

Central Florida Holds 1,287 Active Price Reductions With 52.45% Past 60 Days on Market

Orange, Seminole, Volusia, and Lake counties, more than half the price-reduced pool has now been listed longer than 60 days

ORLANDO, FL, UNITED STATES, August 18, 2026 /EINPresswire.com/ -- Active price-reduced inventory across Central Florida's Orange, Seminole, Volusia, and Lake counties stands at 1,287 listings, according to a four-county analysis of Stellar MLS data by The [Homes In Orlando](#) Team. Of those, 675 listings, or 52.45% of the pool, have been on the market more than 60 days, the leverage tier where sellers most often negotiate concessions, credits, and terms rather than list price.

The average reduction across the four counties is 3.25% off the original list price, weighted by county volume. The full report, including the county table, the methodology behind these figures, and a citation reference, is published and updated weekly at <https://www.homesinorlando.forsale/central-florida-housing-market/#weekly-price-reductions>

The structural finding of the week is the spread between counties rather than the movement of the total. Volusia County carries both the deepest average reduction at 3.88% and the stalest pool at 58.00% past 60 days on market, while [Seminole County](#) runs the shallowest cuts at 2.89%. [Orange County](#) holds the largest pool at 525 listings. A single four-county number conceals four different markets, and a buyer working in one of them gains nothing from the average.



A note on comparison periods. This report states levels rather than week-over-week movement. The prior comparable four-county export was taken August 2, 2026, so the changes shown in the table below cover a fourteen-day span rather than seven days, and are labeled accordingly. Weekly comparisons resume with the next export.

Four-County Snapshot (Data as of August 16, 2026)

County	Active Reductions	Change Since Aug 2	Avg. Reduction	Share Past 60 Days
Orange	525	-22	3.07%	50.90%
Seminole	198	+6	2.89%	50.50%
Volusia	295	+32	3.88%	58.00%
Lake	269	-35	3.19%	50.90%
Four-county total	1,287	-19	3.25%	52.45%

Volusia County posted the largest increase in the report, adding 32 price-reduced listings since August 2 to reach 295, and it now carries the highest stale share of the four counties at 58.00%. It also shows the deepest average reduction at 3.88%. Within the county, New Smyrna Beach is the clearest example of the pattern: 50 price-reduced listings, an average reduction of 3.92%, and a median 120 days on market, the longest of any city examined in this report.

Orange County remains the largest market in the group at 525 price-reduced listings, with 267 of them, or 50.90%, past 60 days. The average reduction is 3.07%, the second shallowest of the four. Orlando accounts for 340 of the county total, roughly two thirds, with an average reduction of 3.47% and a median 62 days on market.



Brenden Rendo, Realtor



Visit HomesInOrlando.ForSale

Lake County recorded the largest decrease, down 35 listings since August 2 to 269, while its stale share improved from 56.20% to 50.90%, the only county in the report where that share fell materially. Clermont carries 70 price-reduced listings at an average reduction of 2.77%, the shallowest city figure in the report, and a median 64 days on market.

Seminole County is the smallest pool at 198 listings and the shallowest average reduction at 2.89%. Its stale share rose to 50.50%. Sanford runs well above the county figure at 60.42% past 60 days across 48 listings, with an average reduction of 2.85%.

"The number that matters is not how far a seller has already cut, it is how long they have been carrying the house," said Brenden Rendo of The Homes In Orlando Team. "A 3.25% average reduction tells you what has happened. The 52.45% sitting past 60 days tells you what is available to ask for. Those sellers are paying taxes, insurance, and debt service every month the listing does not close, and by day 60 that arithmetic has usually done more persuading than any offer letter. What it opens is rarely another price cut. It is closing cost help, a rate buydown, a repair credit, or a closing date that lets the seller sequence their own purchase."

Implications by audience

Buyers. The leverage is in the calendar, not the discount. A listing at 3% off that closed 20 days ago is a different negotiation from one at 3% off that has sat 90 days. Volusia County and Sanford both show unusually high shares past 60 days and are worth examining first.

Sellers. The four counties sit within roughly one point of each other on average reduction, from 2.89% to 3.88%. That narrow band across four distinct markets is more consistent with pricing set above what buyers will pay at listing than with falling values.

Investors. County averages conceal city-level spread. New Smyrna Beach at a median 120 days on market and Clermont at 64 days sit in the same four-county report and describe very different acquisition conditions.



Data access

Full report and methodology: <https://www.homesinorlando.forsale/central-florida-housing-market/#weekly-price-reductions>

County detail is published and refreshed weekly:

- Orange County: <https://www.homesinorlando.forsale/orange-county/price-reduced-homes/>
- Seminole County: <https://www.homesinorlando.forsale/seminole-county/homes-with-price-reduction/>
- Volusia County: <https://www.homesinorlando.forsale/volusia-county/homes-with-price-reduction/>
- Lake County: <https://www.homesinorlando.forsale/lake-county/priced-reduced-homes/>

This week's written analysis: <https://www.homesinorlando.forsale/blog/central-florida-price-reductions-week-of-august-16-2026/>

Reporters and analysts seeking the underlying county-level figures, or a specific city or zip code cut, can request them by calling 407-616-9019

Brenden Rendo

The Homes In Orlando Team

+1 407-616-9019

[email us here](#)

Visit us on social media:

[LinkedIn](#)

[Instagram](#)

[Facebook](#)

[YouTube](#)

[TikTok](#)

This press release can be viewed online at: <https://www.einpresswire.com/article/935078453>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2026 Newsmatics Inc. All Right Reserved.