



Monday Morning Quarterback Summary

Week of May 25, 2025 - May 31, 2025

Single-family existing homes

- Sales of single-family homes increased to 512 during the week of May 25, from 421 the week prior
- The median price of single family homes increased to \$450,000 a change of 7.1%
- The number of single-family home foreclosure transactions remains constant at 3
- The number of single-family short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 25, and now sits at 9,161

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 118 during the week of May 25, from 122 the week prior
- The median price of condos, townhomes, and villas decreased to \$273,500 a change of -0.5%
- 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 9, and now sits at 4,616

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

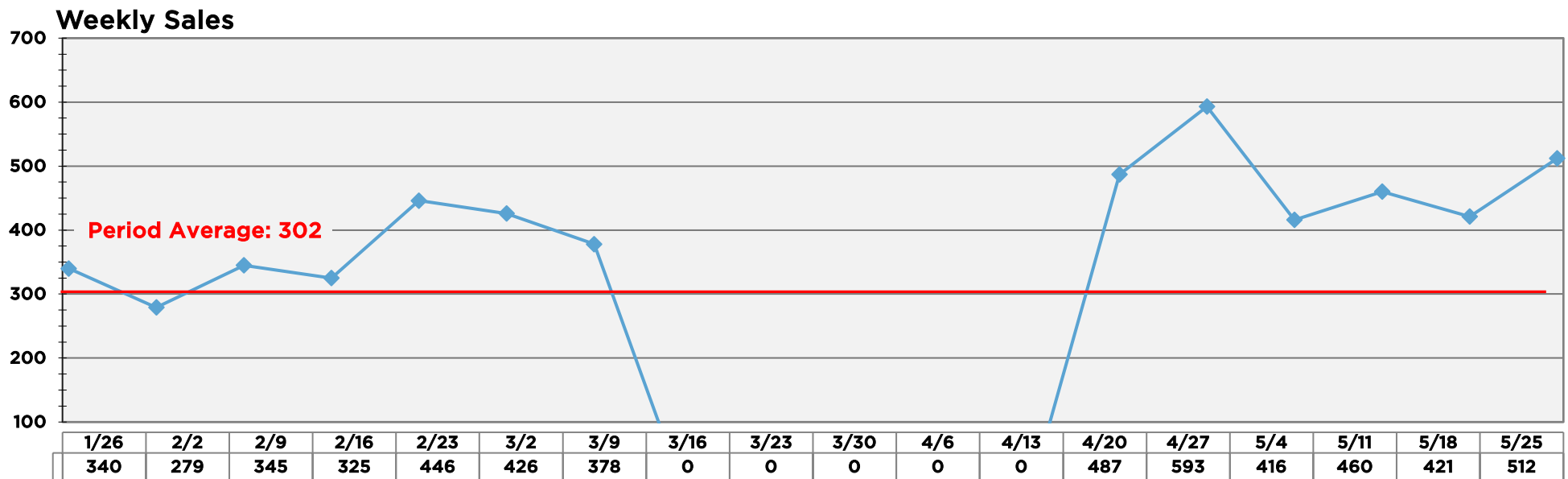
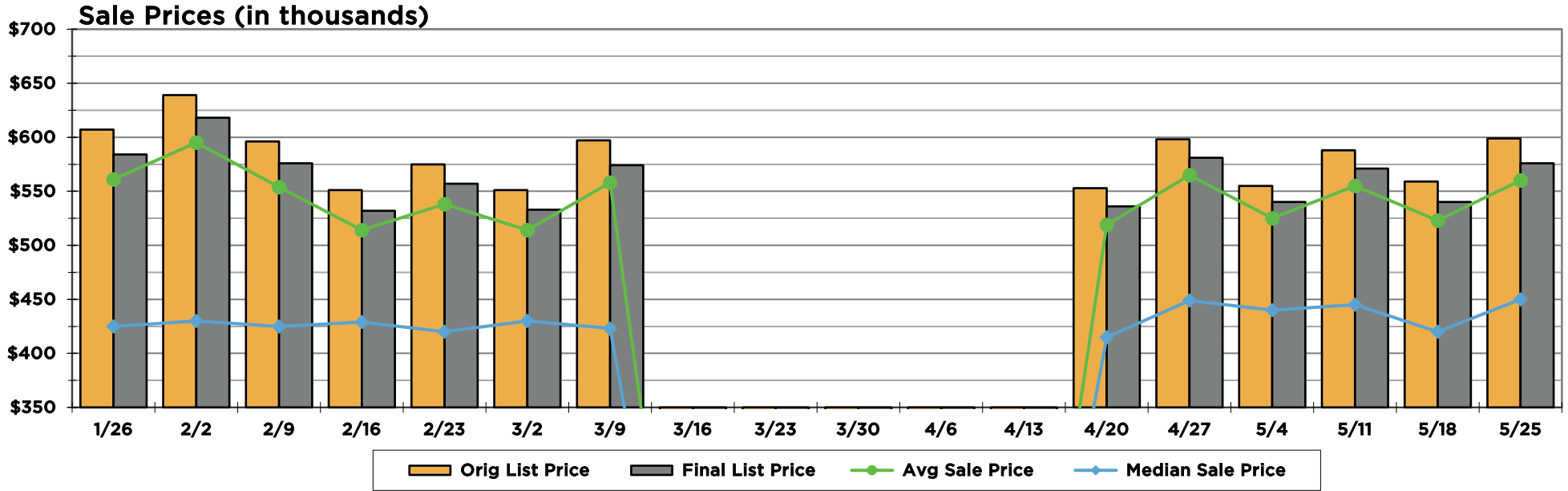
Monday Morning Quarterback
05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	512	41	24	117	111	172	47
Bank Owned	3	2	0	0	1	0	0
Short Sales	3	1	0	1	0	1	0
Other	506	38	24	116	110	171	47
Active Listings	9,161	597	470	1,733	1,911	3,433	1,017
Bank Owned	40	6	2	15	6	9	2
Short Sales	53	6	6	23	11	6	1
Other	9,068	585	462	1,695	1,894	3,418	1,014
Months of Inventory	4.13	3.36	4.52	3.42	3.97	4.61	4.99
<i>List Price</i>							
Average Original List Price	\$599,099	\$200,686	\$296,712	\$373,220	\$463,216	\$680,205	\$1,687,457
Average Final List Price	\$575,530	\$187,456	\$283,533	\$360,212	\$447,462	\$662,971	\$1,581,632
<i>Sale Price</i>							
Average Price	\$559,736	\$173,357	\$274,463	\$353,730	\$440,006	\$650,173	\$1,507,091
Median Price	\$450,000	\$175,100	\$275,500	\$355,000	\$441,310	\$604,000	\$1,320,000
<i>Price Differences</i>							
Original to Final List Price	-\$23,569	-\$13,230	-\$13,179	-\$13,008	-\$15,754	-\$17,234	-\$105,825
Original List to Sale Price - \$	-\$39,363	-\$27,329	-\$22,249	-\$19,490	-\$23,210	-\$30,032	-\$180,366
Final List to Sale Price - \$	-\$15,794	-\$14,099	-\$9,070	-\$6,482	-\$7,456	-\$12,798	-\$74,541
Original List to Sale Price - %	93.43%	86.38%	92.50%	94.78%	94.99%	95.58%	89.31%
Final List to Sale Price - %	97.26%	92.48%	96.80%	98.20%	98.33%	98.07%	95.29%
<i>Days on the Market</i>							
Avg Days Listing to Contract	62	70	56	64	60	59	66
Combined Avg Days to Contract	70	73	77	69	68	69	71
Avg Days Listing to Closing	98	100	92	100	99	97	100
Avg Days Contract to Close	37	30	38	37	38	38	37
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,222	1,211	1,354	1,666	1,977	2,623	4,042

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05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

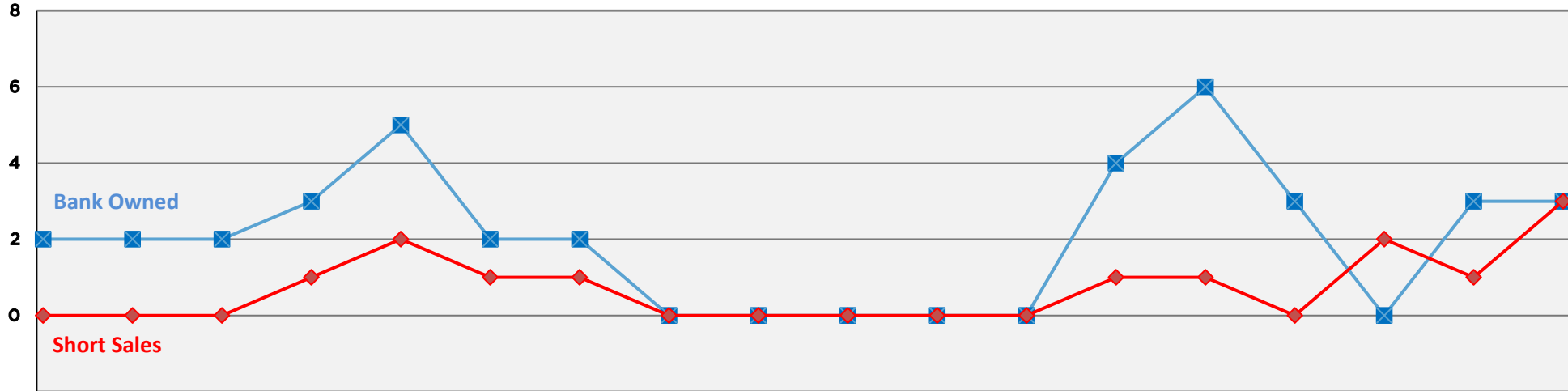
Single Family Homes



Monday Morning Quarterback
05/25/2025 - 05/31/2025
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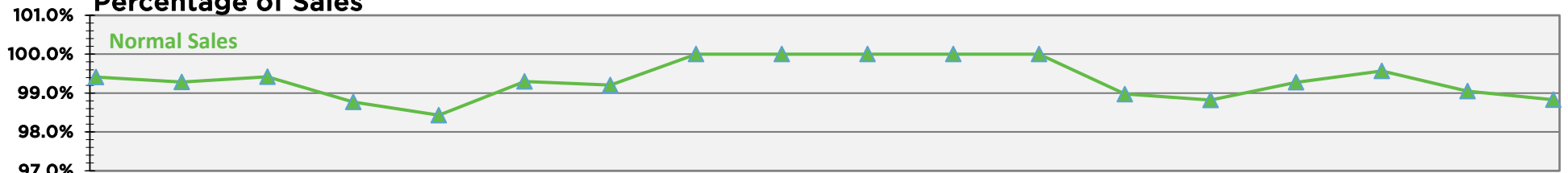
Single Family Homes

Foreclosure Sales

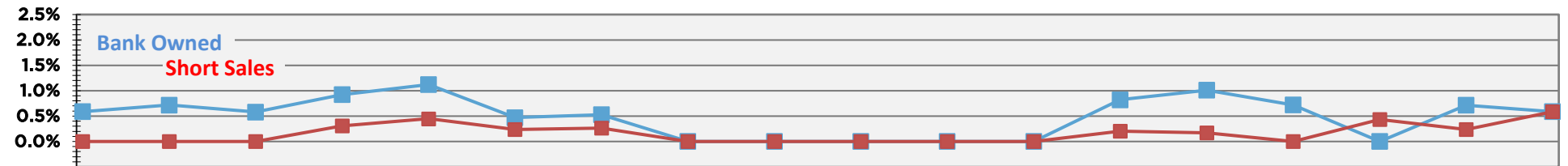


	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25
BO	2	2	2	3	5	2	2	0	0	0	0	0	4	6	3	0	3	3
SS	0	0	0	1	2	1	1	0	0	0	0	0	1	1	0	2	1	3

Percentage of Sales



	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	5/18	5/25
Normal	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%	99.05%	98.83%

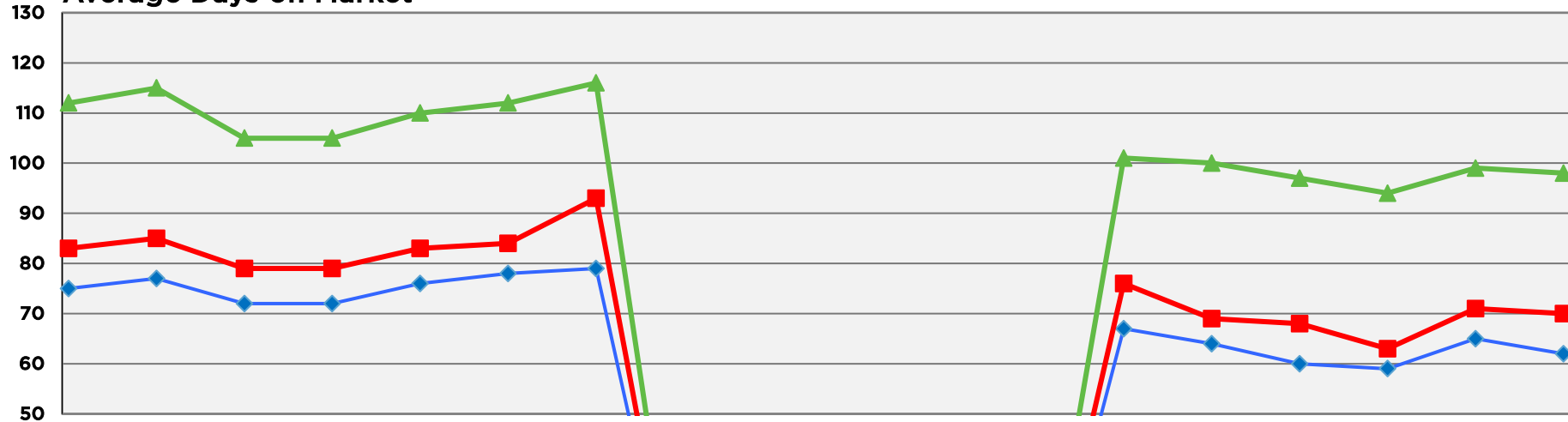


	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25
BO	0.59%	0.72%	0.58%	0.92%	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%
SS	0.00%	0.00%	0.00%	0.31%	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%

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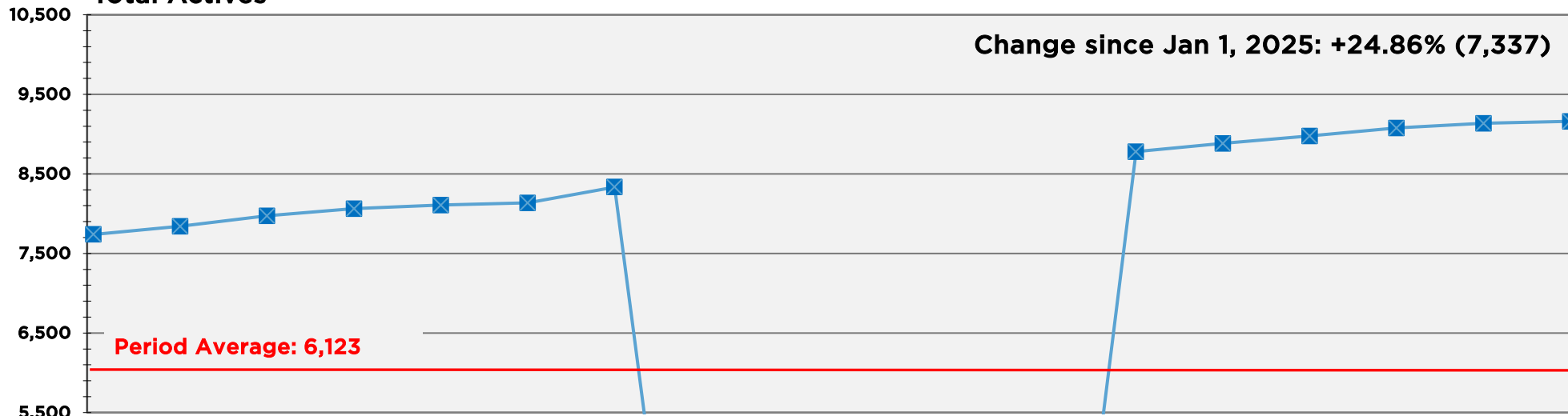
Single Family Homes

Average Days on Market



	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	5/18	5/25
ListToContract	75	77	72	72	76	78	79	0	0	0	0	0	67	64	60	59	65	62
CombDaysOnMkt	83	85	79	79	83	84	93	0	0	0	0	0	76	69	68	63	71	70
ListToClose	112	115	105	105	110	112	116	0	0	0	0	0	101	100	97	94	99	98

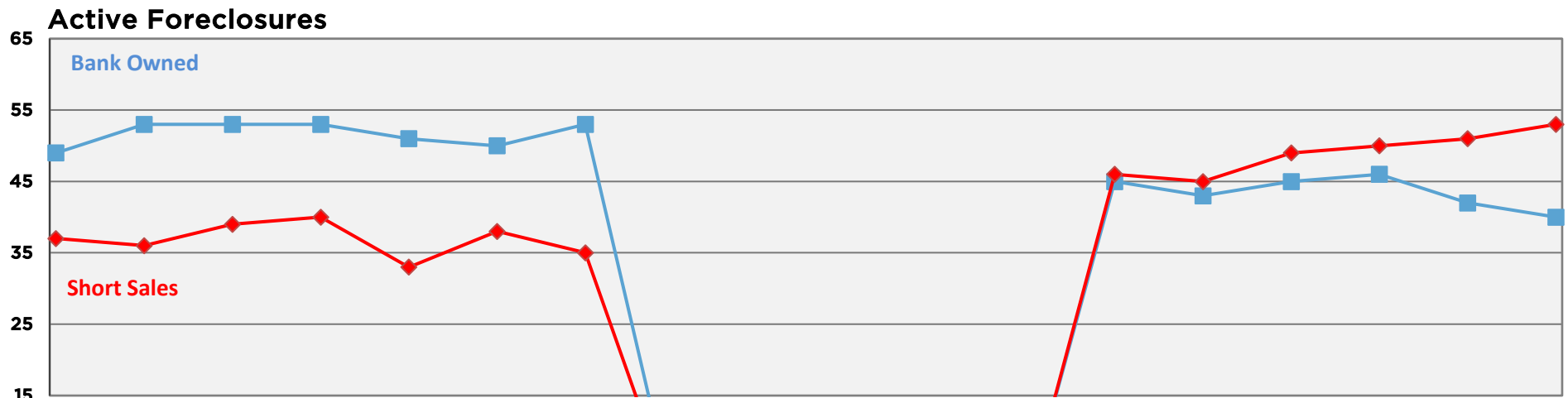
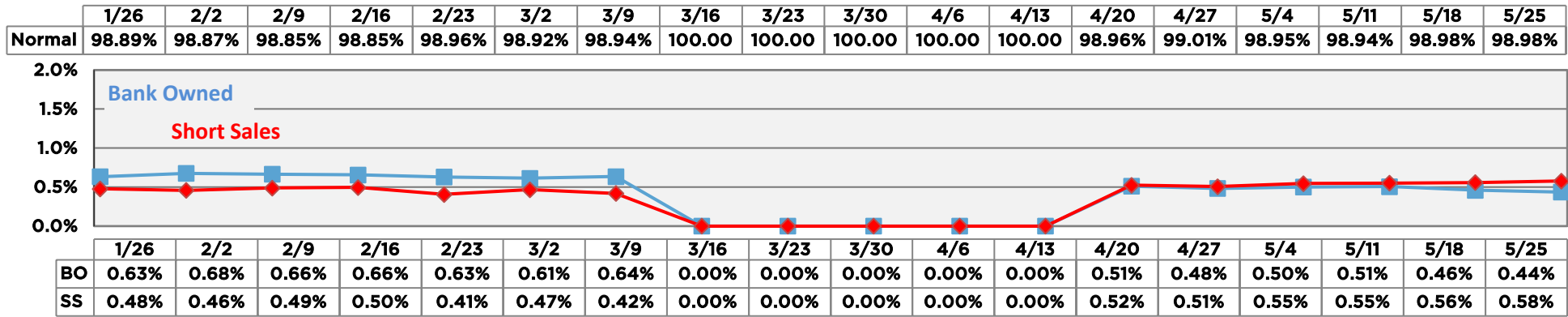
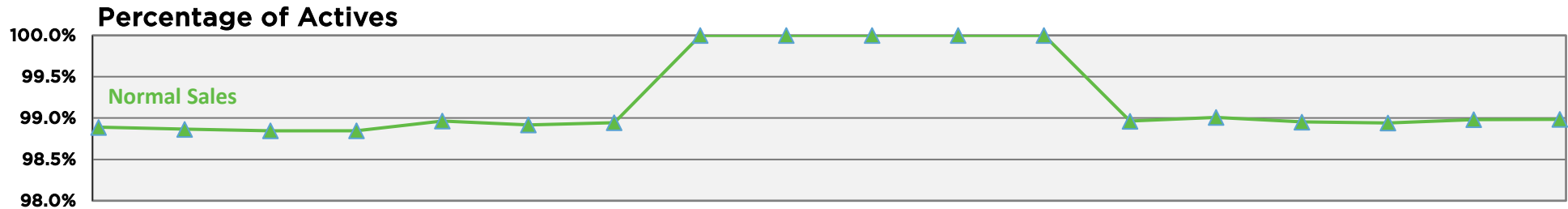
Total Actives



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	5/18	5/25
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	9,136	9,161

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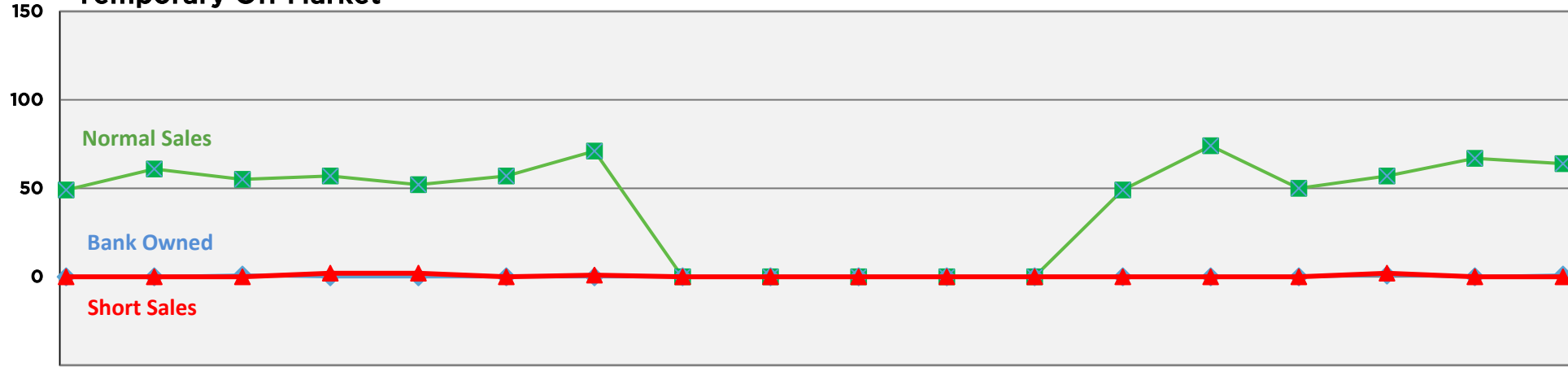
Single Family Homes



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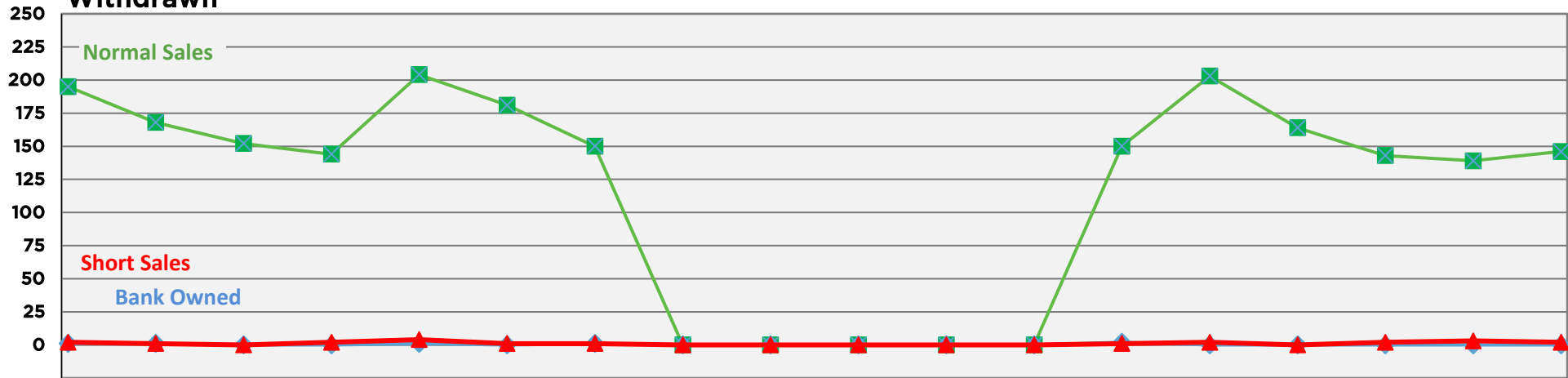
Single Family Homes

Temporary Off Market



	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	5/18	5/25
Norm	49	61	55	57	52	57	71	0	0	0	0	0	49	74	50	57	67	64
BO	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
SS	0	0	0	2	2	0	1	0	0	0	0	0	0	0	0	2	0	0

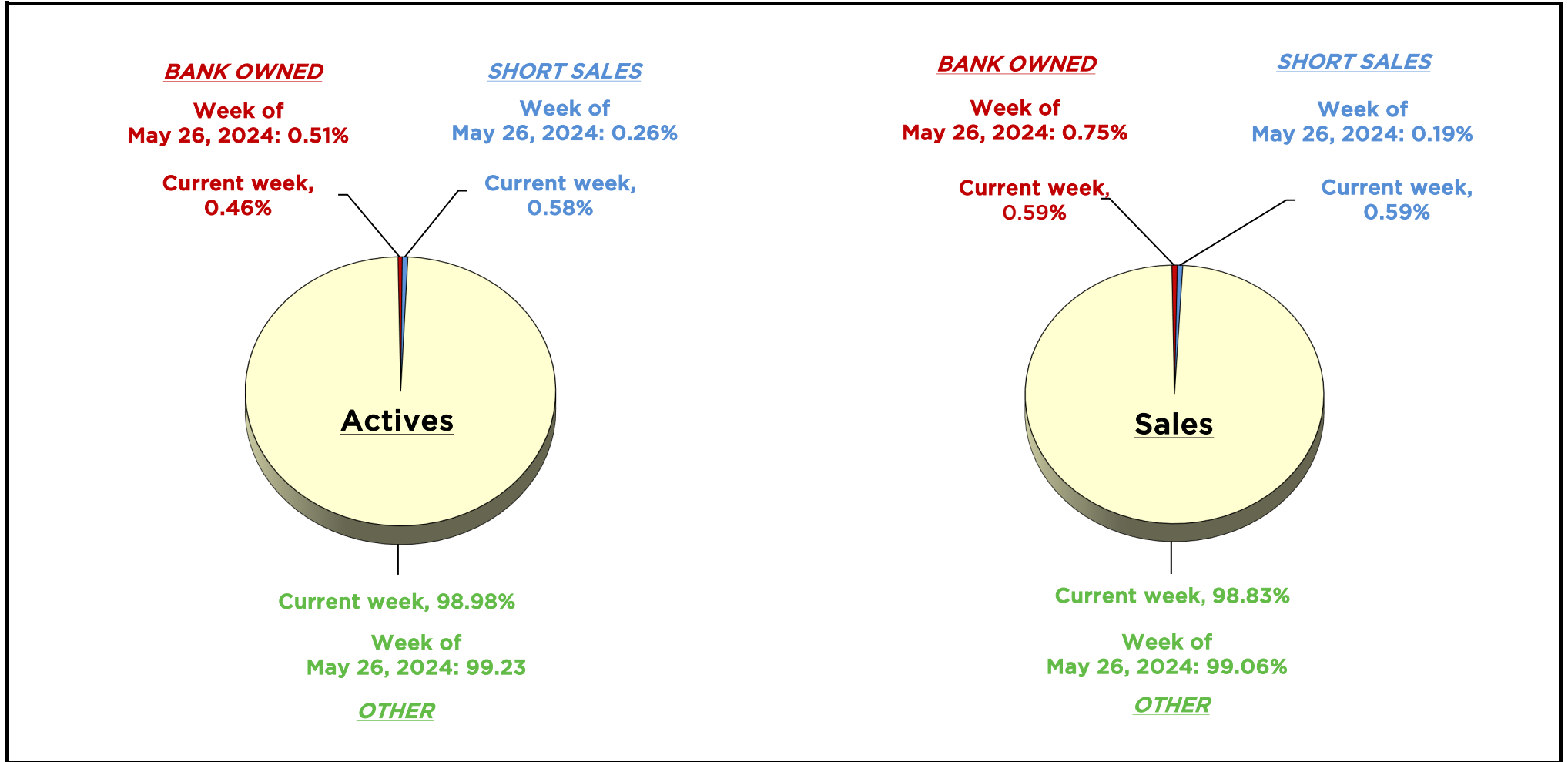
Withdrawn



	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	5/18	5/25
Norm	195	168	152	144	204	181	150	0	0	0	0	0	150	203	164	143	139	146
BO	1	1	0	0	1	0	1	0	0	0	0	0	2	0	0	0	0	0
SS	2	1	0	2	4	1	1	0	0	0	0	0	1	2	0	2	3	2

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05/25/2025 - 05/31/2025
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Single Family Homes



Monday Morning Quarterback
05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

There are 129 Single Family Homes available for the Median Price of \$450,000 (± \$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		23	\$449,933	3.6	2.0	1,869	\$240.75
Casselberry	32707	1	\$450,000	4.0	2.0	1,454	\$309.49
Winter Springs / Tuskawilla	32708	2	\$449,950	3.5	2.0	1,928	\$233.44
Altamonte Springs / Forest City	32714	3	\$449,990	3.3	2.0	1,730	\$260.11
Lake Mary / Heathrow	32746	2	\$449,750	3.5	2.0	1,924	\$233.76
Longwood (East)	32750	3	\$449,933	3.3	2.0	1,874	\$240.09
Oviedo	32765	2	\$450,000	3.0	2.0	1,540	\$292.21
Sanford / Lake Forest	32771	2	\$449,900	3.5	2.0	1,774	\$253.61
Sanford (South)	32773	2	\$450,000	4.0	2.0	2,466	\$182.52
Longwood / Wekiva Springs	32779	3	\$449,833	4.0	2.3	1,895	\$237.34
Winter Park	32792	3	\$450,000	3.7	2.0	1,924	\$233.93
Orange County		39	\$449,977	3.6	2.2	1,839	\$244.71
Apopka / Hunt Club	32703	3	\$449,967	3.7	2.0	1,878	\$239.56
Apopka (North)	32712	3	\$450,000	3.3	2.7	1,934	\$232.64
Winter Park (East) / Aloma	32792	1	\$450,000	3.0	2.0	1,349	\$333.58
Zellwood	32798	1	\$449,900	5.0	3.0	2,674	\$168.25
Colonialtown	32803	1	\$449,900	3.0	2.0	1,146	\$392.58
College Park	32804	1	\$450,000	3.0	2.0	1,050	\$428.57
Pine Hills	32805	1	\$450,000	4.0	3.0	2,422	\$185.80
Delaney / Crystal Lake	32806	2	\$450,000	3.0	2.0	1,424	\$316.01
Azalea Park	32807	2	\$450,000	3.5	2.0	1,481	\$303.95
Belle Isle / Pine Castle	32809	1	\$450,000	3.0	1.0	1,468	\$306.54
Lockhart	32810	1	\$450,000	4.0	4.0	2,050	\$219.51
Conway	32812	1	\$449,999	3.0	2.0	1,689	\$266.43
Union Park	32817	2	\$449,950	3.5	2.0	1,733	\$259.64
Hiawassee	32818	2	\$449,995	4.0	2.0	2,269	\$198.32
Williamsburg / Lake Bryan	32821	1	\$450,000	3.0	2.0	1,554	\$289.58
Taft	32824	3	\$449,967	3.7	2.3	1,815	\$247.92
Rio Pinar / Union Park	32825	3	\$449,966	4.3	2.0	2,241	\$200.79
Waterford Lakes	32828	4	\$449,950	4.3	2.3	2,081	\$216.27
Union Park / Chickasaw	32829	1	\$450,000	3.0	3.0	1,844	\$244.03
Moss Park	32832	1	\$449,900	4.0	2.0	1,710	\$263.10
Hunters Creek	32837	3	\$450,000	3.3	2.0	1,701	\$264.60
Ocoee	34761	1	\$450,000	4.0	2.0	1,915	\$234.99

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Lake, Orange, Osceola & Seminole Counties

There are 129 Single Family Homes available for the Median Price of \$450,000 (± \$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>
Osceola County		38	\$449,953	4.0	2.4	2,233	\$201.52
Kissimmee (Central)	34741	2	\$450,000	3.5	2.5	2,398	\$187.70
Kissimmee / Buena Ventura Lakes	34743	1	\$450,000	4.0	2.0	2,071	\$217.29
Kissimmee (East)	34744	6	\$449,917	4.0	2.5	1,988	\$226.34
Kissimmee (West) / Pleasant Hill	34746	8	\$449,906	4.1	2.8	2,402	\$187.33
Kissimmee / Celebration	34747	4	\$449,963	3.5	2.3	1,847	\$243.65
Kissimmee / Poinciana	34758	3	\$449,967	5.0	3.0	2,634	\$170.81
St Cloud	34769	1	\$449,999	4.0	2.0	2,872	\$156.68
St Cloud / Narcoossee	34771	6	\$449,967	3.8	2.2	2,206	\$203.94
St Cloud / Canoe Creek	34772	6	\$449,983	4.0	2.2	2,118	\$212.42
St Cloud / Harmony	34773	1	\$450,000	4.0	3.0	2,732	\$164.71
Lake County		29	\$449,976	3.6	2.3	2,134	\$210.87
Grand Island	32735	1	\$450,000	3.0	3.0	2,994	\$150.30
Eustis (East)	32736	2	\$450,000	3.5	2.0	2,276	\$197.76
Sorrento / Mt Plymouth	32776	2	\$450,000	3.0	2.0	1,739	\$258.84
Tavares / Mt Plymouth	32778	1	\$450,000	5.0	3.0	2,889	\$155.76
Clermont (Central)	34711	7	\$449,971	3.3	2.3	2,063	\$218.15
Clermont (South)	34714	7	\$449,957	3.7	2.3	1,957	\$229.89
Minneola	34715	1	\$450,000	3.0	2.0	1,882	\$239.11
Groveland	34736	5	\$449,979	4.0	2.2	2,193	\$205.23
Leesburg (West)	34748	3	\$449,967	3.3	2.3	2,329	\$193.23

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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	118	52	15	31	11	9	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	117	51	15	31	11	9	0
Active Listings	4,616	1,781	699	1,198	597	323	18
Bank Owned	11	5	2	3	1	0	0
Short Sales	23	5	8	8	2	0	0
Other	4,582	1,771	689	1,187	594	323	18
Months of Inventory	9.03	7.90	10.75	8.92	12.53	8.28	0.00

List Price

Average Original List Price	\$312,709	\$210,403	\$292,303	\$350,306	\$474,344	\$610,766	\$0
Average Final List Price	\$303,077	\$193,651	\$283,540	\$355,867	\$457,136	\$597,749	\$0

Sale Price

Average Price	\$291,817	\$183,328	\$274,200	\$349,803	\$437,591	\$570,111	\$0
Median Price	\$273,500	\$185,000	\$274,000	\$350,000	\$435,000	\$558,000	\$0

Price Differences

Original to Final List Price	-\$9,632	-\$16,752	-\$8,763	\$5,561	-\$17,208	-\$13,017	\$0
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Original List to Sale Price - \$	-\$20,892	-\$27,075	-\$18,103	-\$503	-\$36,753	-\$40,655	\$0
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Final List to Sale Price - \$	-\$11,260	-\$10,323	-\$9,340	-\$6,064	-\$19,545	-\$27,638	\$0
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Original List to Sale Price - %	93.32%	87.13%	93.81%	99.86%	92.25%	93.34%	0.00%
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Final List to Sale Price - %	96.28%	94.67%	96.71%	98.30%	95.72%	95.38%	0.00%
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Days on the Market

Avg Days Listing to Contract	92	111	81	66	104	82	0
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Combined Avg Days to Contract	108	130	127	66	104	92	0
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Avg Days Listing to Closing	131	145	121	114	140	119	0
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Avg Days Contract to Close	39	34	40	47	37	37	0
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Beds / Baths

Average Bedrooms	3	2	3	3	4	4	0
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Average Full Baths	2	2	2	2	3	3	0
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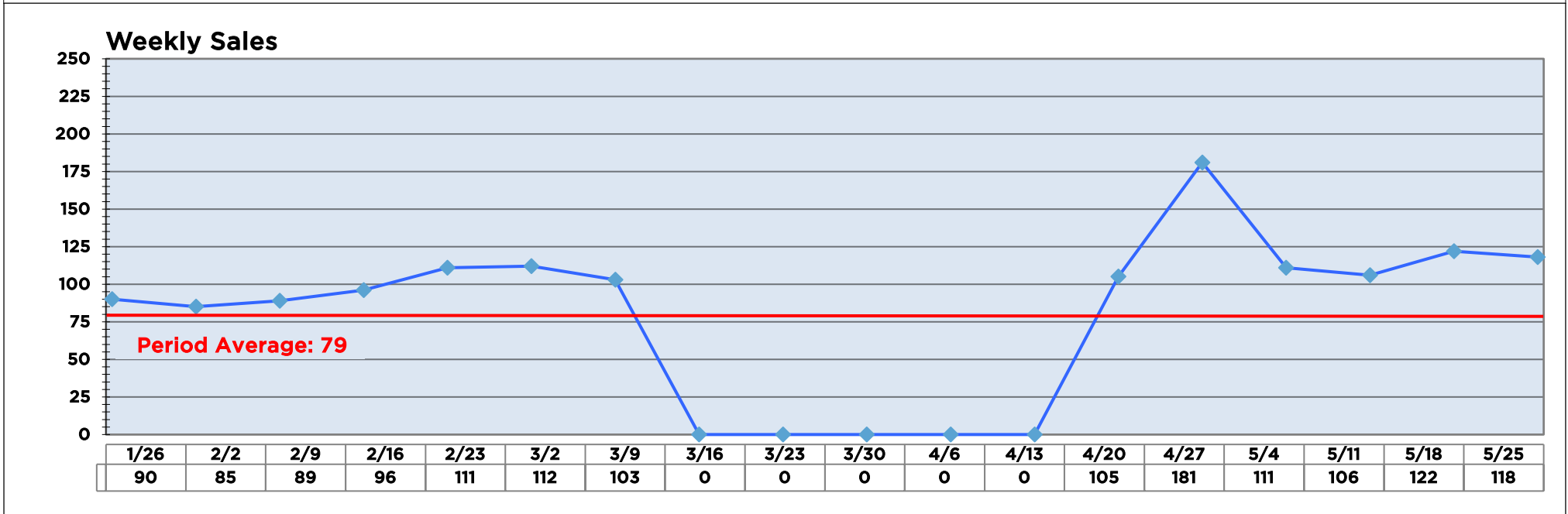
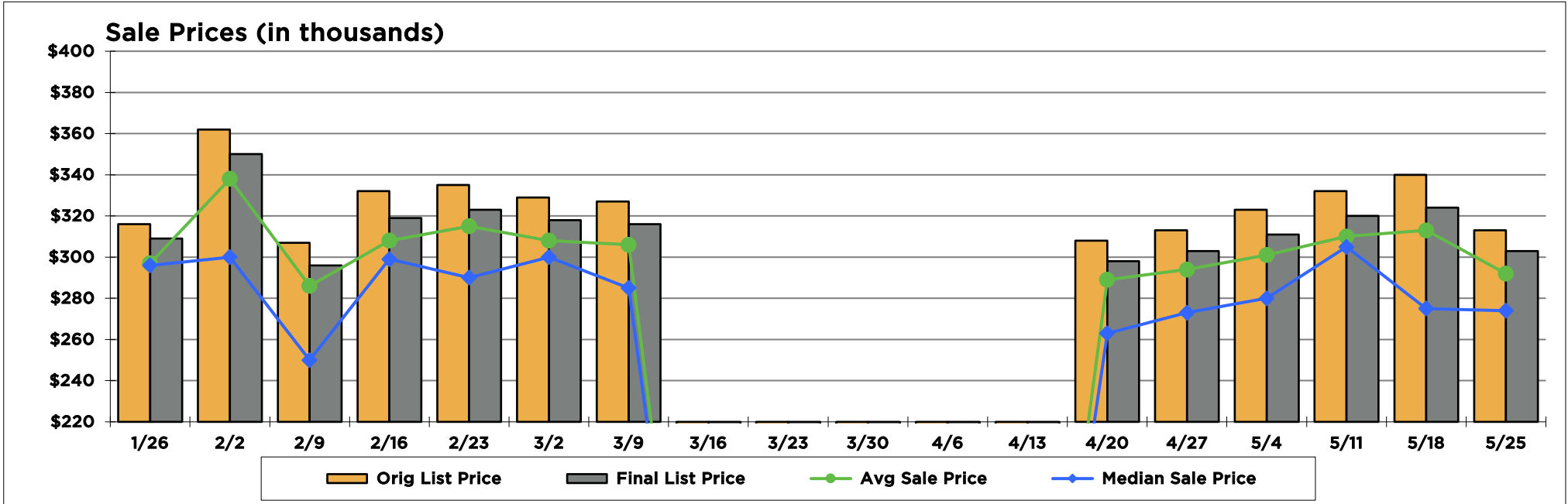
Average Half Baths	0	0	0	1	1	1	0
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Square Footage

Average Square Feet	1,452	1,090	1,416	1,682	1,928	2,235	0
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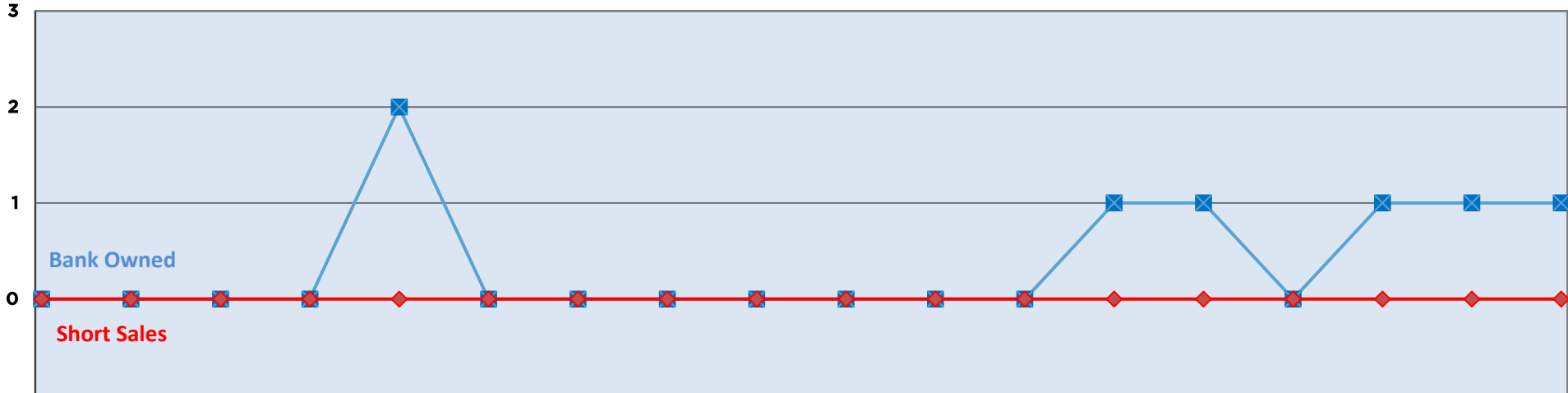
Condos, Townhomes, Villas



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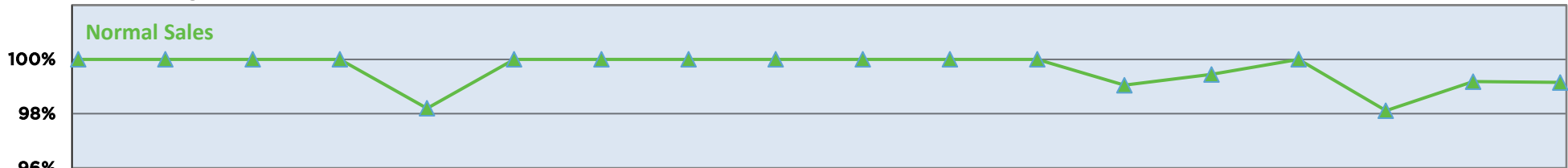
Condos, Townhomes, Villas

Foreclosure Sales

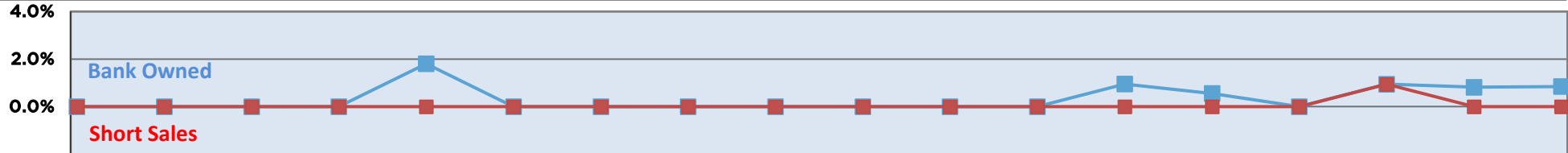


	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25
BO	0	0	0	0	2	0	0	0	0	0	0	0	1	1	0	1	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	5/18	5/25
Normal	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%	99.18%	99.15%

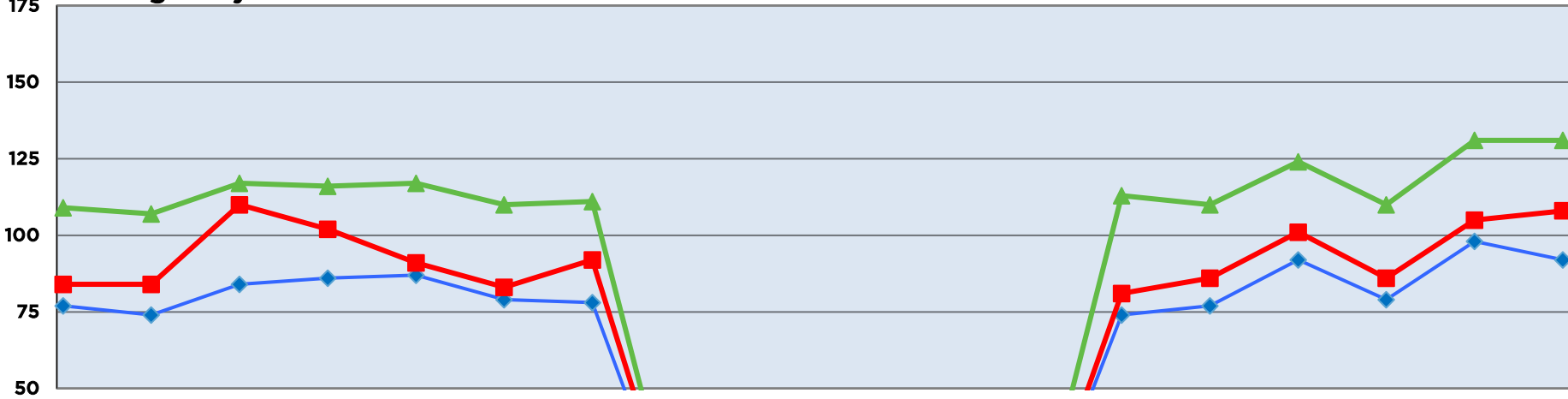


	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25
BO	0.00%	0.00%	0.00%	0.00%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%

Monday Morning Quarterback
05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

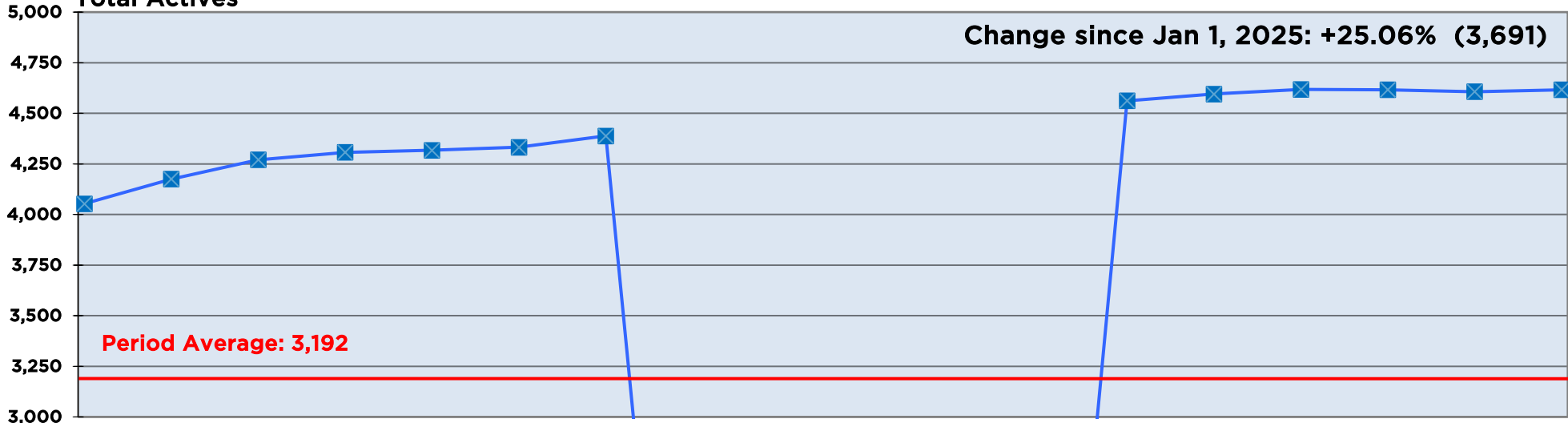
Condos, Townhomes, Villas

Average Days on Market



	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	5/18	5/25
ListToContract	77	74	84	86	87	79	78	0	0	0	0	0	74	77	92	79	98	92
CombDaysOnMkt	84	84	110	102	91	83	92	0	0	0	0	0	81	86	101	86	105	108
ListToClose	109	107	117	116	117	110	111	0	0	0	0	0	113	110	124	110	131	131

Total Actives



Date	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	5/18	5/25
Total Actives	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	4,607	4,616

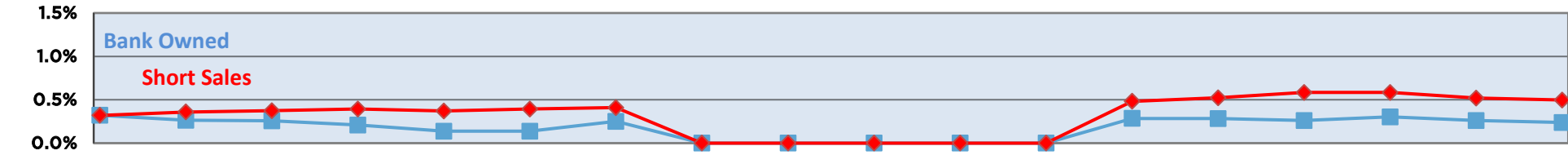
Monday Morning Quarterback
05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

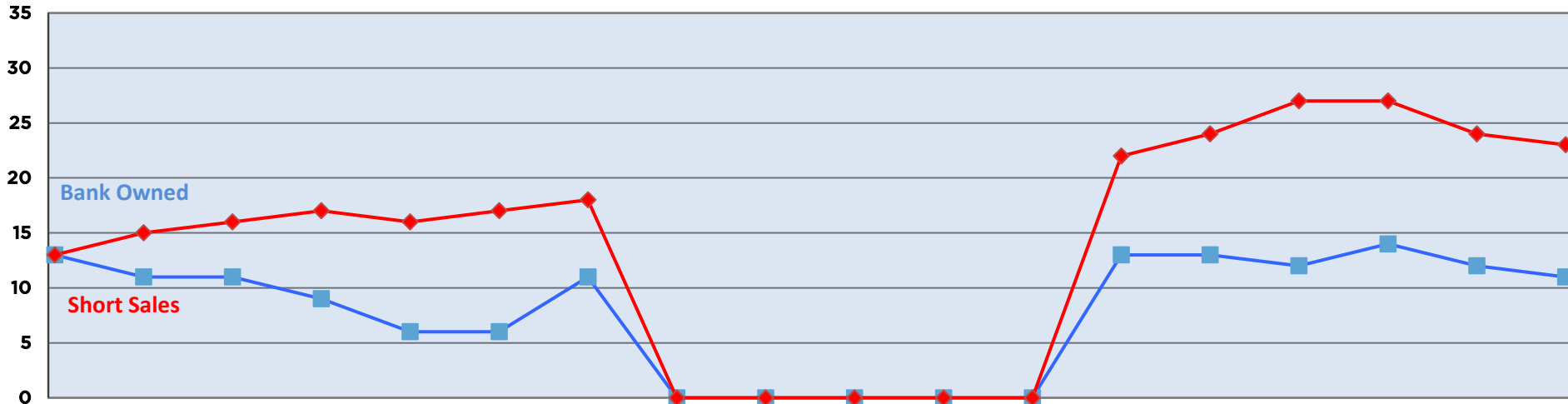


	1/26	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25
Normal	99.36%	99.38%	99.37%	99.40%	99.49%	99.47%	99.34%	100.00	100.00	100.00	100.00	100.00	99.23%	99.19%	99.16%	99.11%	99.22%	99.26%



	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	5/18	5/25
BO	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%	0.26%	0.24%
SS	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%	0.52%	0.50%

Active Foreclosures



	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	5/18	5/25
BO	13	11	11	9	6	6	11	0	0	0	0	0	13	13	12	14	12	11
SS	13	15	16	17	16	17	18	0	0	0	0	0	22	24	27	27	24	23

Monday Morning Quarterback
05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

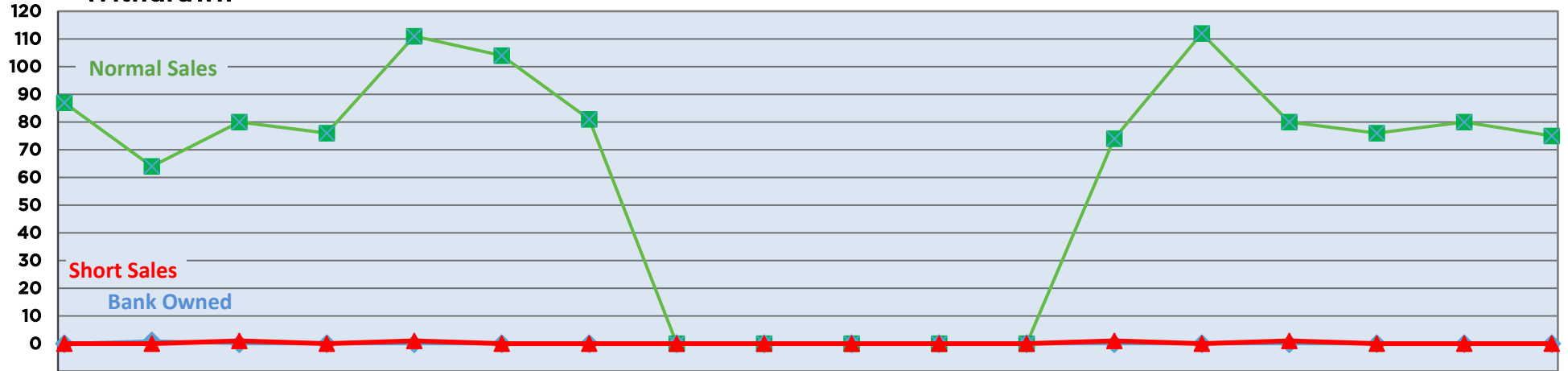
Condos, Townhomes, Villas

Temporary Off Market



	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	5/18	5/25
Norm	21	16	27	17	22	34	23	0	0	0	0	0	15	21	17	32	23	31
BO	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1

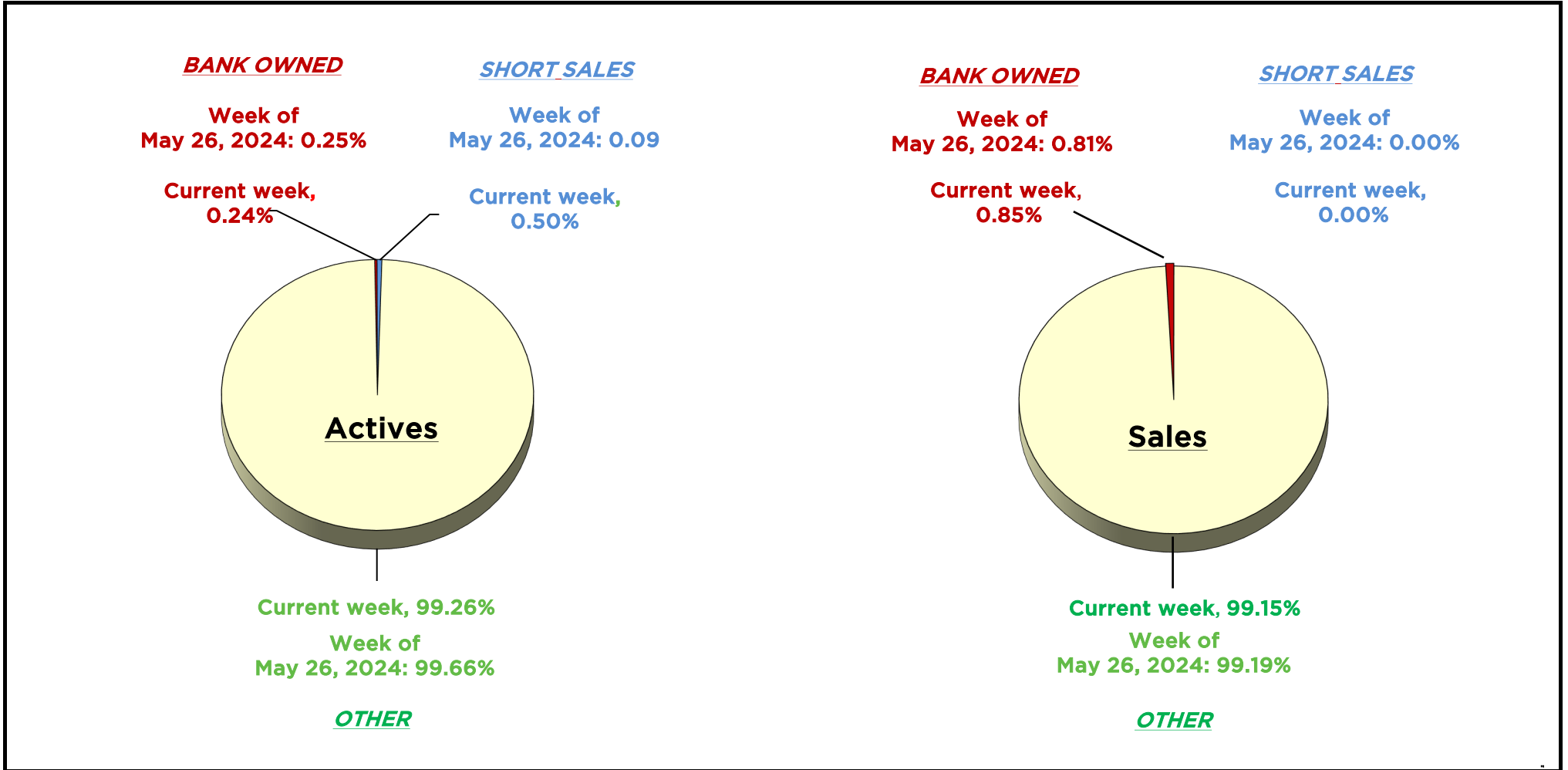
Withdrawn



	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	5/18	5/25
Norm	87	64	80	76	111	104	81	0	0	0	0	0	74	112	80	76	80	75
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0

Monday Morning Quarterback
05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
05/25/2025 - 05/31/2025
Lake, Orange, Osceola & Seminole Counties

There are 5 Condos, Villas, or Townhomes available for the Median Price of \$273,500 (± \$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>
Orange County		3	\$273,333	2.0	2.0	1,041	\$262.65
Williamsburg / Lake Bryan	32821	1	\$274,000	2.0	2.0	1,067	\$256.79
Metro West / Orlo Vista	32835	2	\$273,000	2.0	2.0	1,028	\$265.69
Osceola County		2	\$273,500	2.0	2.0	1,208	\$226.41
Davenport	33896	1	\$274,000	2.0	2.0	1,394	\$196.56
Kissimmee / Celebration	34747	1	\$273,000	2.0	2.0	1,022	\$267.12