



Monday Morning Quarterback Summary

Week of November 23, 2025 - November 29, 2025

Single-family existing homes

- Sales of single-family homes decreased to 296 during the week of November 23, from 431 the week prior
- The median price of single family homes increased to \$420,750 a change of 1.4%
- The number of single-family home foreclosure transactions increased to 4 from 2 the week prior
- The number of single-family short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory decreased by 183, and now sits at 8,614

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 73 during the week of November 23, from 94 the week prior
- The median price of condos, townhomes, and villas increased to \$270,000 a change of 20.0%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 76, and now sits at 4,295

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

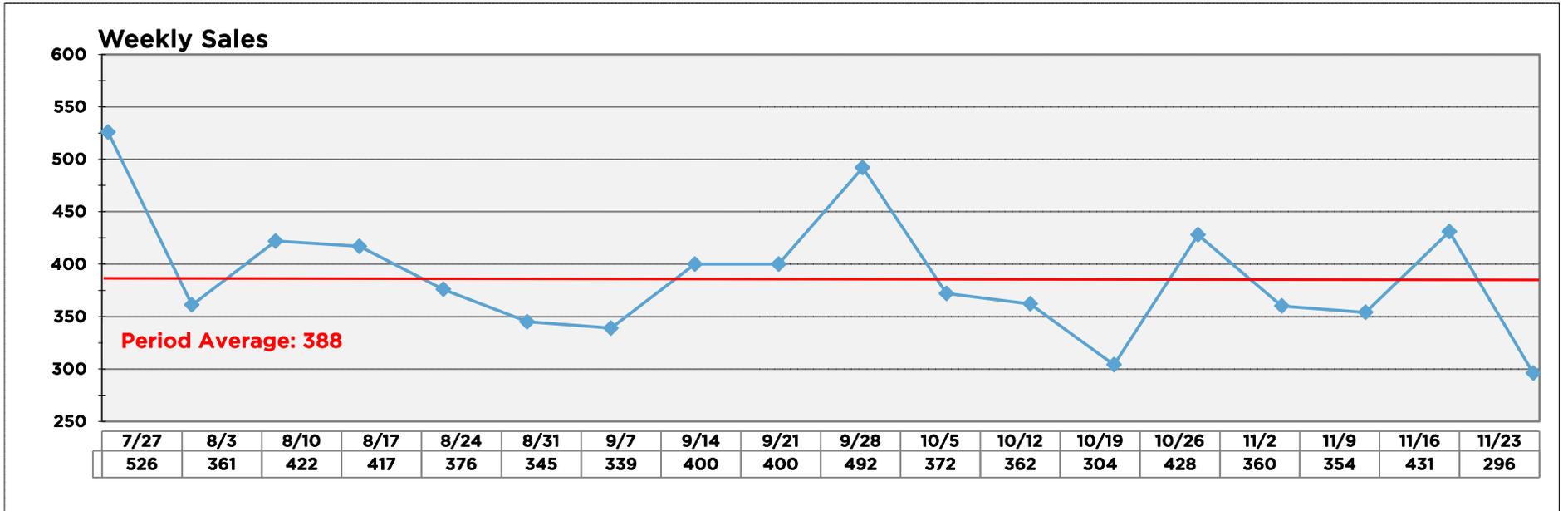
Monday Morning Quarterback
11/23/2025 - 11/29/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	296	31	22	79	58	87	19
Bank Owned	4	1	0	2	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	292	30	22	77	58	86	19
Active Listings	8,614	618	529	1,840	1,749	2,990	888
Bank Owned	39	14	2	8	6	8	1
Short Sales	85	16	10	31	15	10	3
Other	8,490	588	517	1,801	1,728	2,972	884
Months of Inventory	6.72	4.60	5.55	5.38	6.96	7.93	10.79
<u>List Price</u>							
Average Original List Price	\$603,779	\$220,774	\$288,763	\$374,713	\$471,053	\$700,737	\$2,507,064
Average Final List Price	\$574,752	\$210,358	\$281,097	\$361,285	\$455,158	\$677,404	\$2,291,921
<u>Sale Price</u>							
Average Price	\$553,766	\$190,037	\$274,514	\$354,064	\$445,801	\$659,897	\$2,144,519
Median Price	\$420,750	\$210,000	\$275,000	\$350,000	\$442,500	\$650,000	\$2,037,500
<u>Price Differences</u>							
Original to Final List Price	-\$29,027	-\$10,416	-\$7,666	-\$13,428	-\$15,895	-\$23,333	-\$215,143
Original List to Sale Price - \$	-\$50,013	-\$30,737	-\$14,249	-\$20,649	-\$25,252	-\$40,840	-\$362,545
Final List to Sale Price - \$	-\$20,986	-\$20,321	-\$6,583	-\$7,221	-\$9,357	-\$17,507	-\$147,402
Original List to Sale Price - %	91.72%	86.08%	95.07%	94.49%	94.64%	94.17%	85.54%
Final List to Sale Price - %	96.35%	90.34%	97.66%	98.00%	97.94%	97.42%	93.57%
<u>Days on the Market</u>							
Avg Days Listing to Contract	68	69	64	67	69	63	98
Combined Avg Days to Contract	79	75	72	81	81	72	106
Avg Days Listing to Closing	101	100	89	98	104	98	126
Avg Days Contract to Close	33	30	25	32	34	35	28
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	2,159	1,302	1,244	1,635	2,015	2,732	4,616

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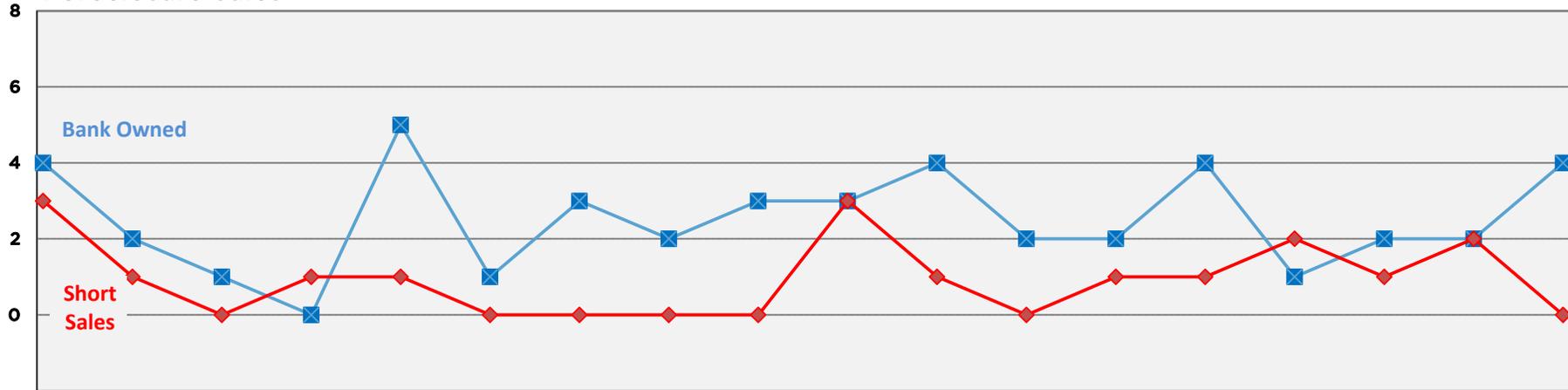
Single Family Homes



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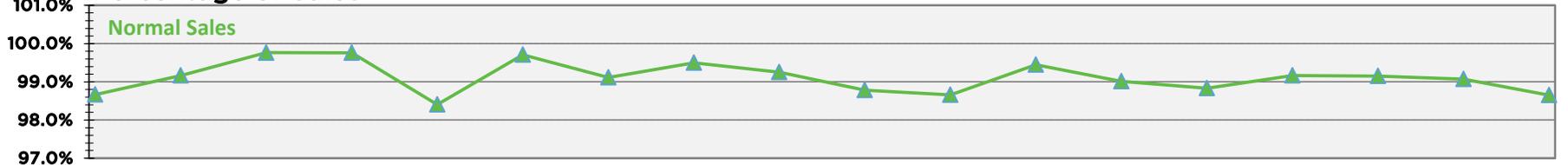
Single Family Homes

Foreclosure Sales

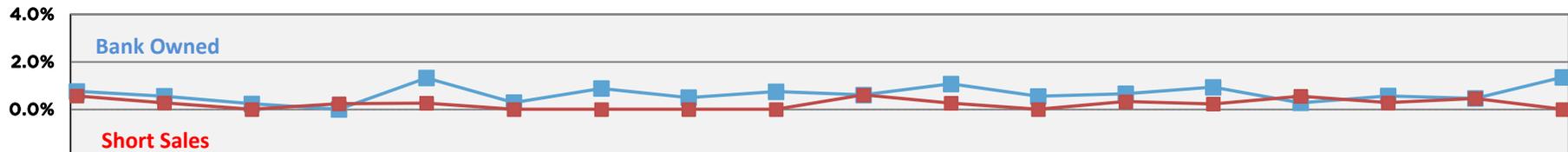


	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23
BO	4	2	1	0	5	1	3	2	3	3	4	2	2	4	1	2	2	4
SS	3	1	0	1	1	0	0	0	0	3	1	0	1	1	2	1	2	0

Percentage of Sales



	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	11/23
Normal	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%	98.65%

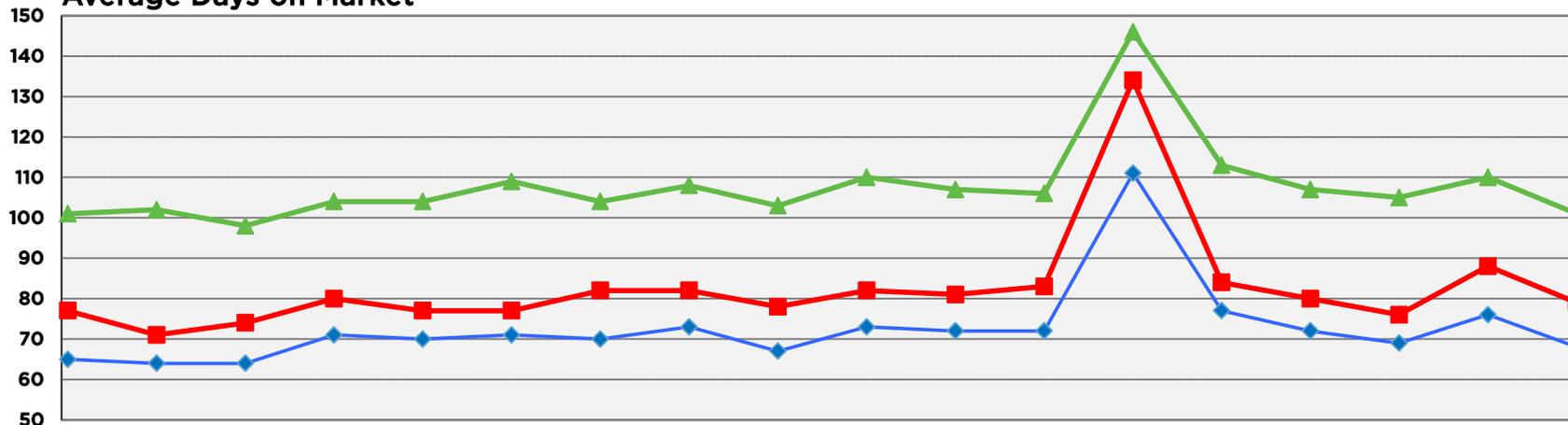


	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23
BO	0.76%	0.55%	0.24%	0.00%	1.33%	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%
SS	0.57%	0.28%	0.00%	0.24%	0.27%	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%

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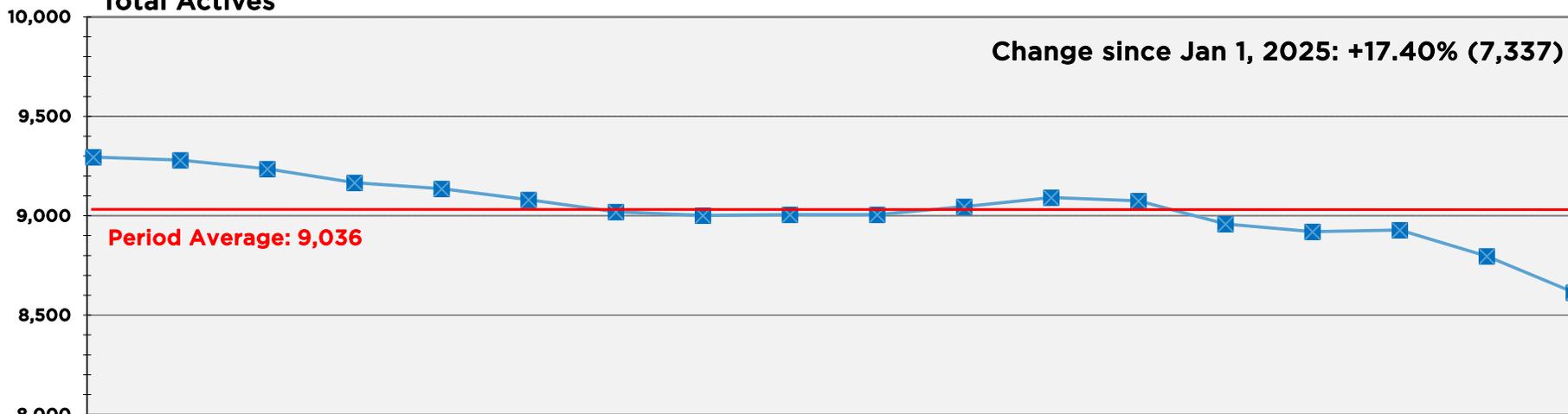
Single Family Homes

Average Days on Market



	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	11/23
ListToContract	65	64	64	71	70	71	70	73	67	73	72	72	111	77	72	69	76	68
CombDaysOnMkt	77	71	74	80	77	77	82	82	78	82	81	83	134	84	80	76	88	79
ListToClose	101	102	98	104	104	109	104	108	103	110	107	106	146	113	107	105	110	101

Total Actives



Date	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	11/23
Total Actives	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	8,614

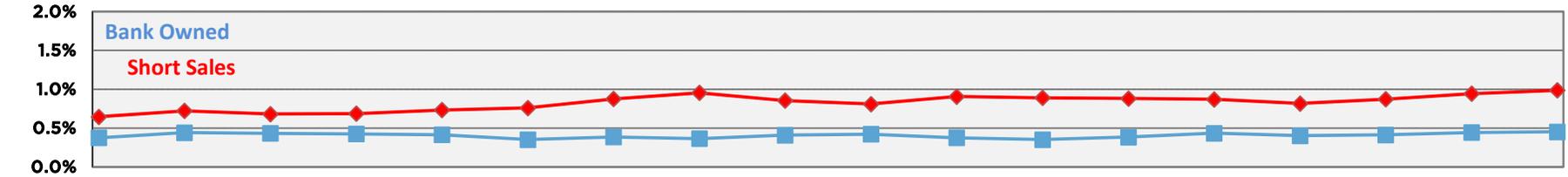
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Single Family Homes

Percentage of Actives

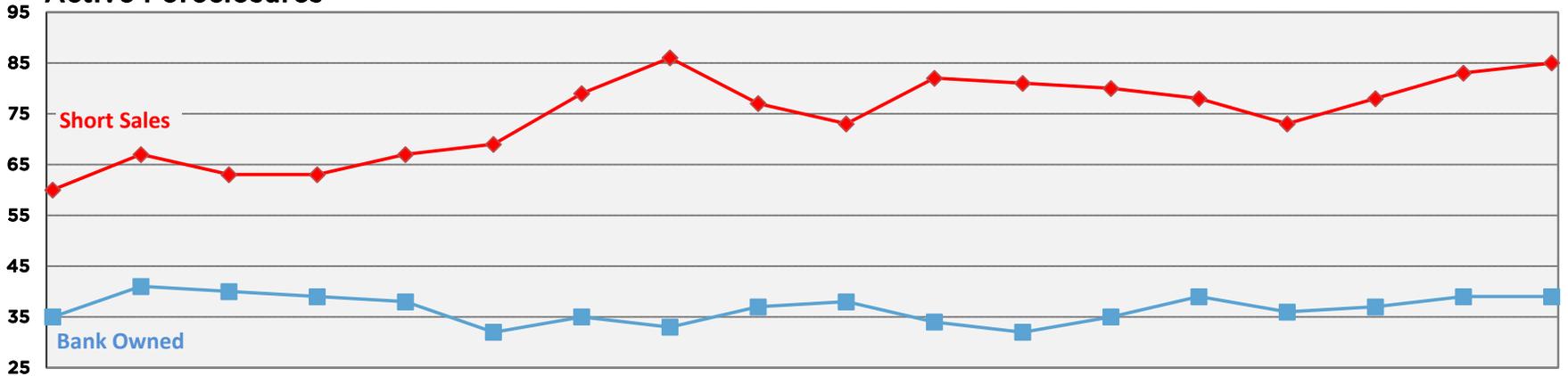


	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23
Normal	98.98%	98.84%	98.88%	98.89%	98.85%	98.89%	98.74%	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%



	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	11/23
BO	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%	0.44%	0.45%
SS	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%	0.94%	0.99%

Active Foreclosures

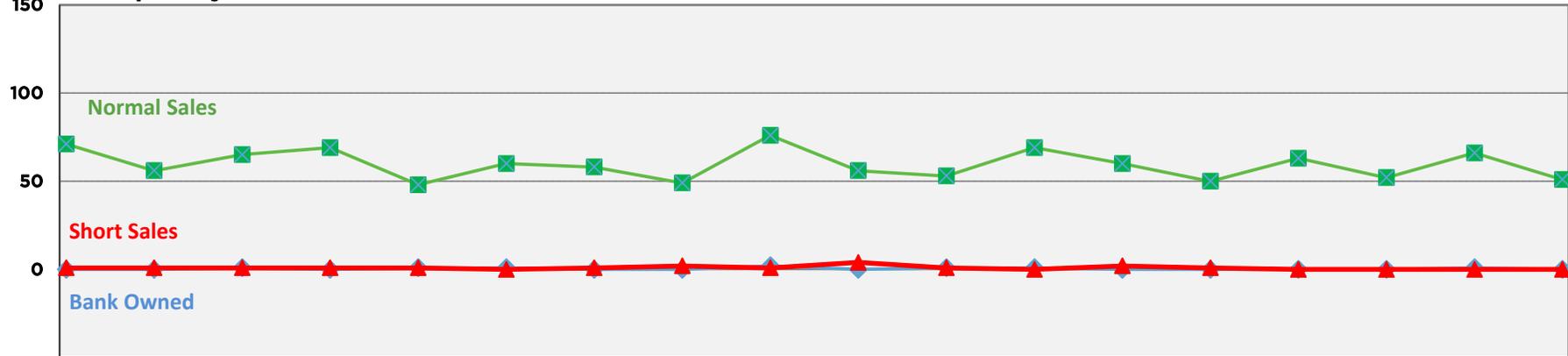


	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23
BO	35	41	40	39	38	32	35	33	37	38	34	32	35	39	36	37	39	39
SS	60	67	63	63	67	69	79	86	77	73	82	81	80	78	73	78	83	85

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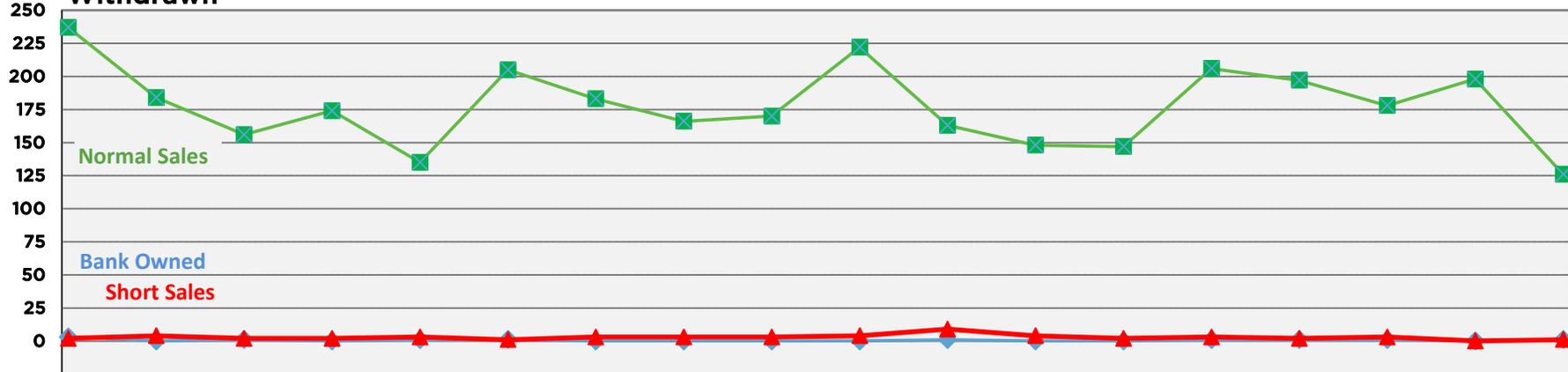
Single Family Homes

Temporary Off Market



	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	11/23
Norm	71	56	65	69	48	60	58	49	76	56	53	69	60	50	63	52	66	51
BO	0	0	1	0	1	1	0	0	2	0	1	1	0	0	0	0	1	0
SS	1	1	1	1	1	0	1	2	1	4	1	0	2	1	0	0	0	0

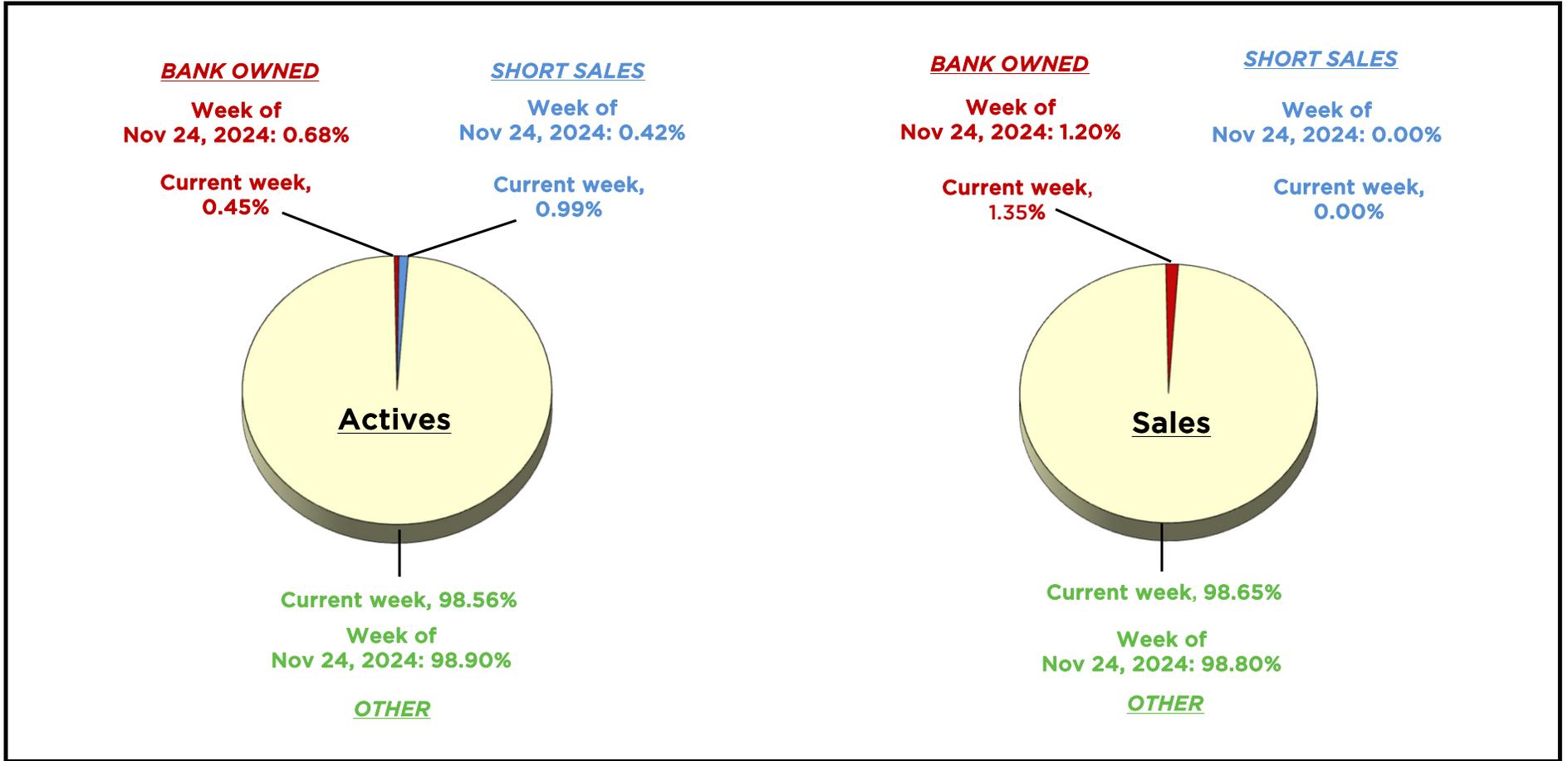
Withdrawn



	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	11/23
Norm	237	184	156	174	135	205	183	166	170	222	163	148	147	206	197	178	198	126
BO	3	0	1	0	1	1	0	0	0	0	1	0	0	1	1	1	0	1
SS	2	4	2	2	3	1	3	3	3	4	9	4	2	3	2	3	0	1

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There is 1 Single Family Home available for the Median Price of \$420,750 (± \$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>
Lake County		1	\$420,990	4.0	3.0	2,110	\$199.52
Groveland	34736	1	\$420,990	4.0	3.0	2,110	\$199.52

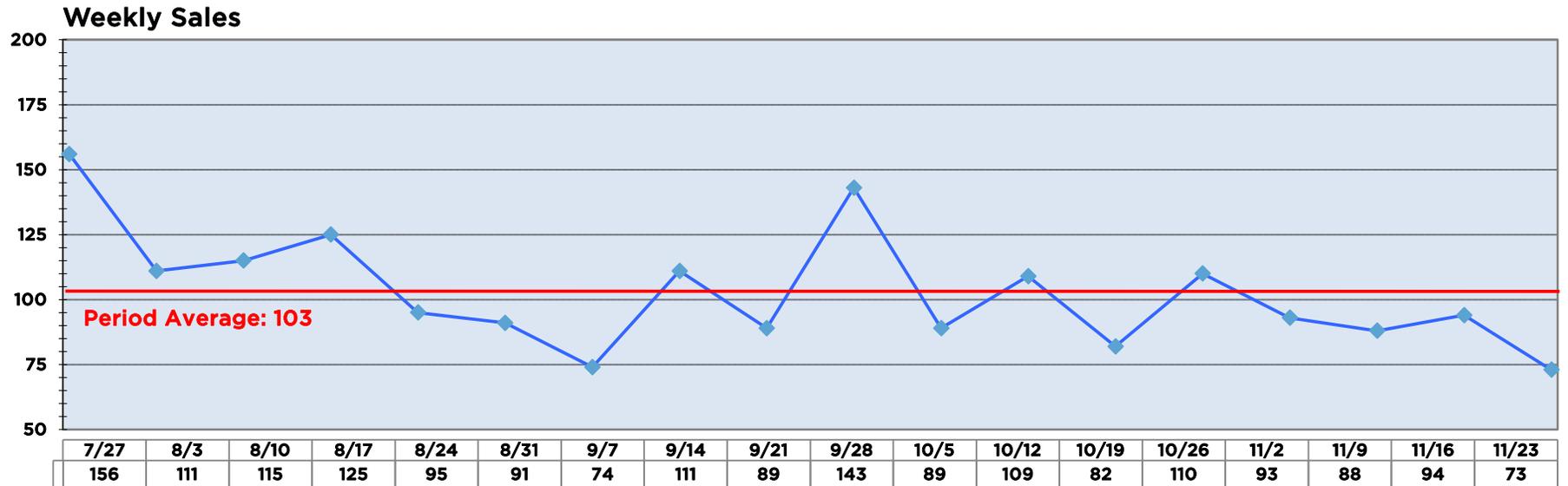
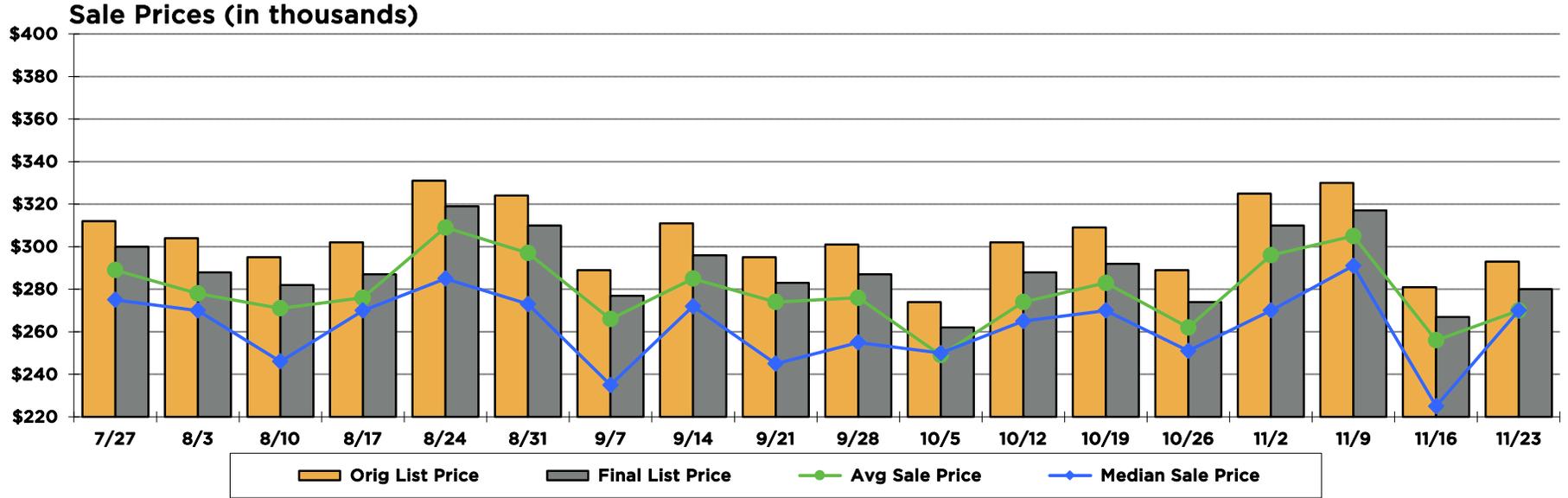
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	73	32	14	19	6	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	73	32	14	19	6	2	0
Active Listings	4,295	1,714	669	1,083	511	298	20
Bank Owned	18	10	2	6	0	0	0
Short Sales	30	8	13	8	1	0	0
Other	4,247	1,696	654	1,069	510	298	20
Months of Inventory	13.58	12.36	11.03	13.15	19.66	34.39	0.00
<u>List Price</u>							
Average Original List Price	\$292,627	\$189,833	\$303,375	\$369,399	\$478,800	\$574,250	\$0
Average Final List Price	\$280,082	\$180,009	\$285,021	\$361,742	\$450,633	\$559,250	\$0
<u>Sale Price</u>							
Average Price	\$270,493	\$170,405	\$278,500	\$352,377	\$430,517	\$557,875	\$0
Median Price	\$270,000	\$168,500	\$281,000	\$350,000	\$421,050	\$557,875	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$12,545	-\$9,824	-\$18,354	-\$7,657	-\$28,167	-\$15,000	\$0
Original List to Sale Price - \$	-\$22,134	-\$19,428	-\$24,875	-\$17,022	-\$48,283	-\$16,375	\$0
Final List to Sale Price - \$	-\$9,589	-\$9,604	-\$6,521	-\$9,365	-\$20,116	-\$1,375	\$0
Original List to Sale Price - %	92.44%	89.77%	91.80%	95.39%	89.92%	97.15%	0.00%
Final List to Sale Price - %	96.58%	94.66%	97.71%	97.41%	95.54%	99.75%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	76	84	60	78	80	53	0
Combined Avg Days to Contract	88	88	92	90	80	53	0
Avg Days Listing to Closing	108	114	94	108	118	94	0
Avg Days Contract to Close	32	33	33	29	37	40	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,350	1,023	1,352	1,721	1,693	2,035	0

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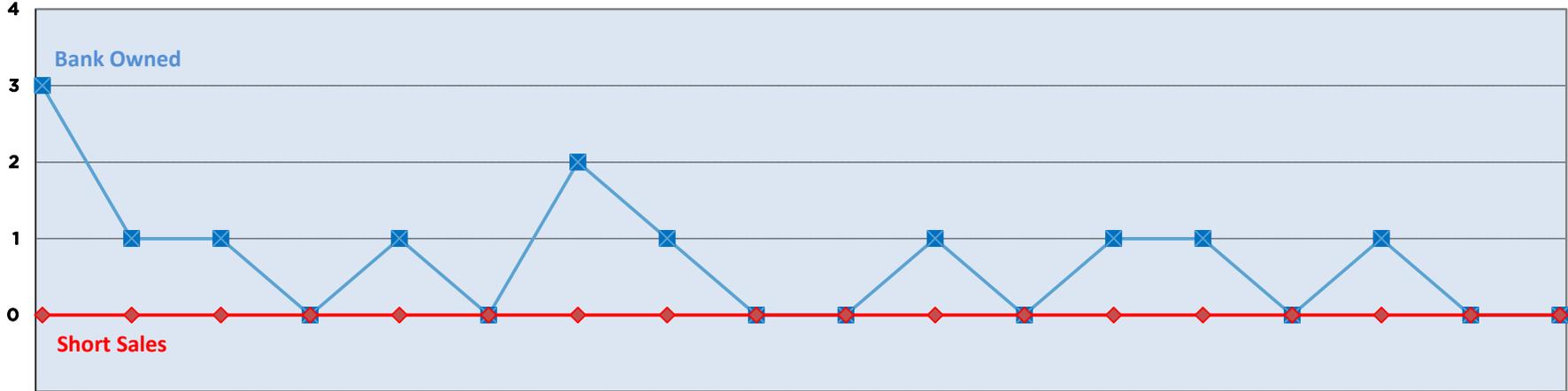
Condos, Townhomes, Villas



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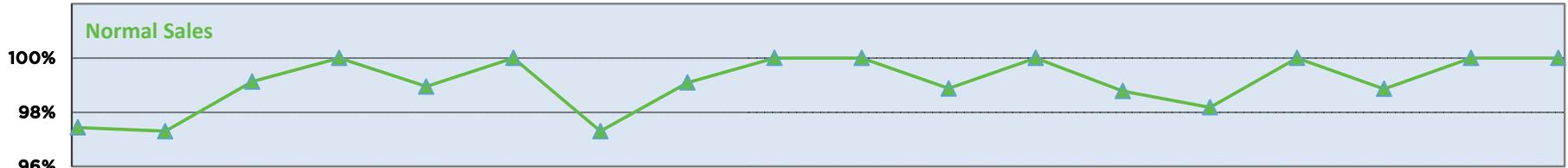
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Foreclosure Sales

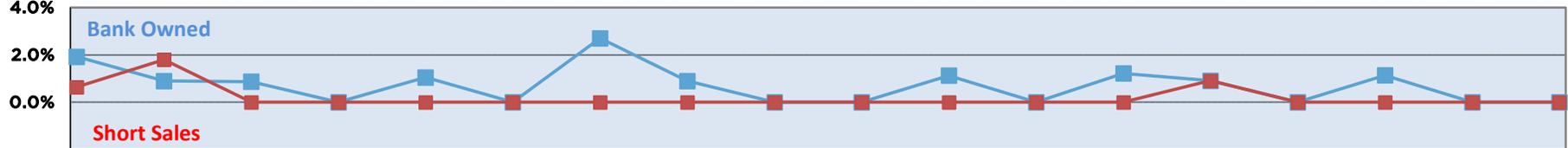


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BO	3	1	1	0	1	0	2	1	0	0	1	0	1	1	0	1	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	11/23
Normal	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%	100.00%

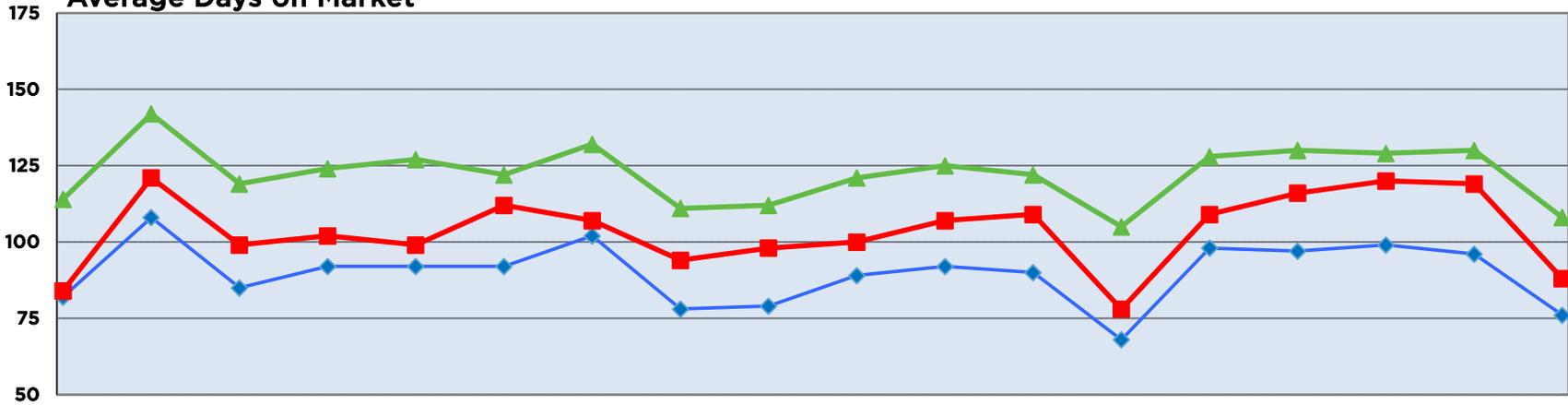


	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23
BO	1.92%	0.90%	0.87%	0.00%	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%
SS	0.64%	1.80%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%

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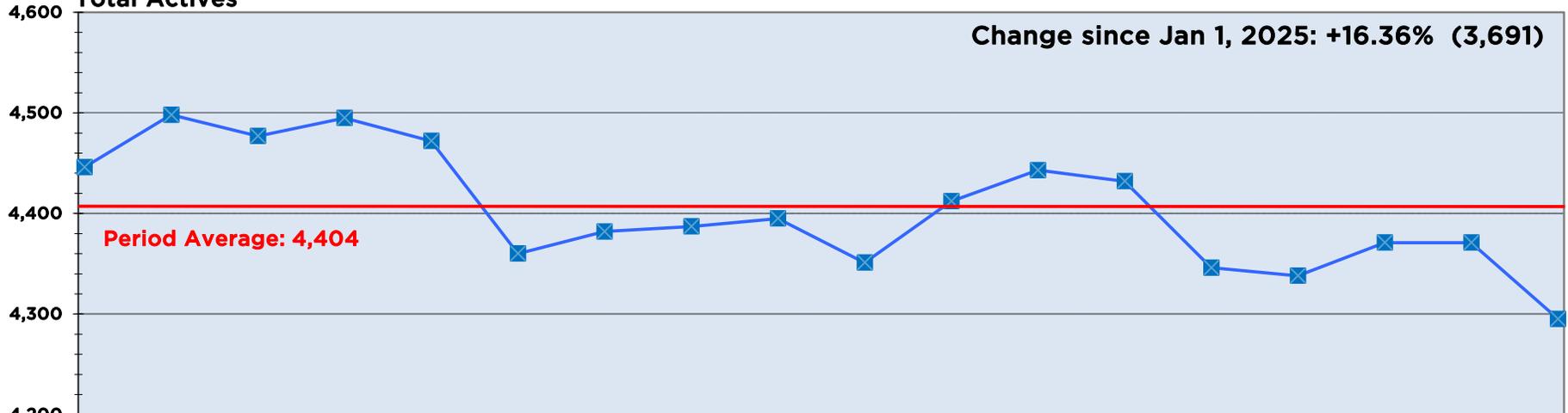
Condos, Townhomes, Villas

Average Days on Market



	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	11/23
ListToContract	82	108	85	92	92	92	102	78	79	89	92	90	68	98	97	99	96	76
CombDaysOnMkt	84	121	99	102	99	112	107	94	98	100	107	109	78	109	116	120	119	88
ListToClose	114	142	119	124	127	122	132	111	112	121	125	122	105	128	130	129	130	108

Total Actives

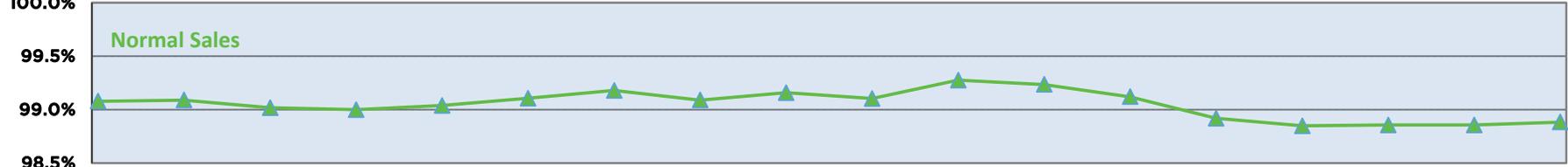


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Total Actives	4,446	4,498	4,477	4,495	4,472	4,360	4,382	4,387	4,395	4,351	4,412	4,443	4,432	4,346	4,338	4,371	4,371	4,295

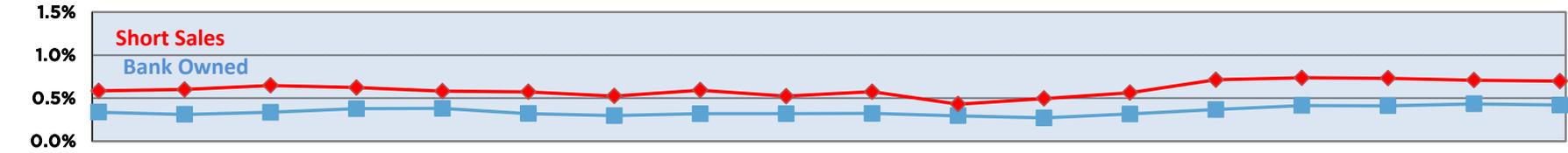
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Percentage of Actives

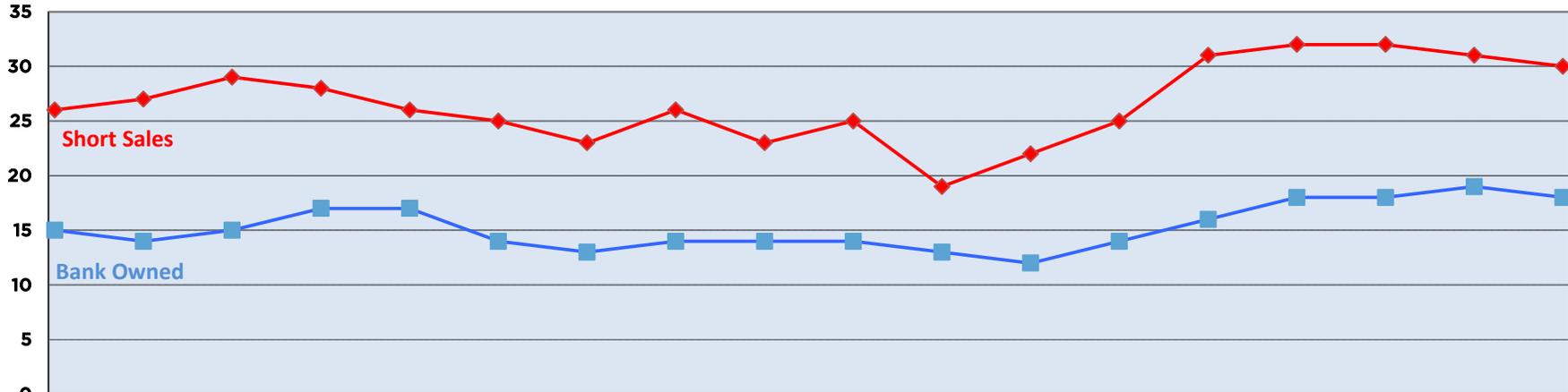


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Normal	99.08%	99.09%	99.02%	99.00%	99.04%	99.11%	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%



	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	11/23
BO	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%	0.42%
SS	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%	0.70%

Active Foreclosures

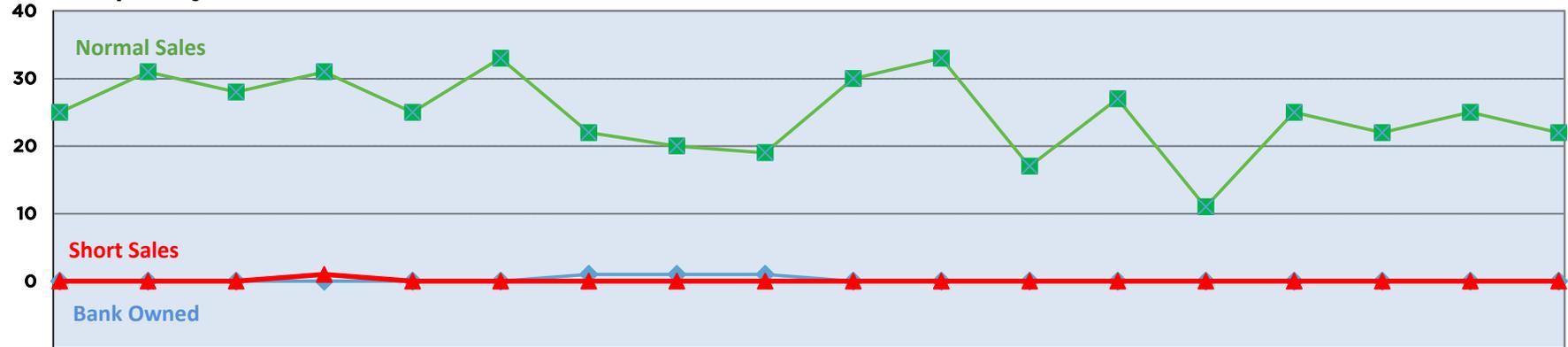


	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23
BO	15	14	15	17	17	14	13	14	14	14	13	12	14	16	18	18	19	18
SS	26	27	29	28	26	25	23	26	23	25	19	22	25	31	32	32	31	30

Monday Morning Quarterback
11/23/2025 - 11/29/2025
Lake, Orange, Osceola & Seminole Counties

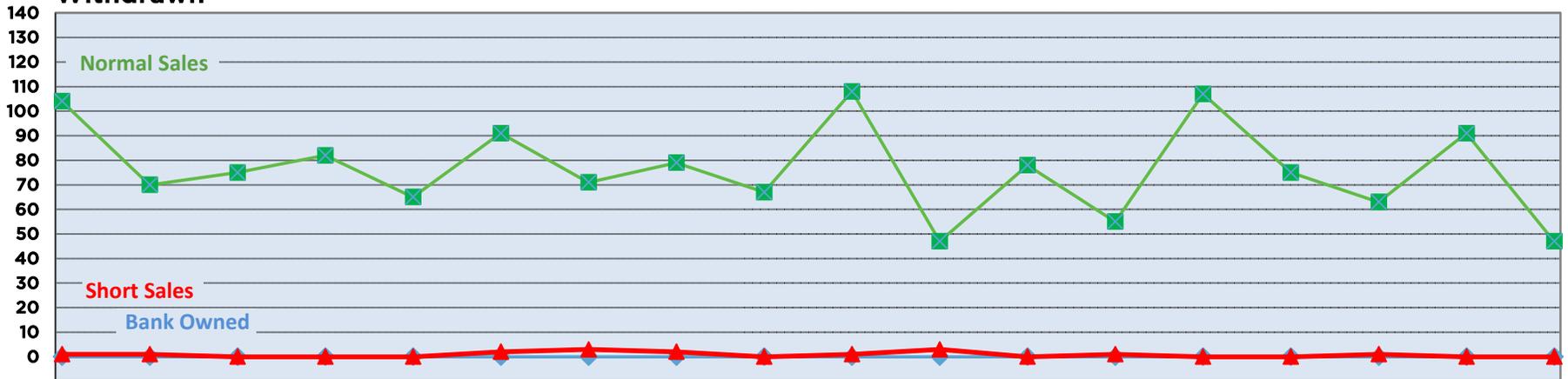
Condos, Townhomes, Villas

Temporary Off Market



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

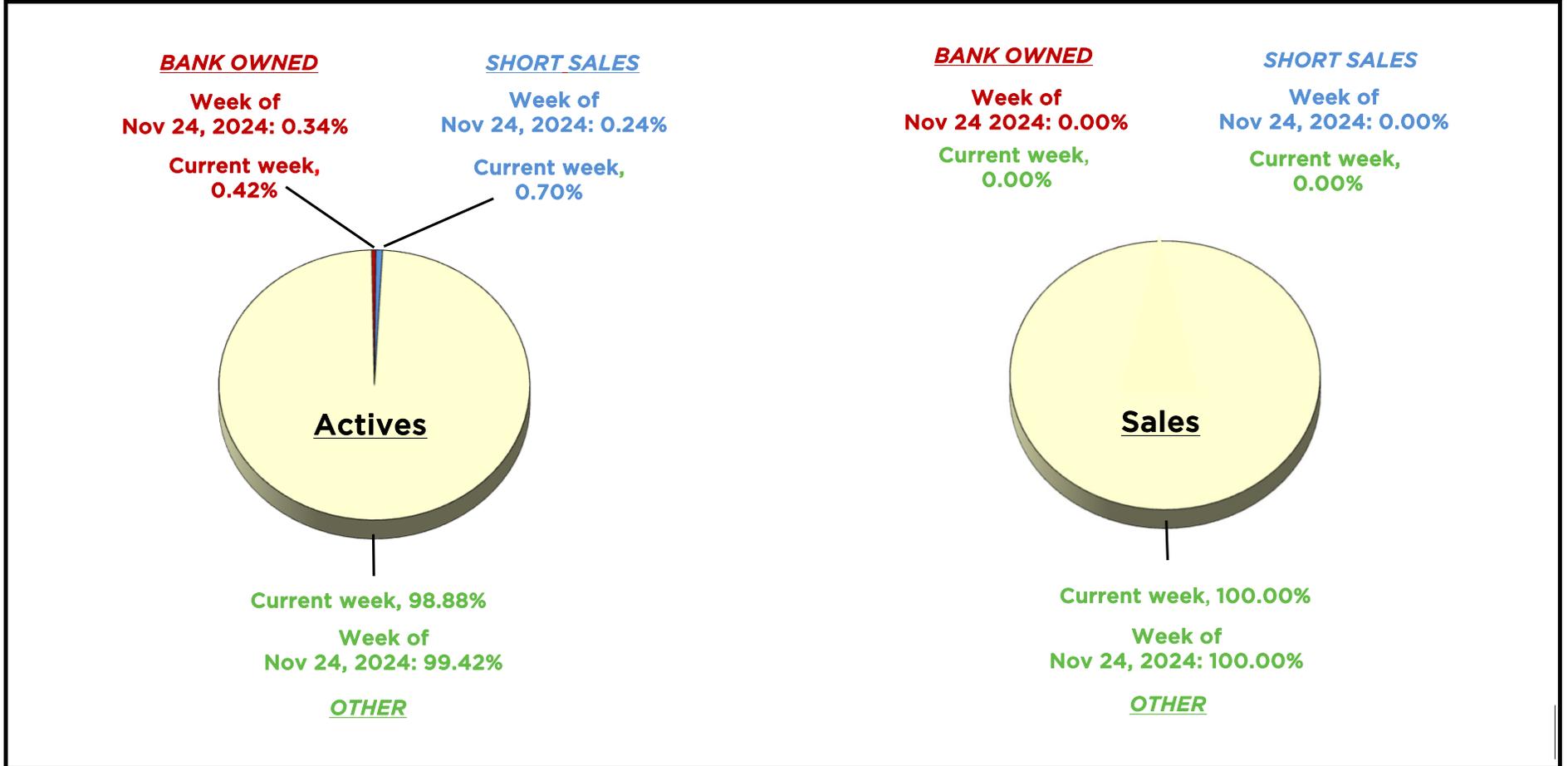
Withdrawn



	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	11/23
Norm	104	70	75	82	65	91	71	79	67	108	47	78	55	107	75	63	91	47
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	1	1	0	0	0	2	3	2	0	1	3	0	1	0	0	1	0	0

Monday Morning Quarterback
11/23/2025 - 11/29/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
11/23/2025 - 11/29/2025
Lake, Orange, Osceola & Seminole Counties

There are 51 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	\$269,899	2.5	2.0	1,411	\$191.26
Altamonte Springs (East)	32701	1	\$269,900	3.0	2.0	1,792	\$150.61
Altamonte Springs / Forest City	32714	4	\$269,875	2.5	2.0	1,286	\$209.86
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	1	\$269,900	2.0	2.0	1,148	\$235.10
Sanford (South)	32773	3	\$269,933	2.3	2.0	1,594	\$169.38
Orange County		15	\$269,967	2.2	2.0	1,175	\$229.81
Orlando (Downtown)	32801	2	\$269,900	2.0	2.0	1,159	\$232.97
Azalea Park	32807	1	\$270,000	2.0	2.0	870	\$310.34
Union Park	32817	1	\$270,000	2.0	1.0	858	\$314.69
Sand Lake / Bay Hill	32819	1	\$270,000	2.0	2.0	583	\$463.12
Williamsburg / Lake Bryan	32821	2	\$269,950	2.0	2.0	1,118	\$241.57
Ventura	32822	1	\$270,000	2.0	2.0	1,200	\$225.00
Taft	32824	2	\$269,950	3.0	2.0	1,221	\$221.09
Moss Park	32832	1	\$270,000	2.0	2.0	1,305	\$206.90
Metro West / Orlo Vista	32835	1	\$269,900	3.0	3.0	1,678	\$160.85
Winter Garden / Oakland	34787	3	\$270,000	2.0	2.0	1,378	\$195.98
Osceola County		23	\$269,959	2.9	2.1	1,368	\$197.28
Davenport	33896	2	\$270,200	3.0	2.0	1,893	\$142.74
Kissimmee / Buena Ventura Lakes	34743	1	\$270,000	3.0	2.0	1,213	\$222.59
Kissimmee (East)	34744	2	\$269,900	3.0	2.0	1,376	\$196.15
Kissimmee (West) / Pleasant Hill	34746	10	\$269,915	3.1	2.2	1,373	\$196.57
Kissimmee / Celebration	34747	7	\$269,971	2.6	2.0	1,216	\$222.09
St Cloud	34769	1	\$269,900	3.0	2.0	1,483	\$182.00
Lake County		2	\$270,000	2.0	2.0	1,286	\$209.95
Clermont (Central)	34711	1	\$270,000	2.0	2.0	1,196	\$225.75
Leesburg (West)	34748	1	\$270,000	2.0	2.0	1,376	\$196.22