



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

***Week of January 18, 2026 - January 24, 2026***

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

- Sales of single-family homes decreased to 279 during the week of January 18, from 337 the week prior
- The median price of single family homes decreased to \$392,500 a change of -5.1%
- The number of single-family home foreclosure transactions increased to 5 from 3 the week prior
- The number of single-family short-sale transactions increased to 3 from 0 the week prior
- Single-family inventory increased by 88, and now sits at 8,197

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

- Sales of condos, townhomes, and villas decreased to 77 during the week of January 18, from 89 the week prior
- The median price of condos, townhomes, and villas increased to \$270,000 a change of 1.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 68, and now sits at 4,187

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

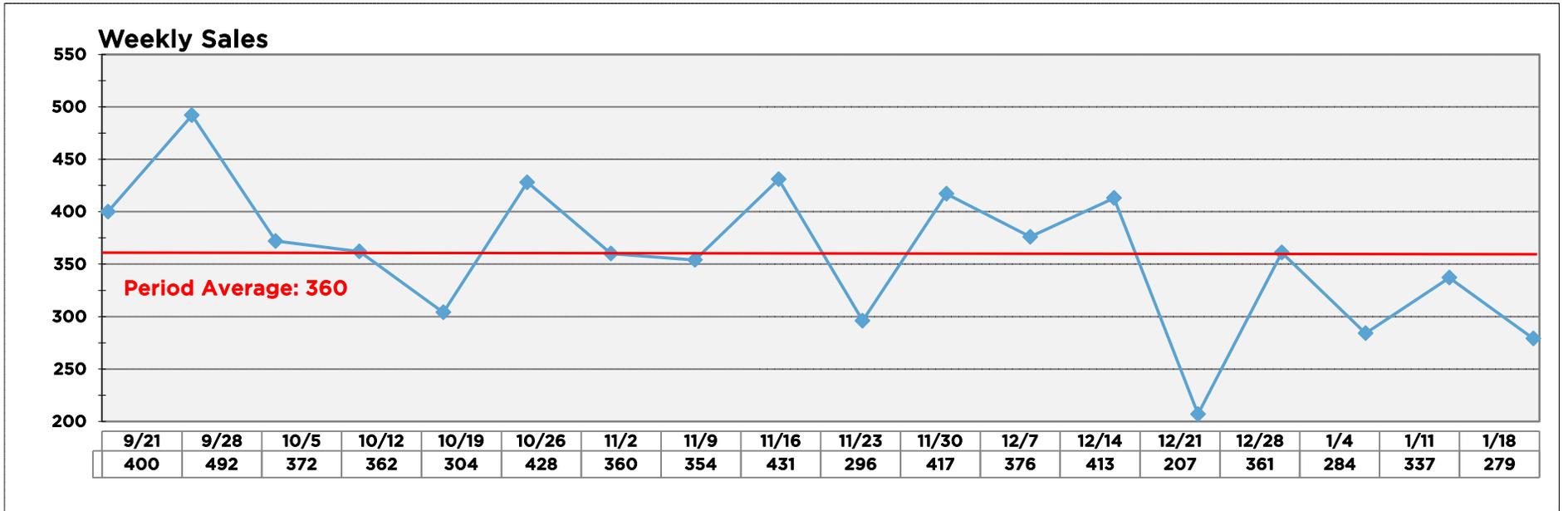
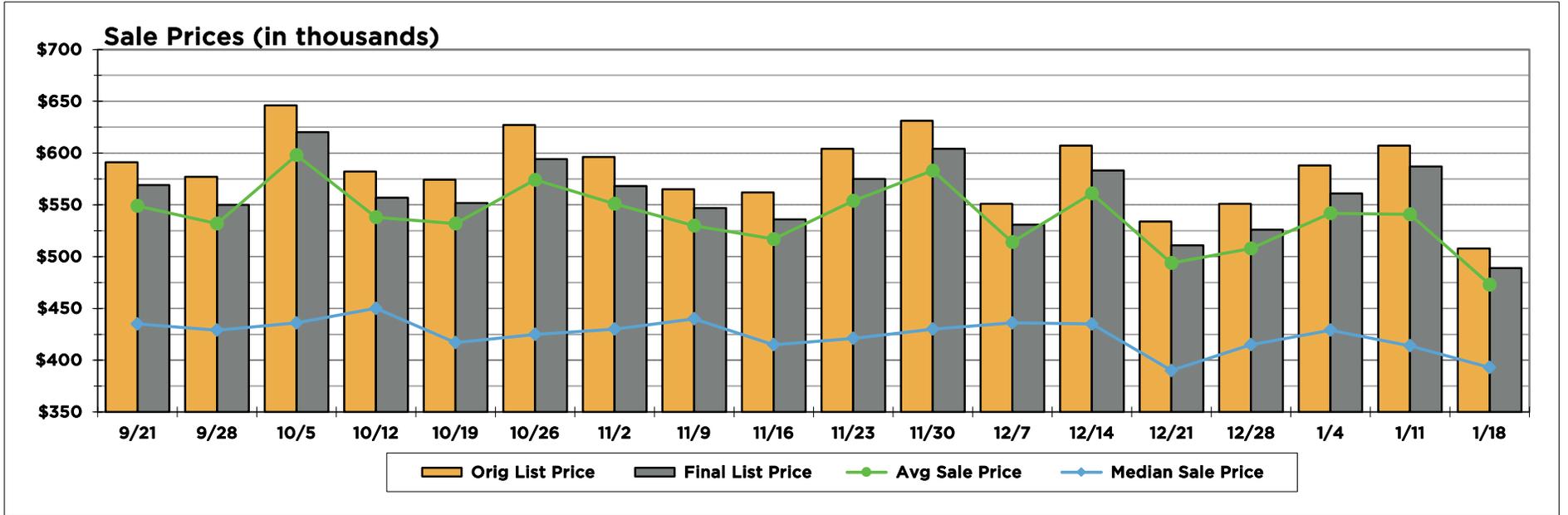
**Monday Morning Quarterback**  
01/18/2026 - 01/24/2026  
Lake, Orange, Osceola & Seminole Counties

**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>279</b>	<b>38</b>	<b>26</b>	<b>83</b>	<b>46</b>	<b>72</b>	<b>14</b>
Bank Owned	5	1	0	2	2	0	0
Short Sales	3	2	0	1	0	0	0
Other	271	35	26	80	44	72	14
<b>Active Listings</b>	<b>8,197</b>	<b>638</b>	<b>531</b>	<b>1,726</b>	<b>1,658</b>	<b>2,821</b>	<b>823</b>
Bank Owned	35	13	4	7	5	6	0
Short Sales	87	15	10	32	15	12	3
Other	8,075	610	517	1,687	1,638	2,803	820
<b>Months of Inventory</b>	<b>6.78</b>	<b>3.87</b>	<b>4.71</b>	<b>4.80</b>	<b>8.32</b>	<b>9.04</b>	<b>13.57</b>
<b><u>List Price</u></b>							
Average Original List Price	\$508,039	\$185,580	\$304,571	\$378,123	\$475,885	\$699,105	\$1,654,392
Average Final List Price	\$489,184	\$175,428	\$291,236	\$366,117	\$458,098	\$674,338	\$1,587,964
<b><u>Sale Price</u></b>							
Average Price	\$473,367	\$165,096	\$275,554	\$355,345	\$447,504	\$658,088	\$1,512,152
Median Price	\$392,500	\$190,000	\$274,500	\$355,000	\$440,000	\$620,000	\$1,220,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$18,855	-\$10,152	-\$13,335	-\$12,006	-\$17,787	-\$24,767	-\$66,428
Original List to Sale Price - \$	-\$34,672	-\$20,484	-\$29,017	-\$22,778	-\$28,381	-\$41,017	-\$142,240
Final List to Sale Price - \$	-\$15,817	-\$10,332	-\$15,682	-\$10,772	-\$10,594	-\$16,250	-\$75,812
Original List to Sale Price - %	93.18%	88.96%	90.47%	93.98%	94.04%	94.13%	91.40%
Final List to Sale Price - %	96.77%	94.11%	94.62%	97.06%	97.69%	97.59%	95.23%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	73	75	49	71	70	80	94
Combined Avg Days to Contract	83	84	54	75	82	96	118
Avg Days Listing to Closing	114	125	92	111	108	119	134
Avg Days Contract to Close	41	50	42	40	38	38	40
<b><u>Beds / Baths</u></b>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	0	0	0	1
<b><u>Square Footage</u></b>							
Average Square Feet	2,034	1,157	1,458	1,675	2,011	2,756	3,972

**Monday Morning Quarterback**  
01/18/2026 - 01/24/2026  
Lake, Orange, Osceola & Seminole Counties

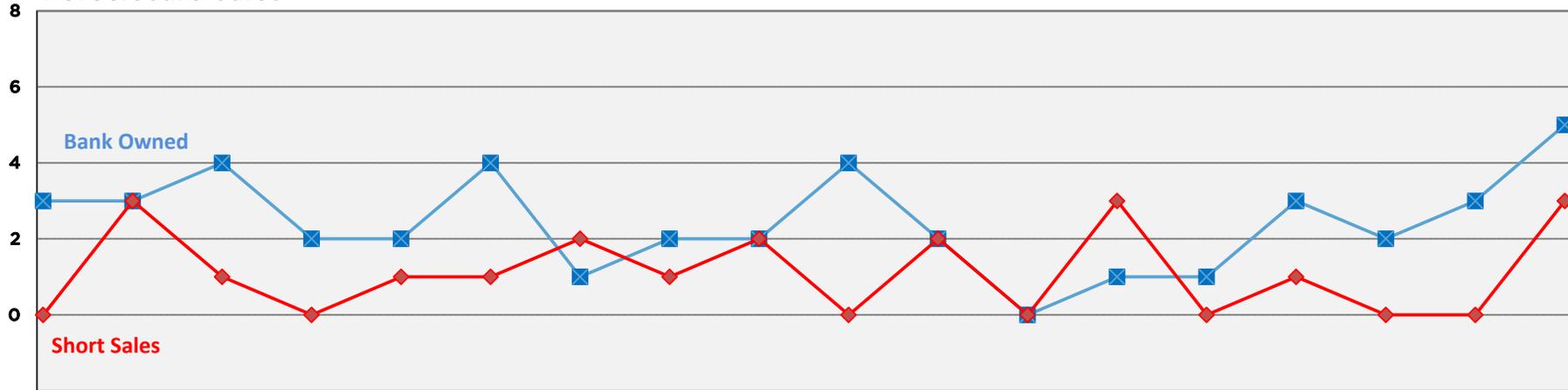
**Single Family Homes**



**Monday Morning Quarterback**  
01/18/2026 - 01/24/2026  
Lake, Orange, Osceola & Seminole Counties

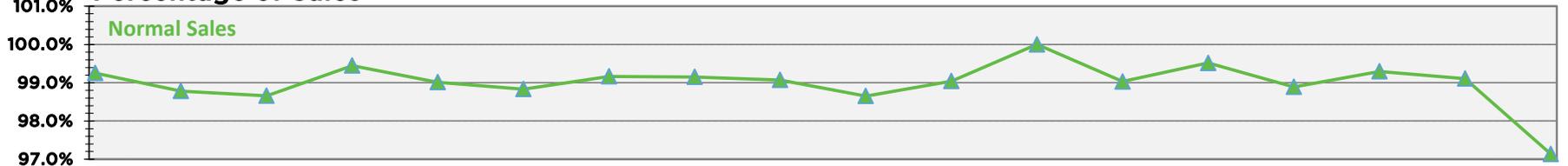
**Single Family Homes**

**Foreclosure Sales**

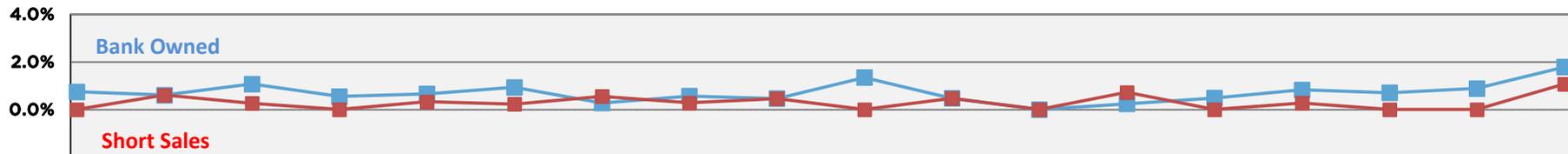


	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18
BO	3	3	4	2	2	4	1	2	2	4	2	0	1	1	3	2	3	5
SS	0	3	1	0	1	1	2	1	2	0	2	0	3	0	1	0	0	3

**Percentage of Sales**



	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	12/28	1/4	1/11	1/18
Normal	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%	98.89%	99.30%	99.11%	97.13%

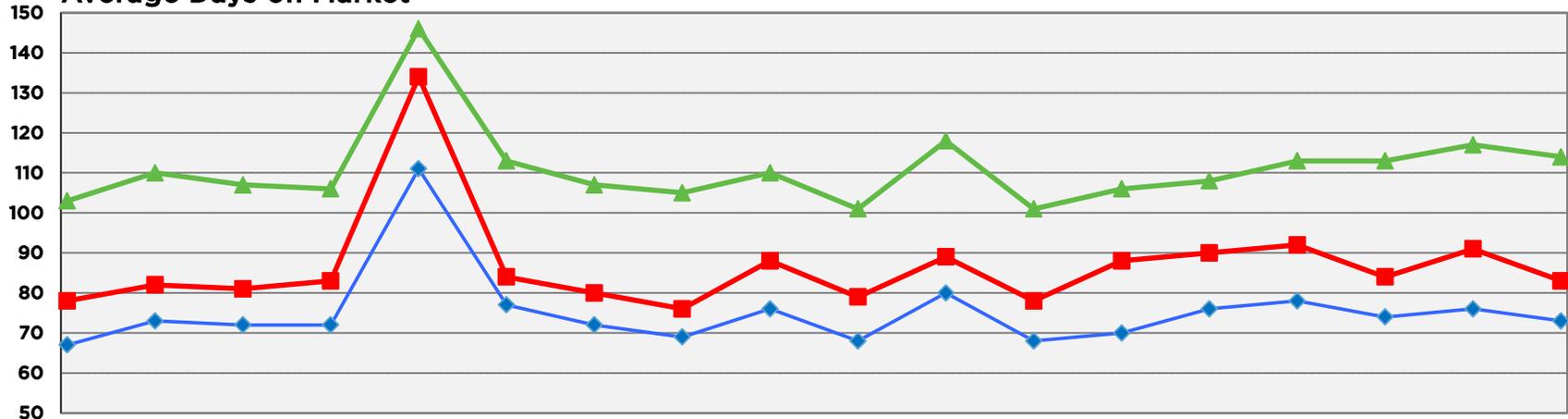


	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18
BO	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%	0.89%	1.79%
SS	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%	0.00%	1.08%

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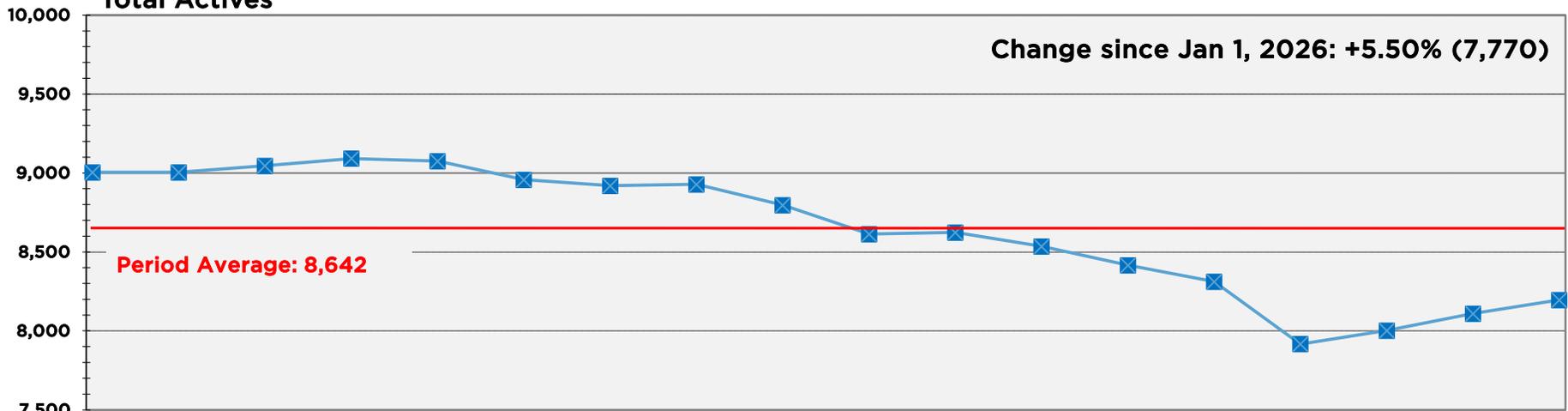
**Single Family Homes**

**Average Days on Market**



	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	12/28	1/4	1/11	1/18
ListToContract	67	73	72	72	111	77	72	69	76	68	80	68	70	76	78	74	76	73
CombDaysOnMkt	78	82	81	83	134	84	80	76	88	79	89	78	88	90	92	84	91	83
ListToClose	103	110	107	106	146	113	107	105	110	101	118	101	106	108	113	113	117	114

**Total Actives**



	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	12/28	1/4	1/11	1/18
Total Actives	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	7,917	8,003	8,109	8,197

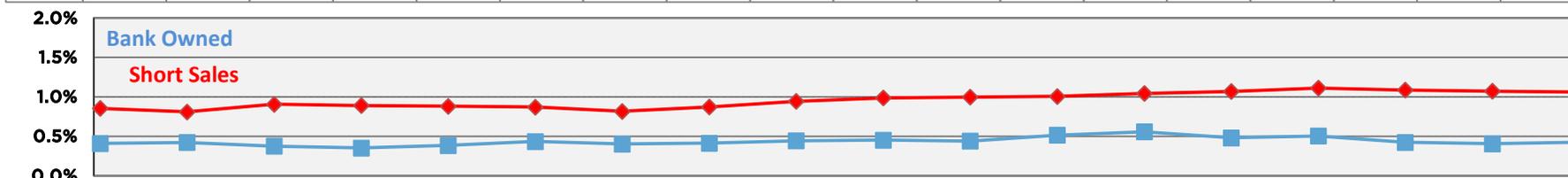
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**Single Family Homes**

**Percentage of Actives**

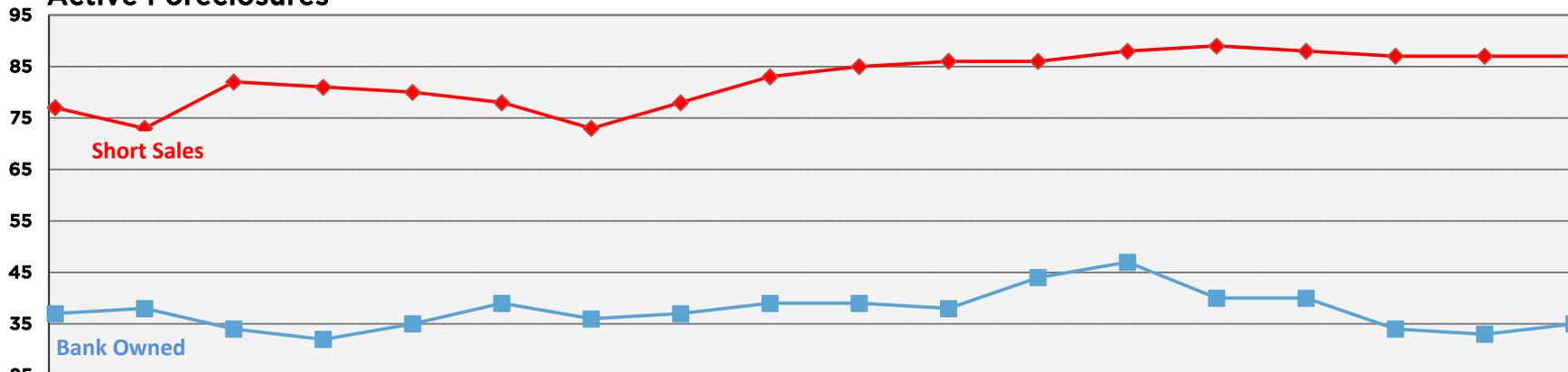


	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18
Normal	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%	98.52%	98.51%



	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	12/28	1/4	1/11	1/18
BO	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%	0.51%	0.42%	0.41%	0.43%
SS	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%	1.11%	1.09%	1.07%	1.06%

**Active Foreclosures**



	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	12/28	1/4	1/11	1/18
BO	37	38	34	32	35	39	36	37	39	39	38	44	47	40	40	34	33	35
SS	77	73	82	81	80	78	73	78	83	85	86	86	88	89	88	87	87	87

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**Single Family Homes**

**Temporary Off Market**



	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	12/28	1/4	1/11	1/18
Norm	76	56	53	69	60	50	63	52	66	51	67	56	65	36	45	47	45	57
BO	2	0	1	1	0	0	0	0	1	0	3	0	0	1	0	0	0	0
SS	1	4	1	0	2	1	0	0	0	0	1	0	0	0	1	3	0	0

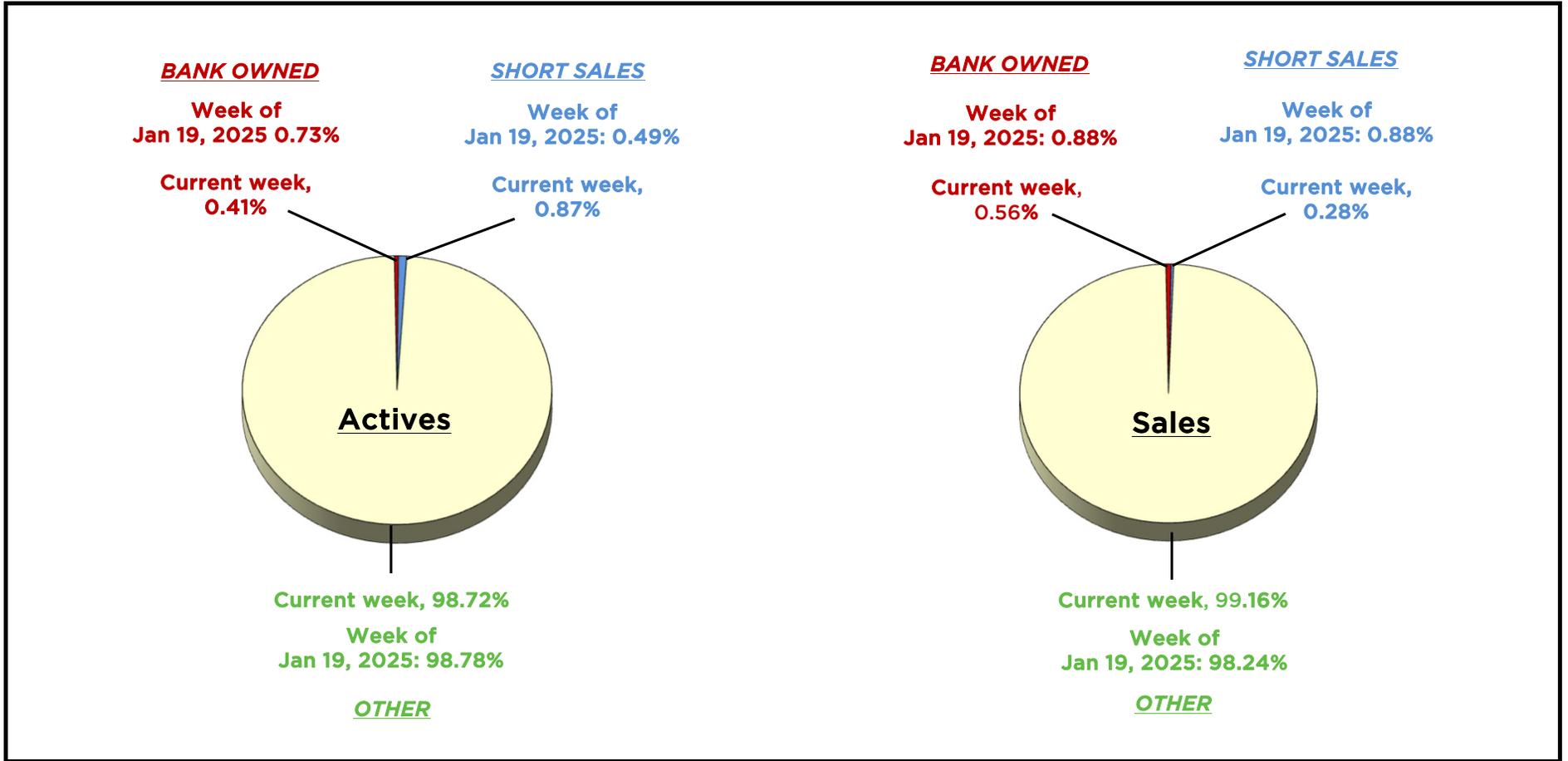
**Withdrawn**



	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	12/28	1/4	1/11	1/18
Norm	170	222	163	148	147	206	197	178	198	126	218	143	159	88	251	148	164	126
BO	0	0	1	0	0	1	1	1	0	1	1	0	0	0	1	0	0	1
SS	3	4	9	4	2	3	2	3	0	1	6	4	2	1	3	3	3	1

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**Single Family Homes**



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**There are 6 Single Family Homes available for the Median Price of \$392,500 ( ± \$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>Orange County</b>		<b>5</b>	<b>\$392,200</b>	<b>3.4</b>	<b>2.0</b>	<b>1,725</b>	<b>\$227.39</b>
Apopka (North)	32712	1	\$392,000	4.0	2.0	1,512	\$259.26
Pine Hills / Rosemont	32808	1	\$392,000	3.0	2.0	1,462	\$268.13
Lockhart	32810	1	\$392,000	4.0	2.0	1,602	\$244.69
Hiawassee	32818	1	\$392,000	4.0	2.0	2,182	\$179.65
Williamsburg / Lake Bryan	32821	1	\$393,000	2.0	2.0	1,866	\$210.61
<b>Osceola County</b>		<b>1</b>	<b>\$393,000</b>	<b>4.0</b>	<b>2.0</b>	<b>2,109</b>	<b>\$186.34</b>
St Cloud / Canoe Creek	34772	1	\$393,000	4.0	2.0	2,109	\$186.34

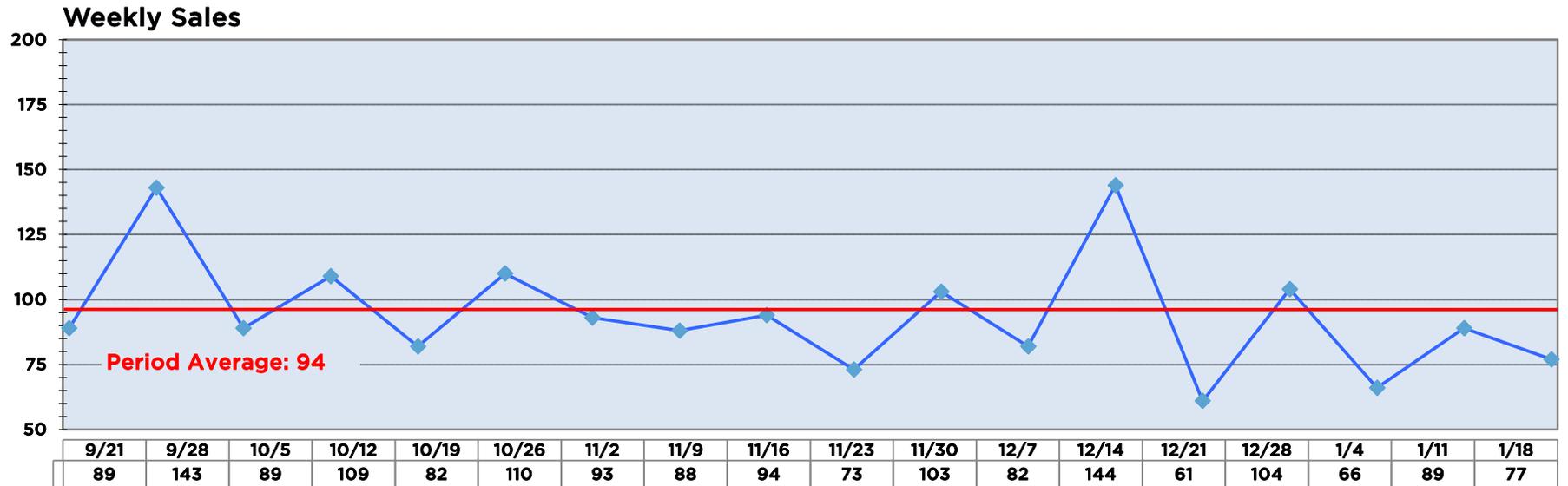
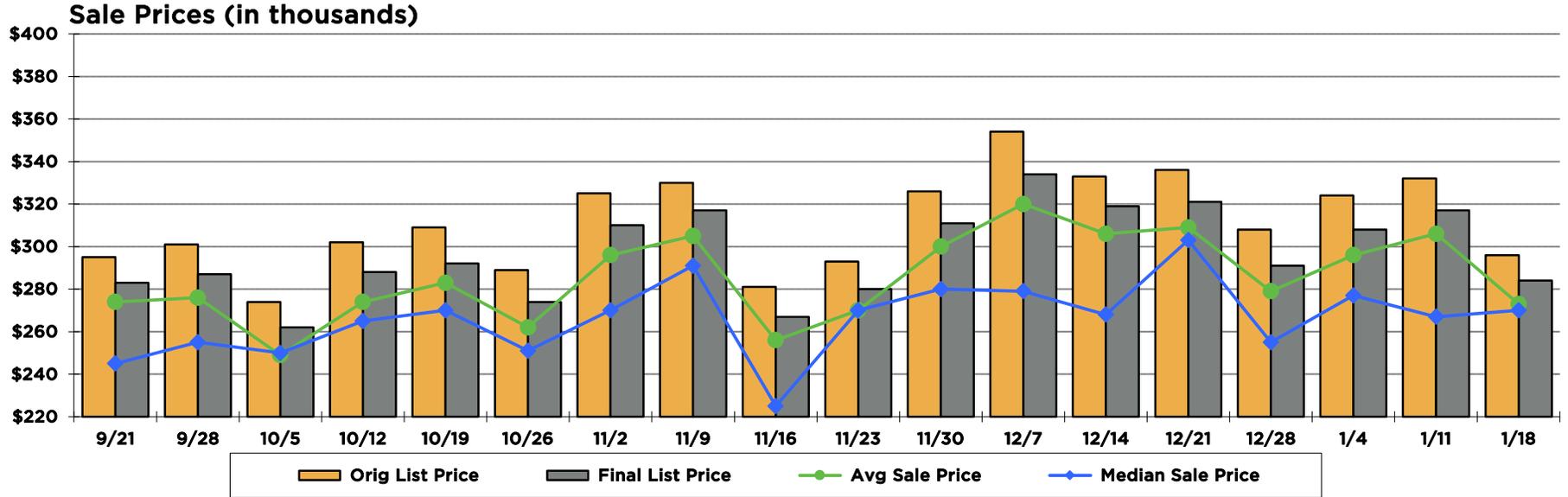
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**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>77</b>	<b>30</b>	<b>15</b>	<b>24</b>	<b>5</b>	<b>3</b>	<b>0</b>
Bank Owned	2	1	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	75	29	15	23	5	3	0
<b>Active Listings</b>	<b>4,187</b>	<b>1,659</b>	<b>665</b>	<b>1,057</b>	<b>510</b>	<b>272</b>	<b>24</b>
Bank Owned	18	9	3	5	1	0	0
Short Sales	39	13	11	14	1	0	0
Other	4,130	1,637	651	1,038	508	272	24
<b>Months of Inventory</b>	<b>12.55</b>	<b>12.76</b>	<b>10.23</b>	<b>10.16</b>	<b>23.54</b>	<b>20.92</b>	<b>0.00</b>
<b><u>List Price</u></b>							
Average Original List Price	\$295,502	\$191,002	\$292,373	\$356,917	\$447,600	\$611,333	\$0
Average Final List Price	\$283,953	\$180,183	\$279,807	\$342,866	\$439,800	\$611,333	\$0
<b><u>Sale Price</u></b>							
Average Price	\$273,256	\$171,690	\$268,420	\$332,402	\$421,800	\$592,350	\$0
Median Price	\$270,000	\$167,500	\$265,000	\$332,450	\$414,000	\$560,000	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$11,549	-\$10,819	-\$12,566	-\$14,051	-\$7,800	\$0	\$0
Original List to Sale Price - \$	-\$22,246	-\$19,312	-\$23,953	-\$24,515	-\$25,800	-\$18,983	\$0
Final List to Sale Price - \$	-\$10,697	-\$8,493	-\$11,387	-\$10,464	-\$18,000	-\$18,983	\$0
Original List to Sale Price - %	92.47%	89.89%	91.81%	93.13%	94.24%	96.89%	0.00%
Final List to Sale Price - %	96.23%	95.29%	95.93%	96.95%	95.91%	96.89%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	91	97	95	103	36	11	0
Combined Avg Days to Contract	112	135	120	103	36	57	0
Avg Days Listing to Closing	124	128	130	137	80	39	0
Avg Days Contract to Close	33	31	34	33	43	28	0
<b><u>Beds / Baths</u></b>							
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	0	1	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,329	1,019	1,408	1,456	2,012	1,888	0

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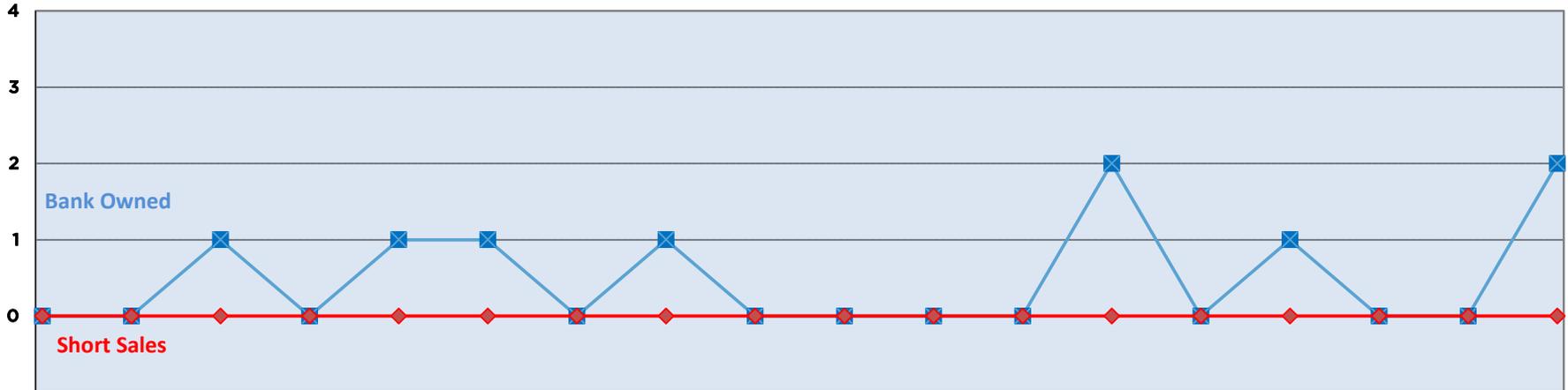
**Condos, Townhomes, Villas**



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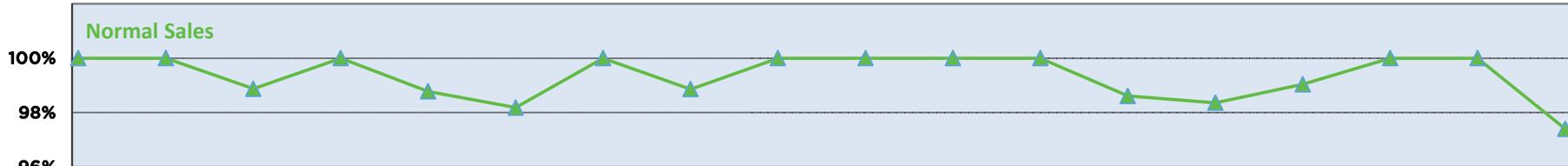
**Condos, Townhomes, Villas**

**Foreclosure Sales**

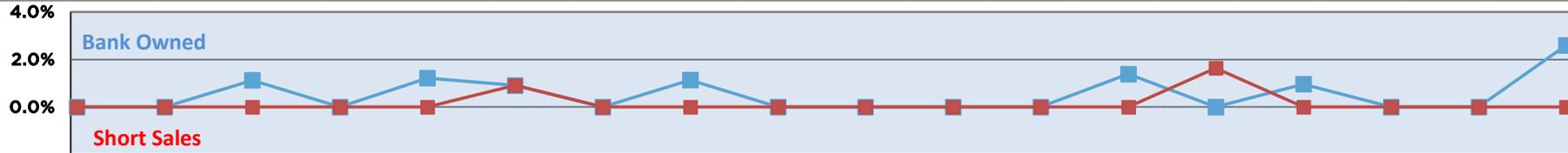


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BO	0	0	1	0	1	1	0	1	0	0	0	0	2	0	1	0	0	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	12/28	1/4	1/11	1/18
Normal	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%	99.04%	100.00%	100.00%	97.40%

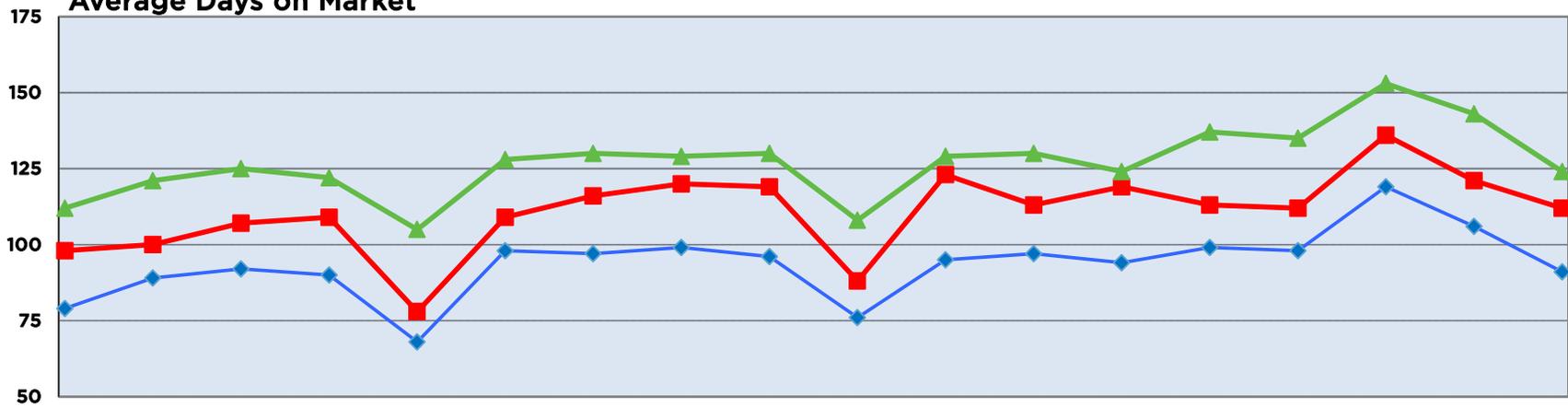


	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18
BO	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%	0.00%	2.60%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%	0.00%	0.00%

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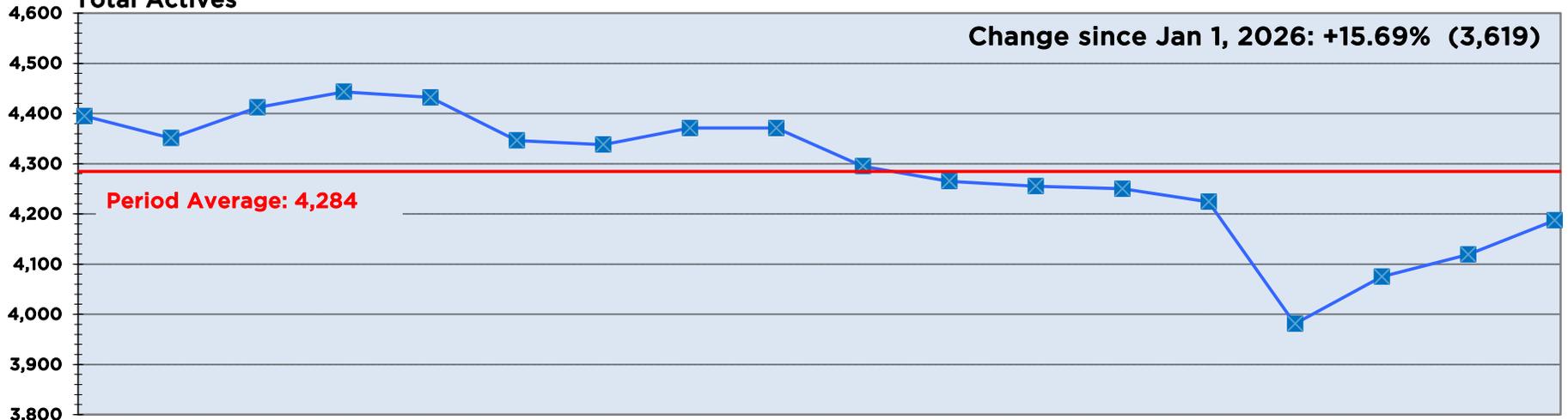
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	12/28	1/4	1/11	1/18
ListToContract	79	89	92	90	68	98	97	99	96	76	95	97	94	99	98	119	106	91
CombDaysOnMkt	98	100	107	109	78	109	116	120	119	88	123	113	119	113	112	136	121	112
ListToClose	112	121	125	122	105	128	130	129	130	108	129	130	124	137	135	153	143	124

**Total Actives**



	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	12/28	1/4	1/11	1/18
Total Actives	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	3,981	4,075	4,119	4,187

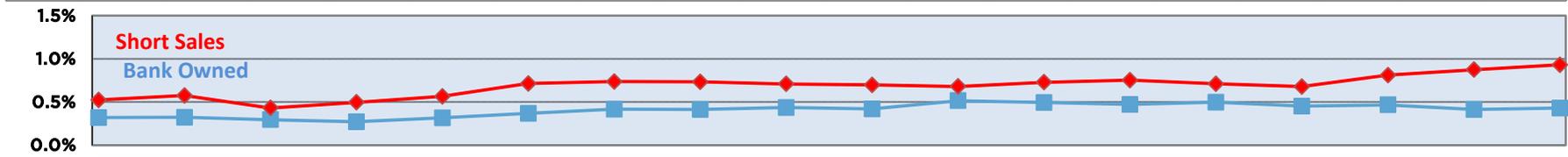
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**Condos, Townhomes, Villas**

**Percentage of Actives**

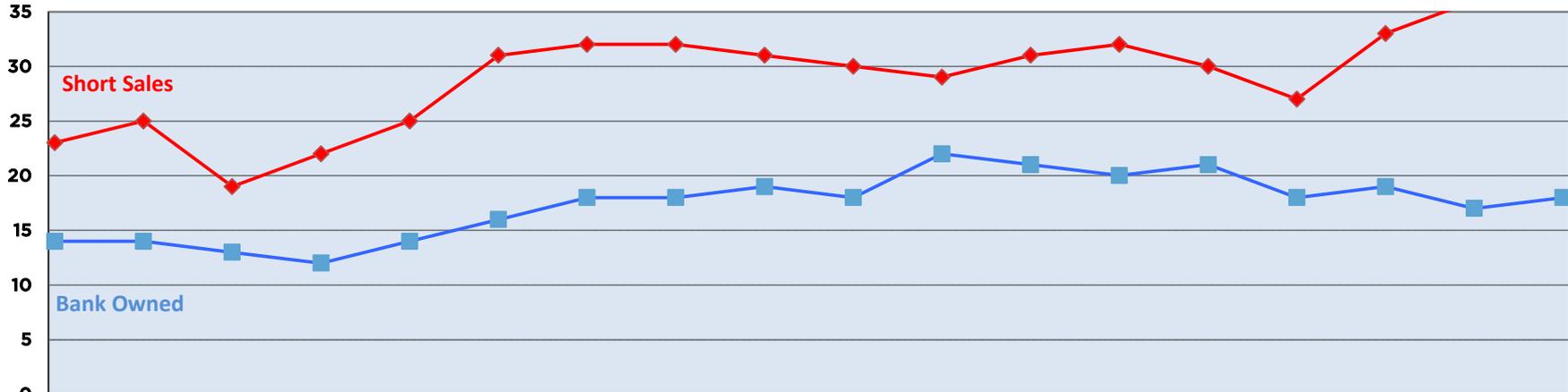


Normal	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18
Normal	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%	98.71%	98.64%



BO	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	12/28	1/4	1/11	1/18
BO	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%	0.45%	0.47%	0.41%	0.43%
SS	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%	0.68%	0.81%	0.87%	0.93%

**Active Foreclosures**

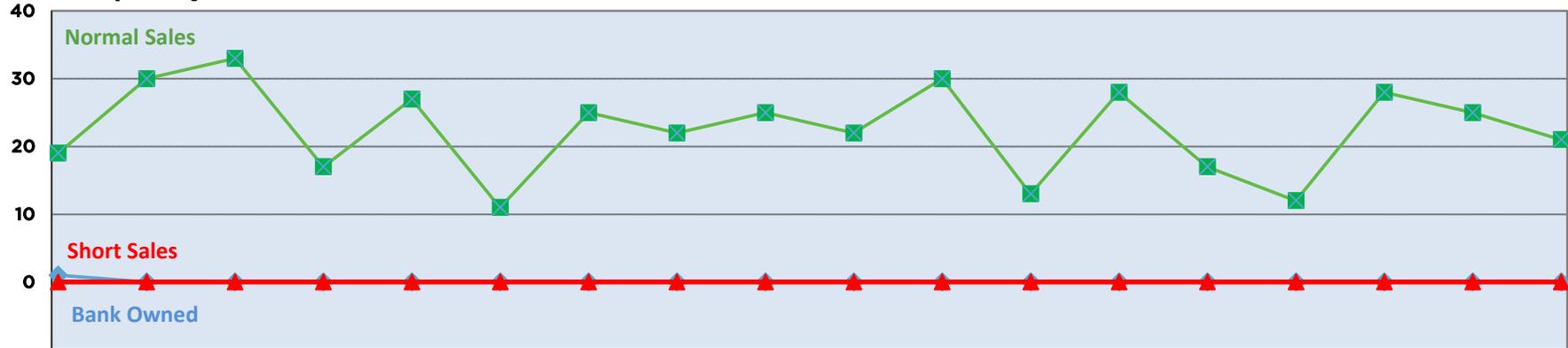


BO	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18
BO	14	14	13	12	14	16	18	18	19	18	22	21	20	21	18	19	17	18
SS	23	25	19	22	25	31	32	32	31	30	29	31	32	30	27	33	36	39

**Monday Morning Quarterback**  
01/18/2026 - 01/24/2026  
Lake, Orange, Osceola & Seminole Counties

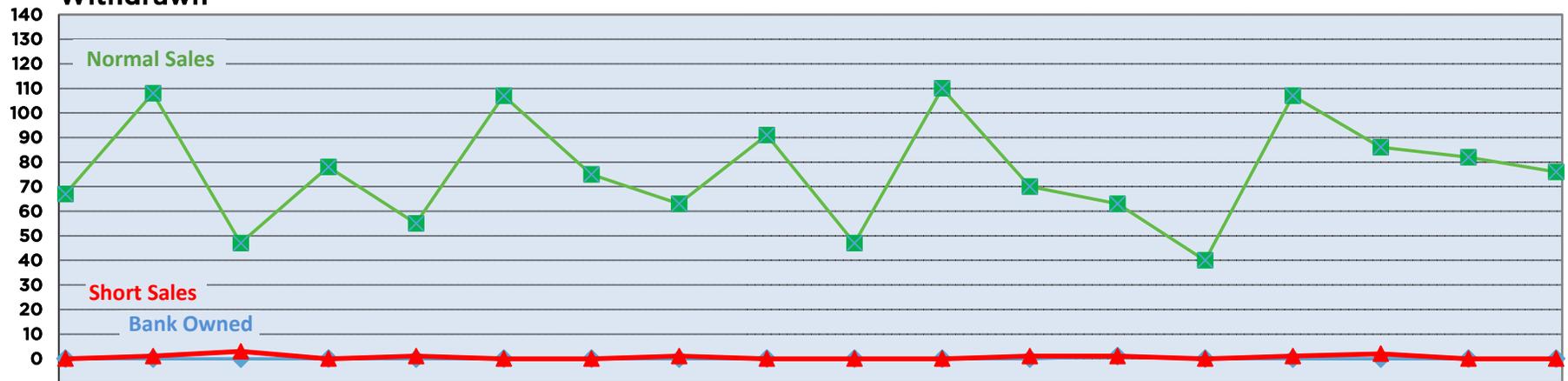
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	12/28	1/4	1/11	1/18
Norm	19	30	33	17	27	11	25	22	25	22	30	13	28	17	12	28	25	21
BO	1	0	0	0	0	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

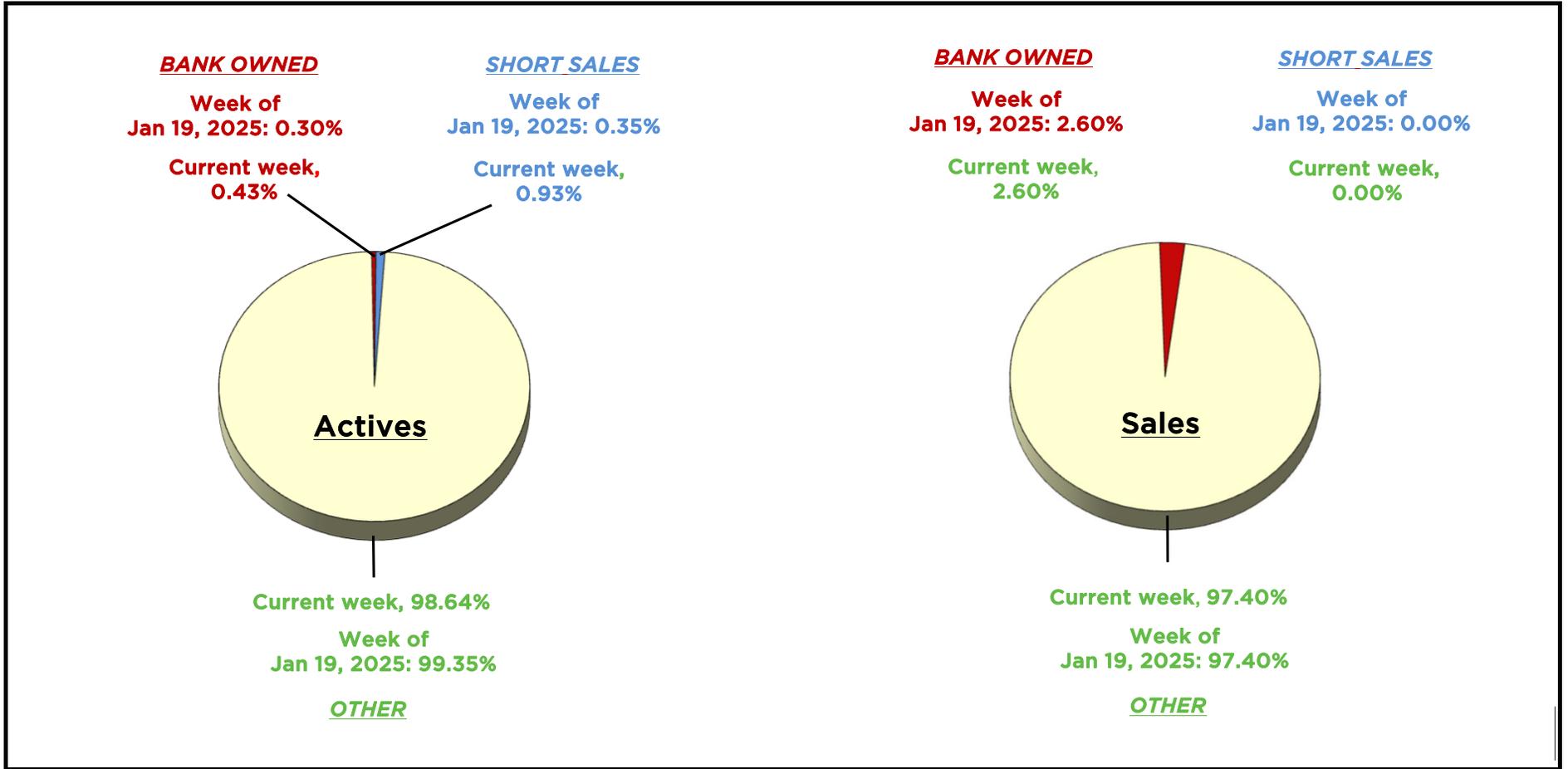
**Withdrawn**



	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	12/28	1/4	1/11	1/18
Norm	67	108	47	78	55	107	75	63	91	47	110	70	63	40	107	86	82	76
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0
SS	0	1	3	0	1	0	0	1	0	0	0	1	1	0	1	2	0	0

**Monday Morning Quarterback**  
01/18/2026 - 01/24/2026  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
01/18/2026 - 01/24/2026  
Lake, Orange, Osceola & Seminole Counties

**There are 45 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 Sq Ft	List \$ per SqFt
<b>Seminole County</b>		<b>7</b>	<b>\$269,943</b>	<b>2.3</b>	<b>2.0</b>	<b>1,461</b>	<b>\$184.78</b>
Altamonte Springs (East)	32701	1	\$269,900	3.0	2.0	1,792	\$150.61
Winter Springs / Tuskawilla	32708	1	\$270,000	2.0	2.0	1,306	\$206.74
Altamonte Springs / Forest City	32714	2	\$269,950	2.5	2.0	1,287	\$209.83
Sanford (South)	32773	2	\$269,900	2.0	2.0	1,564	\$172.57
Longwood / Wekiva Springs	32779	1	\$270,000	2.0	2.0	1,427	\$189.21
<b>Orange County</b>		<b>17</b>	<b>\$269,953</b>	<b>2.3</b>	<b>2.1</b>	<b>1,201</b>	<b>\$224.74</b>
Maitland / Eatonville	32751	1	\$269,900	2.0	2.0	1,456	\$185.37
Orlando (Downtown)	32801	3	\$269,900	2.0	2.0	1,172	\$230.36
Union Park	32817	2	\$269,950	2.0	1.5	976	\$276.73
Sand Lake / Bay Hill	32819	1	\$270,000	2.0	2.0	583	\$463.12
Williamsburg / Lake Bryan	32821	3	\$269,933	2.3	2.3	1,231	\$219.22
Taft	32824	1	\$269,900	3.0	2.0	1,279	\$211.02
Rio Pinar / Union Park	32825	1	\$270,000	2.0	2.0	852	\$316.90
Waterford Lakes	32828	1	\$270,000	3.0	2.0	1,187	\$227.46
Hunters Creek	32837	1	\$270,000	3.0	2.0	1,491	\$181.09
Winter Garden / Oakland	34787	3	\$270,000	2.3	2.3	1,471	\$183.59
<b>Osceola County</b>		<b>20</b>	<b>\$269,957</b>	<b>2.8</b>	<b>2.1</b>	<b>1,381</b>	<b>\$195.52</b>
Davenport	33896	3	\$270,133	3.0	2.0	1,806	\$149.58
Kissimmee / Buena Ventura Lakes	34743	1	\$270,000	3.0	2.0	1,213	\$222.59
Kissimmee (West) / Pleasant Hill	34746	9	\$269,950	3.1	2.3	1,398	\$193.07
Kissimmee / Celebration	34747	6	\$269,883	2.5	2.0	1,176	\$229.56
St Cloud / Canoe Creek	34772	1	\$269,900	2.0	2.0	1,346	\$200.52
<b>Lake County</b>		<b>1</b>	<b>\$269,500</b>	<b>2.0</b>	<b>2.0</b>	<b>1,668</b>	<b>\$161.57</b>
Tavares / Mt Plymouth	32778	1	\$269,500	2.0	2.0	1,668	\$161.57