

Monday Morning Quarterback Summary

Week of February 08, 2026 - February 14, 2026

Single-family existing homes

- Sales of single-family homes increased to 345 during the week of February 08, from 300 the week prior
- The median price of single family homes increased to \$415,000 a change of 3.1%
- The number of single-family home foreclosure transactions decreased to 2 from 5 the week prior
- The number of single-family short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 69, and now sits at 8,341

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 94 during the week of February 08, from 101 the week prior
- The median price of condos, townhomes, and villas decreased to \$257,450 a change of -4.1%
- 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 49, and now sits at 4,199

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

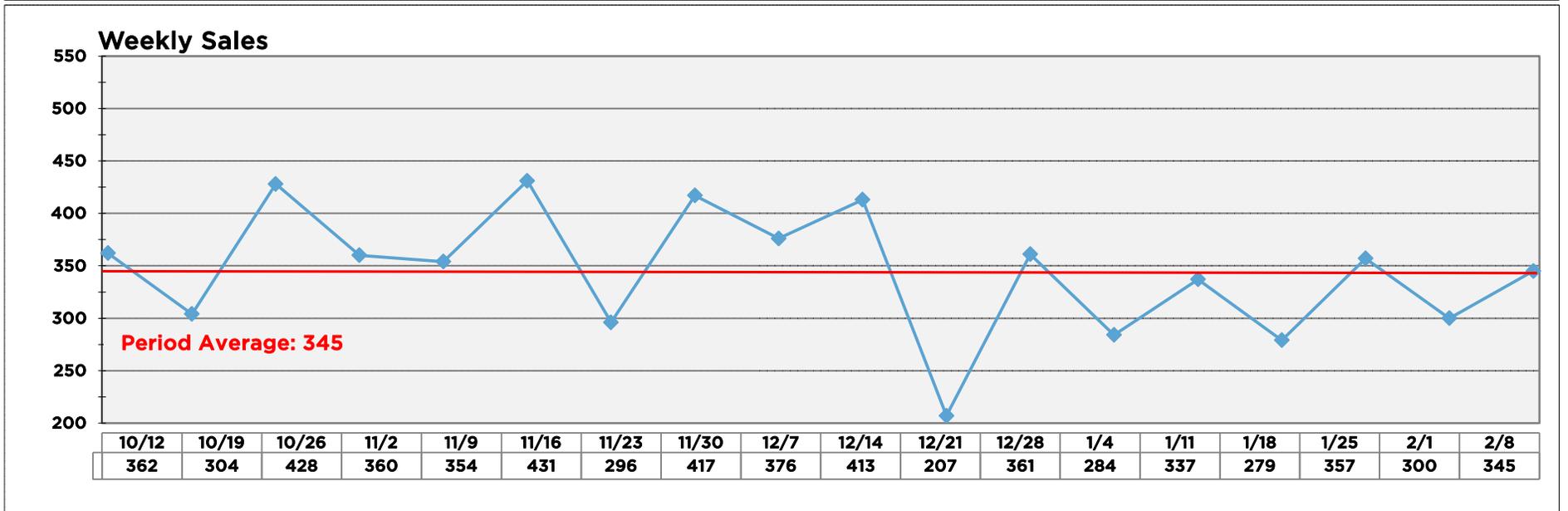
Monday Morning Quarterback
02/08/2026 - 02/14/2026
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	345	38	27	97	69	100	14
Bank Owned	2	0	0	1	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	343	38	27	96	69	99	14
Active Listings	8,341	632	524	1,760	1,661	2,911	853
Bank Owned	43	18	7	5	8	5	0
Short Sales	102	16	10	40	19	14	3
Other	8,196	598	507	1,715	1,634	2,892	850
Months of Inventory	5.58	3.84	4.48	4.19	5.56	6.72	14.06
<u>List Price</u>							
Average Original List Price	\$574,094	\$211,939	\$309,267	\$367,441	\$474,743	\$706,656	\$3,042,429
Average Final List Price	\$552,472	\$202,742	\$293,452	\$358,407	\$454,930	\$681,446	\$2,905,357
<u>Sale Price</u>							
Average Price	\$536,114	\$190,647	\$278,517	\$349,481	\$445,926	\$662,461	\$2,805,714
Median Price	\$415,000	\$207,450	\$282,000	\$350,000	\$445,000	\$620,000	\$2,062,500
<u>Price Differences</u>							
Original to Final List Price	-\$21,622	-\$9,197	-\$15,815	-\$9,034	-\$19,813	-\$25,210	-\$137,072
Original List to Sale Price - \$	-\$37,980	-\$21,292	-\$30,750	-\$17,960	-\$28,817	-\$44,195	-\$236,715
Final List to Sale Price - \$	-\$16,358	-\$12,095	-\$14,935	-\$8,926	-\$9,004	-\$18,985	-\$99,643
Original List to Sale Price - %	93.38%	89.95%	90.06%	95.11%	93.93%	93.75%	92.22%
Final List to Sale Price - %	97.04%	94.03%	94.91%	97.51%	98.02%	97.21%	96.57%
<u>Days on the Market</u>							
Avg Days Listing to Contract	77	74	96	66	84	78	97
Combined Avg Days to Contract	91	88	123	72	93	95	122
Avg Days Listing to Closing	111	110	127	98	115	113	133
Avg Days Contract to Close	33	35	30	32	29	36	37
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,170	1,300	1,426	1,620	2,084	2,768	5,924

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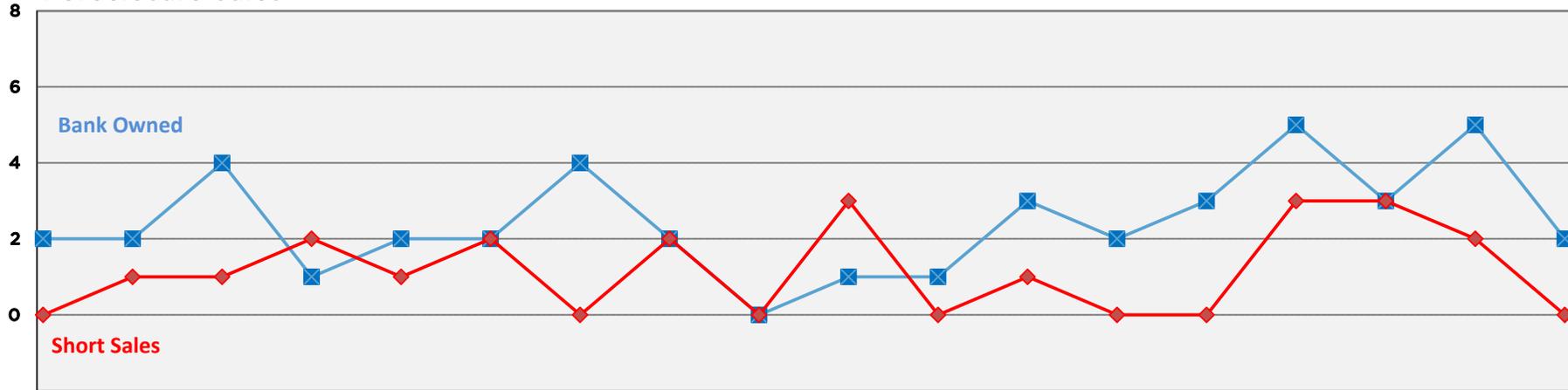
Single Family Homes



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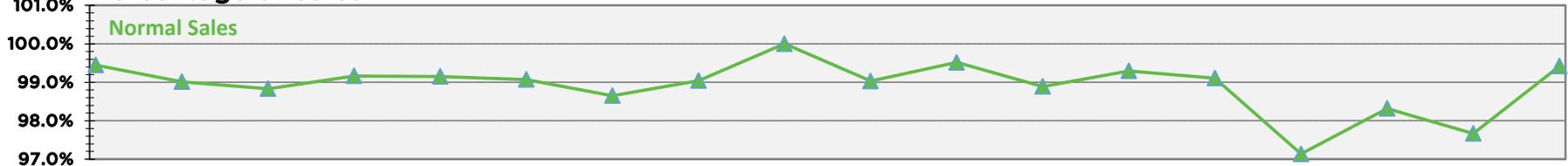
Single Family Homes

Foreclosure Sales

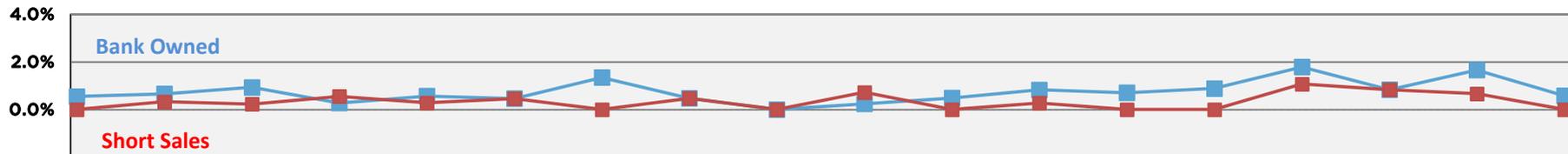


	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8
BO	2	2	4	1	2	2	4	2	0	1	1	3	2	3	5	3	5	2
SS	0	1	1	2	1	2	0	2	0	3	0	1	0	0	3	3	2	0

Percentage of Sales



	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	1/11	1/18	1/25	2/1	2/8
Normal	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%	99.11%	97.13%	98.32%	97.67%	99.42%

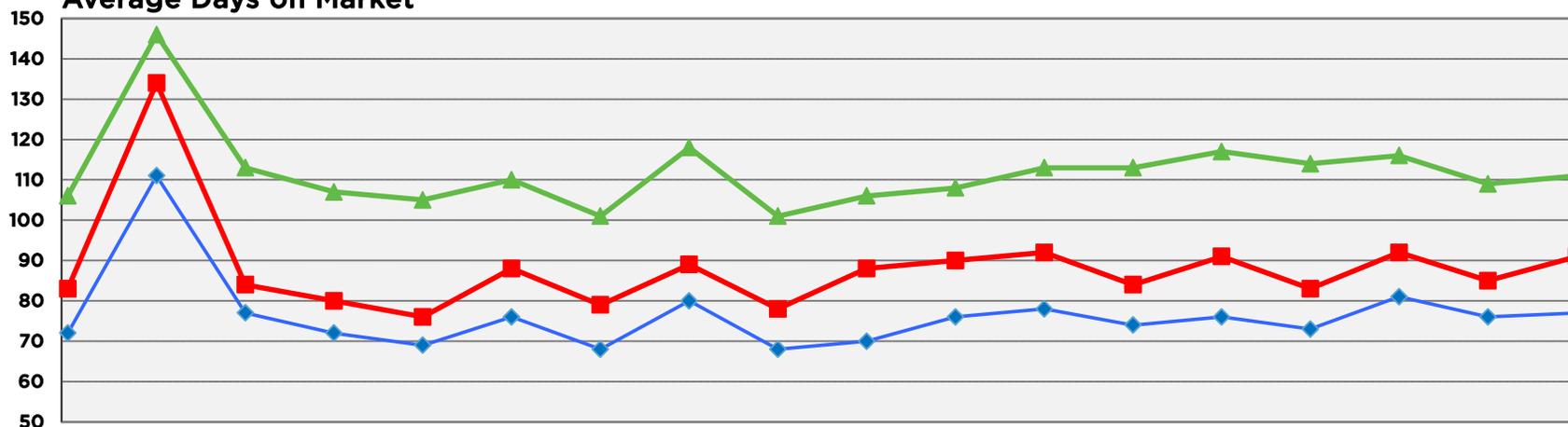


	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8
BO	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%	0.89%	1.79%	0.84%	1.67%	0.58%
SS	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%	0.00%	1.08%	0.84%	0.67%	0.00%

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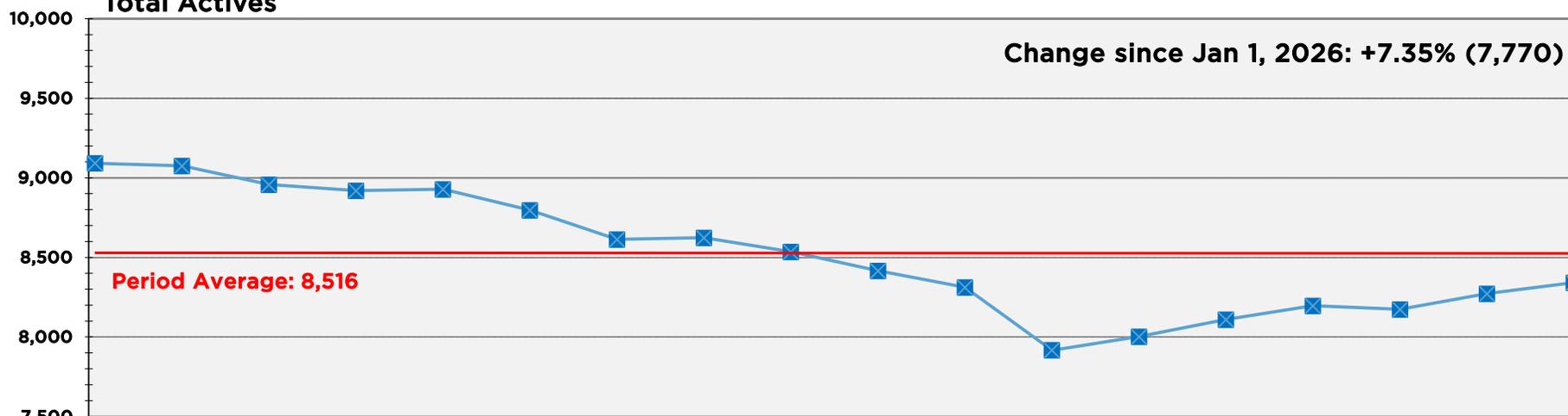
Single Family Homes

Average Days on Market



ListToContract	72	111	77	72	69	76	68	80	68	70	76	78	74	76	73	81	76	77
CombDaysOnMkt	83	134	84	80	76	88	79	89	78	88	90	92	84	91	83	92	85	91
ListToClose	106	146	113	107	105	110	101	118	101	106	108	113	113	117	114	116	109	111

Total Actives

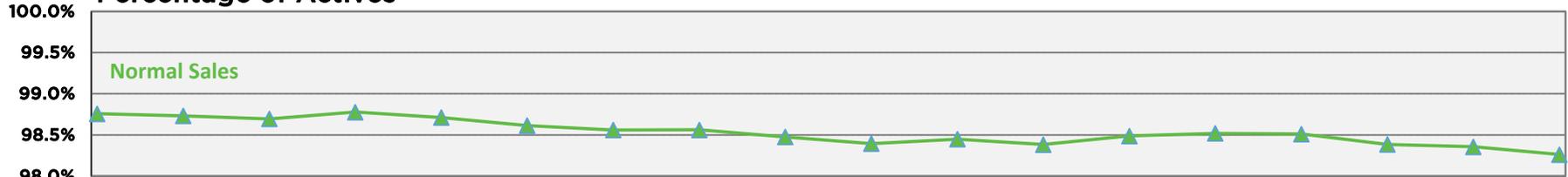


10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8
9,092	9,075	8,958	8,920	8,928	8,797	8,614	8,624	8,535	8,416	8,312	7,917	8,003	8,109	8,197	8,174	8,272	8,341

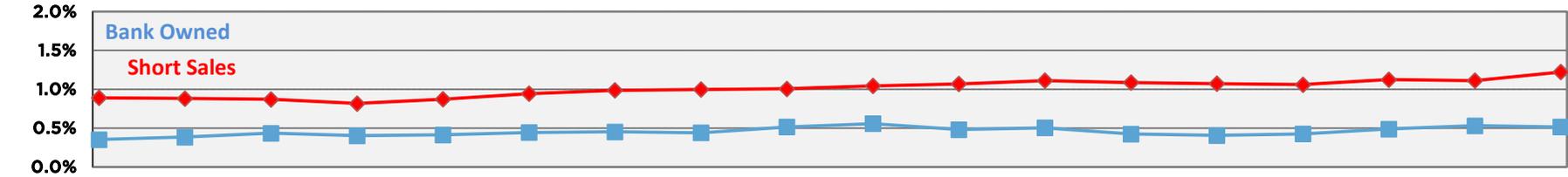
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Single Family Homes

Percentage of Actives

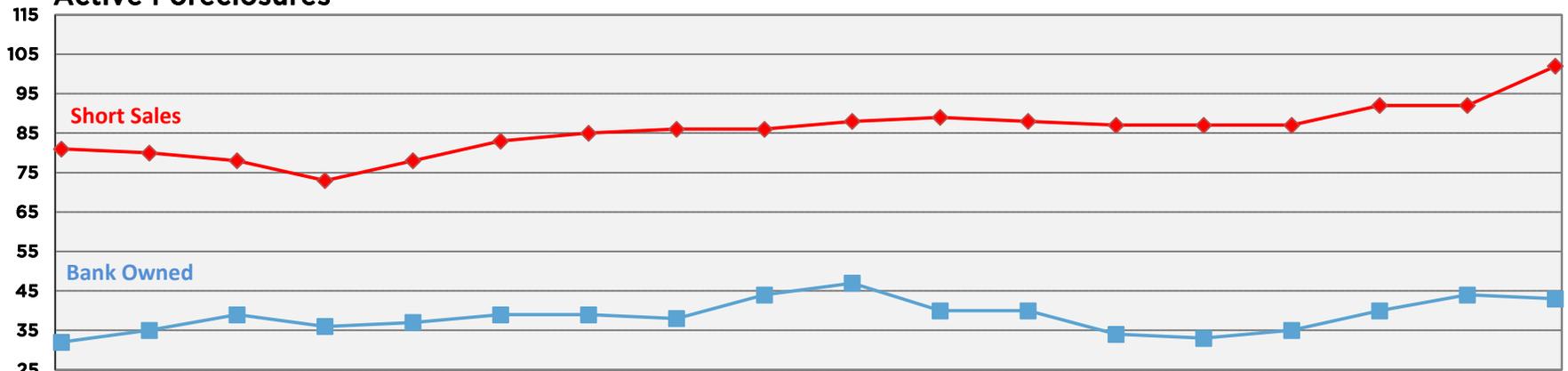


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Normal	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%	98.52%	98.51%	98.39%	98.36%	98.26%



	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	1/11	1/18	1/25	2/1	2/8
BO	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%	0.41%	0.43%	0.49%	0.53%	0.52%
SS	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%	1.07%	1.06%	1.13%	1.11%	1.22%

Active Foreclosures

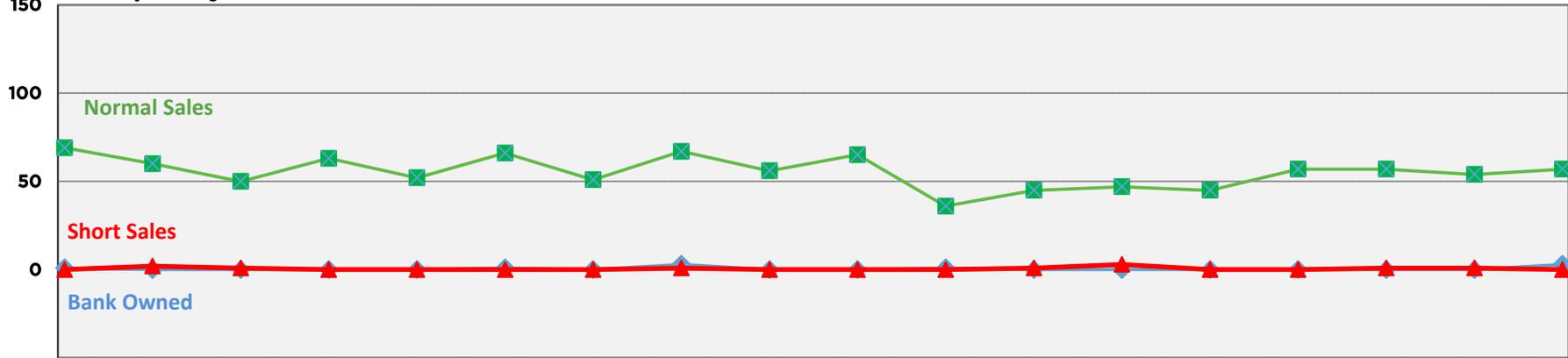


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BO	32	35	39	36	37	39	39	38	44	47	40	40	34	33	35	40	44	43
SS	81	80	78	73	78	83	85	86	86	88	89	88	87	87	87	92	92	102

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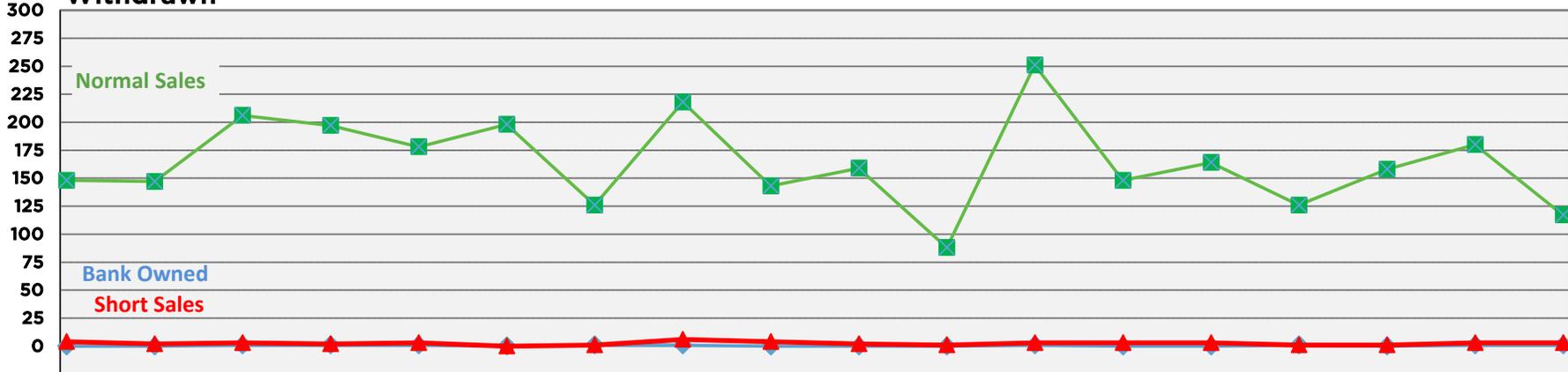
Single Family Homes

Temporary Off Market



	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	1/11	1/18	1/25	2/1	2/8
Norm	69	60	50	63	52	66	51	67	56	65	36	45	47	45	57	57	54	57
BO	1	0	0	0	0	1	0	3	0	0	1	0	0	0	0	0	0	3
SS	0	2	1	0	0	0	0	1	0	0	0	1	3	0	0	1	1	0

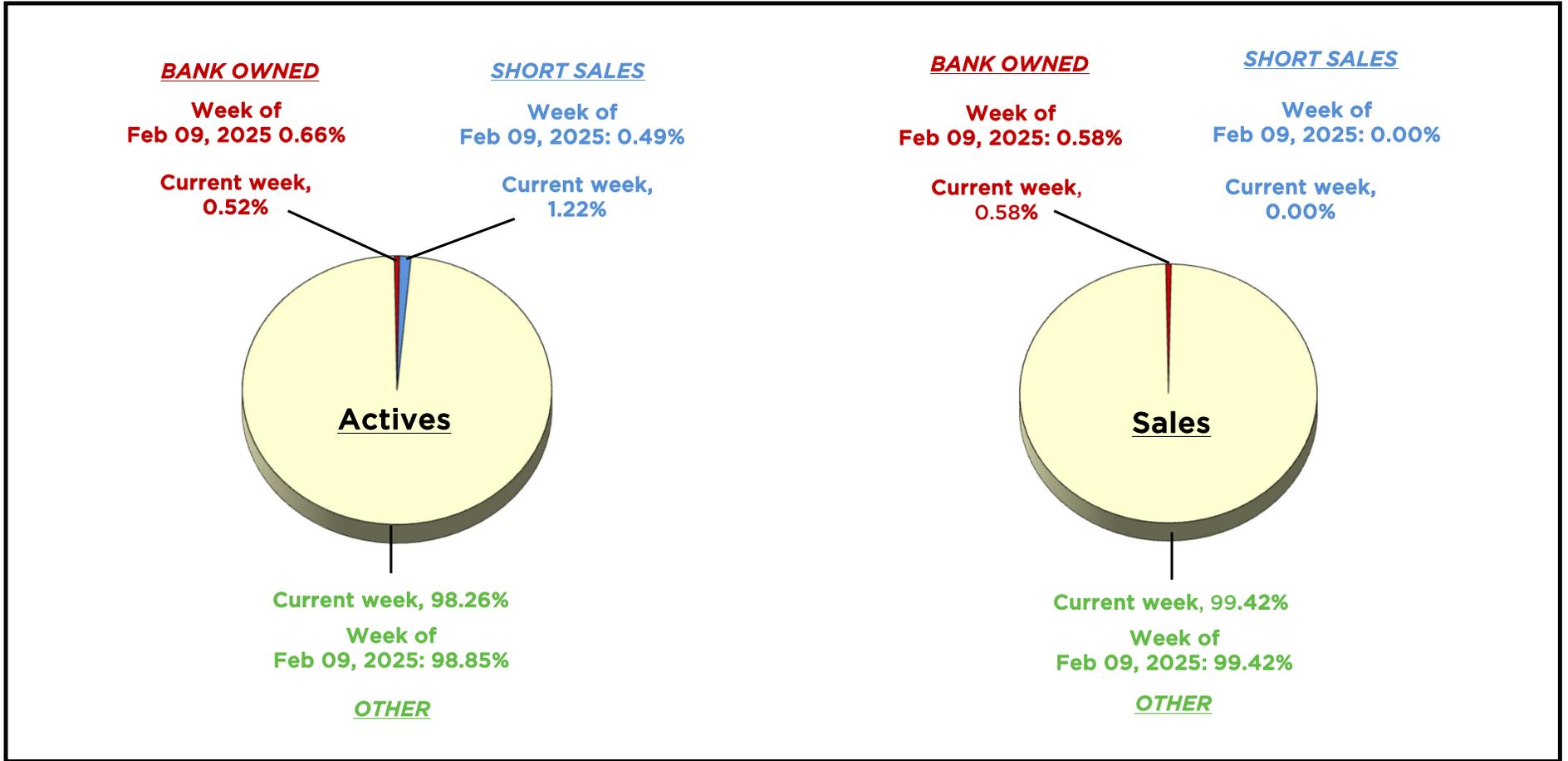
Withdrawn



	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	1/11	1/18	1/25	2/1	2/8
Norm	148	147	206	197	178	198	126	218	143	159	88	251	148	164	126	158	180	117
BO	0	0	1	1	1	0	1	1	0	0	0	1	0	0	1	0	1	1
SS	4	2	3	2	3	0	1	6	4	2	1	3	3	3	1	1	3	3

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There are 87 Single Family Homes available for the Median Price of \$415,000 (± \$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	\$414,989	3.2	2.0	1,585	\$261.91
Winter Springs / Tuskawilla	32708	3	\$415,000	3.0	2.0	1,622	\$255.91
Lake Mary / Heathrow	32746	3	\$414,967	3.0	2.0	1,458	\$284.68
Oviedo	32765	7	\$414,986	3.0	2.0	1,509	\$275.01
Chuluota/Oviedo	32766	2	\$415,000	3.0	2.0	1,274	\$325.75
Sanford / Lake Forest	32771	2	\$415,000	4.0	2.0	2,184	\$190.06
Sanford (South)	32773	1	\$415,000	4.0	2.0	1,805	\$229.92
Orange County		28	\$414,992	3.3	2.0	1,735	\$239.26
Apopka / Hunt Club	32703	2	\$415,150	4.0	2.5	2,175	\$190.87
Apopka (North)	32712	3	\$414,966	3.0	2.0	2,045	\$202.92
Mount Dora	32757	1	\$415,000	3.0	2.0	1,672	\$248.21
Zellwood	32798	2	\$414,950	3.0	2.0	1,676	\$247.66
Colonialtown	32803	1	\$415,000	2.0	1.0	882	\$470.52
College Park	32804	1	\$415,000	3.0	2.0	1,365	\$304.03
Delaney / Crystal Lake	32806	1	\$415,000	3.0	2.0	1,316	\$315.35
Azalea Park	32807	1	\$414,900	3.0	2.0	1,456	\$284.96
Lockhart	32810	1	\$415,000	3.0	2.0	2,076	\$199.90
Conway	32812	1	\$415,000	3.0	2.0	1,393	\$297.92
Hiwassee	32818	1	\$414,900	4.0	2.0	1,986	\$208.91
Williamsburg / Lake Bryan	32821	1	\$415,000	3.0	2.0	1,576	\$263.32
Taft	32824	3	\$414,997	3.7	2.0	1,848	\$224.61
Rio Pinar / Union Park	32825	2	\$415,000	3.0	2.0	1,800	\$230.62
Research Park	32826	2	\$415,000	3.5	2.0	1,780	\$233.15
Union Park / Chickasaw	32829	2	\$415,000	3.0	2.0	1,770	\$234.53
Hunters Creek	32837	2	\$414,950	4.0	2.5	1,841	\$225.46
Winter Garden / Oakland	34787	1	\$415,000	3.0	1.0	1,086	\$382.14
Osceola County		26	\$415,007	3.6	2.2	1,992	\$208.36
Kissimmee / Buena Ventura Lakes	34743	1	\$415,000	4.0	2.0	1,802	\$230.30
Kissimmee (East)	34744	5	\$415,000	3.6	2.4	1,940	\$213.92
Kissimmee (West) / Pleasant Hill	34746	1	\$414,900	3.0	2.0	1,713	\$242.21
Kissimmee / Celebration	34747	3	\$415,133	3.7	2.3	1,850	\$224.44
Kissimmee / Poinciana	34758	3	\$414,997	4.0	2.0	2,506	\$165.58
St Cloud / Narcoossee	34771	6	\$414,998	3.3	2.0	1,987	\$208.87
St Cloud / Canoe Creek	34772	7	\$414,986	3.7	2.3	1,940	\$213.88

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02/08/2026 - 02/14/2026
Lake, Orange, Osceola & Seminole Counties

There are 87 Single Family Homes available for the Median Price of \$415,000 (± \$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		15	\$414,987	3.5	2.2	2,186	\$189.87
Lady Lake / The Villages	32159	1	\$415,000	3.0	2.0	2,236	\$185.60
Sorrento / Mt Plymouth	32776	1	\$414,900	4.0	2.0	1,846	\$224.76
Tavares / Mt Plymouth	32778	3	\$415,000	3.7	2.7	2,873	\$144.45
Clermont (Central)	34711	2	\$414,950	3.5	2.0	1,662	\$249.67
Clermont (South)	34714	3	\$415,000	3.0	2.0	1,796	\$231.11
Minneola	34715	1	\$415,000	4.0	2.0	2,772	\$149.71
Groveland	34736	2	\$415,000	3.5	2.0	1,858	\$223.36
Leesburg (West)	34748	2	\$415,000	3.5	2.5	2,442	\$169.94

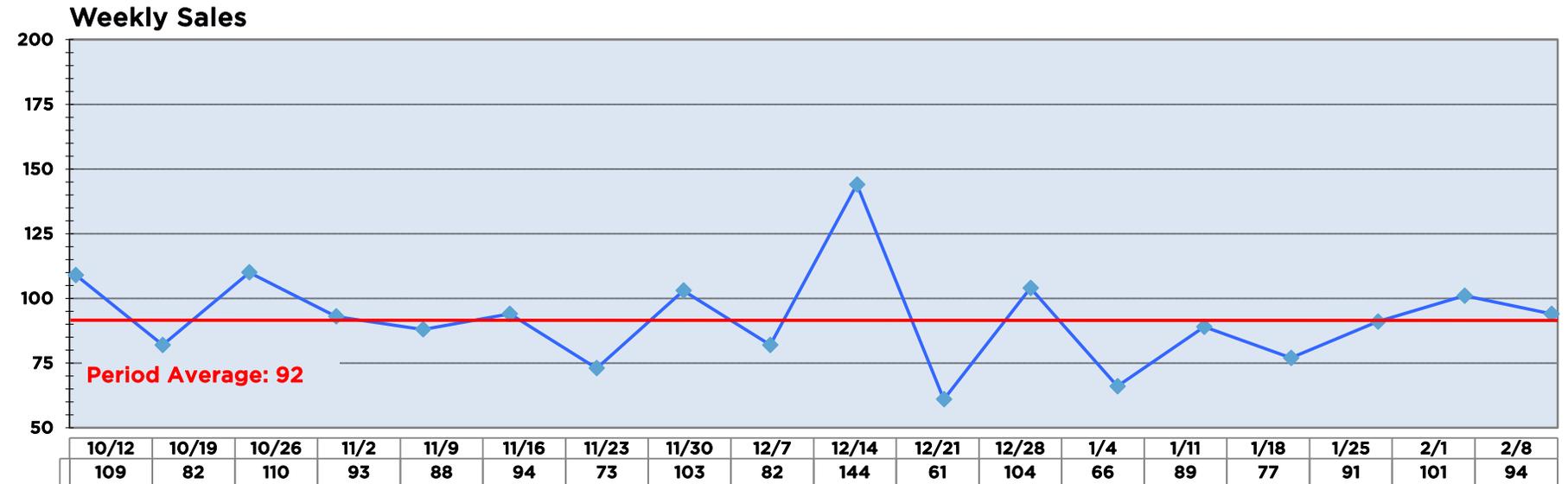
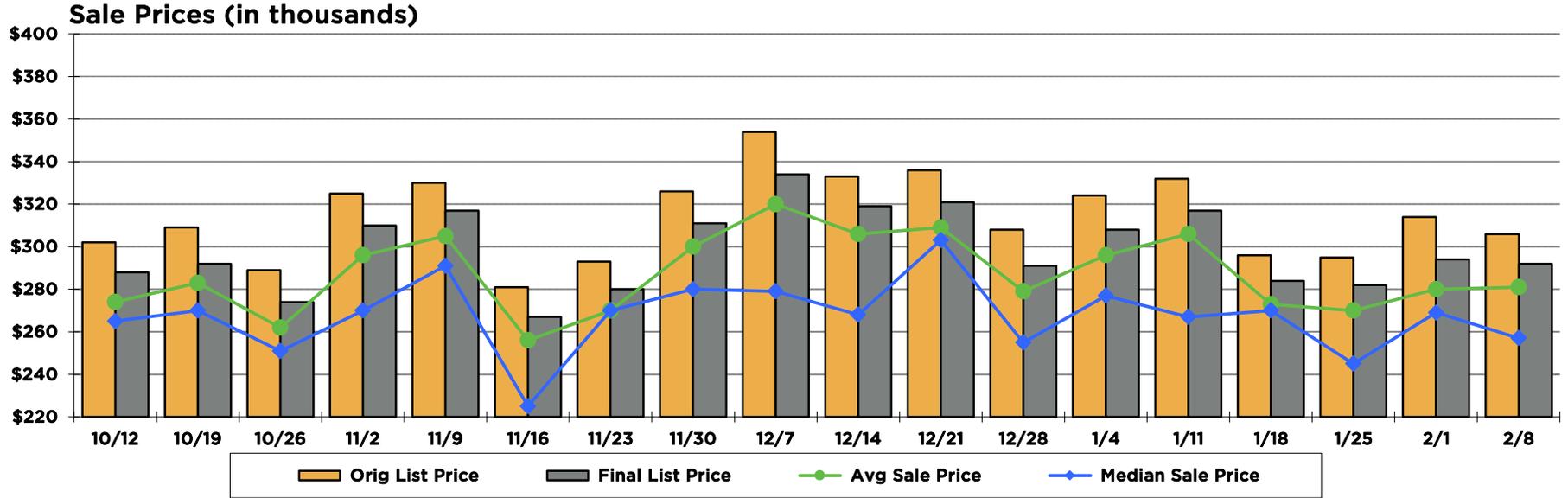
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	94	43	18	19	8	5	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	94	43	18	19	8	5	1
Active Listings	4,199	1,709	644	1,024	507	290	25
Bank Owned	19	12	4	3	0	0	0
Short Sales	38	15	8	13	1	1	0
Other	4,142	1,682	632	1,008	506	289	25
Months of Inventory	10.31	9.17	8.26	12.44	14.63	13.39	5.77
<u>List Price</u>							
Average Original List Price	\$305,729	\$200,916	\$289,022	\$374,987	\$479,000	\$548,000	\$1,200,000
Average Final List Price	\$292,418	\$190,737	\$279,444	\$352,137	\$455,625	\$544,000	\$1,200,000
<u>Sale Price</u>							
Average Price	\$281,205	\$180,986	\$270,689	\$340,368	\$439,875	\$528,500	\$1,150,000
Median Price	\$257,450	\$185,000	\$267,500	\$336,000	\$432,500	\$510,000	\$1,150,000
<u>Price Differences</u>							
Original to Final List Price	-\$13,311	-\$10,179	-\$9,578	-\$22,850	-\$23,375	-\$4,000	\$0
Original List to Sale Price - \$	-\$24,524	-\$19,930	-\$18,333	-\$34,619	-\$39,125	-\$19,500	-\$50,000
Final List to Sale Price - \$	-\$11,213	-\$9,751	-\$8,755	-\$11,769	-\$15,750	-\$15,500	-\$50,000
Original List to Sale Price - %	91.98%	90.08%	93.66%	90.77%	91.83%	96.44%	95.83%
Final List to Sale Price - %	96.17%	94.89%	96.87%	96.66%	96.54%	97.15%	95.83%
<u>Days on the Market</u>							
Avg Days Listing to Contract	92	87	67	115	170	34	3
Combined Avg Days to Contract	110	101	77	165	170	34	3
Avg Days Listing to Closing	123	116	102	151	196	64	19
Avg Days Contract to Close	30	28	33	35	26	29	15
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	4	3	3
Average Full Baths	2	2	2	2	3	2	2
Average Half Baths	0	0	0	1	0	1	1
<u>Square Footage</u>							
Average Square Feet	1,341	1,007	1,407	1,661	1,824	1,762	2,475

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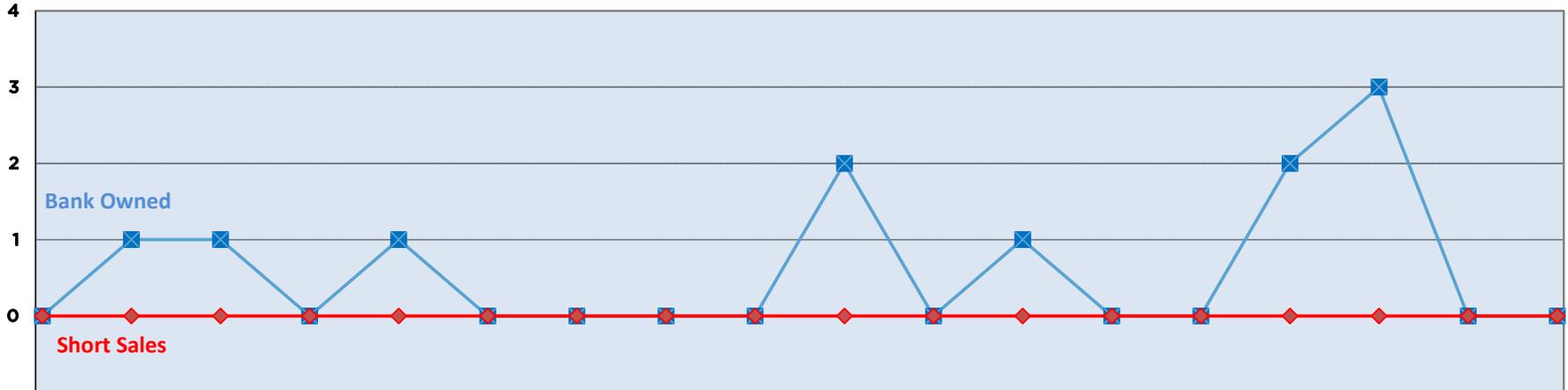
Condos, Townhomes, Villas



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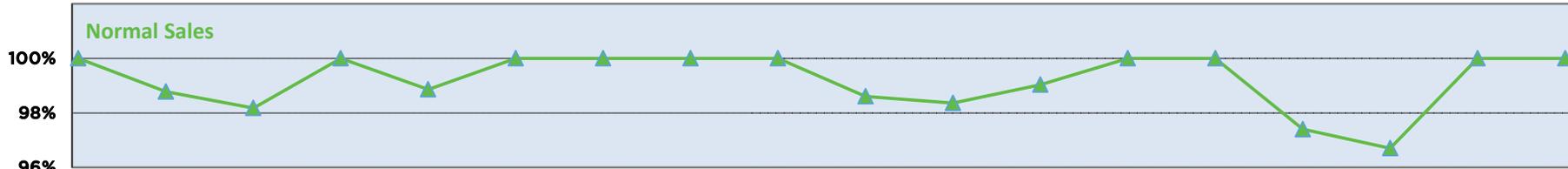
Condos, Townhomes, Villas

Foreclosure Sales

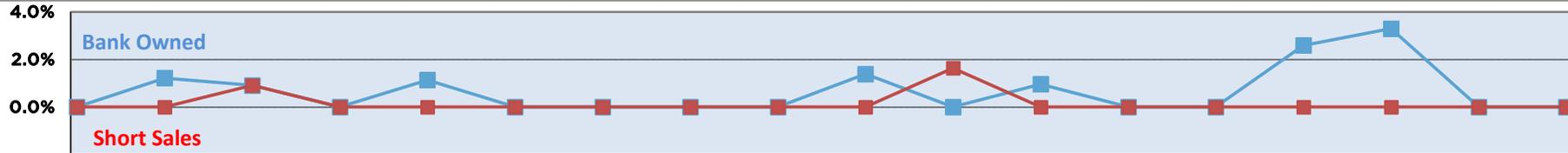


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BO	0	1	1	0	1	0	0	0	0	2	0	1	0	0	2	3	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



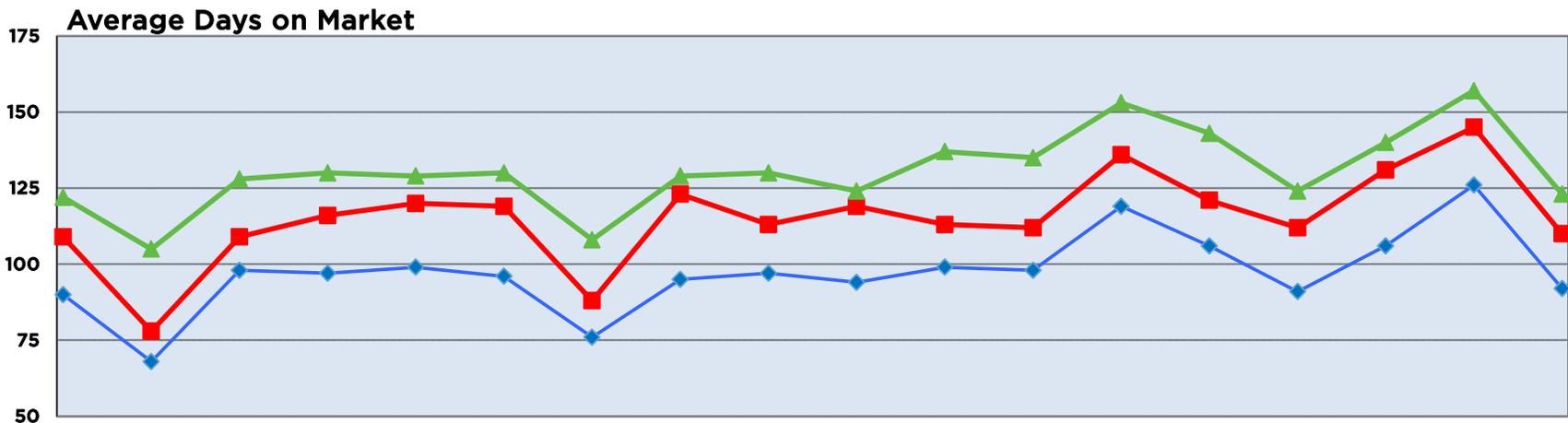
	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8
Normal	100.00	98.78%	98.18%	100.00	98.86%	100.00	100.00	100.00	100.00	98.61%	98.36%	99.04%	100.00	100.00	97.40%	96.70%	100.00	100.00



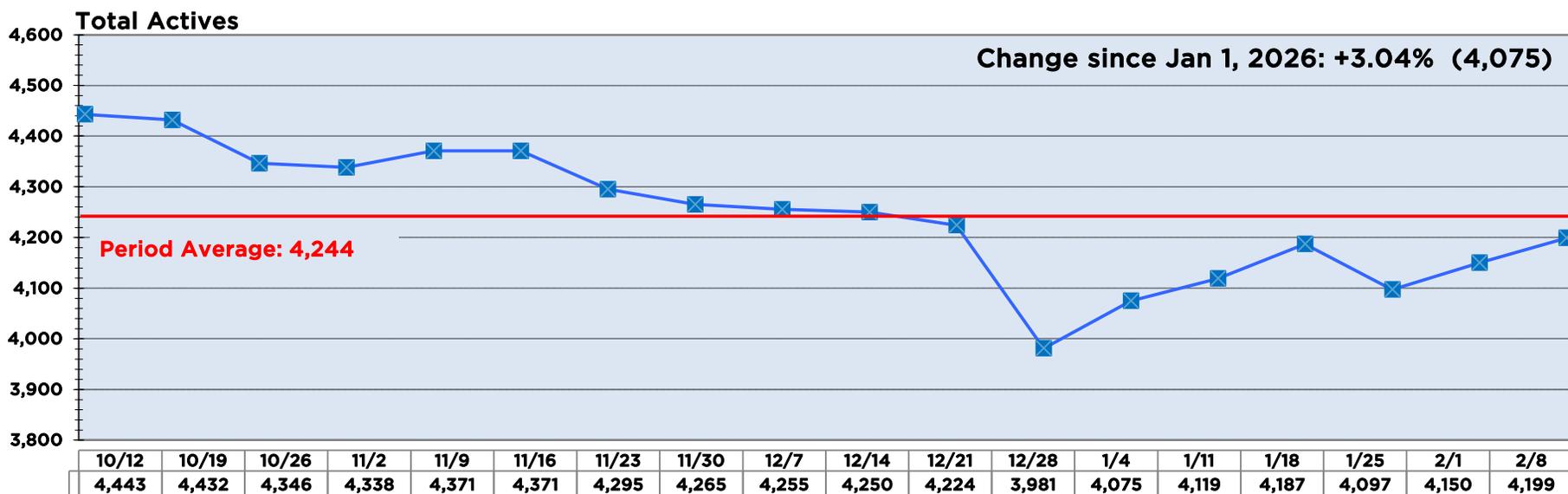
	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8
BO	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%	0.00%	2.60%	3.30%	0.00%	0.00%
SS	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
02/08/2026 - 02/14/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



	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	1/11	1/18	1/25	2/1	2/8
ListToContract	90	68	98	97	99	96	76	95	97	94	99	98	119	106	91	106	126	92
CombDaysOnMkt	109	78	109	116	120	119	88	123	113	119	113	112	136	121	112	131	145	110
ListToClose	122	105	128	130	129	130	108	129	130	124	137	135	153	143	124	140	157	123



Monday Morning Quarterback
02/08/2026 - 02/14/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

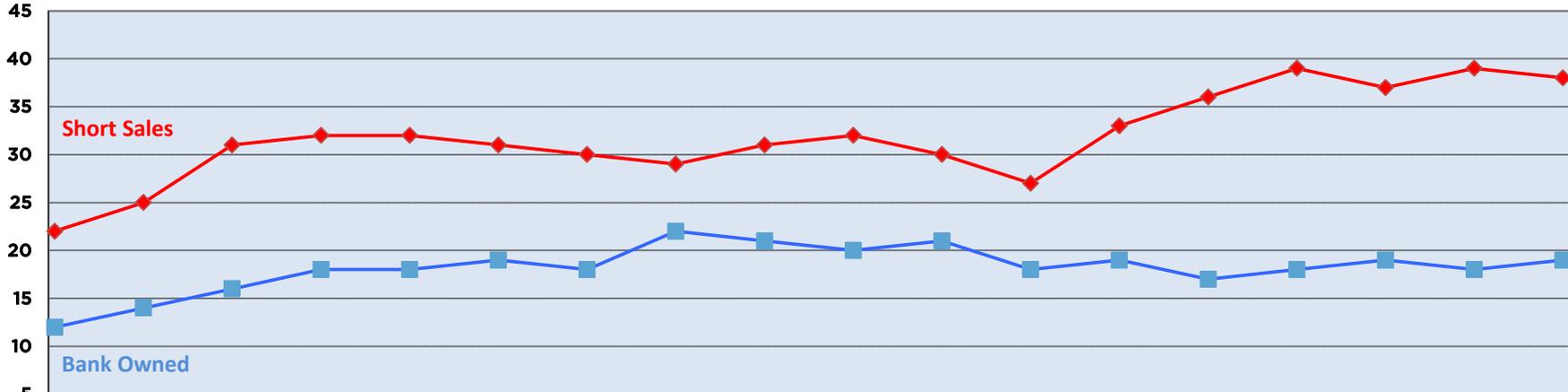


	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8
Normal	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%	98.71%	98.64%	98.63%	98.63%	98.64%



	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	1/11	1/18	1/25	2/1	2/8
BO	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%	0.41%	0.43%	0.46%	0.43%	0.45%
SS	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%	0.87%	0.93%	0.90%	0.94%	0.90%

Active Foreclosures

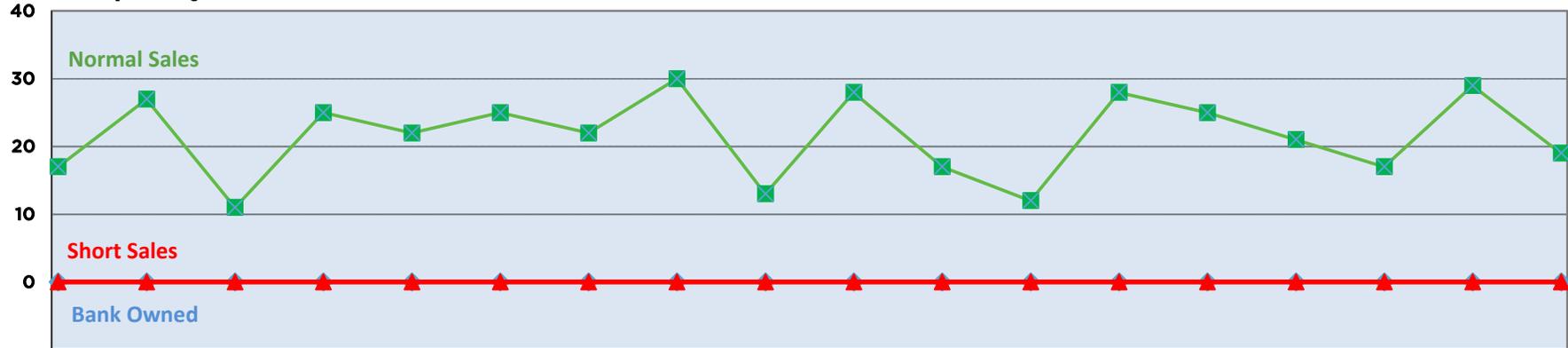


	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8
BO	12	14	16	18	18	19	18	22	21	20	21	18	19	17	18	19	18	19
SS	22	25	31	32	32	31	30	29	31	32	30	27	33	36	39	37	39	38

Monday Morning Quarterback
02/08/2026 - 02/14/2026
Lake, Orange, Osceola & Seminole Counties

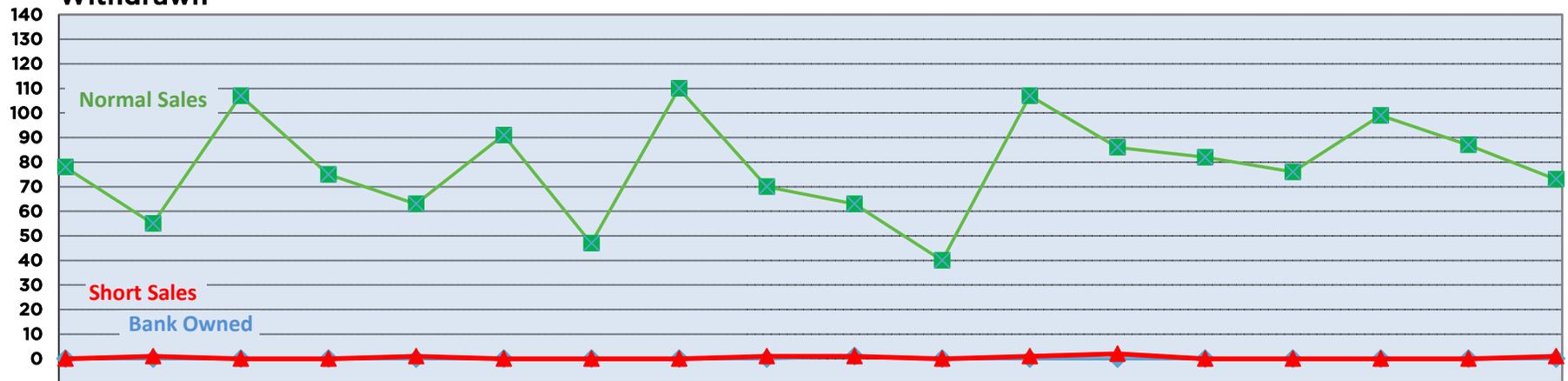
Condos, Townhomes, Villas

Temporary Off Market



	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	1/11	1/18	1/25	2/1	2/8
Norm	17	27	11	25	22	25	22	30	13	28	17	12	28	25	21	17	29	19
BO	0	0	0	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



	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	1/11	1/18	1/25	2/1	2/8
Norm	78	55	107	75	63	91	47	110	70	63	40	107	86	82	76	99	87	73
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
SS	0	1	0	0	1	0	0	0	1	1	0	1	2	0	0	0	0	1

Monday Morning Quarterback
02/08/2026 - 02/14/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

