



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

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

***Week of June 01, 2025 - June 07, 2025***

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

- Sales of single-family homes decreased to 408 during the week of June 01, from 512 the week prior
- The median price of single family homes decreased to \$445,000 a change of -1.1%
- The number of single-family home foreclosure transactions increased to 5 from 3 the week prior
- The number of single-family short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory increased by 32, and now sits at 9,193

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

- Sales of condos, townhomes, and villas decreased to 115 during the week of June 01, from 118 the week prior
- The median price of condos, townhomes, and villas increased to \$278,000 a change of 1.6%
- 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 decreased by 59, and now sits at 4,557

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

**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

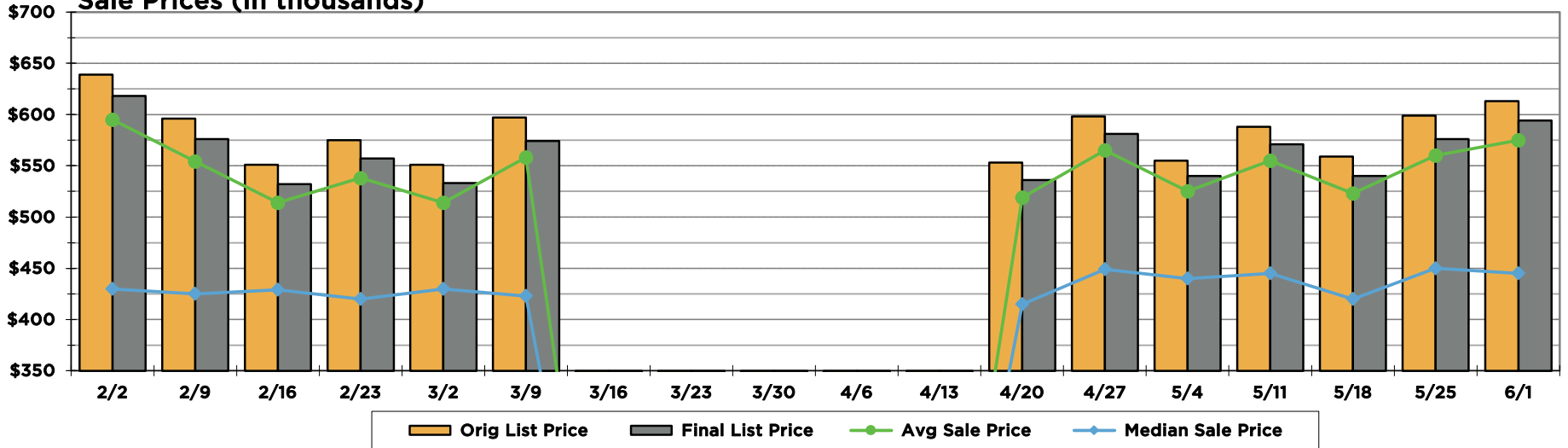
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>408</b>	<b>34</b>	<b>25</b>	<b>100</b>	<b>78</b>	<b>148</b>	<b>23</b>
Bank Owned	5	0	1	3	1	0	0
Short Sales	1	0	0	0	1	0	0
Other	402	34	24	97	76	148	23
<b>Active Listings</b>	<b>9,193</b>	<b>580</b>	<b>471</b>	<b>1,755</b>	<b>1,911</b>	<b>3,481</b>	<b>995</b>
Bank Owned	43	7	3	15	8	9	1
Short Sales	46	5	5	19	11	6	0
Other	9,104	568	463	1,721	1,892	3,466	994
<b>Months of Inventory</b>	<b>5.20</b>	<b>3.94</b>	<b>4.35</b>	<b>4.05</b>	<b>5.65</b>	<b>5.43</b>	<b>9.98</b>
<b><i>List Price</i></b>							
Average Original List Price	\$613,091	\$218,325	\$304,084	\$376,853	\$460,020	\$710,171	\$2,454,078
Average Final List Price	\$594,063	\$207,040	\$285,560	\$364,621	\$453,028	\$687,981	\$2,373,034
<b><i>Sale Price</i></b>							
Average Price	\$574,528	\$186,944	\$278,402	\$356,360	\$445,121	\$674,532	\$2,213,258
Median Price	\$445,000	\$204,000	\$285,000	\$356,000	\$438,500	\$648,500	\$1,600,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$19,028	-\$11,285	-\$18,524	-\$12,232	-\$6,992	-\$22,190	-\$81,044
Original List to Sale Price - \$	-\$38,563	-\$31,381	-\$25,682	-\$20,493	-\$14,899	-\$35,639	-\$240,820
Final List to Sale Price - \$	-\$19,535	-\$20,096	-\$7,158	-\$8,261	-\$7,907	-\$13,449	-\$159,776
Original List to Sale Price - %	93.71%	85.63%	91.55%	94.56%	96.76%	94.98%	90.19%
Final List to Sale Price - %	96.71%	90.29%	97.49%	97.73%	98.25%	98.05%	93.27%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	59	59	60	67	42	61	63
Combined Avg Days to Contract	64	62	68	68	53	66	74
Avg Days Listing to Closing	98	92	88	104	82	103	110
Avg Days Contract to Close	39	33	34	37	39	40	47
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><i>Square Footage</i></b>							
Average Square Feet	2,194	1,165	1,363	1,589	1,988	2,653	4,994

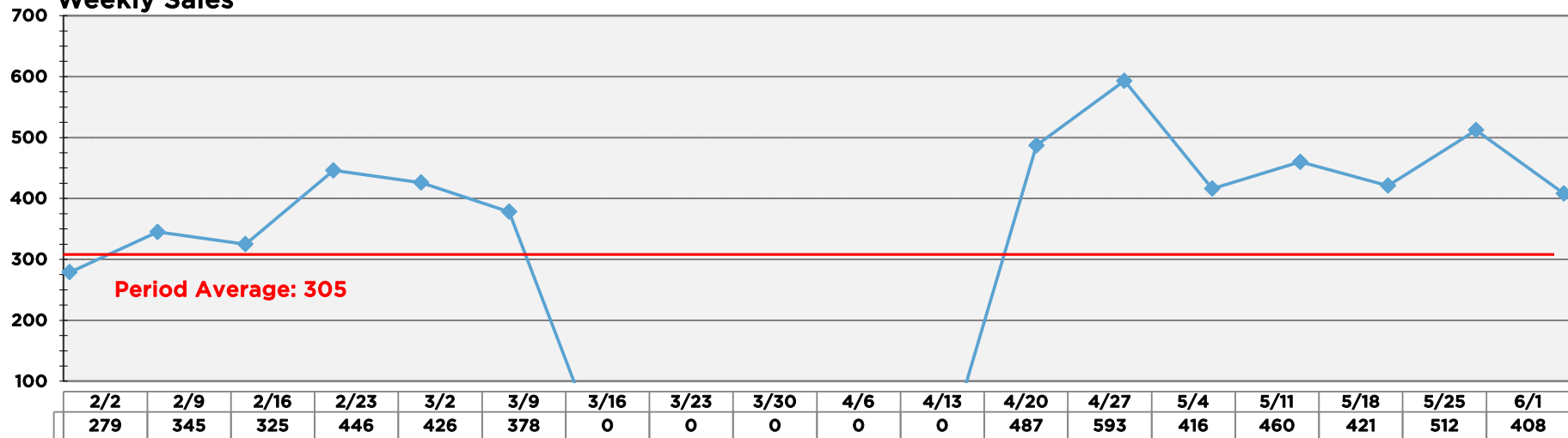
**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Sale Prices (in thousands)**



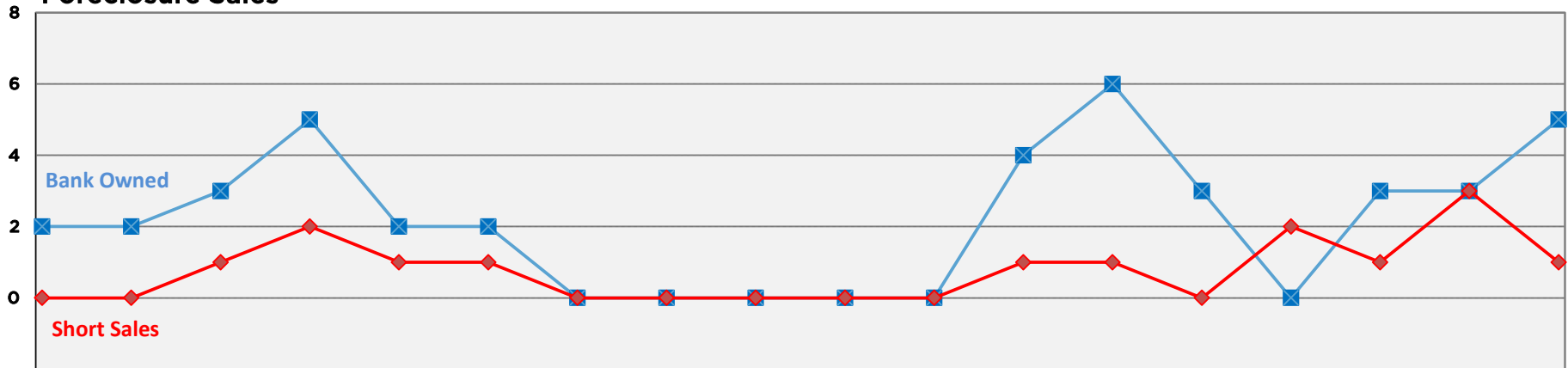
**Weekly Sales**



**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

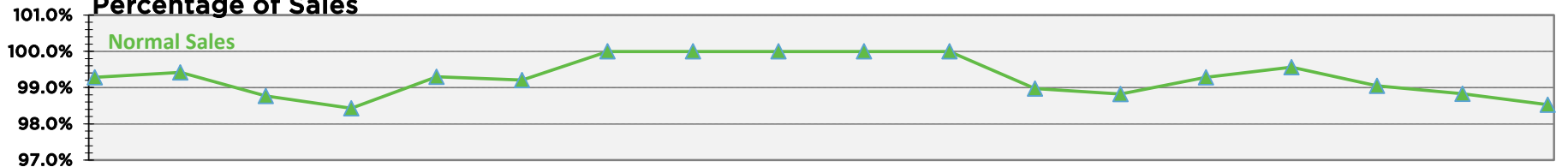
**Single Family Homes**

**Foreclosure Sales**

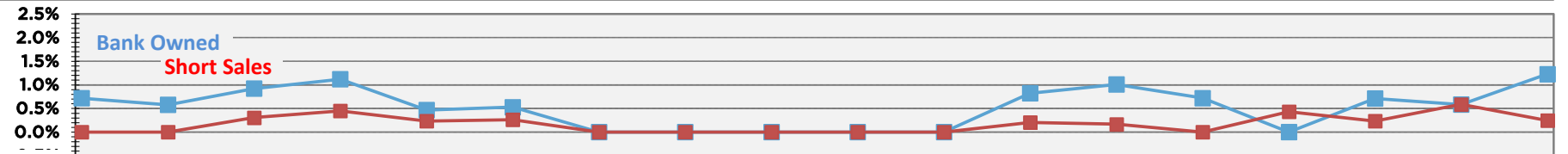


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
BO	2	2	3	5	2	2	0	0	0	0	0	4	6	3	0	3	3	5
SS	0	0	1	2	1	1	0	0	0	0	0	1	1	0	2	1	3	1

**Percentage of Sales**



	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	6/1
Normal	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%	98.53%

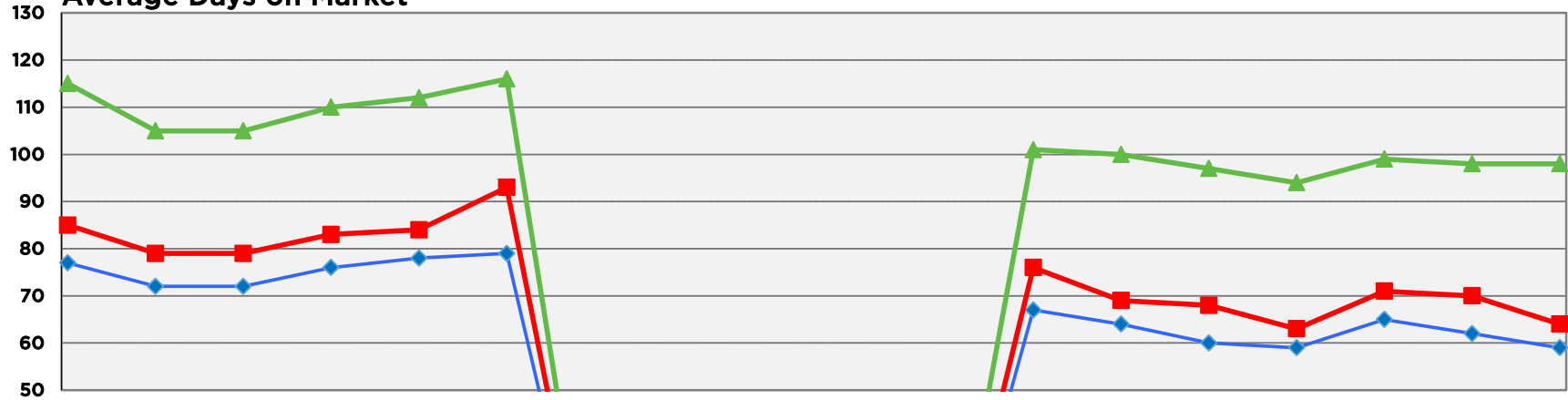


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
BO	0.72%	0.58%	0.92%	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%
SS	0.00%	0.00%	0.31%	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%

**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

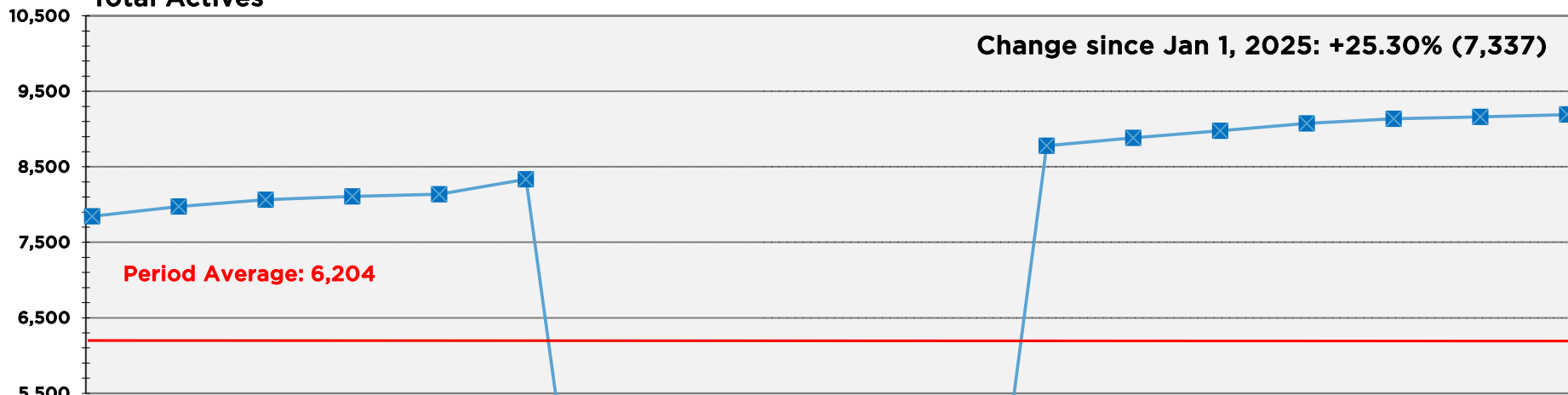
**Single Family Homes**

**Average Days on Market**



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

**Total Actives**

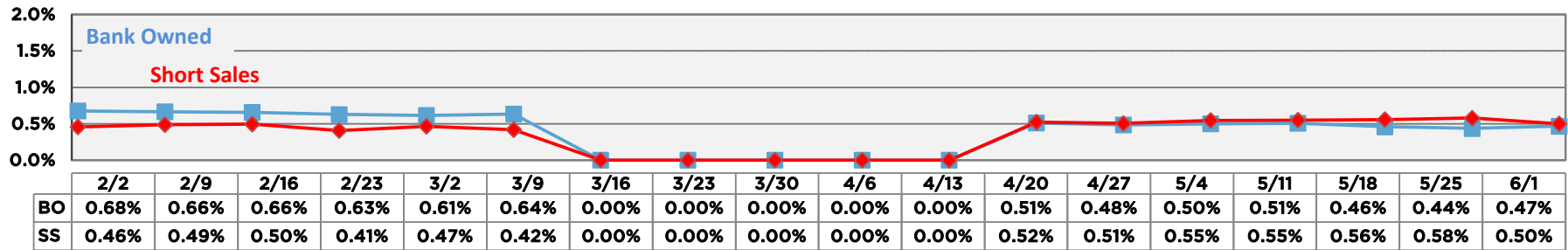
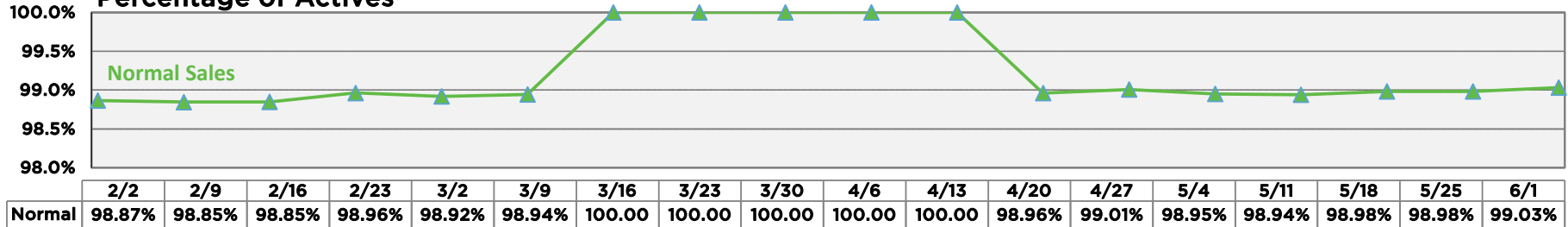


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
Total Actives	7,843	7,973	8,065	8,108	8,137	8,335	0	0	0	0	0	8,779	8,884	8,976	9,076	9,136	9,161	9,193

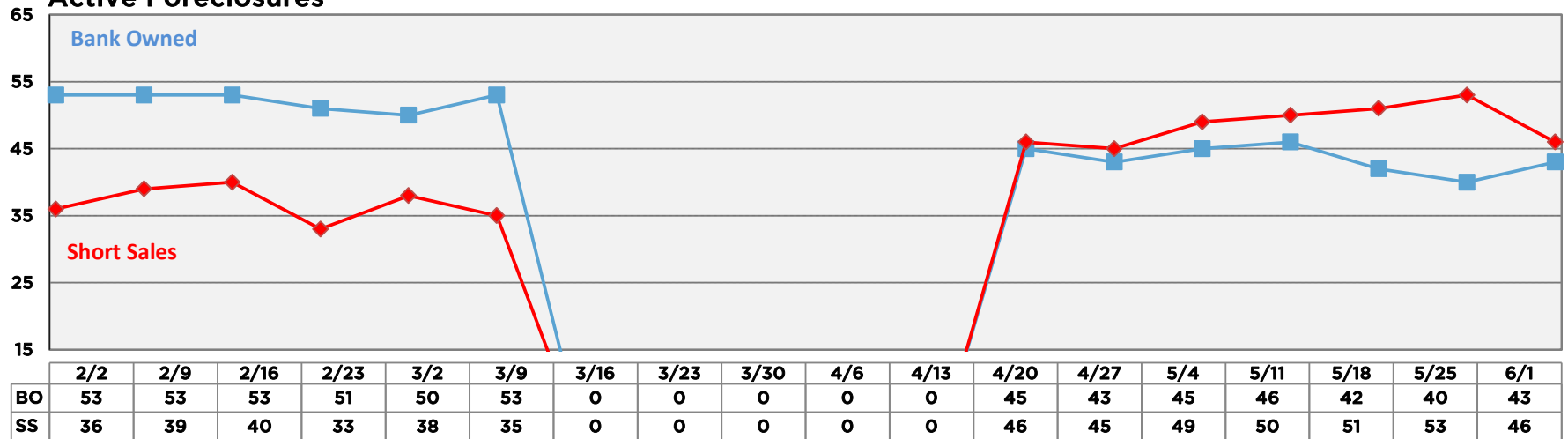
**Monday Morning Quarterback**  
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Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**



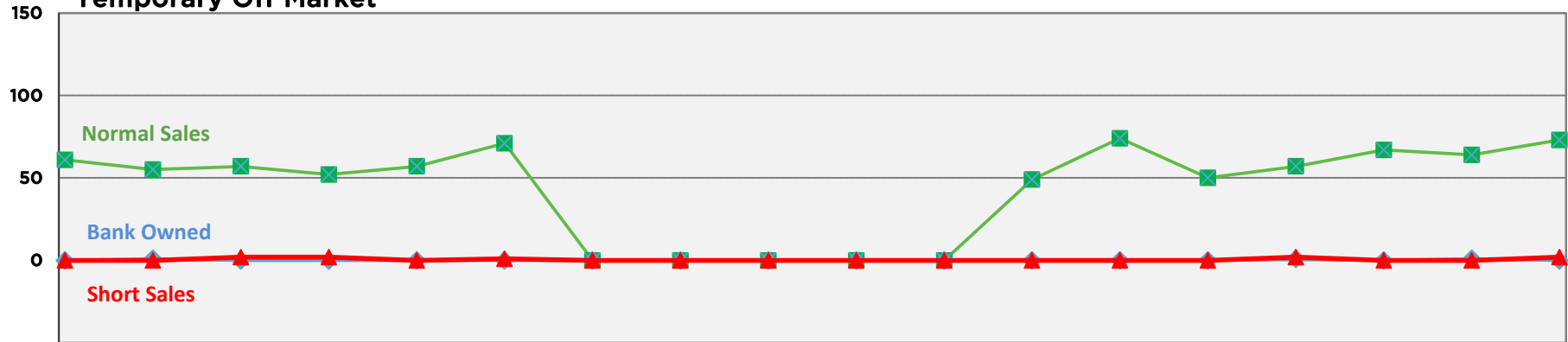
**Active Foreclosures**



**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

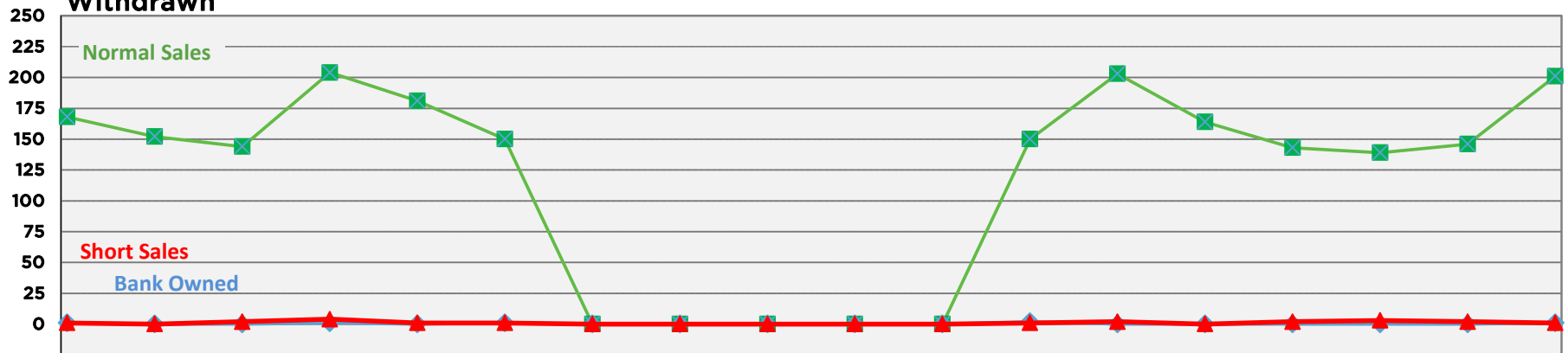
**Single Family Homes**

**Temporary Off Market**



	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	6/1
Norm	61	55	57	52	57	71	0	0	0	0	0	49	74	50	57	67	64	73
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
SS	0	0	2	2	0	1	0	0	0	0	0	0	0	0	2	0	0	2

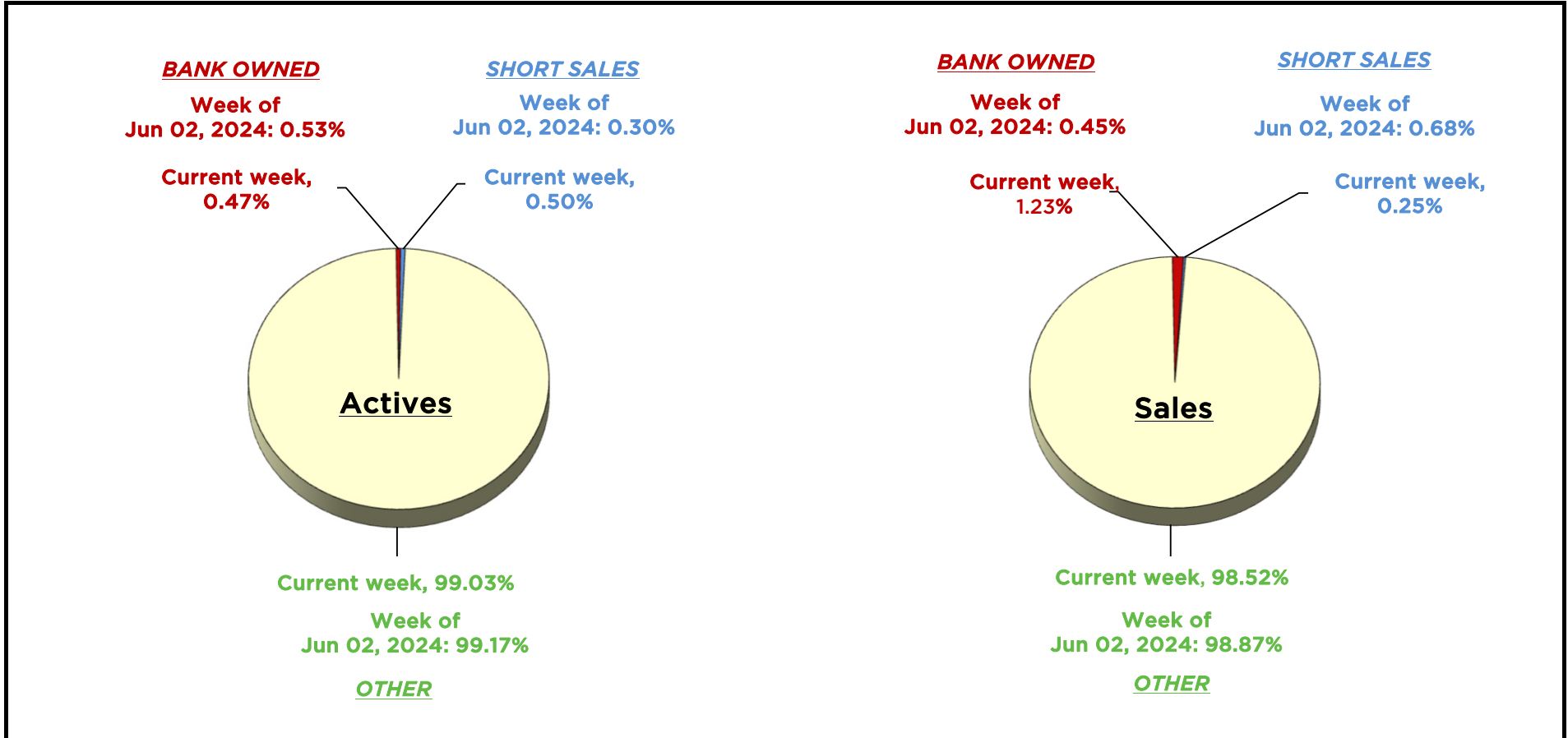
**Withdrawn**



	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	6/1
Norm	168	152	144	204	181	150	0	0	0	0	0	150	203	164	143	139	146	201
BO	1	0	0	1	0	1	0	0	0	0	0	2	0	0	0	0	0	1
SS	1	0	2	4	1	1	0	0	0	0	0	1	2	0	2	3	2	1

**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
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**There are 49 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>
<b>Seminole County</b>		<b>5</b>	<b>\$444,980</b>	<b>3.2</b>	<b>2.0</b>	<b>1,862</b>	<b>\$238.98</b>
Casselberry	32707	1	\$445,000	3.0	2.0	1,847	\$240.93
Lake Mary / Heathrow	32746	2	\$445,000	3.0	2.0	1,811	\$245.79
Sanford / Lake Forest	32771	1	\$445,000	4.0	2.0	1,930	\$230.57
Longwood / Wekiva Springs	32779	1	\$444,900	3.0	2.0	1,912	\$232.69
<b>Orange County</b>		<b>15</b>	<b>\$444,987</b>	<b>3.6</b>	<b>1.9</b>	<b>1,779</b>	<b>\$250.15</b>
Delaney / Crystal Lake	32806	2	\$445,000	3.0	1.0	894	\$498.04
Ventura	32822	1	\$445,000	4.0	2.0	1,936	\$229.86
Rio Pinar / Union Park	32825	2	\$445,000	3.5	2.0	1,867	\$238.35
Waterford Lakes	32828	2	\$445,000	3.5	2.0	1,859	\$239.44
Union Park / Chickasaw	32829	1	\$445,000	4.0	3.0	2,399	\$185.49
Wedgfield	32833	1	\$445,000	4.0	2.0	2,140	\$207.94
Hunters Creek	32837	2	\$444,950	4.5	2.0	2,224	\$200.07
Ocoee	34761	3	\$444,967	3.3	2.0	1,787	\$248.96
Winter Garden / Oakland	34787	1	\$445,000	3.0	1.0	1,160	\$383.62
<b>Osceola County</b>		<b>18</b>	<b>\$444,940</b>	<b>3.8</b>	<b>2.2</b>	<b>2,023</b>	<b>\$219.92</b>
Kissimmee (Central)	34741	2	\$445,000	3.5	2.0	2,305	\$193.10
Kissimmee (East)	34744	4	\$444,973	3.8	2.3	1,825	\$243.89
Kissimmee (West) / Pleasant Hill	34746	4	\$444,948	4.0	2.5	2,203	\$201.97
Kissimmee / Celebration	34747	2	\$444,925	4.0	2.5	1,701	\$261.64
St Cloud / Narcoossee	34771	1	\$444,500	4.0	2.0	2,250	\$197.56
St Cloud / Canoe Creek	34772	5	\$444,978	3.6	2.0	2,009	\$221.45
<b>Lake County</b>		<b>11</b>	<b>\$444,999</b>	<b>3.8</b>	<b>2.2</b>	<b>2,333</b>	<b>\$190.70</b>
Eustis (East)	32736	1	\$445,000	4.0	2.0	2,566	\$173.42
Clermont (Central)	34711	3	\$445,000	4.0	2.7	2,558	\$173.94
Clermont (South)	34714	3	\$445,000	3.7	2.0	1,990	\$223.62
Groveland	34736	2	\$445,000	4.0	2.5	2,744	\$162.17
Mascotte	34753	1	\$445,000	4.0	2.0	2,676	\$166.29
Montverde	34756	1	\$444,990	3.0	1.0	1,293	\$344.15

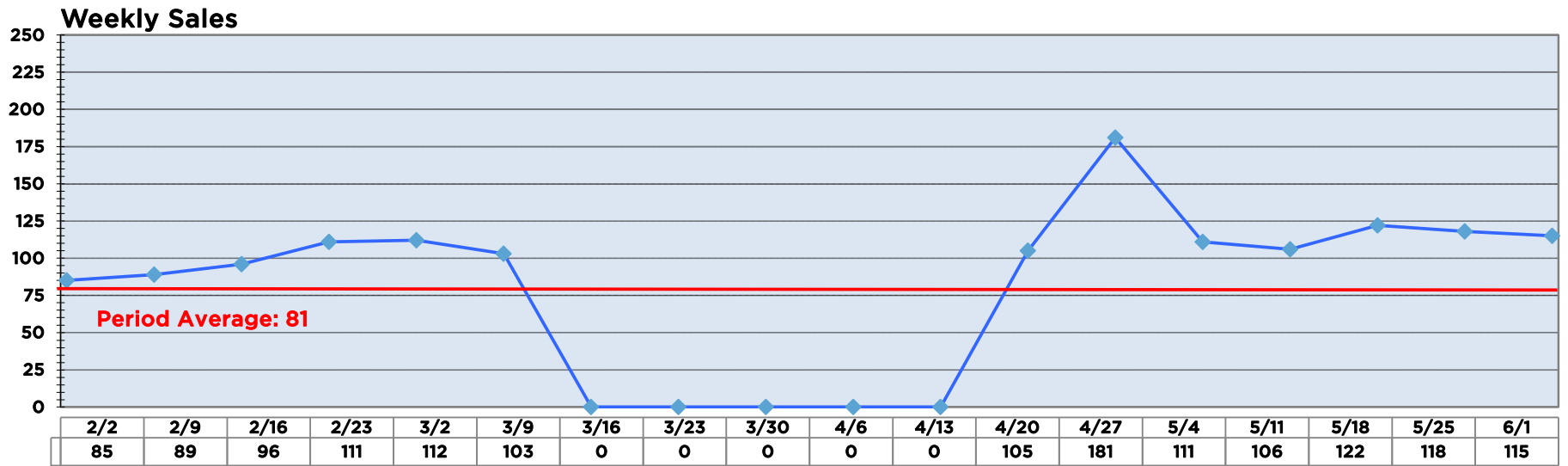
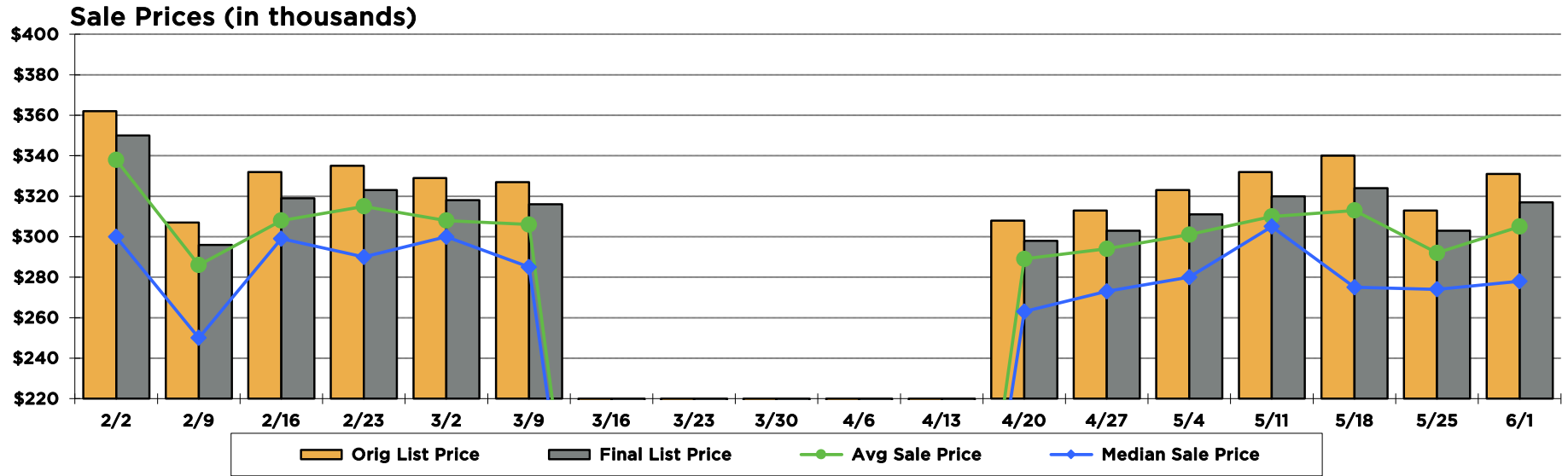
**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	115	41	25	26	18	3	2
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	114	41	24	26	18	3	2
<b>Active Listings</b>	4,557	1,759	683	1,184	596	318	17
Bank Owned	9	4	2	3	0	0	0
Short Sales	24	6	7	9	2	0	0
Other	4,524	1,749	674	1,172	594	318	17
<b>Months of Inventory</b>	9.15	9.90	6.31	10.51	7.64	24.46	1.96
<b><u>List Price</u></b>							
Average Original List Price	\$331,005	\$203,271	\$294,448	\$360,788	\$472,828	\$589,633	\$1,355,000
Average Final List Price	\$317,203	\$191,479	\$281,964	\$347,950	\$455,226	\$582,967	\$1,294,500
<b><u>Sale Price</u></b>							
Average Price	\$304,716	\$179,380	\$273,456	\$340,555	\$444,605	\$570,667	\$1,141,000
Median Price	\$278,000	\$185,000	\$275,000	\$334,413	\$438,500	\$549,000	\$1,141,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$13,802	-\$11,792	-\$12,484	-\$12,838	-\$17,602	-\$6,666	-\$60,500
Original List to Sale Price - \$	-\$26,289	-\$23,891	-\$20,992	-\$20,233	-\$28,223	-\$18,966	-\$214,000
Final List to Sale Price - \$	-\$12,487	-\$12,099	-\$8,508	-\$7,395	-\$10,621	-\$12,300	-\$153,500
Original List to Sale Price - %	92.06%	88.25%	92.87%	94.39%	94.03%	96.78%	84.21%
Final List to Sale Price - %	96.06%	93.68%	96.98%	97.87%	97.67%	97.89%	88.14%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	84	98	77	70	84	71	111
Combined Avg Days to Contract	89	104	77	70	84	71	287
Avg Days Listing to Closing	118	127	113	109	119	111	141
Avg Days Contract to Close	34	28	35	38	41	53	29
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	2	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	2.5
Average Half Baths	0	0	0	1	1	1	1
<b><u>Square Footage</u></b>							
Average Square Feet	1,429	1,046	1,348	1,607	1,872	2,177	2,900

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06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

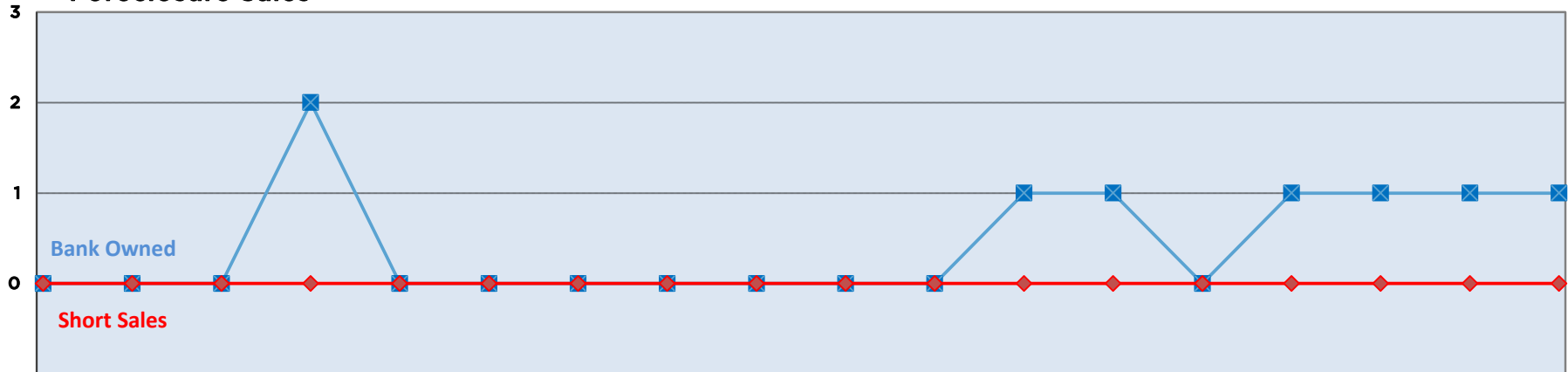
**Condos, Townhomes, Villas**



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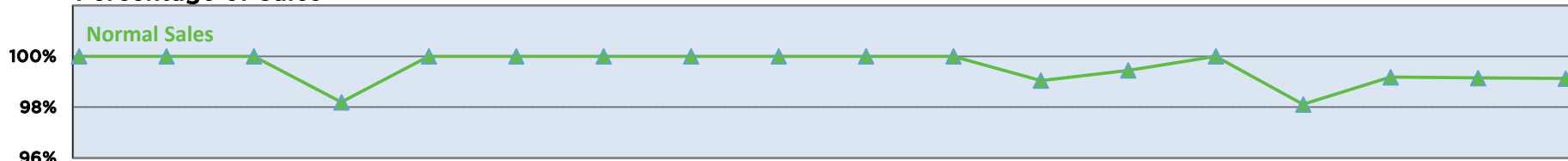
**Condos, Townhomes, Villas**

**Foreclosure Sales**

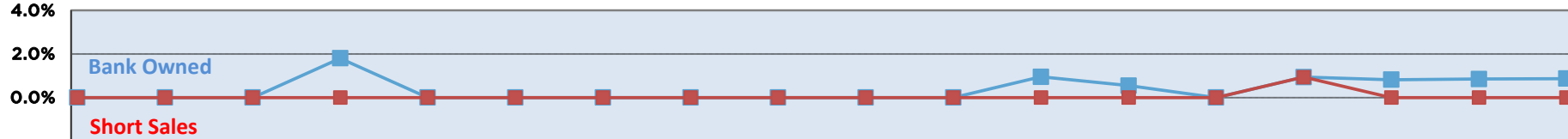


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
BO	0	0	0	2	0	0	0	0	0	0	0	1	1	0	1	1	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	6/1
Normal	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%	99.13%

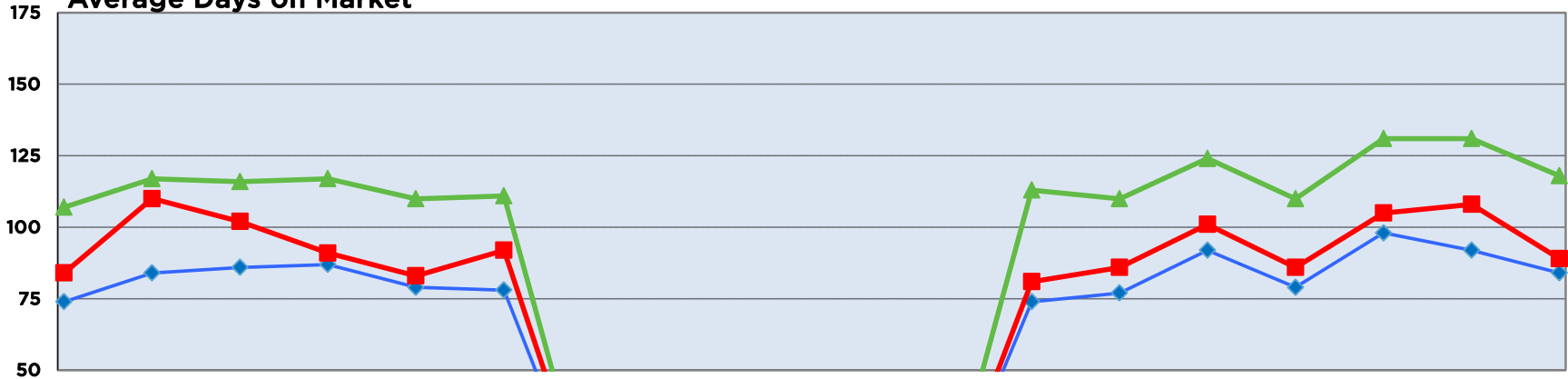


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
BO	0.00%	0.00%	0.00%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%

**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

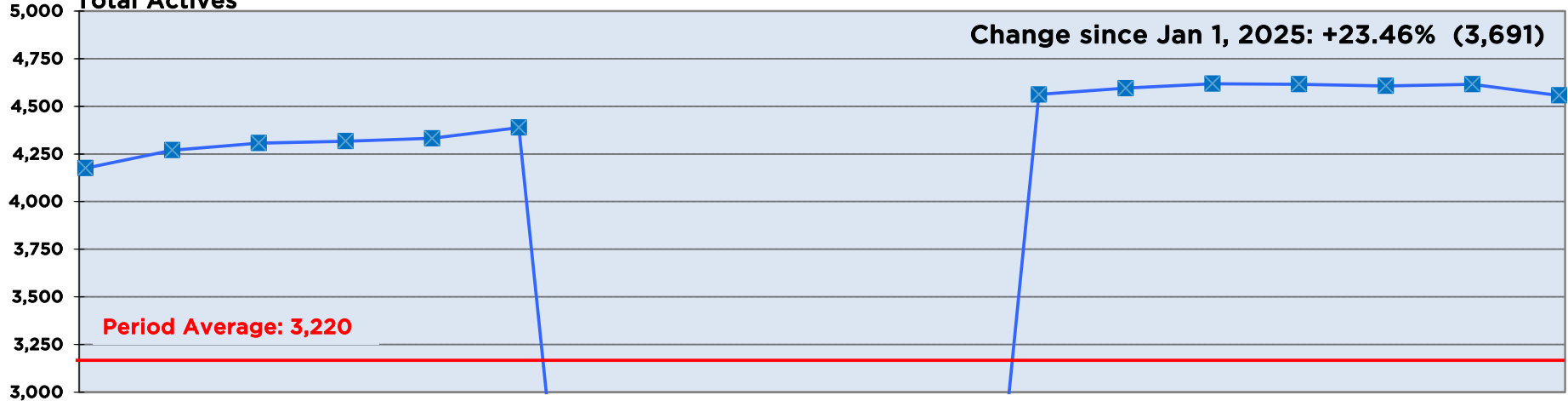
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	6/1
ListToContract	74	84	86	87	79	78	0	0	0	0	0	74	77	92	79	98	92	84
CombDaysOnMkt	84	110	102	91	83	92	0	0	0	0	0	81	86	101	86	105	108	89
ListToClose	107	117	116	117	110	111	0	0	0	0	0	113	110	124	110	131	131	118

**Total Actives**

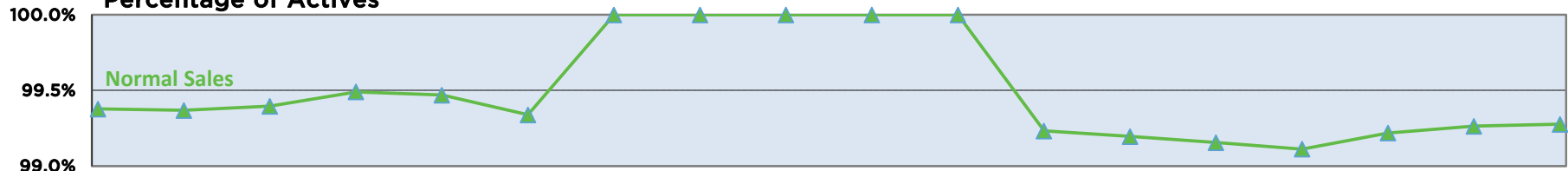


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
Total Actives	4,175	4,270	4,307	4,317	4,332	4,388	0	0	0	0	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557

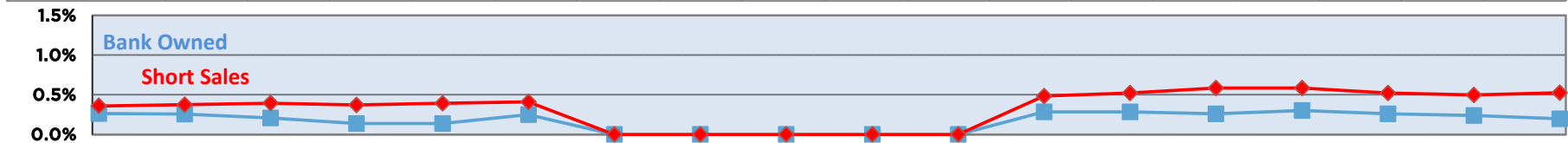
**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

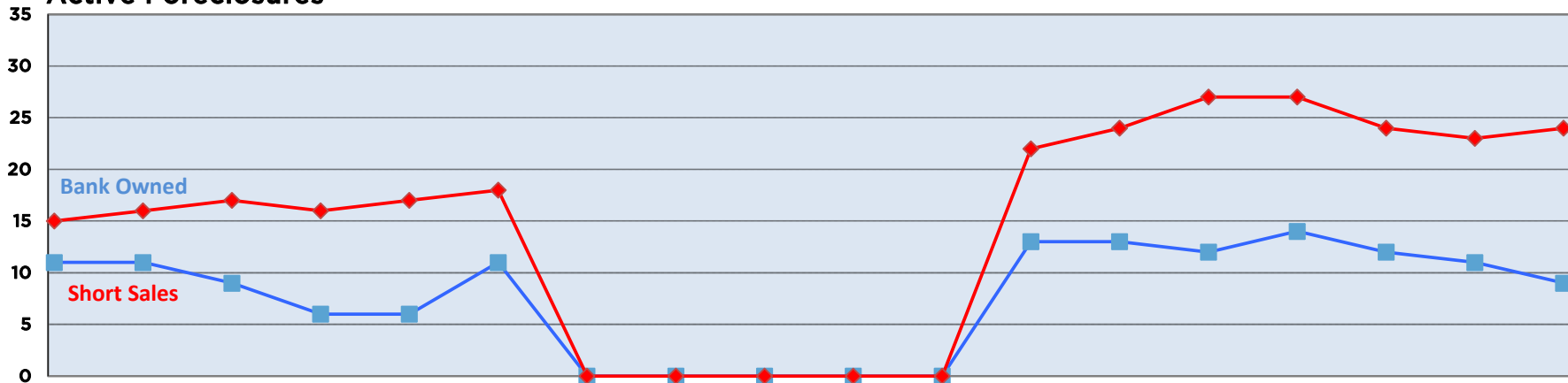


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
Normal	99.38%	99.37%	99.40%	99.49%	99.47%	99.34%	100.00	100.00	100.00	100.00	100.00	99.23%	99.19%	99.16%	99.11%	99.22%	99.26%	99.28%



	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	6/1
BO	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%	0.20%
SS	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%	0.53%

**Active Foreclosures**

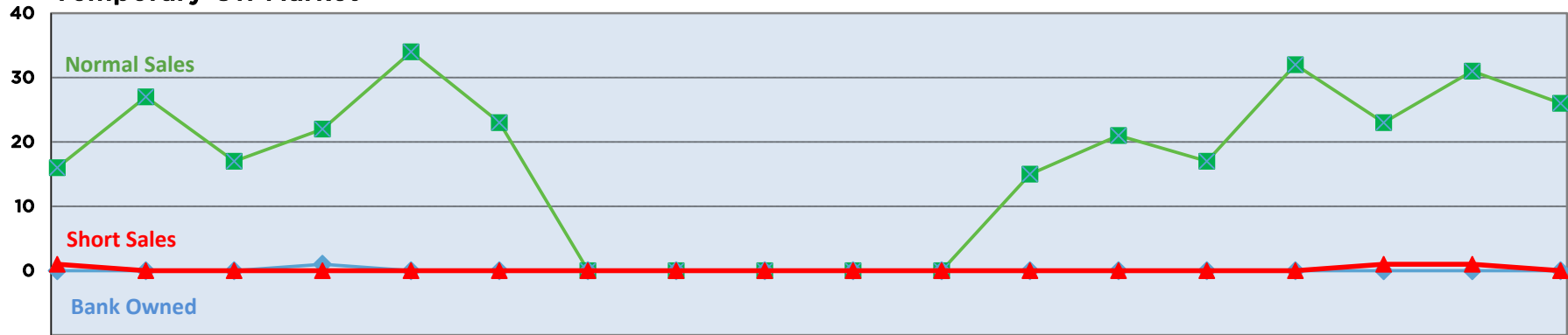


	2/2	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1
BO	11	11	9	6	6	11	0	0	0	0	0	13	13	12	14	12	11	9
SS	15	16	17	16	17	18	0	0	0	0	0	22	24	27	27	24	23	24

**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

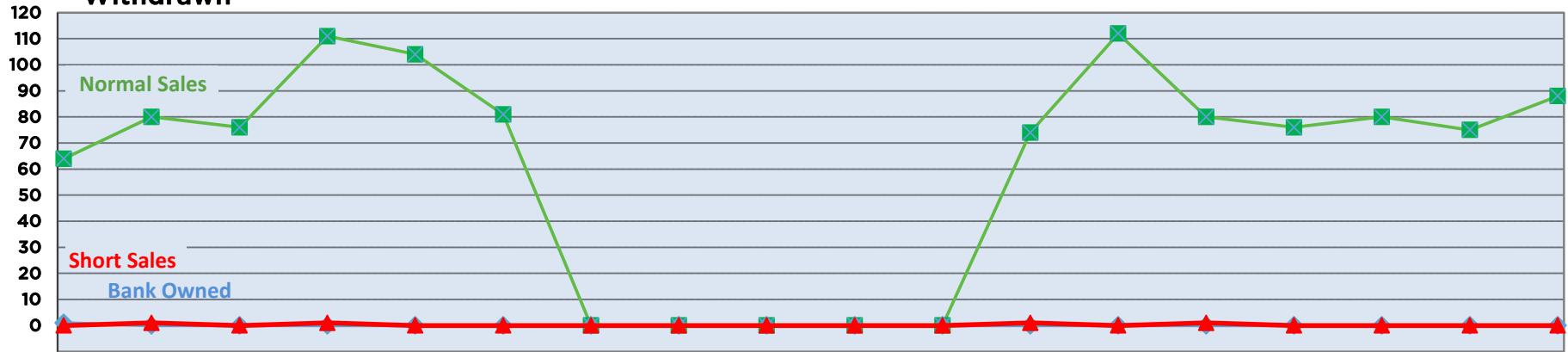
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	6/1
<b>Norm</b>	16	27	17	22	34	23	0	0	0	0	0	15	21	17	32	23	31	26
<b>BO</b>	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0

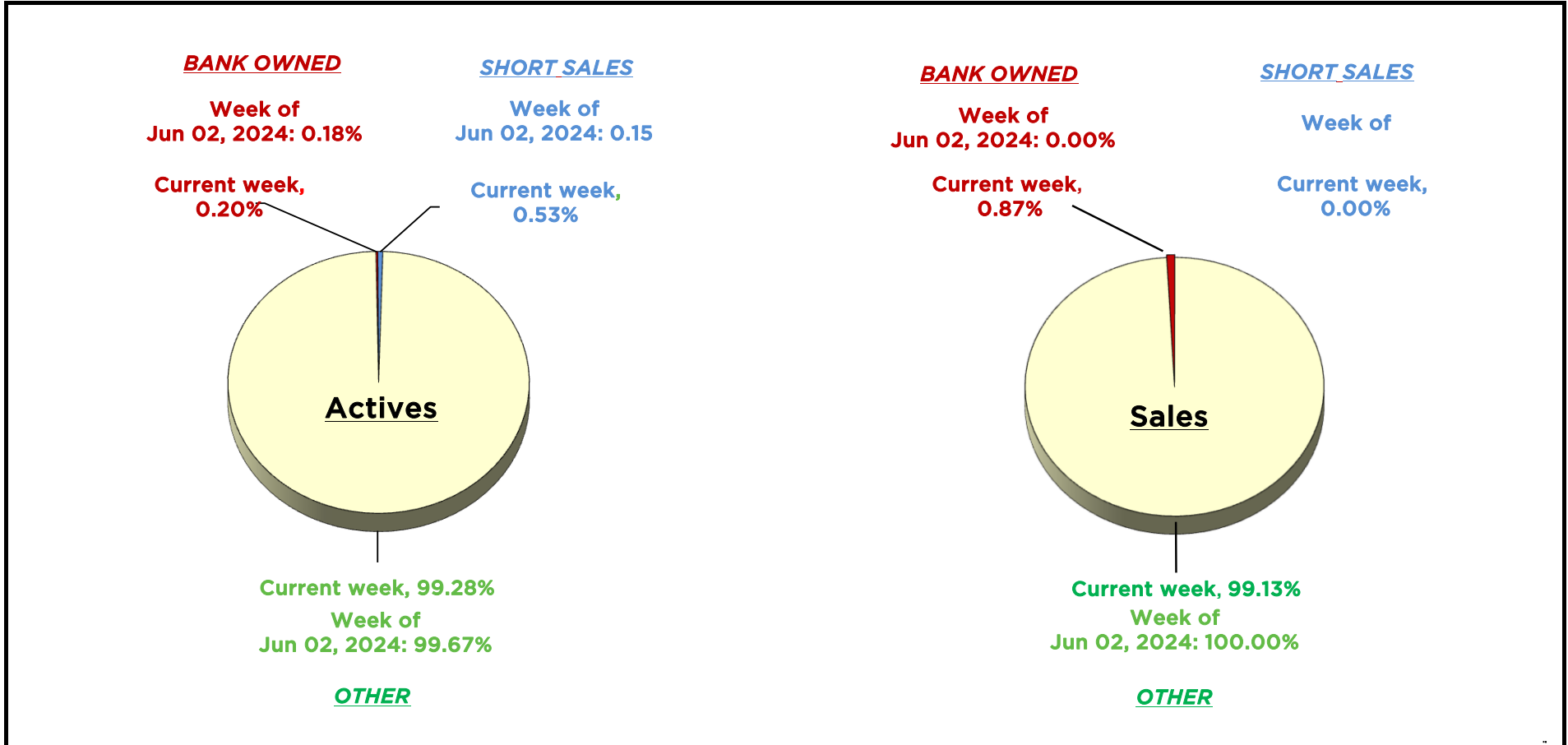
**Withdrawn**



	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	6/1
<b>Norm</b>	64	80	76	111	104	81	0	0	0	0	0	74	112	80	76	80	75	88
<b>BO</b>	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	1	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0

**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/01/2025 - 06/07/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 7 Condos, Villas, or Townhomes available for the Median Price of \$278,000** (± \$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>\$278,000</b>	<b>2.3</b>	<b>1.8</b>	<b>1,115</b>	<b>\$249.44</b>
Winter Park (West)	32789	1	\$278,000	2.0	1.0	1,035	\$268.60
Union Park	32817	1	\$278,000	2.0	2.0	858	\$324.01
Moss Park	32832	1	\$278,000	2.0	2.0	1,305	\$213.03
Metro West / Orlo Vista	32835	1	\$278,000	3.0	2.0	1,260	\$220.63
<b>Osceola County</b>		<b>2</b>	<b>\$277,750</b>	<b>2.5</b>	<b>2.0</b>	<b>1,305</b>	<b>\$212.92</b>
Kissimmee / Celebration	34747	2	\$277,750	2.5	2.0	1,305	\$212.92
<b>Lake County</b>		<b>1</b>	<b>\$278,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,134</b>	<b>\$245.15</b>
Tavares / Mt Plymouth	32778	1	\$278,000	2.0	2.0	1,134	\$245.15