



Monday Morning Quarterback Summary

Week of January 12, 2025 - January 18, 2025

Single-family existing homes

- Sales of single-family homes increased to 315 during the week of January 12, from 226 the week prior
- The median price of single family homes increased to \$444,000 a change of 8.7%
- The number of single-family home foreclosure transactions decreased to 4 from 5 the week prior
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 138, and now sits at 7,646

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 81 during the week of January 12, from 78 the week prior
- The median price of condos, townhomes, and villas increased to \$265,000 a change of 1.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 100, and now sits at 3,950

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

Monday Morning Quarterback
01/12/2025 - 01/18/2025
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	315	39	22	60	74	98	22
Bank Owned	4	3	1	0	0	0	0
Short Sales	2	0	0	2	0	0	0
Other	309	36	21	58	74	98	22
Active Listings	7,646	518	457	1,640	1,594	2,684	753
Bank Owned	58	19	8	11	10	10	0
Short Sales	34	1	5	12	10	5	1
Other	7,554	498	444	1,617	1,574	2,669	752
Months of Inventory	5.60	3.07	4.79	6.31	4.97	6.32	7.90

List Price

Average Original List Price	\$622,155	\$207,990	\$298,968	\$377,511	\$469,345	\$702,584	\$2,502,473
Average Final List Price	\$600,140	\$201,115	\$286,023	\$363,468	\$452,017	\$673,514	\$2,438,473

Sale Price

Average Price	\$579,636	\$190,721	\$278,609	\$354,167	\$443,228	\$656,657	\$2,300,750
Median Price	\$444,000	\$200,000	\$281,500	\$361,000	\$444,000	\$647,000	\$1,435,000

Price Differences

Original to Final List Price	-\$22,015	-\$6,875	-\$12,945	-\$14,043	-\$17,328	-\$29,070	-\$64,000
Original List to Sale Price - \$	-\$42,519	-\$17,269	-\$20,359	-\$23,344	-\$26,117	-\$45,927	-\$201,723
Final List to Sale Price - \$	-\$20,504	-\$10,394	-\$7,414	-\$9,301	-\$8,789	-\$16,857	-\$137,723
Original List to Sale Price - %	93.17%	91.70%	93.19%	93.82%	94.44%	93.46%	91.94%
Final List to Sale Price - %	96.58%	94.83%	97.41%	97.44%	98.06%	97.50%	94.35%

Days on the Market

Avg Days Listing to Contract	69	56	54	61	71	80	75
Combined Avg Days to Contract	79	58	55	76	81	90	88
Avg Days Listing to Closing	107	92	88	100	108	118	119
Avg Days Contract to Close	37	35	34	38	36	38	43

Beds / Baths

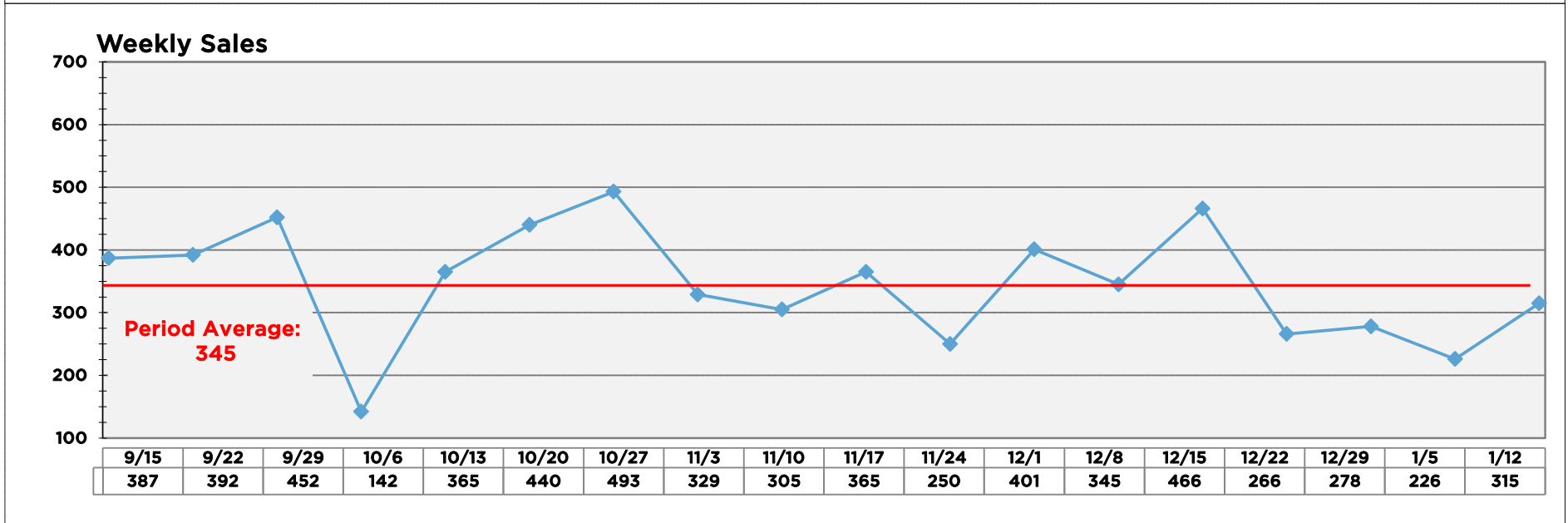
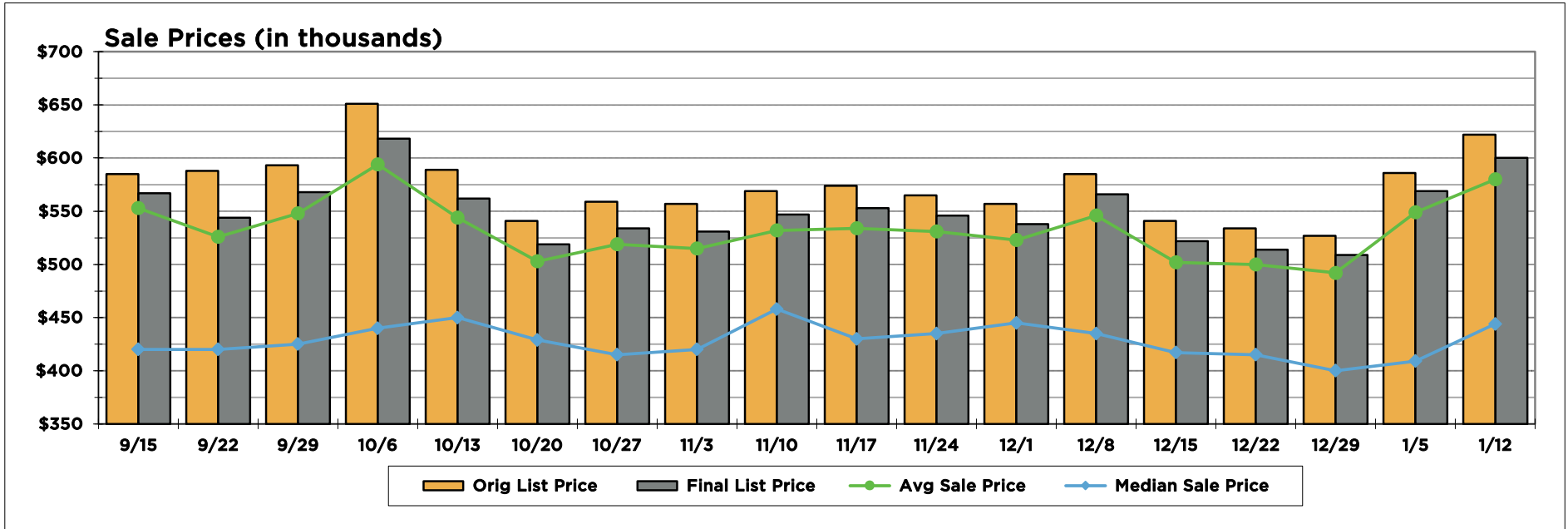
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,183	1,259	1,315	1,669	1,993	2,725	4,317
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Monday Morning Quarterback
01/12/2025 - 01/18/2025
Lake, Orange, Osceola & Seminole Counties

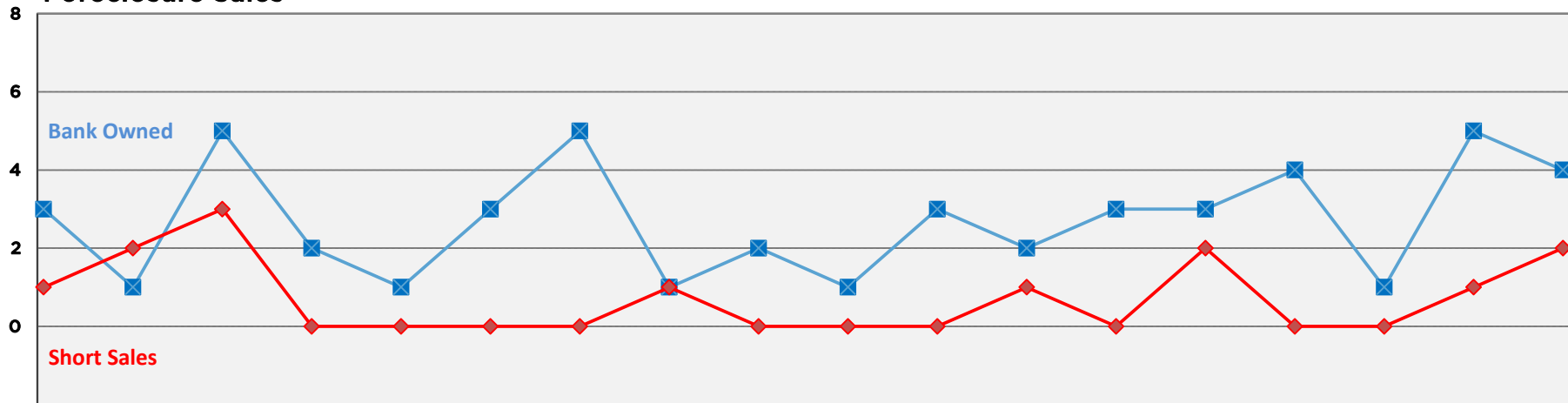
Single Family Homes



Monday Morning Quarterback
01/12/2025 - 01/18/2025
Lake, Orange, Osceola & Seminole Counties

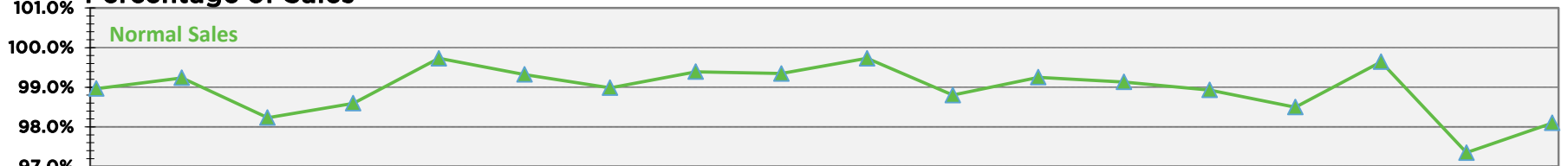
Single Family Homes

Foreclosure Sales

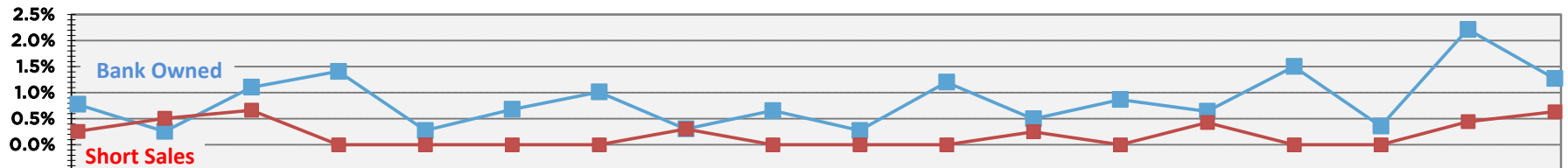


BO	3	1	5	2	1	3	5	1	2	1	3	2	3	3	4	1	5	4
SS	1	2	3	0	0	0	0	1	0	0	0	1	0	2	0	0	1	2

Percentage of Sales



Normal	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%	98.10%
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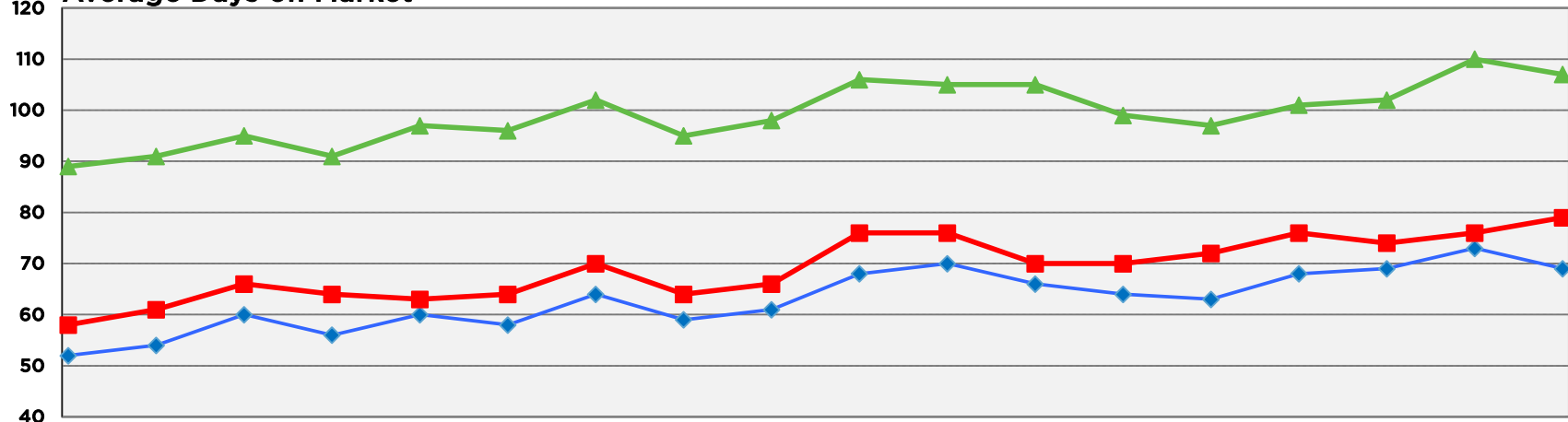


BO	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%	1.27%
SS	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%	0.63%

Monday Morning Quarterback
01/12/2025 - 01/18/2025
Lake, Orange, Osceola & Seminole Counties

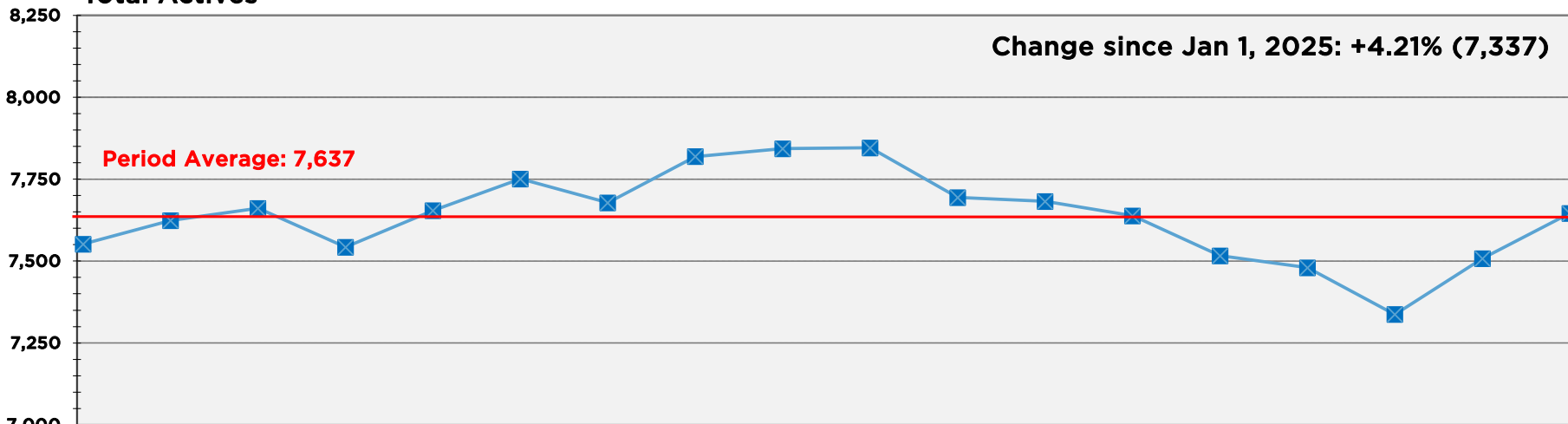
Single Family Homes

Average Days on Market



	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	1/12
ListToContract	52	54	60	56	60	58	64	59	61	68	70	66	64	63	68	69	73	69
CombDaysOnMkt	58	61	66	64	63	64	70	64	66	76	76	70	70	72	76	74	76	79
ListToClose	89	91	95	91	97	96	102	95	98	106	105	105	99	97	101	102	110	107

Total Actives

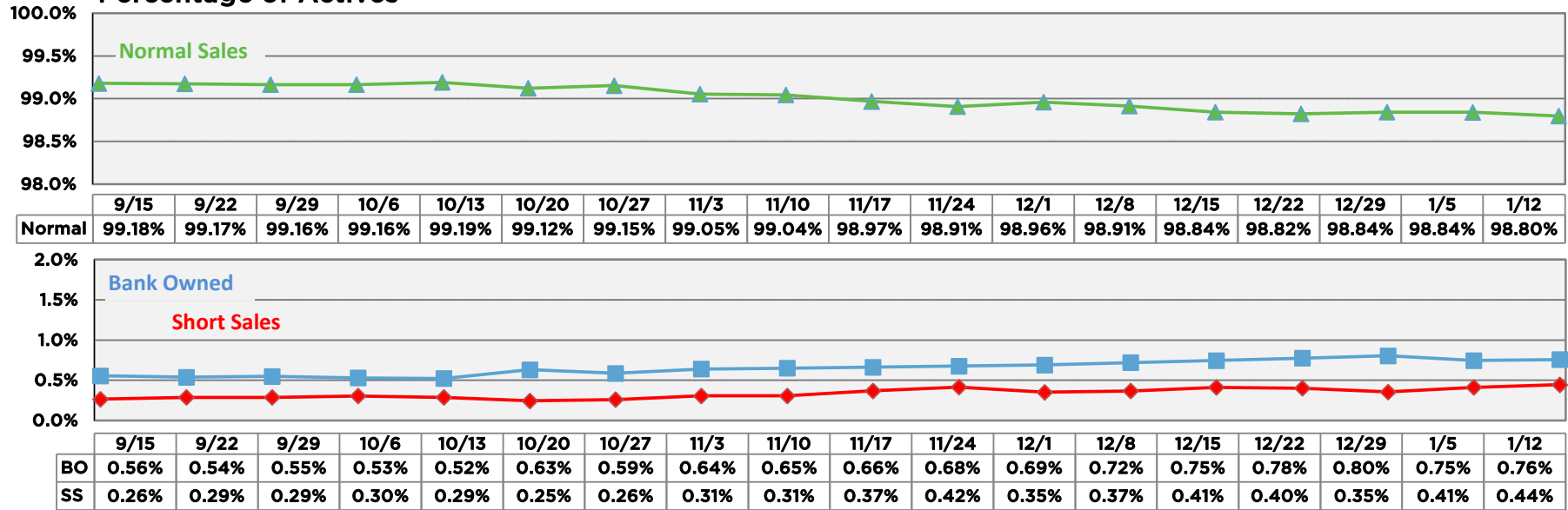


	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12
Total Actives	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508	7,646

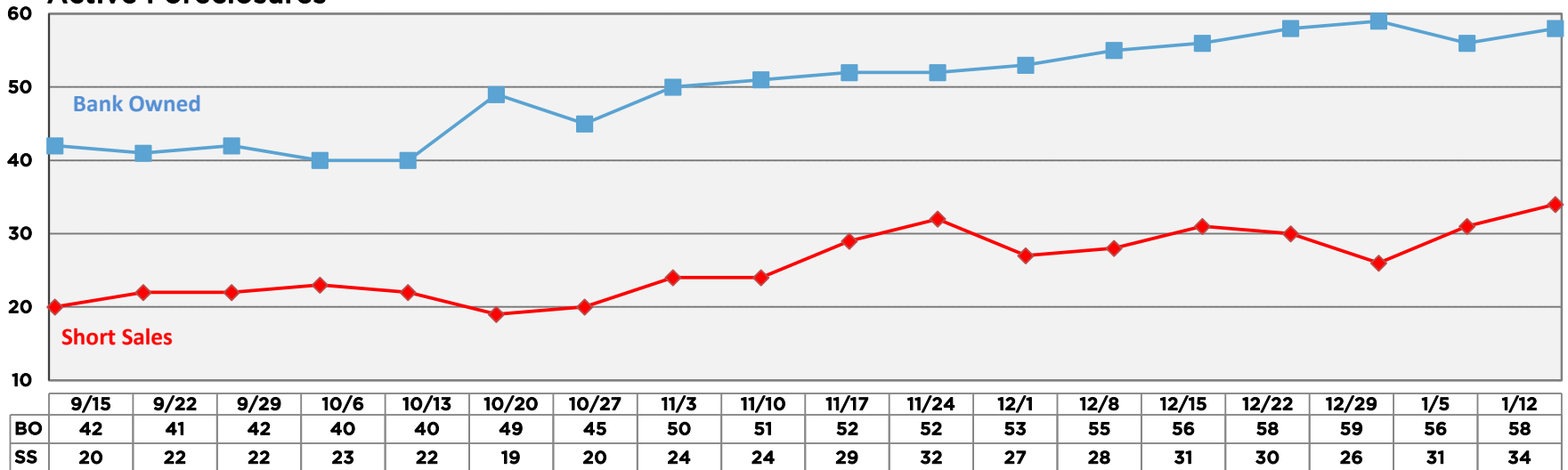
Monday Morning Quarterback
01/12/2025 - 01/18/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



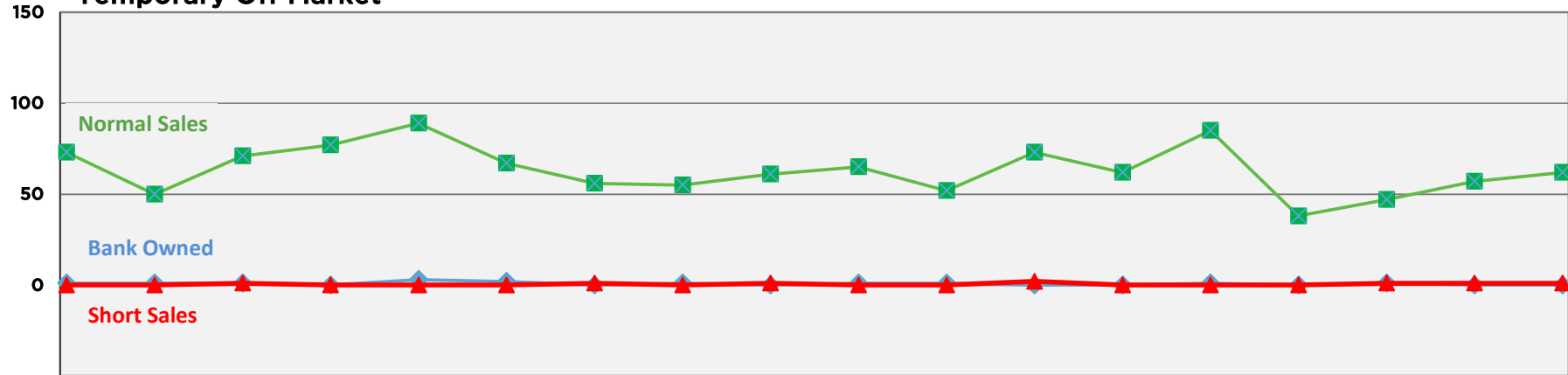
Active Foreclosures



Monday Morning Quarterback
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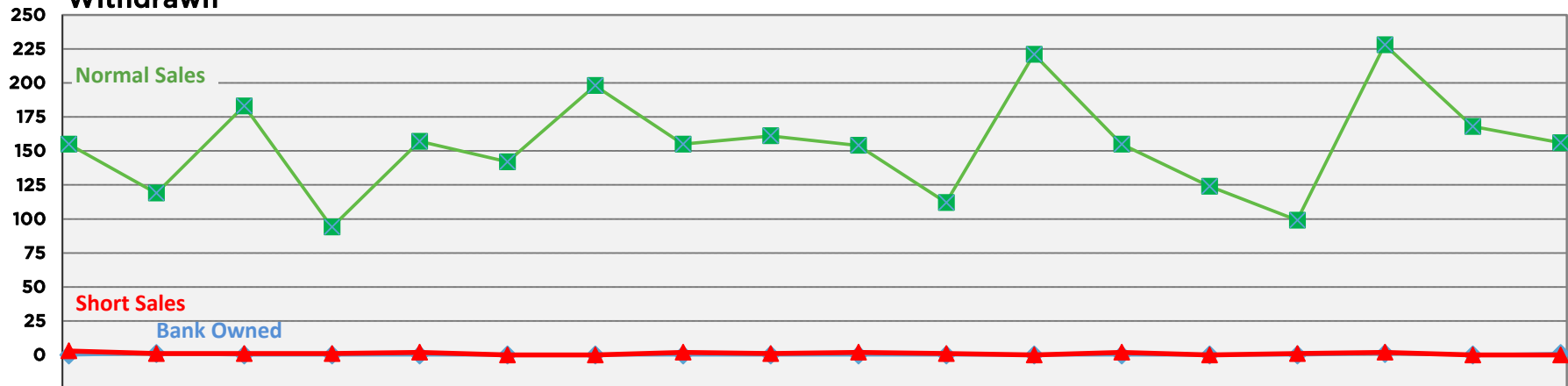
Single Family Homes

Temporary Off Market



	9/15	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	1/12
Norm	73	50	71	77	89	67	56	55	61	65	52	73	62	85	38	47	57	62
BO	1	1	1	0	3	2	0	1	0	1	1	0	0	1	0	1	0	0
SS	0	0	1	0	0	0	1	0	1	0	0	2	0	0	0	1	1	1

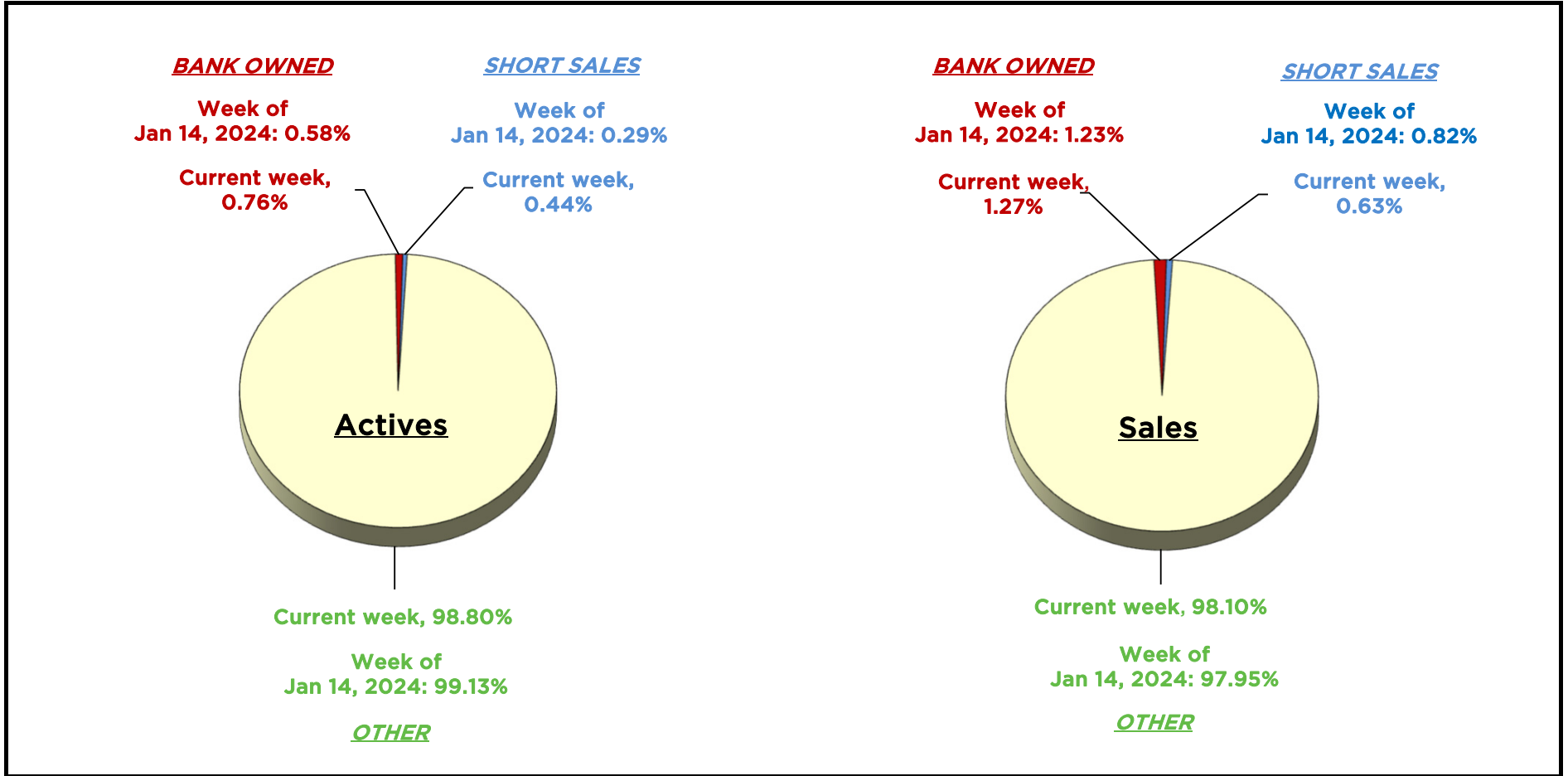
Withdrawn



	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	1/12
Norm	155	119	183	94	157	142	198	155	161	154	112	221	155	124	99	228	168	156
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
SS	3	1	1	1	2	0	0	2	1	2	1	0	2	0	1	2	0	0

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Single Family Homes



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There are 4 Single Family Homes available for the Median Price of \$444,000 (± \$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							
Winter Springs / Tuskawilla	32708	1	\$444,000	3.0	2.0	1,732	\$256.35
Orange County							
		3	\$444,100	3.3	2.0	2,061	\$215.48
Hiawassee	32818	1	\$443,900	3.0	2.0	2,273	\$195.29
Taft	32824	1	\$443,900	4.0	2.0	2,028	\$218.89
Hunters Creek	32837	1	\$444,500	3.0	2.0	1,882	\$236.18

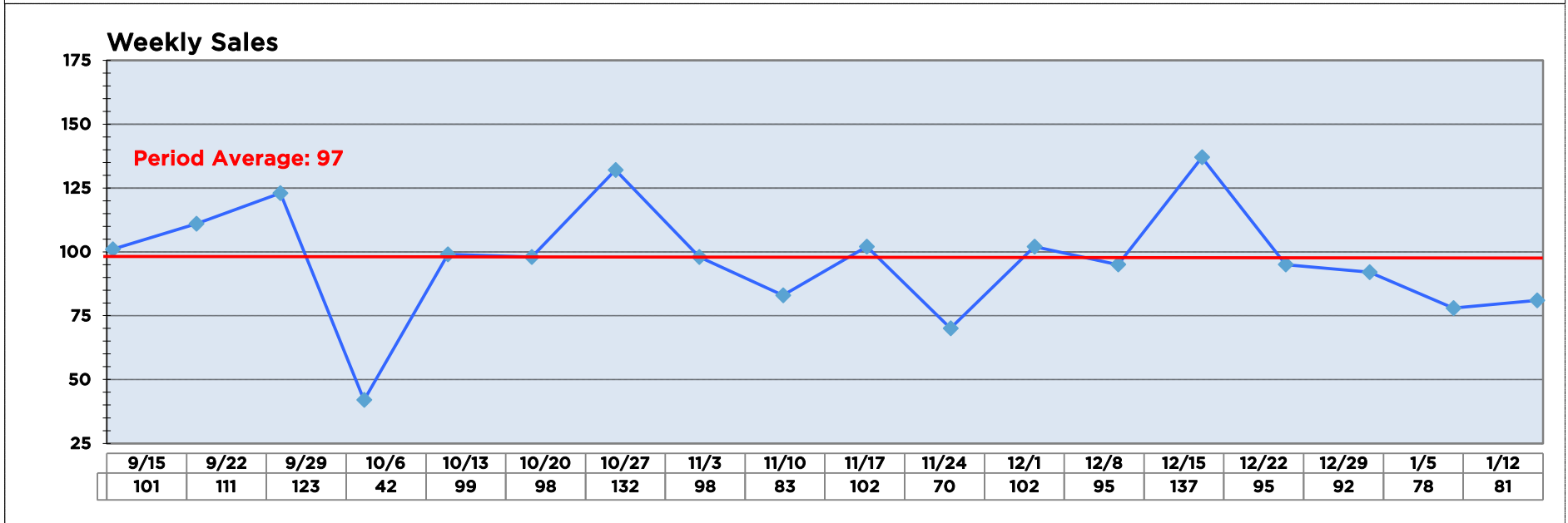
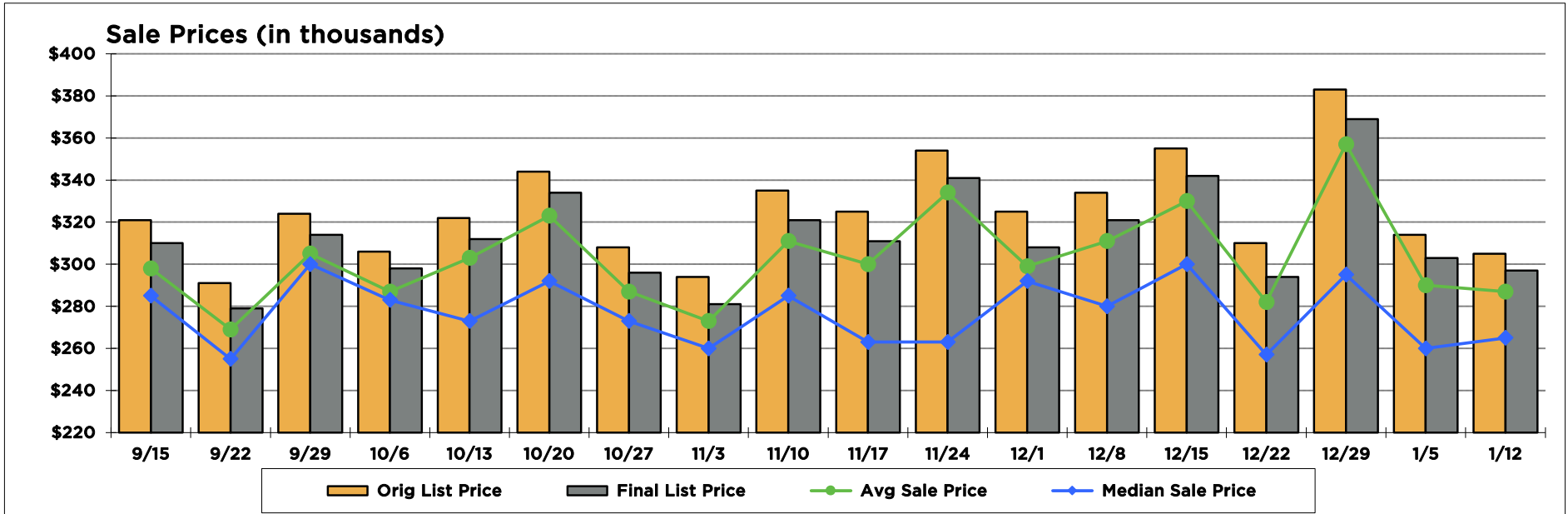
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	81	36	13	18	7	7	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	80	35	13	18	7	7	0
Active Listings	3,950	1,516	600	1,029	478	310	17
Bank Owned	13	8	1	2	1	1	0
Short Sales	13	2	1	9	1	0	0
Other	3,924	1,506	598	1,018	476	309	17
Months of Inventory	11.25	9.72	10.65	13.19	15.76	10.22	0.00
<i>List Price</i>							
Average Original List Price	\$304,904	\$190,781	\$294,215	\$351,950	\$468,606	\$627,000	\$0
Average Final List Price	\$296,680	\$181,736	\$285,446	\$349,017	\$445,929	\$624,857	\$0
<i>Sale Price</i>							
Average Price	\$287,307	\$171,481	\$276,485	\$337,900	\$440,071	\$620,214	\$0
Median Price	\$265,000	\$171,750	\$280,000	\$337,500	\$425,000	\$600,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$8,224	-\$9,045	-\$8,769	-\$2,933	-\$22,677	-\$2,143	\$0
Original List to Sale Price - \$	-\$17,597	-\$19,300	-\$17,730	-\$14,050	-\$28,535	-\$6,786	\$0
Final List to Sale Price - \$	-\$9,373	-\$10,255	-\$8,961	-\$11,117	-\$5,858	-\$4,643	\$0
Original List to Sale Price - %	94.23%	89.88%	93.97%	96.01%	93.91%	98.92%	0.00%
Final List to Sale Price - %	96.84%	94.36%	96.86%	96.81%	98.69%	99.26%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	87	101	81	62	106	71	0
Combined Avg Days to Contract	99	116	97	64	133	71	0
Avg Days Listing to Closing	122	133	124	92	143	113	0
Avg Days Contract to Close	34	31	42	29	36	42	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,345	1,003	1,313	1,558	1,856	2,106	0

Monday Morning Quarterback
01/12/2025 - 01/18/2025
Lake, Orange, Osceola & Seminole Counties

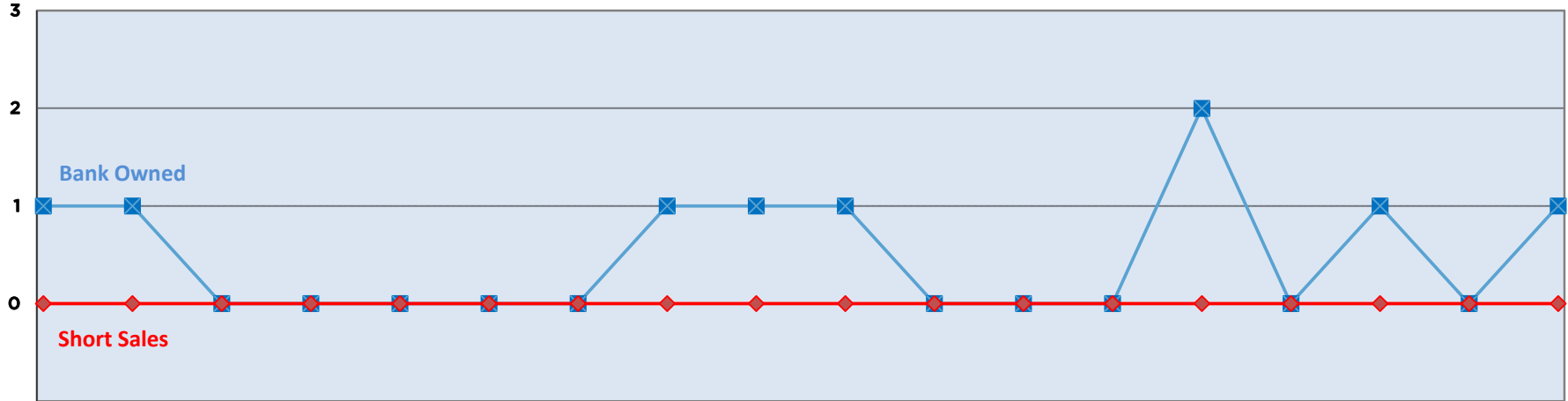
Condos, Townhomes, Villas



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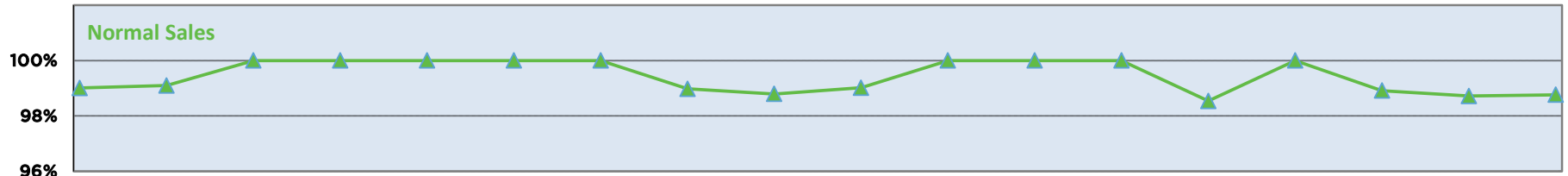
Condos, Townhomes, Villas

Foreclosure Sales

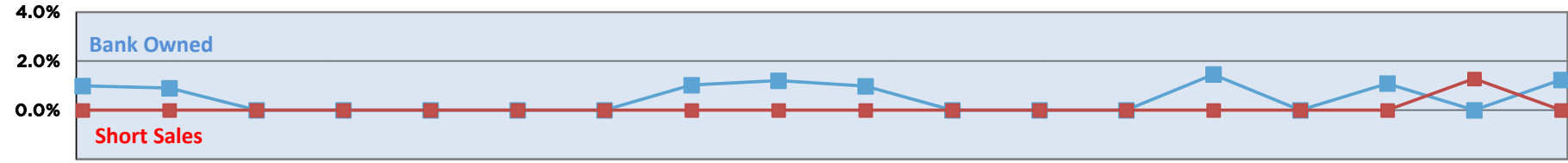


BO	1	1	0	0	0	0	0	1	1	1	0	0	0	2	0	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



Normal	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%	98.77%
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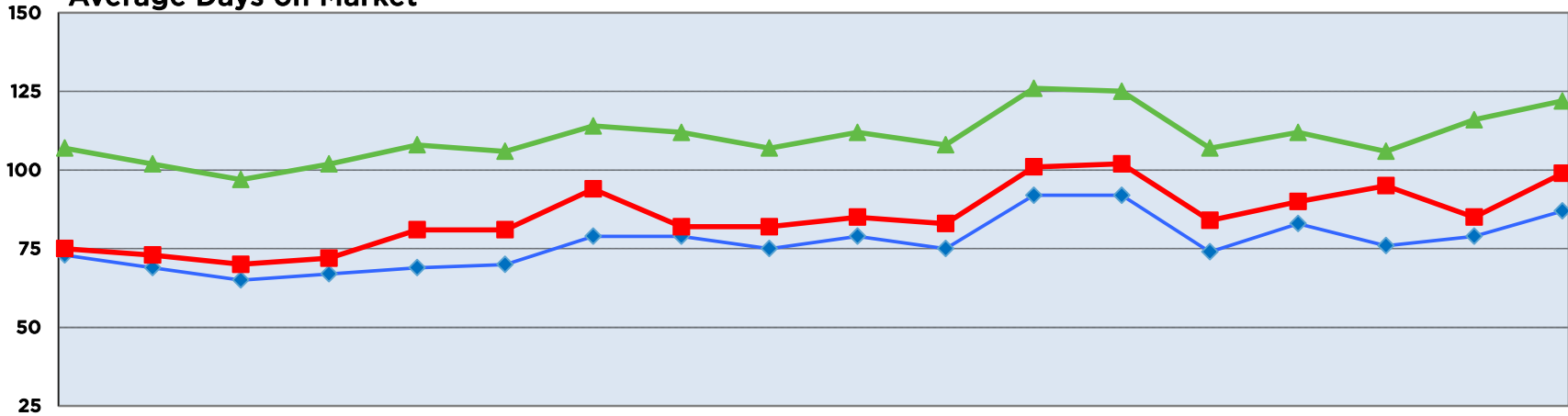


BO	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%	1.23%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%

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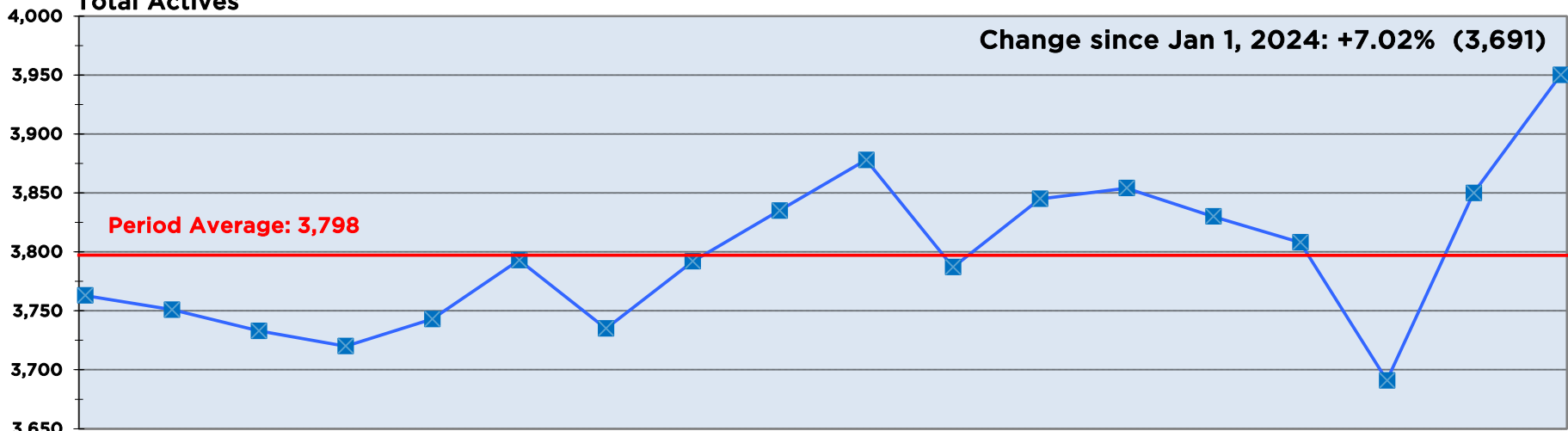
Average Days on Market



	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	1/12
ListToContract	73	69	65	67	69	70	79	79	75	79	75	92	92	74	83	76	79	87
CombDaysOnMkt	75	73	70	72	81	81	94	82	82	85	83	101	102	84	90	95	85	99
ListToClose	107	102	97	102	108	106	114	112	107	112	108	126	125	107	112	106	116	122

Total Actives

Change since Jan 1, 2024: +7.02% (3,691)

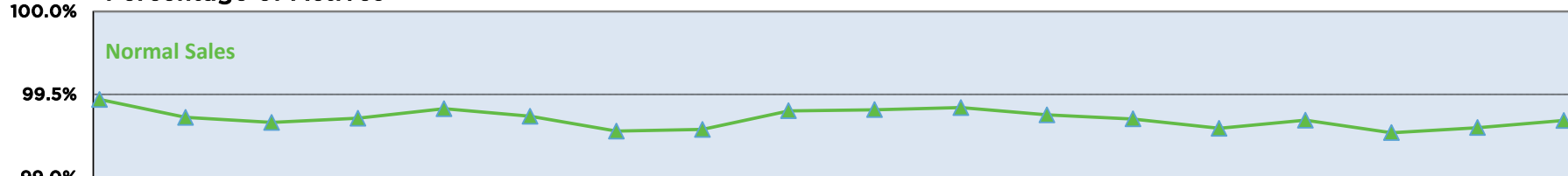


	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12
Total Actives	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850	3,950

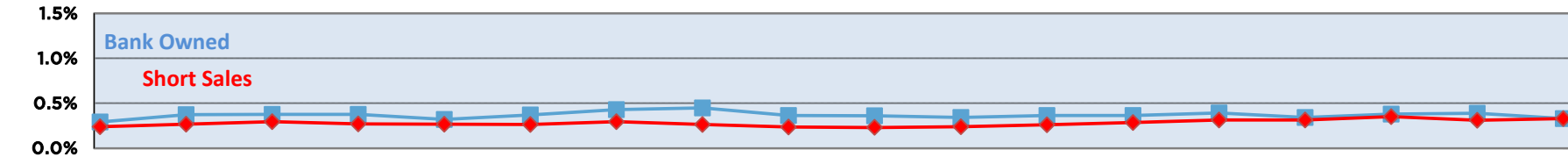
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Condos, Townhomes, Villas

Percentage of Actives

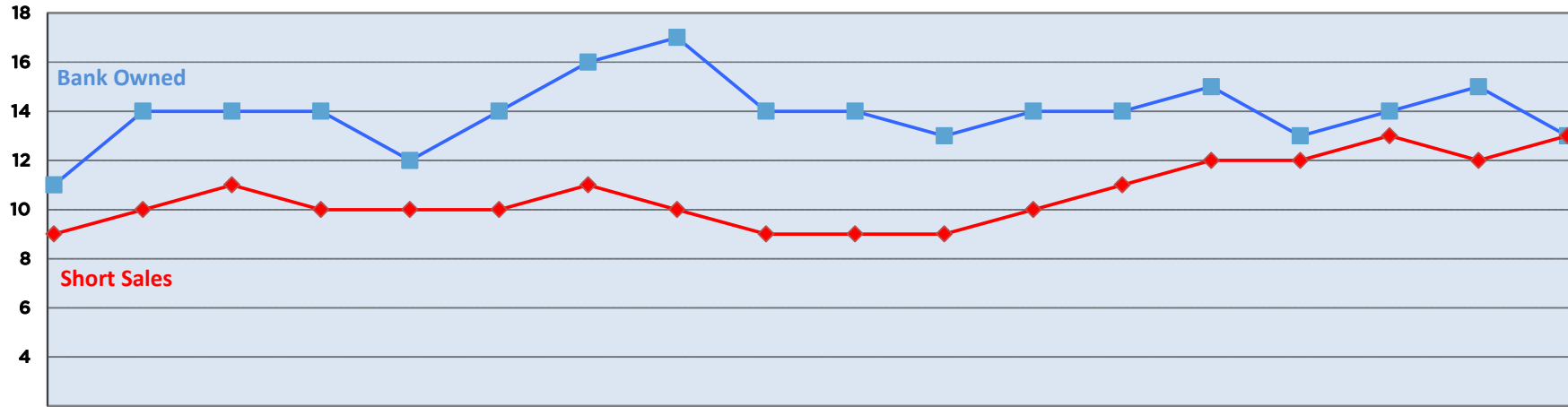


	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12
Normal	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%	99.34%



	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	1/12
BO	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%	0.33%
SS	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%	0.33%

Active Foreclosures

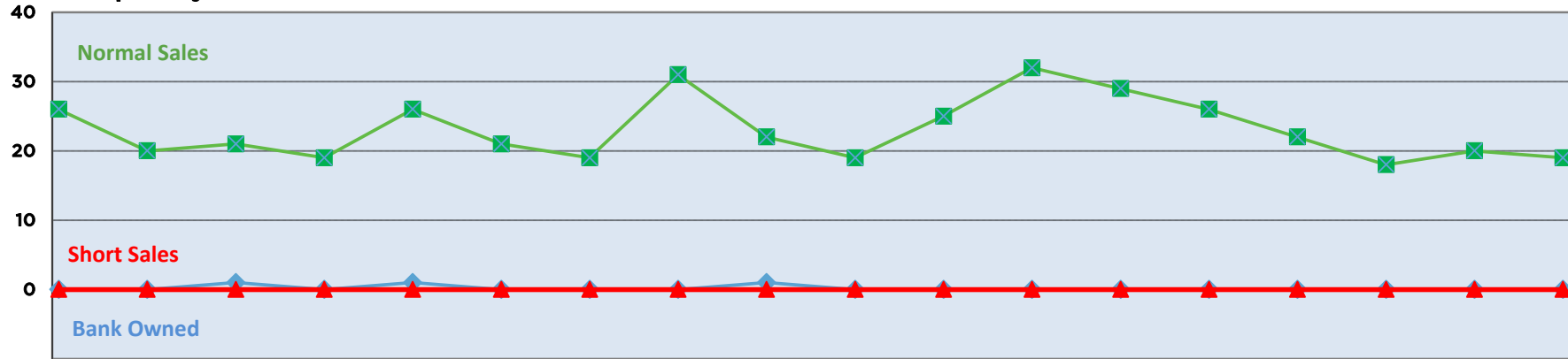


	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12
BO	11	14	14	14	12	14	16	17	14	14	13	14	14	15	13	14	15	13
SS	9	10	11	10	10	10	11	10	9	9	9	10	11	12	12	13	12	13

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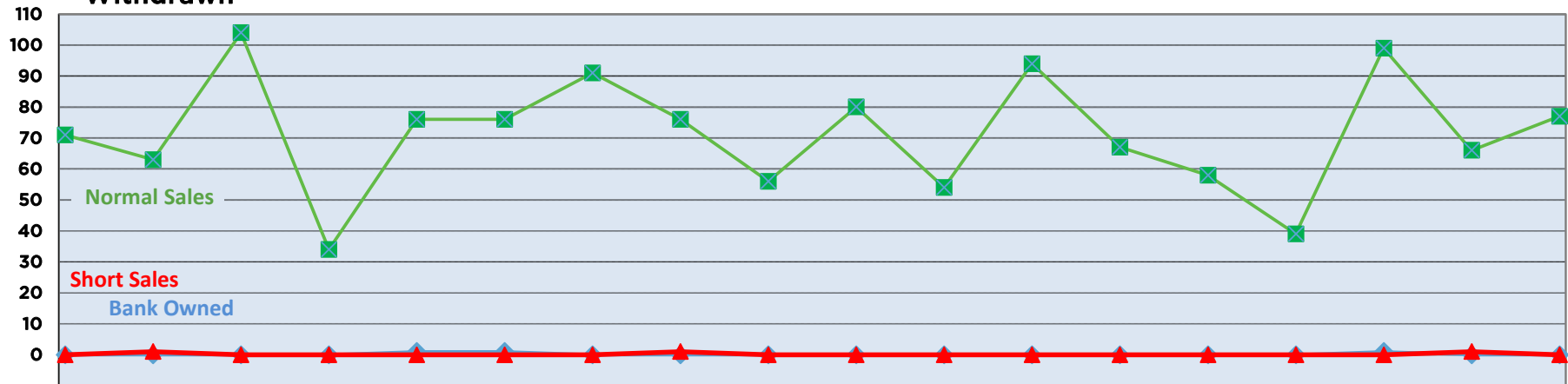
Condos, Townhomes, Villas

Temporary Off Market



	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	1/12
Norm	26	20	21	19	26	21	19	31	22	19	25	32	29	26	22	18	20	19
BO	0	0	1	0	1	0	0	0	1	0	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

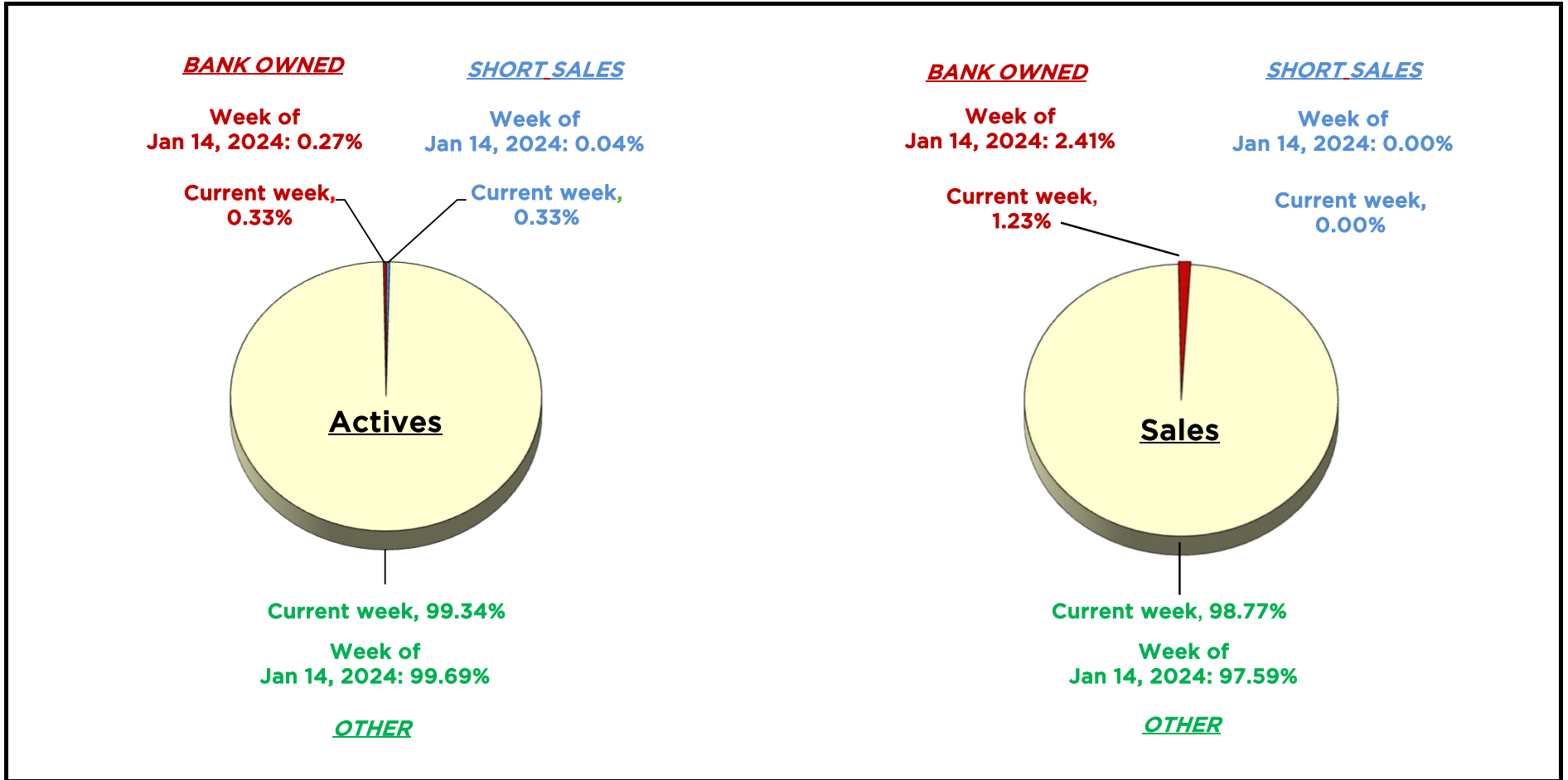
Withdrawn



	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	1/12
Norm	71	63	104	34	76	76	91	76	56	80	54	94	67	58	39	99	66	77
BO	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	1	0	0
SS	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0

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Condos, Townhomes, Villas



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Lake, Orange, Osceola & Seminole Counties

There are 40 Condos, Villas, or Townhomes available for the Median Price of \$265,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		7	\$264,857	2.3	1.7	1,217	\$217.71
Altamonte Springs (East)	32701	2	\$265,000	3.0	2.0	1,579	\$167.88
Winter Springs / Tuskawilla	32708	1	\$265,000	3.0	2.0	1,343	\$197.32
Altamonte Springs / Forest City	32714	1	\$265,000	2.0	1.0	1,144	\$231.64
Lake Mary / Heathrow	32746	1	\$265,000	1.0	1.0	832	\$318.51
Sanford (South)	32773	2	\$264,500	2.0	2.0	1,020	\$259.31
Orange County		16	\$264,993	2.4	2.0	1,259	\$210.49
Winter Park (East) / Aloma	32792	1	\$265,000	2.0	2.0	1,611	\$164.49
Colonialtown	32803	1	\$264,999	2.0	2.0	1,109	\$238.95
Belle Isle / Pine Castle	32809	1	\$265,000	3.0	2.0	1,341	\$197.61
Orlo Vista	32811	1	\$265,000	2.0	2.0	1,139	\$232.66
Williamsburg / Lake Bryan	32821	2	\$265,000	1.5	2.0	878	\$301.99
Union Park / Chickasaw	32829	2	\$265,000	3.0	2.0	1,328	\$199.55
Metro West / Orlo Vista	32835	4	\$264,997	3.0	2.0	1,424	\$186.06
Hunters Creek	32837	3	\$264,967	2.3	2.0	1,190	\$222.66
Winter Garden / Oakland	34787	1	\$265,000	2.0	2.0	1,265	\$209.49
Osceola County		16	\$264,977	3.0	2.1	1,376	\$192.54
Davenport	33896	1	\$265,000	2.0	2.0	1,536	\$172.53
Kissimmee (Central)	34741	5	\$264,998	3.2	2.4	1,339	\$197.91
Kissimmee (East)	34744	1	\$265,000	3.0	2.0	1,408	\$188.21
Kissimmee (West) / Pleasant Hill	34746	3	\$264,967	3.0	2.0	1,343	\$197.29
Kissimmee / Celebration	34747	6	\$264,958	3.0	2.0	1,392	\$190.34
Lake County		1	\$265,000	2.0	2.0	960	\$276.04
Tavares / Mt Plymouth	32778	1	\$265,000	2.0	2.0	960	\$276.04