



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

***Week of October 06, 2024 - October 12, 2024***

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

- Sales of single-family homes decreased to 142 during the week of October 06, from 452 the week prior
- The median price of single family homes increased to \$439,950 a change of 3.5%
- The number of single-family home foreclosure transactions decreased to 2 from 5 the week prior
- The number of single-family short-sale transactions decreased to 0 from 3 the week prior
- Single-family inventory decreased by 119, and now sits at 7,542

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

- Sales of condos, townhomes, and villas decreased to 42 during the week of October 06, from 123 the week prior
- The median price of condos, townhomes, and villas decreased to \$282,500 a change of -5.8%
- 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 decreased by 13, and now sits at 3,720

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

**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
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>142</b>	12	11	34	30	42	13
Bank Owned	2	0	0	0	1	0	1
Short Sales	0	0	0	0	0	0	0
Other	140	12	11	34	29	42	12
<b>Active Listings</b>	<b>7,542</b>	432	401	1,552	1,566	2,789	802
Bank Owned	40	10	8	5	6	9	2
Short Sales	23	0	3	10	6	3	1
Other	7,479	422	390	1,537	1,554	2,777	799
<b>Months of Inventory</b>	<b>12.26</b>	8.31	8.41	10.53	12.05	15.33	14.24

**List Price**

Average Original List Price	\$650,674	\$186,108	\$312,835	\$370,334	\$470,400	\$679,880	\$2,420,223
Average Final List Price	\$618,470	\$181,500	\$296,981	\$357,700	\$455,953	\$658,445	\$2,221,762

**Sale Price**

Average Price	\$593,537	\$157,890	\$274,809	\$348,215	\$446,289	\$648,493	\$2,069,231
Median Price	\$439,950	\$172,500	\$275,000	\$347,500	\$444,750	\$607,500	\$1,550,000

**Price Differences**

Original to Final List Price	-\$32,204	-\$4,608	-\$15,854	-\$12,634	-\$14,447	-\$21,435	-\$198,461
Original List to Sale Price - \$	-\$57,137	-\$28,218	-\$38,026	-\$22,119	-\$24,111	-\$31,387	-\$350,992
Final List to Sale Price - \$	-\$24,933	-\$23,610	-\$22,172	-\$9,485	-\$9,664	-\$9,952	-\$152,531
Original List to Sale Price - %	91.22%	84.84%	87.84%	94.03%	94.87%	95.38%	85.50%
Final List to Sale Price - %	95.97%	86.99%	92.53%	97.35%	97.88%	98.49%	93.13%

**Days on the Market**

Avg Days Listing to Contract	56	30	47	59	64	50	74
Combined Avg Days to Contract	64	30	47	72	70	55	98
Avg Days Listing to Closing	91	61	80	92	100	88	113
Avg Days Contract to Close	36	45	32	33	35	37	38

**Beds / Baths**

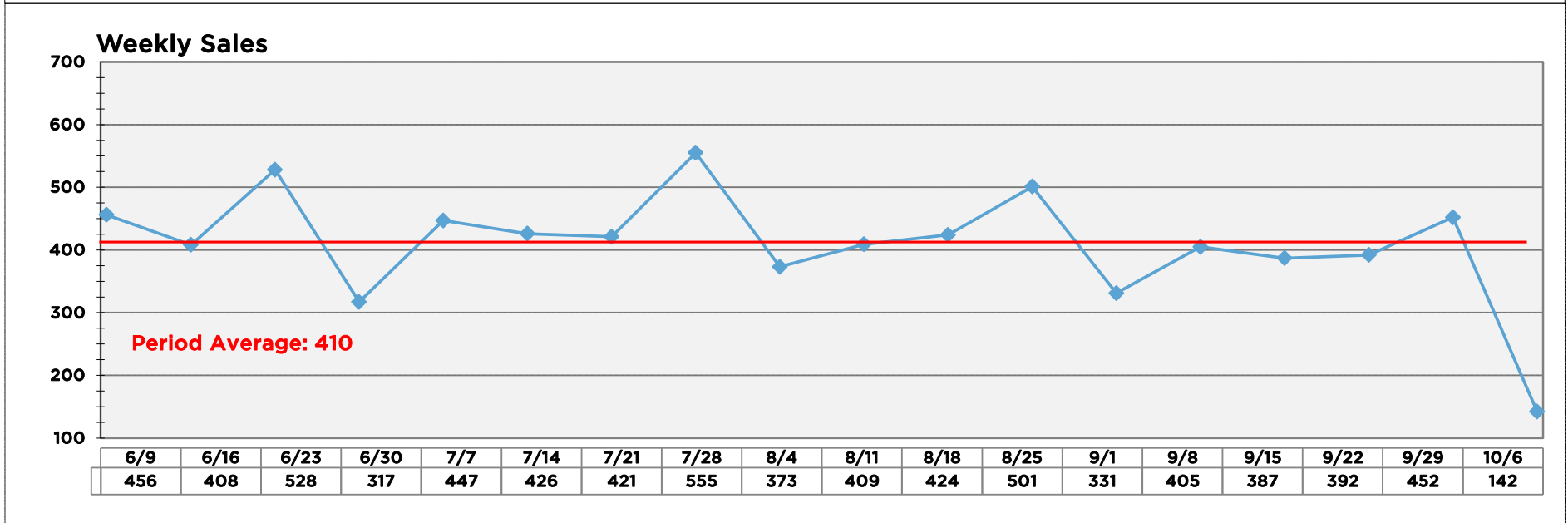
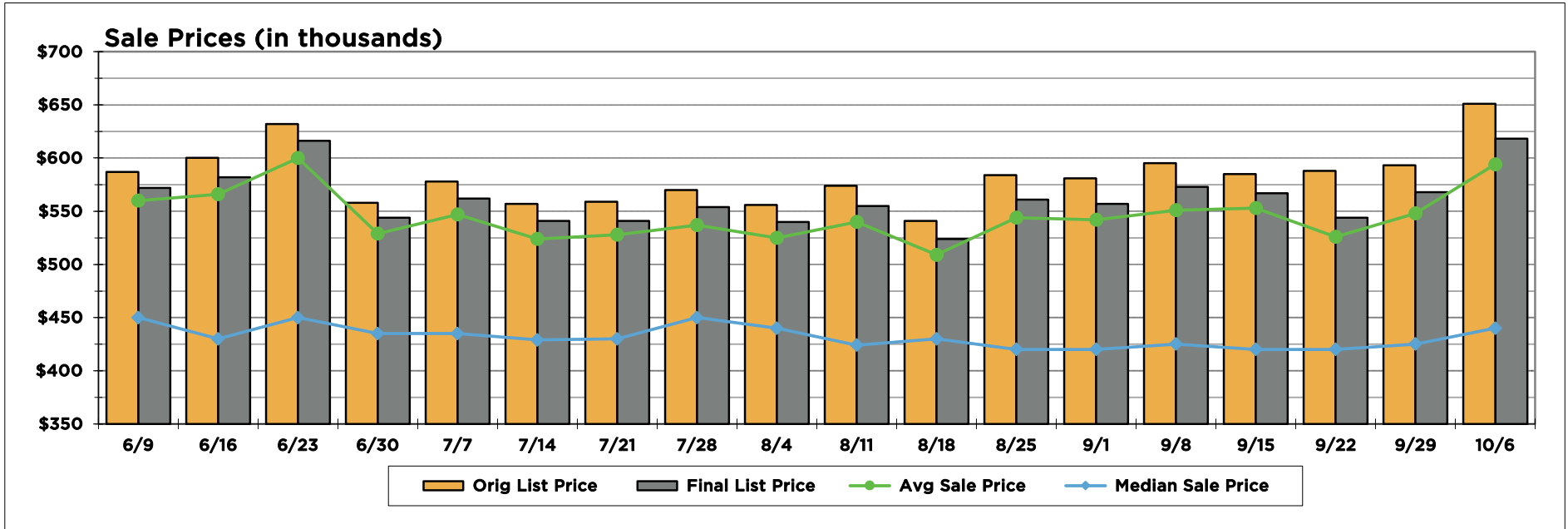
Average Bedrooms	4	3	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

Average Square Feet	2,239	1,154	1,538	1,628	1,941	2,682	4,685
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**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

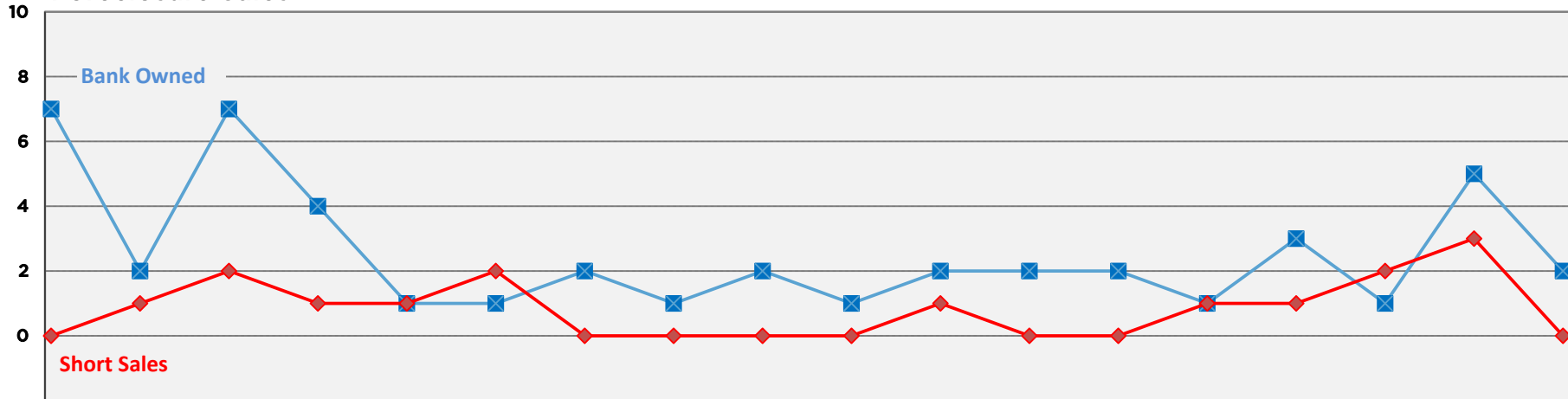
**Single Family Homes**



**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

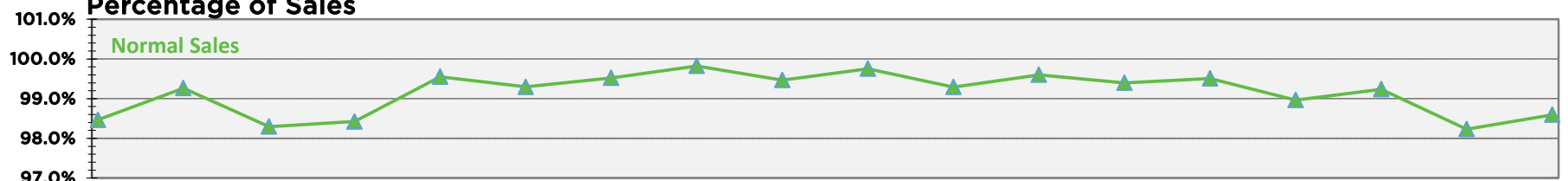
**Single Family Homes**

**Foreclosure Sales**

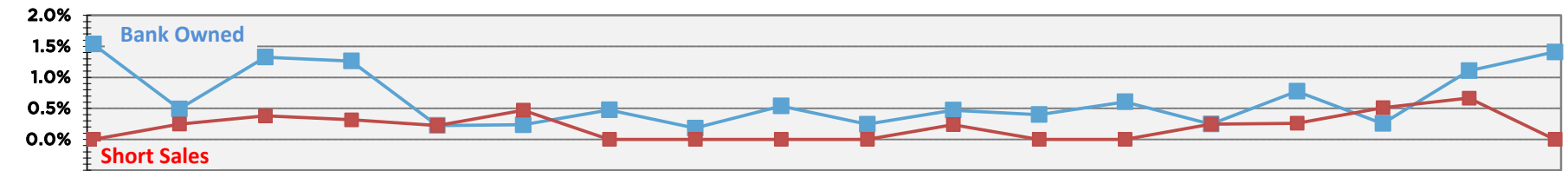


BO	7	2	7	4	1	1	2	1	2	1	2	2	2	1	3	1	5	2
SS	0	1	2	1	1	2	0	0	0	0	1	0	0	1	1	2	3	0

**Percentage of Sales**



Normal	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%	98.59%
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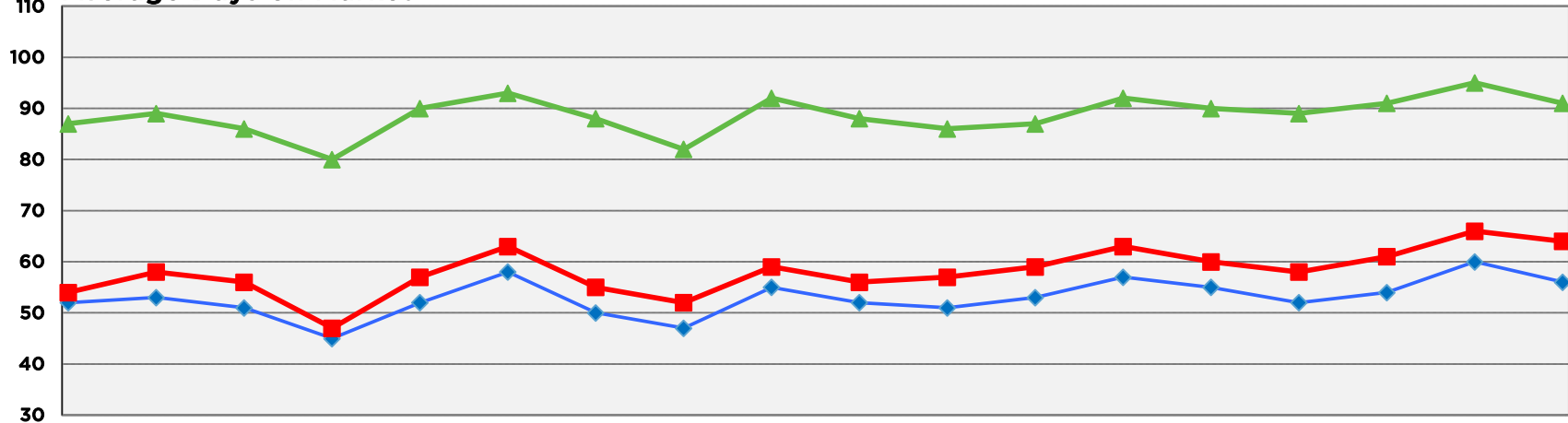


BO	1.54%	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%
SS	0.00%	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%

**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

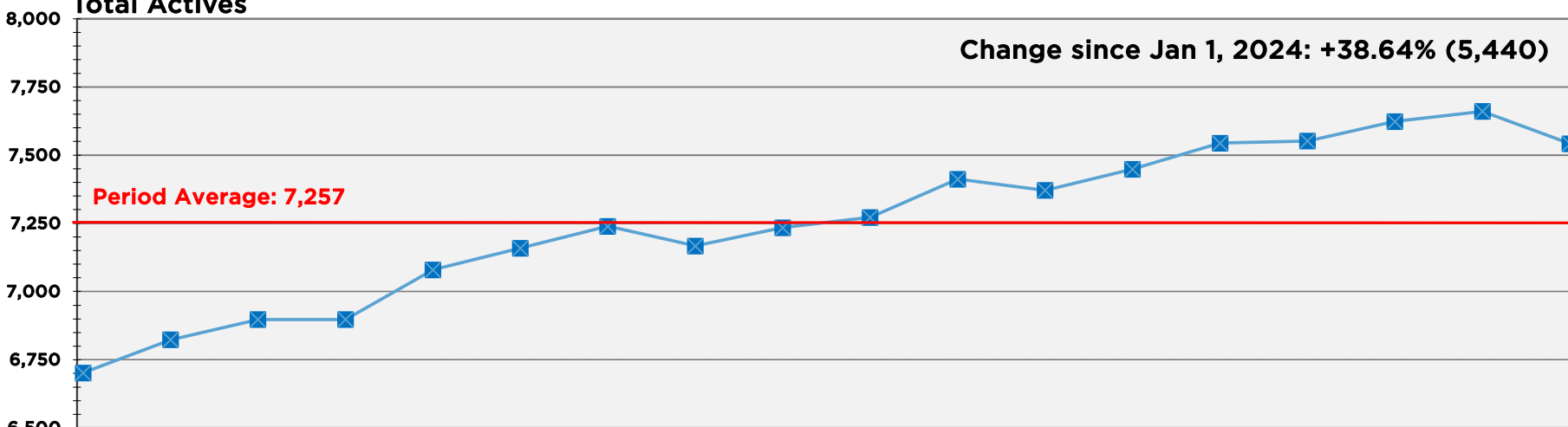
**Single Family Homes**

**Average Days on Market**



	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	10/6
ListToContract	52	53	51	45	52	58	50	47	55	52	51	53	57	55	52	54	60	56
CombDaysOnMkt	54	58	56	47	57	63	55	52	59	56	57	59	63	60	58	61	66	64
ListToClose	87	89	86	80	90	93	88	82	92	88	86	87	92	90	89	91	95	91

**Total Actives**

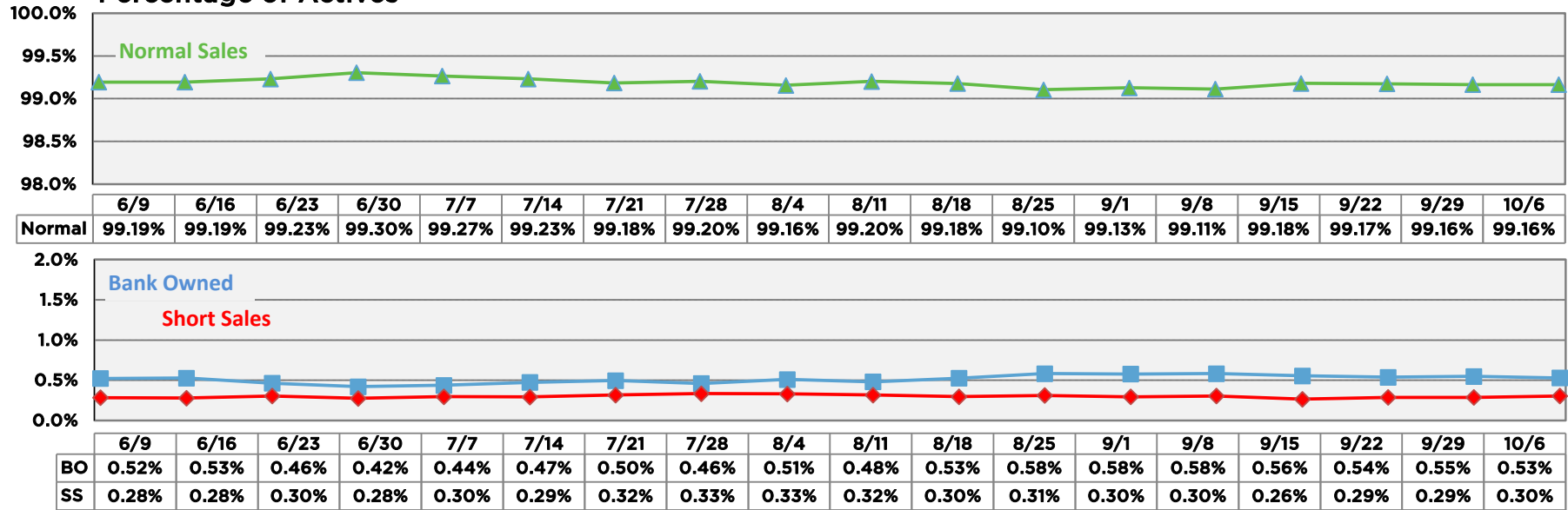


	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6
Total Actives	6,702	6,823	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542

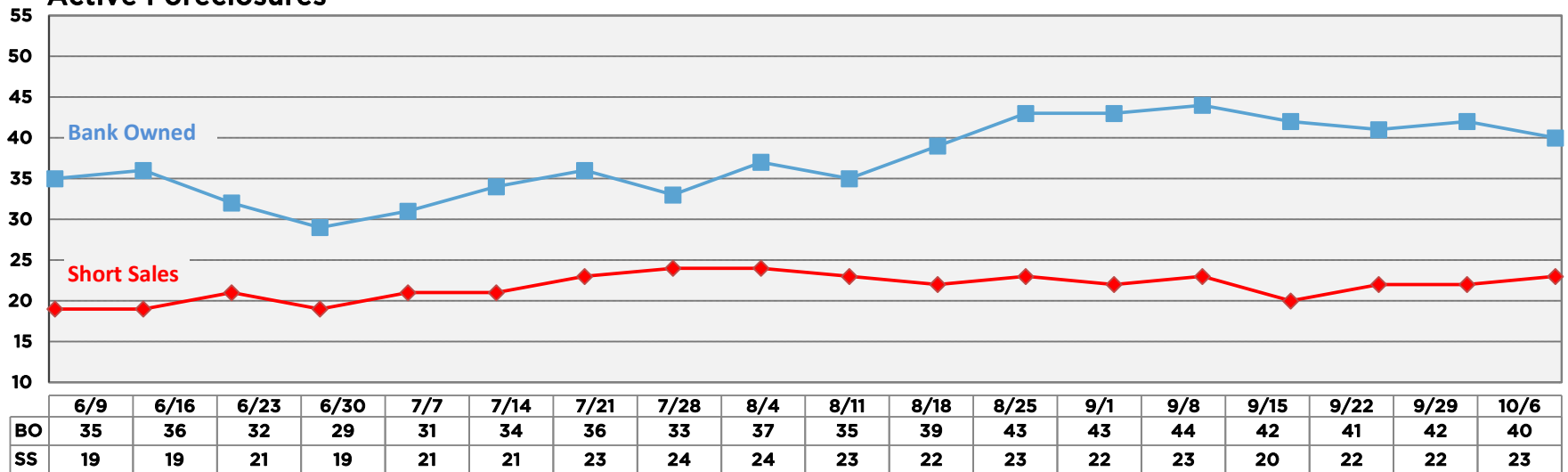
**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**



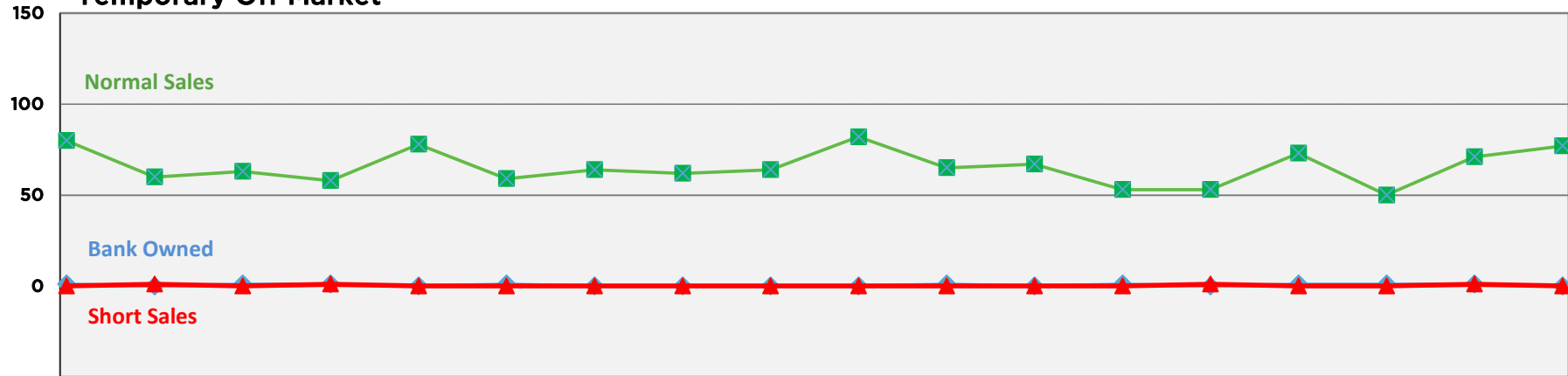
**Active Foreclosures**



**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

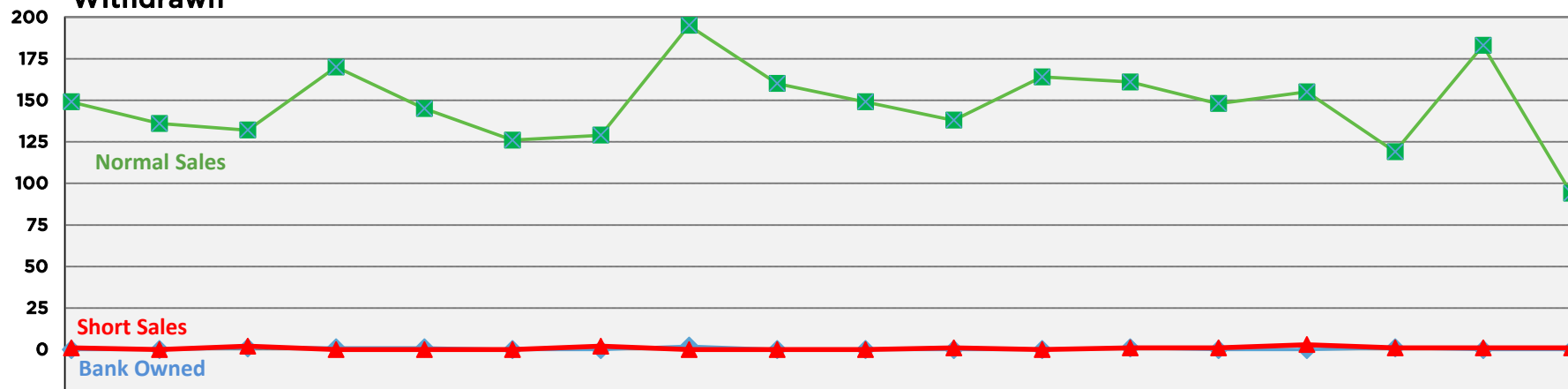
**Single Family Homes**

**Temporary Off Market**



	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	10/6
Norm	80	60	63	58	78	59	64	62	64	82	65	67	53	53	73	50	71	77
BO	1	0	1	1	0	1	0	0	0	0	1	0	1	0	1	1	1	0
SS	0	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	0

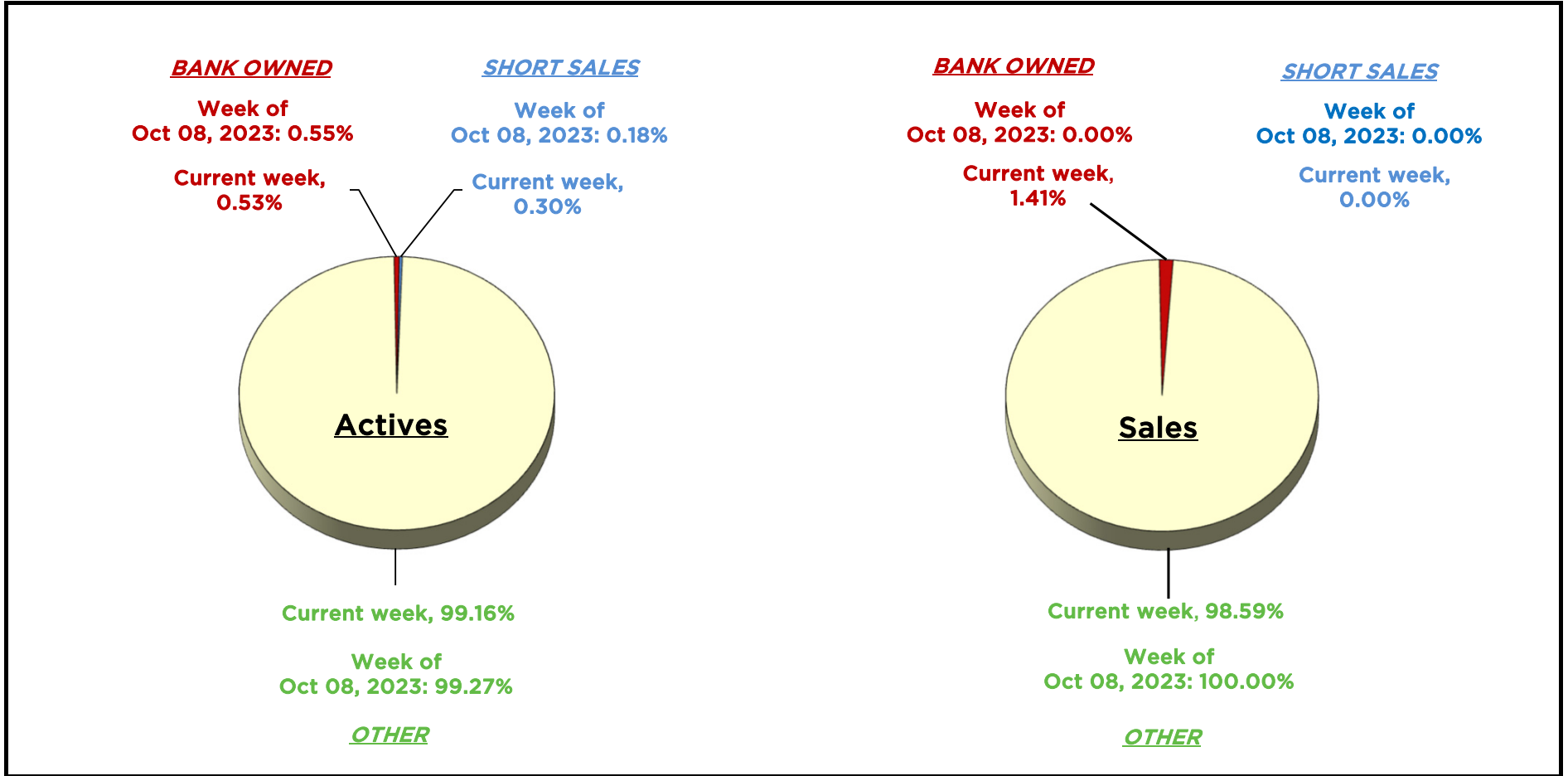
**Withdrawn**



	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	10/6
Norm	149	136	132	170	145	126	129	195	160	149	138	164	161	148	155	119	183	94
BO	0	0	1	1	1	0	0	2	0	0	0	0	1	0	0	1	0	0
SS	1	0	2	0	0	0	2	0	0	0	1	0	1	1	3	1	1	1

**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 61 Single Family Homes available for the Median Price of \$439,950 (± \$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>10</b>	<b>\$439,970</b>	<b>3.4</b>	<b>2.1</b>	<b>1,684</b>	<b>\$261.30</b>
Winter Springs / Tuskawilla	32708	1	\$440,000	3.0	2.0	1,270	\$346.46
Altamonte Springs / Forest City	32714	1	\$440,000	4.0	2.0	1,842	\$238.87
Lake Mary / Heathrow	32746	1	\$440,000	3.0	2.0	1,855	\$237.20
Maitland / Eatonville	32751	1	\$440,000	3.0	2.0	1,671	\$263.32
Oviedo	32765	1	\$440,000	3.0	2.0	1,762	\$249.72
Sanford / Lake Forest	32771	1	\$440,000	4.0	3.0	2,016	\$218.25
Sanford (South)	32773	1	\$439,900	4.0	2.0	1,988	\$221.28
Longwood / Wekiva Springs	32779	1	\$439,900	4.0	2.0	1,738	\$253.11
Winter Park	32792	2	\$439,950	3.0	2.0	1,348	\$326.37
<b>Orange County</b>		<b>19</b>	<b>\$439,958</b>	<b>3.5</b>	<b>2.1</b>	<b>1,751</b>	<b>\$251.26</b>
Apopka / Hunt Club	32703	2	\$439,900	3.5	2.5	1,866	\$235.81
Apopka (North)	32712	1	\$440,000	4.0	2.0	1,688	\$260.66
Mount Dora	32757	1	\$439,900	4.0	3.0	2,179	\$201.88
Delaney / Crystal Lake	32806	1	\$440,000	2.0	1.0	938	\$469.08
Conway	32812	2	\$439,900	3.5	2.0	1,827	\$240.78
Hiawassee	32818	1	\$439,900	4.0	2.0	2,295	\$191.68
Bithlo	32820	2	\$440,000	3.5	2.0	1,855	\$237.20
Williamsburg / Lake Bryan	32821	1	\$440,000	3.0	2.0	1,560	\$282.05
Ventura	32822	2	\$439,950	3.0	2.0	1,629	\$270.16
Taft	32824	2	\$440,000	4.0	2.0	1,824	\$241.29
Rio Pinar / Union Park	32825	1	\$439,999	4.0	2.0	1,491	\$295.10
Research Park	32826	1	\$440,000	4.0	2.0	1,866	\$235.80
Waterford Lakes	32828	1	\$440,000	3.0	2.0	1,551	\$283.69
Ocoee	34761	1	\$439,900	3.0	2.0	1,702	\$258.46
<b>Osceola County</b>		<b>18</b>	<b>\$439,936</b>	<b>3.8</b>	<b>2.4</b>	<b>2,154</b>	<b>\$204.26</b>
Kissimmee / Buena Ventura Lakes	34743	3	\$439,933	4.0	2.0	2,031	\$216.57
Kissimmee (East)	34744	2	\$439,900	4.0	2.0	1,942	\$226.52
Kissimmee (West) / Pleasant Hill	34746	1	\$439,900	4.0	3.0	2,178	\$201.97
Kissimmee / Celebration	34747	3	\$439,817	3.0	2.3	1,600	\$274.89
Kissimmee / Poinciana	34758	3	\$440,000	4.3	3.0	2,700	\$162.98
St Cloud / Narcoossee	34771	2	\$439,950	3.0	2.0	2,153	\$204.34
St Cloud / Canoe Creek	34772	2	\$440,000	4.0	2.5	2,257	\$194.99
St Cloud / Harmony	34773	2	\$440,000	4.5	2.5	2,447	\$179.81

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10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 61 Single Family Homes available for the Median Price of \$439,950 ( ± \$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>\$439,934</b>	<b>3.4</b>	<b>2.3</b>	<b>2,306</b>	<b>\$190.77</b>
Lady Lake / The Villages	32159	2	\$439,900	2.5	2.0	2,001	\$219.90
Eustis (East)	32736	1	\$439,999	3.0	2.0	2,199	\$200.09
Mount Dora	32757	1	\$439,900	3.0	2.0	1,926	\$228.40
Clermont (Central)	34711	1	\$440,000	4.0	2.0	2,195	\$200.46
Minneola	34715	1	\$439,777	3.0	2.0	1,870	\$235.17
Groveland	34736	1	\$440,000	5.0	4.0	2,920	\$150.68
Leesburg (West)	34748	6	\$439,933	3.5	2.3	2,447	\$179.82
Leesburg (East) / Haines Creek	34788	1	\$440,000	3.0	2.0	2,496	\$176.28

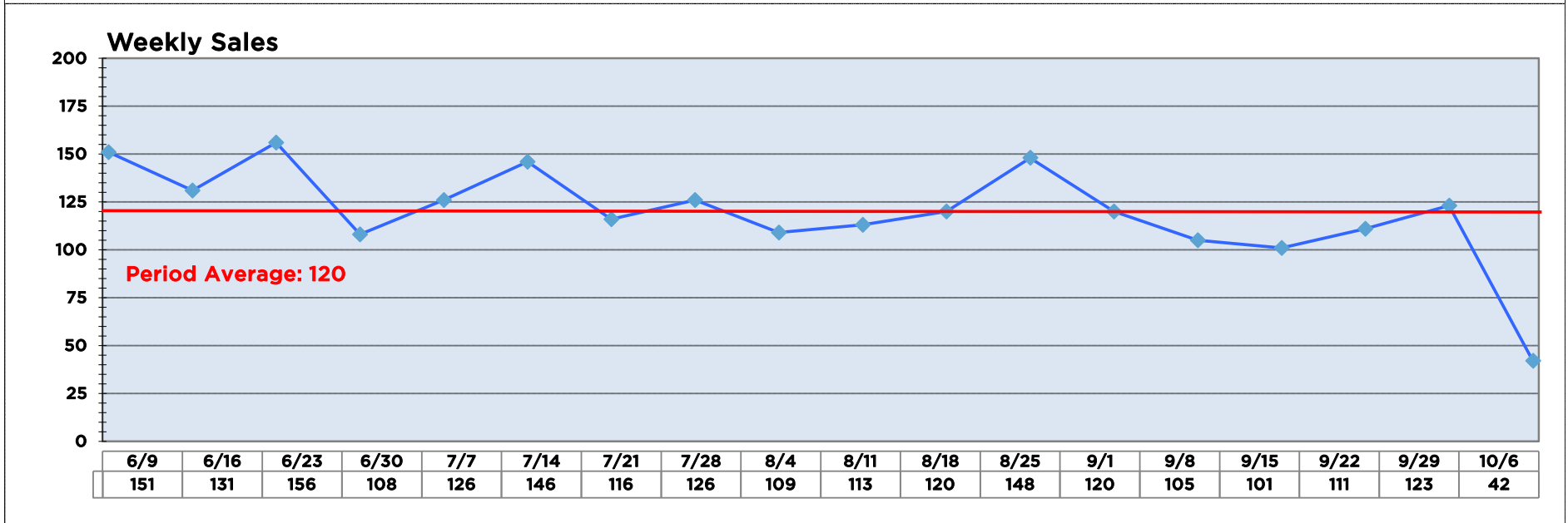
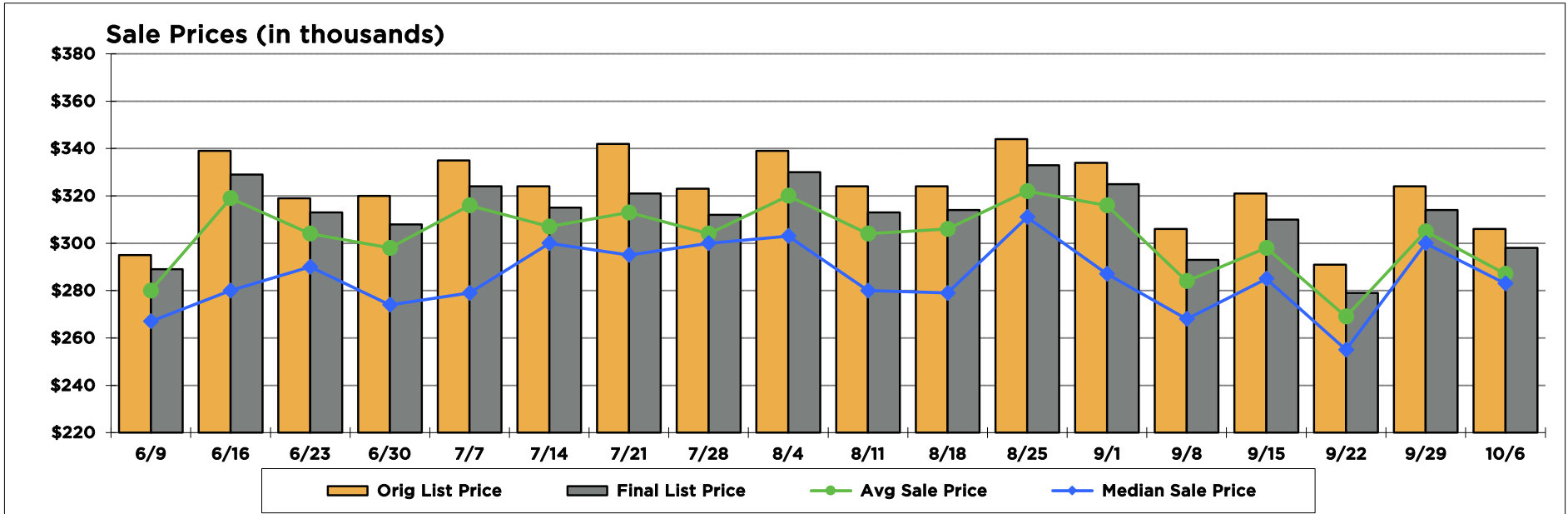
**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	42	19	5	11	6	1	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	42	19	5	11	6	1	0
<b>Active Listings</b>	3,720	1,348	584	980	472	313	23
Bank Owned	14	9	1	2	1	1	0
Short Sales	10	2	0	6	1	1	0
Other	3,696	1,337	583	972	470	311	23
<b>Months of Inventory</b>	20.44	16.37	26.96	20.56	18.16	72.24	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$305,719	\$195,305	\$307,600	\$376,136	\$467,333	\$649,900	\$0
Average Final List Price	\$298,101	\$190,958	\$290,790	\$368,145	\$457,267	\$644,900	\$0
<b><i>Sale Price</i></b>							
Average Price	\$286,882	\$178,239	\$280,900	\$362,091	\$440,000	\$635,000	\$0
Median Price	\$282,500	\$180,000	\$290,000	\$368,000	\$440,000	\$635,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$7,618	-\$4,347	-\$16,810	-\$7,991	-\$10,066	-\$5,000	\$0
Original List to Sale Price - \$	-\$18,837	-\$17,066	-\$26,700	-\$14,045	-\$27,333	-\$14,900	\$0
Final List to Sale Price - \$	-\$11,219	-\$12,719	-\$9,890	-\$6,054	-\$17,267	-\$9,900	\$0
Original List to Sale Price - %	93.84%	91.26%	91.32%	96.27%	94.15%	97.71%	0.00%
Final List to Sale Price - %	96.24%	93.34%	96.60%	98.36%	96.22%	98.46%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	67	49	73	93	64	117	0
Combined Avg Days to Contract	72	60	73	93	64	117	0
Avg Days Listing to Closing	102	83	108	127	106	147	0
Avg Days Contract to Close	35	34	35	34	41	30	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	2	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,375	1,059	1,408	1,637	1,705	2,345	0

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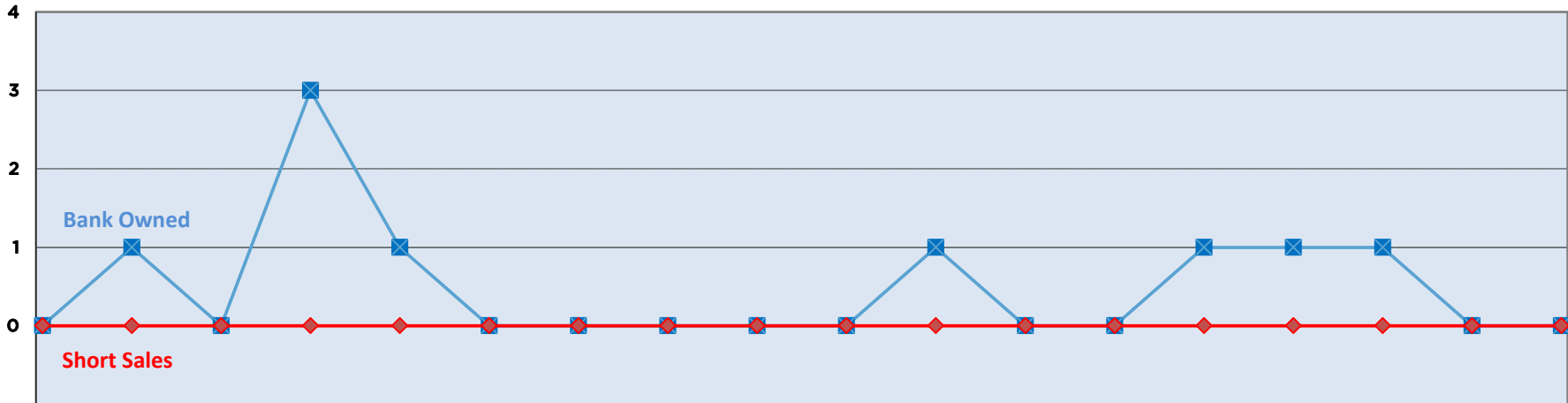
**Condos, Townhomes, Villas**



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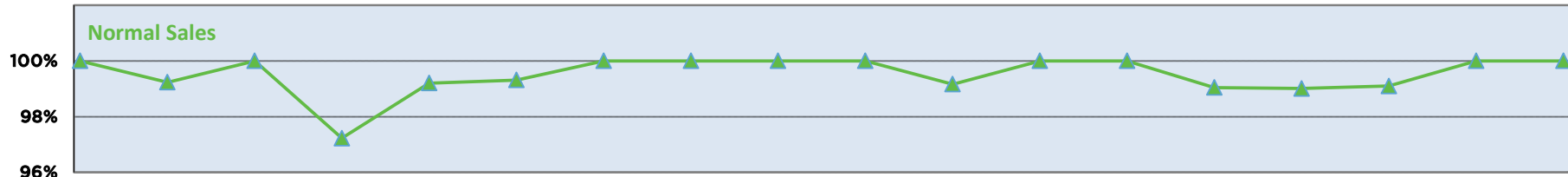
**Condos, Townhomes, Villas**

**Foreclosure Sales**

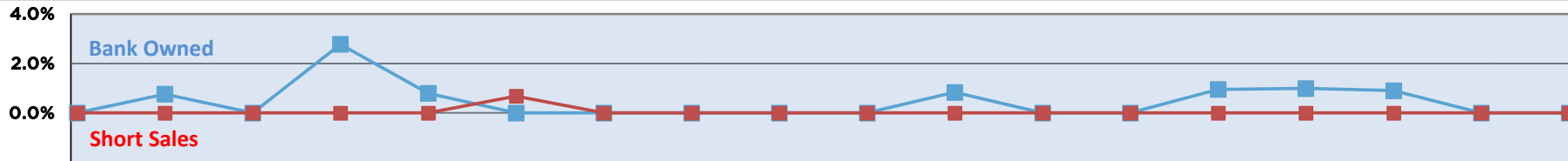


	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6
BO	0	1	0	3	1	0	0	0	0	0	1	0	0	1	1	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	10/6
Normal	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	100.00

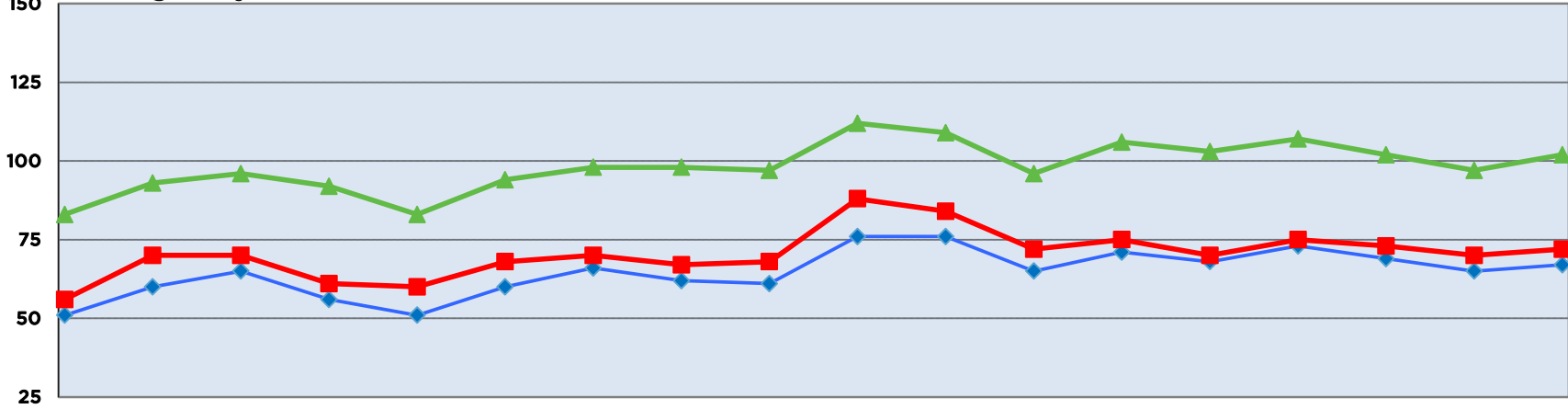


	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6
BO	0.00%	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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10/06/2024 - 10/12/2024  
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**Condos, Townhomes, Villas**

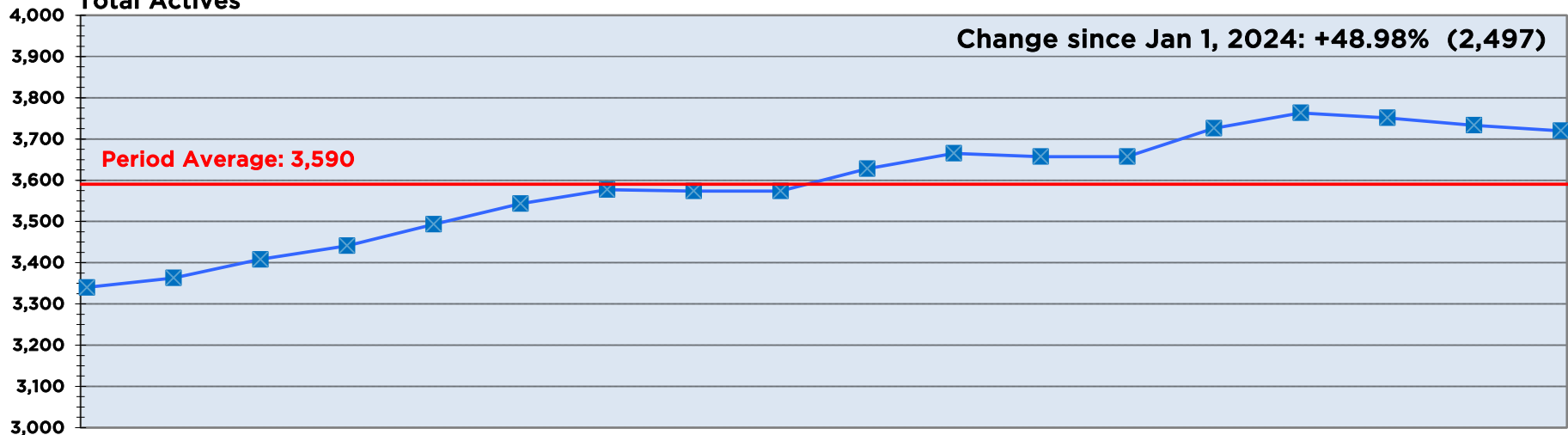
**Average Days on Market**



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

**Total Actives**

Change since Jan 1, 2024: +48.98% (2,497)

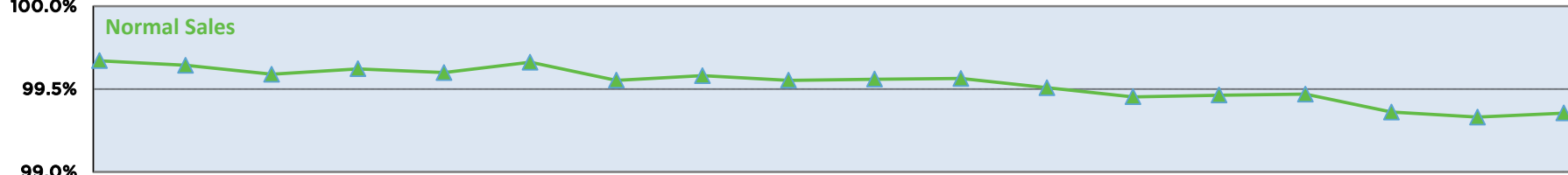


Total Actives	3,340	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720
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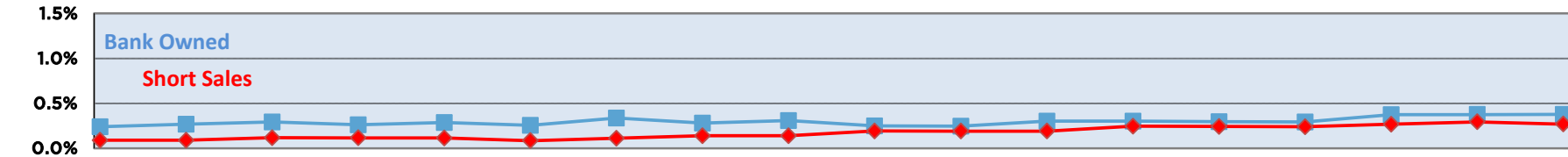
**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

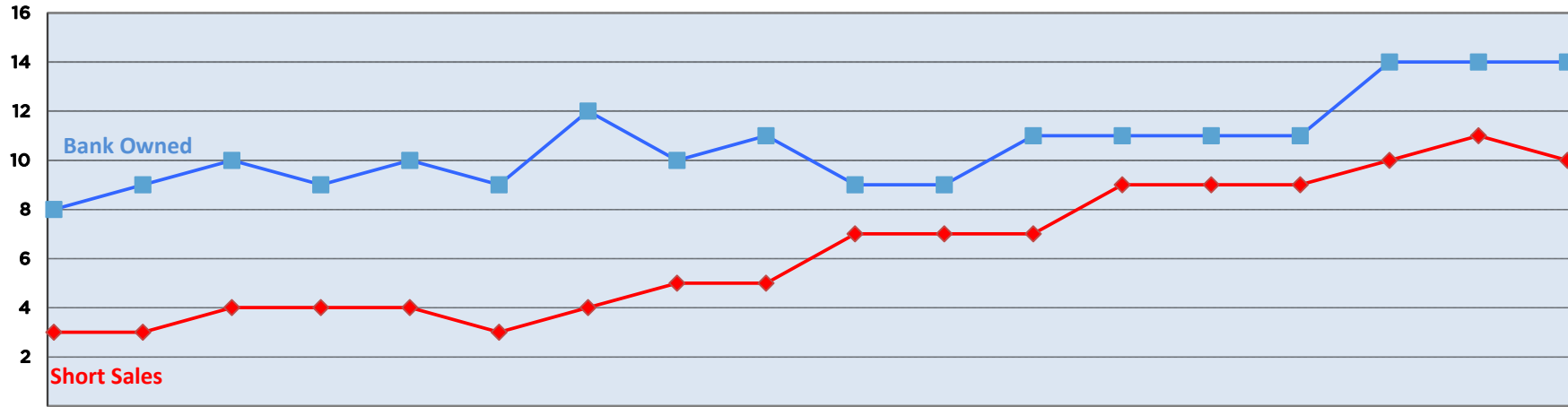


	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6
Normal	99.67%	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%



	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	10/6
BO	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%	0.38%
SS	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%	0.27%

**Active Foreclosures**

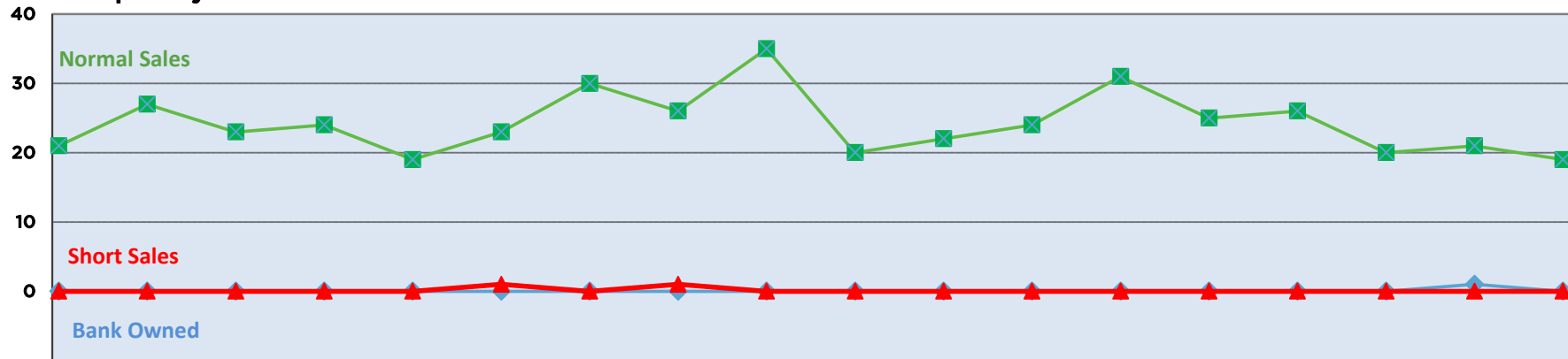


	6/9	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6
BO	8	9	10	9	10	9	12	10	11	9	9	11	11	11	11	14	14	14
SS	3	3	4	4	4	3	4	5	5	7	7	7	9	9	9	10	11	10

**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

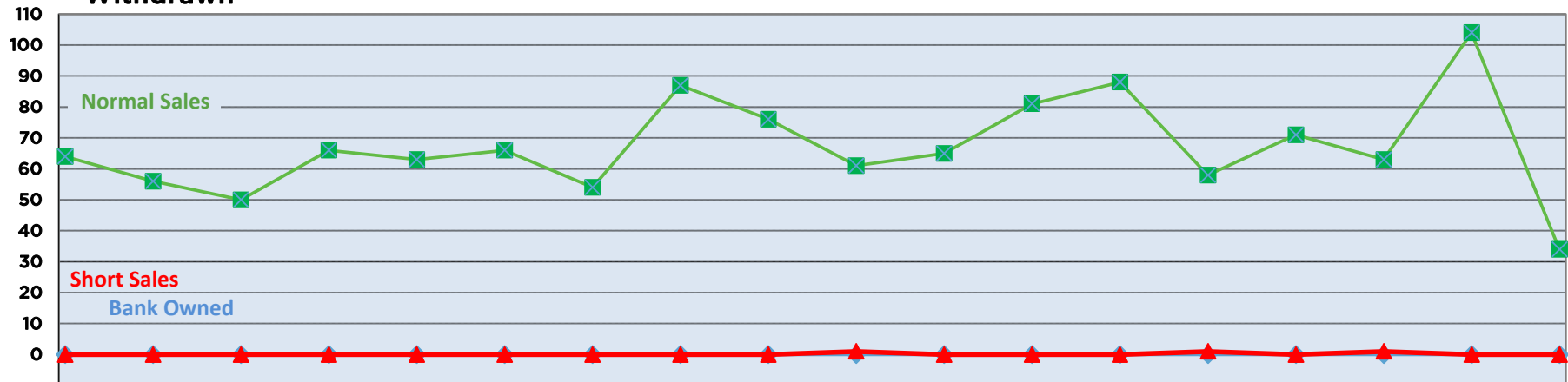
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	10/6
Norm	21	27	23	24	19	23	30	26	35	20	22	24	31	25	26	20	21	19
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0

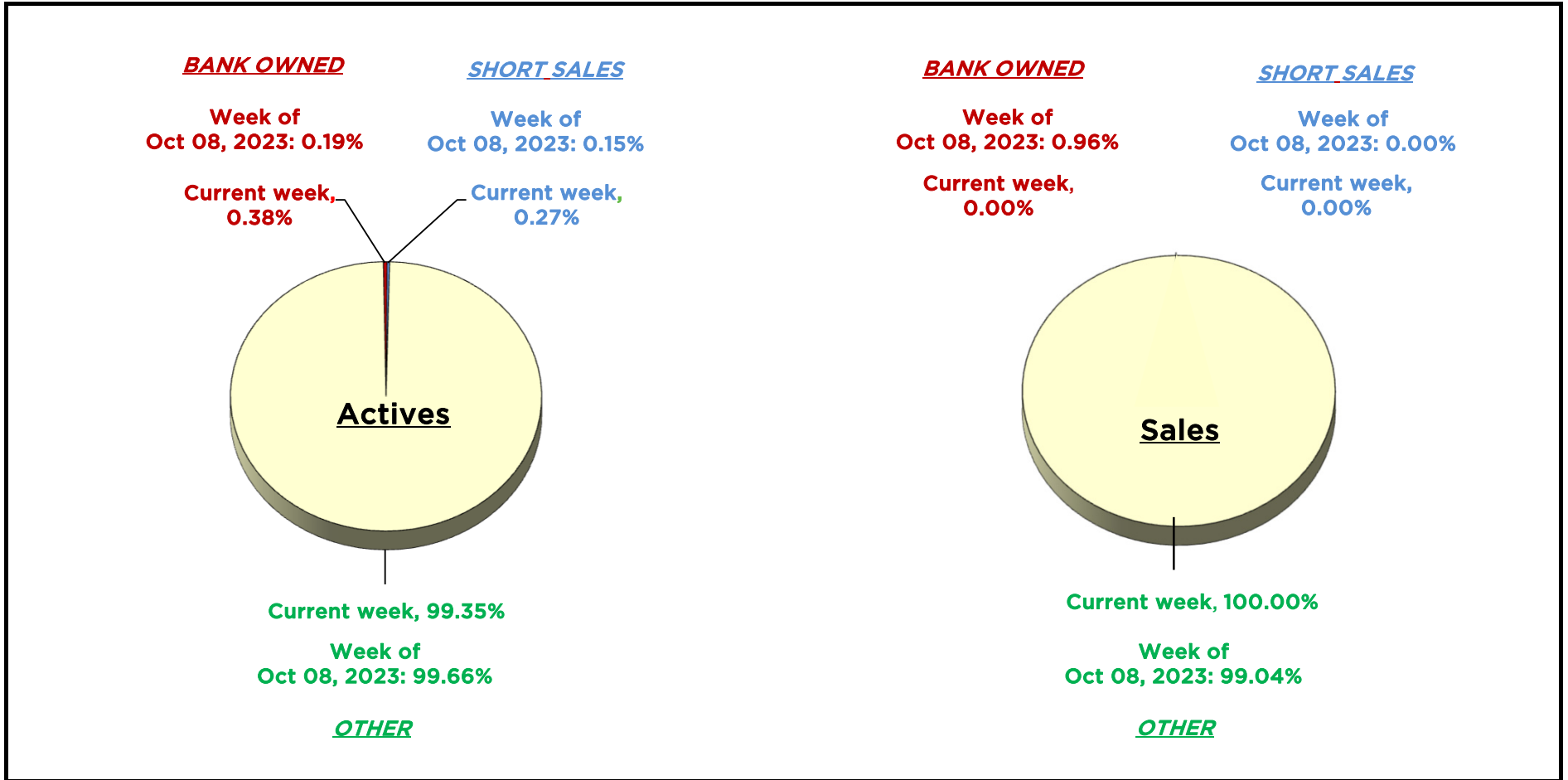
**Withdrawn**



	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	10/6
Norm	64	56	50	66	63	66	54	87	76	61	65	81	88	58	71	63	104	34
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	0	0	1	0	1	0	0

**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
10/06/2024 - 10/12/2024  
Lake, Orange, Osceola & Seminole Counties

**There is 1 Condo, Villa, or Townhome available for the Median Price of \$282,500 (± \$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		1	\$282,000	2.0	2.0	1,068	\$264.04
Azalea Park	32807	1	\$282,000	2.0	2.0	1,068	\$264.04