



Monday Morning Quarterback Summary

Week of August 24, 2025 - August 30, 2025

Single-family existing homes

- Sales of single-family homes decreased to 376 during the week of August 24, from 417 the week prior
- The median price of single family homes increased to \$433,250 a change of 3.6%
- The number of single-family home foreclosure transactions increased to 5 from 0 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory decreased by 30, and now sits at 9,136

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 95 during the week of August 24, from 125 the week prior
- The median price of condos, townhomes, and villas increased to \$285,000 a change of 5.6%
- 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 remains constant at 0
- Condo inventory decreased by 23, and now sits at 4,472

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

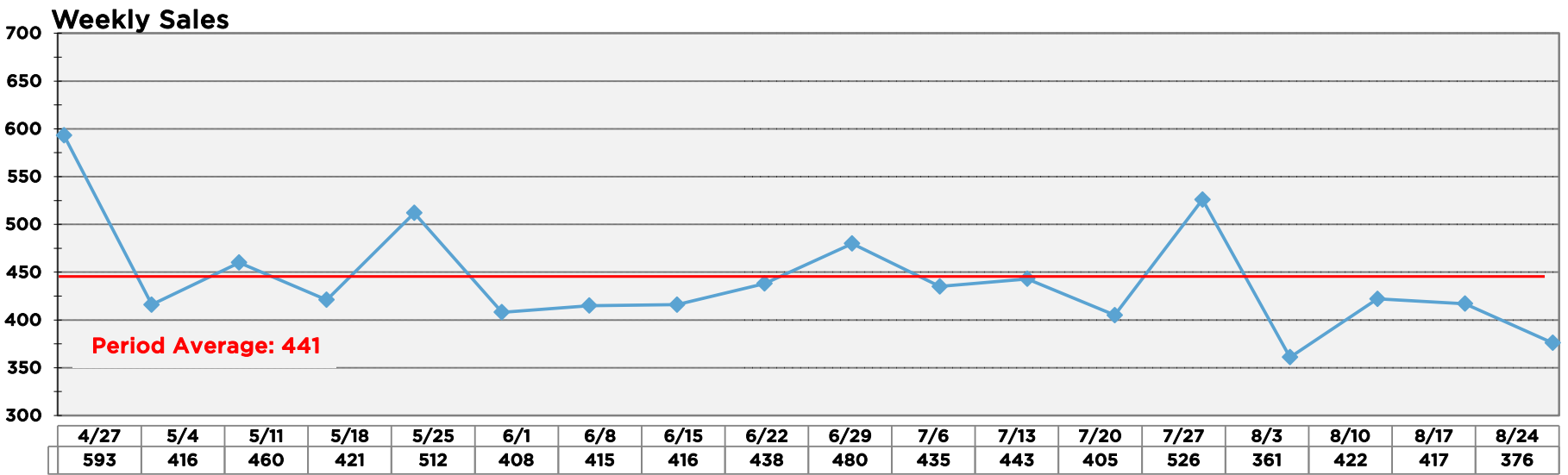
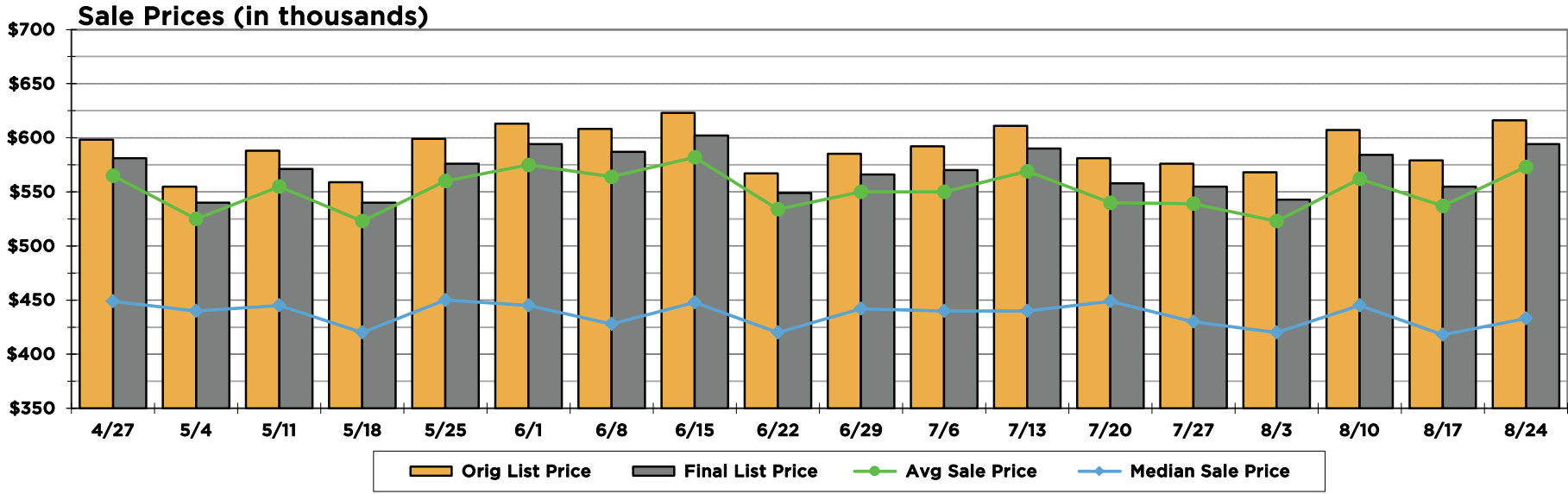
Monday Morning Quarterback
08/24/2025 - 08/30/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	376	34	30	87	76	125	24
Bank Owned	5	1	0	1	2	1	0
Short Sales	1	0	1	0	0	0	0
Other	370	33	29	86	74	124	24
Active Listings	9,136	607	533	1,888	1,897	3,298	913
Bank Owned	38	10	8	5	7	7	1
Short Sales	67	9	9	23	14	10	2
Other	9,031	588	516	1,860	1,876	3,281	910
Months of Inventory	5.61	4.12	4.10	5.01	5.76	6.09	8.78
<u>List Price</u>							
Average Original List Price	\$615,844	\$221,000	\$301,247	\$378,395	\$466,259	\$697,676	\$2,476,683
Average Final List Price	\$593,654	\$205,473	\$290,080	\$361,405	\$449,622	\$675,325	\$2,395,679
<u>Sale Price</u>							
Average Price	\$573,419	\$183,218	\$276,728	\$356,117	\$441,161	\$656,896	\$2,268,829
Median Price	\$433,250	\$200,825	\$278,800	\$357,000	\$434,250	\$630,950	\$1,425,000
<u>Price Differences</u>							
Original to Final List Price	-\$22,190	-\$15,527	-\$11,167	-\$16,990	-\$16,637	-\$22,351	-\$81,004
Original List to Sale Price - \$	-\$42,425	-\$37,782	-\$24,519	-\$22,278	-\$25,098	-\$40,780	-\$207,854
Final List to Sale Price - \$	-\$20,235	-\$22,255	-\$13,352	-\$5,288	-\$8,461	-\$18,429	-\$126,850
Original List to Sale Price - %	93.11%	82.90%	91.86%	94.11%	94.62%	94.15%	91.61%
Final List to Sale Price - %	96.59%	89.17%	95.40%	98.54%	98.12%	97.27%	94.71%
<u>Days on the Market</u>							
Avg Days Listing to Contract	70	81	55	62	70	75	75
Combined Avg Days to Contract	77	84	63	67	73	83	97
Avg Days Listing to Closing	104	115	94	94	102	112	107
Avg Days Contract to Close	35	33	38	31	32	39	31
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	3	4	4
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	2,125	1,194	1,381	1,612	1,980	2,669	3,859

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08/24/2025 - 08/30/2025
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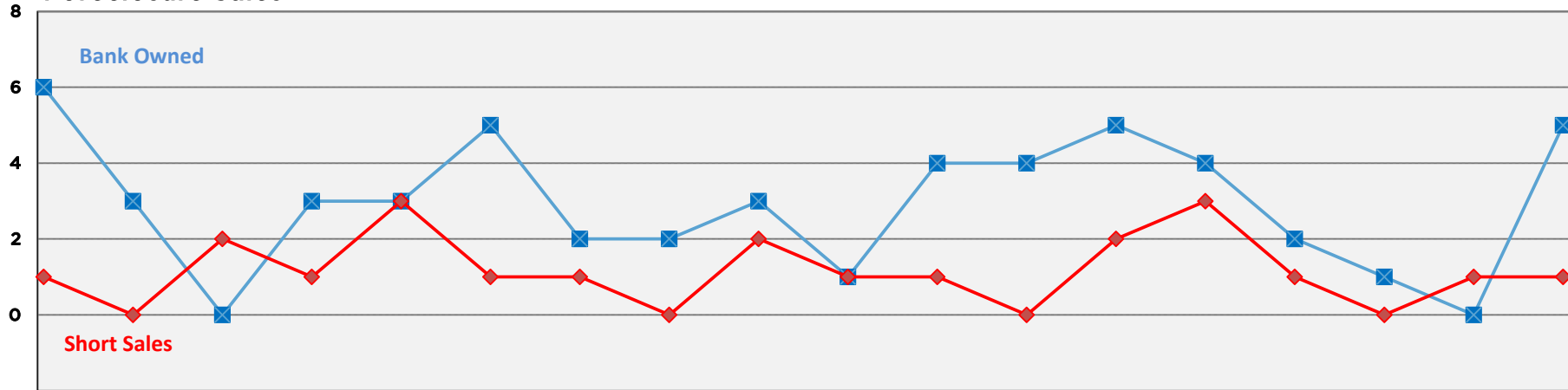
Single Family Homes



Monday Morning Quarterback
08/24/2025 - 08/30/2025
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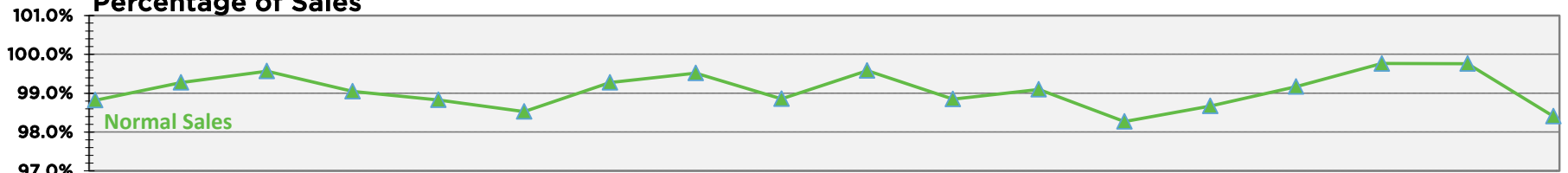
Single Family Homes

Foreclosure Sales

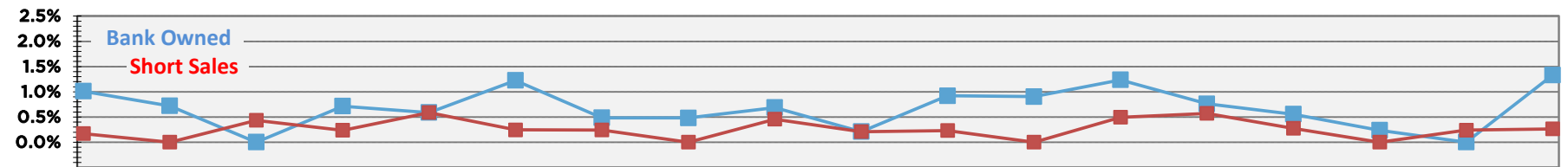


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
BO	6	3	0	3	3	5	2	2	3	1	4	4	5	4	2	1	0	5
SS	1	0	2	1	3	1	1	0	2	1	1	0	2	3	1	0	1	1

Percentage of Sales



	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	8/24
Normal	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%	98.40%

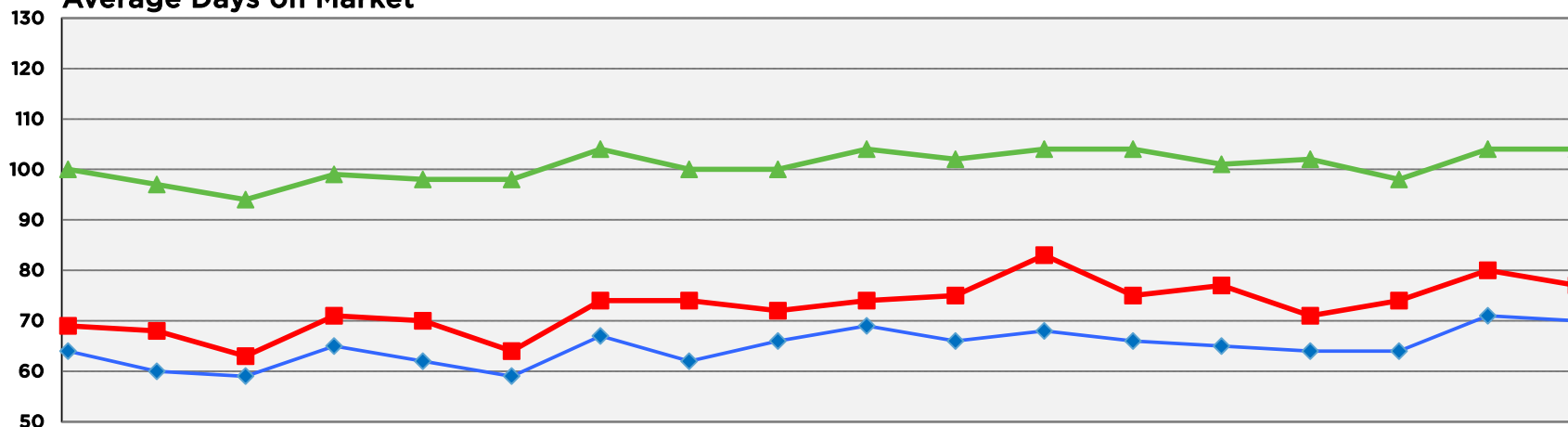


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
BO	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%
SS	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%

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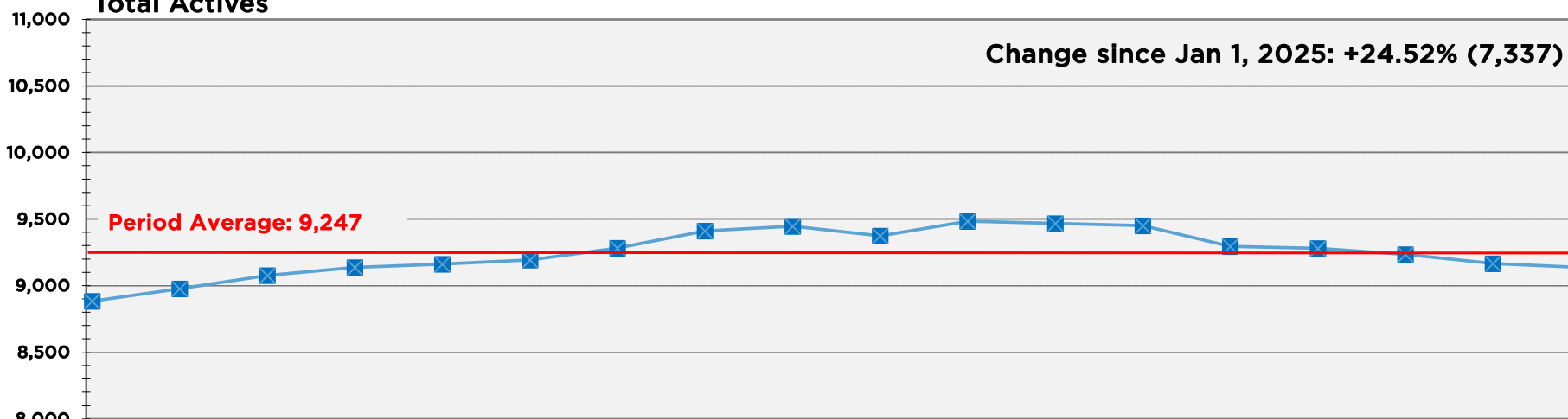
Single Family Homes

Average Days on Market



	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	8/24
ListToContract	64	60	59	65	62	59	67	62	66	69	66	68	66	65	64	64	71	70
CombDaysOnMkt	69	68	63	71	70	64	74	74	72	74	75	83	75	77	71	74	80	77
ListToClose	100	97	94	99	98	98	104	100	100	104	102	104	104	101	102	98	104	104

Total Actives

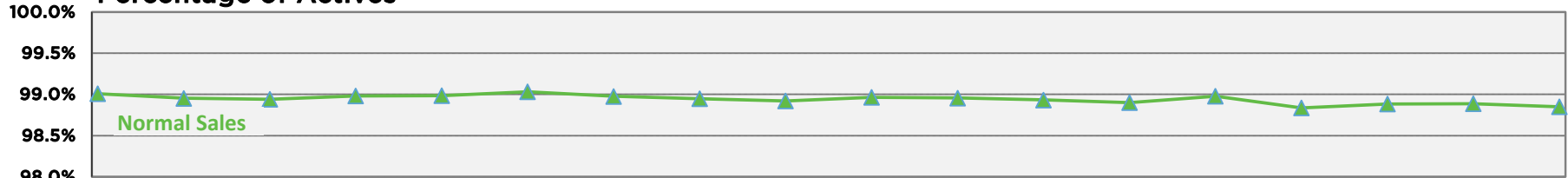


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
Total Actives	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166	9,136

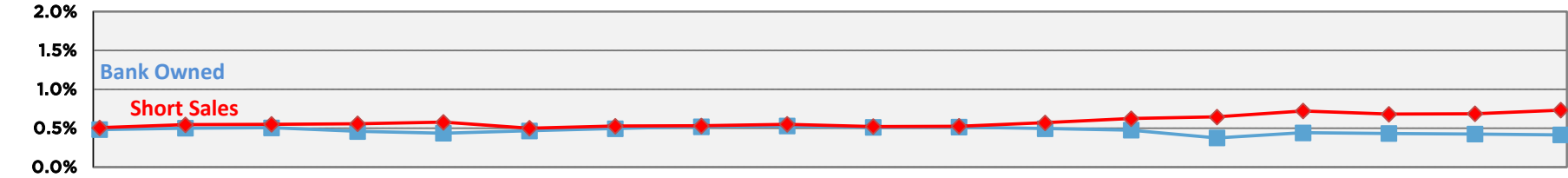
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Single Family Homes

Percentage of Actives

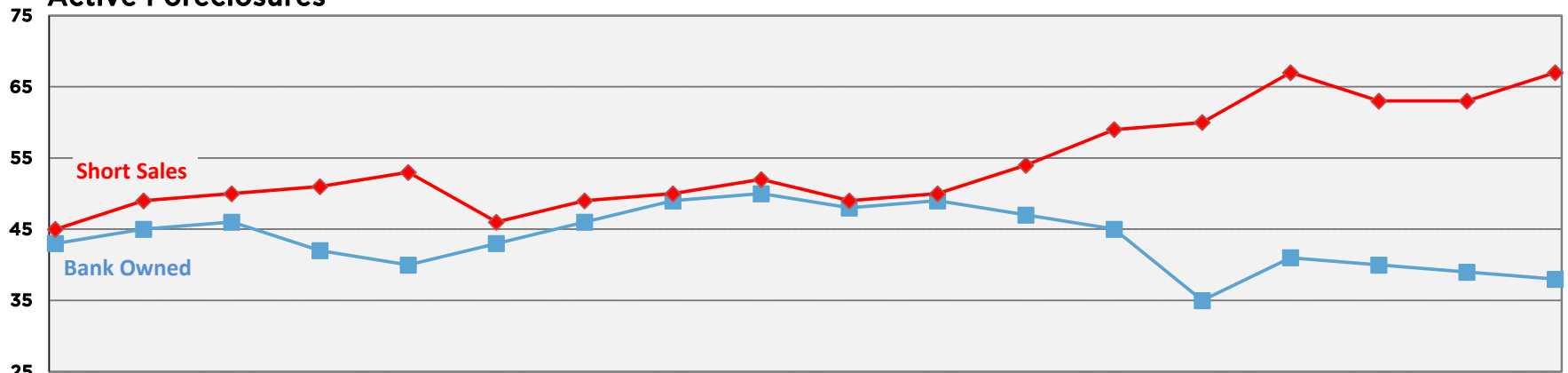


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
Normal	99.01%	98.95%	98.94%	98.98%	98.98%	99.03%	98.98%	98.95%	98.92%	98.97%	98.96%	98.93%	98.90%	98.98%	98.84%	98.88%	98.89%	98.85%



	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	8/24
BO	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%	0.43%	0.42%
SS	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%	0.69%	0.73%

Active Foreclosures

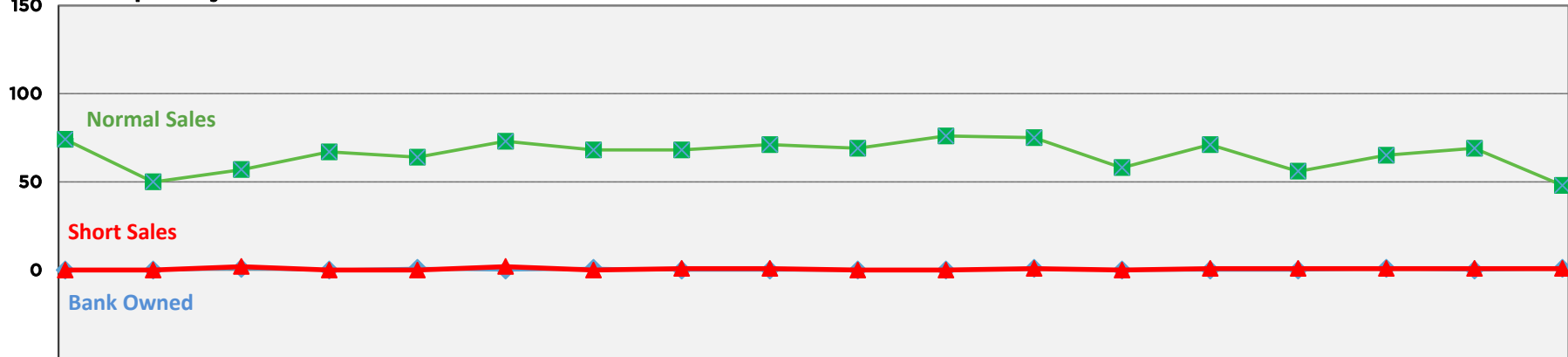


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
BO	43	45	46	42	40	43	46	49	50	48	49	47	45	35	41	40	39	38
SS	45	49	50	51	53	46	49	50	52	49	50	54	59	60	67	63	63	67

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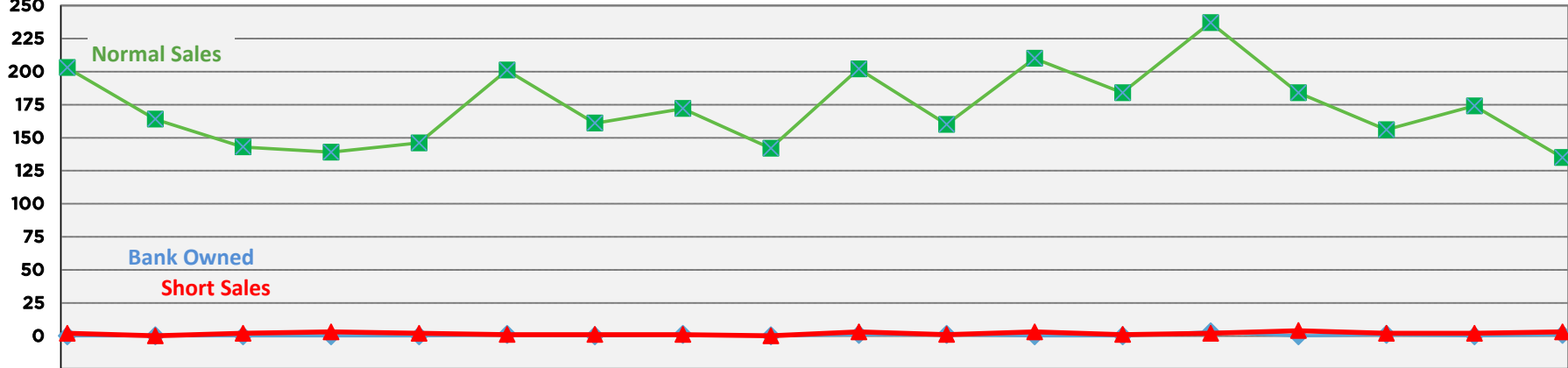
Single Family Homes

Temporary Off Market



	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	8/24
Norm	74	50	57	67	64	73	68	68	71	69	76	75	58	71	56	65	69	48
BO	0	0	1	0	1	0	1	0	0	0	0	1	0	0	0	1	0	1
SS	0	0	2	0	0	2	0	1	1	0	0	1	0	1	1	1	1	1

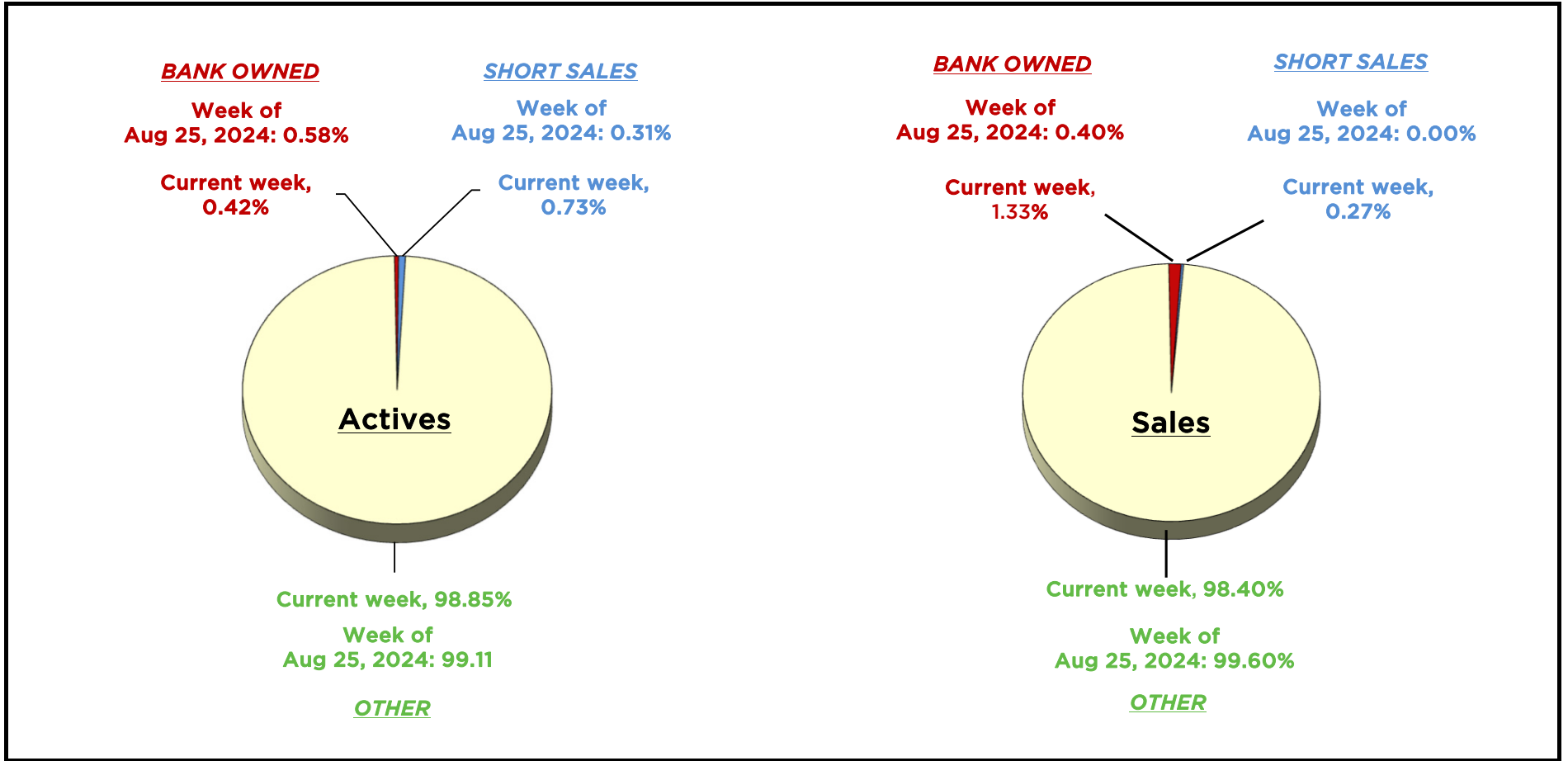
Withdrawn



	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	8/24
Norm	203	164	143	139	146	201	161	172	142	202	160	210	184	237	184	156	174	135
BO	0	0	0	0	0	1	0	1	0	1	1	0	0	3	0	1	0	1
SS	2	0	2	3	2	1	1	1	0	3	1	3	1	2	4	2	2	3

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Single Family Homes





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There are no Single Family Homes available for the Median Price of \$433,250 (± \$500)

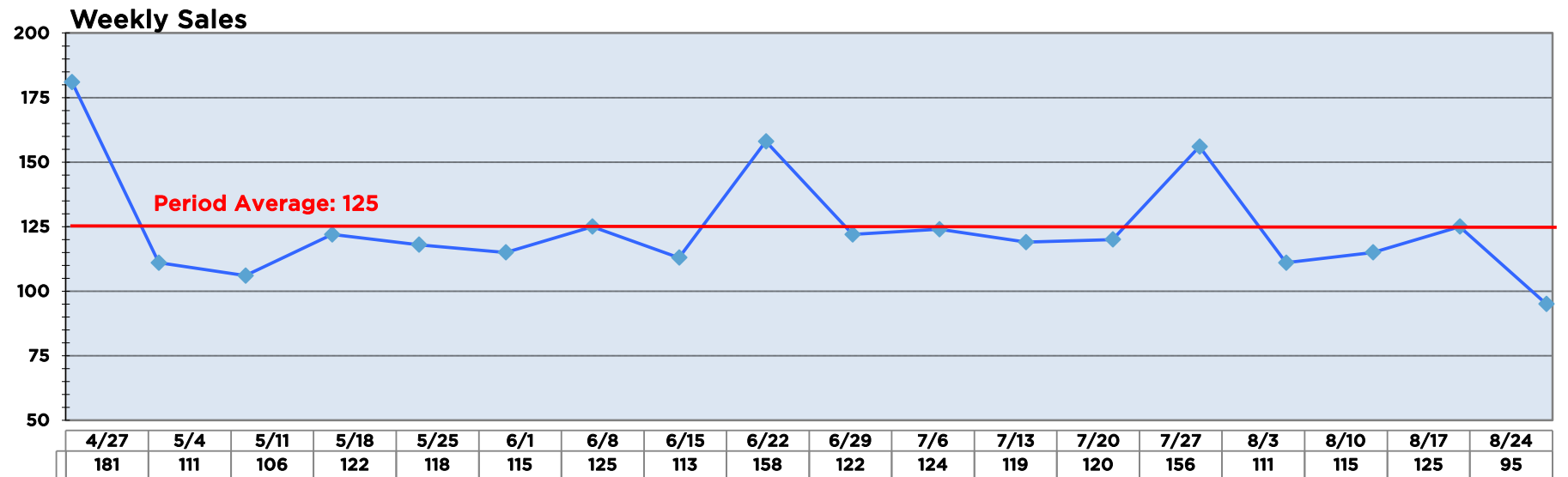
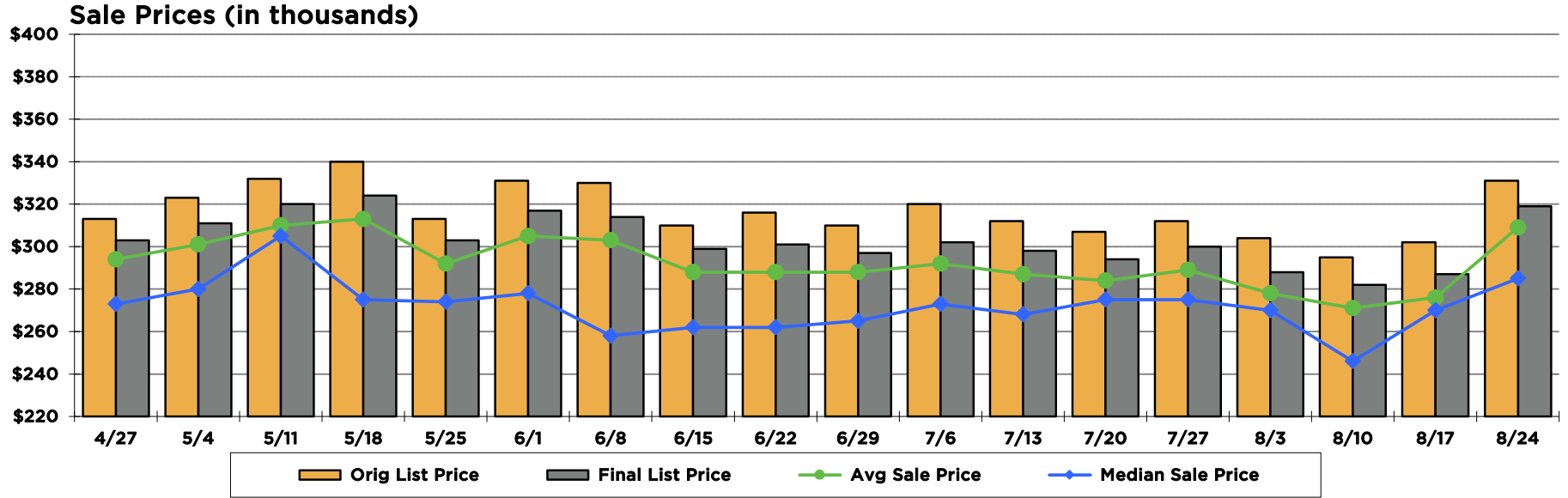
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	95	37	14	25	11	7	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	94	36	14	25	11	7	1
Active Listings	4,472	1,789	662	1,139	548	315	19
Bank Owned	17	11	2	3	1	0	0
Short Sales	26	5	9	11	1	0	0
Other	4,429	1,773	651	1,125	546	315	19
Months of Inventory	10.86	11.16	10.91	10.51	11.50	10.39	4.38
<u>List Price</u>							
Average Original List Price	\$331,378	\$191,413	\$298,006	\$361,982	\$454,427	\$721,900	\$1,125,000
Average Final List Price	\$318,727	\$181,780	\$284,085	\$349,981	\$440,161	\$705,671	\$1,045,000
<u>Sale Price</u>							
Average Price	\$309,056	\$172,216	\$275,161	\$340,205	\$434,727	\$689,143	\$1,025,000
Median Price	\$285,000	\$174,000	\$276,250	\$340,000	\$430,000	\$671,000	\$1,025,000
<u>Price Differences</u>							
Original to Final List Price	-\$12,651	-\$9,633	-\$13,921	-\$12,001	-\$14,266	-\$16,229	-\$80,000
Original List to Sale Price - \$	-\$22,322	-\$19,197	-\$22,845	-\$21,777	-\$19,700	-\$32,757	-\$100,000
Final List to Sale Price - \$	-\$9,671	-\$9,564	-\$8,924	-\$9,776	-\$5,434	-\$16,528	-\$20,000
Original List to Sale Price - %	93.26%	89.97%	92.33%	93.98%	95.66%	95.46%	91.11%
Final List to Sale Price - %	96.97%	94.74%	96.86%	97.21%	98.77%	97.66%	98.09%
<u>Days on the Market</u>							
Avg Days Listing to Contract	92	108	82	102	62	34	124
Combined Avg Days to Contract	99	118	94	102	76	34	124
Avg Days Listing to Closing	127	142	117	139	100	66	138
Avg Days Contract to Close	34	33	34	36	38	31	14
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	0	1	0	1	1
<u>Square Footage</u>							
Average Square Feet	1,442	1,037	1,285	1,642	1,883	2,185	3,584

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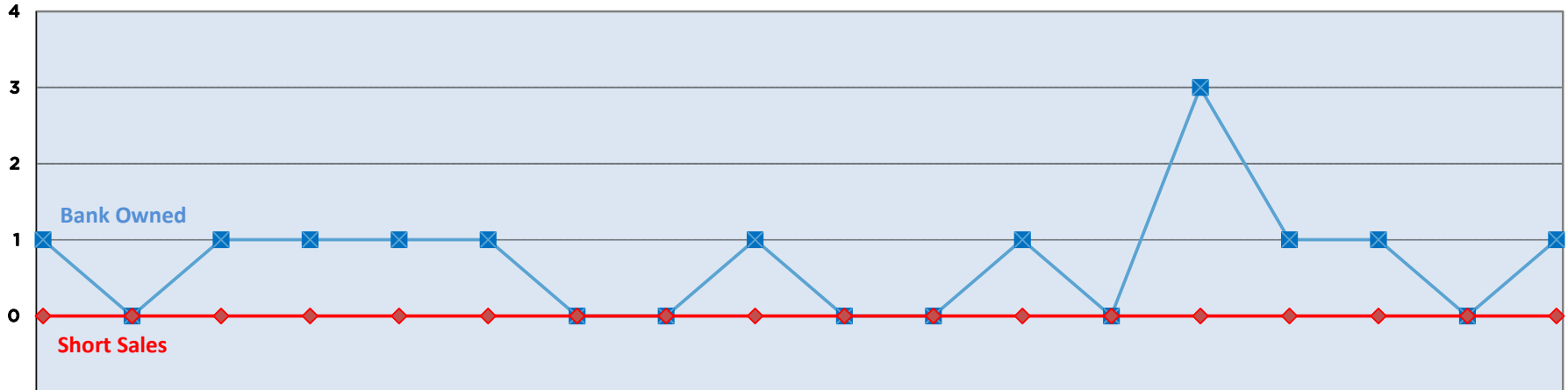
Condos, Townhomes, Villas



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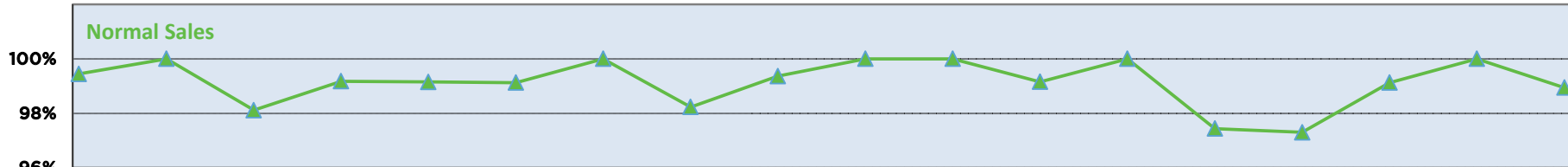
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Foreclosure Sales

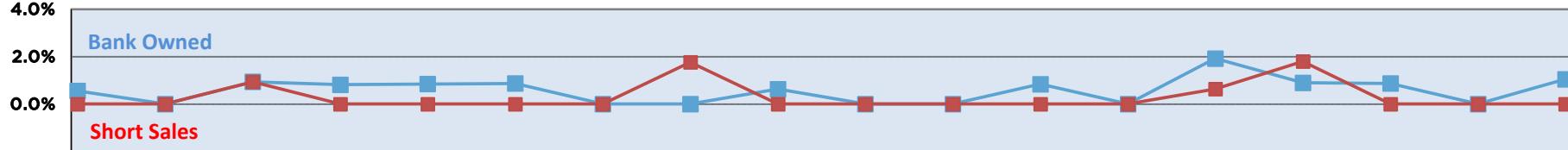


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
BO	1	0	1	1	1	1	0	0	1	0	0	1	0	3	1	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	8/24
Normal	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%	98.95%

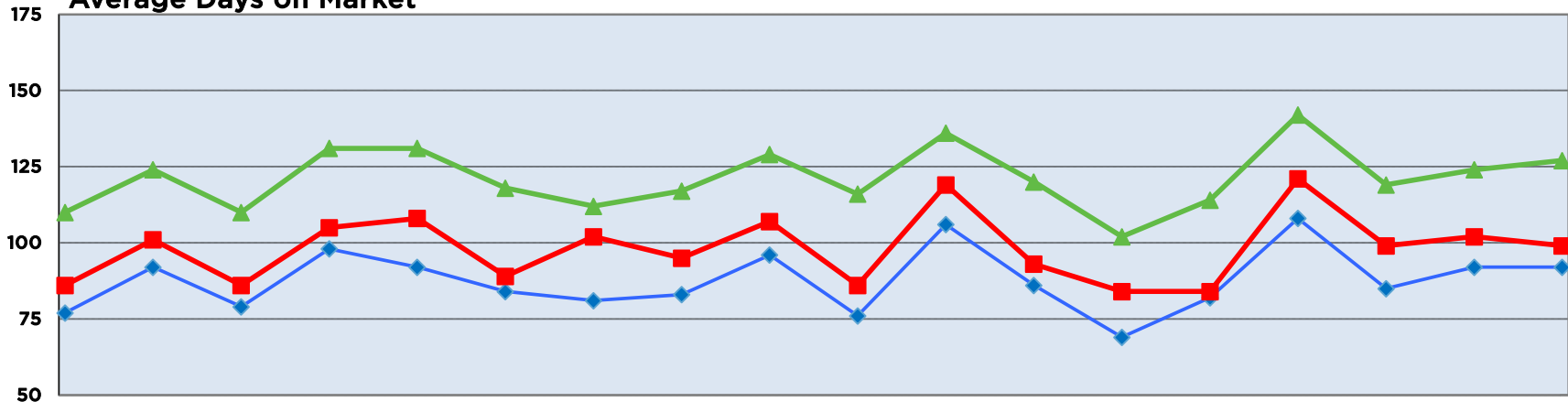


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
BO	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%
SS	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%

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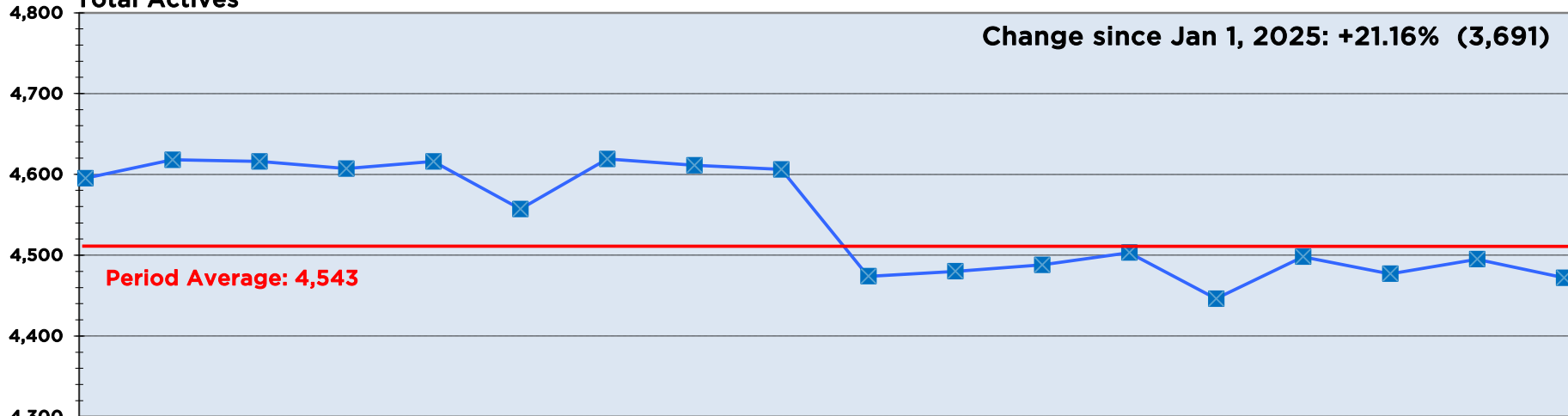
Average Days on Market



	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	8/24
ListToContract	77	92	79	98	92	84	81	83	96	76	106	86	69	82	108	85	92	92
CombDaysOnMkt	86	101	86	105	108	89	102	95	107	86	119	93	84	84	121	99	102	99
ListToClose	110	124	110	131	131	118	112	117	129	116	136	120	102	114	142	119	124	127

Total Actives

Change since Jan 1, 2025: +21.16% (3,691)

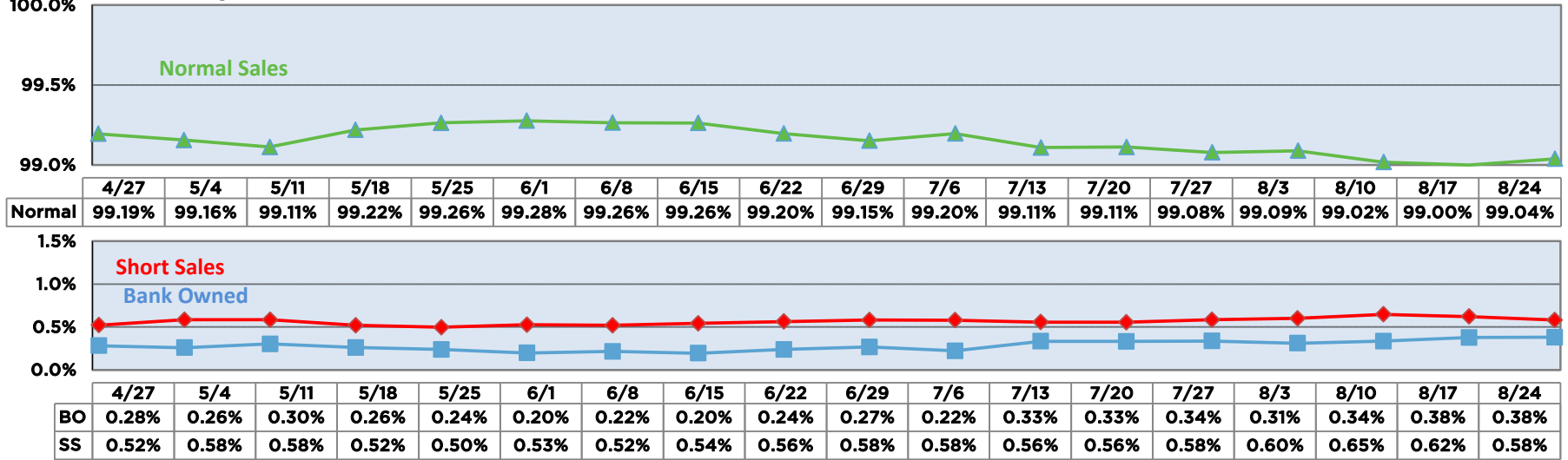


	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24
Total Actives	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495	4,472

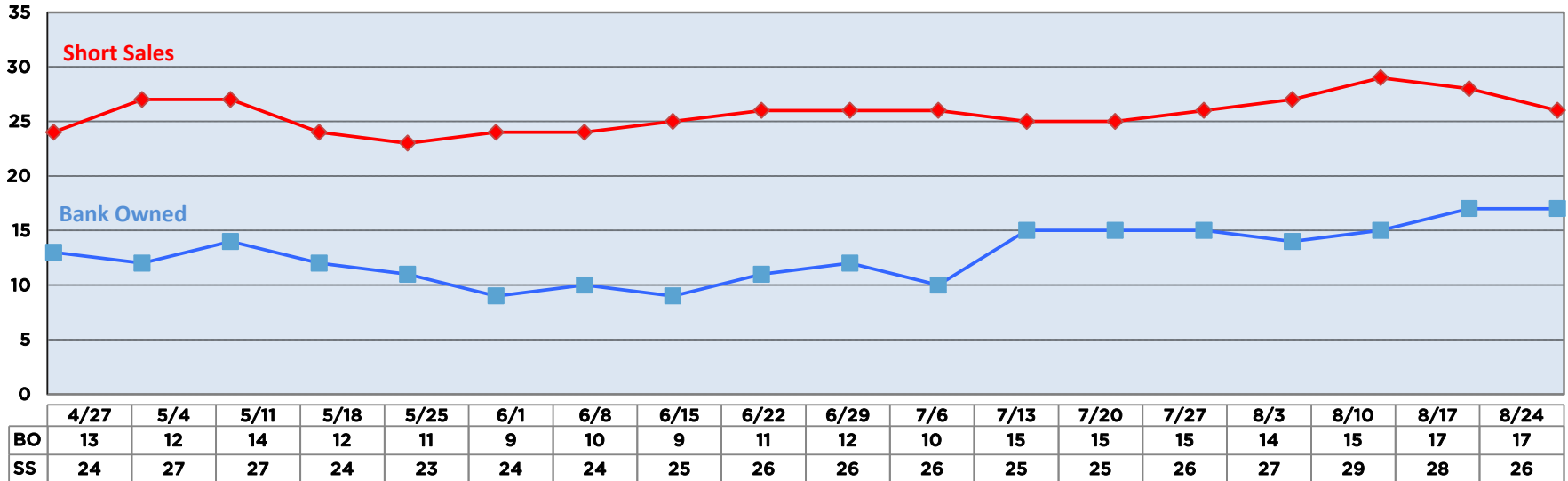
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Condos, Townhomes, Villas

Percentage of Actives



Active Foreclosures



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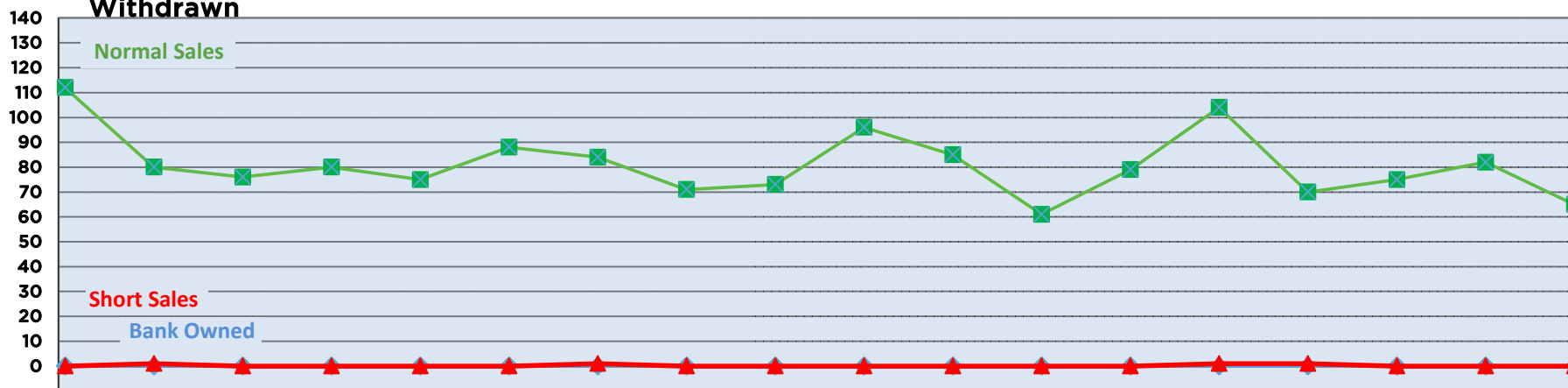
Condos, Townhomes, Villas

Temporary Off Market



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

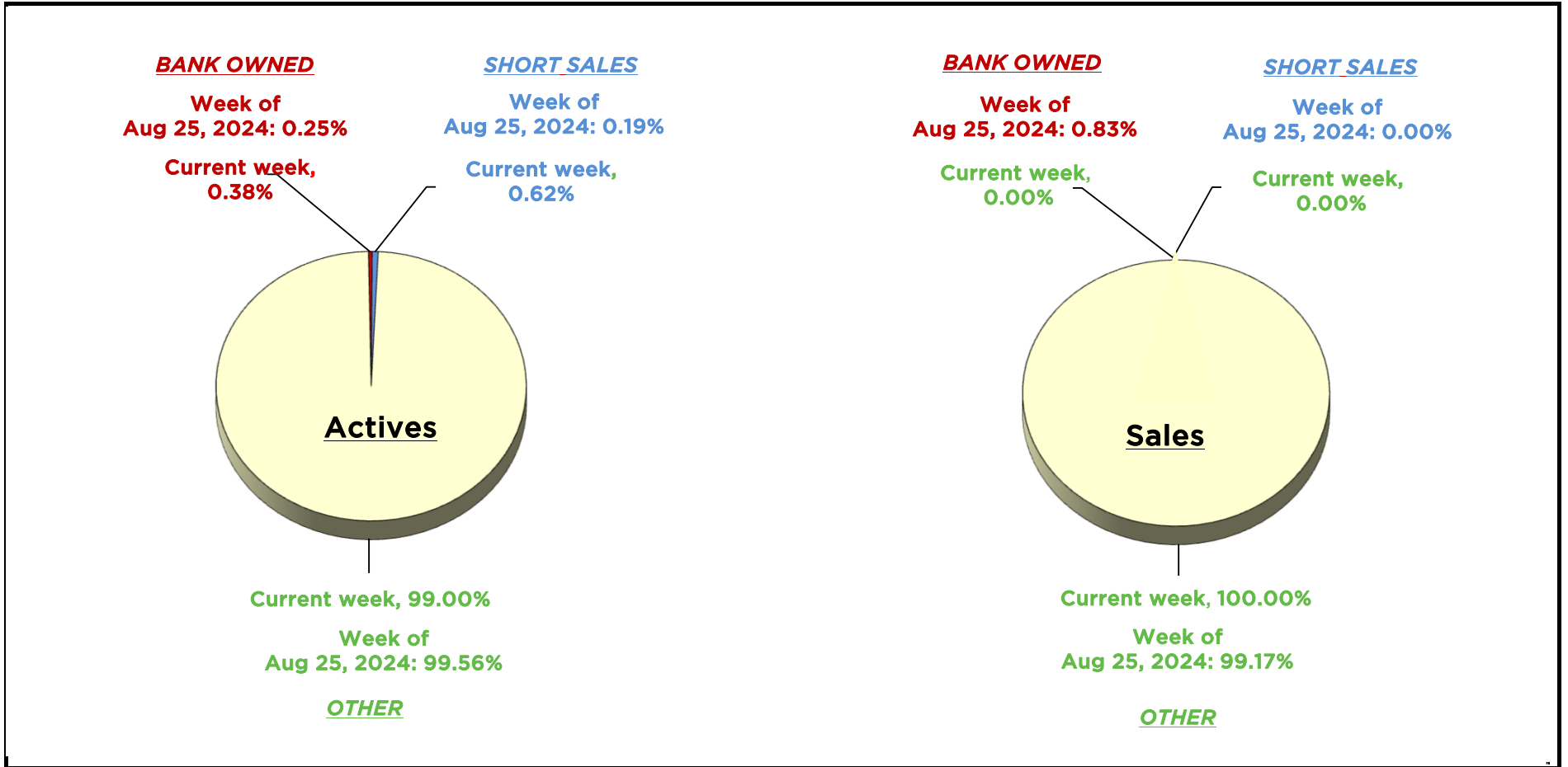
Withdrawn



	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	8/24
Norm	112	80	76	80	75	88	84	71	73	96	85	61	79	104	70	75	82	65
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	1	0	0	0	0	0	0	1	1	0	0	0

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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
08/24/2025 - 08/30/2025
Lake, Orange, Osceola & Seminole Counties

There are 47 Condos, Villas, or Townhomes available for the Median Price of \$285,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$284,960	2.6	2.0	1,480	\$192.57
Winter Springs / Tuskawilla	32708	2	\$284,900	3.0	2.0	1,443	\$197.50
Lake Mary / Heathrow	32746	1	\$285,000	3.0	2.0	1,731	\$164.64
Sanford / Lake Forest	32771	1	\$285,000	2.0	2.0	1,408	\$202.41
Longwood / Wekiva Springs	32779	1	\$285,000	2.0	2.0	1,375	\$207.27
Orange County		23	\$222,713	1.9	1.7	1,022	\$217.88
Apopka / Hunt Club	32703	3	\$123,333	1.7	1.3	612	\$201.41
Apopka (North)	32712	2	\$285,000	3.0	2.0	1,595	\$178.68
Orlando (Downtown)	32801	3	\$285,000	1.3	1.7	865	\$329.61
Azalea Park	32807	2	\$285,000	2.5	2.0	1,138	\$250.55
Belle Isle / Pine Castle	32809	3	\$45,833	0.3	1.0	276	\$166.06
Orlo Vista	32811	1	\$285,000	3.0	2.0	1,405	\$202.85
Sand Lake / Bay Hill	32819	1	\$285,000	3.0	2.0	1,672	\$170.45
Ventura	32822	1	\$284,900	3.0	2.0	1,544	\$184.52
Rio Pinar / Union Park	32825	1	\$285,000	2.0	2.0	1,022	\$278.86
Waterford Lakes	32828	2	\$285,000	2.0	2.0	1,291	\$220.76
Hunters Creek	32837	2	\$285,000	2.5	2.0	1,292	\$220.67
Pine Castle / Edgewood	32839	1	\$55,000	1.0	1.0	762	\$72.18
Winter Garden / Oakland	34787	1	\$285,000	2.0	2.0	1,216	\$234.38
Osceola County		18	\$272,175	2.7	1.9	1,371	\$198.58
Davenport	33896	1	\$284,800	2.0	2.0	1,505	\$189.24
Kissimmee (Central)	34741	2	\$285,000	3.0	2.0	1,506	\$189.24
Kissimmee / Buena Ventura Lakes	34743	1	\$285,000	3.0	2.0	1,703	\$167.35
Kissimmee (East)	34744	1	\$285,000	3.0	2.0	1,728	\$164.93
Kissimmee (West) / Pleasant Hill	34746	4	\$284,963	3.0	2.3	1,363	\$209.11
Kissimmee / Celebration	34747	6	\$246,500	2.2	1.7	1,045	\$235.85
Kissimmee / Poinciana	34758	1	\$285,000	3.0	2.0	1,586	\$179.70
St Cloud / Canoe Creek	34772	1	\$285,000	3.0	2.0	1,560	\$182.69
St Cloud / Harmony	34773	1	\$285,500	3.0	2.0	1,855	\$153.91
Lake County		1	\$285,000	2.0	2.0	1,156	\$246.54
Lady Lake / The Villages	32159	1	\$285,000	2.0	2.0	1,156	\$246.54