



Monday Morning Quarterback Summary

Week of June 29, 2025 - July 05, 2025

Single-family existing homes

- Sales of single-family homes increased to 480 during the week of June 29, from 438 the week prior
- The median price of single family homes increased to \$442,000 a change of 5.2%
- The number of single-family home foreclosure transactions decreased to 1 from 3 the week prior
- The number of single-family short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory decreased by 73, and now sits at 9,374

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 122 during the week of June 29, from 158 the week prior
- The median price of condos, townhomes, and villas increased to \$265,000 a change of 1.0%
- 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 decreased by 132, and now sits at 4,474

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

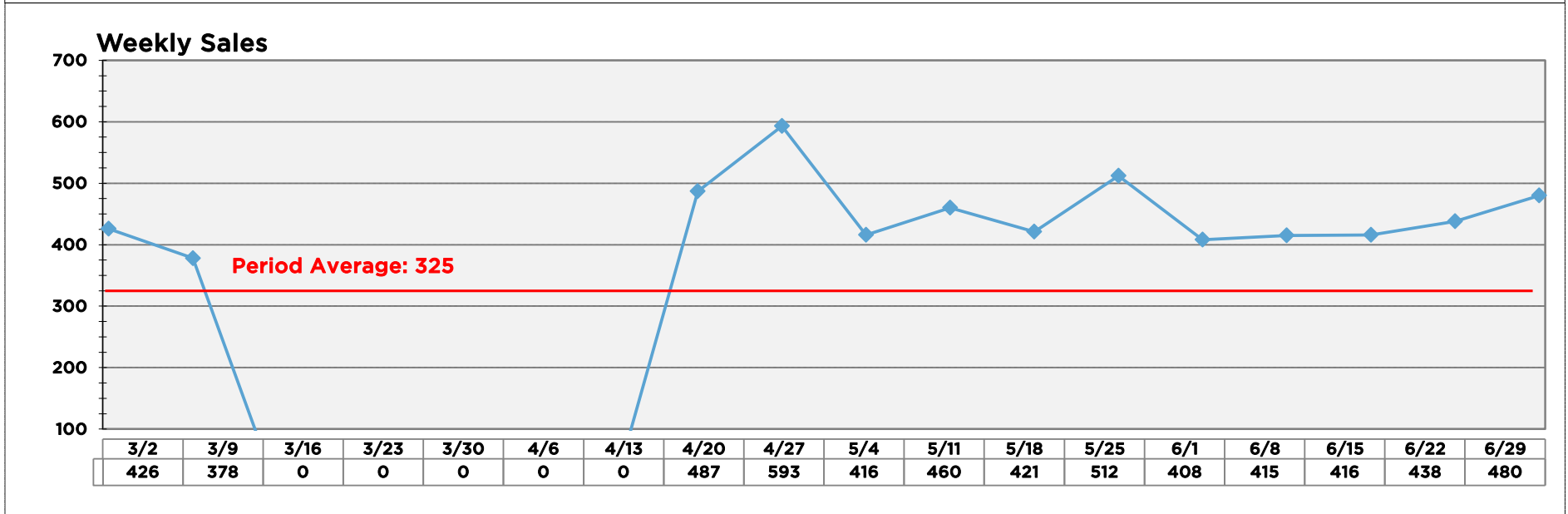
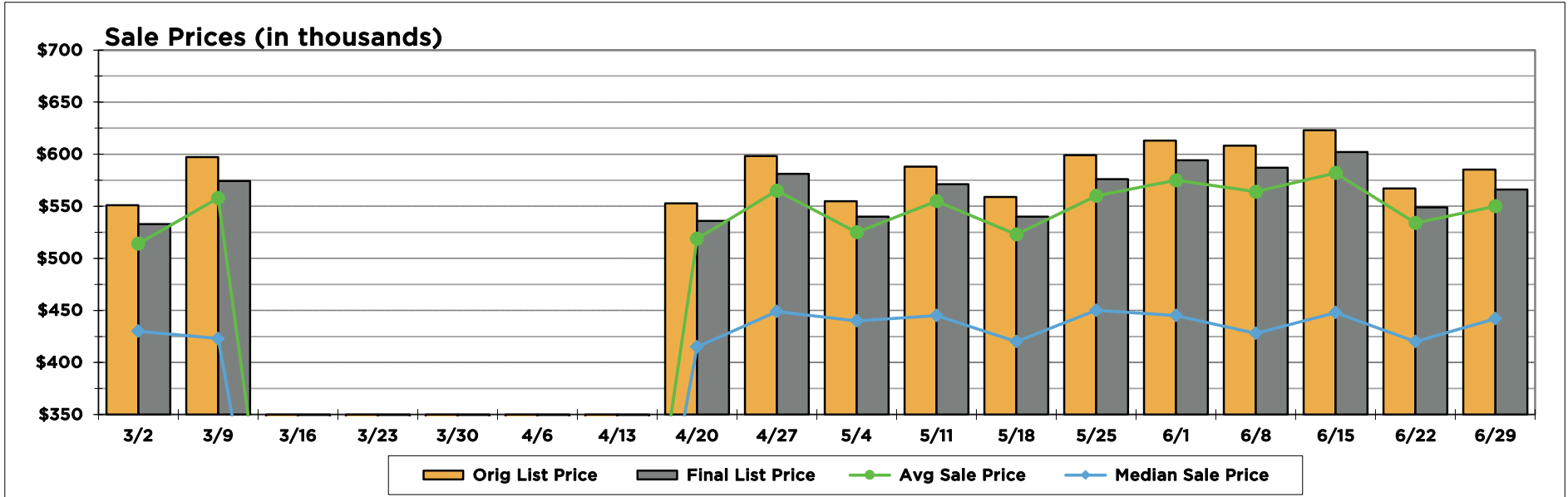
Monday Morning Quarterback
06/29/2025 - 07/05/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	480	46	27	107	106	158	36
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	478	45	27	107	106	157	36
Active Listings	9,374	591	530	1,859	1,927	3,489	978
Bank Owned	48	10	6	13	8	10	1
Short Sales	49	5	8	18	12	6	0
Other	9,277	576	516	1,828	1,907	3,473	977
Months of Inventory	4.51	2.97	4.53	4.01	4.20	5.10	6.27
<u>List Price</u>							
Average Original List Price	\$584,797	\$196,372	\$301,607	\$374,254	\$470,099	\$695,051	\$1,773,125
Average Final List Price	\$566,375	\$187,439	\$284,659	\$360,510	\$453,896	\$673,510	\$1,734,717
<u>Sale Price</u>							
Average Price	\$549,832	\$180,434	\$276,816	\$353,691	\$443,522	\$656,683	\$1,653,646
Median Price	\$442,000	\$192,500	\$278,000	\$358,000	\$435,000	\$627,500	\$1,365,000
<u>Price Differences</u>							
Original to Final List Price	-\$18,422	-\$8,933	-\$16,948	-\$13,744	-\$16,203	-\$21,541	-\$38,408
Original List to Sale Price - \$	-\$34,965	-\$15,938	-\$24,791	-\$20,563	-\$26,577	-\$38,368	-\$119,479
Final List to Sale Price - \$	-\$16,543	-\$7,005	-\$7,843	-\$6,819	-\$10,374	-\$16,827	-\$81,071
Original List to Sale Price - %	94.02%	91.88%	91.78%	94.51%	94.35%	94.48%	93.26%
Final List to Sale Price - %	97.08%	96.26%	97.24%	98.11%	97.71%	97.50%	95.33%
<u>Days on the Market</u>							
Avg Days Listing to Contract	69	62	96	79	74	59	57
Combined Avg Days to Contract	74	68	96	86	76	68	57
Avg Days Listing to Closing	104	92	130	112	111	95	93
Avg Days Contract to Close	35	30	33	33	36	36	36
<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	2,150	1,167	1,302	1,599	1,943	2,622	4,221

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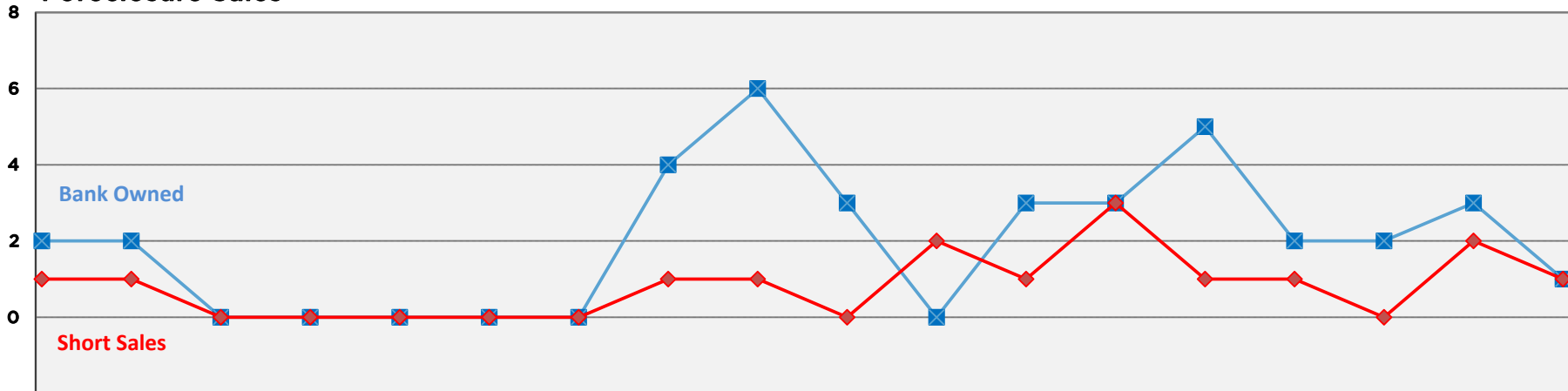
Single Family Homes



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06/29/2025 - 07/05/2025
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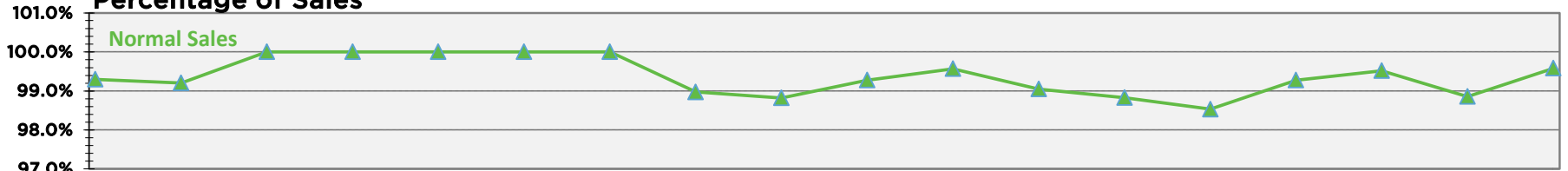
Single Family Homes

Foreclosure Sales

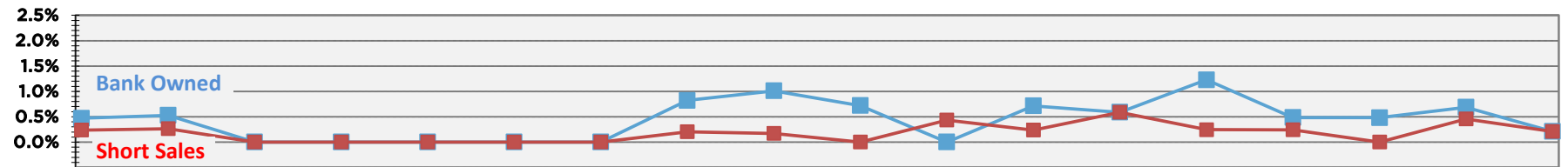


	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
BO	2	2	0	0	0	0	0	4	6	3	0	3	3	5	2	2	3	1
SS	1	1	0	0	0	0	0	1	1	0	2	1	3	1	1	0	2	1

Percentage of Sales



	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	6/29
Normal	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%	99.58%

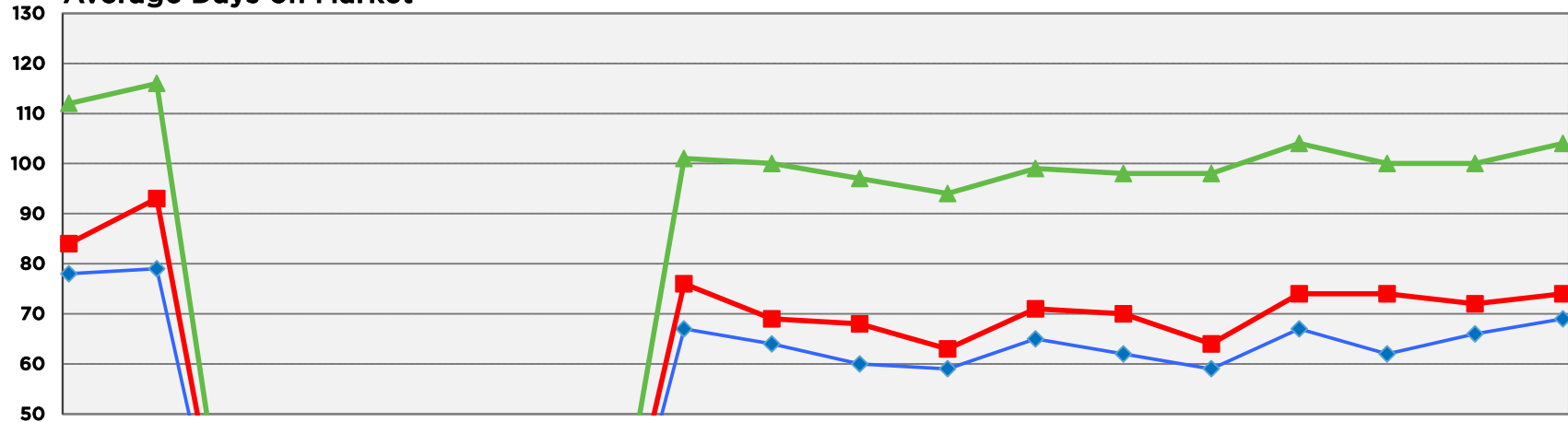


	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
BO	0.47%	0.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%
SS	0.23%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%

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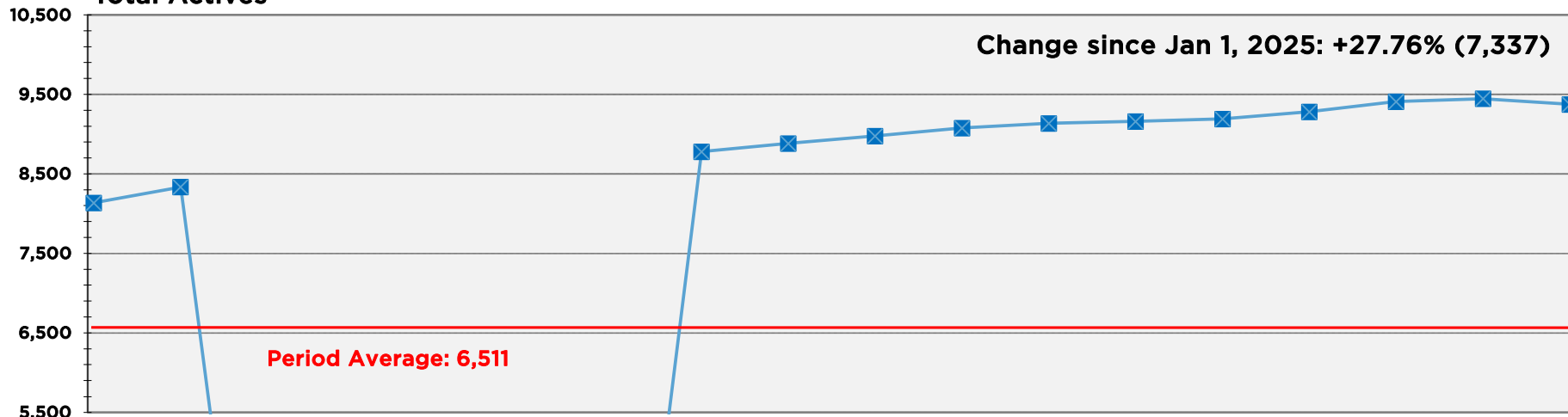
Single Family Homes

Average Days on Market



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

Total Actives

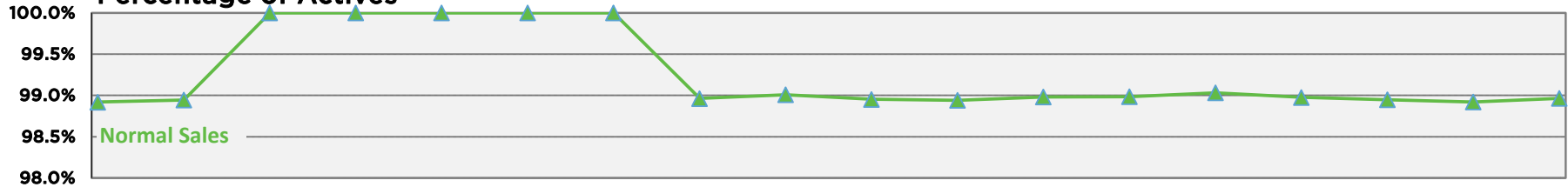


3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
8,137	8,335	0	0	0	0	0	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447	9,374

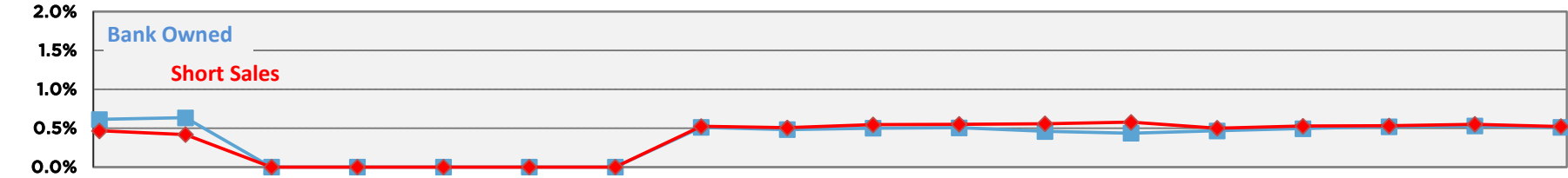
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Single Family Homes

Percentage of Actives

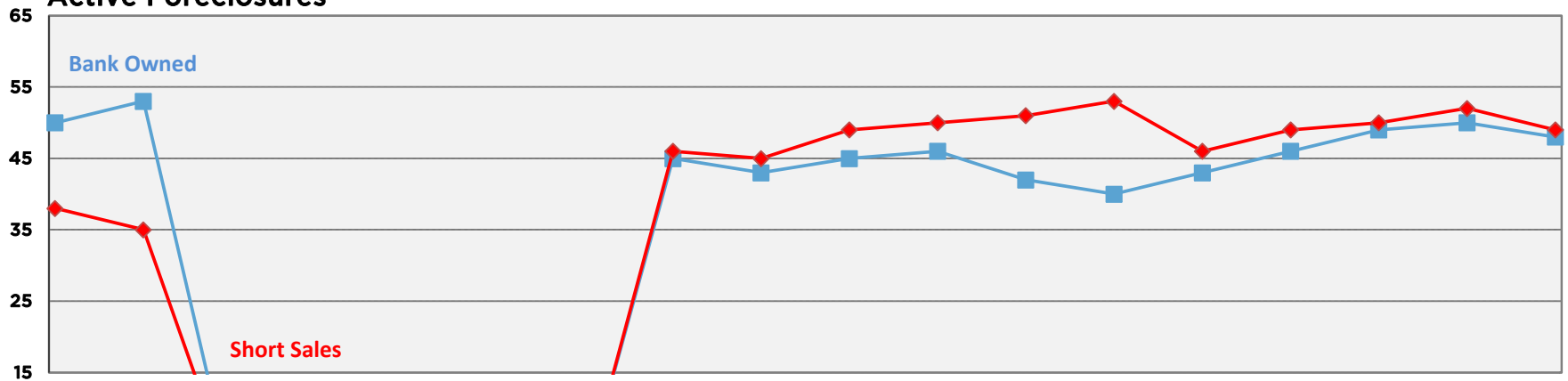


	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
Normal	98.92%	98.94%	100.00%	100.00%	100.00%	100.00%	100.00%	98.96%	99.01%	98.95%	98.94%	98.98%	98.98%	99.03%	98.98%	98.95%	98.92%	98.97%



	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	6/29
BO	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%	0.51%
SS	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%	0.52%

Active Foreclosures

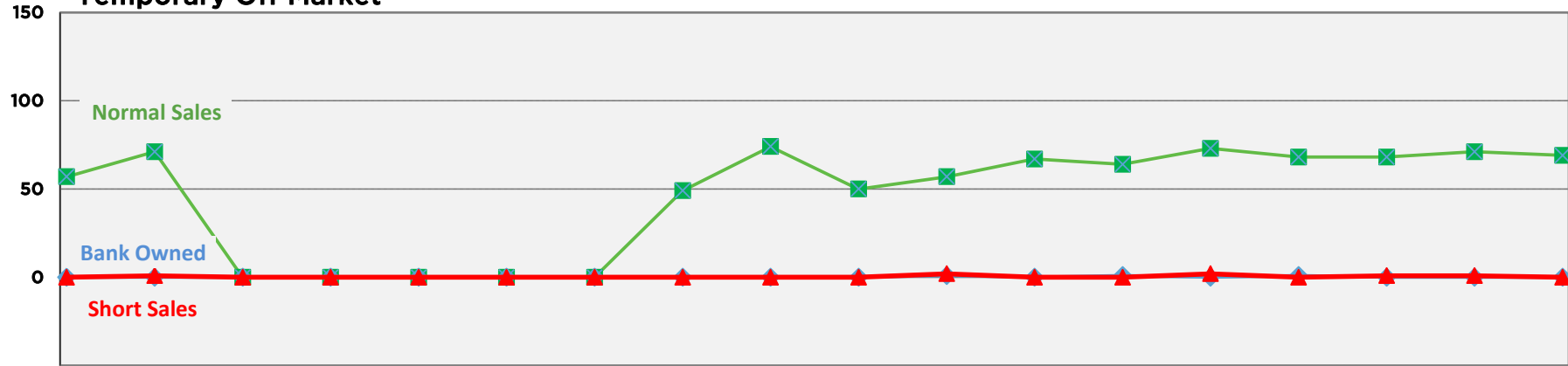


	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
BO	50	53	0	0	0	0	0	45	43	45	46	42	40	43	46	49	50	48
SS	38	35	0	0	0	0	0	46	45	49	50	51	53	46	49	50	52	49

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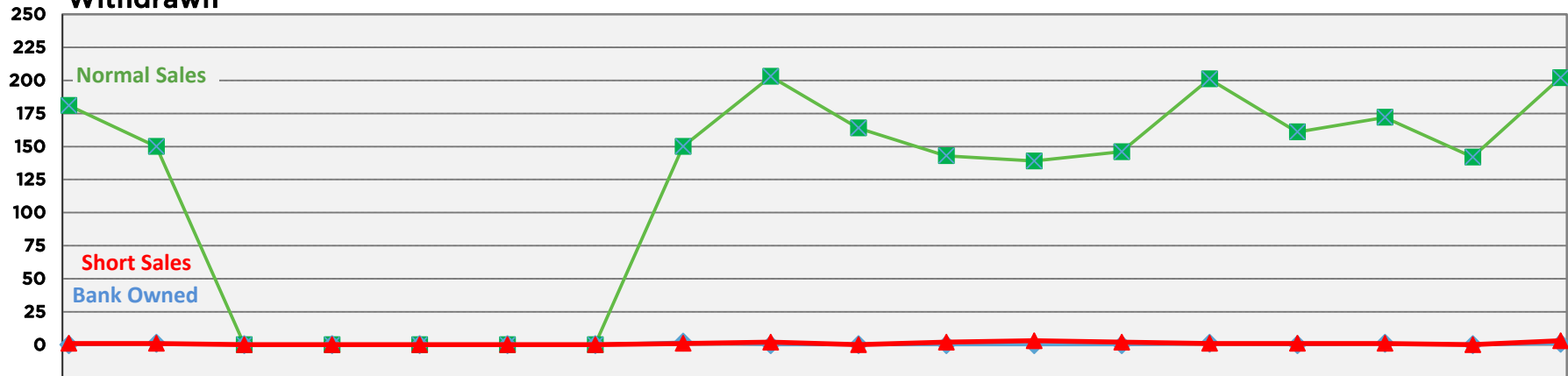
Single Family Homes

Temporary Off Market



	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	6/29
Norm	57	71	0	0	0	0	0	49	74	50	57	67	64	73	68	68	71	69
BO	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	0
SS	0	1	0	0	0	0	0	0	0	0	2	0	0	2	0	1	1	0

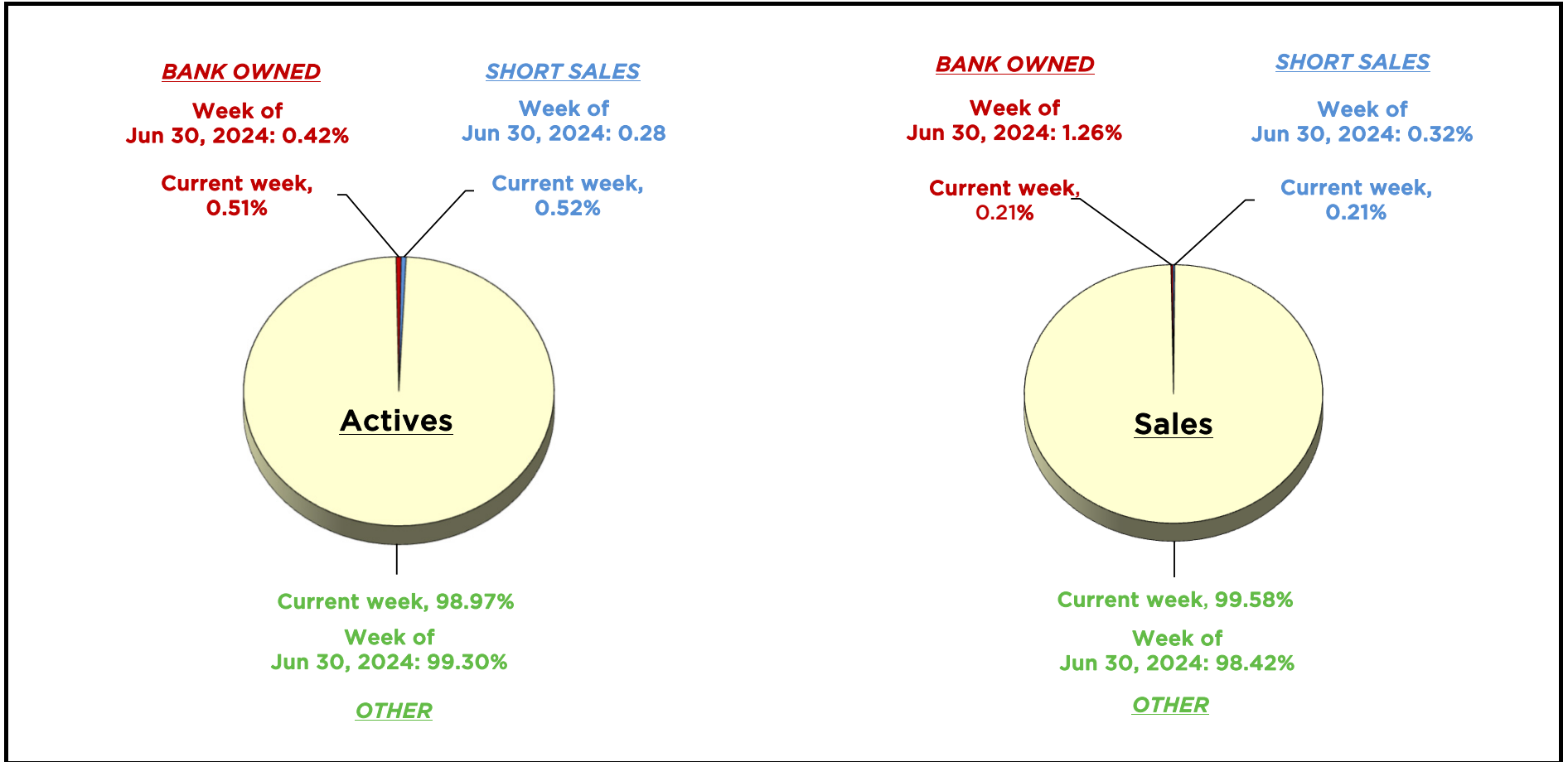
Withdrawn



	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	6/29
Norm	181	150	0	0	0	0	0	150	203	164	143	139	146	201	161	172	142	202
BO	0	1	0	0	0	0	0	2	0	0	0	0	0	1	0	1	0	1
SS	1	1	0	0	0	0	0	1	2	0	2	3	2	1	1	1	0	3

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There are 7 Single Family Homes available for the Median Price of \$442,000 (± \$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	\$442,000	4.0	2.0	2,137	\$206.83
Orange County		2	\$442,450	3.5	2.5	2,255	\$196.25
Apopka (North)	32712	2	\$442,450	3.5	2.5	2,255	\$196.25
Osceola County		4	\$442,000	3.8	2.5	2,233	\$197.98
Kissimmee (East)	34744	2	\$442,000	4.0	3.0	2,541	\$173.98
St Cloud / Narcoossee	34771	1	\$442,000	4.0	2.0	2,103	\$210.18
St Cloud / Canoe Creek	34772	1	\$442,000	3.0	2.0	1,746	\$253.15

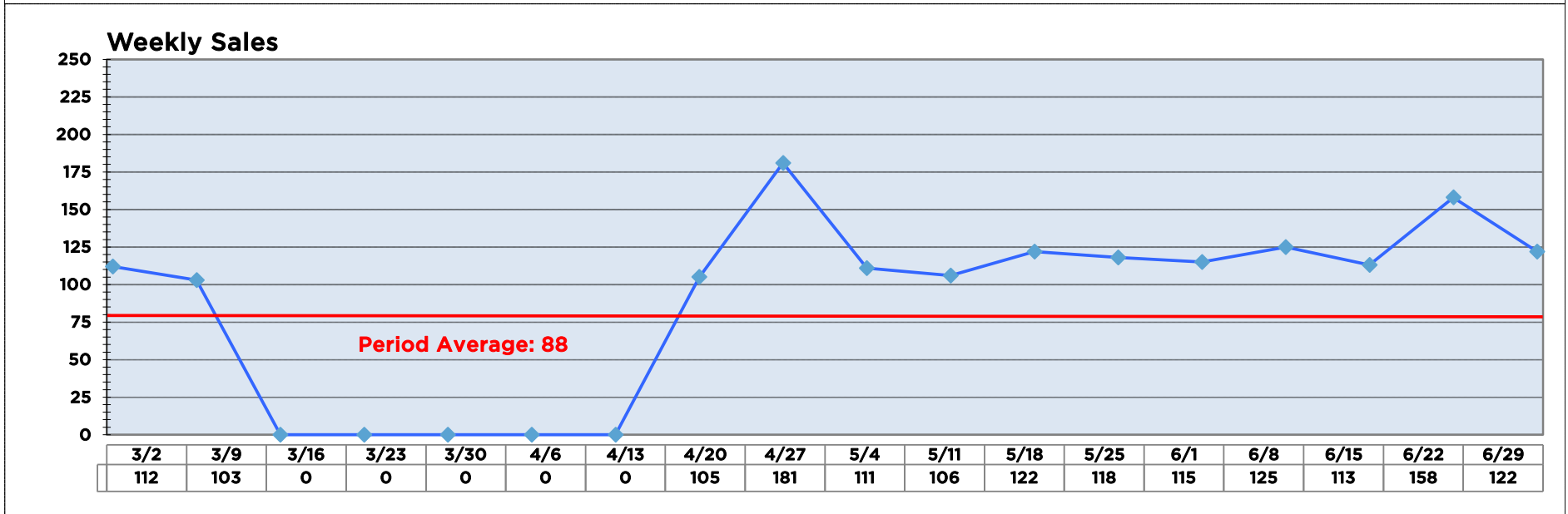
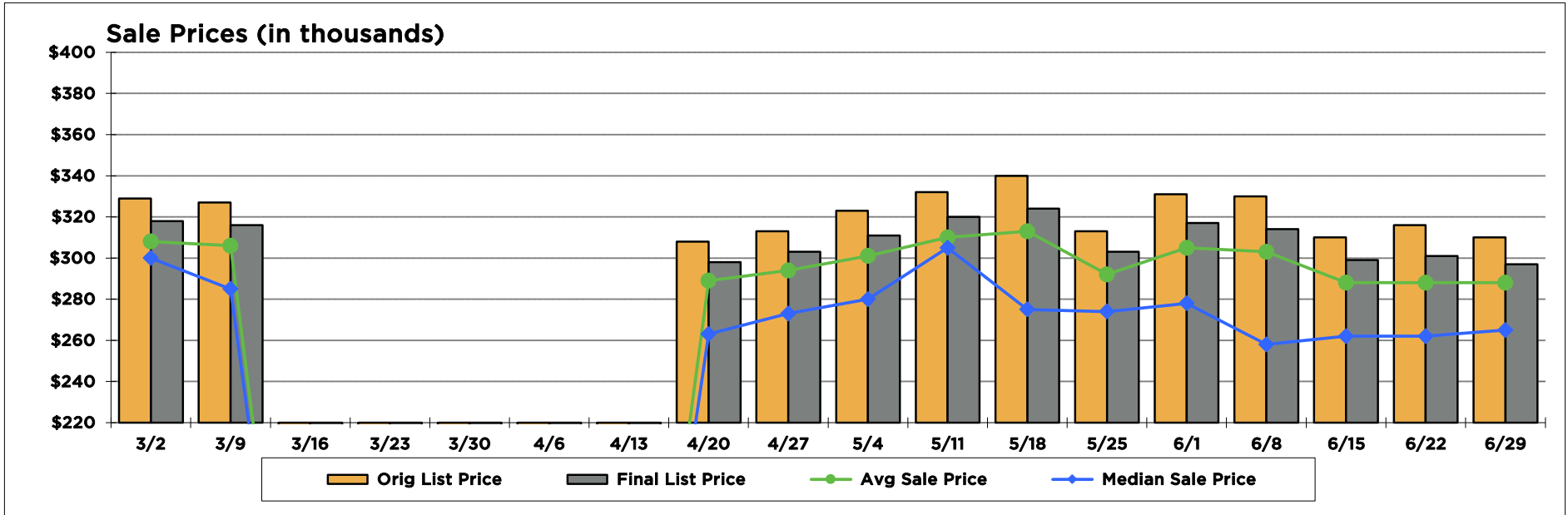
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	122	56	12	32	16	5	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	122	56	12	32	16	5	1
Active Listings	4,474	1,767	658	1,137	578	319	15
Bank Owned	12	6	2	3	1	0	0
Short Sales	26	5	9	10	2	0	0
Other	4,436	1,756	647	1,124	575	319	15
Months of Inventory	8.46	7.28	12.65	8.20	8.34	14.72	3.46
<u>List Price</u>							
Average Original List Price	\$309,673	\$188,510	\$301,635	\$367,353	\$458,172	\$564,580	\$1,695,000
Average Final List Price	\$296,973	\$176,518	\$283,777	\$354,587	\$446,981	\$549,380	\$1,695,000
<u>Sale Price</u>							
Average Price	\$287,817	\$166,381	\$270,742	\$347,697	\$437,575	\$543,980	\$1,700,000
Median Price	\$265,000	\$168,750	\$270,000	\$345,000	\$435,000	\$555,000	\$1,700,000
<u>Price Differences</u>							
Original to Final List Price	-\$12,700	-\$11,992	-\$17,858	-\$12,766	-\$11,191	-\$15,200	\$0
Original List to Sale Price - \$	-\$21,856	-\$22,129	-\$30,893	-\$19,656	-\$20,597	-\$20,600	\$5,000
Final List to Sale Price - \$	-\$9,156	-\$10,137	-\$13,035	-\$6,890	-\$9,406	-\$5,400	\$5,000
Original List to Sale Price - %	92.94%	88.26%	89.76%	94.65%	95.50%	96.35%	100.29%
Final List to Sale Price - %	96.92%	94.26%	95.41%	98.06%	97.90%	99.02%	100.29%
<u>Days on the Market</u>							
Avg Days Listing to Contract	76	81	115	70	55	37	52
Combined Avg Days to Contract	86	91	138	82	55	37	52
Avg Days Listing to Closing	116	129	144	107	87	70	80
Avg Days Contract to Close	40	48	29	37	31	32	28
<u>Beds / Baths</u>							
Average Bedrooms	2	2	2	3	3	3	3
Average Full Baths	2	2	2	2	3	2	3
Average Half Baths	0	0	0	1	0	1	1
<u>Square Footage</u>							
Average Square Feet	1,315	973	1,260	1,546	1,778	1,823	3,761

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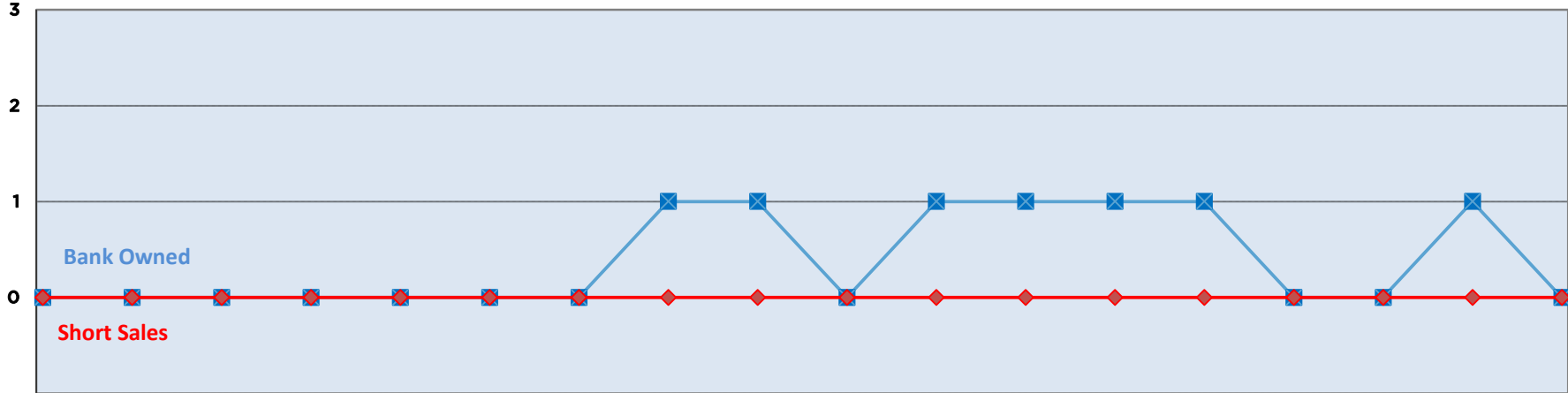
Condos, Townhomes, Villas



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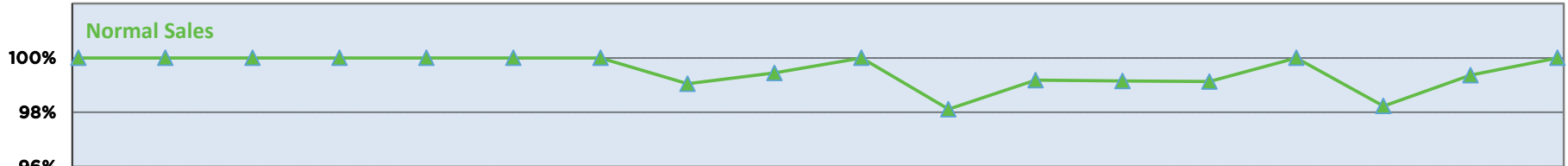
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Foreclosure Sales

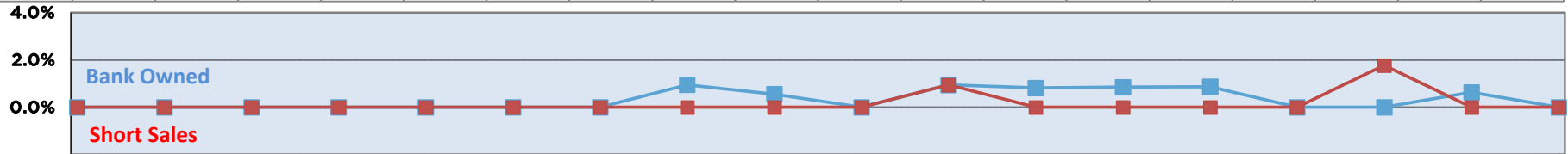


	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
BO	0	0	0	0	0	0	0	1	1	0	1	1	1	1	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	6/29
Normal	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%	100.00

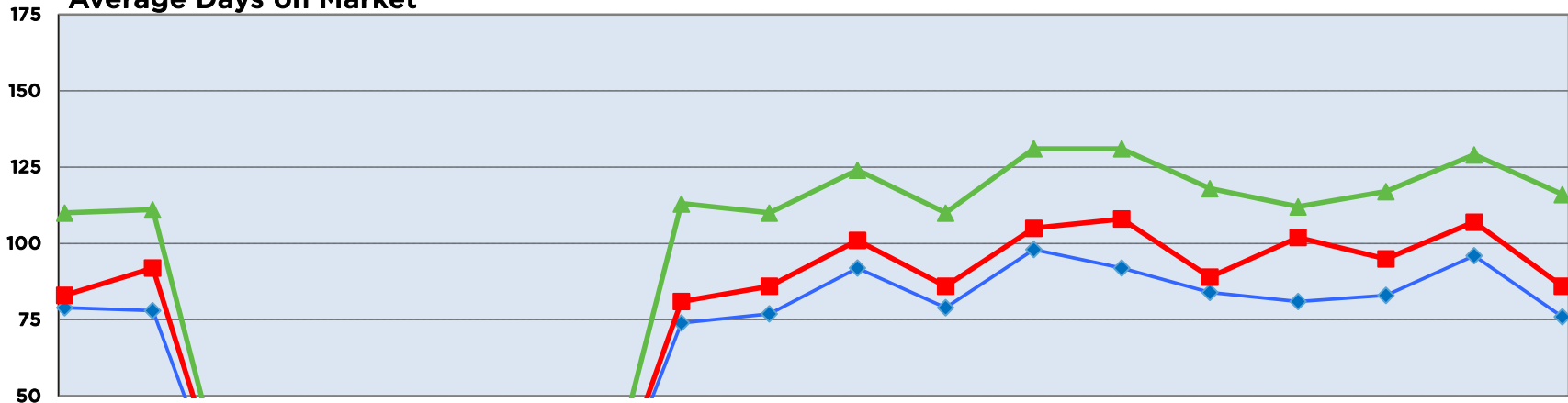


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BO	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%

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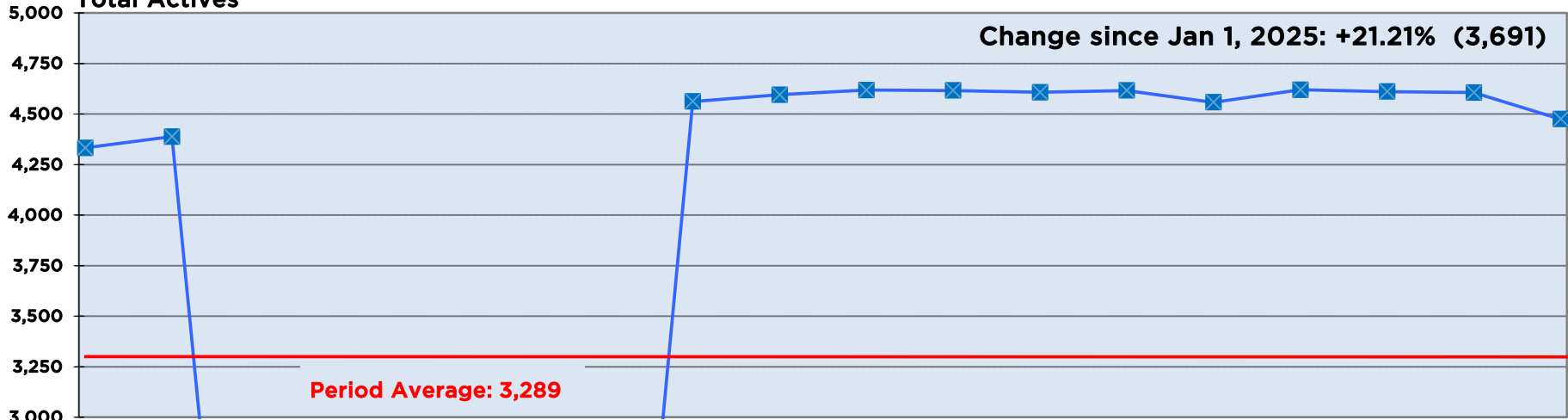
Condos, Townhomes, Villas

Average Days on Market



	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	6/29
ListToContract	79	78	0	0	0	0	0	74	77	92	79	98	92	84	81	83	96	76
CombDaysOnMkt	83	92	0	0	0	0	0	81	86	101	86	105	108	89	102	95	107	86
ListToClose	110	111	0	0	0	0	0	113	110	124	110	131	131	118	112	117	129	116

Total Actives

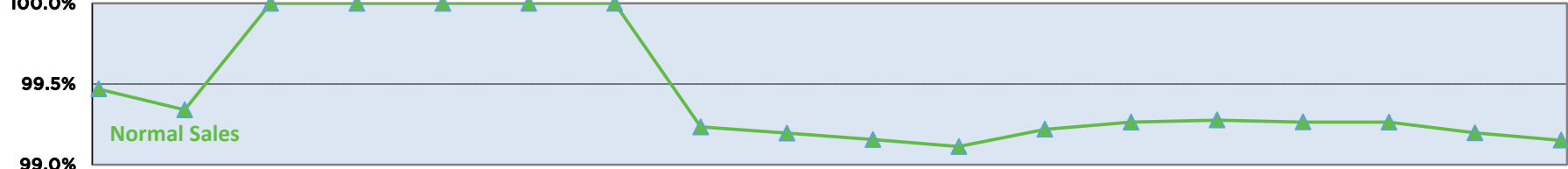


	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
Total Actives	4,332	4,388	0	0	0	0	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606	4,474

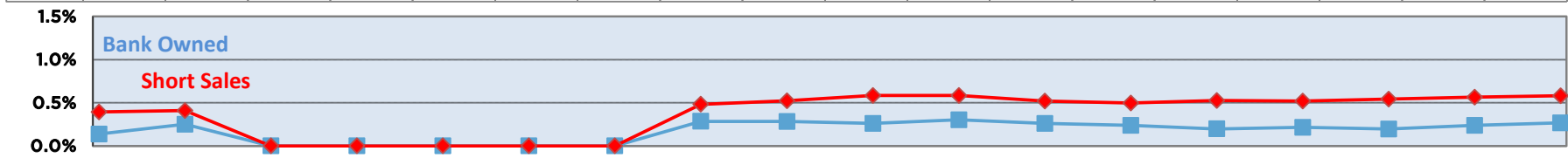
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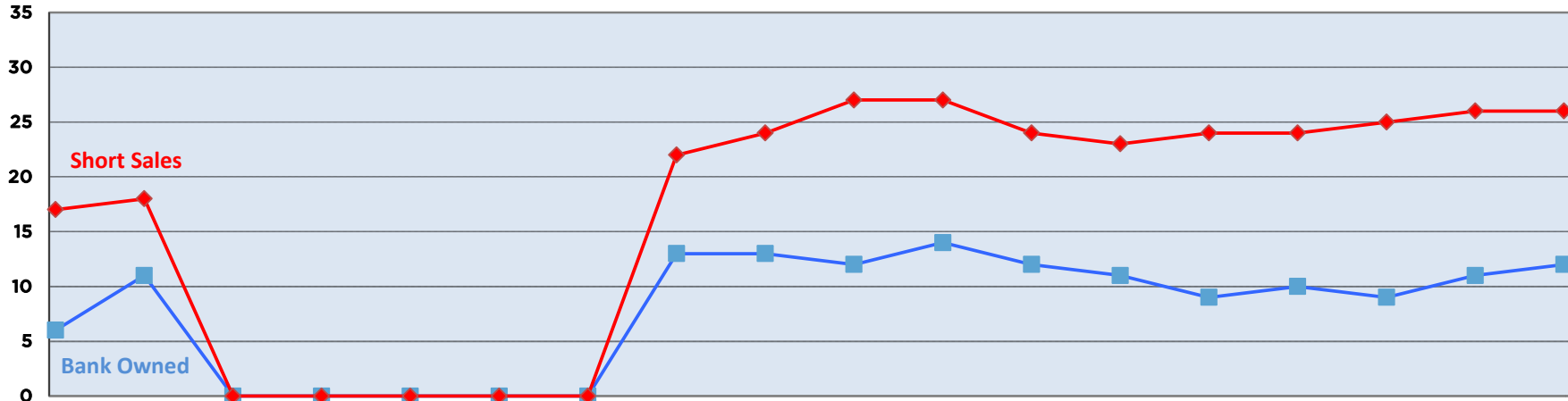


Normal	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
	99.47%	99.34%	100.00%	100.00%	100.00%	100.00%	100.00%	99.23%	99.19%	99.16%	99.11%	99.22%	99.26%	99.28%	99.26%	99.26%	99.20%	99.15%



BO	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	6/29
	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%	0.27%
SS	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	6/29
	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%	0.58%

Active Foreclosures

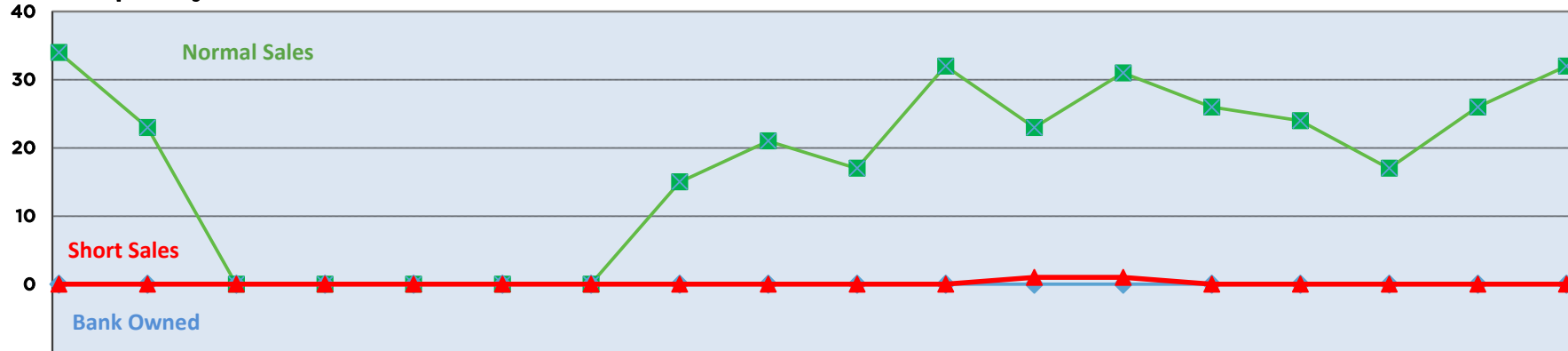


BO	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
	6	11	0	0	0	0	0	13	13	12	14	12	11	9	10	9	11	12
SS	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
	17	18	0	0	0	0	0	22	24	27	27	24	23	24	24	25	26	26

Monday Morning Quarterback
06/29/2025 - 07/05/2025
Lake, Orange, Osceola & Seminole Counties

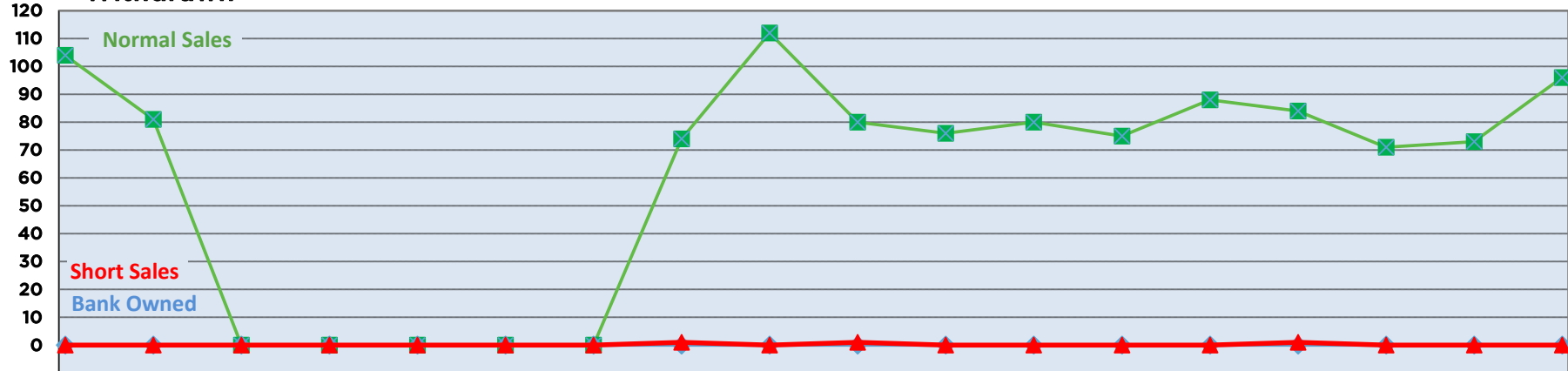
Condos, Townhomes, Villas

Temporary Off Market



	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	6/29
Norm	34	23	0	0	0	0	0	15	21	17	32	23	31	26	24	17	26	32
BO	0	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	1	1	0	0	0	0	0

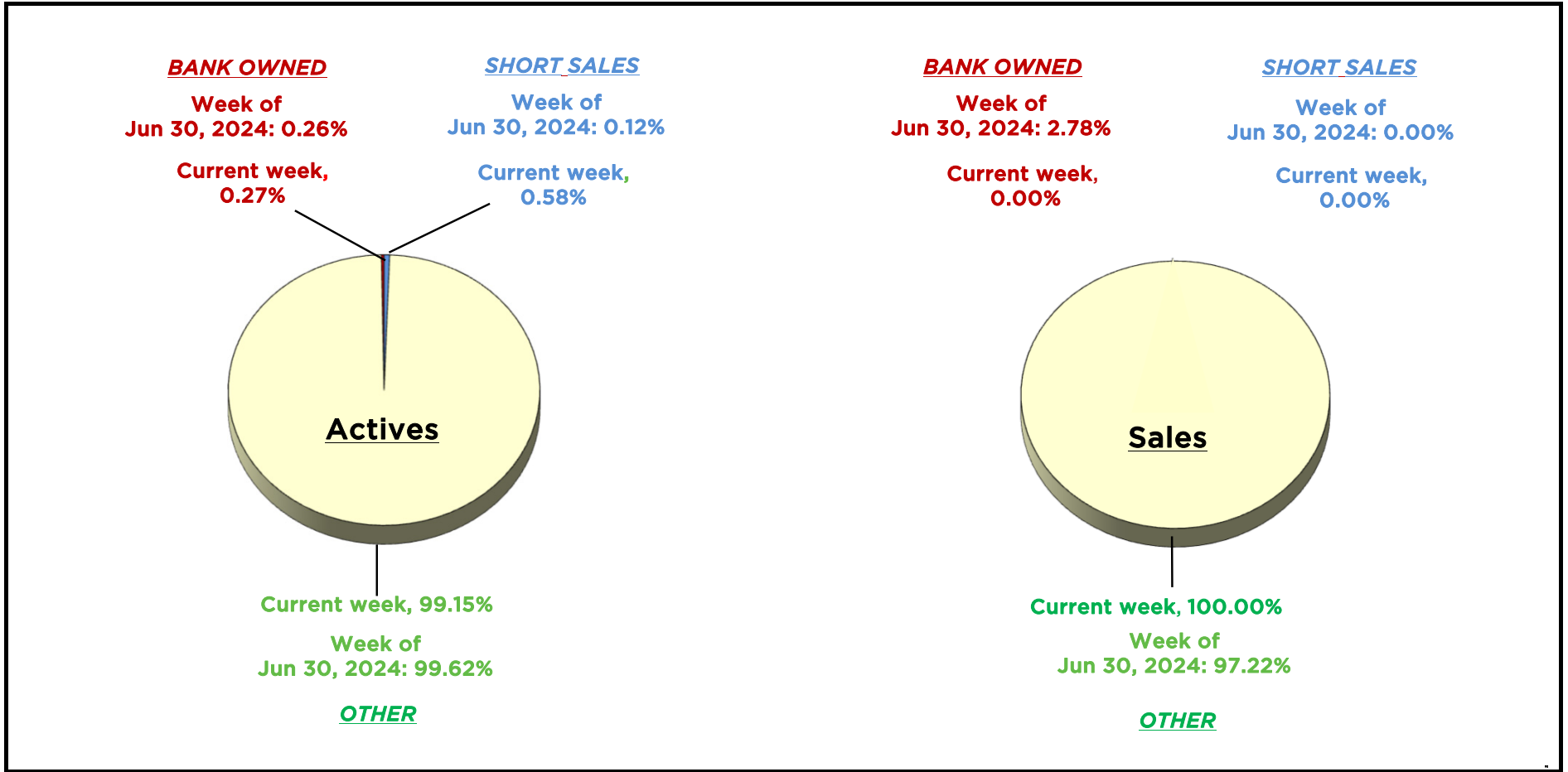
Withdrawn



	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	6/29
Norm	104	81	0	0	0	0	0	74	112	80	76	80	75	88	84	71	73	96
BO	0	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	1	0	1	0	0	0	0	1	0	0	0

Monday Morning Quarterback
06/29/2025 - 07/05/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
06/29/2025 - 07/05/2025
Lake, Orange, Osceola & Seminole Counties

There are 39 Condos, Villas, or Townhomes available for the Median Price of \$265,000 (± \$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		6	\$265,083	2.0	2.0	1,276	\$207.80
Apopka / Hunt Club	32703	1	\$265,500	2.0	2.0	1,223	\$217.09
Altamonte Springs / Forest City	32714	1	\$265,000	2.0	2.0	1,378	\$192.31
Fern Park/Casselberry	32730	1	\$265,000	2.0	2.0	1,296	\$204.48
Sanford (South)	32773	1	\$265,000	2.0	2.0	1,289	\$205.59
Winter Park	32792	2	\$265,000	2.0	2.0	1,234	\$214.75
Orange County		17	\$264,954	2.3	1.9	1,202	\$220.51
Orlando (Downtown)	32801	1	\$265,000	1.0	1.0	771	\$343.71
Orlo Vista	32811	2	\$265,000	3.5	2.0	1,491	\$177.73
Williamsburg / Lake Bryan	32821	4	\$265,000	1.8	2.0	1,028	\$257.84
Ventura	32822	1	\$264,900	2.0	2.0	1,200	\$220.75
Research Park	32826	1	\$265,000	2.0	2.0	899	\$294.77
Waterford Lakes	32828	1	\$264,900	2.0	2.0	1,013	\$261.50
Union Park / Chickasaw	32829	2	\$265,000	3.0	2.0	1,328	\$199.55
Moss Park	32832	1	\$264,900	2.0	2.0	1,071	\$247.34
Metro West / Orlo Vista	32835	3	\$264,840	2.7	2.0	1,486	\$178.22
Winter Garden / Oakland	34787	1	\$265,000	2.0	2.0	1,265	\$209.49
Osceola County		13	\$265,000	2.9	2.2	1,320	\$200.71
Davenport	33896	1	\$265,000	3.0	2.0	1,244	\$213.02
Kissimmee (Central)	34741	5	\$265,000	3.4	2.4	1,461	\$181.43
Kissimmee / Celebration	34747	6	\$265,000	2.7	2.0	1,227	\$216.03
St Cloud / Canoe Creek	34772	1	\$265,000	2.0	2.0	1,257	\$210.82
Lake County		3	\$265,000	2.0	2.0	1,338	\$198.01
Tavares / Mt Plymouth	32778	2	\$265,000	2.0	2.0	1,382	\$191.75
Leesburg (West)	34748	1	\$265,000	2.0	2.0	1,251	\$211.83