

Monday Morning Quarterback
04/20/2025 - 04/26/2025
Lake, Orange, Osceola & Seminole Counties

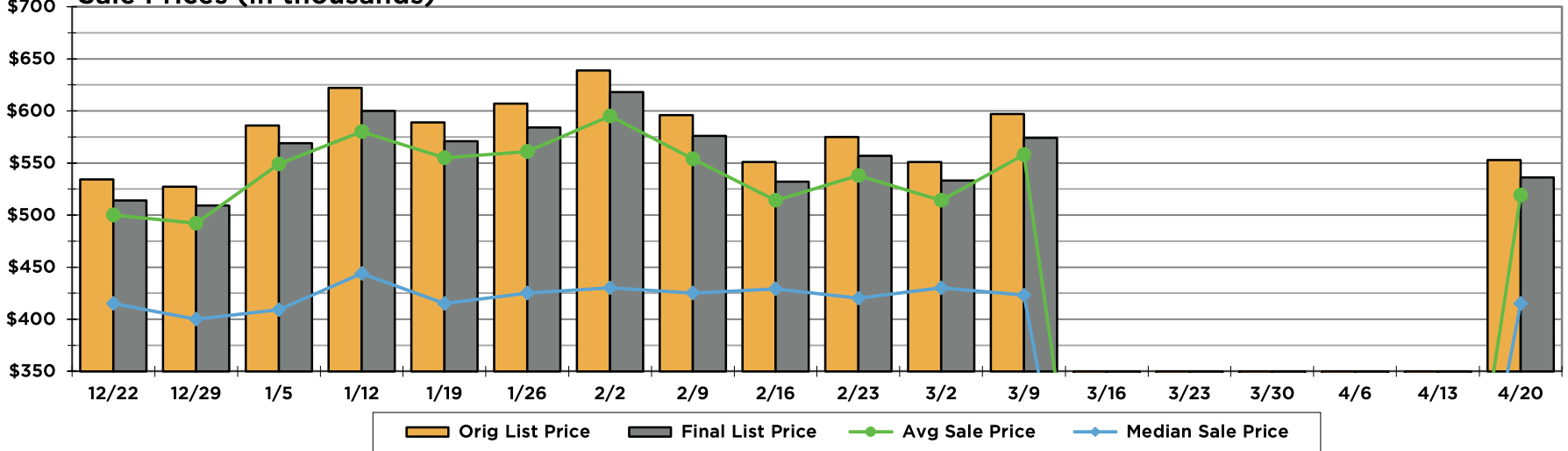
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	487	48	39	138	87	141	34
Bank Owned	4	2	1	1	0	0	0
Short Sales	1	0	0	0	0	0	1
Other	482	46	38	137	87	141	33
Active Listings	8,779	576	496	1,720	1,806	3,204	977
Bank Owned	45	12	5	13	5	8	2
Short Sales	46	4	6	20	10	5	1
Other	8,688	560	485	1,687	1,791	3,191	974
Months of Inventory	4.16	2.77	2.94	2.88	4.79	5.24	6.63
<u>List Price</u>							
Average Original List Price	\$553,054	\$191,582	\$298,533	\$367,961	\$463,159	\$696,368	\$1,742,265
Average Final List Price	\$535,813	\$178,505	\$284,649	\$355,082	\$450,345	\$678,362	\$1,689,435
<u>Sale Price</u>							
Average Price	\$518,647	\$166,330	\$276,308	\$349,435	\$442,961	\$661,020	\$1,584,044
Median Price	\$414,950	\$180,000	\$280,000	\$350,000	\$440,000	\$618,750	\$1,500,000
<u>Price Differences</u>							
Original to Final List Price	-\$17,241	-\$13,077	-\$13,884	-\$12,879	-\$12,814	-\$18,006	-\$52,830
Original List to Sale Price - \$	-\$34,407	-\$25,252	-\$22,225	-\$18,526	-\$20,198	-\$35,348	-\$158,221
Final List to Sale Price - \$	-\$17,166	-\$12,175	-\$8,341	-\$5,647	-\$7,384	-\$17,342	-\$105,391
Original List to Sale Price - %	93.78%	86.82%	92.56%	94.97%	95.64%	94.92%	90.92%
Final List to Sale Price - %	96.80%	93.18%	97.07%	98.41%	98.36%	97.44%	93.76%
<u>Days on the Market</u>							
Avg Days Listing to Contract	67	61	65	66	63	64	97
Combined Avg Days to Contract	76	72	65	76	77	75	97
Avg Days Listing to Closing	101	92	99	101	96	100	136
Avg Days Contract to Close	35	32	33	34	33	36	39
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	4	4	6
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	2,103	1,162	1,371	1,603	1,949	2,680	4,298

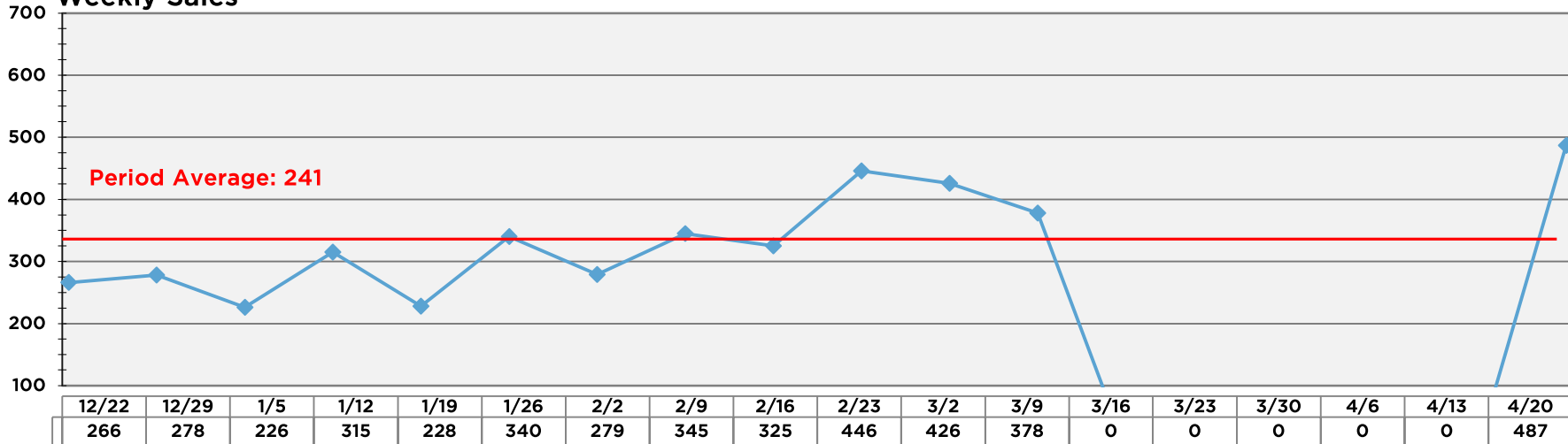
Monday Morning Quarterback
04/20/2025 - 04/26/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



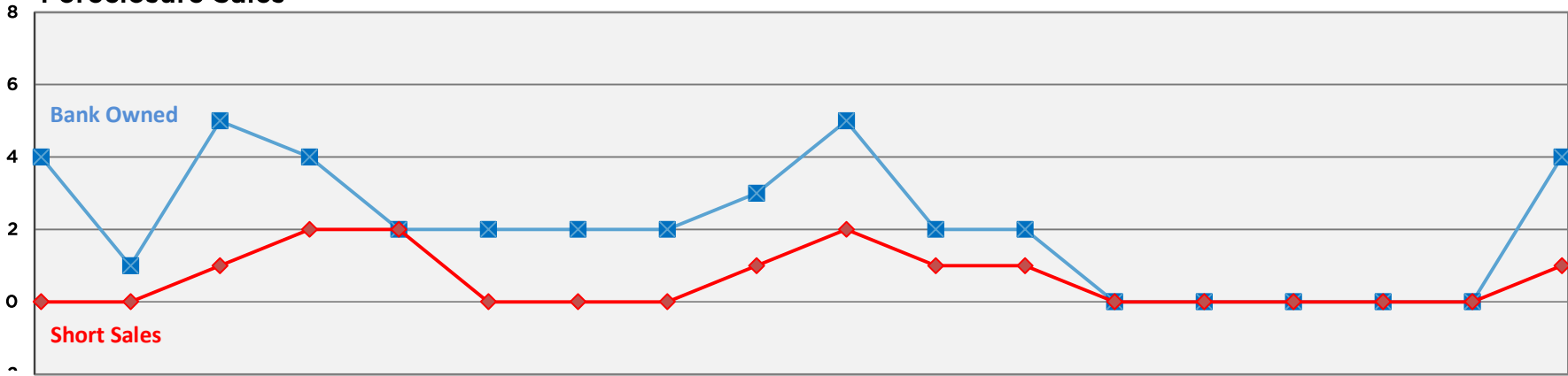
Weekly Sales



Monday Morning Quarterback
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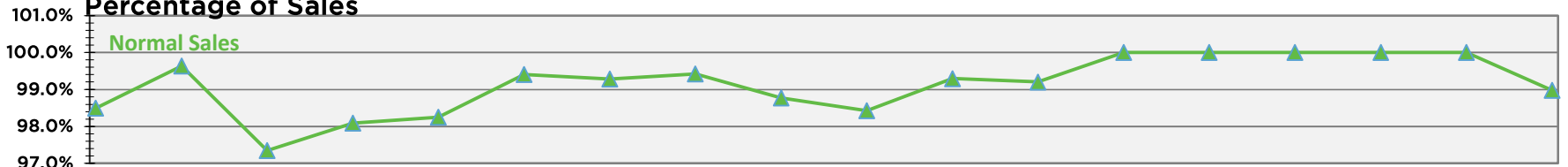
Single Family Homes

Foreclosure Sales

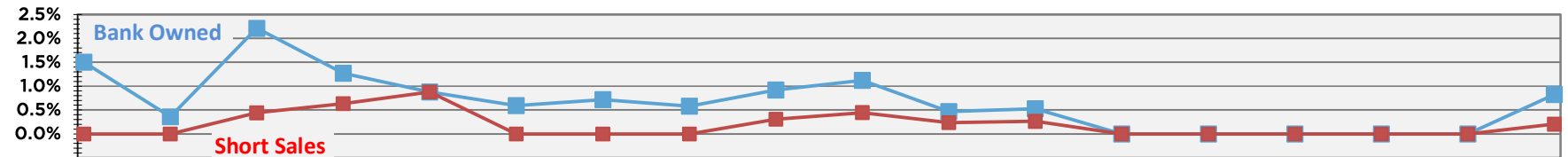


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	4	1	5	4	2	2	2	2	3	5	2	2	0	0	0	0	0	4
SS	0	0	1	2	2	0	0	0	1	2	1	1	0	0	0	0	0	1

Percentage of Sales



	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	3/23	3/30	4/6	4/13	4/20
Normal	98.50%	99.64%	97.35%	98.10%	98.25%	99.41%	99.28%	99.42%	98.77%	98.43%	99.30%	99.21%	100.00	100.00	100.00	100.00	100.00	98.97%

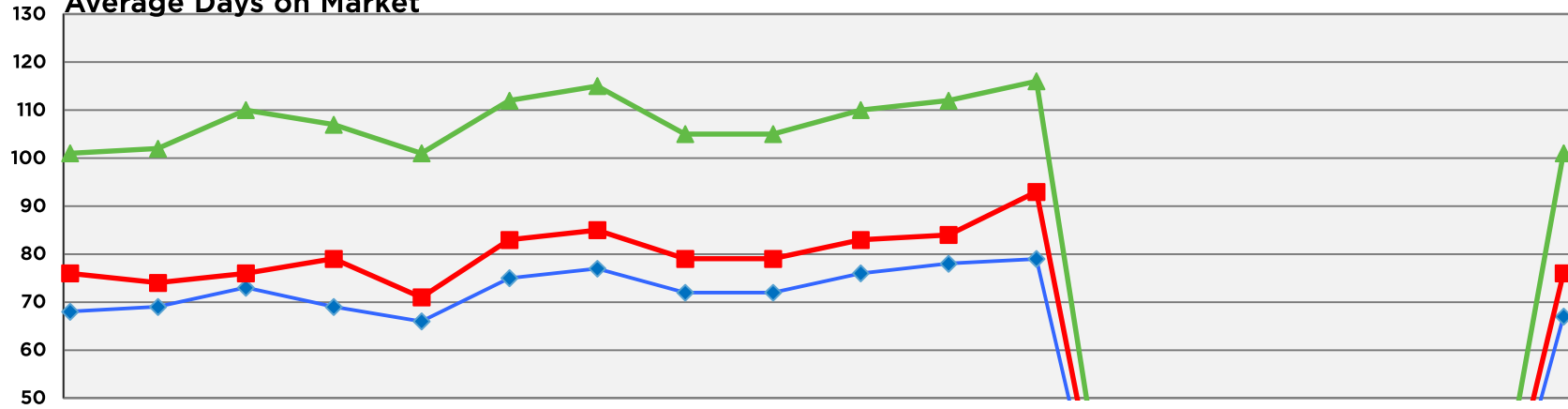


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	1.50%	0.36%	2.21%	1.27%	0.88%	0.59%	0.72%	0.58%	0.92%	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%
SS	0.00%	0.00%	0.44%	0.63%	0.88%	0.00%	0.00%	0.00%	0.31%	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%

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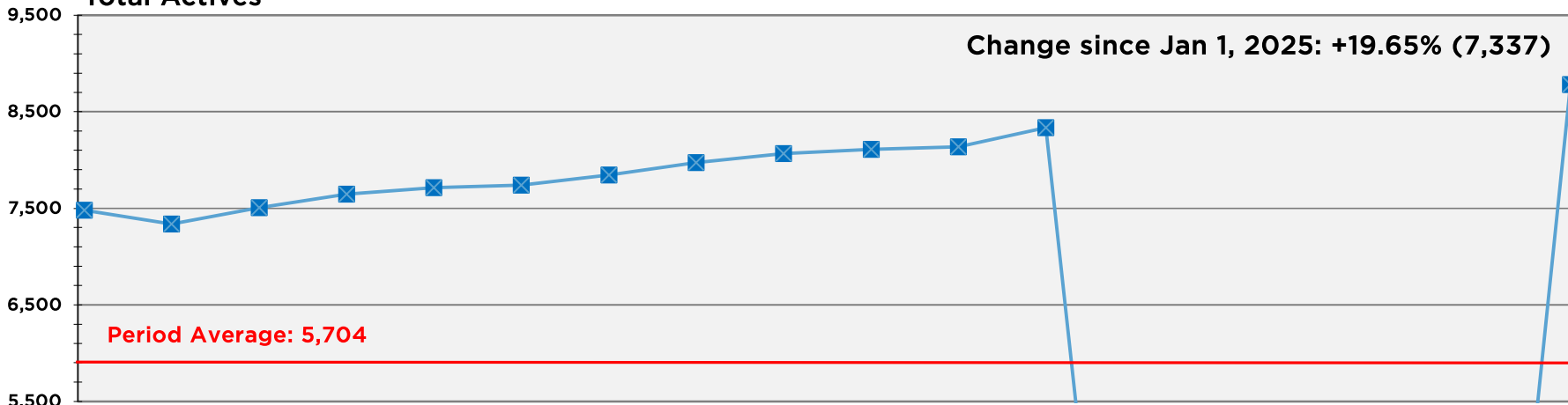
Single Family Homes

Average Days on Market



	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	3/23	3/30	4/6	4/13	4/20	
ListToContract	68	69	73	69	66	75	77	72	72	76	78	79	0	0	0	0	0	0	67
CombDaysOnMkt	76	74	76	79	71	83	85	79	79	83	84	93	0	0	0	0	0	0	76
ListToClose	101	102	110	107	101	112	115	105	105	110	112	116	0	0	0	0	0	0	101

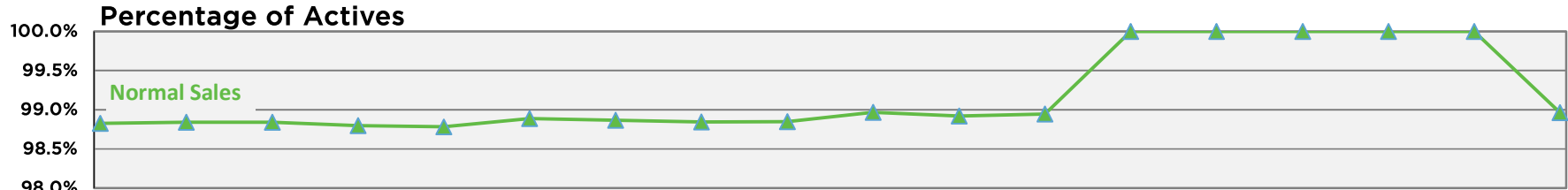
Total Actives



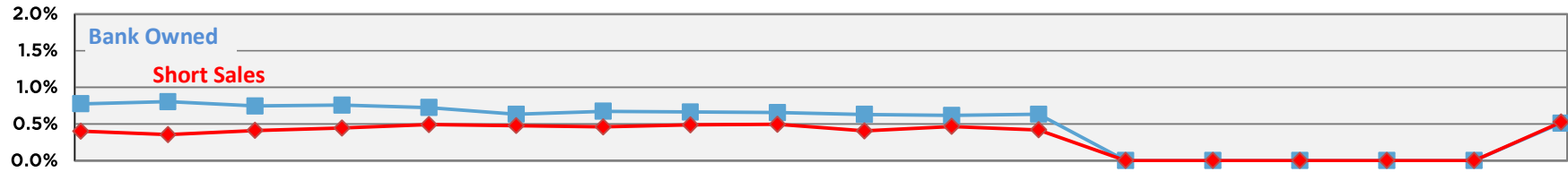
	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	
Total Actives	7,480	7,337	7,508	7,646	7,713	7,740	7,843	7,973	8,065	8,108	8,137	8,335	0	0	0	0	0	0	8,779

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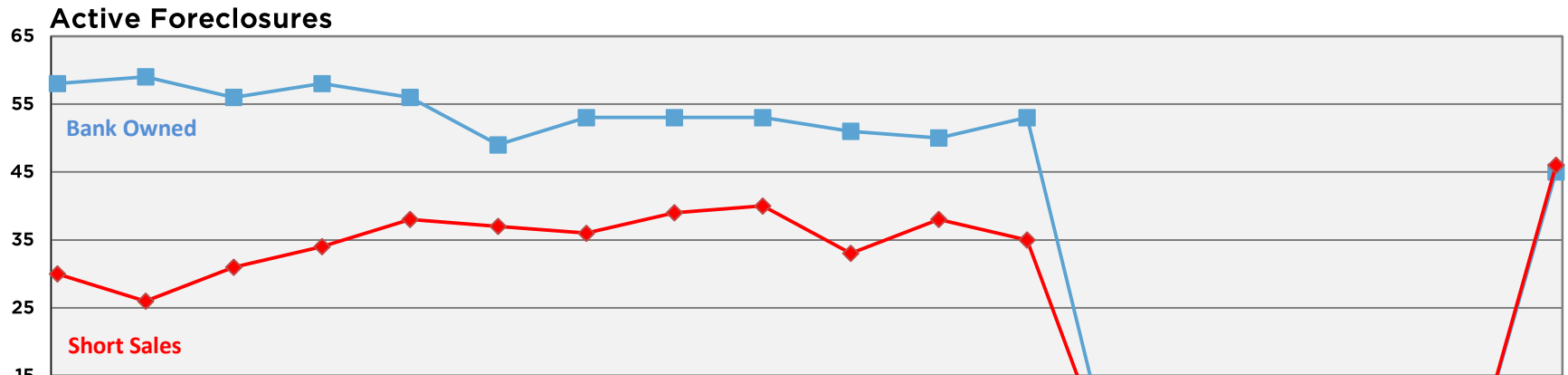
Single Family Homes



	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	3/23	3/30	4/6	4/13	4/20
Normal	98.82%	98.84%	98.84%	98.80%	98.78%	98.89%	98.87%	98.85%	98.85%	98.96%	98.92%	98.94%	100.00	100.00	100.00	100.00	100.00	98.96%



	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	3/23	3/30	4/6	4/13	4/20
BO	0.78%	0.80%	0.75%	0.76%	0.73%	0.63%	0.68%	0.66%	0.66%	0.63%	0.61%	0.64%	0.00%	0.00%	0.00%	0.00%	0.00%	0.51%
SS	0.40%	0.35%	0.41%	0.44%	0.49%	0.48%	0.46%	0.49%	0.50%	0.41%	0.47%	0.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.52%

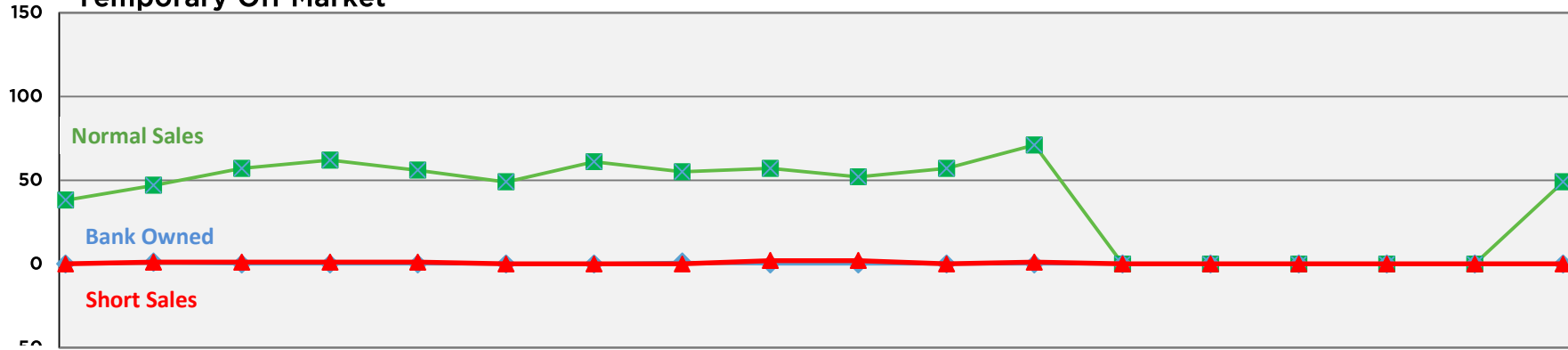


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	58	59	56	58	56	49	53	53	53	51	50	53	0	0	0	0	0	45
SS	30	26	31	34	38	37	36	39	40	33	38	35	0	0	0	0	0	46

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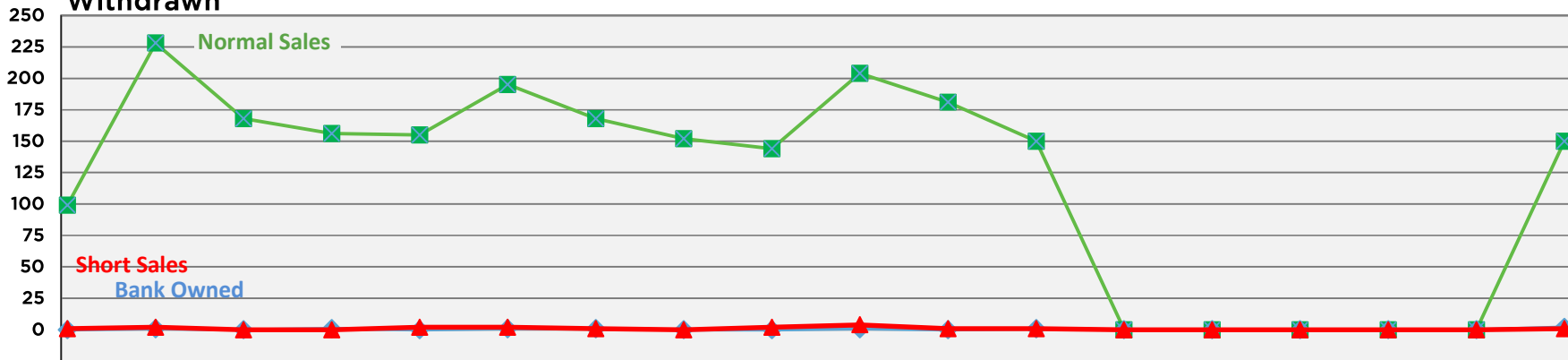
Single Family Homes

Temporary Off Market



	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	3/23	3/30	4/6	4/13	4/20
Norm	38	47	57	62	56	49	61	55	57	52	57	71	0	0	0	0	0	49
BO	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
SS	0	1	1	1	1	0	0	0	2	2	0	1	0	0	0	0	0	0

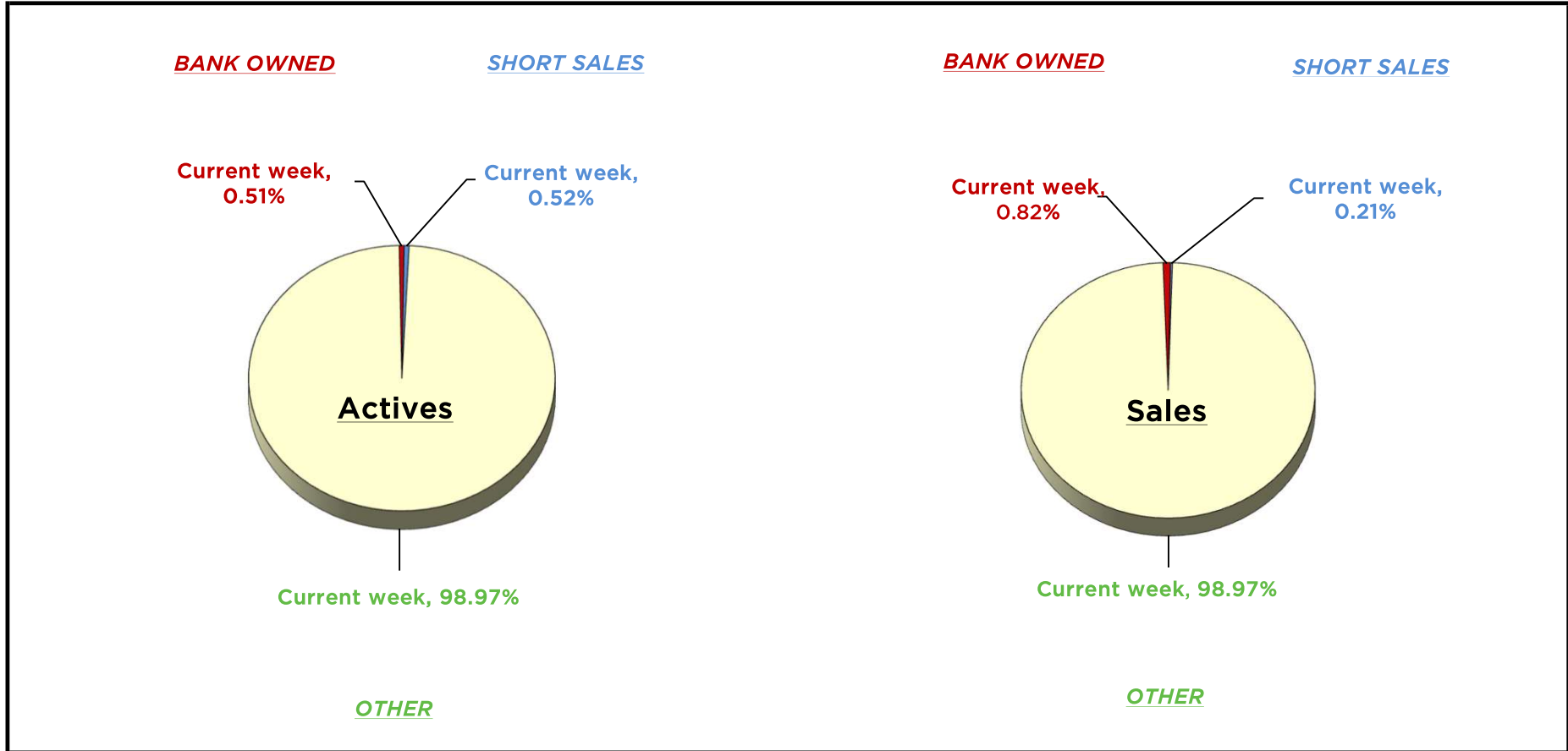
Withdrawn



	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	3/23	3/30	4/6	4/13	4/20
Norm	99	228	168	156	155	195	168	152	144	204	181	150	0	0	0	0	0	150
BO	0	1	0	1	0	1	1	0	0	1	0	1	0	0	0	0	0	2
SS	1	2	0	0	2	2	1	0	2	4	1	1	0	0	0	0	0	1

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Single Family Homes



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There are 64 Single Family Homes available for the Median Price of \$414,950 (± \$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		9	\$414,956	3.1	2.2	1,533	\$270.66
Altamonte Springs (East)	32701	1	\$414,900	3.0	2.0	1,478	\$280.72
Casselberry	32707	1	\$414,900	3.0	3.0	1,892	\$219.29
Winter Springs / Tuskawilla	32708	2	\$414,950	4.0	2.5	1,625	\$255.35
Oviedo	32765	2	\$415,000	3.0	2.0	1,333	\$311.44
Sanford / Lake Forest	32771	2	\$414,950	2.5	2.0	1,523	\$272.46
Winter Park	32792	1	\$415,000	3.0	2.0	1,467	\$282.89
Orange County		13	\$414,985	3.2	1.9	1,580	\$262.69
Apopka / Hunt Club	32703	1	\$415,000	3.0	2.0	1,980	\$209.60
Apopka (North)	32712	1	\$415,000	3.0	2.0	2,188	\$189.67
Maitland / Eatonville	32751	1	\$414,900	4.0	2.0	1,800	\$230.50
Mount Dora	32757	1	\$415,000	3.0	2.0	1,672	\$248.21
Winter Park (East) / Aloma	32792	1	\$415,000	3.0	2.0	1,200	\$345.83
Colonialtown	32803	1	\$415,000	2.0	1.0	1,257	\$330.15
College Park	32804	1	\$414,900	3.0	1.0	1,264	\$328.24
Conway	32812	1	\$415,000	4.0	3.0	1,768	\$234.73
Union Park	32817	1	\$415,000	4.0	2.0	1,440	\$288.19
Williamsburg / Lake Bryan	32821	2	\$415,000	3.0	2.0	1,440	\$288.19
Waterford Lakes	32828	1	\$415,000	3.0	2.0	1,601	\$259.21
Hunters Creek	32837	1	\$415,000	3.0	2.0	1,487	\$279.09
Osceola County		21	\$414,986	3.7	2.1	1,845	\$224.98
Davenport	33896	1	\$415,000	3.0	2.0	1,960	\$211.73
Kissimmee / Buena Ventura Lakes	34743	2	\$415,000	3.5	2.0	1,707	\$243.19
Kissimmee (East)	34744	2	\$415,000	4.0	2.0	1,744	\$238.03
Kissimmee (West) / Pleasant Hill	34746	5	\$414,960	3.8	2.2	2,014	\$206.02
Kissimmee / Celebration	34747	2	\$415,000	4.0	2.5	1,679	\$247.17
St Cloud	34769	1	\$415,000	4.0	2.0	1,956	\$212.17
St Cloud / Narcoossee	34771	3	\$414,967	3.3	2.0	1,749	\$237.30
St Cloud / Canoe Creek	34772	5	\$415,000	3.6	2.0	1,849	\$224.47
Lake County		21	\$414,981	3.2	2.1	2,063	\$201.12
Eustis (West)	32726	1	\$415,000	3.0	2.0	2,432	\$170.64
Mount Dora	32757	1	\$415,000	3.0	2.0	2,562	\$161.98
Clermont (Central)	34711	3	\$414,967	3.3	2.0	2,087	\$198.83
Clermont (South)	34714	6	\$415,000	3.3	2.0	1,773	\$234.13
Groveland	34736	1	\$414,900	4.0	2.0	2,336	\$177.61
Howey in the Hills	34737	2	\$415,000	3.0	2.0	1,767	\$234.93
Leesburg (West)	34748	5	\$414,980	3.2	2.2	2,232	\$185.89
Okahumpka	34762	1	\$414,900	3.0	2.0	1,558	\$266.30
Leesburg (East) / Haines Creek	34788	1	\$415,000	3.0	3.0	2,852	\$145.51

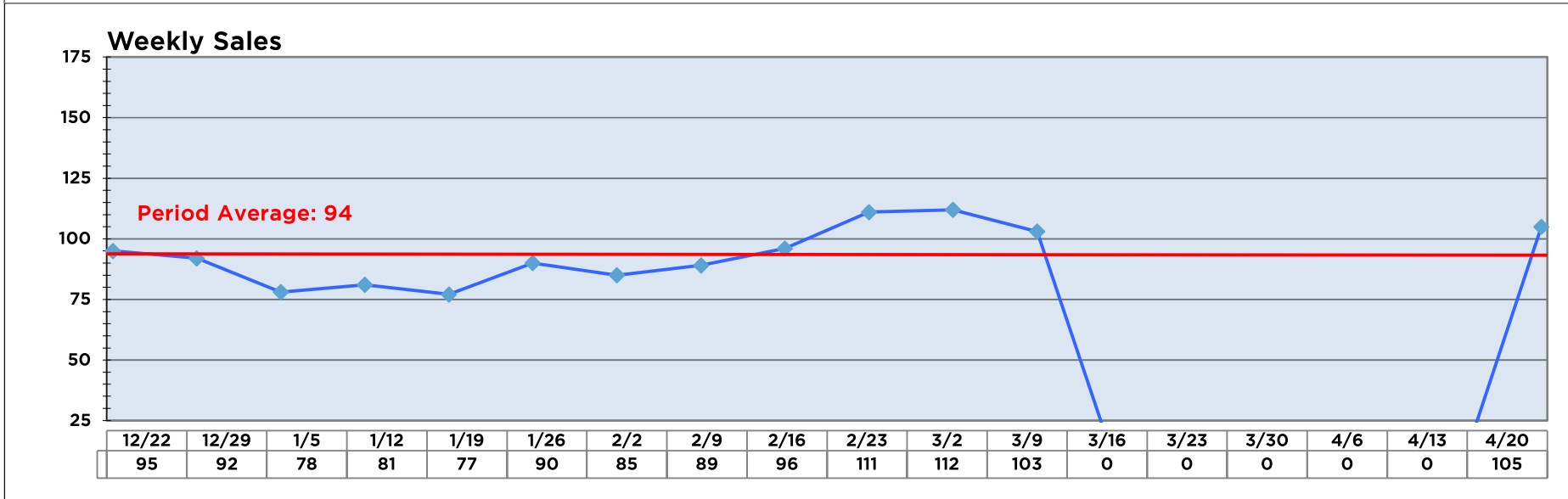
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	105	49	12	25	13	6	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	104	48	12	25	13	6	0
Active Listings	4,562	1,801	679	1,152	601	308	21
Bank Owned	13	6	2	4	1	0	0
Short Sales	22	6	5	9	2	0	0
Other	4,527	1,789	672	1,139	598	308	21
Months of Inventory	10.03	8.48	13.06	10.63	10.67	11.85	0.00
<u>List Price</u>							
Average Original List Price	\$307,929	\$202,585	\$288,066	\$360,182	\$467,215	\$645,133	\$0
Average Final List Price	\$297,547	\$191,897	\$276,891	\$349,900	\$455,265	\$641,800	\$0
<u>Sale Price</u>							
Average Price	\$289,246	\$183,443	\$275,858	\$342,332	\$448,345	\$614,167	\$0
Median Price	\$262,500	\$184,000	\$275,000	\$335,000	\$439,950	\$530,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$10,382	-\$10,688	-\$11,175	-\$10,282	-\$11,950	-\$3,333	\$0
Original List to Sale Price - \$	-\$18,683	-\$19,142	-\$12,208	-\$17,850	-\$18,870	-\$30,966	\$0
Final List to Sale Price - \$	-\$8,301	-\$8,454	-\$1,033	-\$7,568	-\$6,920	-\$27,633	\$0
Original List to Sale Price - %	93.93%	90.55%	95.76%	95.04%	95.96%	95.20%	0.00%
Final List to Sale Price - %	97.21%	95.59%	99.63%	97.84%	98.48%	95.69%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	74	70	62	100	77	26	0
Combined Avg Days to Contract	81	77	62	111	77	26	0
Avg Days Listing to Closing	113	107	96	146	110	63	0
Avg Days Contract to Close	38	38	33	46	33	36	0
<u>Beds / Baths</u>							
Average Bedrooms	3	2	2	3	3	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,336	999	1,316	1,492	1,936	2,182	0

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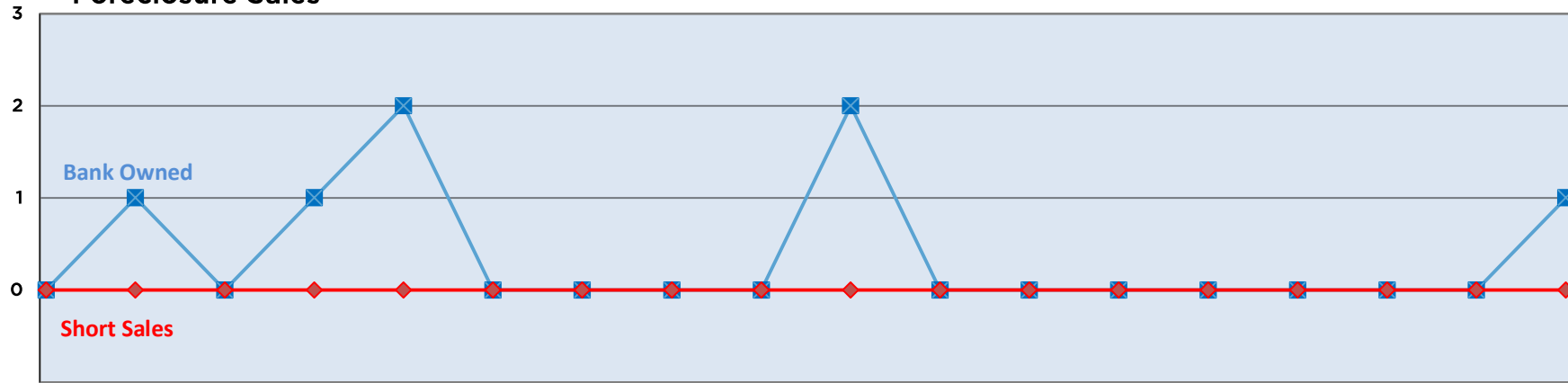
Condos, Townhomes, Villas



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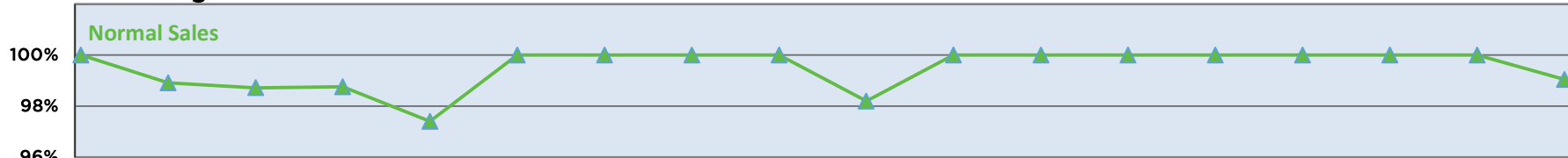
Condos, Townhomes, Villas

Foreclosure Sales

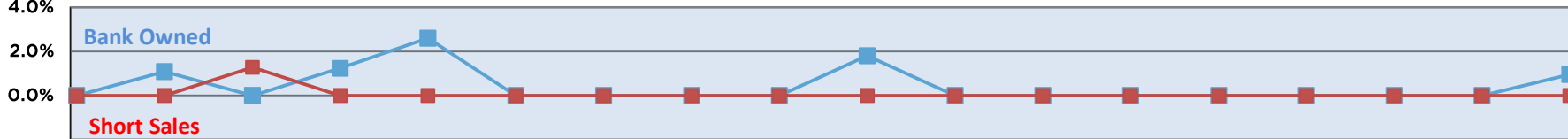


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	0	1	0	1	2	0	0	0	0	2	0	0	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	3/23	3/30	4/6	4/13	4/20
Normal	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	100.00	100.00	100.00	100.00	99.05

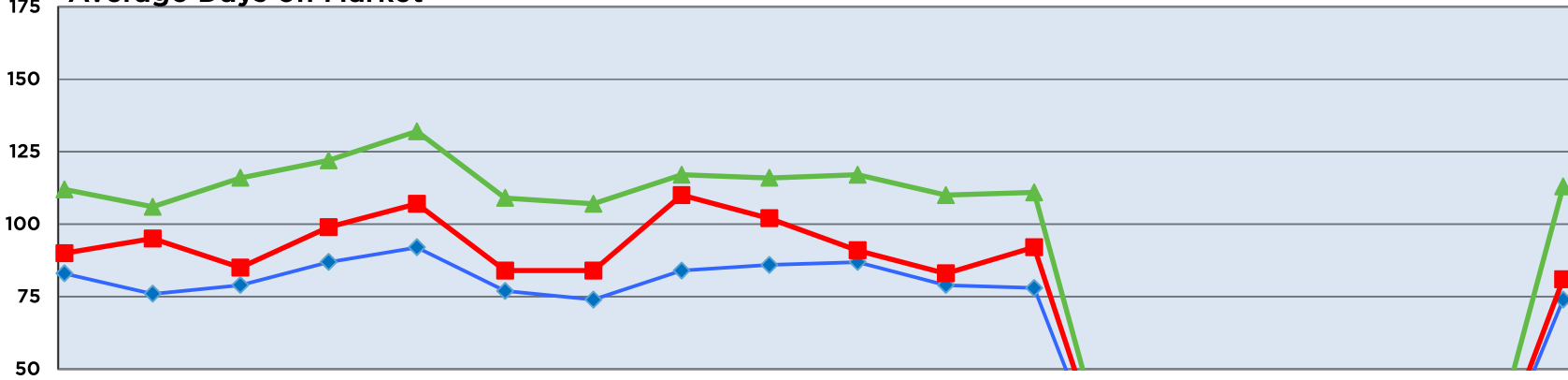


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	0.00%	1.09%	0.00%	1.23%	2.60%	0.00%	0.00%	0.00%	0.00%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%
SS	0.00%	0.00%	1.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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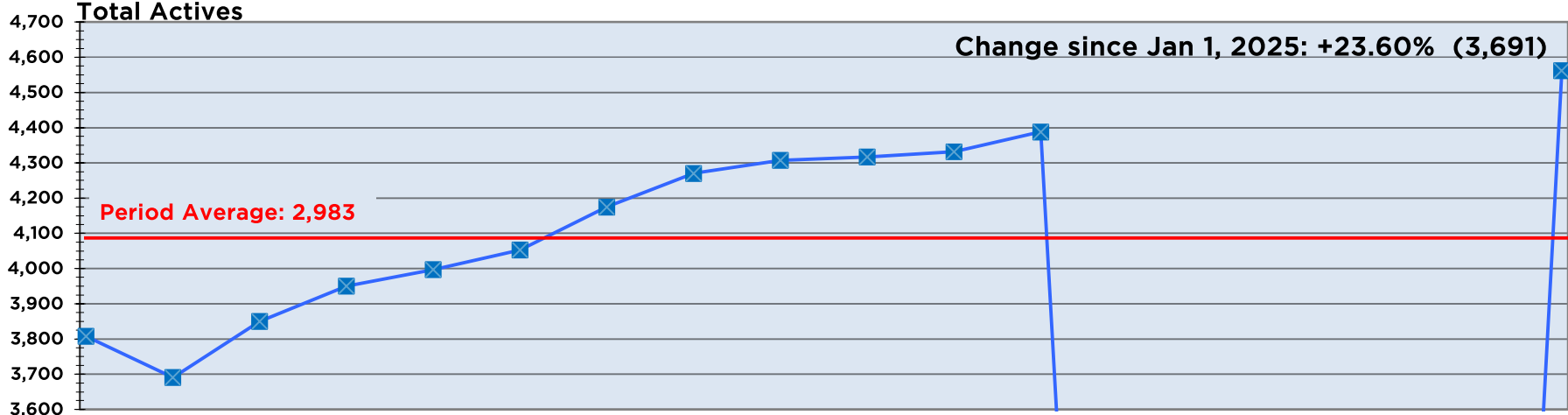
Average Days on Market



	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	3/23	3/30	4/6	4/13	4/20	
ListToContract	83	76	79	87	92	77	74	84	86	87	79	78	0	0	0	0	0	0	74
CombDaysOnMkt	90	95	85	99	107	84	84	110	102	91	83	92	0	0	0	0	0	0	81
ListToClose	112	106	116	122	132	109	107	117	116	117	110	111	0	0	0	0	0	0	113

Total Actives

Change since Jan 1, 2025: +23.60% (3,691)

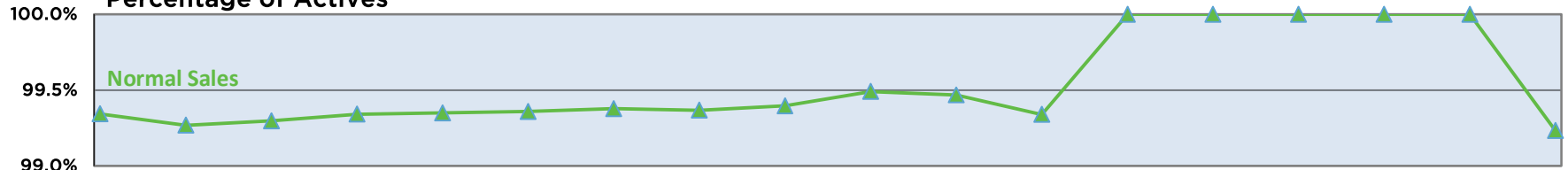


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	
Total Actives	3,808	3,691	3,850	3,950	3,997	4,053	4,175	4,270	4,307	4,317	4,332	4,388	0	0	0	0	0	0	4,562

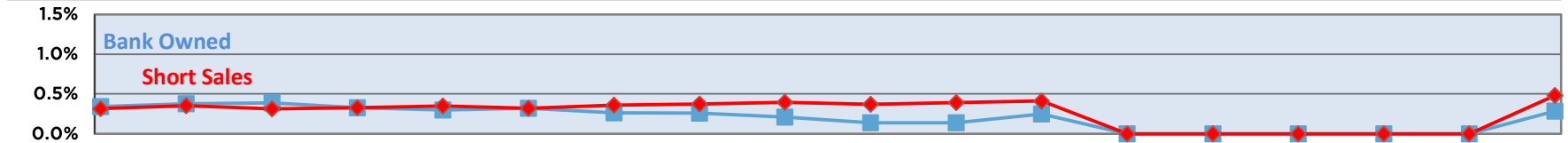
Monday Morning Quarterback
04/20/2025 - 04/26/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

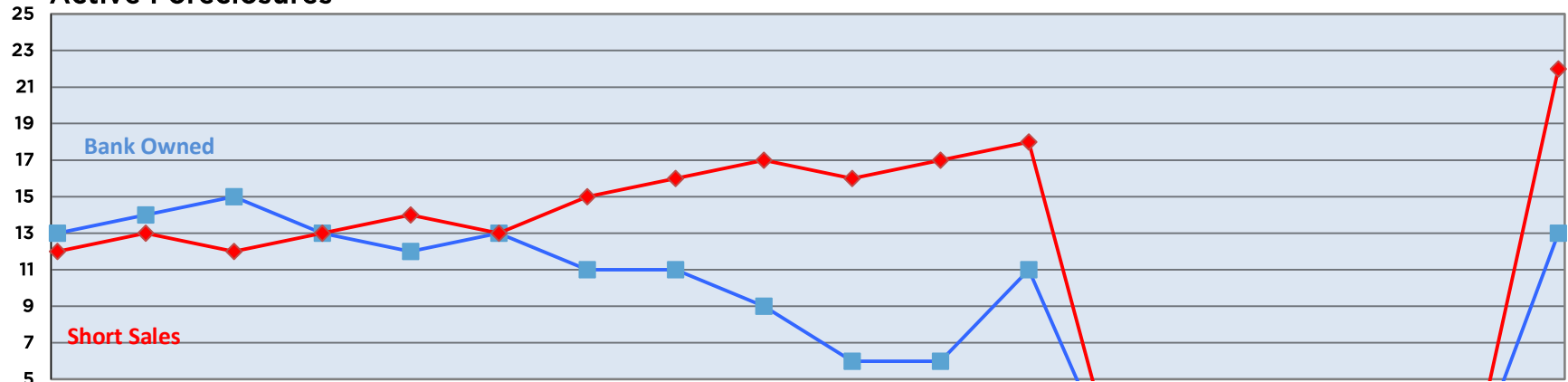


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	
Normal	99.34%	99.27%	99.30%	99.34%	99.35%	99.36%	99.38%	99.37%	99.40%	99.49%	99.47%	99.34%	100.00	100.00	100.00	100.00	100.00	100.00	99.23%



	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	3/23	3/30	4/6	4/13	4/20
BO	0.34%	0.38%	0.39%	0.33%	0.30%	0.32%	0.26%	0.26%	0.21%	0.14%	0.14%	0.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.28%
SS	0.32%	0.35%	0.31%	0.33%	0.35%	0.32%	0.36%	0.37%	0.39%	0.37%	0.39%	0.41%	0.00%	0.00%	0.00%	0.00%	0.00%	0.48%

Active Foreclosures

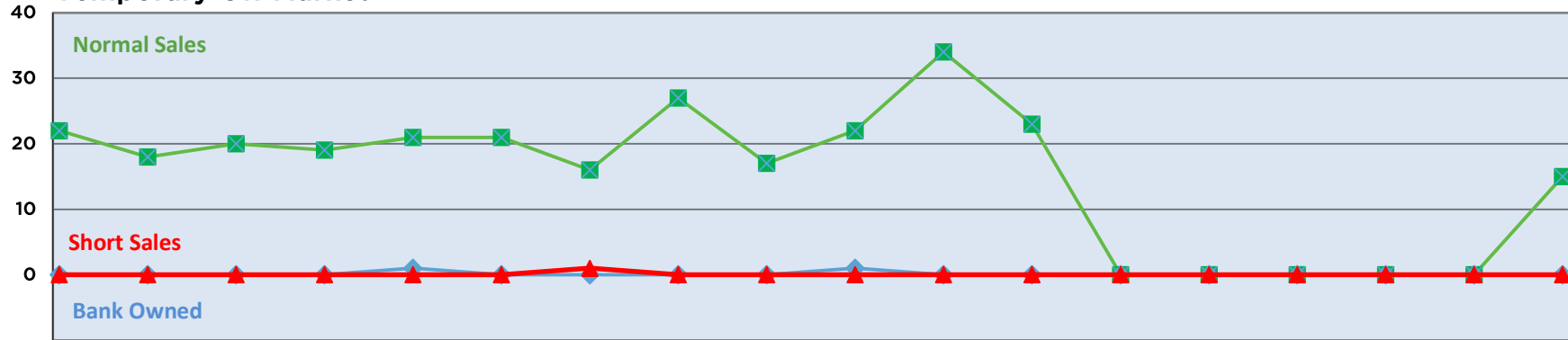


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	13	14	15	13	12	13	11	11	9	6	6	11	0	0	0	0	0	13
SS	12	13	12	13	14	13	15	16	17	16	17	18	0	0	0	0	0	22

Monday Morning Quarterback
04/20/2025 - 04/26/2025
Lake, Orange, Osceola & Seminole Counties

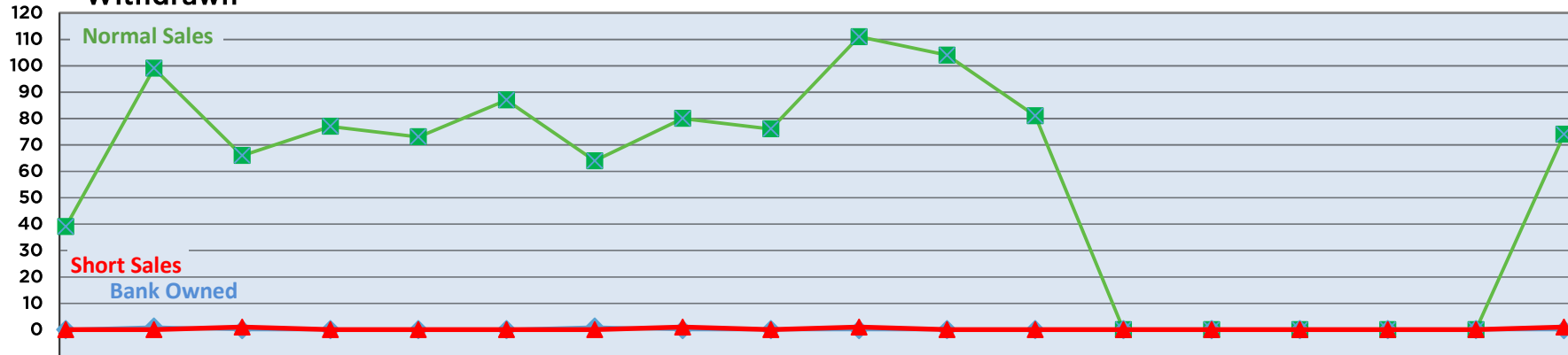
Condos, Townhomes, Villas

Temporary Off Market



	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	3/23	3/30	4/6	4/13	4/20
Norm	22	18	20	19	21	21	16	27	17	22	34	23	0	0	0	0	0	15
BO	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

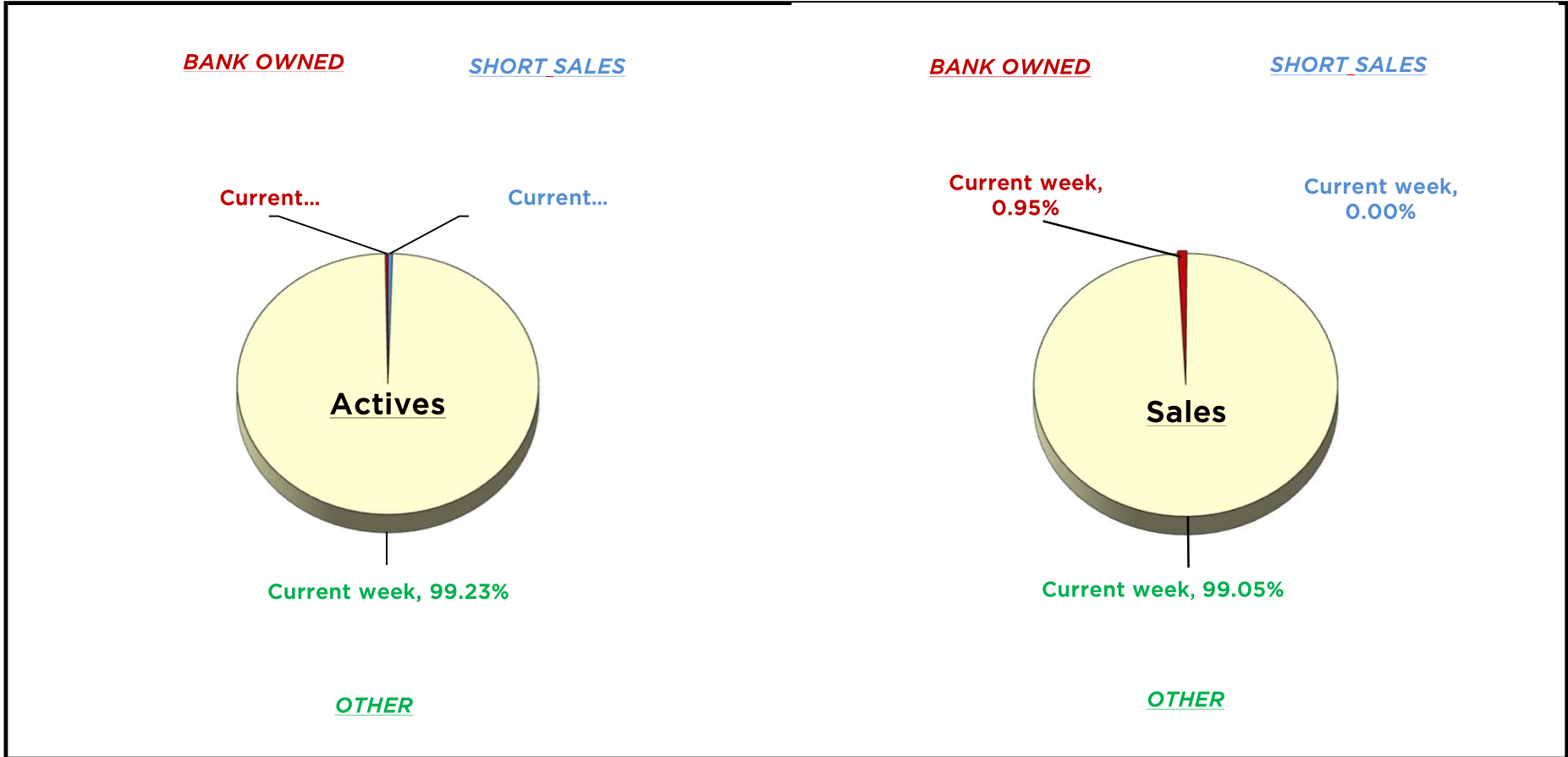
Withdrawn



	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	3/23	3/30	4/6	4/13	4/20
Norm	39	99	66	77	73	87	64	80	76	111	104	81	0	0	0	0	0	74
BO	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0	1

Monday Morning Quarterback
04/20/2025 - 04/26/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
04/20/2025 - 04/26/2025
Lake, Orange, Osceola & Seminole Counties

There are 4 Condos, Villas, or Townhomes available for the Median Price of \$262,500 (± \$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							
Altamonte Springs (East)	32701	1	\$262,500	3.0	2.0	1,267	\$207.18
Orange County							
Apopka (North)	32712	1	\$262,900	2.0	2.0	1,200	\$219.08
Osceola County							
Kissimmee (Central)	34741	1	\$263,000	3.0	2.0	1,433	\$183.53
Kissimmee (West) / Pleasant Hill	34746	1	\$262,000	3.0	2.0	1,291	\$202.94