ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback Summary

Week of October 19, 2025 - October 25, 2025

Single-family existing homes

- Sales of single-family homes decreased to 304 during the week of October 19, from 362 the week prior
- The median price of single family homes decreased to $417,250 a change of -7.3%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 17, and now sits at 9,075

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 82 during the week of October 19, from 109 the week prior
- The median price of condos, townhomes, and villas increased to $270,000 a change of 1.9%
- 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 decreased by 11, and now sits at 4,432

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

ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Single Family Homes

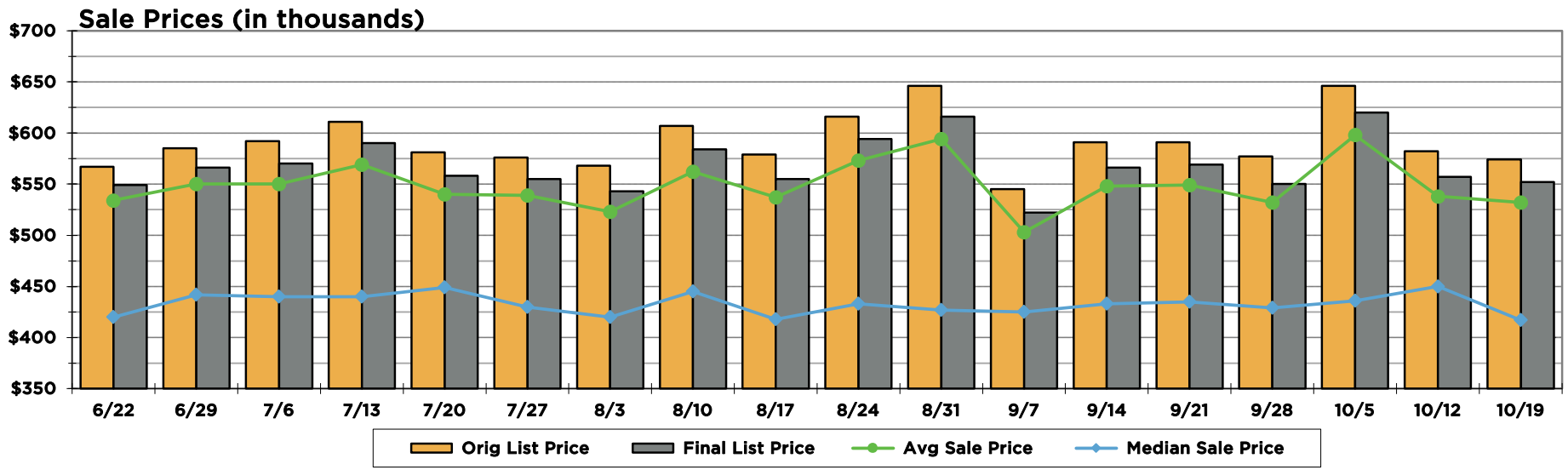
	Total	Under $250k	$250K to $300K	$300K to $400K	$400K to $500K	$500K to $1M	Over $1M
Weekly Sales	304	31	22	90	47	98	16
Bank Owned	2	1	0	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	301	29	22	89	47	98	16
Active Listings	9,075	652	546	1,904	1,865	3,202	906
Bank Owned	35	11	3	4	8	9	0
Short Sales	80	12	14	29	15	7	3
Other	8,960	629	529	1,871	1,842	3,186	903
Months of Inventory	6.89	4.85	5.73	4.88	9.16	7.54	13.07
List Price							
Average Original List Price	$574,246	$229,081	$293,727	$371,352	$478,053	$700,276	$2,280,625
Average Final List Price	$551,616	$215,571	$278,936	$355,199	$455,334	$673,322	$2,219,869
Sale Price							
Average Price	$532,055	$195,794	$272,450	$346,889	$444,696	$651,506	$2,107,047
Median Price	$417,250	$210,000	$272,500	$349,000	$439,000	$637,375	$1,536,375
Price Differences							
Original to *Final* List Price	-$22,630	-$13,510	-$14,791	-$16,153	-$22,719	-$26,954	-$60,756
Original List to *Sale* Price - $	-$42,191	-$33,287	-$21,277	-$24,463	-$33,357	-$48,770	-$173,578
Final List to *Sale* Price - $	-$19,561	-$19,777	-$6,486	-$8,310	-$10,638	-$21,816	-$112,822
Original List to *Sale* Price - %	92.65%	85.47%	92.76%	93.41%	93.02%	93.04%	92.39%
Final List to *Sale* Price - %	96.45%	90.83%	97.67%	97.66%	97.66%	96.76%	94.92%
Days on the Market							
Avg Days Listing to Contract	68	72	70	71	70	62	71
Combined Avg Days to Contract	78	72	78	80	77	78	71
Avg Days Listing to Closing	105	114	110	108	105	98	108
Avg Days Contract to Close	37	43	40	37	34	36	37
Beds / Baths							
Average Bedrooms	4	3	3	3	3	4	5
Average Full Baths	2	1	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
Square Footage							
Average Square Feet	2,117	1,218	1,293	1,600	1,978	2,750	4,431

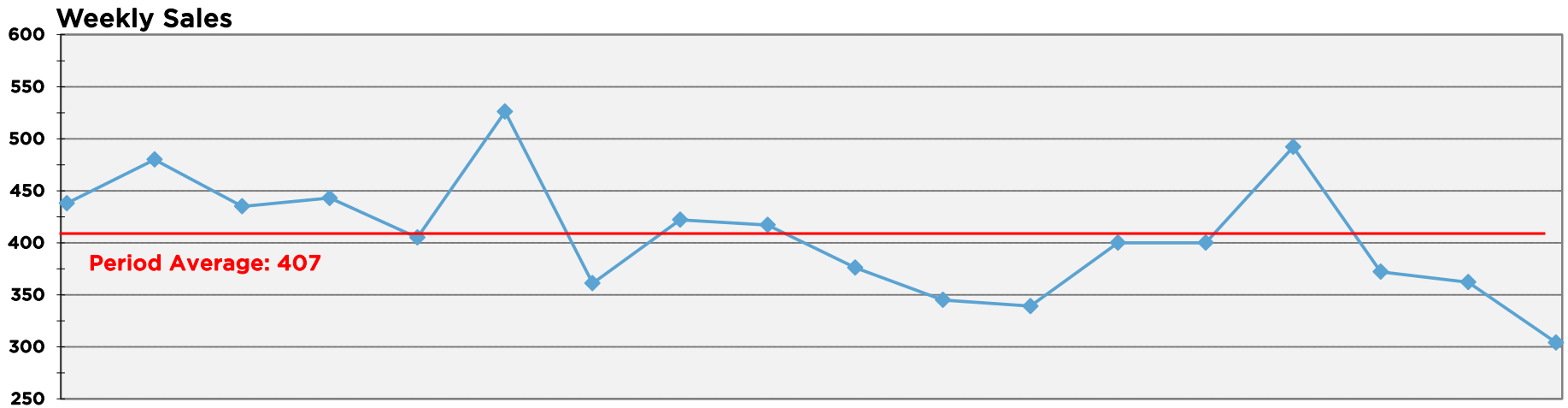
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Single Family Homes





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	10/19
438	480	435	443	405	526	361	422	417	376	345	339	400	400	492	372	362	304

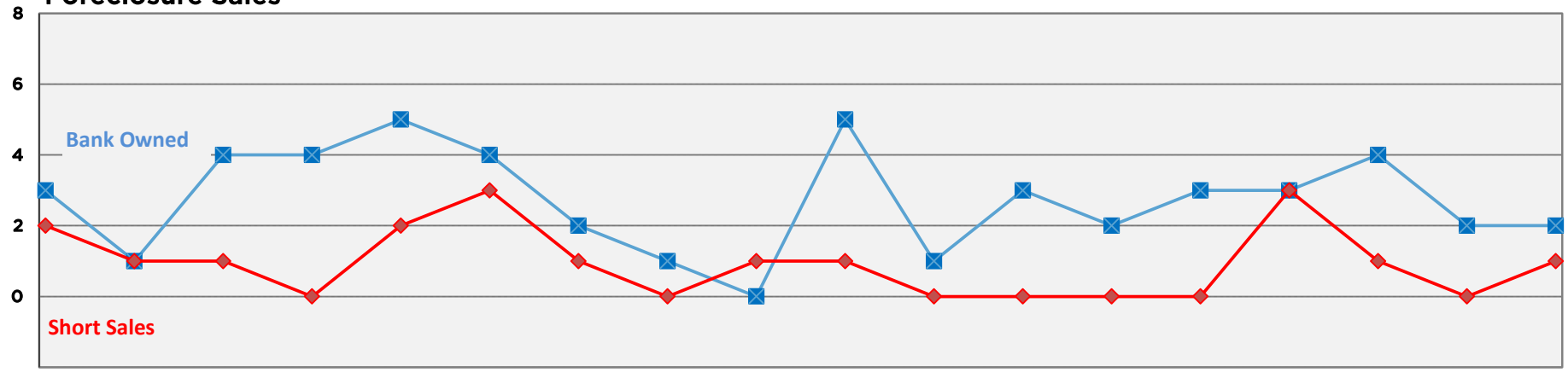
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

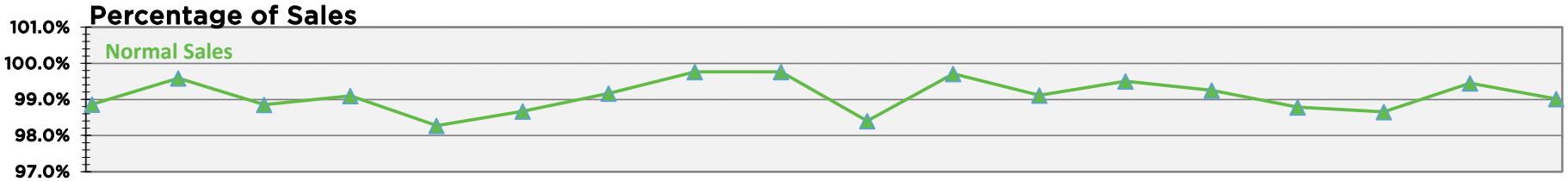
Single Family Homes

Foreclosure Sales

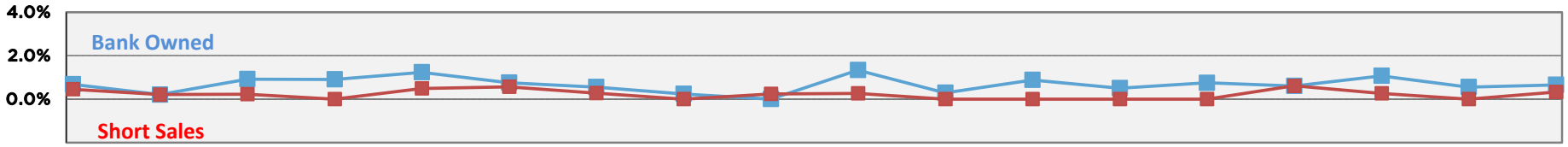


	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
BO	3	1	4	4	5	4	2	1	0	5	1	3	2	3	3	4	2	2
SS	2	1	1	0	2	3	1	0	1	1	0	0	0	0	3	1	0	1

Percentage of Sales



	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	10/19
Normal	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%	99.01%



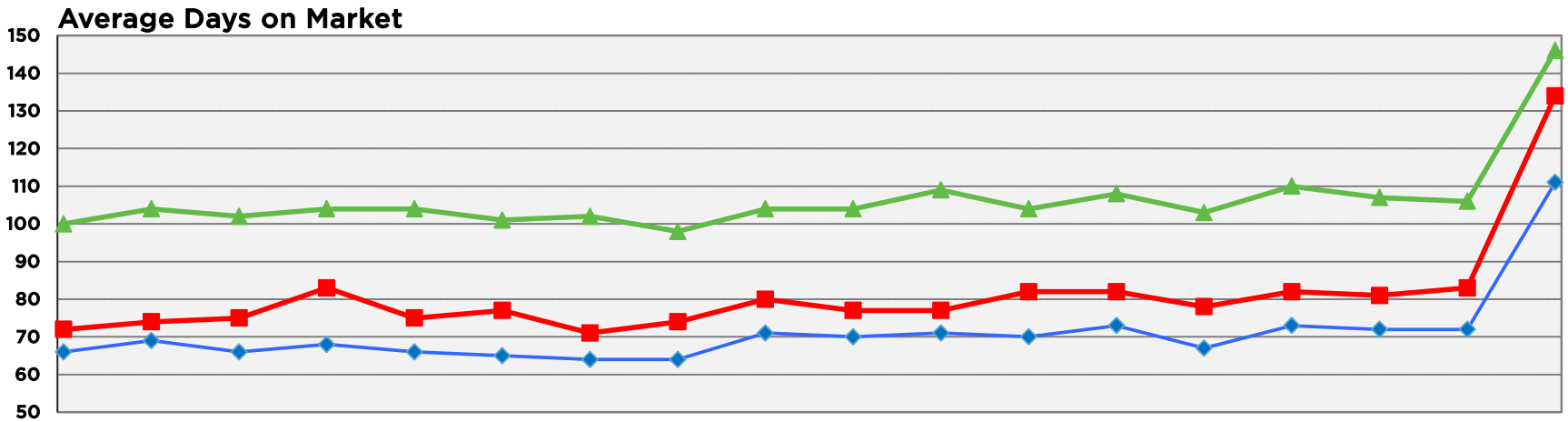
	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
BO	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%
SS	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%

Monday Morning Quarterback

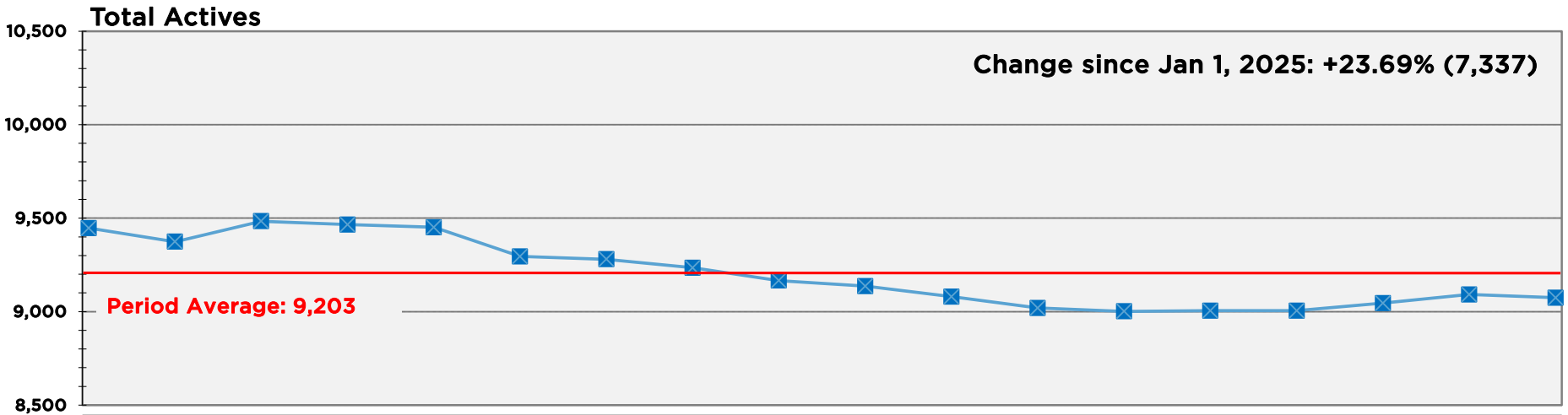
10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Single Family Homes



	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	10/19
ListToContract	66	69	66	68	66	65	64	64	71	70	71	70	73	67	73	72	72	111
CombDaysOnMkt	72	74	75	83	75	77	71	74	80	77	77	82	82	78	82	81	83	134
ListToClose	100	104	102	104	104	101	102	98	104	104	109	104	108	103	110	107	106	146



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	10/19
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	9,075

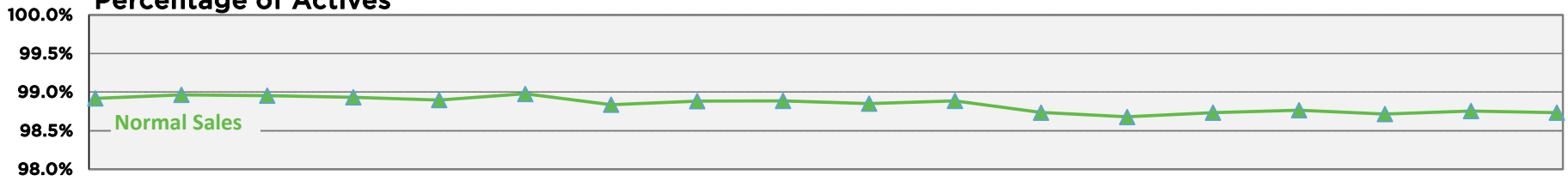
Monday Morning Quarterback

10/19/2025 - 10/25/2025

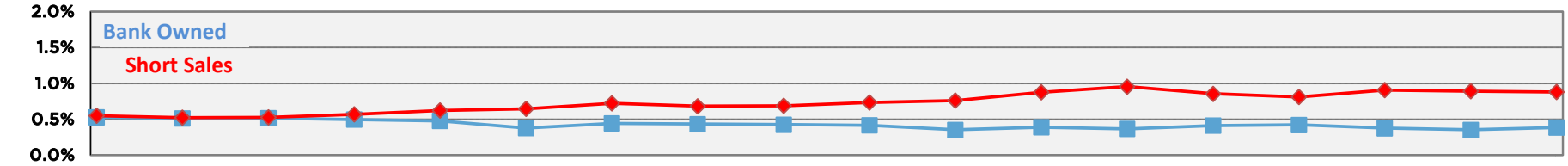
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

Percentage of Actives

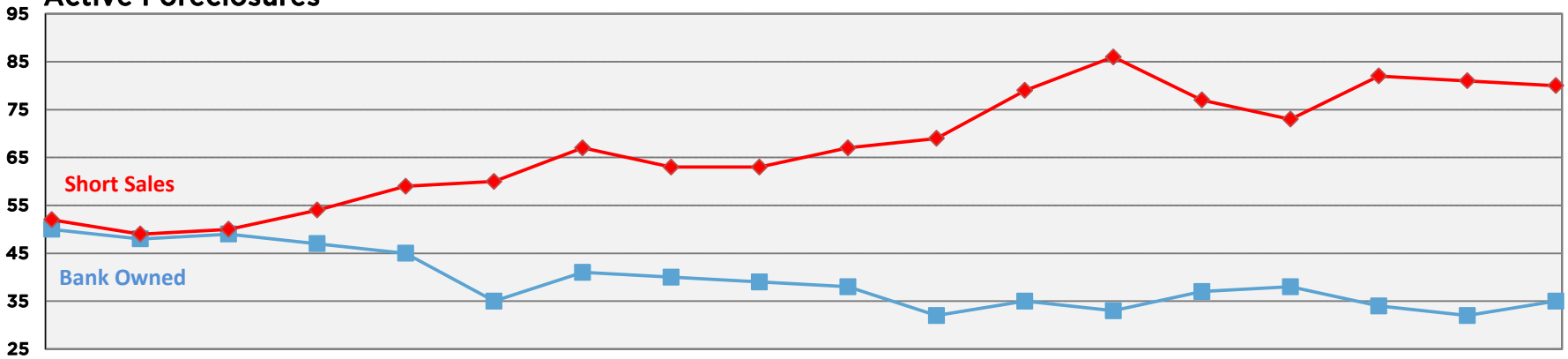


	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
Normal	98.92%	98.97%	98.96%	98.93%	98.90%	98.98%	98.84%	98.88%	98.89%	98.85%	98.89%	98.74%	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%



	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	10/19
BO	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%	0.35%	0.39%
SS	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%	0.89%	0.88%

Active Foreclosures



	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	10/19
BO	50	48	49	47	45	35	41	40	39	38	32	35	33	37	38	34	32	35
SS	52	49	50	54	59	60	67	63	63	67	69	79	86	77	73	82	81	80

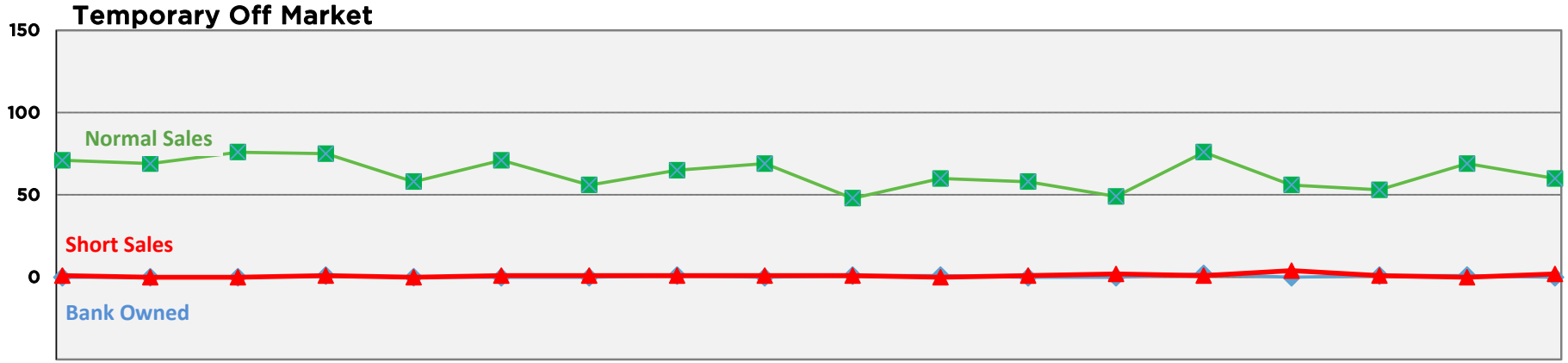
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

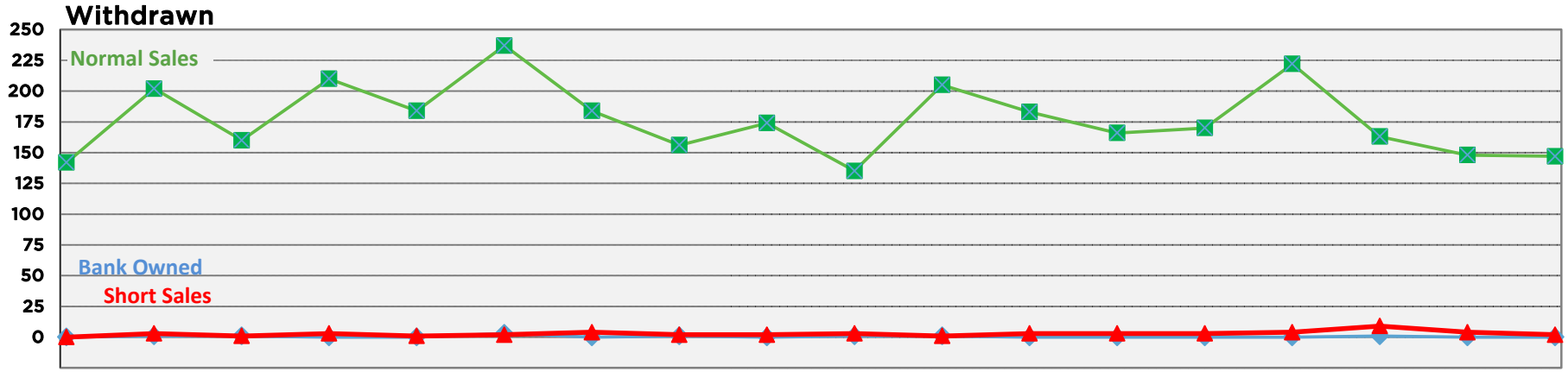
Single Family Homes

Temporary Off Market



	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	10/19
Norm	71	69	76	75	58	71	56	65	69	48	60	58	49	76	56	53	69	60
BO	0	0	0	1	0	0	0	1	0	1	1	0	0	2	0	1	1	0
SS	1	0	0	1	0	1	1	1	1	1	0	1	2	1	4	1	0	2

Withdrawn



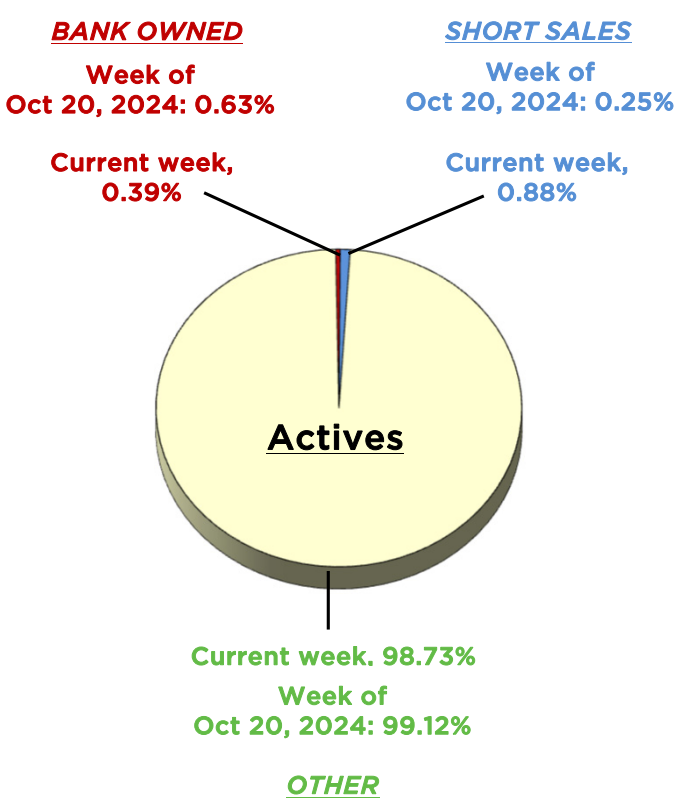
	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
Norm	142	202	160	210	184	237	184	156	174	135	205	183	166	170	222	163	148	147
BO	0	1	1	0	0	3	0	1	0	1	1	0	0	0	0	1	0	0
SS	0	3	1	3	1	2	4	2	2	3	1	3	3	3	4	9	4	2

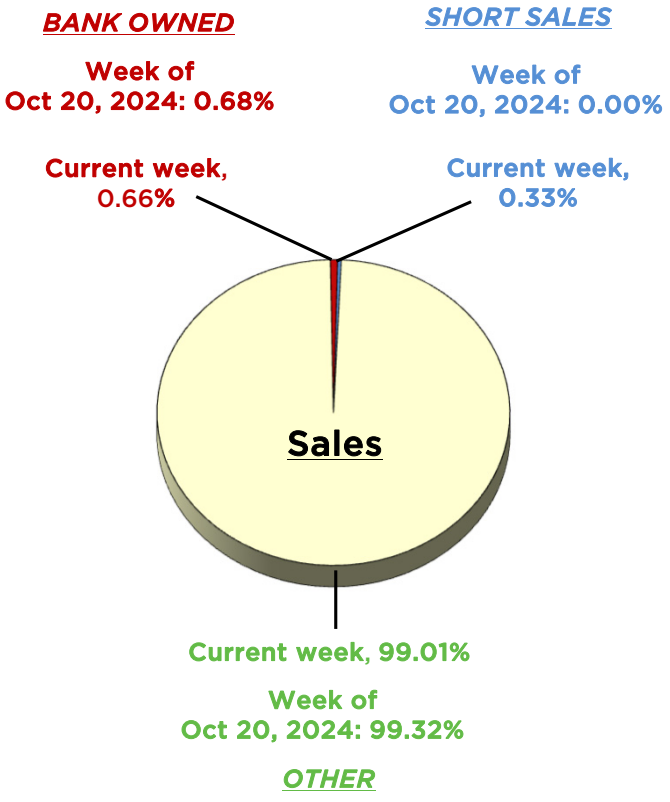
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Single Family Homes





ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

There are 4 Single Family Homes available for the Median Price of $417,250 (± $500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List $ per SqFt
Orange County		**2**	**$417,000**	**3.5**	**2.0**	**1,727**	**$241.46**
Hunters Creek	32837	1	$417,000	4.0	2.0	1,754	$237.74
Ocoee	34761	1	$417,000	3.0	2.0	1,700	$245.29
Osceola County		**1**	**$416,900**	**4.0**	**2.0**	**1,830**	**$227.81**
St Cloud / Harmony	34773	1	$416,900	4.0	2.0	1,830	$227.81
Lake County		**1**	**$417,000**	**3.0**	**2.0**	**2,636**	**$158.19**
Leesburg (West)	34748	1	$417,000	3.0	2.0	2,636	$158.19

ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

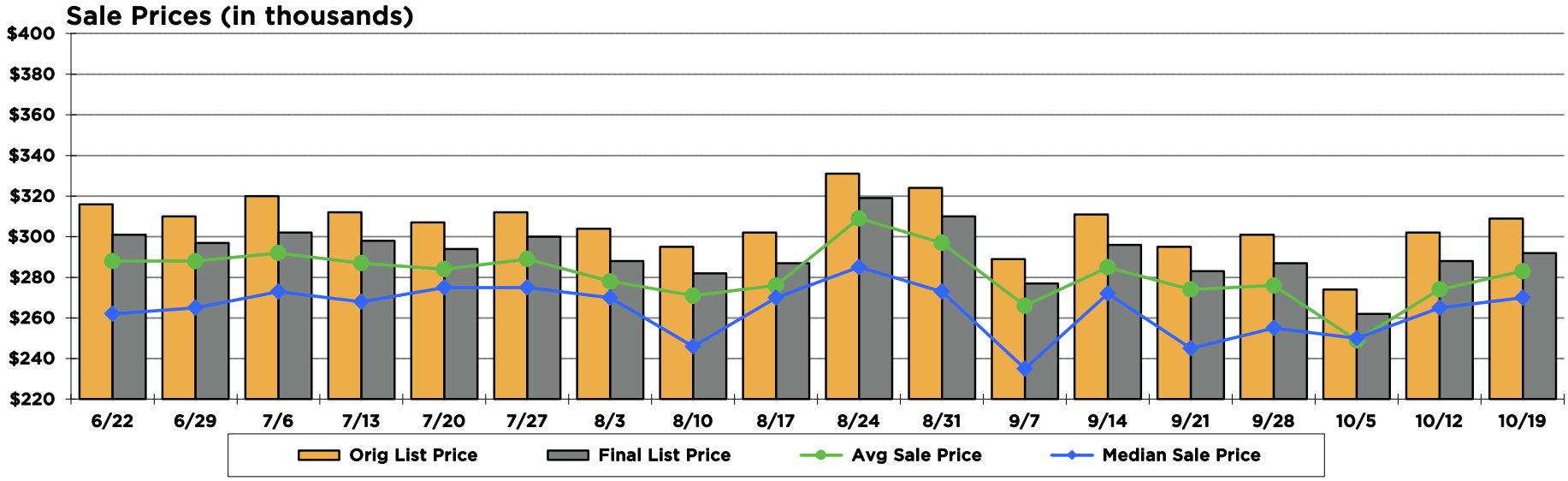
	Total	Under $250k	$250K to $300K	$300K to $400K	$400K to $500K	$500K to $1M	Over $1M
Weekly Sales	82	32	20	19	7	4	0
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	81	32	19	19	7	4	0
Active Listings	4,432	1,756	673	1,131	535	315	22
Bank Owned	14	9	2	3	0	0	0
Short Sales	25	7	9	9	0	0	0
Other	4,393	1,740	662	1,119	535	315	22
Months of Inventory	12.47	12.66	7.77	13.74	17.64	18.17	0.00
List Price							
Average Original List Price	$309,227	$201,820	$296,630	$374,042	$470,143	$642,000	$0
Average Final List Price	$291,616	$185,400	$278,600	$355,047	$454,257	$620,500	$0
Sale Price							
Average Price	$283,071	$176,322	$270,862	$345,447	$449,829	$610,000	$0
Median Price	$270,000	$170,000	$272,500	$350,000	$459,000	$555,000	$0
Price Differences							
Original to *Final* List Price	-$17,611	-$16,420	-$18,030	-$18,995	-$15,886	-$21,500	$0
Original List to *Sale* Price - $	-$26,156	-$25,498	-$25,768	-$28,595	-$20,314	-$32,000	$0
Final List to *Sale* Price - $	-$8,545	-$9,078	-$7,738	-$9,600	-$4,428	-$10,500	$0
Original List to *Sale* Price - %	91.54%	87.37%	91.31%	92.36%	95.68%	95.02%	0.00%
Final List to *Sale* Price - %	97.07%	95.10%	97.22%	97.30%	99.03%	98.31%	0.00%
Days on the Market							
Avg Days Listing to Contract	111	116	99	124	110	78	0
Combined Avg Days to Contract	134	139	121	158	110	78	0
Avg Days Listing to Closing	146	145	138	160	146	119	0
Avg Days Contract to Close	34	29	38	36	36	40	0
Beds / Baths							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	1	0
Square Footage							
Average Square Feet	1,379	1,049	1,344	1,591	1,982	2,142	0

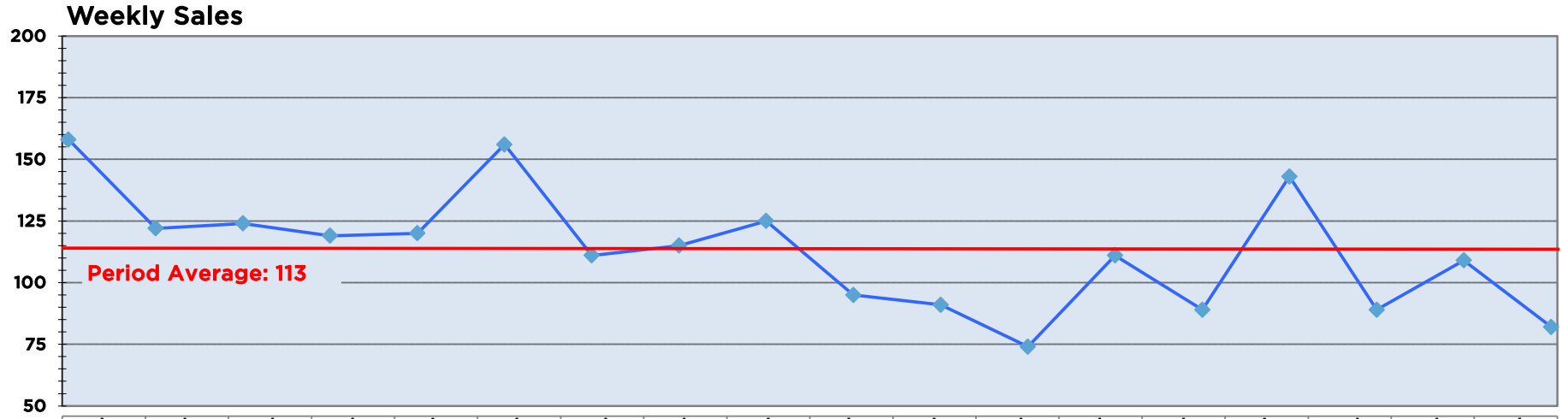
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





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	10/19
158	122	124	119	120	156	111	115	125	95	91	74	111	89	143	89	109	82

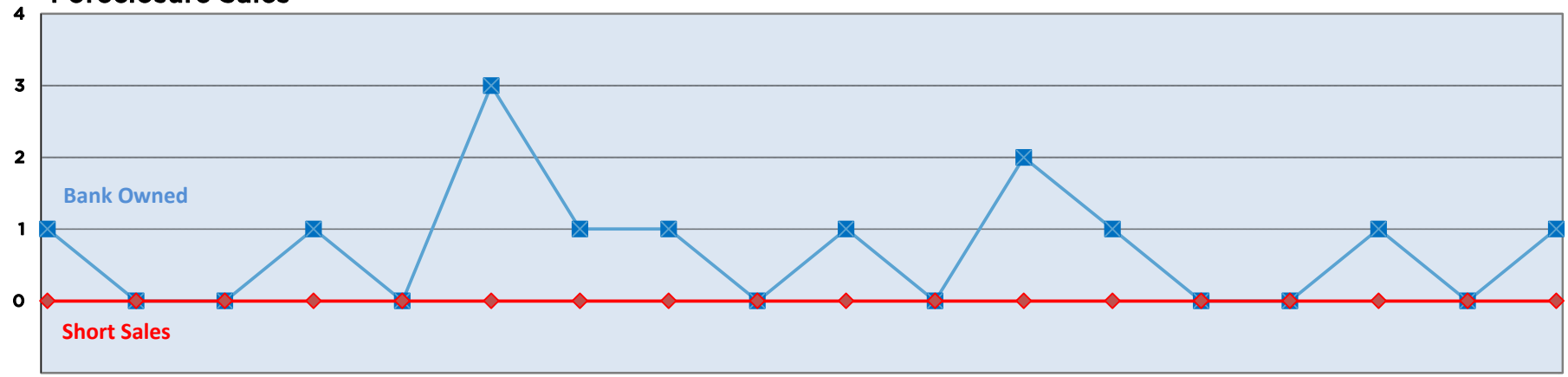
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

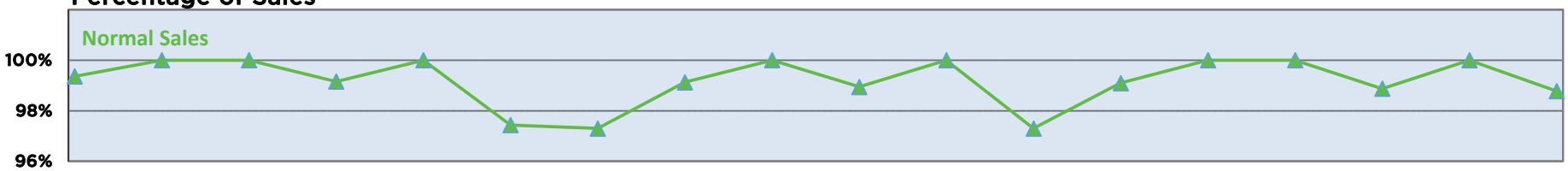
Condos, Townhomes, Villas

Foreclosure Sales

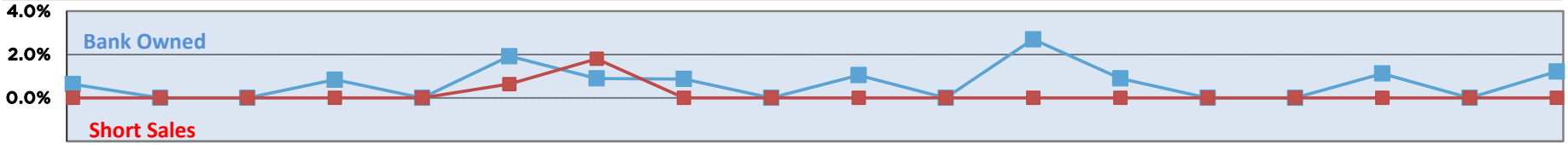


	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
BO	1	0	0	1	0	3	1	1	0	1	0	2	1	0	0	1	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	6/22	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	10/19
Normal	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	98.78%



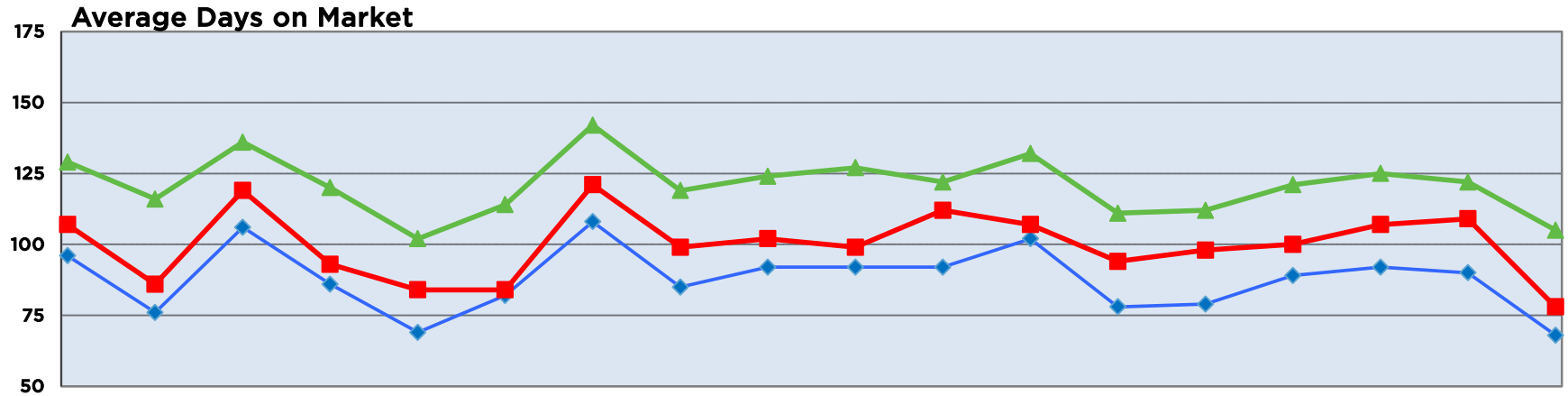
	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
BO	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback

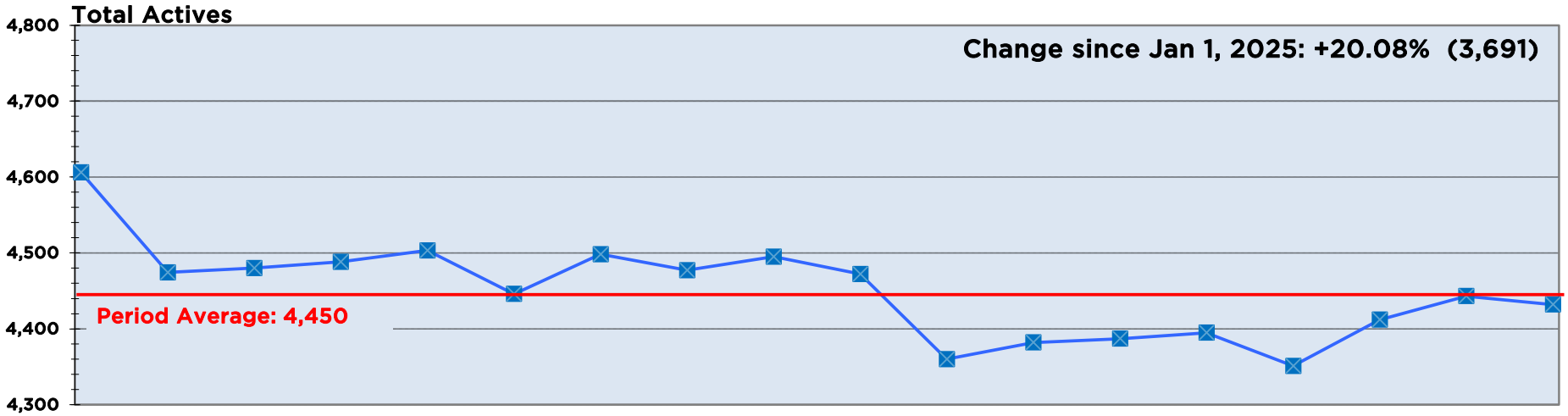
10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



	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	10/19
ListToContract	96	76	106	86	69	82	108	85	92	92	92	102	78	79	89	92	90	68
CombDaysOnMkt	107	86	119	93	84	84	121	99	102	99	112	107	94	98	100	107	109	78
ListToClose	129	116	136	120	102	114	142	119	124	127	122	132	111	112	121	125	122	105



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	10/19
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	4,432

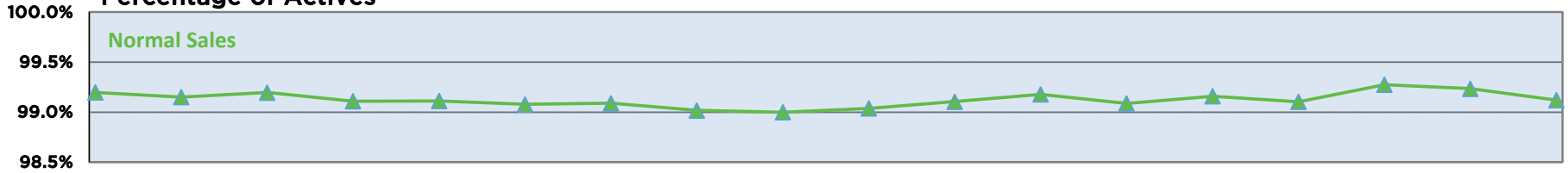
Monday Morning Quarterback

10/19/2025 - 10/25/2025

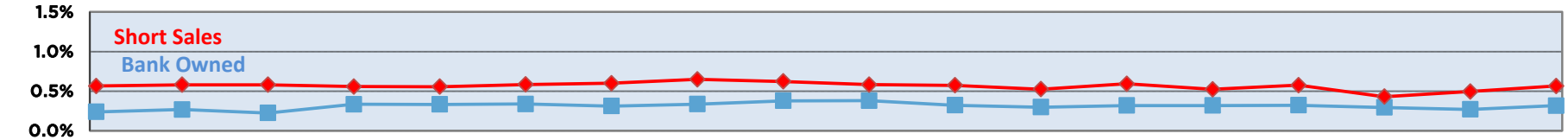
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

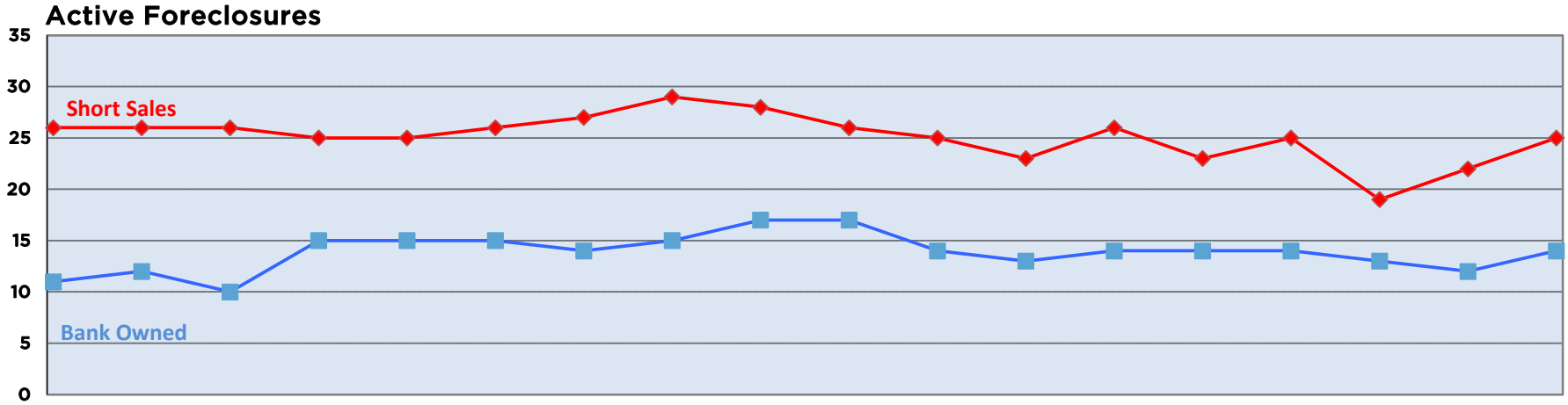


	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
Normal	99.20%	99.15%	99.20%	99.11%	99.11%	99.08%	99.09%	99.02%	99.00%	99.04%	99.11%	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%



	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	10/19
BO	0.24%	0.27%	0.22%	0.33%	0.33%	0.34%	0.31%	0.34%	0.38%	0.38%	0.32%	0.30%	0.32%	0.32%	0.32%	0.29%	0.27%	0.32%
SS	0.56%	0.58%	0.58%	0.56%	0.56%	0.58%	0.60%	0.65%	0.62%	0.58%	0.57%	0.52%	0.59%	0.52%	0.57%	0.43%	0.50%	0.56%

Active Foreclosures



	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	10/19
BO	11	12	10	15	15	15	14	15	17	17	14	13	14	14	14	13	12	14
SS	26	26	26	25	25	26	27	29	28	26	25	23	26	23	25	19	22	25

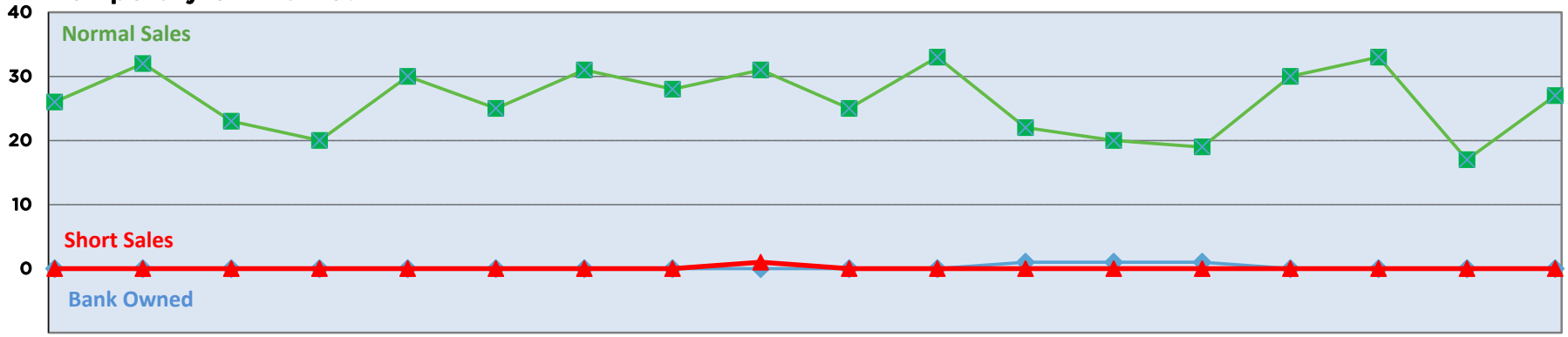
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

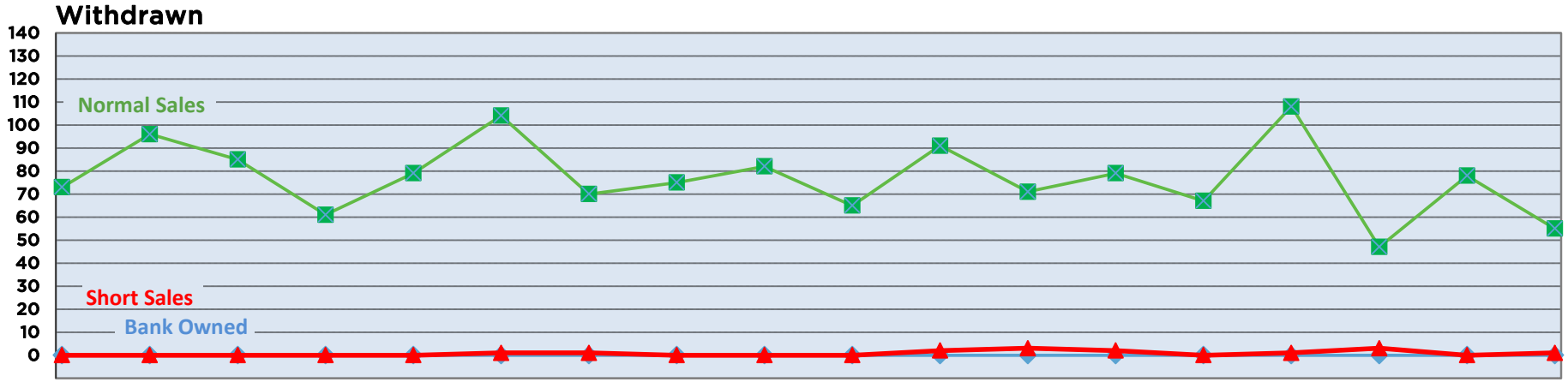
Condos, Townhomes, Villas

Temporary Off Market



	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	10/19
Norm	26	32	23	20	30	25	31	28	31	25	33	22	20	19	30	33	17	27
BO	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

Withdrawn



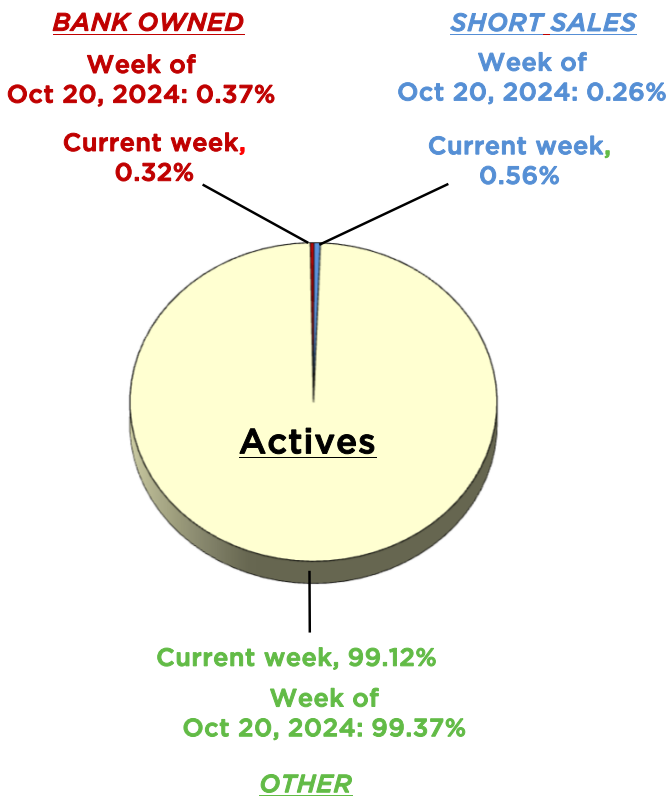
	6/22	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19
Norm	73	96	85	61	79	104	70	75	82	65	91	71	79	67	108	47	78	55
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	1	0	0	0	2	3	2	0	1	3	0	1

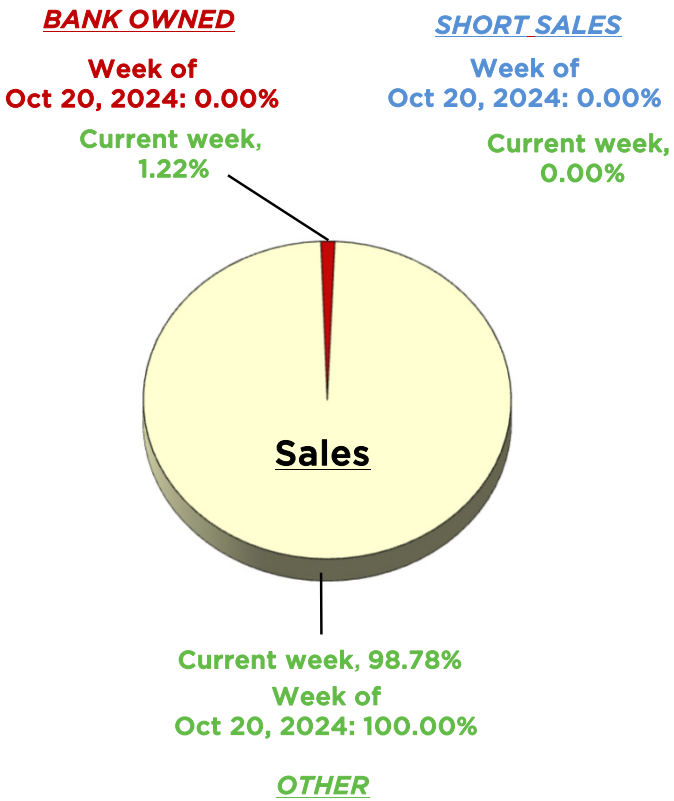
Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





ORLANDO REGIONAL REALTOR® ASSOCIATION

Monday Morning Quarterback

10/19/2025 - 10/25/2025

Lake, Orange, Osceola & Seminole Counties

There are 46 Condos, Villas, or Townhomes available for the Median Price of $270,000 (± $500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List $ per SqFt
Seminole County		**11**	**$269,935**	**2.3**	**1.9**	**1,371**	**$196.85**
Altamonte Springs (East)	32701	1	$269,900	3.0	2.0	1,792	$150.61
Winter Springs / Tuskawilla	32708	1	$270,000	2.0	1.0	1,108	$243.68
Altamonte Springs / Forest City	32714	3	$269,967	2.0	2.0	1,281	$210.80
Lake Mary / Heathrow	32746	1	$269,786	2.0	2.0	1,478	$182.53
Oviedo	32765	1	$270,000	3.0	2.0	1,180	$228.81
Sanford / Lake Forest	32771	2	$269,950	2.5	2.0	1,278	$211.23
Sanford (South)	32773	2	$269,900	2.0	2.0	1,564	$172.57
Orange County		**13**	**$269,969**	**2.2**	**2.1**	**1,198**	**$225.34**
Maitland / Eatonville	32751	1	$269,999	3.0	3.0	1,328	$203.31
Sand Lake / Bay Hill	32819	1	$270,000	2.0	2.0	583	$463.12
Ventura	32822	2	$270,000	2.0	2.0	1,200	$225.00
Taft	32824	1	$269,900	3.0	2.0	1,279	$211.02
Waterford Lakes	32828	2	$269,900	2.0	2.0	1,137	$237.48
Union Park / Chickasaw	32829	1	$270,000	2.0	2.0	1,071	$252.10
Moss Park	32832	1	$270,000	2.0	2.0	1,305	$206.90
Metro West / Orlo Vista	32835	1	$269,900	3.0	2.0	1,387	$194.59
Pine Castle / Edgewood	32839	1	$270,000	2.0	2.0	1,250	$216.00
Winter Garden / Oakland	34787	2	$270,000	2.0	2.0	1,350	$200.07
Osceola County		**20**	**$269,984**	**3.0**	**2.1**	**1,442**	**$187.18**
Davenport	33896	3	$270,100	3.0	2.0	1,842	$146.61
Kissimmee / Buena Ventura Lakes	34743	3	$269,996	3.0	2.0	1,355	$199.21
Kissimmee (East)	34744	3	$269,900	3.0	2.0	1,338	$201.67
Kissimmee (West) / Pleasant Hill	34746	6	$269,983	3.2	2.3	1,426	$189.31
Kissimmee / Celebration	34747	5	$269,960	2.8	2.0	1,336	$202.01
Lake County		**2**	**$269,950**	**2.5**	**2.5**	**1,283**	**$210.41**
Clermont (Central)	34711	1	$269,900	2.0	2.0	1,072	$251.77
Clermont (South)	34714	1	$270,000	3.0	3.0	1,494	$180.72