



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

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

***Week of November 09, 2025 - November 15, 2025***

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

- Sales of single-family homes decreased to 354 during the week of November 09, from 360 the week prior
- The median price of single family homes increased to \$440,000 a change of 2.3%
- The number of single-family home foreclosure transactions increased to 2 from 1 the week prior
- The number of single-family short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 8, and now sits at 8,928

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

- Sales of condos, townhomes, and villas decreased to 88 during the week of November 09, from 93 the week prior
- The median price of condos, townhomes, and villas increased to \$291,000 a change of 7.8%
- 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 33, and now sits at 4,371

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

**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

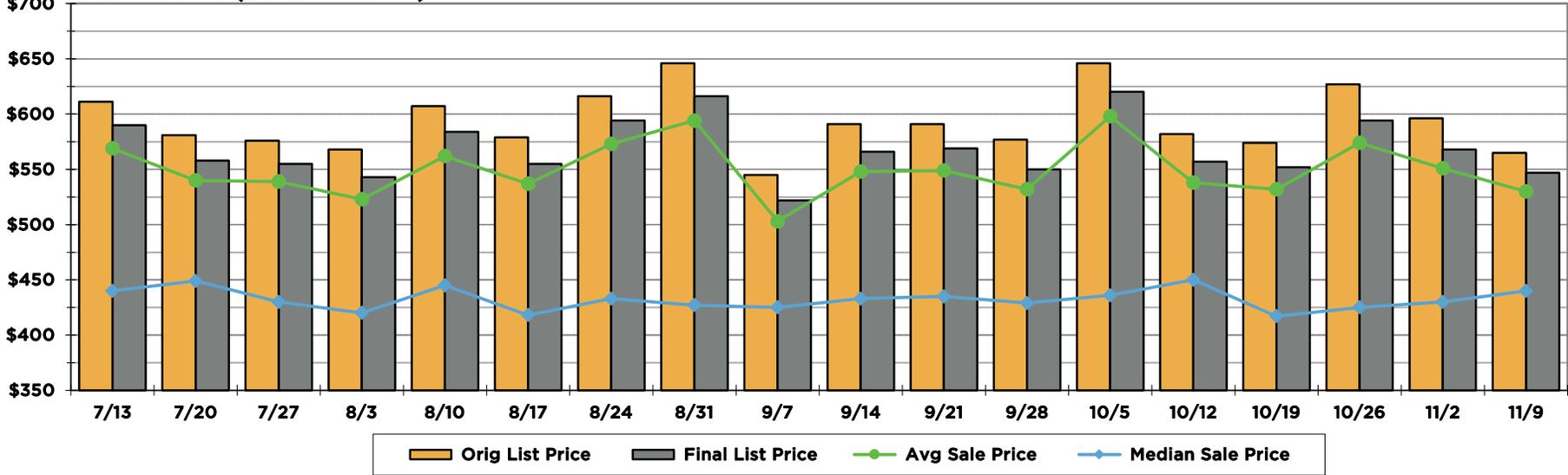
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>354</b>	35	22	80	72	125	20
Bank Owned	2	1	1	0	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	351	34	21	80	72	124	20
<b>Active Listings</b>	<b>8,928</b>	629	556	1,866	1,831	3,134	912
Bank Owned	37	11	1	9	7	8	1
Short Sales	78	11	11	32	13	8	3
Other	8,813	607	544	1,825	1,811	3,118	908
<b>Months of Inventory</b>	<b>5.82</b>	4.15	5.83	5.38	5.87	5.79	10.52
<b><u>List Price</u></b>							
Average Original List Price	\$565,219	\$201,634	\$288,770	\$371,887	\$473,771	\$695,169	\$1,795,945
Average Final List Price	\$546,686	\$190,246	\$279,011	\$361,924	\$455,345	\$669,874	\$1,762,845
<b><u>Sale Price</u></b>							
Average Price	\$529,671	\$180,726	\$274,445	\$354,511	\$442,740	\$648,729	\$1,690,550
Median Price	\$440,000	\$189,000	\$273,000	\$355,000	\$435,000	\$625,000	\$1,352,500
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$18,533	-\$11,388	-\$9,759	-\$9,963	-\$18,426	-\$25,295	-\$33,100
Original List to Sale Price - \$	-\$35,548	-\$20,908	-\$14,325	-\$17,376	-\$31,031	-\$46,440	-\$105,395
Final List to Sale Price - \$	-\$17,015	-\$9,520	-\$4,566	-\$7,413	-\$12,605	-\$21,145	-\$72,295
Original List to Sale Price - %	93.71%	89.63%	95.04%	95.33%	93.45%	93.32%	94.13%
Final List to Sale Price - %	96.89%	95.00%	98.36%	97.95%	97.23%	96.84%	95.90%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	69	70	57	52	87	72	65
Combined Avg Days to Contract	76	71	57	60	100	79	66
Avg Days Listing to Closing	105	105	94	85	120	108	117
Avg Days Contract to Close	35	35	36	32	33	36	54
<b><u>Beds / Baths</u></b>							
Average Bedrooms	4	3	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	2,169	1,243	1,363	1,609	2,039	2,724	3,916

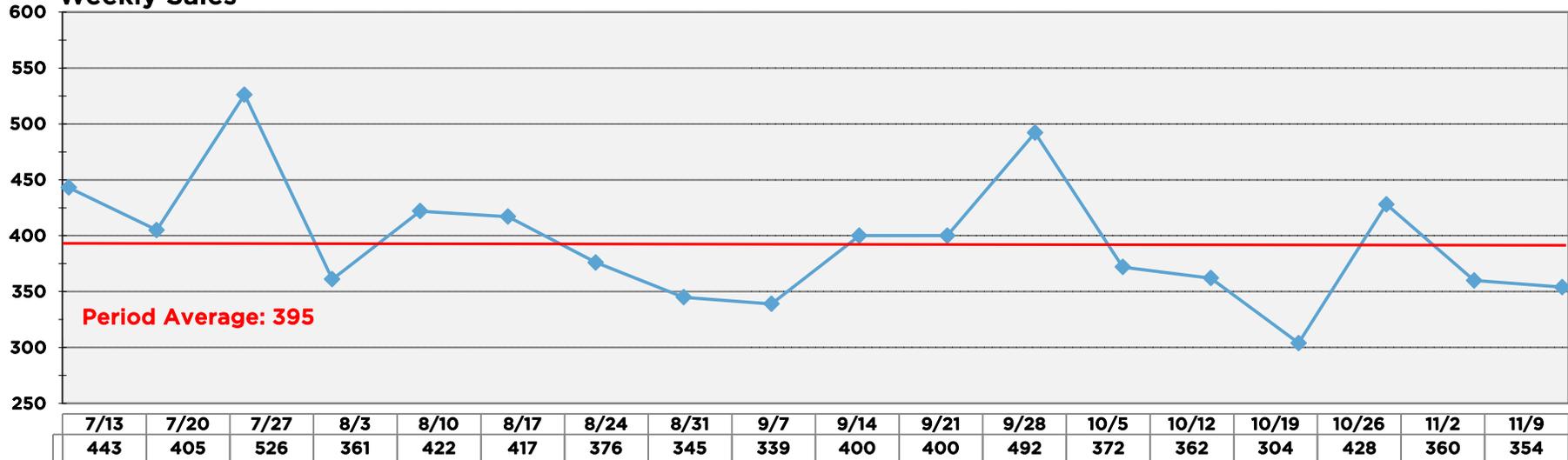
**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Sale Prices (in thousands)**



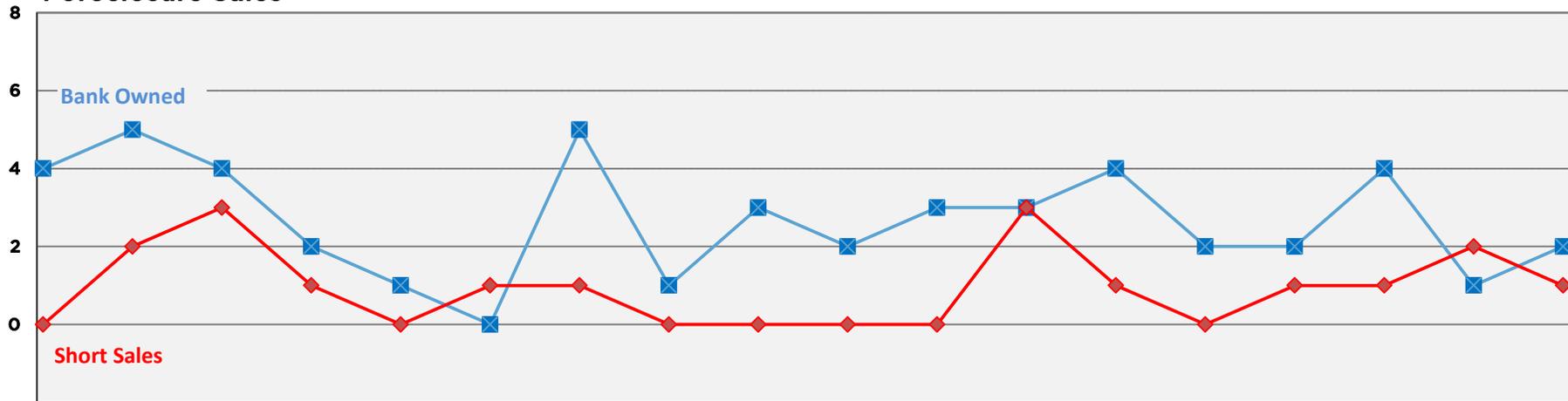
**Weekly Sales**



**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

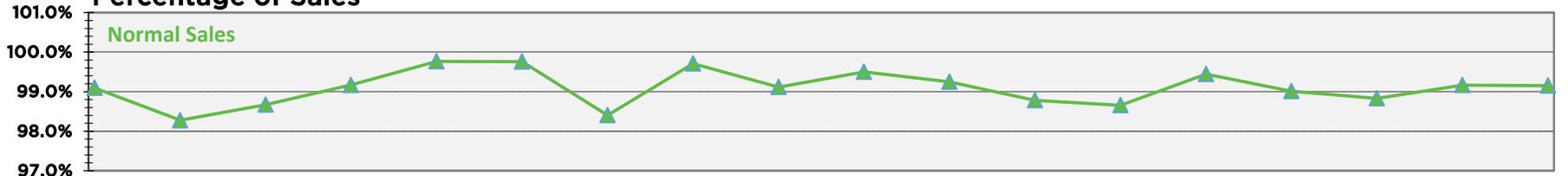
**Single Family Homes**

**Foreclosure Sales**

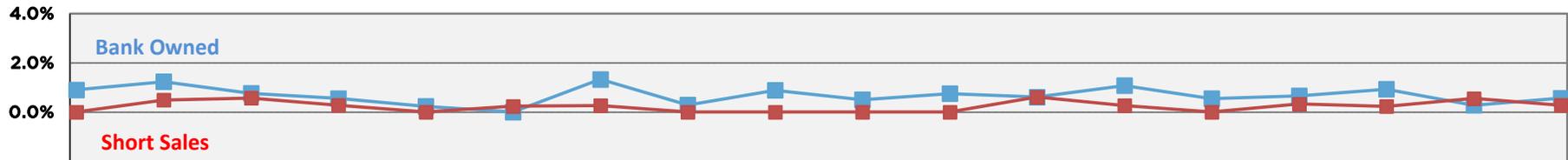


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
BO	4	5	4	2	1	0	5	1	3	2	3	3	4	2	2	4	1	2
SS	0	2	3	1	0	1	1	0	0	0	0	3	1	0	1	1	2	1

**Percentage of Sales**



	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	11/2	11/9
Normal	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%	99.17%	99.15%

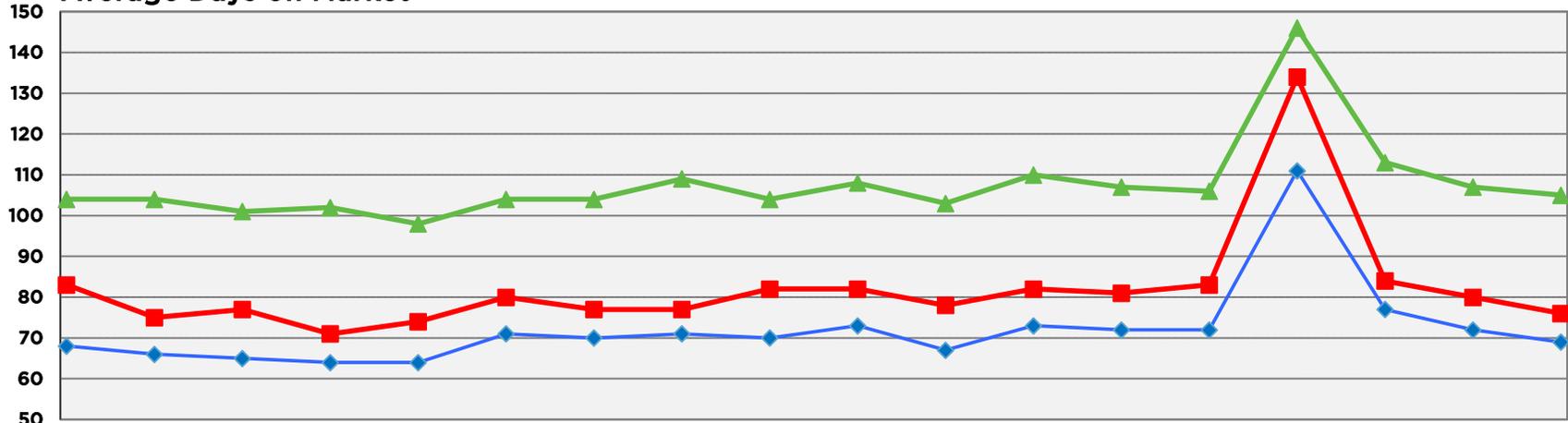


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
BO	0.90%	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%
SS	0.00%	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%

**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

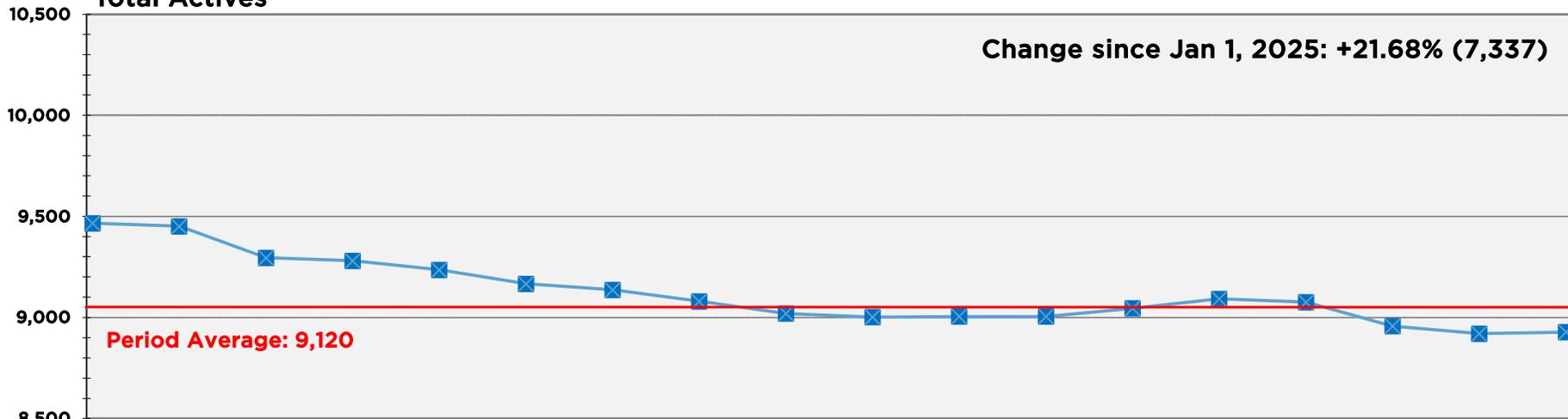
**Single Family Homes**

**Average Days on Market**



	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	11/2	11/9
ListToContract	68	66	65	64	64	71	70	71	70	73	67	73	72	72	111	77	72	69
CombDaysOnMkt	83	75	77	71	74	80	77	77	82	82	78	82	81	83	134	84	80	76
ListToClose	104	104	101	102	98	104	104	109	104	108	103	110	107	106	146	113	107	105

**Total Actives**

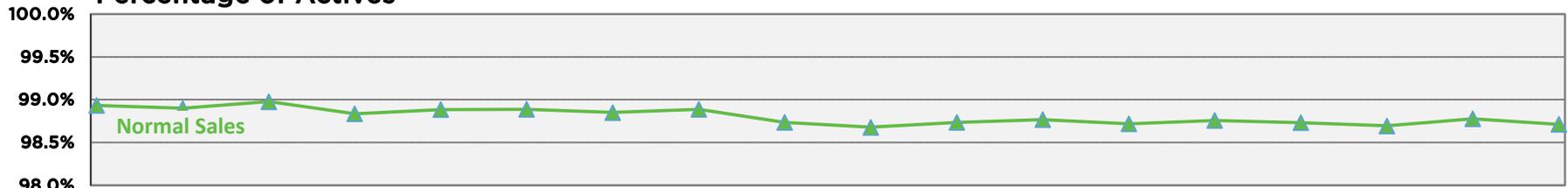


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
Total Actives	9,466	9,451	9,295	9,280	9,235	9,166	9,136	9,080	9,020	9,002	9,005	9,005	9,046	9,092	9,075	8,958	8,920	8,928

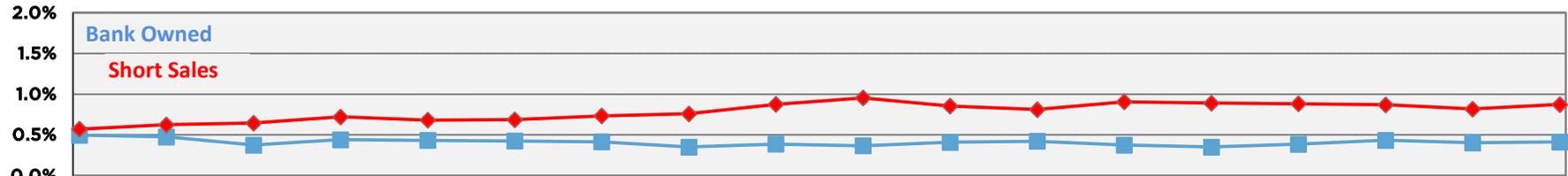
**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**

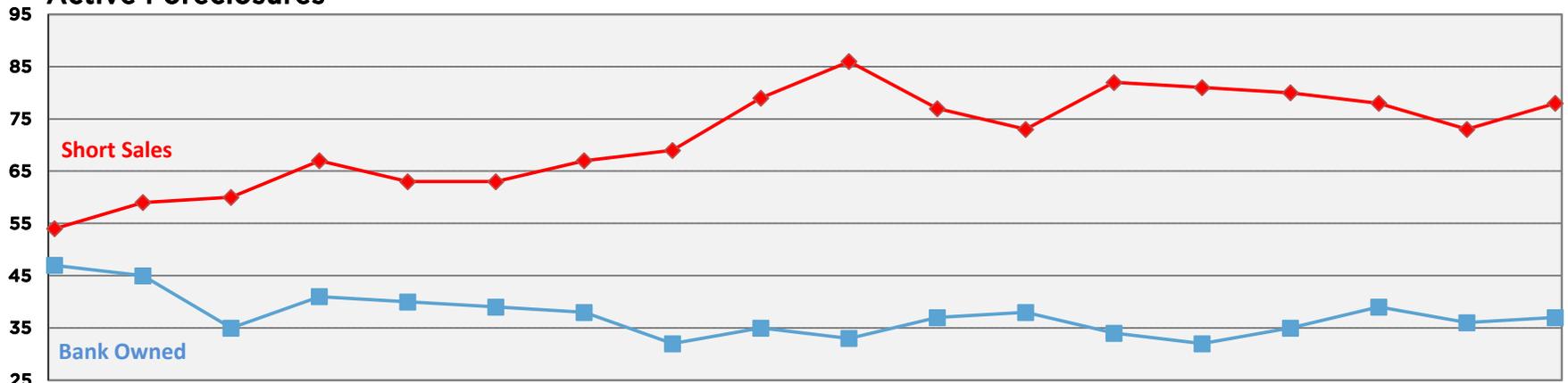


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
Normal	98.93%	98.90%	98.98%	98.84%	98.88%	98.89%	98.85%	98.89%	98.74%	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%



	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	11/2	11/9
BO	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%	0.40%	0.41%
SS	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%	0.82%	0.87%

**Active Foreclosures**

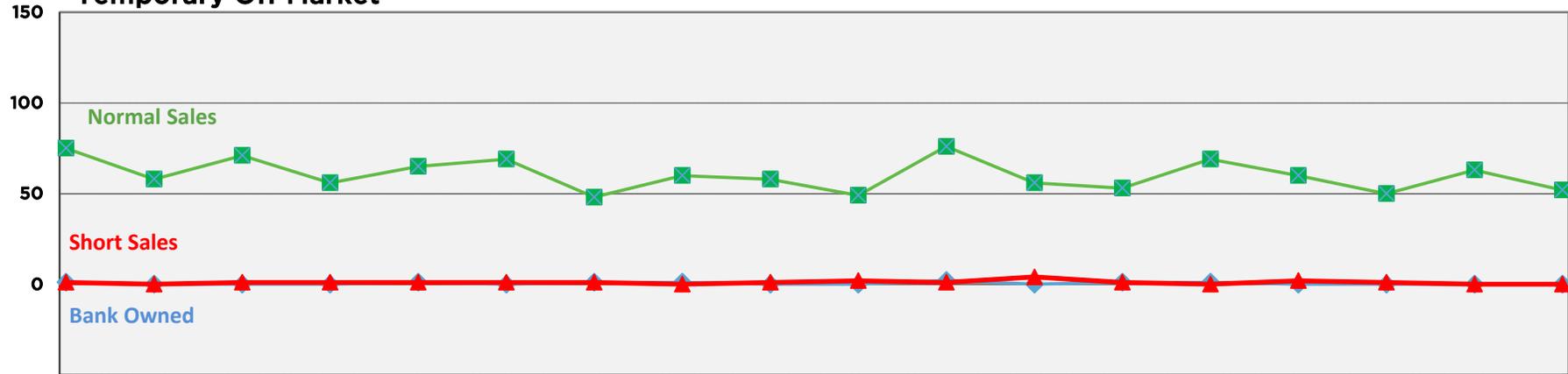


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
BO	47	45	35	41	40	39	38	32	35	33	37	38	34	32	35	39	36	37
SS	54	59	60	67	63	63	67	69	79	86	77	73	82	81	80	78	73	78

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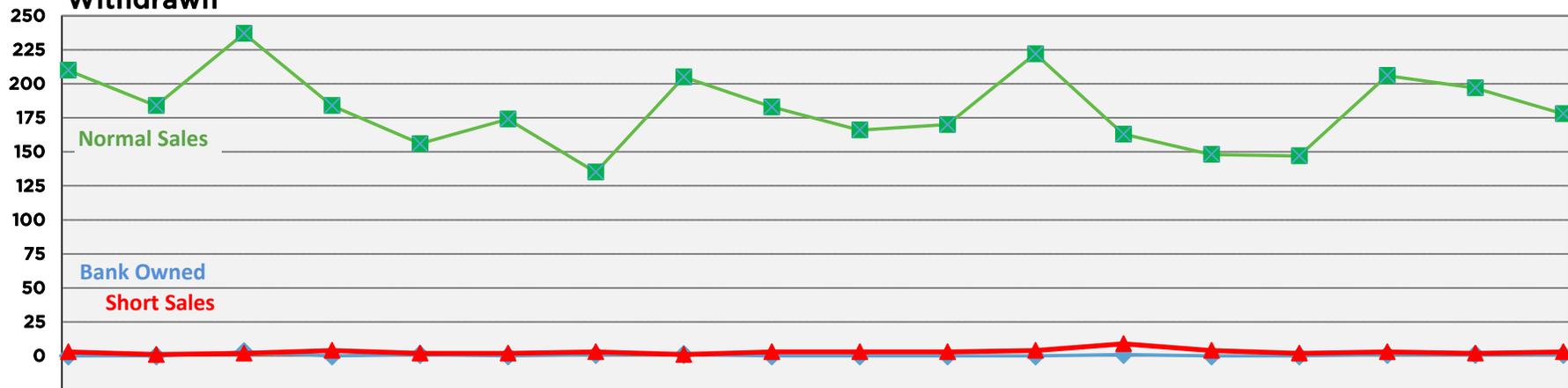
**Single Family Homes**

**Temporary Off Market**



	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	11/2	11/9
Norm	75	58	71	56	65	69	48	60	58	49	76	56	53	69	60	50	63	52
BO	1	0	0	0	1	0	1	1	0	0	2	0	1	1	0	0	0	0
SS	1	0	1	1	1	1	1	0	1	2	1	4	1	0	2	1	0	0

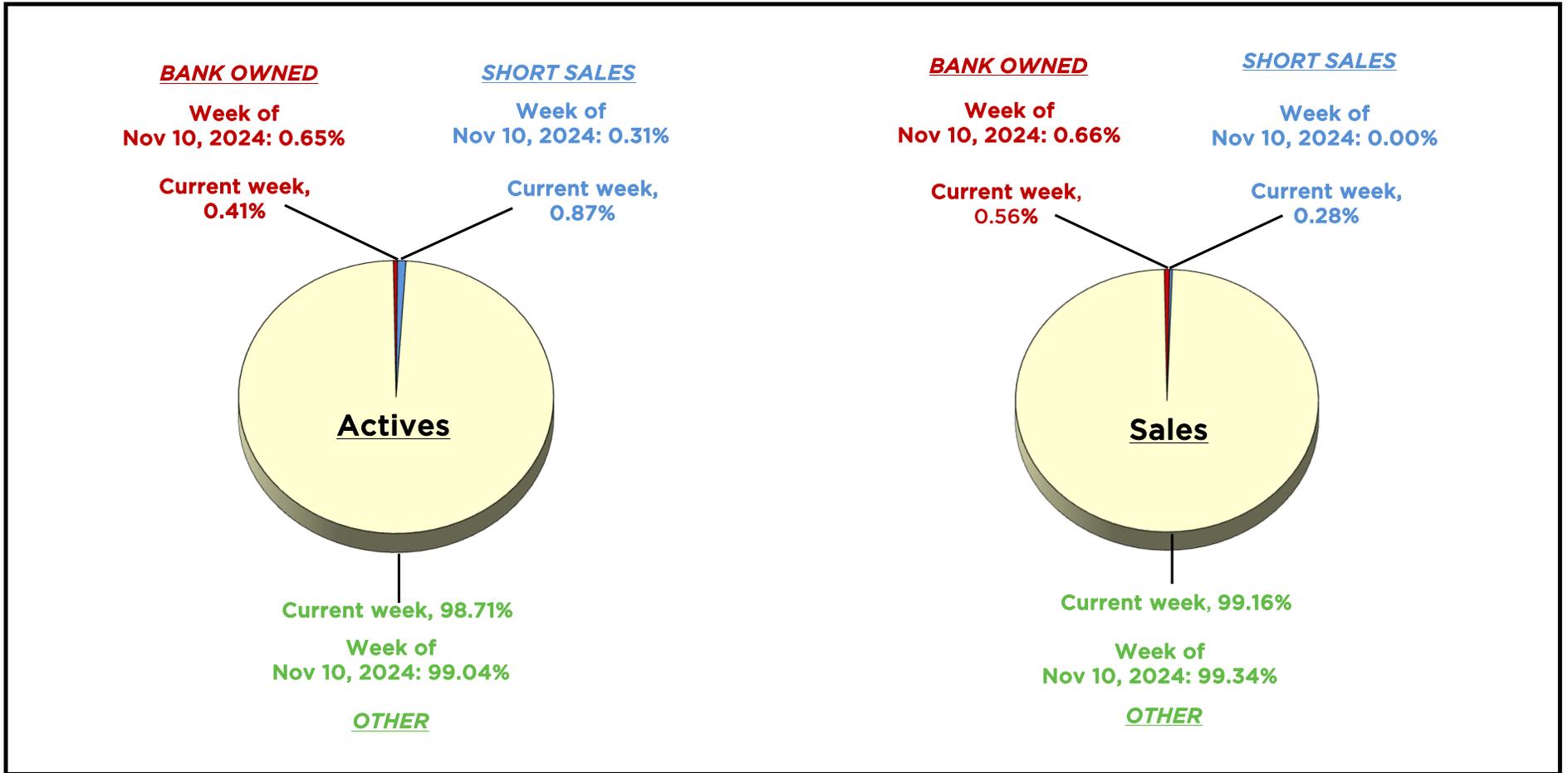
**Withdrawn**



	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	11/2	11/9
Norm	210	184	237	184	156	174	135	205	183	166	170	222	163	148	147	206	197	178
BO	0	0	3	0	1	0	1	1	0	0	0	0	1	0	0	1	1	1
SS	3	1	2	4	2	2	3	1	3	3	3	4	9	4	2	3	2	3

**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 78 Single Family Homes available for the Median Price of \$440,000 (± \$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>11</b>	<b>\$439,945</b>	<b>3.4</b>	<b>2.1</b>	<b>1,835</b>	<b>\$239.81</b>
Altamonte Springs (East)	32701	1	\$439,900	3.0	2.0	1,852	\$237.53
Winter Springs / Tuskawilla	32708	1	\$440,000	3.0	2.0	1,735	\$253.60
Altamonte Springs / Forest City	32714	1	\$439,900	4.0	2.0	2,082	\$211.29
Lake Mary / Heathrow	32746	1	\$439,900	4.0	3.0	2,100	\$209.48
Longwood (East)	32750	2	\$439,900	3.0	2.0	1,902	\$231.28
Oviedo	32765	1	\$440,000	3.0	2.0	1,529	\$287.77
Sanford / Lake Forest	32771	2	\$439,950	4.0	2.0	1,951	\$225.50
Longwood / Wekiva Springs	32779	1	\$440,000	3.0	2.0	1,449	\$303.66
Winter Park	32792	1	\$440,000	3.0	2.0	1,727	\$254.78
<b>Orange County</b>		<b>18</b>	<b>\$439,945</b>	<b>3.6</b>	<b>2.1</b>	<b>1,886</b>	<b>\$233.23</b>
Mount Dora	32757	1	\$439,900	4.0	2.0	2,567	\$171.37
Delaney / Crystal Lake	32806	1	\$440,000	3.0	2.0	1,841	\$239.00
Conway	32812	1	\$440,000	4.0	3.0	1,655	\$265.86
Taft	32824	4	\$439,975	3.8	2.3	1,926	\$228.44
Research Park	32826	1	\$439,999	4.0	2.0	1,938	\$227.04
Waterford Lakes	32828	1	\$439,500	4.0	2.0	1,947	\$225.73
Union Park / Chickasaw	32829	1	\$440,000	3.0	2.0	2,083	\$211.23
Metro West / Orlo Vista	32835	1	\$439,900	3.0	2.0	1,404	\$313.32
Hunters Creek	32837	1	\$440,000	4.0	2.0	2,091	\$210.43
Ocoee	34761	6	\$439,967	3.5	2.0	1,787	\$246.16
<b>Osceola County</b>		<b>29</b>	<b>\$439,938</b>	<b>4.0</b>	<b>2.3</b>	<b>2,068</b>	<b>\$212.77</b>
Davenport	33896	1	\$439,900	3.0	2.0	1,162	\$378.57
Kissimmee / Buena Ventura Lakes	34743	3	\$439,967	3.7	2.0	1,822	\$241.47
Kissimmee (East)	34744	4	\$439,925	3.8	2.0	1,891	\$232.64
Kissimmee (West) / Pleasant Hill	34746	5	\$439,920	4.0	2.4	2,029	\$216.79
Kissimmee / Celebration	34747	3	\$440,000	4.0	2.3	1,955	\$225.03
Kissimmee / Poinciana	34758	1	\$439,500	5.0	3.0	2,000	\$219.75
Kissimmee	34759	1	\$440,000	6.0	4.0	3,896	\$112.94
St Cloud / Narcoossee	34771	6	\$439,948	3.7	2.0	2,107	\$208.80
St Cloud / Canoe Creek	34772	2	\$440,000	4.5	2.5	2,074	\$212.15
St Cloud / Harmony	34773	3	\$439,967	4.3	2.7	2,357	\$186.66

**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**There are 78 Single Family Homes available for the Median Price of \$440,000 ( ± \$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>Lake County</b>		<b>20</b>	<b>\$439,973</b>	<b>3.5</b>	<b>2.4</b>	<b>2,189</b>	<b>\$200.99</b>
Eustis (East)	32736	3	\$440,000	3.7	2.3	2,272	\$193.63
Mount Dora	32757	2	\$440,000	3.5	2.5	2,592	\$169.75
Sorrento / Mt Plymouth	32776	1	\$440,000	5.0	2.0	2,230	\$197.31
Tavares / Mt Plymouth	32778	1	\$440,000	5.0	3.0	2,910	\$151.20
Astatula	34705	1	\$440,000	3.0	3.0	2,421	\$181.74
Clermont (Central)	34711	1	\$440,000	3.0	2.0	2,050	\$214.63
Clermont (South)	34714	3	\$439,967	3.3	2.3	1,701	\$258.60
Minneola	34715	1	\$440,000	3.0	2.0	1,202	\$366.06
Groveland	34736	1	\$440,000	4.0	2.0	2,924	\$150.48
Howey in the Hills	34737	1	\$439,990	4.0	3.0	2,579	\$170.60
Leesburg (West)	34748	5	\$439,915	3.0	2.4	2,072	\$212.31

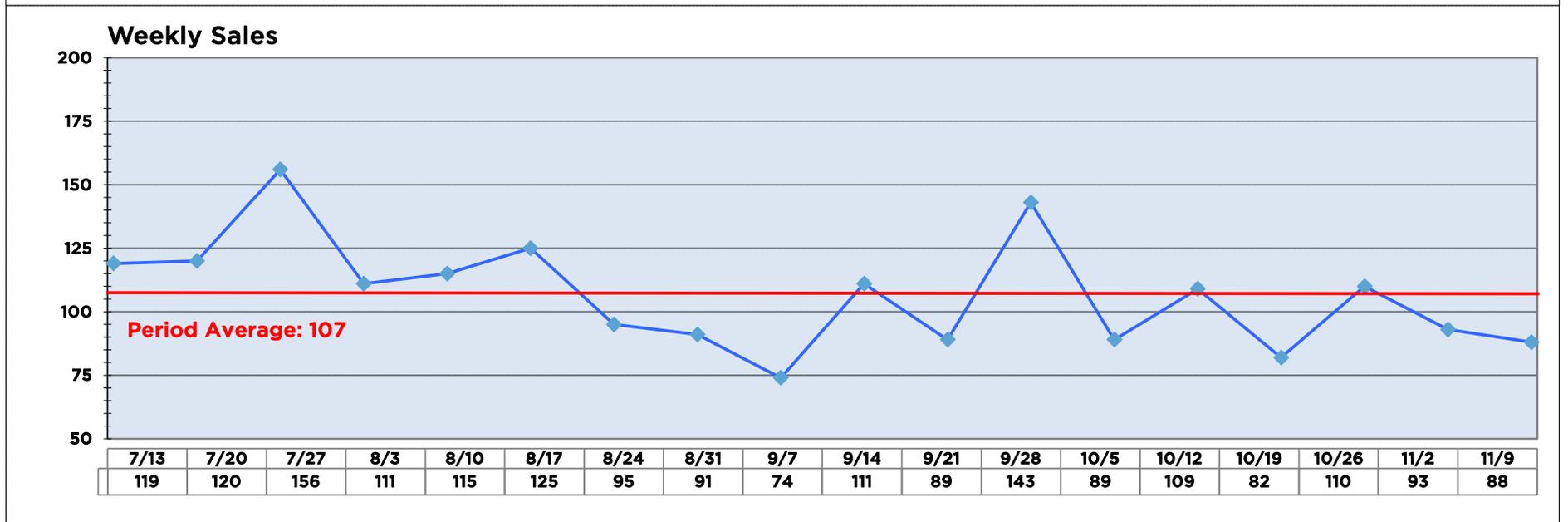
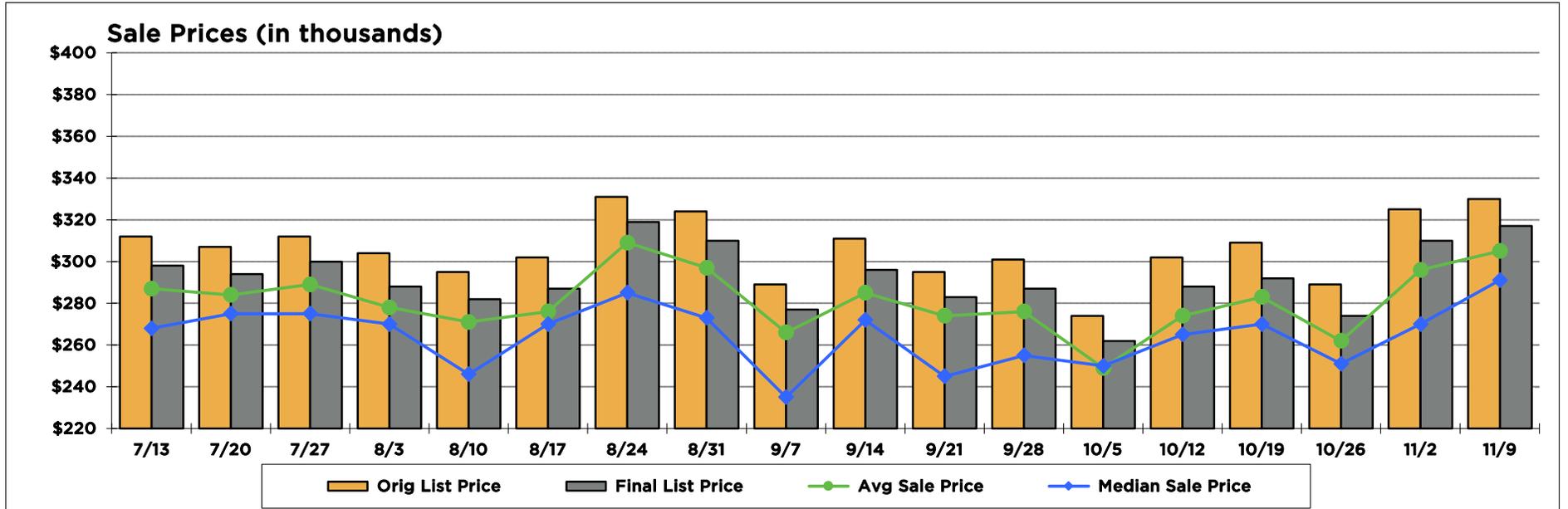
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>88</b>	<b>30</b>	<b>15</b>	<b>28</b>	<b>7</b>	<b>8</b>	<b>0</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	87	29	15	28	7	8	0
<b>Active Listings</b>	<b>4,371</b>	<b>1,729</b>	<b>686</b>	<b>1,108</b>	<b>526</b>	<b>300</b>	<b>22</b>
Bank Owned	18	12	2	4	0	0	0
Short Sales	32	7	14	10	1	0	0
Other	4,321	1,710	670	1,094	525	300	22
<b>Months of Inventory</b>	<b>11.46</b>	<b>13.30</b>	<b>10.55</b>	<b>9.13</b>	<b>17.34</b>	<b>8.65</b>	<b>0.00</b>
<b><u>List Price</u></b>							
Average Original List Price	\$330,408	\$188,495	\$290,440	\$360,917	\$494,836	\$686,863	\$0
Average Final List Price	\$317,226	\$175,139	\$275,900	\$352,888	\$462,486	\$675,613	\$0
<b><u>Sale Price</u></b>							
Average Price	\$305,287	\$162,703	\$266,747	\$344,393	\$446,714	\$651,625	\$0
Median Price	\$291,000	\$165,000	\$264,900	\$345,750	\$440,000	\$587,500	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$13,182	-\$13,356	-\$14,540	-\$8,029	-\$32,350	-\$11,250	\$0
Original List to Sale Price - \$	-\$25,121	-\$25,792	-\$23,693	-\$16,524	-\$48,122	-\$35,238	\$0
Final List to Sale Price - \$	-\$11,939	-\$12,436	-\$9,153	-\$8,495	-\$15,772	-\$23,988	\$0
Original List to Sale Price - %	92.40%	86.32%	91.84%	95.42%	90.28%	94.87%	0.00%
Final List to Sale Price - %	96.24%	92.90%	96.68%	97.59%	96.59%	96.45%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	99	131	89	76	136	42	0
Combined Avg Days to Contract	120	168	89	104	140	42	0
Avg Days Listing to Closing	129	157	124	105	170	83	0
Avg Days Contract to Close	35	26	34	44	33	41	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	1	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,441	1,004	1,407	1,616	1,902	2,124	0

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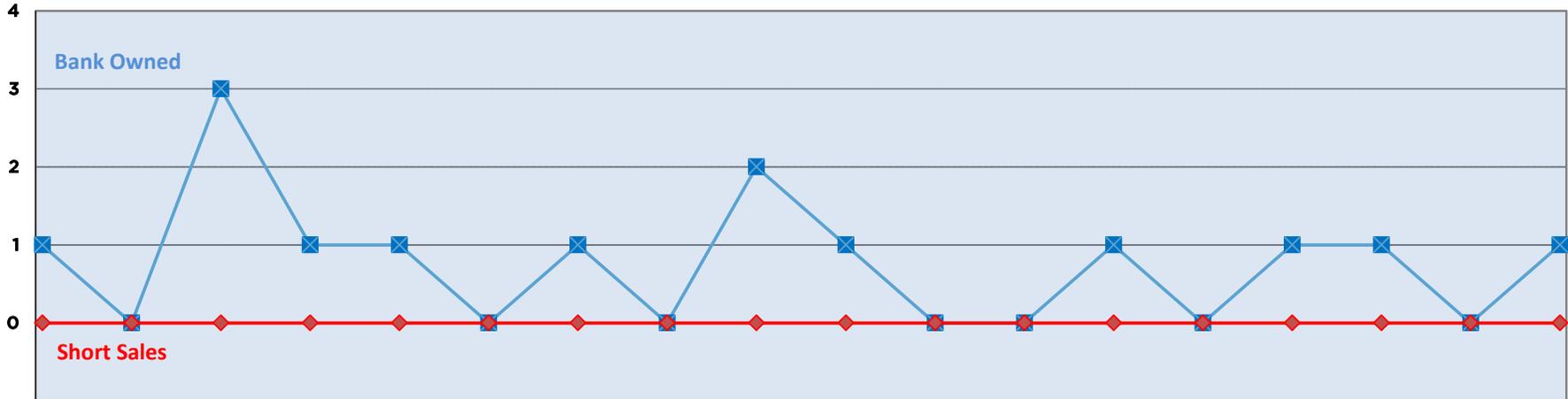
**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

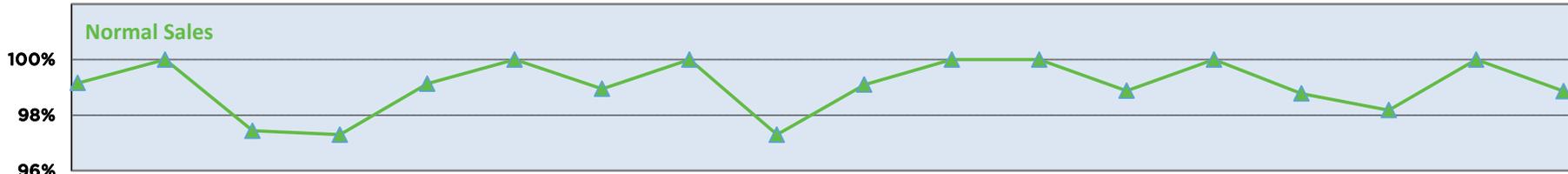
**Condos, Townhomes, Villas**

**Foreclosure Sales**



	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	11/2	11/9
BO	1	0	3	1	1	0	1	0	2	1	0	0	1	0	1	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**



	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	11/2	11/9
Normal	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%	100.00%	98.86%

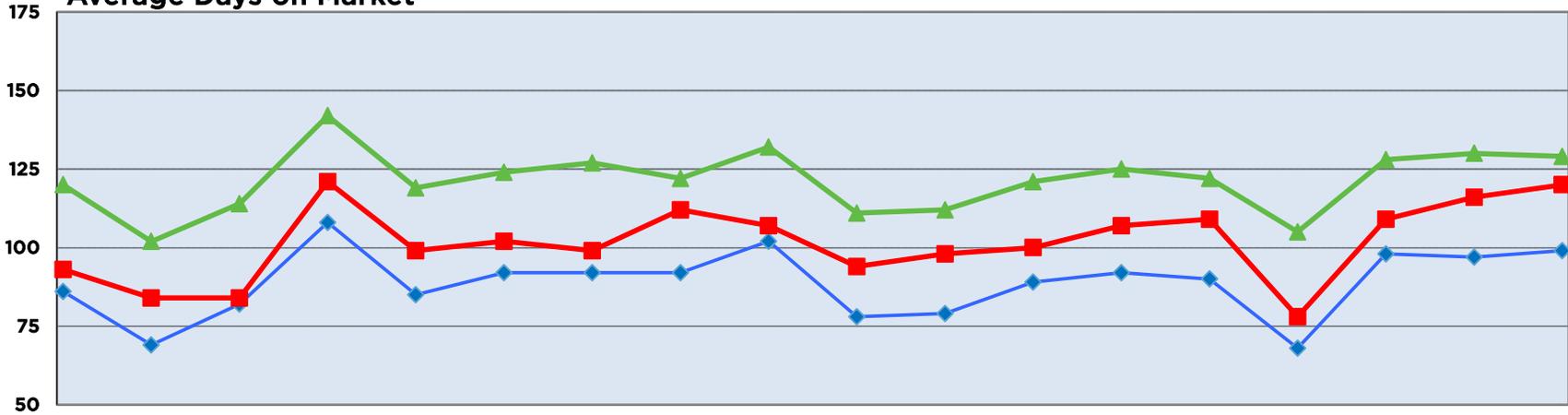


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
BO	0.84%	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%
SS	0.00%	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%

**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

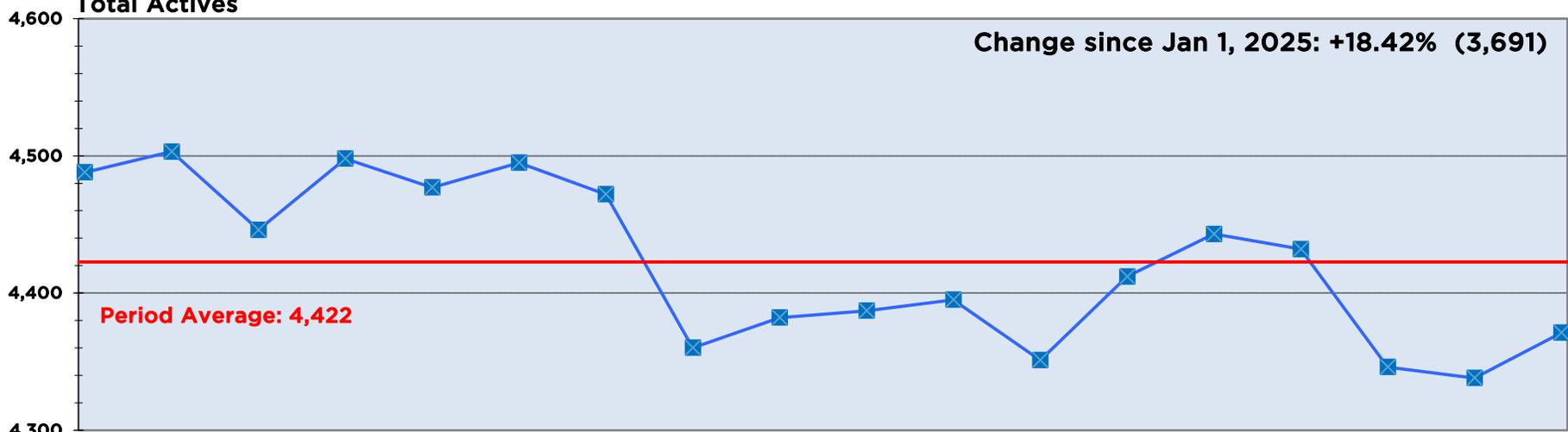
**Average Days on Market**



	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	11/2	11/9
ListToContract	86	69	82	108	85	92	92	92	102	78	79	89	92	90	68	98	97	99
CombDaysOnMkt	93	84	84	121	99	102	99	112	107	94	98	100	107	109	78	109	116	120
ListToClose	120	102	114	142	119	124	127	122	132	111	112	121	125	122	105	128	130	129

**Total Actives**

Change since Jan 1, 2025: +18.42% (3,691)

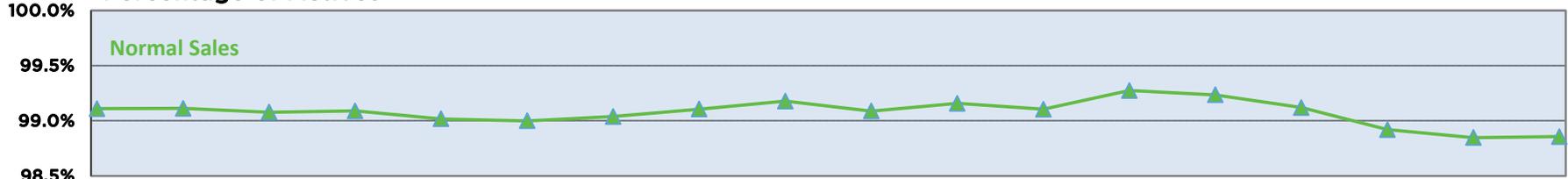


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
Total Actives	4,488	4,503	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395	4,351	4,412	4,443	4,432	4,346	4,338	4,371

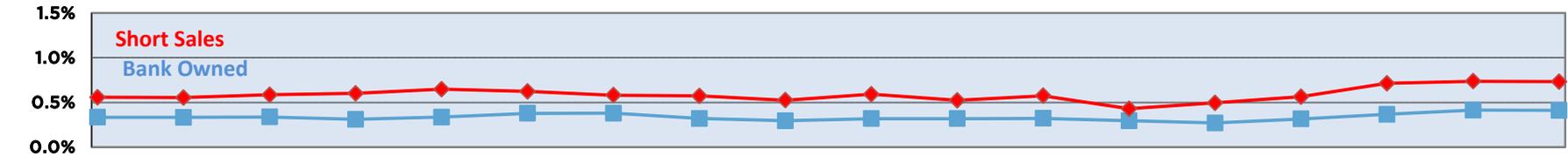
**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

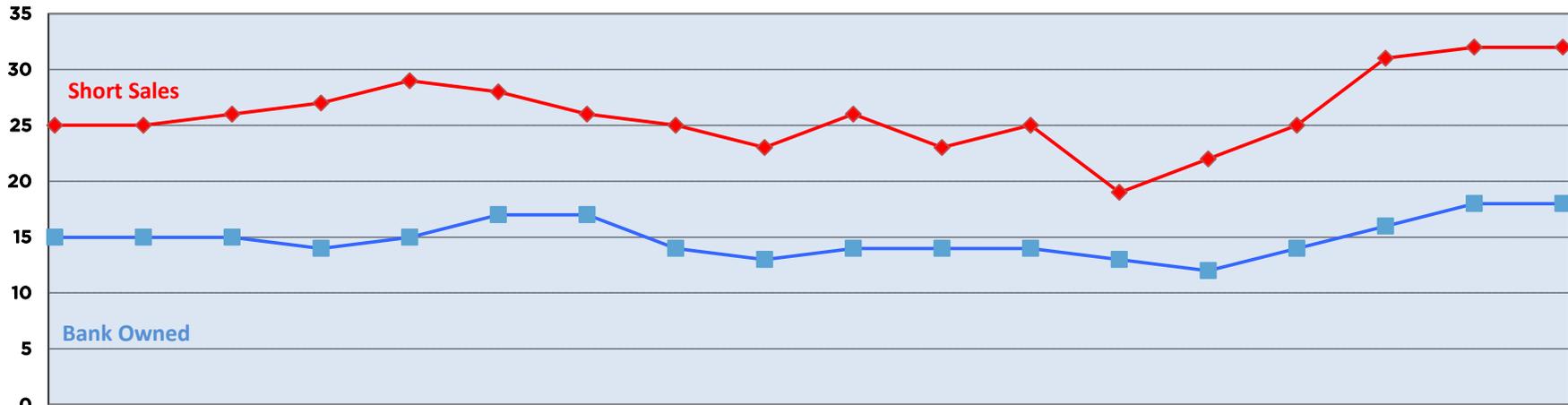


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
Normal	99.11%	99.11%	99.08%	99.09%	99.02%	99.00%	99.04%	99.11%	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%



	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	11/2	11/9
BO	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%	0.41%	0.41%
SS	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%	0.74%	0.73%

**Active Foreclosures**

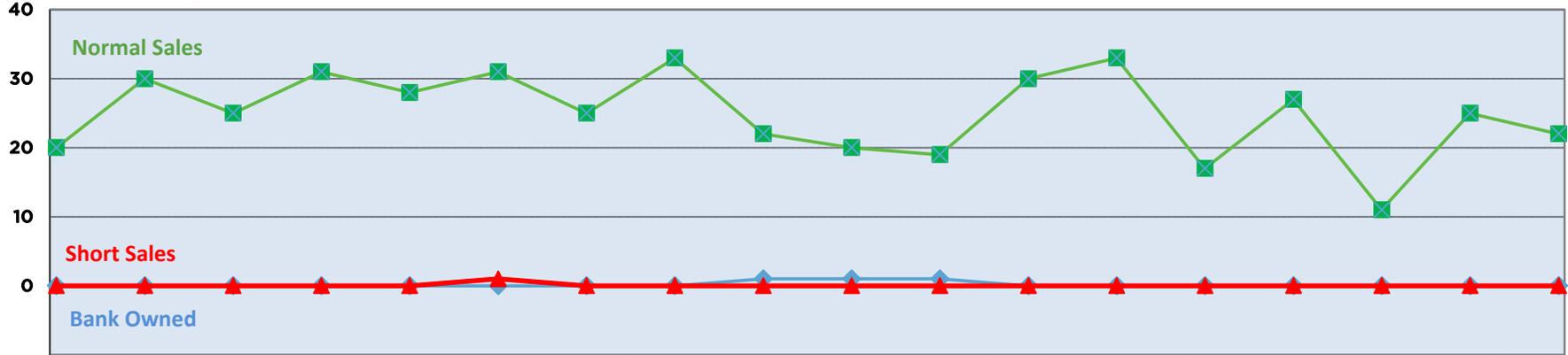


	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9
BO	15	15	15	14	15	17	17	14	13	14	14	14	13	12	14	16	18	18
SS	25	25	26	27	29	28	26	25	23	26	23	25	19	22	25	31	32	32

**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

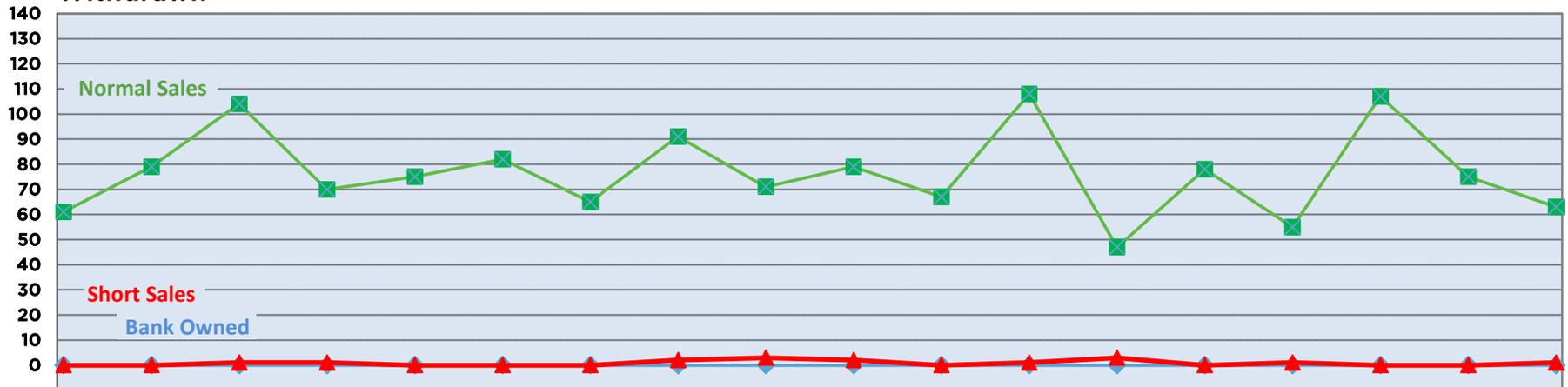
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	11/2	11/9
Norm	20	30	25	31	28	31	25	33	22	20	19	30	33	17	27	11	25	22
BO	0	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0
SS	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

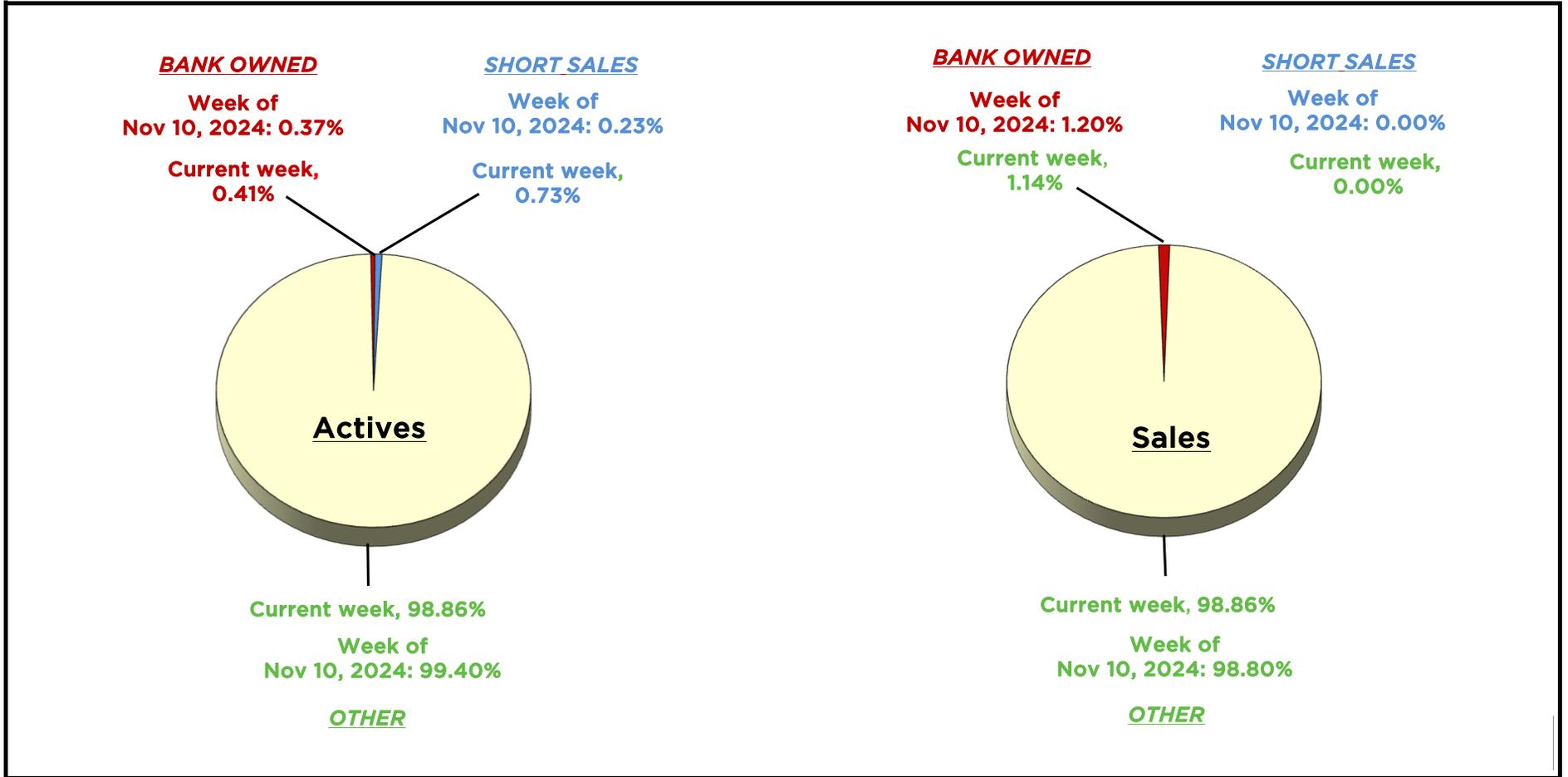
**Withdrawn**



	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	11/2	11/9
Norm	61	79	104	70	75	82	65	91	71	79	67	108	47	78	55	107	75	63
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	1	0	0	0	2	3	2	0	1	3	0	1	0	0	1

**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
11/09/2025 - 11/15/2025  
Lake, Orange, Osceola & Seminole Counties

**There are no Condos, Villas, or Townhomes available for the Median Price of \$291,000 (± \$500)**