



Monday Morning Quarterback Summary

Week of January 26, 2025 - February 01, 2025

Single-family existing homes

- Sales of single-family homes increased to 340 during the week of January 26, from 228 the week prior
- The median price of single family homes increased to \$425,000 a change of 2.4%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 27, and now sits at 7,740

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 90 during the week of January 26, from 77 the week prior
- The median price of condos, townhomes, and villas increased to \$296,000 a change of 6.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 56, and now sits at 4,053

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

Monday Morning Quarterback
01/26/2025 - 02/01/2025
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	340	30	21	96	71	100	22
Bank Owned	2	0	2	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	338	30	19	96	71	100	22
Active Listings	7,740	516	471	1,638	1,626	2,721	768
Bank Owned	49	16	6	10	6	11	0
Short Sales	37	2	5	12	11	6	1
Other	7,654	498	460	1,616	1,609	2,704	767
Months of Inventory	5.25	3.97	5.18	3.94	5.29	6.28	8.06

List Price

Average Original List Price	\$606,550	\$198,168	\$298,211	\$375,538	\$468,247	\$683,304	\$2,563,259
Average Final List Price	\$584,250	\$191,420	\$280,302	\$361,159	\$454,523	\$659,869	\$2,458,482

Sale Price

Average Price	\$561,492	\$168,560	\$275,257	\$350,231	\$442,484	\$636,365	\$2,336,132
Median Price	\$425,000	\$178,000	\$272,000	\$353,200	\$435,000	\$620,000	\$1,455,000

Price Differences

Original to Final List Price	-\$22,300	-\$6,748	-\$17,909	-\$14,379	-\$13,724	-\$23,435	-\$104,777
Original List to Sale Price - \$	-\$45,058	-\$29,608	-\$22,954	-\$25,307	-\$25,763	-\$46,939	-\$227,127
Final List to Sale Price - \$	-\$22,758	-\$22,860	-\$5,045	-\$10,928	-\$12,039	-\$23,504	-\$122,350
Original List to Sale Price - %	92.57%	85.06%	92.30%	93.26%	94.50%	93.13%	91.14%
Final List to Sale Price - %	96.10%	88.06%	98.20%	96.97%	97.35%	96.44%	95.02%

Days on the Market

Avg Days Listing to Contract	75	75	74	75	61	84	80
Combined Avg Days to Contract	83	79	95	83	63	95	80
Avg Days Listing to Closing	112	108	113	114	96	121	120
Avg Days Contract to Close	37	33	38	38	35	38	43

Beds / Baths

Average Bedrooms	4	2	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

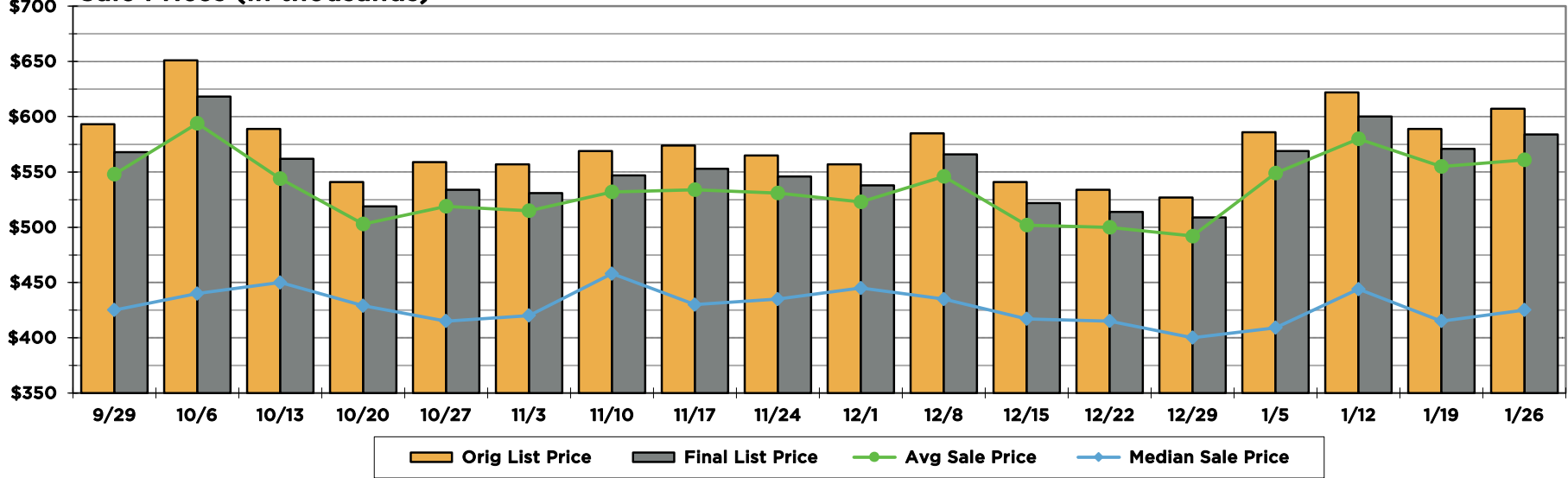
Square Footage

Average Square Feet	2,101	1,209	1,497	1,618	1,975	2,553	4,351
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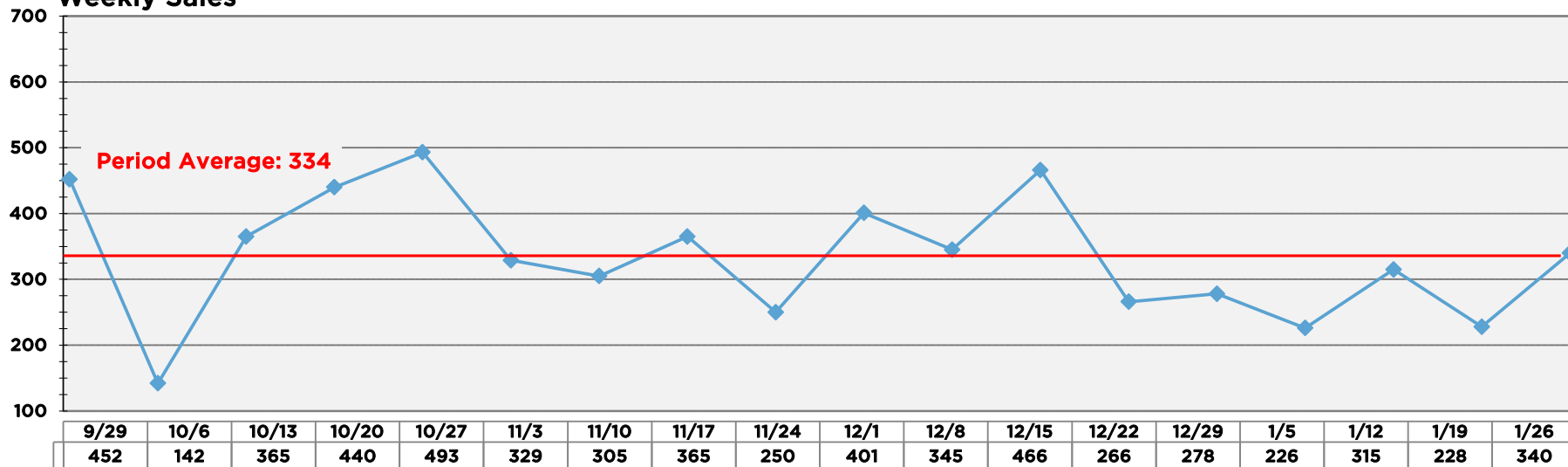
Monday Morning Quarterback
01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



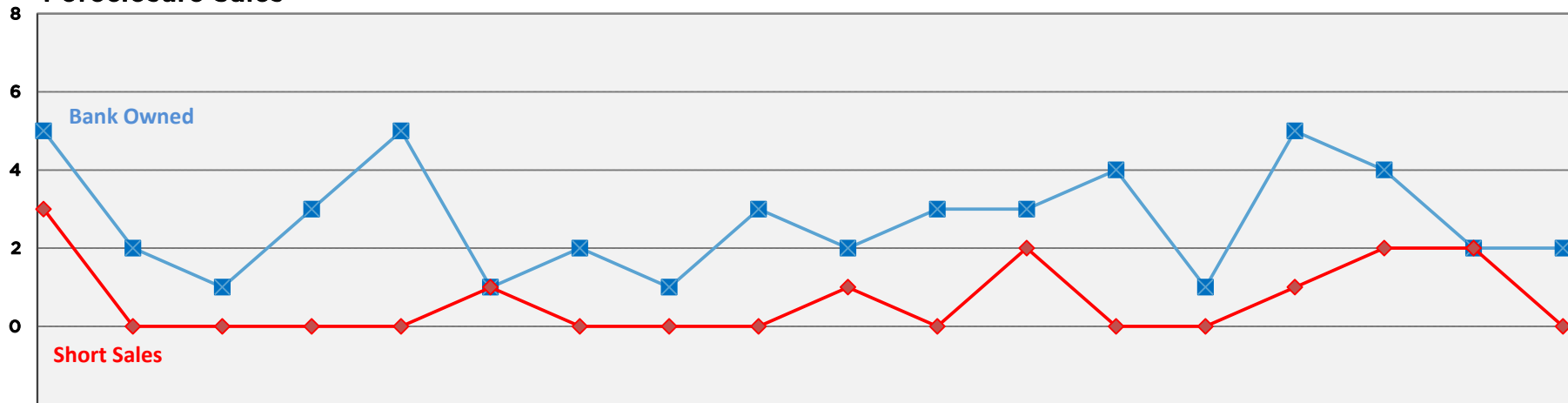
Weekly Sales



Monday Morning Quarterback
01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

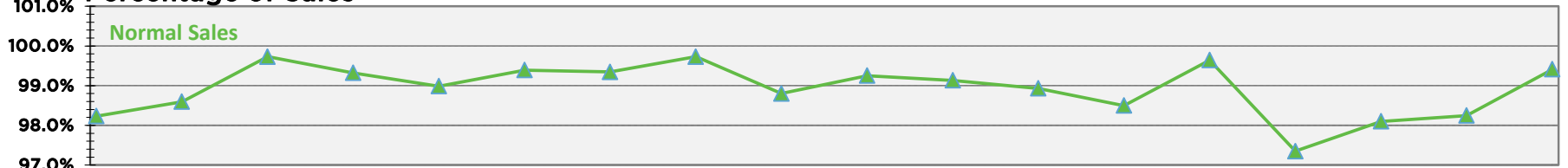
Single Family Homes

Foreclosure Sales

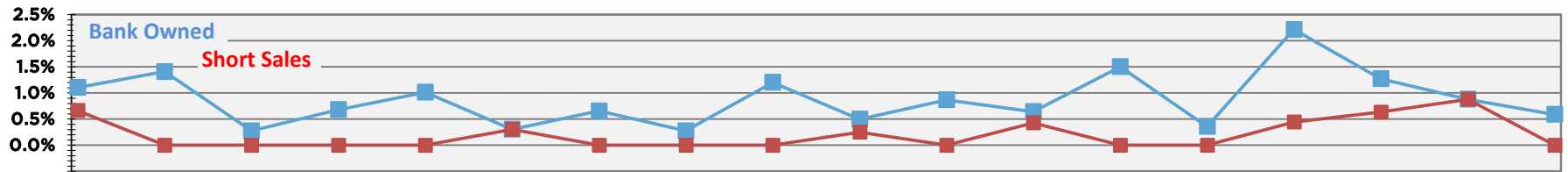


BO	5	2	1	3	5	1	2	1	3	2	3	3	4	1	5	4	2	2
SS	3	0	0	0	0	1	0	0	0	1	0	2	0	0	1	2	2	0

Percentage of Sales



Normal	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%	99.41%
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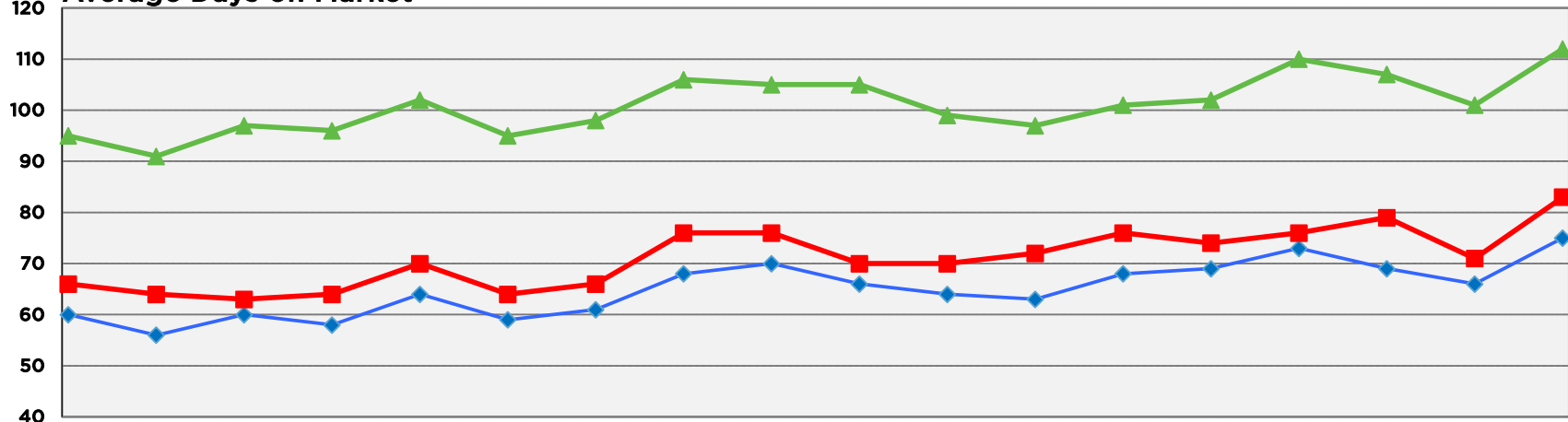


BO	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%	1.27%	0.88%	0.59%
SS	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%	0.63%	0.88%	0.00%

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01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

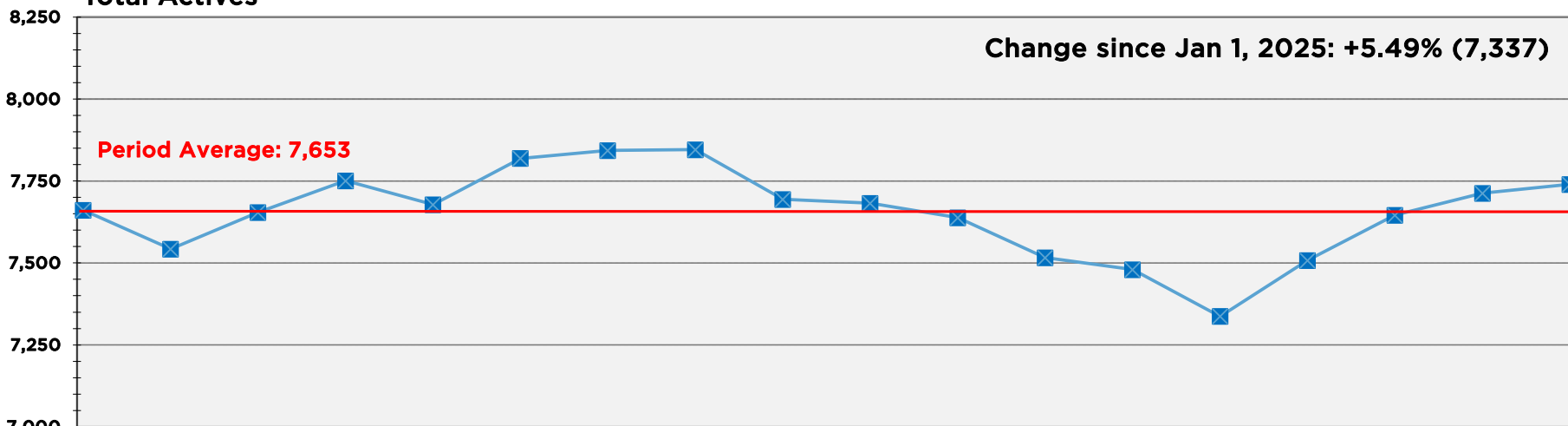
Single Family Homes

Average Days on Market



	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	1/26
ListToContract	60	56	60	58	64	59	61	68	70	66	64	63	68	69	73	69	66	75
CombDaysOnMkt	66	64	63	64	70	64	66	76	76	70	70	72	76	74	76	79	71	83
ListToClose	95	91	97	96	102	95	98	106	105	105	99	97	101	102	110	107	101	112

Total Actives

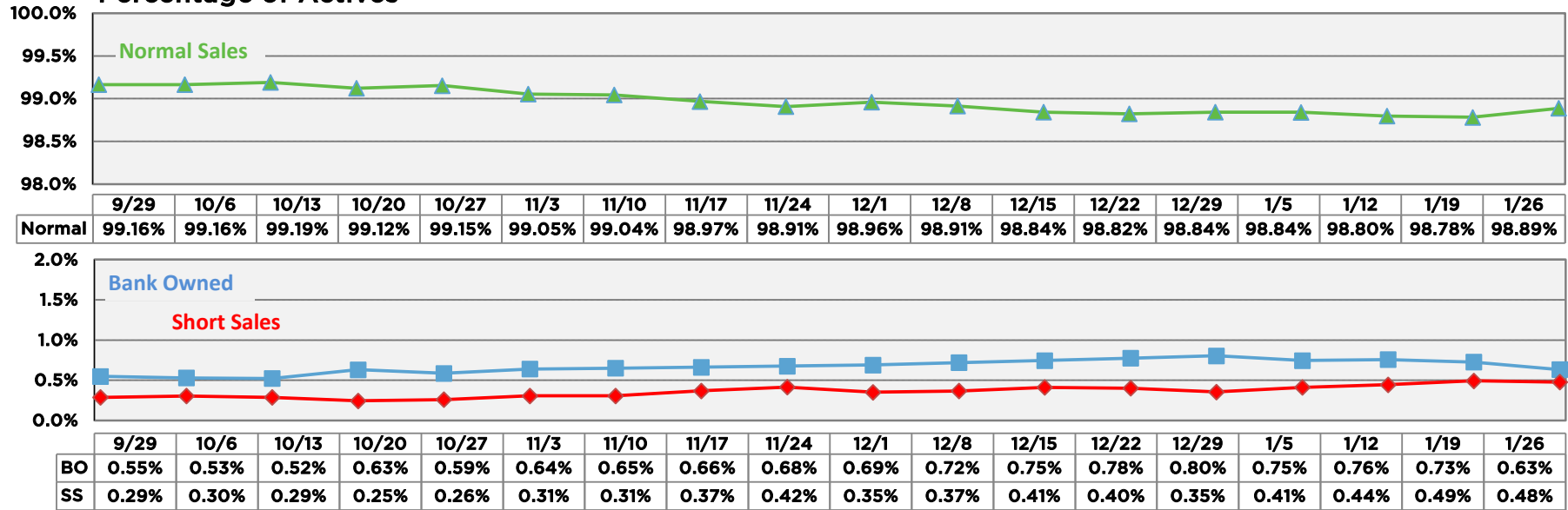


	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
Total Actives	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508	7,646	7,713	7,740

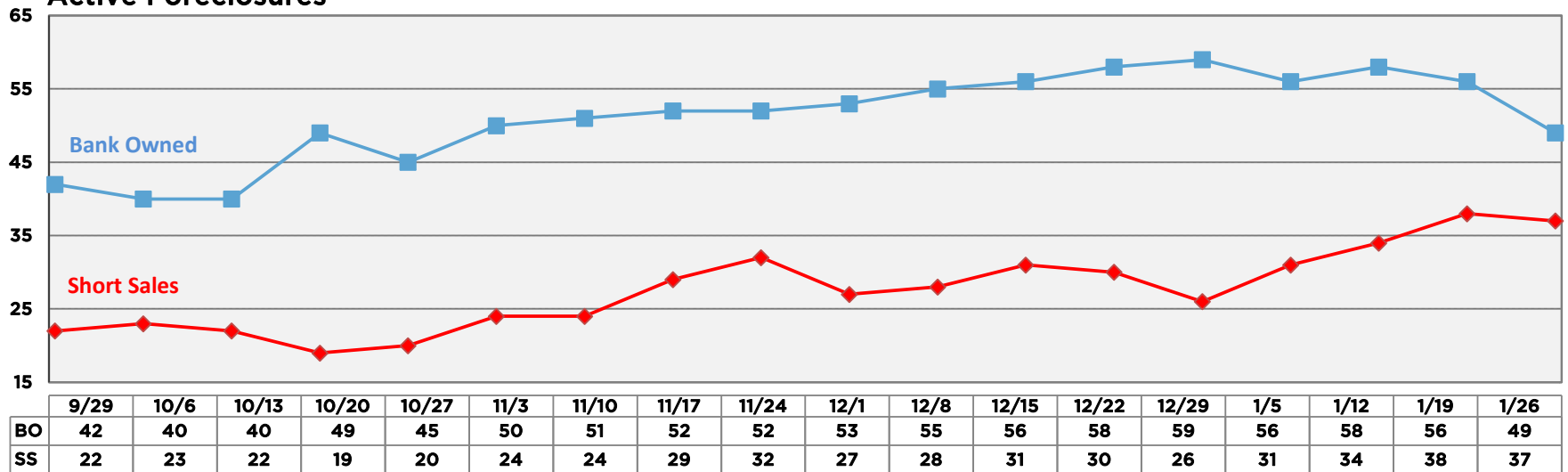
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



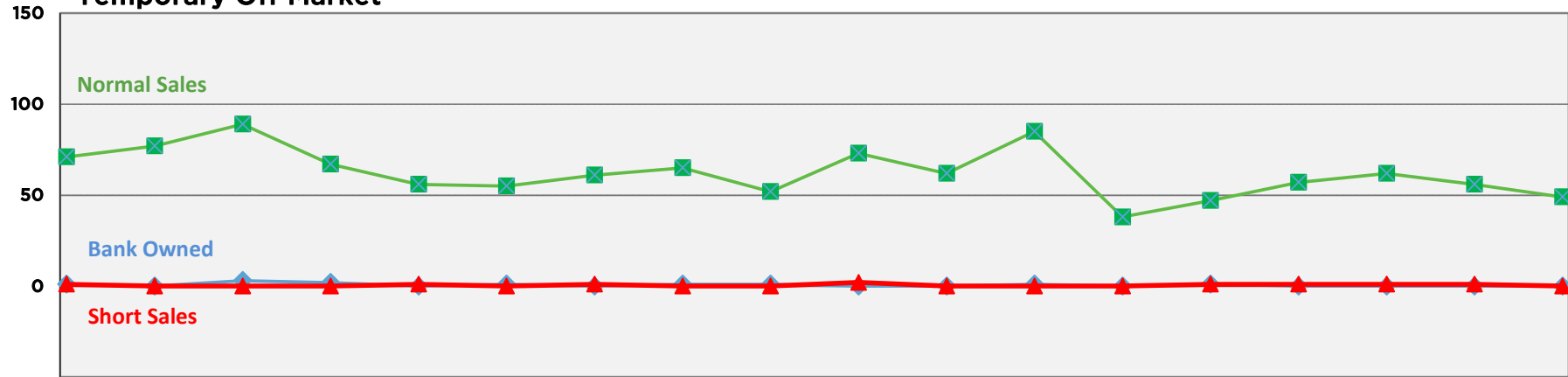
Active Foreclosures



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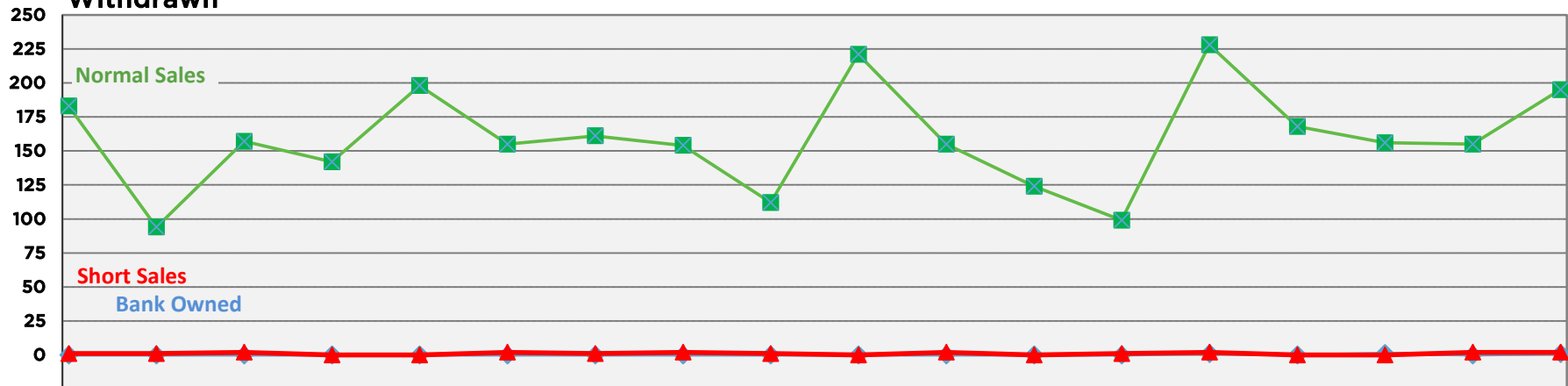
Single Family Homes

Temporary Off Market



	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	1/26
Norm	71	77	89	67	56	55	61	65	52	73	62	85	38	47	57	62	56	49
BO	1	0	3	2	0	1	0	1	1	0	0	1	0	1	0	0	0	0
SS	1	0	0	0	1	0	1	0	0	2	0	0	0	1	1	1	1	0

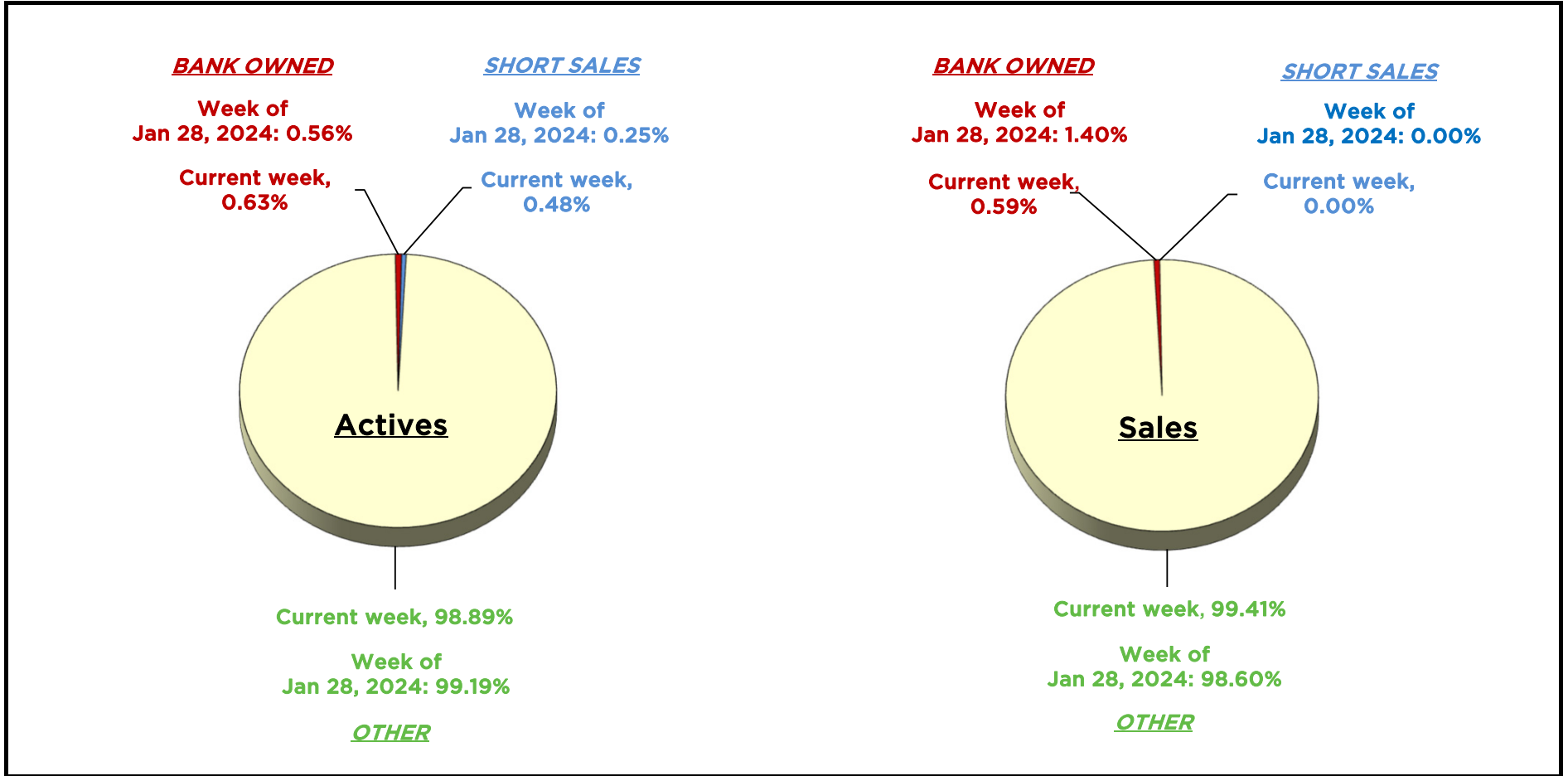
Withdrawn



	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	1/26
Norm	183	94	157	142	198	155	161	154	112	221	155	124	99	228	168	156	155	195
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1
SS	1	1	2	0	0	2	1	2	1	0	2	0	1	2	0	0	2	2

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Single Family Homes



Monday Morning Quarterback
01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

There are 99 Single Family Homes available for the Median Price of \$425,000 (± \$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		18	\$424,956	3.2	2.1	1,696	\$250.56
Casselberry	32707	2	\$425,000	3.0	2.5	1,788	\$237.76
Winter Springs / Tuskawilla	32708	1	\$424,899	3.0	2.0	1,834	\$231.68
Altamonte Springs / Forest City	32714	1	\$424,900	4.0	2.0	2,594	\$163.80
Geneva	32732	1	\$425,000	3.0	2.0	960	\$442.71
Lake Mary / Heathrow	32746	3	\$424,800	3.7	2.0	1,924	\$220.79
Oviedo	32765	1	\$425,000	3.0	2.0	1,535	\$276.87
Chuluota/Oviedo	32766	1	\$425,000	3.0	2.0	1,272	\$334.12
Sanford / Lake Forest	32771	2	\$425,000	2.5	2.0	1,555	\$273.40
Sanford (South)	32773	3	\$425,000	3.3	2.0	1,759	\$241.61
Winter Park	32792	3	\$425,000	3.0	2.0	1,533	\$277.17
Orange County		26	\$424,973	3.6	2.1	1,930	\$220.18
Apopka / Hunt Club	32703	2	\$425,000	3.0	2.0	2,201	\$193.09
Apopka (North)	32712	1	\$425,000	4.0	2.0	2,129	\$199.62
Mount Dora	32757	2	\$425,000	4.5	3.0	2,804	\$151.57
College Park	32804	1	\$424,500	3.0	2.0	1,117	\$380.04
Azalea Park	32807	1	\$425,000	3.0	2.0	1,571	\$270.53
Pine Hills / Rosemont	32808	1	\$425,000	4.0	2.0	2,160	\$196.76
Belle Isle / Pine Castle	32809	2	\$424,950	3.5	2.0	1,957	\$217.14
Hiawassee	32818	3	\$424,997	4.3	2.3	2,164	\$196.42
Williamsburg / Lake Bryan	32821	2	\$425,000	3.0	2.0	1,743	\$243.90
Taft	32824	3	\$425,000	3.7	2.0	1,845	\$230.35
Rio Pinar / Union Park	32825	4	\$424,975	3.8	2.0	1,860	\$228.51
Waterford Lakes	32828	1	\$425,000	3.0	2.0	1,692	\$251.18
Hunters Creek	32837	1	\$425,000	4.0	2.0	1,664	\$255.41
Pine Castle / Edgewood	32839	1	\$425,000	3.0	2.0	1,564	\$271.74
Winter Garden / Oakland	34787	1	\$425,000	3.0	1.0	1,412	\$300.99
Osceola County		24	\$424,967	3.4	2.0	1,916	\$221.77
Davenport	33896	1	\$425,000	4.0	2.0	2,333	\$182.17
Kissimmee (Central)	34741	1	\$425,000	3.0	2.0	1,806	\$235.33
Kissimmee (East)	34744	2	\$425,000	3.0	2.0	1,982	\$214.43
Kissimmee (West) / Pleasant Hill	34746	5	\$425,000	3.4	2.2	1,991	\$213.44
Kissimmee / Celebration	34747	6	\$424,883	3.0	2.0	1,528	\$278.13
St Cloud	34769	2	\$425,000	4.0	2.0	1,978	\$214.92
St Cloud / Narcoossee	34771	4	\$424,975	4.0	2.0	2,123	\$200.22
St Cloud / Canoe Creek	34772	2	\$425,000	3.5	2.0	1,969	\$215.85
St Cloud / Harmony	34773	1	\$425,000	3.0	2.0	2,382	\$178.42

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Lake, Orange, Osceola & Seminole Counties

There are 99 Single Family Homes available for the Median Price of \$425,000 (± \$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		31	\$424,981	3.3	2.1	2,052	\$207.14
Lady Lake / The Villages	32159	1	\$425,000	3.0	2.0	2,100	\$202.38
The Villages	32163	2	\$425,000	3.0	2.0	1,612	\$263.73
Eustis (West)	32726	2	\$425,000	3.0	2.0	1,694	\$250.96
Mount Dora	32757	2	\$424,950	2.5	2.0	1,589	\$267.43
Tavares / Mt Plymouth	32778	5	\$425,000	3.6	2.2	2,206	\$192.66
Clermont (South)	34714	1	\$425,000	4.0	2.0	2,526	\$168.25
Minneola	34715	3	\$424,967	3.0	2.0	1,802	\$235.87
Fruitland Park	34731	2	\$425,000	3.5	2.0	2,160	\$196.76
Groveland	34736	4	\$424,975	4.0	2.3	2,099	\$202.49
Howey in the Hills	34737	1	\$425,000	4.0	3.0	2,476	\$171.65
Leesburg (West)	34748	7	\$424,957	3.1	2.0	2,286	\$185.90
Okahumpka	34762	1	\$425,000	3.0	2.0	1,558	\$272.79

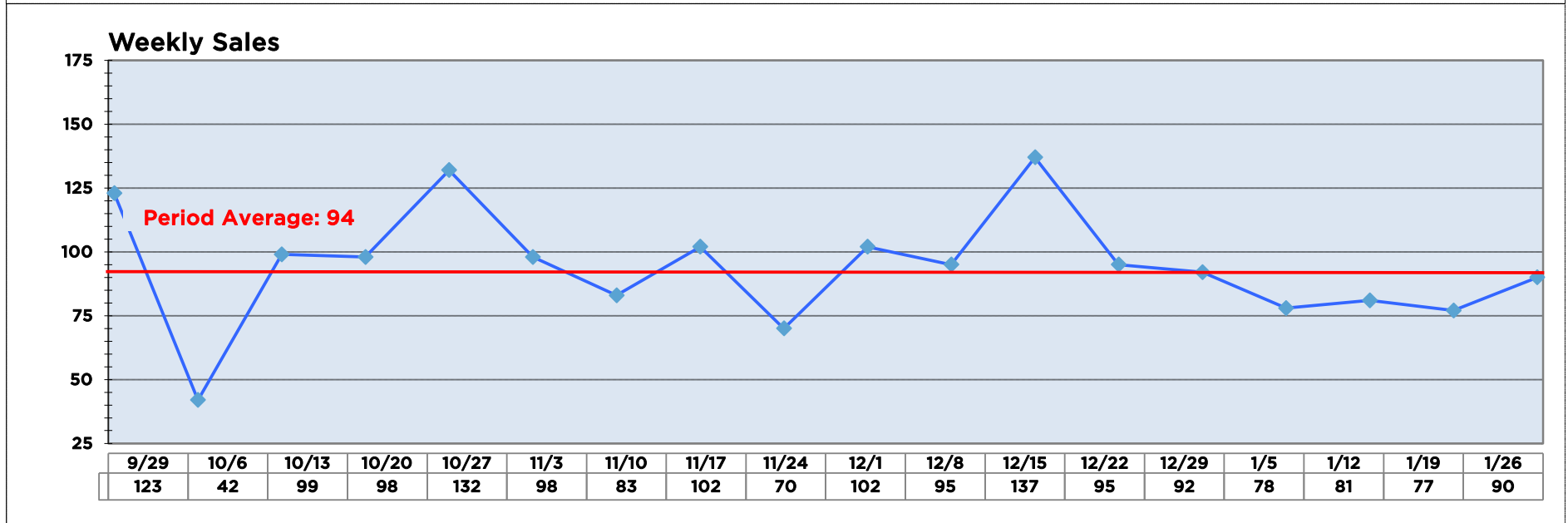
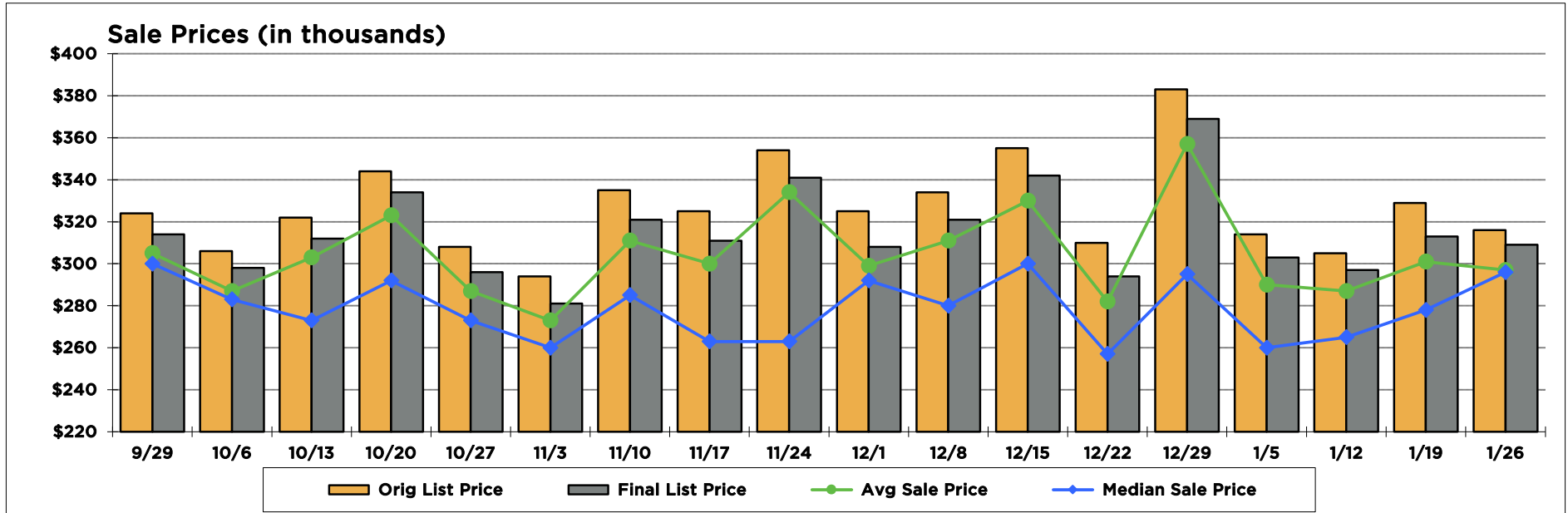
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	90	36	10	33	3	8	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	90	36	10	33	3	8	0
Active Listings	4,053	1,582	615	1,029	498	312	17
Bank Owned	13	8	1	2	2	0	0
Short Sales	13	2	0	9	2	0	0
Other	4,027	1,572	614	1,018	494	312	17
Months of Inventory	10.39	10.14	14.19	7.20	38.31	9.00	0.00
<i>List Price</i>							
Average Original List Price	\$316,258	\$200,053	\$292,370	\$362,718	\$454,967	\$625,375	\$0
Average Final List Price	\$308,934	\$194,283	\$286,170	\$354,854	\$445,000	\$612,875	\$0
<i>Sale Price</i>							
Average Price	\$297,443	\$182,025	\$278,540	\$344,244	\$432,167	\$596,875	\$0
Median Price	\$296,000	\$182,000	\$282,450	\$340,000	\$419,000	\$605,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$7,324	-\$5,770	-\$6,200	-\$7,864	-\$9,967	-\$12,500	\$0
Original List to Sale Price - \$	-\$18,815	-\$18,028	-\$13,830	-\$18,474	-\$22,800	-\$28,500	\$0
Final List to Sale Price - \$	-\$11,491	-\$12,258	-\$7,630	-\$10,610	-\$12,833	-\$16,000	\$0
Original List to Sale Price - %	94.05%	90.99%	95.27%	94.91%	94.99%	95.44%	0.00%
Final List to Sale Price - %	96.28%	93.69%	97.33%	97.01%	97.12%	97.39%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	77	78	95	79	81	43	0
Combined Avg Days to Contract	84	89	112	81	81	43	0
Avg Days Listing to Closing	109	107	122	114	133	68	0
Avg Days Contract to Close	31	29	26	34	51	25	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	1	1	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,344	1,012	1,327	1,548	1,865	1,825	0

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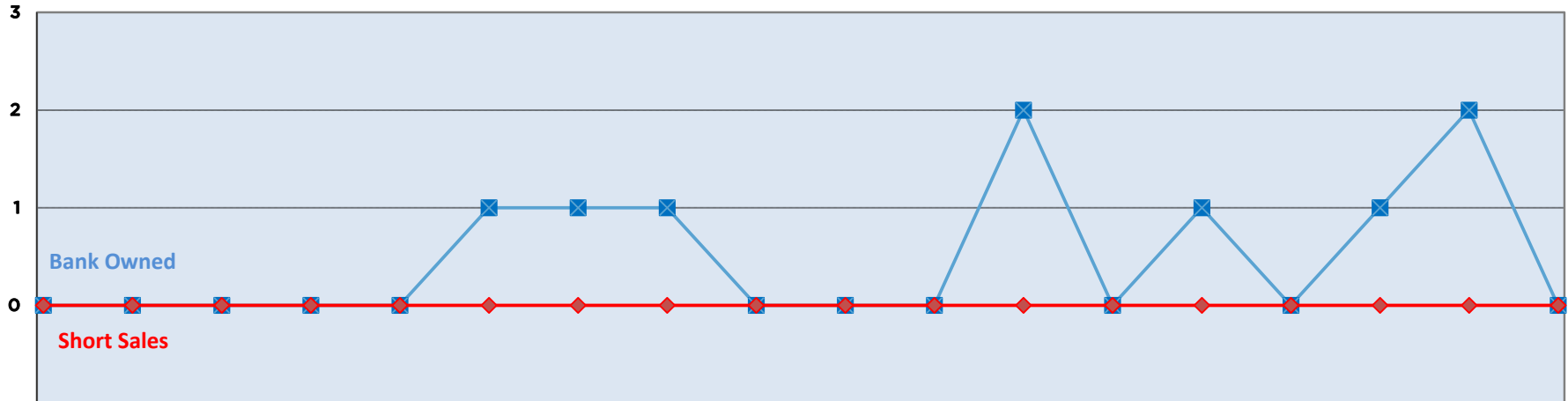
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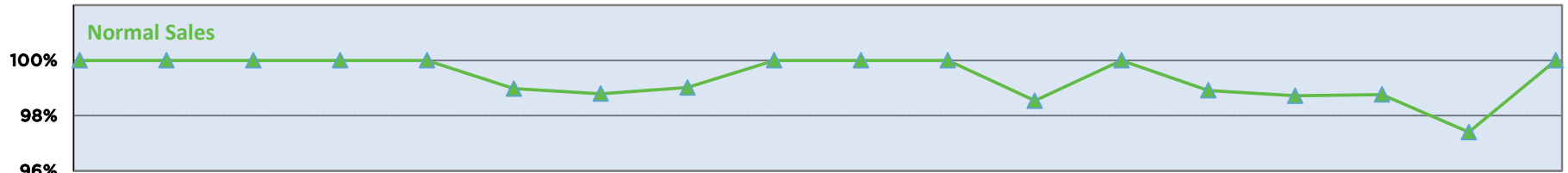
Condos, Townhomes, Villas

Foreclosure Sales

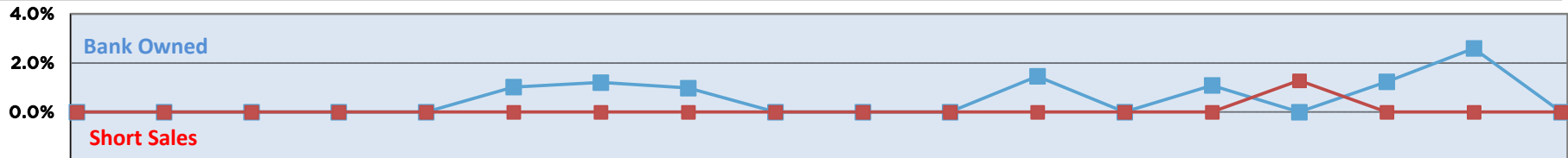


	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
BO	0	0	0	0	0	1	1	1	0	0	0	2	0	1	0	1	2	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	1/26
Normal	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%	100.00

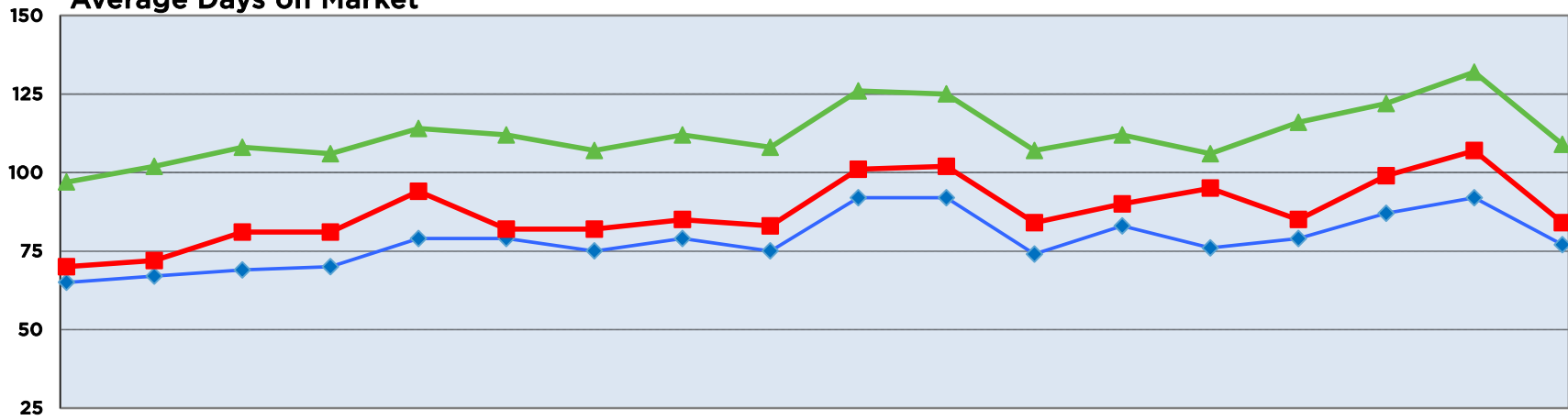


	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
BO	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%	1.23%	2.60%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%	0.00%	0.00%

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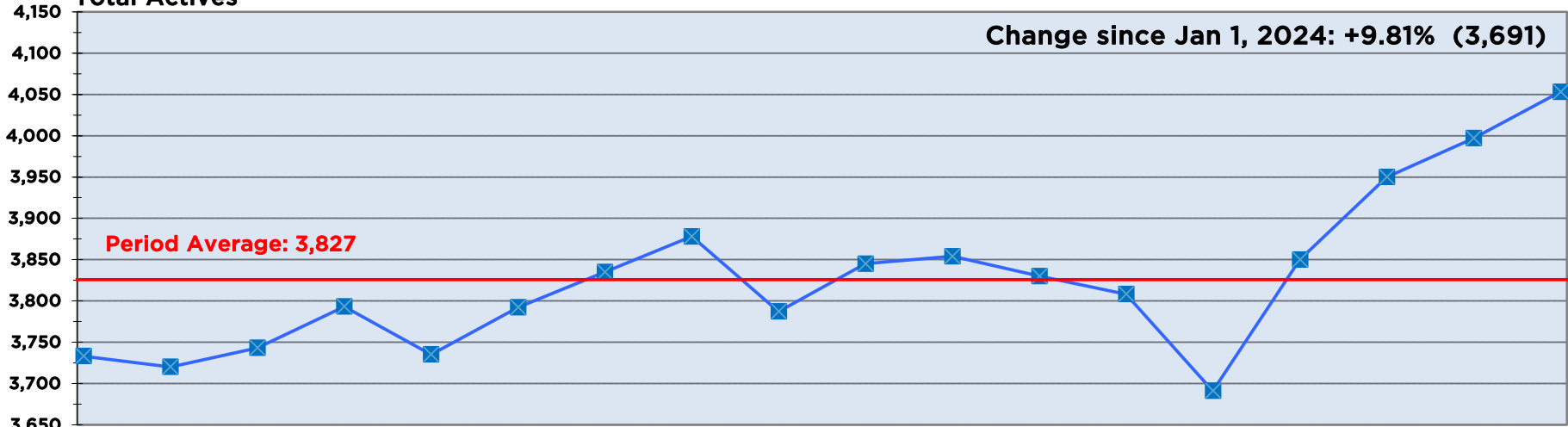
Condos, Townhomes, Villas

Average Days on Market



	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	1/26
ListToContract	65	67	69	70	79	79	75	79	75	92	92	74	83	76	79	87	92	77
CombDaysOnMkt	70	72	81	81	94	82	82	85	83	101	102	84	90	95	85	99	107	84
ListToClose	97	102	108	106	114	112	107	112	108	126	125	107	112	106	116	122	132	109

Total Actives

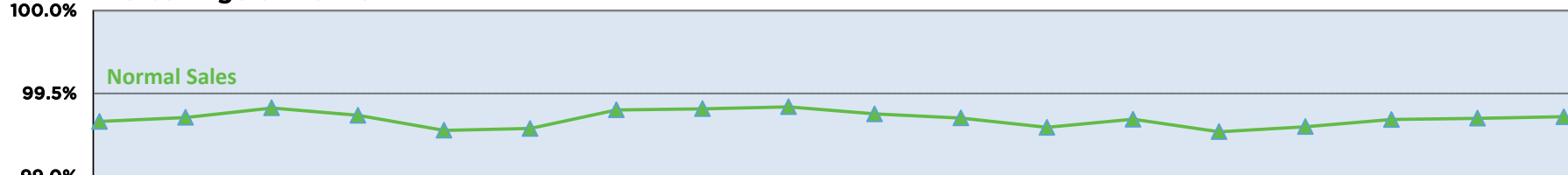


	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
Total Actives	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850	3,950	3,997	4,053

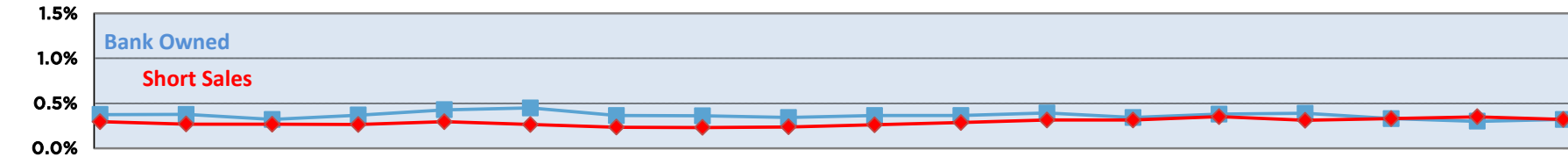
Monday Morning Quarterback
01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

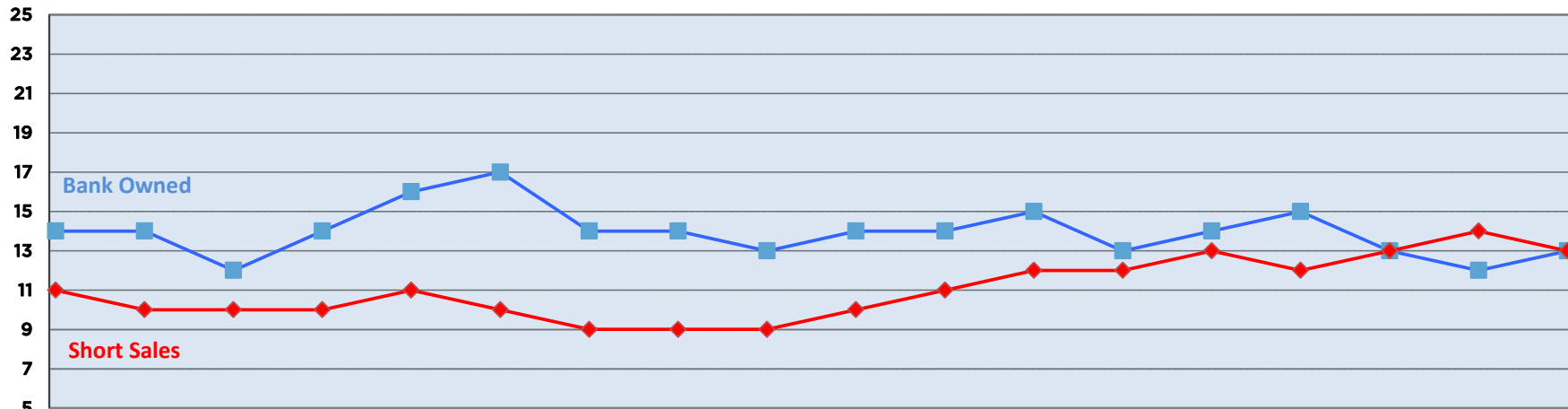


	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
Normal	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%	99.34%	99.35%	99.36%



	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	1/26
BO	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%	0.32%
SS	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%	0.32%

Active Foreclosures

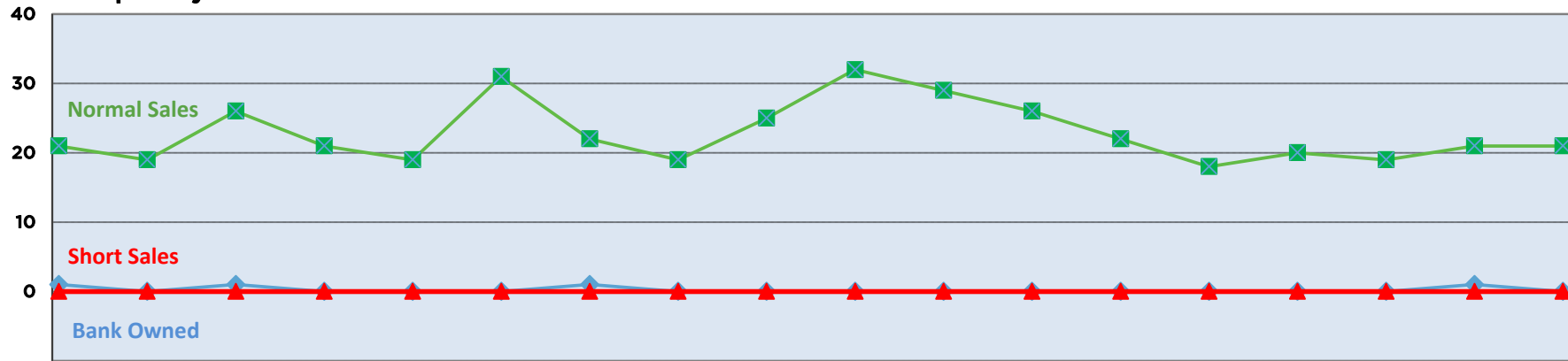


	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26
BO	14	14	12	14	16	17	14	14	13	14	14	15	13	14	15	13	12	13
SS	11	10	10	10	11	10	9	9	9	10	11	12	12	13	12	13	14	13

Monday Morning Quarterback
01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

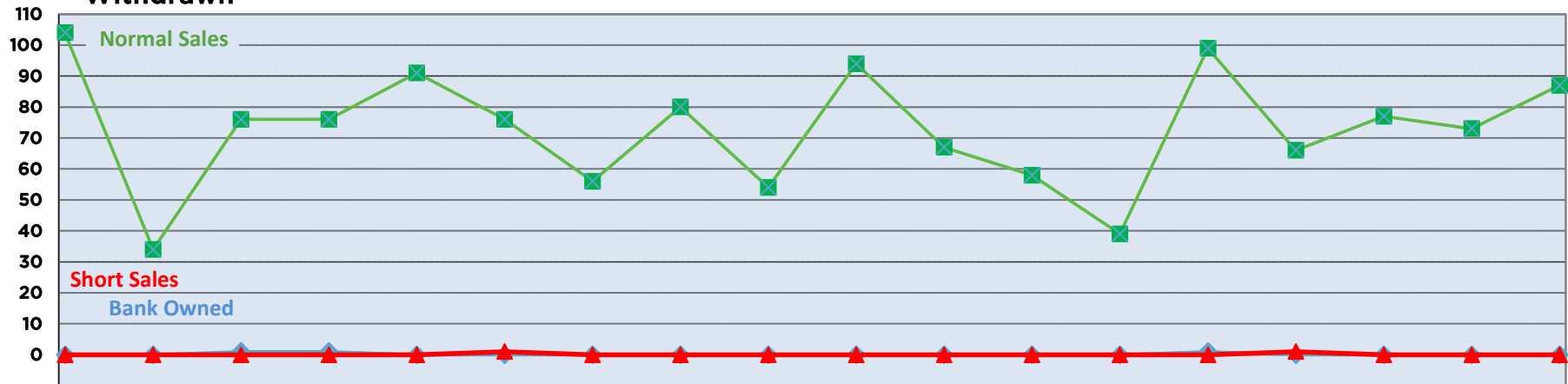
Condos, Townhomes, Villas

Temporary Off Market



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

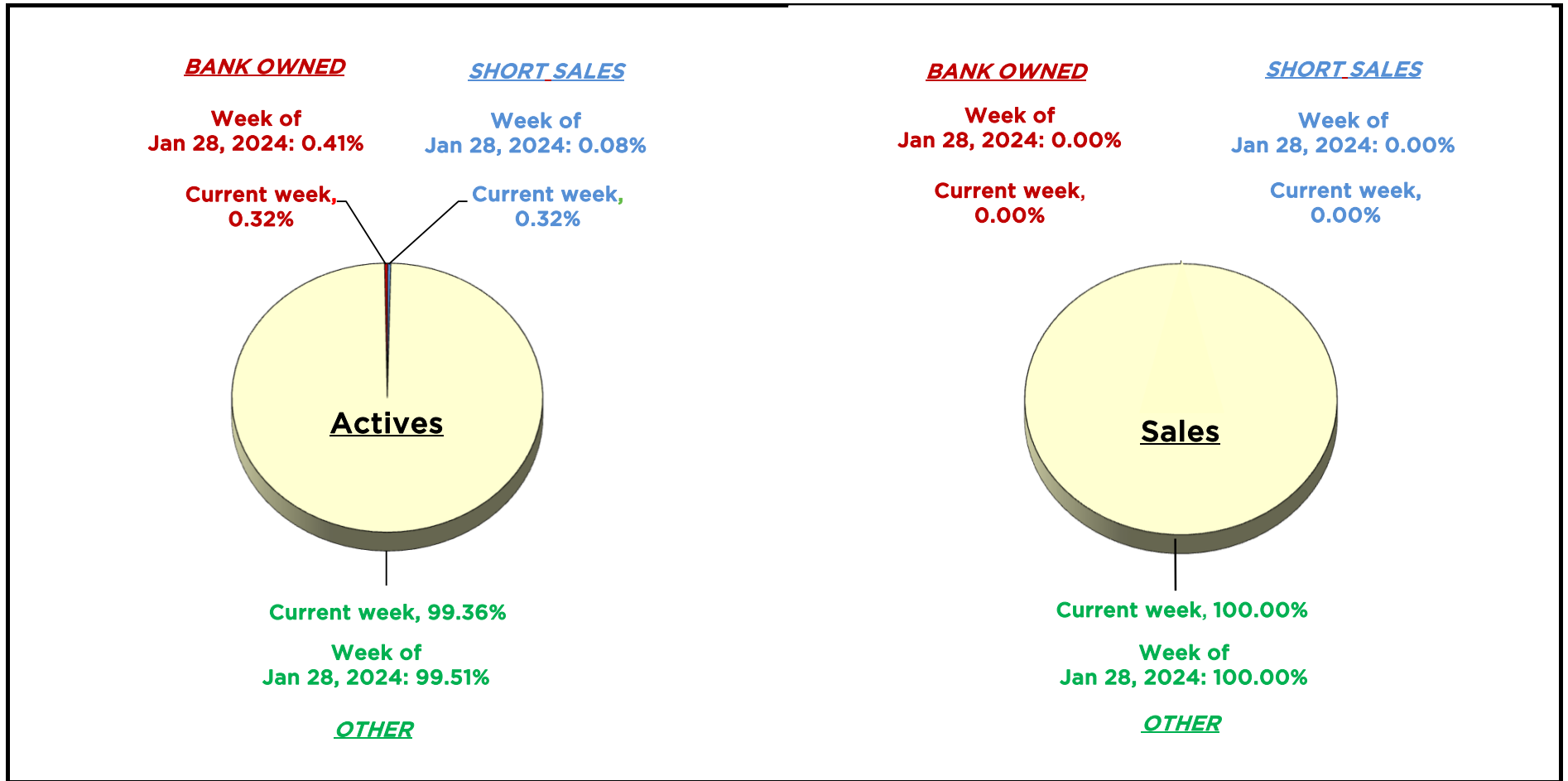
Withdrawn



	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	1/26
Norm	104	34	76	76	91	76	56	80	54	94	67	58	39	99	66	77	73	87
BO	0	0	1	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0

Monday Morning Quarterback
01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
01/26/2025 - 02/01/2025
Lake, Orange, Osceola & Seminole Counties

There are 4 Condos, Villas, or Townhomes available for the Median Price of \$296,000 (± \$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>
Orange County		3	\$295,833	2.7	2.0	1,429	\$207.07
Maitland / Eatonville	32751	1	\$296,000	3.0	2.0	1,486	\$199.19
Pine Hills / Rosemont	32808	1	\$296,000	3.0	2.0	1,598	\$185.23
Moss Park	32832	1	\$295,500	2.0	2.0	1,202	\$245.84
Osceola County		1	\$295,990	4.0	2.0	1,400	\$211.42
Kissimmee (West) / Pleasant Hill	34746	1	\$295,990	4.0	2.0	1,400	\$211.42