



Monday Morning Quarterback Summary

Week of September 21, 2025 - September 27, 2025

Single-family existing homes

- Sales of single-family homes remains constant at 400 during the week of Sep 21
- The median price of single family homes increased to \$435,000 a change of 0.5%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 0
- Single-family inventory increased by 3, and now sits at 9,005

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 89 during the week of September 21, from 111 the week prior
- The median price of condos, townhomes, and villas decreased to \$245,000 a change of -9.9%
- 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 8, and now sits at 4,395

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

Monday Morning Quarterback
09/21/2025 - 09/27/2025
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	400	26	33	95	89	128	29
Bank Owned	3	0	0	2	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	397	26	33	93	89	127	29
Active Listings	9,005	618	539	1,871	1,871	3,201	905
Bank Owned	37	10	8	4	4	11	0
Short Sales	77	9	10	26	16	14	2
Other	8,891	599	521	1,841	1,851	3,176	903
Months of Inventory	5.20	5.49	3.77	4.55	4.85	5.77	7.20
<u>List Price</u>							
Average Original List Price	\$591,057	\$195,369	\$299,521	\$375,679	\$467,339	\$710,904	\$1,833,810
Average Final List Price	\$568,890	\$184,342	\$288,324	\$362,607	\$450,929	\$684,224	\$1,761,634
<u>Sale Price</u>							
Average Price	\$549,412	\$171,486	\$277,694	\$355,577	\$441,791	\$662,888	\$1,661,845
Median Price	\$435,000	\$182,500	\$282,000	\$360,000	\$435,000	\$633,750	\$1,299,000
<u>Price Differences</u>							
Original to Final List Price	-\$22,167	-\$11,027	-\$11,197	-\$13,072	-\$16,410	-\$26,680	-\$72,176
Original List to Sale Price - \$	-\$41,645	-\$23,883	-\$21,827	-\$20,102	-\$25,548	-\$48,016	-\$171,965
Final List to Sale Price - \$	-\$19,478	-\$12,856	-\$10,630	-\$7,030	-\$9,138	-\$21,336	-\$99,789
Original List to Sale Price - %	92.95%	87.78%	92.71%	94.65%	94.53%	93.25%	90.62%
Final List to Sale Price - %	96.58%	93.03%	96.31%	98.06%	97.97%	96.88%	94.34%
<u>Days on the Market</u>							
Avg Days Listing to Contract	67	57	48	66	58	81	70
Combined Avg Days to Contract	78	60	50	77	65	96	91
Avg Days Listing to Closing	103	92	87	101	92	117	115
Avg Days Contract to Close	36	35	38	34	33	36	44
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	3	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	2,168	1,163	1,336	1,639	1,998	2,662	4,083

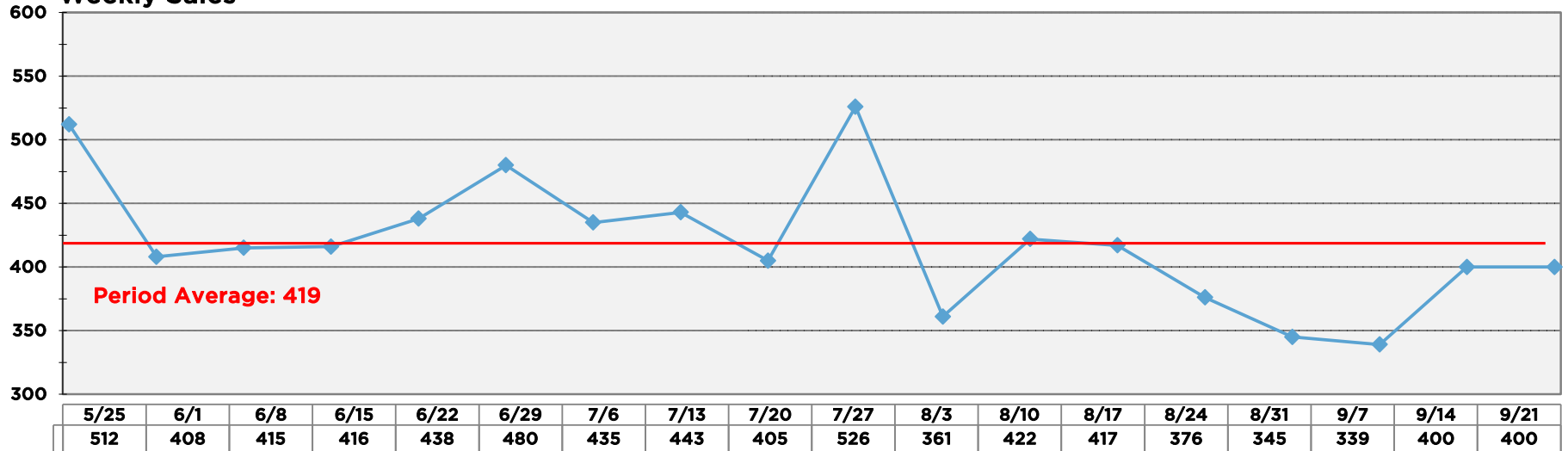
Monday Morning Quarterback
09/21/2025 - 09/27/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Sale Prices (in thousands)



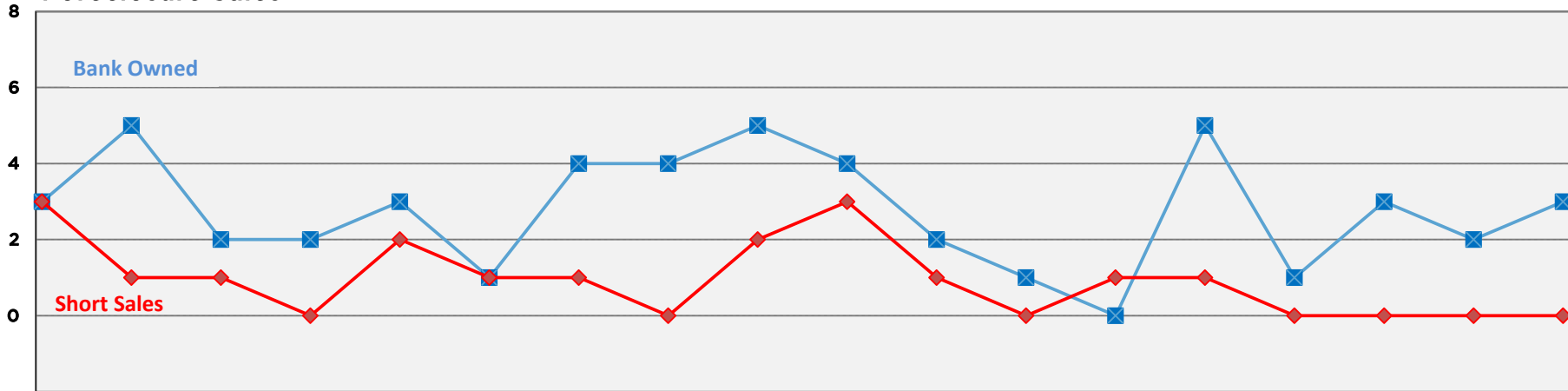
Weekly Sales



Monday Morning Quarterback
09/21/2025 - 09/27/2025
Lake, Orange, Osceola & Seminole Counties

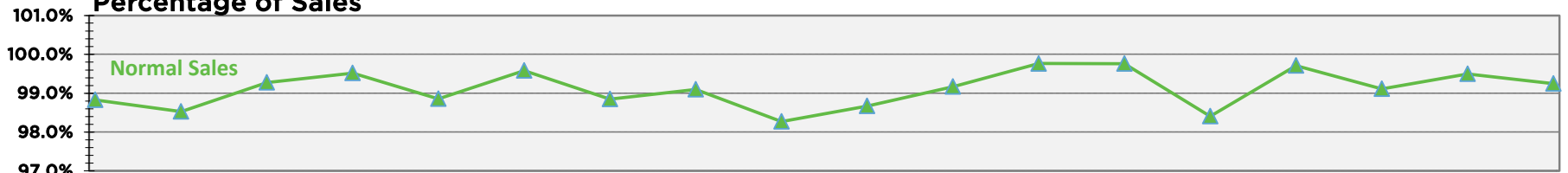
Single Family Homes

Foreclosure Sales

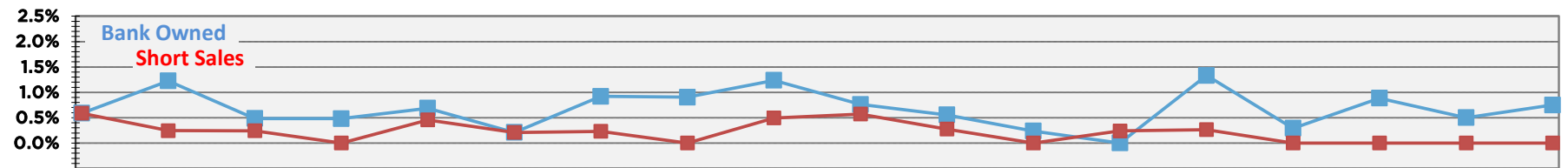


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
BO	3	5	2	2	3	1	4	4	5	4	2	1	0	5	1	3	2	3
SS	3	1	1	0	2	1	1	0	2	3	1	0	1	1	0	0	0	0

Percentage of Sales



	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	9/7	9/14	9/21
Normal	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%	99.12%	99.50%	99.25%

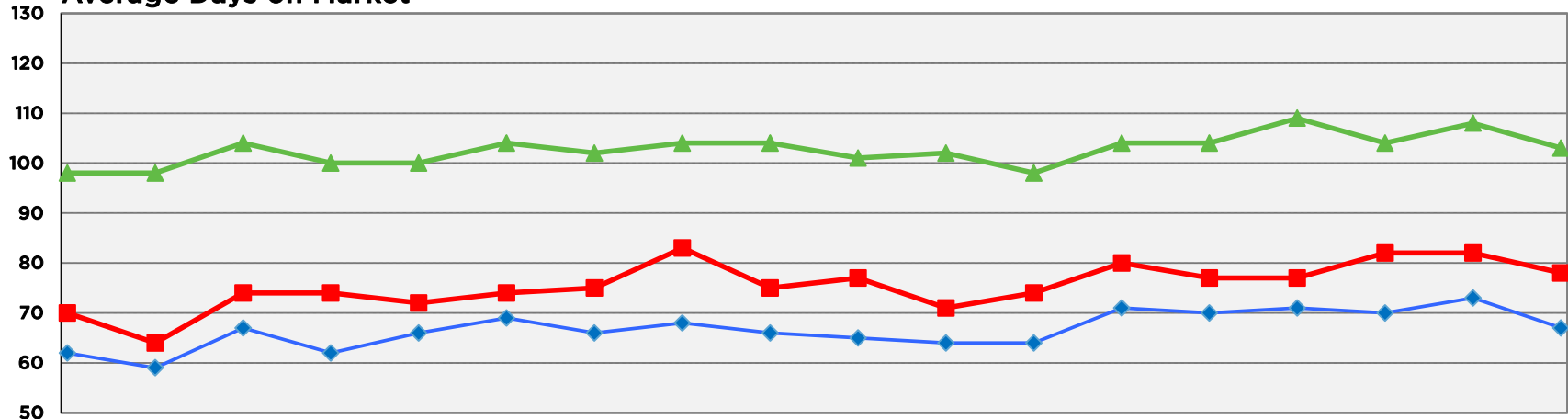


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
BO	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%	0.88%	0.50%	0.75%
SS	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%	0.00%	0.00%	0.00%

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09/21/2025 - 09/27/2025
Lake, Orange, Osceola & Seminole Counties

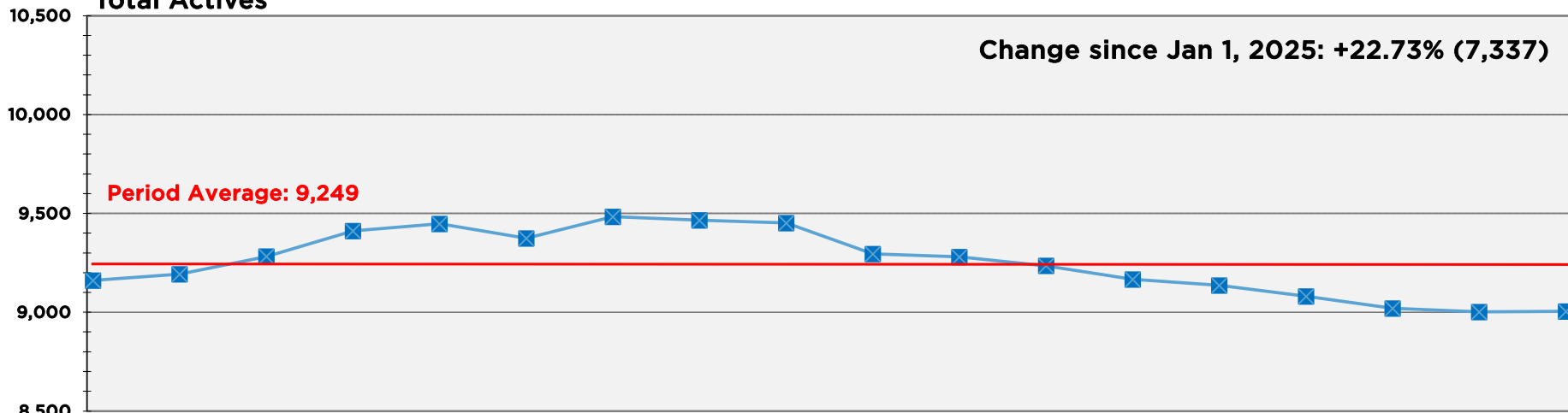
Single Family Homes

Average Days on Market



	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	9/7	9/14	9/21
ListToContract	62	59	67	62	66	69	66	68	66	65	64	64	71	70	71	70	73	67
CombDaysOnMkt	70	64	74	74	72	74	75	83	75	77	71	74	80	77	77	82	82	78
ListToClose	98	98	104	100	100	104	102	104	104	101	102	98	104	104	109	104	108	103

Total Actives

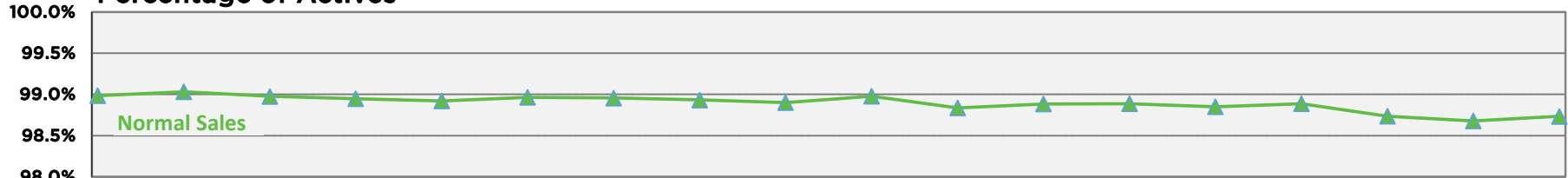


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
Total Actives	9,161	9,193	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166	9,136	9,080	9,020	9,002	9,005

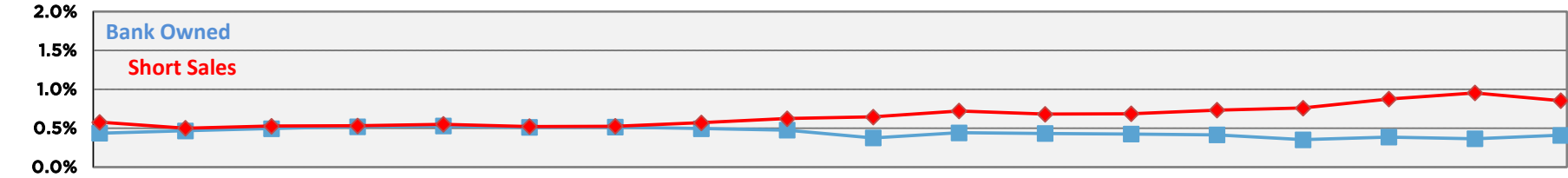
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives

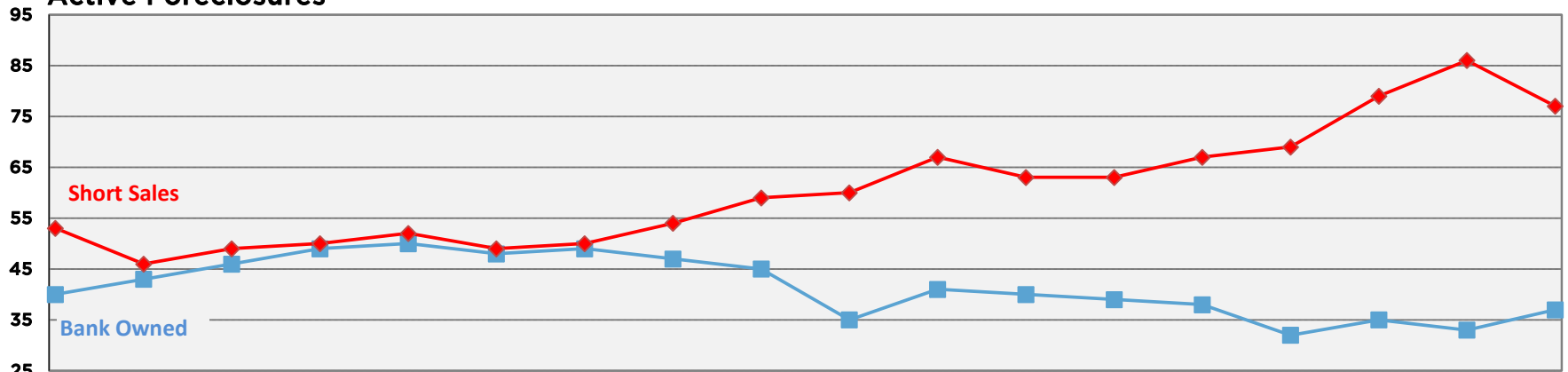


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
Normal	98.98%	99.03%	98.98%	98.95%	98.92%	98.97%	98.96%	98.93%	98.90%	98.98%	98.84%	98.88%	98.89%	98.85%	98.89%	98.74%	98.68%	98.73%



	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	9/7	9/14	9/21
BO	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%	0.39%	0.37%	0.41%
SS	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%	0.88%	0.96%	0.86%

Active Foreclosures

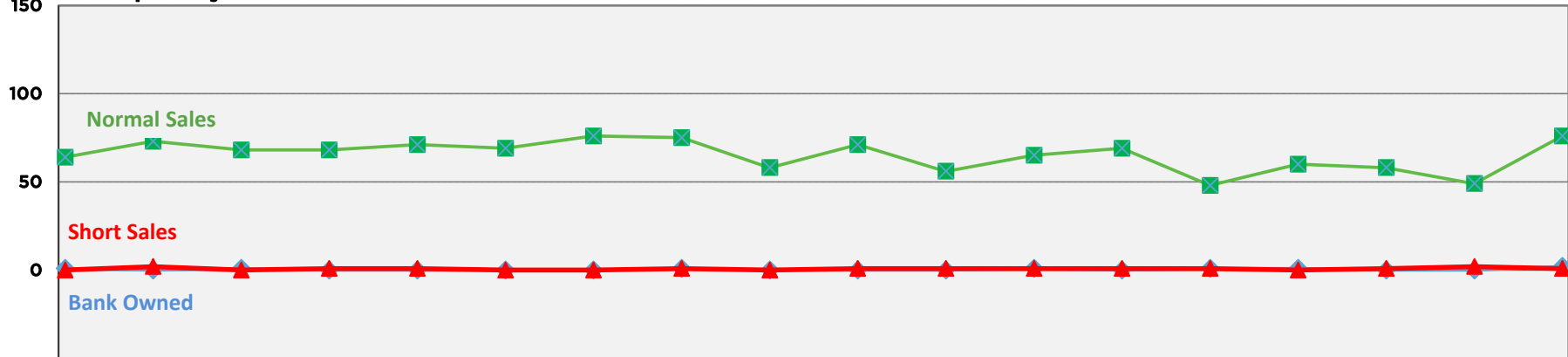


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
BO	40	43	46	49	50	48	49	47	45	35	41	40	39	38	32	35	33	37
SS	53	46	49	50	52	49	50	54	59	60	67	63	63	67	69	79	86	77

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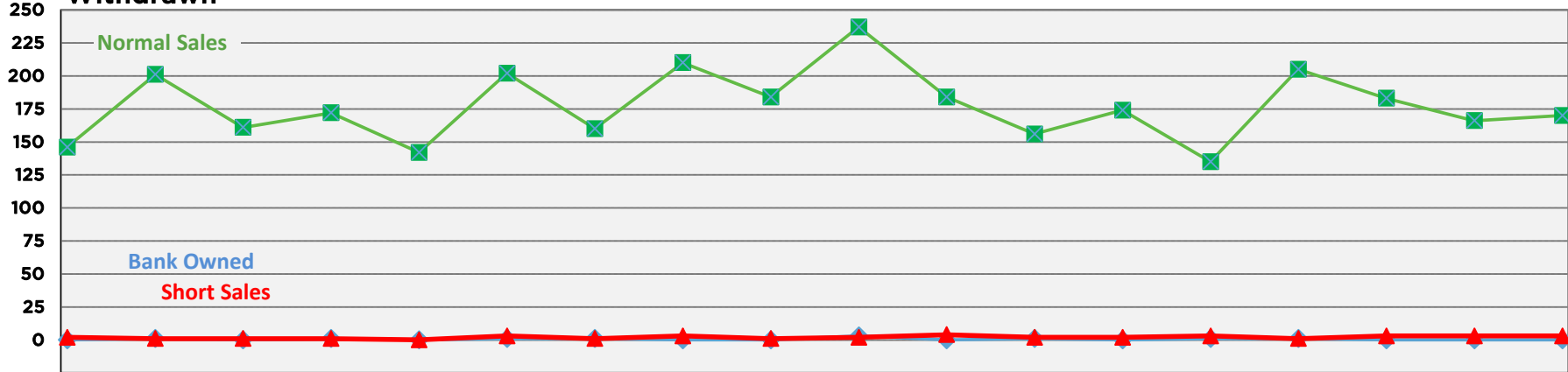
Single Family Homes

Temporary Off Market



	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	9/7	9/14	9/21
Norm	64	73	68	68	71	69	76	75	58	71	56	65	69	48	60	58	49	76
BO	1	0	1	0	0	0	0	1	0	0	0	1	0	1	1	0	0	2
SS	0	2	0	1	1	0	0	1	0	1	1	1	1	1	0	1	2	1

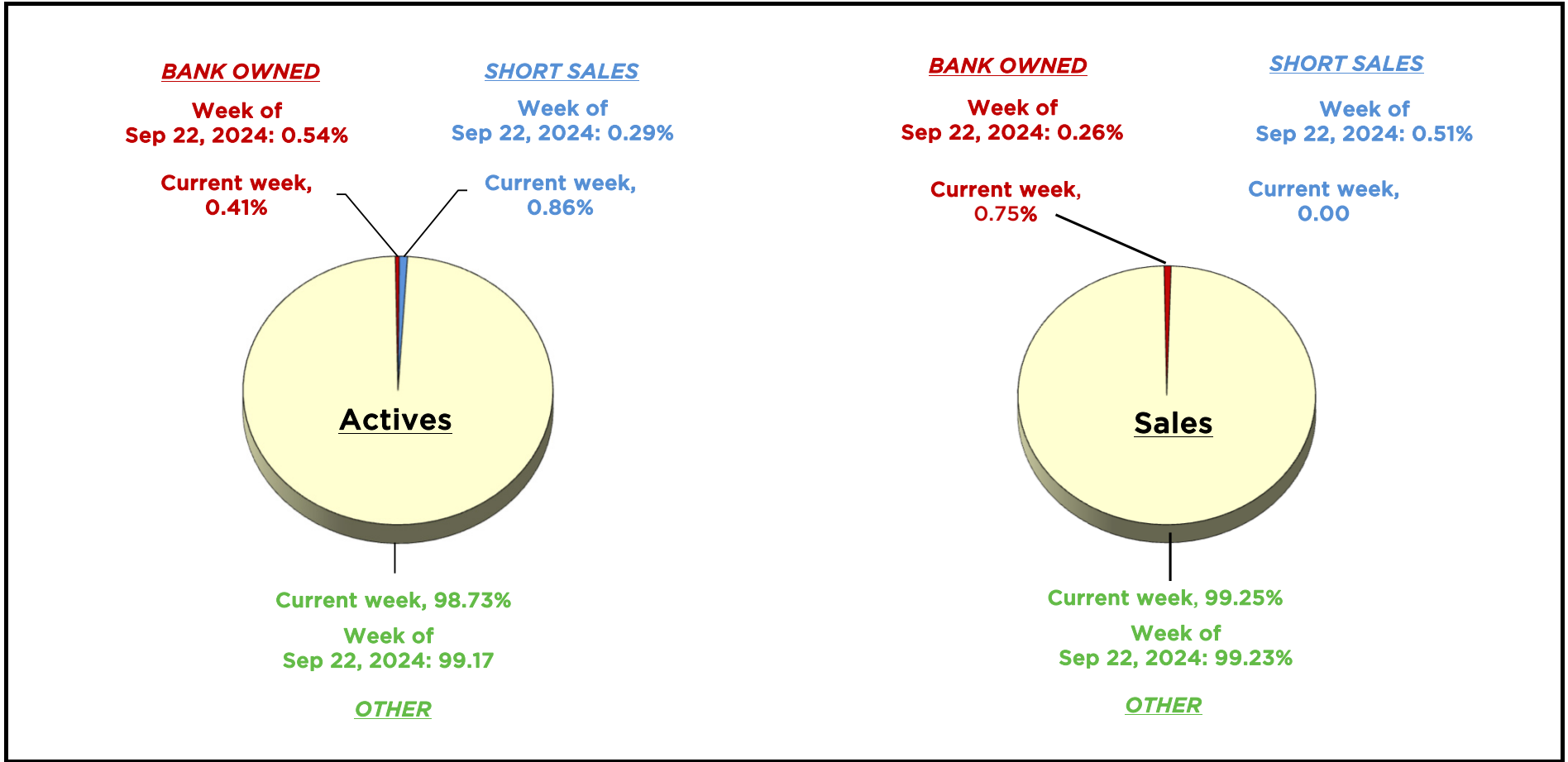
Withdrawn



	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	9/7	9/14	9/21
Norm	146	201	161	172	142	202	160	210	184	237	184	156	174	135	205	183	166	170
BO	0	1	0	1	0	1	1	0	0	3	0	1	0	1	1	0	0	0
SS	2	1	1	1	0	3	1	3	1	2	4	2	2	3	1	3	3	3

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Single Family Homes



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There are 62 Single Family Homes available for the Median Price of \$435,000 (± \$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		10	\$434,980	3.4	2.0	1,902	\$228.73
Casselberry	32707	1	\$435,000	3.0	2.0	1,998	\$217.72
Winter Springs / Tuskawilla	32708	2	\$434,950	3.0	2.0	1,434	\$303.31
Sanford / Lake Forest	32771	2	\$435,000	4.0	2.0	2,353	\$184.91
Sanford (South)	32773	2	\$435,000	4.0	2.0	1,969	\$220.92
Longwood / Wekiva Springs	32779	3	\$434,967	3.0	2.0	1,836	\$236.91
Orange County		12	\$435,017	3.3	2.2	1,885	\$230.73
Apopka / Hunt Club	32703	1	\$435,000	4.0	3.0	2,565	\$169.59
Apopka (North)	32712	1	\$435,000	3.0	2.0	1,763	\$246.74
Colonialtown	32803	1	\$435,000	2.0	2.0	1,024	\$424.80
Taft	32824	2	\$435,200	3.5	2.0	1,700	\$256.00
Rio Pinar / Union Park	32825	1	\$435,000	4.0	2.0	1,960	\$221.94
Waterford Lakes	32828	1	\$435,000	3.0	2.0	1,866	\$233.12
Union Park / Chickasaw	32829	2	\$434,950	3.5	2.5	2,063	\$210.88
Ocoee	34761	3	\$434,967	3.3	2.0	1,974	\$220.35
Osceola County		19	\$434,973	3.6	2.3	1,978	\$219.93
Kissimmee (Central)	34741	2	\$434,950	3.0	2.0	1,765	\$246.43
Kissimmee (East)	34744	5	\$434,978	4.0	2.2	2,003	\$217.16
Kissimmee (West) / Pleasant Hill	34746	4	\$434,950	3.8	2.5	1,913	\$227.37
Kissimmee / Celebration	34747	1	\$434,900	2.0	2.0	1,283	\$338.97
Kissimmee / Poinciana	34758	2	\$435,000	4.0	2.5	2,389	\$182.08
St Cloud / Narcoossee	34771	2	\$435,000	2.5	2.0	2,006	\$216.85
St Cloud / Canoe Creek	34772	2	\$435,000	3.5	2.0	1,921	\$226.44
St Cloud / Harmony	34773	1	\$435,000	5.0	3.0	2,465	\$176.47
Lake County		21	\$434,990	3.5	2.1	2,223	\$195.71
Eustis (West)	32726	1	\$435,000	4.0	2.0	1,738	\$250.29
Mount Dora	32757	3	\$435,000	3.0	2.0	1,993	\$218.26
Sorrento / Mt Plymouth	32776	1	\$435,000	4.0	2.0	2,429	\$179.09
Tavares / Mt Plymouth	32778	1	\$435,000	4.0	2.0	2,952	\$147.36
Clermont (Central)	34711	3	\$434,967	3.3	2.0	2,031	\$214.20
Clermont (South)	34714	2	\$435,000	4.0	2.5	2,406	\$180.80
Minneola	34715	3	\$434,997	3.7	2.0	2,175	\$199.97
Groveland	34736	3	\$434,967	3.7	2.0	1,869	\$232.73
Leesburg (West)	34748	4	\$435,000	3.3	2.5	2,635	\$165.10

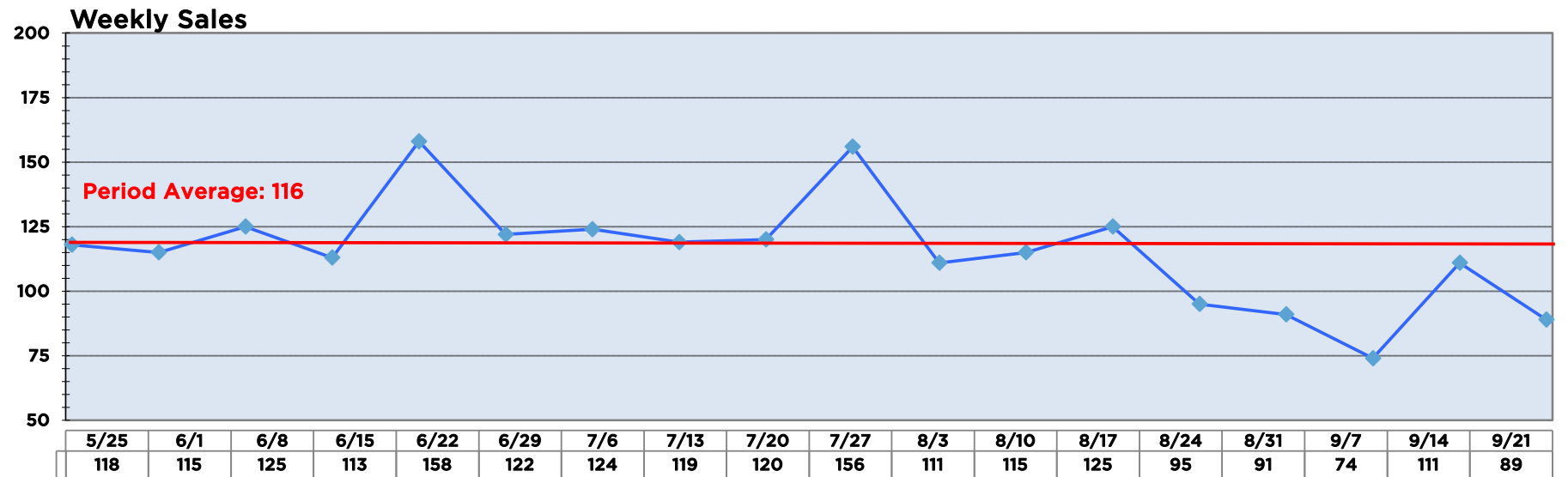
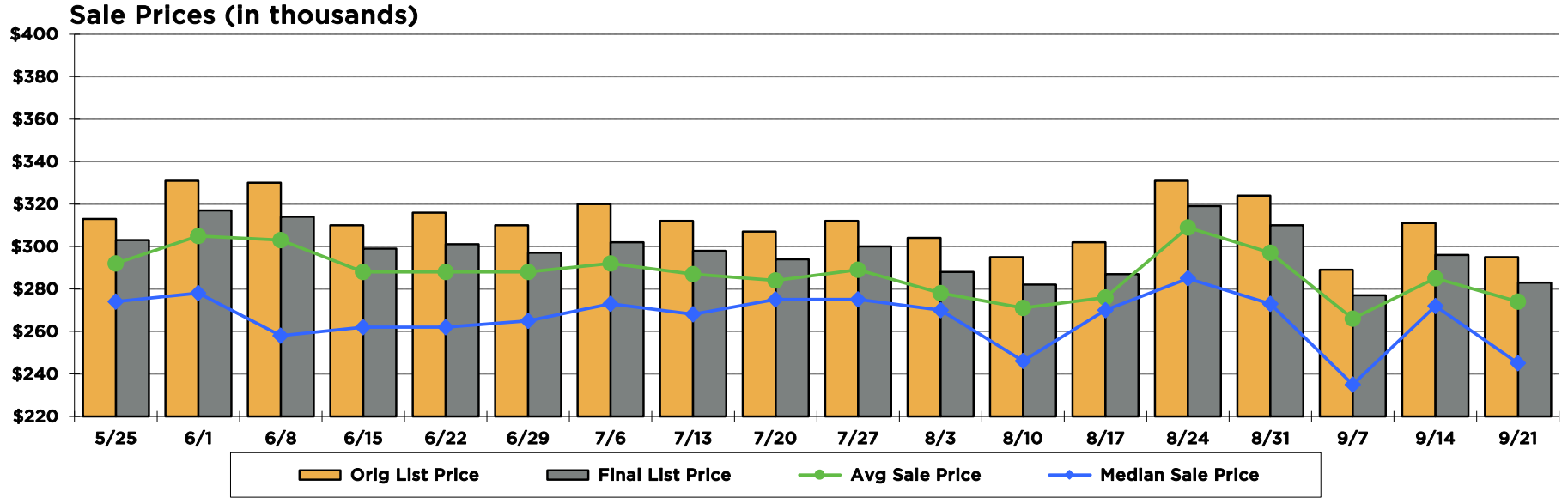
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	89	45	12	21	7	4	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	89	45	12	21	7	4	0
Active Listings	4,395	1,779	642	1,099	532	326	17
Bank Owned	14	9	2	2	1	0	0
Short Sales	23	7	6	10	0	0	0
Other	4,358	1,763	634	1,087	531	326	17
Months of Inventory	11.40	9.12	12.35	12.08	17.54	18.81	0.00
<u>List Price</u>							
Average Original List Price	\$295,343	\$201,082	\$284,542	\$363,785	\$480,557	\$704,750	\$0
Average Final List Price	\$283,457	\$192,253	\$275,533	\$350,852	\$451,856	\$684,750	\$0
<u>Sale Price</u>							
Average Price	\$274,062	\$183,183	\$271,500	\$344,609	\$442,286	\$639,375	\$0
Median Price	\$245,000	\$187,000	\$272,500	\$340,000	\$440,000	\$627,500	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$11,886	-\$8,829	-\$9,009	-\$12,933	-\$28,701	-\$20,000	\$0
Original List to Sale Price - \$	-\$21,281	-\$17,899	-\$13,042	-\$19,176	-\$38,271	-\$65,375	\$0
Final List to Sale Price - \$	-\$9,395	-\$9,070	-\$4,033	-\$6,243	-\$9,570	-\$45,375	\$0
Original List to Sale Price - %	92.79%	91.10%	95.42%	94.73%	92.04%	90.72%	0.00%
Final List to Sale Price - %	96.69%	95.28%	98.54%	98.22%	97.88%	93.37%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	79	81	52	77	115	93	0
Combined Avg Days to Contract	98	110	52	93	115	93	0
Avg Days Listing to Closing	112	111	93	113	143	124	0
Avg Days Contract to Close	32	30	41	34	28	31	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	2	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	0	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,307	1,006	1,222	1,683	1,775	2,163	0

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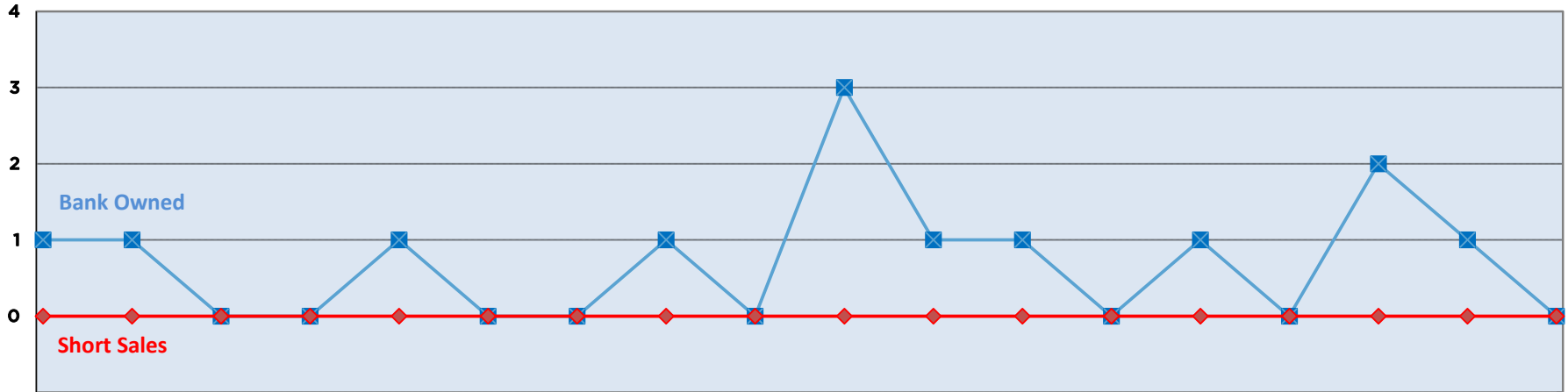
Condos, Townhomes, Villas



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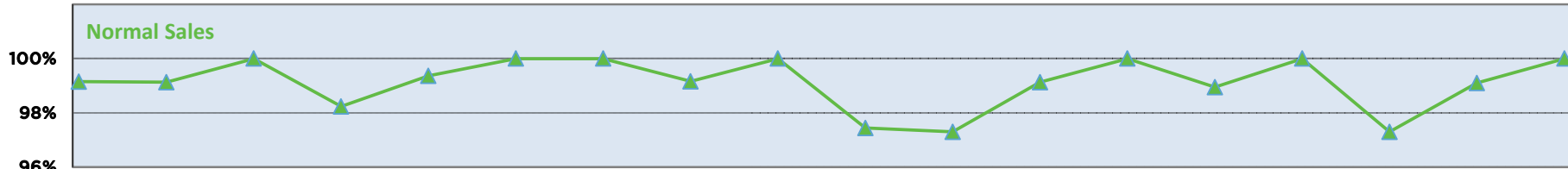
Condos, Townhomes, Villas

Foreclosure Sales

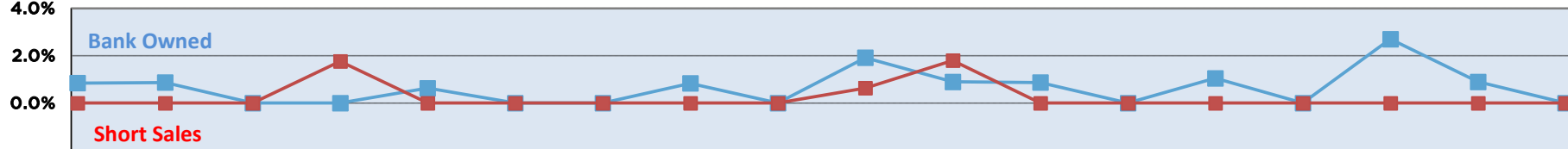


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
BO	1	1	0	0	1	0	0	1	0	3	1	1	0	1	0	2	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	5/25	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	9/7	9/14	9/21
Normal	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%	97.30%	99.10%	100.00%

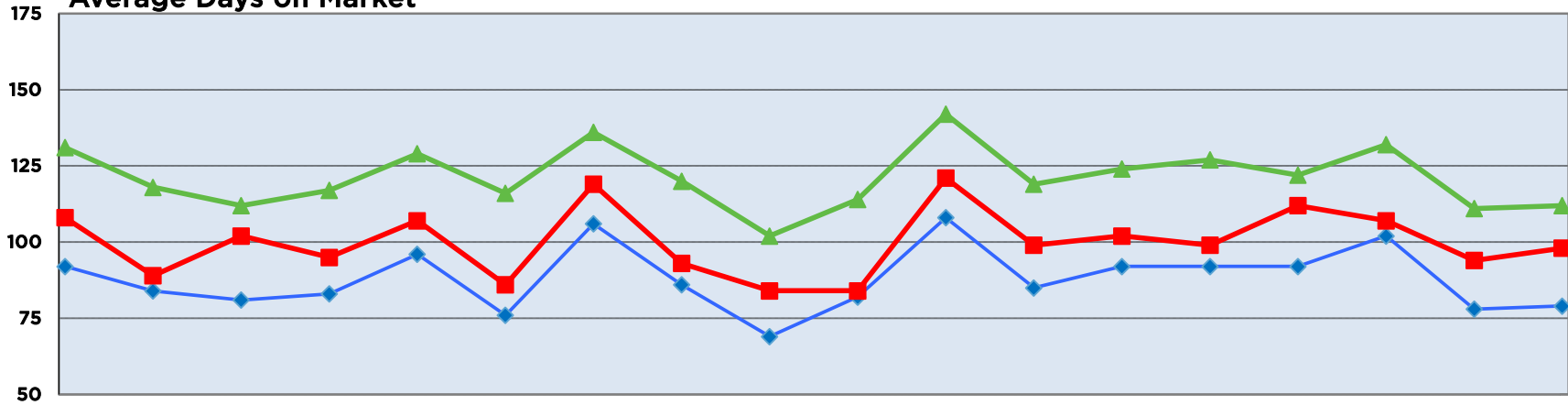


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
BO	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%
SS	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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Condos, Townhomes, Villas

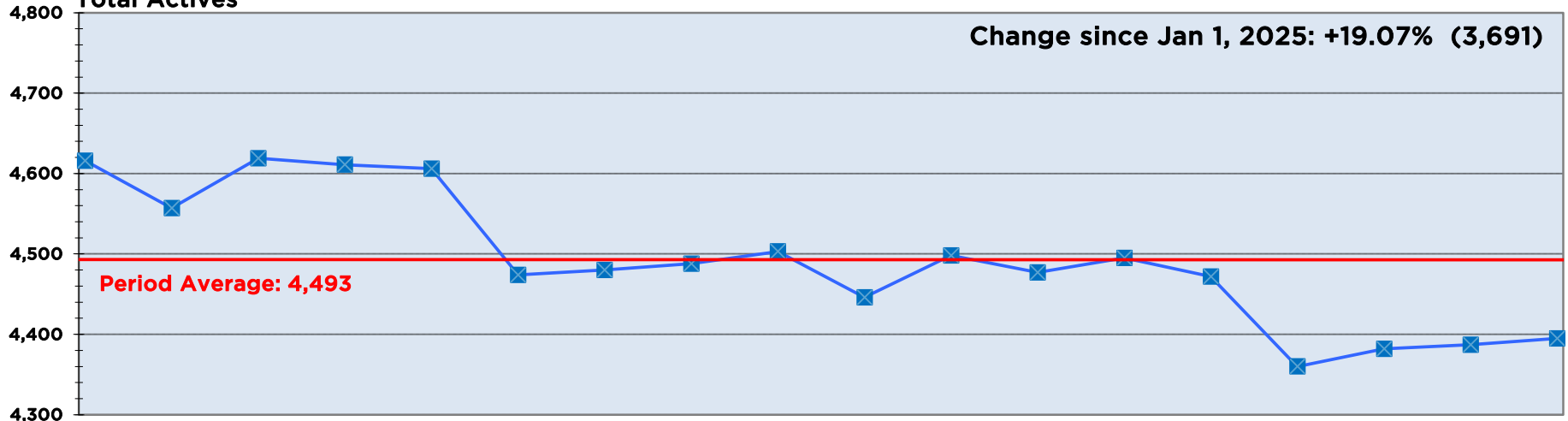
Average Days on Market



	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	9/7	9/14	9/21
ListToContract	92	84	81	83	96	76	106	86	69	82	108	85	92	92	92	102	78	79
CombDaysOnMkt	108	89	102	95	107	86	119	93	84	84	121	99	102	99	112	107	94	98
ListToClose	131	118	112	117	129	116	136	120	102	114	142	119	124	127	122	132	111	112

Total Actives

Change since Jan 1, 2025: +19.07% (3,691)

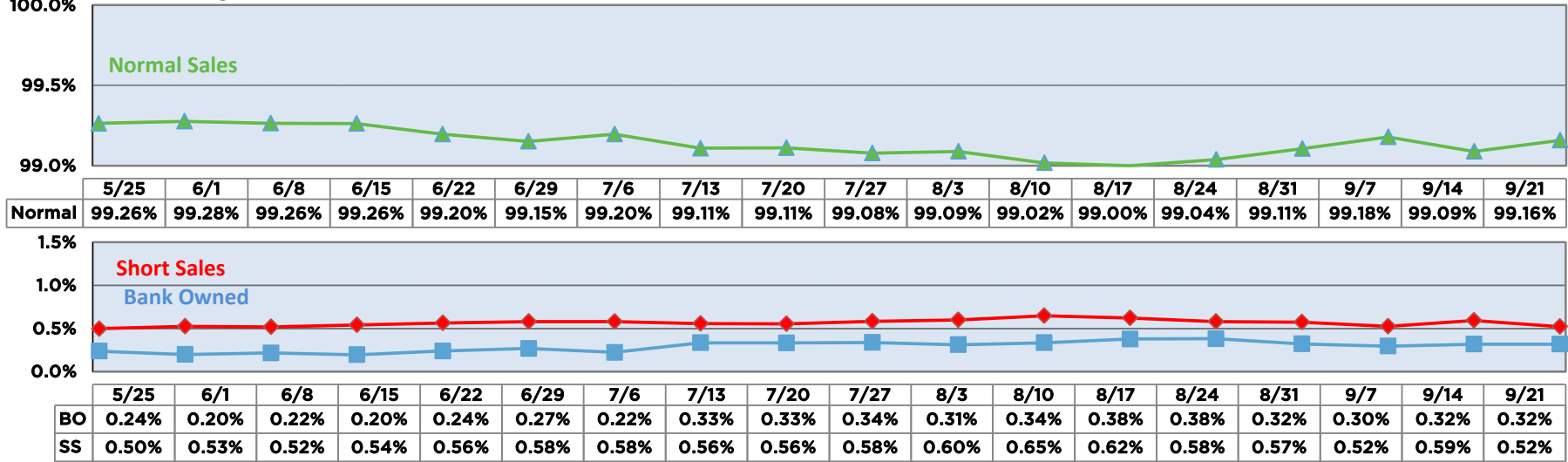


	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21
Total Actives	4,616	4,557	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395

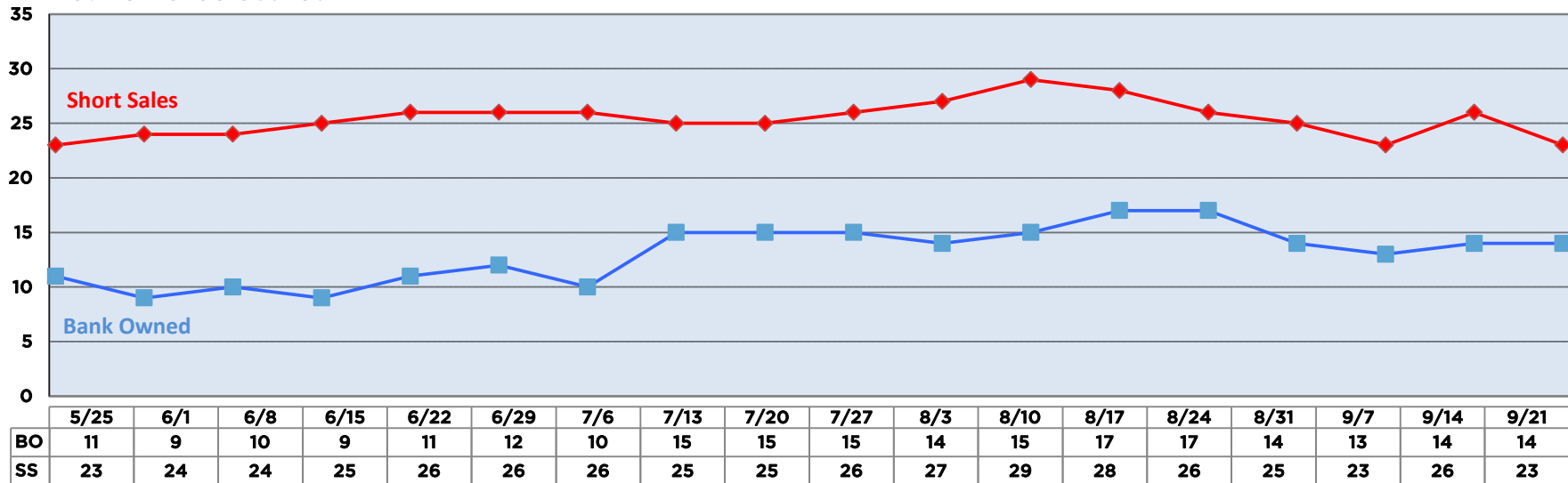
Monday Morning Quarterback
09/21/2025 - 09/27/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives



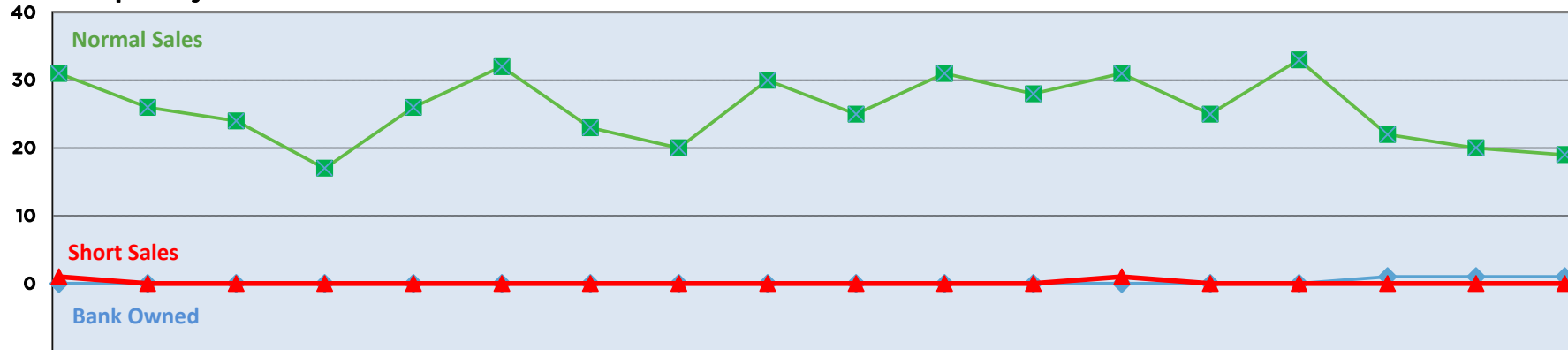
Active Foreclosures



Monday Morning Quarterback
09/21/2025 - 09/27/2025
Lake, Orange, Osceola & Seminole Counties

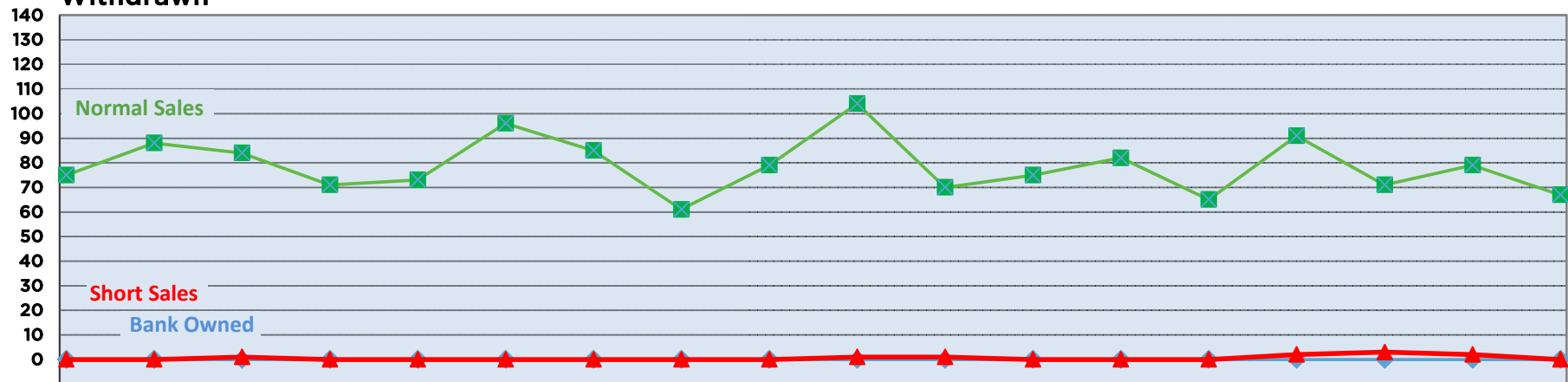
Condos, Townhomes, Villas

Temporary Off Market



	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	9/7	9/14	9/21
Norm	31	26	24	17	26	32	23	20	30	25	31	28	31	25	33	22	20	19
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
SS	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0

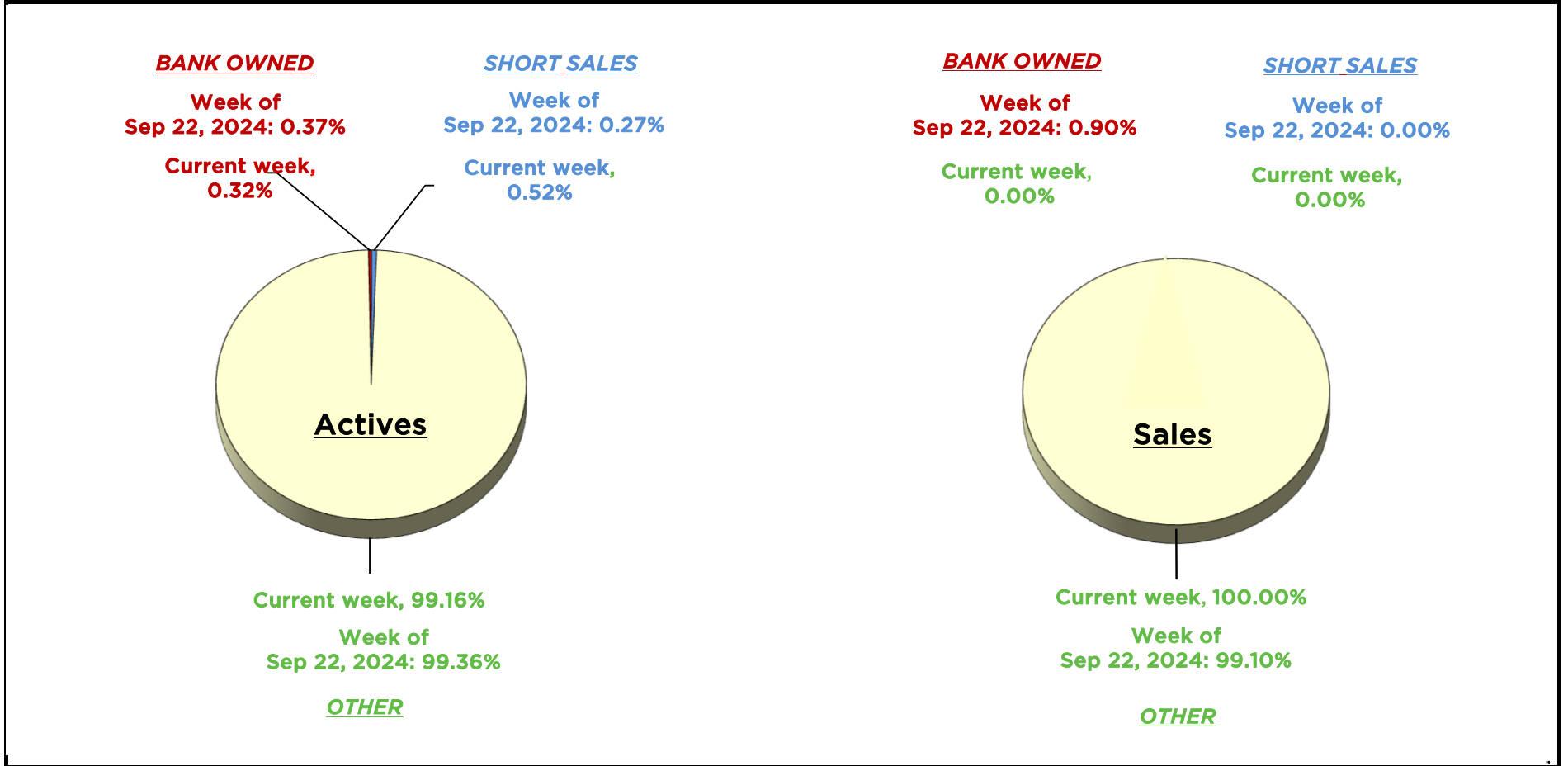
Withdrawn



	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	9/7	9/14	9/21
Norm	75	88	84	71	73	96	85	61	79	104	70	75	82	65	91	71	79	67
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	0	0	0	0	0	1	1	0	0	0	2	3	2	0

Monday Morning Quarterback
09/21/2025 - 09/27/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
09/21/2025 - 09/27/2025
Lake, Orange, Osceola & Seminole Counties

There are 42 Condos, Villas, or Townhomes available for the Median Price of \$245,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$244,917	2.5	1.8	1,140	\$214.87
Altamonte Springs (East)	32701	1	\$244,500	2.0	1.0	966	\$253.11
Altamonte Springs / Forest City	32714	3	\$245,000	2.7	2.0	1,134	\$216.11
Lake Mary / Heathrow	32746	1	\$245,000	2.0	2.0	1,242	\$197.26
Winter Park	32792	1	\$245,000	3.0	2.0	1,230	\$199.19
Orange County		16	\$244,986	2.4	1.9	1,262	\$194.17
Maitland / Eatonville	32751	1	\$245,000	2.0	2.0	1,280	\$191.41
Orlando (Downtown)	32801	1	\$245,000	1.0	1.0	730	\$335.62
Pine Hills / Rosemont	32808	1	\$245,000	3.0	2.0	1,872	\$130.88
Orlo Vista	32811	2	\$245,000	3.0	2.0	1,378	\$177.79
Williamsburg / Lake Bryan	32821	3	\$244,967	2.0	2.0	1,044	\$234.57
Ventura	32822	1	\$245,000	3.0	2.0	1,286	\$190.51
Taft	32824	1	\$244,900	2.0	2.0	1,013	\$241.76
Metro West / Orlo Vista	32835	5	\$244,996	2.8	2.0	1,380	\$177.53
Hunters Creek	32837	1	\$245,000	2.0	2.0	1,217	\$201.31
Osceola County		17	\$244,976	2.9	2.2	1,296	\$189.07
Davenport	33896	3	\$245,000	2.3	2.0	1,363	\$179.79
Kissimmee (Central)	34741	5	\$244,960	3.6	2.6	1,431	\$171.18
Kissimmee / Buena Ventura Lakes	34743	2	\$244,995	2.5	2.0	934	\$262.45
Kissimmee (West) / Pleasant Hill	34746	3	\$244,967	3.0	2.0	1,251	\$195.82
Kissimmee / Celebration	34747	4	\$244,975	2.5	2.0	1,291	\$189.76
Lake County		3	\$244,967	2.0	2.0	1,323	\$185.21
Tavares / Mt Plymouth	32778	1	\$244,900	2.0	2.0	1,334	\$183.58
Leesburg (West)	34748	1	\$245,000	2.0	2.0	1,254	\$195.37
Leesburg (East) / Haines Creek	34788	1	\$245,000	2.0	2.0	1,380	\$177.54