



Monday Morning Quarterback Summary

Week of August 17, 2025 - August 23, 2025

Single-family existing homes

- Sales of single-family homes decreased to 417 during the week of August 17, from 422 the week prior
- The median price of single family homes decreased to \$418,000 a change of -6.1%
- The number of single-family home foreclosure transactions decreased to 0 from 1 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 69, and now sits at 9,166

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 125 during the week of August 17, from 115 the week prior
- The median price of condos, townhomes, and villas increased to \$270,000 a change of 9.8%
- 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 18, and now sits at 4,495

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

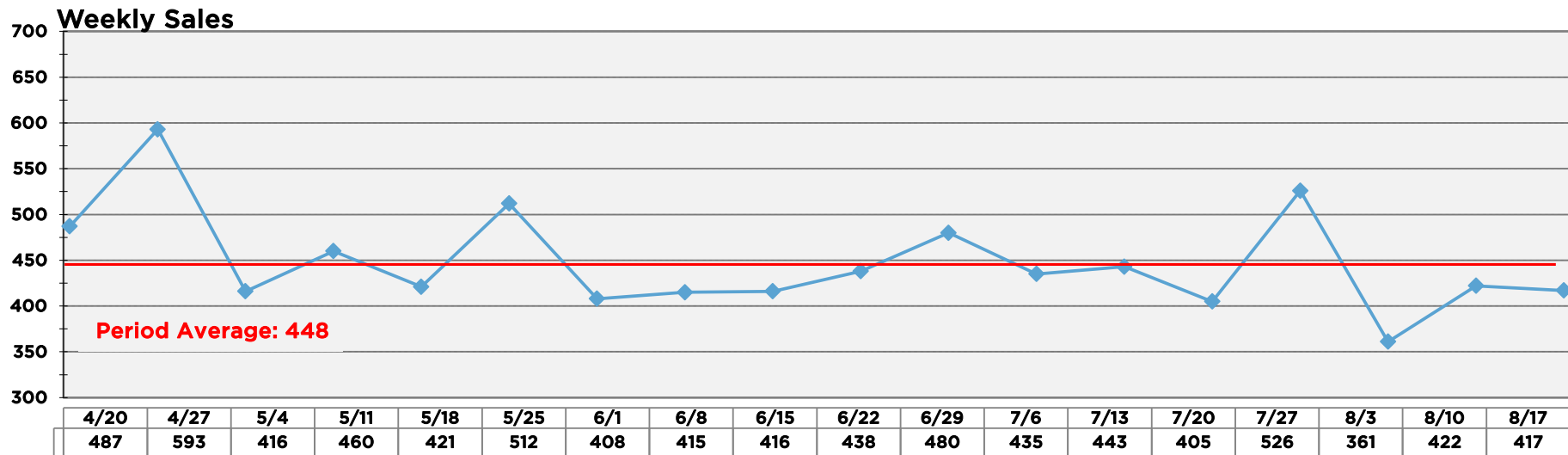
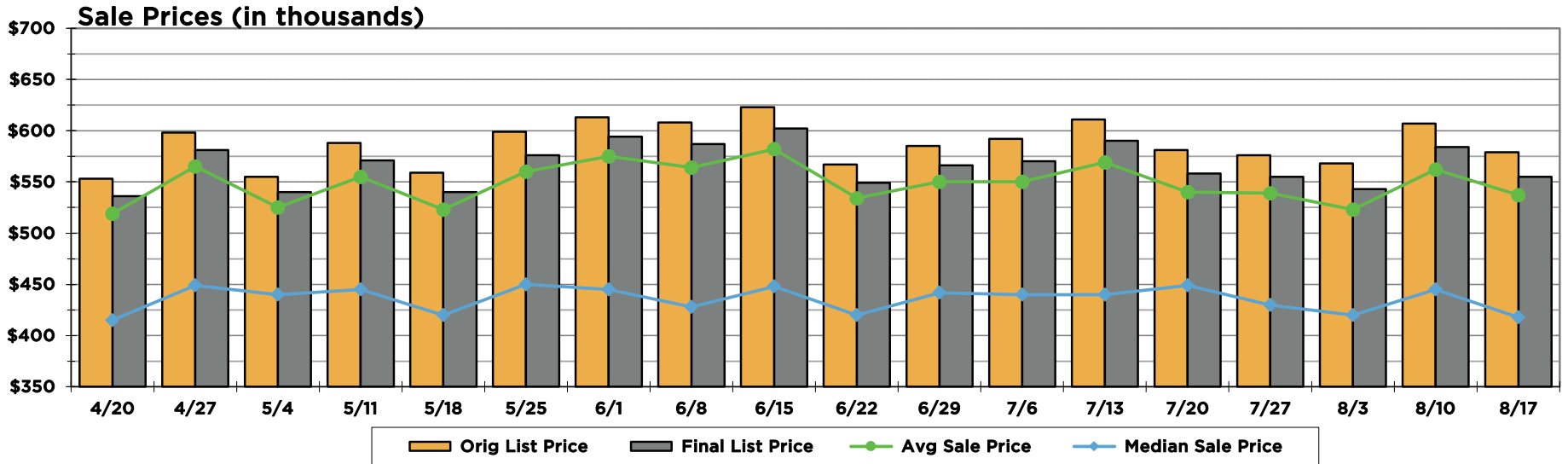
Monday Morning Quarterback
08/17/2025 - 08/23/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	417	40	33	114	92	107	31
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	416	40	33	113	92	107	31
Active Listings	9,166	609	530	1,886	1,891	3,335	915
Bank Owned	39	10	8	6	8	6	1
Short Sales	63	8	8	23	14	8	2
Other	9,064	591	514	1,857	1,869	3,321	912
Months of Inventory	5.07	3.51	3.71	3.82	4.74	7.19	6.81
<u>List Price</u>							
Average Original List Price	\$579,301	\$201,920	\$299,484	\$368,455	\$464,162	\$686,712	\$2,110,452
Average Final List Price	\$554,917	\$188,583	\$284,032	\$355,461	\$448,721	\$657,769	\$2,009,613
<u>Sale Price</u>							
Average Price	\$536,785	\$174,690	\$276,293	\$349,557	\$440,476	\$639,845	\$1,899,918
Median Price	\$418,000	\$162,500	\$277,500	\$350,000	\$439,350	\$615,000	\$1,450,000
<u>Price Differences</u>							
Original to Final List Price	-\$24,384	-\$13,337	-\$15,452	-\$12,994	-\$15,441	-\$28,943	-\$100,839
Original List to Sale Price - \$	-\$42,516	-\$27,230	-\$23,191	-\$18,898	-\$23,686	-\$46,867	-\$210,534
Final List to Sale Price - \$	-\$18,132	-\$13,893	-\$7,739	-\$5,904	-\$8,245	-\$17,924	-\$109,695
Original List to Sale Price - %	92.66%	86.51%	92.26%	94.87%	94.90%	93.18%	90.02%
Final List to Sale Price - %	96.73%	92.63%	97.28%	98.34%	98.16%	97.28%	94.54%
<u>Days on the Market</u>							
Avg Days Listing to Contract	71	64	66	69	64	80	80
Combined Avg Days to Contract	80	71	75	76	70	97	85
Avg Days Listing to Closing	104	90	102	103	97	114	114
Avg Days Contract to Close	37	25	35	33	40	33	77
<u>Beds / Baths</u>							
Average Bedrooms	3	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	2,057	1,143	1,355	1,575	1,961	2,664	3,950

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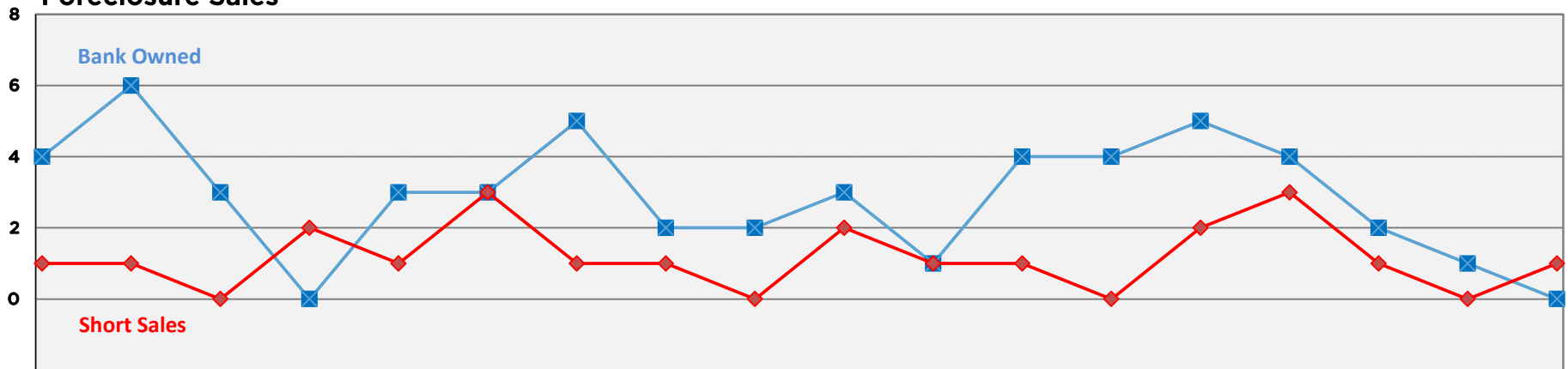
Single Family Homes



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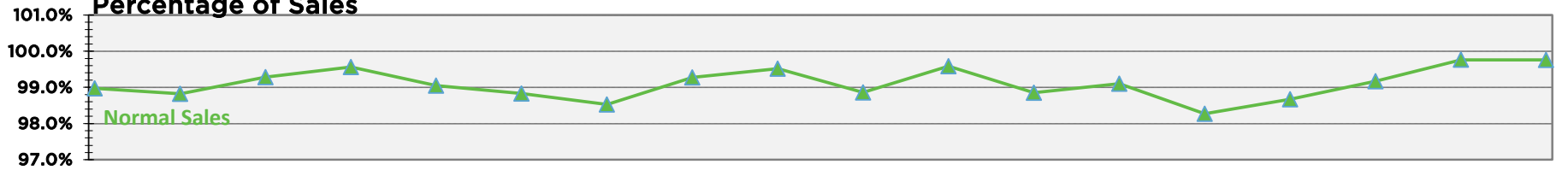
Single Family Homes

Foreclosure Sales

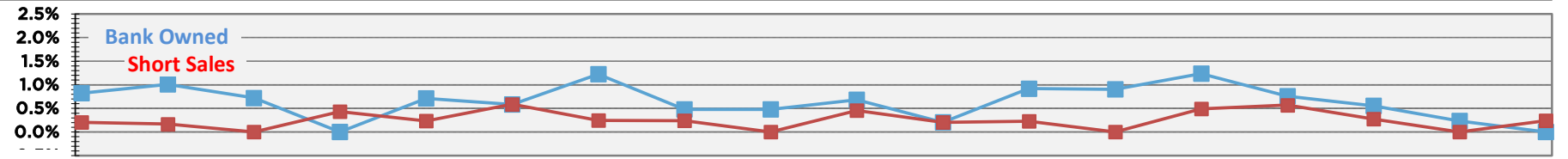


	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17
BO	4	6	3	0	3	3	5	2	2	3	1	4	4	5	4	2	1	0
SS	1	1	0	2	1	3	1	1	0	2	1	1	0	2	3	1	0	1

Percentage of Sales



	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	8/17
Normal	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%	99.76%

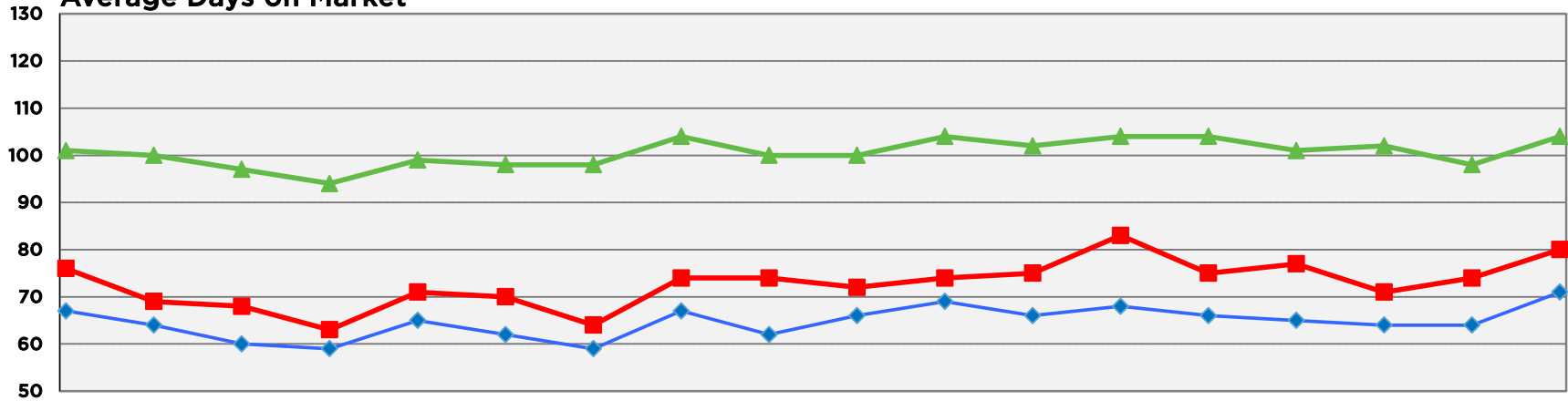


	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17
BO	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%
SS	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%

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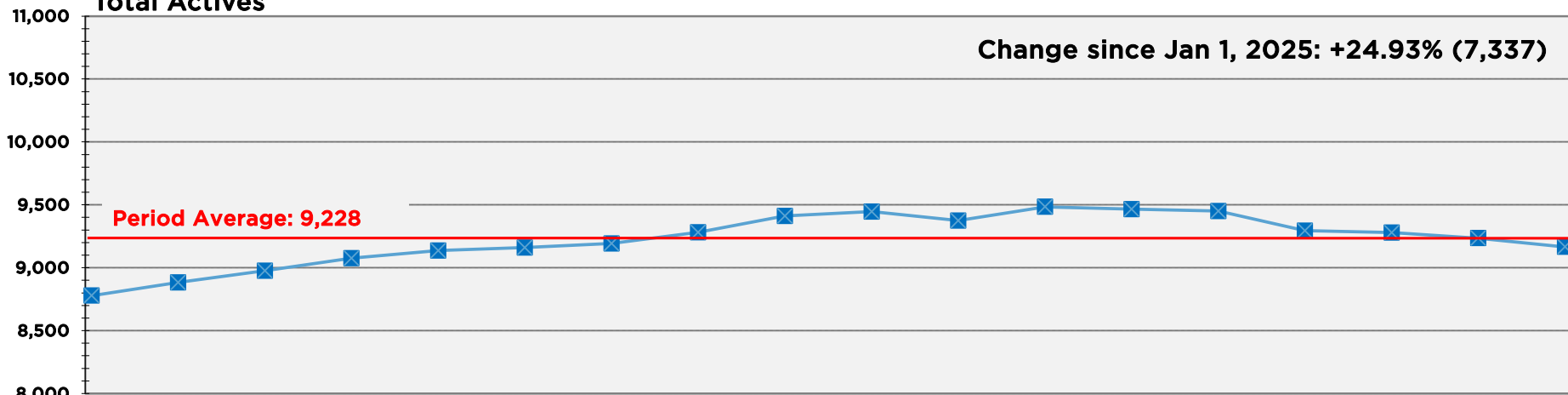
Single Family Homes

Average Days on Market



ListToContract	67	64	60	59	65	62	59	67	62	66	69	66	68	66	65	64	64	71
CombDaysOnMkt	76	69	68	63	71	70	64	74	74	72	74	75	83	75	77	71	74	80
ListToClose	101	100	97	94	99	98	98	104	100	100	104	102	104	104	101	102	98	104

Total Actives

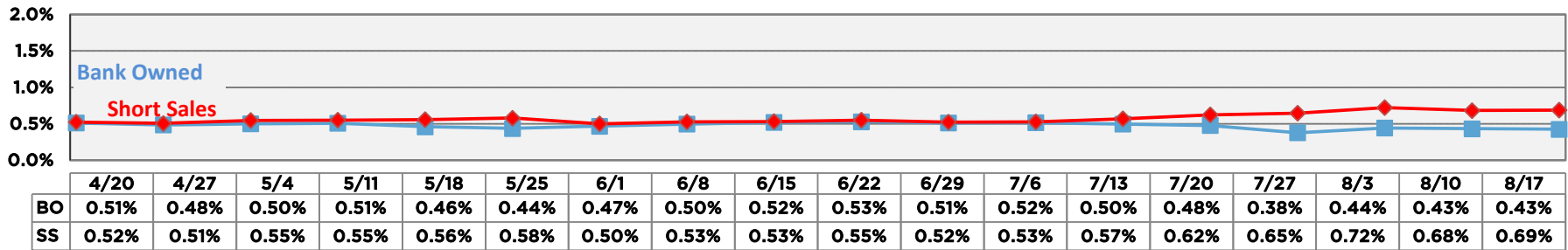
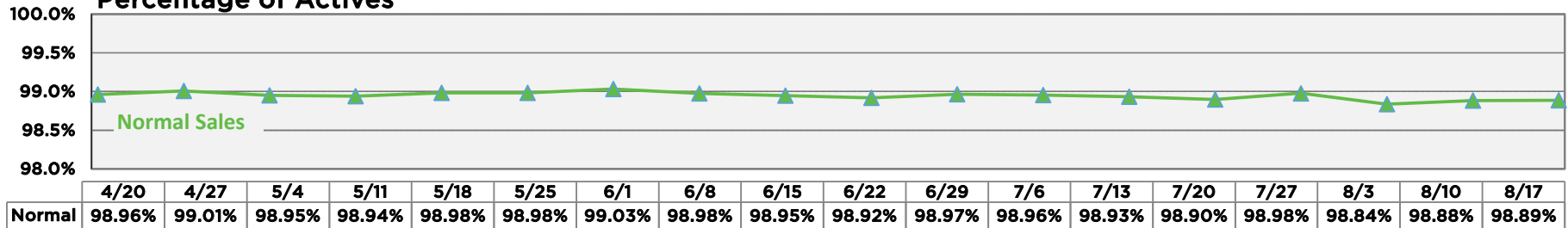


Total Actives	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166
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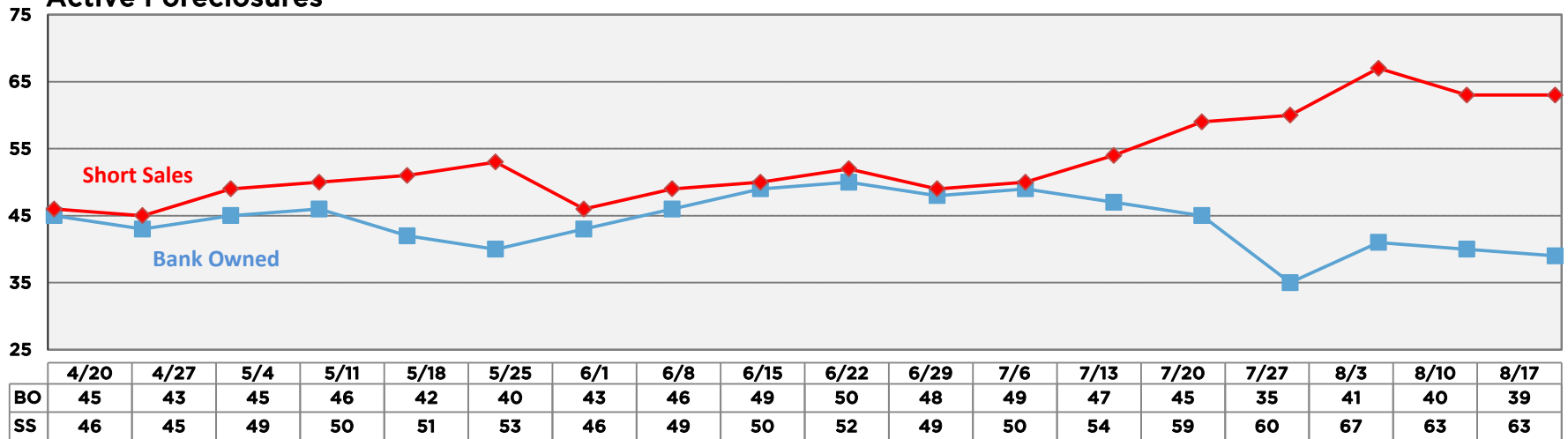
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



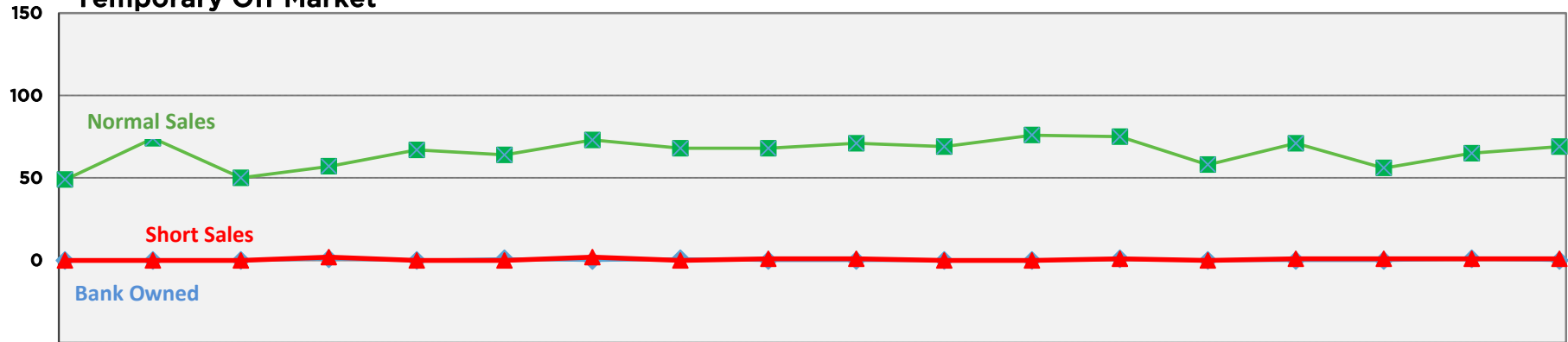
Active Foreclosures



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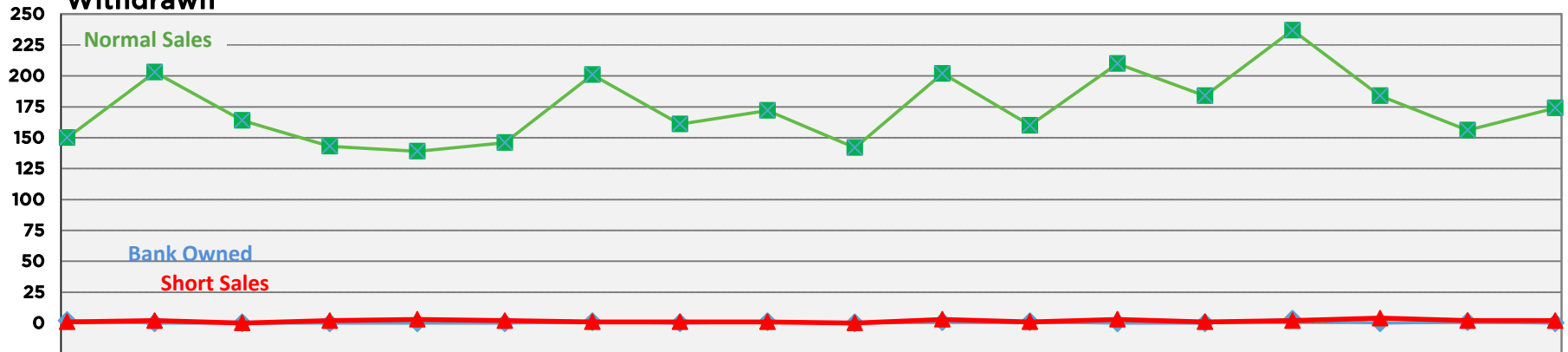
Single Family Homes

Temporary Off Market



	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	8/17
Norm	49	74	50	57	67	64	73	68	68	71	69	76	75	58	71	56	65	69
BO	0	0	0	1	0	1	0	1	0	0	0	0	1	0	0	0	1	0
SS	0	0	0	2	0	0	2	0	1	1	0	0	1	0	1	1	1	1

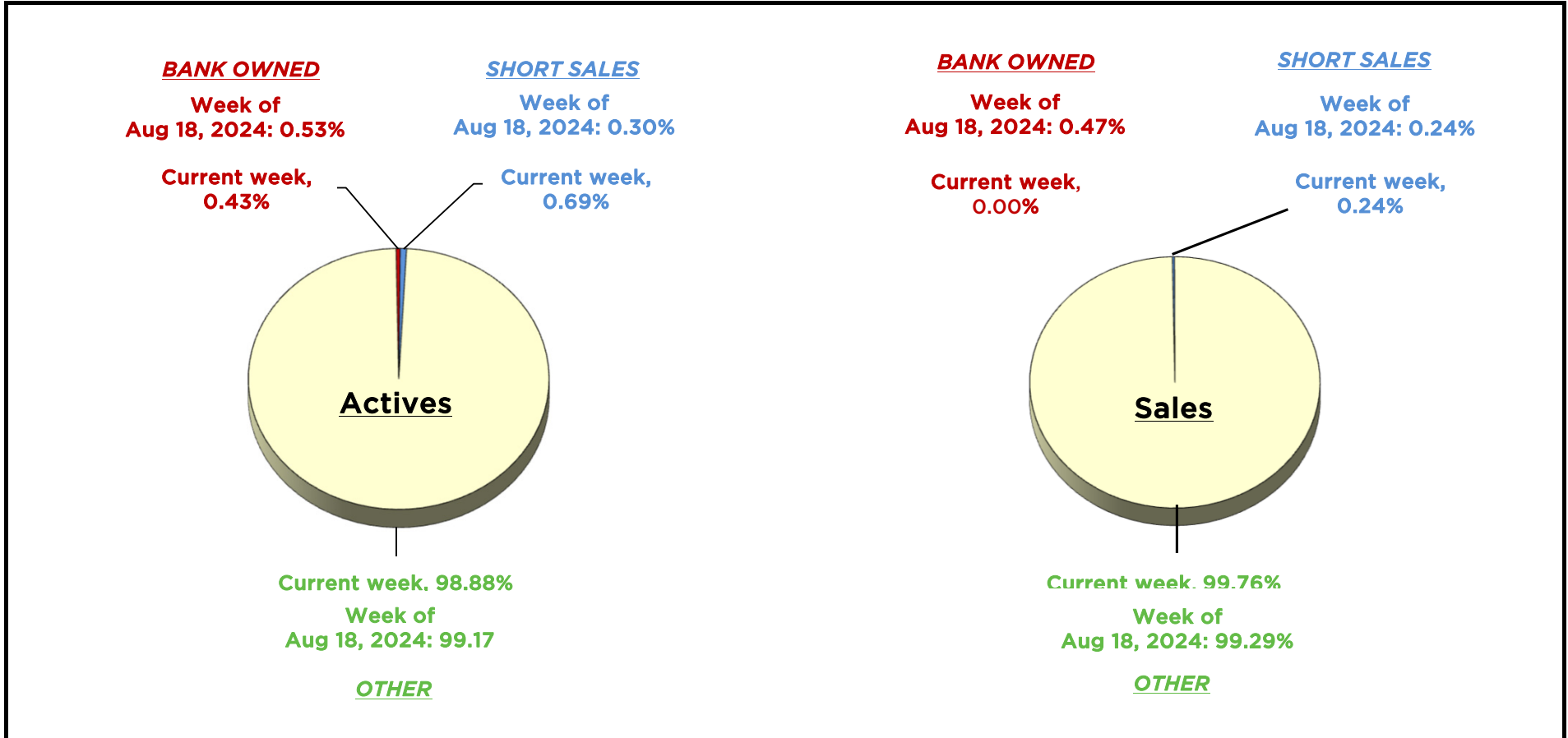
Withdrawn



	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	8/17
Norm	150	203	164	143	139	146	201	161	172	142	202	160	210	184	237	184	156	174
BO	2	0	0	0	0	0	1	0	1	0	1	1	0	0	3	0	1	0
SS	1	2	0	2	3	2	1	1	1	0	3	1	3	1	2	4	2	2

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Single Family Homes



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There are 7 Single Family Homes available for the Median Price of \$418,000 (± \$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		1	\$418,000	4.0	3.0	2,179	\$191.83
Sanford (South)	32773	1	\$418,000	4.0	3.0	2,179	\$191.83
Orange County		3	\$418,167	3.0	2.0	1,837	\$227.59
Lockhart	32810	1	\$418,000	3.0	2.0	1,802	\$231.96
Wedgfield	32833	1	\$418,000	3.0	2.0	2,189	\$190.95
Hunters Creek	32837	1	\$418,500	3.0	2.0	1,521	\$275.15
Osceola County		1	\$418,000	4.0	2.0	1,972	\$211.97
St Cloud / Canoe Creek	34772	1	\$418,000	4.0	2.0	1,972	\$211.97
Lake County		2	\$418,250	3.5	2.5	1,904	\$219.67
Clermont (Central)	34711	1	\$418,100	3.0	3.0	1,890	\$221.22
Groveland	34736	1	\$418,400	4.0	2.0	1,918	\$218.14

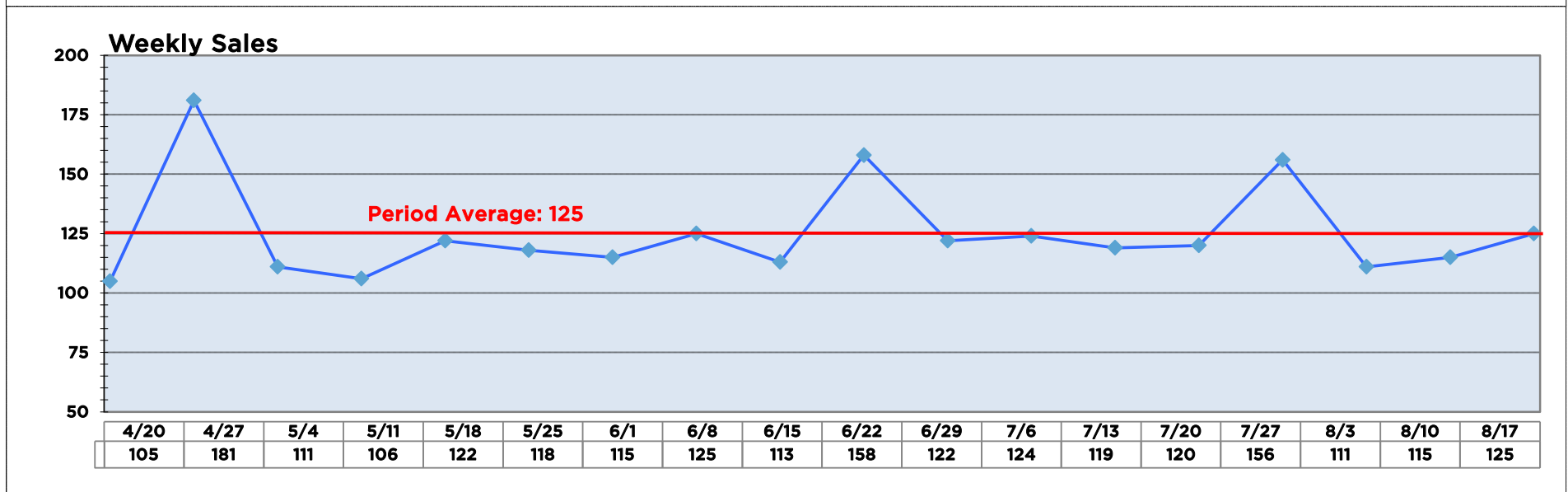
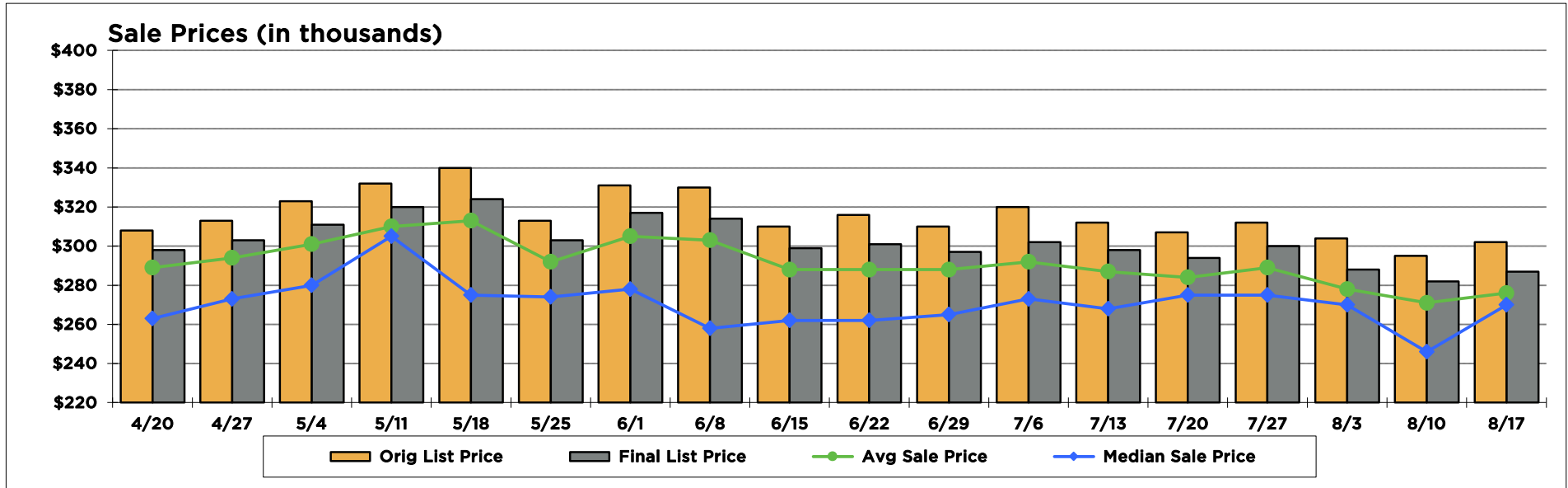
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	125	58	20	27	13	7	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	125	58	20	27	13	7	0
Active Listings	4,495	1,806	667	1,134	552	320	16
Bank Owned	17	11	2	3	1	0	0
Short Sales	28	6	10	11	1	0	0
Other	4,450	1,789	655	1,120	550	320	16
Months of Inventory	8.30	7.19	7.70	9.69	9.80	10.55	0.00
<u>List Price</u>							
Average Original List Price	\$301,515	\$203,823	\$297,250	\$354,389	\$450,946	\$641,700	\$0
Average Final List Price	\$287,060	\$189,572	\$285,005	\$340,429	\$435,292	\$619,557	\$0
<u>Sale Price</u>							
Average Price	\$276,491	\$177,860	\$275,350	\$333,815	\$424,077	\$601,786	\$0
Median Price	\$270,000	\$190,000	\$275,000	\$325,000	\$415,000	\$580,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$14,455	-\$14,251	-\$12,245	-\$13,960	-\$15,654	-\$22,143	\$0
Original List to Sale Price - \$	-\$25,024	-\$25,963	-\$21,900	-\$20,574	-\$26,869	-\$39,914	\$0
Final List to Sale Price - \$	-\$10,569	-\$11,712	-\$9,655	-\$6,614	-\$11,215	-\$17,771	\$0
Original List to Sale Price - %	91.70%	87.26%	92.63%	94.19%	94.04%	93.78%	0.00%
Final List to Sale Price - %	96.32%	93.82%	96.61%	98.06%	97.42%	97.13%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	92	108	74	89	81	40	0
Combined Avg Days to Contract	102	117	93	89	93	69	0
Avg Days Listing to Closing	124	140	101	123	114	74	0
Avg Days Contract to Close	32	31	27	36	32	33	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	0	0	1	0
<u>Square Footage</u>							
Average Square Feet	1,340	1,083	1,280	1,581	1,689	2,065	0

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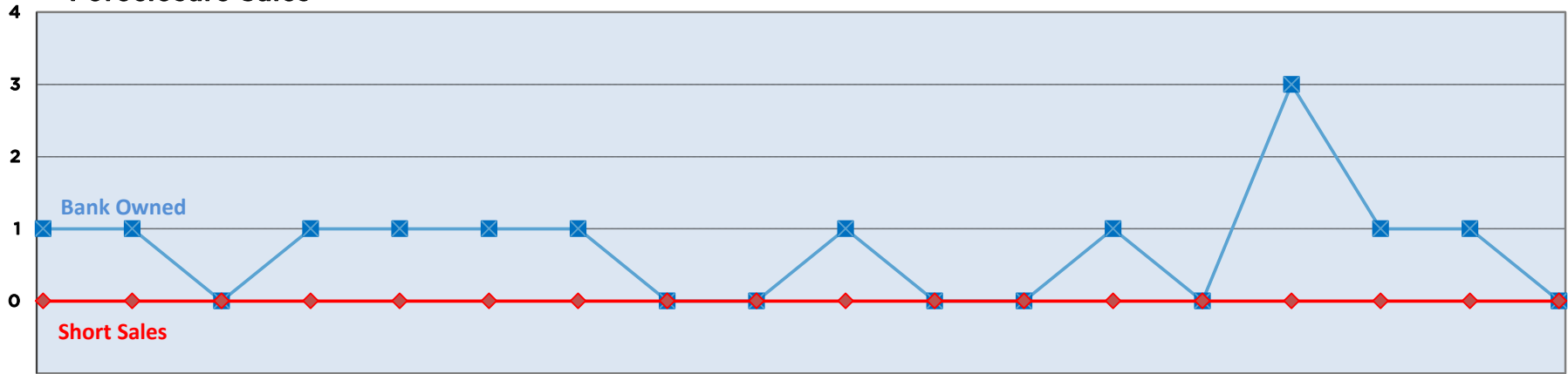
Condos, Townhomes, Villas



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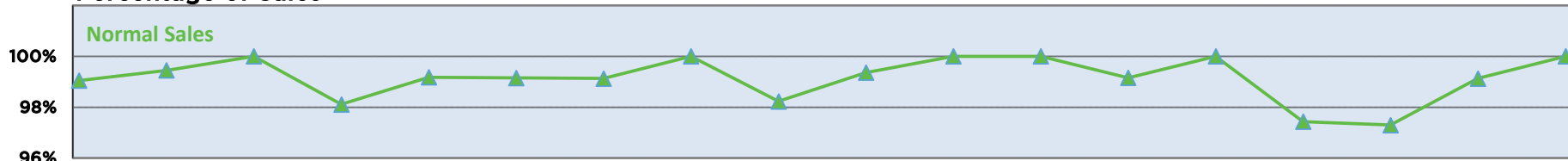
Condos, Townhomes, Villas

Foreclosure Sales

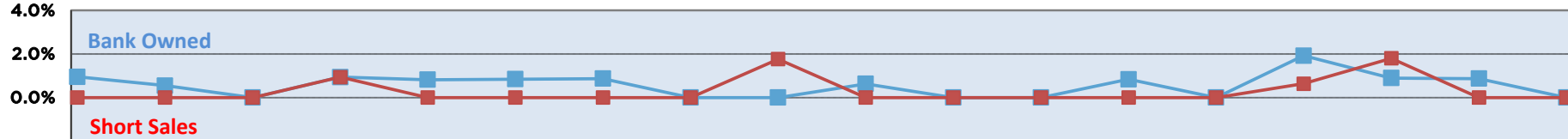


	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17
BO	1	1	0	1	1	1	1	0	0	1	0	0	1	0	3	1	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	8/17
Normal	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%	100.00%

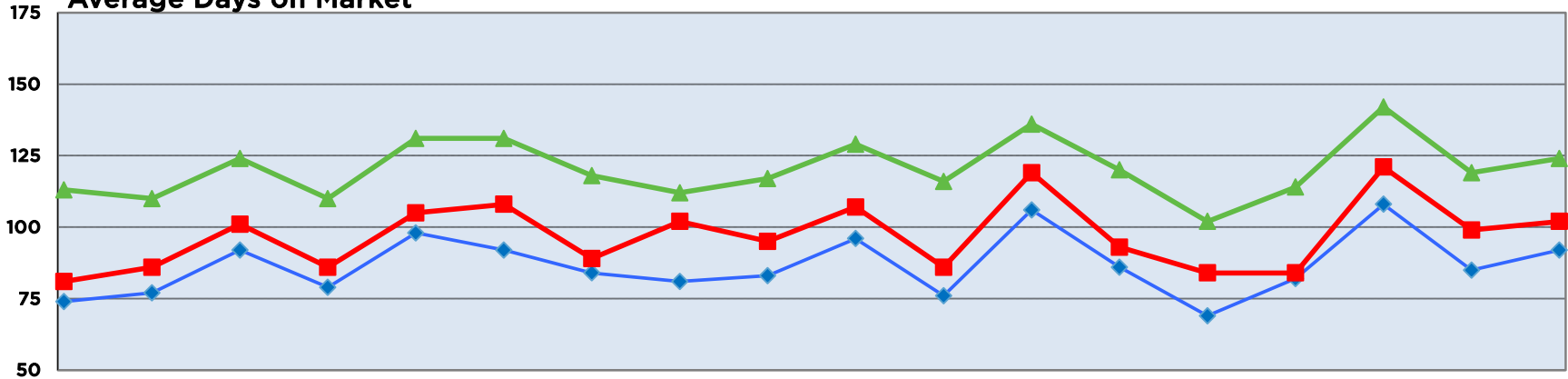


	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17
BO	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%
SS	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%

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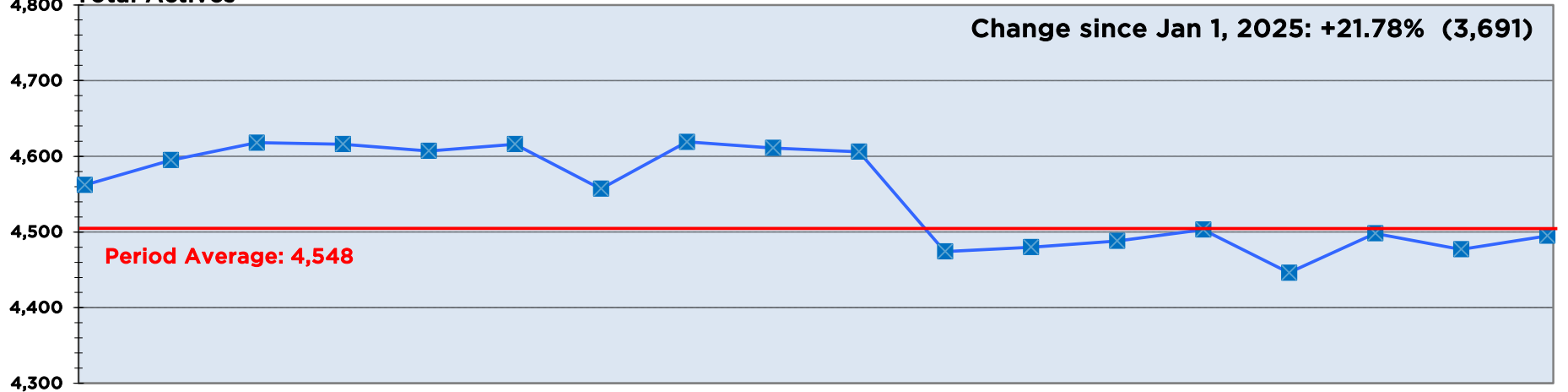
Condos, Townhomes, Villas

Average Days on Market



	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	8/17
ListToContract	74	77	92	79	98	92	84	81	83	96	76	106	86	69	82	108	85	92
CombDaysOnMkt	81	86	101	86	105	108	89	102	95	107	86	119	93	84	84	121	99	102
ListToClose	113	110	124	110	131	131	118	112	117	129	116	136	120	102	114	142	119	124

Total Actives

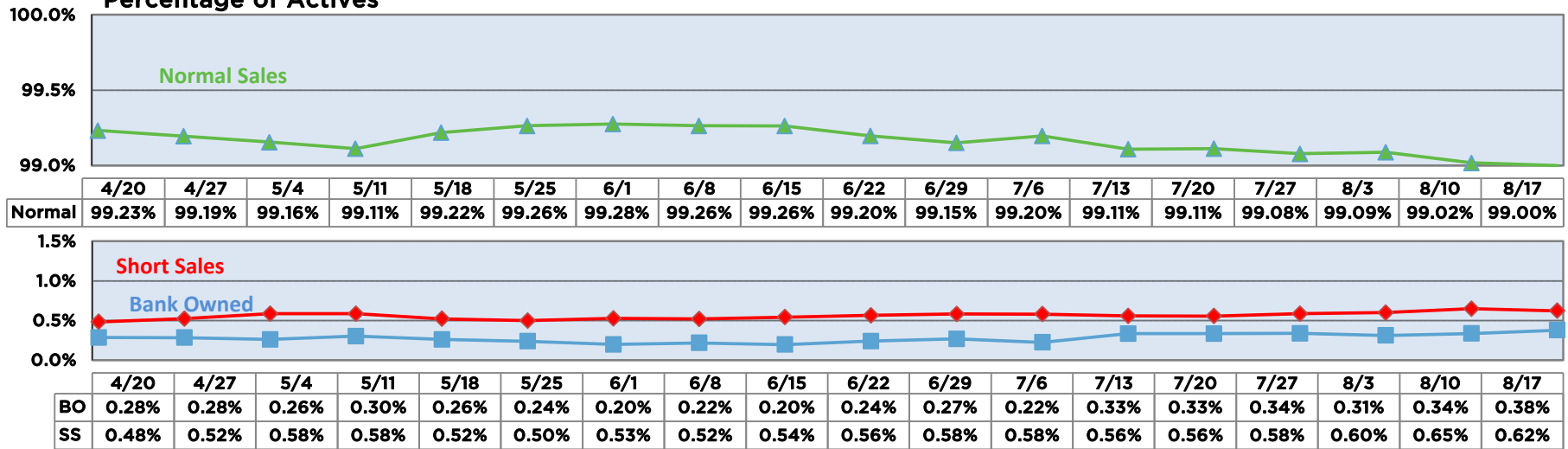


	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17
Total Actives	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495

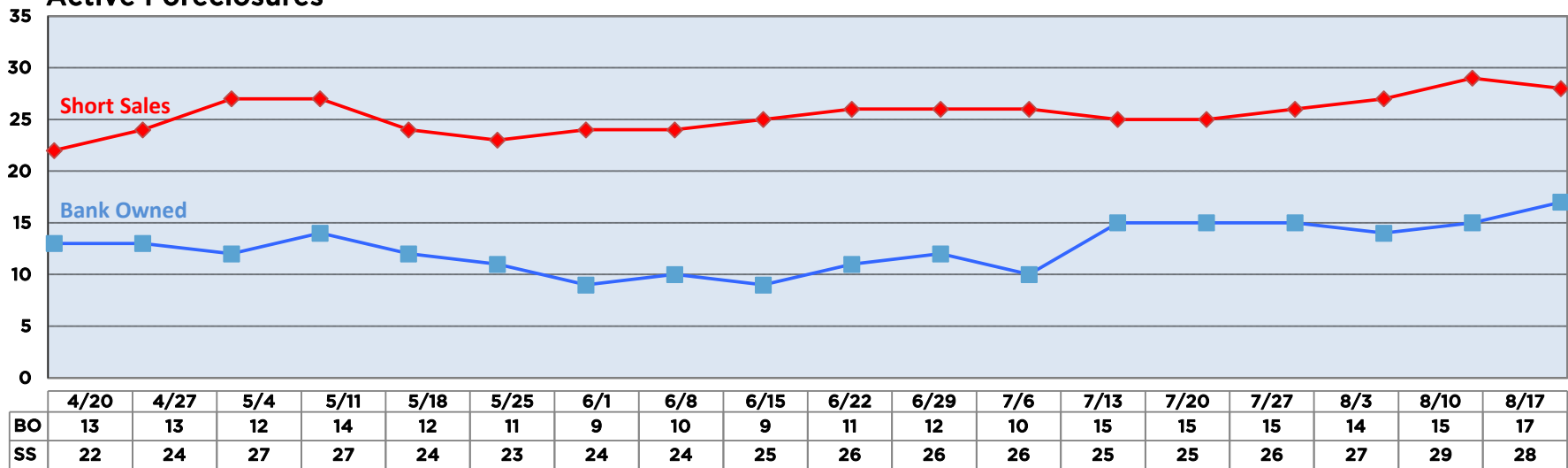
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Percentage of Actives



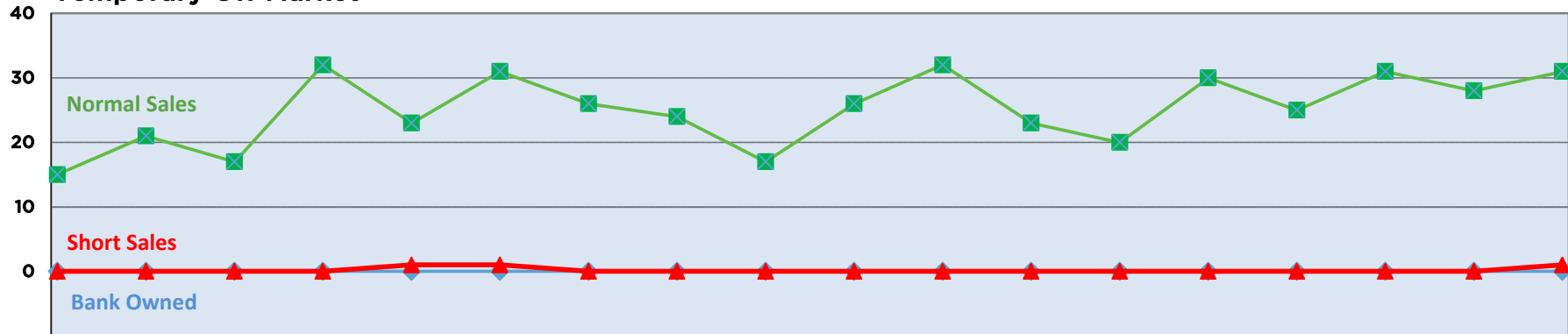
Active Foreclosures



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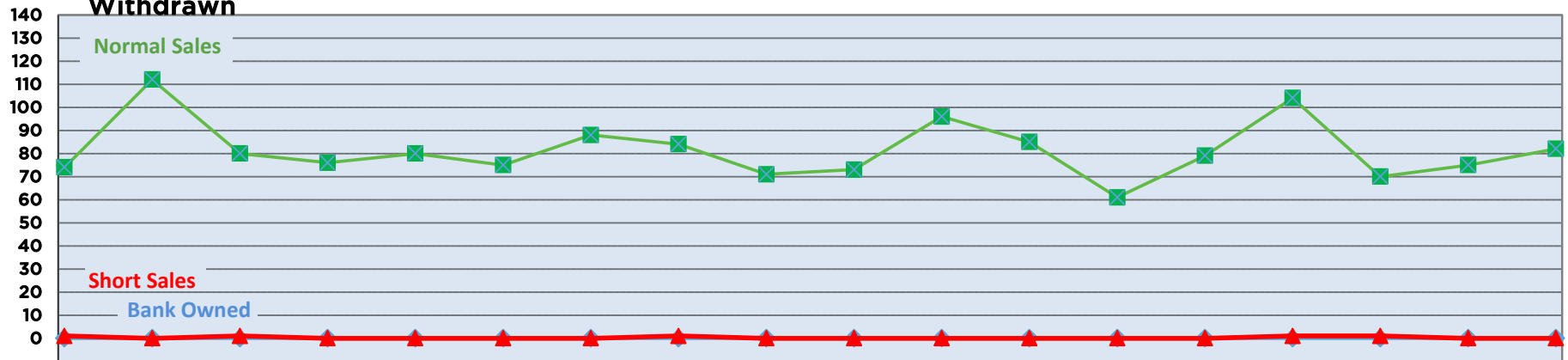
Condos, Townhomes, Villas

Temporary Off Market



	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	8/17
Norm	15	21	17	32	23	31	26	24	17	26	32	23	20	30	25	31	28	31
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	1

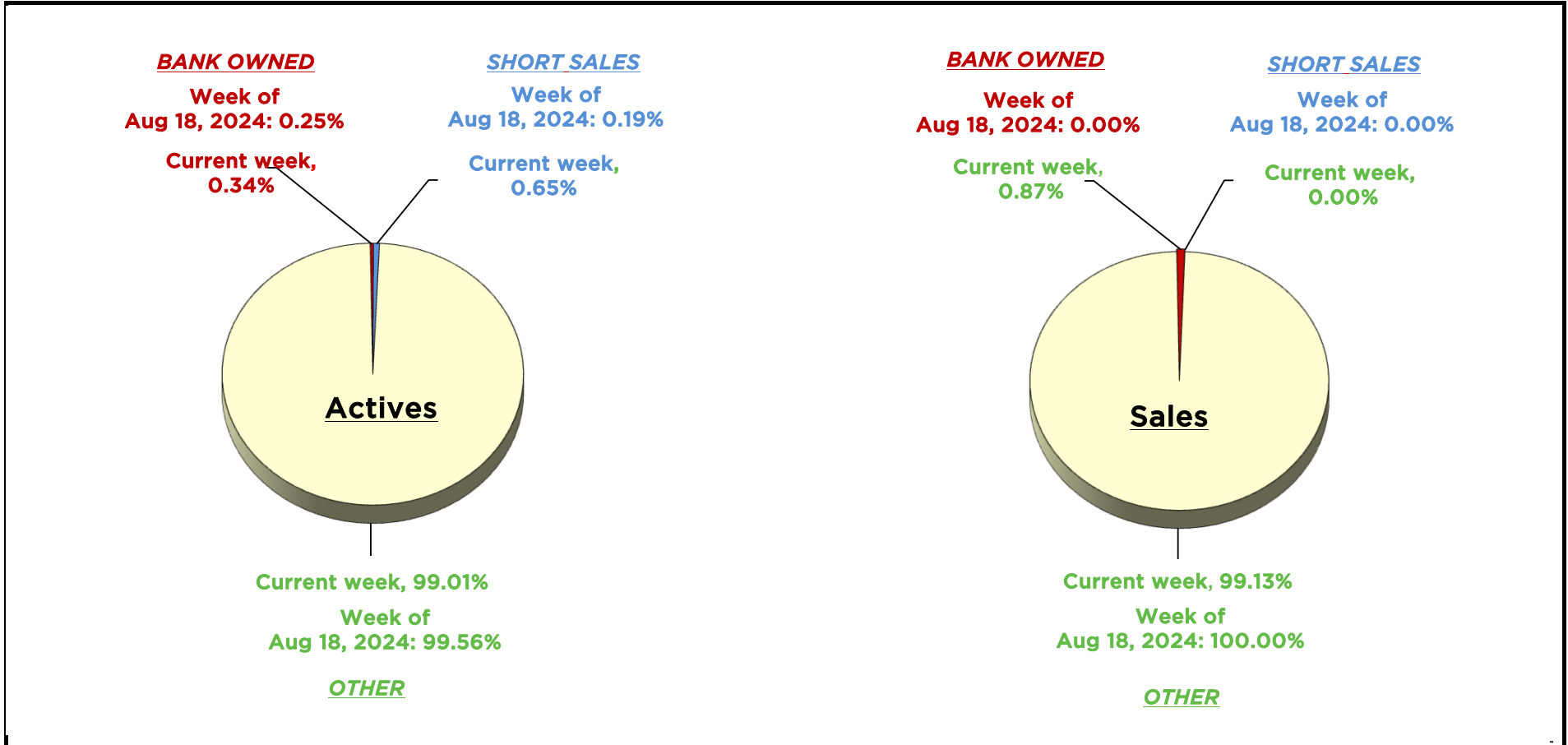
Withdrawn



	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	8/17
Norm	74	112	80	76	80	75	88	84	71	73	96	85	61	79	104	70	75	82
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	1	0	0	0	0	1	0	0	0	0	0	0	1	1	0	0

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Condos, Townhomes, Villas



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There are 40 Condos, Villas, or Townhomes available for the Median Price of \$270,000 (± \$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	\$269,933	2.0	1.8	1,221	\$221.08
Winter Springs / Tuskawilla	32708	2	\$269,950	2.0	1.5	1,132	\$238.47
Altamonte Springs / Forest City	32714	2	\$269,950	2.5	2.0	1,334	\$202.44
Sanford / Lake Forest	32771	2	\$269,900	1.5	2.0	1,198	\$225.39
Orange County		12	\$269,975	2.3	2.0	1,296	\$208.39
Orlo Vista	32811	1	\$270,000	2.0	2.0	1,285	\$210.12
Conway	32812	2	\$270,000	2.0	2.0	1,190	\$226.99
Williamsburg / Lake Bryan	32821	2	\$269,999	2.5	2.0	1,252	\$215.65
Ventura	32822	2	\$269,950	2.5	2.0	1,535	\$175.92
Union Park / Chickasaw	32829	1	\$270,000	2.0	2.0	1,071	\$252.10
Metro West / Orlo Vista	32835	1	\$269,900	3.0	2.0	1,387	\$194.59
Winter Garden / Oakland	34787	3	\$269,967	2.0	2.0	1,284	\$210.31
Osceola County		21	\$269,986	2.8	2.1	0	\$0.00
Davenport	33896	3	\$270,133	2.3	2.0	0	\$0.00
Kissimmee (Central)	34741	1	\$269,999	4.0	3.0	0	\$0.00
Kissimmee / Buena Ventura Lakes	34743	3	\$270,000	3.0	2.0	0	\$0.00
Kissimmee (East)	34744	1	\$269,900	3.0	2.0	0	\$0.00
Kissimmee (West) / Pleasant Hill	34746	3	\$269,967	2.7	2.0	0	\$0.00
Kissimmee / Celebration	34747	6	\$269,950	2.8	2.2	0	\$0.00
St Cloud	34769	3	\$269,967	3.0	2.3	0	\$0.00
St Cloud / Canoe Creek	34772	1	\$269,900	2.0	2.0	0	\$0.00
Lake County		1	\$270,000	2.0	2.0	1,208	\$223.51
Leesburg (West)	34748	1	\$270,000	2.0	2.0	1,208	\$223.51