



Monday Morning Quarterback Summary

Week of February 16, 2025 - February 22, 2025

Single-family existing homes

- Sales of single-family homes decreased to 325 during the week of February 16, from 345 the week prior
- The median price of single family homes increased to \$429,000 a change of 0.9%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 92, and now sits at 8,065

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 96 during the week of February 16, from 89 the week prior
- The median price of condos, townhomes, and villas increased to \$299,000 a change of 19.6%
- 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 37, and now sits at 4,307

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

Monday Morning Quarterback
02/16/2025 - 02/22/2025
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	325	31	21	76	83	97	17
Bank Owned	3	2	0	0	1	0	0
Short Sales	1	0	0	1	0	0	0
Other	321	29	21	75	82	97	17
Active Listings	8,065	567	500	1,720	1,608	2,861	809
Bank Owned	53	18	6	10	6	13	0
Short Sales	40	4	7	11	9	9	0
Other	7,972	545	487	1,699	1,593	2,839	809
Months of Inventory	5.73	4.22	5.49	5.22	4.47	6.81	10.98

List Price

Average Original List Price	\$550,953	\$206,383	\$295,845	\$375,251	\$465,387	\$700,918	\$1,842,000
Average Final List Price	\$531,714	\$198,222	\$284,959	\$360,579	\$451,537	\$684,237	\$1,730,905

Sale Price

Average Price	\$513,967	\$186,585	\$271,400	\$353,940	\$441,421	\$662,338	\$1,633,618
Median Price	\$429,000	\$207,000	\$269,900	\$364,250	\$435,000	\$630,000	\$1,275,000

Price Differences

Original to Final List Price	-\$19,239	-\$8,161	-\$10,886	-\$14,672	-\$13,850	-\$16,681	-\$111,095
Original List to Sale Price - \$	-\$36,986	-\$19,798	-\$24,445	-\$21,311	-\$23,966	-\$38,580	-\$208,382
Final List to Sale Price - \$	-\$17,747	-\$11,637	-\$13,559	-\$6,639	-\$10,116	-\$21,899	-\$97,287
Original List to Sale Price - %	93.29%	90.41%	91.74%	94.32%	94.85%	94.50%	88.69%
Final List to Sale Price - %	96.66%	94.13%	95.24%	98.16%	97.76%	96.80%	94.38%

Days on the Market

Avg Days Listing to Contract	72	43	96	75	75	66	104
Combined Avg Days to Contract	79	43	105	83	81	69	135
Avg Days Listing to Closing	105	68	130	106	109	102	135
Avg Days Contract to Close	32	24	34	30	34	36	30

Beds / Baths

Average Bedrooms	4	3	3	3	3	4	6
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

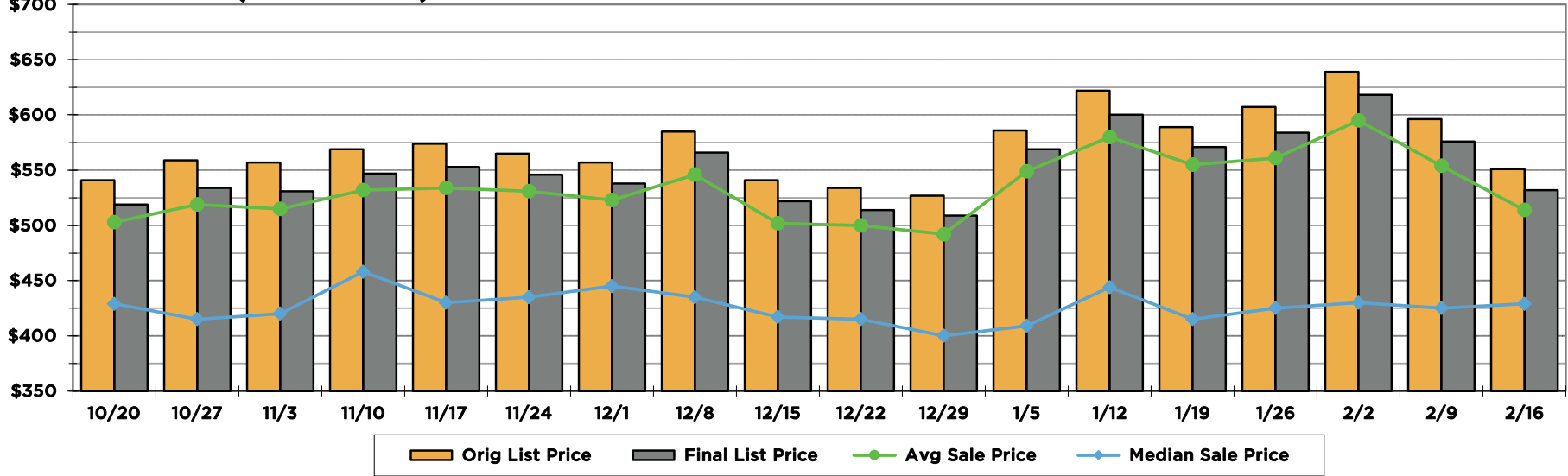
Square Footage

Average Square Feet	2,087	1,132	1,443	1,632	1,908	2,669	4,201
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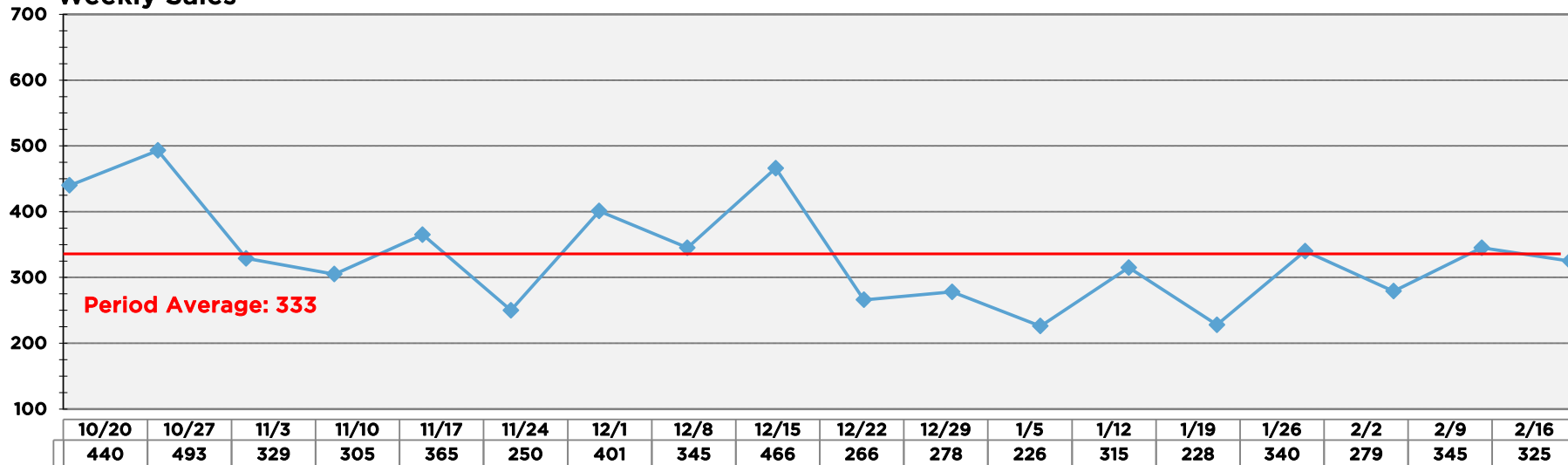
Monday Morning Quarterback
02/16/2025 - 02/22/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



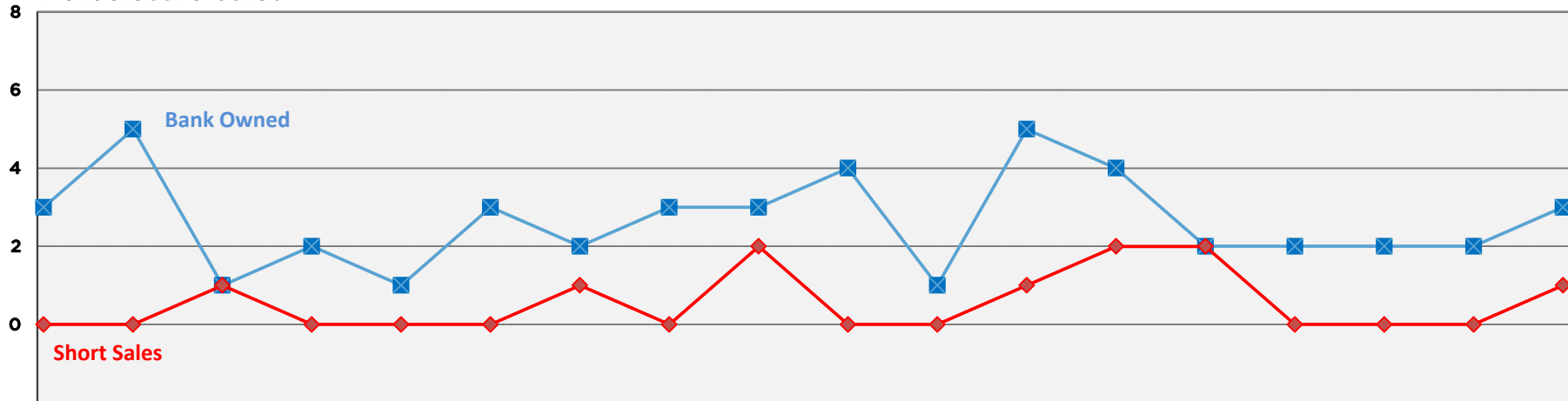
Weekly Sales



Monday Morning Quarterback
02/16/2025 - 02/22/2025
Lake, Orange, Osceola & Seminole Counties

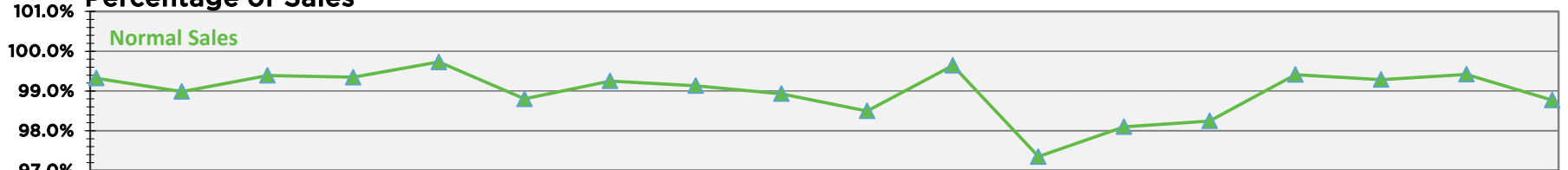
Single Family Homes

Foreclosure Sales

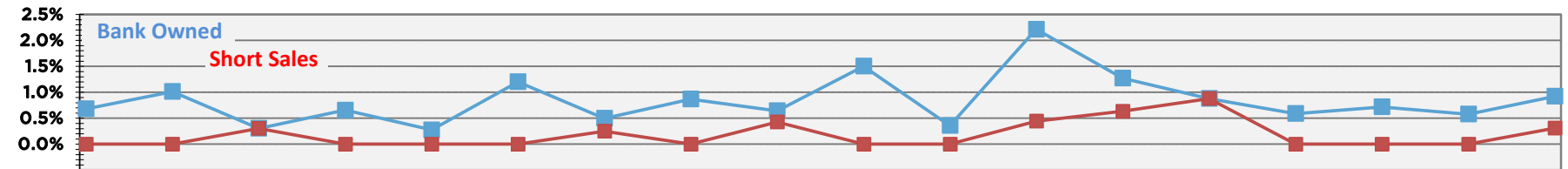


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
BO	3	5	1	2	1	3	2	3	3	4	1	5	4	2	2	2	2	3
SS	0	0	1	0	0	0	1	0	2	0	0	1	2	2	0	0	0	1

Percentage of Sales



	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	2/9	2/16
Normal	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%	99.42%	98.77%

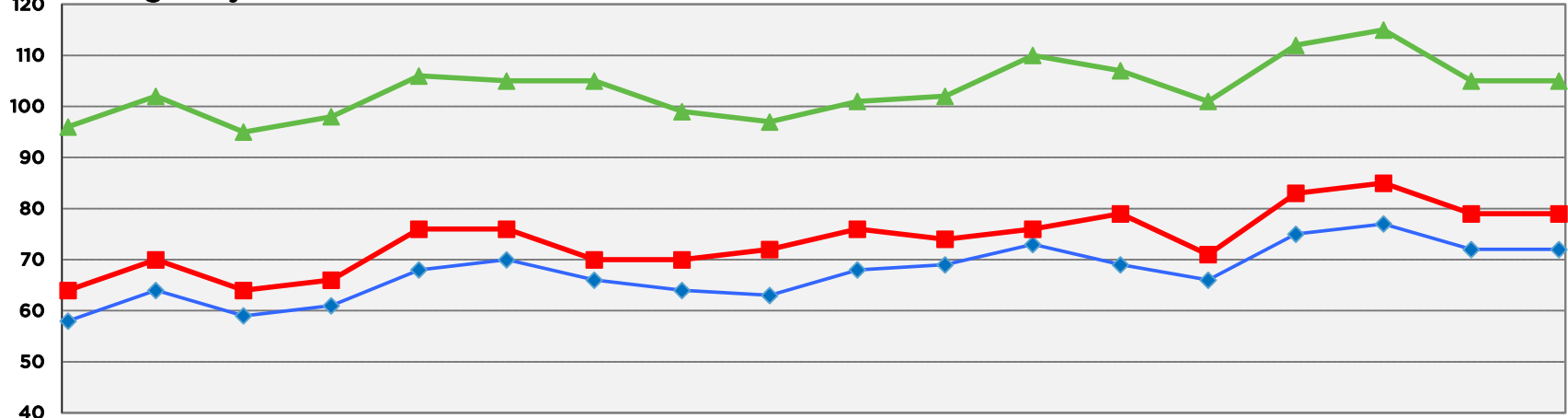


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
BO	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%	1.27%	0.88%	0.59%	0.72%	0.58%	0.92%
SS	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%	0.63%	0.88%	0.00%	0.00%	0.00%	0.31%

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Lake, Orange, Osceola & Seminole Counties

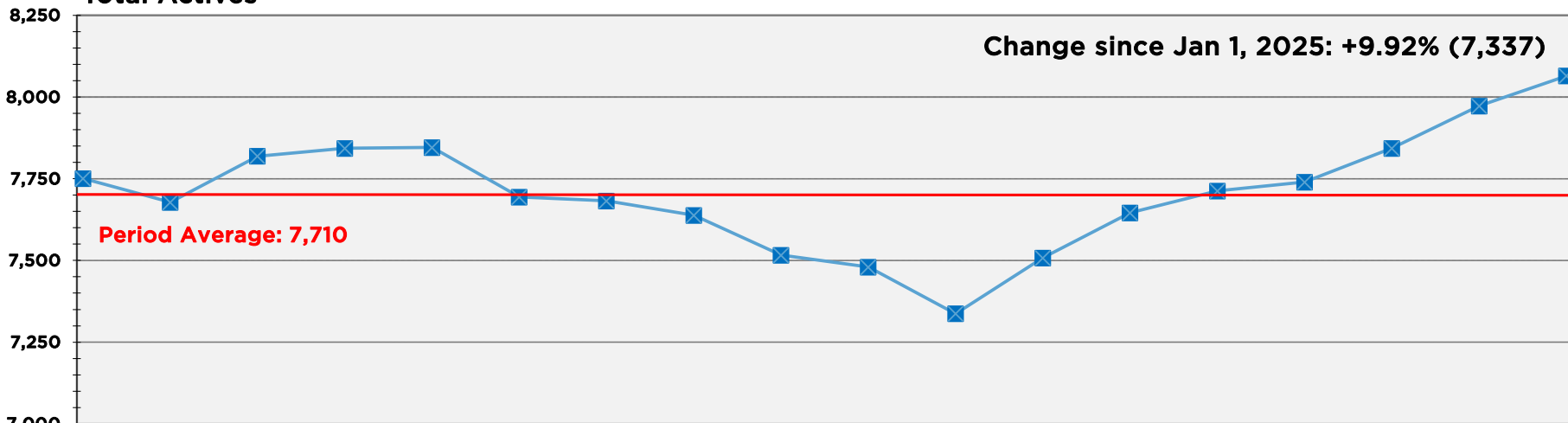
Single Family Homes

Average Days on Market



	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	2/9	2/16
ListToContract	58	64	59	61	68	70	66	64	63	68	69	73	69	66	75	77	72	72
CombDaysOnMkt	64	70	64	66	76	76	70	70	72	76	74	76	79	71	83	85	79	79
ListToClose	96	102	95	98	106	105	105	99	97	101	102	110	107	101	112	115	105	105

Total Actives

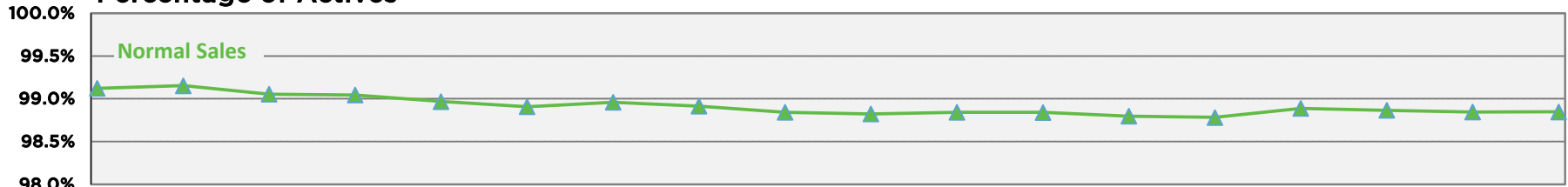


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
Total Actives	7,751	7,678	7,819	7,843	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508	7,646	7,713	7,740	7,843	7,973	8,065

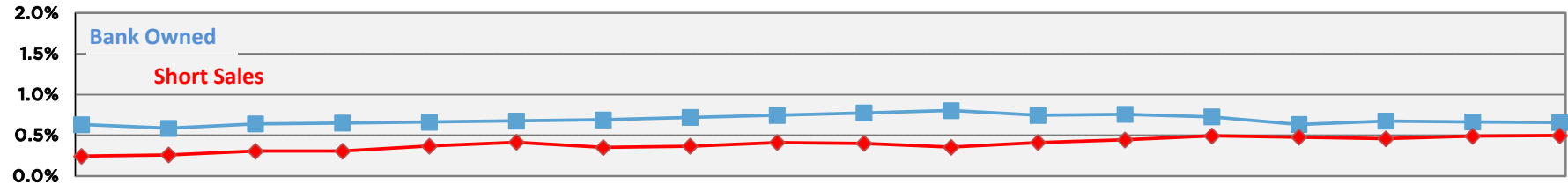
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Single Family Homes

Percentage of Actives

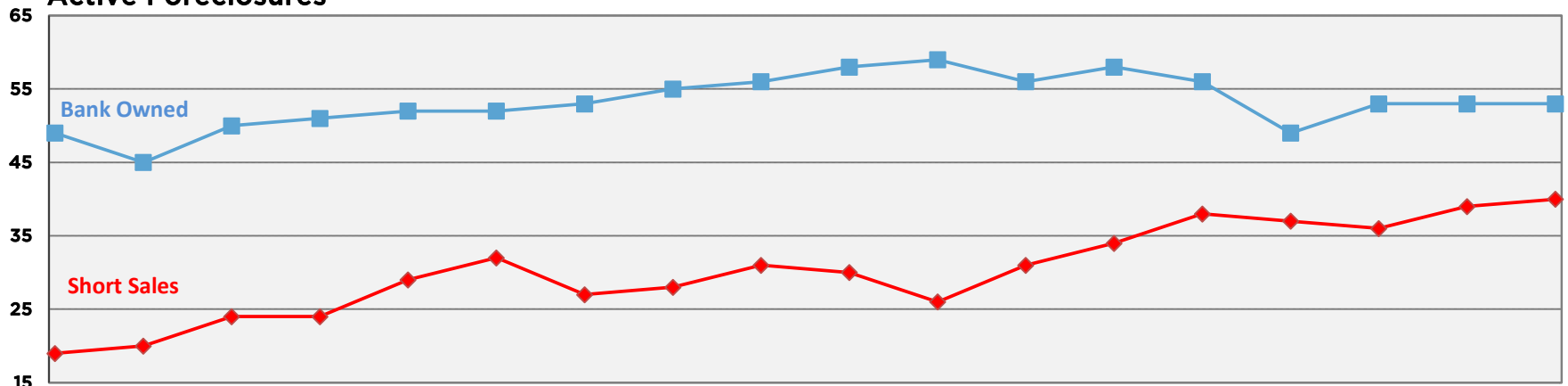


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
Normal	99.12%	99.15%	99.05%	99.04%	98.97%	98.91%	98.96%	98.91%	98.84%	98.82%	98.84%	98.84%	98.80%	98.78%	98.89%	98.87%	98.85%	98.85%



	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	2/9	2/16
BO	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%	0.63%	0.68%	0.66%	0.66%
SS	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%	0.48%	0.46%	0.49%	0.50%

Active Foreclosures

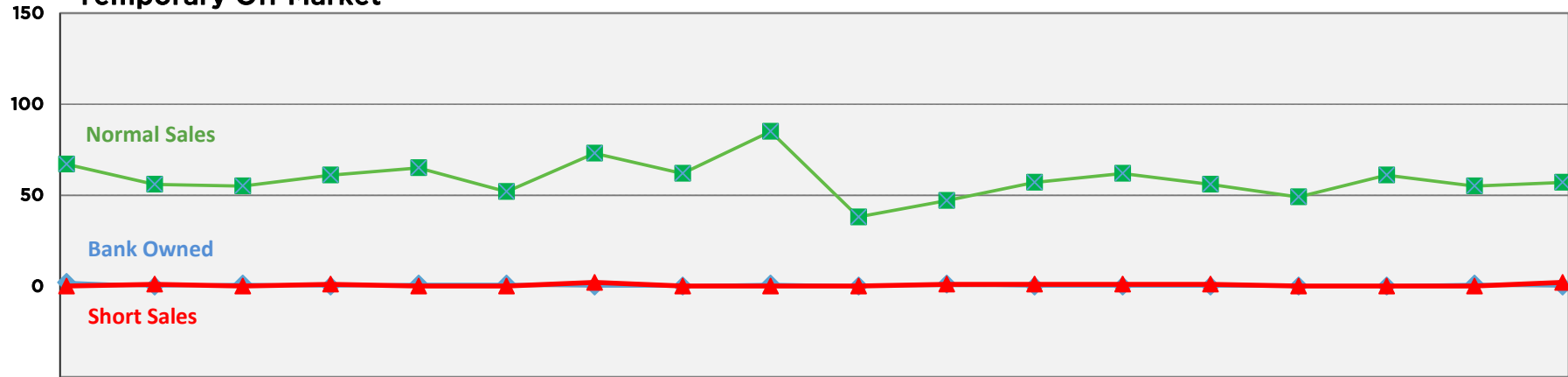


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
BO	49	45	50	51	52	52	53	55	56	58	59	56	58	56	49	53	53	53
SS	19	20	24	24	29	32	27	28	31	30	26	31	34	38	37	36	39	40

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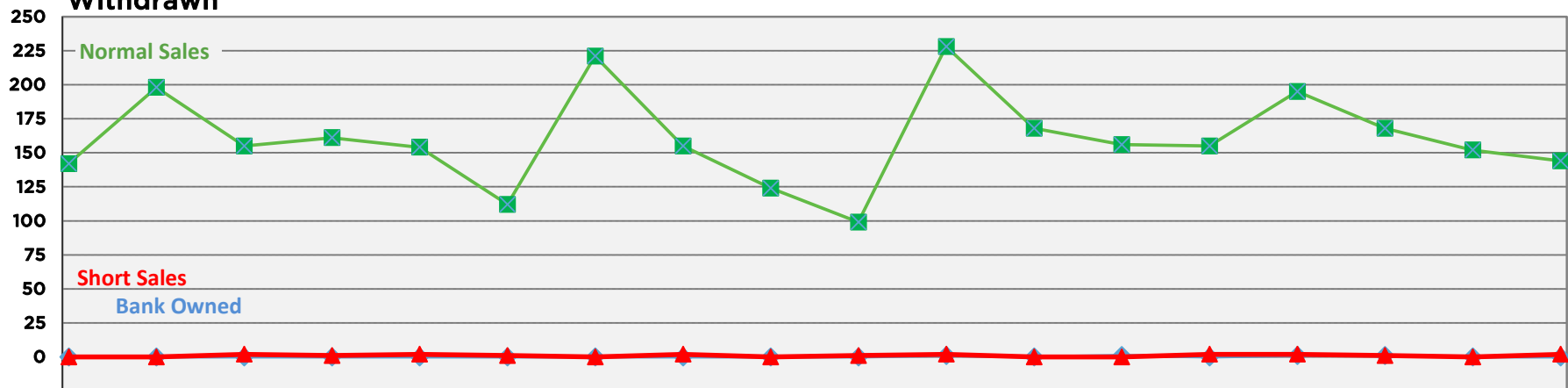
Single Family Homes

Temporary Off Market



	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	2/9	2/16
Norm	67	56	55	61	65	52	73	62	85	38	47	57	62	56	49	61	55	57
BO	2	0	1	0	1	1	0	0	1	0	1	0	0	0	0	0	1	0
SS	0	1	0	1	0	0	2	0	0	0	1	1	1	1	0	0	0	2

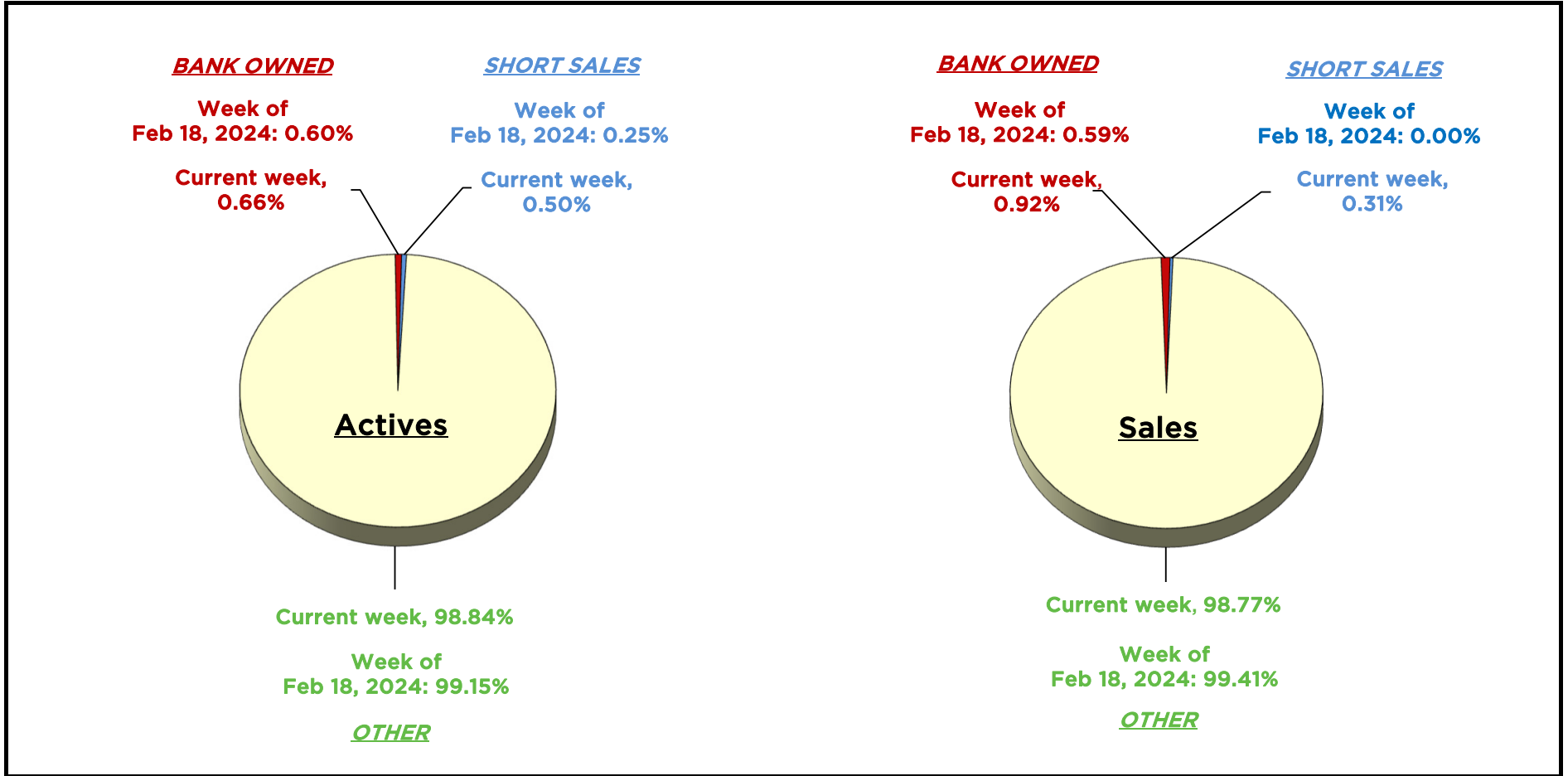
Withdrawn



	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	2/9	2/16
Norm	142	198	155	161	154	112	221	155	124	99	228	168	156	155	195	168	152	144
BO	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	1	0	0
SS	0	0	2	1	2	1	0	2	0	1	2	0	0	2	2	1	0	2

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Single Family Homes



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There are 16 Single Family Homes available for the Median Price of \$429,000 (± \$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		5	\$429,100	2.8	1.6	1,652	\$259.68
Mount Dora	32757	1	\$429,000	3.0	2.0	1,878	\$228.43
College Park	32804	2	\$429,000	3.0	1.5	1,546	\$277.49
Hiawassee	32818	1	\$429,500	3.0	2.0	2,005	\$214.21
Winter Garden / Oakland	34787	1	\$429,000	2.0	1.0	1,287	\$333.33
Osceola County		2	\$428,945	4.0	2.5	1,870	\$229.44
Kissimmee (East)	34744	1	\$428,990	4.0	3.0	2,044	\$209.88
St Cloud / Narcoossee	34771	1	\$428,900	4.0	2.0	1,695	\$253.04
Lake County		9	\$428,948	3.2	2.1	1,927	\$222.60
Lady Lake / The Villages	32159	1	\$428,900	3.0	2.0	2,236	\$191.82
Eustis (West)	32726	1	\$429,000	3.0	2.0	2,000	\$214.50
Clermont (Central)	34711	1	\$429,000	3.0	2.0	1,784	\$240.47
Clermont (South)	34714	2	\$429,064	4.0	2.5	1,873	\$229.08
Minneola	34715	1	\$428,500	3.0	2.0	1,557	\$275.21
Groveland	34736	1	\$429,000	4.0	2.0	1,854	\$231.39
Leesburg (West)	34748	2	\$429,000	2.5	2.0	2,083	\$205.95

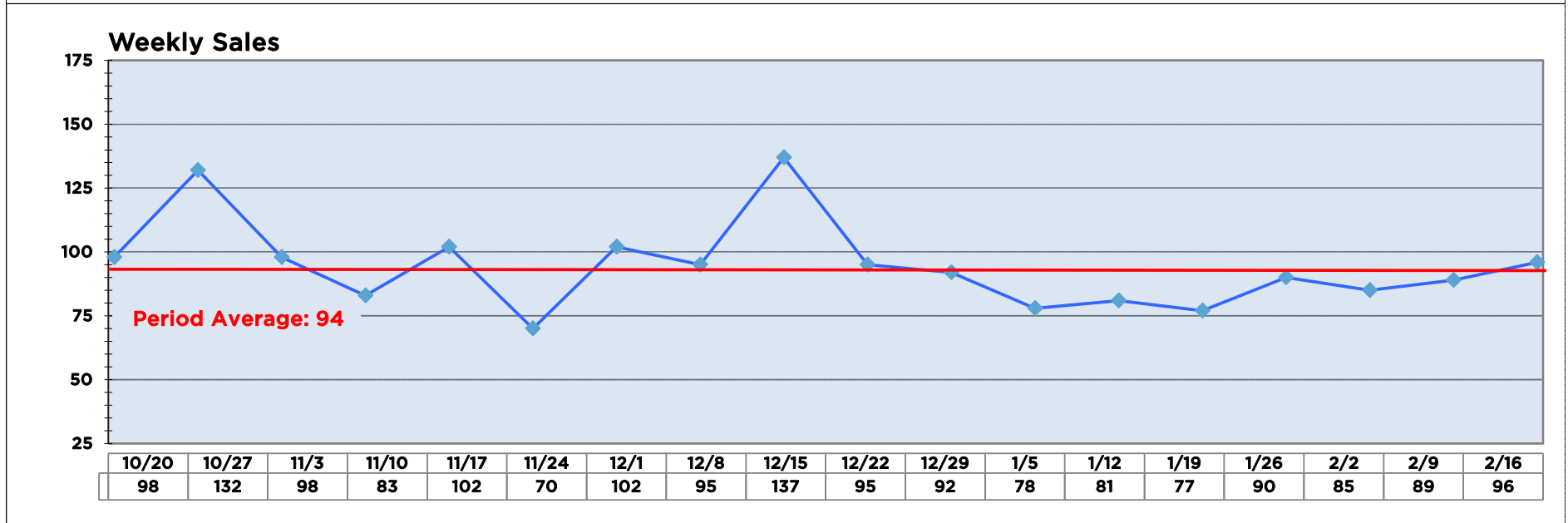
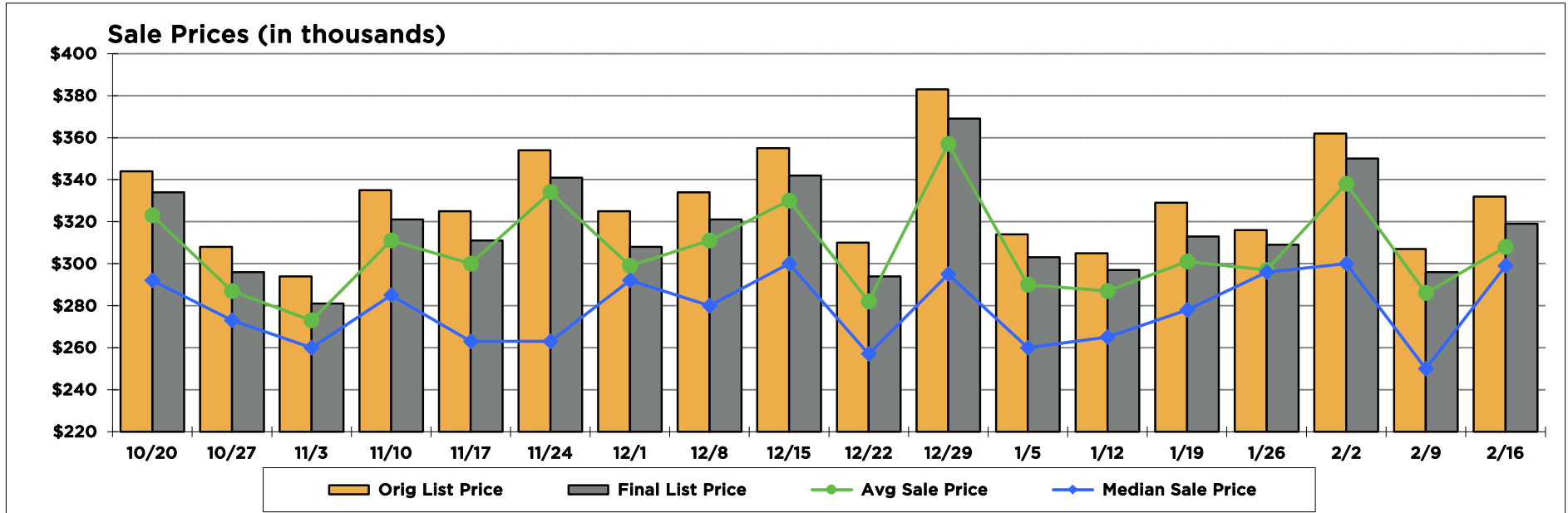
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	96	35	14	32	6	9	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	96	35	14	32	6	9	0
Active Listings	4,307	1,675	639	1,110	557	311	15
Bank Owned	9	5	1	2	1	0	0
Short Sales	17	2	1	12	2	0	0
Other	4,281	1,668	637	1,096	554	311	15
Months of Inventory	10.35	11.04	10.53	8.01	21.42	7.97	0.00
<i>List Price</i>							
Average Original List Price	\$331,573	\$200,011	\$292,129	\$366,168	\$465,433	\$692,314	\$0
Average Final List Price	\$318,578	\$187,074	\$283,057	\$354,900	\$449,583	\$668,760	\$0
<i>Sale Price</i>							
Average Price	\$308,005	\$177,995	\$274,607	\$346,903	\$431,000	\$645,250	\$0
Median Price	\$299,000	\$170,000	\$273,000	\$343,950	\$426,000	\$600,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$12,995	-\$12,937	-\$9,072	-\$11,268	-\$15,850	-\$23,554	\$0
Original List to Sale Price - \$	-\$23,568	-\$22,016	-\$17,522	-\$19,265	-\$34,433	-\$47,064	\$0
Final List to Sale Price - \$	-\$10,573	-\$9,079	-\$8,450	-\$7,997	-\$18,583	-\$23,510	\$0
Original List to Sale Price - %	92.89%	88.99%	94.00%	94.74%	92.60%	93.20%	0.00%
Final List to Sale Price - %	96.68%	95.15%	97.01%	97.75%	95.87%	96.48%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	86	96	104	77	95	47	0
Combined Avg Days to Contract	102	108	139	97	95	47	0
Avg Days Listing to Closing	116	125	138	110	121	71	0
Avg Days Contract to Close	30	28	33	32	26	27	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	2	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,347	949	1,340	1,501	1,575	2,203	0

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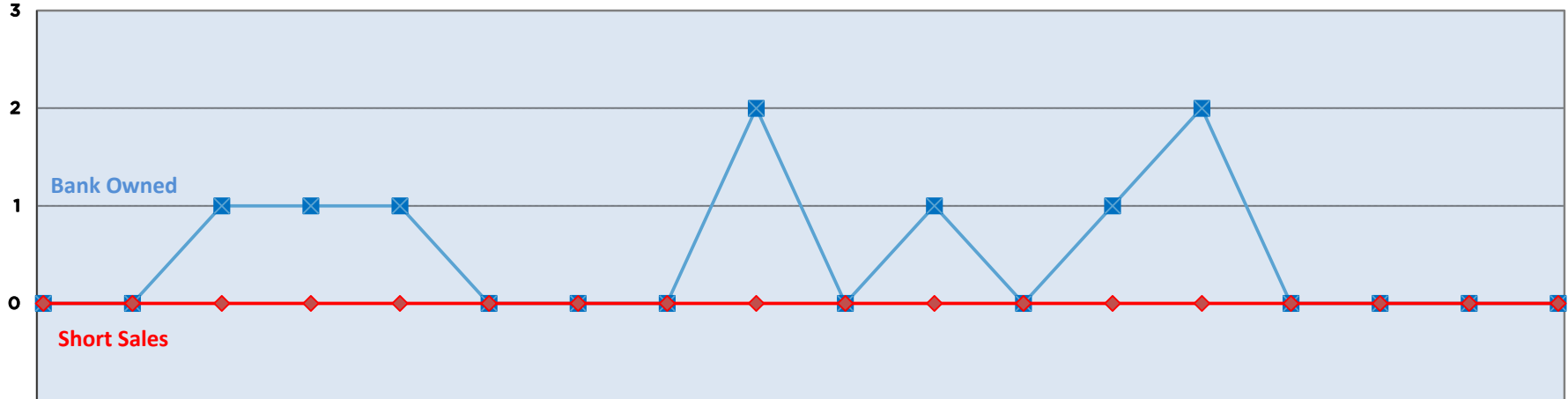
Condos, Townhomes, Villas



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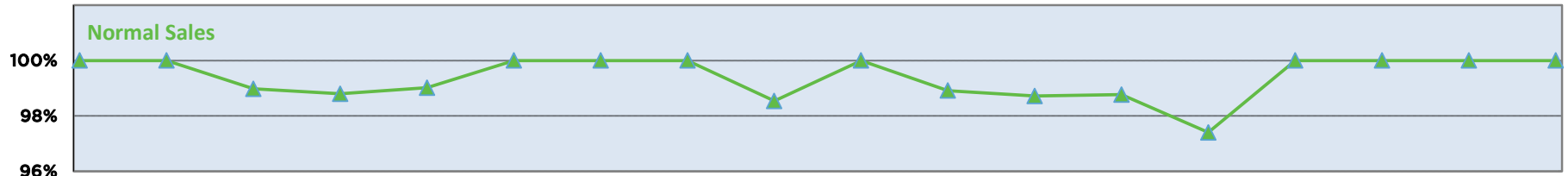
Condos, Townhomes, Villas

Foreclosure Sales

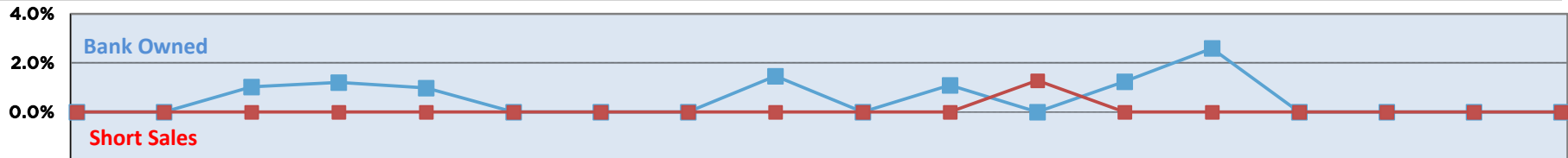


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
BO	0	0	1	1	1	0	0	0	2	0	1	0	1	2	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	2/9	2/16
Normal	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	100.00	100.00

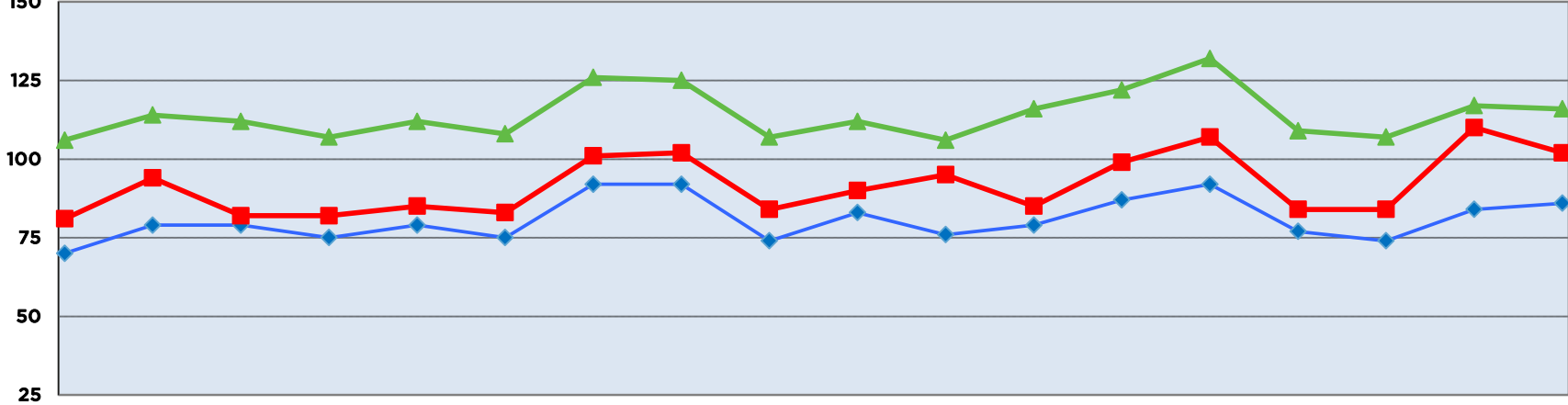


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
BO	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%	1.23%	2.60%	0.00%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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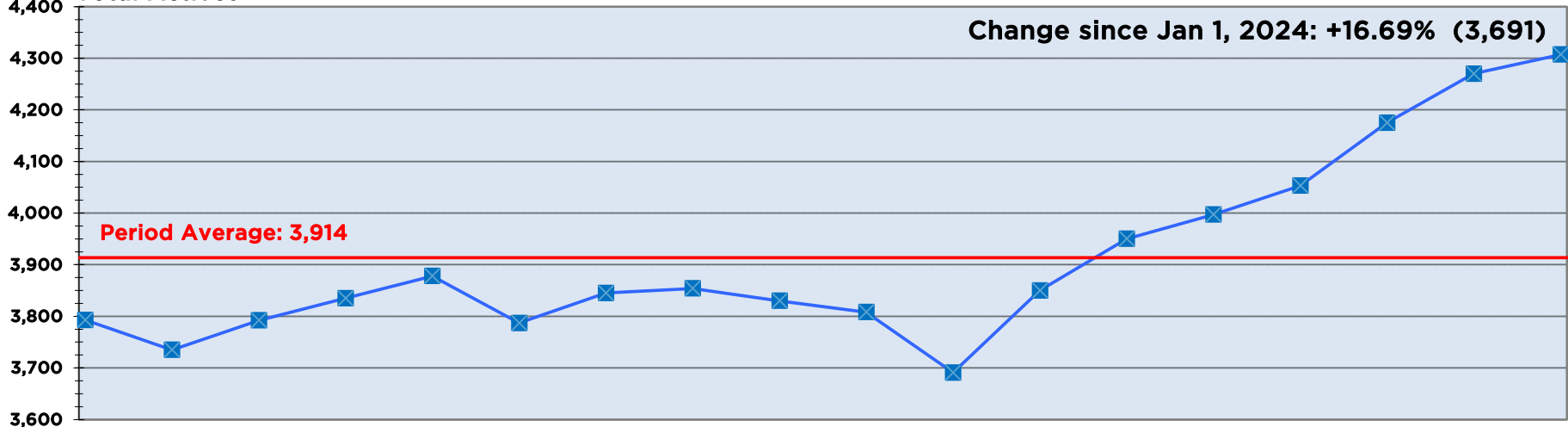
Condos, Townhomes, Villas

Average Days on Market



	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	2/9	2/16
ListToContract	70	79	79	75	79	75	92	92	74	83	76	79	87	92	77	74	84	86
CombDaysOnMkt	81	94	82	82	85	83	101	102	84	90	95	85	99	107	84	84	110	102
ListToClose	106	114	112	107	112	108	126	125	107	112	106	116	122	132	109	107	117	116

Total Actives

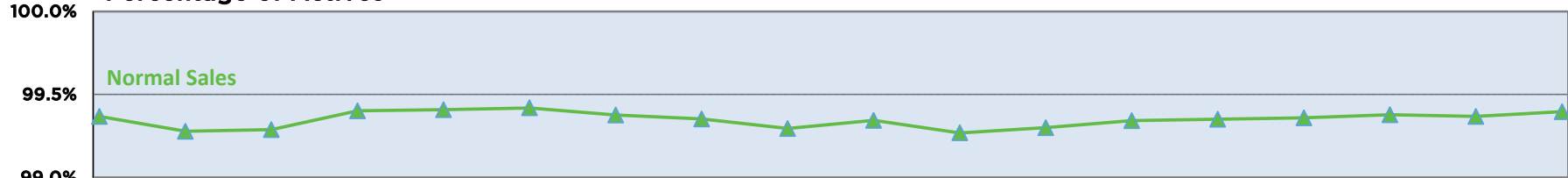


	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
Total Actives	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850	3,950	3,997	4,053	4,175	4,270	4,307

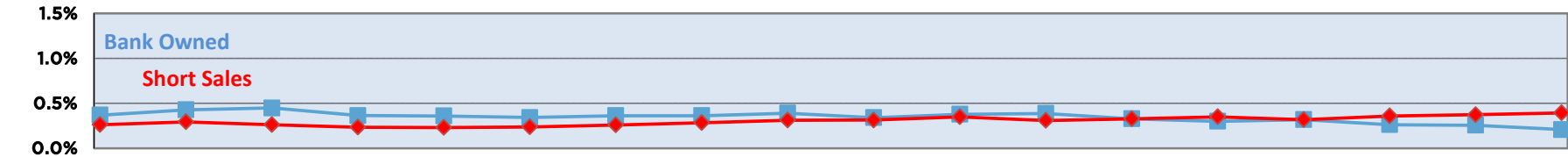
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Condos, Townhomes, Villas

Percentage of Actives

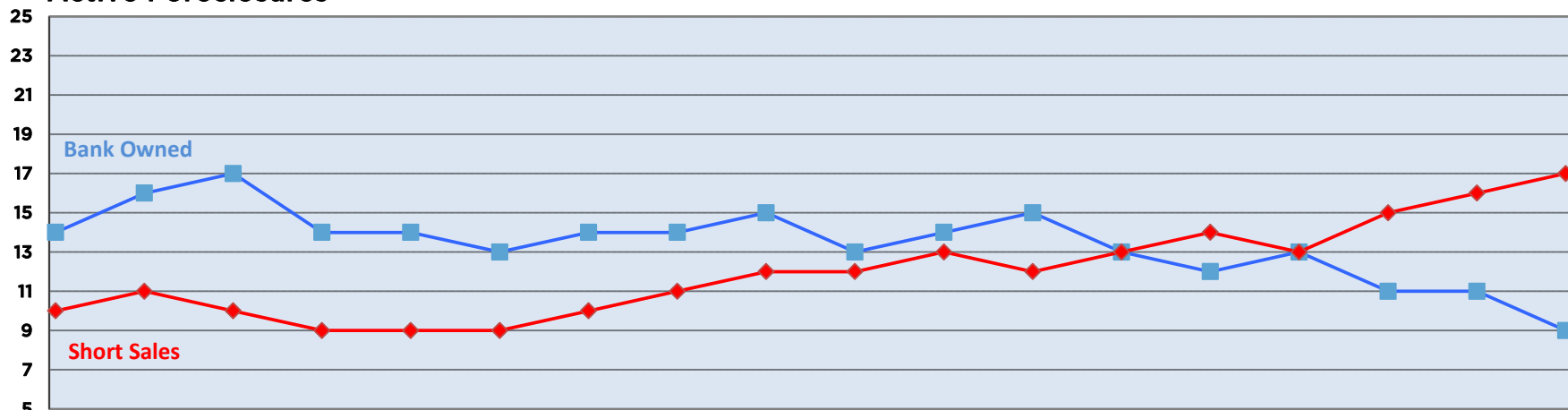


Date	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
Normal	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%	99.34%	99.35%	99.36%	99.38%	99.37%	99.40%



Date	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	2/9	2/16
BO	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%	0.26%	0.21%
SS	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%	0.37%	0.39%

Active Foreclosures

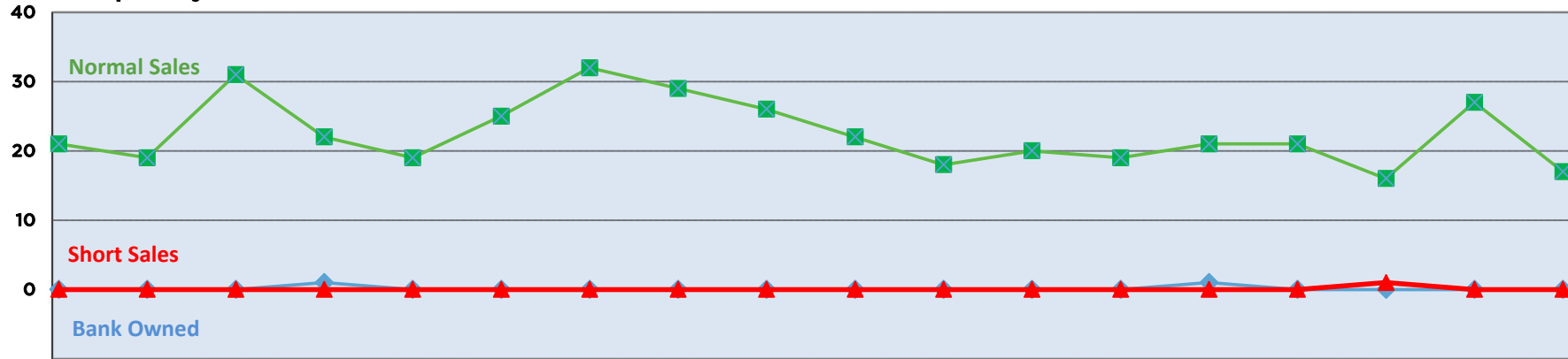


Date	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16
BO	14	16	17	14	14	13	14	14	15	13	14	15	13	12	13	11	11	9
SS	10	11	10	9	9	9	10	11	12	12	13	12	13	14	13	15	16	17

Monday Morning Quarterback
02/16/2025 - 02/22/2025
Lake, Orange, Osceola & Seminole Counties

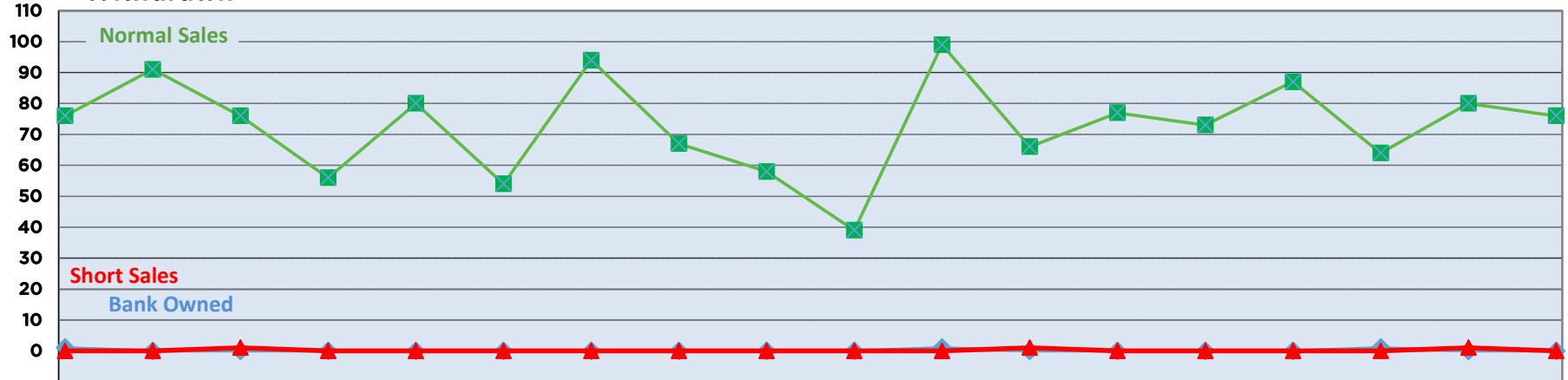
Condos, Townhomes, Villas

Temporary Off Market



	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	2/9	2/16
Norm	21	19	31	22	19	25	32	29	26	22	18	20	19	21	21	16	27	17
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0

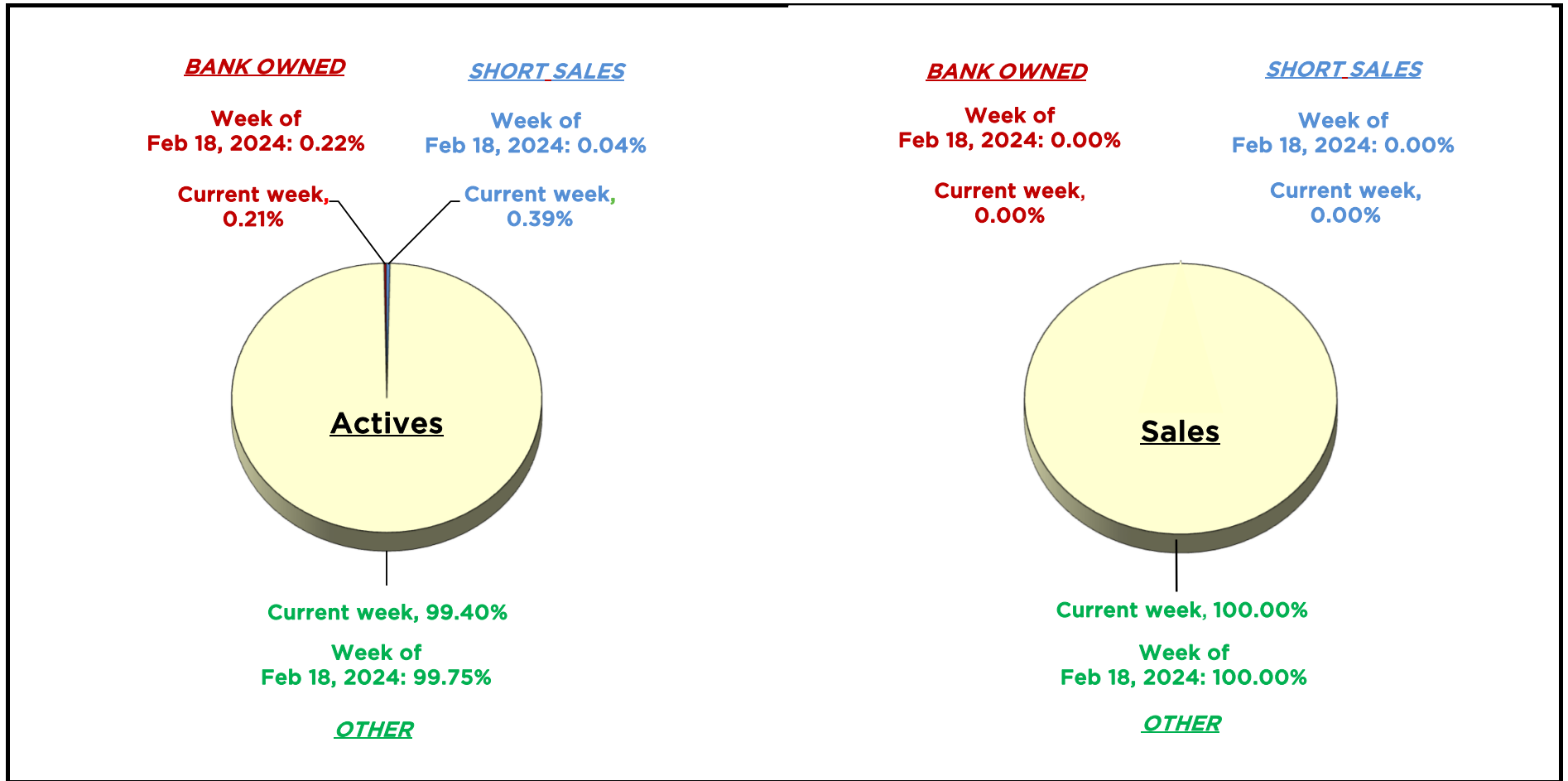
Withdrawn



	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	2/9	2/16
Norm	76	91	76	56	80	54	94	67	58	39	99	66	77	73	87	64	80	76
BO	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0
SS	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0

Monday Morning Quarterback
02/16/2025 - 02/22/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
02/16/2025 - 02/22/2025
Lake, Orange, Osceola & Seminole Counties

There are 38 Condos, Villas, or Townhomes available for the Median Price of \$299,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$299,000	2.3	2.0	1,339	\$223.25
Winter Springs / Tuskawilla	32708	2	\$299,000	2.5	2.0	1,394	\$214.49
Altamonte Springs / Forest City	32714	1	\$299,000	2.0	2.0	1,230	\$243.09
Orange County		23	\$299,043	2.4	1.9	1,228	\$243.62
Maitland / Eatonville	32751	3	\$299,000	2.3	1.7	987	\$303.04
Winter Park (East) / Aloma	32792	1	\$299,000	3.0	2.0	1,374	\$217.61
Orlando (Downtown)	32801	3	\$298,997	1.3	1.3	902	\$331.36
College Park	32804	1	\$299,000	2.0	2.0	1,326	\$225.49
Pine Hills	32805	1	\$299,000	4.0	2.0	1,404	\$212.96
Pine Hills / Rosemont	32808	1	\$299,000	3.0	2.0	1,461	\$204.65
Orlo Vista	32811	2	\$299,000	3.5	2.0	1,469	\$203.54
Sand Lake / Bay Hill	32819	1	\$299,000	2.0	2.0	1,056	\$283.14
Williamsburg / Lake Bryan	32821	2	\$299,000	2.0	2.0	1,121	\$266.85
Waterford Lakes	32828	1	\$299,000	3.0	2.0	1,187	\$251.90
Moss Park	32832	2	\$299,250	2.0	2.0	1,303	\$229.75
Metro West / Orlo Vista	32835	1	\$299,000	2.0	2.0	1,361	\$219.69
Hunters Creek	32837	1	\$299,000	3.0	2.0	1,408	\$212.36
Winter Garden / Oakland	34787	3	\$299,167	2.7	2.3	1,402	\$213.44
Osceola County		9	\$298,989	2.8	2.0	0	\$0.00
Davenport	33896	1	\$298,900	2.0	2.0	0	\$0.00
Kissimmee (Central)	34741	2	\$299,000	3.5	2.5	0	\$0.00
Kissimmee (West) / Pleasant Hill	34746	3	\$299,000	3.3	2.0	0	\$0.00
Kissimmee / Celebration	34747	3	\$299,000	2.0	1.7	0	\$0.00
Lake County		3	\$299,000	3.3	2.3	1,649	\$181.29
Mount Dora	32757	2	\$299,000	3.5	2.5	1,720	\$173.89
Sorrento / Mt Plymouth	32776	1	\$299,000	3.0	2.0	1,509	\$198.14