



Monday Morning Quarterback Summary

Week of August 25, 2024 - August 31, 2024

Single-family existing homes

- Sales of single-family homes increased to 501 during the week of August 25, from 424 the week prior
- The median price of single family homes decreased to \$420,000 a change of -2.3%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 41, and now sits at 7,371

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 148 during the week of August 25, from 120 the week prior
- The median price of condos, townhomes, and villas increased to \$310,750 a change of 11.5%
- 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 remains constant at 0
- Condo inventory decreased by 8, and now sits at 3,657

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

Monday Morning Quarterback
08/25/2024 - 08/31/2024
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	501	32	25	163	95	151	35
Bank Owned	2	1	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	499	31	25	162	95	151	35
Active Listings	7,371	429	348	1,471	1,478	2,843	802
Bank Owned	43	11	8	6	7	10	1
Short Sales	23	0	2	14	2	4	1
Other	7,305	418	338	1,451	1,469	2,829	800
Months of Inventory	3.40	3.09	3.21	2.08	3.59	4.35	5.29

List Price

Average Original List Price	\$584,089	\$223,322	\$285,775	\$369,426	\$470,824	\$701,227	\$1,928,800
Average Final List Price	\$560,994	\$206,219	\$280,719	\$359,793	\$453,598	\$676,768	\$1,814,606

Sale Price

Average Price	\$544,230	\$190,872	\$273,872	\$351,632	\$442,878	\$661,959	\$1,724,554
Median Price	\$420,000	\$198,500	\$277,000	\$353,500	\$440,000	\$640,000	\$1,500,000

Price Differences

Original to Final List Price	-\$23,095	-\$17,103	-\$5,056	-\$9,633	-\$17,226	-\$24,459	-\$114,194
Original List to Sale Price - \$	-\$39,859	-\$32,450	-\$11,903	-\$17,794	-\$27,946	-\$39,268	-\$204,246
Final List to Sale Price - \$	-\$16,764	-\$15,347	-\$6,847	-\$8,161	-\$10,720	-\$14,809	-\$90,052
Original List to Sale Price - %	93.18%	85.47%	95.83%	95.18%	94.06%	94.40%	89.41%
Final List to Sale Price - %	97.01%	92.56%	97.56%	97.73%	97.64%	97.81%	95.04%

Days on the Market

Avg Days Listing to Contract	53	71	41	49	51	52	73
Combined Avg Days to Contract	59	72	52	55	57	59	73
Avg Days Listing to Closing	87	104	72	84	84	86	111
Avg Days Contract to Close	33	32	31	35	31	33	37

Beds / Baths

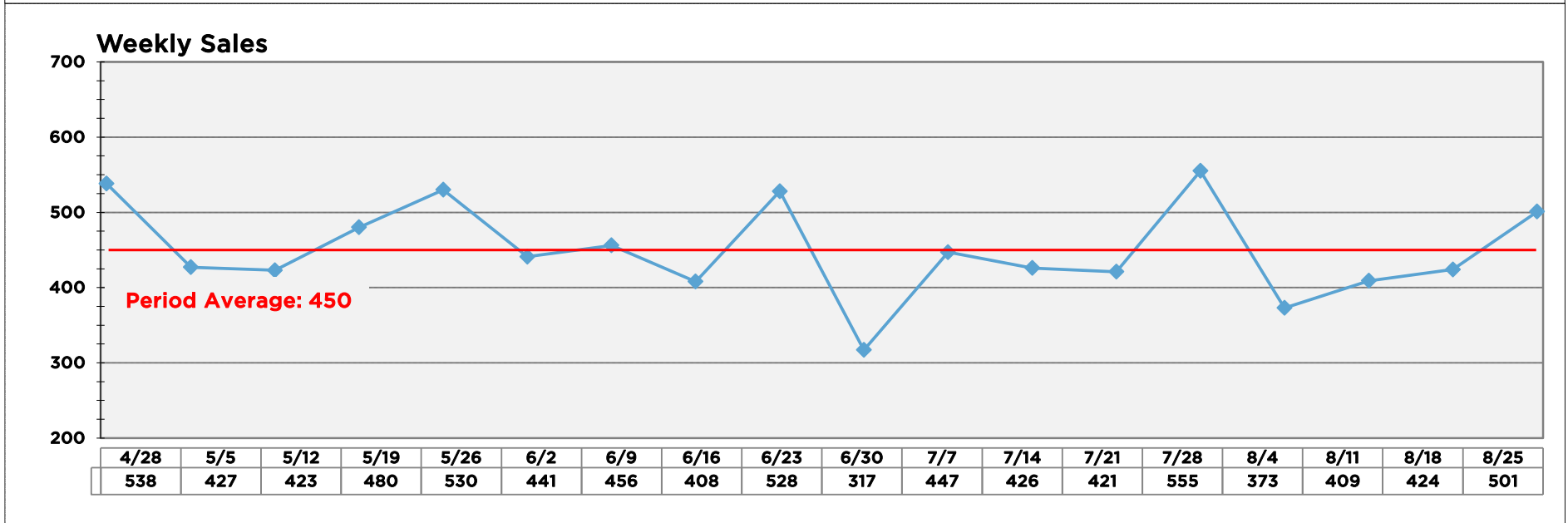
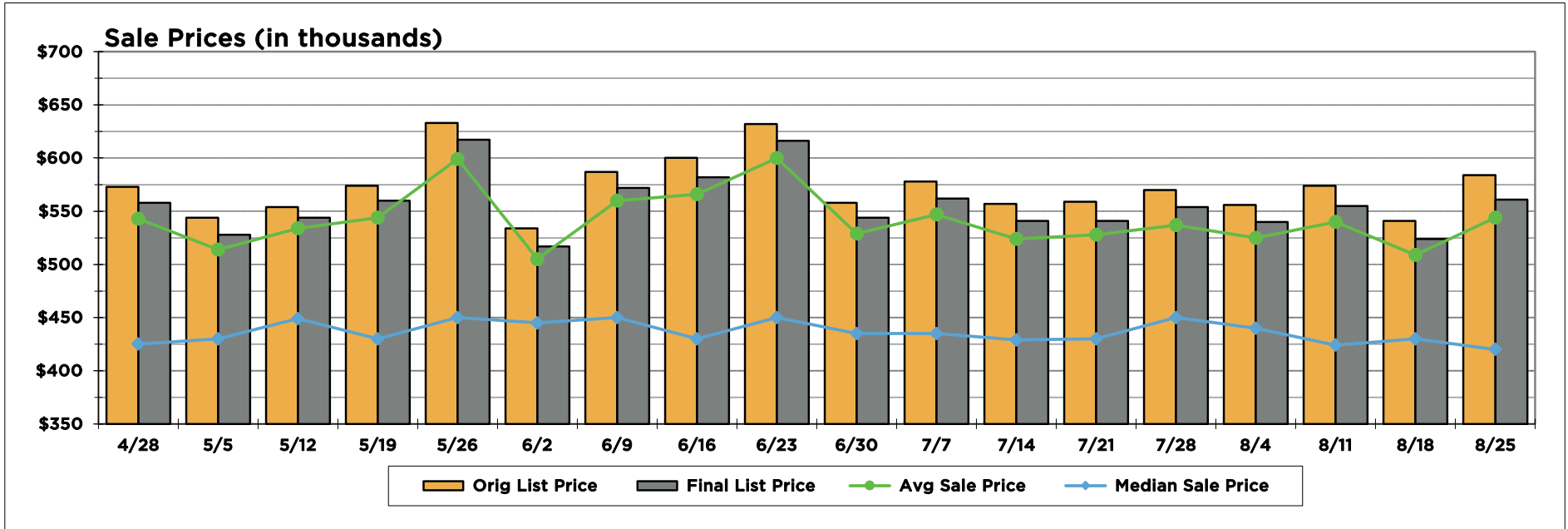
Average Bedrooms	4	3	3	3	4	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,108	1,130	1,274	1,543	2,017	2,654	4,118
----------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

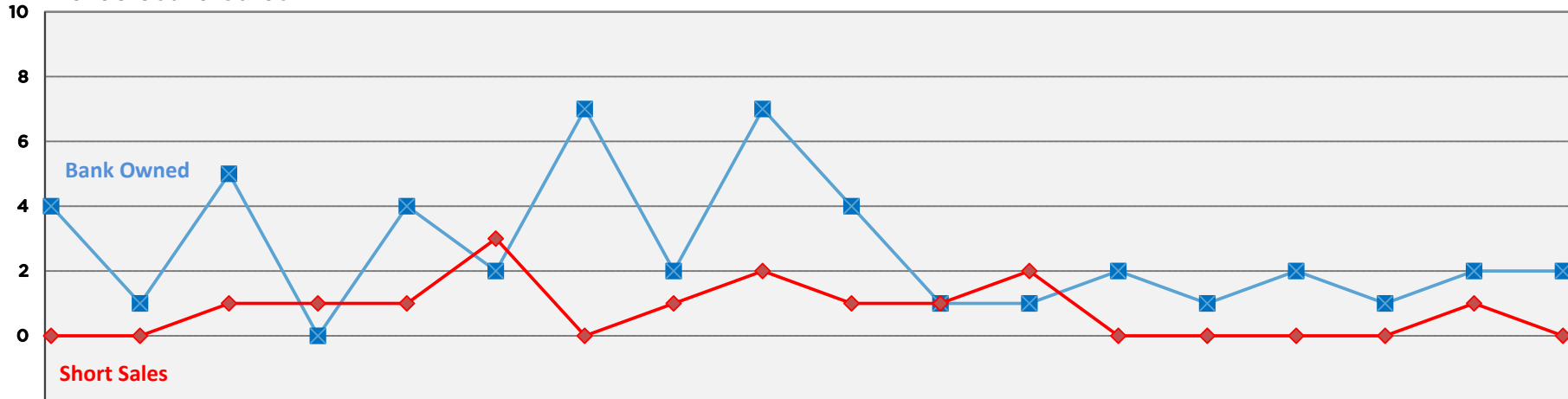
Single Family Homes



Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

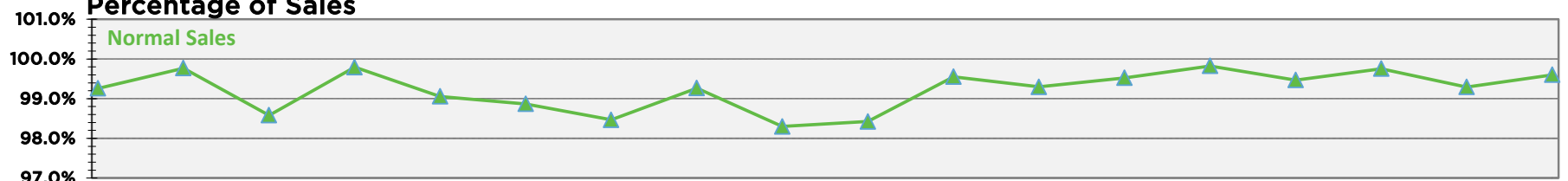
Single Family Homes

Foreclosure Sales

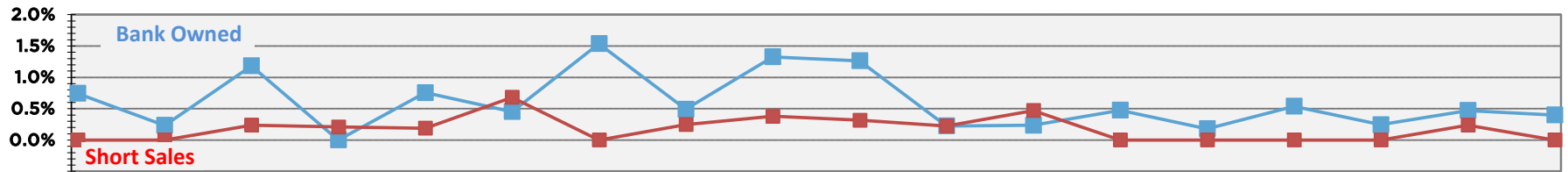


BO	4	1	5	0	4	2	7	2	7	4	1	1	2	1	2	1	2	2
SS	0	0	1	1	1	3	0	1	2	1	1	2	0	0	0	0	1	0

Percentage of Sales



Normal	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%	99.60%
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

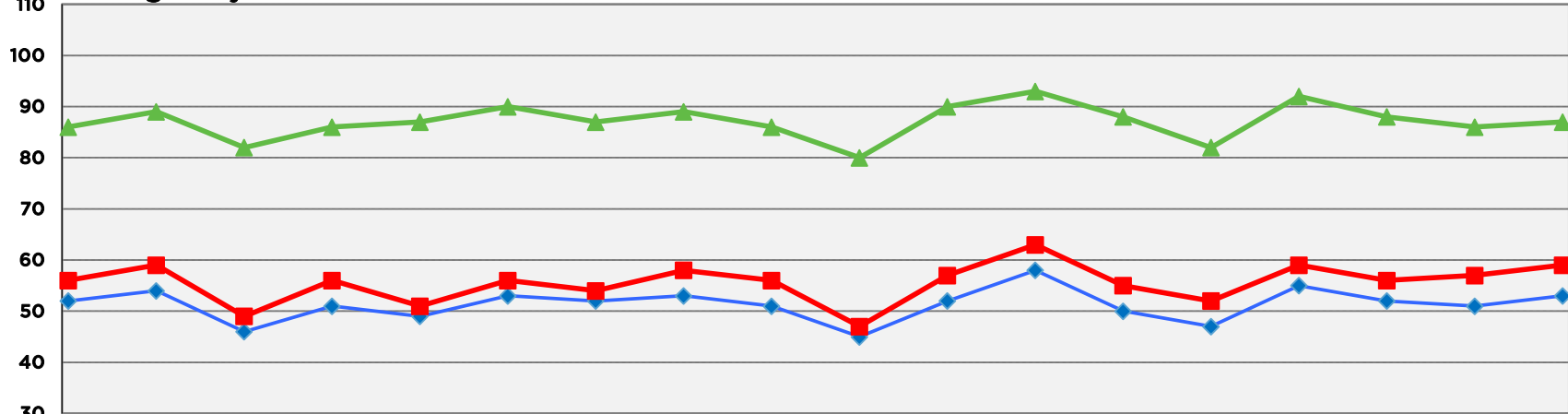


BO	0.74%	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%
SS	0.00%	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%

Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

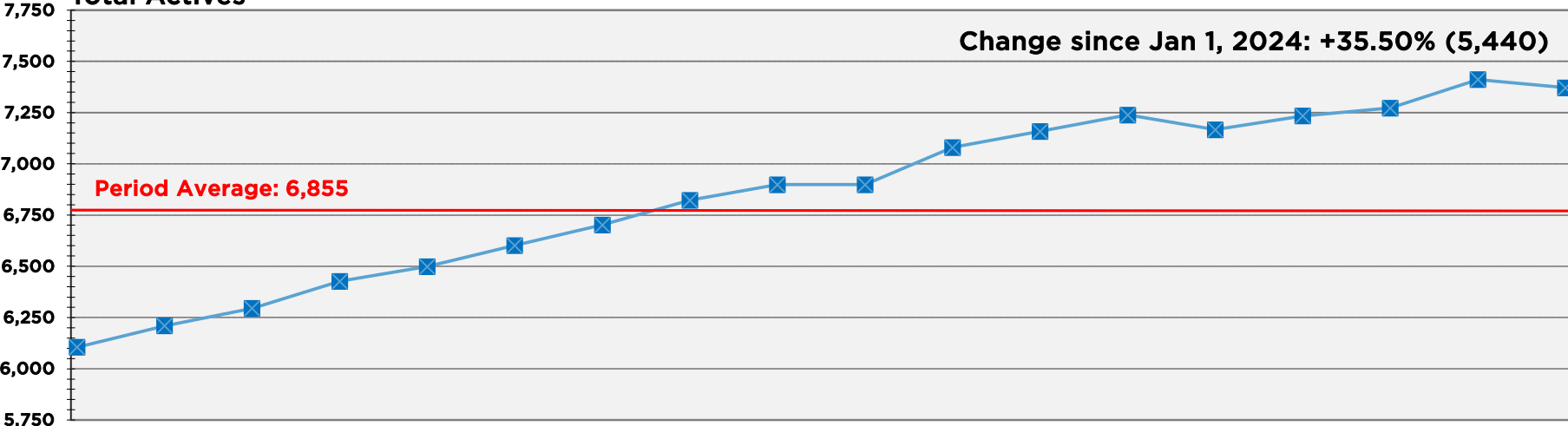
Single Family Homes

Average Days on Market



	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	8/25
ListToContract	52	54	46	51	49	53	52	53	51	45	52	58	50	47	55	52	51	53
CombDaysOnMkt	56	59	49	56	51	56	54	58	56	47	57	63	55	52	59	56	57	59
ListToClose	86	89	82	86	87	90	87	89	86	80	90	93	88	82	92	88	86	87

Total Actives

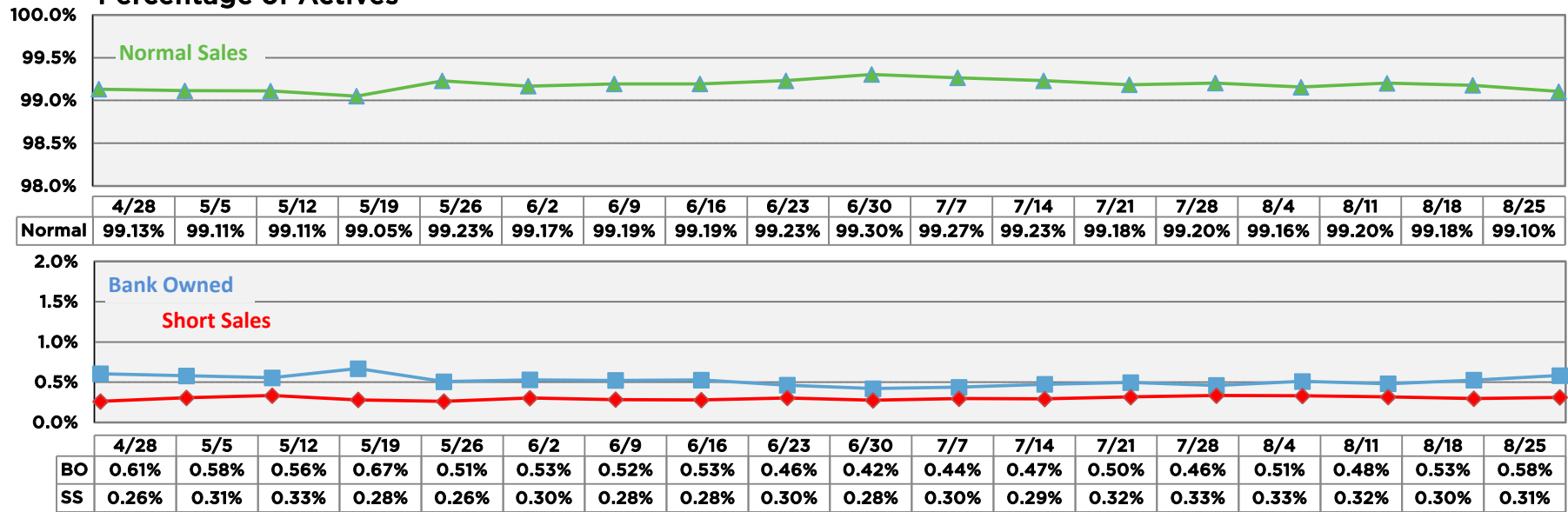


	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25
Total Actives	6,105	6,210	6,295	6,427	6,498	6,602	6,702	6,823	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371

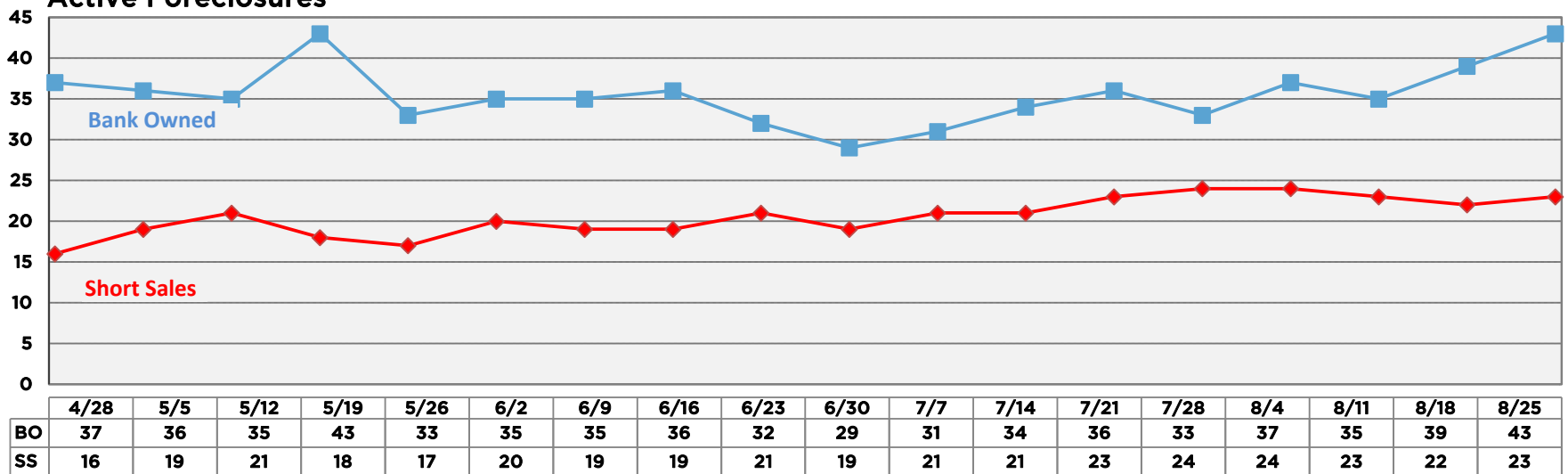
Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



Active Foreclosures

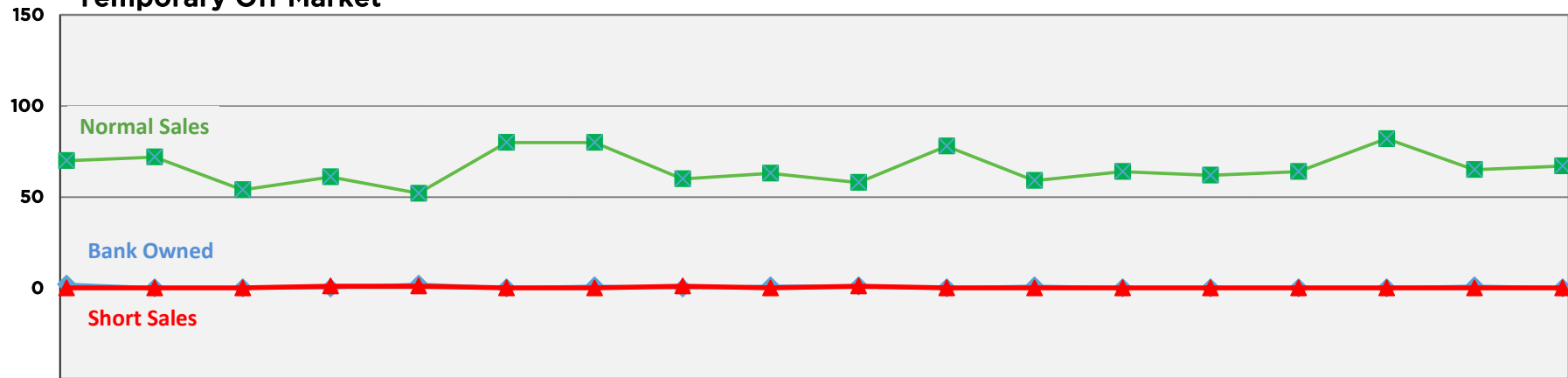




Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

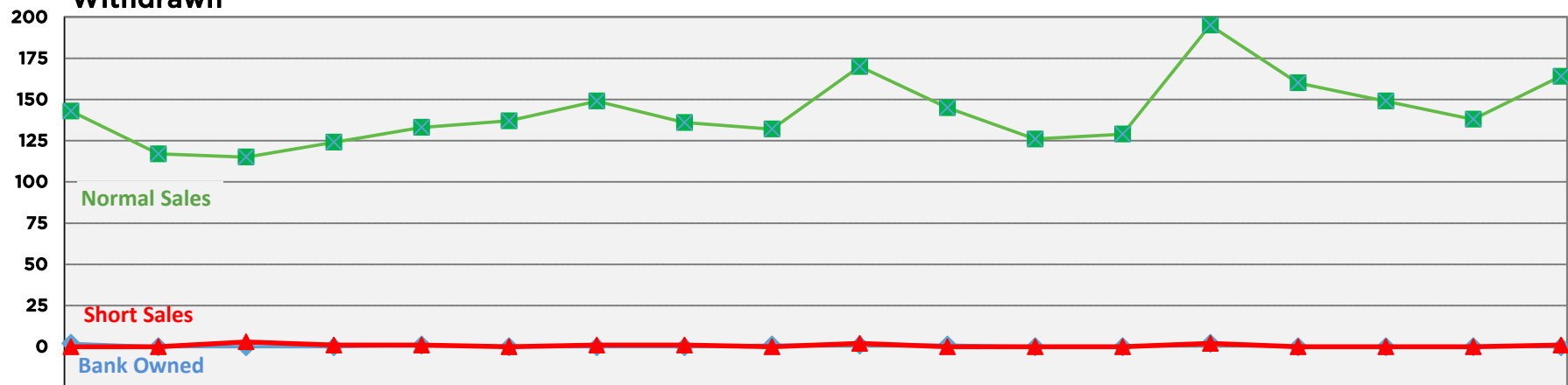
Single Family Homes

Temporary Off Market



	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	8/25
Norm	70	72	54	61	52	80	80	60	63	58	78	59	64	62	64	82	65	67
BO	2	0	0	0	2	0	1	0	1	1	0	1	0	0	0	0	1	0
SS	0	0	0	1	1	0	0	1	0	1	0	0	0	0	0	0	0	0

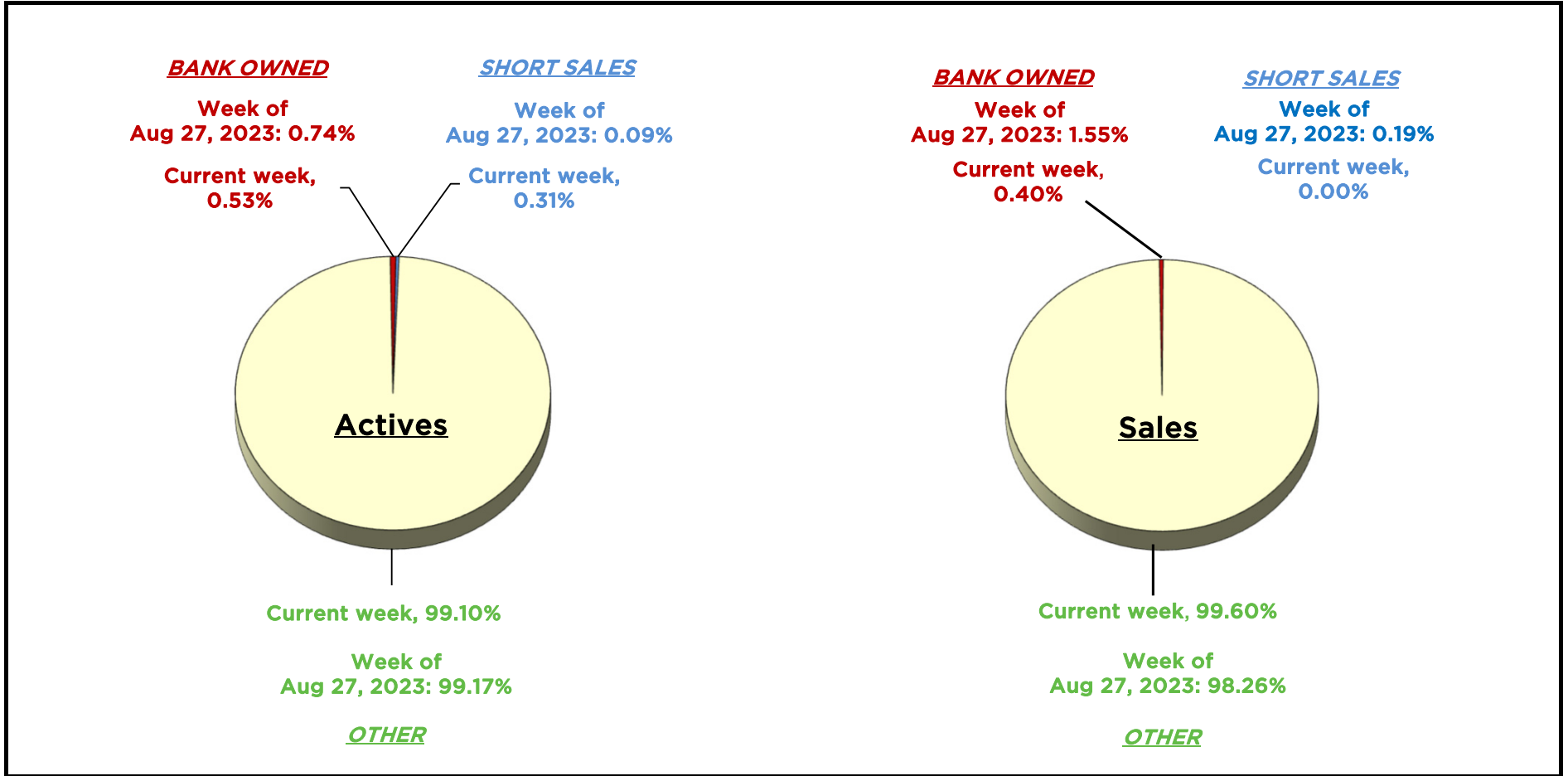
Withdrawn



	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	8/25
Norm	143	117	115	124	133	137	149	136	132	170	145	126	129	195	160	149	138	164
BO	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	1

Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

There are 73 Single Family Homes available for the Median Price of \$420,000 (± \$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		9	\$419,966	3.6	2.0	1,691	\$248.34
Winter Springs / Tuskawilla	32708	1	\$420,000	3.0	2.0	1,869	\$224.72
Lake Mary / Heathrow	32746	2	\$419,950	3.0	2.0	1,507	\$278.67
Oviedo	32765	1	\$420,000	3.0	2.0	1,290	\$325.58
Chuluota/Oviedo	32766	1	\$419,900	4.0	2.0	1,710	\$245.56
Sanford / Lake Forest	32771	2	\$419,945	4.0	2.0	1,622	\$258.91
Sanford (South)	32773	2	\$420,000	4.0	2.0	2,047	\$205.23
Orange County		22	\$419,968	3.4	2.0	1,559	\$269.30
Apopka (North)	32712	1	\$420,000	3.0	2.0	1,582	\$265.49
Maitland / Eatonville	32751	1	\$420,000	3.0	2.0	1,822	\$230.52
Winter Park (East) / Aloma	32792	1	\$419,900	4.0	2.0	1,512	\$277.71
Colonialtown	32803	1	\$420,000	4.0	2.0	1,200	\$350.00
Delaney / Crystal Lake	32806	3	\$419,933	3.3	1.7	1,518	\$276.57
Azalea Park	32807	1	\$420,000	3.0	2.0	1,548	\$271.32
Lockhart	32810	2	\$419,950	3.5	2.5	1,547	\$271.55
Conway	32812	1	\$419,990	3.0	2.0	1,340	\$313.43
Union Park	32817	1	\$419,900	3.0	2.0	1,919	\$218.81
Hiawassee	32818	3	\$419,967	4.0	2.0	1,684	\$249.34
Williamsburg / Lake Bryan	32821	1	\$420,000	3.0	2.0	1,442	\$291.26
Rio Pinar / Union Park	32825	2	\$420,000	3.5	2.0	1,756	\$239.25
Waterford Lakes	32828	3	\$419,966	3.0	2.0	1,331	\$315.61
Hunters Creek	32837	1	\$420,000	3.0	2.0	1,740	\$241.38
Osceola County		29	\$419,965	3.8	2.5	2,051	\$204.72
Kissimmee (Central)	34741	1	\$420,000	3.0	3.0	1,872	\$224.36
Kissimmee / Buena Ventura Lakes	34743	2	\$419,998	4.0	3.0	1,825	\$230.20
Kissimmee (East)	34744	4	\$419,975	3.5	2.5	2,104	\$199.61
Kissimmee (West) / Pleasant Hill	34746	5	\$419,898	3.8	2.6	2,148	\$195.50
Kissimmee / Celebration	34747	2	\$420,000	3.5	2.0	1,547	\$271.49
Kissimmee / Poinciana	34758	2	\$419,950	5.0	3.5	2,316	\$181.36
St Cloud	34769	2	\$420,000	3.5	2.0	2,092	\$200.76
St Cloud / Narcoossee	34771	7	\$419,957	3.9	2.3	2,033	\$206.61
St Cloud / Canoe Creek	34772	3	\$420,000	3.7	2.0	2,167	\$193.79
St Cloud / Harmony	34773	1	\$420,000	4.0	3.0	2,175	\$193.10

Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

There are 73 Single Family Homes available for the Median Price of \$420,000 (± \$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>
Lake County		13	\$419,919	3.2	2.2	2,227	\$188.55
Grand Island	32735	1	\$420,000	4.0	3.0	3,154	\$133.16
Mount Dora	32757	1	\$419,900	3.0	2.0	2,562	\$163.90
Tavares / Mt Plymouth	32778	1	\$419,900	3.0	2.0	2,044	\$205.43
Clermont (Central)	34711	1	\$420,000	4.0	2.0	2,646	\$158.73
Clermont (South)	34714	3	\$419,950	3.3	2.0	1,685	\$249.18
Groveland	34736	2	\$419,950	2.5	2.0	1,745	\$240.66
Leesburg (West)	34748	2	\$419,950	2.5	2.0	2,408	\$174.43
Leesburg (East) / Haines Creek	34788	2	\$419,750	4.0	2.5	2,593	\$161.88

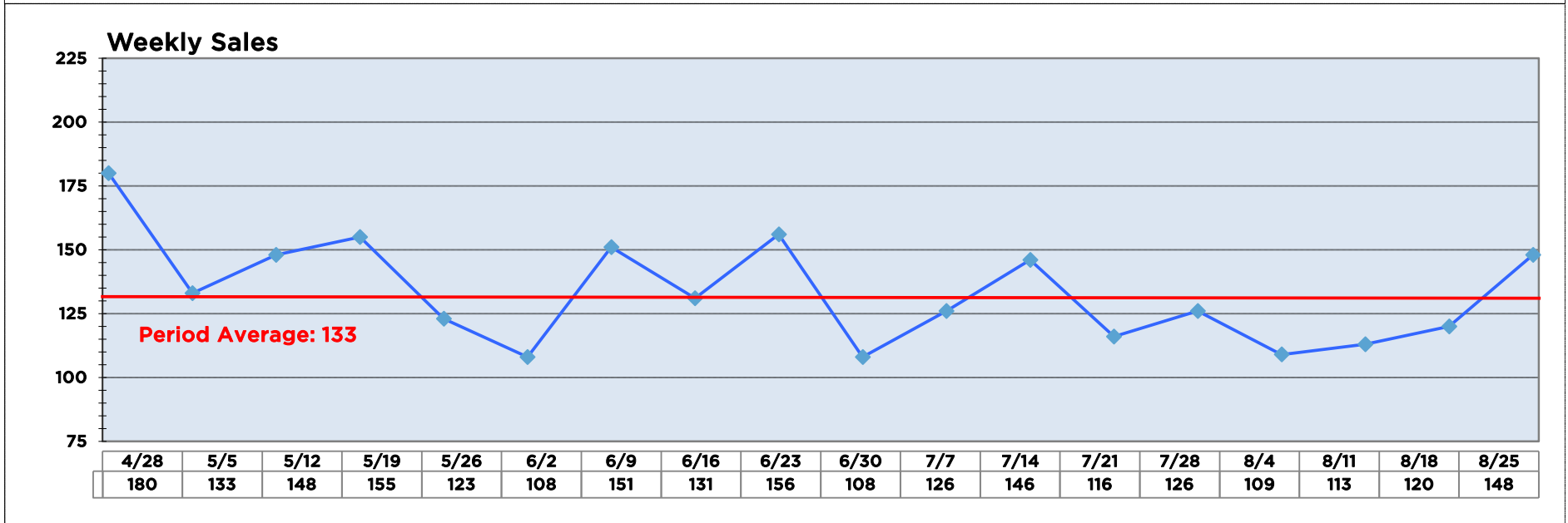
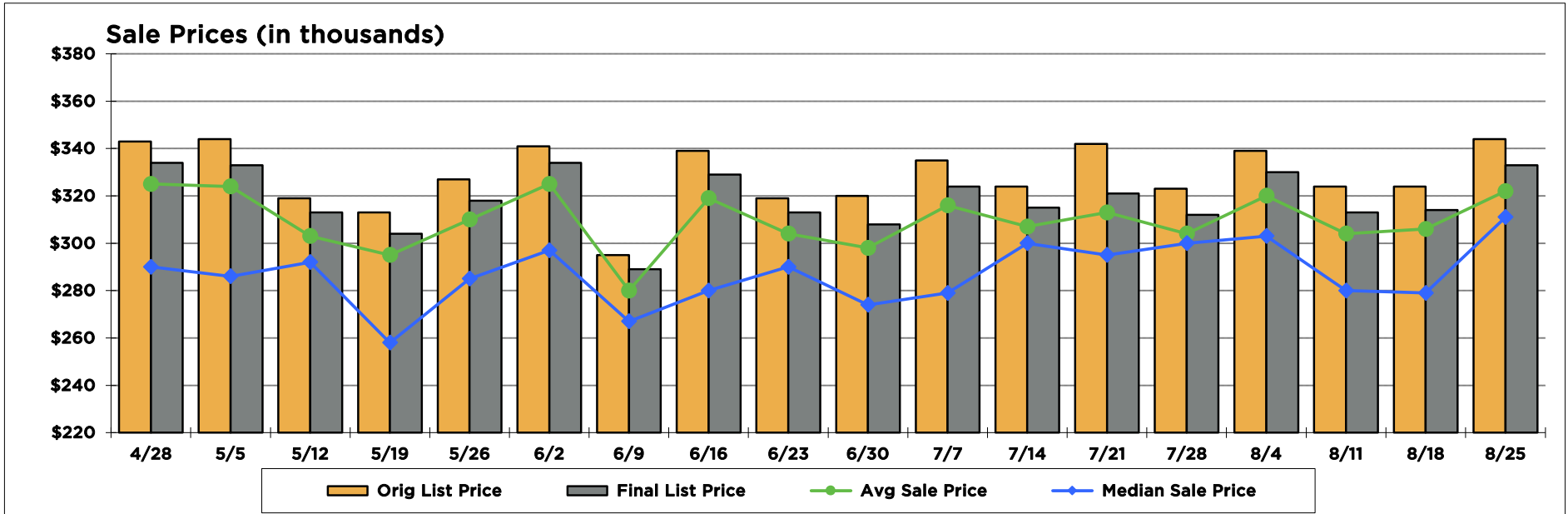
Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	148	53	16	48	16	15	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	148	53	16	48	16	15	0
Active Listings	3,657	1,323	544	994	456	314	26
Bank Owned	11	7	1	2	1	0	0
Short Sales	7	2	0	5	0	0	0
Other	3,639	1,314	543	987	455	314	26
Months of Inventory	5.70	5.76	7.85	4.78	6.58	4.83	0.00
<i>List Price</i>							
Average Original List Price	\$343,950	\$210,860	\$291,413	\$368,498	\$457,481	\$670,593	\$0
Average Final List Price	\$333,090	\$201,987	\$286,506	\$353,214	\$446,481	\$660,660	\$0
<i>Sale Price</i>							
Average Price	\$322,147	\$191,119	\$276,781	\$345,085	\$440,774	\$633,567	\$0
Median Price	\$310,750	\$198,000	\$284,750	\$339,495	\$432,500	\$587,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$10,860	-\$8,873	-\$4,907	-\$15,284	-\$11,000	-\$9,933	\$0
Original List to Sale Price - \$	-\$21,803	-\$19,741	-\$14,632	-\$23,413	-\$16,707	-\$37,026	\$0
Final List to Sale Price - \$	-\$10,943	-\$10,868	-\$9,725	-\$8,129	-\$5,707	-\$27,093	\$0
Original List to Sale Price - %	93.66%	90.64%	94.98%	93.65%	96.35%	94.48%	0.00%
Final List to Sale Price - %	96.71%	94.62%	96.61%	97.70%	98.72%	95.90%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	65	78	63	64	51	39	0
Combined Avg Days to Contract	72	86	63	64	51	77	0
Avg Days Listing to Closing	96	106	99	95	85	69	0
Avg Days Contract to Close	30	27	36	30	33	30	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	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,423	1,013	1,249	1,548	1,797	2,260	0

Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

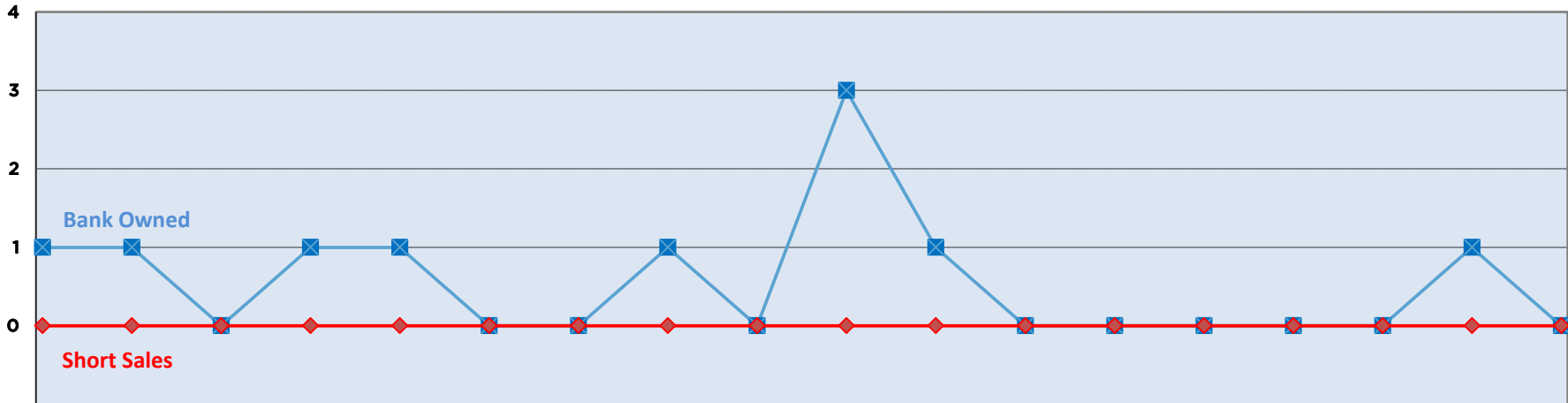
Condos, Townhomes, Villas



Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

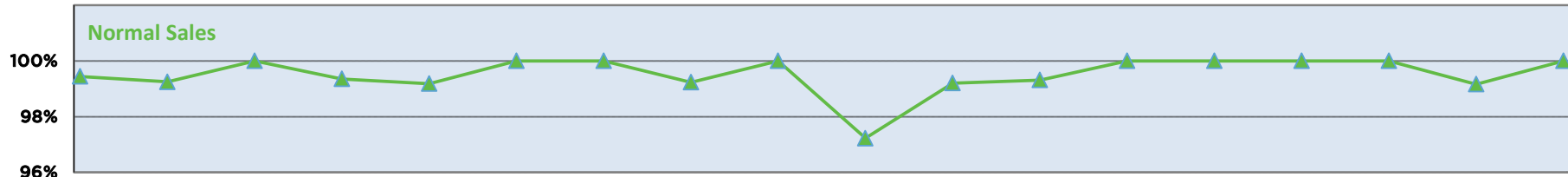
Condos, Townhomes, Villas

Foreclosure Sales

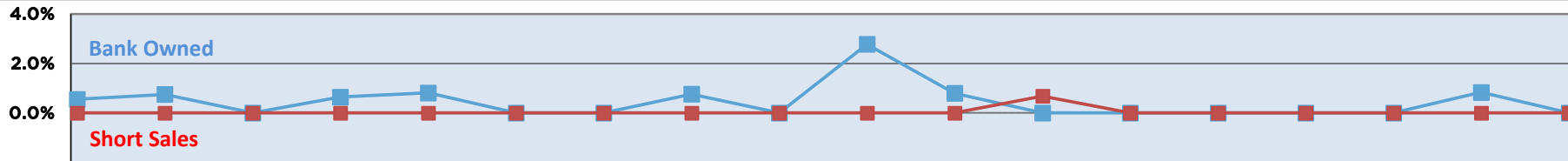


	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25
BO	1	1	0	1	1	0	0	1	0	3	1	0	0	0	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	8/25
Normal	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%	100.00%

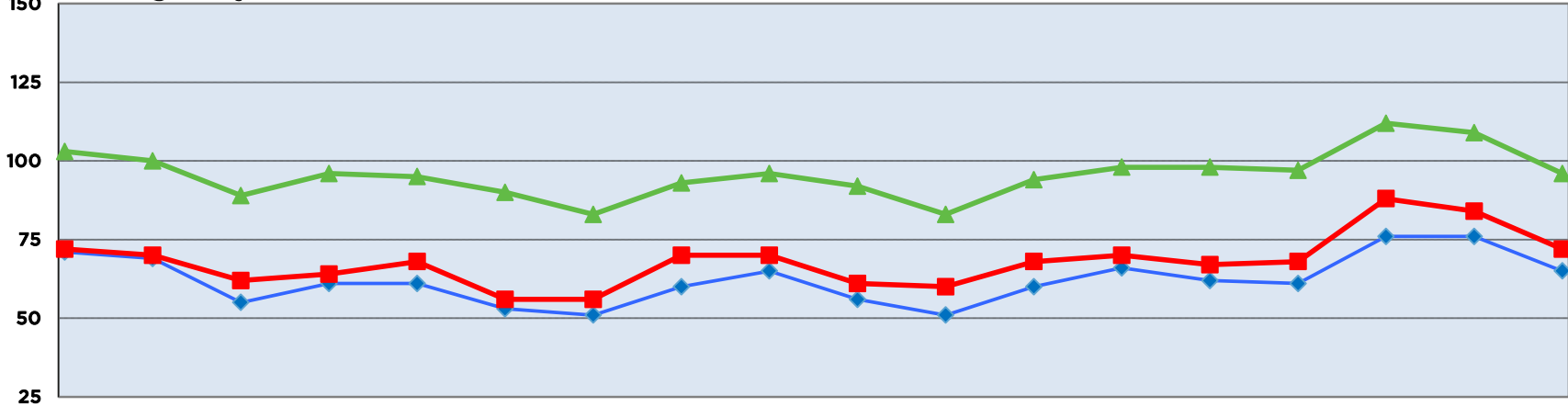


	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25
BO	0.56%	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

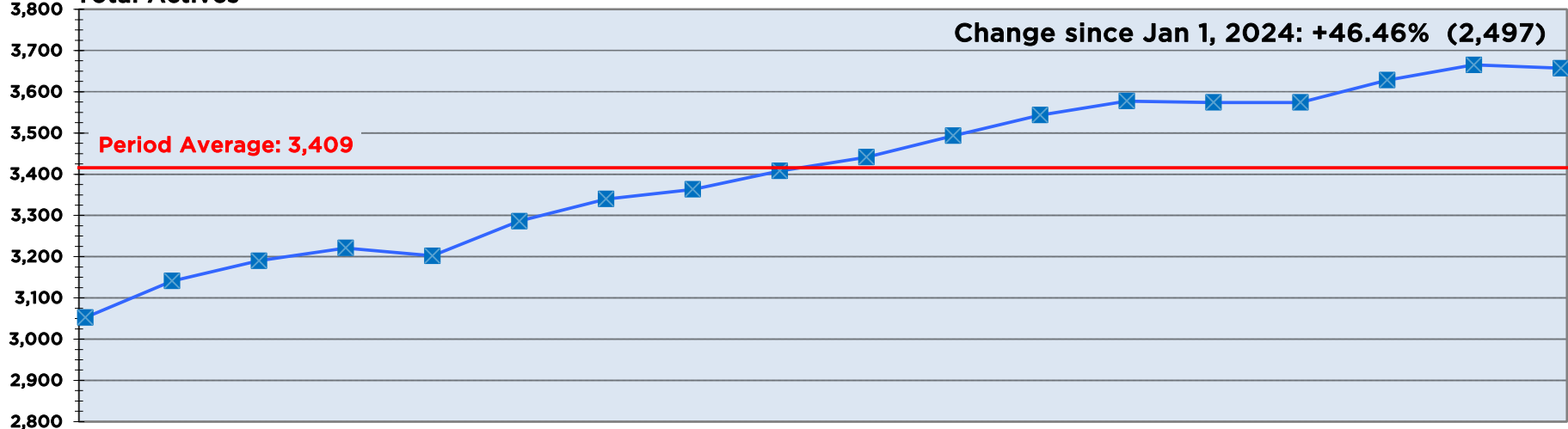
Average Days on Market



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

Total Actives

Change since Jan 1, 2024: +46.46% (2,497)

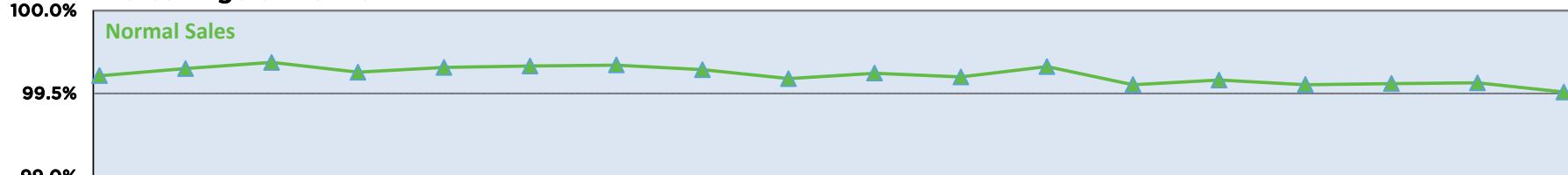


Total Actives	3,052	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657
---------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

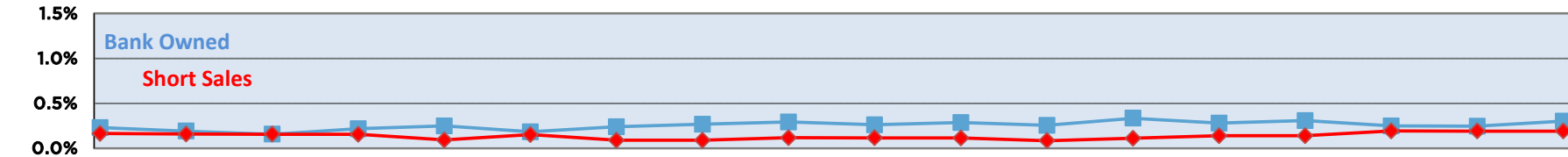
Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

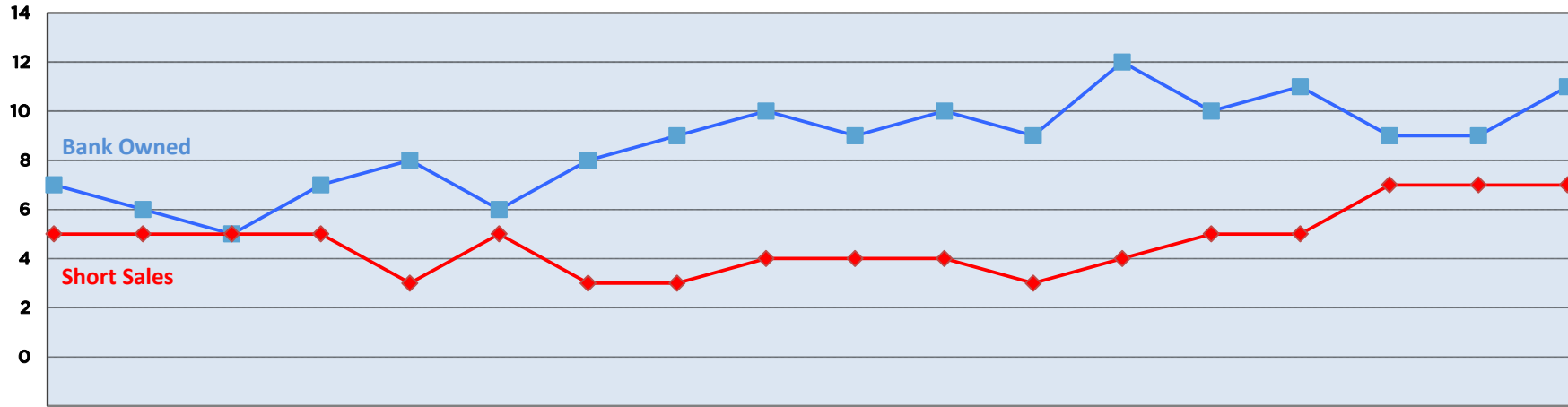


	4/28	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25
Normal	99.61%	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%



	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	8/25
BO	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%	0.30%
SS	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%	0.19%

Active Foreclosures



	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	8/25
BO	7	6	5	7	8	6	8	9	10	9	10	9	12	10	11	9	9	11
SS	5	5	5	5	3	5	3	3	4	4	4	3	4	5	5	7	7	7



Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

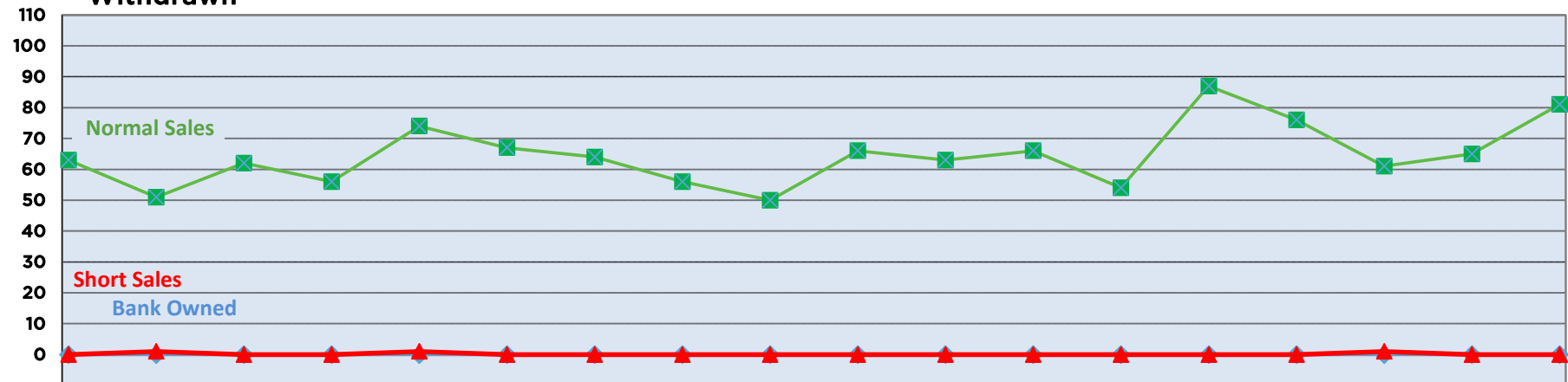
Condos, Townhomes, Villas

Temporary Off Market



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

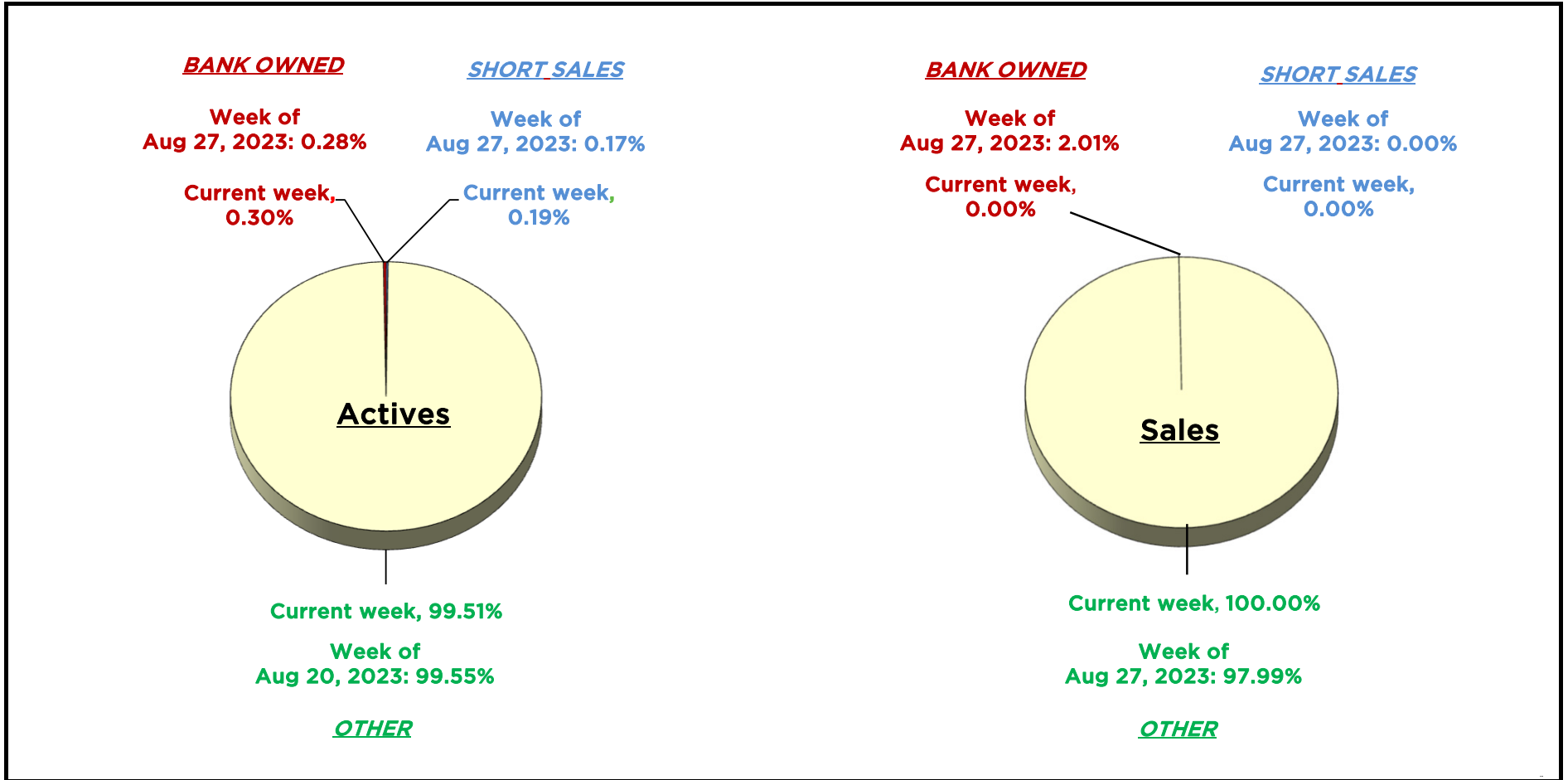
Withdrawn



	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	8/25
Norm	63	51	62	56	74	67	64	56	50	66	63	66	54	87	76	61	65	81
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0

Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
08/25/2024 - 08/31/2024
Lake, Orange, Osceola & Seminole Counties

There are 3 Condos, Villas, or Townhomes available for the Median Price of \$310,750 (± \$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>
Orange County							
Winter Garden / Oakland	34787	1	\$310,700	3.0	2.0	1,340	\$231.87
Osceola County							
Kissimmee / Celebration	34747	1	\$310,300	3.0	2.0	1,300	\$238.69
St Cloud / Narcoossee	34771	1	\$310,999	2.0	2.0	1,450	\$214.48