



Monday Morning Quarterback Summary

Week of July 14, 2024 - July 20, 2024

Single-family existing homes

- Sales of single-family homes decreased to 426 during the week of July 14, from 447 the week prior
- The median price of single family homes decreased to \$428,950 a change of -1.4%
- The number of single-family home foreclosure transactions remains constant at 1
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 79, and now sits at 7,159

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 146 during the week of July 14, from 126 the week prior
- The median price of condos, townhomes, and villas increased to \$299,500 a change of 7.3%
- 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 increased to 1 from 0 the week prior
- Condo inventory increased by 50, and now sits at 3,543

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

Monday Morning Quarterback
07/14/2024 - 07/20/2024
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	426	39	29	107	102	123	26
Bank Owned	1	0	0	1	0	0	0
Short Sales	2	1	0	0	1	0	0
Other	423	38	29	106	101	123	26
Active Listings	7,159	359	335	1,324	1,496	2,804	841
Bank Owned	34	6	5	10	5	7	1
Short Sales	21	2	2	9	2	4	2
Other	7,104	351	328	1,305	1,489	2,793	838
Months of Inventory	3.88	2.12	2.67	2.86	3.38	5.26	7.47

List Price

Average Original List Price	\$556,876	\$196,887	\$295,820	\$365,248	\$461,692	\$689,437	\$1,922,958
Average Final List Price	\$540,846	\$185,328	\$286,995	\$358,353	\$452,094	\$668,840	\$1,850,962

Sale Price

Average Price	\$524,178	\$174,536	\$280,134	\$352,202	\$443,450	\$654,021	\$1,731,038
Median Price	\$428,950	\$190,000	\$285,000	\$350,000	\$440,000	\$625,000	\$1,412,500

Price Differences

Original to Final List Price	-\$16,030	-\$11,559	-\$8,825	-\$6,895	-\$9,598	-\$20,597	-\$71,996
Original List to Sale Price - \$	-\$32,698	-\$22,351	-\$15,686	-\$13,046	-\$18,242	-\$35,416	-\$191,920
Final List to Sale Price - \$	-\$16,668	-\$10,792	-\$6,861	-\$6,151	-\$8,644	-\$14,819	-\$119,924
Original List to Sale Price - %	94.13%	88.65%	94.70%	96.43%	96.05%	94.86%	90.02%
Final List to Sale Price - %	96.92%	94.18%	97.61%	98.28%	98.09%	97.78%	93.52%

Days on the Market

Avg Days Listing to Contract	35	68	36	48	58	65	66
Combined Avg Days to Contract	63	76	38	53	61	73	69
Avg Days Listing to Closing	93	101	74	84	93	101	100
Avg Days Contract to Close	#REF!	33	40	36	34	36	33

Beds / Baths

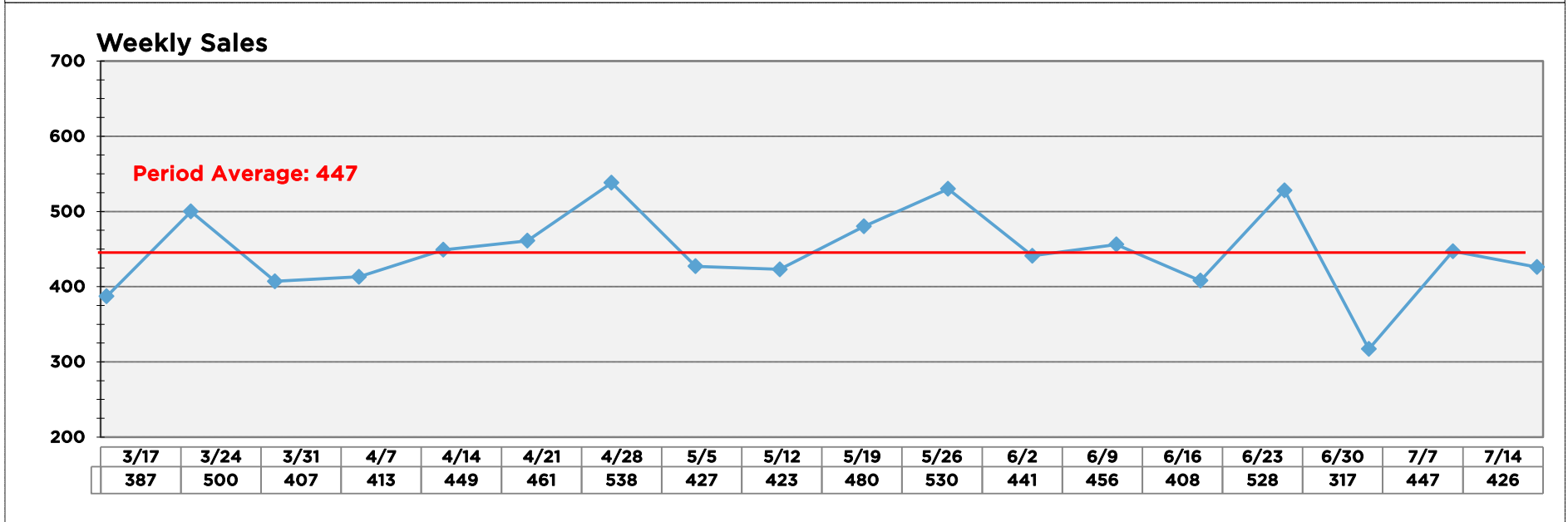
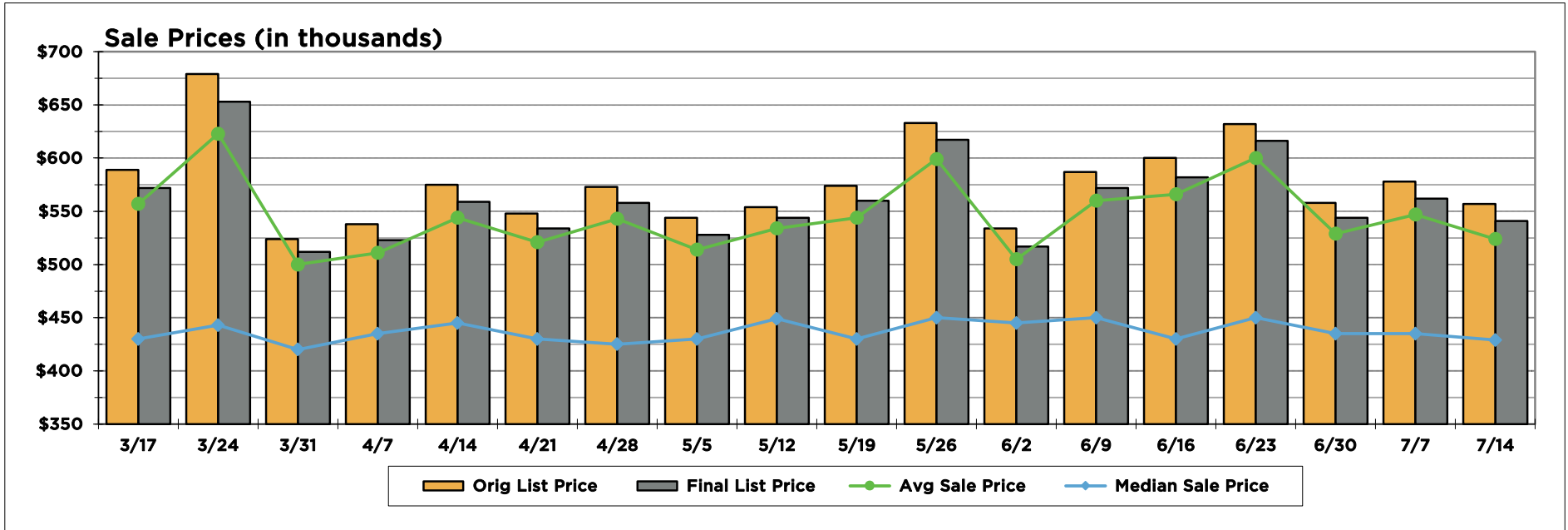
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,081	1,067	1,247	1,561	1,991	2,689	4,157
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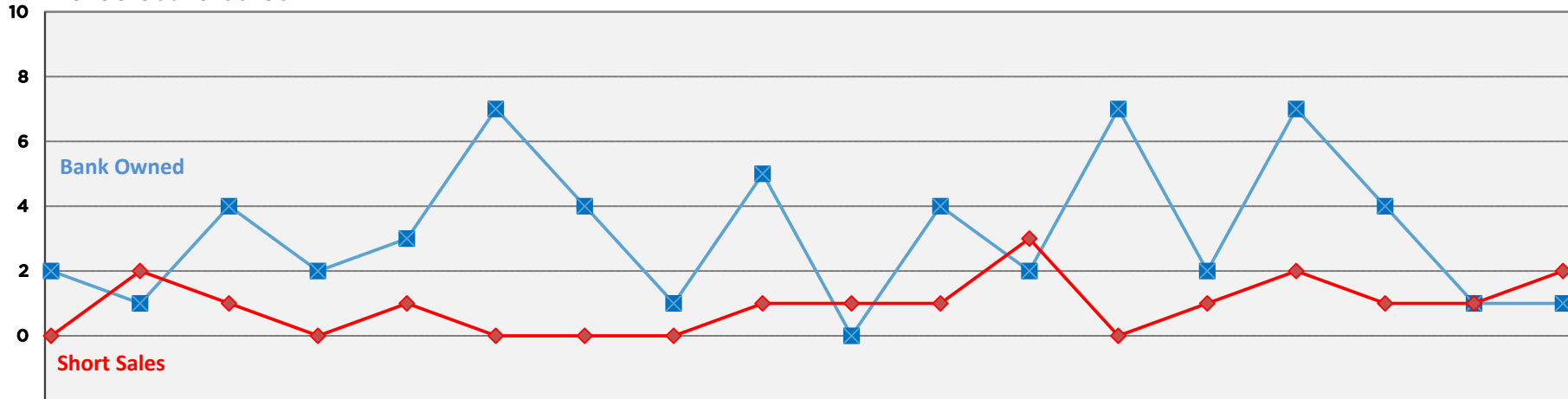
Single Family Homes





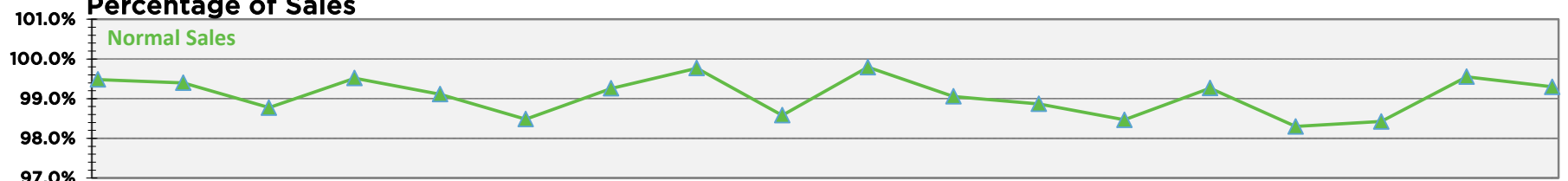
Single Family Homes

Foreclosure Sales

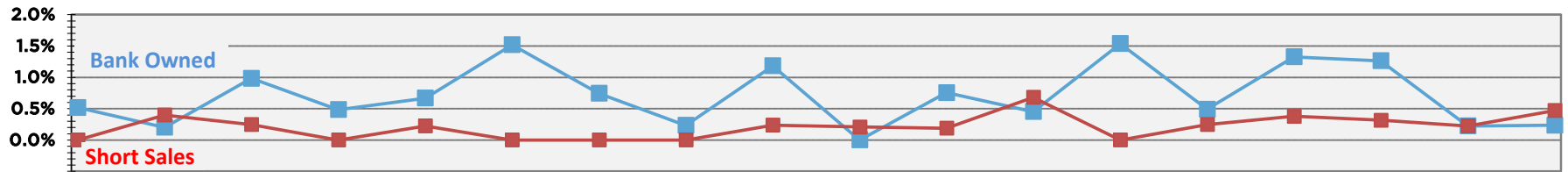


BO	2	1	4	2	3	7	4	1	5	0	4	2	7	2	7	4	1	1
SS	0	2	1	0	1	0	0	0	1	1	1	3	0	1	2	1	1	2

Percentage of Sales



Normal	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%	99.55%	99.30%
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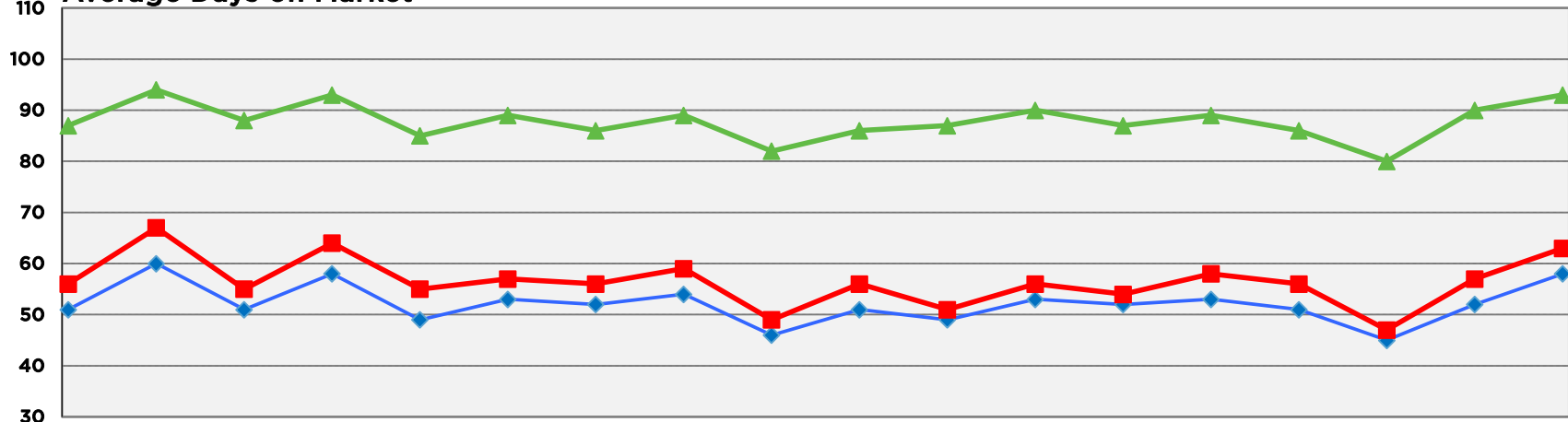


BO	0.52%	0.20%	0.98%	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%
SS	0.00%	0.40%	0.25%	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%



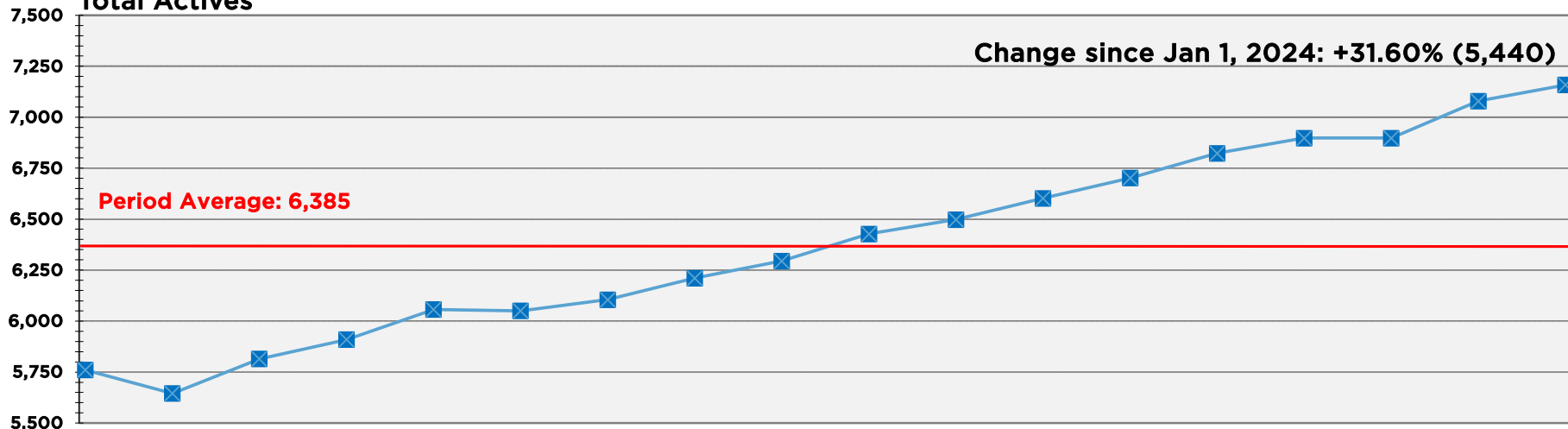
Single Family Homes

Average Days on Market



ListToContract	51	60	51	58	49	53	52	54	46	51	49	53	52	53	51	45	52	58
CombDaysOnMkt	56	67	55	64	55	57	56	59	49	56	51	56	54	58	56	47	57	63
ListToClose	87	94	88	93	85	89	86	89	82	86	87	90	87	89	86	80	90	93

Total Actives

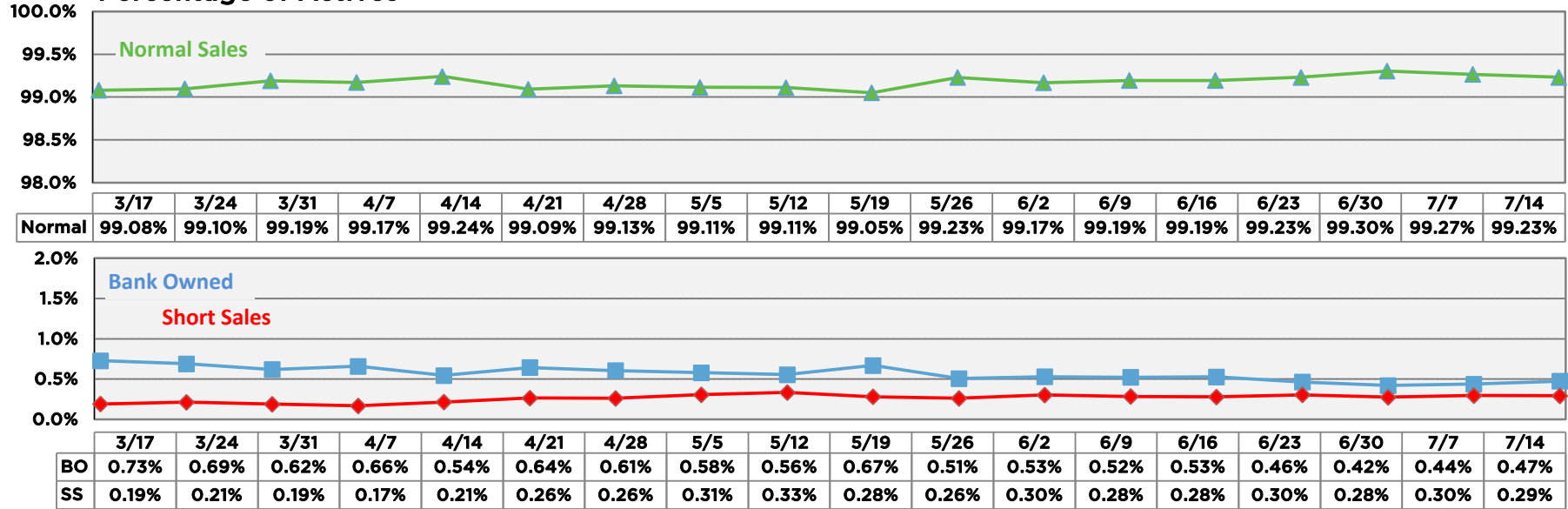


	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14
Total Actives	5,760	5,645	5,815	5,909	6,058	6,050	6,105	6,210	6,295	6,427	6,498	6,602	6,702	6,823	6,898	6,898	7,080	7,159

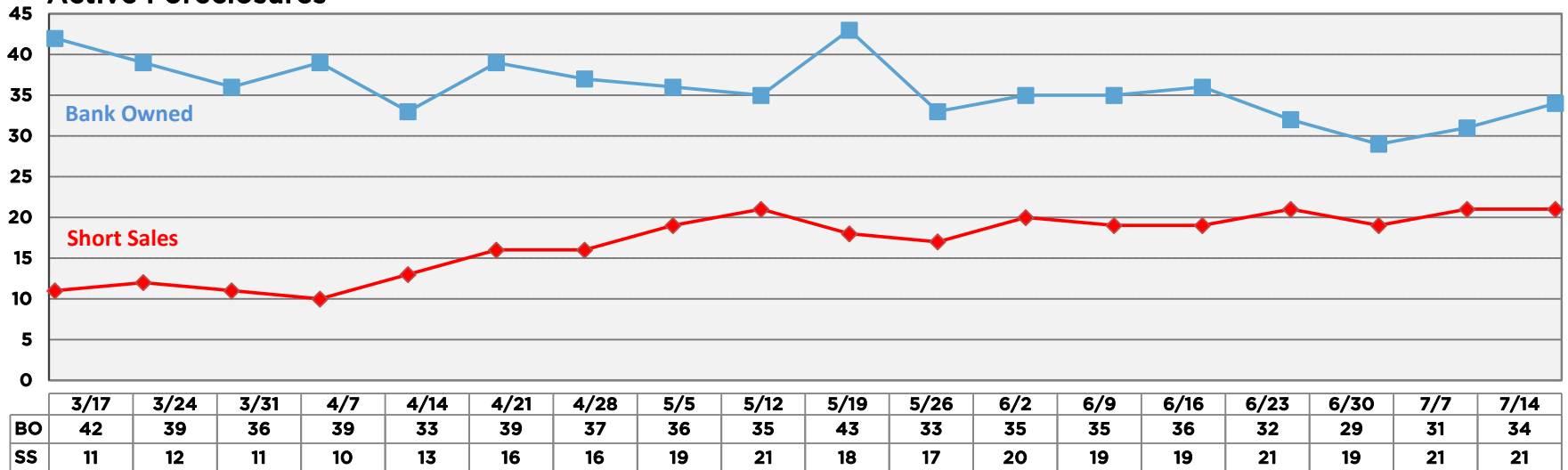


Single Family Homes

Percentage of Actives



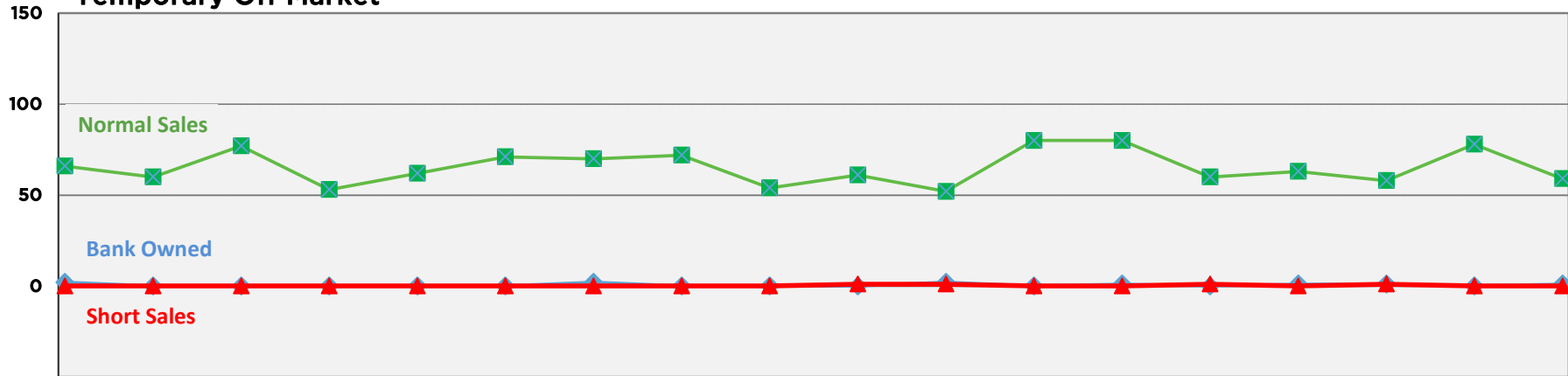
Active Foreclosures





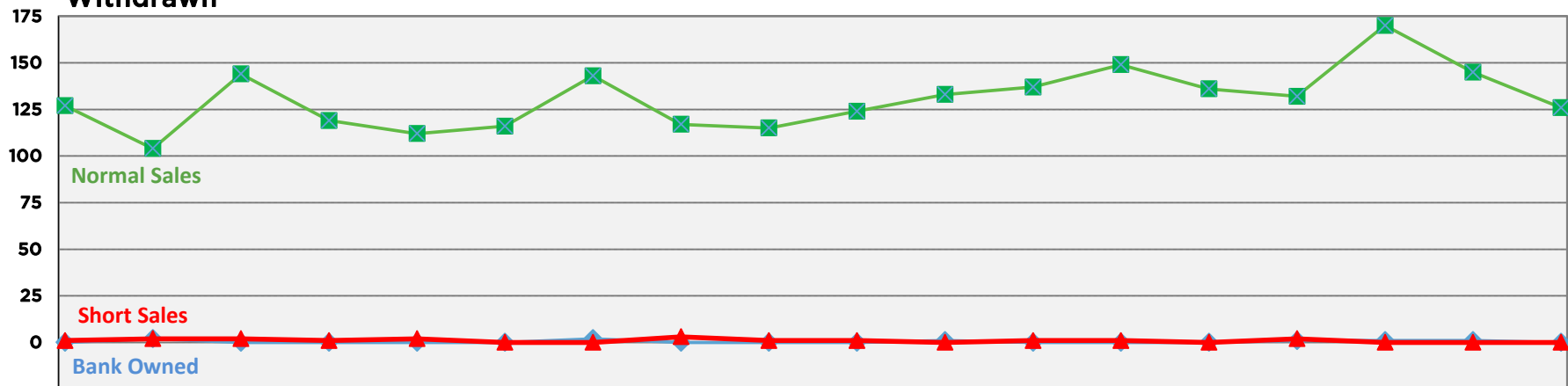
Single Family Homes

Temporary Off Market



	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	7/14
Norm	66	60	77	53	62	71	70	72	54	61	52	80	80	60	63	58	78	59
BO	2	0	0	0	0	0	2	0	0	0	2	0	1	0	1	1	0	1
SS	0	0	0	0	0	0	0	0	0	1	1	0	0	1	0	1	0	0

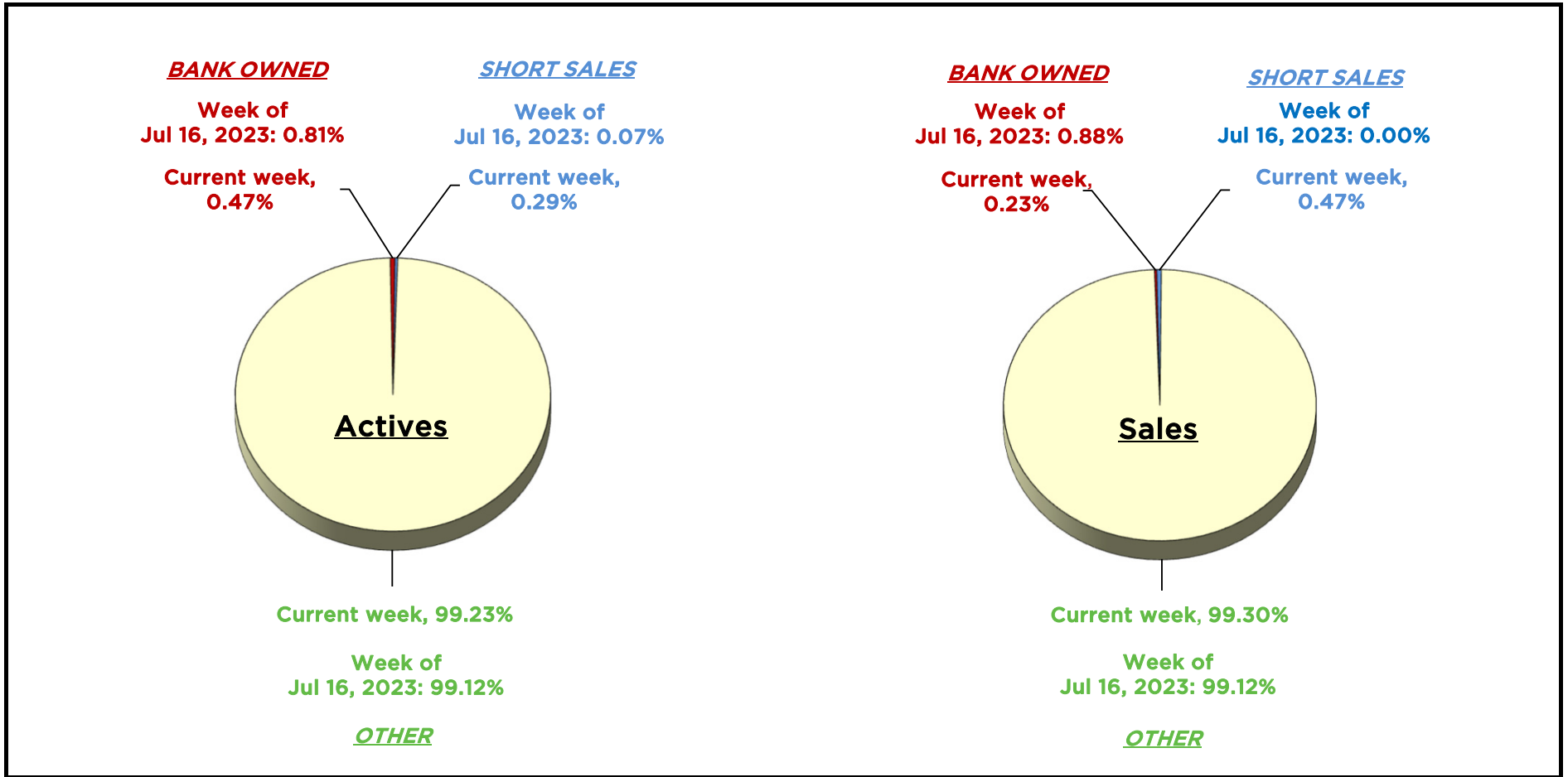
Withdrawn



	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	7/14
Norm	127	104	144	119	112	116	143	117	115	124	133	137	149	136	132	170	145	126
BO	0	2	0	0	0	0	2	0	0	0	1	0	0	0	1	1	1	0
SS	1	2	2	1	2	0	0	3	1	1	0	1	1	0	2	0	0	0



Single Family Homes



Monday Morning Quarterback
07/14/2024 - 07/20/2024
Lake, Orange, Osceola & Seminole Counties

There are 26 Single Family Homes available for the Median Price of \$428,950 (± \$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	\$429,000	3.5	2.2	1,819	\$235.91
Casselberry	32707	1	\$429,000	3.0	2.0	1,572	\$272.90
Winter Springs / Tuskawilla	32708	1	\$429,000	3.0	2.0	1,869	\$229.53
Lake Mary / Heathrow	32746	1	\$429,000	3.0	2.0	1,543	\$278.03
Longwood (East)	32750	2	\$429,000	3.5	2.0	1,756	\$244.37
Sanford / Lake Forest	32771	1	\$429,000	5.0	3.0	2,416	\$177.57
Orange County		6	\$429,000	3.0	2.0	1,530	\$280.33
Lockhart	32810	1	\$429,000	3.0	2.0	1,310	\$327.48
Hiawassee	32818	1	\$429,000	3.0	2.0	1,630	\$263.19
Taft	32824	1	\$429,000	3.0	2.0	1,467	\$292.43
Research Park	32826	1	\$429,000	3.0	2.0	1,515	\$283.17
Waterford Lakes	32828	1	\$428,999	3.0	2.0	1,552	\$276.42
Hunters Creek	32837	1	\$429,000	3.0	2.0	1,708	\$251.17
Osceola County		4	\$429,000	3.5	2.0	2,120	\$202.36
Davenport	33896	1	\$429,000	3.0	2.0	2,076	\$206.65
Kissimmee / Buena Ventura Lakes	34743	1	\$429,000	4.0	2.0	1,830	\$234.43
Kissimmee (East)	34744	1	\$429,000	4.0	2.0	2,153	\$199.26
St Cloud / Narcoossee	34771	1	\$429,000	3.0	2.0	2,421	\$177.20
Lake County		10	\$429,000	3.0	2.1	1,850	\$231.90
Lady Lake / The Villages	32159	2	\$429,000	2.5	2.0	2,167	\$198.02
Sorrento / Mt Plymouth	32776	1	\$429,000	3.0	2.0	1,536	\$279.30
Clermont (Central)	34711	1	\$429,000	3.0	2.0	1,545	\$277.67
Clermont (South)	34714	3	\$429,000	3.7	2.3	1,945	\$220.57
Groveland	34736	1	\$429,000	3.0	2.0	1,975	\$217.22
Winter Garden	34787	1	\$429,000	2.0	2.0	1,500	\$286.00
Yalaha	34797	1	\$429,000	3.0	2.0	1,775	\$241.69

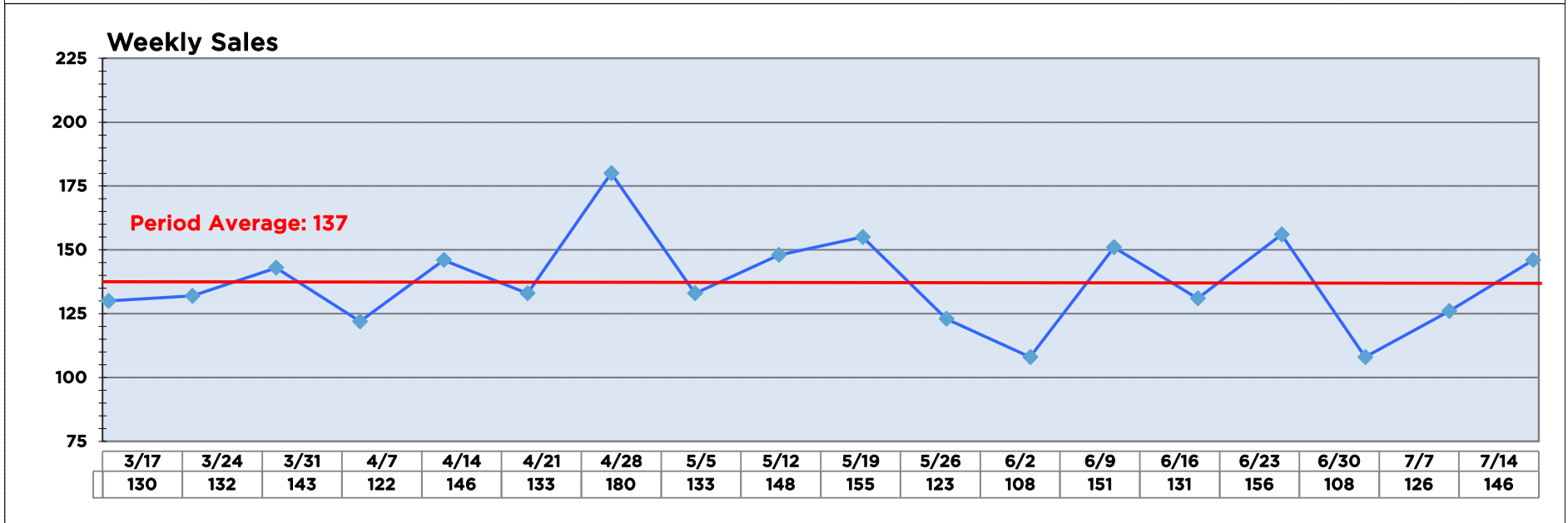
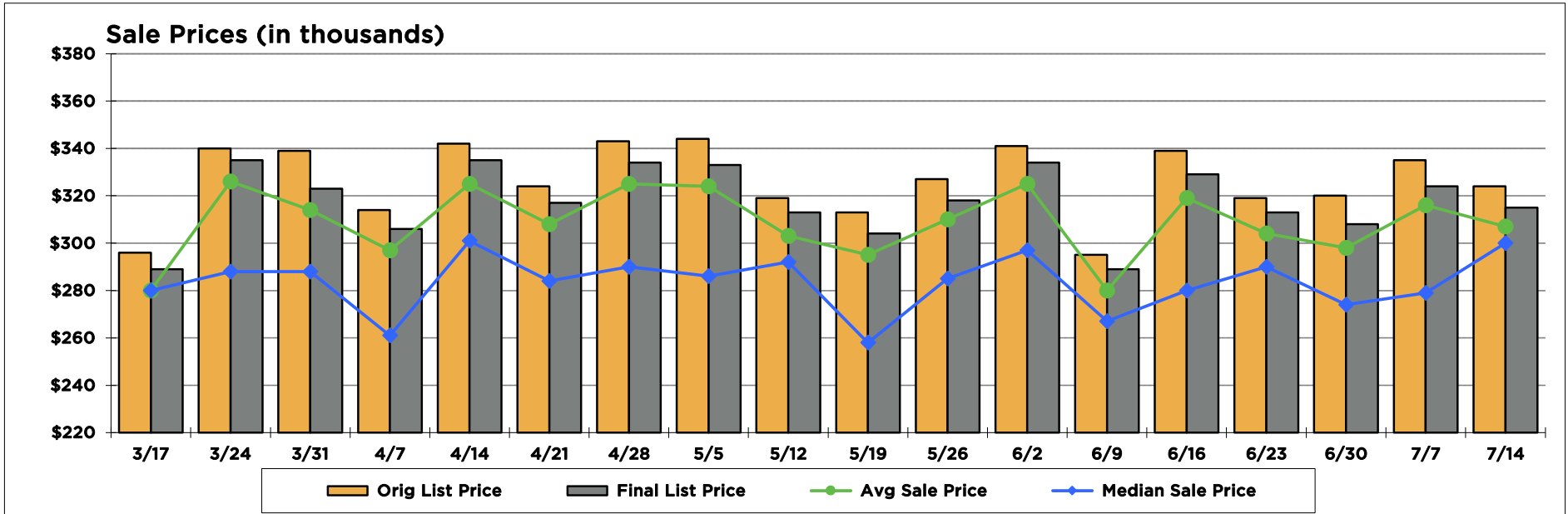
Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	146	53	20	47	14	12	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	145	53	20	46	14	12	0
Active Listings	3,543	1,202	519	990	483	329	20
Bank Owned	9	5	2	1	1	0	0
Short Sales	3	1	0	2	0	0	0
Other	3,531	1,196	517	987	482	329	20
Months of Inventory	5.60	5.23	5.99	4.86	7.96	6.33	0.00
<i>List Price</i>							
Average Original List Price	\$324,183	\$205,316	\$288,047	\$357,031	\$441,186	\$644,250	\$0
Average Final List Price	\$314,844	\$197,745	\$280,120	\$349,304	\$434,943	\$614,825	\$0
<i>Sale Price</i>							
Average Price	\$306,688	\$190,297	\$271,545	\$341,457	\$432,089	\$596,833	\$0
Median Price	\$299,500	\$195,000	\$270,000	\$345,000	\$424,500	\$577,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$9,339	-\$7,571	-\$7,927	-\$7,727	-\$6,243	-\$29,425	\$0
Original List to Sale Price - \$	-\$17,495	-\$15,019	-\$16,502	-\$15,574	-\$9,097	-\$47,417	\$0
Final List to Sale Price - \$	-\$8,156	-\$7,448	-\$8,575	-\$7,847	-\$2,854	-\$17,992	\$0
Original List to Sale Price - %	94.60%	92.68%	94.27%	95.64%	97.94%	92.64%	0.00%
Final List to Sale Price - %	97.41%	96.23%	96.94%	97.75%	99.34%	97.07%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	60	50	57	71	29	101	0
Combined Avg Days to Contract	68	66	66	75	29	101	0
Avg Days Listing to Closing	94	84	94	103	58	142	0
Avg Days Contract to Close	35	33	37	35	30	41	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	1	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,419	963	1,279	1,606	1,999	2,253	0

Monday Morning Quarterback
07/14/2024 - 07/20/2024
Lake, Orange, Osceola & Seminole Counties

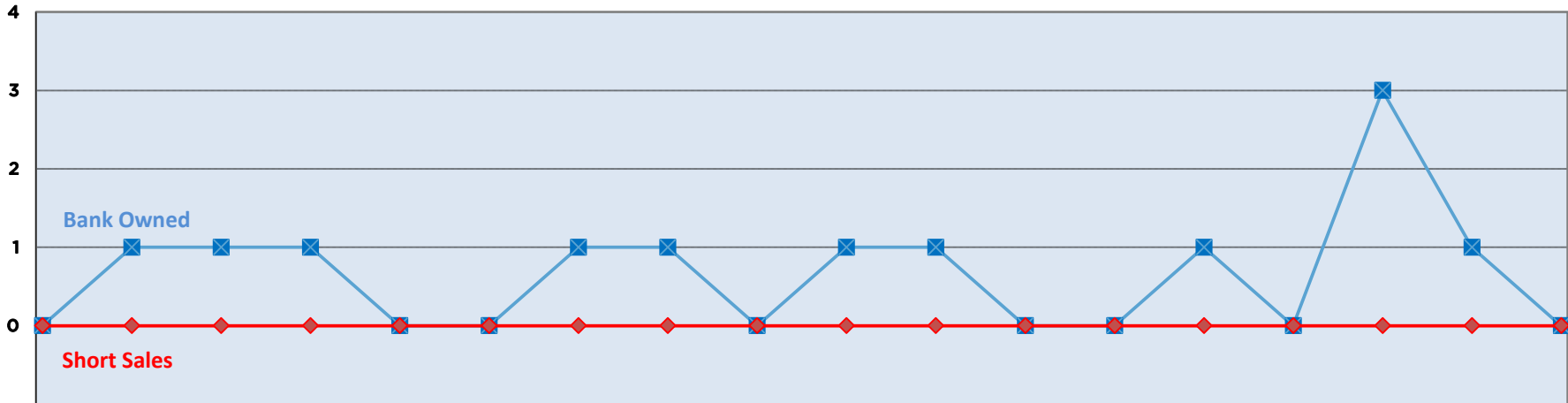
Condos, Townhomes, Villas



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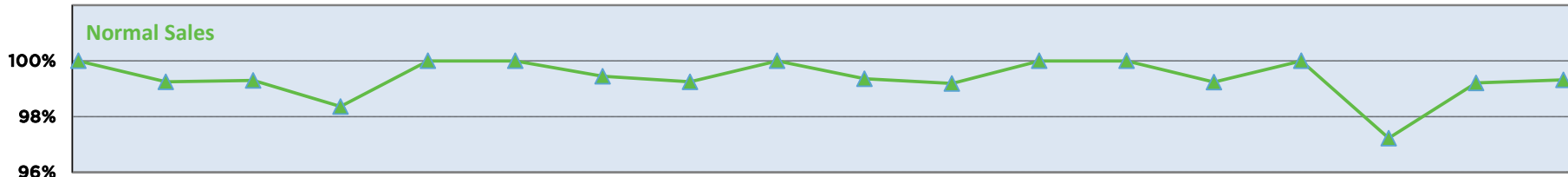
Condos, Townhomes, Villas

Foreclosure Sales

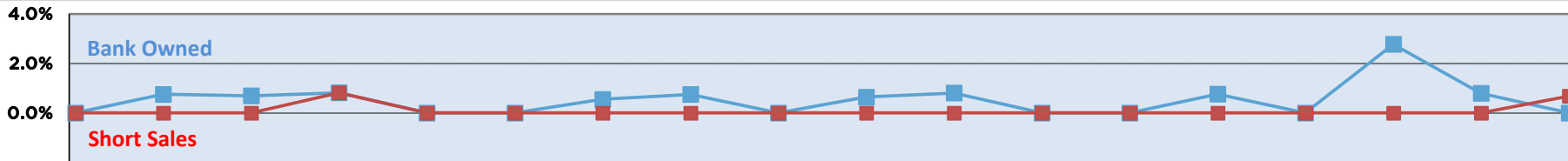


	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14
BO	0	1	1	1	0	0	1	1	0	1	1	0	0	1	0	3	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	7/14
Normal	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%	99.32%

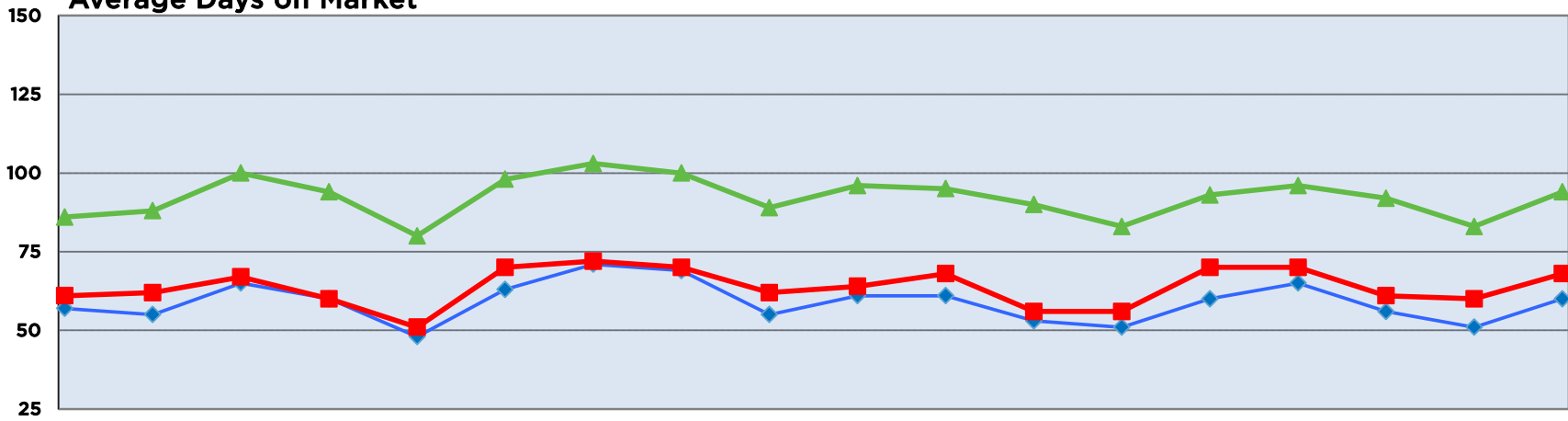


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BO	0.00%	0.76%	0.70%	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%
SS	0.00%	0.00%	0.00%	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%



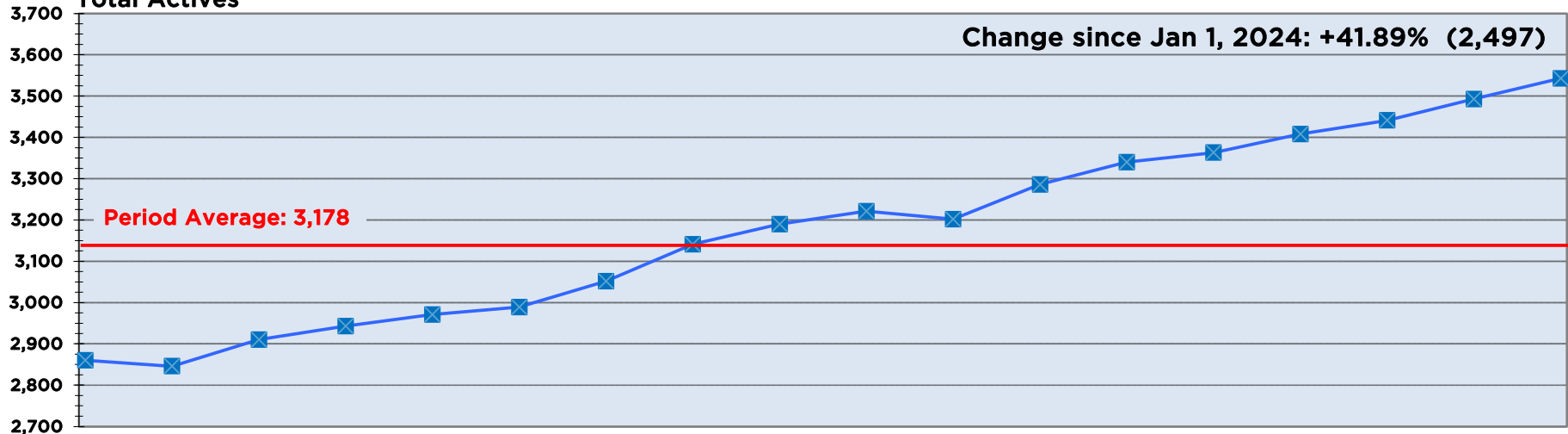
Condos, Townhomes, Villas

Average Days on Market



	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	7/14
ListToContract	57	55	65	60	48	63	71	69	55	61	61	53	51	60	65	56	51	60
CombDaysOnMkt	61	62	67	60	51	70	72	70	62	64	68	56	56	70	70	61	60	68
ListToClose	86	88	100	94	80	98	103	100	89	96	95	90	83	93	96	92	83	94

Total Actives

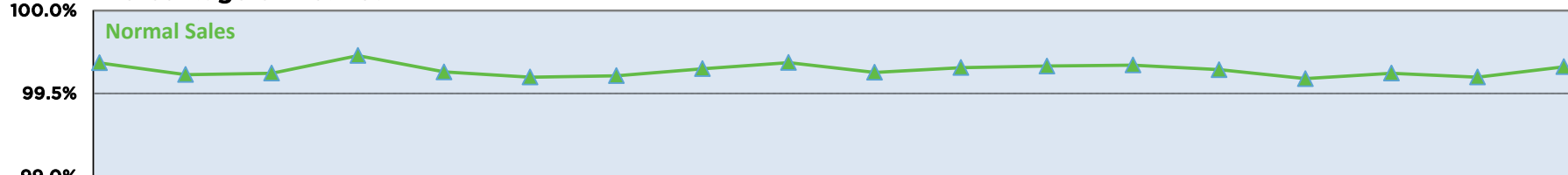


	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14
Total Actives	2,860	2,846	2,910	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543

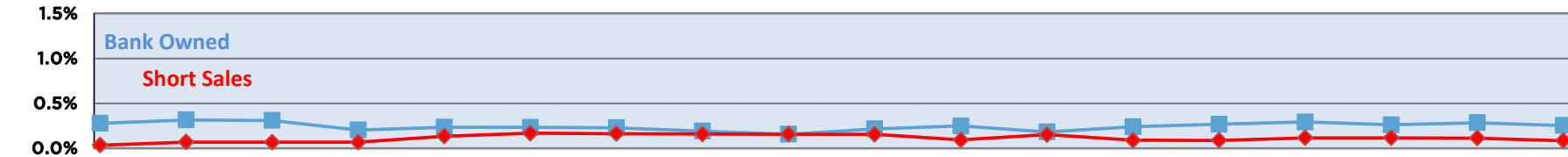


Condos, Townhomes, Villas

Percentage of Actives

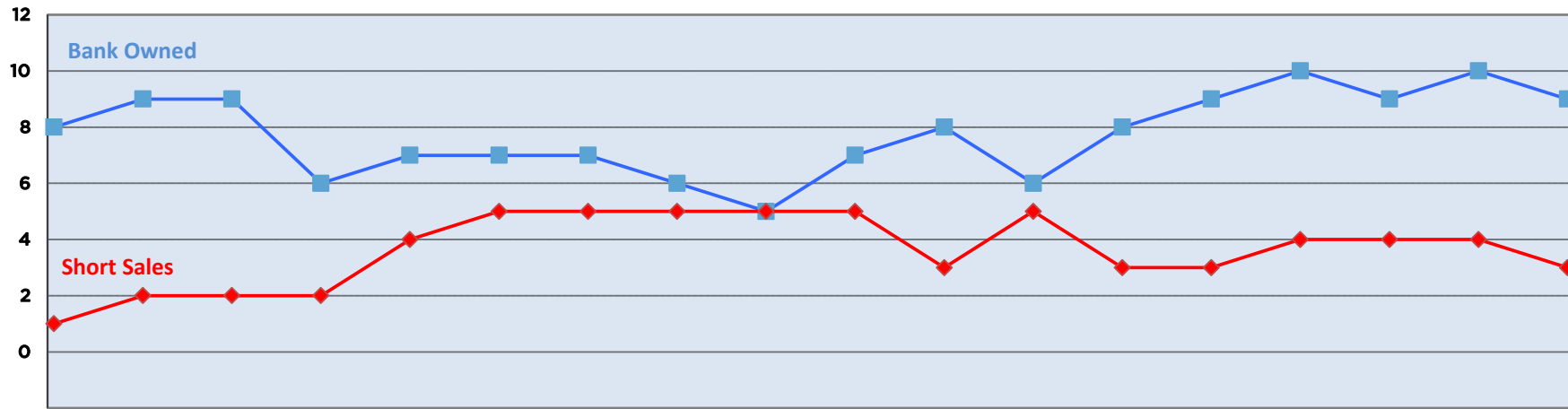


	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14
Normal	99.69%	99.61%	99.62%	99.73%	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%



	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	7/14
BO	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%	0.25%
SS	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%	0.08%

Active Foreclosures

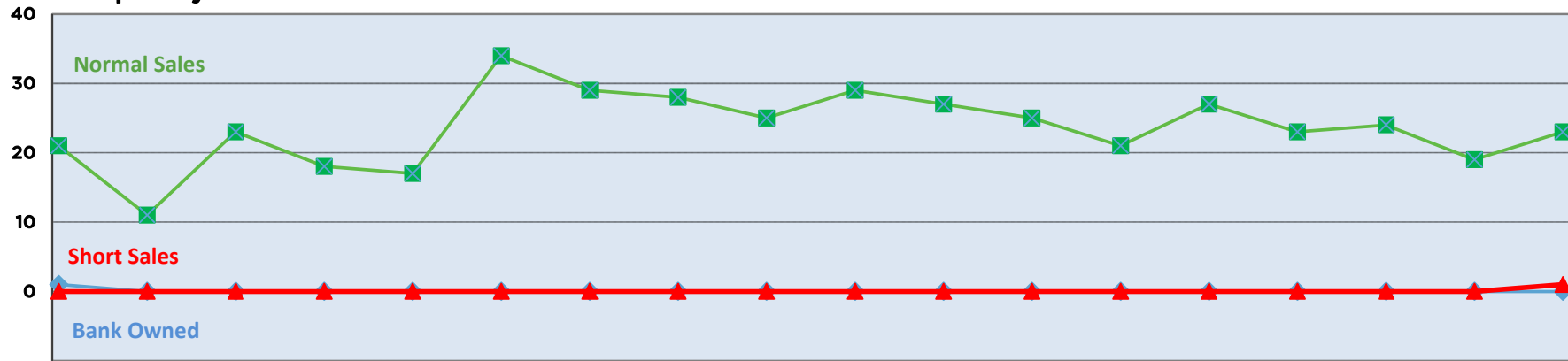


	3/17	3/24	3/31	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14
BO	8	9	9	6	7	7	7	6	5	7	8	6	8	9	10	9	10	9
SS	1	2	2	2	4	5	5	5	5	5	3	5	3	3	4	4	4	3



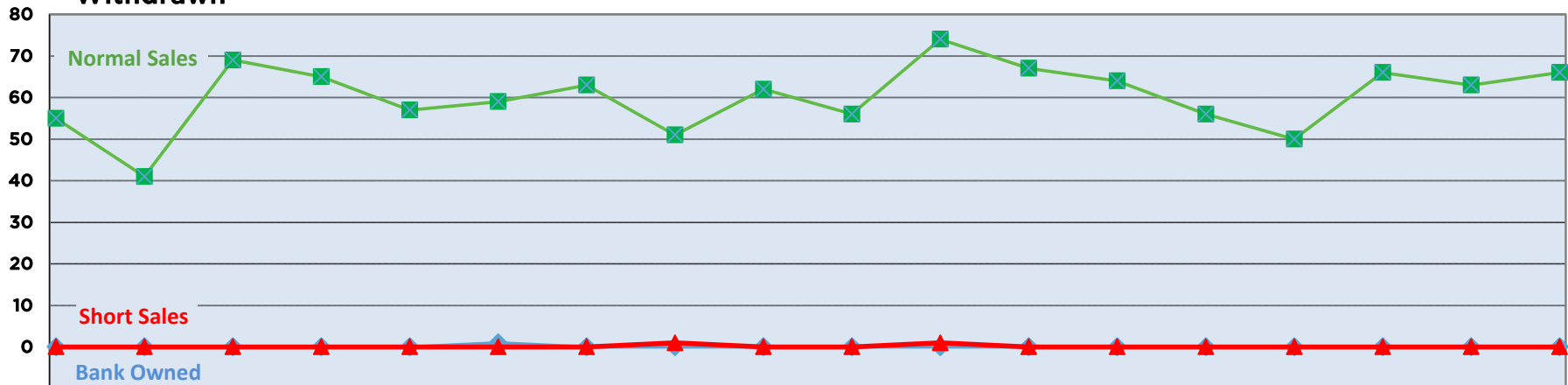
Condos, Townhomes, Villas

Temporary Off Market



	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	7/14
Norm	21	11	23	18	17	34	29	28	25	29	27	25	21	27	23	24	19	23
BO	1	0	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	1

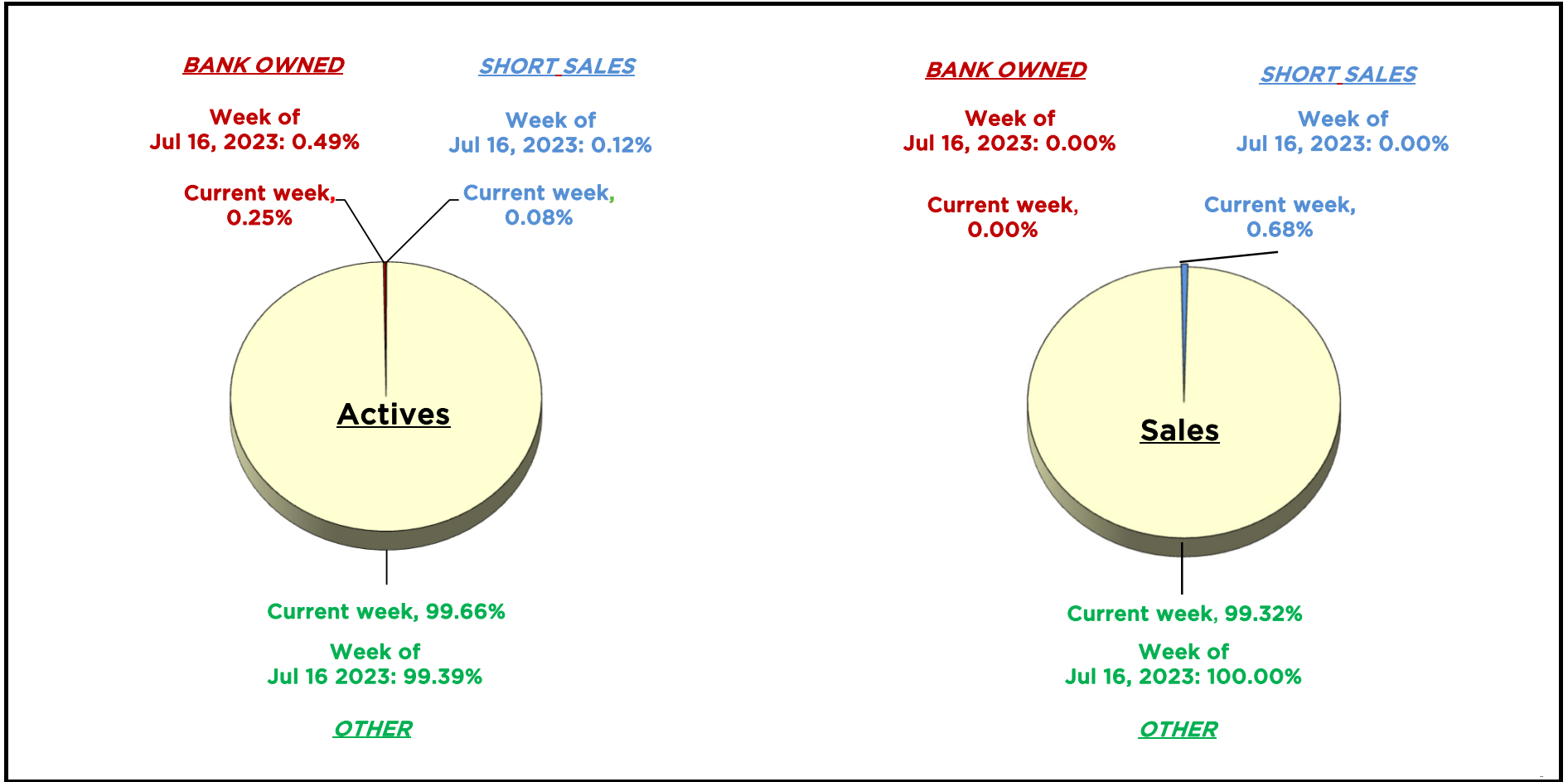
Withdrawn



	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	7/14
Norm	55	41	69	65	57	59	63	51	62	56	74	67	64	56	50	66	63	66
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	1	0	0	1	0	0	0	0	0	0	0



Condos, Townhomes, Villas



Monday Morning Quarterback
07/14/2024 - 07/20/2024
Lake, Orange, Osceola & Seminole Counties

There are 70 Condos, Villas, or Townhomes available for the Median Price of \$299,500 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		14	\$299,721	2.7	2.0	1,422	\$210.77
Altamonte Springs (East)	32701	2	\$299,750	3.0	2.0	1,904	\$157.43
Winter Springs / Tuskawilla	32708	4	\$299,700	2.8	2.0	1,315	\$228.00
Altamonte Springs / Forest City	32714	1	\$300,000	3.0	2.0	1,230	\$243.90
Lake Mary / Heathrow	32746	1	\$299,000	2.0	2.0	1,234	\$242.30
Sanford / Lake Forest	32771	1	\$300,000	3.0	2.0	1,268	\$236.59
Lake Mary / Heathrow	32746	2	\$299,500	3.0	2.0	1,494	\$200.54
Longwood / Wekiva Springs	32779	2	\$299,950	2.0	2.0	1,427	\$210.20
Winter Park	32792	1	\$299,900	3.0	2.0	1,269	\$236.33
Orange County		26	\$299,597	2.5	2.1	1,287	\$232.80
Maitland / Eatonville	32751	1	\$299,000	2.0	2.0	1,403	\$213.11
Winter Park (West)	32789	1	\$300,000	2.0	2.0	1,074	\$279.33
Winter Park (East) / Aloma	32792	1	\$300,000	3.0	2.0	1,165	\$257.51
Belle Isle / Pine Castle	32809	1	\$299,000	3.0	2.0	1,341	\$222.97
Orlo Vista	32811	1	\$299,000	2.0	2.0	1,285	\$232.68
Sand Lake / Bay Hill	32819	2	\$299,000	2.0	2.0	1,090	\$274.31
Williamsburg / Lake Bryan	32821	4	\$299,750	2.8	2.0	1,169	\$256.42
Ventura	32822	1	\$299,999	3.0	2.0	1,764	\$170.07
Taft	32824	1	\$300,000	3.0	2.0	1,495	\$200.67
Rio Pinar / Union Park	32825	1	\$299,000	3.0	2.0	1,423	\$210.12
Research Park	32826	1	\$299,999	2.0	2.0	1,124	\$266.90
Union Park / Chickasaw	32829	1	\$299,926	2.0	2.0	1,071	\$280.04
Moss Park	32832	1	\$300,000	2.0	2.0	1,202	\$249.58
Metro West / Orlo Vista	32835	1	\$299,900	2.0	2.0	1,548	\$193.73
Hunters Creek	32837	5	\$299,360	2.8	2.4	1,349	\$221.98
Winter Garden / Oakland	34787	3	\$299,967	2.0	2.0	1,322	\$226.90
Osceola County		25	\$299,640	3.1	2.2	1,401	\$213.91
Davenport	33896	2	\$299,000	2.0	2.0	1,394	\$214.49
Kissimmee (Central)	34741	4	\$299,975	3.3	2.3	1,650	\$181.86
Kissimmee / Buena Ventura Lakes	34743	2	\$299,500	3.0	2.0	1,427	\$209.95
Kissimmee (West) / Pleasant Hill	34746	7	\$299,629	3.1	2.3	1,298	\$230.86
Kissimmee / Celebration	34747	8	\$299,713	3.1	2.1	1,286	\$233.06
Kissimmee / Poinciana	34758	2	\$299,500	3.5	2.5	1,704	\$175.76



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There are 70 Condos, Villas, or Townhomes available for the Median Price of \$299,500 (\$500)

Lake County		5	\$299,580	2.2	2.0	1,315	\$227.78
Mount Dora	32757	1	\$299,000	3.0	2.0	1,373	\$217.77
Tavares / Mt Plymouth	32778	1	\$299,000	2.0	2.0	1,134	\$263.67
Clermont (Central)	34711	1	\$299,999	2.0	2.0	1,222	\$245.50
Groveland	34736	1	\$300,000	2.0	2.0	1,244	\$241.16
Leesburg (West)	34748	1	\$299,900	2.0	2.0	1,603	\$187.09