



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of December 01, 2024 - December 07, 2024

Single-family existing homes

- Sales of single-family homes increased to 401 during the week of December 01, from 250 the week prior
- The median price of single family homes increased to \$445,000 a change of 2.3%
- The number of single-family home foreclosure transactions decreased to 2 from 3 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 12, and now sits at 7,682

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 102 during the week of December 01, from 70 the week prior
- The median price of condos, townhomes, and villas increased to \$292,000 a change of 11.0%
- 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 58, and now sits at 3,845

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

Monday Morning Quarterback
12/01/2024 - 12/07/2024
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	401	28	38	91	90	132	22
Bank Owned	2	1	1	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	398	27	37	90	90	132	22
Active Listings	7,682	495	451	1,655	1,626	2,687	768
Bank Owned	53	14	7	14	8	8	2
Short Sales	27	1	5	12	6	3	0
Other	7,602	480	439	1,629	1,612	2,676	766
Months of Inventory	4.42	4.08	2.74	4.20	4.17	4.70	8.06

List Price

Average Original List Price	\$557,113	\$227,402	\$300,387	\$366,953	\$467,633	\$693,628	\$1,753,723
Average Final List Price	\$537,799	\$207,331	\$286,673	\$355,657	\$457,726	\$671,041	\$1,673,677

Sale Price

Average Price	\$522,954	\$192,877	\$275,008	\$349,679	\$449,748	\$652,666	\$1,609,261
Median Price	\$445,000	\$210,000	\$275,000	\$347,000	\$449,450	\$627,500	\$1,315,000

Price Differences

Original to Final List Price	-\$19,314	-\$20,071	-\$13,714	-\$11,296	-\$9,907	-\$22,587	-\$80,046
Original List to Sale Price - \$	-\$34,159	-\$34,525	-\$25,379	-\$17,274	-\$17,885	-\$40,962	-\$144,462
Final List to Sale Price - \$	-\$14,845	-\$14,454	-\$11,665	-\$5,978	-\$7,978	-\$18,375	-\$64,416
Original List to Sale Price - %	93.87%	84.82%	91.55%	95.29%	96.18%	94.09%	91.76%
Final List to Sale Price - %	97.24%	93.03%	95.93%	98.32%	98.26%	97.26%	96.15%

Days on the Market

Avg Days Listing to Contract	66	72	65	60	65	71	61
Combined Avg Days to Contract	70	72	67	63	74	75	64
Avg Days Listing to Closing	105	104	99	98	105	110	104
Avg Days Contract to Close	38	34	34	38	40	39	43

Beds / Baths

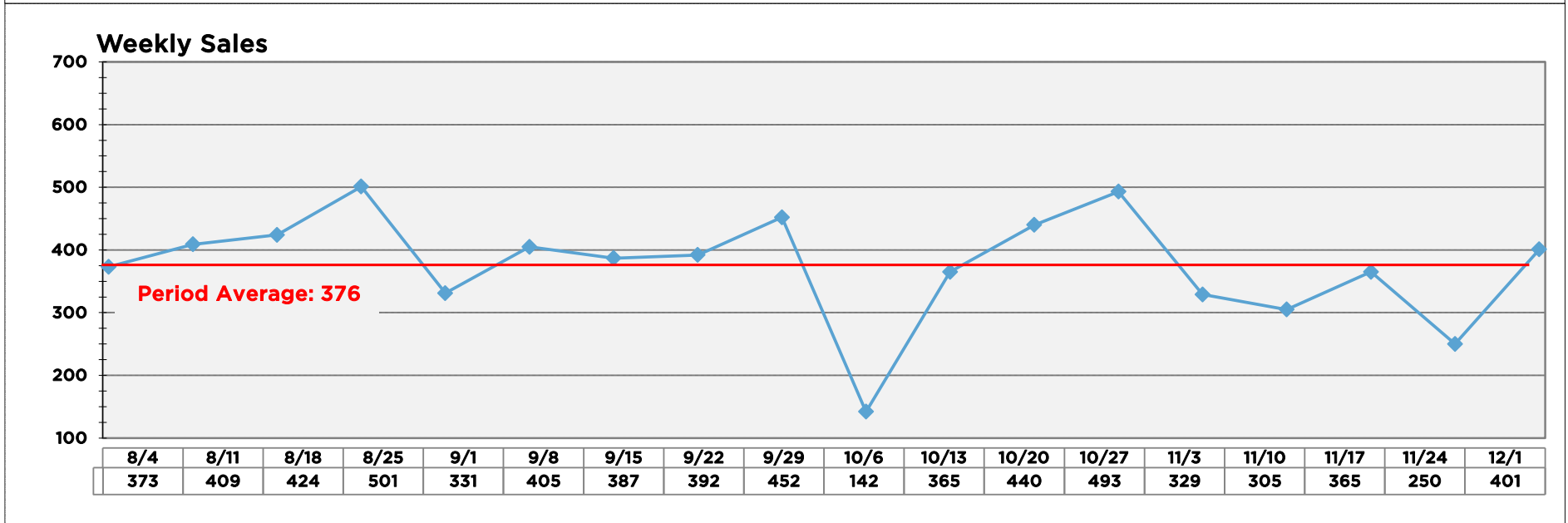
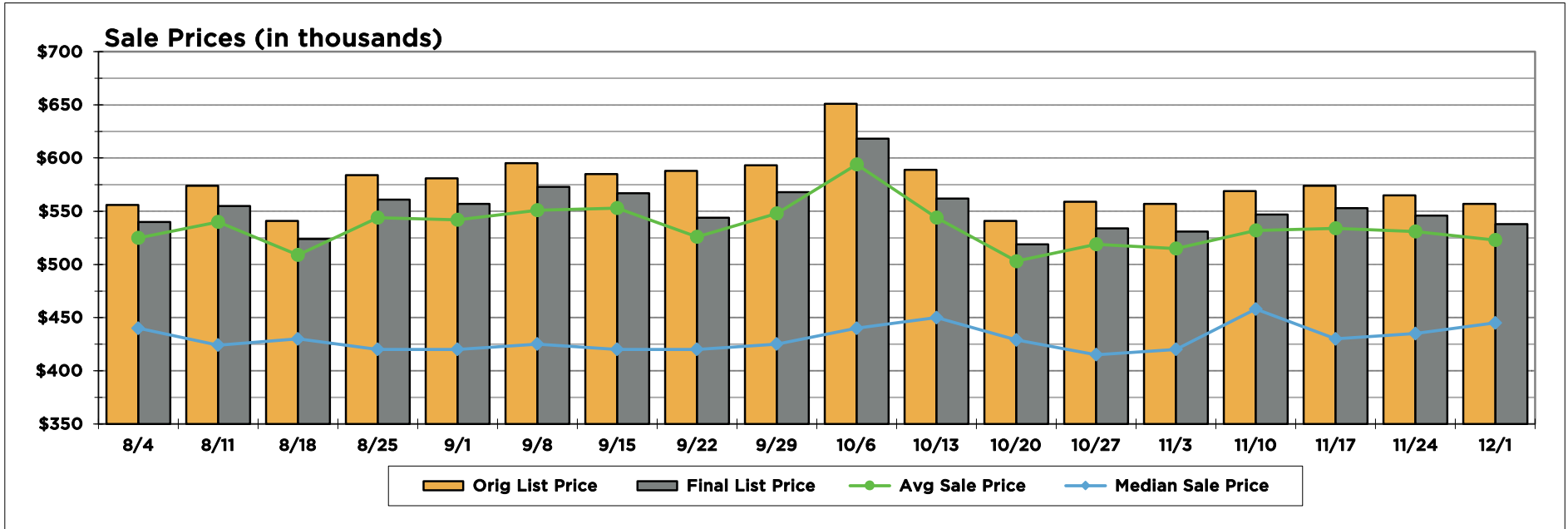
Average Bedrooms	2096	3	3	3	4	4	4
Average Full Baths	0	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	0	1,302	1,328	1,565	1,975	2,580	4,223
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Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

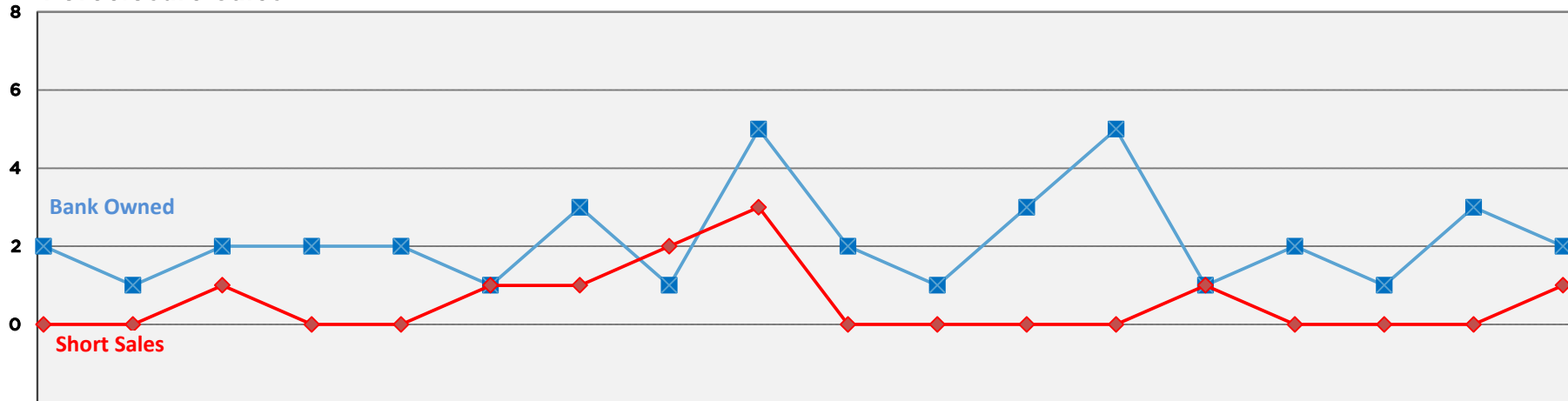
Single Family Homes



Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

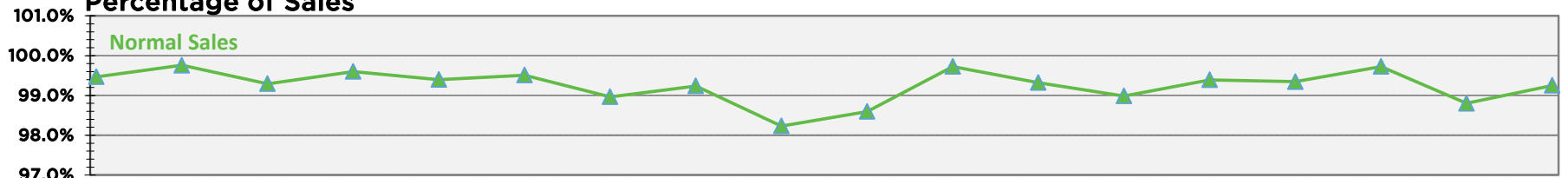
Single Family Homes

Foreclosure Sales

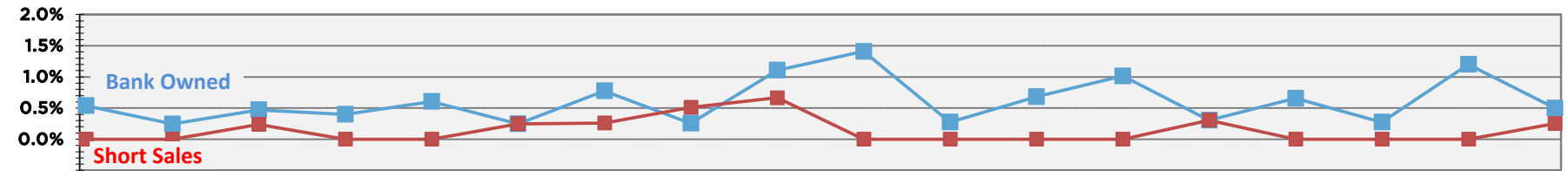


BO	2	1	2	2	2	1	3	1	5	2	1	3	5	1	2	1	3	2
SS	0	0	1	0	0	1	1	2	3	0	0	0	0	1	0	0	0	1

Percentage of Sales



Normal	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%	99.25%
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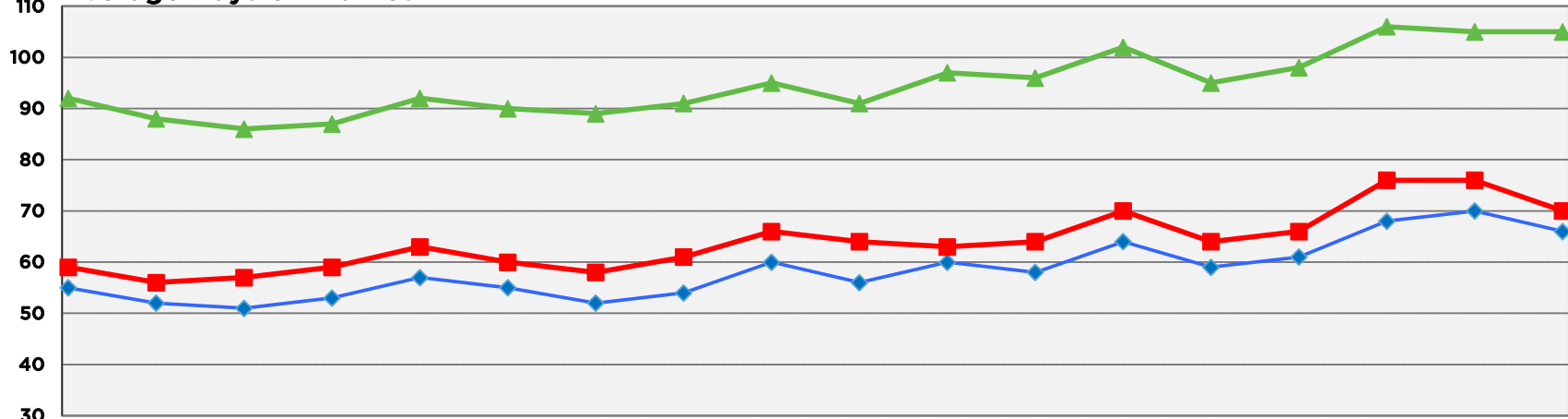


BO	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%
SS	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%

Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

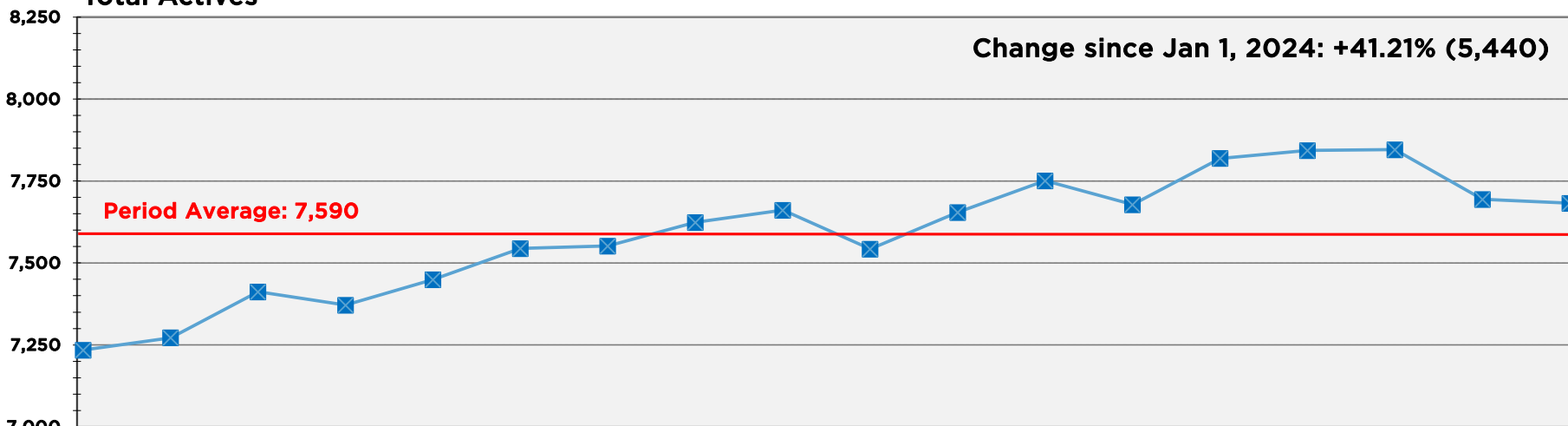
Single Family Homes

Average Days on Market



	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	12/1
ListToContract	55	52	51	53	57	55	52	54	60	56	60	58	64	59	61	68	70	66
CombDaysOnMkt	59	56	57	59	63	60	58	61	66	64	63	64	70	64	66	76	76	70
ListToClose	92	88	86	87	92	90	89	91	95	91	97	96	102	95	98	106	105	105

Total Actives

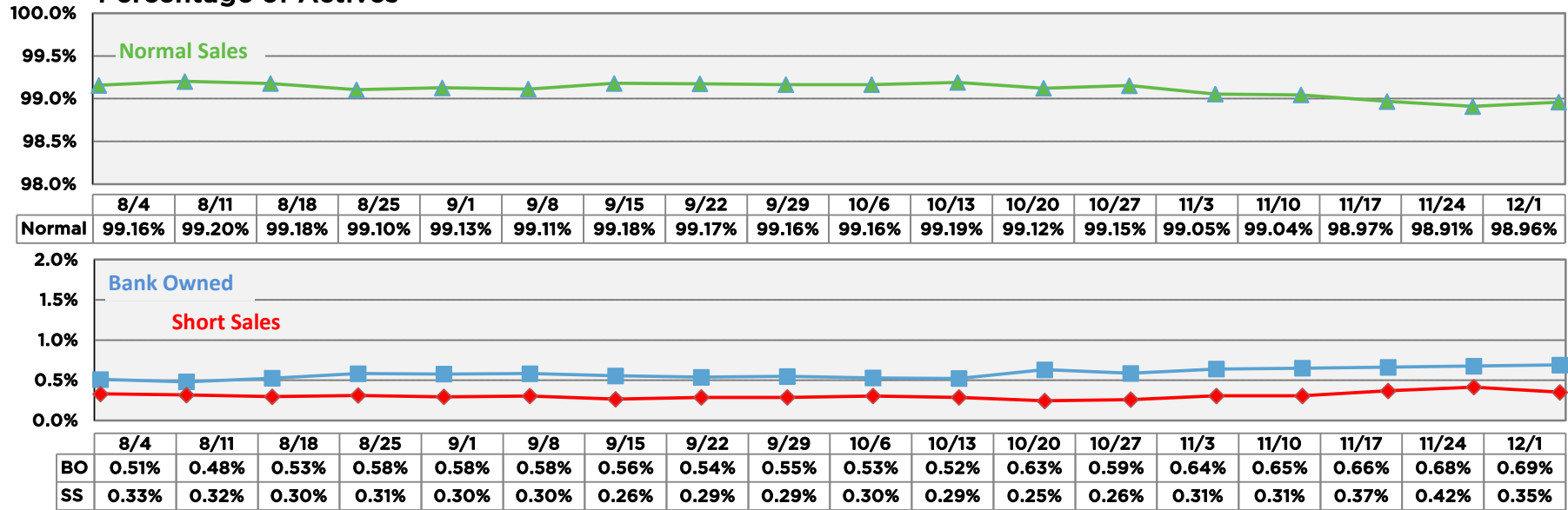


	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1
Total Actives	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694	7,682

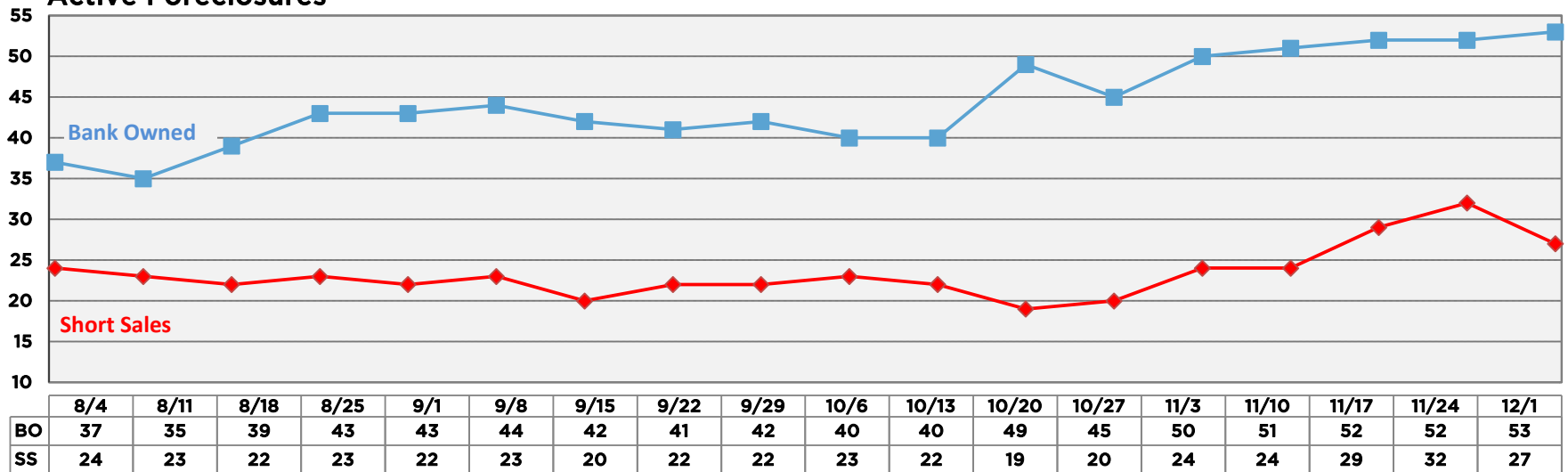
Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



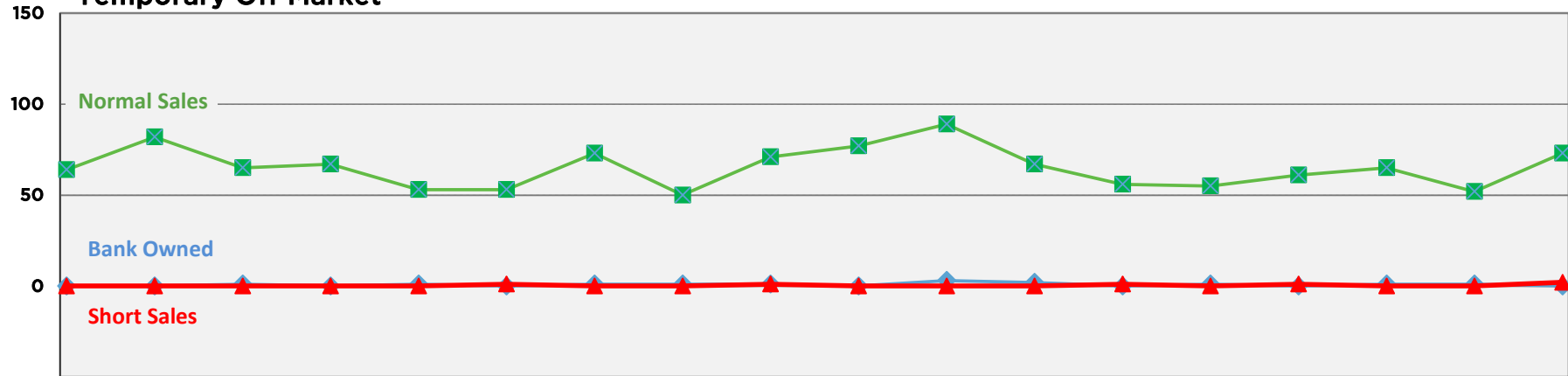
Active Foreclosures



Monday Morning Quarterback
12/01/2024 - 12/07/2024
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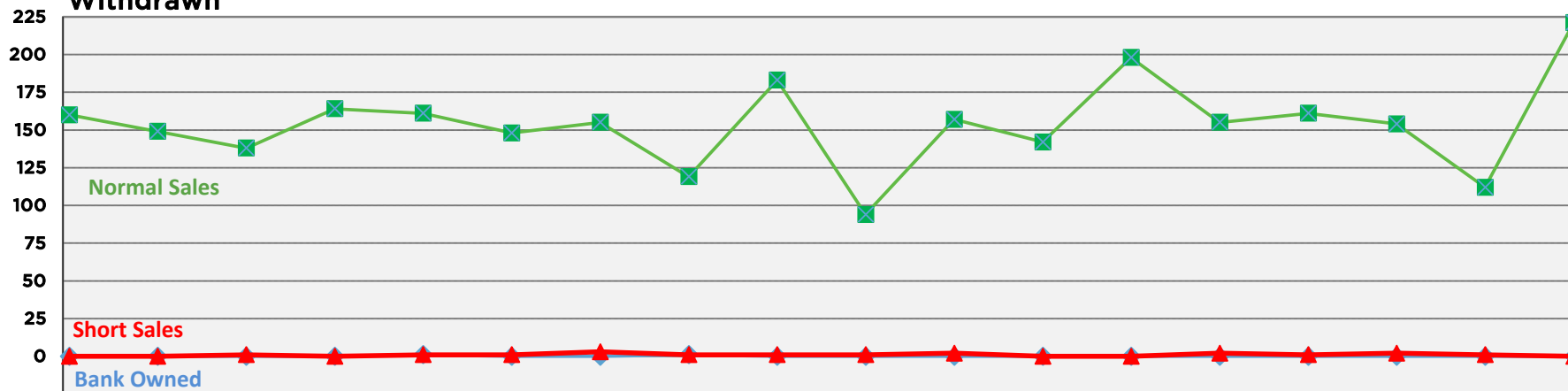
Single Family Homes

Temporary Off Market



	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	12/1
Norm	64	82	65	67	53	53	73	50	71	77	89	67	56	55	61	65	52	73
BO	0	0	1	0	1	0	1	1	1	0	3	2	0	1	0	1	1	0
SS	0	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	0	2

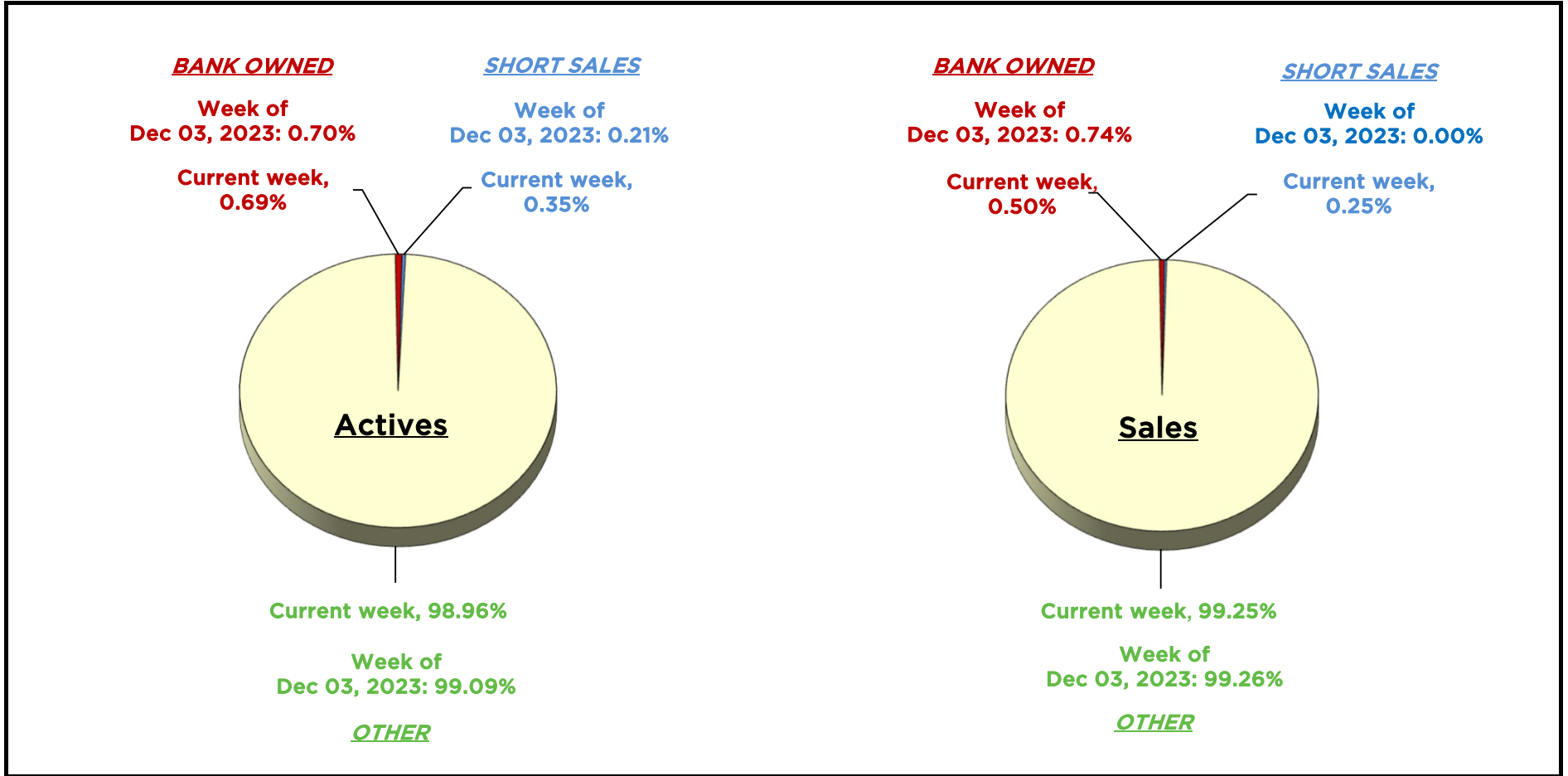
Withdrawn



	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	12/1
Norm	160	149	138	164	161	148	155	119	183	94	157	142	198	155	161	154	112	221
BO	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	1	1	3	1	1	1	2	0	0	2	1	2	1	0

Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
12/01/2024 - 12/07/2024
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There are 33 Single Family Homes available for the Median Price of \$445,000 (± \$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	\$445,075	3.5	2.0	1,820	\$244.61
Casselberry	32707	1	\$445,500	4.0	2.0	1,959	\$227.41
Lake Mary / Heathrow	32746	2	\$444,900	3.5	2.0	1,913	\$232.57
Sanford (South)	32773	1	\$445,000	3.0	2.0	1,493	\$298.06
Orange County		14	\$444,986	3.4	1.9	1,777	\$250.39
Apopka / Hunt Club	32703	1	\$445,000	4.0	2.0	1,766	\$251.98
Apopka (North)	32712	1	\$445,000	3.0	2.0	2,246	\$198.13
Colonialtown	32803	1	\$445,000	3.0	1.0	1,120	\$397.32
Delaney / Crystal Lake	32806	1	\$445,000	3.0	1.0	734	\$606.27
Conway	32812	1	\$444,900	4.0	2.0	1,851	\$240.36
Hiawassee	32818	1	\$445,000	4.0	2.0	2,048	\$217.29
Bithlo	32820	1	\$445,000	4.0	2.0	1,823	\$244.10
Taft	32824	3	\$444,966	3.3	2.0	1,852	\$240.26
Waterford Lakes	32828	1	\$445,000	3.0	2.0	1,544	\$288.21
Metro West / Orlo Vista	32835	1	\$445,000	3.0	2.0	2,152	\$206.78
Ocoee	34761	2	\$445,000	3.5	2.0	2,020	\$220.30
Osceola County		7	\$445,043	3.9	2.6	1,868	\$238.26
Kissimmee (Central)	34741	1	\$445,000	3.0	3.0	1,861	\$239.12
Kissimmee (West) / Pleasant Hill	34746	2	\$445,250	4.0	2.5	2,132	\$208.84
Kissimmee / Celebration	34747	2	\$444,900	4.0	2.5	1,567	\$283.92
St Cloud / Canoe Creek	34772	2	\$445,000	4.0	2.5	1,908	\$233.23
Lake County		8	\$445,000	3.4	2.2	2,201	\$202.19
Astor	32102	1	\$445,000	2.0	2.0	1,344	\$331.10
Lady Lake / The Villages	32159	1	\$445,000	3.0	2.0	1,911	\$232.86
Clermont (Central)	34711	1	\$445,000	4.0	2.0	1,917	\$232.13
Minneola	34715	1	\$445,000	2.0	2.0	1,722	\$258.42
Groveland	34736	3	\$445,000	4.3	2.3	2,497	\$178.19
Leesburg (West)	34748	1	\$445,000	3.0	3.0	3,221	\$138.16

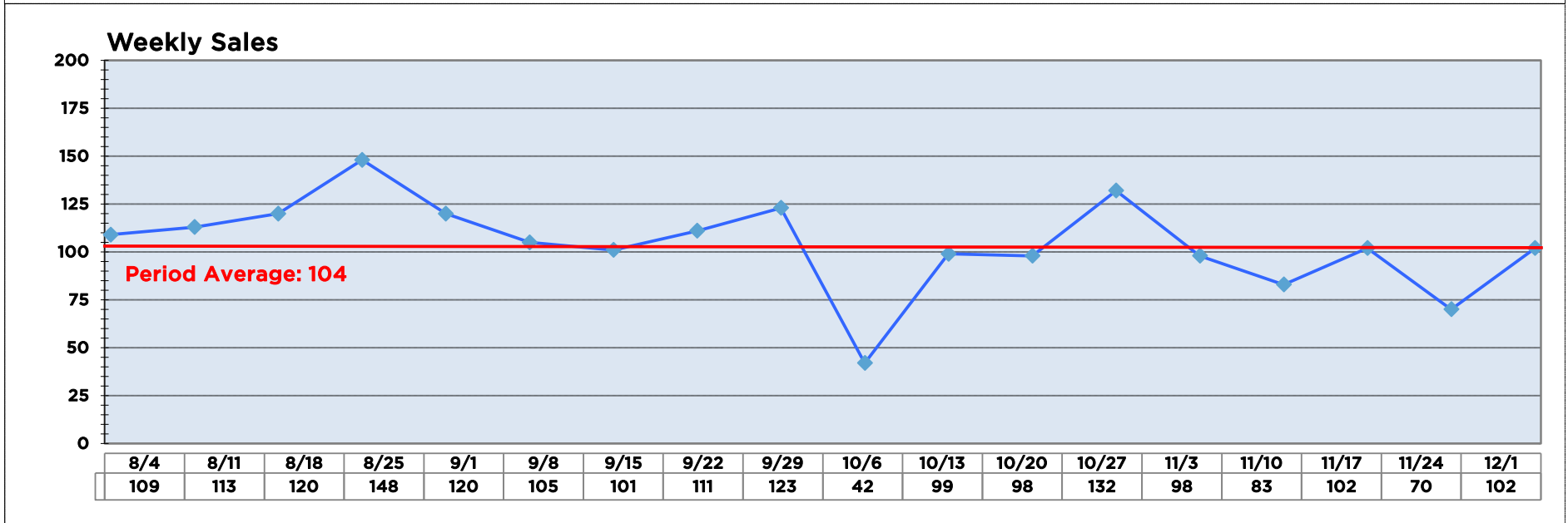
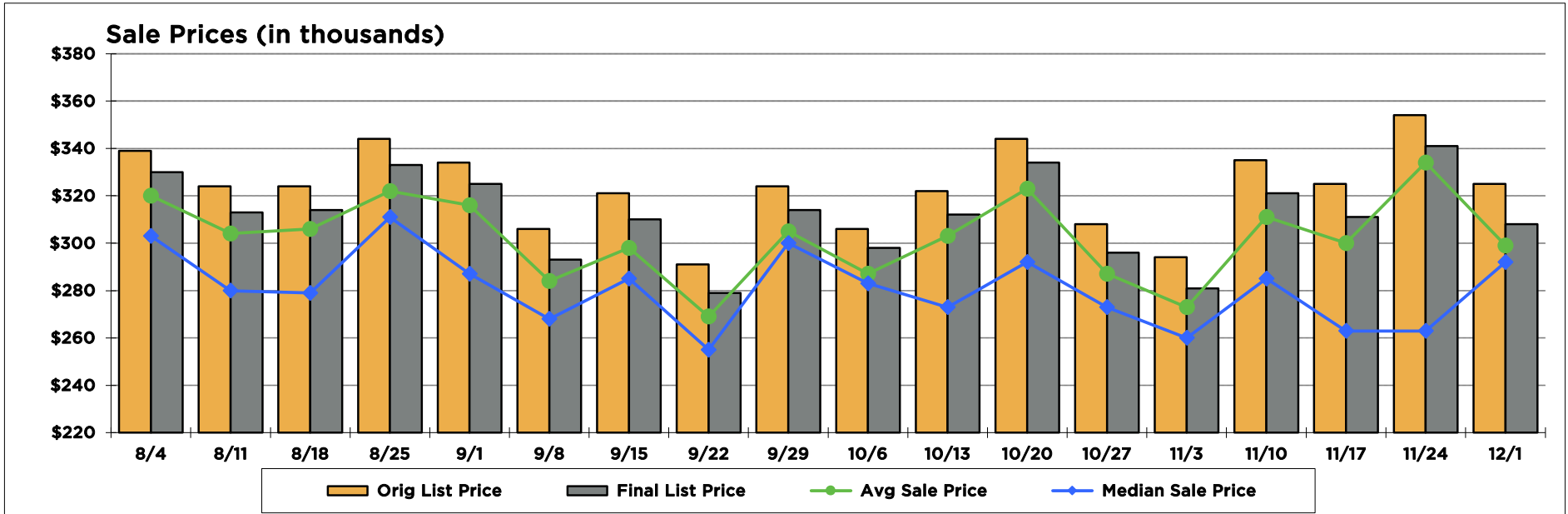
Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	102	33	20	35	10	4	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	102	33	20	35	10	4	0
Active Listings	3,845	1,456	578	1,014	463	316	18
Bank Owned	14	7	2	2	2	1	0
Short Sales	10	2	0	7	1	0	0
Other	3,821	1,447	576	1,005	460	315	18
Months of Inventory	8.70	10.18	6.67	6.69	10.69	18.23	0.00
<i>List Price</i>							
Average Original List Price	\$324,647	\$207,470	\$296,297	\$363,677	\$473,289	\$720,000	\$0
Average Final List Price	\$308,485	\$188,609	\$284,689	\$352,560	\$446,799	\$685,000	\$0
<i>Sale Price</i>							
Average Price	\$299,012	\$178,542	\$276,825	\$347,060	\$425,875	\$666,250	\$0
Median Price	\$292,000	\$198,000	\$281,000	\$347,999	\$419,875	\$665,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$16,162	-\$18,861	-\$11,608	-\$11,117	-\$26,490	-\$35,000	\$0
Original List to Sale Price - \$	-\$25,635	-\$28,928	-\$19,472	-\$16,617	-\$47,414	-\$53,750	\$0
Final List to Sale Price - \$	-\$9,473	-\$10,067	-\$7,864	-\$5,500	-\$20,924	-\$18,750	\$0
Original List to Sale Price - %	92.10%	86.06%	93.43%	95.43%	89.98%	92.53%	0.00%
Final List to Sale Price - %	96.93%	94.66%	97.24%	98.44%	95.32%	97.26%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	92	87	104	65	143	173	0
Combined Avg Days to Contract	101	91	104	90	143	173	0
Avg Days Listing to Closing	126	117	138	99	186	218	0
Avg Days Contract to Close	33	29	33	33	43	44	0
<i>Beds / Baths</i>							
Average Bedrooms	1372	2	3	3	3	3	0
Average Full Baths	0	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	0	1,028	1,275	1,596	1,717	1,869	0

Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

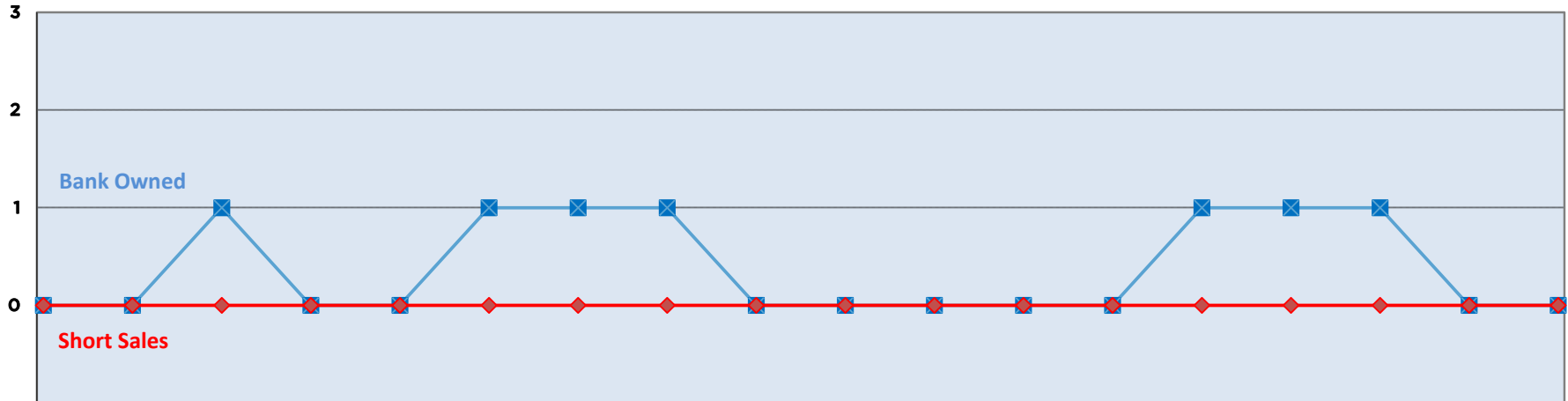
Condos, Townhomes, Villas



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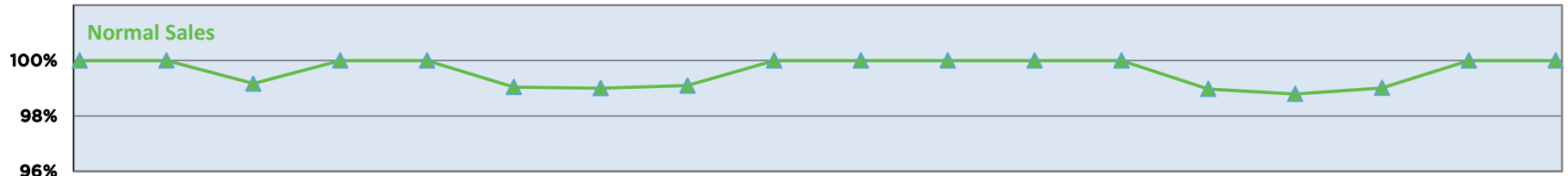
Condos, Townhomes, Villas

Foreclosure Sales

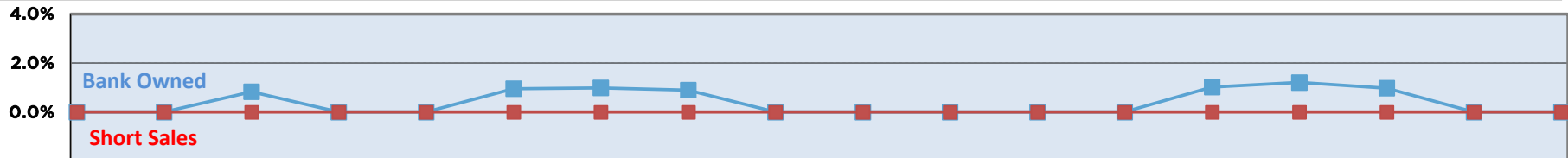


BO	0	0	1	0	0	1	1	1	0	0	0	0	0	1	1	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



Normal	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	100.00
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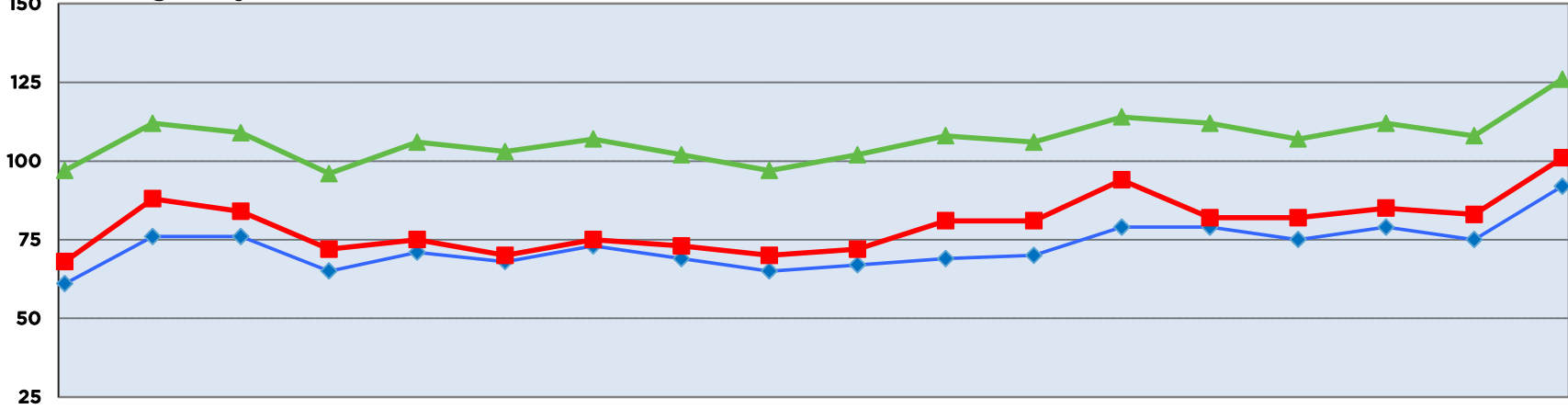


BO	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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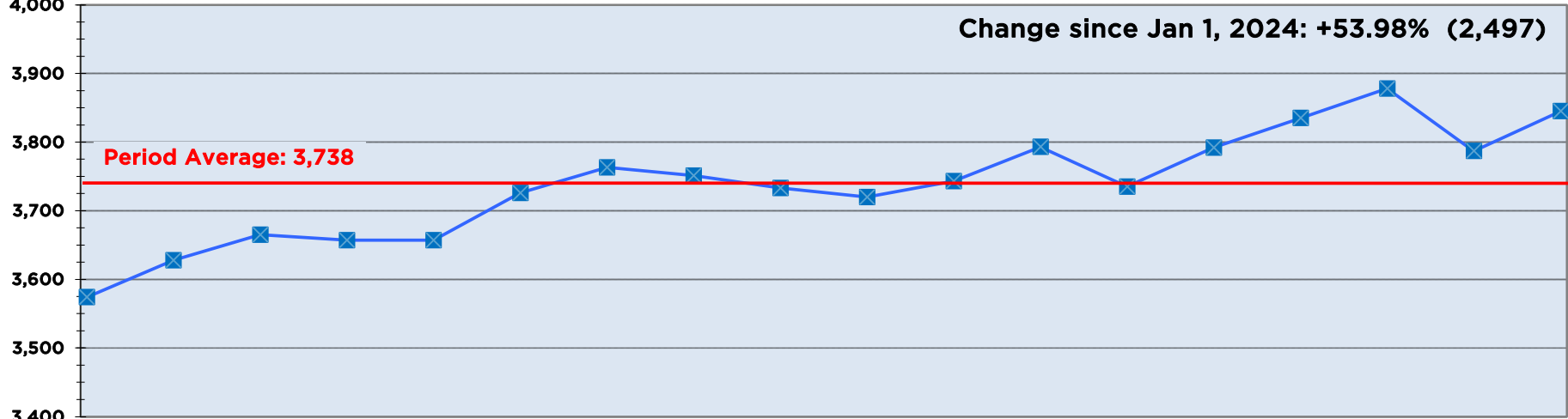
Condos, Townhomes, Villas

Average Days on Market



	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	12/1
ListToContract	61	76	76	65	71	68	73	69	65	67	69	70	79	79	75	79	75	92
CombDaysOnMkt	68	88	84	72	75	70	75	73	70	72	81	81	94	82	82	85	83	101
ListToClose	97	112	109	96	106	103	107	102	97	102	108	106	114	112	107	112	108	126

Total Actives

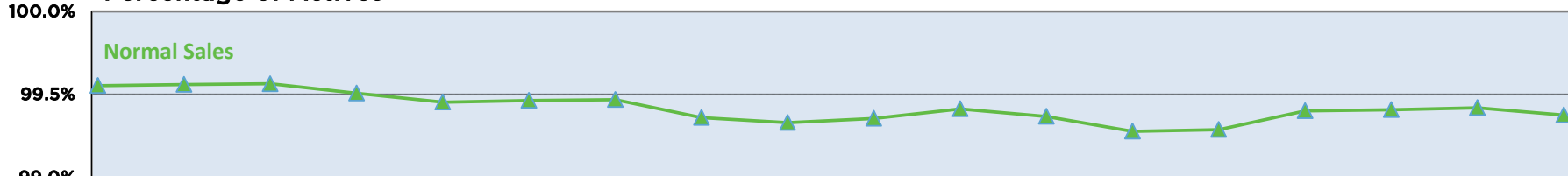


	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1
Total Actives	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845

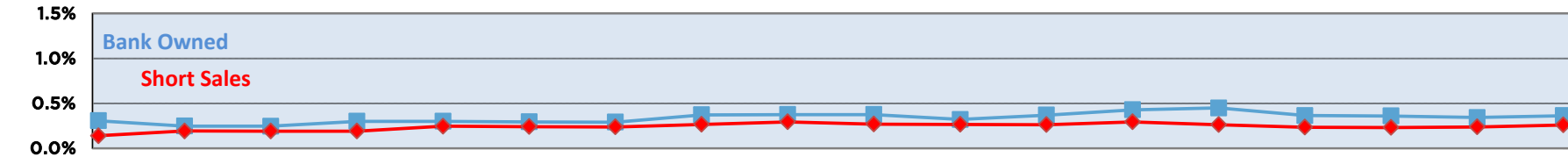
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Condos, Townhomes, Villas

Percentage of Actives

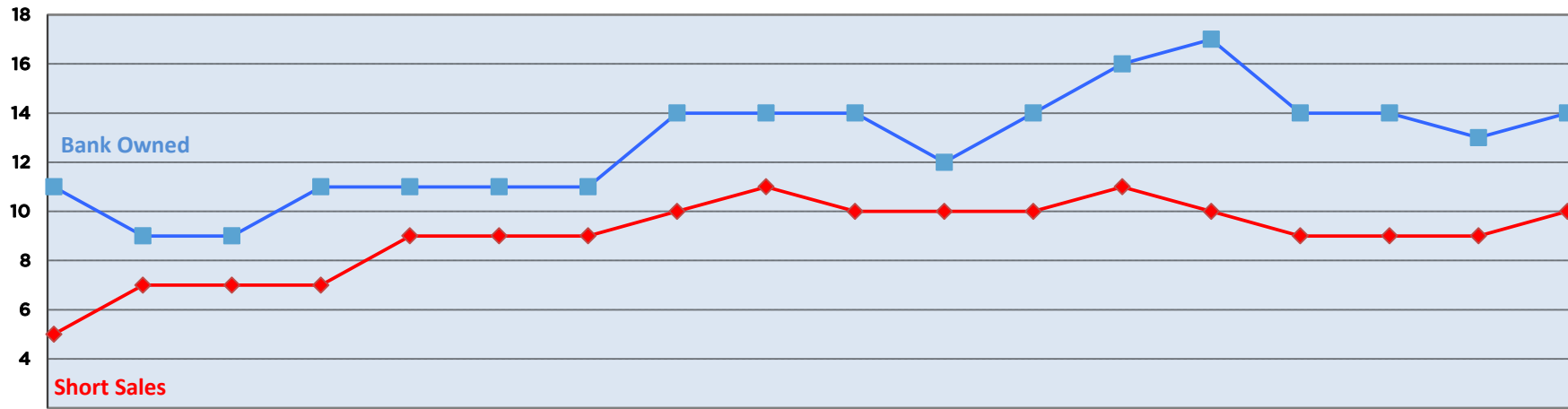


	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1
Normal	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%



	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	12/1
BO	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%	0.36%
SS	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%	0.26%

Active Foreclosures

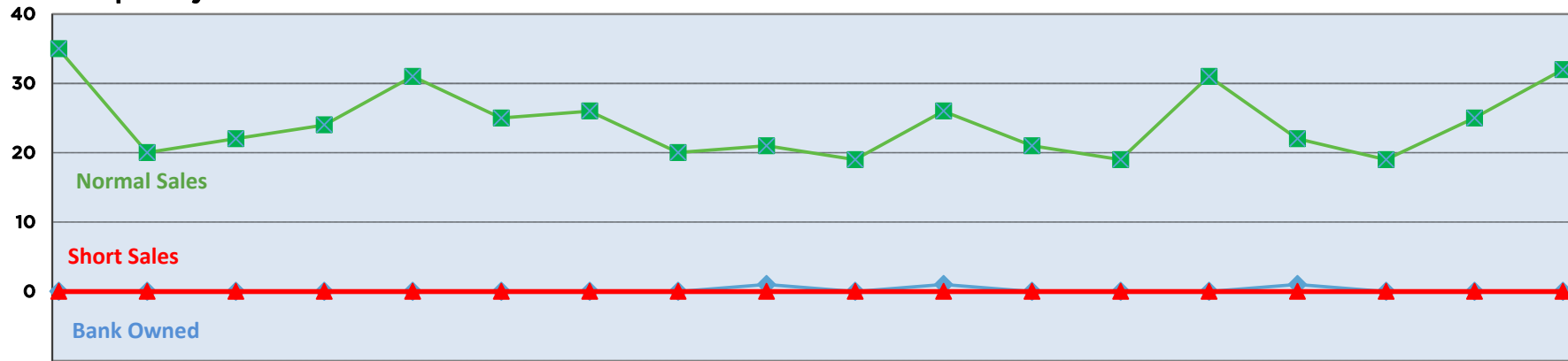


	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1
BO	11	9	9	11	11	11	11	14	14	14	12	14	16	17	14	14	13	14
SS	5	7	7	7	9	9	9	10	11	10	10	10	11	10	9	9	9	10

Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

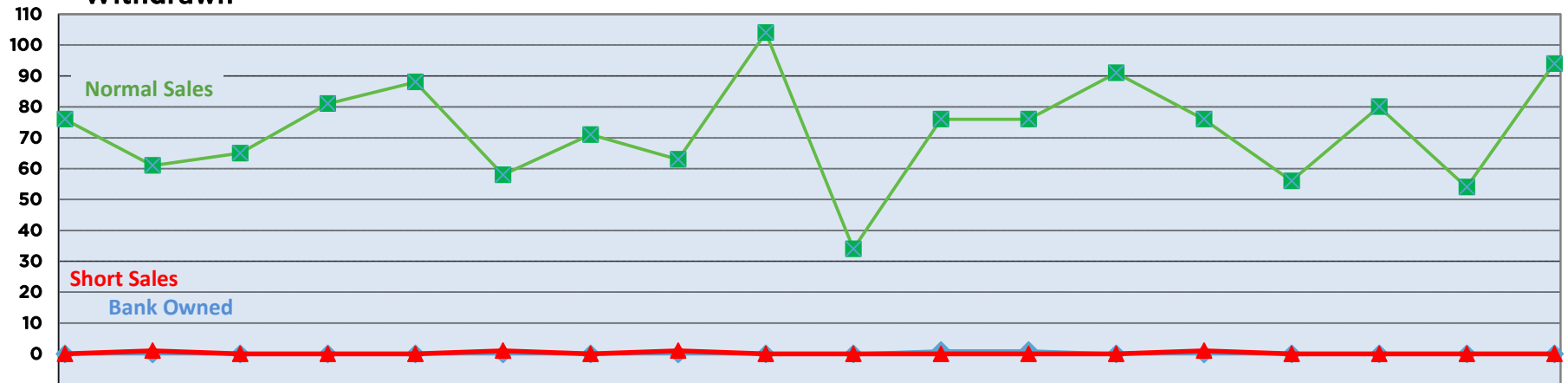
Condos, Townhomes, Villas

Temporary Off Market



	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	12/1
Norm	35	20	22	24	31	25	26	20	21	19	26	21	19	31	22	19	25	32
BO	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

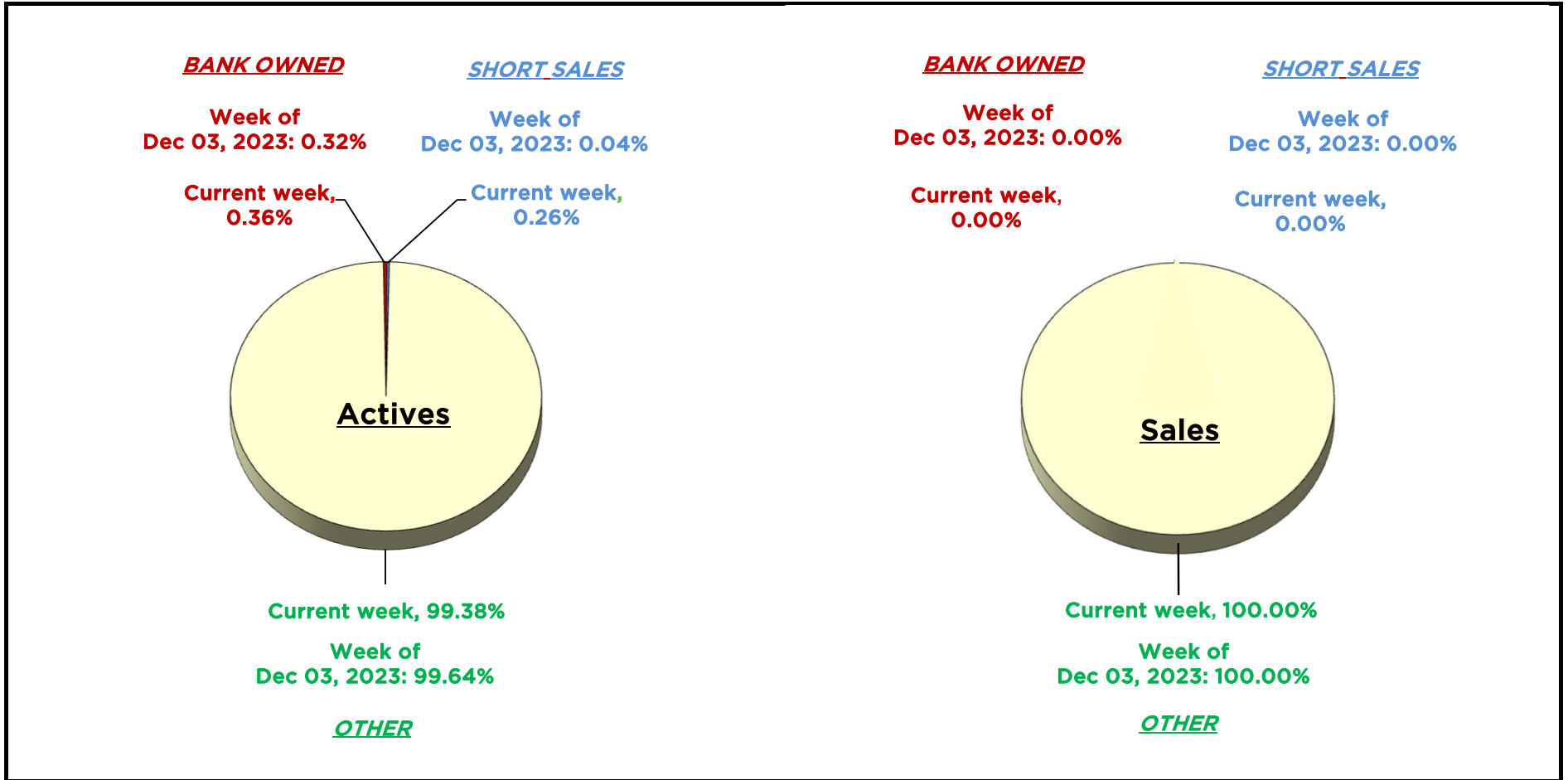
Withdrawn



	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	12/1
Norm	76	61	65	81	88	58	71	63	104	34	76	76	91	76	56	80	54	94
BO	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
SS	0	1	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0

Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





Monday Morning Quarterback
12/01/2024 - 12/07/2024
Lake, Orange, Osceola & Seminole Counties

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