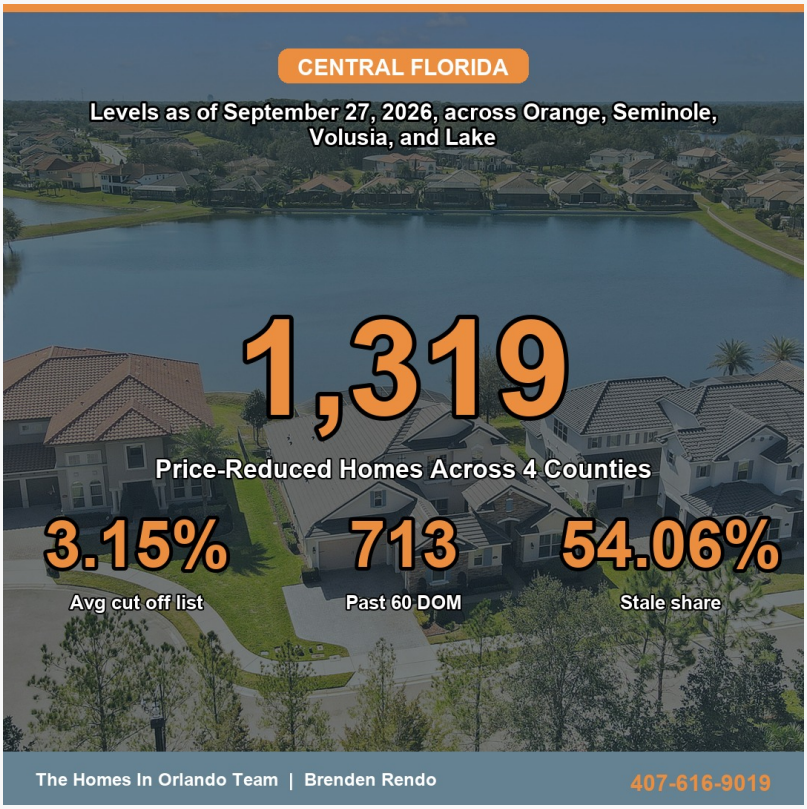
Central Florida Price Cuts Reach 1,319 Listings With 54.06% Past 60 Days

Across Orange, Seminole, Volusia, and Lake counties, 713 of reduced listings have been on the market more than 60 days, and the average reduction is 3.15%.



Central Florida Price Reductions For Week Ending September 27

ORLANDO, FL, UNITED STATES, September 28, 2026 / EINPresswire.com/ -- Active residential listings carrying a price reduction across Central Florida's Orange, Seminole, Volusia, and Lake counties total 1,319, according to a four-county analysis of Stellar MLS data by The Homes In Orlando Team. The average reduction across the group is 3.15% 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. 713 of these listings, 54.06% 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 542 listings. Orange County carries the deepest average reduction at 3.22% off list, and Lake County the highest share past 60 days at 61.68%.

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.



Brenden Rendo, Realtor



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Four-County Price Reduction Snapshot (September 27, 2026)

County Reduced Listings Change vs Prior Week Average Reduction Past 60 Days Share Past 60 Days Average List Price
Orange 542 n/a 3.22% 284 52.40% $556,102
Seminole 235 n/a 2.92% 107 45.53% $486,516
Volusia 268 n/a 3.17% 153 57.09% $440,048
Lake 274 n/a 3.18% 169 61.68% $465,748
Central Florida 1,319 n/a 3.15% 713 54.06% $501,354

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 27, 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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