



Monday Morning Quarterback Summary

Week of August 04, 2024 - August 10, 2024

Single-family existing homes

- Sales of single-family homes decreased to 373 during the week of August 04, from 555 the week prior
- The median price of single family homes decreased to \$440,000 a change of -2.2%
- The number of single-family home foreclosure transactions increased to 2 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 67, and now sits at 7,234

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 109 during the week of August 04, from 126 the week prior
- The median price of condos, townhomes, and villas increased to \$303,000 a change of 1.0%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory remains constant at 3,574

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

Monday Morning Quarterback
08/04/2024 - 08/10/2024
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	373	27	28	89	88	119	22
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	371	25	28	89	88	119	22
Active Listings	7,234	388	342	1,404	1,505	2,769	826
Bank Owned	37	9	4	7	7	9	1
Short Sales	24	1	2	12	2	4	3
Other	7,173	378	336	1,385	1,496	2,756	822
Months of Inventory	4.48	3.32	2.82	3.64	3.95	5.37	8.67

List Price

Average Original List Price	\$555,998	\$198,496	\$288,186	\$369,666	\$463,706	\$706,071	\$1,646,804
Average Final List Price	\$539,679	\$191,874	\$280,339	\$360,291	\$451,977	\$682,947	\$1,598,164

Sale Price

Average Price	\$524,806	\$181,900	\$274,621	\$352,507	\$442,476	\$667,022	\$1,521,153
Median Price	\$440,000	\$182,000	\$272,500	\$352,500	\$440,000	\$630,000	\$1,330,000

Price Differences

Original to Final List Price	-\$16,319	-\$6,622	-\$7,847	-\$9,375	-\$11,729	-\$23,124	-\$48,640
Original List to Sale Price - \$	-\$31,192	-\$16,596	-\$13,565	-\$17,159	-\$21,230	-\$39,049	-\$125,651
Final List to Sale Price - \$	-\$14,873	-\$9,974	-\$5,718	-\$7,784	-\$9,501	-\$15,925	-\$77,011
Original List to Sale Price - %	94.39%	91.64%	95.29%	95.36%	95.42%	94.47%	92.37%
Final List to Sale Price - %	97.24%	94.80%	97.96%	97.84%	97.90%	97.67%	95.18%

Days on the Market

Avg Days Listing to Contract	55	75	51	55	52	54	49
Combined Avg Days to Contract	59	82	62	57	53	59	55
Avg Days Listing to Closing	92	114	90	93	87	87	106
Avg Days Contract to Close	36	37	38	37	34	32	56

Beds / Baths

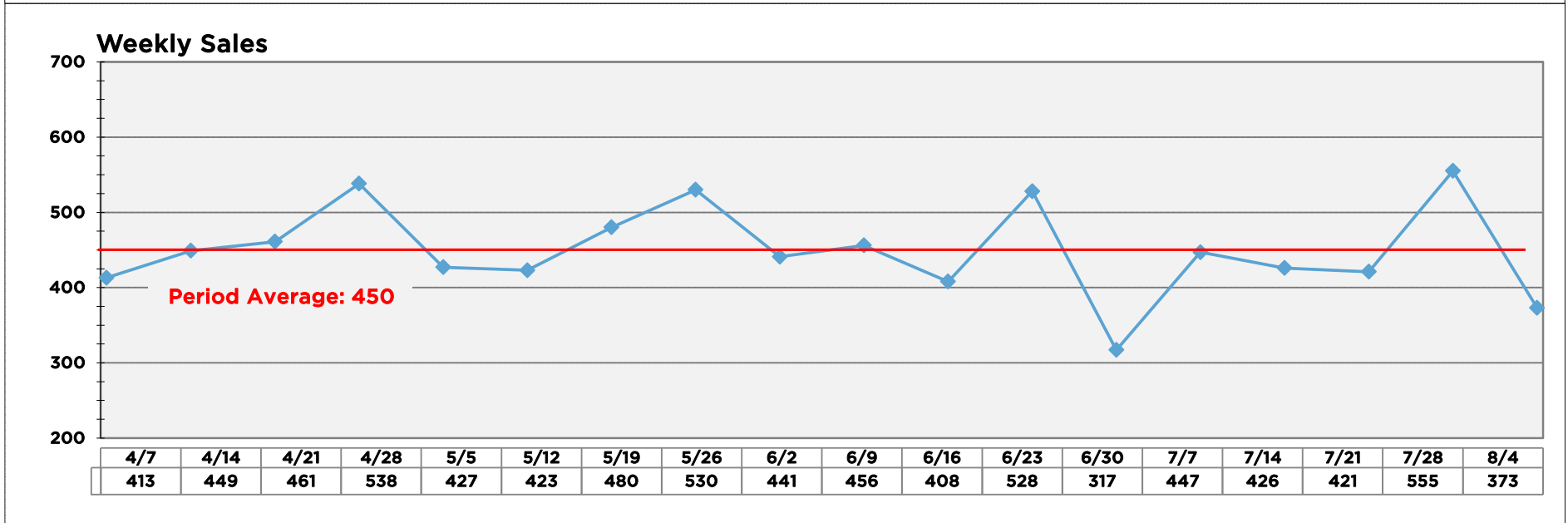
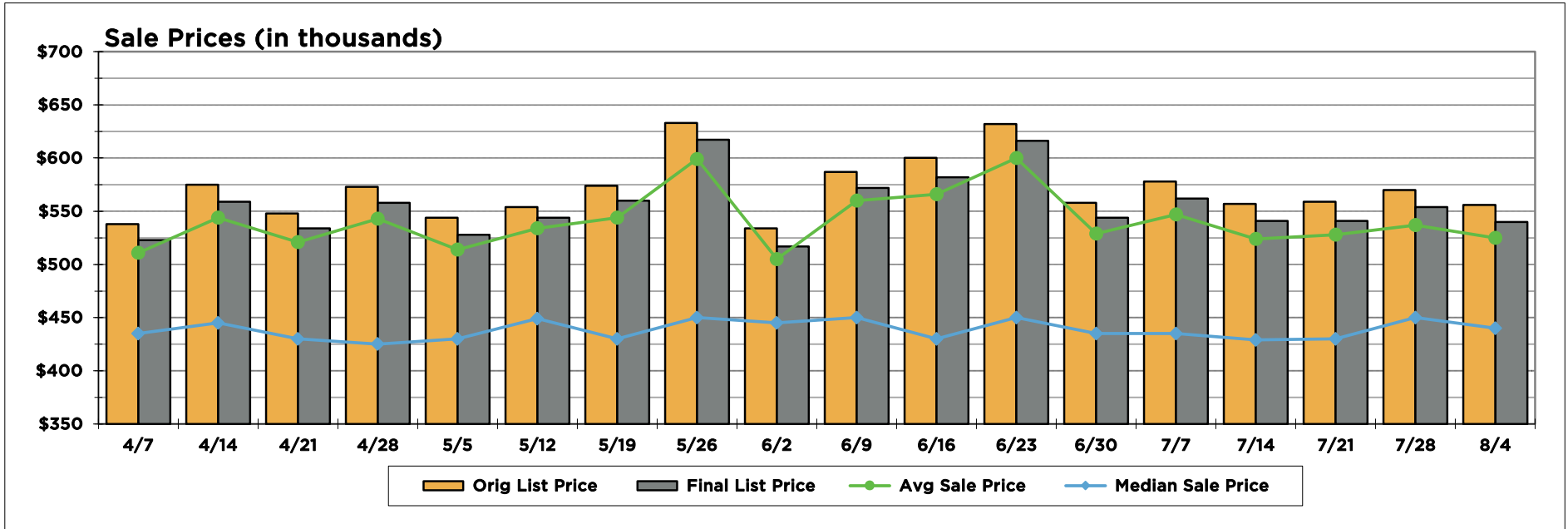
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,137	1,203	1,301	1,616	1,967	2,696	4,116
---------------------	-------	-------	-------	-------	-------	-------	-------

Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

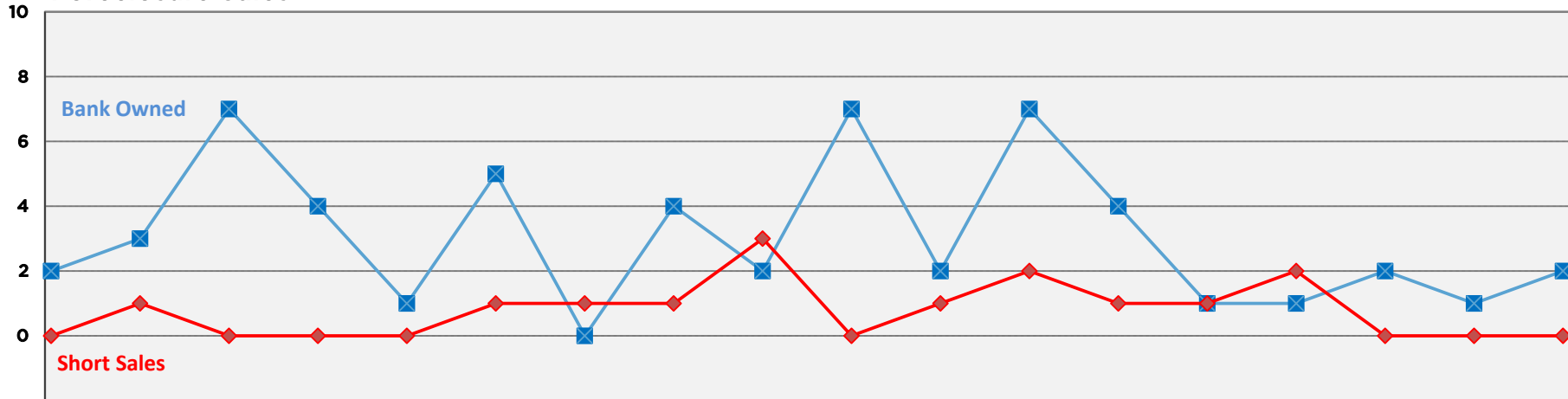
Single Family Homes



Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

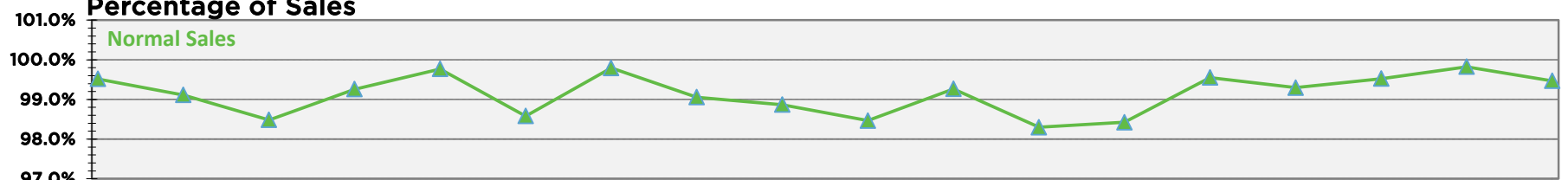
Single Family Homes

Foreclosure Sales

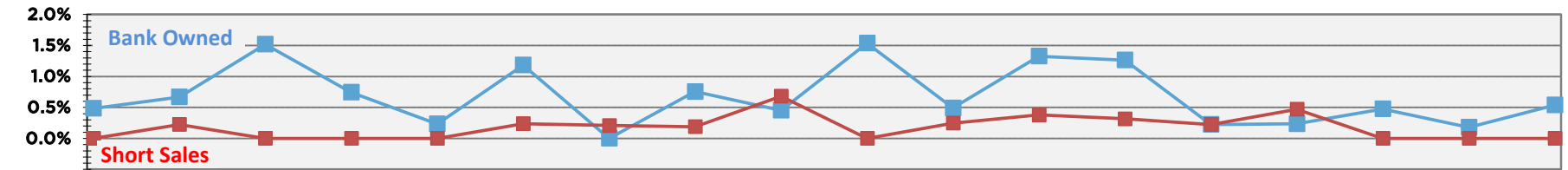


BO	2	3	7	4	1	5	0	4	2	7	2	7	4	1	1	2	1	2
SS	0	1	0	0	0	1	1	1	3	0	1	2	1	1	2	0	0	0

Percentage of Sales



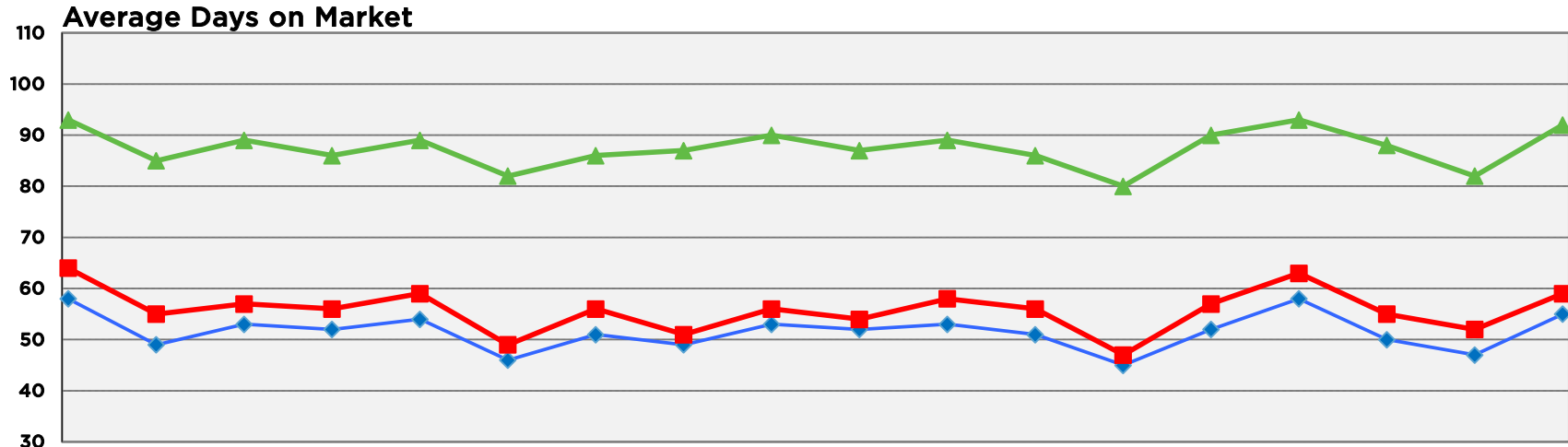
Normal	99.52%	99.11%	98.48%	99.26%	99.77%	98.58%	99.79%	99.06%	98.87%	98.46%	99.26%	98.30%	98.42%	99.55%	99.30%	99.52%	99.82%	99.46%
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------



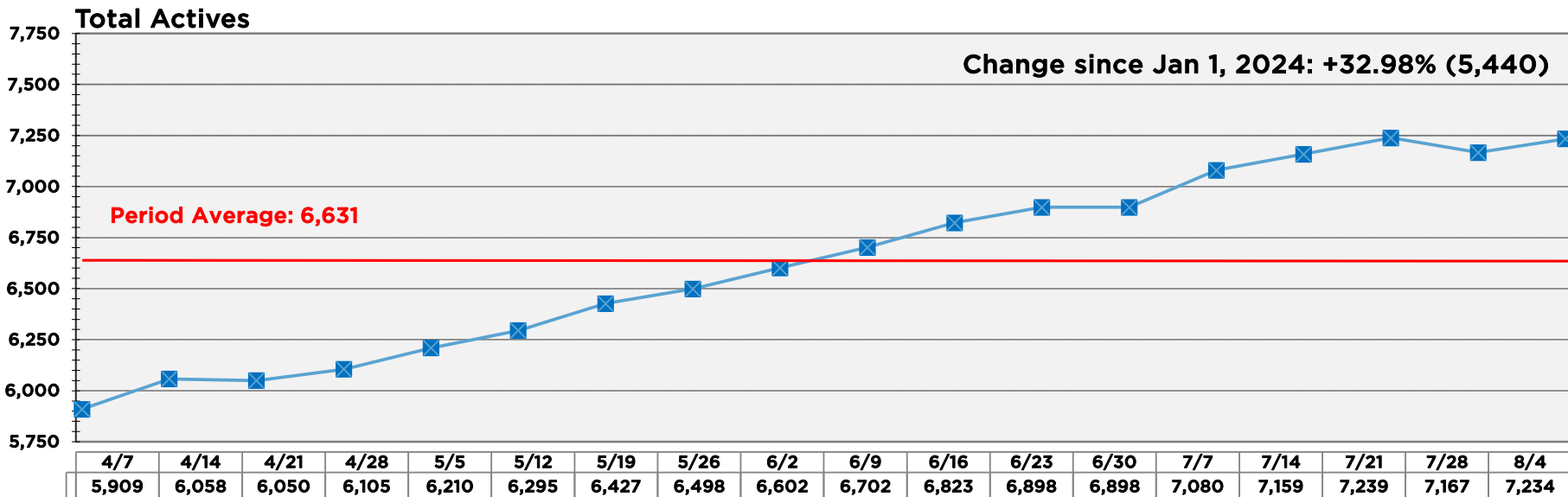
BO	0.48%	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%
SS	0.00%	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%

Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



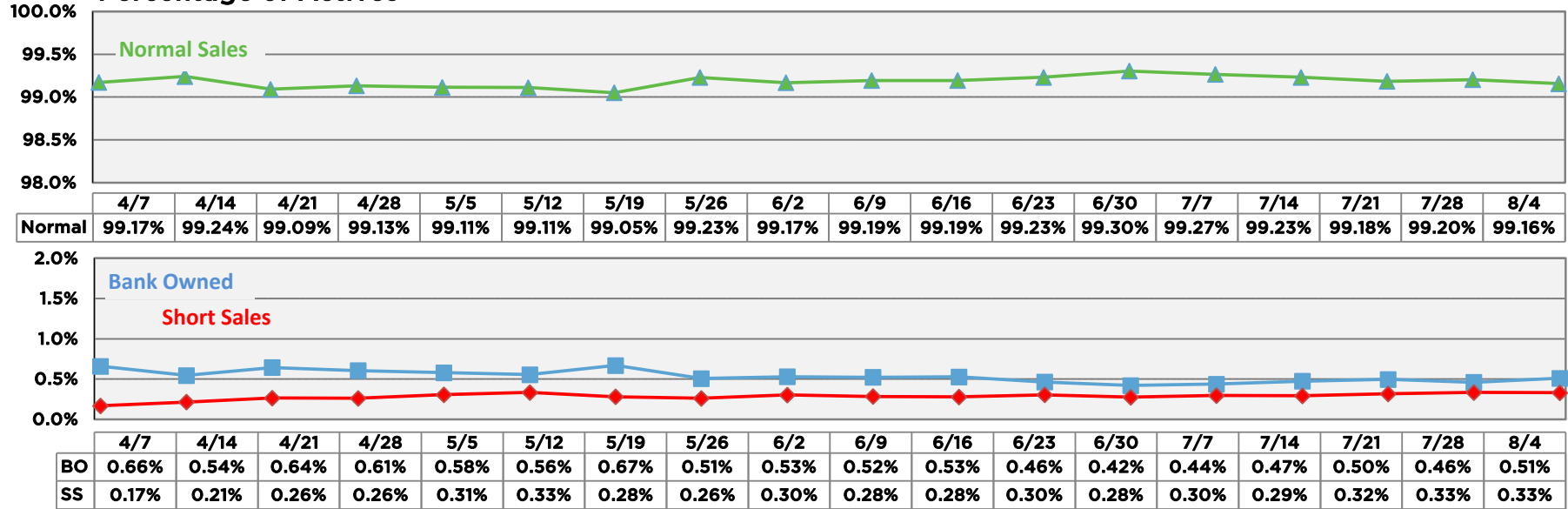
	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4
ListToContract	58	49	53	52	54	46	51	49	53	52	53	51	45	52	58	50	47	55
CombDaysOnMkt	64	55	57	56	59	49	56	51	56	54	58	56	47	57	63	55	52	59
ListToClose	93	85	89	86	89	82	86	87	90	87	89	86	80	90	93	88	82	92



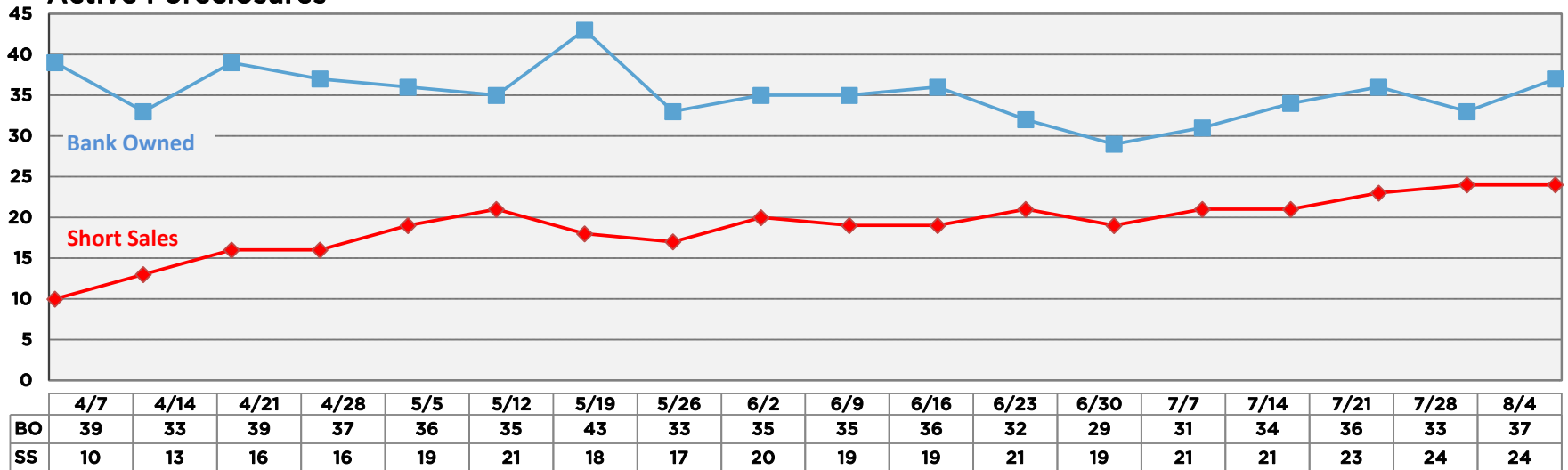
Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



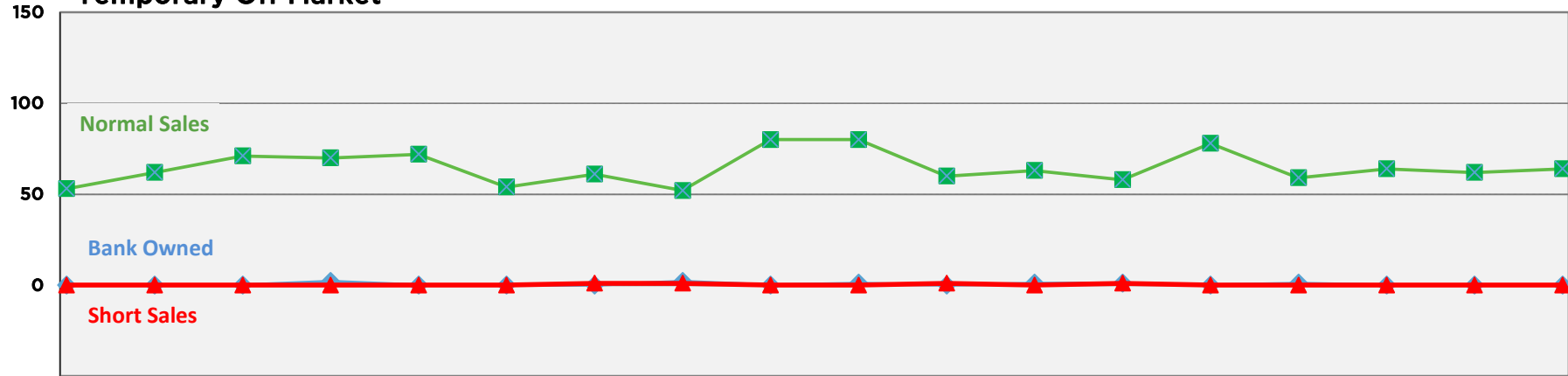
Active Foreclosures



Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

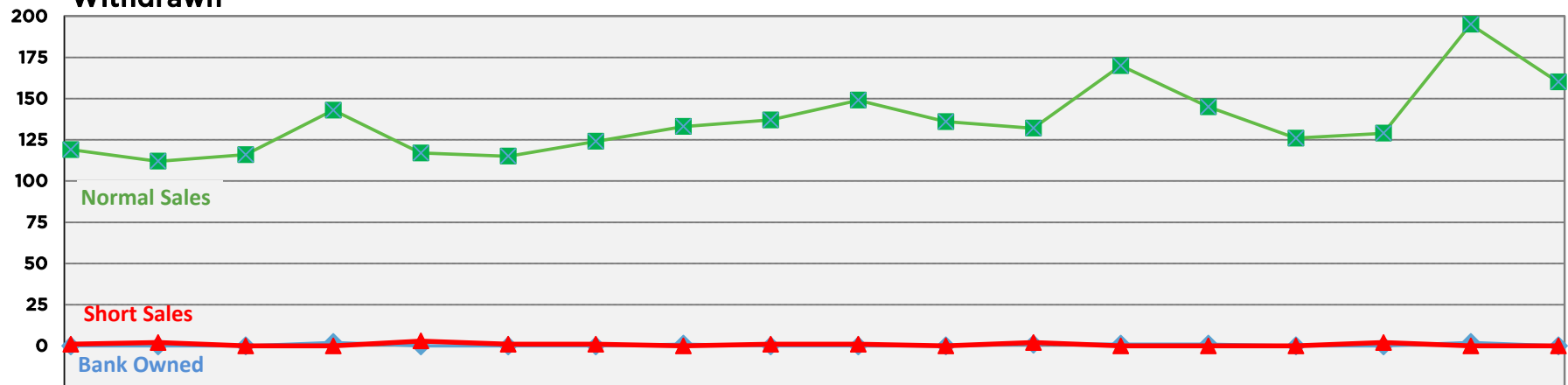
Single Family Homes

Temporary Off Market



	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	7/21	7/28	8/4
Norm	53	62	71	70	72	54	61	52	80	80	60	63	58	78	59	64	62	64
BO	0	0	0	2	0	0	0	2	0	1	0	1	1	0	1	0	0	0
SS	0	0	0	0	0	0	1	1	0	0	1	0	1	0	0	0	0	0

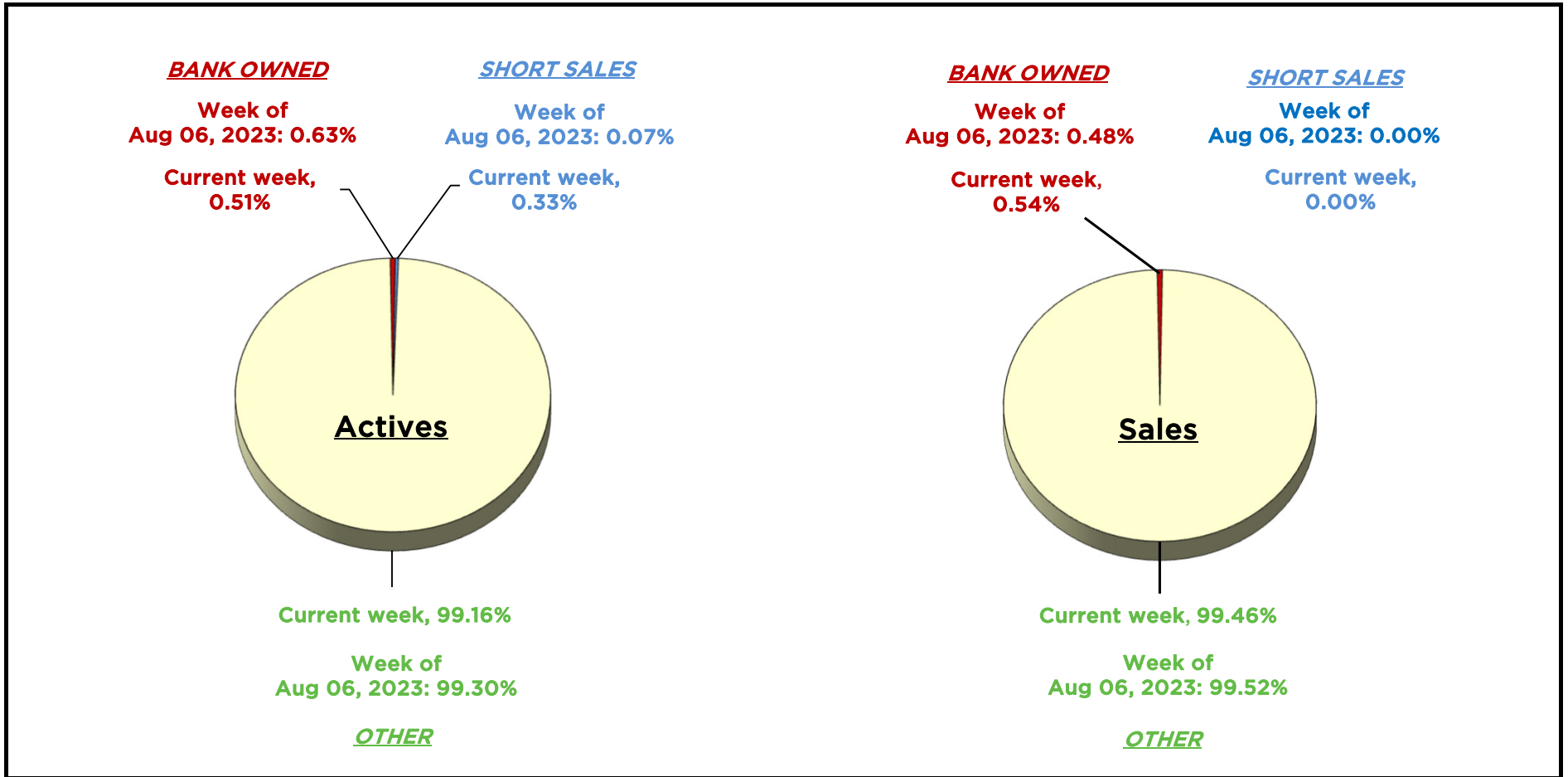
Withdrawn



	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	7/21	7/28	8/4
Norm	119	112	116	143	117	115	124	133	137	149	136	132	170	145	126	129	195	160
BO	0	0	0	2	0	0	0	1	0	0	0	1	1	1	0	0	2	0
SS	1	2	0	0	3	1	1	0	1	1	0	2	0	0	0	2	0	0

Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

There are 55 Single Family Homes available for the Median Price of \$440,000 (± \$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		5	\$439,980	3.4	1.8	1,641	\$268.12
Altamonte Springs / Forest City	32714	1	\$440,000	4.0	2.0	1,842	\$238.87
Longwood / Wekiva Springs	32779	1	\$440,000	4.0	2.0	1,738	\$253.16
Winter Park	32792	3	\$439,967	3.0	1.7	1,542	\$285.38
Orange County		19	\$439,979	3.2	1.9	1,664	\$264.44
Apopka / Hunt Club	32703	1	\$440,000	4.0	2.0	2,063	\$213.28
Colonialtown	32803	2	\$440,000	2.5	1.0	947	\$464.63
Delaney / Crystal Lake	32806	2	\$439,950	2.0	1.5	1,329	\$331.16
Azalea Park	32807	1	\$440,000	5.0	2.0	2,606	\$168.84
Belle Isle / Pine Castle	32809	1	\$439,999	3.0	2.0	1,738	\$253.16
Union Park	32817	1	\$439,999	4.0	3.0	1,968	\$223.58
Hiawassee	32818	1	\$439,900	3.0	2.0	2,020	\$217.77
Williamsburg / Lake Bryan	32821	2	\$439,950	3.0	2.0	1,648	\$266.96
Ventura	32822	1	\$440,000	3.0	2.0	1,346	\$326.89
Taft	32824	1	\$440,000	4.0	2.0	1,752	\$251.14
Rio Pinar / Union Park	32825	2	\$439,950	3.0	2.0	1,550	\$283.84
Waterford Lakes	32828	2	\$440,000	3.5	2.0	1,774	\$248.03
Hunters Creek	32837	2	\$440,000	3.5	2.0	1,812	\$242.83
Osceola County		19	\$439,942	3.8	2.5	2,117	\$207.81
Kissimmee / Buena Ventura Lakes	34743	1	\$440,000	3.0	2.0	1,454	\$302.61
Kissimmee (East)	34744	3	\$439,967	4.0	2.7	2,292	\$191.99
Kissimmee (West) / Pleasant Hill	34746	4	\$439,950	3.8	2.5	2,115	\$207.99
Kissimmee / Celebration	34747	3	\$439,833	3.7	2.3	1,689	\$260.36
Kissimmee / Poinciana	34758	2	\$440,000	4.5	3.0	2,552	\$172.45
St Cloud / Narcoossee	34771	3	\$439,933	3.3	2.7	1,974	\$222.86
St Cloud / Harmony	34773	3	\$439,967	4.0	2.0	2,447	\$179.82
Lake County		12	\$439,950	3.5	2.3	2,263	\$194.42
The Villages	32163	1	\$439,900	3.0	2.0	1,599	\$275.11
Tavares / Mt Plymouth	32778	1	\$439,900	3.0	3.0	2,012	\$218.64
Clermont (Central)	34711	1	\$439,900	4.0	2.0	2,392	\$183.90
Groveland	34736	4	\$439,975	3.8	2.5	2,291	\$192.07
Howey in the Hills	34737	1	\$440,000	4.0	3.0	2,476	\$177.71
Leesburg (West)	34748	1	\$439,900	4.0	2.0	2,820	\$155.99
Leesburg (East) / Haines Creek	34788	3	\$439,966	3.0	2.0	2,231	\$197.24

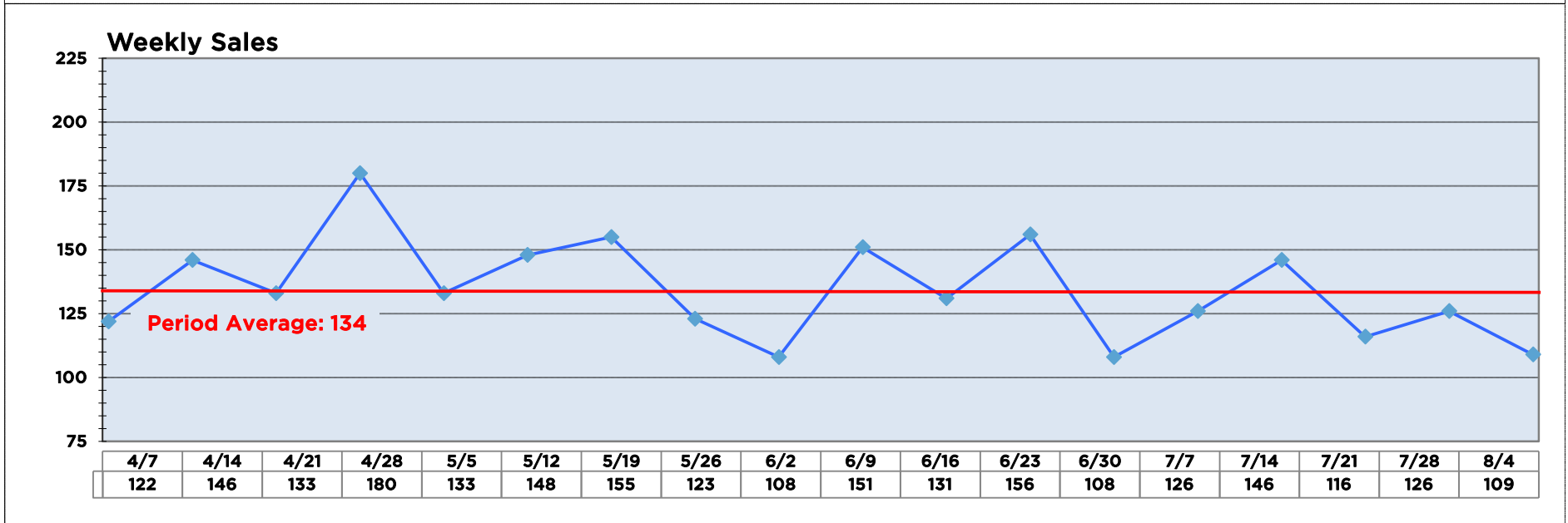
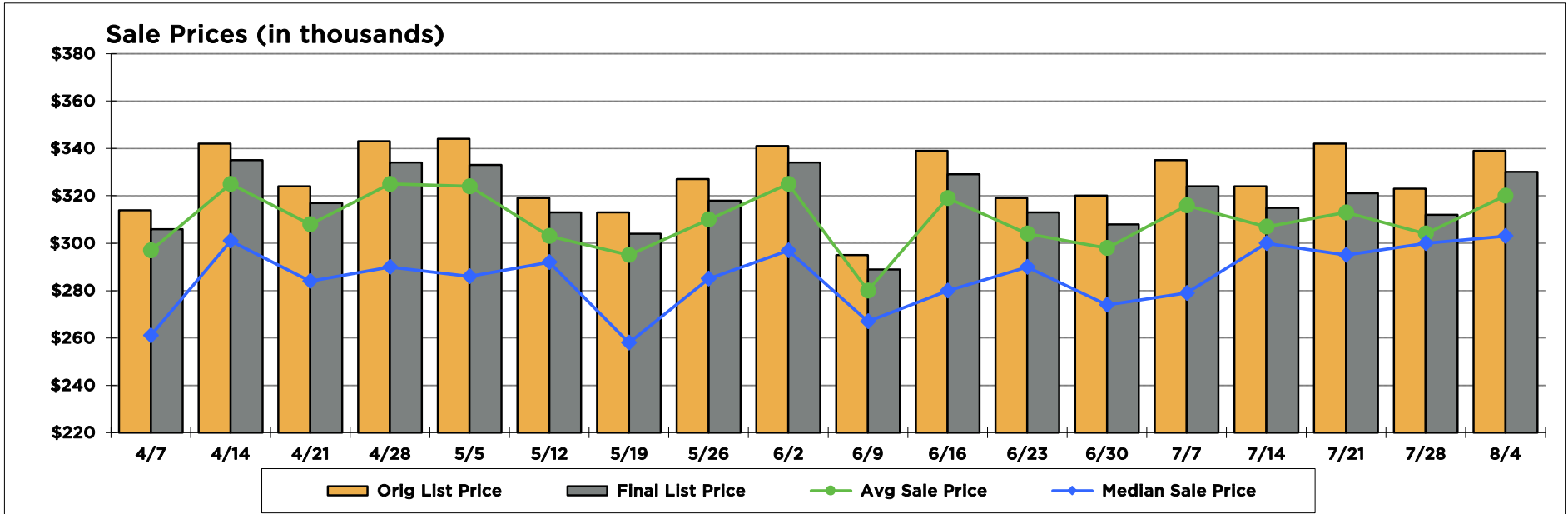
Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	109	34	18	33	15	9	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	109	34	18	33	15	9	0
Active Listings	3,574	1,243	538	983	465	321	24
Bank Owned	11	7	2	1	1	0	0
Short Sales	5	2	0	3	0	0	0
Other	3,558	1,234	536	979	464	321	24
Months of Inventory	7.57	8.44	6.90	6.87	7.15	8.23	0.00
<i>List Price</i>							
Average Original List Price	\$339,385	\$216,753	\$293,439	\$353,870	\$446,987	\$662,111	\$0
Average Final List Price	\$329,545	\$208,059	\$283,178	\$346,139	\$441,847	\$633,211	\$0
<i>Sale Price</i>							
Average Price	\$319,685	\$198,476	\$276,556	\$338,608	\$430,860	\$609,167	\$0
Median Price	\$303,000	\$204,500	\$275,000	\$335,000	\$430,000	\$555,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$9,840	-\$8,694	-\$10,261	-\$7,731	-\$5,140	-\$28,900	\$0
Original List to Sale Price - \$	-\$19,700	-\$18,277	-\$16,883	-\$15,262	-\$16,127	-\$52,944	\$0
Final List to Sale Price - \$	-\$9,860	-\$9,583	-\$6,622	-\$7,531	-\$10,987	-\$24,044	\$0
Original List to Sale Price - %	94.20%	91.57%	94.25%	95.69%	96.39%	92.00%	0.00%
Final List to Sale Price - %	97.01%	95.39%	97.66%	97.82%	97.51%	96.20%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	61	77	65	57	48	31	0
Combined Avg Days to Contract	68	82	65	57	81	32	0
Avg Days Listing to Closing	97	107	98	100	87	67	0
Avg Days Contract to Close	35	30	32	41	38	35	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,424	1,018	1,219	1,602	1,783	2,126	0

Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

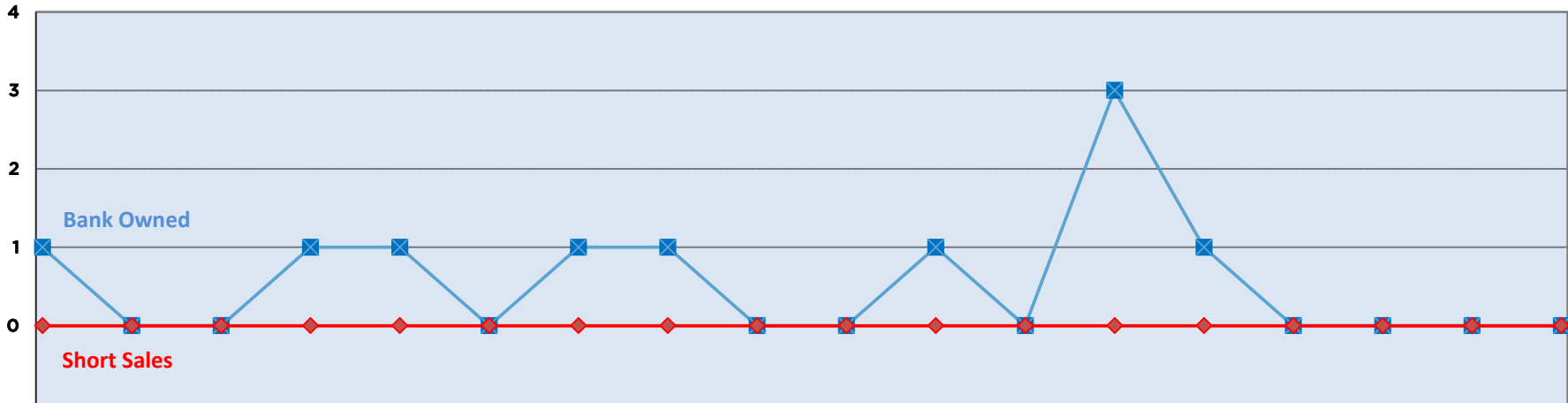
Condos, Townhomes, Villas



Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

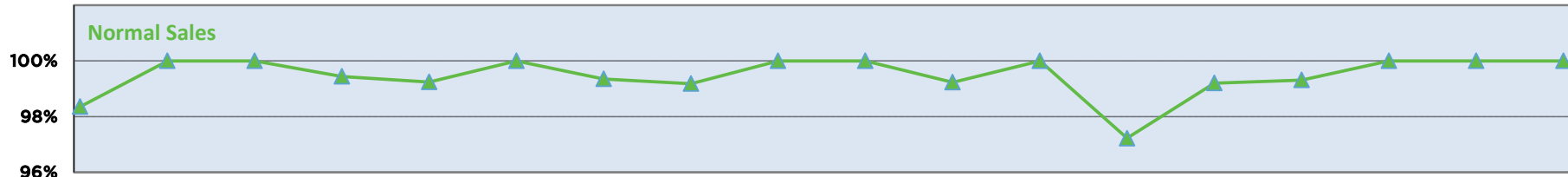
Condos, Townhomes, Villas

Foreclosure Sales

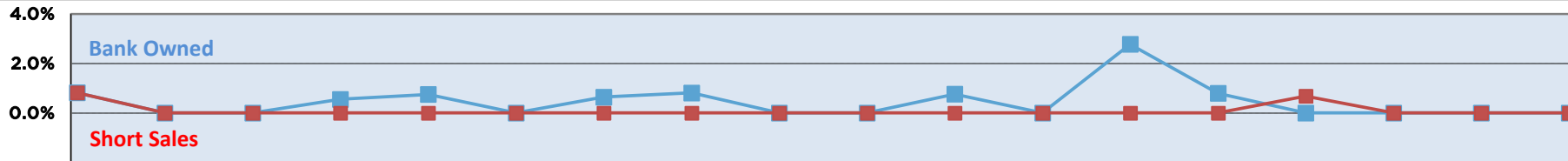


	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4
BO	1	0	0	1	1	0	1	1	0	0	1	0	3	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	7/21	7/28	8/4
Normal	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%	100.00%	100.00%	100.00%

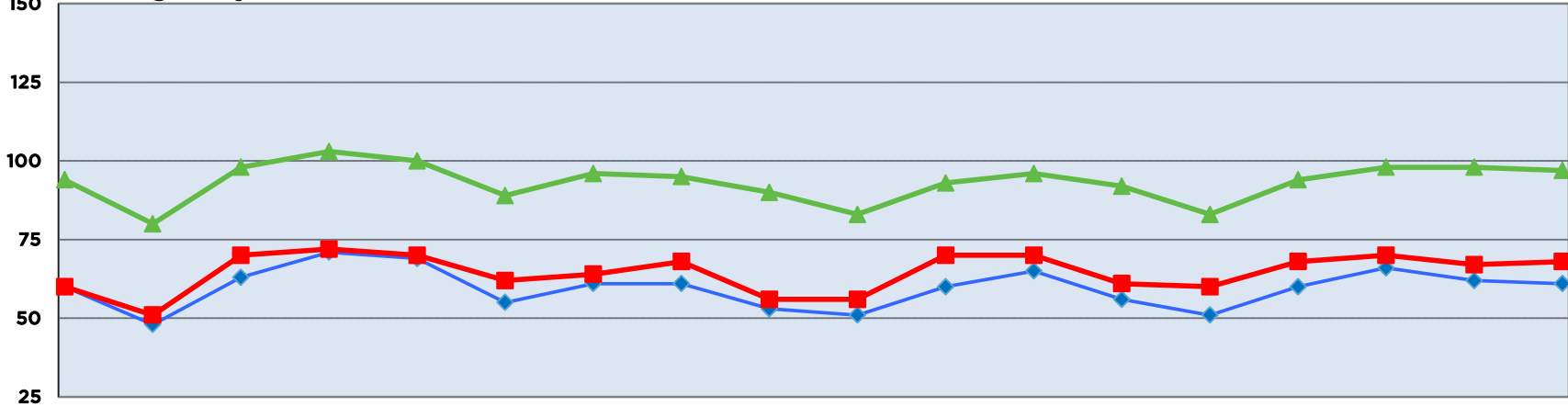


	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4
BO	0.82%	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%
SS	0.82%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%

Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

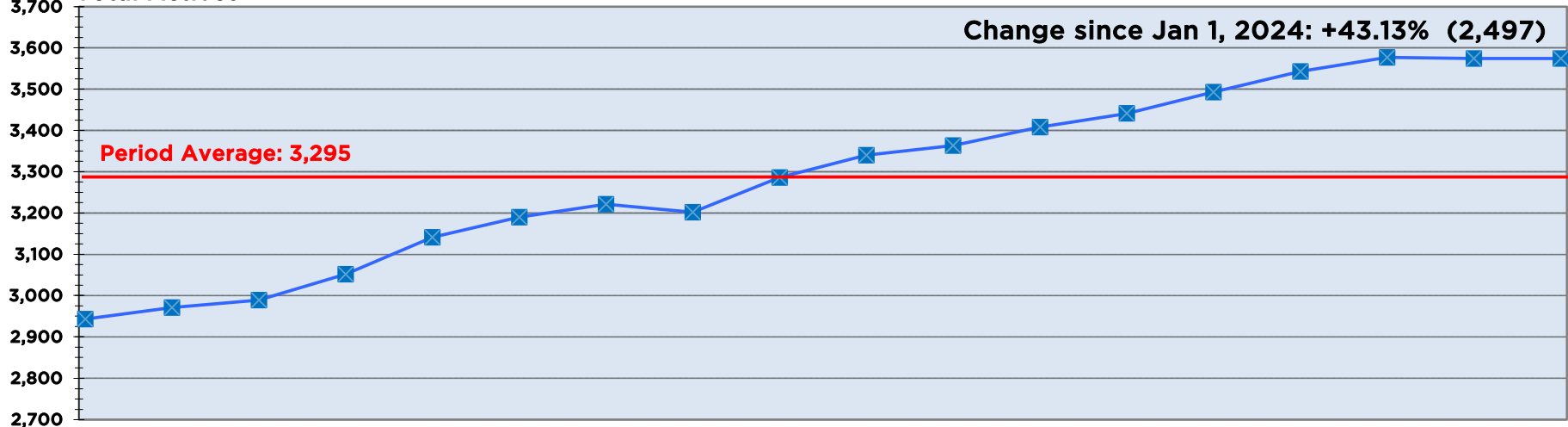
Condos, Townhomes, Villas

Average Days on Market



ListToContract	60	48	63	71	69	55	61	61	53	51	60	65	56	51	60	66	62	61
CombDaysOnMkt	60	51	70	72	70	62	64	68	56	56	70	70	61	60	68	70	67	68
ListToClose	94	80	98	103	100	89	96	95	90	83	93	96	92	83	94	98	98	97

Total Actives

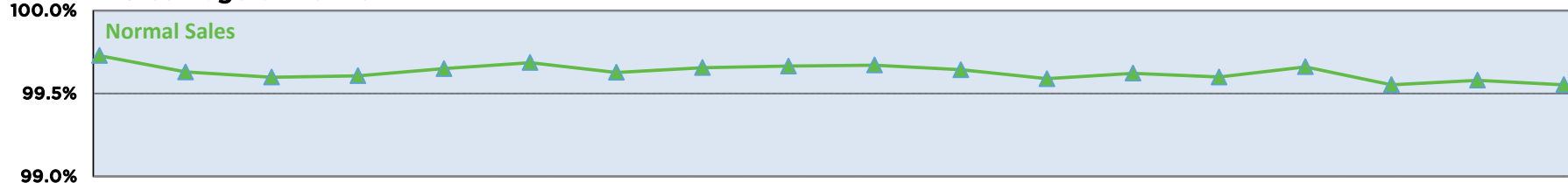


	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4
Total Actives	2,943	2,971	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574

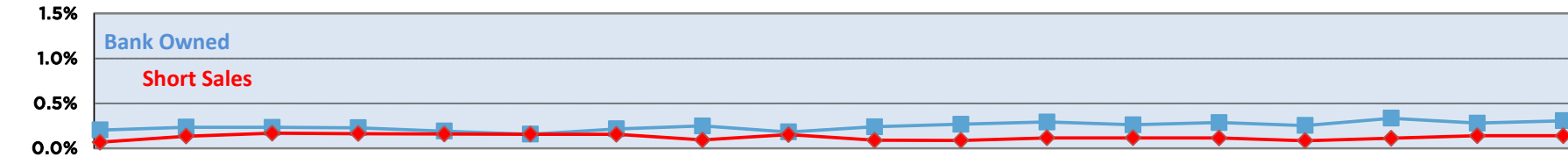
Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

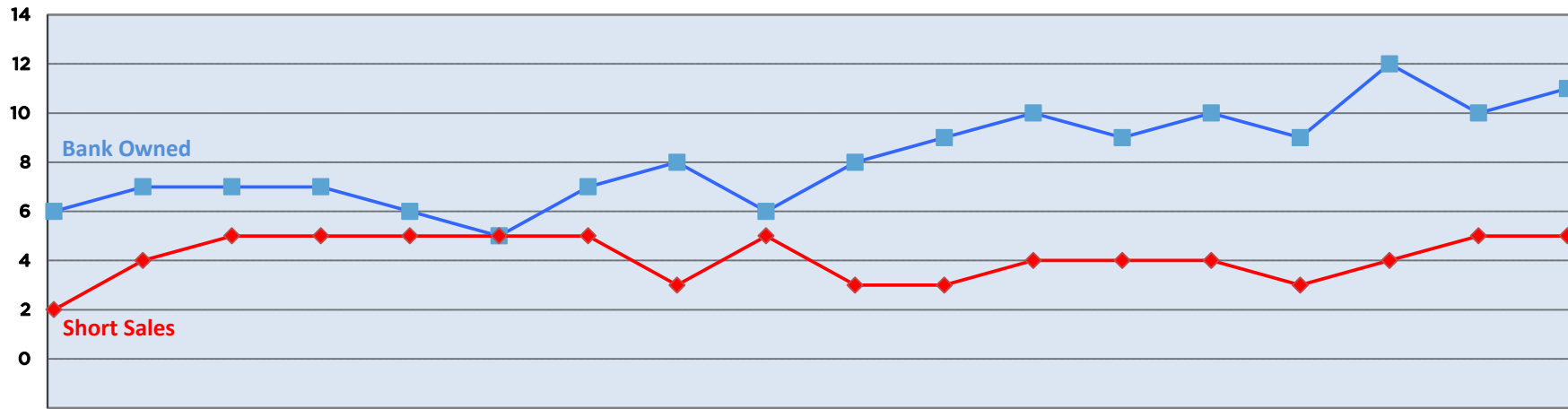


	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4
Normal	99.73%	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%



	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	7/21	7/28	8/4
BO	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%	0.34%	0.28%	0.31%
SS	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%	0.11%	0.14%	0.14%

Active Foreclosures



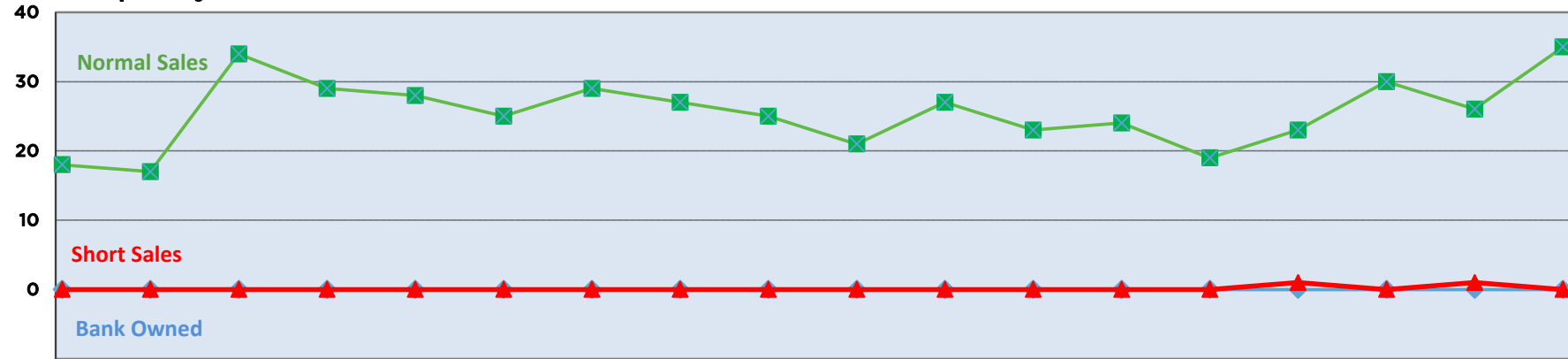
	4/7	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4
BO	6	7	7	7	6	5	7	8	6	8	9	10	9	10	9	12	10	11
SS	2	4	5	5	5	5	5	3	5	3	3	4	4	4	3	4	5	5



Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

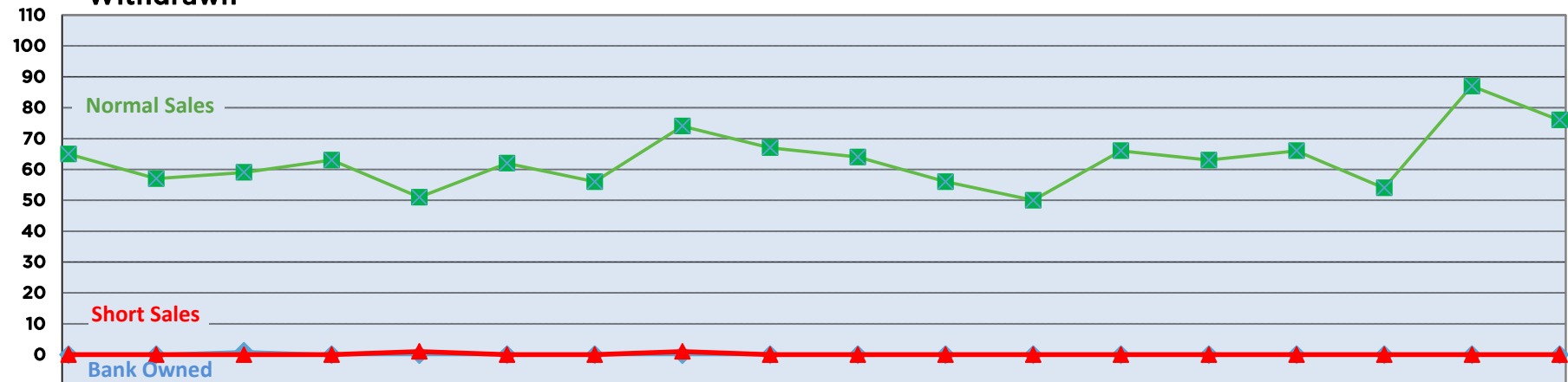
Condos, Townhomes, Villas

Temporary Off Market



	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	7/21	7/28	8/4
Norm	18	17	34	29	28	25	29	27	25	21	27	23	24	19	23	30	26	35
BO	0	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	1	0	1	0

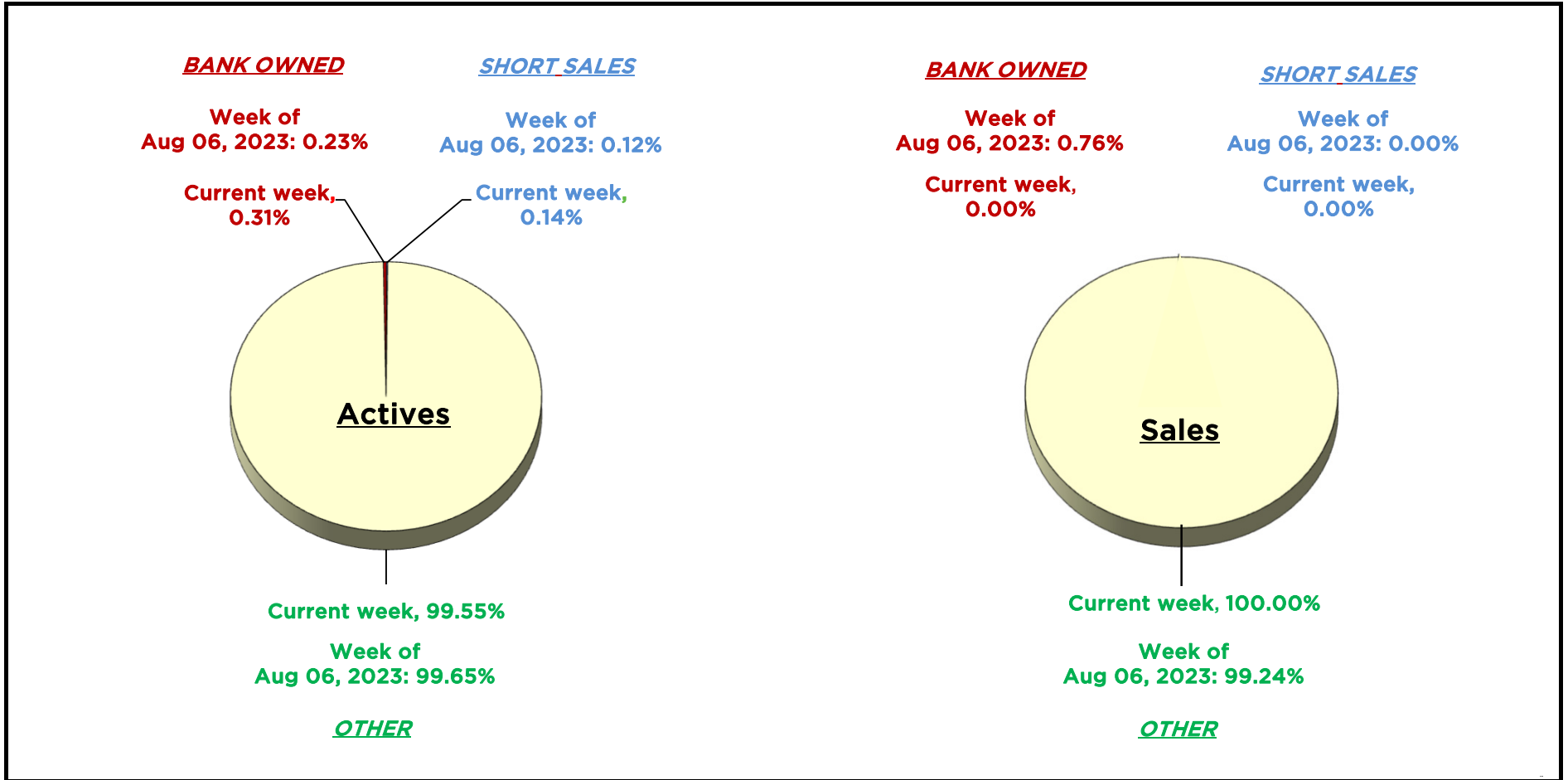
Withdrawn



	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	7/21	7/28	8/4
Norm	65	57	59	63	51	62	56	74	67	64	56	50	66	63	66	54	87	76
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0

Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
08/04/2024 - 08/10/2024
Lake, Orange, Osceola & Seminole Counties

There is 1 Condo, Villa, or Townhome available for the Median Price of \$303,000 (± \$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>
Osceola County		1	\$303,000	3.0	2.0	1,255	\$241.43
Kissimmee / Celebration	34747	1	\$303,000	3.0	2.0	1,255	\$241.43