



Monday Morning Quarterback Summary

Week of February 01, 2026 - February 07, 2026

Single-family existing homes

- Sales of single-family homes decreased to 300 during the week of February 01, from 357 the week prior
- The median price of single family homes decreased to \$402,500 a change of -4.2%
- The number of single-family home foreclosure transactions increased to 5 from 3 the week prior
- The number of single-family short-sale transactions decreased to 2 from 3 the week prior
- Single-family inventory increased by 98, and now sits at 8,272

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 101 during the week of February 01, from 95 the week prior
- The median price of condos, townhomes, and villas increased to \$268,500 a change of 9.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 from 3 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 53, and now sits at 4,150

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

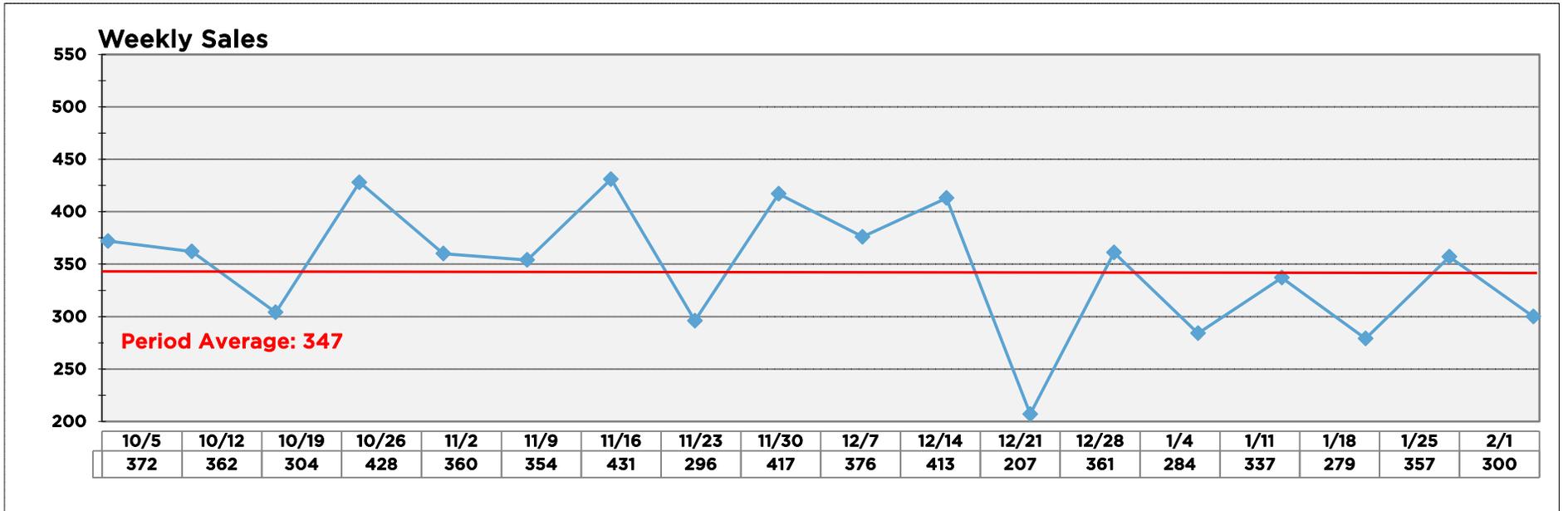
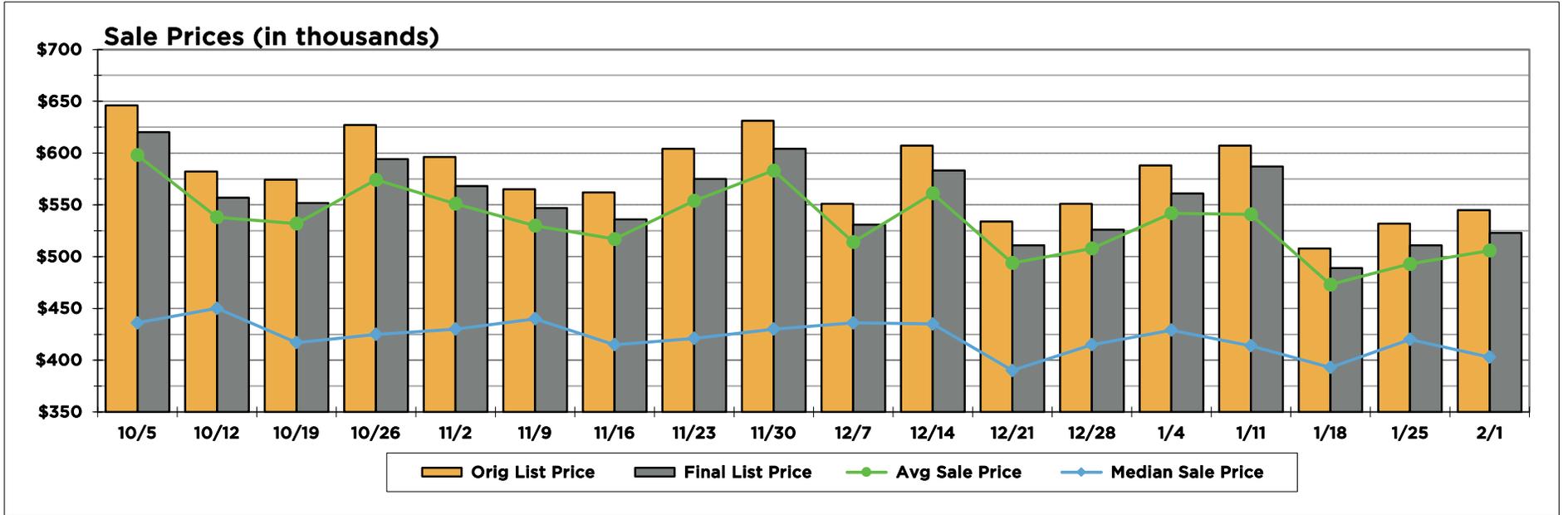
Monday Morning Quarterback
02/01/2026 - 02/07/2026
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	300	36	25	87	43	87	22
Bank Owned	5	2	0	2	0	1	0
Short Sales	2	0	0	1	1	0	0
Other	293	34	25	84	42	86	22
Active Listings	8,272	635	531	1,728	1,666	2,865	847
Bank Owned	44	19	5	7	7	6	0
Short Sales	92	15	8	36	17	14	2
Other	8,136	601	518	1,685	1,642	2,845	845
Months of Inventory	6.36	4.07	4.90	4.58	8.94	7.60	8.89
<u>List Price</u>							
Average Original List Price	\$545,220	\$196,061	\$303,242	\$378,151	\$476,599	\$722,538	\$1,485,136
Average Final List Price	\$523,083	\$184,917	\$284,158	\$365,877	\$458,659	\$697,028	\$1,407,682
<u>Sale Price</u>							
Average Price	\$505,596	\$177,971	\$273,202	\$355,049	\$445,792	\$674,757	\$1,349,068
Median Price	\$402,500	\$186,000	\$272,000	\$359,000	\$442,000	\$657,500	\$1,362,500
<u>Price Differences</u>							
Original to Final List Price	-\$22,137	-\$11,144	-\$19,084	-\$12,274	-\$17,940	-\$25,510	-\$77,454
Original List to Sale Price - \$	-\$39,624	-\$18,090	-\$30,040	-\$23,102	-\$30,807	-\$47,781	-\$136,068
Final List to Sale Price - \$	-\$17,487	-\$6,946	-\$10,956	-\$10,828	-\$12,867	-\$22,271	-\$58,614
Original List to Sale Price - %	92.73%	90.77%	90.09%	93.89%	93.54%	93.39%	90.84%
Final List to Sale Price - %	96.66%	96.24%	96.14%	97.04%	97.19%	96.80%	95.84%
<u>Days on the Market</u>							
Avg Days Listing to Contract	76	68	84	74	81	75	77
Combined Avg Days to Contract	85	73	96	84	81	89	83
Avg Days Listing to Closing	109	97	116	108	118	108	107
Avg Days Contract to Close	32	28	31	33	36	32	29
<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	0
<u>Square Footage</u>							
Average Square Feet	2,118	1,269	1,494	1,702	1,949	2,737	3,735

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02/01/2026 - 02/07/2026
Lake, Orange, Osceola & Seminole Counties

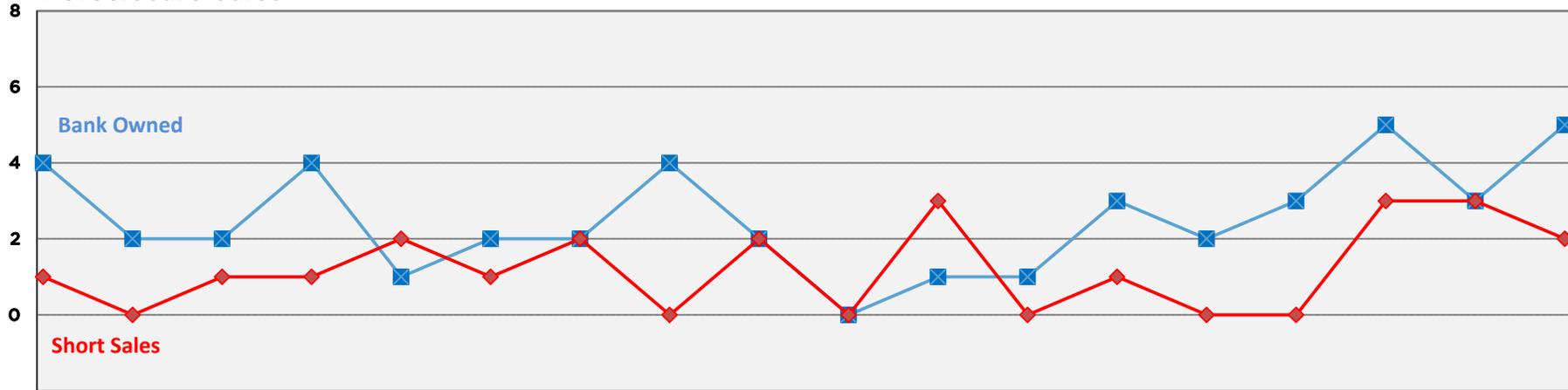
Single Family Homes



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02/01/2026 - 02/07/2026
Lake, Orange, Osceola & Seminole Counties

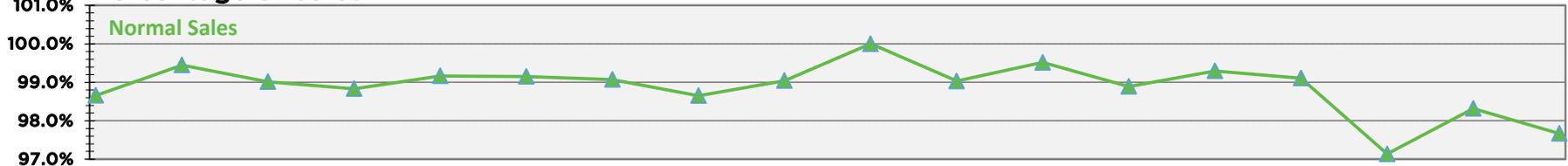
Single Family Homes

Foreclosure Sales



	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	2/1
BO	4	2	2	4	1	2	2	4	2	0	1	1	3	2	3	5	3	5
SS	1	0	1	1	2	1	2	0	2	0	3	0	1	0	0	3	3	2

Percentage of Sales



	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	2/1
Normal	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%	97.67%

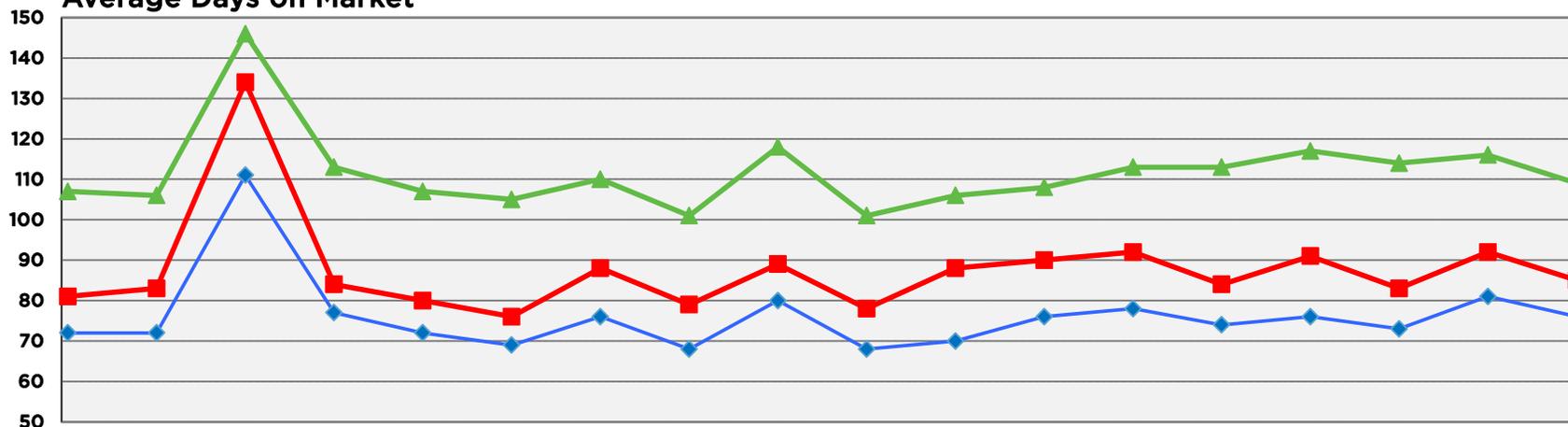


	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1
BO	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%	0.89%	1.79%	0.84%	1.67%
SS	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%	0.00%	1.08%	0.84%	0.67%

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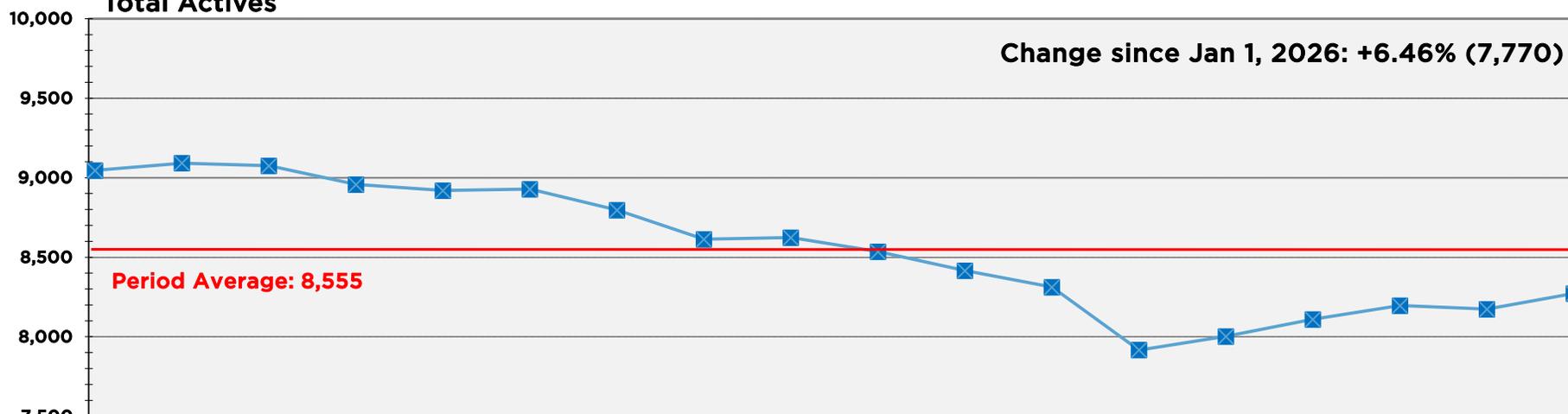
Single Family Homes

Average Days on Market



ListToContract	72	72	111	77	72	69	76	68	80	68	70	76	78	74	76	73	81	76
CombDaysOnMkt	81	83	134	84	80	76	88	79	89	78	88	90	92	84	91	83	92	85
ListToClose	107	106	146	113	107	105	110	101	118	101	106	108	113	113	117	114	116	109

Total Actives

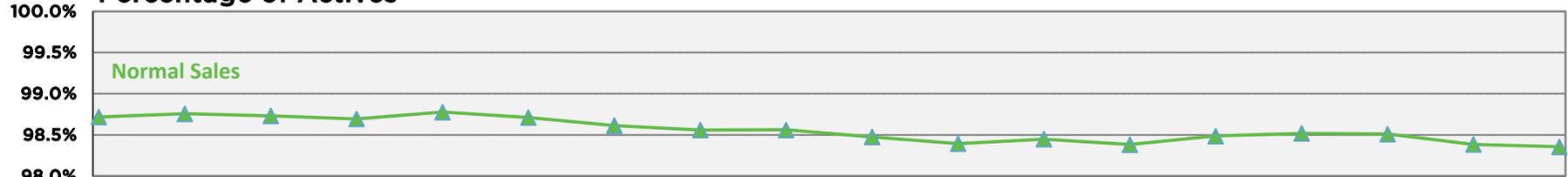


10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1
9,046	9,092	9,075	8,958	8,920	8,928	8,797	8,614	8,624	8,535	8,416	8,312	7,917	8,003	8,109	8,197	8,174	8,272

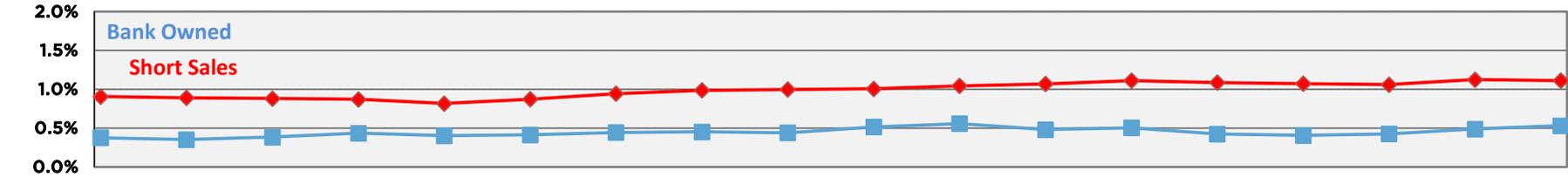
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Single Family Homes

Percentage of Actives

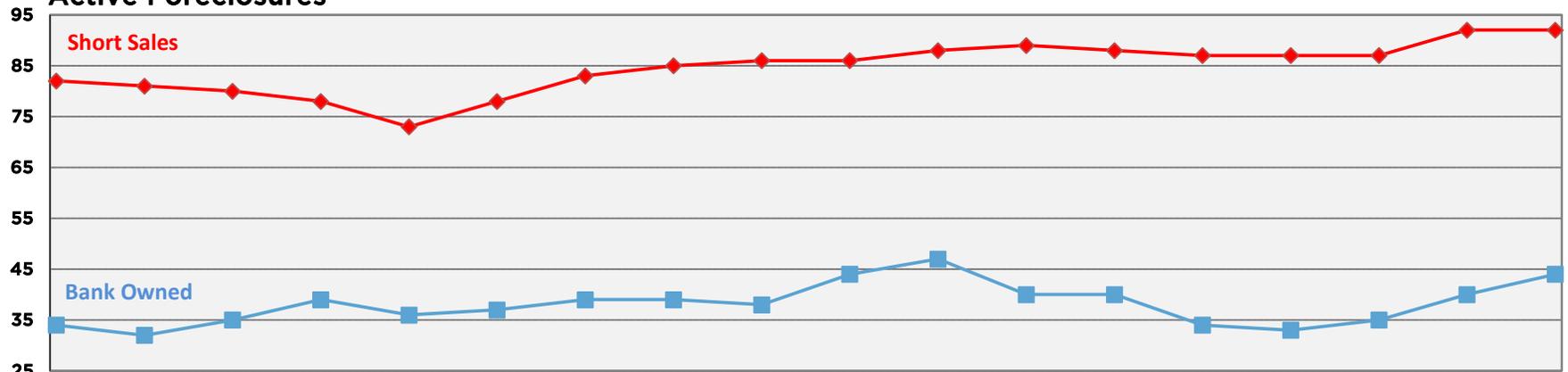


	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1
Normal	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%	98.52%	98.51%	98.39%	98.36%



	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	2/1
BO	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%	0.53%
SS	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%	1.11%

Active Foreclosures

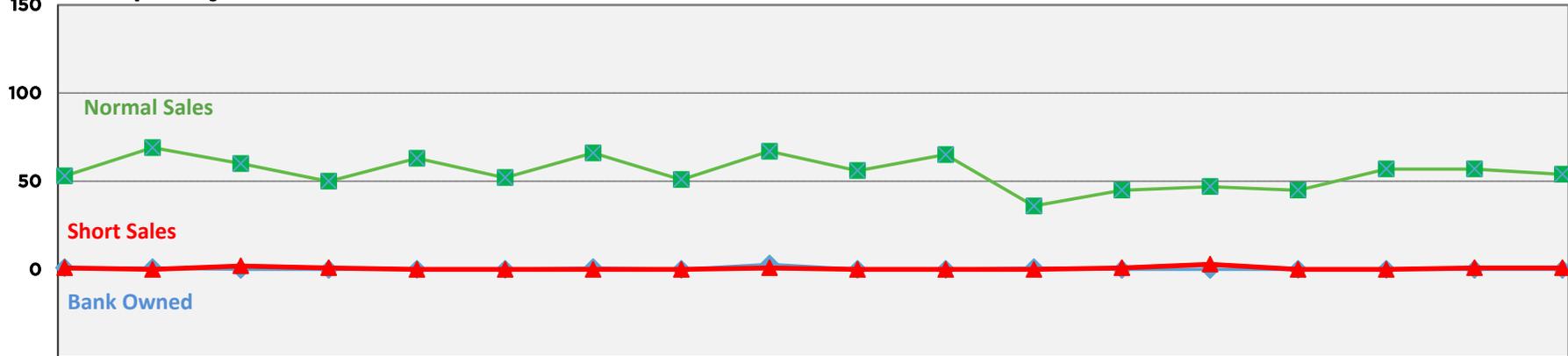


	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1
BO	34	32	35	39	36	37	39	39	38	44	47	40	40	34	33	35	40	44
SS	82	81	80	78	73	78	83	85	86	86	88	89	88	87	87	87	92	92

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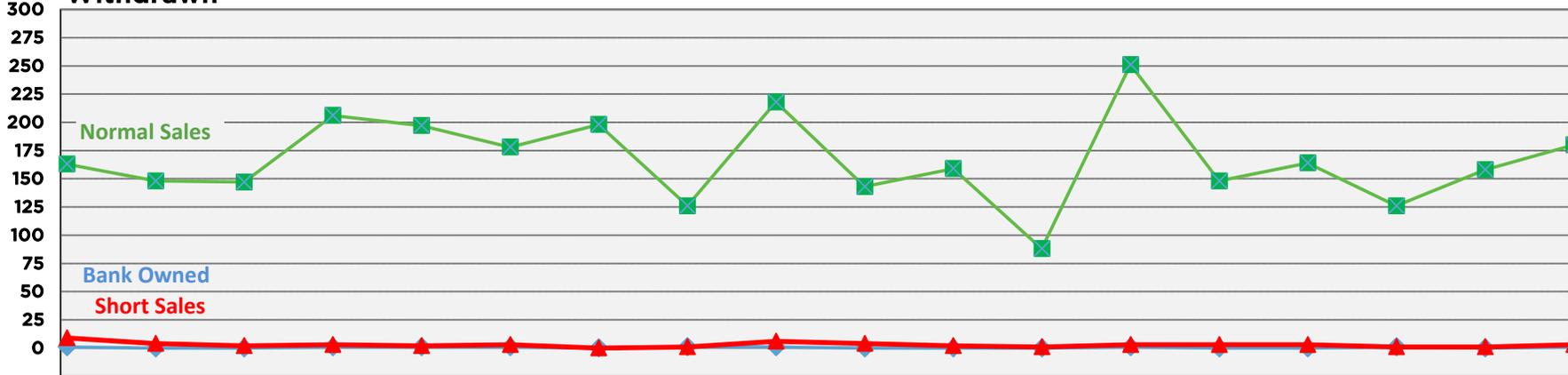
Single Family Homes

Temporary Off Market



	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	2/1
Norm	53	69	60	50	63	52	66	51	67	56	65	36	45	47	45	57	57	54
BO	1	1	0	0	0	0	1	0	3	0	0	1	0	0	0	0	0	0
SS	1	0	2	1	0	0	0	0	1	0	0	0	1	3	0	0	1	1

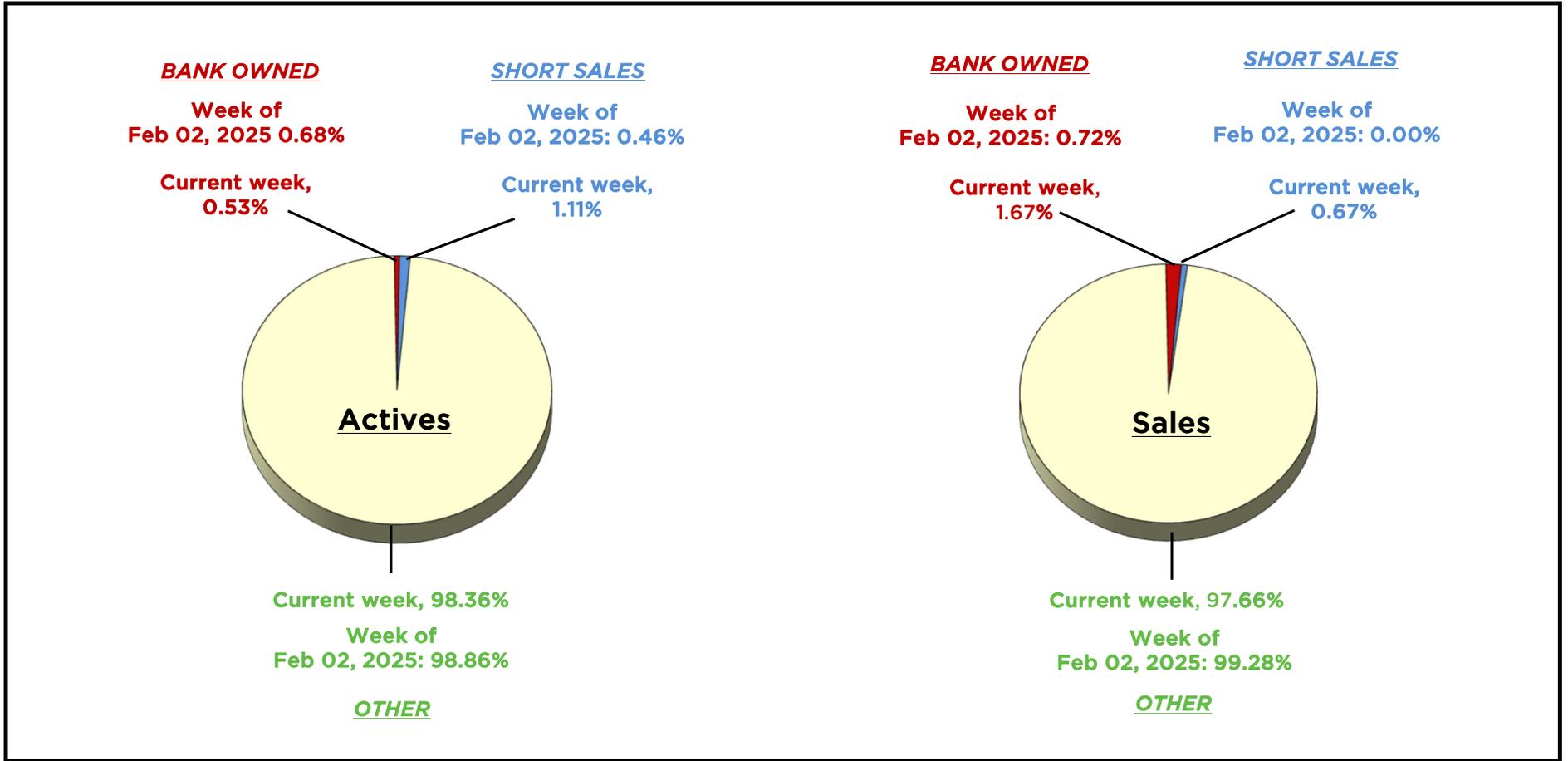
Withdrawn



	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	2/1
Norm	163	148	147	206	197	178	198	126	218	143	159	88	251	148	164	126	158	180
BO	1	0	0	1	1	1	0	1	1	0	0	0	1	0	0	1	0	1
SS	9	4	2	3	2	3	0	1	6	4	2	1	3	3	3	1	1	3

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Single Family Homes





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There is 1 Single Family Home available for the Median Price of \$402,500 (± \$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>
Osceola County		1	\$403,000	5.0	2.0	2,065	\$195.16
Kissimmee (East)	34744	1	\$403,000	5.0	2.0	2,065	\$195.16

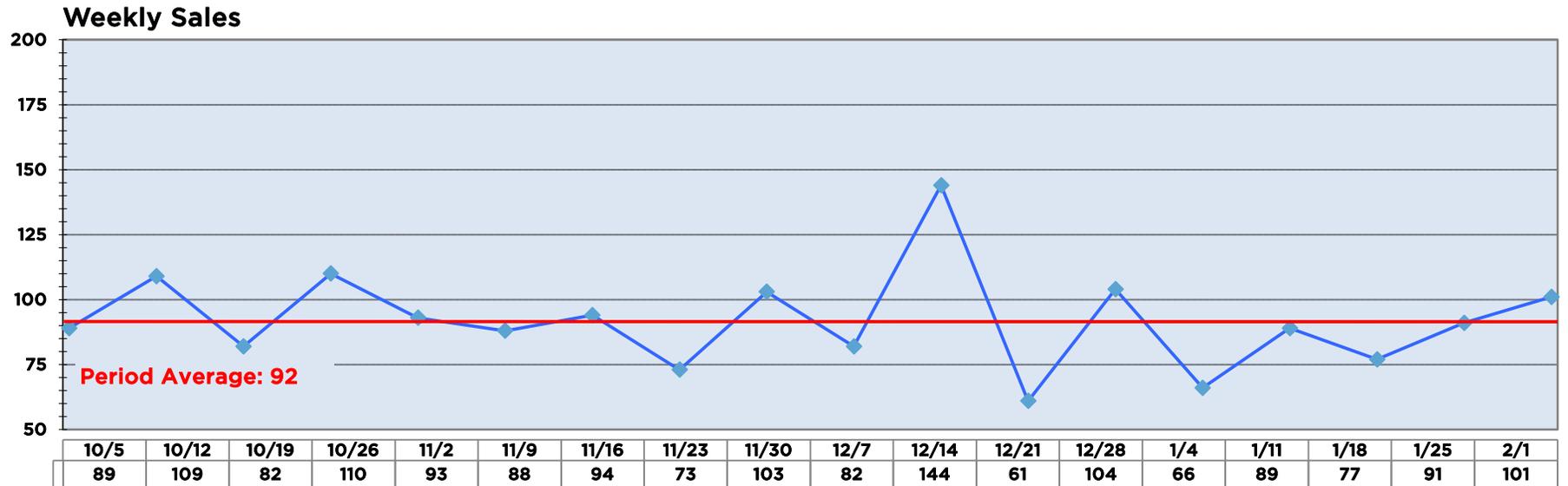
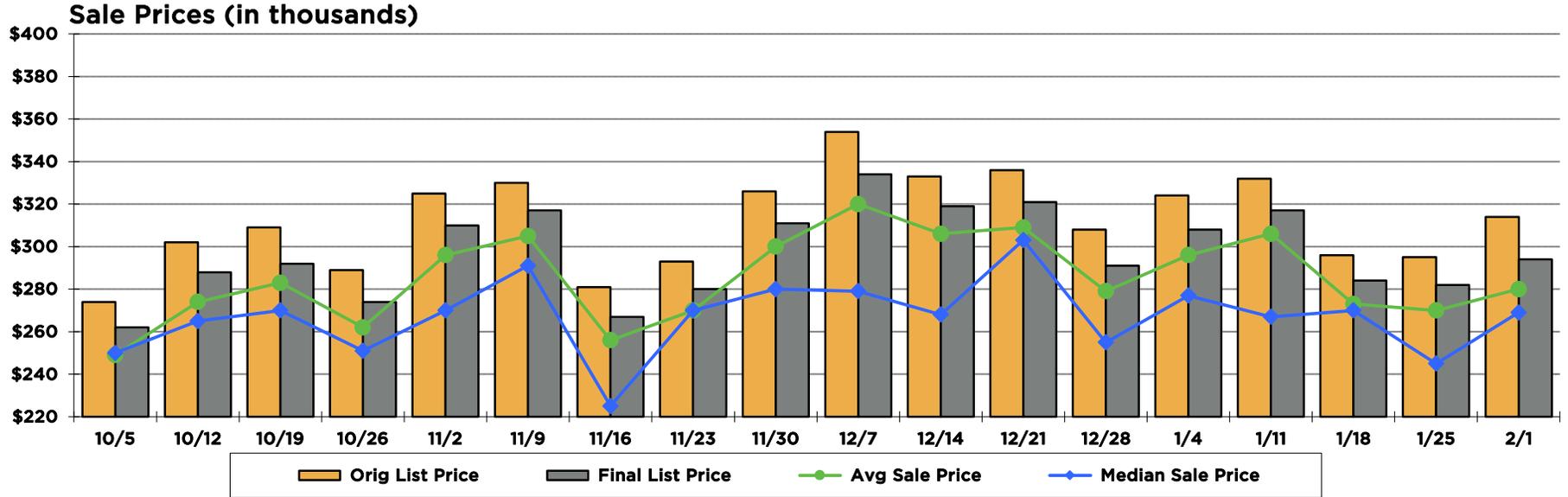
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	101	44	13	30	10	3	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	101	44	13	30	10	3	1
Active Listings	4,150	1,678	637	1,023	507	282	23
Bank Owned	18	11	4	3	0	0	0
Short Sales	39	12	11	14	1	1	0
Other	4,093	1,655	622	1,006	506	281	23
Months of Inventory	9.48	8.80	11.31	7.87	11.70	21.69	5.31
<u>List Price</u>							
Average Original List Price	\$314,255	\$197,659	\$304,992	\$367,163	\$489,360	\$606,467	\$1,350,000
Average Final List Price	\$294,018	\$178,102	\$287,154	\$348,153	\$466,880	\$587,667	\$1,249,900
<u>Sale Price</u>							
Average Price	\$279,885	\$165,602	\$273,949	\$337,617	\$451,100	\$560,333	\$1,100,000
Median Price	\$268,500	\$164,000	\$268,500	\$331,250	\$452,500	\$565,000	\$1,100,000
<u>Price Differences</u>							
Original to Final List Price	-\$20,237	-\$19,557	-\$17,838	-\$19,010	-\$22,480	-\$18,800	-\$100,100
Original List to Sale Price - \$	-\$34,370	-\$32,057	-\$31,043	-\$29,546	-\$38,260	-\$46,134	-\$250,000
Final List to Sale Price - \$	-\$14,133	-\$12,500	-\$13,205	-\$10,536	-\$15,780	-\$27,334	-\$149,900
Original List to Sale Price - %	89.06%	83.78%	89.82%	91.95%	92.18%	92.39%	81.48%
Final List to Sale Price - %	95.19%	92.98%	95.40%	96.97%	96.62%	95.35%	88.01%
<u>Days on the Market</u>							
Avg Days Listing to Contract	126	125	128	131	116	120	137
Combined Avg Days to Contract	145	139	156	155	116	175	152
Avg Days Listing to Closing	157	154	155	162	156	158	152
Avg Days Contract to Close	29	28	26	30	39	36	14
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	2	3
Average Full Baths	2	2	2	2	2	2	3
Average Half Baths	0	0	0	1	1	0	0
<u>Square Footage</u>							
Average Square Feet	1,326	965	1,366	1,637	1,778	1,542	2,158

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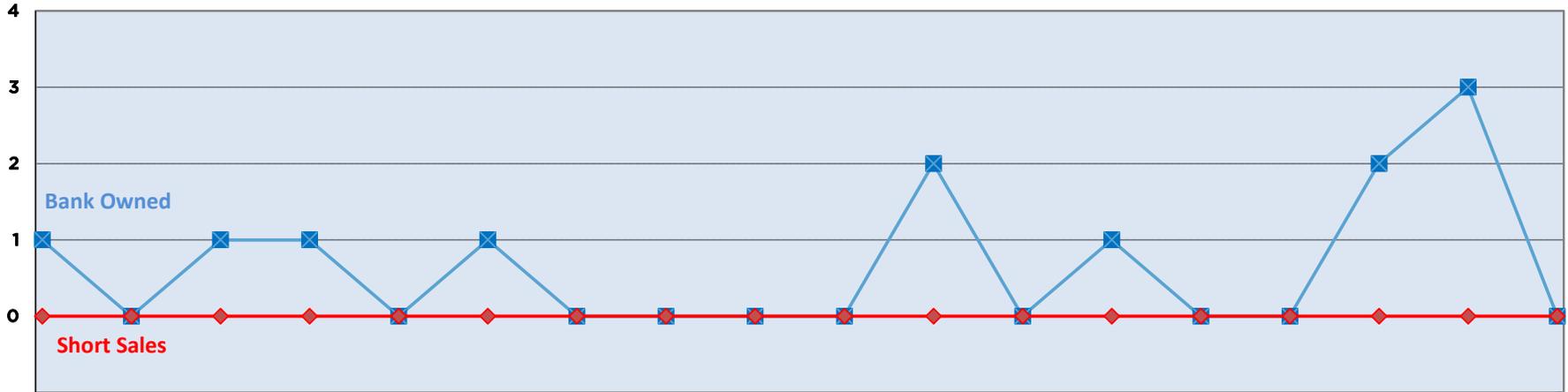
Condos, Townhomes, Villas



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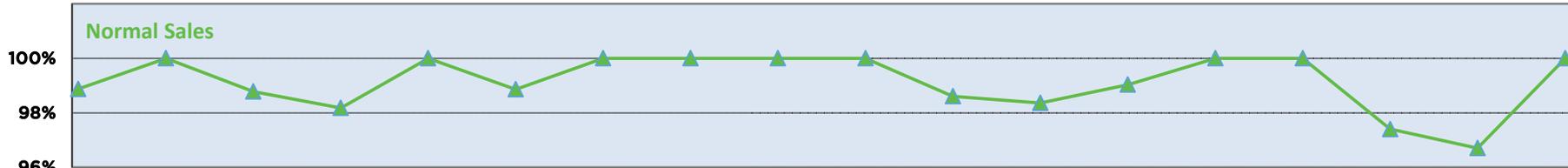
Condos, Townhomes, Villas

Foreclosure Sales

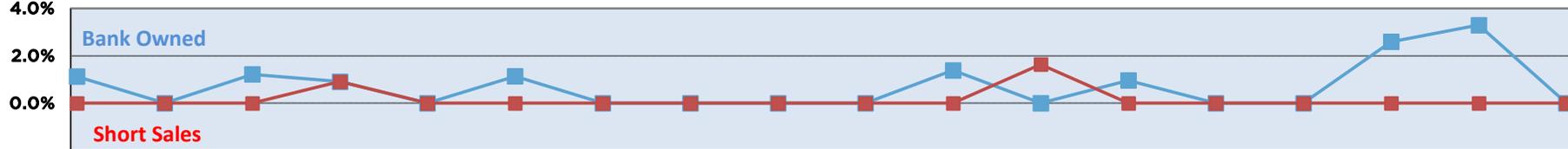


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BO	1	0	1	1	0	1	0	0	0	0	2	0	1	0	0	2	3	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	2/1
Normal	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%	100.00%

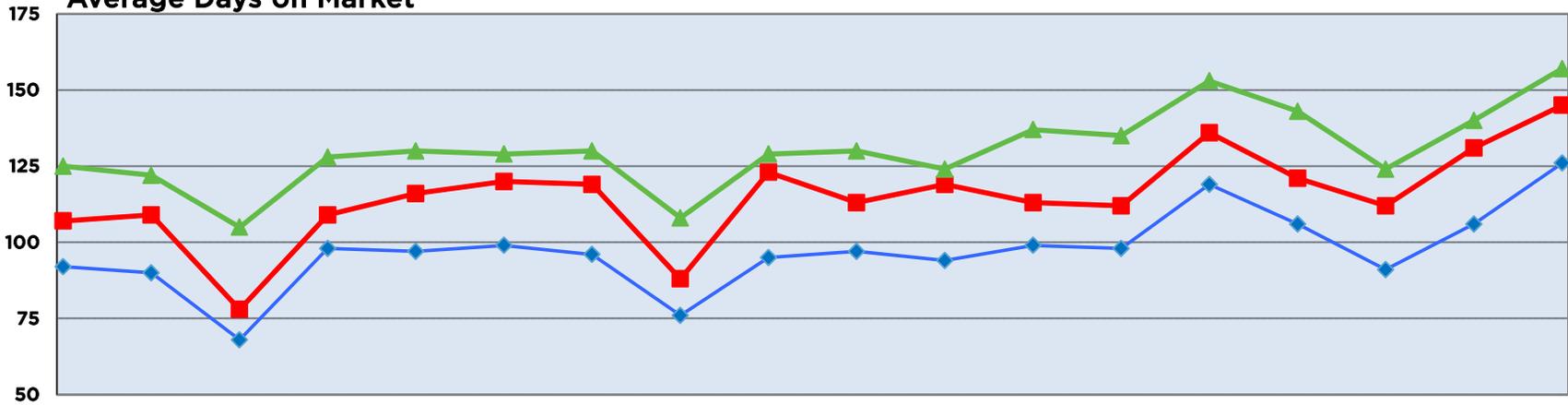


	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1
BO	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%	0.00%	2.60%	3.30%	0.00%
SS	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%	0.00%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

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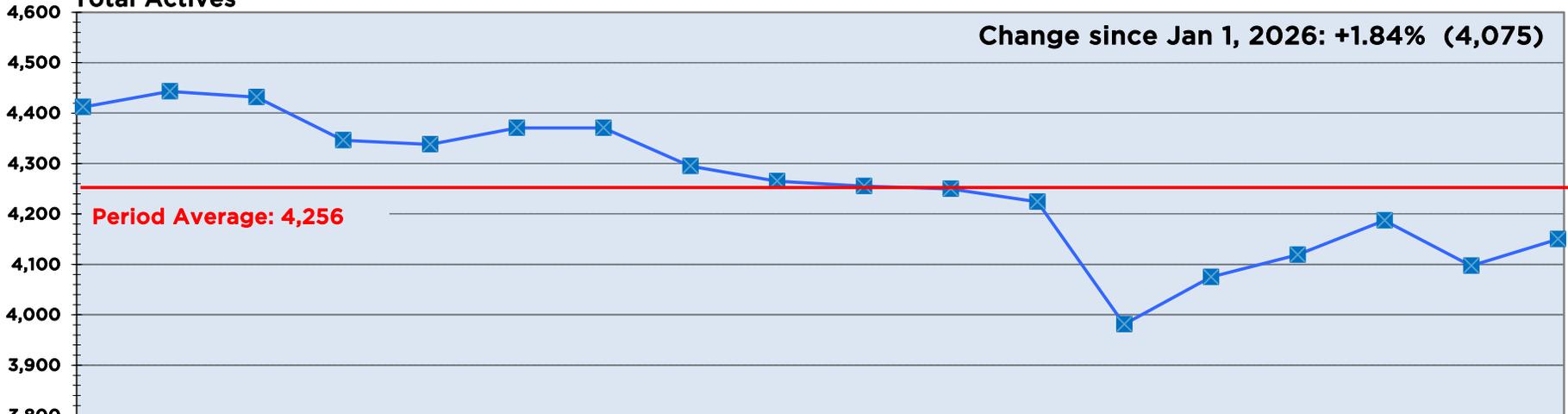
Condos, Townhomes, Villas

Average Days on Market



	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	2/1
ListToContract	92	90	68	98	97	99	96	76	95	97	94	99	98	119	106	91	106	126
CombDaysOnMkt	107	109	78	109	116	120	119	88	123	113	119	113	112	136	121	112	131	145
ListToClose	125	122	105	128	130	129	130	108	129	130	124	137	135	153	143	124	140	157

Total Actives

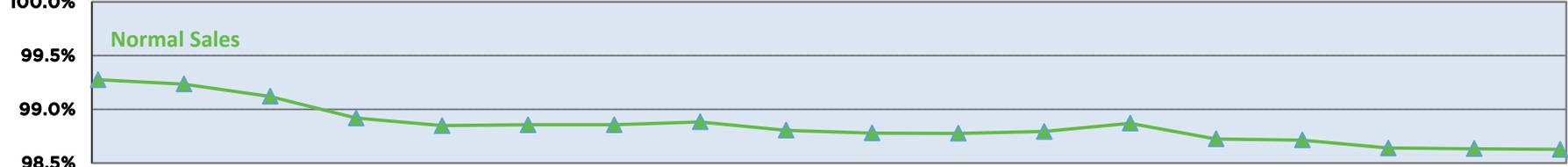


	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1
Total Actives	4,412	4,443	4,432	4,346	4,338	4,371	4,371	4,295	4,265	4,255	4,250	4,224	3,981	4,075	4,119	4,187	4,097	4,150

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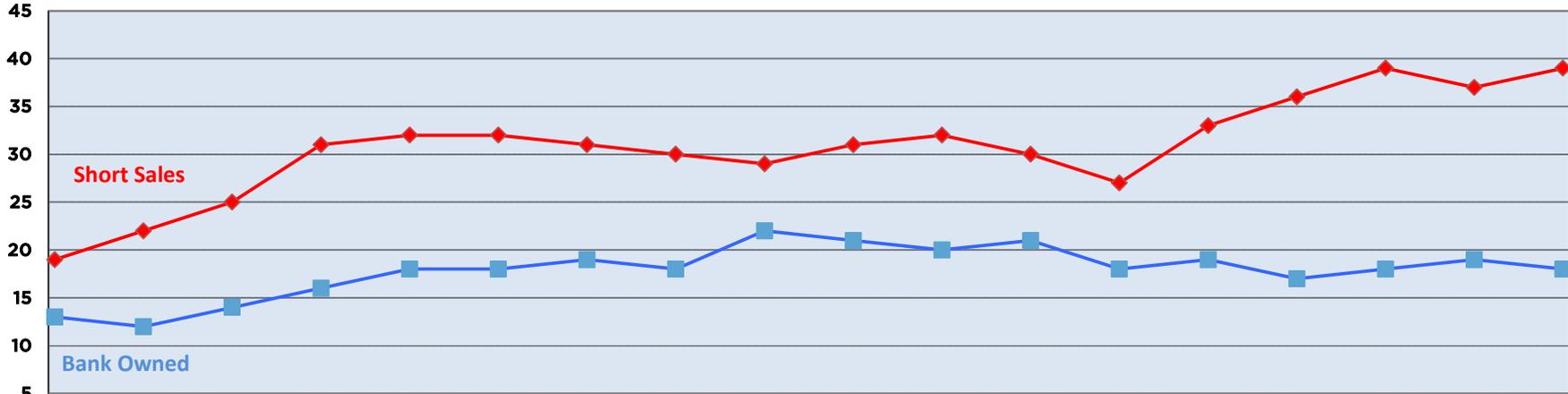


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Normal	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%	98.71%	98.64%	98.63%	98.63%



	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	2/1
BO	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%	0.43%
SS	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%	0.94%

Active Foreclosures

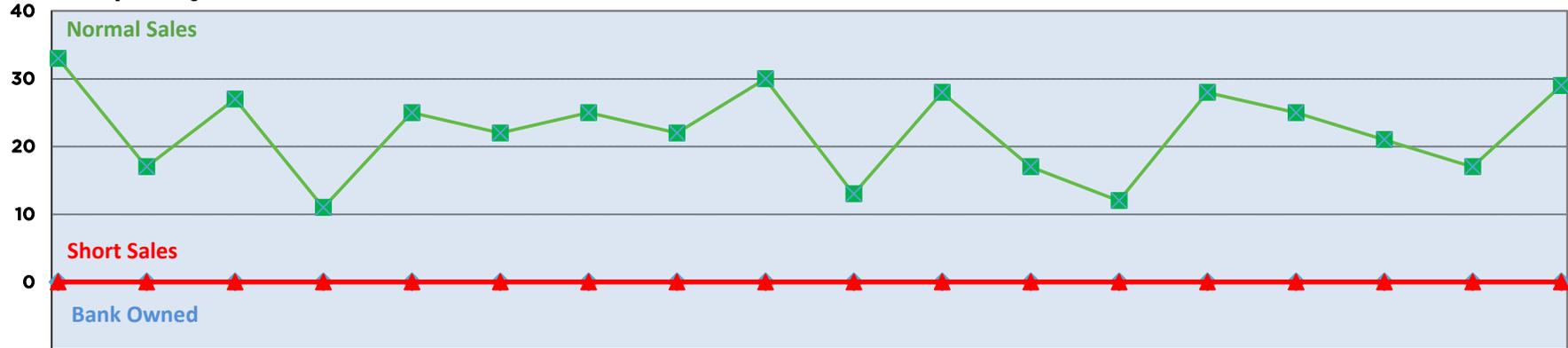


	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1
BO	13	12	14	16	18	18	19	18	22	21	20	21	18	19	17	18	19	18
SS	19	22	25	31	32	32	31	30	29	31	32	30	27	33	36	39	37	39

Monday Morning Quarterback
02/01/2026 - 02/07/2026
Lake, Orange, Osceola & Seminole Counties

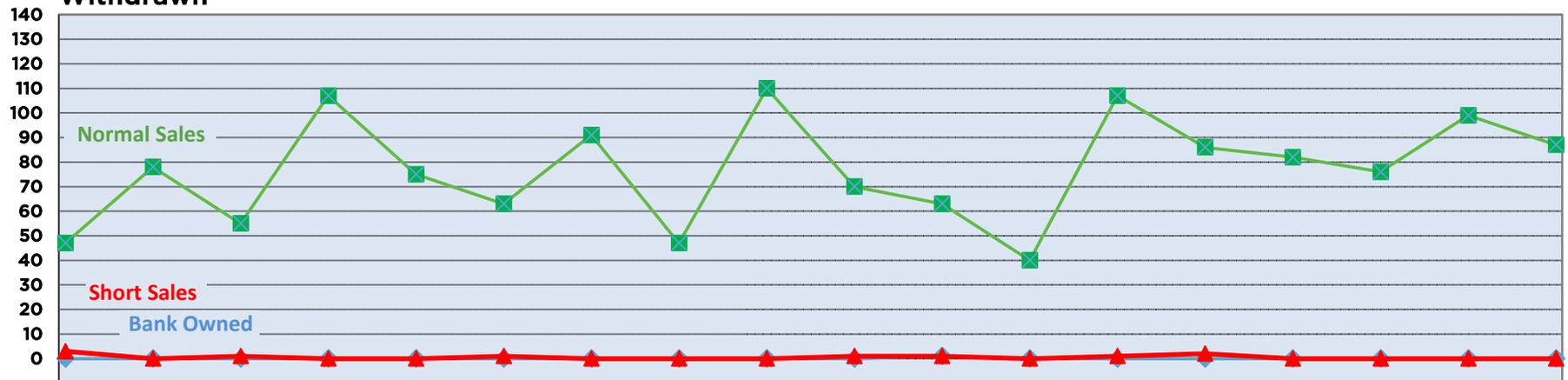
Condos, Townhomes, Villas

Temporary Off Market



	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	2/1
Norm	33	17	27	11	25	22	25	22	30	13	28	17	12	28	25	21	17	29
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

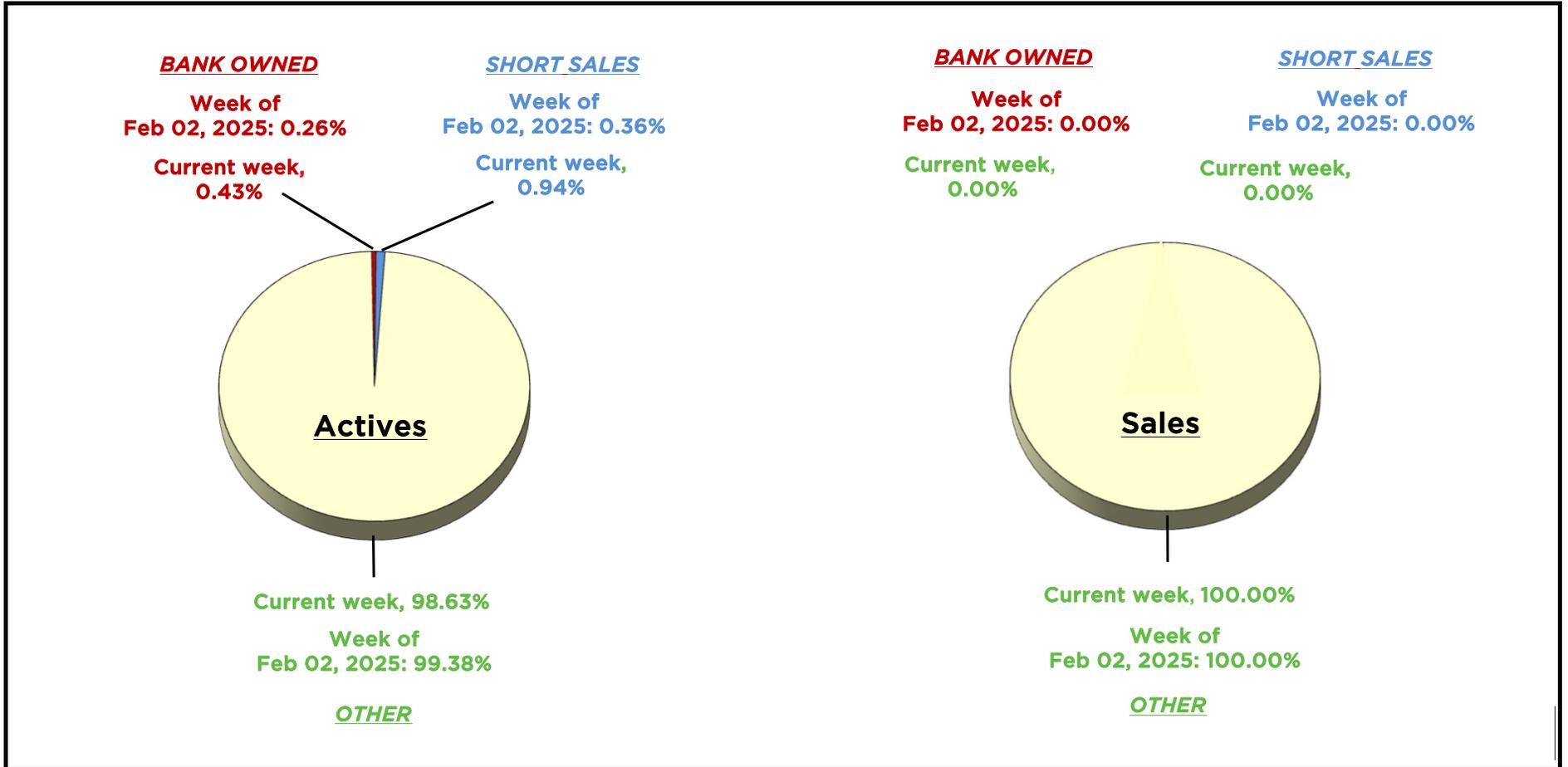
Withdrawn



	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	2/1
Norm	47	78	55	107	75	63	91	47	110	70	63	40	107	86	82	76	99	87
BO	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
SS	3	0	1	0	0	1	0	0	0	1	1	0	1	2	0	0	0	0

Monday Morning Quarterback
02/01/2026 - 02/07/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
02/01/2026 - 02/07/2026
Lake, Orange, Osceola & Seminole Counties

There are 18 Condos, Villas, or Townhomes available for the Median Price of \$268,500 (± \$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 Sq Ft</u>	<u>List \$ per SqFt</u>
Seminole County							
Altamonte Springs / Forest City	32714	1	\$269,000	2.0	2.0	1,304	\$206.29
Orange County		9	\$268,778	2.6	2.0	1,199	\$224.25
Winter Park (West)	32789	1	\$269,000	2.0	2.0	1,026	\$262.18
Williamsburg / Lake Bryan	32821	3	\$268,667	3.0	2.0	1,221	\$220.10
Ventura	32822	1	\$269,000	3.0	2.0	1,132	\$237.63
Taft	32824	1	\$268,000	3.0	2.0	1,162	\$230.64
Pine Castle / Edgewood	32839	1	\$269,000	2.0	2.0	1,264	\$212.82
Winter Garden / Oakland	34787	2	\$269,000	2.0	2.0	1,271	\$211.73
Osceola County		7	\$268,643	2.7	2.3	1,351	\$198.78
Kissimmee (Central)	34741	1	\$269,000	2.0	2.0	1,418	\$189.70
Kissimmee (West) / Pleasant Hill	34746	1	\$268,000	3.0	2.0	1,300	\$206.15
Kissimmee / Celebration	34747	5	\$268,700	2.8	2.4	1,348	\$199.27
Lake County		1	\$269,000	3.0	2.0	1,120	\$240.18
Mount Dora	32757	1	\$269,000	3.0	2.0	1,120	\$240.18