



Monday Morning Quarterback Summary

Week of October 20, 2024 - October 26, 2024

Single-family existing homes

- Sales of single-family homes increased to 440 during the week of October 20, from 365 the week prior
- The median price of single family homes decreased to \$429,000 a change of -4.7%
- The number of single-family home foreclosure transactions increased to 3 from 1 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 97, and now sits at 7,751

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 98 during the week of October 20, from 99 the week prior
- The median price of condos, townhomes, and villas increased to \$292,000 a change of 7.2%
- 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 50, and now sits at 3,793

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

Monday Morning Quarterback
10/20/2024 - 10/26/2024
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	440	38	37	120	85	136	24
Bank Owned	3	1	1	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	437	37	36	120	85	135	24
Active Listings	7,751	450	425	1,639	1,602	2,839	796
Bank Owned	49	16	9	8	6	8	2
Short Sales	19	0	2	9	5	2	1
Other	7,683	434	414	1,622	1,591	2,829	793
Months of Inventory	4.07	2.73	2.65	3.15	4.35	4.82	7.65

List Price

Average Original List Price	\$541,198	\$206,192	\$304,221	\$372,154	\$471,671	\$694,884	\$1,657,542
Average Final List Price	\$518,569	\$195,159	\$288,232	\$361,790	\$454,090	\$668,442	\$1,548,708

Sale Price

Average Price	\$502,958	\$182,416	\$277,704	\$353,775	\$448,149	\$650,186	\$1,463,492
Median Price	\$429,000	\$192,450	\$282,000	\$355,000	\$445,000	\$632,500	\$1,242,500

Price Differences

Original to Final List Price	-\$22,629	-\$11,033	-\$15,989	-\$10,364	-\$17,581	-\$26,442	-\$108,834
Original List to Sale Price - \$	-\$38,240	-\$23,776	-\$26,517	-\$18,379	-\$23,522	-\$44,698	-\$194,050
Final List to Sale Price - \$	-\$15,611	-\$12,743	-\$10,528	-\$8,015	-\$5,941	-\$18,256	-\$85,216
Original List to Sale Price - %	92.93%	88.47%	91.28%	95.06%	95.01%	93.57%	88.29%
Final List to Sale Price - %	96.99%	93.47%	96.35%	97.78%	98.69%	97.27%	94.50%

Days on the Market

Avg Days Listing to Contract	58	50	74	45	54	65	90
Combined Avg Days to Contract	64	50	79	50	61	74	97
Avg Days Listing to Closing	96	87	109	80	92	104	135
Avg Days Contract to Close	38	37	35	36	37	39	45

Beds / Baths

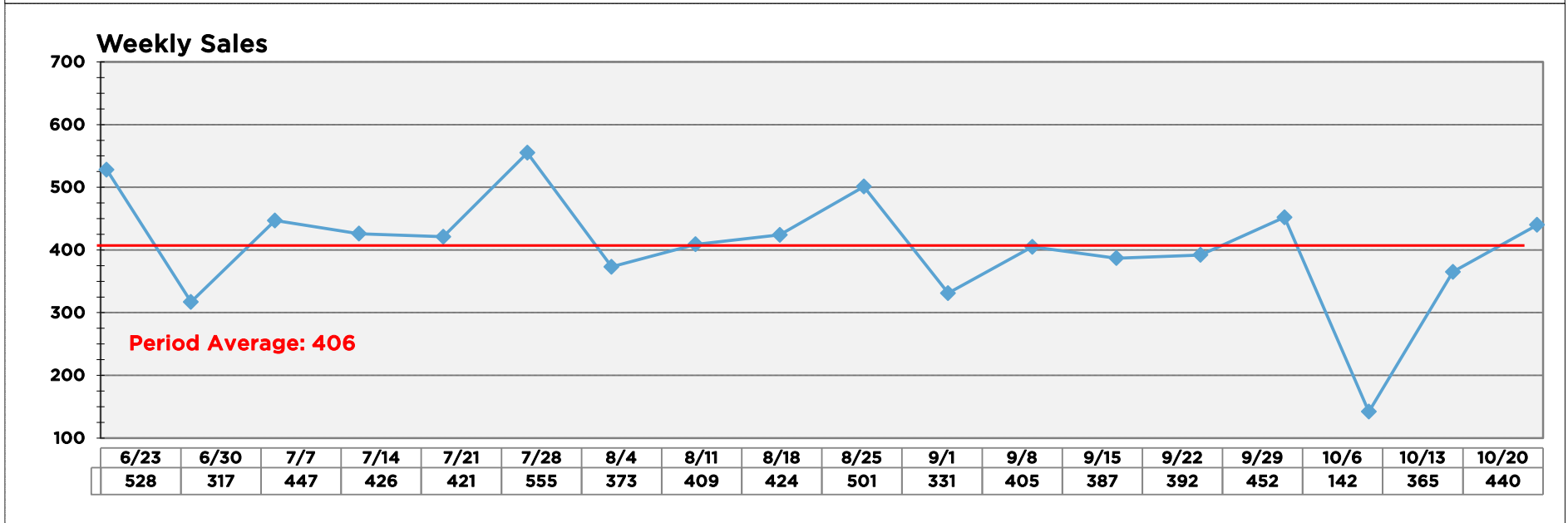
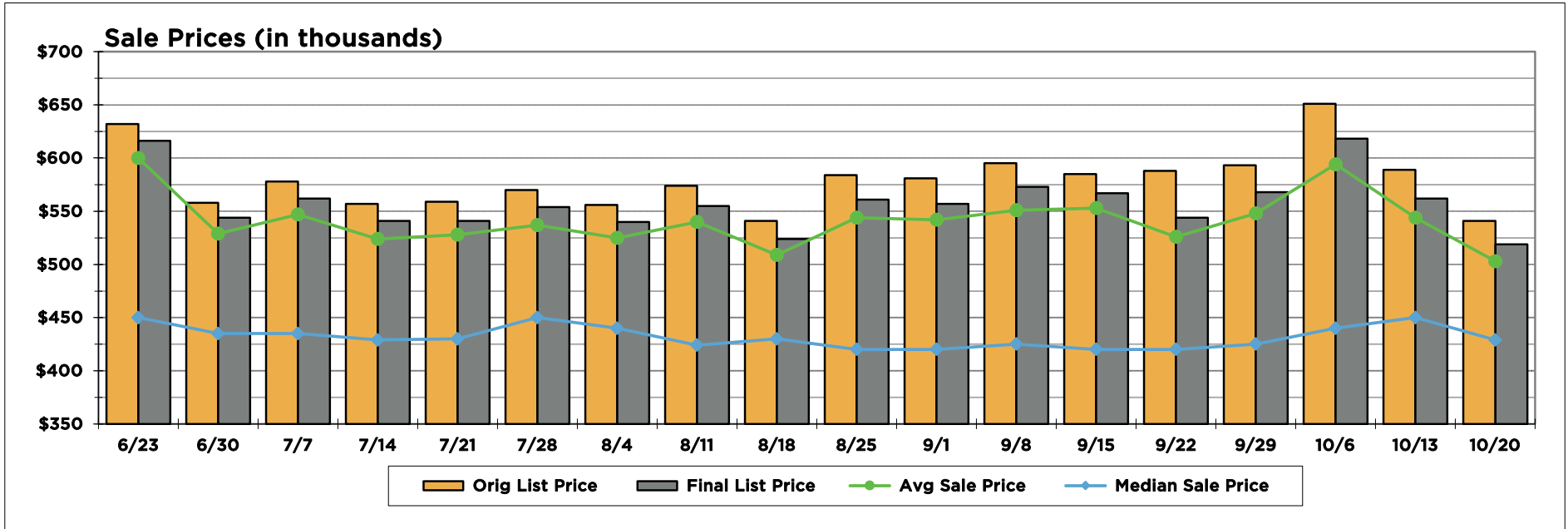
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,088	1,055	1,330	1,600	1,995	2,700	4,187
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Monday Morning Quarterback
10/20/2024 - 10/26/2024
Lake, Orange, Osceola & Seminole Counties

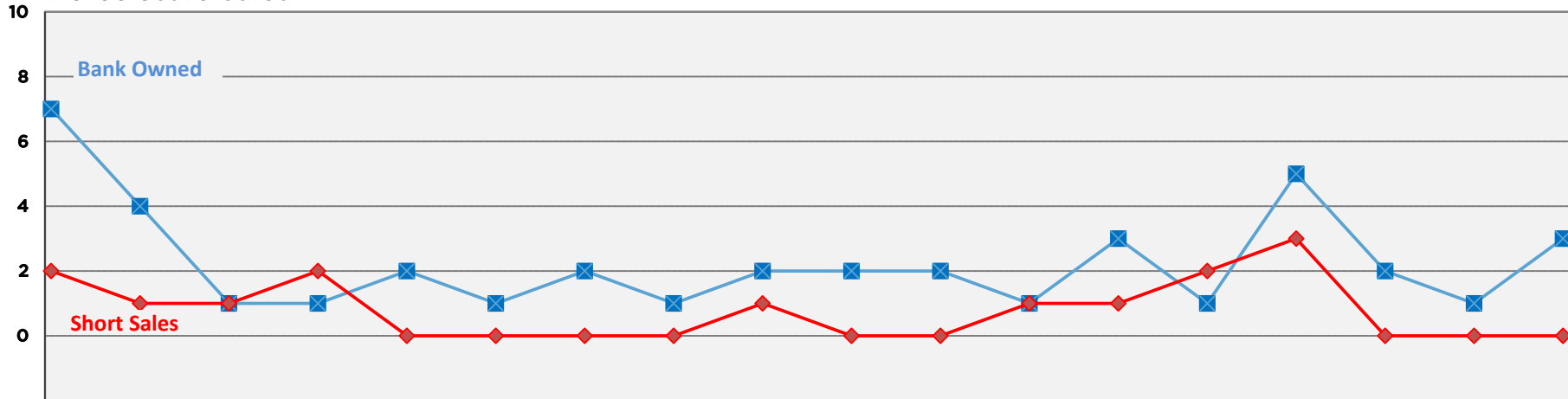
Single Family Homes



Monday Morning Quarterback
10/20/2024 - 10/26/2024
Lake, Orange, Osceola & Seminole Counties

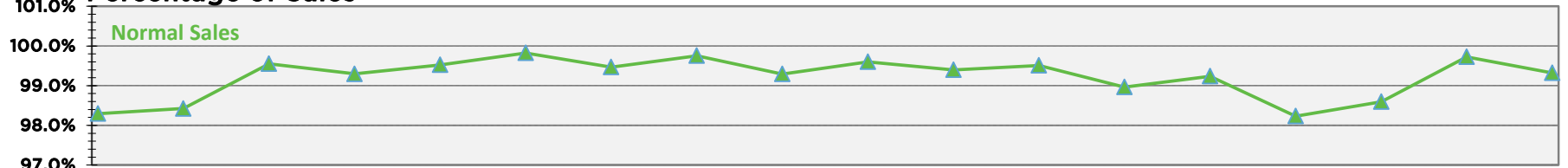
Single Family Homes

Foreclosure Sales

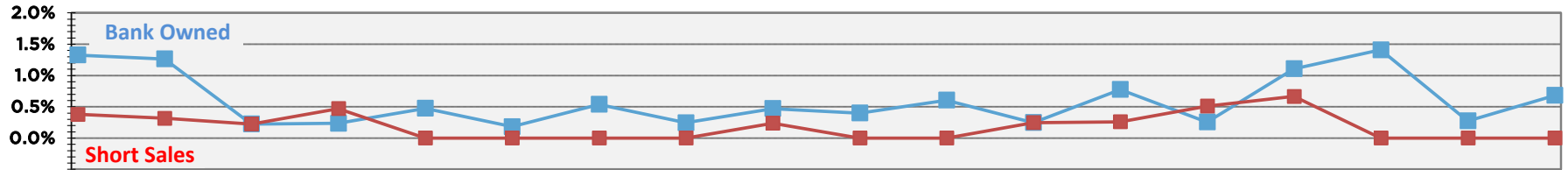


BO	7	4	1	1	2	1	2	1	2	2	2	1	3	1	5	2	1	3
SS	2	1	1	2	0	0	0	0	1	0	0	1	1	2	3	0	0	0

Percentage of Sales



Normal	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%	99.32%
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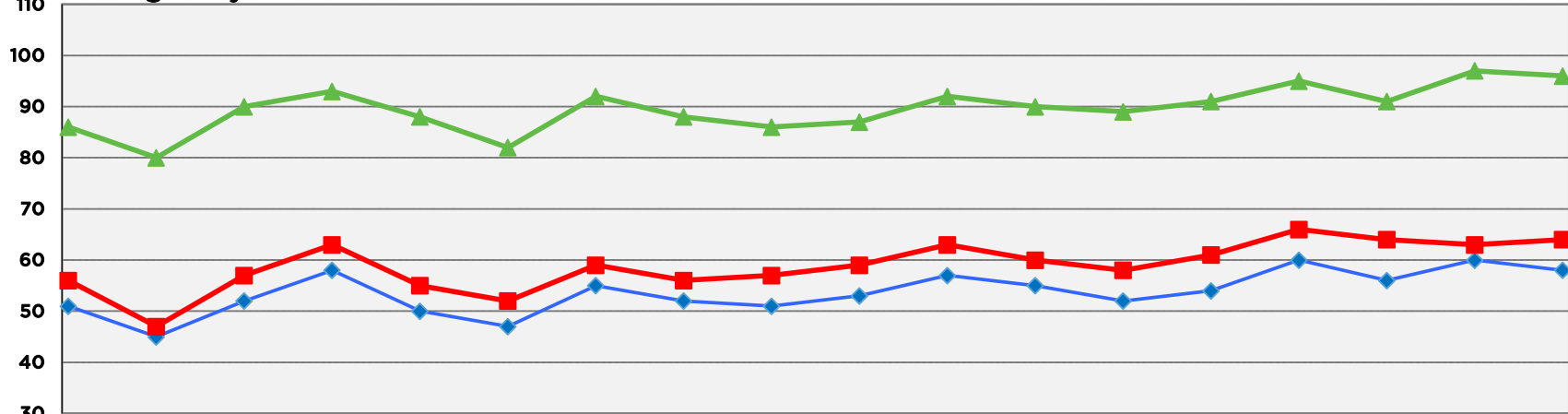


BO	1.33%	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%
SS	0.38%	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%

Monday Morning Quarterback
10/20/2024 - 10/26/2024
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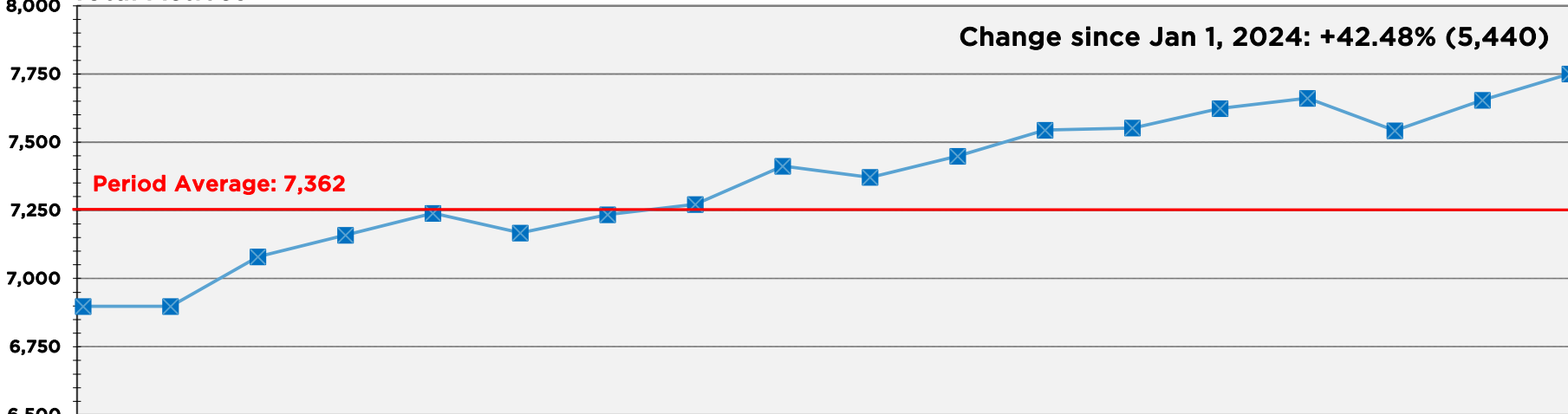
Single Family Homes

Average Days on Market



	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	10/20
ListToContract	51	45	52	58	50	47	55	52	51	53	57	55	52	54	60	56	60	58
CombDaysOnMkt	56	47	57	63	55	52	59	56	57	59	63	60	58	61	66	64	63	64
ListToClose	86	80	90	93	88	82	92	88	86	87	92	90	89	91	95	91	97	96

Total Actives

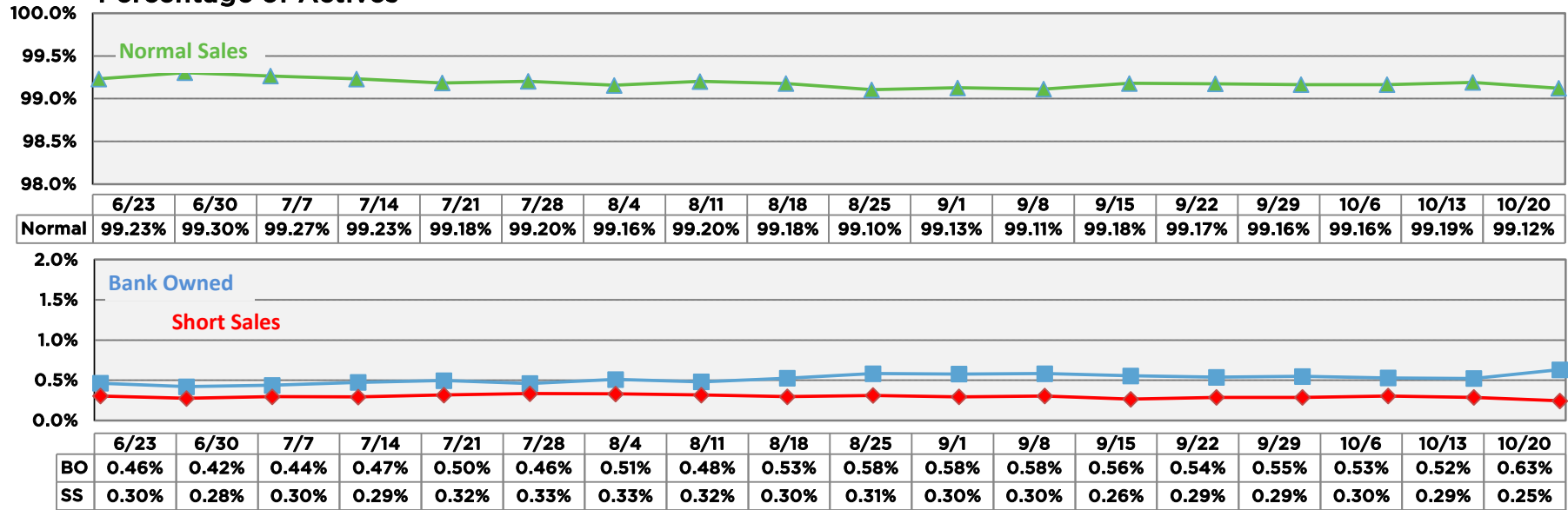


	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20
Total Actives	6,898	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751

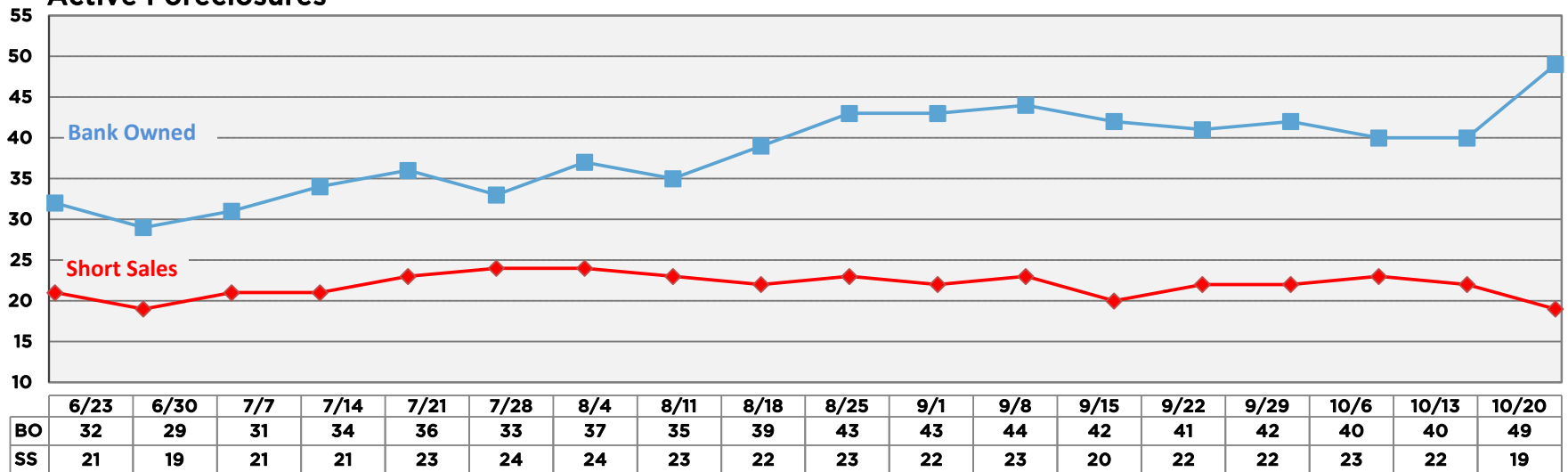
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



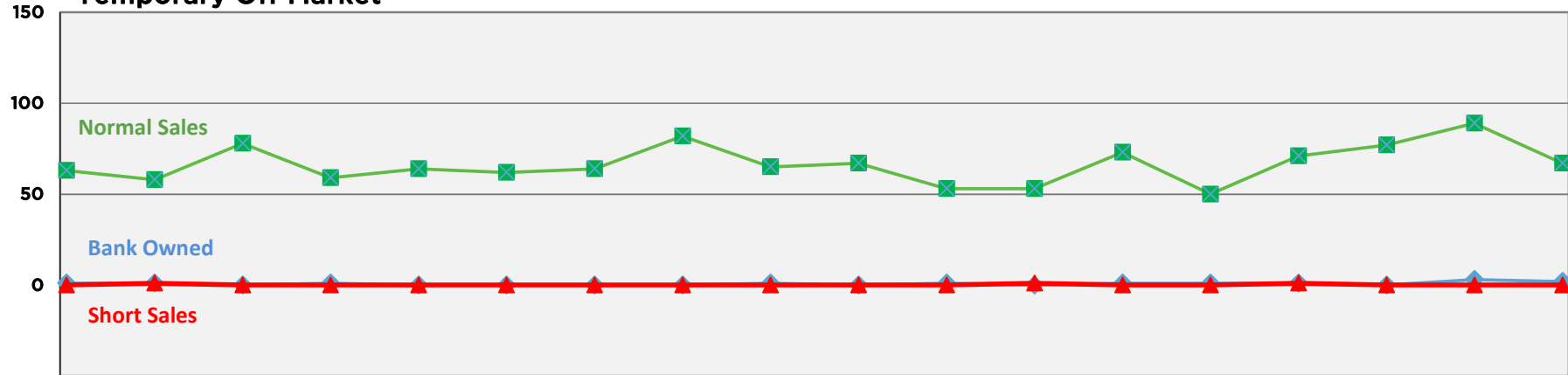
Active Foreclosures



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10/20/2024 - 10/26/2024
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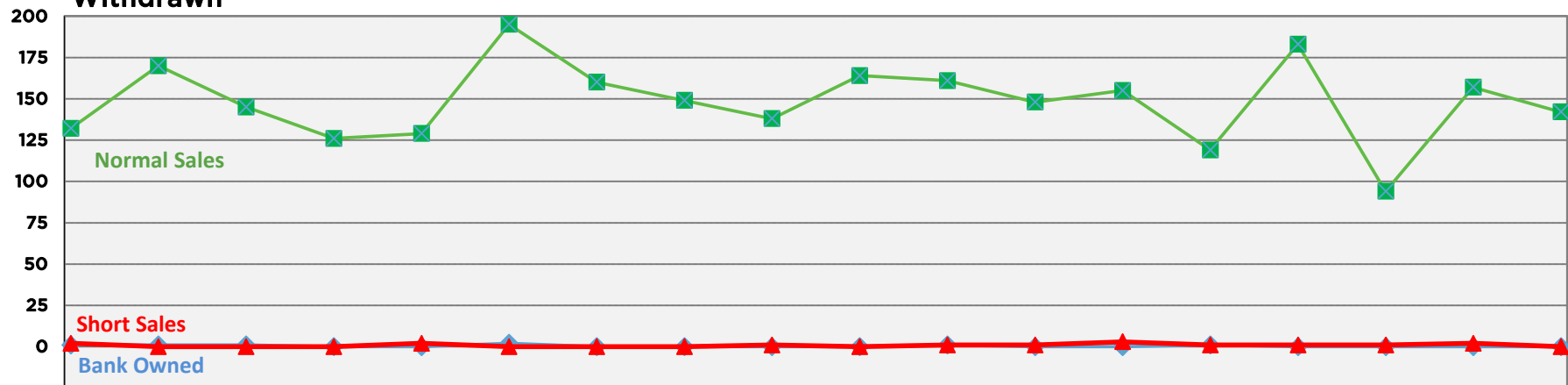
Single Family Homes

Temporary Off Market



	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	10/20
Norm	63	58	78	59	64	62	64	82	65	67	53	53	73	50	71	77	89	67
BO	1	1	0	1	0	0	0	0	1	0	1	0	1	1	1	0	3	2
SS	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0

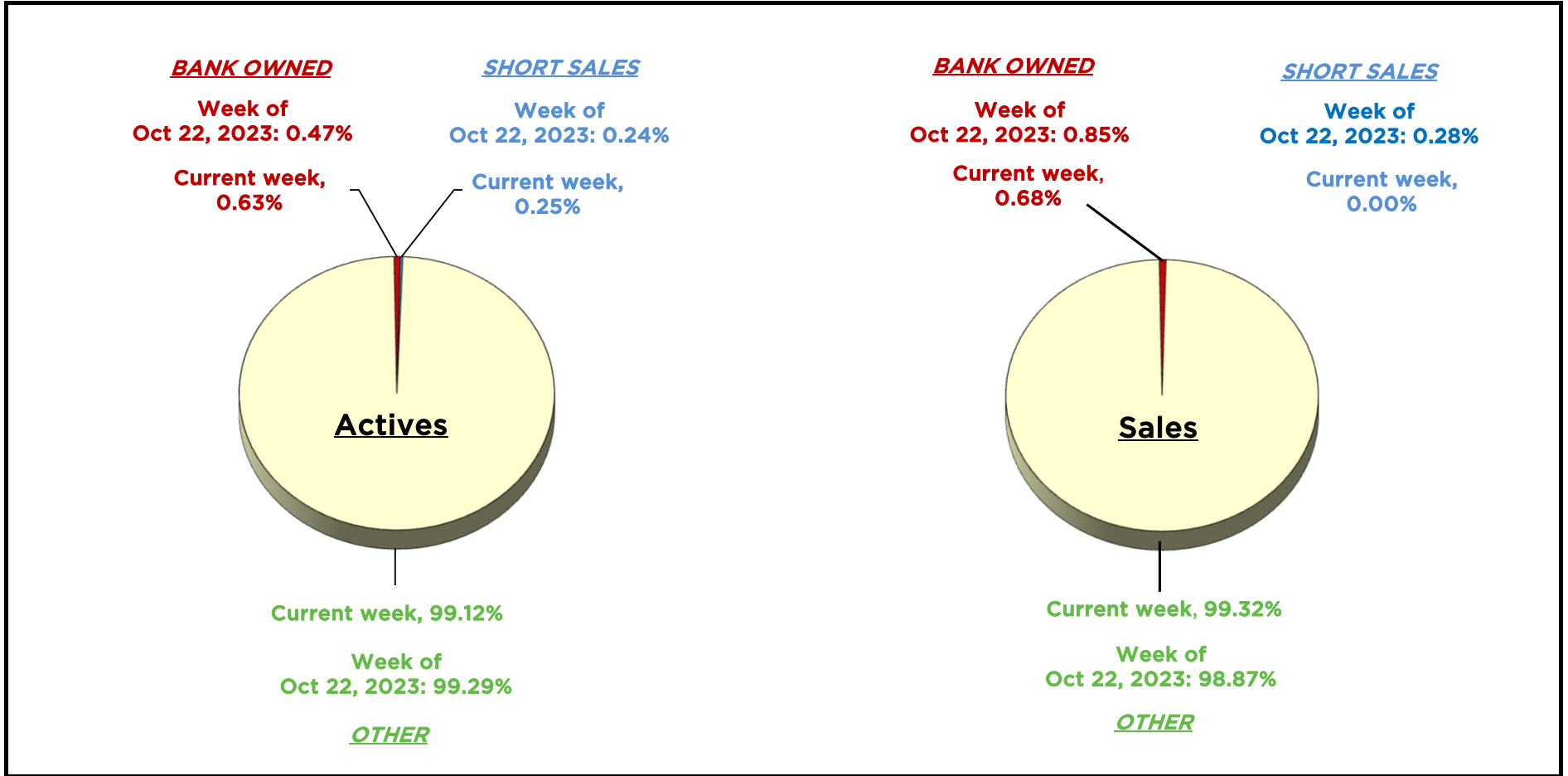
Withdrawn



	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	10/20
Norm	132	170	145	126	129	195	160	149	138	164	161	148	155	119	183	94	157	142
BO	1	1	1	0	0	2	0	0	0	0	1	0	0	1	0	0	0	0
SS	2	0	0	0	2	0	0	0	1	0	1	1	3	1	1	1	2	0

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Single Family Homes



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There are 20 Single Family Homes available for the Median Price of \$429,000 (± \$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		4	\$429,000	2.8	2.0	1,501	\$285.76
Casselberry	32707	1	\$429,000	3.0	2.0	1,567	\$273.77
Winter Springs / Tuskawilla	32708	1	\$429,000	3.0	2.0	1,703	\$251.91
Lake Mary / Heathrow	32746	1	\$429,000	2.0	2.0	1,448	\$296.27
Winter Park	32792	1	\$429,000	3.0	2.0	1,287	\$333.33
Orange County		9	\$429,089	3.7	2.2	1,784	\$240.54
Mount Dora	32757	1	\$429,000	4.0	2.0	2,420	\$177.27
Delaney / Crystal Lake	32806	1	\$429,500	3.0	2.0	1,625	\$264.31
Azalea Park	32807	2	\$429,000	4.0	2.5	1,708	\$251.17
Union Park	32817	1	\$429,000	3.0	2.0	1,260	\$340.48
Hiawassee	32818	1	\$429,000	3.0	2.0	1,630	\$263.19
Ventura	32822	2	\$429,000	4.5	2.5	1,929	\$222.45
Rio Pinar / Union Park	32825	1	\$429,300	3.0	2.0	1,847	\$232.43
Osceola County		2	\$429,000	5.0	2.5	2,031	\$211.28
Kissimmee / Poinciana	34758	1	\$429,000	6.0	3.0	2,215	\$193.68
St Cloud / Narcoossee	34771	1	\$428,999	4.0	2.0	1,846	\$232.39
Lake County		5	\$429,000	3.2	2.2	1,793	\$239.26
The Villages	32163	1	\$429,000	3.0	2.0	1,559	\$275.18
Eustis (West)	32726	1	\$429,000	3.0	2.0	2,000	\$214.50
Tavares / Mt Plymouth	32778	1	\$429,000	3.0	2.0	2,254	\$190.33
Clermont (South)	34714	2	\$429,000	3.5	2.5	1,576	\$272.21

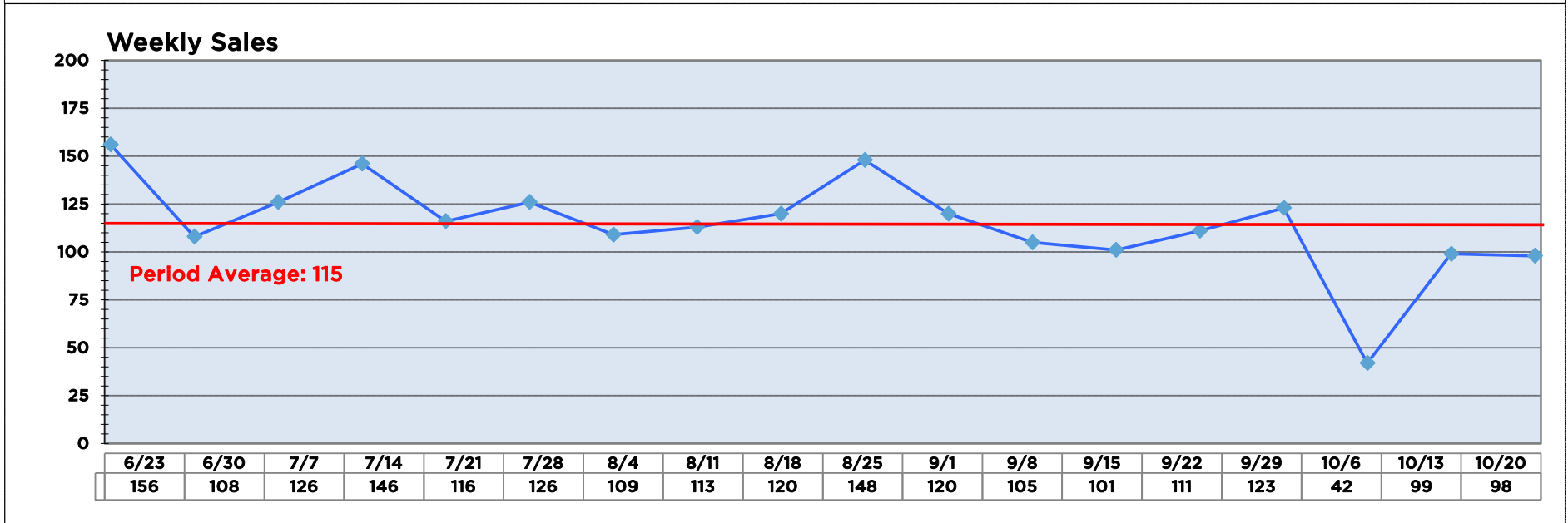
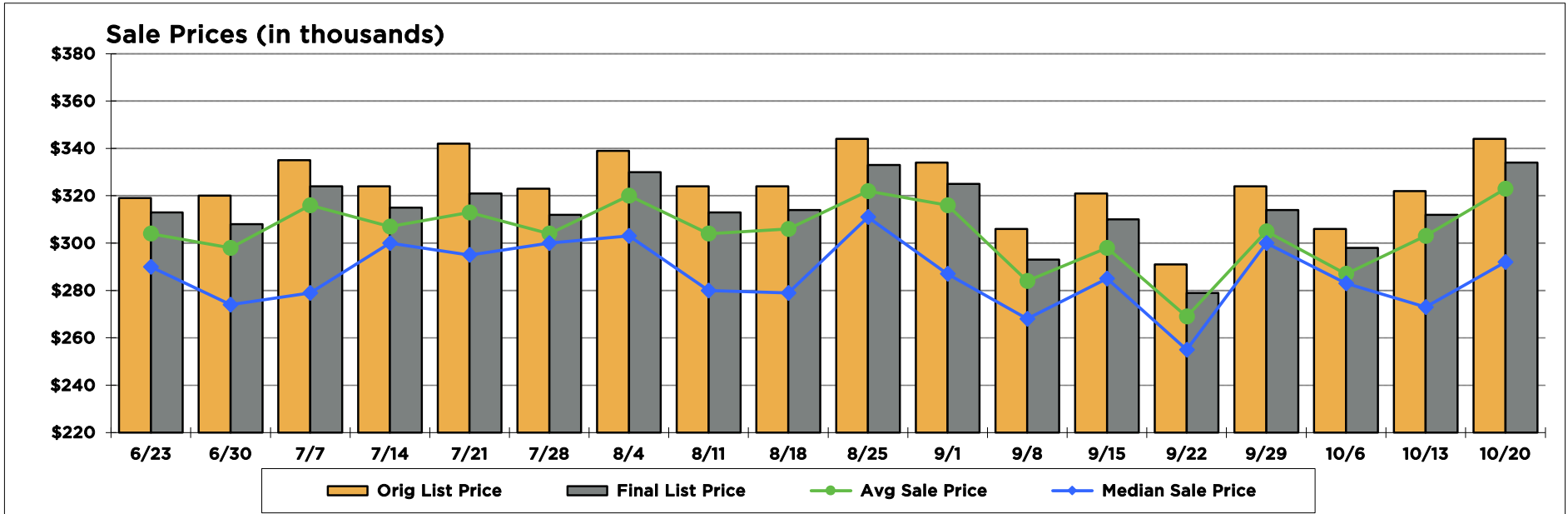
Monday Morning Quarterback
10/20/2024 - 10/26/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	98	36	15	27	10	9	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	98	36	15	27	10	9	1
Active Listings	3,793	1,397	576	1,005	467	324	24
Bank Owned	14	9	1	2	1	1	0
Short Sales	10	3	0	6	0	1	0
Other	3,769	1,385	575	997	466	322	24
Months of Inventory	8.93	8.96	8.86	8.59	10.78	8.31	5.54
<i>List Price</i>							
Average Original List Price	\$344,319	\$198,205	\$286,267	\$356,889	\$475,685	\$748,000	\$1,189,000
Average Final List Price	\$334,427	\$189,751	\$280,667	\$347,711	\$465,075	\$722,767	\$1,189,000
<i>Sale Price</i>							
Average Price	\$323,457	\$177,749	\$272,260	\$342,496	\$453,200	\$694,444	\$1,186,500
Median Price	\$292,000	\$181,750	\$275,000	\$340,000	\$456,500	\$650,000	\$1,186,500
<i>Price Differences</i>							
Original to Final List Price	-\$9,892	-\$8,454	-\$5,600	-\$9,178	-\$10,610	-\$25,233	\$0
Original List to Sale Price - \$	-\$20,862	-\$20,456	-\$14,007	-\$14,393	-\$22,485	-\$53,556	-\$2,500
Final List to Sale Price - \$	-\$10,970	-\$12,002	-\$8,407	-\$5,215	-\$11,875	-\$28,323	-\$2,500
Original List to Sale Price - %	93.94%	89.68%	95.11%	95.97%	95.27%	92.84%	99.79%
Final List to Sale Price - %	96.72%	93.67%	97.00%	98.50%	97.45%	96.08%	99.79%
<i>Days on the Market</i>							
Avg Days Listing to Contract	70	74	51	75	78	71	0
Combined Avg Days to Contract	81	76	57	87	117	91	0
Avg Days Listing to Closing	106	104	96	111	124	106	25
Avg Days Contract to Close	36	30	44	36	45	36	25
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,385	996	1,293	1,552	1,745	2,104	2,159

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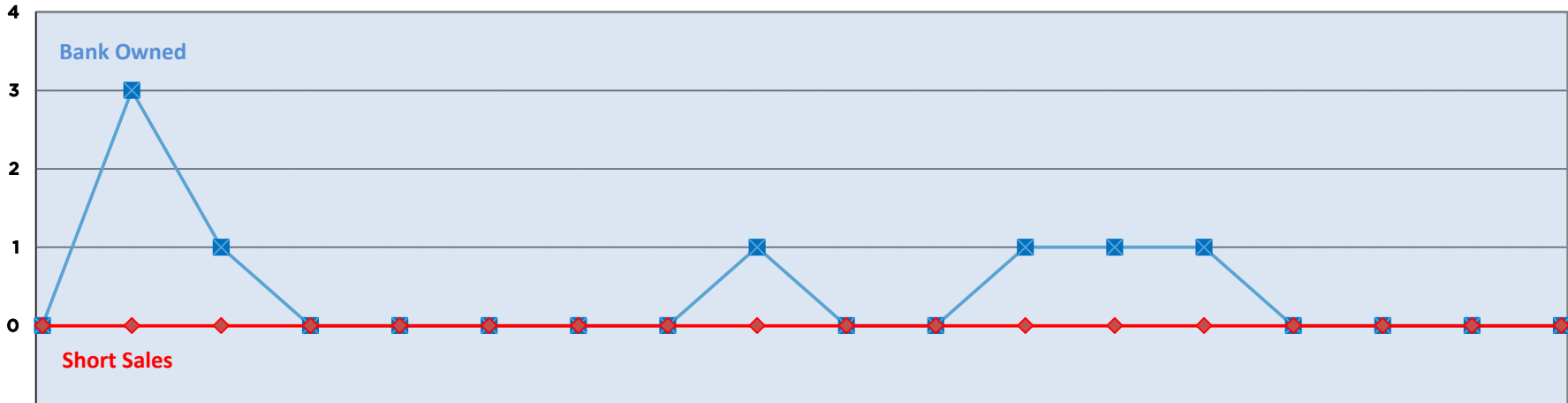
Condos, Townhomes, Villas



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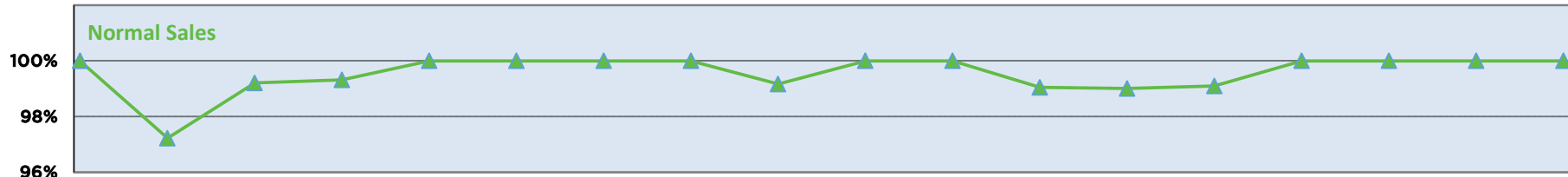
Condos, Townhomes, Villas

Foreclosure Sales

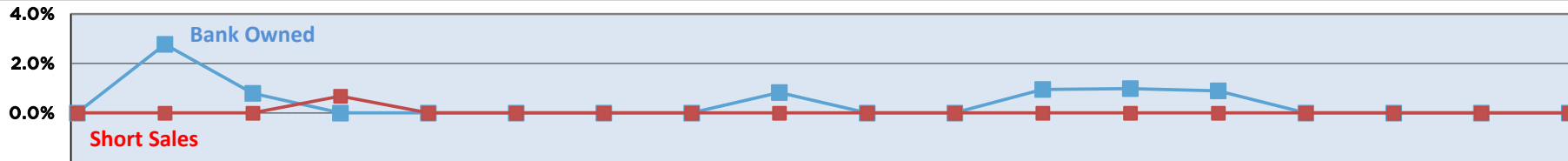


	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20
BO	0	3	1	0	0	0	0	0	1	0	0	1	1	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	6/23	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	10/20
Normal	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	100.00

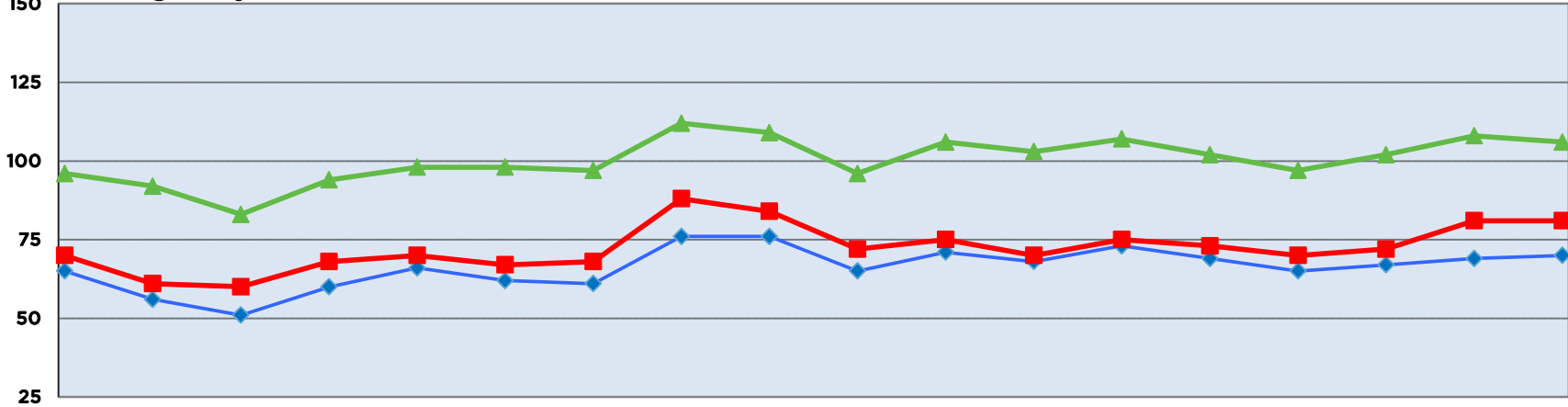


	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20
BO	0.00%	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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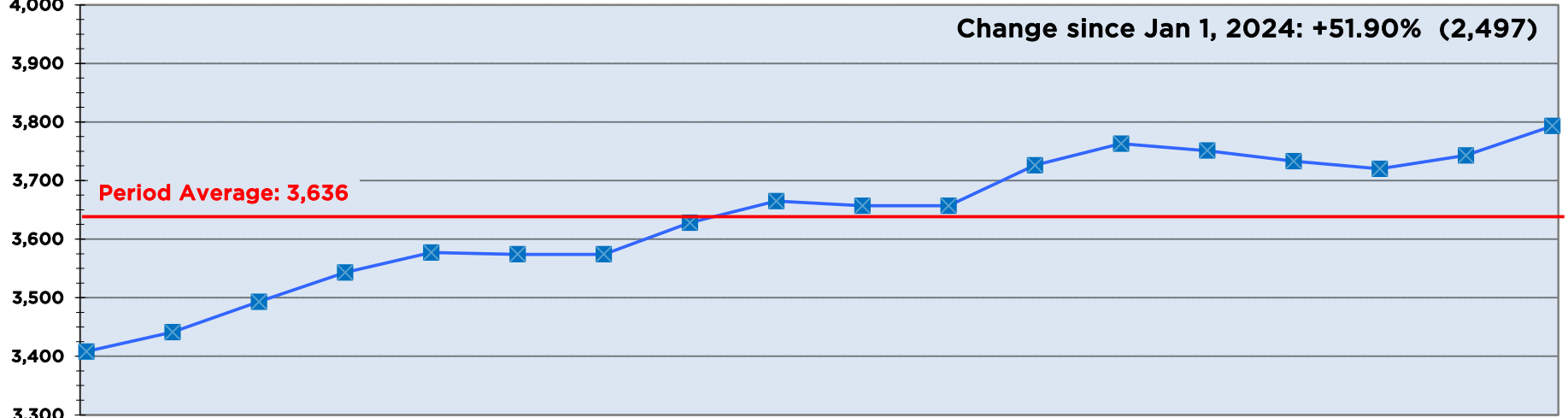
Condos, Townhomes, Villas

Average Days on Market



	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	10/20
ListToContract	65	56	51	60	66	62	61	76	76	65	71	68	73	69	65	67	69	70
CombDaysOnMkt	70	61	60	68	70	67	68	88	84	72	75	70	75	73	70	72	81	81
ListToClose	96	92	83	94	98	98	97	112	109	96	106	103	107	102	97	102	108	106

Total Actives



	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	10/20
Total Actives	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	3,793

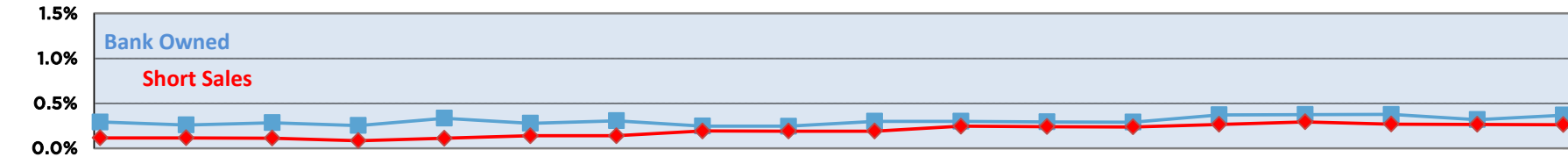
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Percentage of Actives

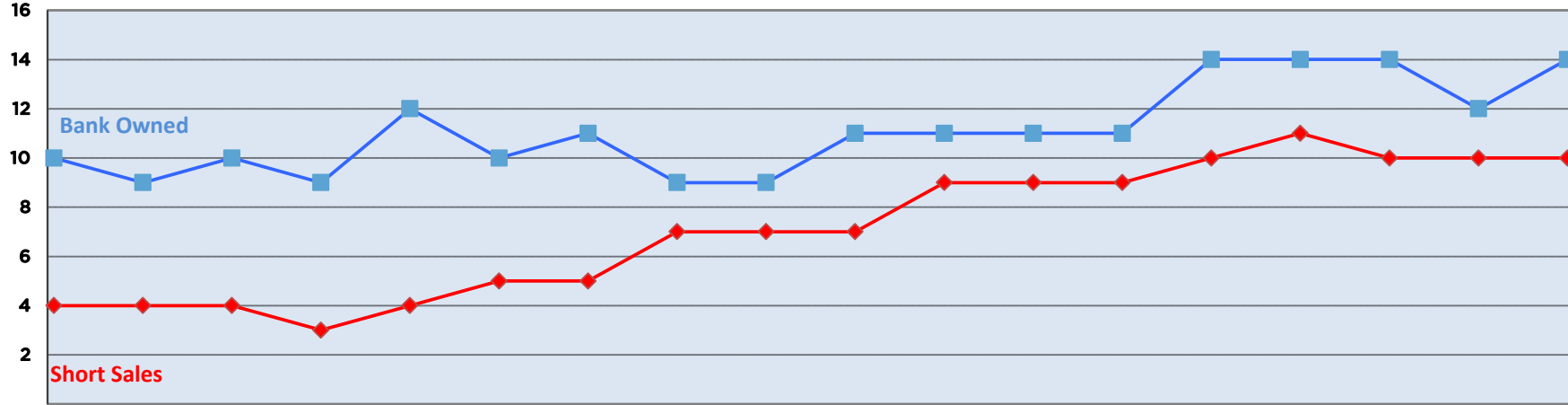


	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20
Normal	99.59%	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%



	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	10/20
BO	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%	0.37%
SS	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%	0.26%

Active Foreclosures

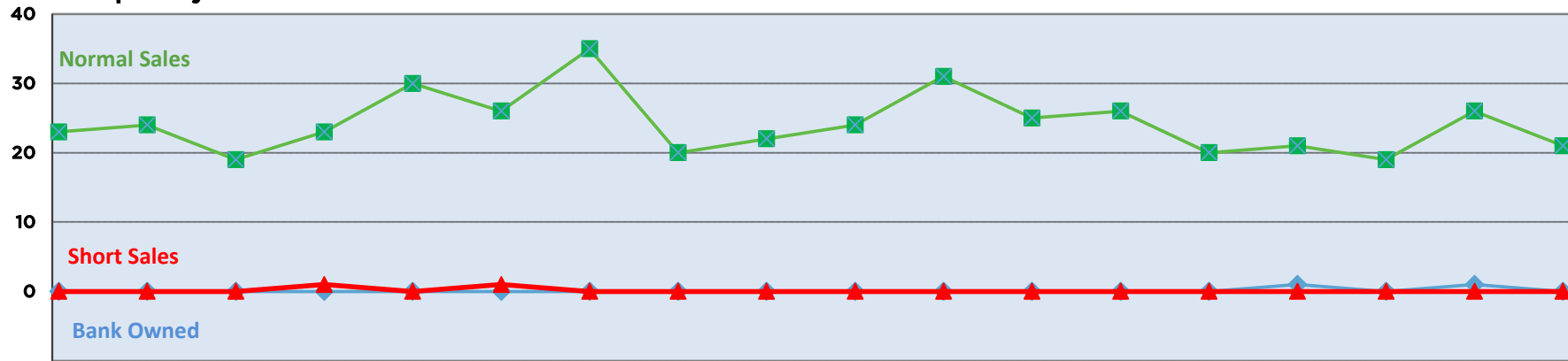


	6/23	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20
BO	10	9	10	9	12	10	11	9	9	11	11	11	11	14	14	14	12	14
SS	4	4	4	3	4	5	5	7	7	7	9	9	9	10	11	10	10	10

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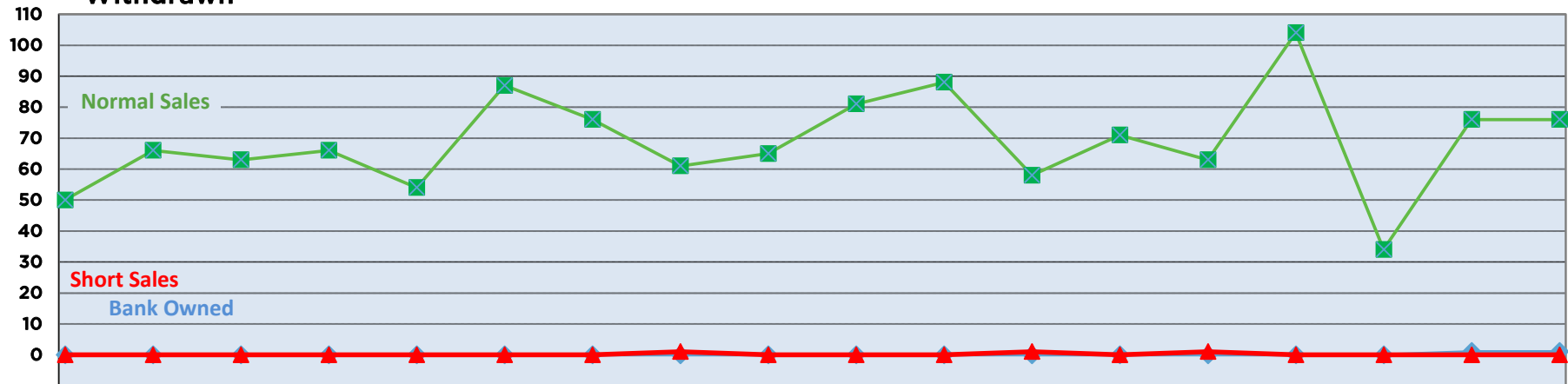
Condos, Townhomes, Villas

Temporary Off Market



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

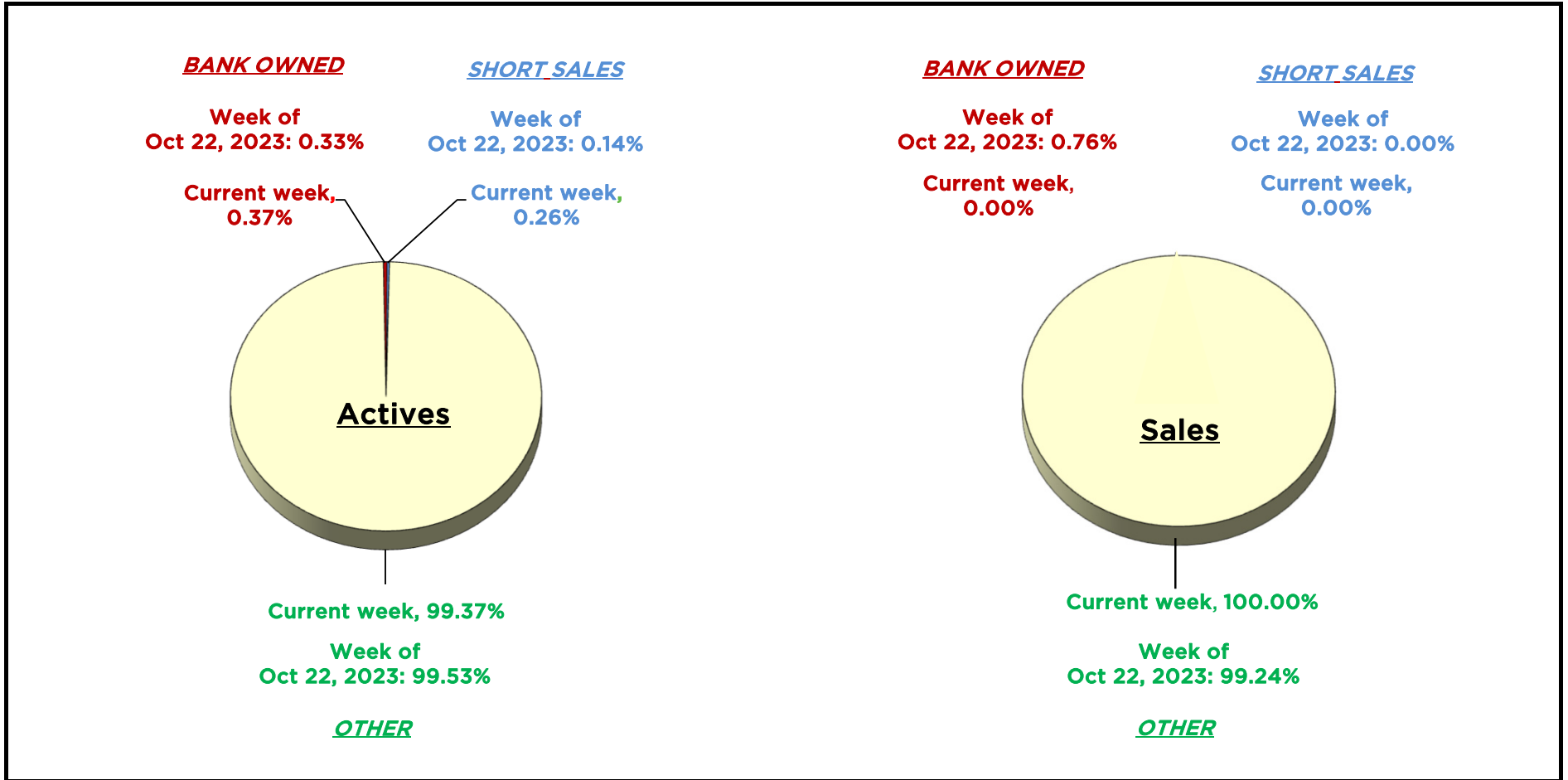
Withdrawn



	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	10/20
Norm	50	66	63	66	54	87	76	61	65	81	88	58	71	63	104	34	76	76
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
SS	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0

Monday Morning Quarterback
10/20/2024 - 10/26/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





Monday Morning Quarterback
10/20/2024 - 10/26/2024
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$292,000 (± \$500)