



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of June 22, 2025 - June 28, 2025

Single-family existing homes

- Sales of single-family homes increased to 438 during the week of June 22, from 416 the week prior
- The median price of single family homes decreased to \$420,000 a change of -6.3%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions increased to 2 from 0 the week prior
- Single-family inventory increased by 36, and now sits at 9,447

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 158 during the week of June 22, from 113 the week prior
- The median price of condos, townhomes, and villas increased to \$262,250 a change of 0.1%
- 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 decreased to 0 from 2 the week prior
- Condo inventory decreased by 5, and now sits at 4,606

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

Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

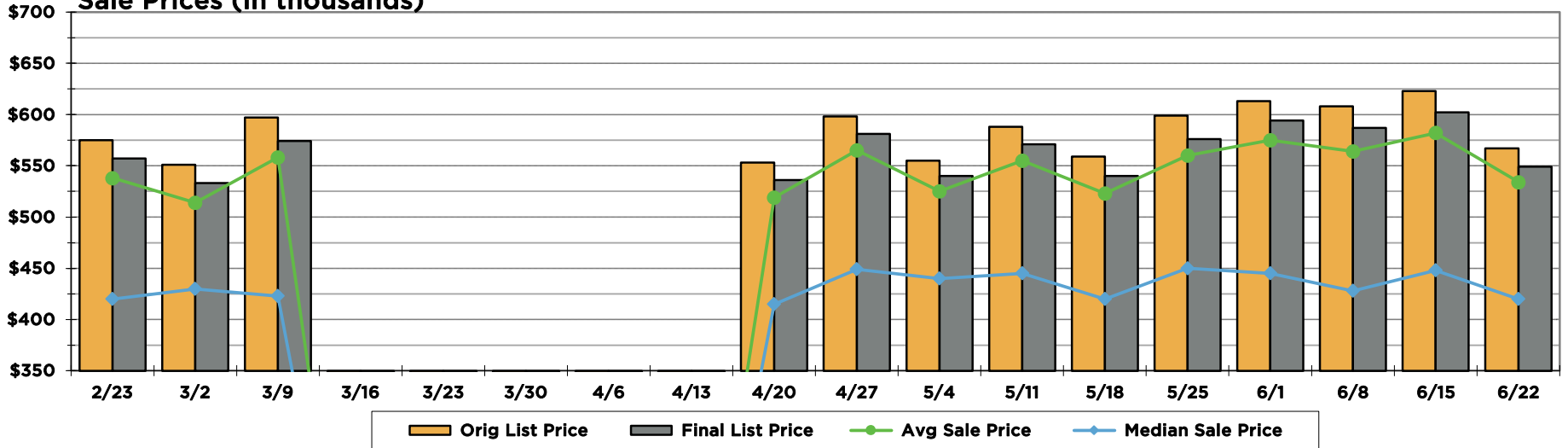
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	438	27	36	127	89	131	28
Bank Owned	3	0	0	1	2	0	0
Short Sales	2	0	0	1	1	0	0
Other	433	27	36	125	86	131	28
Active Listings	9,447	581	520	1,862	1,940	3,547	997
Bank Owned	50	10	5	14	10	10	1
Short Sales	52	6	9	18	12	7	0
Other	9,345	565	506	1,830	1,918	3,530	996
Months of Inventory	4.98	4.97	3.33	3.38	5.03	6.25	8.22
<u>List Price</u>							
Average Original List Price	\$566,661	\$223,626	\$292,924	\$377,082	\$457,240	\$704,021	\$1,814,417
Average Final List Price	\$548,844	\$214,711	\$279,073	\$364,785	\$445,202	\$682,792	\$1,755,485
<u>Sale Price</u>							
Average Price	\$533,899	\$199,166	\$274,210	\$356,240	\$442,150	\$663,851	\$1,680,015
Median Price	\$420,000	\$200,000	\$274,000	\$360,000	\$439,900	\$650,000	\$1,300,000
<u>Price Differences</u>							
Original to Final List Price	-\$17,817	-\$8,915	-\$13,851	-\$12,297	-\$12,038	-\$21,229	-\$58,932
Original List to Sale Price - \$	-\$32,762	-\$24,460	-\$18,714	-\$20,842	-\$15,090	-\$40,170	-\$134,402
Final List to Sale Price - \$	-\$14,945	-\$15,545	-\$4,863	-\$8,545	-\$3,052	-\$18,941	-\$75,470
Original List to Sale Price - %	94.22%	89.06%	93.61%	94.47%	96.70%	94.29%	92.59%
Final List to Sale Price - %	97.28%	92.76%	98.26%	97.66%	99.31%	97.23%	95.70%
<u>Days on the Market</u>							
Avg Days Listing to Contract	66	64	79	70	49	68	81
Combined Avg Days to Contract	72	73	79	73	58	73	101
Avg Days Listing to Closing	100	90	116	106	79	105	100
Avg Days Contract to Close	35	26	36	35	31	37	38
<u>Beds / Baths</u>							
Average Bedrooms	4	2	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
<u>Square Footage</u>							
Average Square Feet	2,103	1,127	1,385	1,623	2,010	2,617	4,029

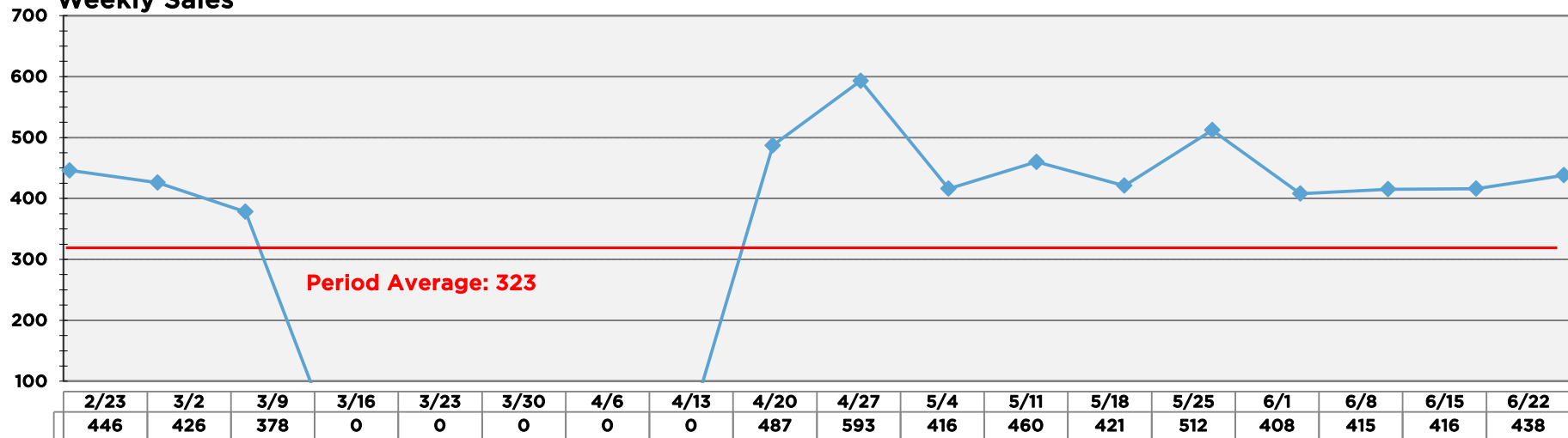
Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



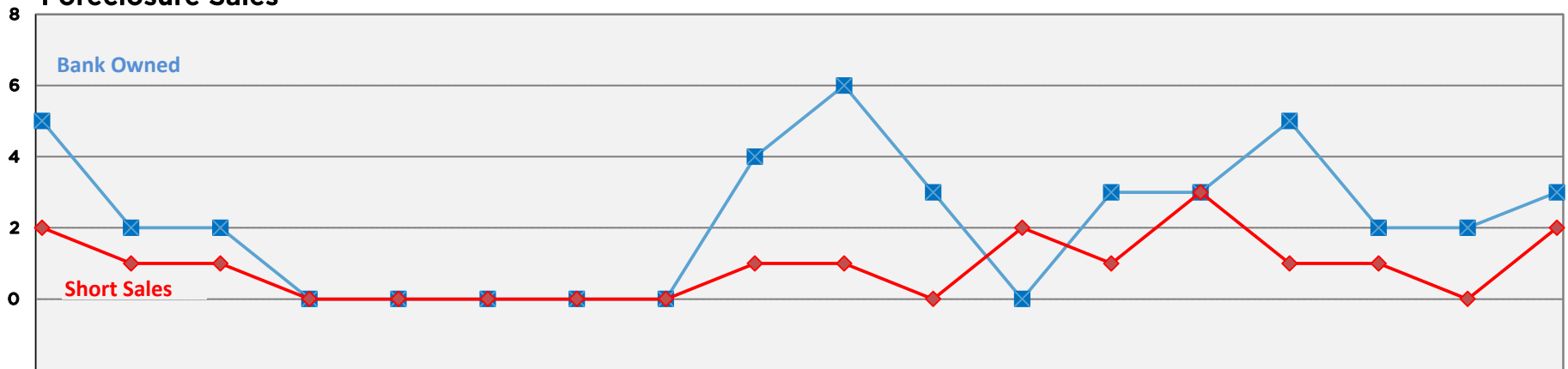
Weekly Sales



Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

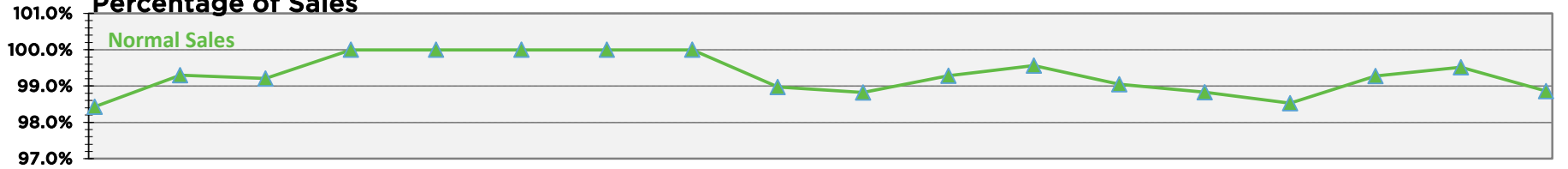
Single Family Homes

Foreclosure Sales

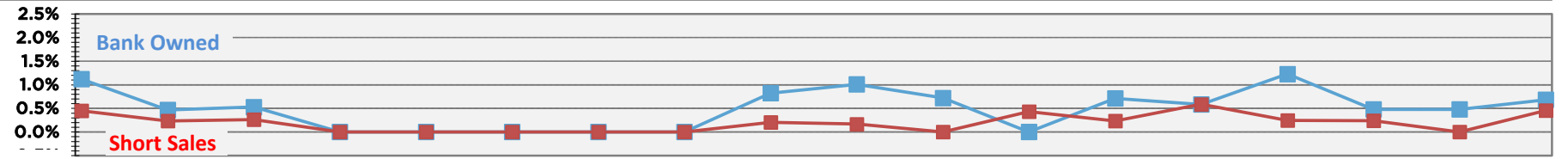


	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22
BO	5	2	2	0	0	0	0	0	4	6	3	0	3	3	5	2	2	3
SS	2	1	1	0	0	0	0	0	1	1	0	2	1	3	1	1	0	2

Percentage of Sales



	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	6/22
Normal	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%	98.86%

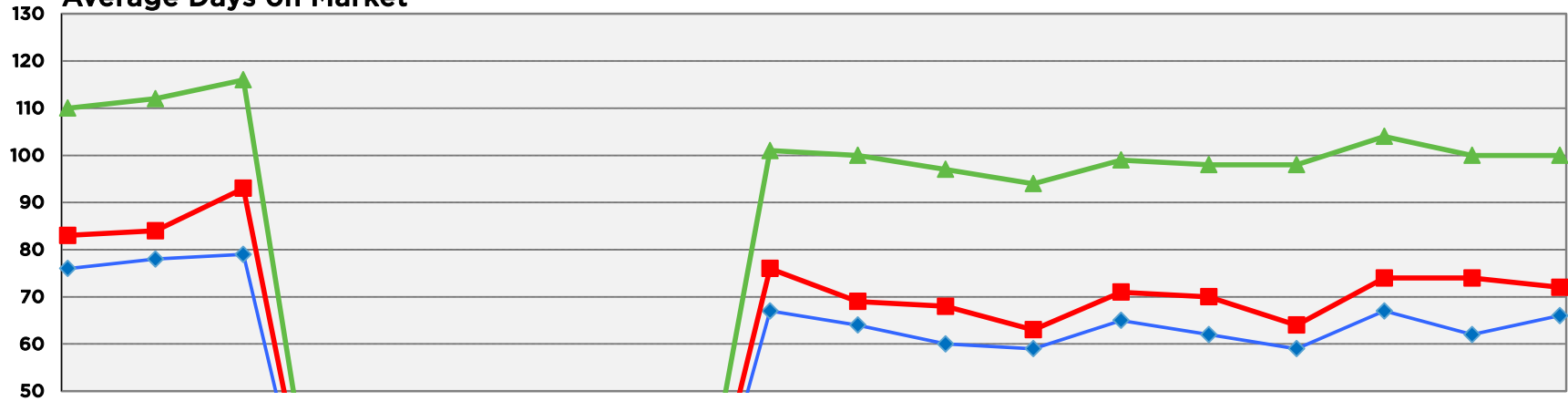


	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22
BO	1.12%	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%
SS	0.45%	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%

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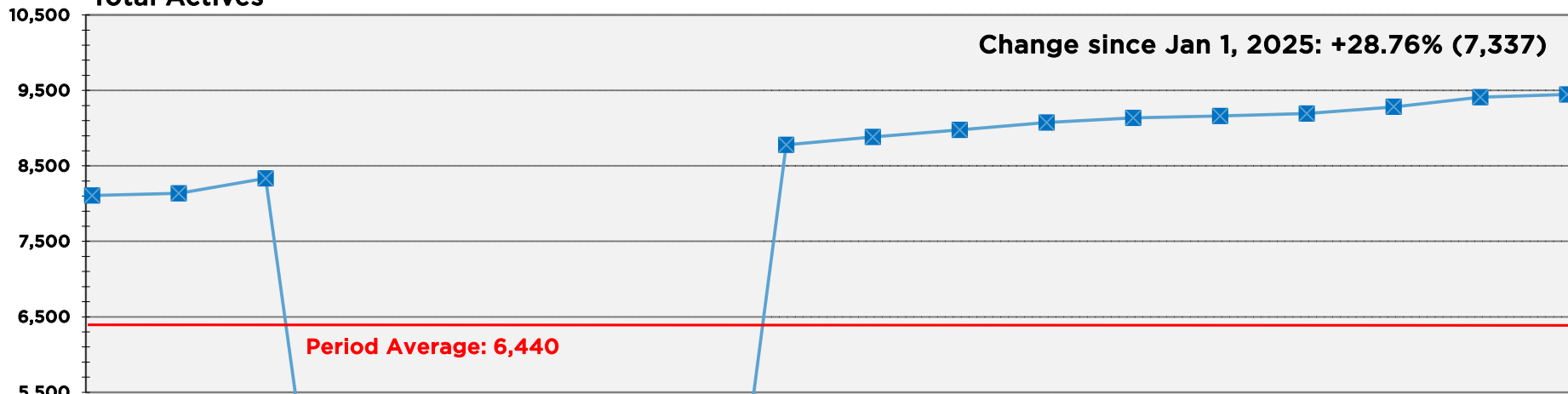
Single Family Homes

Average Days on Market



	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	6/22
ListToContract	76	78	79	0	0	0	0	0	67	64	60	59	65	62	59	67	62	66
CombDaysOnMkt	83	84	93	0	0	0	0	0	76	69	68	63	71	70	64	74	74	72
ListToClose	110	112	116	0	0	0	0	0	101	100	97	94	99	98	98	104	100	100

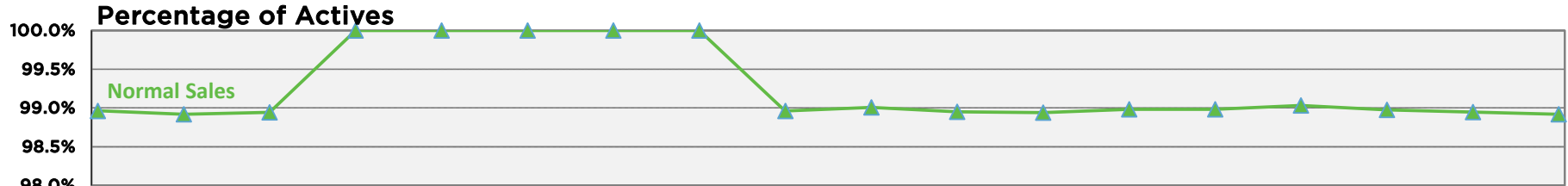
Total Actives



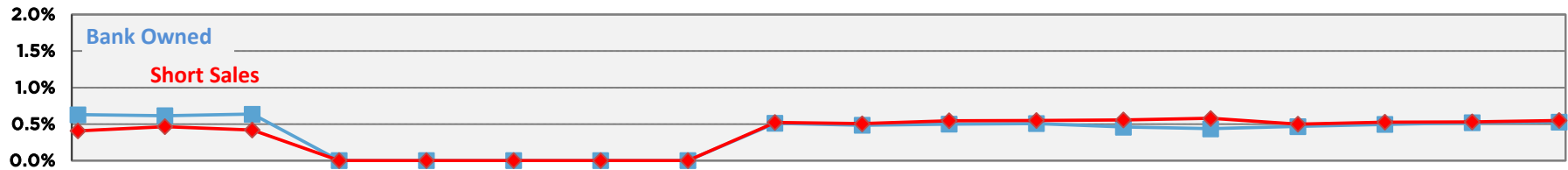
	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22
Total Actives	8,108	8,137	8,335	0	0	0	0	0	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447

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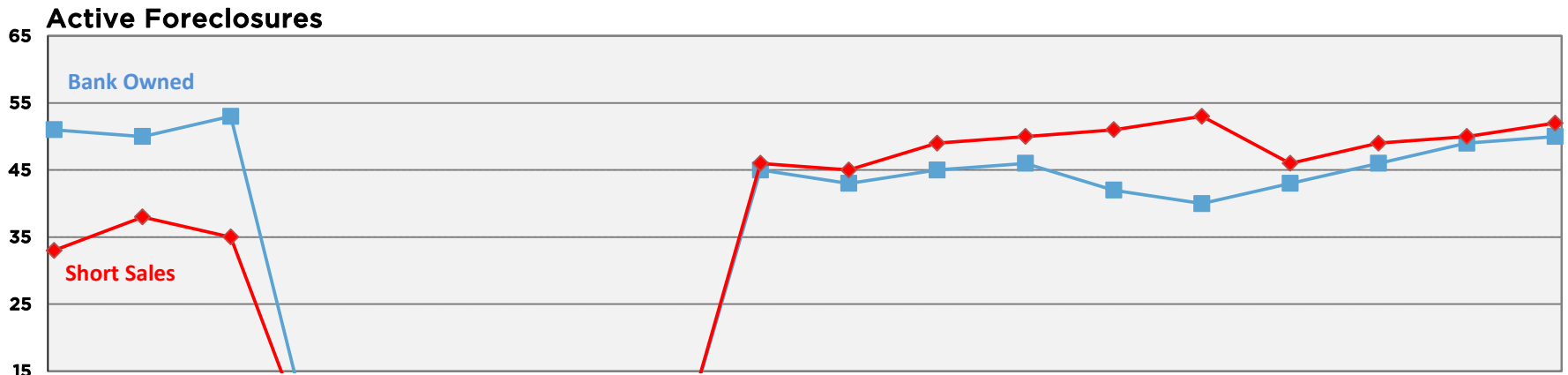
Single Family Homes



	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	6/22
Normal	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%	98.92%



	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	6/22
BO	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%	0.53%
SS	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%	0.55%

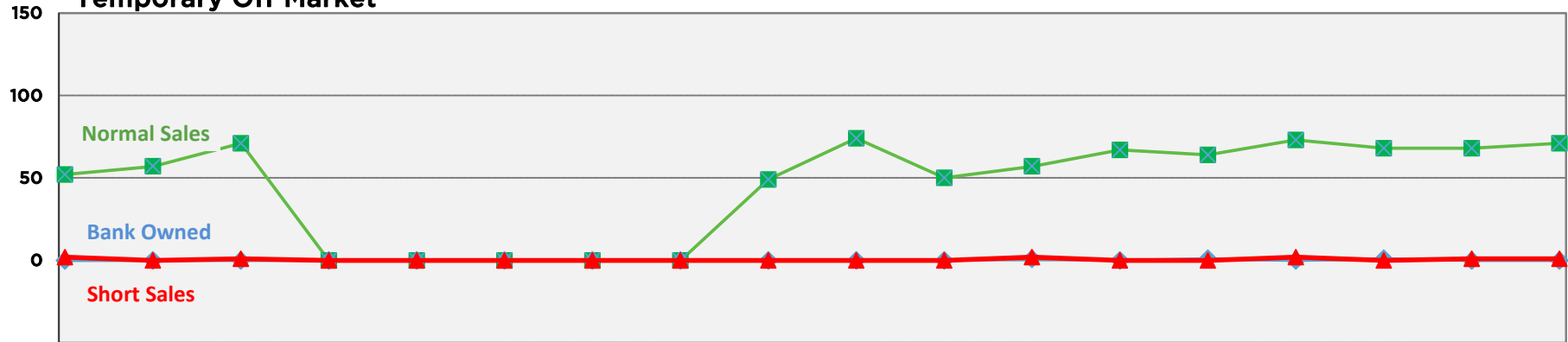


	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22
BO	51	50	53	0	0	0	0	0	45	43	45	46	42	40	43	46	49	50
SS	33	38	35	0	0	0	0	0	46	45	49	50	51	53	46	49	50	52

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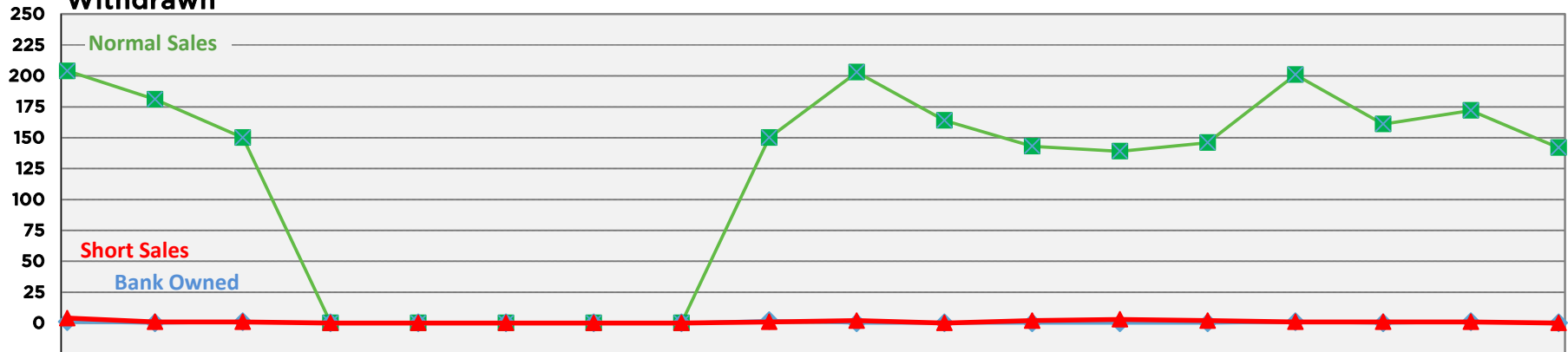
Single Family Homes

Temporary Off Market



	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	6/22
Norm	52	57	71	0	0	0	0	0	49	74	50	57	67	64	73	68	68	71
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0
SS	2	0	1	0	0	0	0	0	0	0	0	2	0	0	2	0	1	1

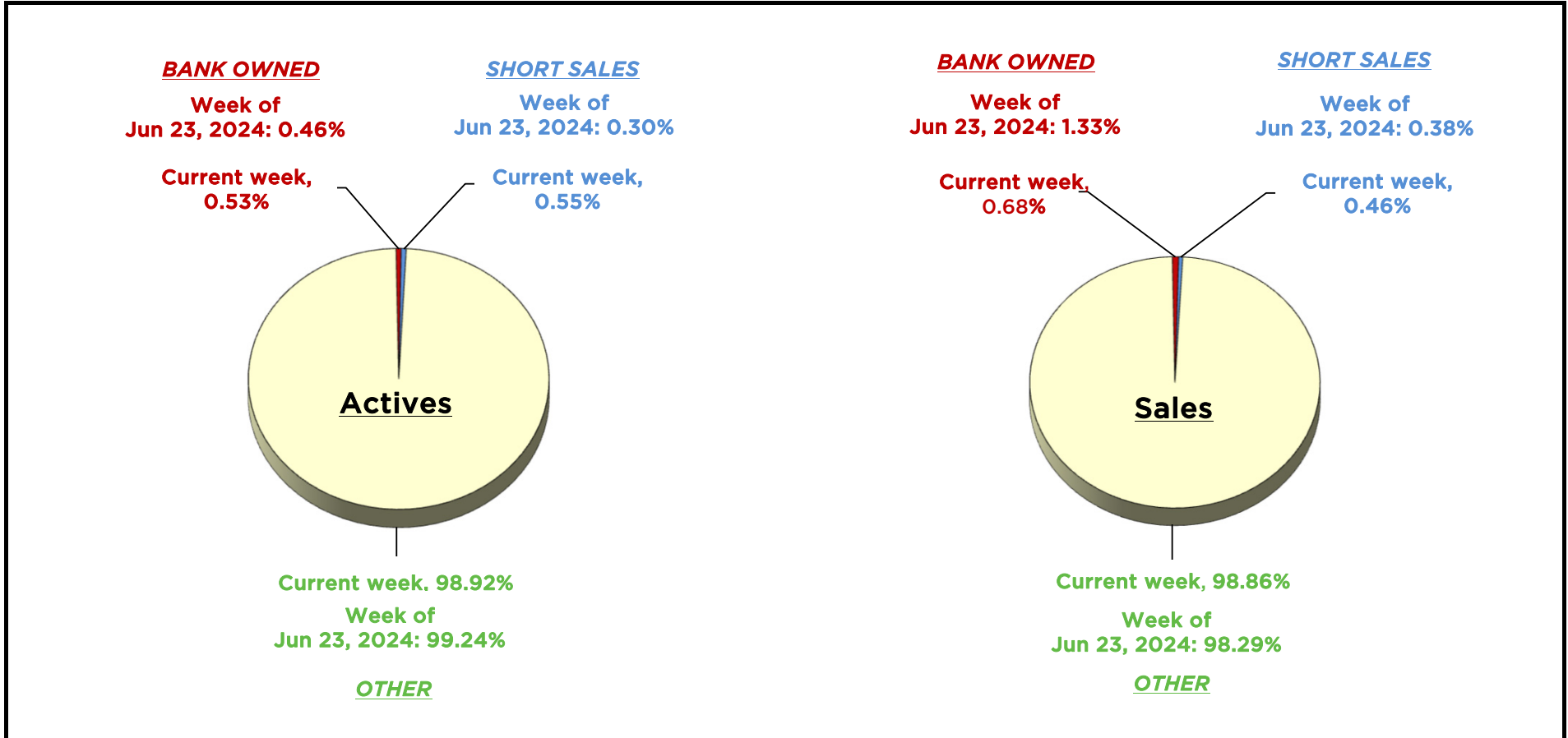
Withdrawn



	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	6/22
Norm	204	181	150	0	0	0	0	0	150	203	164	143	139	146	201	161	172	142
BO	1	0	1	0	0	0	0	0	2	0	0	0	0	0	1	0	1	0
SS	4	1	1	0	0	0	0	0	1	2	0	2	3	2	1	1	1	0

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Single Family Homes



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06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

There are 82 Single Family Homes available for the Median Price of \$420,000 (± \$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		13	\$419,976	3.0	2.1	1,587	\$264.67
Apopka / Hunt Club	32703	1	\$419,900	2.0	2.0	1,304	\$322.01
Winter Springs / Tuskawilla	32708	2	\$420,000	3.0	2.5	1,896	\$221.52
Altamonte Springs / Forest City	32714	2	\$420,000	3.0	2.0	1,743	\$241.03
Lake Mary / Heathrow	32746	2	\$419,999	3.0	2.0	1,616	\$259.90
Longwood (East)	32750	2	\$419,950	3.0	2.0	1,602	\$262.22
Oviedo	32765	3	\$419,997	3.3	2.0	1,488	\$282.26
Chuluota/Oviedo	32766	1	\$419,900	3.0	2.0	1,148	\$365.77
Orange County		30	\$419,966	3.4	2.0	1,730	\$242.82
Apopka (North)	32712	2	\$420,000	3.0	2.0	1,821	\$230.71
ColoniaItown	32803	1	\$420,000	3.0	1.0	1,351	\$310.88
College Park	32804	2	\$420,000	3.0	1.5	1,309	\$320.98
Delaney / Crystal Lake	32806	1	\$420,000	3.0	2.0	1,581	\$265.65
Pine Hills / Rosemont	32808	1	\$420,000	4.0	2.0	1,774	\$236.75
Lockhart	32810	2	\$420,000	4.0	2.5	1,876	\$223.94
Conway	32812	3	\$419,800	3.0	2.0	1,844	\$227.70
Hiawassee	32818	2	\$419,950	4.0	2.5	2,287	\$183.66
Sand Lake / Bay Hill	32819	2	\$420,000	3.0	2.0	1,470	\$285.81
Ventura	32822	1	\$420,000	3.0	2.0	1,880	\$223.40
Taft	32824	1	\$419,990	4.0	2.0	1,896	\$221.51
Rio Pinar / Union Park	32825	4	\$419,975	3.5	2.3	1,701	\$246.97
Research Park	32826	1	\$420,000	3.0	2.0	1,740	\$241.38
Waterford Lakes	32828	3	\$419,967	3.3	2.0	1,670	\$251.48
Union Park / Chickasaw	32829	1	\$420,000	3.0	2.0	1,615	\$260.06
Wedgfield	32833	1	\$420,000	3.0	2.0	1,617	\$259.74
Hunters Creek	32837	2	\$419,950	4.0	2.0	1,785	\$235.33
Osceola County		26	\$419,973	3.5	2.3	1,879	\$223.50
Davenport	33896	1	\$420,000	4.0	2.0	2,333	\$180.03
Kissimmee / Buena Ventura Lakes	34743	3	\$419,933	3.3	2.0	1,628	\$257.94
Kissimmee (East)	34744	3	\$420,000	3.7	2.7	1,963	\$213.96
Kissimmee (West) / Pleasant Hill	34746	4	\$419,975	3.5	2.0	1,682	\$249.76
Kissimmee / Celebration	34747	5	\$419,980	3.2	2.2	1,641	\$255.93
Kissimmee / Poinciana	34758	2	\$419,950	4.5	3.0	2,711	\$154.91
St Cloud	34769	1	\$420,000	3.0	2.0	1,614	\$260.22
St Cloud / Narcoossee	34771	3	\$419,967	3.7	2.7	1,893	\$221.81
St Cloud / Canoe Creek	34772	2	\$420,000	4.0	2.0	1,990	\$211.11
St Cloud / Harmony	34773	2	\$419,950	3.0	2.0	2,063	\$203.61

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There are 82 Single Family Homes available for the Median Price of \$420,000 (± \$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>
Lake County		13	\$419,962	3.5	2.5	2,136	\$196.63
Sorrento / Mt Plymouth	32776	1	\$420,000	4.0	3.0	2,584	\$162.54
Clermont (Central)	34711	1	\$420,000	3.0	2.0	1,459	\$287.87
Clermont (South)	34714	4	\$420,000	3.5	2.8	1,816	\$231.31
Minneola	34715	1	\$419,900	4.0	2.0	1,836	\$228.70
Fruitland Park	34731	1	\$420,000	4.0	3.0	3,142	\$133.67
Groveland	34736	1	\$419,900	4.0	2.0	1,884	\$222.88
Leesburg (West)	34748	3	\$419,900	3.0	2.3	2,224	\$188.78
Mascotte	34753	1	\$420,000	4.0	2.0	2,924	\$143.64

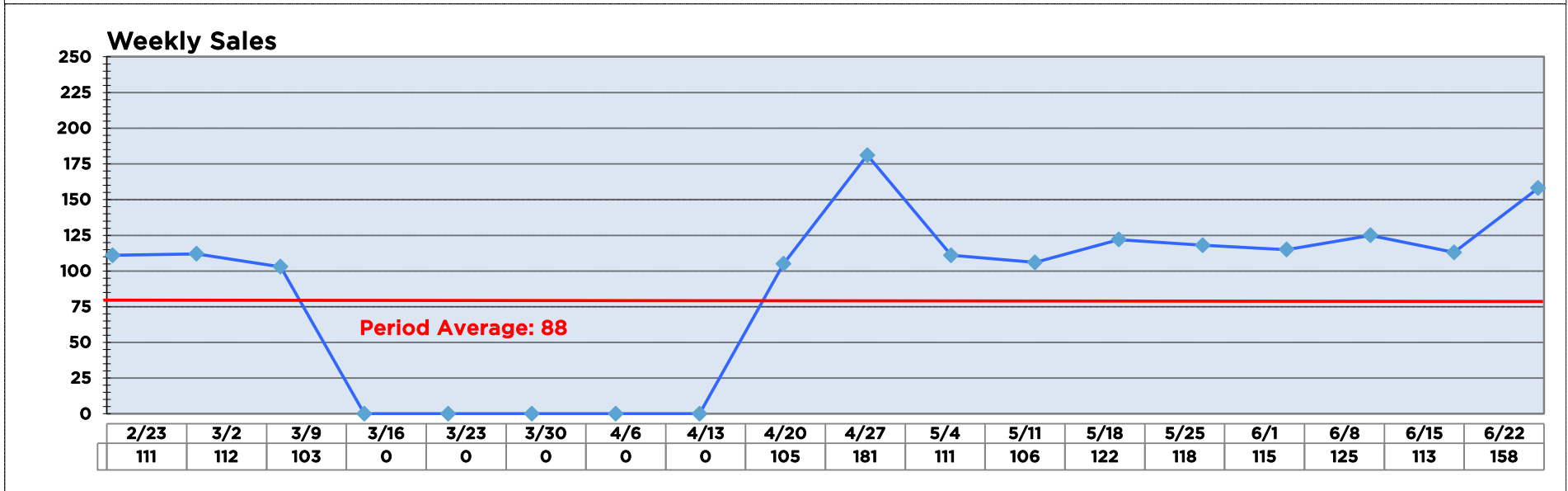
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	158	73	31	32	9	12	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	157	72	31	32	9	12	1
Active Listings	4,606	1,813	685	1,174	587	328	19
Bank Owned	11	4	3	3	1	0	0
Short Sales	26	6	8	10	2	0	0
Other	4,569	1,803	674	1,161	584	328	19
Months of Inventory	6.73	5.73	5.10	8.47	15.05	6.31	4.38
<u>List Price</u>							
Average Original List Price	\$316,273	\$204,009	\$297,053	\$377,502	\$457,322	\$693,657	\$1,350,000
Average Final List Price	\$301,296	\$188,720	\$281,995	\$363,278	\$445,056	\$684,241	\$1,245,000
<u>Sale Price</u>							
Average Price	\$288,486	\$174,859	\$274,574	\$352,322	\$437,778	\$664,167	\$1,120,000
Median Price	\$262,250	\$185,000	\$275,000	\$345,000	\$430,000	\$653,500	\$1,120,000
<u>Price Differences</u>							
Original to Final List Price	-\$14,977	-\$15,289	-\$15,058	-\$14,224	-\$12,266	-\$9,416	-\$105,000
Original List to Sale Price - \$	-\$27,787	-\$29,150	-\$22,479	-\$25,180	-\$19,544	-\$29,490	-\$230,000
Final List to Sale Price - \$	-\$12,810	-\$13,861	-\$7,421	-\$10,956	-\$7,278	-\$20,074	-\$125,000
Original List to Sale Price - %	91.21%	85.71%	92.43%	93.33%	95.73%	95.75%	82.96%
Final List to Sale Price - %	95.75%	92.66%	97.37%	96.98%	98.36%	97.07%	89.96%
<u>Days on the Market</u>							
Avg Days Listing to Contract	96	107	110	79	96	46	99
Combined Avg Days to Contract	107	111	126	97	112	61	99
Avg Days Listing to Closing	129	140	147	109	120	87	119
Avg Days Contract to Close	32	32	37	29	24	40	20
<u>Beds / Baths</u>							
Average Bedrooms	3	2	2	3	3	3	6
Average Full Baths	2	2	2	2	2	2	4
Average Half Baths	0	0	0	1	1	1	1
<u>Square Footage</u>							
Average Square Feet	1,376	1,083	1,362	1,625	1,835	2,038	3,150

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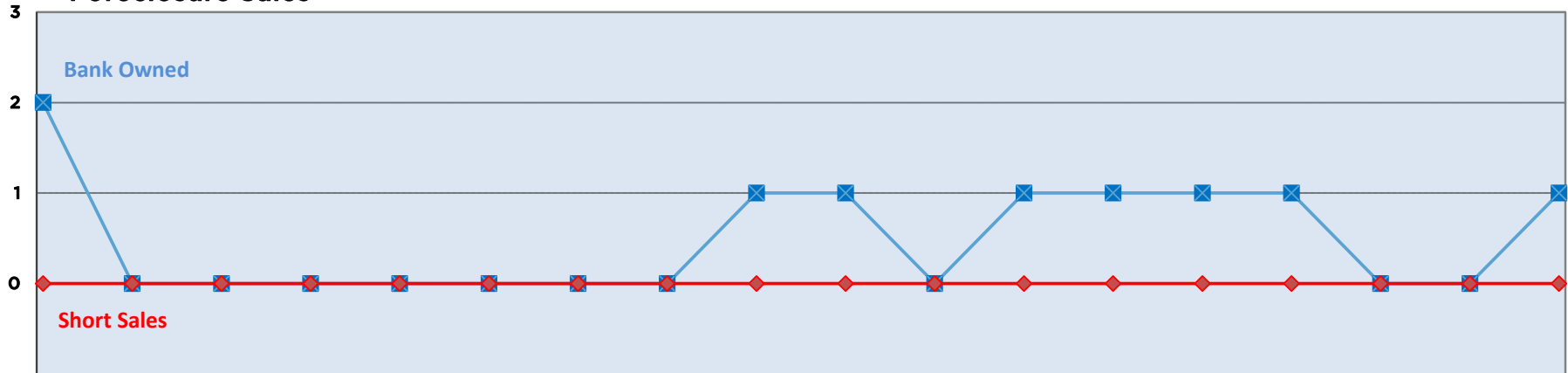
Condos, Townhomes, Villas



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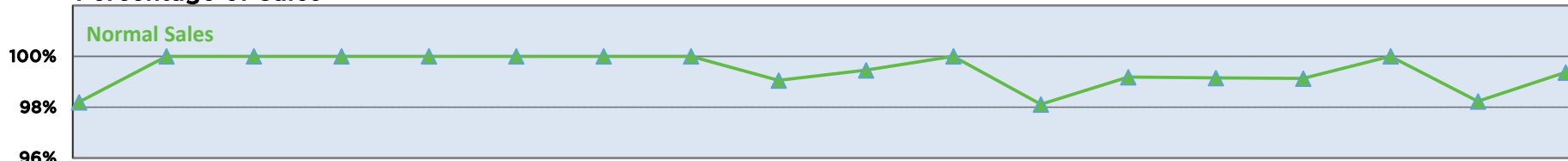
Condos, Townhomes, Villas

Foreclosure Sales

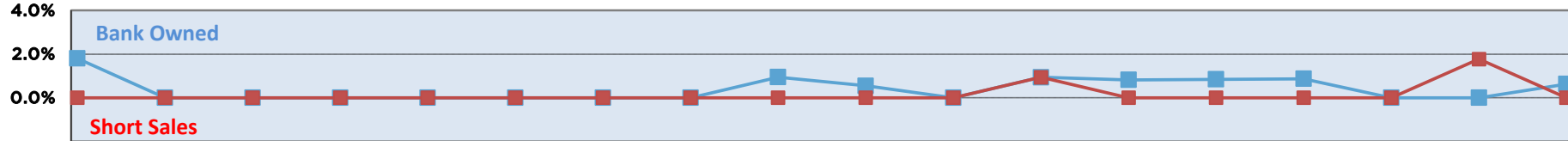


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BO	2	0	0	0	0	0	0	0	1	1	0	1	1	1	1	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	6/22
Normal	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%	99.37%

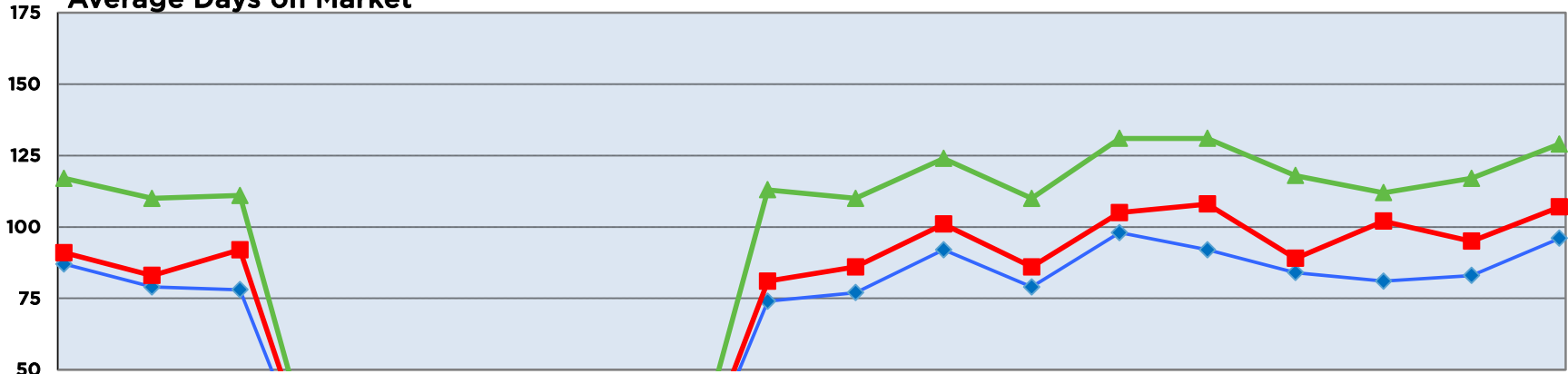


	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22
BO	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%

Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

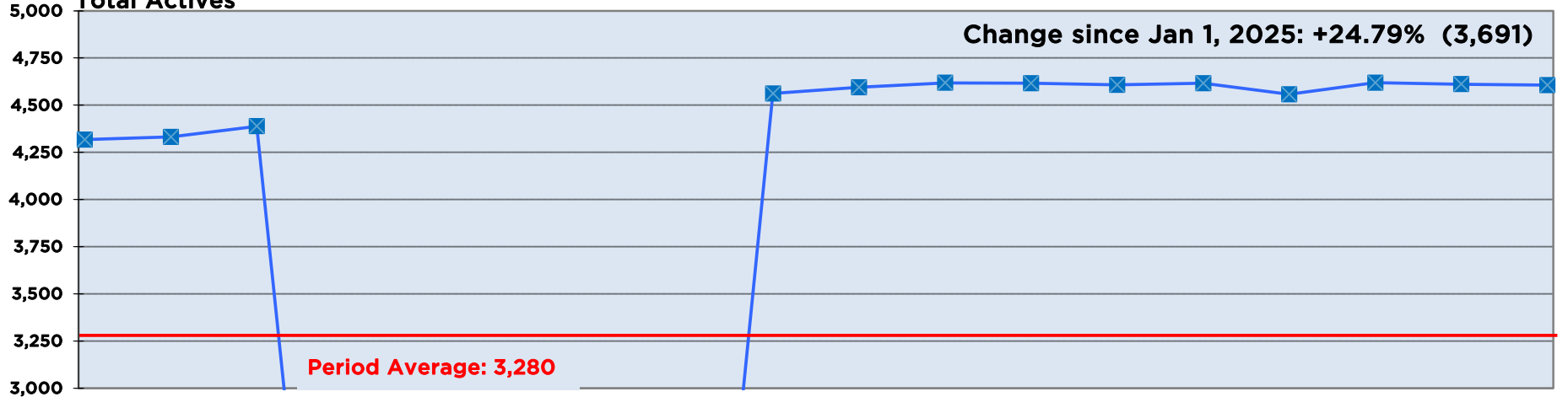
Condos, Townhomes, Villas

Average Days on Market



	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	6/22
ListToContract	87	79	78	0	0	0	0	0	74	77	92	79	98	92	84	81	83	96
CombDaysOnMkt	91	83	92	0	0	0	0	0	81	86	101	86	105	108	89	102	95	107
ListToClose	117	110	111	0	0	0	0	0	113	110	124	110	131	131	118	112	117	129

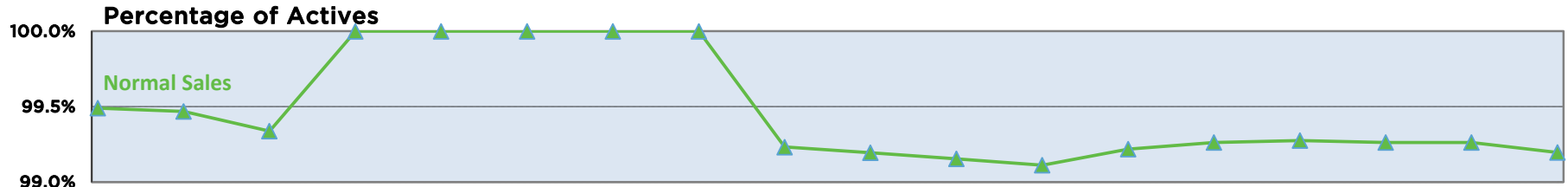
Total Actives



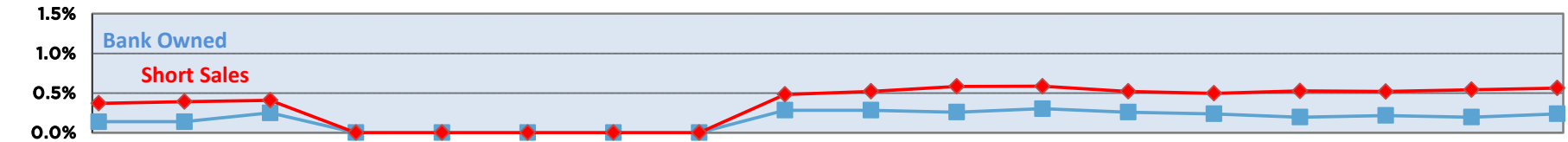
	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22
Total Actives	4,317	4,332	4,388	0	0	0	0	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606

Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

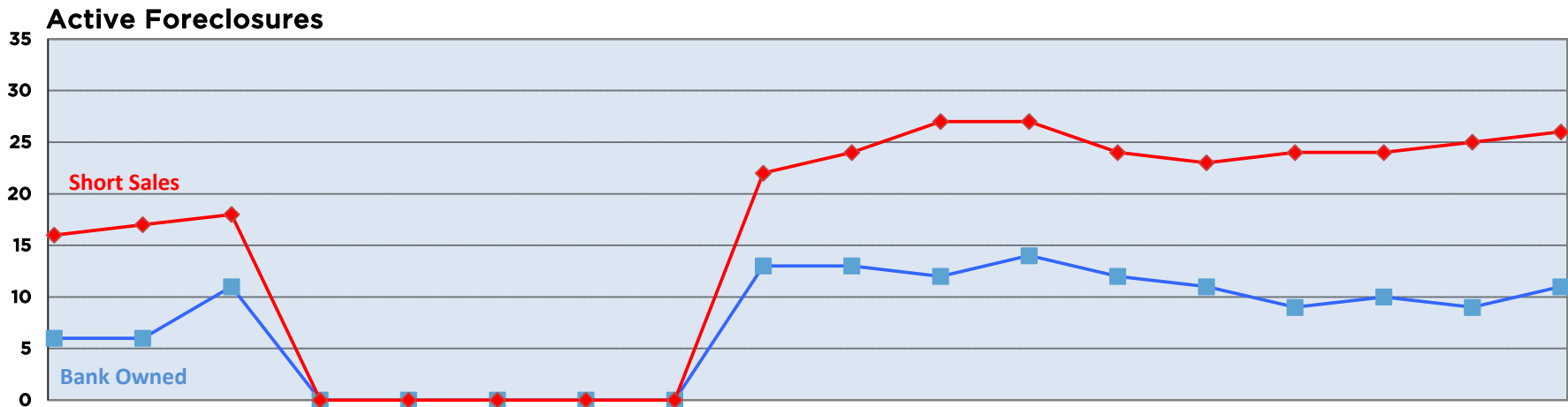
Condos, Townhomes, Villas



	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	6/22
Normal	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%	99.20%



	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	6/22
BO	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%	0.24%
SS	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%	0.56%

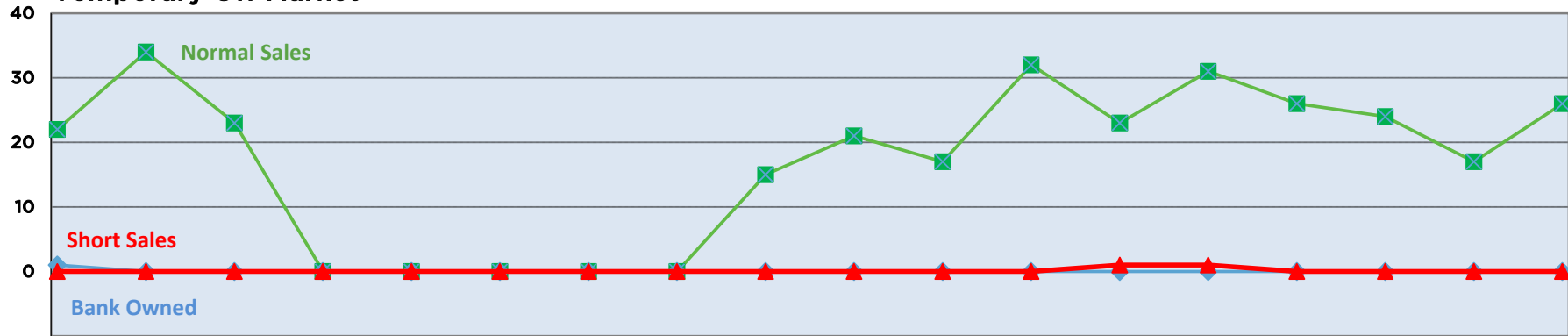


	2/23	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22
BO	6	6	11	0	0	0	0	0	13	13	12	14	12	11	9	10	9	11
SS	16	17	18	0	0	0	0	0	22	24	27	27	24	23	24	24	25	26

Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

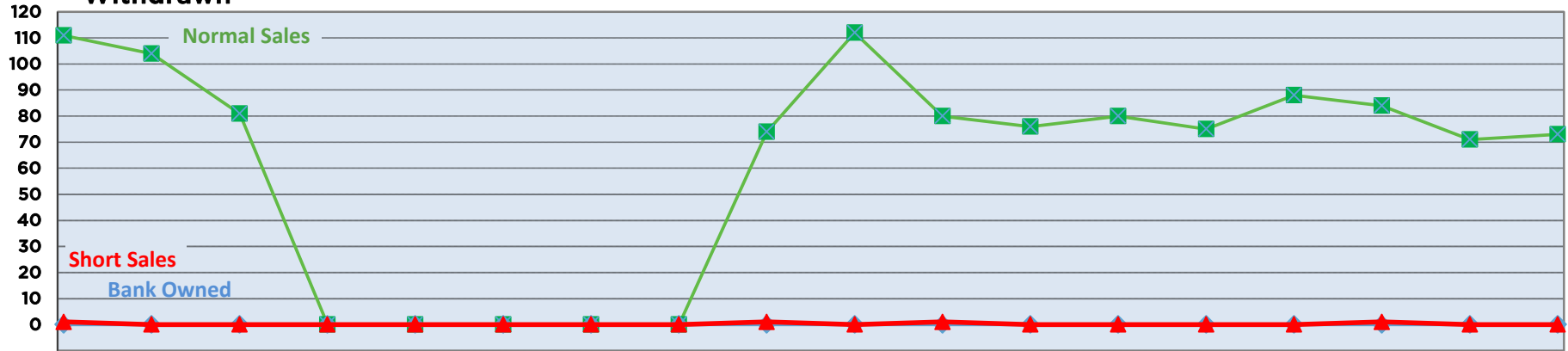
Condos, Townhomes, Villas

Temporary Off Market



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

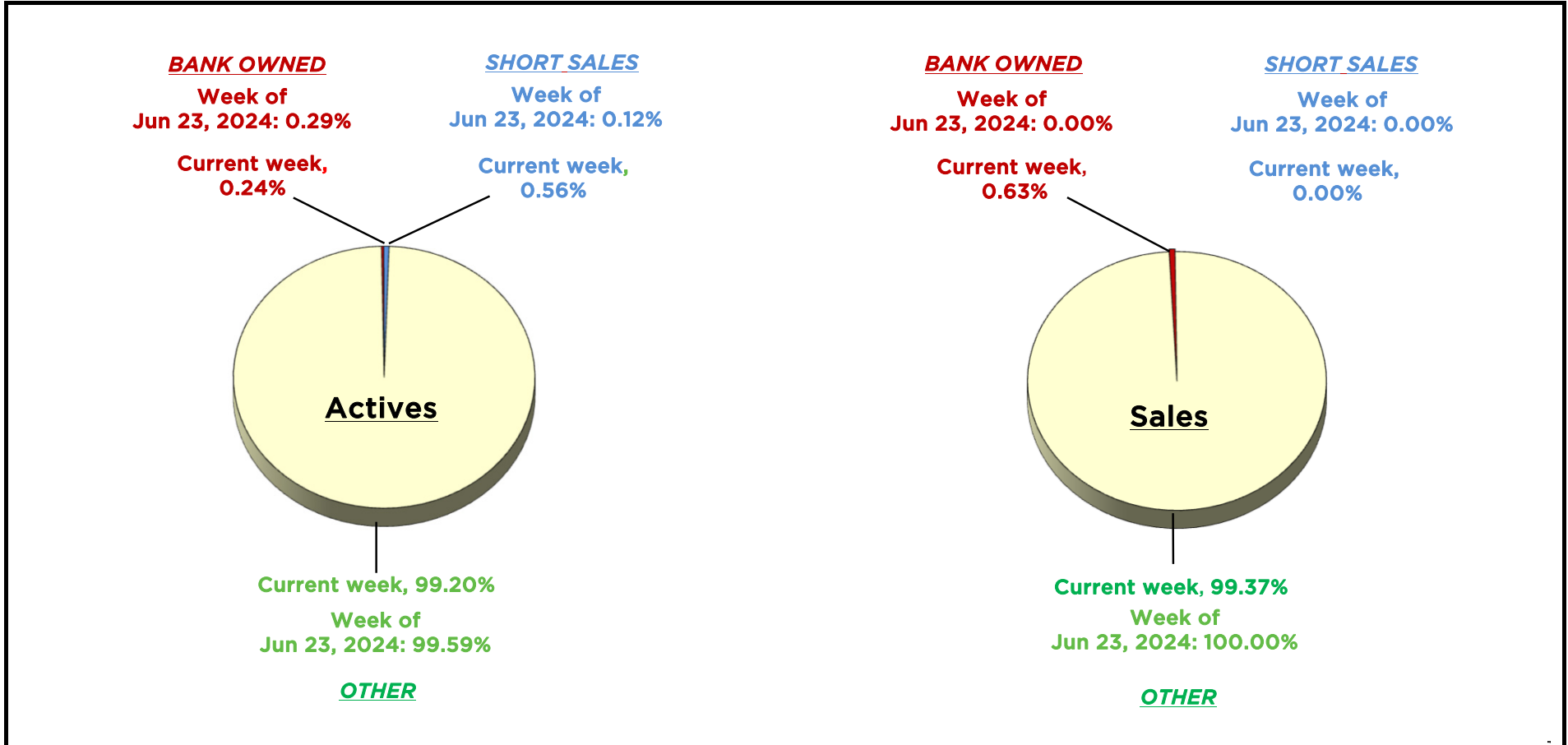
Withdrawn



	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	6/22
Norm	111	104	81	0	0	0	0	0	74	112	80	76	80	75	88	84	71	73
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	1	0	0

Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
06/22/2025 - 06/28/2025
Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$262,250 (± \$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		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