



Monday Morning Quarterback Summary

Week of August 11, 2024 - August 17, 2024

Single-family existing homes

- Sales of single-family homes increased to 409 during the week of August 11, from 373 the week prior
- The median price of single family homes decreased to \$423,880 a change of -3.7%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 38, and now sits at 7,272

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 113 during the week of August 11, from 109 the week prior
- The median price of condos, townhomes, and villas decreased to \$280,000 a change of -7.6%
- 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 increased by 54, and now sits at 3,628

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

Monday Morning Quarterback
08/11/2024 - 08/17/2024
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	409	27	21	122	107	113	19
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	408	26	21	122	107	113	19
Active Listings	7,272	392	335	1,424	1,502	2,807	812
Bank Owned	35	8	5	6	7	9	0
Short Sales	23	1	2	12	2	4	2
Other	7,214	383	328	1,406	1,493	2,794	810
Months of Inventory	4.10	3.35	3.68	2.69	3.24	5.73	9.86

List Price

Average Original List Price	\$573,944	\$218,054	\$293,595	\$367,525	\$465,517	\$703,194	\$2,556,879
Average Final List Price	\$554,617	\$205,561	\$284,209	\$359,110	\$452,614	\$685,141	\$2,403,032

Sale Price

Average Price	\$539,834	\$190,089	\$273,143	\$351,007	\$443,290	\$671,065	\$2,307,289
Median Price	\$423,880	\$209,000	\$273,113	\$352,750	\$445,000	\$650,000	\$1,600,000

Price Differences

Original to Final List Price	-\$19,327	-\$12,493	-\$9,386	-\$8,415	-\$12,903	-\$18,053	-\$153,847
Original List to Sale Price - \$	-\$34,110	-\$27,965	-\$20,452	-\$16,518	-\$22,227	-\$32,129	-\$249,590
Final List to Sale Price - \$	-\$14,783	-\$15,472	-\$11,066	-\$8,103	-\$9,324	-\$14,076	-\$95,743
Original List to Sale Price - %	94.06%	87.18%	93.03%	95.51%	95.23%	95.43%	90.24%
Final List to Sale Price - %	97.33%	92.47%	96.11%	97.74%	97.94%	97.95%	96.02%

Days on the Market

Avg Days Listing to Contract	52	61	48	48	55	52	49
Combined Avg Days to Contract	56	61	48	51	63	57	49
Avg Days Listing to Closing	88	101	84	82	92	91	84
Avg Days Contract to Close	36	39	35	33	36	38	34

Beds / Baths

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

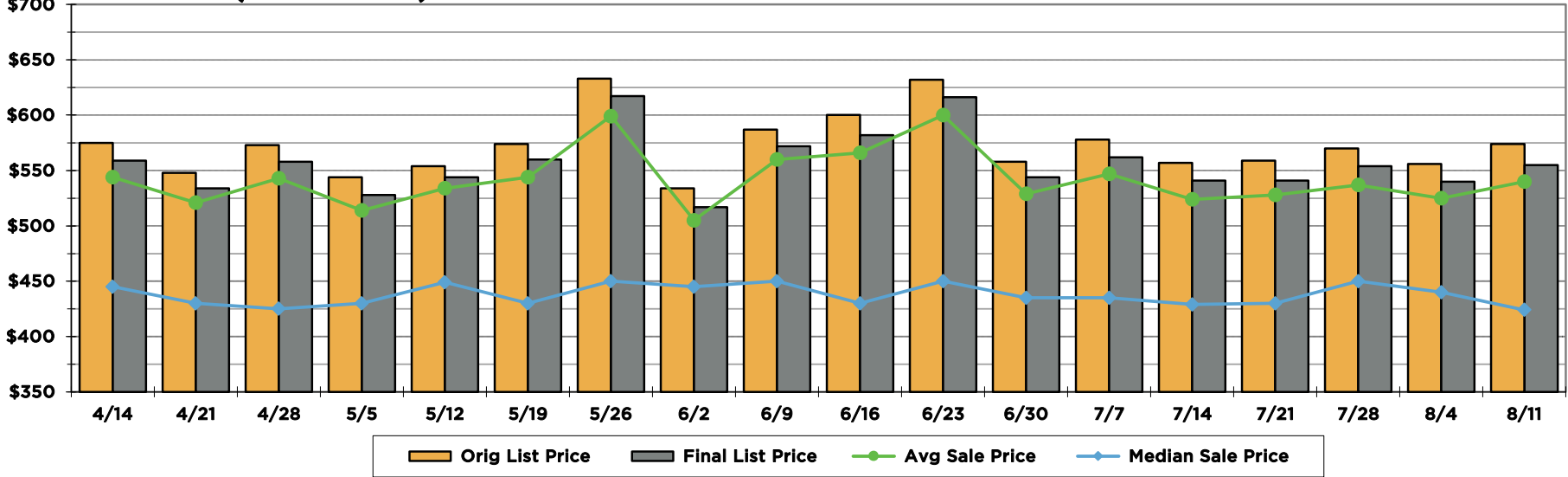
Square Footage

Average Square Feet	2,101	1,155	1,278	1,562	1,970	2,739	4,761
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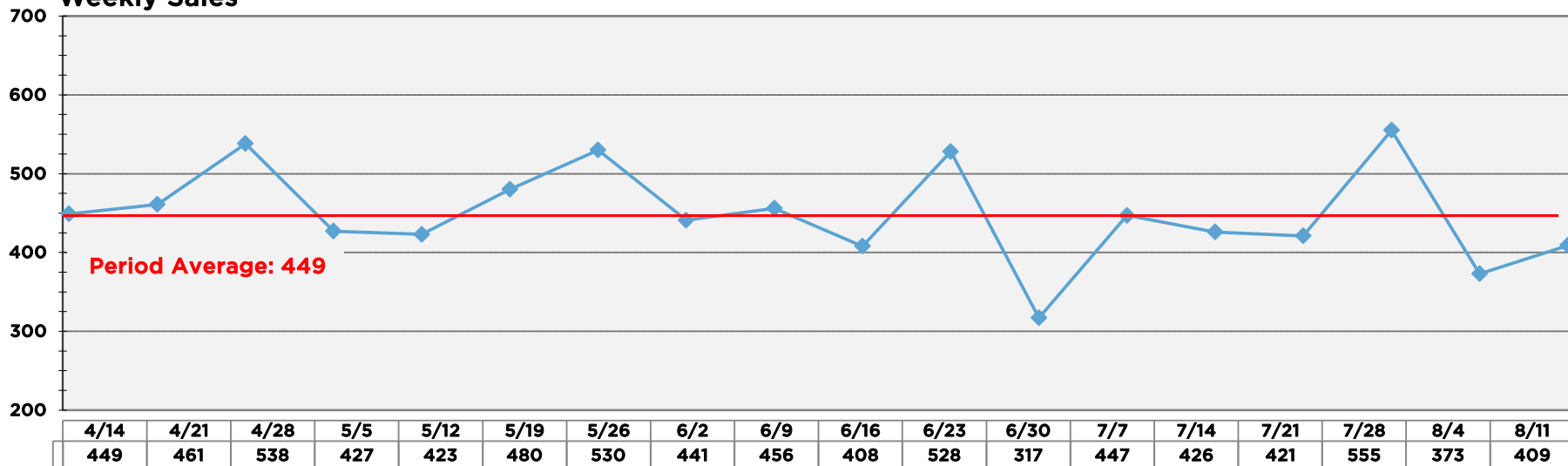
Monday Morning Quarterback
08/11/2024 - 08/17/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



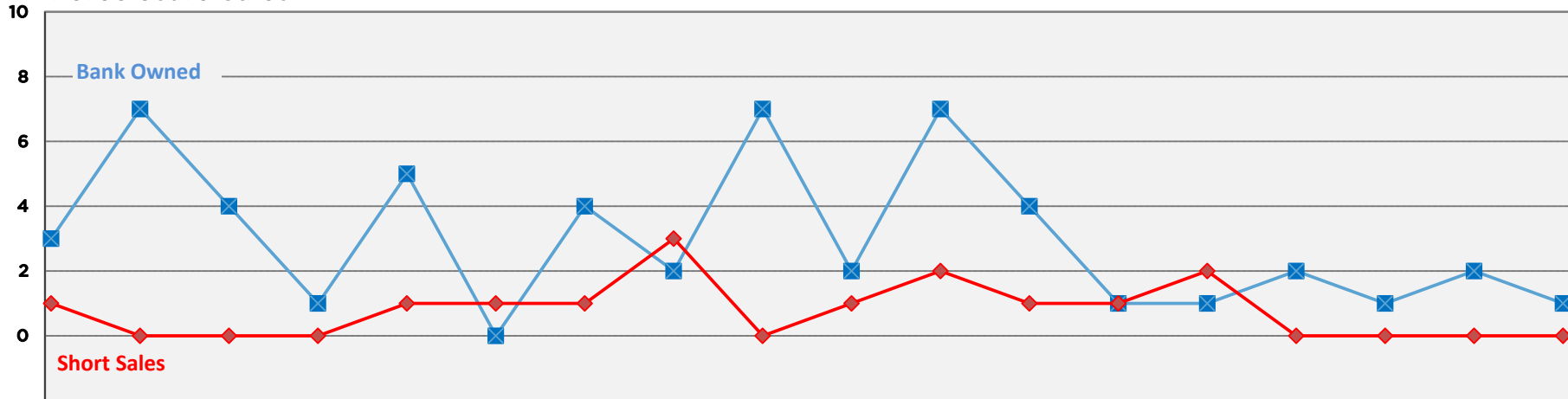
Weekly Sales



Monday Morning Quarterback
08/11/2024 - 08/17/2024
Lake, Orange, Osceola & Seminole Counties

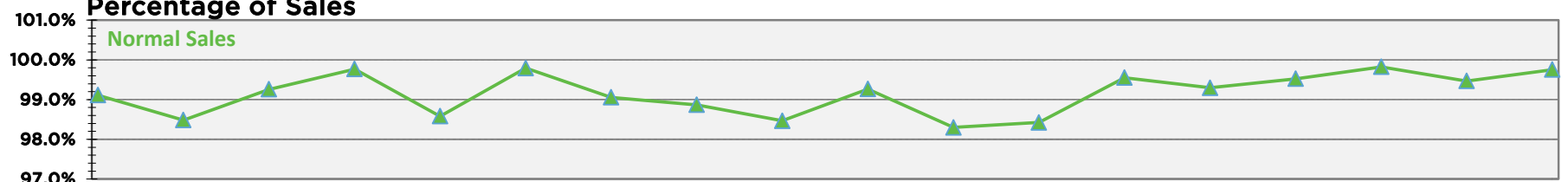
Single Family Homes

Foreclosure Sales

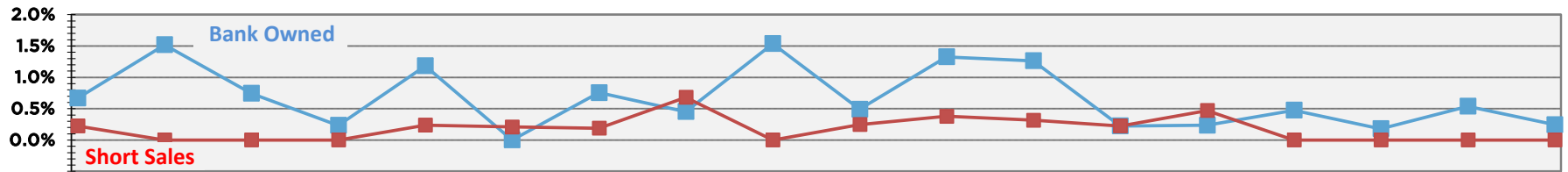


BO	3	7	4	1	5	0	4	2	7	2	7	4	1	1	2	1	2	1
SS	1	0	0	0	1	1	1	3	0	1	2	1	1	2	0	0	0	0

Percentage of Sales



Normal	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%	99.76%
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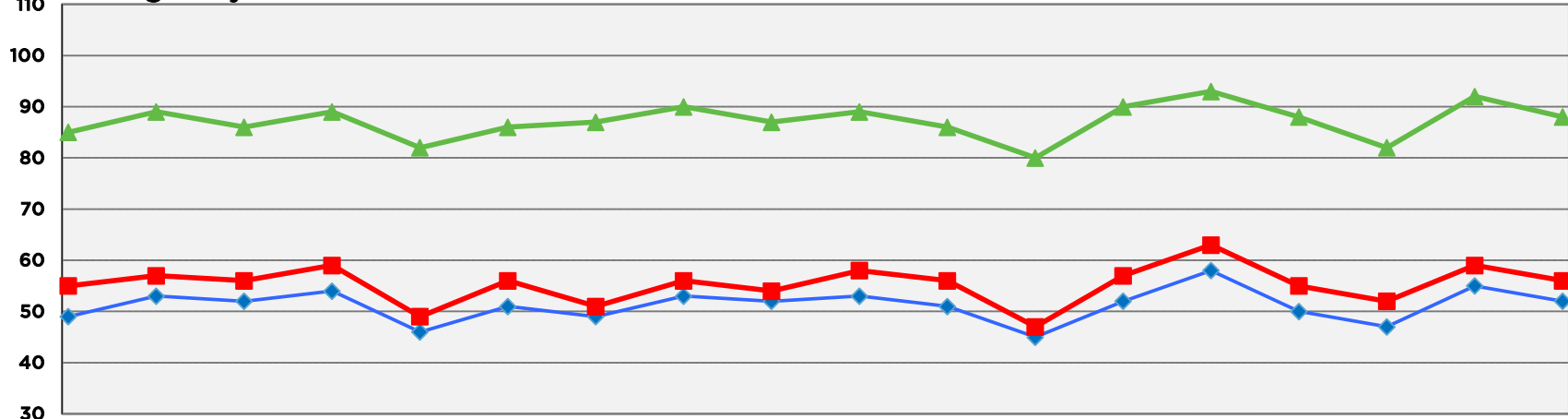


BO	0.67%	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%
SS	0.22%	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
08/11/2024 - 08/17/2024
Lake, Orange, Osceola & Seminole Counties

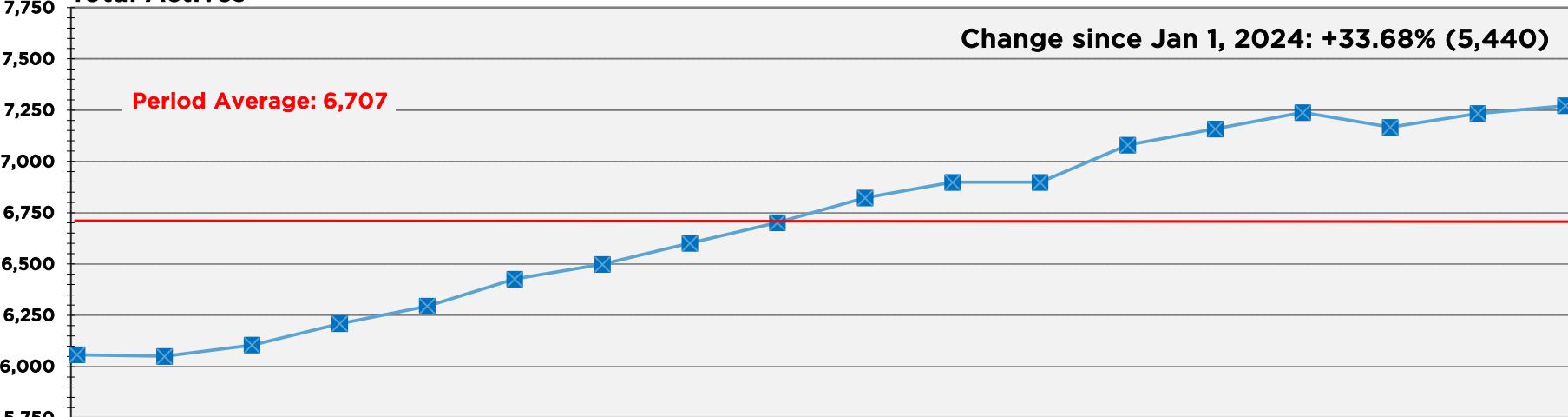
Single Family Homes

Average Days on Market



	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	8/11
ListToContract	49	53	52	54	46	51	49	53	52	53	51	45	52	58	50	47	55	52
CombDaysOnMkt	55	57	56	59	49	56	51	56	54	58	56	47	57	63	55	52	59	56
ListToClose	85	89	86	89	82	86	87	90	87	89	86	80	90	93	88	82	92	88

Total Actives

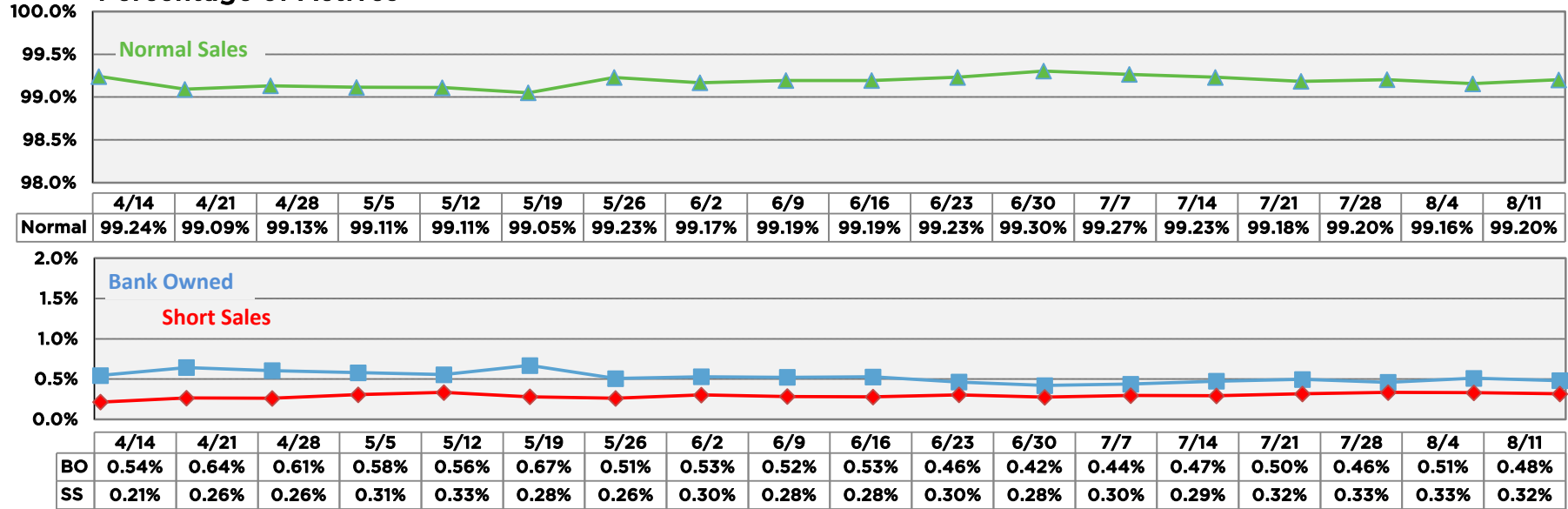


	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11
Total Actives	6,058	6,050	6,105	6,210	6,295	6,427	6,498	6,602	6,702	6,823	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272

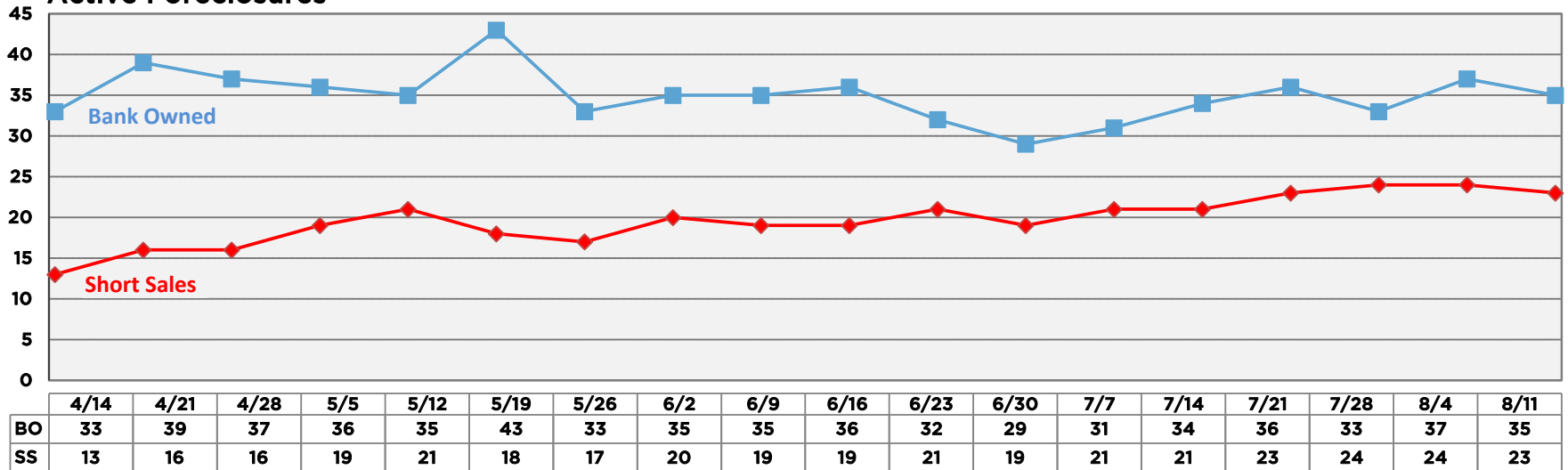
Monday Morning Quarterback
08/11/2024 - 08/17/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



Active Foreclosures

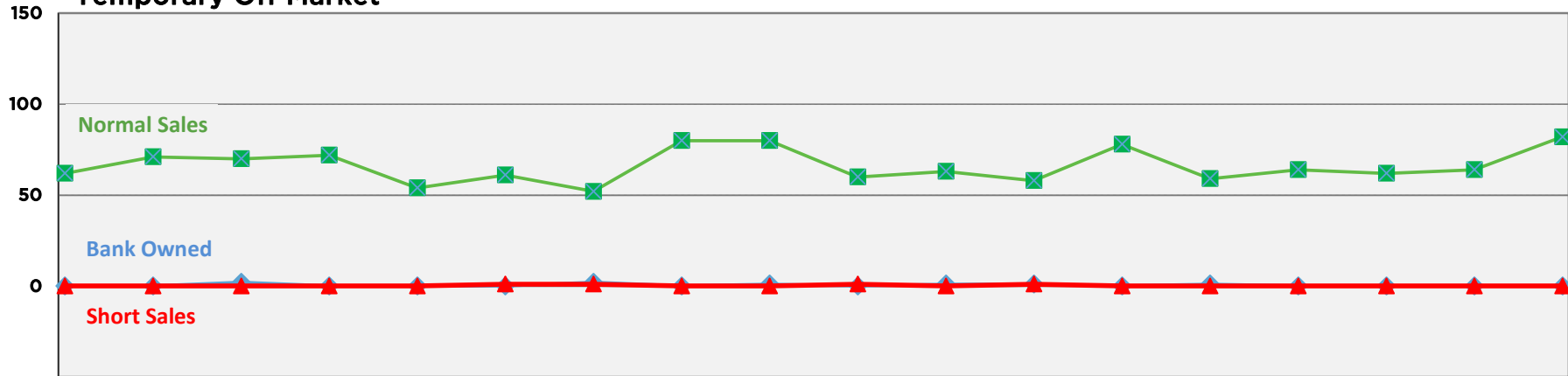




Monday Morning Quarterback
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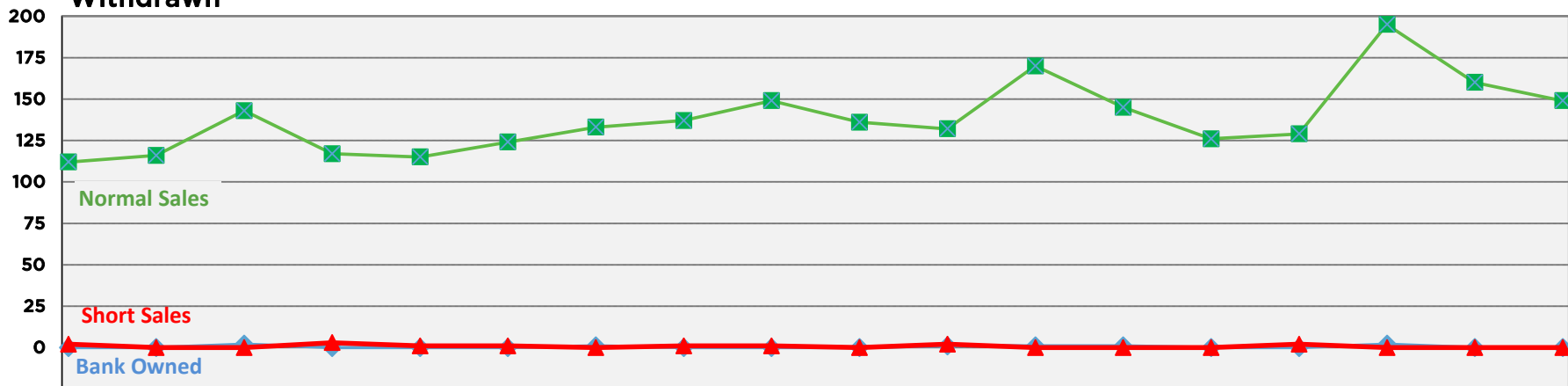
Single Family Homes

Temporary Off Market



	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	8/11
Norm	62	71	70	72	54	61	52	80	80	60	63	58	78	59	64	62	64	82
BO	0	0	2	0	0	0	2	0	1	0	1	1	0	1	0	0	0	0
SS	0	0	0	0	0	1	1	0	0	1	0	1	0	0	0	0	0	0

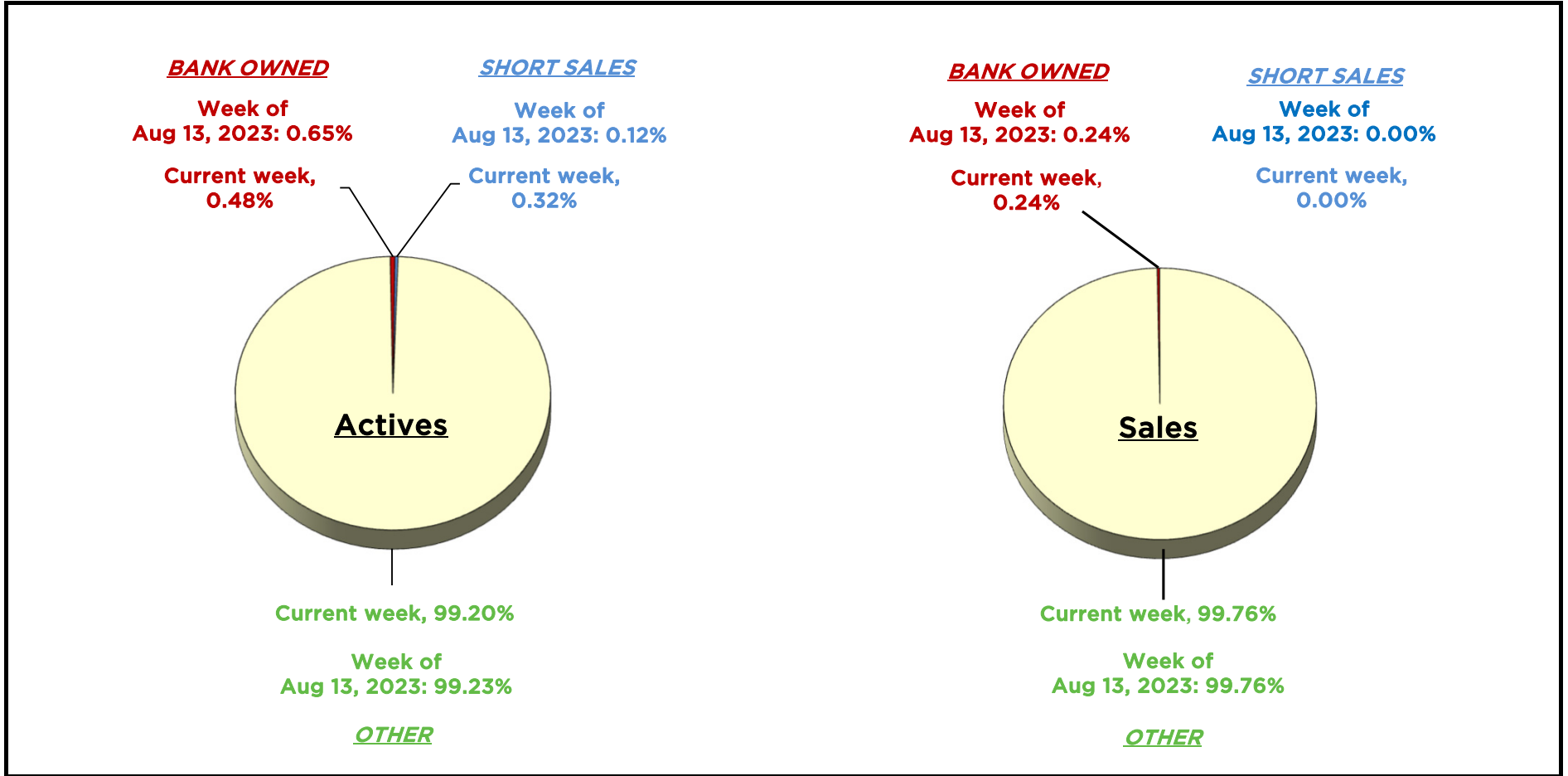
Withdrawn



	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	8/11
Norm	112	116	143	117	115	124	133	137	149	136	132	170	145	126	129	195	160	149
BO	0	0	2	0	0	0	1	0	0	0	1	1	1	0	0	2	0	0
SS	2	0	0	3	1	1	0	1	1	0	2	0	0	0	2	0	0	0

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08/11/2024 - 08/17/2024
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Single Family Homes



Monday Morning Quarterback
08/11/2024 - 08/17/2024
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There are 6 Single Family Homes available for the Median Price of \$423,880 (± \$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							
Winter Springs / Tuskawilla	32708	1	\$424,000	3.0	2.0	1,869	\$226.86
Orange County							
Winter Garden / Oakland	34787	1	\$424,000	3.0	2.0	1,502	\$282.29
Osceola County							
Davenport	33896	1	\$424,000	3.0	2.0	2,076	\$204.24
Kissimmee (West) / Pleasant Hill	34746	1	\$423,998	4.0	2.0	2,410	\$175.93
St Cloud / Narcoossee	34771	1	\$423,500	4.0	2.0	2,144	\$197.53
Lake County							
Grand Island	32735	1	\$424,000	4.0	3.0	3,154	\$134.43

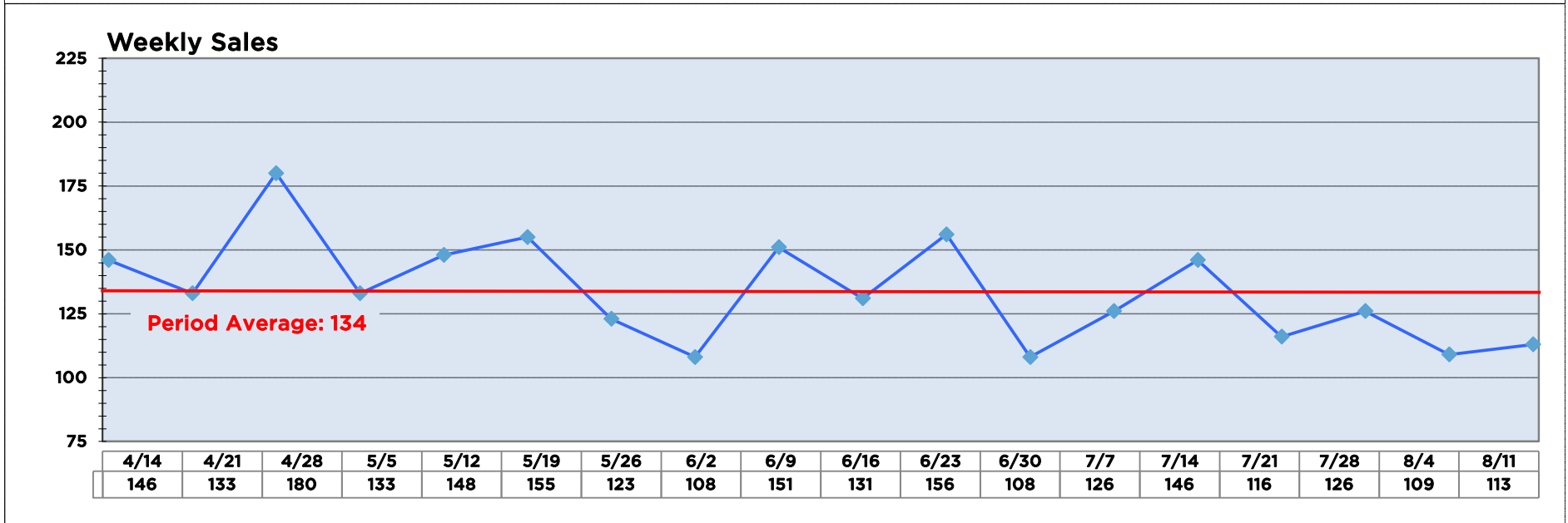
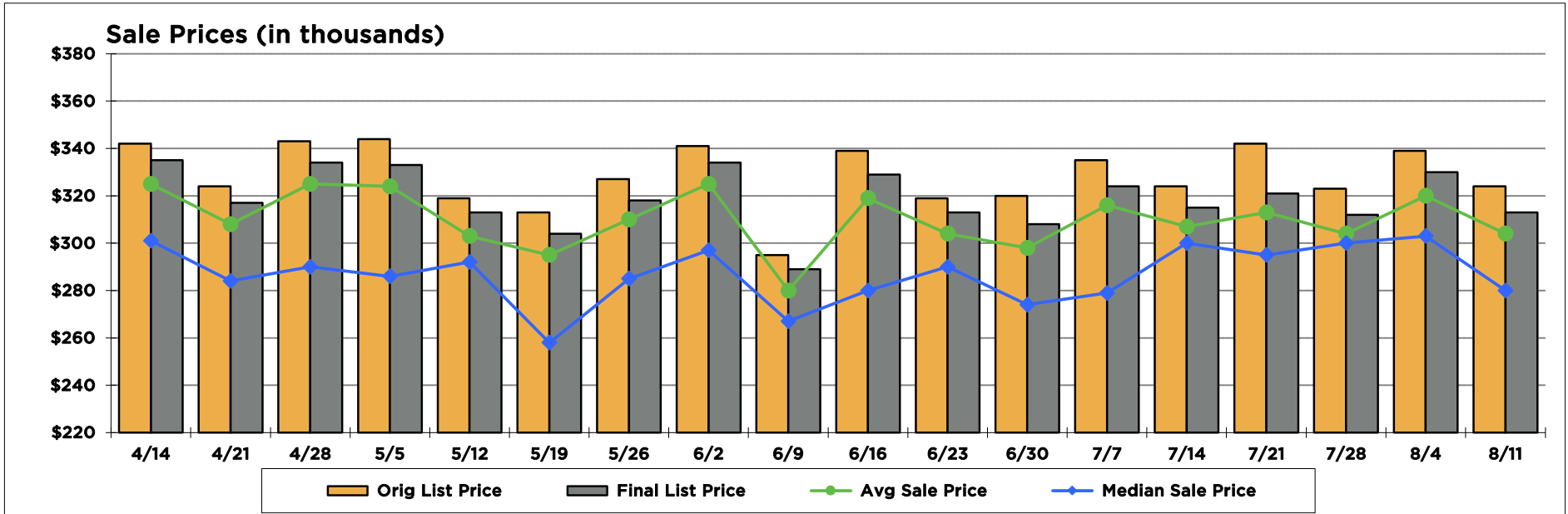
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	113	48	12	31	10	12	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	113	48	12	31	10	12	0
Active Listings	3,628	1,281	546	990	469	318	24
Bank Owned	9	5	2	1	1	0	0
Short Sales	7	2	0	5	0	0	0
Other	3,612	1,274	544	984	468	318	24
Months of Inventory	7.41	6.16	10.50	7.37	10.82	6.12	0.00
<i>List Price</i>							
Average Original List Price	\$323,881	\$194,770	\$293,008	\$365,751	\$468,630	\$642,408	\$0
Average Final List Price	\$312,523	\$187,660	\$280,200	\$355,861	\$455,558	\$613,142	\$0
<i>Sale Price</i>							
Average Price	\$303,959	\$179,448	\$273,058	\$348,542	\$445,940	\$599,417	\$0
Median Price	\$280,000	\$177,500	\$269,850	\$348,000	\$443,500	\$580,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$11,358	-\$7,110	-\$12,808	-\$9,890	-\$13,072	-\$29,266	\$0
Original List to Sale Price - \$	-\$19,922	-\$15,322	-\$19,950	-\$17,209	-\$22,690	-\$42,991	\$0
Final List to Sale Price - \$	-\$8,564	-\$8,212	-\$7,142	-\$7,319	-\$9,618	-\$13,725	\$0
Original List to Sale Price - %	93.85%	92.13%	93.19%	95.29%	95.16%	93.31%	0.00%
Final List to Sale Price - %	97.26%	95.62%	97.45%	97.94%	97.89%	97.76%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	76	70	107	74	71	77	0
Combined Avg Days to Contract	88	84	116	74	71	123	0
Avg Days Listing to Closing	112	106	147	108	118	108	0
Avg Days Contract to Close	35	35	39	33	46	30	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,365	982	1,304	1,628	1,856	1,873	0

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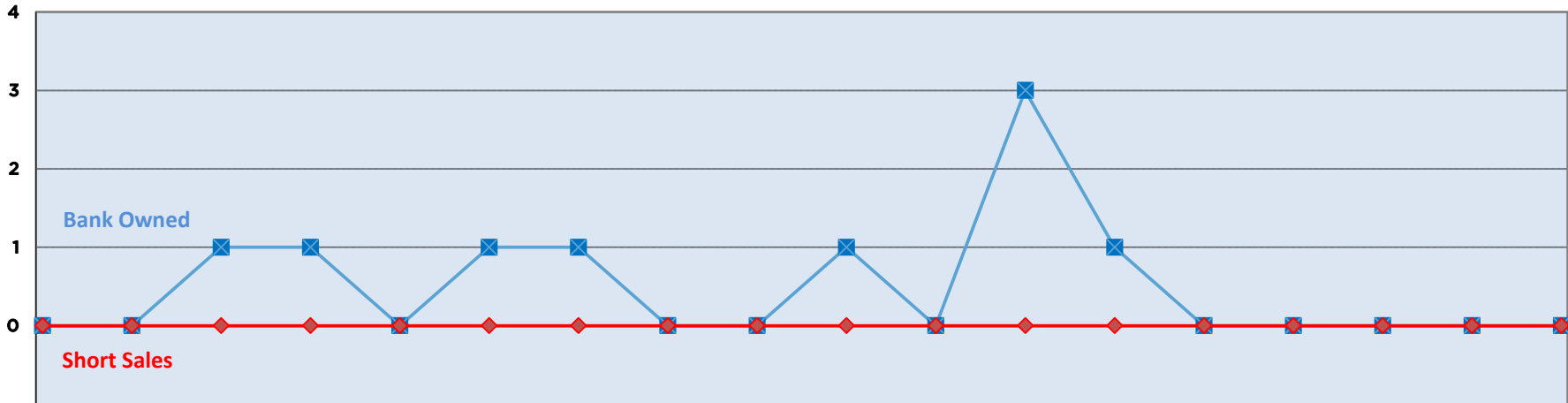
Condos, Townhomes, Villas



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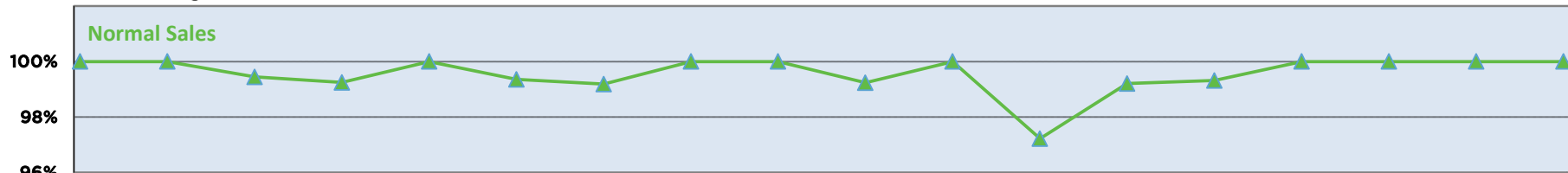
Condos, Townhomes, Villas

Foreclosure Sales

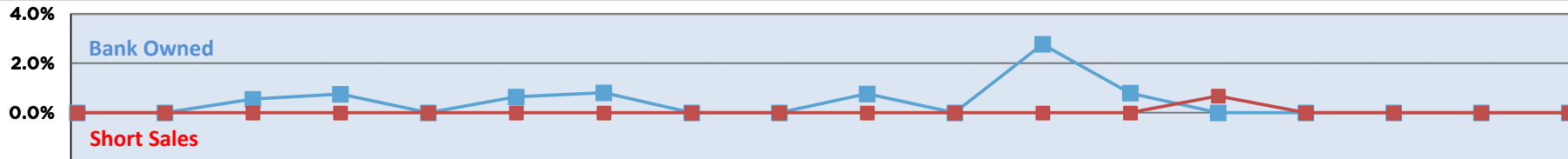


	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11
BO	0	0	1	1	0	1	1	0	0	1	0	3	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	4/14	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	8/11
Normal	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	100.00

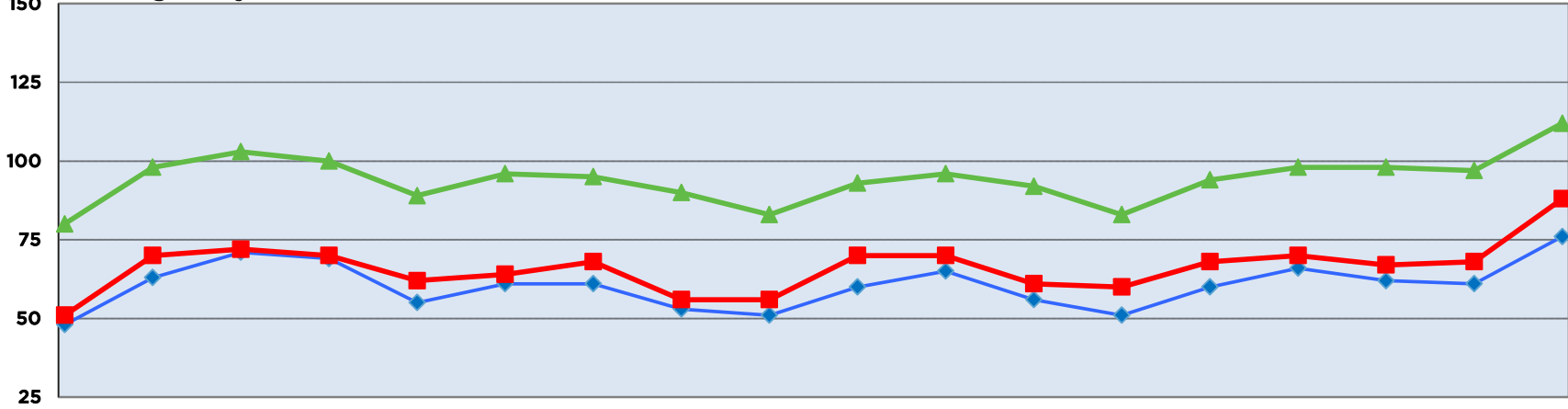


	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11
BO	0.00%	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%

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Condos, Townhomes, Villas

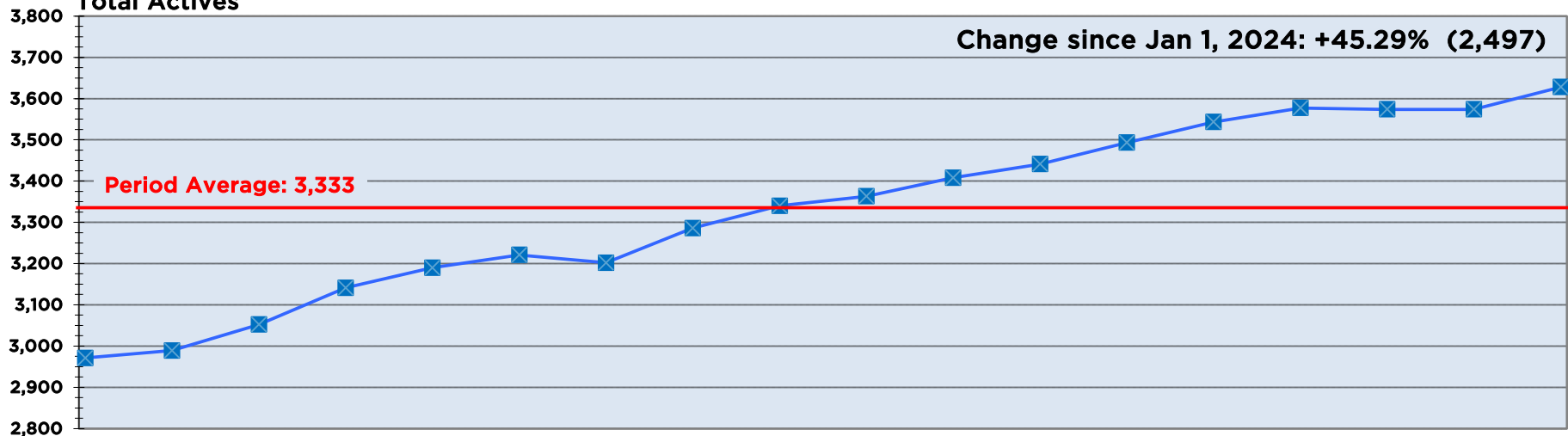
Average Days on Market



	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	8/11
ListToContract	48	63	71	69	55	61	61	53	51	60	65	56	51	60	66	62	61	76
CombDaysOnMkt	51	70	72	70	62	64	68	56	56	70	70	61	60	68	70	67	68	88
ListToClose	80	98	103	100	89	96	95	90	83	93	96	92	83	94	98	98	97	112

Total Actives

Change since Jan 1, 2024: +45.29% (2,497)



	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	8/11
Total Actives	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	3,628

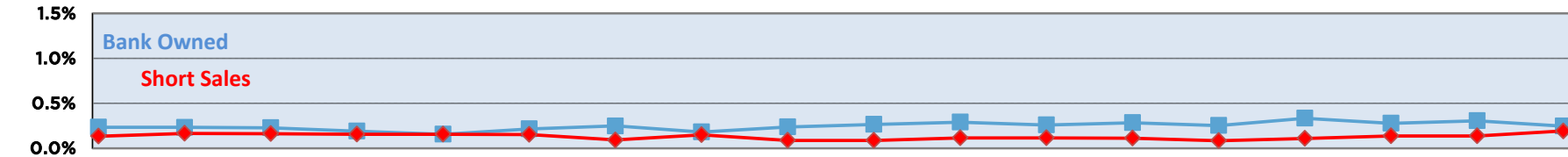
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Condos, Townhomes, Villas

Percentage of Actives

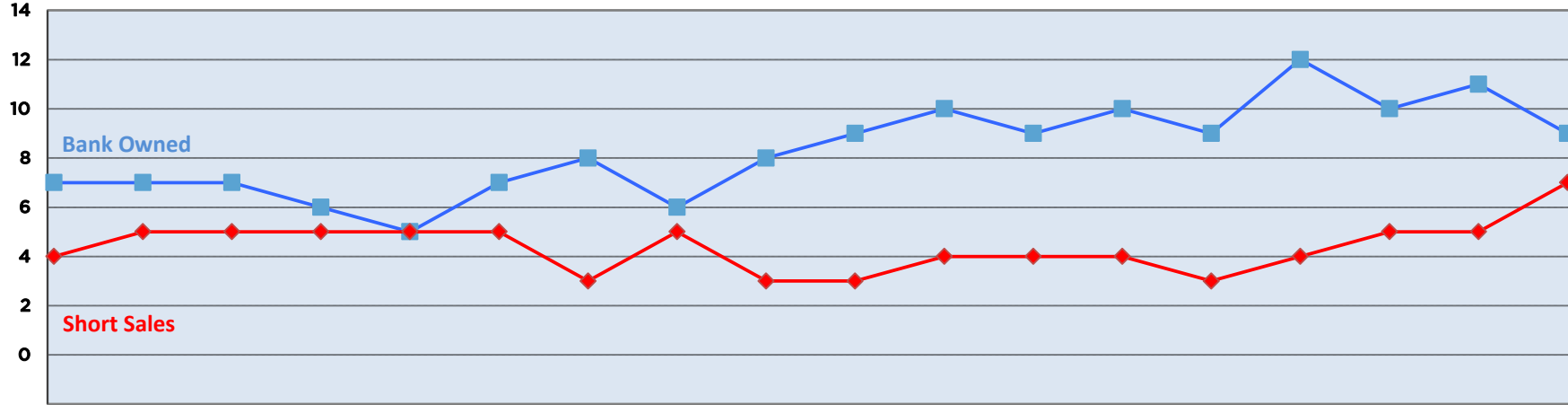


	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11
Normal	99.63%	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%



	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	8/11
BO	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%	0.25%
SS	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%	0.19%

Active Foreclosures

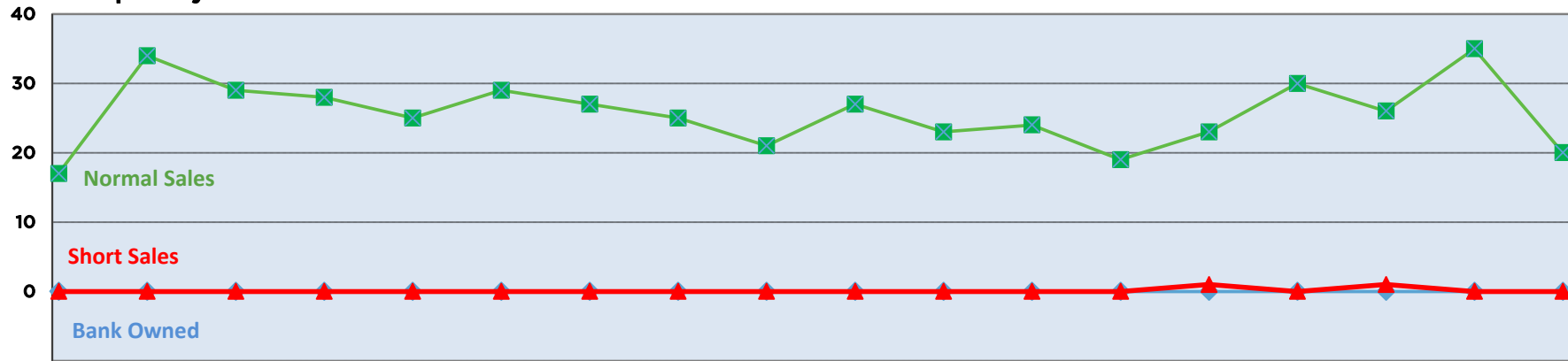


	4/14	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11
BO	7	7	7	6	5	7	8	6	8	9	10	9	10	9	12	10	11	9
SS	4	5	5	5	5	5	3	5	3	3	4	4	4	3	4	5	5	7

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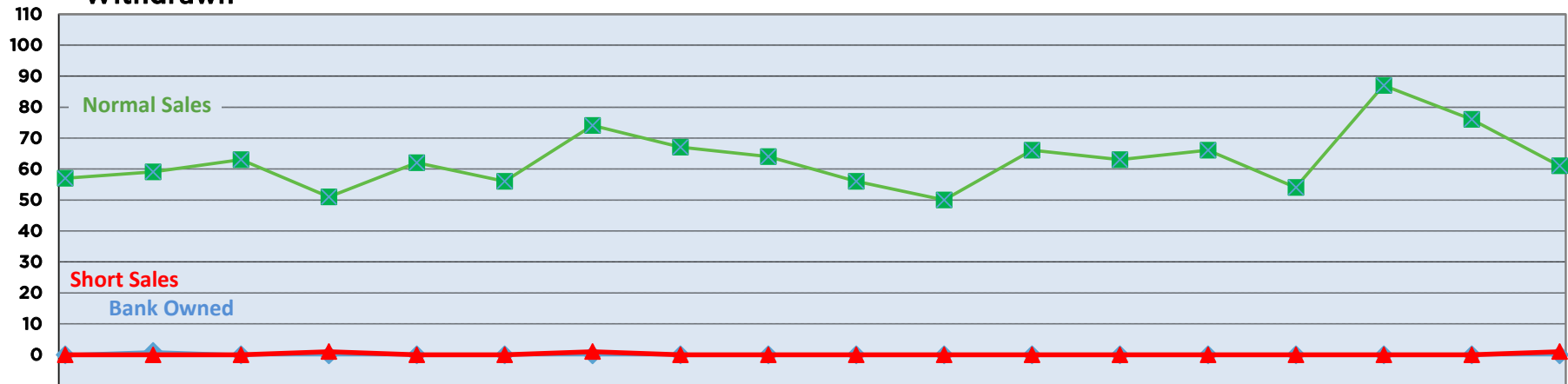
Condos, Townhomes, Villas

Temporary Off Market



	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	8/11
Norm	17	34	29	28	25	29	27	25	21	27	23	24	19	23	30	26	35	20
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	1	0	1	0	0

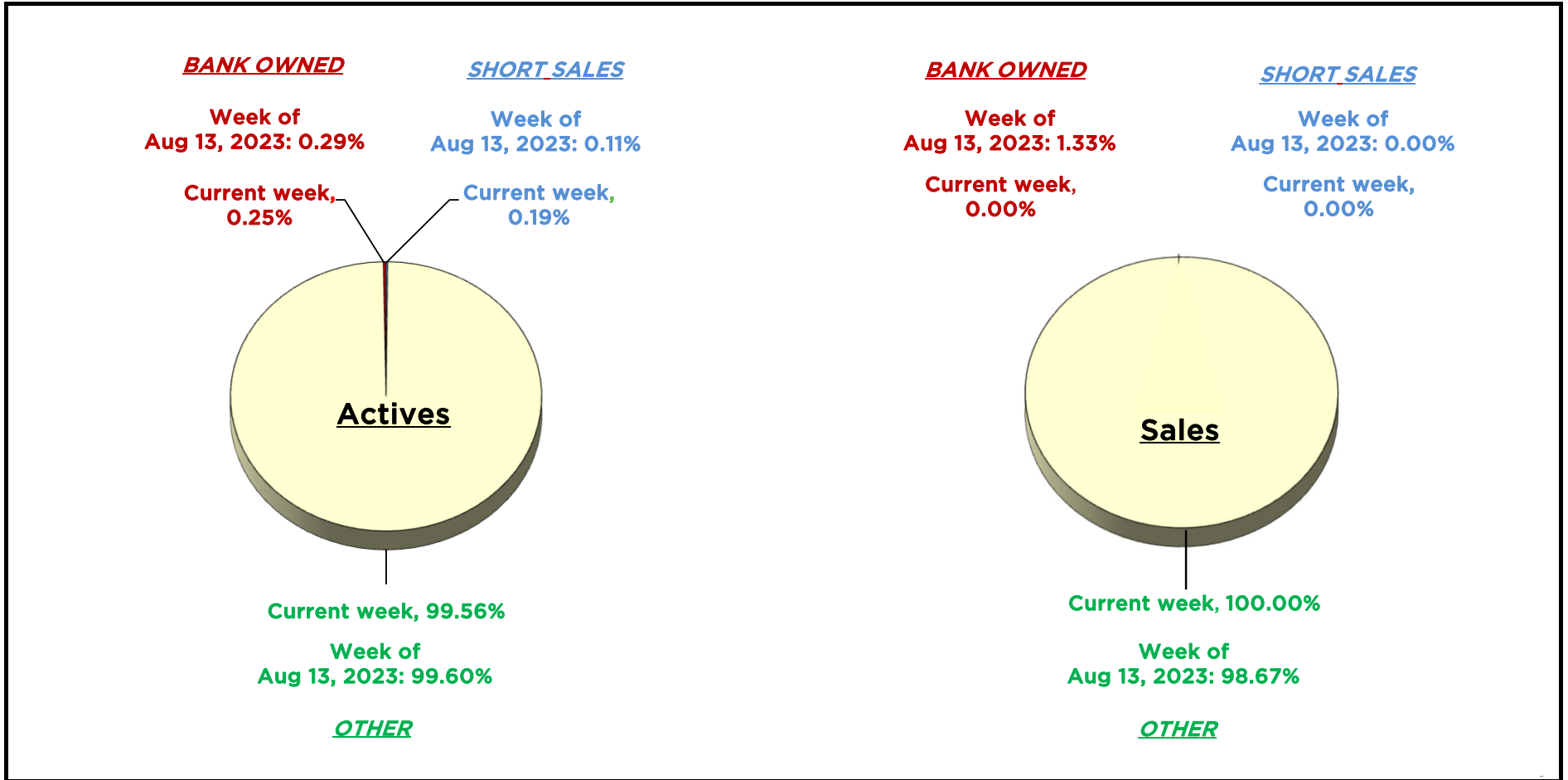
Withdrawn



	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	8/11
Norm	57	59	63	51	62	56	74	67	64	56	50	66	63	66	54	87	76	61
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1

Monday Morning Quarterback
08/11/2024 - 08/17/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
08/11/2024 - 08/17/2024
Lake, Orange, Osceola & Seminole Counties

There are 36 Condos, Villas, or Townhomes available for the Median Price of \$280,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$279,967	2.3	2.0	1,256	\$222.96
Longwood / Wekiva Springs	32779	1	\$279,900	3.0	2.0	1,586	\$176.48
Winter Park	32792	2	\$280,000	2.0	2.0	1,091	\$256.76
Orange County		15	\$279,939	2.5	2.0	1,295	\$216.19
Orlando (Downtown)	32801	1	\$279,900	2.0	2.0	1,087	\$257.50
Orlo Vista	32811	3	\$279,966	2.7	2.0	1,306	\$214.37
Conway	32812	1	\$279,900	3.0	2.0	1,567	\$178.62
Williamsburg / Lake Bryan	32821	2	\$279,995	2.5	2.0	1,130	\$247.78
Ventura	32822	2	\$279,800	2.0	2.0	1,253	\$223.39
Taft	32824	2	\$279,900	3.0	2.0	1,348	\$207.72
Union Park / Chickasaw	32829	1	\$280,000	3.0	2.0	1,408	\$198.86
Hunters Creek	32837	1	\$280,000	2.0	2.0	1,174	\$238.50
Winter Garden / Oakland	34787	2	\$280,000	2.0	2.0	1,405	\$199.36
Osceola County		16	\$279,992	2.8	2.1	1,460	\$191.75
Davenport	33896	2	\$279,940	2.5	2.0	1,639	\$170.85
Kissimmee (Central)	34741	4	\$279,950	3.0	2.0	1,397	\$200.36
Kissimmee (West) / Pleasant Hill	34746	2	\$279,975	3.5	2.5	1,588	\$176.31
Kissimmee / Celebration	34747	8	\$280,031	2.6	2.0	1,415	\$197.88
Lake County		2	\$279,900	2.0	2.0	1,154	\$242.55
The Villages	32163	1	\$279,900	2.0	2.0	974	\$287.37
Tavares / Mt Plymouth	32778	1	\$279,900	2.0	2.0	1,334	\$209.82