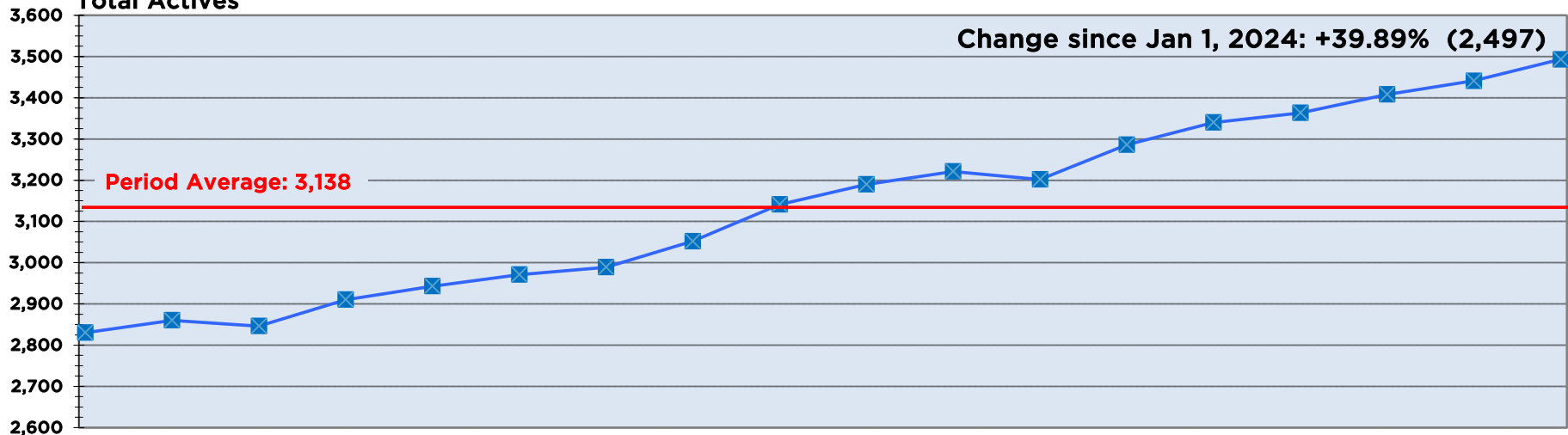
Average Days on Market



	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	7/7
ListToContract	60	57	55	65	60	48	63	71	69	55	61	61	53	51	60	65	56	51
CombDaysOnMkt	66	61	62	67	60	51	70	72	70	62	64	68	56	56	70	70	61	60
ListToClose	94	86	88	100	94	80	98	103	100	89	96	95	90	83	93	96	92	83

Total Actives

Change since Jan 1, 2024: +39.89% (2,497)

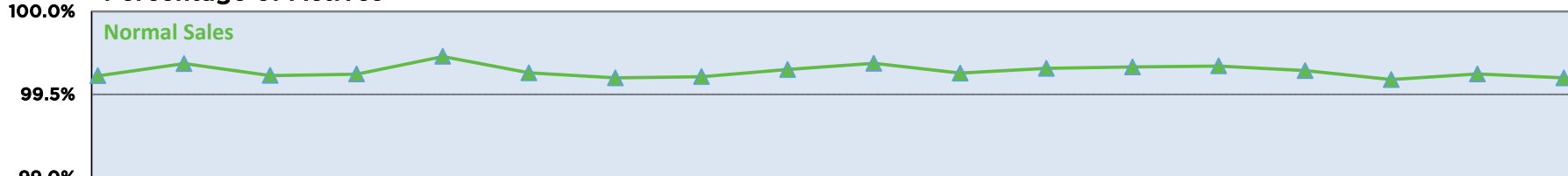


	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7
Total Actives	2,830	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493

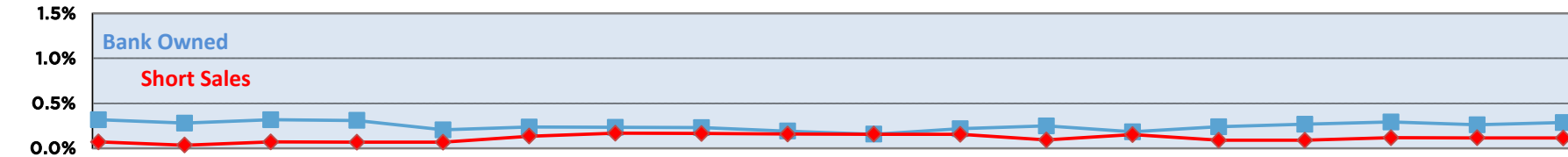


Condos, Townhomes, Villas

Percentage of Actives

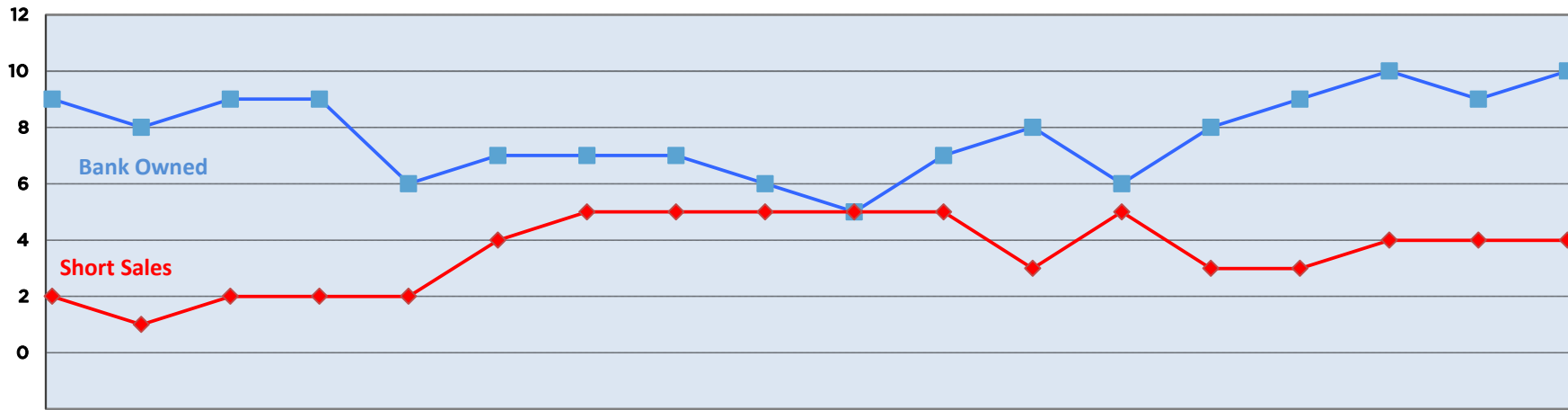


	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7
Normal	99.61%	99.69%	99.61%	99.62%	99.73%	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%



	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	7/7
BO	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%	0.29%
SS	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%	0.11%

Active Foreclosures

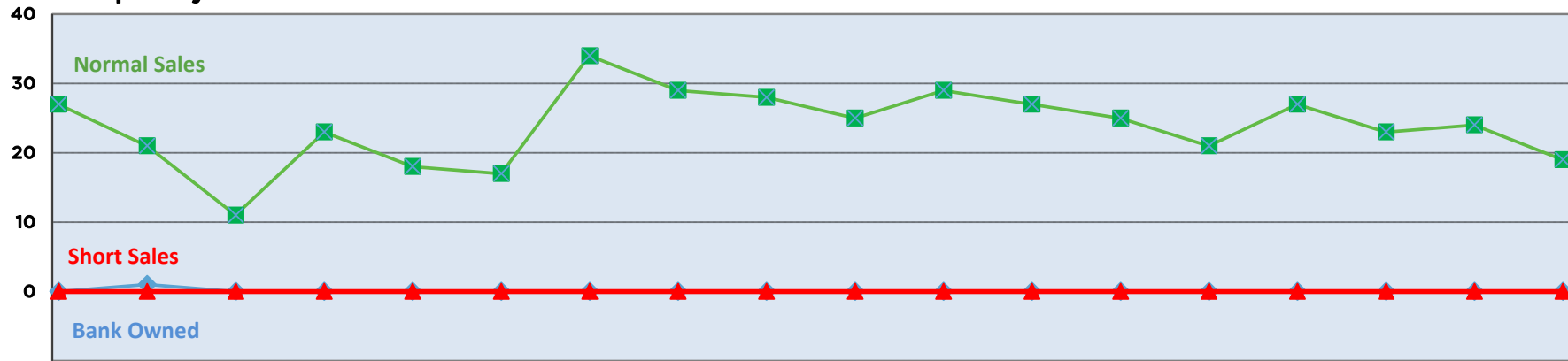


	3/10	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7
BO	9	8	9	9	6	7	7	7	6	5	7	8	6	8	9	10	9	10
SS	2	1	2	2	2	4	5	5	5	5	5	3	5	3	3	4	4	4

Monday Morning Quarterback
07/07/2024 - 07/13/2024
Lake, Orange, Osceola & Seminole Counties

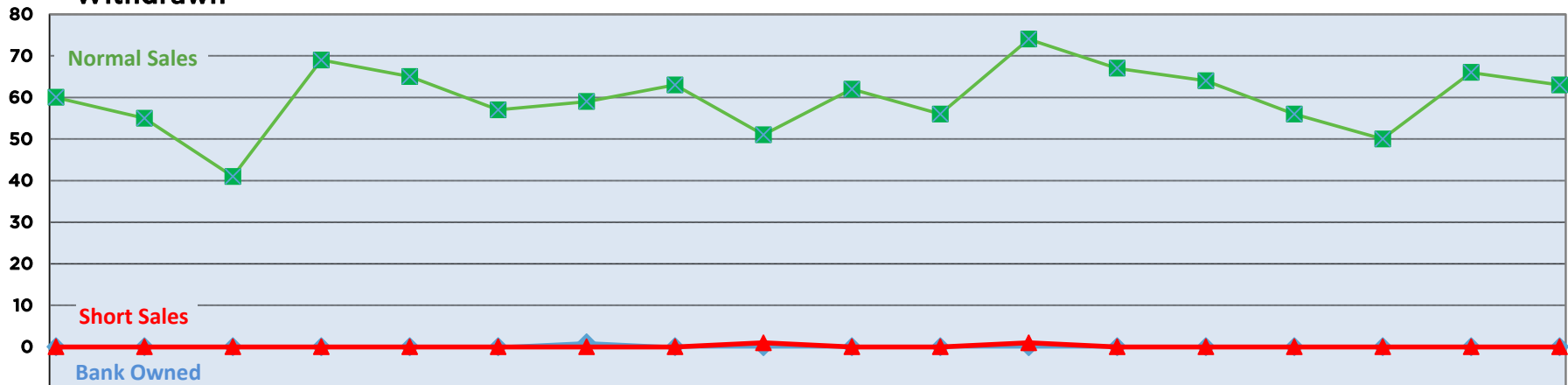
Condos, Townhomes, Villas

Temporary Off Market



	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	7/7
Norm	27	21	11	23	18	17	34	29	28	25	29	27	25	21	27	23	24	19
BO	0	1	0	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

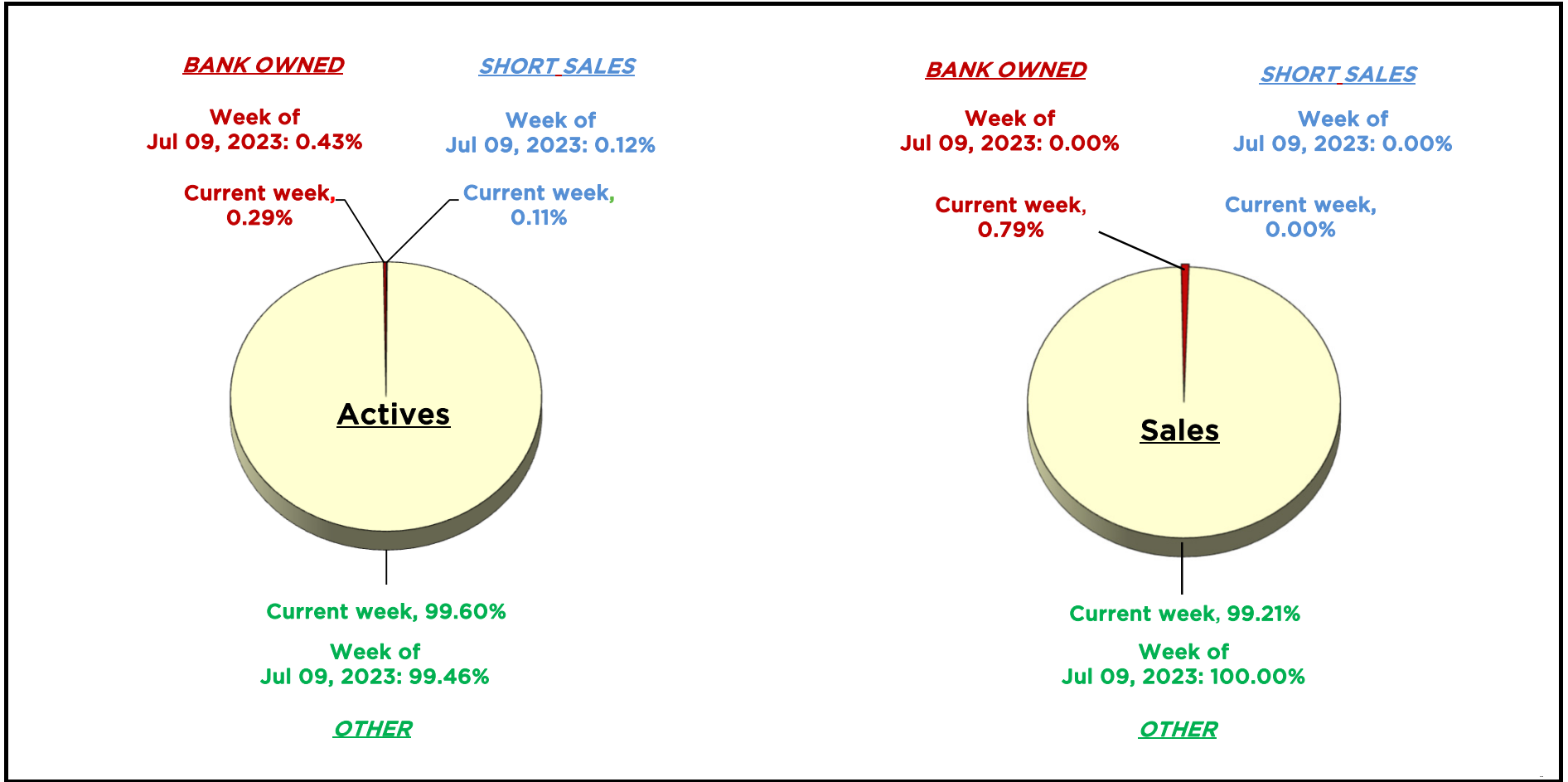
Withdrawn



	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	7/7
Norm	60	55	41	69	65	57	59	63	51	62	56	74	67	64	56	50	66	63
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	1	0	0	1	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
07/07/2024 - 07/13/2024
Lake, Orange, Osceola & Seminole Counties

There are 11 Condos, Villas, or Townhomes available for the Median Price of \$279,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$279,000	3.0	2.0	1,333	\$209.30
Sanford / Lake Forest	32771	1	\$279,000	3.0	2.0	1,333	\$209.30
Orange County		5	\$279,000	2.2	2.0	1,131	\$246.60
Orlo Vista	32811	1	\$279,000	2.0	2.0	1,285	\$217.12
Williamsburg / Lake Bryan	32821	1	\$279,000	1.0	2.0	798	\$349.62
Ventura	32822	1	\$279,000	2.0	2.0	934	\$298.72
Taft	32824	1	\$279,000	3.0	2.0	1,162	\$240.10
Pine Castle / Edgewood	32839	1	\$279,000	3.0	2.0	1,478	\$188.77
Osceola County		5	\$279,080	2.8	2.0	1,369	\$203.83
Davenport	33896	1	\$279,000	2.0	2.0	1,435	\$194.43
Kissimmee (Central)	34741	1	\$278,900	3.0	2.0	1,495	\$186.56
Kissimmee / Celebration	34747	3	\$279,167	3.0	2.0	1,305	\$213.87