



THE LUXURY MARKET REPORT

Lake Nona, *by the numbers.*

Prices, communities,
and your next move.



The snapshot



The price tiers



Your next move

Where the market stands.

Lake Nona (32827) | Three months ending August 2026



MEDIAN SALE PRICE

\$680,456

-12.6% reported YoY



MEDIAN \$ / SQ FT

\$273

-9.0% reported YoY



DAYS ON MARKET

62 days

About two months



SALE-TO-LIST

97.6%

Sale price / list price



HOMES SOLD / 3 MONTHS

145

+12.5% reported YoY



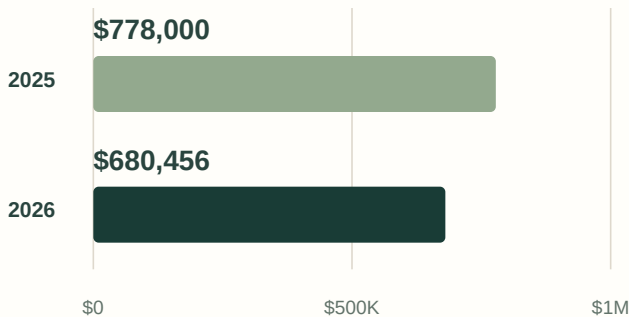
MARKET TYPE

Balancing

Buyer-friendlier

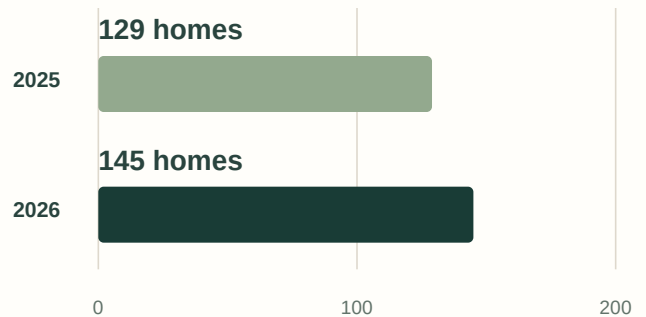
Median sale price

-12.6% REPORTED YOY



Homes sold

+12.5% REPORTED YOY



Prices reset. Sales move up.

More room for buyers; realistic pricing and presentation still matter for sellers.

Year-over-year changes are reported figures; comparison values may be rounded.
Source: Redfin (32827). The ZIP blends different home types; directional, not an appraisal.

Find your price tier.

Illustrative price bands across the wider Lake Nona area.



ENTRY

\$400K-\$600K

Townhomes and newer homes in Storey Park, Randal Park, and southern neighborhoods.



CORE

\$600K-\$900K

Laureate Park, Eagle Creek, and Isles of Lake Nona.



UPPER

\$900K-\$2M

Larger homes and selected golf or waterfront properties, including Water's Edge.



ESTATE

\$2M+

Golf and lakefront estates in Lake Nona Golf & Country Club; \$5M+ at the top.

THE ADDRESSES

Where the value lives.

Choose your community.

Compare build age, amenities, fees, and setting.



Lake Nona Golf & CC

Private Tom Fazio golf, estate homes, and lake settings.



Laureate Park

Modern homes, neighborhood amenities, and trails.



Eagle Creek + Isles

Golf-community and newer gated-home choices.



Medical City + Town Center

Healthcare, employment, dining, and community life.

Make your next move count.

Buying or selling, start with a plan.



IF YOU'RE BUYING

Buy with a clear plan.

- Compare resale with builder incentives.
- Use the 97.6% sale-to-list figure as context.
- Review fees, condition, and community fit.



IF YOU'RE SELLING

A smarter way to sell.

- Price against today's relevant competition.
- Prepare the home and media before launch.
- Choose a specialist for your community.

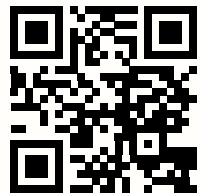
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