



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

***Week of April 27, 2025 - May 03, 2025***

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

- Sales of single-family homes increased to 593 during the week of April 27, from 487 the week prior
- The median price of single family homes increased to \$449,000 a change of 8.2%
- The number of single-family home foreclosure transactions increased to 6 from 4 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 105, and now sits at 8,884

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

- Sales of condos, townhomes, and villas increased to 181 during the week of April 27, from 105 the week prior
- The median price of condos, townhomes, and villas increased to \$273,000 a change of 4.0%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 33, and now sits at 4,595

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

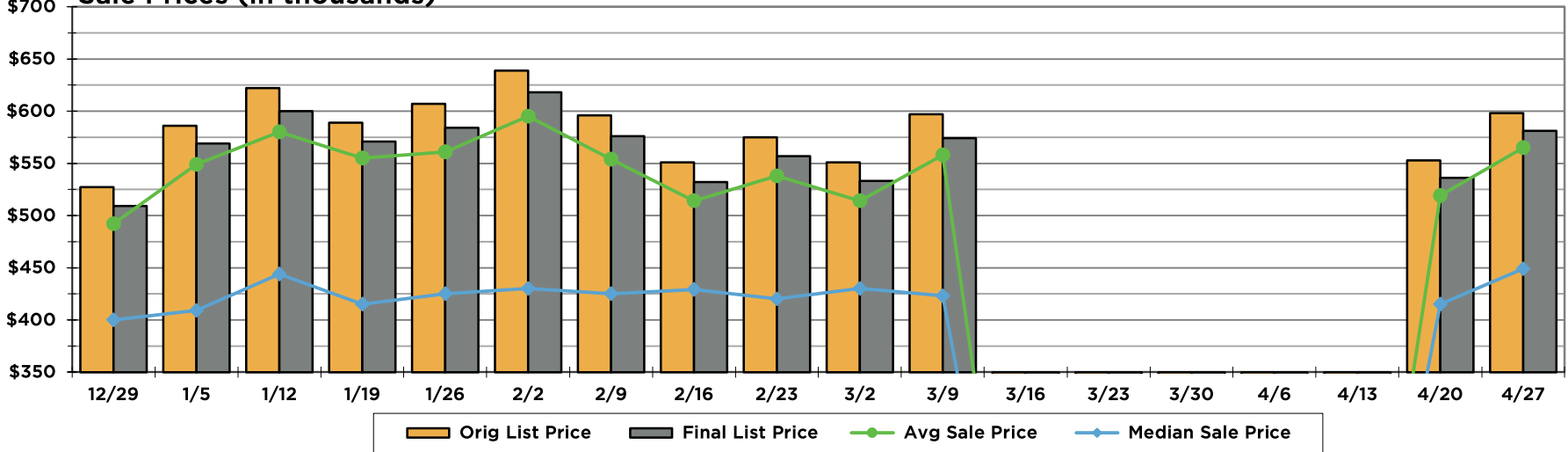
**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties  
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>593</b>	<b>54</b>	<b>40</b>	<b>141</b>	<b>127</b>	<b>189</b>	<b>42</b>
Bank Owned	6	5	0	1	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	586	49	40	139	127	189	42
<b>Active Listings</b>	<b>8,884</b>	<b>583</b>	<b>494</b>	<b>1,722</b>	<b>1,840</b>	<b>3,261</b>	<b>984</b>
Bank Owned	43	11	4	13	4	9	2
Short Sales	45	4	6	20	9	5	1
Other	8,796	568	484	1,689	1,827	3,247	981
<b>Months of Inventory</b>	<b>3.46</b>	<b>2.49</b>	<b>2.85</b>	<b>2.82</b>	<b>3.34</b>	<b>3.98</b>	<b>5.41</b>
<b><u>List Price</u></b>							
Average Original List Price	\$598,099	\$204,953	\$290,803	\$366,388	\$463,845	\$690,759	\$2,163,117
Average Final List Price	\$580,721	\$193,709	\$281,805	\$358,230	\$456,598	\$666,495	\$2,099,260
<b><u>Sale Price</u></b>							
Average Price	\$565,401	\$180,185	\$275,414	\$351,422	\$448,463	\$652,851	\$2,015,286
Median Price	\$449,000	\$185,500	\$274,950	\$355,000	\$449,999	\$610,000	\$1,485,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$17,378	-\$11,244	-\$8,998	-\$8,158	-\$7,247	-\$24,264	-\$63,857
Original List to Sale Price - \$	-\$32,698	-\$24,768	-\$15,389	-\$14,966	-\$15,382	-\$37,908	-\$147,831
Final List to Sale Price - \$	-\$15,320	-\$13,524	-\$6,391	-\$6,808	-\$8,135	-\$13,644	-\$83,974
Original List to Sale Price - %	94.53%	87.92%	94.71%	95.92%	96.68%	94.51%	93.17%
Final List to Sale Price - %	97.36%	93.02%	97.73%	98.10%	98.22%	97.95%	96.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	64	64	65	60	56	71	69
Combined Avg Days to Contract	69	70	68	66	59	78	69
Avg Days Listing to Closing	100	95	102	95	92	108	110
Avg Days Contract to Close	36	31	48	34	36	36	43
<b><u>Beds / Baths</u></b>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	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	2,136	1,220	1,399	1,572	1,943	2,604	4,395

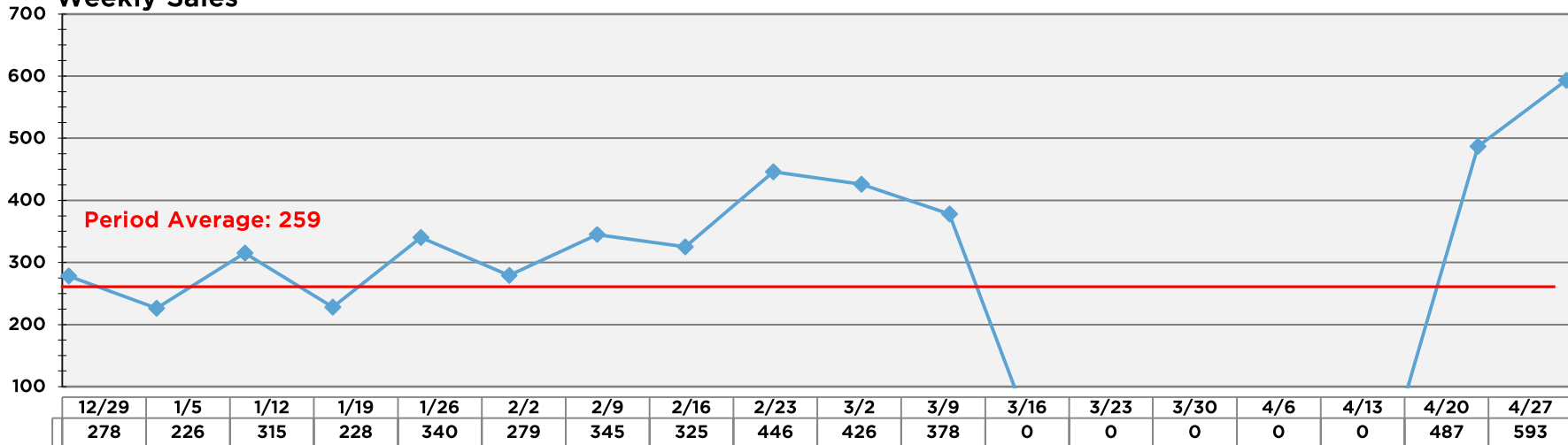
**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Sale Prices (in thousands)**



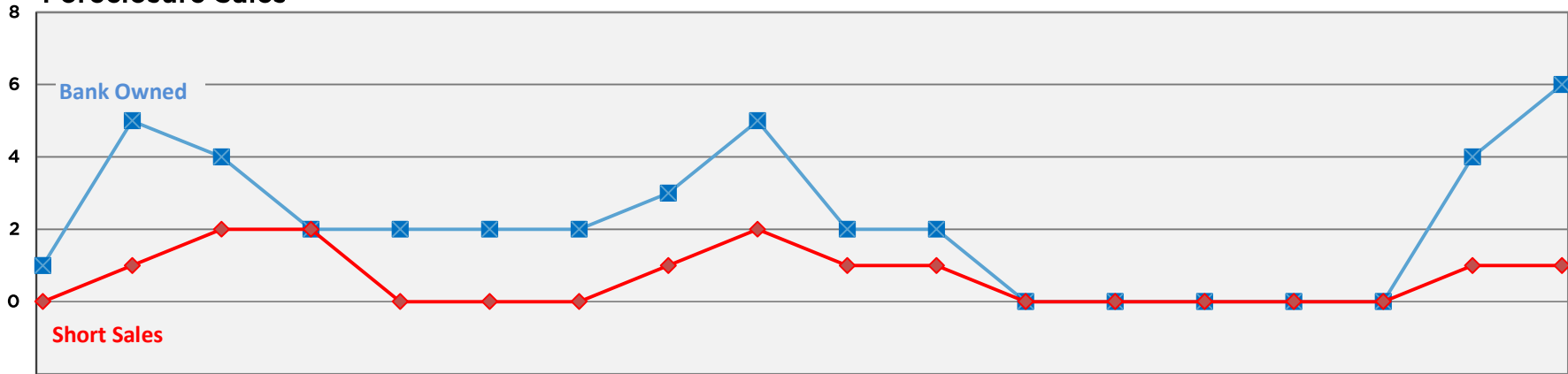
**Weekly Sales**



**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

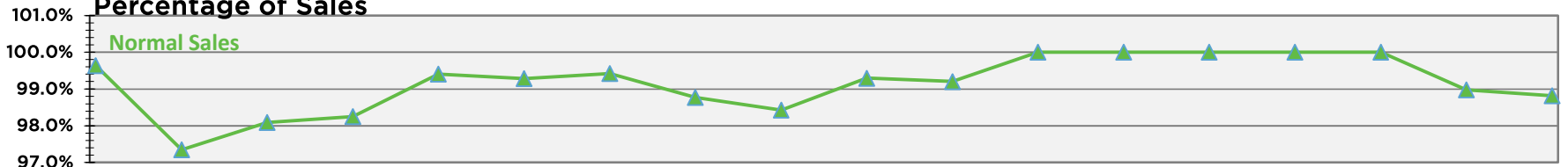
**Single Family Homes**

**Foreclosure Sales**

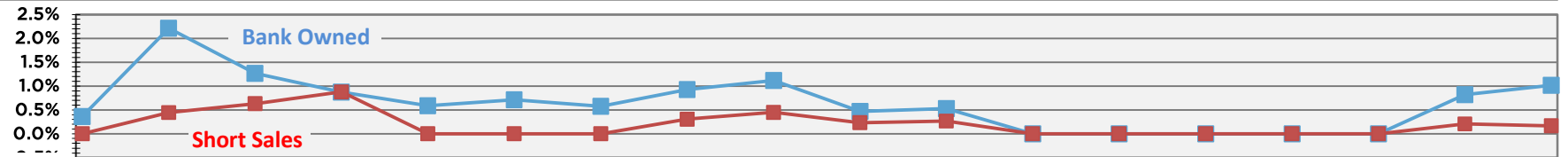


	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27
BO	1	5	4	2	2	2	2	3	5	2	2	0	0	0	0	0	4	6
SS	0	1	2	2	0	0	0	1	2	1	1	0	0	0	0	0	1	1

**Percentage of Sales**



	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	4/27
Normal	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%	98.82%

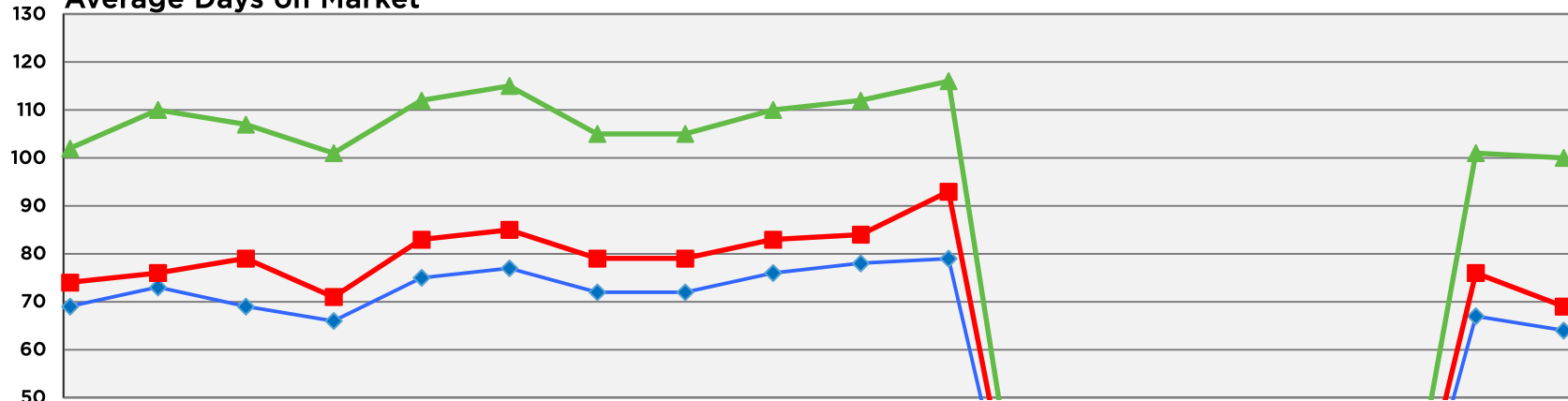


	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27
BO	0.36%	2.21%	1.27%	0.88%	0.59%	0.72%	0.58%	0.92%	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%
SS	0.00%	0.44%	0.63%	0.88%	0.00%	0.00%	0.00%	0.31%	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%

**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

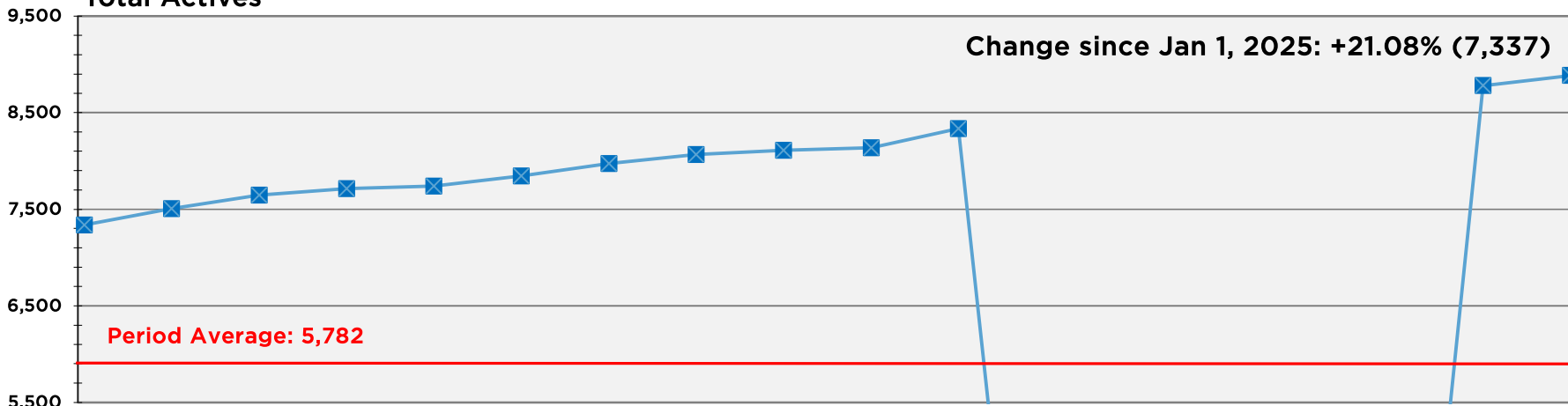
**Single Family Homes**

**Average Days on Market**



	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	4/27
ListToContract	69	73	69	66	75	77	72	72	76	78	79	0	0	0	0	0	67	64
CombDaysOnMkt	74	76	79	71	83	85	79	79	83	84	93	0	0	0	0	0	76	69
ListToClose	102	110	107	101	112	115	105	105	110	112	116	0	0	0	0	0	101	100

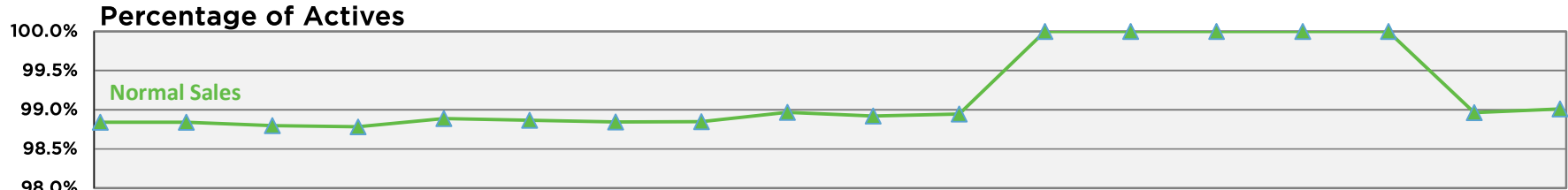
**Total Actives**



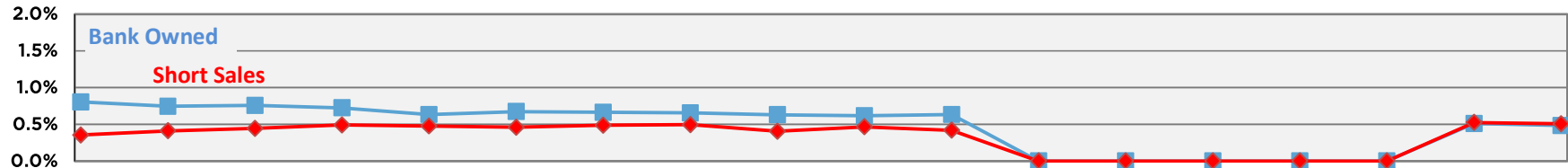
	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27
Total Actives	7,337	7,508	7,646	7,713	7,740	7,843	7,973	8,065	8,108	8,137	8,335	0	0	0	0	0	8,779	8,884

**Monday Morning Quarterback**  
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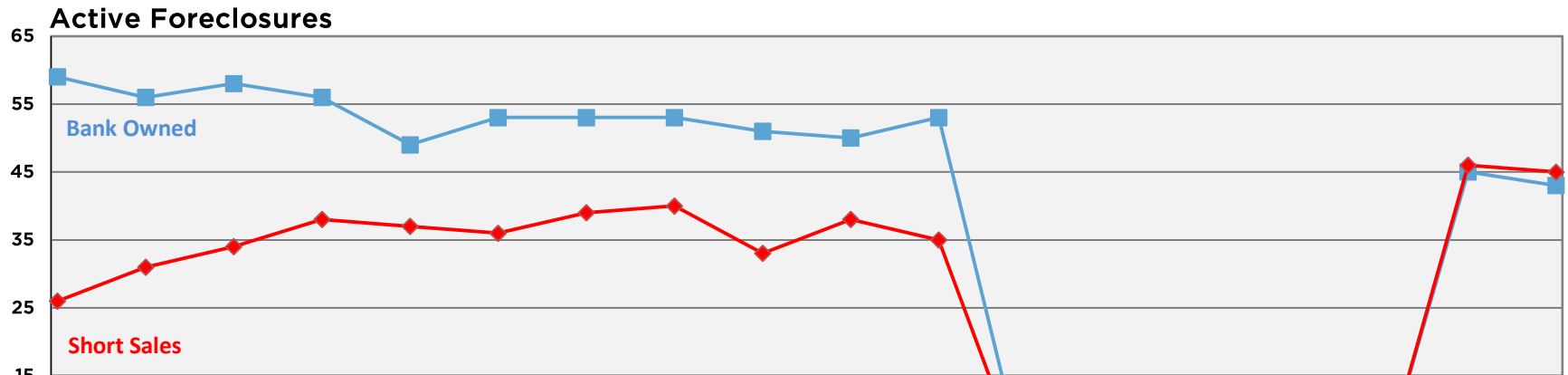
**Single Family Homes**



	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	4/27
Normal	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%	99.01%



	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	4/27
BO	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%	0.48%
SS	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%	0.51%

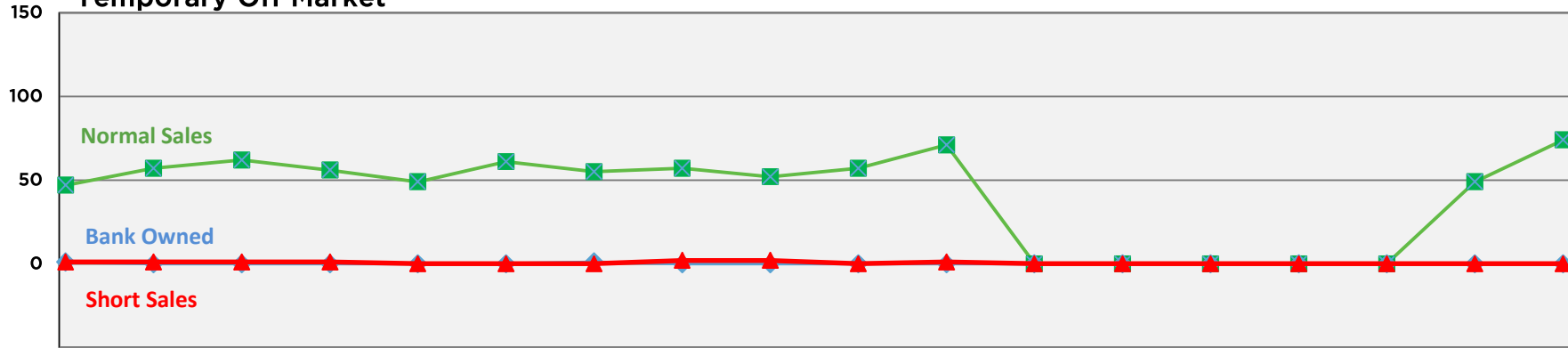


	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27
BO	59	56	58	56	49	53	53	53	51	50	53	0	0	0	0	0	45	43
SS	26	31	34	38	37	36	39	40	33	38	35	0	0	0	0	0	46	45

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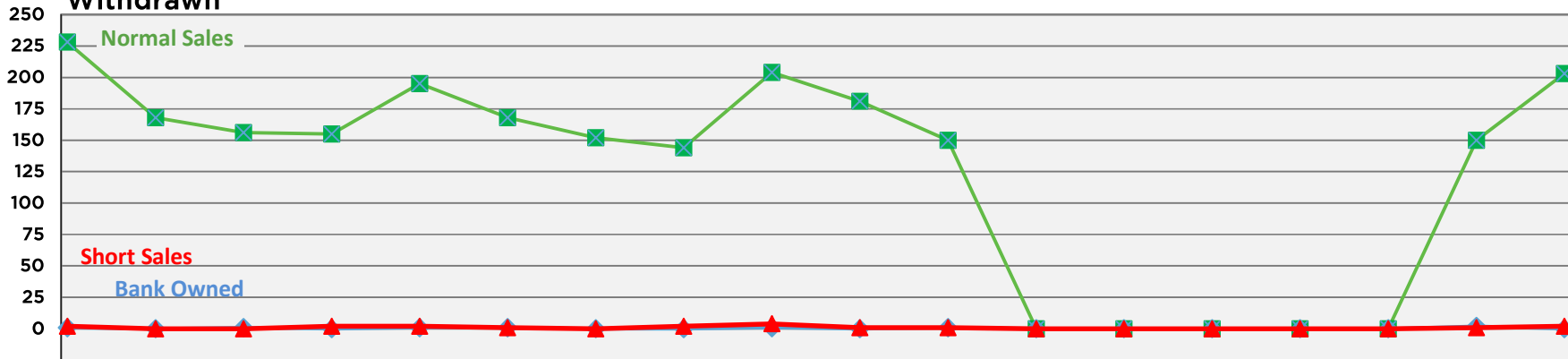
**Single Family Homes**

**Temporary Off Market**



	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	4/27
Norm	47	57	62	56	49	61	55	57	52	57	71	0	0	0	0	0	49	74
BO	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	1	1	1	1	0	0	0	2	2	0	1	0	0	0	0	0	0	0

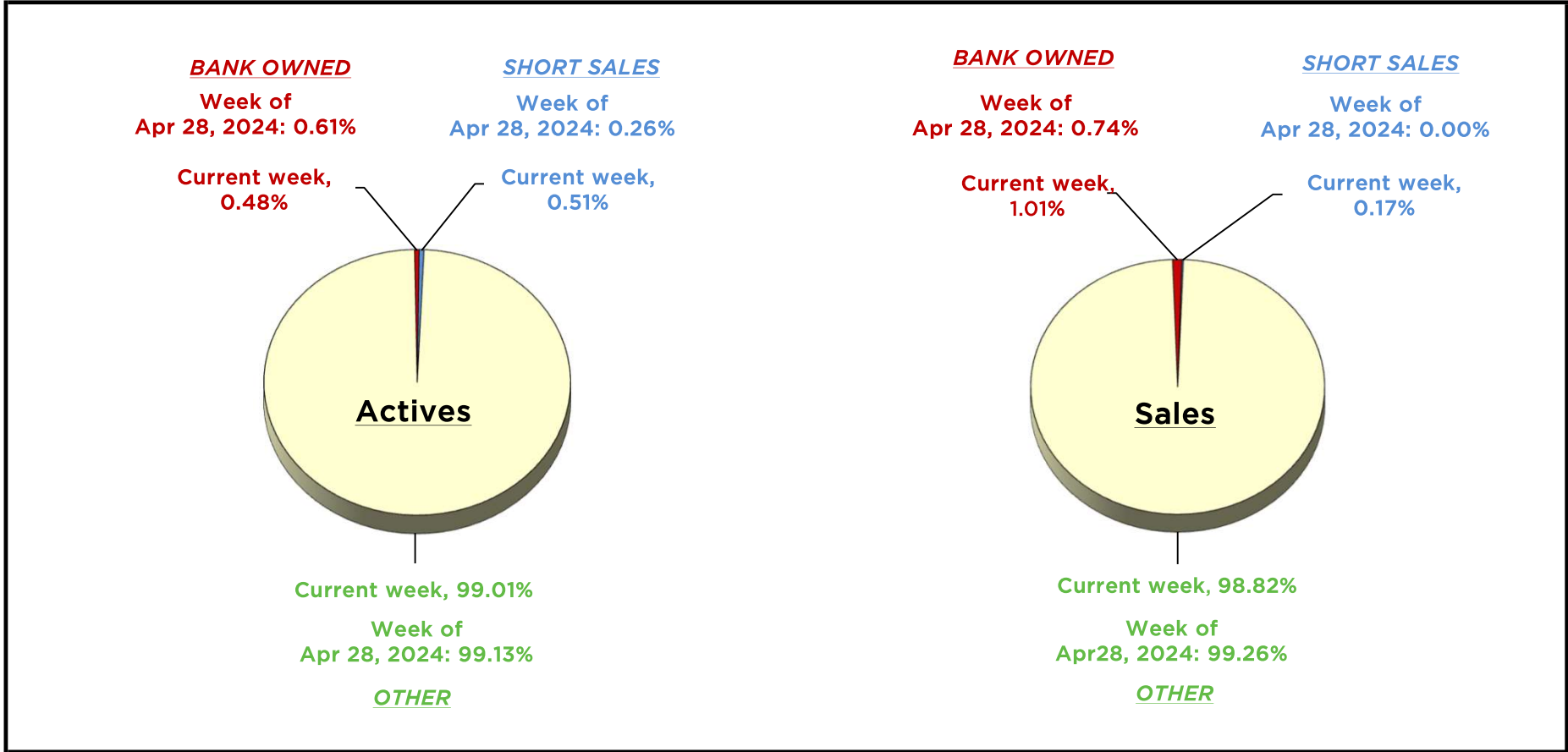
**Withdrawn**



	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	4/27
Norm	228	168	156	155	195	168	152	144	204	181	150	0	0	0	0	0	150	203
BO	1	0	1	0	1	1	0	0	1	0	1	0	0	0	0	0	2	0
SS	2	0	0	2	2	1	0	2	4	1	1	0	0	0	0	0	1	2

**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
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**Single Family Homes**



**Monday Morning Quarterback**  
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**There are 47 Single Family Homes available for the Median Price of \$449,000 ( ± \$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>8</b>	<b>\$449,063</b>	<b>3.5</b>	<b>2.1</b>	<b>1,878</b>	<b>\$239.17</b>
Winter Springs / Tuskawilla	32708	1	\$449,500	3.0	2.0	1,764	\$254.82
Altamonte Springs / Forest City	32714	1	\$449,000	4.0	3.0	2,687	\$167.10
Lake Mary / Heathrow	32746	2	\$449,000	3.5	2.0	1,751	\$256.42
Longwood (East)	32750	1	\$449,000	4.0	2.0	1,868	\$240.36
Maitland / Eatonville	32751	1	\$449,000	4.0	2.0	1,620	\$277.16
Oviedo	32765	1	\$449,000	3.0	2.0	1,736	\$258.64
Sanford / Lake Forest	32771	1	\$449,000	3.0	2.0	1,844	\$243.49
<b>Orange County</b>		<b>10</b>	<b>\$448,950</b>	<b>3.4</b>	<b>2.0</b>	<b>1,798</b>	<b>\$249.64</b>
Apopka (North)	32712	2	\$448,750	3.5	2.0	1,945	\$230.78
Maitland / Eatonville	32751	1	\$449,000	4.0	3.0	2,518	\$178.32
College Park	32804	1	\$449,000	2.0	1.0	1,169	\$384.09
Union Park	32817	2	\$449,000	3.5	2.0	1,937	\$231.80
Taft	32824	1	\$449,000	3.0	2.0	1,580	\$284.18
Wedgfield	32833	1	\$449,000	3.0	2.0	1,323	\$339.38
Metro West / Orlo Vista	32835	1	\$449,000	4.0	2.0	1,668	\$269.18
Ocoee	34761	1	\$449,000	4.0	2.0	1,963	\$228.73
<b>Osceola County</b>		<b>15</b>	<b>\$449,065</b>	<b>3.7</b>	<b>2.3</b>	<b>2,086</b>	<b>\$215.29</b>
Kissimmee (East)	34744	5	\$449,098	3.6	2.2	1,870	\$240.16
Kissimmee (West) / Pleasant Hill	34746	4	\$449,125	3.8	2.5	2,409	\$186.42
Kissimmee / Celebration	34747	3	\$449,000	3.3	2.3	1,883	\$238.49
St Cloud / Narcoossee	34771	1	\$449,000	4.0	3.0	2,170	\$206.91
St Cloud / Canoe Creek	34772	2	\$448,995	4.0	2.0	2,242	\$200.31
<b>Lake County</b>		<b>14</b>	<b>\$448,964</b>	<b>3.6</b>	<b>2.4</b>	<b>2,066</b>	<b>\$217.34</b>
Eustis (West)	32726	1	\$449,000	5.0	3.0	4,563	\$98.40
Mount Dora	32757	1	\$449,000	4.0	3.0	1,550	\$289.68
Tavares / Mt Plymouth	32778	1	\$449,000	3.0	2.0	1,212	\$370.46
Clermont (Central)	34711	4	\$449,000	3.0	2.0	1,909	\$235.17
Clermont (South)	34714	3	\$448,833	4.0	2.7	1,950	\$230.17
Groveland	34736	1	\$449,000	3.0	2.0	960	\$467.71
Leesburg (West)	34748	1	\$449,000	4.0	3.0	3,022	\$148.58
Mascotte	34753	1	\$449,000	4.0	2.0	2,676	\$167.79
Okahumpka	34762	1	\$449,000	3.0	2.0	1,450	\$309.66

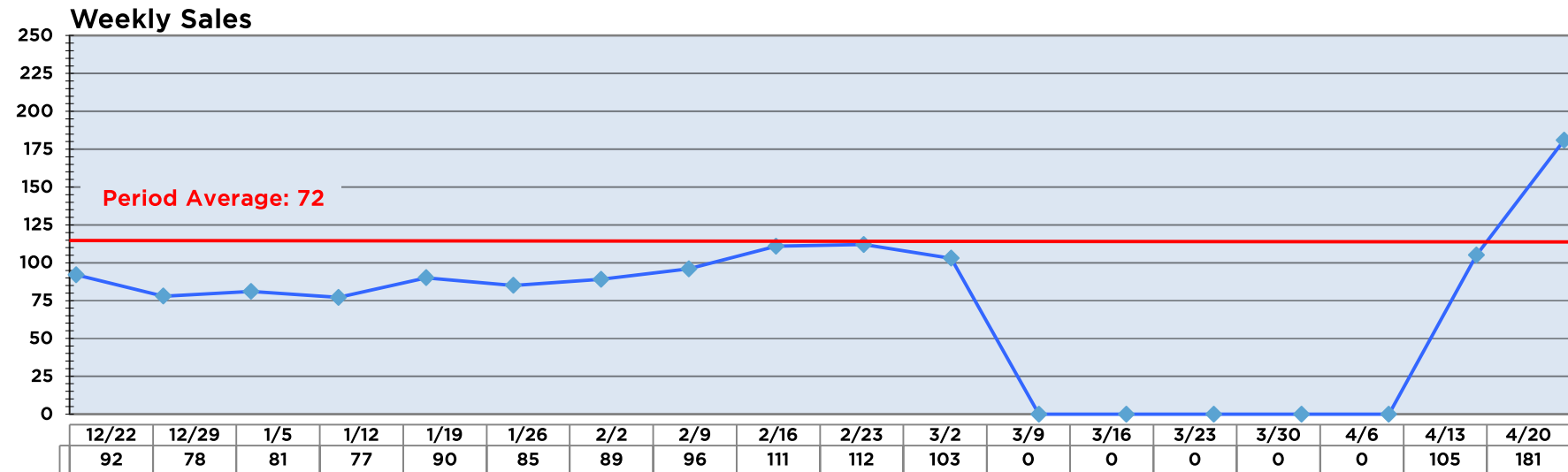
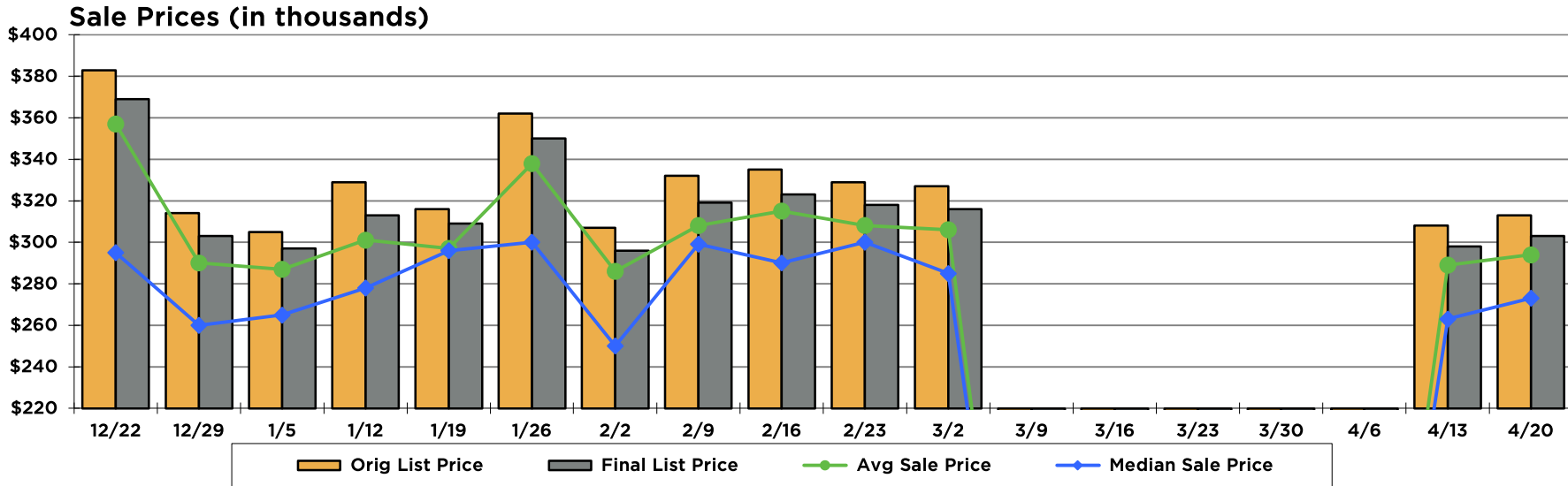
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	181	73	30	46	23	9	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	180	72	30	46	23	9	0
<b>Active Listings</b>	4,595	1,819	677	1,153	610	314	22
Bank Owned	13	6	2	4	1	0	0
Short Sales	24	6	6	10	2	0	0
Other	4,558	1,807	669	1,139	607	314	22
<b>Months of Inventory</b>	5.86	5.75	5.21	5.78	6.12	8.05	0.00
<b><u>List Price</u></b>							
Average Original List Price	\$313,302	\$201,500	\$288,276	\$366,096	\$450,983	\$681,878	\$0
Average Final List Price	\$303,248	\$191,888	\$279,014	\$355,074	\$447,552	\$653,611	\$0
<b><u>Sale Price</u></b>							
Average Price	\$293,720	\$183,147	\$272,520	\$345,659	\$433,876	\$637,611	\$0
Median Price	\$273,000	\$188,000	\$270,000	\$340,000	\$429,000	\$635,000	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$10,054	-\$9,612	-\$9,262	-\$11,022	-\$3,431	-\$28,267	\$0
Original List to Sale Price - \$	-\$19,582	-\$18,353	-\$15,756	-\$20,437	-\$17,107	-\$44,267	\$0
Final List to Sale Price - \$	-\$9,528	-\$8,741	-\$6,494	-\$9,415	-\$13,676	-\$16,000	\$0
Original List to Sale Price - %	93.75%	90.89%	94.53%	94.42%	96.21%	93.51%	0.00%
Final List to Sale Price - %	96.86%	95.44%	97.67%	97.35%	96.94%	97.55%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	77	78	63	94	67	58	0
Combined Avg Days to Contract	86	87	77	104	70	58	0
Avg Days Listing to Closing	110	109	93	131	104	86	0
Avg Days Contract to Close	34	30	31	40	37	30	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	1	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,338	1,004	1,406	1,533	1,698	1,905	0

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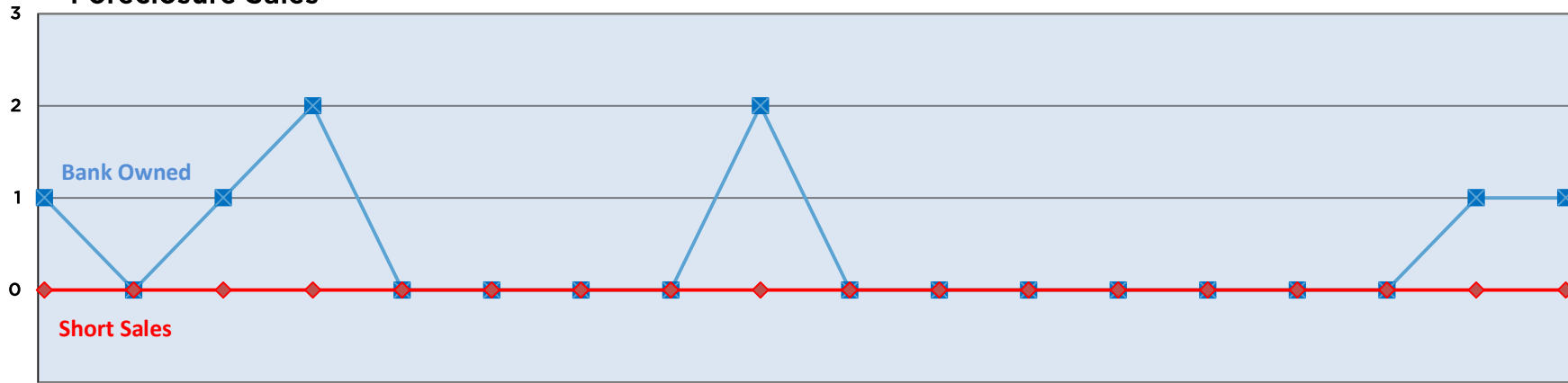
**Condos, Townhomes, Villas**



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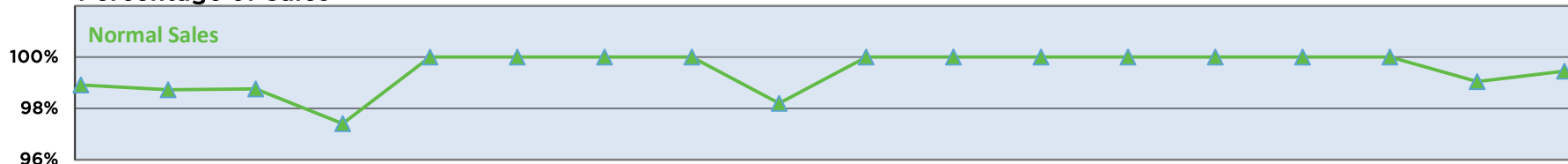
**Condos, Townhomes, Villas**

**Foreclosure Sales**

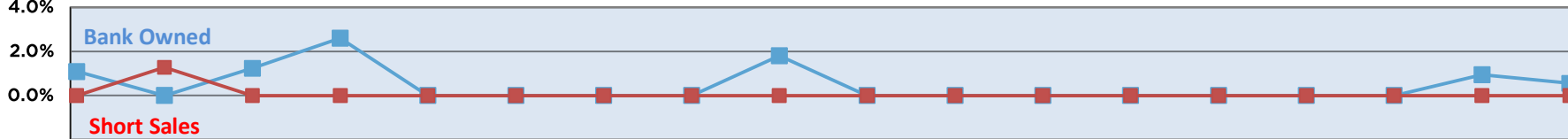


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	1	0	1	2	0	0	0	0	2	0	0	0	0	0	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**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	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%	99.45%

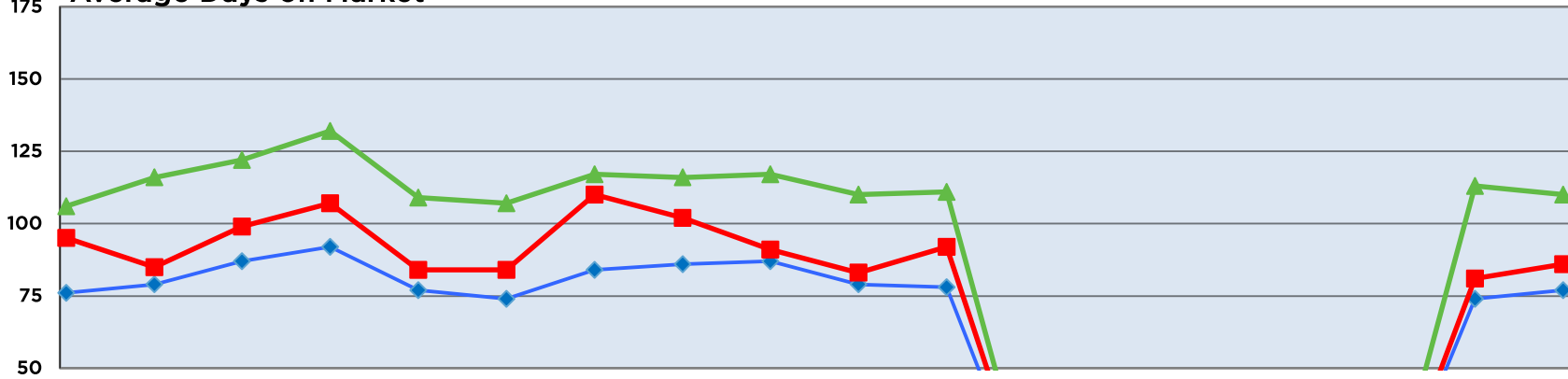


	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20
BO	1.09%	0.00%	1.23%	2.60%	0.00%	0.00%	0.00%	0.00%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%
SS	0.00%	1.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

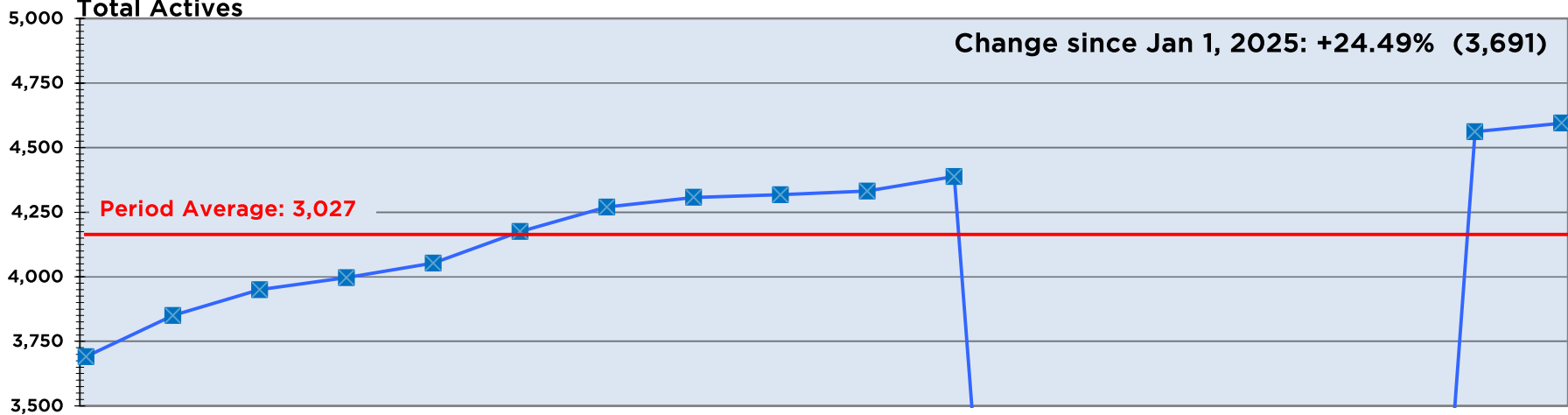
**Average Days on Market**



	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	76	79	87	92	77	74	84	86	87	79	78	0	0	0	0	0	74	77
CombDaysOnMkt	95	85	99	107	84	84	110	102	91	83	92	0	0	0	0	0	81	86
ListToClose	106	116	122	132	109	107	117	116	117	110	111	0	0	0	0	0	113	110

**Total Actives**

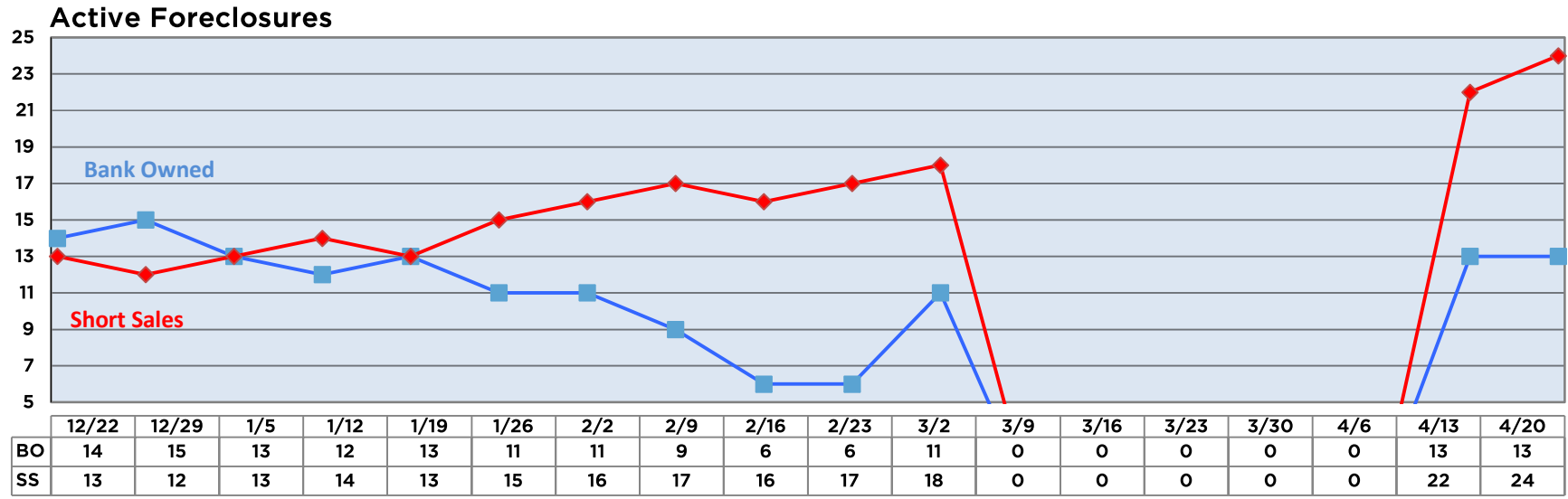
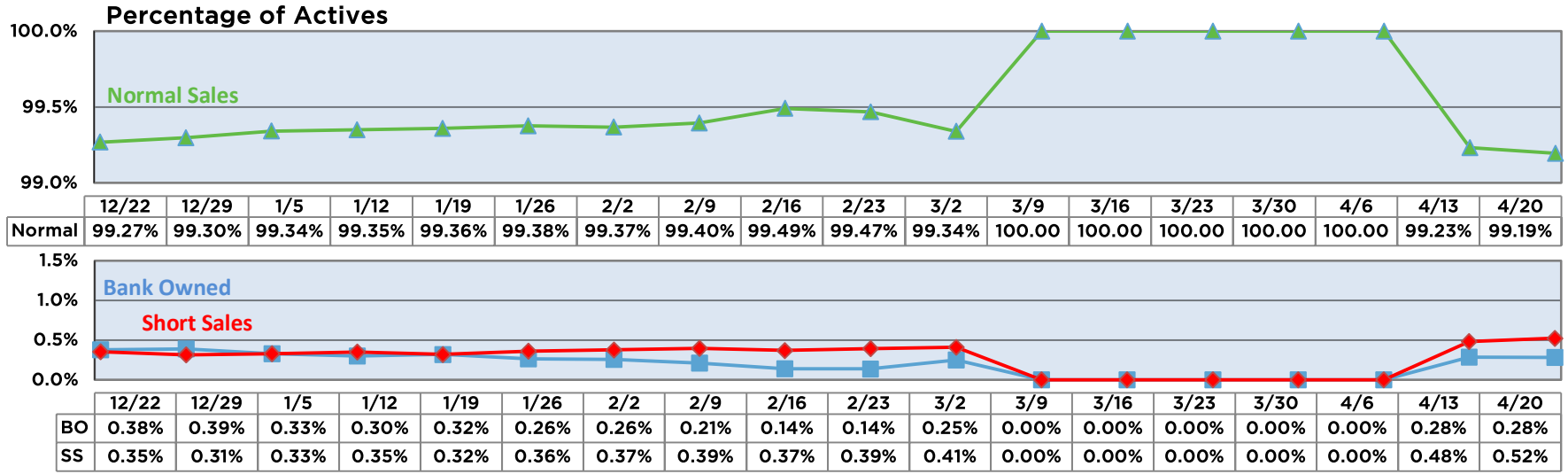
Change since Jan 1, 2025: +24.49% (3,691)



Date	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	3,691	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	4,562	4,595

**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

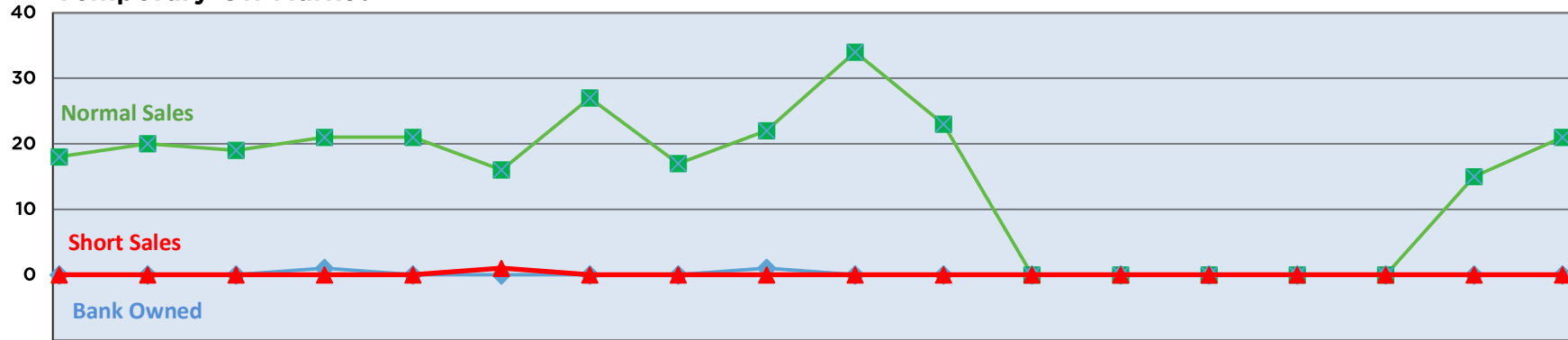
**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

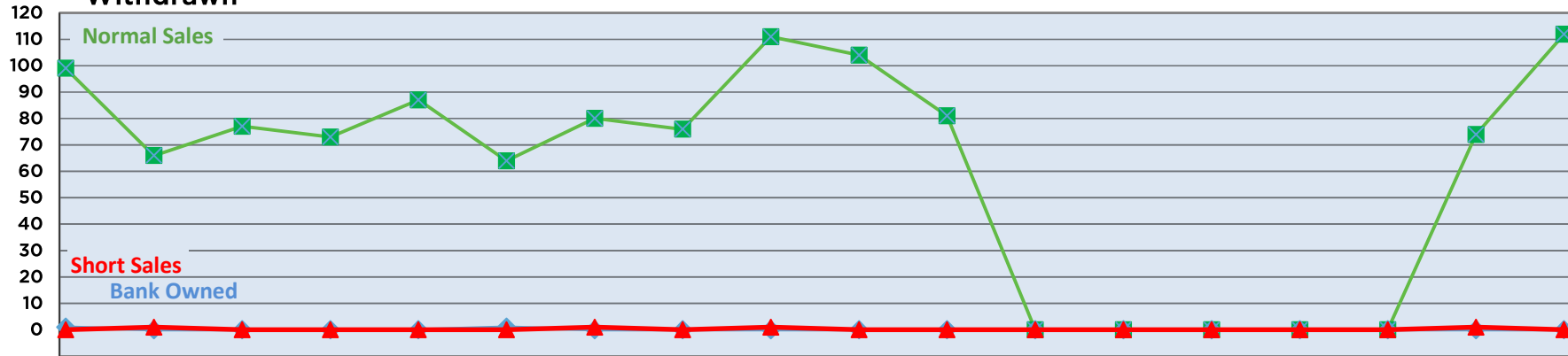
**Condos, Townhomes, Villas**

**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	18	20	19	21	21	16	27	17	22	34	23	0	0	0	0	0	15	21
BO	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

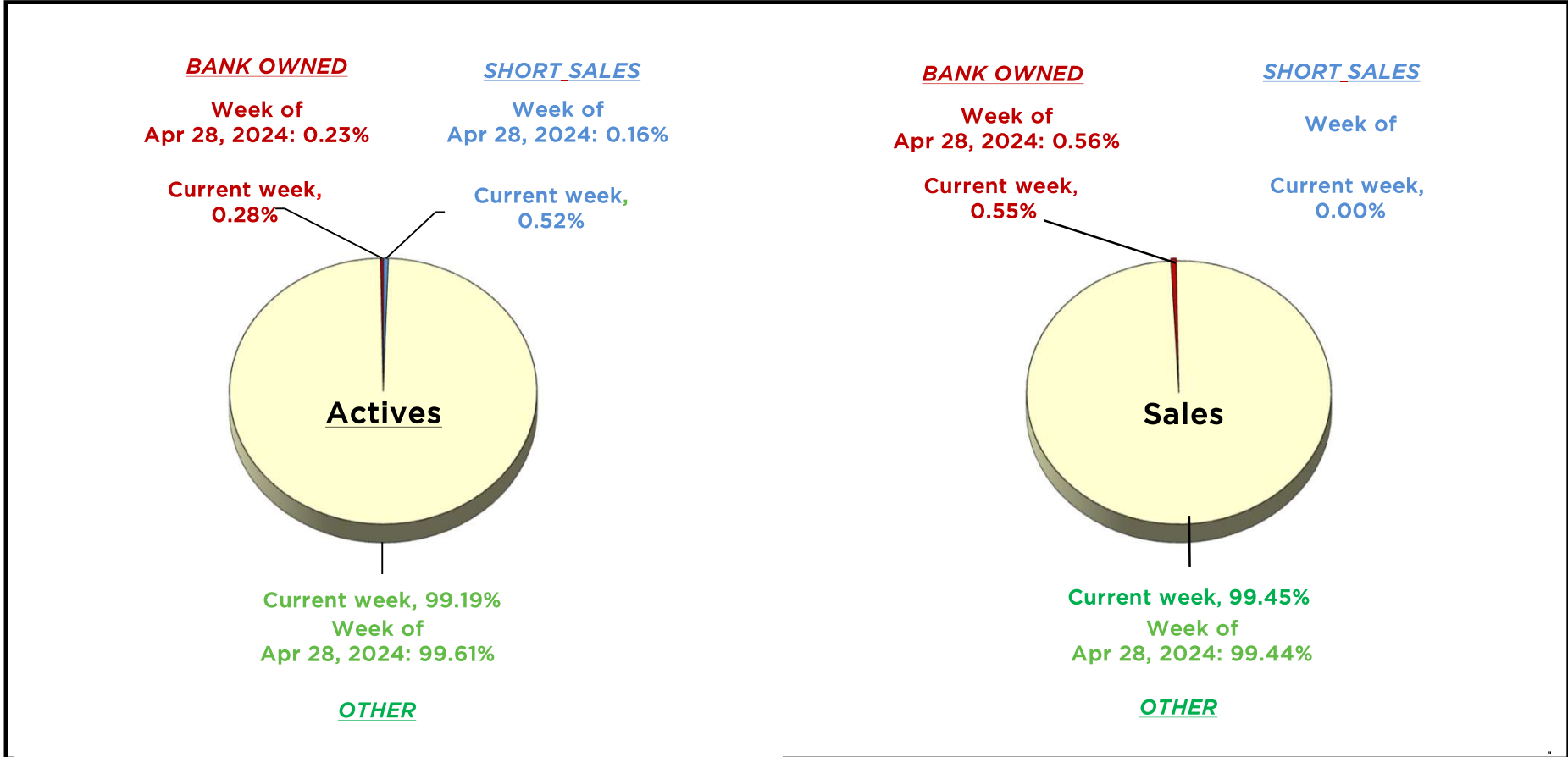
**Withdrawn**



	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	99	66	77	73	87	64	80	76	111	104	81	0	0	0	0	0	74	112
BO	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	1	0	1	0	0	0	0	0	0	0	1	0

**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
04/27/2025 - 05/03/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 5 Condos, Villas, or Townhomes available for the Median Price of \$273,000 (± \$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>Orange County</b>		<b>4</b>	<b>\$272,998</b>	<b>2.3</b>	<b>2.0</b>	<b>1,241</b>	<b>\$219.94</b>
Pine Hills / Rosemont	32808	1	\$273,000	3.0	2.0	1,607	\$169.88
Taft	32824	1	\$272,990	2.0	2.0	1,303	\$209.51
Metro West / Orlo Vista	32835	2	\$273,000	2.0	2.0	1,028	\$265.69
<b>Osceola County</b>		<b>1</b>	<b>\$273,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,022</b>	<b>\$267.12</b>
Kissimmee / Celebration	34747	1	\$273,000	2.0	2.0	1,022	\$267.12