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Windermere Single-Family Market Report

October 2026

REPORT PERIOD	CURRENT INVENTORY SNAPSHOT	PROPERTY TYPE
September 1, 2025 – September 30, 2026	October 26, 2026	Single Family Homes

Market in one sentence

In the Windermere market, Real Buyer activity was 39.4% higher in the latest six months than in the previous six, although monthly activity has declined from its May peak. The median sale price was essentially unchanged, up just 0.4%.

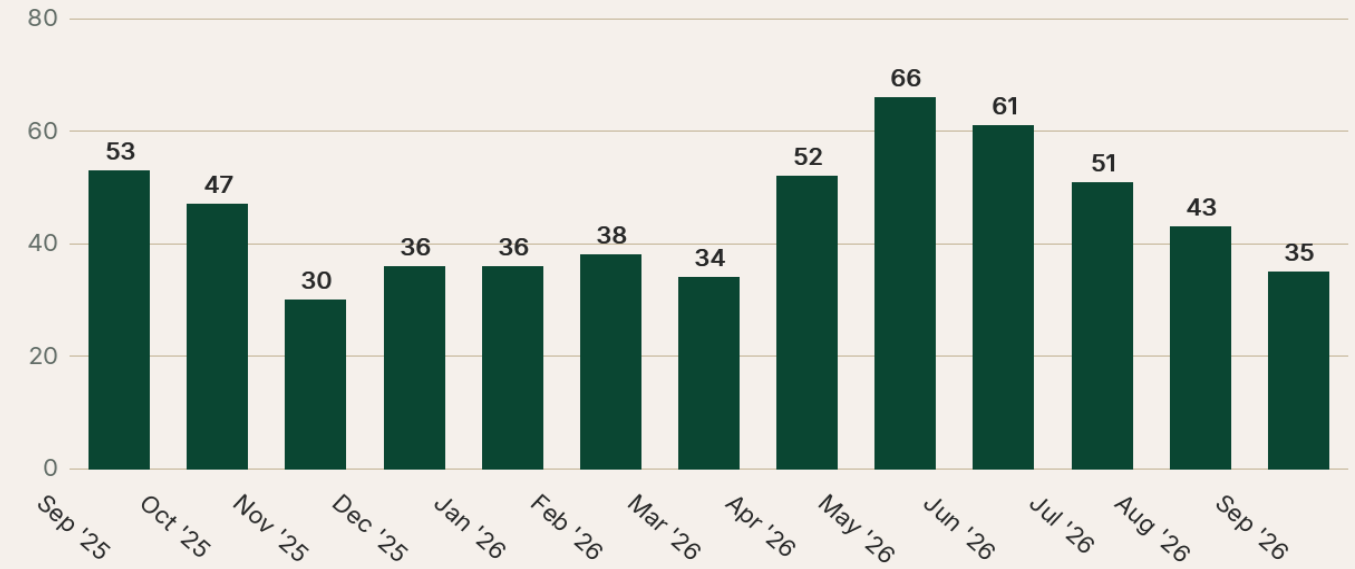
Real Buyers **582**	Current Listings **183**	Pending Listings **52**	Months of Supply **4.2**
Median Sale Price **$974,750**	Median Sold $/SF **$307.57**	Median Days to Contract **39**	Cash Transactions **34.4%**

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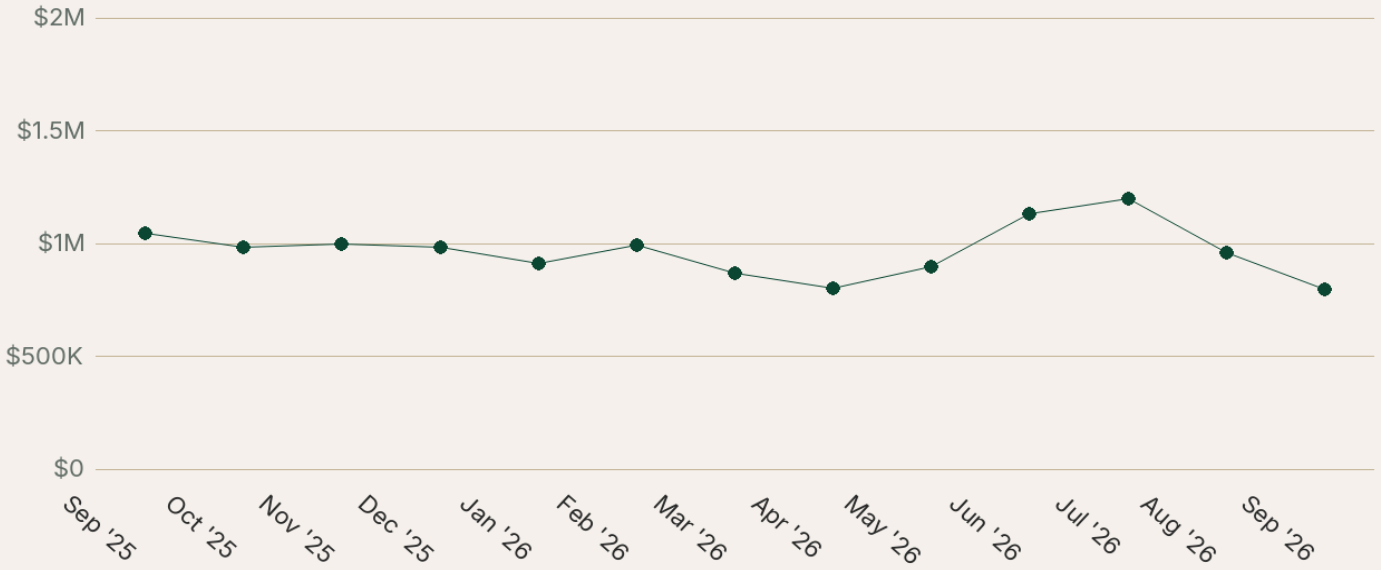
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What is changing

Real Buyers by Month



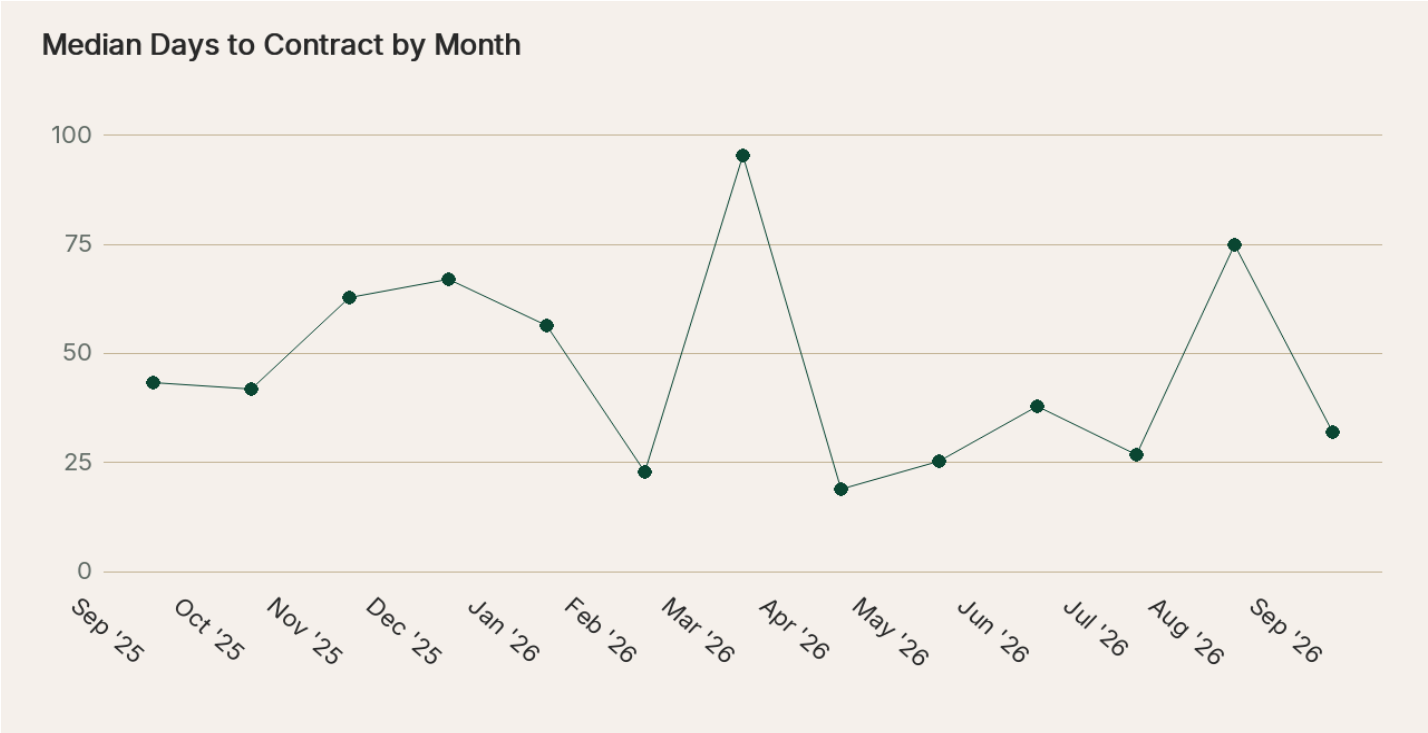
Median Sale Price by Month



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What is changing



Latest 6 Months vs Previous 6 Months

Metric	Previous	Latest	Change
Real Buyers	221	308	↑ **+39.4%**
Median Sale Price	$966,400	$970,000	↑ **+0.4%**
Median Sold $/SF	$297.73	$319.44	↑ **+7.3%**
Median Days to Contract	50.5	32	↓ **18.5 days**
Median Sale Price / Last List Price	97.0%	97.0%	→ **+0.0 pt**
Cash Share	32.6%	35.7%	↑ **+3.1 pt**

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Market depth

Where the buyers are

Price Band	Real Buyers	Current	Pending	Monthly Pace	Supply
$0–$499K	29	4	0	2.0	2.0
$500K–$749K	165	37	21	12.8	2.9
$750K–$999K	105	18	6	8.2	2.2
$1M–$1.99M	175	48	12	13.2	3.6
$2M–$3.99M	78	41	9	5.8	7.0
$4M–$5.99M	17	14	1	1.3	10.5
$6M–$7.99M	7	10	2	0.4	24.0
$8M–$9.99M	3	3	0	0.2	18.0
$10M+	3	8	1	0.3	32.0

Market Activity & Supply by Price Band

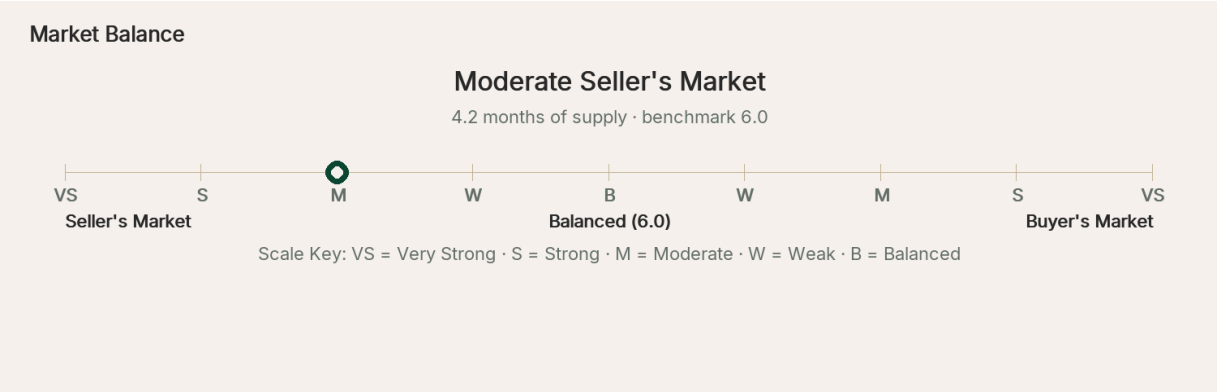


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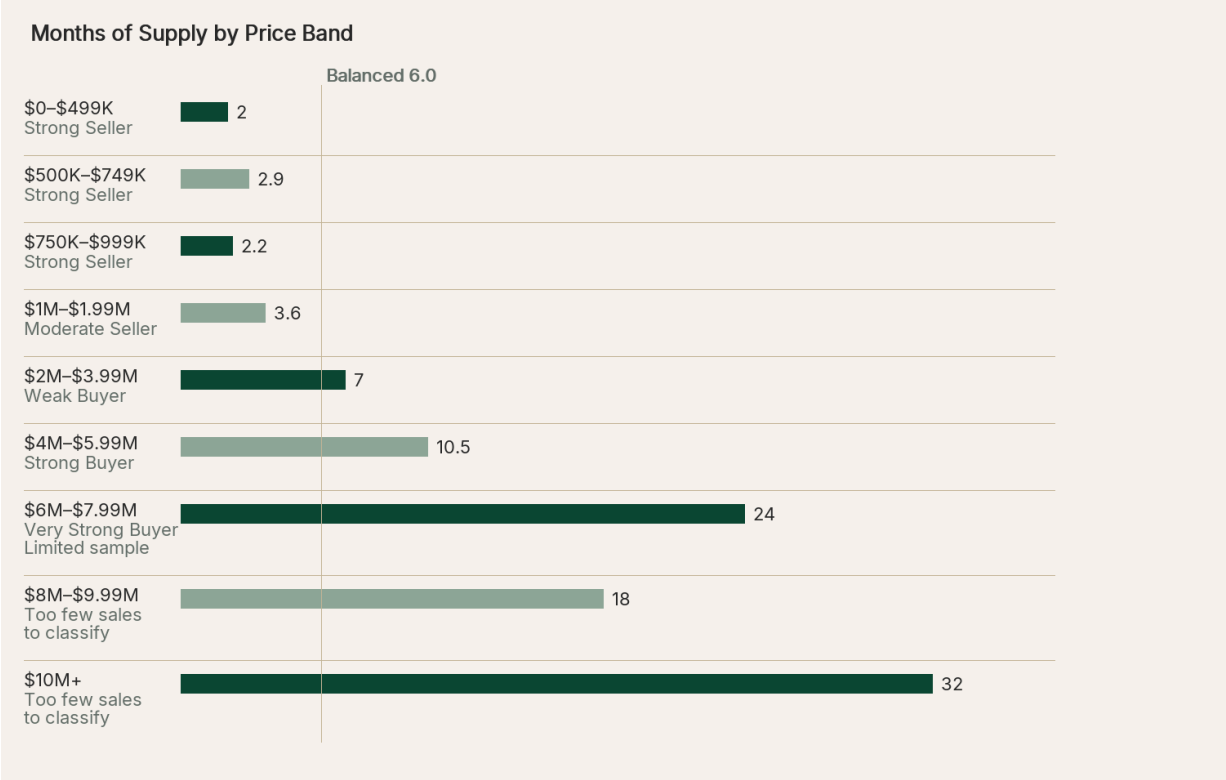
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Market depth

Market Balance



Months of Supply by Price Band

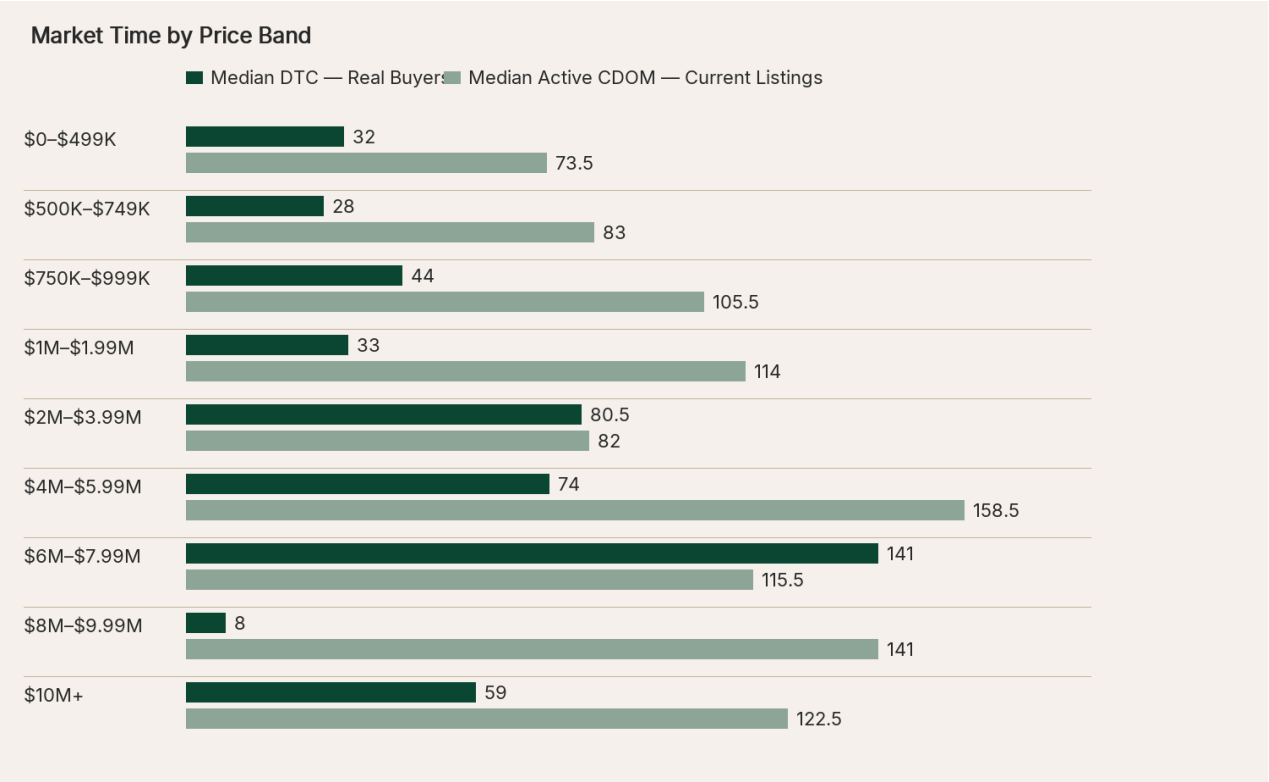


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Market depth

Market Time by Price Band



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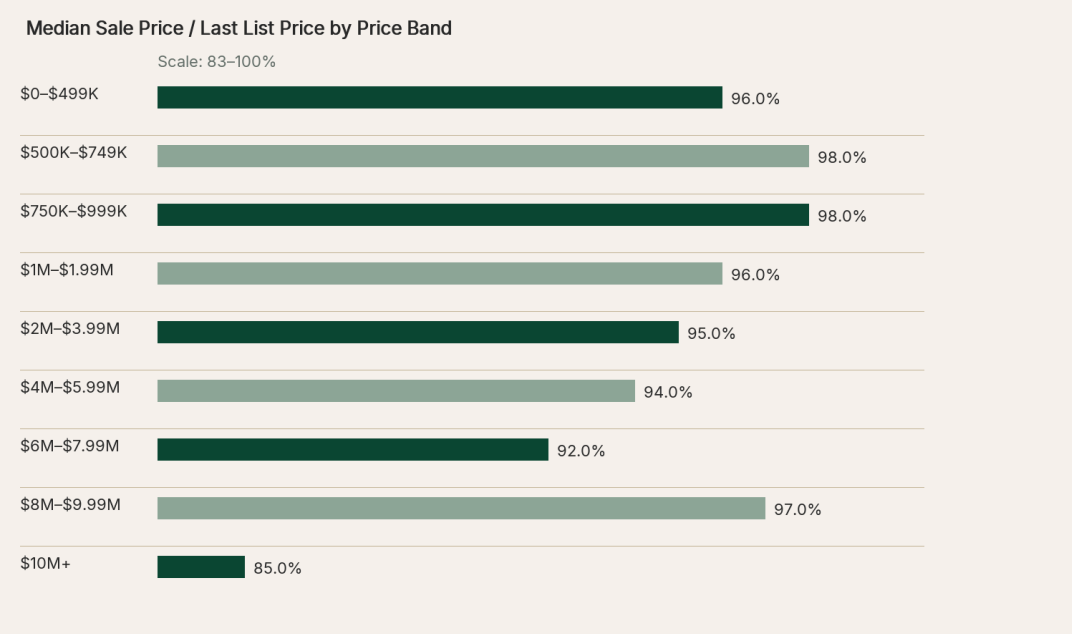
Closed-sale behavior

How transactions are clearing

Price Band	Median Sale	Sold $/SF	DTC	Sale / Last List	Cash	Cash Share
$0–$499K	$475,000	$253.20	32	96.0%	11	37.9%
$500K–$749K	$620,000	$246.65	28	98.0%	48	29.1%
$750K–$999K	$846,000	$292.21	44	98.0%	41	39.0%
$1M–$1.99M	$1,265,000	$358.16	33	96.0%	56	32.0%
$2M–$3.99M	$2,591,875	$488.66	80.5	95.0%	34	43.6%
$4M–$5.99M	$4,600,000	$678.08	74	94.0%	5	29.4%
$6M–$7.99M	$6,700,000	$799.29	141	92.0%	3	42.9%
$8M–$9.99M	$8,500,000	$745.42	8	97.0%	1	33.3%
$10M+	$11,500,000	$1,192.30	59	85.0%	1	33.3%

Higher price bands are based on smaller transaction samples and should be read cautiously.

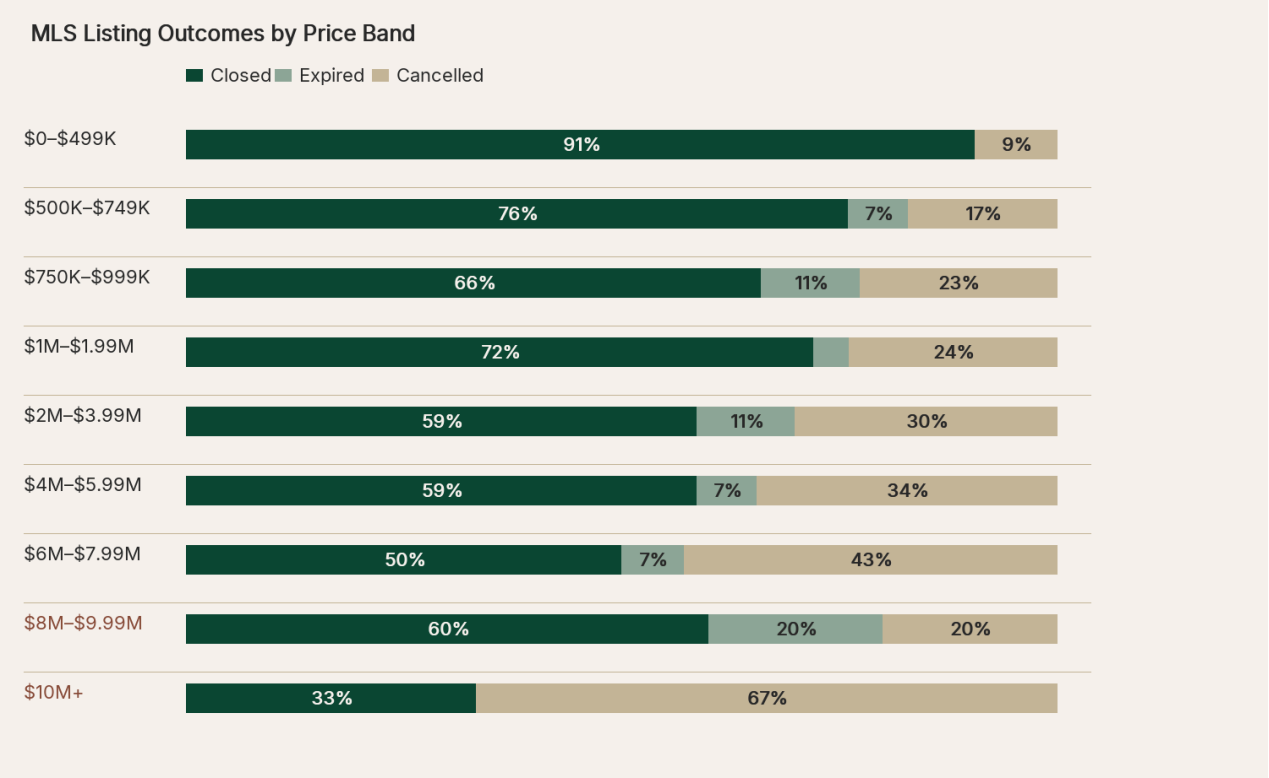
Median Sale Price / Last List Price by Price Band



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MLS Listing Outcomes



What the outcomes show

Observed MLS listing outcomes are not probabilities and may include more than one record for the same property. Among price bands with sufficient sample depth, the highest share of closed outcomes was 91% below $500,000, followed by 76% in the $500,000 - $749,999 range and 72% in the $1,000,000 - $1,999,999 range. At $10M+, of 9 observed outcome records, 3 closed and 6 were canceled. With only 9 records, that result should be treated as a factual observation, not a failure rate or a prediction of future listing outcomes.

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Methodology / Data notes

For this report, Real Buyers represent closed MLS listings with a valid Close Date within the inclusive report period.

The report uses 13 months of closed-sale data for full-period statistics and monthly trend context. Months of Supply uses the monthly pace of Real Buyers in the latest 12 complete calendar months within that 13-month window.

Market Balance classifications use the DANHOLM COLLECTION framework centered on a 6.0-month balanced-market benchmark and are derived from unrounded Months of Supply.

Contiguous empty price bands below the lowest occupied band and above the highest occupied band are omitted from presentation; internal zero bands remain visible.

MLS Listing Outcomes summarize observed SLD, EXP, and CAN records; they are not probabilities and may include more than one record for the same property.

Current Listings include only records with strict ACT status; pending statuses are reported separately.

Months of Supply equals ACT listings divided by that monthly pace (ACT / monthly pace).

Price bands use lower-inclusive and upper-exclusive boundaries; the final $10,000,000+ band is open-ended.

Medians ignore missing or invalid values and average the two middle observations for even samples.

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