



Monday Morning Quarterback Summary

Week of June 15, 2025 - June 21, 2025

Single-family existing homes

- Sales of single-family homes increased to 416 during the week of June 15, from 415 the week prior
- The median price of single family homes increased to \$448,000 a change of 4.7%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 129, and now sits at 9,411

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 113 during the week of June 15, from 125 the week prior
- The median price of condos, townhomes, and villas increased to \$262,000 a change of 1.6%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions increased to 2 from 0 the week prior
- Condo inventory decreased by 8, and now sits at 4,611

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

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

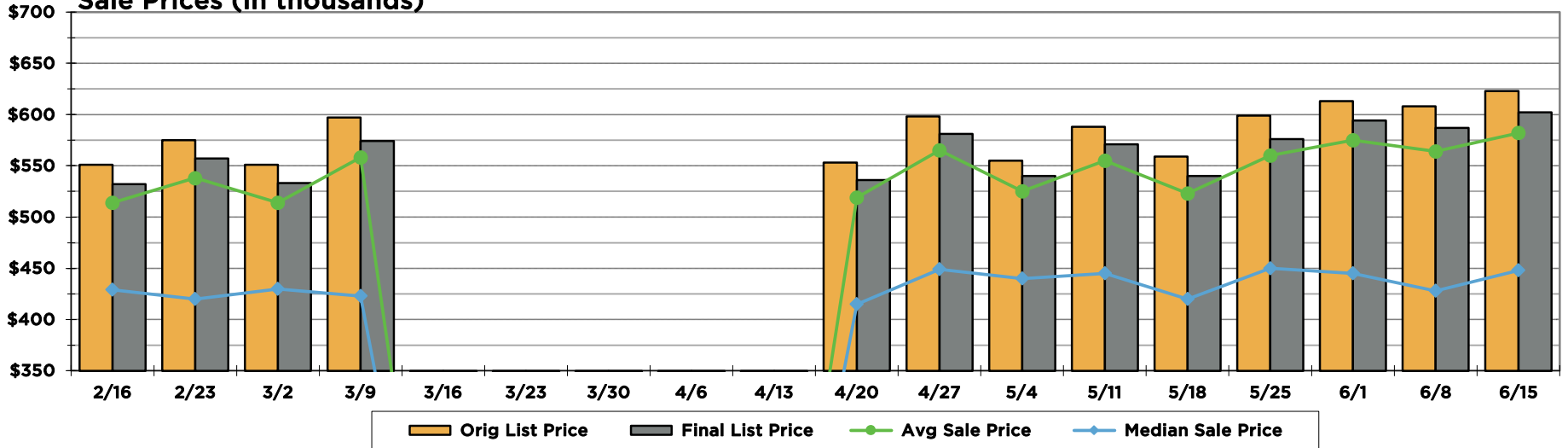
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	416	32	39	94	87	130	34
Bank Owned	2	0	2	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	414	32	37	94	87	130	34
Active Listings	9,411	577	509	1,845	1,943	3,536	1,001
Bank Owned	49	11	4	14	9	10	1
Short Sales	50	6	7	21	10	6	0
Other	9,312	560	498	1,810	1,924	3,520	1,000
Months of Inventory	5.22	4.16	3.01	4.53	5.15	6.28	6.79
<u>List Price</u>							
Average Original List Price	\$623,118	\$216,399	\$297,331	\$367,898	\$470,775	\$711,381	\$2,137,559
Average Final List Price	\$601,663	\$199,349	\$284,857	\$358,124	\$459,117	\$694,447	\$2,027,000
<u>Sale Price</u>							
Average Price	\$581,995	\$181,116	\$274,888	\$350,044	\$447,632	\$678,721	\$1,926,818
Median Price	\$448,000	\$195,000	\$274,900	\$345,000	\$449,000	\$666,000	\$1,592,500
<u>Price Differences</u>							
Original to Final List Price	-\$21,455	-\$17,050	-\$12,474	-\$9,774	-\$11,658	-\$16,934	-\$110,559
Original List to Sale Price - \$	-\$41,123	-\$35,283	-\$22,443	-\$17,854	-\$23,143	-\$32,660	-\$210,741
Final List to Sale Price - \$	-\$19,668	-\$18,233	-\$9,969	-\$8,080	-\$11,485	-\$15,726	-\$100,182
Original List to Sale Price - %	93.40%	83.70%	92.45%	95.15%	95.08%	95.41%	90.14%
Final List to Sale Price - %	96.73%	90.85%	96.50%	97.74%	97.50%	97.74%	95.06%
<u>Days on the Market</u>							
Avg Days Listing to Contract	62	81	67	70	58	53	64
Combined Avg Days to Contract	74	83	91	75	75	65	73
Avg Days Listing to Closing	100	115	106	107	91	94	105
Avg Days Contract to Close	38	33	38	37	33	41	46
<u>Beds / Baths</u>							
Average Bedrooms	4	2	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
<u>Square Footage</u>							
Average Square Feet	2,204	1,134	1,451	1,581	2,002	2,699	4,424

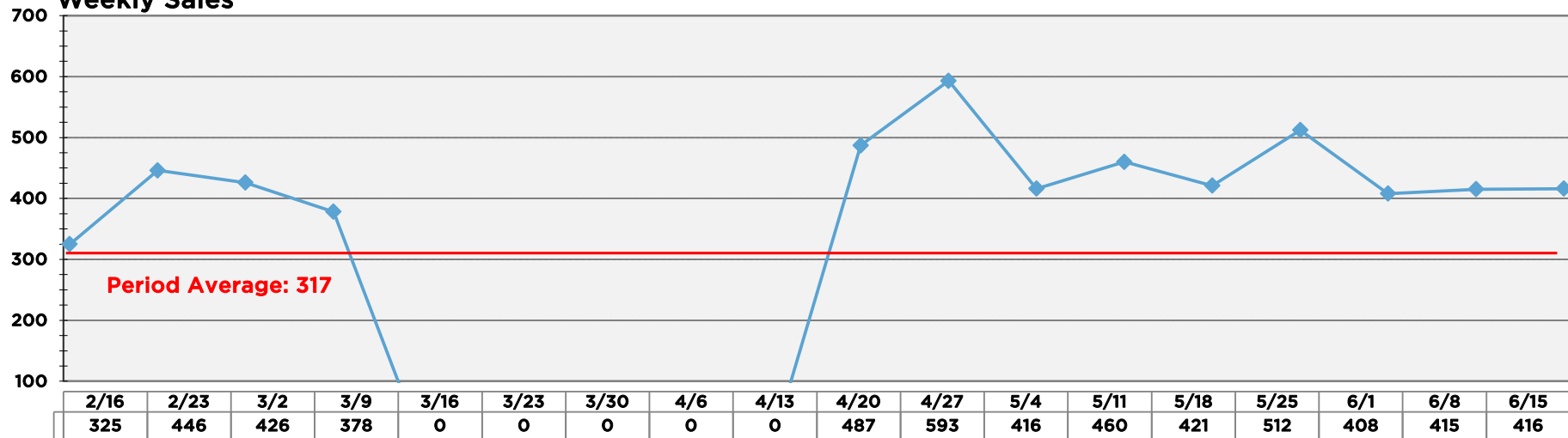
Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



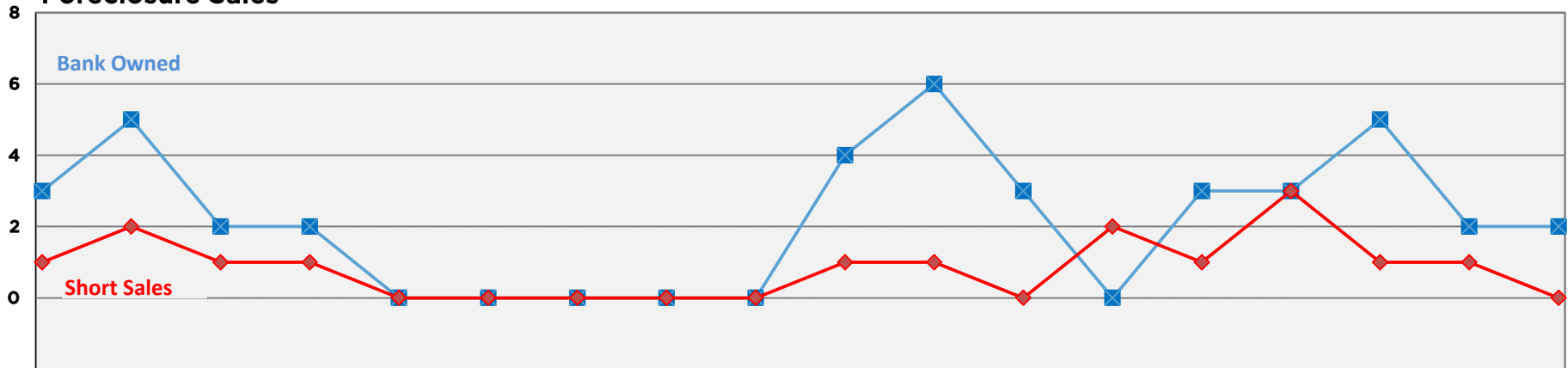
Weekly Sales



Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

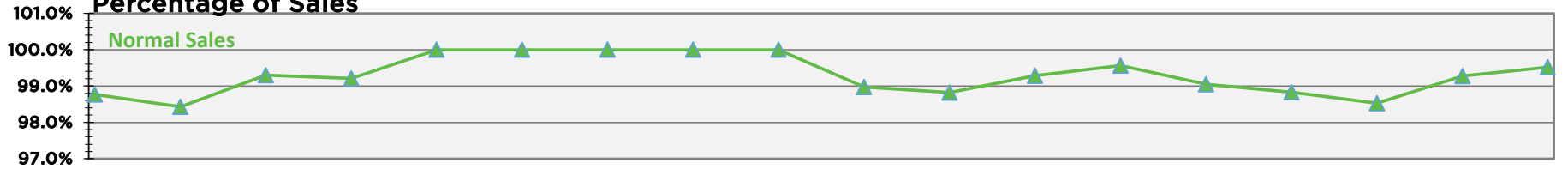
Single Family Homes

Foreclosure Sales

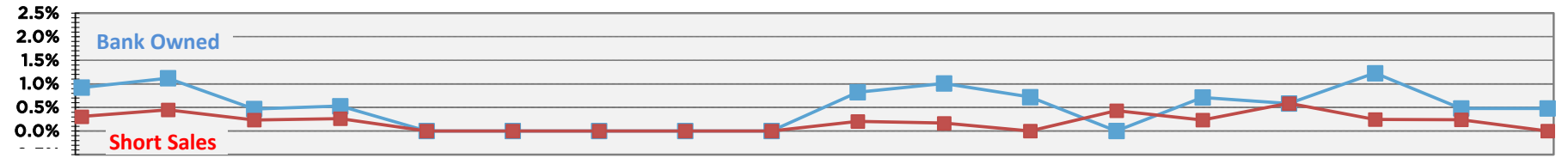


	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
BO	3	5	2	2	0	0	0	0	0	4	6	3	0	3	3	5	2	2
SS	1	2	1	1	0	0	0	0	0	1	1	0	2	1	3	1	1	0

Percentage of Sales



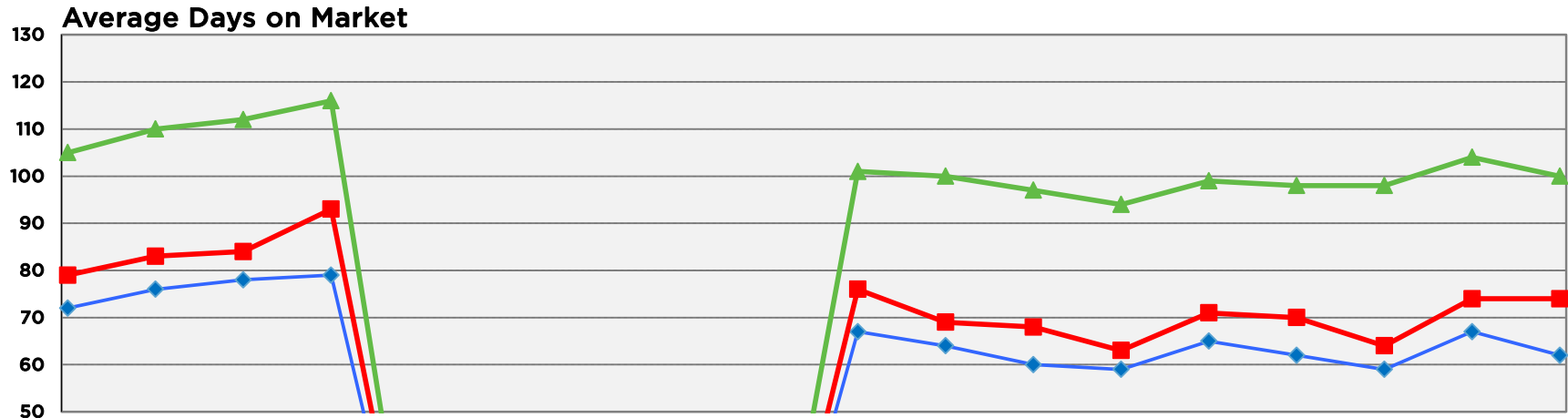
	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
Normal	98.77%	98.43%	99.30%	99.21%	100.00%	100.00%	100.00%	100.00%	100.00%	98.97%	98.82%	99.28%	99.57%	99.05%	98.83%	98.53%	99.28%	99.52%



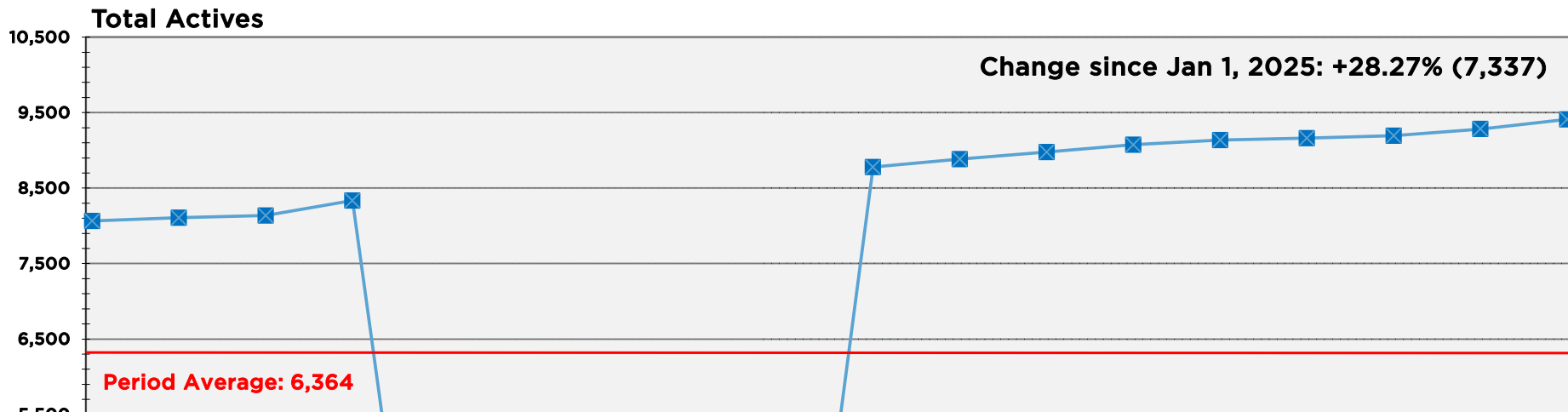
	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
BO	0.92%	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%
SS	0.31%	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



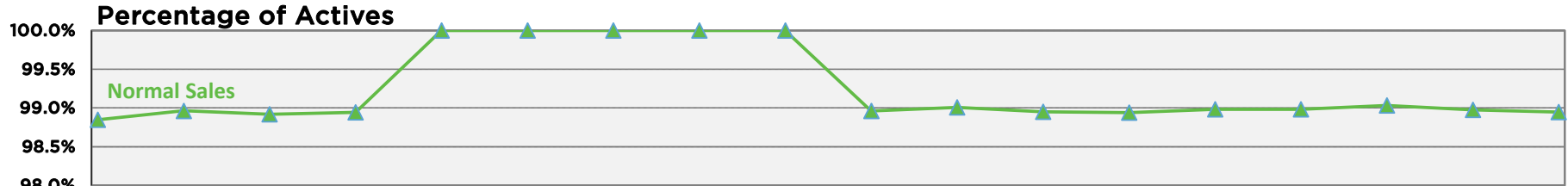
	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
ListToContract	72	76	78	79	0	0	0	0	0	67	64	60	59	65	62	59	67	62
CombDaysOnMkt	79	83	84	93	0	0	0	0	0	76	69	68	63	71	70	64	74	74
ListToClose	105	110	112	116	0	0	0	0	0	101	100	97	94	99	98	98	104	100



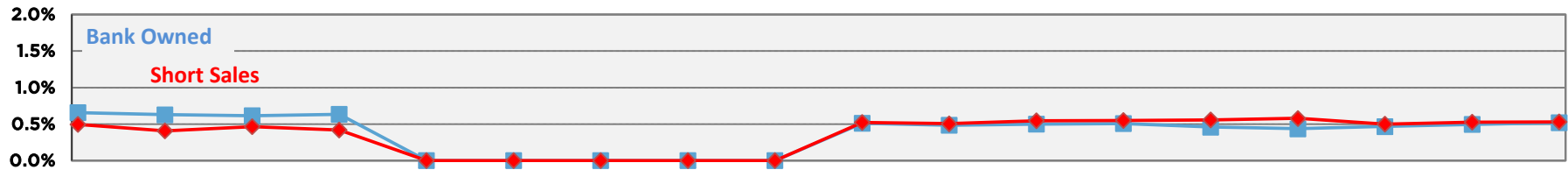
	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
Total Actives	8,065	8,108	8,137	8,335	0	0	0	0	0	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

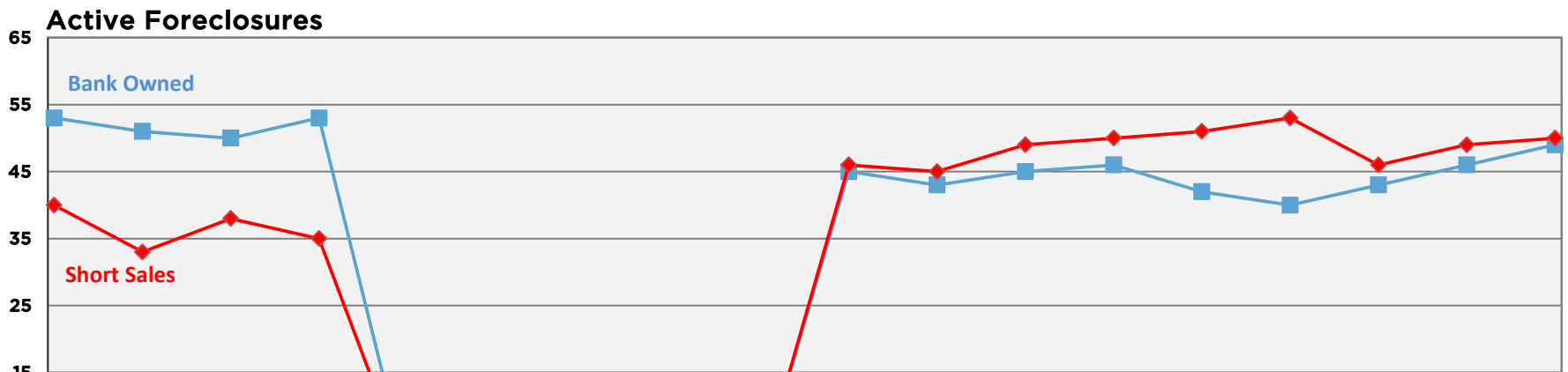
Single Family Homes



	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	6/15
Normal	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%	98.95%



	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	6/15
BO	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%	0.52%
SS	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%	0.53%

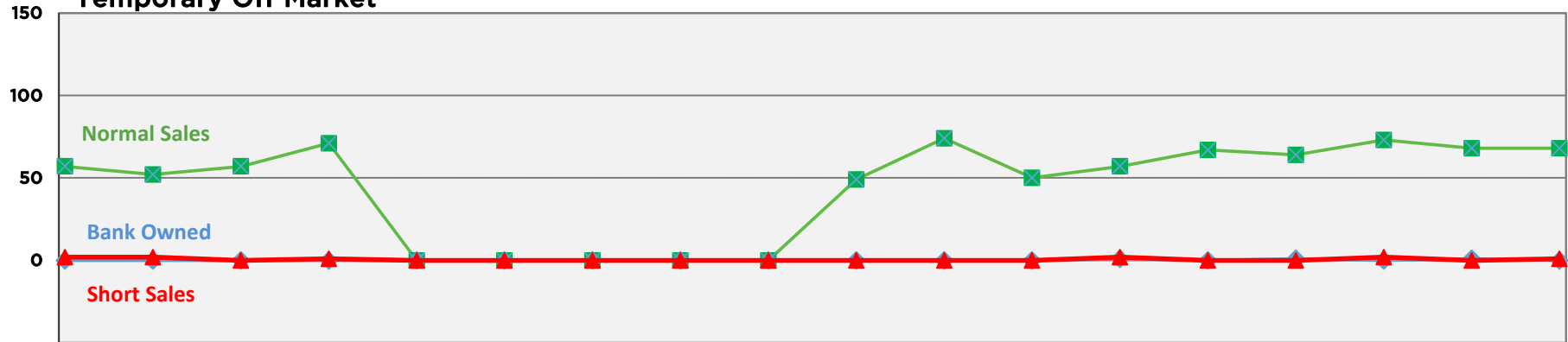


	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
BO	53	51	50	53	0	0	0	0	0	45	43	45	46	42	40	43	46	49
SS	40	33	38	35	0	0	0	0	0	46	45	49	50	51	53	46	49	50

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

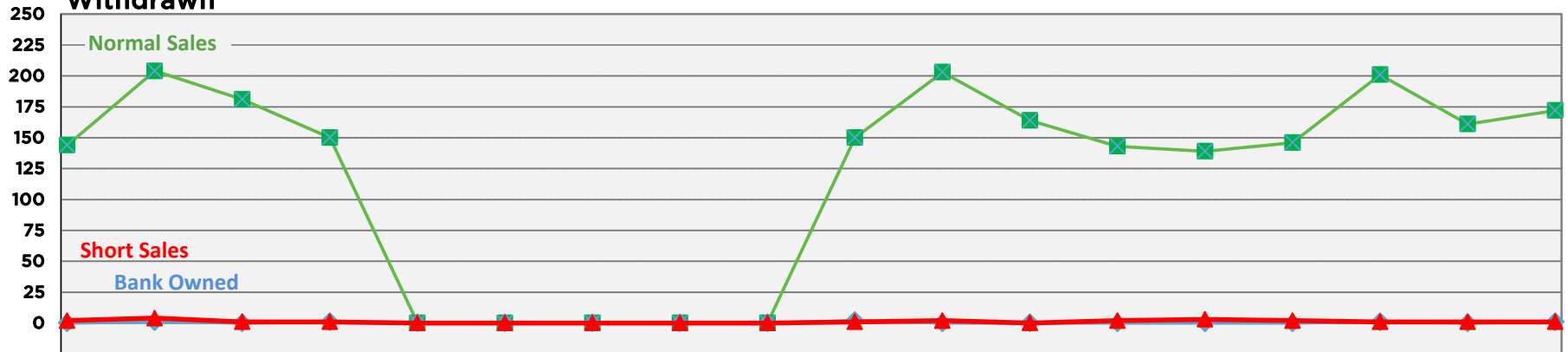
Single Family Homes

Temporary Off Market



	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	6/15
Norm	57	52	57	71	0	0	0	0	0	49	74	50	57	67	64	73	68	68
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0
SS	2	2	0	1	0	0	0	0	0	0	0	0	2	0	0	2	0	1

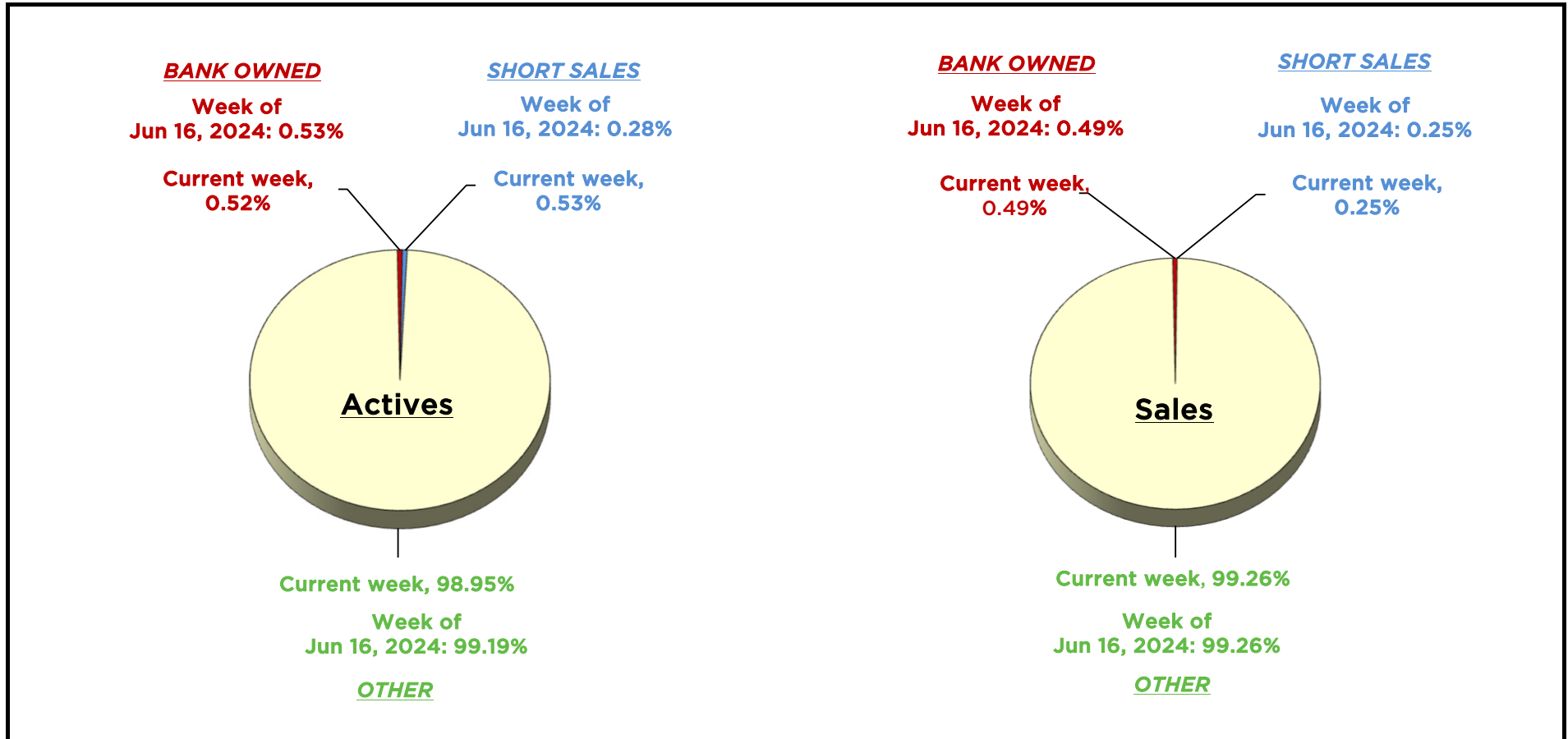
Withdrawn



	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	6/15
Norm	144	204	181	150	0	0	0	0	0	150	203	164	143	139	146	201	161	172
BO	0	1	0	1	0	0	0	0	0	2	0	0	0	0	0	1	0	1
SS	2	4	1	1	0	0	0	0	0	1	2	0	2	3	2	1	1	1

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

There are 6 Single Family Homes available for the Median Price of \$448,000 (± \$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/>							
Seminole County		1	\$447,500	3.0	2.0	1,784	\$250.84
Oviedo	32765	1	\$447,500	3.0	2.0	1,784	\$250.84
<hr/>							
Orange County		3	\$448,133	4.0	2.3	2,089	\$214.49
Zellwood	32798	1	\$447,900	5.0	3.0	2,674	\$167.50
Azalea Park	32807	1	\$448,000	4.0	2.0	1,746	\$256.59
Research Park	32826	1	\$448,500	3.0	2.0	1,848	\$242.69
<hr/>							
Lake County		2	\$448,500	3.5	3.0	2,035	\$220.39
Clermont (Central)	34711	1	\$448,500	3.0	3.0	2,006	\$223.58
Clermont (South)	34714	1	\$448,500	4.0	3.0	2,064	\$217.30

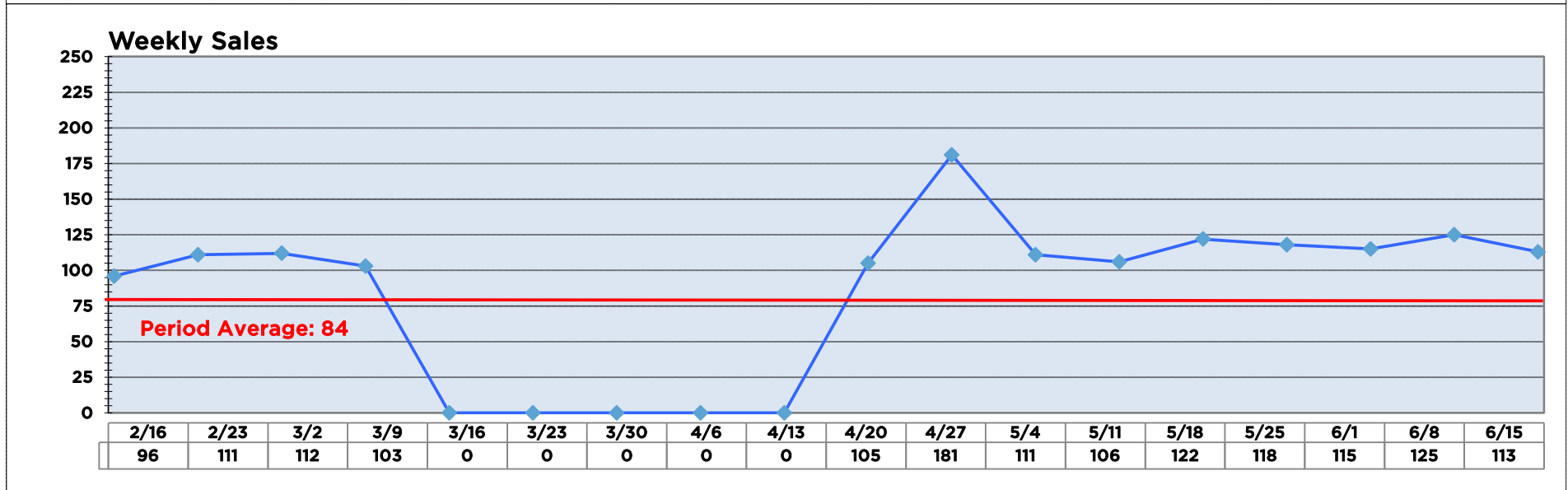
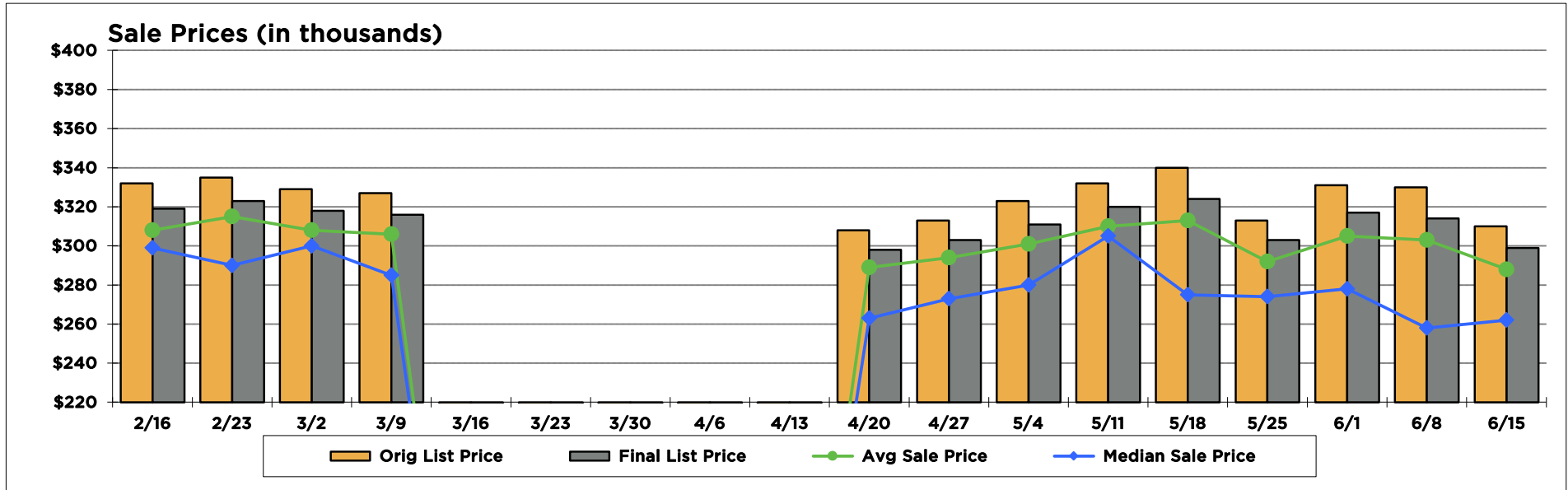
Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	113	52	15	25	15	5	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	2	0	0	0	2	0	0
Other	111	52	15	25	13	5	1
Active Listings	4,611	1,808	688	1,187	585	325	18
Bank Owned	9	4	2	2	1	0	0
Short Sales	25	6	8	9	2	0	0
Other	4,577	1,798	678	1,176	582	325	18
Months of Inventory	9.42	8.02	10.59	10.96	9.00	15.00	4.15
<u>List Price</u>							
Average Original List Price	\$310,486	\$199,126	\$291,007	\$360,664	\$466,118	\$572,380	\$1,495,000
Average Final List Price	\$298,601	\$190,073	\$280,080	\$347,214	\$447,045	\$555,180	\$1,495,000
<u>Sale Price</u>							
Average Price	\$287,635	\$180,550	\$272,433	\$340,947	\$431,266	\$540,000	\$1,335,000
Median Price	\$262,000	\$184,950	\$270,000	\$340,000	\$422,490	\$540,000	\$1,335,000
<u>Price Differences</u>							
Original to Final List Price	-\$11,885	-\$9,053	-\$10,927	-\$13,450	-\$19,073	-\$17,200	\$0
Original List to Sale Price - \$	-\$22,851	-\$18,576	-\$18,574	-\$19,717	-\$34,852	-\$32,380	-\$160,000
Final List to Sale Price - \$	-\$10,966	-\$9,523	-\$7,647	-\$6,267	-\$15,779	-\$15,180	-\$160,000
Original List to Sale Price - %	92.64%	90.67%	93.62%	94.53%	92.52%	94.34%	89.30%
Final List to Sale Price - %	96.33%	94.99%	97.27%	98.20%	96.47%	97.27%	89.30%
<u>Days on the Market</u>							
Avg Days Listing to Contract	83	78	111	74	101	50	18
Combined Avg Days to Contract	95	83	123	94	119	87	18
Avg Days Listing to Closing	117	113	146	110	135	81	31
Avg Days Contract to Close	34	33	34	35	34	30	13
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	4	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	0	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,344	1,001	1,271	1,621	1,833	2,110	2,199

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

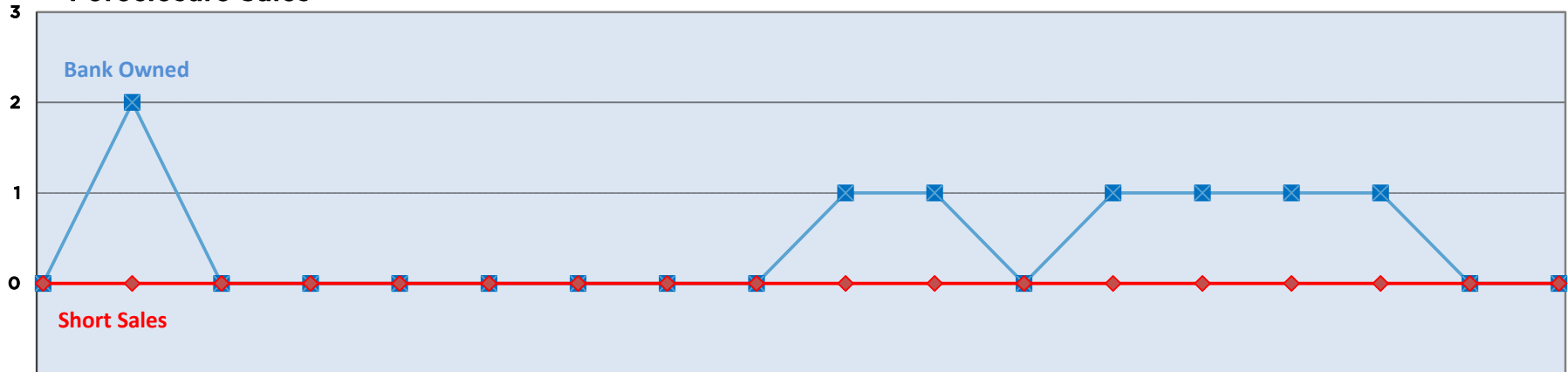
Condos, Townhomes, Villas



Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

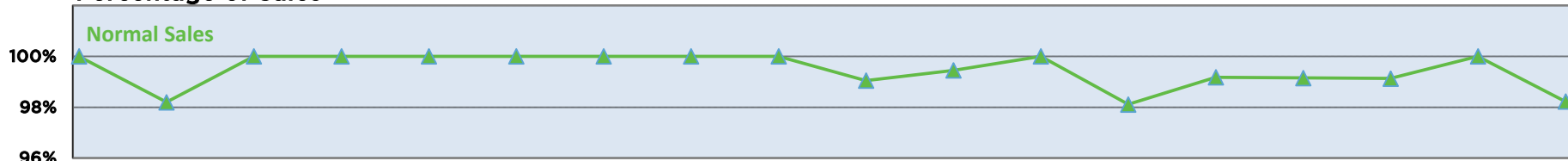
Condos, Townhomes, Villas

Foreclosure Sales

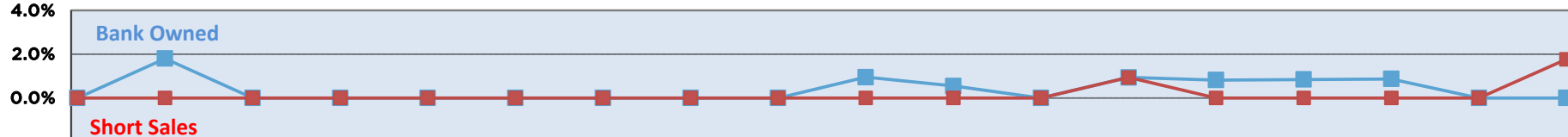


	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
BO	0	2	0	0	0	0	0	0	0	1	1	0	1	1	1	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	6/15
Normal	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%	98.23%

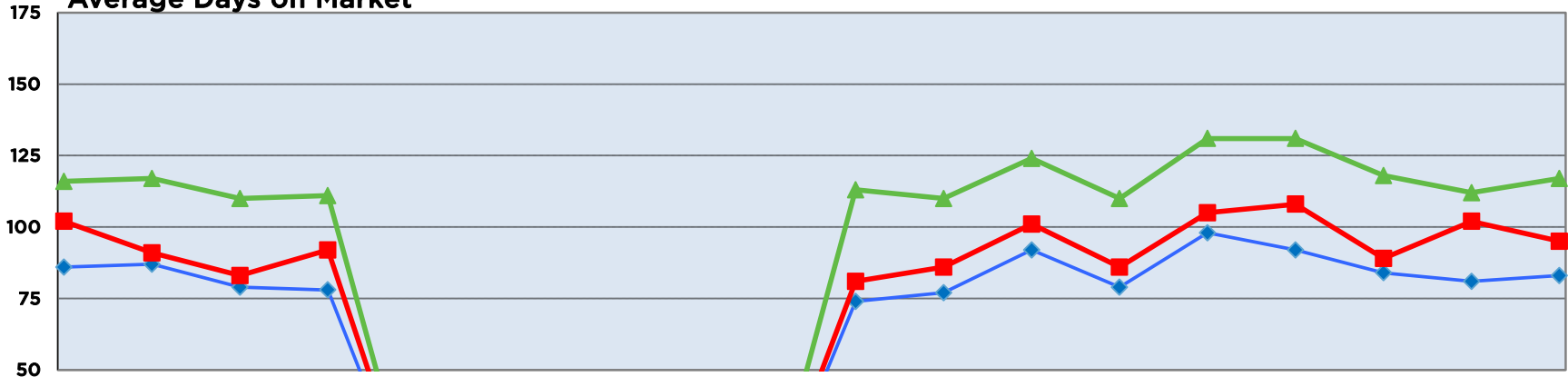


	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
BO	0.00%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

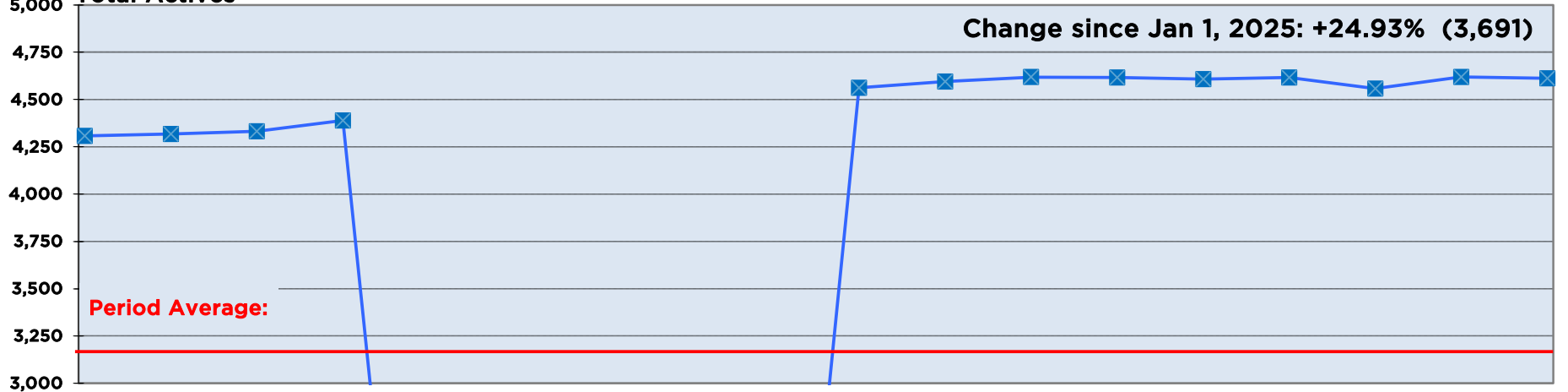
Condos, Townhomes, Villas

Average Days on Market



ListToContract	86	87	79	78	0	0	0	0	0	74	77	92	79	98	92	84	81	83
CombDaysOnMkt	102	91	83	92	0	0	0	0	0	81	86	101	86	105	108	89	102	95
ListToClose	116	117	110	111	0	0	0	0	0	113	110	124	110	131	131	118	112	117

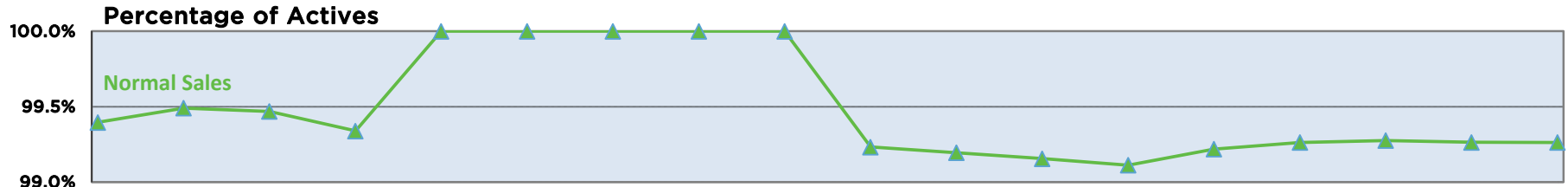
Total Actives



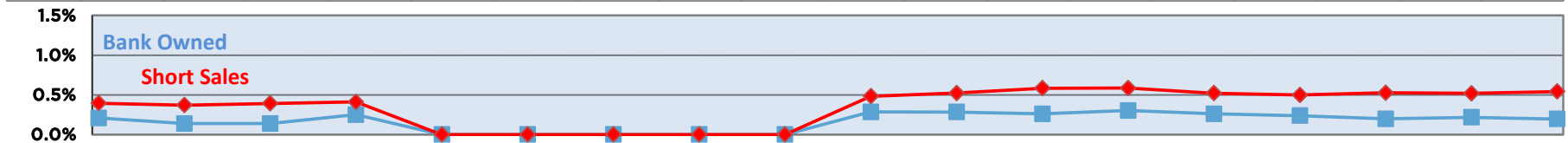
	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
Total Actives	4,307	4,317	4,332	4,388	0	0	0	0	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

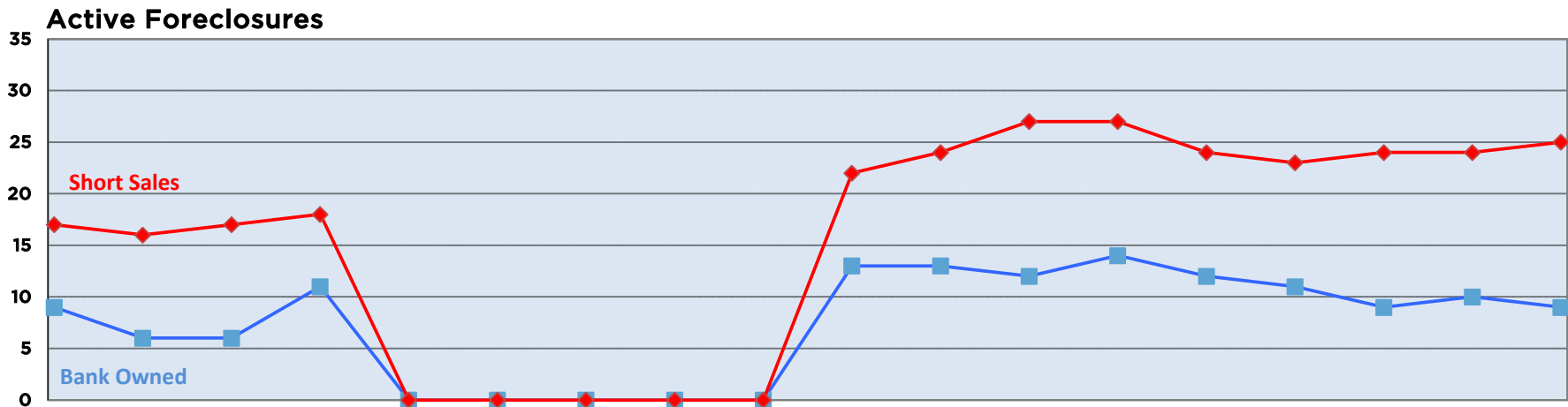
Condos, Townhomes, Villas



	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	6/15
Normal	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%	99.26%



	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	6/15
BO	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%	0.20%
SS	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%	0.54%

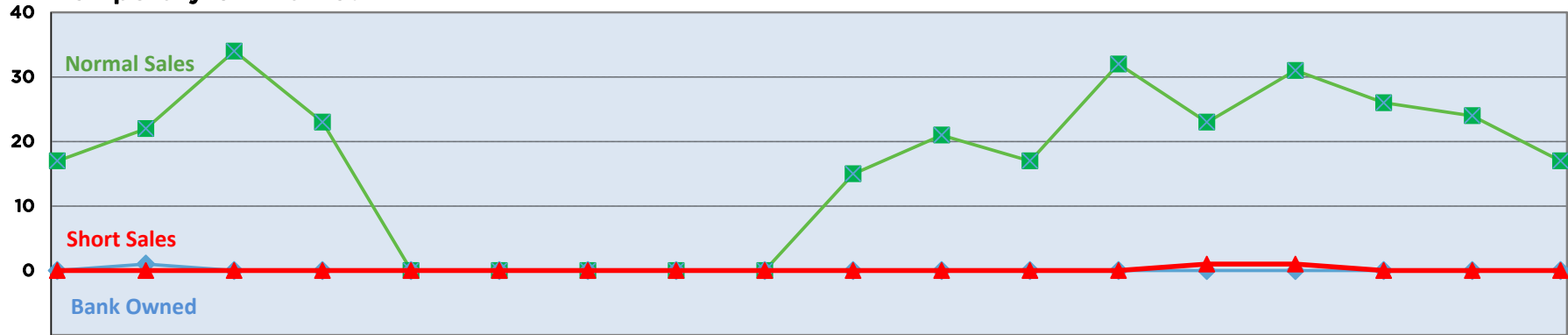


	2/16	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15
BO	9	6	6	11	0	0	0	0	0	13	13	12	14	12	11	9	10	9
SS	17	16	17	18	0	0	0	0	0	22	24	27	27	24	23	24	24	25

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

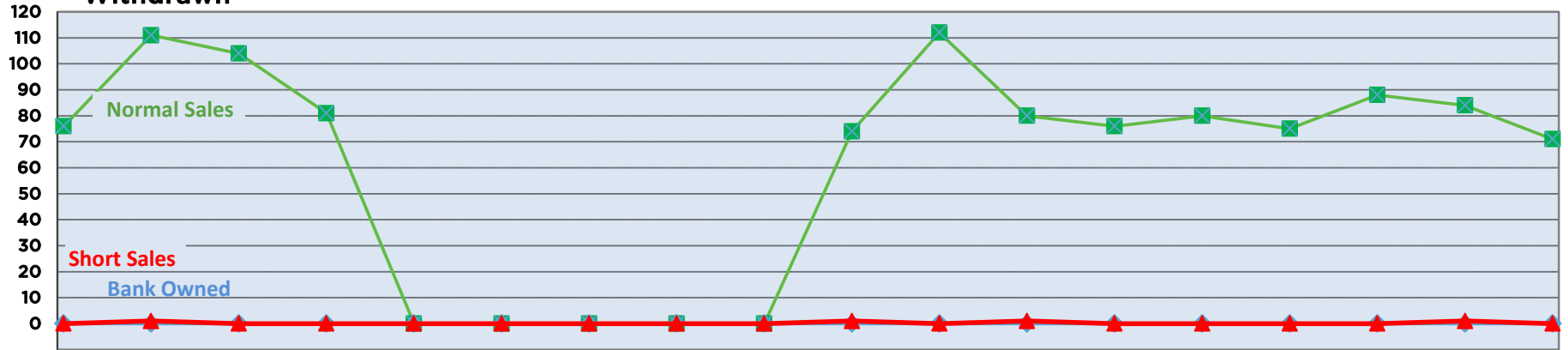
Condos, Townhomes, Villas

Temporary Off Market



	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	6/15
Norm	17	22	34	23	0	0	0	0	0	15	21	17	32	23	31	26	24	17
BO	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0

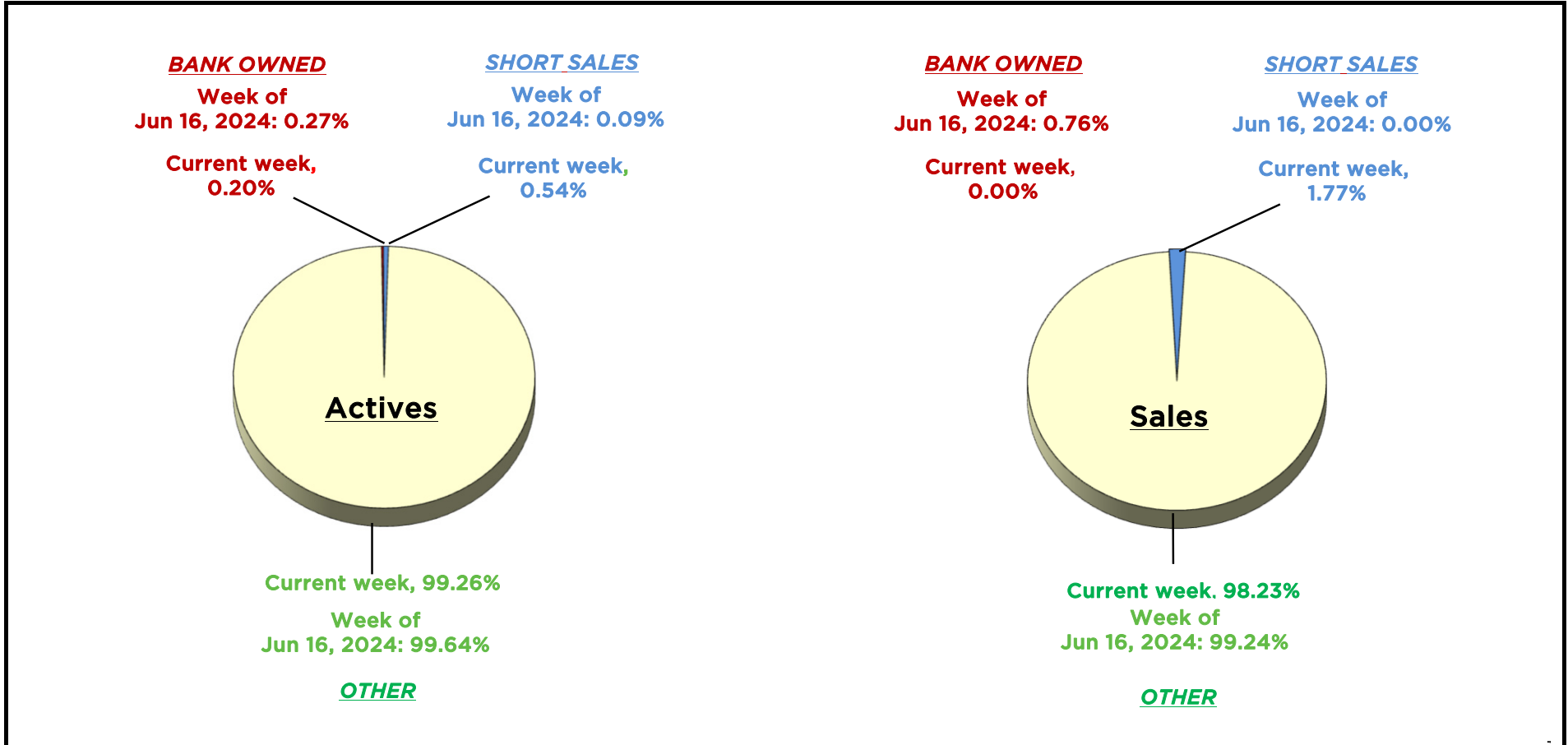
Withdrawn



	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	6/15
Norm	76	111	104	81	0	0	0	0	0	74	112	80	76	80	75	88	84	71
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0

Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
06/15/2025 - 06/21/2025
Lake, Orange, Osceola & Seminole Counties

There are 3 Condos, Villas, or Townhomes available for the Median Price of \$262,000 (± \$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							
Casselberry	32707	1	\$262,500	2.0	2.0	1,260	\$208.33
Osceola County		2	\$262,250	2.5	2.0	1,406	\$186.59
Davenport	33896	1	\$262,500	2.0	2.0	1,409	\$186.30
Kissimmee / Celebration	34747	1	\$262,000	3.0	2.0	1,402	\$186.88