



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of November 24, 2024 - November 30, 2024

Single-family existing homes

- Sales of single-family homes decreased to 250 during the week of November 24, from 365 the week prior
- The median price of single family homes increased to \$435,000 a change of 1.2%
- 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 decreased by 152, and now sits at 7,694

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 70 during the week of November 24, from 102 the week prior
- The median price of condos, townhomes, and villas remains constant at \$263,000
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 91, and now sits at 3,787

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

Monday Morning Quarterback
11/24/2024 - 11/30/2024
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	250	26	12	61	50	85	16
Bank Owned	3	1	1	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	247	25	11	60	50	85	16
Active Listings	7,694	487	453	1,664	1,634	2,696	760
Bank Owned	52	14	6	16	5	9	2
Short Sales	32	3	7	14	6	2	0
Other	7,610	470	440	1,634	1,623	2,685	758
Months of Inventory	7.10	4.32	8.71	6.30	7.54	7.32	10.96

List Price

Average Original List Price	\$565,376	\$209,908	\$292,058	\$371,347	\$462,836	\$691,479	\$1,738,250
Average Final List Price	\$545,733	\$203,796	\$282,350	\$360,533	\$450,578	\$665,811	\$1,664,437

Sale Price

Average Price	\$530,915	\$190,319	\$274,583	\$352,180	\$441,197	\$648,088	\$1,615,938
Median Price	\$435,000	\$200,000	\$272,500	\$350,000	\$435,000	\$600,000	\$1,275,000

Price Differences

Original to Final List Price	-\$19,643	-\$6,112	-\$9,708	-\$10,814	-\$12,258	-\$25,668	-\$73,813
Original List to Sale Price - \$	-\$34,461	-\$19,589	-\$17,475	-\$19,167	-\$21,639	-\$43,391	-\$122,312
Final List to Sale Price - \$	-\$14,818	-\$13,477	-\$7,767	-\$8,353	-\$9,381	-\$17,723	-\$48,499
Original List to Sale Price - %	93.90%	90.67%	94.02%	94.84%	95.32%	93.72%	92.96%
Final List to Sale Price - %	97.28%	93.39%	97.25%	97.68%	97.92%	97.34%	97.09%

Days on the Market

Avg Days Listing to Contract	70	39	70	60	70	84	81
Combined Avg Days to Contract	76	39	82	64	74	95	84
Avg Days Listing to Closing	105	67	114	90	103	124	114
Avg Days Contract to Close	35	29	43	30	33	40	33

Beds / Baths

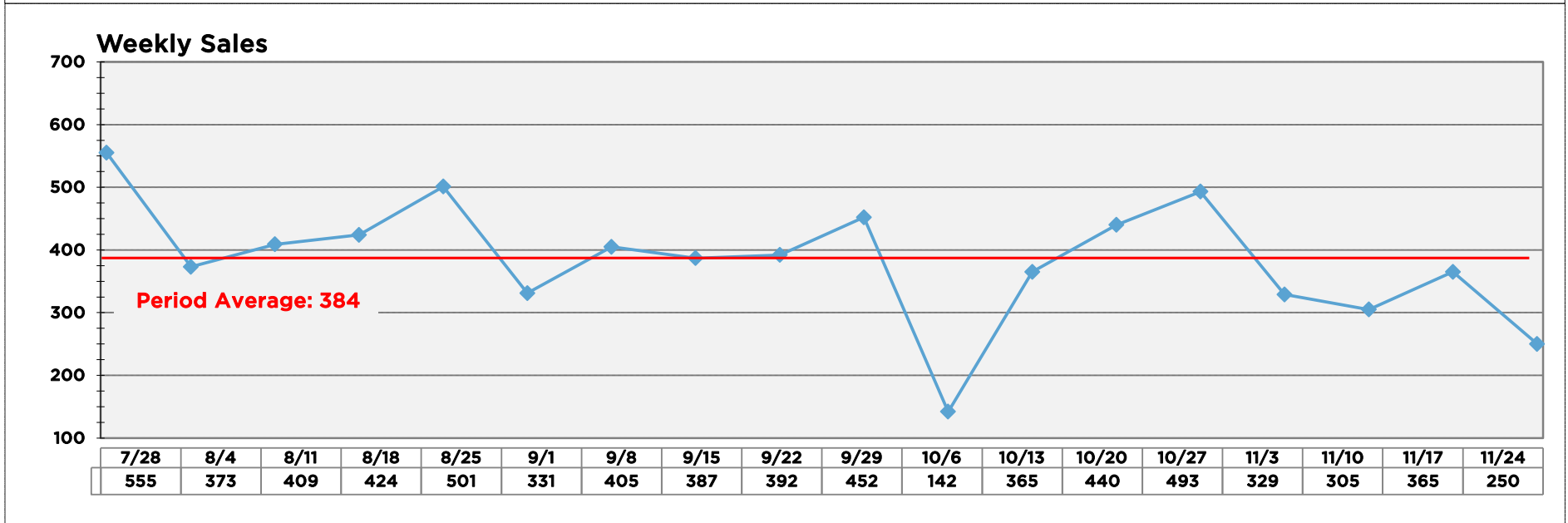
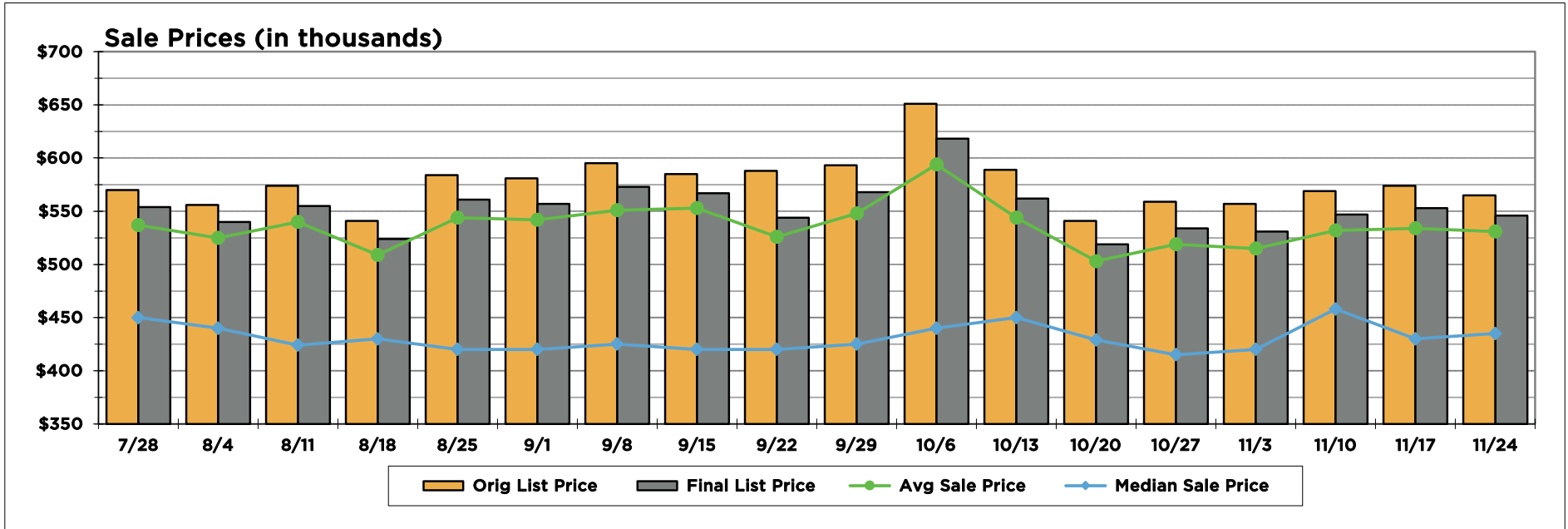
Average Bedrooms	4	3	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,188	1,239	1,351	1,672	2,007	2,752	3,892
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Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

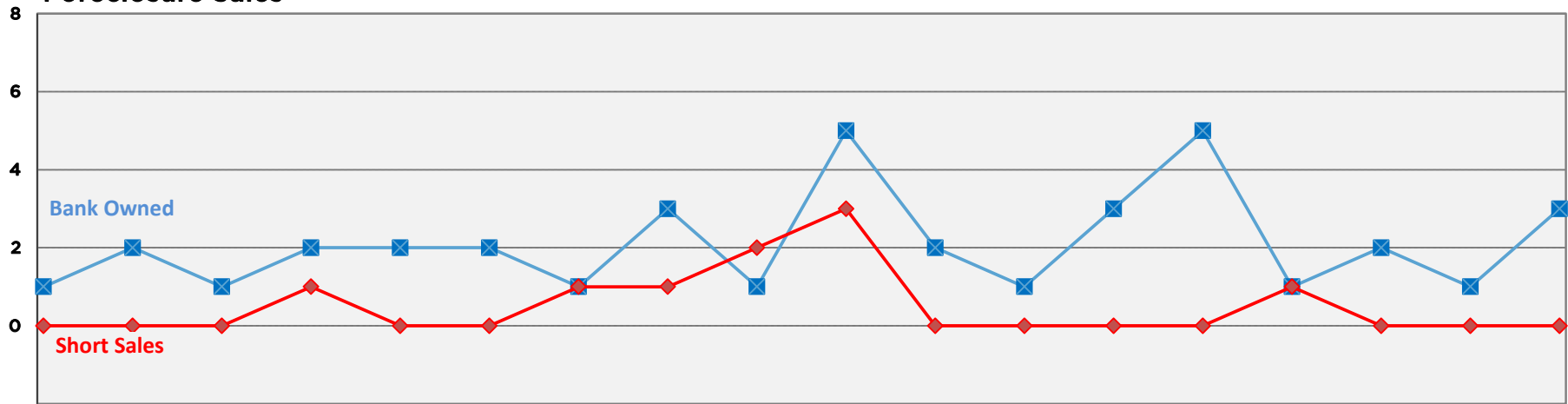
Single Family Homes



Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

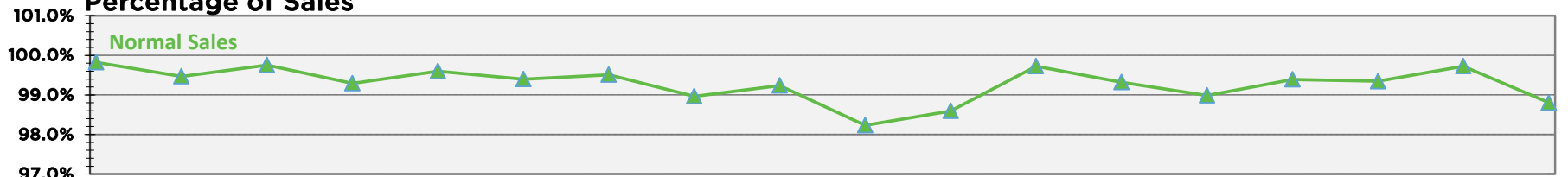
Single Family Homes

Foreclosure Sales

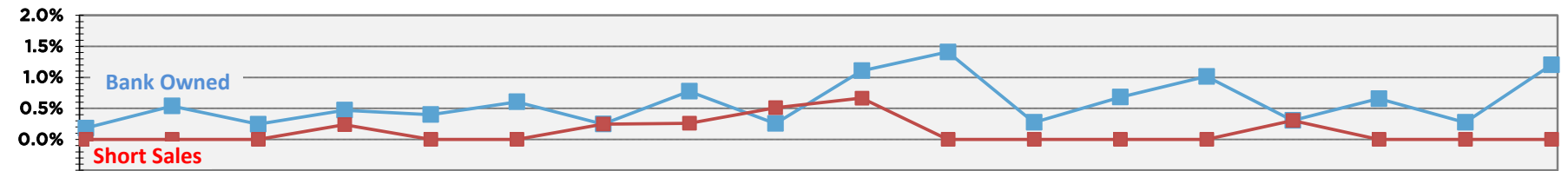


	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
BO	1	2	1	2	2	2	1	3	1	5	2	1	3	5	1	2	1	3
SS	0	0	0	1	0	0	1	1	2	3	0	0	0	0	1	0	0	0

Percentage of Sales



	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	11/24
Normal	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%	98.80%

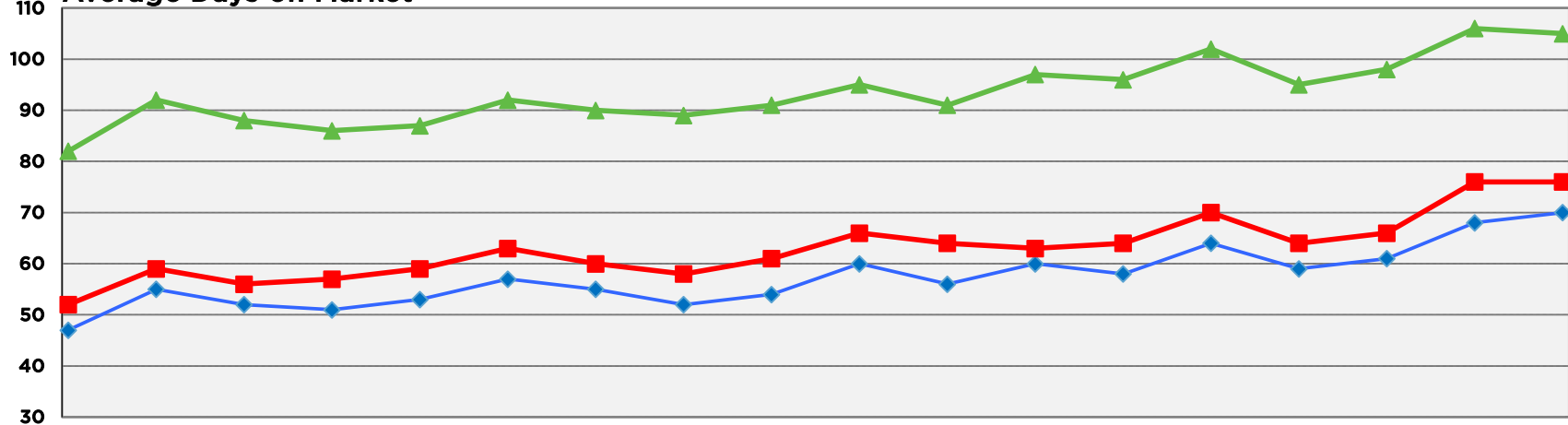


	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
BO	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%
SS	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%

Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

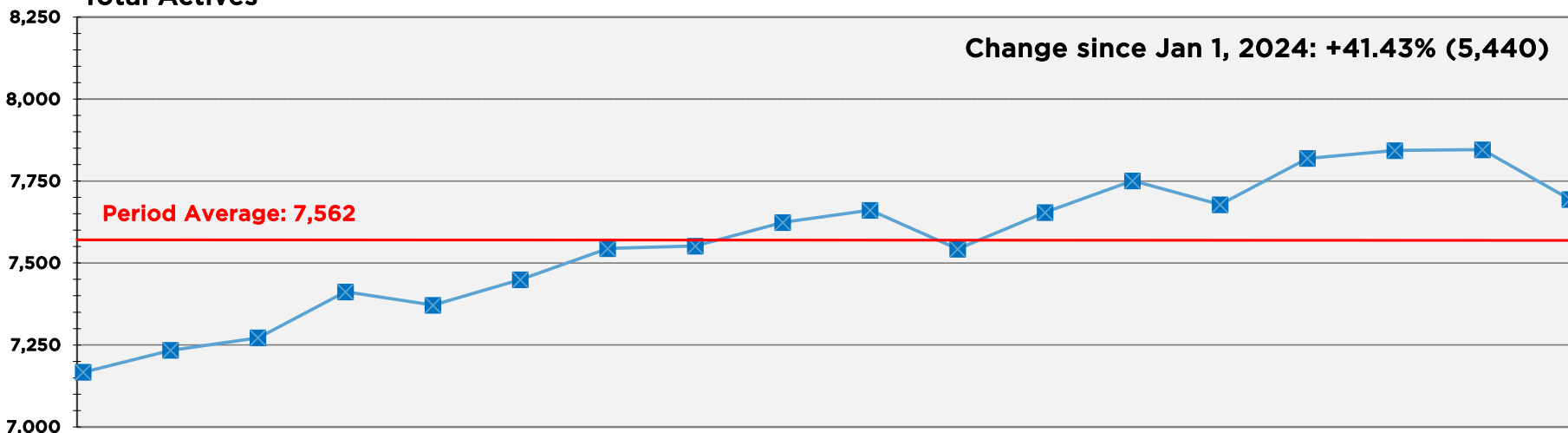
Single Family Homes

Average Days on Market



	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	11/24
ListToContract	47	55	52	51	53	57	55	52	54	60	56	60	58	64	59	61	68	70
CombDaysOnMkt	52	59	56	57	59	63	60	58	61	66	64	63	64	70	64	66	76	76
ListToClose	82	92	88	86	87	92	90	89	91	95	91	97	96	102	95	98	106	105

Total Actives



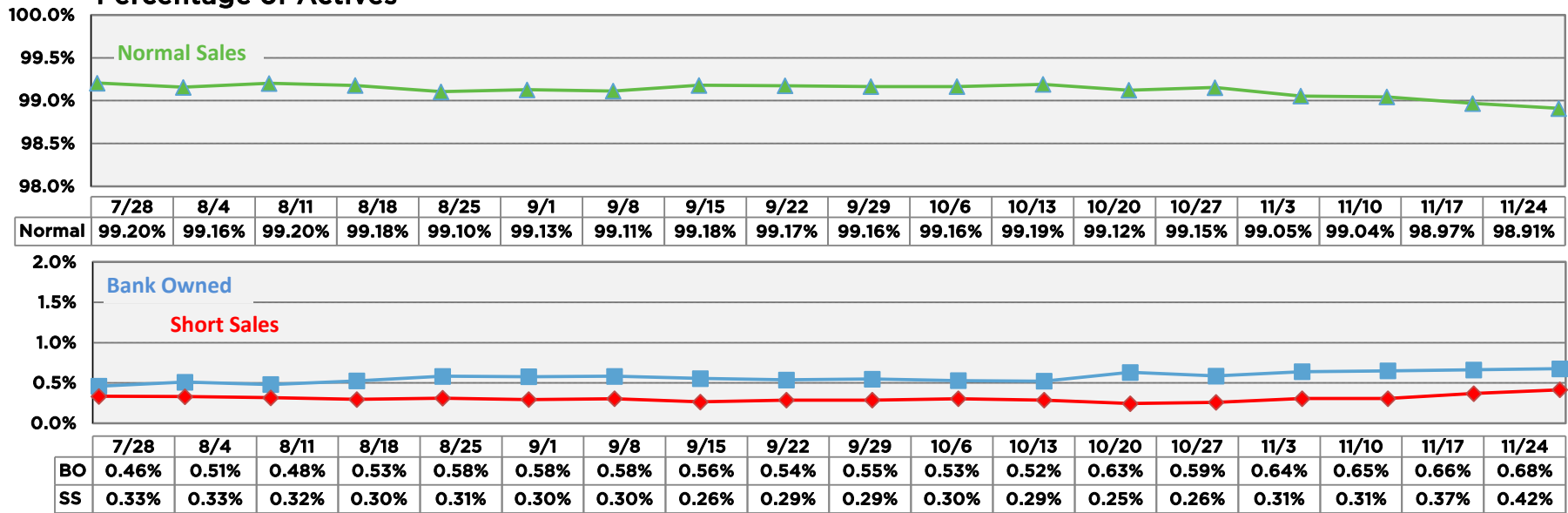
	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
Total Actives	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694

Monday Morning Quarterback

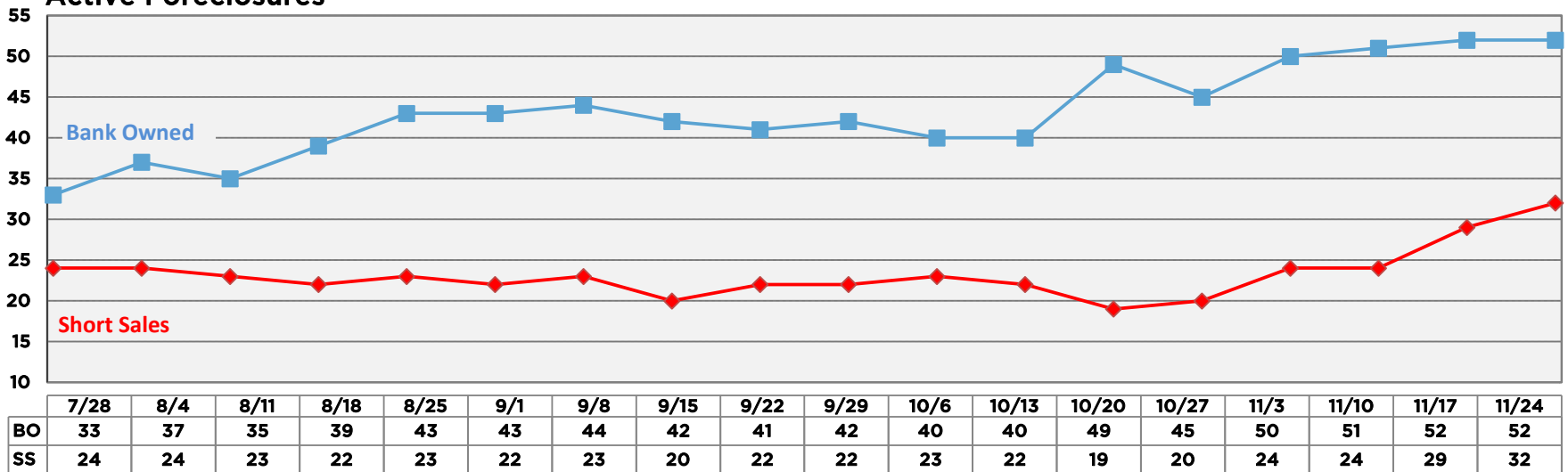
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



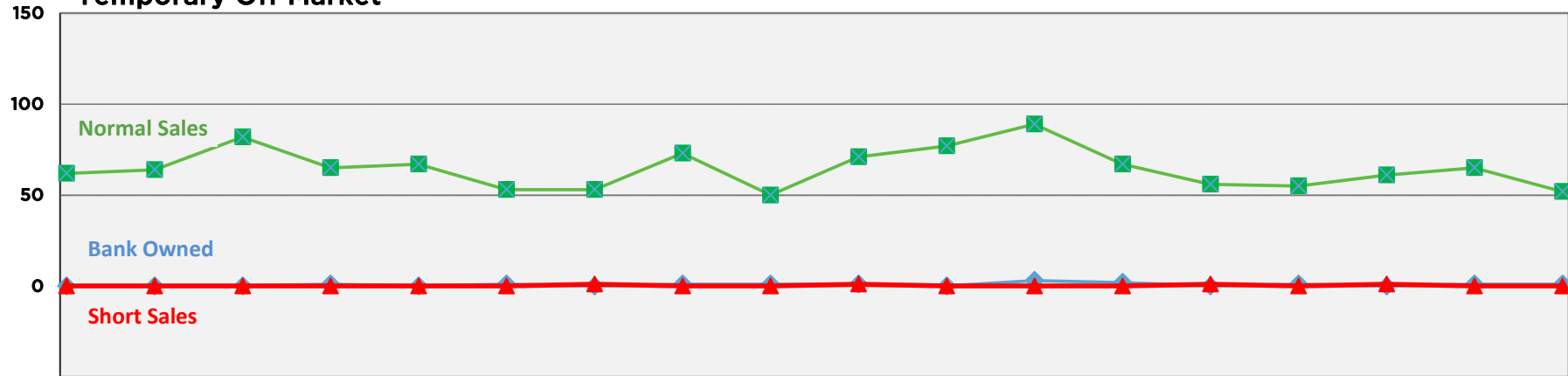
Active Foreclosures



Monday Morning Quarterback
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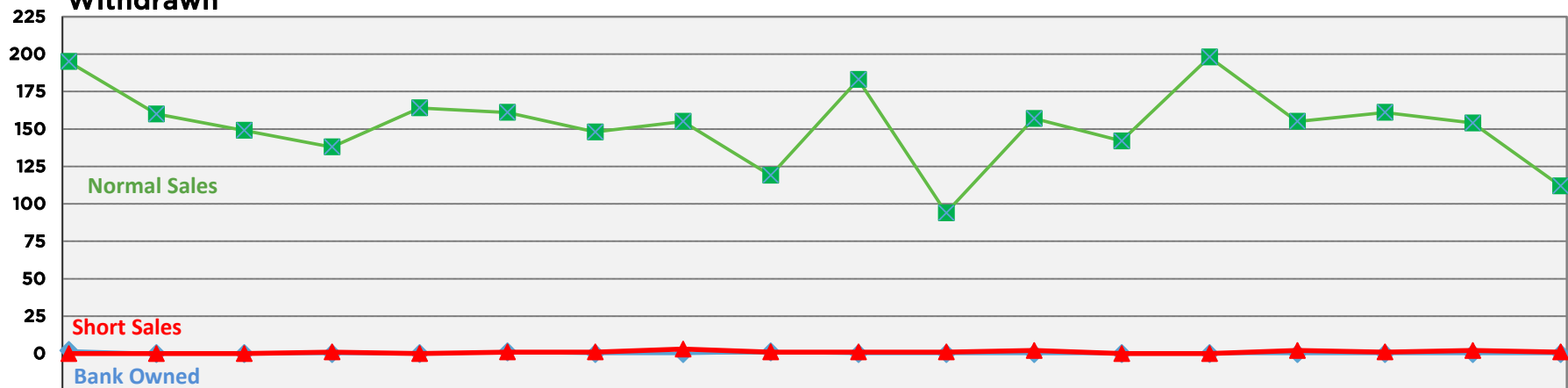
Single Family Homes

Temporary Off Market



	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	11/24
Norm	62	64	82	65	67	53	53	73	50	71	77	89	67	56	55	61	65	52
BO	0	0	0	1	0	1	0	1	1	1	0	3	2	0	1	0	1	1
SS	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	0

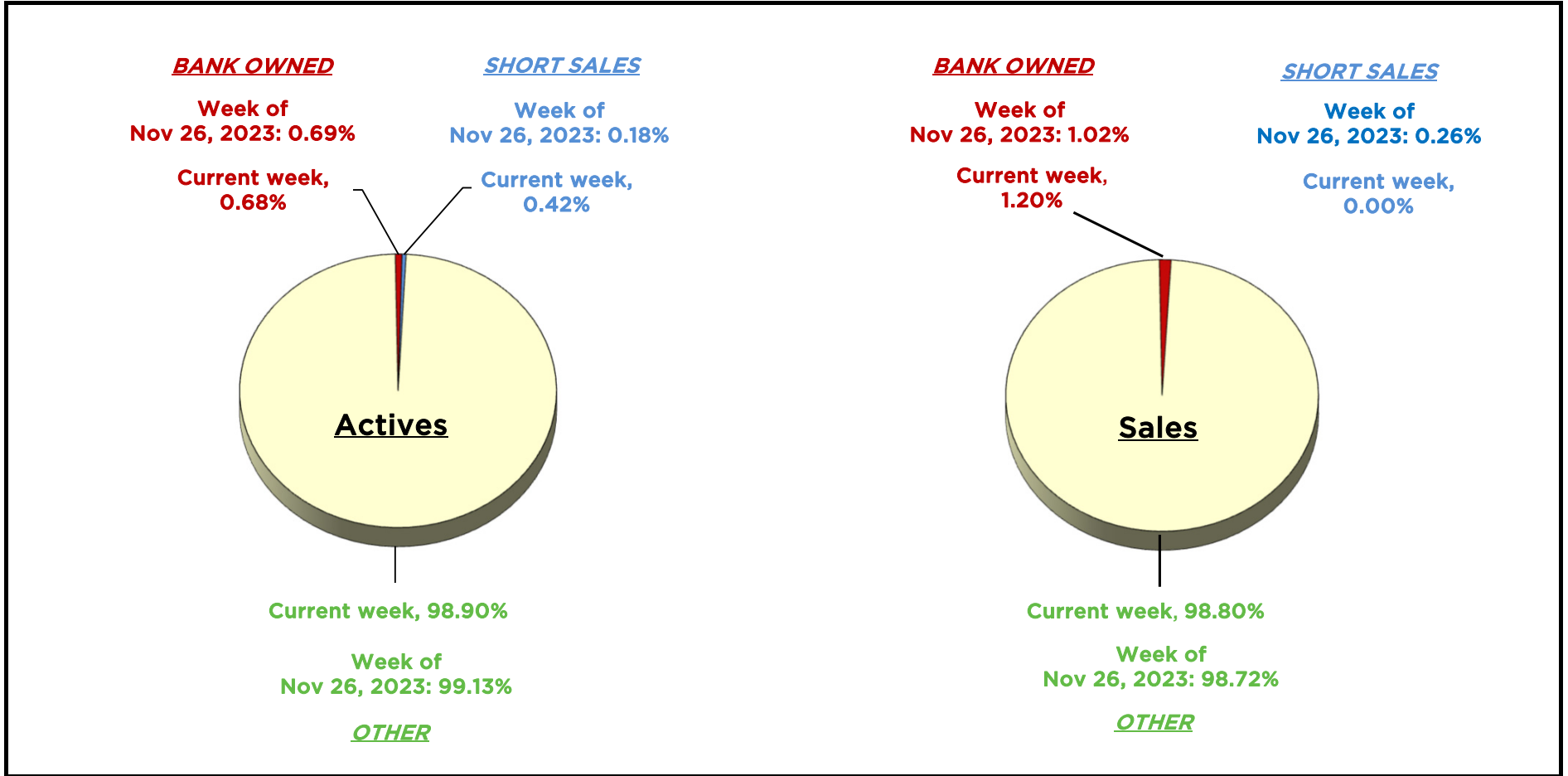
Withdrawn



	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	11/24
Norm	195	160	149	138	164	161	148	155	119	183	94	157	142	198	155	161	154	112
BO	2	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	1	1	3	1	1	1	2	0	0	2	1	2	1

Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

There are 47 Single Family Homes available for the Median Price of \$435,000 (± \$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		7	\$434,986	3.7	2.0	1,888	\$230.38
Altamonte Springs / Forest City	32714	3	\$435,000	3.7	2.0	1,835	\$237.10
Longwood (East)	32750	1	\$435,000	3.0	2.0	1,588	\$273.93
Sanford / Lake Forest	32771	1	\$435,000	4.0	2.0	2,321	\$187.42
Sanford (South)	32773	1	\$434,999	4.0	2.0	2,066	\$210.55
Longwood / Wekiva Springs	32779	1	\$434,900	4.0	2.0	1,738	\$250.23
Orange County		20	\$434,995	3.7	2.2	1,833	\$237.34
Apopka / Hunt Club	32703	1	\$435,000	4.0	2.0	1,884	\$230.89
Apopka (North)	32712	4	\$435,000	4.0	2.3	2,085	\$208.61
Mount Dora	32757	2	\$435,000	4.5	3.0	2,804	\$155.14
Winter Park (West)	32789	1	\$435,000	3.0	2.0	1,540	\$282.47
Delaney / Crystal Lake	32806	1	\$435,000	3.0	2.0	1,254	\$346.89
Conway	32812	1	\$435,000	3.0	2.0	1,147	\$379.25
Union Park	32817	1	\$435,000	3.0	2.0	1,516	\$286.94
Hiawassee	32818	2	\$435,000	4.0	2.0	1,777	\$244.86
Bithlo	32820	1	\$434,900	4.0	2.0	1,849	\$235.21
Williamsburg / Lake Bryan	32821	1	\$435,000	3.0	2.0	1,619	\$268.68
Waterford Lakes	32828	2	\$435,000	3.5	2.0	1,862	\$233.62
Hunters Creek	32837	2	\$435,000	3.0	2.0	1,536	\$283.30
Ocoee	34761	1	\$435,000	4.0	3.0	1,550	\$280.65
Osceola County		10	\$434,950	3.6	2.5	2,005	\$216.89
Davenport	33896	2	\$435,000	3.5	2.0	2,115	\$205.72
Kissimmee (East)	34744	3	\$435,000	3.7	2.7	1,878	\$231.59
Kissimmee (West) / Pleasant Hill	34746	2	\$435,000	3.5	2.5	2,167	\$200.74
Kissimmee / Celebration	34747	1	\$435,000	4.0	3.0	1,975	\$220.25
St Cloud / Narcoossee	34771	1	\$435,000	4.0	3.0	2,364	\$184.01
St Cloud / Canoe Creek	34772	1	\$434,500	3.0	2.0	1,517	\$286.42
Lake County		10	\$434,980	3.4	2.3	2,094	\$207.70
Lady Lake / The Villages	32159	1	\$434,900	3.0	2.0	2,009	\$216.48
Tavares / Mt Plymouth	32778	2	\$435,000	5.0	3.0	2,567	\$169.49
Clermont (South)	34714	2	\$434,950	3.5	2.0	1,883	\$231.05
Fruitland Park	34731	1	\$435,000	3.0	2.0	1,980	\$219.70
Howey in the Hills	34737	1	\$435,000	3.0	2.0	1,634	\$266.22
Leesburg (West)	34748	3	\$435,000	2.7	2.3	2,141	\$203.21

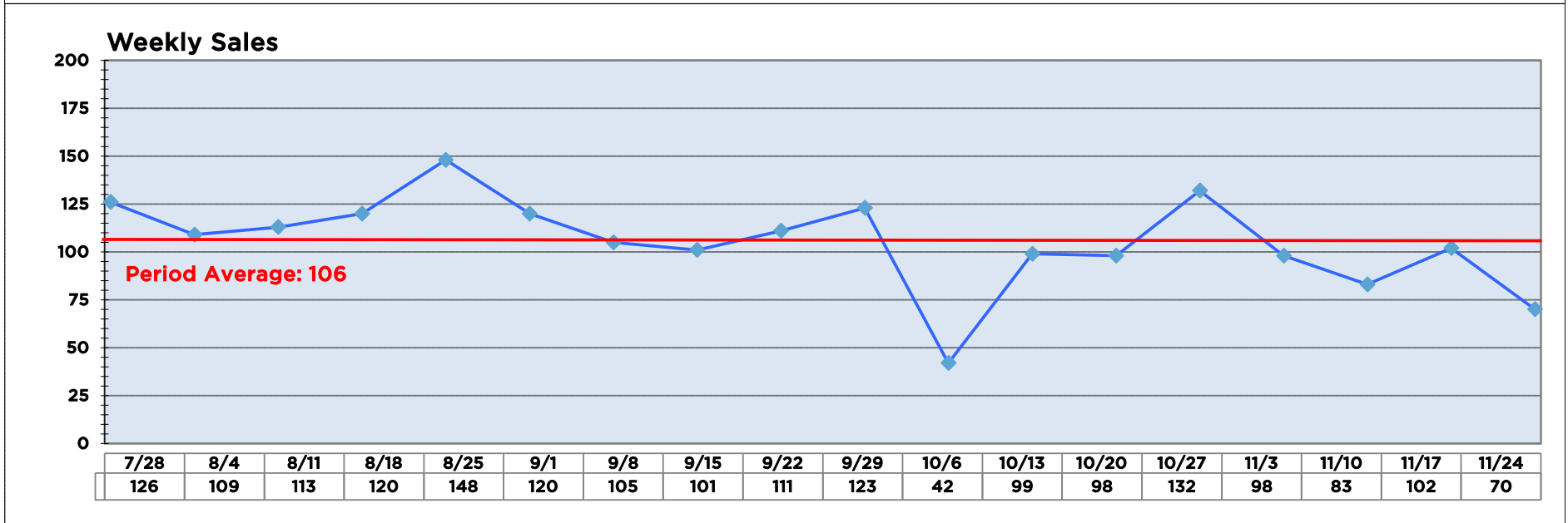
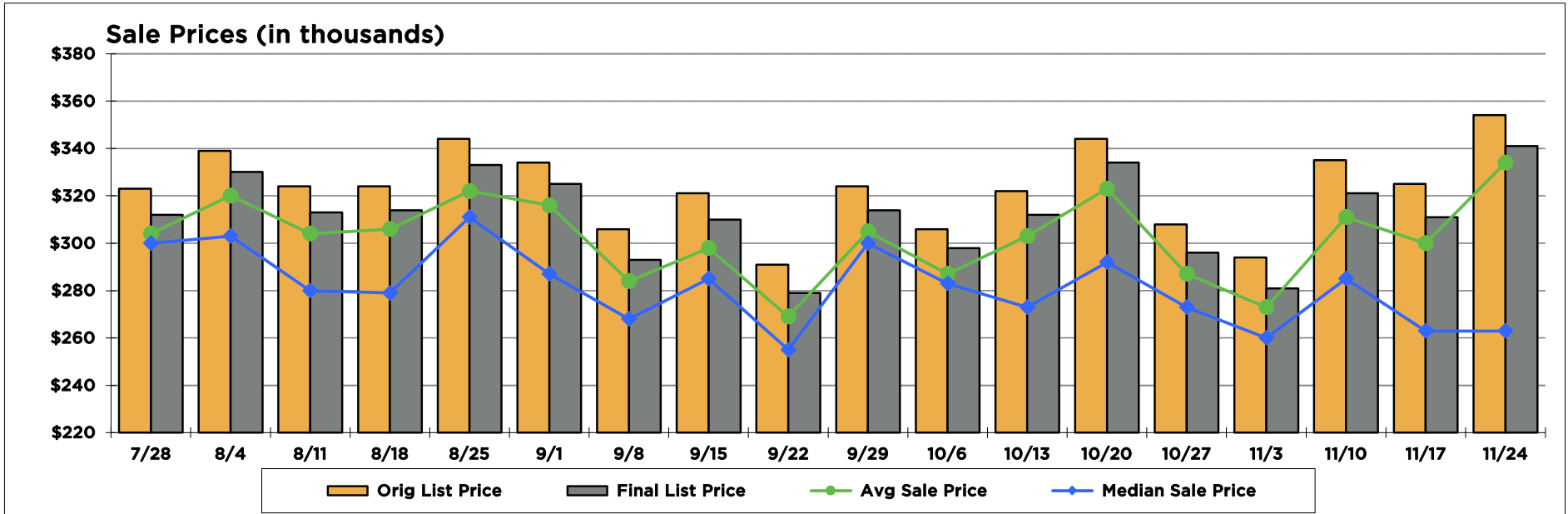
Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	70	26	17	16	7	3	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	70	26	17	16	7	3	1
Active Listings	3,787	1,420	579	1,000	459	307	22
Bank Owned	13	8	2	2	0	1	0
Short Sales	9	2	0	6	1	0	0
Other	3,765	1,410	577	992	458	306	22
Months of Inventory	12.49	12.60	7.86	14.42	15.13	23.62	5.08
<i>List Price</i>							
Average Original List Price	\$353,770	\$207,229	\$283,510	\$378,906	\$484,969	\$534,667	\$3,495,000
Average Final List Price	\$341,055	\$195,958	\$273,552	\$357,612	\$475,397	\$527,997	\$3,495,000
<i>Sale Price</i>							
Average Price	\$333,552	\$189,344	\$268,206	\$350,825	\$466,857	\$521,667	\$3,420,000
Median Price	\$263,000	\$200,275	\$261,000	\$350,000	\$465,000	\$525,000	\$3,420,000
<i>Price Differences</i>							
Original to Final List Price	-\$12,715	-\$11,271	-\$9,958	-\$21,294	-\$9,572	-\$6,670	\$0
Original List to Sale Price - \$	-\$20,218	-\$17,885	-\$15,304	-\$28,081	-\$18,112	-\$13,000	-\$75,000
Final List to Sale Price - \$	-\$7,503	-\$6,614	-\$5,346	-\$6,787	-\$8,540	-\$6,330	-\$75,000
Original List to Sale Price - %	94.28%	91.37%	94.60%	92.59%	96.27%	97.57%	97.85%
Final List to Sale Price - %	97.80%	96.62%	98.05%	98.10%	98.20%	98.80%	97.85%
<i>Days on the Market</i>							
Avg Days Listing to Contract	75	66	79	97	64	69	8
Combined Avg Days to Contract	83	83	85	97	64	69	8
Avg Days Listing to Closing	108	101	111	127	100	92	15
Avg Days Contract to Close	32	35	32	29	35	23	7
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	1	0	0	1	1	1	2
<i>Square Footage</i>							
Average Square Feet	1,360	1,040	1,243	1,572	1,795	2,030	3,239

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11/24/2024 - 11/30/2024
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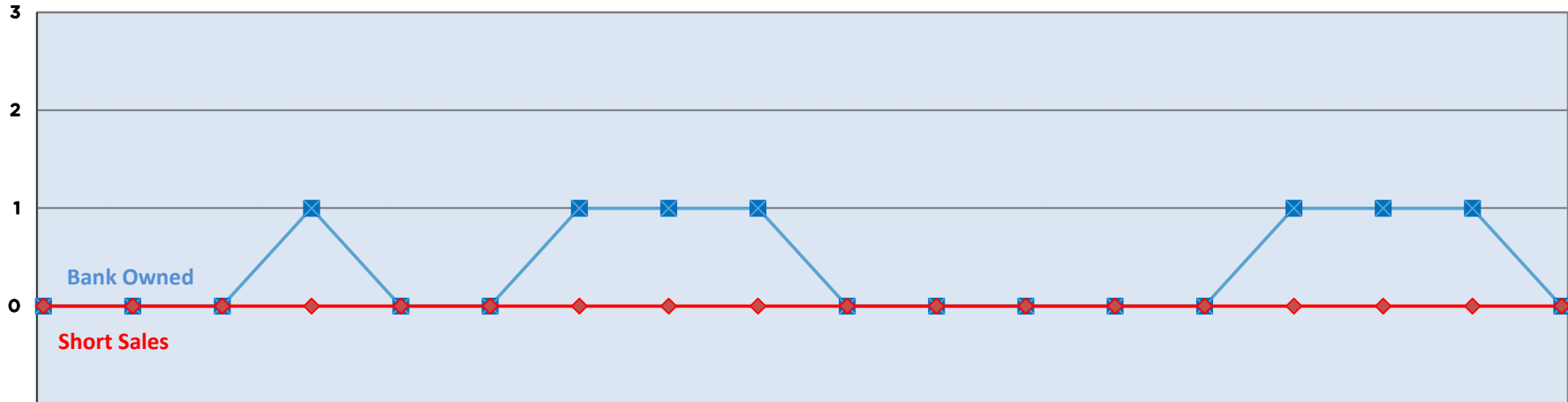
Condos, Townhomes, Villas



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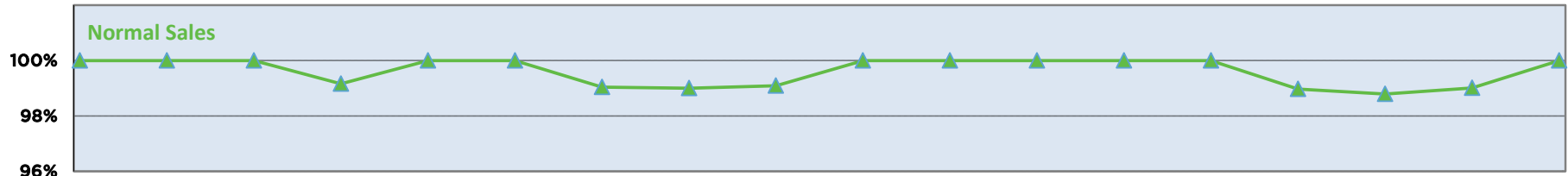
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Foreclosure Sales

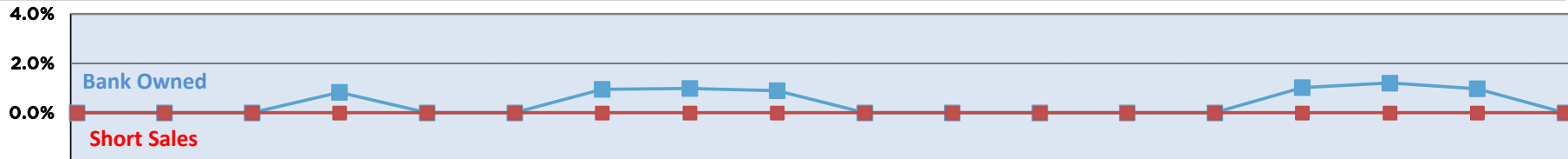


	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
BO	0	0	0	1	0	0	1	1	1	0	0	0	0	0	1	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	11/24
Normal	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%	100.00

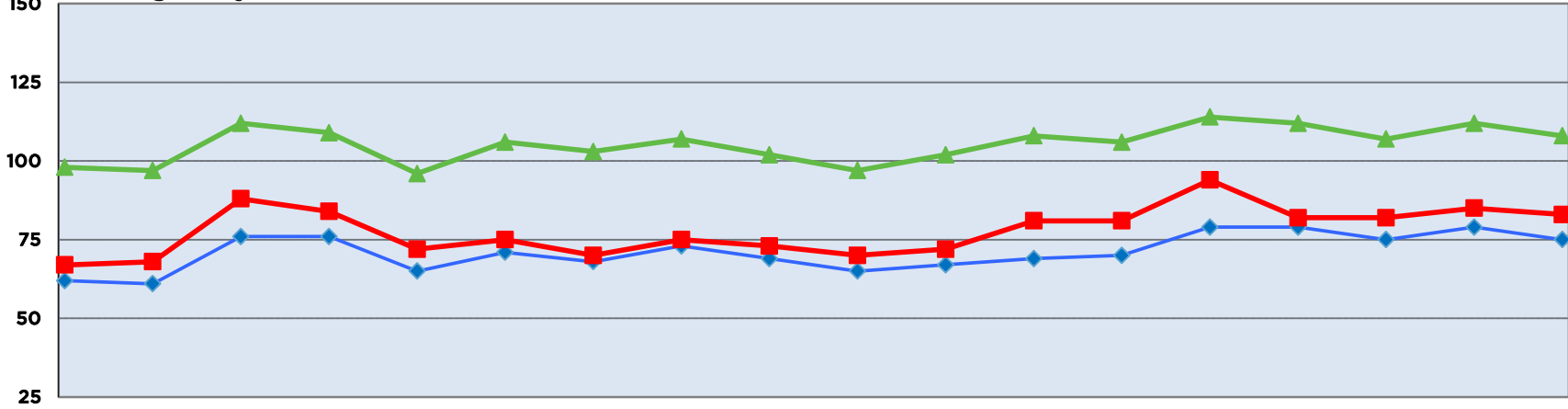


	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
BO	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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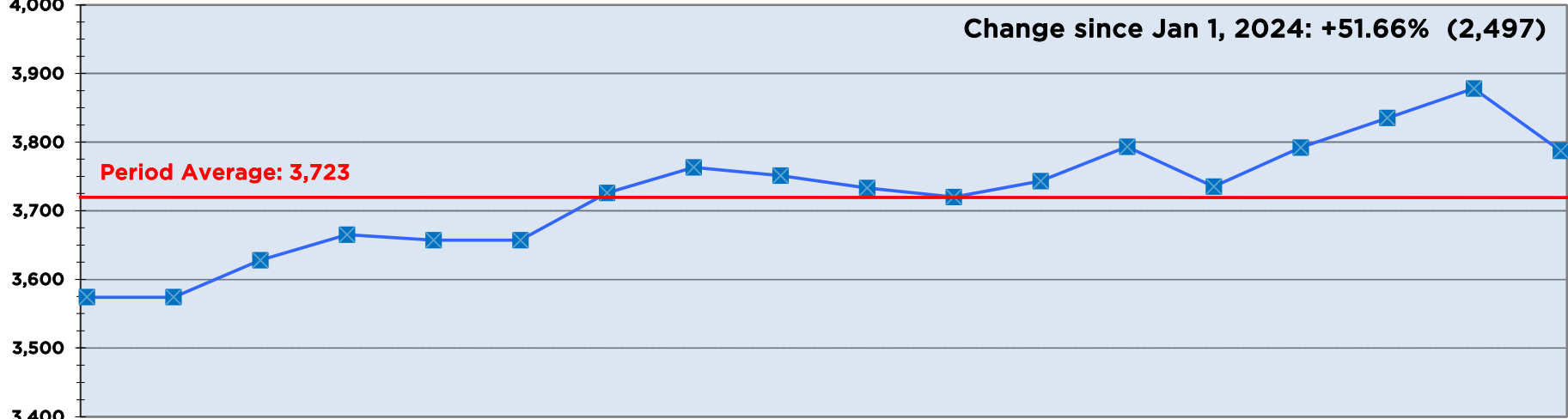
Condos, Townhomes, Villas

Average Days on Market



	7/28	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	11/24
ListToContract	62	61	76	76	65	71	68	73	69	65	67	69	70	79	79	75	79	75
CombDaysOnMkt	67	68	88	84	72	75	70	75	73	70	72	81	81	94	82	82	85	83
ListToClose	98	97	112	109	96	106	103	107	102	97	102	108	106	114	112	107	112	108

Total Actives

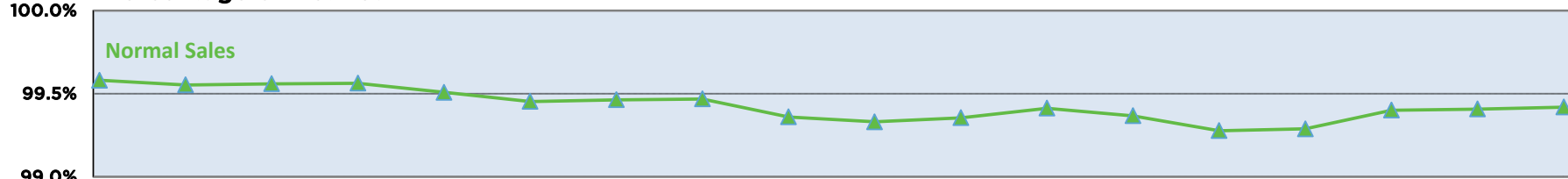


	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
Total Actives	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787

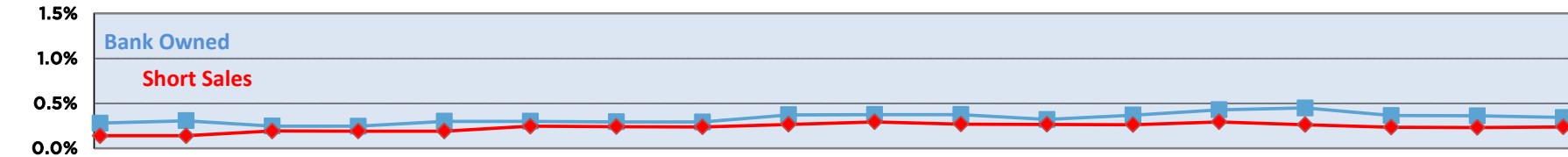
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Condos, Townhomes, Villas

Percentage of Actives

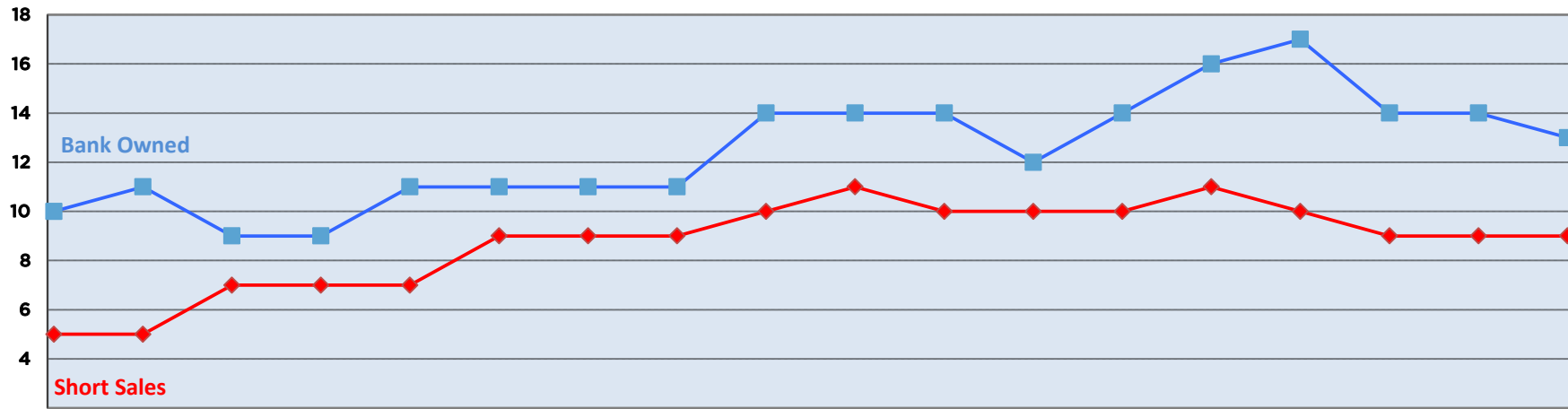


	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
Normal	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%



	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	11/24
BO	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%	0.34%
SS	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%	0.24%

Active Foreclosures

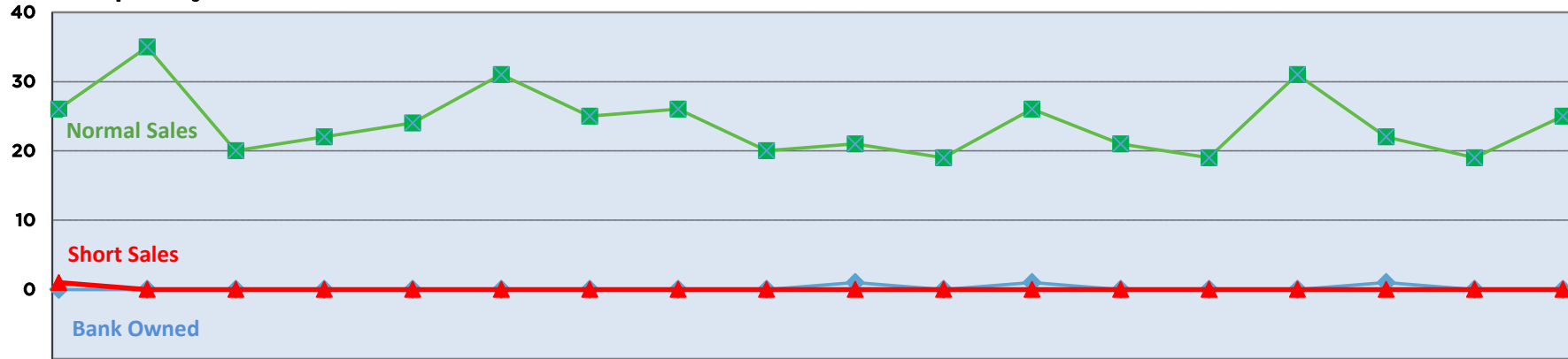


	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24
BO	10	11	9	9	11	11	11	11	14	14	14	12	14	16	17	14	14	13
SS	5	5	7	7	7	9	9	9	10	11	10	10	10	11	10	9	9	9

Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

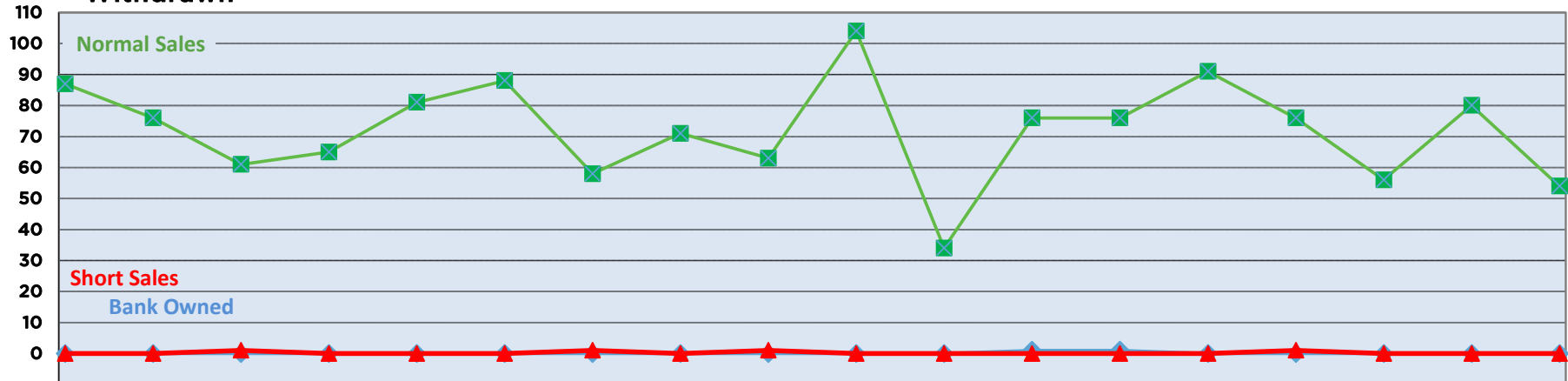
Condos, Townhomes, Villas

Temporary Off Market



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

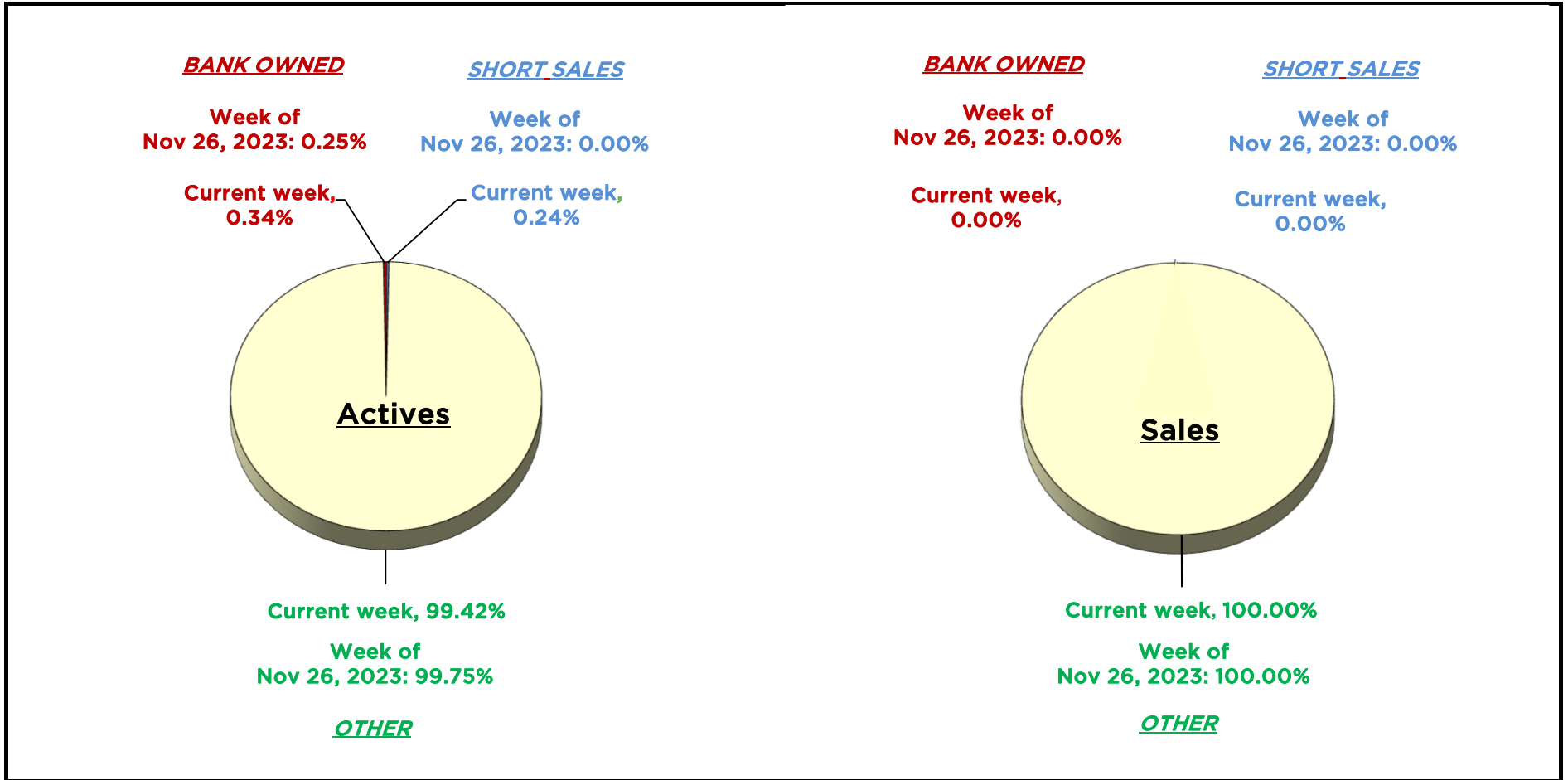
Withdrawn



	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	11/24
Norm	87	76	61	65	81	88	58	71	63	104	34	76	76	91	76	56	80	54
BO	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0
SS	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0

Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
11/24/2024 - 11/30/2024
Lake, Orange, Osceola & Seminole Counties

There are 3 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>
Orange County		3	\$263,133	2.3	2.0	1,179	\$223.18
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