



Monday Morning Quarterback Summary

Week of September 22, 2024 - September 28, 2024

Single-family existing homes

- Sales of single-family homes increased to 392 during the week of September 22, from 387 the week prior
- The median price of single family homes remains constant at \$420,000
- The number of single-family home foreclosure transactions decreased to 1 from 3 the week prior
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 72, and now sits at 7,624

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 111 during the week of September 22, from 101 the week prior
- The median price of condos, townhomes, and villas decreased to \$255,000 a change of -10.5%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 12, and now sits at 3,751

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

Monday Morning Quarterback
09/22/2024 - 09/28/2024
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	392	30	32	100	89	118	23
Bank Owned	1	0	1	0	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	389	29	31	99	89	118	23
Active Listings	7,624	443	389	1,558	1,551	2,864	819
Bank Owned	41	10	8	6	6	9	2
Short Sales	22	1	2	11	4	3	1
Other	7,561	432	379	1,541	1,541	2,852	816
Months of Inventory	4.49	3.41	2.81	3.60	4.02	5.60	8.22

List Price

Average Original List Price	\$587,629	\$231,420	\$295,654	\$372,837	\$459,288	\$774,768	\$1,928,870
Average Final List Price	\$543,791	\$219,277	\$286,381	\$360,285	\$447,670	\$689,193	\$1,749,026

Sale Price

Average Price	\$526,498	\$206,283	\$273,544	\$353,038	\$438,708	\$673,422	\$1,636,207
Median Price	\$420,000	\$217,500	\$274,000	\$355,000	\$430,000	\$644,000	\$1,250,000

Price Differences

Original to Final List Price	-\$43,838	-\$12,143	-\$9,273	-\$12,552	-\$11,618	-\$85,575	-\$179,844
Original List to Sale Price - \$	-\$61,131	-\$25,137	-\$22,110	-\$19,799	-\$20,580	-\$101,346	-\$292,663
Final List to Sale Price - \$	-\$17,293	-\$12,994	-\$12,837	-\$7,247	-\$8,962	-\$15,771	-\$112,819
Original List to Sale Price - %	89.60%	89.14%	92.52%	94.69%	95.52%	86.92%	84.83%
Final List to Sale Price - %	96.82%	94.07%	95.52%	97.99%	98.00%	97.71%	93.55%

Days on the Market

Avg Days Listing to Contract	54	57	54	48	44	57	107
Combined Avg Days to Contract	61	57	63	51	52	63	125
Avg Days Listing to Closing	91	93	92	84	79	93	153
Avg Days Contract to Close	36	35	38	35	34	35	45

Beds / Baths

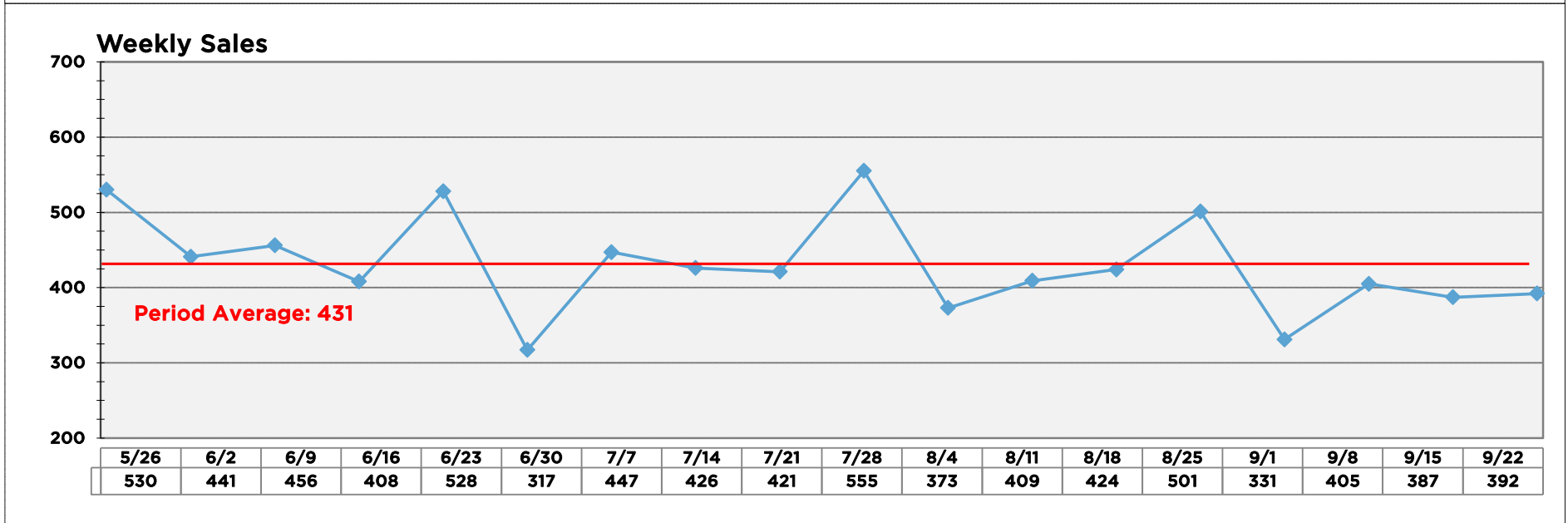
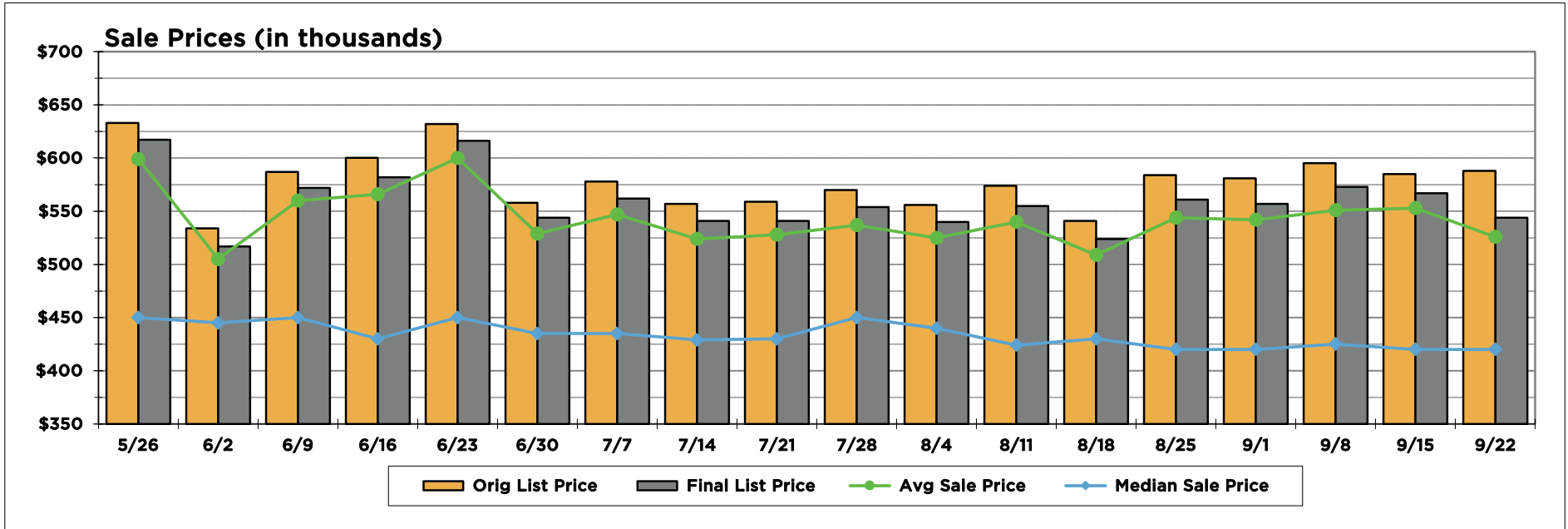
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,127	1,225	1,367	1,605	1,964	2,711	4,264
---------------------	-------	-------	-------	-------	-------	-------	-------

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

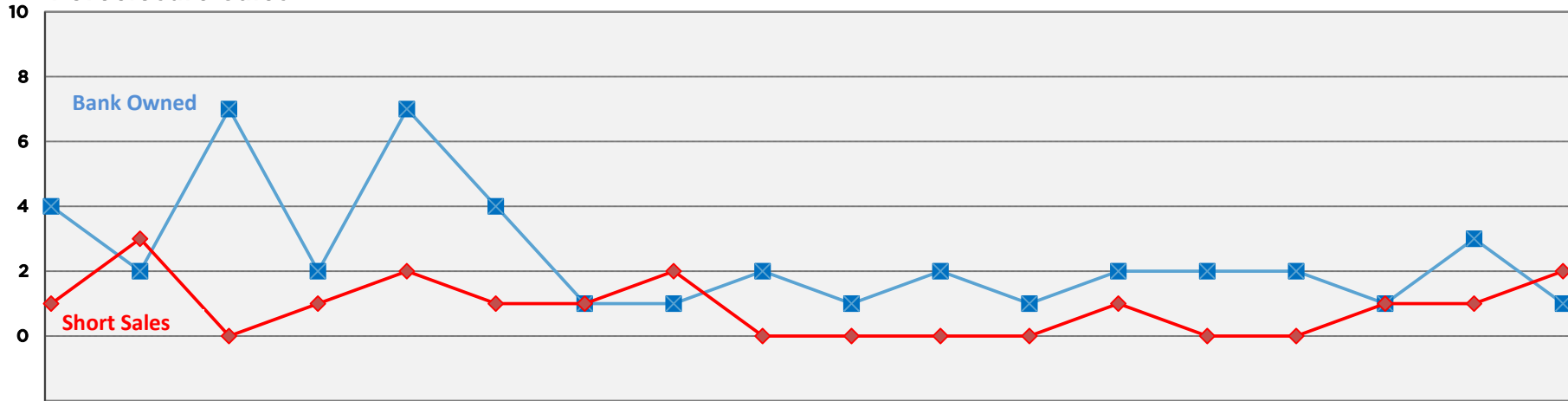
Single Family Homes



Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

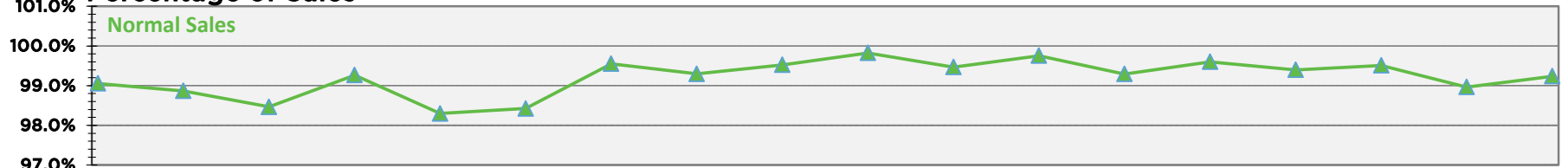
Single Family Homes

Foreclosure Sales

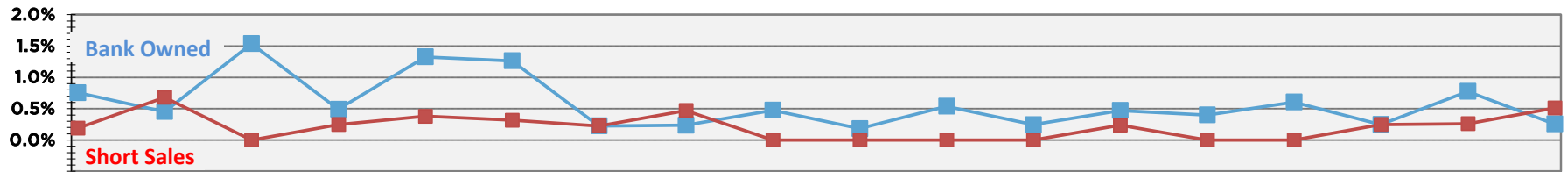


BO	4	2	7	2	7	4	1	1	2	1	2	1	2	2	2	1	3	1
SS	1	3	0	1	2	1	1	2	0	0	0	0	1	0	0	1	1	2

Percentage of Sales



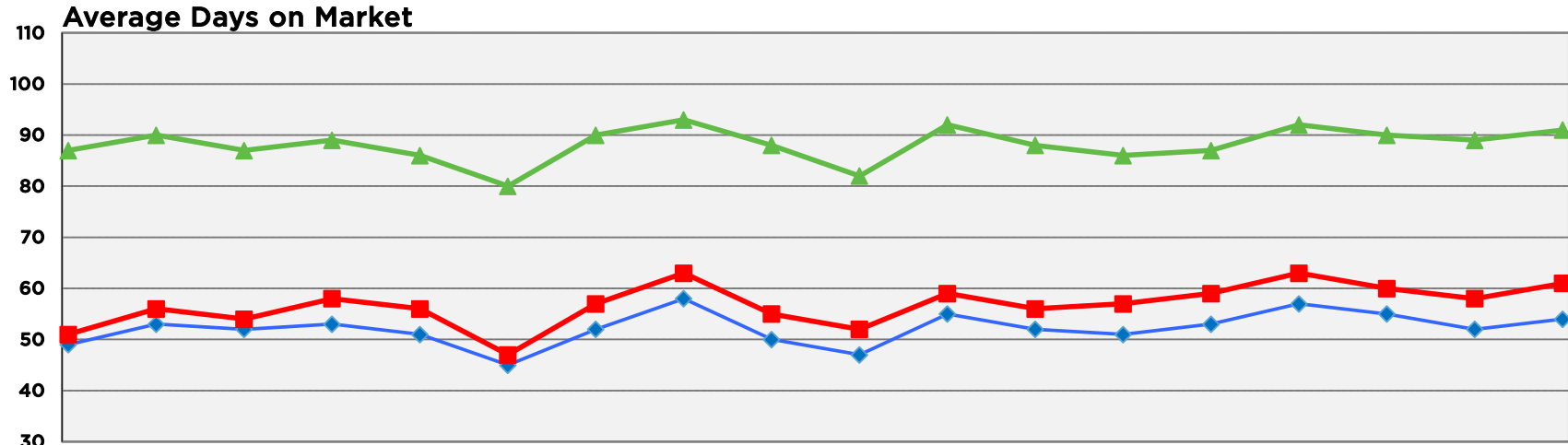
Normal	99.06%	98.87%	98.46%	99.26%	98.30%	98.42%	99.55%	99.30%	99.52%	99.82%	99.46%	99.76%	99.29%	99.60%	99.40%	99.51%	98.97%	99.23%
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------



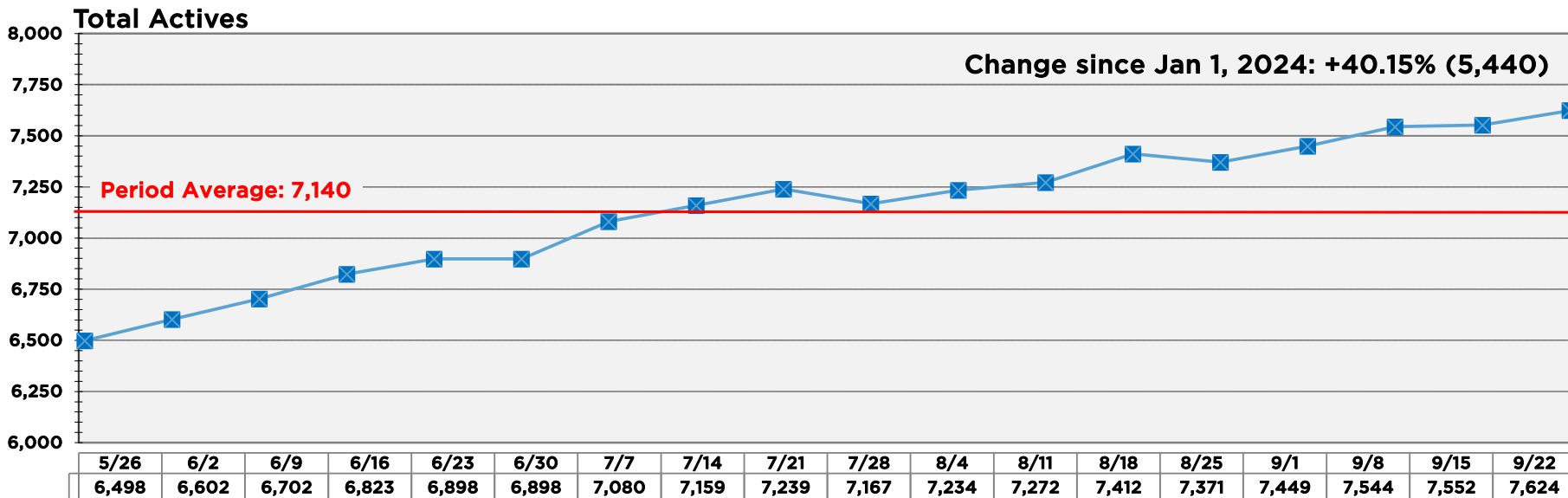
BO	0.75%	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%
SS	0.19%	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



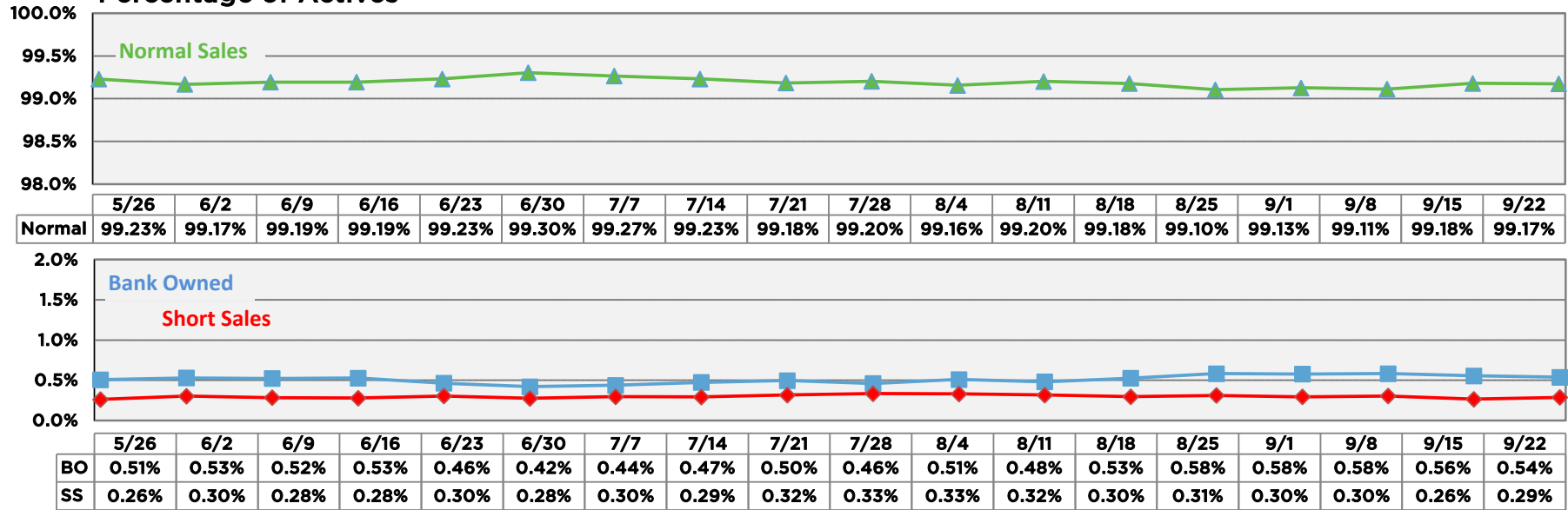
	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22
ListToContract	49	53	52	53	51	45	52	58	50	47	55	52	51	53	57	55	52	54
CombDaysOnMkt	51	56	54	58	56	47	57	63	55	52	59	56	57	59	63	60	58	61
ListToClose	87	90	87	89	86	80	90	93	88	82	92	88	86	87	92	90	89	91



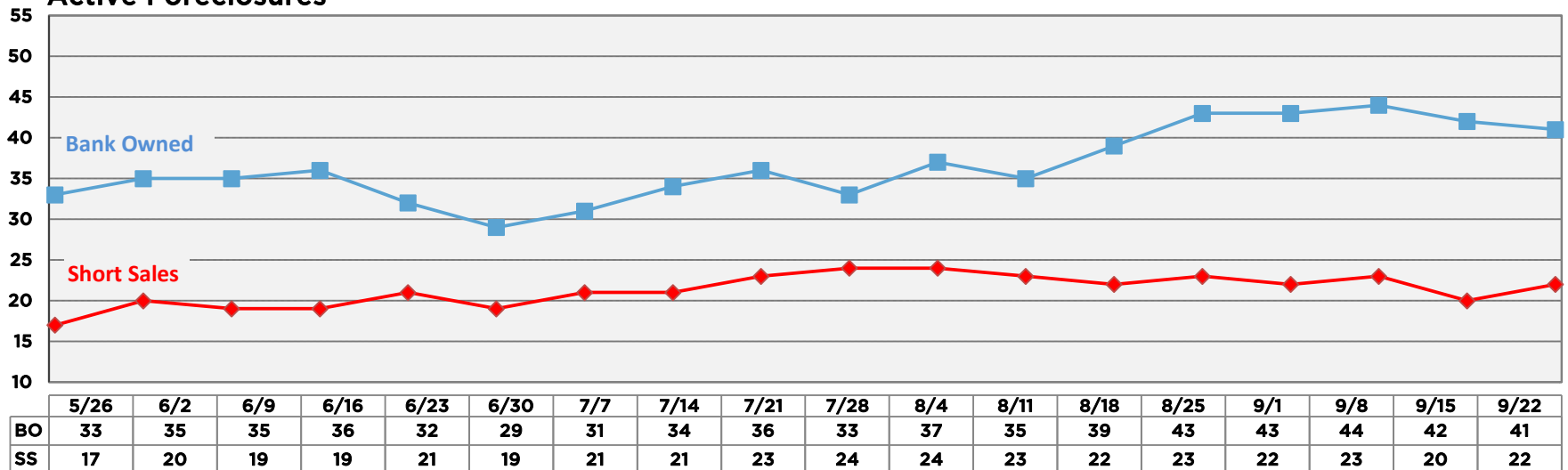
Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



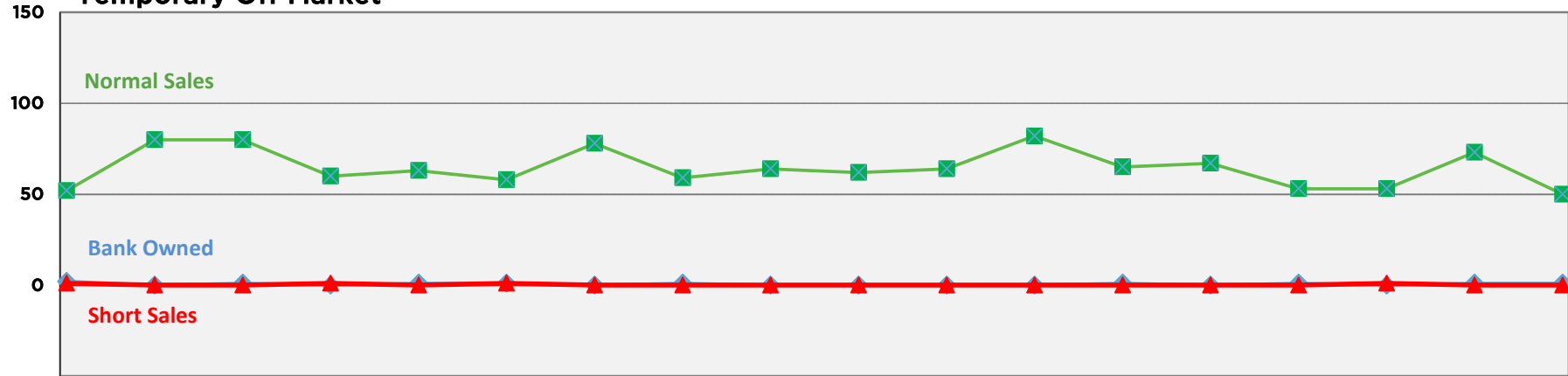
Active Foreclosures



Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

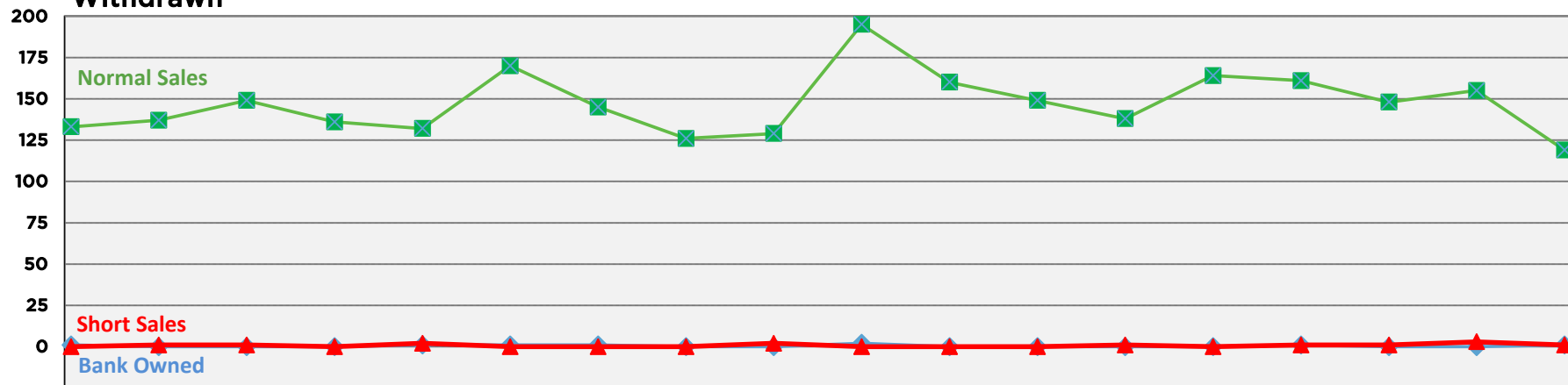
Single Family Homes

Temporary Off Market



	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	9/15	9/22
Norm	52	80	80	60	63	58	78	59	64	62	64	82	65	67	53	53	73	50
BO	2	0	1	0	1	1	0	1	0	0	0	0	1	0	1	0	1	1
SS	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0

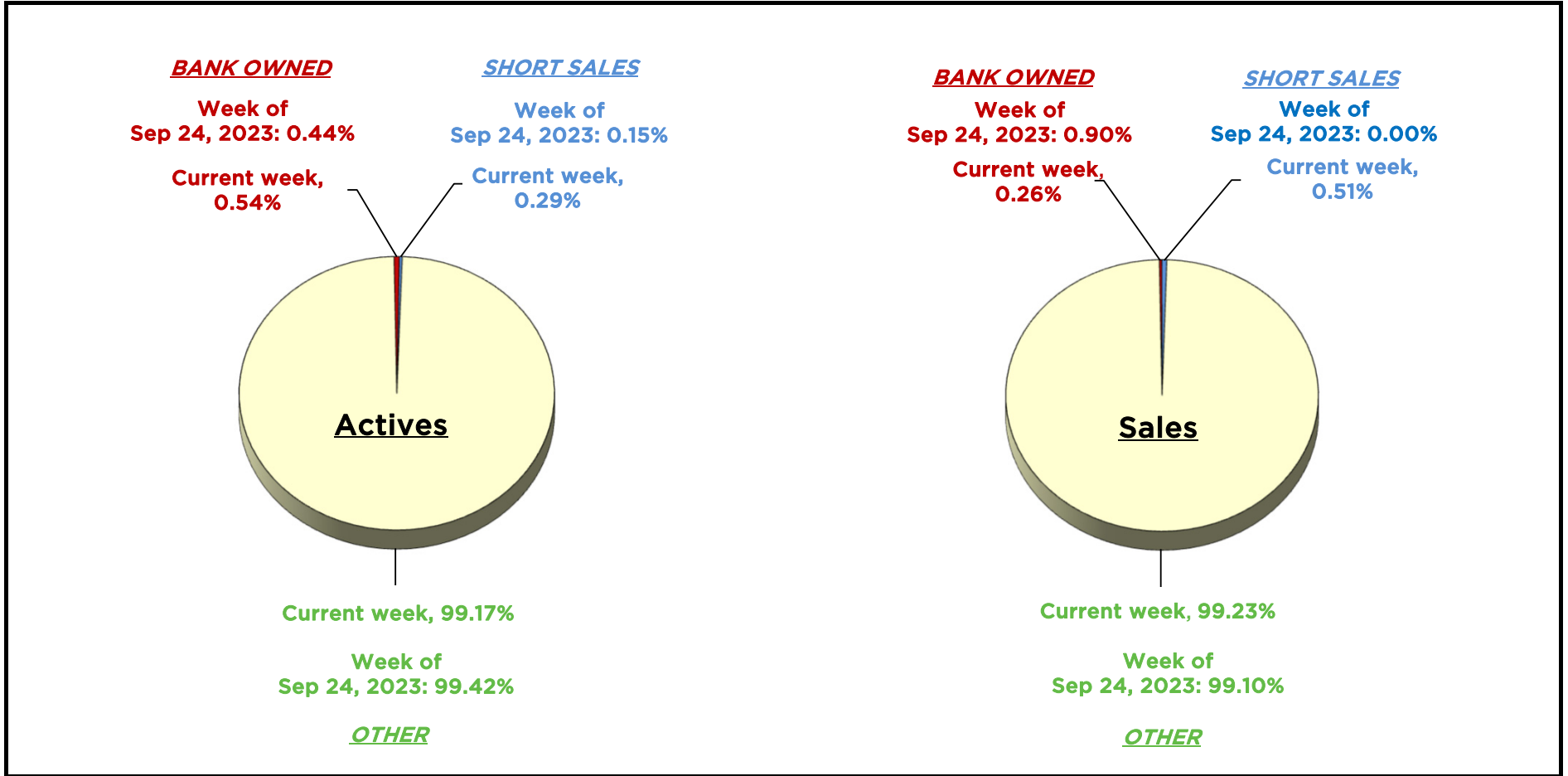
Withdrawn



	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	9/15	9/22
Norm	133	137	149	136	132	170	145	126	129	195	160	149	138	164	161	148	155	119
BO	1	0	0	0	1	1	1	0	0	2	0	0	0	0	1	0	0	1
SS	0	1	1	0	2	0	0	0	2	0	0	0	1	0	1	1	3	1

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

There are 76 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		7	\$419,941	3.4	2.1	1,805	\$232.60
Winter Springs / Tuskawilla	32708	2	\$419,850	3.5	2.5	1,774	\$236.74
Altamonte Springs / Forest City	32714	1	\$419,900	3.0	2.0	1,647	\$254.95
Lake Mary / Heathrow	32746	1	\$420,000	2.0	2.0	1,448	\$290.06
Sanford / Lake Forest	32771	2	\$419,995	4.0	2.0	1,952	\$215.22
Sanford (South)	32773	1	\$420,000	4.0	2.0	2,093	\$200.67
Orange County		26	\$419,961	3.5	2.0	1,756	\$239.17
Apopka (North)	32712	3	\$420,000	3.3	2.0	1,773	\$236.84
Winter Park (West)	32789	1	\$420,000	4.0	2.0	1,477	\$284.36
Colonialtown	32803	1	\$419,900	3.0	2.0	1,471	\$285.45
Delaney / Crystal Lake	32806	2	\$419,950	3.5	1.5	1,375	\$305.42
Lockhart	32810	2	\$419,949	4.0	2.5	1,839	\$228.36
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	3.0	2.0	1,564	\$268.54
Taft	32824	1	\$419,990	5.0	2.0	1,870	\$224.59
Rio Pinar / Union Park	32825	3	\$420,000	3.3	2.0	1,677	\$250.40
Union Park / Chickasaw	32829	3	\$420,000	3.0	2.0	2,009	\$209.06
Hunters Creek	32837	3	\$420,000	3.3	2.0	1,938	\$216.72
Ocoee	34761	1	\$419,900	4.0	2.0	2,009	\$209.01
Osceola County		25	\$419,950	3.7	2.3	1,999	\$210.10
Davenport	33896	1	\$419,995	3.0	3.0	2,076	\$202.31
Kissimmee / Buena Ventura Lakes	34743	1	\$419,995	4.0	3.0	1,843	\$227.89
Kissimmee (East)	34744	6	\$419,983	3.3	2.3	1,808	\$232.27
Kissimmee (West) / Pleasant Hill	34746	4	\$419,825	4.0	2.3	2,021	\$207.71
Kissimmee / Celebration	34747	1	\$419,900	3.0	2.0	1,636	\$256.66
Kissimmee / Poinciana	34758	1	\$419,900	4.0	2.0	2,244	\$187.12
St Cloud / Narcoossee	34771	8	\$419,969	3.8	2.3	2,086	\$201.34
St Cloud / Canoe Creek	34772	3	\$420,000	4.0	2.0	2,183	\$192.37

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

There are 76 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		18	\$419,931	3.2	2.1	2,206	\$190.37
Lady Lake / The Villages	32159	1	\$419,900	3.0	3.0	2,410	\$174.23
Mount Dora	32757	1	\$419,900	3.0	2.0	2,562	\$163.90
Tavares / Mt Plymouth	32778	3	\$420,000	3.7	2.0	2,282	\$184.02
Clermont (Central)	34711	1	\$420,000	3.0	2.0	1,973	\$212.87
Clermont (South)	34714	2	\$419,975	3.5	2.0	1,633	\$257.26
Minneola	34715	2	\$419,900	3.5	2.0	2,216	\$189.49
Fruitland Park	34731	1	\$419,900	3.0	2.0	2,135	\$196.67
Leesburg (West)	34748	3	\$419,967	2.7	2.0	2,383	\$176.23
Mascotte	34753	1	\$420,000	4.0	2.0	2,924	\$143.64
Winter Garden	34787	1	\$420,000	3.0	2.0	1,664	\$252.40
Leesburg (East) / Haines Creek	34788	2	\$419,700	3.0	2.0	2,172	\$193.23

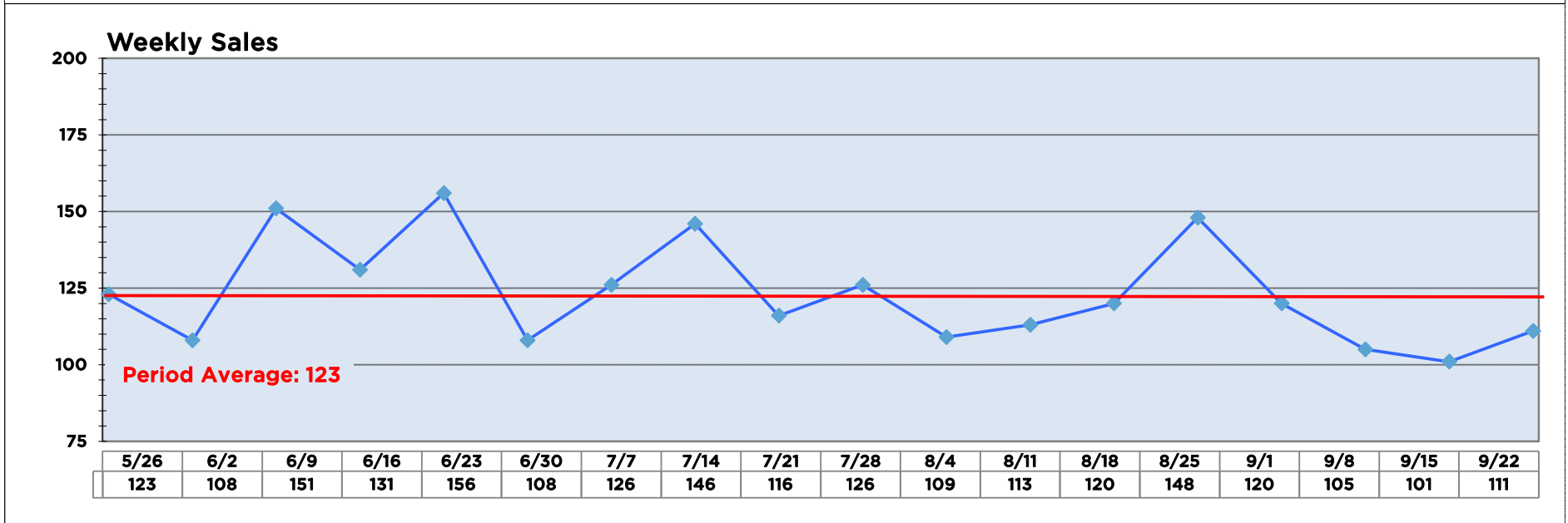
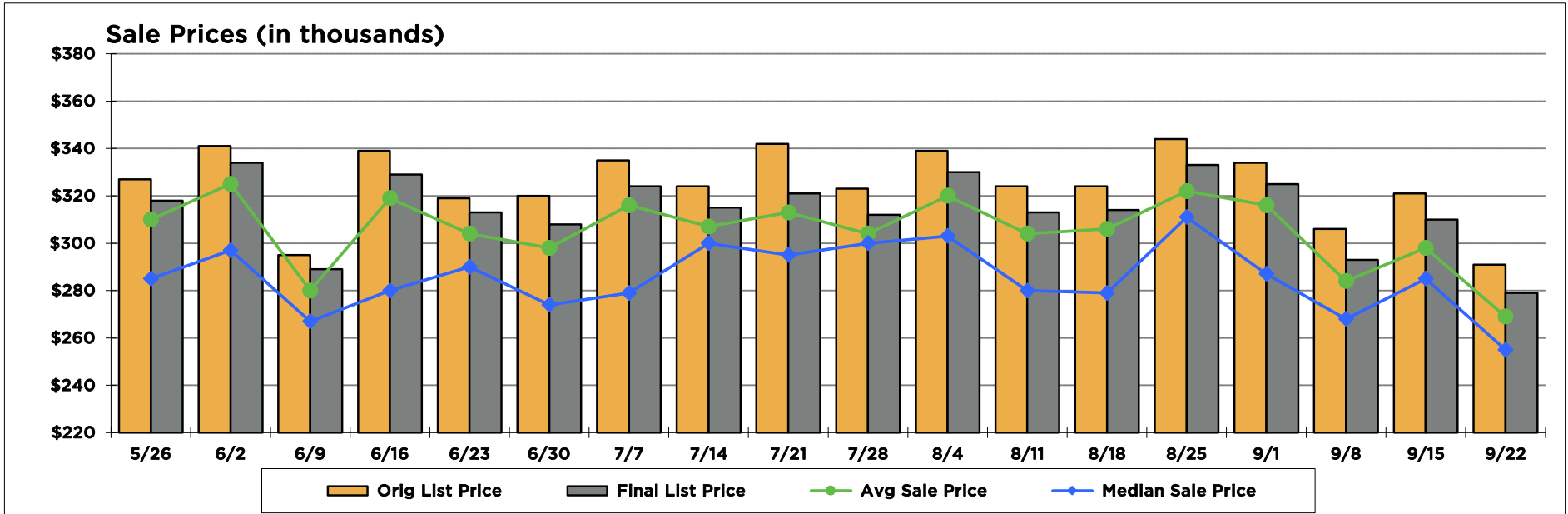
Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	111	52	17	27	11	4	0
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	110	52	16	27	11	4	0
Active Listings	3,751	1,370	566	974	485	332	24
Bank Owned	14	7	2	3	1	1	0
Short Sales	10	2	0	6	1	1	0
Other	3,727	1,361	564	965	483	330	24
Months of Inventory	7.80	6.08	7.68	8.33	10.18	19.16	0.00
<i>List Price</i>							
Average Original List Price	\$290,637	\$195,563	\$280,329	\$364,576	\$473,259	\$569,100	\$0
Average Final List Price	\$278,624	\$184,384	\$273,894	\$351,057	\$460,068	\$535,948	\$0
<i>Sale Price</i>							
Average Price	\$268,984	\$174,045	\$266,050	\$343,229	\$447,536	\$523,500	\$0
Median Price	\$255,000	\$179,000	\$262,000	\$340,000	\$445,000	\$525,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$12,013	-\$11,179	-\$6,435	-\$13,519	-\$13,191	-\$33,152	\$0
Original List to Sale Price - \$	-\$21,653	-\$21,518	-\$14,279	-\$21,347	-\$25,723	-\$45,600	\$0
Final List to Sale Price - \$	-\$9,640	-\$10,339	-\$7,844	-\$7,828	-\$12,532	-\$12,448	\$0
Original List to Sale Price - %	92.55%	89.00%	94.91%	94.14%	94.56%	91.99%	0.00%
Final List to Sale Price - %	96.54%	94.39%	97.14%	97.77%	97.28%	97.68%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	69	73	38	61	84	167	0
Combined Avg Days to Contract	73	76	38	61	102	184	0
Avg Days Listing to Closing	102	103	74	95	121	208	0
Avg Days Contract to Close	33	31	35	34	36	40	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	4	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	0	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,296	955	1,303	1,577	2,045	1,733	0

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

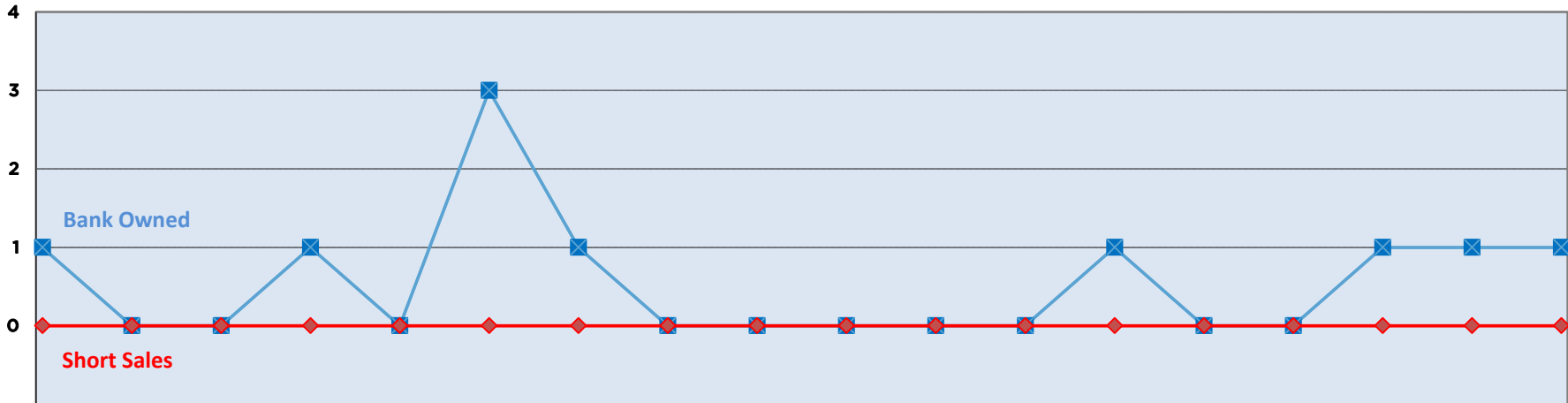
Condos, Townhomes, Villas



Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

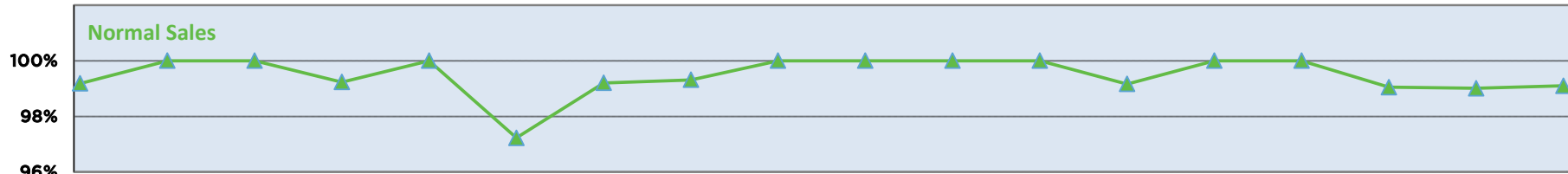
Condos, Townhomes, Villas

Foreclosure Sales

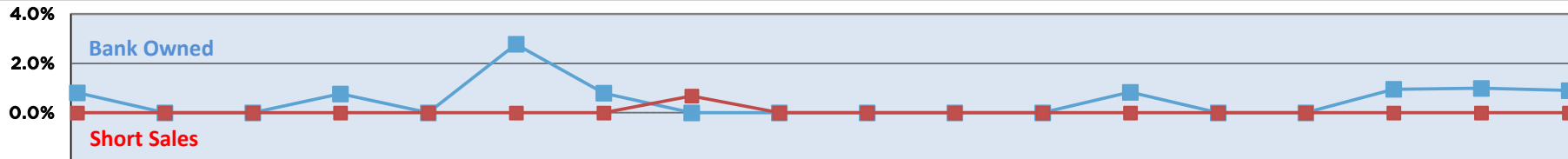


	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22
BO	1	0	0	1	0	3	1	0	0	0	0	0	1	0	0	1	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	9/15	9/22
Normal	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%	99.01%	99.10%

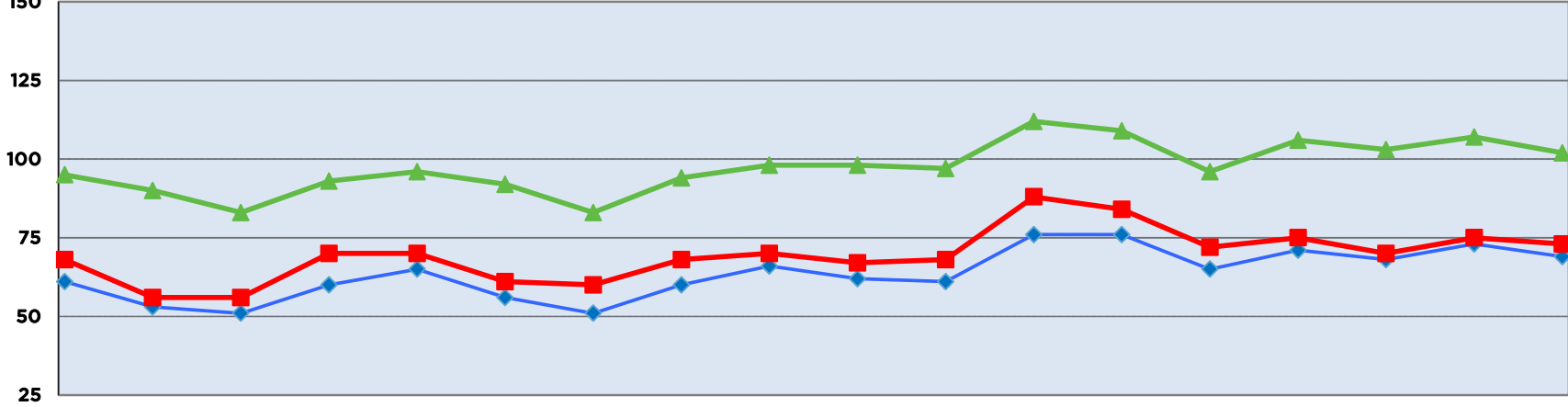


	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22
BO	0.81%	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

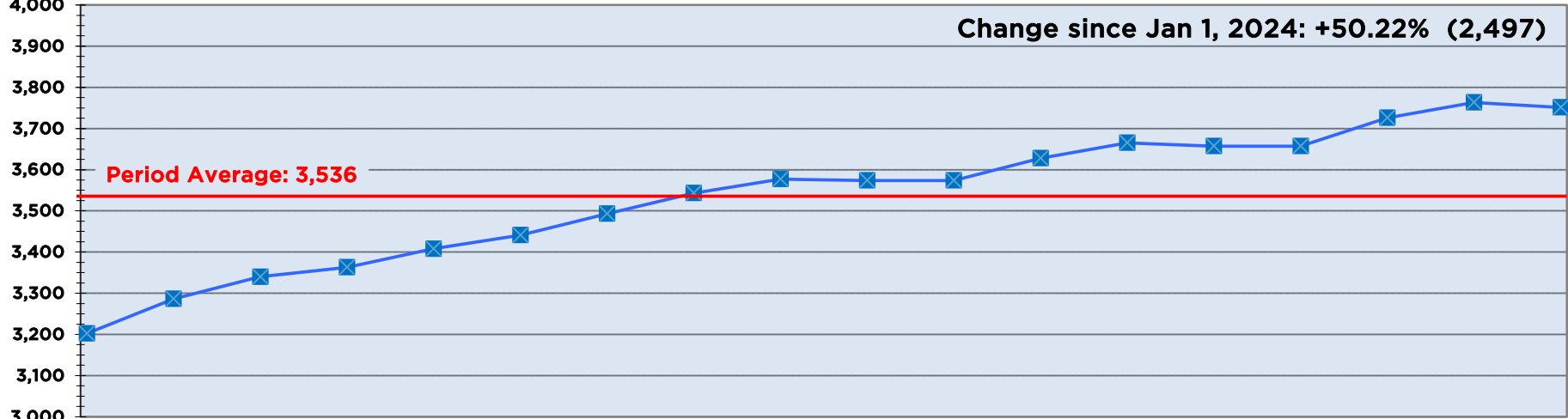
Condos, Townhomes, Villas

Average Days on Market



	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	9/15	9/22
ListToContract	61	53	51	60	65	56	51	60	66	62	61	76	76	65	71	68	73	69
CombDaysOnMkt	68	56	56	70	70	61	60	68	70	67	68	88	84	72	75	70	75	73
ListToClose	95	90	83	93	96	92	83	94	98	98	97	112	109	96	106	103	107	102

Total Actives

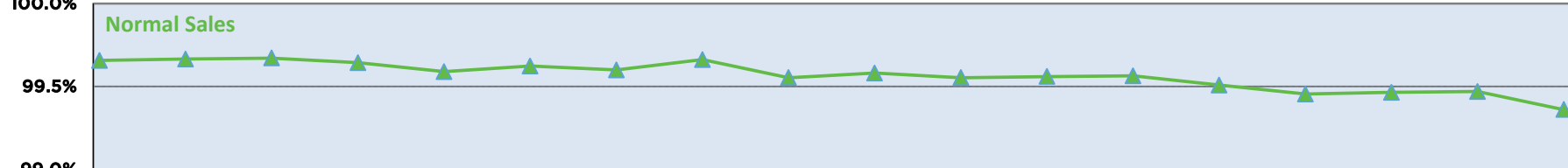


	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22
Total Actives	3,202	3,286	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751

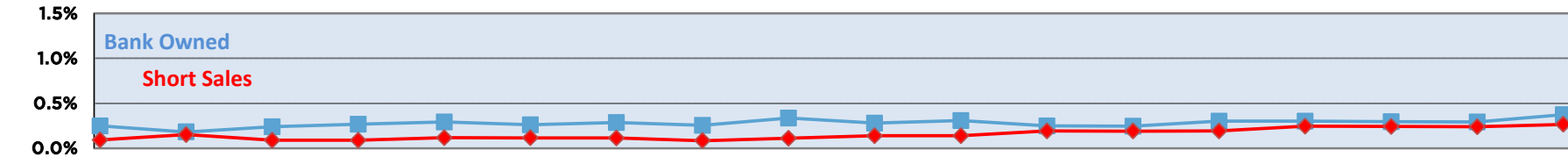
Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

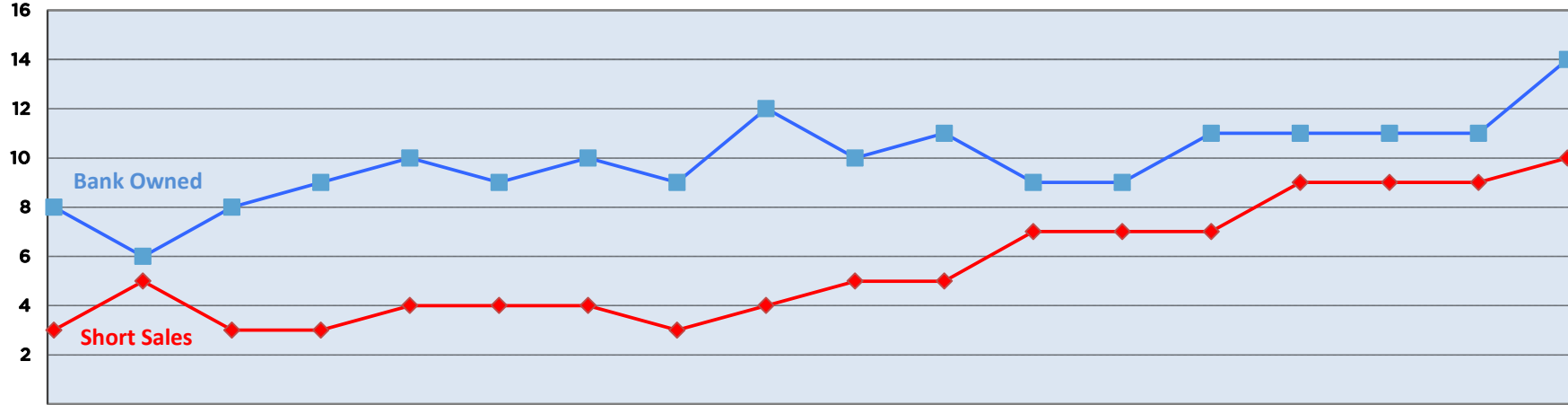


	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22
Normal	99.66%	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%



	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	9/15	9/22
BO	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%	0.29%	0.37%
SS	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%	0.24%	0.27%

Active Foreclosures

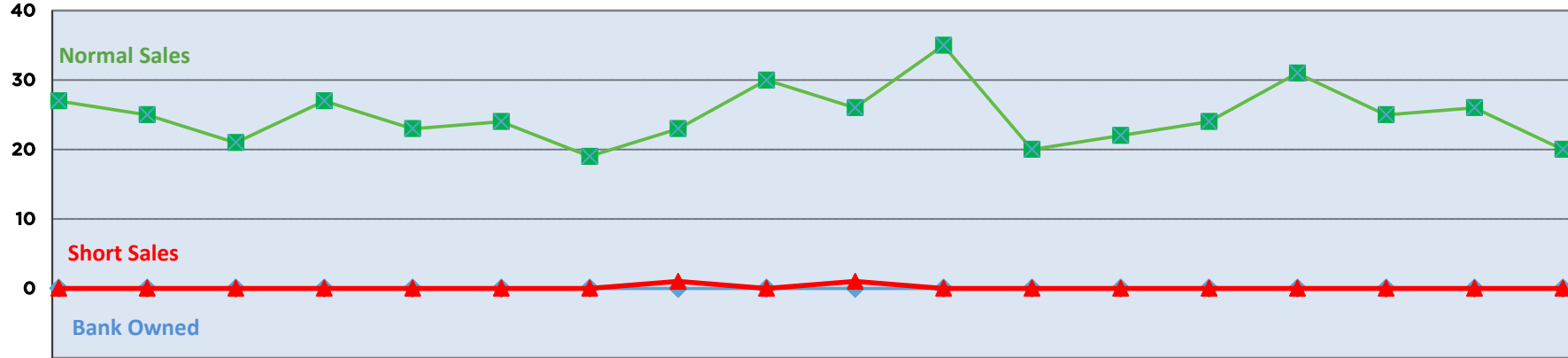


	5/26	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22
BO	8	6	8	9	10	9	10	9	12	10	11	9	9	11	11	11	11	14
SS	3	5	3	3	4	4	4	3	4	5	5	7	7	7	9	9	9	10

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

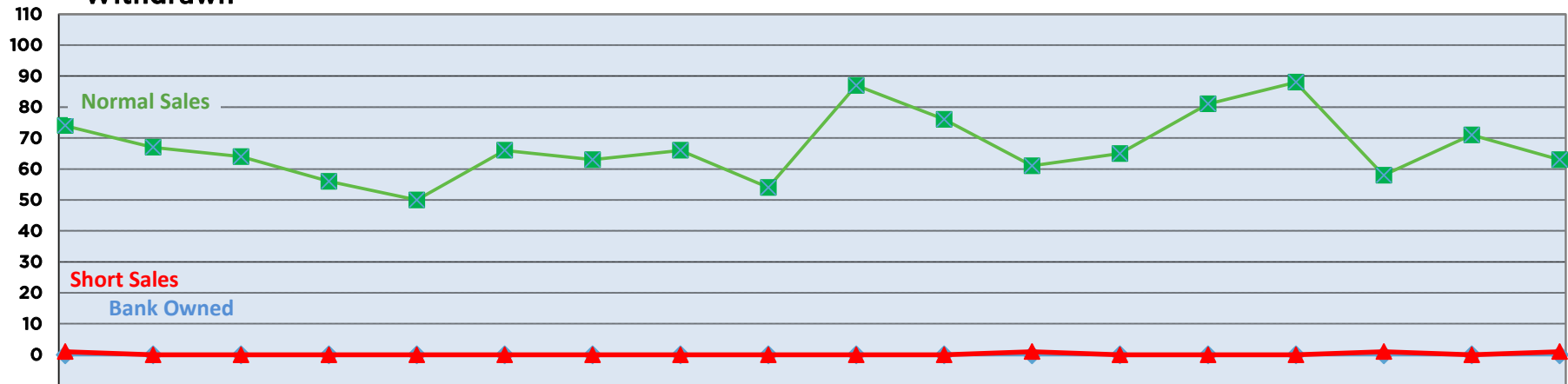
Condos, Townhomes, Villas

Temporary Off Market



	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	9/15	9/22
Norm	27	25	21	27	23	24	19	23	30	26	35	20	22	24	31	25	26	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	1	0	1	0	0	0	0	0	0	0	0

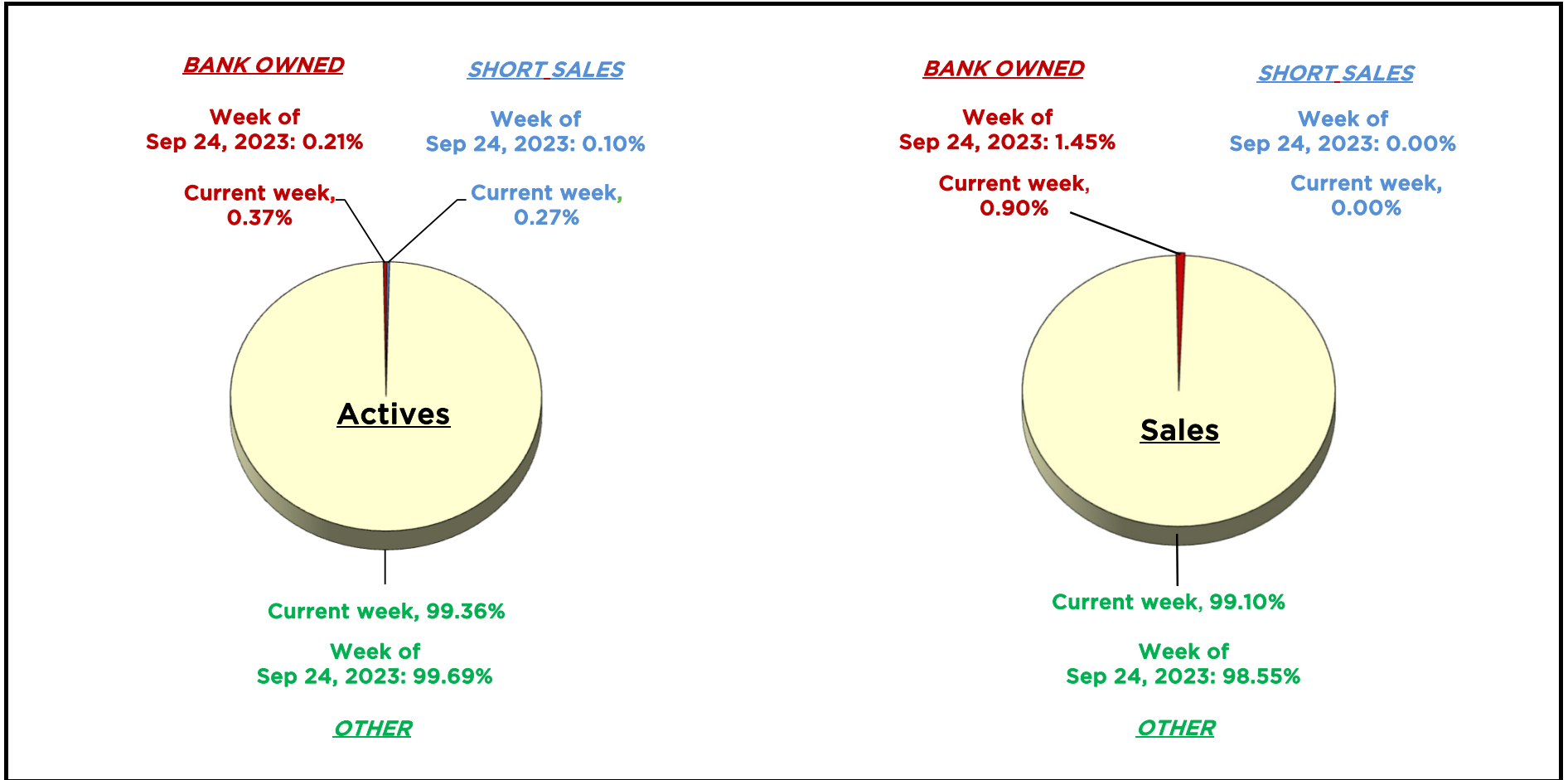
Withdrawn



	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	9/15	9/22
Norm	74	67	64	56	50	66	63	66	54	87	76	61	65	81	88	58	71	63
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1

Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
09/22/2024 - 09/28/2024
Lake, Orange, Osceola & Seminole Counties

There are 31 Condos, Villas, or Townhomes available for the Median Price of \$255,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$254,850	2.3	2.0	1,114	\$228.82
Altamonte Springs (East)	32701	1	\$254,500	2.0	2.0	1,252	\$203.27
Winter Springs / Tuskawilla	32708	1	\$254,999	2.0	2.0	1,002	\$254.49
Lake Mary / Heathrow	32746	1	\$254,900	3.0	2.0	1,103	\$231.10
Oviedo	32765	1	\$255,000	2.0	2.0	1,098	\$232.24
Orange County		18	\$254,994	2.2	2.1	1,193	\$213.70
Apopka (North)	32712	1	\$255,000	3.0	3.0	2,500	\$102.00
Delaney / Crystal Lake	32806	1	\$255,000	2.0	2.0	1,100	\$231.82
Pine Hills / Rosemont	32808	1	\$255,000	2.0	2.0	1,272	\$200.47
Lockhart	32810	1	\$255,000	2.0	2.0	1,053	\$242.17
Orlo Vista	32811	6	\$255,000	2.0	2.0	1,148	\$222.19
Sand Lake / Bay Hill	32819	1	\$255,000	2.0	2.0	1,003	\$254.24
Williamsburg / Lake Bryan	32821	2	\$254,950	2.0	2.0	999	\$255.21
Ventura	32822	1	\$255,000	3.0	2.0	1,022	\$249.51
Hunters Creek	32837	2	\$255,000	2.5	2.0	1,148	\$222.13
Pine Castle / Edgewood	32839	2	\$255,000	2.0	2.0	1,174	\$217.21
Osceola County		7	\$254,984	2.7	2.0	1,212	\$210.41
Davenport	33896	1	\$255,000	3.0	2.0	1,248	\$204.33
Kissimmee (Central)	34741	2	\$255,000	2.5	2.0	1,161	\$219.64
Kissimmee (West) / Pleasant Hill	34746	3	\$254,997	3.0	2.0	1,288	\$197.93
Kissimmee / Celebration	34747	1	\$254,900	2.0	2.0	1,048	\$243.23
Lake County		2	\$254,950	2.0	2.0	1,257	\$202.82
Eustis (West)	32726	2	\$254,950	2.0	2.0	1,257	\$202.82