



Monday Morning Quarterback Summary

Week of February 02, 2025 - February 08, 2025

Single-family existing homes

- Sales of single-family homes decreased to 279 during the week of February 02, from 350 the week prior
- The median price of single family homes increased to \$430,000 a change of 1.2%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 103, and now sits at 7,843

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 85 during the week of February 02, from 90 the week prior
- The median price of condos, townhomes, and villas increased to \$299,900 a change of 1.3%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 122, and now sits at 4,175

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

Monday Morning Quarterback
02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

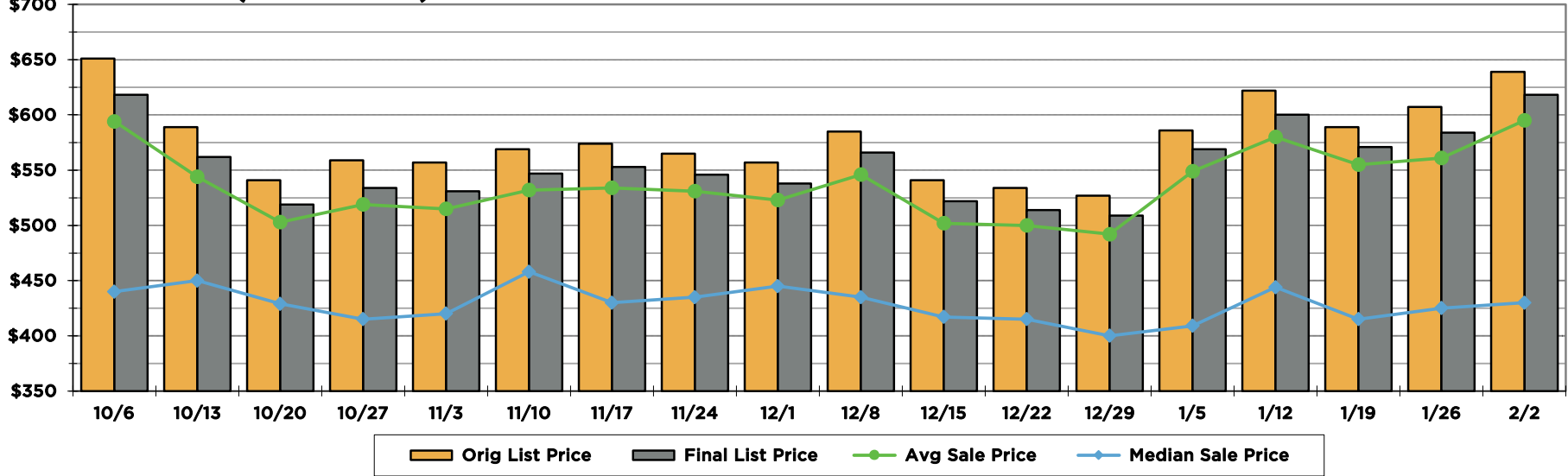
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	279	32	18	66	59	78	26
Bank Owned	2	1	0	0	0	0	1
Short Sales	0	0	0	0	0	0	0
Other	277	31	18	66	59	78	25
Active Listings	7,843	536	483	1,650	1,624	2,766	784
Bank Owned	53	17	9	9	6	12	0
Short Sales	36	2	7	10	10	7	0
Other	7,754	517	467	1,631	1,608	2,747	784
Months of Inventory	6.49	3.87	6.19	5.77	6.35	8.18	6.96
<u>List Price</u>							
Average Original List Price	\$638,749	\$213,625	\$295,755	\$371,753	\$468,175	\$705,333	\$2,264,514
Average Final List Price	\$617,976	\$202,419	\$280,561	\$360,783	\$455,425	\$683,247	\$2,188,953
<u>Sale Price</u>							
Average Price	\$595,306	\$177,094	\$272,967	\$349,857	\$442,797	\$667,258	\$2,086,476
Median Price	\$430,000	\$181,500	\$272,500	\$352,500	\$440,000	\$655,000	\$1,620,500
<u>Price Differences</u>							
Original to Final List Price	-\$20,773	-\$11,206	-\$15,194	-\$10,970	-\$12,750	-\$22,086	-\$75,561
Original List to Sale Price - \$	-\$43,443	-\$36,531	-\$22,788	-\$21,896	-\$25,378	-\$38,075	-\$178,038
Final List to Sale Price - \$	-\$22,670	-\$25,325	-\$7,594	-\$10,926	-\$12,628	-\$15,989	-\$102,477
Original List to Sale Price - %	93.20%	82.90%	92.29%	94.11%	94.58%	94.60%	92.14%
Final List to Sale Price - %	96.33%	87.49%	97.29%	96.97%	97.23%	97.66%	95.32%
<u>Days on the Market</u>							
Avg Days Listing to Contract	77	60	79	77	71	84	93
Combined Avg Days to Contract	85	60	79	86	78	91	116
Avg Days Listing to Closing	115	94	114	120	108	123	128
Avg Days Contract to Close	37	32	35	41	36	37	34
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,110	1,204	1,330	1,575	2,028	2,585	3,883

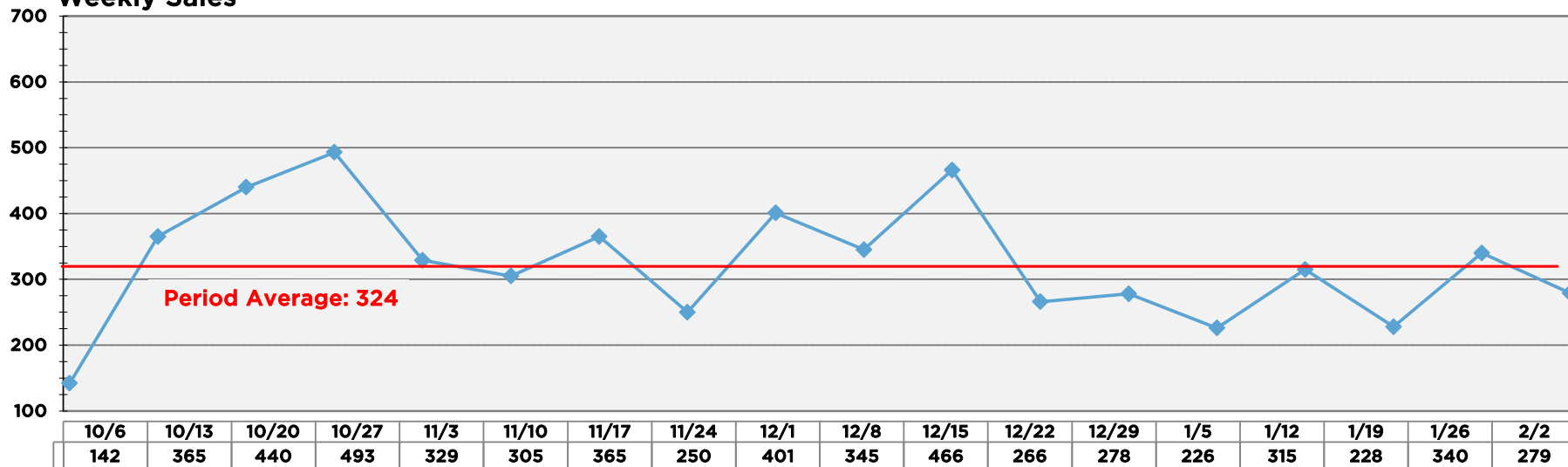
Monday Morning Quarterback
02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



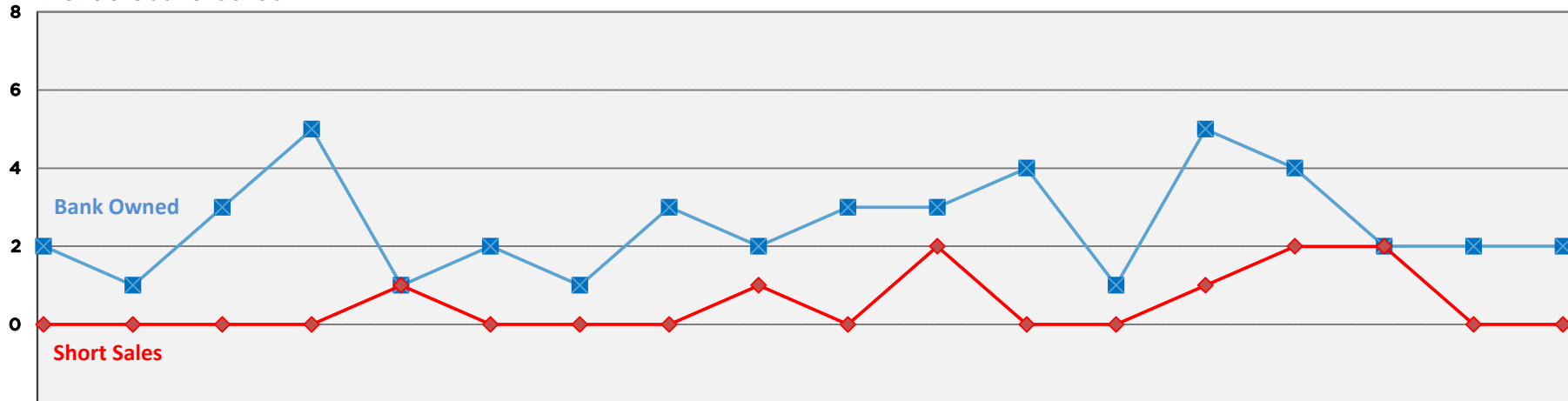
Weekly Sales



Monday Morning Quarterback
02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

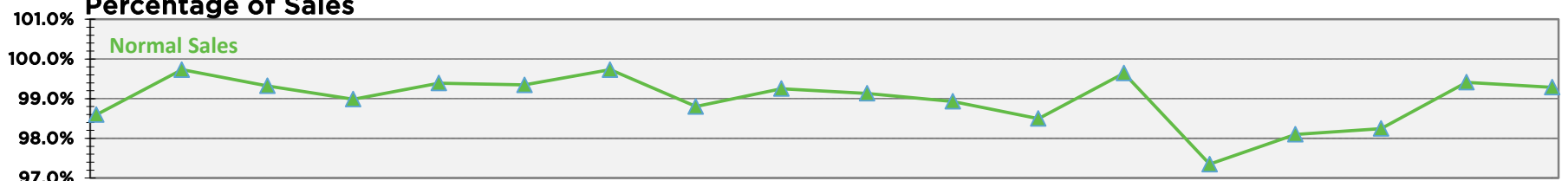
Single Family Homes

Foreclosure Sales

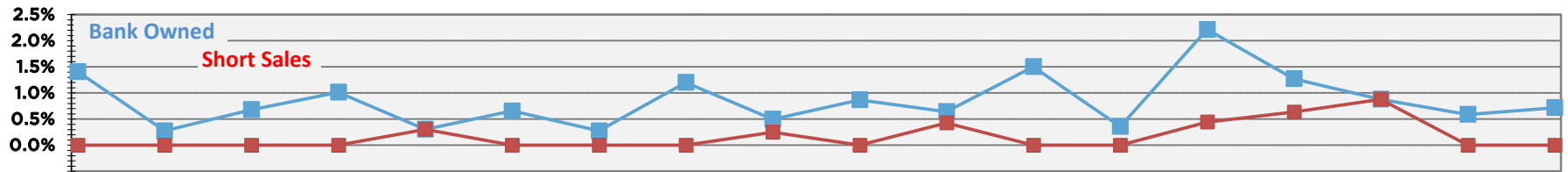


BO	2	1	3	5	1	2	1	3	2	3	3	4	1	5	4	2	2	2
SS	0	0	0	0	1	0	0	0	1	0	2	0	0	1	2	2	0	0

Percentage of Sales



Normal	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%	99.28%
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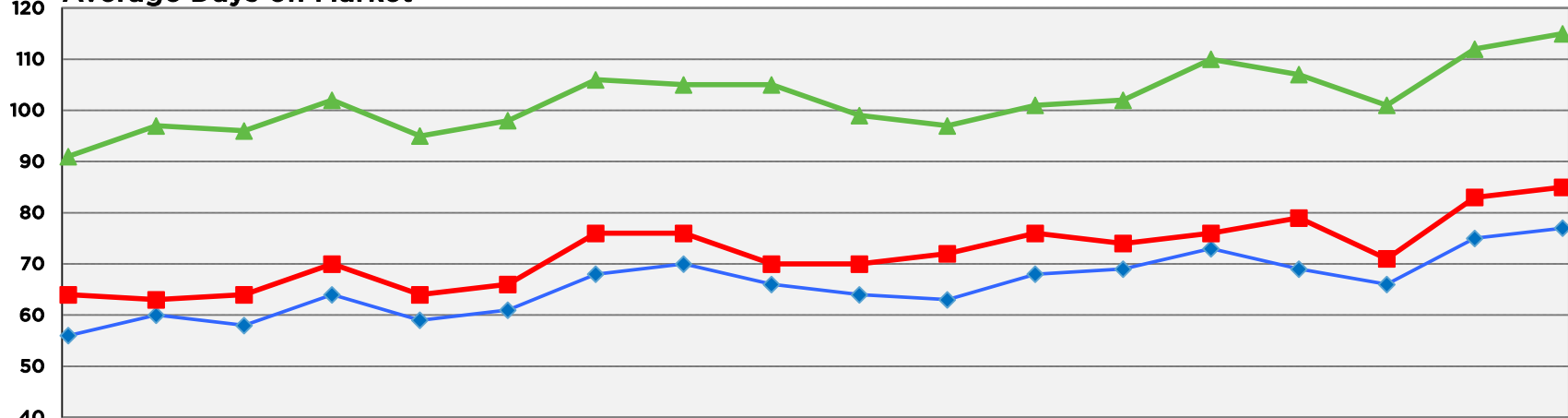


BO	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%	1.27%	0.88%	0.59%	0.72%
SS	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%	0.63%	0.88%	0.00%	0.00%

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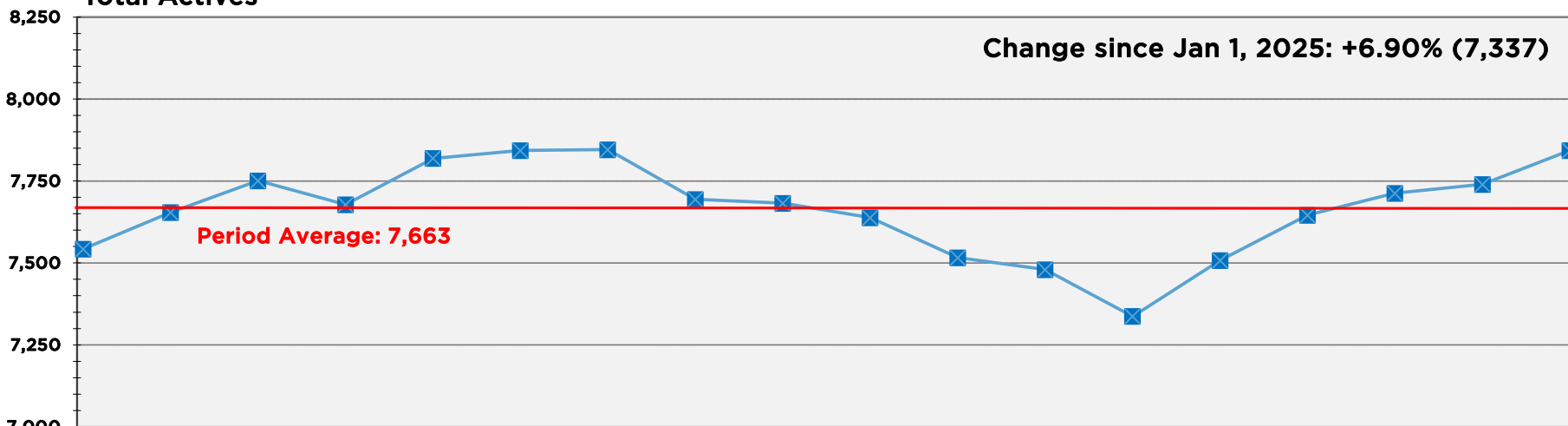
Single Family Homes

Average Days on Market



	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	2/2
ListToContract	56	60	58	64	59	61	68	70	66	64	63	68	69	73	69	66	75	77
CombDaysOnMkt	64	63	64	70	64	66	76	76	70	70	72	76	74	76	79	71	83	85
ListToClose	91	97	96	102	95	98	106	105	105	99	97	101	102	110	107	101	112	115

Total Actives

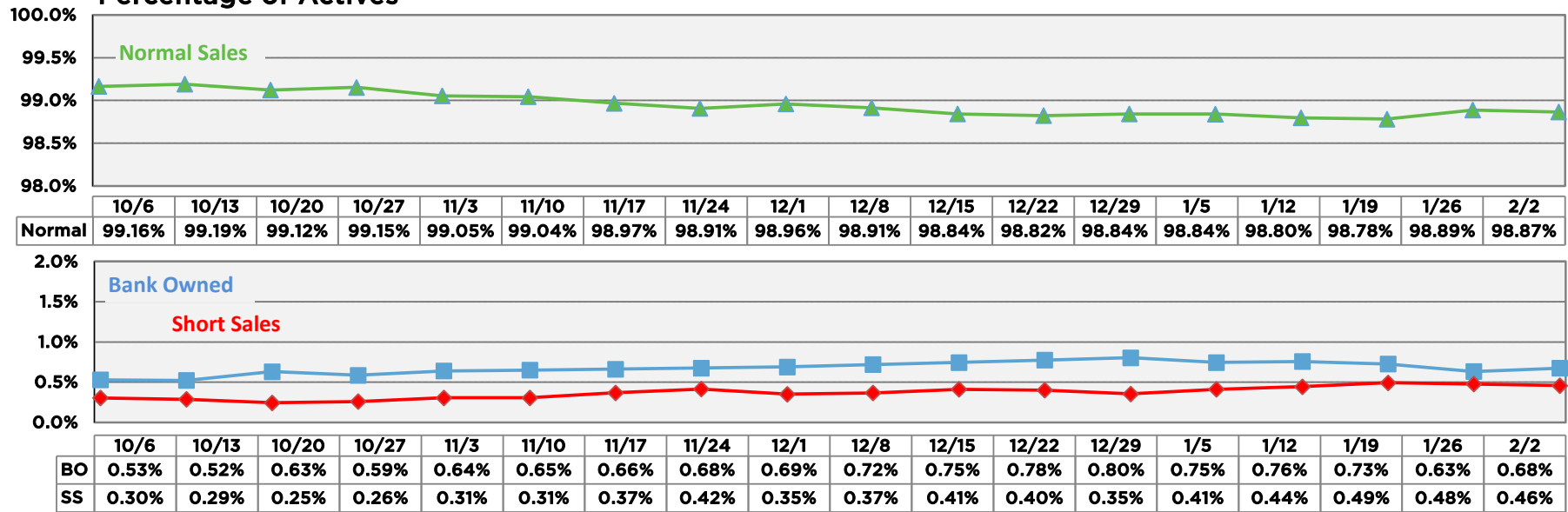


	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2
Total Actives	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508	7,646	7,713	7,740	7,843

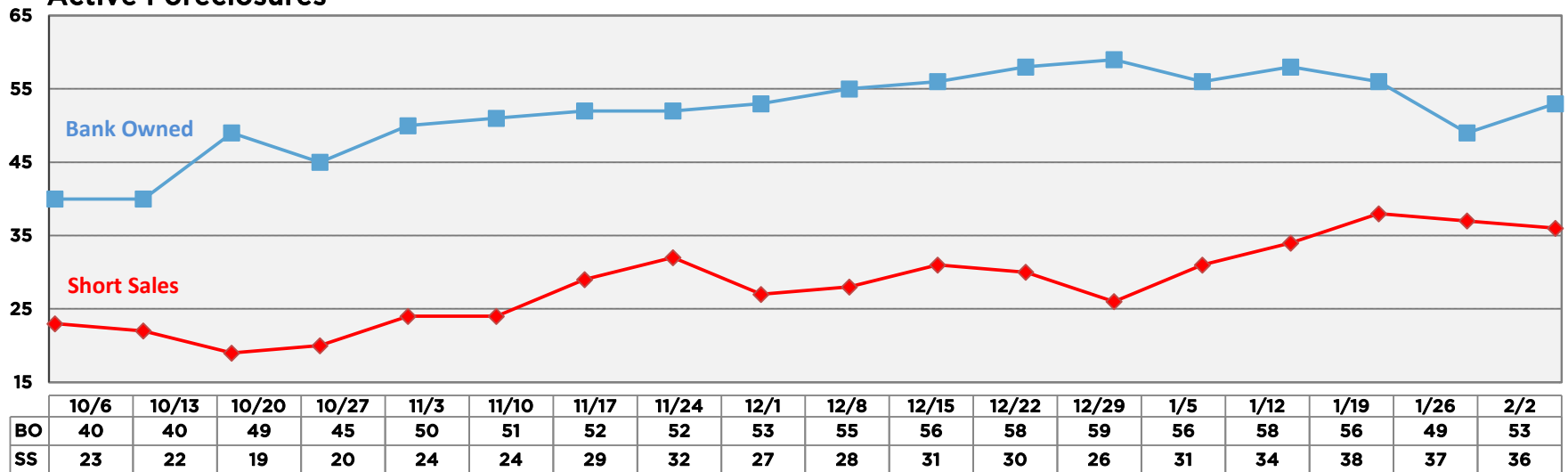
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



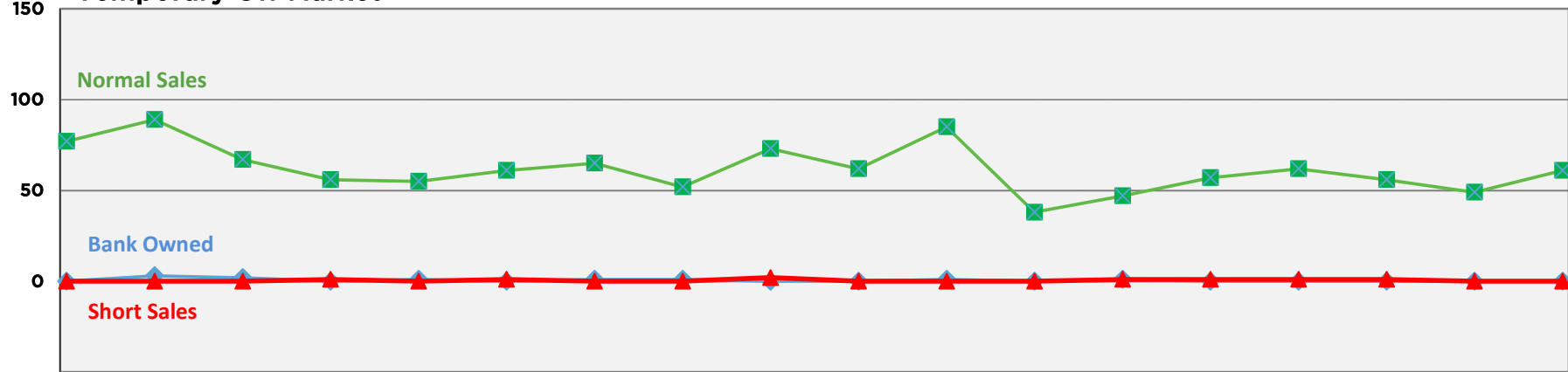
Active Foreclosures



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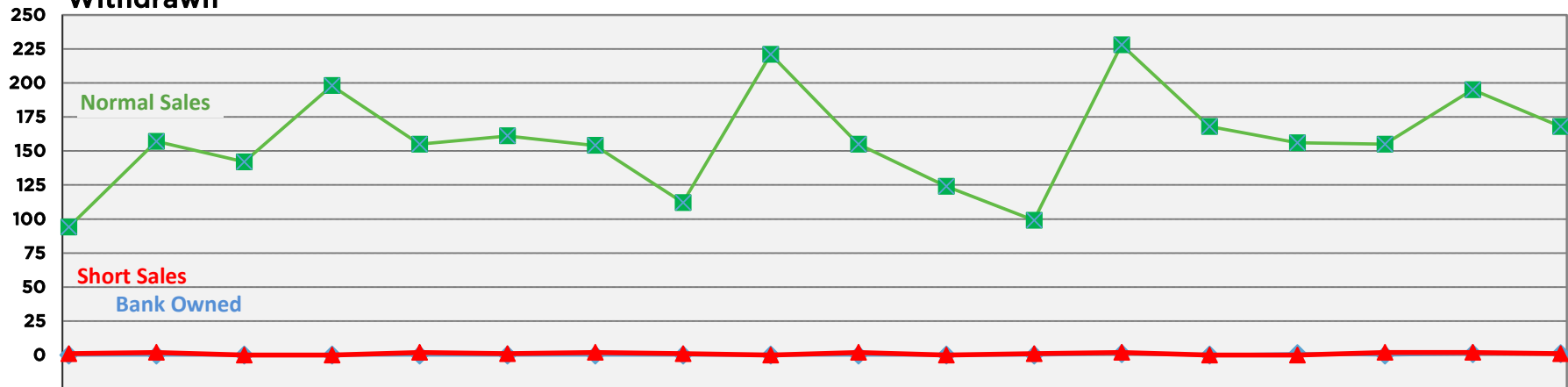
Single Family Homes

Temporary Off Market



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

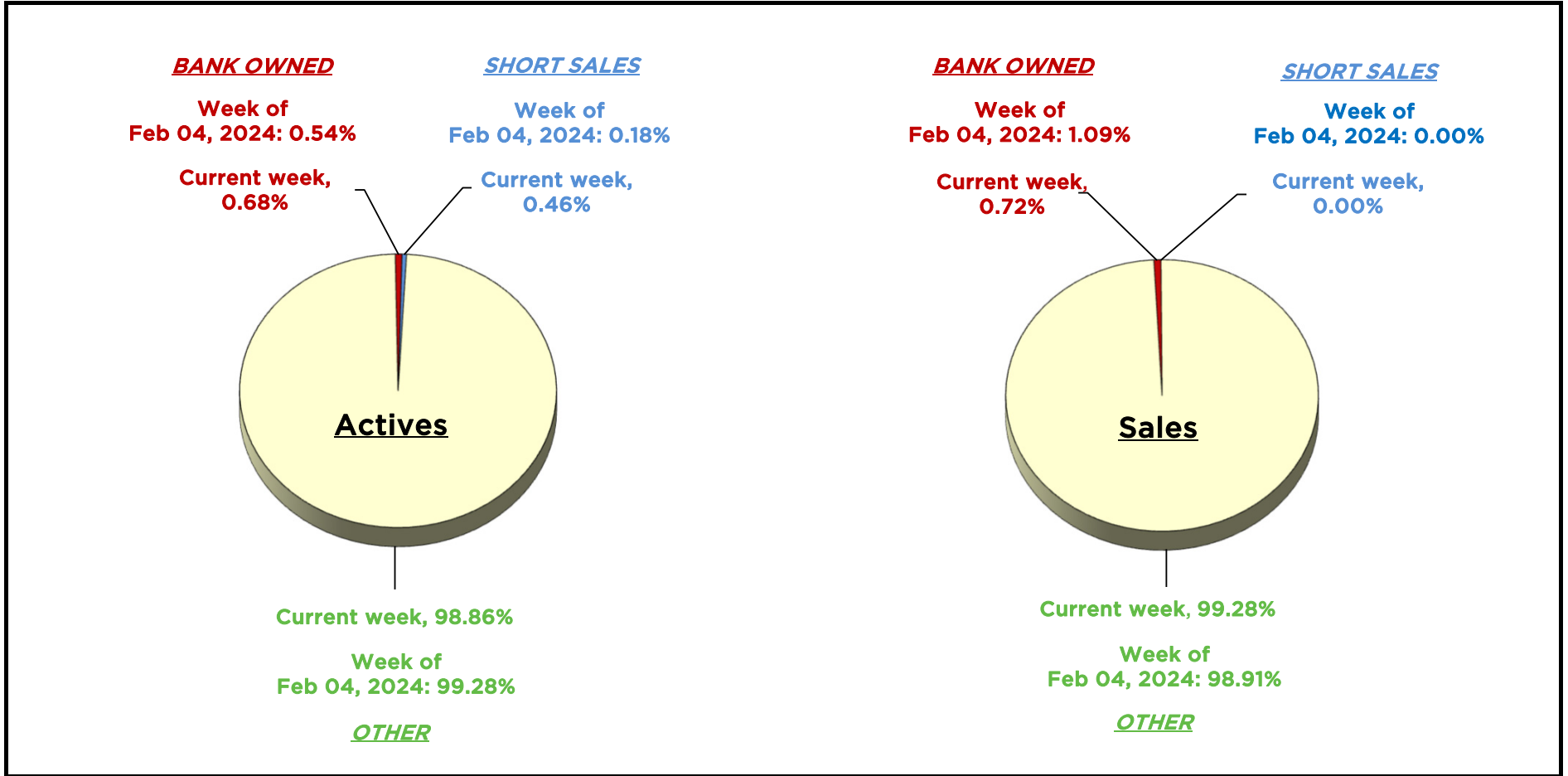
Withdrawn



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

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02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

There are 75 Single Family Homes available for the Median Price of \$430,000 (± \$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		13	\$429,969	3.6	2.2	1,845	\$233.07
Altamonte Springs (East)	32701	1	\$429,900	4.0	2.0	1,567	\$274.35
Casselberry	32707	2	\$429,950	3.5	2.0	1,748	\$246.04
Winter Springs / Tuskawilla	32708	1	\$430,000	3.0	2.0	1,421	\$302.60
Altamonte Springs / Forest City	32714	2	\$429,950	3.0	2.0	1,700	\$252.99
Lake Mary / Heathrow	32746	2	\$430,000	3.5	2.0	1,811	\$237.50
Oviedo	32765	1	\$430,000	3.0	2.0	1,636	\$262.84
Sanford / Lake Forest	32771	2	\$430,000	4.5	3.0	2,742	\$156.85
Sanford (South)	32773	1	\$430,000	4.0	2.0	2,114	\$203.41
Winter Park	32792	1	\$429,900	4.0	2.0	1,247	\$344.75
Orange County		21	\$429,962	3.3	2.0	1,733	\$248.10
Apopka (North)	32712	3	\$429,967	4.0	2.0	2,097	\$205.04
Winter Park (East) / Aloma	32792	1	\$430,000	3.0	2.0	1,327	\$324.04
Colonialtown	32803	1	\$429,900	2.0	1.0	1,045	\$411.39
Azalea Park	32807	2	\$430,000	3.5	2.5	2,118	\$203.02
Belle Isle / Pine Castle	32809	1	\$430,000	4.0	2.0	1,584	\$271.46
Conway	32812	1	\$429,900	3.0	1.0	1,320	\$325.68
Union Park	32817	1	\$429,900	3.0	2.0	1,276	\$336.91
Bithlo	32820	1	\$429,900	4.0	2.0	1,823	\$235.82
Taft	32824	4	\$429,975	3.3	2.0	1,606	\$267.77
Rio Pinar / Union Park	32825	1	\$430,000	3.0	2.0	1,602	\$268.41
Waterford Lakes	32828	2	\$429,950	3.0	2.0	1,839	\$233.86
Metro West / Orlo Vista	32835	1	\$429,999	3.0	2.0	1,877	\$229.09
Hunters Creek	32837	1	\$430,000	4.0	2.0	1,913	\$224.78
Ocoee	34761	1	\$429,900	3.0	2.0	2,000	\$214.95
Osceola County		27	\$429,967	3.6	2.1	1,963	\$219.08
Davenport	33896	2	\$429,950	3.0	2.0	1,904	\$225.81
Kissimmee / Buena Ventura Lakes	34743	4	\$429,975	3.8	2.0	2,079	\$206.84
Kissimmee (East)	34744	2	\$430,000	3.0	2.0	1,537	\$279.77
Kissimmee (West) / Pleasant Hill	34746	7	\$429,943	3.7	2.0	2,042	\$210.52
Kissimmee / Poinciana	34758	3	\$429,967	4.0	2.3	2,364	\$181.86
St Cloud	34769	2	\$429,950	3.0	2.0	1,875	\$229.31
St Cloud / Narcoossee	34771	3	\$430,000	3.7	2.0	1,835	\$234.37
St Cloud / Canoe Creek	34772	4	\$429,975	3.5	2.3	1,788	\$240.51

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Lake, Orange, Osceola & Seminole Counties

There are 75 Single Family Homes available for the Median Price of \$430,000 (± \$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		14	\$429,961	3.3	2.3	2,079	\$206.77
Astor	32102	1	\$430,000	2.0	2.0	1,344	\$319.94
Lady Lake / The Villages	32159	2	\$429,950	3.0	2.0	2,501	\$171.95
Eustis (East)	32736	1	\$430,000	3.0	2.0	1,455	\$295.53
Clermont (South)	34714	4	\$429,975	3.8	2.3	2,115	\$203.35
Minneola	34715	1	\$430,000	2.0	2.0	1,622	\$265.10
Leesburg (West)	34748	3	\$429,900	4.0	3.0	2,515	\$170.91
Mascotte	34753	1	\$430,000	3.0	2.0	2,066	\$208.13
Leesburg (East) / Haines Creek	34788	1	\$429,950	3.0	2.0	1,620	\$265.40

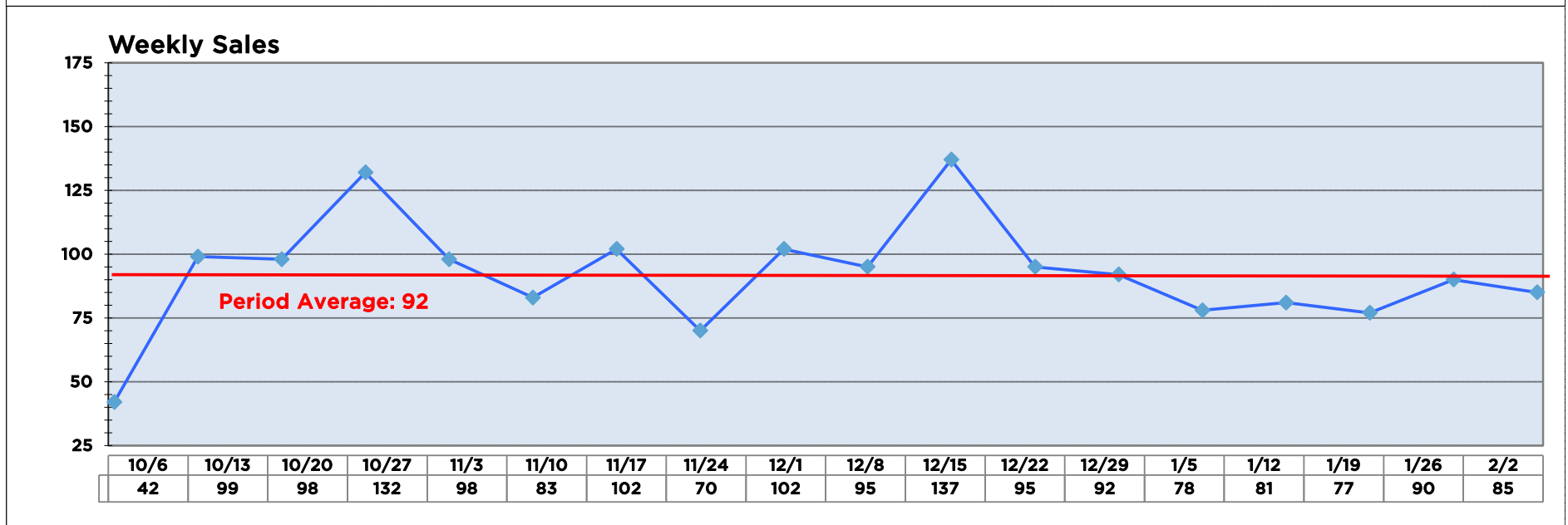
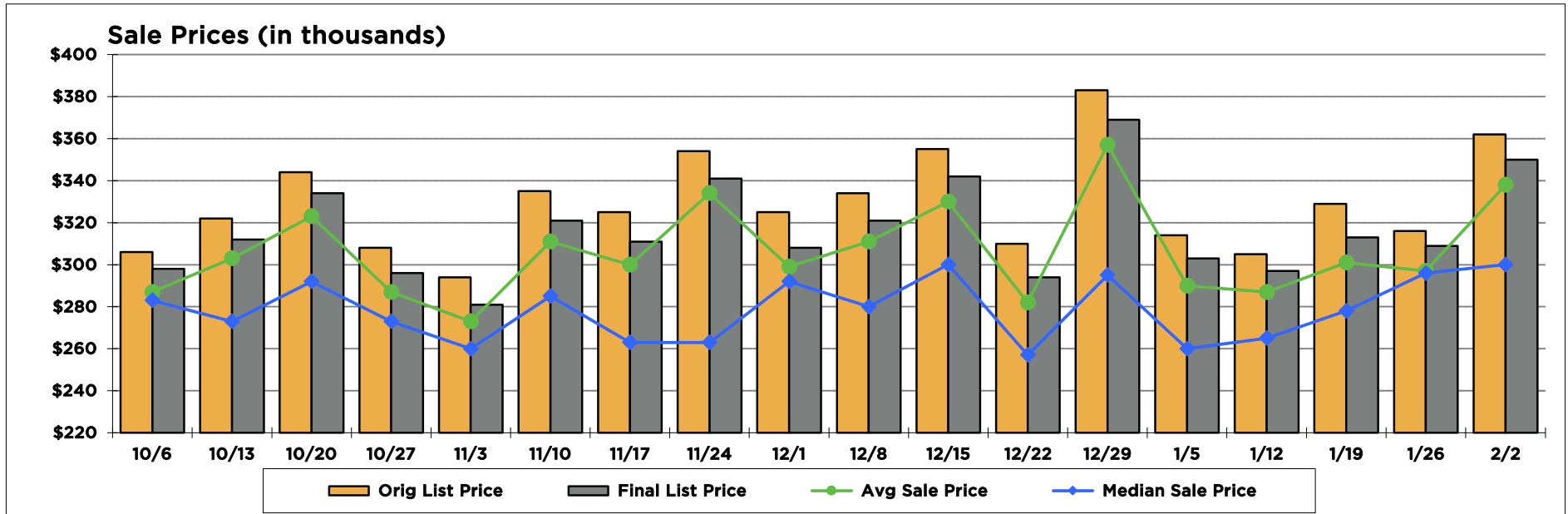
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02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	85	27	16	24	7	9	2
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	85	27	16	24	7	9	2
Active Listings	4,175	1,625	634	1,072	515	313	16
Bank Owned	11	6	1	3	1	0	0
Short Sales	15	2	1	10	2	0	0
Other	4,149	1,617	632	1,059	512	313	16
Months of Inventory	11.34	13.89	9.14	10.31	16.98	8.03	1.85
<i>List Price</i>							
Average Original List Price	\$361,944	\$189,305	\$292,719	\$364,700	\$470,686	\$697,654	\$1,322,000
Average Final List Price	\$349,603	\$181,624	\$279,381	\$356,946	\$464,829	\$685,878	\$1,174,450
<i>Sale Price</i>							
Average Price	\$338,462	\$170,877	\$272,744	\$347,362	\$452,143	\$671,444	\$1,123,500
Median Price	\$299,900	\$162,500	\$272,500	\$350,000	\$450,000	\$685,000	\$1,123,500
<i>Price Differences</i>							
Original to Final List Price	-\$12,341	-\$7,681	-\$13,338	-\$7,754	-\$5,857	-\$11,776	-\$147,550
Original List to Sale Price - \$	-\$23,482	-\$18,428	-\$19,975	-\$17,338	-\$18,543	-\$26,210	-\$198,500
Final List to Sale Price - \$	-\$11,141	-\$10,747	-\$6,637	-\$9,584	-\$12,686	-\$14,434	-\$50,950
Original List to Sale Price - %	93.51%	90.27%	93.18%	95.25%	96.06%	96.24%	84.98%
Final List to Sale Price - %	96.81%	94.08%	97.62%	97.32%	97.27%	97.90%	95.66%
<i>Days on the Market</i>							
Avg Days Listing to Contract	74	71	81	78	58	54	176
Combined Avg Days to Contract	84	87	92	78	84	54	175.5
Avg Days Listing to Closing	107	101	108	115	88	96	211
Avg Days Contract to Close	31	29	25	36	29	41	33.5
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	4	3	3
Average Full Baths	2	2	2	2	3	3	2.5
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,453	964	1,340	1,585	2,096	2,108	2,172

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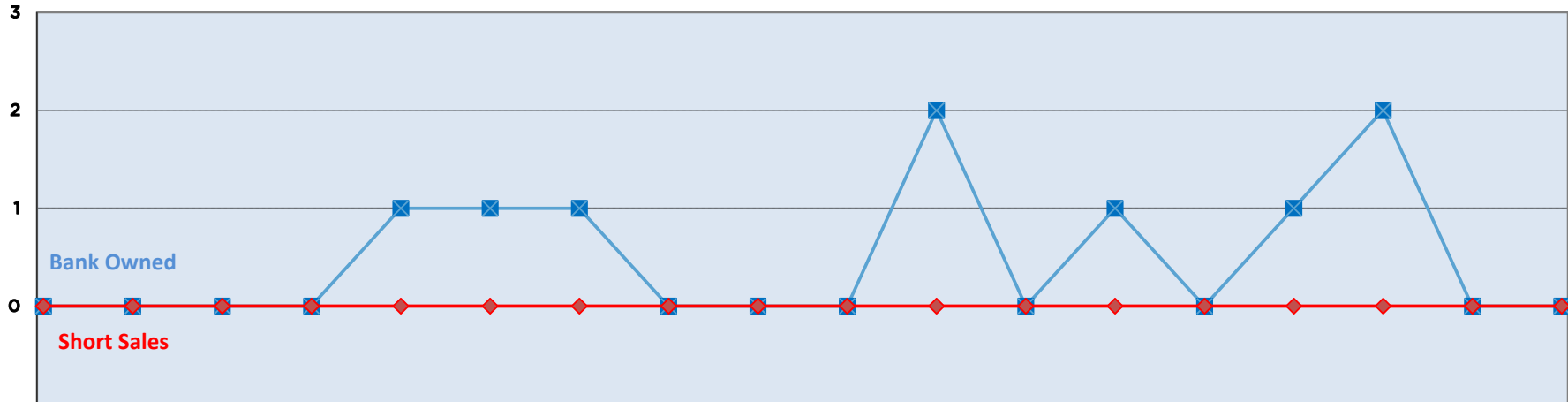
Condos, Townhomes, Villas



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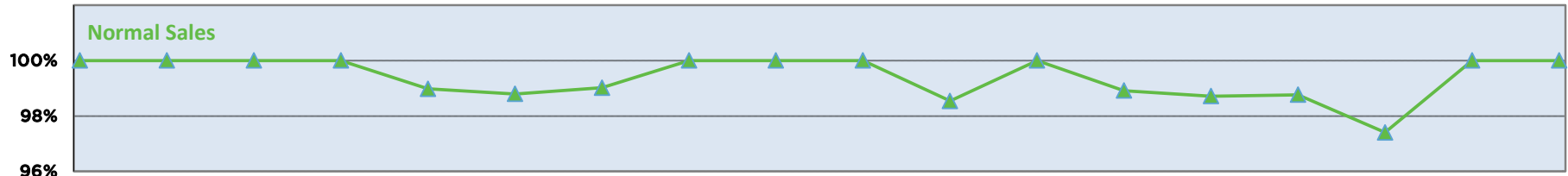
Condos, Townhomes, Villas

Foreclosure Sales

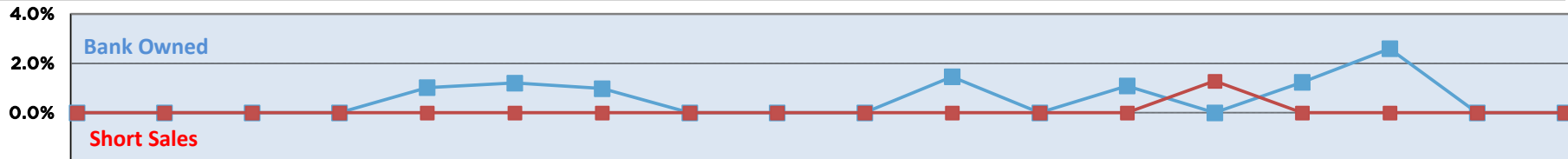


BO	0	0	0	0	1	1	1	0	0	0	2	0	1	0	1	2	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



Normal	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	100.00
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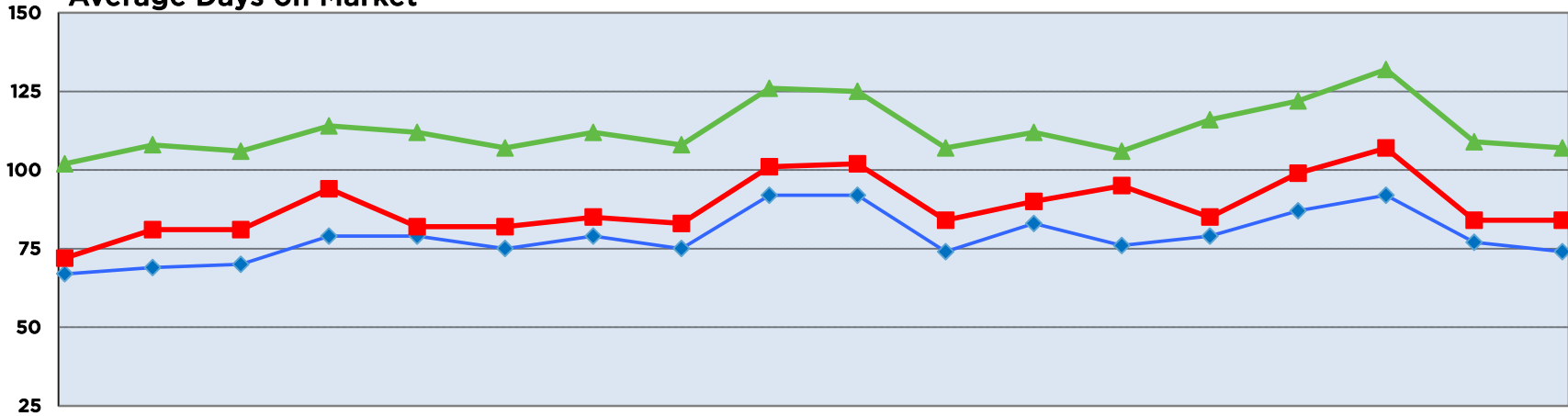


BO	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%	1.23%	2.60%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%	0.00%	0.00%	0.00%

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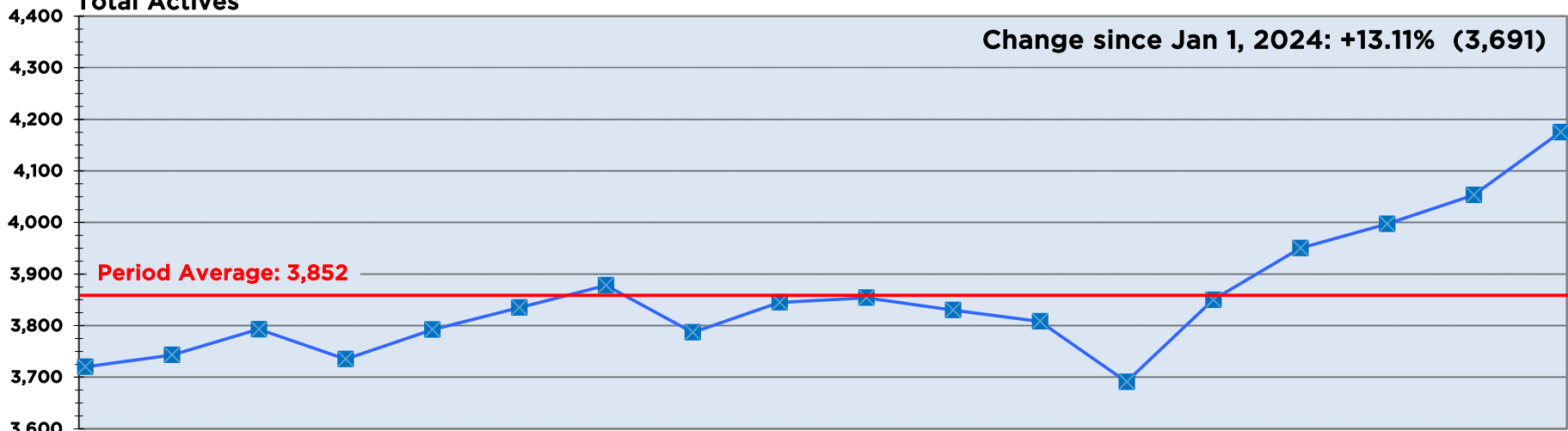
Condos, Townhomes, Villas

Average Days on Market



	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	2/2
ListToContract	67	69	70	79	79	75	79	75	92	92	74	83	76	79	87	92	77	74
CombDaysOnMkt	72	81	81	94	82	82	85	83	101	102	84	90	95	85	99	107	84	84
ListToClose	102	108	106	114	112	107	112	108	126	125	107	112	106	116	122	132	109	107

Total Actives

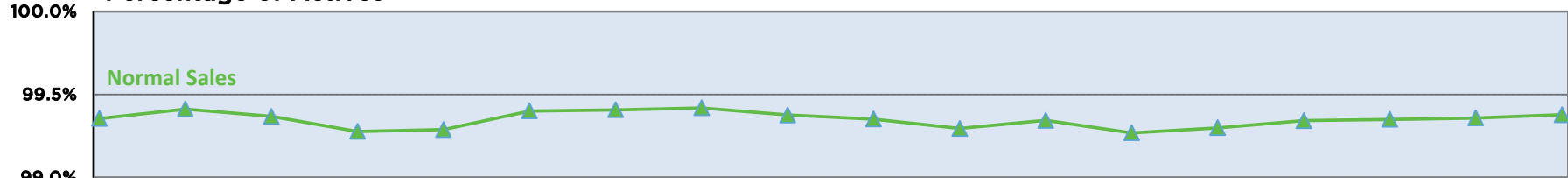


	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2
Total Actives	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850	3,950	3,997	4,053	4,175

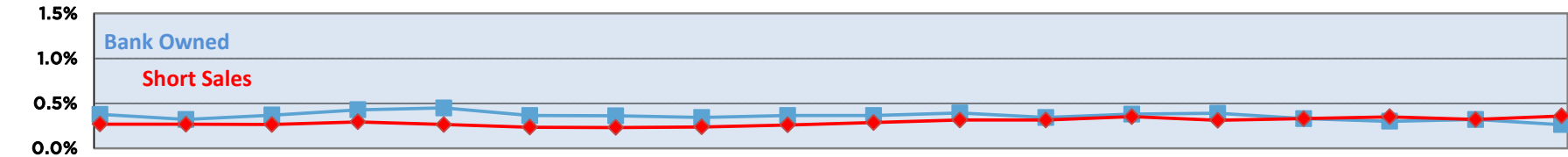
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Condos, Townhomes, Villas

Percentage of Actives

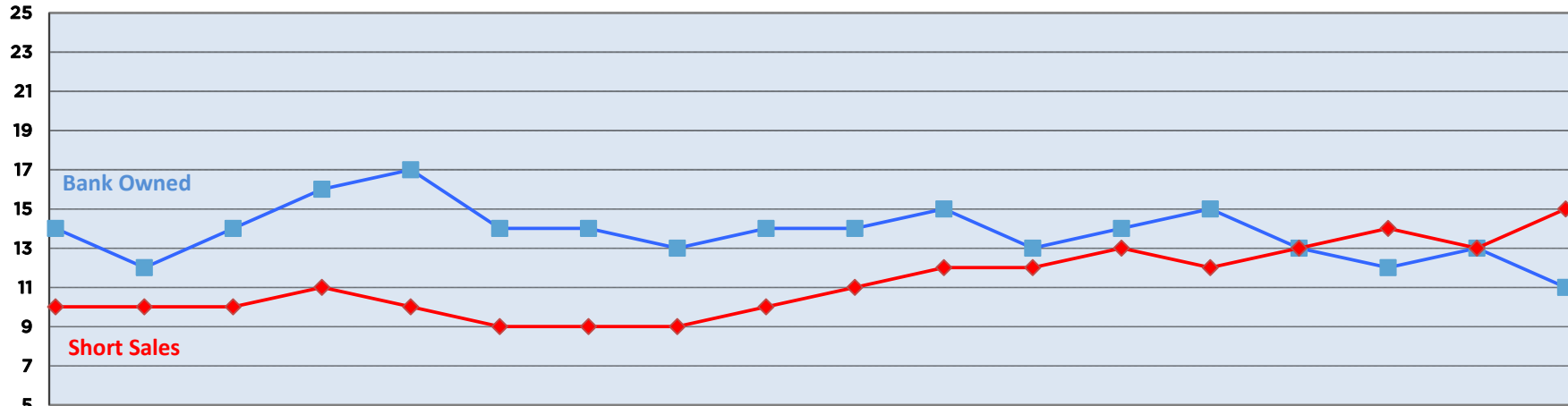


	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2
Normal	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%	99.34%	99.35%	99.36%	99.38%



	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	2/2
BO	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%	0.26%
SS	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%	0.36%

Active Foreclosures

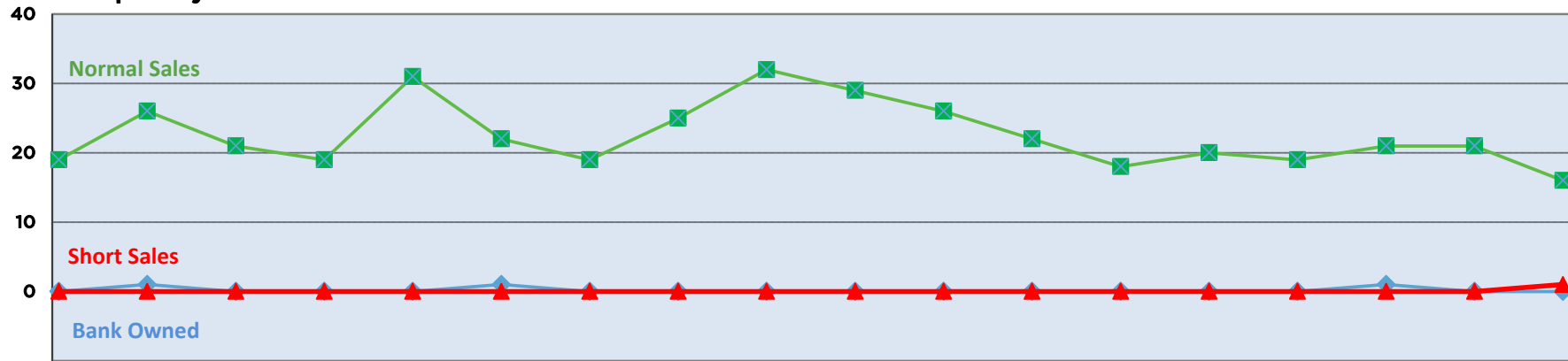


	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2
BO	14	12	14	16	17	14	14	13	14	14	15	13	14	15	13	12	13	11
SS	10	10	10	11	10	9	9	9	10	11	12	12	13	12	13	14	13	15

Monday Morning Quarterback
02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

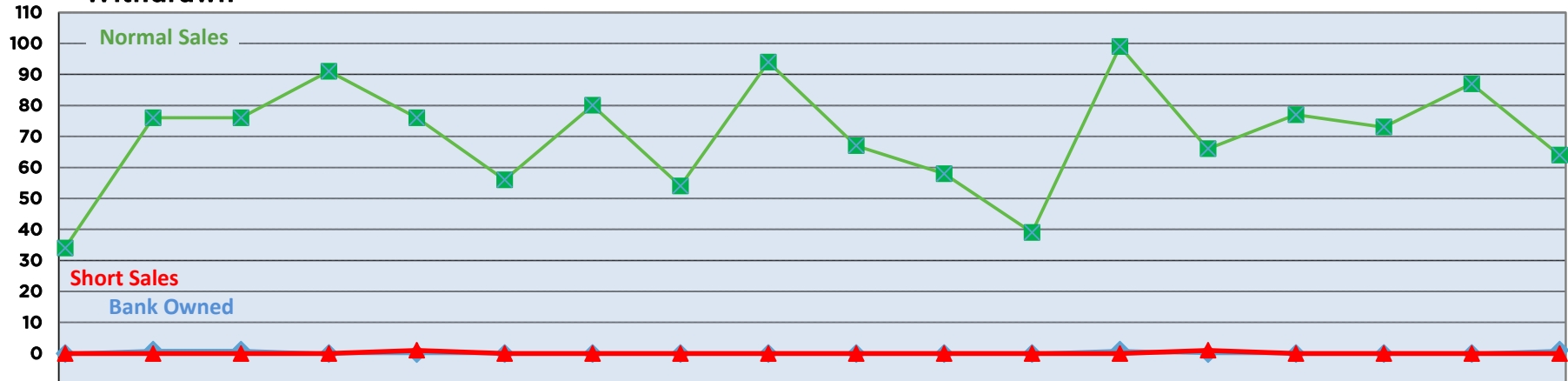
Condos, Townhomes, Villas

Temporary Off Market



	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	2/2
Norm	19	26	21	19	31	22	19	25	32	29	26	22	18	20	19	21	21	16
BO	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

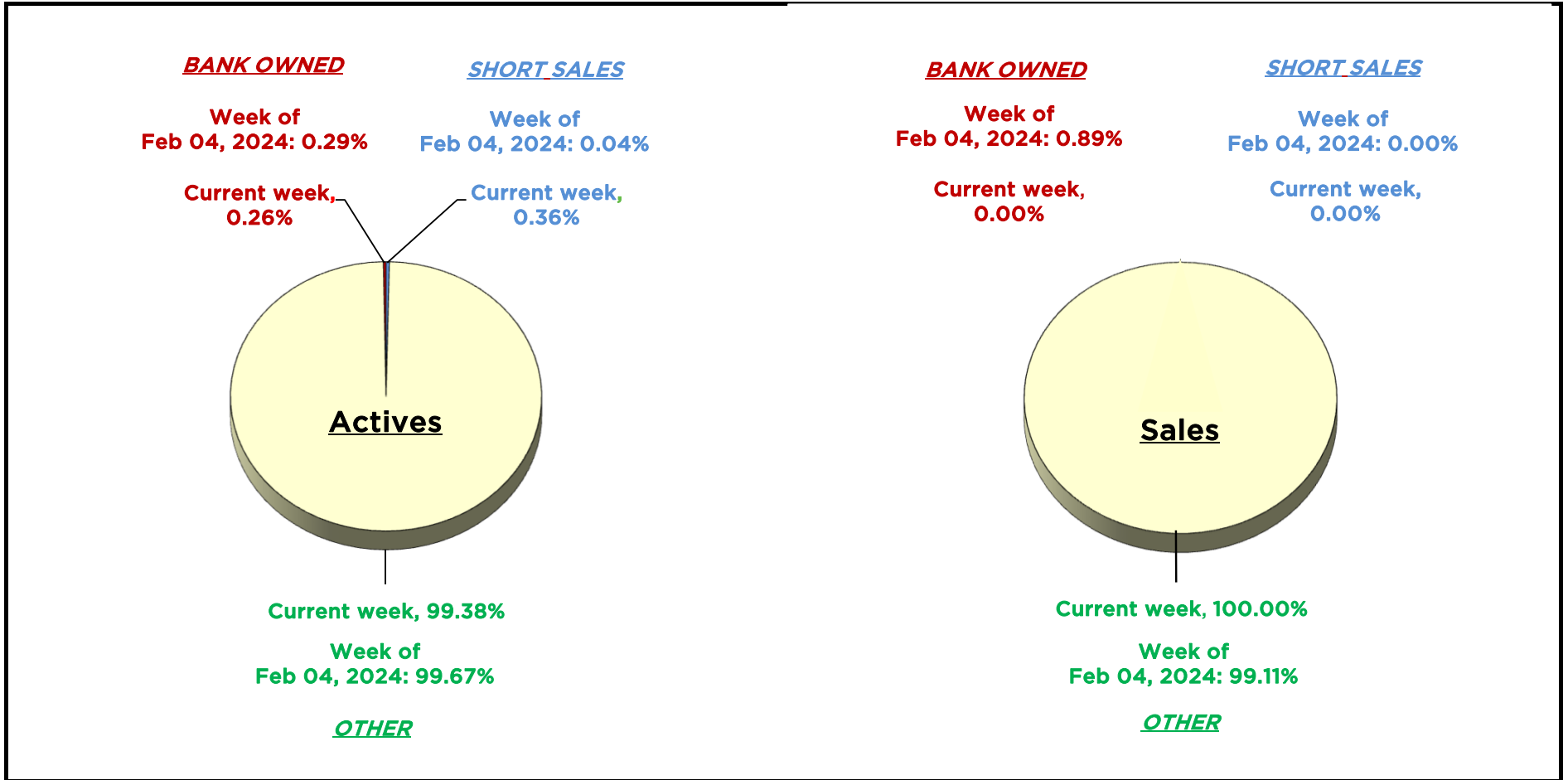
Withdrawn



	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	2/2
Norm	34	76	76	91	76	56	80	54	94	67	58	39	99	66	77	73	87	64
BO	0	1	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0

Monday Morning Quarterback
02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
02/02/2025 - 02/08/2025
Lake, Orange, Osceola & Seminole Counties

There are 58 Condos, Villas, or Townhomes available for the Median Price of \$299,900 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		7	\$299,955	2.4	2.0	1,368	\$219.33
Altamonte Springs (East)	32701	3	\$299,933	2.3	2.0	1,464	\$204.87
Winter Springs / Tuskawilla	32708	3	\$299,966	2.7	2.0	1,327	\$225.99
Longwood (East)	32750	1	\$299,990	2.0	2.0	1,199	\$250.20
Orange County		23	\$299,952	2.7	2.0	1,231	\$243.70
Apopka (North)	32712	1	\$300,000	3.0	2.0	1,718	\$174.62
Maitland / Eatonville	32751	1	\$300,000	3.0	2.0	1,583	\$189.51
Azalea Park	32807	3	\$299,967	2.3	1.7	1,016	\$295.34
Conway	32812	1	\$300,000	3.0	2.0	1,395	\$215.05
Sand Lake / Bay Hill	32819	3	\$299,933	2.7	2.0	1,037	\$289.23
Williamsburg / Lake Bryan	32821	5	\$299,998	2.8	2.4	1,195	\$251.00
Ventura	32822	2	\$300,000	3.0	2.0	1,145	\$262.01
Rio Pinar / Union Park	32825	1	\$299,999	3.0	2.0	1,319	\$227.44
Waterford Lakes	32828	1	\$299,999	3.0	2.0	1,320	\$227.27
Union Park / Chickasaw	32829	1	\$299,900	2.0	2.0	1,202	\$249.50
Moss Park	32832	3	\$299,800	2.0	2.0	1,310	\$228.80
Metro West / Orlo Vista	32835	1	\$299,900	4.0	2.0	1,417	\$211.64
Osceola County		24	\$299,974	2.9	2.1	1,577	\$190.23
Davenport	33896	5	\$299,980	2.6	2.4	1,868	\$160.57
Kissimmee (Central)	34741	2	\$299,995	3.0	2.0	1,601	\$187.38
Kissimmee / Buena Ventura Lakes	34743	2	\$300,000	3.0	2.0	1,639	\$183.04
Kissimmee (East)	34744	1	\$300,000	3.0	2.0	1,540	\$194.81
Kissimmee (West) / Pleasant Hill	34746	3	\$299,996	3.0	2.0	1,320	\$227.33
Kissimmee / Celebration	34747	8	\$299,956	2.9	2.1	1,436	\$208.88
St Cloud	34769	1	\$299,950	2.0	2.0	1,257	\$238.62
St Cloud / Narcoossee	34771	1	\$299,900	3.0	2.0	1,695	\$176.93
St Cloud / Harmony	34773	1	\$300,000	4.0	2.0	2,085	\$143.88
Lake County		4	\$299,925	2.8	2.3	1,600	\$187.45
Tavares / Mt Plymouth	32778	2	\$299,950	2.5	2.0	1,674	\$179.24
Clermont (South)	34714	1	\$299,900	3.0	3.0	1,503	\$199.53
Groveland	34736	1	\$299,900	3.0	2.0	1,550	\$193.48