



Monday Morning Quarterback Summary

Week of January 05, 2025 - January 11, 2025

Single-family existing homes

- Sales of single-family homes decreased to 226 during the week of January 05, from 278 the week prior
- The median price of single family homes increased to \$408,500 a change of 2.1%
- The number of single-family home foreclosure transactions increased to 5 from 1 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 171, and now sits at 7,508

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 78 during the week of January 05, from 92 the week prior
- The median price of condos, townhomes, and villas decreased to \$260,000 a change of -11.9%
- 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 increased to 1 from 0 the week prior
- Condo inventory increased by 159, and now sits at 3,850

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

Monday Morning Quarterback
01/05/2025 - 01/11/2025
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	226	27	24	59	39	58	19
Bank Owned	5	3	1	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	220	23	23	58	39	58	19
Active Listings	7,508	505	459	1,629	1,544	2,634	737
Bank Owned	56	14	8	12	9	12	1
Short Sales	31	1	4	13	9	4	0
Other	7,421	490	447	1,604	1,526	2,618	736
Months of Inventory	7.67	4.32	4.41	6.37	9.14	10.48	8.95

List Price

Average Original List Price	\$586,397	\$200,537	\$299,812	\$372,395	\$467,325	\$653,272	\$2,201,526
Average Final List Price	\$568,678	\$192,041	\$284,162	\$359,227	\$450,653	\$634,402	\$2,155,316

Sale Price

Average Price	\$549,278	\$185,381	\$277,600	\$349,257	\$443,661	\$616,062	\$2,043,608
Median Price	\$408,500	\$190,000	\$282,500	\$345,000	\$440,000	\$580,000	\$1,449,000

Price Differences

Original to Final List Price	-\$17,719	-\$8,496	-\$15,650	-\$13,168	-\$16,672	-\$18,870	-\$46,210
Original List to Sale Price - \$	-\$37,119	-\$15,156	-\$22,212	-\$23,138	-\$23,664	-\$37,210	-\$157,918
Final List to Sale Price - \$	-\$19,400	-\$6,660	-\$6,562	-\$9,970	-\$6,992	-\$18,340	-\$111,708
Original List to Sale Price - %	93.67%	92.44%	92.59%	93.79%	94.94%	94.30%	92.83%
Final List to Sale Price - %	96.59%	96.53%	97.69%	97.22%	98.45%	97.11%	94.82%

Days on the Market

Avg Days Listing to Contract	73	41	71	80	73	86	61
Combined Avg Days to Contract	76	41	74	85	77	89	61
Avg Days Listing to Closing	110	77	112	118	106	122	104
Avg Days Contract to Close	37	42	40	36	32	35	44

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

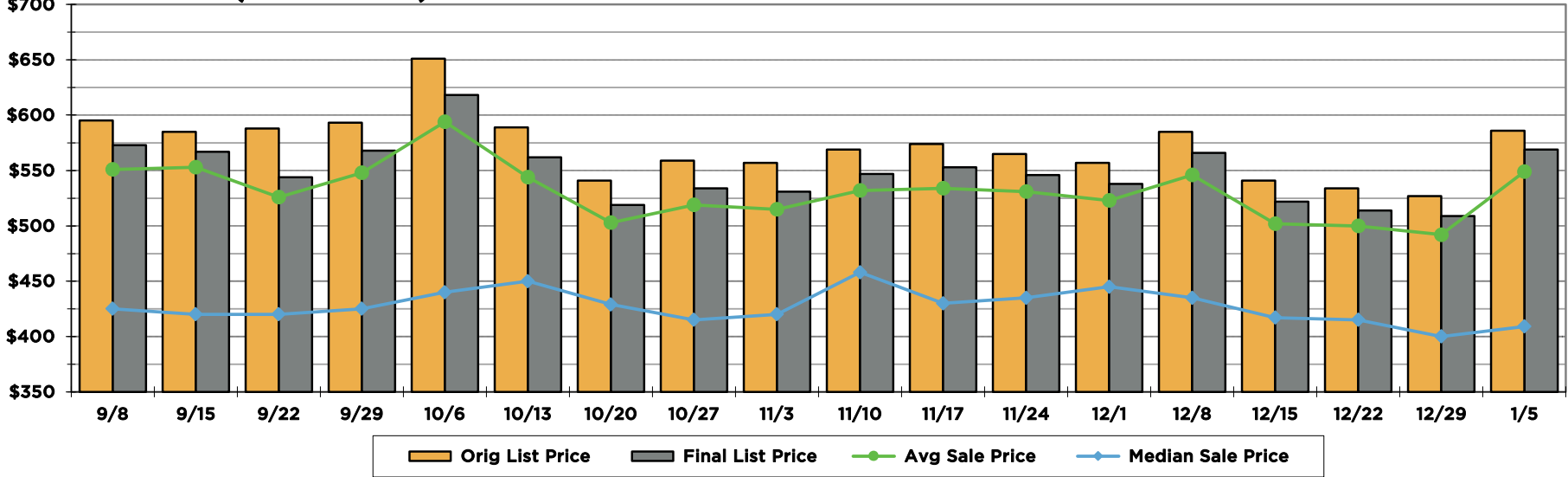
Square Footage

Average Square Feet	2,101	1,203	1,417	1,652	2,084	2,583	4,196
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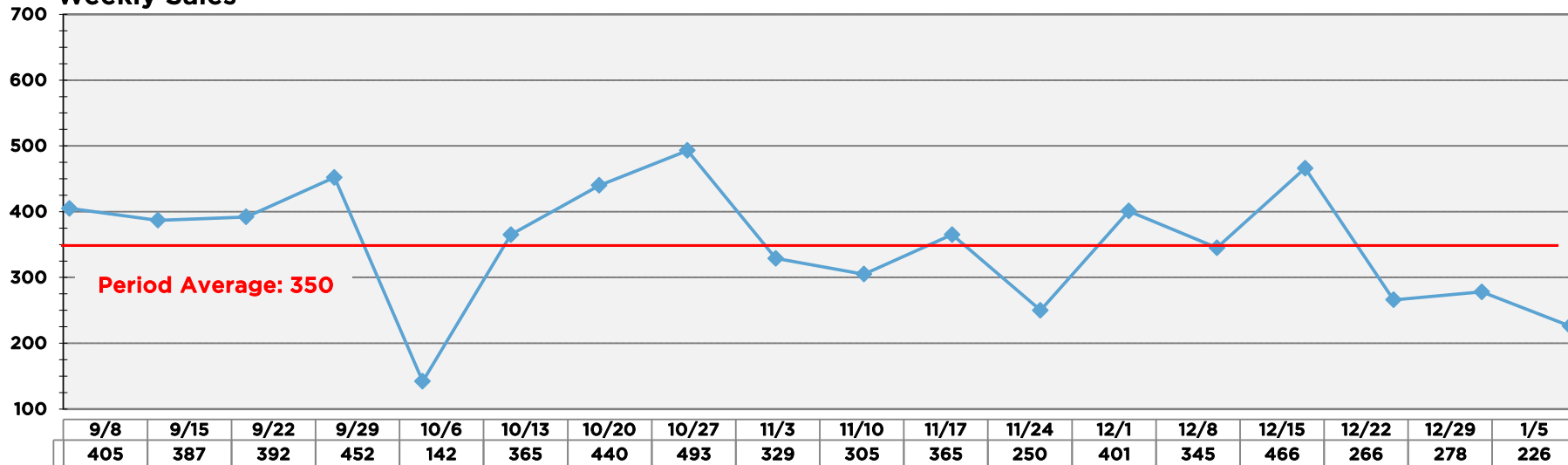
Monday Morning Quarterback
01/05/2025 - 01/11/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



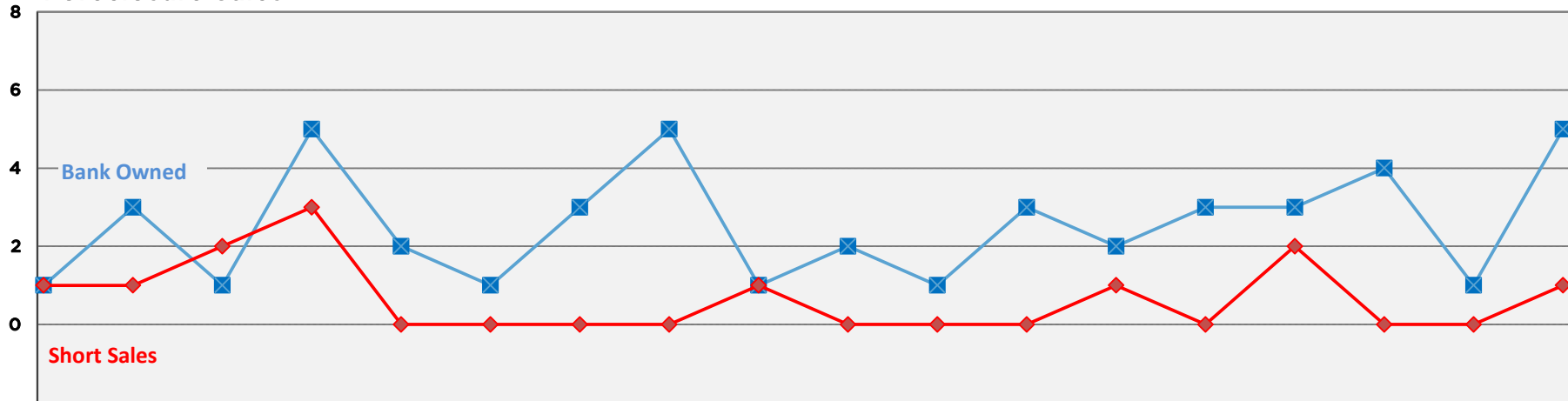
Weekly Sales



Monday Morning Quarterback
01/05/2025 - 01/11/2025
Lake, Orange, Osceola & Seminole Counties

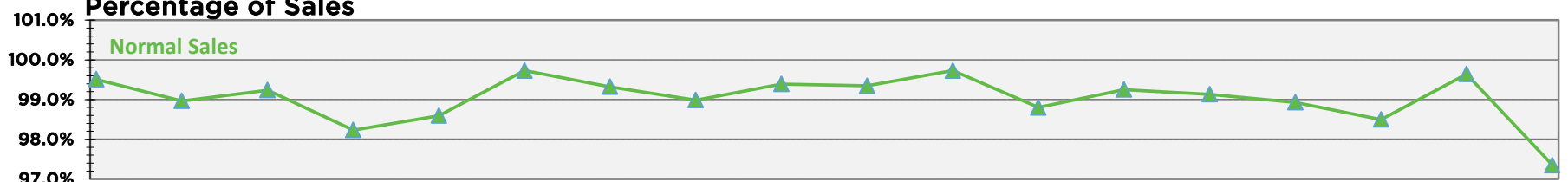
Single Family Homes

Foreclosure Sales

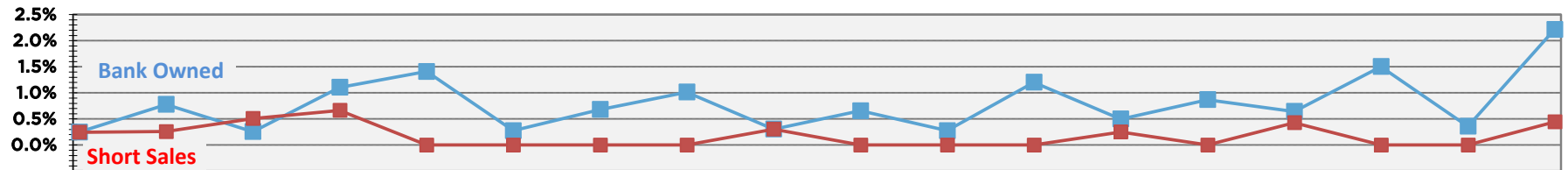


BO	1	3	1	5	2	1	3	5	1	2	1	3	2	3	3	4	1	5
SS	1	1	2	3	0	0	0	0	1	0	0	0	1	0	2	0	0	1

Percentage of Sales



Normal	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%	98.50%	99.64%	97.35%
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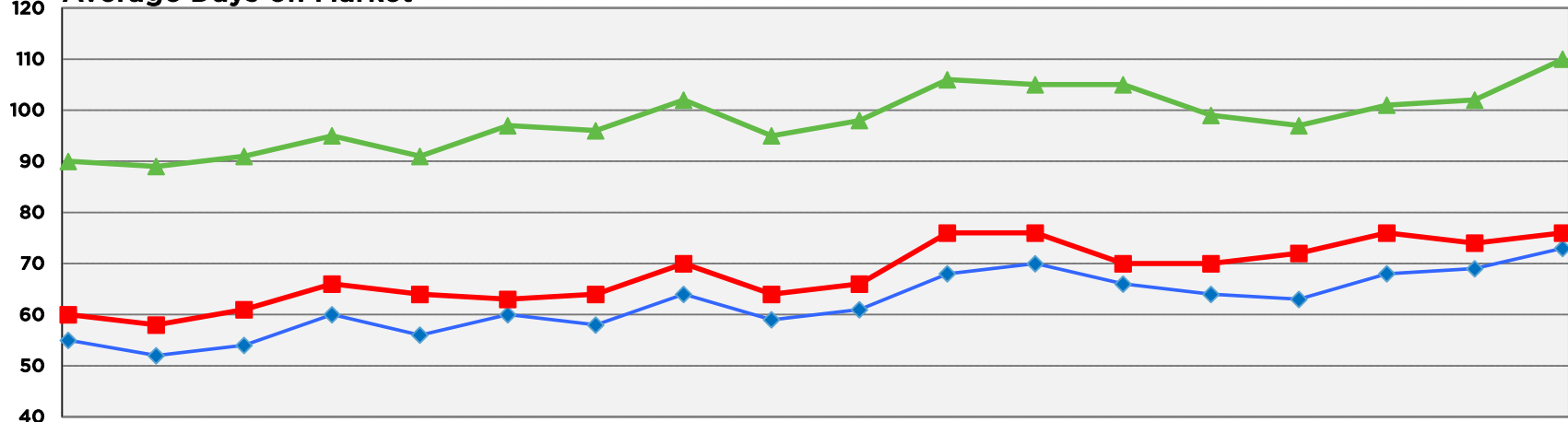


BO	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%
SS	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%

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Lake, Orange, Osceola & Seminole Counties

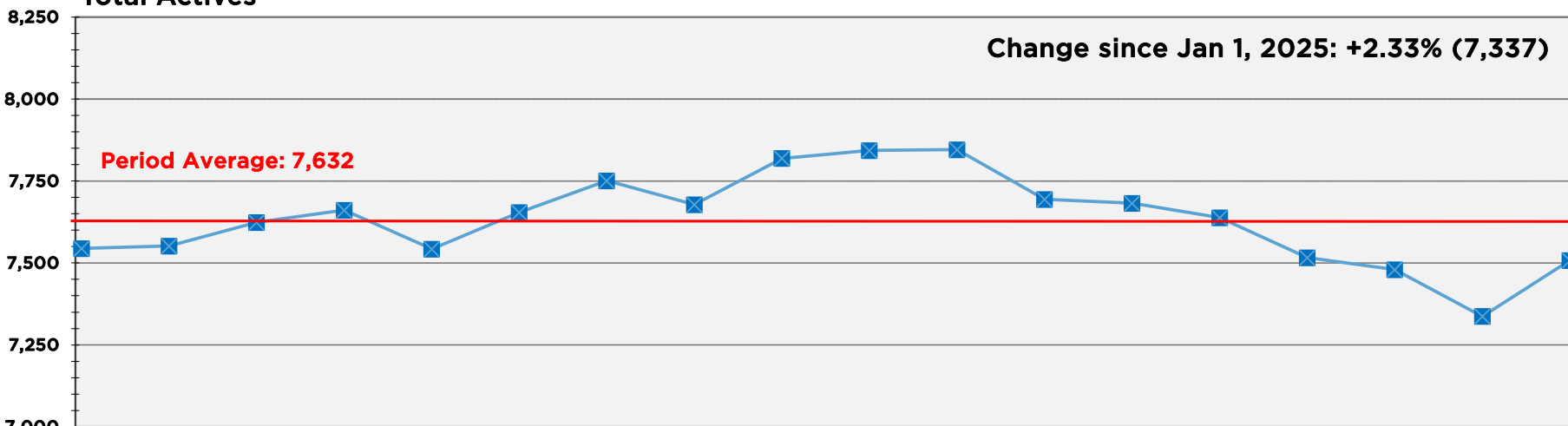
Single Family Homes

Average Days on Market



	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	12/22	12/29	1/5
ListToContract	55	52	54	60	56	60	58	64	59	61	68	70	66	64	63	68	69	73
CombDaysOnMkt	60	58	61	66	64	63	64	70	64	66	76	76	70	70	72	76	74	76
ListToClose	90	89	91	95	91	97	96	102	95	98	106	105	105	99	97	101	102	110

Total Actives

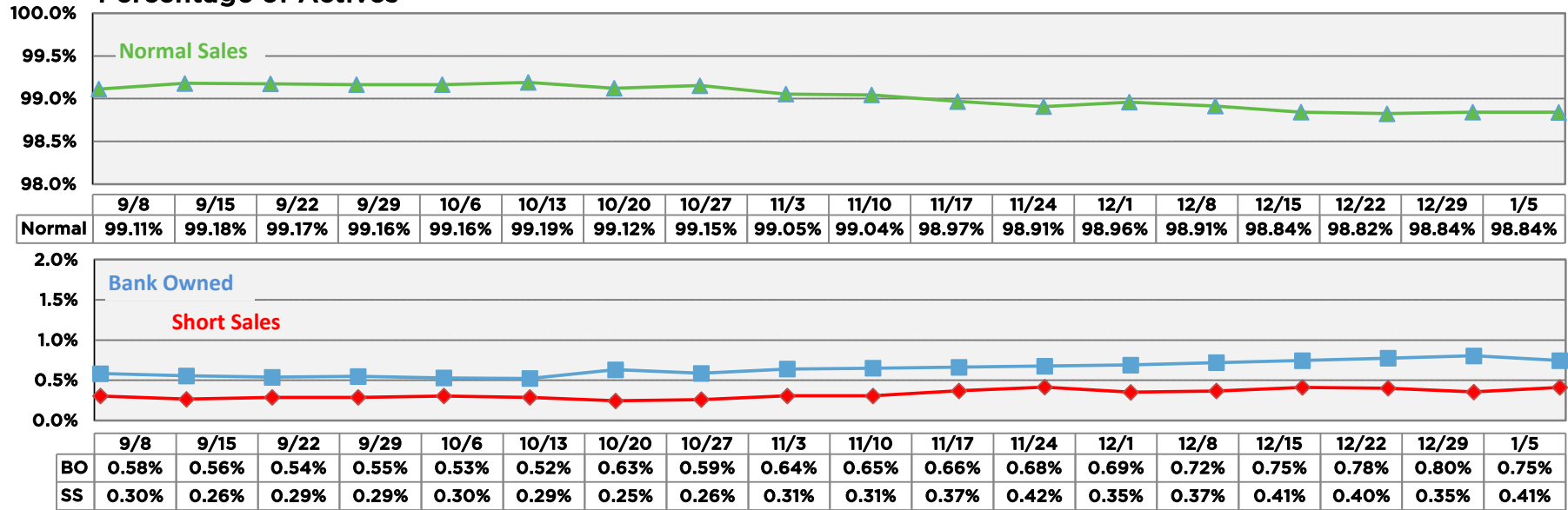


	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5
Total Actives	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508

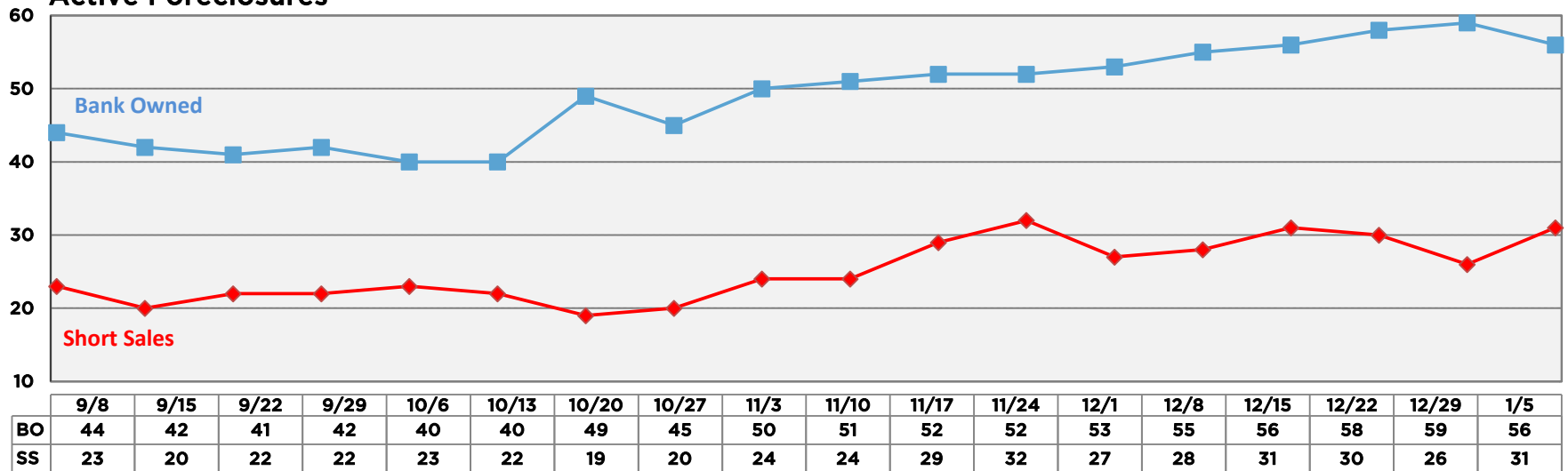
Monday Morning Quarterback
01/05/2025 - 01/11/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



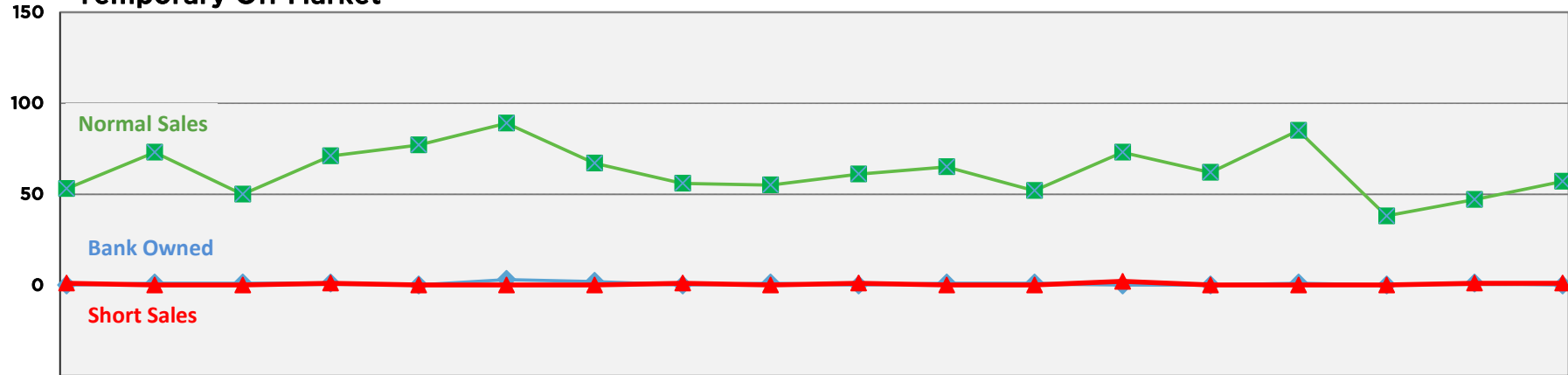
Active Foreclosures



Monday Morning Quarterback
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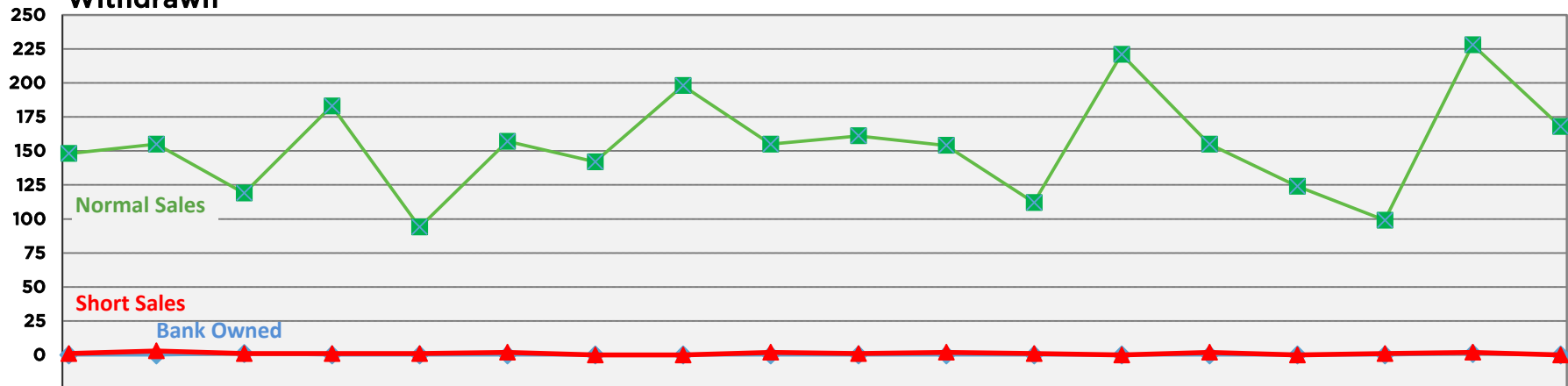
Single Family Homes

Temporary Off Market



	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	12/22	12/29	1/5
Norm	53	73	50	71	77	89	67	56	55	61	65	52	73	62	85	38	47	57
BO	0	1	1	1	0	3	2	0	1	0	1	1	0	0	1	0	1	0
SS	1	0	0	1	0	0	0	1	0	1	0	0	2	0	0	0	1	1

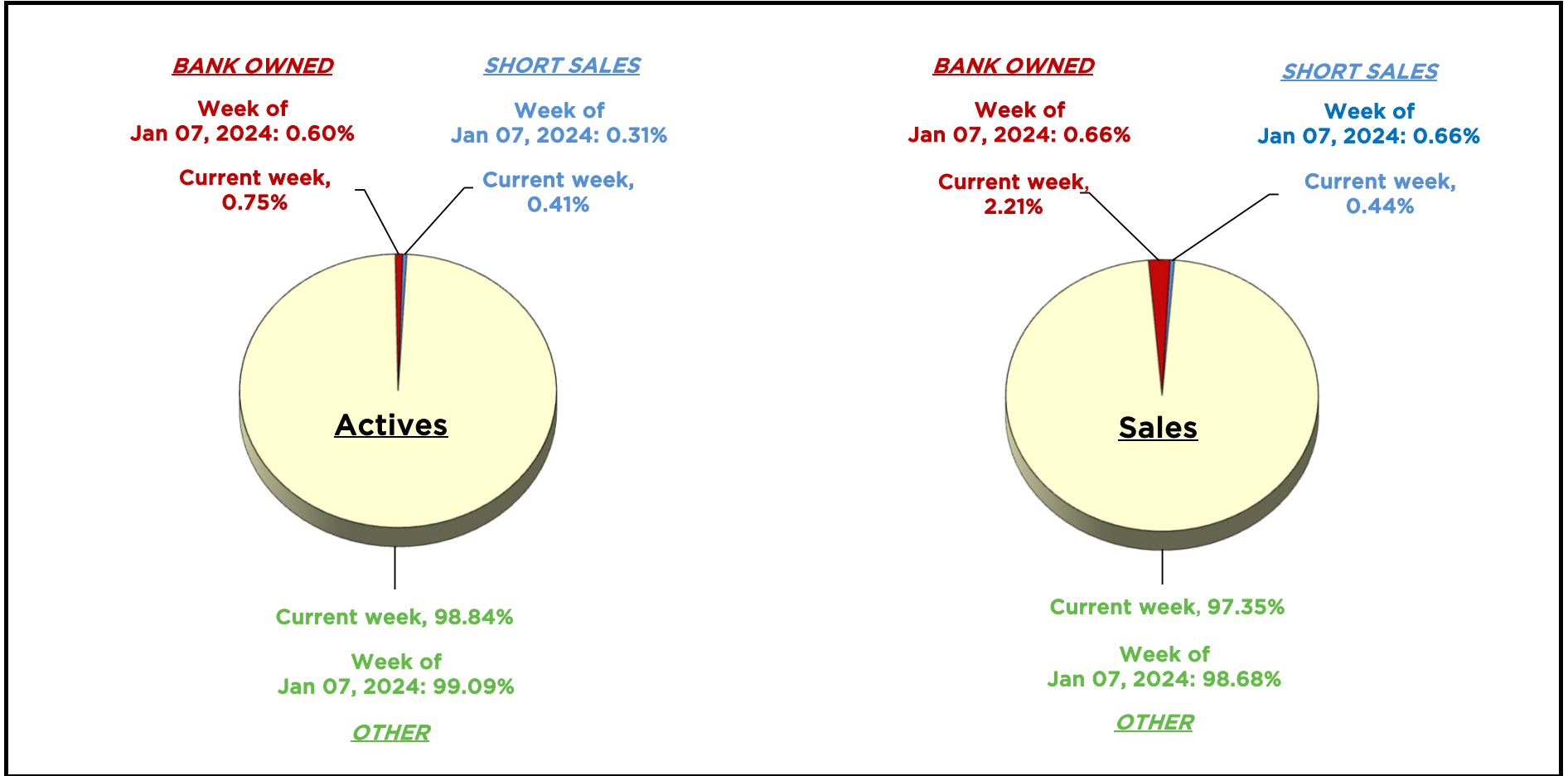
Withdrawn



	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	12/22	12/29	1/5
Norm	148	155	119	183	94	157	142	198	155	161	154	112	221	155	124	99	228	168
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	1	3	1	1	1	2	0	0	2	1	2	1	0	2	0	1	2	0

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Single Family Homes



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There are 10 Single Family Homes available for the Median Price of \$408,500 (± \$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	\$408,750	3.5	2.0	1,683	\$242.87
Altamonte Springs (East)	32701	1	\$408,500	3.0	2.0	1,812	\$225.44
Winter Park	32792	1	\$409,000	4.0	2.0	1,554	\$263.19
Orange County		1	\$409,000	3.0	3.0	1,709	\$239.32
Apopka / Hunt Club	32703	1	\$409,000	3.0	3.0	1,709	\$239.32
Osceola County		4	\$408,750	3.3	2.0	1,931	\$211.65
Kissimmee (East)	34744	1	\$409,000	3.0	2.0	1,541	\$265.41
Kissimmee (West) / Pleasant Hill	34746	2	\$409,000	3.5	2.0	2,383	\$171.67
Kissimmee / Celebration	34747	1	\$408,000	3.0	2.0	1,419	\$287.53
Lake County		3	\$409,000	3.3	2.7	2,285	\$179.02
Groveland	34736	1	\$409,000	4.0	3.0	2,141	\$191.03
Leesburg (West)	34748	2	\$409,000	3.0	2.5	2,357	\$173.56

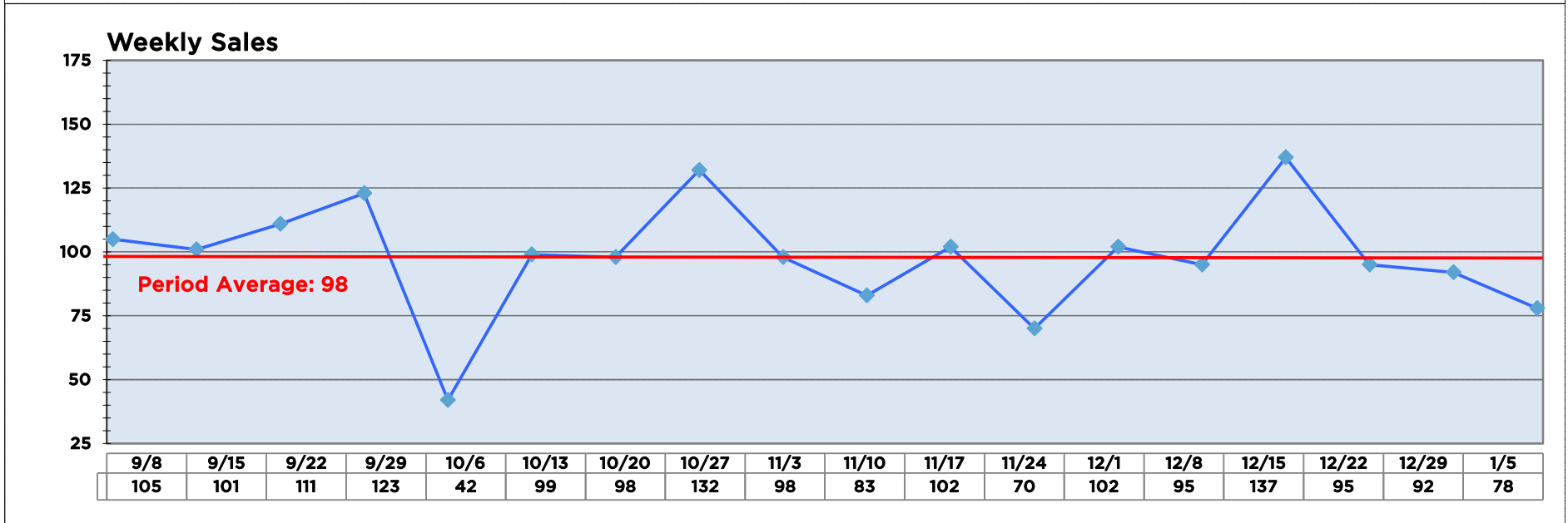
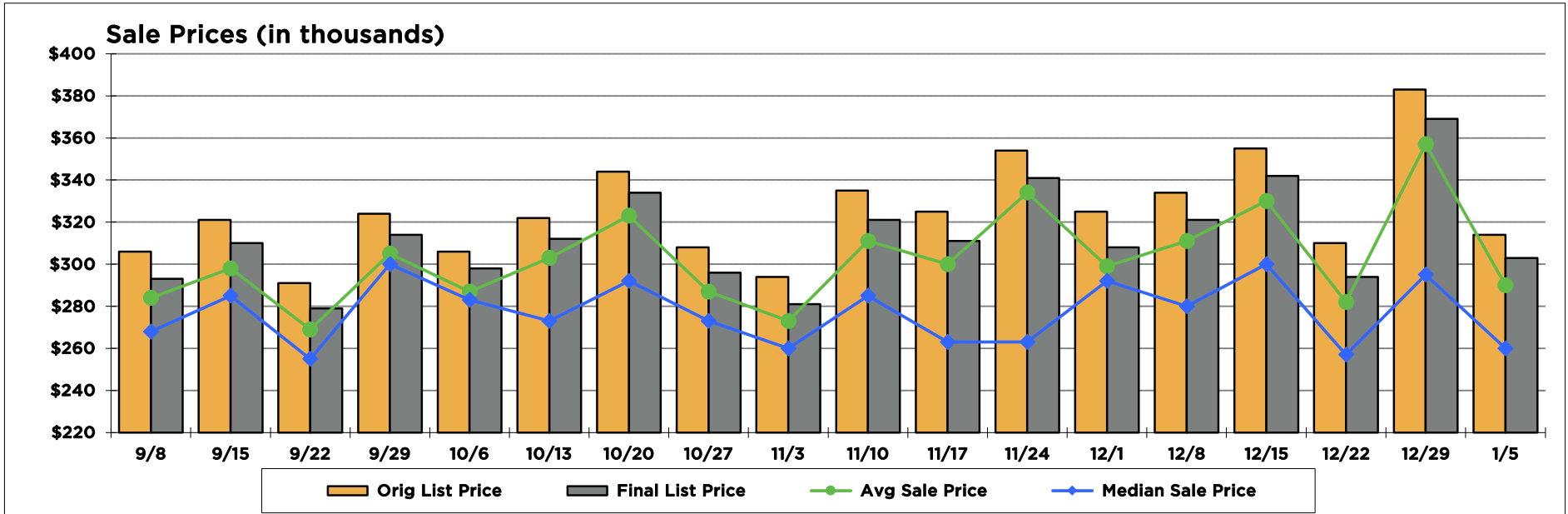
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	78	35	15	14	8	5	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	77	34	15	14	8	5	1
Active Listings	3,850	1,477	590	992	464	308	19
Bank Owned	15	9	1	2	2	1	0
Short Sales	12	2	1	8	1	0	0
Other	3,823	1,466	588	982	461	307	19
Months of Inventory	11.39	9.74	9.08	16.35	13.39	14.22	4.38
<u>List Price</u>							
Average Original List Price	\$313,906	\$209,539	\$292,765	\$363,743	\$435,994	\$565,800	\$1,350,000
Average Final List Price	\$302,625	\$195,500	\$281,832	\$352,771	\$433,494	\$555,600	\$1,350,000
<u>Sale Price</u>							
Average Price	\$289,884	\$187,123	\$274,759	\$344,643	\$418,595	\$528,300	\$1,125,000
Median Price	\$260,000	\$195,000	\$273,000	\$340,500	\$411,880	\$515,000	\$1,125,000
<u>Price Differences</u>							
Original to Final List Price	-\$11,281	-\$14,039	-\$10,933	-\$10,972	-\$2,500	-\$10,200	\$0
Original List to Sale Price - \$	-\$24,022	-\$22,416	-\$18,006	-\$19,100	-\$17,399	-\$37,500	-\$225,000
Final List to Sale Price - \$	-\$12,741	-\$8,377	-\$7,073	-\$8,128	-\$14,899	-\$27,300	-\$225,000
Original List to Sale Price - %	92.35%	89.30%	93.85%	94.75%	96.01%	93.37%	83.33%
Final List to Sale Price - %	95.79%	95.72%	97.49%	97.70%	96.56%	95.09%	83.33%
<u>Days on the Market</u>							
Avg Days Listing to Contract	79	84	85	79	41	88	54
Combined Avg Days to Contract	85	98	85	79	41	88	54
Avg Days Listing to Closing	116	120	125	114	78	123	113
Avg Days Contract to Close	37	34	45	34	36	34	58
<u>Beds / Baths</u>							
Average Bedrooms	3	2	2	3	4	4	4
Average Full Baths	2	2	2	2	3	4	4
Average Half Baths	0	0	0	1	1	0	1
<u>Square Footage</u>							
Average Square Feet	1,382	1,057	1,218	1,575	1,923	2,302	3,584

Monday Morning Quarterback
01/05/2025 - 01/11/2025
Lake, Orange, Osceola & Seminole Counties

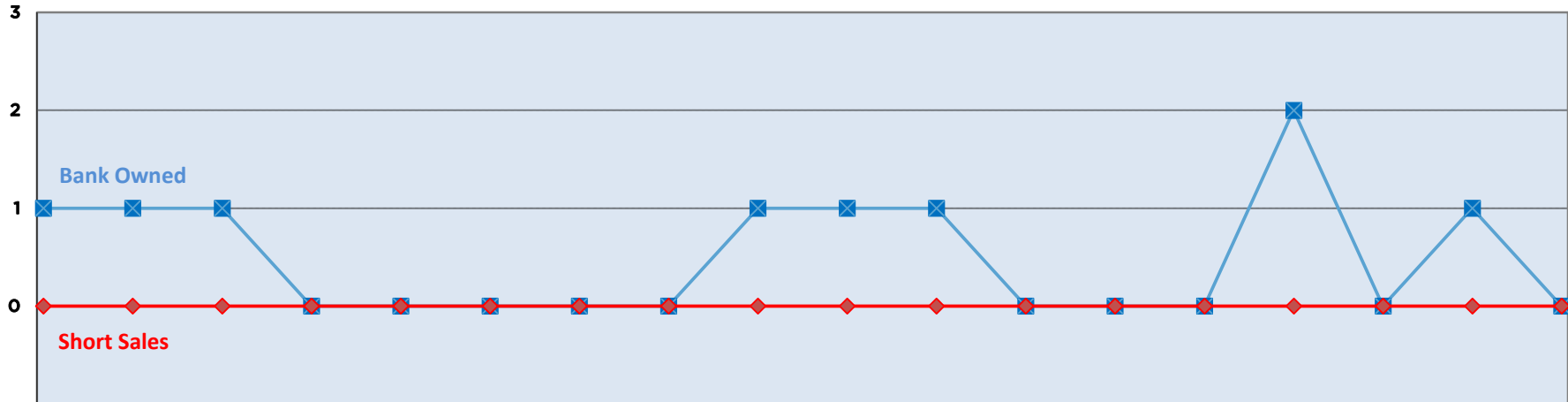
Condos, Townhomes, Villas



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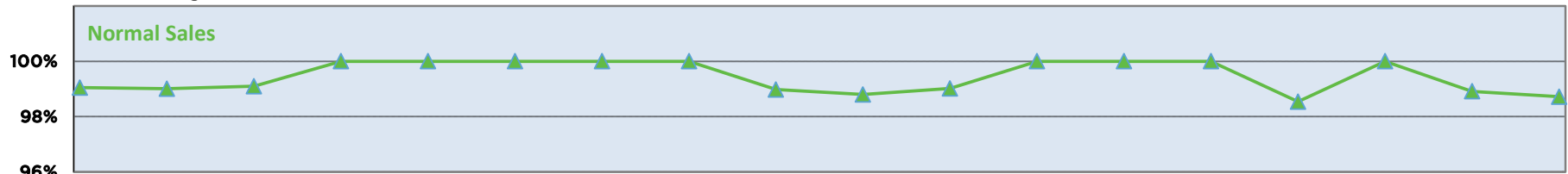
Condos, Townhomes, Villas

Foreclosure Sales

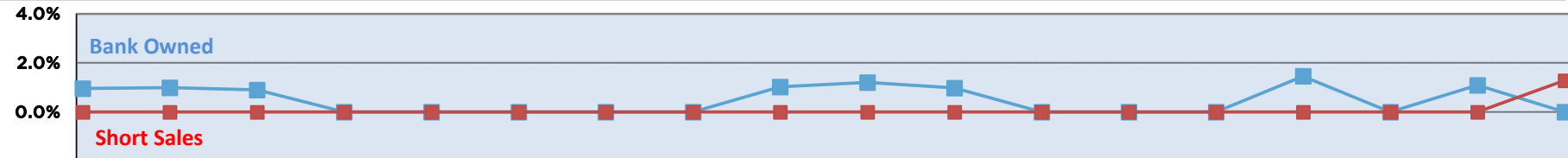


	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5
BO	1	1	1	0	0	0	0	0	1	1	1	0	0	0	2	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	12/22	12/29	1/5
Normal	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%	100.00%	98.91%	98.72%

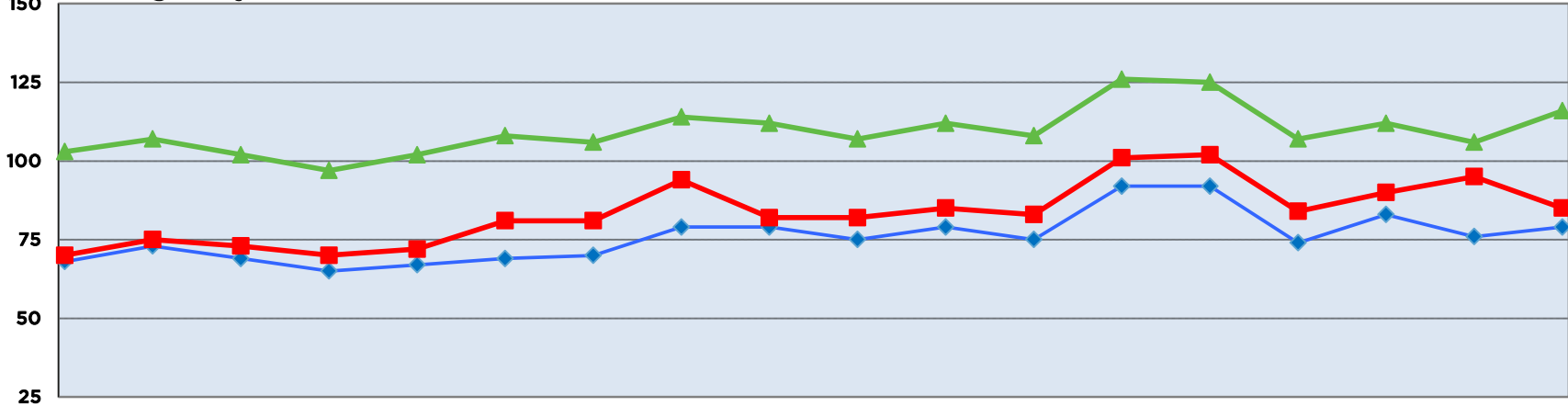


	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5
BO	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%

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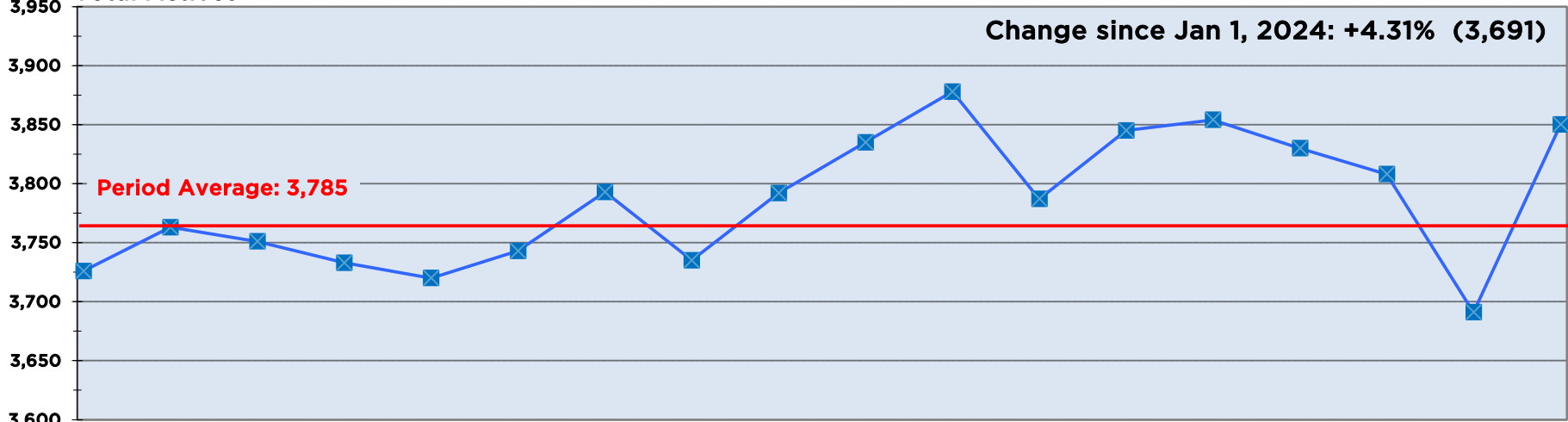
Condos, Townhomes, Villas

Average Days on Market



	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	12/22	12/29	1/5
ListToContract	68	73	69	65	67	69	70	79	79	75	79	75	92	92	74	83	76	79
CombDaysOnMkt	70	75	73	70	72	81	81	94	82	82	85	83	101	102	84	90	95	85
ListToClose	103	107	102	97	102	108	106	114	112	107	112	108	126	125	107	112	106	116

Total Actives

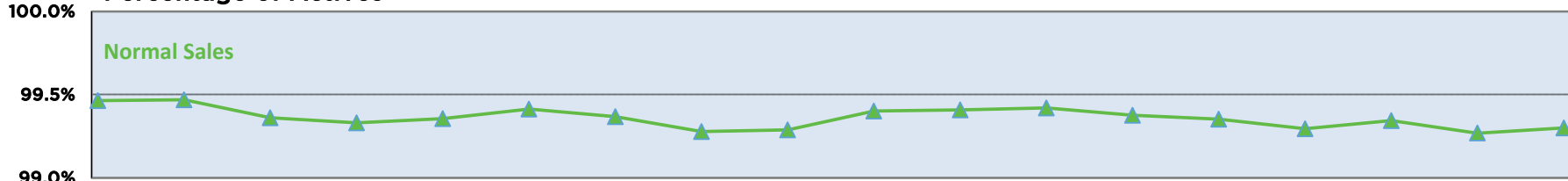


	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5
Total Actives	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850

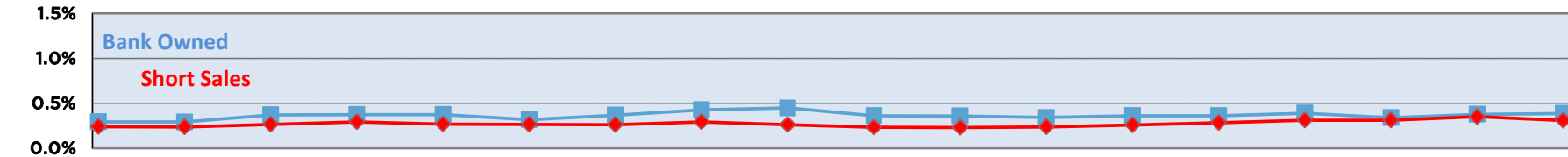
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Percentage of Actives

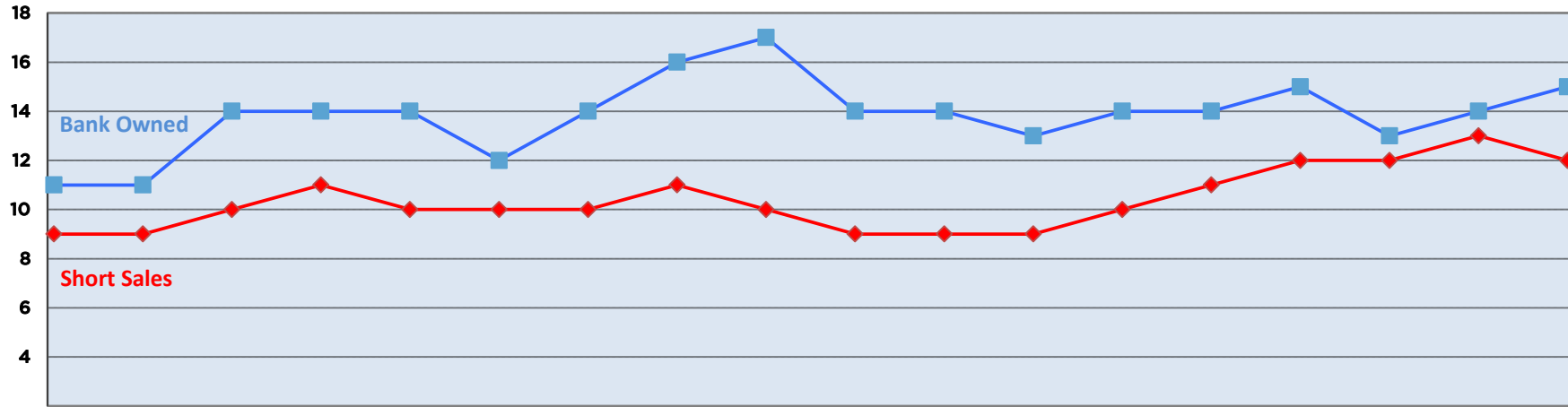


	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5
Normal	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%



	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	12/22	12/29	1/5
BO	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%	0.34%	0.38%	0.39%
SS	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%	0.32%	0.35%	0.31%

Active Foreclosures

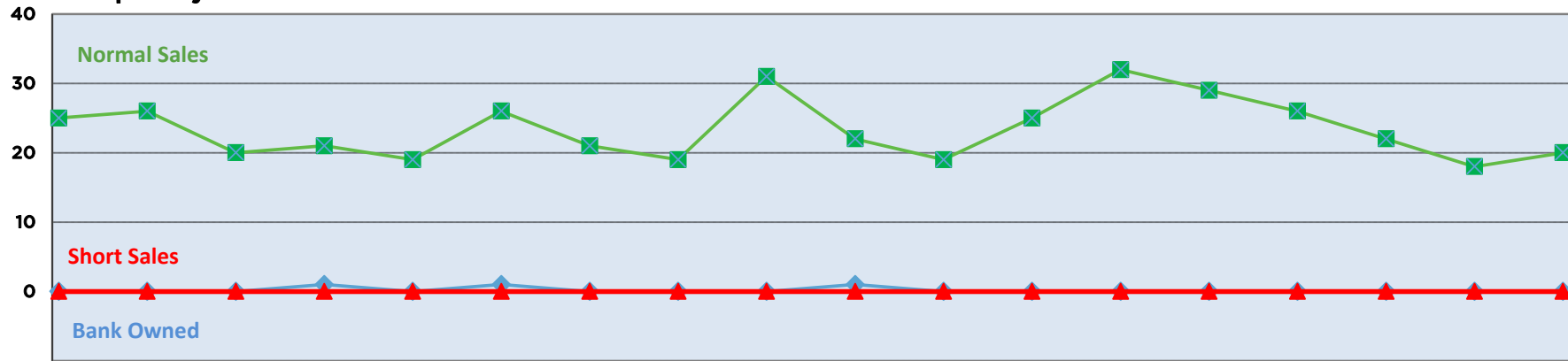


	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5
BO	11	11	14	14	14	12	14	16	17	14	14	13	14	14	15	13	14	15
SS	9	9	10	11	10	10	10	11	10	9	9	9	10	11	12	12	13	12

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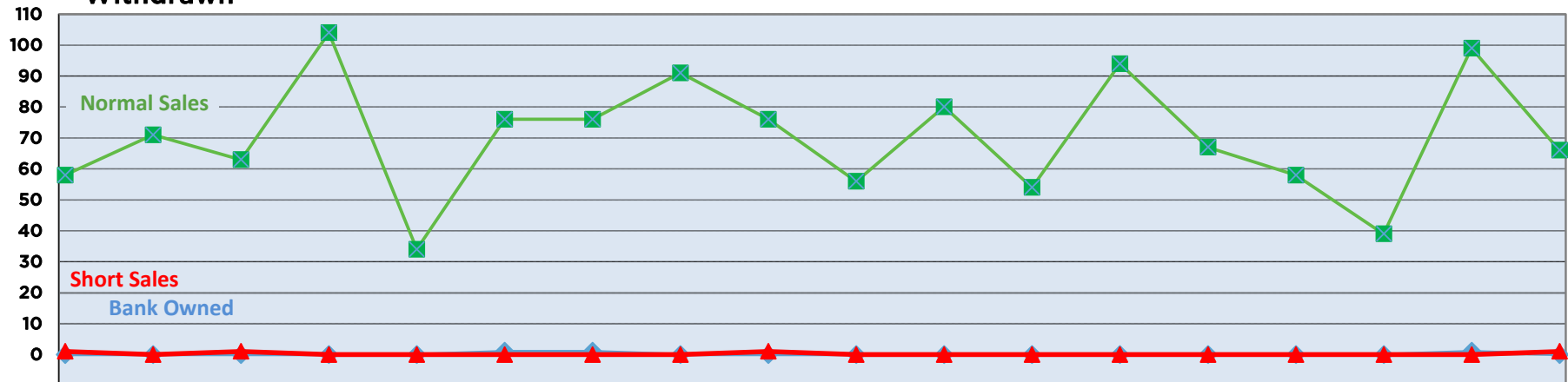
Condos, Townhomes, Villas

Temporary Off Market



Norm	25	26	20	21	19	26	21	19	31	22	19	25	32	29	26	22	18	20
BO	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

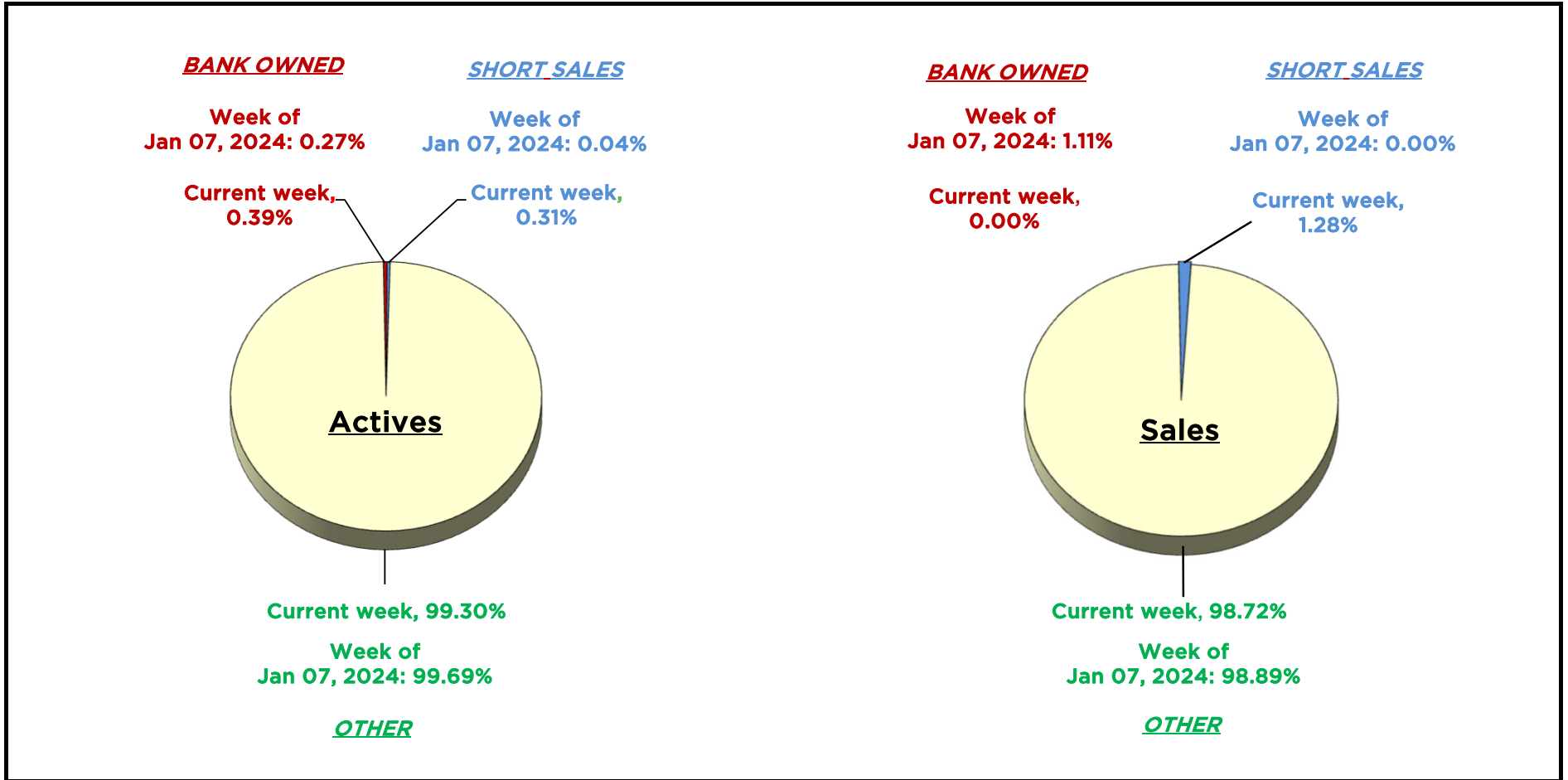
Withdrawn



Norm	58	71	63	104	34	76	76	91	76	56	80	54	94	67	58	39	99	66
BO	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	1	0
SS	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1

Monday Morning Quarterback
01/05/2025 - 01/11/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
01/05/2025 - 01/11/2025
Lake, Orange, Osceola & Seminole Counties

There are 47 Condos, Villas, or Townhomes available for the Median Price of \$260,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		12	\$259,907	2.2	1.8	1,300	\$199.90
Casselberry	32707	5	\$259,880	2.0	2.0	1,276	\$203.73
Winter Springs / Tuskawilla	32708	1	\$259,900	2.0	1.0	1,363	\$190.68
Altamonte Springs / Forest City	32714	2	\$259,893	3.0	2.0	1,573	\$165.22
Lake Mary / Heathrow	32746	1	\$259,900	1.0	1.0	832	\$312.38
Maitland / Eatonville	32751	1	\$260,000	3.0	2.0	1,406	\$184.92
Sanford / Lake Forest	32771	1	\$259,900	2.0	2.0	1,203	\$216.04
Longwood / Wekiva Springs	32779	1	\$260,000	2.0	2.0	1,274	\$204.08
Orange County		16	\$259,956	2.4	2.0	1,268	\$205.03
Apopka (North)	32712	2	\$259,950	2.5	2.0	1,489	\$174.58
Winter Park (East) / Aloma	32792	1	\$260,000	3.0	2.0	1,165	\$223.18
Colonialtown	32803	1	\$260,000	2.0	2.0	1,400	\$185.71
College Park	32804	1	\$259,900	2.0	2.0	1,065	\$244.04
Lockhart	32810	1	\$260,000	4.0	2.0	1,313	\$198.02
Williamsburg / Lake Bryan	32821	1	\$259,900	3.0	2.0	1,369	\$189.85
Ventura	32822	4	\$259,975	2.3	2.0	1,129	\$230.22
Metro West / Orlo Vista	32835	2	\$260,000	2.5	2.0	1,398	\$186.05
Hunters Creek	32837	1	\$259,800	2.0	2.0	1,120	\$231.96
Pine Castle / Edgewood	32839	2	\$259,950	2.0	2.0	1,282	\$202.77
Osceola County		15	\$259,967	2.9	2.0	1,304	\$199.36
Kissimmee (Central)	34741	1	\$260,000	3.0	2.0	1,296	\$200.62
Kissimmee (West) / Pleasant Hill	34746	5	\$259,960	3.0	2.0	1,252	\$207.64
Kissimmee / Celebration	34747	8	\$259,963	3.0	2.0	1,380	\$188.34
St Cloud	34769	1	\$260,000	2.0	2.0	962	\$270.27
Lake County		4	\$259,900	2.0	2.0	1,264	\$205.66
Tavares / Mt Plymouth	32778	1	\$259,900	2.0	2.0	1,134	\$229.19
Clermont (Central)	34711	1	\$259,900	2.0	2.0	1,222	\$212.68
Howey in the Hills	34737	1	\$259,900	2.0	2.0	1,297	\$200.39
Leesburg (East) / Haines Creek	34788	1	\$259,900	2.0	2.0	1,402	\$185.38