



Monday Morning Quarterback Summary

Week of January 19, 2025 - January 25, 2025

Single-family existing homes

- Sales of single-family homes decreased to 228 during the week of January 19, from 315 the week prior
- The median price of single family homes decreased to \$415,000 a change of -6.5%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions remains constant at 2
- Single-family inventory increased by 67, and now sits at 7,713

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 77 during the week of January 19, from 81 the week prior
- The median price of condos, townhomes, and villas increased to \$278,000 a change of 4.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 47, and now sits at 3,997

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

Monday Morning Quarterback
01/19/2025 - 01/25/2025
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	228	21	25	55	46	67	14
Bank Owned	2	0	0	1	0	1	0
Short Sales	2	1	0	1	0	0	0
Other	224	20	25	53	46	66	14
Active Listings	7,713	526	465	1,621	1,625	2,719	757
Bank Owned	56	19	8	10	9	10	0
Short Sales	38	2	5	15	9	6	1
Other	7,619	505	452	1,596	1,607	2,703	756
Months of Inventory	7.81	5.78	4.29	6.80	8.15	9.37	12.48

List Price

Average Original List Price	\$588,823	\$224,467	\$295,764	\$367,363	\$465,673	\$689,834	\$2,449,929
Average Final List Price	\$571,017	\$200,652	\$283,968	\$357,287	\$455,497	\$671,469	\$2,377,643

Sale Price

Average Price	\$555,380	\$186,452	\$276,888	\$347,256	\$444,854	\$662,240	\$2,275,456
Median Price	\$415,000	\$210,000	\$279,900	\$350,000	\$441,000	\$647,500	\$2,075,000

Price Differences

Original to Final List Price	-\$17,806	-\$23,815	-\$11,796	-\$10,076	-\$10,176	-\$18,365	-\$72,286
Original List to Sale Price - \$	-\$33,443	-\$38,015	-\$18,876	-\$20,107	-\$20,819	-\$27,594	-\$174,473
Final List to Sale Price - \$	-\$15,637	-\$14,200	-\$7,080	-\$10,031	-\$10,643	-\$9,229	-\$102,187
Original List to Sale Price - %	94.32%	83.06%	93.62%	94.53%	95.53%	96.00%	92.88%
Final List to Sale Price - %	97.26%	92.92%	97.51%	97.19%	97.66%	98.63%	95.70%

Days on the Market

Avg Days Listing to Contract	66	65	62	81	56	64	55
Combined Avg Days to Contract	71	65	62	92	60	69	61
Avg Days Listing to Closing	101	96	96	114	90	101	102
Avg Days Contract to Close	35	30	33	33	33	35	50

Beds / Baths

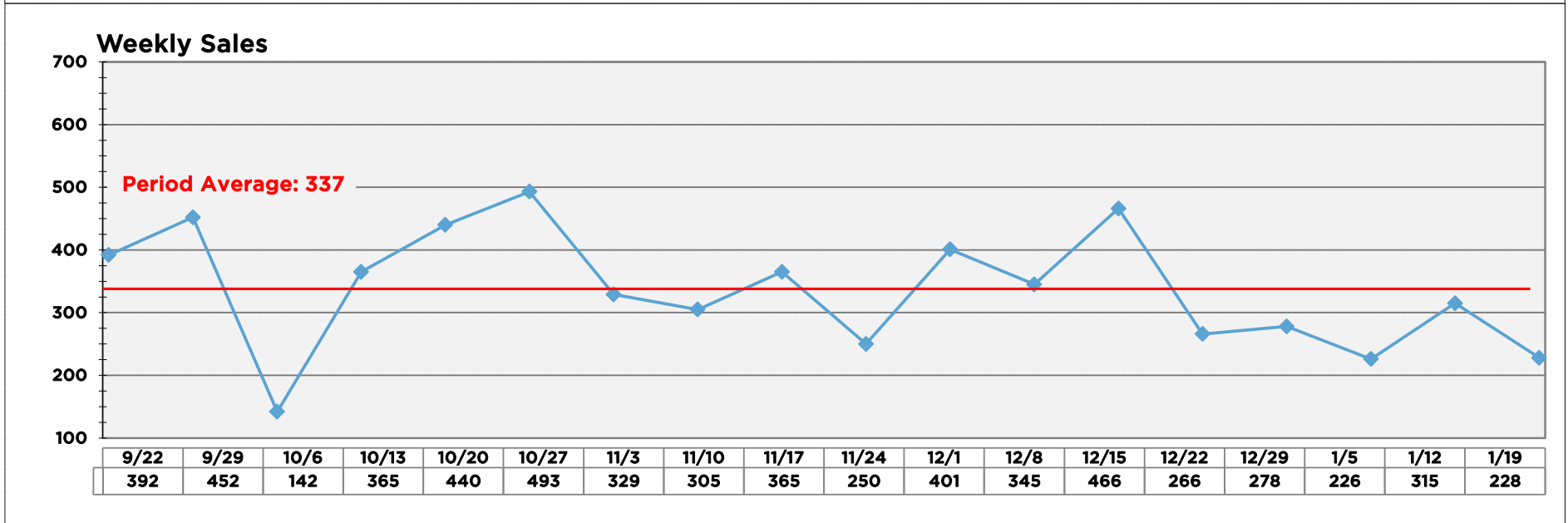
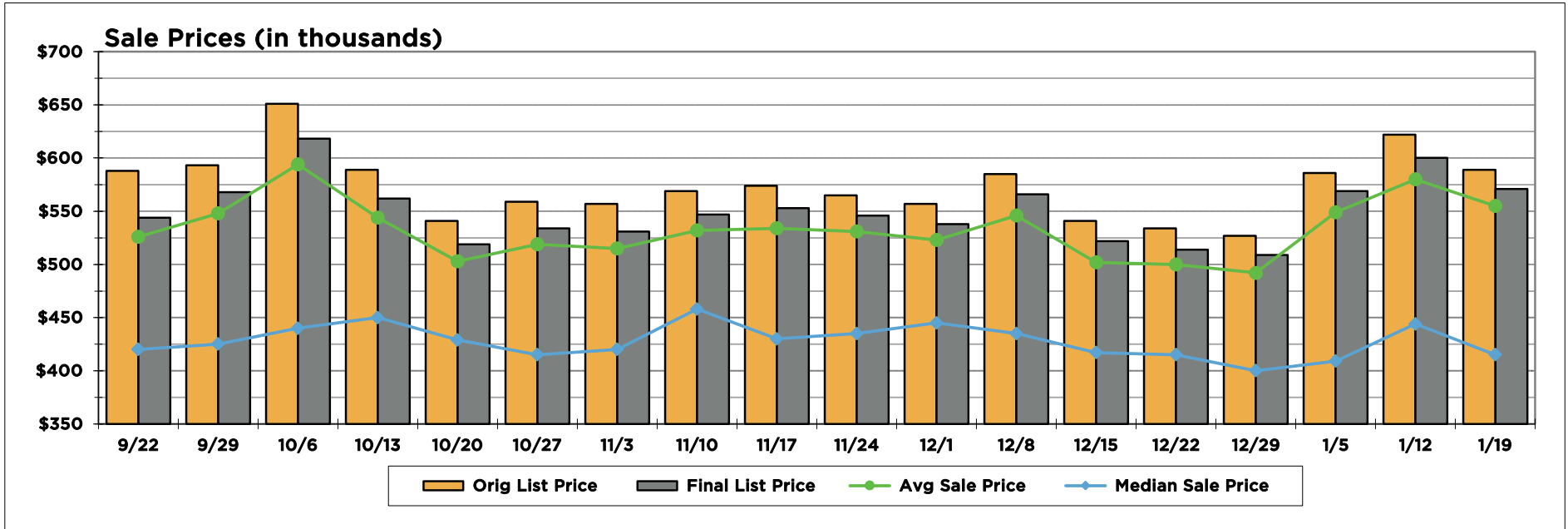
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,068	1,194	1,327	1,663	1,907	2,575	4,405
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Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

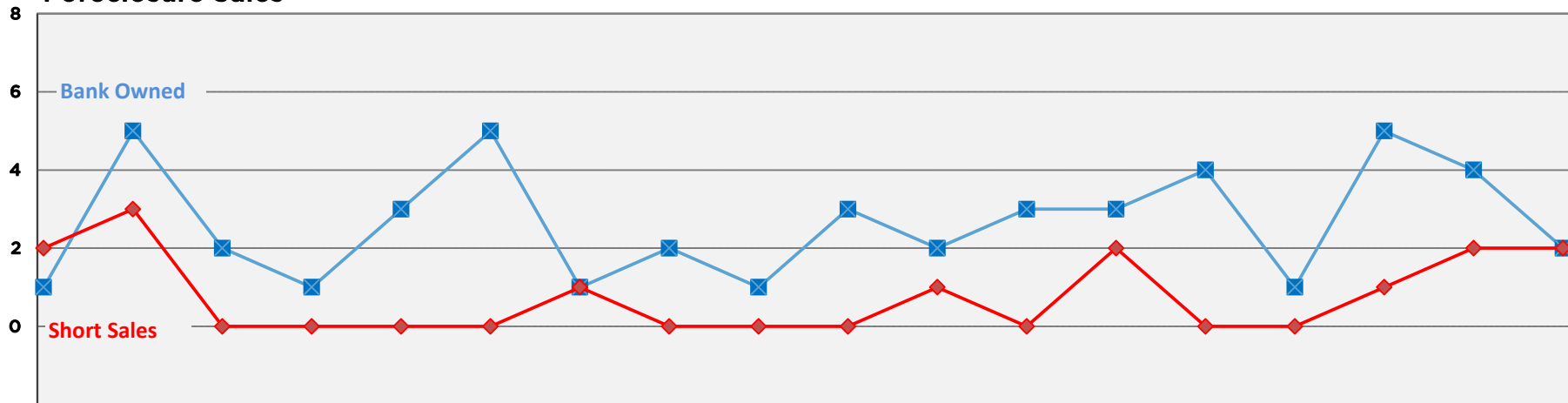
Single Family Homes



Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

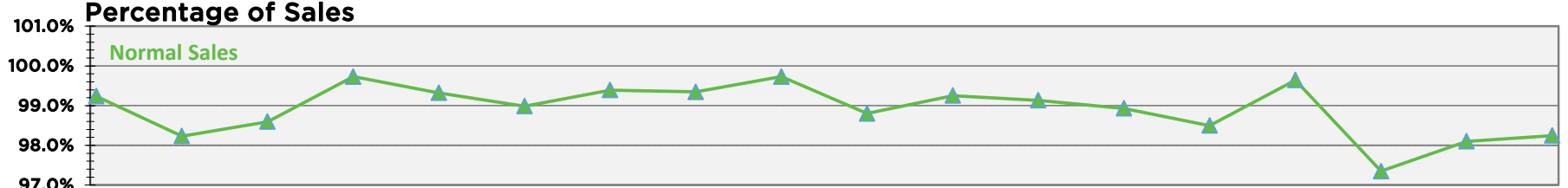
Single Family Homes

Foreclosure Sales

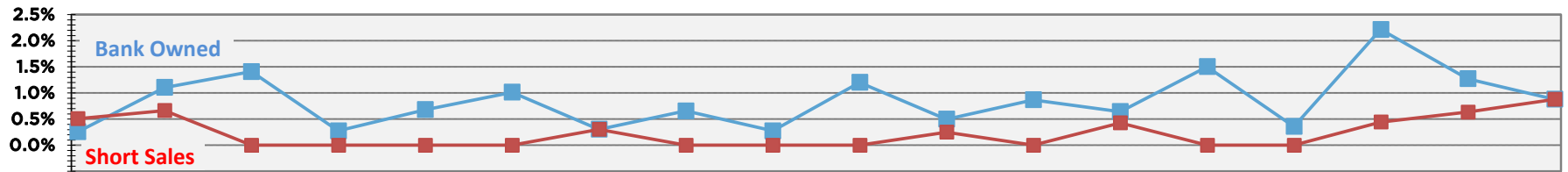


BO	1	5	2	1	3	5	1	2	1	3	2	3	3	4	1	5	4	2
SS	2	3	0	0	0	0	1	0	0	0	1	0	2	0	0	1	2	2

Percentage of Sales



Normal	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%	98.25%
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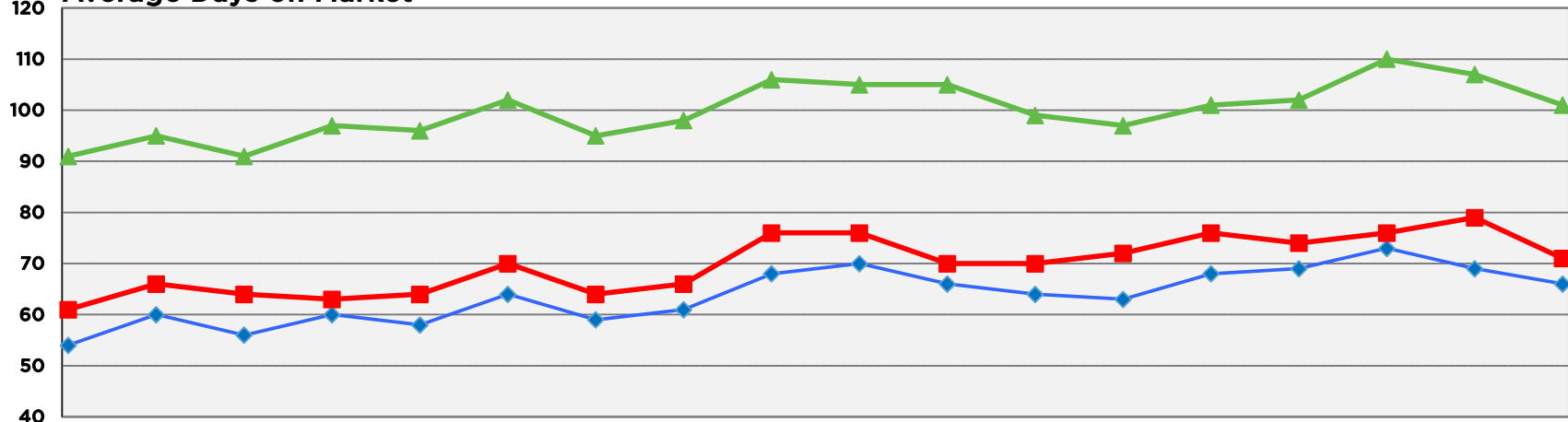


BO	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%	1.27%	0.88%
SS	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%	0.63%	0.88%

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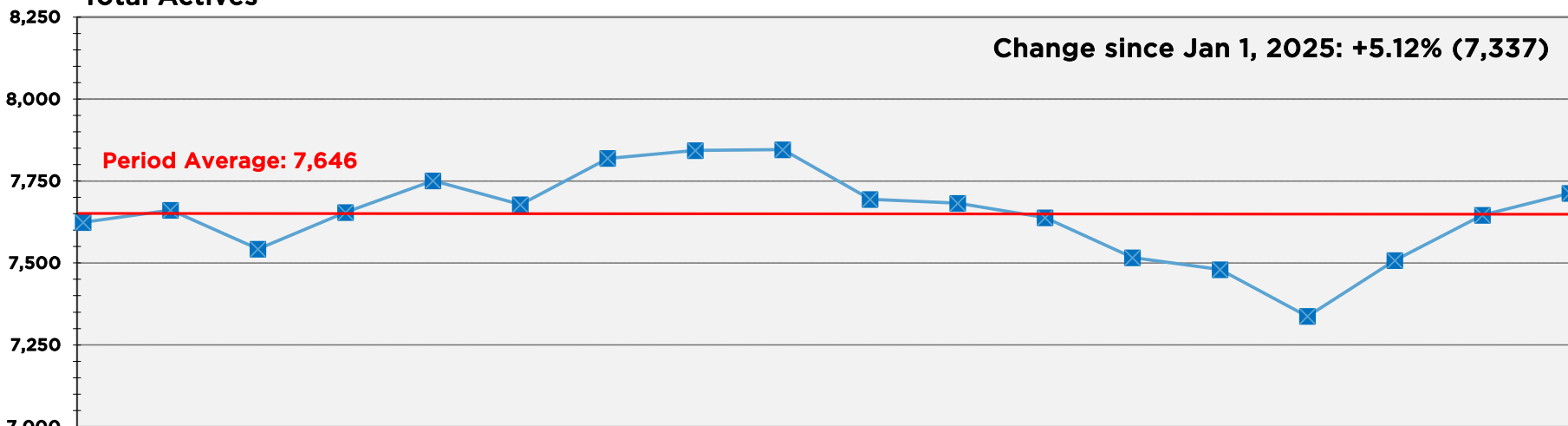
Single Family Homes

Average Days on Market



	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	1/19
ListToContract	54	60	56	60	58	64	59	61	68	70	66	64	63	68	69	73	69	66
CombDaysOnMkt	61	66	64	63	64	70	64	66	76	76	70	70	72	76	74	76	79	71
ListToClose	91	95	91	97	96	102	95	98	106	105	105	99	97	101	102	110	107	101

Total Actives

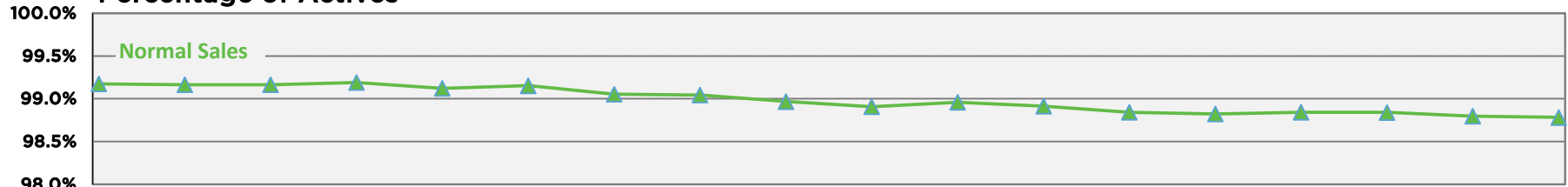


	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19
Total Actives	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508	7,646	7,713

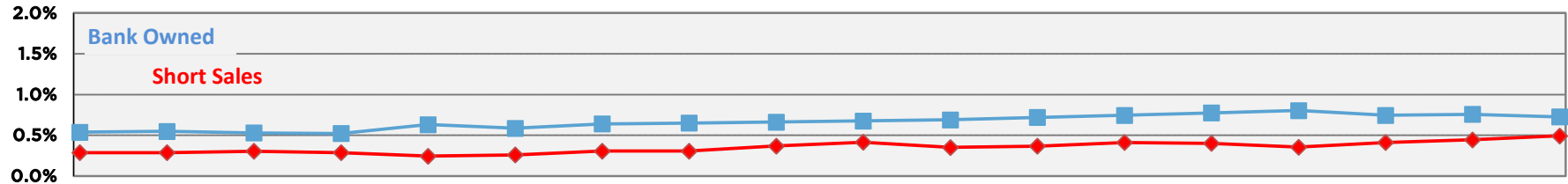
Monday Morning Quarterback
01/19/2025 - 01/25/2025
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Single Family Homes

Percentage of Actives

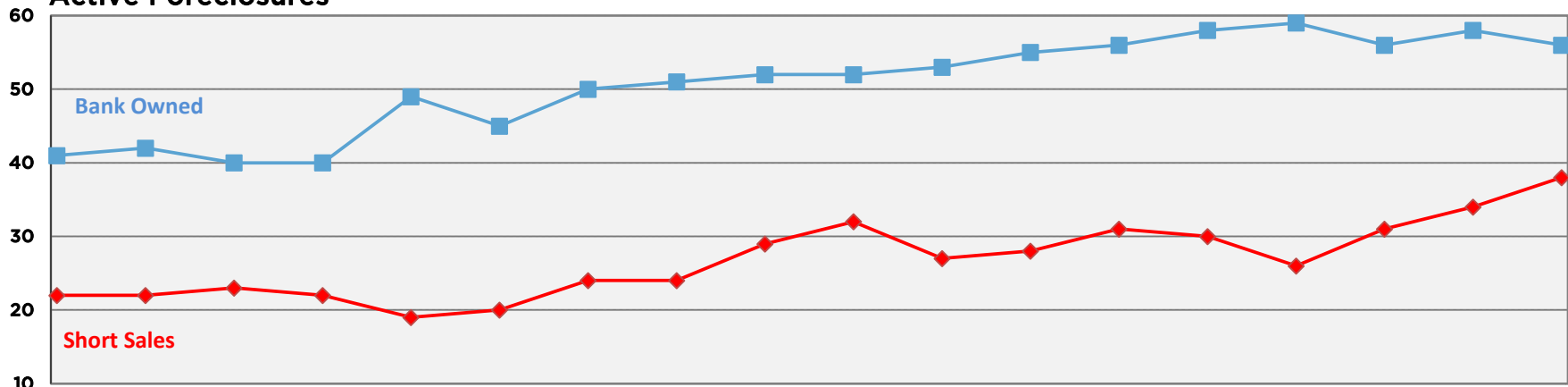


	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19
Normal	99.17%	99.16%	99.16%	99.19%	99.12%	99.15%	99.05%	99.04%	98.97%	98.91%	98.96%	98.91%	98.84%	98.82%	98.84%	98.84%	98.80%	98.78%



	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	1/19
BO	0.54%	0.55%	0.53%	0.52%	0.63%	0.59%	0.64%	0.65%	0.66%	0.68%	0.69%	0.72%	0.75%	0.78%	0.80%	0.75%	0.76%	0.73%
SS	0.29%	0.29%	0.30%	0.29%	0.25%	0.26%	0.31%	0.31%	0.37%	0.42%	0.35%	0.37%	0.41%	0.40%	0.35%	0.41%	0.44%	0.49%

Active Foreclosures

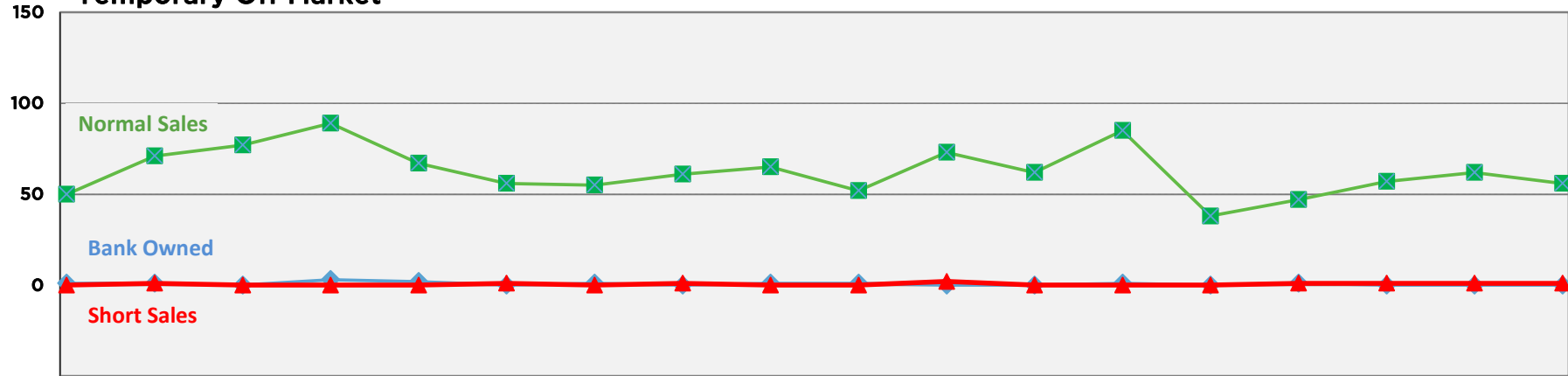


	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19
BO	41	42	40	40	49	45	50	51	52	52	53	55	56	58	59	56	58	56
SS	22	22	23	22	19	20	24	24	29	32	27	28	31	30	26	31	34	38

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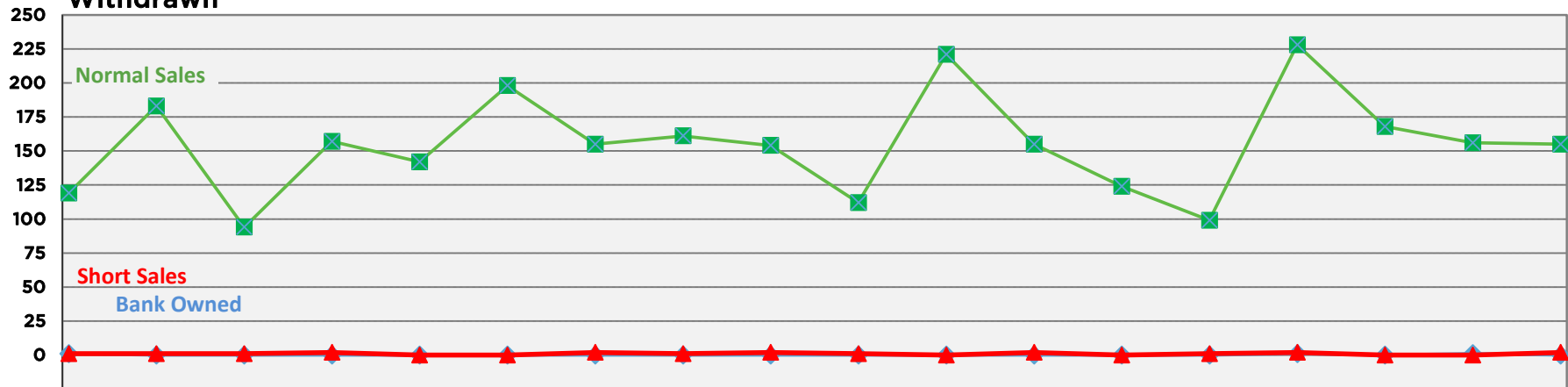
Single Family Homes

Temporary Off Market



	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	1/19
Norm	50	71	77	89	67	56	55	61	65	52	73	62	85	38	47	57	62	56
BO	1	1	0	3	2	0	1	0	1	1	0	0	1	0	1	0	0	0
SS	0	1	0	0	0	1	0	1	0	0	2	0	0	0	1	1	1	1

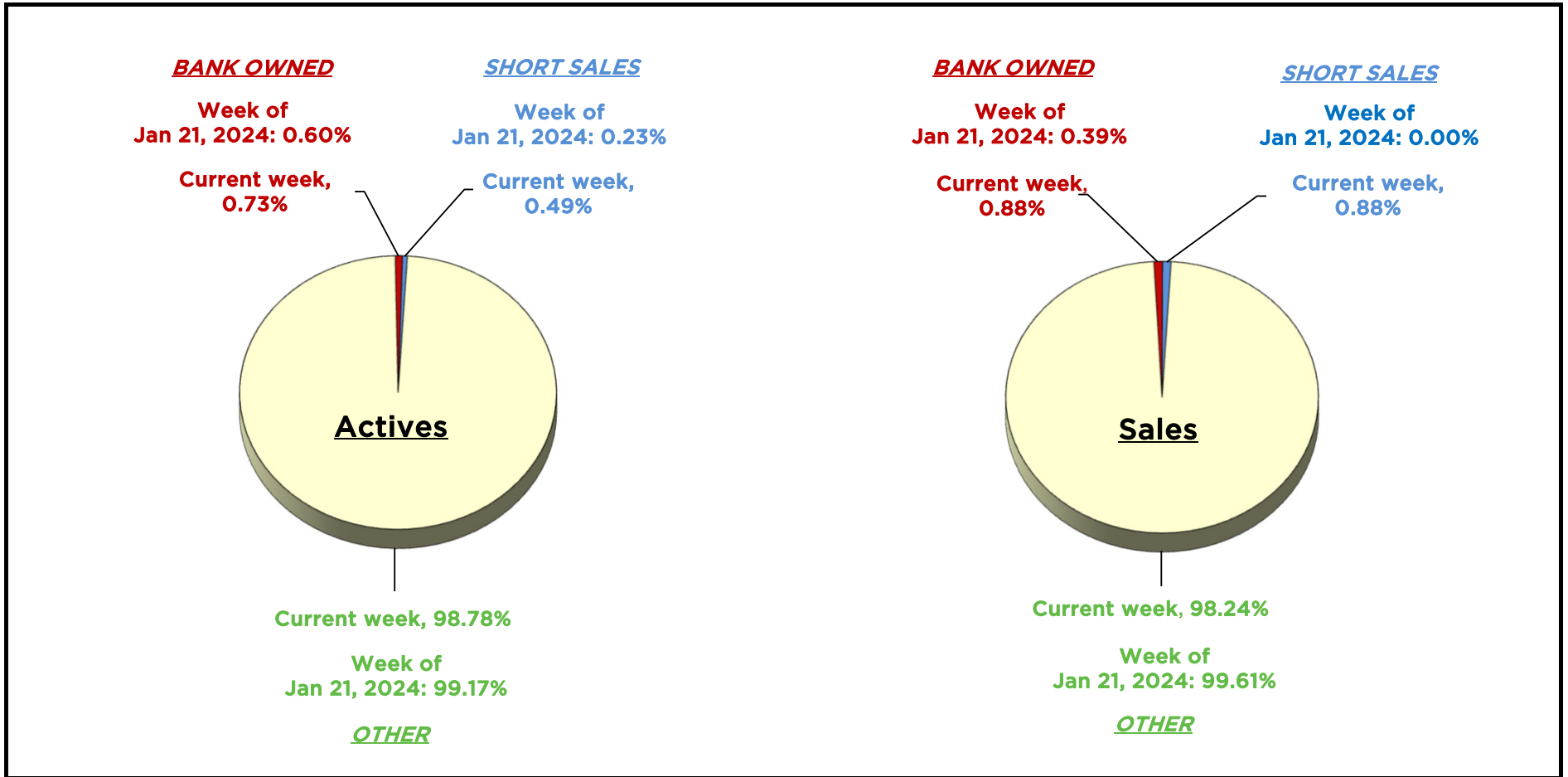
Withdrawn



	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	1/19
Norm	119	183	94	157	142	198	155	161	154	112	221	155	124	99	228	168	156	155
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
SS	1	1	1	2	0	0	2	1	2	1	0	2	0	1	2	0	0	2

Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

There are 70 Single Family Homes available for the Median Price of \$415,000 (± \$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		10	\$414,950	2.9	2.1	1,732	\$239.61
Casselberry	32707	1	\$415,000	2.0	2.0	1,425	\$291.23
Altamonte Springs / Forest City	32714	1	\$415,000	3.0	2.0	1,581	\$262.49
Fern Park/Casselberry	32730	1	\$415,000	4.0	3.0	2,254	\$184.12
Lake Mary / Heathrow	32746	1	\$415,000	3.0	2.0	1,821	\$227.90
Sanford / Lake Forest	32771	3	\$415,000	2.7	2.0	1,872	\$221.73
Sanford (South)	32773	1	\$414,500	3.0	2.0	1,493	\$277.63
Longwood / Wekiva Springs	32779	1	\$415,000	3.0	2.0	1,855	\$223.72
Winter Park	32792	1	\$415,000	3.0	2.0	1,274	\$325.75
Orange County		18	\$414,976	3.4	2.1	1,672	\$248.24
Apopka / Hunt Club	32703	1	\$415,000	3.0	2.0	1,900	\$218.42
Apopka (North)	32712	1	\$414,990	3.0	2.0	1,730	\$239.88
College Park	32804	1	\$415,000	3.0	2.0	1,260	\$329.37
Delaney / Crystal Lake	32806	1	\$414,900	3.0	1.0	1,404	\$295.51
Azalea Park	32807	1	\$415,000	4.0	2.0	1,665	\$249.25
Lockhart	32810	2	\$414,950	4.0	2.5	2,260	\$183.65
Taft	32824	3	\$414,967	4.0	2.0	1,640	\$252.98
Rio Pinar / Union Park	32825	1	\$415,000	3.0	2.0	1,557	\$266.54
Research Park	32826	1	\$415,000	4.0	2.0	2,074	\$200.10
Waterford Lakes	32828	2	\$414,995	3.0	2.0	1,590	\$261.09
Hunters Creek	32837	3	\$414,967	3.0	2.0	1,401	\$296.19
Winter Garden / Oakland	34787	1	\$414,990	3.0	3.0	1,678	\$247.31
Osceola County		21	\$414,986	3.5	2.1	1,900	\$218.36
Intercession City	33848	1	\$415,000	3.0	2.0	2,035	\$203.93
Kissimmee (Central)	34741	1	\$415,000	3.0	2.0	1,650	\$251.52
Kissimmee / Buena Ventura Lakes	34743	2	\$415,000	3.5	2.0	1,930	\$215.03
Kissimmee (East)	34744	3	\$414,966	3.3	2.0	1,817	\$228.34
Kissimmee / Celebration	34747	2	\$415,000	3.5	2.5	1,531	\$271.06
Kissimmee / Poinciana	34758	1	\$415,000	5.0	3.0	2,815	\$147.42
St Cloud	34769	2	\$414,950	4.0	2.0	2,232	\$185.91
St Cloud / Narcoossee	34771	5	\$414,980	3.6	2.2	1,979	\$209.65
St Cloud / Canoe Creek	34772	2	\$415,000	4.0	2.0	1,853	\$224.02
St Cloud / Harmony	34773	2	\$415,000	2.5	1.5	1,485	\$279.46

Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

There are 70 Single Family Homes available for the Median Price of \$415,000 (± \$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>
Lake County		21	\$415,000	3.5	2.0	2,087	\$198.84
Lady Lake / The Villages	32159	1	\$415,000	3.0	2.0	2,471	\$167.95
Grand Island	32735	2	\$415,200	4.0	2.0	2,449	\$169.54
Sorrento / Mt Plymouth	32776	1	\$415,000	3.0	2.0	1,901	\$218.31
Tavares / Mt Plymouth	32778	1	\$415,000	5.0	3.0	2,868	\$144.70
Clermont (Central)	34711	4	\$414,975	3.5	1.8	1,958	\$211.99
Clermont (South)	34714	6	\$414,967	3.3	2.0	1,934	\$214.55
Howey in the Hills	34737	1	\$415,000	4.0	2.0	1,876	\$221.22
Leesburg (West)	34748	3	\$414,967	3.0	2.0	2,139	\$194.03
Leesburg (East) / Haines Creek	34788	1	\$415,000	4.0	3.0	2,109	\$196.78
Yalaha	34797	1	\$415,000	3.0	2.0	1,855	\$223.72

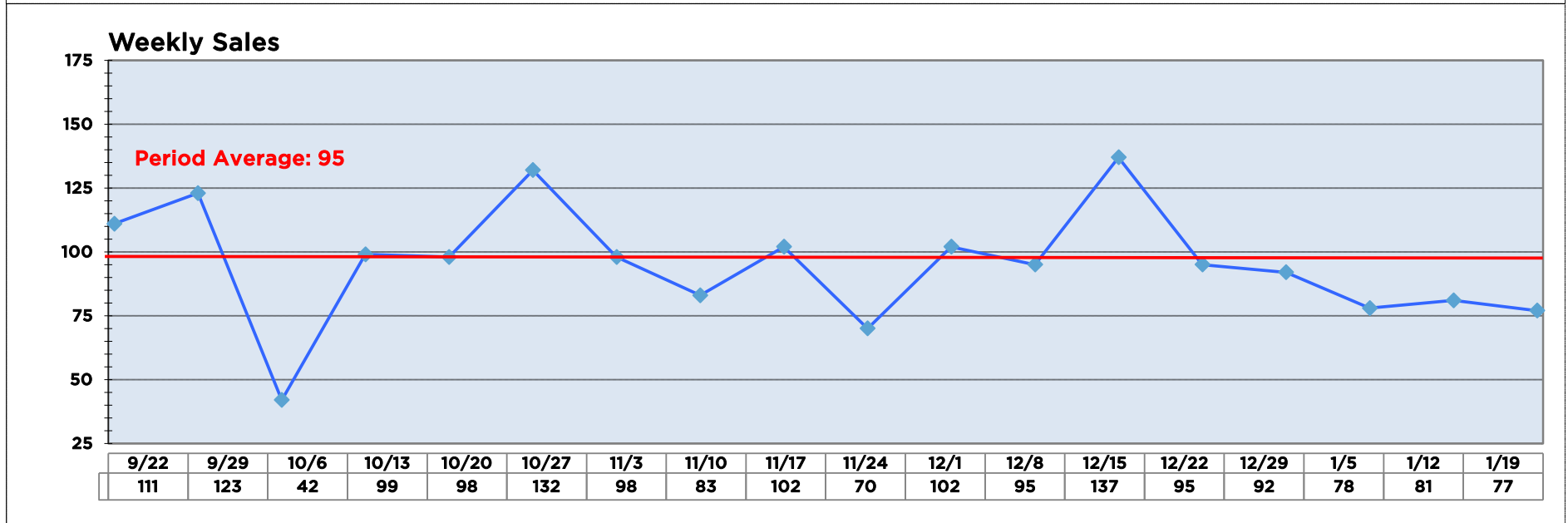
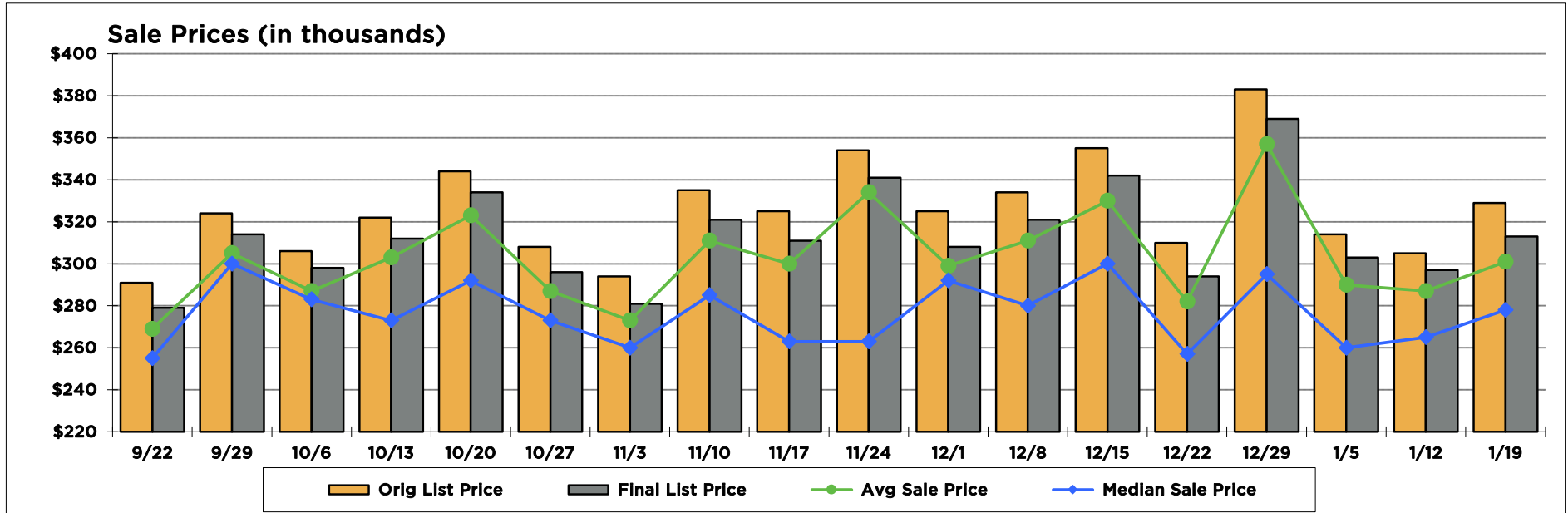
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	77	30	15	15	11	6	0
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	75	29	14	15	11	6	0
Active Listings	3,997	1,553	604	1,022	485	315	18
Bank Owned	12	8	1	2	1	0	0
Short Sales	14	2	1	9	2	0	0
Other	3,971	1,543	602	1,011	482	315	18
Months of Inventory	11.98	11.95	9.29	15.72	10.18	12.12	0.00
<i>List Price</i>							
Average Original List Price	\$328,574	\$198,285	\$307,793	\$356,520	\$472,544	\$698,167	\$0
Average Final List Price	\$312,574	\$183,108	\$278,353	\$344,113	\$464,771	\$687,583	\$0
<i>Sale Price</i>							
Average Price	\$301,391	\$171,830	\$276,000	\$332,300	\$451,153	\$660,833	\$0
Median Price	\$278,000	\$167,500	\$276,000	\$320,000	\$450,000	\$652,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$16,000	-\$15,177	-\$29,440	-\$12,407	-\$7,773	-\$10,584	\$0
Original List to Sale Price - \$	-\$27,183	-\$26,455	-\$31,793	-\$24,220	-\$21,391	-\$37,334	\$0
Final List to Sale Price - \$	-\$11,183	-\$11,278	-\$2,353	-\$11,813	-\$13,618	-\$26,750	\$0
Original List to Sale Price - %	91.73%	86.66%	89.67%	93.21%	95.47%	94.65%	0.00%
Final List to Sale Price - %	96.42%	93.84%	99.15%	96.57%	97.07%	96.11%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	92	114	80	66	114	46	0
Combined Avg Days to Contract	107	128	117	66	122	46	0
Avg Days Listing to Closing	132	148	110	119	158	100	0
Avg Days Contract to Close	39	33	29	52	43	53	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	0	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,442	1,033	1,377	1,592	1,960	2,320	0

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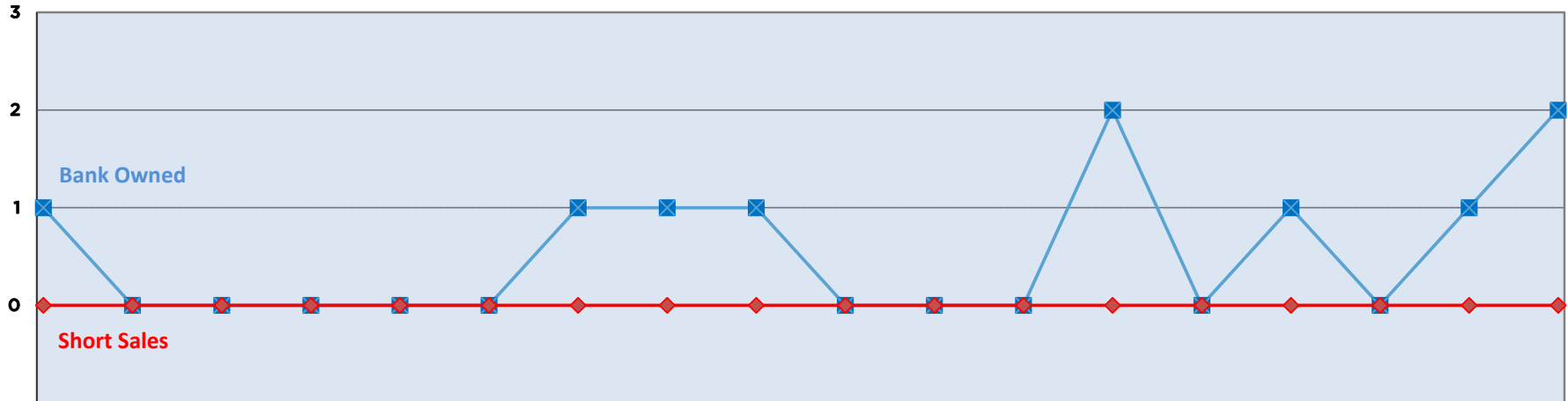
Condos, Townhomes, Villas



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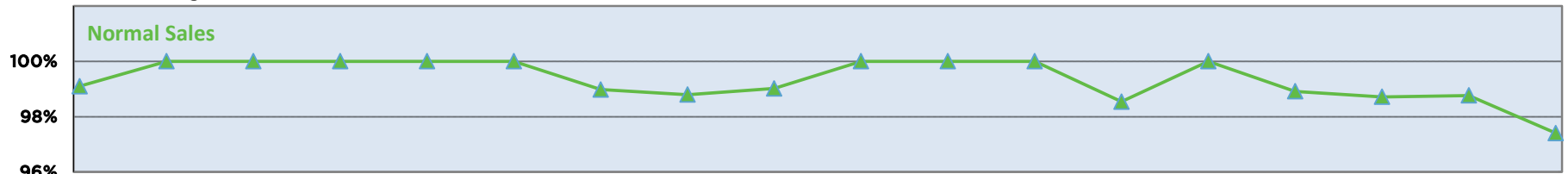
Condos, Townhomes, Villas

Foreclosure Sales

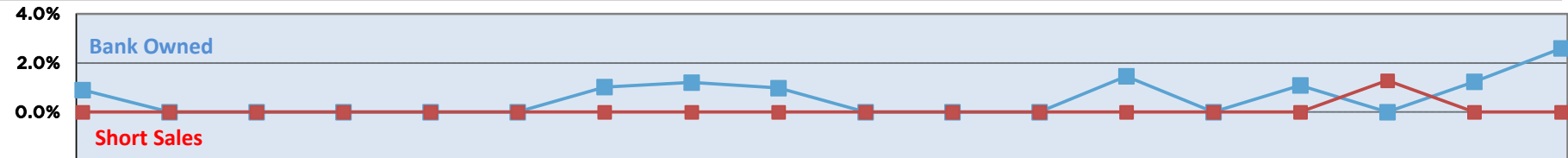


BO	1	0	0	0	0	0	1	1	1	0	0	0	2	0	1	0	1	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



Normal	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%	97.40%
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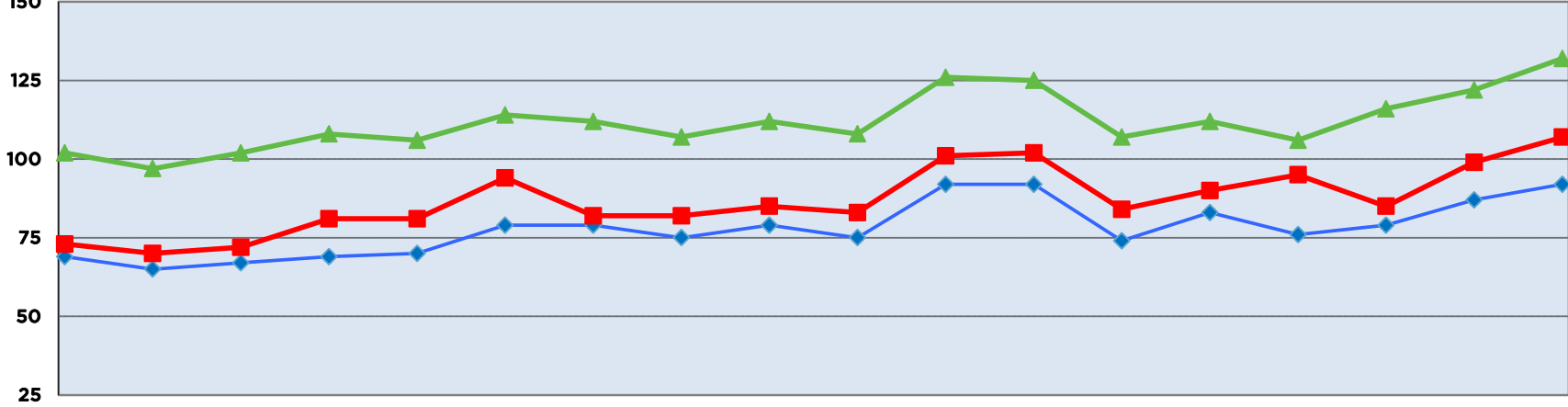


BO	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%	1.23%	2.60%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%	0.00%

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01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

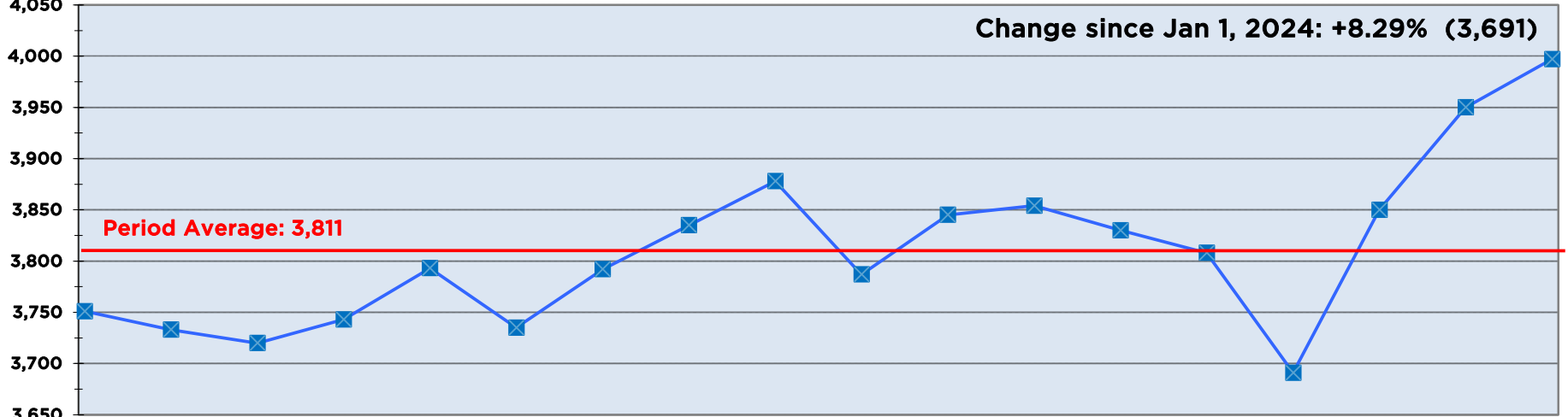
Condos, Townhomes, Villas

Average Days on Market



	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	1/19
ListToContract	69	65	67	69	70	79	79	75	79	75	92	92	74	83	76	79	87	92
CombDaysOnMkt	73	70	72	81	81	94	82	82	85	83	101	102	84	90	95	85	99	107
ListToClose	102	97	102	108	106	114	112	107	112	108	126	125	107	112	106	116	122	132

Total Actives

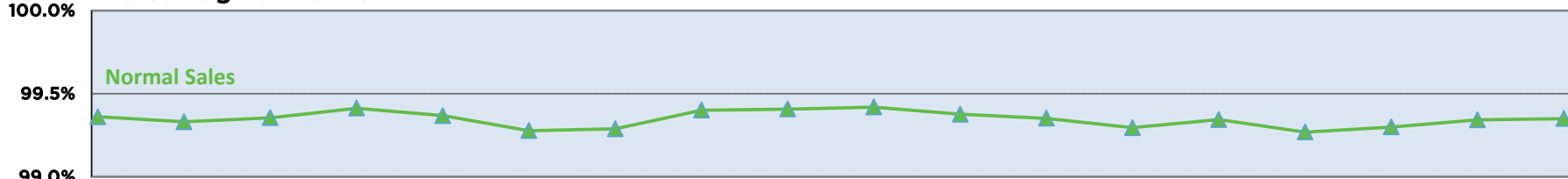


	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19
Total Actives	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850	3,950	3,997

Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

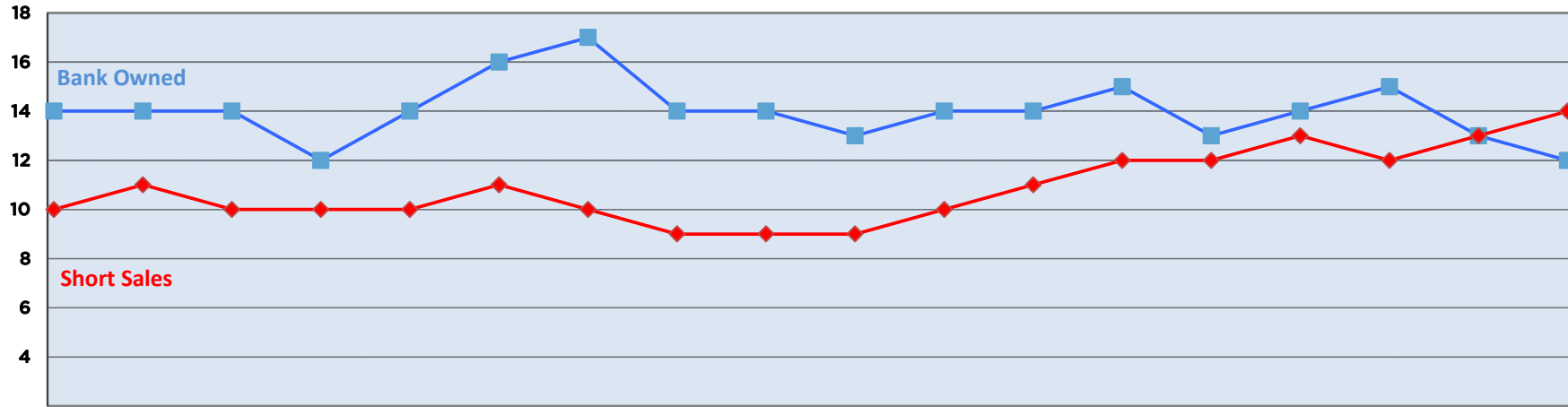


	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19
Normal	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%	99.34%	99.35%



	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	1/19
BO	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%	0.30%
SS	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%	0.35%

Active Foreclosures

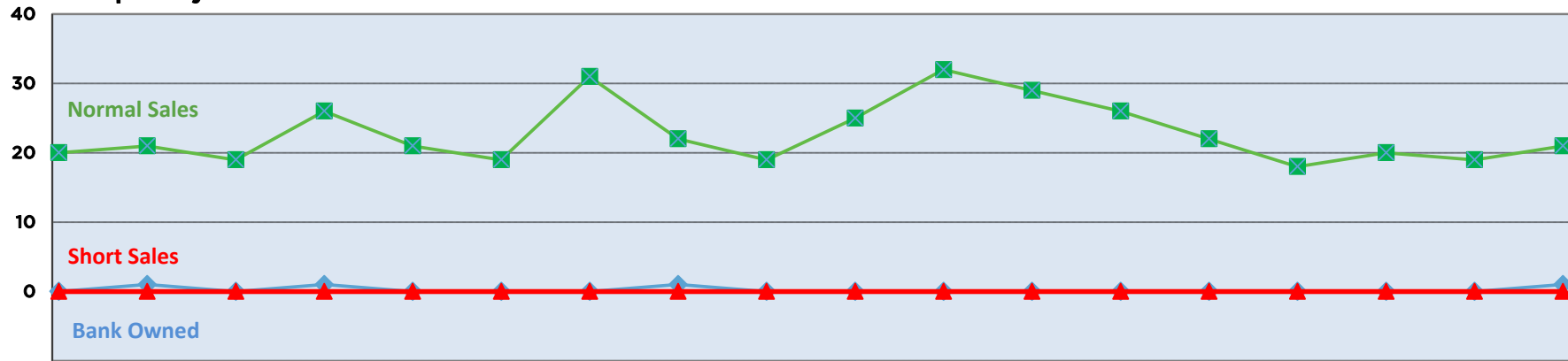


	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19
BO	14	14	14	12	14	16	17	14	14	13	14	14	15	13	14	15	13	12
SS	10	11	10	10	10	11	10	9	9	9	10	11	12	12	13	12	13	14

Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

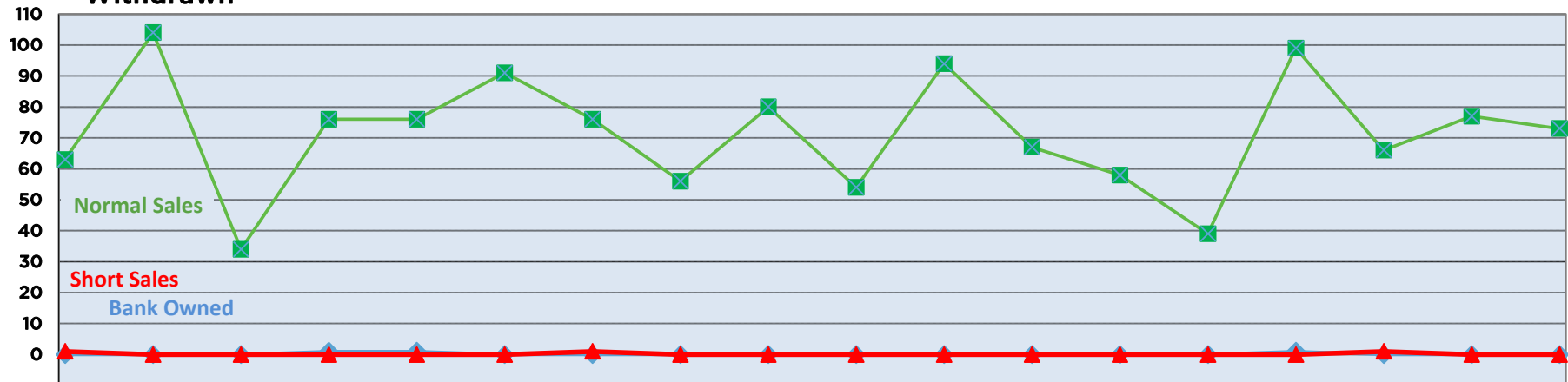
Condos, Townhomes, Villas

Temporary Off Market



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

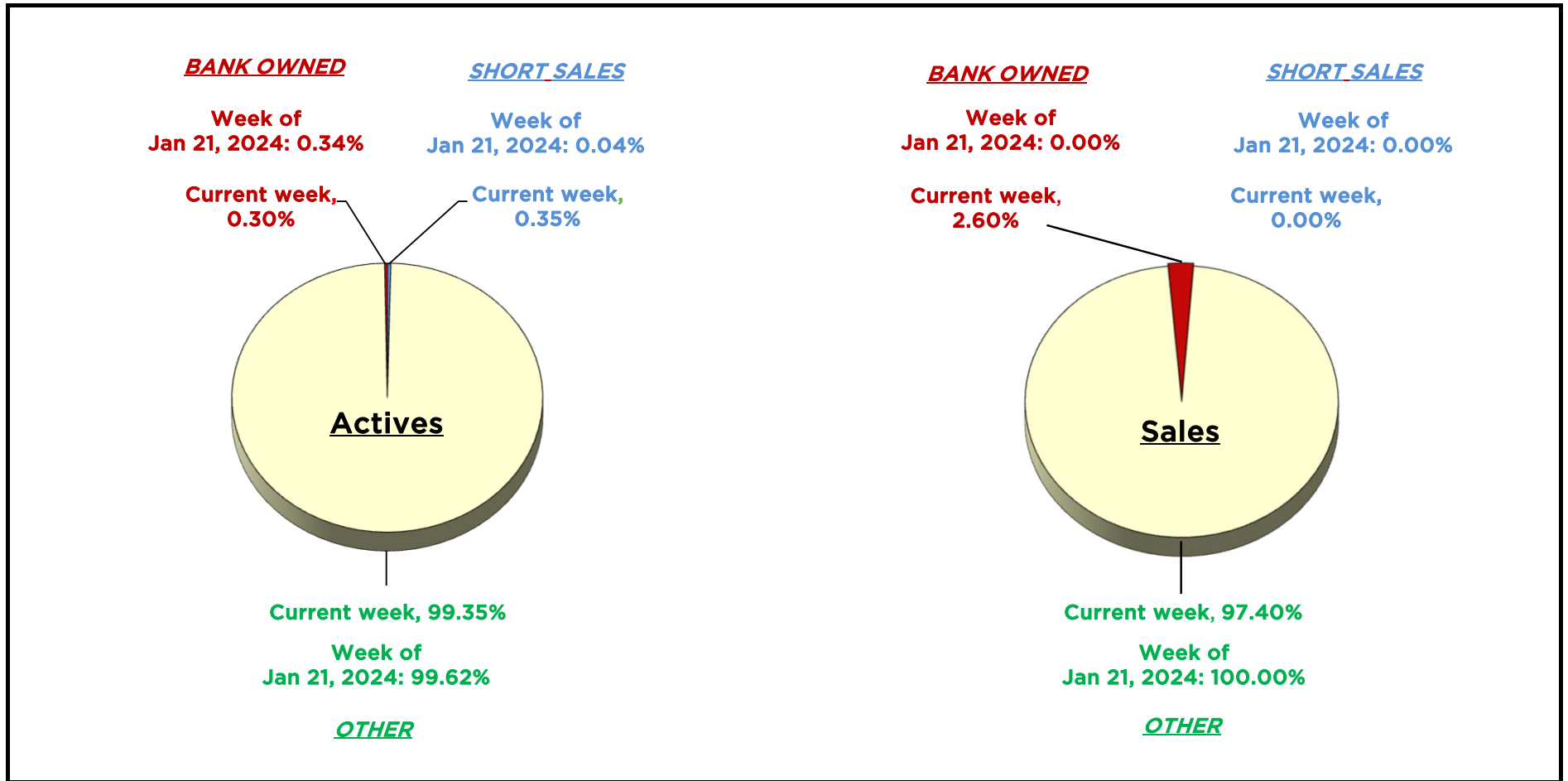
Withdrawn



	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	1/19
Norm	63	104	34	76	76	91	76	56	80	54	94	67	58	39	99	66	77	73
BO	0	0	0	1	1	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0

Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
01/19/2025 - 01/25/2025
Lake, Orange, Osceola & Seminole Counties

There are 4 Condos, Villas, or Townhomes available for the Median Price of \$278,000 (± \$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		2	\$277,950	2.0	2.0	1,595	\$174.32
Sanford (South)	32773	2	\$277,950	2.0	2.0	1,595	\$174.32
Orange County		1	\$278,000	3.0	2.0	1,260	\$220.63
Metro West / Orlo Vista	32835	1	\$278,000	3.0	2.0	1,260	\$220.63
Osceola County		1	\$277,500	3.0	2.0	1,668	\$166.37
St Cloud / Harmony	34773	1	\$277,500	3.0	2.0	1,668	\$166.37