



Monday Morning Quarterback Summary

Week of February 15, 2026 - February 21, 2026

Single-family existing homes

- Sales of single-family homes increased to 350 during the week of February 15, from 345 the week prior
- The median price of single family homes increased to \$425,000 a change of 2.4%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 3, and now sits at 8,344

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 95 during the week of February 15, from 94 the week prior
- The median price of condos, townhomes, and villas decreased to \$246,000 a change of -4.4%
- 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 increased by 7, and now sits at 4,206

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

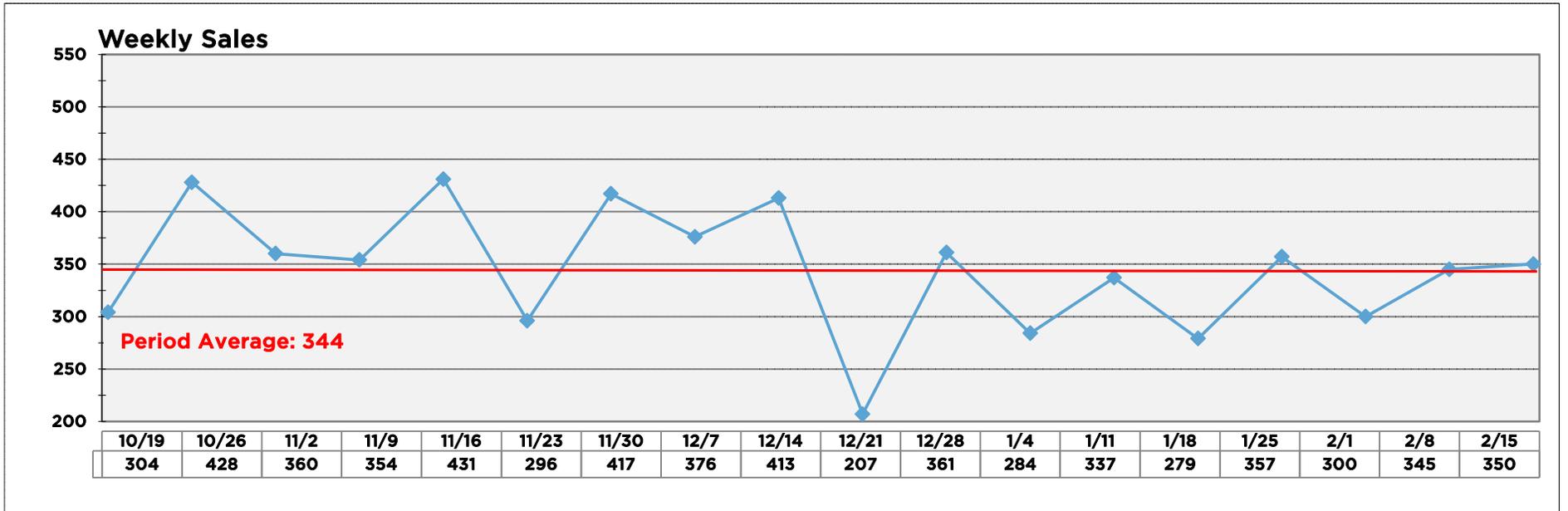
Monday Morning Quarterback
02/15/2026 - 02/21/2026
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	350	46	26	86	72	98	22
Bank Owned	3	3	0	0	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	346	43	26	85	72	98	22
Active Listings	8,344	649	506	1,741	1,680	2,918	850
Bank Owned	42	16	7	7	7	5	0
Short Sales	105	21	9	38	16	18	3
Other	8,197	612	490	1,696	1,657	2,895	847
Months of Inventory	5.50	3.26	4.49	4.67	5.39	6.87	8.92
<u>List Price</u>							
Average Original List Price	\$553,139	\$191,986	\$295,096	\$369,612	\$473,267	\$705,972	\$1,911,261
Average Final List Price	\$536,587	\$180,355	\$284,265	\$356,088	\$459,157	\$686,162	\$1,872,347
<u>Sale Price</u>							
Average Price	\$518,534	\$172,051	\$275,536	\$350,567	\$449,364	\$671,385	\$1,732,275
Median Price	\$425,000	\$180,000	\$277,500	\$350,000	\$450,000	\$640,000	\$1,367,500
<u>Price Differences</u>							
Original to Final List Price	-\$16,552	-\$11,631	-\$10,831	-\$13,524	-\$14,110	-\$19,810	-\$38,914
Original List to Sale Price - \$	-\$34,605	-\$19,935	-\$19,560	-\$19,045	-\$23,903	-\$34,587	-\$178,986
Final List to Sale Price - \$	-\$18,053	-\$8,304	-\$8,729	-\$5,521	-\$9,793	-\$14,777	-\$140,072
Original List to Sale Price - %	93.74%	89.62%	93.37%	94.85%	94.95%	95.10%	90.64%
Final List to Sale Price - %	96.64%	95.40%	96.93%	98.45%	97.87%	97.85%	92.52%
<u>Days on the Market</u>							
Avg Days Listing to Contract	73	81	51	72	84	63	95
Combined Avg Days to Contract	89	85	60	87	99	90	95
Avg Days Listing to Closing	104	109	82	105	116	96	114
Avg Days Contract to Close	32	27	31	33	31	32	38
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	4	4	6
Average Full Baths	2	2	2	2	2	3	5
Average Half Baths	0	0	0	0	0	0	1
<u>Square Footage</u>							
Average Square Feet	2,117	1,275	1,407	1,611	1,939	2,794	4,260

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Lake, Orange, Osceola & Seminole Counties

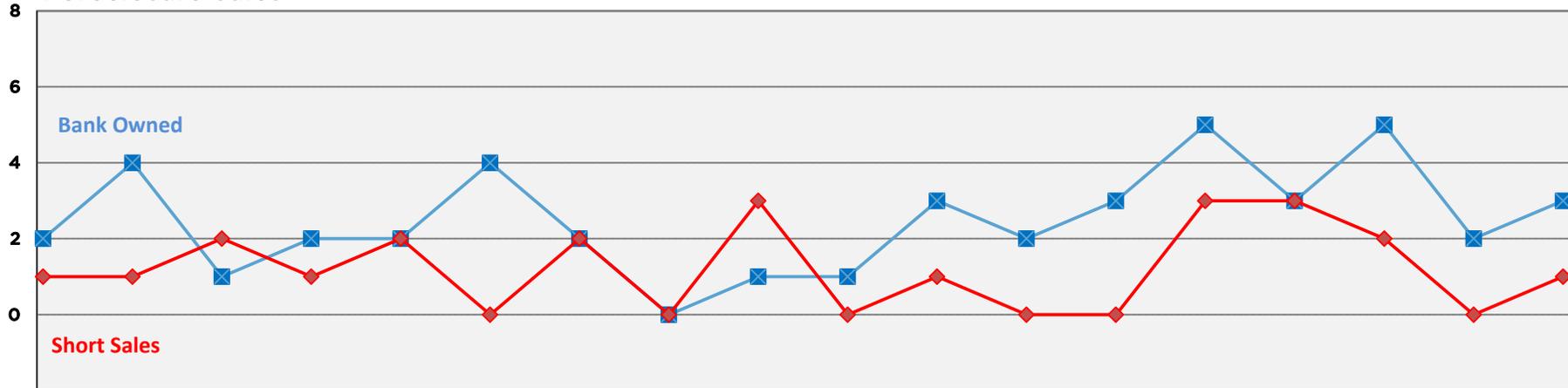
Single Family Homes



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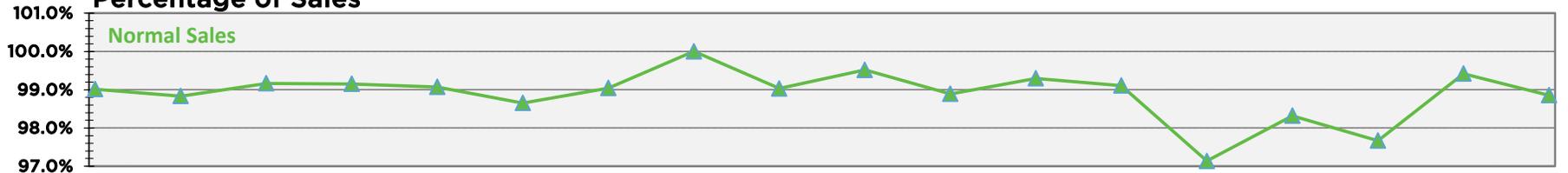
Single Family Homes

Foreclosure Sales

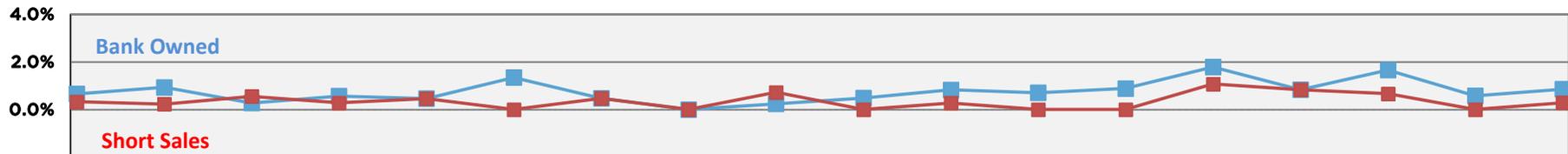


	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
BO	2	4	1	2	2	4	2	0	1	1	3	2	3	5	3	5	2	3
SS	1	1	2	1	2	0	2	0	3	0	1	0	0	3	3	2	0	1

Percentage of Sales



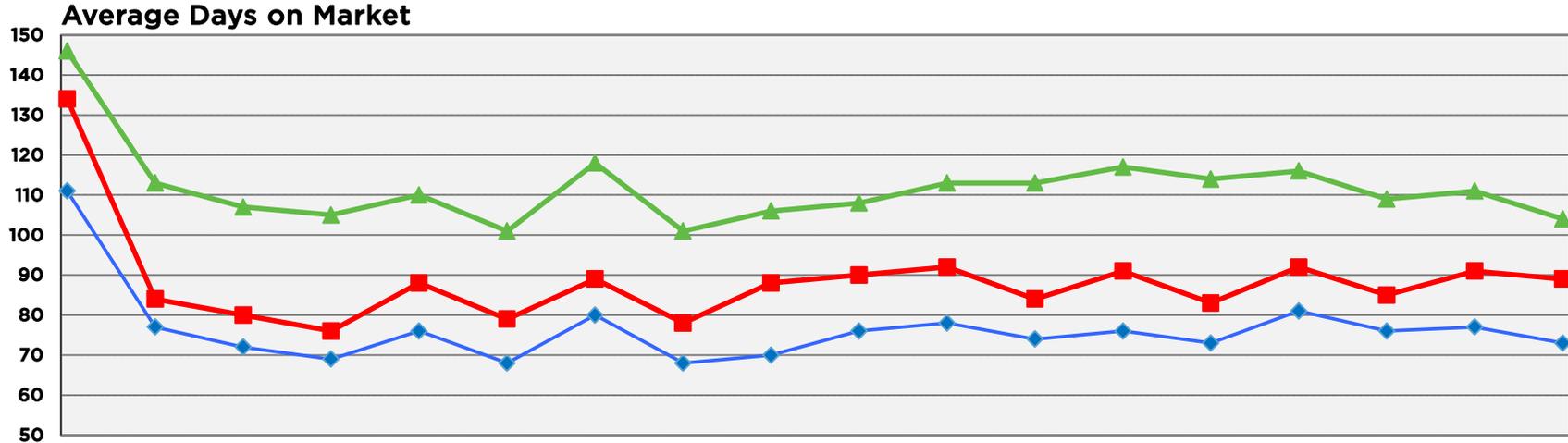
	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
Normal	99.01%	98.83%	99.17%	99.15%	99.07%	98.65%	99.04%	100.00%	99.03%	99.52%	98.89%	99.30%	99.11%	97.13%	98.32%	97.67%	99.42%	98.86%



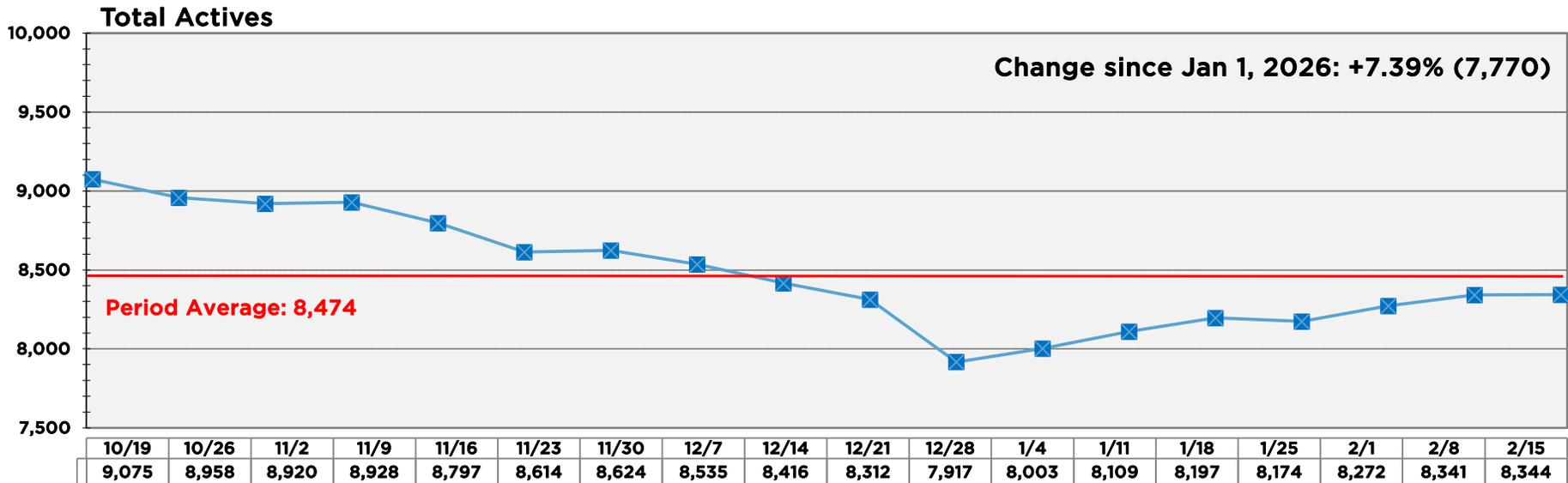
	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
BO	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%	0.89%	1.79%	0.84%	1.67%	0.58%	0.86%
SS	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%	0.00%	1.08%	0.84%	0.67%	0.00%	0.29%

Monday Morning Quarterback
02/15/2026 - 02/21/2026
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



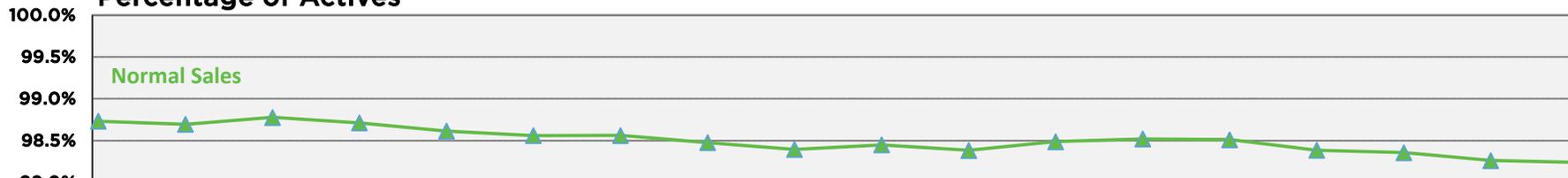
ListToContract	111	77	72	69	76	68	80	68	70	76	78	74	76	73	81	76	77	73
CombDaysOnMkt	134	84	80	76	88	79	89	78	88	90	92	84	91	83	92	85	91	89
ListToClose	146	113	107	105	110	101	118	101	106	108	113	113	117	114	116	109	111	104



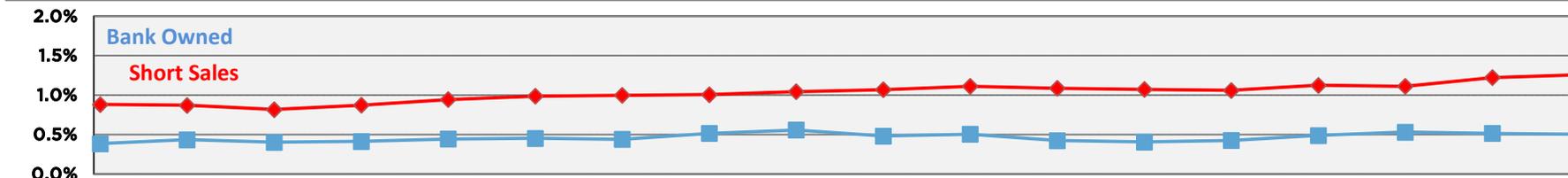
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Single Family Homes

Percentage of Actives

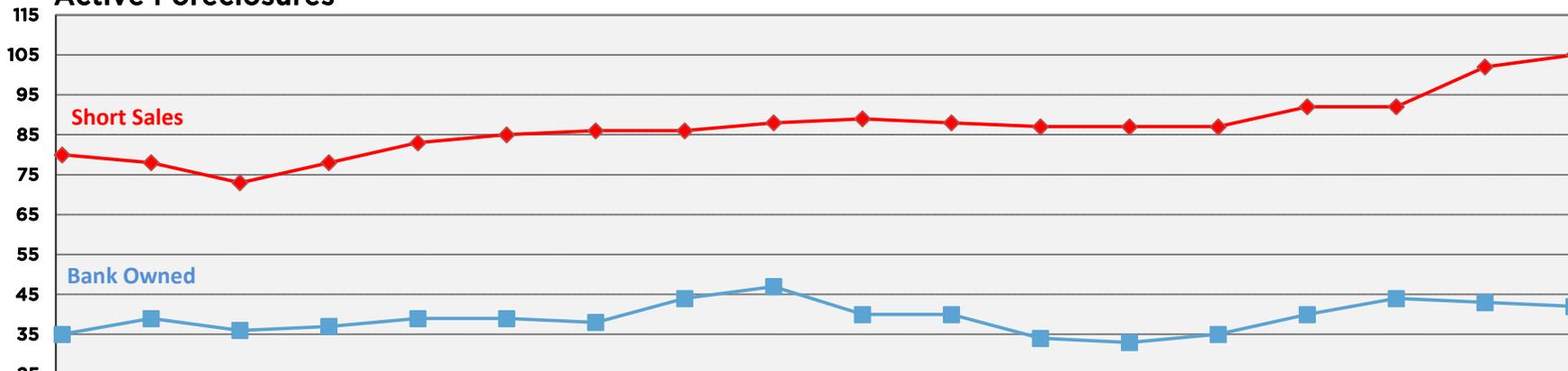


	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
Normal	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%	98.52%	98.51%	98.39%	98.36%	98.26%	98.24%



	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	2/8	2/15
BO	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%	0.52%	0.50%
SS	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%	1.22%	1.26%

Active Foreclosures

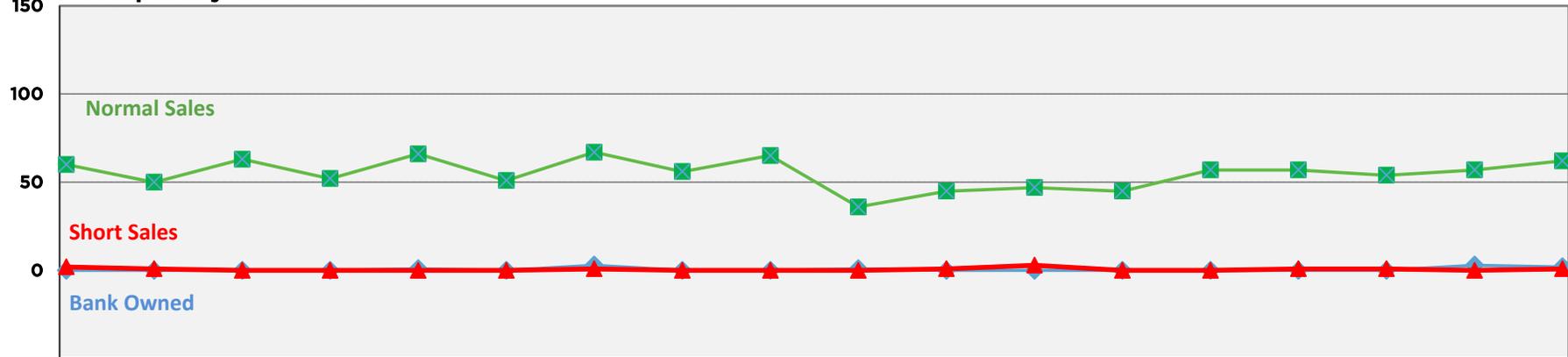


	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
BO	35	39	36	37	39	39	38	44	47	40	40	34	33	35	40	44	43	42
SS	80	78	73	78	83	85	86	86	88	89	88	87	87	87	92	92	102	105

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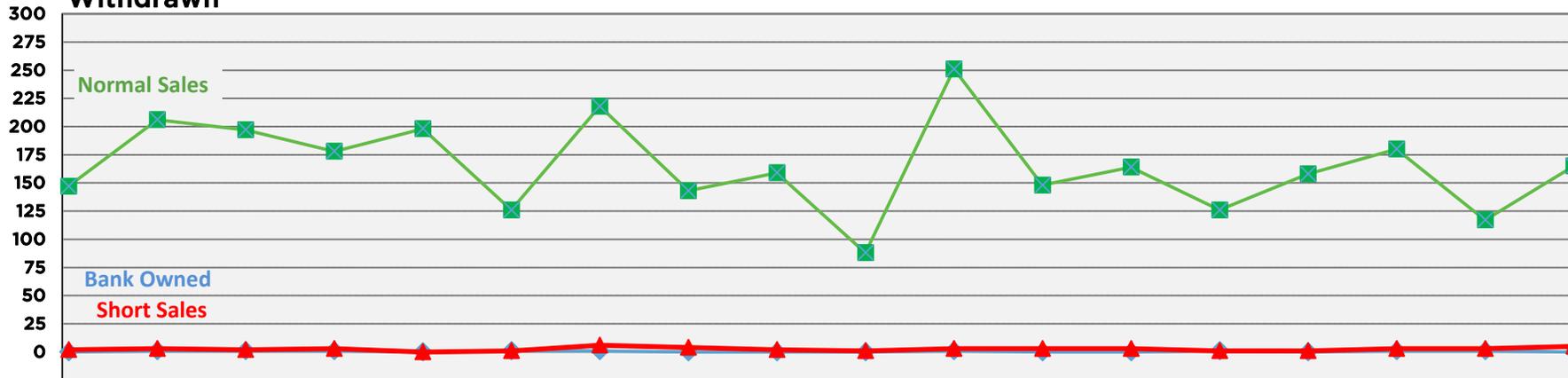
Single Family Homes

Temporary Off Market



	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	2/8	2/15
Norm	60	50	63	52	66	51	67	56	65	36	45	47	45	57	57	54	57	62
BO	0	0	0	0	1	0	3	0	0	1	0	0	0	0	0	0	3	2
SS	2	1	0	0	0	0	1	0	0	0	1	3	0	0	1	1	0	1

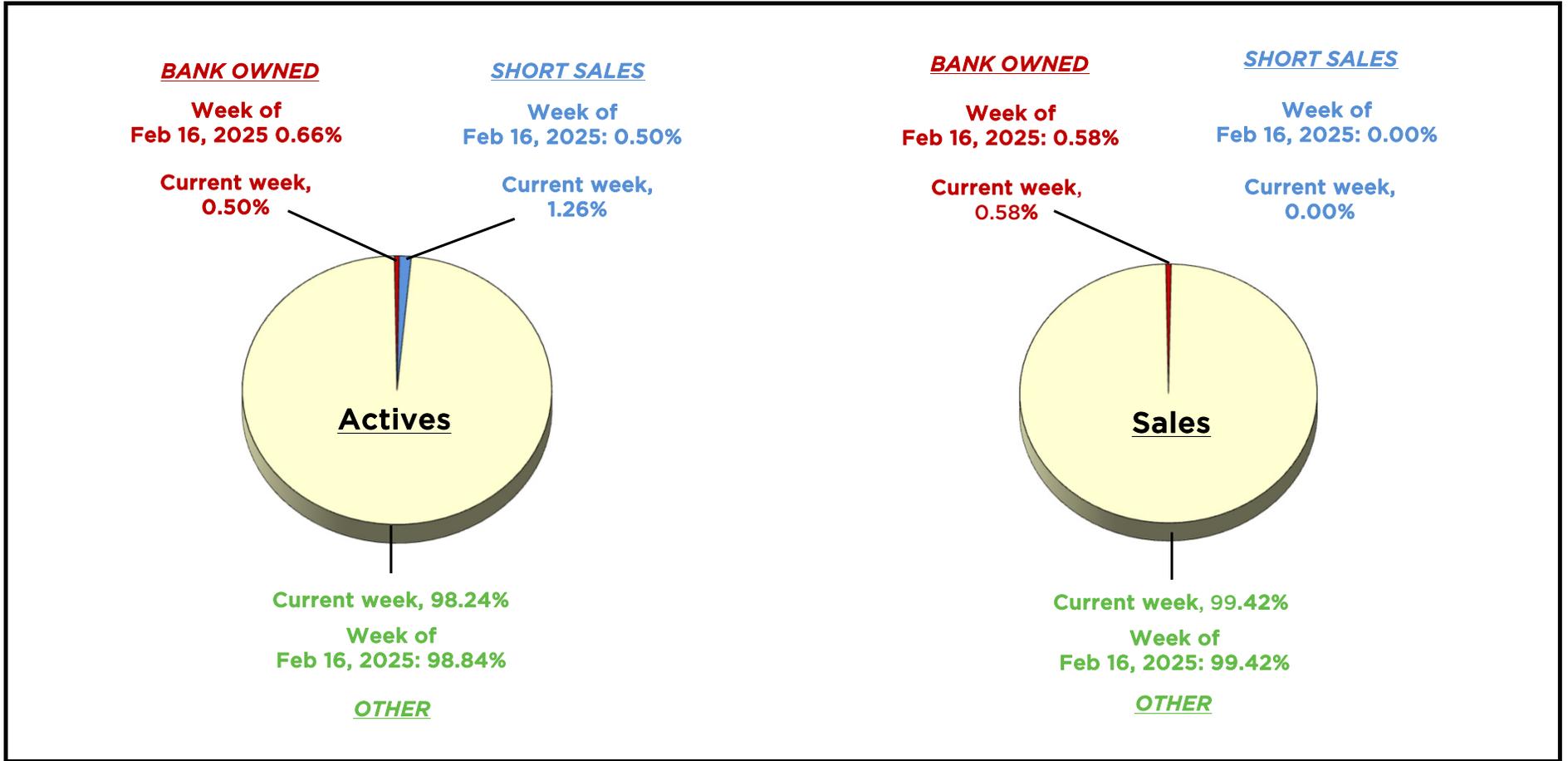
Withdrawn



	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	2/8	2/15
Norm	147	206	197	178	198	126	218	143	159	88	251	148	164	126	158	180	117	165
BO	0	1	1	1	0	1	1	0	0	0	1	0	0	1	0	1	1	0
SS	2	3	2	3	0	1	6	4	2	1	3	3	3	1	1	3	3	5

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Single Family Homes



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There are 99 Single Family Homes available for the Median Price of \$425,000 (± \$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		9	\$424,978	3.3	2.0	1,730	\$245.64
Winter Springs / Tuskawilla	32708	2	\$425,000	3.0	2.0	1,536	\$276.69
Lake Mary / Heathrow	32746	2	\$425,000	3.0	2.0	1,748	\$243.14
Longwood (East)	32750	1	\$424,900	3.0	2.0	1,820	\$233.46
Sanford (South)	32773	1	\$424,900	4.0	2.0	1,915	\$221.88
Longwood / Wekiva Springs	32779	1	\$425,000	3.0	2.0	1,916	\$221.82
Winter Park	32792	2	\$425,000	4.0	2.0	1,676	\$253.58
Orange County		32	\$424,986	3.3	2.0	1,678	\$253.33
Apopka / Hunt Club	32703	1	\$425,000	3.0	2.0	1,763	\$241.07
Apopka (North)	32712	3	\$424,917	3.3	2.0	1,964	\$216.32
Winter Park (West)	32789	2	\$425,000	3.0	2.0	1,178	\$360.93
Colonialtown	32803	1	\$425,000	2.0	1.0	1,154	\$368.28
College Park	32804	3	\$425,000	2.7	1.3	1,218	\$349.03
Delaney / Crystal Lake	32806	4	\$424,975	3.0	1.5	1,462	\$290.73
Lockhart	32810	1	\$425,000	3.0	2.0	2,045	\$207.82
Orlo Vista	32811	1	\$425,000	4.0	3.0	2,643	\$160.80
Conway	32812	1	\$425,000	3.0	2.0	1,661	\$255.87
Hiawassee	32818	2	\$424,950	3.5	2.5	1,775	\$239.41
Williamsburg / Lake Bryan	32821	2	\$425,000	3.0	2.5	1,918	\$221.64
Ventura	32822	1	\$425,000	4.0	2.0	1,890	\$224.87
Taft	32824	1	\$425,000	4.0	3.0	1,790	\$237.43
Rio Pinar / Union Park	32825	1	\$425,000	4.0	2.0	1,513	\$280.90
Waterford Lakes	32828	1	\$425,000	3.0	2.0	1,241	\$342.47
Union Park / Chickasaw	32829	1	\$425,000	3.0	2.0	1,628	\$261.06
Wedgfield	32833	1	\$425,000	6.0	3.0	2,317	\$183.43
Metro West / Orlo Vista	32835	1	\$425,000	3.0	2.0	1,910	\$222.51
Hunters Creek	32837	1	\$425,000	4.0	2.0	1,860	\$228.49
Pine Castle / Edgewood	32839	2	\$425,000	3.0	2.0	1,543	\$275.53
Ocoee	34761	1	\$425,000	4.0	2.0	2,050	\$207.32
Osceola County		32	\$424,987	3.8	2.3	1,957	\$217.20
Davenport	33896	1	\$424,900	4.0	3.0	2,381	\$178.45
Kissimmee (Central)	34741	2	\$424,950	3.0	2.0	2,042	\$208.10
Kissimmee / Buena Ventura Lakes	34743	2	\$424,995	4.0	2.0	1,846	\$230.29
Kissimmee (East)	34744	2	\$425,000	3.5	2.0	1,992	\$213.41
Kissimmee (West) / Pleasant Hill	34746	8	\$424,988	4.0	2.5	2,102	\$202.19
Kissimmee / Celebration	34747	3	\$425,000	4.0	2.7	1,767	\$240.48

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Lake, Orange, Osceola & Seminole Counties

There are 99 Single Family Homes available for the Median Price of \$425,000 (\$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>
Osceola County (cont'd)							
Kissimmee / Poinciana	34758	1	\$425,000	4.0	2.0	1,900	\$223.68
St Cloud	34769	2	\$425,000	3.0	2.0	1,665	\$255.33
St Cloud / Narcoossee	34771	2	\$425,000	3.5	2.0	1,591	\$267.13
St Cloud / Canoe Creek	34772	6	\$425,000	3.8	2.0	1,910	\$222.53
St Cloud / Harmony	34773	3	\$424,967	4.0	2.7	2,163	\$196.50
Lake County		26	\$424,988	3.2	2.1	2,147	\$197.98
Lady Lake / The Villages	32159	2	\$424,950	3.0	2.0	1,759	\$241.65
Eustis (West)	32726	1	\$425,000	3.0	2.0	1,780	\$238.76
Mount Dora	32757	4	\$425,000	3.0	2.0	1,930	\$220.26
Sorrento / Mt Plymouth	32776	1	\$425,000	3.0	2.0	1,644	\$258.52
Tavares / Mt Plymouth	32778	3	\$425,000	3.7	2.3	2,401	\$176.99
Clermont (Central)	34711	2	\$425,000	3.5	2.0	2,267	\$187.51
Clermont (South)	34714	2	\$425,000	3.0	2.5	1,965	\$216.34
Minneola	34715	1	\$424,900	2.0	2.0	1,722	\$246.75
Fruitland Park	34731	1	\$425,000	4.0	2.0	3,072	\$138.35
Groveland	34736	4	\$424,975	3.8	2.3	2,384	\$178.26
Leesburg (West)	34748	4	\$425,000	2.8	2.0	2,339	\$181.70
Leesburg (East) / Haines Creek	34788	1	\$425,000	3.0	2.0	1,800	\$236.11

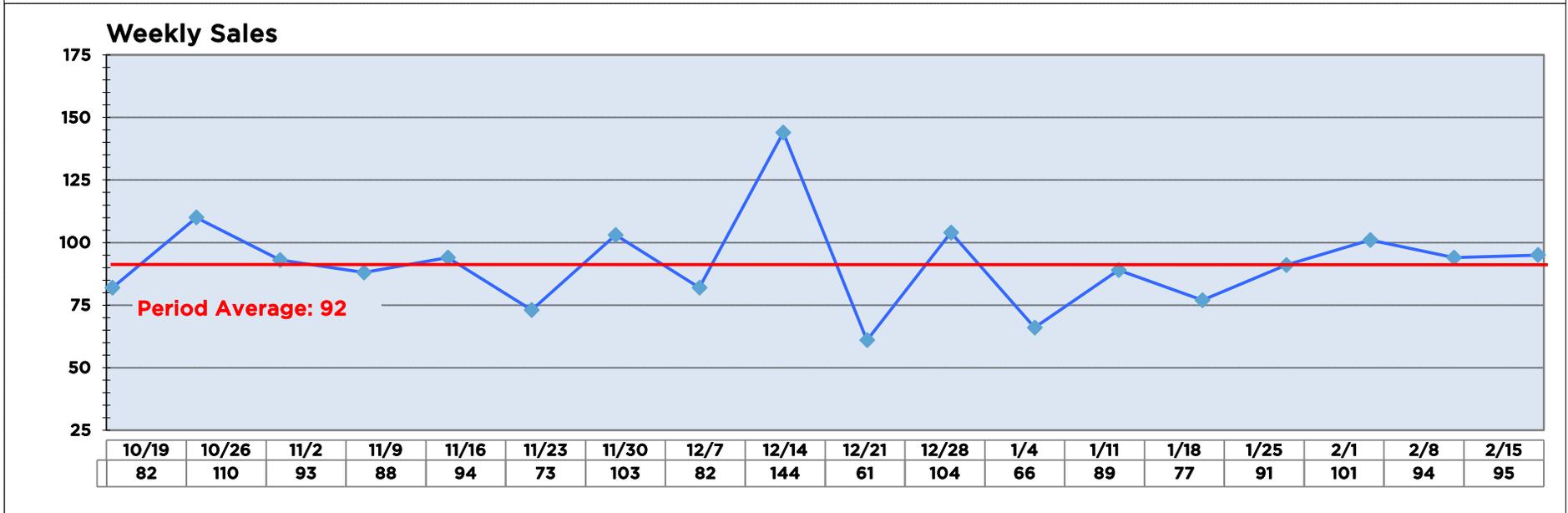
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	95	48	21	12	10	3	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	95	48	21	12	10	3	1
Active Listings	4,206	1,735	647	1,008	502	290	24
Bank Owned	18	13	3	2	0	0	0
Short Sales	38	16	8	12	1	1	0
Other	4,150	1,706	636	994	501	289	24
Months of Inventory	10.22	8.34	7.11	19.39	11.59	22.31	5.54
<u>List Price</u>							
Average Original List Price	\$305,040	\$200,341	\$292,948	\$365,074	\$489,670	\$752,629	\$1,675,000
Average Final List Price	\$288,479	\$185,743	\$277,224	\$347,291	\$474,660	\$693,000	\$1,675,000
<u>Sale Price</u>							
Average Price	\$274,377	\$173,652	\$267,333	\$337,708	\$454,500	\$673,000	\$1,500,000
Median Price	\$246,000	\$175,000	\$265,000	\$335,000	\$462,500	\$530,000	\$1,500,000
<u>Price Differences</u>							
Original to Final List Price	-\$16,561	-\$14,598	-\$15,724	-\$17,783	-\$15,010	-\$59,629	\$0
Original List to Sale Price - \$	-\$30,663	-\$26,689	-\$25,615	-\$27,366	-\$35,170	-\$79,629	-\$175,000
Final List to Sale Price - \$	-\$14,102	-\$12,091	-\$9,891	-\$9,583	-\$20,160	-\$20,000	-\$175,000
Original List to Sale Price - %	89.95%	86.68%	91.26%	92.50%	92.82%	89.42%	89.55%
Final List to Sale Price - %	95.11%	93.49%	96.43%	97.24%	95.75%	97.11%	89.55%
<u>Days on the Market</u>							
Avg Days Listing to Contract	140	162	124	108	104	190	33
Combined Avg Days to Contract	152	173	127	108	157	190	33
Avg Days Listing to Closing	171	190	158	139	142	213	64
Avg Days Contract to Close	30	27	33	30	37	23	30
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	4	2
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	1	0	1	0	0
<u>Square Footage</u>							
Average Square Feet	1,313	1,020	1,422	1,527	1,971	2,114	1,609

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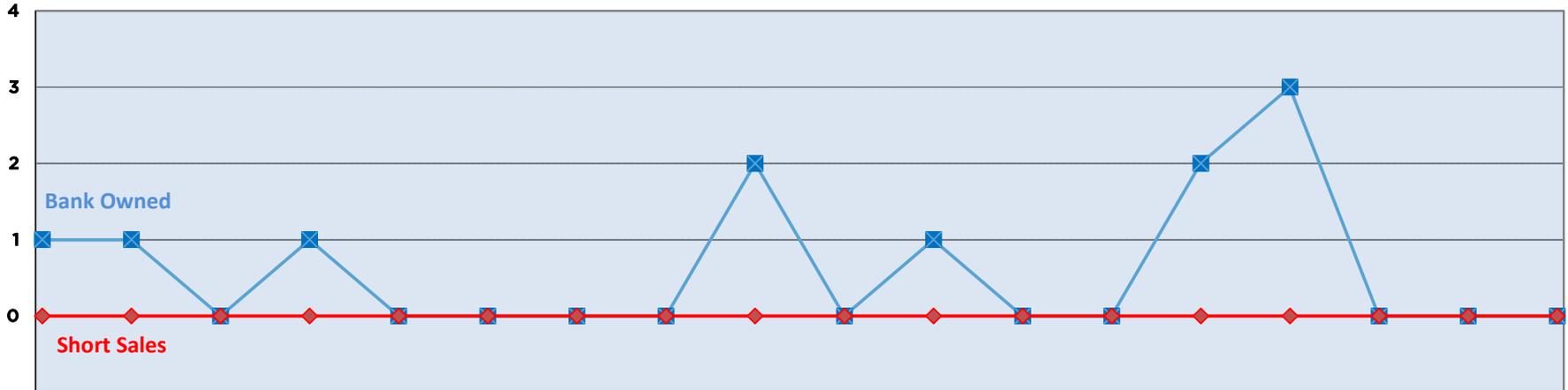
Condos, Townhomes, Villas



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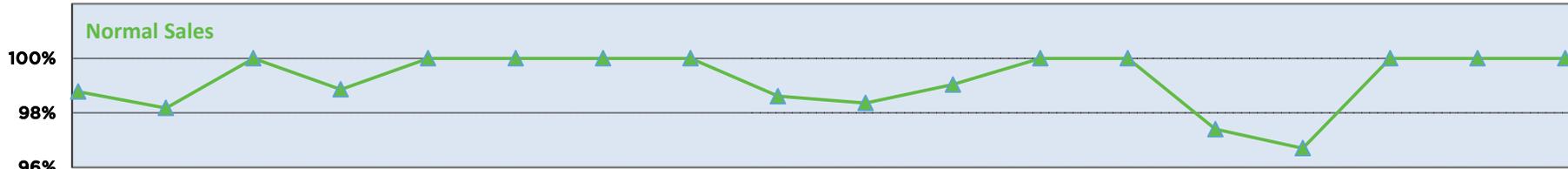
Condos, Townhomes, Villas

Foreclosure Sales

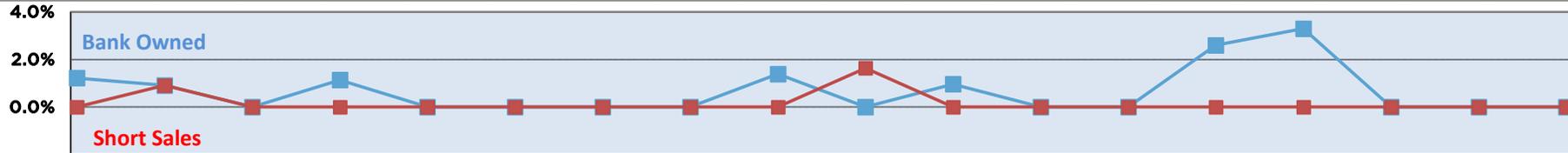


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BO	1	1	0	1	0	0	0	0	2	0	1	0	0	2	3	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	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	2/8	2/15
Normal	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%	100.00%	100.00%

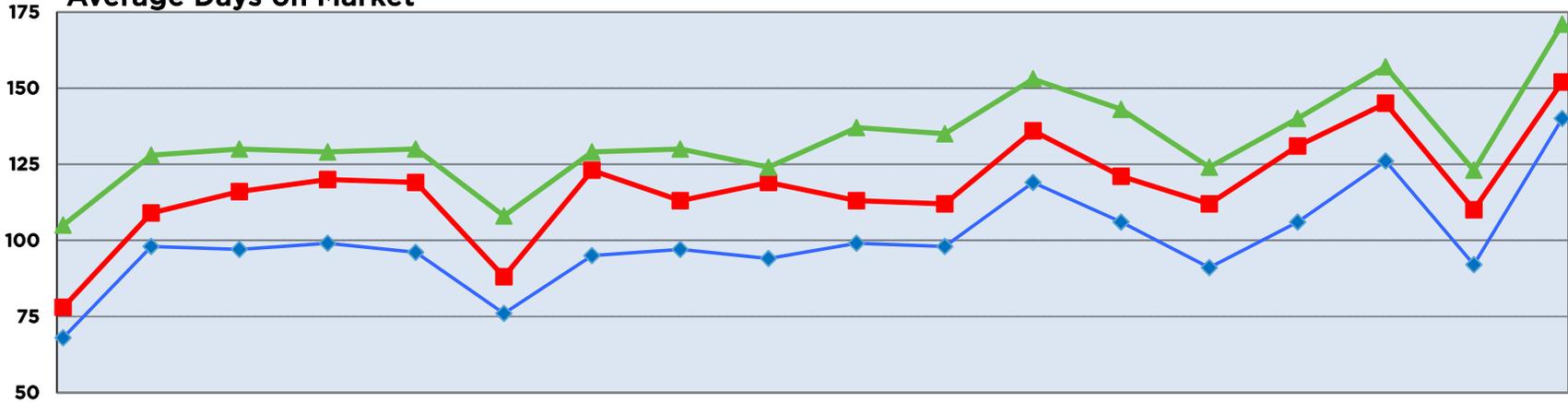


	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
BO	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%	0.00%	2.60%	3.30%	0.00%	0.00%	0.00%
SS	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Monday Morning Quarterback
02/15/2026 - 02/21/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

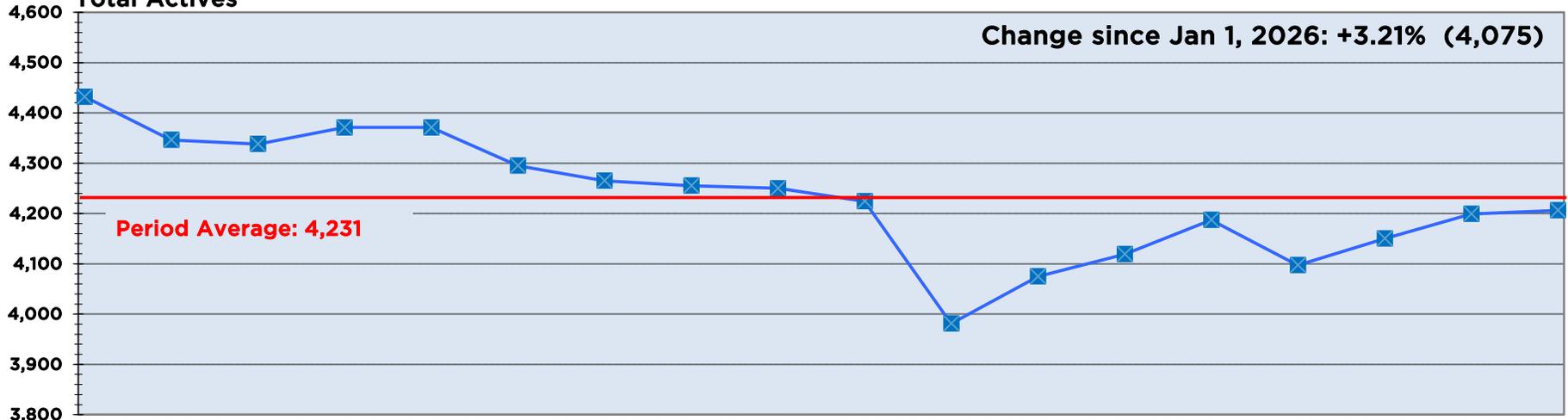
Average Days on Market



	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	2/8	2/15
ListToContract	68	98	97	99	96	76	95	97	94	99	98	119	106	91	106	126	92	140
CombDaysOnMkt	78	109	116	120	119	88	123	113	119	113	112	136	121	112	131	145	110	152
ListToClose	105	128	130	129	130	108	129	130	124	137	135	153	143	124	140	157	123	171

Total Actives

Change since Jan 1, 2026: +3.21% (4,075)



	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	2/8	2/15
Total Actives	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	4,199	4,206

Monday Morning Quarterback

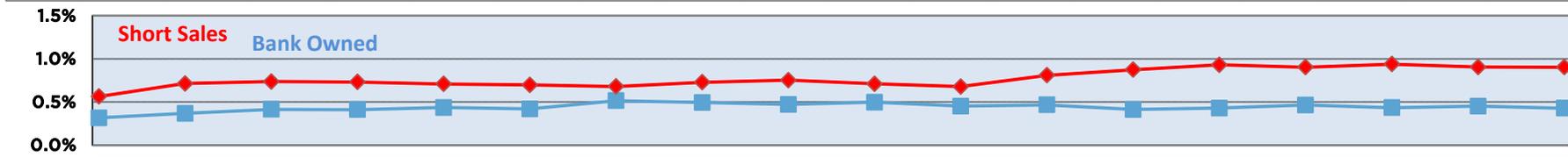
02/15/2026 - 02/21/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

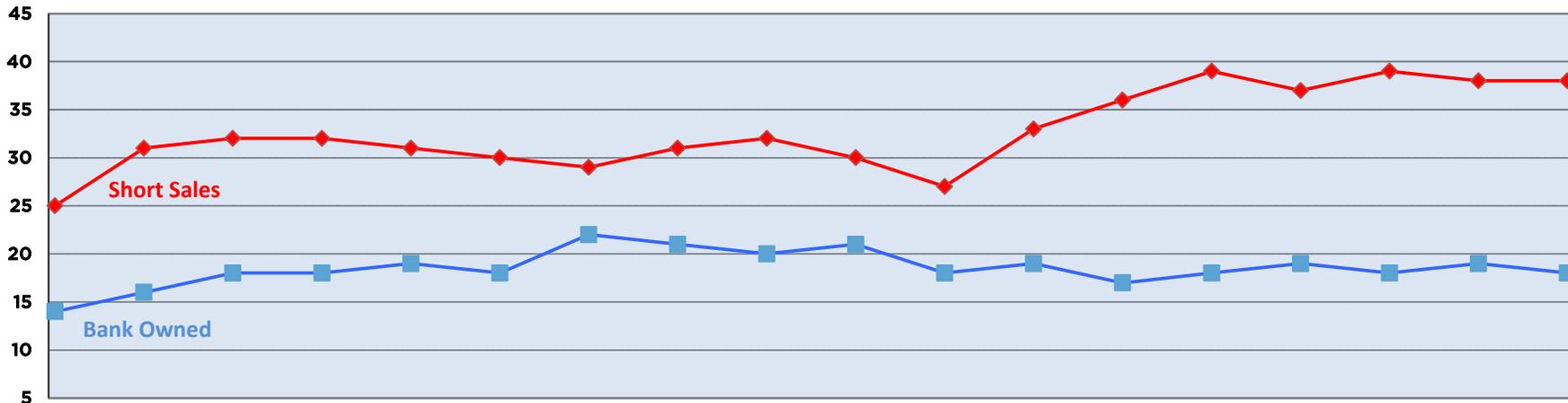


	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
Normal	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%	98.71%	98.64%	98.63%	98.63%	98.64%	98.67%



	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	2/8	2/15
BO	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%	0.45%	0.43%
SS	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%	0.90%	0.90%

Active Foreclosures

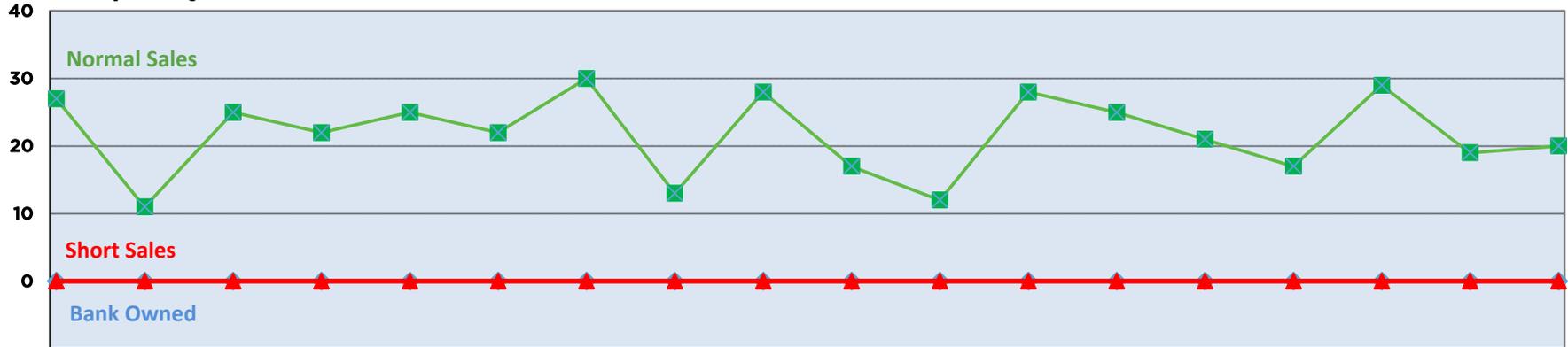


	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15
BO	14	16	18	18	19	18	22	21	20	21	18	19	17	18	19	18	19	18
SS	25	31	32	32	31	30	29	31	32	30	27	33	36	39	37	39	38	38

Monday Morning Quarterback
02/15/2026 - 02/21/2026
Lake, Orange, Osceola & Seminole Counties

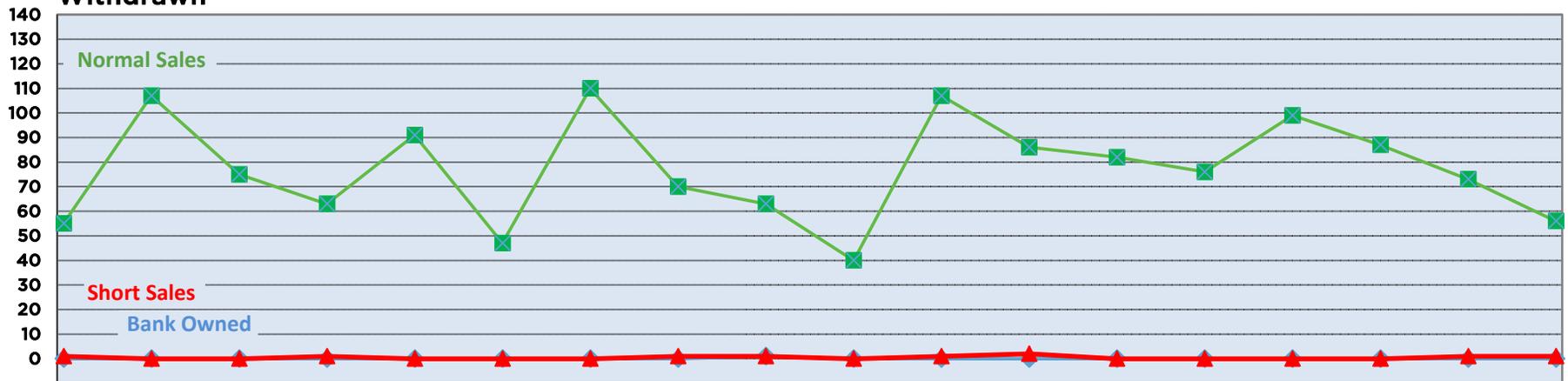
Condos, Townhomes, Villas

Temporary Off Market



	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	2/8	2/15
Norm	27	11	25	22	25	22	30	13	28	17	12	28	25	21	17	29	19	20
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

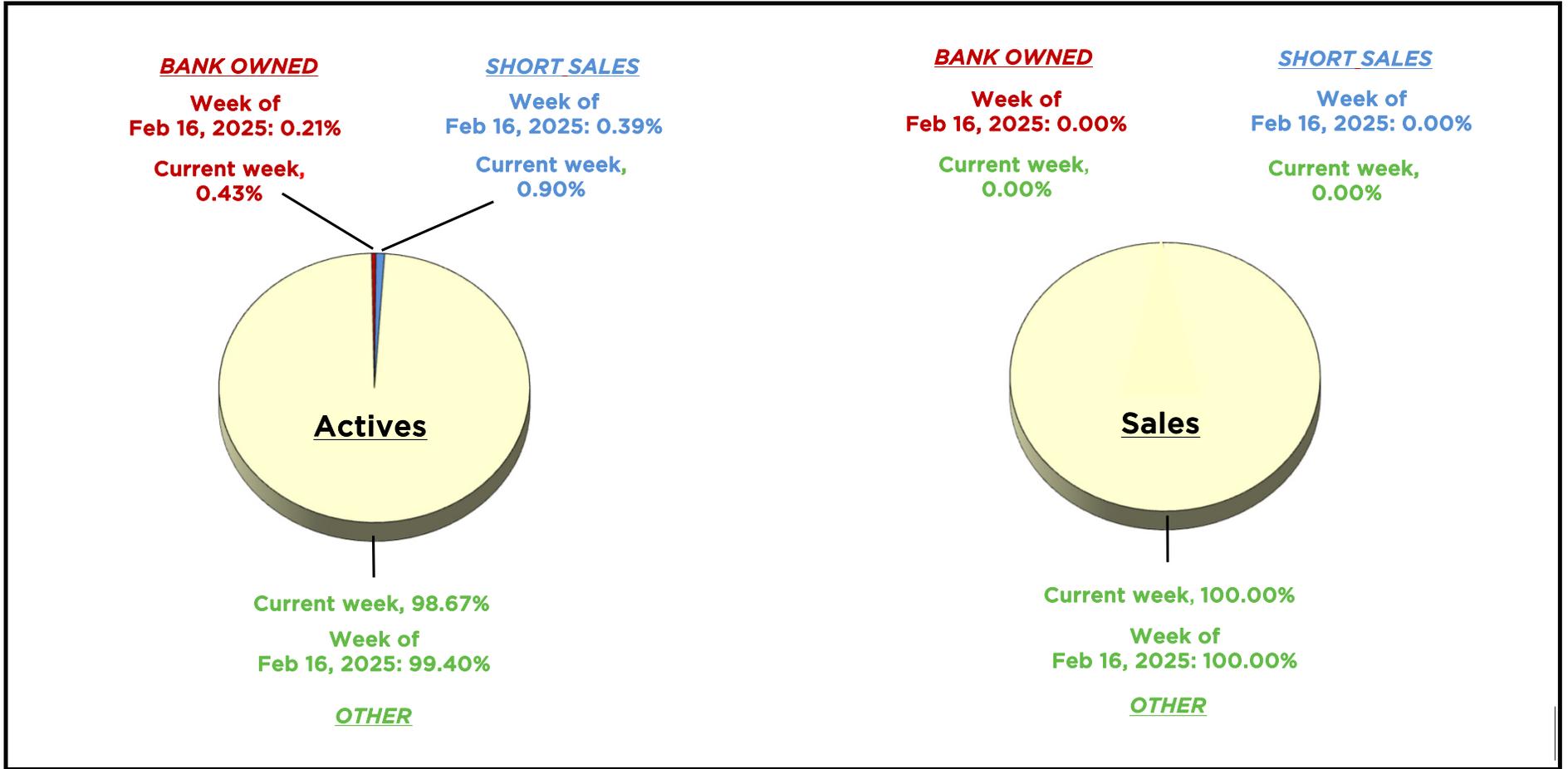
Withdrawn



	10/19	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	2/8	2/15
Norm	55	107	75	63	91	47	110	70	63	40	107	86	82	76	99	87	73	56
BO	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
SS	1	0	0	1	0	0	0	1	1	0	1	2	0	0	0	0	1	1

Monday Morning Quarterback
02/15/2026 - 02/21/2026
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
02/15/2026 - 02/21/2026
Lake, Orange, Osceola & Seminole Counties

There are 2 Condos, Villas, or Townhomes available for the Median Price of \$246,000 (± \$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 Sq Ft</u>	<u>List \$ per SqFt</u>
Seminole County							
Winter Springs / Tuskawilla	32708	1	\$246,000	2.0	2.0	1,156	\$212.80
Osceola County							
Kissimmee / Celebration	34747	1	\$245,897	2.0	2.0	1,206	\$203.89