



Monday Morning Quarterback Summary

Week of September 08, 2024 - September 14, 2024

Single-family existing homes

- Sales of single-family homes increased to 405 during the week of September 08, from 331 the week prior
- The median price of single family homes increased to \$425,000 a change of 1.2%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 95, and now sits at 7,544

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 105 during the week of September 08, from 120 the week prior
- The median price of condos, townhomes, and villas decreased to \$268,000 a change of -6.6%
- 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 69, and now sits at 3,726

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

Monday Morning Quarterback
09/08/2024 - 09/14/2024
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	405	29	38	108	80	120	30
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	0	0	0	0	1
Other	403	28	38	108	80	120	29
Active Listings	7,544	436	377	1,534	1,522	2,875	800
Bank Owned	44	11	9	7	7	9	1
Short Sales	23	0	3	12	3	4	1
Other	7,477	425	365	1,515	1,512	2,862	798
Months of Inventory	4.30	3.47	2.29	3.28	4.39	5.53	6.15

List Price

Average Original List Price	\$595,147	\$204,237	\$299,438	\$367,755	\$469,030	\$686,893	\$2,135,530
Average Final List Price	\$573,142	\$197,099	\$289,933	\$359,260	\$452,564	\$662,890	\$2,027,897

Sale Price

Average Price	\$551,045	\$180,746	\$277,949	\$351,085	\$442,139	\$649,994	\$1,869,403
Median Price	\$425,000	\$190,000	\$280,000	\$351,500	\$435,000	\$625,000	\$1,400,000

Price Differences

Original to Final List Price	-\$22,005	-\$7,138	-\$9,505	-\$8,495	-\$16,466	-\$24,003	-\$107,633
Original List to Sale Price - \$	-\$44,102	-\$23,491	-\$21,489	-\$16,670	-\$26,891	-\$36,899	-\$266,127
Final List to Sale Price - \$	-\$22,097	-\$16,353	-\$11,984	-\$8,175	-\$10,425	-\$12,896	-\$158,494
Original List to Sale Price - %	92.59%	88.50%	92.82%	95.47%	94.27%	94.63%	87.54%
Final List to Sale Price - %	96.14%	91.70%	95.87%	97.72%	97.70%	98.05%	92.18%

Days on the Market

Avg Days Listing to Contract	55	40	53	45	61	58	83
Combined Avg Days to Contract	60	46	56	47	69	62	89
Avg Days Listing to Closing	90	76	95	80	95	92	114
Avg Days Contract to Close	34	35	43	34	33	33	31

Beds / Baths

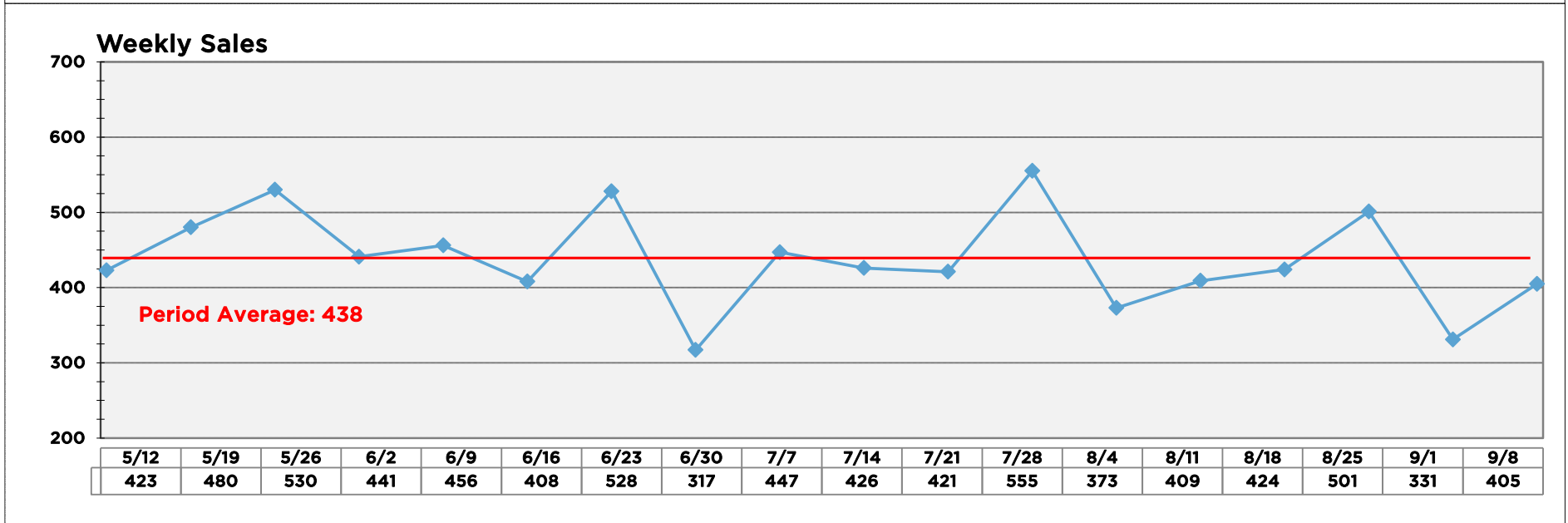
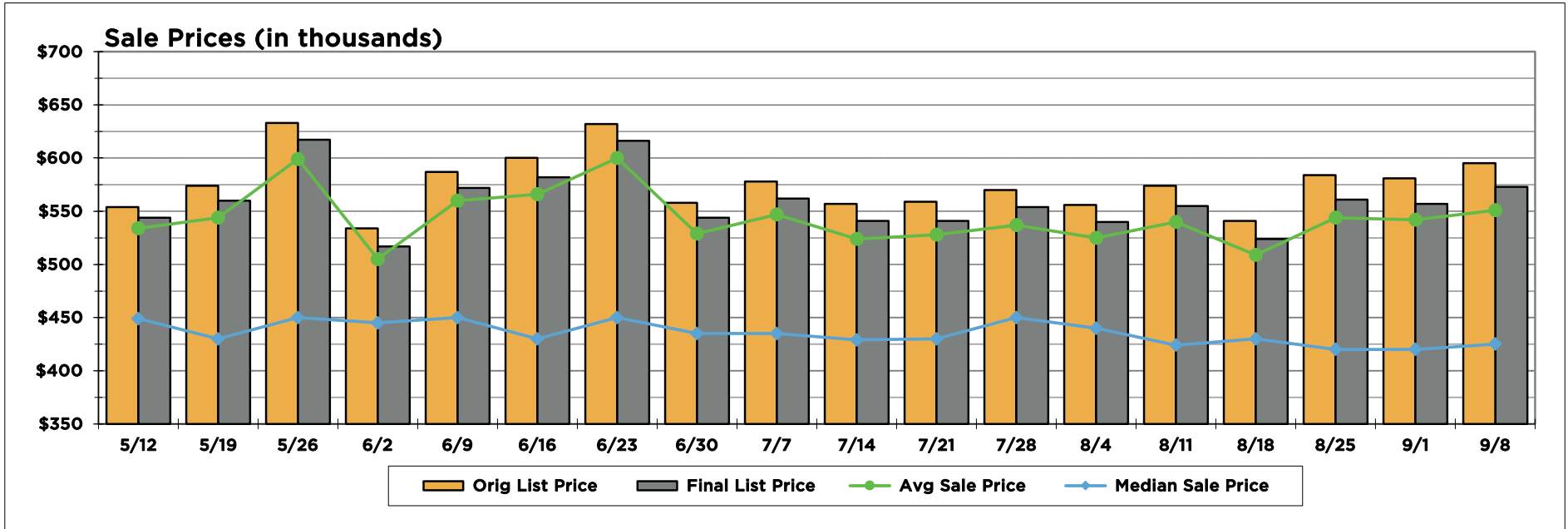
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	1	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,143	1,123	1,445	1,622	1,931	2,658	4,396
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Monday Morning Quarterback
09/08/2024 - 09/14/2024
Lake, Orange, Osceola & Seminole Counties

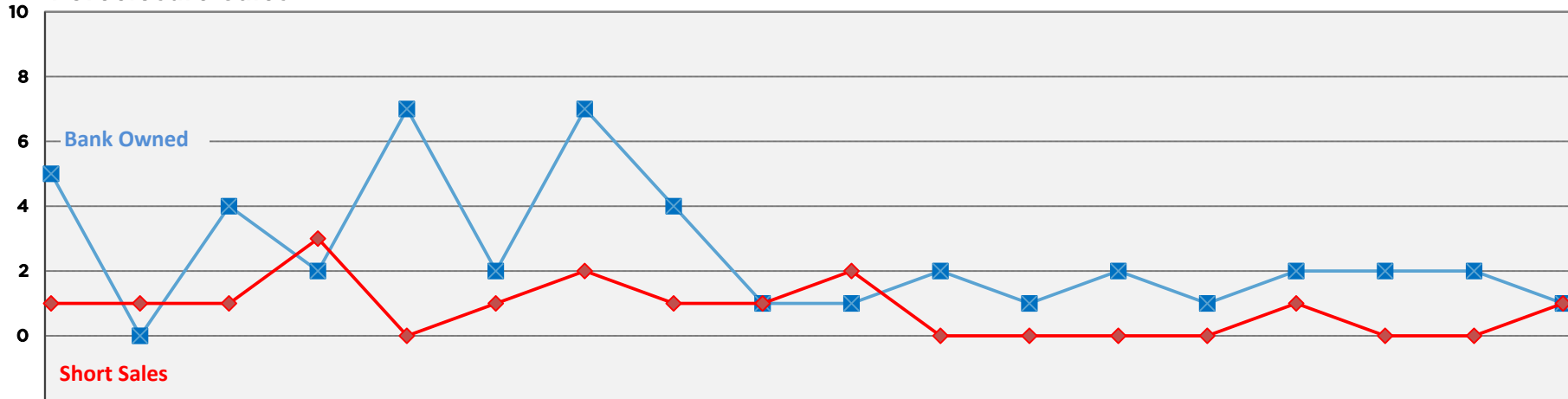
Single Family Homes



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09/08/2024 - 09/14/2024
Lake, Orange, Osceola & Seminole Counties

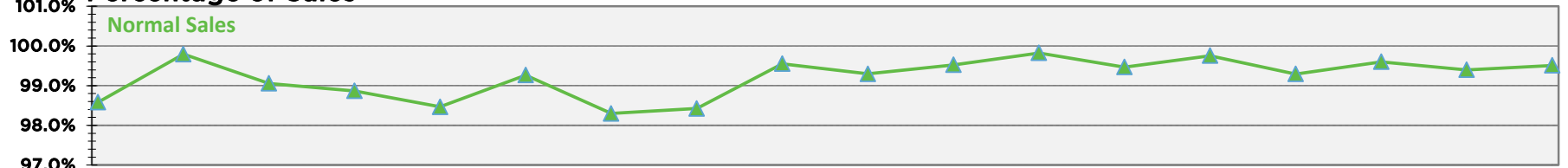
Single Family Homes

Foreclosure Sales

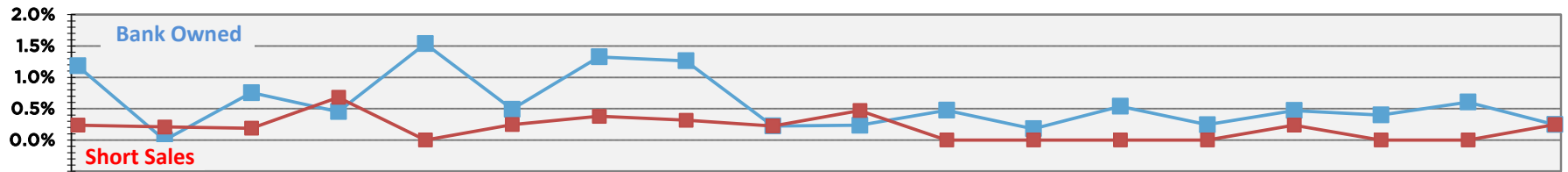


BO	5	0	4	2	7	2	7	4	1	1	2	1	2	1	2	2	2	1
SS	1	1	1	3	0	1	2	1	1	2	0	0	0	0	1	0	0	1

Percentage of Sales



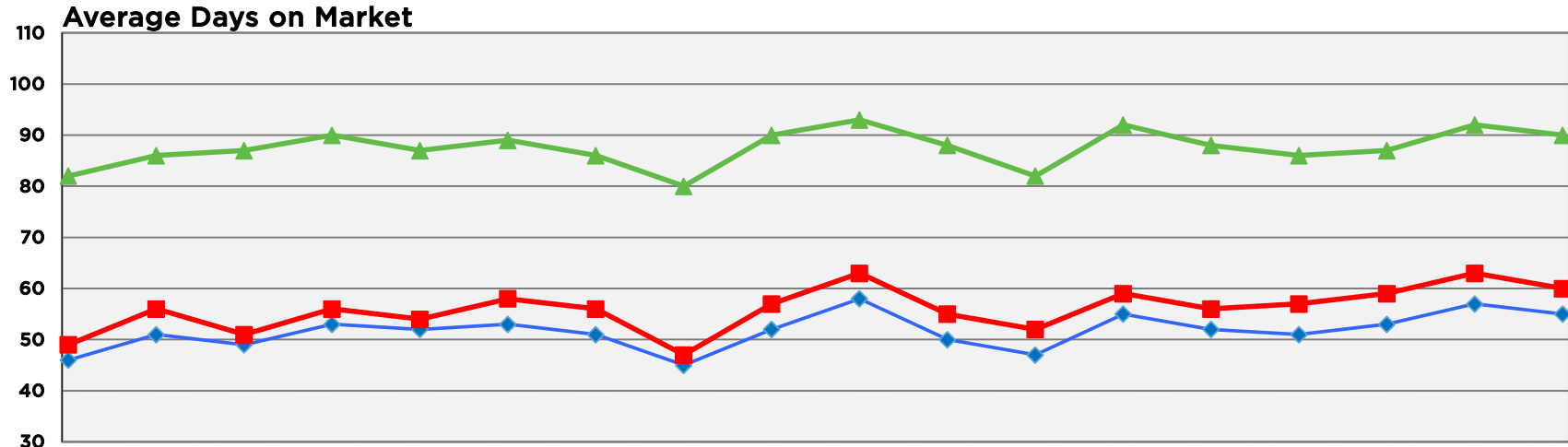
Normal	98.58%	99.79%	99.06%	98.87%	98.46%	99.26%	98.30%	98.42%	99.55%	99.30%	99.52%	99.82%	99.46%	99.76%	99.29%	99.60%	99.40%	99.51%
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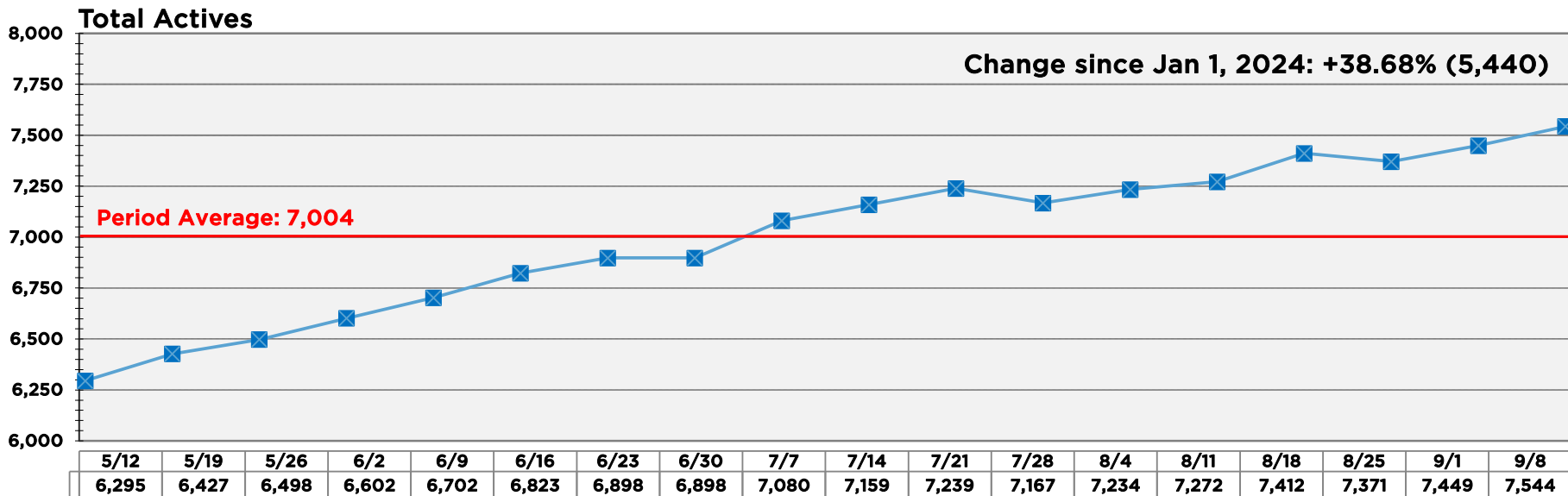
BO	1.18%	0.00%	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%
SS	0.24%	0.21%	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%

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09/08/2024 - 09/14/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



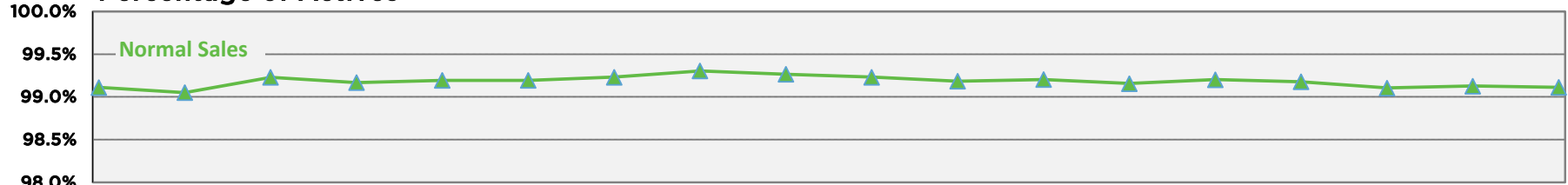
ListToContract	46	51	49	53	52	53	51	45	52	58	50	47	55	52	51	53	57	55
CombDaysOnMkt	49	56	51	56	54	58	56	47	57	63	55	52	59	56	57	59	63	60
ListToClose	82	86	87	90	87	89	86	80	90	93	88	82	92	88	86	87	92	90



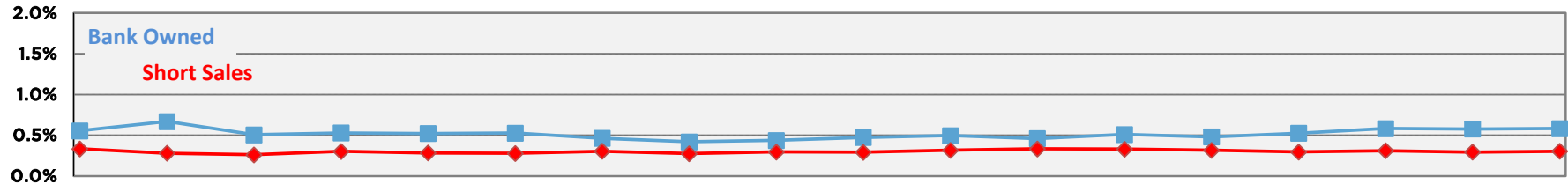
Monday Morning Quarterback
09/08/2024 - 09/14/2024
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Single Family Homes

Percentage of Actives

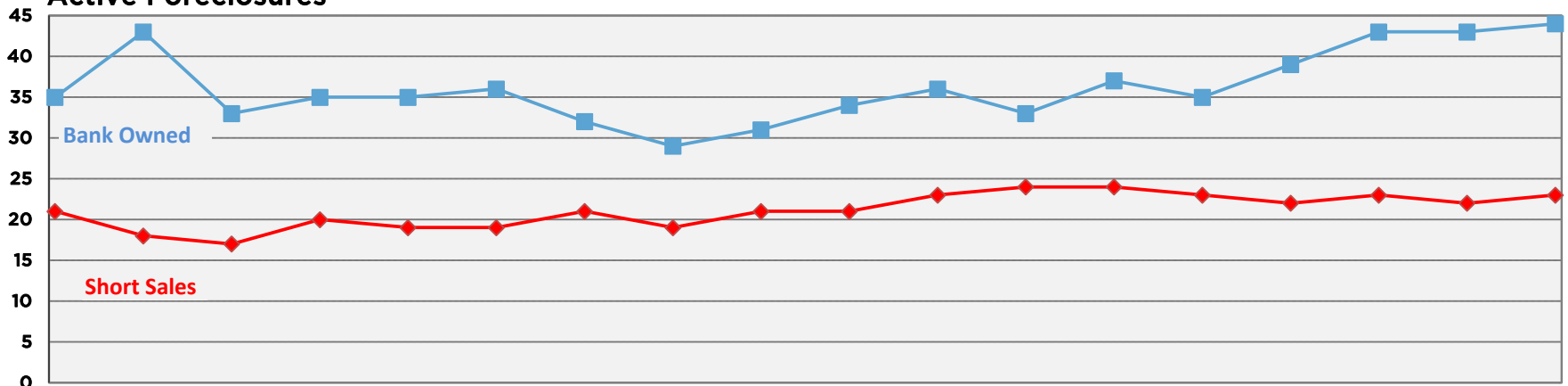


	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8
Normal	99.11%	99.05%	99.23%	99.17%	99.19%	99.19%	99.23%	99.30%	99.27%	99.23%	99.18%	99.20%	99.16%	99.20%	99.18%	99.10%	99.13%	99.11%



	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	9/8
BO	0.56%	0.67%	0.51%	0.53%	0.52%	0.53%	0.46%	0.42%	0.44%	0.47%	0.50%	0.46%	0.51%	0.48%	0.53%	0.58%	0.58%	0.58%
SS	0.33%	0.28%	0.26%	0.30%	0.28%	0.28%	0.30%	0.28%	0.30%	0.29%	0.32%	0.33%	0.33%	0.32%	0.30%	0.31%	0.30%	0.30%

Active Foreclosures

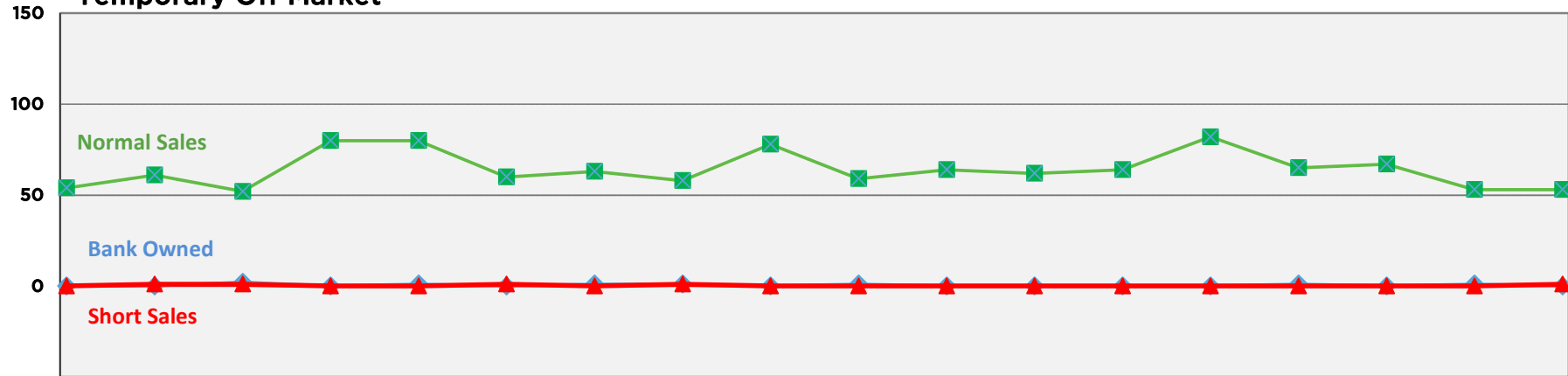


	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8
BO	35	43	33	35	35	36	32	29	31	34	36	33	37	35	39	43	43	44
SS	21	18	17	20	19	19	21	19	21	21	23	24	24	23	22	23	22	23

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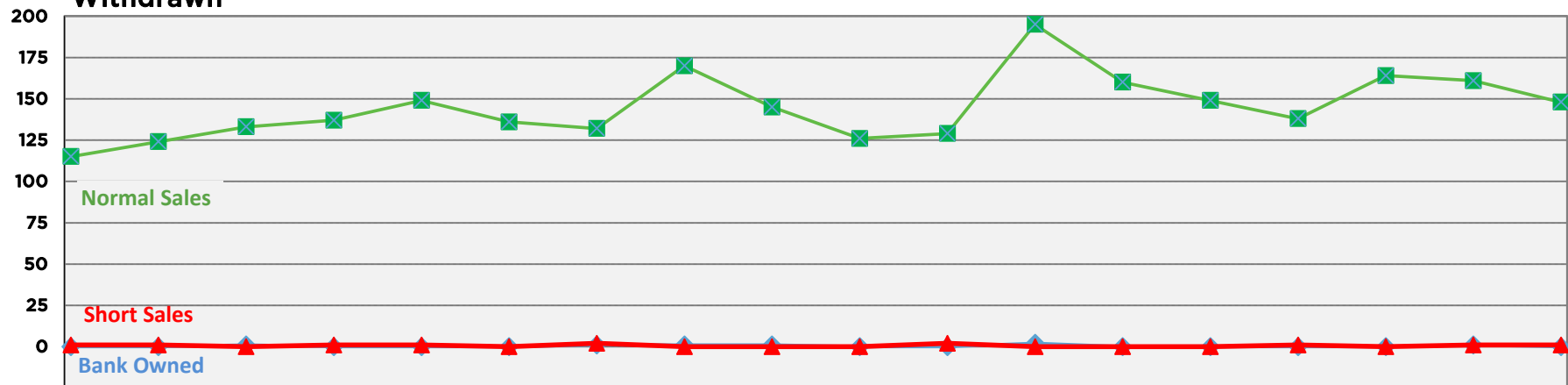
Single Family Homes

Temporary Off Market



	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	9/8
Norm	54	61	52	80	80	60	63	58	78	59	64	62	64	82	65	67	53	53
BO	0	0	2	0	1	0	1	1	0	1	0	0	0	0	1	0	1	0
SS	0	1	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	1

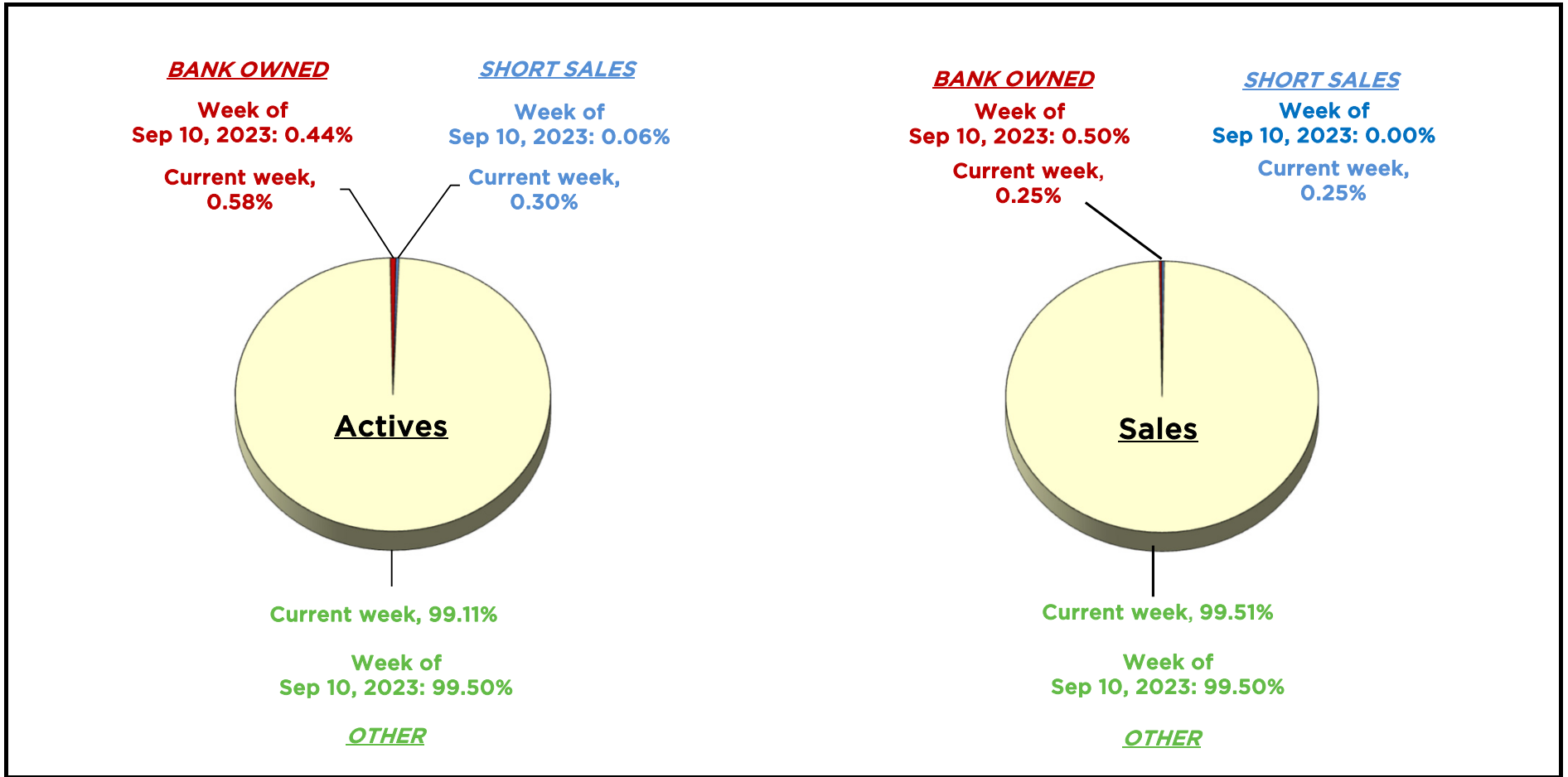
Withdrawn



	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	9/8
Norm	115	124	133	137	149	136	132	170	145	126	129	195	160	149	138	164	161	148
BO	0	0	1	0	0	0	1	1	1	0	0	2	0	0	0	0	1	0
SS	1	1	0	1	1	0	2	0	0	0	2	0	0	0	1	0	1	1

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Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
09/08/2024 - 09/14/2024
Lake, Orange, Osceola & Seminole Counties

There are 82 Single Family Homes available for the Median Price of \$425,000 (± \$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		8	\$425,000	3.5	2.1	1,889	\$225.00
Lake Mary / Heathrow	32746	2	\$425,000	3.5	2.0	1,902	\$223.45
Oviedo	32765	1	\$425,000	3.0	2.0	1,990	\$213.57
Chuluota/Oviedo	32766	2	\$425,000	3.0	2.0	1,495	\$284.28
Sanford / Lake Forest	32771	1	\$425,000	4.0	2.0	2,056	\$206.71
Sanford (South)	32773	2	\$425,000	4.0	2.5	2,136	\$199.02
Orange County		31	\$424,974	3.2	1.9	1,692	\$251.21
Apopka / Hunt Club	32703	1	\$425,000	3.0	2.0	1,906	\$222.98
Apopka (North)	32712	5	\$424,980	3.6	2.0	1,856	\$229.00
Mount Dora	32757	1	\$425,000	4.0	2.0	1,850	\$229.73
Colonialtown	32803	2	\$424,950	3.0	1.0	1,122	\$378.74
College Park	32804	2	\$425,000	2.5	1.5	1,161	\$366.22
Delaney / Crystal Lake	32806	1	\$425,000	2.0	1.0	909	\$467.55
Lockhart	32810	1	\$424,999	4.0	2.0	2,001	\$212.39
Conway	32812	1	\$425,000	3.0	2.0	1,650	\$257.58
Union Park	32817	1	\$425,000	3.0	2.0	1,660	\$256.02
Hiawassee	32818	1	\$425,000	4.0	2.0	2,292	\$185.43
Sand Lake / Bay Hill	32819	1	\$424,900	3.0	2.0	1,436	\$295.89
Ventura	32822	1	\$424,900	3.0	2.0	1,675	\$253.67
Taft	32824	2	\$424,950	3.0	2.0	1,565	\$271.53
Rio Pinar / Union Park	32825	4	\$424,973	3.3	2.0	1,699	\$250.17
Research Park	32826	1	\$424,900	3.0	2.0	1,877	\$226.37
Waterford Lakes	32828	3	\$425,000	3.3	2.0	1,734	\$245.15
Union Park / Chickasaw	32829	2	\$424,950	3.0	2.0	2,139	\$198.71
Wedgfield	32833	1	\$425,000	3.0	2.0	1,940	\$219.07
Osceola County		18	\$424,994	3.6	2.2	2,112	\$201.20
Kissimmee / Buena Ventura Lakes	34743	2	\$425,000	3.5	2.0	1,909	\$222.63
Kissimmee (East)	34744	2	\$425,000	4.0	2.0	1,976	\$215.08
Kissimmee (West) / Pleasant Hill	34746	3	\$425,000	4.0	2.3	2,319	\$183.29
Kissimmee / Poinciana	34758	1	\$425,000	4.0	2.0	2,305	\$184.38
St Cloud	34769	1	\$425,000	3.0	2.0	1,875	\$226.67
St Cloud / Narcoossee	34771	2	\$425,000	4.0	2.0	2,041	\$208.28
St Cloud / Canoe Creek	34772	5	\$424,980	2.8	2.2	2,040	\$208.30
St Cloud / Harmony	34773	2	\$425,000	4.0	2.5	2,417	\$175.87

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Lake, Orange, Osceola & Seminole Counties

There are 82 Single Family Homes available for the Median Price of \$425,000 (± \$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		25	\$424,980	3.2	2.1	2,133	\$199.21
Astor	32102	1	\$425,000	1.0	2.0	4,482	\$94.82
Lady Lake / The Villages	32159	2	\$424,945	3.0	2.0	2,167	\$196.14
The Villages	32163	3	\$424,967	3.0	2.0	1,622	\$262.06
Eustis (West)	32726	2	\$425,000	3.0	2.0	2,190	\$194.11
Eustis (East)	32736	2	\$425,000	3.0	2.0	2,056	\$206.71
Mount Dora	32757	1	\$425,000	4.0	2.0	2,761	\$153.93
Tavares / Mt Plymouth	32778	2	\$424,950	3.5	2.5	2,073	\$204.99
Clermont (Central)	34711	3	\$424,967	3.0	2.0	1,765	\$240.77
Clermont (South)	34714	2	\$425,000	3.0	2.0	1,781	\$238.70
Groveland	34736	4	\$424,975	3.8	2.0	2,197	\$193.41
Howey in the Hills	34737	2	\$425,000	4.0	2.5	2,003	\$212.18
Yalaha	34797	1	\$425,000	3.0	2.0	2,605	\$163.15

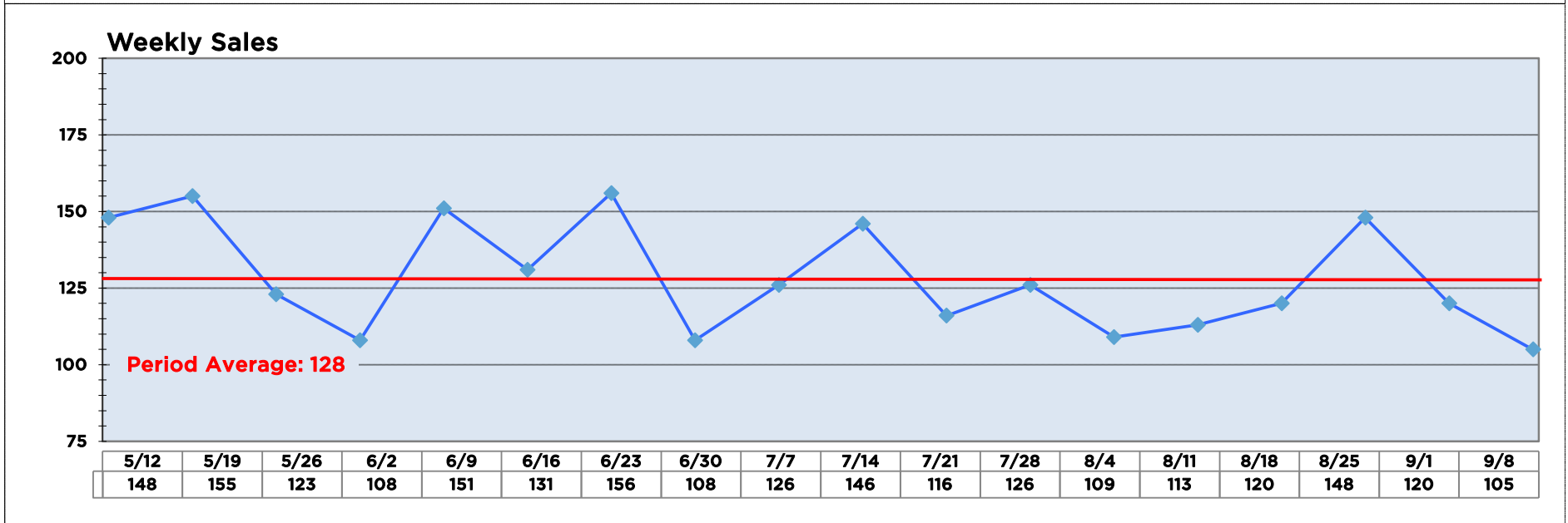
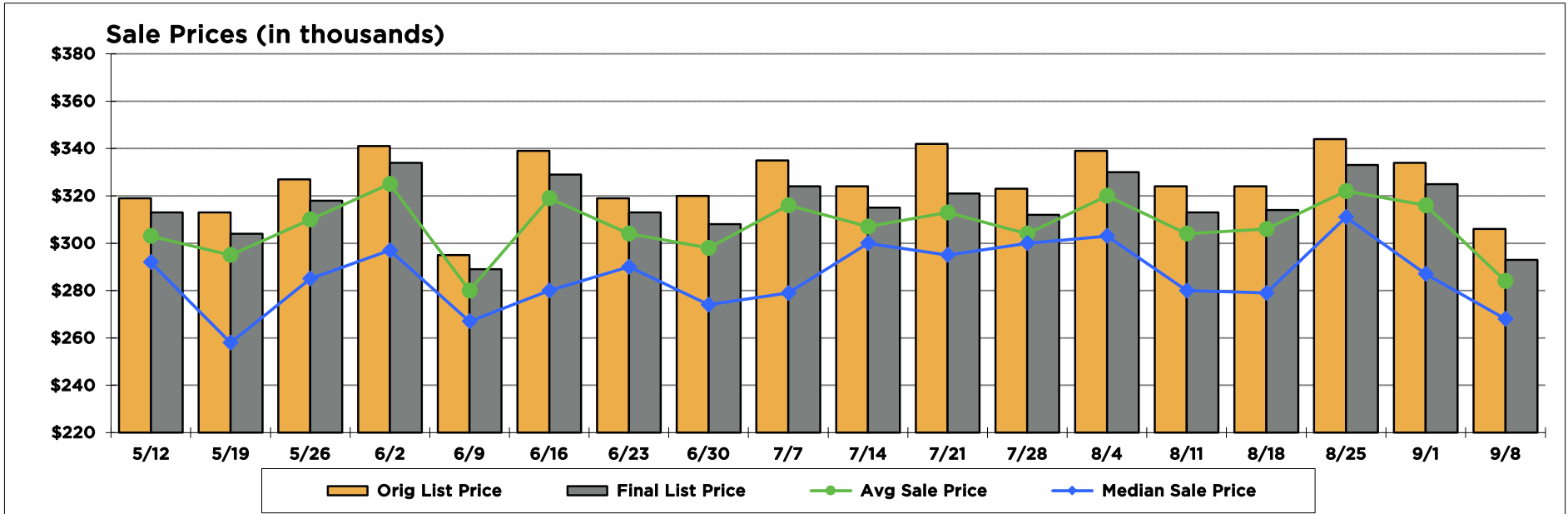
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	105	48	16	25	9	7	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	104	47	16	25	9	7	0
Active Listings	3,726	1,369	555	984	461	333	24
Bank Owned	11	7	1	2	1	0	0
Short Sales	9	2	0	6	1	0	0
Other	3,706	1,360	554	976	459	333	24
Months of Inventory	8.19	6.58	8.01	9.08	11.82	10.98	0.00
<i>List Price</i>							
Average Original List Price	\$305,647	\$205,748	\$295,006	\$366,112	\$449,599	\$613,971	\$0
Average Final List Price	\$293,242	\$194,604	\$285,962	\$353,595	\$432,367	\$591,829	\$0
<i>Sale Price</i>							
Average Price	\$284,024	\$183,986	\$277,556	\$345,954	\$423,944	\$583,714	\$0
Median Price	\$268,000	\$194,000	\$279,000	\$349,000	\$430,000	\$545,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$12,405	-\$11,144	-\$9,044	-\$12,517	-\$17,232	-\$22,142	\$0
Original List to Sale Price - \$	-\$21,623	-\$21,762	-\$17,450	-\$20,158	-\$25,655	-\$30,257	\$0
Final List to Sale Price - \$	-\$9,218	-\$10,618	-\$8,406	-\$7,641	-\$8,423	-\$8,115	\$0
Original List to Sale Price - %	92.93%	89.42%	94.08%	94.49%	94.29%	95.07%	0.00%
Final List to Sale Price - %	96.86%	94.54%	97.06%	97.84%	98.05%	98.63%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	68	66	35	69	119	90	0
Combined Avg Days to Contract	70	70	35	69	119	90	0
Avg Days Listing to Closing	103	105	63	104	150	118	0
Avg Days Contract to Close	34	38	28	33	30	27	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,307	1,010	1,310	1,550	1,641	2,040	0

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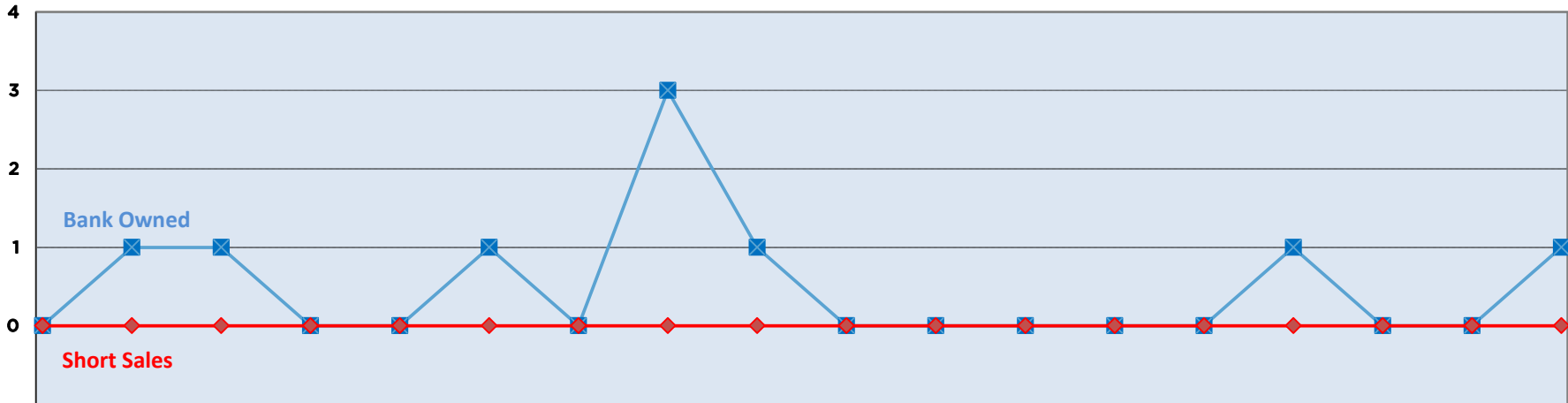
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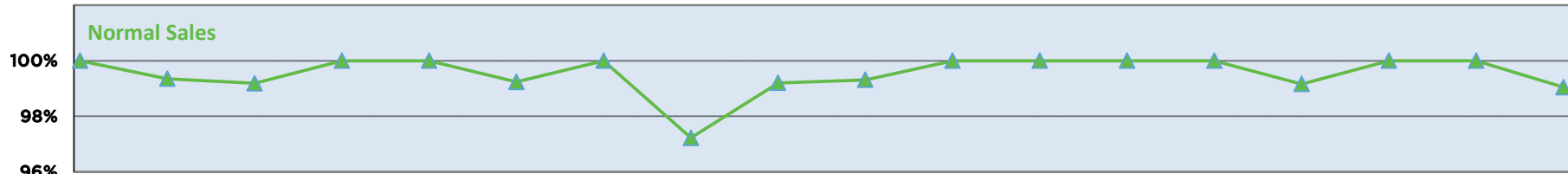
Condos, Townhomes, Villas

Foreclosure Sales

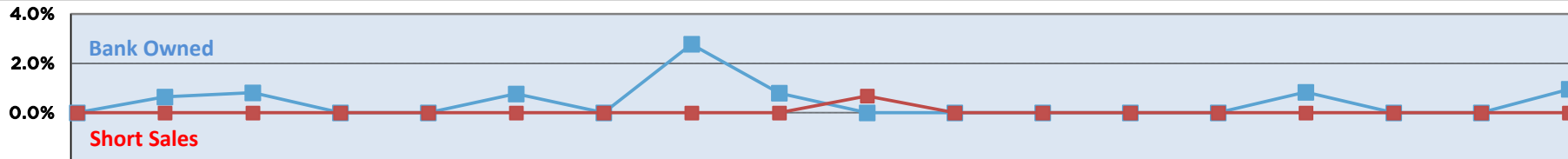


	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8
BO	0	1	1	0	0	1	0	3	1	0	0	0	0	0	1	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	9/8
Normal	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	99.05%

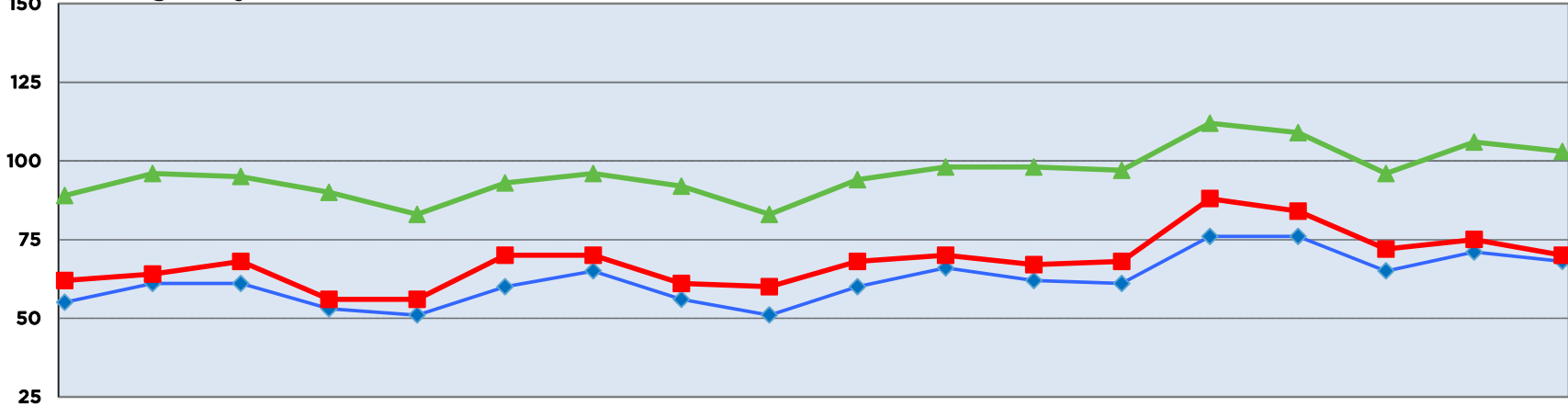


	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8
BO	0.00%	0.65%	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

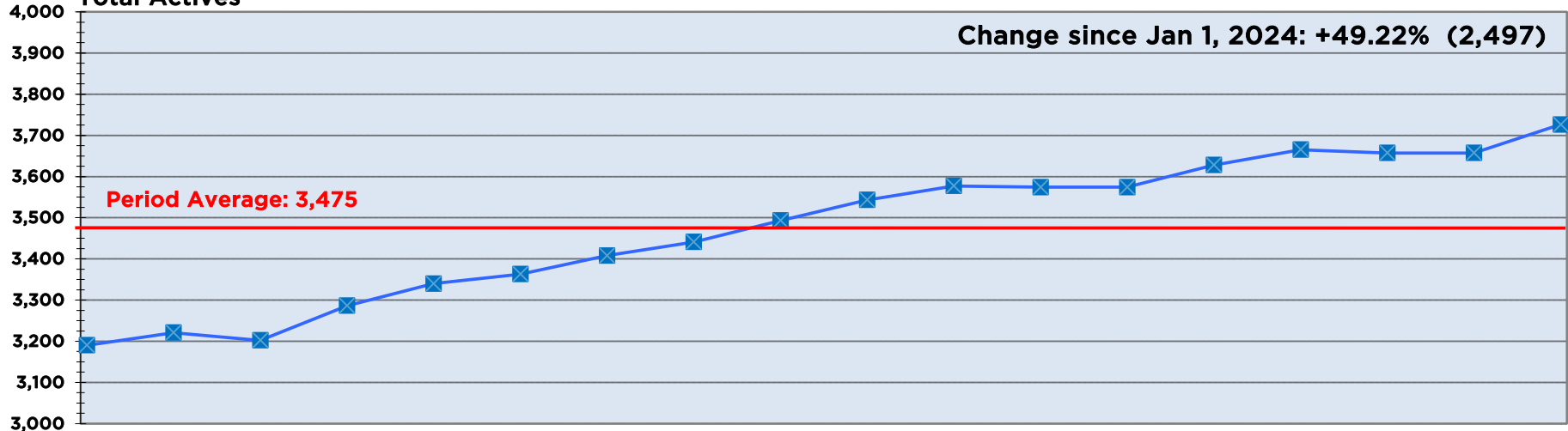
Average Days on Market



	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	9/8
ListToContract	55	61	61	53	51	60	65	56	51	60	66	62	61	76	76	65	71	68
CombDaysOnMkt	62	64	68	56	56	70	70	61	60	68	70	67	68	88	84	72	75	70
ListToClose	89	96	95	90	83	93	96	92	83	94	98	98	97	112	109	96	106	103

Total Actives

Change since Jan 1, 2024: +49.22% (2,497)

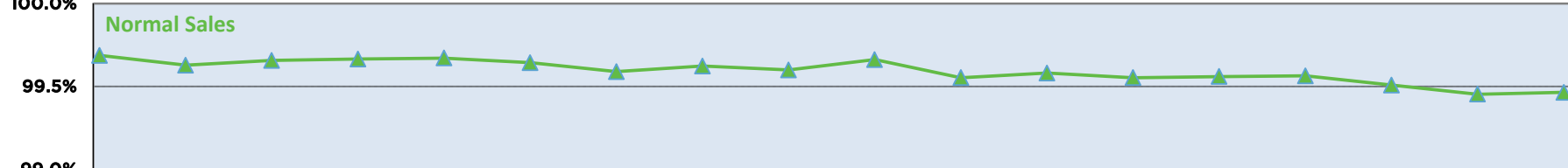


	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8
Total Actives	3,190	3,221	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726

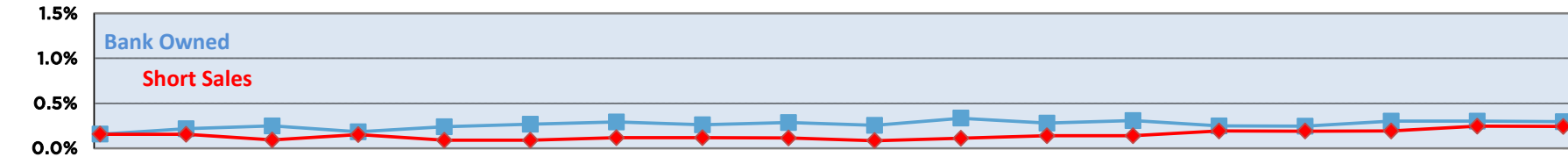
Monday Morning Quarterback
09/08/2024 - 09/14/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

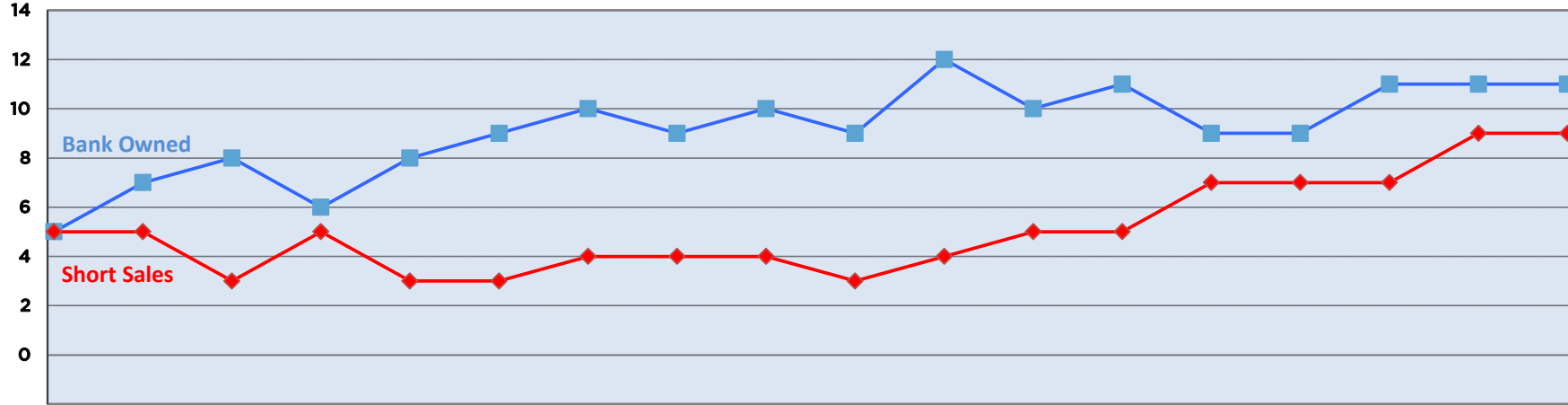


	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8
Normal	99.69%	99.63%	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%



	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	9/8
BO	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%	0.30%
SS	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%	0.24%

Active Foreclosures

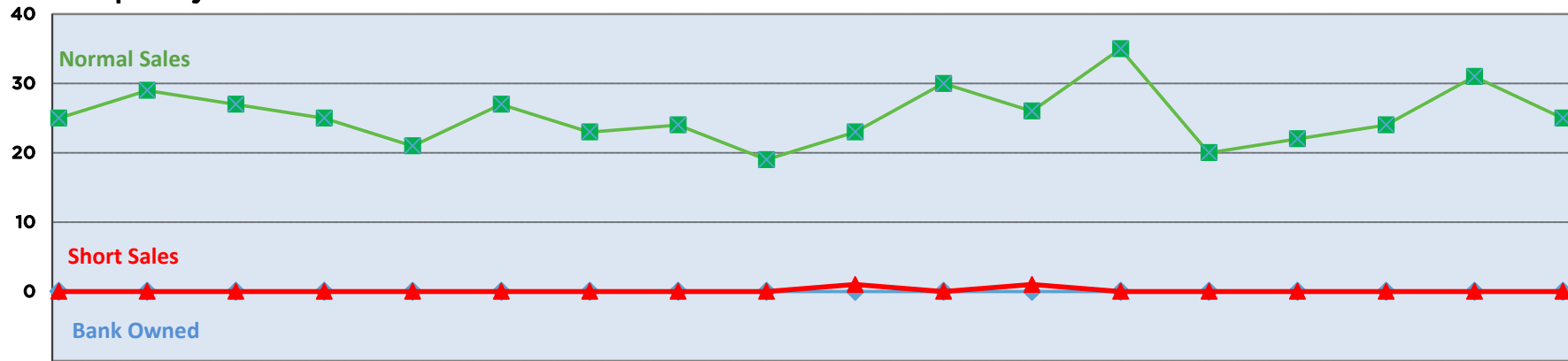


	5/12	5/19	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8
BO	5	7	8	6	8	9	10	9	10	9	12	10	11	9	9	11	11	11
SS	5	5	3	5	3	3	4	4	4	3	4	5	5	7	7	7	9	9

Monday Morning Quarterback
09/08/2024 - 09/14/2024
Lake, Orange, Osceola & Seminole Counties

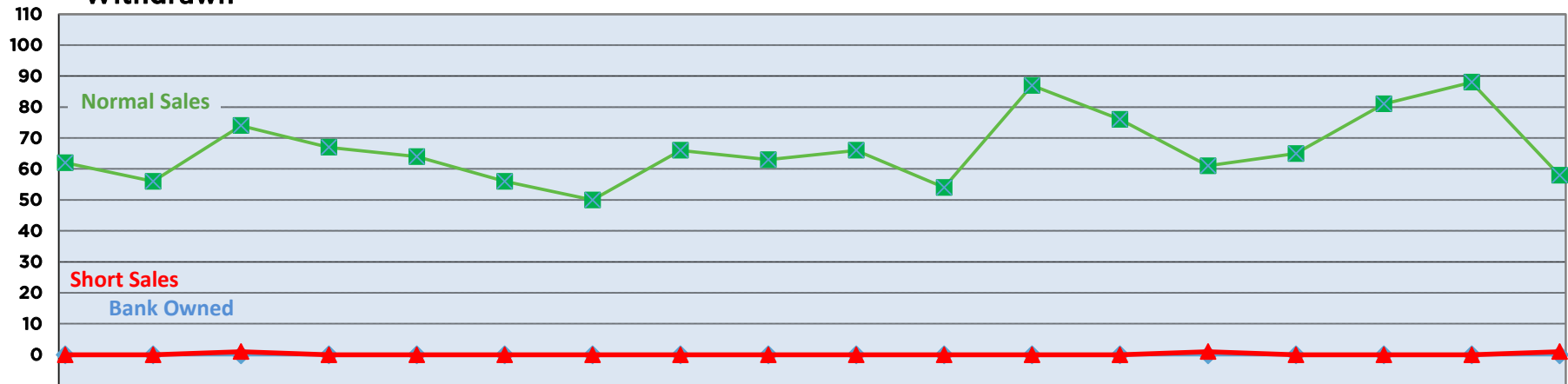
Condos, Townhomes, Villas

Temporary Off Market



	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	9/8
Norm	25	29	27	25	21	27	23	24	19	23	30	26	35	20	22	24	31	25
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	1	0	1	0	0	0	0	0	0

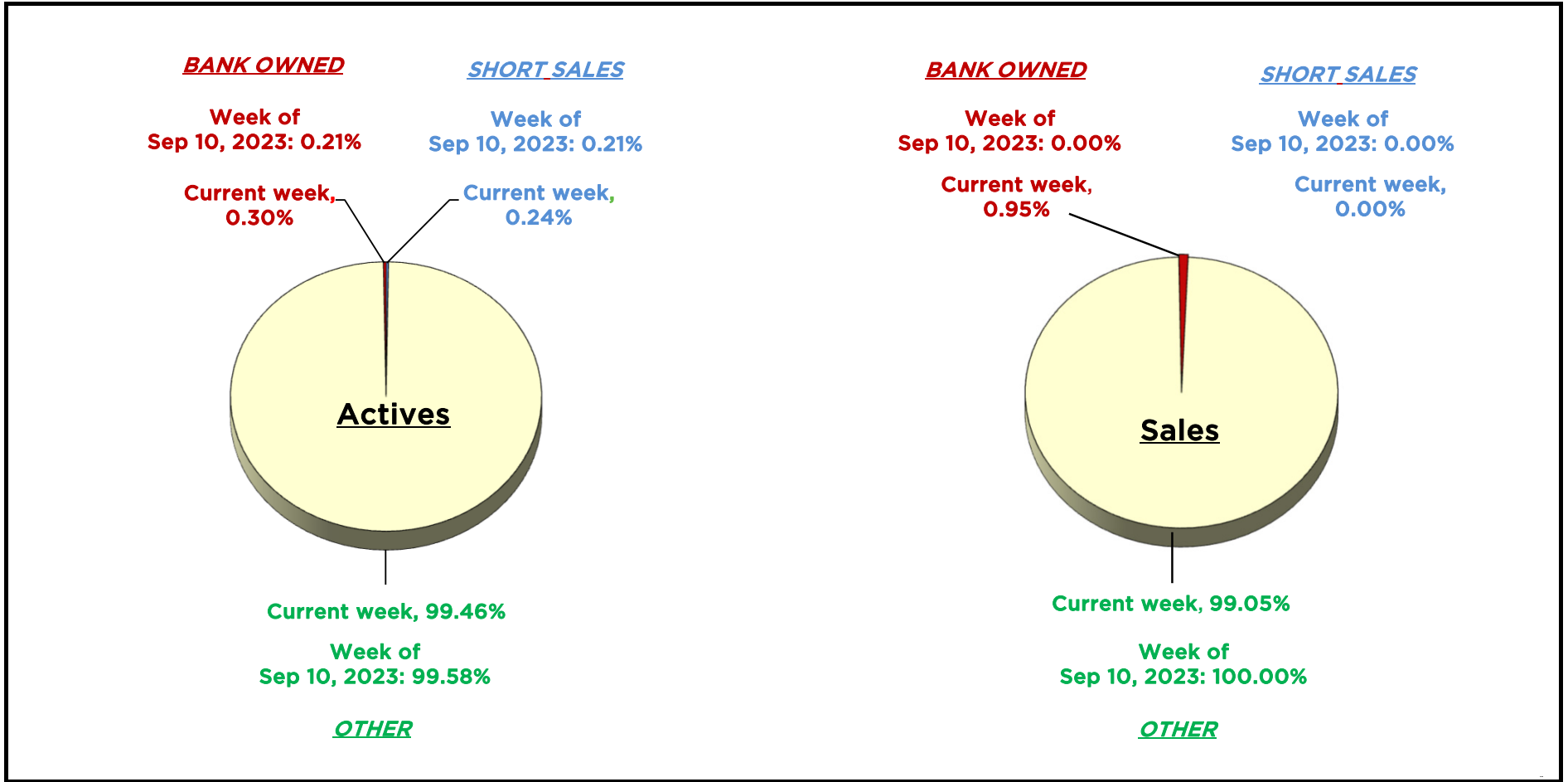
Withdrawn



	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	9/8
Norm	62	56	74	67	64	56	50	66	63	66	54	87	76	61	65	81	88	58
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1

Monday Morning Quarterback
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Monday Morning Quarterback
09/08/2024 - 09/14/2024
Lake, Orange, Osceola & Seminole Counties

There are 3 Condos, Villas, or Townhomes available for the Median Price of \$268,000 (± \$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>
Orange County							
Pine Castle / Edgewood	32839	1	\$268,026	2.0	2.0	1,250	\$214.42
Osceola County							
Kissimmee (West) / Pleasant Hill	34746	1	\$268,000	3.0	2.0	1,300	\$206.15
Kissimmee / Celebration	34747	1	\$267,500	3.0	2.0	1,268	\$210.96