



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of September 28, 2025 - October 04, 2025

Single-family existing homes

- Sales of single-family homes increased to 492 during the week of September 28, from 400 the week prior
- The median price of single family homes decreased to \$429,000 a change of -1.4%
- The number of single-family home foreclosure transactions remains constant at 3
- The number of single-family short-sale transactions increased to 3 from 0 the week prior
- Single-family inventory remains constant at 9,005

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 143 during the week of September 28, from 89 the week prior
- The median price of condos, townhomes, and villas increased to \$255,000 a change of 4.1%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 44, and now sits at 4,351

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

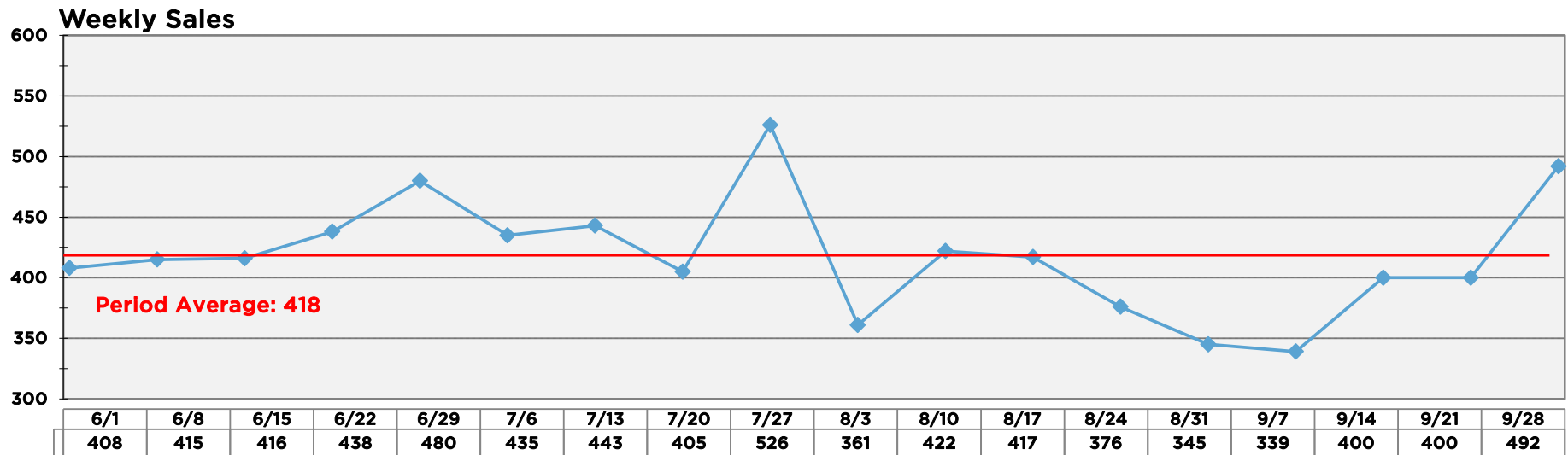
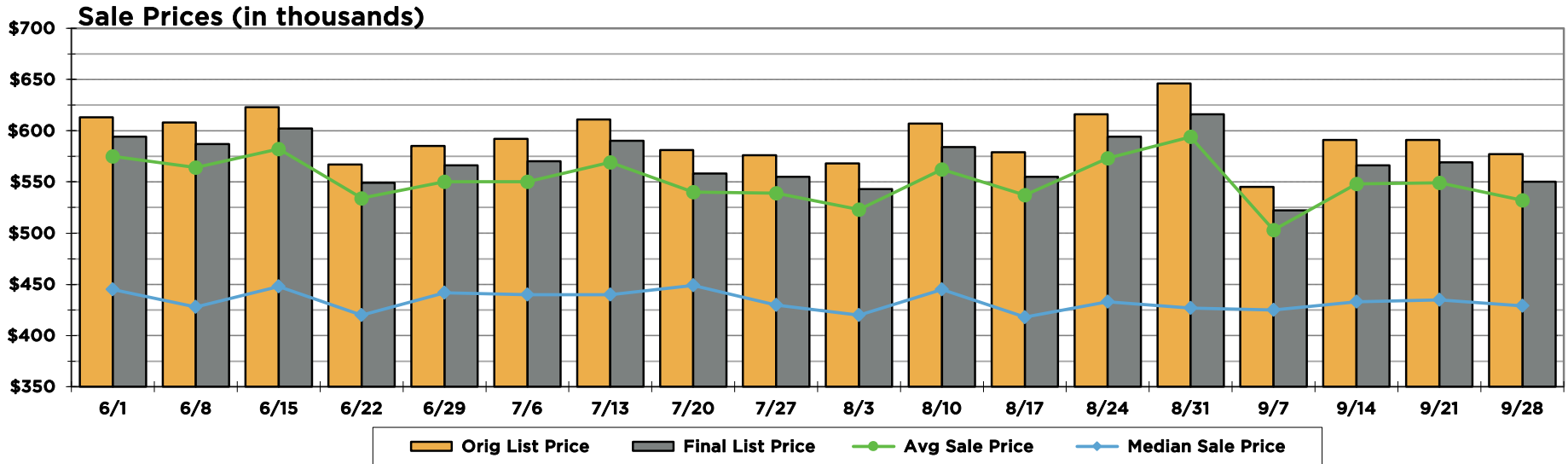
Monday Morning Quarterback
09/28/2025 - 10/04/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	492	47	41	131	90	150	33
Bank Owned	3	1	1	1	0	0	0
Short Sales	3	1	1	1	0	0	0
Other	486	45	39	129	90	150	33
Active Listings	9,005	624	524	1,873	1,872	3,202	910
Bank Owned	38	9	7	6	6	10	0
Short Sales	73	9	9	25	14	14	2
Other	8,894	606	508	1,842	1,852	3,178	908
Months of Inventory	4.22	3.06	2.95	3.30	4.80	4.93	6.36
<i>List Price</i>							
Average Original List Price	\$577,400	\$212,927	\$294,112	\$368,914	\$480,821	\$713,932	\$1,918,879
Average Final List Price	\$549,884	\$199,621	\$283,654	\$358,335	\$459,395	\$678,377	\$1,802,636
<i>Sale Price</i>							
Average Price	\$532,189	\$191,025	\$276,337	\$349,919	\$446,986	\$660,190	\$1,710,076
Median Price	\$429,000	\$204,900	\$280,000	\$350,000	\$449,650	\$622,500	\$1,410,000
<i>Price Differences</i>							
Original to Final List Price	-\$27,516	-\$13,306	-\$10,458	-\$10,579	-\$21,426	-\$35,555	-\$116,243
Original List to Sale Price - \$	-\$45,211	-\$21,902	-\$17,775	-\$18,995	-\$33,835	-\$53,742	-\$208,803
Final List to Sale Price - \$	-\$17,695	-\$8,596	-\$7,317	-\$8,416	-\$12,409	-\$18,187	-\$92,560
Original List to Sale Price - %	92.17%	89.71%	93.96%	94.85%	92.96%	92.47%	89.12%
Final List to Sale Price - %	96.78%	95.69%	97.42%	97.65%	97.30%	97.32%	94.87%
<i>Days on the Market</i>							
Avg Days Listing to Contract	73	86	55	56	73	89	80
Combined Avg Days to Contract	82	97	59	69	83	94	87
Avg Days Listing to Closing	110	117	92	89	110	129	112
Avg Days Contract to Close	37	32	45	33	36	40	32
<i>Beds / Baths</i>							
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
<i>Square Footage</i>							
Average Square Feet	2,160	1,278	1,382	1,669	2,031	2,751	4,001

Monday Morning Quarterback
09/28/2025 - 10/04/2025
Lake, Orange, Osceola & Seminole Counties

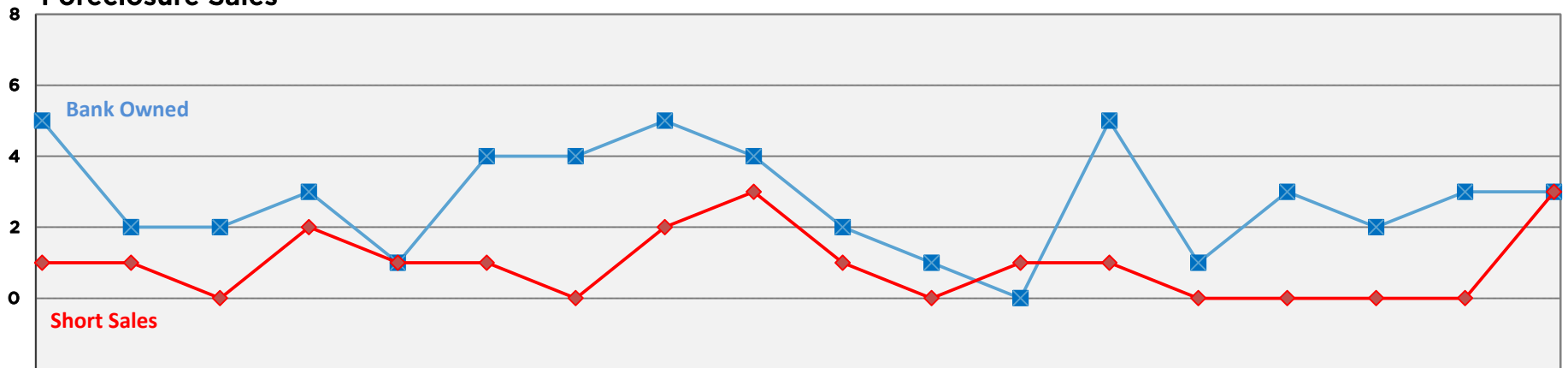
Single Family Homes



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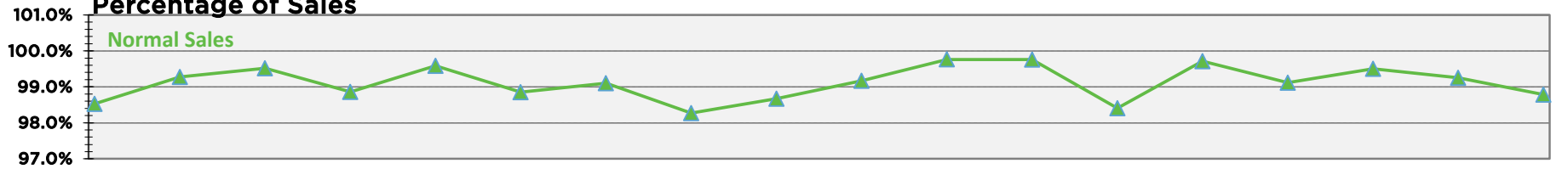
Single Family Homes

Foreclosure Sales

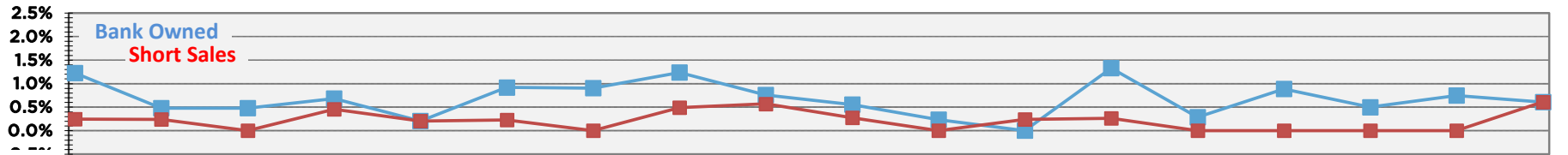


	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28
BO	5	2	2	3	1	4	4	5	4	2	1	0	5	1	3	2	3	3
SS	1	1	0	2	1	1	0	2	3	1	0	1	1	0	0	0	0	3

Percentage of Sales



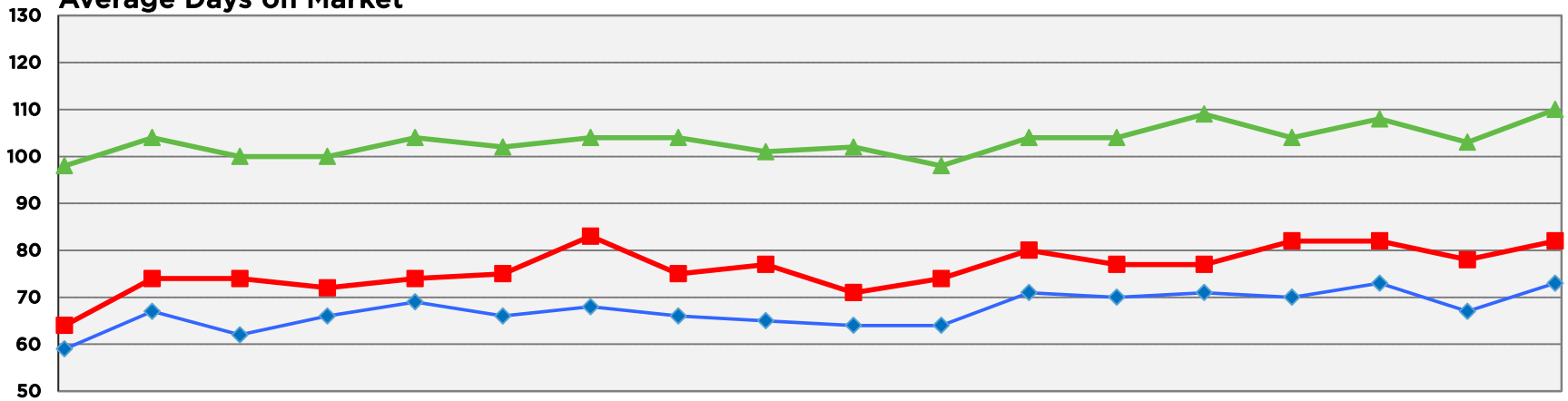
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Normal	98.53%	99.28%	99.52%	98.86%	99.58%	98.85%	99.10%	98.27%	98.67%	99.17%	99.76%	99.76%	98.40%	99.71%	99.12%	99.50%	99.25%	98.78%



	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	9/28
BO	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%	0.61%
SS	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%	0.61%

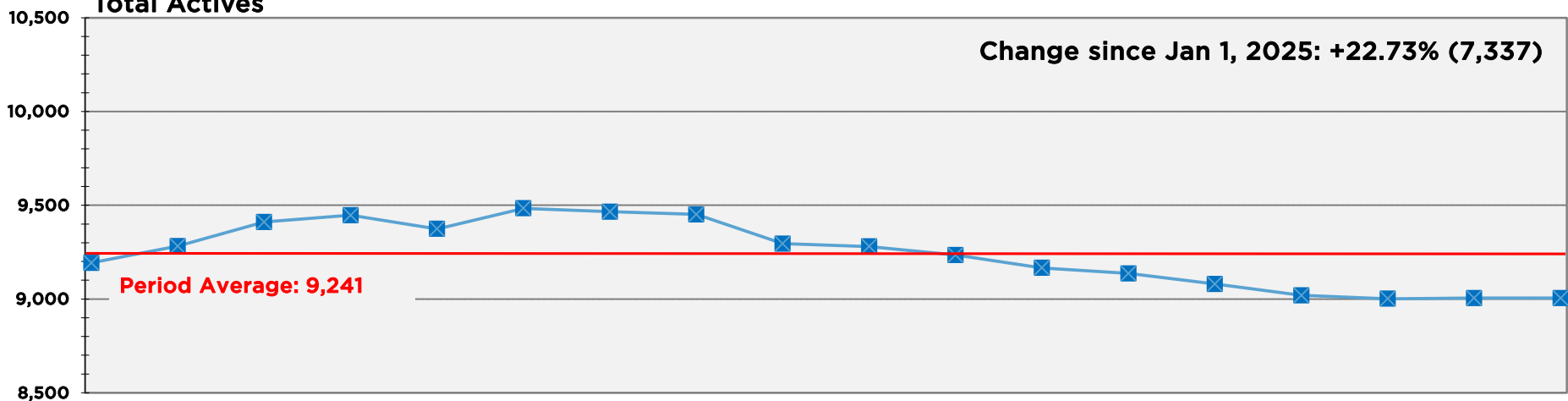
Single Family Homes

Average Days on Market



	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	9/28
ListToContract	59	67	62	66	69	66	68	66	65	64	64	71	70	71	70	73	67	73
CombDaysOnMkt	64	74	74	72	74	75	83	75	77	71	74	80	77	77	82	82	78	82
ListToClose	98	104	100	100	104	102	104	104	101	102	98	104	104	109	104	108	103	110

Total Actives

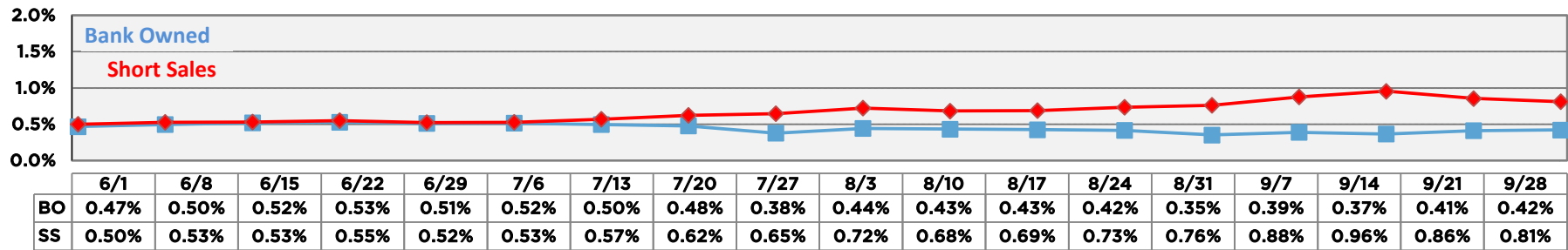
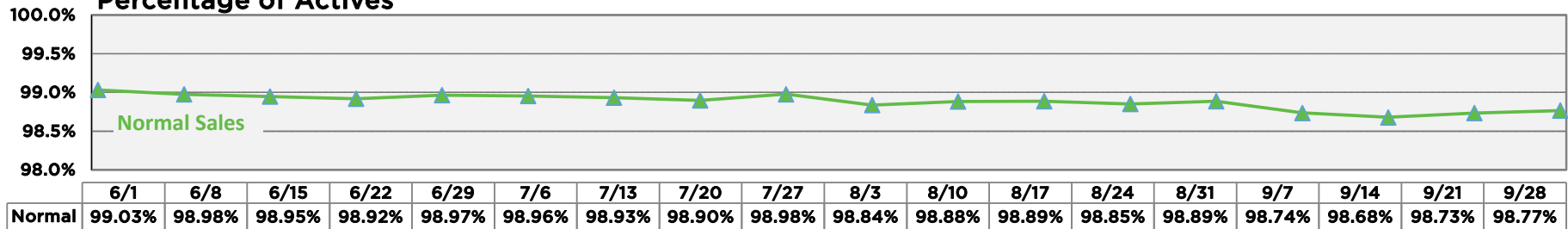


Date	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28
Total Actives	9,193	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166	9,136	9,080	9,020	9,002	9,005	9,005

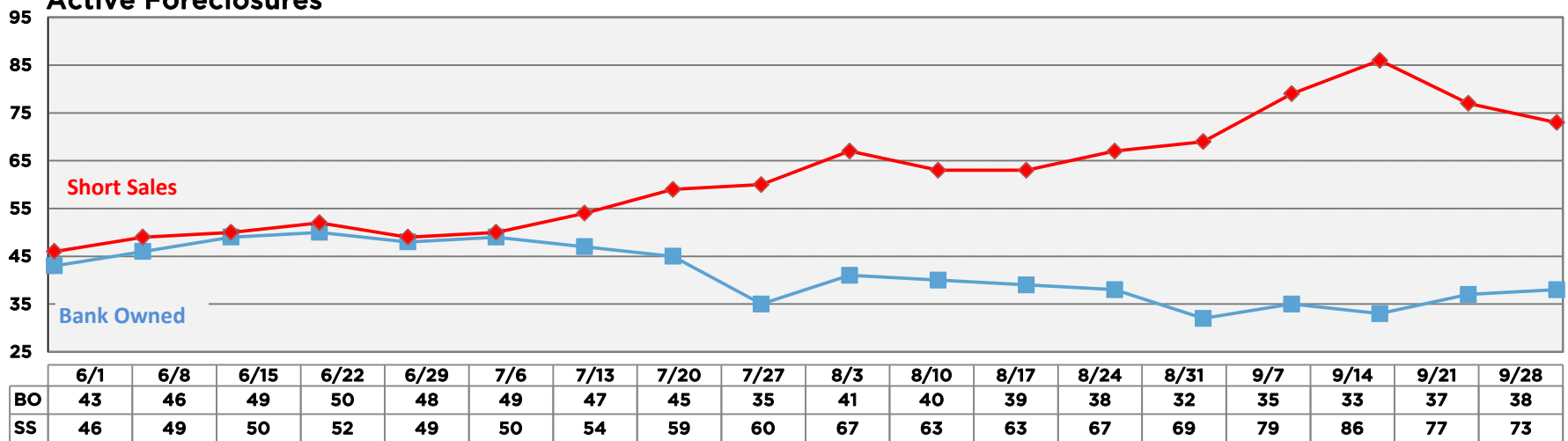
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Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives



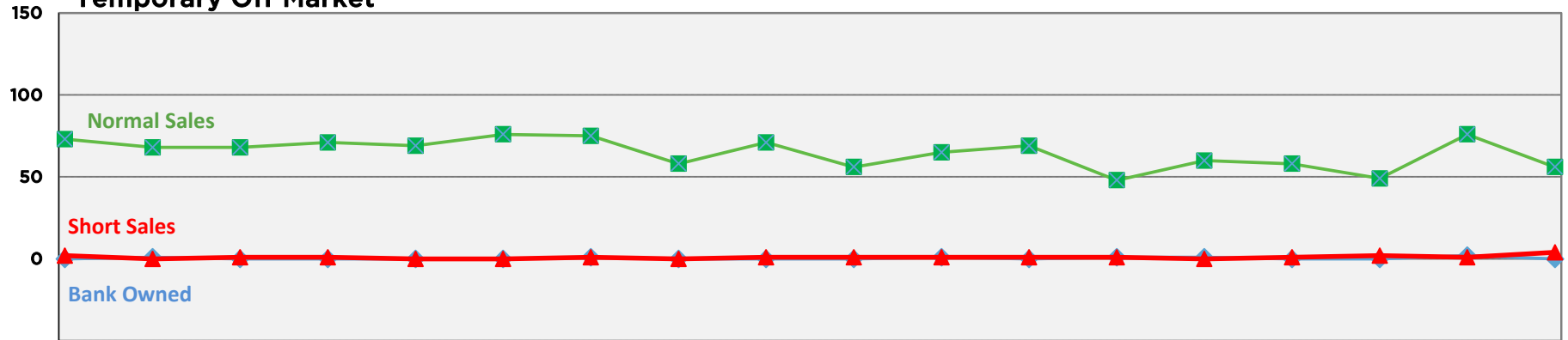
Active Foreclosures



Monday Morning Quarterback
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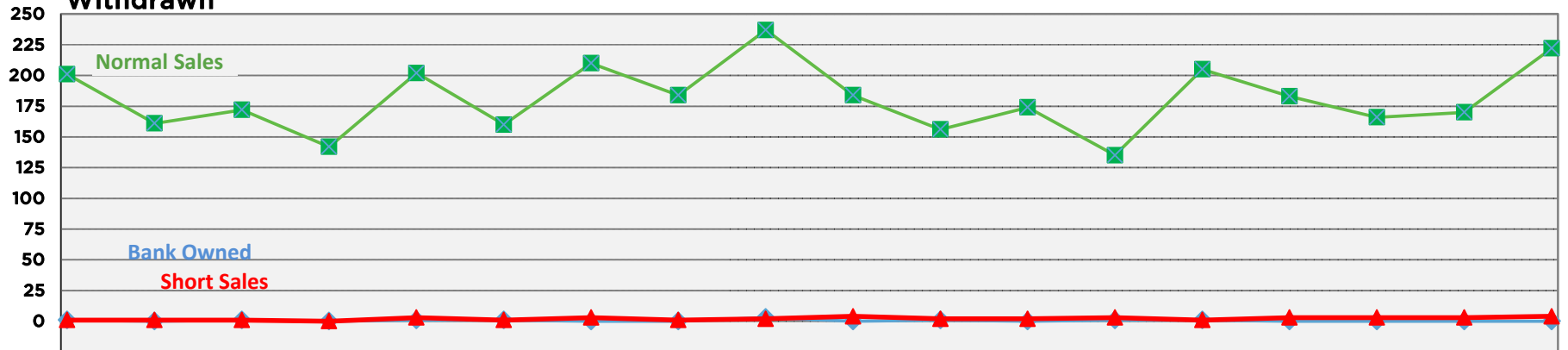
Single Family Homes

Temporary Off Market



	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	9/28
Norm	73	68	68	71	69	76	75	58	71	56	65	69	48	60	58	49	76	56
BO	0	1	0	0	0	0	1	0	0	0	1	0	1	1	0	0	2	0
SS	2	0	1	1	0	0	1	0	1	1	1	1	1	0	1	2	1	4

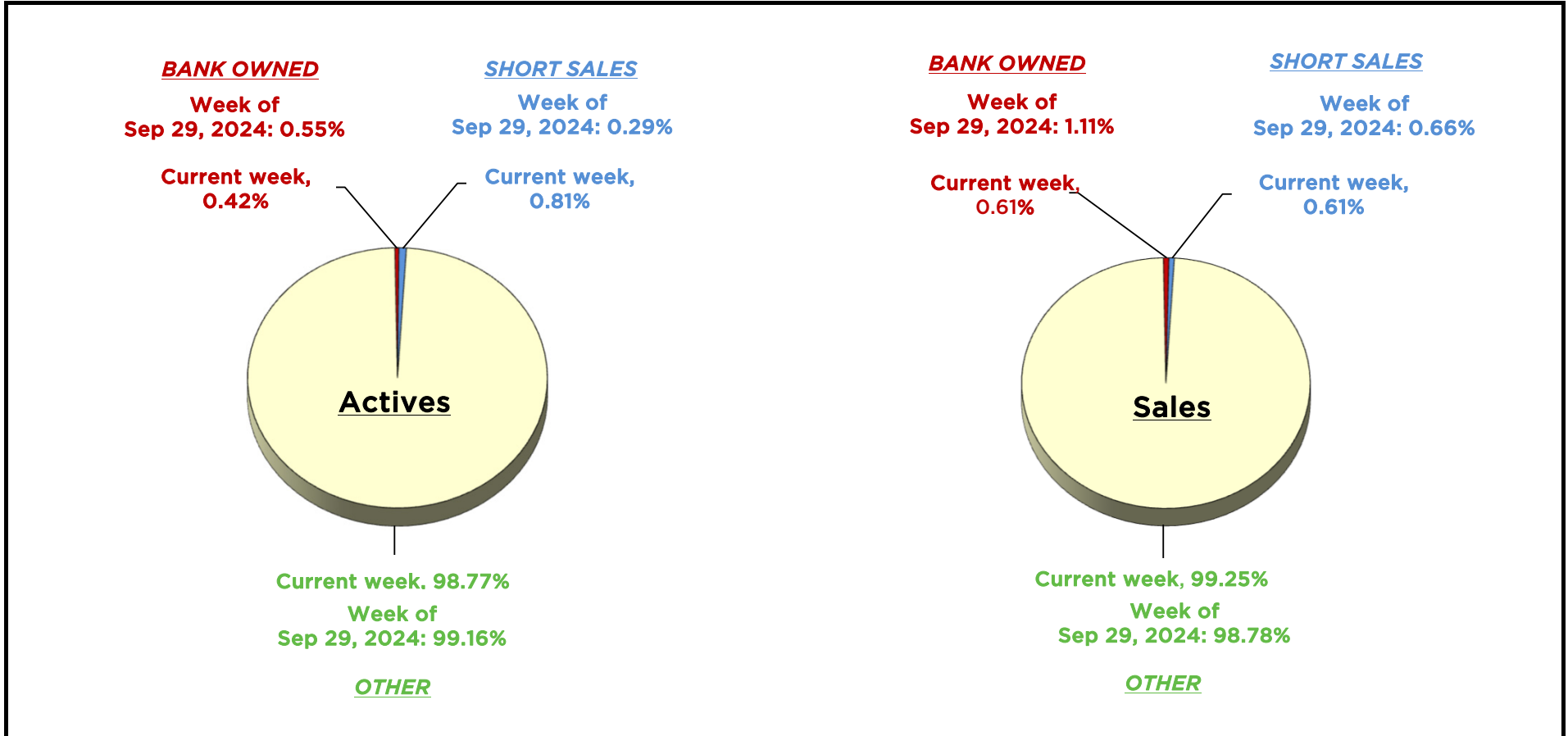
Withdrawn



	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	9/28
Norm	201	161	172	142	202	160	210	184	237	184	156	174	135	205	183	166	170	222
BO	1	0	1	0	1	1	0	0	3	0	1	0	1	1	0	0	0	0
SS	1	1	1	0	3	1	3	1	2	4	2	2	3	1	3	3	3	4

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Single Family Homes



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There are 20 Single Family Homes available for the Median Price of \$429,000 (± \$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		2	\$429,000	3.5	2.5	1,654	\$259.37
Longwood (East)	32750	1	\$429,000	3.0	2.0	1,451	\$295.66
Maitland / Eatonville	32751	1	\$429,000	4.0	3.0	1,857	\$231.02
Orange County		9	\$429,055	3.3	2.0	1,665	\$257.71
Apopka / Hunt Club	32703	1	\$429,499	5.0	2.0	1,836	\$233.93
Apopka (North)	32712	1	\$429,000	3.0	2.0	1,896	\$226.27
Zellwood	32798	1	\$429,000	4.0	2.0	2,432	\$176.40
Colonialtown	32803	2	\$429,000	3.0	2.0	1,148	\$373.86
Lockhart	32810	1	\$429,000	3.0	2.0	1,472	\$291.44
Bithlo	32820	1	\$429,000	3.0	2.0	1,492	\$287.53
Williamsburg / Lake Bryan	32821	1	\$429,000	3.0	2.0	1,554	\$276.06
Rio Pinar / Union Park	32825	1	\$429,000	3.0	2.0	2,007	\$213.75
Osceola County		7	\$428,970	3.9	2.7	2,124	\$201.99
Kissimmee (West) / Pleasant Hill	34746	2	\$429,000	3.5	2.5	1,580	\$271.52
Kissimmee / Celebration	34747	1	\$429,000	4.0	3.0	1,410	\$304.26
Kissimmee / Poinciana	34758	1	\$429,000	4.0	3.0	2,814	\$152.45
St Cloud / Narcoossee	34771	1	\$428,800	4.0	3.0	2,462	\$174.17
St Cloud / Canoe Creek	34772	2	\$428,995	4.0	2.5	2,510	\$170.91
Lake County		2	\$429,000	3.0	2.0	1,780	\$241.08
Lady Lake / The Villages	32159	1	\$429,000	3.0	2.0	1,642	\$261.27
Clermont (Central)	34711	1	\$429,000	3.0	2.0	1,917	\$223.79

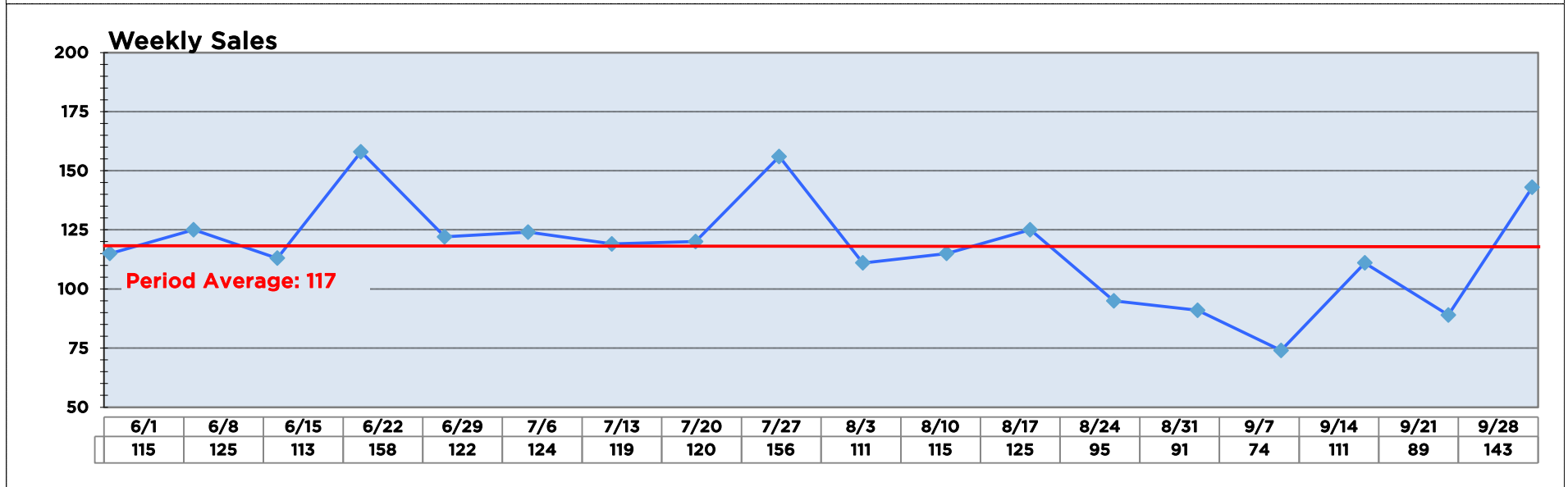
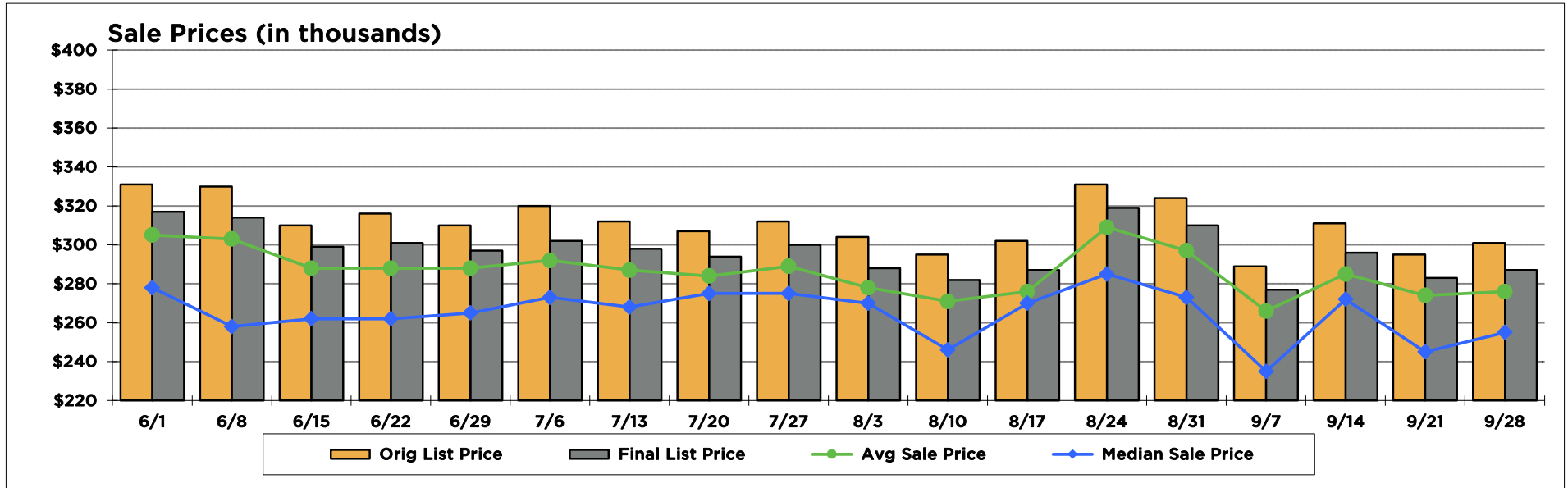
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Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	143	65	23	36	11	8	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	143	65	23	36	11	8	0
Active Listings	4,351	1,749	640	1,088	536	321	17
Bank Owned	14	10	2	2	0	0	0
Short Sales	25	7	7	11	0	0	0
Other	4,312	1,732	631	1,075	536	321	17
Months of Inventory	7.02	6.21	6.42	6.97	11.25	9.26	0.00
<u>List Price</u>							
Average Original List Price	\$301,407	\$194,159	\$292,379	\$371,204	\$476,164	\$644,375	\$0
Average Final List Price	\$286,720	\$181,495	\$281,314	\$355,760	\$453,300	\$617,488	\$0
<u>Sale Price</u>							
Average Price	\$275,652	\$169,747	\$273,683	\$343,125	\$449,818	\$598,688	\$0
Median Price	\$255,000	\$179,250	\$275,000	\$338,500	\$450,000	\$610,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$14,687	-\$12,664	-\$11,065	-\$15,444	-\$22,864	-\$26,887	\$0
Original List to Sale Price - \$	-\$25,755	-\$24,412	-\$18,696	-\$28,079	-\$26,346	-\$45,687	\$0
Final List to Sale Price - \$	-\$11,068	-\$11,748	-\$7,631	-\$12,635	-\$3,482	-\$18,800	\$0
Original List to Sale Price - %	91.46%	87.43%	93.61%	92.44%	94.47%	92.91%	0.00%
Final List to Sale Price - %	96.14%	93.53%	97.29%	96.45%	99.23%	96.96%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	89	95	80	75	122	81	0
Combined Avg Days to Contract	100	111	93	84	122	81	0
Avg Days Listing to Closing	121	123	109	116	157	111	0
Avg Days Contract to Close	31	27	29	40	34	29	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	0	0	0
<u>Square Footage</u>							
Average Square Feet	1,342	1,037	1,364	1,630	1,894	1,704	0

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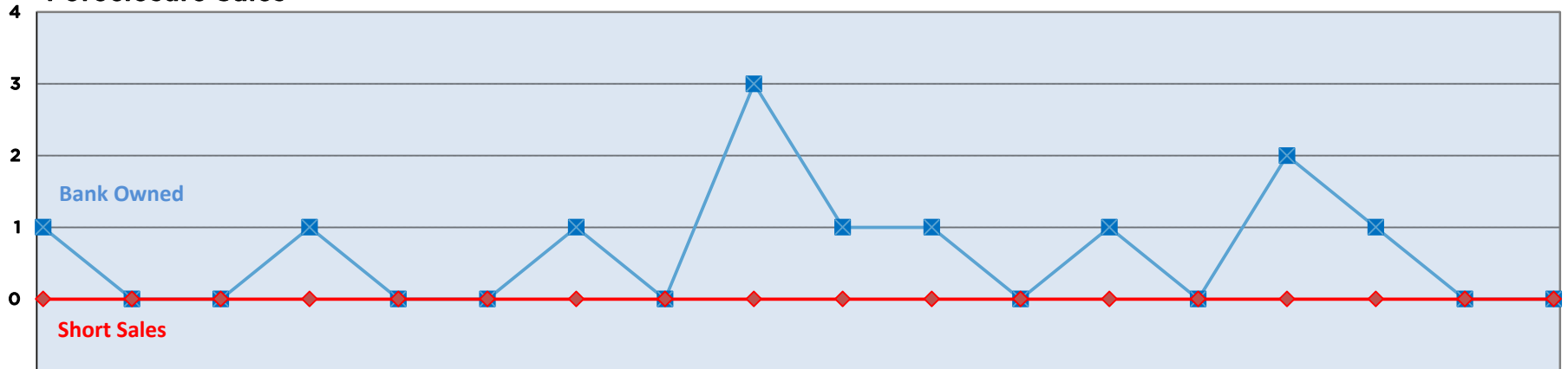
Condos, Townhomes, Villas



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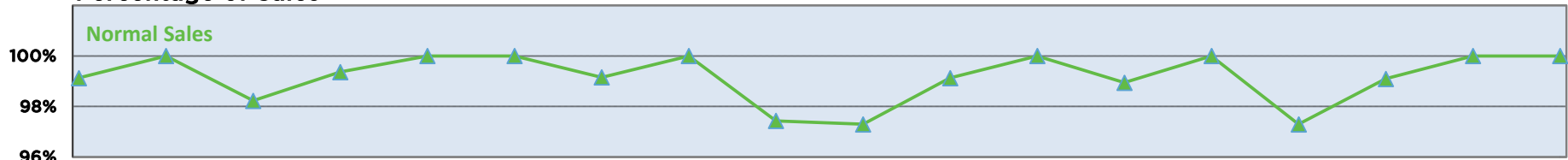
Condos, Townhomes, Villas

Foreclosure Sales

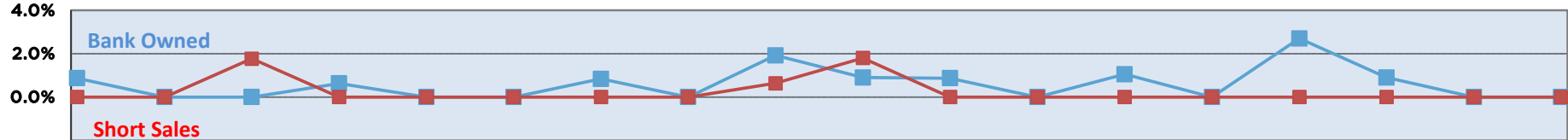


	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28
BO	1	0	0	1	0	0	1	0	3	1	1	0	1	0	2	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	9/28
Normal	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%	100.00%

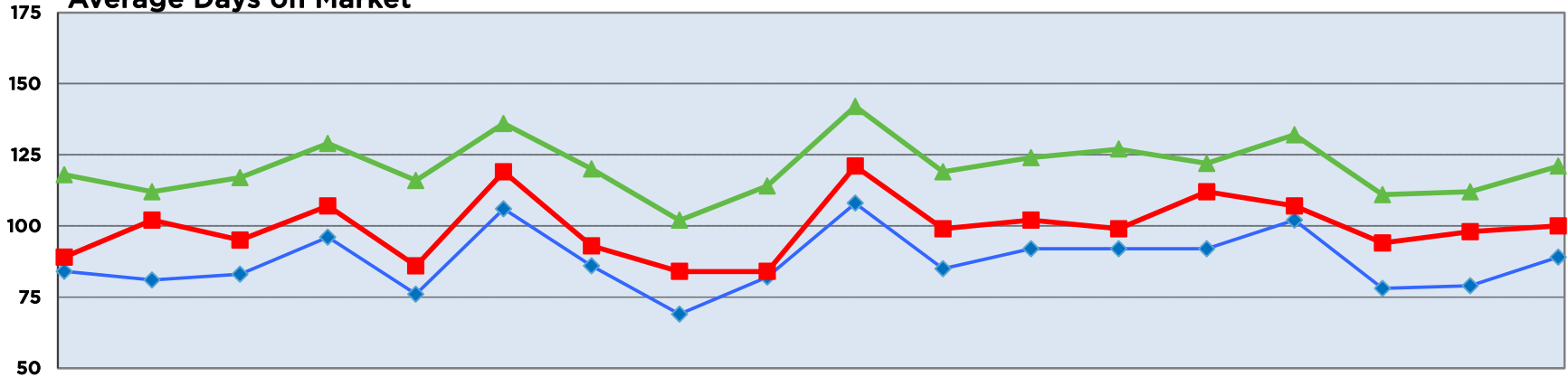


	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28
BO	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%
SS	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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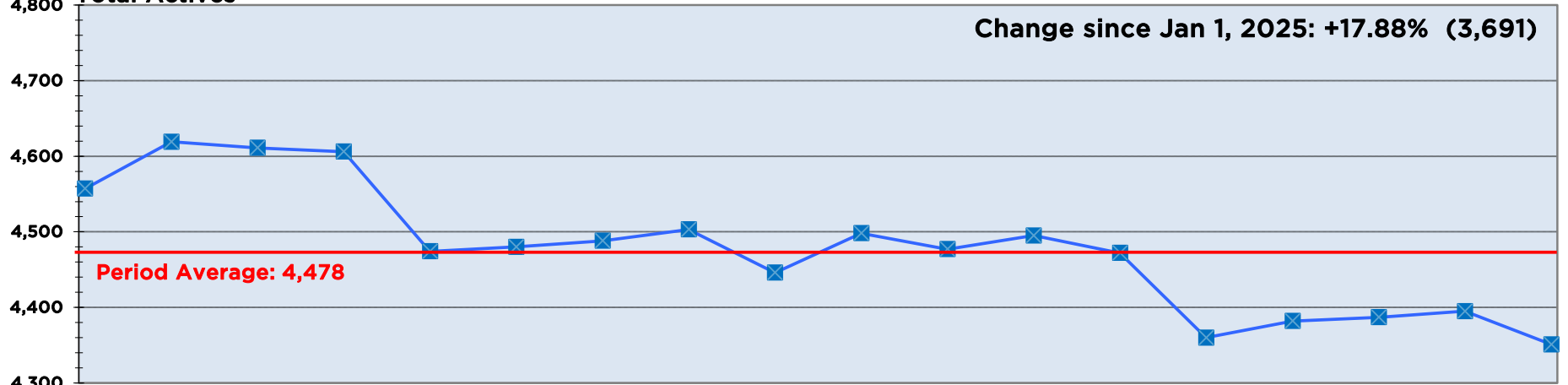
Condos, Townhomes, Villas

Average Days on Market



	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	9/28
ListToContract	84	81	83	96	76	106	86	69	82	108	85	92	92	92	102	78	79	89
CombDaysOnMkt	89	102	95	107	86	119	93	84	84	121	99	102	99	112	107	94	98	100
ListToClose	118	112	117	129	116	136	120	102	114	142	119	124	127	122	132	111	112	121

Total Actives

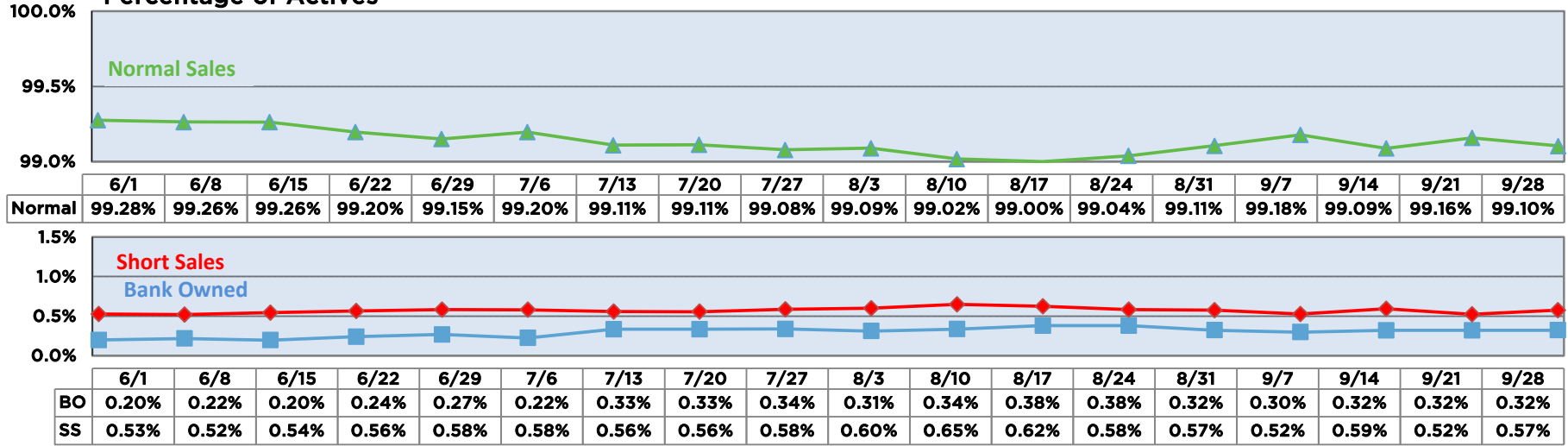


	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28
Total Actives	4,557	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395	4,351

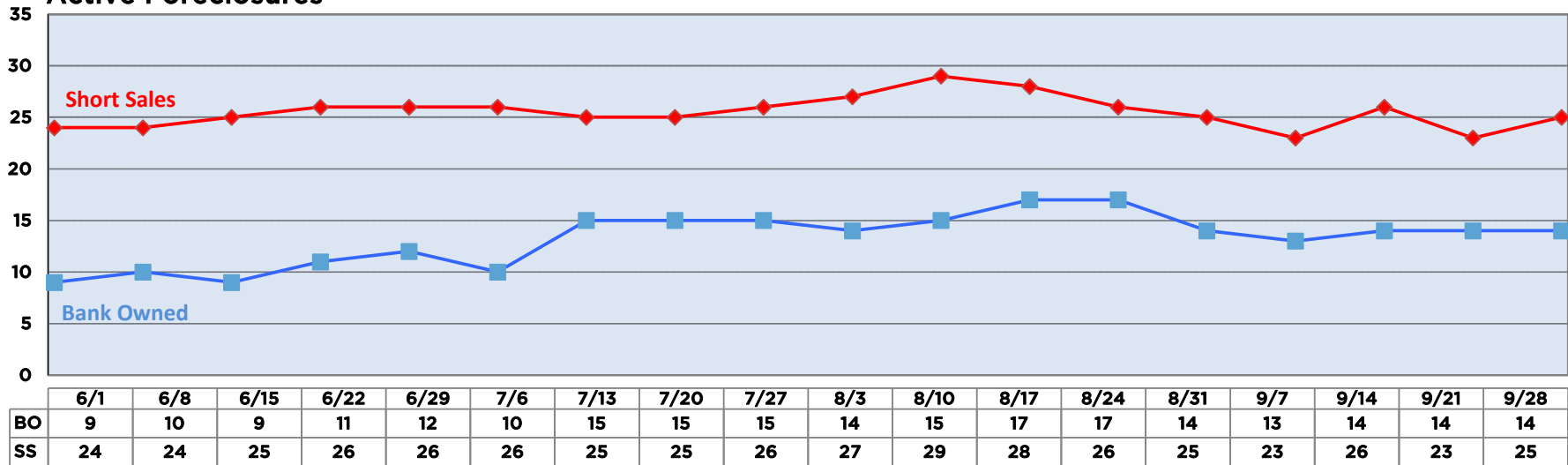
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Percentage of Actives



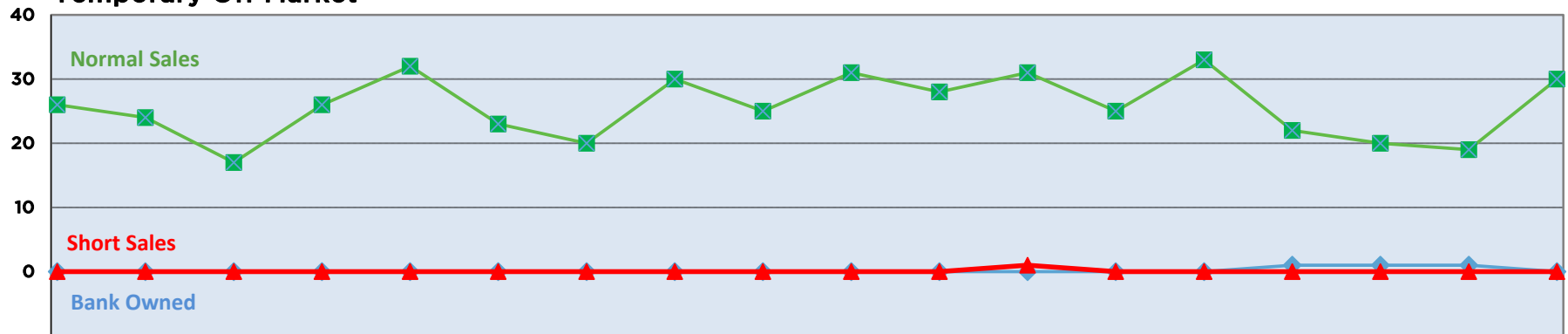
Active Foreclosures



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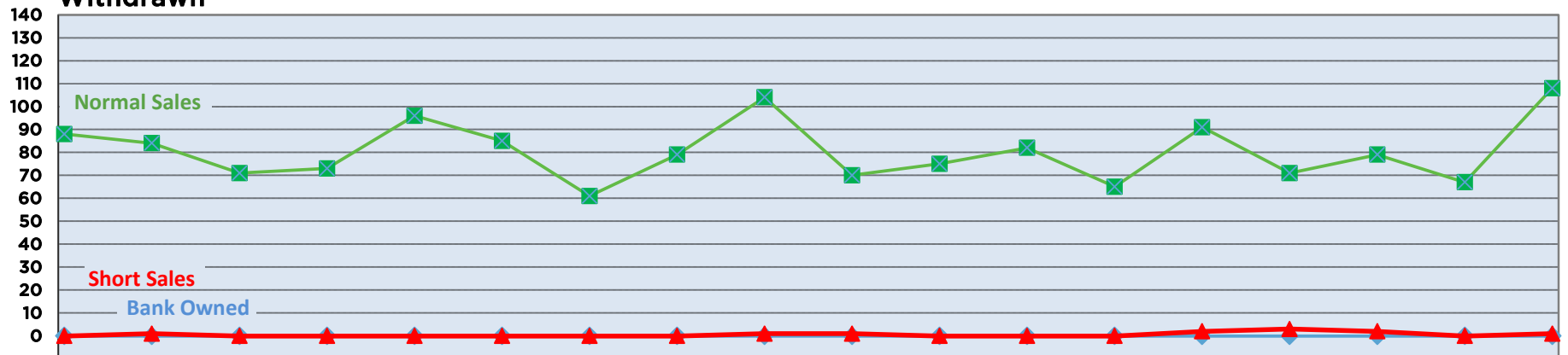
Condos, Townhomes, Villas

Temporary Off Market



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

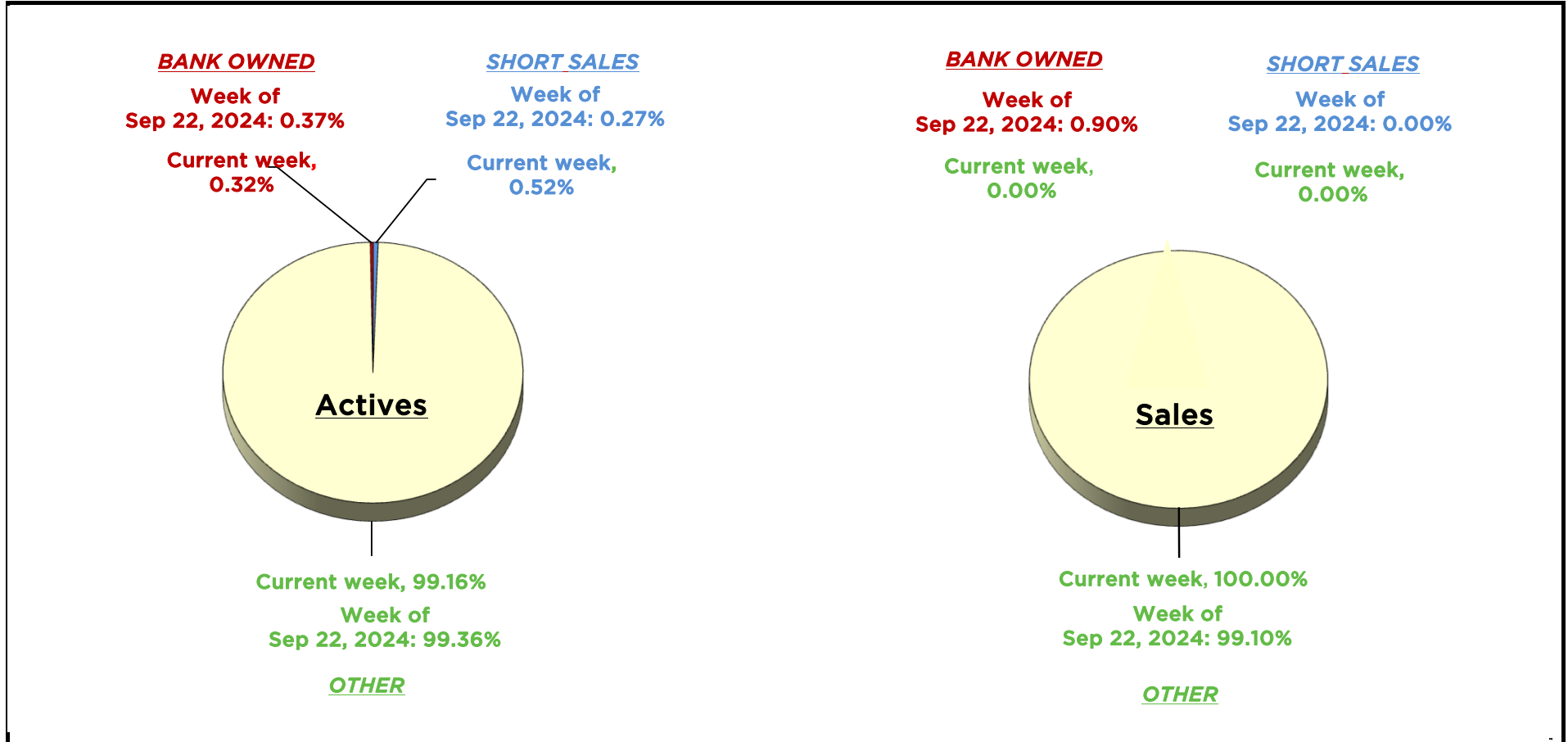
Withdrawn



	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	9/28
Norm	88	84	71	73	96	85	61	79	104	70	75	82	65	91	71	79	67	108
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	0	0	1	1	0	0	0	2	3	2	0	1

Monday Morning Quarterback
09/28/2025 - 10/04/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
09/28/2025 - 10/04/2025
Lake, Orange, Osceola & Seminole Counties

There are 34 Condos, Villas, or Townhomes available for the Median Price of \$255,000 (± \$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		7	\$254,957	2.3	1.9	1,338	\$190.51
Apopka / Hunt Club	32703	1	\$255,000	2.0	2.0	1,223	\$208.50
Altamonte Springs / Forest City	32714	1	\$255,000	2.0	1.0	1,144	\$222.90
Lake Mary / Heathrow	32746	2	\$255,000	2.0	2.0	1,125	\$226.77
Sanford (South)	32773	1	\$254,900	2.0	2.0	1,580	\$161.33
Longwood / Wekiva Springs	32779	2	\$254,900	3.0	2.0	1,586	\$160.72
Orange County		16	\$254,950	2.3	2.0	1,220	\$208.93
Maitland / Eatonville	32751	1	\$254,800	2.0	2.0	1,280	\$199.06
Orlando (Downtown)	32801	1	\$255,000	1.0	1.0	857	\$297.55
Orlo Vista	32811	2	\$255,000	2.5	2.5	1,531	\$166.56
Conway	32812	2	\$255,000	2.0	2.0	1,096	\$232.66
Williamsburg / Lake Bryan	32821	3	\$255,000	1.7	2.0	1,015	\$251.23
Ventura	32822	1	\$255,000	2.0	2.0	1,054	\$241.94
Union Park / Chickasaw	32829	2	\$255,000	3.0	2.0	1,328	\$192.02
Metro West / Orlo Vista	32835	2	\$254,750	3.0	2.0	1,347	\$189.12
Hunters Creek	32837	2	\$254,950	3.0	2.0	1,342	\$189.98
Osceola County		11	\$255,045	2.9	2.0	1,369	\$186.32
Davenport	33896	3	\$255,000	2.3	2.0	1,349	\$189.03
Kissimmee (Central)	34741	4	\$255,123	3.0	2.0	1,400	\$182.30
Kissimmee (West) / Pleasant Hill	34746	2	\$255,000	3.0	2.0	1,256	\$203.11
Kissimmee / Celebration	34747	1	\$255,000	3.0	2.0	1,269	\$200.95
St Cloud / Canoe Creek	34772	1	\$255,000	4.0	2.0	1,632	\$156.25