



Monday Morning Quarterback Summary

Week of August 18, 2024 - August 24, 2024

Single-family existing homes

- Sales of single-family homes increased to 424 during the week of August 18, from 409 the week prior
- The median price of single family homes increased to \$429,700 a change of 1.4%
- The number of single-family home foreclosure transactions increased to 2 from 1 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 140, and now sits at 7,412

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 120 during the week of August 18, from 113 the week prior
- The median price of condos, townhomes, and villas decreased to \$278,750 a change of -0.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 37, and now sits at 3,665

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

Monday Morning Quarterback
08/18/2024 - 08/24/2024
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	424	26	38	111	110	119	20
Bank Owned	2	0	0	1	0	1	0
Short Sales	1	0	0	0	0	1	0
Other	421	26	38	110	110	117	20
Active Listings	7,412	406	345	1,473	1,499	2,869	820
Bank Owned	39	11	5	6	8	8	1
Short Sales	22	0	2	11	2	5	2
Other	7,351	395	338	1,456	1,489	2,856	817
Months of Inventory	4.03	3.60	2.10	3.06	3.14	5.56	9.46

List Price

Average Original List Price	\$541,490	\$198,413	\$289,091	\$365,344	\$472,226	\$685,340	\$1,969,695
Average Final List Price	\$524,225	\$194,794	\$279,439	\$357,904	\$454,110	\$663,755	\$1,896,085

Sale Price

Average Price	\$508,836	\$180,450	\$270,554	\$350,036	\$446,485	\$647,763	\$1,786,125
Median Price	\$429,700	\$185,000	\$271,500	\$352,000	\$445,750	\$630,000	\$1,174,000

Price Differences

Original to Final List Price	-\$17,265	-\$3,619	-\$9,652	-\$7,440	-\$18,116	-\$21,585	-\$73,610
Original List to Sale Price - \$	-\$32,654	-\$17,963	-\$18,537	-\$15,308	-\$25,741	-\$37,577	-\$183,570
Final List to Sale Price - \$	-\$15,389	-\$14,344	-\$8,885	-\$7,868	-\$7,625	-\$15,992	-\$109,960
Original List to Sale Price - %	93.97%	90.95%	93.59%	95.81%	94.55%	94.52%	90.68%
Final List to Sale Price - %	97.06%	92.64%	96.82%	97.80%	98.32%	97.59%	94.20%

Days on the Market

Avg Days Listing to Contract	51	48	66	42	51	51	75
Combined Avg Days to Contract	57	48	69	47	56	61	75
Avg Days Listing to Closing	86	85	102	77	85	86	105
Avg Days Contract to Close	34	36	35	35	33	34	31

Beds / Baths

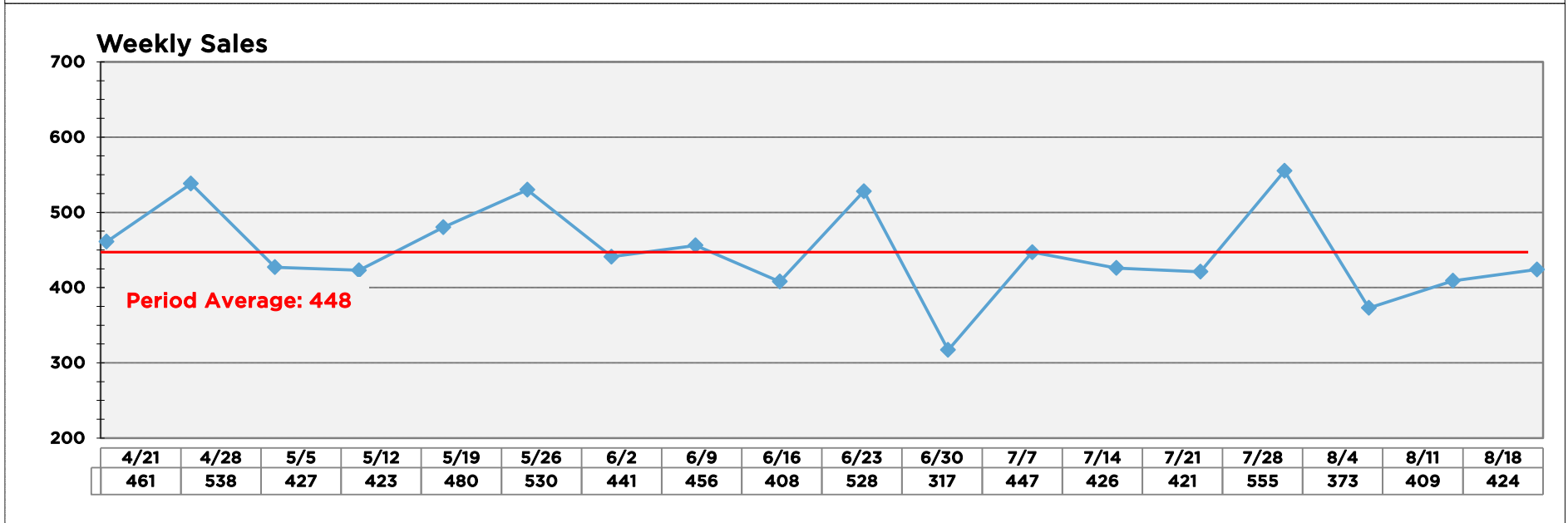
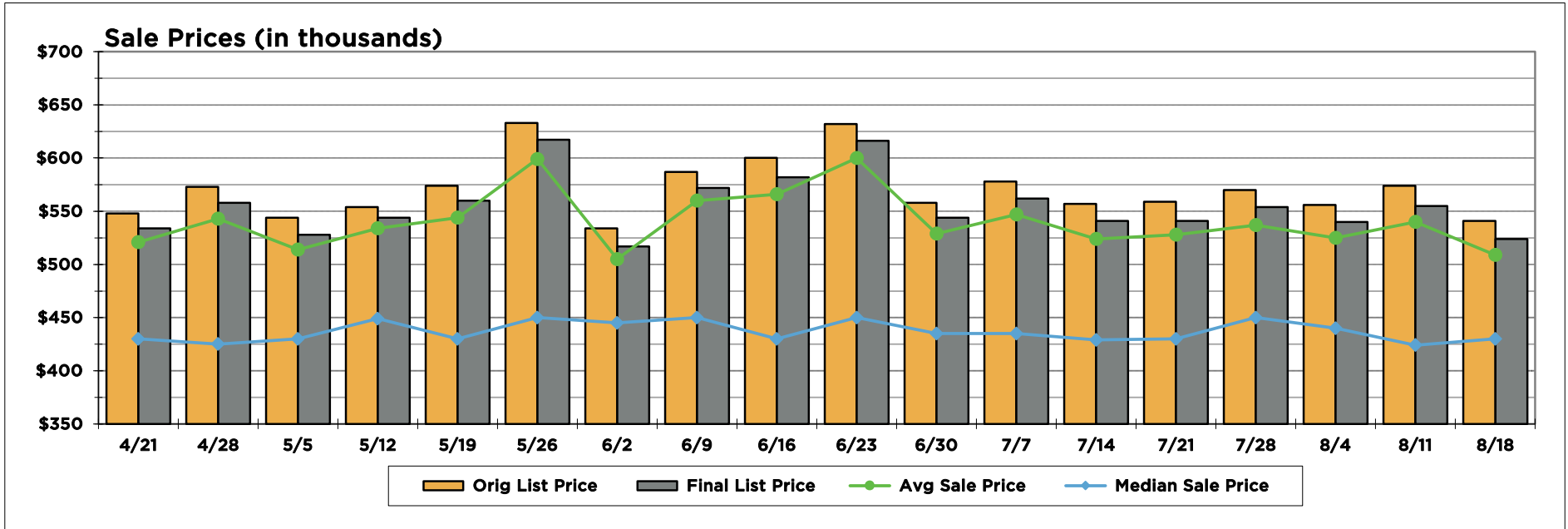
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,057	1,139	1,331	1,490	1,995	2,739	4,059
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Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

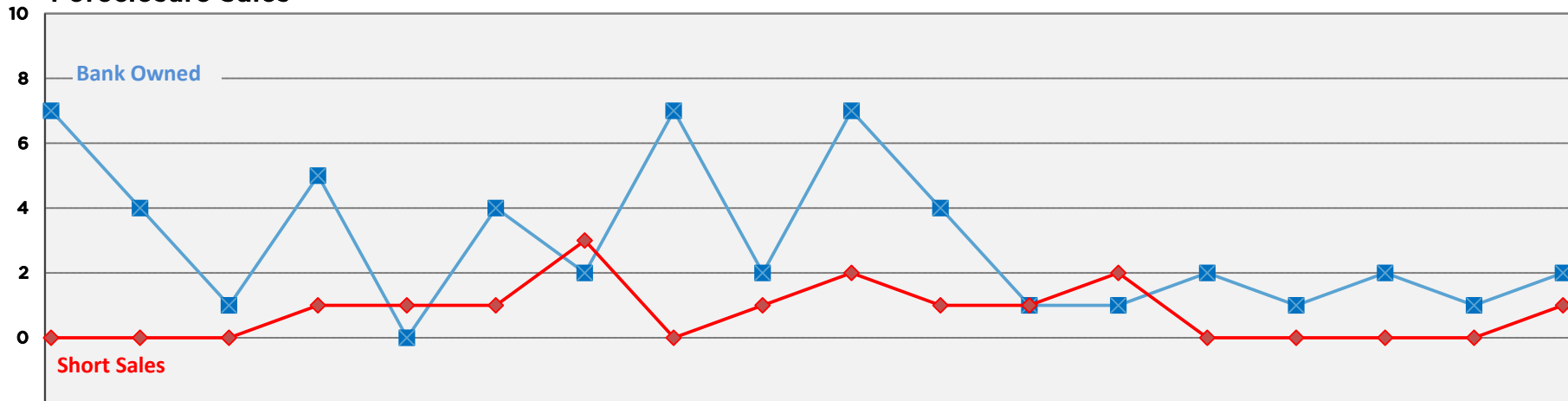
Single Family Homes



Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

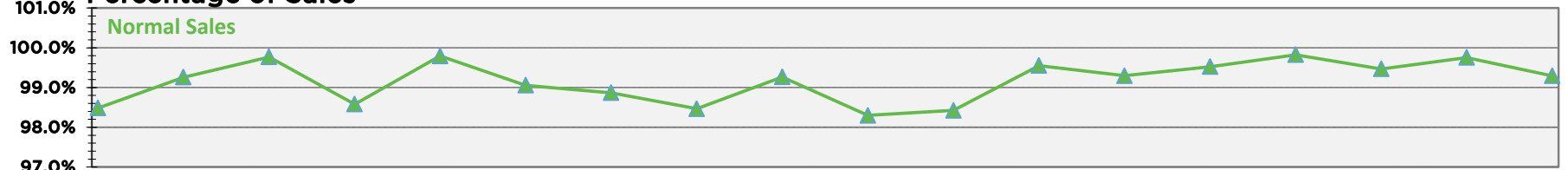
Single Family Homes

Foreclosure Sales

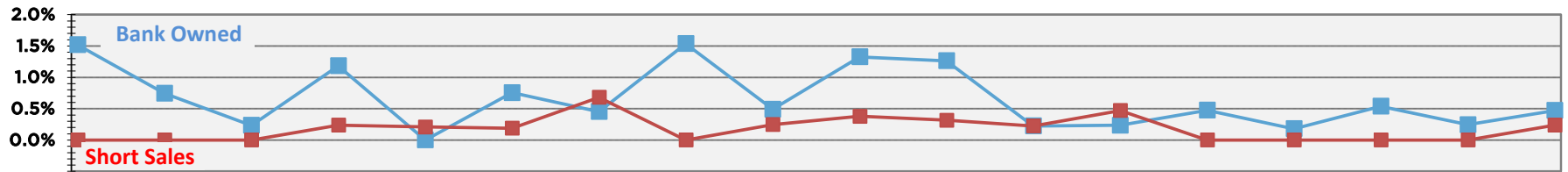


BO	7	4	1	5	0	4	2	7	2	7	4	1	1	2	1	2	1	2
SS	0	0	0	1	1	1	3	0	1	2	1	1	2	0	0	0	0	1

Percentage of Sales



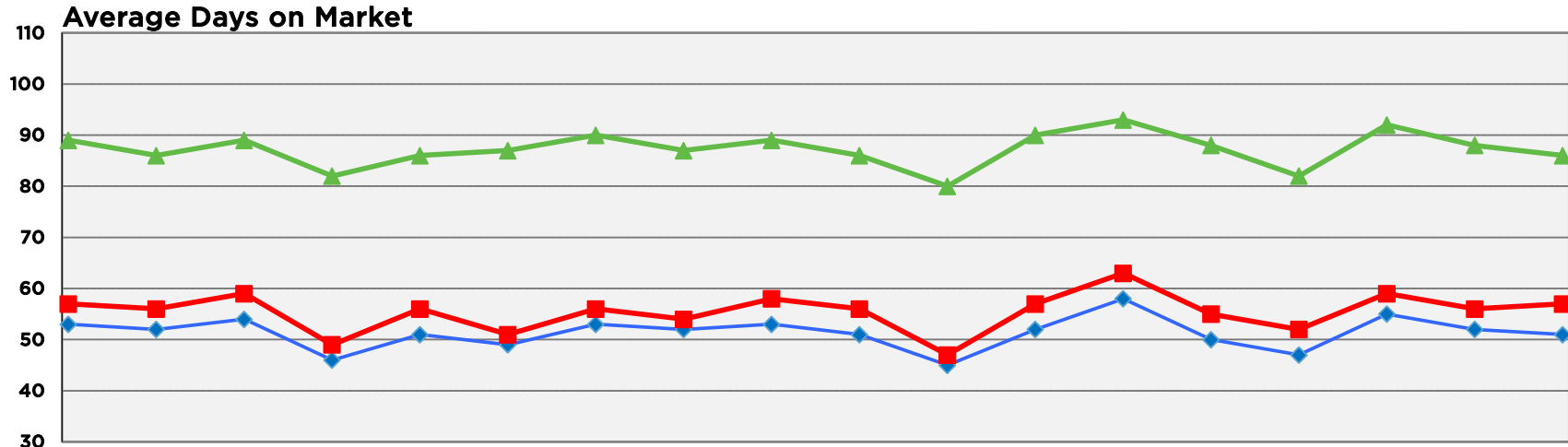
Normal	98.48%	99.26%	99.77%	98.58%	99.79%	99.06%	98.87%	98.46%	99.26%	98.30%	98.42%	99.55%	99.30%	99.52%	99.82%	99.46%	99.76%	99.29%
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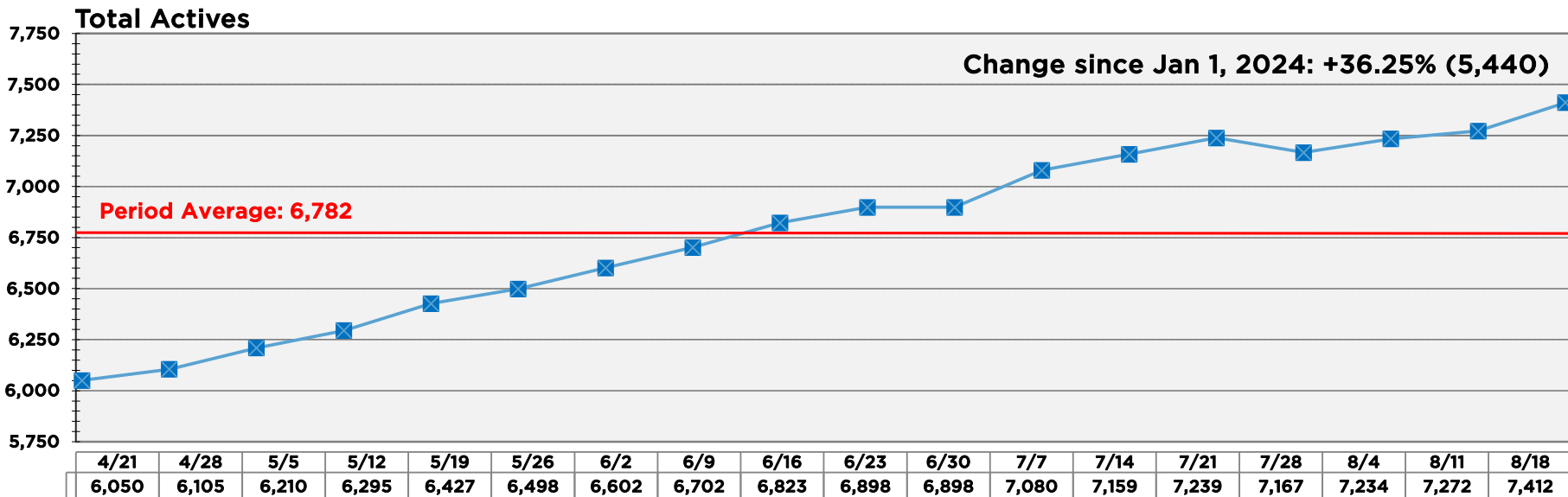
BO	1.52%	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%
SS	0.00%	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%

Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



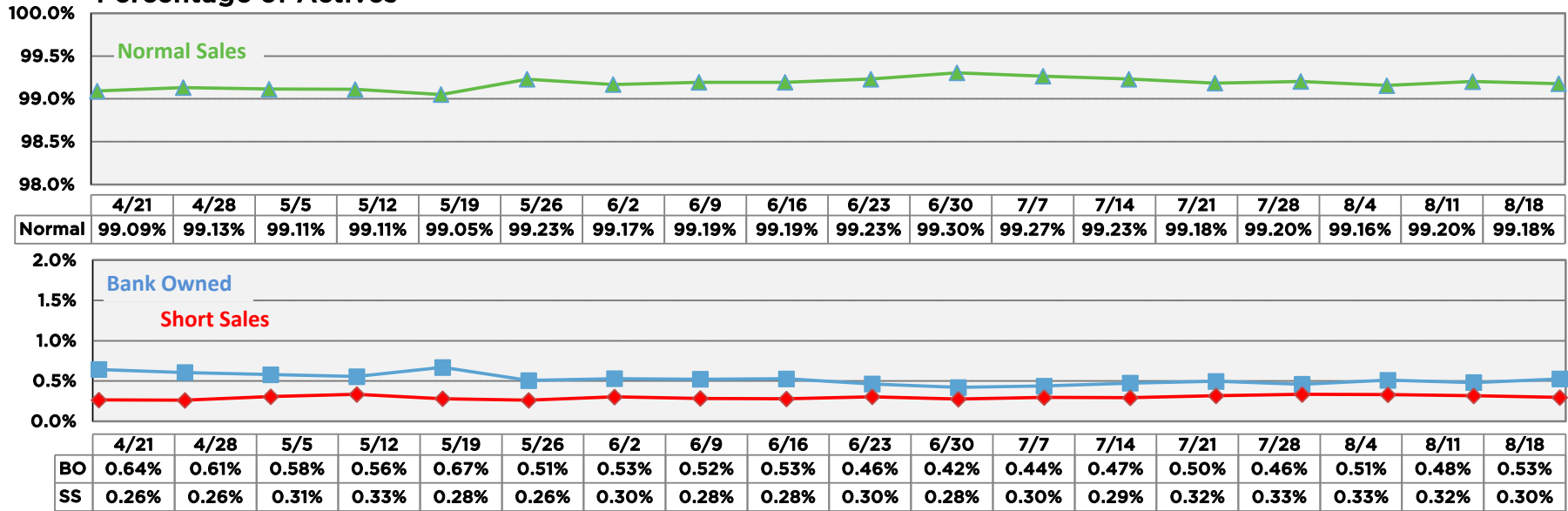
ListToContract	53	52	54	46	51	49	53	52	53	51	45	52	58	50	47	55	52	51
CombDaysOnMkt	57	56	59	49	56	51	56	54	58	56	47	57	63	55	52	59	56	57
ListToClose	89	86	89	82	86	87	90	87	89	86	80	90	93	88	82	92	88	86



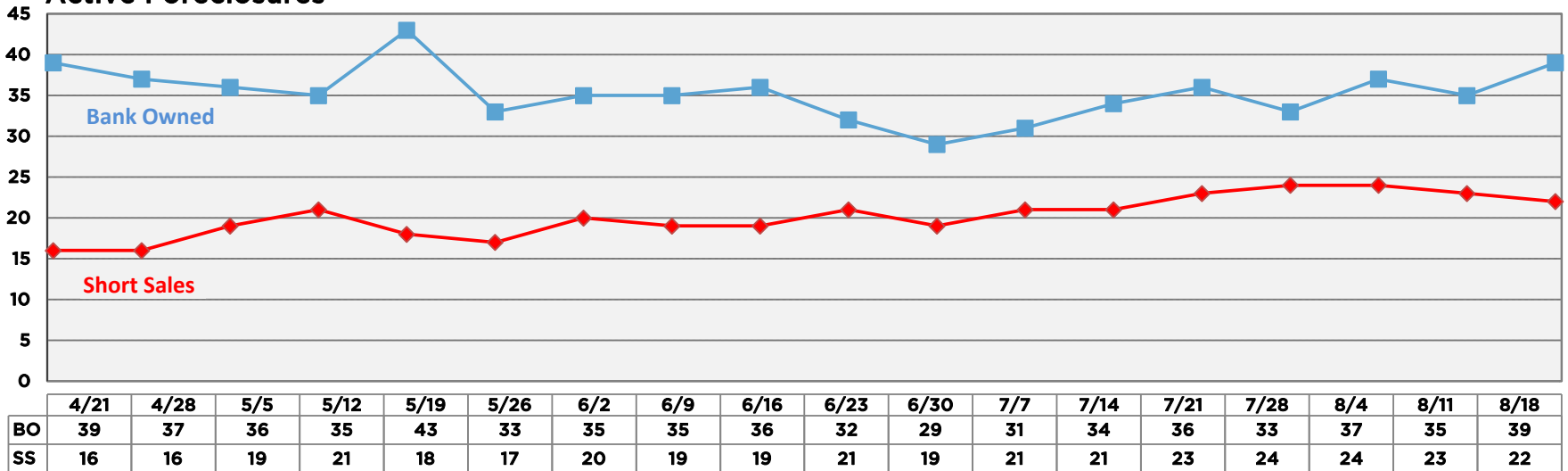
Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



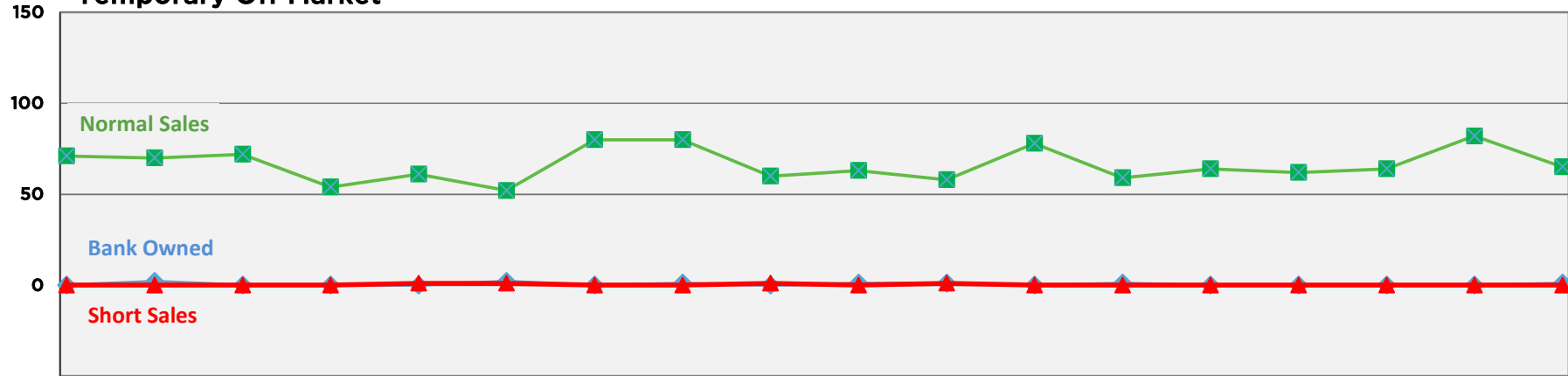
Active Foreclosures



Monday Morning Quarterback
08/18/2024 - 08/24/2024
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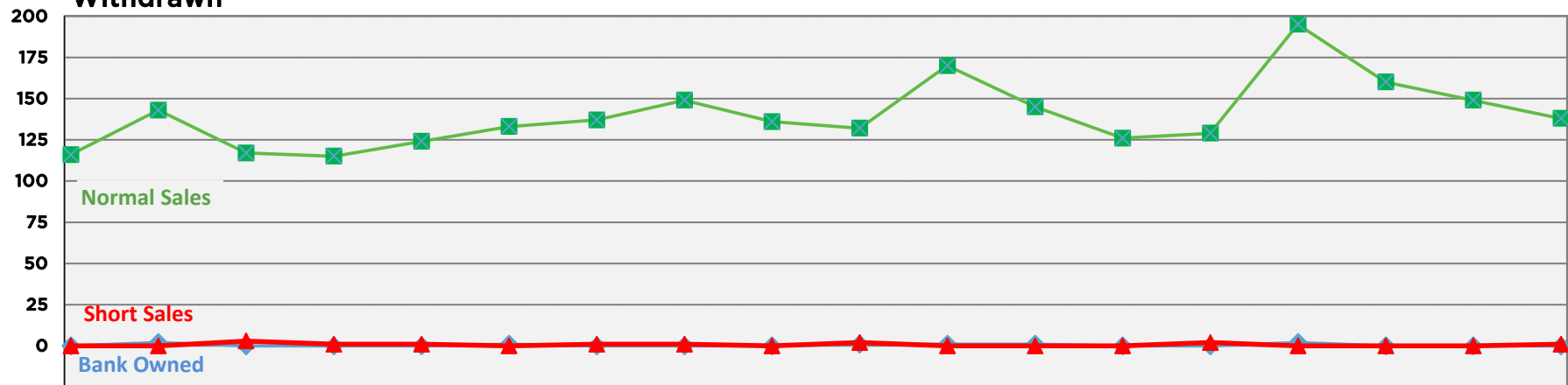
Single Family Homes

Temporary Off Market



	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	8/18	
Norm	71	70	72	54	61	52	80	80	60	63	58	78	59	64	62	64	82	65	
BO	0	2	0	0	0	2	0	1	0	1	1	0	1	0	0	0	0	0	1
SS	0	0	0	0	1	1	0	0	1	0	1	0	0	0	0	0	0	0	0

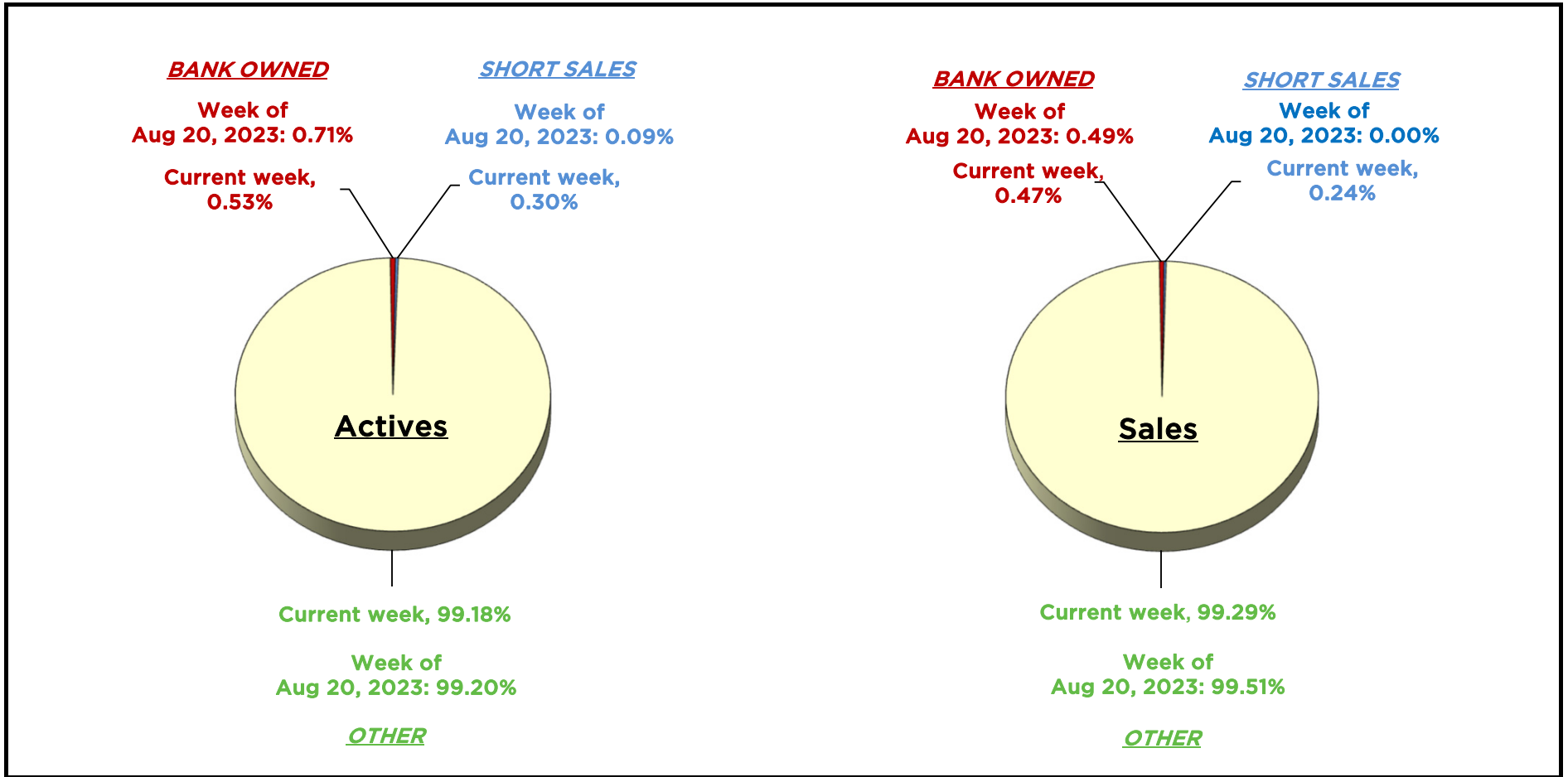
Withdrawn



	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	8/18	
Norm	116	143	117	115	124	133	137	149	136	132	170	145	126	129	195	160	149	138	
BO	0	2	0	0	0	1	0	0	0	1	1	1	0	0	2	0	0	0	0
SS	0	0	3	1	1	0	1	1	0	2	0	0	0	2	0	0	0	0	1

Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

There are 51 Single Family Homes available for the Median Price of \$429,700 (± \$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		2	\$430,000	3.0	2.0	1,607	\$267.58
Lake Mary / Heathrow	32746	1	\$430,000	3.0	2.0	1,650	\$260.61
Oviedo	32765	1	\$430,000	3.0	2.0	1,564	\$274.94
Orange County		13	\$429,950	3.4	2.0	1,724	\$249.37
Apopka (North)	32712	1	\$430,000	3.0	2.0	2,039	\$210.89
Belle Isle / Pine Castle	32809	1	\$430,000	4.0	2.0	1,567	\$274.41
Lockhart	32810	1	\$429,900	4.0	2.0	2,142	\$200.70
Taft	32824	1	\$430,000	4.0	2.0	1,769	\$243.08
Rio Pinar / Union Park	32825	3	\$429,933	3.0	2.0	1,682	\$255.61
Research Park	32826	1	\$429,950	4.0	2.0	1,770	\$242.91
Waterford Lakes	32828	1	\$430,000	3.0	2.0	1,692	\$254.14
Metro West / Orlo Vista	32835	1	\$430,000	4.0	2.0	1,959	\$219.50
Ocoee	34761	1	\$429,900	3.0	2.0	1,840	\$233.64
Winter Garden / Oakland	34787	2	\$429,900	3.0	2.0	1,295	\$331.97
Osceola County		23	\$429,961	3.8	2.3	1,944	\$221.16
Kissimmee (Central)	34741	2	\$430,000	3.0	2.0	1,743	\$246.77
Kissimmee (East)	34744	2	\$430,000	4.0	2.0	2,064	\$208.33
Kissimmee (West) / Pleasant Hill	34746	7	\$429,957	3.7	2.3	2,032	\$211.61
Kissimmee / Celebration	34747	2	\$429,948	3.5	2.5	1,573	\$273.33
Kissimmee / Poinciana	34758	1	\$430,000	5.0	3.0	2,271	\$189.34
St Cloud	34769	1	\$429,900	3.0	2.0	1,624	\$264.72
St Cloud / Narcoossee	34771	5	\$429,920	3.8	2.2	1,925	\$223.29
St Cloud / Canoe Creek	34772	2	\$430,000	4.0	2.5	1,880	\$228.78
St Cloud / Harmony	34773	1	\$430,000	5.0	3.0	2,451	\$175.44
Lake County		13	\$429,975	3.4	2.2	2,082	\$206.52
Eustis (West)	32726	2	\$430,000	3.0	2.0	1,910	\$225.19
Mount Dora	32757	1	\$429,990	4.0	2.0	2,761	\$155.74
Tavares / Mt Plymouth	32778	1	\$429,900	3.0	3.0	2,012	\$213.67
Clermont (Central)	34711	2	\$429,950	3.5	2.0	2,044	\$210.35
Clermont (South)	34714	1	\$430,000	2.0	2.0	1,816	\$236.78
Minneola	34715	1	\$429,900	4.0	2.0	2,386	\$180.18
Fruitland Park	34731	1	\$430,000	3.0	2.0	2,052	\$209.55
Groveland	34736	3	\$429,996	3.7	2.0	2,001	\$214.93
Howey in the Hills	34737	1	\$430,000	4.0	3.0	2,130	\$201.88

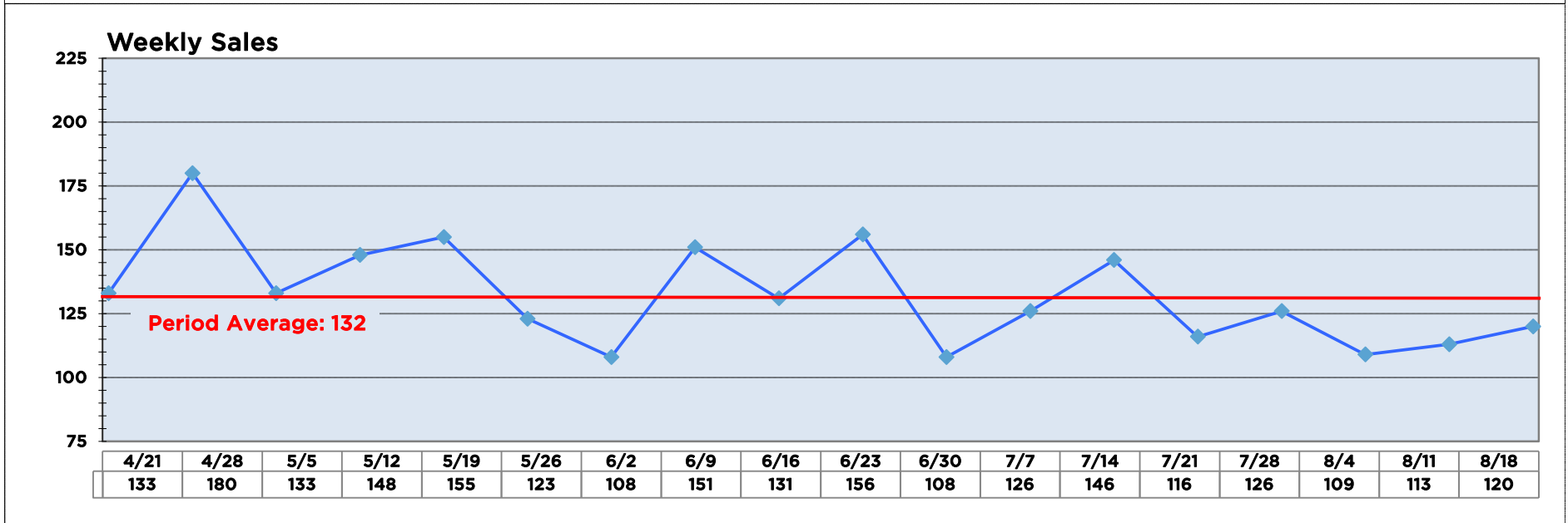
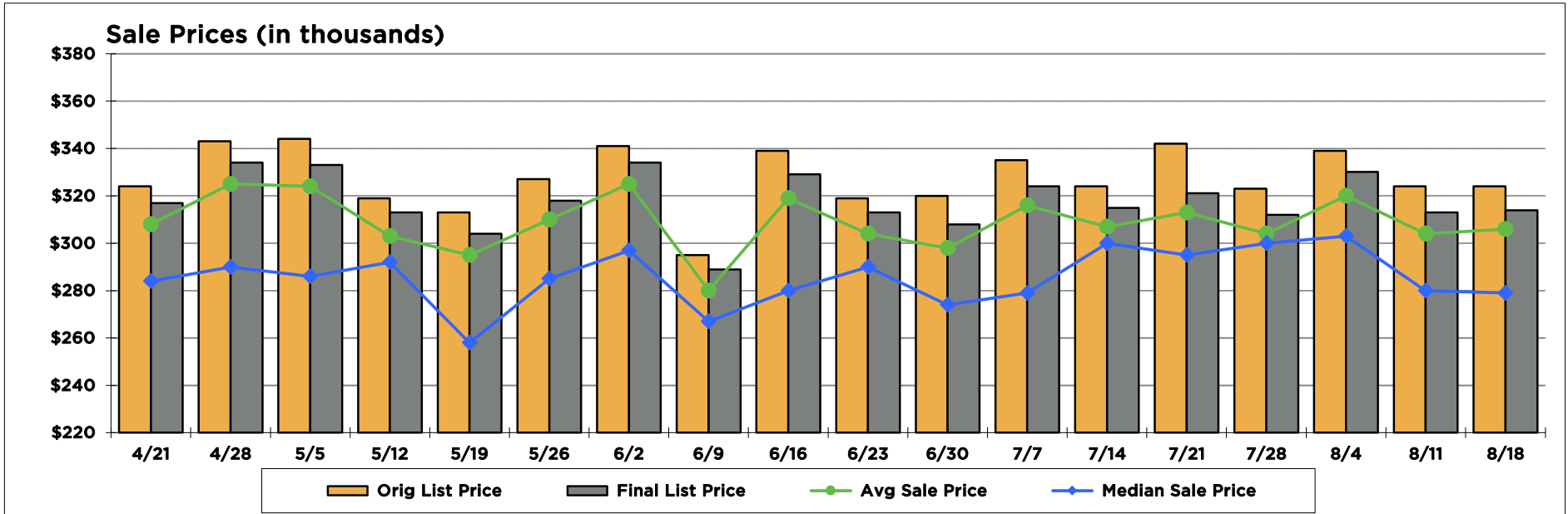
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08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	120	53	13	28	15	11	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	119	52	13	28	15	11	0
Active Listings	3,665	1,312	539	992	473	325	24
Bank Owned	9	6	1	1	1	0	0
Short Sales	7	2	0	5	0	0	0
Other	3,649	1,304	538	986	472	325	24
Months of Inventory	7.05	5.71	9.57	8.18	7.28	6.82	0.00
<i>List Price</i>							
Average Original List Price	\$324,241	\$202,982	\$293,231	\$365,125	\$456,387	\$660,868	\$0
Average Final List Price	\$313,521	\$191,340	\$279,515	\$356,585	\$443,587	\$655,414	\$0
<i>Sale Price</i>							
Average Price	\$305,678	\$183,579	\$274,731	\$349,336	\$433,500	\$645,118	\$0
Median Price	\$278,750	\$185,000	\$277,500	\$346,500	\$425,000	\$584,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$10,720	-\$11,642	-\$13,716	-\$8,540	-\$12,800	-\$5,454	\$0
Original List to Sale Price - \$	-\$18,563	-\$19,403	-\$18,500	-\$15,789	-\$22,887	-\$15,750	\$0
Final List to Sale Price - \$	-\$7,843	-\$7,761	-\$4,784	-\$7,249	-\$10,087	-\$10,296	\$0
Original List to Sale Price - %	94.27%	90.44%	93.69%	95.68%	94.99%	97.62%	0.00%
Final List to Sale Price - %	97.50%	95.94%	98.29%	97.97%	97.73%	98.43%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	76	86	111	46	88	41	0
Combined Avg Days to Contract	84	93	125	64	88	41	0
Avg Days Listing to Closing	109	117	145	86	123	69	0
Avg Days Contract to Close	33	29	34	40	34	35	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,321	977	1,273	1,525	1,765	1,908	0

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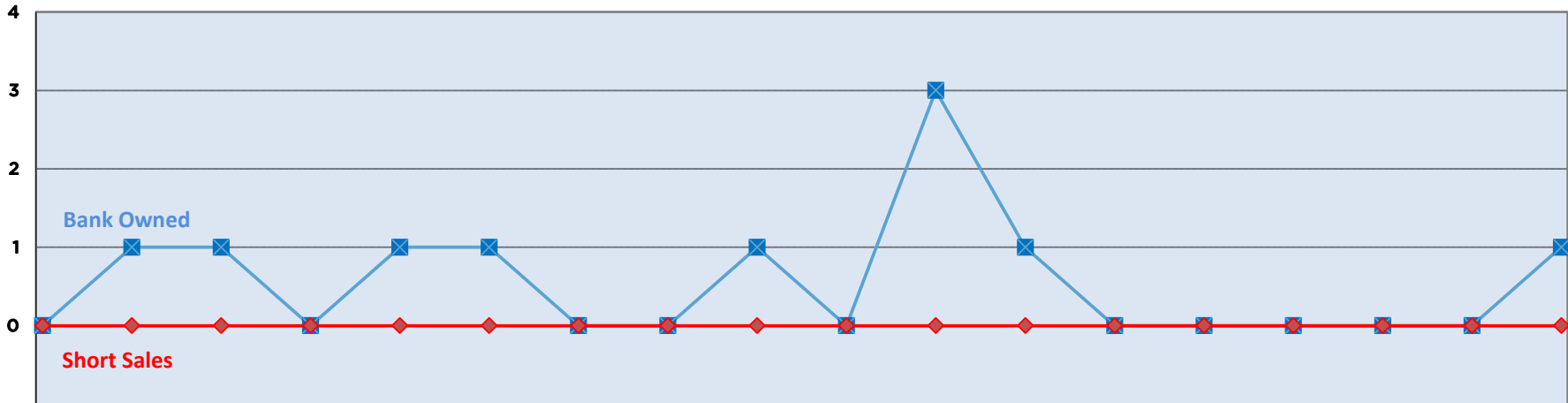
Condos, Townhomes, Villas



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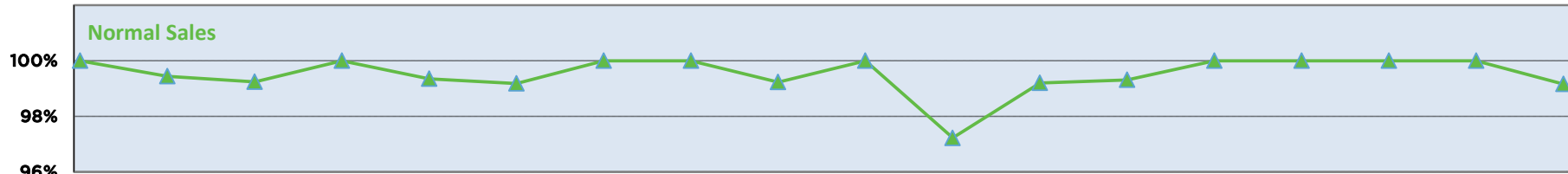
Condos, Townhomes, Villas

Foreclosure Sales

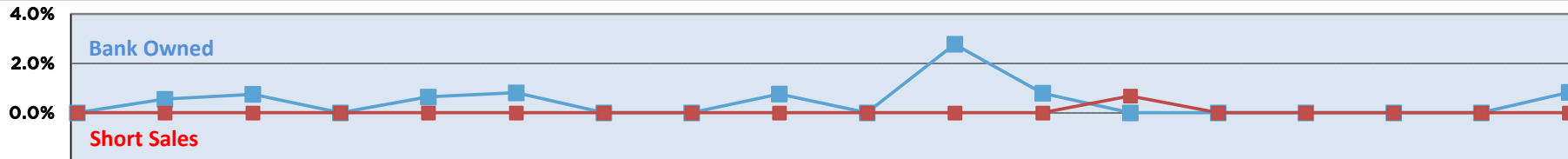


	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	
BO	0	1	1	0	1	1	0	0	1	0	3	1	0	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	8/18
Normal	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	99.17%

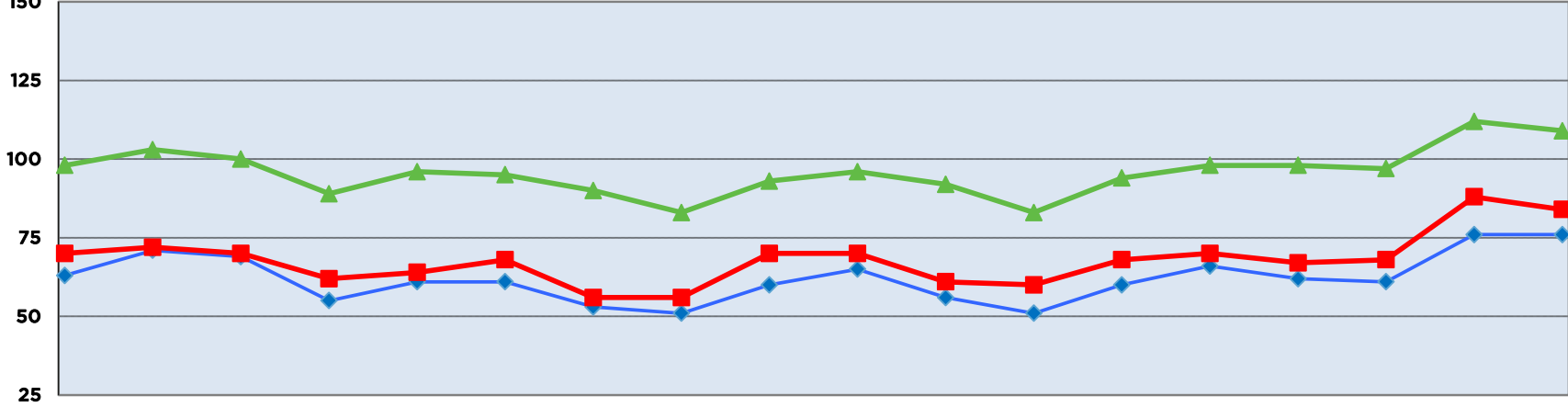


	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18
BO	0.00%	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%

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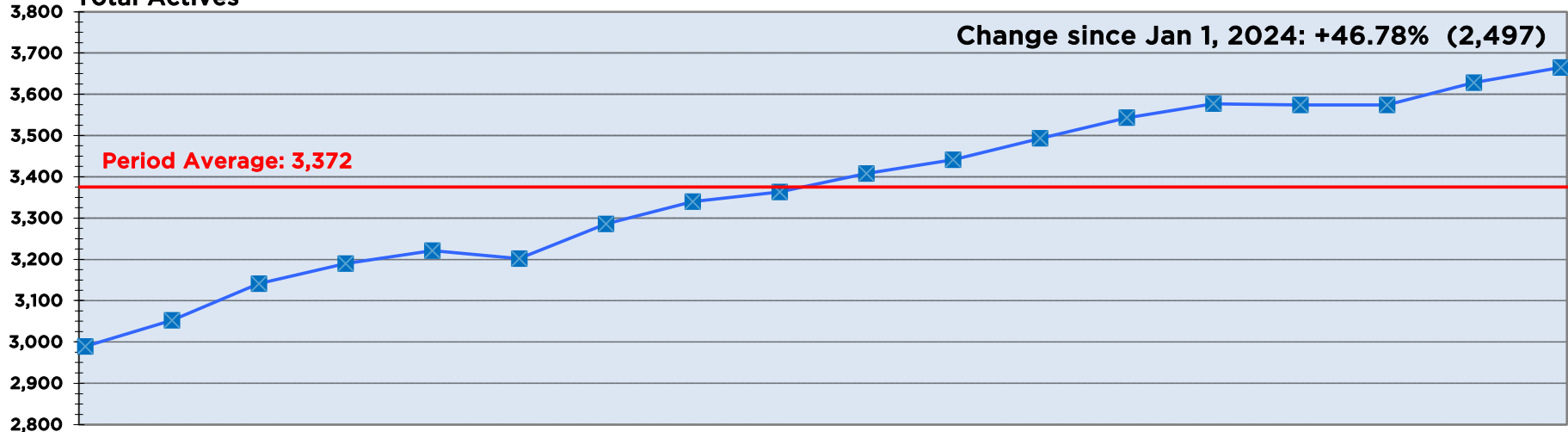
Average Days on Market



ListToContract	63	71	69	55	61	61	53	51	60	65	56	51	60	66	62	61	76	76
CombDaysOnMkt	70	72	70	62	64	68	56	56	70	70	61	60	68	70	67	68	88	84
ListToClose	98	103	100	89	96	95	90	83	93	96	92	83	94	98	98	97	112	109

Total Actives

Change since Jan 1, 2024: +46.78% (2,497)

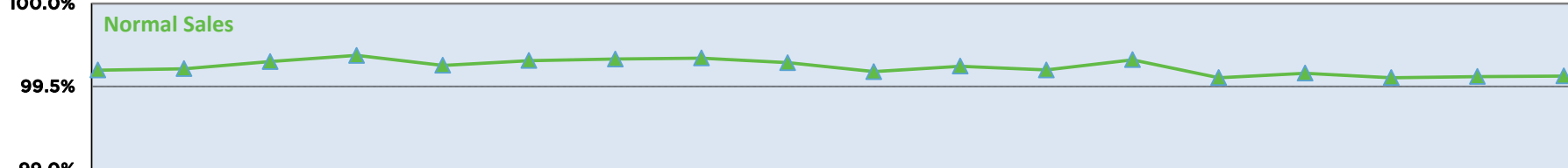


Total Actives	2,989	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665
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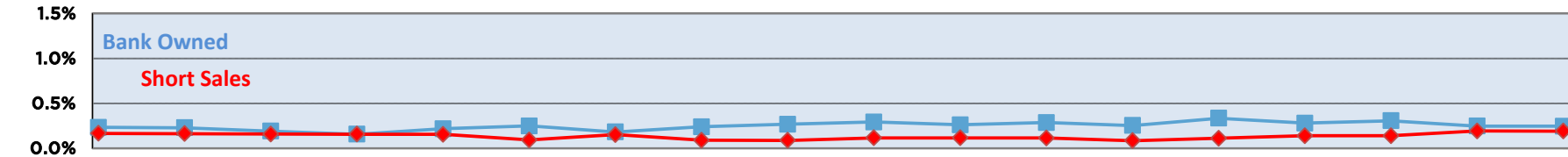
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Percentage of Actives

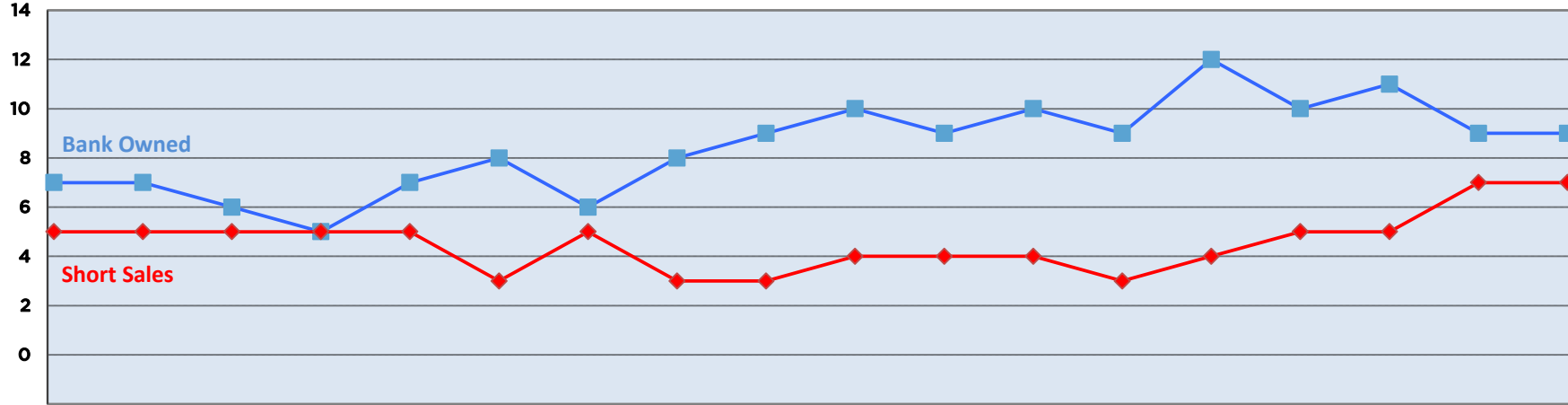


	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18
Normal	99.60%	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%



	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	8/18
BO	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%	0.25%
SS	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%	0.19%

Active Foreclosures



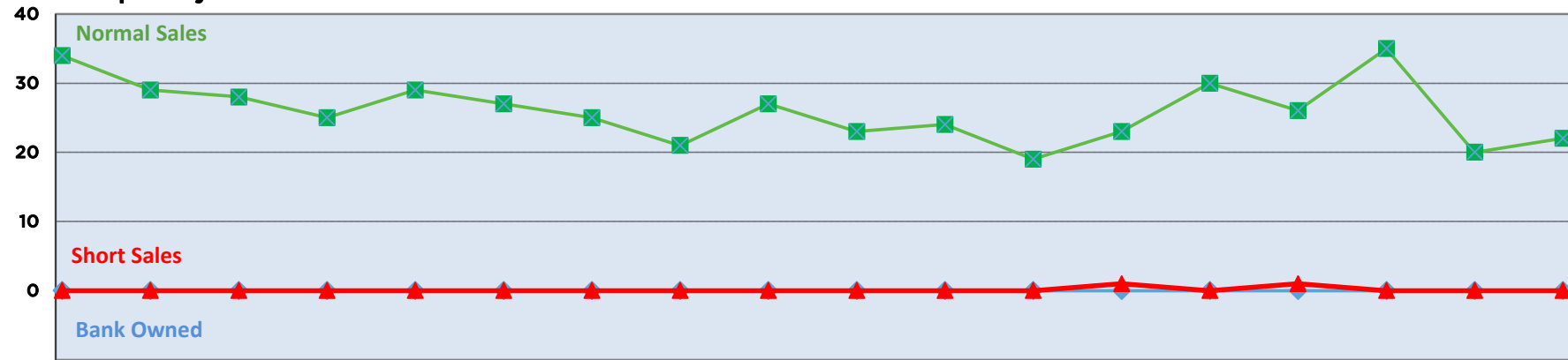
	4/21	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18
BO	7	7	6	5	7	8	6	8	9	10	9	10	9	12	10	11	9	9
SS	5	5	5	5	5	3	5	3	3	4	4	4	3	4	5	5	7	7



Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

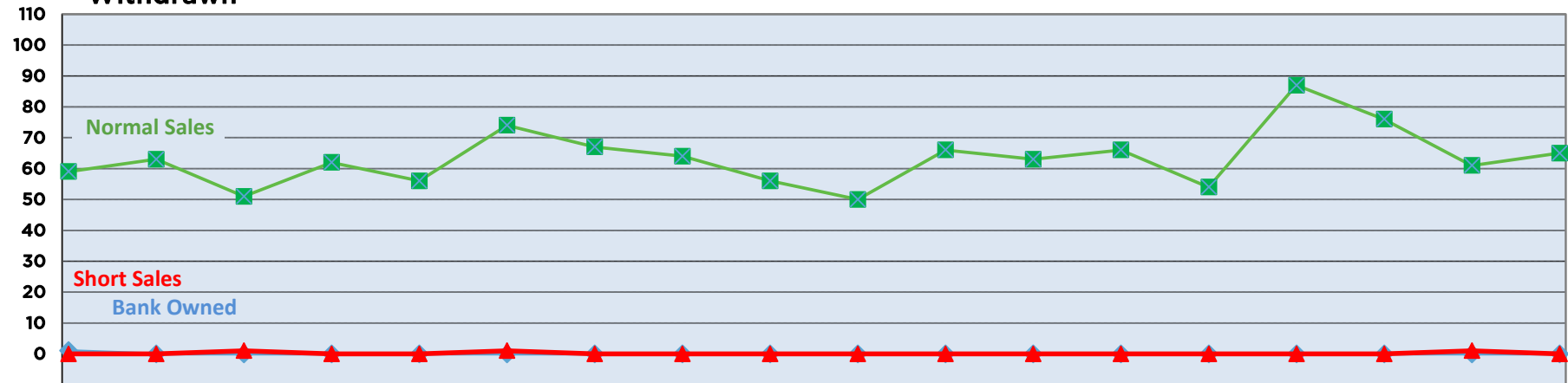
Condos, Townhomes, Villas

Temporary Off Market



	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	8/18
Norm	34	29	28	25	29	27	25	21	27	23	24	19	23	30	26	35	20	22
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	1	0	1	0	0	0

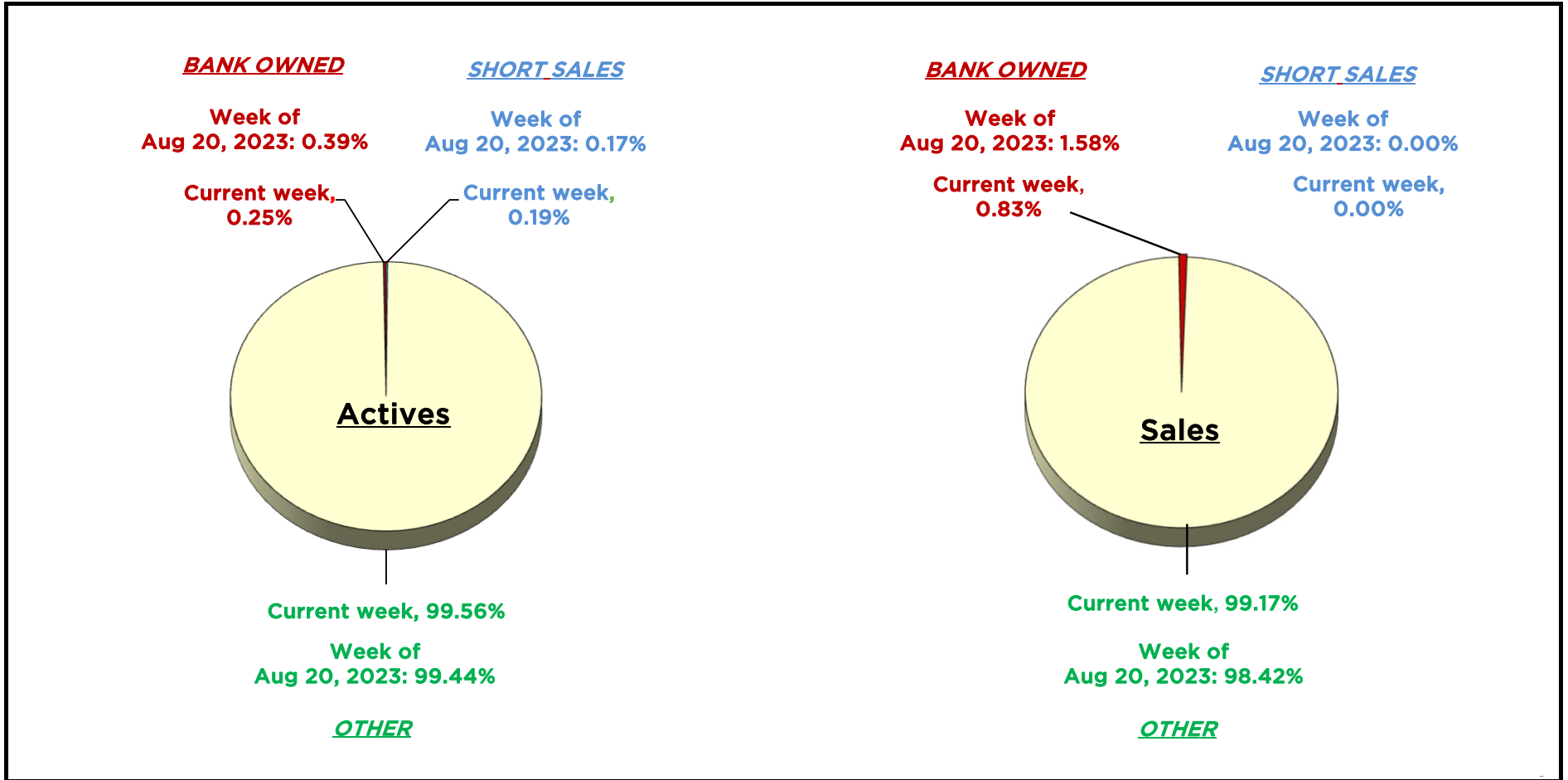
Withdrawn



	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	8/18
Norm	59	63	51	62	56	74	67	64	56	50	66	63	66	54	87	76	61	65
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0

Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
08/18/2024 - 08/24/2024
Lake, Orange, Osceola & Seminole Counties

There are 12 Condos, Villas, or Townhomes available for the Median Price of \$278,750 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$279,000	2.5	2.0	1,163	\$240.00
Casselberry	32707	1	\$279,000	2.0	2.0	1,166	\$239.28
Altamonte Springs / Forest City	32714	1	\$279,000	3.0	2.0	1,159	\$240.72
Orange County		6	\$278,817	2.3	2.2	1,074	\$259.53
Maitland / Eatonville	32751	1	\$278,899	3.0	3.0	1,328	\$210.01
Sand Lake / Bay Hill	32819	1	\$279,000	2.0	2.0	583	\$478.56
Williamsburg / Lake Bryan	32821	2	\$278,500	2.0	2.0	999	\$278.78
Ventura	32822	1	\$279,000	2.0	2.0	1,375	\$202.91
Taft	32824	1	\$279,000	3.0	2.0	1,162	\$240.10
Osceola County		4	\$278,975	2.5	2.0	1,353	\$206.15
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 (West) / Pleasant Hill	34746	1	\$279,000	3.0	2.0	1,468	\$190.05
Kissimmee / Celebration	34747	1	\$279,000	2.0	2.0	1,015	\$274.88