



Monday Morning Quarterback Summary

Week of August 10, 2025 - August 16, 2025

Single-family existing homes

- Sales of single-family homes increased to 422 during the week of August 10, from 361 the week prior
- The median price of single family homes increased to \$445,000 a change of 6.0%
- The number of single-family home foreclosure transactions decreased to 1 from 2 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 45, and now sits at 9,235

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 115 during the week of August 10, from 111 the week prior
- The median price of condos, townhomes, and villas decreased to \$245,900 a change of -8.9%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory decreased by 21, and now sits at 4,477

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

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

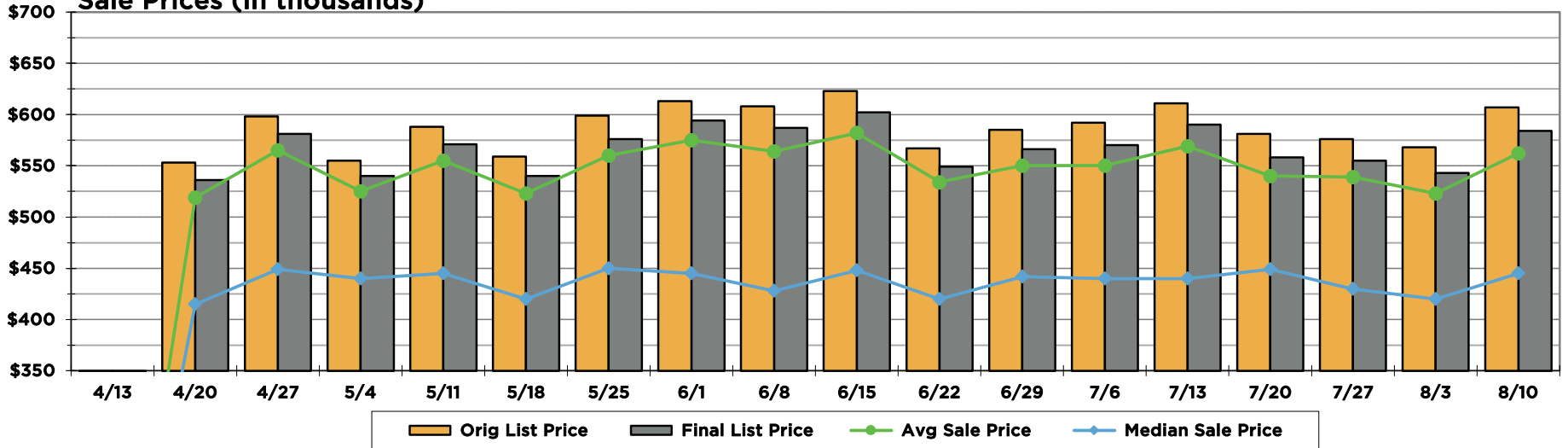
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	422	41	26	100	96	126	33
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	421	40	26	100	96	126	33
Active Listings	9,235	598	529	1,911	1,912	3,371	914
Bank Owned	40	10	8	10	7	4	1
Short Sales	63	7	7	24	14	9	2
Other	9,132	581	514	1,877	1,891	3,358	911
Months of Inventory	5.05	3.37	4.70	4.41	4.60	6.17	6.39
<u>List Price</u>							
Average Original List Price	\$606,940	\$218,870	\$297,146	\$377,189	\$473,735	\$706,300	\$2,037,509
Average Final List Price	\$583,788	\$206,195	\$285,835	\$368,000	\$455,852	\$679,086	\$1,949,885
<u>Sale Price</u>							
Average Price	\$561,714	\$186,471	\$278,188	\$358,765	\$444,659	\$660,836	\$1,828,368
Median Price	\$445,000	\$195,000	\$280,000	\$358,250	\$447,250	\$635,000	\$1,450,000
<u>Price Differences</u>							
Original to Final List Price	-\$23,152	-\$12,675	-\$11,311	-\$9,189	-\$17,883	-\$27,214	-\$87,624
Original List to Sale Price - \$	-\$45,226	-\$32,399	-\$18,958	-\$18,424	-\$29,076	-\$45,464	-\$209,141
Final List to Sale Price - \$	-\$22,074	-\$19,724	-\$7,647	-\$9,235	-\$11,193	-\$18,250	-\$121,517
Original List to Sale Price - %	92.55%	85.20%	93.62%	95.12%	93.86%	93.56%	89.74%
Final List to Sale Price - %	96.22%	90.43%	97.32%	97.49%	97.54%	97.31%	93.77%
<u>Days on the Market</u>							
Avg Days Listing to Contract	64	66	94	55	62	61	75
Combined Avg Days to Contract	74	78	113	66	67	72	95
Avg Days Listing to Closing	98	97	138	89	95	97	106
Avg Days Contract to Close	34	30	42	33	32	35	30
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,148	1,196	1,275	1,640	1,998	2,618	4,195

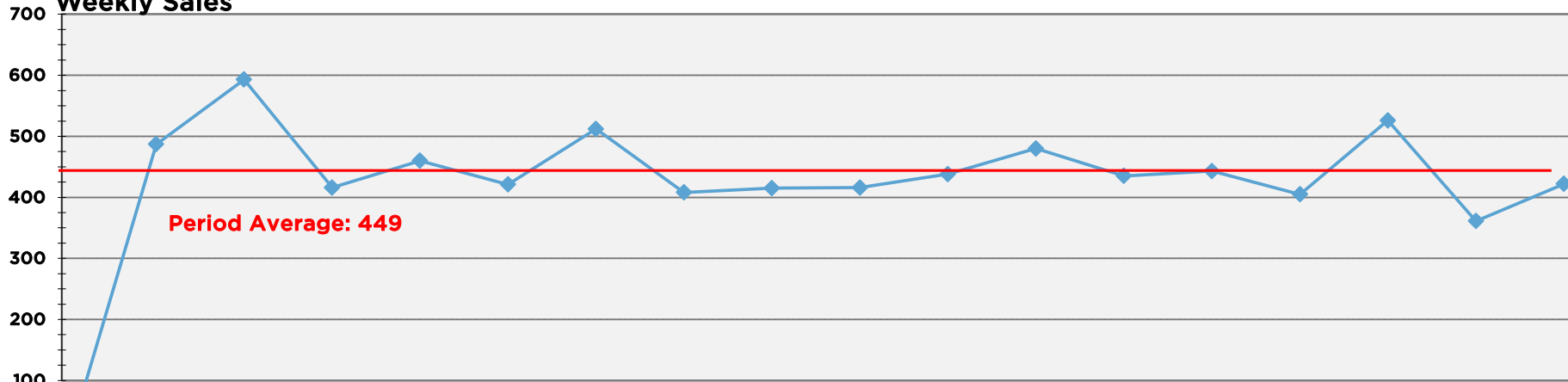
Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



Weekly Sales

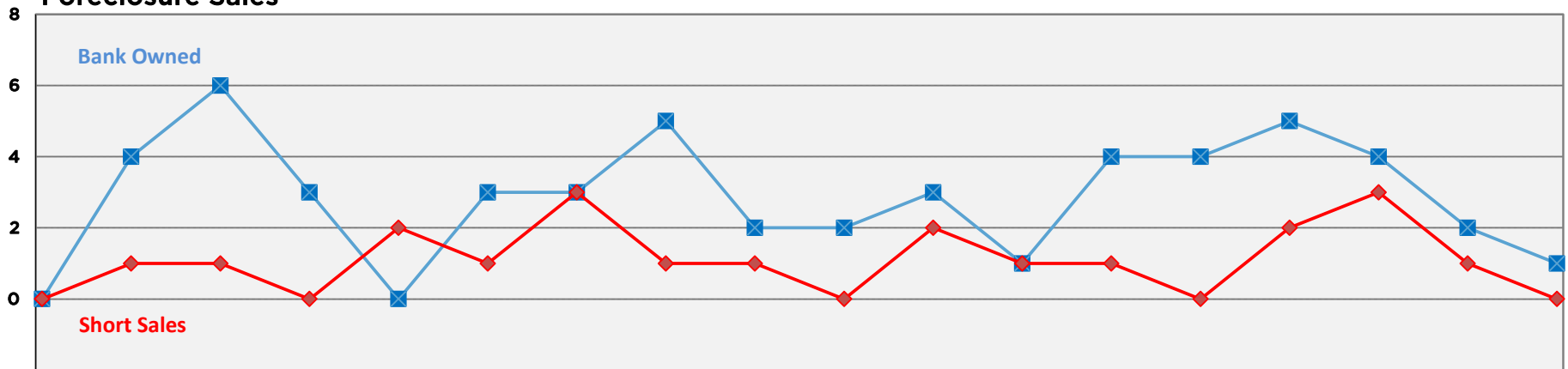


4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
0	487	593	416	460	421	512	408	415	416	438	480	435	443	405	526	361	422

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

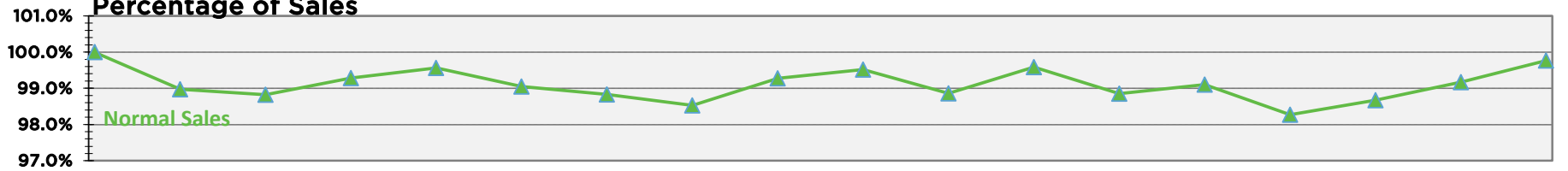
Single Family Homes

Foreclosure Sales

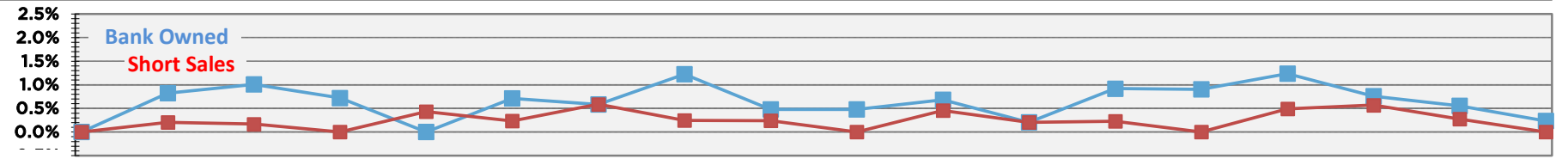


	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
BO	0	4	6	3	0	3	3	5	2	2	3	1	4	4	5	4	2	1
SS	0	1	1	0	2	1	3	1	1	0	2	1	1	0	2	3	1	0

Percentage of Sales



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Normal	100.00%	98.97%	98.82%	99.28%	99.57%	99.05%	98.83%	98.53%	99.28%	99.52%	98.86%	99.58%	98.85%	99.10%	98.27%	98.67%	99.17%	99.76%

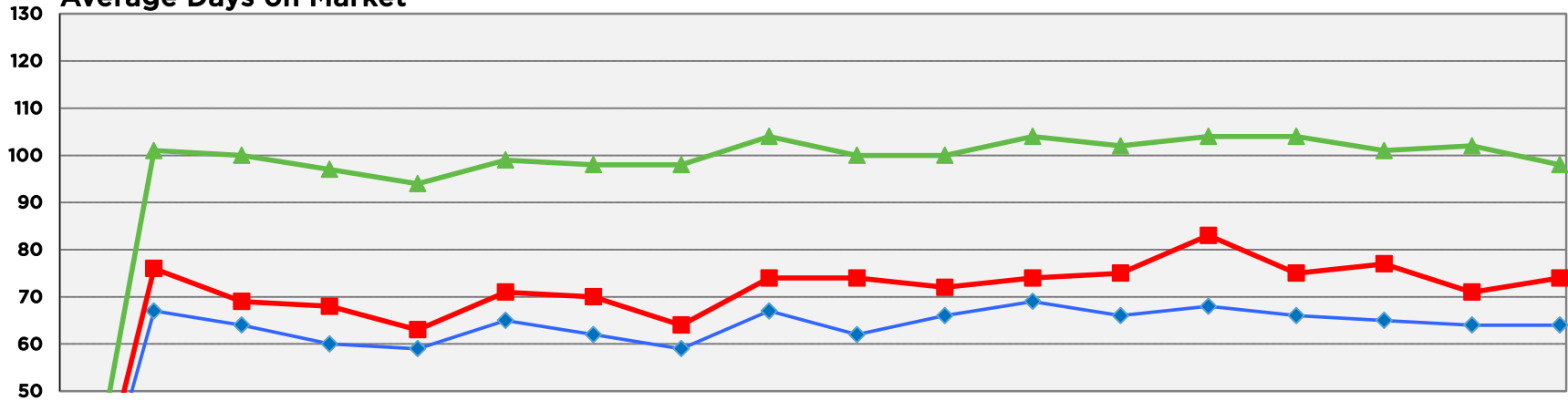


	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
BO	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%
SS	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

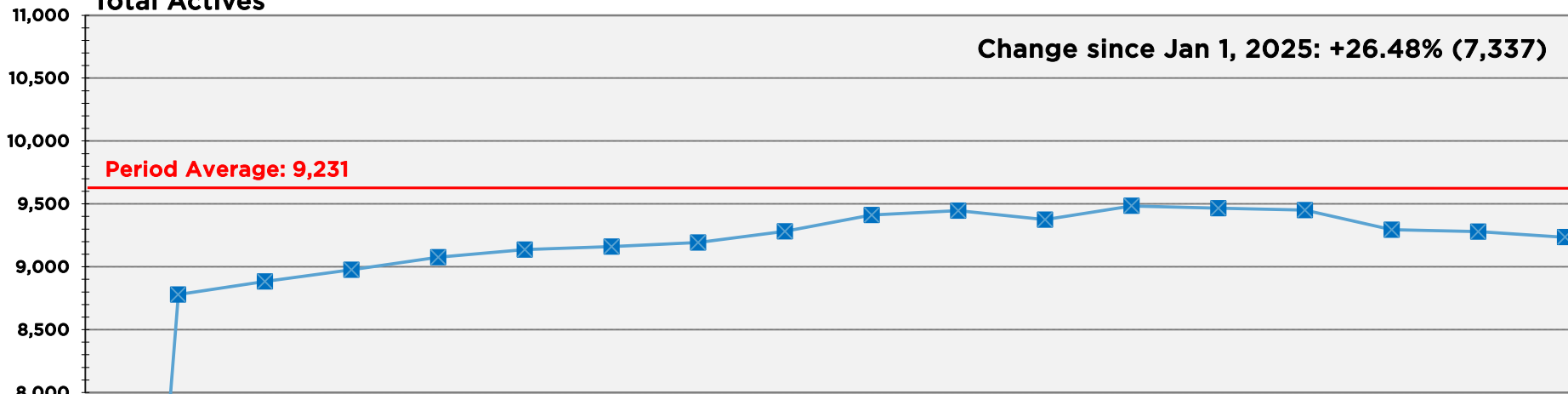
Single Family Homes

Average Days on Market



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
ListToContract	0	67	64	60	59	65	62	59	67	62	66	69	66	68	66	65	64	64
CombDaysOnMkt	0	76	69	68	63	71	70	64	74	74	72	74	75	83	75	77	71	74
ListToClose	0	101	100	97	94	99	98	98	104	100	100	104	102	104	104	101	102	98

Total Actives

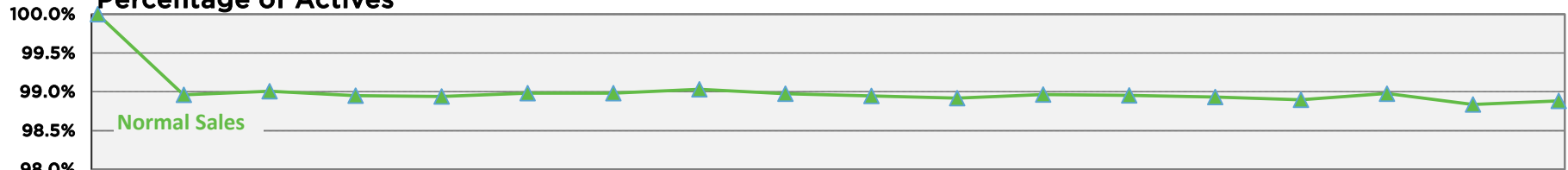


4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
0	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235

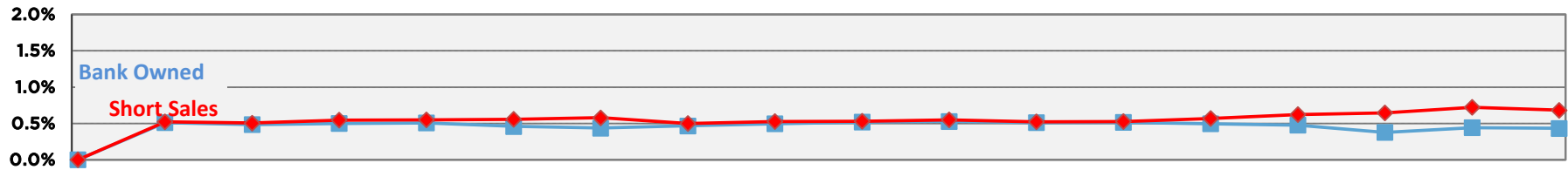
Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

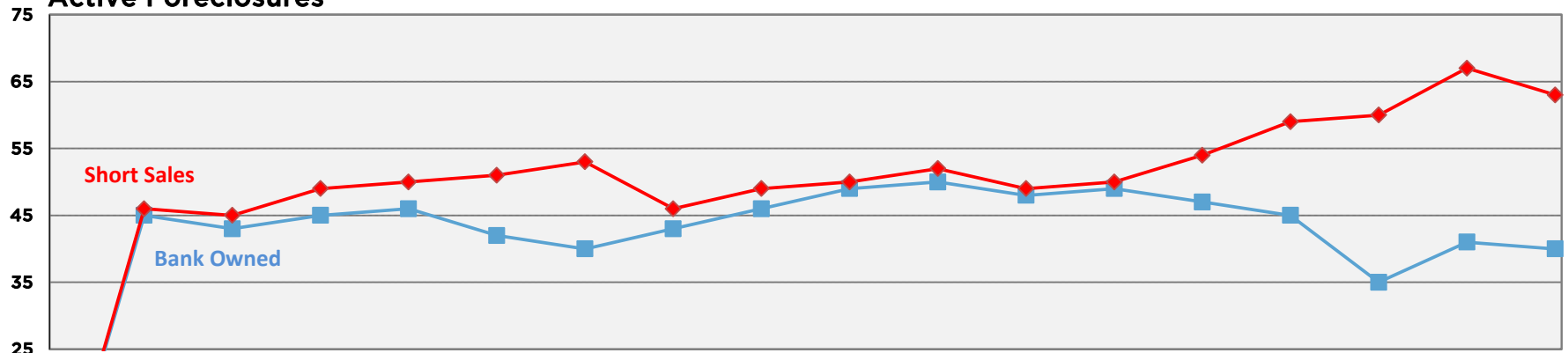


	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Normal	100.00	98.96%	99.01%	98.95%	98.94%	98.98%	98.98%	99.03%	98.98%	98.95%	98.92%	98.97%	98.96%	98.93%	98.90%	98.98%	98.84%	98.88%



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
BO	0.00%	0.51%	0.48%	0.50%	0.51%	0.46%	0.44%	0.47%	0.50%	0.52%	0.53%	0.51%	0.52%	0.50%	0.48%	0.38%	0.44%	0.43%
SS	0.00%	0.52%	0.51%	0.55%	0.55%	0.56%	0.58%	0.50%	0.53%	0.53%	0.55%	0.52%	0.53%	0.57%	0.62%	0.65%	0.72%	0.68%

Active Foreclosures

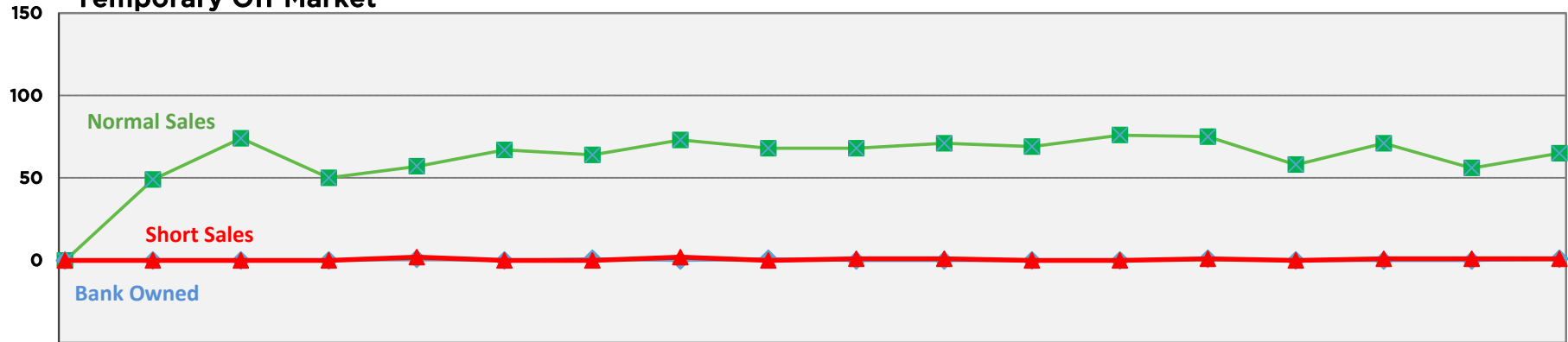


	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
BO	0	45	43	45	46	42	40	43	46	49	50	48	49	47	45	35	41	40
SS	0	46	45	49	50	51	53	46	49	50	52	49	50	54	59	60	67	63

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

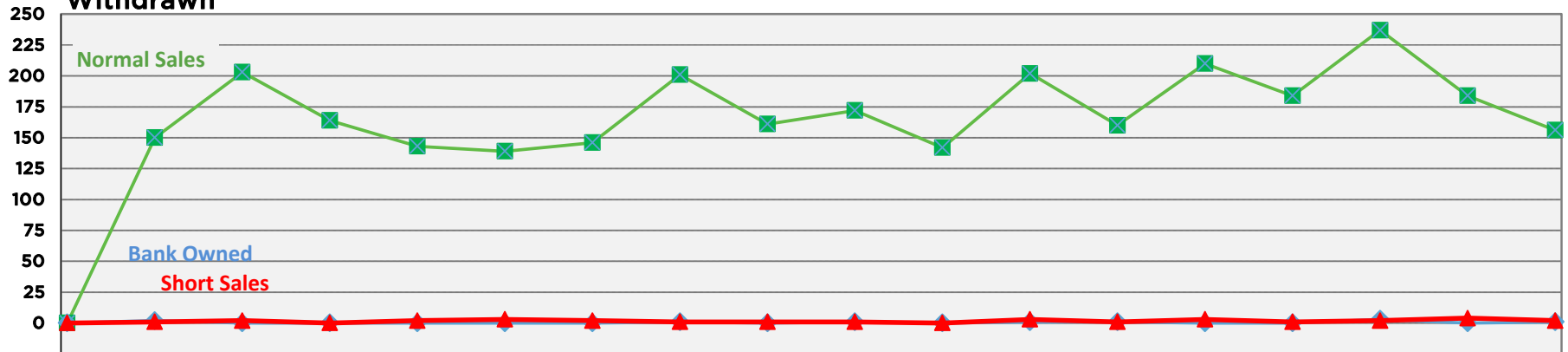
Single Family Homes

Temporary Off Market



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Norm	0	49	74	50	57	67	64	73	68	68	71	69	76	75	58	71	56	65
BO	0	0	0	0	1	0	1	0	1	0	0	0	0	1	0	0	0	1
SS	0	0	0	0	2	0	0	2	0	1	1	0	0	1	0	1	1	1

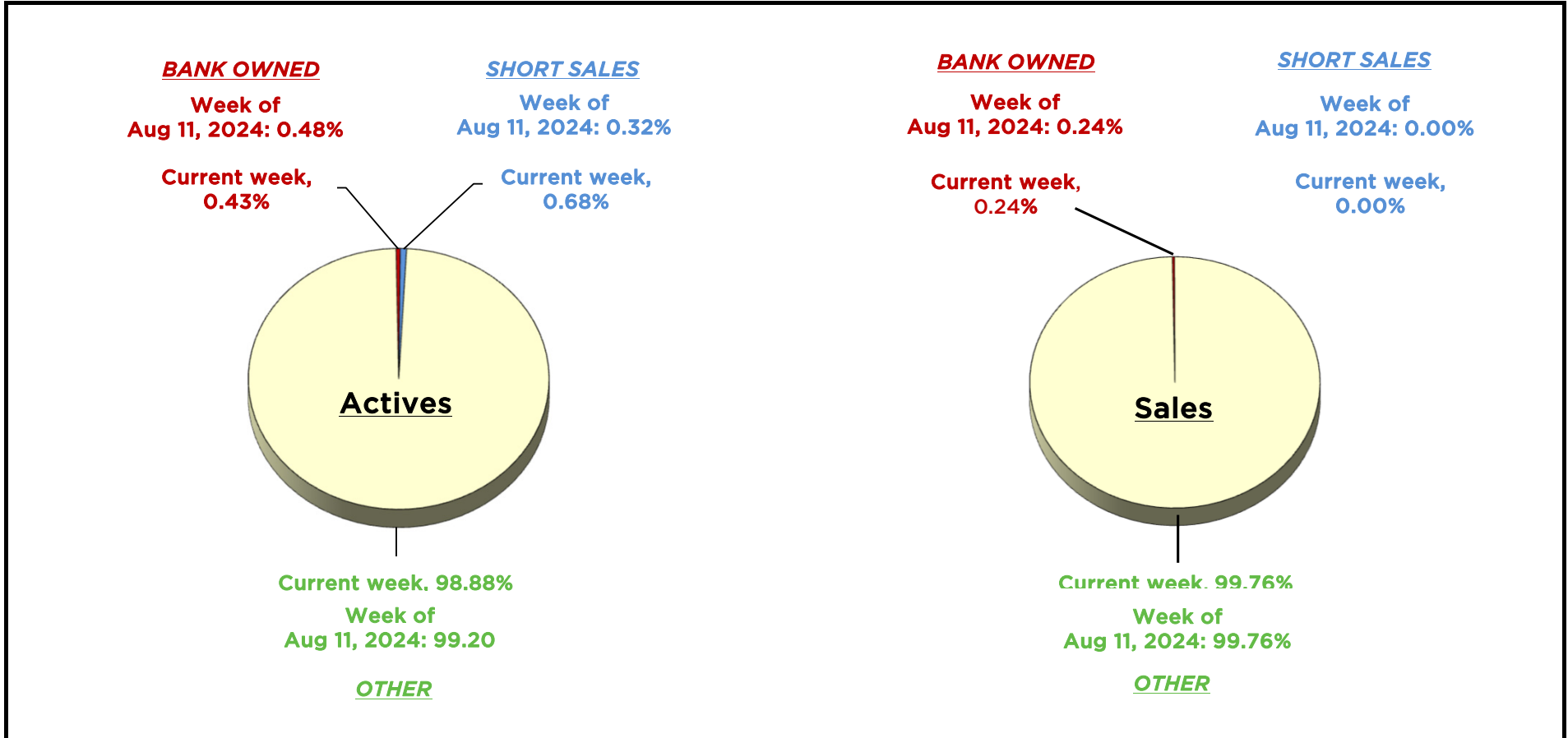
Withdrawn



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Norm	0	150	203	164	143	139	146	201	161	172	142	202	160	210	184	237	184	156
BO	0	2	0	0	0	0	0	1	0	1	0	1	1	0	0	3	0	1
SS	0	1	2	0	2	3	2	1	1	1	0	3	1	3	1	2	4	2

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

There are 41 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>
Seminole County		3	\$444,967	3.7	2.0	1,773	\$250.97
Longwood (East)	32750	2	\$444,950	3.5	2.0	1,746	\$254.91
Sanford / Lake Forest	32771	1	\$445,000	4.0	2.0	1,828	\$243.44
Orange County		11	\$444,982	3.4	2.1	1,833	\$242.80
Apopka (North)	32712	1	\$445,000	4.0	2.0	2,254	\$197.43
Delaney / Crystal Lake	32806	1	\$445,000	3.0	1.0	734	\$606.27
Lockhart	32810	1	\$445,000	3.0	2.0	1,472	\$302.31
Conway	32812	1	\$445,000	3.0	2.0	1,717	\$259.17
Hiawassee	32818	1	\$445,000	4.0	3.0	2,222	\$200.27
Ventura	32822	1	\$445,000	3.0	2.0	1,949	\$228.32
Rio Pinar / Union Park	32825	1	\$444,900	3.0	2.0	1,920	\$231.72
Union Park / Chickasaw	32829	1	\$445,000	4.0	3.0	2,399	\$185.49
Hunters Creek	32837	1	\$445,000	3.0	2.0	1,876	\$237.21
Ocoee	34761	2	\$444,950	3.5	2.0	1,809	\$246.03
Osceola County		14	\$444,942	3.8	2.1	2,054	\$216.59
Kissimmee (East)	34744	3	\$445,000	3.3	2.0	1,805	\$246.58
Kissimmee (West) / Pleasant Hill	34746	3	\$444,933	4.0	2.3	2,116	\$210.30
Kissimmee / Celebration	34747	2	\$445,000	5.0	2.0	2,438	\$182.53
St Cloud / Narcoossee	34771	3	\$444,800	3.3	2.0	1,964	\$226.44
St Cloud / Canoe Creek	34772	3	\$444,997	3.7	2.0	2,077	\$214.28
Lake County		13	\$444,985	3.5	2.1	2,158	\$206.18
Eustis (East)	32736	1	\$445,000	4.0	2.0	1,863	\$238.86
Mount Dora	32757	3	\$445,000	3.3	2.0	2,189	\$203.32
Clermont (Central)	34711	2	\$444,950	3.0	2.0	2,220	\$200.43
Clermont (South)	34714	4	\$444,975	3.5	2.3	2,084	\$213.57
Fruitland Park	34731	1	\$445,000	4.0	2.0	2,238	\$198.84
Leesburg (West)	34748	1	\$445,000	3.0	2.0	2,282	\$195.00
Mascotte	34753	1	\$445,000	4.0	2.0	2,334	\$190.66

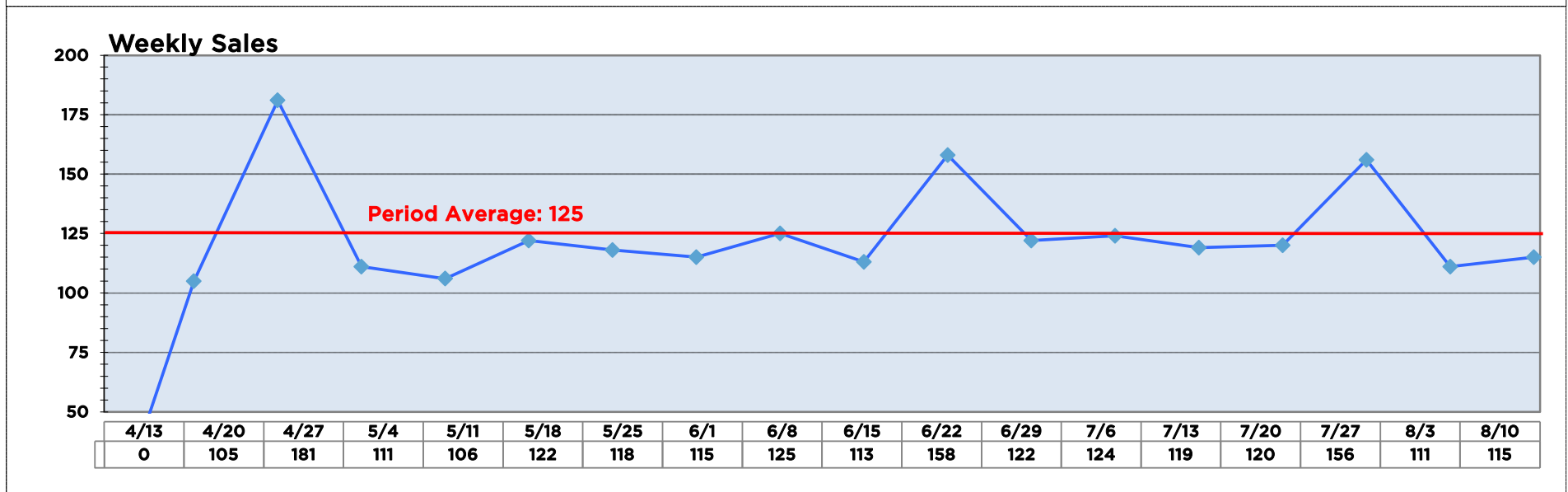
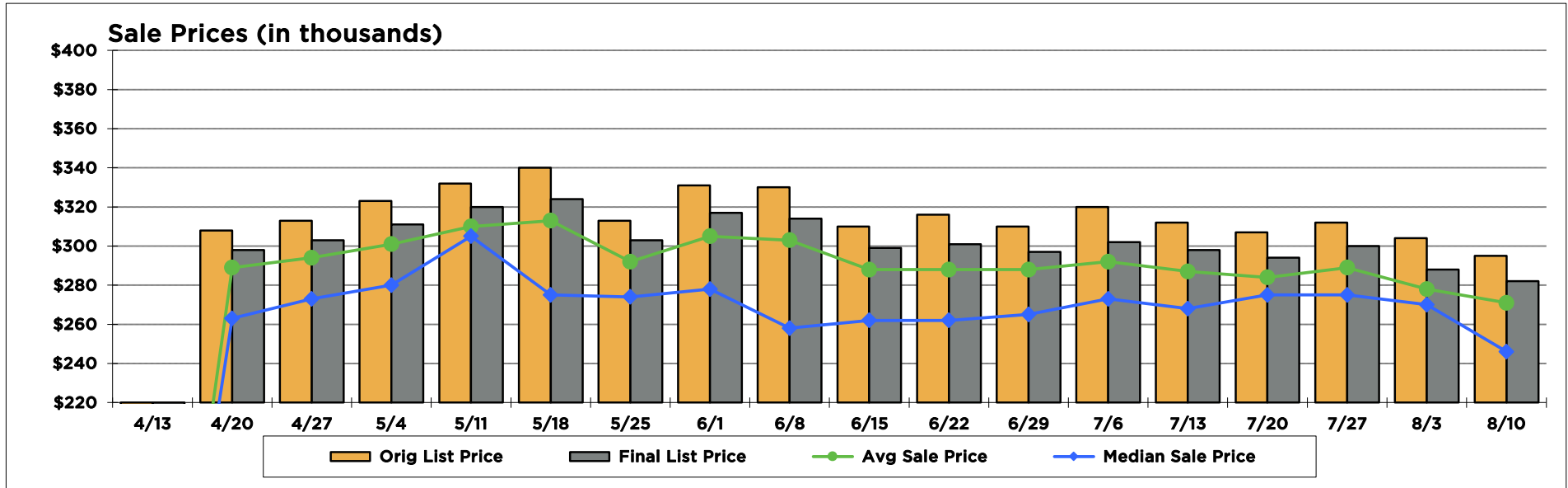
Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	115	58	16	27	8	5	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	114	57	16	27	8	5	1
Active Listings	4,477	1,804	649	1,140	550	317	17
Bank Owned	15	8	3	3	1	0	0
Short Sales	29	6	11	10	2	0	0
Other	4,433	1,790	635	1,127	547	317	17
Months of Inventory	8.98	7.18	9.36	9.74	15.87	14.63	3.92
<u>List Price</u>							
Average Original List Price	\$295,456	\$183,577	\$291,814	\$361,674	\$434,362	\$628,760	\$2,277,000
Average Final List Price	\$282,273	\$168,996	\$277,694	\$346,885	\$428,725	\$628,760	\$2,277,000
<u>Sale Price</u>							
Average Price	\$271,450	\$159,609	\$269,512	\$337,752	\$417,500	\$612,600	\$2,125,000
Median Price	\$245,900	\$156,500	\$265,000	\$330,000	\$412,500	\$539,000	\$2,125,000
<u>Price Differences</u>							
Original to Final List Price	-\$13,183	-\$14,581	-\$14,120	-\$14,789	-\$5,637	\$0	\$0
Original List to Sale Price - \$	-\$24,006	-\$23,968	-\$22,302	-\$23,922	-\$16,862	-\$16,160	-\$152,000
Final List to Sale Price - \$	-\$10,823	-\$9,387	-\$8,182	-\$9,133	-\$11,225	-\$16,160	-\$152,000
Original List to Sale Price - %	91.87%	86.94%	92.36%	93.39%	96.12%	97.43%	93.32%
Final List to Sale Price - %	96.17%	94.45%	97.05%	97.37%	97.38%	97.43%	93.32%
<u>Days on the Market</u>							
Avg Days Listing to Contract	85	110	69	67	47	17	20
Combined Avg Days to Contract	99	120	81	71	118	41	20
Avg Days Listing to Closing	119	145	103	98	73	62	55
Avg Days Contract to Close	33	34	33	30	25	44	34
<u>Beds / Baths</u>							
Average Bedrooms	2	2	2	3	3	2	2
Average Full Baths	2	2	2	2	3	2	3
Average Half Baths	0	0	0	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,325	1,028	1,321	1,639	1,904	1,935	2,450

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

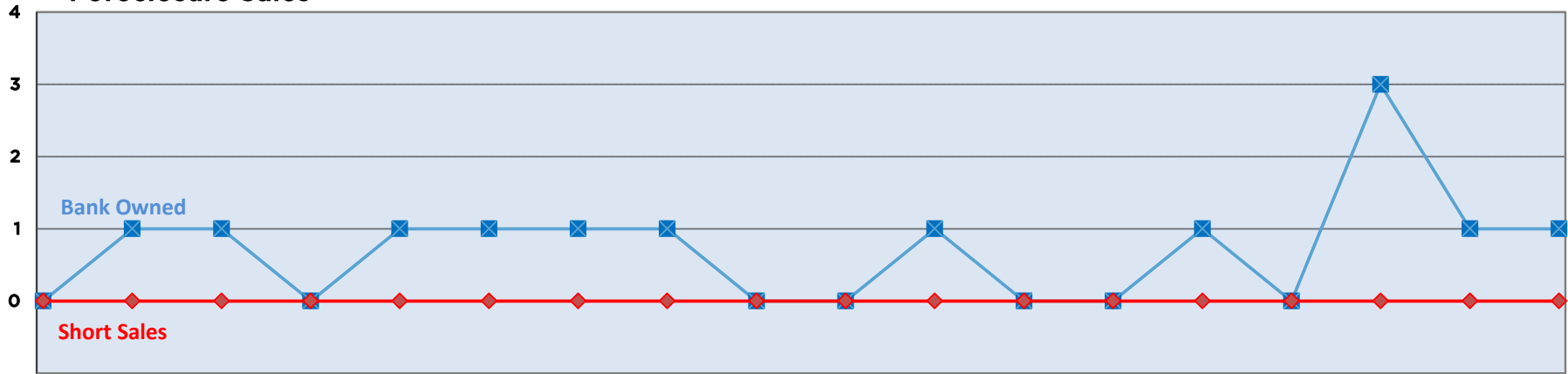
Condos, Townhomes, Villas



Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

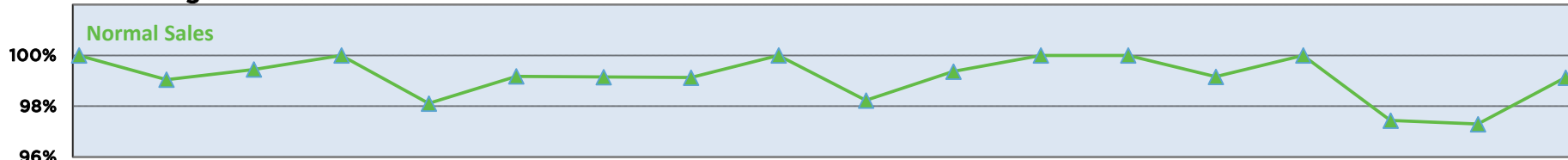
Condos, Townhomes, Villas

Foreclosure Sales

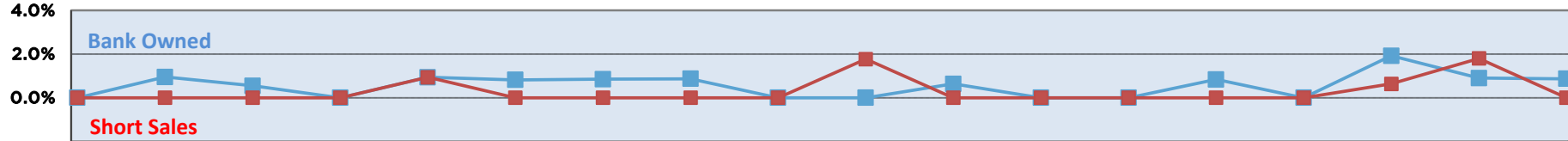


	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
BO	0	1	1	0	1	1	1	1	0	0	1	0	0	1	0	3	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Normal	100.00%	99.05%	99.45%	100.00%	98.11%	99.18%	99.15%	99.13%	100.00%	98.23%	99.37%	100.00%	100.00%	99.16%	100.00%	97.44%	97.30%	99.13%

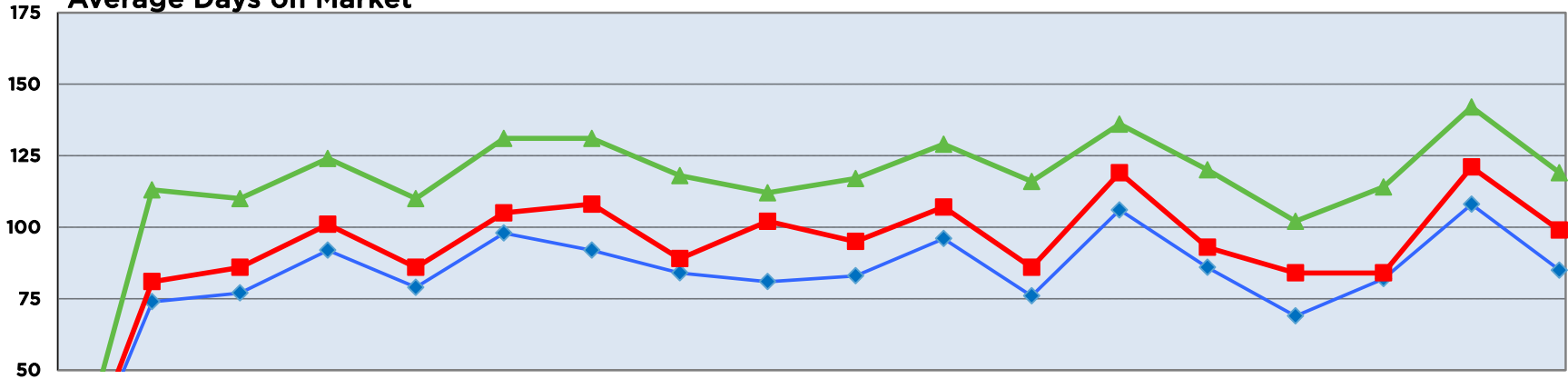


	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
BO	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%
SS	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

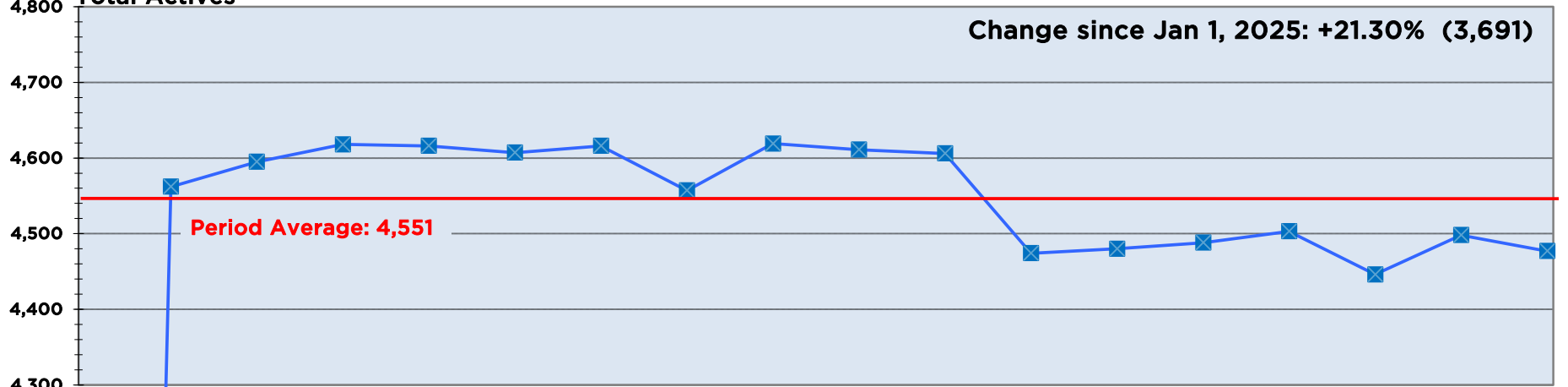
Condos, Townhomes, Villas

Average Days on Market



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
ListToContract	0	74	77	92	79	98	92	84	81	83	96	76	106	86	69	82	108	85
CombDaysOnMkt	0	81	86	101	86	105	108	89	102	95	107	86	119	93	84	84	121	99
ListToClose	0	113	110	124	110	131	131	118	112	117	129	116	136	120	102	114	142	119

Total Actives

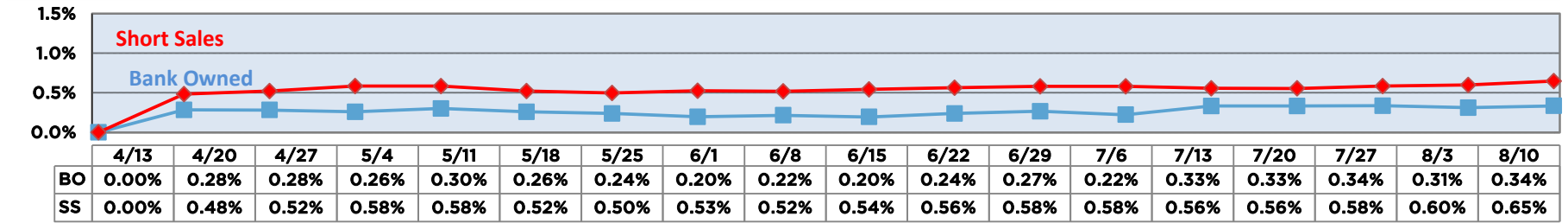
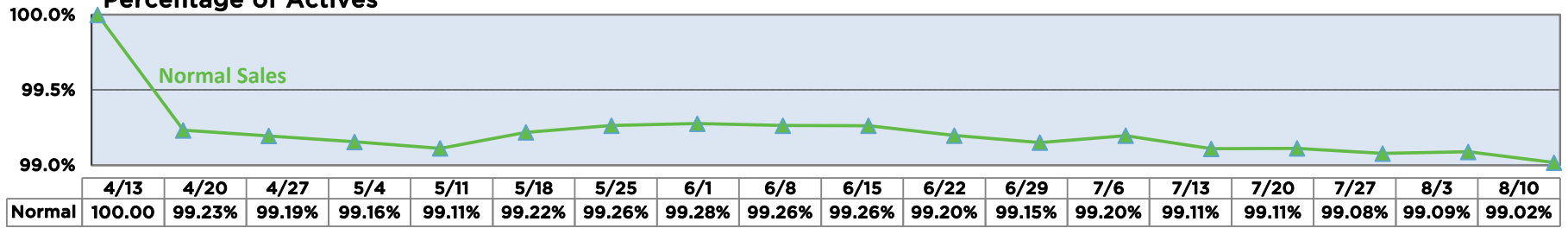


	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Total Actives	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477

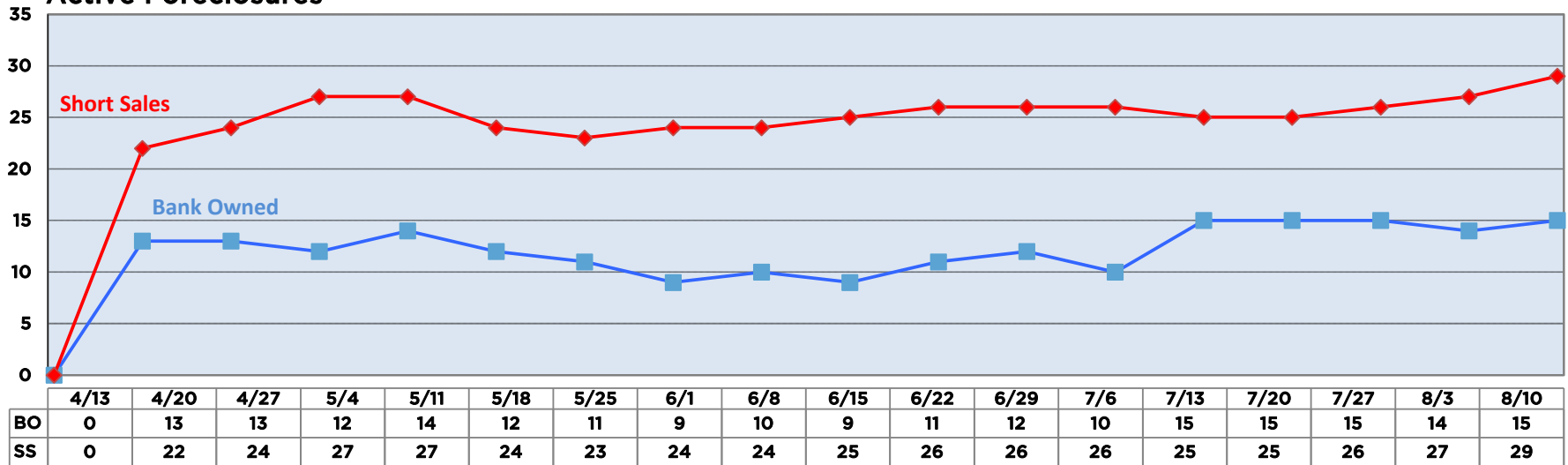
Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives



Active Foreclosures



Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

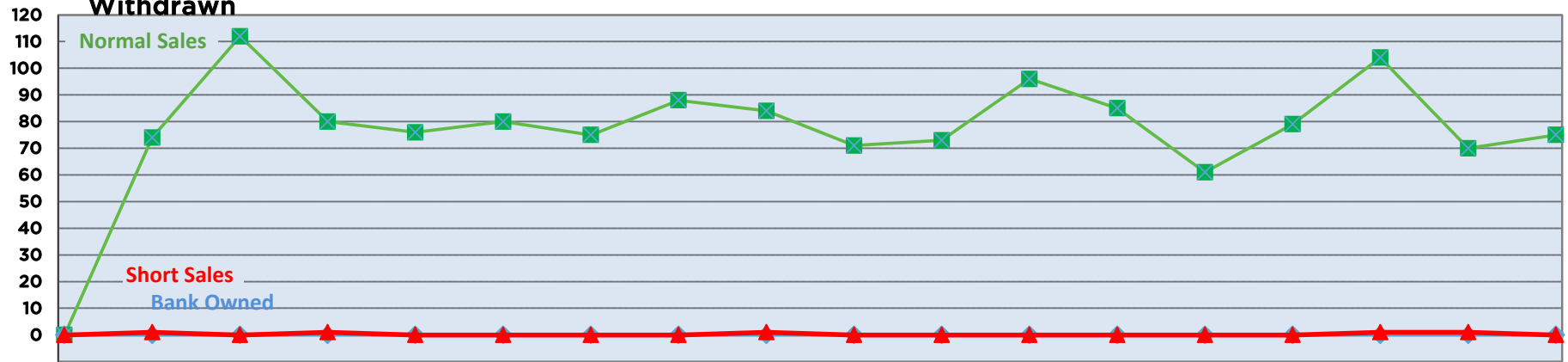
Condos, Townhomes, Villas

Temporary Off Market



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Norm	0	15	21	17	32	23	31	26	24	17	26	32	23	20	30	25	31	28
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	1	1	0	0	0	0	0	0	0	0	0	0	0

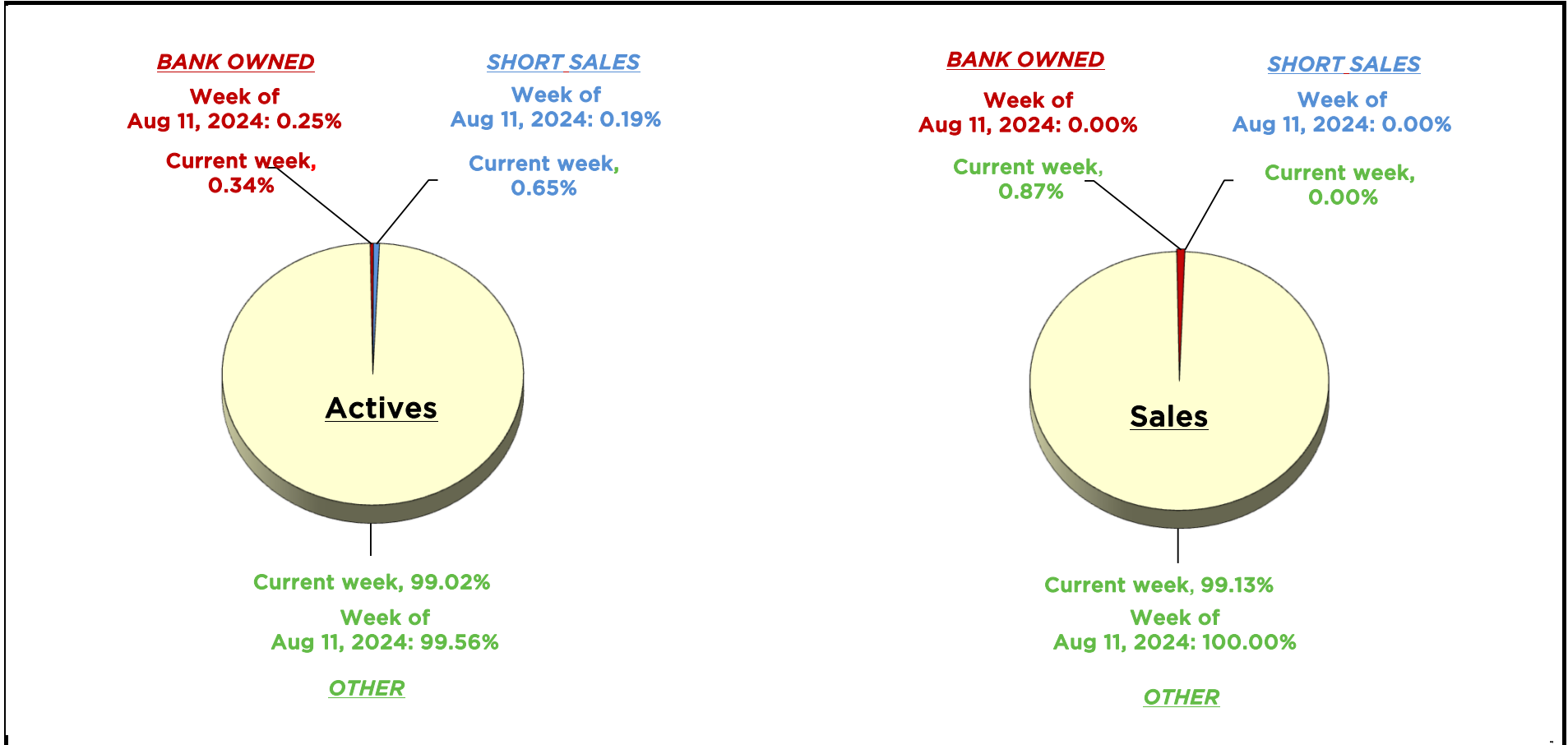
Withdrawn



	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10
Norm	0	74	112	80	76	80	75	88	84	71	73	96	85	61	79	104	70	75
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	1	0	0	0	0	1	0	0	0	0	0	0	1	1	0

Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
08/10/2025 - 08/16/2025
Lake, Orange, Osceola & Seminole Counties

There are 5 Condos, Villas, or Townhomes available for the Median Price of \$245,900 (± \$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		2	\$245,950	2.0	2.0	1,008	\$244.00
Oviedo	32765	1	\$246,000	2.0	2.0	960	\$256.25
Sanford (South)	32773	1	\$245,900	2.0	2.0	1,056	\$232.86
Orange County		1	\$246,000	3.0	2.0	1,260	\$195.24
Metro West / Orlo Vista	32835	1	\$246,000	3.0	2.0	1,260	\$195.24
Osceola County		2	\$245,949	2.5	2.0	1,320	\$186.40
Kissimmee (Central)	34741	1	\$246,000	3.0	2.0	1,433	\$171.67
Kissimmee / Celebration	34747	1	\$245,897	2.0	2.0	1,206	\$203.89