



## ***Monday Morning Quarterback Summary***

***Week of August 31, 2025 - September 6, 2025***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 345 during the week of August 31, from 376 the week prior
- The median price of single family homes decreased to \$427,400 a change of -1.4%
- The number of single-family home foreclosure transactions decreased to 1 from 5 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 56, and now sits at 9,080

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 91 during the week of August 31, from 95 the week prior
- The median price of condos, townhomes, and villas decreased to \$272,500 a change of -4.4%
- 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 112, and now sits at 4,360

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

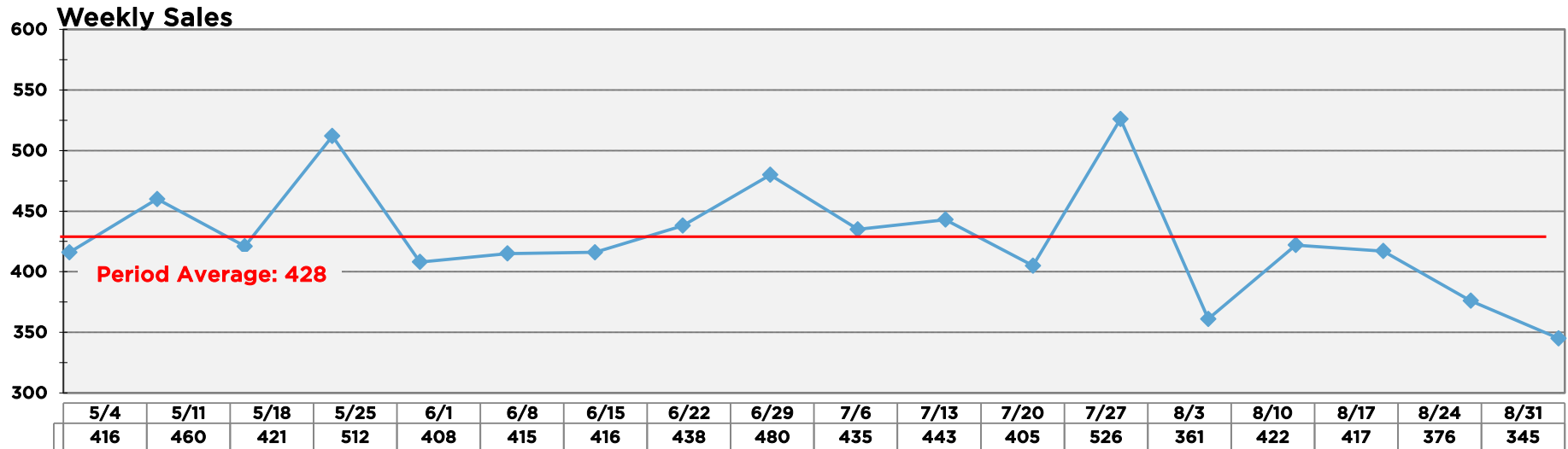
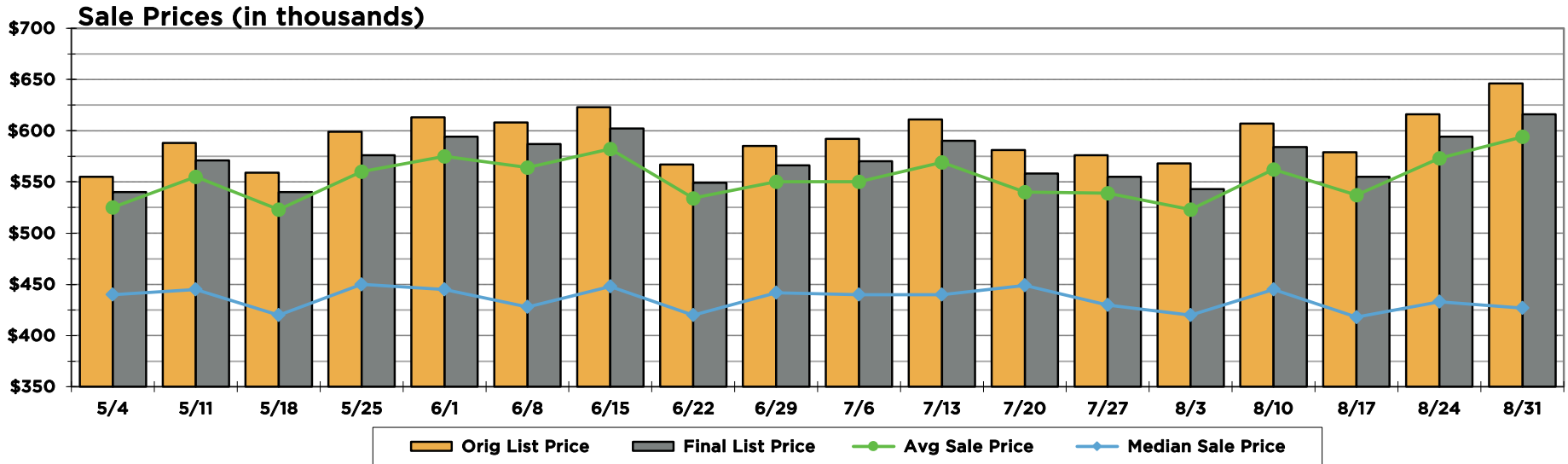
**Monday Morning Quarterback**  
08/31/2025 - 09/6/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>345</b>	<b>30</b>	<b>30</b>	<b>92</b>	<b>68</b>	<b>97</b>	<b>28</b>
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	344	30	29	92	68	97	28
<b>Active Listings</b>	<b>9,080</b>	<b>605</b>	<b>530</b>	<b>1,859</b>	<b>1,896</b>	<b>3,283</b>	<b>907</b>
Bank Owned	32	8	6	5	5	7	1
Short Sales	69	8	6	25	17	11	2
Other	8,979	589	518	1,829	1,874	3,265	904
<b>Months of Inventory</b>	<b>6.07</b>	<b>4.65</b>	<b>4.08</b>	<b>4.66</b>	<b>6.43</b>	<b>7.81</b>	<b>7.48</b>
<b><u>List Price</u></b>							
Average Original List Price	\$646,250	\$213,470	\$292,583	\$369,941	\$476,283	\$702,329	\$2,615,243
Average Final List Price	\$616,033	\$201,563	\$279,093	\$357,185	\$461,435	\$670,651	\$2,457,850
<b><u>Sale Price</u></b>							
Average Price	\$594,423	\$191,628	\$273,603	\$351,047	\$446,769	\$654,583	\$2,319,571
Median Price	\$427,400	\$195,000	\$271,000	\$350,000	\$450,000	\$620,000	\$1,672,500
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$30,217	-\$11,907	-\$13,490	-\$12,756	-\$14,848	-\$31,678	-\$157,393
Original List to Sale Price - \$	-\$51,827	-\$21,842	-\$18,980	-\$18,894	-\$29,514	-\$47,746	-\$295,672
Final List to Sale Price - \$	-\$21,610	-\$9,935	-\$5,490	-\$6,138	-\$14,666	-\$16,068	-\$138,279
Original List to Sale Price - %	91.98%	89.77%	93.51%	94.89%	93.80%	93.20%	88.69%
Final List to Sale Price - %	96.49%	95.07%	98.03%	98.28%	96.82%	97.60%	94.37%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	71	60	58	62	83	74	84
Combined Avg Days to Contract	77	66	65	71	89	80	86
Avg Days Listing to Closing	109	94	97	104	116	114	122
Avg Days Contract to Close	37	33	38	41	31	38	37
<b><u>Beds / Baths</u></b>							
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
<b><u>Square Footage</u></b>							
Average Square Feet	2,206	1,106	1,324	1,660	2,075	2,665	4,855

**Monday Morning Quarterback**  
08/31/2025 - 09/6/2025  
Lake, Orange, Osceola & Seminole Counties

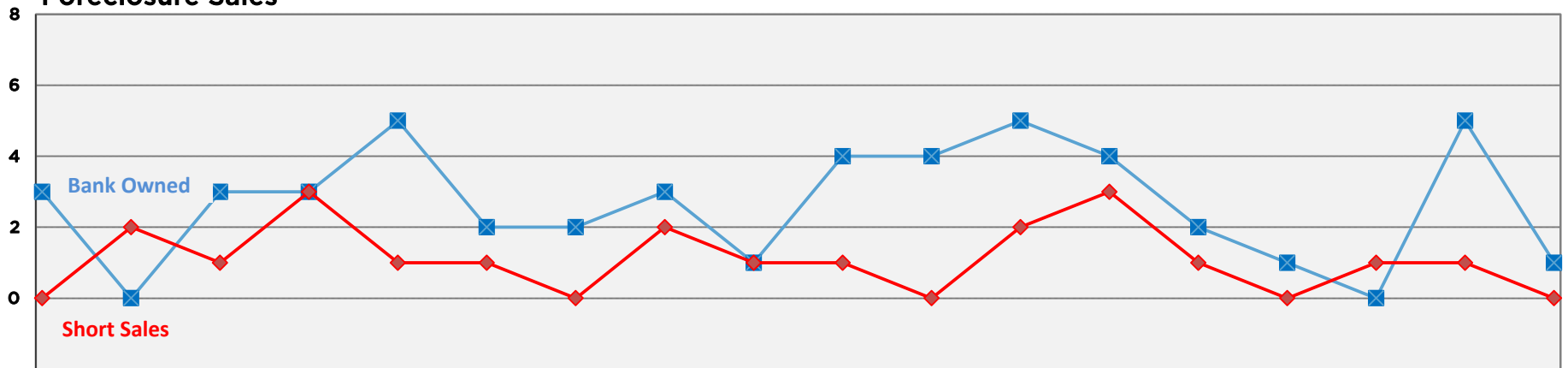
**Single Family Homes**



**Monday Morning Quarterback**  
08/31/2025 - 09/6/2025  
Lake, Orange, Osceola & Seminole Counties

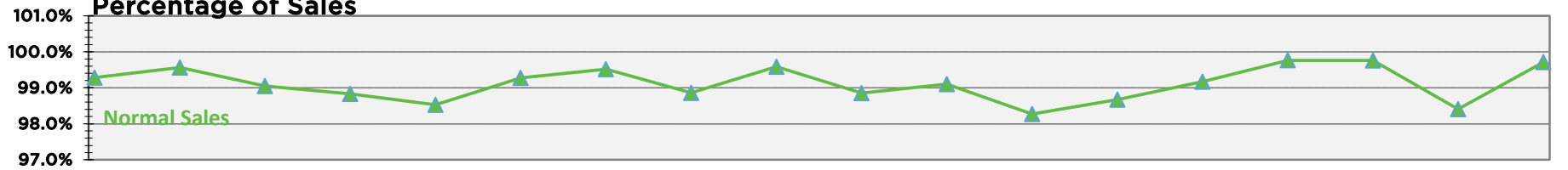
**Single Family Homes**

**Foreclosure Sales**

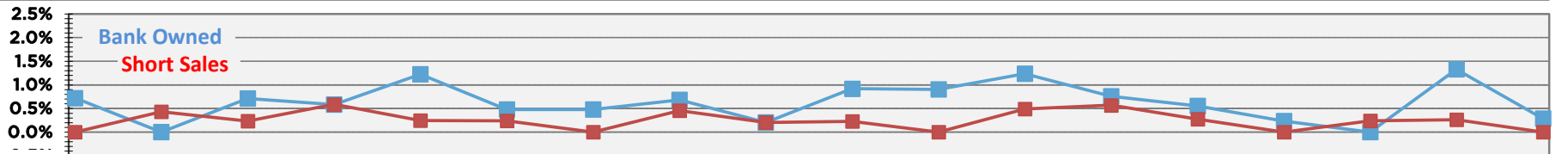


	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
BO	3	0	3	3	5	2	2	3	1	4	4	5	4	2	1	0	5	1
SS	0	2	1	3	1	1	0	2	1	1	0	2	3	1	0	1	1	0

**Percentage of Sales**



	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	8/31
Normal	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%	99.71%

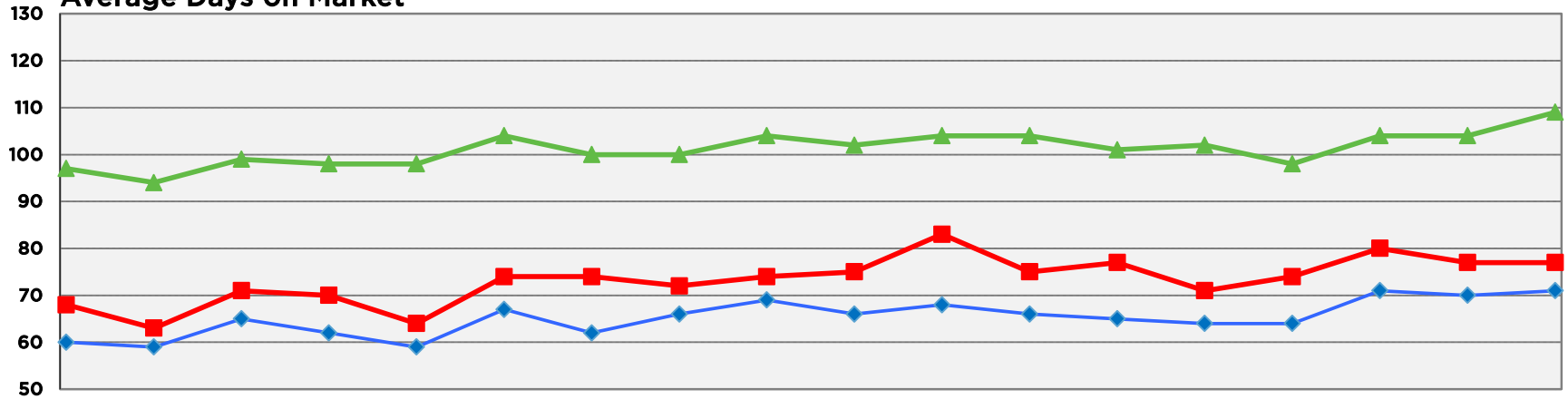


	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
BO	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%
SS	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%

**Monday Morning Quarterback**  
08/31/2025 - 09/6/2025  
Lake, Orange, Osceola & Seminole Counties

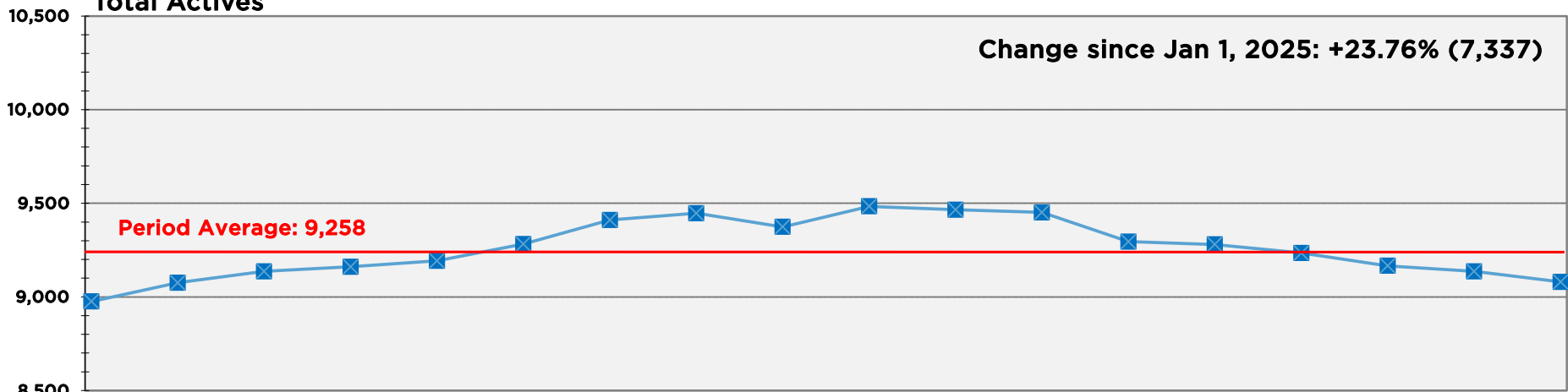
**Single Family Homes**

**Average Days on Market**



ListToContract	60	59	65	62	59	67	62	66	69	66	68	66	65	64	64	71	70	71
CombDaysOnMkt	68	63	71	70	64	74	74	72	74	75	83	75	77	71	74	80	77	77
ListToClose	97	94	99	98	98	104	100	100	104	102	104	104	101	102	98	104	104	109

**Total Actives**

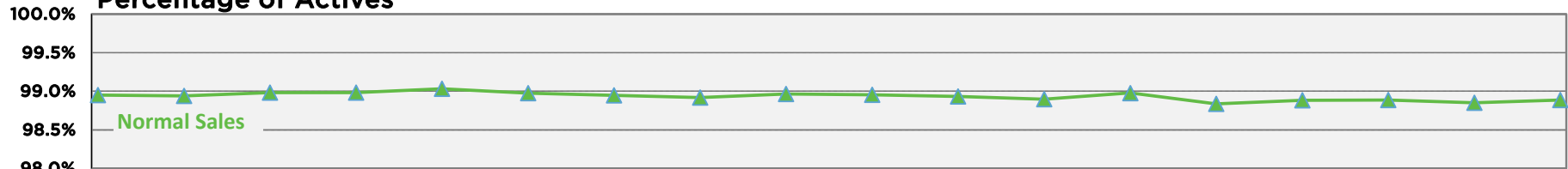


5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166	9,136	9,080

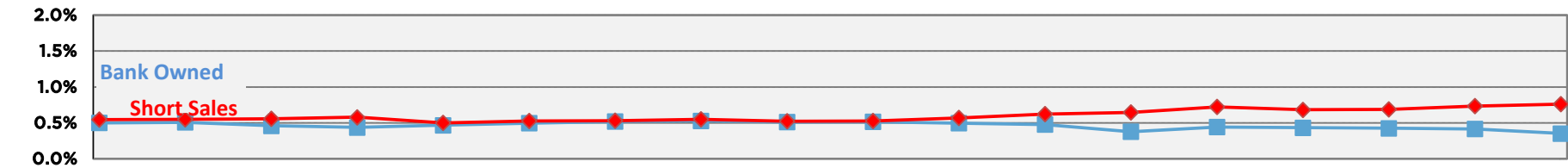
**Monday Morning Quarterback**  
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**Single Family Homes**

**Percentage of Actives**

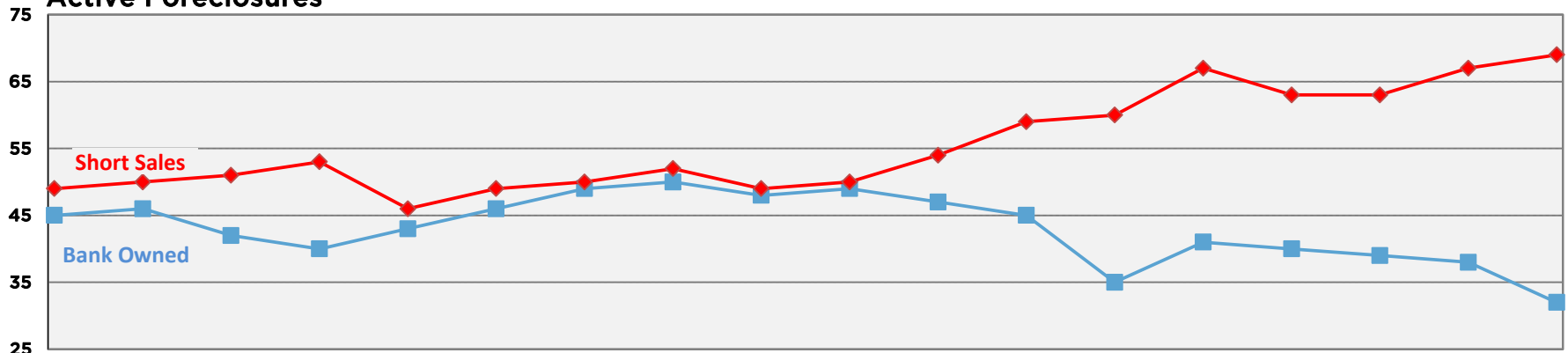


	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
Normal	98.95%	98.94%	98.98%	98.98%	99.03%	98.98%	98.95%	98.92%	98.97%	98.96%	98.93%	98.90%	98.98%	98.84%	98.88%	98.89%	98.85%	98.89%



	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	8/31
BO	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%	0.35%
SS	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%	0.76%

**Active Foreclosures**

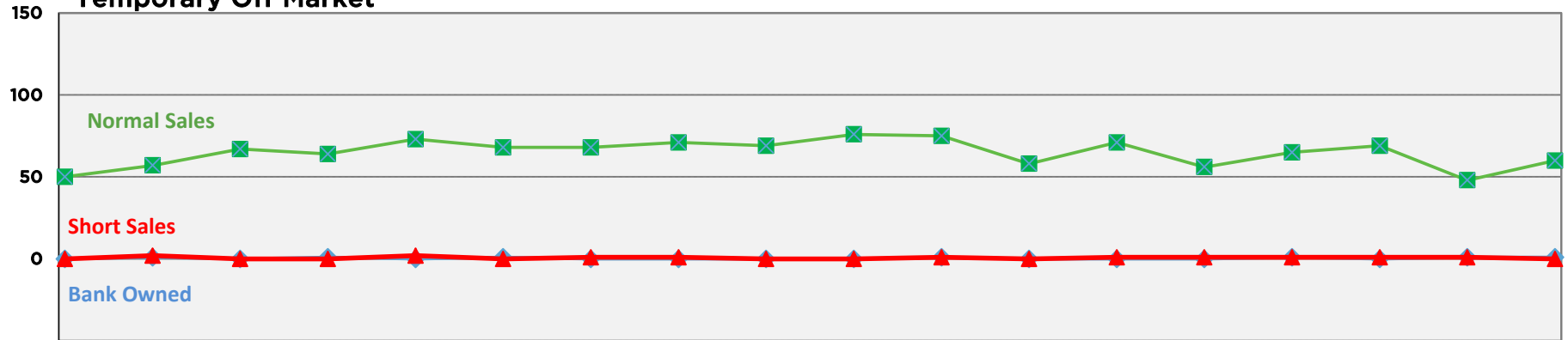


	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
BO	45	46	42	40	43	46	49	50	48	49	47	45	35	41	40	39	38	32
SS	49	50	51	53	46	49	50	52	49	50	54	59	60	67	63	63	67	69

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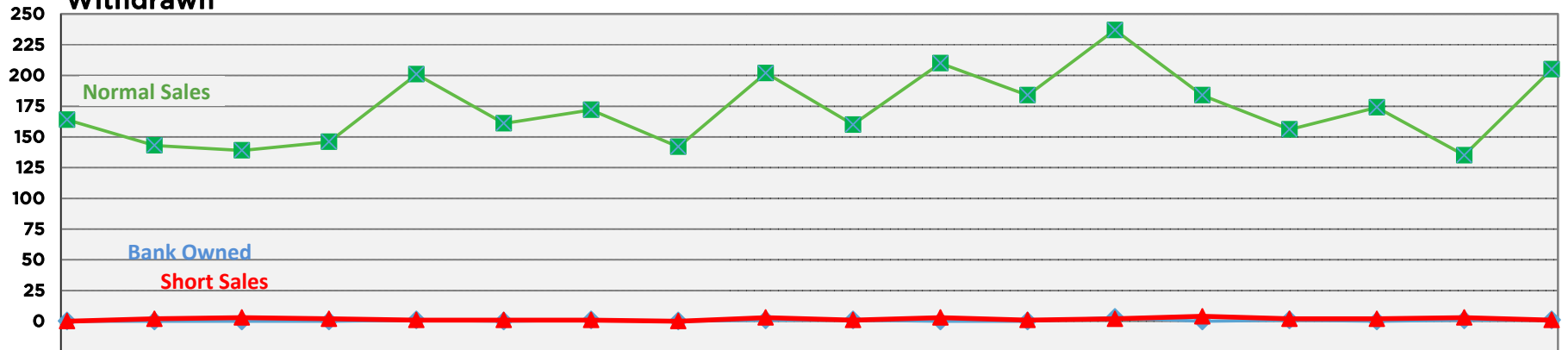
**Single Family Homes**

**Temporary Off Market**



	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	8/31
Norm	50	57	67	64	73	68	68	71	69	76	75	58	71	56	65	69	48	60
BO	0	1	0	1	0	1	0	0	0	0	1	0	0	0	1	0	1	1
SS	0	2	0	0	2	0	1	1	0	0	1	0	1	1	1	1	1	0

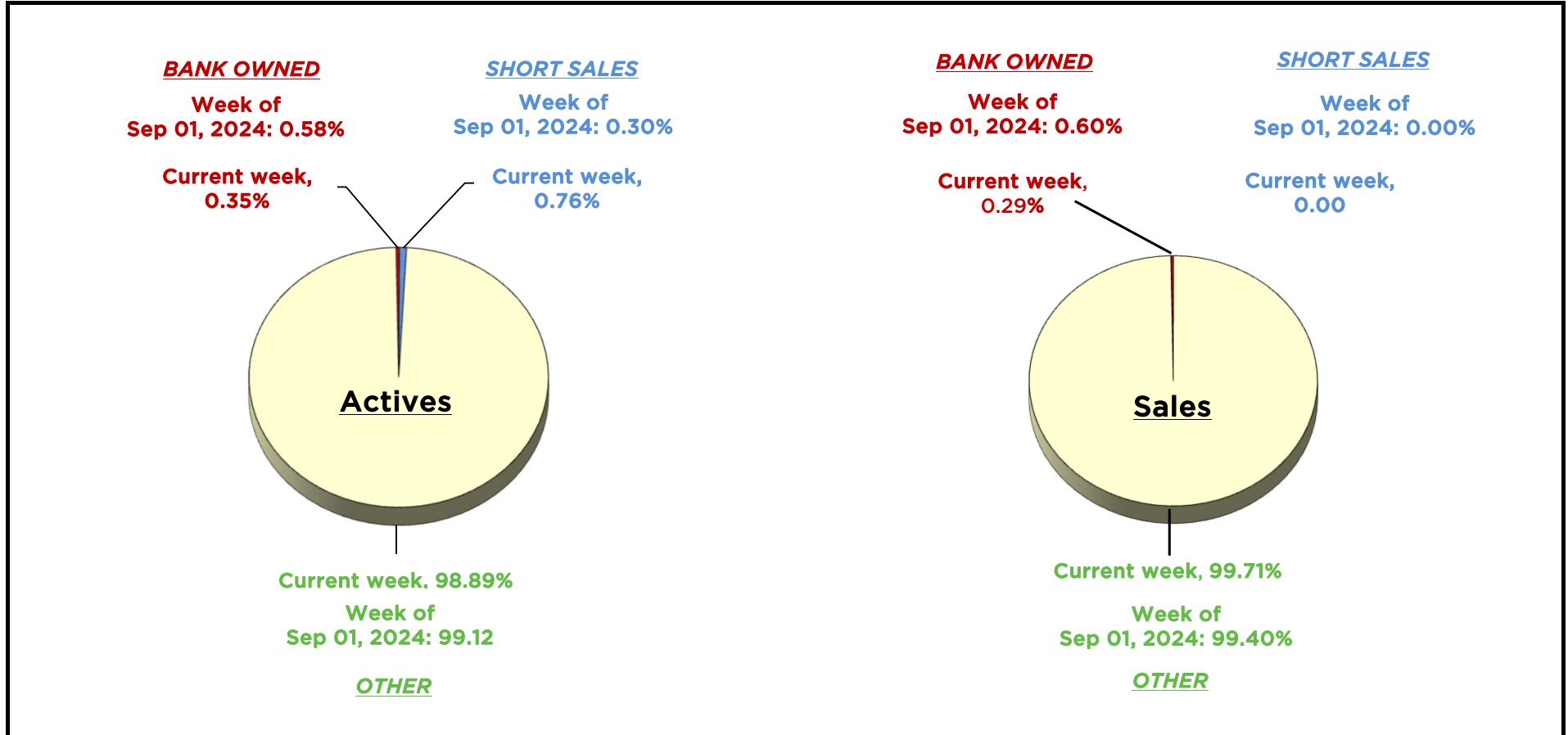
**Withdrawn**



	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	8/31
Norm	164	143	139	146	201	161	172	142	202	160	210	184	237	184	156	174	135	205
BO	0	0	0	0	1	0	1	0	1	1	0	0	3	0	1	0	1	1
SS	0	2	3	2	1	1	1	0	3	1	3	1	2	4	2	2	3	1

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**Single Family Homes**



**Monday Morning Quarterback**  
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**There are 2 Single Family Homes available for the Median Price of \$427,400 ( ± \$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>
<b>Osceola County</b>		<b>1</b>	<b>\$427,900</b>	<b>4.0</b>	<b>2.0</b>	<b>1,846</b>	<b>\$231.80</b>
St Cloud / Canoe Creek	34772	1	\$427,900	4.0	2.0	1,846	\$231.80
<b>Lake County</b>		<b>1</b>	<b>\$427,000</b>	<b>3.0</b>	<b>2.0</b>	<b>2,210</b>	<b>\$193.21</b>
Leesburg (West)	34748	1	\$427,000	3.0	2.0	2,210	\$193.21

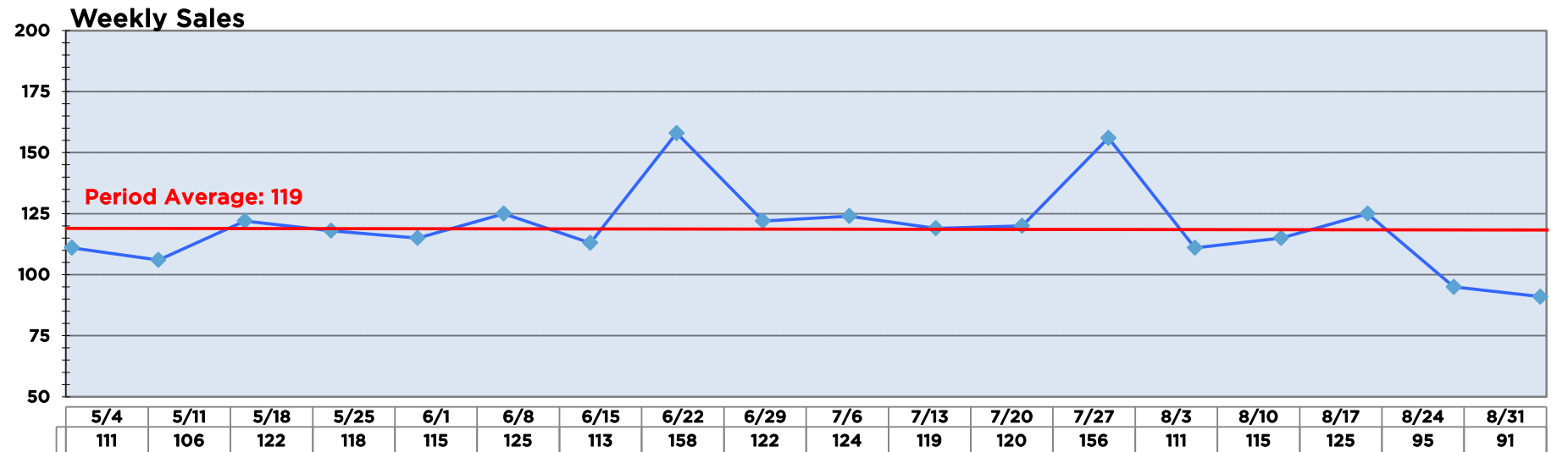
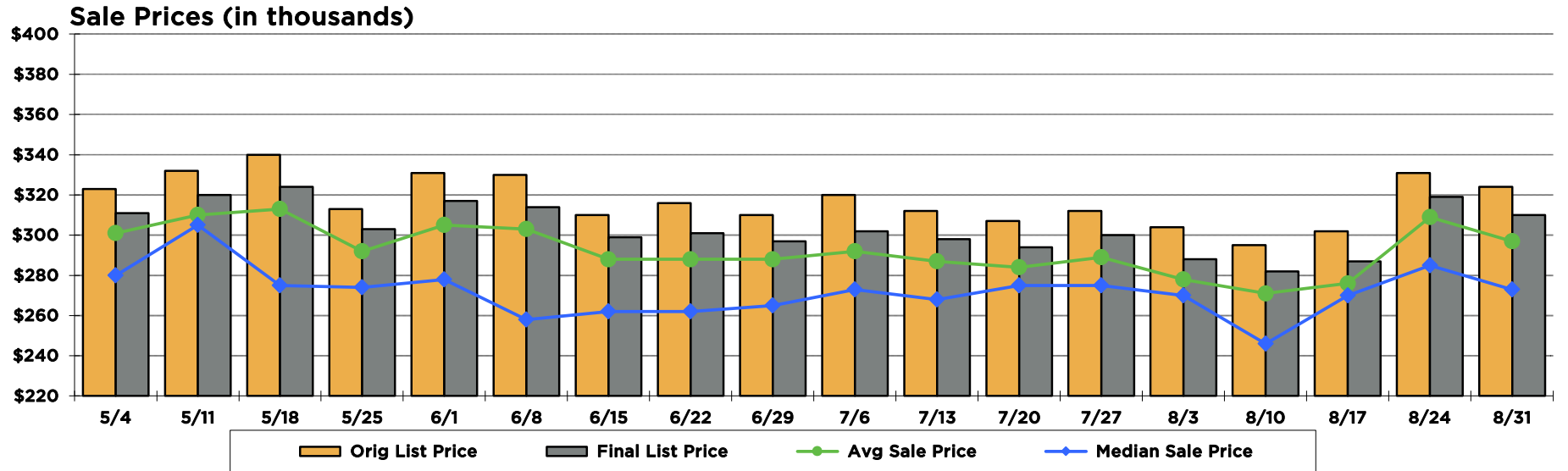
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>91</b>	<b>33</b>	<b>24</b>	<b>20</b>	<b>5</b>	<b>8</b>	<b>1</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	91	33	24	20	5	8	1
<b>Active Listings</b>	<b>4,360</b>	<b>1,753</b>	<b>629</b>	<b>1,110</b>	<b>536</b>	<b>314</b>	<b>18</b>
Bank Owned	14	8	3	3	0	0	0
Short Sales	25	5	6	13	1	0	0
Other	4,321	1,740	620	1,094	535	314	18
<b>Months of Inventory</b>	<b>11.06</b>	<b>12.26</b>	<b>6.05</b>	<b>12.81</b>	<b>24.74</b>	<b>9.06</b>	<b>4.15</b>
<b><u>List Price</u></b>							
Average Original List Price	\$323,786	\$196,252	\$297,679	\$371,005	\$473,780	\$621,988	\$1,079,000
Average Final List Price	\$309,738	\$183,133	\$283,437	\$353,725	\$458,380	\$611,863	\$1,079,000
<b><u>Sale Price</u></b>							
Average Price	\$297,452	\$170,439	\$273,775	\$342,350	\$442,600	\$591,750	\$1,079,000
Median Price	\$272,500	\$177,000	\$272,500	\$350,000	\$435,000	\$540,000	\$1,079,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$14,048	-\$13,119	-\$14,242	-\$17,280	-\$15,400	-\$10,125	\$0
Original List to Sale Price - \$	-\$26,334	-\$25,813	-\$23,904	-\$28,655	-\$31,180	-\$30,238	\$0
Final List to Sale Price - \$	-\$12,286	-\$12,694	-\$9,662	-\$11,375	-\$15,780	-\$20,113	\$0
Original List to Sale Price - %	91.87%	86.85%	91.97%	92.28%	93.42%	95.14%	100.00%
Final List to Sale Price - %	96.03%	93.07%	96.59%	96.78%	96.56%	96.71%	100.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	92	116	103	70	84	32	2
Combined Avg Days to Contract	112	151	120	85	84	32	2
Avg Days Listing to Closing	122	140	135	107	122	56	21
Avg Days Contract to Close	29	23	30	36	37	27	18
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	2	3
Average Half Baths	1	0	1	1	0	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,463	1,104	1,454	1,617	1,975	2,122	2,649

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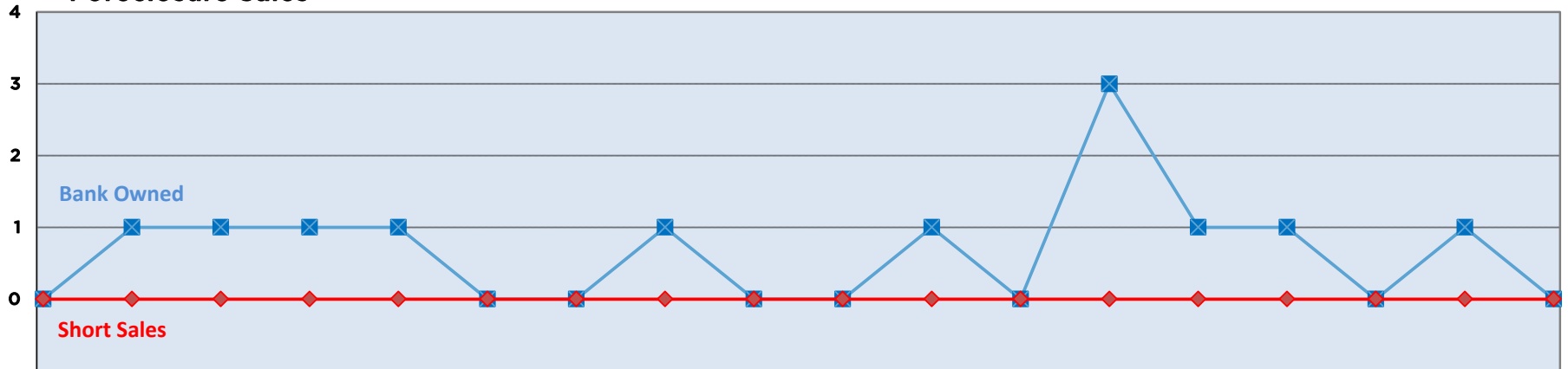
**Condos, Townhomes, Villas**



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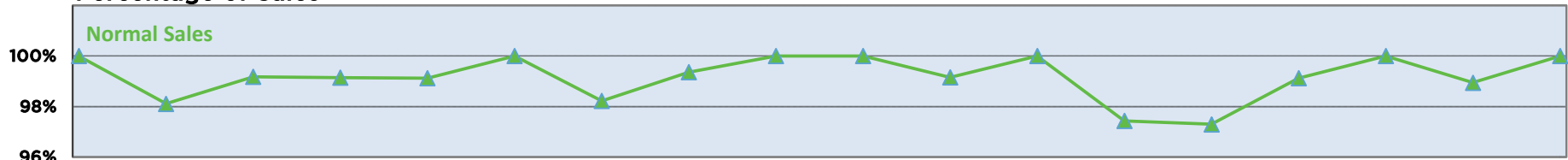
**Condos, Townhomes, Villas**

**Foreclosure Sales**

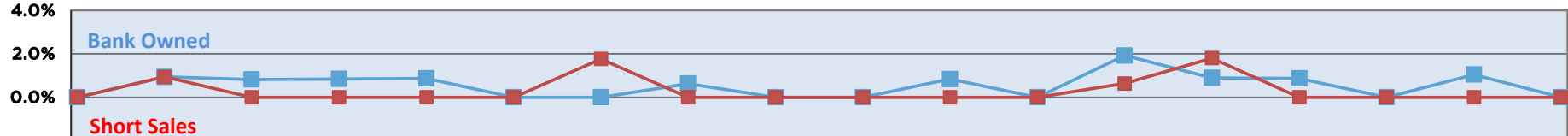


	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
BO	0	1	1	1	1	0	0	1	0	0	1	0	3	1	1	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	8/31
Normal	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%	100.00

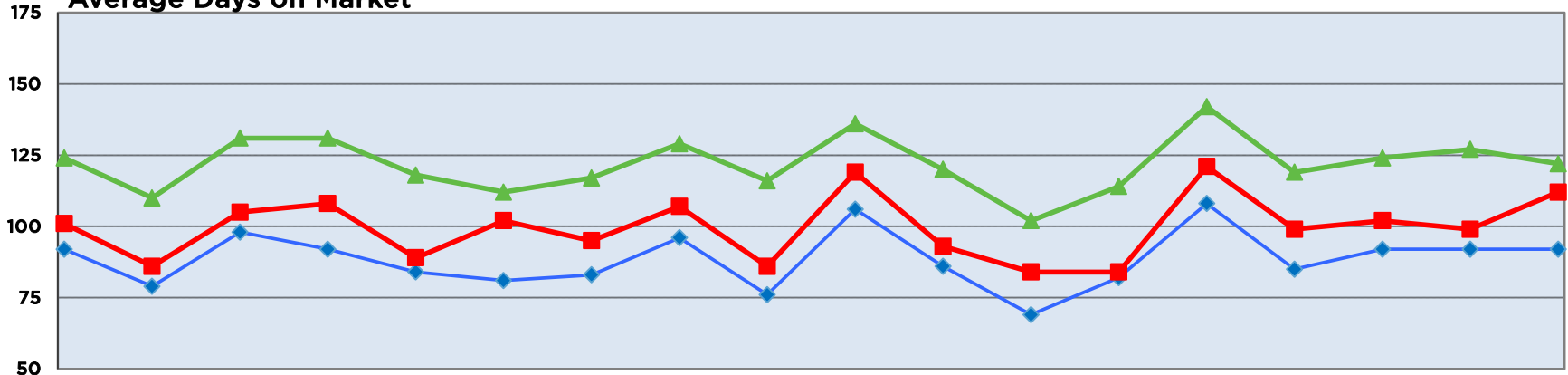


	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
BO	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%
SS	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%

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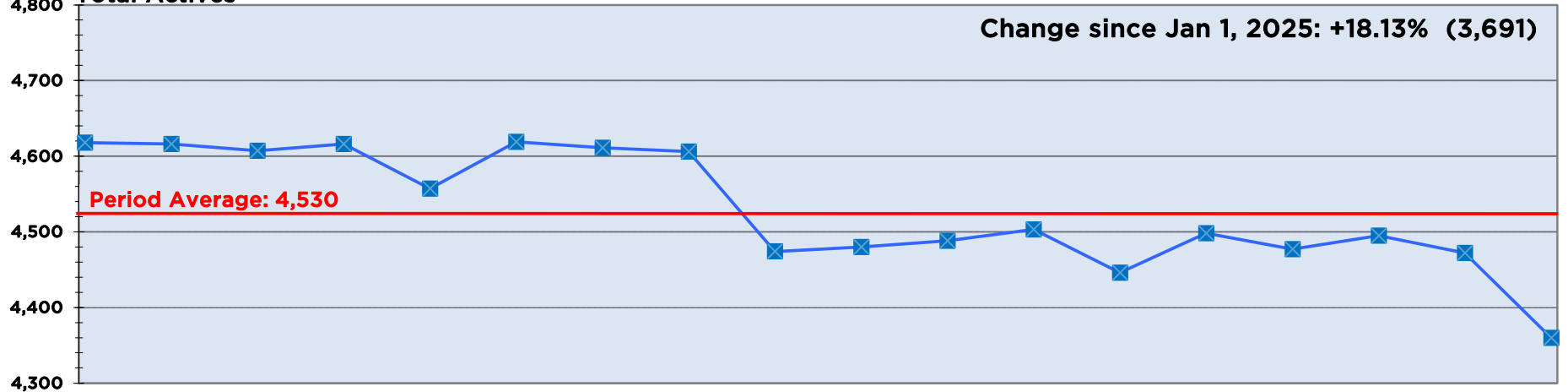
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	8/31
ListToContract	92	79	98	92	84	81	83	96	76	106	86	69	82	108	85	92	92	92
CombDaysOnMkt	101	86	105	108	89	102	95	107	86	119	93	84	84	121	99	102	99	112
ListToClose	124	110	131	131	118	112	117	129	116	136	120	102	114	142	119	124	127	122

**Total Actives**

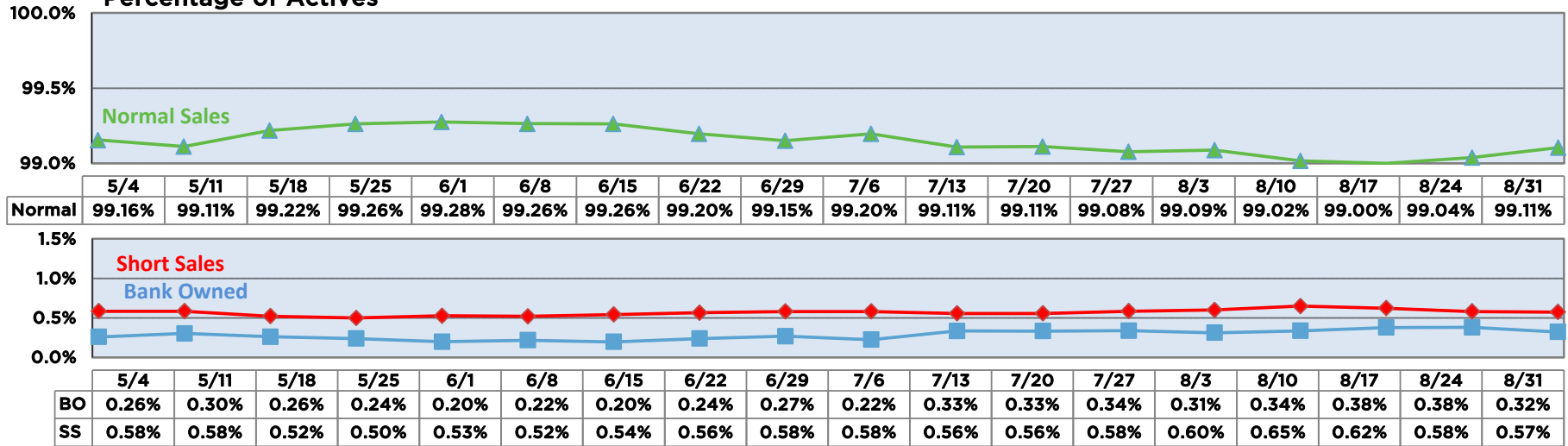


	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31
Total Actives	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495	4,472	4,360

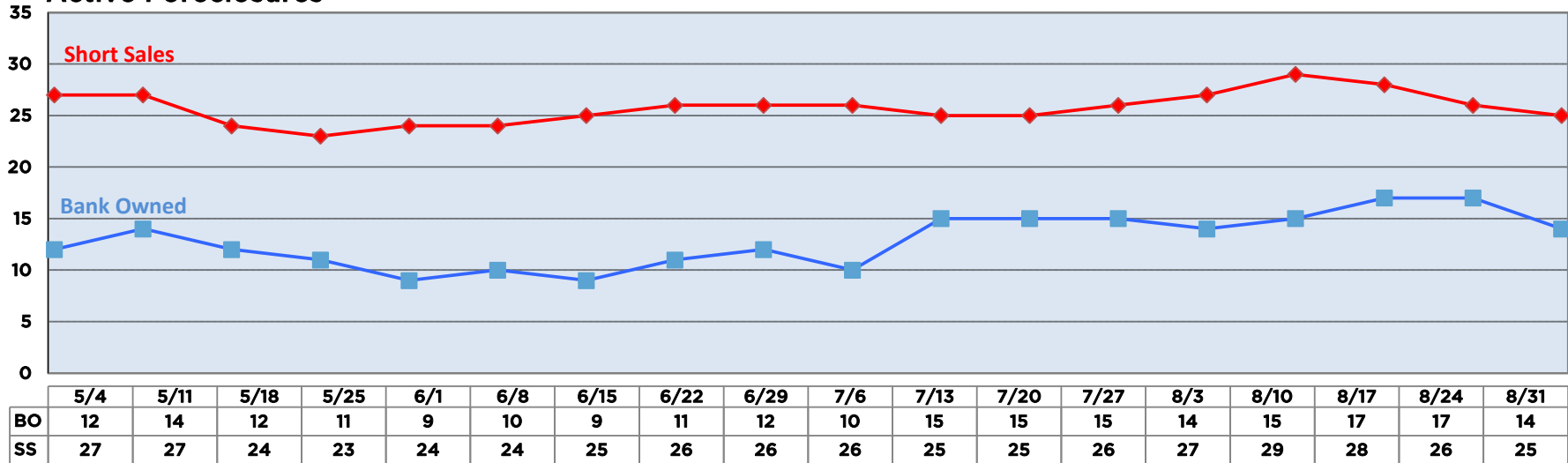
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**Condos, Townhomes, Villas**

**Percentage of Actives**



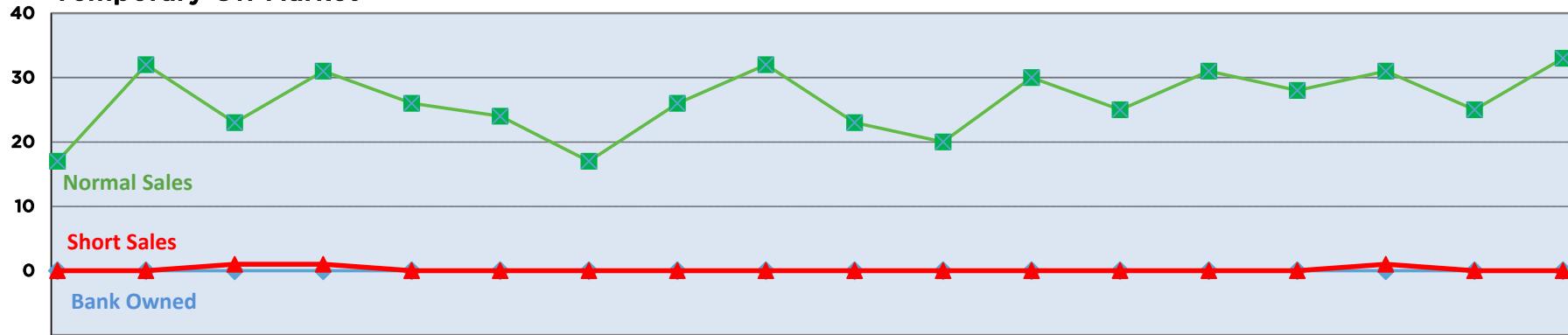
**Active Foreclosures**



**Monday Morning Quarterback**  
08/31/2025 - 09/6/2025  
Lake, Orange, Osceola & Seminole Counties

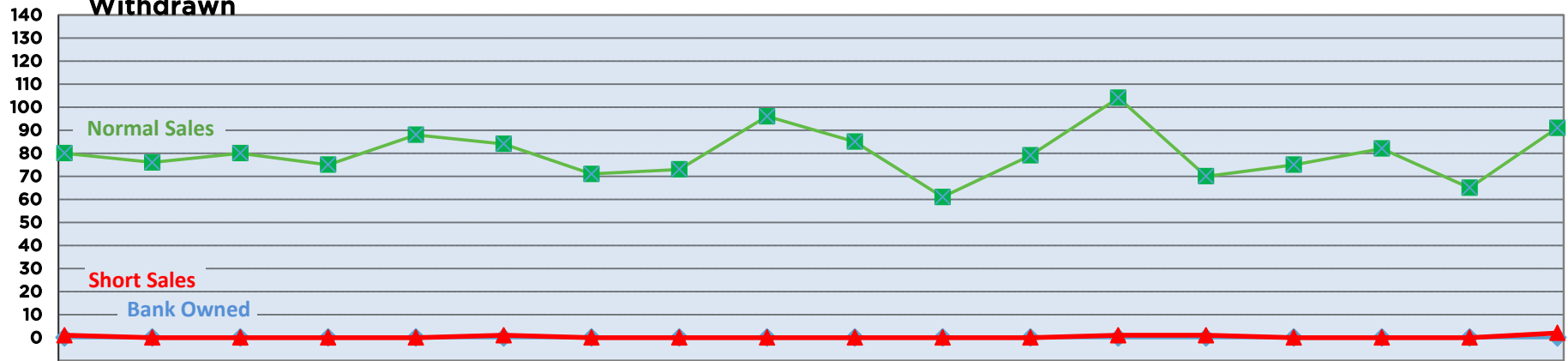
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	8/31
<b>Norm</b>	17	32	23	31	26	24	17	26	32	23	20	30	25	31	28	31	25	33
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0

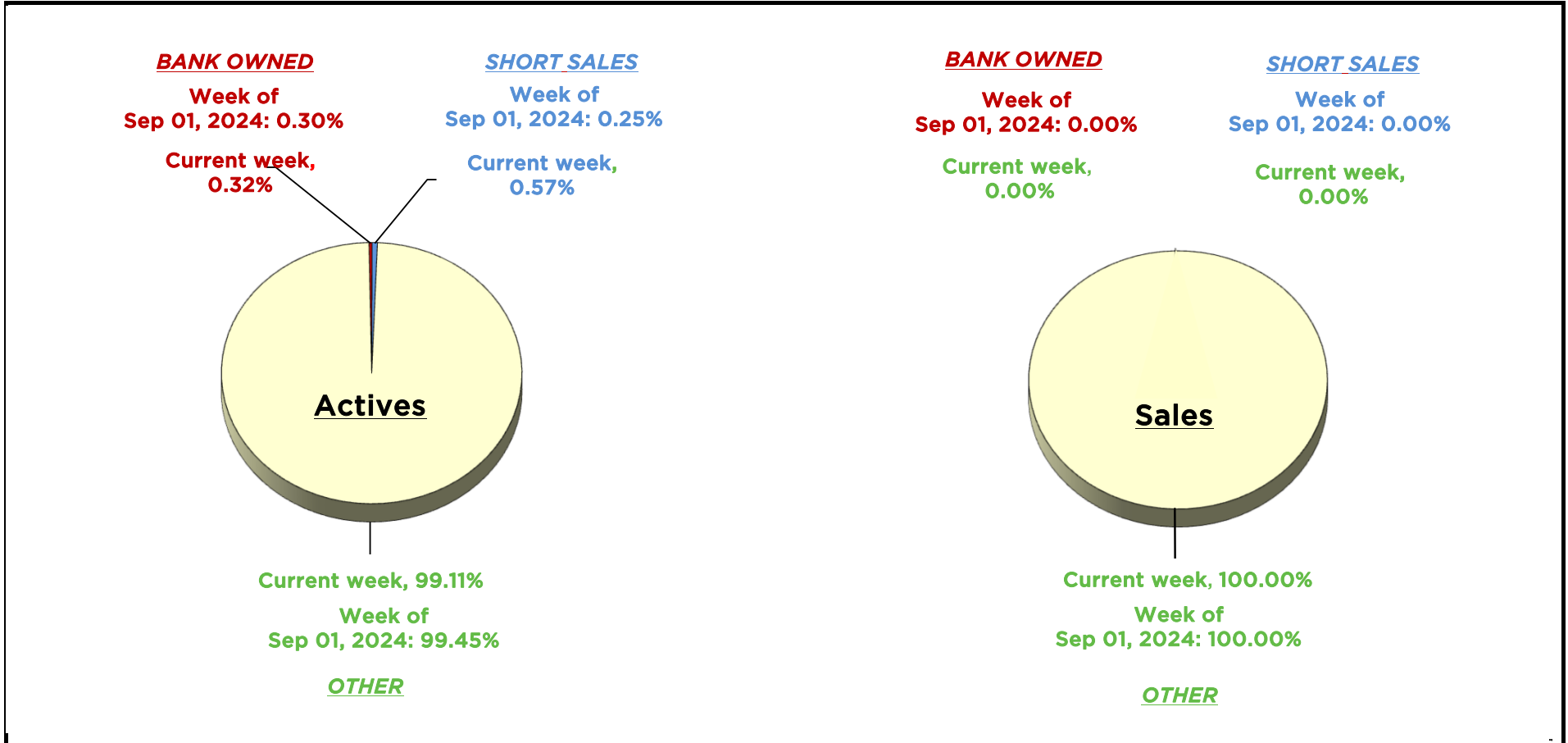
**Withdrawn**



	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	8/31
<b>Norm</b>	80	76	80	75	88	84	71	73	96	85	61	79	104	70	75	82	65	91
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>SS</b>	1	0	0	0	0	1	0	0	0	0	0	0	1	1	0	0	0	2

**Monday Morning Quarterback**  
08/31/2025 - 09/6/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
08/31/2025 - 09/6/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 7 Condos, Villas, or Townhomes available for the Median Price of \$272,500** ( ± \$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>
<b>Orange County</b>		<b>4</b>	<b>\$272,781</b>	<b>2.0</b>	<b>2.0</b>	<b>1,059</b>	<b>\$257.58</b>
Azalea Park	32807	1	\$273,000	2.0	2.0	870	\$313.79
Pine Hills / Rosemont	32808	1	\$272,222	3.0	2.0	1,461	\$186.33
Williamsburg / Lake Bryan	32821	1	\$272,900	1.0	2.0	798	\$341.98
Metro West / Orlo Vista	32835	1	\$273,000	2.0	2.0	1,107	\$246.61
<b>Osceola County</b>		<b>2</b>	<b>\$272,950</b>	<b>3.0</b>	<b>2.5</b>	<b>1,241</b>	<b>\$219.94</b>
Kissimmee (Central)	34741	1	\$273,000	4.0	3.0	1,470	\$185.71
Kissimmee / Celebration	34747	1	\$272,900	2.0	2.0	1,012	\$269.66
<b>Lake County</b>		<b>1</b>	<b>\$272,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,134</b>	<b>\$239.86</b>
Tavares / Mt Plymouth	32778	1	\$272,000	2.0	2.0	1,134	\$239.86