



Monday Morning Quarterback Summary

Week of September 29, 2024 - October 05, 2024

Single-family existing homes

- Sales of single-family homes increased to 452 during the week of September 29, from 392 the week prior
- The median price of single family homes increased to \$424,900 a change of 1.2%
- The number of single-family home foreclosure transactions increased to 5 from 1 the week prior
- The number of single-family short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory increased by 37, and now sits at 7,661

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 123 during the week of September 29, from 111 the week prior
- The median price of condos, townhomes, and villas increased to \$300,000 a change of 17.6%
- 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 18, and now sits at 3,733

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

Monday Morning Quarterback
09/29/2024 - 10/05/2024
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	452	46	37	115	91	141	22
Bank Owned	5	2	0	1	1	1	0
Short Sales	3	0	0	3	0	0	0
Other	444	44	37	111	90	140	22
Active Listings	7,661	442	401	1,562	1,567	2,864	825
Bank Owned	42	9	9	6	7	9	2
Short Sales	22	0	3	9	6	3	1
Other	7,597	433	389	1,547	1,554	2,852	822
Months of Inventory	3.91	2.22	2.50	3.13	3.97	4.69	8.65

List Price

Average Original List Price	\$593,401	\$206,433	\$300,920	\$376,466	\$467,738	\$706,360	\$2,824,227
Average Final List Price	\$568,463	\$193,354	\$290,139	\$363,081	\$453,260	\$683,348	\$2,634,682

Sale Price

Average Price	\$547,981	\$179,144	\$277,408	\$355,638	\$444,114	\$663,953	\$2,466,034
Median Price	\$424,900	\$187,000	\$280,000	\$360,000	\$443,000	\$640,000	\$1,539,500

Price Differences

Original to Final List Price	-\$24,938	-\$13,079	-\$10,781	-\$13,385	-\$14,478	-\$23,012	-\$189,545
Original List to Sale Price - \$	-\$45,420	-\$27,289	-\$23,512	-\$20,828	-\$23,624	-\$42,407	-\$358,193
Final List to Sale Price - \$	-\$20,482	-\$14,210	-\$12,731	-\$7,443	-\$9,146	-\$19,395	-\$168,648
Original List to Sale Price - %	92.35%	86.78%	92.19%	94.47%	94.95%	94.00%	87.32%
Final List to Sale Price - %	96.40%	92.65%	95.61%	97.95%	97.98%	97.16%	93.60%

Days on the Market

Avg Days Listing to Contract	60	62	65	64	48	60	84
Combined Avg Days to Contract	66	65	69	65	56	70	92
Avg Days Listing to Closing	95	90	99	97	84	96	118
Avg Days Contract to Close	35	29	35	34	37	36	33

Beds / Baths

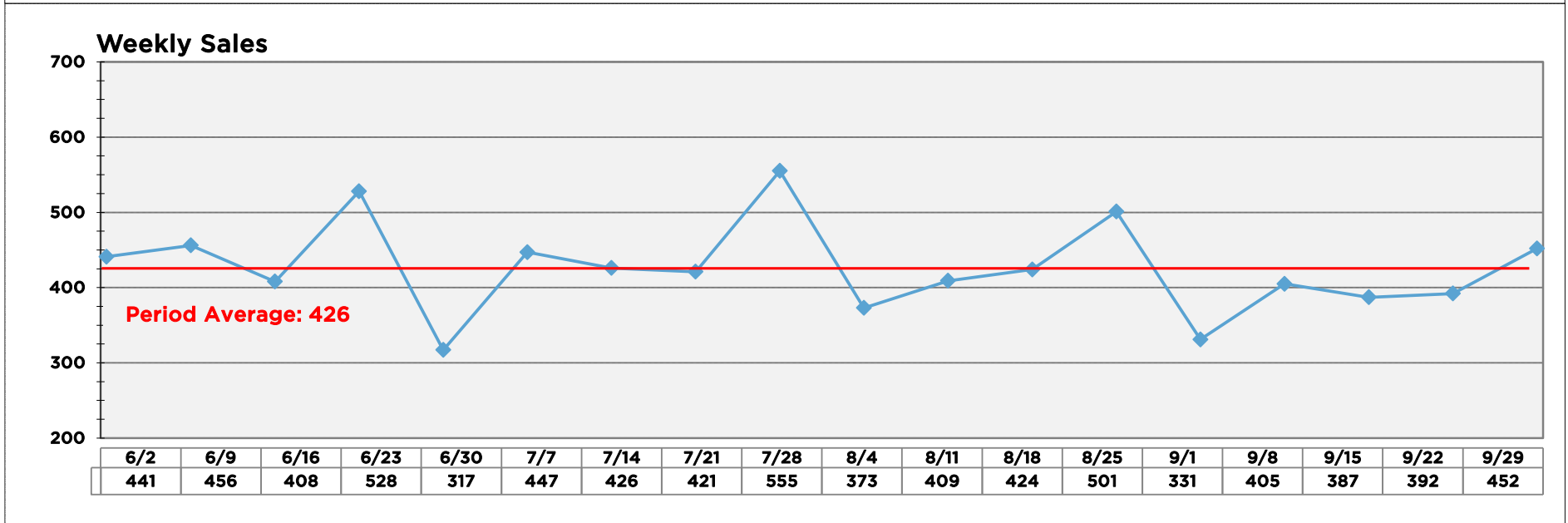
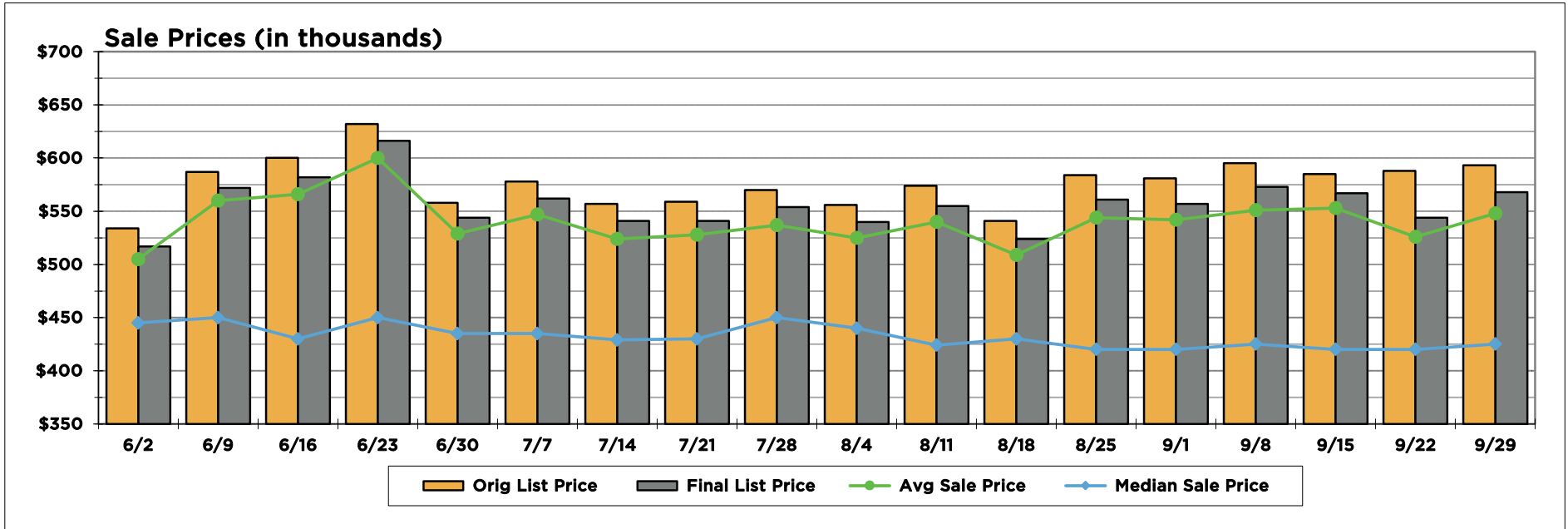
Average Bedrooms	3	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,046	1,206	1,370	1,549	1,962	2,614	4,242
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Lake, Orange, Osceola & Seminole Counties

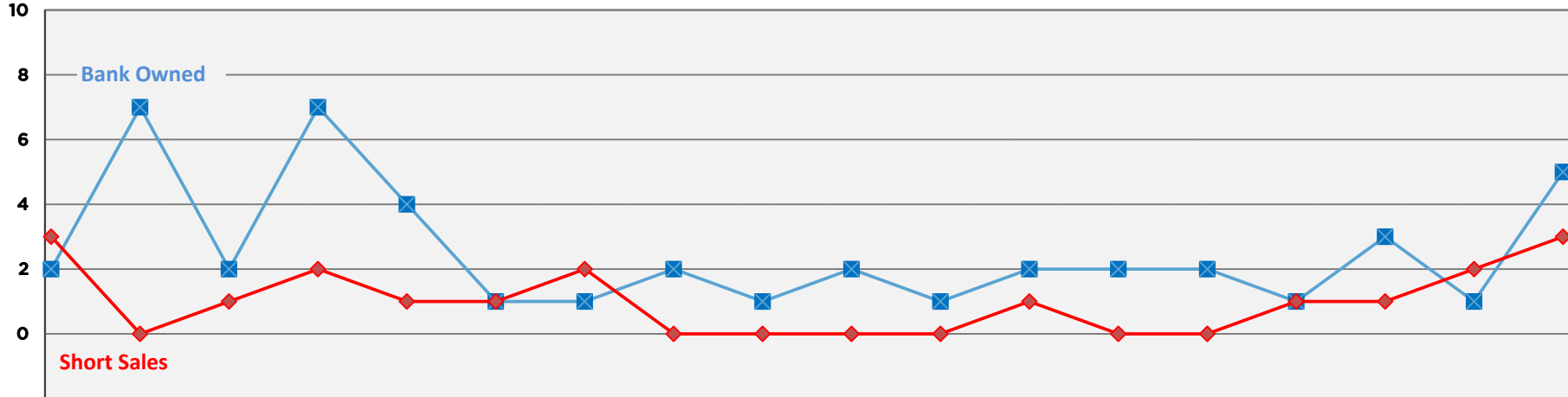
Single Family Homes



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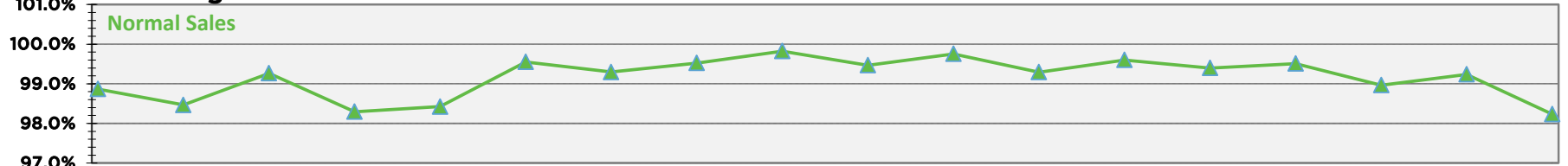
Single Family Homes

Foreclosure Sales

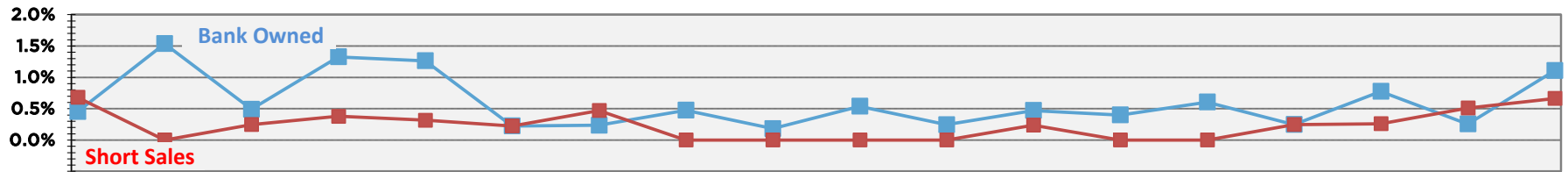


	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29
BO	2	7	2	7	4	1	1	2	1	2	1	2	2	2	1	3	1	5
SS	3	0	1	2	1	1	2	0	0	0	0	1	0	0	1	1	2	3

Percentage of Sales



	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	9/29
Normal	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%	98.23%

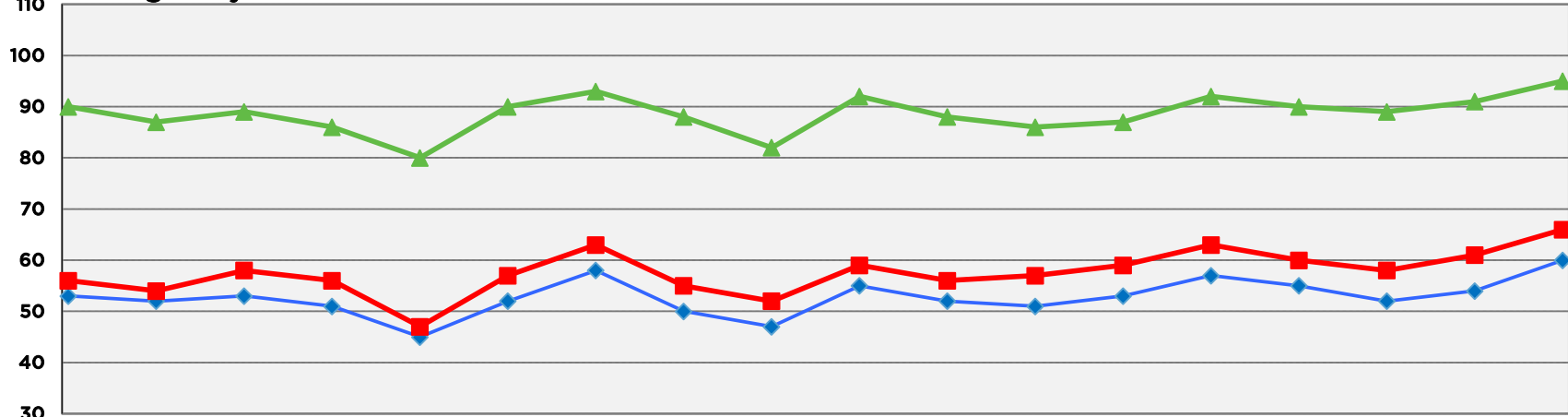


	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29
BO	0.45%	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%
SS	0.68%	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%

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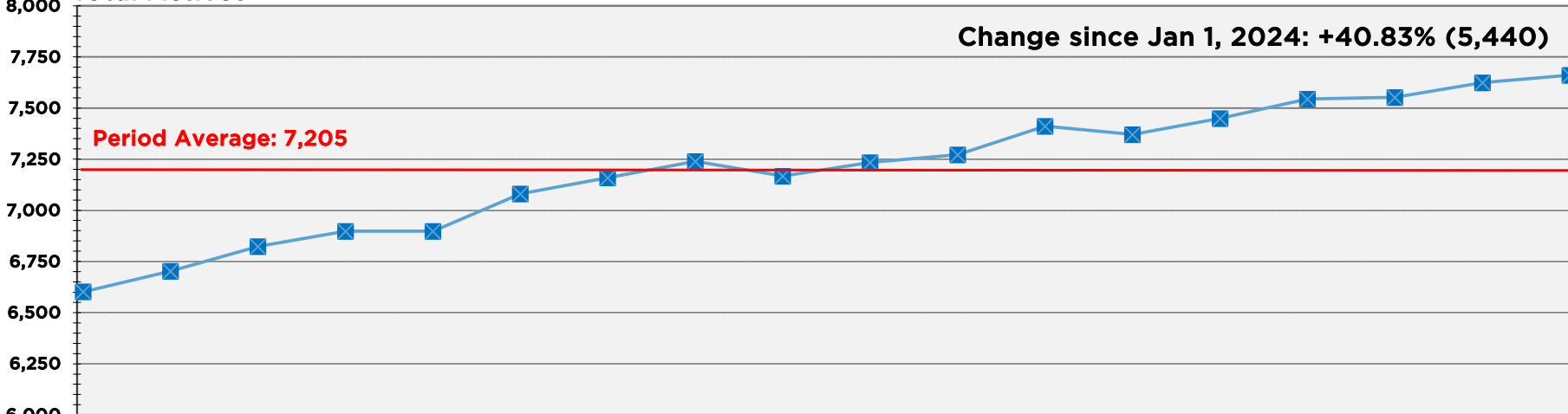
Single Family Homes

Average Days on Market



	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	9/29
ListToContract	53	52	53	51	45	52	58	50	47	55	52	51	53	57	55	52	54	60
CombDaysOnMkt	56	54	58	56	47	57	63	55	52	59	56	57	59	63	60	58	61	66
ListToClose	90	87	89	86	80	90	93	88	82	92	88	86	87	92	90	89	91	95

Total Actives

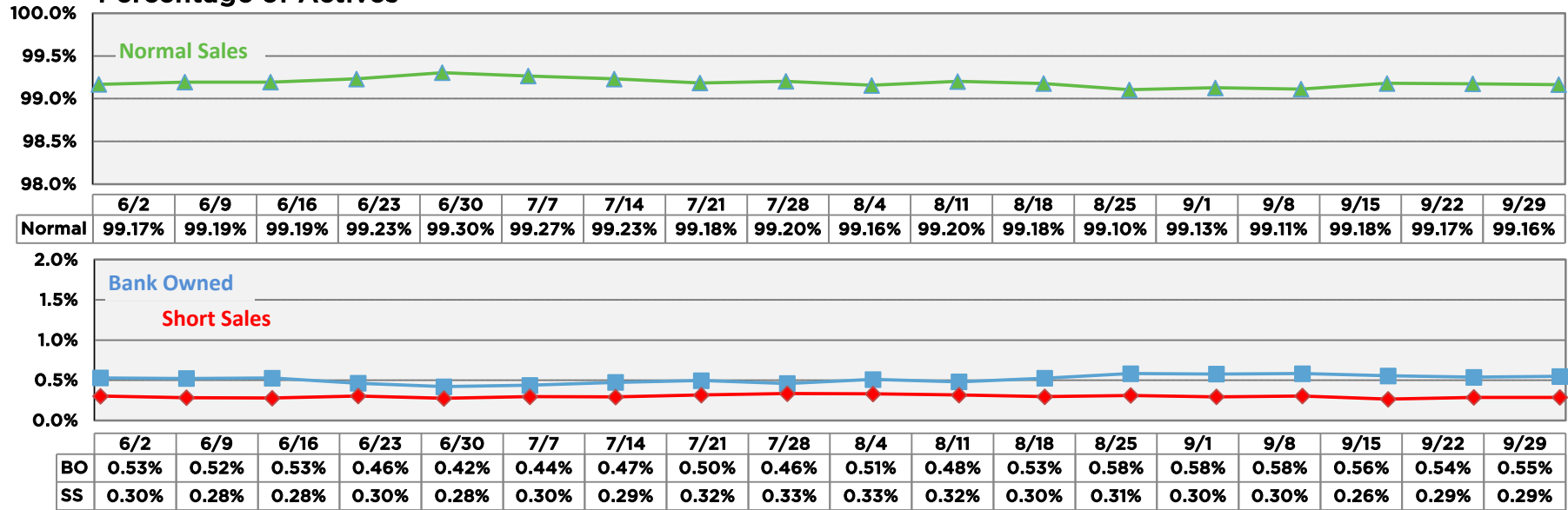


	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29
Total Actives	6,602	6,702	6,823	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661

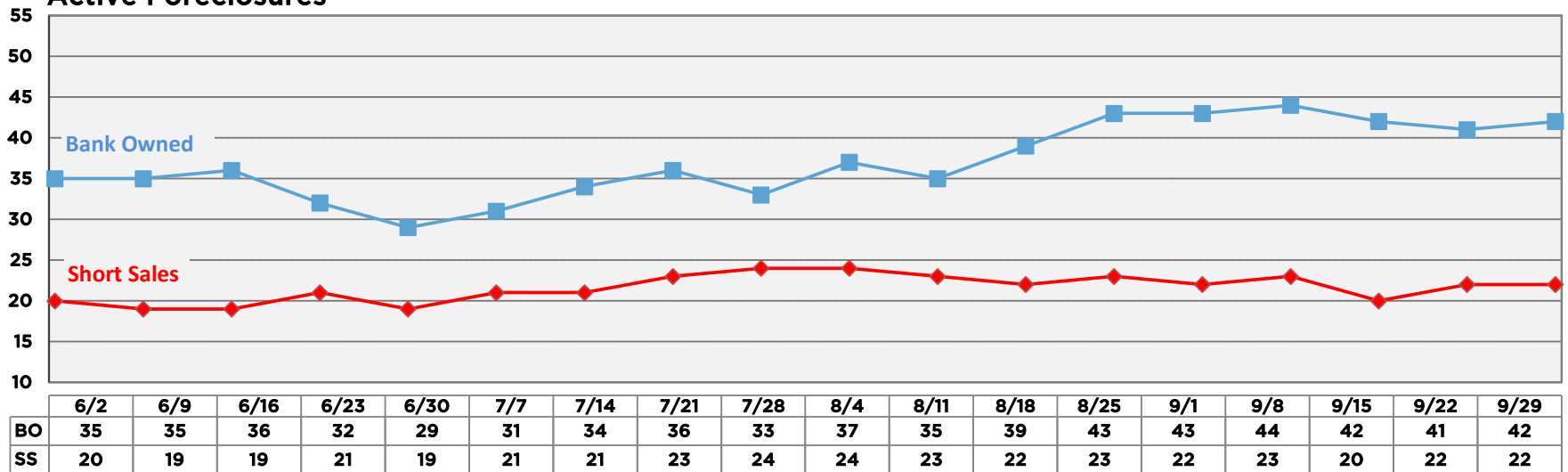
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Single Family Homes

Percentage of Actives



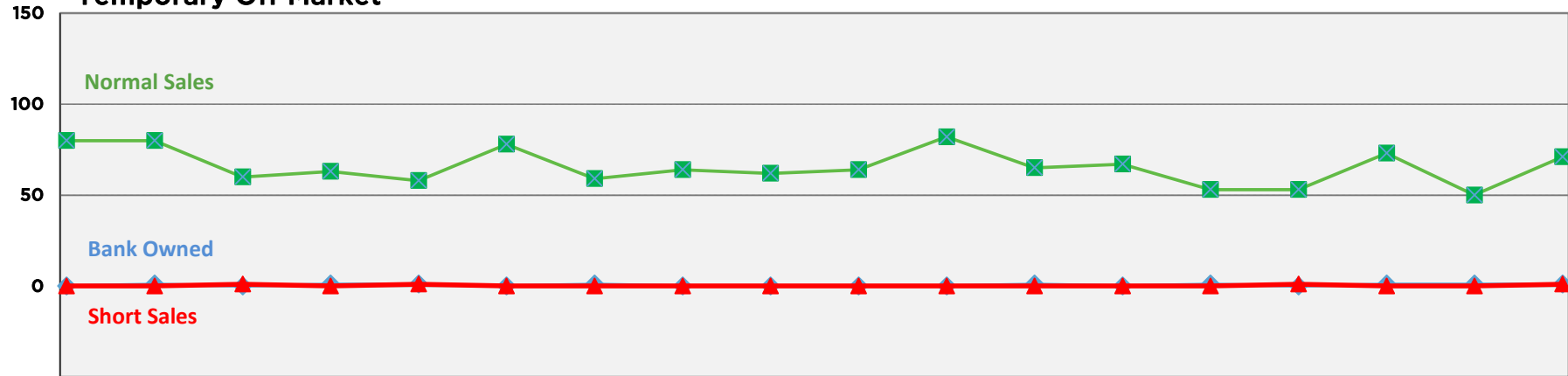
Active Foreclosures



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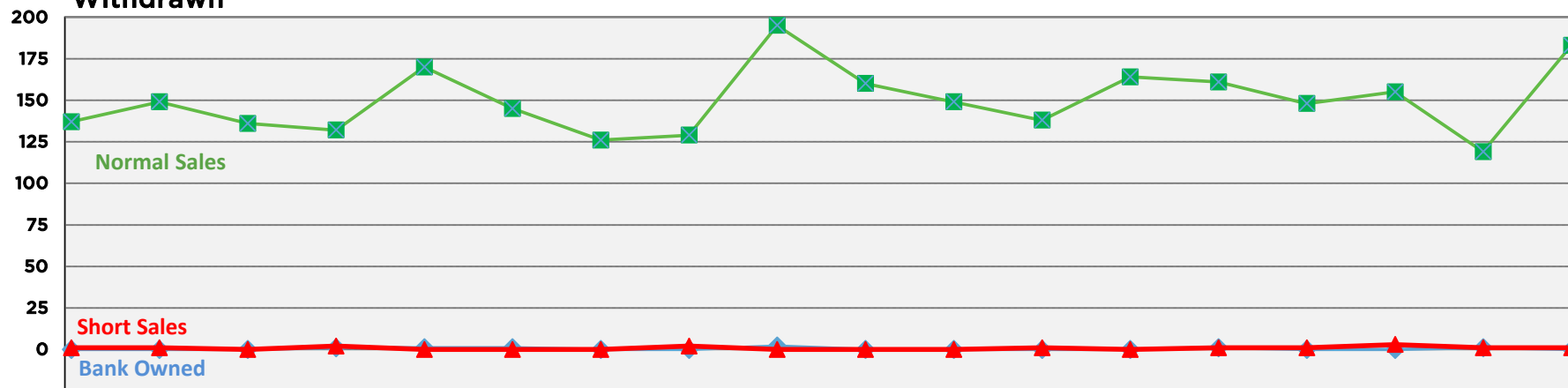
Single Family Homes

Temporary Off Market



	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	9/29
Norm	80	80	60	63	58	78	59	64	62	64	82	65	67	53	53	73	50	71
BO	0	1	0	1	1	0	1	0	0	0	0	1	0	1	0	1	1	1
SS	0	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1

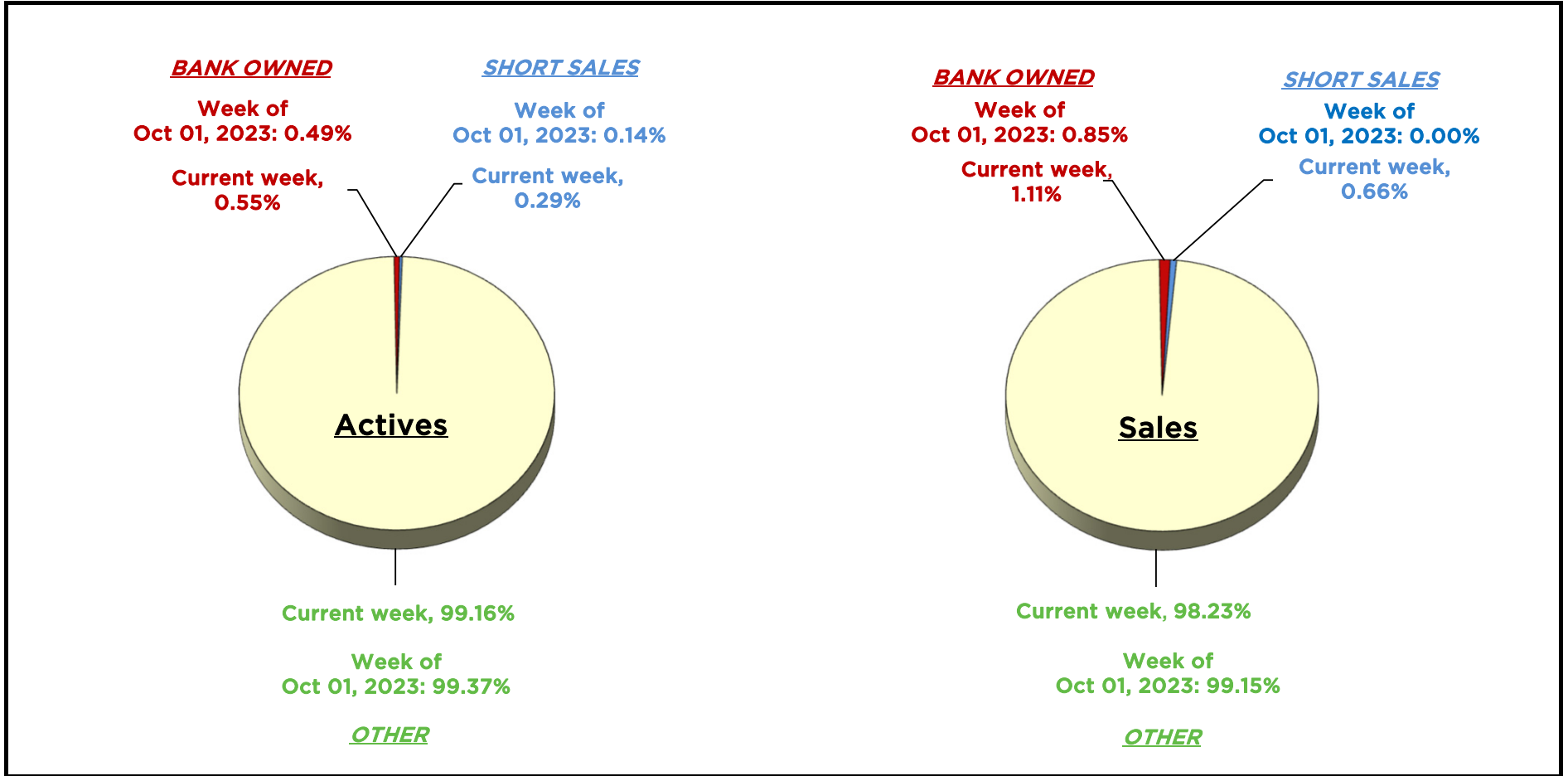
Withdrawn



	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	9/29
Norm	137	149	136	132	170	145	126	129	195	160	149	138	164	161	148	155	119	183
BO	0	0	0	1	1	1	0	0	2	0	0	0	0	1	0	0	1	0
SS	1	1	0	2	0	0	0	2	0	0	0	1	0	1	1	3	1	1

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Single Family Homes



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Lake, Orange, Osceola & Seminole Counties

There are 78 Single Family Homes available for the Median Price of \$424,900 (± \$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		13	\$424,992	3.3	2.2	1,753	\$242.39
Apopka / Hunt Club	32703	1	\$425,000	4.0	3.0	2,148	\$197.86
Winter Springs / Tuskawilla	32708	1	\$425,000	3.0	2.0	1,619	\$262.51
Lake Mary / Heathrow	32746	2	\$425,000	3.0	2.0	1,720	\$247.16
Oviedo	32765	2	\$425,000	3.0	2.0	1,531	\$277.69
Chuluota/Oviedo	32766	4	\$425,000	3.0	2.0	1,468	\$289.46
Sanford / Lake Forest	32771	1	\$425,000	4.0	2.0	2,056	\$206.71
Sanford (South)	32773	1	\$425,000	5.0	3.0	2,841	\$149.60
Longwood / Wekiva Springs	32779	1	\$424,900	3.0	2.0	1,756	\$241.97
Orange County		17	\$424,976	3.2	1.9	1,738	\$244.54
Apopka / Hunt Club	32703	3	\$425,000	3.0	2.0	1,725	\$246.38
Apopka (North)	32712	2	\$425,000	3.5	2.0	2,029	\$209.46
Mount Dora	32757	1	\$425,000	4.0	2.0	1,892	\$224.63
Colonialtown	32803	1	\$425,000	3.0	1.0	1,108	\$383.57
College Park	32804	1	\$425,000	3.0	2.0	1,355	\$313.65
Hiawassee	32818	1	\$425,000	3.0	2.0	1,812	\$234.55
Ventura	32822	1	\$424,900	3.0	2.0	1,675	\$253.67
Taft	32824	4	\$424,950	3.0	2.0	1,760	\$241.48
Research Park	32826	1	\$425,000	3.0	2.0	1,706	\$249.12
Waterford Lakes	32828	1	\$425,000	4.0	2.0	1,979	\$214.75
Union Park / Chickasaw	32829	1	\$424,900	3.0	2.0	1,745	\$243.50
Osceola County		20	\$424,995	3.7	2.2	2,044	\$207.92
Kissimmee / Buena Ventura Lakes	34743	2	\$425,000	3.5	2.0	1,909	\$222.63
Kissimmee (East)	34744	1	\$425,000	4.0	2.0	1,803	\$235.72
Kissimmee (West) / Pleasant Hill	34746	4	\$425,000	3.8	2.3	2,241	\$189.69
Kissimmee / Poinciana	34758	1	\$425,000	4.0	2.0	2,305	\$184.38
St Cloud	34769	2	\$425,000	3.0	2.0	1,875	\$226.67
St Cloud / Narcoossee	34771	5	\$424,999	4.0	2.2	1,861	\$228.40
St Cloud / Canoe Creek	34772	3	\$424,967	3.0	2.0	2,035	\$208.79
St Cloud / Harmony	34773	2	\$425,000	4.0	2.5	2,417	\$175.87

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Lake County		28	\$379,435	3.0	2.0	1,853	\$204.76
Astor	32102	1	\$425,000	1.0	2.0	4,482	\$94.82
Lady Lake / The Villages	32159	1	\$424,990	3.0	2.0	2,143	\$198.32
The Villages	32163	3	\$424,967	3.0	2.0	1,622	\$262.06
Eustis (West)	32726	3	\$425,000	3.0	2.0	2,120	\$200.47
Grand Island	32735	1	\$424,900	4.0	3.0	2,570	\$165.33
Eustis (East)	32736	1	\$425,000	3.0	2.0	2,016	\$210.81
Mount Dora	32757	3	\$425,000	4.0	2.3	2,258	\$188.19
Sorrento / Mt Plymouth	32776	2	\$424,950	3.0	2.0	1,838	\$231.20
Tavares / Mt Plymouth	32778	1	\$424,900	4.0	3.0	2,124	\$200.05
Clermont (Central)	34711	1	\$425,000	3.0	2.0	1,499	\$283.52
Clermont (South)	34714	3	\$424,933	3.7	2.7	1,882	\$225.79
Minneola	34715	1	\$424,900	3.0	2.0	1,933	\$219.81
Groveland	34736	2	\$424,950	3.5	2.5	1,896	\$224.19
Howey in the Hills	34737	2	\$425,000	4.0	2.5	2,003	\$212.18
Leesburg (West)	34748	1	\$424,900	2.0	2.0	2,553	\$166.43
Leesburg (East) / Haines Creek	34788	2	\$424,750	3.0	2.0	2,181	\$194.79

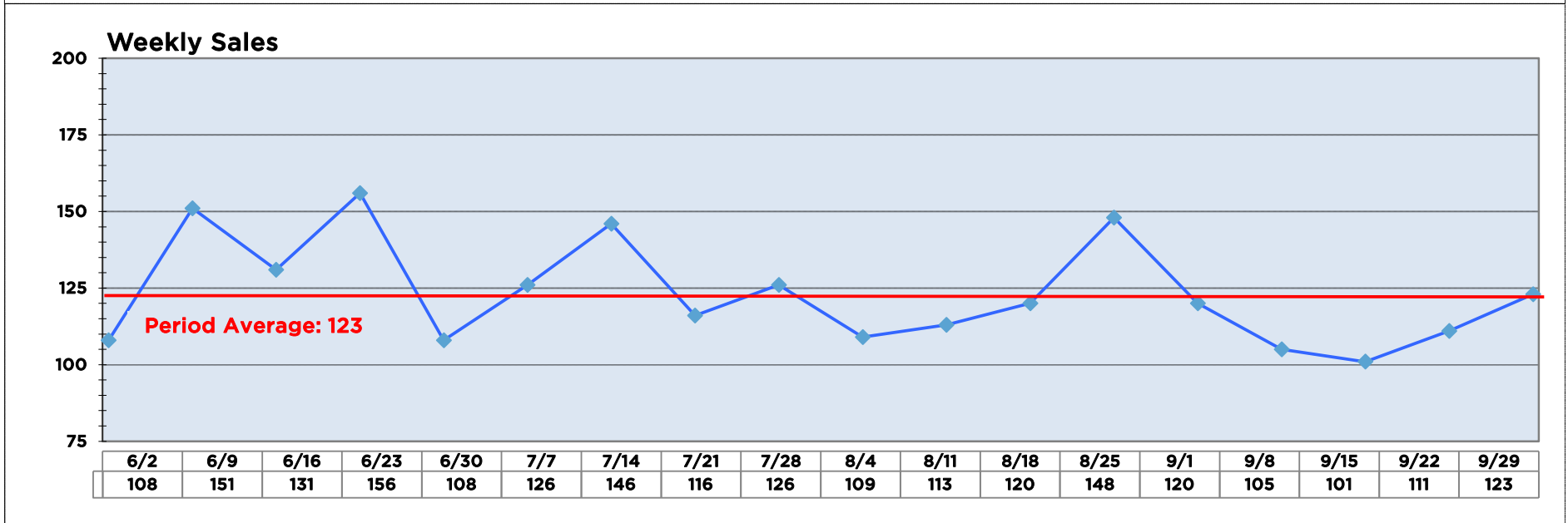
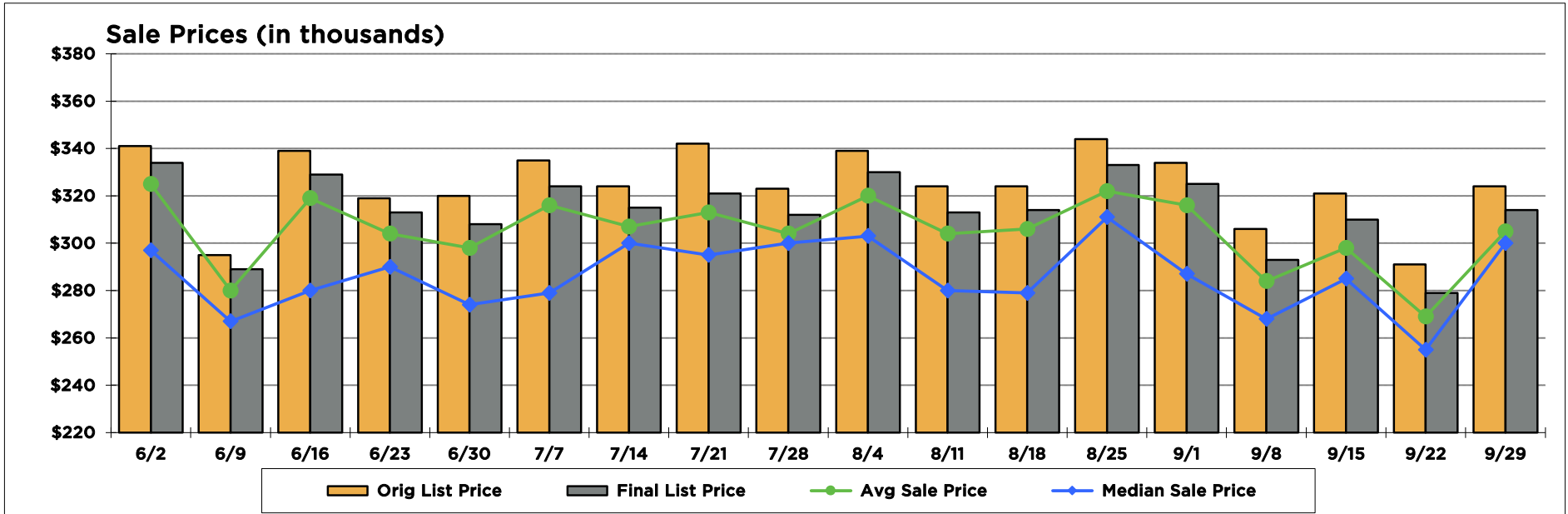
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	123	41	19	40	19	4	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	123	41	19	40	19	4	0
Active Listings	3,733	1,347	581	987	472	323	23
Bank Owned	14	8	2	2	1	1	0
Short Sales	11	3	0	6	1	1	0
Other	3,708	1,336	579	979	470	321	23
Months of Inventory	7.00	7.58	7.06	5.69	5.73	18.64	0.00
<i>List Price</i>							
Average Original List Price	\$323,512	\$200,667	\$285,074	\$371,577	\$459,589	\$638,222	\$0
Average Final List Price	\$314,096	\$194,062	\$277,063	\$363,345	\$441,489	\$622,750	\$0
<i>Sale Price</i>							
Average Price	\$305,144	\$185,483	\$268,113	\$356,047	\$430,047	\$605,248	\$0
Median Price	\$300,000	\$181,000	\$265,000	\$359,000	\$430,000	\$597,995	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$9,416	-\$6,605	-\$8,011	-\$8,232	-\$18,100	-\$15,472	\$0
Original List to Sale Price - \$	-\$18,368	-\$15,184	-\$16,961	-\$15,530	-\$29,542	-\$32,974	\$0
Final List to Sale Price - \$	-\$8,952	-\$8,579	-\$8,950	-\$7,298	-\$11,442	-\$17,502	\$0
Original List to Sale Price - %	94.32%	92.43%	94.05%	95.82%	93.57%	94.83%	0.00%
Final List to Sale Price - %	97.15%	95.58%	96.77%	97.99%	97.41%	97.19%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	65	70	51	57	81	67	0
Combined Avg Days to Contract	70	75	51	68	81	67	0
Avg Days Listing to Closing	97	100	81	93	115	103	0
Avg Days Contract to Close	32	29	29	34	34	35	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	2	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	1,418	980	1,346	1,674	1,722	2,247	0

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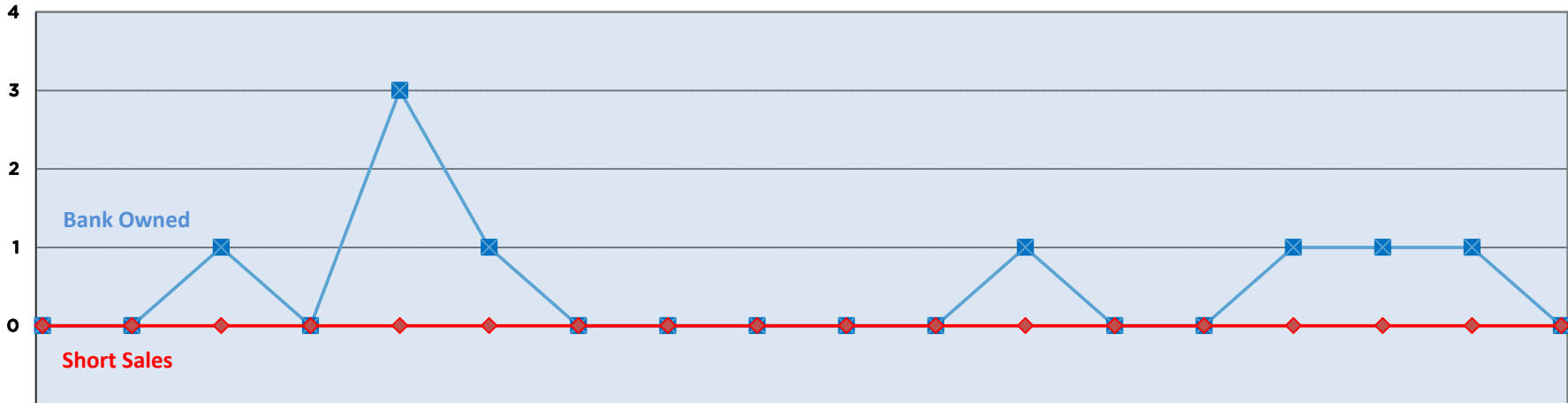
Condos, Townhomes, Villas



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Foreclosure Sales

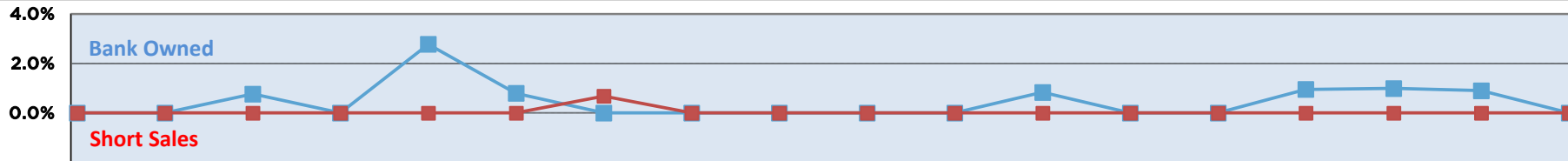


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BO	0	0	1	0	3	1	0	0	0	0	0	1	0	0	1	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	9/29
Normal	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%	100.00

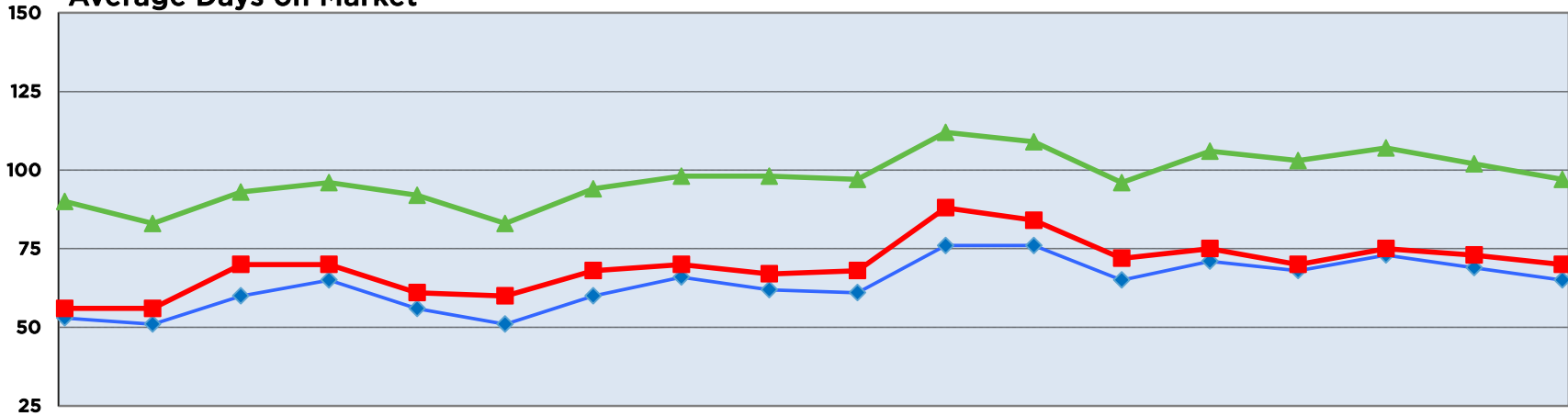


	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29
BO	0.00%	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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Condos, Townhomes, Villas

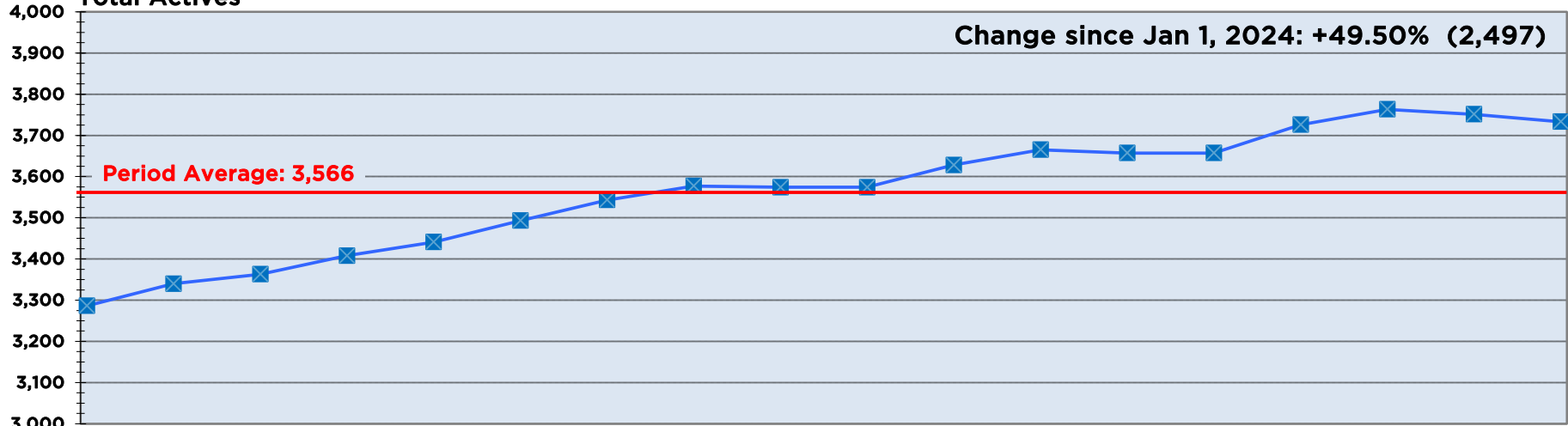
Average Days on Market



	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	9/29
ListToContract	53	51	60	65	56	51	60	66	62	61	76	76	65	71	68	73	69	65
CombDaysOnMkt	56	56	70	70	61	60	68	70	67	68	88	84	72	75	70	75	73	70
ListToClose	90	83	93	96	92	83	94	98	98	97	112	109	96	106	103	107	102	97

Total Actives

Change since Jan 1, 2024: +49.50% (2,497)



	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	9/29
Total Actives	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	3,733

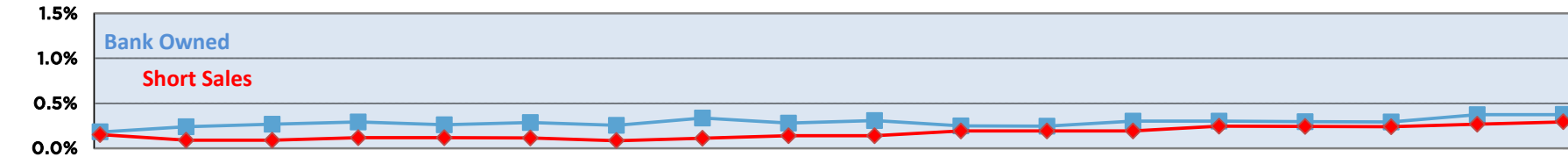
Monday Morning Quarterback
09/29/2024 - 10/05/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

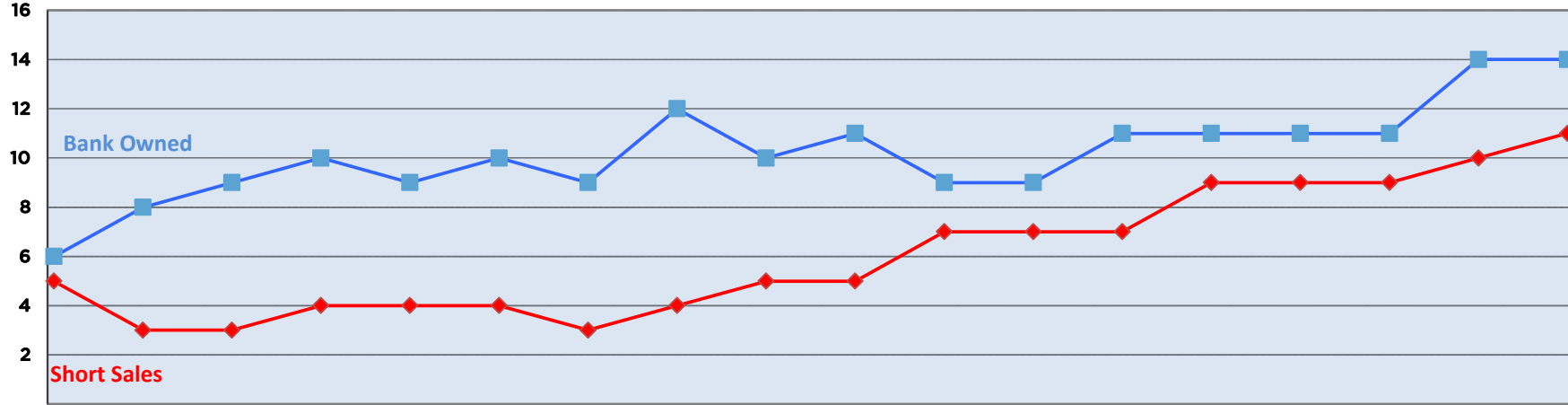


	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29
Normal	99.67%	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%



	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	9/29
BO	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%	0.38%
SS	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%	0.29%

Active Foreclosures

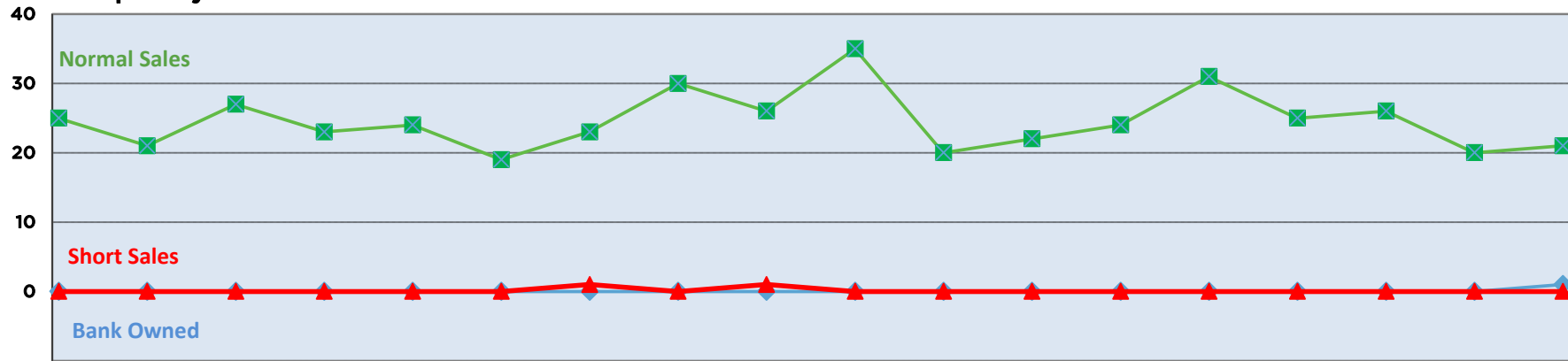


	6/2	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29
BO	6	8	9	10	9	10	9	12	10	11	9	9	11	11	11	11	14	14
SS	5	3	3	4	4	4	3	4	5	5	7	7	7	9	9	9	10	11

Monday Morning Quarterback
09/29/2024 - 10/05/2024
Lake, Orange, Osceola & Seminole Counties

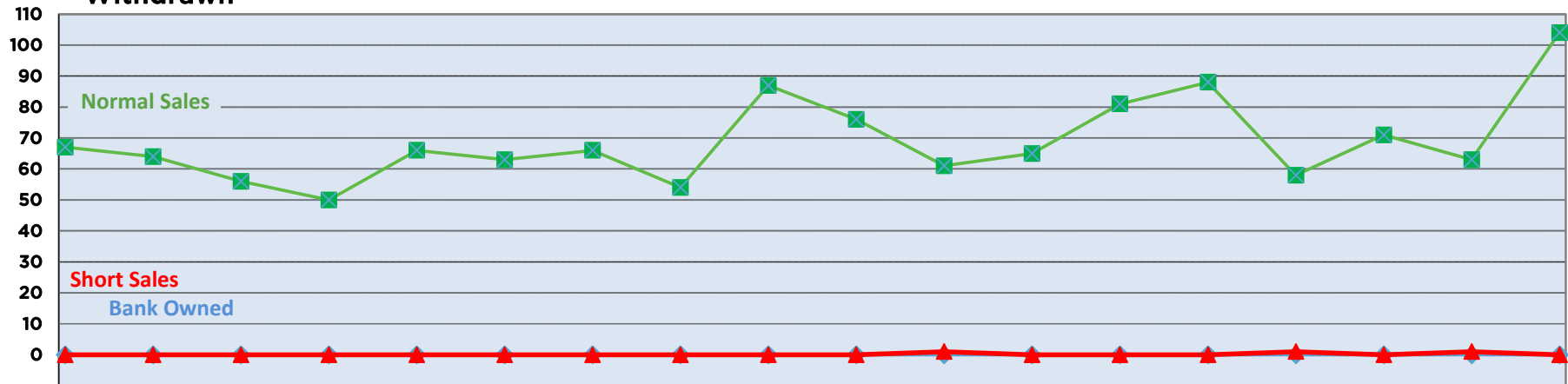
Condos, Townhomes, Villas

Temporary Off Market



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

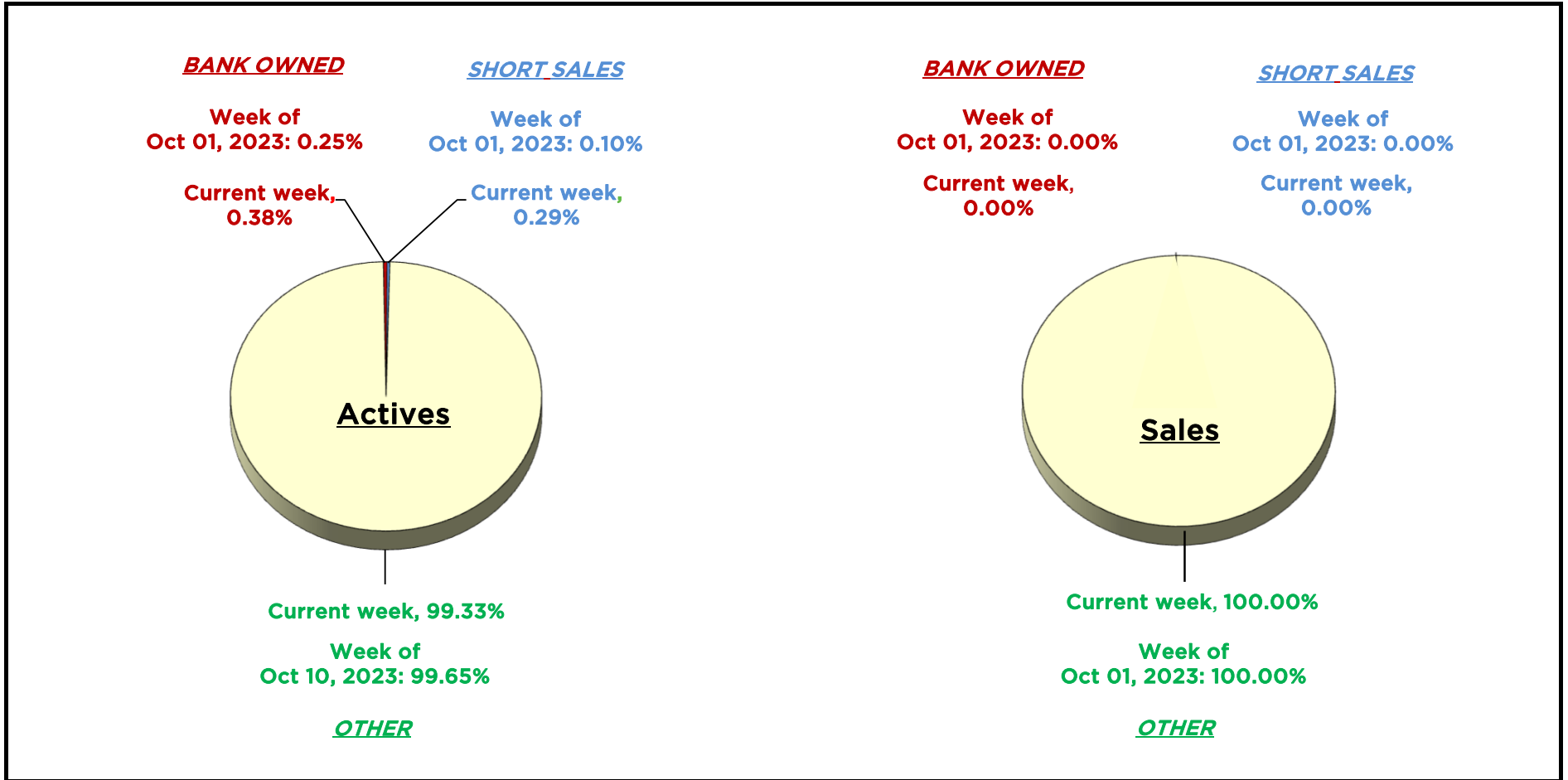
Withdrawn



	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	9/29
Norm	67	64	56	50	66	63	66	54	87	76	61	65	81	88	58	71	63	104
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	0	0	1	0	1	0

Monday Morning Quarterback
09/29/2024 - 10/05/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
09/29/2024 - 10/05/2024
Lake, Orange, Osceola & Seminole Counties

There are 66 Condos, Villas, or Townhomes available for the Median Price of \$300,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		16	\$299,949	2.6	2.0	1,505	\$199.27
Casselberry	32707	4	\$299,925	2.5	2.0	1,572	\$190.79
Winter Springs / Tuskawilla	32708	1	\$299,900	3.0	2.0	1,425	\$210.46
Altamonte Springs / Forest City	32714	7	\$299,970	2.7	2.0	1,534	\$195.53
Sanford (South)	32773	2	\$299,950	2.5	2.0	1,562	\$192.03
Longwood / Wekiva Springs	32779	1	\$299,900	2.0	2.0	1,176	\$255.02
Winter Park	32792	1	\$300,000	3.0	2.0	1,332	\$225.23
Orange County		17	\$299,941	2.5	2.1	1,252	\$239.66
Winter Park (West)	32789	1	\$300,000	1.0	1.0	810	\$370.37
Orlando (Downtown)	32801	2	\$300,000	1.0	1.0	788	\$380.95
Delaney / Crystal Lake	32806	1	\$300,000	4.0	2.0	1,664	\$180.29
Conway	32812	2	\$299,950	2.5	2.0	1,274	\$235.44
Williamsburg / Lake Bryan	32821	5	\$299,980	3.2	2.8	1,345	\$222.97
Taft	32824	3	\$299,967	2.7	2.0	1,317	\$227.71
Rio Pinar / Union Park	32825	1	\$299,500	3.0	2.0	1,423	\$210.47
Union Park / Chickasaw	32829	1	\$299,900	2.0	2.0	1,202	\$249.50
Winter Garden / Oakland	34787	1	\$299,900	2.0	2.0	1,375	\$218.11
Osceola County		30	\$299,938	2.9	2.1	1,400	\$214.18
Davenport	33896	2	\$299,700	2.5	2.0	1,726	\$173.69
Kissimmee (Central)	34741	2	\$299,950	3.0	2.0	1,637	\$183.23
Kissimmee / Buena Ventura Lakes	34743	2	\$299,850	3.0	2.0	1,224	\$244.98
Kissimmee (East)	34744	2	\$300,000	3.5	2.0	1,207	\$248.65
Kissimmee (West) / Pleasant Hill	34746	9	\$299,944	3.0	2.1	1,399	\$214.38
Kissimmee / Celebration	34747	9	\$299,961	2.6	2.0	1,241	\$241.71
Kissimmee / Poinciana	34758	2	\$300,000	4.0	3.0	1,855	\$161.73
St Cloud / Narcoossee	34771	1	\$300,000	3.0	2.0	1,695	\$176.99
St Cloud / Canoe Creek	34772	1	\$300,000	2.0	2.0	1,261	\$237.91
Lake County		3	\$299,933	2.7	2.0	1,655	\$181.19
Sorrento / Mt Plymouth	32776	1	\$300,000	3.0	2.0	2,087	\$143.75
Tavares / Mt Plymouth	32778	1	\$299,900	3.0	2.0	1,731	\$173.25
Okahumpka	34762	1	\$299,900	2.0	2.0	1,148	\$261.24