



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of November 10, 2024 - November 16, 2024

Single-family existing homes

- Sales of single-family homes decreased to 305 during the week of November 10, from 329 the week prior
- The median price of single family homes increased to \$457,500 a change of 8.9%
- The number of single-family home foreclosure transactions increased to 2 from 1 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 24, and now sits at 7,843

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 83 during the week of November 10, from 98 the week prior
- The median price of condos, townhomes, and villas increased to \$285,000 a change of 9.6%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 43, and now sits at 3,835

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

Monday Morning Quarterback
11/10/2024 - 11/16/2024
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	305	25	20	81	50	107	22
Bank Owned	2	1	0	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	303	24	20	81	50	106	22
Active Listings	7,843	459	449	1,692	1,659	2,810	774
Bank Owned	51	13	11	10	6	9	2
Short Sales	24	1	5	9	6	3	0
Other	7,768	445	433	1,673	1,647	2,798	772
Months of Inventory	5.93	4.24	5.18	4.82	7.66	6.06	8.12

List Price

Average Original List Price	\$568,551	\$192,532	\$289,348	\$366,307	\$477,042	\$705,411	\$1,536,632
Average Final List Price	\$547,061	\$181,084	\$283,178	\$357,998	\$463,710	\$676,426	\$1,459,177

Sale Price

Average Price	\$532,185	\$172,924	\$278,765	\$349,894	\$454,073	\$659,019	\$1,402,636
Median Price	\$457,500	\$200,000	\$285,000	\$354,000	\$455,000	\$625,000	\$1,392,500

Price Differences

Original to Final List Price	-\$21,490	-\$11,448	-\$6,170	-\$8,309	-\$13,332	-\$28,985	-\$77,455
Original List to Sale Price - \$	-\$36,366	-\$19,608	-\$10,583	-\$16,413	-\$22,969	-\$46,392	-\$133,996
Final List to Sale Price - \$	-\$14,876	-\$8,160	-\$4,413	-\$8,104	-\$9,637	-\$17,407	-\$56,541
Original List to Sale Price - %	93.60%	89.82%	96.34%	95.52%	95.19%	93.42%	91.28%
Final List to Sale Price - %	97.28%	95.49%	98.44%	97.74%	97.92%	97.43%	96.13%

Days on the Market

Avg Days Listing to Contract	61	58	52	55	60	66	79
Combined Avg Days to Contract	66	58	61	57	63	68	106
Avg Days Listing to Closing	98	89	88	88	100	104	120
Avg Days Contract to Close	35	30	35	32	38	37	40

Beds / Baths

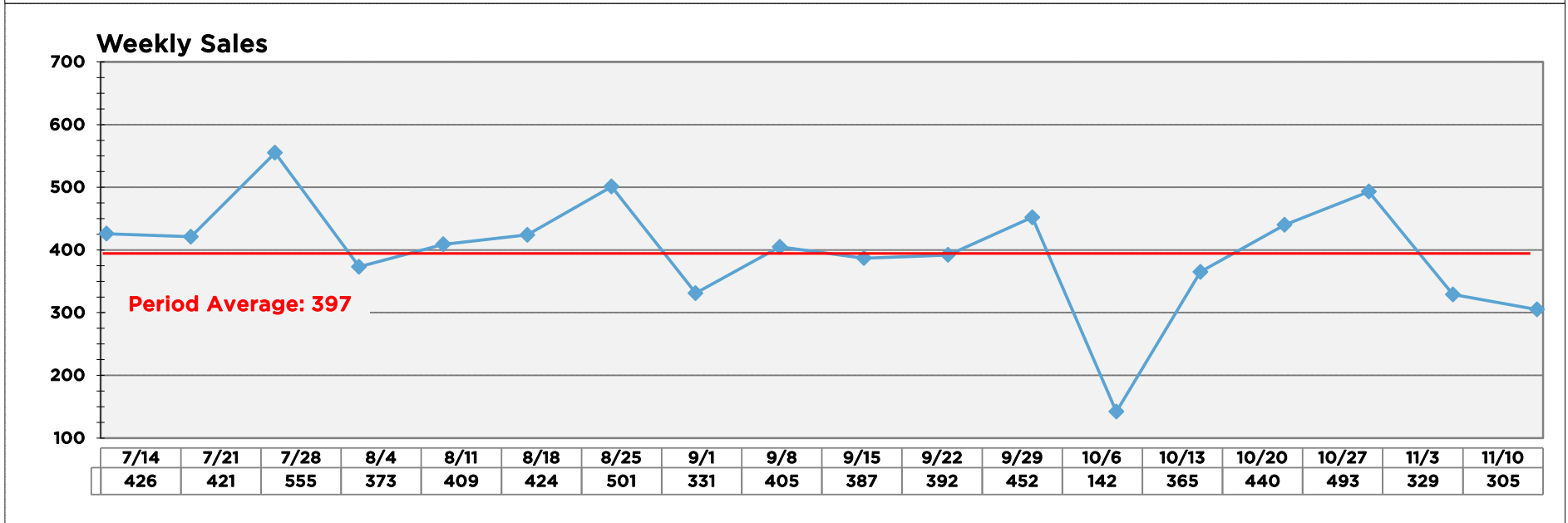
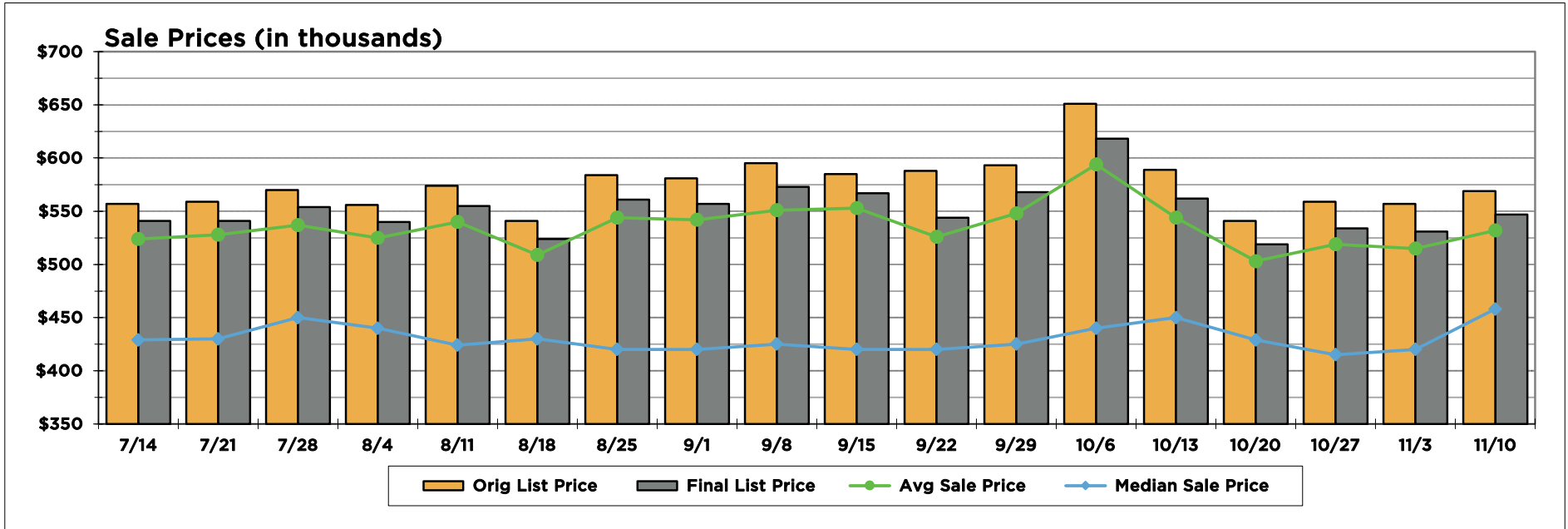
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	0

Square Footage

Average Square Feet	2,199	1,220	1,366	1,567	2,031	2,779	3,958
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Monday Morning Quarterback
11/10/2024 - 11/16/2024
Lake, Orange, Osceola & Seminole Counties

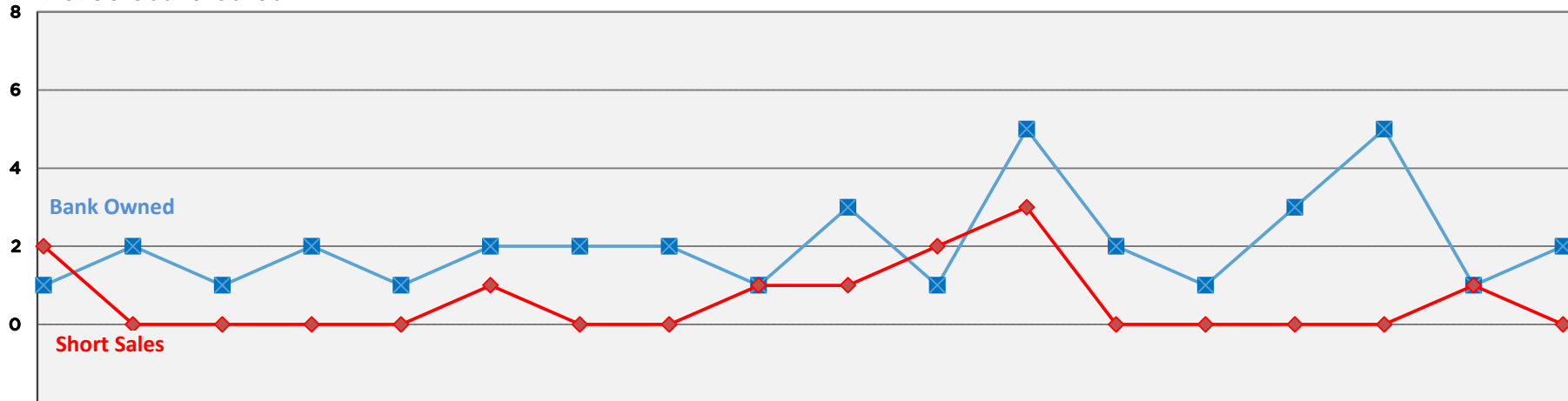
Single Family Homes



Monday Morning Quarterback
11/10/2024 - 11/16/2024
Lake, Orange, Osceola & Seminole Counties

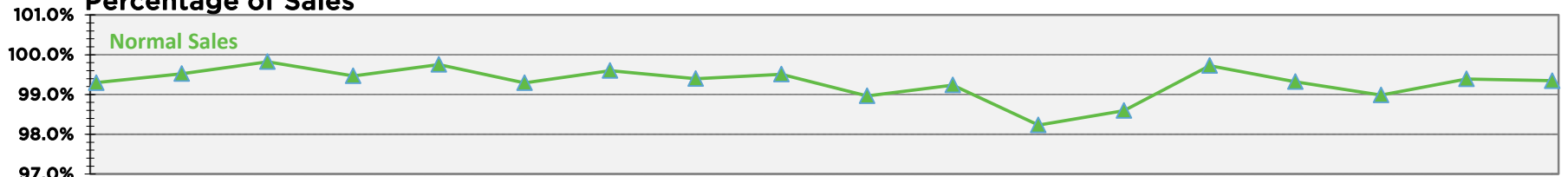
Single Family Homes

Foreclosure Sales

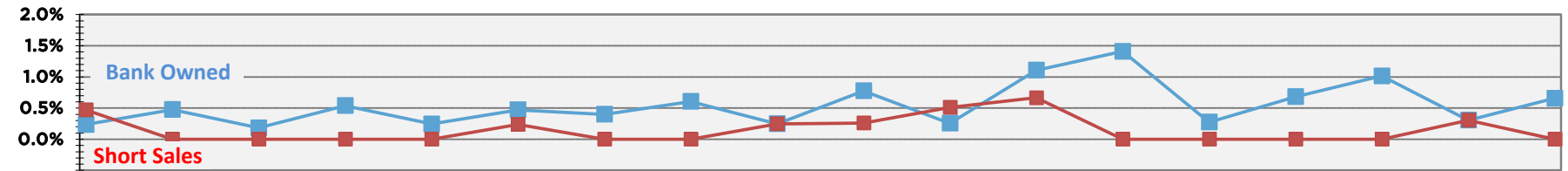


BO	1	2	1	2	1	2	2	2	1	3	1	5	2	1	3	5	1	2
SS	2	0	0	0	0	1	0	0	1	1	2	3	0	0	0	0	1	0

Percentage of Sales



Normal	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%	99.39%	99.34%
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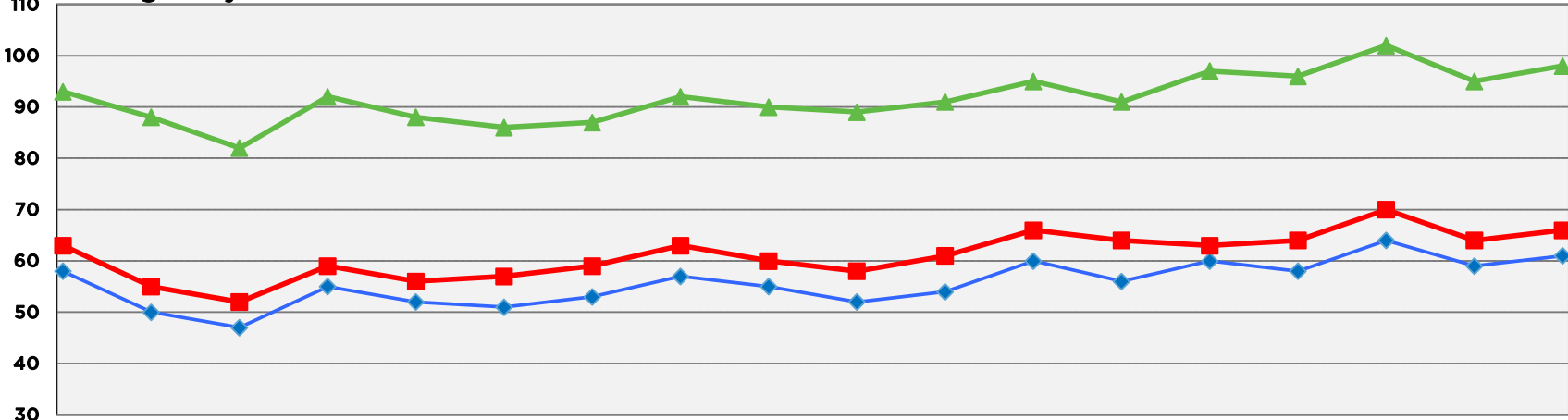


BO	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%
SS	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%

Monday Morning Quarterback
11/10/2024 - 11/16/2024
Lake, Orange, Osceola & Seminole Counties

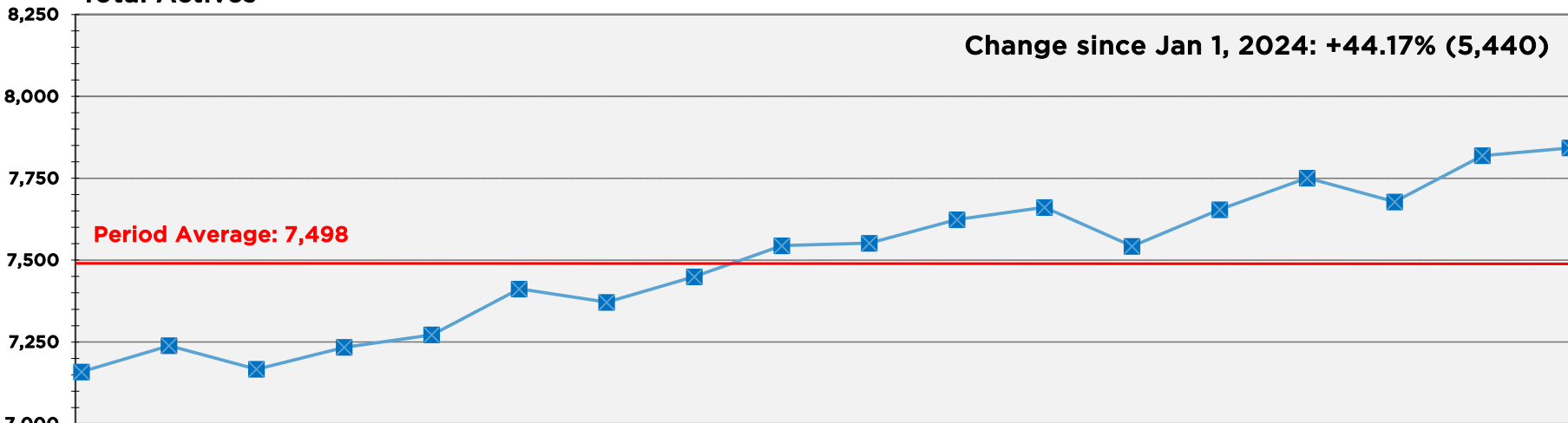
Single Family Homes

Average Days on Market



	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	11/3	11/10
ListToContract	58	50	47	55	52	51	53	57	55	52	54	60	56	60	58	64	59	61
CombDaysOnMkt	63	55	52	59	56	57	59	63	60	58	61	66	64	63	64	70	64	66
ListToClose	93	88	82	92	88	86	87	92	90	89	91	95	91	97	96	102	95	98

Total Actives

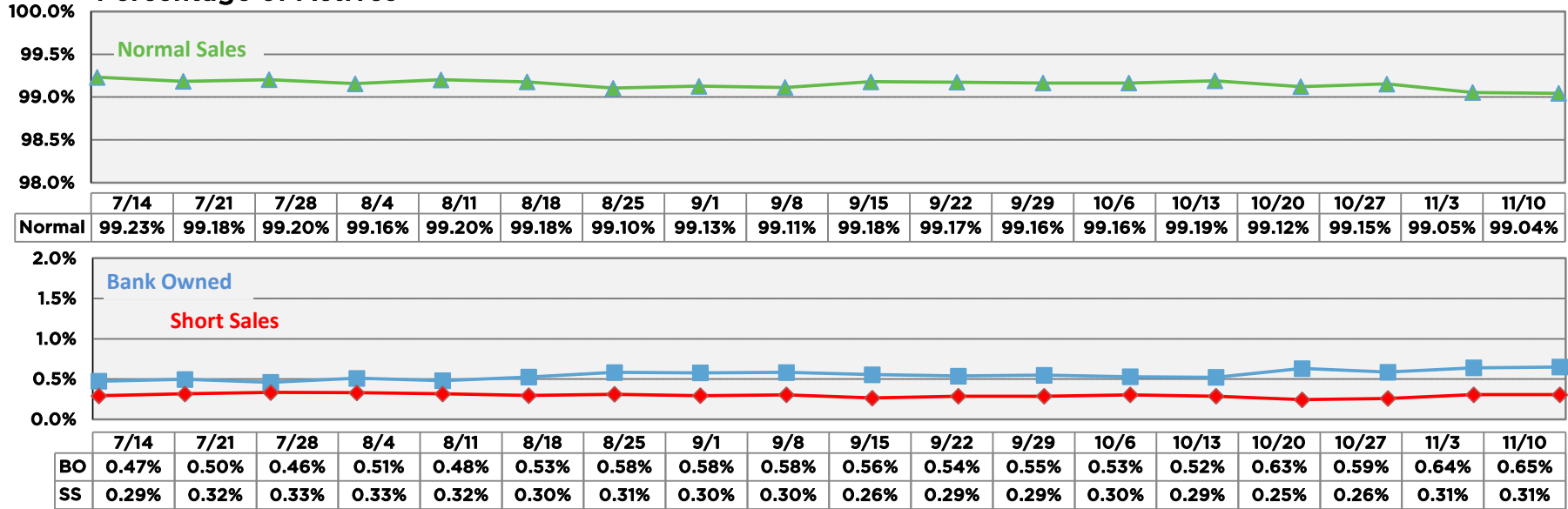


	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10
Total Actives	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843

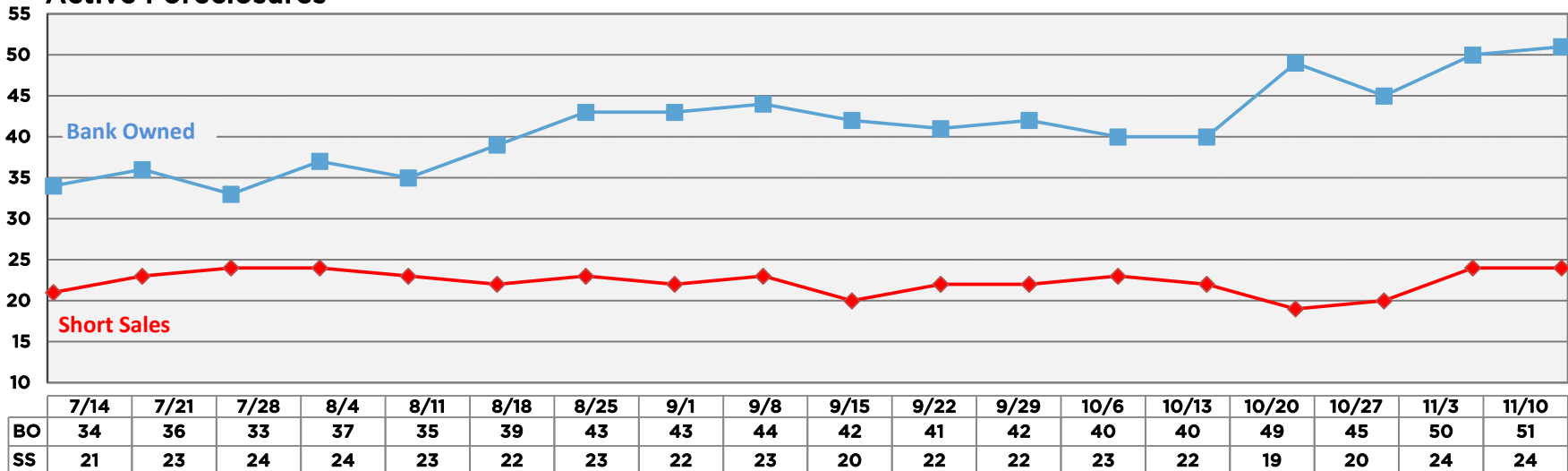
Monday Morning Quarterback
11/10/2024 - 11/16/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



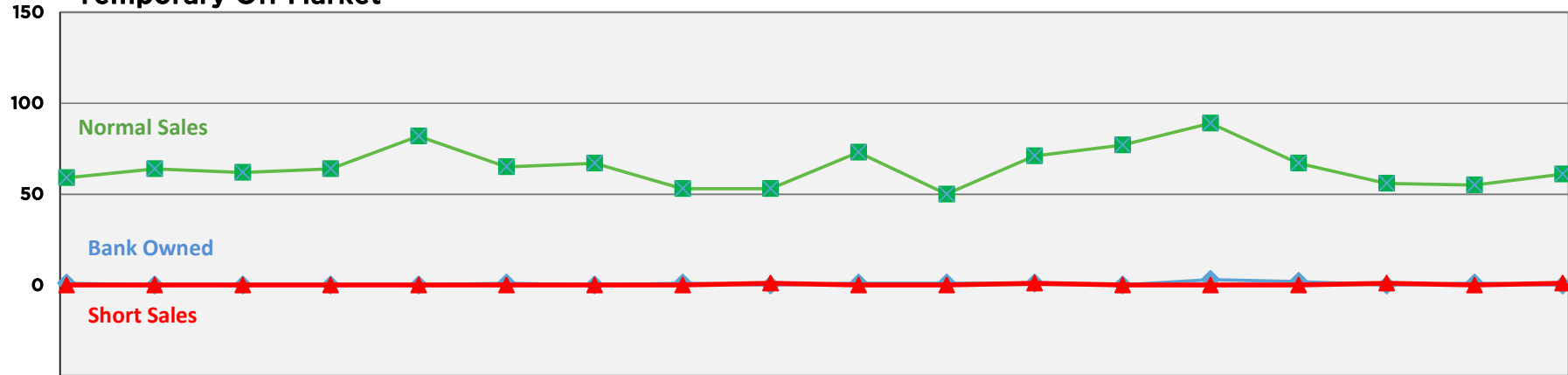
Active Foreclosures



Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

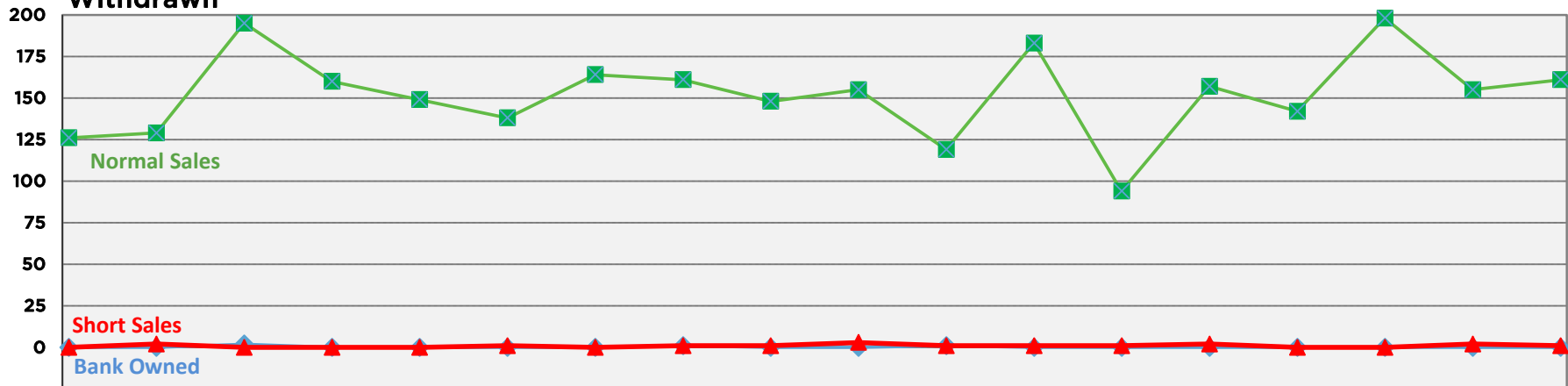
Single Family Homes

Temporary Off Market



	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	11/3	11/10
Norm	59	64	62	64	82	65	67	53	53	73	50	71	77	89	67	56	55	61
BO	1	0	0	0	0	1	0	1	0	1	1	1	0	3	2	0	1	0
SS	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1

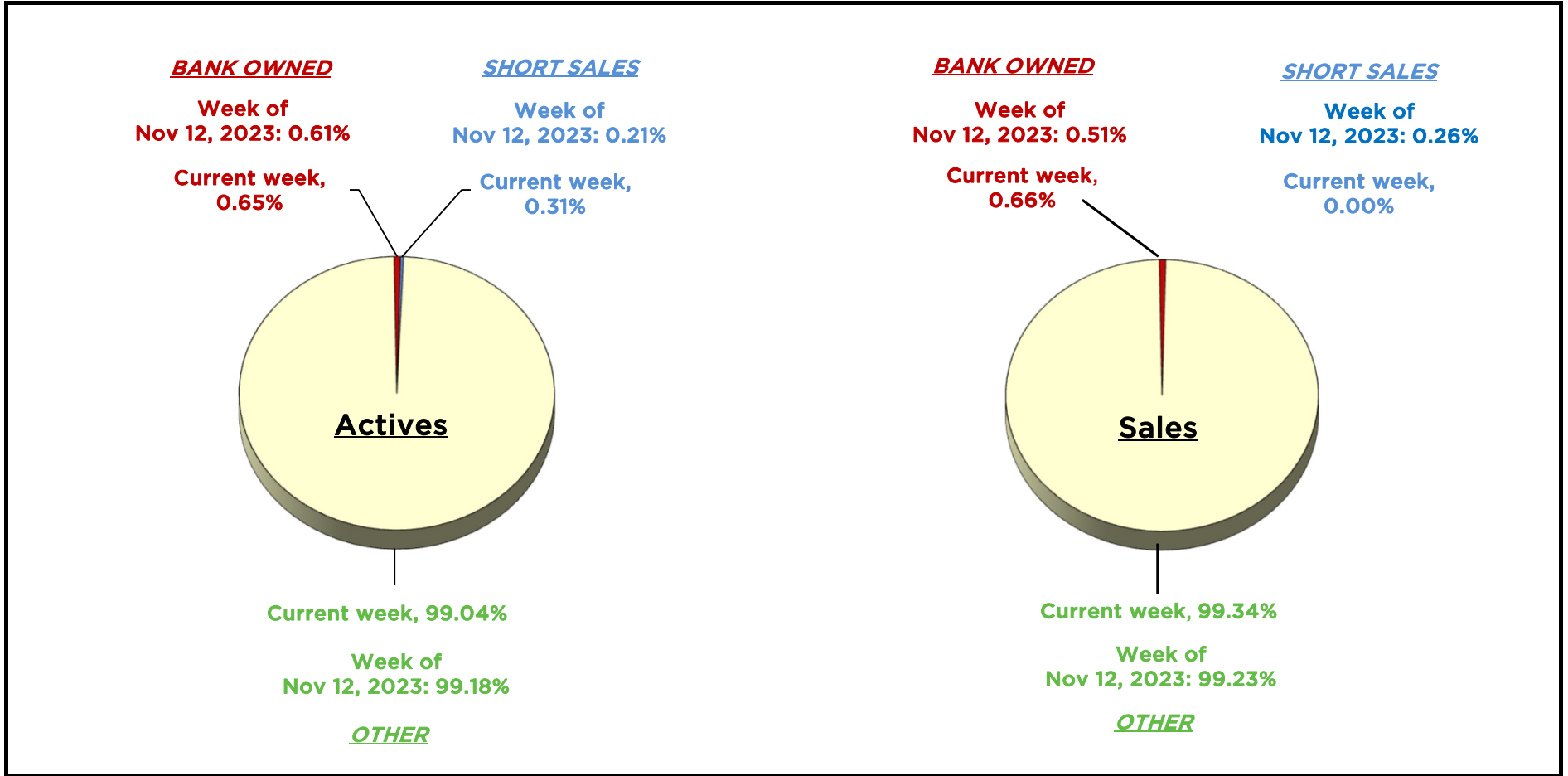
Withdrawn



	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	11/3	11/10
Norm	126	129	195	160	149	138	164	161	148	155	119	183	94	157	142	198	155	161
BO	0	0	2	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0
SS	0	2	0	0	0	1	0	1	1	3	1	1	1	2	0	0	2	1

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11/10/2024 - 11/16/2024
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Single Family Homes



Monday Morning Quarterback
11/10/2024 - 11/16/2024
Lake, Orange, Osceola & Seminole Counties

There are 13 Single Family Homes available for the Median Price of \$457,500 (± \$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>
Seminole County		2	\$457,500	4.0	2.5	1,952	\$234.38
Longwood (East)	32750	2	\$457,500	4.0	2.5	1,952	\$234.38
Orange County		4	\$457,600	3.0	2.0	2,130	\$214.86
Apopka (North)	32712	3	\$457,800	3.0	2.0	2,115	\$216.42
Conway	32812	1	\$457,000	3.0	2.0	2,173	\$210.31
Osceola County		3	\$457,333	3.7	2.7	1,902	\$240.41
Kissimmee (Central)	34741	1	\$457,000	4.0	3.0	1,972	\$231.74
Kissimmee / Celebration	34747	1	\$457,000	4.0	3.0	1,800	\$253.89
St Cloud / Canoe Creek	34772	1	\$458,000	3.0	2.0	1,935	\$236.69
Lake County		4	\$457,375	4.5	2.8	2,843	\$160.86
Grand Island	32735	1	\$457,500	5.0	3.0	3,606	\$126.87
Sorrento / Mt Plymouth	32776	2	\$457,000	4.0	2.5	2,392	\$191.05
Leesburg (East) / Haines Creek	34788	1	\$458,000	5.0	3.0	2,983	\$153.54

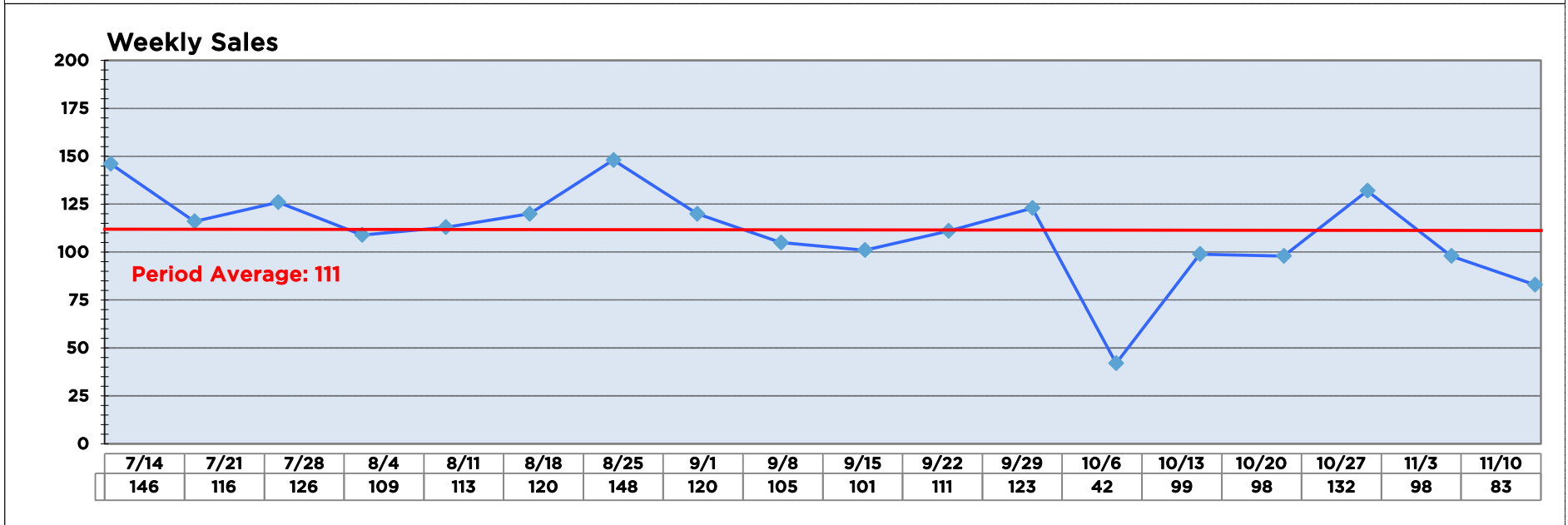
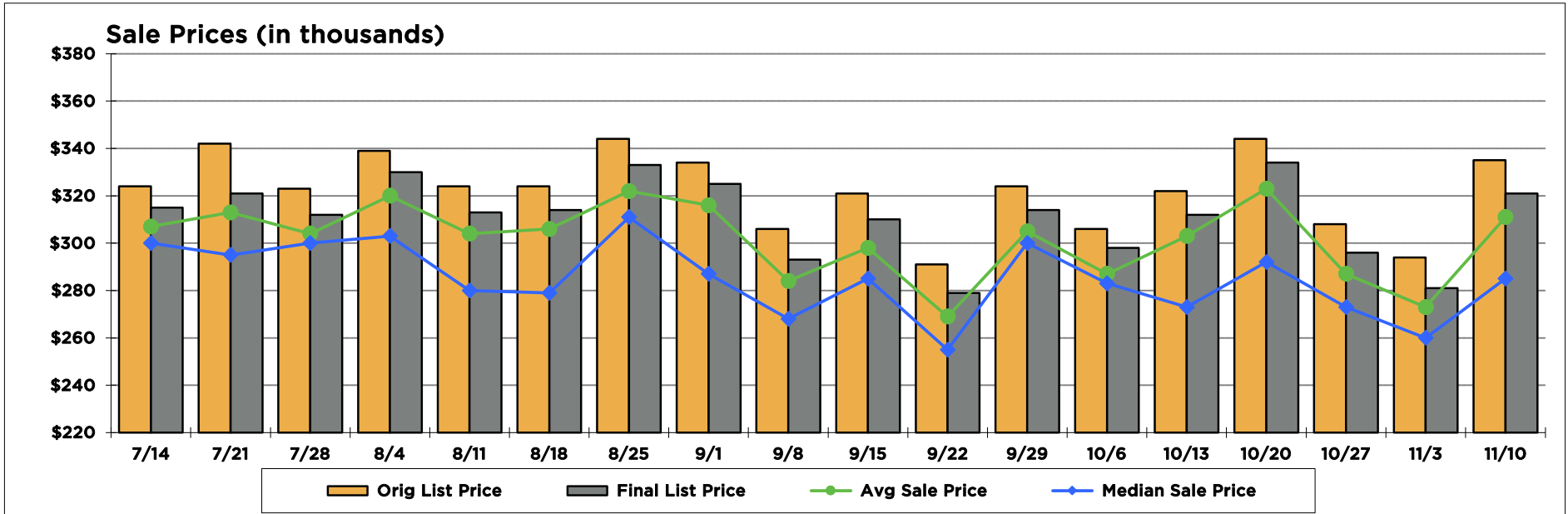
Monday Morning Quarterback
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	83	28	17	18	16	4	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	82	27	17	18	16	4	0
Active Listings	3,835	1,430	601	995	462	325	22
Bank Owned	14	7	3	2	1	1	0
Short Sales	9	2	0	6	1	0	0
Other	3,812	1,421	598	987	460	324	22
Months of Inventory	10.66	11.79	8.16	12.76	6.66	18.75	0.00
<i>List Price</i>							
Average Original List Price	\$334,719	\$204,337	\$284,671	\$380,411	\$466,535	\$727,223	\$0
Average Final List Price	\$320,579	\$192,852	\$276,729	\$352,078	\$455,103	\$721,198	\$0
<i>Sale Price</i>							
Average Price	\$311,006	\$183,102	\$270,500	\$340,822	\$447,086	\$700,000	\$0
Median Price	\$285,000	\$185,500	\$270,000	\$341,250	\$445,750	\$662,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$14,140	-\$11,485	-\$7,942	-\$28,333	-\$11,432	-\$6,025	\$0
Original List to Sale Price - \$	-\$23,713	-\$21,235	-\$14,171	-\$39,589	-\$19,449	-\$27,223	\$0
Final List to Sale Price - \$	-\$9,573	-\$9,750	-\$6,229	-\$11,256	-\$8,017	-\$21,198	\$0
Original List to Sale Price - %	92.92%	89.61%	95.02%	89.59%	95.83%	96.26%	0.00%
Final List to Sale Price - %	97.01%	94.94%	97.75%	96.80%	98.24%	97.06%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	75	68	95	81	77	14	0
Combined Avg Days to Contract	82	69	122	86	77	14	0
Avg Days Listing to Closing	107	97	130	113	110	52	0
Avg Days Contract to Close	31	28	34	31	33	42	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,433	1,035	1,368	1,608	1,950	1,638	0

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Lake, Orange, Osceola & Seminole Counties

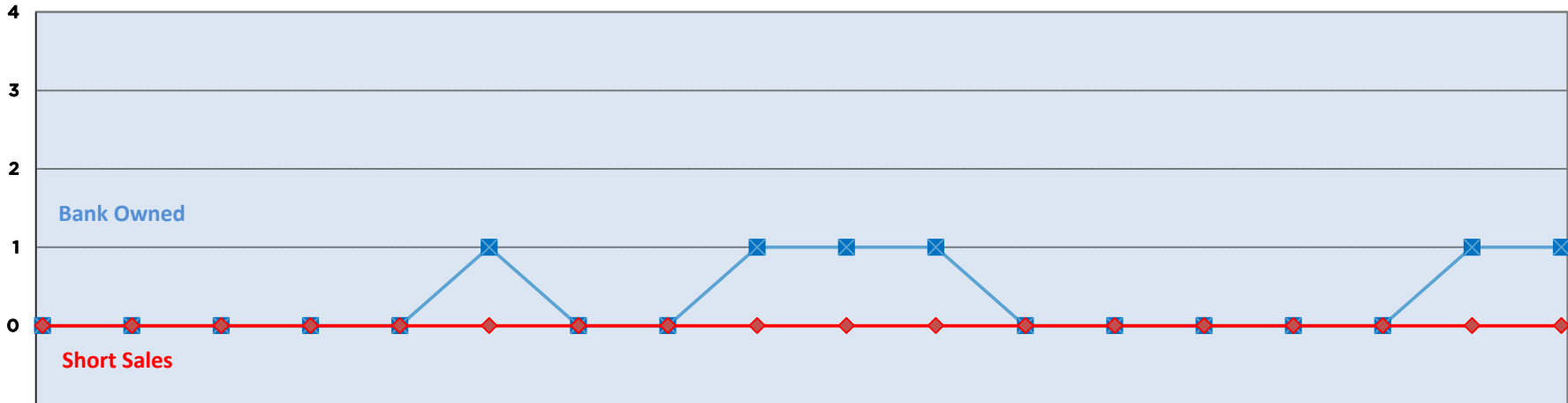
Condos, Townhomes, Villas



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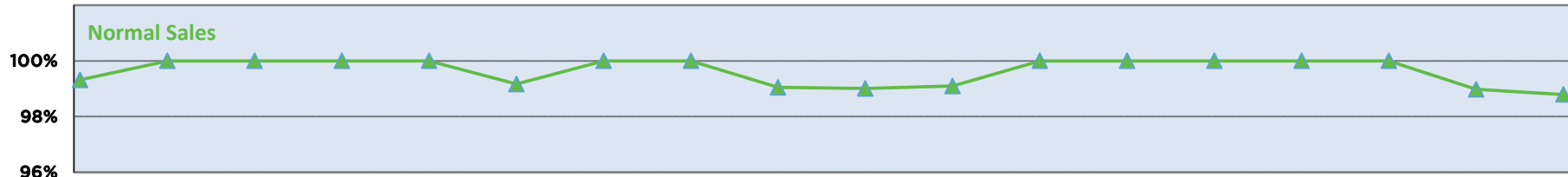
Condos, Townhomes, Villas

Foreclosure Sales

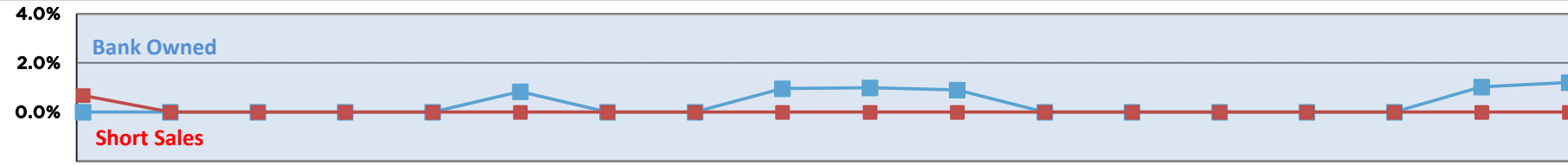


	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10
BO	0	0	0	0	0	1	0	0	1	1	1	0	0	0	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	11/3	11/10
Normal	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%	98.98%	98.80%

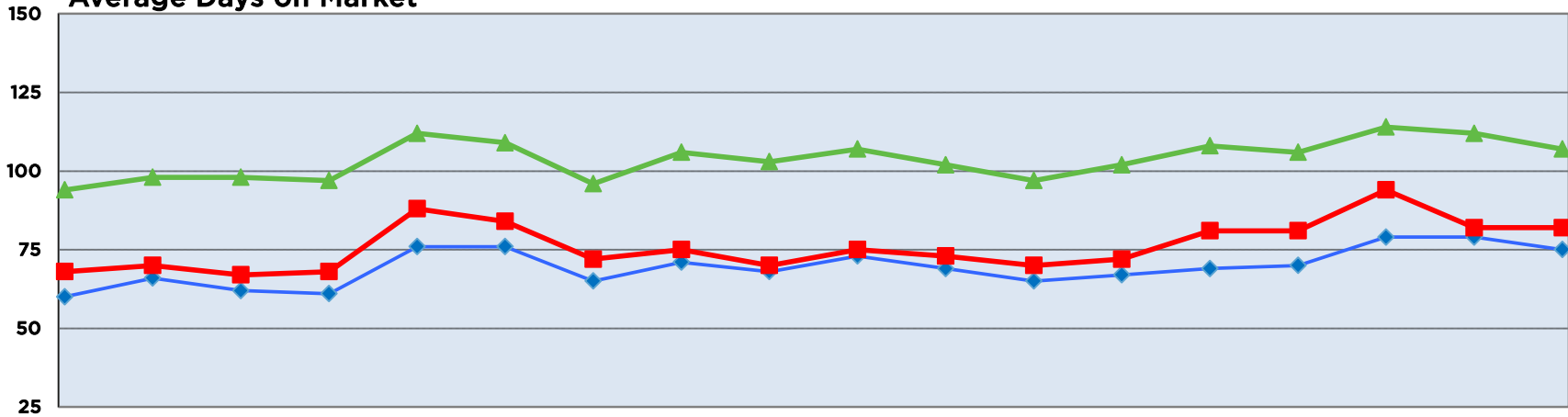


	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10
BO	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%
SS	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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Condos, Townhomes, Villas

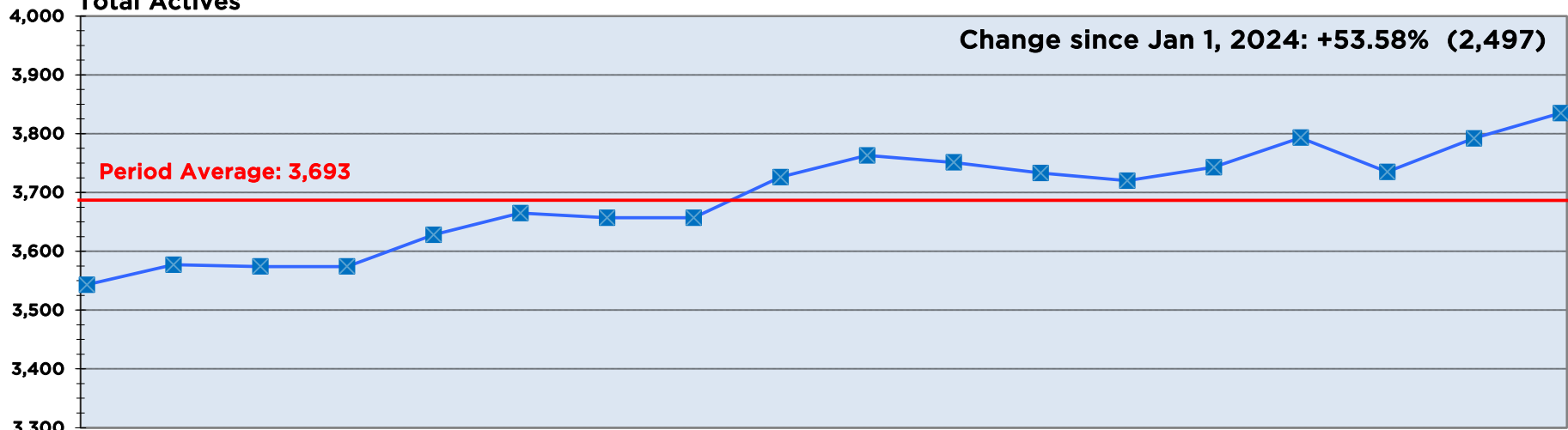
Average Days on Market



	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	11/3	11/10
ListToContract	60	66	62	61	76	76	65	71	68	73	69	65	67	69	70	79	79	75
CombDaysOnMkt	68	70	67	68	88	84	72	75	70	75	73	70	72	81	81	94	82	82
ListToClose	94	98	98	97	112	109	96	106	103	107	102	97	102	108	106	114	112	107

Total Actives

Change since Jan 1, 2024: +53.58% (2,497)

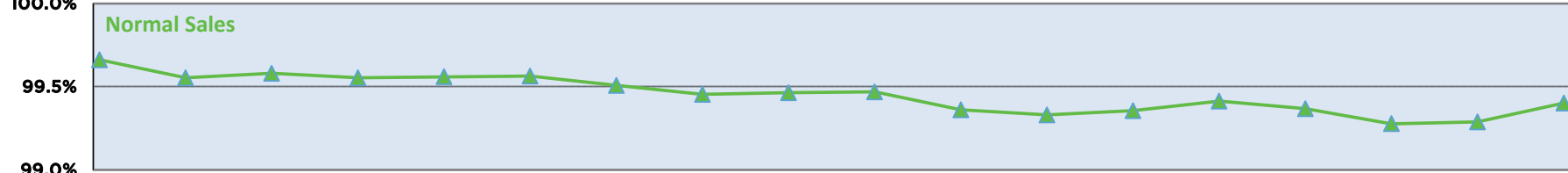


	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10
Total Actives	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835

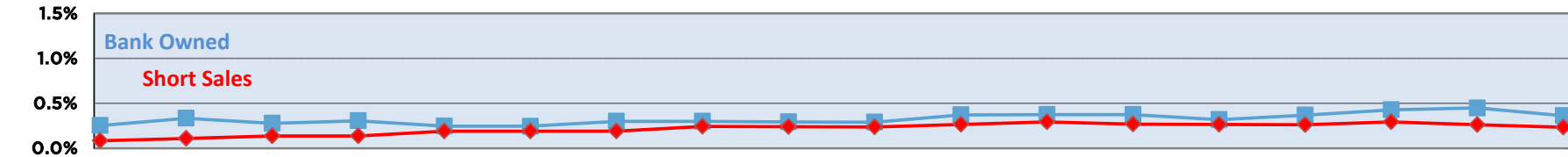
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Condos, Townhomes, Villas

Percentage of Actives

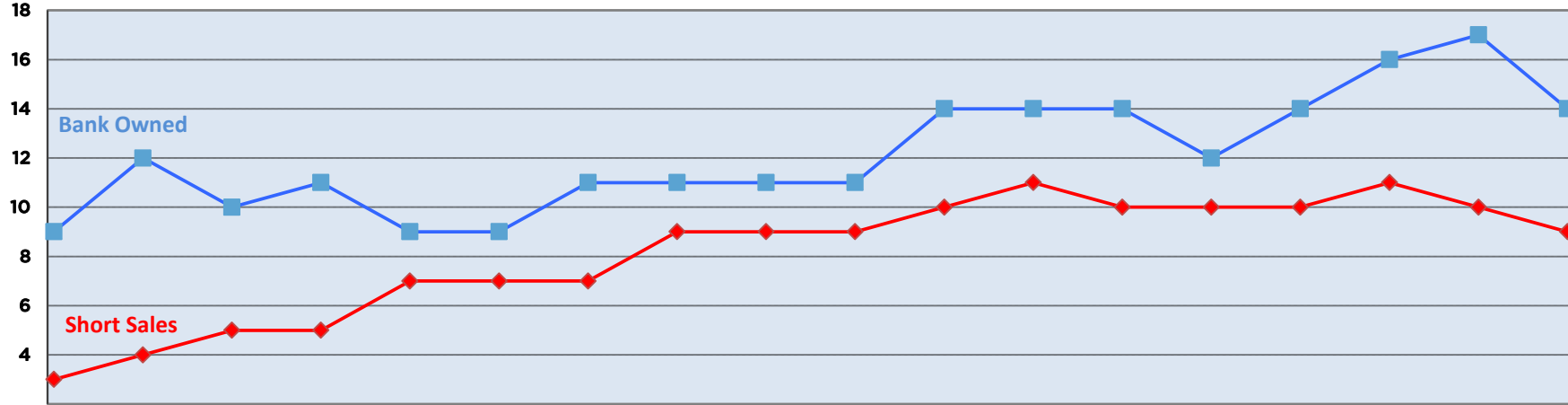


	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10
Normal	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%



	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	11/3	11/10
BO	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%	0.45%	0.37%
SS	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%	0.26%	0.23%

Active Foreclosures

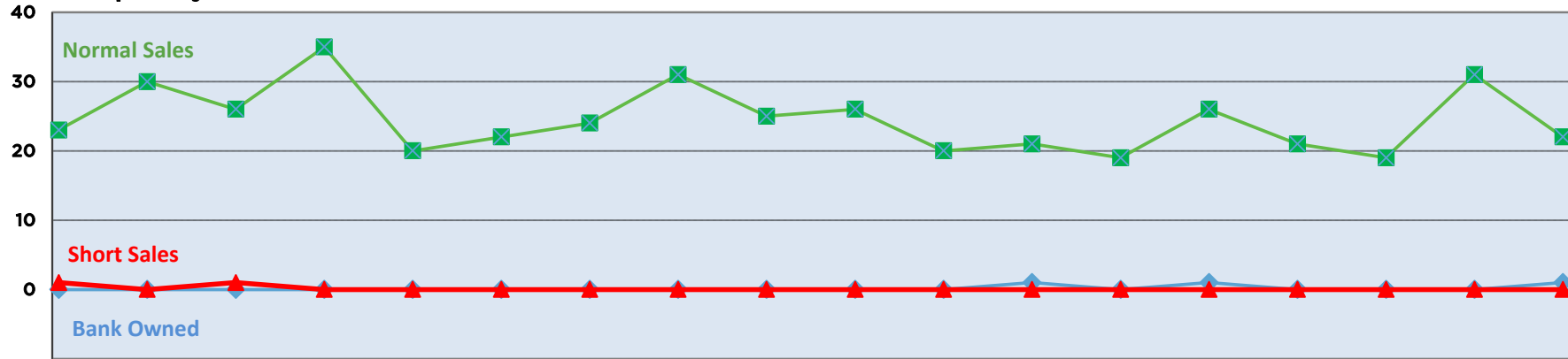


	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10
BO	9	12	10	11	9	9	11	11	11	11	14	14	14	12	14	16	17	14
SS	3	4	5	5	7	7	7	9	9	9	10	11	10	10	10	11	10	9

Monday Morning Quarterback
11/10/2024 - 11/16/2024
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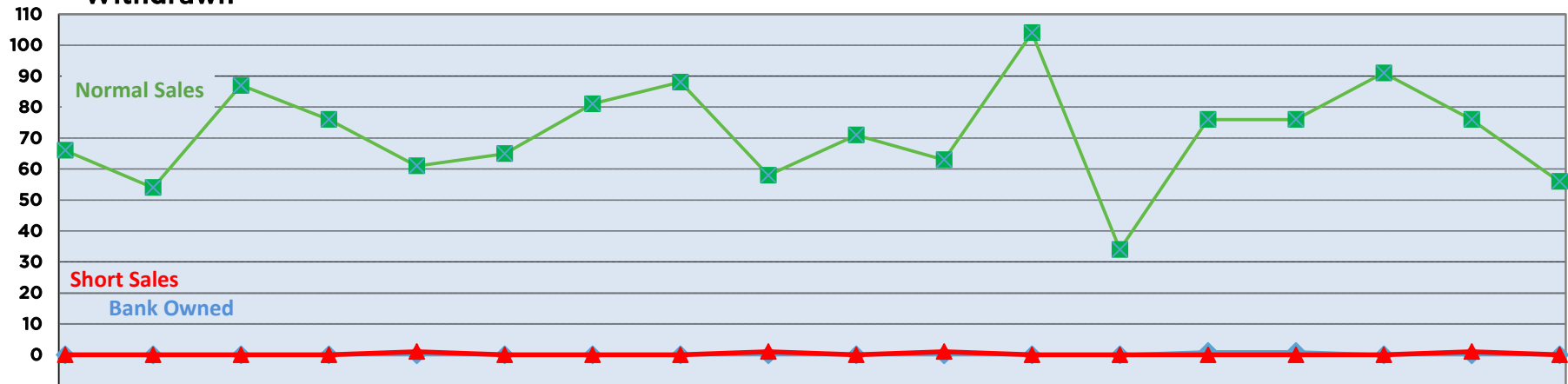
Condos, Townhomes, Villas

Temporary Off Market



	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	11/3	11/10
Norm	23	30	26	35	20	22	24	31	25	26	20	21	19	26	21	19	31	22
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1
SS	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

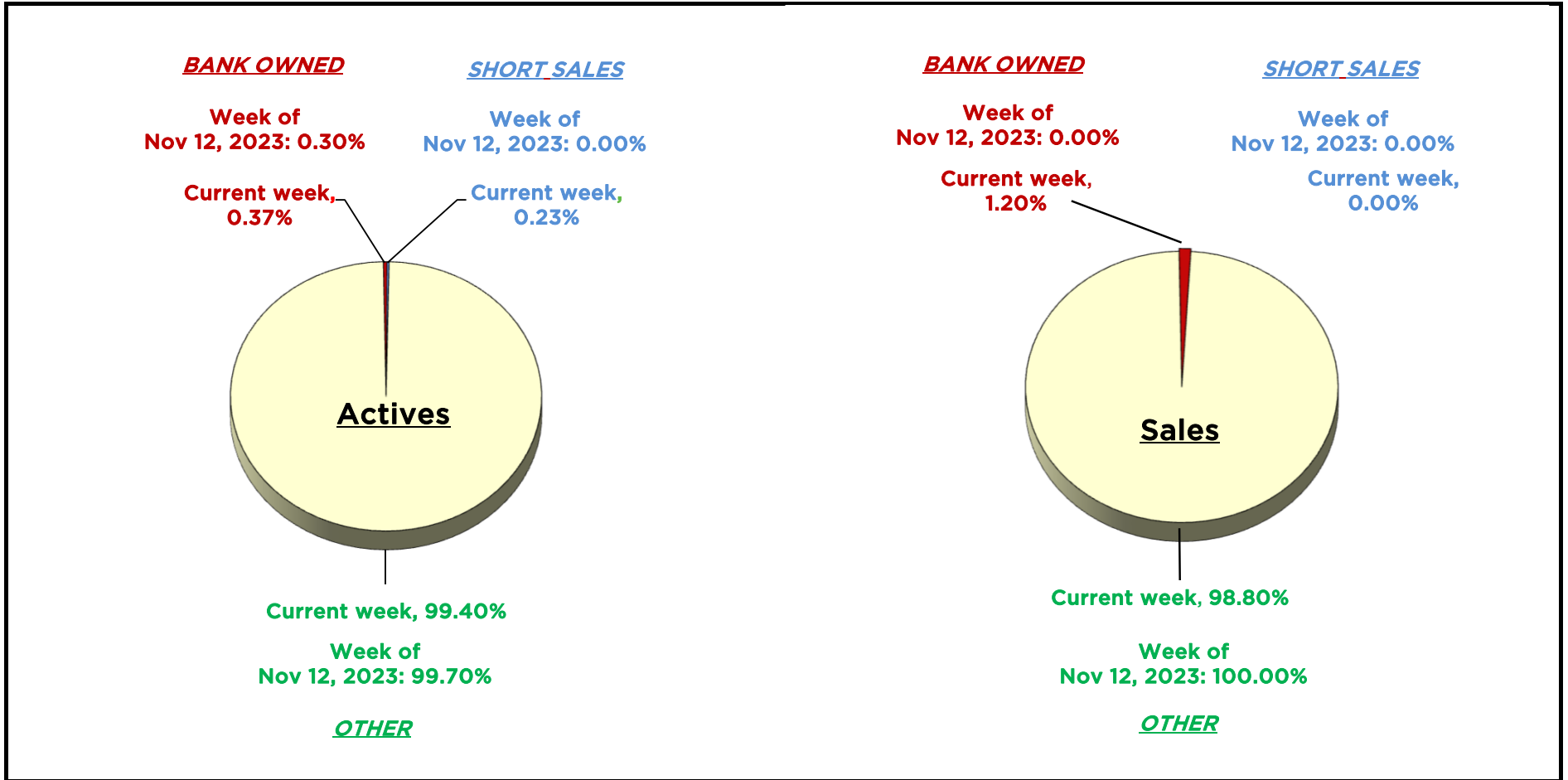
Withdrawn



	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	11/3	11/10
Norm	66	54	87	76	61	65	81	88	58	71	63	104	34	76	76	91	76	56
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
SS	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1	0

Monday Morning Quarterback
11/10/2024 - 11/16/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
11/10/2024 - 11/16/2024
Lake, Orange, Osceola & Seminole Counties

There are 40 Condos, Villas, or Townhomes available for the Median Price of \$285,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$284,972	2.8	2.0	1,308	\$217.83
Altamonte Springs / Forest City	32714	1	\$285,000	3.0	2.0	1,314	\$216.89
Oviedo	32765	1	\$284,888	2.0	2.0	975	\$292.19
Sanford (South)	32773	1	\$285,000	3.0	2.0	1,363	\$209.10
Longwood / Wekiva Springs	32779	1	\$285,000	3.0	2.0	1,581	\$180.27
Orange County		14	\$284,985	2.4	1.9	1,304	\$218.52
Apopka (North)	32712	1	\$285,000	3.0	2.0	2,053	\$138.82
Maitland / Eatonville	32751	1	\$285,000	3.0	2.0	1,583	\$180.04
Winter Park (East) / Aloma	32792	1	\$284,900	2.0	2.0	1,578	\$180.54
Orlando (Downtown)	32801	1	\$285,000	1.0	1.0	772	\$369.17
Pine Hills / Rosemont	32808	1	\$285,000	3.0	2.0	1,388	\$205.33
Lockhart	32810	1	\$285,000	3.0	2.0	1,344	\$212.05
Williamsburg / Lake Bryan	32821	2	\$284,995	2.5	2.0	1,134	\$251.43
Ventura	32822	1	\$285,000	2.0	2.0	1,200	\$237.50
Taft	32824	1	\$285,000	3.0	2.0	1,106	\$257.69
Research Park	32826	1	\$285,000	2.0	2.0	1,278	\$223.00
Waterford Lakes	32828	1	\$285,000	2.0	2.0	1,013	\$281.34
Hunters Creek	32837	1	\$284,900	2.0	2.0	1,219	\$233.72
Pine Castle / Edgewood	32839	1	\$285,000	3.0	2.0	1,457	\$195.61
Osceola County		14	\$284,999	2.6	2.0	1,294	\$220.25
Davenport	33896	2	\$285,000	2.0	2.0	1,449	\$196.69
Kissimmee (West) / Pleasant Hill	34746	2	\$285,000	3.0	2.0	1,203	\$236.91
Kissimmee / Celebration	34747	8	\$284,999	2.5	2.0	1,195	\$238.54
Kissimmee / Poinciana	34758	1	\$285,000	3.0	2.0	1,586	\$179.70
St Cloud / Harmony	34773	1	\$285,000	3.0	2.0	1,668	\$170.86
Lake County		8	\$285,000	2.0	2.0	1,347	\$211.64
Mount Dora	32757	1	\$285,000	2.0	2.0	1,540	\$185.06
Tavares / Mt Plymouth	32778	1	\$285,000	2.0	2.0	1,616	\$176.36
Clermont (Central)	34711	2	\$285,000	2.0	2.0	1,012	\$281.62
Groveland	34736	1	\$285,000	2.0	2.0	1,240	\$229.84
Leesburg (West)	34748	3	\$285,000	2.0	2.0	1,451	\$196.42