



Monday Morning Quarterback Summary

Week of November 16, 2025 - November 22, 2025

Single-family existing homes

- Sales of single-family homes increased to 431 during the week of November 16, from 354 the week prior
- The median price of single family homes decreased to \$415,000 a change of -5.7%
- The number of single-family home foreclosure transactions remains constant at 2
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory decreased by 131, and now sits at 8,797

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 94 during the week of November 16, from 88 the week prior
- The median price of condos, townhomes, and villas decreased to \$225,000 a change of -22.7%
- 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 remains constant at 4,371

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

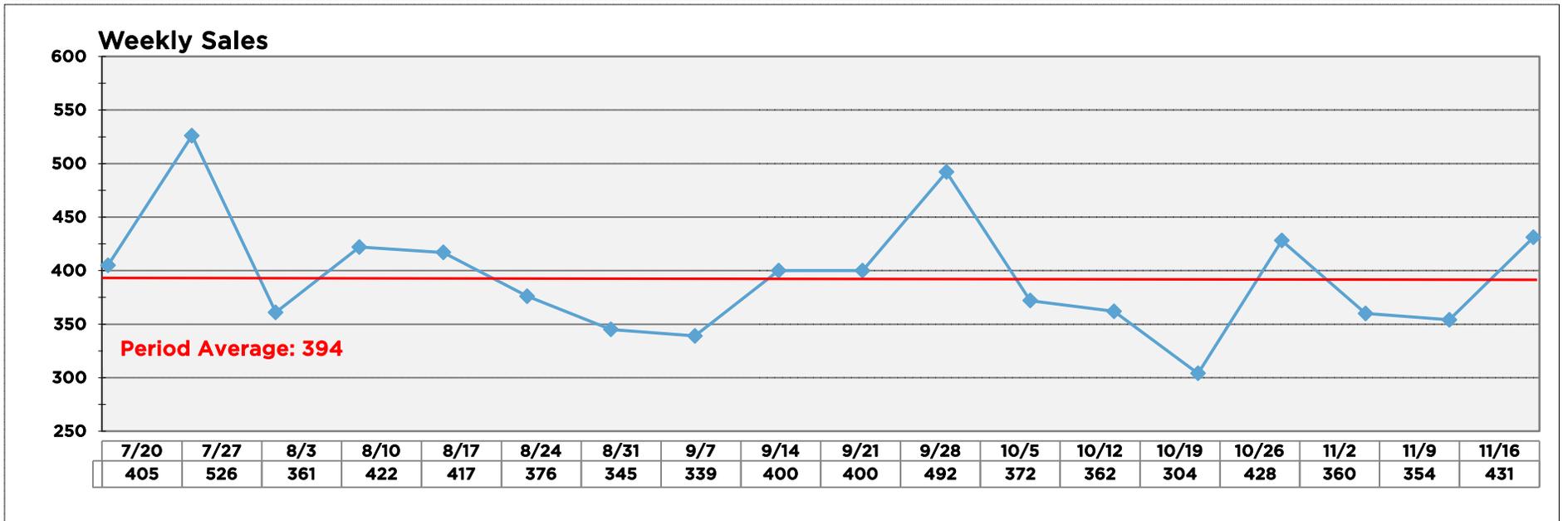
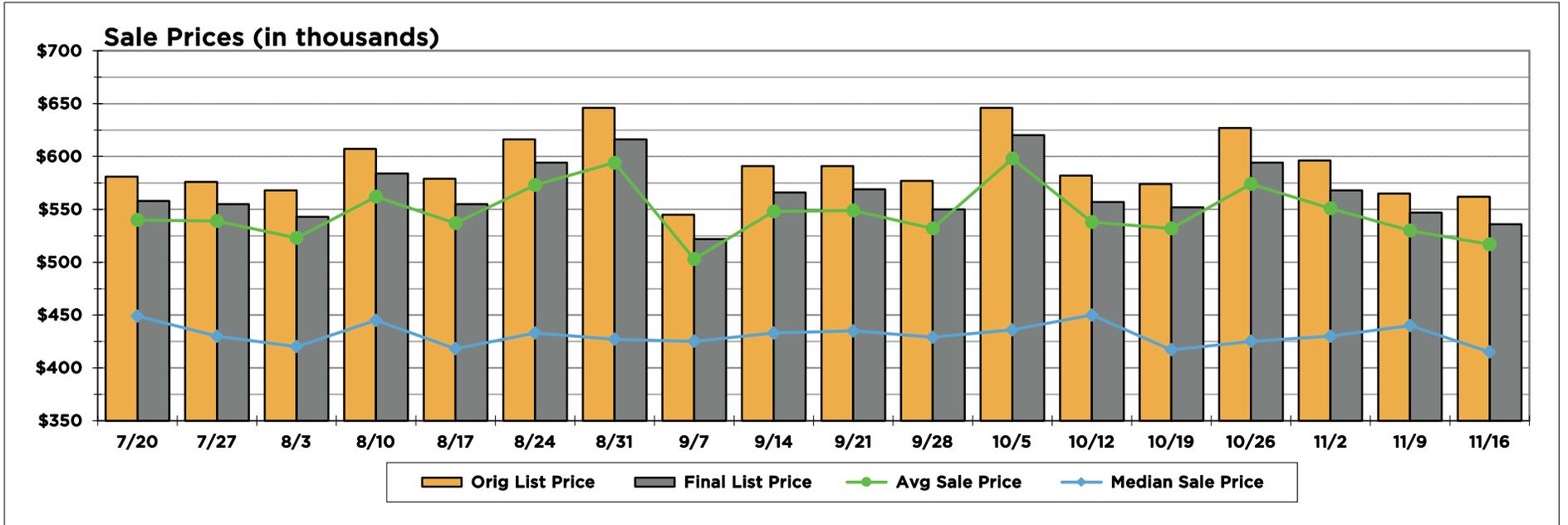
Monday Morning Quarterback
11/16/2025 - 11/22/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	431	43	36	112	87	122	31
Bank Owned	2	2	0	0	0	0	0
Short Sales	2	0	1	1	0	0	0
Other	427	41	35	111	87	122	31
Active Listings	8,797	629	537	1,867	1,775	3,086	903
Bank Owned	39	13	1	9	6	9	1
Short Sales	83	15	12	32	13	8	3
Other	8,675	601	524	1,826	1,756	3,069	899
Months of Inventory	4.71	3.38	3.44	3.85	4.71	5.84	6.72
<u>List Price</u>							
Average Original List Price	\$562,047	\$201,295	\$297,461	\$376,318	\$466,395	\$699,722	\$1,767,354
Average Final List Price	\$535,739	\$188,790	\$282,160	\$362,172	\$447,628	\$668,711	\$1,662,528
<u>Sale Price</u>							
Average Price	\$516,798	\$177,024	\$274,011	\$351,969	\$438,359	\$654,334	\$1,544,419
Median Price	\$415,000	\$172,000	\$272,500	\$350,000	\$432,145	\$625,000	\$1,475,000
<u>Price Differences</u>							
Original to Final List Price	-\$26,308	-\$12,505	-\$15,301	-\$14,146	-\$18,767	-\$31,011	-\$104,826
Original List to Sale Price - \$	-\$45,249	-\$24,271	-\$23,450	-\$24,349	-\$28,036	-\$45,388	-\$222,935
Final List to Sale Price - \$	-\$18,941	-\$11,766	-\$8,149	-\$10,203	-\$9,269	-\$14,377	-\$118,109
Original List to Sale Price - %	91.95%	87.94%	92.12%	93.53%	93.99%	93.51%	87.39%
Final List to Sale Price - %	96.46%	93.77%	97.11%	97.18%	97.93%	97.85%	92.90%
<u>Days on the Market</u>							
Avg Days Listing to Contract	76	71	63	64	76	75	139
Combined Avg Days to Contract	88	83	65	75	91	82	180
Avg Days Listing to Closing	110	107	95	98	111	109	179
Avg Days Contract to Close	34	35	31	33	34	34	39
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,136	1,167	1,437	1,663	2,011	2,634	4,385

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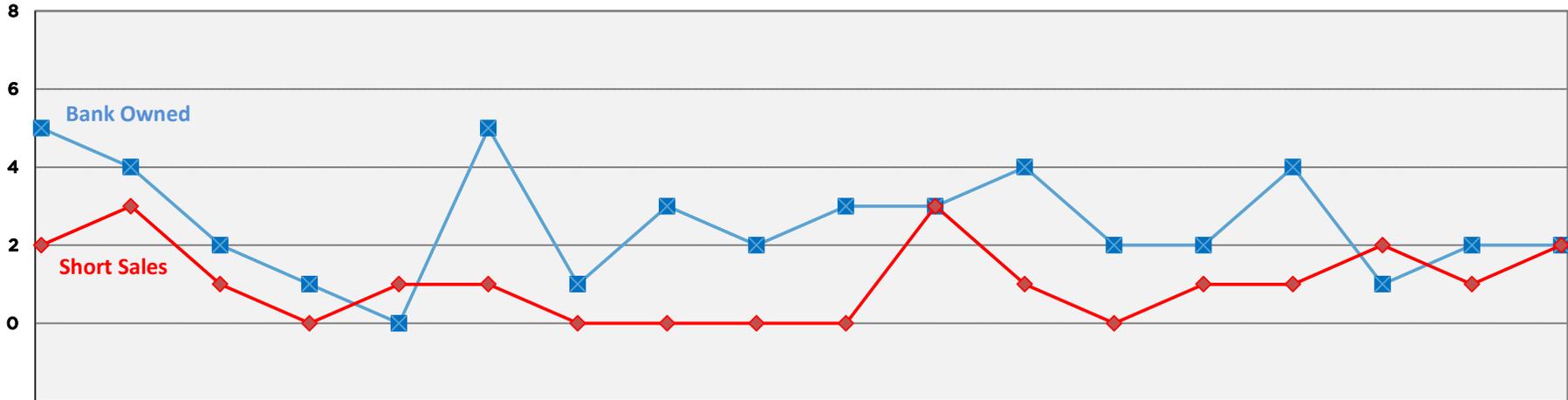
Single Family Homes



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11/16/2025 - 11/22/2025
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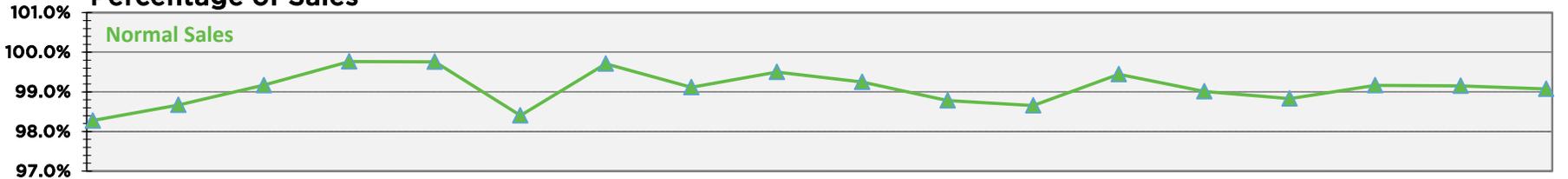
Single Family Homes

Foreclosure Sales

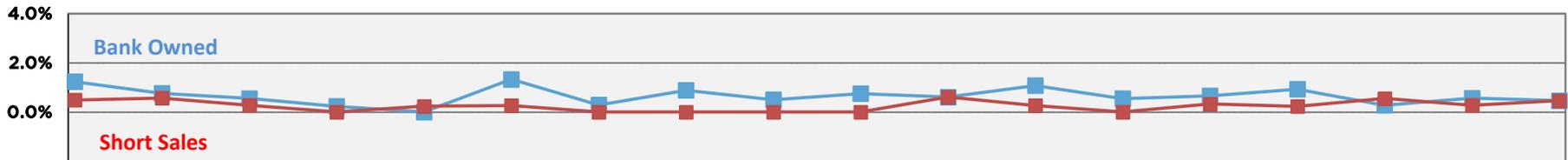


	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16
BO	5	4	2	1	0	5	1	3	2	3	3	4	2	2	4	1	2	2
SS	2	3	1	0	1	1	0	0	0	0	3	1	0	1	1	2	1	2

Percentage of Sales



	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	11/16
Normal	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%	99.07%

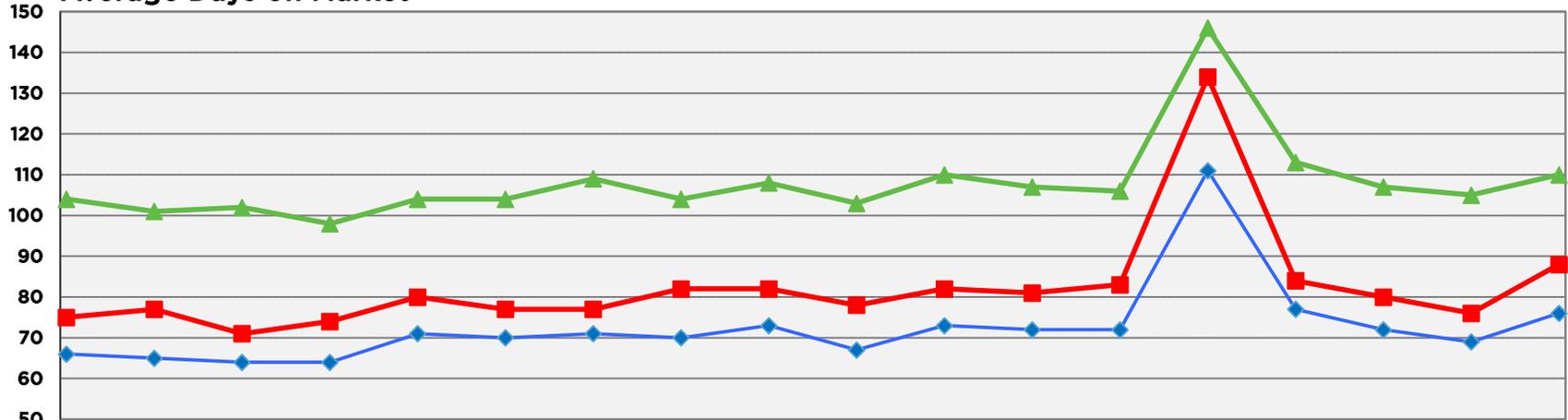


	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16
BO	1.23%	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%
SS	0.49%	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%

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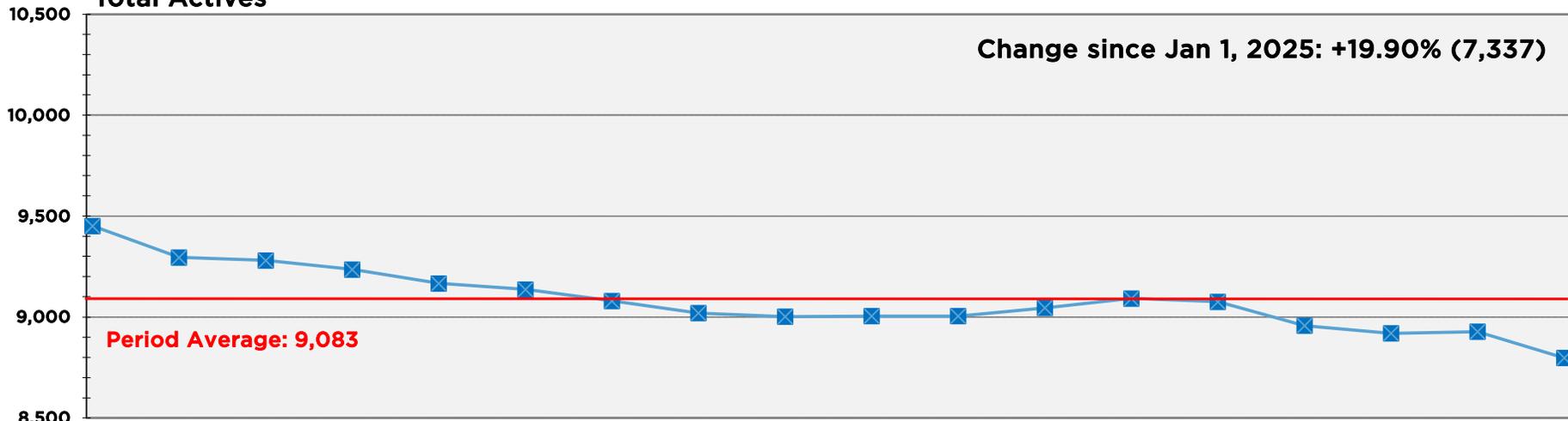
Single Family Homes

Average Days on Market



	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	11/16
ListToContract	66	65	64	64	71	70	71	70	73	67	73	72	72	111	77	72	69	76
CombDaysOnMkt	75	77	71	74	80	77	77	82	82	78	82	81	83	134	84	80	76	88
ListToClose	104	101	102	98	104	104	109	104	108	103	110	107	106	146	113	107	105	110

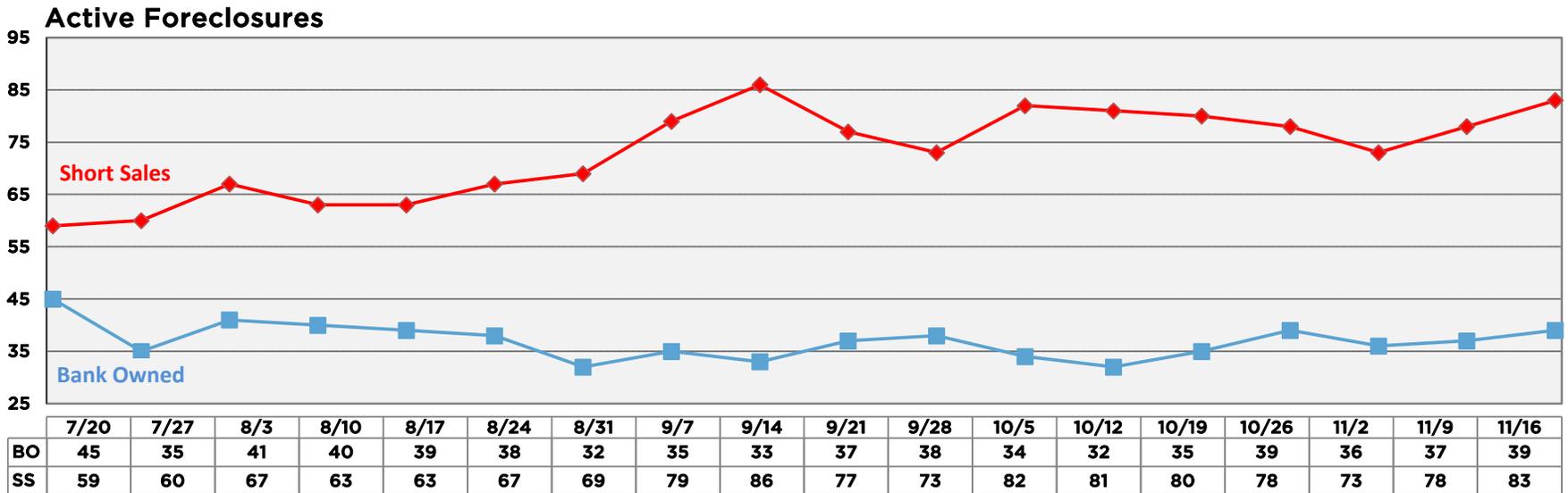
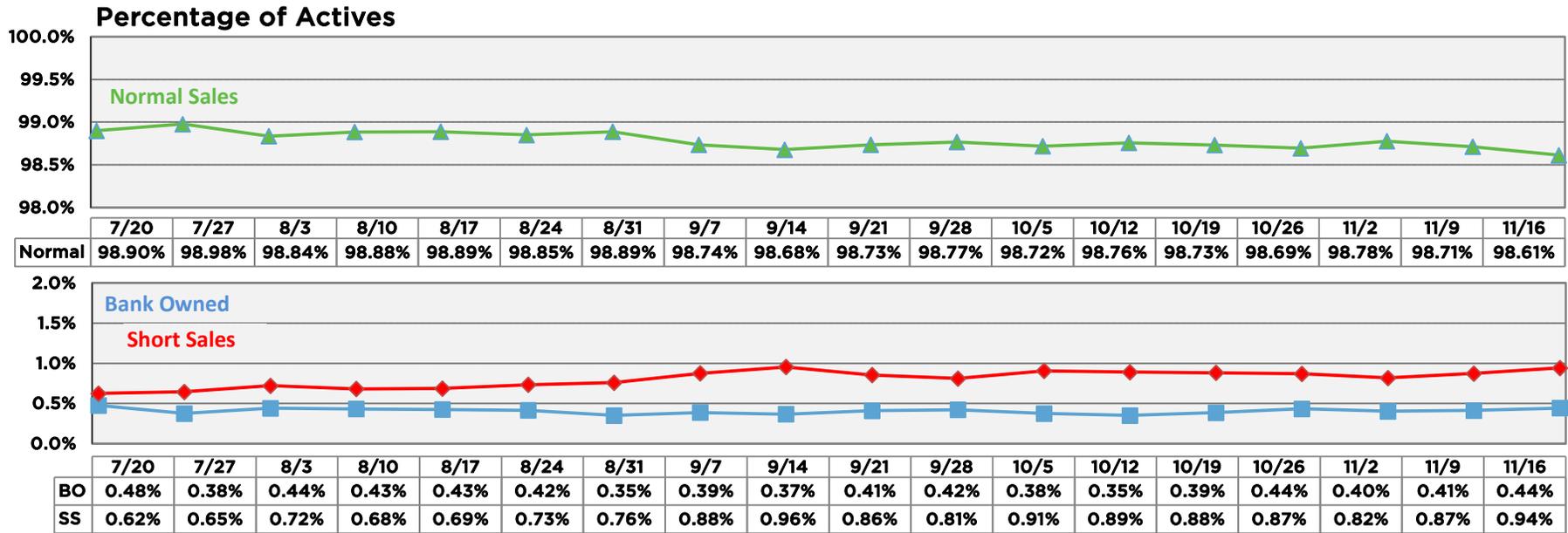
Total Actives



	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	11/16
Total Actives	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	8,797

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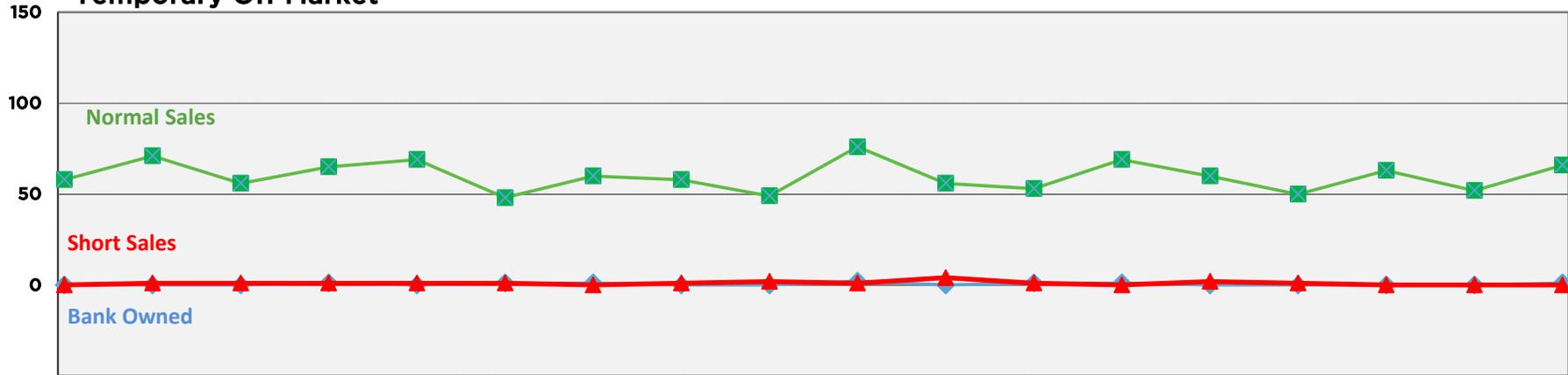
Single Family Homes



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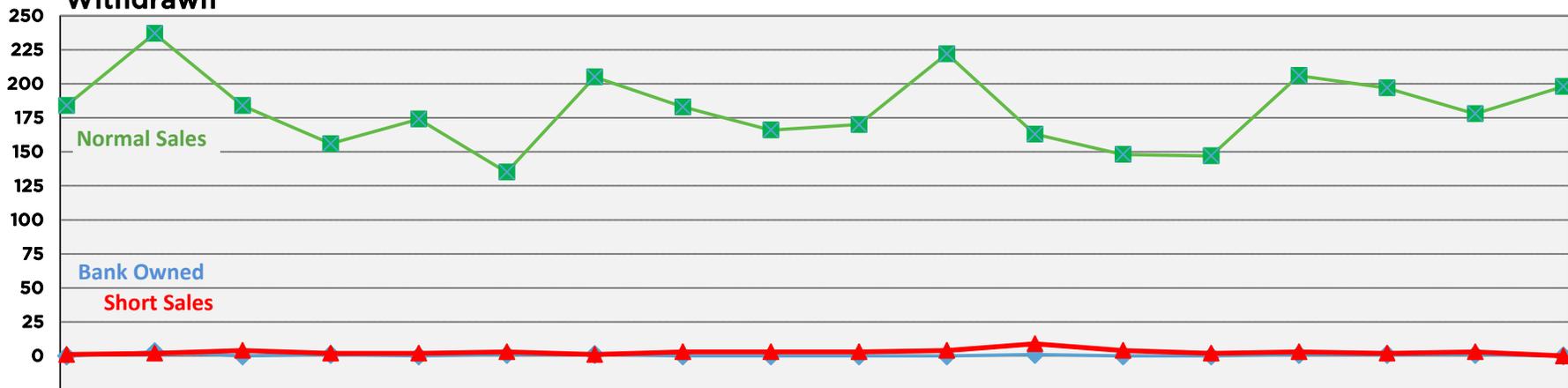
Single Family Homes

Temporary Off Market



	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	11/16
Norm	58	71	56	65	69	48	60	58	49	76	56	53	69	60	50	63	52	66
BO	0	0	0	1	0	1	1	0	0	2	0	1	1	0	0	0	0	1
SS	0	1	1	1	1	1	0	1	2	1	4	1	0	2	1	0	0	0

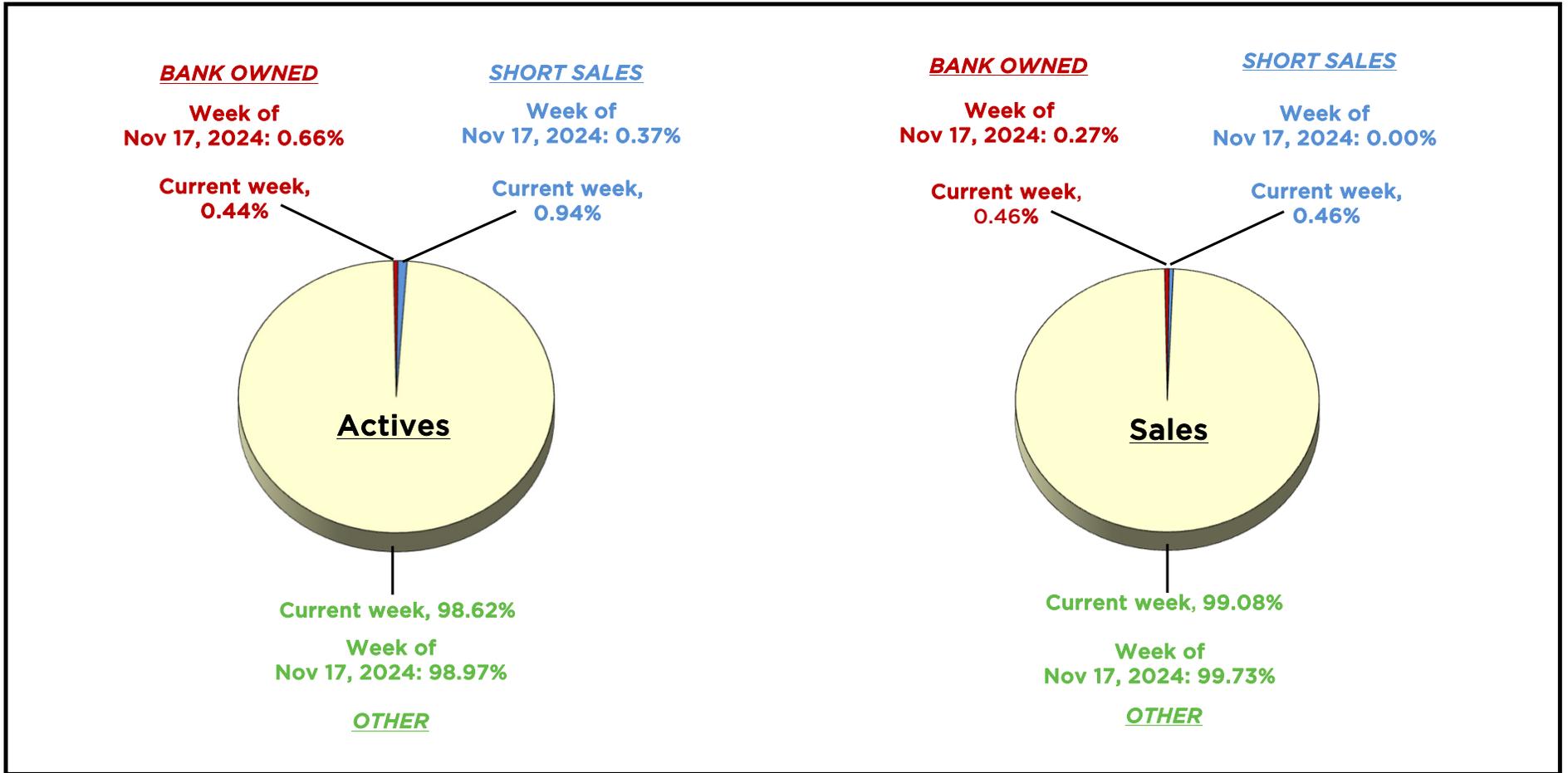
Withdrawn



	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	11/16
Norm	184	237	184	156	174	135	205	183	166	170	222	163	148	147	206	197	178	198
BO	0	3	0	1	0	1	1	0	0	0	0	1	0	0	1	1	1	0
SS	1	2	4	2	2	3	1	3	3	3	4	9	4	2	3	2	3	0

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Single Family Homes



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11/16/2025 - 11/22/2025
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There are 85 Single Family Homes available for the Median Price of \$415,000 (± \$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		11	\$414,991	3.3	2.0	1,786	\$232.36
Casselberry	32707	1	\$415,000	4.0	3.0	1,966	\$211.09
Winter Springs / Tuskawilla	32708	1	\$415,000	3.0	2.0	1,652	\$251.21
Geneva	32732	1	\$415,000	3.0	2.0	1,604	\$258.73
Lake Mary / Heathrow	32746	4	\$414,975	3.3	2.0	1,645	\$252.23
Sanford / Lake Forest	32771	2	\$415,000	3.5	2.0	2,001	\$207.45
Sanford (South)	32773	1	\$415,000	3.0	1.0	2,000	\$207.50
Longwood / Wekiva Springs	32779	1	\$415,000	3.0	2.0	1,842	\$225.30
Orange County		27	\$415,024	3.2	2.0	1,749	\$237.34
Apopka / Hunt Club	32703	2	\$414,999	3.5	2.5	2,215	\$187.36
Apopka (North)	32712	4	\$415,125	3.3	2.0	2,215	\$187.42
Mount Dora	32757	1	\$415,000	3.0	2.0	1,672	\$248.21
Winter Park (West)	32789	1	\$415,000	2.0	1.0	969	\$428.28
Zellwood	32798	2	\$415,000	4.0	2.5	2,173	\$190.98
Colonialtown	32803	1	\$414,900	2.0	1.0	942	\$440.45
Delaney / Crystal Lake	32806	1	\$415,000	3.0	2.0	1,131	\$366.93
Azalea Park	32807	1	\$415,000	4.0	2.0	1,300	\$319.23
Union Park	32817	4	\$414,975	3.0	2.0	1,716	\$241.83
Hiawassee	32818	1	\$414,900	4.0	2.0	1,986	\$208.91
Bithlo	32820	1	\$415,000	4.0	2.0	1,809	\$229.41
Williamsburg / Lake Bryan	32821	1	\$415,000	3.0	2.0	1,576	\$263.32
Taft	32824	2	\$414,995	3.5	2.0	1,710	\$242.76
Rio Pinar / Union Park	32825	1	\$415,000	3.0	2.0	1,568	\$264.67
Research Park	32826	1	\$415,000	3.0	2.0	1,612	\$257.44
Waterford Lakes	32828	2	\$415,000	3.0	2.0	1,465	\$283.37
Pine Castle / Edgewood	32839	1	\$415,450	3.0	2.0	1,800	\$230.81
Osceola County		30	\$414,966	3.8	2.3	1,979	\$209.64
Kissimmee (Central)	34741	1	\$414,900	3.0	2.0	1,706	\$243.20
Kissimmee / Buena Ventura Lakes	34743	2	\$414,950	5.0	3.5	2,167	\$191.53
Kissimmee (East)	34744	5	\$415,000	3.8	2.2	1,969	\$210.75
Kissimmee (West) / Pleasant Hill	34746	8	\$414,988	3.6	2.1	1,802	\$230.25
Kissimmee / Celebration	34747	2	\$415,000	3.5	2.5	1,985	\$209.07
Kissimmee / Poinciana	34758	2	\$414,995	4.5	2.5	2,375	\$174.77
St Cloud	34769	1	\$415,000	4.0	2.0	1,958	\$211.95
St Cloud / Narcoossee	34771	5	\$414,878	3.4	2.0	2,035	\$203.83
St Cloud / Canoe Creek	34772	3	\$414,967	3.7	2.0	1,912	\$217.03
St Cloud / Harmony	34773	1	\$415,000	4.0	3.0	2,490	\$166.67

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<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>
Lake County		17	\$415,023	3.2	2.0	2,129	\$194.90
Sorrento / Mt Plymouth	32776	2	\$414,950	4.0	2.0	1,890	\$219.55
Tavares / Mt Plymouth	32778	1	\$415,000	2.0	2.0	3,750	\$110.67
Clermont (Central)	34711	1	\$415,000	3.0	2.0	2,039	\$203.53
Clermont (South)	34714	5	\$415,000	3.0	2.0	1,854	\$223.84
Fruitland Park	34731	1	\$414,999	5.0	3.0	3,072	\$135.09
Groveland	34736	3	\$415,166	3.7	2.0	2,270	\$182.89
Leesburg (West)	34748	3	\$415,000	2.7	2.0	2,062	\$201.26
Montverde	34756	1	\$415,000	3.0	1.0	1,293	\$320.96

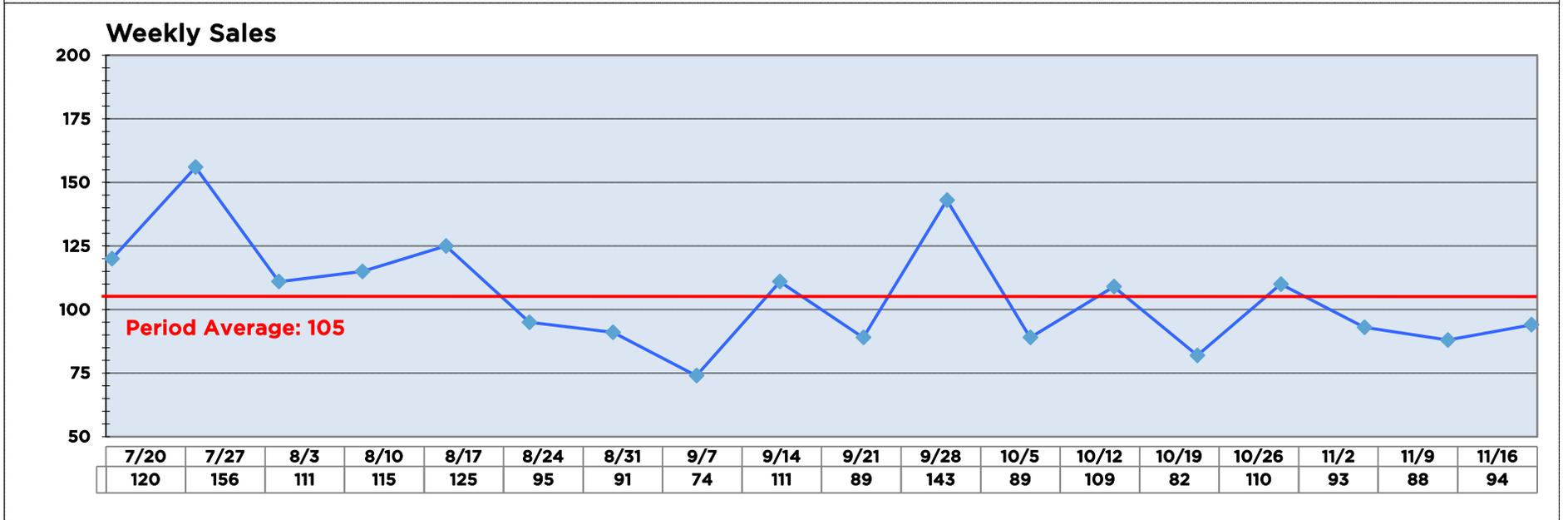
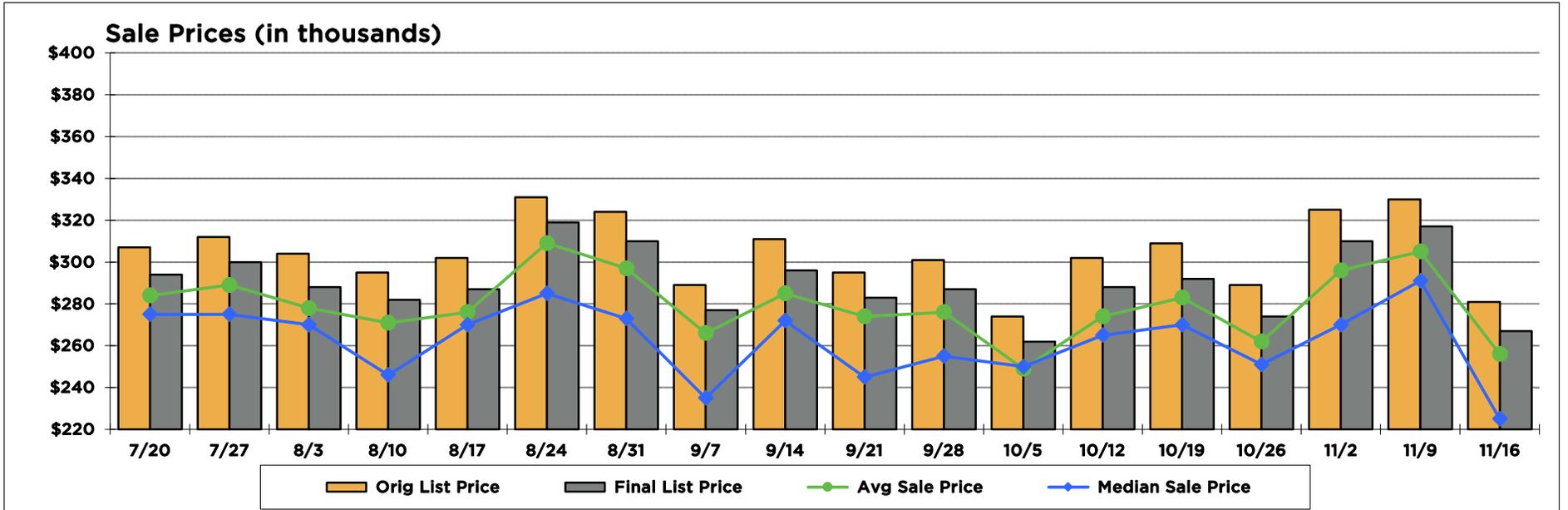
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	94	50	13	1	19	8	3
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	94	50	13	1	19	8	3
Active Listings	4,371	1,722	678	1,113	524	313	21
Bank Owned	19	11	2	6	0	0	0
Short Sales	31	8	13	9	1	0	0
Other	4,321	1,703	663	1,098	523	313	21
Months of Inventory	10.73	7.95	12.04	256.87	6.36	9.03	1.62
<u>List Price</u>							
Average Original List Price	\$280,953	\$197,128	\$312,584	\$354,579	\$461,750	\$567,997	\$0
Average Final List Price	\$266,860	\$185,296	\$285,200	\$345,274	\$440,375	\$561,330	\$0
<u>Sale Price</u>							
Average Price	\$256,216	\$173,996	\$275,808	\$336,950	\$426,250	\$550,000	\$0
Median Price	\$225,000	\$182,000	\$275,000	\$328,750	\$425,000	\$555,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$14,093	-\$11,832	-\$27,384	-\$9,305	-\$21,375	-\$6,667	\$0
Original List to Sale Price - \$	-\$24,737	-\$23,132	-\$36,776	-\$17,629	-\$35,500	-\$17,997	\$0
Final List to Sale Price - \$	-\$10,644	-\$11,300	-\$9,392	-\$8,324	-\$14,125	-\$11,330	\$0
Original List to Sale Price - %	91.20%	88.27%	88.23%	95.03%	92.31%	96.83%	0.00%
Final List to Sale Price - %	96.01%	93.90%	96.71%	97.59%	96.79%	97.98%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	96	104	128	58	103	51	0
Combined Avg Days to Contract	119	125	199	58	129	51	0
Avg Days Listing to Closing	130	136	156	100	140	92	0
Avg Days Contract to Close	33	31	28	41	36	40	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	4	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	0	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,321	1,034	1,349	1,654	2,047	1,818	0

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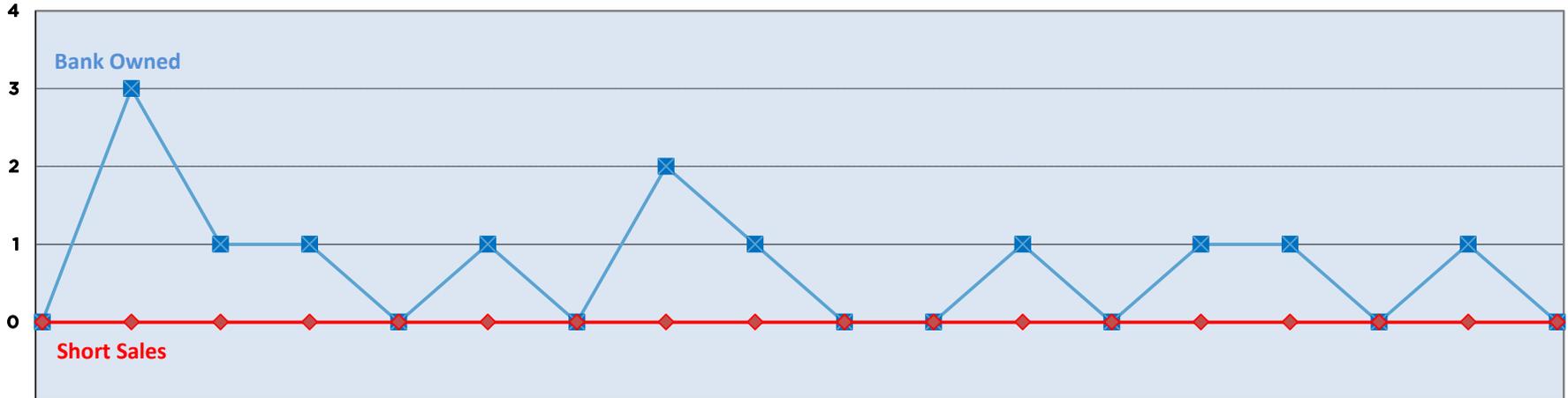
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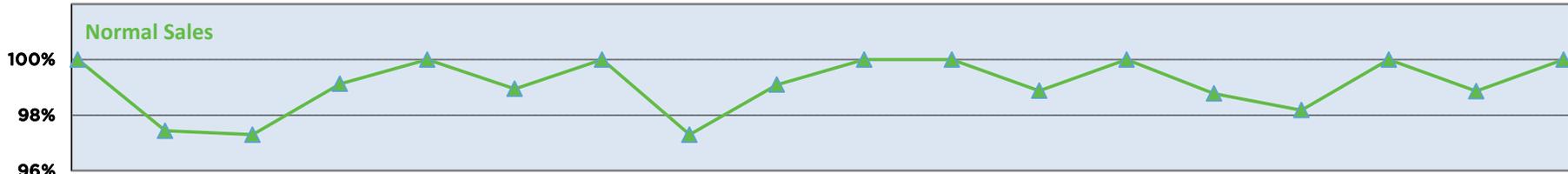
Condos, Townhomes, Villas

Foreclosure Sales

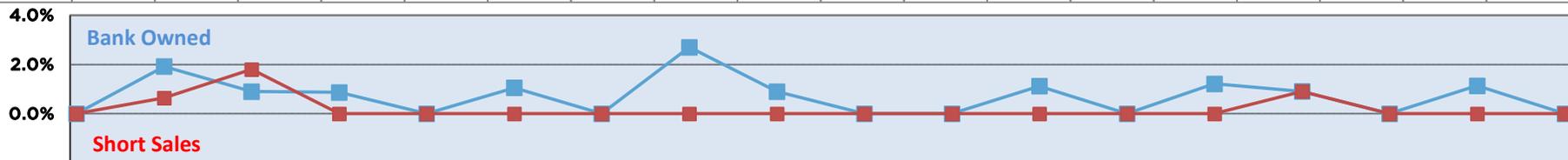


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BO	0	3	1	1	0	1	0	2	1	0	0	1	0	1	1	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	11/16
Normal	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%	100.00

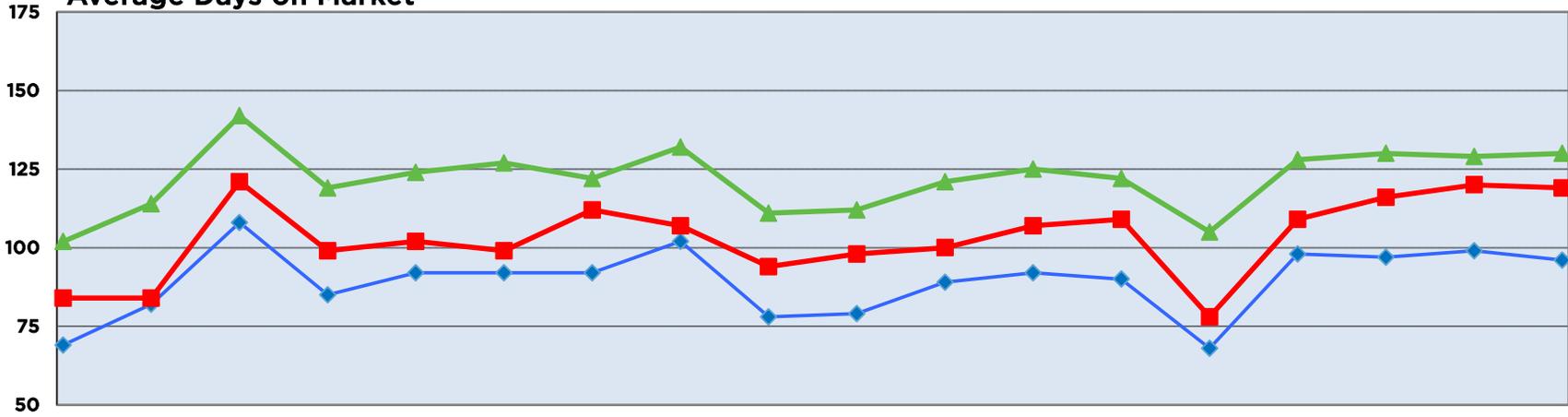


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BO	0.00%	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%
SS	0.00%	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%

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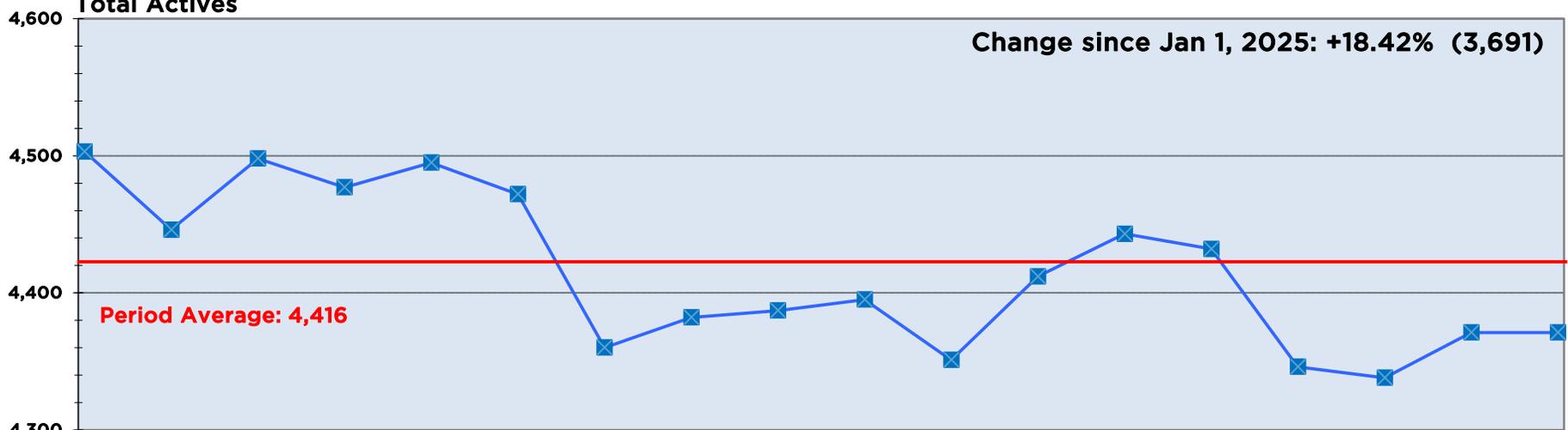
Condos, Townhomes, Villas

Average Days on Market



	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	11/16
ListToContract	69	82	108	85	92	92	92	102	78	79	89	92	90	68	98	97	99	96
CombDaysOnMkt	84	84	121	99	102	99	112	107	94	98	100	107	109	78	109	116	120	119
ListToClose	102	114	142	119	124	127	122	132	111	112	121	125	122	105	128	130	129	130

Total Actives

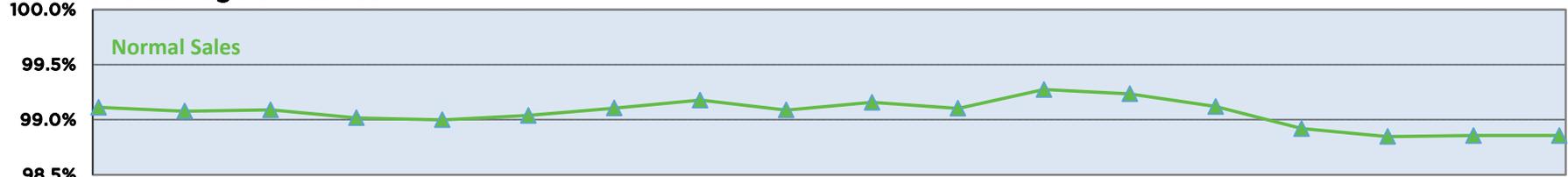


	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16
Total Actives	4,503	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395	4,351	4,412	4,443	4,432	4,346	4,338	4,371	4,371

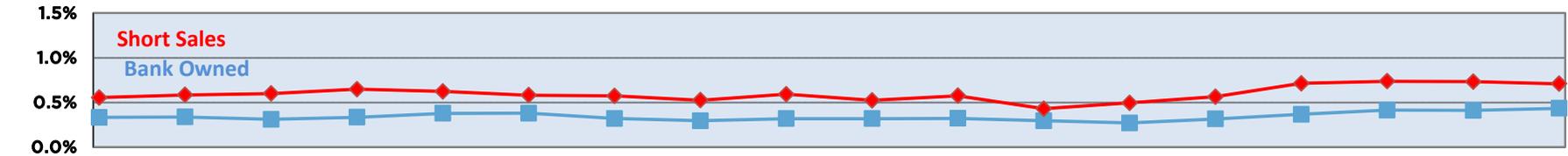
Monday Morning Quarterback
11/16/2025 - 11/22/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

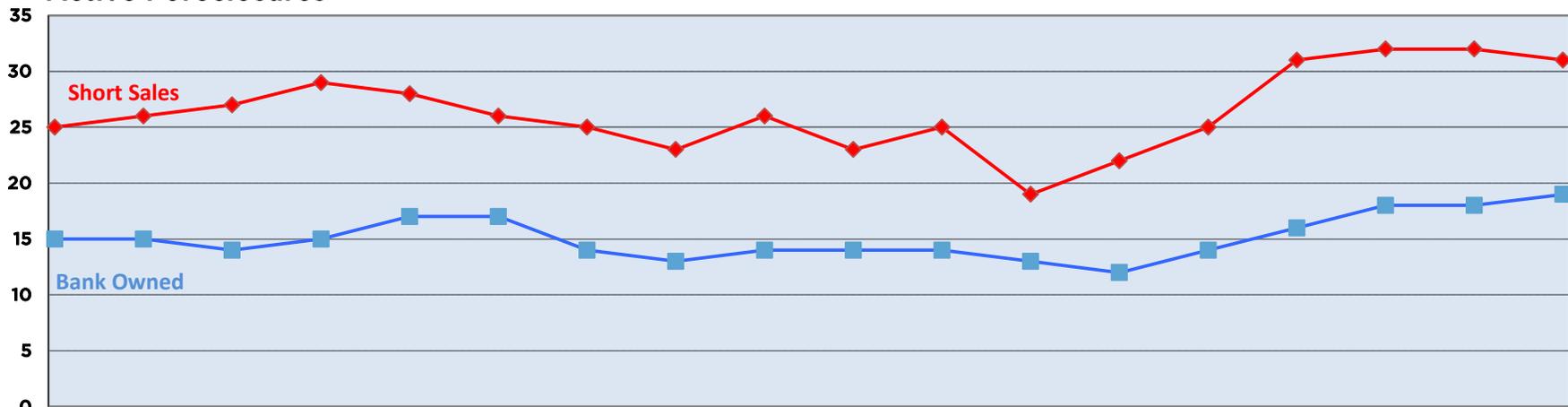


	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16
Normal	99.11%	99.08%	99.09%	99.02%	99.00%	99.04%	99.11%	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%



	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	11/16
BO	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%	0.43%
SS	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%	0.71%

Active Foreclosures

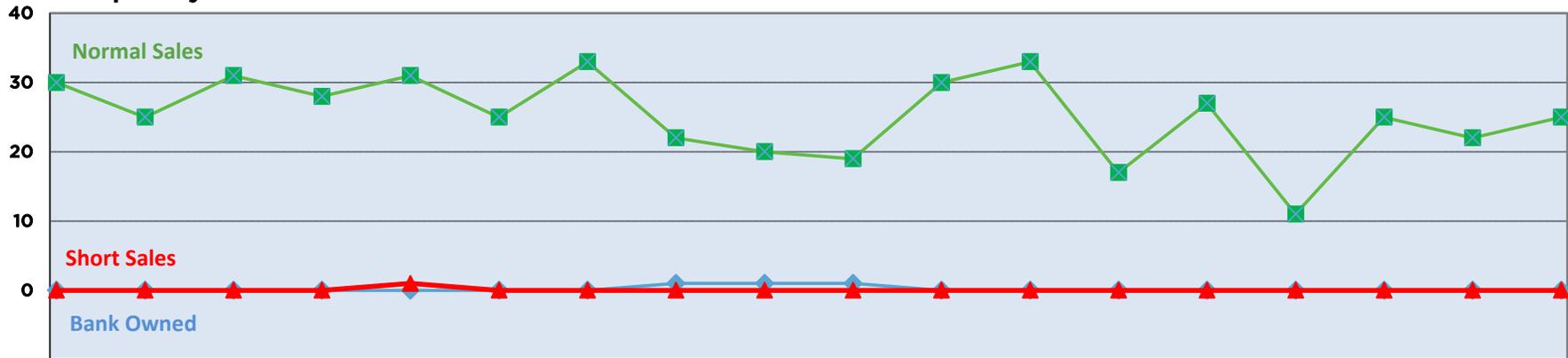


	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16
BO	15	15	14	15	17	17	14	13	14	14	14	13	12	14	16	18	18	19
SS	25	26	27	29	28	26	25	23	26	23	25	19	22	25	31	32	32	31

Monday Morning Quarterback
11/16/2025 - 11/22/2025
Lake, Orange, Osceola & Seminole Counties

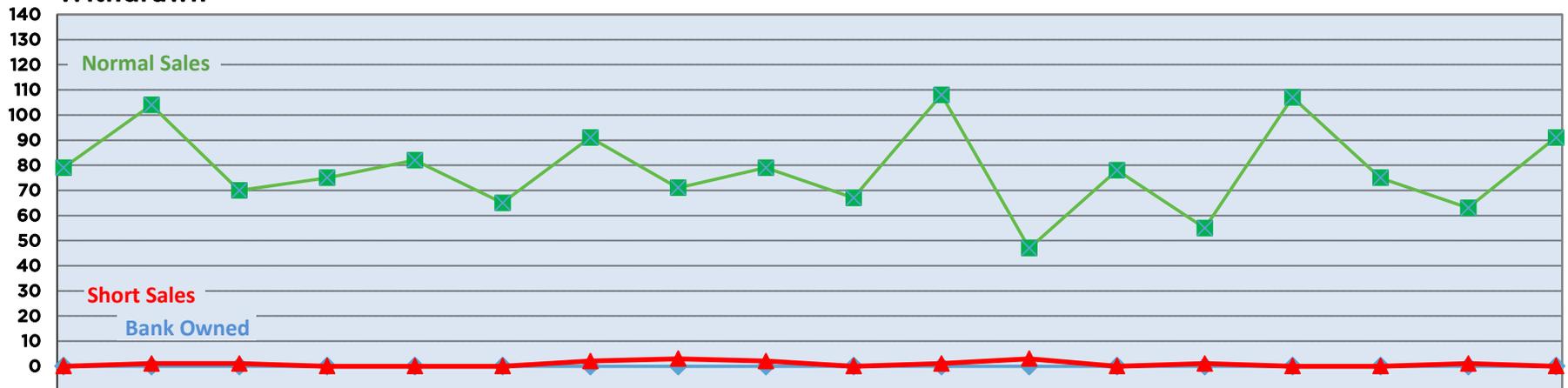
Condos, Townhomes, Villas

Temporary Off Market



	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	11/16
Norm	30	25	31	28	31	25	33	22	20	19	30	33	17	27	11	25	22	25
BO	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0
SS	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

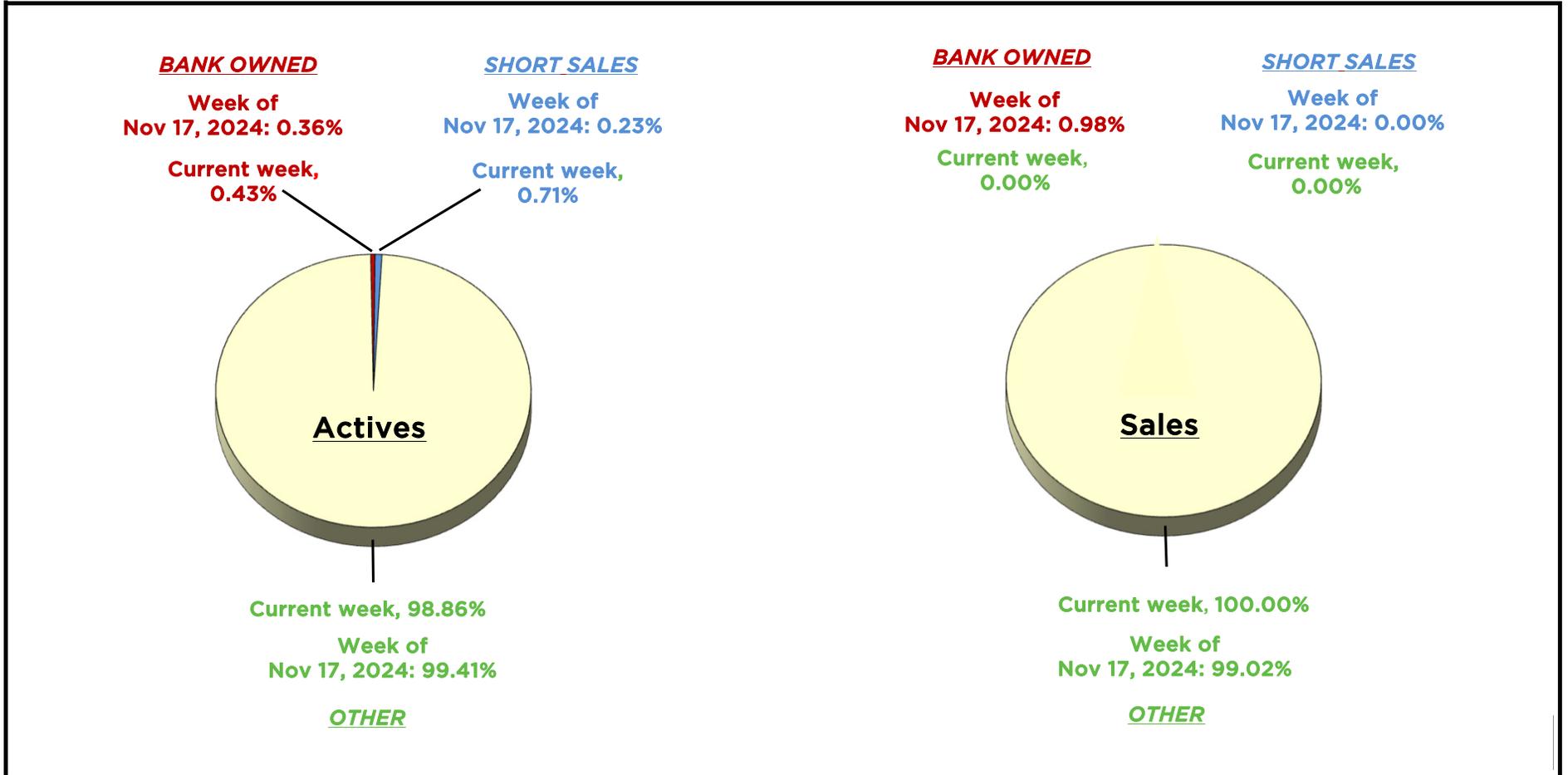
Withdrawn



	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	11/16
Norm	79	104	70	75	82	65	91	71	79	67	108	47	78	55	107	75	63	91
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	1	0	0	0	2	3	2	0	1	3	0	1	0	0	1	0

Monday Morning Quarterback
11/16/2025 - 11/22/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
11/16/2025 - 11/22/2025
Lake, Orange, Osceola & Seminole Counties

There are 47 Condos, Villas, or Townhomes available for the Median Price of \$225,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		8	\$224,975	2.2	1.9	1,195	\$188.22
Altamonte Springs (East)	32701	2	\$225,000	2.5	2.0	1,271	\$177.10
Winter Springs / Tuskawilla	32708	1	\$225,000	2.0	2.0	1,434	\$156.90
Altamonte Springs / Forest City	32714	3	\$225,000	2.3	2.0	1,157	\$194.52
Lake Mary / Heathrow	32746	1	\$224,900	2.0	2.0	1,242	\$181.08
Oviedo	32765	1	\$224,900	2.0	1.0	875	\$257.03
Orange County		29	\$224,969	2.1	1.9	1,135	\$198.23
Apopka (North)	32712	2	\$225,000	2.0	2.0	970	\$231.96
Maitland / Eatonville	32751	1	\$225,000	2.0	1.0	1,353	\$166.30
Orlando (Downtown)	32801	2	\$224,800	1.5	1.5	893	\$251.88
Delaney / Crystal Lake	32806	1	\$224,900	3.0	2.0	1,664	\$135.16
Orlo Vista	32811	3	\$224,967	2.3	2.0	1,221	\$184.20
Conway	32812	1	\$225,000	2.0	2.0	1,192	\$188.76
Sand Lake / Bay Hill	32819	1	\$225,000	2.0	2.0	1,003	\$224.33
Williamsburg / Lake Bryan	32821	4	\$224,975	2.3	2.0	1,026	\$219.33
Ventura	32822	7	\$224,986	2.1	2.0	1,145	\$196.52
Rio Pinar / Union Park	32825	1	\$225,000	2.0	2.0	962	\$233.89
Metro West / Orlo Vista	32835	2	\$225,000	1.5	1.5	1,195	\$188.28
Hunters Creek	32837	2	\$224,950	2.0	2.0	1,160	\$193.92
Winter Garden / Oakland	34787	2	\$225,000	3.0	1.5	1,261	\$178.43
Osceola County		8	\$224,975	2.5	1.9	1,153	\$195.08
Davenport	33896	3	\$224,967	3.0	2.0	1,305	\$172.34
Kissimmee (Central)	34741	1	\$225,000	2.0	1.0	1,178	\$191.00
Kissimmee (West) / Pleasant Hill	34746	1	\$225,000	3.0	2.0	1,287	\$174.83
Kissimmee / Celebration	34747	2	\$224,950	2.0	2.0	980	\$229.66
St Cloud	34769	1	\$225,000	2.0	2.0	886	\$253.95
Lake County		2	\$225,000	2.0	2.0	1,182	\$190.36
Mount Dora	32757	1	\$225,000	2.0	2.0	1,071	\$210.08
Leesburg (West)	34748	1	\$225,000	2.0	2.0	1,293	\$174.01