



Monday Morning Quarterback Summary

Week of October 05, 2025 - October 11, 2025

Single-family existing homes

- Sales of single-family homes decreased to 372 during the week of October 05, from 492 the week prior
- The median price of single family homes increased to \$436,250 a change of 1.7%
- The number of single-family home foreclosure transactions increased to 4 from 3 the week prior
- The number of single-family short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory increased by 41, and now sits at 9,046

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 89 during the week of October 05, from 143 the week prior
- The median price of condos, townhomes, and villas decreased to \$250,000 a change of -2.0%
- 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 increased by 61, and now sits at 4,412

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

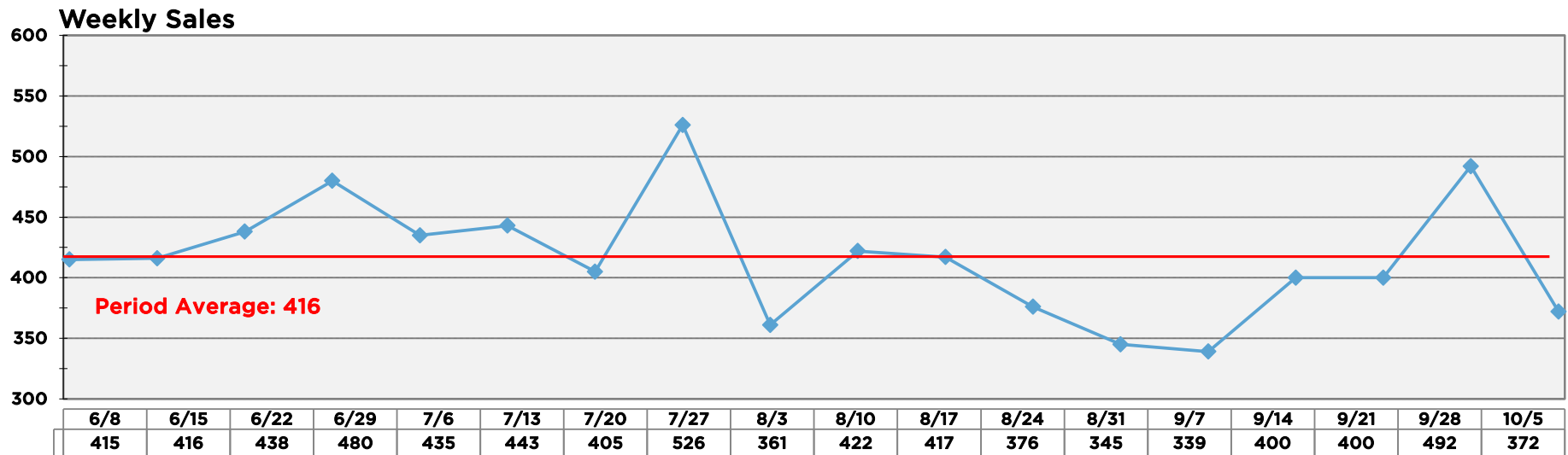
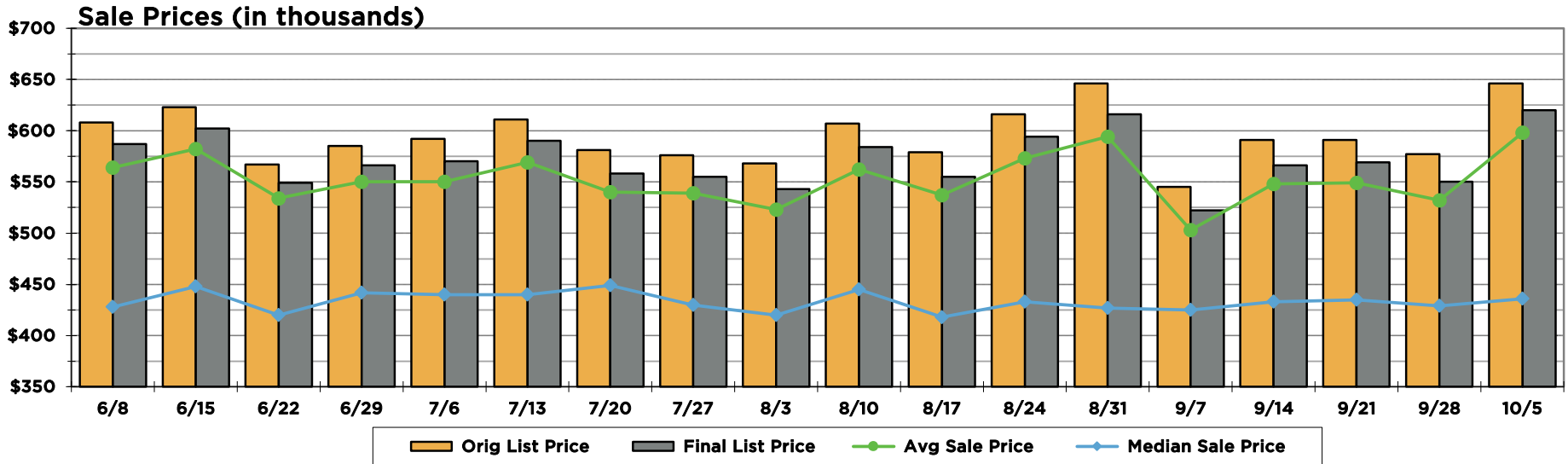
Monday Morning Quarterback
10/05/2025 - 10/11/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	372	33	30	89	70	122	28
Bank Owned	4	1	1	1	1	0	0
Short Sales	1	0	1	0	0	0	0
Other	367	32	28	88	69	122	28
Active Listings	9,046	643	528	1,909	1,857	3,181	928
Bank Owned	34	10	5	6	6	7	0
Short Sales	82	15	11	26	20	8	2
Other	8,930	618	512	1,877	1,831	3,166	926
Months of Inventory	5.61	4.50	4.06	4.95	6.12	6.02	7.65
<u>List Price</u>							
Average Original List Price	\$646,314	\$230,009	\$311,727	\$374,177	\$463,573	\$715,440	\$2,516,107
Average Final List Price	\$620,021	\$218,272	\$291,073	\$359,264	\$451,022	\$682,194	\$2,426,392
<u>Sale Price</u>							
Average Price	\$598,144	\$194,739	\$277,737	\$353,309	\$441,056	\$664,291	\$2,299,607
Median Price	\$436,250	\$212,000	\$280,000	\$359,000	\$438,500	\$630,000	\$1,337,500
<u>Price Differences</u>							
Original to Final List Price	-\$26,293	-\$11,737	-\$20,654	-\$14,913	-\$12,551	-\$33,246	-\$89,715
Original List to Sale Price - \$	-\$48,170	-\$35,270	-\$33,990	-\$20,868	-\$22,517	-\$51,149	-\$216,500
Final List to Sale Price - \$	-\$21,877	-\$23,533	-\$13,336	-\$5,955	-\$9,966	-\$17,903	-\$126,785
Original List to Sale Price - %	92.55%	84.67%	89.10%	94.42%	95.14%	92.85%	91.40%
Final List to Sale Price - %	96.47%	89.22%	95.42%	98.34%	97.79%	97.38%	94.77%
<u>Days on the Market</u>							
Avg Days Listing to Contract	72	75	109	74	55	70	78
Combined Avg Days to Contract	81	80	113	88	62	76	97
Avg Days Listing to Closing	107	109	146	110	87	105	107
Avg Days Contract to Close	36	34	36	35	34	35	45
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	3	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,220	1,290	1,453	1,609	1,961	2,705	4,611

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10/05/2025 - 10/11/2025
Lake, Orange, Osceola & Seminole Counties

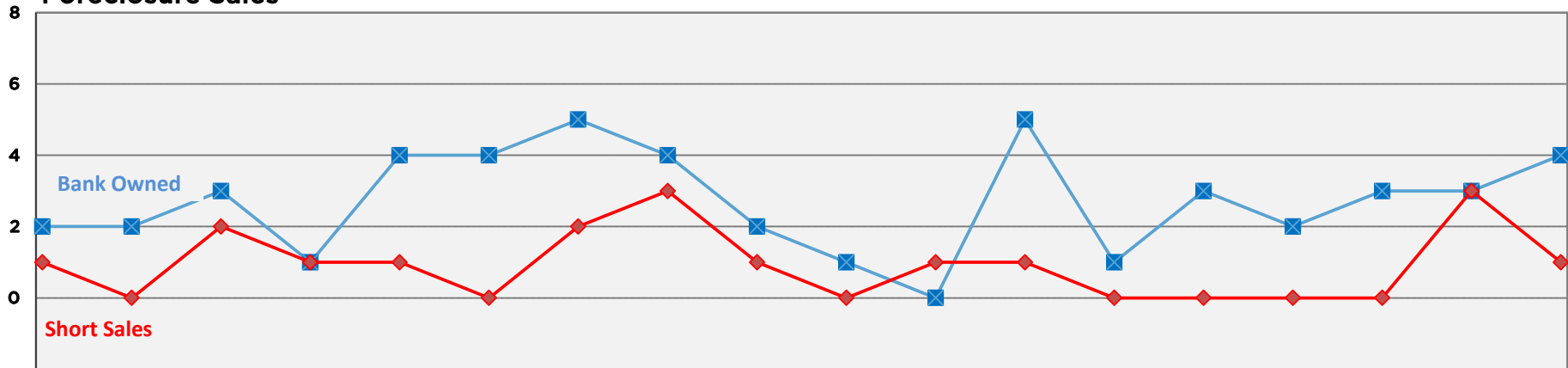
Single Family Homes



Monday Morning Quarterback
10/05/2025 - 10/11/2025
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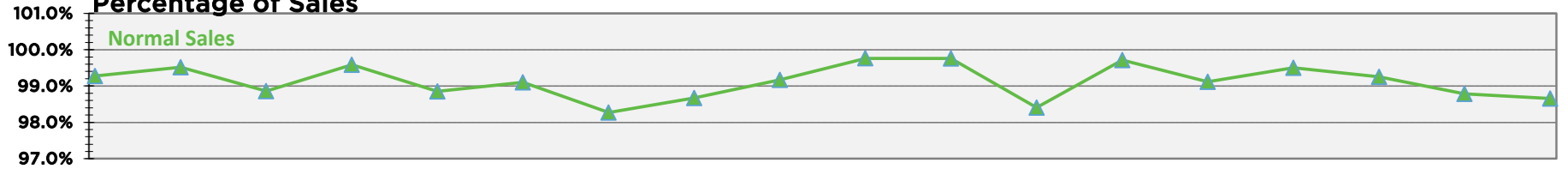
Single Family Homes

Foreclosure Sales

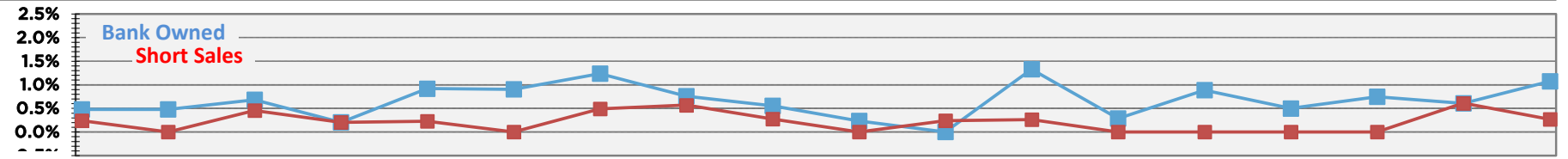


	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5
BO	2	2	3	1	4	4	5	4	2	1	0	5	1	3	2	3	3	4
SS	1	0	2	1	1	0	2	3	1	0	1	1	0	0	0	0	3	1

Percentage of Sales



	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	10/5
Normal	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%	98.66%

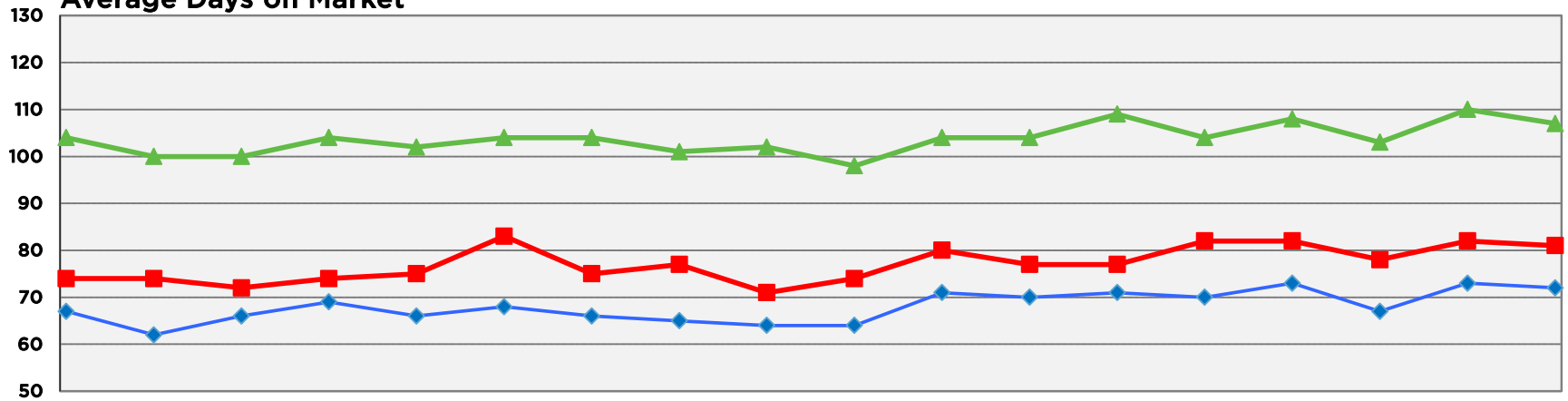


	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5
BO	0.48%	0.48%	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%
SS	0.24%	0.00%	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%

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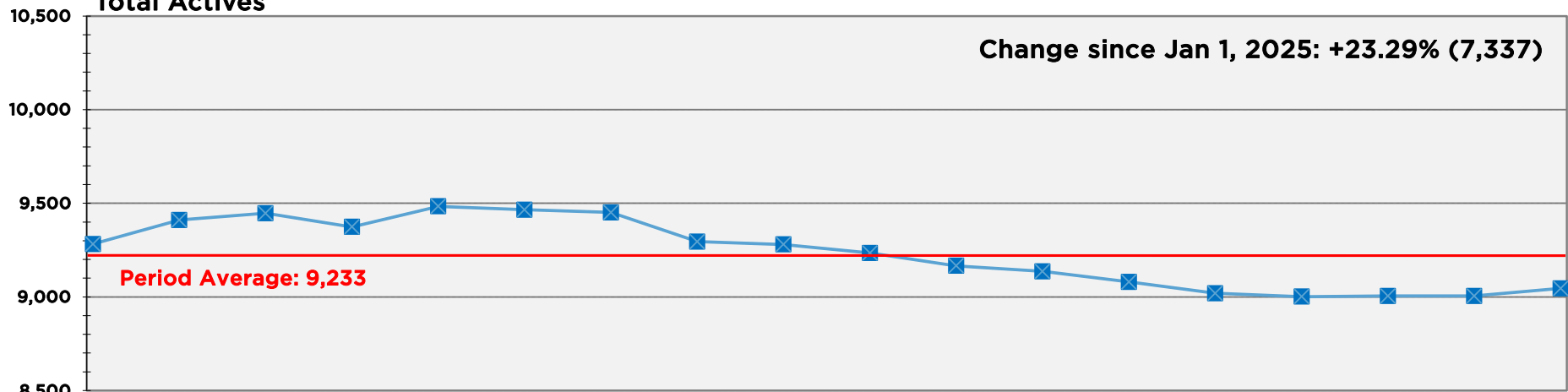
Single Family Homes

Average Days on Market



	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	10/5
ListToContract	67	62	66	69	66	68	66	65	64	64	71	70	71	70	73	67	73	72
CombDaysOnMkt	74	74	72	74	75	83	75	77	71	74	80	77	77	82	82	78	82	81
ListToClose	104	100	100	104	102	104	104	101	102	98	104	104	109	104	108	103	110	107

Total Actives

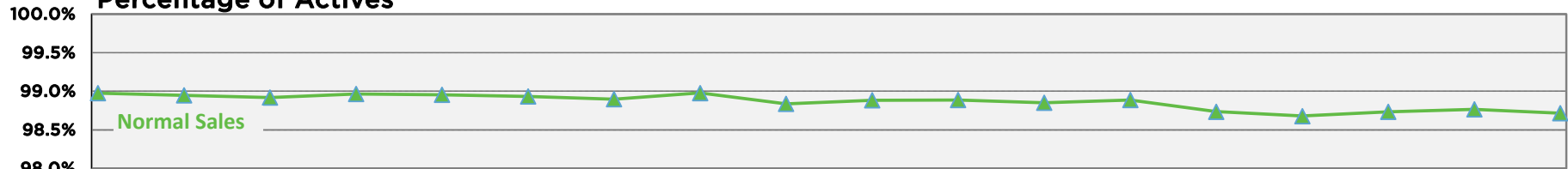


Date	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5
Total Actives	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166	9,136	9,080	9,020	9,002	9,005	9,005	9,046

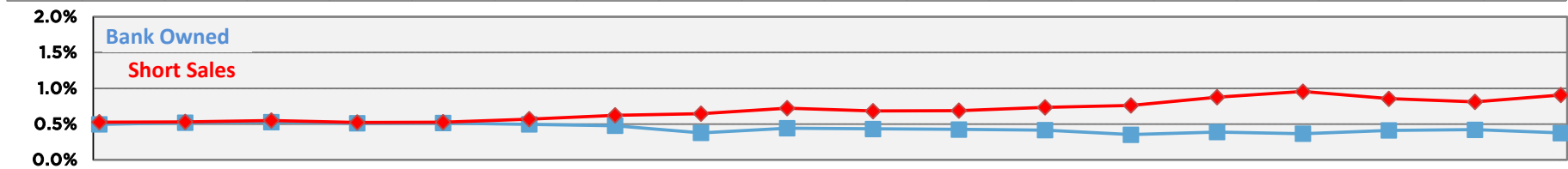
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Single Family Homes

Percentage of Actives

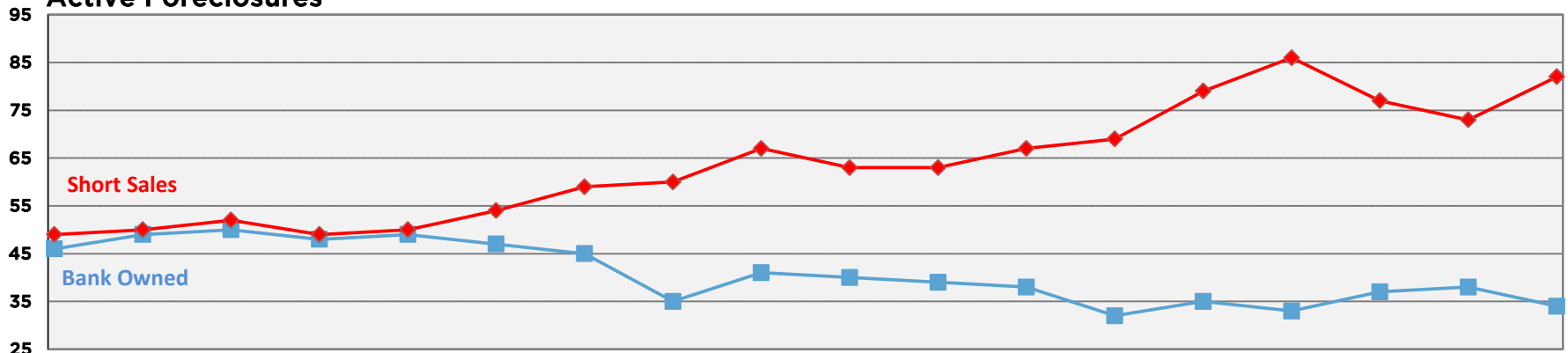


	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5
Normal	99.98%	99.95%	99.92%	99.97%	99.96%	99.93%	99.90%	99.98%	99.84%	99.88%	99.89%	99.85%	99.89%	99.74%	99.68%	99.73%	99.77%	99.72%



	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	10/5
BO	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%	0.42%	0.38%
SS	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%	0.81%	0.91%

Active Foreclosures

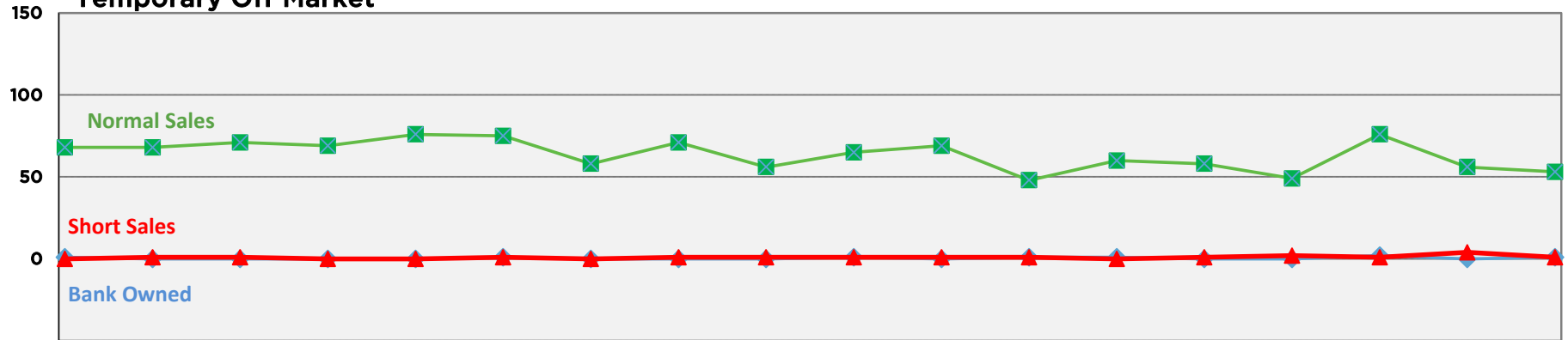


	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5
BO	46	49	50	48	49	47	45	35	41	40	39	38	32	35	33	37	38	34
SS	49	50	52	49	50	54	59	60	67	63	63	67	69	79	86	77	73	82

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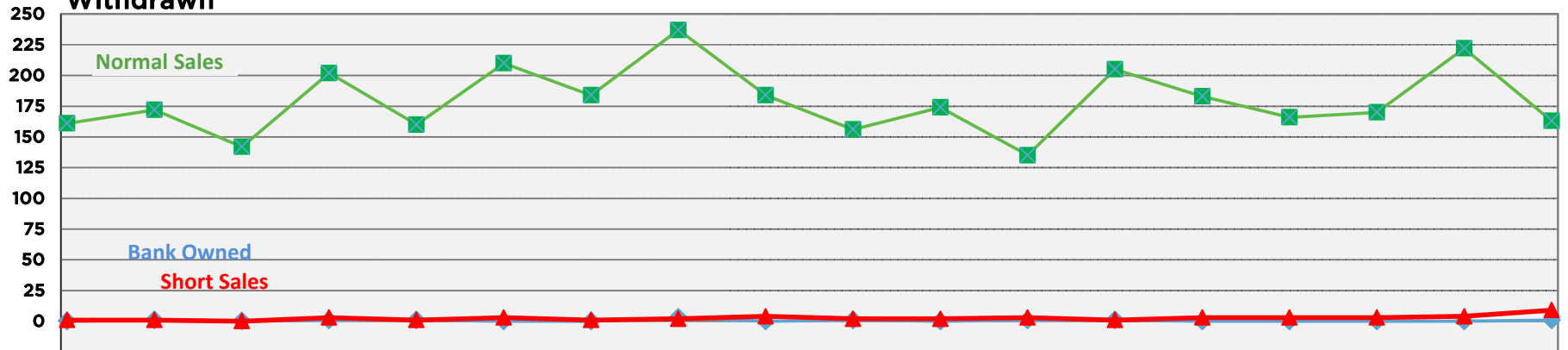
Single Family Homes

Temporary Off Market



	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	10/5
Norm	68	68	71	69	76	75	58	71	56	65	69	48	60	58	49	76	56	53
BO	1	0	0	0	0	1	0	0	0	1	0	1	1	0	0	2	0	1
SS	0	1	1	0	0	1	0	1	1	1	1	1	0	1	2	1	4	1

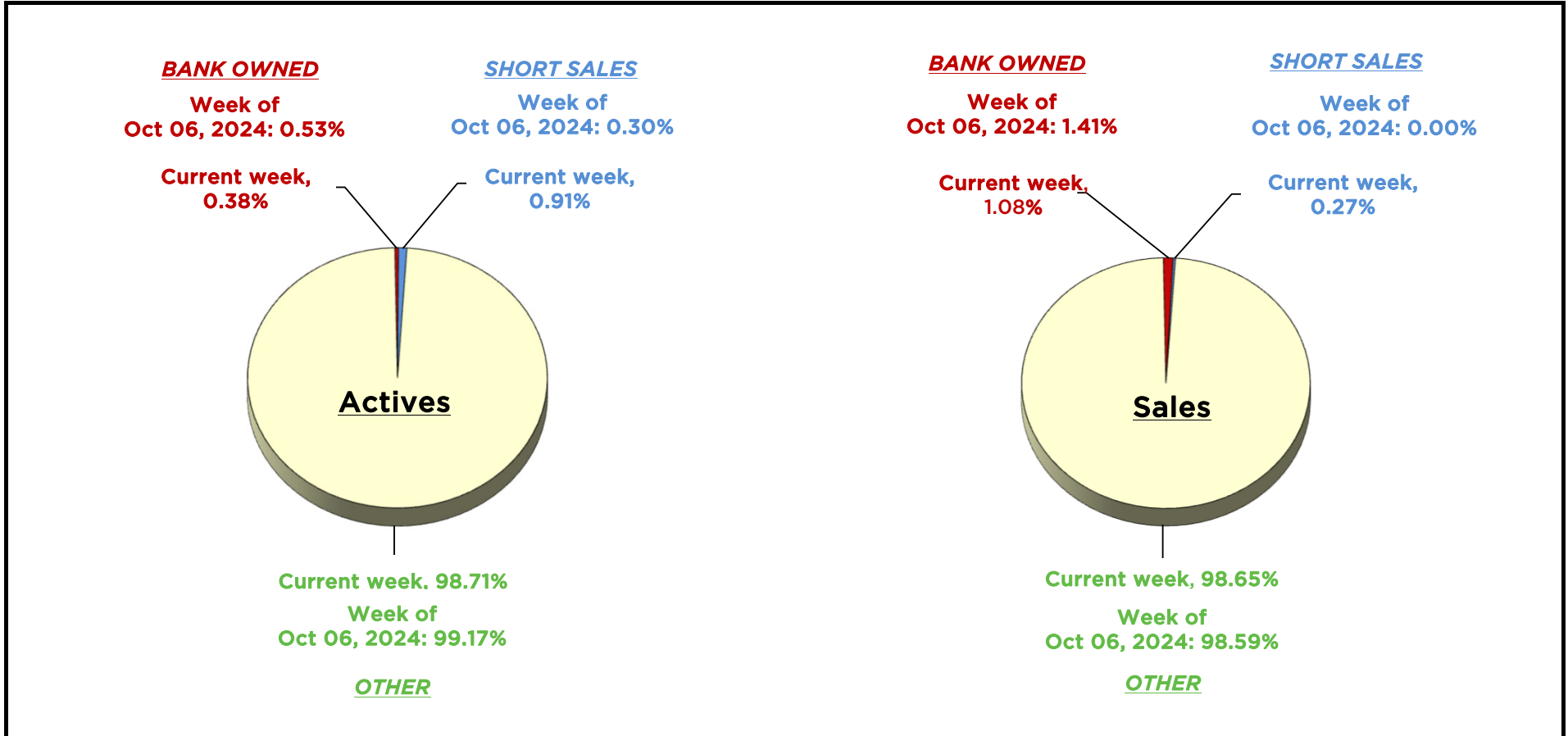
Withdrawn



	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	10/5
Norm	161	172	142	202	160	210	184	237	184	156	174	135	205	183	166	170	222	163
BO	0	1	0	1	1	0	0	3	0	1	0	1	1	0	0	0	0	1
SS	1	1	0	3	1	3	1	2	4	2	2	3	1	3	3	3	4	9

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Single Family Homes



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There are 3 Single Family Homes available for the Median Price of \$436,250 (± \$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>
Orange County		1	\$436,000	4.0	2.0	1,669	\$261.23
Taft	32824	1	\$436,000	4.0	2.0	1,669	\$261.23
Osceola County		2	\$436,000	3.0	2.0	1,879	\$232.10
Kissimmee / Celebration	34747	1	\$436,000	3.0	2.0	1,570	\$277.71
St Cloud / Canoe Creek	34772	1	\$436,000	3.0	2.0	2,187	\$199.36

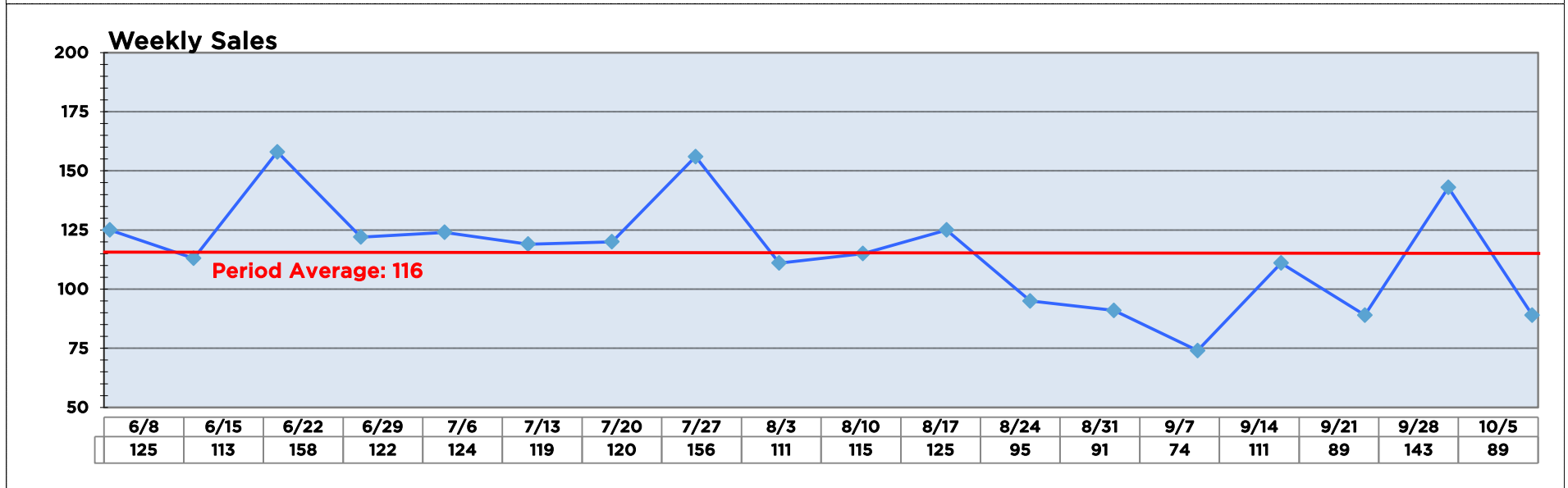
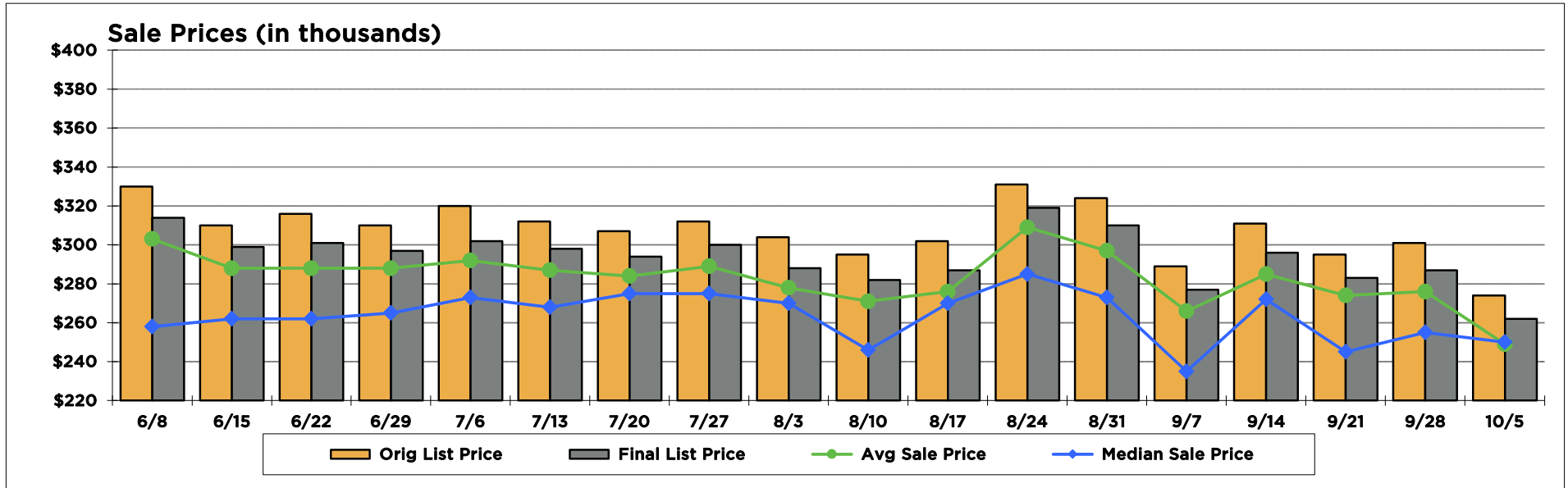
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	89	44	18	21	6	0	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	88	43	18	21	6	0	0
Active Listings	4,412	1,766	669	1,110	538	311	18
Bank Owned	13	9	2	2	0	0	0
Short Sales	19	5	7	7	0	0	0
Other	4,380	1,752	660	1,101	538	311	18
Months of Inventory	11.44	9.26	8.58	12.20	20.69	0.00	0.00
<u>List Price</u>							
Average Original List Price	\$273,746	\$197,270	\$293,261	\$369,714	\$440,132	\$0	\$0
Average Final List Price	\$262,371	\$186,998	\$284,353	\$351,804	\$436,150	\$0	\$0
<u>Sale Price</u>							
Average Price	\$248,851	\$172,446	\$273,389	\$340,190	\$415,858	\$0	\$0
Median Price	\$250,000	\$167,500	\$275,000	\$340,000	\$416,575	\$0	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$11,375	-\$10,272	-\$8,908	-\$17,910	-\$3,982	\$0	\$0
Original List to Sale Price - \$	-\$24,895	-\$24,824	-\$19,872	-\$29,524	-\$24,274	\$0	\$0
Final List to Sale Price - \$	-\$13,520	-\$14,552	-\$10,964	-\$11,614	-\$20,292	\$0	\$0
Original List to Sale Price - %	90.91%	87.42%	93.22%	92.01%	94.48%	0.00%	0.00%
Final List to Sale Price - %	94.85%	92.22%	96.14%	96.70%	95.35%	0.00%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	92	95	60	122	65	0	0
Combined Avg Days to Contract	107	97	90	154	65	0	0
Avg Days Listing to Closing	125	127	94	154	98	0	0
Avg Days Contract to Close	32	32	33	32	32	0	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	2	3	0	0
Average Half Baths	0	0	0	1	1	0	0
<u>Square Footage</u>							
Average Square Feet	1,298	1,047	1,366	1,628	1,781	0	0

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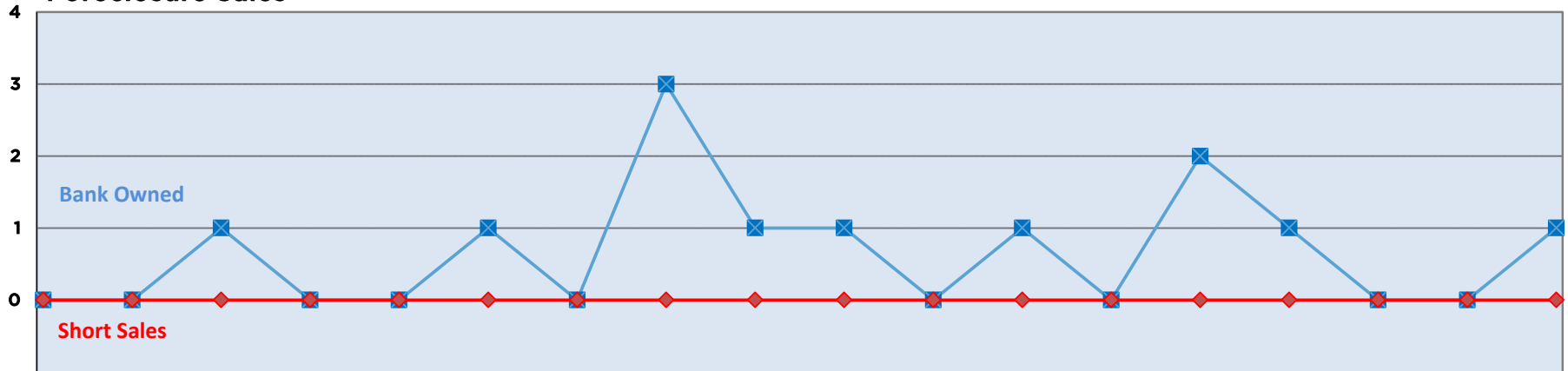
Condos, Townhomes, Villas



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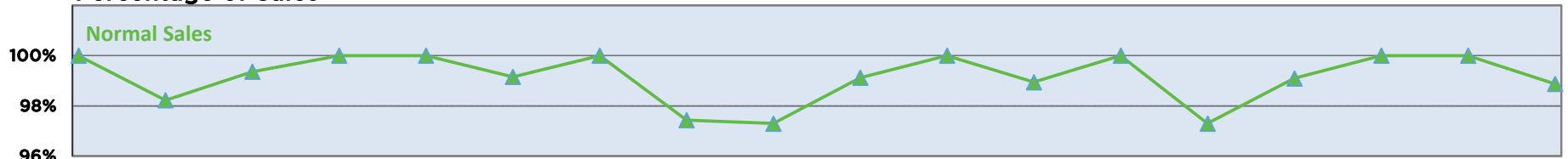
Condos, Townhomes, Villas

Foreclosure Sales

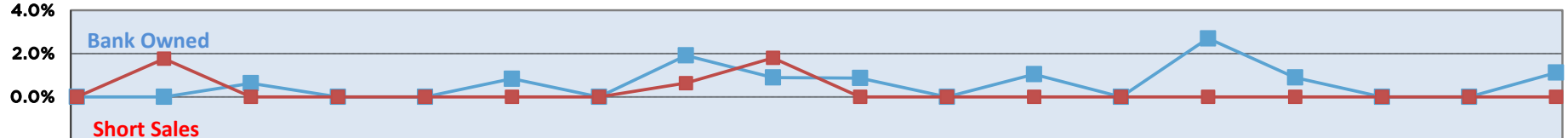


	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5
BO	0	0	1	0	0	1	0	3	1	1	0	1	0	2	1	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	10/5
Normal	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	98.88%

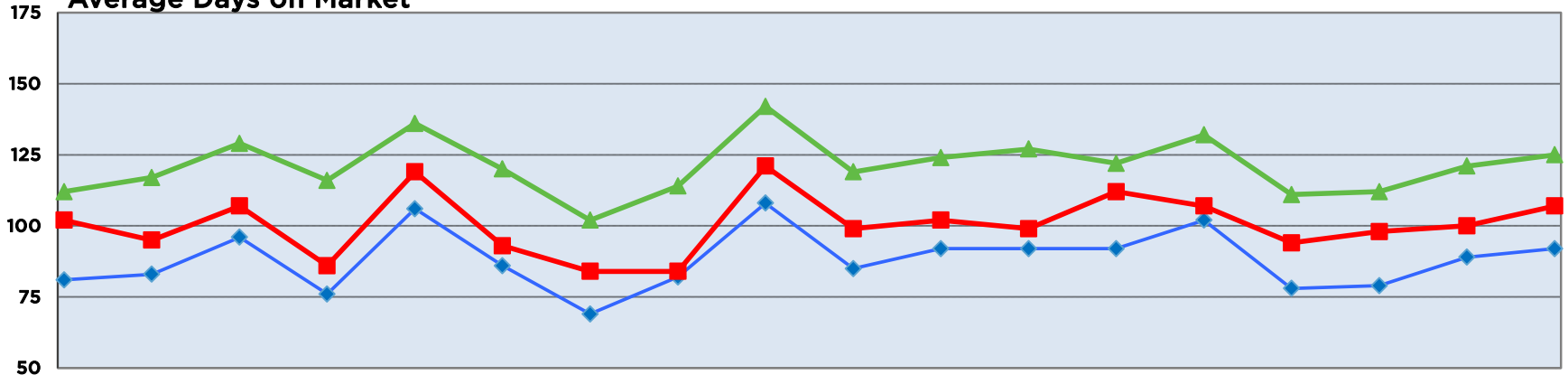


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BO	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%
SS	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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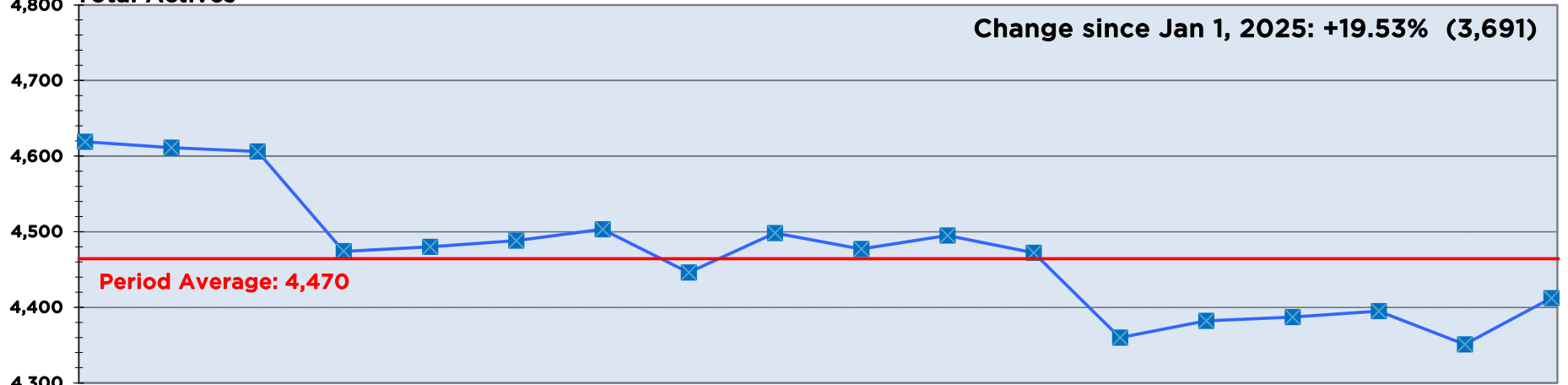
Condos, Townhomes, Villas

Average Days on Market



	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	10/5
ListToContract	81	83	96	76	106	86	69	82	108	85	92	92	92	102	78	79	89	92
CombDaysOnMkt	102	95	107	86	119	93	84	84	121	99	102	99	112	107	94	98	100	107
ListToClose	112	117	129	116	136	120	102	114	142	119	124	127	122	132	111	112	121	125

Total Actives

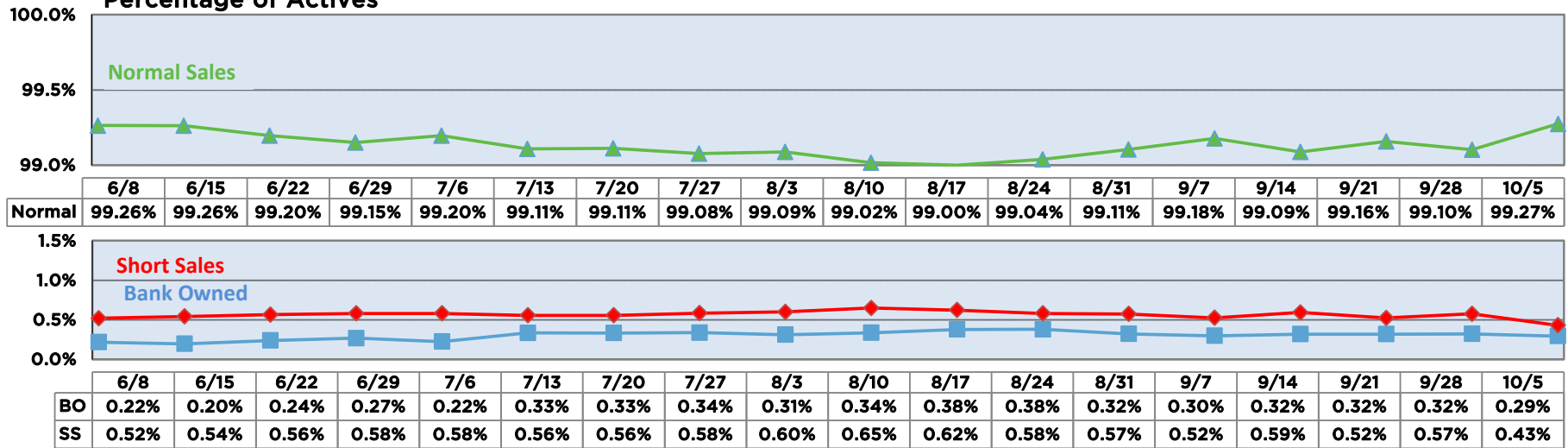


	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5
Total Actives	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395	4,351	4,412

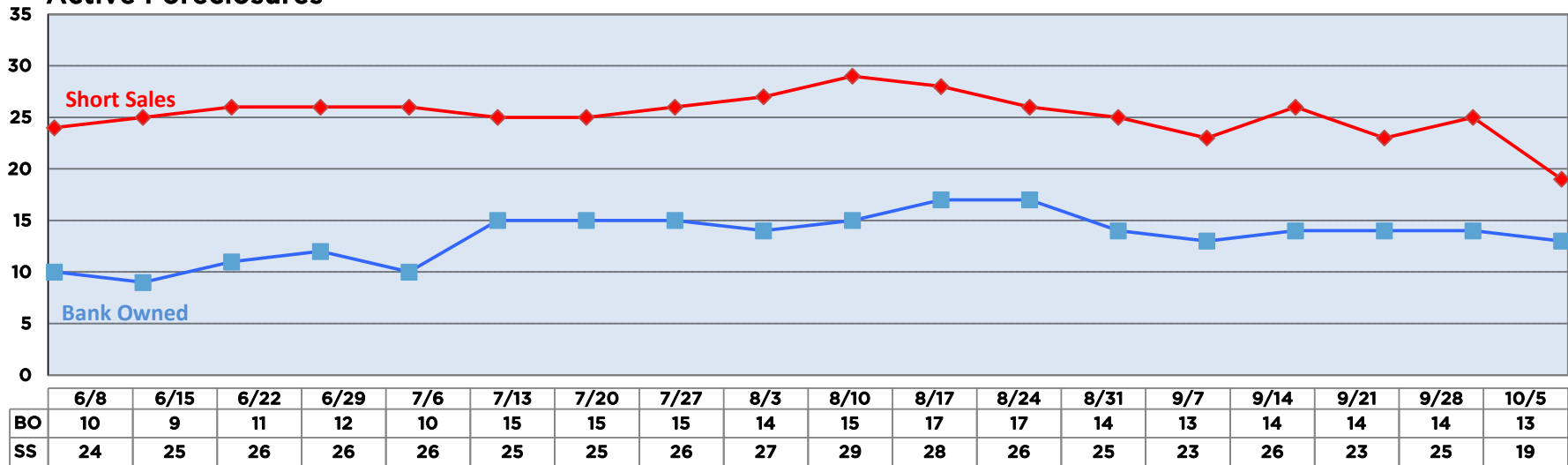
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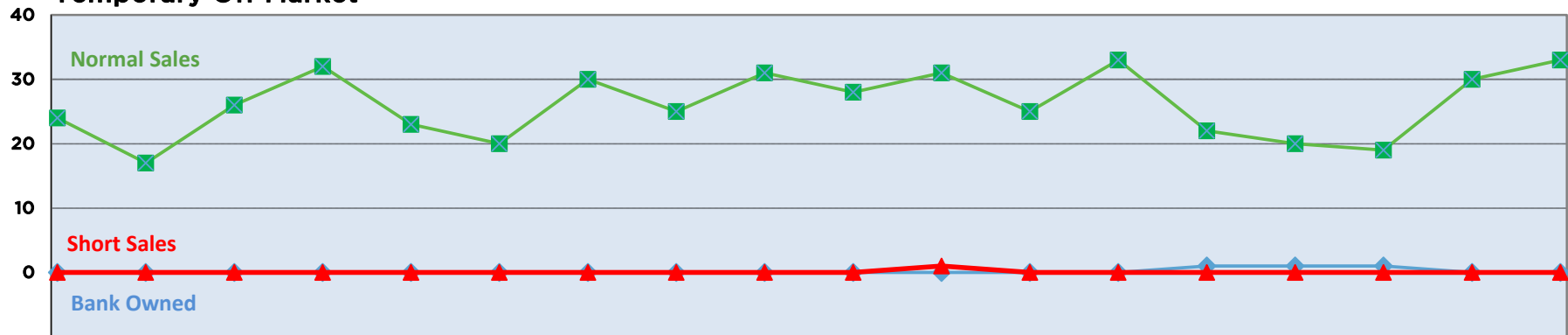
Active Foreclosures



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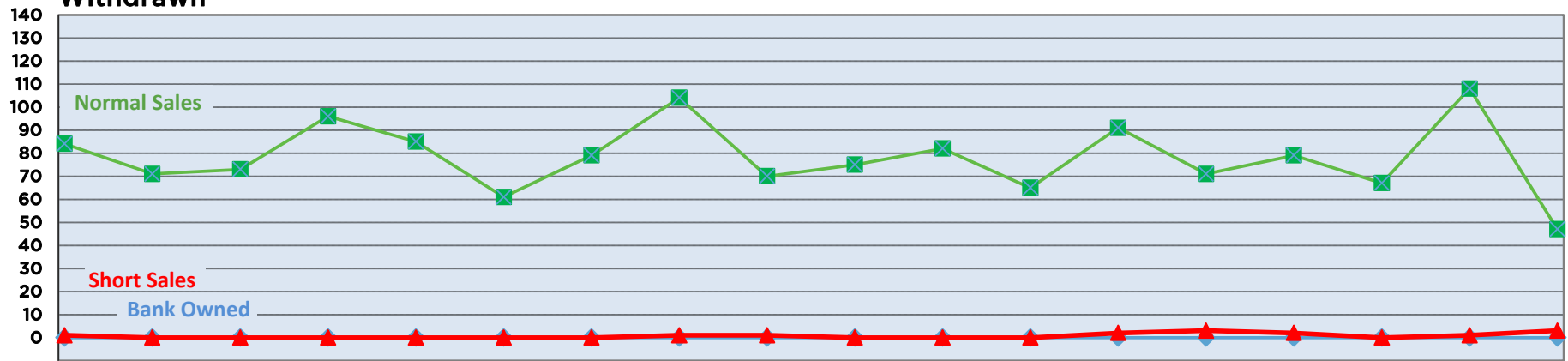
Condos, Townhomes, Villas

Temporary Off Market



	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	10/5
Norm	24	17	26	32	23	20	30	25	31	28	31	25	33	22	20	19	30	33
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

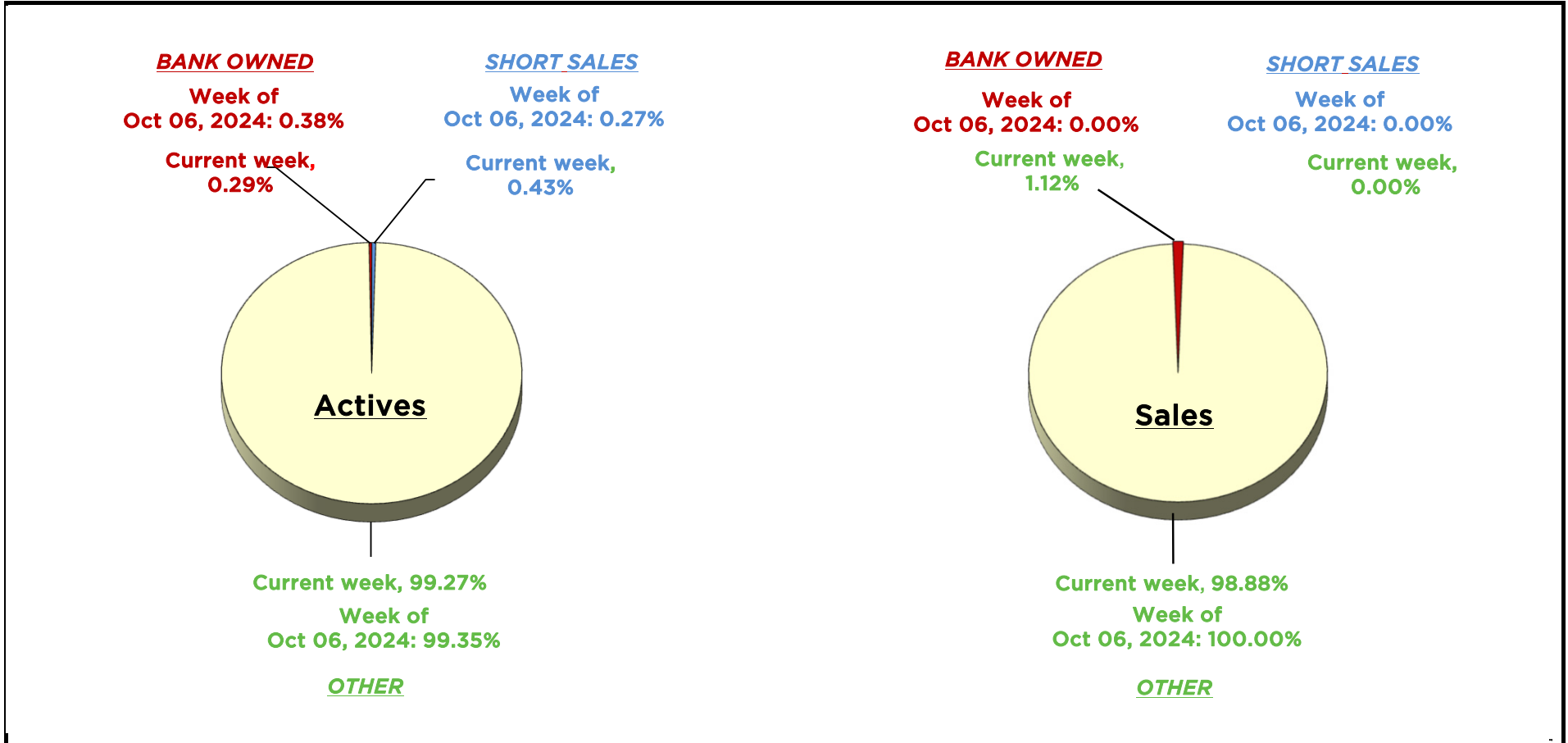
Withdrawn



	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	10/5
Norm	84	71	73	96	85	61	79	104	70	75	82	65	91	71	79	67	108	47
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	0	0	0	0	0	0	1	1	0	0	0	2	3	2	0	1	3

Monday Morning Quarterback
10/05/2025 - 10/11/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
10/05/2025 - 10/11/2025
Lake, Orange, Osceola & Seminole Counties

There are 67 Condos, Villas, or Townhomes available for the Median Price of \$250,000 (± \$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		15	\$249,953	2.3	2.0	1,291	\$193.59
Altamonte Springs (East)	32701	1	\$250,000	3.0	2.0	1,792	\$139.51
Casselberry	32707	1	\$249,900	2.0	2.0	1,137	\$219.79
Winter Springs / Tuskawilla	32708	3	\$249,967	2.3	2.0	1,282	\$195.03
Altamonte Springs / Forest City	32714	3	\$249,967	2.3	2.0	1,230	\$203.23
Maitland / Eatonville	32751	1	\$250,000	3.0	2.0	1,406	\$177.81
Oviedo	32765	2	\$249,950	2.0	2.0	1,075	\$232.51
Sanford (South)	32773	3	\$249,933	2.0	2.0	1,254	\$199.36
Longwood / Wekiva Springs	32779	1	\$249,900	3.0	2.0	1,586	\$157.57
Orange County		25	\$249,924	2.3	2.0	1,220	\$204.83
Maitland / Eatonville	32751	1	\$250,000	2.0	2.0	1,087	\$229.99
Orlando (Downtown)	32801	2	\$250,000	1.0	1.0	894	\$279.80
Colonialtown	32803	1	\$250,000	2.0	2.0	1,109	\$225.43
College Park	32804	1	\$250,000	2.0	2.0	1,065	\$234.74
Delaney / Crystal Lake	32806	1	\$249,900	3.0	2.0	1,664	\$150.18
Pine Hills / Rosemont	32808	2	\$249,995	3.0	2.5	1,448	\$172.65
Orlo Vista	32811	1	\$250,000	2.0	2.0	1,285	\$194.55
Conway	32812	1	\$249,900	2.0	2.0	1,071	\$233.33
Williamsburg / Lake Bryan	32821	2	\$250,000	2.0	2.0	1,143	\$218.82
Ventura	32822	2	\$249,700	2.5	2.0	1,554	\$160.73
Waterford Lakes	32828	1	\$249,900	2.0	2.0	833	\$300.00
Union Park / Chickasaw	32829	2	\$249,700	2.5	2.0	1,095	\$228.14
Metro West / Orlo Vista	32835	4	\$249,925	2.5	2.0	1,183	\$211.26
Hunters Creek	32837	1	\$250,000	3.0	2.0	1,276	\$195.92
Pine Castle / Edgewood	32839	1	\$250,000	3.0	2.0	1,478	\$169.15
Winter Garden / Oakland	34787	2	\$249,950	2.0	2.0	1,320	\$189.36
Osceola County		26	\$249,968	2.6	2.0	1,227	\$203.68
Davenport	33896	1	\$250,000	2.0	2.0	1,394	\$179.34
Kissimmee (Central)	34741	3	\$249,933	2.7	2.0	1,191	\$209.91
Kissimmee / Buena Ventura Lakes	34743	2	\$249,950	2.5	2.0	1,083	\$230.79
Kissimmee (West) / Pleasant Hill	34746	5	\$249,960	3.0	2.0	1,255	\$199.20
Kissimmee / Celebration	34747	12	\$249,990	2.5	1.8	1,255	\$199.16
St Cloud	34769	3	\$249,933	2.7	2.3	1,147	\$217.96
Lake County		1	\$250,000	2.0	2.0	1,151	\$217.20
Leesburg (East) / Haines Creek	34788	1	\$250,000	2.0	2.0	1,151	\$217.20