



Monday Morning Quarterback Summary

Week of December 21, 2025 - December 27, 2025

Single-family existing homes

- Sales of single-family homes decreased to 207 during the week of December 21, from 413 the week prior
- The median price of single family homes decreased to \$390,000 a change of -10.3%
- The number of single-family home foreclosure transactions remains constant at 1
- The number of single-family short-sale transactions decreased to 0 from 3 the week prior
- Single-family inventory decreased by 104, and now sits at 8,312

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 61 during the week of December 21, from 144 the week prior
- The median price of condos, townhomes, and villas increased to \$302,500 a change of 13.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 26, and now sits at 4,224

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

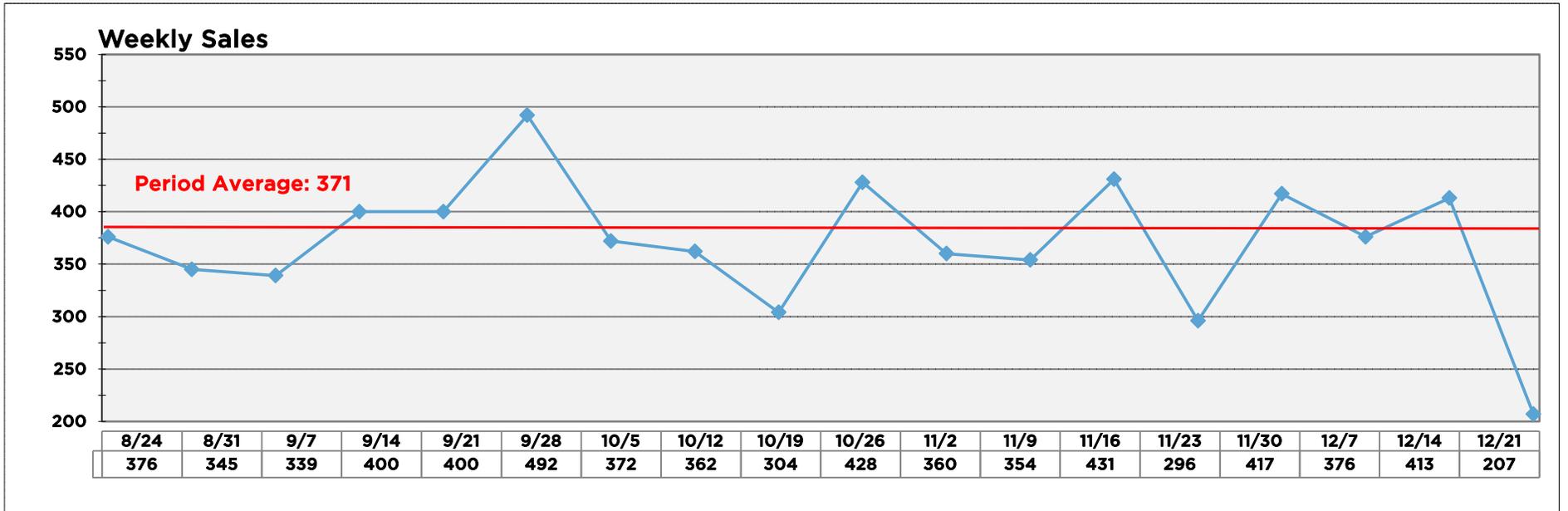
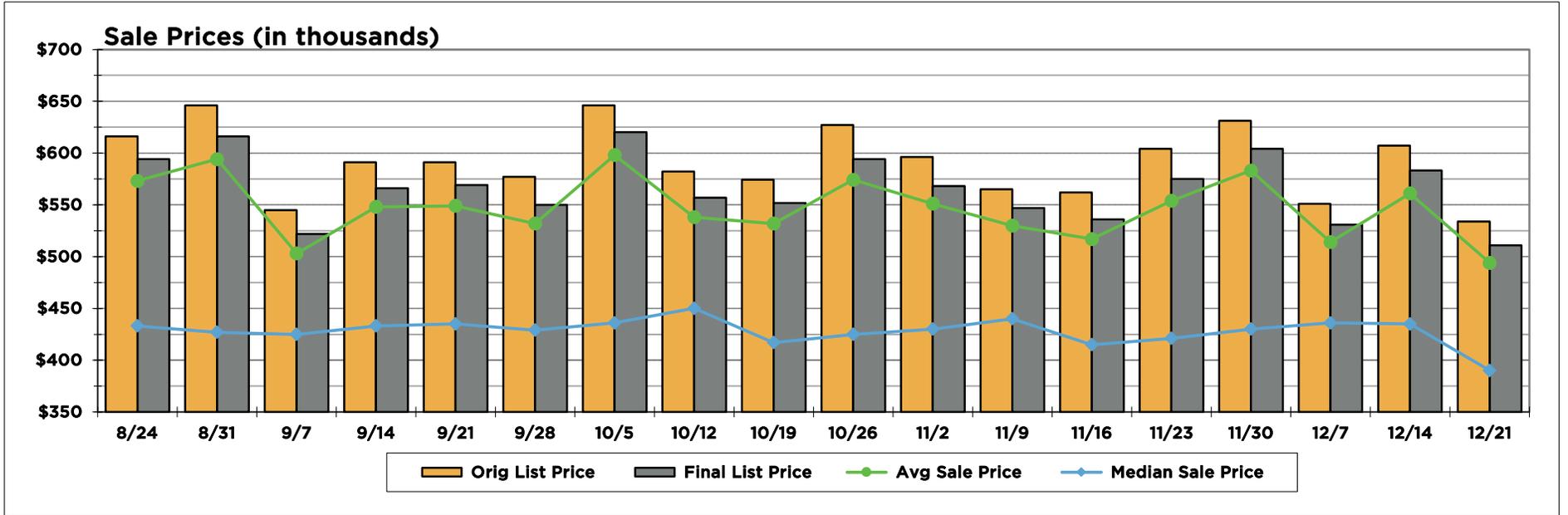
Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	207	25	23	57	45	43	14
Bank Owned	1	0	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	206	25	23	56	45	43	14
Active Listings	8,312	642	534	1,773	1,654	2,853	856
Bank Owned	40	13	3	9	8	7	0
Short Sales	89	16	11	33	18	9	2
Other	8,183	613	520	1,731	1,628	2,837	854
Months of Inventory	9.27	5.93	5.36	7.18	8.48	15.31	14.11
<u>List Price</u>							
Average Original List Price	\$534,194	\$194,656	\$299,265	\$372,550	\$477,030	\$730,006	\$1,766,906
Average Final List Price	\$511,295	\$182,160	\$282,239	\$359,104	\$462,150	\$690,355	\$1,702,979
<u>Sale Price</u>							
Average Price	\$493,570	\$159,512	\$276,147	\$349,543	\$449,360	\$671,156	\$1,630,358
Median Price	\$390,000	\$160,000	\$280,000	\$350,000	\$455,000	\$620,000	\$1,275,000
<u>Price Differences</u>							
Original to Final List Price	-\$22,899	-\$12,496	-\$17,026	-\$13,446	-\$14,880	-\$39,651	-\$63,927
Original List to Sale Price - \$	-\$40,624	-\$35,144	-\$23,118	-\$23,007	-\$27,670	-\$58,850	-\$136,548
Final List to Sale Price - \$	-\$17,725	-\$22,648	-\$6,092	-\$9,561	-\$12,790	-\$19,199	-\$72,621
Original List to Sale Price - %	92.40%	81.95%	92.28%	93.82%	94.20%	91.94%	92.27%
Final List to Sale Price - %	96.53%	87.57%	97.84%	97.34%	97.23%	97.22%	95.74%
<u>Days on the Market</u>							
Avg Days Listing to Contract	76	68	72	77	63	96	76
Combined Avg Days to Contract	90	74	79	89	71	132	76
Avg Days Listing to Closing	108	97	113	110	95	127	99
Avg Days Contract to Close	32	29	40	33	32	32	23
<u>Beds / Baths</u>							
Average Bedrooms	4	2	3	3	4	5	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	2,115	1,052	1,336	1,711	2,053	3,069	4,211

Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

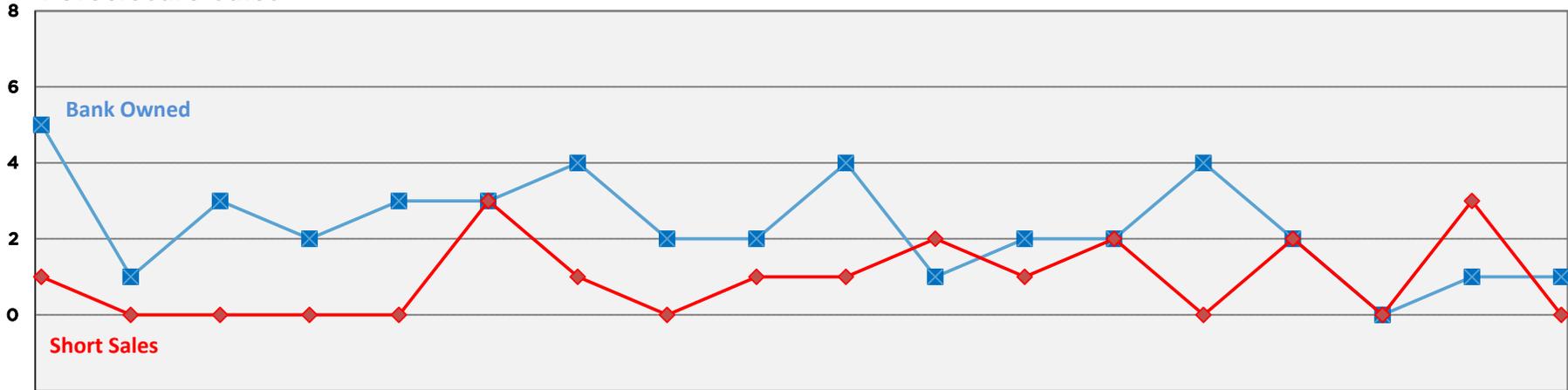
Single Family Homes



Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

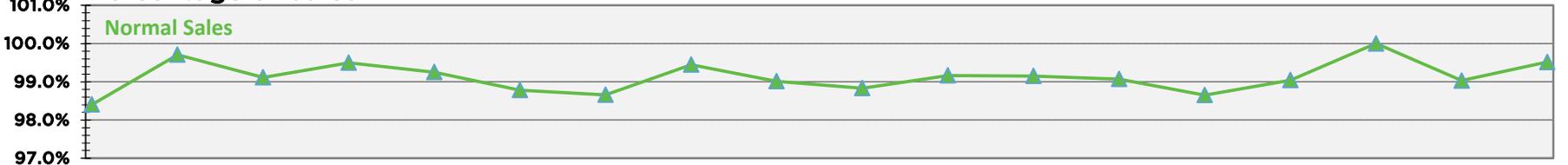
Single Family Homes

Foreclosure Sales

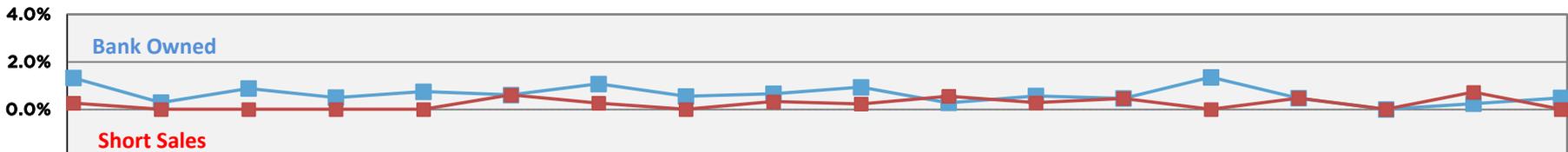


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
BO	5	1	3	2	3	3	4	2	2	4	1	2	2	4	2	0	1	1
SS	1	0	0	0	0	3	1	0	1	1	2	1	2	0	2	0	3	0

Percentage of Sales



	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	11/30	12/7	12/14	12/21
Normal	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%	99.04%	100.00%	99.03%	99.52%

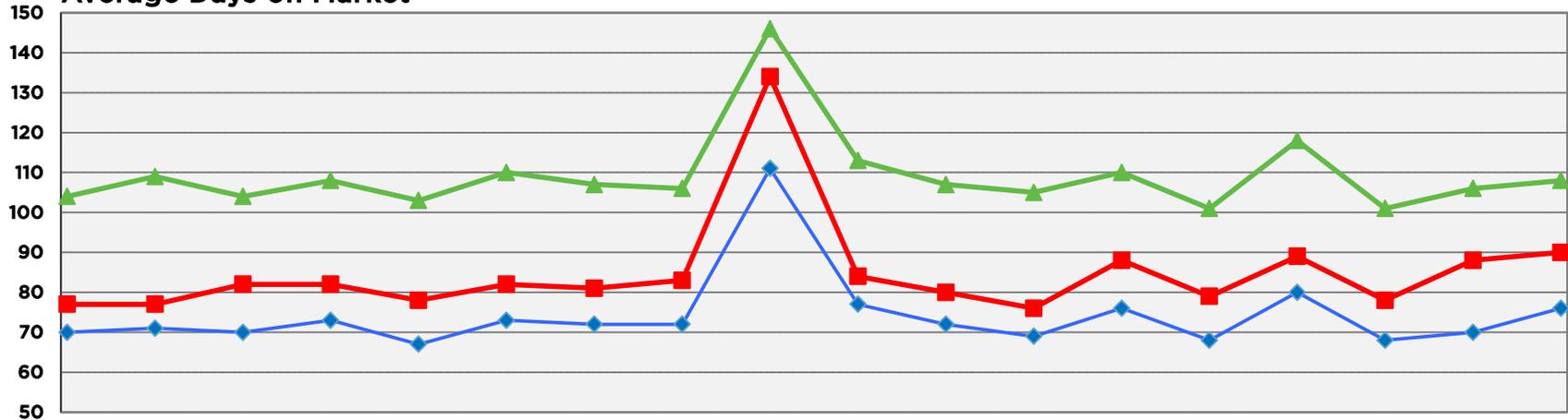


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
BO	1.33%	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%
SS	0.27%	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%

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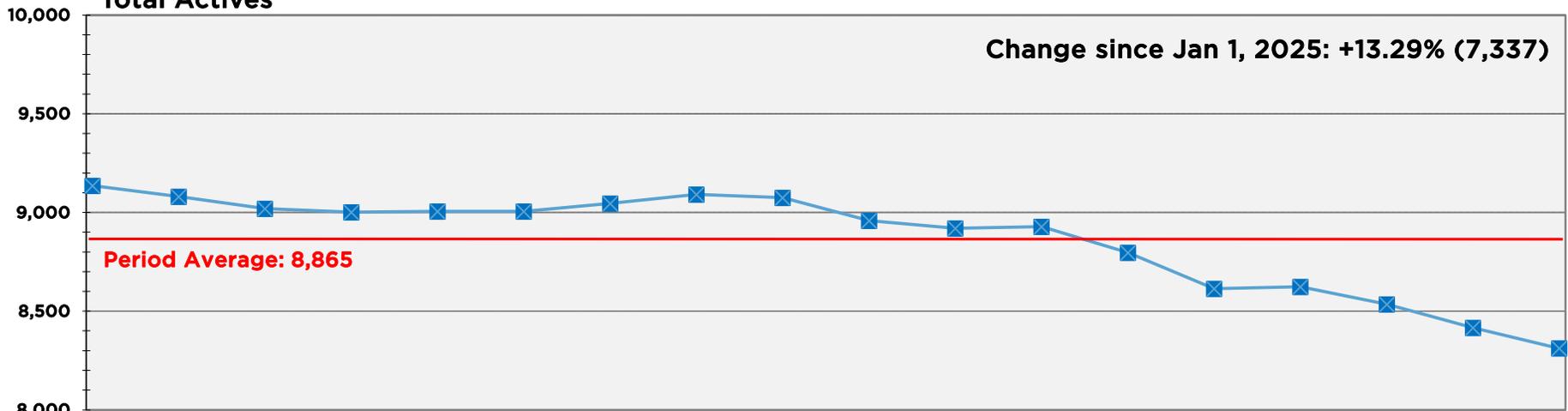
Single Family Homes

Average Days on Market



	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	11/30	12/7	12/14	12/21
ListToContract	70	71	70	73	67	73	72	72	111	77	72	69	76	68	80	68	70	76
CombDaysOnMkt	77	77	82	82	78	82	81	83	134	84	80	76	88	79	89	78	88	90
ListToClose	104	109	104	108	103	110	107	106	146	113	107	105	110	101	118	101	106	108

Total Actives

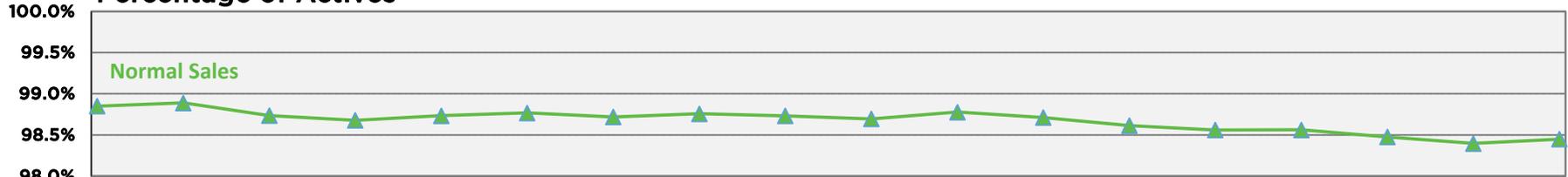


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
Total Actives	9,136	9,080	9,020	9,002	9,005	9,005	9,046	9,092	9,075	8,958	8,920	8,928	8,797	8,614	8,624	8,535	8,416	8,312

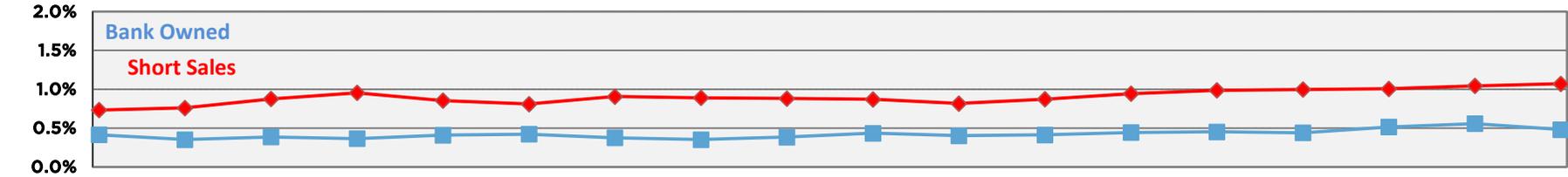
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Single Family Homes

Percentage of Actives

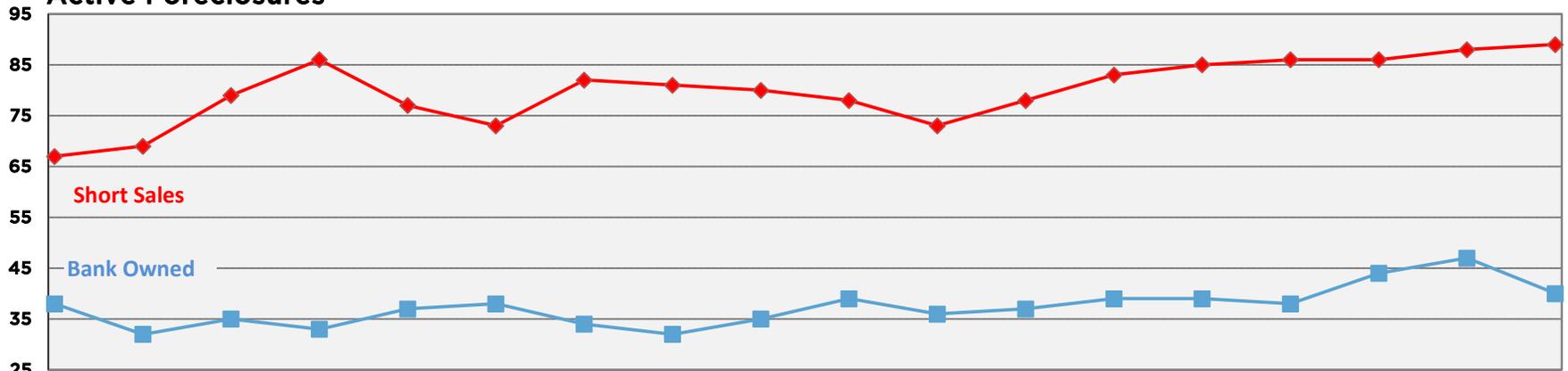


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
Normal	98.85%	98.89%	98.74%	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%



	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	11/30	12/7	12/14	12/21
BO	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%	0.44%	0.52%	0.56%	0.48%
SS	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%	1.00%	1.01%	1.05%	1.07%

Active Foreclosures

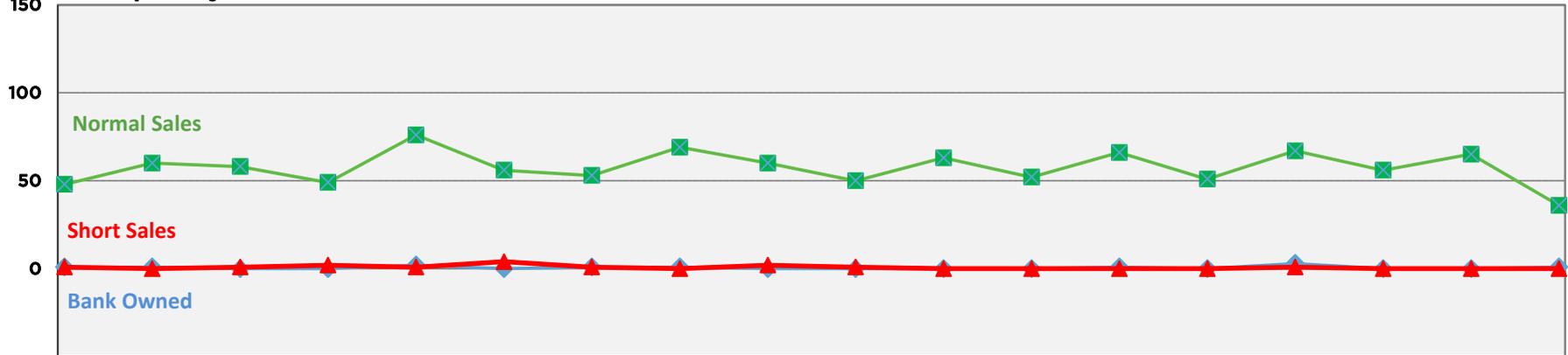


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
BO	38	32	35	33	37	38	34	32	35	39	36	37	39	39	38	44	47	40
SS	67	69	79	86	77	73	82	81	80	78	73	78	83	85	86	86	88	89

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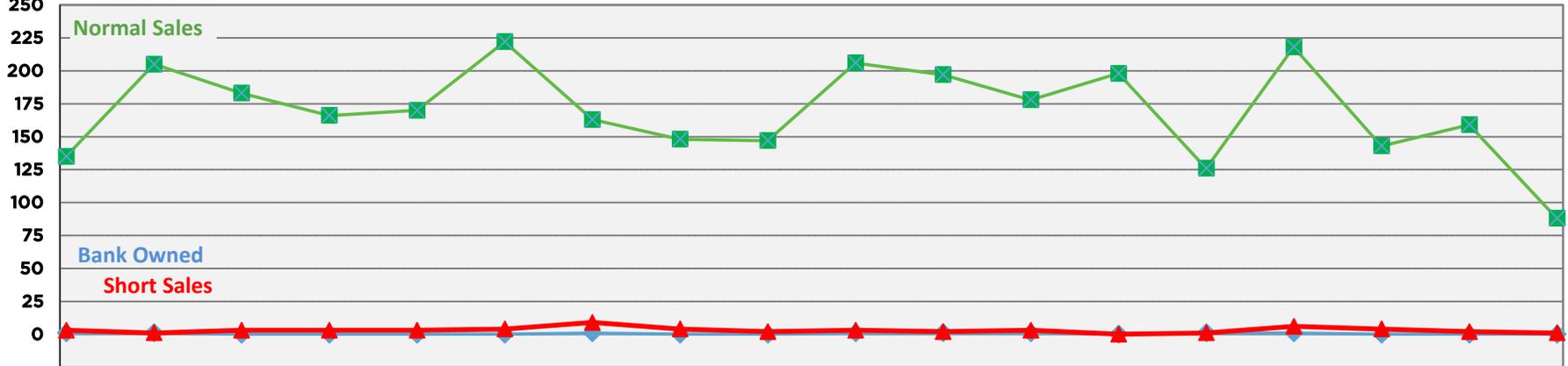
Single Family Homes

Temporary Off Market



	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	11/30	12/7	12/14	12/21
Norm	48	60	58	49	76	56	53	69	60	50	63	52	66	51	67	56	65	36
BO	1	1	0	0	2	0	1	1	0	0	0	0	1	0	3	0	0	1
SS	1	0	1	2	1	4	1	0	2	1	0	0	0	0	1	0	0	0

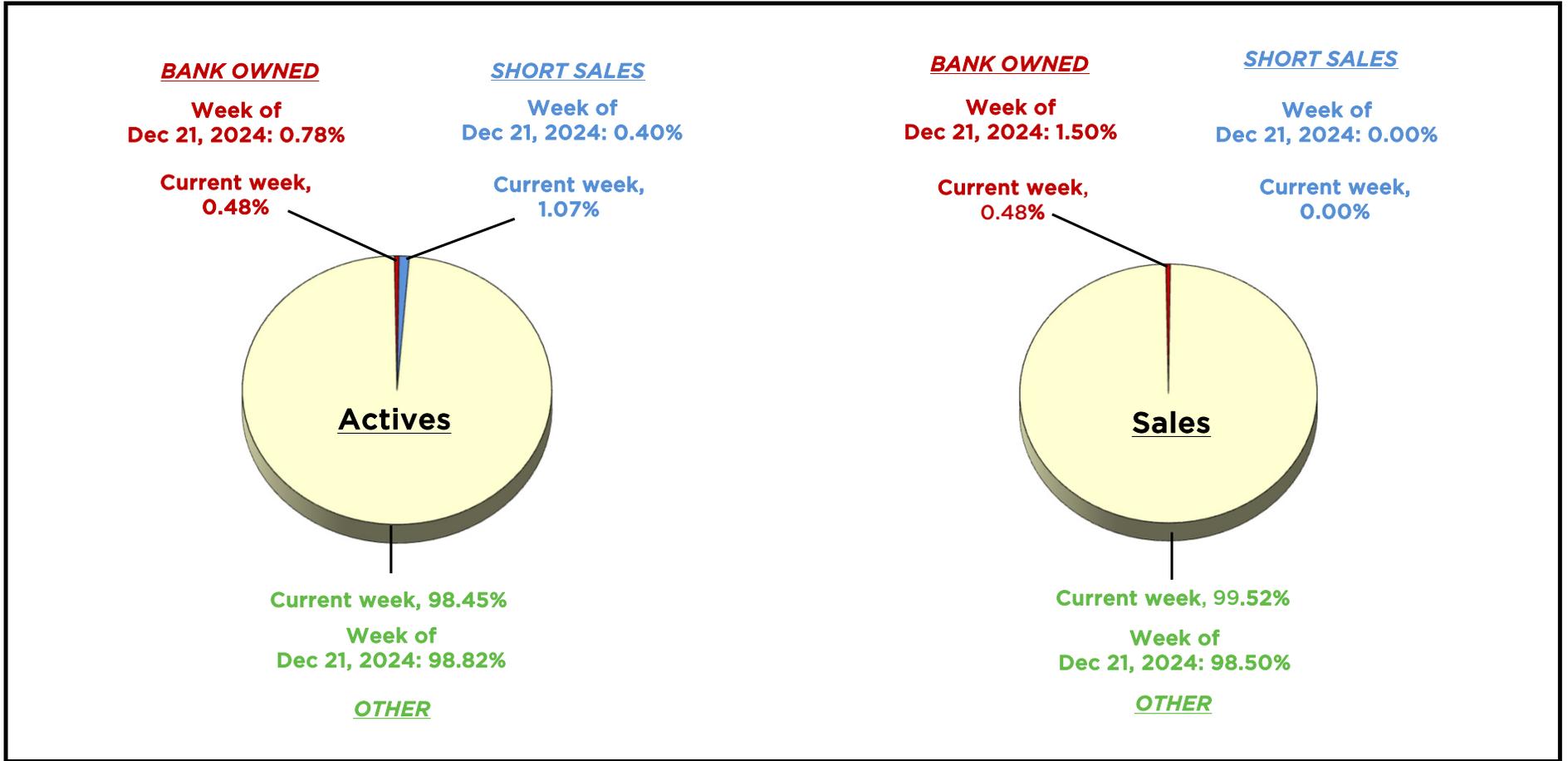
Withdrawn



	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	11/30	12/7	12/14	12/21
Norm	135	205	183	166	170	222	163	148	147	206	197	178	198	126	218	143	159	88
BO	1	1	0	0	0	0	1	0	0	1	1	1	0	1	1	0	0	0
SS	3	1	3	3	3	4	9	4	2	3	2	3	0	1	6	4	2	1

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Single Family Homes



Monday Morning Quarterback
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There are 80 Single Family Homes available for the Median Price of \$390,000 (± \$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		13	\$389,931	3.2	2.2	1,723	\$226.27
Apopka / Hunt Club	32703	1	\$389,900	4.0	2.0	2,314	\$168.50
Casselberry	32707	2	\$389,750	3.5	2.5	1,562	\$249.52
Winter Springs / Tuskawilla	32708	2	\$390,000	3.0	2.0	1,472	\$264.95
Altamonte Springs / Forest City	32714	1	\$390,000	3.0	3.0	1,705	\$228.74
Lake Mary / Heathrow	32746	3	\$389,967	3.0	2.0	1,578	\$247.13
Chuluota/Oviedo	32766	1	\$389,900	3.0	2.0	1,455	\$267.97
Sanford / Lake Forest	32771	3	\$389,967	3.3	2.0	2,042	\$190.94
Orange County		21	\$389,967	3.4	2.1	1,593	\$244.79
Apopka (North)	32712	1	\$389,900	2.0	2.0	2,157	\$180.76
Delaney / Crystal Lake	32806	2	\$390,000	3.0	2.5	1,230	\$317.20
Azalea Park	32807	3	\$389,967	4.0	2.3	1,776	\$219.62
Lockhart	32810	1	\$390,000	4.0	2.0	1,594	\$244.67
Orlo Vista	32811	1	\$389,900	4.0	2.0	1,438	\$271.14
Hiawassee	32818	1	\$389,900	3.0	2.0	1,496	\$260.63
Rio Pinar / Union Park	32825	4	\$389,975	3.0	2.0	1,489	\$261.95
Research Park	32826	1	\$390,000	4.0	2.0	1,665	\$234.23
Lake Nona	32827	1	\$390,000	3.0	2.0	1,431	\$272.54
Union Park / Chickasaw	32829	1	\$390,000	4.0	2.0	1,538	\$253.58
Wedgefield	32833	1	\$390,000	3.0	2.0	1,707	\$228.47
Hunters Creek	32837	1	\$390,000	3.0	2.0	1,487	\$262.27
Pine Castle / Edgewood	32839	1	\$389,900	4.0	2.0	1,834	\$212.60
Ocoee	34761	2	\$389,950	3.5	2.0	1,683	\$231.70
Osceola County		23	\$389,949	3.6	2.2	1,863	\$209.33
Kissimmee / Buena Ventura Lakes	34743	3	\$389,931	3.7	2.7	1,984	\$196.57
Kissimmee (East)	34744	3	\$389,899	3.7	2.0	1,871	\$208.43
Kissimmee (West) / Pleasant Hill	34746	7	\$389,966	3.4	2.1	1,797	\$217.04
Kissimmee / Celebration	34747	1	\$389,900	4.0	3.0	1,581	\$246.62
Kissimmee / Poinciana	34758	2	\$390,000	3.5	2.0	2,166	\$180.06
St Cloud / Narcoossee	34771	3	\$389,930	3.3	2.0	1,963	\$198.61
St Cloud / Canoe Creek	34772	3	\$389,963	3.7	2.0	1,767	\$220.73
St Cloud / Harmony	34773	1	\$390,000	4.0	2.0	1,602	\$243.45

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Lake, Orange, Osceola & Seminole Counties

There are 80 Single Family Homes available for the Median Price of \$390,000 (± \$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>
Lake County		23	\$389,971	3.6	2.3	1,984	\$196.60
Sorrento / Mt Plymouth	32776	1	\$390,500	3.0	2.0	1,750	\$223.14
Tavares / Mt Plymouth	32778	1	\$389,999	3.0	3.0	2,012	\$193.84
Clermont (Central)	34711	1	\$390,000	3.0	2.0	1,477	\$264.05
Clermont (South)	34714	3	\$389,963	4.0	2.0	1,781	\$218.92
Minneola	34715	2	\$389,700	2.5	2.0	1,675	\$232.66
Fruitland Park	34731	2	\$390,000	3.5	3.0	2,311	\$168.79
Groveland	34736	2	\$389,995	3.5	2.0	1,726	\$225.95
Howey in the Hills	34737	2	\$390,000	3.5	2.0	1,781	\$219.04
Leesburg (West)	34748	3	\$389,933	4.0	2.3	2,124	\$183.56
Mascotte	34753	2	\$390,000	4.5	3.0	2,642	\$147.62
Okahumpka	34762	1	\$389,900	3.0	2.0	1,499	\$260.11
Leesburg (East) / Haines Creek	34788	3	\$389,949	3.7	2.0	2,300	\$169.54

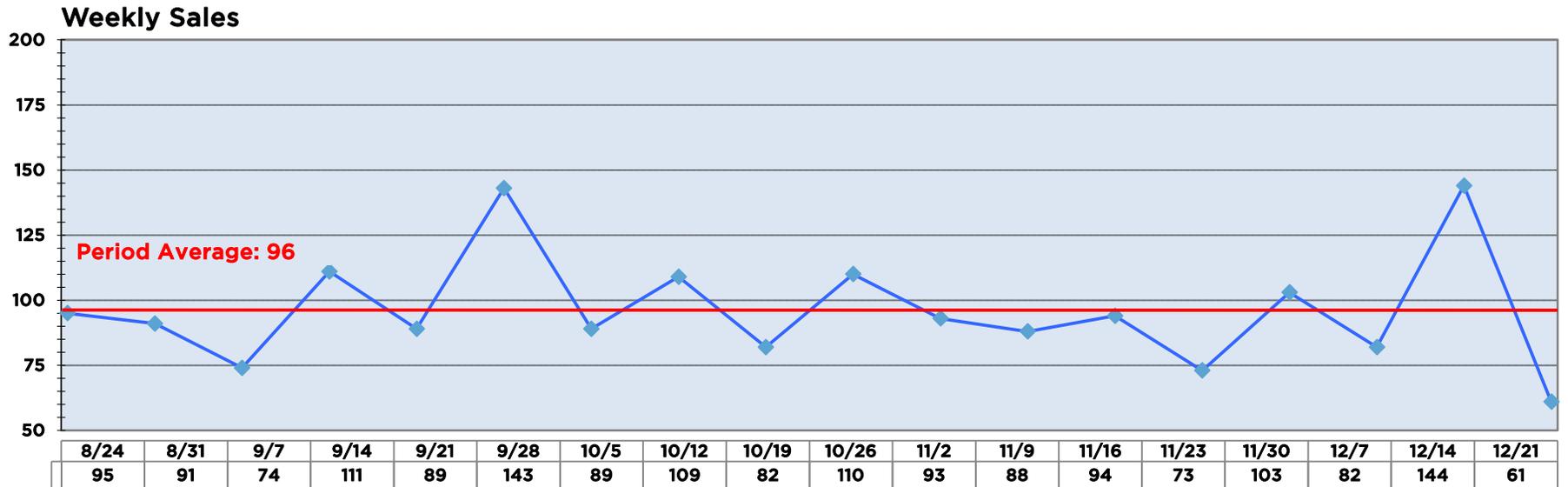
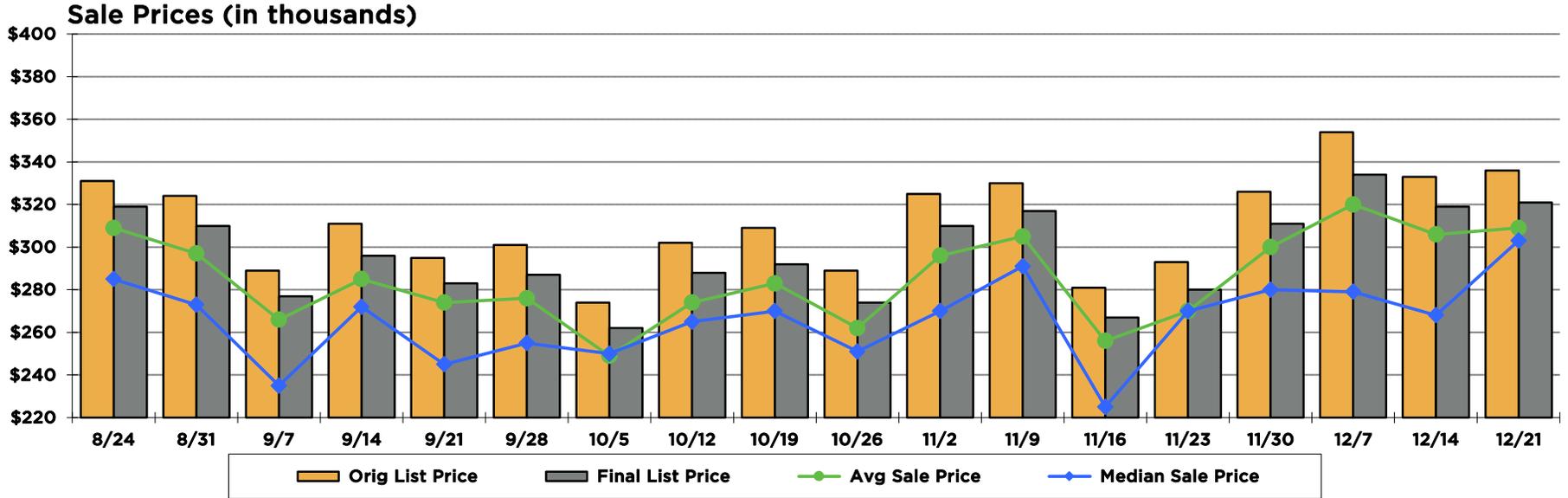
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	61	23	6	21	9	1	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	60	23	5	21	9	1	1
Active Listings	4,224	1,703	665	1,037	518	279	22
Bank Owned	21	11	2	7	1	0	0
Short Sales	30	6	13	9	2	0	0
Other	4,173	1,686	650	1,021	515	279	22
Months of Inventory	15.98	17.09	25.58	11.40	13.28	64.39	5.08
<u>List Price</u>							
Average Original List Price	\$336,410	\$195,441	\$298,983	\$377,576	\$483,878	\$550,000	\$1,398,000
Average Final List Price	\$320,991	\$181,526	\$282,317	\$359,837	\$467,433	\$550,000	\$1,398,000
<u>Sale Price</u>							
Average Price	\$309,084	\$168,804	\$273,772	\$353,428	\$445,222	\$550,000	\$1,350,000
Median Price	\$302,500	\$180,000	\$272,000	\$365,000	\$442,000	\$550,000	\$1,350,000
<u>Price Differences</u>							
Original to Final List Price	-\$15,419	-\$13,915	-\$16,666	-\$17,739	-\$16,445	\$0	\$0
Original List to Sale Price - \$	-\$27,326	-\$26,637	-\$25,211	-\$24,148	-\$38,656	\$0	-\$48,000
Final List to Sale Price - \$	-\$11,907	-\$12,722	-\$8,545	-\$6,409	-\$22,211	\$0	-\$48,000
Original List to Sale Price - %	91.88%	86.37%	91.57%	93.60%	92.01%	100.00%	96.57%
Final List to Sale Price - %	96.29%	92.99%	96.97%	98.22%	95.25%	100.00%	96.57%
<u>Days on the Market</u>							
Avg Days Listing to Contract	99	119	113	94	69	1	41
Combined Avg Days to Contract	113	119	113	116	108	1	43
Avg Days Listing to Closing	137	149	142	126	148	20	67
Avg Days Contract to Close	38	30	30	32	78	19	26
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	4	3	5
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	1	0	0	1
<u>Square Footage</u>							
Average Square Feet	1,465	1,006	1,371	1,691	1,825	2,828	3,216

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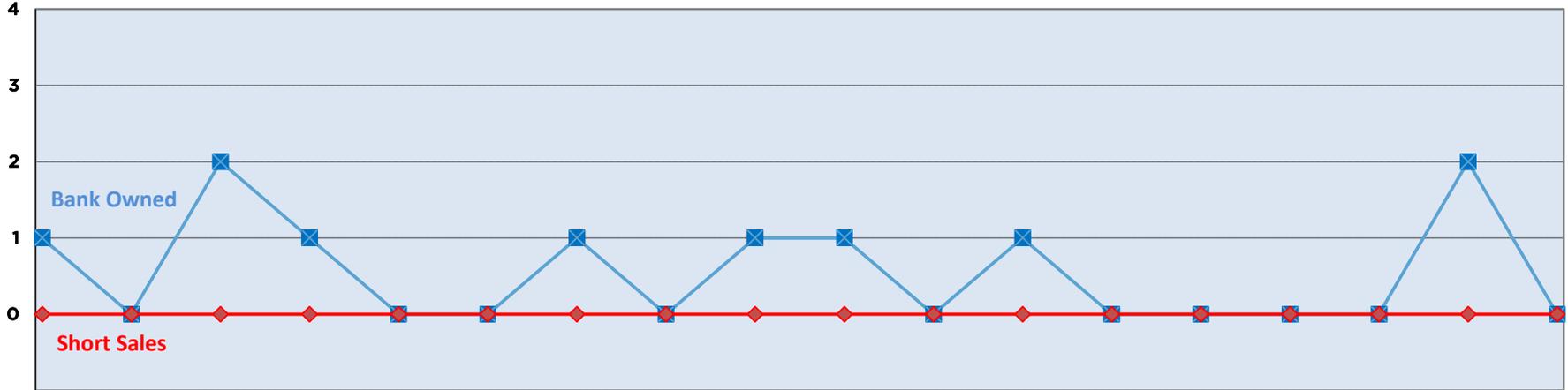
Condos, Townhomes, Villas



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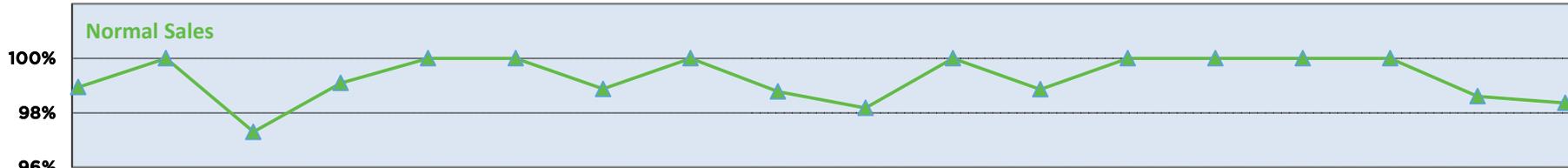
Condos, Townhomes, Villas

Foreclosure Sales



	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	11/30	12/7	12/14	12/21
BO	1	0	2	1	0	0	1	0	1	1	0	1	0	0	0	0	2	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	11/30	12/7	12/14	12/21
Normal	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%	100.00%	100.00%	98.61%	98.36%

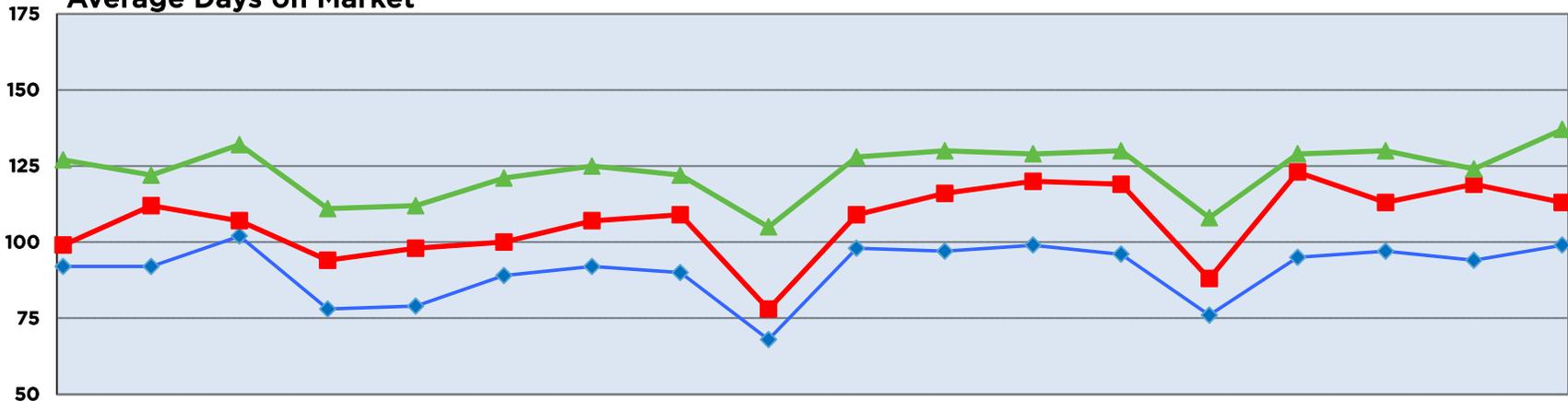


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
BO	1.05%	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%

Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

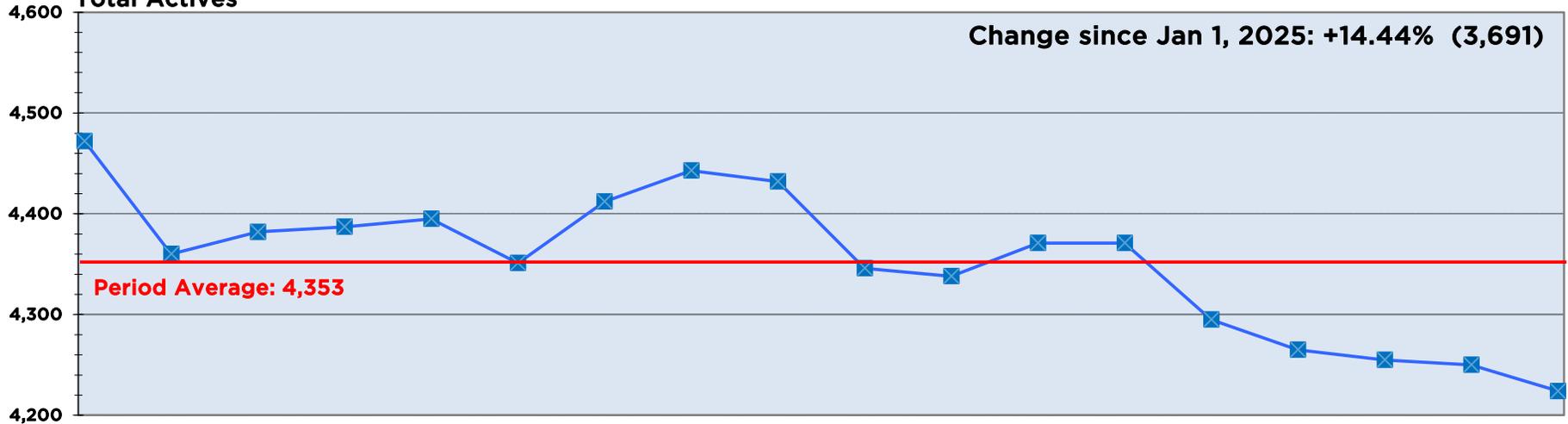
Condos, Townhomes, Villas

Average Days on Market



	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	11/30	12/7	12/14	12/21
ListToContract	92	92	102	78	79	89	92	90	68	98	97	99	96	76	95	97	94	99
CombDaysOnMkt	99	112	107	94	98	100	107	109	78	109	116	120	119	88	123	113	119	113
ListToClose	127	122	132	111	112	121	125	122	105	128	130	129	130	108	129	130	124	137

Total Actives

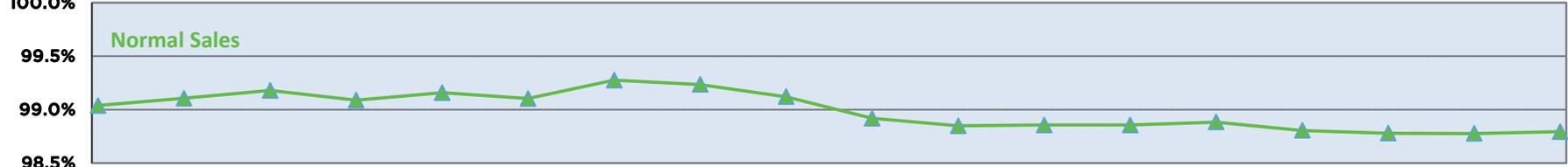


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
Total Actives	4,472	4,360	4,382	4,387	4,395	4,351	4,412	4,443	4,432	4,346	4,338	4,371	4,371	4,295	4,265	4,255	4,250	4,224

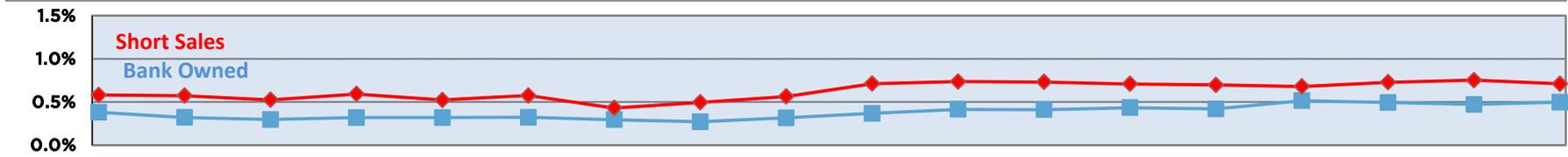
Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

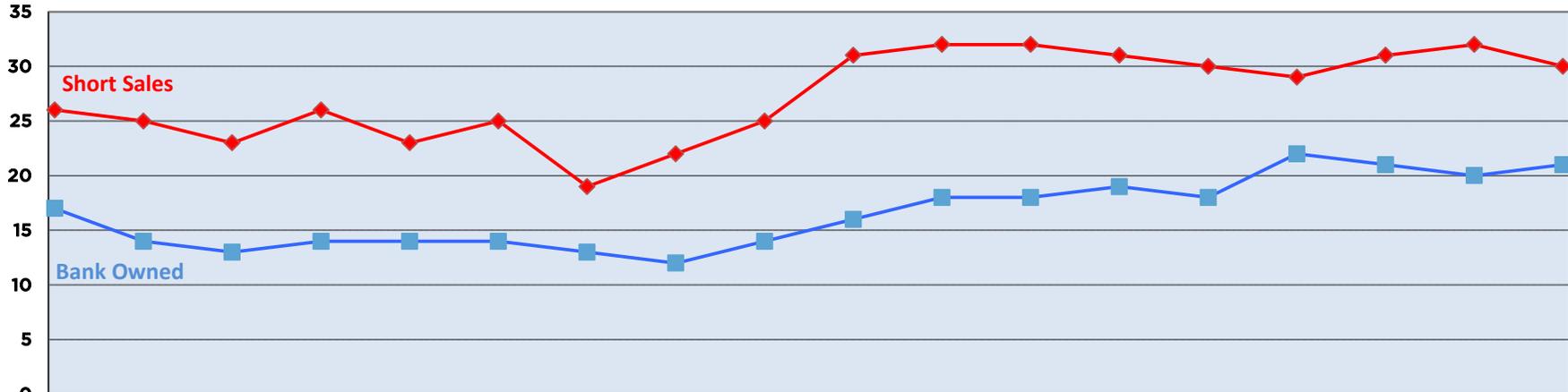


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
Normal	99.04%	99.11%	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%



	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	11/30	12/7	12/14	12/21
BO	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%	0.52%	0.49%	0.47%	0.50%
SS	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%	0.68%	0.73%	0.75%	0.71%

Active Foreclosures

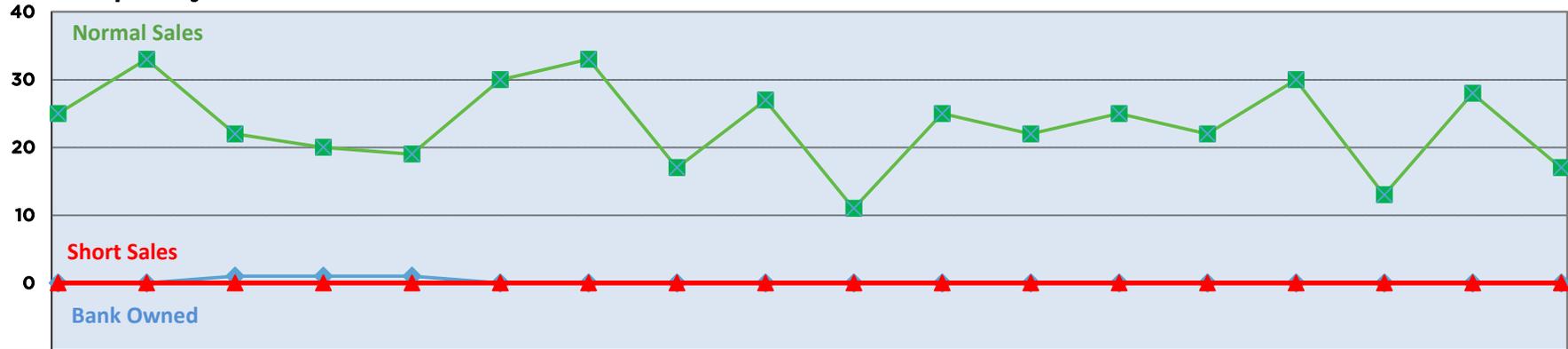


	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21
BO	17	14	13	14	14	14	13	12	14	16	18	18	19	18	22	21	20	21
SS	26	25	23	26	23	25	19	22	25	31	32	32	31	30	29	31	32	30

Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

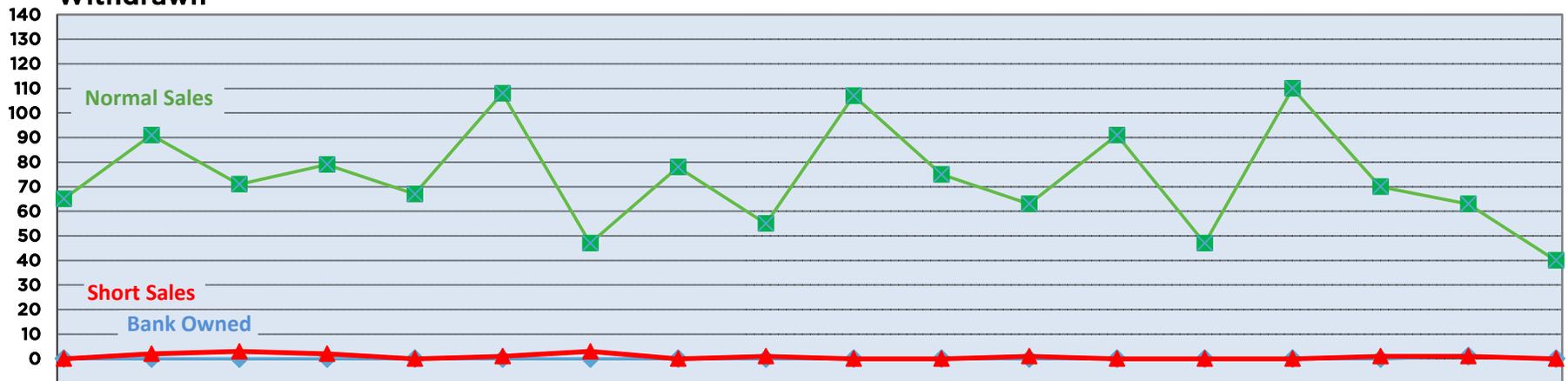
Condos, Townhomes, Villas

Temporary Off Market



	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	11/30	12/7	12/14	12/21
Norm	25	33	22	20	19	30	33	17	27	11	25	22	25	22	30	13	28	17
BO	0	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

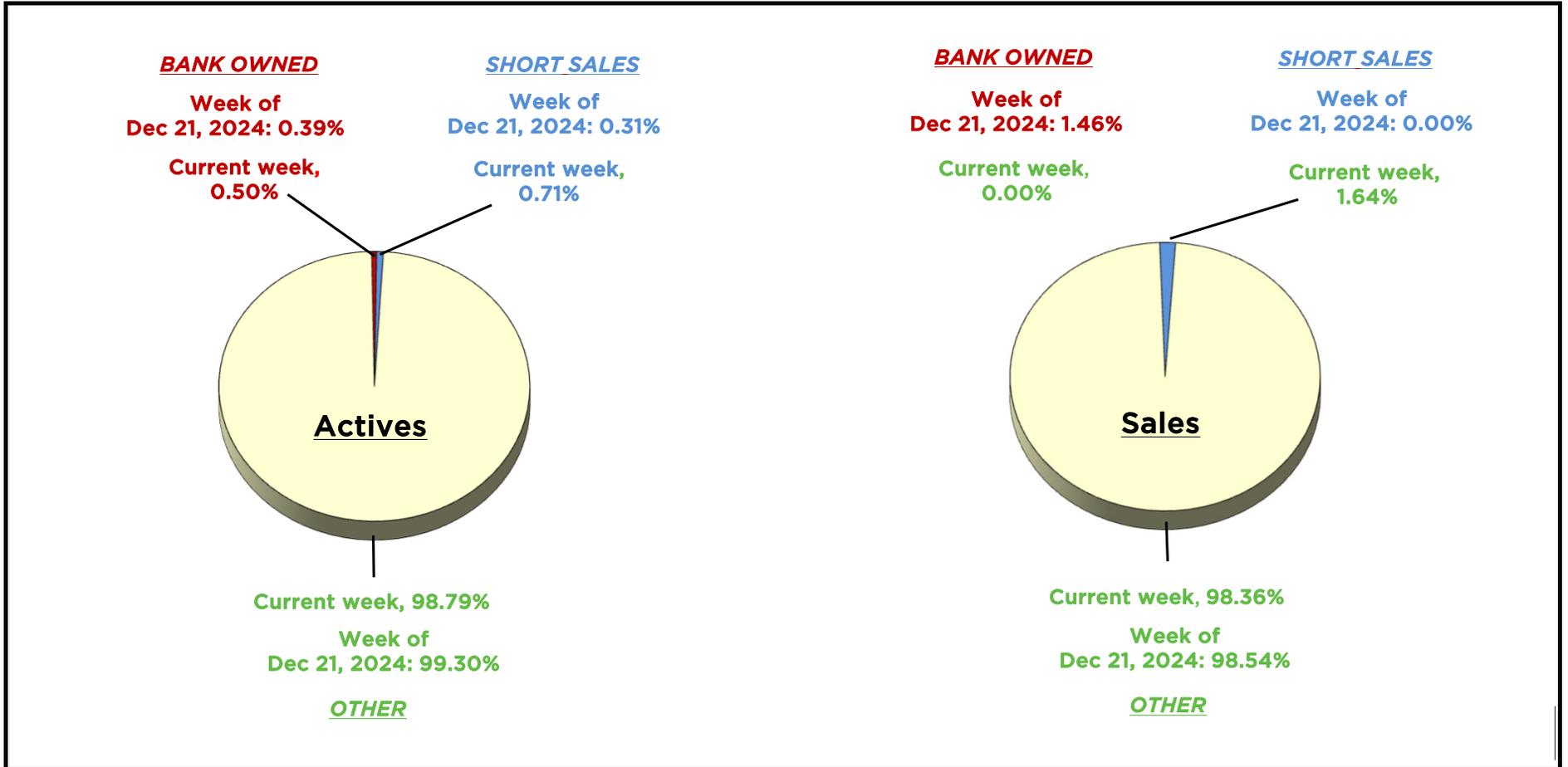
Withdrawn



	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	11/30	12/7	12/14	12/21
Norm	65	91	71	79	67	108	47	78	55	107	75	63	91	47	110	70	63	40
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
SS	0	2	3	2	0	1	3	0	1	0	0	1	0	0	0	1	1	0

Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





Monday Morning Quarterback
12/21/2025 - 12/27/2025
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Villas, or Townhomes available for the Median Price of \$302,500 (± \$500)