



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

***Week of January 04, 2026 - January 10, 2026***

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

- Sales of single-family homes decreased to 284 during the week of January 04, from 361 the week prior
- The median price of single family homes increased to \$429,000 a change of 3.4%
- The number of single-family home foreclosure transactions decreased to 2 from 3 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 86, and now sits at 8,003

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

- Sales of condos, townhomes, and villas decreased to 66 during the week of January 04, from 104 the week prior
- The median price of condos, townhomes, and villas increased to \$277,000 a change of 8.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 94, and now sits at 4,075

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

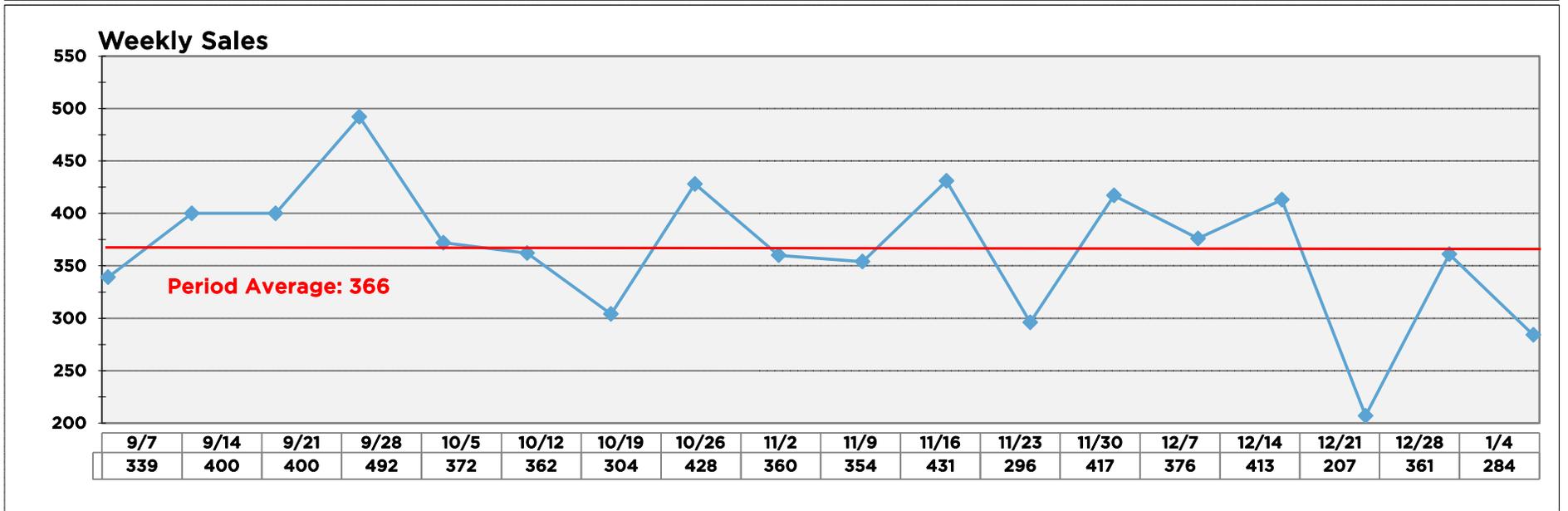
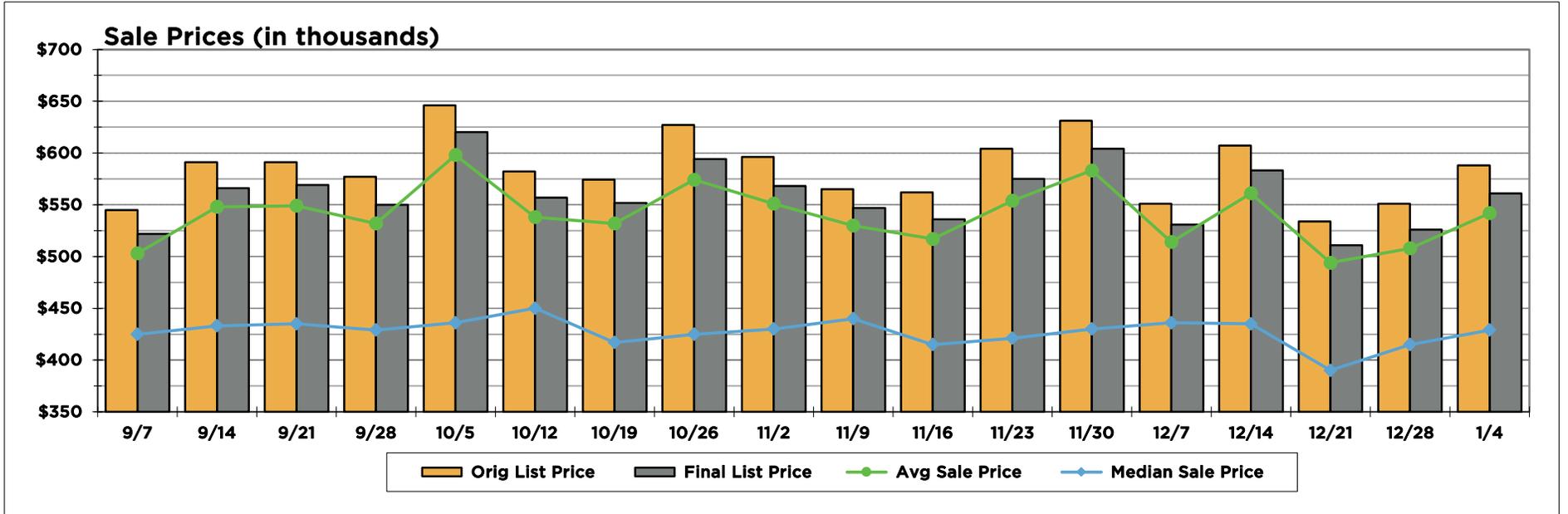
**Monday Morning Quarterback**  
01/04/2026 - 01/10/2026  
Lake, Orange, Osceola & Seminole Counties

**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>284</b>	30	17	76	48	91	22
Bank Owned	2	1	0	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	282	29	17	76	47	91	22
<b>Active Listings</b>	<b>8,003</b>	612	518	1,688	1,603	2,768	814
Bank Owned	34	14	4	5	4	7	0
Short Sales	87	16	10	33	16	10	2
Other	7,882	582	504	1,650	1,583	2,751	812
<b>Months of Inventory</b>	<b>6.50</b>	4.71	7.03	5.13	7.71	7.02	8.54
<b><u>List Price</u></b>							
Average Original List Price	\$587,665	\$214,393	\$301,800	\$368,855	\$463,531	\$700,286	\$1,878,450
Average Final List Price	\$560,609	\$200,283	\$288,559	\$355,946	\$446,098	\$660,873	\$1,804,313
<b><u>Sale Price</u></b>							
Average Price	\$542,444	\$187,747	\$277,141	\$343,553	\$437,238	\$648,104	\$1,710,693
Median Price	\$429,000	\$187,500	\$280,000	\$336,000	\$435,000	\$622,000	\$1,315,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$27,056	-\$14,110	-\$13,241	-\$12,909	-\$17,433	-\$39,413	-\$74,137
Original List to Sale Price - \$	-\$45,221	-\$26,646	-\$24,659	-\$25,302	-\$26,293	-\$52,182	-\$167,757
Final List to Sale Price - \$	-\$18,165	-\$12,536	-\$11,418	-\$12,393	-\$8,860	-\$12,769	-\$93,620
Original List to Sale Price - %	92.30%	87.57%	91.83%	93.14%	94.33%	92.55%	91.07%
Final List to Sale Price - %	96.76%	93.74%	96.04%	96.52%	98.01%	98.07%	94.81%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	74	70	82	72	64	83	67
Combined Avg Days to Contract	84	72	92	79	77	99	68
Avg Days Listing to Closing	113	106	126	110	99	126	100
Avg Days Contract to Close	38	35	43	38	34	42	32
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	3	4	5
Average Full Baths	0	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><u>Square Footage</u></b>							
Average Square Feet	2,157	1,166	1,486	1,661	1,862	2,720	4,058

**Monday Morning Quarterback**  
01/04/2026 - 01/10/2026  
Lake, Orange, Osceola & Seminole Counties

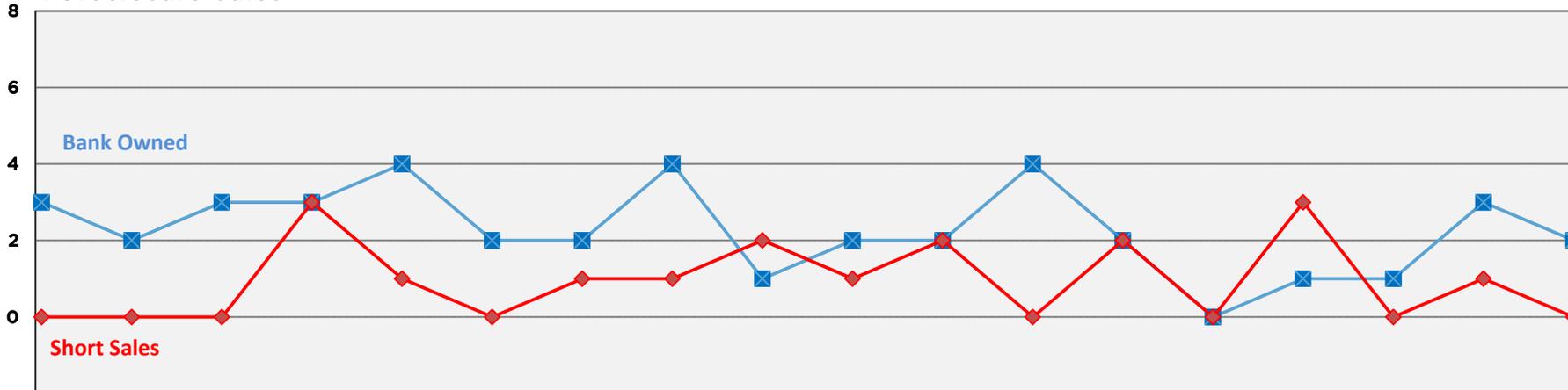
**Single Family Homes**



**Monday Morning Quarterback**  
01/04/2026 - 01/10/2026  
Lake, Orange, Osceola & Seminole Counties

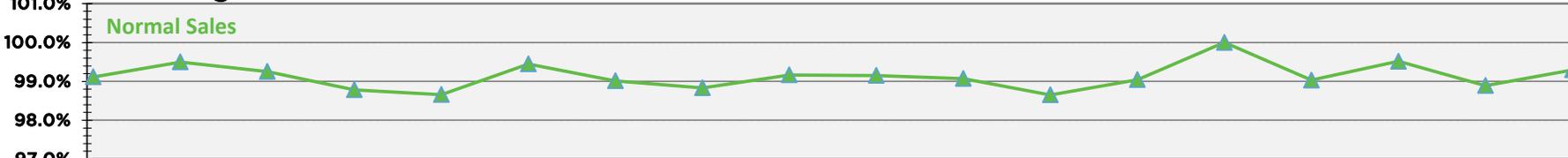
**Single Family Homes**

**Foreclosure Sales**

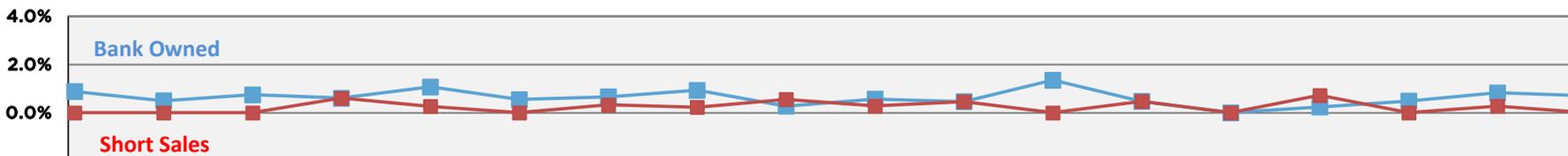


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
BO	3	2	3	3	4	2	2	4	1	2	2	4	2	0	1	1	3	2
SS	0	0	0	3	1	0	1	1	2	1	2	0	2	0	3	0	1	0

**Percentage of Sales**



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Normal	99.12%	99.50%	99.25%	98.78%	98.66%	99.45%	99.01%	98.83%	99.17%	99.15%	99.07%	98.65%	99.04%	100.00%	99.03%	99.52%	98.89%	99.30%

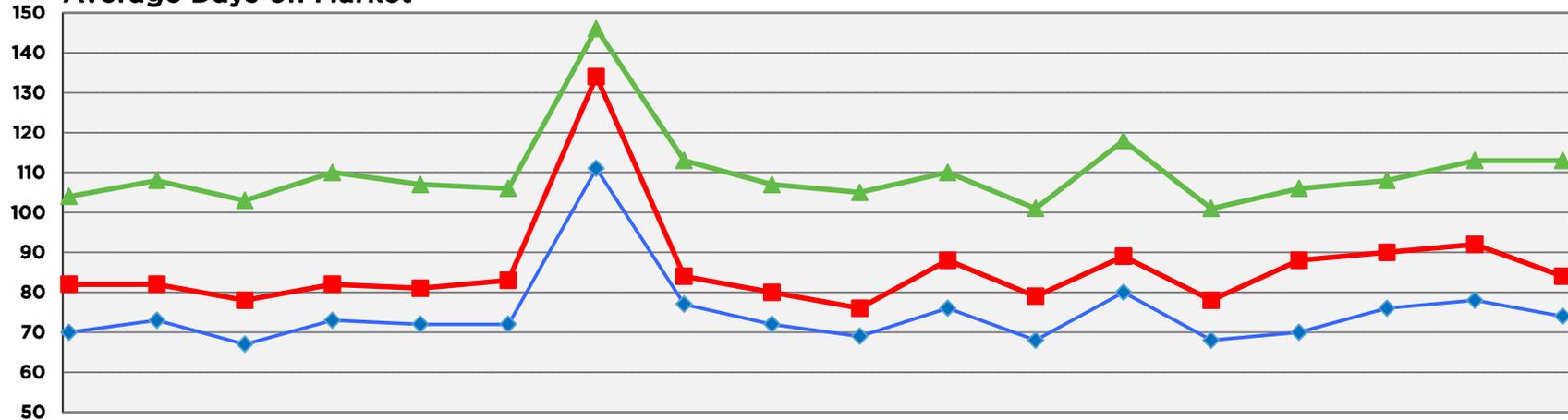


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
BO	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%
SS	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%

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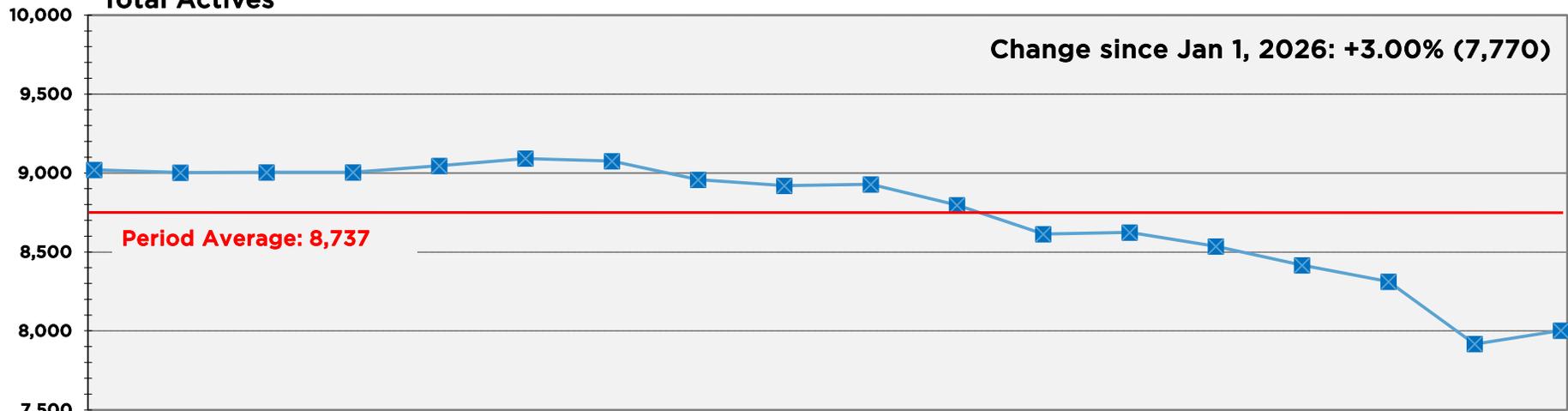
**Single Family Homes**

**Average Days on Market**



ListToContract	70	73	67	73	72	72	111	77	72	69	76	68	80	68	70	76	78	74
CombDaysOnMkt	82	82	78	82	81	83	134	84	80	76	88	79	89	78	88	90	92	84
ListToClose	104	108	103	110	107	106	146	113	107	105	110	101	118	101	106	108	113	113

**Total Actives**



9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
9,020	9,002	9,005	9,005	9,046	9,092	9,075	8,958	8,920	8,928	8,797	8,614	8,624	8,535	8,416	8,312	7,917	8,003

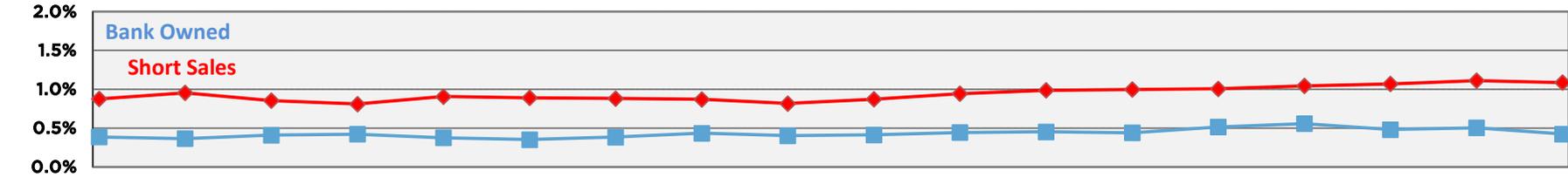
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**Single Family Homes**

**Percentage of Actives**

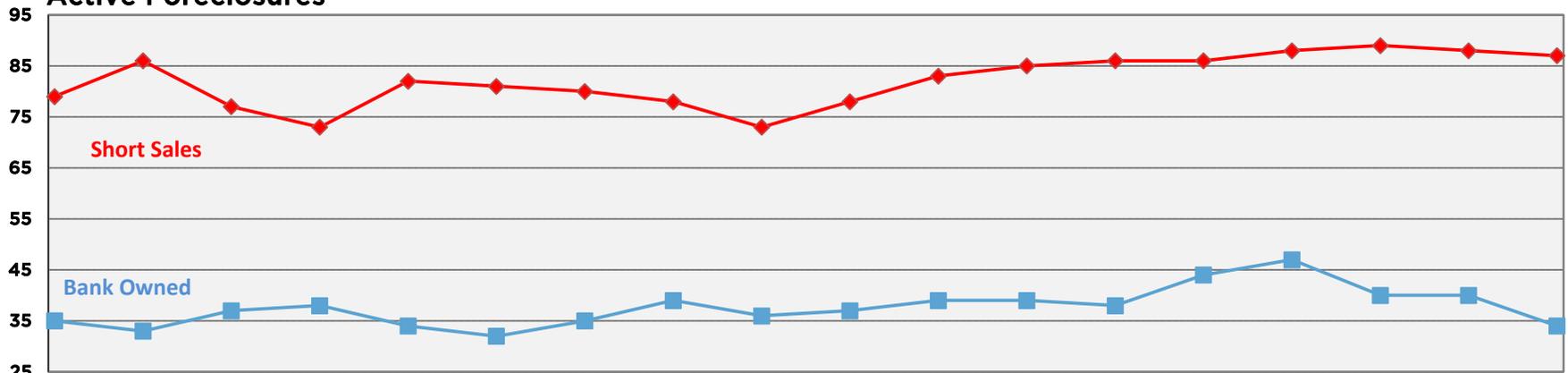


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Normal	98.74%	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
BO	0.39%	0.37%	0.41%	0.42%	0.38%	0.35%	0.39%	0.44%	0.40%	0.41%	0.44%	0.45%	0.44%	0.52%	0.56%	0.48%	0.51%	0.42%
SS	0.88%	0.96%	0.86%	0.81%	0.91%	0.89%	0.88%	0.87%	0.82%	0.87%	0.94%	0.99%	1.00%	1.01%	1.05%	1.07%	1.11%	1.09%

**Active Foreclosures**

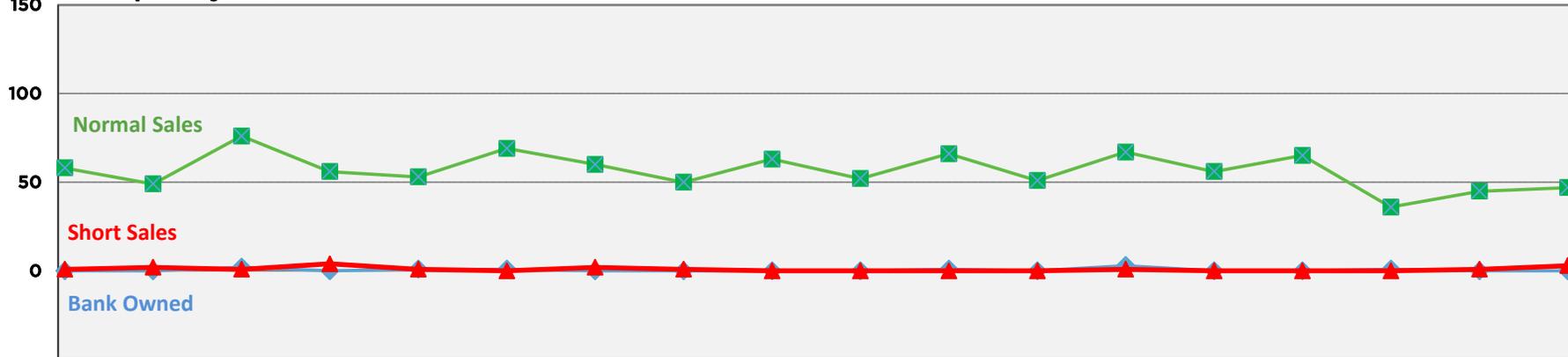


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
BO	35	33	37	38	34	32	35	39	36	37	39	39	38	44	47	40	40	34
SS	79	86	77	73	82	81	80	78	73	78	83	85	86	86	88	89	88	87

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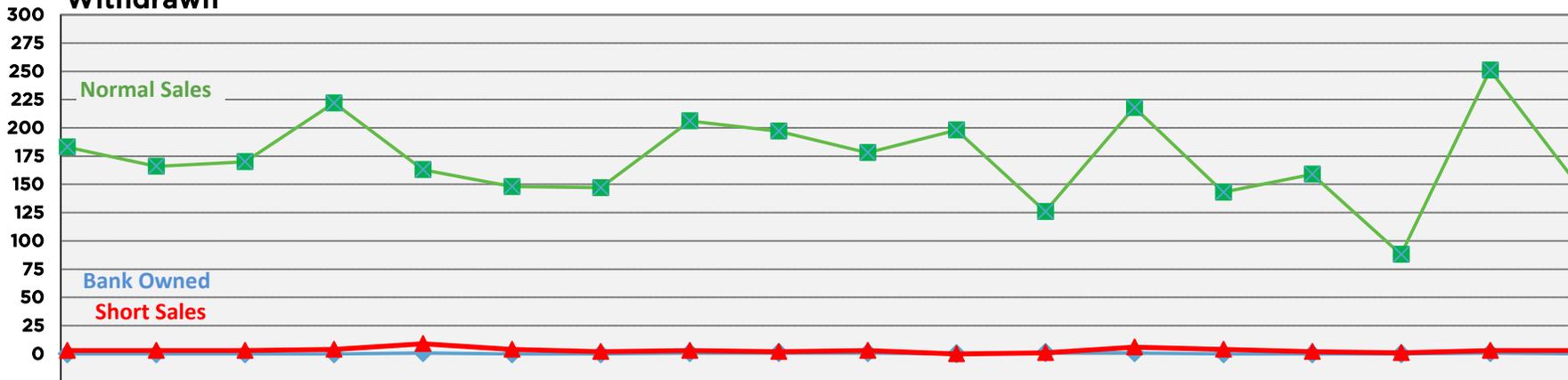
**Single Family Homes**

**Temporary Off Market**



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Norm	58	49	76	56	53	69	60	50	63	52	66	51	67	56	65	36	45	47
BO	0	0	2	0	1	1	0	0	0	0	1	0	3	0	0	1	0	0
SS	1	2	1	4	1	0	2	1	0	0	0	0	1	0	0	0	1	3

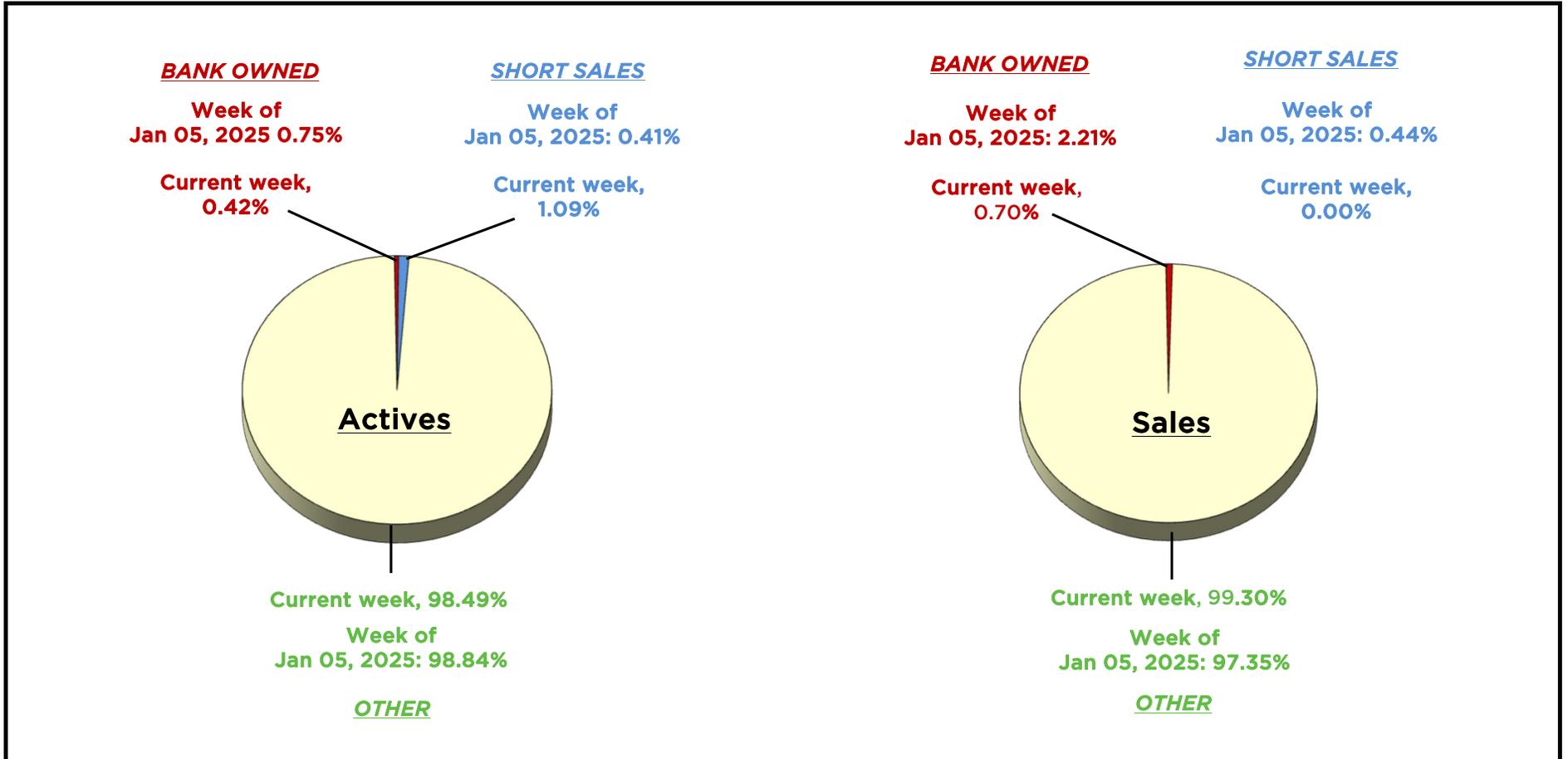
**Withdrawn**



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Norm	183	166	170	222	163	148	147	206	197	178	198	126	218	143	159	88	251	148
BO	0	0	0	0	1	0	0	1	1	1	0	1	1	0	0	0	1	0
SS	3	3	3	4	9	4	2	3	2	3	0	1	6	4	2	1	3	3

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**Single Family Homes**



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**There are 17 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>
<b>Seminole County</b>							
Chuluota/Oviedo	32766	1	\$429,000	3.0	2.0	1,400	\$306.43
<b>Orange County</b>		<b>8</b>	<b>\$429,000</b>	<b>3.4</b>	<b>2.4</b>	<b>1,795</b>	<b>\$239.01</b>
Apopka / Hunt Club	32703	1	\$429,000	3.0	2.0	1,792	\$239.40
College Park	32804	2	\$429,000	2.0	1.0	1,285	\$333.85
Pine Hills	32805	1	\$429,000	5.0	5.0	2,167	\$197.97
Lockhart	32810	1	\$429,000	4.0	2.0	2,289	\$187.42
Conway	32812	1	\$429,000	3.0	2.0	1,519	\$282.42
Hiawassee	32818	1	\$429,000	5.0	4.0	2,403	\$178.53
Hunters Creek	32837	1	\$429,000	3.0	2.0	1,619	\$264.98
<b>Osceola County</b>		<b>5</b>	<b>\$429,000</b>	<b>3.8</b>	<b>2.2</b>	<b>2,015</b>	<b>\$212.86</b>
Kissimmee (East)	34744	2	\$429,000	4.0	2.5	2,095	\$204.82
Kissimmee (West) / Pleasant Hill	34746	3	\$429,000	3.7	2.0	1,963	\$218.58
<b>Lake County</b>		<b>3</b>	<b>\$429,000</b>	<b>2.7</b>	<b>2.0</b>	<b>1,795</b>	<b>\$239.04</b>
Astor	32102	1	\$429,000	3.0	2.0	1,040	\$412.50
Altoona	32702	1	\$429,000	3.0	2.0	1,747	\$245.56
Leesburg (West)	34748	1	\$429,000	2.0	2.0	2,597	\$165.19

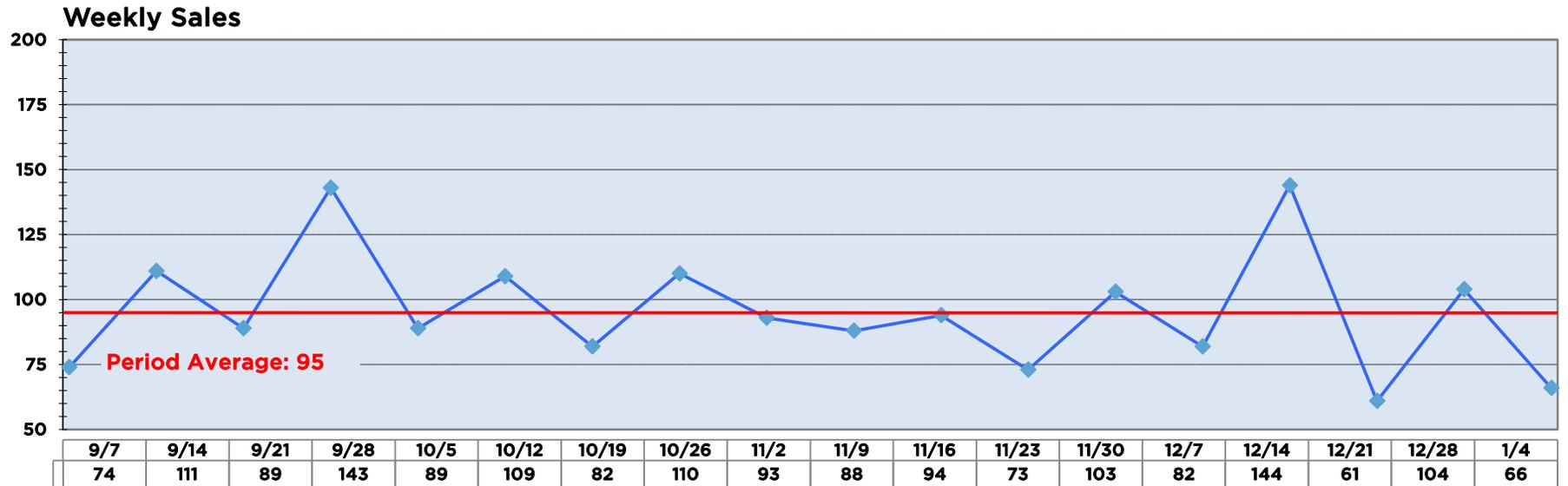
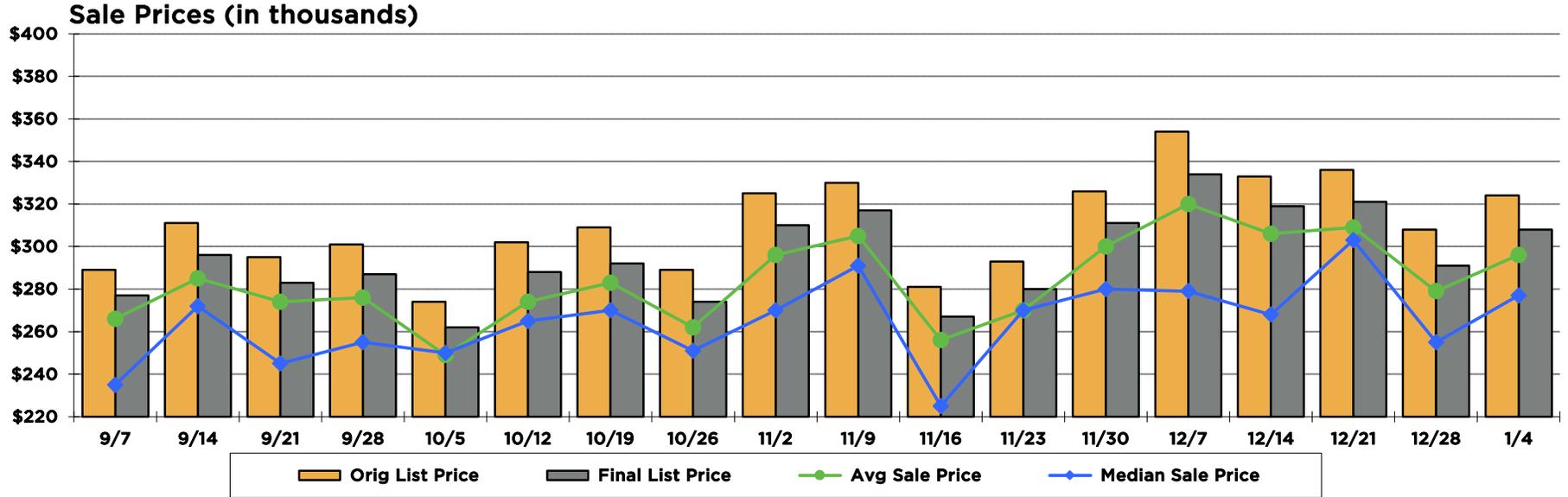
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>66</b>	<b>27</b>	<b>12</b>	<b>16</b>	<b>5</b>	<b>6</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	66	27	12	16	5	6	0
<b>Active Listings</b>	<b>4,075</b>	<b>1,627</b>	<b>658</b>	<b>1,005</b>	<b>504</b>	<b>258</b>	<b>23</b>
Bank Owned	19	10	2	6	1	0	0
Short Sales	33	8	12	12	1	0	0
Other	4,023	1,609	644	987	502	258	23
<b>Months of Inventory</b>	<b>14.25</b>	<b>13.91</b>	<b>12.65</b>	<b>14.50</b>	<b>23.26</b>	<b>9.92</b>	<b>0.00</b>
<b><u>List Price</u></b>							
Average Original List Price	\$324,137	\$192,673	\$297,650	\$383,191	\$456,600	\$700,833	\$0
Average Final List Price	\$307,661	\$176,351	\$282,558	\$368,877	\$450,600	\$666,408	\$0
<b><u>Sale Price</u></b>							
Average Price	\$296,003	\$167,055	\$274,483	\$359,525	\$438,600	\$631,083	\$0
Median Price	\$277,000	\$172,000	\$277,000	\$357,500	\$435,000	\$624,500	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$16,476	-\$16,322	-\$15,092	-\$14,314	-\$6,000	-\$34,425	\$0
Original List to Sale Price - \$	-\$28,134	-\$25,618	-\$23,167	-\$23,666	-\$18,000	-\$69,750	\$0
Final List to Sale Price - \$	-\$11,658	-\$9,296	-\$8,075	-\$9,352	-\$12,000	-\$35,325	\$0
Original List to Sale Price - %	91.32%	86.70%	92.22%	93.82%	96.06%	90.05%	0.00%
Final List to Sale Price - %	96.21%	94.73%	97.14%	97.46%	97.34%	94.70%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	119	120	125	109	35	196	0
Combined Avg Days to Contract	136	145	161	113	35	196	0
Avg Days Listing to Closing	153	153	163	142	62	236	0
Avg Days Contract to Close	33	32	37	32	27	39	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	0	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,390	979	1,317	1,574	2,017	2,373	0

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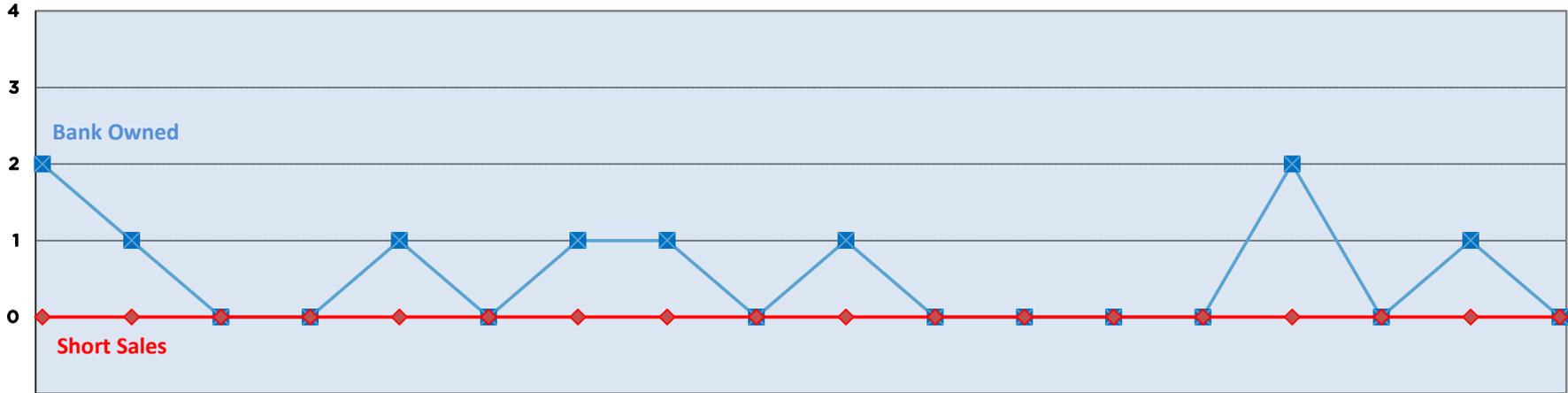
**Condos, Townhomes, Villas**



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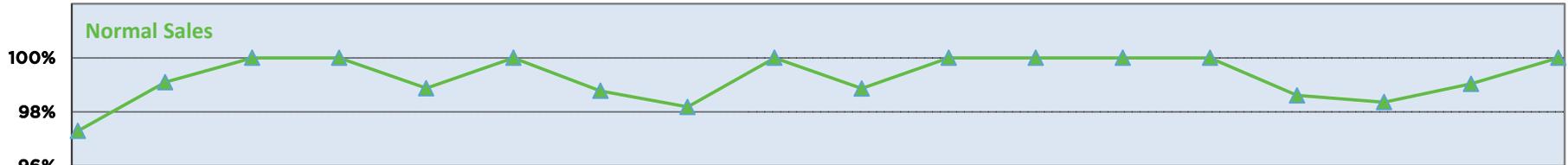
**Condos, Townhomes, Villas**

**Foreclosure Sales**

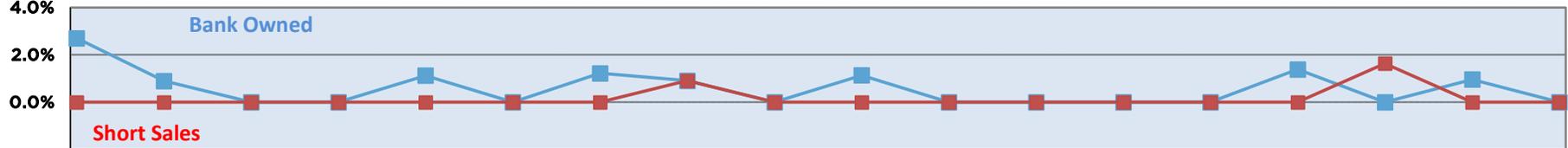


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BO	2	1	0	0	1	0	1	1	0	1	0	0	0	0	2	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Normal	97.30%	99.10%	100.00%	100.00%	98.88%	100.00%	98.78%	98.18%	100.00%	98.86%	100.00%	100.00%	100.00%	100.00%	98.61%	98.36%	99.04%	100.00%

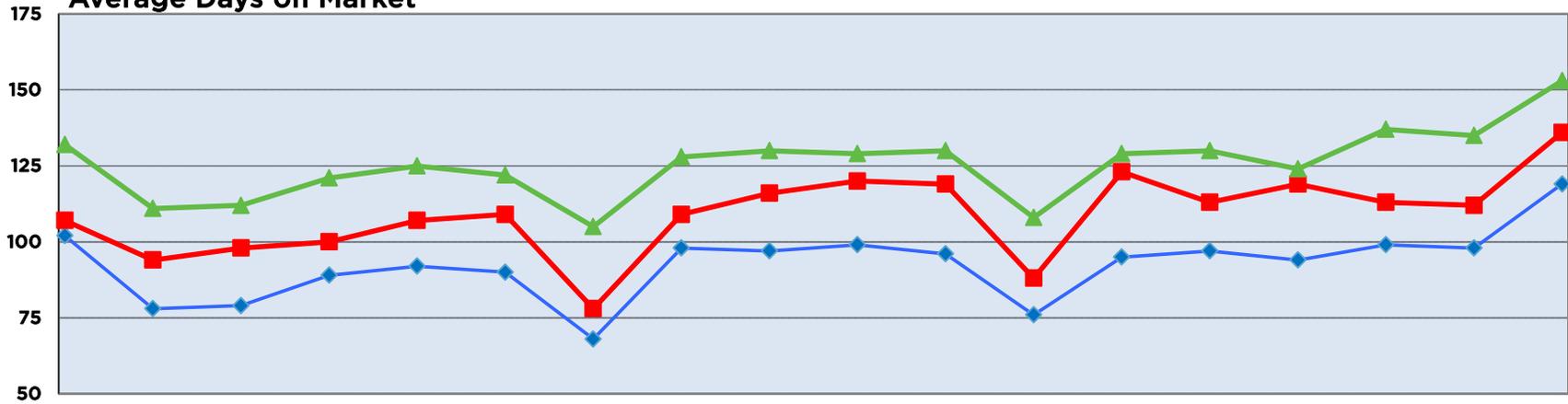


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
BO	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%

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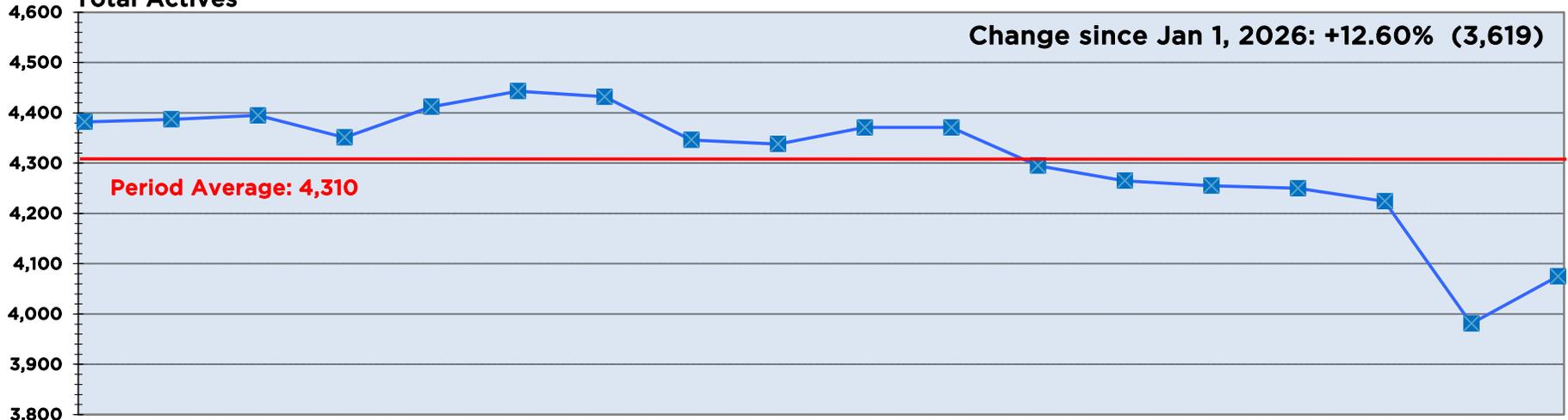
**Condos, Townhomes, Villas**

**Average Days on Market**



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
ListToContract	102	78	79	89	92	90	68	98	97	99	96	76	95	97	94	99	98	119
CombDaysOnMkt	107	94	98	100	107	109	78	109	116	120	119	88	123	113	119	113	112	136
ListToClose	132	111	112	121	125	122	105	128	130	129	130	108	129	130	124	137	135	153

**Total Actives**

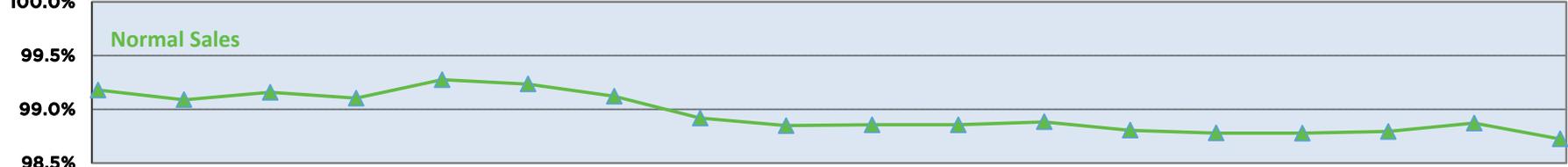


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Total Actives	4,382	4,387	4,395	4,351	4,412	4,443	4,432	4,346	4,338	4,371	4,371	4,295	4,265	4,255	4,250	4,224	3,981	4,075

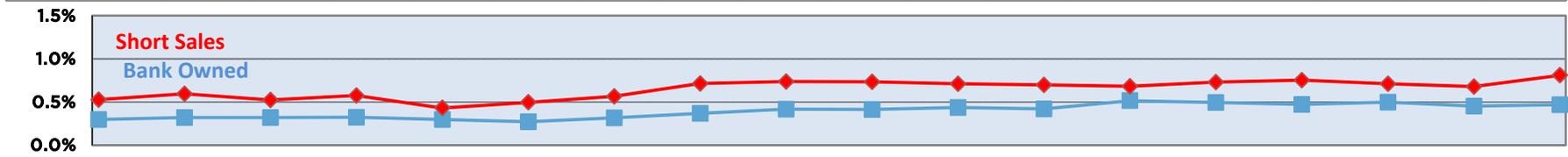
**Monday Morning Quarterback**  
01/04/2026 - 01/10/2026  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

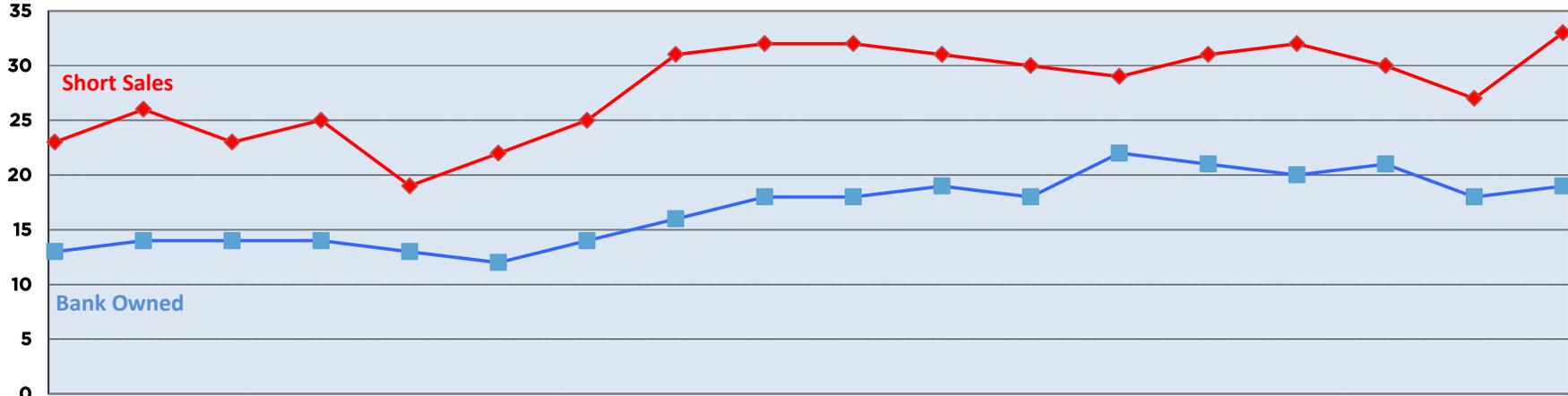


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Normal	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
BO	0.30%	0.32%	0.32%	0.32%	0.29%	0.27%	0.32%	0.37%	0.41%	0.41%	0.43%	0.42%	0.52%	0.49%	0.47%	0.50%	0.45%	0.47%
SS	0.52%	0.59%	0.52%	0.57%	0.43%	0.50%	0.56%	0.71%	0.74%	0.73%	0.71%	0.70%	0.68%	0.73%	0.75%	0.71%	0.68%	0.81%

**Active Foreclosures**

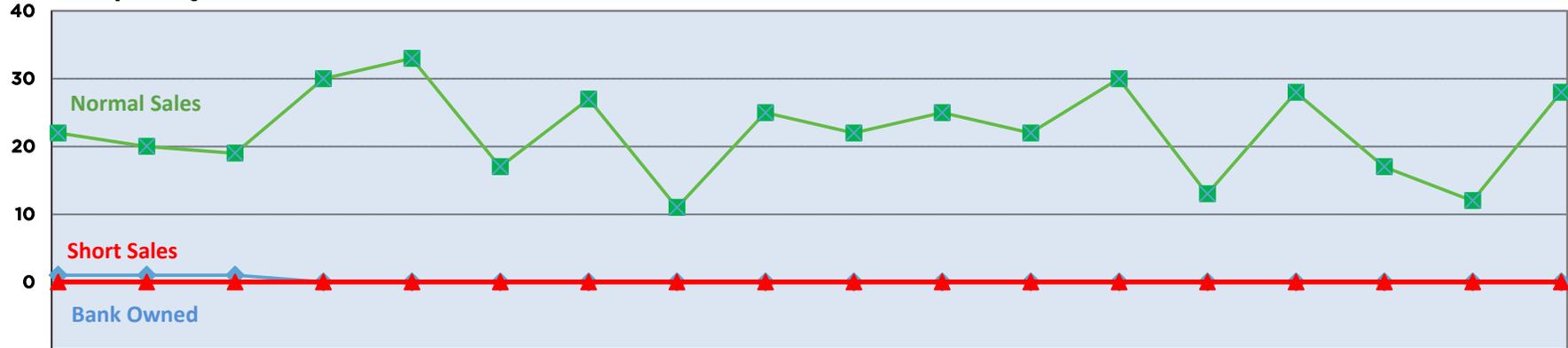


	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
BO	13	14	14	14	13	12	14	16	18	18	19	18	22	21	20	21	18	19
SS	23	26	23	25	19	22	25	31	32	32	31	30	29	31	32	30	27	33

**Monday Morning Quarterback**  
01/04/2026 - 01/10/2026  
Lake, Orange, Osceola & Seminole Counties

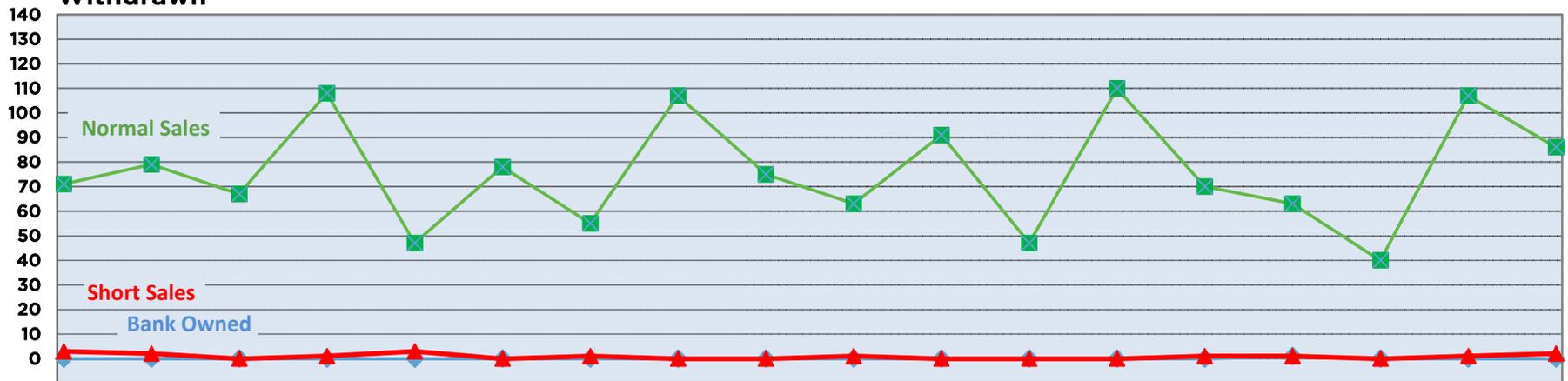
**Condos, Townhomes, Villas**

**Temporary Off Market**



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Norm	22	20	19	30	33	17	27	11	25	22	25	22	30	13	28	17	12	28
BO	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

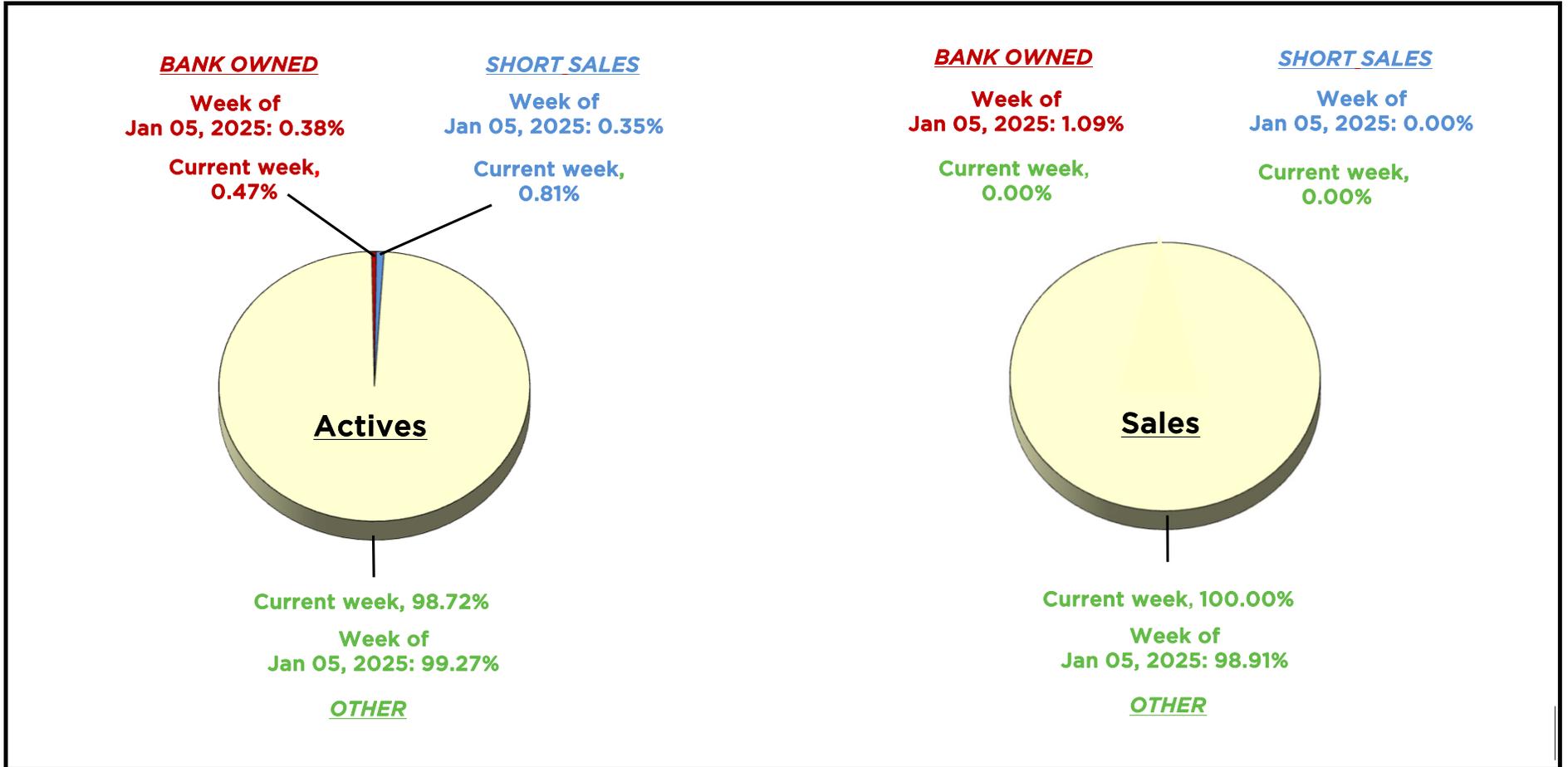
**Withdrawn**



	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4
Norm	71	79	67	108	47	78	55	107	75	63	91	47	110	70	63	40	107	86
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
SS	3	2	0	1	3	0	1	0	0	1	0	0	0	1	1	0	1	2

**Monday Morning Quarterback**  
01/04/2026 - 01/10/2026  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
01/04/2026 - 01/10/2026  
Lake, Orange, Osceola & Seminole Counties

**There are 4 Condos, Villas, or Townhomes available for the Median Price of \$277,000** ( ± \$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 Sq Ft</u>	<u>List \$ per SqFt</u>
<b>Orange County</b>		<b>1</b>	<b>\$276,990</b>	<b>3.0</b>	<b>2.0</b>	<b>980</b>	<b>\$282.64</b>
Rio Pinar / Union Park	32825	1	\$276,990	3.0	2.0	980	\$282.64
<b>Osceola County</b>		<b>2</b>	<b>\$276,995</b>	<b>2.5</b>	<b>2.0</b>	<b>1,518</b>	<b>\$182.47</b>
Kissimmee / Poinciana	34758	1	\$276,990	3.0	2.0	1,586	\$174.65
St Cloud / Narcoossee	34771	1	\$277,000	2.0	2.0	1,450	\$191.03
<b>Lake County</b>		<b>1</b>	<b>\$276,500</b>	<b>2.0</b>	<b>2.0</b>	<b>1,374</b>	<b>\$201.24</b>
Clermont (Central)	34711	1	\$276,500	2.0	2.0	1,374	\$201.24