



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

***Week of June 08, 2025 - June 14, 2025***

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

- Sales of single-family homes increased to 415 during the week of June 08, from 408 the week prior
- The median price of single family homes decreased to \$428,000 a change of -3.8%
- The number of single-family home foreclosure transactions decreased to 2 from 5 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 89, and now sits at 9,282

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

- Sales of condos, townhomes, and villas increased to 125 during the week of June 08, from 115 the week prior
- The median price of condos, townhomes, and villas decreased to \$258,000 a change of -7.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 1 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 62, and now sits at 4,619

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

**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

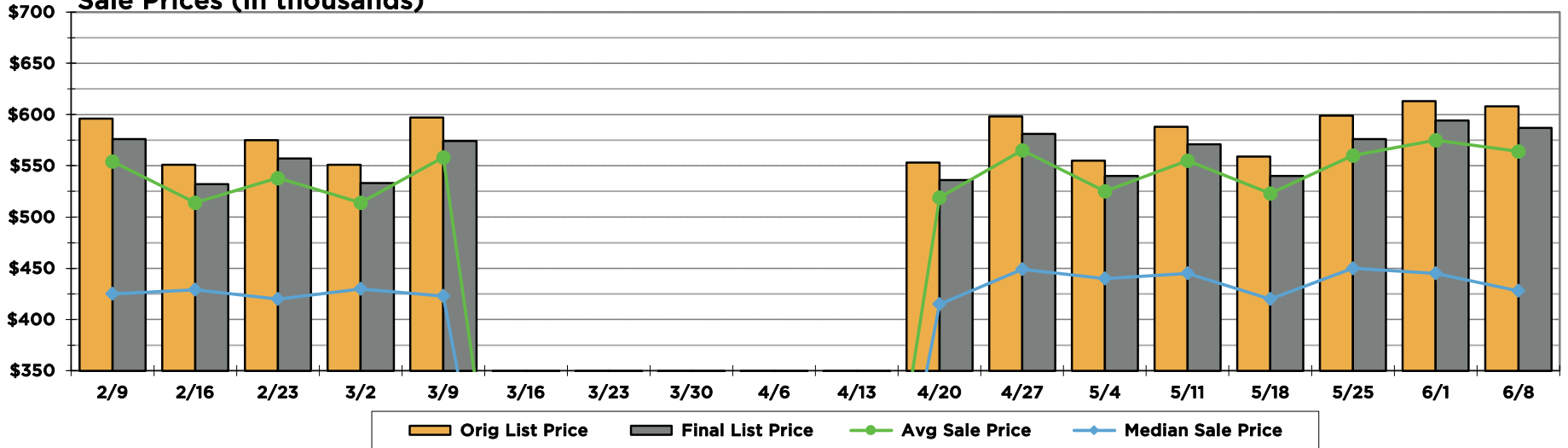
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>415</b>	<b>32</b>	<b>32</b>	<b>105</b>	<b>94</b>	<b>116</b>	<b>36</b>
Bank Owned	2	1	0	0	0	0	1
Short Sales	1	0	0	1	0	0	0
Other	412	31	32	104	94	116	35
<b>Active Listings</b>	<b>9,282</b>	<b>580</b>	<b>488</b>	<b>1,767</b>	<b>1,921</b>	<b>3,521</b>	<b>1,005</b>
Bank Owned	46	8	4	14	8	11	1
Short Sales	49	6	6	21	11	5	0
Other	9,187	566	478	1,732	1,902	3,505	1,004
<b>Months of Inventory</b>	<b>5.16</b>	<b>4.18</b>	<b>3.52</b>	<b>3.88</b>	<b>4.72</b>	<b>7.01</b>	<b>6.44</b>
<b><u>List Price</u></b>							
Average Original List Price	\$608,387	\$196,868	\$305,003	\$376,042	\$465,641	\$702,422	\$1,991,247
Average Final List Price	\$586,923	\$184,884	\$285,584	\$365,020	\$451,211	\$680,942	\$1,910,775
<b><u>Sale Price</u></b>							
Average Price	\$563,943	\$173,822	\$274,502	\$358,064	\$441,586	\$660,418	\$1,777,097
Median Price	\$428,000	\$175,000	\$278,950	\$365,000	\$436,000	\$619,950	\$1,460,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$21,464	-\$11,984	-\$19,419	-\$11,022	-\$14,430	-\$21,480	-\$80,472
Original List to Sale Price - \$	-\$44,444	-\$23,046	-\$30,501	-\$17,978	-\$24,055	-\$42,004	-\$214,150
Final List to Sale Price - \$	-\$22,980	-\$11,062	-\$11,082	-\$6,956	-\$9,625	-\$20,524	-\$133,678
Original List to Sale Price - %	92.69%	88.29%	90.00%	95.22%	94.83%	94.02%	89.25%
Final List to Sale Price - %	96.08%	94.02%	96.12%	98.09%	97.87%	96.99%	93.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	67	73	85	63	67	53	99
Combined Avg Days to Contract	74	73	96	65	76	62	117
Avg Days Listing to Closing	104	107	127	99	102	90	145
Avg Days Contract to Close	37	33	41	35	34	39	45
<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	2,171	1,265	1,286	1,631	1,914	2,658	4,437

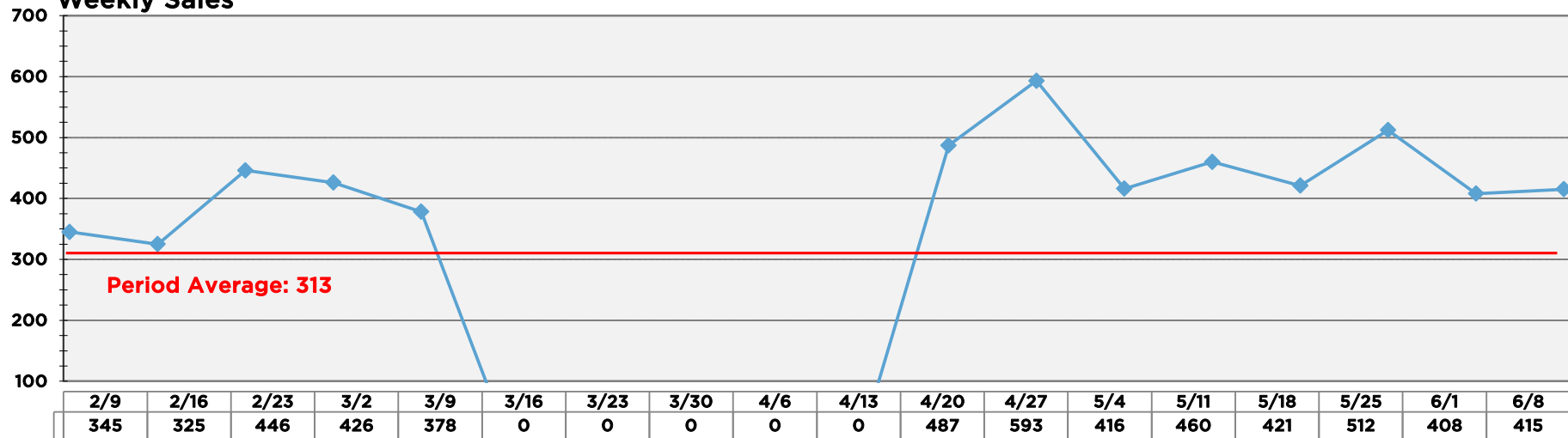
**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Sale Prices (in thousands)**



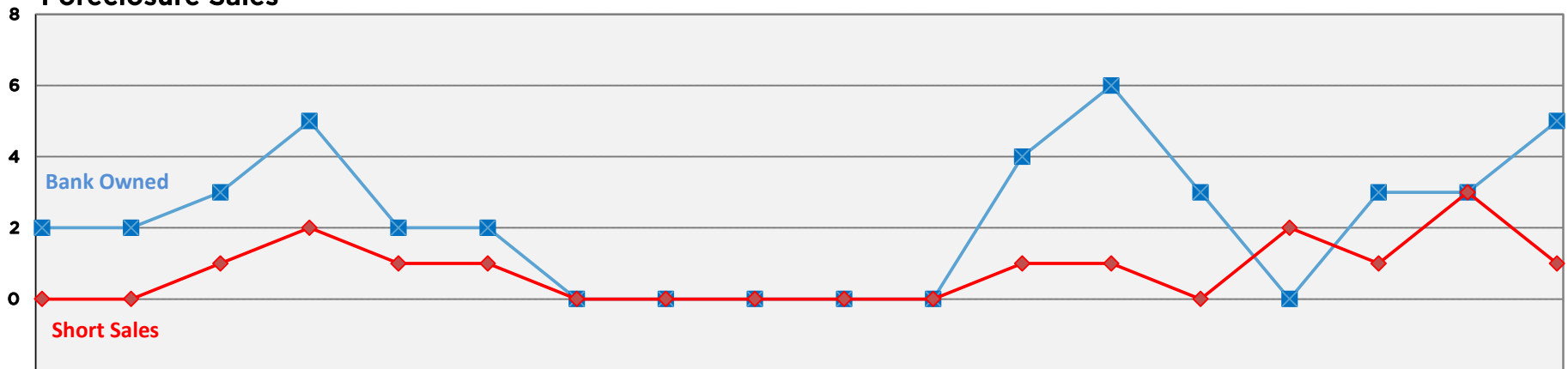
**Weekly Sales**



**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

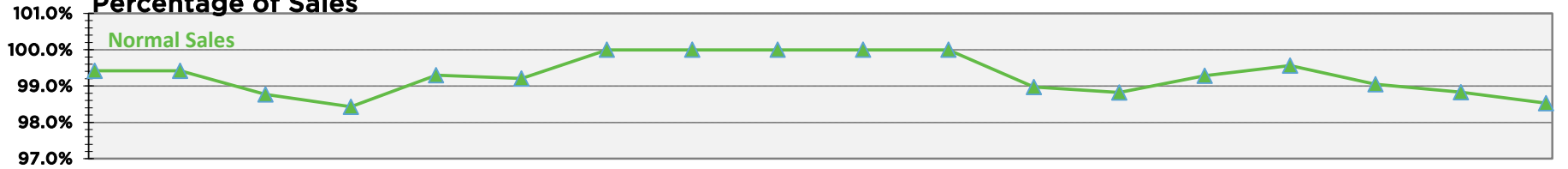
**Single Family Homes**

**Foreclosure Sales**



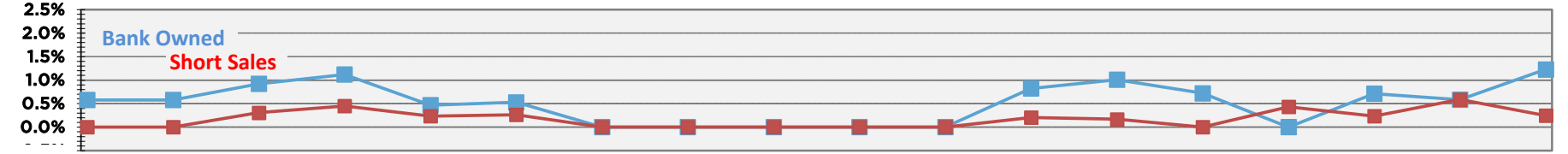
	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
BO	2	2	3	5	2	2	0	0	0	0	0	4	6	3	0	3	3	5
SS	0	0	1	2	1	1	0	0	0	0	0	1	1	0	2	1	3	1

**Percentage of Sales**



	2/9	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	6/8
Normal	99.42%	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%

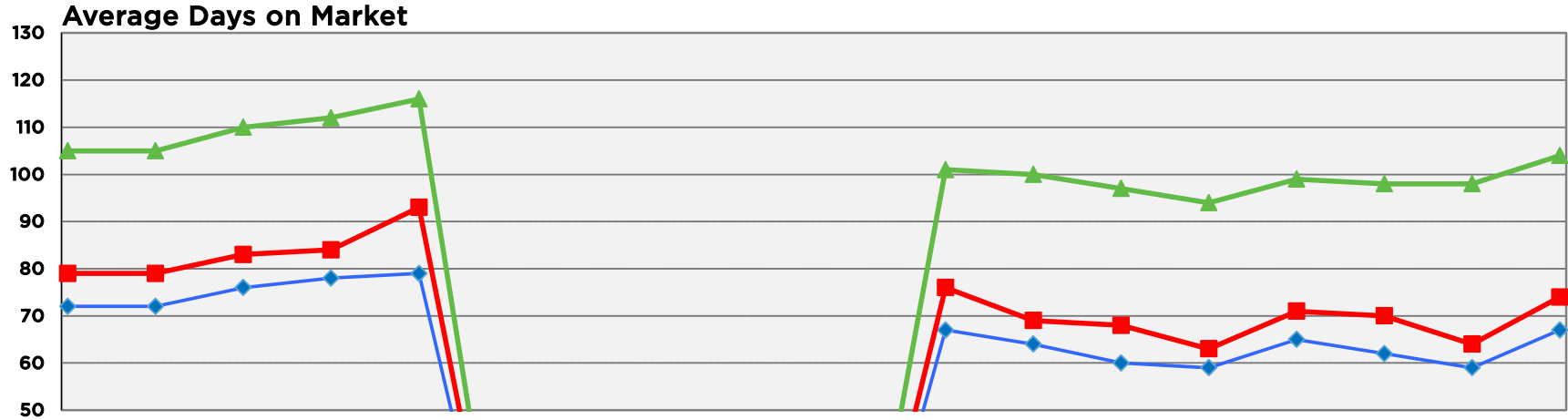
**Bank Owned**  
**Short Sales**



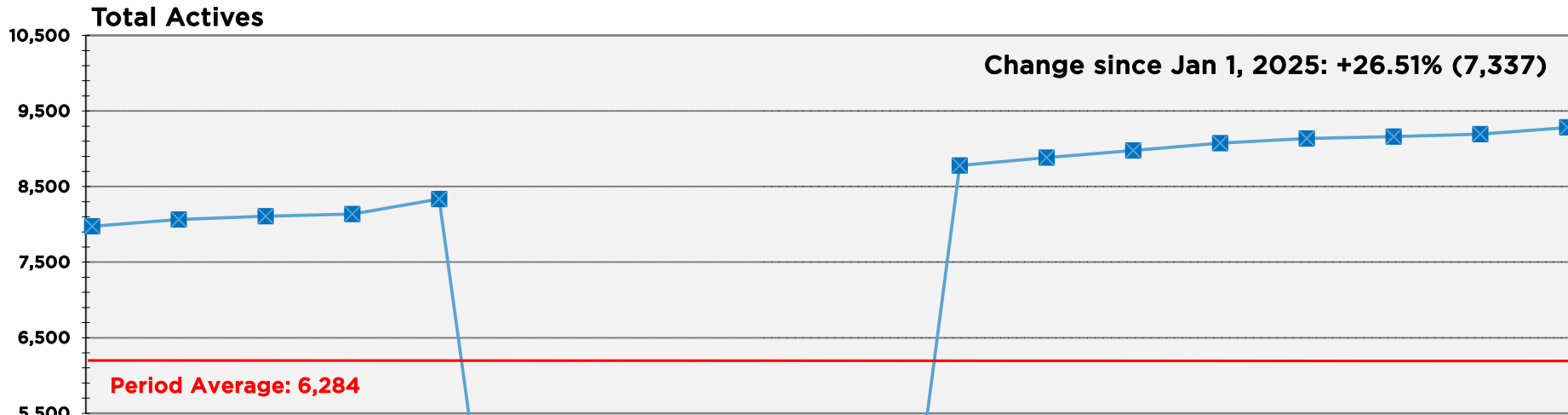
	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
BO	0.58%	0.58%	0.92%	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%
SS	0.00%	0.00%	0.31%	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%

**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



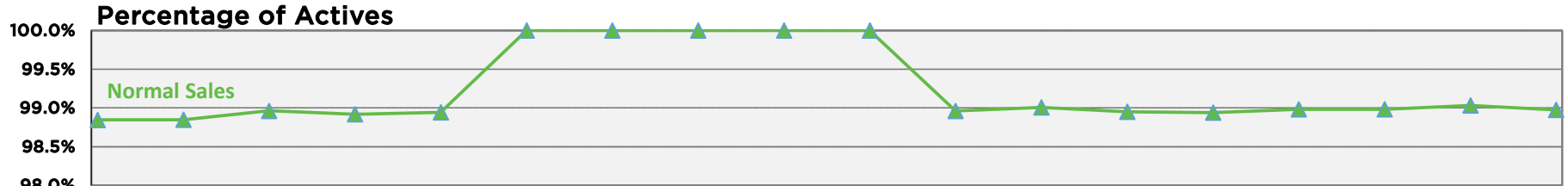
	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
ListToContract	72	72	76	78	79	0	0	0	0	0	67	64	60	59	65	62	59	67
CombDaysOnMkt	79	79	83	84	93	0	0	0	0	0	76	69	68	63	71	70	64	74
ListToClose	105	105	110	112	116	0	0	0	0	0	101	100	97	94	99	98	98	104



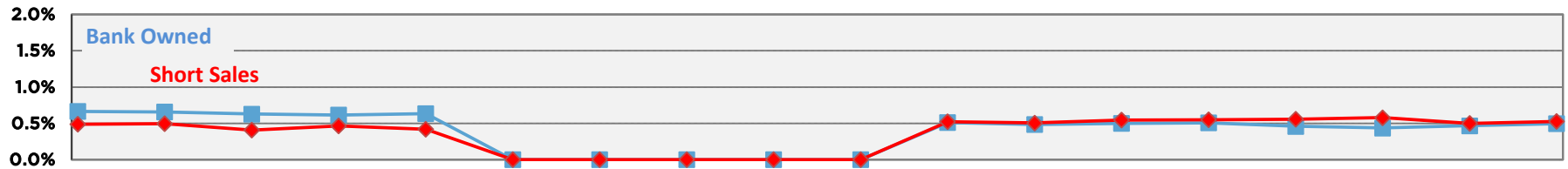
Date	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
Total Actives	7,973	8,065	8,108	8,137	8,335	0	0	0	0	0	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282

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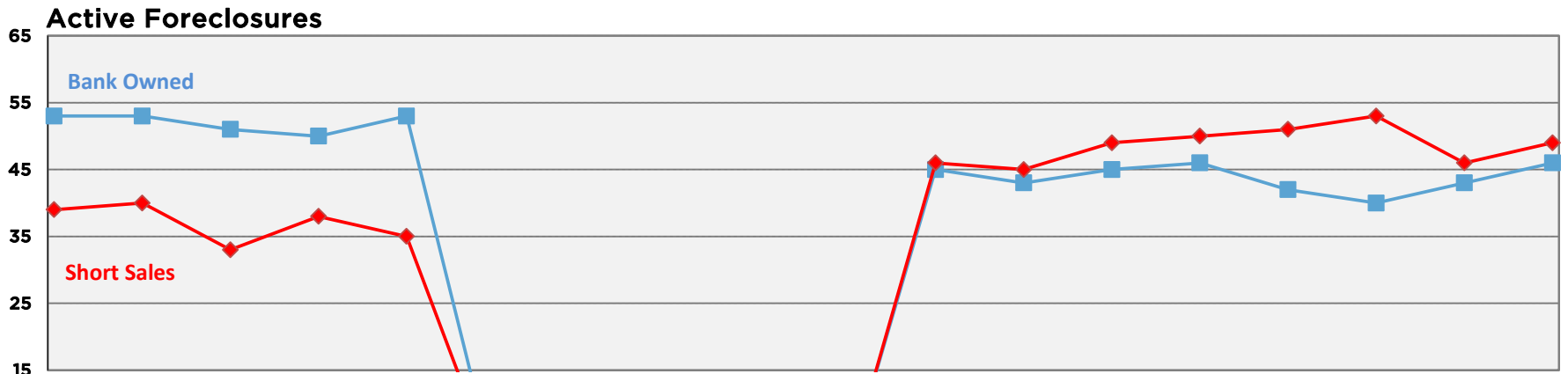
**Single Family Homes**



	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	6/8
Normal	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%	98.98%	98.98%	99.03%	98.98%



	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	6/8
BO	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%	0.46%	0.44%	0.47%	0.50%
SS	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%	0.56%	0.58%	0.50%	0.53%

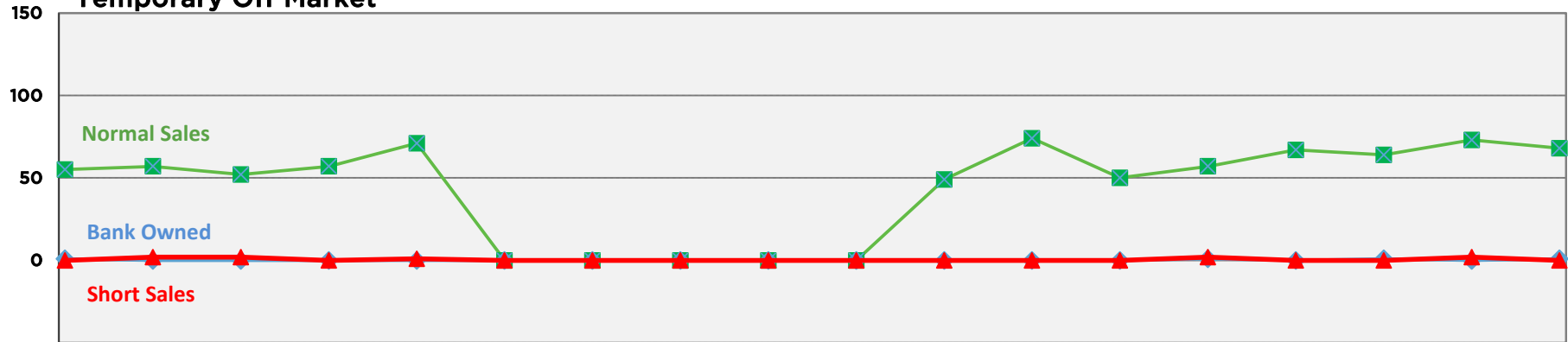


	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
BO	53	53	51	50	53	0	0	0	0	0	45	43	45	46	42	40	43	46
SS	39	40	33	38	35	0	0	0	0	0	46	45	49	50	51	53	46	49

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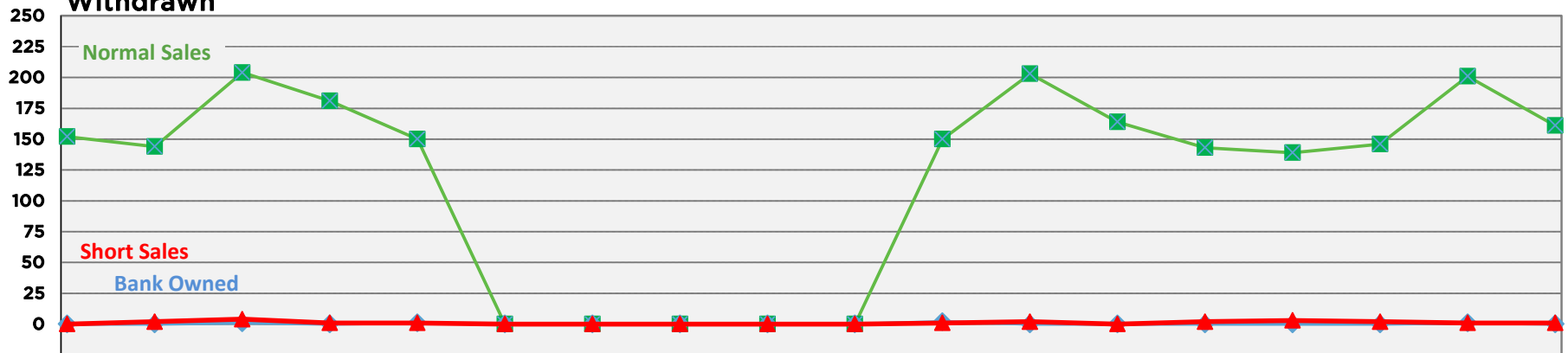
**Single Family Homes**

**Temporary Off Market**



	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	6/8
Norm	55	57	52	57	71	0	0	0	0	0	49	74	50	57	67	64	73	68
BO	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1
SS	0	2	2	0	1	0	0	0	0	0	0	0	0	2	0	0	2	0

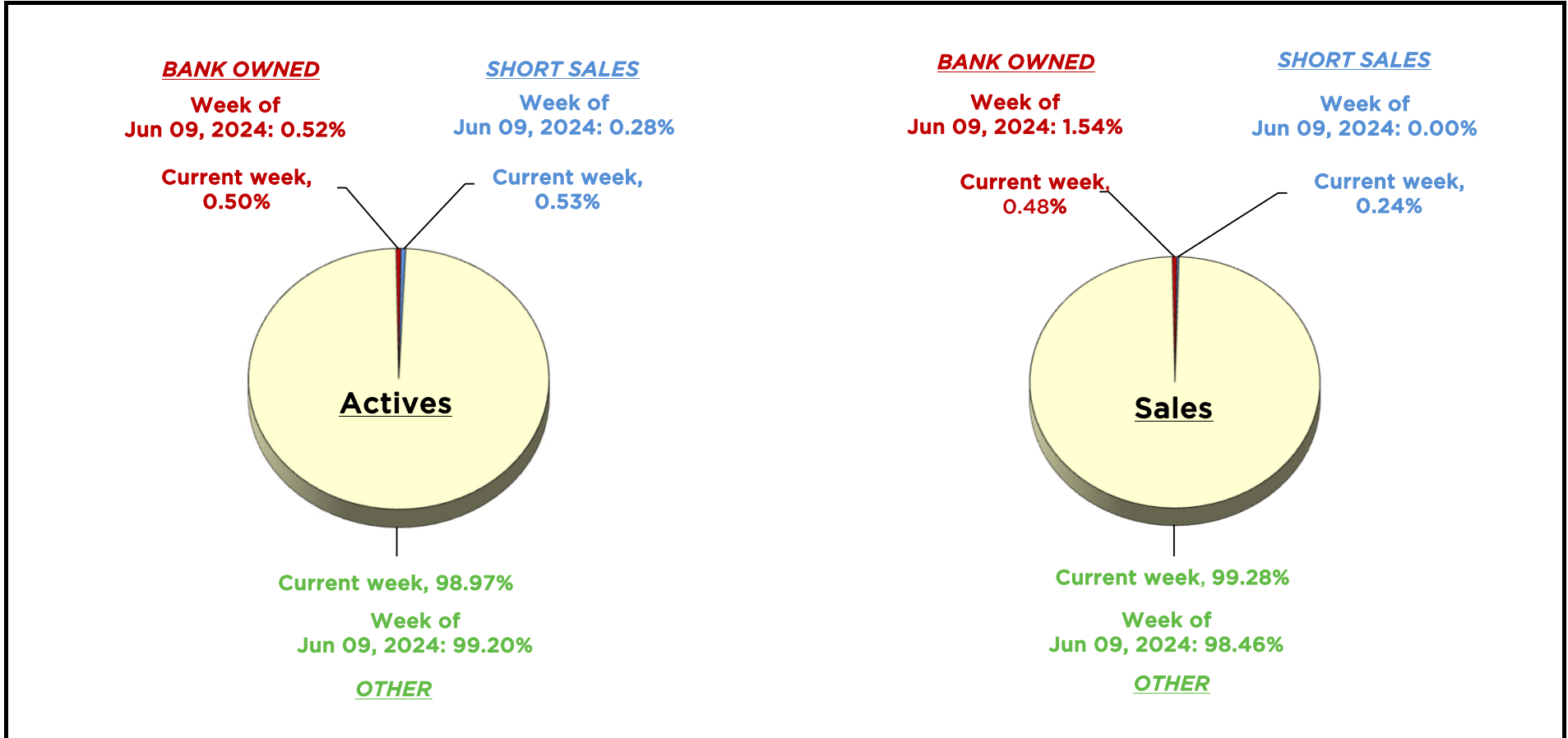
**Withdrawn**



	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	6/8
Norm	152	144	204	181	150	0	0	0	0	0	150	203	164	143	139	146	201	161
BO	0	0	1	0	1	0	0	0	0	0	2	0	0	0	0	0	1	0
SS	0	2	4	1	1	0	0	0	0	0	1	2	0	2	3	2	1	1

**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
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**There are 3 Single Family Homes available for the Median Price of \$428,000 ( ± \$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>
<hr/>							
<b>Seminole County</b>		<b>1</b>	<b>\$428,000</b>	<b>4.0</b>	<b>3.0</b>	<b>2,098</b>	<b>\$204.00</b>
Altamonte Springs (East)	32701	1	\$428,000	4.0	3.0	2,098	\$204.00
<hr/>							
<b>Osceola County</b>		<b>1</b>	<b>\$428,000</b>	<b>4.0</b>	<b>3.0</b>	<b>2,115</b>	<b>\$202.36</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$428,000	4.0	3.0	2,115	\$202.36
<hr/>							
<b>Lake County</b>		<b>1</b>	<b>\$427,900</b>	<b>3.0</b>	<b>2.0</b>	<b>1,747</b>	<b>\$244.93</b>
Eustis (East)	32736	1	\$427,900	3.0	2.0	1,747	\$244.93

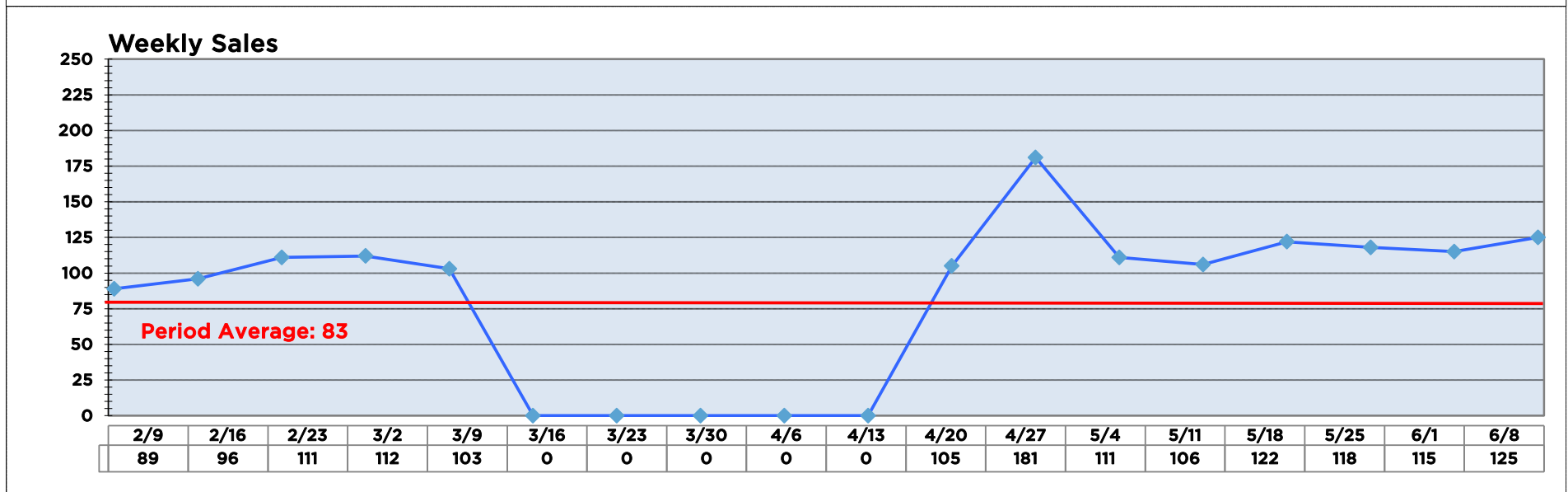
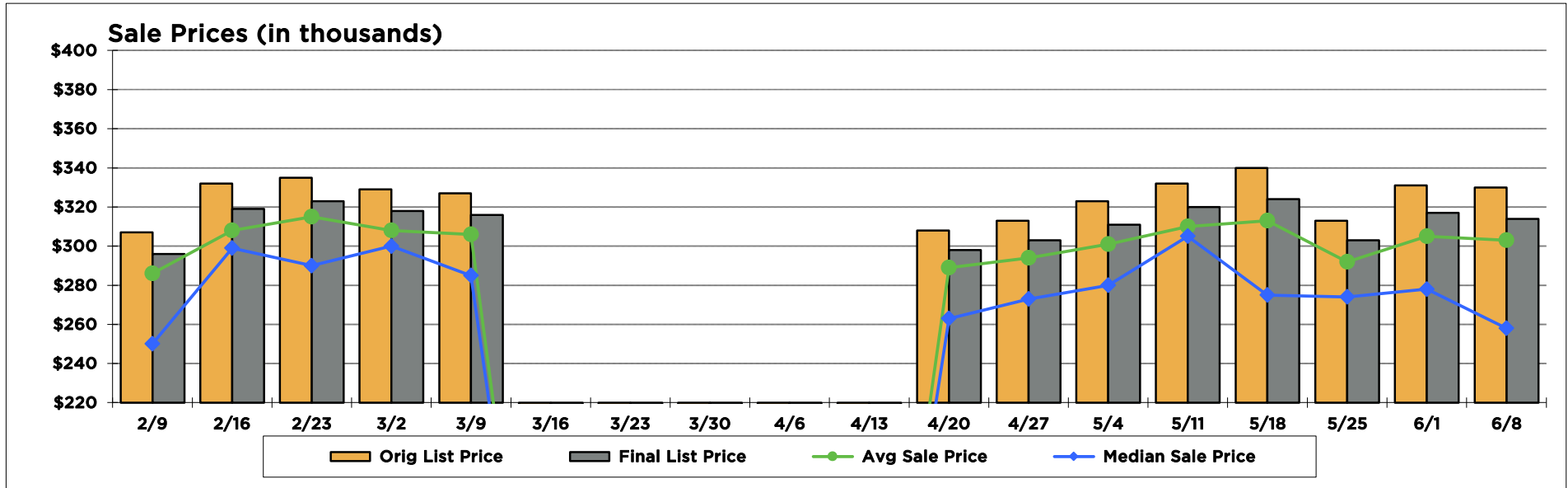
**Monday Morning Quarterback**  
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	125	56	26	23	10	9	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	125	56	26	23	10	9	1
<b>Active Listings</b>	4,619	1,821	680	1,188	591	321	18
Bank Owned	10	4	2	3	1	0	0
Short Sales	24	6	6	10	2	0	0
Other	4,585	1,811	672	1,175	588	321	18
<b>Months of Inventory</b>	8.53	7.50	6.04	11.92	13.64	8.23	4.15
<b><u>List Price</u></b>							
Average Original List Price	\$330,219	\$204,850	\$288,549	\$363,900	\$475,990	\$691,544	\$2,950,000
Average Final List Price	\$314,594	\$190,310	\$278,832	\$354,934	\$467,090	\$625,878	\$2,950,000
<b><u>Sale Price</u></b>							
Average Price	\$302,975	\$180,302	\$271,880	\$343,637	\$443,890	\$612,611	\$2,850,000
Median Price	\$258,000	\$180,000	\$270,000	\$350,000	\$444,450	\$600,000	\$2,850,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$15,625	-\$14,540	-\$9,717	-\$8,966	-\$8,900	-\$65,666	\$0
Original List to Sale Price - \$	-\$27,244	-\$24,548	-\$16,669	-\$20,263	-\$32,100	-\$78,933	-\$100,000
Final List to Sale Price - \$	-\$11,619	-\$10,008	-\$6,952	-\$11,297	-\$23,200	-\$13,267	-\$100,000
Original List to Sale Price - %	91.75%	88.02%	94.22%	94.43%	93.26%	88.59%	96.61%
Final List to Sale Price - %	96.31%	94.74%	97.51%	96.82%	95.03%	97.88%	96.61%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	81	93	72	62	89	72	82
Combined Avg Days to Contract	102	118	92	79	118	72	82
Avg Days Listing to Closing	112	124	105	95	120	102	96
Avg Days Contract to Close	31	31	31	32	29	34	13
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	2	2	3
Average Half Baths	0	0	0	1	0	1	1
<b><u>Square Footage</u></b>							
Average Square Feet	1,372	1,036	1,377	1,621	1,801	2,184	2,799

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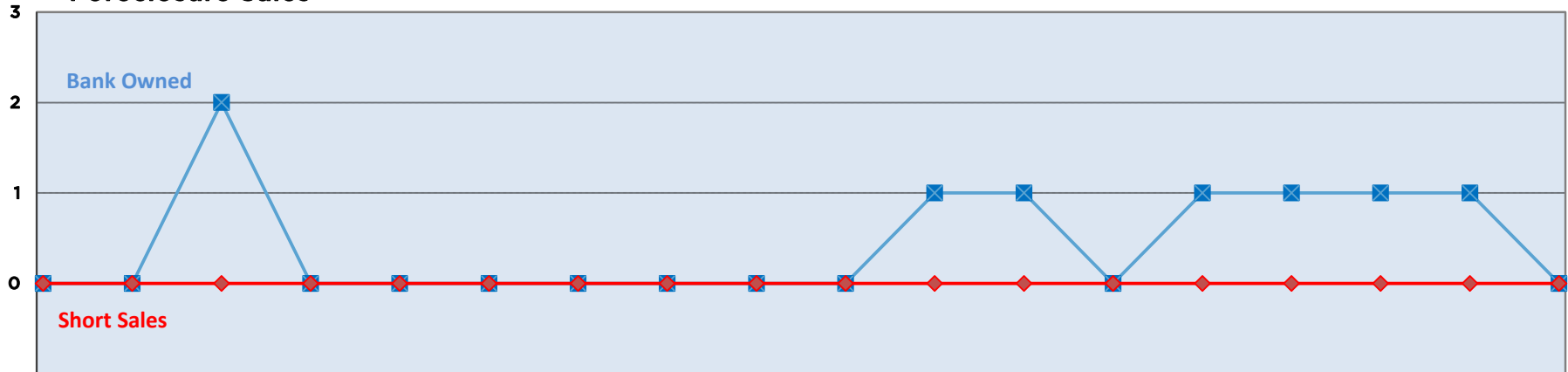
**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
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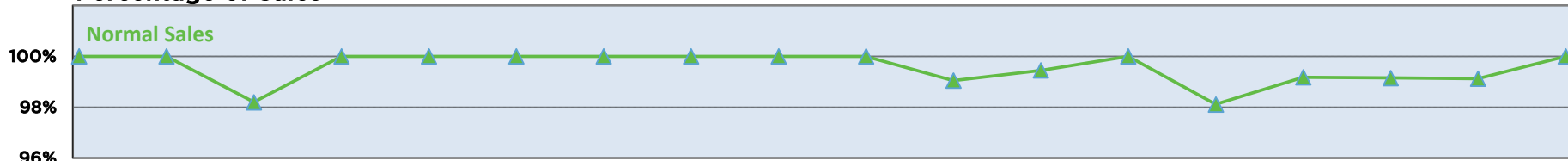
**Condos, Townhomes, Villas**

**Foreclosure Sales**

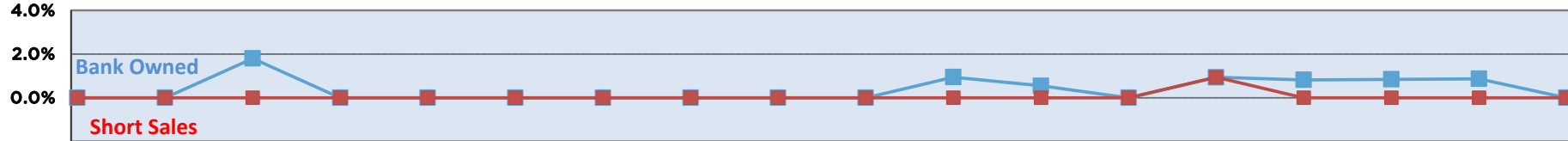


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BO	0	0	2	0	0	0	0	0	0	0	1	1	0	1	1	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	6/8
Normal	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%	100.00

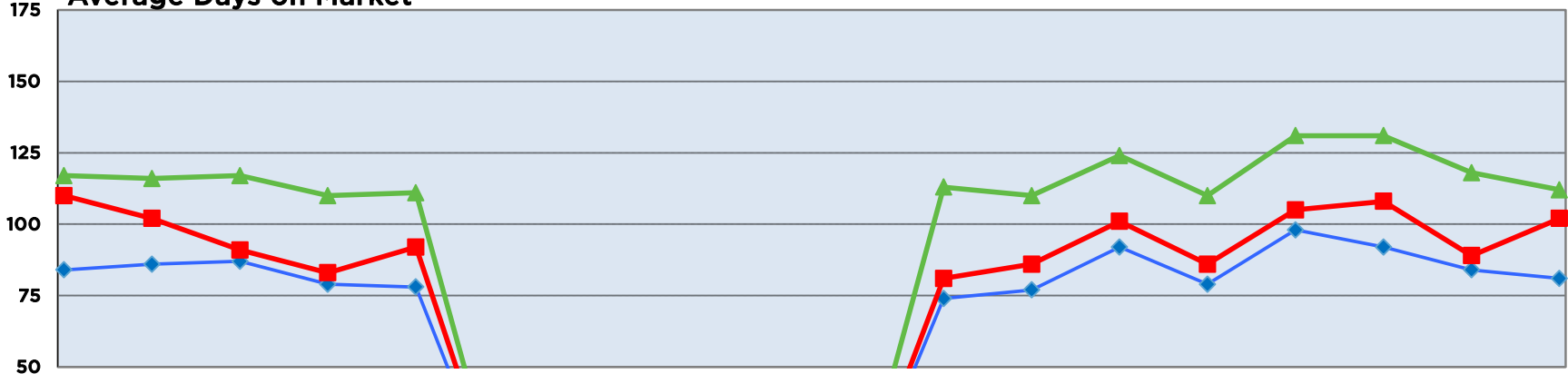


	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
BO	0.00%	0.00%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%

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**Condos, Townhomes, Villas**

**Average Days on Market**



	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	6/8
ListToContract	84	86	87	79	78	0	0	0	0	0	74	77	92	79	98	92	84	81
CombDaysOnMkt	110	102	91	83	92	0	0	0	0	0	81	86	101	86	105	108	89	102
ListToClose	117	116	117	110	111	0	0	0	0	0	113	110	124	110	131	131	118	112

**Total Actives**



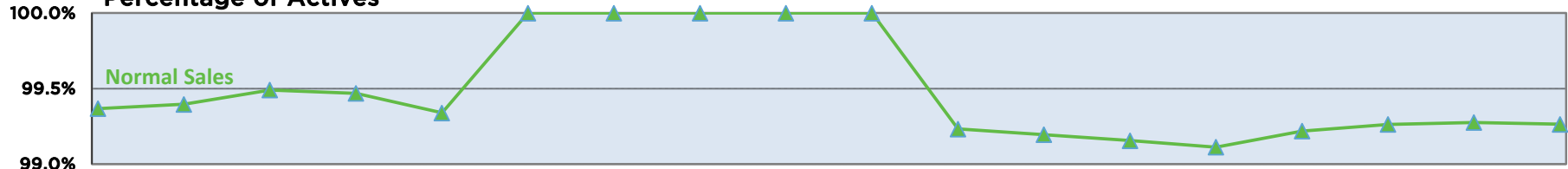
	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
Total Actives	4,270	4,307	4,317	4,332	4,388	0	0	0	0	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619

## Monday Morning Quarterback

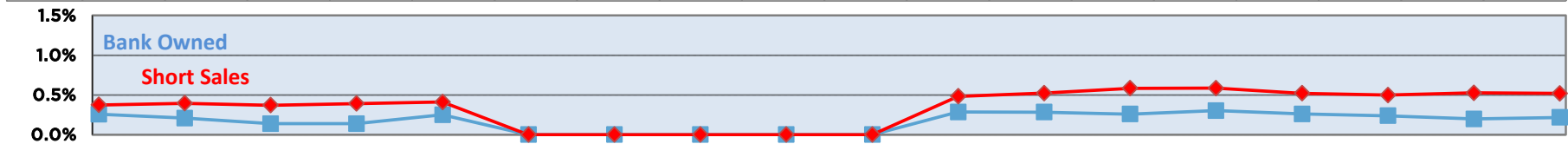
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### Condos, Townhomes, Villas

**Percentage of Actives**

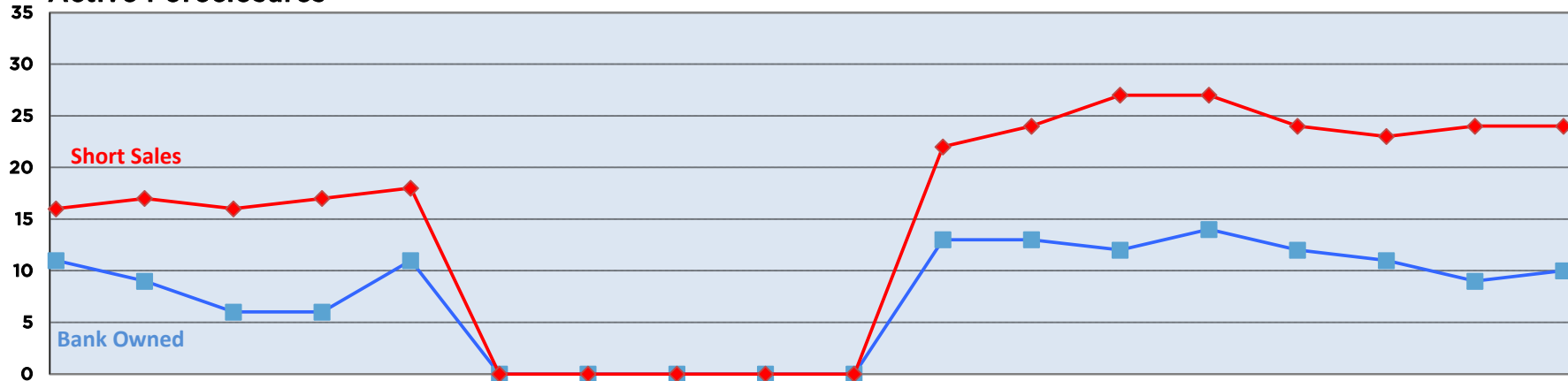


	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
Normal	99.37%	99.40%	99.49%	99.47%	99.34%	100.00	100.00	100.00	100.00	100.00	99.23%	99.19%	99.16%	99.11%	99.22%	99.26%	99.28%	99.26%



	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	6/8
BO	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%	0.22%
SS	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%	0.52%

**Active Foreclosures**

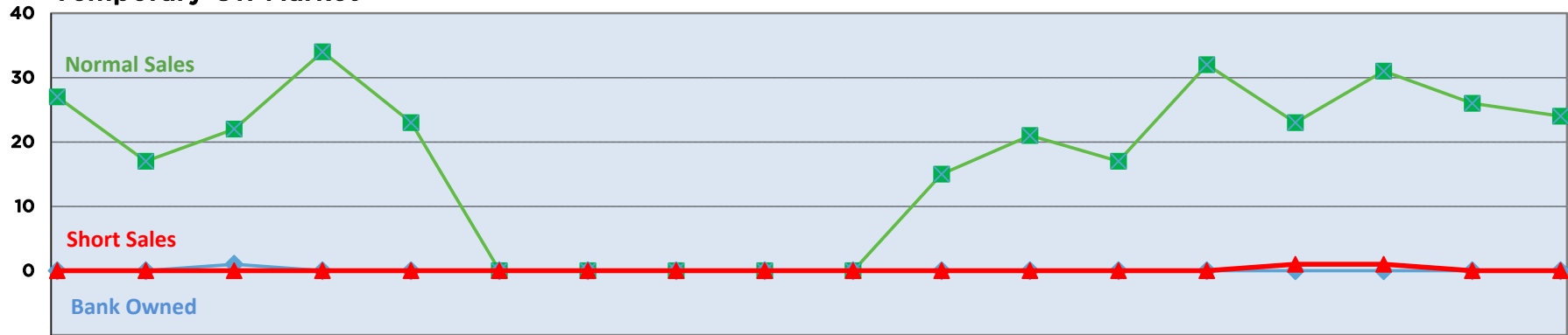


	2/9	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8
BO	11	9	6	6	11	0	0	0	0	0	13	13	12	14	12	11	9	10
SS	16	17	16	17	18	0	0	0	0	0	22	24	27	27	24	23	24	24

**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

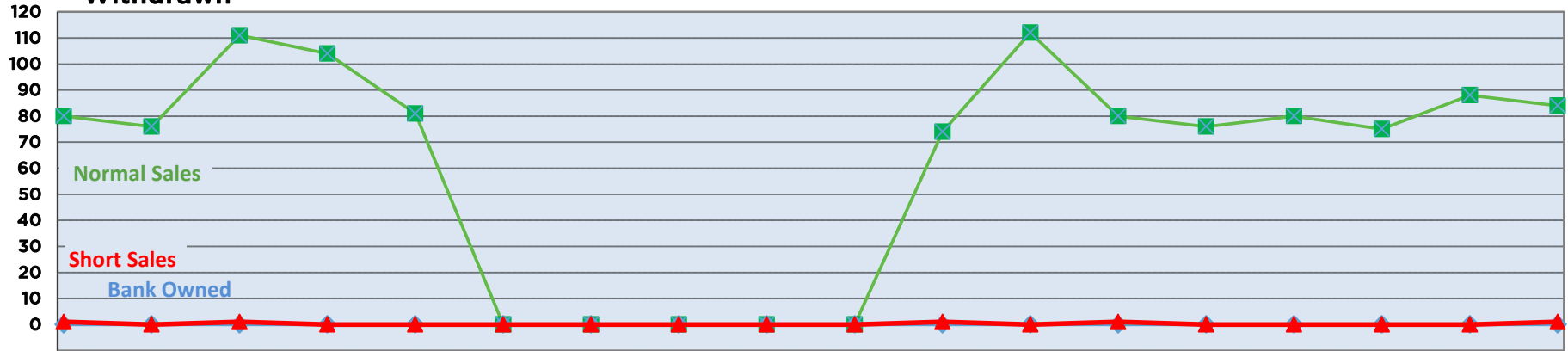
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	6/8
<b>Norm</b>	27	17	22	34	23	0	0	0	0	0	15	21	17	32	23	31	26	24
<b>BO</b>	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0

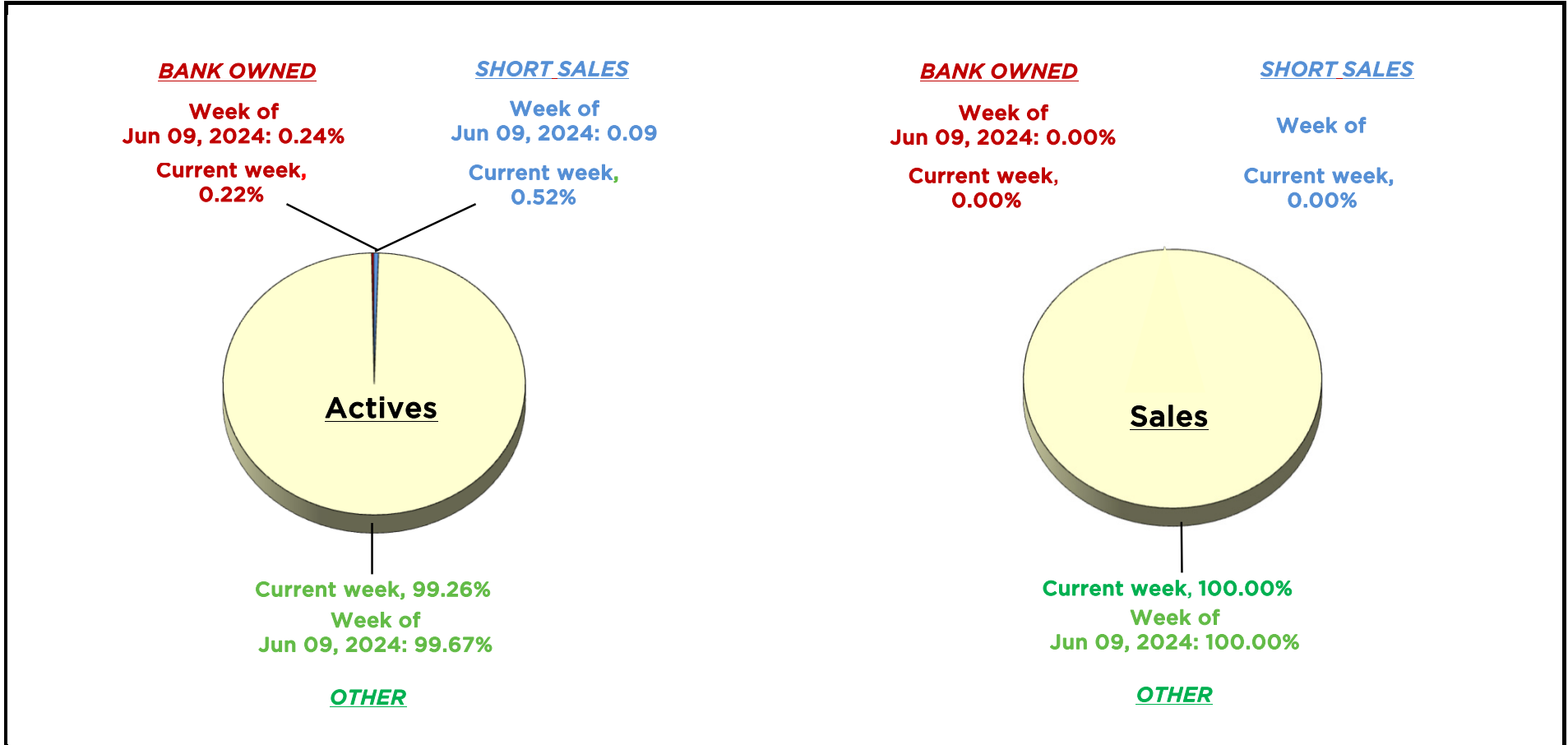
**Withdrawn**



	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	6/8
<b>Norm</b>	80	76	111	104	81	0	0	0	0	0	74	112	80	76	80	75	88	84
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1

**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/08/2025 - 06/14/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 9 Condos, Villas, or Townhomes available for the Median Price of \$258,000** (± \$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>5</b>	<b>\$258,000</b>	<b>2.2</b>	<b>1.8</b>	<b>1,128</b>	<b>\$228.64</b>
Orlando (Downtown)	32801	1	\$258,000	1.0	1.0	729	\$353.91
Sand Lake / Bay Hill	32819	2	\$258,000	2.0	2.0	1,117	\$231.08
Union Park / Chickasaw	32829	1	\$257,500	3.0	2.0	1,202	\$214.23
Pine Castle / Edgewood	32839	1	\$258,500	3.0	2.0	1,478	\$174.90
<b>Osceola County</b>		<b>4</b>	<b>\$257,975</b>	<b>2.5</b>	<b>2.0</b>	<b>1,467</b>	<b>\$175.85</b>
Davenport	33896	1	\$258,000	2.0	2.0	1,394	\$185.08
Kissimmee (Central)	34741	1	\$258,000	3.0	2.0	1,495	\$172.58
Kissimmee (West) / Pleasant Hill	34746	2	\$257,950	2.5	2.0	1,490	\$173.18