



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of November 17, 2024 - November 23, 2024

Single-family existing homes

- Sales of single-family homes increased to 365 during the week of November 17, from 305 the week prior
- The median price of single family homes decreased to \$430,000 a change of -6.0%
- 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 3, and now sits at 7,846

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 102 during the week of November 17, from 83 the week prior
- The median price of condos, townhomes, and villas decreased to \$263,000 a change of -7.7%
- 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 3,878

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

Monday Morning Quarterback
11/17/2024 - 11/23/2024
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	27	28	95	76	116	23
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	364	27	28	94	76	116	23
Active Listings	7,846	481	455	1,696	1,655	2,790	769
Bank Owned	52	14	8	12	6	10	2
Short Sales	29	1	7	13	6	2	0
Other	7,765	466	440	1,671	1,643	2,778	767
Months of Inventory	4.96	4.11	3.75	4.12	5.03	5.55	7.72

List Price

Average Original List Price	\$574,222	\$216,137	\$295,804	\$373,105	\$462,992	\$698,953	\$1,902,691
Average Final List Price	\$552,897	\$204,578	\$282,671	\$359,395	\$447,410	\$673,390	\$1,830,870

Sale Price

Average Price	\$533,504	\$188,919	\$276,389	\$353,329	\$440,233	\$655,742	\$1,686,924
Median Price	\$430,000	\$200,000	\$282,500	\$355,000	\$437,500	\$610,000	\$1,350,000

Price Differences

Original to Final List Price	-\$21,325	-\$11,559	-\$13,133	-\$13,710	-\$15,582	-\$25,563	-\$71,821
Original List to Sale Price - \$	-\$40,718	-\$27,218	-\$19,415	-\$19,776	-\$22,759	-\$43,211	-\$215,767
Final List to Sale Price - \$	-\$19,393	-\$15,659	-\$6,282	-\$6,066	-\$7,177	-\$17,648	-\$143,946
Original List to Sale Price - %	92.91%	87.41%	93.44%	94.70%	95.08%	93.82%	88.66%
Final List to Sale Price - %	96.49%	92.35%	97.78%	98.31%	98.40%	97.38%	92.14%

Days on the Market

Avg Days Listing to Contract	68	59	53	75	68	65	83
Combined Avg Days to Contract	76	59	60	80	79	76	87
Avg Days Listing to Closing	106	93	88	114	102	103	130
Avg Days Contract to Close	37	33	36	38	33	37	46

Beds / Baths

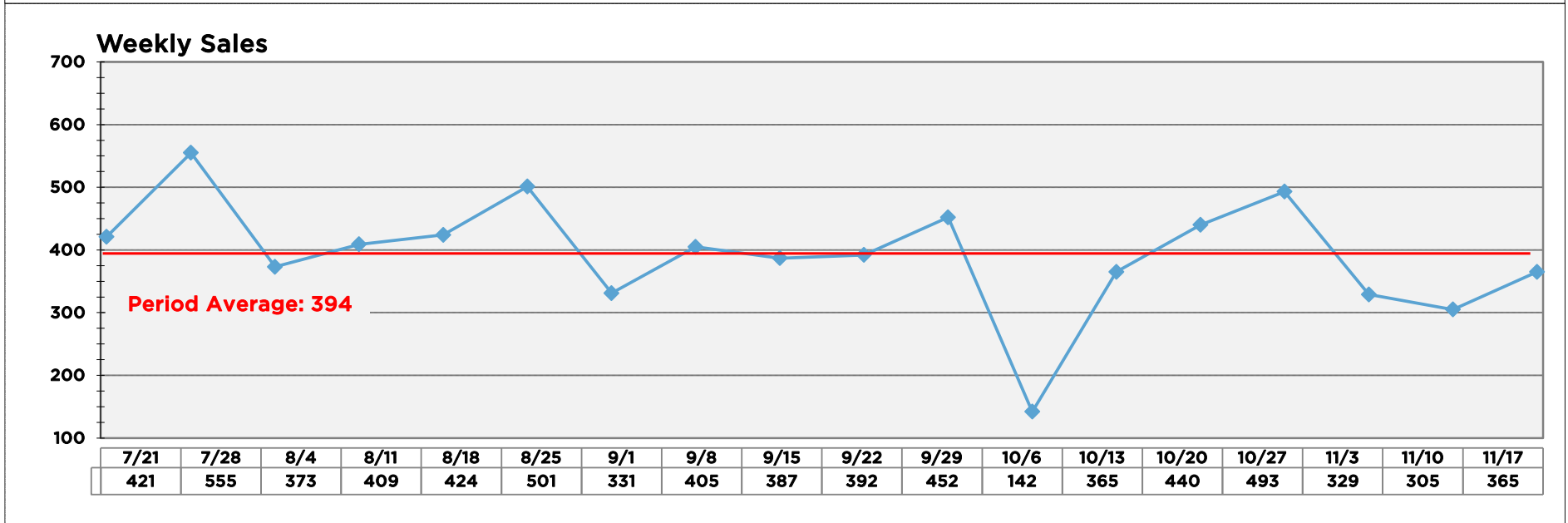
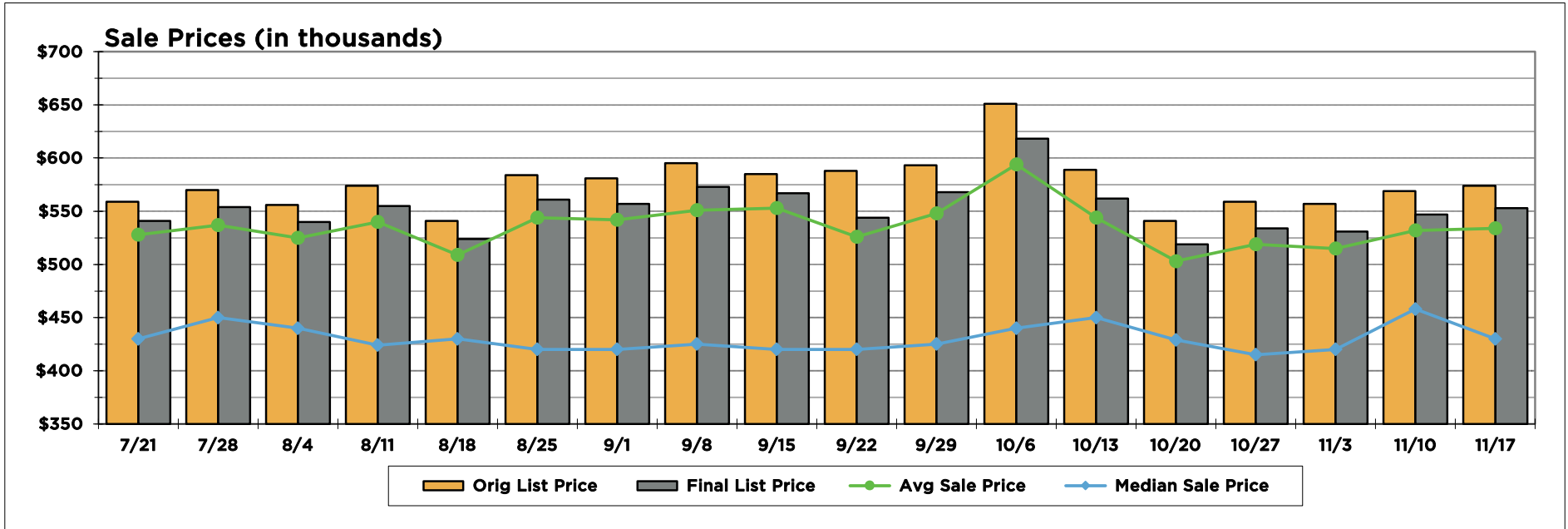
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,192	1,247	1,281	1,649	2,009	2,815	4,125
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Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

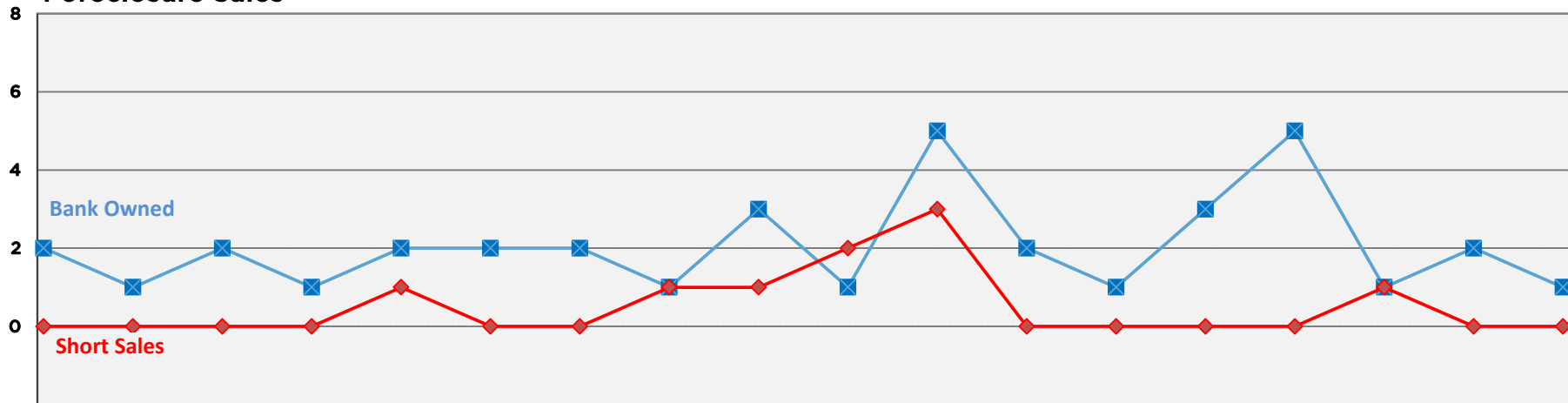
Single Family Homes



Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

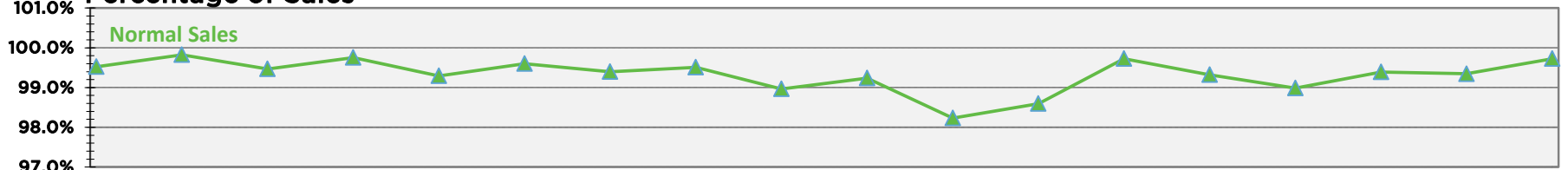
Single Family Homes

Foreclosure Sales

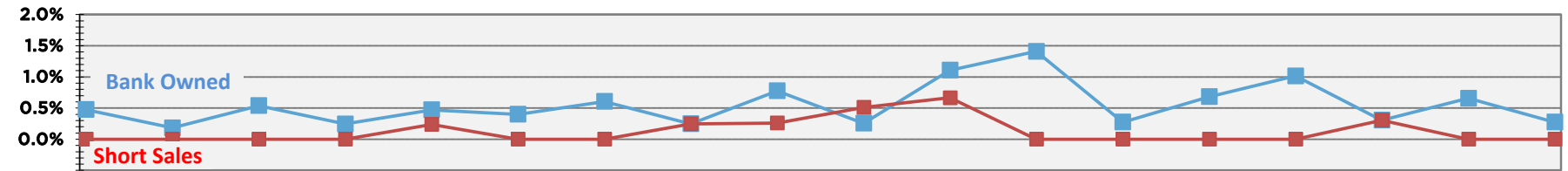


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
BO	2	1	2	1	2	2	2	1	3	1	5	2	1	3	5	1	2	1
SS	0	0	0	0	1	0	0	1	1	2	3	0	0	0	0	1	0	0

Percentage of Sales



	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	11/17
Normal	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%	99.73%

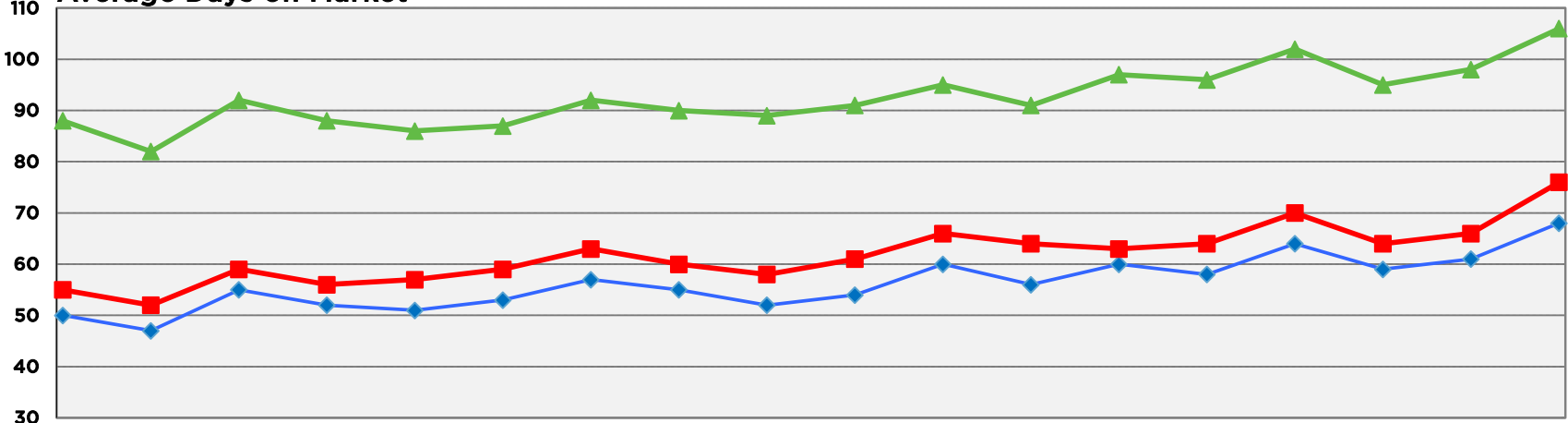


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
BO	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%
SS	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%

Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

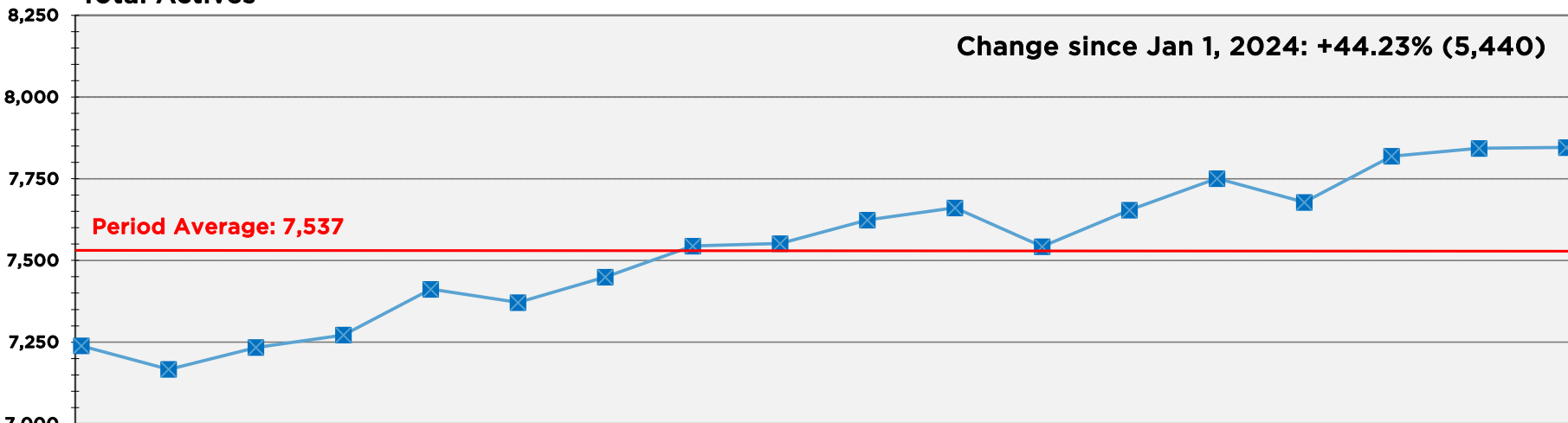
Single Family Homes

Average Days on Market



	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	11/17
ListToContract	50	47	55	52	51	53	57	55	52	54	60	56	60	58	64	59	61	68
CombDaysOnMkt	55	52	59	56	57	59	63	60	58	61	66	64	63	64	70	64	66	76
ListToClose	88	82	92	88	86	87	92	90	89	91	95	91	97	96	102	95	98	106

Total Actives

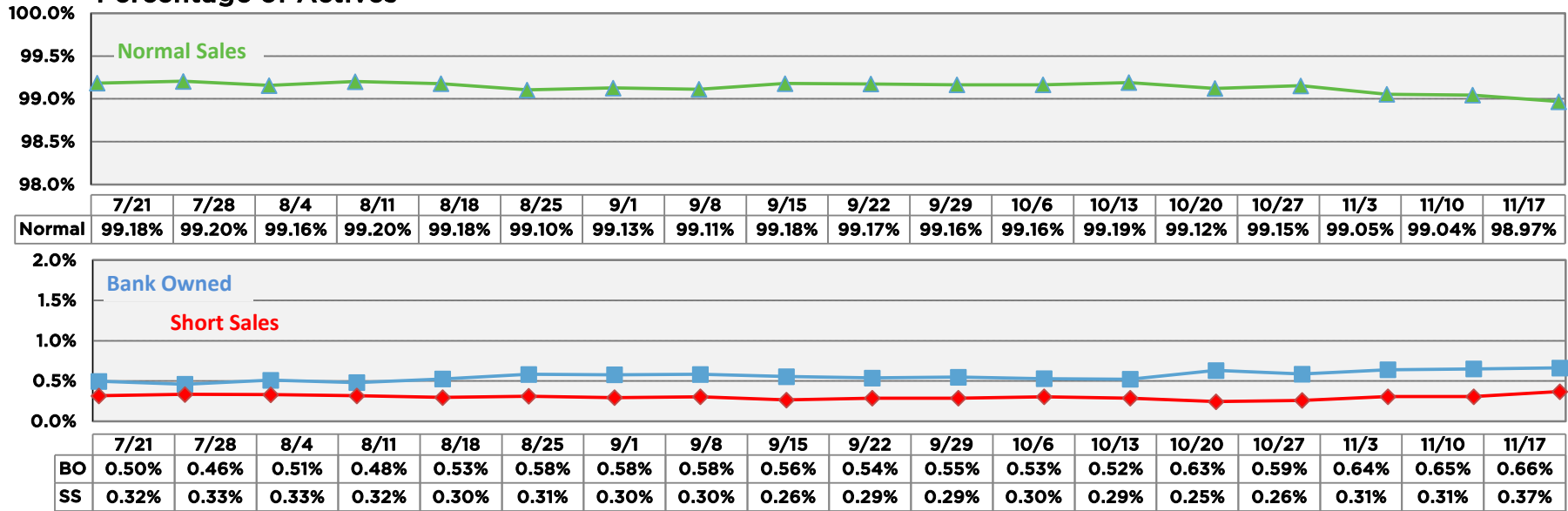


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
Total Actives	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846

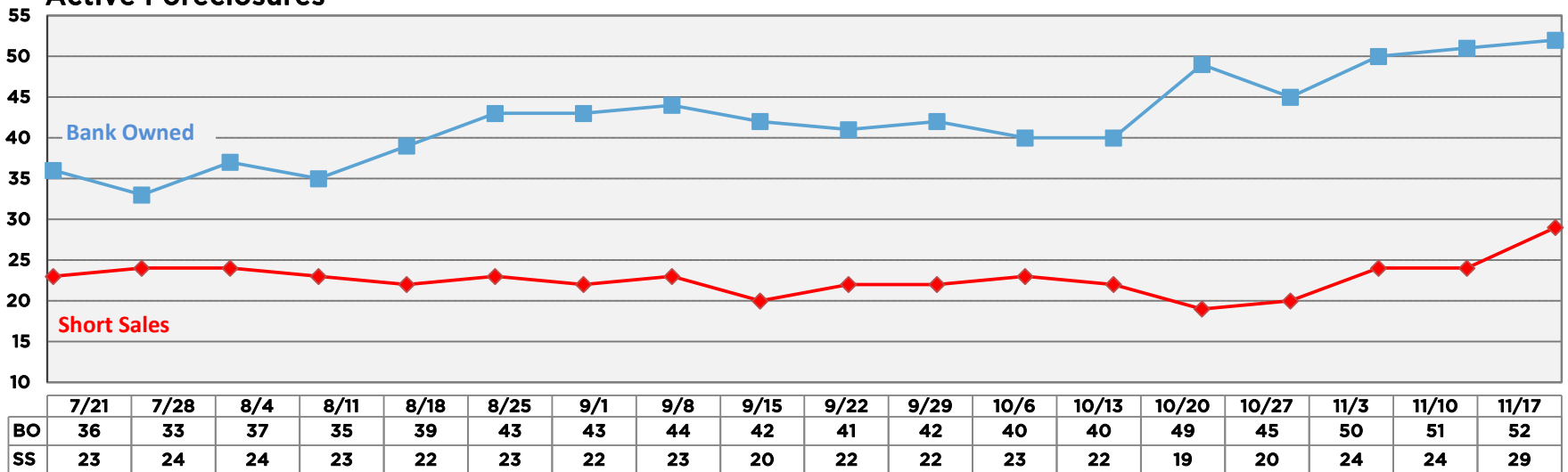
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



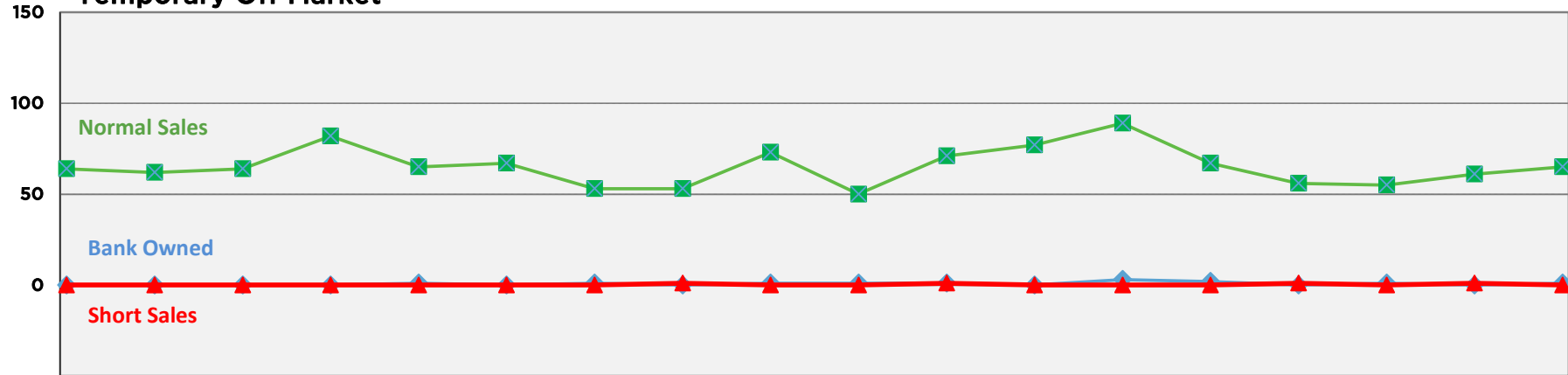
Active Foreclosures



Monday Morning Quarterback
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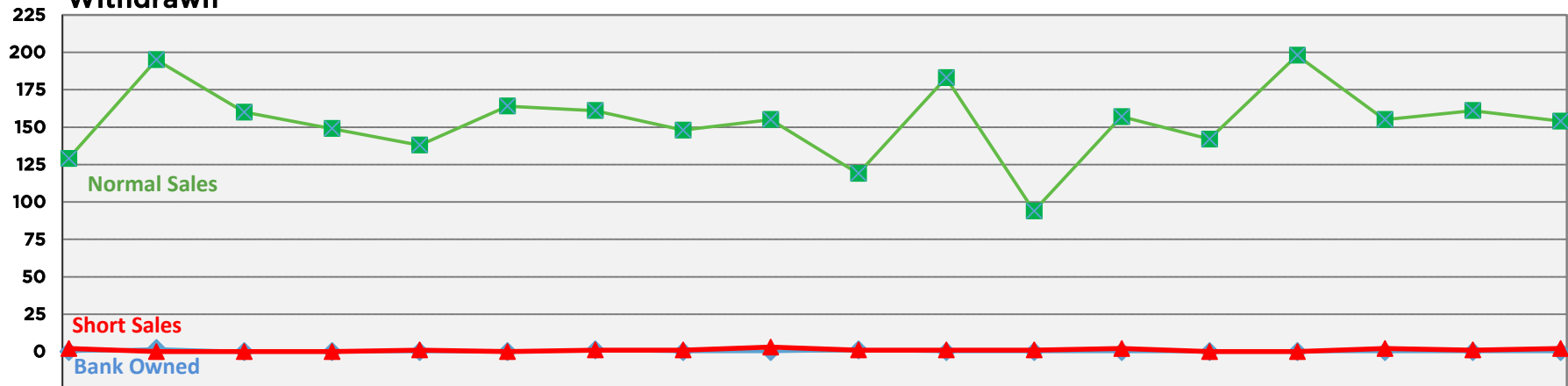
Single Family Homes

Temporary Off Market



	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	11/17
Norm	64	62	64	82	65	67	53	53	73	50	71	77	89	67	56	55	61	65
BO	0	0	0	0	1	0	1	0	1	1	1	0	3	2	0	1	0	1
SS	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0

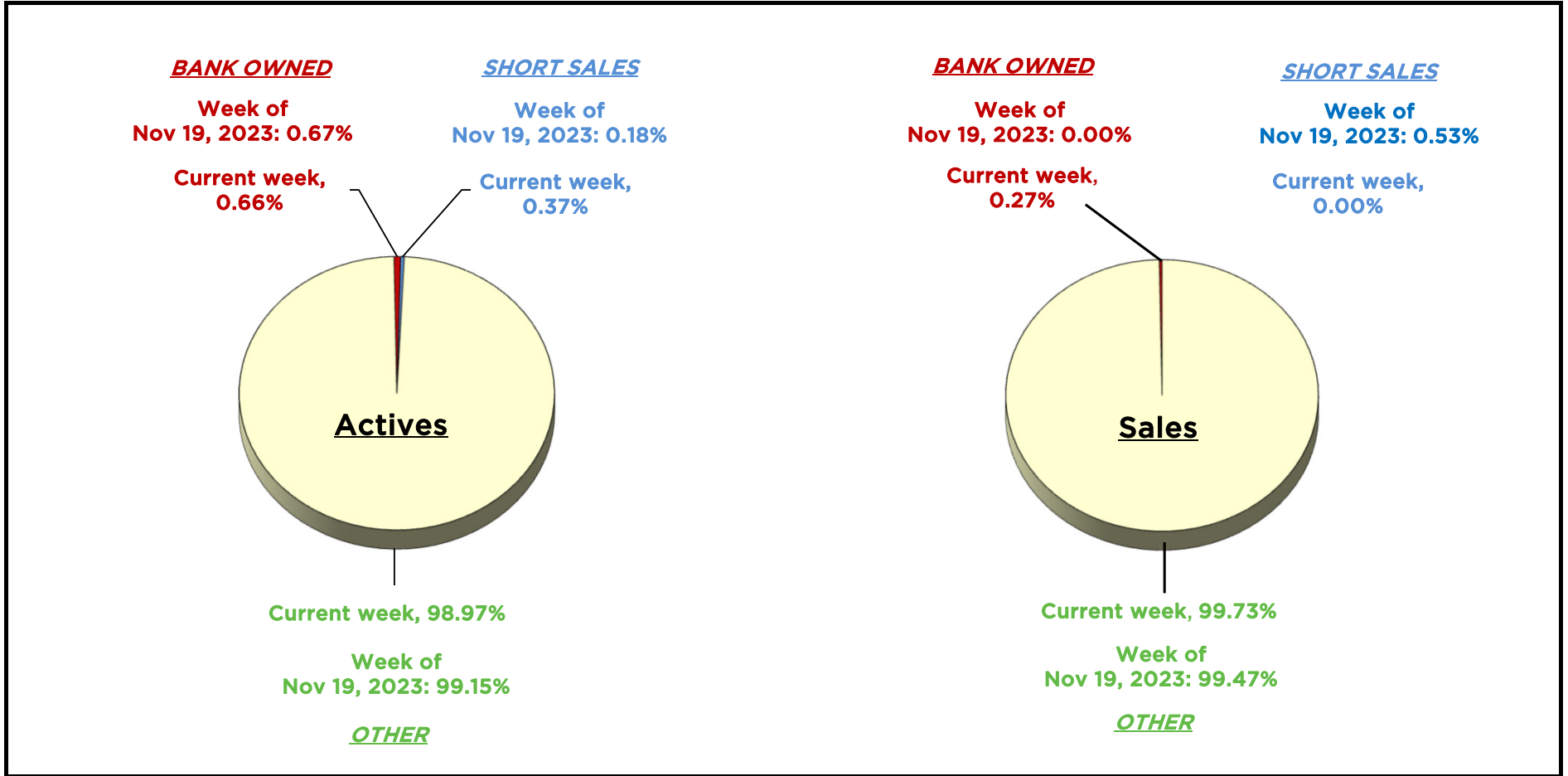
Withdrawn



	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	11/17
Norm	129	195	160	149	138	164	161	148	155	119	183	94	157	142	198	155	161	154
BO	0	2	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0
SS	2	0	0	0	1	0	1	1	3	1	1	1	2	0	0	2	1	2

Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

There are 69 Single Family Homes available for the Median Price of \$430,000 (± \$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		9	\$429,989	3.4	2.1	1,985	\$216.61
Casselberry	32707	3	\$430,000	3.3	2.0	1,851	\$232.27
Winter Springs / Tuskawilla	32708	2	\$429,950	3.5	2.0	1,812	\$237.28
Altamonte Springs / Forest City	32714	1	\$430,000	3.0	2.0	1,804	\$238.36
Longwood (East)	32750	1	\$430,000	4.0	3.0	2,089	\$205.84
Oviedo	32765	1	\$430,000	3.0	2.0	2,840	\$151.41
Sanford / Lake Forest	32771	1	\$430,000	4.0	2.0	1,955	\$219.95
Orange County		17	\$429,949	3.6	1.9	1,796	\$239.35
Apopka / Hunt Club	32703	1	\$430,000	3.0	2.0	1,431	\$300.49
Apopka (North)	32712	1	\$429,900	4.0	2.0	2,330	\$184.51
Colonialtown	32803	1	\$430,000	3.0	2.0	1,364	\$315.25
College Park	32804	1	\$429,900	3.0	1.0	1,274	\$337.44
Conway	32812	1	\$429,900	4.0	2.0	1,935	\$222.17
Union Park	32817	3	\$429,963	3.3	2.0	1,599	\$268.95
Hiawassee	32818	2	\$429,950	4.0	2.0	2,269	\$189.53
Ventura	32822	1	\$429,900	3.0	2.0	1,814	\$236.99
Taft	32824	2	\$430,000	4.0	2.0	1,912	\$224.95
Research Park	32826	3	\$429,950	4.0	2.0	1,844	\$233.20
Ocoee	34761	1	\$429,900	3.0	2.0	1,702	\$252.59
Osceola County		27	\$429,974	3.9	2.3	2,032	\$211.62
Kissimmee (Central)	34741	1	\$430,000	4.0	2.0	2,813	\$152.86
Kissimmee / Buena Ventura Lakes	34743	3	\$430,000	3.7	2.0	2,064	\$208.33
Kissimmee (East)	34744	2	\$430,000	3.5	2.5	1,745	\$246.42
Kissimmee (West) / Pleasant Hill	34746	8	\$429,937	3.9	2.5	2,133	\$201.60
Kissimmee / Celebration	34747	3	\$430,000	4.0	2.7	1,787	\$240.58
Kissimmee / Poinciana	34758	2	\$430,000	4.5	2.5	2,237	\$192.22
St Cloud	34769	1	\$430,000	4.0	3.0	1,444	\$297.78
St Cloud / Narcoossee	34771	4	\$429,975	3.8	2.0	1,936	\$222.09
St Cloud / Canoe Creek	34772	2	\$430,000	3.5	2.0	1,880	\$228.78
St Cloud / Harmony	34773	1	\$429,900	4.0	2.0	2,520	\$170.60

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There are 69 Single Family Homes available for the Median Price of \$430,000 (± \$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>
Lake County		16	\$429,925	3.6	2.3	2,091	\$205.56
Lady Lake / The Villages	32159	2	\$429,900	3.0	2.0	2,075	\$207.23
Eustis (West)	32726	1	\$429,500	4.0	2.0	2,028	\$211.79
Eustis (East)	32736	1	\$429,999	3.0	2.0	1,810	\$237.57
Mount Dora	32757	1	\$429,900	3.0	2.0	1,792	\$239.90
Tavares / Mt Plymouth	32778	2	\$429,950	4.0	3.0	2,375	\$181.03
Clermont (South)	34714	1	\$429,999	4.0	3.0	1,632	\$263.48
Groveland	34736	3	\$430,000	3.7	2.0	1,916	\$224.39
Howey in the Hills	34737	1	\$430,000	4.0	3.0	2,476	\$173.67
Leesburg (West)	34748	1	\$429,900	3.0	2.0	2,287	\$187.98
Mascotte	34753	1	\$430,000	3.0	2.0	2,207	\$194.83
Leesburg (East) / Haines Creek	34788	2	\$429,900	4.0	2.5	2,292	\$187.61

Monday Morning Quarterback
11/17/2024 - 11/23/2024
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	102	48	8	25	10	10	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	101	47	8	25	10	10	1
Active Listings	3,878	1,457	597	1,020	472	311	21
Bank Owned	14	7	3	2	1	1	0
Short Sales	9	2	0	6	1	0	0
Other	3,855	1,448	594	1,012	470	310	21
Months of Inventory	8.77	7.01	17.22	9.42	10.89	7.18	4.85

List Price

Average Original List Price	\$324,906	\$200,860	\$297,350	\$370,626	\$459,080	\$601,490	\$1,249,000
Average Final List Price	\$310,884	\$190,581	\$274,100	\$352,116	\$445,380	\$598,380	\$1,129,000

Sale Price

Average Price	\$299,882	\$179,675	\$266,988	\$341,616	\$438,530	\$585,200	\$1,050,000
Median Price	\$263,000	\$180,000	\$267,450	\$337,000	\$438,750	\$539,500	\$1,050,000

Price Differences

Original to Final List Price	-\$14,022	-\$10,279	-\$23,250	-\$18,510	-\$13,700	-\$3,110	-\$120,000
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Original List to Sale Price - \$	-\$25,024	-\$21,185	-\$30,362	-\$29,010	-\$20,550	-\$16,290	-\$199,000
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Final List to Sale Price - \$	-\$11,002	-\$10,906	-\$7,112	-\$10,500	-\$6,850	-\$13,180	-\$79,000
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Original List to Sale Price - %	92.30%	89.45%	89.79%	92.17%	95.52%	97.29%	84.07%
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Final List to Sale Price - %	96.46%	94.28%	97.41%	97.02%	98.46%	97.80%	93.00%
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Days on the Market

Avg Days Listing to Contract	79	76	121	88	80	30	160
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Combined Avg Days to Contract	85	79	144	96	85	30	160
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Avg Days Listing to Closing	112	109	162	118	114	63	169
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Avg Days Contract to Close	33	34	40	29	33	32	9
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Beds / Baths

Average Bedrooms	2	2	3	3	3	3	3
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Average Full Baths	2	2	2	2	2	2	3
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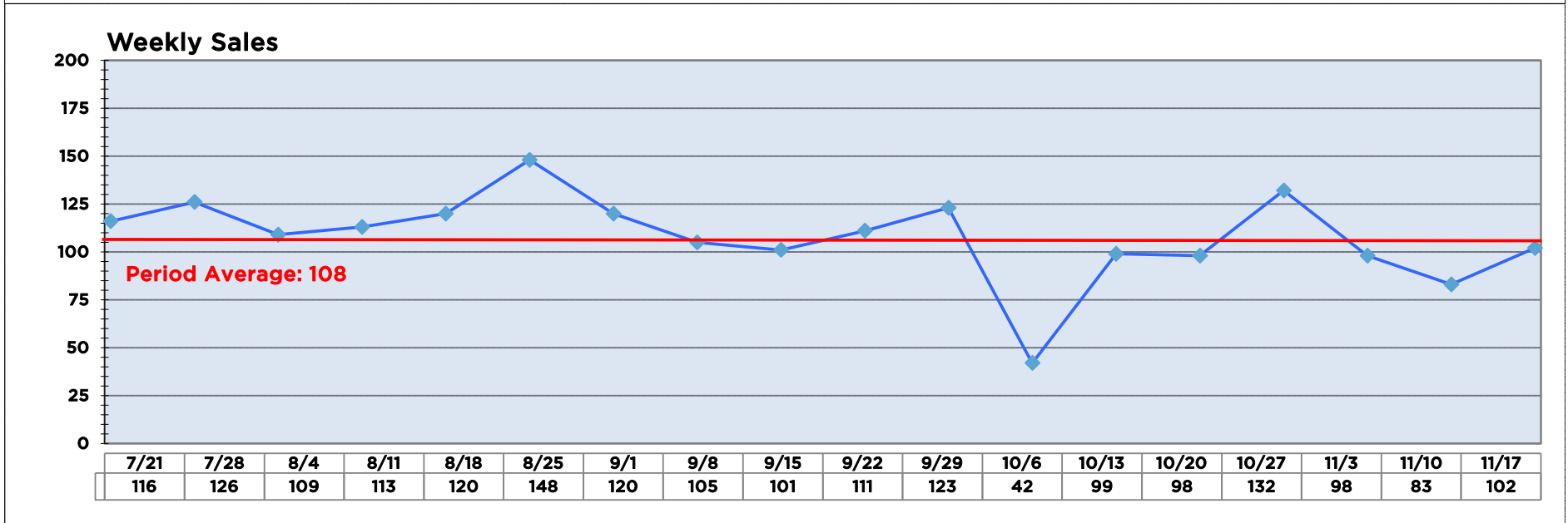
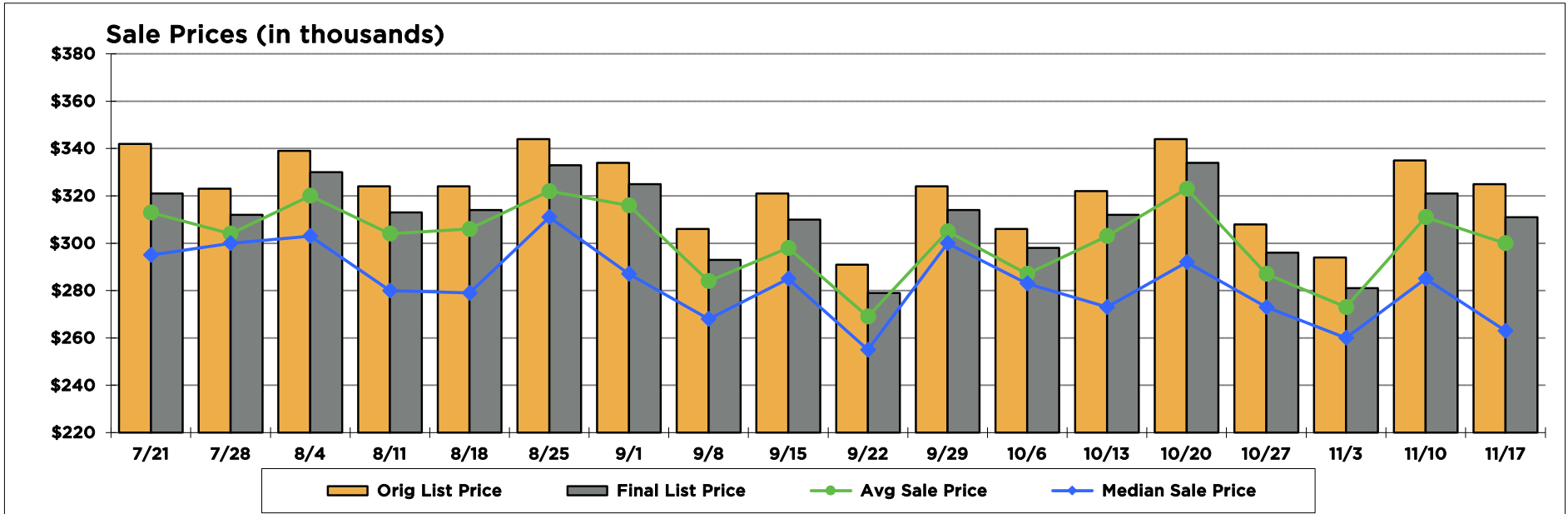
Average Half Baths	0	0	1	1	1	1	0
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Square Footage

Average Square Feet	1,366	996	1,451	1,551	1,780	2,069	2,615
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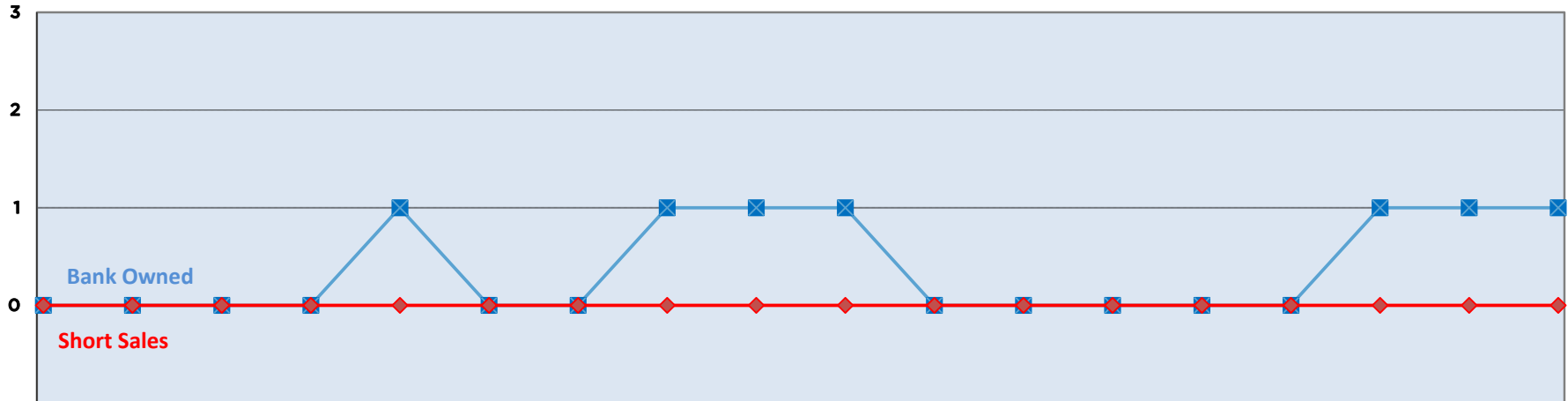
Condos, Townhomes, Villas



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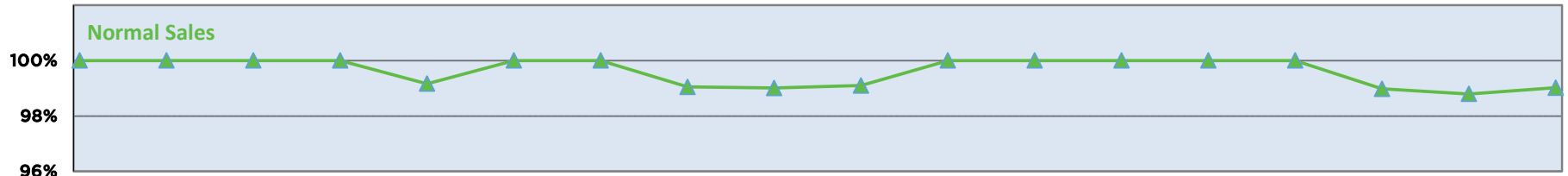
Condos, Townhomes, Villas

Foreclosure Sales

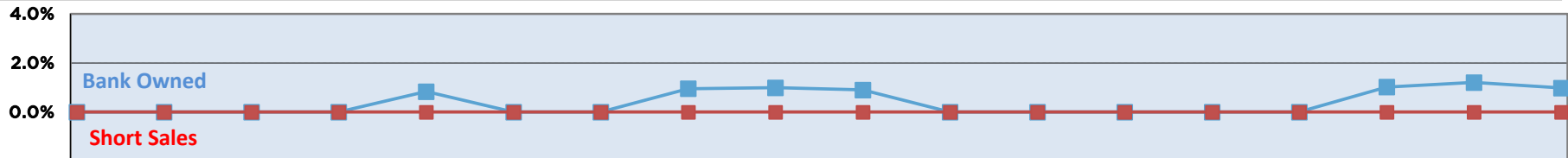


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
BO	0	0	0	0	1	0	0	1	1	1	0	0	0	0	0	1	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	7/21	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	11/17
Normal	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%	99.02%

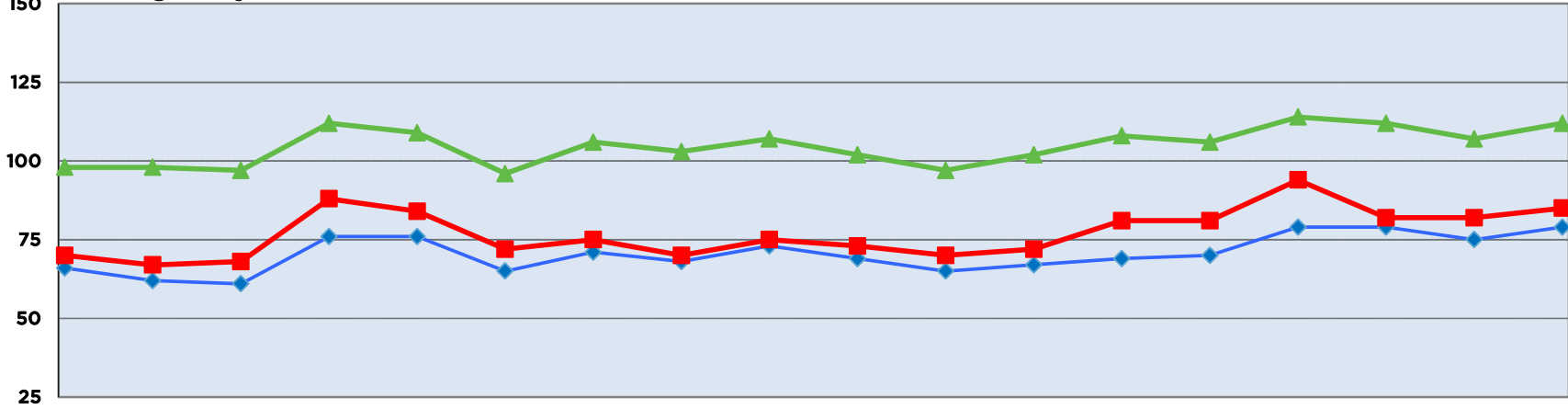


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
BO	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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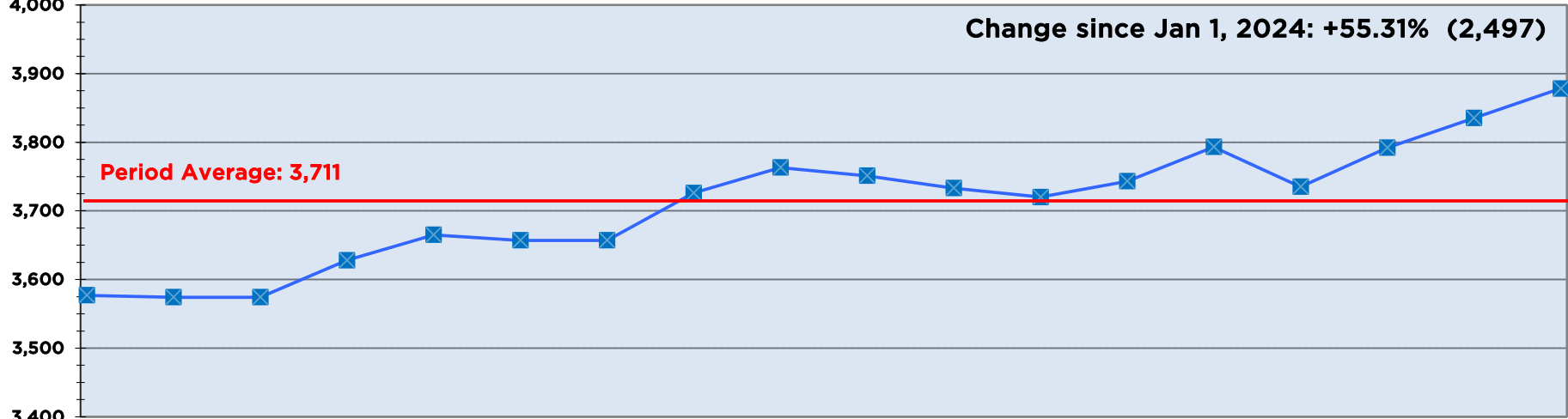
Condos, Townhomes, Villas

Average Days on Market



	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	11/17
ListToContract	66	62	61	76	76	65	71	68	73	69	65	67	69	70	79	79	75	79
CombDaysOnMkt	70	67	68	88	84	72	75	70	75	73	70	72	81	81	94	82	82	85
ListToClose	98	98	97	112	109	96	106	103	107	102	97	102	108	106	114	112	107	112

Total Actives

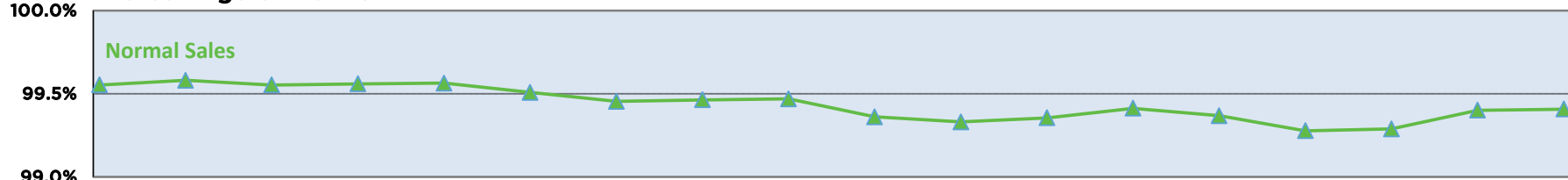


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
Total Actives	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878

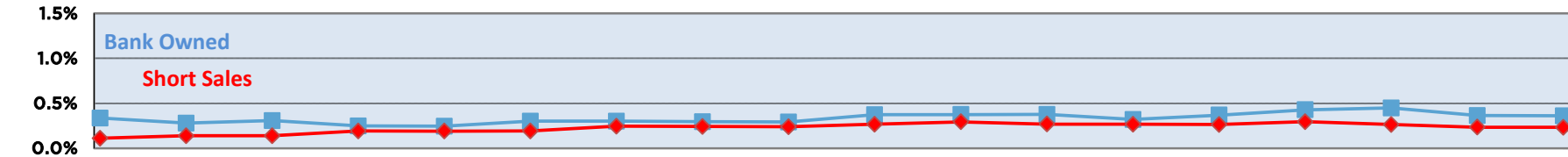
Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

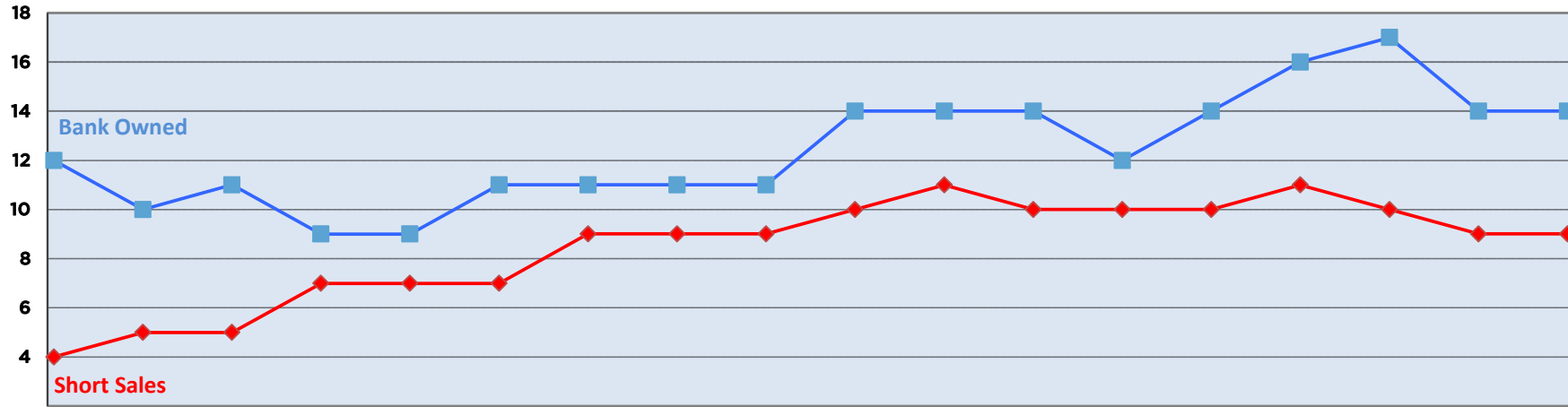


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
Normal	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%



	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	11/17
BO	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%	0.36%
SS	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%	0.23%

Active Foreclosures

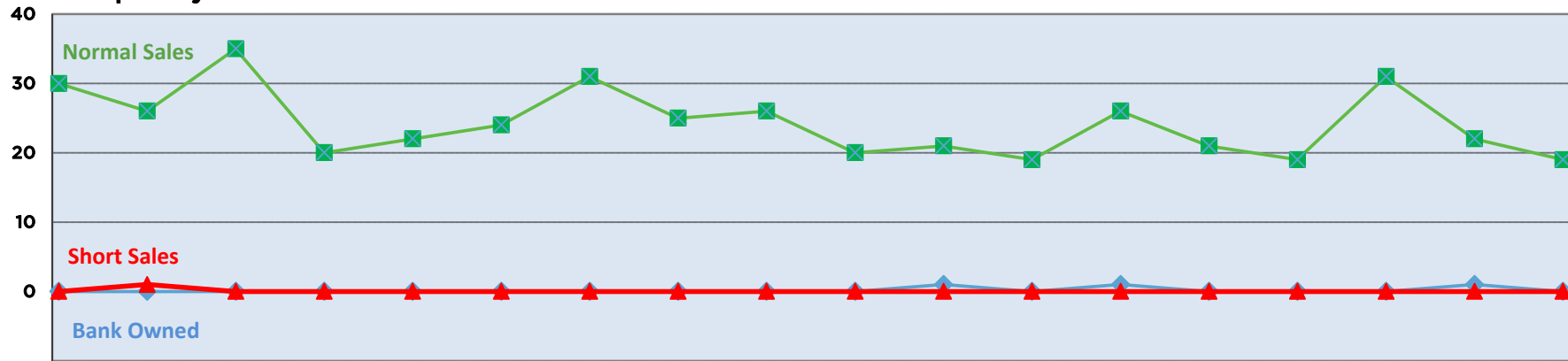


	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17
BO	12	10	11	9	9	11	11	11	11	14	14	14	12	14	16	17	14	14
SS	4	5	5	7	7	7	9	9	9	10	11	10	10	10	11	10	9	9

Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

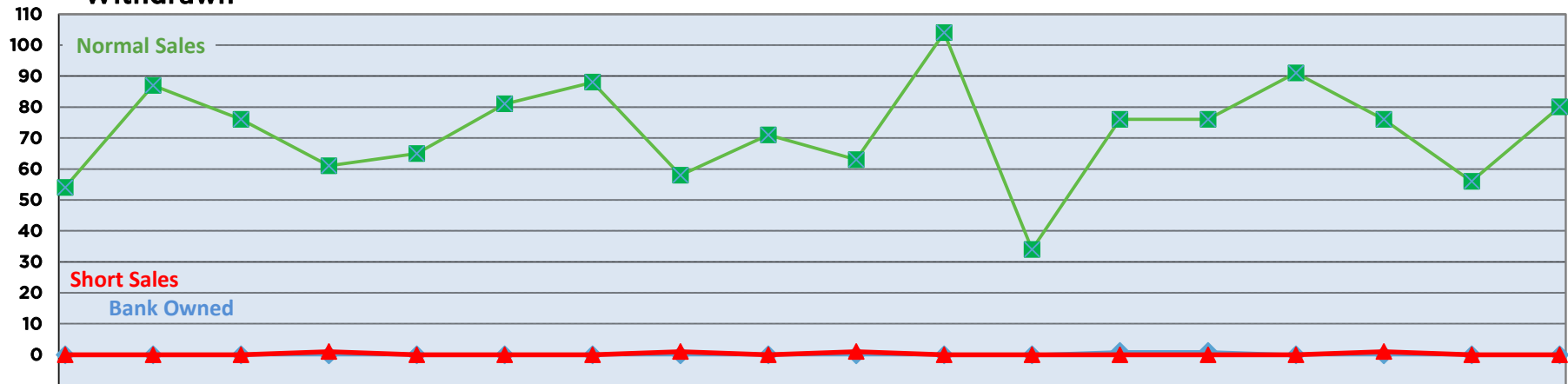
Condos, Townhomes, Villas

Temporary Off Market



	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	11/17
Norm	30	26	35	20	22	24	31	25	26	20	21	19	26	21	19	31	22	19
BO	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1	0
SS	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

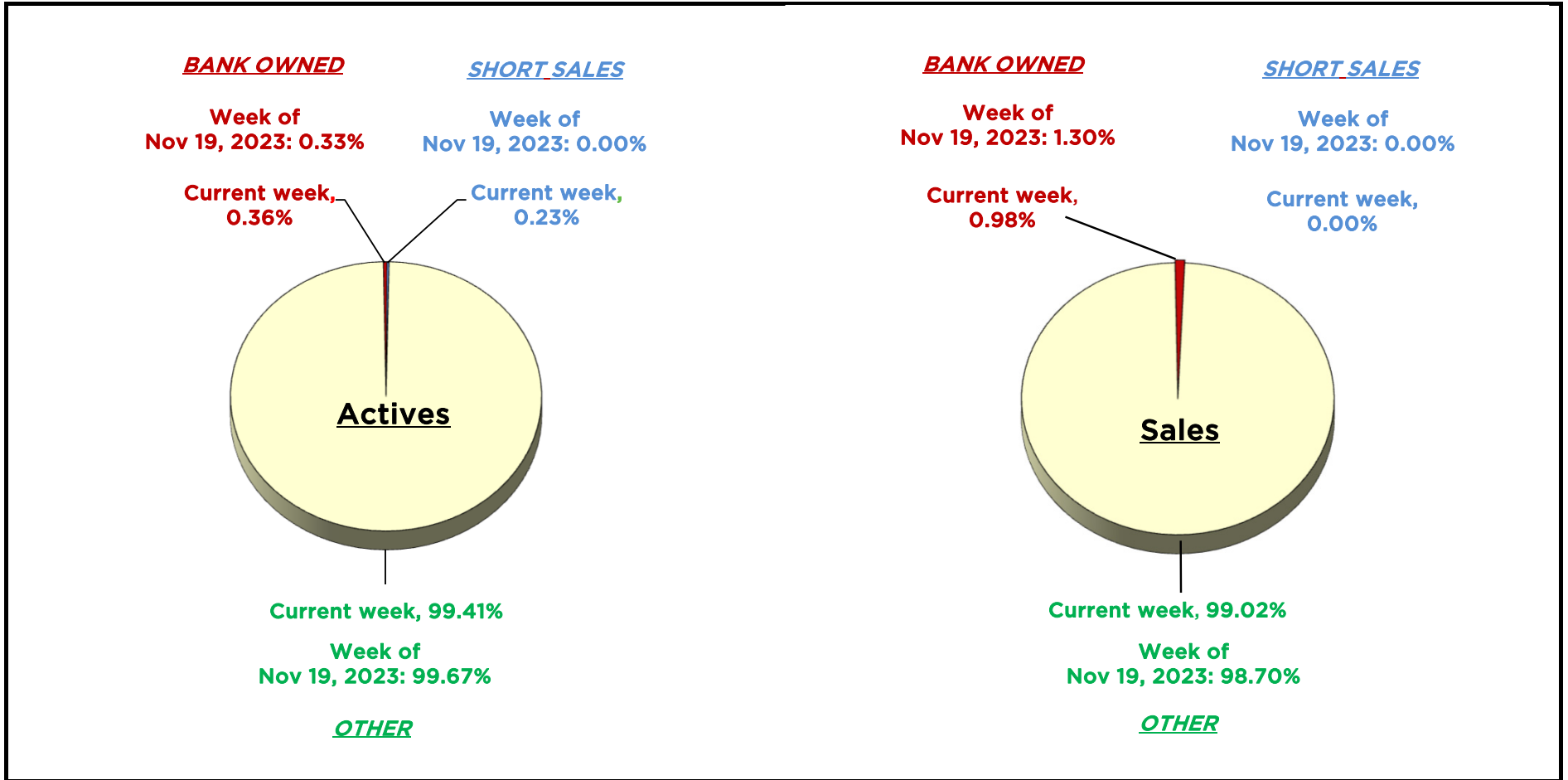
Withdrawn



	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	11/17
Norm	54	87	76	61	65	81	88	58	71	63	104	34	76	76	91	76	56	80
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
SS	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1	0	0

Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
11/17/2024 - 11/23/2024
Lake, Orange, Osceola & Seminole Counties

There are 4 Condos, Villas, or Townhomes available for the Median Price of \$263,000 (± \$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							
Altamonte Springs / Forest City	32714	1	\$263,000	2.0	2.0	1,146	\$229.49
Orange County							
Conway	32812	1	\$263,000	2.0	2.0	1,281	\$205.31
Rio Pinar / Union Park	32825	1	\$263,400	2.0	2.0	980	\$268.78
Hunters Creek	32837	1	\$263,000	3.0	2.0	1,276	\$206.11