



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

***Week of March 1, 2026 - March 7, 2026***

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

- Sales of single-family homes decreased to 415 during the week of March 1, from 474 the week prior
- The median price of single family homes decreased to \$431,000 a change of -4.2%
- The number of single-family home foreclosure transactions decreased to 1 from 4 the week prior
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 94, and now sits at 8,388

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

- Sales of condos, townhomes, and villas decreased to 105 during the week of March 1, from 139 the week prior
- The median price of condos, townhomes, and villas increased to \$279,000 a change of 11.6%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 1
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 68, and now sits at 4,295

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

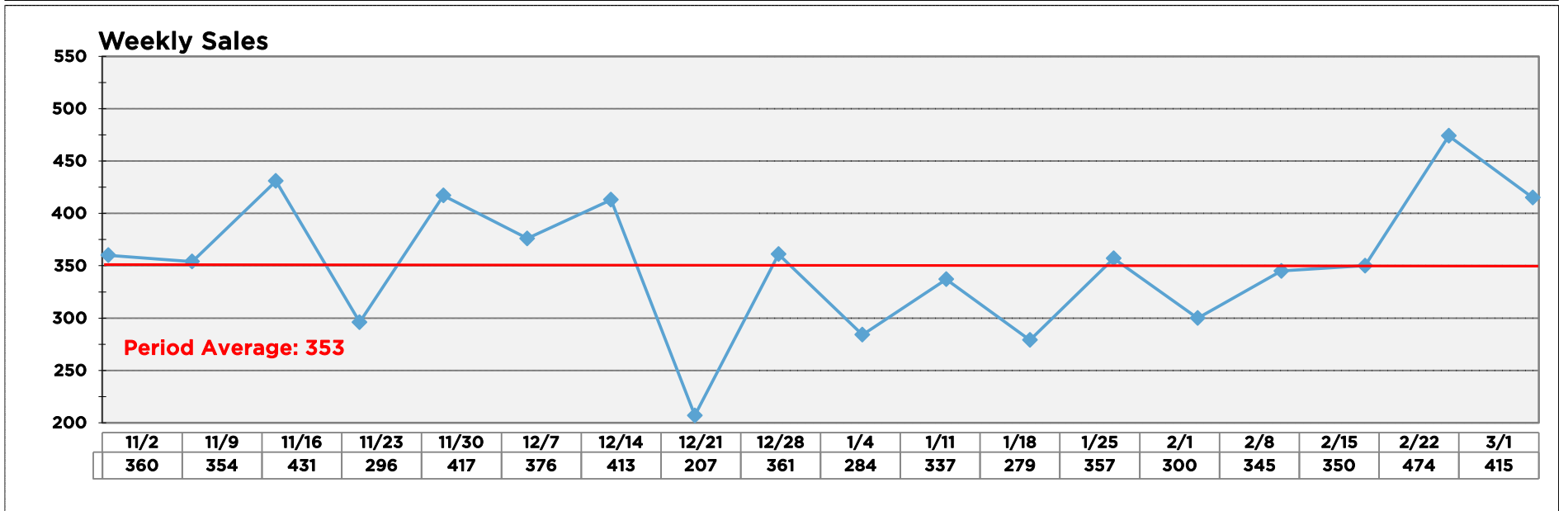
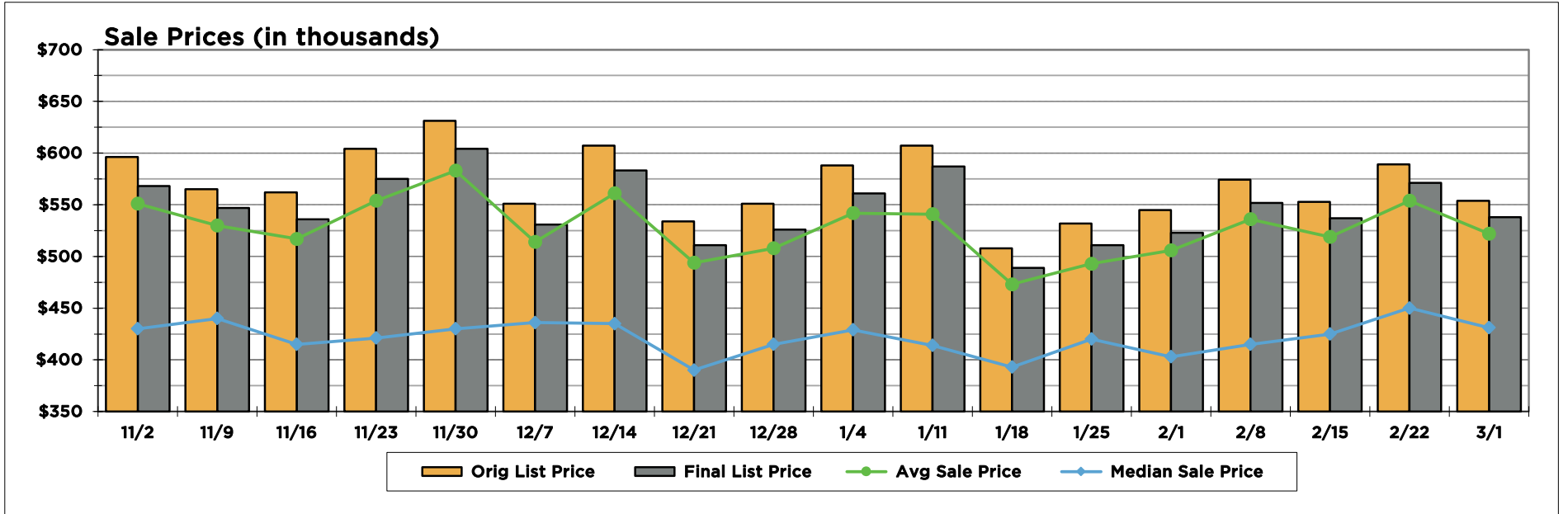
**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

**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>415</b>	<b>39</b>	<b>33</b>	<b>102</b>	<b>80</b>	<b>129</b>	<b>32</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	2	1	0	0	0	1	0
Other	412	37	33	102	80	128	32
<b>Active Listings</b>	<b>8,388</b>	<b>626</b>	<b>503</b>	<b>1,708</b>	<b>1,689</b>	<b>2,985</b>	<b>877</b>
Bank Owned	29	5	7	5	8	4	0
Short Sales	106	19	11	40	18	17	1
Other	8,253	602	485	1,663	1,663	2,964	876
<b>Months of Inventory</b>	<b>4.66</b>	<b>3.70</b>	<b>3.52</b>	<b>3.86</b>	<b>4.87</b>	<b>5.34</b>	<b>6.33</b>
<b><u>List Price</u></b>							
Average Original List Price	\$554,394	\$176,387	\$291,777	\$369,047	\$463,295	\$694,801	\$1,538,434
Average Final List Price	\$537,687	\$163,064	\$279,012	\$357,375	\$452,360	\$674,872	\$1,496,059
<b><u>Sale Price</u></b>							
Average Price	\$521,793	\$151,392	\$274,191	\$348,734	\$445,519	\$655,053	\$1,433,672
Median Price	\$431,000	\$156,300	\$273,000	\$349,000	\$445,000	\$628,750	\$1,357,500
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$16,707	-\$13,323	-\$12,765	-\$11,672	-\$10,935	-\$19,929	-\$42,375
Original List to Sale Price - \$	-\$32,601	-\$24,995	-\$17,586	-\$20,313	-\$17,776	-\$39,748	-\$104,762
Final List to Sale Price - \$	-\$15,894	-\$11,672	-\$4,821	-\$8,641	-\$6,841	-\$19,819	-\$62,387
Original List to Sale Price - %	94.12%	85.83%	93.97%	94.50%	96.16%	94.28%	93.19%
Final List to Sale Price - %	97.04%	92.84%	98.27%	97.58%	98.49%	97.06%	95.83%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	75	96	80	73	54	78	86
Combined Avg Days to Contract	89	102	92	88	76	88	106
Avg Days Listing to Closing	109	129	113	108	86	112	127
Avg Days Contract to Close	37	35	34	38	34	37	42
<b><u>Beds / Baths</u></b>							
Average Bedrooms	4	2	3	3	3	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><u>Square Footage</u></b>							
Average Square Feet	2,126	1,125	1,419	1,599	1,983	2,715	3,737

**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

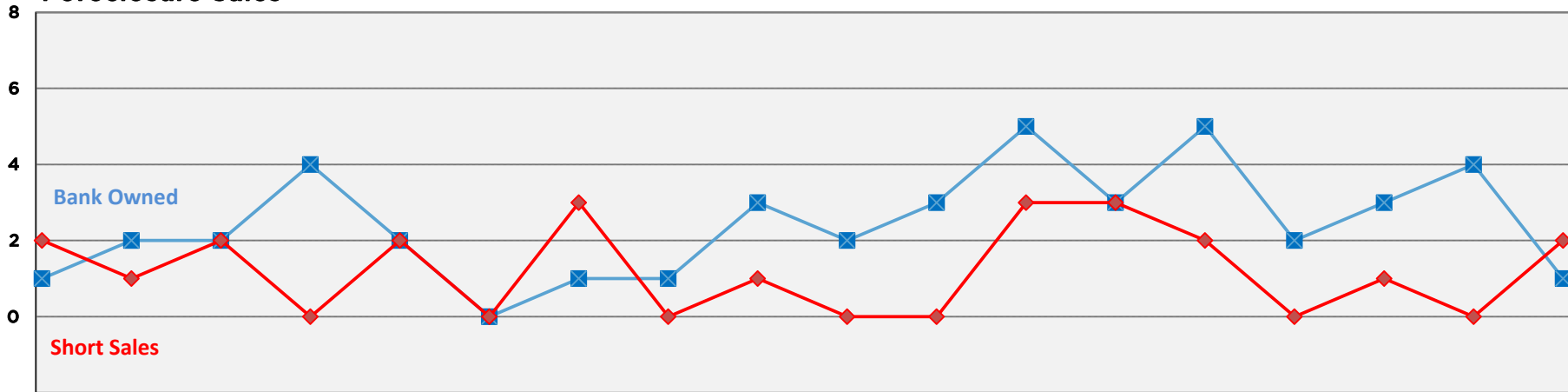
**Single Family Homes**



**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

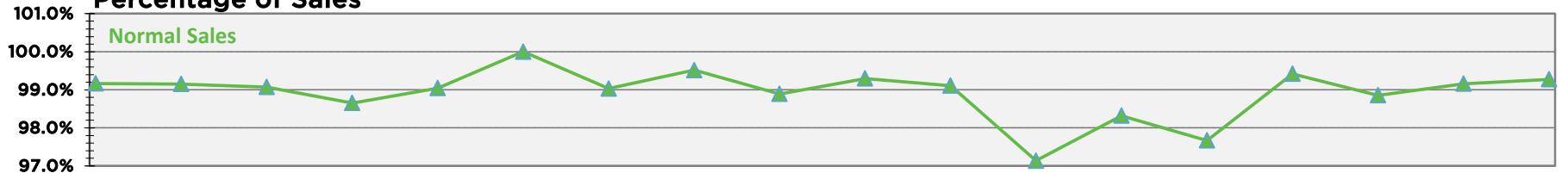
**Single Family Homes**

**Foreclosure Sales**

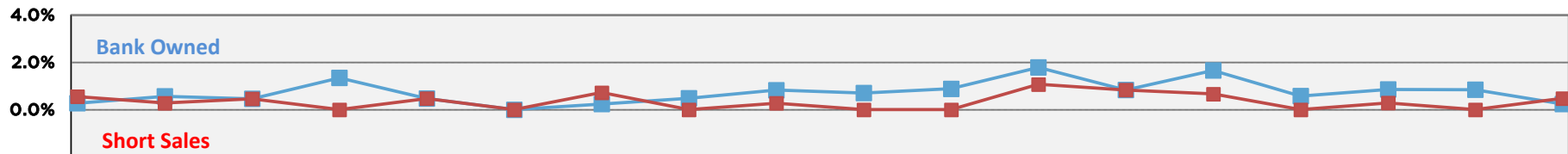


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
BO	1	2	2	4	2	0	1	1	3	2	3	5	3	5	2	3	4	1
SS	2	1	2	0	2	0	3	0	1	0	0	3	3	2	0	1	0	2

**Percentage of Sales**



	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	2/22	3/1
Normal	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%	99.16%	99.28%

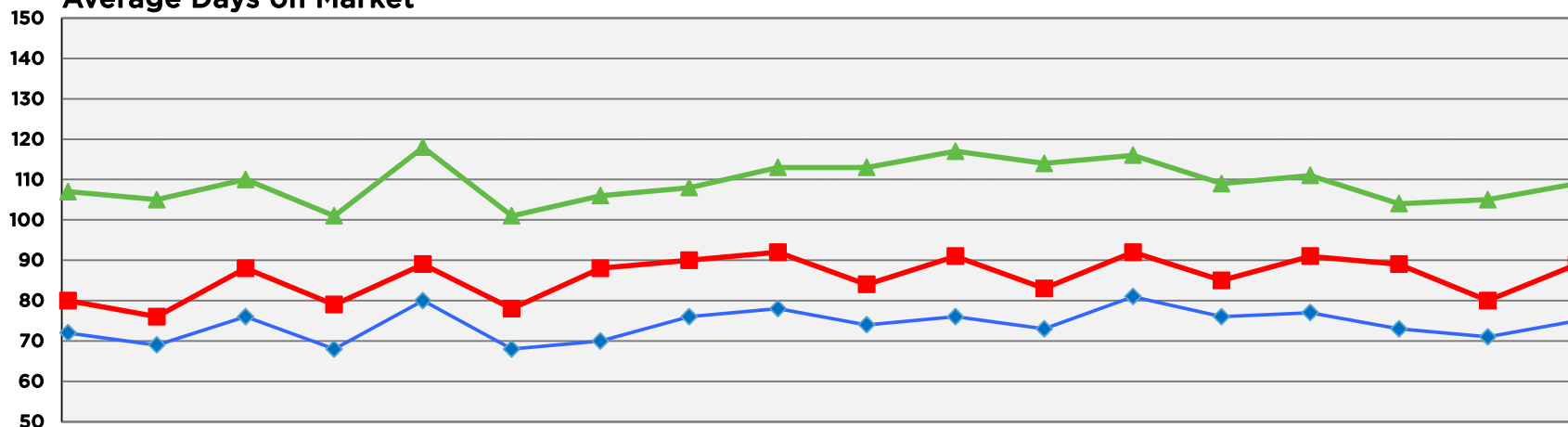


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
BO	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%	0.70%	0.89%	1.79%	0.84%	1.67%	0.58%	0.86%	0.84%	0.24%
SS	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%	0.00%	0.00%	1.08%	0.84%	0.67%	0.00%	0.29%	0.00%	0.48%

**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

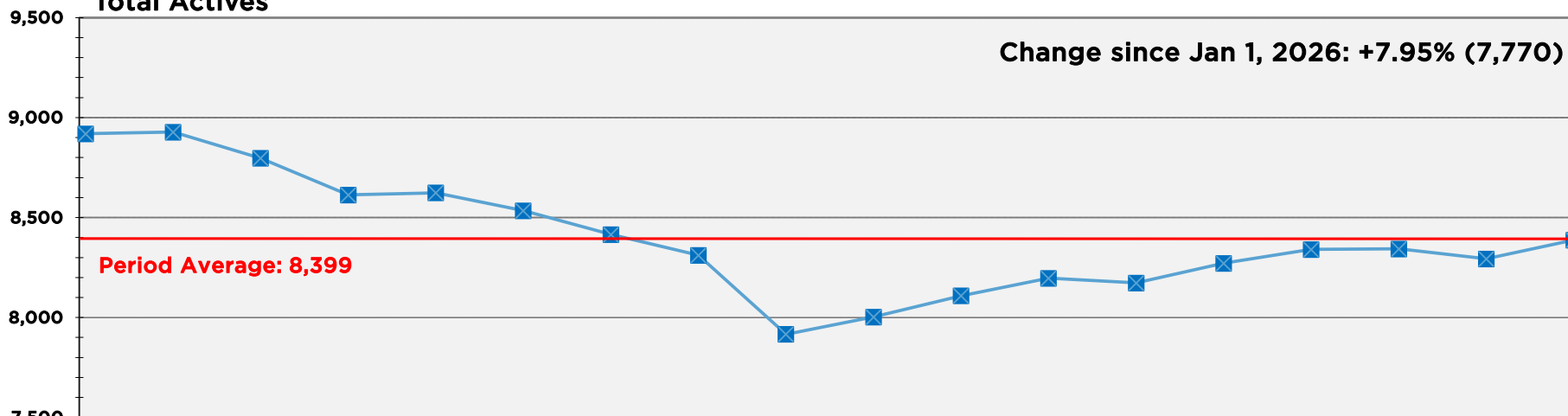
**Single Family Homes**

**Average Days on Market**



	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	2/22	3/1
ListToContract	72	69	76	68	80	68	70	76	78	74	76	73	81	76	77	73	71	75
CombDaysOnMkt	80	76	88	79	89	78	88	90	92	84	91	83	92	85	91	89	80	89
ListToClose	107	105	110	101	118	101	106	108	113	113	117	114	116	109	111	104	105	109

**Total Actives**



Date	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	2/22	3/1
Total Actives	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	8,341	8,344	8,294	8,388

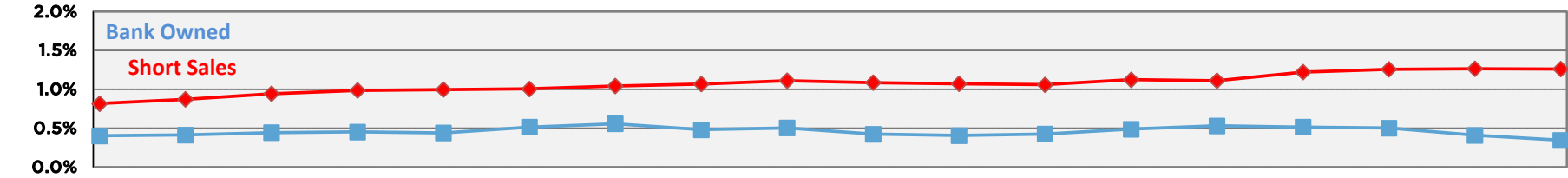
**Monday Morning Quarterback**  
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**Single Family Homes**

**Percentage of Actives**

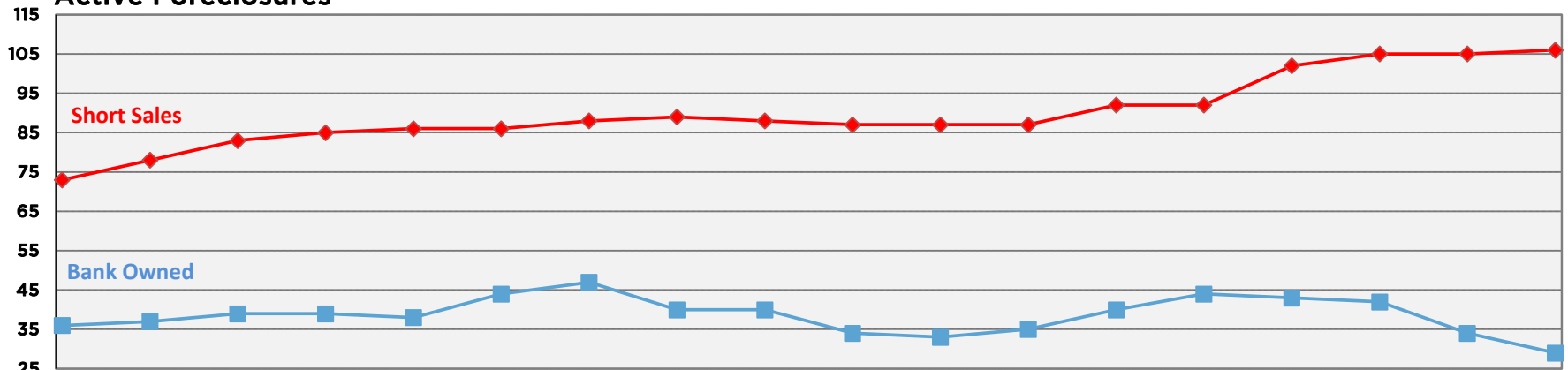


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
Normal	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%	98.49%	98.52%	98.51%	98.39%	98.36%	98.26%	98.24%	98.32%	98.39%



	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	2/22	3/1
BO	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%	0.41%	0.35%
SS	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%	1.27%	1.26%

**Active Foreclosures**

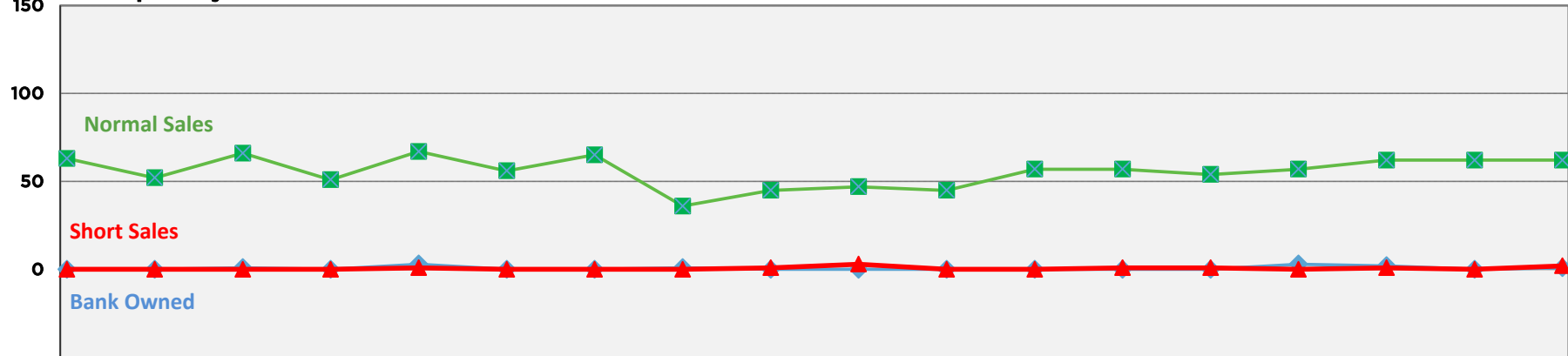


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
BO	36	37	39	39	38	44	47	40	40	34	33	35	40	44	43	42	34	29
SS	73	78	83	85	86	86	88	89	88	87	87	87	92	92	102	105	105	106

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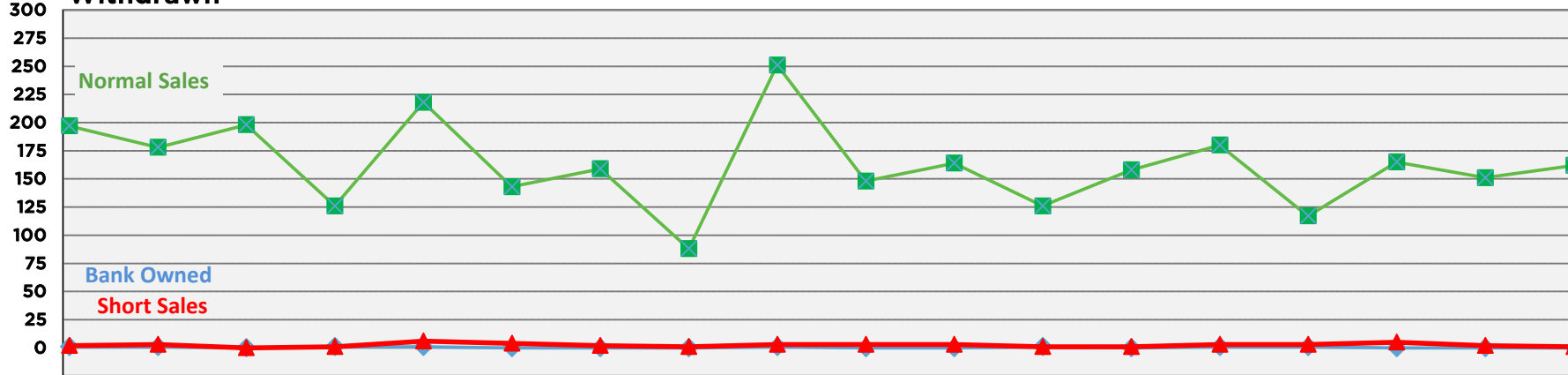
**Single Family Homes**

**Temporary Off Market**



	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	2/22	3/1
Norm	63	52	66	51	67	56	65	36	45	47	45	57	57	54	57	62	62	62
BO	0	0	1	0	3	0	0	1	0	0	0	0	0	0	3	2	0	1
SS	0	0	0	0	1	0	0	0	1	3	0	0	1	1	0	1	0	2

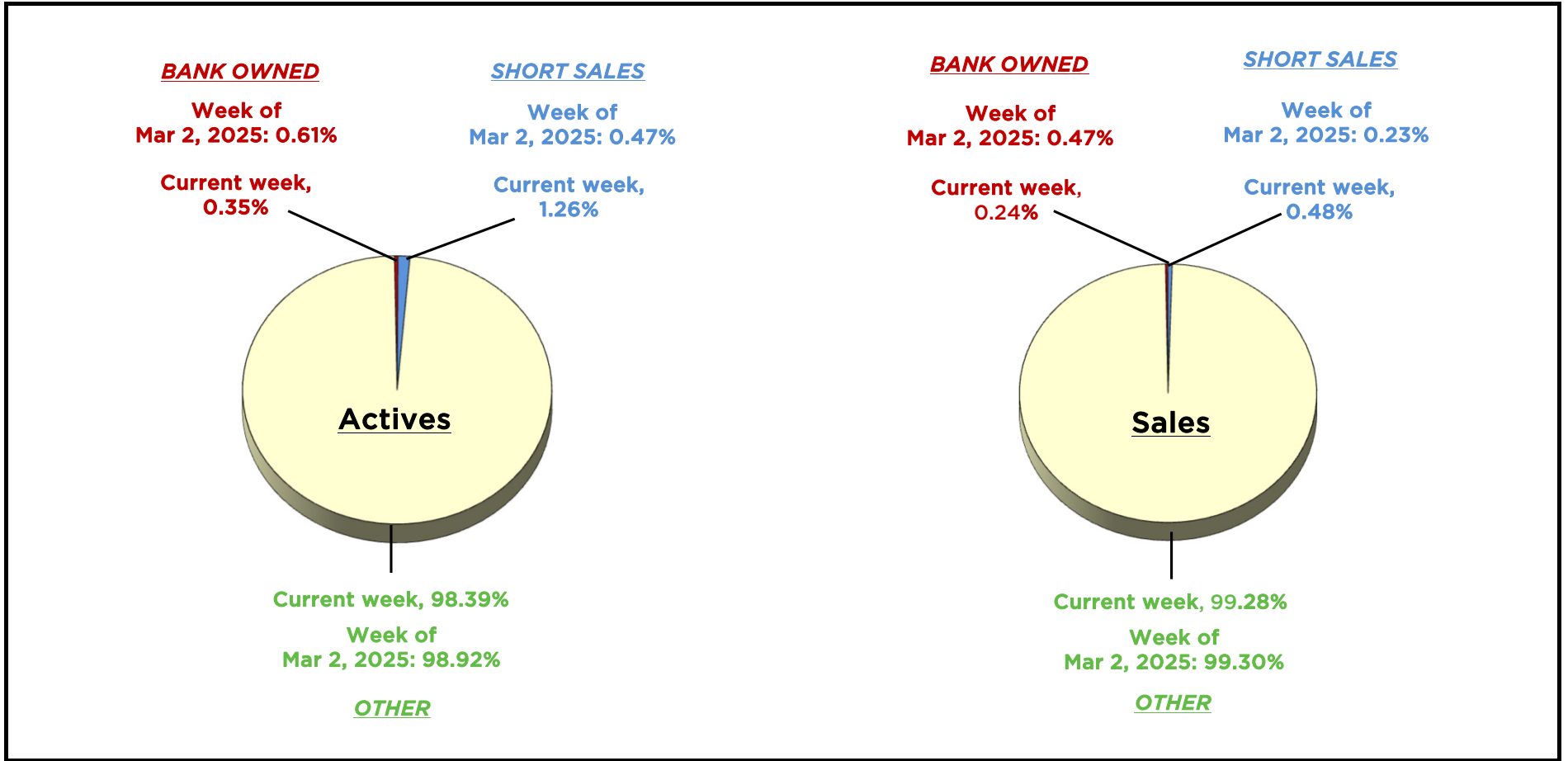
**Withdrawn**



	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	2/22	3/1
Norm	197	178	198	126	218	143	159	88	251	148	164	126	158	180	117	165	151	162
BO	1	1	0	1	1	0	0	0	1	0	0	1	0	1	1	0	0	0
SS	2	3	0	1	6	4	2	1	3	3	3	1	1	3	3	5	2	1

**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
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**Single Family Homes**



**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

**There are 2 Single Family Homes available for the Median Price of \$431,000 ( ± \$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>
<b>Osceola County</b>		<b>2</b>	<b>\$431,056</b>	<b>3.5</b>	<b>2.5</b>	<b>1,862</b>	<b>\$231.56</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$431,000	4.0	3.0	2,170	\$198.62
Kissimmee / Celebration	34747	1	\$431,111	3.0	2.0	1,553	\$277.60

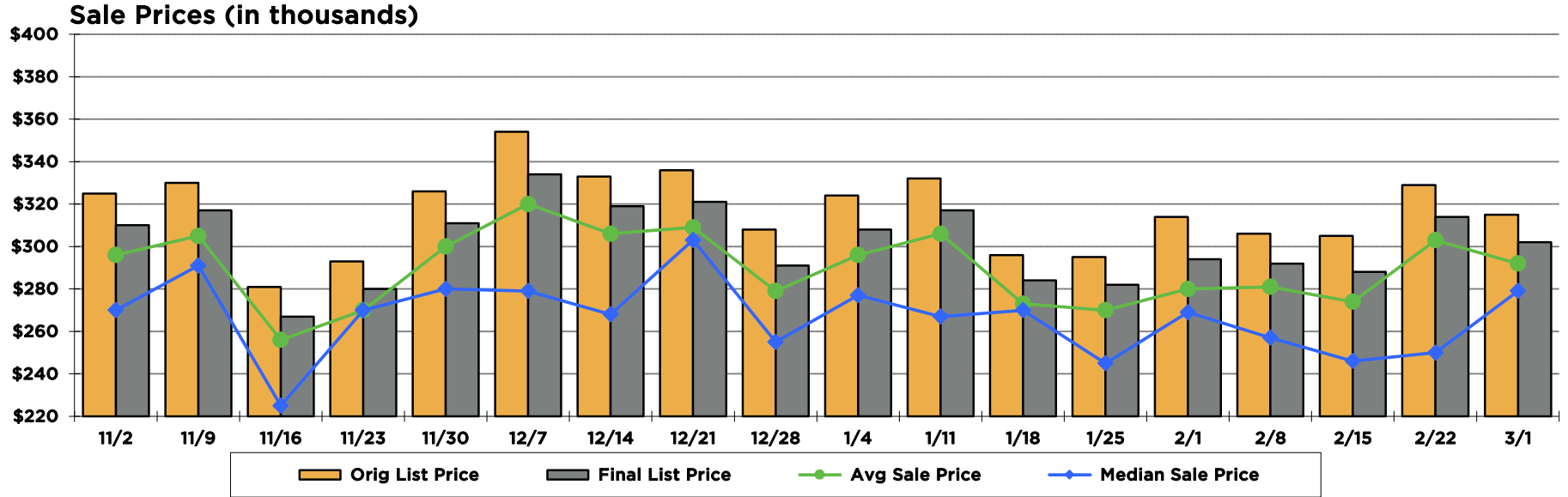
**Monday Morning Quarterback**  
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Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

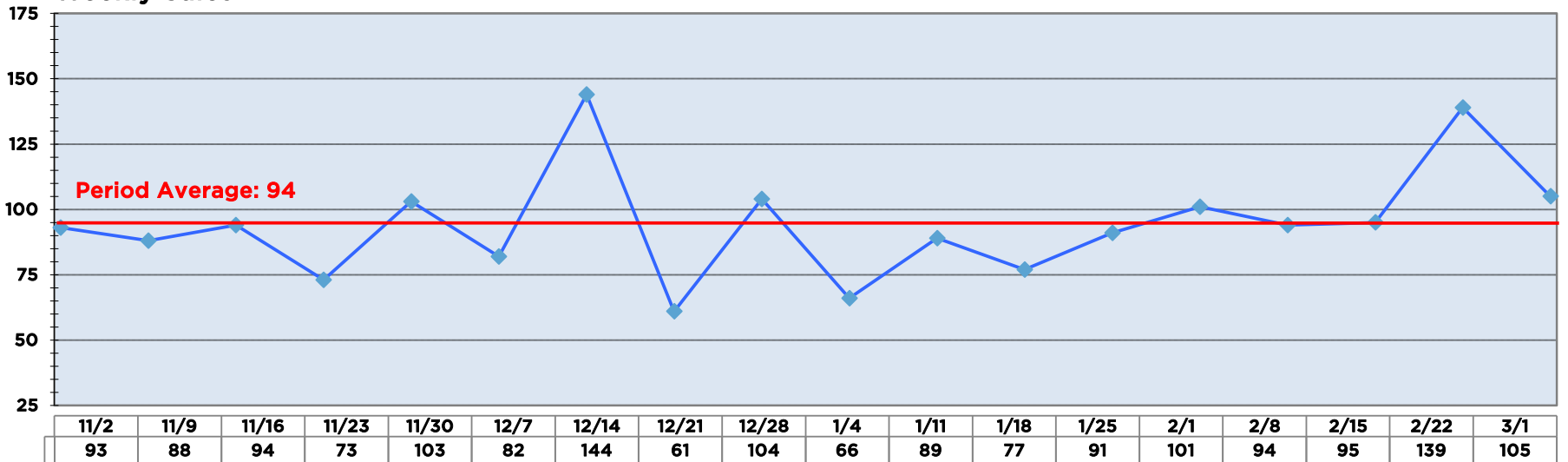
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>105</b>	<b>43</b>	<b>15</b>	<b>29</b>	<b>11</b>	<b>6</b>	<b>1</b>
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	103	43	15	27	11	6	1
<b>Active Listings</b>	<b>4,295</b>	<b>1,777</b>	<b>642</b>	<b>1,030</b>	<b>517</b>	<b>302</b>	<b>27</b>
Bank Owned	15	9	3	3	0	0	0
Short Sales	35	16	9	8	1	1	0
Other	4,245	1,752	630	1,019	516	301	27
<b>Months of Inventory</b>	<b>9.44</b>	<b>9.54</b>	<b>9.88</b>	<b>8.20</b>	<b>10.85</b>	<b>11.62</b>	<b>6.23</b>
<b><u>List Price</u></b>							
Average Original List Price	\$315,114	\$185,890	\$300,106	\$366,253	\$462,900	\$629,817	\$1,100,000
Average Final List Price	\$301,718	\$175,787	\$283,773	\$348,125	\$454,582	\$611,483	\$1,100,000
<b><u>Sale Price</u></b>							
Average Price	\$291,831	\$164,308	\$273,167	\$340,087	\$442,366	\$608,500	\$1,100,000
Median Price	\$279,000	\$162,500	\$270,000	\$340,000	\$440,000	\$600,000	\$1,100,000
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$13,396	-\$10,103	-\$16,333	-\$18,128	-\$8,318	-\$18,334	\$0
Original List to Sale Price - \$	-\$23,283	-\$21,582	-\$26,939	-\$26,166	-\$20,534	-\$21,317	\$0
Final List to Sale Price - \$	-\$9,887	-\$11,479	-\$10,606	-\$8,038	-\$12,216	-\$2,983	\$0
Original List to Sale Price - %	92.61%	88.39%	91.02%	92.86%	95.56%	96.62%	100.00%
Final List to Sale Price - %	96.72%	93.47%	96.26%	97.69%	97.31%	99.51%	100.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	100	97	98	117	98	66	2
Combined Avg Days to Contract	127	134	134	137	103	66	2
Avg Days Listing to Closing	133	130	133	146	134	103	60
Avg Days Contract to Close	35	35	36	31	41	38	59
<b><u>Beds / Baths</u></b>							
Average Bedrooms	3	2	3	3	4	4	2
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	1	1	1	1	1
<b><u>Square Footage</u></b>							
Average Square Feet	1,416	1,017	1,377	1,665	2,009	1,974	2,078

**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



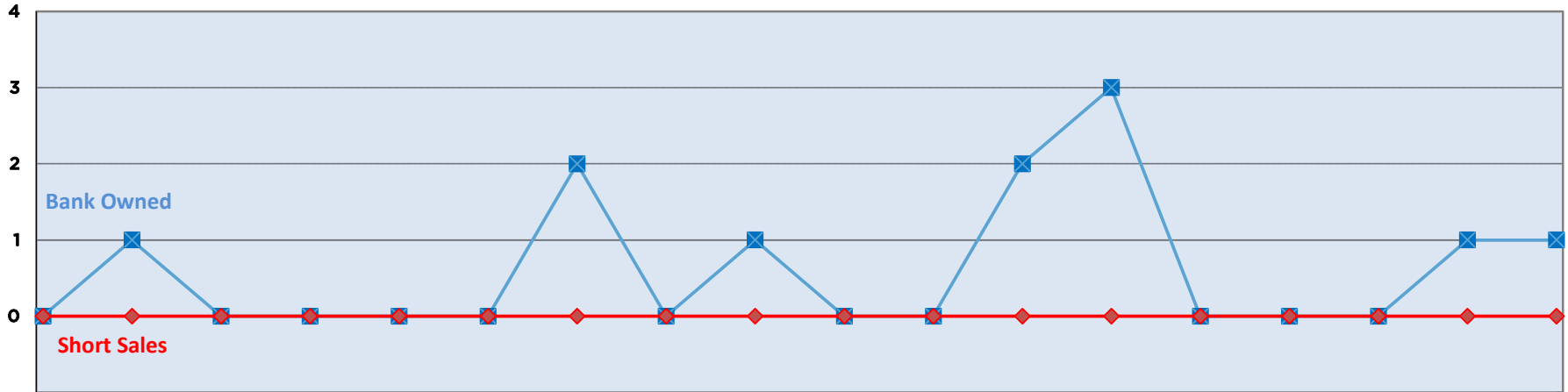
**Weekly Sales**



**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

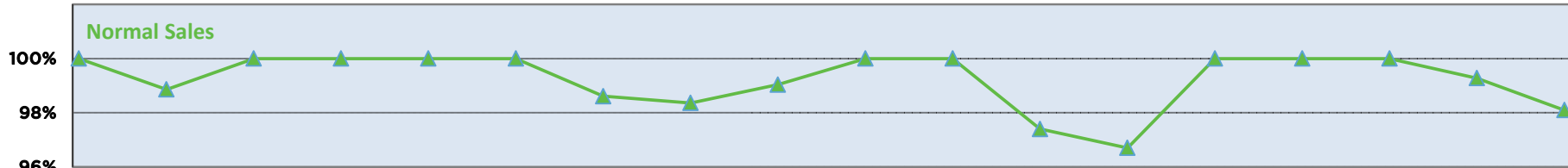
**Condos, Townhomes, Villas**

**Foreclosure Sales**

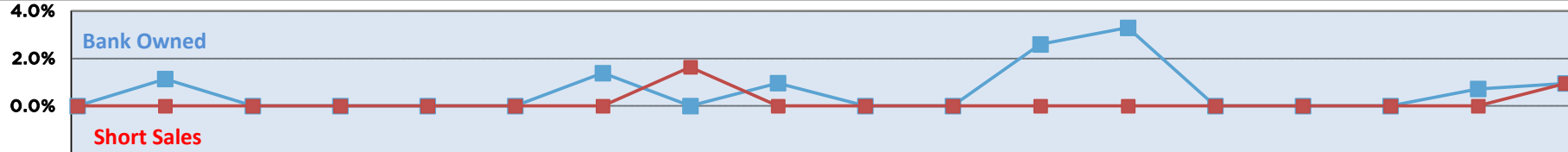


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
BO	0	1	0	0	0	0	2	0	1	0	0	2	3	0	0	0	1	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	2/22	3/1
Normal	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	99.28%	98.10%

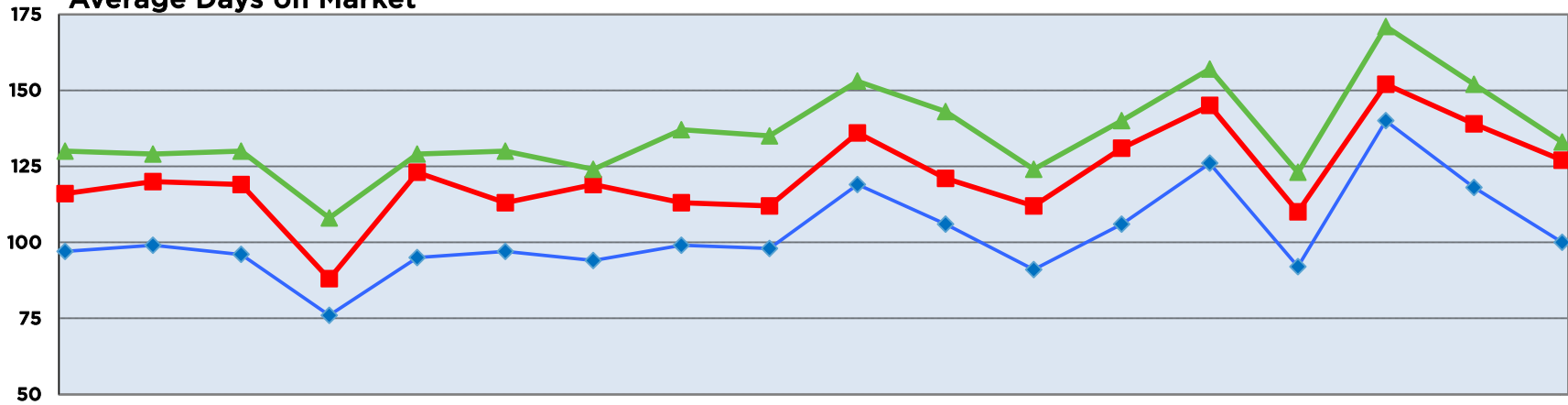


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
BO	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%	0.00%	0.00%	2.60%	3.30%	0.00%	0.00%	0.00%	0.72%	0.95%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.95%

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Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

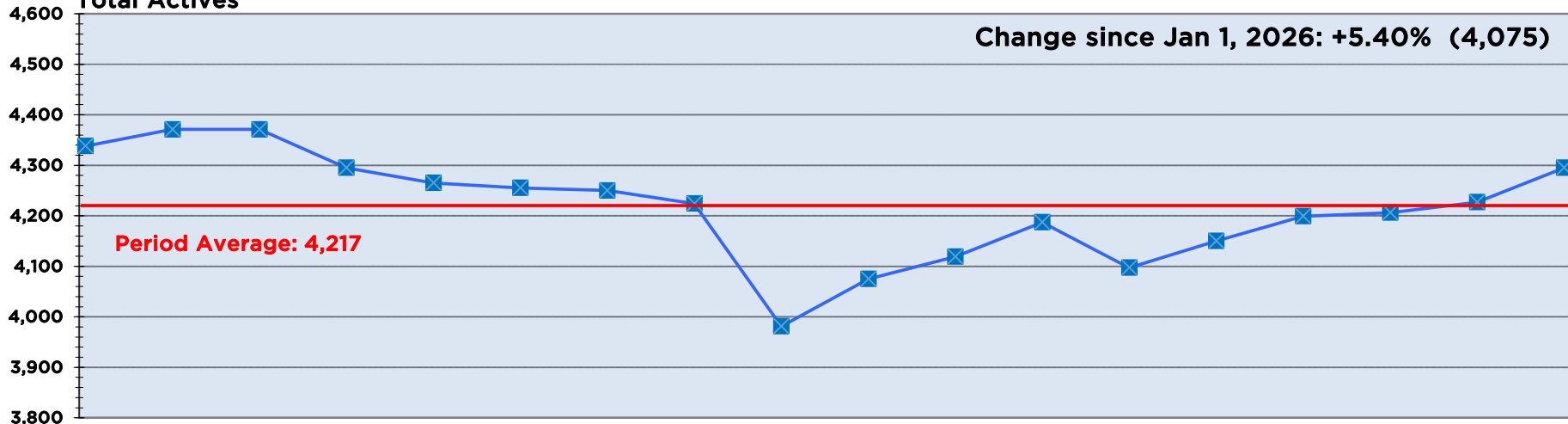
**Average Days on Market**



	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	2/22	3/1
ListToContract	97	99	96	76	95	97	94	99	98	119	106	91	106	126	92	140	118	100
CombDaysOnMkt	116	120	119	88	123	113	119	113	112	136	121	112	131	145	110	152	139	127
ListToClose	130	129	130	108	129	130	124	137	135	153	143	124	140	157	123	171	152	133

**Total Actives**

Change since Jan 1, 2026: +5.40% (4,075)



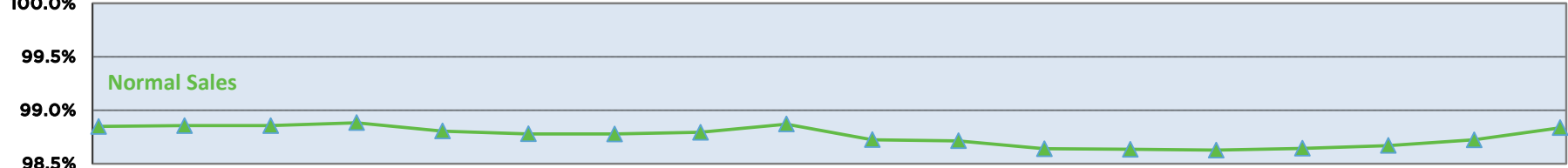
	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
Total Actives	4,338	4,371	4,371	4,295	4,265	4,255	4,250	4,224	3,981	4,075	4,119	4,187	4,097	4,150	4,199	4,206	4,227	4,295

## Monday Morning Quarterback

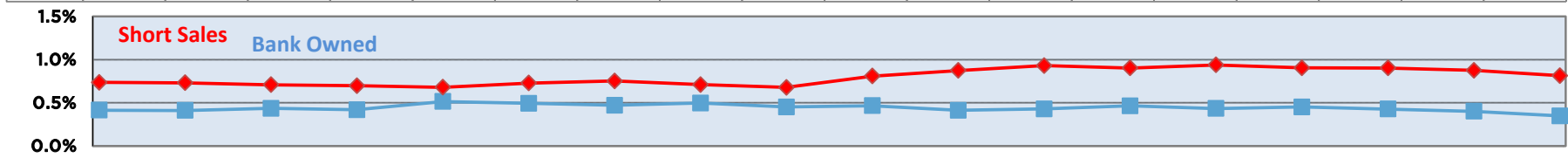
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

### Condos, Townhomes, Villas

**Percentage of Actives**

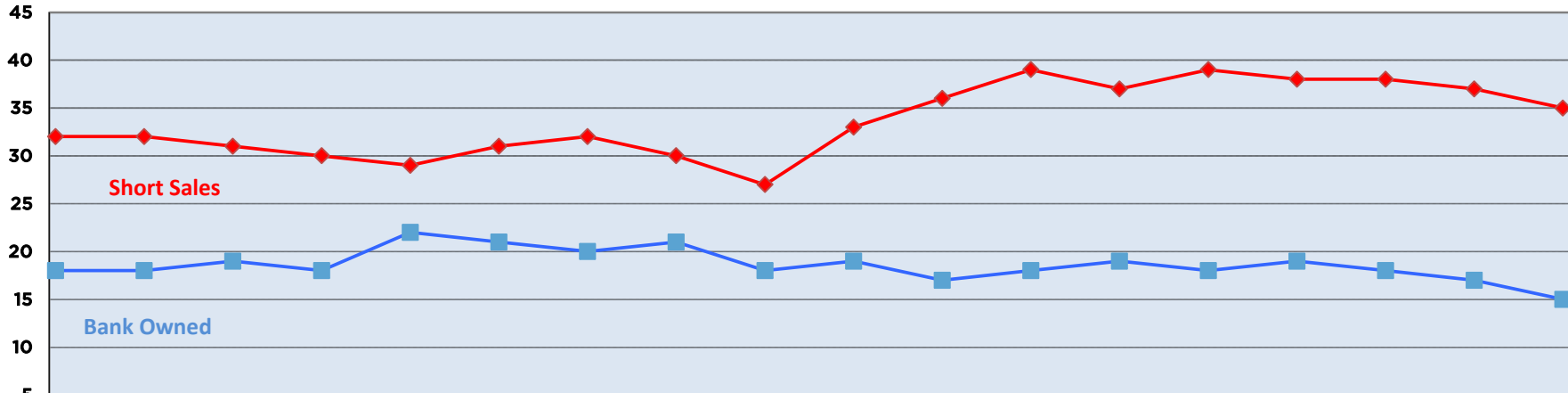


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
Normal	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%	98.72%	98.71%	98.64%	98.63%	98.63%	98.64%	98.67%	98.72%	98.84%



	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	2/22	3/1
BO	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%	0.40%	0.35%
SS	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%	0.88%	0.81%

**Active Foreclosures**

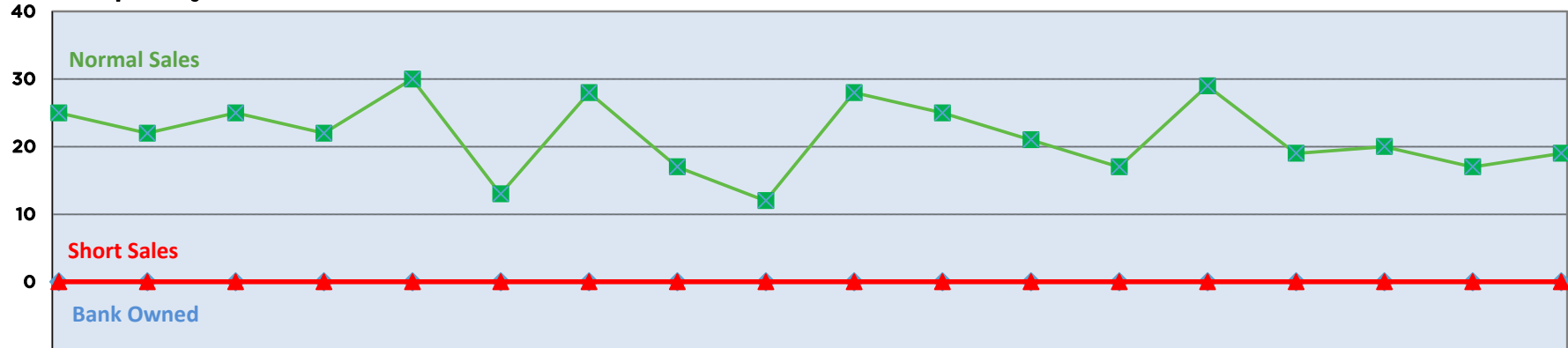


	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	2/15	2/22	3/1
BO	18	18	19	18	22	21	20	21	18	19	17	18	19	18	19	18	17	15
SS	32	32	31	30	29	31	32	30	27	33	36	39	37	39	38	38	37	35

**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

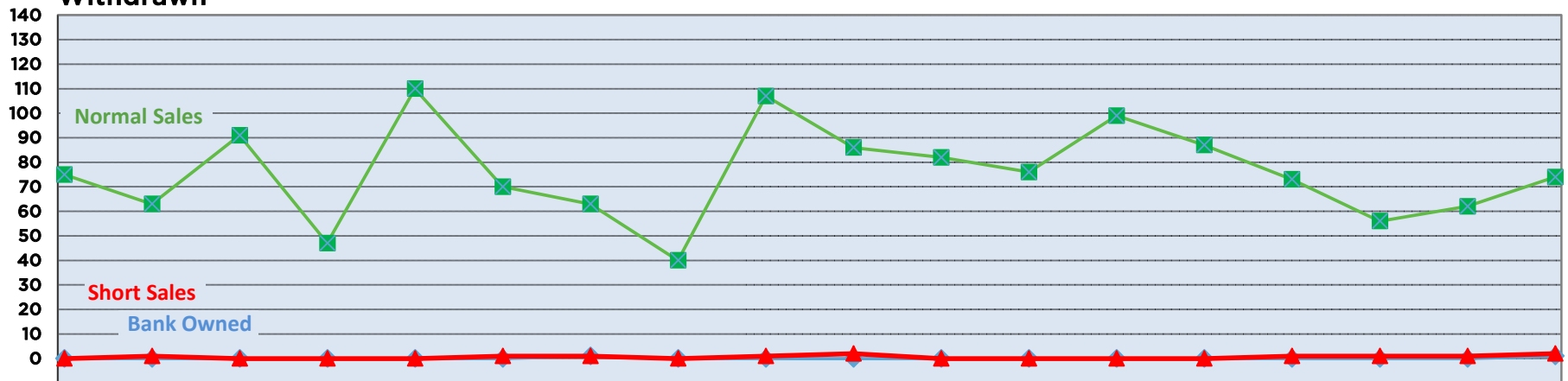
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	2/22	3/1
Norm	25	22	25	22	30	13	28	17	12	28	25	21	17	29	19	20	17	19
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

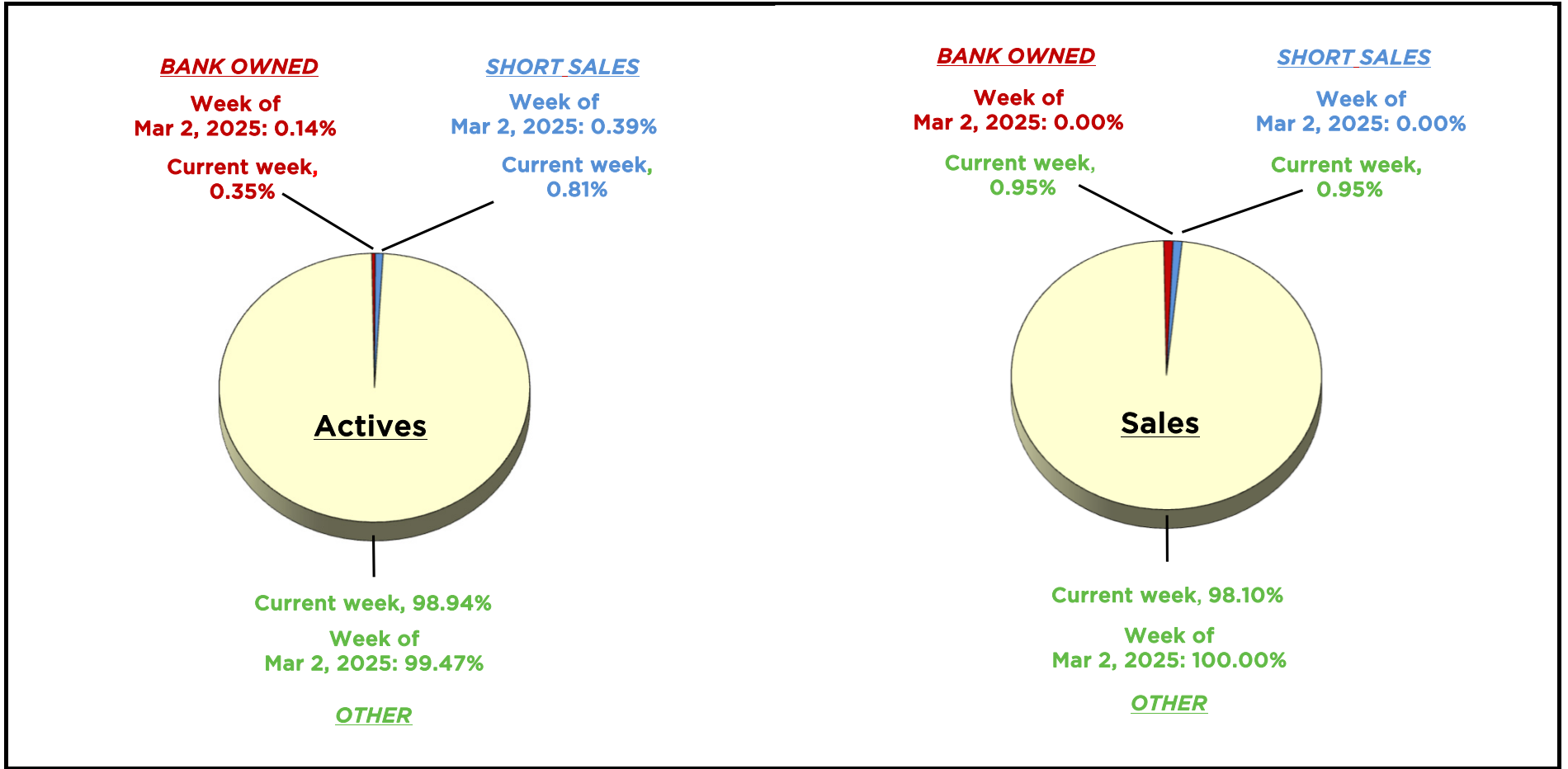
**Withdrawn**



	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	2/22	3/1
Norm	75	63	91	47	110	70	63	40	107	86	82	76	99	87	73	56	62	74
BO	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
SS	0	1	0	0	0	1	1	0	1	2	0	0	0	0	1	1	1	2

**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
03/1/2026 - 03/7/2026  
Lake, Orange, Osceola & Seminole Counties

**There are 8 Condos, Villas, or Townhomes available for the Median Price of \$279,000** (± \$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>
<b>Seminole County</b>							
Lake Mary / Heathrow	32746	1	\$279,000	2.0	3.0	1,544	\$180.70
<b>Orange County</b>		<b>4</b>	<b>\$279,000</b>	<b>1.8</b>	<b>1.8</b>	<b>1,127</b>	<b>\$247.61</b>
Orlando (Downtown)	32801	2	\$279,000	1.5	1.5	1,025	\$272.20
Pine Hills / Rosemont	32808	1	\$279,000	2.0	2.0	1,432	\$194.83
Williamsburg / Lake Bryan	32821	1	\$279,000	2.0	2.0	1,025	\$272.20
<b>Osceola County</b>		<b>2</b>	<b>\$279,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,245</b>	<b>\$224.10</b>
Davenport	33896	1	\$279,000	2.0	2.0	1,409	\$198.01
Kissimmee / Celebration	34747	1	\$279,000	2.0	2.0	1,081	\$258.09
<b>Lake County</b>		<b>1</b>	<b>\$279,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,163</b>	<b>\$239.90</b>
Mount Dora	32757	1	\$279,000	2.0	2.0	1,163	\$239.90