



## ***Monday Morning Quarterback Summary***

***Week of March 16, 2025 - March 22, 2025***

### ***Single-family existing homes***

- Sales of single-family homes increased to 390 during the week of March 16, from 378 the week prior
- The median price of single family homes decreased to \$410,000 a change of -3.0%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 61, and now sits at 8,396

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 112 during the week of March 16, from 103 the week prior
- The median price of condos, townhomes, and villas decreased to \$268,500 a change of -5.8%
- 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 30, and now sits at 4,418

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

**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
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
<b>Weekly Sales</b>	<b>390</b>	45	27	108	76	114	20
Bank Owned	1	0	0	0	1	0	0
Short Sales	1	0	0	0	0	1	0
Other	388	45	27	108	75	113	20
<b>Active Listings</b>	<b>8,396</b>	568	510	1,685	1,724	3,009	900
Bank Owned	53	20	5	11	7	8	2
Short Sales	37	4	8	11	9	4	1
Other	8,306	544	497	1,663	1,708	2,997	897
<b>Months of Inventory</b>	<b>4.97</b>	2.91	4.36	3.60	5.24	6.09	10.39

**List Price**

Average Original List Price	\$543,224	\$194,289	\$304,033	\$366,858	\$465,545	\$706,909	\$1,965,789
Average Final List Price	\$527,623	\$185,945	\$290,383	\$359,026	\$447,321	\$683,532	\$1,943,564

**Sale Price**

Average Price	\$511,053	\$173,116	\$280,219	\$349,944	\$441,549	\$666,320	\$1,832,125
Median Price	\$410,000	\$185,000	\$285,000	\$352,495	\$435,000	\$635,000	\$1,537,500

**Price Differences**

Original to Final List Price	-\$15,601	-\$8,344	-\$13,650	-\$7,832	-\$18,224	-\$23,377	-\$22,225
Original List to Sale Price - \$	-\$32,171	-\$21,173	-\$23,814	-\$16,914	-\$23,996	-\$40,589	-\$133,664
Final List to Sale Price - \$	-\$16,570	-\$12,829	-\$10,164	-\$9,082	-\$5,772	-\$17,212	-\$111,439
Original List to Sale Price - %	94.08%	89.10%	92.17%	95.39%	94.85%	94.26%	93.20%
Final List to Sale Price - %	96.86%	93.10%	96.50%	97.47%	98.71%	97.48%	94.27%

**Days on the Market**

Avg Days Listing to Contract	69	52	76	57	78	81	50
Combined Avg Days to Contract	80	63	93	73	84	91	67
Avg Days Listing to Closing	101	80	108	89	111	114	90
Avg Days Contract to Close	35	29	38	36	35	35	41

**Beds / Baths**

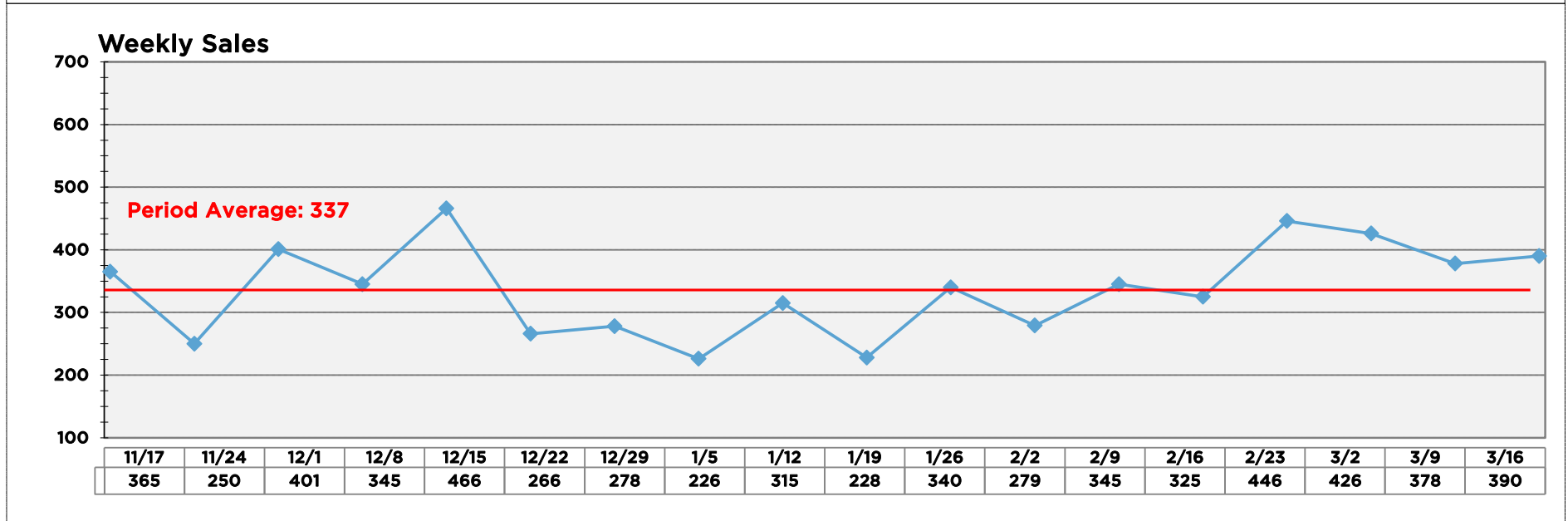
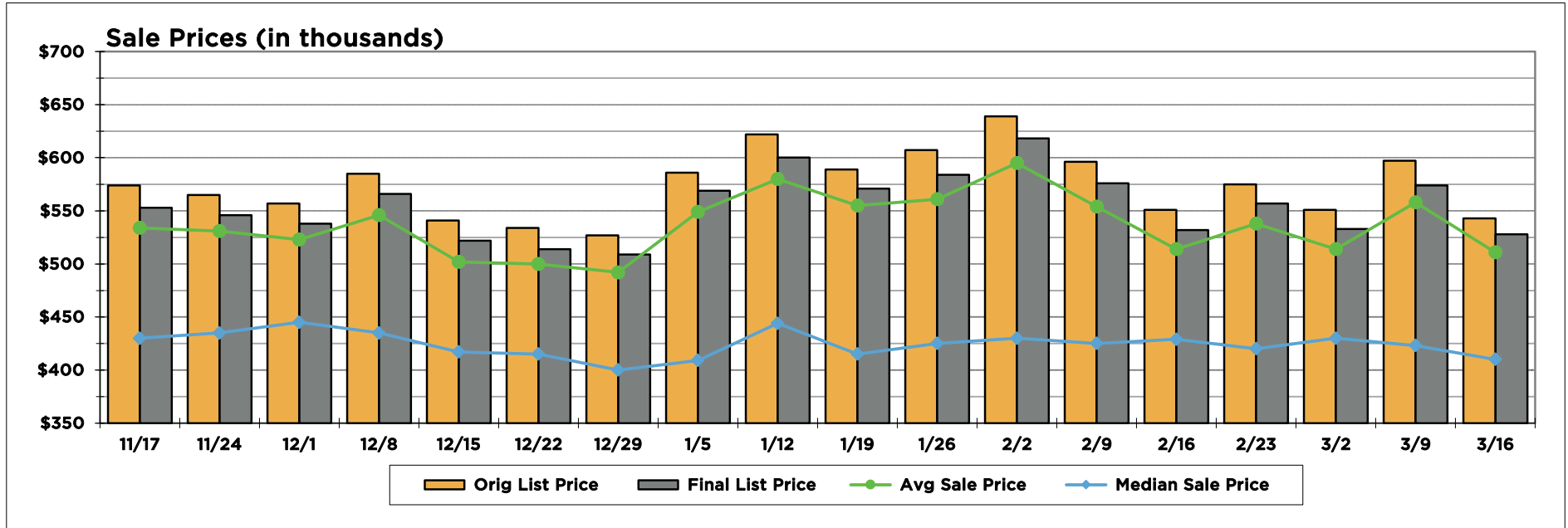
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

Average Square Feet	2,100	1,134	1,443	1,617	1,931	2,796	4,436
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**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

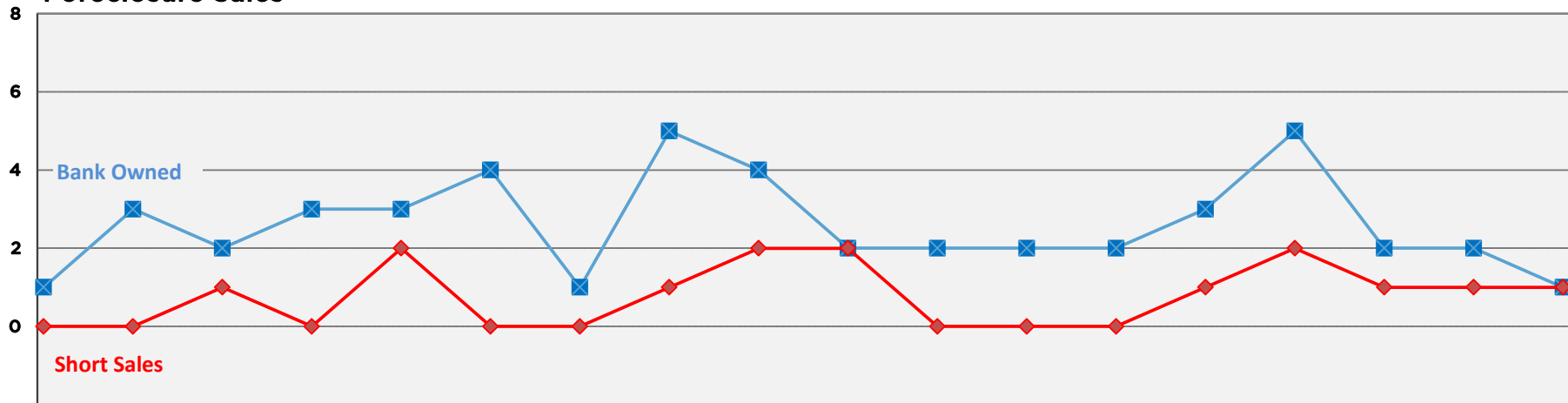
**Single Family Homes**



**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

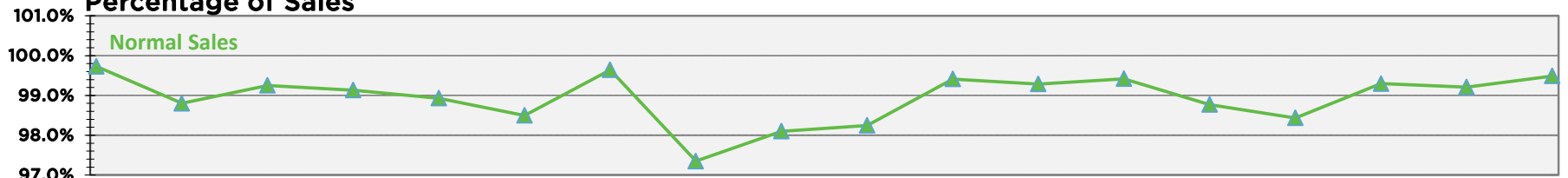
**Single Family Homes**

**Foreclosure Sales**

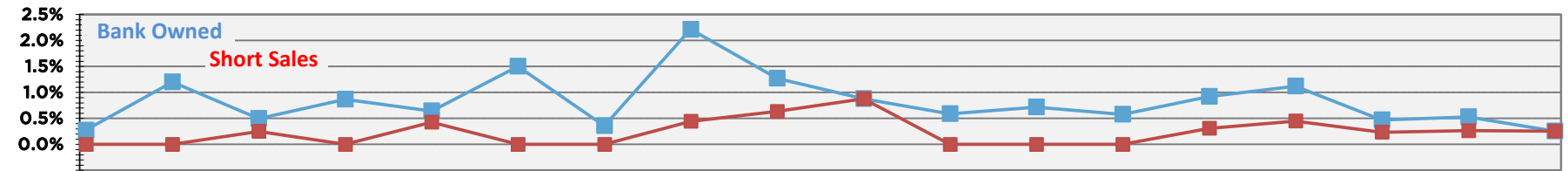


BO	1	3	2	3	3	4	1	5	4	2	2	2	2	3	5	2	2	1
SS	0	0	1	0	2	0	0	1	2	2	0	0	0	1	2	1	1	1

**Percentage of Sales**



Normal	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%	98.43%	99.30%	99.21%	99.49%
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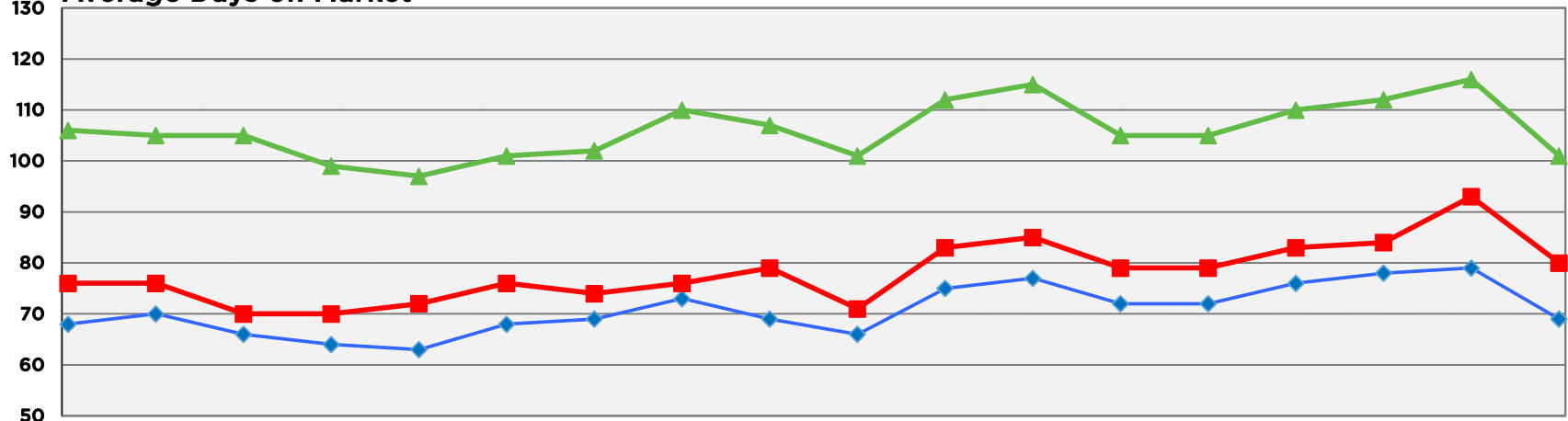


BO	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%	1.27%	0.88%	0.59%	0.72%	0.58%	0.92%	1.12%	0.47%	0.53%	0.26%
SS	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%	0.63%	0.88%	0.00%	0.00%	0.00%	0.31%	0.45%	0.23%	0.26%	0.26%

**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

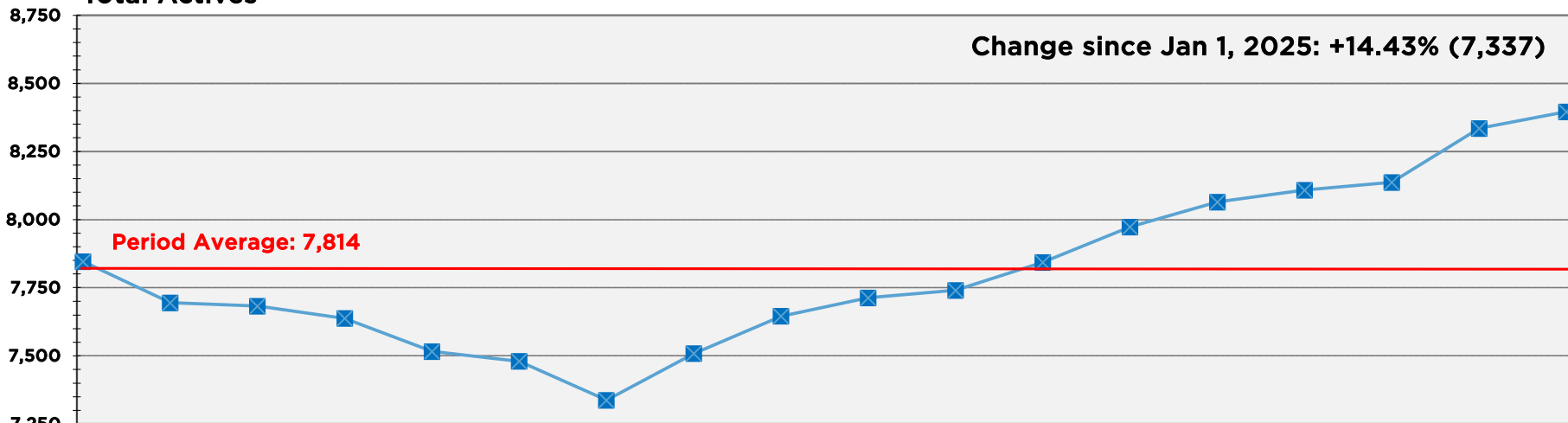
**Single Family Homes**

**Average Days on Market**



	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	2/23	3/2	3/9	3/16
ListToContract	68	70	66	64	63	68	69	73	69	66	75	77	72	72	76	78	79	69
CombDaysOnMkt	76	76	70	70	72	76	74	76	79	71	83	85	79	79	83	84	93	80
ListToClose	106	105	105	99	97	101	102	110	107	101	112	115	105	105	110	112	116	101

**Total Actives**

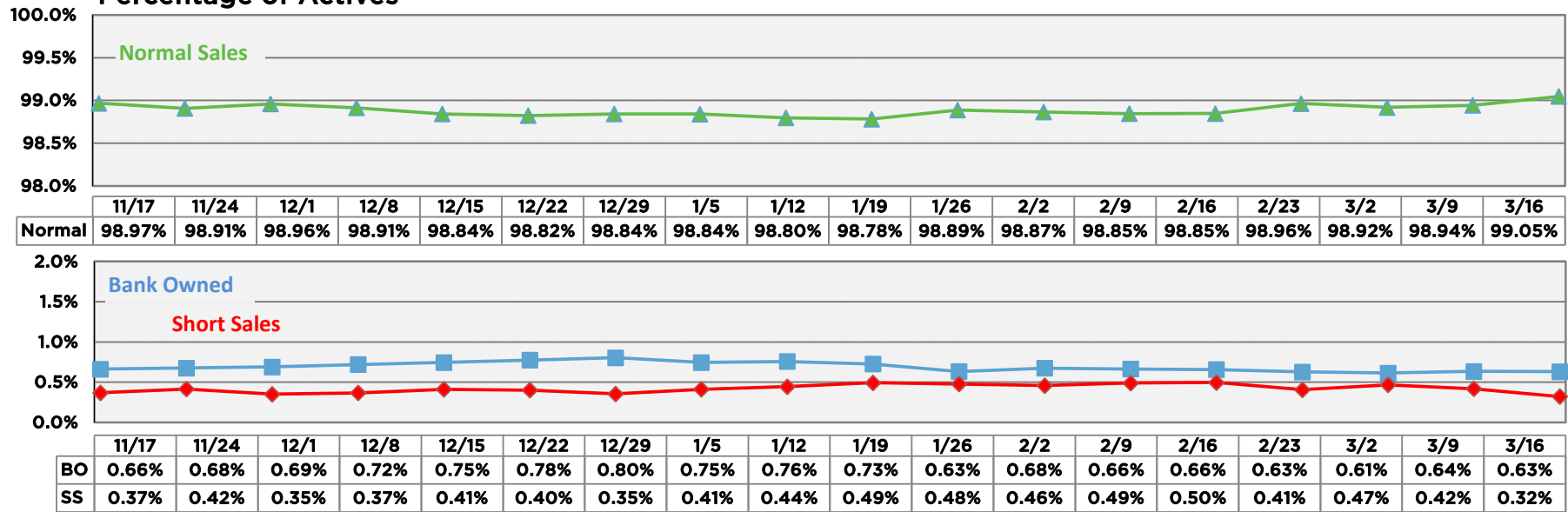


	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16
Total Actives	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508	7,646	7,713	7,740	7,843	7,973	8,065	8,108	8,137	8,335	8,396

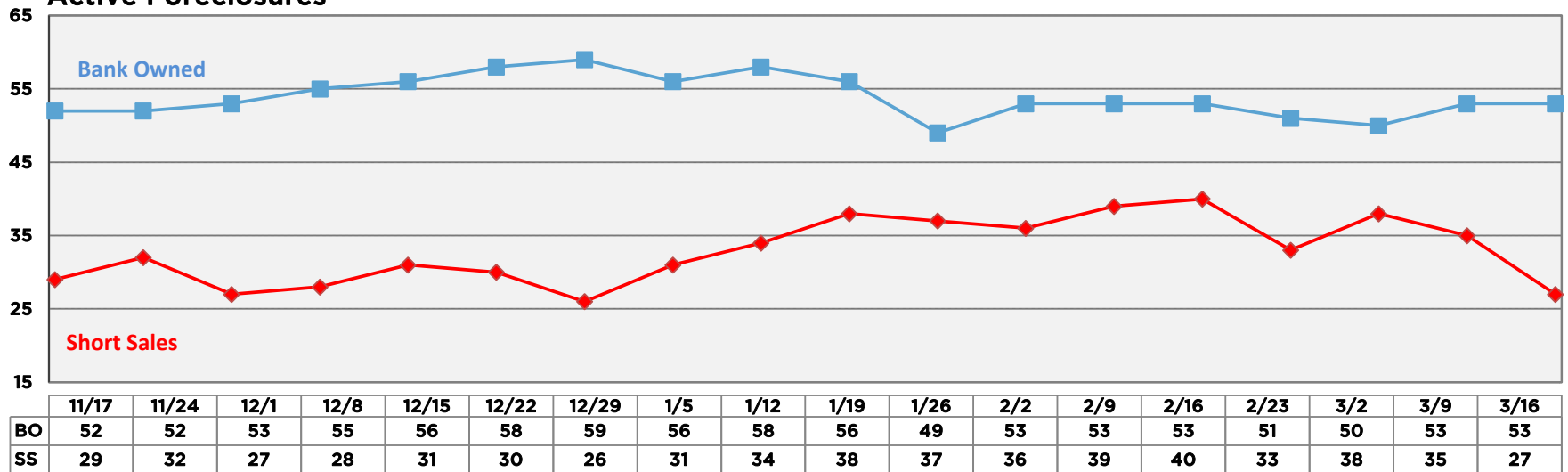
**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**



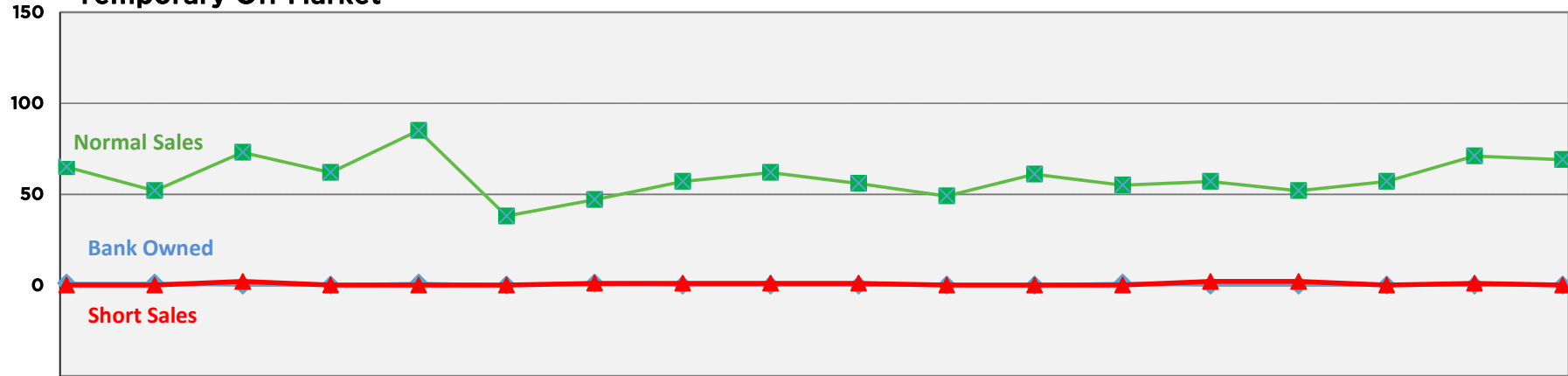
**Active Foreclosures**



**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

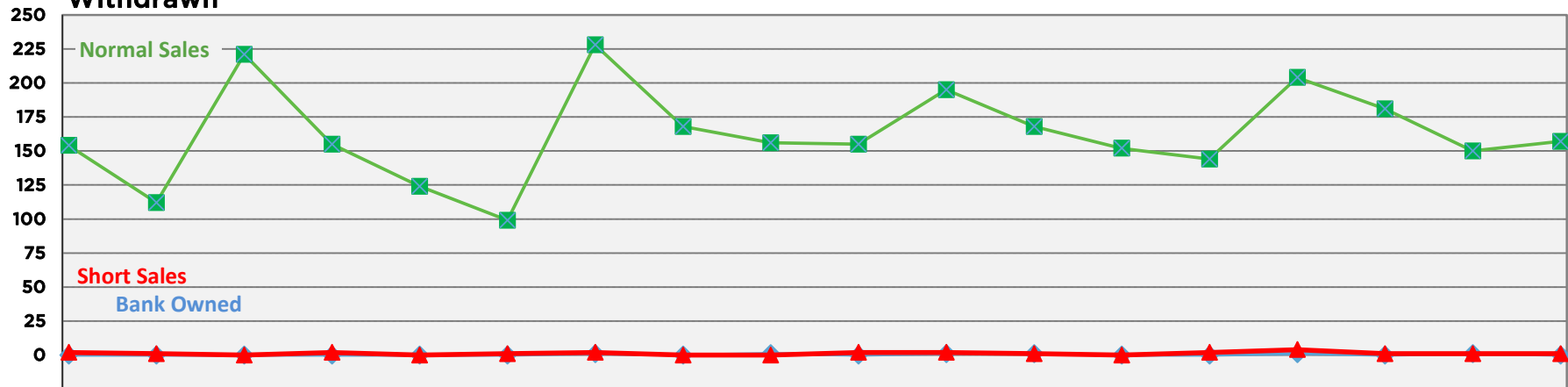
**Single Family Homes**

**Temporary Off Market**



	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	2/23	3/2	3/9	3/16
Norm	65	52	73	62	85	38	47	57	62	56	49	61	55	57	52	57	71	69
BO	1	1	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0
SS	0	0	2	0	0	0	1	1	1	1	0	0	0	2	2	0	1	0

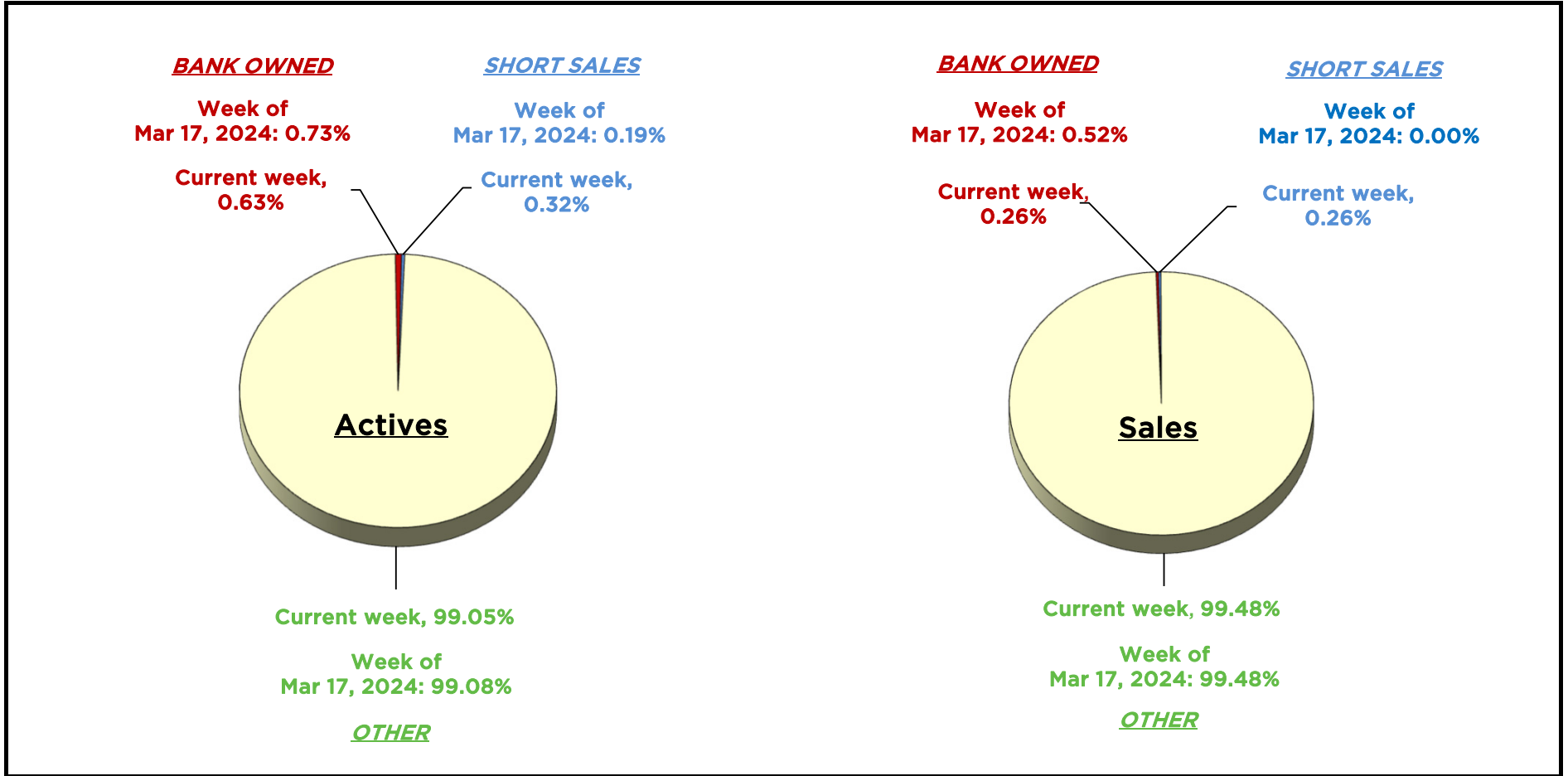
**Withdrawn**



	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	2/23	3/2	3/9	3/16
Norm	154	112	221	155	124	99	228	168	156	155	195	168	152	144	204	181	150	157
BO	0	0	0	0	0	0	1	0	1	0	1	1	0	0	1	0	1	0
SS	2	1	0	2	0	1	2	0	0	2	2	1	0	2	4	1	1	1

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**Single Family Homes**



**Monday Morning Quarterback**  
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**There are 58 Single Family Homes available for the Median Price of \$410,000 ( ± \$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>
<b>Seminole County</b>		<b>9</b>	<b>\$409,967</b>	<b>3.2</b>	<b>2.0</b>	<b>1,556</b>	<b>\$263.51</b>
Casselberry	32707	1	\$409,900	3.0	2.0	1,510	\$271.46
Winter Springs / Tuskawilla	32708	1	\$410,000	2.0	2.0	1,457	\$281.40
Altamonte Springs / Forest City	32714	2	\$410,000	3.0	2.0	1,506	\$272.33
Lake Mary / Heathrow	32746	1	\$410,000	4.0	2.0	1,566	\$261.81
Longwood (East)	32750	1	\$409,900	3.0	2.0	1,492	\$274.73
Sanford / Lake Forest	32771	1	\$409,900	4.0	2.0	1,955	\$209.67
Sanford (South)	32773	2	\$410,000	3.5	2.0	1,506	\$272.33
<b>Orange County</b>		<b>14</b>	<b>\$409,979</b>	<b>3.6</b>	<b>2.3</b>	<b>1,690</b>	<b>\$242.52</b>
Apopka (North)	32712	1	\$410,000	3.0	2.0	1,646	\$249.09
Mount Dora	32757	1	\$410,000	4.0	3.0	1,862	\$220.19
Winter Park (West)	32789	1	\$409,900	3.0	2.0	1,200	\$341.58
Winter Park (East) / Aloma	32792	2	\$410,000	3.5	2.0	1,483	\$276.47
Pine Hills / Rosemont	32808	2	\$409,950	5.0	3.0	1,839	\$222.92
Conway	32812	1	\$410,000	4.0	3.0	1,944	\$210.91
Union Park	32817	3	\$410,000	3.0	2.0	1,498	\$273.64
Hiawassee	32818	1	\$410,000	4.0	2.0	2,242	\$182.87
Ocoee	34761	2	\$409,950	3.0	2.0	1,817	\$225.62
<b>Osceola County</b>		<b>24</b>	<b>\$409,948</b>	<b>3.6</b>	<b>2.2</b>	<b>1,879</b>	<b>\$218.18</b>
Davenport	33896	1	\$410,000	3.0	2.0	2,076	\$197.50
Kissimmee / Buena Ventura Lakes	34743	4	\$409,922	3.5	2.0	1,902	\$215.49
Kissimmee (East)	34744	3	\$409,933	3.7	2.3	1,883	\$217.74
Kissimmee (West) / Pleasant Hill	34746	3	\$409,967	3.7	2.3	1,938	\$211.58
Kissimmee / Celebration	34747	1	\$409,900	3.0	2.0	1,672	\$245.16
Kissimmee / Poinciana	34758	2	\$409,850	4.0	2.5	1,688	\$242.80
St Cloud / Narcoossee	34771	3	\$409,990	3.3	2.0	1,619	\$253.24
St Cloud / Canoe Creek	34772	5	\$409,980	3.8	2.2	1,845	\$222.19
St Cloud / Harmony	34773	2	\$409,950	4.0	2.5	2,409	\$170.21
<b>Lake County</b>		<b>11</b>	<b>\$409,954</b>	<b>3.4</b>	<b>2.1</b>	<b>1,994</b>	<b>\$205.55</b>
Sorrento / Mt Plymouth	32776	1	\$409,900	3.0	2.0	1,817	\$225.59
Clermont (Central)	34711	3	\$409,933	3.3	2.0	2,105	\$194.77
Clermont (South)	34714	3	\$410,000	3.3	2.3	1,724	\$237.82
Minneola	34715	1	\$409,900	3.0	2.0	1,933	\$212.05
Groveland	34736	2	\$409,950	3.5	2.0	2,276	\$180.16
Mascotte	34753	1	\$410,000	4.0	2.0	2,152	\$190.52

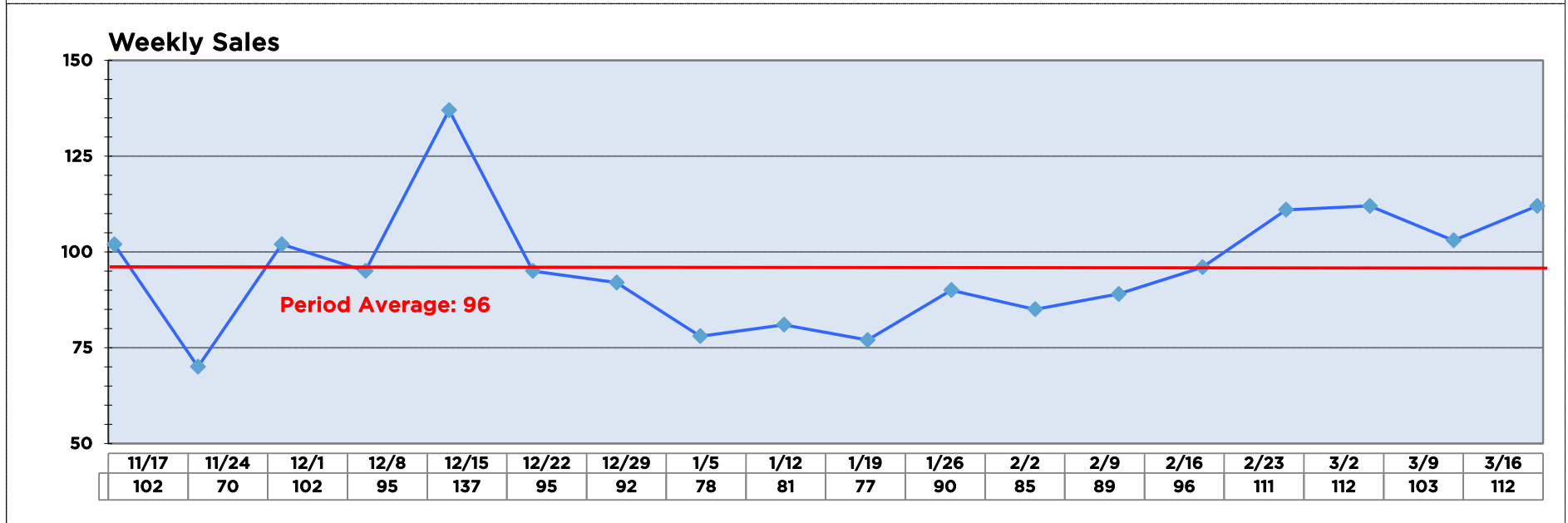
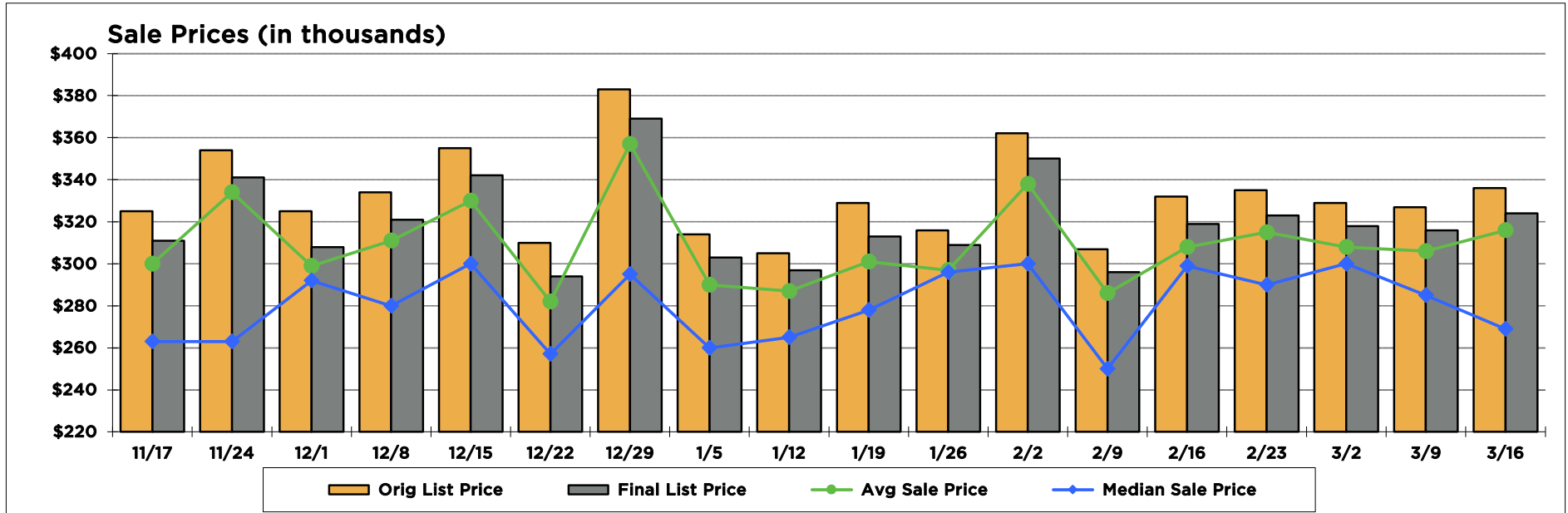
**Monday Morning Quarterback**  
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Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	112	50	13	32	10	4	3
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	112	50	13	32	10	4	3
<b>Active Listings</b>	4,418	1,740	668	1,117	563	312	18
Bank Owned	12	7	1	3	0	1	0
Short Sales	19	6	2	9	2	0	0
Other	4,387	1,727	665	1,105	561	311	18
<b>Months of Inventory</b>	9.10	8.03	11.86	8.06	12.99	18.00	1.38
<b><i>List Price</i></b>							
Average Original List Price	\$336,065	\$195,594	\$290,261	\$369,460	\$469,769	\$580,473	\$1,747,967
Average Final List Price	\$324,426	\$184,457	\$280,911	\$354,671	\$463,369	\$568,473	\$1,734,667
<b><i>Sale Price</i></b>							
Average Price	\$315,657	\$175,276	\$272,308	\$346,169	\$449,650	\$576,723	\$1,723,000
Median Price	\$268,500	\$183,500	\$270,000	\$342,500	\$452,500	\$542,000	\$1,224,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$11,639	-\$11,137	-\$9,350	-\$14,789	-\$6,400	-\$12,000	-\$13,300
Original List to Sale Price - \$	-\$20,408	-\$20,318	-\$17,953	-\$23,291	-\$20,119	-\$3,750	-\$24,967
Final List to Sale Price - \$	-\$8,769	-\$9,181	-\$8,603	-\$8,502	-\$13,719	\$8,250	-\$11,667
Original List to Sale Price - %	93.93%	89.61%	93.81%	93.70%	95.72%	99.35%	98.57%
Final List to Sale Price - %	97.30%	95.02%	96.94%	97.60%	97.04%	101.45%	99.33%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	77	72	91	100	32	39	73
Combined Avg Days to Contract	94	88	121	120	32	39	72.6666667
Avg Days Listing to Closing	107	100	126	130	57	70	95
Avg Days Contract to Close	36	30	36	33	26	175	23
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	4	3
Average Full Baths	2	2	2	2	3	3	2.6666667
Average Half Baths	0	0	0	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,380	1,012	1,358	1,619	1,953	1,985	2,336

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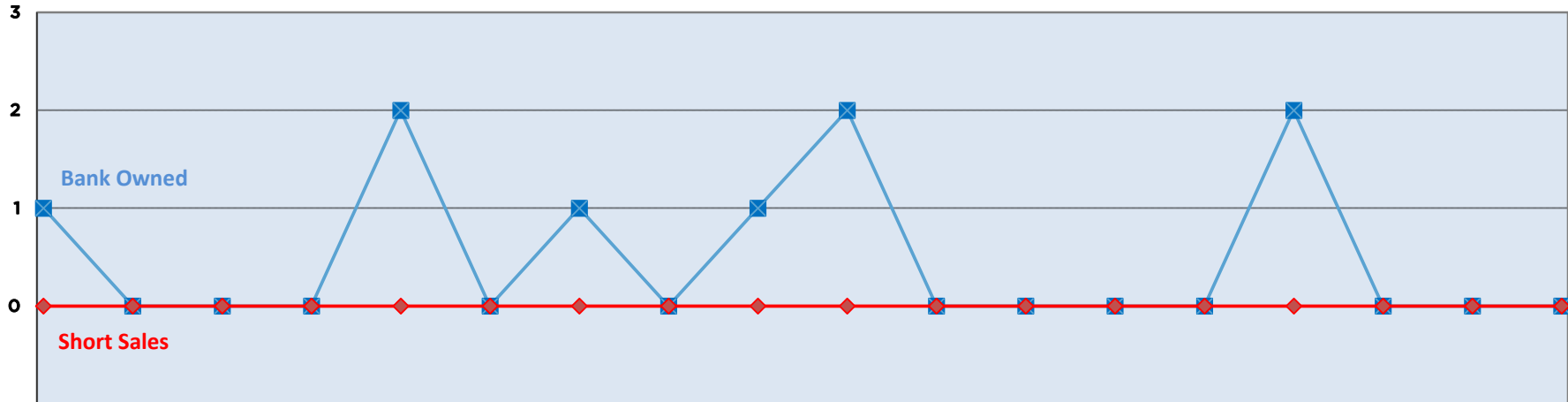
**Condos, Townhomes, Villas**



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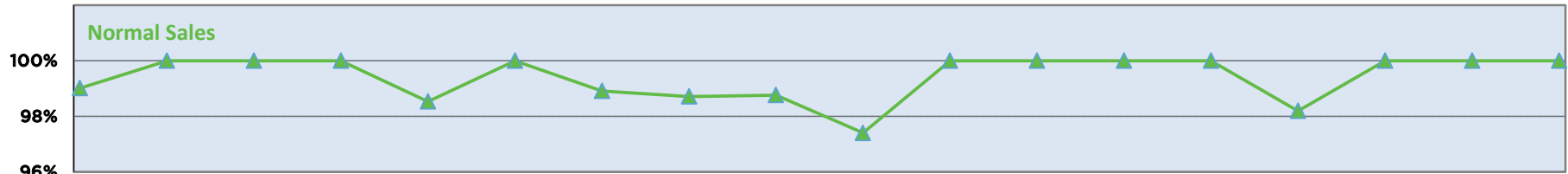
**Condos, Townhomes, Villas**

**Foreclosure Sales**

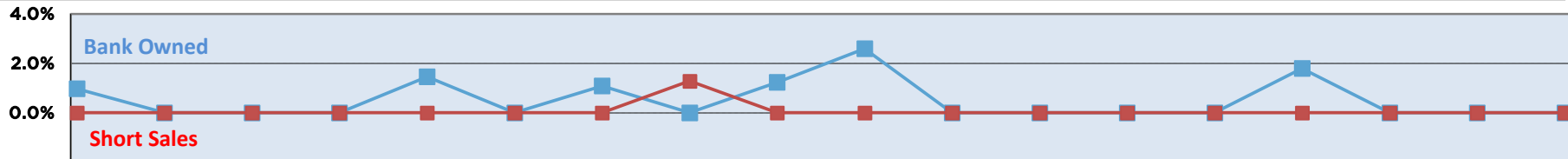


BO	1	0	0	0	2	0	1	0	1	2	0	0	0	0	2	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



Normal	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	98.20%	100.00	100.00	100.00
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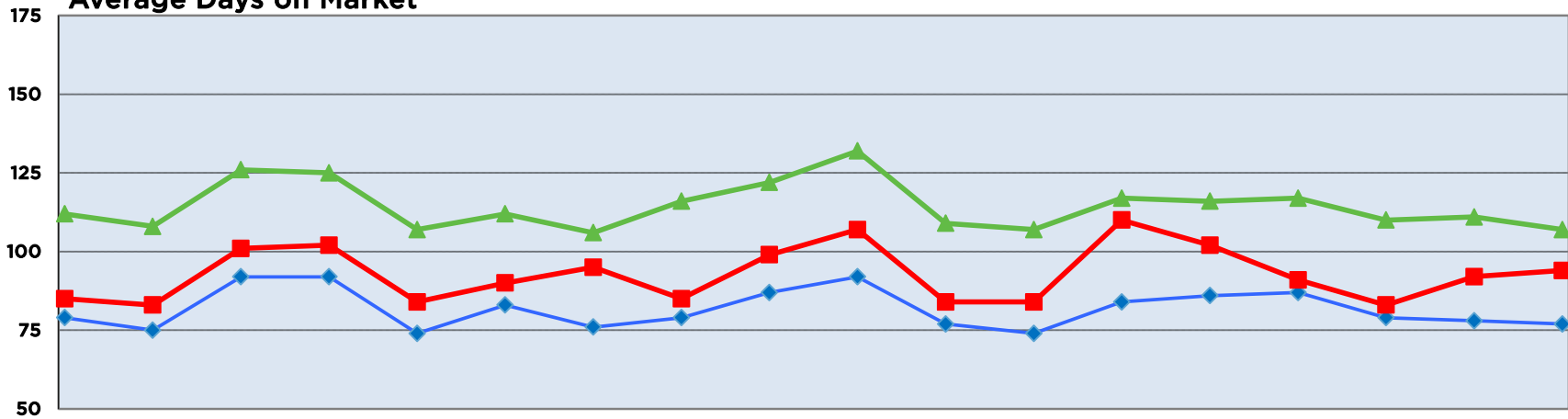


BO	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%	1.23%	2.60%	0.00%	0.00%	0.00%	0.00%	1.80%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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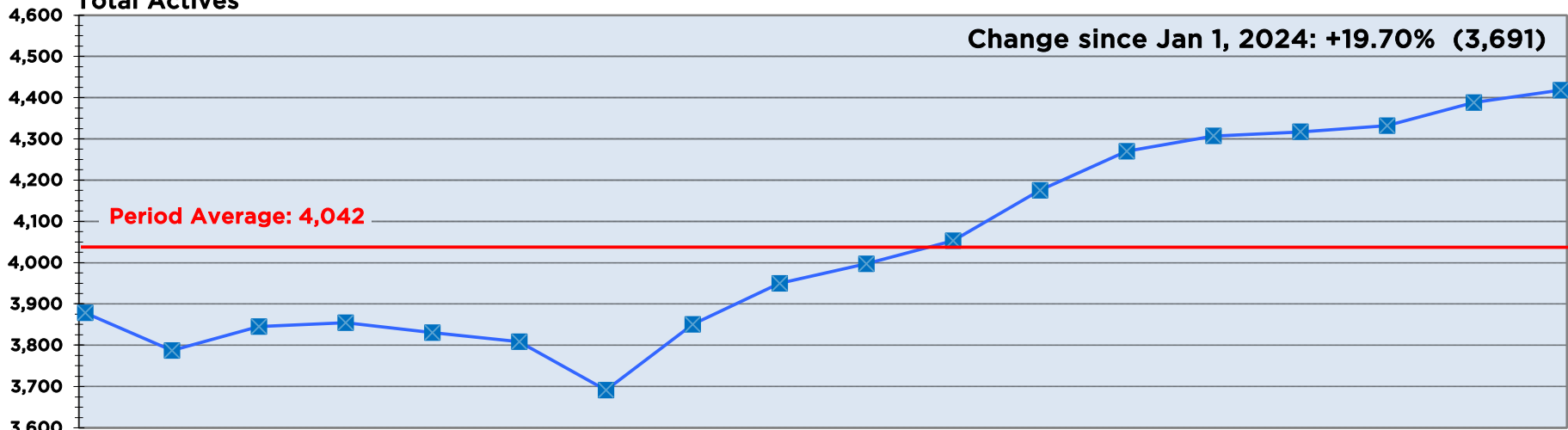
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	2/23	3/2	3/9	3/16
ListToContract	79	75	92	92	74	83	76	79	87	92	77	74	84	86	87	79	78	77
CombDaysOnMkt	85	83	101	102	84	90	95	85	99	107	84	84	110	102	91	83	92	94
ListToClose	112	108	126	125	107	112	106	116	122	132	109	107	117	116	117	110	111	107

**Total Actives**

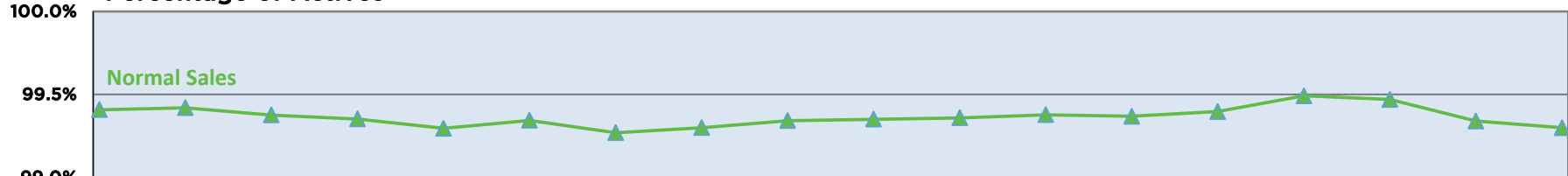


	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16
Total Actives	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850	3,950	3,997	4,053	4,175	4,270	4,307	4,317	4,332	4,388	4,418

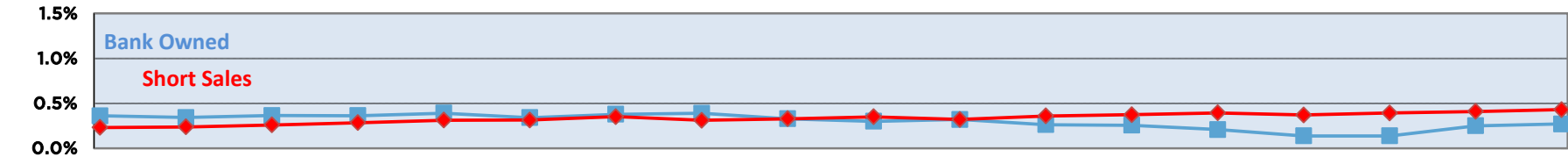
**Monday Morning Quarterback**  
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**Condos, Townhomes, Villas**

**Percentage of Actives**

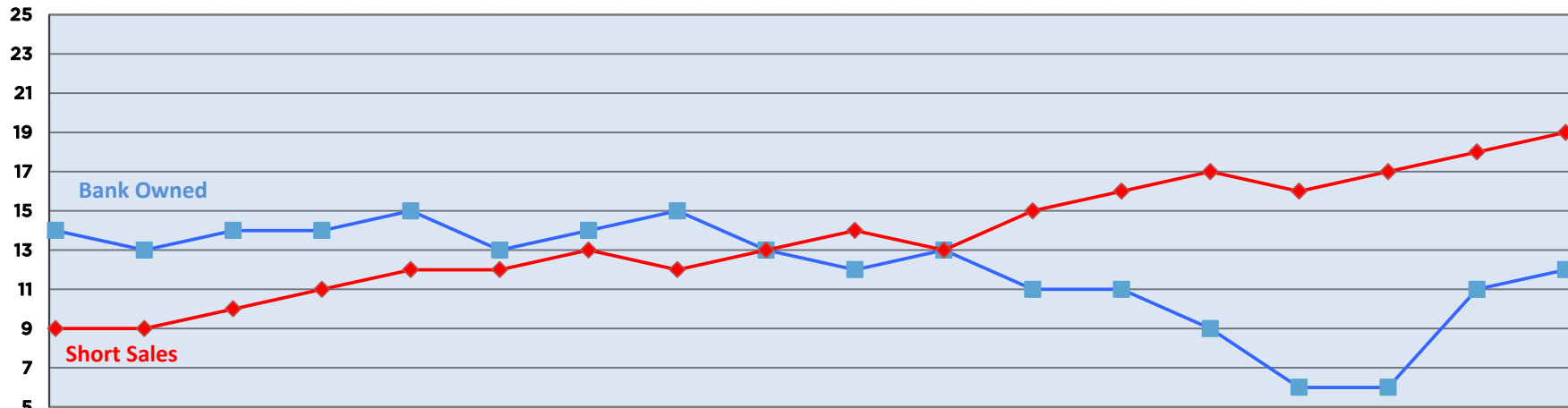


	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16
Normal	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%	99.34%	99.35%	99.36%	99.38%	99.37%	99.40%	99.49%	99.47%	99.34%	99.30%



	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	2/23	3/2	3/9	3/16
BO	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%	0.14%	0.14%	0.25%	0.27%
SS	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%	0.37%	0.39%	0.41%	0.43%

**Active Foreclosures**

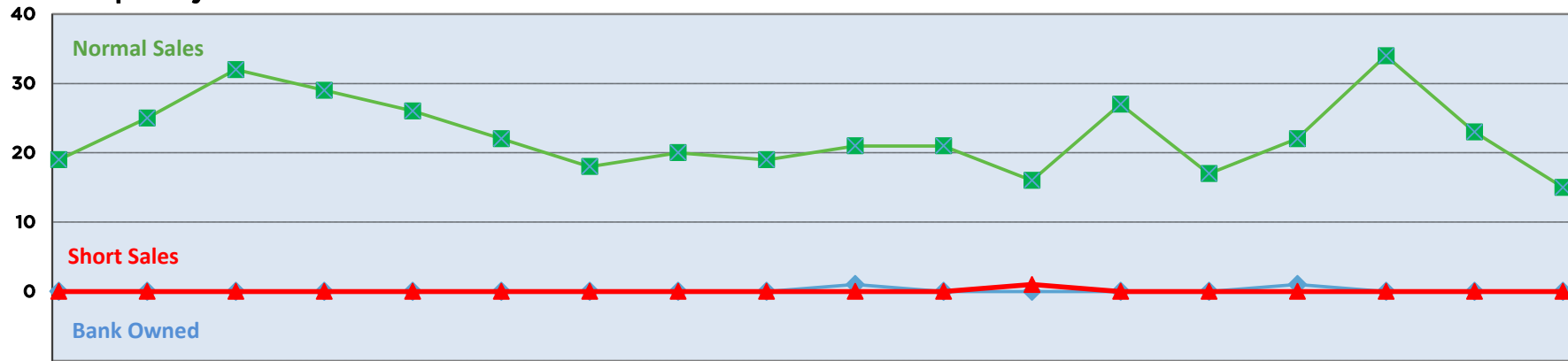


	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16
BO	14	13	14	14	15	13	14	15	13	12	13	11	11	9	6	6	11	12
SS	9	9	10	11	12	12	13	12	13	14	13	15	16	17	16	17	18	19

**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

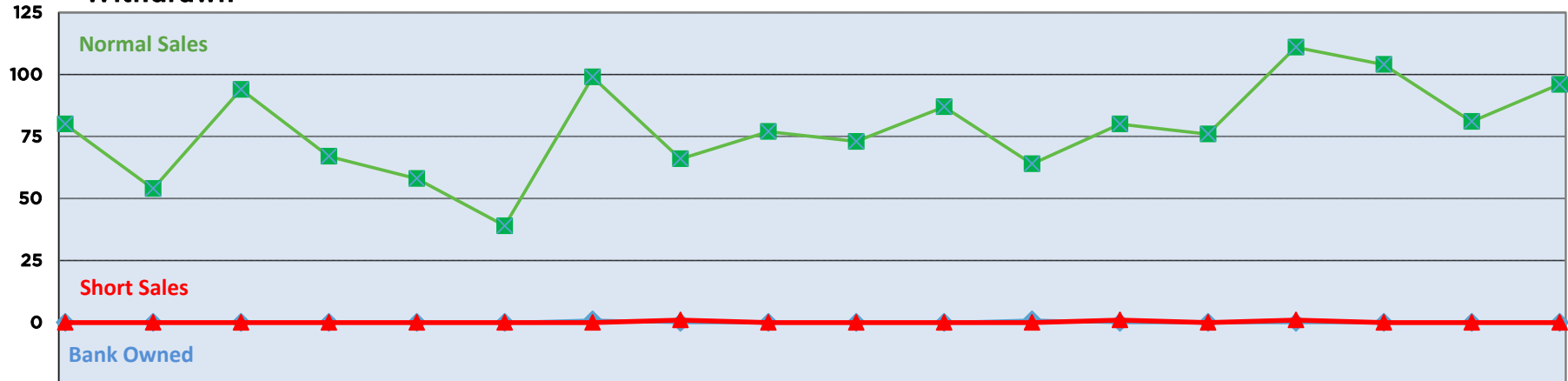
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	2/23	3/2	3/9	3/16
Norm	19	25	32	29	26	22	18	20	19	21	21	16	27	17	22	34	23	15
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0

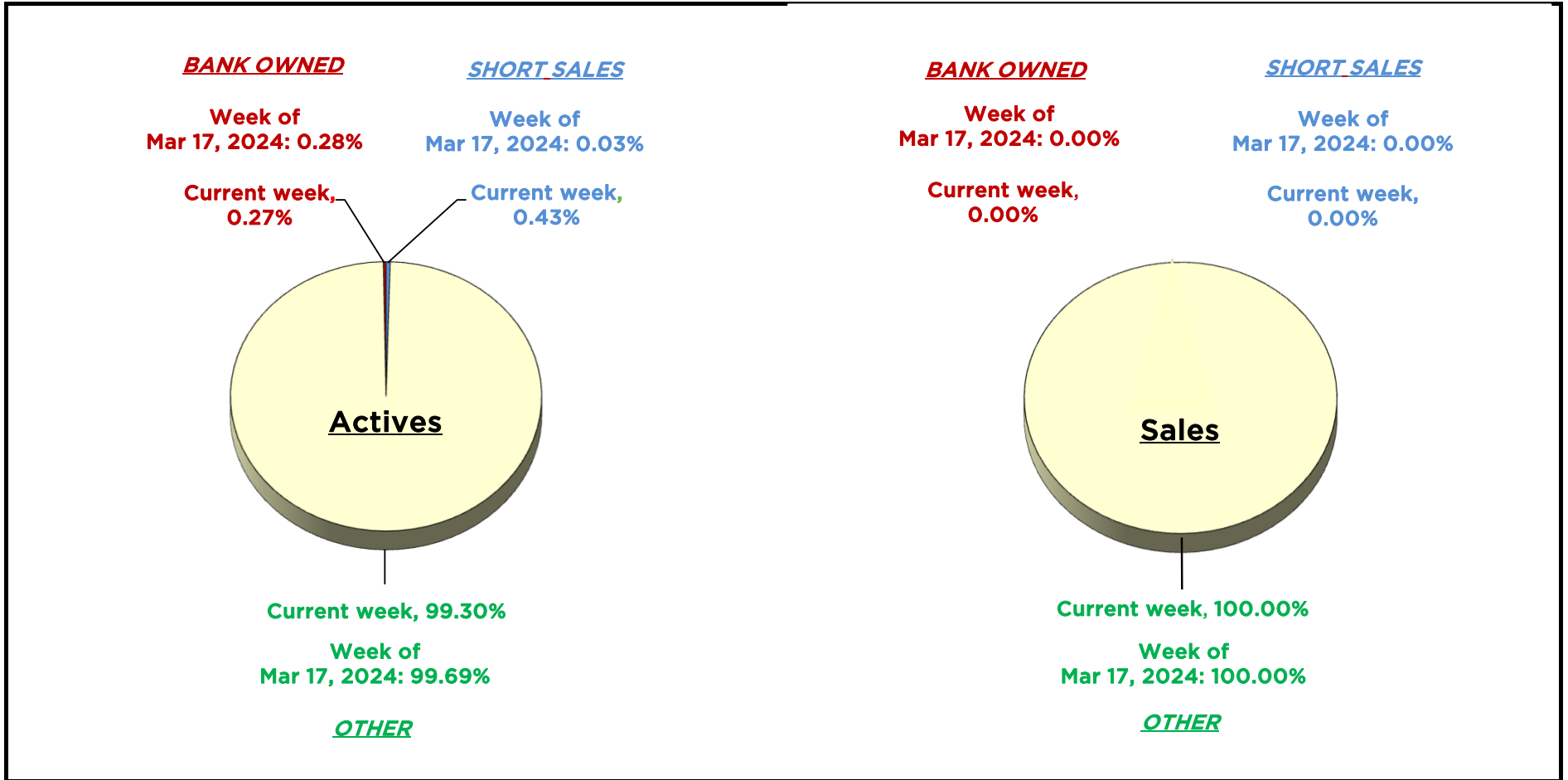
**Withdrawn**



	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	2/23	3/2	3/9	3/16
Norm	80	54	94	67	58	39	99	66	77	73	87	64	80	76	111	104	81	96
BO	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1	0	0	0

**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
03/16/2025 - 03/22/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 22 Condos, Villas, or Townhomes available for the Median Price of \$268,500 ( ± \$500 )**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>3</b>	<b>\$269,000</b>	<b>2.3</b>	<b>2.0</b>	<b>1,329</b>	<b>\$202.41</b>
Altamonte Springs / Forest City	32714	1	\$269,000	3.0	2.0	1,411	\$190.64
Lake Mary / Heathrow	32746	1	\$269,000	2.0	2.0	1,478	\$182.00
Oviedo	32765	1	\$269,000	2.0	2.0	1,098	\$244.99
<b>Orange County</b>		<b>12</b>	<b>\$268,817</b>	<b>2.4</b>	<b>1.9</b>	<b>1,249</b>	<b>\$215.25</b>
Maitland / Eatonville	32751	1	\$269,000	2.0	1.0	816	\$329.66
Pine Hills / Rosemont	32808	1	\$269,000	3.0	2.0	1,538	\$174.90
Orlo Vista	32811	2	\$269,000	3.0	2.0	1,453	\$185.20
Sand Lake / Bay Hill	32819	1	\$269,000	2.0	2.0	583	\$461.41
Williamsburg / Lake Bryan	32821	1	\$269,000	3.0	2.0	1,200	\$224.17
Metro West / Orlo Vista	32835	1	\$269,000	2.0	2.0	1,548	\$173.77
Hunters Creek	32837	2	\$268,500	2.0	2.0	1,180	\$227.54
Winter Garden / Oakland	34787	3	\$268,600	2.3	2.0	1,345	\$199.65
<b>Osceola County</b>		<b>7</b>	<b>\$269,000</b>	<b>2.9</b>	<b>2.1</b>	<b>1,423</b>	<b>\$189.00</b>
Davenport	33896	2	\$269,000	2.5	2.0	1,651	\$162.93
Kissimmee (Central)	34741	1	\$269,000	3.0	2.0	1,495	\$179.93
Kissimmee / Celebration	34747	4	\$269,000	3.0	2.3	1,292	\$208.28