



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

***Week of October 26, 2025 - November 01, 2025***

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

- Sales of single-family homes increased to 428 during the week of October 26, from 304 the week prior
- The median price of single family homes increased to \$425,000 a change of 1.9%
- The number of single-family home foreclosure transactions increased to 4 from 2 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory decreased by 117, and now sits at 8,958

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

- Sales of condos, townhomes, and villas increased to 110 during the week of October 26, from 82 the week prior
- The median price of condos, townhomes, and villas decreased to \$250,750 a change of -7.1%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 86, and now sits at 4,346

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

**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
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>428</b>	46	34	111	81	125	31
Bank Owned	4	4	0	0	0	0	0
Short Sales	1	0	0	0	1	0	0
Other	423	42	34	111	80	125	31
<b>Active Listings</b>	<b>8,958</b>	640	531	1,905	1,850	3,143	889
Bank Owned	39	13	1	5	10	9	1
Short Sales	78	12	14	28	13	8	3
Other	8,841	615	516	1,872	1,827	3,126	885
<b>Months of Inventory</b>	<b>4.83</b>	3.21	3.60	3.96	5.27	5.80	6.62
<b><u>List Price</u></b>							
Average Original List Price	\$627,232	\$199,758	\$298,932	\$368,896	\$473,269	\$727,005	\$2,546,613
Average Final List Price	\$594,482	\$188,941	\$290,076	\$356,790	\$454,862	\$695,423	\$2,338,999
<b><u>Sale Price</u></b>							
Average Price	\$573,929	\$176,235	\$278,138	\$348,863	\$446,407	\$675,493	\$2,218,025
Median Price	\$425,000	\$192,500	\$280,000	\$349,900	\$444,500	\$648,000	\$1,545,585
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$32,750	-\$10,817	-\$8,856	-\$12,106	-\$18,407	-\$31,582	-\$207,614
Original List to Sale Price - \$	-\$53,303	-\$23,523	-\$20,794	-\$20,033	-\$26,862	-\$51,512	-\$328,588
Final List to Sale Price - \$	-\$20,553	-\$12,706	-\$11,938	-\$7,927	-\$8,455	-\$19,930	-\$120,974
Original List to Sale Price - %	91.50%	88.22%	93.04%	94.57%	94.32%	92.91%	87.10%
Final List to Sale Price - %	96.54%	93.28%	95.88%	97.78%	98.14%	97.13%	94.83%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	77	64	78	67	75	84	103
Combined Avg Days to Contract	84	76	78	74	88	88	110
Avg Days Listing to Closing	113	101	110	103	113	120	138
Avg Days Contract to Close	36	38	31	36	38	37	35
<b><u>Beds / Baths</u></b>							
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
<b><u>Square Footage</u></b>							
Average Square Feet	2,185	1,252	1,376	1,604	2,000	2,755	4,723

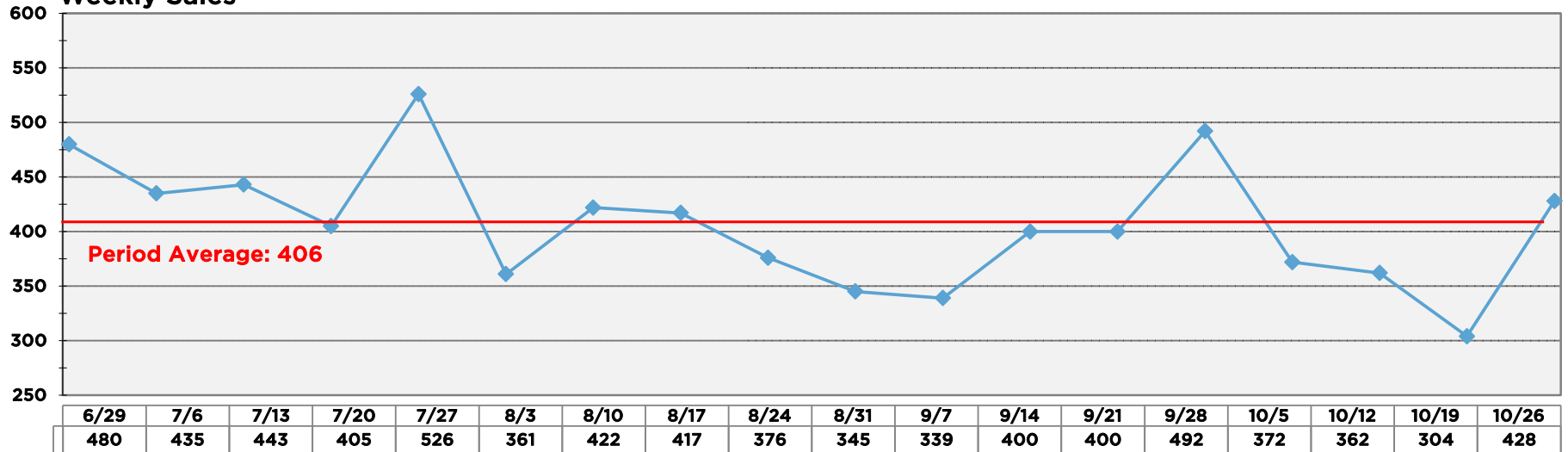
**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Sale Prices (in thousands)**



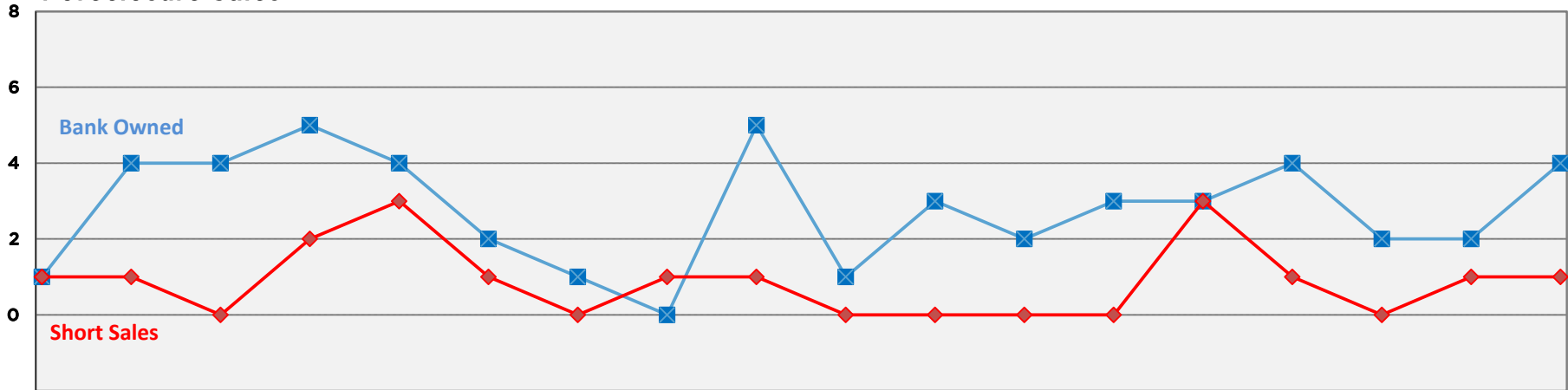
**Weekly Sales**



**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

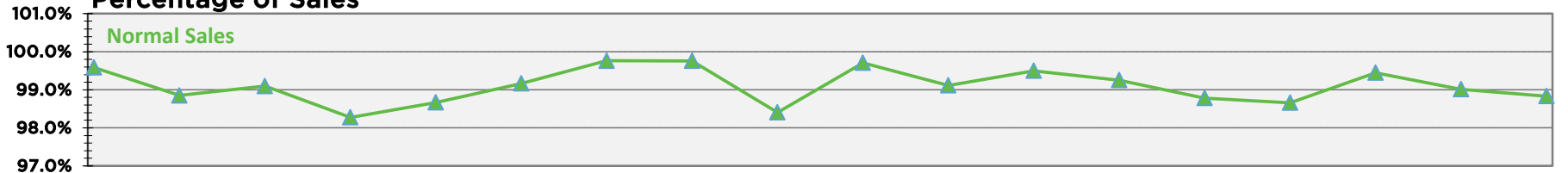
**Single Family Homes**

**Foreclosure Sales**

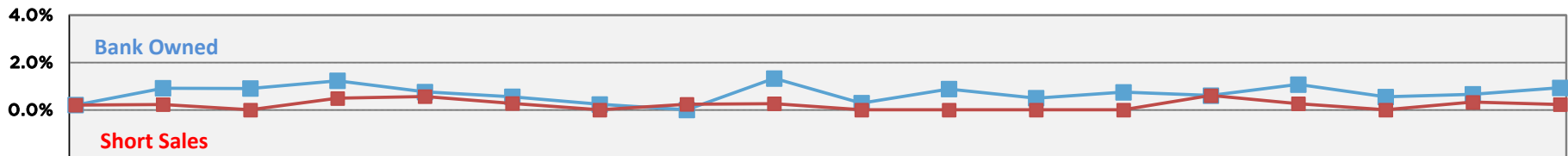


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
BO	1	4	4	5	4	2	1	0	5	1	3	2	3	3	4	2	2	4
SS	1	1	0	2	3	1	0	1	1	0	0	0	0	3	1	0	1	1

**Percentage of Sales**



	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	10/26
Normal	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%	98.83%

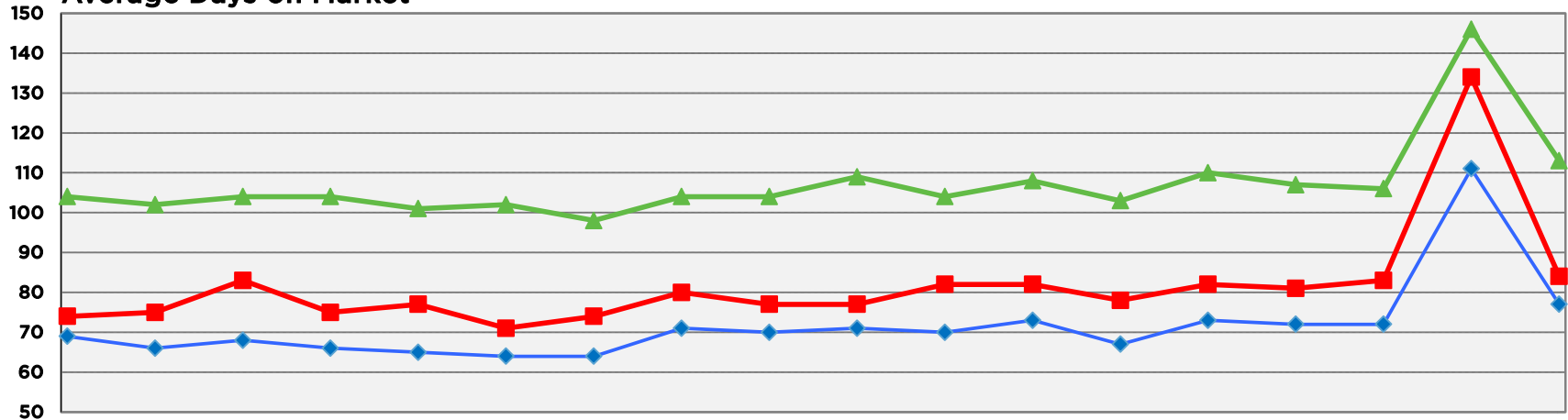


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
BO	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%
SS	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%

**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

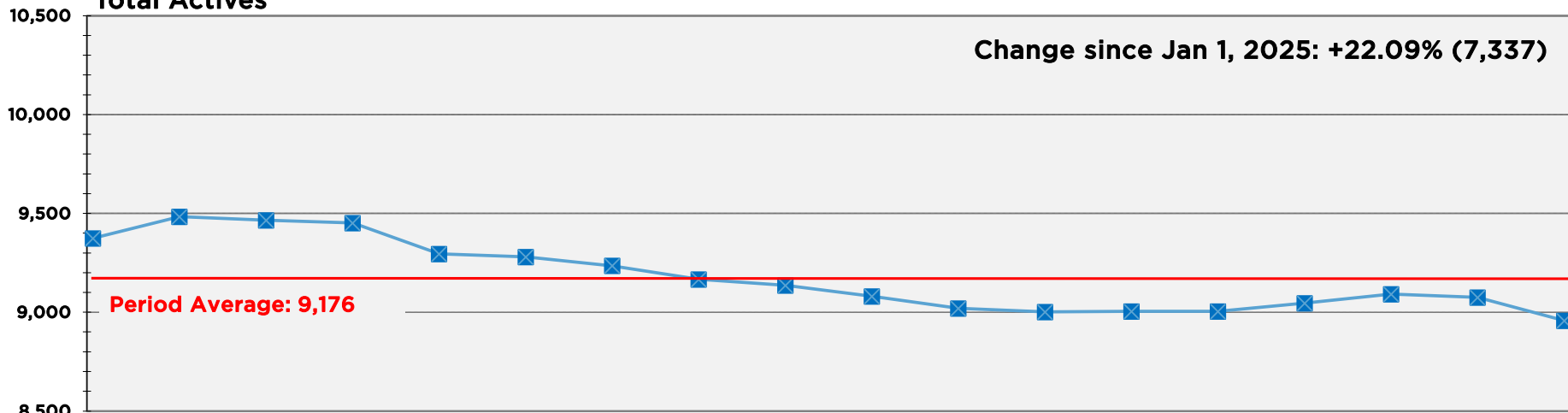
**Single Family Homes**

**Average Days on Market**



	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	10/26
ListToContract	69	66	68	66	65	64	64	71	70	71	70	73	67	73	72	72	111	77
CombDaysOnMkt	74	75	83	75	77	71	74	80	77	77	82	82	78	82	81	83	134	84
ListToClose	104	102	104	104	101	102	98	104	104	109	104	108	103	110	107	106	146	113

**Total Actives**

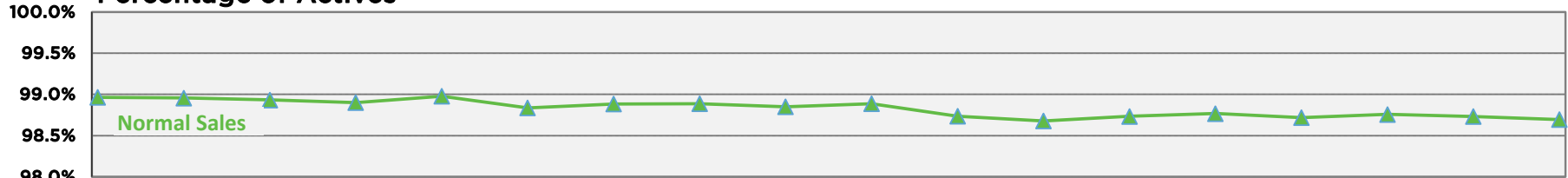


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
Total Actives	9,374	9,484	9,466	9,451	9,295	9,280	9,235	9,166	9,136	9,080	9,020	9,002	9,005	9,005	9,046	9,092	9,075	8,958

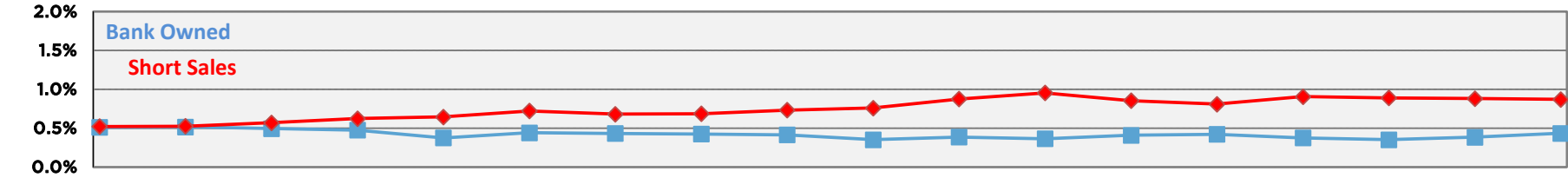
**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**

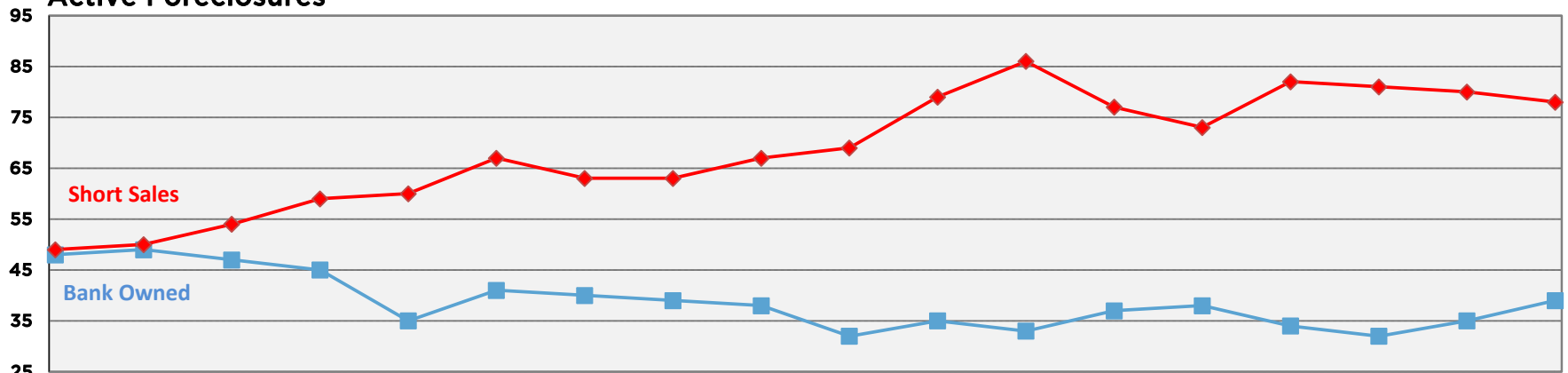


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
Normal	98.97%	98.96%	98.93%	98.90%	98.98%	98.84%	98.88%	98.89%	98.85%	98.89%	98.74%	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%



	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	10/26
BO	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%	0.44%
SS	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%	0.87%

**Active Foreclosures**

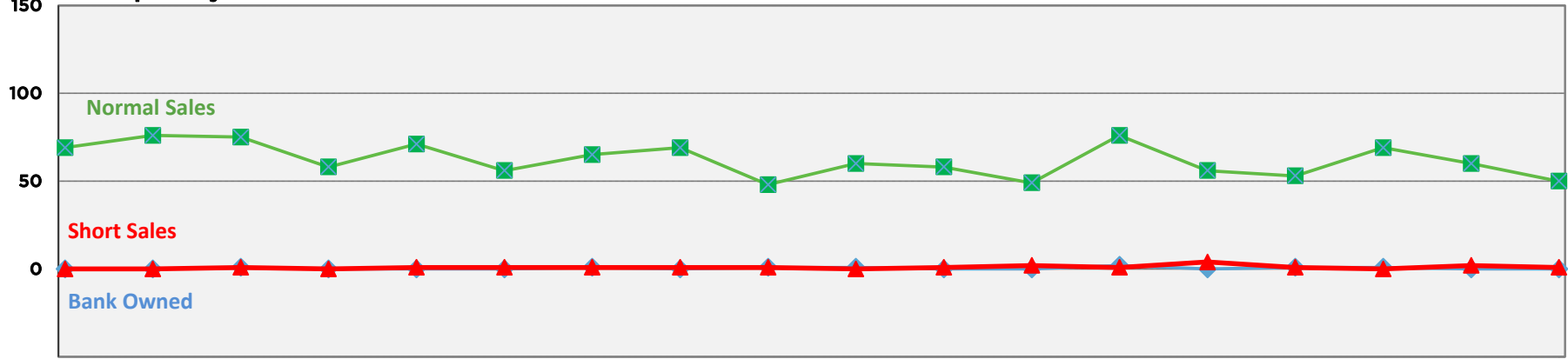


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
BO	48	49	47	45	35	41	40	39	38	32	35	33	37	38	34	32	35	39
SS	49	50	54	59	60	67	63	63	67	69	79	86	77	73	82	81	80	78

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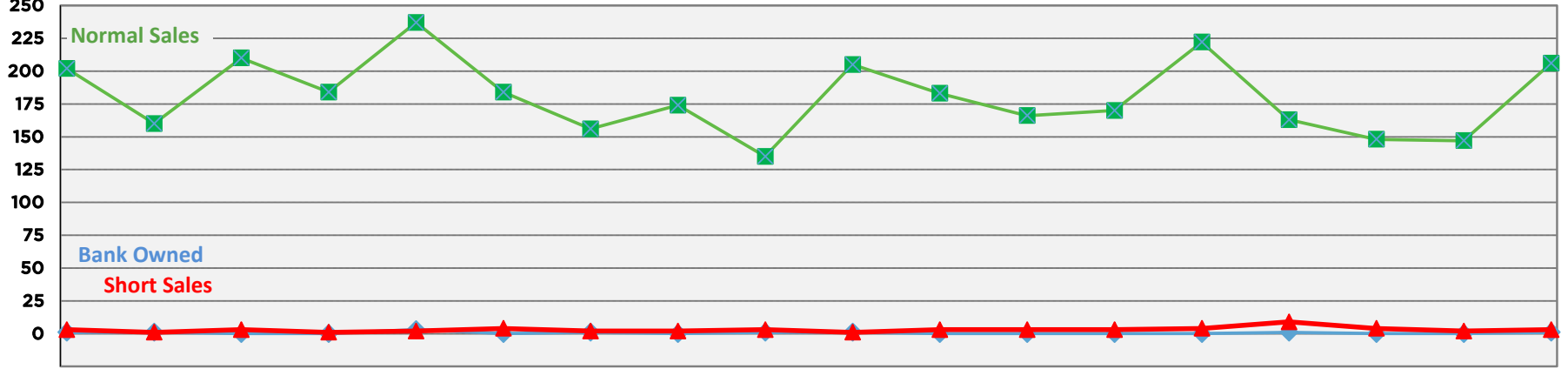
**Single Family Homes**

**Temporary Off Market**



	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	10/26
Norm	69	76	75	58	71	56	65	69	48	60	58	49	76	56	53	69	60	50
BO	0	0	1	0	0	0	1	0	1	1	0	0	2	0	1	1	0	0
SS	0	0	1	0	1	1	1	1	1	0	1	2	1	4	1	0	2	1

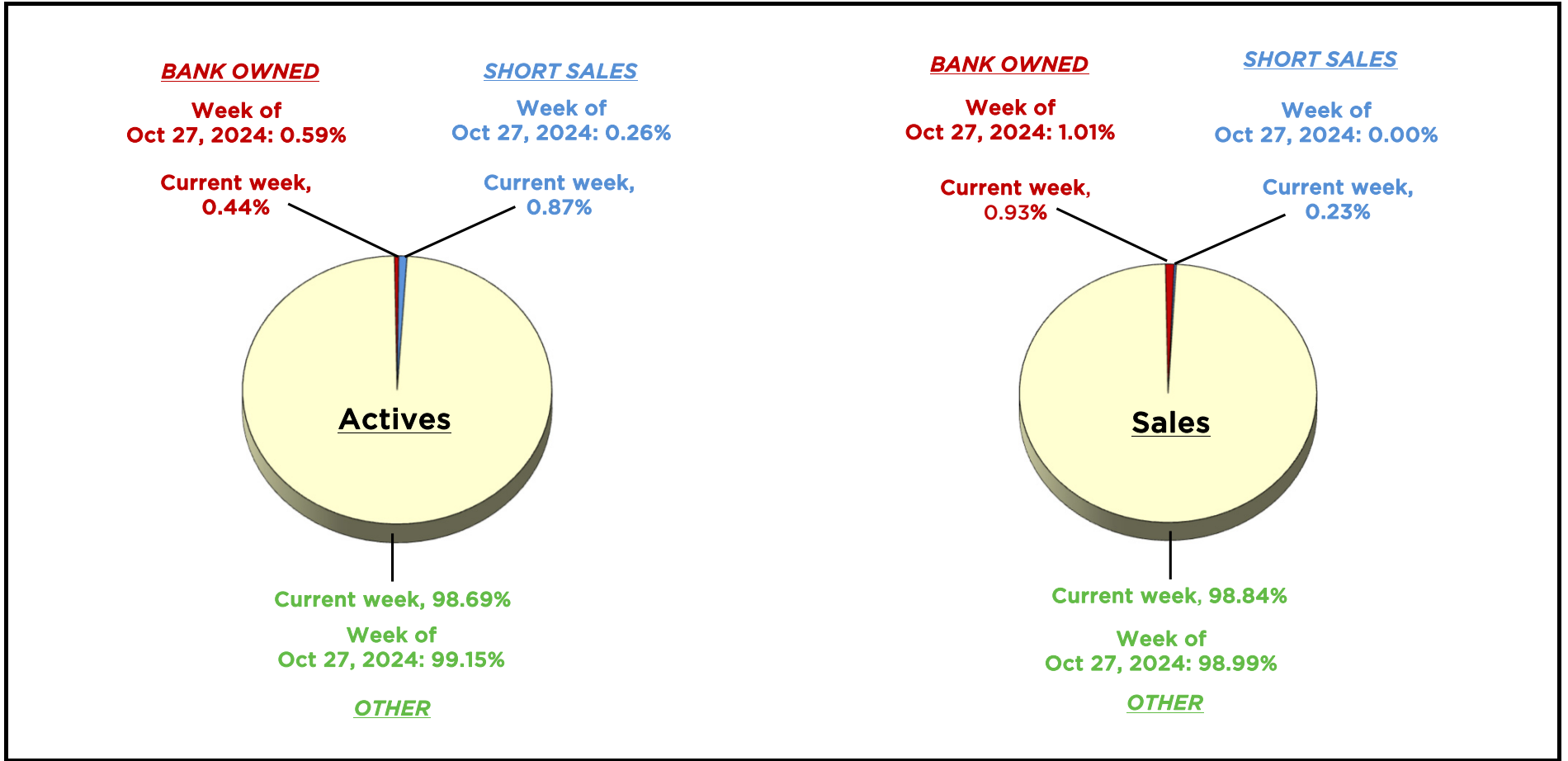
**Withdrawn**



	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	10/26
Norm	202	160	210	184	237	184	156	174	135	205	183	166	170	222	163	148	147	206
BO	1	1	0	0	3	0	1	0	1	1	0	0	0	0	1	0	0	1
SS	3	1	3	1	2	4	2	2	3	1	3	3	3	4	9	4	2	3

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



**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 108 Single Family Homes available for the Median Price of \$425,000 ( ± \$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>18</b>	<b>\$424,983</b>	<b>3.4</b>	<b>2.1</b>	<b>1,777</b>	<b>\$239.11</b>
Altamonte Springs (East)	32701	1	\$425,000	3.0	2.0	1,664	\$255.41
Casselberry	32707	1	\$425,000	3.0	2.0	1,446	\$293.91
Winter Springs / Tuskawilla	32708	1	\$425,000	3.0	2.0	1,456	\$291.90
Altamonte Springs / Forest City	32714	1	\$425,000	3.0	2.0	1,696	\$250.59
Fern Park/Casselberry	32730	1	\$425,000	3.0	2.0	1,380	\$307.97
Geneva	32732	1	\$424,900	4.0	2.0	1,848	\$229.92
Lake Mary / Heathrow	32746	3	\$425,000	3.3	2.0	1,804	\$235.59
Longwood (East)	32750	1	\$425,000	3.0	2.0	2,140	\$198.60
Oviedo	32765	2	\$424,950	3.5	2.0	1,818	\$233.81
Sanford / Lake Forest	32771	3	\$424,967	4.0	2.0	1,850	\$229.75
Longwood / Wekiva Springs	32779	2	\$425,000	3.0	2.0	1,794	\$236.97
Winter Park	32792	1	\$425,000	4.0	3.0	2,179	\$195.04
<b>Orange County</b>		<b>27</b>	<b>\$424,965</b>	<b>3.3</b>	<b>2.0</b>	<b>1,657</b>	<b>\$256.45</b>
Apopka (North)	32712	2	\$425,000	2.5	1.5	1,528	\$278.14
Winter Park (West)	32789	3	\$424,967	2.7	1.7	1,283	\$331.32
Colonialtown	32803	2	\$425,000	2.5	2.0	1,336	\$318.23
College Park	32804	1	\$425,000	3.0	1.0	1,130	\$376.11
Delaney / Crystal Lake	32806	1	\$424,850	3.0	2.0	1,852	\$229.40
Conway	32812	2	\$424,950	4.0	3.0	1,706	\$249.09
Hiawassee	32818	1	\$425,000	4.0	3.0	2,672	\$159.06
Ventura	32822	1	\$425,000	4.0	2.0	1,890	\$224.87
Taft	32824	3	\$425,000	3.7	2.0	1,781	\$238.67
Rio Pinar / Union Park	32825	2	\$425,000	3.0	2.0	1,632	\$260.42
Wedgefield	32833	1	\$424,900	4.0	2.0	2,140	\$198.55
Hunters Creek	32837	3	\$424,833	4.0	2.7	1,672	\$254.04
Pine Castle / Edgewood	32839	1	\$425,000	3.0	2.0	1,370	\$310.22
Ocoee	34761	3	\$425,000	3.3	2.0	2,043	\$208.03
Winter Garden / Oakland	34787	1	\$425,000	2.0	1.0	948	\$448.31

**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 108 Single Family Homes available for the Median Price of \$425,000 ( ± \$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>Osceola County</b>		<b>31</b>	<b>\$424,990</b>	<b>4.0</b>	<b>2.4</b>	<b>2,022</b>	<b>\$210.20</b>
Davenport	33896	1	\$425,000	3.0	2.0	1,950	\$217.95
Kissimmee / Buena Ventura Lakes	34743	4	\$424,998	4.3	2.5	1,808	\$235.13
Kissimmee (East)	34744	3	\$425,000	3.7	2.3	1,731	\$245.57
Kissimmee (West) / Pleasant Hill	34746	4	\$424,950	4.0	2.8	1,973	\$215.41
Kissimmee / Celebration	34747	5	\$425,000	4.2	2.2	1,877	\$226.47
Kissimmee / Poinciana	34758	4	\$424,975	4.8	3.3	2,752	\$154.44
St Cloud	34769	3	\$425,000	3.7	2.0	1,926	\$220.66
St Cloud / Narcoossee	34771	3	\$424,997	3.7	2.0	2,231	\$190.52
St Cloud / Canoe Creek	34772	4	\$425,000	3.5	2.0	1,889	\$225.02
<b>Lake County</b>		<b>32</b>	<b>\$424,978</b>	<b>3.3</b>	<b>2.2</b>	<b>2,087</b>	<b>\$203.59</b>
Lady Lake / The Villages	32159	3	\$424,967	3.0	2.0	1,836	\$231.51
Grand Island	32735	1	\$425,000	3.0	2.0	1,714	\$247.96
Mount Dora	32757	2	\$425,000	3.0	2.5	1,819	\$233.71
Tavares / Mt Plymouth	32778	2	\$425,000	3.5	2.0	2,362	\$179.93
Clermont (Central)	34711	5	\$424,940	3.4	2.4	1,940	\$219.06
Clermont (South)	34714	3	\$425,000	3.7	2.7	2,020	\$210.40
Minneola	34715	3	\$425,000	3.3	2.0	2,307	\$184.20
Fruitland Park	34731	2	\$424,950	3.0	2.0	1,870	\$227.31
Groveland	34736	5	\$424,960	3.6	2.0	2,198	\$193.30
Leesburg (West)	34748	4	\$425,000	3.0	2.3	2,397	\$177.32
Mascotte	34753	2	\$425,000	3.5	2.5	2,108	\$201.66

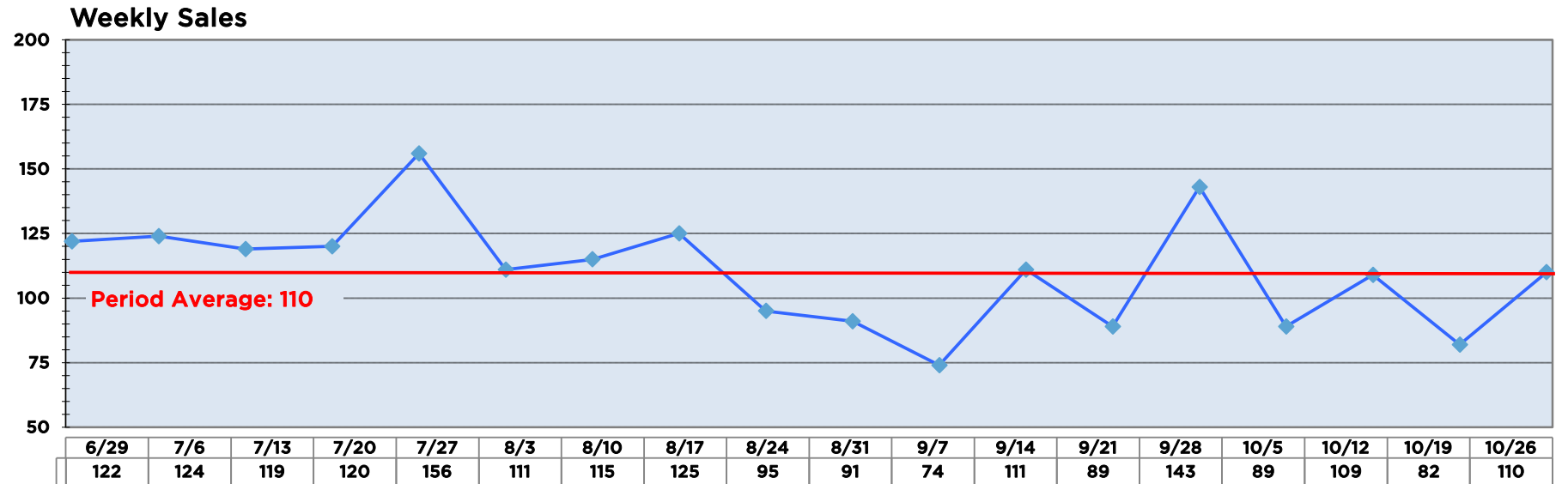
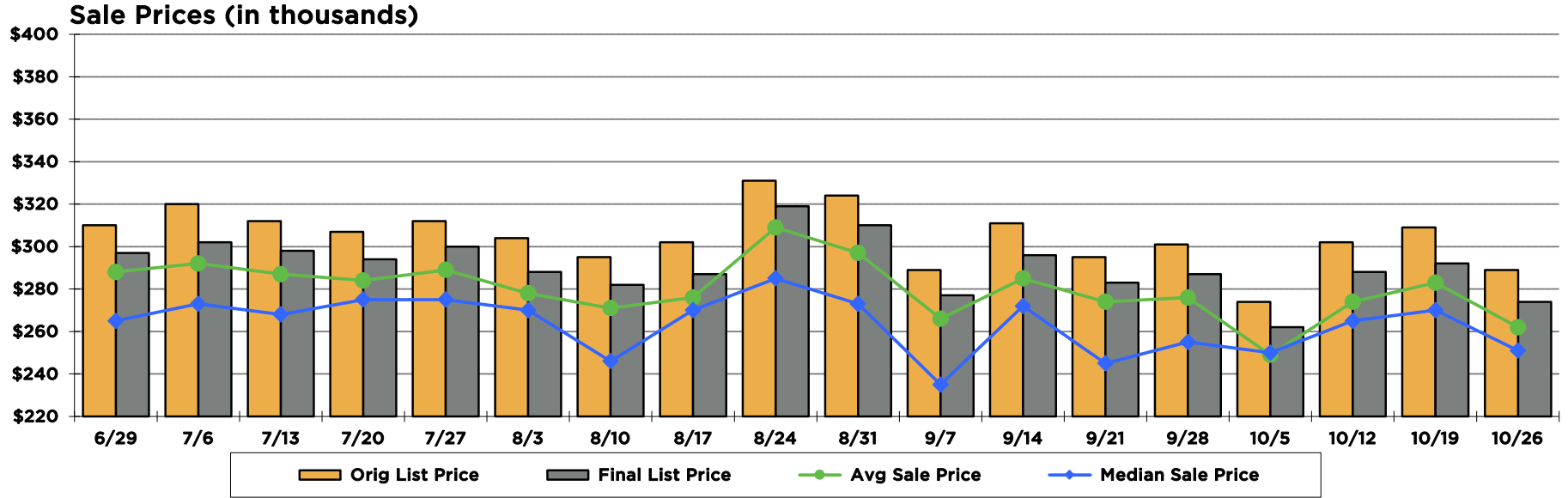
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	110	52	16	31	8	3	0
Bank Owned	1	0	0	0	1	0	0
Short Sales	1	0	1	0	0	0	0
Other	108	52	15	31	7	3	0
<b>Active Listings</b>	4,346	1,695	682	1,110	527	312	20
Bank Owned	16	11	2	3	0	0	0
Short Sales	31	8	12	10	1	0	0
Other	4,299	1,676	668	1,097	526	312	20
<b>Months of Inventory</b>	9.12	7.52	9.84	8.26	15.20	24.00	0.00
<b><u>List Price</u></b>							
Average Original List Price	\$288,528	\$188,367	\$286,949	\$367,343	\$490,663	\$679,600	\$0
Average Final List Price	\$273,662	\$177,642	\$275,969	\$351,755	\$456,338	\$631,600	\$0
<b><u>Sale Price</u></b>							
Average Price	\$261,754	\$165,839	\$266,313	\$341,089	\$438,063	\$610,000	\$0
Median Price	\$250,750	\$165,000	\$258,500	\$344,000	\$431,250	\$570,000	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$14,866	-\$10,725	-\$10,980	-\$15,588	-\$34,325	-\$48,000	\$0
Original List to Sale Price - \$	-\$26,774	-\$22,528	-\$20,636	-\$26,254	-\$52,600	-\$69,600	\$0
Final List to Sale Price - \$	-\$11,908	-\$11,803	-\$9,656	-\$10,666	-\$18,275	-\$21,600	\$0
Original List to Sale Price - %	90.72%	88.04%	92.81%	92.85%	89.28%	89.76%	0.00%
Final List to Sale Price - %	95.65%	93.36%	96.50%	96.97%	96.00%	96.58%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	98	118	78	71	98	140	0
Combined Avg Days to Contract	109	131	103	75	98	140	0
Avg Days Listing to Closing	128	144	108	105	134	169	0
Avg Days Contract to Close	29	26	30	34	36	30	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	3	2	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,310	942	1,323	1,667	2,023	2,016	0

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10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

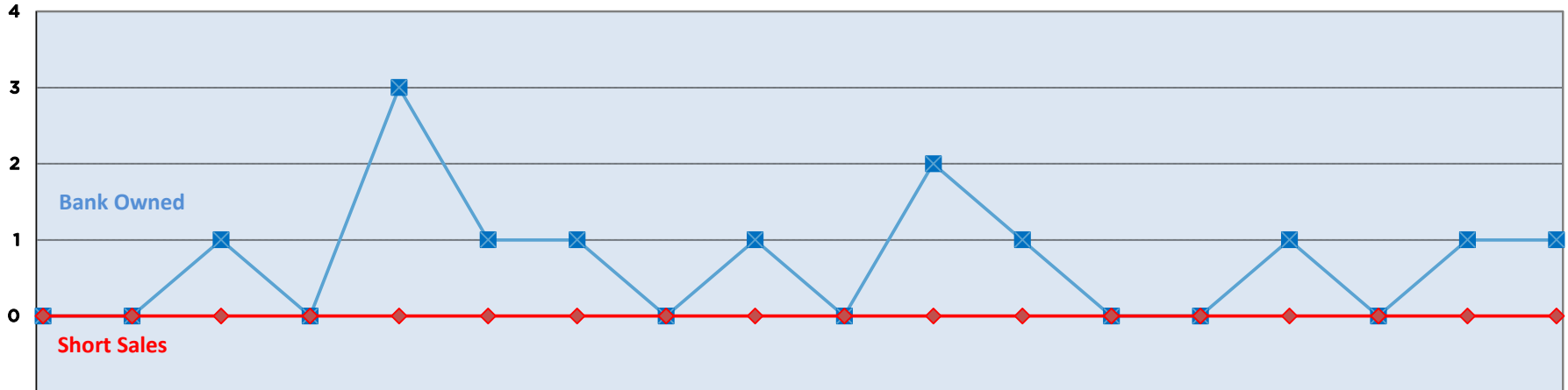
**Condos, Townhomes, Villas**



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10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

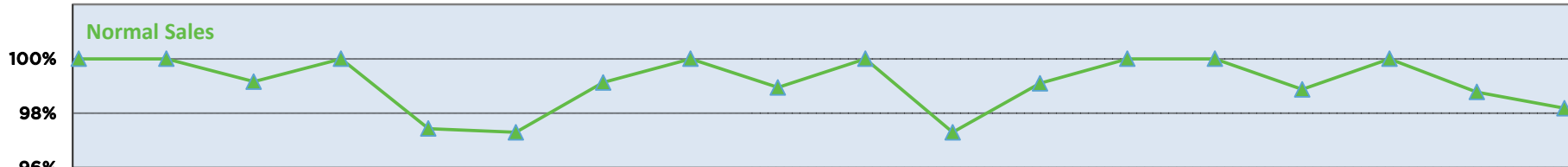
**Condos, Townhomes, Villas**

**Foreclosure Sales**

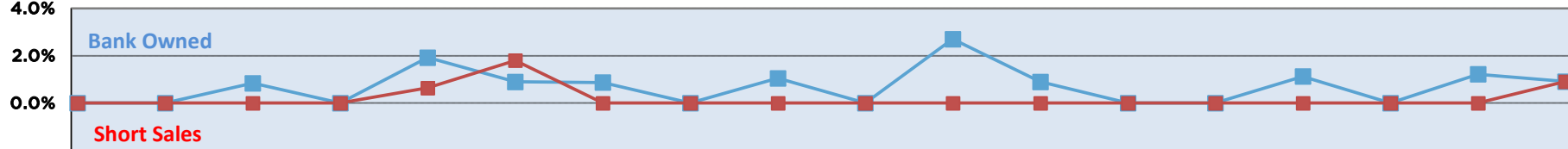


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
BO	0	0	1	0	3	1	1	0	1	0	2	1	0	0	1	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	10/26
Normal	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%	98.18%

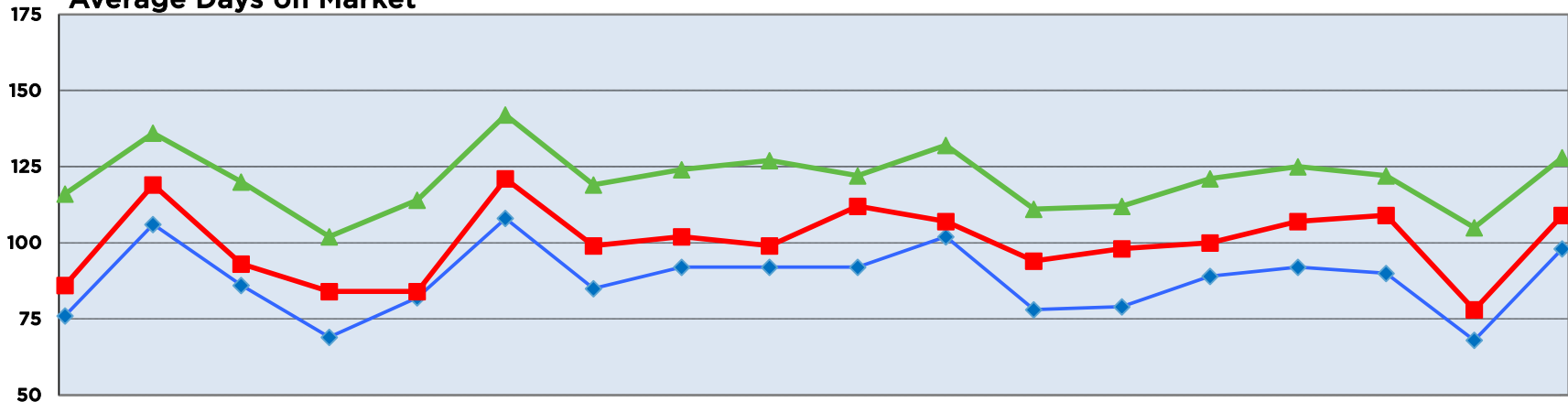


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
BO	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%
SS	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%

**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

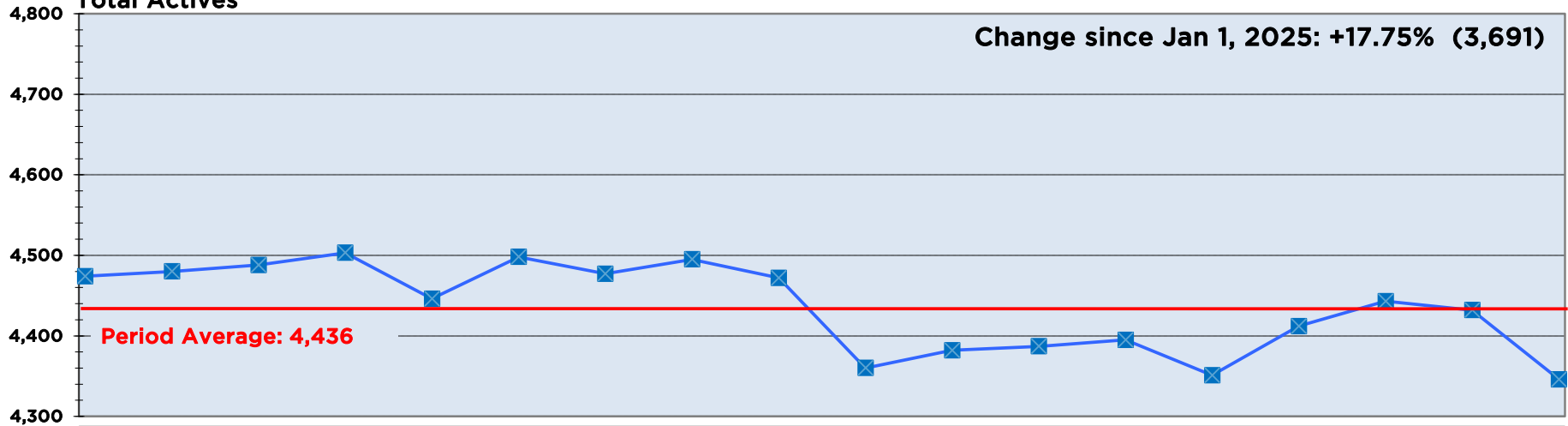
**Average Days on Market**



	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	10/26
ListToContract	76	106	86	69	82	108	85	92	92	92	102	78	79	89	92	90	68	98
CombDaysOnMkt	86	119	93	84	84	121	99	102	99	112	107	94	98	100	107	109	78	109
ListToClose	116	136	120	102	114	142	119	124	127	122	132	111	112	121	125	122	105	128

**Total Actives**

Change since Jan 1, 2025: +17.75% (3,691)

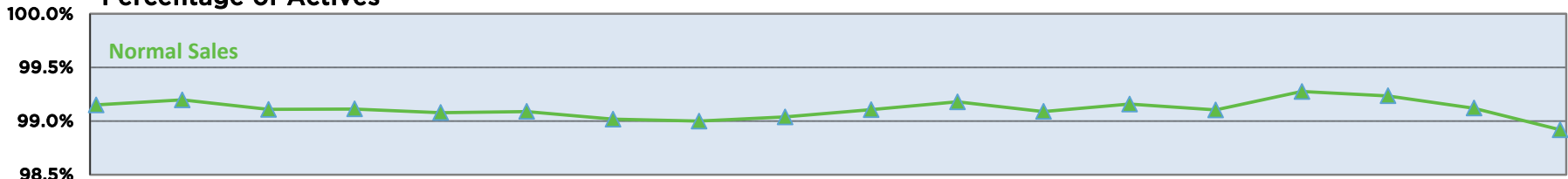


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
Total Actives	4,474	4,480	4,488	4,503	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395	4,351	4,412	4,443	4,432	4,346

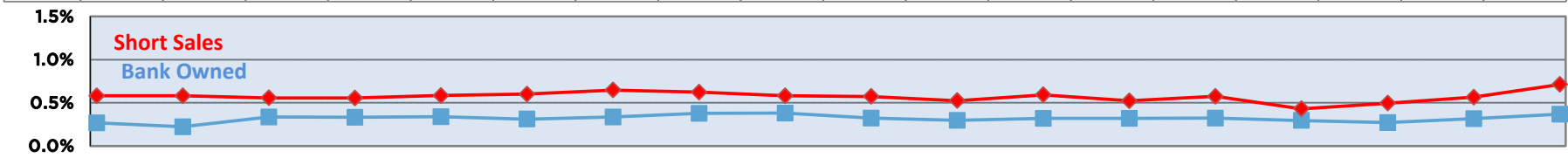
**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

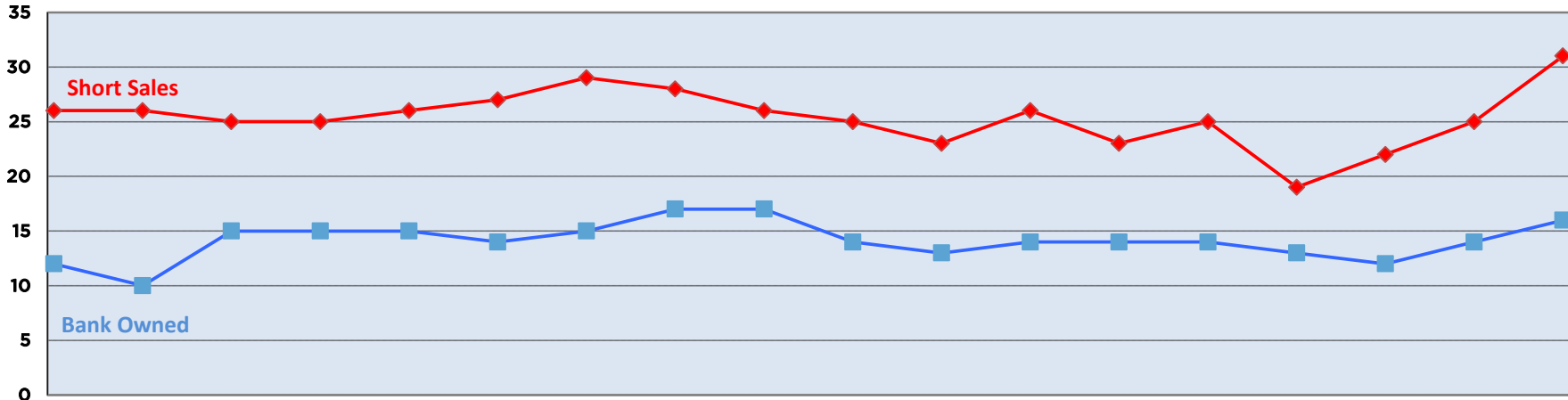


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
Normal	99.15%	99.20%	99.11%	99.11%	99.08%	99.09%	99.02%	99.00%	99.04%	99.11%	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%



	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	10/26
BO	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%	0.37%
SS	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%	0.71%

**Active Foreclosures**

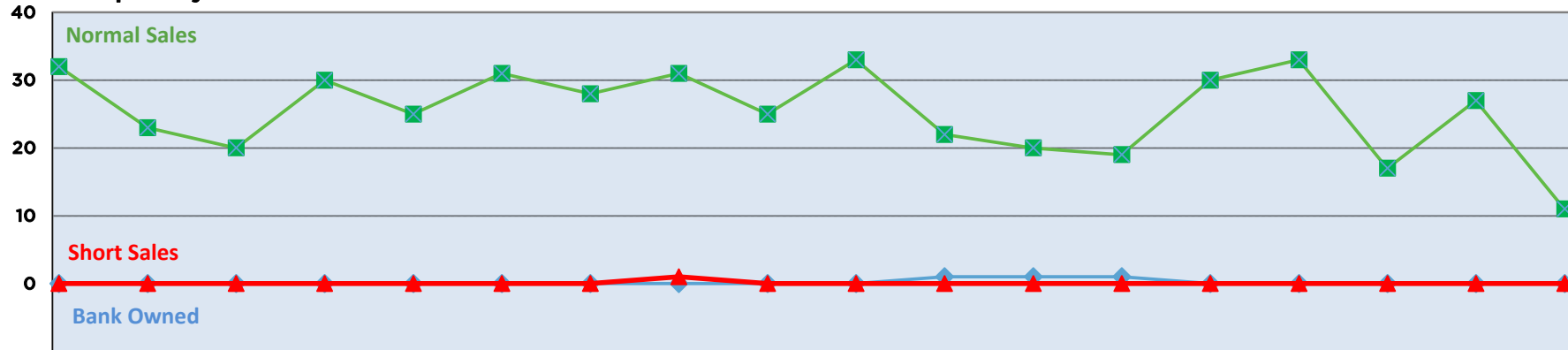


	6/29	7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26
BO	12	10	15	15	15	14	15	17	17	14	13	14	14	14	13	12	14	16
SS	26	26	25	25	26	27	29	28	26	25	23	26	23	25	19	22	25	31

**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

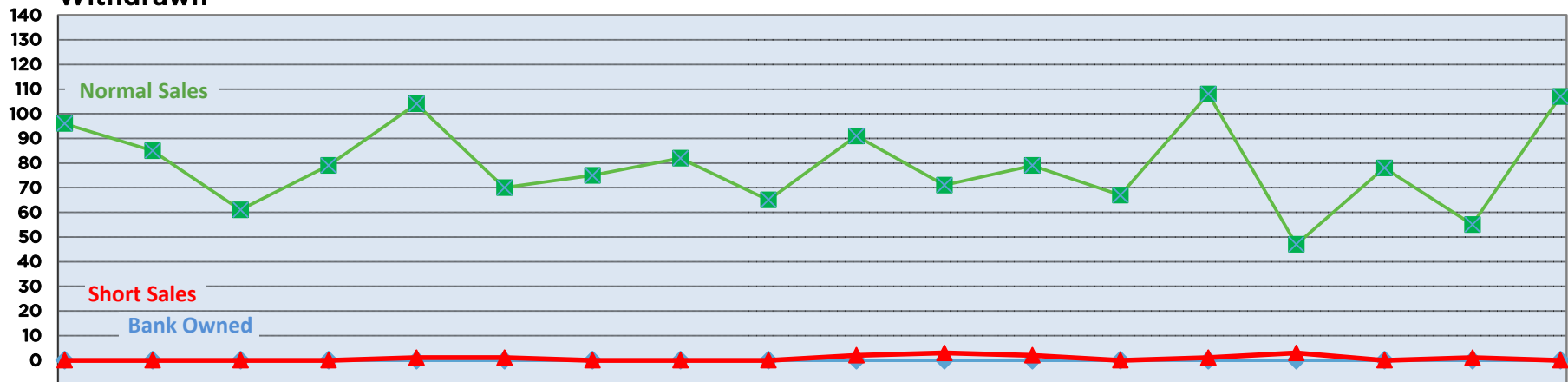
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	10/26
Norm	32	23	20	30	25	31	28	31	25	33	22	20	19	30	33	17	27	11
BO	0	0	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0
SS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0

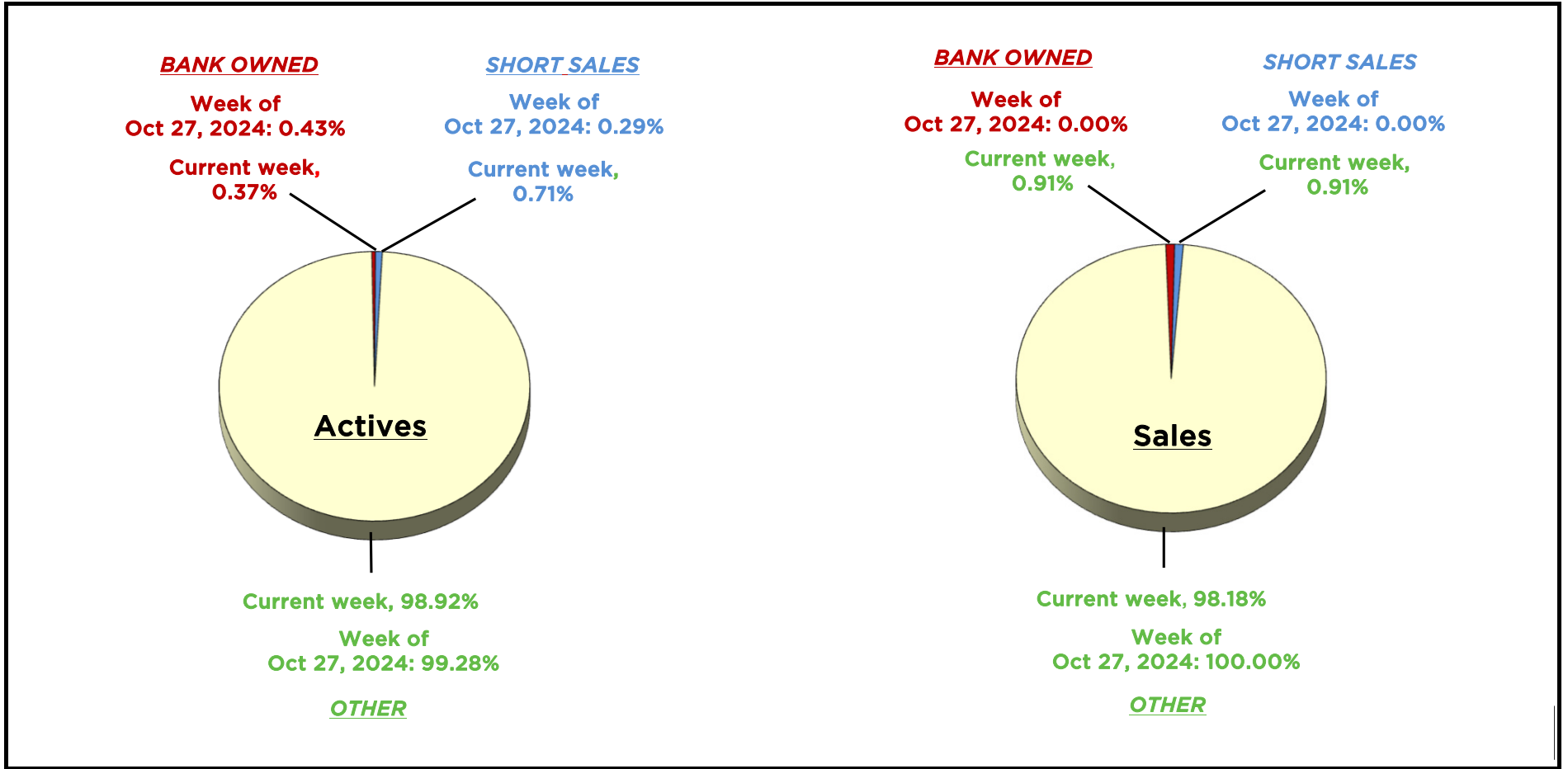
**Withdrawn**



	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	10/26
Norm	96	85	61	79	104	70	75	82	65	91	71	79	67	108	47	78	55	107
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	1	0	0	0	2	3	2	0	1	3	0	1	0

**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
10/26/2025 - 11/01/2025  
Lake, Orange, Osceola & Seminole Counties

**There are no Condos, Villas, or Townhomes available for the Median Price of \$250,750 (± \$500)**