



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

***Week of October 27, 2024 - November 02, 2024***

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

- Sales of single-family homes increased to 493 during the week of October 27, from 440 the week prior
- The median price of single family homes decreased to \$415,000 a change of -3.3%
- The number of single-family home foreclosure transactions increased to 5 from 3 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory decreased by 73, and now sits at 7,678

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

- Sales of condos, townhomes, and villas increased to 132 during the week of October 27, from 98 the week prior
- The median price of condos, townhomes, and villas decreased to \$272,500 a change of -6.7%
- 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 58, and now sits at 3,735

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

**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
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>493</b>	40	39	138	110	142	24
Bank Owned	5	4	0	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	488	36	39	138	110	141	24
<b>Active Listings</b>	<b>7,678</b>	436	435	1,656	1,589	2,779	783
Bank Owned	45	15	8	7	5	8	2
Short Sales	20	1	2	10	5	1	1
Other	7,613	420	425	1,639	1,579	2,770	780
<b>Months of Inventory</b>	<b>3.59</b>	2.52	2.57	2.77	3.33	4.52	7.53

**List Price**

<b>Average Original List Price</b>	<b>\$558,951</b>	\$201,814	\$292,605	\$371,351	\$467,717	\$687,271	\$2,324,620
<b>Average Final List Price</b>	<b>\$534,365</b>	\$185,649	\$282,800	\$361,571	\$449,243	\$661,814	\$2,153,990

**Sale Price**

<b>Average Price</b>	<b>\$519,446</b>	\$174,068	\$274,456	\$355,226	\$441,213	\$644,632	\$2,055,350
<b>Median Price</b>	<b>\$415,000</b>	\$177,500	\$271,900	\$355,000	\$438,000	\$595,000	\$1,560,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$24,586</b>	-\$16,165	-\$9,805	-\$9,780	-\$18,474	-\$25,457	-\$170,630
<b>Original List to Sale Price - \$</b>	<b>-\$39,505</b>	-\$27,746	-\$18,149	-\$16,125	-\$26,504	-\$42,639	-\$269,270
<b>Final List to Sale Price - \$</b>	<b>-\$14,919</b>	-\$11,581	-\$8,344	-\$6,345	-\$8,030	-\$17,182	-\$98,640
<b>Original List to Sale Price - %</b>	<b>92.93%</b>	86.25%	93.80%	95.66%	94.33%	93.80%	88.42%
<b>Final List to Sale Price - %</b>	<b>97.21%</b>	93.76%	97.05%	98.25%	98.21%	97.40%	95.42%

**Days on the Market**

<b>Avg Days Listing to Contract</b>	<b>64</b>	83	47	52	67	70	85
<b>Combined Avg Days to Contract</b>	<b>70</b>	84	47	59	76	75	90
<b>Avg Days Listing to Closing</b>	<b>102</b>	112	90	89	107	108	122
<b>Avg Days Contract to Close</b>	<b>38</b>	28	43	37	41	38	37

**Beds / Baths**

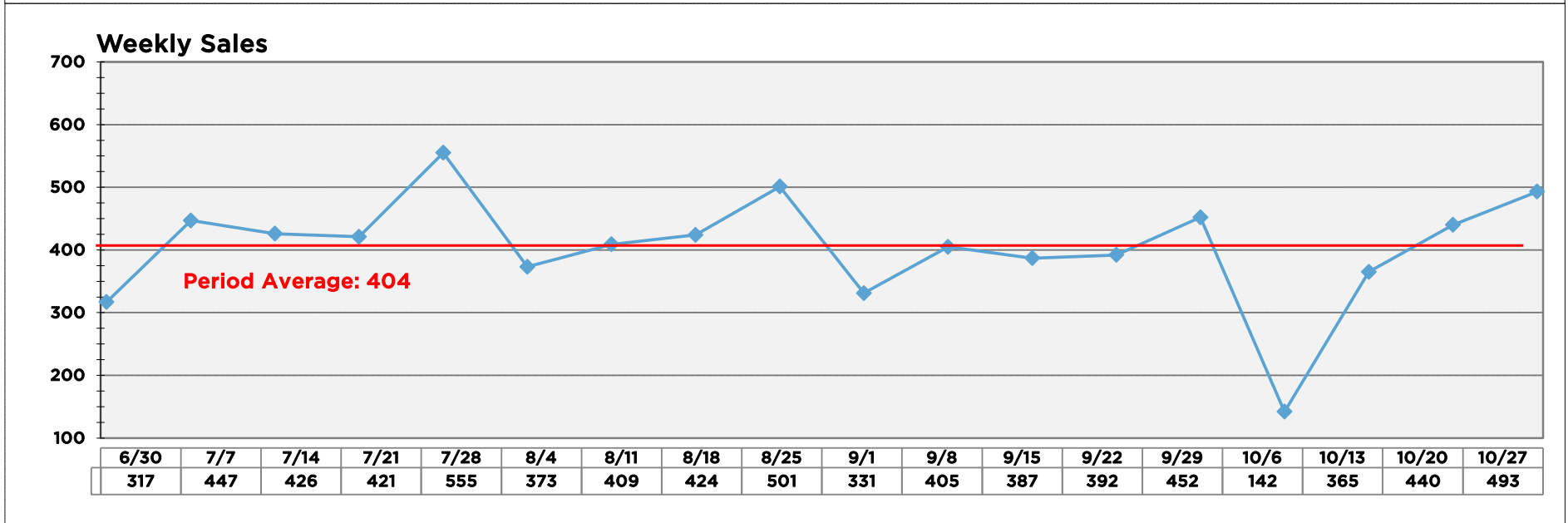
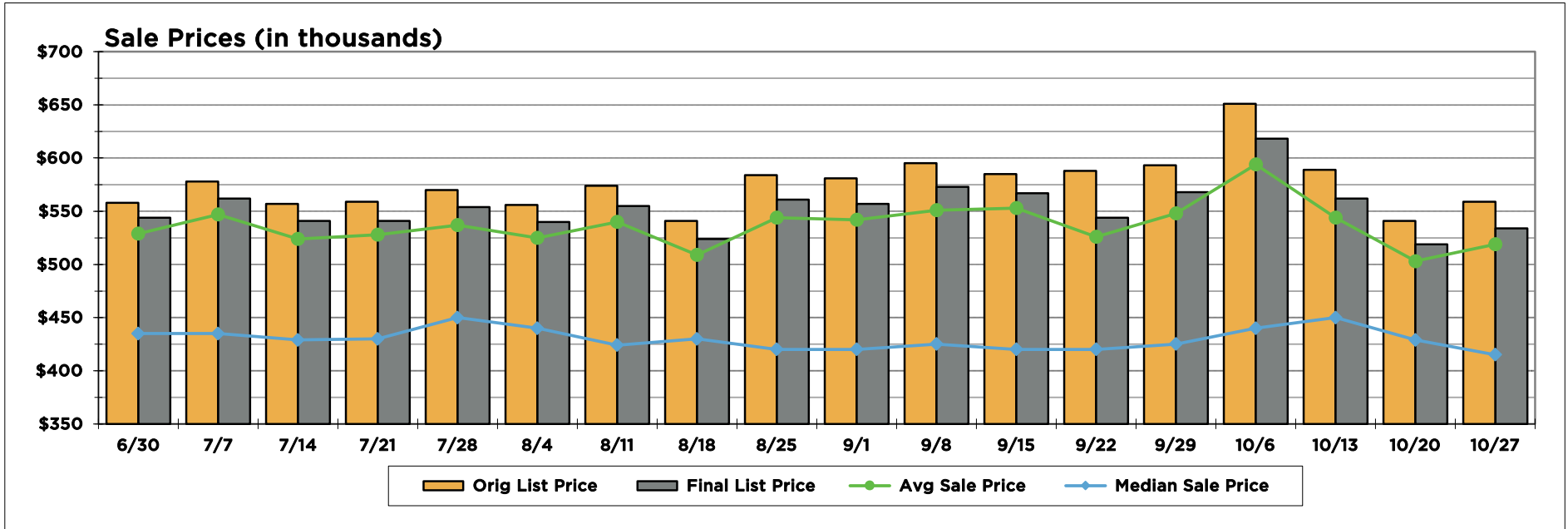
<b>Average Bedrooms</b>	<b>4</b>	3	3	3	4	4	5
<b>Average Full Baths</b>	<b>2</b>	2	2	2	2	3	5
<b>Average Half Baths</b>	<b>0</b>	0	0	0	0	0	1

**Square Footage**

<b>Average Square Feet</b>	<b>2,103</b>	1,177	1,292	1,612	1,997	2,724	4,589
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**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

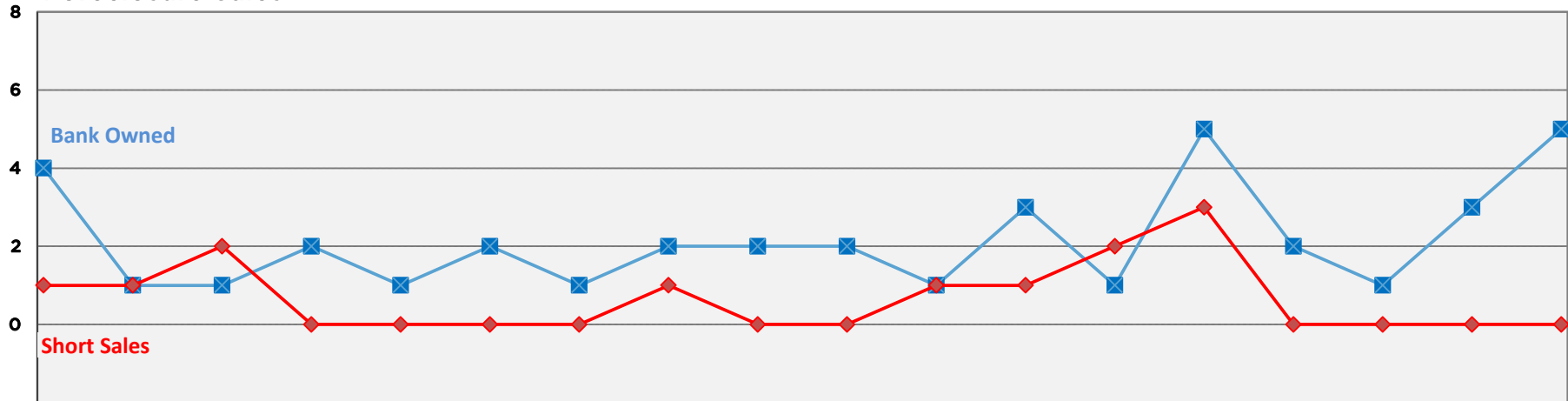
**Single Family Homes**



**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

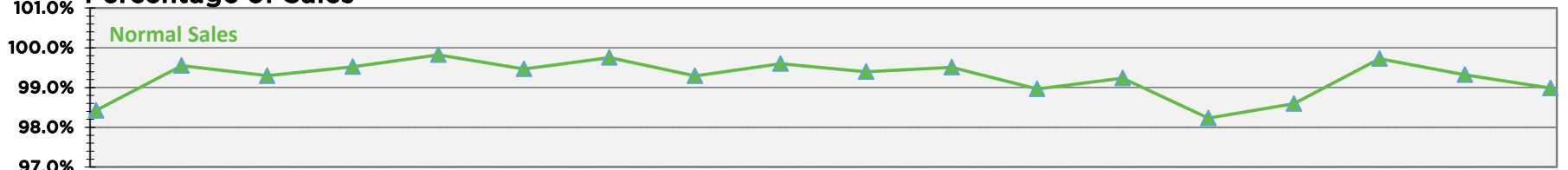
**Single Family Homes**

**Foreclosure Sales**

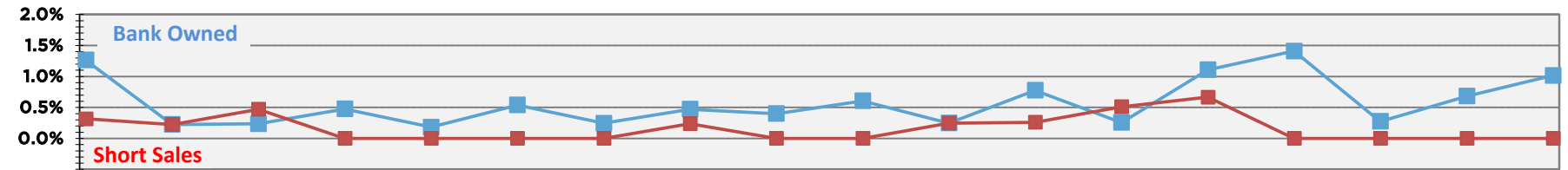


BO	4	1	1	2	1	2	1	2	2	2	1	3	1	5	2	1	3	5
SS	1	1	2	0	0	0	0	1	0	0	1	1	2	3	0	0	0	0

**Percentage of Sales**



Normal	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%	98.99%
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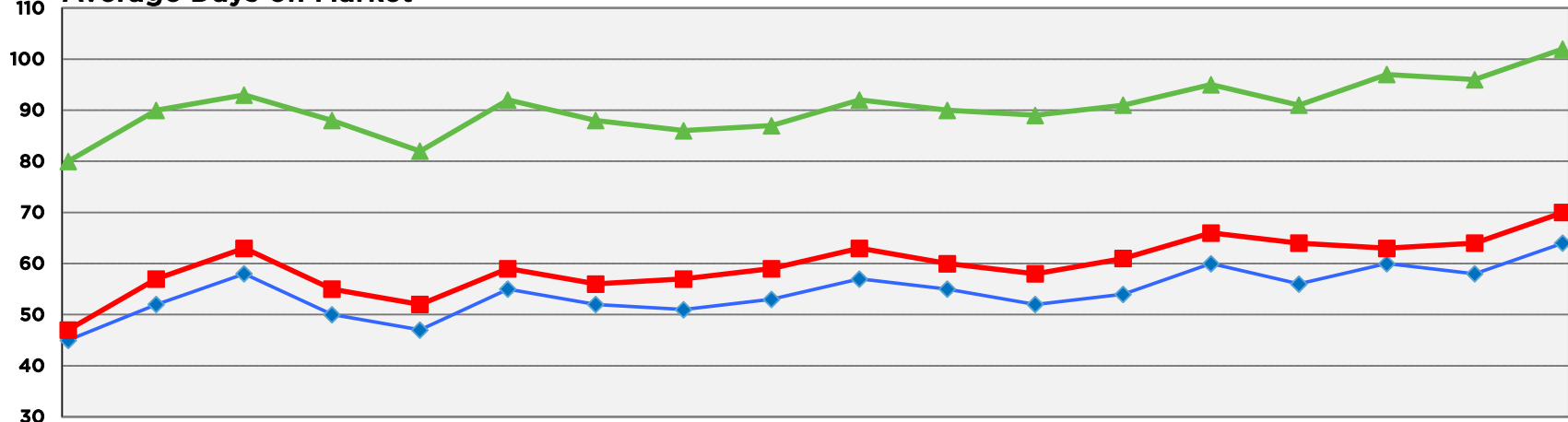


BO	1.26%	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%
SS	0.32%	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%

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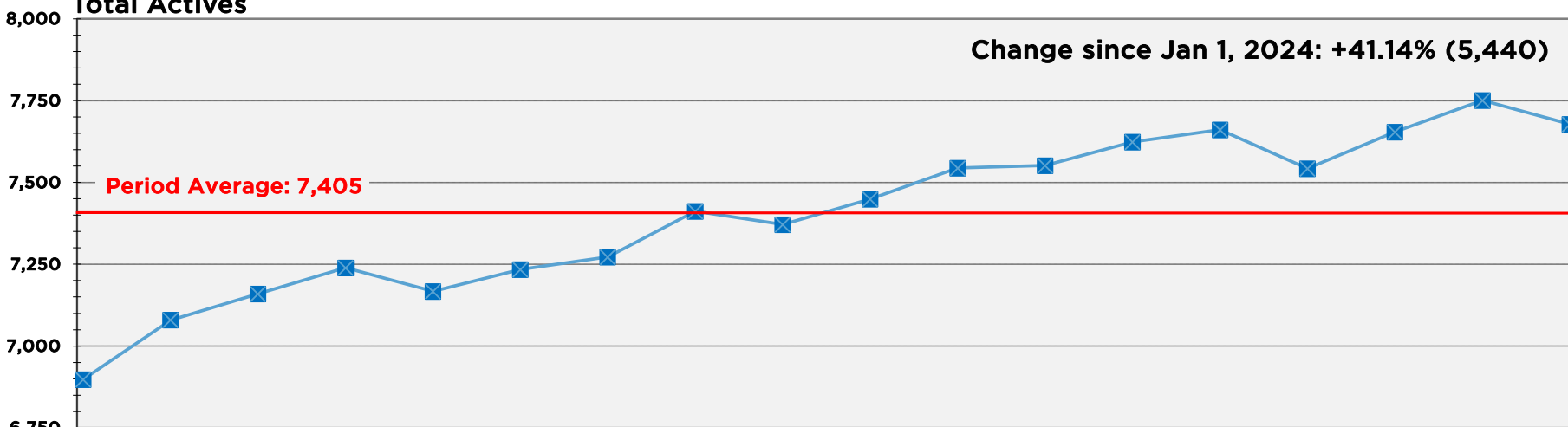
**Single Family Homes**

**Average Days on Market**



	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	10/27
ListToContract	45	52	58	50	47	55	52	51	53	57	55	52	54	60	56	60	58	64
CombDaysOnMkt	47	57	63	55	52	59	56	57	59	63	60	58	61	66	64	63	64	70
ListToClose	80	90	93	88	82	92	88	86	87	92	90	89	91	95	91	97	96	102

**Total Actives**

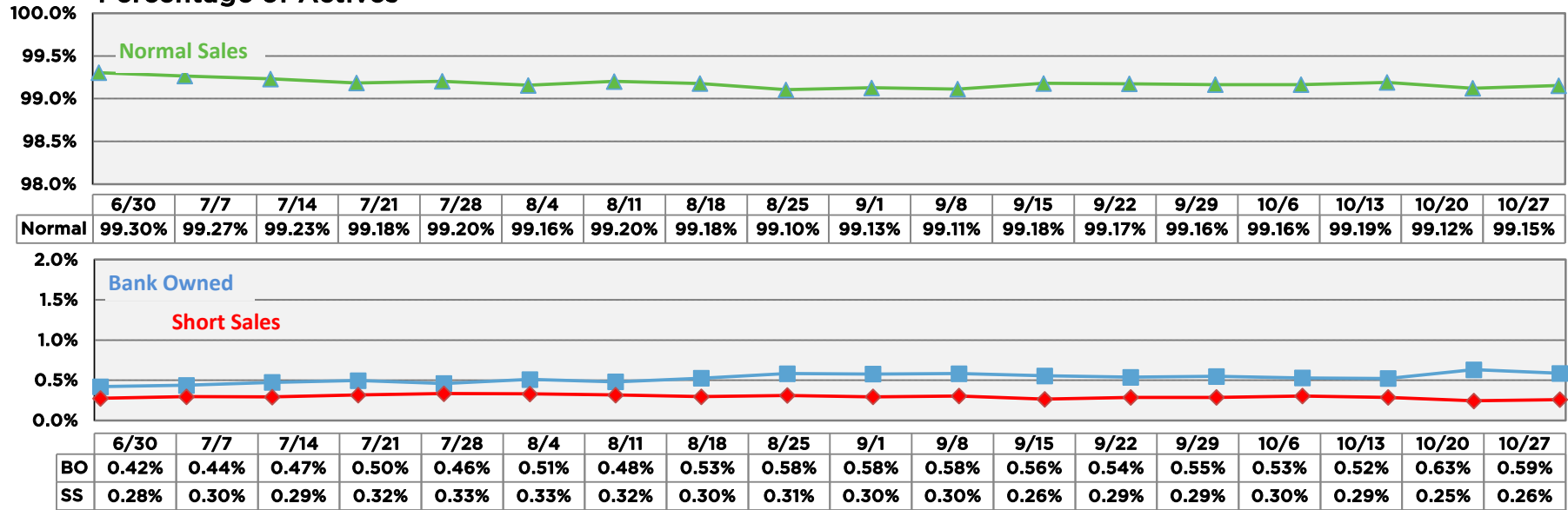


	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27
Total Actives	6,898	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678

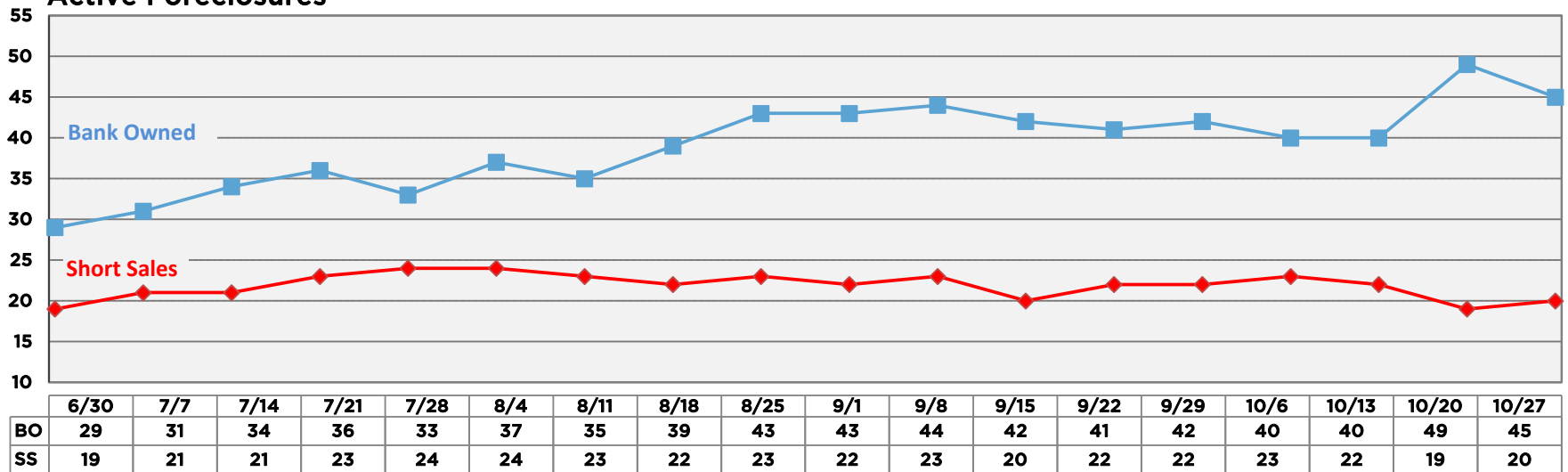
**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**



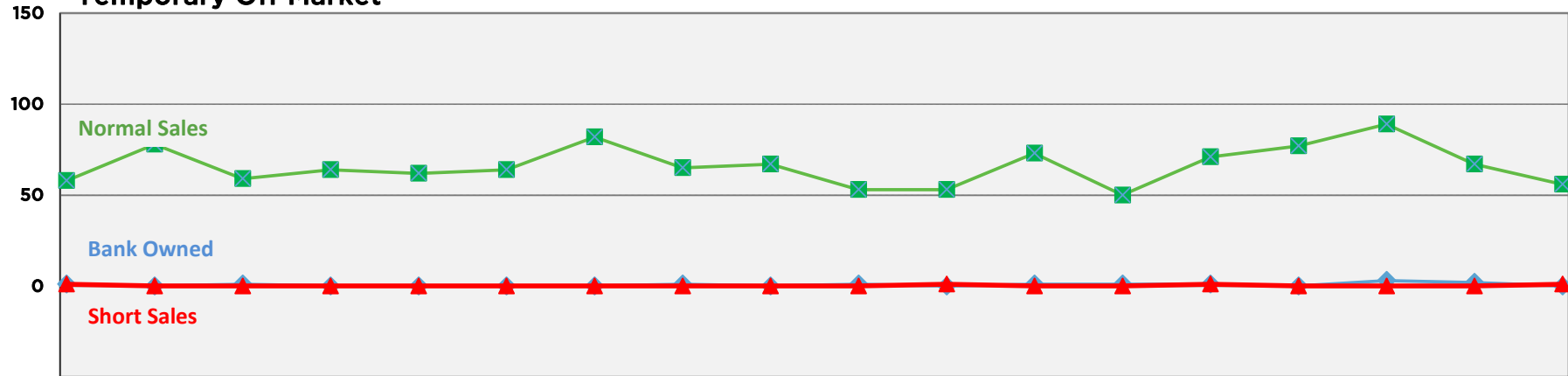
**Active Foreclosures**



**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

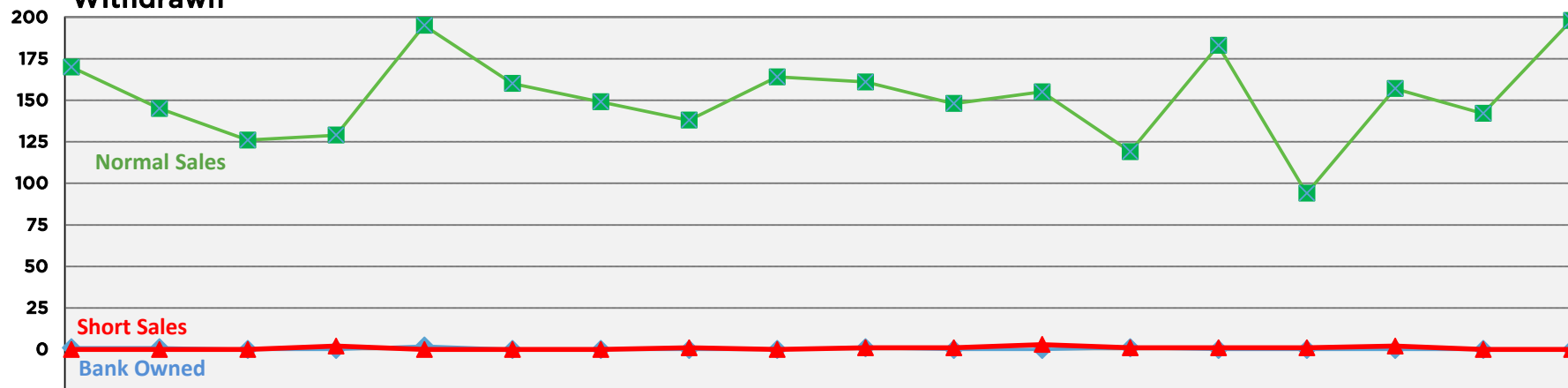
**Single Family Homes**

**Temporary Off Market**



	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	10/27
Norm	58	78	59	64	62	64	82	65	67	53	53	73	50	71	77	89	67	56
BO	1	0	1	0	0	0	0	1	0	1	0	1	1	1	0	3	2	0
SS	1	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1

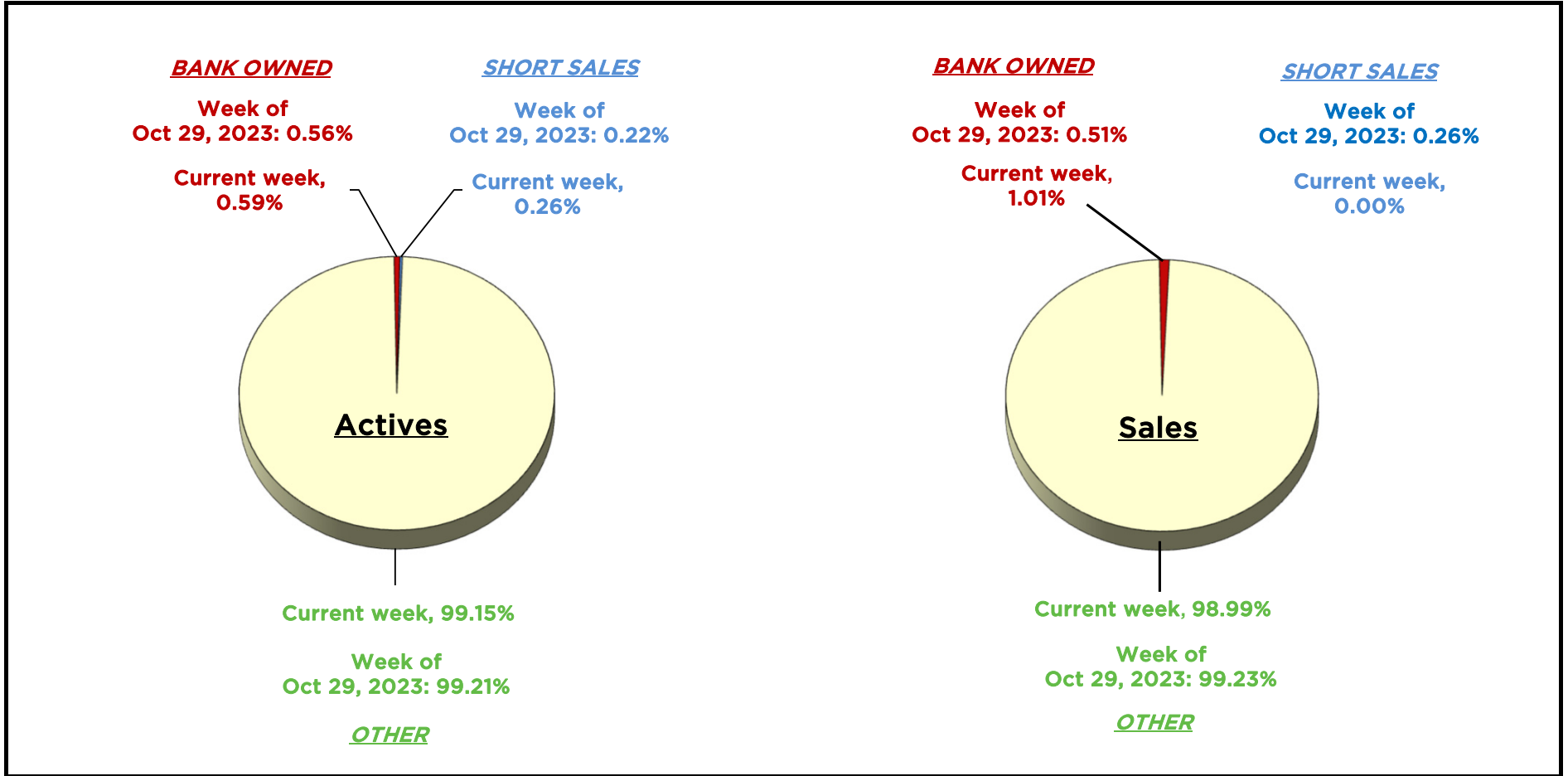
**Withdrawn**



	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	10/27
Norm	170	145	126	129	195	160	149	138	164	161	148	155	119	183	94	157	142	198
BO	1	1	0	0	2	0	0	0	0	1	0	0	1	0	0	0	0	0
SS	0	0	0	2	0	0	0	1	0	1	1	3	1	1	1	2	0	0

**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 54 Single Family Homes available for the Median Price of \$415,000 (± \$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>
<b>Seminole County</b>		<b>12</b>	<b>\$414,967</b>	<b>3.1</b>	<b>2.1</b>	<b>1,745</b>	<b>\$237.78</b>
Altamonte Springs (East)	32701	2	\$414,950	3.0	2.0	1,920	\$216.12
Casselberry	32707	1	\$415,000	2.0	2.0	1,425	\$291.23
Winter Springs / Tuskawilla	32708	3	\$414,967	3.3	2.0	1,578	\$263.03
Lake Mary / Heathrow	32746	3	\$414,933	3.0	2.0	1,579	\$262.78
Sanford / Lake Forest	32771	2	\$415,000	3.5	2.5	2,258	\$183.83
Sanford (South)	32773	1	\$415,000	3.0	2.0	1,692	\$245.27
<b>Orange County</b>		<b>14</b>	<b>\$414,971</b>	<b>3.4</b>	<b>2.1</b>	<b>1,680</b>	<b>\$247.03</b>
Apopka / Hunt Club	32703	1	\$414,900	4.0	2.0	2,001	\$207.35
Apopka (North)	32712	1	\$415,000	3.0	2.0	1,795	\$231.20
Delaney / Crystal Lake	32806	2	\$415,000	3.0	2.0	1,532	\$270.98
Azalea Park	32807	2	\$414,950	4.0	2.0	1,707	\$243.16
Lockhart	32810	1	\$414,900	4.0	3.0	1,989	\$208.60
Union Park	32817	1	\$414,995	4.0	2.0	1,455	\$285.22
Hiawassee	32818	1	\$414,900	4.0	2.0	1,755	\$236.41
Williamsburg / Lake Bryan	32821	1	\$415,000	3.0	2.0	1,442	\$287.79
Ventura	32822	1	\$415,000	3.0	2.0	1,880	\$220.74
Taft	32824	1	\$415,000	3.0	2.0	1,662	\$249.70
Hunters Creek	32837	2	\$415,000	3.0	2.0	1,532	\$270.98
<b>Osceola County</b>		<b>16</b>	<b>\$414,981</b>	<b>3.7</b>	<b>2.1</b>	<b>1,874</b>	<b>\$221.48</b>
Kissimmee (Central)	34741	1	\$415,000	4.0	3.0	2,021	\$205.34
Kissimmee (East)	34744	2	\$415,000	4.0	2.0	1,975	\$210.18
Kissimmee (West) / Pleasant Hill	34746	1	\$415,000	4.0	2.0	1,868	\$222.16
Kissimmee / Celebration	34747	1	\$415,000	3.0	2.0	1,419	\$292.46
Kissimmee / Poinciana	34758	2	\$414,950	4.5	2.5	2,096	\$197.97
St Cloud	34769	1	\$415,000	3.0	2.0	1,875	\$221.33
St Cloud / Narcoossee	34771	2	\$414,950	4.0	2.0	2,084	\$199.11
St Cloud / Canoe Creek	34772	3	\$414,967	3.3	2.0	1,771	\$234.31
St Cloud / Harmony	34773	3	\$415,000	3.3	1.7	1,725	\$240.63

**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 54 Single Family Homes available for the Median Price of \$415,000 ( ± \$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>
<b>Lake County</b>		<b>12</b>	<b>\$414,983</b>	<b>3.1</b>	<b>2.0</b>	<b>1,918</b>	<b>\$216.36</b>
Eustis (West)	32726	1	\$415,000	3.0	2.0	2,129	\$194.93
Mount Dora	32757	1	\$415,000	3.0	2.0	1,538	\$269.83
Tavares / Mt Plymouth	32778	1	\$414,900	3.0	2.0	2,044	\$202.98
Clermont (Central)	34711	1	\$415,000	3.0	2.0	1,505	\$275.75
Clermont (South)	34714	5	\$414,980	3.2	2.0	1,873	\$221.54
Howey in the Hills	34737	1	\$415,000	4.0	2.0	1,880	\$220.74
Leesburg (West)	34748	1	\$415,000	2.0	2.0	2,414	\$171.91
Mascotte	34753	1	\$415,000	3.0	2.0	2,140	\$193.93

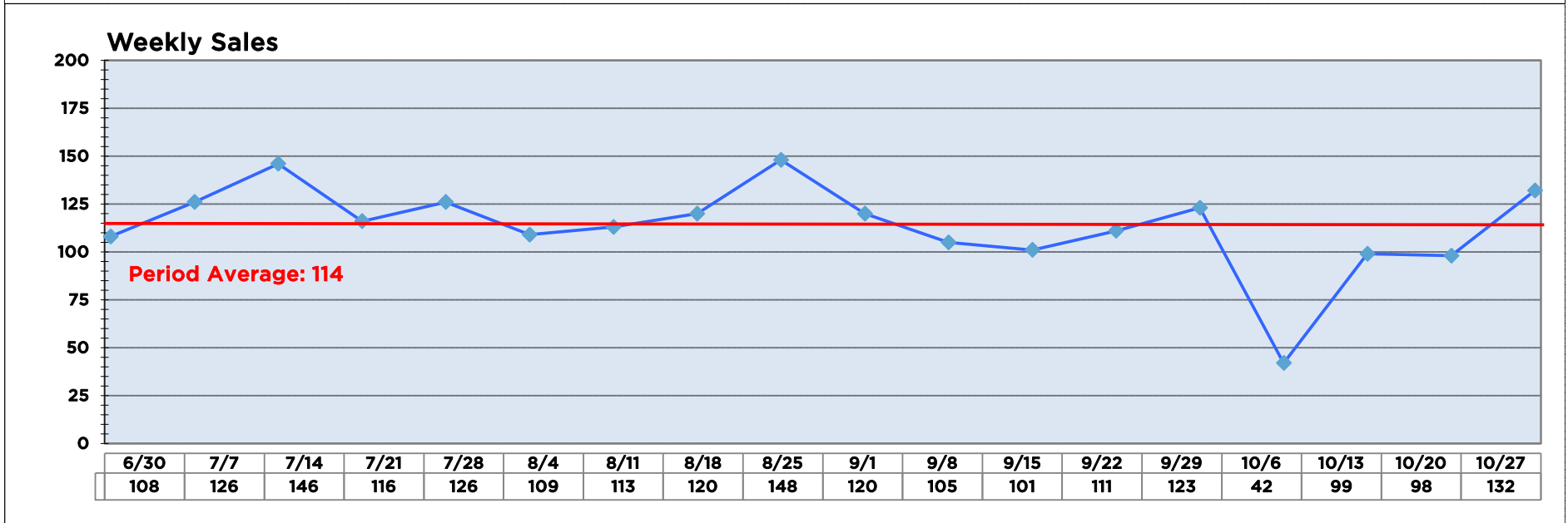
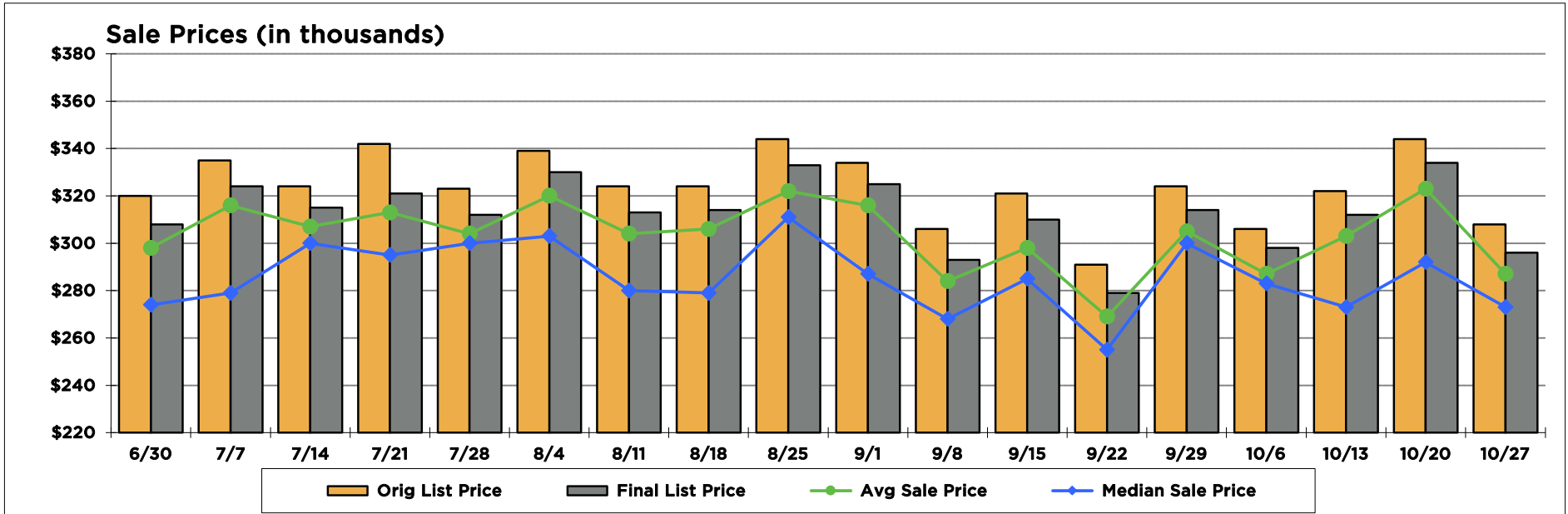
**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>132</b>	<b>55</b>	<b>22</b>	<b>35</b>	<b>17</b>	<b>3</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	132	55	22	35	17	3	0
<b>Active Listings</b>	<b>3,735</b>	<b>1,370</b>	<b>576</b>	<b>995</b>	<b>460</b>	<b>315</b>	<b>19</b>
Bank Owned	16	10	2	2	1	1	0
Short Sales	11	3	0	6	0	2	0
Other	3,708	1,357	574	987	459	312	19
<b>Months of Inventory</b>	<b>6.53</b>	<b>5.75</b>	<b>6.04</b>	<b>6.56</b>	<b>6.24</b>	<b>24.23</b>	<b>0.00</b>
<b><i>List Price</i></b>							
Average Original List Price	\$307,731	\$208,563	\$286,310	\$370,715	\$468,341	\$637,967	\$0
Average Final List Price	\$295,658	\$197,063	\$280,809	\$353,281	\$455,399	\$634,633	\$0
<b><i>Sale Price</i></b>							
Average Price	\$287,355	\$189,031	\$273,595	\$345,931	\$443,382	\$623,333	\$0
Median Price	\$272,500	\$190,000	\$272,500	\$347,500	\$445,000	\$615,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$12,073	-\$11,500	-\$5,501	-\$17,434	-\$12,942	-\$3,334	\$0
Original List to Sale Price - \$	-\$20,376	-\$19,532	-\$12,715	-\$24,784	-\$24,959	-\$14,634	\$0
Final List to Sale Price - \$	-\$8,303	-\$8,032	-\$7,214	-\$7,350	-\$12,017	-\$11,300	\$0
Original List to Sale Price - %	93.38%	90.63%	95.56%	93.31%	94.67%	97.71%	0.00%
Final List to Sale Price - %	97.19%	95.92%	97.43%	97.92%	97.36%	98.22%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	79	80	60	97	73	12	0
Combined Avg Days to Contract	94	99	80	103	94	12	0
Avg Days Listing to Closing	114	113	95	136	110	47	0
Avg Days Contract to Close	35	33	35	39	37	35	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,329	1,014	1,303	1,550	1,779	2,169	0

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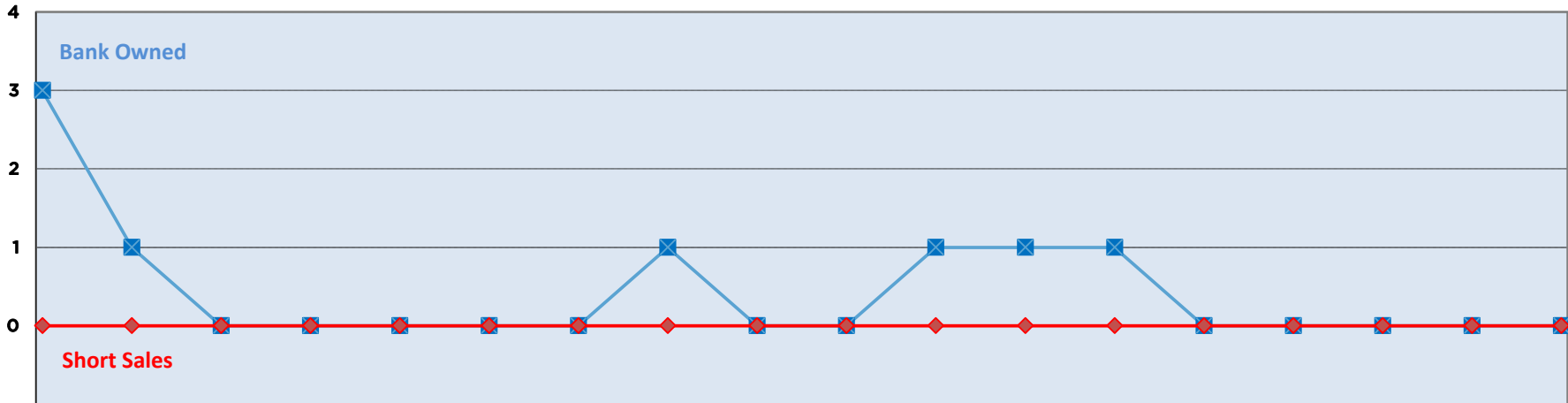
**Condos, Townhomes, Villas**



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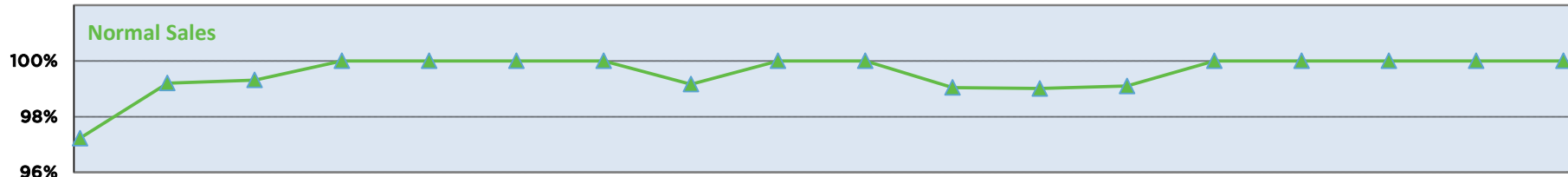
**Condos, Townhomes, Villas**

**Foreclosure Sales**

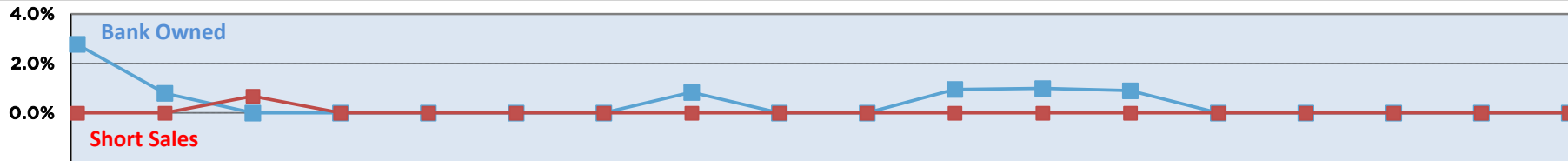


	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27
BO	3	1	0	0	0	0	0	1	0	0	1	1	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	6/30	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	10/27
Normal	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	100.00

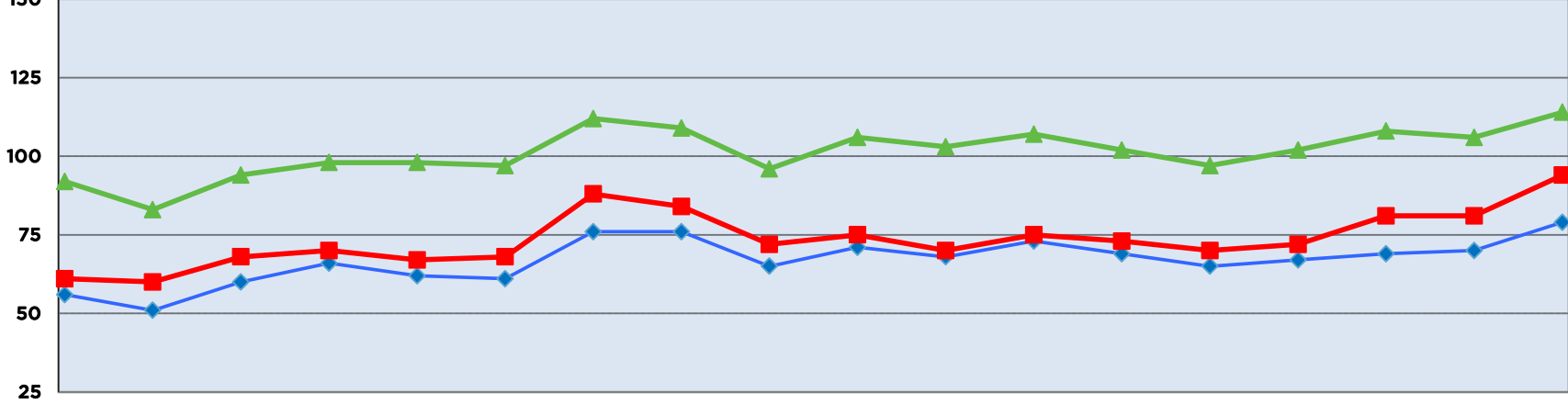


	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27
BO	2.78%	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

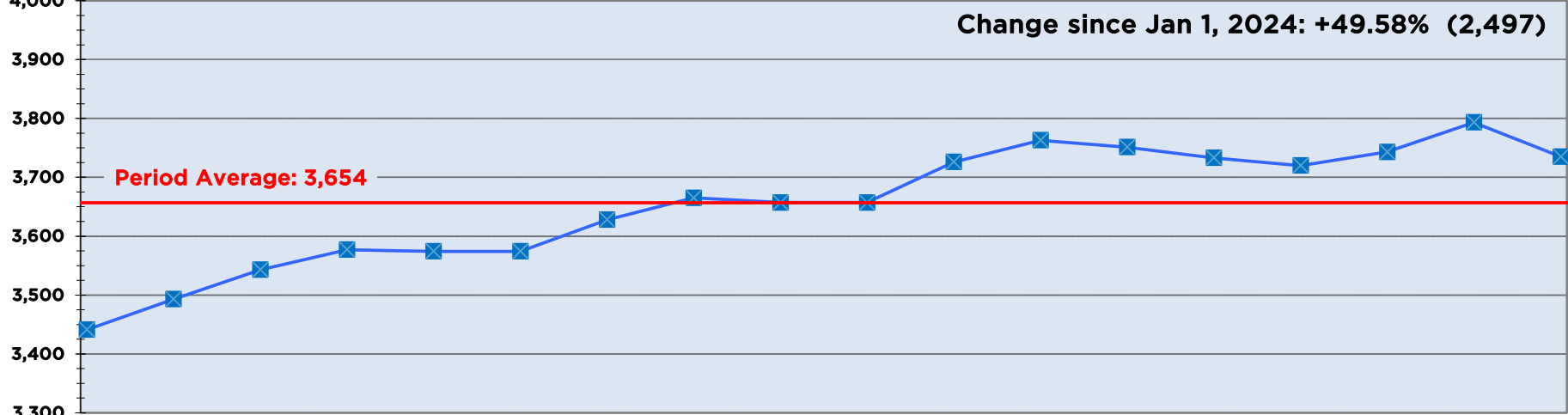
**Condos, Townhomes, Villas**

**Average Days on Market**



ListToContract	56	51	60	66	62	61	76	76	65	71	68	73	69	65	67	69	70	79
CombDaysOnMkt	61	60	68	70	67	68	88	84	72	75	70	75	73	70	72	81	81	94
ListToClose	92	83	94	98	98	97	112	109	96	106	103	107	102	97	102	108	106	114

**Total Actives**

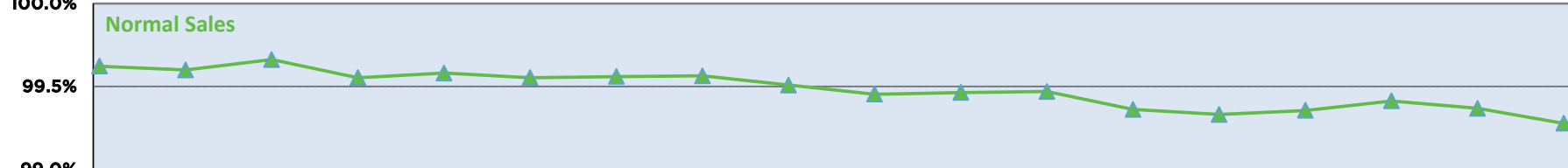


Total Actives	3,441	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735
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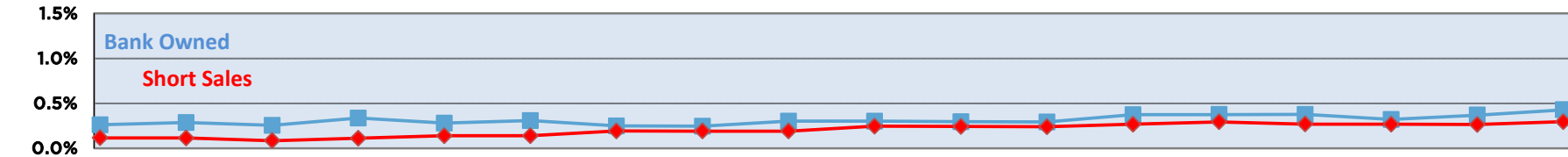
**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

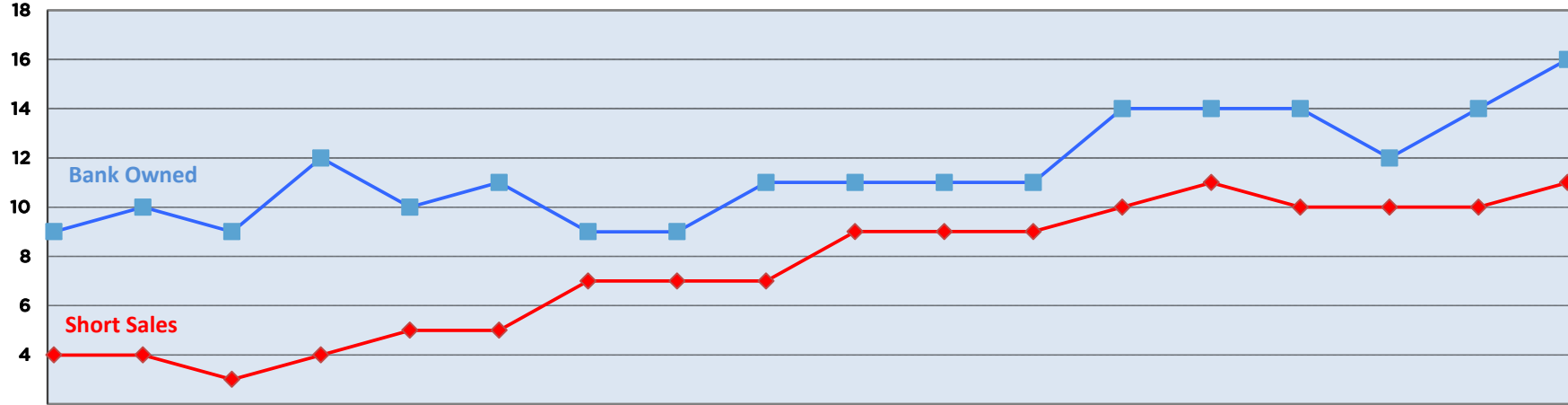


	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27
Normal	99.62%	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%



	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	10/27
BO	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%	0.43%
SS	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%	0.29%

**Active Foreclosures**

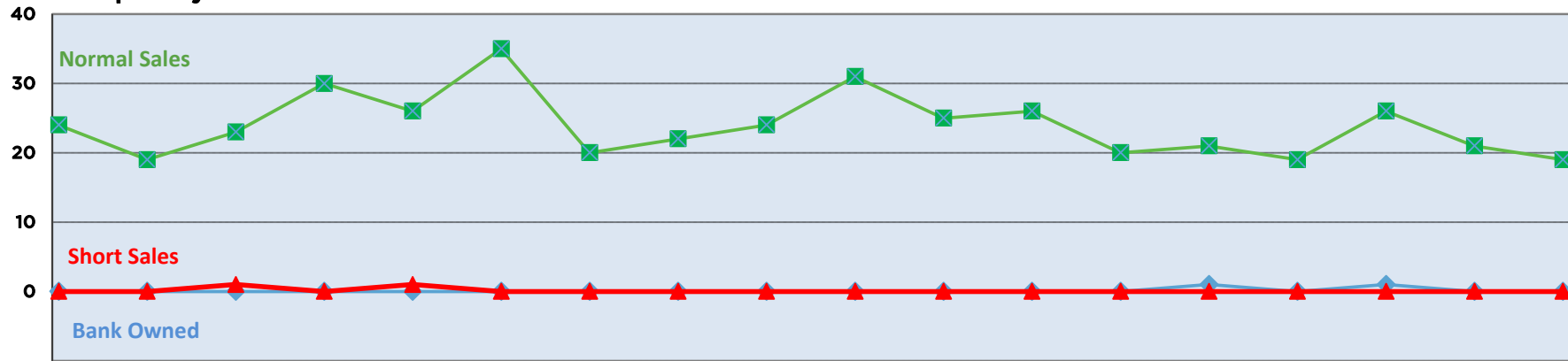


	6/30	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27
BO	9	10	9	12	10	11	9	9	11	11	11	11	14	14	14	12	14	16
SS	4	4	3	4	5	5	7	7	7	9	9	9	10	11	10	10	10	11

**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

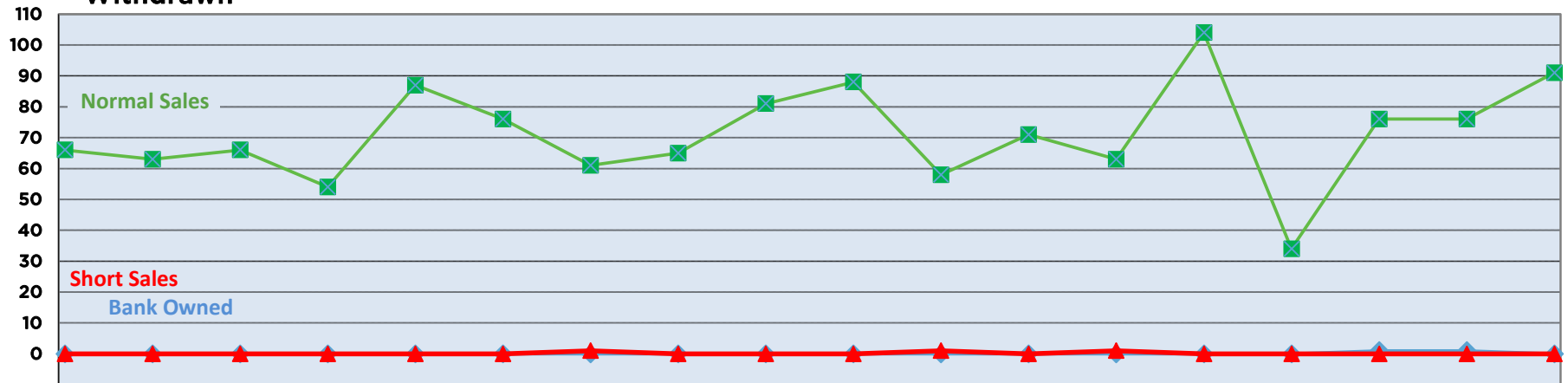
**Condos, Townhomes, Villas**

**Temporary Off Market**



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

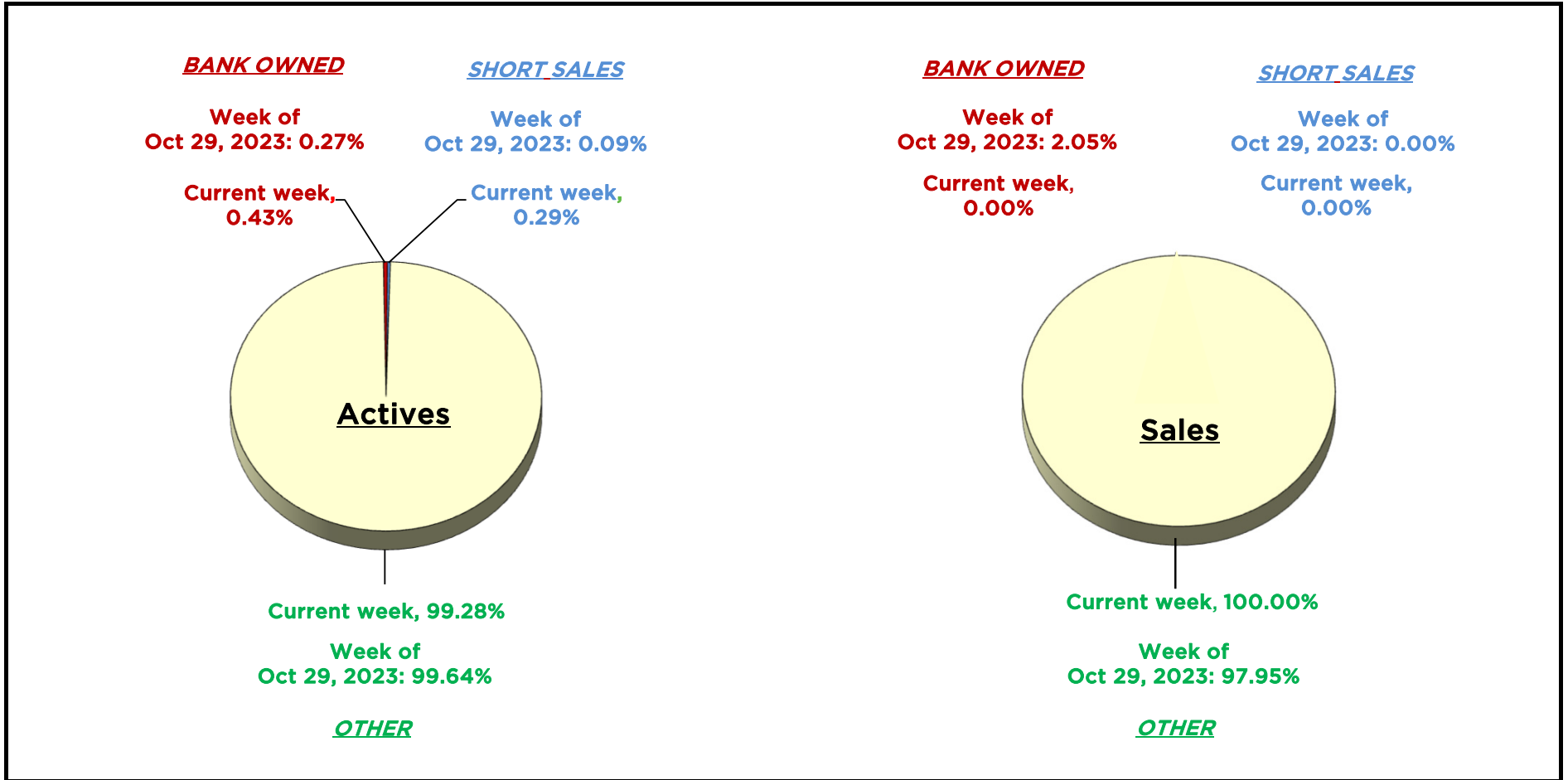
**Withdrawn**



	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	10/27
Norm	66	63	66	54	87	76	61	65	81	88	58	71	63	104	34	76	76	91
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0
SS	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0

**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
10/27/2024 - 11/02/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 3 Condos, Villas, or Townhomes available for the Median Price of \$272,500 ( ± \$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>
<b>Orange County</b>		<b>2</b>	<b>\$272,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,223</b>	<b>\$222.40</b>
Union Park / Chickasaw	32829	1	\$272,000	2.0	2.0	1,071	\$253.97
Winter Garden / Oakland	34787	1	\$272,000	2.0	2.0	1,375	\$197.82
<b>Osceola County</b>		<b>1</b>	<b>\$272,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,495</b>	<b>\$182.27</b>
Kissimmee (Central)	34741	1	\$272,500	3.0	2.0	1,495	\$182.27