Central Florida Price Cuts Reach 1,345 Listings With 52.60% Past 60 Days

Across Orange, Seminole, Volusia, and Lake counties, 708 reduced listings have been on the market more than 60 days, and the average reduction stands at 3.07%.

ORLANDO, FL, UNITED STATES, September 6, 2026 /EINPresswire.com/ -- ORLANDO, FL, September 6, 2026 -- Active residential listings carrying a price reduction across Central Florida's Orange, Seminole, Volusia, and Lake counties total 1,345, according to a four-county analysis of Stellar MLS data by The Homes In Orlando Team. The average reduction across the group is 3.07% off the original asking price. That total is up 29 listings from the prior week, a 2.20% change in the size of the reduced pool over seven days.
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/

The number that matters more than the size of the cut is the calendar. 708 of these listings, 52.60% of the reduced pool, have been on the market longer than 60 days. A seller who has already reduced once and is still waiting has demonstrated both motivation and a willingness to move on terms, which is a different negotiating position from a listing that came to market last week at a confident price.

Orange County holds the largest reduced pool at 546 listings. Volusia County carries the deepest average reduction at 3.41% off list, and Orange County the highest share past 60 days at 54.20%. The spread across the four counties indicates four local markets rather than one regional condition, and buyers comparing them are not comparing like for like.

Four-County Price Reduction Snapshot (September 6, 2026)

| County | Reduced Listings | Average Reduction | Past 60 Days | Share Past 60 Days | Average List Price |

Orange	546	3.07%	296	54.20%	$551,630
Seminole	171	2.85%	87	50.90%	$451,893
Volusia	303	3.41%	152	50.20%	$468,308
Lake	325	2.86%	173	53.20%	$426,238
Central Florida	1,345	3.07%	708	52.60%	$489,880

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. A listing counts as reduced when its current list price sits below its original list price. Days on market is cumulative, meaning a listing withdrawn and relisted retains its full history rather than resetting.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 6, 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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