



Monday Morning Quarterback Summary

Week of May 11, 2025 - May 17, 2025

Single-family existing homes

- Sales of single-family homes increased to 460 during the week of May 11, from 416 the week prior
- The median price of single family homes increased to \$445,000 a change of 1.3%
- The number of single-family home foreclosure transactions decreased to 0 from 3 the week prior
- The number of single-family short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 100, and now sits at 9,076

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 106 during the week of May 11, from 111 the week prior
- The median price of condos, townhomes, and villas increased to \$305,000 a change of 8.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 2, and now sits at 4,616

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

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

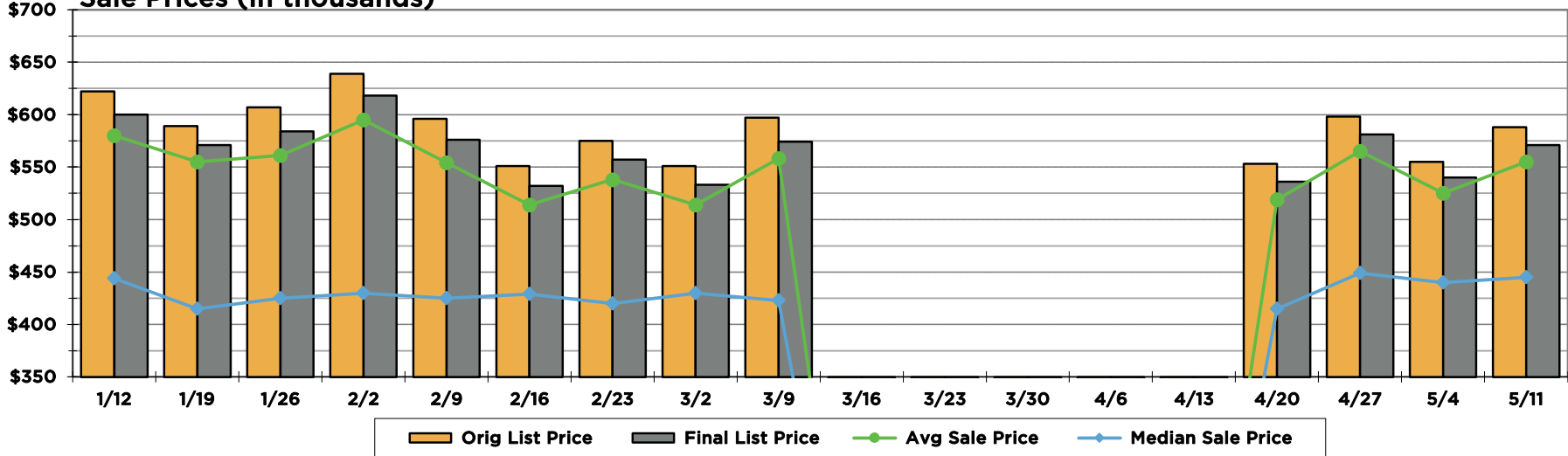
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	460	37	34	106	100	151	32
Bank Owned	0	0	0	0	0	0	0
Short Sales	2	0	1	1	0	0	0
Other	458	37	33	105	100	151	32
Active Listings	9,076	616	481	1,706	1,892	3,374	1,007
Bank Owned	46	7	2	17	7	11	2
Short Sales	50	6	6	22	9	5	2
Other	8,980	603	473	1,667	1,876	3,358	1,003
Months of Inventory	4.55	3.84	3.26	3.71	4.37	5.16	7.26
<i>List Price</i>							
Average Original List Price	\$587,810	\$217,027	\$297,976	\$370,606	\$469,682	\$684,255	\$1,958,019
Average Final List Price	\$571,405	\$204,143	\$281,385	\$358,963	\$455,863	\$665,940	\$1,922,897
<i>Sale Price</i>							
Average Price	\$555,491	\$190,969	\$272,788	\$351,380	\$445,549	\$652,521	\$1,839,175
Median Price	\$445,000	\$212,000	\$275,000	\$350,000	\$440,450	\$620,000	\$1,425,000
<i>Price Differences</i>							
Original to Final List Price	-\$16,405	-\$12,884	-\$16,591	-\$11,643	-\$13,819	-\$18,315	-\$35,122
Original List to Sale Price - \$	-\$32,319	-\$26,058	-\$25,188	-\$19,226	-\$24,133	-\$31,734	-\$118,844
Final List to Sale Price - \$	-\$15,914	-\$13,174	-\$8,597	-\$7,583	-\$10,314	-\$13,419	-\$83,722
Original List to Sale Price - %	94.50%	87.99%	91.55%	94.81%	94.86%	95.36%	93.93%
Final List to Sale Price - %	97.21%	93.55%	96.94%	97.89%	97.74%	97.98%	95.65%
<i>Days on the Market</i>							
Avg Days Listing to Contract	59	82	87	60	51	53	54
Combined Avg Days to Contract	63	89	87	67	56	53	60
Avg Days Listing to Closing	94	109	128	93	85	89	100
Avg Days Contract to Close	35	29	40	33	34	36	46
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	3	4	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<i>Square Footage</i>							
Average Square Feet	2,166	1,238	1,280	1,615	1,951	2,647	4,408

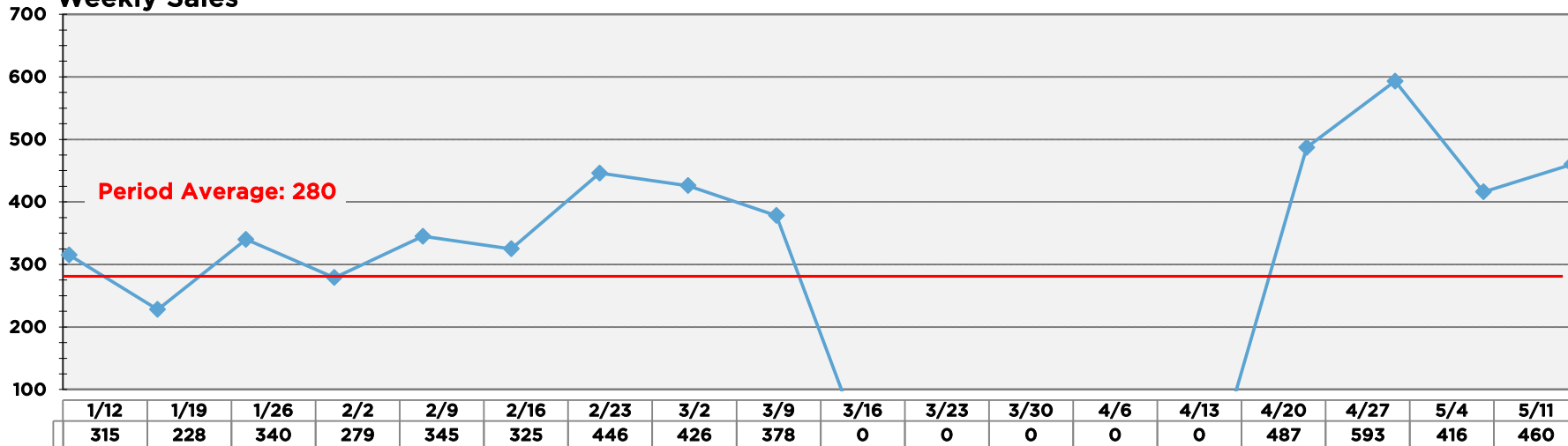
Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



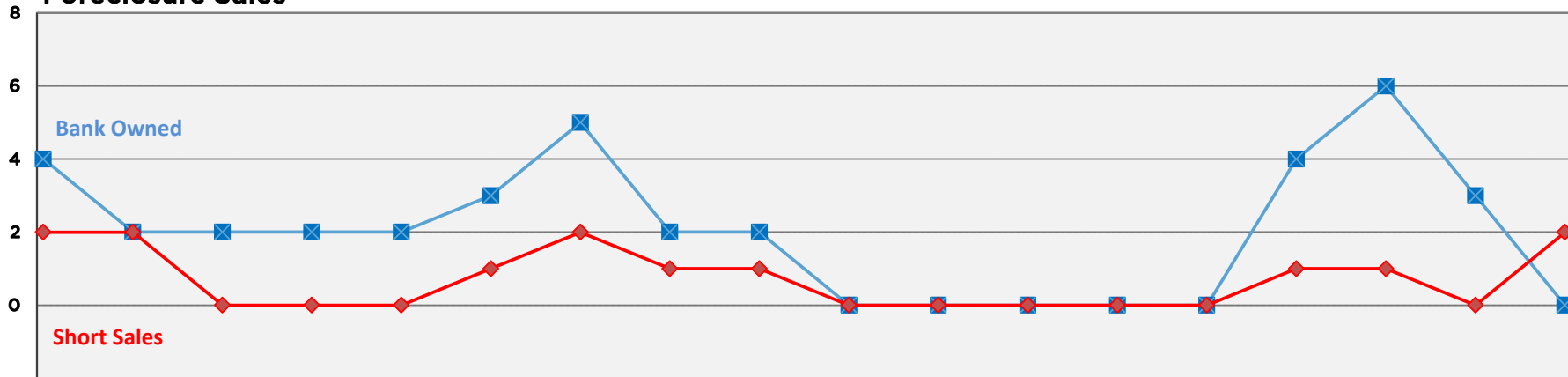
Weekly Sales



Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

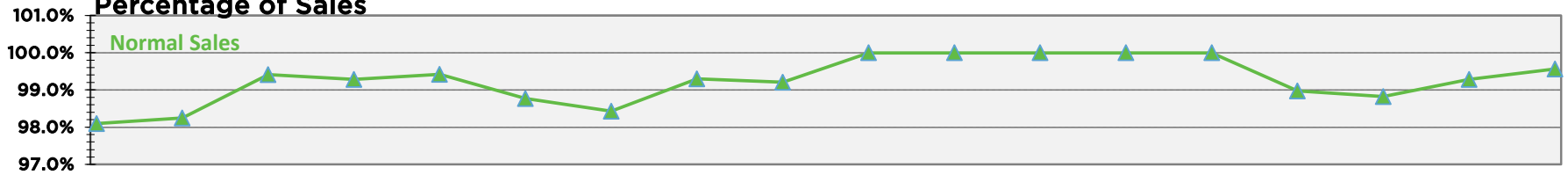
Single Family Homes

Foreclosure Sales

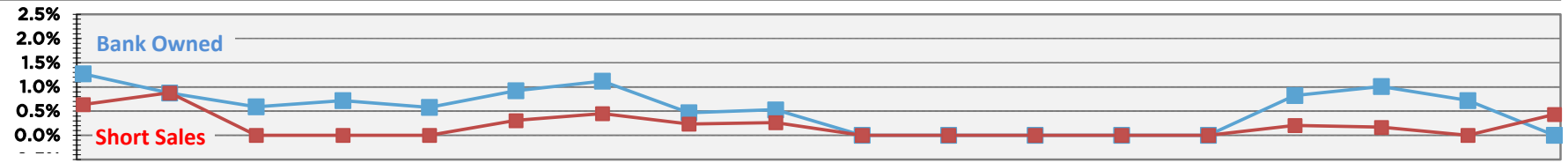


	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
BO	4	2	2	2	2	3	5	2	2	0	0	0	0	0	4	6	3	0
SS	2	2	0	0	0	1	2	1	1	0	0	0	0	0	1	1	0	2

Percentage of Sales



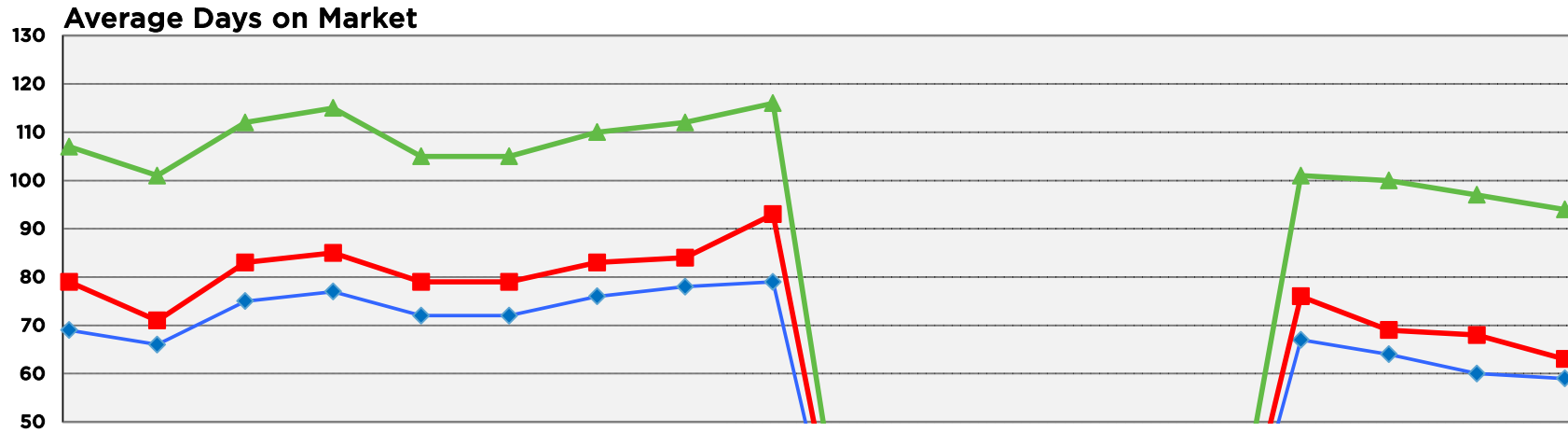
	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
Normal	98.10%	98.25%	99.41%	99.28%	99.42%	98.77%	98.43%	99.30%	99.21%	100.00	100.00	100.00	100.00	100.00	98.97%	98.82%	99.28%	99.57%



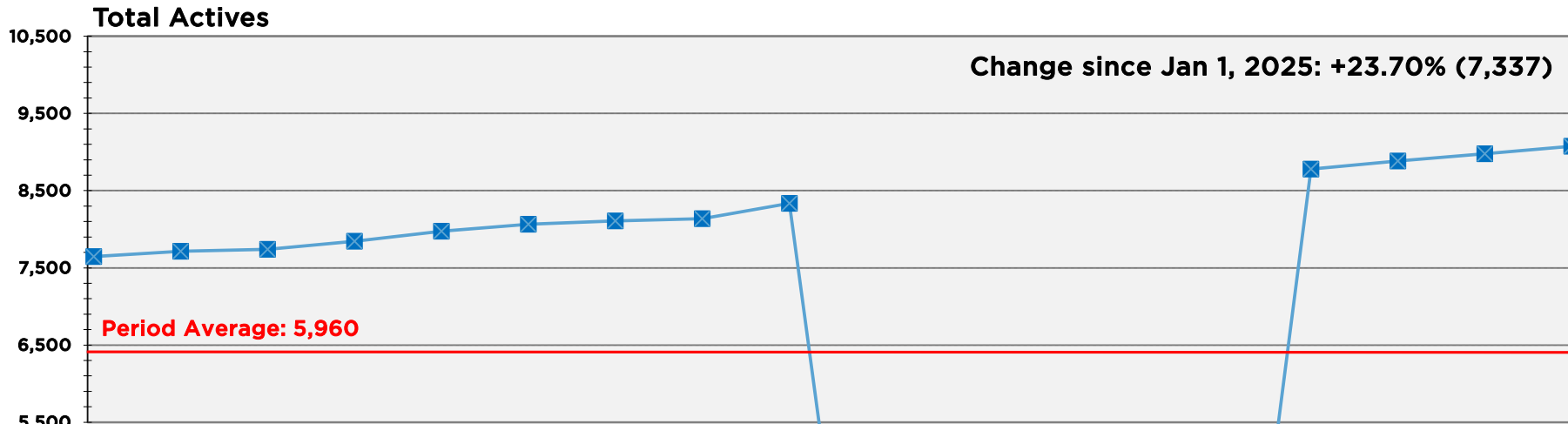
	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
BO	1.27%	0.88%	0.59%	0.72%	0.58%	0.92%	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%
SS	0.63%	0.88%	0.00%	0.00%	0.00%	0.31%	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



ListToContract	69	66	75	77	72	72	76	78	79	0	0	0	0	0	67	64	60	59
CombDaysOnMkt	79	71	83	85	79	79	83	84	93	0	0	0	0	0	76	69	68	63
ListToClose	107	101	112	115	105	105	110	112	116	0	0	0	0	0	101	100	97	94

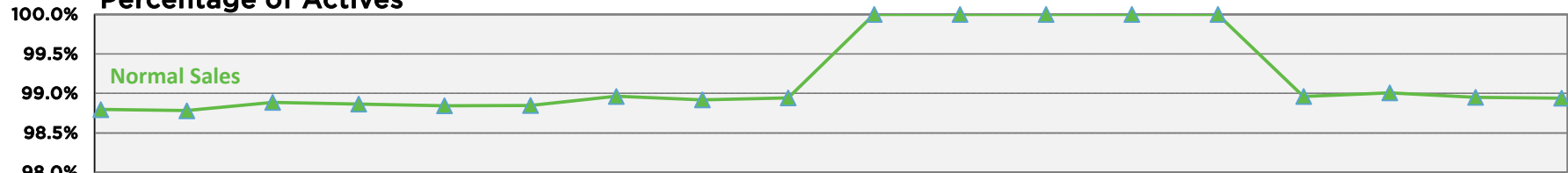


Total Actives	7,646	7,713	7,740	7,843	7,973	8,065	8,108	8,137	8,335	0	0	0	0	0	8,779	8,884	8,976	9,076
---------------	-------	-------	-------	-------	-------	-------	-------	-------	-------	---	---	---	---	---	-------	-------	-------	-------

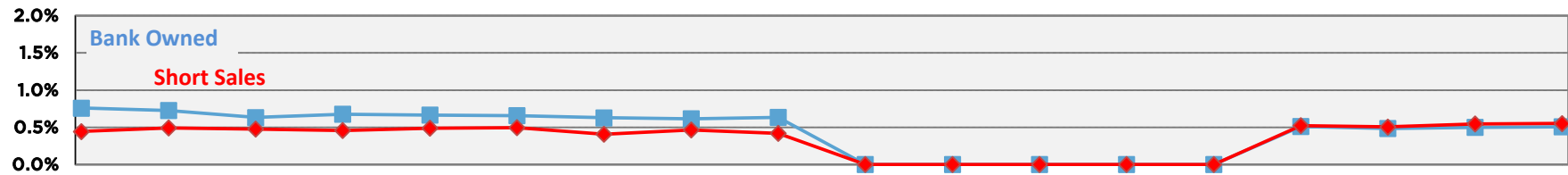
Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

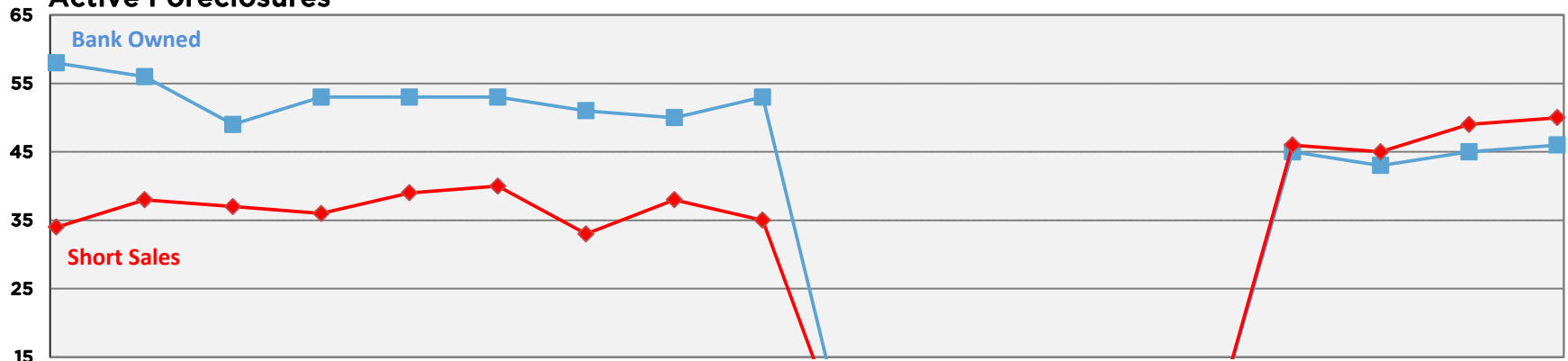


	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
Normal	98.80%	98.78%	98.89%	98.87%	98.85%	98.85%	98.96%	98.92%	98.94%	100.00	100.00	100.00	100.00	100.00	98.96%	99.01%	98.95%	98.94%



	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	5/4	5/11
BO	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%	0.50%	0.51%
SS	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%	0.55%	0.55%

Active Foreclosures

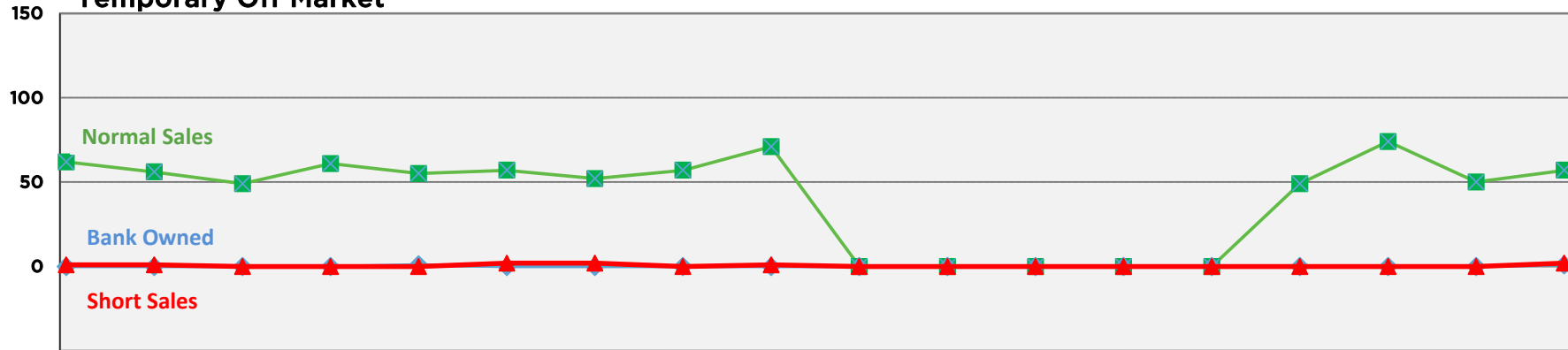


	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
BO	58	56	49	53	53	53	51	50	53	0	0	0	0	0	45	43	45	46
SS	34	38	37	36	39	40	33	38	35	0	0	0	0	0	46	45	49	50

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

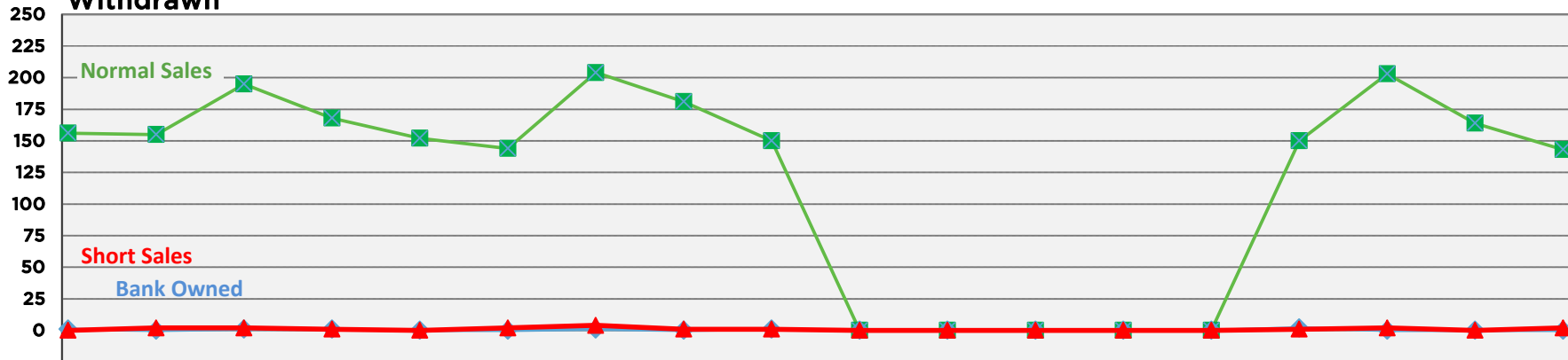
Single Family Homes

Temporary Off Market



	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	5/4	5/11
Norm	62	56	49	61	55	57	52	57	71	0	0	0	0	0	49	74	50	57
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	1	1	0	0	0	2	2	0	1	0	0	0	0	0	0	0	0	2

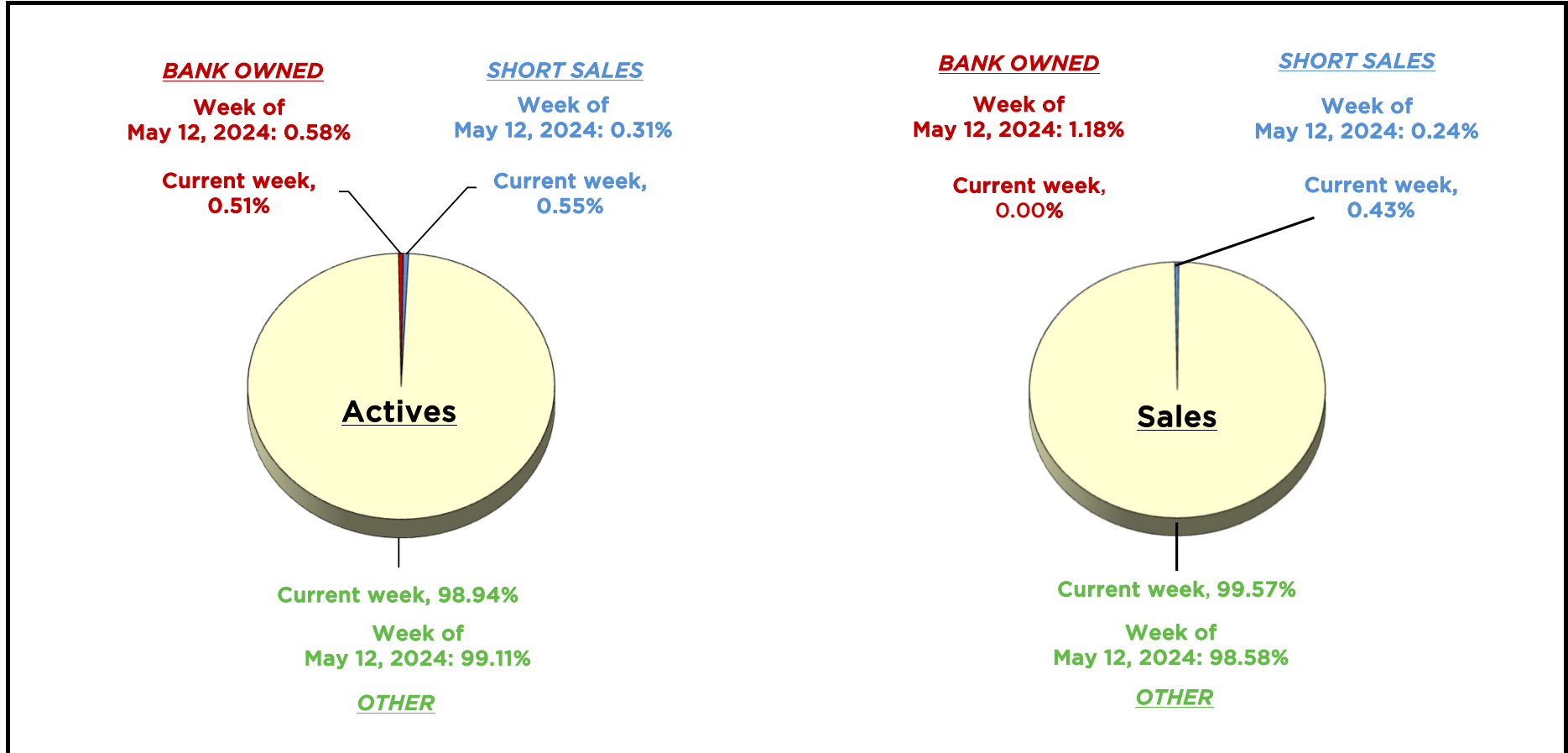
Withdrawn



	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	5/4	5/11
Norm	156	155	195	168	152	144	204	181	150	0	0	0	0	0	150	203	164	143
BO	1	0	1	1	0	0	1	0	1	0	0	0	0	0	2	0	0	0
SS	0	2	2	1	0	2	4	1	1	0	0	0	0	0	1	2	0	2

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

There are 39 Single Family Homes available for the Median Price of \$445,000 (± \$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		3	\$445,000	3.0	2.0	1,866	\$238.44
Casselberry	32707	1	\$445,000	3.0	2.0	1,847	\$240.93
Altamonte Springs / Forest City	32714	1	\$445,000	3.0	2.0	1,800	\$247.22
Lake Mary / Heathrow	32746	1	\$445,000	3.0	2.0	1,952	\$227.97
Orange County		13	\$444,985	3.4	2.0	1,868	\$238.17
Apopka / Hunt Club	32703	1	\$445,000	3.0	2.0	1,920	\$231.77
Apopka (North)	32712	1	\$445,000	3.0	2.0	2,267	\$196.29
Mount Dora	32757	1	\$445,000	4.0	3.0	2,598	\$171.29
Delaney / Crystal Lake	32806	2	\$445,000	2.0	1.0	653	\$681.47
Conway	32812	1	\$445,000	4.0	2.0	1,788	\$248.88
Ventura	32822	2	\$445,000	3.5	2.0	1,908	\$233.23
Union Park / Chickasaw	32829	2	\$445,000	4.0	2.5	2,219	\$200.59
Moss Park	32832	1	\$444,800	3.0	2.0	2,128	\$209.02
Hunters Creek	32837	1	\$445,000	4.0	2.0	1,969	\$226.00
Ocoee	34761	1	\$445,000	4.0	2.0	2,060	\$216.02
Osceola County		14	\$444,959	3.9	2.2	1,987	\$223.98
Kissimmee (Central)	34741	1	\$445,000	4.0	2.0	2,813	\$158.19
Kissimmee (East)	34744	2	\$444,995	3.5	2.0	1,540	\$288.96
Kissimmee (West) / Pleasant Hill	34746	3	\$444,933	4.0	2.3	2,116	\$210.30
Kissimmee / Celebration	34747	3	\$444,950	4.0	2.3	1,701	\$261.63
St Cloud	34769	1	\$445,000	4.0	2.0	2,280	\$195.18
St Cloud / Narcoossee	34771	1	\$444,900	4.0	2.0	1,846	\$241.01
St Cloud / Canoe Creek	34772	3	\$444,963	4.0	2.3	2,115	\$210.42
Lake County		9	\$445,000	3.8	2.1	2,193	\$202.88
Eustis (West)	32726	1	\$445,000	3.0	2.0	2,137	\$208.24
Mount Dora	32757	1	\$445,000	3.0	2.0	1,386	\$321.07
Clermont (Central)	34711	1	\$445,000	5.0	2.0	3,106	\$143.27
Clermont (South)	34714	3	\$445,000	3.7	2.0	1,990	\$223.62
Minneola	34715	1	\$445,000	4.0	2.0	1,604	\$277.43
Groveland	34736	1	\$445,000	5.0	3.0	2,931	\$151.83
Leesburg (West)	34748	1	\$445,000	3.0	2.0	2,607	\$170.69

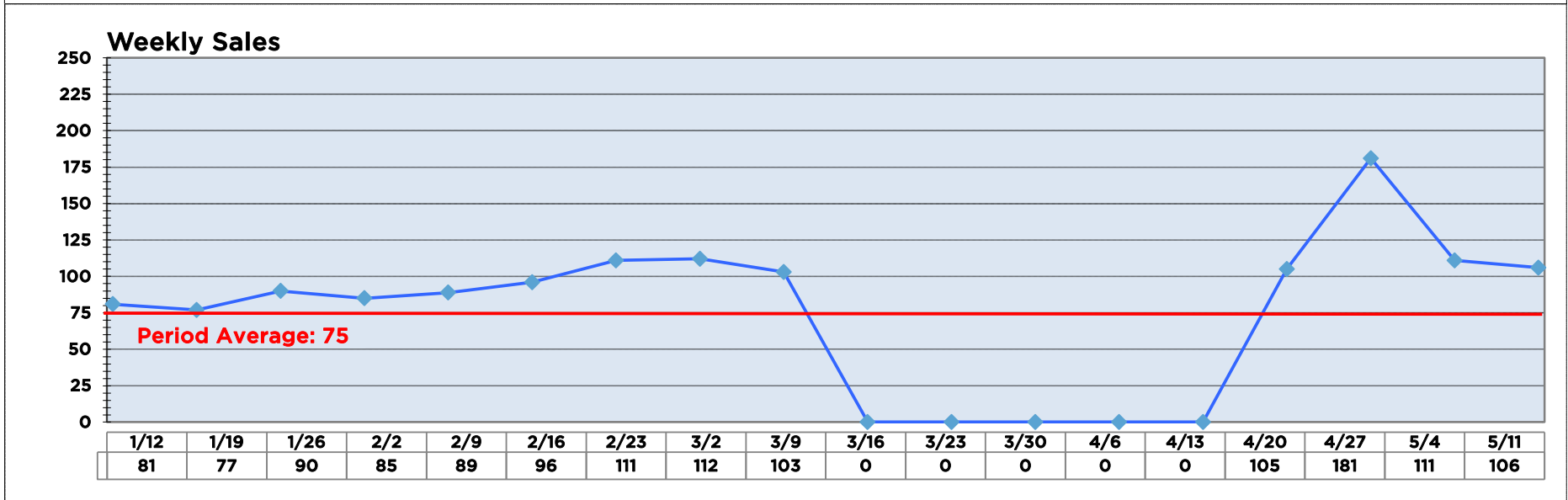
Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	106	39	10	36	13	8	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	0	0	1	0	0
Other	104	38	10	36	12	8	0
Active Listings	4,616	1,808	682	1,183	603	320	20
Bank Owned	14	7	2	4	1	0	0
Short Sales	27	7	8	10	2	0	0
Other	4,575	1,794	672	1,169	600	320	20
Months of Inventory	10.05	10.70	15.74	7.58	10.70	9.23	0.00
<i>List Price</i>							
Average Original List Price	\$332,079	\$205,977	\$288,047	\$364,058	\$470,131	\$633,625	\$0
Average Final List Price	\$319,909	\$192,435	\$274,947	\$357,118	\$452,746	\$614,250	\$0
<i>Sale Price</i>							
Average Price	\$310,250	\$180,735	\$267,757	\$349,882	\$444,954	\$597,509	\$0
Median Price	\$305,000	\$185,000	\$263,535	\$345,638	\$435,000	\$577,500	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$12,170	-\$13,542	-\$13,100	-\$6,940	-\$17,385	-\$19,375	\$0
Original List to Sale Price - \$	-\$21,829	-\$25,242	-\$20,290	-\$14,176	-\$25,177	-\$36,116	\$0
Final List to Sale Price - \$	-\$9,659	-\$11,700	-\$7,190	-\$7,236	-\$7,792	-\$16,741	\$0
Original List to Sale Price - %	93.43%	87.75%	92.96%	96.11%	94.64%	94.30%	0.00%
Final List to Sale Price - %	96.98%	93.92%	97.38%	97.97%	98.28%	97.27%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	79	89	93	68	76	65	0
Combined Avg Days to Contract	86	92	93	72	87	106	0
Avg Days Listing to Closing	110	118	123	100	103	110	0
Avg Days Contract to Close	34	30	39	33	34	46	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,410	1,005	1,223	1,574	1,850	2,163	0

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

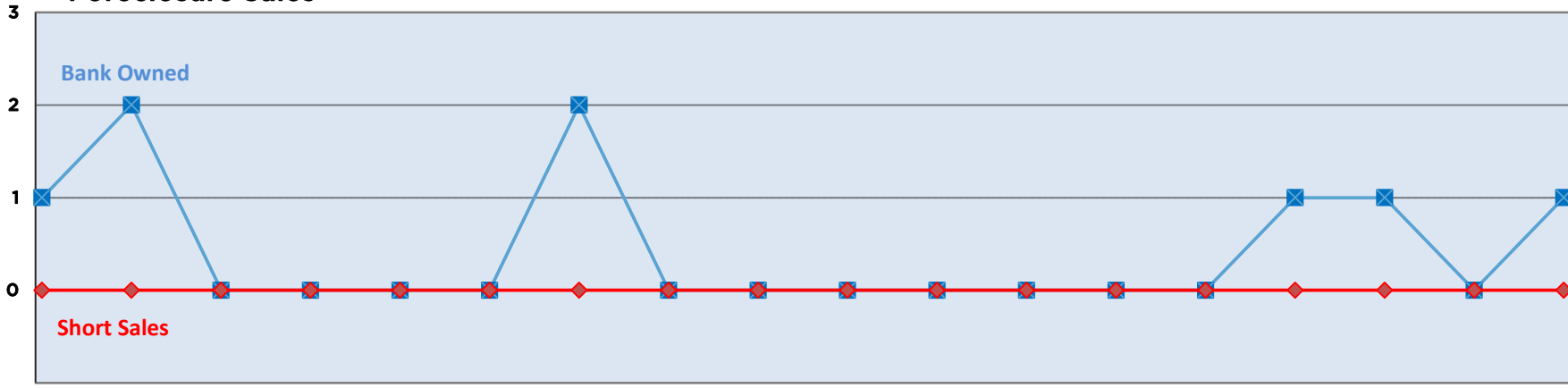
Condos, Townhomes, Villas



Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

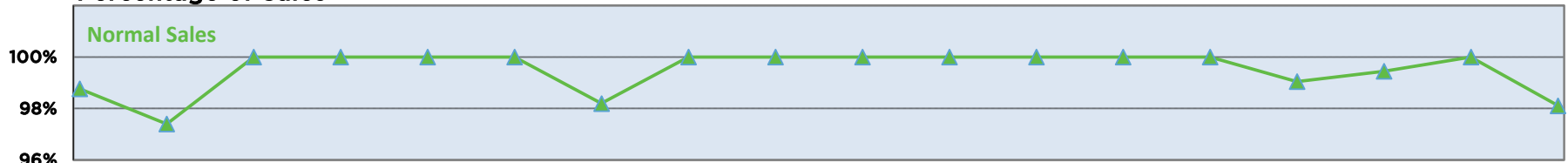
Condos, Townhomes, Villas

Foreclosure Sales

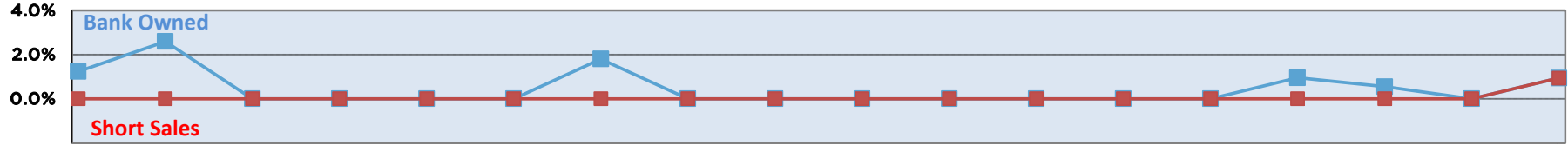


	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
BO	1	2	0	0	0	0	2	0	0	0	0	0	0	0	1	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	5/4	5/11
Normal	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%	100.00%	98.11%

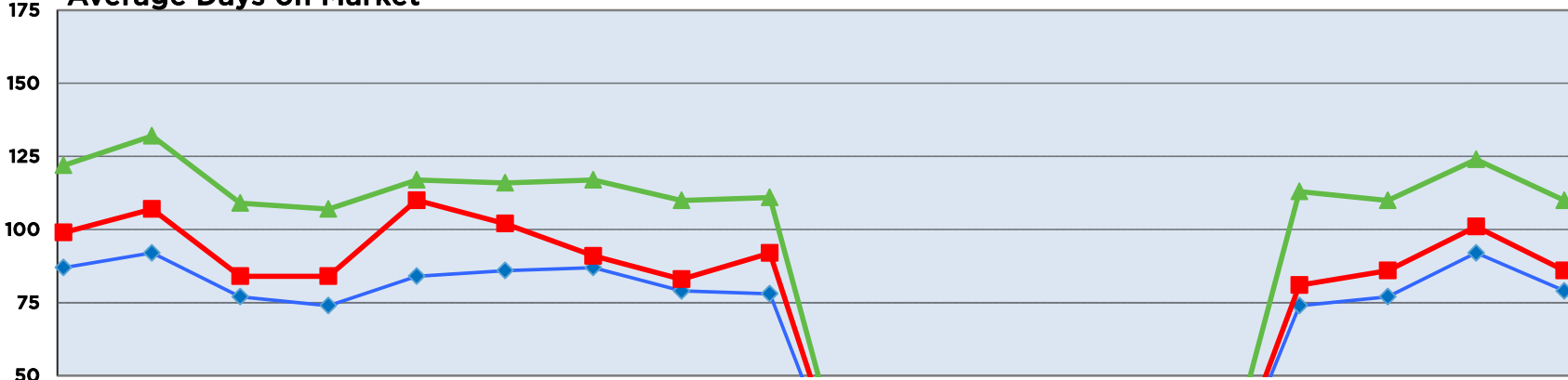


	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
BO	1.23%	2.60%	0.00%	0.00%	0.00%	0.00%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

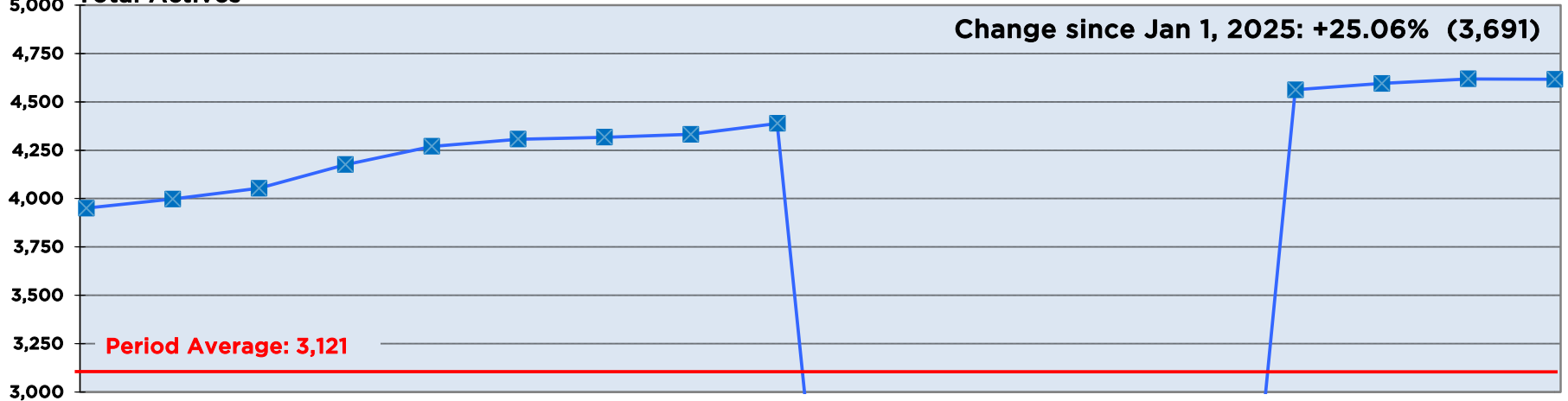
Condos, Townhomes, Villas

Average Days on Market



	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	5/4	5/11
ListToContract	87	92	77	74	84	86	87	79	78	0	0	0	0	0	74	77	92	79
CombDaysOnMkt	99	107	84	84	110	102	91	83	92	0	0	0	0	0	81	86	101	86
ListToClose	122	132	109	107	117	116	117	110	111	0	0	0	0	0	113	110	124	110

Total Actives



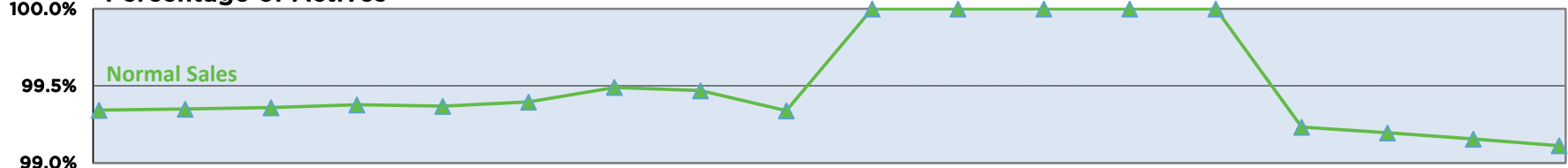
	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
Total Actives	3,950	3,997	4,053	4,175	4,270	4,307	4,317	4,332	4,388	0	0	0	0	0	4,562	4,595	4,618	4,616

Monday Morning Quarterback

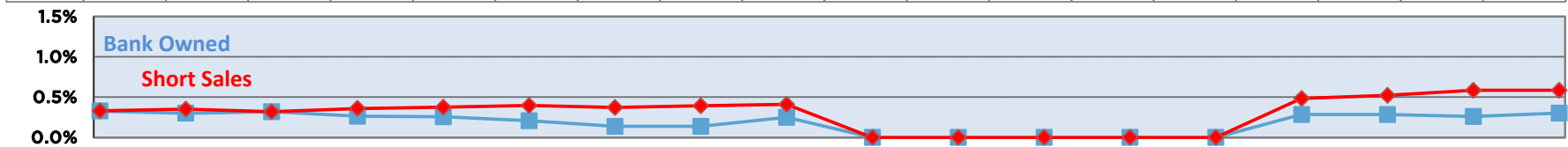
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

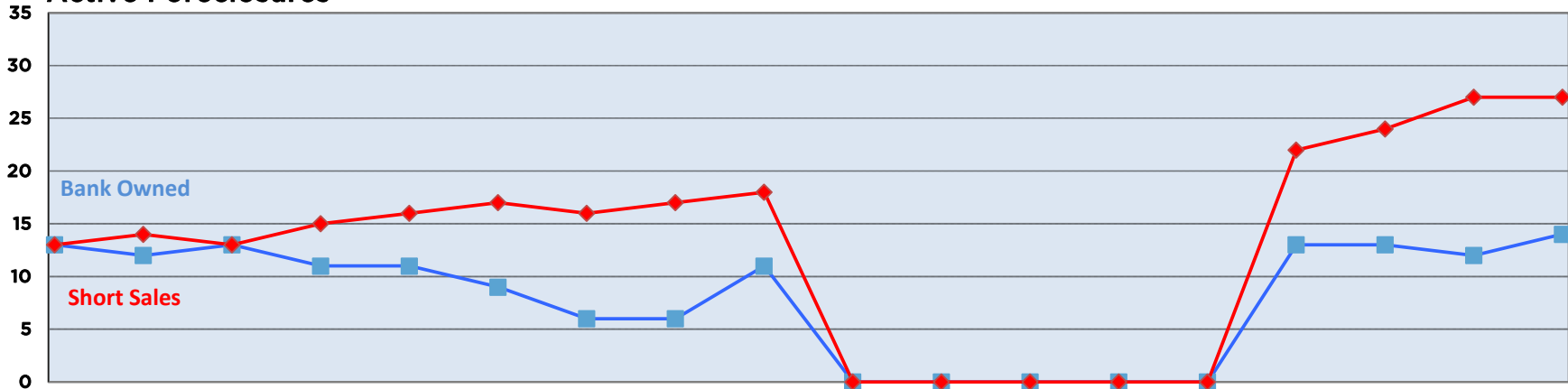


	1/12	1/19	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11
Normal	99.34%	99.35%	99.36%	99.38%	99.37%	99.40%	99.49%	99.47%	99.34%	100.00	100.00	100.00	100.00	100.00	99.23%	99.19%	99.16%	99.11%



	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	5/4	5/11
BO	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%	0.28%	0.26%	0.30%
SS	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%	0.52%	0.58%	0.58%

Active Foreclosures



	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	5/4	5/11
BO	13	12	13	11	11	9	6	6	11	0	0	0	0	0	13	13	12	14
SS	13	14	13	15	16	17	16	17	18	0	0	0	0	0	22	24	27	27

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Temporary Off Market



	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	5/4	5/11
Norm	19	21	21	16	27	17	22	34	23	0	0	0	0	0	15	21	17	32
BO	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

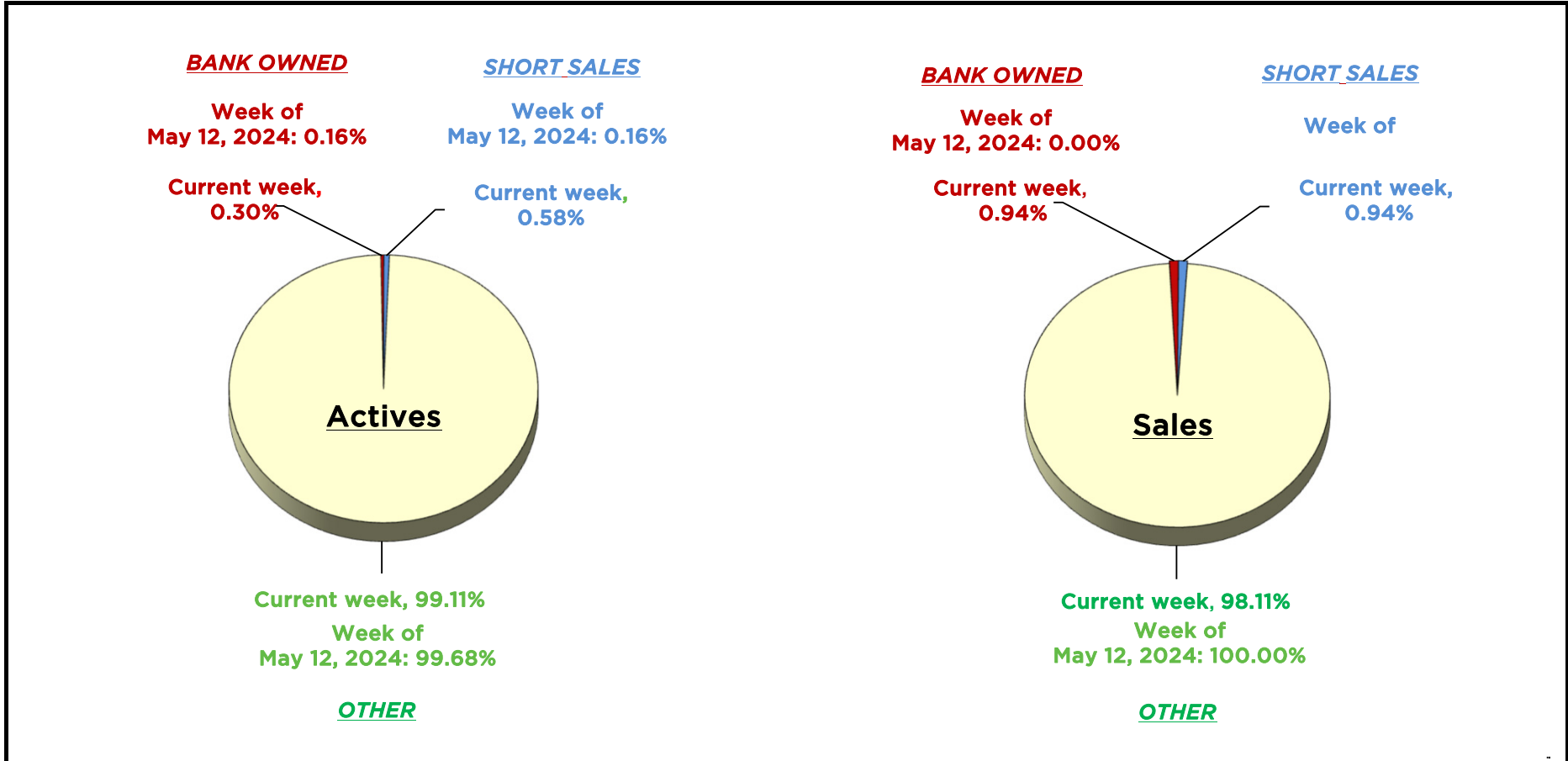
Withdrawn



	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	5/4	5/11
Norm	77	73	87	64	80	76	111	104	81	0	0	0	0	0	74	112	80	76
BO	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	1	0	0	0	0	0	0	0	1	0	1	0

Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
05/11/2025 - 05/17/2025
Lake, Orange, Osceola & Seminole Counties

There are 31 Condos, Villas, or Townhomes available for the Median Price of \$305,000 (± \$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		5	\$305,000	2.4	2.2	1,452	\$210.11
Winter Springs / Tuskawilla	32708	1	\$305,000	2.0	2.0	1,275	\$239.22
Lake Mary / Heathrow	32746	1	\$305,000	2.0	3.0	1,544	\$197.54
Sanford / Lake Forest	32771	1	\$305,000	3.0	2.0	1,498	\$203.60
Sanford (South)	32773	1	\$305,000	3.0	2.0	1,514	\$201.45
Longwood / Wekiva Springs	32779	1	\$305,000	2.0	2.0	1,427	\$213.74
Orange County		12	\$305,000	2.4	2.0	1,241	\$245.79
Orlando (Downtown)	32801	2	\$305,000	1.5	1.5	795	\$383.65
Azalea Park	32807	1	\$305,000	2.0	2.0	870	\$350.57
Pine Hills / Rosemont	32808	2	\$305,000	3.0	2.0	1,436	\$212.47
Williamsburg / Lake Bryan	32821	1	\$305,000	2.0	2.0	1,165	\$261.80
Ventura	32822	1	\$305,000	3.0	2.0	1,764	\$172.90
Taft	32824	1	\$305,000	3.0	2.0	1,163	\$262.25
Rio Pinar / Union Park	32825	1	\$305,000	2.0	2.0	1,204	\$253.32
Research Park	32826	1	\$305,000	2.0	2.0	1,225	\$248.98
Waterford Lakes	32828	1	\$305,000	3.0	2.0	1,485	\$205.39
Hunters Creek	32837	1	\$305,000	3.0	3.0	1,554	\$196.27
Osceola County		12	\$304,933	2.6	2.0	1,427	\$213.65
Davenport	33896	2	\$304,750	2.5	2.0	1,699	\$179.37
Kissimmee (Central)	34741	1	\$305,000	3.0	2.0	1,716	\$177.74
Kissimmee / Buena Ventura Lakes	34743	1	\$304,900	3.0	2.0	1,234	\$247.08
Kissimmee (West) / Pleasant Hill	34746	2	\$305,000	3.0	2.0	1,369	\$222.79
Kissimmee / Celebration	34747	4	\$304,975	2.3	2.0	1,281	\$238.03
St Cloud / Canoe Creek	34772	2	\$304,950	2.5	2.0	1,458	\$209.16
Lake County		2	\$305,000	2.5	2.5	1,384	\$220.38
Clermont (Central)	34711	1	\$305,000	2.0	2.0	1,265	\$241.11
Clermont (South)	34714	1	\$305,000	3.0	3.0	1,503	\$202.93