



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

## ***Monday Morning Quarterback Summary***

***Week of September 01, 2024 - September 07, 2024***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 331 during the week of September 01, from 501 the week prior
- The median price of single family homes remains constant at \$420,000
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 78, and now sits at 7,449

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 120 during the week of September 01, from 148 the week prior
- The median price of condos, townhomes, and villas decreased to \$287,000 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 remains constant at 3,657

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

**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
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
<b>Weekly Sales</b>	<b>331</b>	33	28	91	72	88	19
Bank Owned	2	0	2	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	329	33	26	91	72	88	19
<b>Active Listings</b>	<b>7,449</b>	438	355	1,483	1,504	2,860	809
Bank Owned	43	10	9	7	7	10	0
Short Sales	22	0	2	13	3	3	1
Other	7,384	428	344	1,463	1,494	2,847	808
<b>Months of Inventory</b>	<b>5.19</b>	3.06	2.93	3.76	4.82	7.50	9.83

**List Price**

Average Original List Price	\$580,533	\$215,363	\$291,854	\$372,438	\$464,214	\$721,760	\$2,423,547
Average Final List Price	\$556,757	\$202,415	\$282,057	\$360,155	\$453,545	\$697,755	\$2,256,705

**Sale Price**

Average Price	\$542,013	\$188,106	\$271,627	\$353,897	\$447,720	\$680,953	\$2,169,942
Median Price	\$420,000	\$190,000	\$270,000	\$355,000	\$449,950	\$675,000	\$1,635,000

**Price Differences**

Original to Final List Price	-\$23,776	-\$12,948	-\$9,797	-\$12,283	-\$10,669	-\$24,005	-\$166,842
Original List to Sale Price - \$	-\$38,520	-\$27,257	-\$20,227	-\$18,541	-\$16,494	-\$40,807	-\$253,605
Final List to Sale Price - \$	-\$14,744	-\$14,309	-\$10,430	-\$6,258	-\$5,825	-\$16,802	-\$86,763
Original List to Sale Price - %	93.36%	87.34%	93.07%	95.02%	96.45%	94.35%	89.54%
Final List to Sale Price - %	97.35%	92.93%	96.30%	98.26%	98.72%	97.59%	96.16%

**Days on the Market**

Avg Days Listing to Contract	57	60	55	48	52	60	92
Combined Avg Days to Contract	63	67	61	55	61	68	92
Avg Days Listing to Closing	92	89	90	84	86	99	127
Avg Days Contract to Close	34	27	36	35	32	37	34

**Beds / Baths**

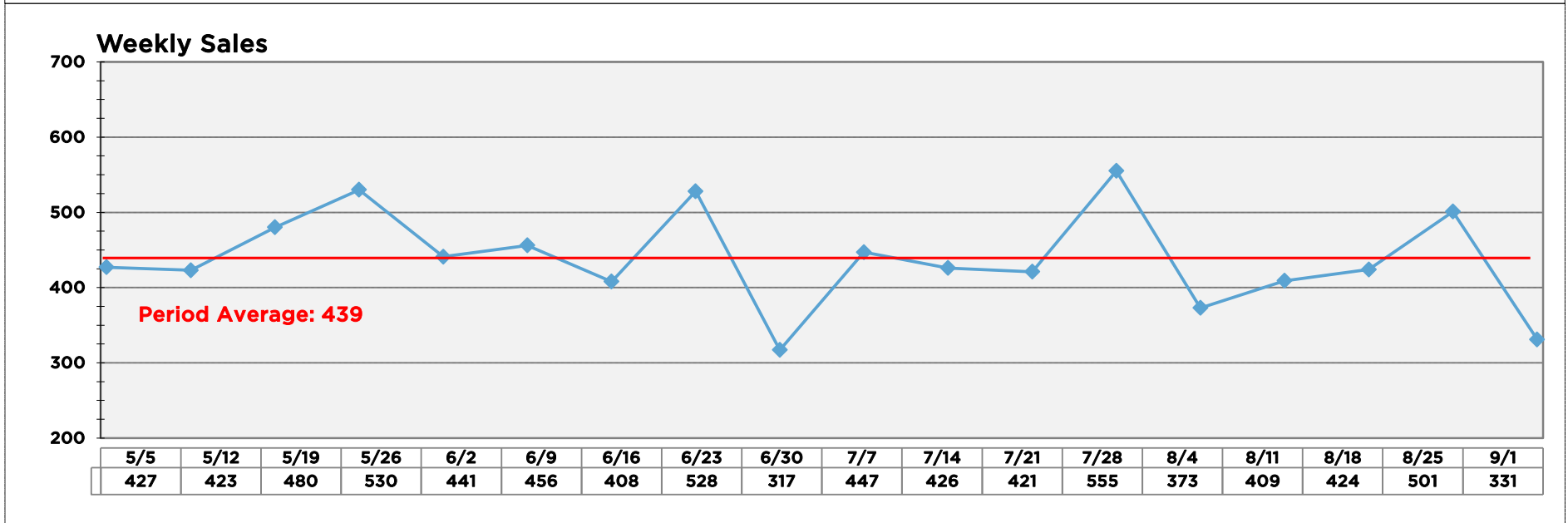
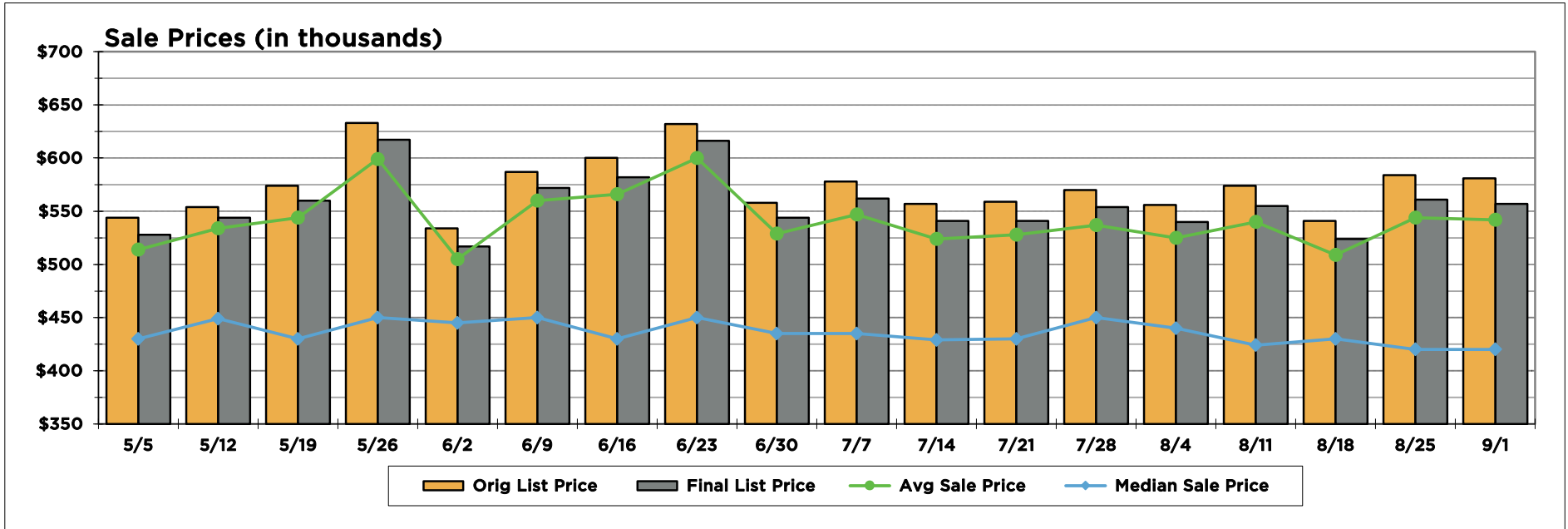
Average Bedrooms	3	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

Average Square Feet	2,097	1,217	1,287	1,615	1,916	2,766	4,709
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**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

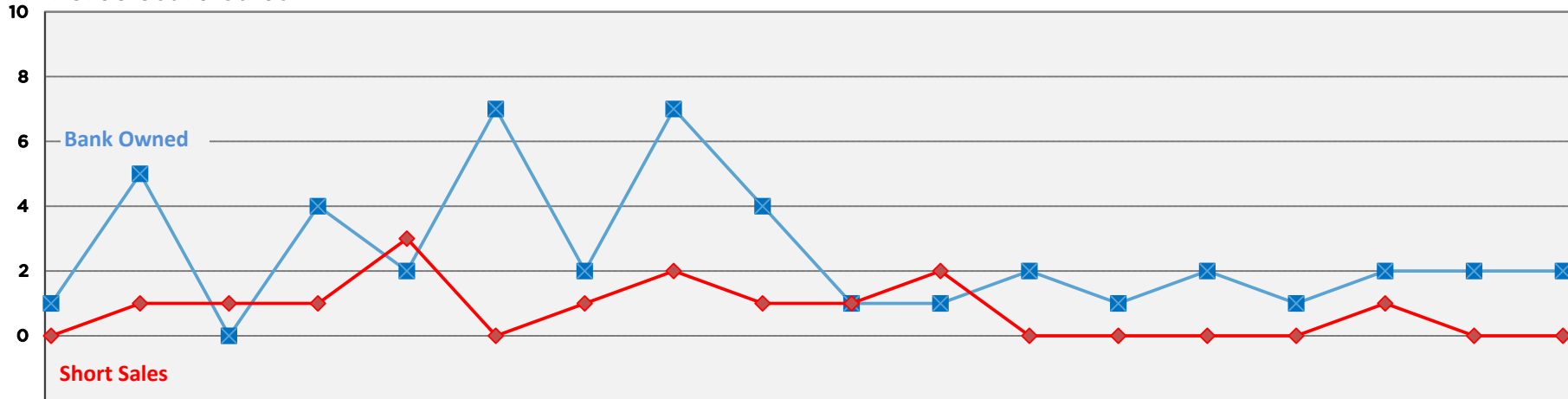
**Single Family Homes**



**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

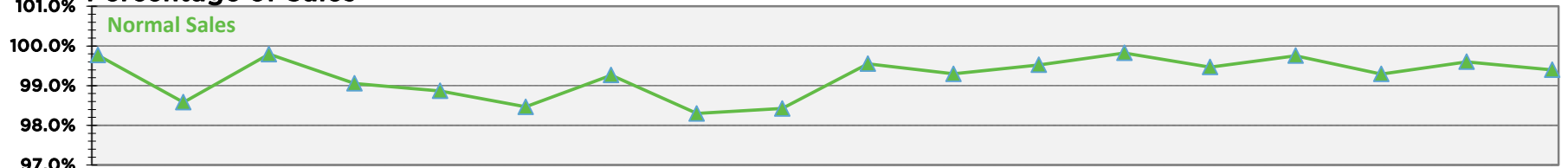
**Single Family Homes**

**Foreclosure Sales**

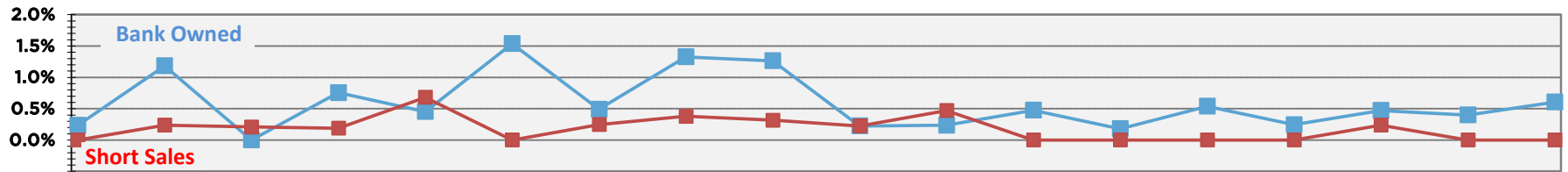


BO	1	5	0	4	2	7	2	7	4	1	1	2	1	2	1	2	2	2
SS	0	1	1	1	3	0	1	2	1	1	2	0	0	0	0	1	0	0

**Percentage of Sales**



Normal	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%	99.40%
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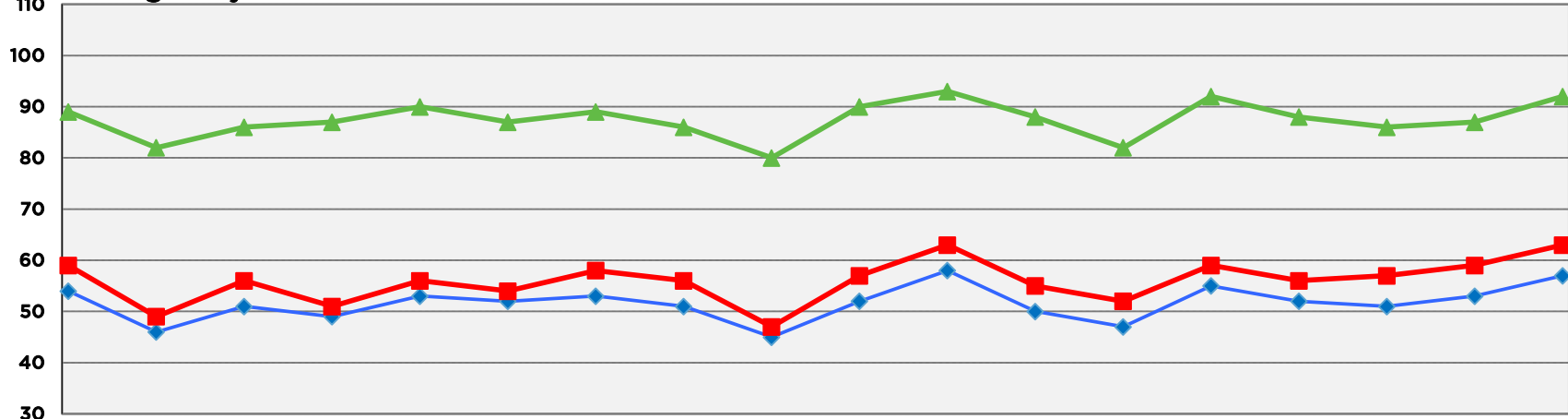


BO	0.23%	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%
SS	0.00%	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%

**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

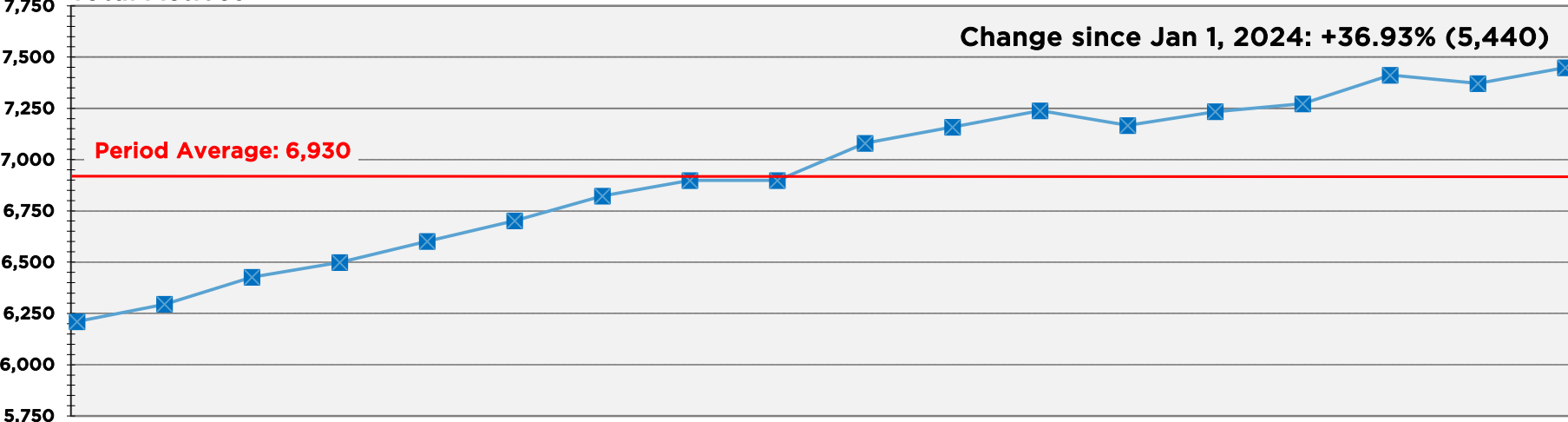
**Single Family Homes**

**Average Days on Market**



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

**Total Actives**

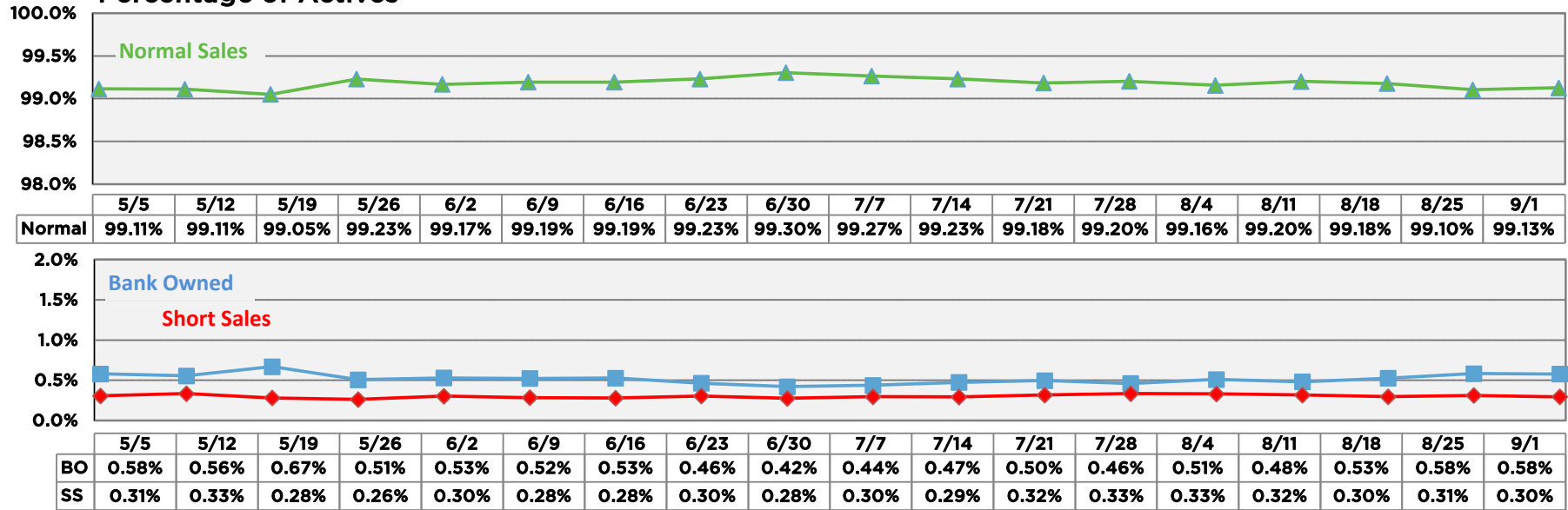


	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1
Total Actives	6,210	6,295	6,427	6,498	6,602	6,702	6,823	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449

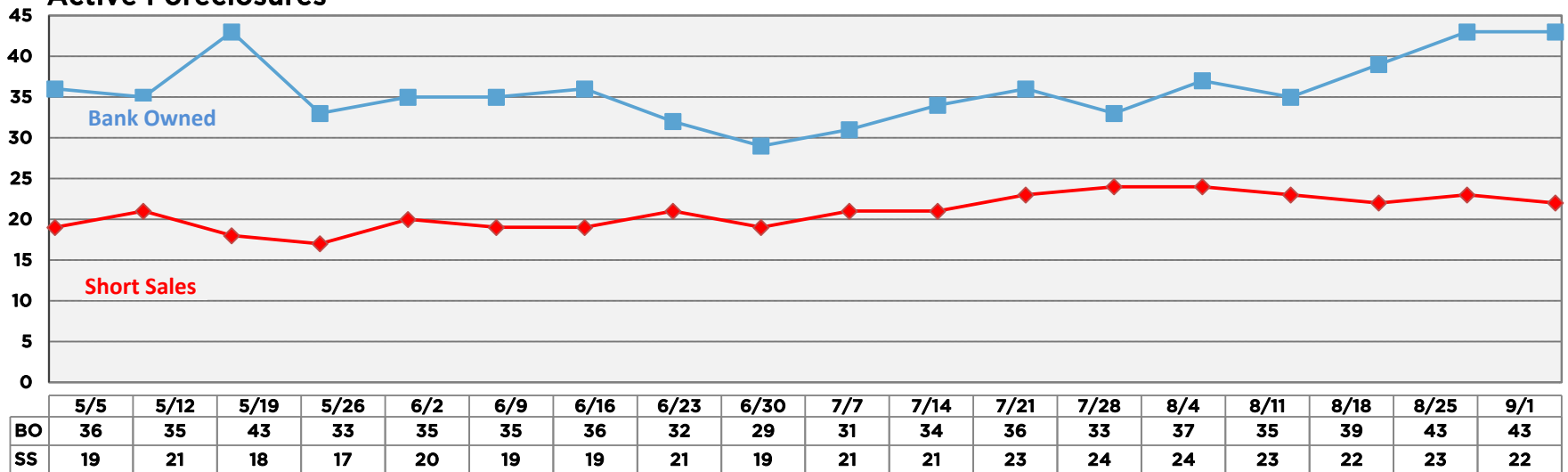
**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**



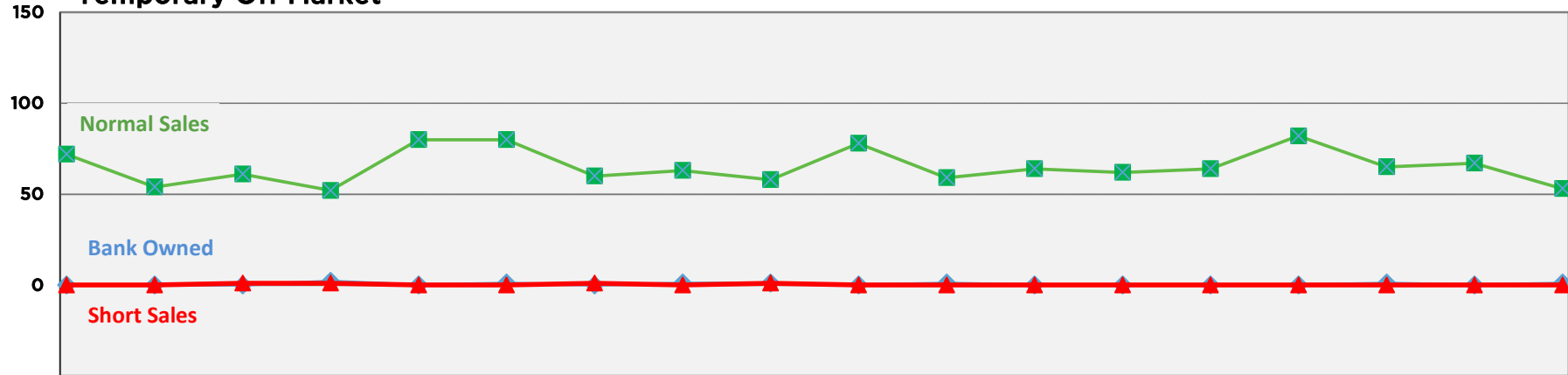
**Active Foreclosures**



**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

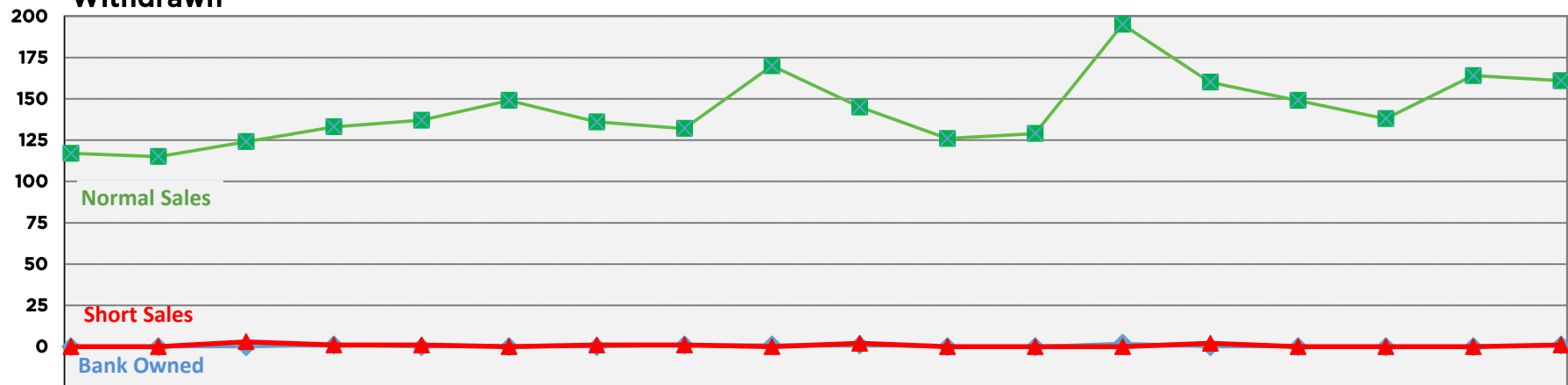
**Single Family Homes**

**Temporary Off Market**



	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	9/1
Norm	72	54	61	52	80	80	60	63	58	78	59	64	62	64	82	65	67	53
BO	0	0	0	2	0	1	0	1	1	0	1	0	0	0	0	1	0	1
SS	0	0	1	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0

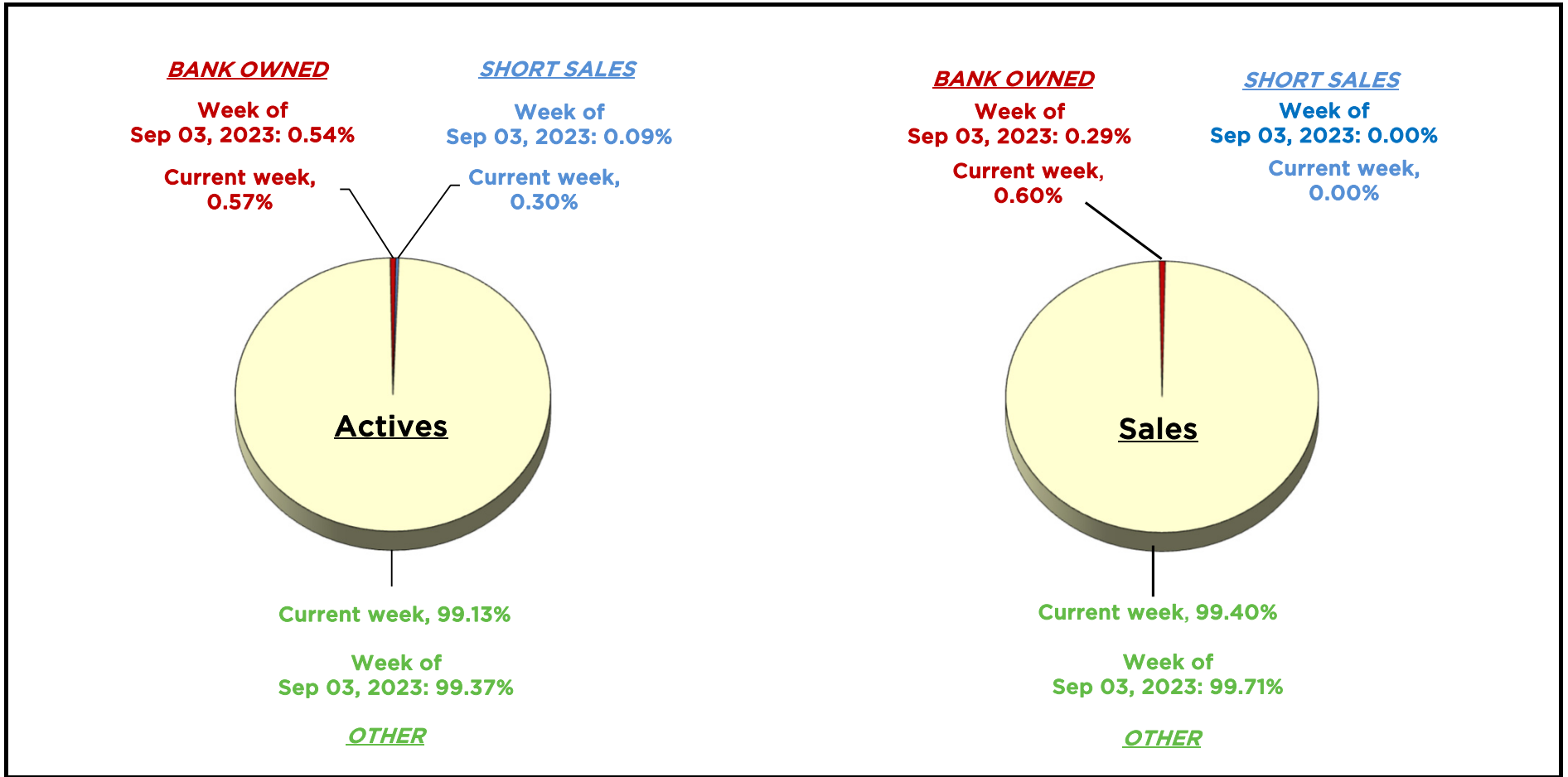
**Withdrawn**



	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	9/1
Norm	117	115	124	133	137	149	136	132	170	145	126	129	195	160	149	138	164	161
BO	0	0	0	1	0	0	0	1	1	1	0	0	2	0	0	0	0	1
SS	0	0	3	1	1	0	1	1	0	2	0	0	0	2	0	0	0	1

**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 71 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>
<b>Seminole County</b>		<b>5</b>	<b>\$419,978</b>	<b>3.6</b>	<b>2.0</b>	<b>1,757</b>	<b>\$239.03</b>
Lake Mary / Heathrow	32746	1	\$420,000	2.0	2.0	1,448	\$290.06
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
<b>Orange County</b>		<b>23</b>	<b>\$419,952</b>	<b>3.3</b>	<b>2.0</b>	<b>1,654</b>	<b>\$253.95</b>
Apopka (North)	32712	1	\$420,000	3.0	2.0	1,582	\$265.49
Winter Park (West)	32789	1	\$420,000	4.0	2.0	1,477	\$284.36
Winter Park (East) / Aloma	32792	1	\$419,900	4.0	2.0	1,512	\$277.71
Delaney / Crystal Lake	32806	2	\$419,950	3.5	1.5	1,712	\$245.30
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
Union Park	32817	1	\$419,900	3.0	2.0	1,919	\$218.81
Hiawassee	32818	3	\$419,967	3.7	2.0	1,928	\$217.79
Williamsburg / Lake Bryan	32821	2	\$419,750	3.0	2.0	1,428	\$293.94
Ventura	32822	1	\$420,000	2.0	2.0	1,564	\$268.54
Taft	32824	1	\$419,990	4.0	2.0	1,870	\$224.59
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	2	\$420,000	3.0	2.0	1,951	\$215.33
<b>Osceola County</b>		<b>29</b>	<b>\$419,962</b>	<b>3.8</b>	<b>2.4</b>	<b>2,011</b>	<b>\$208.79</b>
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	\$419,950	3.3	2.5	1,865	\$225.17
Kissimmee (West) / Pleasant Hill	34746	5	\$419,880	4.0	2.4	2,218	\$189.27
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	1	\$420,000	4.0	2.0	1,958	\$214.50
St Cloud / Narcoossee	34771	5	\$419,960	3.8	2.2	1,999	\$210.04
St Cloud / Canoe Creek	34772	6	\$420,000	3.7	2.0	2,067	\$203.16
St Cloud / Harmony	34773	1	\$420,000	4.0	3.0	2,175	\$193.10

**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 71 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>
<b>Lake County</b>		<b>14</b>	<b>\$419,925</b>	<b>3.4</b>	<b>2.1</b>	<b>2,263</b>	<b>\$185.54</b>
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	2	\$419,950	3.5	2.0	2,296	\$182.94
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
Fruitland Park	34731	1	\$419,900	3.0	2.0	2,135	\$196.67
Groveland	34736	1	\$420,000	3.0	2.0	1,540	\$272.73
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**  
09/01/2024 - 09/07/2024  
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
<b>Weekly Sales</b>	120	39	26	34	12	8	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	120	39	26	34	12	8	1
<b>Active Listings</b>	3,657	1,319	560	985	448	320	25
Bank Owned	11	7	1	2	1	0	0
Short Sales	9	2	0	6	1	0	0
Other	3,637	1,310	559	977	446	320	25
<b>Months of Inventory</b>	7.03	7.81	4.97	6.69	8.62	9.23	5.77

**List Price**

<b>Average Original List Price</b>	\$334,052	\$205,628	\$296,934	\$360,910	\$468,315	\$607,588	\$1,595,000
<b>Average Final List Price</b>	\$324,571	\$202,564	\$281,157	\$351,265	\$454,474	\$593,338	\$1,595,000

**Sale Price**

<b>Average Price</b>	\$315,775	\$195,744	\$273,911	\$342,818	\$449,041	\$574,125	\$1,500,000
<b>Median Price</b>	\$287,000	\$190,000	\$277,390	\$339,900	\$453,000	\$573,000	\$1,500,000

**Price Differences**

<b>Original to Final List Price</b>	-\$9,481	-\$3,064	-\$15,777	-\$9,645	-\$13,841	-\$14,250	\$0
<b>Original List to Sale Price - \$</b>	-\$18,277	-\$9,884	-\$23,023	-\$18,092	-\$19,274	-\$33,463	-\$95,000
<b>Final List to Sale Price - \$</b>	-\$8,796	-\$6,820	-\$7,246	-\$8,447	-\$5,433	-\$19,213	-\$95,000
<b>Original List to Sale Price - %</b>	94.53%	95.19%	92.25%	94.99%	95.88%	94.49%	94.04%
<b>Final List to Sale Price - %</b>	97.29%	96.63%	97.42%	97.60%	98.80%	96.76%	94.04%

**Days on the Market**

<b>Avg Days Listing to Contract</b>	71	70	67	60	101	95	49
<b>Combined Avg Days to Contract</b>	75	72	67	65	101	116	49
<b>Avg Days Listing to Closing</b>	106	106	105	91	136	121	106
<b>Avg Days Contract to Close</b>	33	34	36	30	33	25	55

**Beds / Baths**

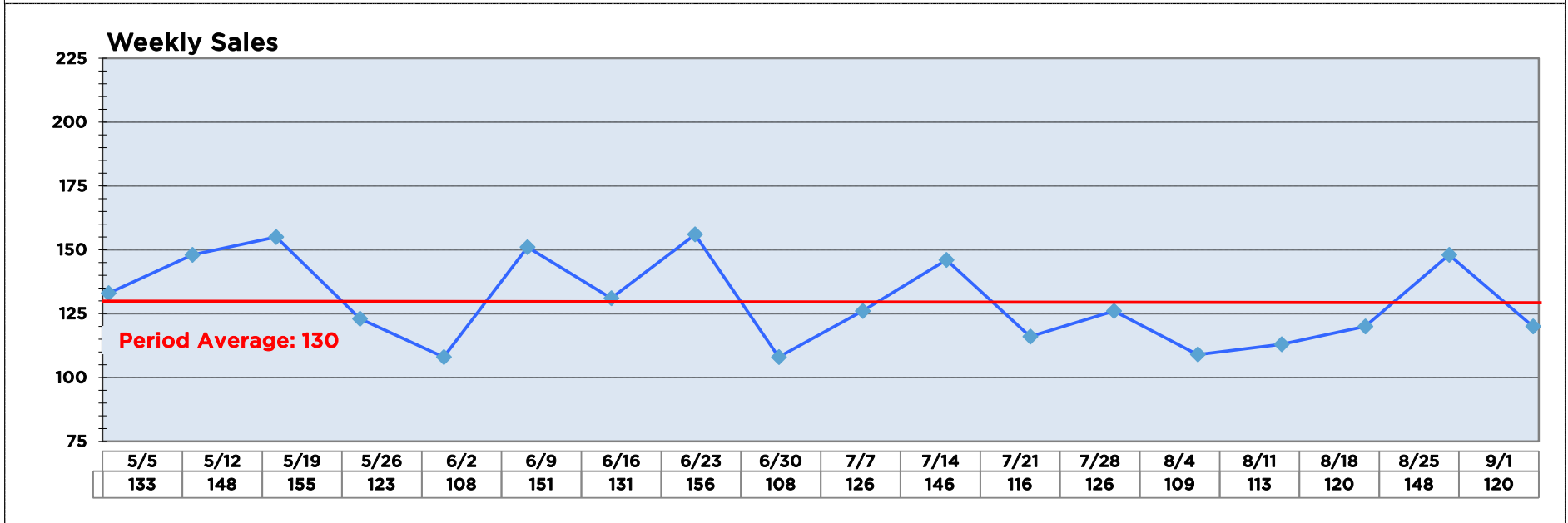
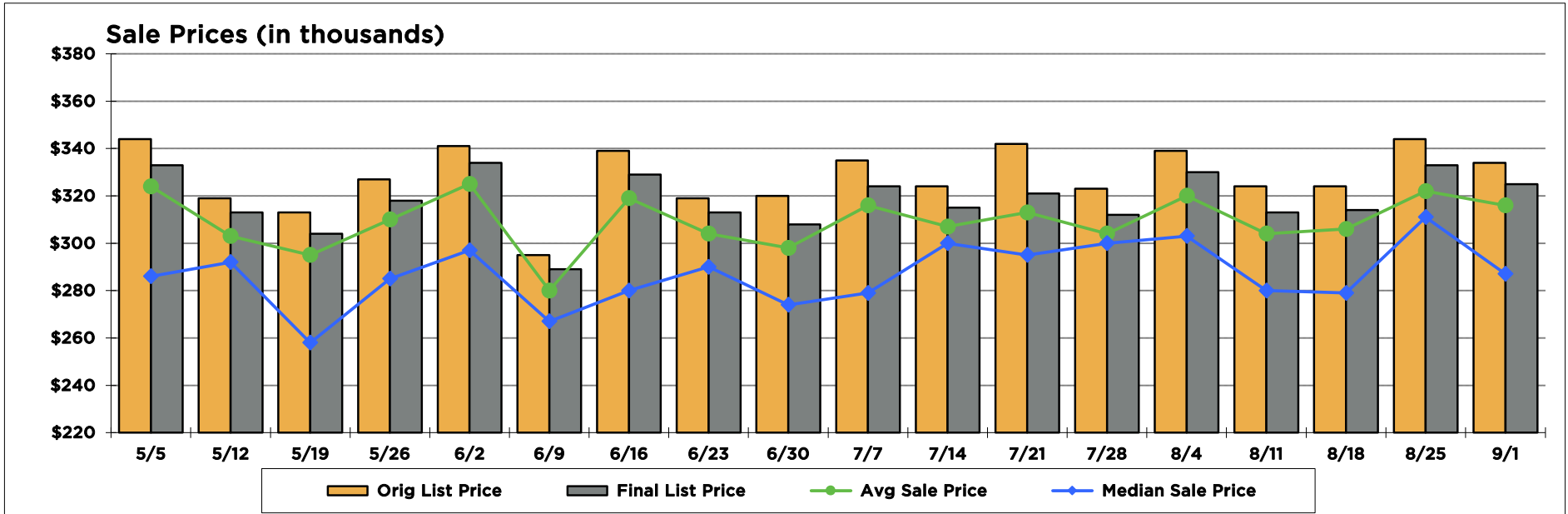
<b>Average Bedrooms</b>	3	2	2	3	3	3	2
<b>Average Full Baths</b>	2	2	2	2	2	3	2
<b>Average Half Baths</b>	0	0	0	1	1	1	1

**Square Footage**

<b>Average Square Feet</b>	1,374	992	1,310	1,535	1,807	1,970	2,575
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09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

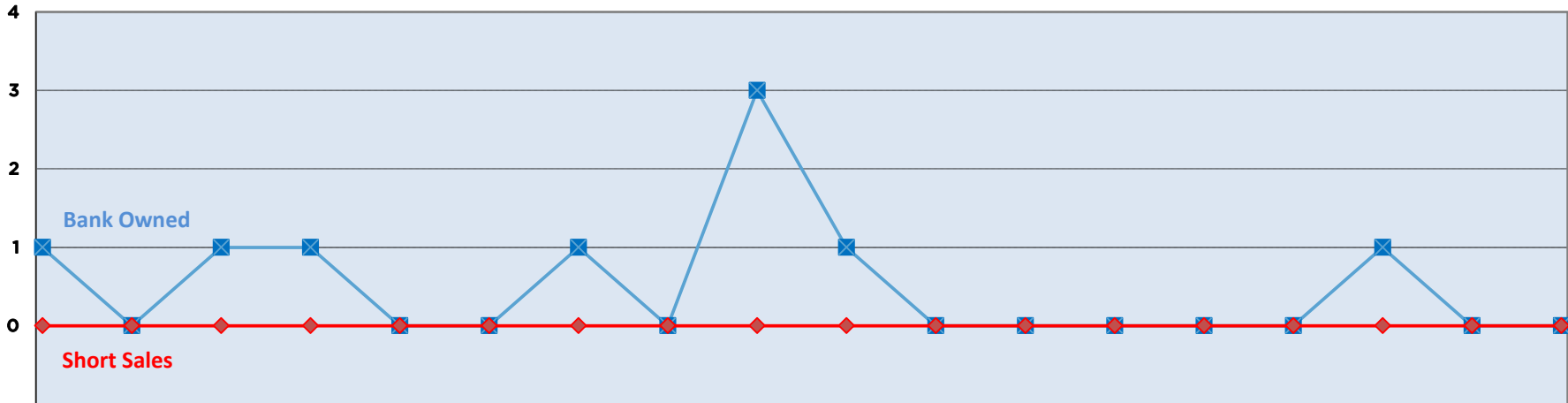
**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
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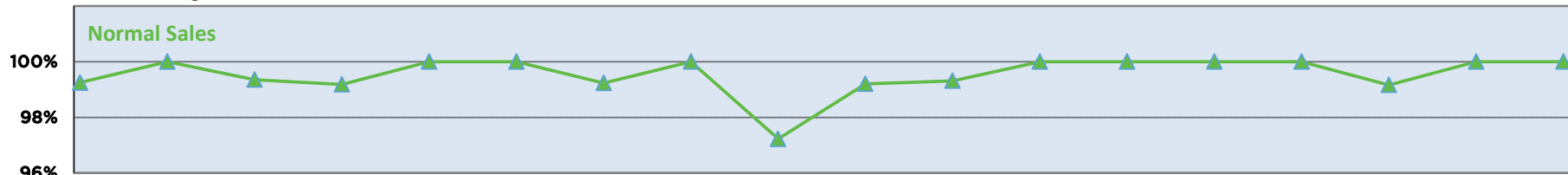
**Condos, Townhomes, Villas**

**Foreclosure Sales**

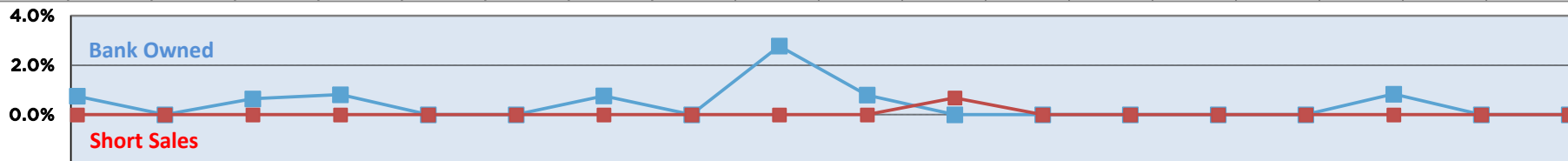


	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1
BO	1	0	1	1	0	0	1	0	3	1	0	0	0	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	9/1
Normal	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%	100.00%

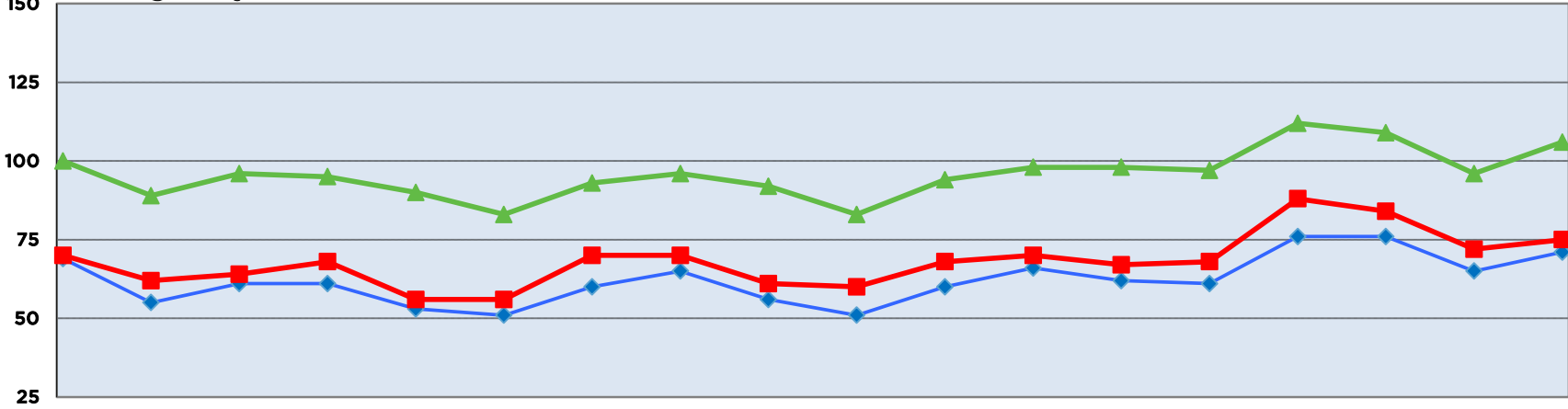


	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1
BO	0.75%	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

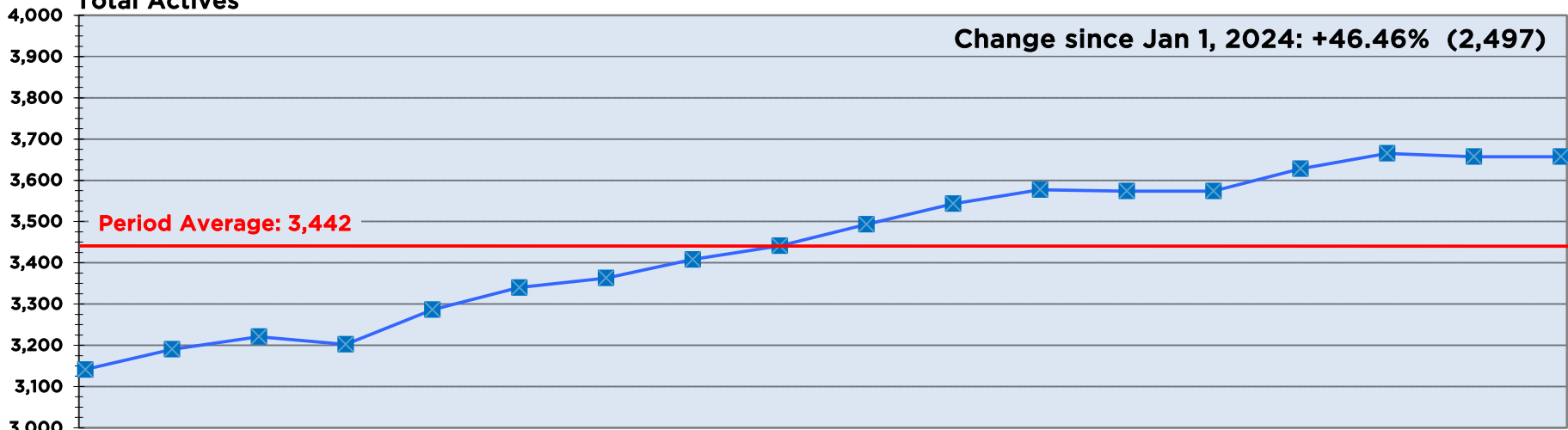
**Average Days on Market**



	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	9/1
ListToContract	69	55	61	61	53	51	60	65	56	51	60	66	62	61	76	76	65	71
CombDaysOnMkt	70	62	64	68	56	56	70	70	61	60	68	70	67	68	88	84	72	75
ListToClose	100	89	96	95	90	83	93	96	92	83	94	98	98	97	112	109	96	106

**Total Actives**

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

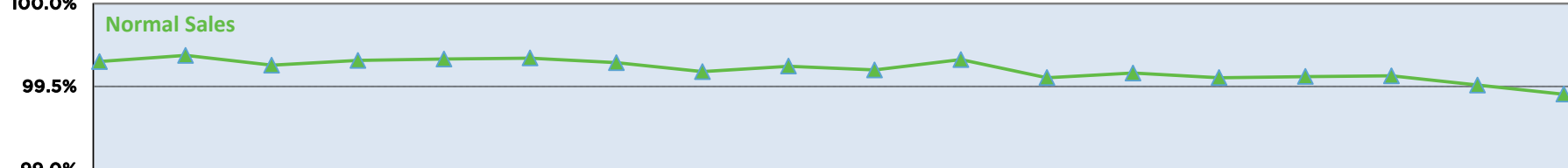


	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1
Total Actives	3,141	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657

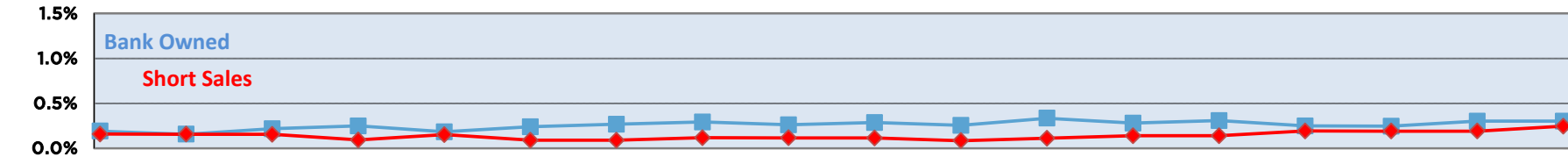
**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

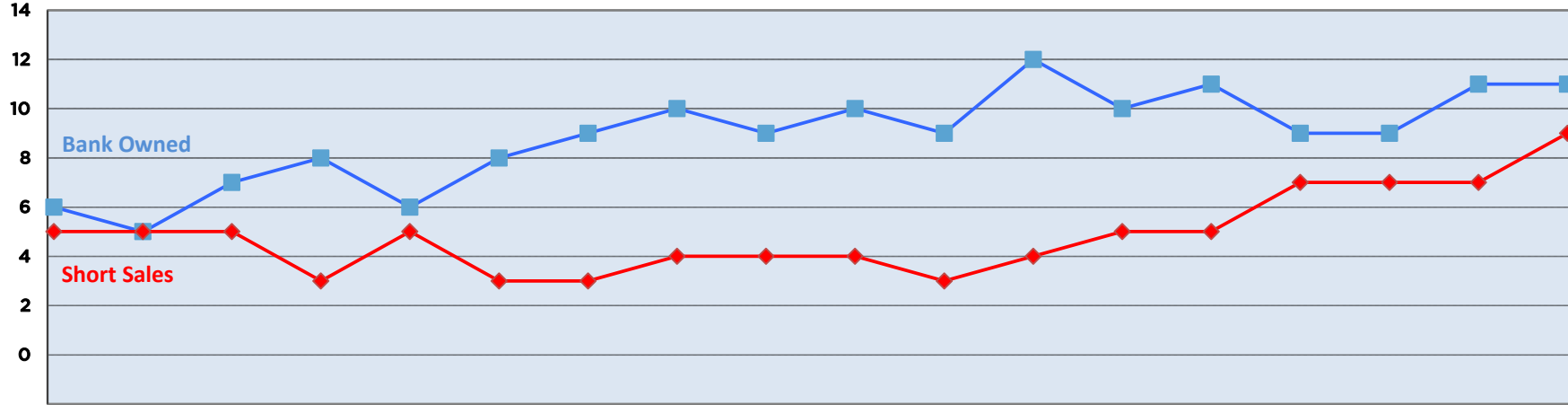


	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1
Normal	99.65%	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%



	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	9/1
BO	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%	0.30%
SS	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%	0.25%

**Active Foreclosures**

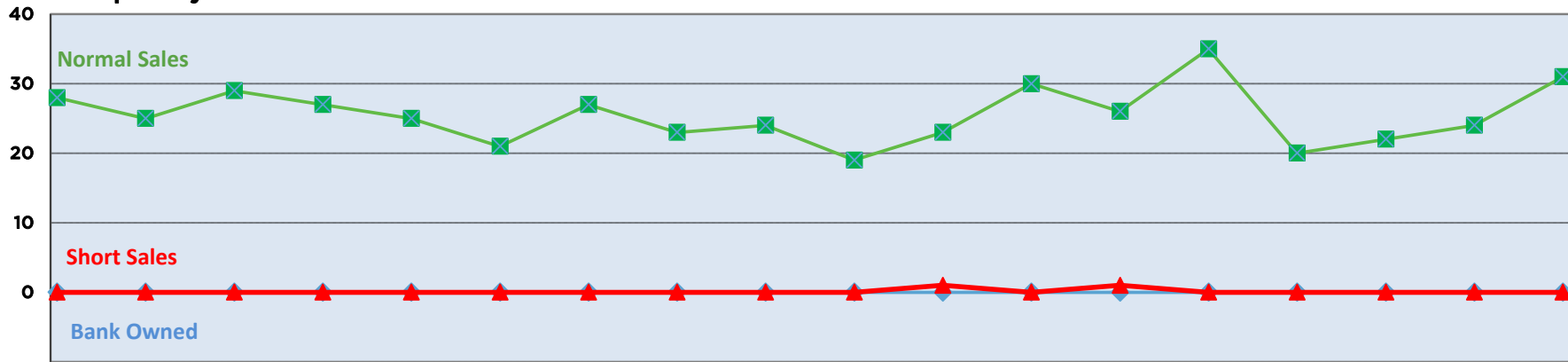


	5/5	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1
BO	6	5	7	8	6	8	9	10	9	10	9	12	10	11	9	9	11	11
SS	5	5	5	3	5	3	3	4	4	4	3	4	5	5	7	7	7	9

**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

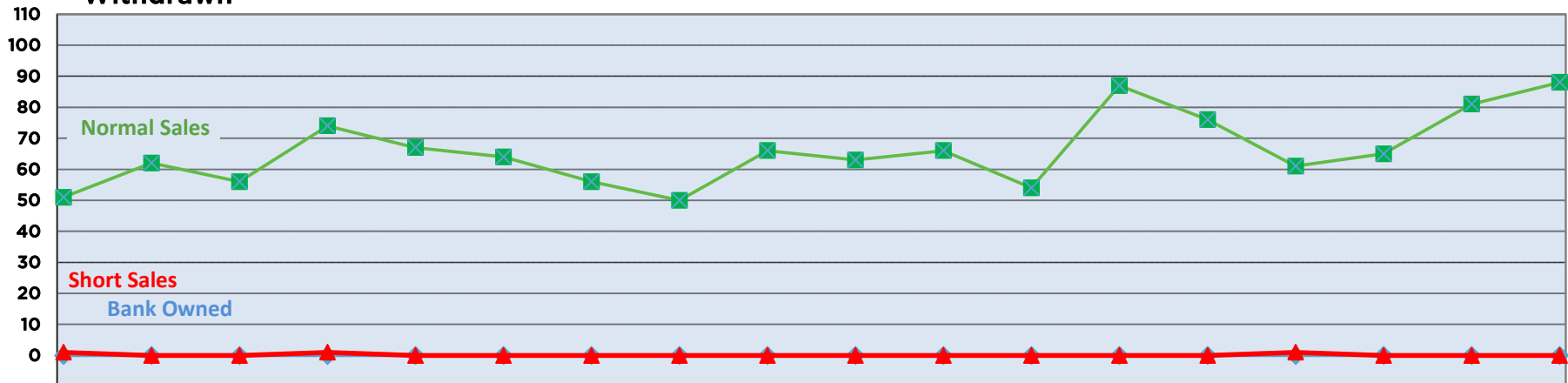
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	9/1
Norm	28	25	29	27	25	21	27	23	24	19	23	30	26	35	20	22	24	31
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	1	0	1	0	0	0	0	0

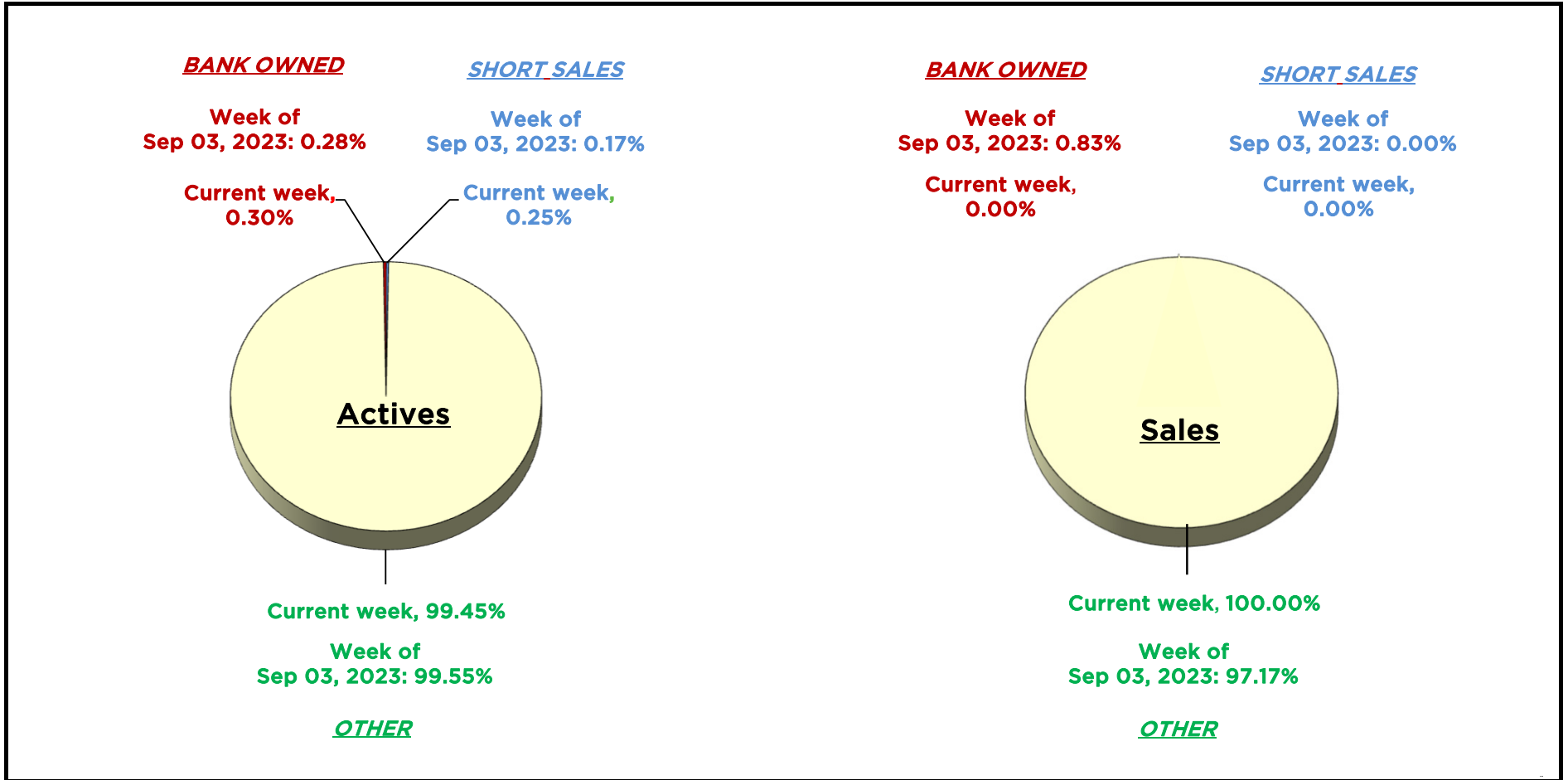
**Withdrawn**



	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	9/1
Norm	51	62	56	74	67	64	56	50	66	63	66	54	87	76	61	65	81	88
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0

**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
09/01/2024 - 09/07/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 2 Condos, Villas, or Townhomes available for the Median Price of \$287,000 (± \$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>
<b>Seminole County</b>							
Longwood / Wekiva Springs	32779	1	\$287,000	3.0	2.0	1,581	\$181.53
<b>Osceola County</b>							
Kissimmee / Celebration	34747	1	\$287,000	3.0	2.0	1,277	\$224.75