



Monday Morning Quarterback Summary

Week of January 25, 2026 - January 31, 2026

Single-family existing homes

- Sales of single-family homes increased to 357 during the week of January 25, from 279 the week prior
- The median price of single family homes increased to \$420,000 a change of 7.0%
- The number of single-family home foreclosure transactions decreased to 3 from 5 the week prior
- The number of single-family short-sale transactions remains constant at 3
- Single-family inventory decreased by 23, and now sits at 8,174

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 95 during the week of January 25, from 77 the week prior
- The median price of condos, townhomes, and villas decreased to \$244,900 a change of -9.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 from 2 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory decreased by 90, and now sits at 4,097

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

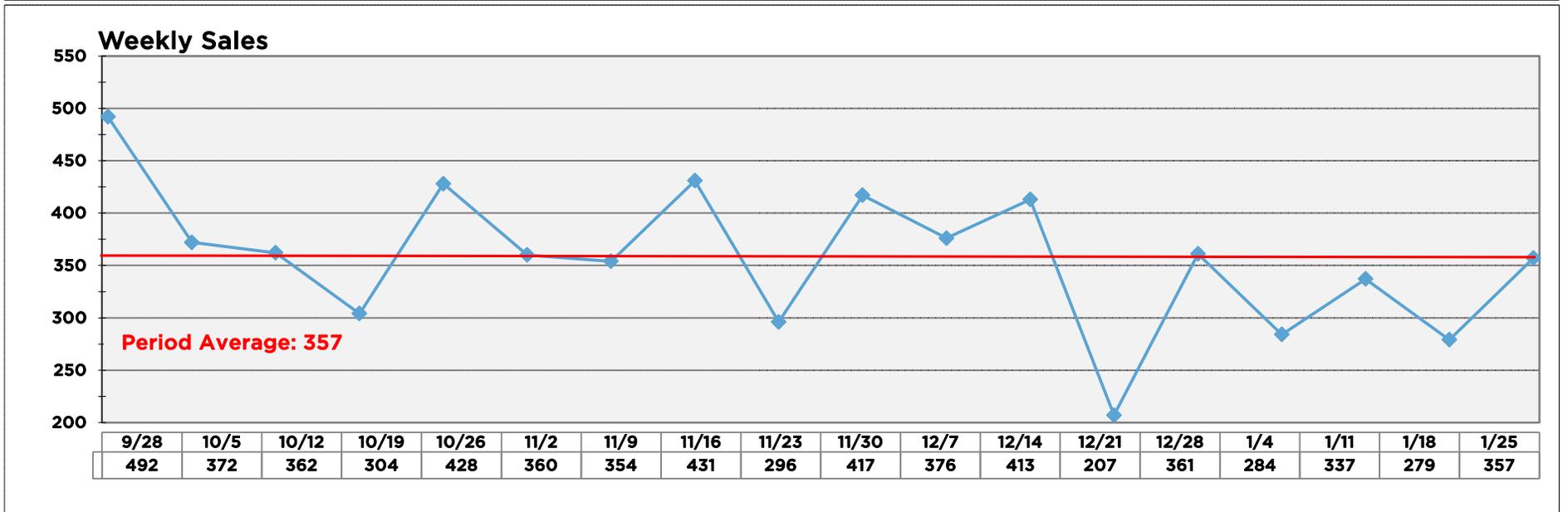
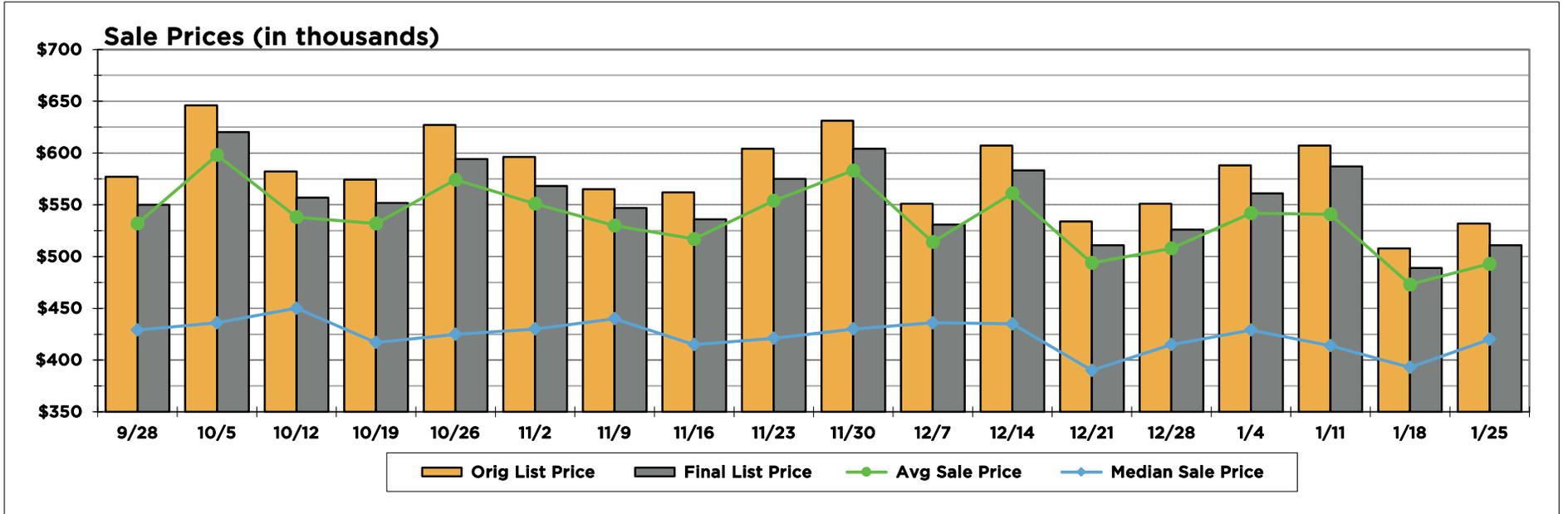
Monday Morning Quarterback
01/25/2026 - 01/31/2026
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	357	45	30	86	68	108	20
Bank Owned	3	0	0	1	1	1	0
Short Sales	3	0	1	0	2	0	0
Other	351	45	29	85	65	107	20
Active Listings	8,174	639	521	1,708	1,656	2,821	829
Bank Owned	40	17	3	8	6	6	0
Short Sales	92	16	8	37	15	14	2
Other	8,042	606	510	1,663	1,635	2,801	827
Months of Inventory	5.28	3.28	4.01	4.58	5.62	6.03	9.57
<u>List Price</u>							
Average Original List Price	\$531,881	\$207,569	\$298,230	\$379,977	\$468,871	\$715,193	\$1,489,600
Average Final List Price	\$511,034	\$191,773	\$288,493	\$366,005	\$453,469	\$691,350	\$1,408,825
<u>Sale Price</u>							
Average Price	\$492,868	\$180,647	\$277,867	\$353,328	\$440,067	\$669,652	\$1,342,775
Median Price	\$420,000	\$188,000	\$280,000	\$357,000	\$437,500	\$649,000	\$1,350,000
<u>Price Differences</u>							
Original to Final List Price	-\$20,847	-\$15,796	-\$9,737	-\$13,972	-\$15,402	-\$23,843	-\$80,775
Original List to Sale Price - \$	-\$39,013	-\$26,922	-\$20,363	-\$26,649	-\$28,804	-\$45,541	-\$146,825
Final List to Sale Price - \$	-\$18,166	-\$11,126	-\$10,626	-\$12,677	-\$13,402	-\$21,698	-\$66,050
Original List to Sale Price - %	92.67%	87.03%	93.17%	92.99%	93.86%	93.63%	90.14%
Final List to Sale Price - %	96.45%	94.20%	96.32%	96.54%	97.04%	96.86%	95.31%
<u>Days on the Market</u>							
Avg Days Listing to Contract	81	92	85	80	76	77	92
Combined Avg Days to Contract	92	100	87	95	88	89	104
Avg Days Listing to Closing	116	125	127	113	110	112	132
Avg Days Contract to Close	35	32	42	33	34	34	39
<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	2,117	1,232	1,508	1,727	2,000	2,748	3,698

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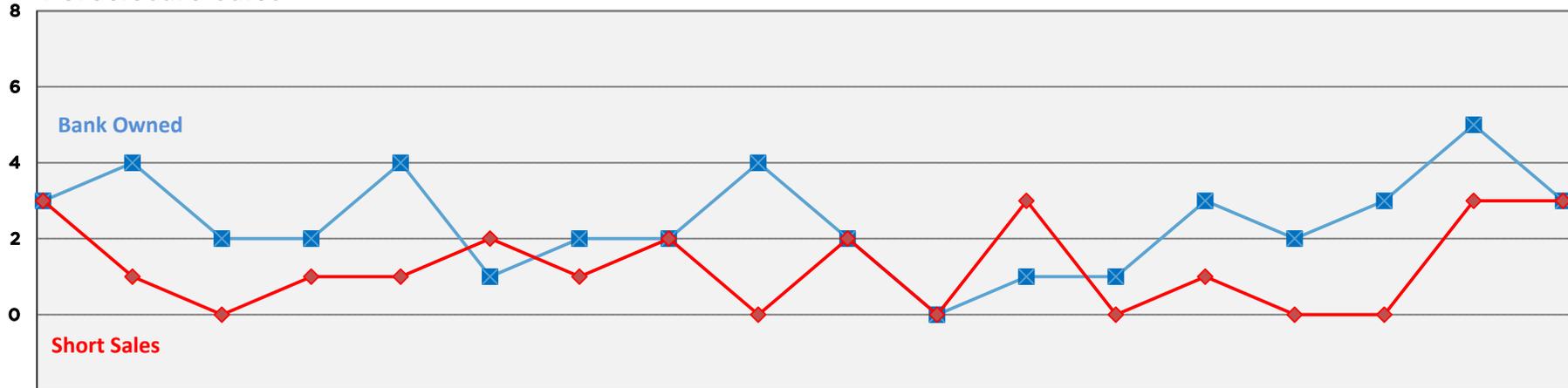
Single Family Homes



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01/25/2026 - 01/31/2026
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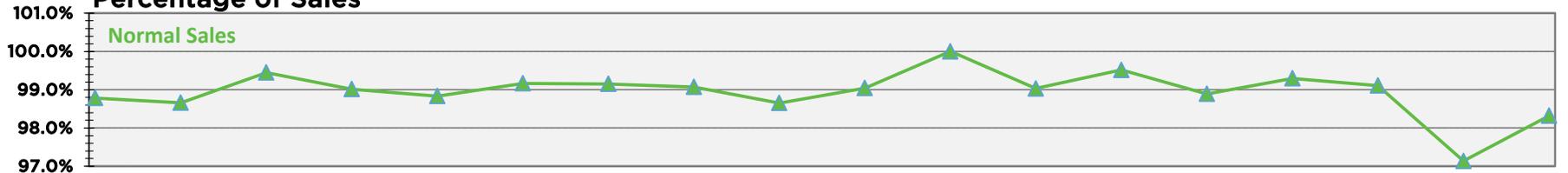
Single Family Homes

Foreclosure Sales

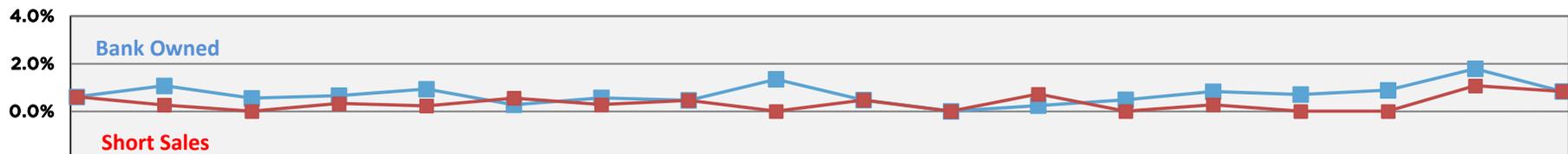


	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25
BO	3	4	2	2	4	1	2	2	4	2	0	1	1	3	2	3	5	3
SS	3	1	0	1	1	2	1	2	0	2	0	3	0	1	0	0	3	3

Percentage of Sales



	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	1/25
Normal	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%	98.32%

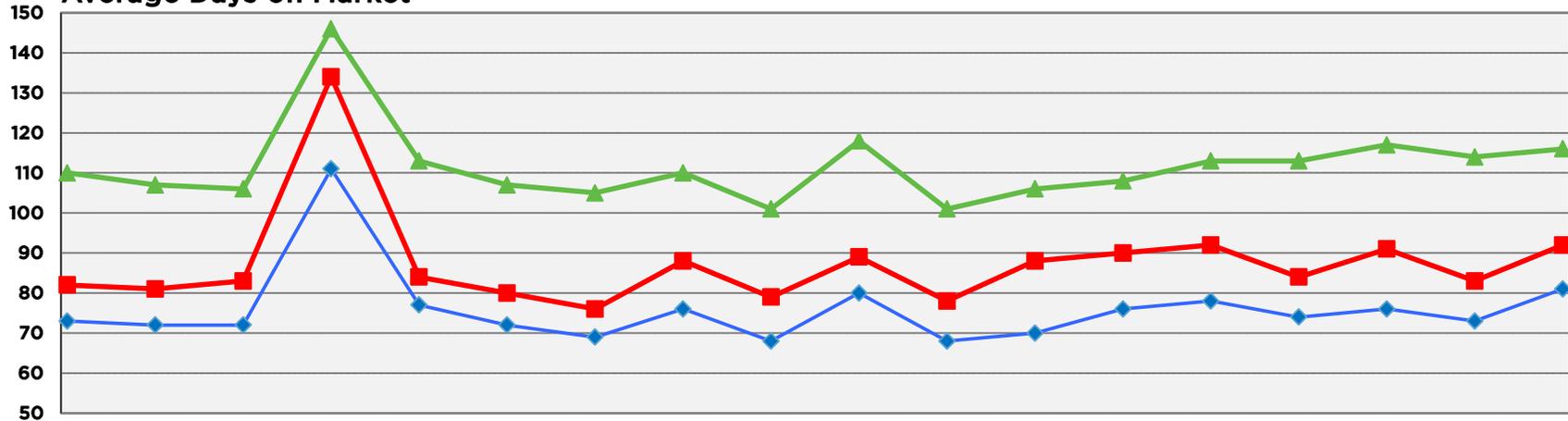


	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25
BO	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%	0.89%	1.79%	0.84%
SS	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%	0.00%	1.08%	0.84%

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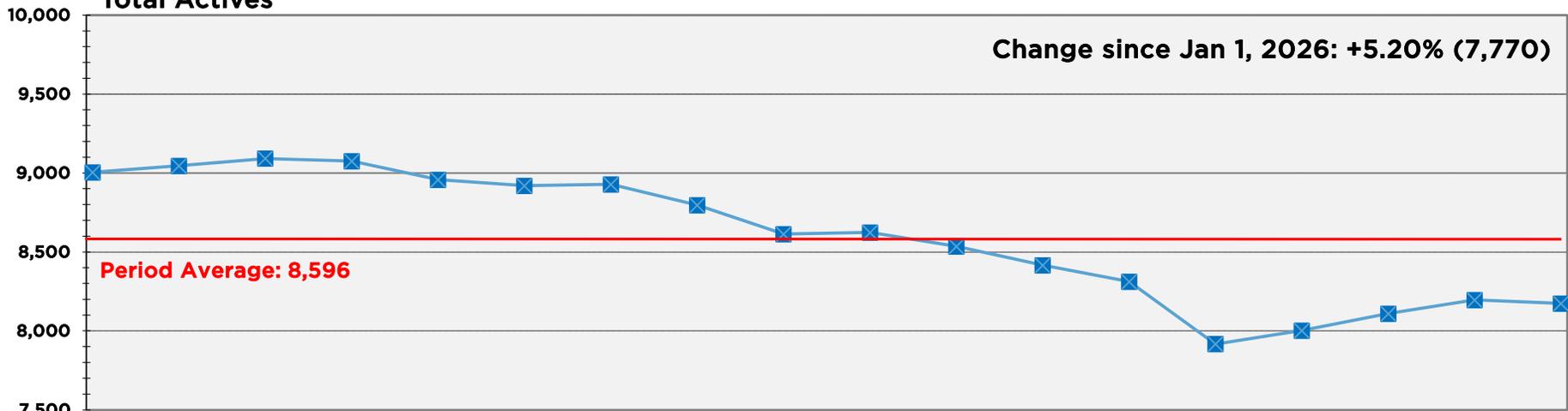
Single Family Homes

Average Days on Market



	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	1/25
ListToContract	73	72	72	111	77	72	69	76	68	80	68	70	76	78	74	76	73	81
CombDaysOnMkt	82	81	83	134	84	80	76	88	79	89	78	88	90	92	84	91	83	92
ListToClose	110	107	106	146	113	107	105	110	101	118	101	106	108	113	113	117	114	116

Total Actives

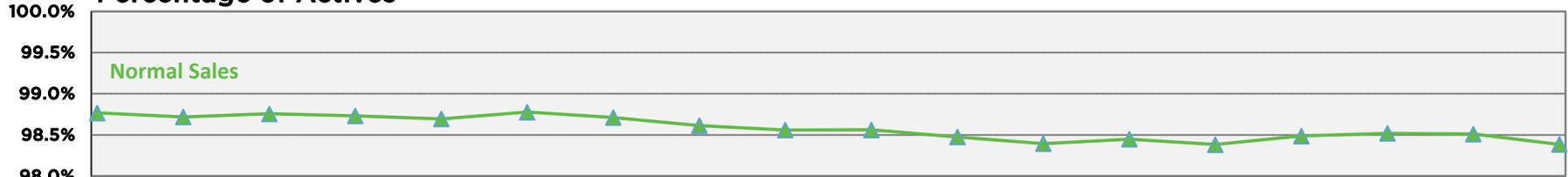


	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25
Total Actives	9,005	9,046	9,092	9,075	8,958	8,920	8,928	8,797	8,614	8,624	8,535	8,416	8,312	7,917	8,003	8,109	8,197	8,174

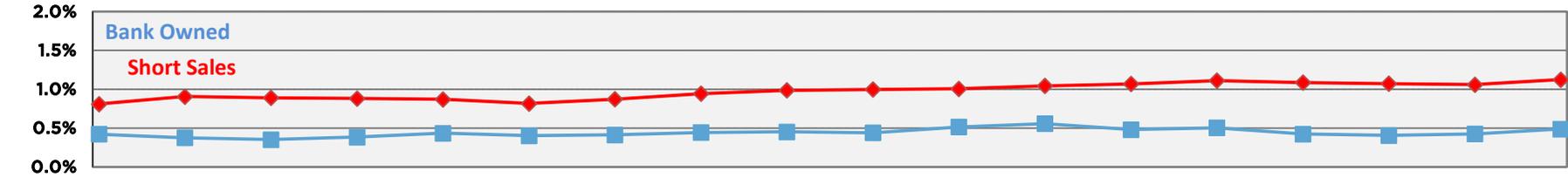
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Single Family Homes

Percentage of Actives

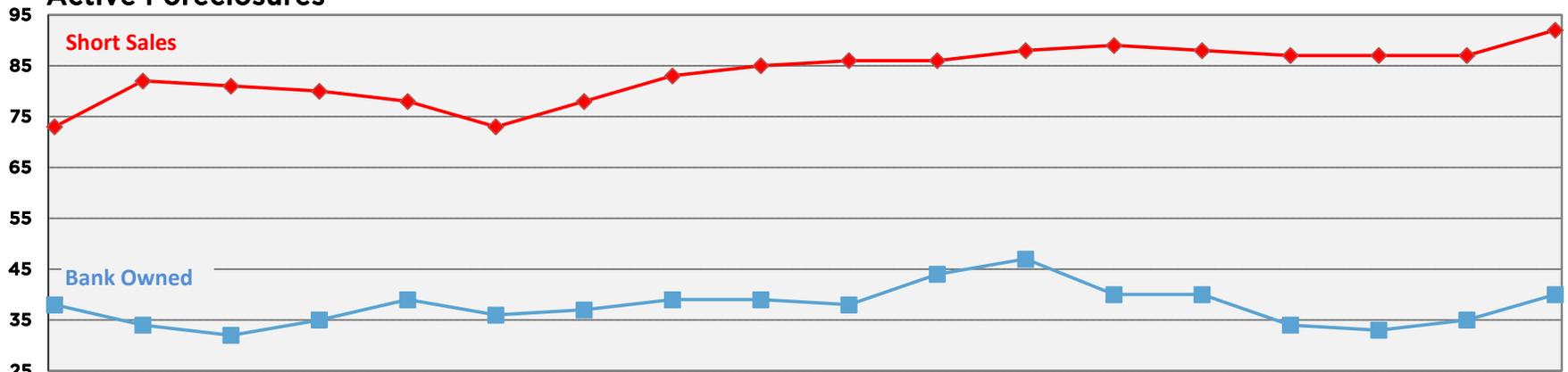


Normal	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%	98.52%	98.51%	98.39%
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BO	0.42%	0.38%	0.35%	0.39%	0.44%	0.40%	0.41%	0.44%	0.45%	0.44%	0.52%	0.56%	0.48%	0.51%	0.42%	0.41%	0.43%	0.49%
SS	0.81%	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%	1.13%

Active Foreclosures

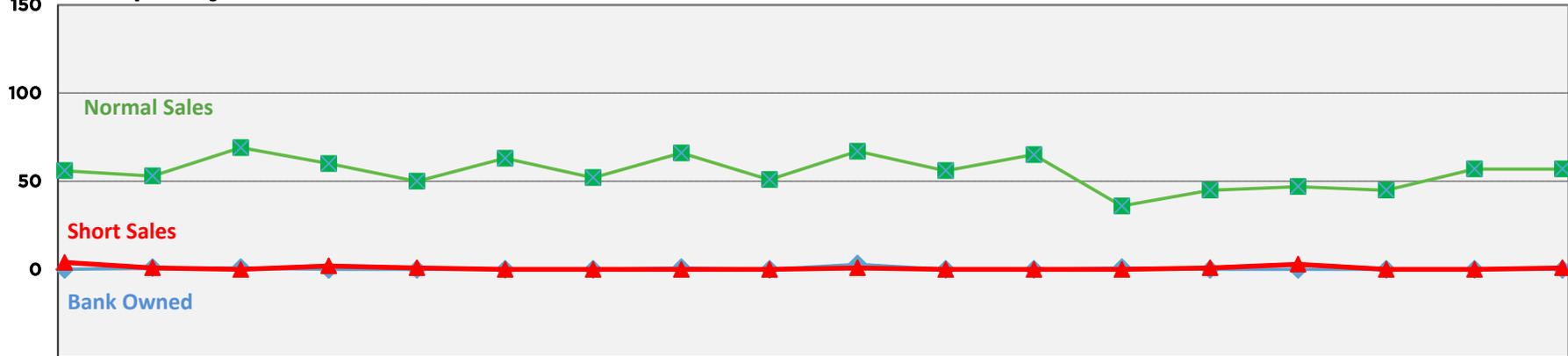


BO	38	34	32	35	39	36	37	39	39	38	44	47	40	40	34	33	35	40
SS	73	82	81	80	78	73	78	83	85	86	86	88	89	88	87	87	87	92

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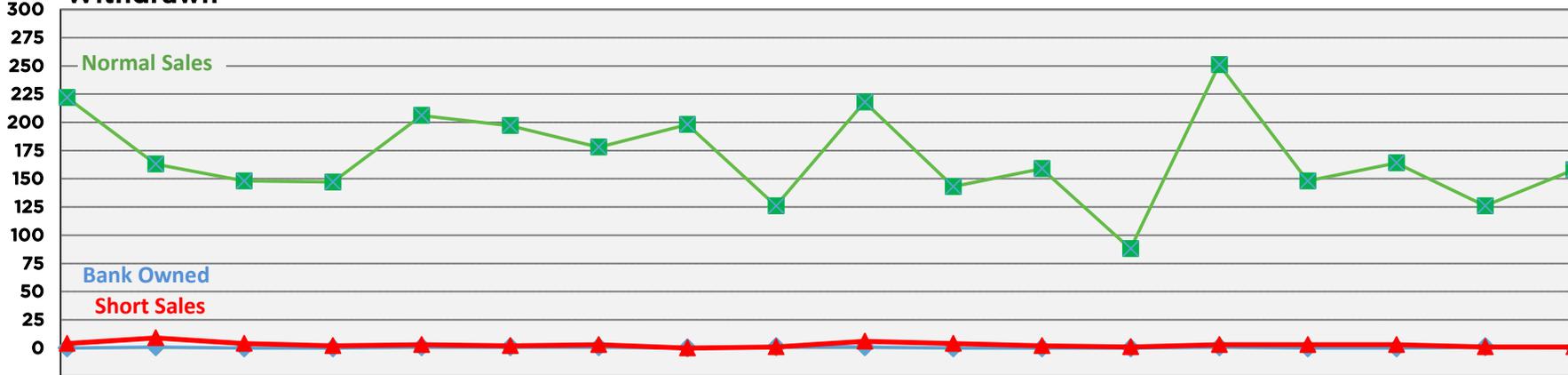
Single Family Homes

Temporary Off Market



	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	1/25
Norm	56	53	69	60	50	63	52	66	51	67	56	65	36	45	47	45	57	57
BO	0	1	1	0	0	0	0	1	0	3	0	0	1	0	0	0	0	0
SS	4	1	0	2	1	0	0	0	0	1	0	0	0	1	3	0	0	1

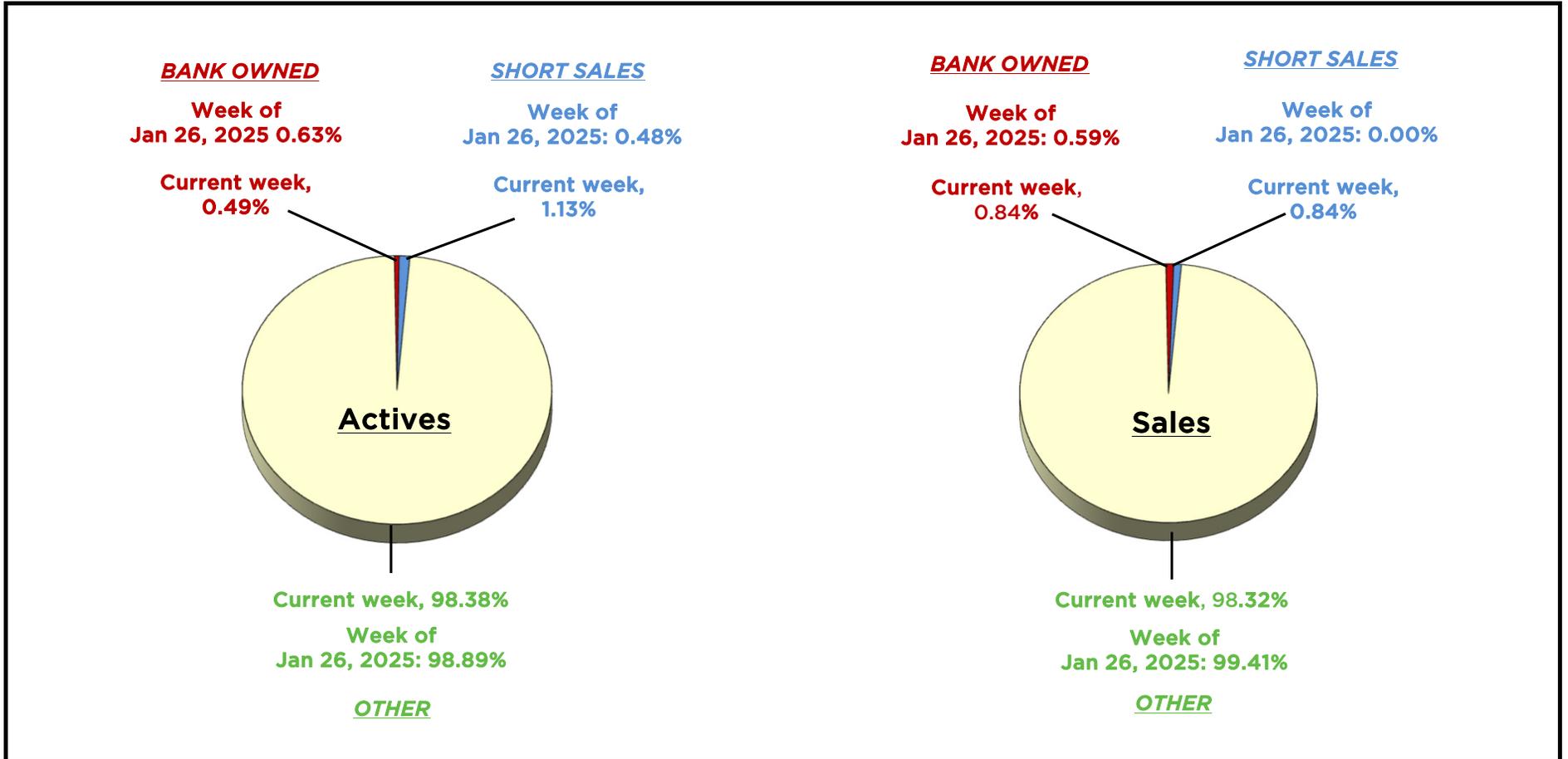
Withdrawn



	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	1/25
Norm	222	163	148	147	206	197	178	198	126	218	143	159	88	251	148	164	126	158
BO	0	1	0	0	1	1	1	0	1	1	0	0	0	1	0	0	1	0
SS	4	9	4	2	3	2	3	0	1	6	4	2	1	3	3	3	1	1

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Single Family Homes



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There are 70 Single Family Homes available for the Median Price of \$420,000 (± \$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		6	\$419,900	3.5	2.3	1,800	\$233.26
Altamonte Springs / Forest City	32714	1	\$419,999	4.0	3.0	1,758	\$238.91
Longwood (East)	32750	2	\$419,700	3.5	2.0	1,706	\$246.09
Oviedo	32765	2	\$420,000	3.5	2.0	1,701	\$246.91
Sanford (South)	32773	1	\$420,000	3.0	3.0	2,230	\$188.34
Orange County		19	\$419,974	3.4	2.2	1,835	\$228.86
Apopka / Hunt Club	32703	1	\$420,000	3.0	2.0	2,354	\$178.42
Apopka (North)	32712	1	\$420,000	3.0	2.0	1,951	\$215.27
Lockhart	32810	1	\$420,000	4.0	2.0	2,016	\$208.33
Conway	32812	1	\$420,000	3.0	2.0	1,592	\$263.82
Union Park	32817	2	\$420,000	3.0	2.0	1,860	\$225.81
Hiawassee	32818	1	\$420,000	4.0	2.0	2,846	\$147.58
Taft	32824	4	\$419,875	3.8	2.3	1,660	\$253.01
Rio Pinar / Union Park	32825	1	\$420,000	4.0	3.0	1,832	\$229.26
Research Park	32826	1	\$420,000	4.0	2.0	1,948	\$215.61
Waterford Lakes	32828	1	\$420,000	3.0	2.0	1,618	\$259.58
Union Park / Chickasaw	32829	1	\$420,000	4.0	3.0	2,399	\$175.07
Hunters Creek	32837	2	\$419,999	3.0	2.0	1,592	\$263.82
Ocoee	34761	1	\$420,000	3.0	2.0	1,614	\$260.22
Winter Garden / Oakland	34787	1	\$420,000	3.0	2.0	1,154	\$363.95
Osceola County		29	\$419,952	3.8	2.4	2,028	\$207.09
Davenport	33896	1	\$420,000	4.0	3.0	2,287	\$183.65
Kissimmee / Buena Ventura Lakes	34743	2	\$420,000	4.0	2.0	1,743	\$240.96
Kissimmee (East)	34744	2	\$419,900	3.5	2.5	1,886	\$222.64
Kissimmee (West) / Pleasant Hill	34746	6	\$419,950	3.8	2.3	2,110	\$199.03
Kissimmee / Celebration	34747	3	\$419,800	4.0	3.0	1,844	\$227.66
Kissimmee / Poinciana	34758	1	\$420,000	4.0	3.0	1,986	\$211.48
St Cloud	34769	2	\$420,000	3.5	2.5	2,054	\$204.48
St Cloud / Narcoossee	34771	4	\$419,975	3.5	2.0	1,787	\$235.02
St Cloud / Canoe Creek	34772	4	\$420,000	3.5	2.5	2,151	\$195.28
St Cloud / Harmony	34773	4	\$419,950	4.0	2.5	2,307	\$182.05

Monday Morning Quarterback
01/25/2026 - 01/31/2026
Lake, Orange, Osceola & Seminole Counties

There are 70 Single Family Homes available for the Median Price of \$420,000 (± \$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		16	\$419,950	3.6	2.2	2,074	\$202.53
Altoona	32702	1	\$420,000	1.0	1.0	1,100	\$381.82
Mount Dora	32757	1	\$420,000	3.0	2.0	2,021	\$207.82
Tavares / Mt Plymouth	32778	1	\$420,000	5.0	3.0	2,601	\$161.48
Umatilla / Dona Vista	32784	1	\$420,000	3.0	2.0	1,587	\$264.65
Astatula	34705	1	\$420,000	3.0	3.0	2,421	\$173.48
Clermont (Central)	34711	2	\$419,900	3.0	2.0	2,260	\$185.84
Clermont (South)	34714	2	\$419,850	3.5	2.0	1,623	\$258.69
Minneola	34715	1	\$419,900	5.0	2.0	2,368	\$177.32
Fruitland Park	34731	2	\$419,950	3.0	2.0	1,475	\$284.71
Howey in the Hills	34737	1	\$419,900	3.0	2.0	2,112	\$198.82
Leesburg (West)	34748	1	\$419,999	5.0	3.0	2,320	\$181.03
Mascotte	34753	2	\$420,000	5.0	2.5	2,966	\$141.60

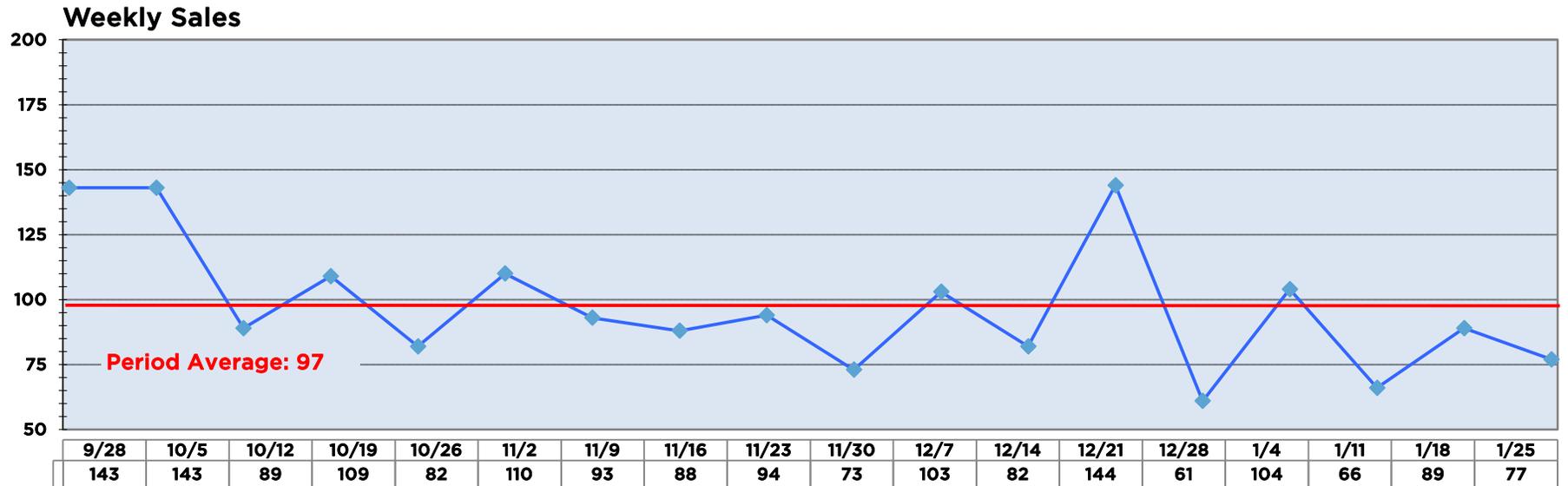
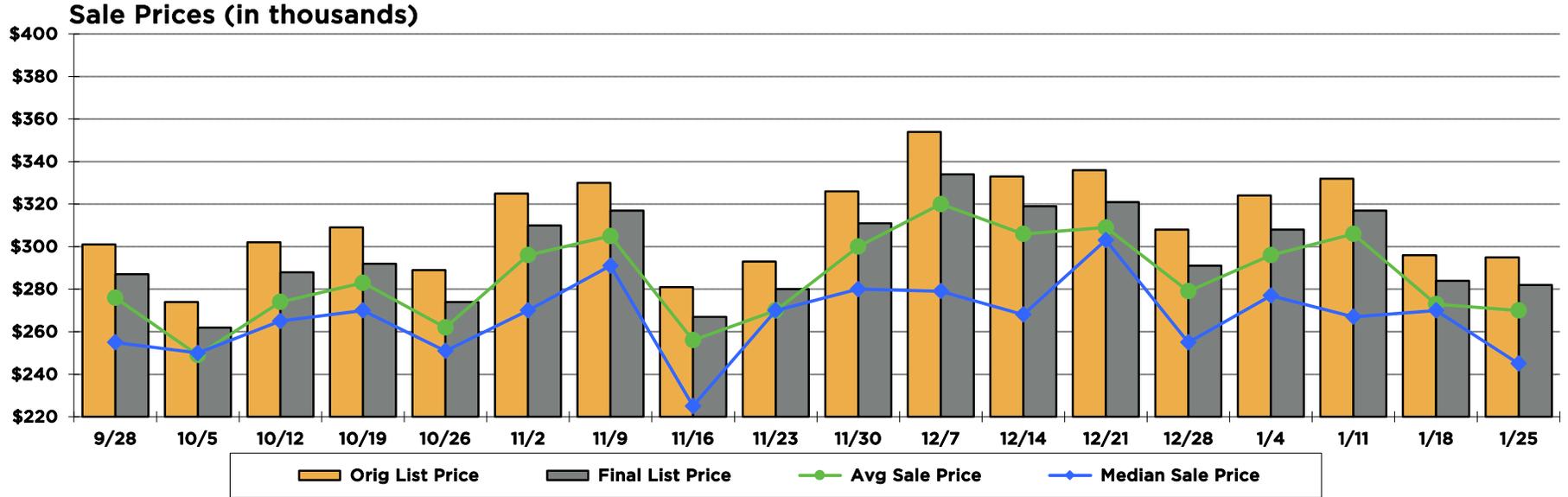
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	95	49	17	17	8	4	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	92	46	17	17	8	4	0
Active Listings	4,097	1,647	645	1,016	493	271	25
Bank Owned	19	9	4	6	0	0	0
Short Sales	37	13	11	12	1	0	0
Other	4,041	1,625	630	998	492	271	25
Months of Inventory	9.95	7.76	8.76	13.79	14.22	15.64	0.00
<u>List Price</u>							
Average Original List Price	\$294,664	\$200,643	\$291,194	\$374,994	\$469,299	\$770,500	\$0
Average Final List Price	\$281,761	\$189,604	\$281,653	\$362,194	\$452,919	\$727,000	\$0
<u>Sale Price</u>							
Average Price	\$270,485	\$180,741	\$271,812	\$350,941	\$436,000	\$691,250	\$0
Median Price	\$244,900	\$180,000	\$270,000	\$355,000	\$432,500	\$705,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$12,903	-\$11,039	-\$9,541	-\$12,800	-\$16,380	-\$43,500	\$0
Original List to Sale Price - \$	-\$24,179	-\$19,902	-\$19,382	-\$24,053	-\$33,299	-\$79,250	\$0
Final List to Sale Price - \$	-\$11,276	-\$8,863	-\$9,841	-\$11,253	-\$16,919	-\$35,750	\$0
Original List to Sale Price - %	91.79%	90.08%	93.34%	93.59%	92.90%	89.71%	0.00%
Final List to Sale Price - %	96.00%	95.33%	96.51%	96.89%	96.26%	95.08%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	106	119	73	104	105	99	0
Combined Avg Days to Contract	131	150	92	104	169	99	0
Avg Days Listing to Closing	140	149	107	147	134	159	0
Avg Days Contract to Close	34	30	36	42	29	59	0
<u>Beds / Baths</u>							
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
<u>Square Footage</u>							
Average Square Feet	1,354	1,084	1,402	1,589	1,842	2,479	0

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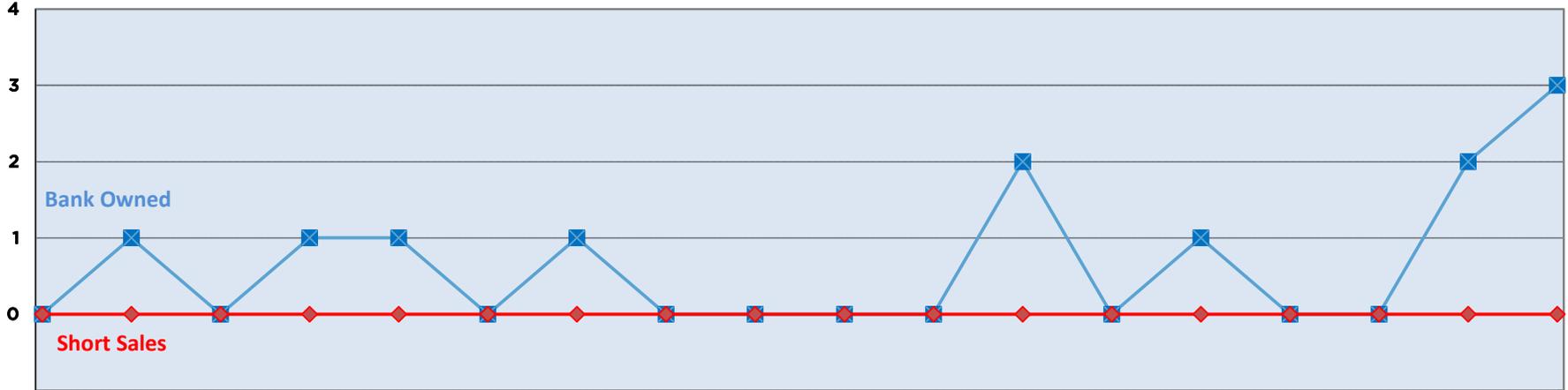
Condos, Townhomes, Villas



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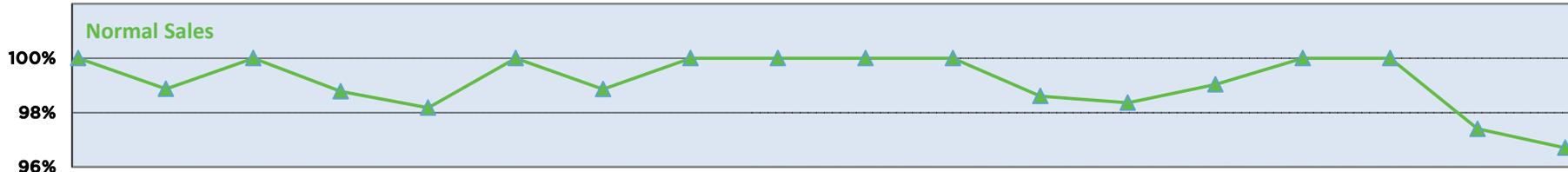
Condos, Townhomes, Villas

Foreclosure Sales

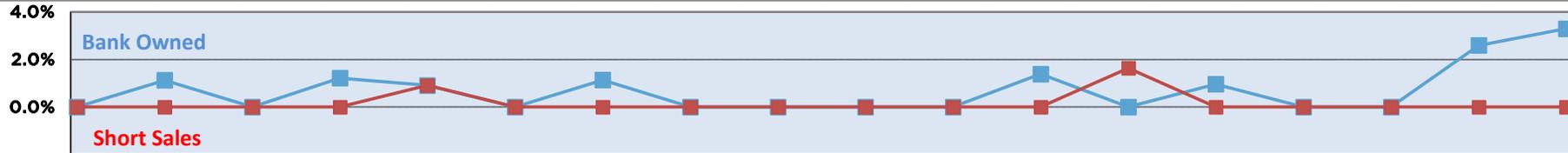


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BO	0	1	0	1	1	0	1	0	0	0	0	2	0	1	0	0	2	3
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	1/25
Normal	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%	96.70%

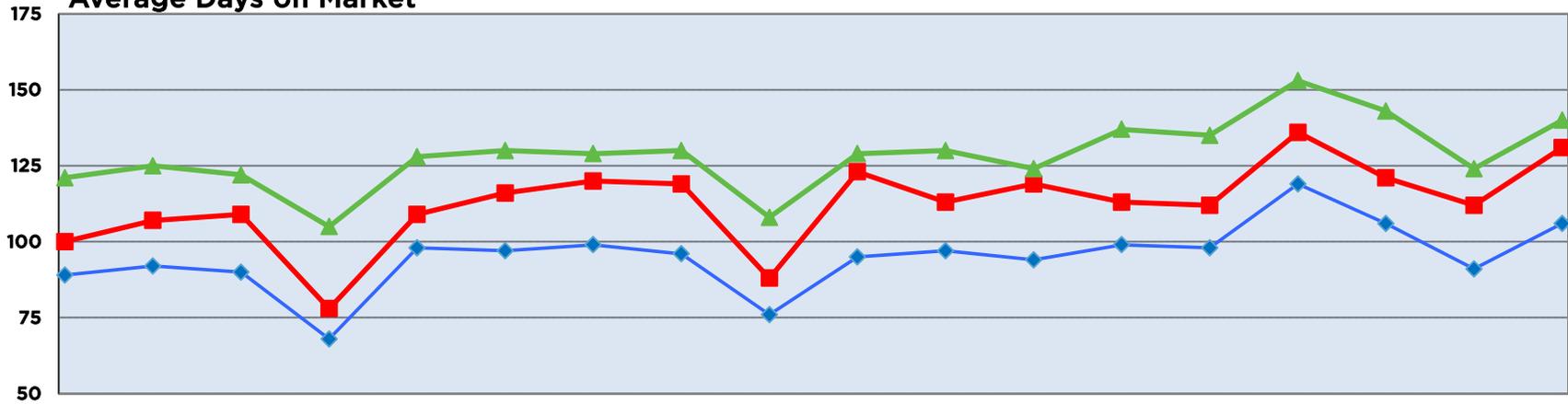


	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25
BO	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%	0.00%	2.60%	3.30%
SS	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
01/25/2026 - 01/31/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

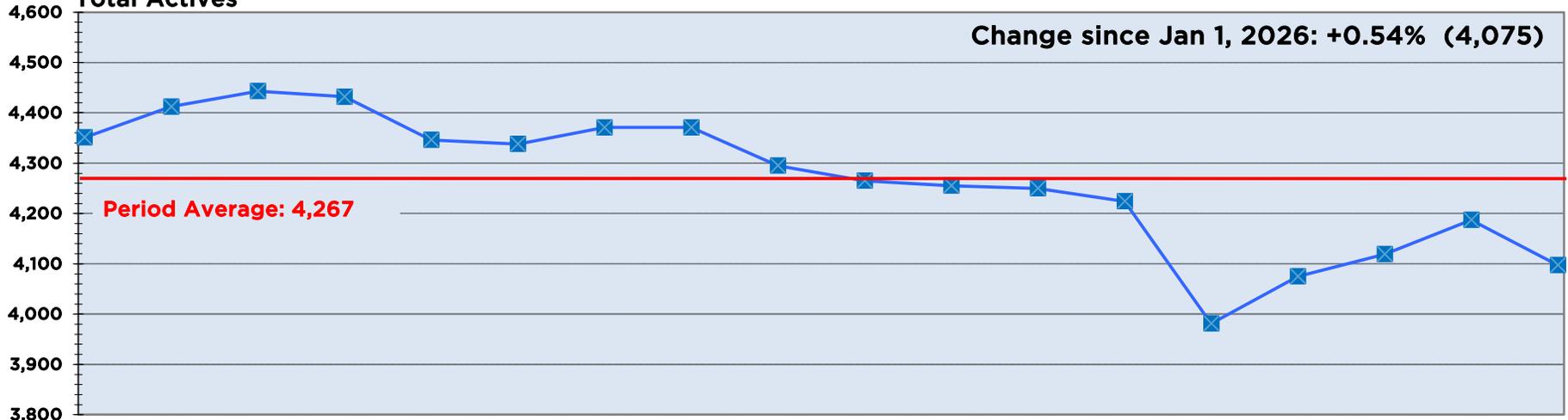
Average Days on Market



	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	1/25
ListToContract	89	92	90	68	98	97	99	96	76	95	97	94	99	98	119	106	91	106
CombDaysOnMkt	100	107	109	78	109	116	120	119	88	123	113	119	113	112	136	121	112	131
ListToClose	121	125	122	105	128	130	129	130	108	129	130	124	137	135	153	143	124	140

Total Actives

Change since Jan 1, 2026: +0.54% (4,075)

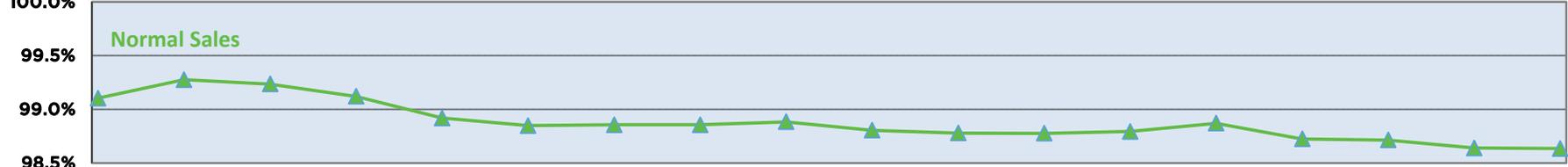


	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25
Total Actives	4,351	4,412	4,443	4,432	4,346	4,338	4,371	4,371	4,295	4,265	4,255	4,250	4,224	3,981	4,075	4,119	4,187	4,097

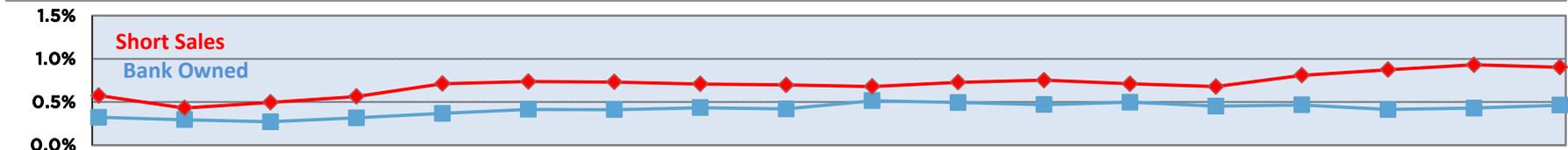
Monday Morning Quarterback
01/25/2026 - 01/31/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

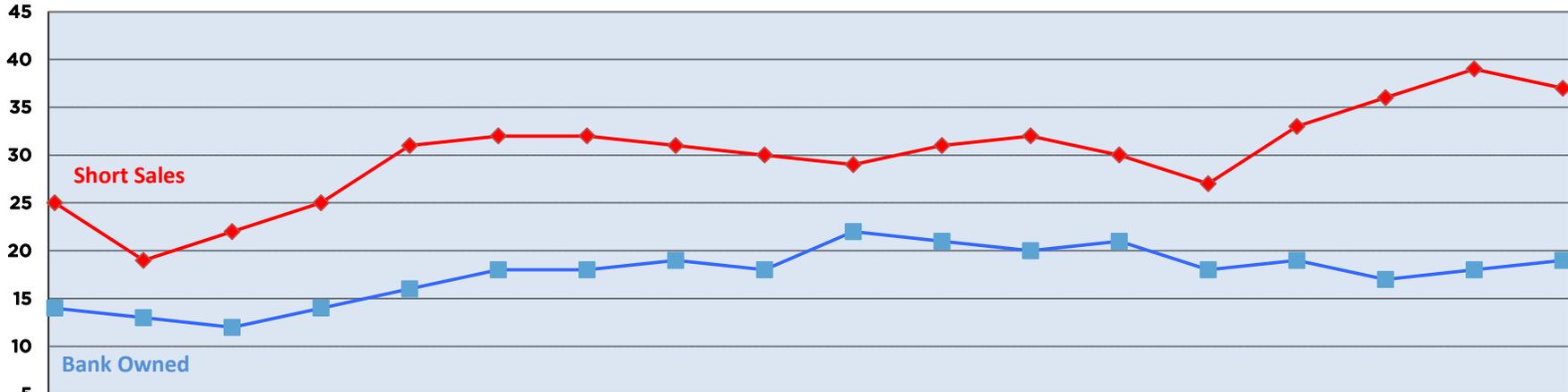


Normal	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25
	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%	98.71%	98.64%	98.63%



BO	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	1/25
BO	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%	0.46%
SS	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%	0.90%

Active Foreclosures

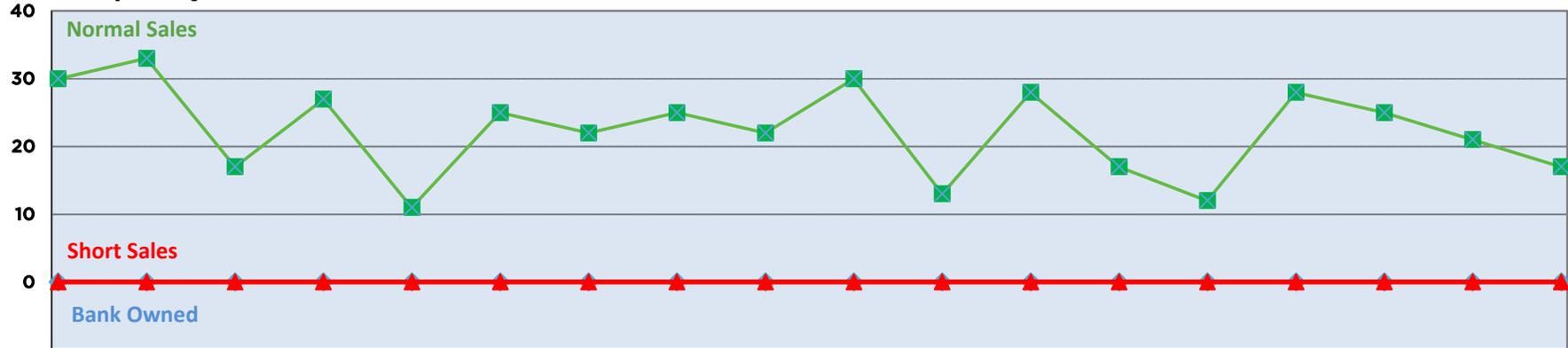


BO	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25
BO	14	13	12	14	16	18	18	19	18	22	21	20	21	18	19	17	18	19
SS	25	19	22	25	31	32	32	31	30	29	31	32	30	27	33	36	39	37

Monday Morning Quarterback
01/25/2026 - 01/31/2026
Lake, Orange, Osceola & Seminole Counties

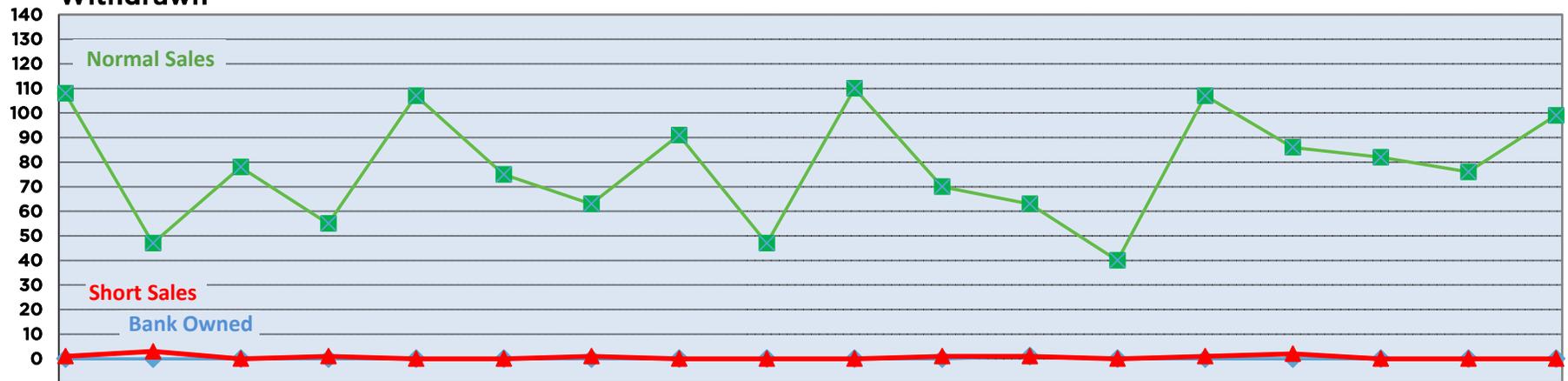
Condos, Townhomes, Villas

Temporary Off Market



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

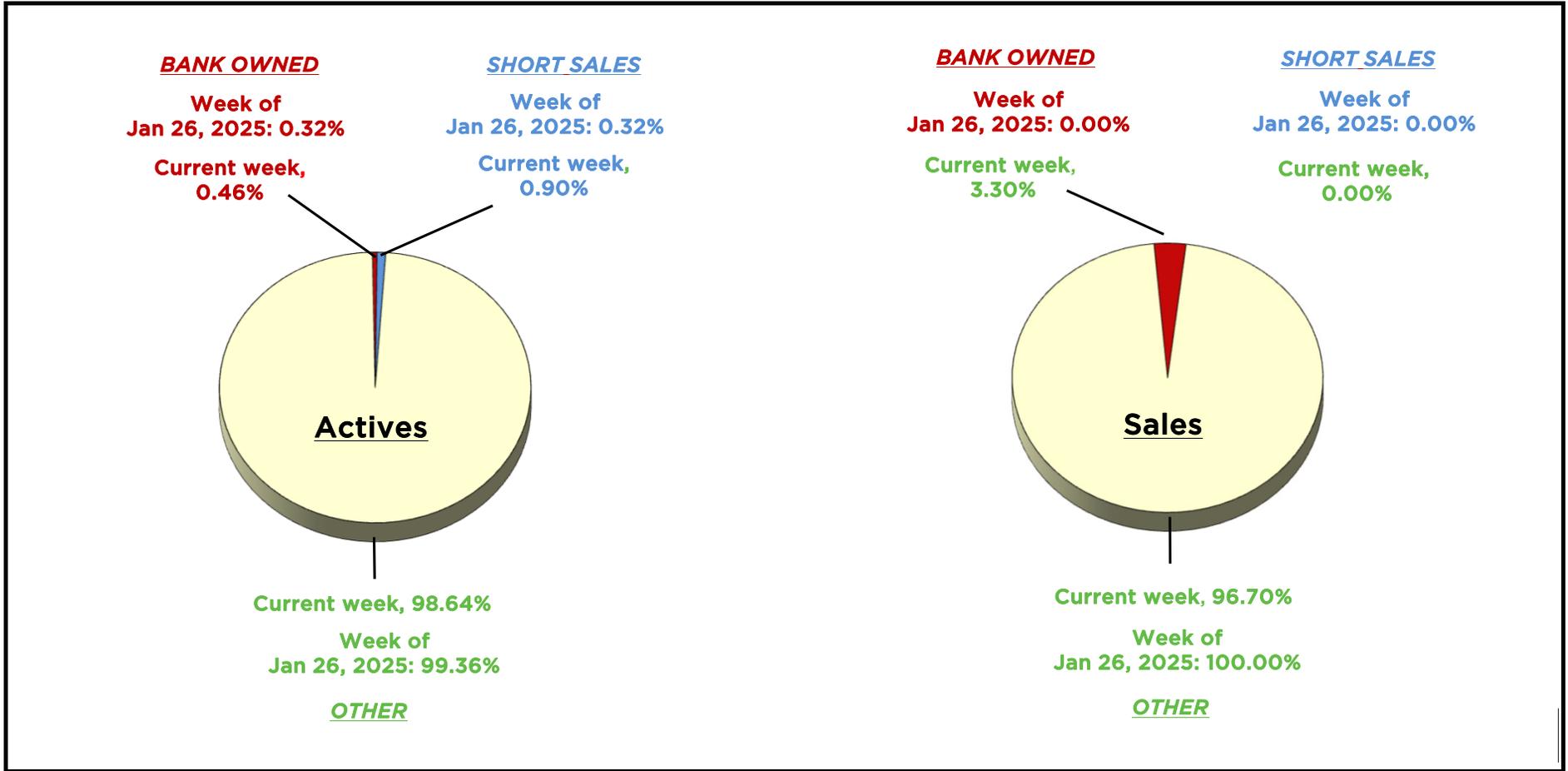
Withdrawn



	9/28	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	1/25
Norm	108	47	78	55	107	75	63	91	47	110	70	63	40	107	86	82	76	99
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
SS	1	3	0	1	0	0	1	0	0	0	1	1	0	1	2	0	0	0

Monday Morning Quarterback
01/25/2026 - 01/31/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
01/25/2026 - 01/31/2026
Lake, Orange, Osceola & Seminole Counties

There are 40 Condos, Villas, or Townhomes available for the Median Price of \$244,900 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average Sq Ft	List \$ per SqFt
Seminole County		7	\$244,971	2.3	2.0	1,304	\$187.92
Winter Springs / Tuskawilla	32708	1	\$245,000	3.0	2.0	1,187	\$206.40
Altamonte Springs / Forest City	32714	1	\$244,900	2.0	2.0	1,230	\$199.11
Lake Mary / Heathrow	32746	1	\$244,900	2.0	2.0	1,095	\$223.65
Oviedo	32765	1	\$245,000	2.0	2.0	1,098	\$223.13
Longwood / Wekiva Springs	32779	2	\$245,000	2.0	2.0	1,661	\$147.55
Altamonte Springs / Forest City	32714	1	\$245,000	3.0	2.0	1,194	\$205.19
Orange County		15	\$244,953	2.2	2.0	1,132	\$216.47
Apopka (North)	32712	2	\$245,000	2.5	2.0	1,335	\$183.52
Orlando (Downtown)	32801	1	\$245,000	2.0	2.0	975	\$251.28
Colonialtown	32803	1	\$245,000	2.0	2.0	1,400	\$175.00
Pine Hills / Rosemont	32808	1	\$245,000	3.0	2.0	1,147	\$213.60
Orlo Vista	32811	2	\$244,950	2.5	2.0	1,200	\$204.21
Sand Lake / Bay Hill	32819	1	\$245,000	2.0	2.0	578	\$423.88
Williamsburg / Lake Bryan	32821	2	\$245,000	1.5	2.0	953	\$257.22
Taft	32824	1	\$244,900	2.0	2.0	1,013	\$241.76
Union Park / Chickasaw	32829	2	\$244,750	2.5	2.0	1,160	\$211.08
Metro West / Orlo Vista	32835	1	\$245,000	2.0	2.0	1,548	\$158.27
Hunters Creek	32837	1	\$245,000	2.0	2.0	1,020	\$240.20
Osceola County		16	\$244,975	3.1	2.2	1,327	\$184.57
Davenport	33896	1	\$245,000	3.0	2.0	1,244	\$196.95
Kissimmee (Central)	34741	8	\$244,963	3.6	2.6	1,484	\$165.04
Kissimmee / Buena Ventura Lakes	34743	1	\$245,000	3.0	2.0	1,070	\$228.97
Kissimmee (West) / Pleasant Hill	34746	3	\$244,967	3.0	2.0	1,266	\$193.50
Kissimmee / Celebration	34747	3	\$244,997	2.0	1.3	1,083	\$226.15
Lake County		2	\$245,000	2.0	2.0	1,103	\$222.12
Tavares / Mt Plymouth	32778	1	\$245,000	2.0	2.0	1,134	\$216.05
Clermont (Central)	34711	1	\$245,000	2.0	2.0	1,072	\$228.54