Central Florida Holds 4,651 Listings Past 90 Days With 77.92% Already Reduced

Across Orange, Seminole, Volusia, and Lake counties, 585 homes have been listed more than a full year, and the median listing has been available 170 days.



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ORLANDO, FL, UNITED STATES, September 3, 2026 /EINPresswire.com/ -- Active residential listings on market more than 90 days across Central Florida's Orange, Seminole, Volusia, and Lake counties total 4,651, according to a four-county analysis of Stellar MLS data by The Homes In Orlando Team. Of those, 3,624 listings, or 77.92% of the group, have already been reduced below their original asking price.

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/#ninety-day-listings

The finding that separates this measure from a standard inventory count is that stale listings are not primarily a condition problem. More than three quarters of the listings in this group have already taken at least one price reduction and remain unsold, which points to pricing set above market at listing rather

than to defects discovered later. A seller who has already cut once and is still waiting has demonstrated both motivation and a willingness to move on terms.

Duration inside the group is substantial. 2,066 of the 4,651 listings have been available more than 180 days, and 585 have passed a full year. The longest continuously active listing in the four counties sits in Orange County at 4,161 days. Every month a listing remains unsold, the owner continues to carry property taxes, insurance, maintenance, and in most cases a mortgage, and that carrying cost accumulates against the seller's position rather than the buyer's.

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Orange County holds the largest share of the group at 1,897 listings. County-level medians are close enough to indicate a regional rather than a local condition, with median days on market spanning 151 to 174 days across the four counties.

Four-County 90+ Day Snapshot (September 1, 2026)

County	Listings	Past 90 Days	Median Price	Median Days	Already Reduced
Orange	1,897	$435,000	170	75.65%	
Seminole	477	$360,000	151	84.70%	
Volusia	1,146	$385,747	174	80.54%	
Lake	1,131	$396,990	168	76.22%	
Central Florida	4,651		170	77.92%	

Methodology
Figures cover active residential listings only, pulled from Stellar MLS through the Bridge RESO

Web API and filtered to property type Residential, which excludes land, commercial, and lease listings. Days on market is cumulative, meaning a listing withdrawn and relisted retains its full history rather than resetting. Osceola County is outside the coverage area and is excluded. Counts are refreshed weekly and reflect September 1, 2026.

About The Homes In Orlando Team

The Homes In Orlando Team at NextHome Neighborhood Realty covers Orange, Seminole, Lake, and Volusia counties in Central Florida, and publishes weekly market data drawn directly from Stellar MLS. Brenden Rendo can be reached at 407-616-9019.

Members of the press are welcome to use these figures with attribution. For county or city level breakdowns not shown here, contact Brenden Rendo directly.

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