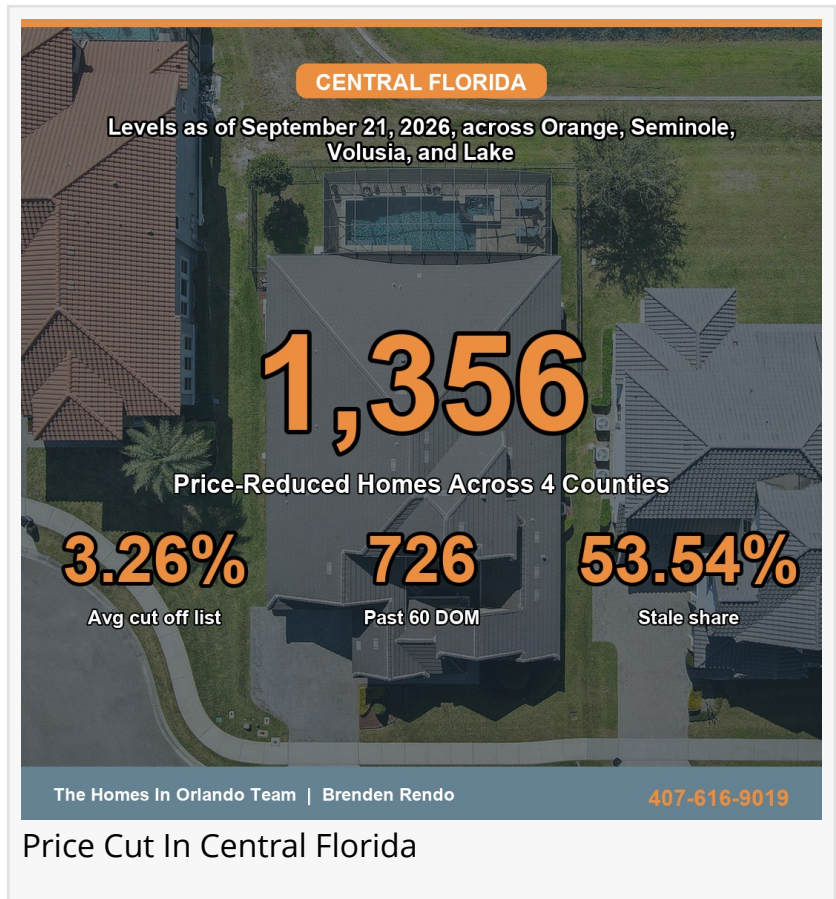


Central Florida Price Cuts Reach 1,356 Listings With 53.54% Past 60 Days

Across Orange, Seminole, Volusia, and Lake counties, 726 reduced listings have been on the market more than 60 days, and average reduction stands at 3.26% off.

ORLANDO, FL, UNITED STATES, September 21, 2026 / EINPresswire.com/ -- Active residential listings carrying a price reduction across Central Florida's Orange, Seminole, Volusia, and Lake counties total 1,356, according to a four-county analysis of Stellar MLS data by [The Homes In Orlando Team](#). The average reduction across the group is 3.26% off the original asking price. Figures are stated as levels. The nearest prior pull is not a clean seven days back, so no week-over-week movement is claimed.



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 number that matters more than the size of the cut is the calendar. 726 of these listings, 53.54% 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 561 listings. Seminole County carries the deepest average reduction at 3.45% off list, and Lake County the highest share past 60 days at

60.78%. 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 21, 2026)

County Reduced Listings Change vs
Prior Week Average Reduction Past 60
Days Share Past 60 Days Average List
Price

Orange	561	n/a	3.09%	283	50.45%	\$559,447
Seminole	202	n/a	3.45%	96	47.52%	\$492,951
Volusia	287	n/a	3.36%	161	56.10%	\$448,193
Lake	306	n/a	3.35%	186	60.78%	\$428,509
Central Florida	1,356	n/a	3.26%	726	53.54%	\$496,446

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 21, 2026.



Brenden Rendo, Realtor



NextHome Neighborhood Realty

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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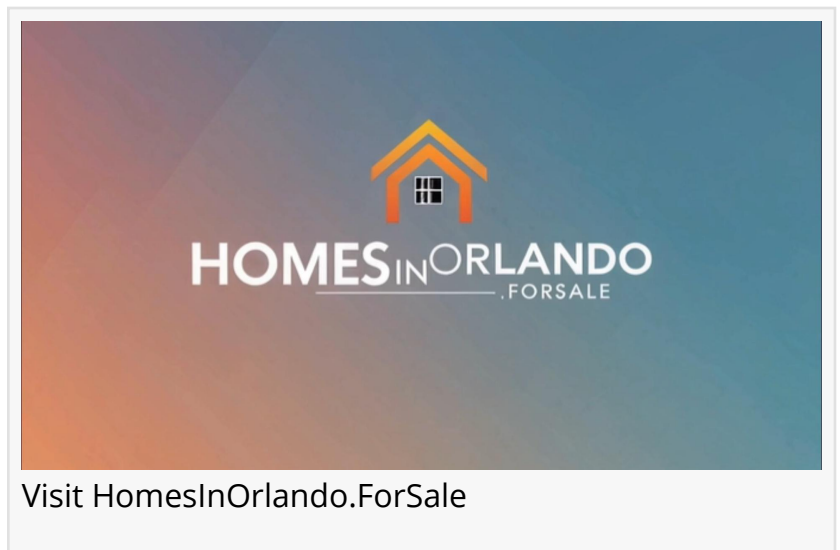
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