



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

***Week of October 12, 2025 - October 18, 2025***

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

- Sales of single-family homes decreased to 362 during the week of October 12, from 372 the week prior
- The median price of single family homes increased to \$450,000 a change of 3.2%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory increased by 46, and now sits at 9,092

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

- Sales of condos, townhomes, and villas increased to 109 during the week of October 12, from 89 the week prior
- The median price of condos, townhomes, and villas increased to \$265,000 a change of 6.0%
- 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 31, and now sits at 4,443

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

**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

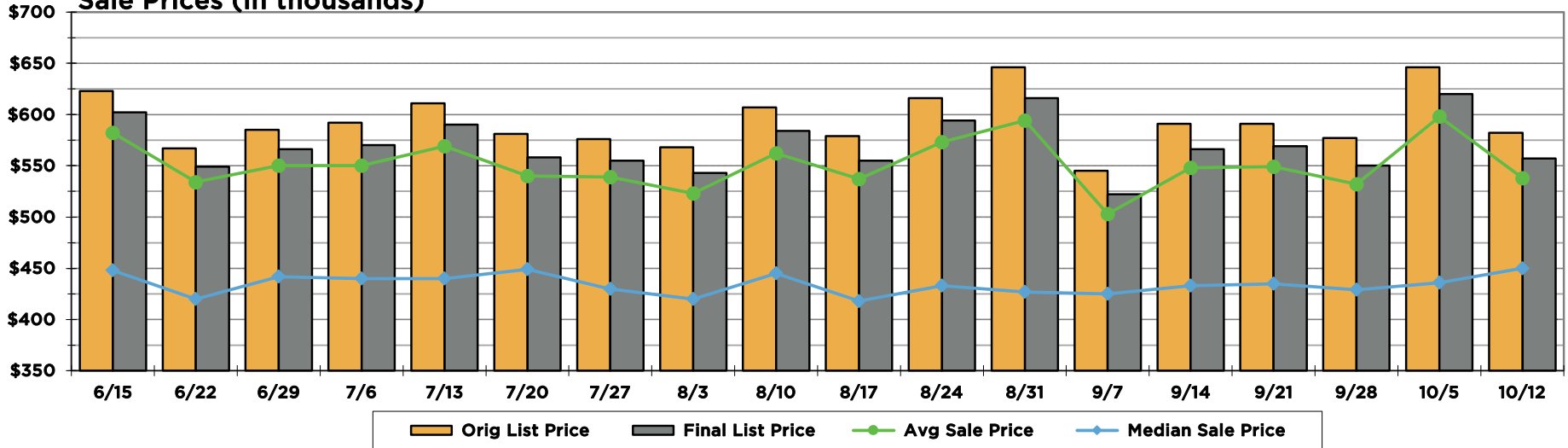
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>362</b>	23	28	90	67	134	20
Bank Owned	2	0	2	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	360	23	26	90	67	134	20
<b>Active Listings</b>	<b>9,092</b>	627	547	1,915	1,891	3,191	921
Bank Owned	32	8	4	5	7	8	0
Short Sales	81	11	12	29	19	7	3
Other	8,979	608	531	1,881	1,865	3,176	918
<b>Months of Inventory</b>	<b>5.80</b>	6.29	4.51	4.91	6.51	5.50	10.63
<b><u>List Price</u></b>							
Average Original List Price	\$581,804	\$199,183	\$293,650	\$374,848	\$470,147	\$723,370	\$1,782,100
Average Final List Price	\$557,372	\$188,965	\$283,125	\$361,015	\$449,938	\$693,424	\$1,696,950
<b><u>Sale Price</u></b>							
Average Price	\$537,838	\$172,585	\$274,550	\$349,536	\$442,785	\$672,222	\$1,591,895
Median Price	\$450,000	\$202,500	\$275,000	\$350,000	\$443,000	\$635,000	\$1,346,250
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$24,432	-\$10,218	-\$10,525	-\$13,833	-\$20,209	-\$29,946	-\$85,150
Original List to Sale Price - \$	-\$43,966	-\$26,598	-\$19,100	-\$25,312	-\$27,362	-\$51,148	-\$190,205
Final List to Sale Price - \$	-\$19,534	-\$16,380	-\$8,575	-\$11,479	-\$7,153	-\$21,202	-\$105,055
Original List to Sale Price - %	92.44%	86.65%	93.50%	93.25%	94.18%	92.93%	89.33%
Final List to Sale Price - %	96.50%	91.33%	96.97%	96.82%	98.41%	96.94%	93.81%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	72	68	63	59	74	78	95
Combined Avg Days to Contract	83	72	70	70	97	88	95
Avg Days Listing to Closing	106	99	98	92	110	111	132
Avg Days Contract to Close	34	31	37	33	36	33	37
<b><u>Beds / Baths</u></b>							
Average Bedrooms	4	2	3	3	4	4	4
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	2,167	1,167	1,365	1,637	2,069	2,683	3,692

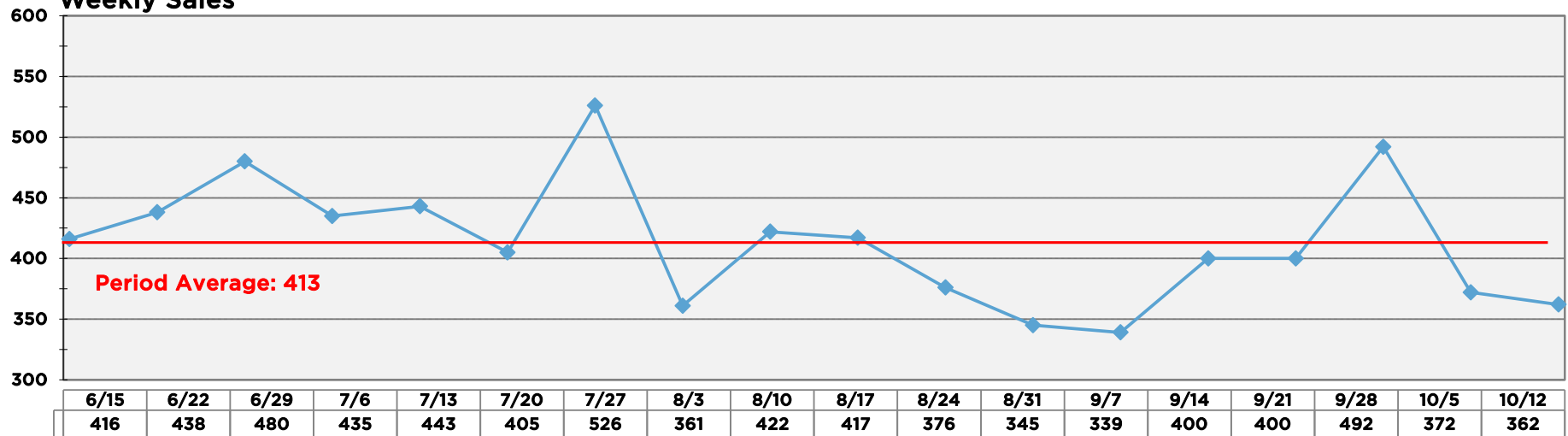
**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Sale Prices (in thousands)**



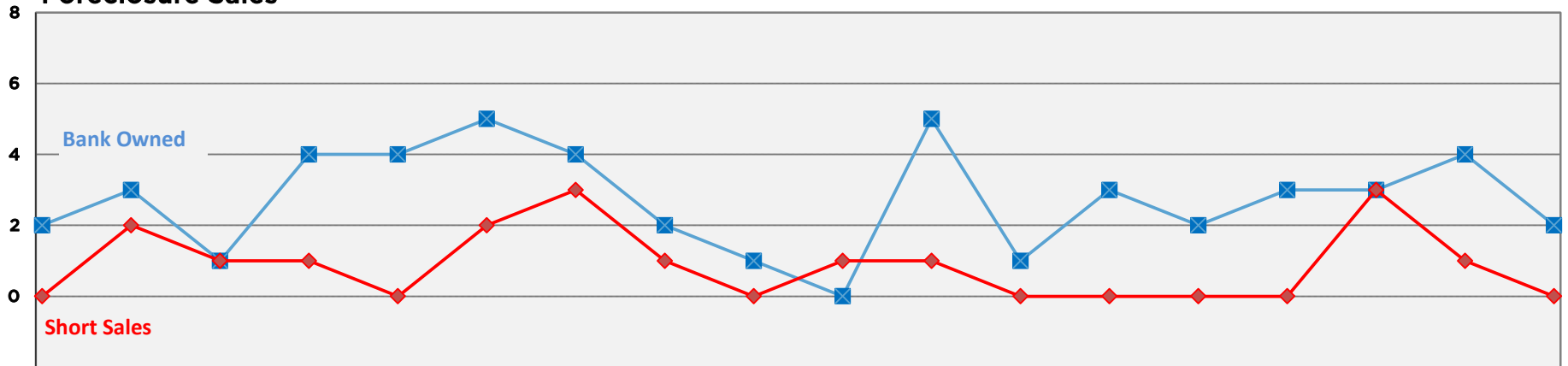
**Weekly Sales**



**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

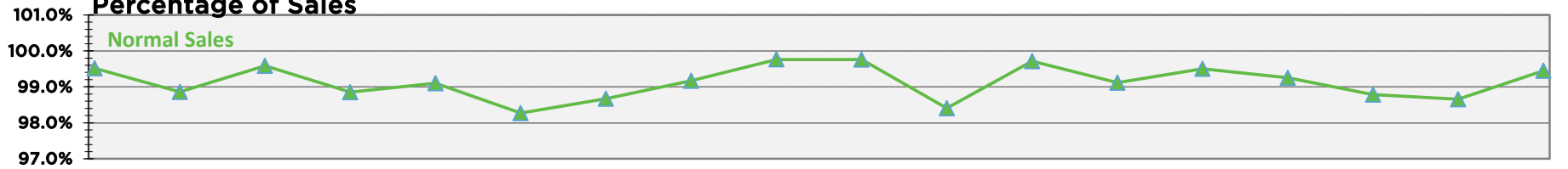
**Single Family Homes**

**Foreclosure Sales**



	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	10/12
BO	2	3	1	4	4	5	4	2	1	0	5	1	3	2	3	3	4	2
SS	0	2	1	1	0	2	3	1	0	1	1	0	0	0	0	3	1	0

**Percentage of Sales**

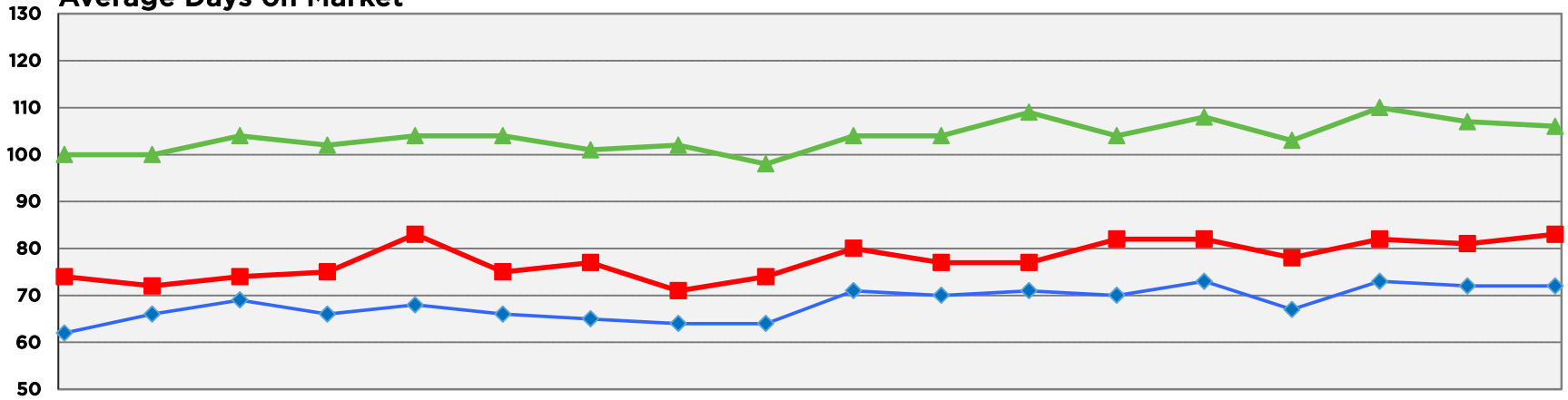


	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12
Normal	99.52%	98.86%	99.58%	98.85%	99.10%	98.27%	98.67%	99.17%	99.76%	99.76%	98.40%	99.71%	99.12%	99.50%	99.25%	98.78%	98.66%	99.45%

**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

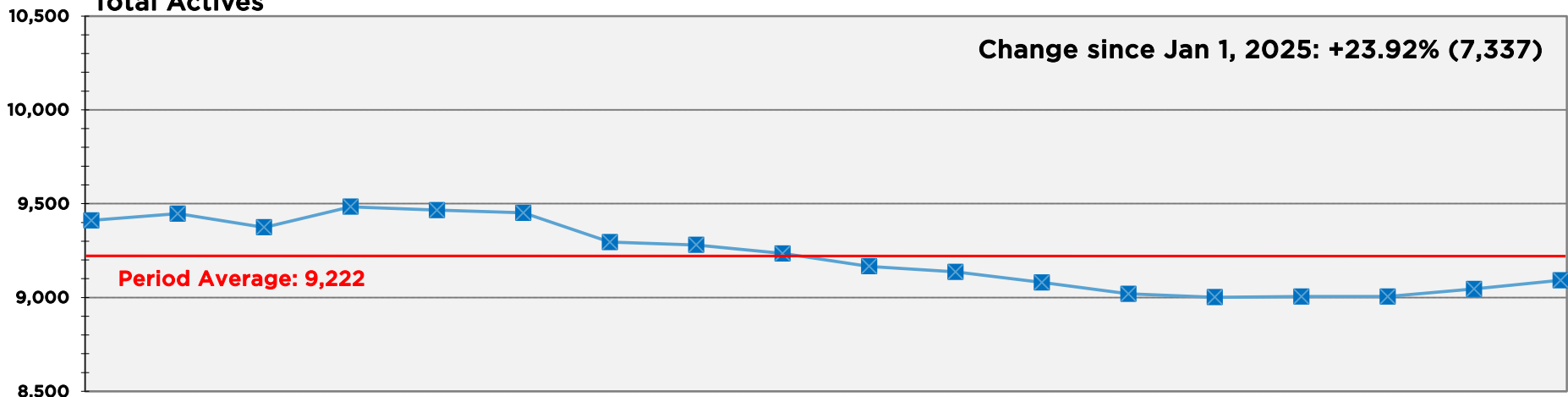
**Single Family Homes**

**Average Days on Market**



	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	10/12
ListToContract	62	66	69	66	68	66	65	64	64	71	70	71	70	73	67	73	72	72
CombDaysOnMkt	74	72	74	75	83	75	77	71	74	80	77	77	82	82	78	82	81	83
ListToClose	100	100	104	102	104	104	101	102	98	104	104	109	104	108	103	110	107	106

**Total Actives**

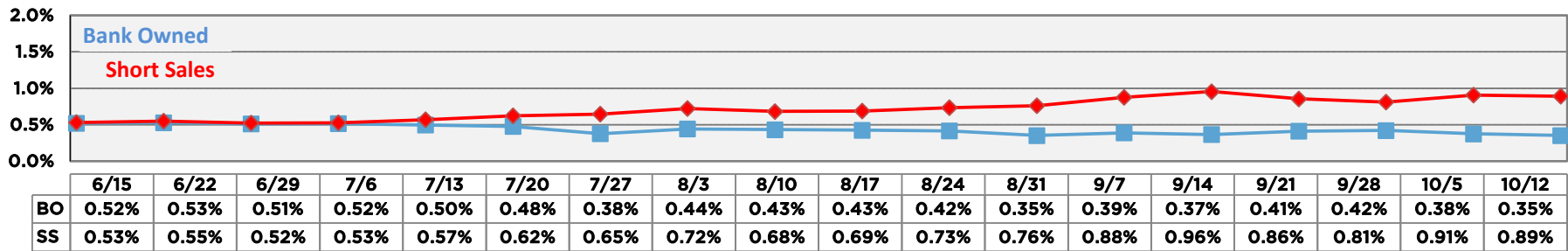
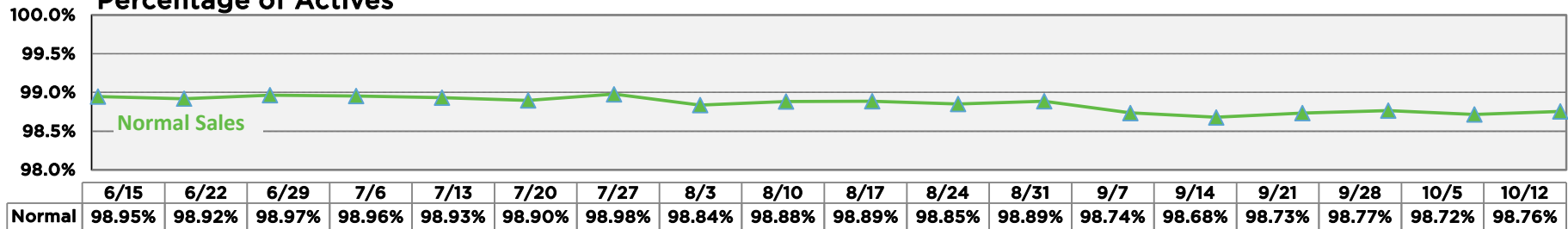


6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12
9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166	9,136	9,080	9,020	9,002	9,005	9,005	9,046	9,092

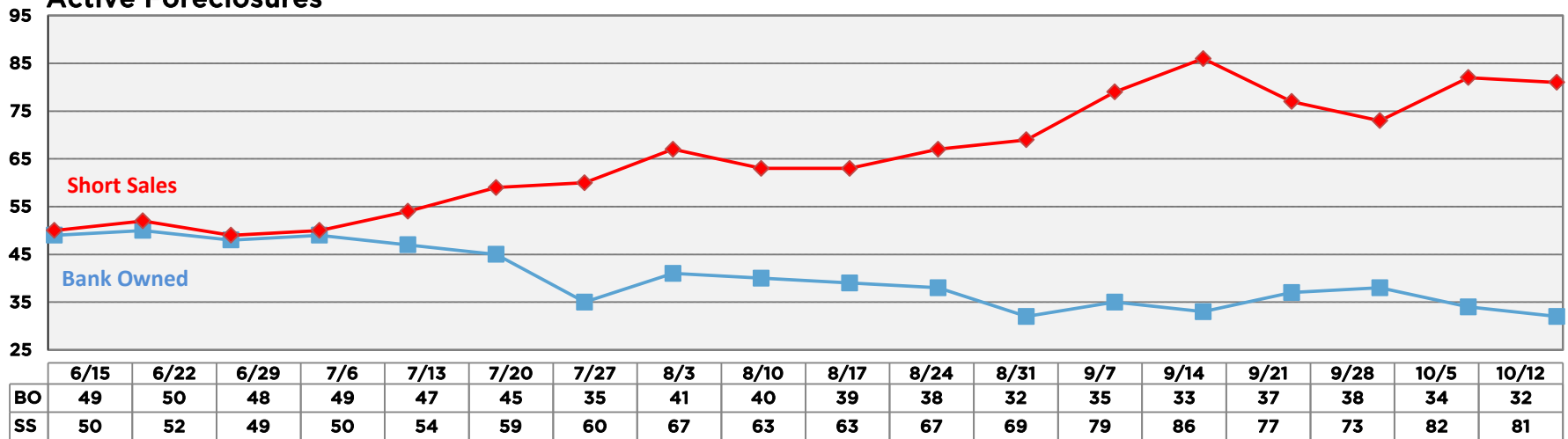
**Monday Morning Quarterback**  
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Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**



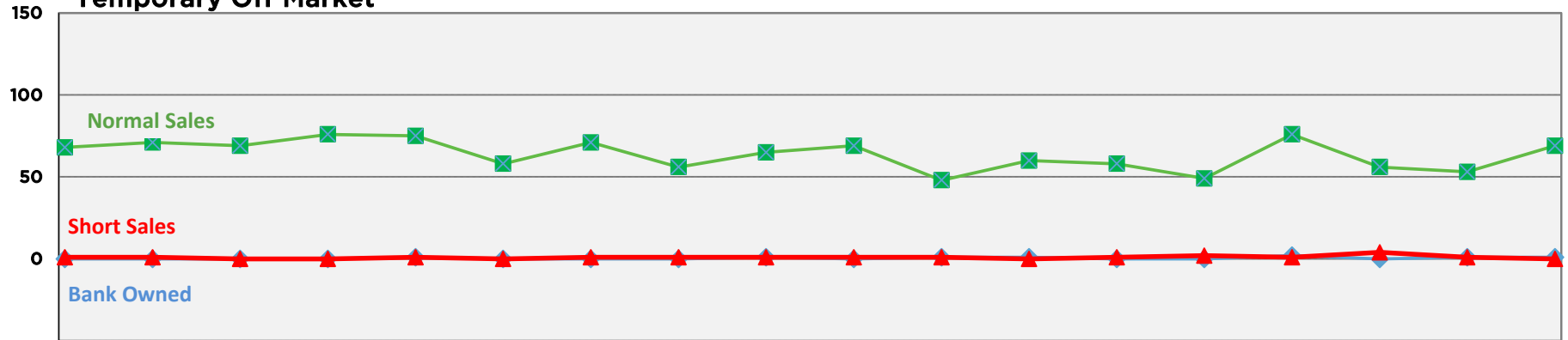
**Active Foreclosures**



**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
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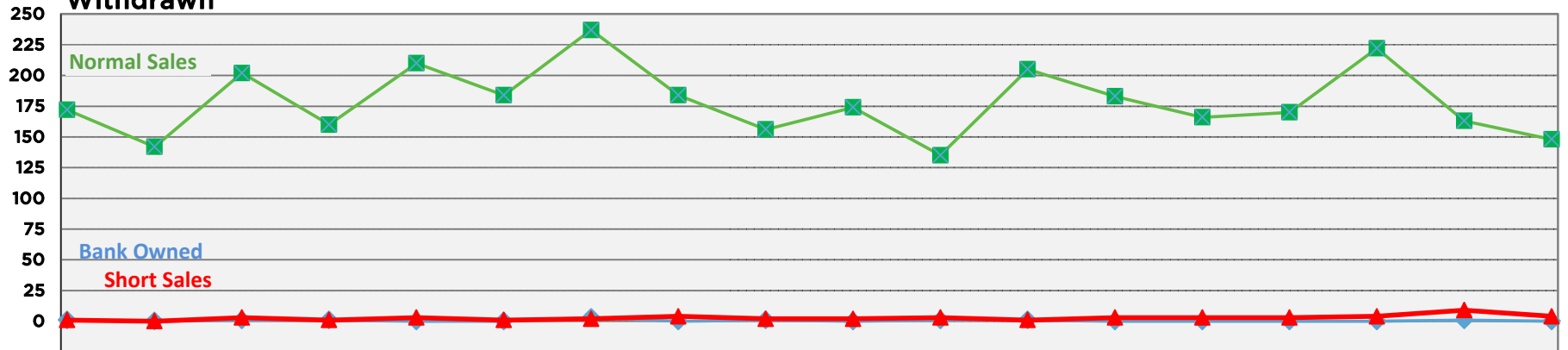
**Single Family Homes**

**Temporary Off Market**



	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	10/12
Norm	68	71	69	76	75	58	71	56	65	69	48	60	58	49	76	56	53	69
BO	0	0	0	0	1	0	0	0	1	0	1	1	0	0	2	0	1	1
SS	1	1	0	0	1	0	1	1	1	1	1	0	1	2	1	4	1	0

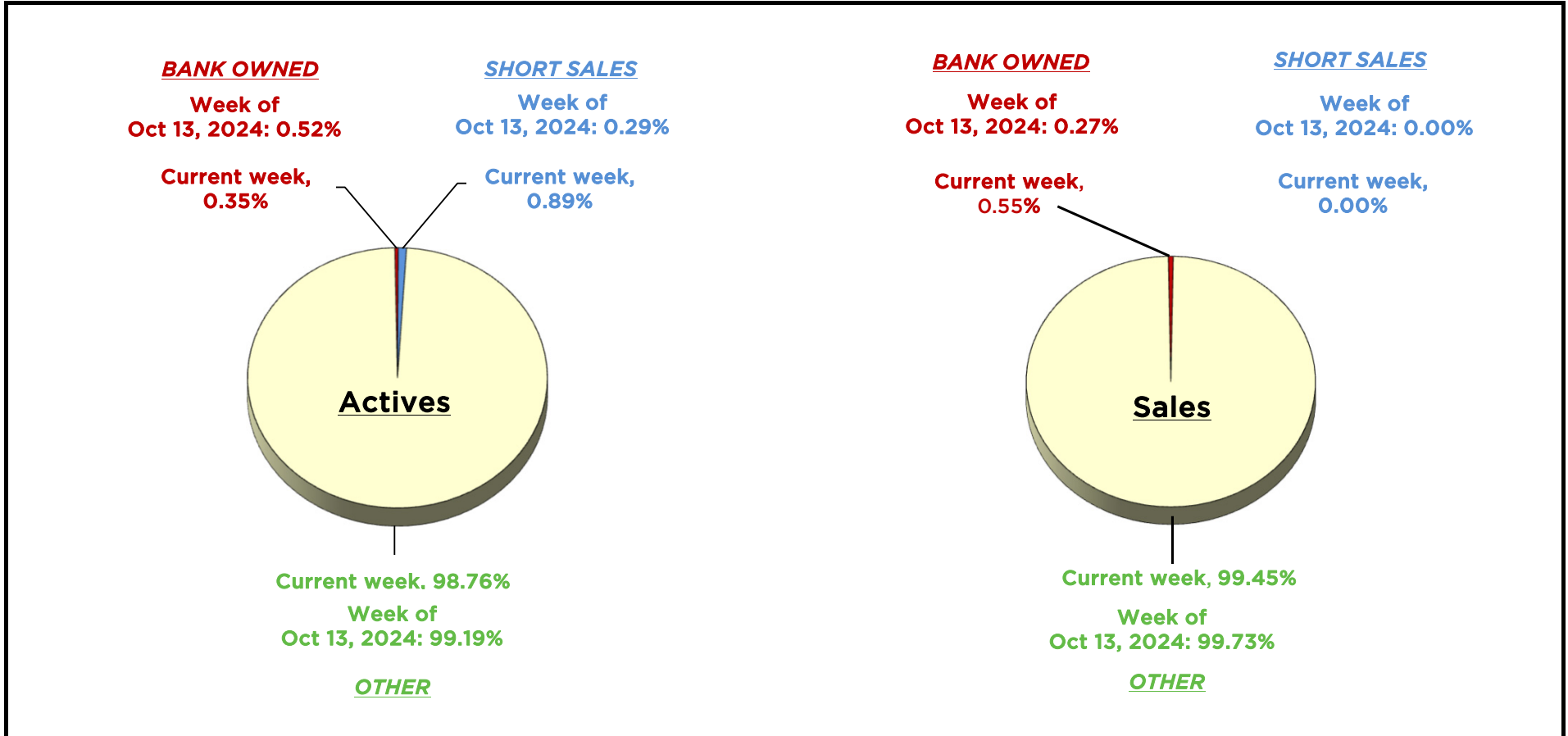
**Withdrawn**



	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	10/12
Norm	172	142	202	160	210	184	237	184	156	174	135	205	183	166	170	222	163	148
BO	1	0	1	1	0	0	3	0	1	0	1	1	0	0	0	0	1	0
SS	1	0	3	1	3	1	2	4	2	2	3	1	3	3	3	4	9	4

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



**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 118 Single Family Homes available for the Median Price of \$450,000 ( ± \$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>
<b>Seminole County</b>		<b>13</b>	<b>\$449,992</b>	<b>3.8</b>	<b>2.2</b>	<b>2,035</b>	<b>\$221.16</b>
Winter Springs / Tuskawilla	32708	1	\$450,000	4.0	3.0	2,092	\$215.11
Altamonte Springs / Forest City	32714	1	\$449,900	4.0	2.0	2,082	\$216.09
Longwood (East)	32750	3	\$450,000	3.3	2.0	1,981	\$227.16
Sanford / Lake Forest	32771	4	\$450,000	3.8	2.0	2,012	\$223.69
Sanford (South)	32773	3	\$450,000	4.3	2.3	2,187	\$205.73
Winter Park	32792	1	\$450,000	4.0	2.0	1,725	\$260.87
<b>Orange County</b>		<b>43</b>	<b>\$449,966</b>	<b>3.4</b>	<b>2.0</b>	<b>1,813</b>	<b>\$248.13</b>
Apopka / Hunt Club	32703	1	\$449,900	3.0	2.0	1,943	\$231.55
Apopka (North)	32712	4	\$449,975	3.5	2.0	2,114	\$212.88
Maitland / Eatonville	32751	1	\$449,900	3.0	1.0	1,848	\$243.45
Mount Dora	32757	1	\$449,900	3.0	2.0	1,658	\$271.35
Winter Park (West)	32789	1	\$450,000	3.0	1.0	1,140	\$394.74
Colonialtown	32803	3	\$449,967	3.0	1.7	1,780	\$252.79
College Park	32804	3	\$450,000	3.0	1.7	1,271	\$354.05
Delaney / Crystal Lake	32806	2	\$450,000	3.5	2.0	1,714	\$262.62
Conway	32812	2	\$450,000	3.5	2.0	1,771	\$254.09
Hiawassee	32818	1	\$449,990	4.0	2.0	2,507	\$179.49
Sand Lake / Bay Hill	32819	1	\$449,900	3.0	2.0	1,465	\$307.10
Williamsburg / Lake Bryan	32821	2	\$450,000	3.5	2.0	1,730	\$260.19
Taft	32824	6	\$449,983	4.0	2.2	1,948	\$231.06
Rio Pinar / Union Park	32825	3	\$449,917	3.3	2.0	1,812	\$248.34
Waterford Lakes	32828	2	\$450,000	3.5	2.0	2,050	\$219.51
Moss Park	32832	2	\$449,900	3.0	2.0	1,874	\$240.07
Hunters Creek	32837	4	\$449,925	3.5	2.3	1,802	\$249.72
Ocoee	34761	3	\$450,000	3.3	2.0	2,017	\$223.10
Winter Garden / Oakland	34787	1	\$450,000	3.0	2.0	1,154	\$389.95
<b>Osceola County</b>		<b>34</b>	<b>\$449,967</b>	<b>4.0</b>	<b>2.4</b>	<b>2,177</b>	<b>\$206.71</b>
Davenport	33896	2	\$450,000	4.0	3.0	2,229	\$201.93
Kissimmee (Central)	34741	3	\$449,967	3.7	2.0	1,777	\$253.22
Kissimmee / Buena Ventura Lakes	34743	3	\$450,000	4.0	2.0	1,970	\$228.39
Kissimmee (East)	34744	2	\$449,995	4.0	2.0	2,167	\$207.71
Kissimmee (West) / Pleasant Hill	34746	5	\$449,900	4.4	2.6	2,889	\$155.75

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**There are 118 Single Family Homes available for the Median Price of \$450,000 ( \$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>
Kissimmee / Celebration	34747	6	\$449,963	3.7	2.3	1,766	\$254.86
Kissimmee / Poinciana	34758	1	\$450,000	6.0	3.0	2,679	\$167.97
St Cloud	34769	1	\$450,000	5.0	2.0	2,872	\$156.69
St Cloud / Narcoossee	34771	8	\$449,974	4.0	2.3	2,131	\$211.12
St Cloud / Canoe Creek	34772	1	\$450,000	4.0	3.0	2,306	\$195.14
St Cloud / Harmony	34773	2	\$449,950	3.0	2.5	2,018	\$223.02
<b>Lake County</b>		<b>28</b>	<b>\$449,971</b>	<b>3.4</b>	<b>2.2</b>	<b>2,148</b>	<b>\$209.44</b>
Lady Lake / The Villages	32159	3	\$449,933	3.0	2.0	2,051	\$219.34
Eustis (West)	32726	4	\$449,975	3.3	2.0	1,916	\$234.85
Eustis (East)	32736	1	\$450,000	3.0	2.0	1,674	\$268.82
Mount Dora	32757	2	\$449,950	3.5	2.0	2,327	\$193.36
Tavares / Mt Plymouth	32778	1	\$450,000	3.0	2.0	2,866	\$157.01
Clermont (Central)	34711	6	\$449,983	3.5	2.2	2,317	\$194.25
Clermont (South)	34714	4	\$449,948	3.0	2.3	1,684	\$267.27
Minneola	34715	1	\$450,000	5.0	2.0	2,320	\$193.97
Fruitland Park	34731	1	\$450,000	4.0	2.0	2,695	\$166.98
Howey in the Hills	34737	1	\$449,990	4.0	3.0	2,579	\$174.48
Leesburg (West)	34748	4	\$449,975	3.3	2.5	2,229	\$201.85

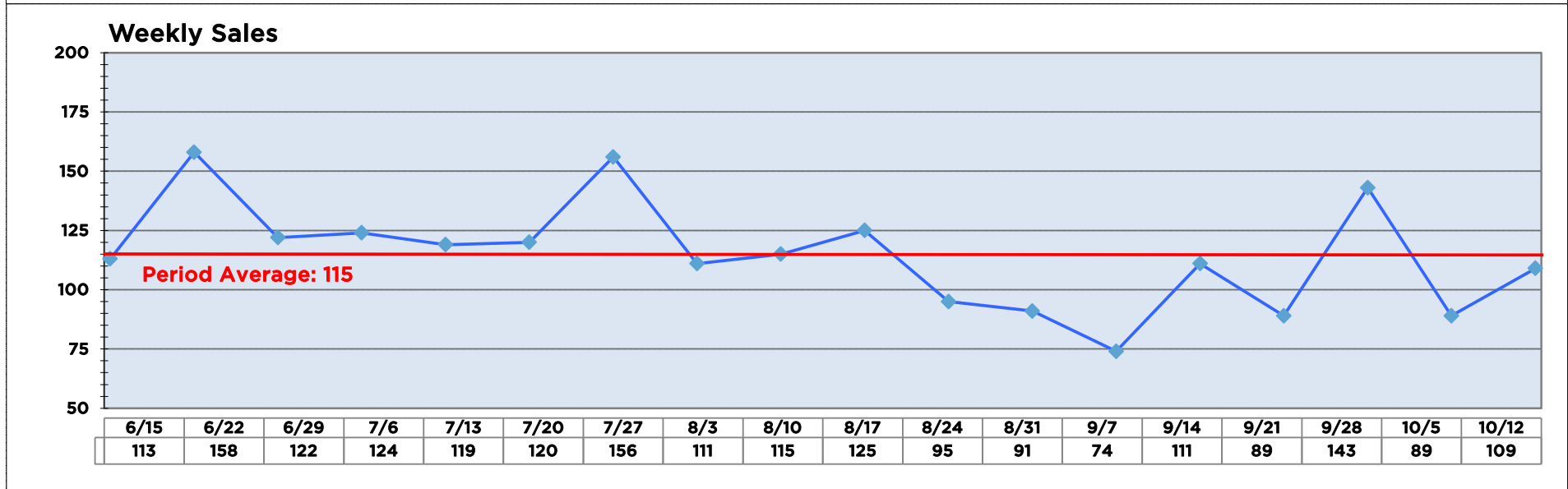
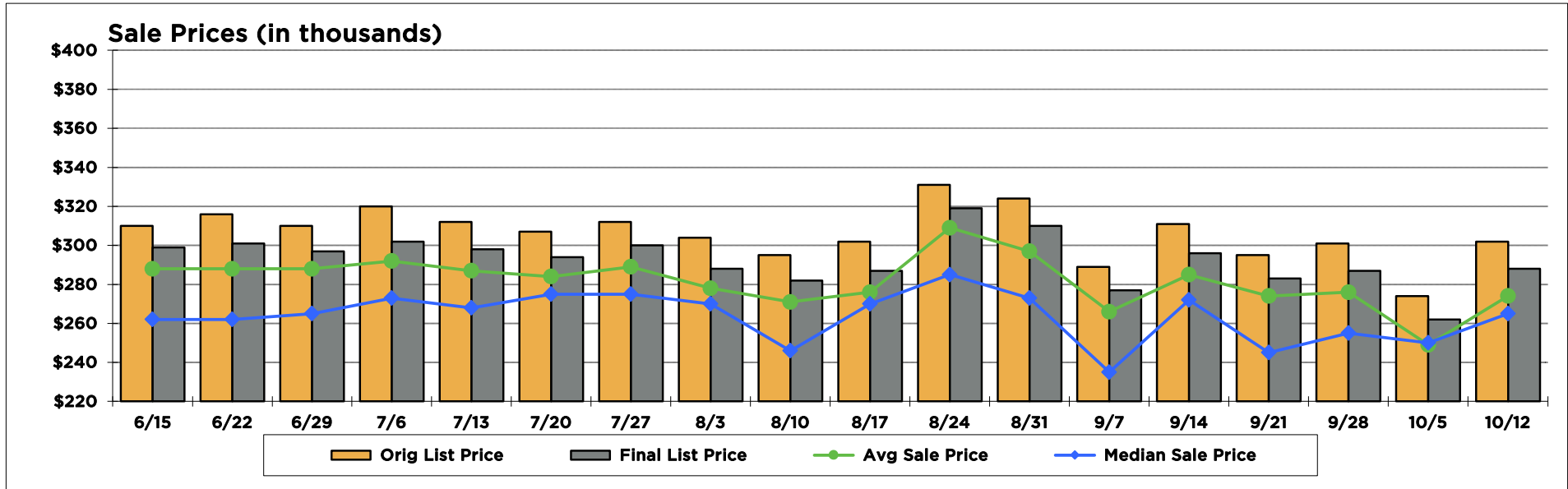
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>109</b>	<b>47</b>	<b>22</b>	<b>24</b>	<b>11</b>	<b>5</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	109	47	22	24	11	5	0
<b>Active Listings</b>	<b>4,443</b>	<b>1,754</b>	<b>681</b>	<b>1,132</b>	<b>541</b>	<b>316</b>	<b>19</b>
Bank Owned	12	9	1	2	0	0	0
Short Sales	22	5	8	9	0	0	0
Other	4,409	1,740	672	1,121	541	316	19
<b>Months of Inventory</b>	<b>9.41</b>	<b>8.61</b>	<b>7.14</b>	<b>10.89</b>	<b>11.35</b>	<b>14.59</b>	<b>0.00</b>
<b><u>List Price</u></b>							
Average Original List Price	\$302,397	\$183,681	\$301,163	\$383,329	\$506,815	\$585,558	\$0
Average Final List Price	\$287,996	\$173,522	\$283,609	\$369,495	\$472,809	\$585,558	\$0
<b><u>Sale Price</u></b>							
Average Price	\$273,833	\$163,485	\$273,655	\$346,746	\$449,064	\$576,400	\$0
Median Price	\$265,000	\$170,000	\$270,000	\$340,000	\$450,000	\$550,000	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$14,401	-\$10,159	-\$17,554	-\$13,834	-\$34,006	\$0	\$0
Original List to Sale Price - \$	-\$28,564	-\$20,196	-\$27,508	-\$36,583	-\$57,751	-\$9,158	\$0
Final List to Sale Price - \$	-\$14,163	-\$10,037	-\$9,954	-\$22,749	-\$23,745	-\$9,158	\$0
Original List to Sale Price - %	90.55%	89.00%	90.87%	90.46%	88.61%	98.44%	0.00%
Final List to Sale Price - %	95.08%	94.22%	96.49%	93.84%	94.98%	98.44%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	90	75	114	81	147	42	0
Combined Avg Days to Contract	109	85	139	120	155	42	0
Avg Days Listing to Closing	122	104	145	116	182	85	0
Avg Days Contract to Close	32	29	32	35	35	43	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	2	3	3	4	4	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	0	1	0	0	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,356	1,038	1,323	1,552	1,980	2,179	0

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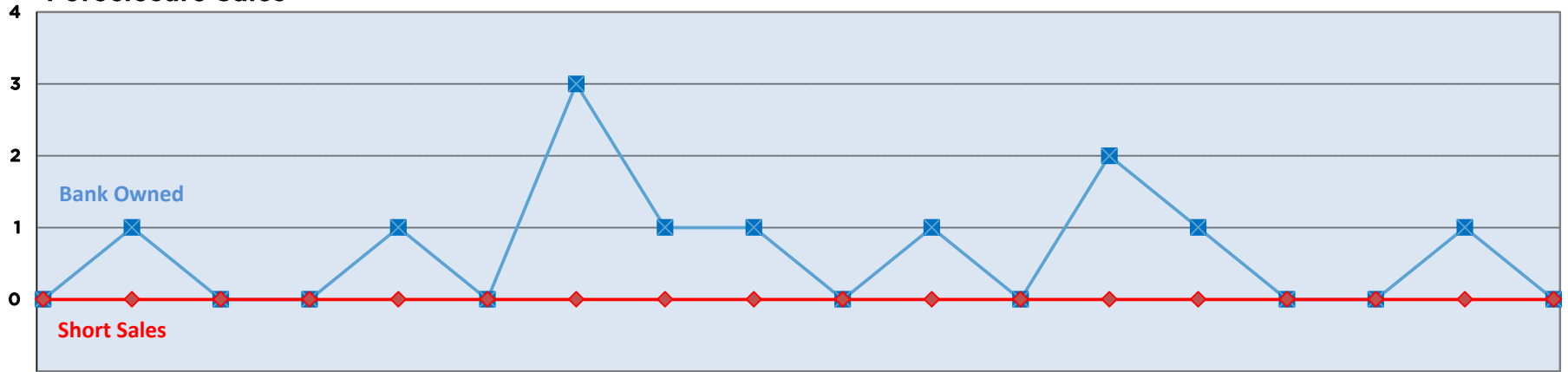
**Condos, Townhomes, Villas**



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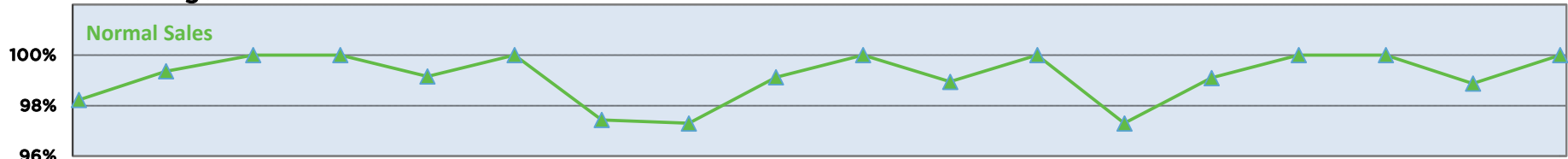
**Condos, Townhomes, Villas**

**Foreclosure Sales**

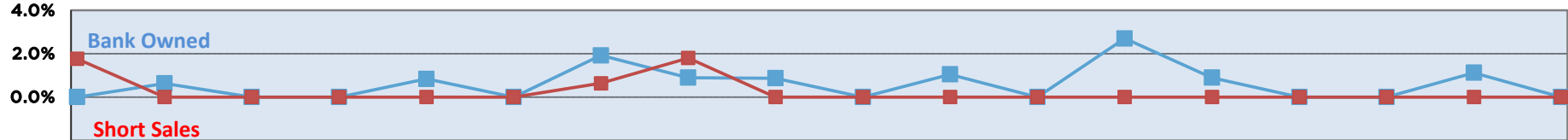


	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12
BO	0	1	0	0	1	0	3	1	1	0	1	0	2	1	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	10/12
Normal	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%	100.00



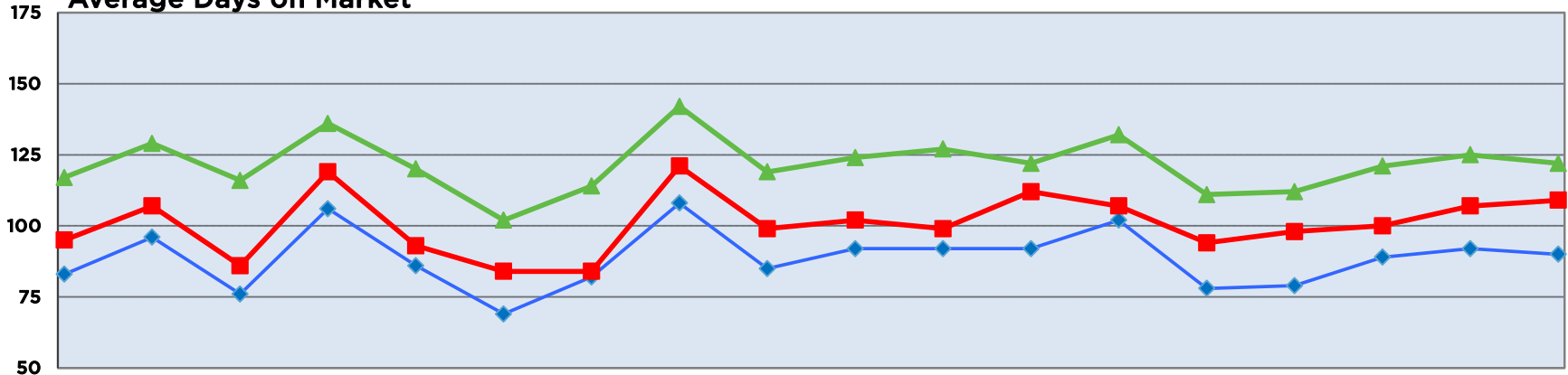
	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12
BO	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%
SS	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

## Monday Morning Quarterback

10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

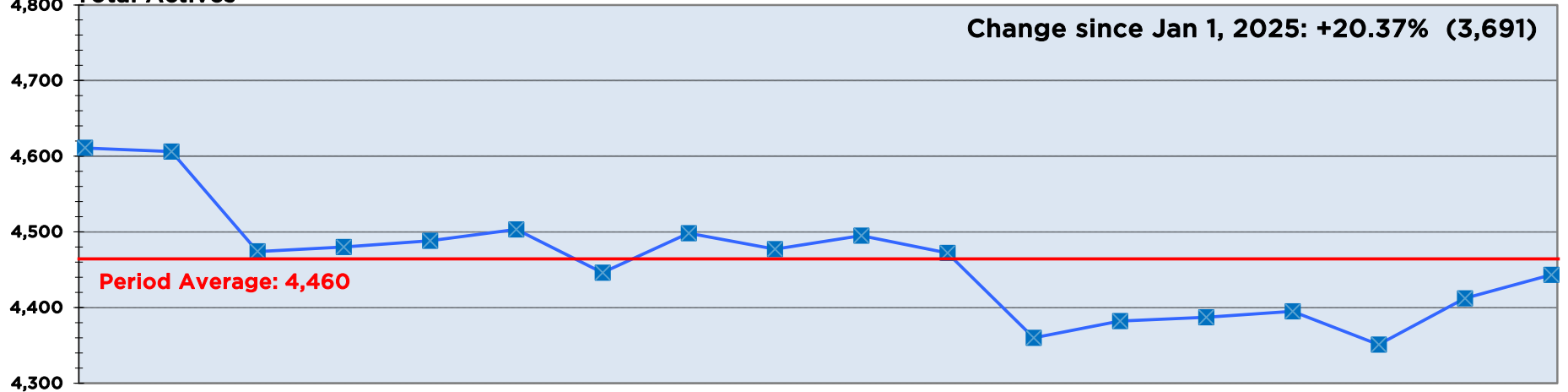
### Condos, Townhomes, Villas

**Average Days on Market**



	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	10/12
ListToContract	83	96	76	106	86	69	82	108	85	92	92	92	102	78	79	89	92	90
CombDaysOnMkt	95	107	86	119	93	84	84	121	99	102	99	112	107	94	98	100	107	109
ListToClose	117	129	116	136	120	102	114	142	119	124	127	122	132	111	112	121	125	122

**Total Actives**

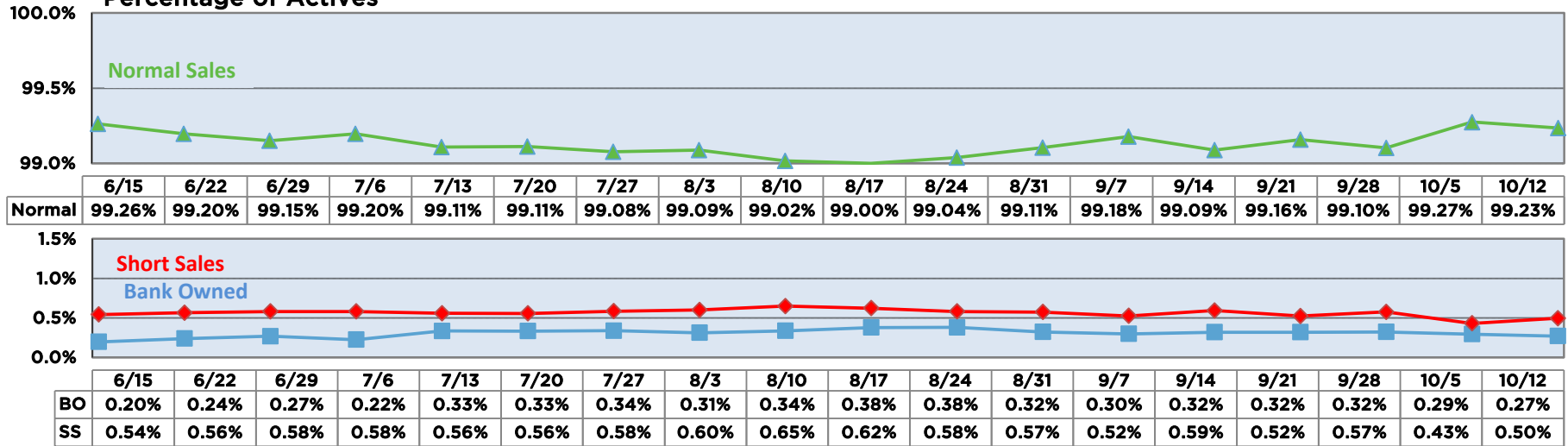


	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12
Total Actives	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395	4,351	4,412	4,443

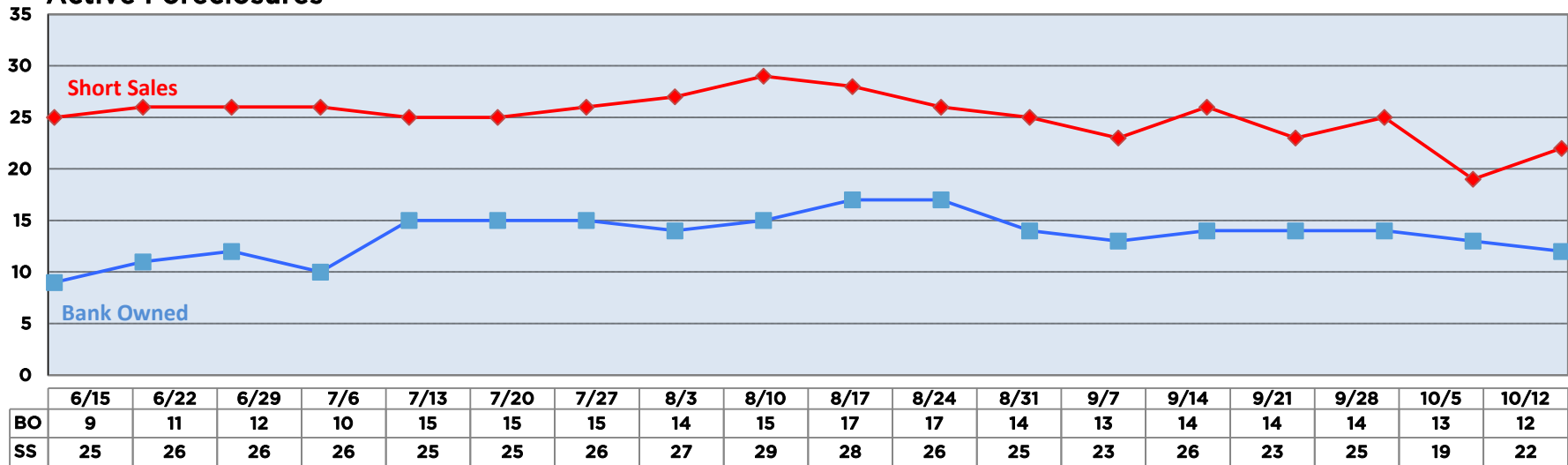
**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**



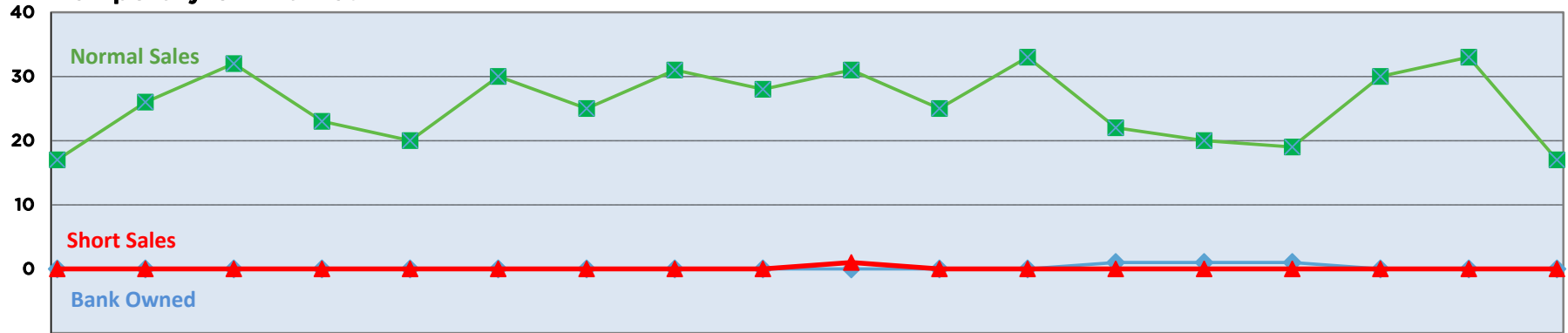
**Active Foreclosures**



**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

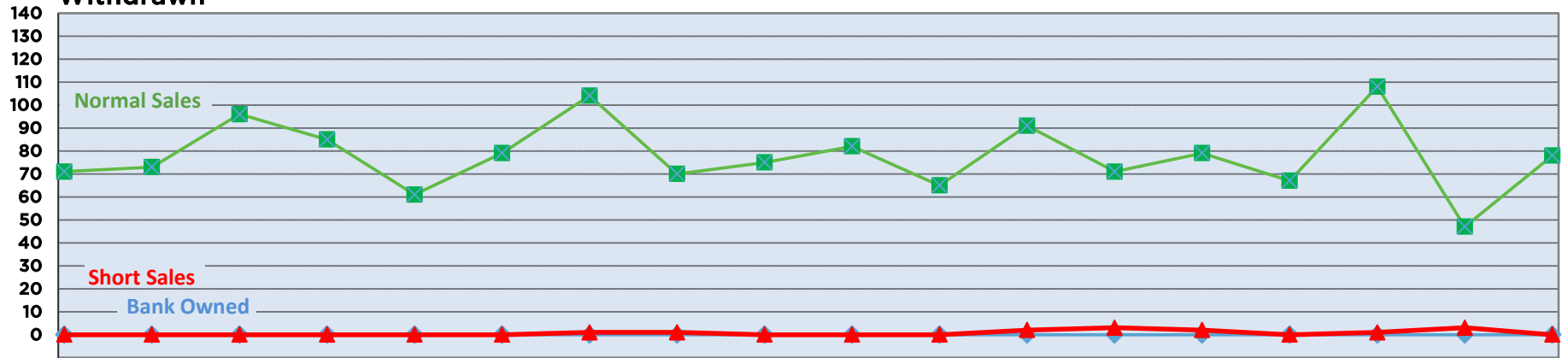
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	10/12
<b>Norm</b>	17	26	32	23	20	30	25	31	28	31	25	33	22	20	19	30	33	17
<b>BO</b>	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0
<b>SS</b>	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0

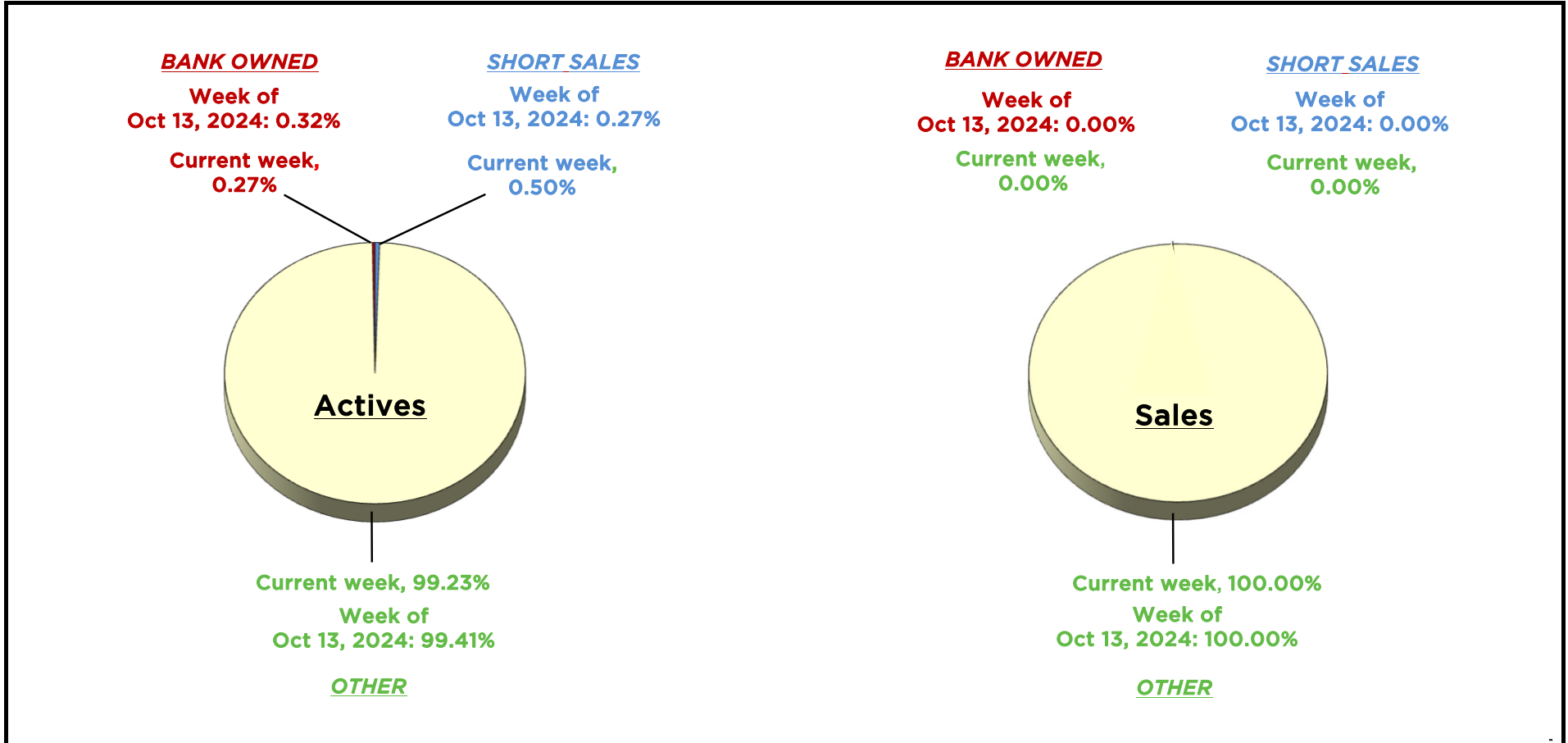
**Withdrawn**



	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	10/12
<b>Norm</b>	71	73	96	85	61	79	104	70	75	82	65	91	71	79	67	108	47	78
<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	0	0	0	0	1	1	0	0	0	2	3	2	0	1	3	0

**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
10/12/2025 - 10/18/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 46 Condos, Villas, or Townhomes available for the Median Price of \$265,000** ( ± \$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>
<b>Seminole County</b>		<b>7</b>	<b>\$264,986</b>	<b>2.3</b>	<b>2.0</b>	<b>1,217</b>	<b>\$217.81</b>
Apopka / Hunt Club	32703	1	\$265,000	3.0	2.0	1,316	\$201.37
Altamonte Springs / Forest City	32714	1	\$265,000	2.0	2.0	1,230	\$215.45
Lake Mary / Heathrow	32746	3	\$265,000	2.0	2.0	1,272	\$208.39
Oviedo	32765	2	\$264,950	2.5	2.0	1,078	\$245.89
<b>Orange County</b>		<b>23</b>	<b>\$264,974</b>	<b>2.3</b>	<b>1.9</b>	<b>1,198</b>	<b>\$221.12</b>
Apopka (North)	32712	1	\$265,000	3.0	2.0	1,595	\$166.14
Winter Park (West)	32789	1	\$265,000	2.0	1.0	804	\$329.60
Orlando (Downtown)	32801	3	\$264,800	1.3	1.3	835	\$317.25
Conway	32812	1	\$264,900	2.0	2.0	1,299	\$203.93
Williamsburg / Lake Bryan	32821	2	\$265,000	1.5	2.0	842	\$314.73
Ventura	32822	2	\$264,950	2.5	2.0	1,312	\$202.02
Taft	32824	1	\$265,000	2.0	2.0	1,303	\$203.38
Rio Pinar / Union Park	32825	2	\$265,000	2.5	1.5	1,136	\$233.38
Waterford Lakes	32828	1	\$264,900	2.0	2.0	1,013	\$261.50
Union Park / Chickasaw	32829	1	\$265,000	3.0	2.0	1,248	\$212.34
Metro West / Orlo Vista	32835	2	\$264,950	3.0	2.0	1,471	\$180.12
Hunters Creek	32837	1	\$265,000	3.0	2.0	1,346	\$196.88
Pine Castle / Edgewood	32839	1	\$265,000	3.0	2.0	1,457	\$181.88
Winter Garden / Oakland	34787	4	\$265,100	2.5	2.3	1,368	\$193.79
<b>Osceola County</b>		<b>15</b>	<b>\$264,993</b>	<b>3.0</b>	<b>2.2</b>	<b>1,392</b>	<b>\$190.41</b>
Davenport	33896	1	\$265,000	3.0	2.0	1,741	\$152.21
Kissimmee (Central)	34741	5	\$265,000	3.0	2.2	1,377	\$192.45
Kissimmee / Buena Ventura Lakes	34743	1	\$265,000	3.0	2.0	1,270	\$208.66
Kissimmee (West) / Pleasant Hill	34746	3	\$265,000	3.3	2.3	1,354	\$195.72
Kissimmee / Celebration	34747	4	\$264,975	2.5	2.0	1,274	\$208.03
Kissimmee / Poinciana	34758	1	\$265,000	4.0	3.0	1,822	\$145.44
<b>Lake County</b>		<b>1</b>	<b>\$265,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,603</b>	<b>\$165.32</b>
Leesburg (West)	34748	1	\$265,000	2.0	2.0	1,603	\$165.32