



Monday Morning Quarterback Summary

Week of October 13, 2024 - October 19, 2024

Single-family existing homes

- Sales of single-family homes increased to 365 during the week of October 13, from 142 the week prior
- The median price of single family homes increased to \$450,000 a change of 2.3%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 112, and now sits at 7,654

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 99 during the week of October 13, from 42 the week prior
- The median price of condos, townhomes, and villas decreased to \$272,500 a change of -3.5%
- 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 increased by 23, and now sits at 3,743

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

Monday Morning Quarterback
10/13/2024 - 10/19/2024
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	365	29	28	82	86	111	29
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	364	28	28	82	86	111	29
Active Listings	7,654	446	414	1,593	1,594	2,798	809
Bank Owned	40	13	8	5	5	7	2
Short Sales	22	0	3	10	5	3	1
Other	7,592	433	403	1,578	1,584	2,788	806
Months of Inventory	4.84	3.55	3.41	4.48	4.28	5.82	6.44

List Price

Average Original List Price	\$589,287	\$227,074	\$290,725	\$373,728	\$467,735	\$704,835	\$1,767,479
Average Final List Price	\$562,012	\$211,072	\$282,736	\$360,899	\$457,145	\$677,314	\$1,620,924

Sale Price

Average Price	\$544,066	\$199,414	\$273,582	\$350,744	\$447,233	\$662,656	\$1,529,759
Median Price	\$450,000	\$205,000	\$274,500	\$355,000	\$450,000	\$635,000	\$1,250,000

Price Differences

Original to Final List Price	-\$27,275	-\$16,002	-\$7,989	-\$12,829	-\$10,590	-\$27,521	-\$146,555
Original List to Sale Price - \$	-\$45,221	-\$27,660	-\$17,143	-\$22,984	-\$20,502	-\$42,179	-\$237,720
Final List to Sale Price - \$	-\$17,946	-\$11,658	-\$9,154	-\$10,155	-\$9,912	-\$14,658	-\$91,165
Original List to Sale Price - %	92.33%	87.82%	94.10%	93.85%	95.62%	94.02%	86.55%
Final List to Sale Price - %	96.81%	94.48%	96.76%	97.19%	97.83%	97.84%	94.38%

Days on the Market

Avg Days Listing to Contract	60	50	48	56	59	63	83
Combined Avg Days to Contract	63	52	48	57	59	72	83
Avg Days Listing to Closing	97	79	93	95	93	102	121
Avg Days Contract to Close	38	29	45	38	35	39	39

Beds / Baths

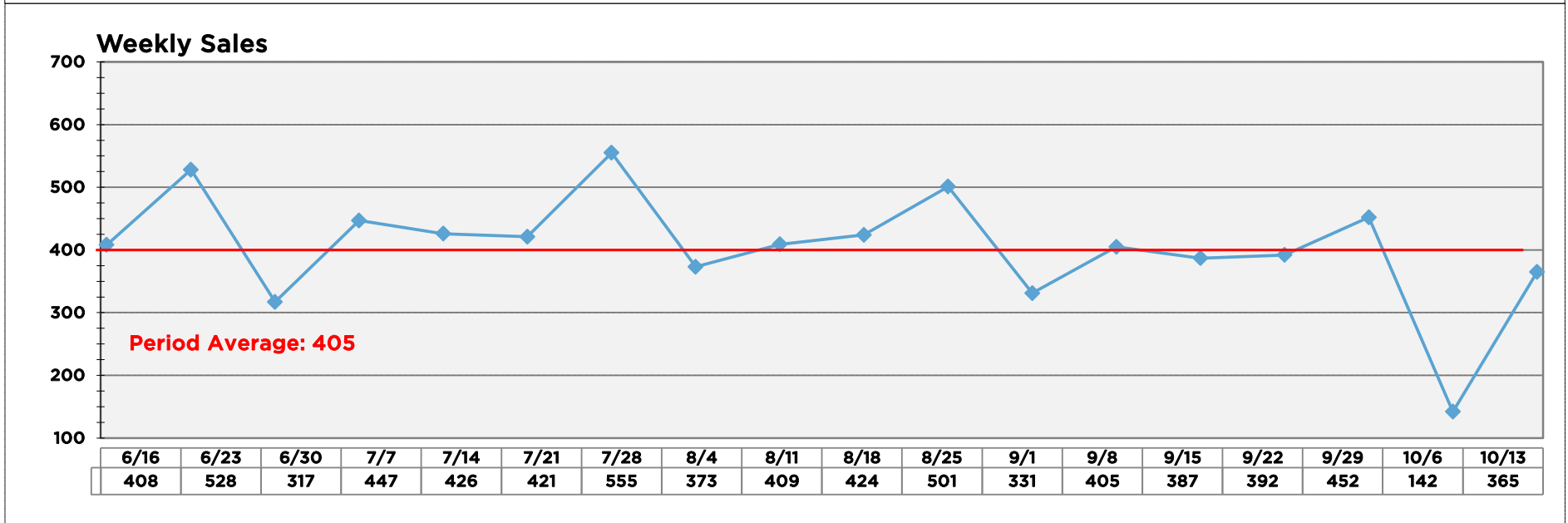
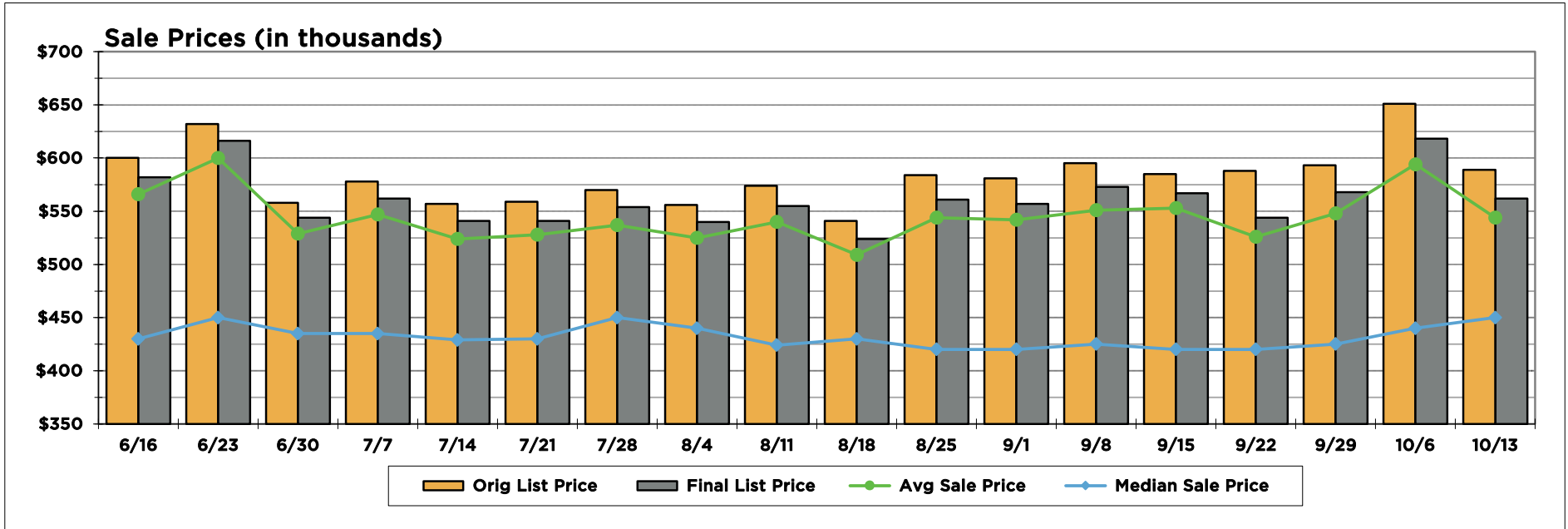
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,150	1,218	1,391	1,561	1,988	2,684	3,921
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10/13/2024 - 10/19/2024
Lake, Orange, Osceola & Seminole Counties

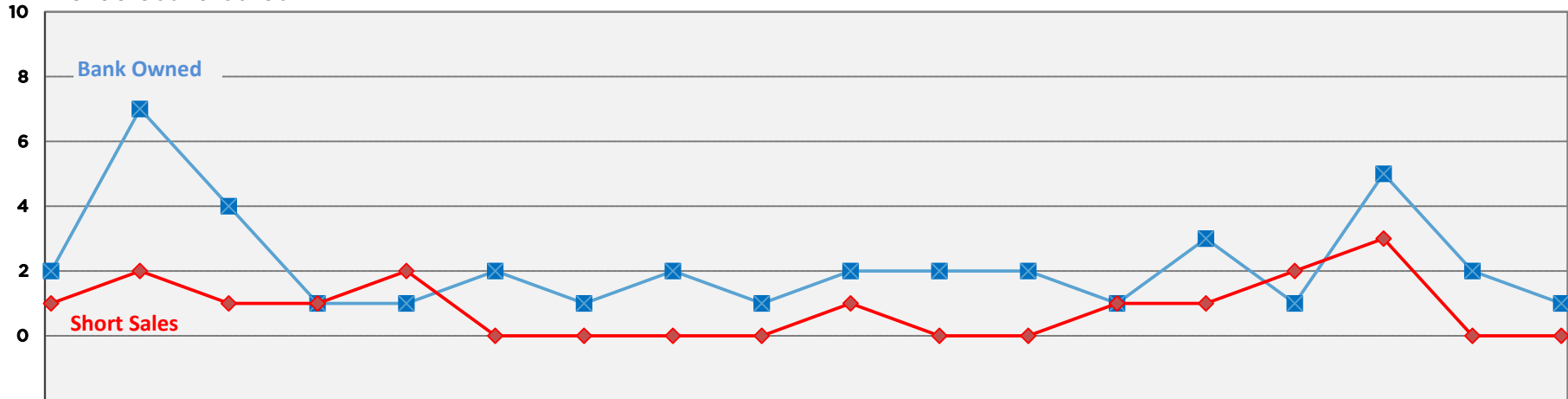
Single Family Homes



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Lake, Orange, Osceola & Seminole Counties

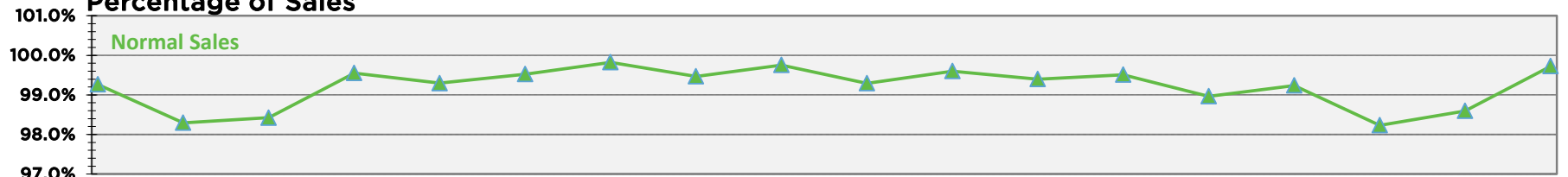
Single Family Homes

Foreclosure Sales

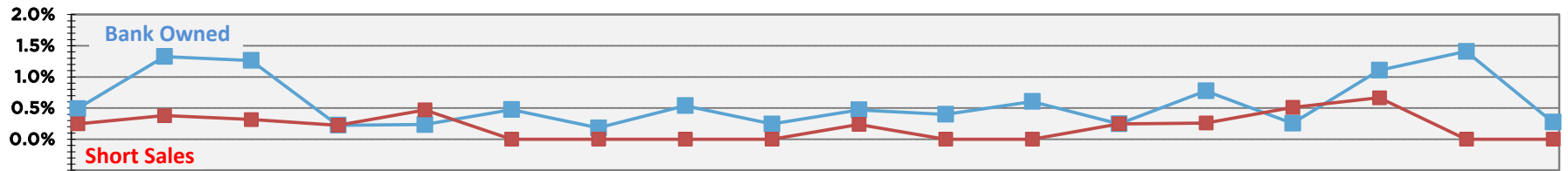


BO	2	7	4	1	1	2	1	2	1	2	2	2	1	3	1	5	2	1
SS	1	2	1	1	2	0	0	0	0	1	0	0	1	1	2	3	0	0

Percentage of Sales



Normal	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%	99.73%
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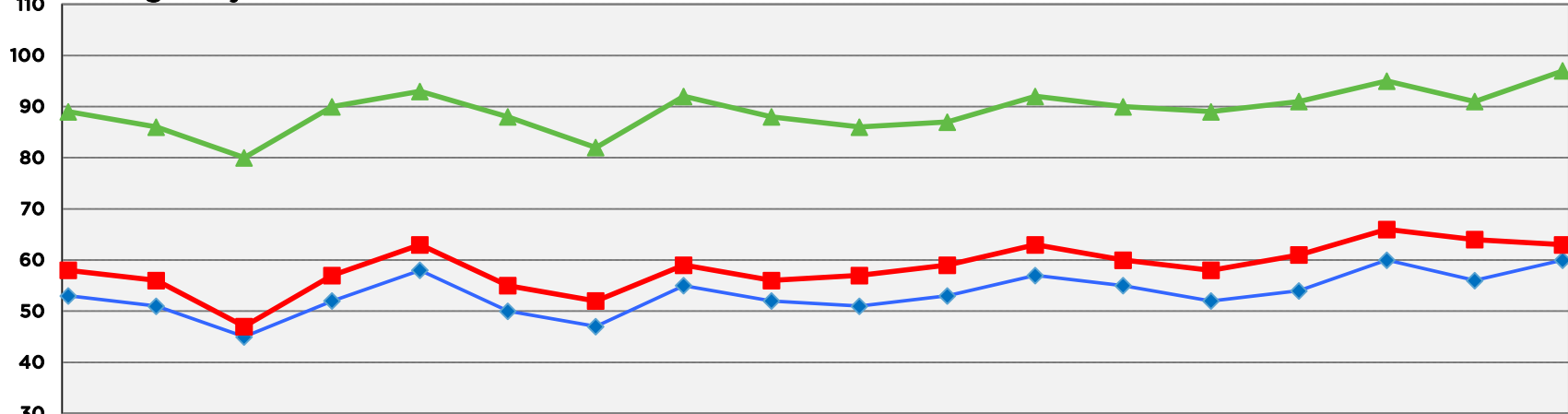


BO	0.49%	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%
SS	0.25%	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%

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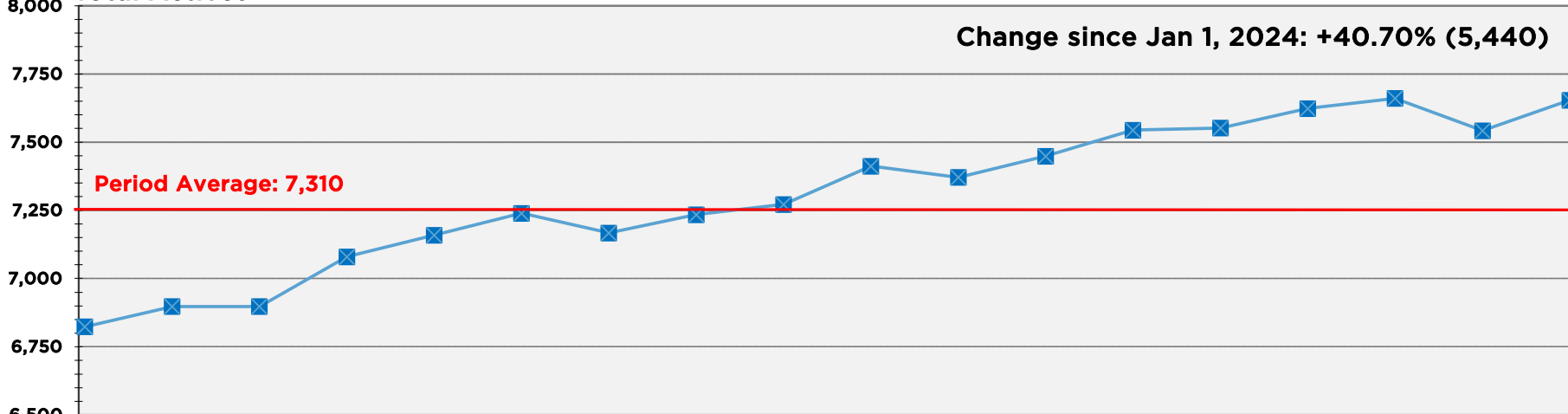
Single Family Homes

Average Days on Market



	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	10/13
ListToContract	53	51	45	52	58	50	47	55	52	51	53	57	55	52	54	60	56	60
CombDaysOnMkt	58	56	47	57	63	55	52	59	56	57	59	63	60	58	61	66	64	63
ListToClose	89	86	80	90	93	88	82	92	88	86	87	92	90	89	91	95	91	97

Total Actives

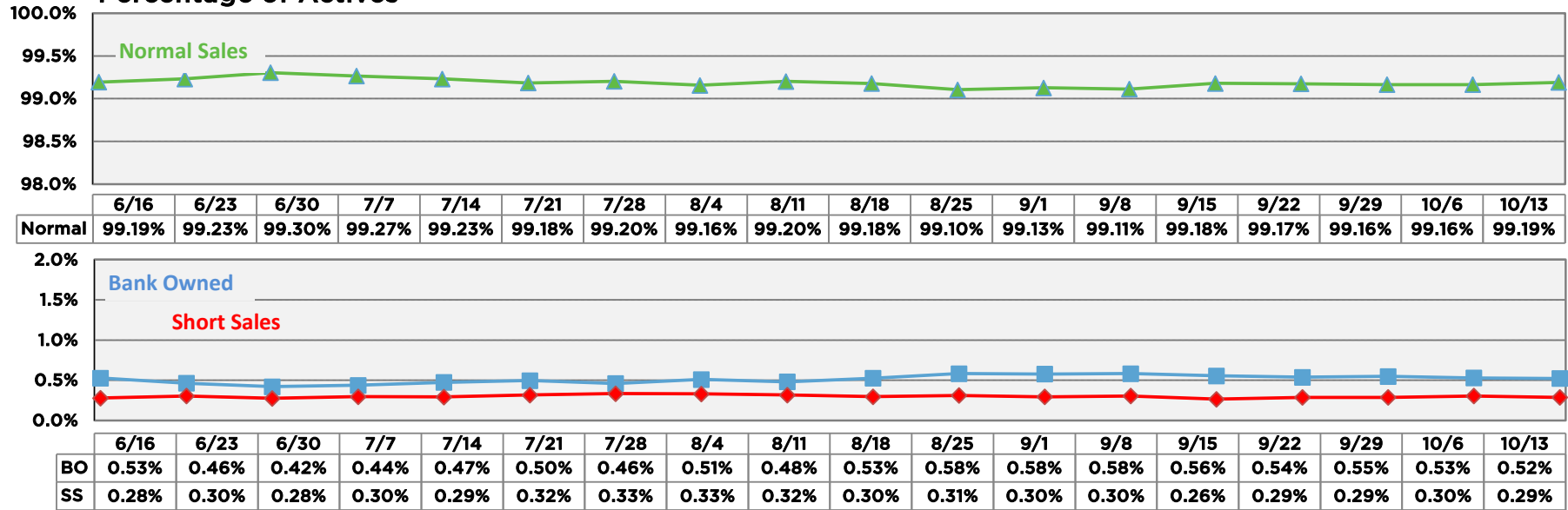


	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13
Total Actives	6,823	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654

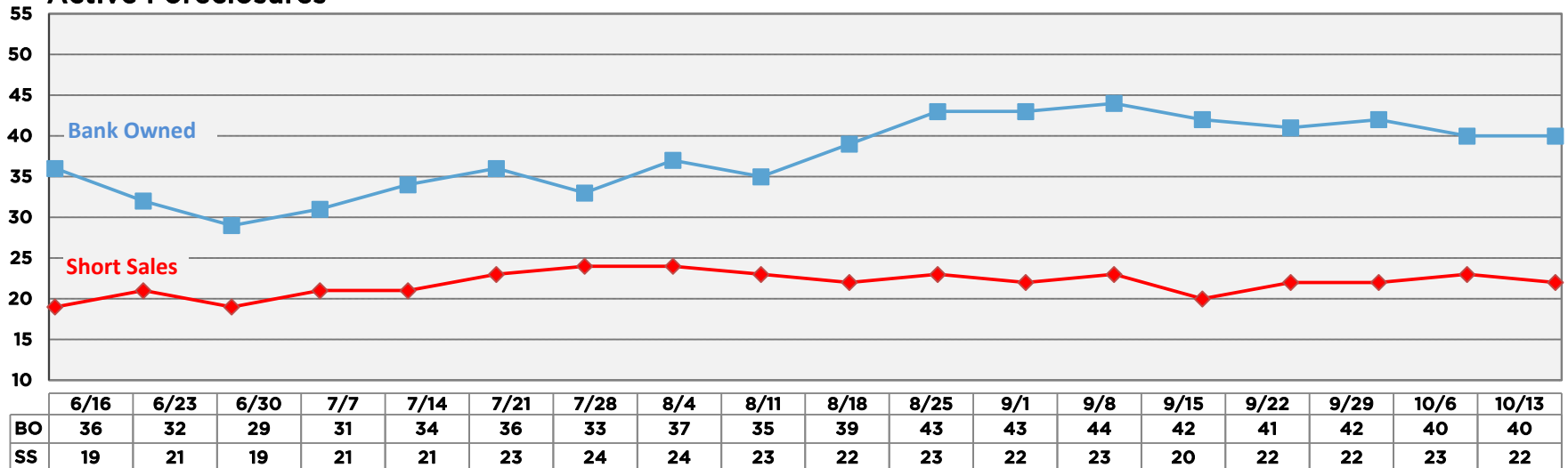
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



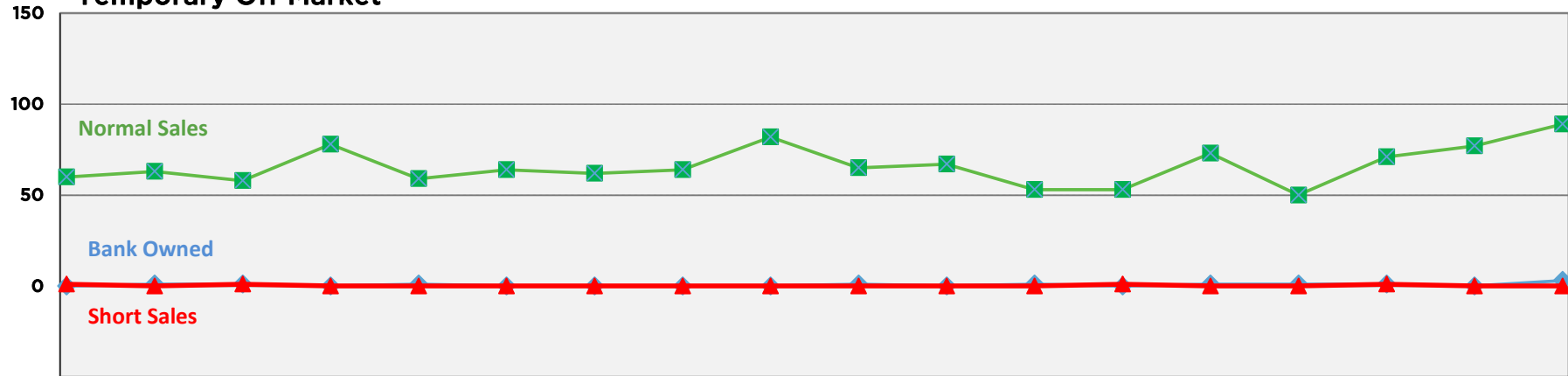
Active Foreclosures



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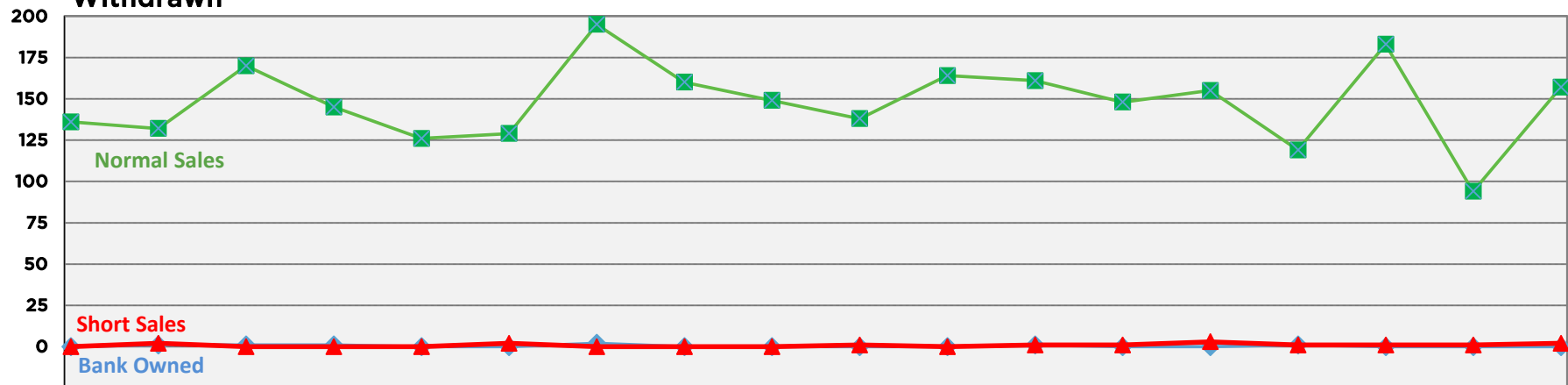
Single Family Homes

Temporary Off Market



	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	10/13
Norm	60	63	58	78	59	64	62	64	82	65	67	53	53	73	50	71	77	89
BO	0	1	1	0	1	0	0	0	0	1	0	1	0	1	1	1	0	3
SS	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0

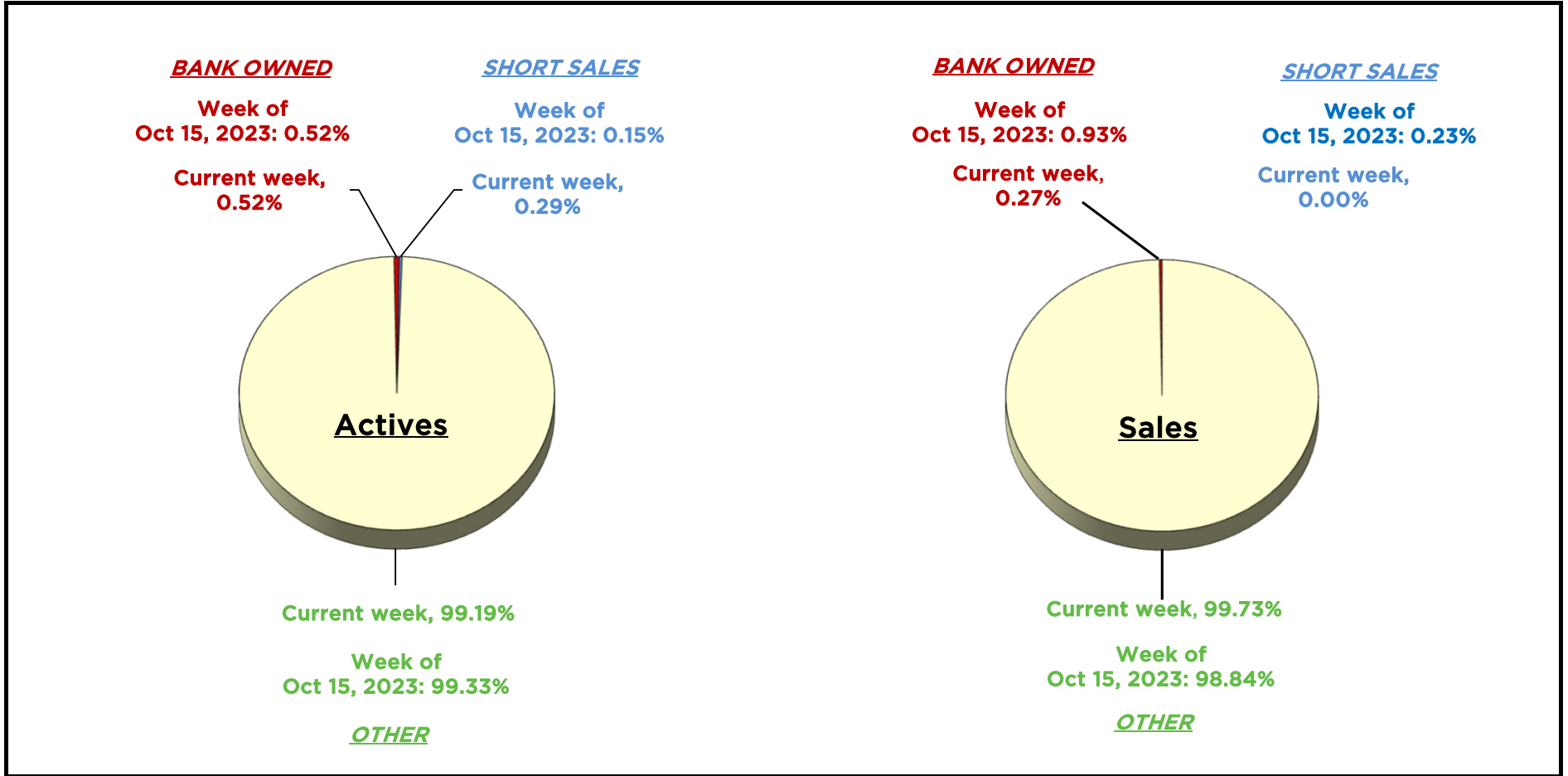
Withdrawn



	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	10/13
Norm	136	132	170	145	126	129	195	160	149	138	164	161	148	155	119	183	94	157
BO	0	1	1	1	0	0	2	0	0	0	0	1	0	0	1	0	0	0
SS	0	2	0	0	0	2	0	0	0	1	0	1	1	3	1	1	1	2

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Single Family Homes



Monday Morning Quarterback
10/13/2024 - 10/19/2024
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There are 100 Single Family Homes available for the Median Price of \$450,000 (± \$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		15	\$449,954	3.5	2.2	1,841	\$244.43
Altamonte Springs (East)	32701	1	\$450,000	4.0	2.0	1,651	\$272.56
Apopka / Hunt Club	32703	1	\$450,000	4.0	3.0	2,113	\$212.97
Casselberry	32707	1	\$449,900	3.0	2.0	1,899	\$236.91
Winter Springs / Tuskawilla	32708	3	\$449,962	3.3	2.3	1,852	\$243.00
Fern Park/Casselberry	32730	1	\$450,000	3.0	2.0	1,906	\$236.10
Geneva	32732	1	\$449,999	3.0	2.0	960	\$468.75
Lake Mary / Heathrow	32746	2	\$450,000	4.0	2.5	2,085	\$215.83
Longwood (East)	32750	1	\$449,990	3.0	2.0	1,708	\$263.46
Oviedo	32765	1	\$450,000	3.0	2.0	1,630	\$276.07
Chuluota/Oviedo	32766	1	\$450,000	4.0	2.0	1,666	\$270.11
Sanford / Lake Forest	32771	1	\$449,628	4.0	2.0	2,165	\$207.68
Sanford (South)	32773	1	\$449,900	3.0	2.0	2,189	\$205.53
Orange County		29	\$449,959	3.4	2.0	1,822	\$246.91
Apopka / Hunt Club	32703	1	\$449,900	4.0	2.0	2,092	\$215.06
Apopka (North)	32712	1	\$449,900	3.0	2.0	2,695	\$166.94
Winter Park (East) / Aloma	32792	3	\$449,933	3.7	2.0	1,720	\$261.59
Delaney / Crystal Lake	32806	2	\$449,950	3.0	2.0	1,437	\$313.12
Pine Hills / Rosemont	32808	1	\$449,900	5.0	3.0	1,452	\$309.85
Belle Isle / Pine Castle	32809	3	\$449,966	3.3	2.0	2,006	\$224.35
Union Park	32817	1	\$450,000	4.0	2.0	2,188	\$205.67
Hiawassee	32818	2	\$449,950	3.0	2.0	2,092	\$215.08
Taft	32824	4	\$449,975	3.0	2.0	1,660	\$271.03
Rio Pinar / Union Park	32825	3	\$449,967	3.7	2.0	1,941	\$231.82
Waterford Lakes	32828	2	\$449,950	3.5	2.0	1,788	\$251.65
Union Park / Chickasaw	32829	1	\$450,000	3.0	2.0	1,802	\$249.72
Hunters Creek	32837	2	\$449,950	3.5	2.0	1,655	\$271.96
Ocoee	34761	1	\$450,000	3.0	2.0	1,863	\$241.55
Winter Garden / Oakland	34787	2	\$450,000	3.5	2.0	1,587	\$283.64

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There are 100 Single Family Homes available for the Median Price of \$450,000 (± \$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>
Osceola County		31	\$449,929	3.9	2.4	2,177	\$206.67
Davenport	33896	1	\$450,000	4.0	2.0	2,333	\$192.88
Kissimmee (Central)	34741	1	\$450,000	3.0	3.0	1,861	\$241.81
Kissimmee (East)	34744	3	\$449,823	4.0	2.0	1,910	\$235.51
Kissimmee (West) / Pleasant Hill	34746	6	\$449,958	4.0	2.7	2,034	\$221.24
Kissimmee / Celebration	34747	5	\$449,880	3.6	2.2	1,776	\$253.31
Kissimmee / Poinciana	34758	4	\$449,975	4.5	2.5	2,498	\$180.15
Kissimmee	34759	1	\$450,000	6.0	4.0	3,896	\$115.50
St Cloud	34769	2	\$449,900	4.0	2.0	2,832	\$158.89
St Cloud / Narcoossee	34771	4	\$449,900	3.8	2.3	1,972	\$228.20
St Cloud / Canoe Creek	34772	3	\$449,963	3.3	2.0	2,022	\$222.50
St Cloud / Harmony	34773	1	\$450,000	4.0	2.0	2,978	\$151.11
Lake County		25	\$449,931	3.2	2.3	2,122	\$212.07
Astor	32102	2	\$450,000	3.0	2.0	1,222	\$368.25
Lady Lake / The Villages	32159	2	\$449,945	3.0	2.5	2,129	\$211.34
Eustis (East)	32736	1	\$450,000	4.0	3.0	2,116	\$212.67
Mount Dora	32757	1	\$449,900	3.0	2.0	1,992	\$225.85
Sorrento / Mt Plymouth	32776	1	\$450,000	4.0	2.0	2,808	\$160.26
Clermont (Central)	34711	3	\$449,967	2.3	2.0	2,135	\$210.79
Clermont (South)	34714	2	\$449,700	4.5	3.0	2,401	\$187.30
Minneola	34715	3	\$449,933	2.7	2.0	1,727	\$260.53
Fruitland Park	34731	3	\$449,933	4.0	2.7	2,241	\$200.80
Groveland	34736	3	\$449,966	3.7	2.3	2,490	\$180.73
Leesburg (West)	34748	3	\$449,933	2.7	2.3	2,330	\$193.10
Yalaha	34797	1	\$449,900	3.0	2.0	1,855	\$242.53

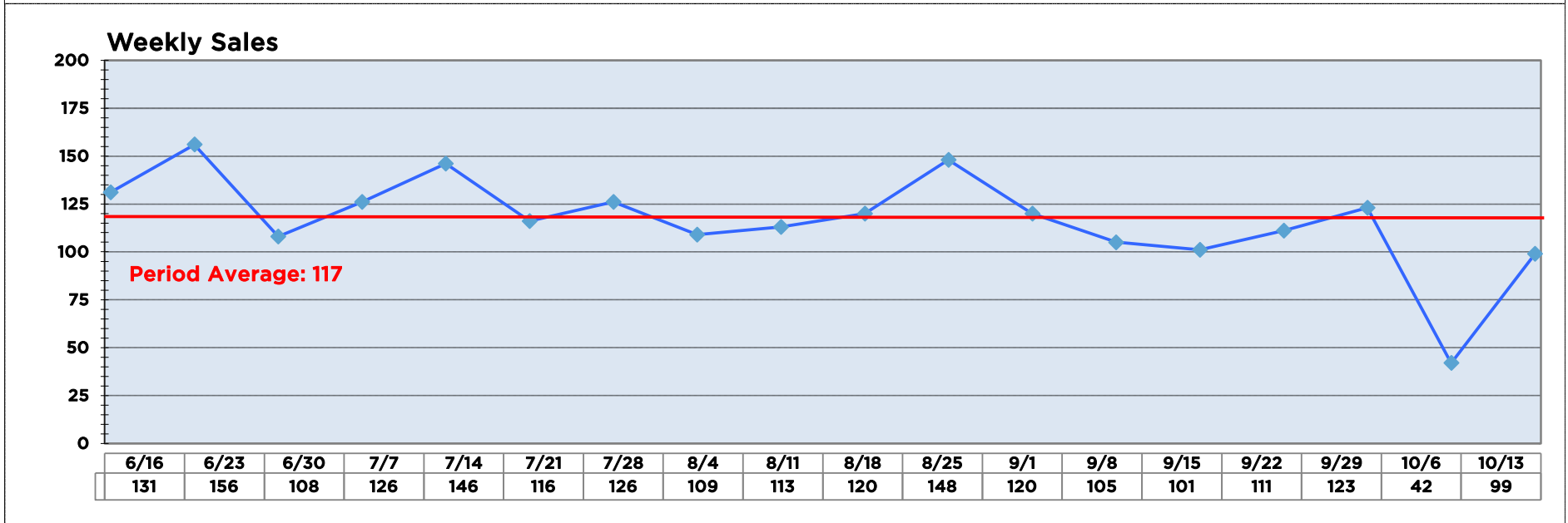
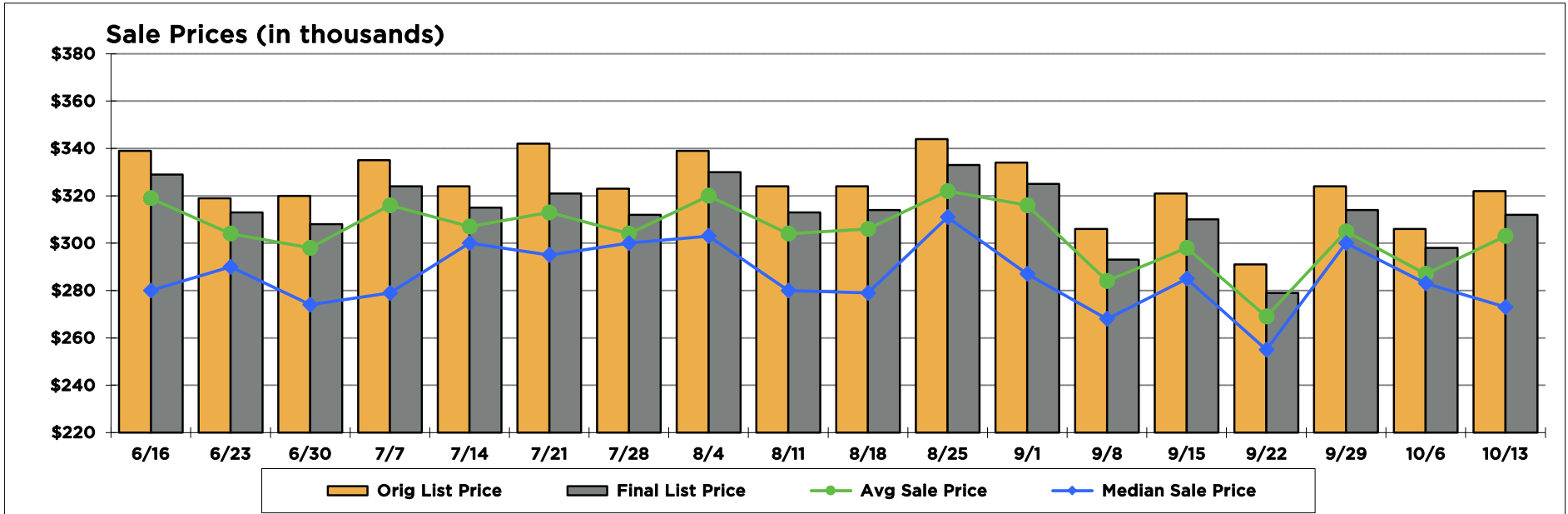
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	99	39	14	28	12	5	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	99	39	14	28	12	5	1
Active Listings	3,743	1,365	577	1,000	459	317	25
Bank Owned	12	7	1	2	1	1	0
Short Sales	10	2	0	6	1	1	0
Other	3,721	1,356	576	992	457	315	25
Months of Inventory	8.73	8.08	9.51	8.24	8.83	14.63	5.77
<u>List Price</u>							
Average Original List Price	\$322,289	\$202,213	\$282,971	\$350,736	\$483,100	\$569,180	\$1,595,000
Average Final List Price	\$312,226	\$190,796	\$272,721	\$348,107	\$461,017	\$555,400	\$1,595,000
<u>Sale Price</u>							
Average Price	\$302,747	\$182,528	\$266,279	\$340,168	\$447,146	\$532,000	\$1,575,000
Median Price	\$272,500	\$183,800	\$267,500	\$333,700	\$450,000	\$530,000	\$1,575,000
<u>Price Differences</u>							
Original to Final List Price	-\$10,063	-\$11,417	-\$10,250	-\$2,629	-\$22,083	-\$13,780	\$0
Original List to Sale Price - \$	-\$19,542	-\$19,685	-\$16,692	-\$10,568	-\$35,954	-\$37,180	-\$20,000
Final List to Sale Price - \$	-\$9,479	-\$8,268	-\$6,442	-\$7,939	-\$13,871	-\$23,400	-\$20,000
Original List to Sale Price - %	93.94%	90.27%	94.10%	96.99%	92.56%	93.47%	98.75%
Final List to Sale Price - %	96.96%	95.67%	97.64%	97.72%	96.99%	95.79%	98.75%
<u>Days on the Market</u>							
Avg Days Listing to Contract	69	79	75	46	92	61	5
Combined Avg Days to Contract	81	84	91	55	117	99	5
Avg Days Listing to Closing	108	108	112	103	123	90	45
Avg Days Contract to Close	38	29	37	57	31	30	40
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	4
Average Full Baths	2	2	2	2	2	2	3
Average Half Baths	0	0	0	0	1	0	0
<u>Square Footage</u>							
Average Square Feet	1,301	964	1,326	1,443	1,765	1,605	3,023

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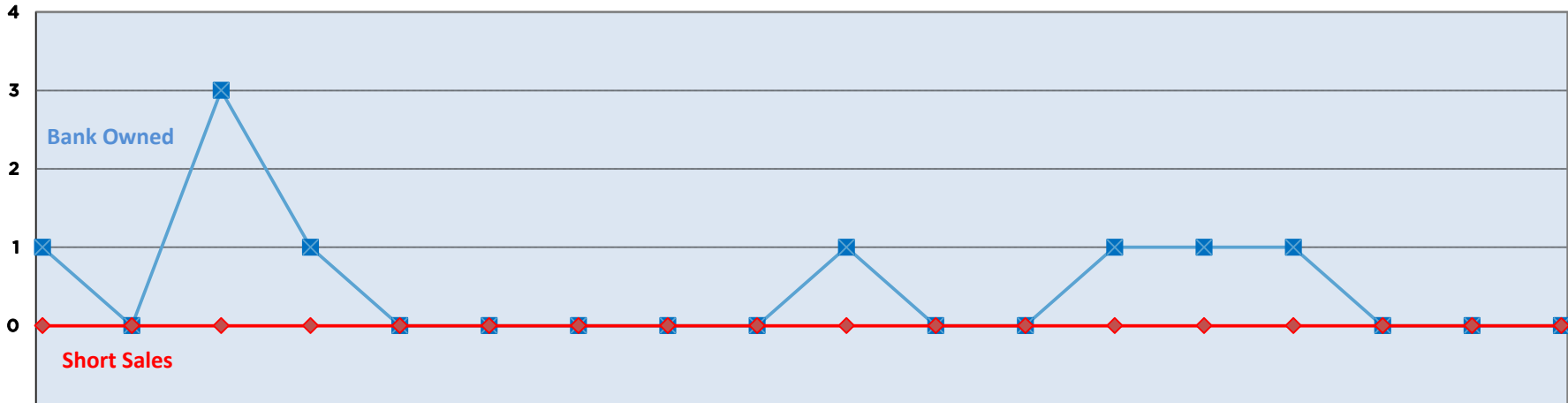
Condos, Townhomes, Villas



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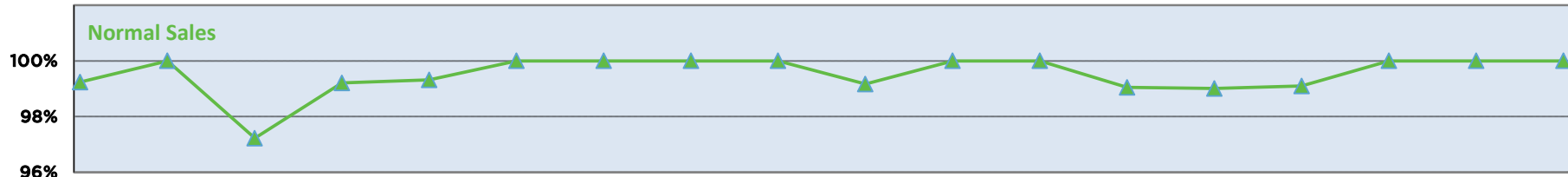
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Foreclosure Sales

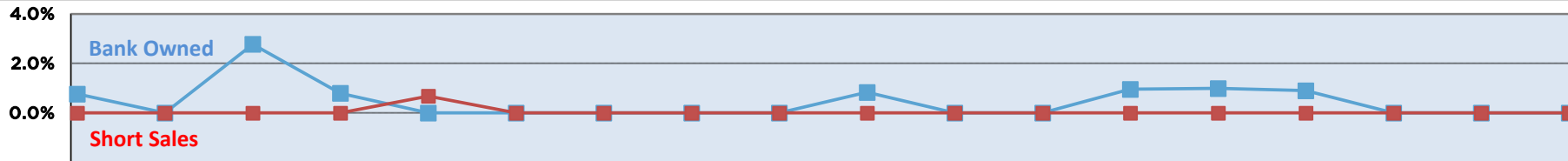


	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13
BO	1	0	3	1	0	0	0	0	0	1	0	0	1	1	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	6/16	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	10/13
Normal	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	100.00

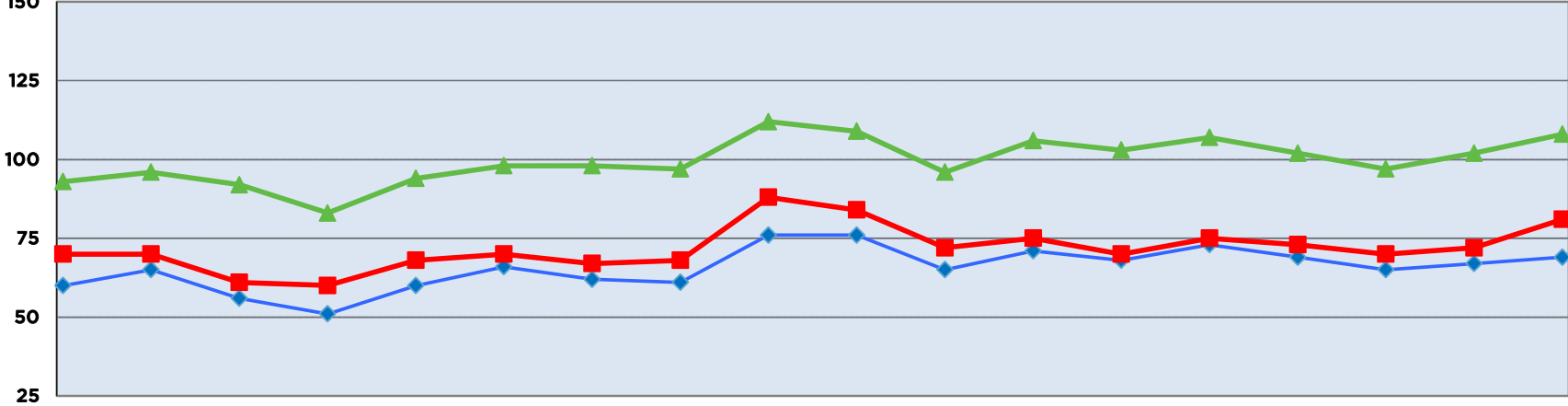


	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13
BO	0.76%	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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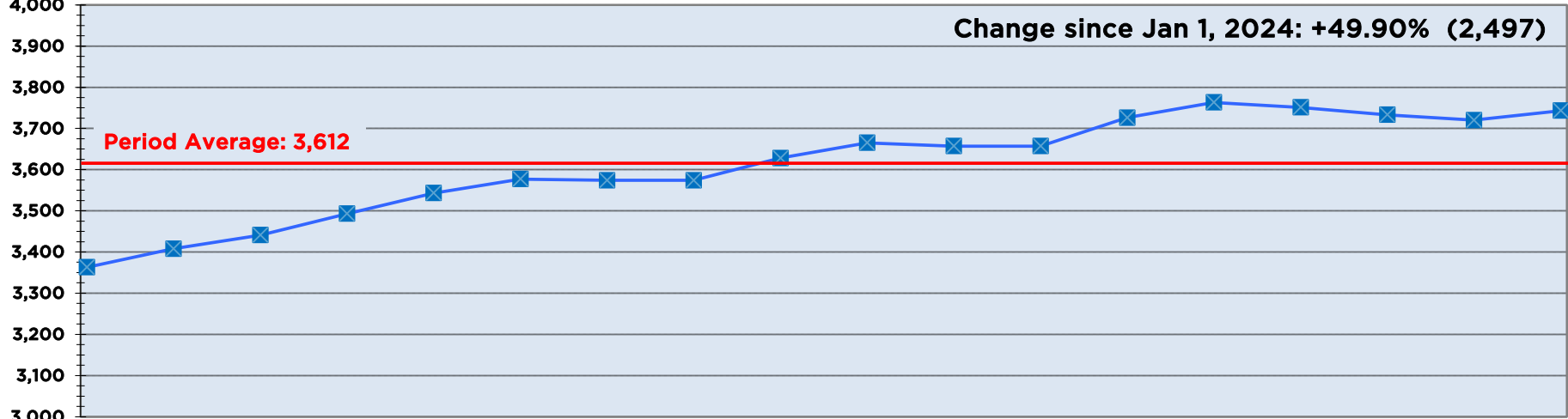
Condos, Townhomes, Villas

Average Days on Market



	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	10/13
ListToContract	60	65	56	51	60	66	62	61	76	76	65	71	68	73	69	65	67	69
CombDaysOnMkt	70	70	61	60	68	70	67	68	88	84	72	75	70	75	73	70	72	81
ListToClose	93	96	92	83	94	98	98	97	112	109	96	106	103	107	102	97	102	108

Total Actives

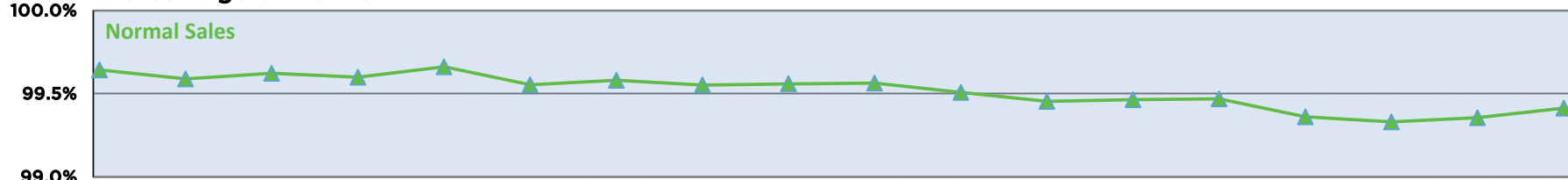


	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13
Total Actives	3,363	3,408	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743

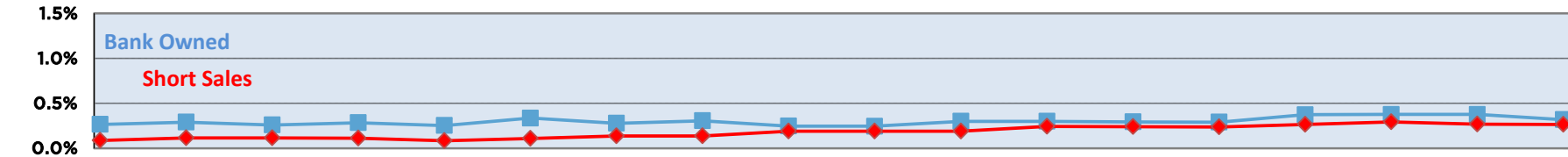
Monday Morning Quarterback
10/13/2024 - 10/19/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

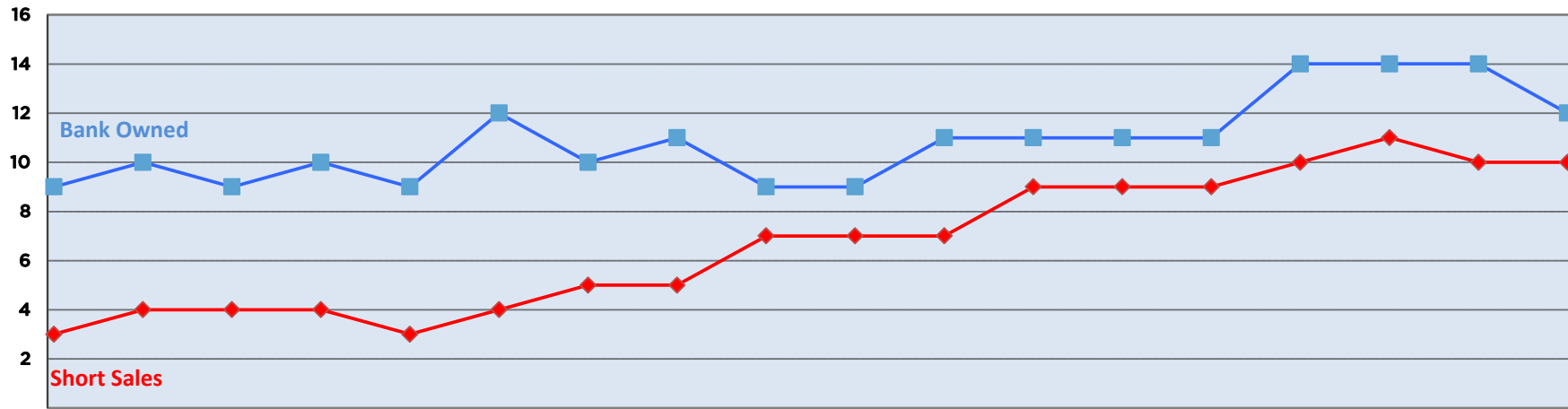


	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13
Normal	99.64%	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%



	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	10/13
BO	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%	0.32%
SS	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%	0.27%

Active Foreclosures

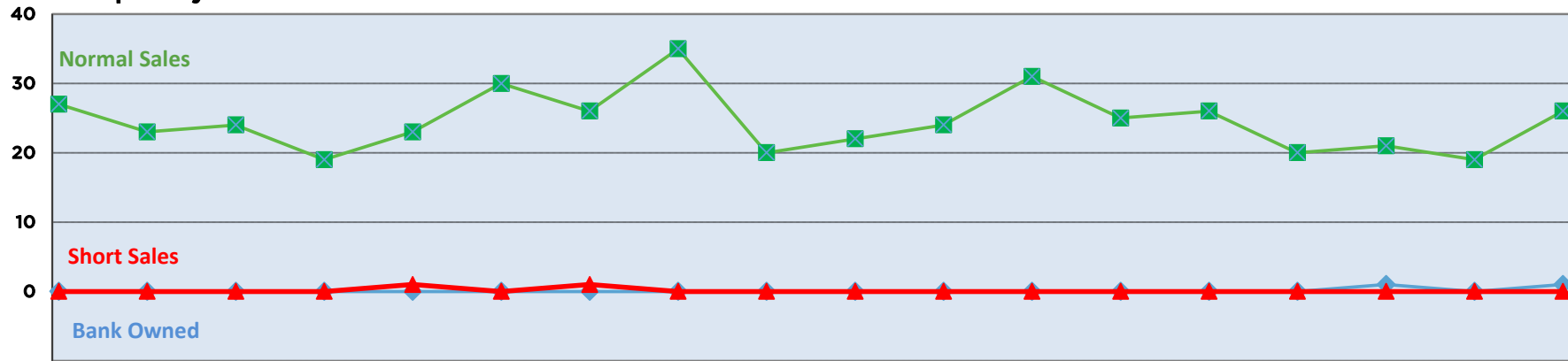


	6/16	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13
BO	9	10	9	10	9	12	10	11	9	9	11	11	11	11	14	14	14	12
SS	3	4	4	4	3	4	5	5	7	7	7	9	9	9	10	11	10	10

Monday Morning Quarterback
10/13/2024 - 10/19/2024
Lake, Orange, Osceola & Seminole Counties

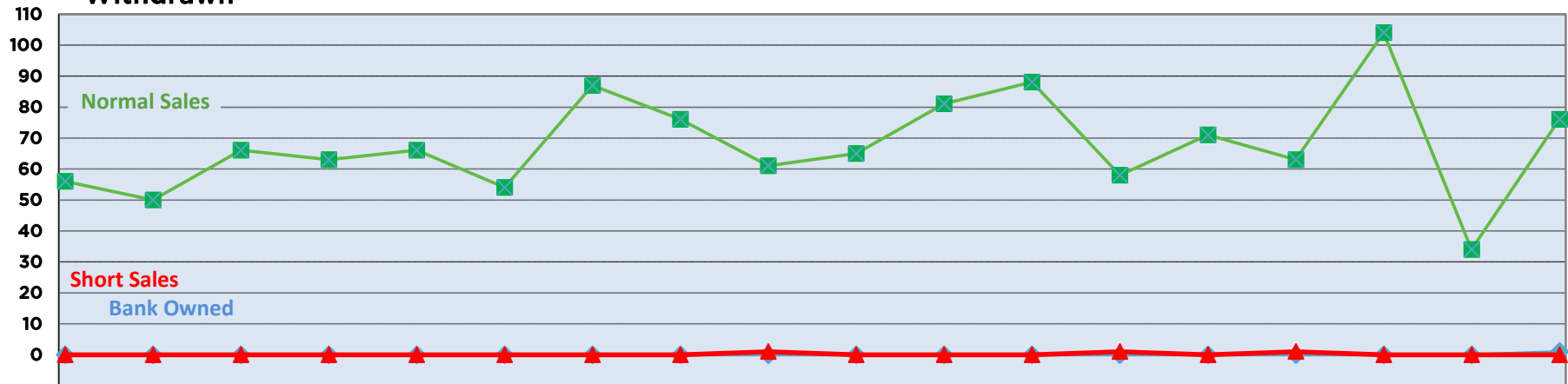
Condos, Townhomes, Villas

Temporary Off Market



	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	10/13
Norm	27	23	24	19	23	30	26	35	20	22	24	31	25	26	20	21	19	26
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
SS	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0

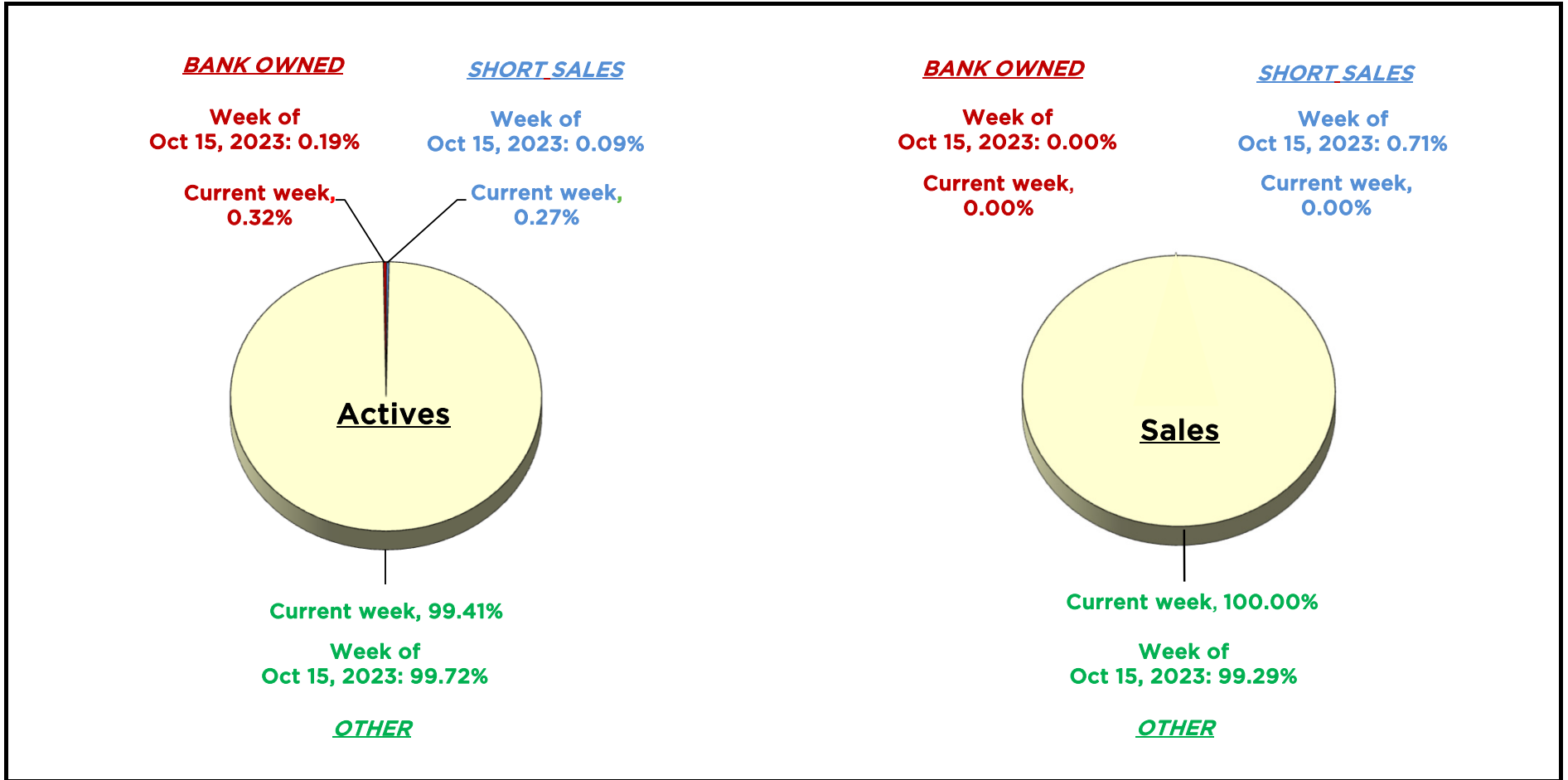
Withdrawn



	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	10/13
Norm	56	50	66	63	66	54	87	76	61	65	81	88	58	71	63	104	34	76
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	0	0	1	0	0	0	1	0	1	0	0	0

Monday Morning Quarterback
10/13/2024 - 10/19/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
10/13/2024 - 10/19/2024
Lake, Orange, Osceola & Seminole Counties

There are 5 Condos, Villas, or Townhomes available for the Median Price of \$272,500 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Winter Park	32792	1	\$272,000	2.0	2.0	1,068	\$254.68
Orange County							
Union Park / Chickasaw	32829	1	\$272,900	2.0	2.0	1,071	\$254.81
Winter Garden / Oakland	34787	1	\$272,000	2.0	2.0	1,375	\$197.82
Osceola County							
Kissimmee (Central)	34741	1	\$272,500	3.0	2.0	1,495	\$182.27
Kissimmee / Celebration	34747	1	\$273,000	3.0	2.0	1,268	\$215.30