



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

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

***Week of December 15, 2024 - December 21, 2024***

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

- Sales of single-family homes increased to 466 during the week of December 15, from 345 the week prior
- The median price of single family homes decreased to \$417,000 a change of -4.1%
- The number of single-family home foreclosure transactions remains constant at 3
- The number of single-family short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory decreased by 122, and now sits at 7,516

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

- Sales of condos, townhomes, and villas increased to 137 during the week of December 15, from 95 the week prior
- The median price of condos, townhomes, and villas increased to \$300,000 a change of 7.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 24, and now sits at 3,830

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



**Monday Morning Quarterback**  
 12/15/2024 - 12/21/2024  
 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>466</b>	<b>53</b>	<b>38</b>	<b>129</b>	<b>86</b>	<b>135</b>	<b>25</b>
Bank Owned	3	1	1	1	0	0	0
Short Sales	2	1	0	0	0	1	0
Other	461	51	37	128	86	134	25
<b>Active Listings</b>	<b>7,516</b>	<b>485</b>	<b>443</b>	<b>1,635</b>	<b>1,571</b>	<b>2,634</b>	<b>748</b>
Bank Owned	56	16	8	14	8	9	1
Short Sales	31	1	6	11	9	4	0
Other	7,429	468	429	1,610	1,554	2,621	747
<b>Months of Inventory</b>	<b>3.72</b>	<b>2.11</b>	<b>2.69</b>	<b>2.93</b>	<b>4.22</b>	<b>4.50</b>	<b>6.91</b>

**List Price**

Average Original List Price	\$540,937	\$219,158	\$289,339	\$369,424	\$468,849	\$694,293	\$1,910,406
Average Final List Price	\$521,564	\$206,158	\$281,281	\$360,323	\$456,561	\$668,720	\$1,816,432

**Sale Price**

Average Price	\$502,153	\$195,697	\$273,995	\$352,688	\$445,337	\$647,755	\$1,679,070
Median Price	\$417,000	\$207,000	\$276,250	\$355,000	\$438,450	\$605,000	\$1,275,000

**Price Differences**

Original to Final List Price	-\$19,373	-\$13,000	-\$8,058	-\$9,101	-\$12,288	-\$25,573	-\$93,974
Original List to Sale Price - \$	-\$38,784	-\$23,461	-\$15,344	-\$16,736	-\$23,512	-\$46,538	-\$231,336
Final List to Sale Price - \$	-\$19,411	-\$10,461	-\$7,286	-\$7,635	-\$11,224	-\$20,965	-\$137,362
Original List to Sale Price - %	92.83%	89.29%	94.70%	95.47%	94.99%	93.30%	87.89%
Final List to Sale Price - %	96.28%	94.93%	97.41%	97.88%	97.54%	96.86%	92.44%

**Days on the Market**

Avg Days Listing to Contract	63	65	54	58	65	60	110
Combined Avg Days to Contract	72	67	65	67	75	65	147
Avg Days Listing to Closing	97	95	91	90	97	96	147
Avg Days Contract to Close	34	31	37	32	32	36	37

**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**

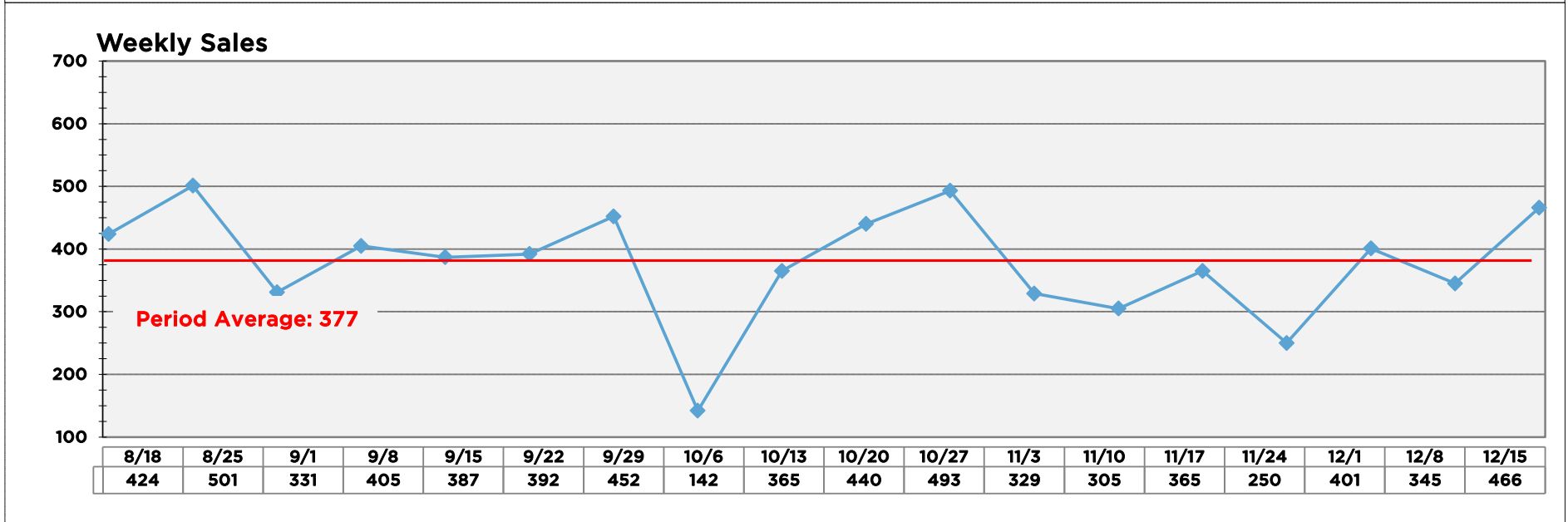
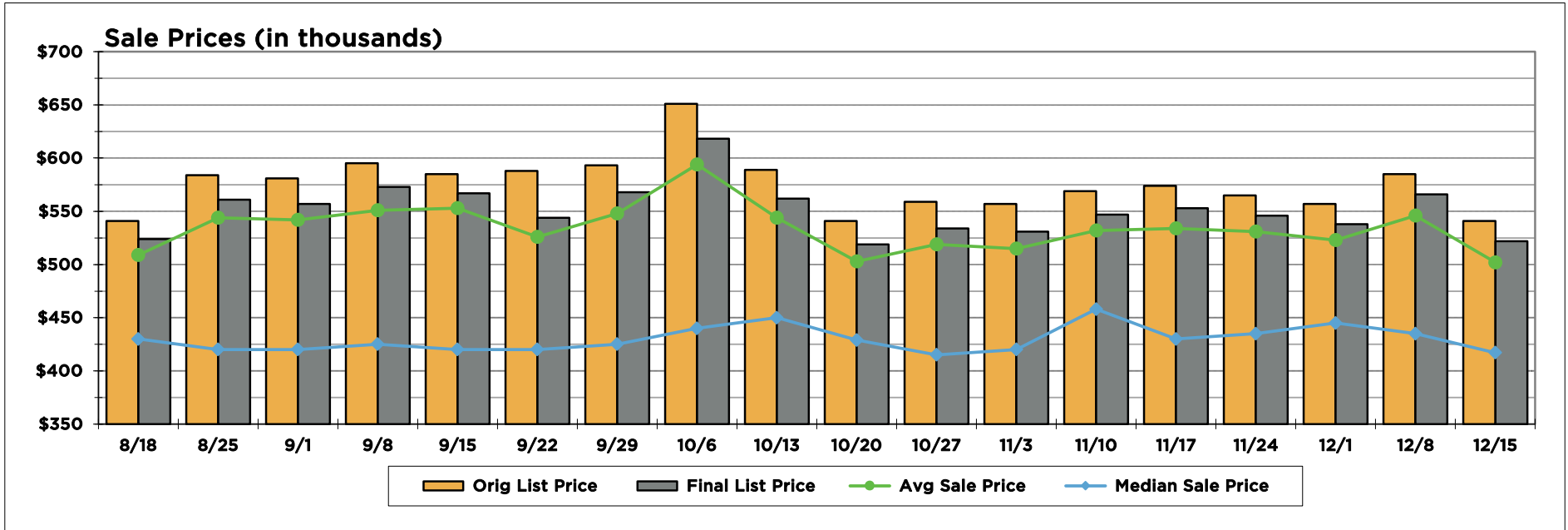
Average Square Feet	2,048	1,249	1,442	1,629	2,033	2,529	4,284
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# Monday Morning Quarterback

12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

## Single Family Homes

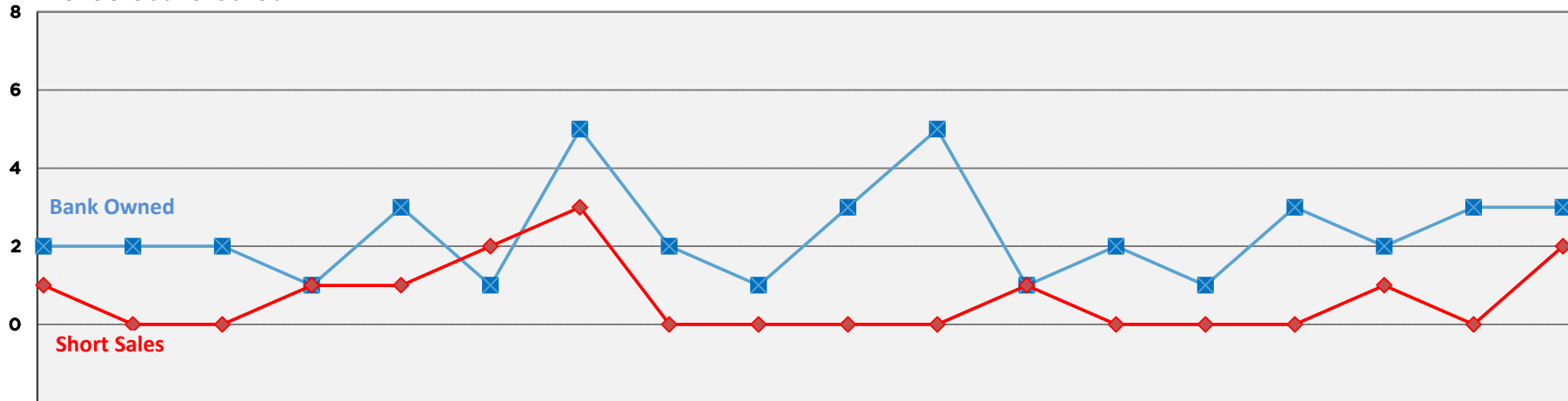


# Monday Morning Quarterback

12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

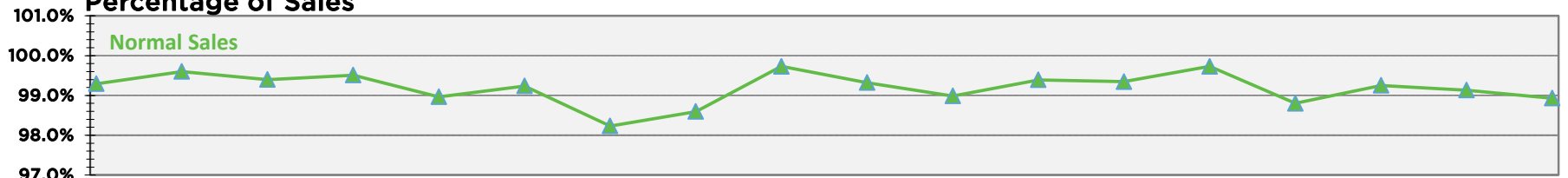
## Single Family Homes

### Foreclosure Sales

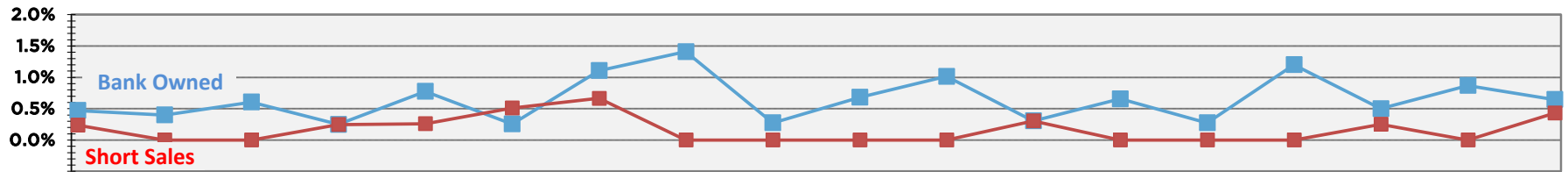


	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15
BO	2	2	2	1	3	1	5	2	1	3	5	1	2	1	3	2	3	3
SS	1	0	0	1	1	2	3	0	0	0	0	1	0	0	0	1	0	2

### Percentage of Sales



	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	12/8	12/15
Normal	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%	99.13%	98.93%



	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	12/8	12/15
BO	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%	0.87%	0.64%
SS	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%	0.00%	0.43%

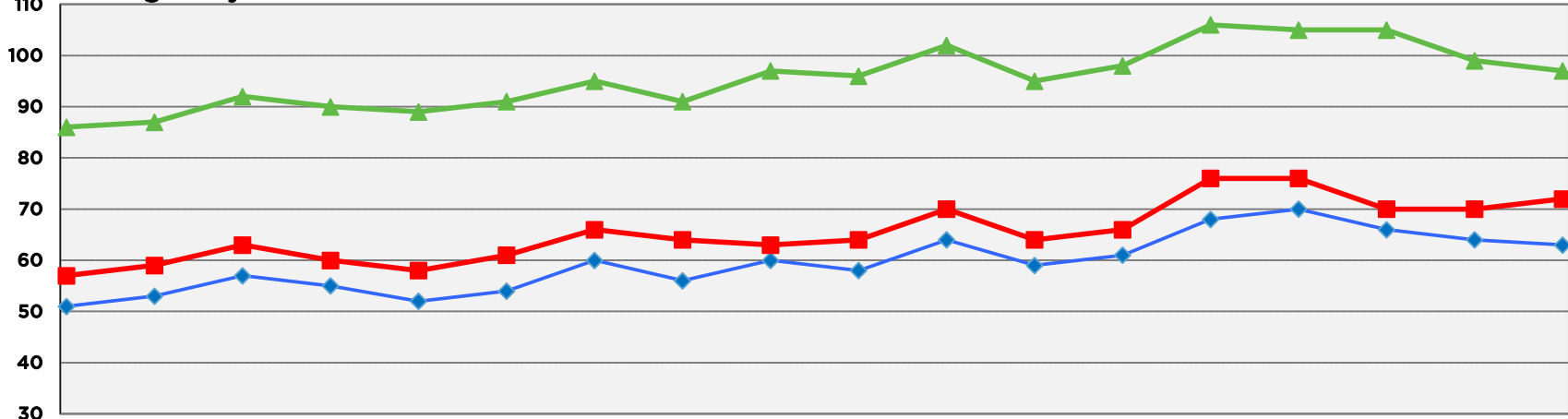


# Monday Morning Quarterback

12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

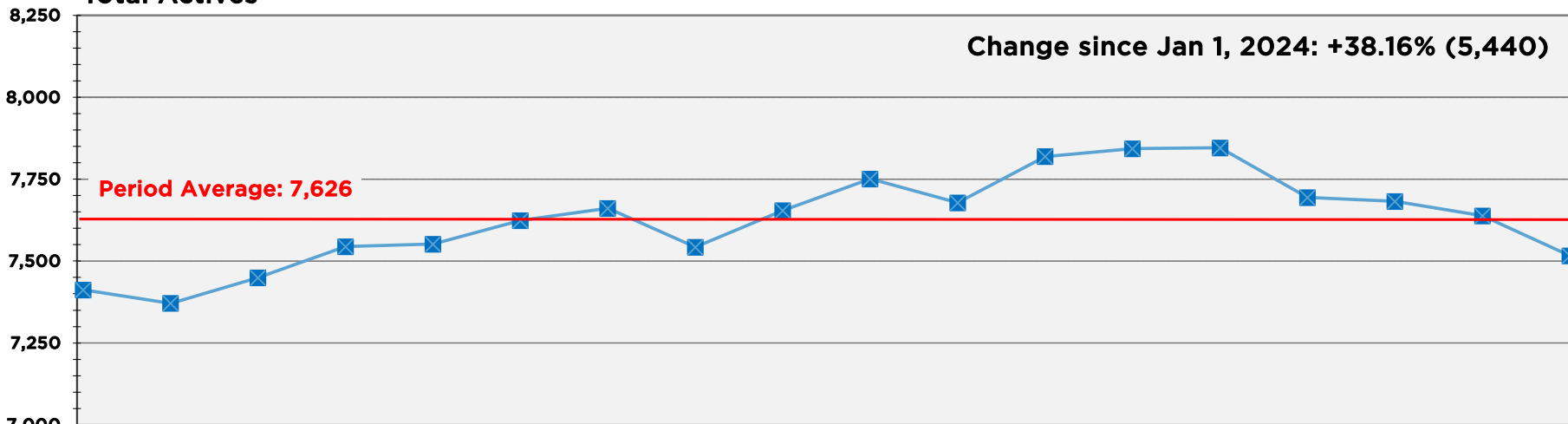
## Single Family Homes

**Average Days on Market**



ListToContract	51	53	57	55	52	54	60	56	60	58	64	59	61	68	70	66	64	63
CombDaysOnMkt	57	59	63	60	58	61	66	64	63	64	70	64	66	76	76	70	70	72
ListToClose	86	87	92	90	89	91	95	91	97	96	102	95	98	106	105	105	99	97

**Total Actives**



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	12/8	12/15
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	7,638	7,516

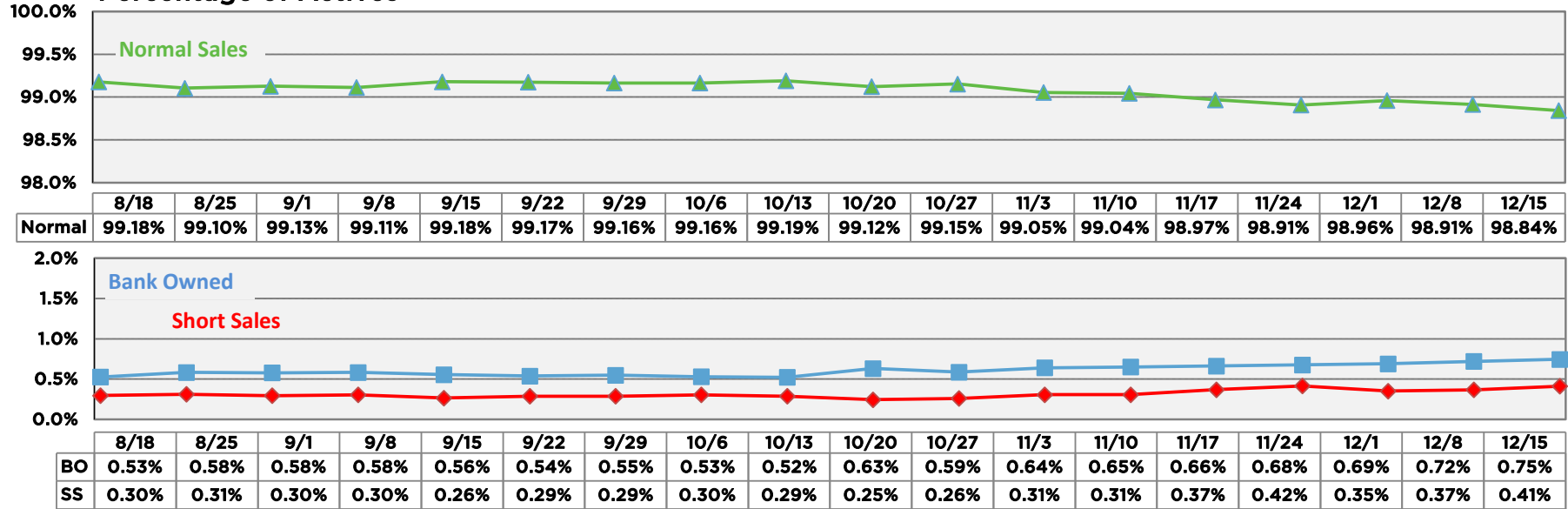


# Monday Morning Quarterback

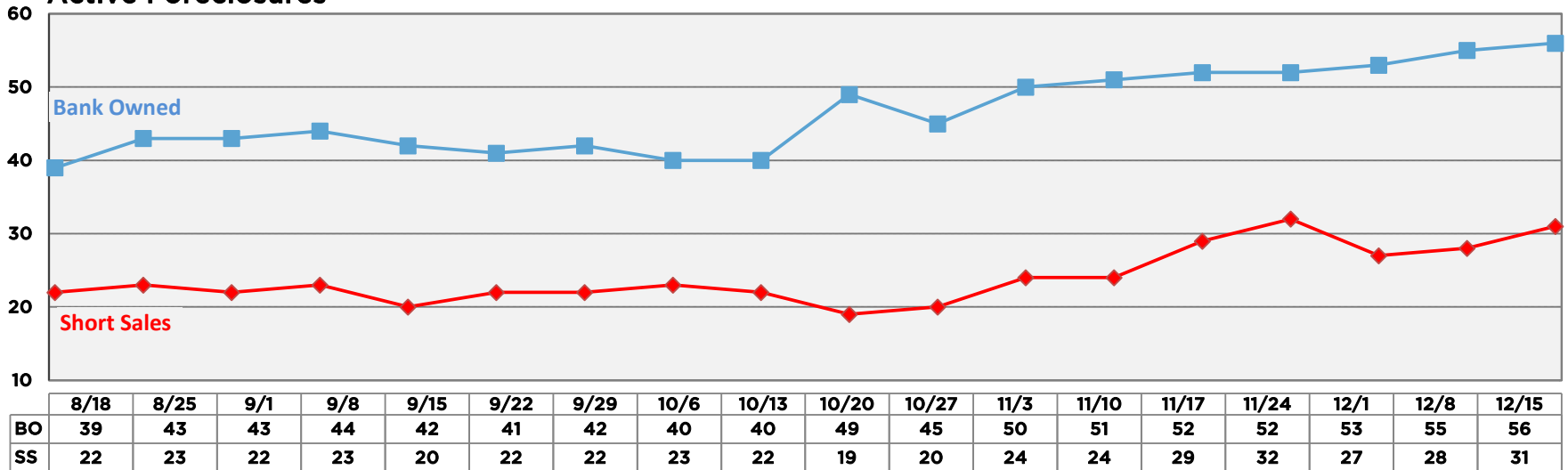
12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

## Single Family Homes

### Percentage of Actives



### Active Foreclosures

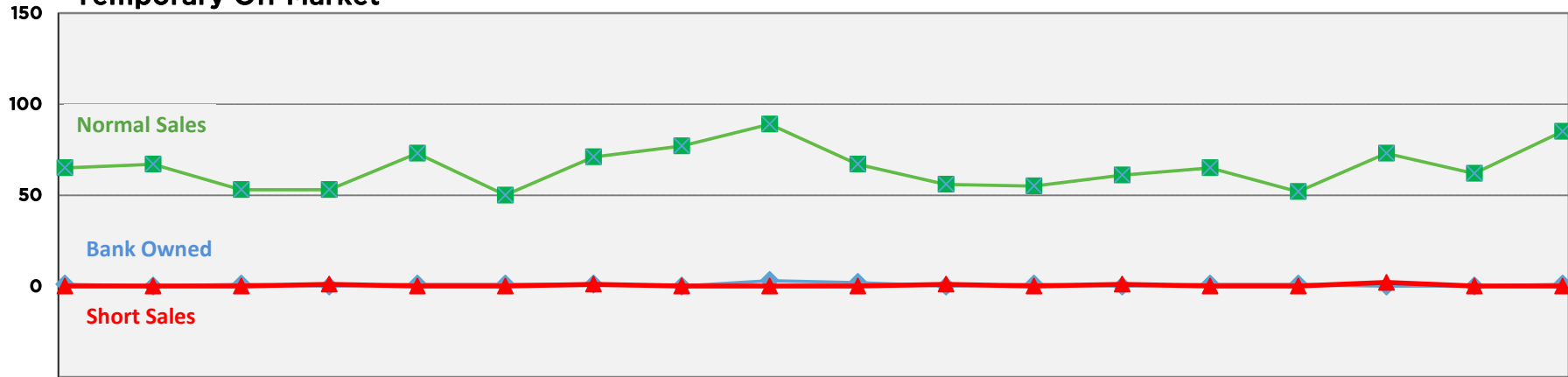


# Monday Morning Quarterback

12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

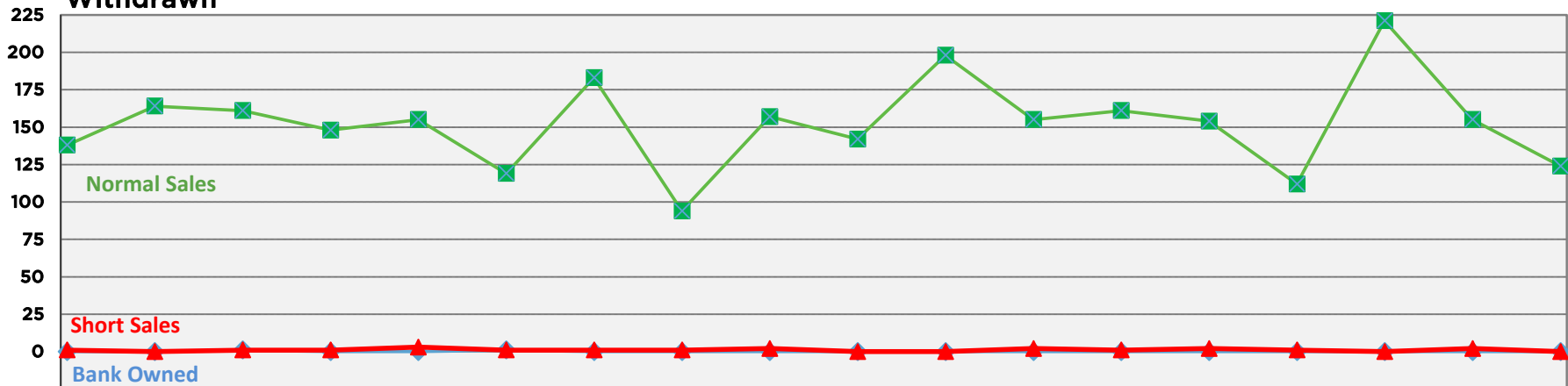
## Single Family Homes

### Temporary Off Market



	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	12/8	12/15
Norm	65	67	53	53	73	50	71	77	89	67	56	55	61	65	52	73	62	85
BO	1	0	1	0	1	1	1	0	3	2	0	1	0	1	1	0	0	1
SS	0	0	0	1	0	0	1	0	0	0	1	0	1	0	0	2	0	0

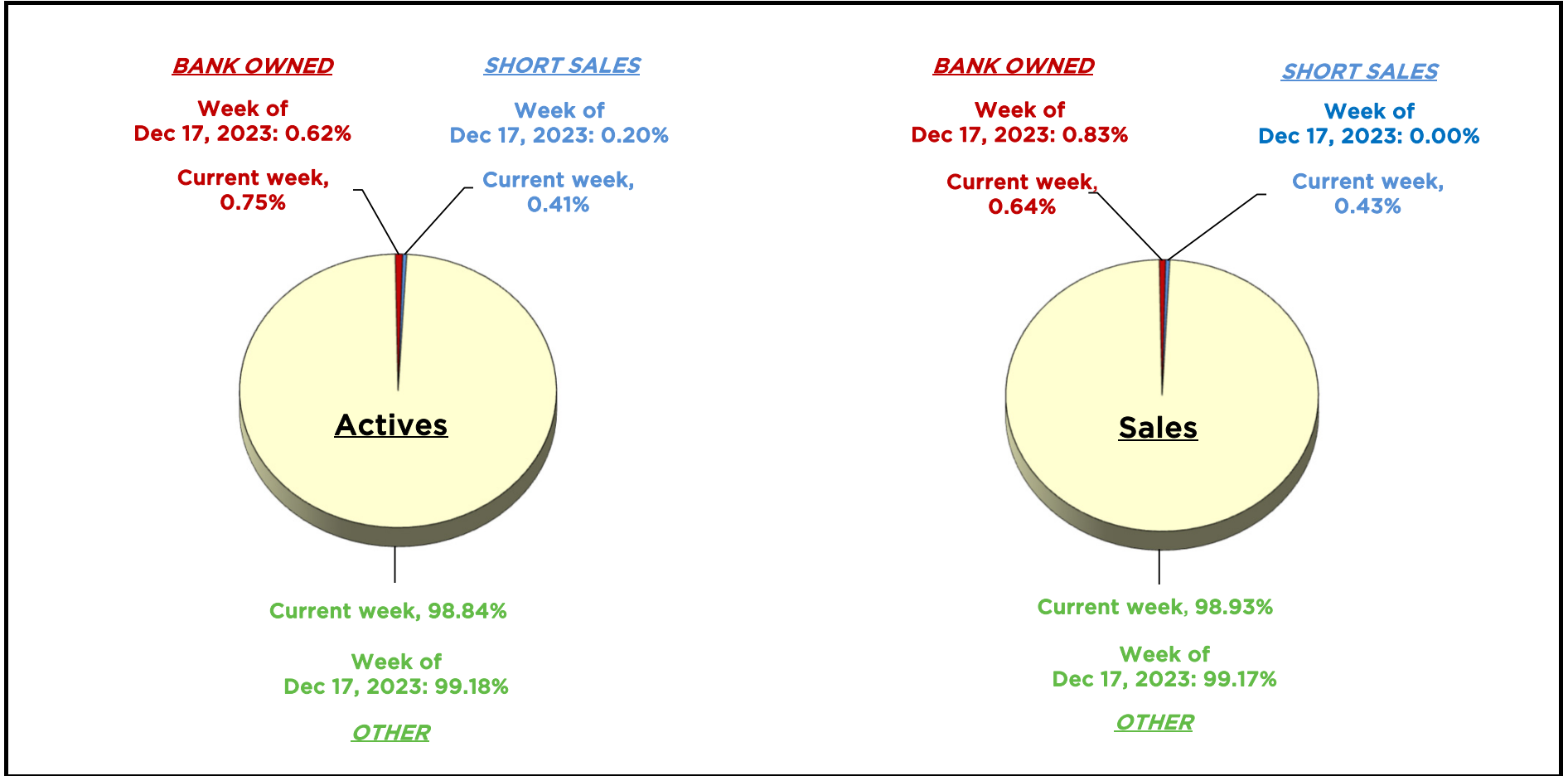
### Withdrawn



	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	12/8	12/15
Norm	138	164	161	148	155	119	183	94	157	142	198	155	161	154	112	221	155	124
BO	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	1	1	3	1	1	1	2	0	0	2	1	2	1	0	2	0

**Monday Morning Quarterback**  
12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**





**Monday Morning Quarterback**  
12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 3 Single Family Homes available for the Median Price of \$417,000 ( ± \$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>Orange County</b>		<b>1</b>	<b>\$417,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,560</b>	<b>\$267.63</b>
Hunters Creek	32837	1	\$417,500	3.0	2.0	1,560	\$267.63
<b>Osceola County</b>		<b>1</b>	<b>\$417,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,909</b>	<b>\$218.44</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$417,000	3.0	2.0	1,909	\$218.44
<b>Lake County</b>		<b>1</b>	<b>\$417,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,725</b>	<b>\$241.74</b>
Clermont (Central)	34711	1	\$417,000	3.0	2.0	1,725	\$241.74



**Monday Morning Quarterback**  
**12/15/2024 - 12/21/2024**  
**Lake, Orange, Osceola & Seminole Counties**

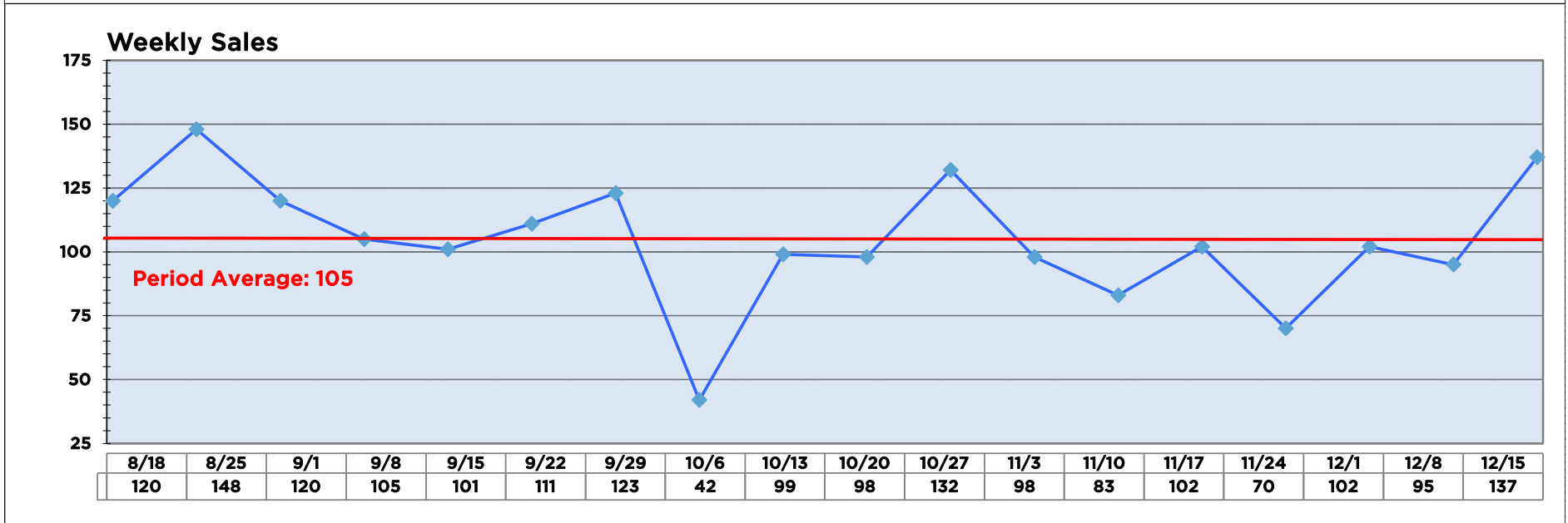
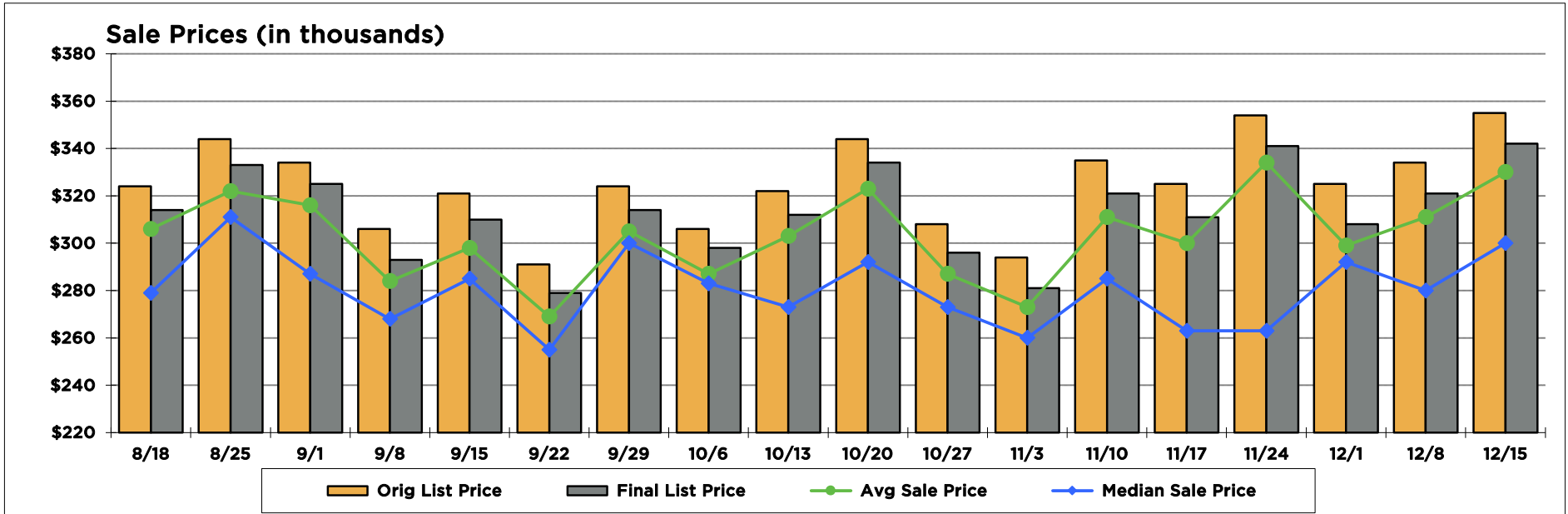
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>137</b>	<b>40</b>	<b>24</b>	<b>45</b>	<b>18</b>	<b>8</b>	<b>2</b>
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	135	38	24	45	18	8	2
<b>Active Listings</b>	<b>3,830</b>	<b>1,462</b>	<b>576</b>	<b>1,001</b>	<b>457</b>	<b>317</b>	<b>17</b>
Bank Owned	15	8	3	1	2	1	0
Short Sales	12	3	0	8	1	0	0
Other	3,803	1,451	573	992	454	316	17
<b>Months of Inventory</b>	<b>6.45</b>	<b>8.44</b>	<b>5.54</b>	<b>5.13</b>	<b>5.86</b>	<b>9.14</b>	<b>1.96</b>
<b><i>List Price</i></b>							
Average Original List Price	\$355,069	\$209,678	\$299,041	\$370,044	\$467,633	\$605,125	\$1,585,000
Average Final List Price	\$341,681	\$198,147	\$289,162	\$358,446	\$444,688	\$598,750	\$1,510,000
<b><i>Sale Price</i></b>							
Average Price	\$330,480	\$189,100	\$274,354	\$347,678	\$438,711	\$580,438	\$1,470,750
Median Price	\$300,000	\$182,000	\$278,000	\$340,000	\$442,500	\$556,000	\$1,470,750
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$13,388	-\$11,531	-\$9,879	-\$11,598	-\$22,945	-\$6,375	-\$75,000
Original List to Sale Price - \$	-\$24,589	-\$20,578	-\$24,687	-\$22,366	-\$28,922	-\$24,687	-\$114,250
Final List to Sale Price - \$	-\$11,201	-\$9,047	-\$14,808	-\$10,768	-\$5,977	-\$18,312	-\$39,250
Original List to Sale Price - %	93.07%	90.19%	91.74%	93.96%	93.82%	95.92%	92.79%
Final List to Sale Price - %	96.72%	95.43%	94.88%	97.00%	98.66%	96.94%	97.40%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	74	94	64	73	47	56	101
Combined Avg Days to Contract	84	111	68	82	62	61	100.5
Avg Days Listing to Closing	107	122	101	102	98	90	138
Avg Days Contract to Close	34	28	37	30	51	33	37.5
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	2	3	3	3	4
Average Full Baths	2	2	2	2	2	2	3
Average Half Baths	0	0	0	1	1	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,459	1,113	1,302	1,550	1,801	1,999	2,998

# Monday Morning Quarterback

12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

## Condos, Townhomes, Villas

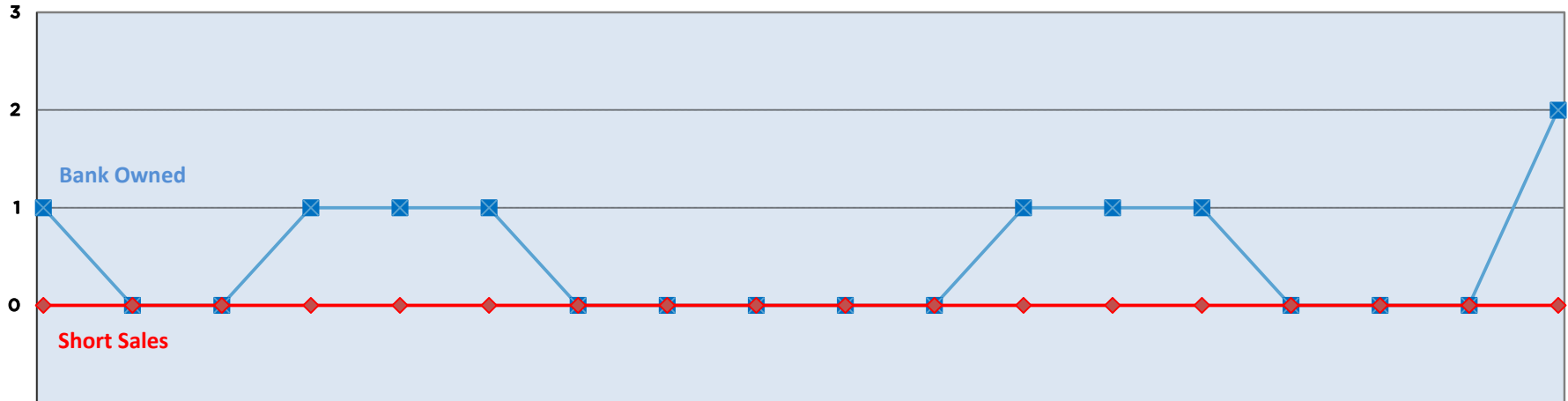


## Monday Morning Quarterback

12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

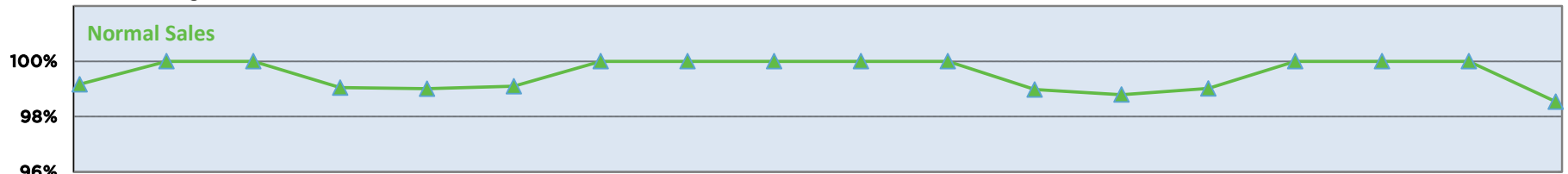
### Condos, Townhomes, Villas

#### Foreclosure Sales

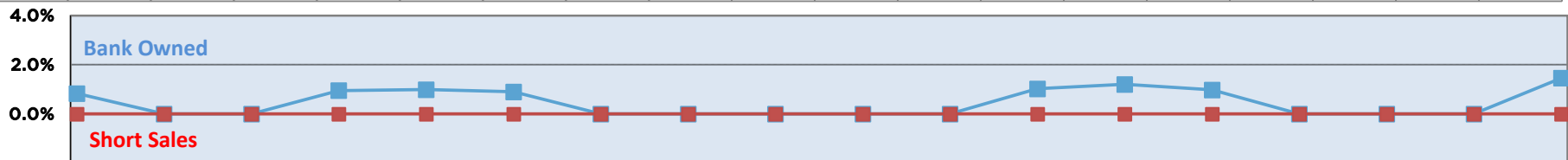


	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15
BO	1	0	0	1	1	1	0	0	0	0	0	1	1	1	0	0	0	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

#### Percentage of Sales



	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	12/8	12/15
Normal	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%	100.00%	98.54%



	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	12/8	12/15
BO	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%	0.00%	1.46%
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%

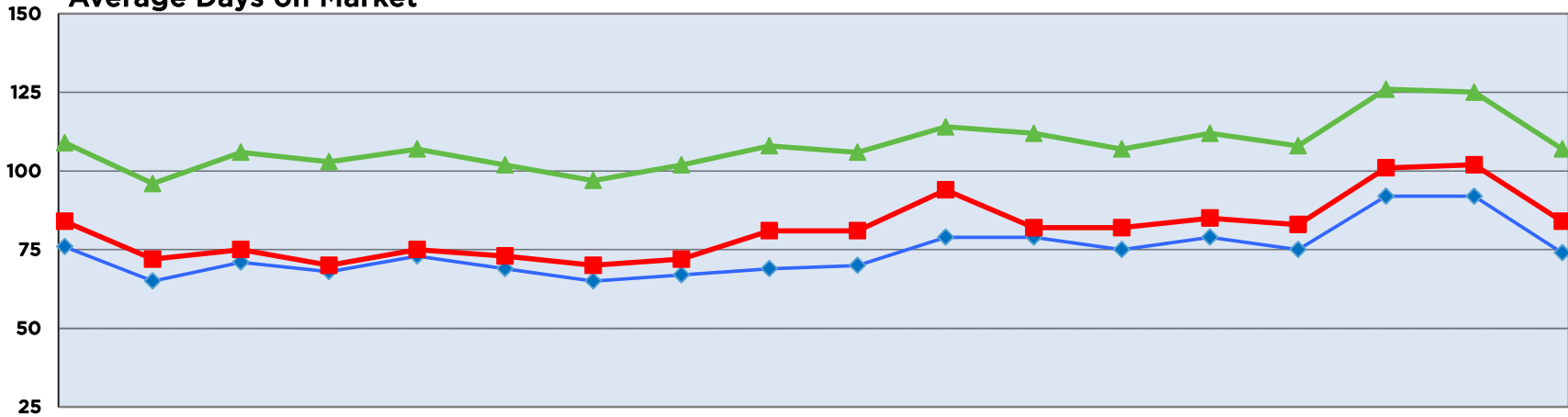


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Lake, Orange, Osceola & Seminole Counties

## Condos, Townhomes, Villas

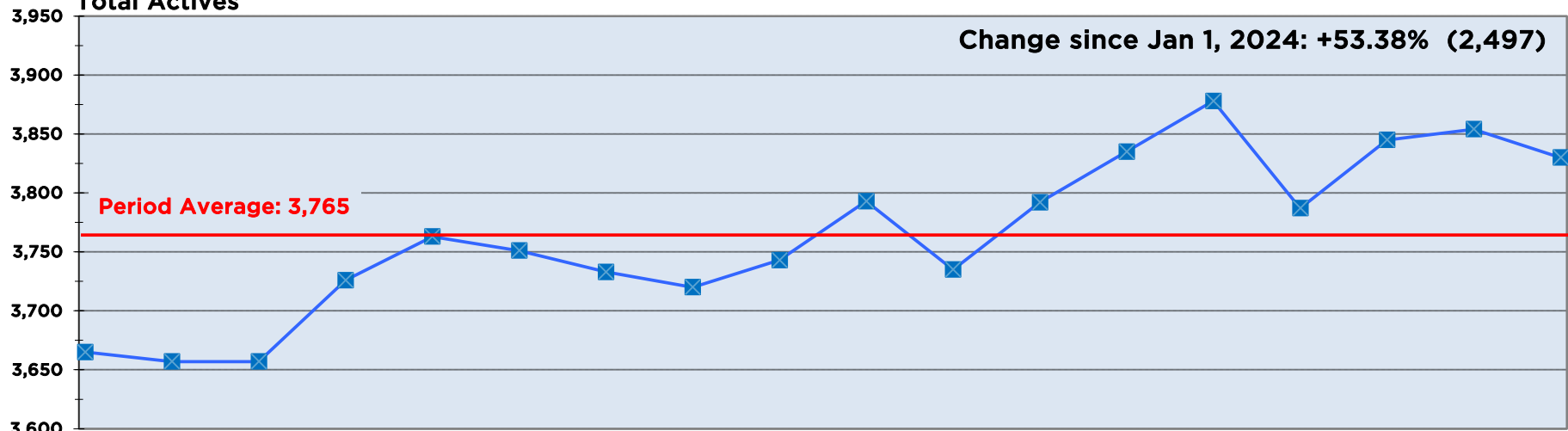
**Average Days on Market**



	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	12/8	12/15
ListToContract	76	65	71	68	73	69	65	67	69	70	79	79	75	79	75	92	92	74
CombDaysOnMkt	84	72	75	70	75	73	70	72	81	81	94	82	82	85	83	101	102	84
ListToClose	109	96	106	103	107	102	97	102	108	106	114	112	107	112	108	126	125	107

**Total Actives**

Change since Jan 1, 2024: +53.38% (2,497)



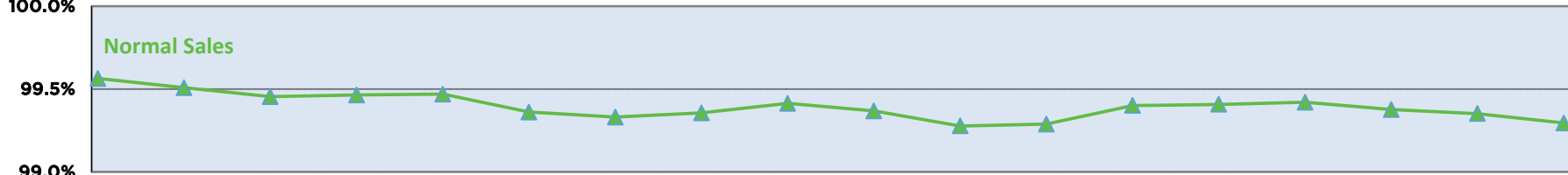
	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15
Total Actives	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830

## Monday Morning Quarterback

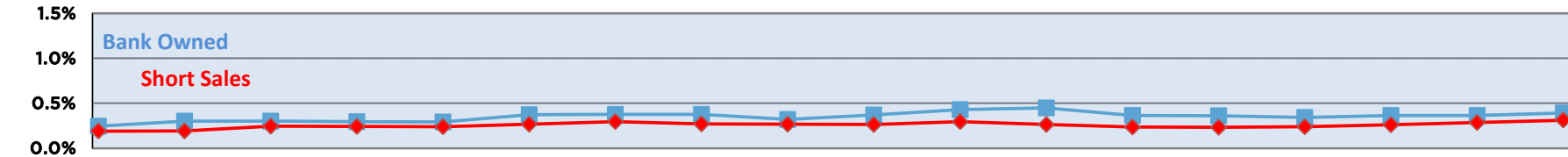
12/15/2024 - 12/21/2024  
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### Condos, Townhomes, Villas

**Percentage of Actives**

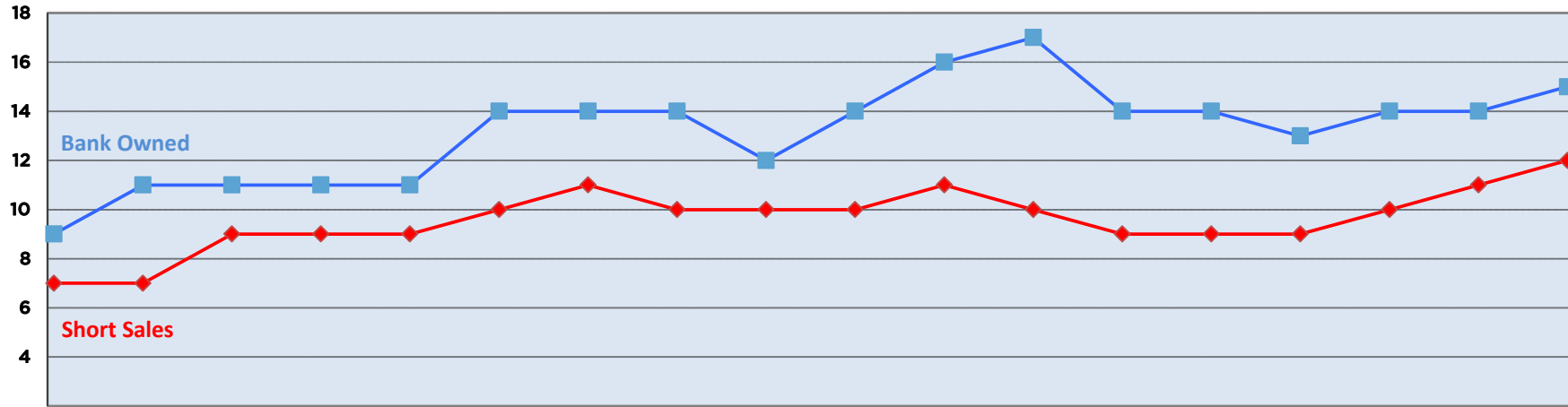


	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15
Normal	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%



	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	12/8	12/15
BO	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%	0.36%	0.39%
SS	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%	0.29%	0.31%

**Active Foreclosures**



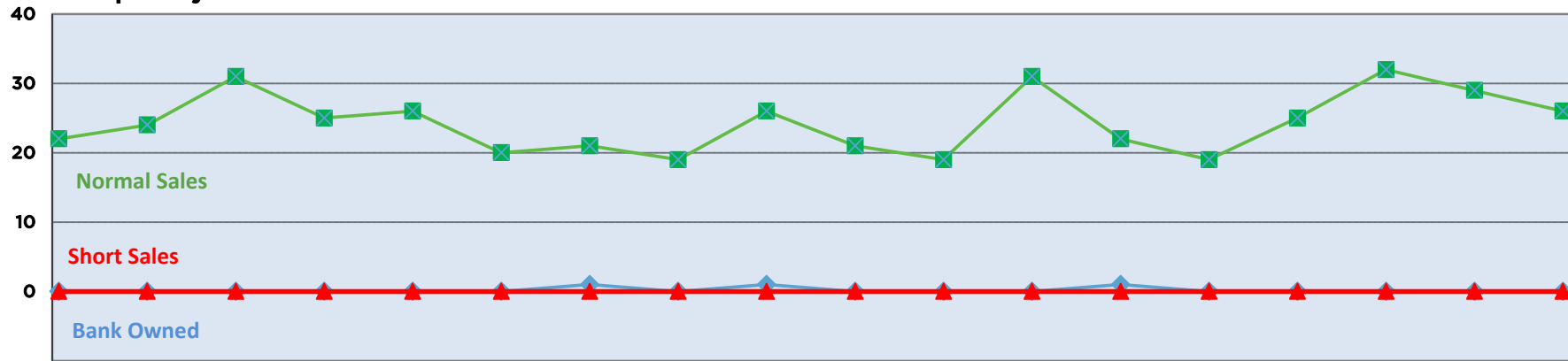
	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15
BO	9	11	11	11	11	14	14	14	12	14	16	17	14	14	13	14	14	15
SS	7	7	9	9	9	10	11	10	10	10	11	10	9	9	9	10	11	12

# Monday Morning Quarterback

12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

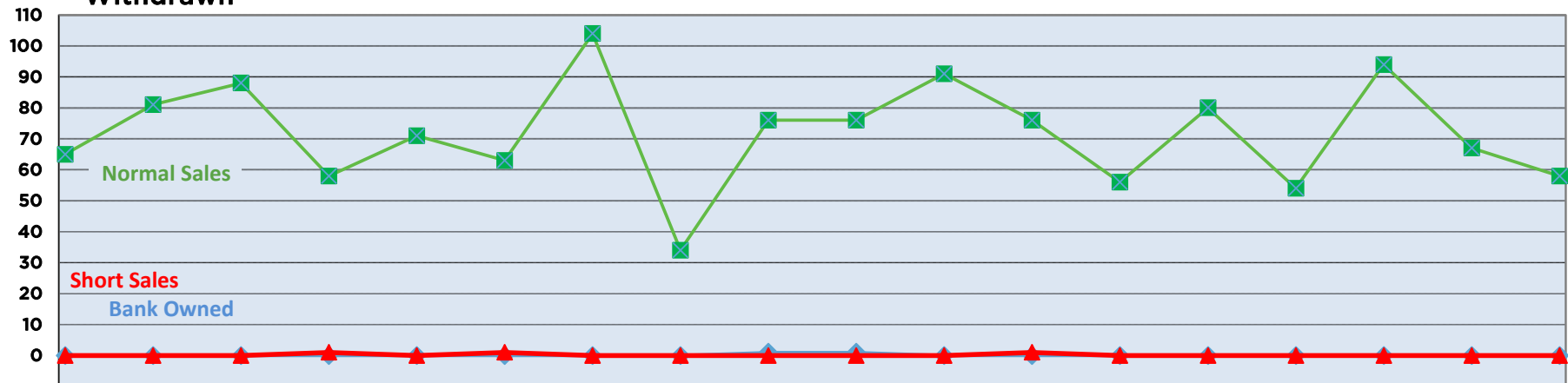
## Condos, Townhomes, Villas

### Temporary Off Market



	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	12/8	12/15
Norm	22	24	31	25	26	20	21	19	26	21	19	31	22	19	25	32	29	26
BO	0	0	0	0	0	0	1	0	1	0	0	0	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

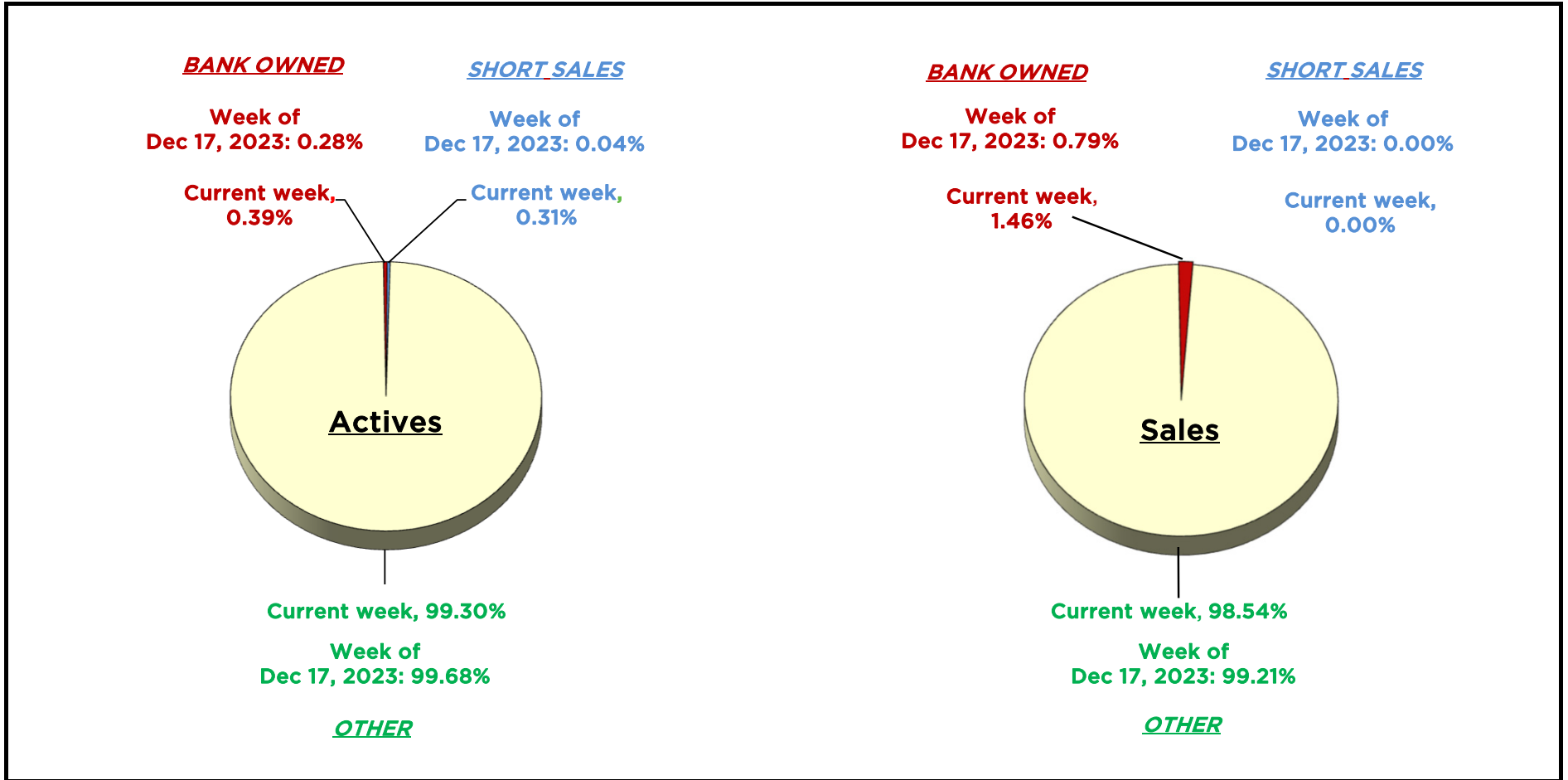
### Withdrawn



	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	12/8	12/15
Norm	65	81	88	58	71	63	104	34	76	76	91	76	56	80	54	94	67	58
BO	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0

**Monday Morning Quarterback**  
12/15/2024 - 12/21/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**12/15/2024 - 12/21/2024**  
**Lake, Orange, Osceola & Seminole Counties**

**There are 52 Condos, Villas, or Townhomes available for the Median Price of \$300,000 (± \$500)**

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>9</b>	<b>\$299,943</b>	<b>2.3</b>	<b>2.0</b>	<b>1,357</b>	<b>\$221.11</b>
Casselberry	32707	1	\$299,899	2.0	2.0	1,615	\$185.70
Winter Springs / Tuskawilla	32708	1	\$300,000	3.0	2.0	1,349	\$222.39
Altamonte Springs / Forest City	32714	2	\$299,950	2.5	2.0	1,436	\$208.95
Longwood (East)	32750	2	\$299,945	2.0	2.0	1,161	\$258.46
Oviedo	32765	1	\$299,900	2.0	2.0	1,296	\$231.40
Longwood / Wekiva Springs	32779	1	\$300,000	2.0	2.0	1,290	\$232.56
Winter Park	32792	1	\$299,900	3.0	2.0	1,467	\$204.43
<b>Orange County</b>		<b>19</b>	<b>\$299,957</b>	<b>2.4</b>	<b>2.0</b>	<b>1,221</b>	<b>\$245.76</b>
Maitland / Eatonville	32751	1	\$300,000	3.0	2.0	1,583	\$189.51
Orlando (Downtown)	32801	2	\$300,000	1.0	1.0	788	\$380.95
Azalea Park	32807	1	\$299,990	3.0	2.0	1,151	\$260.63
Sand Lake / Bay Hill	32819	1	\$299,900	2.0	2.0	578	\$518.86
Williamsburg / Lake Bryan	32821	4	\$300,000	3.0	2.5	1,229	\$244.10
Taft	32824	2	\$299,900	2.5	2.0	1,341	\$223.72
Research Park	32826	1	\$300,000	2.0	2.0	1,163	\$257.95
Union Park / Chickasaw	32829	1	\$299,900	2.0	2.0	1,202	\$249.50
Moss Park	32832	2	\$300,000	2.0	2.0	1,372	\$218.74
Metro West / Orlo Vista	32835	3	\$299,900	3.0	2.0	1,408	\$213.05
Winter Garden / Oakland	34787	1	\$299,900	2.0	2.0	1,375	\$218.11
<b>Osceola County</b>		<b>23</b>	<b>\$299,945</b>	<b>2.7</b>	<b>2.0</b>	<b>1,378</b>	<b>\$217.72</b>
Davenport	33896	3	\$299,767	2.3	2.0	1,759	\$170.42
Kissimmee (Central)	34741	1	\$300,000	3.0	2.0	1,495	\$200.67
Kissimmee / Buena Ventura Lakes	34743	2	\$299,950	3.0	2.0	1,343	\$223.43
Kissimmee (East)	34744	1	\$299,995	3.0	2.0	1,148	\$261.32
Kissimmee (West) / Pleasant Hill	34746	5	\$299,939	3.0	2.0	1,381	\$217.25
Kissimmee / Celebration	34747	9	\$299,983	2.1	1.8	1,141	\$262.84
Kissimmee / Poinciana	34758	1	\$299,999	4.0	3.0	1,822	\$164.65
St Cloud / Harmony	34773	1	\$300,000	4.0	2.0	2,085	\$143.88
<b>Lake County</b>		<b>1</b>	<b>\$299,900</b>	<b>3.0</b>	<b>2.0</b>	<b>1,731</b>	<b>\$173.25</b>
Tavares / Mt Plymouth	32778	1	\$299,900	3.0	2.0	1,731	\$173.25