



THE LUXURY MARKET REPORT

Windermere, *by the numbers.*



Prices, communities,
and your next move.



The snapshot



The price tiers



Your next move

Where the market stands.

Town of Windermere | Three months ending July 2026



MEDIAN SALE PRICE

\$1.20M

+6.1% reported YoY



MEDIAN \$ / SQ FT

\$365

Varies by lakefront



DAYS ON MARKET

25 days

16 days fewer YoY



SALE-TO-LIST

94.6%

Sale price / list price



HOMES SOLD / 3 MONTHS

30

+86% reported YoY



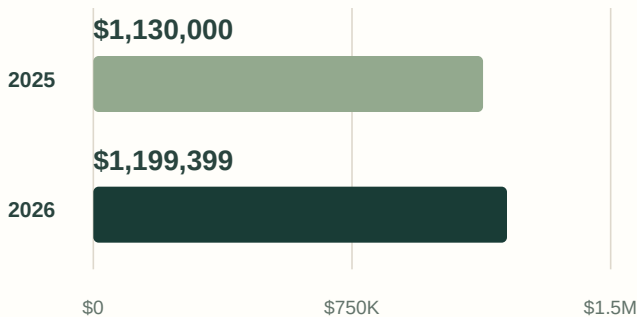
MARKET TYPE

Competitive

Active, balancing

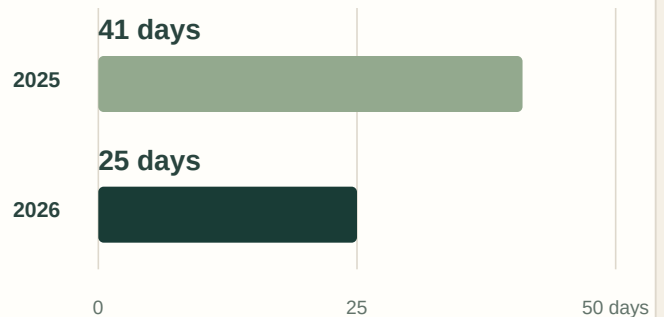
Median sale price

+6.1% REPORTED YOY



Days on market

16 DAYS FEWER YEAR OVER YEAR



Prices up. Homes moving faster.

A competitive market that still rewards realistic pricing and standout presentation.

Town-level figures, not the entire 34786 ZIP. Small samples; use as a directional snapshot.
Sources: Redfin & Zillow, as cited in the original report.

Find your price tier.

Illustrative bands across the wider Windermere area.



ENTRY

\$400K-\$900K

Summerport, Windermere Trails, Lakeside, and smaller 34786 homes.



CORE

\$900K-\$2.5M

Keene's Pointe and established Windermere homes.



UPPER

\$2.5M-\$5M

Isleworth interiors and premium Butler Chain lake positions.



ESTATE

\$5M+

Prime lakefront estates, with \$15M+ at the very top.

THE ADDRESSES

Where the value lives.

Choose your community.
Compare waterfront, golf, privacy, and condition.



Isleworth

Private golf, estate homes, and lake settings.



Keene's Pointe

Golden Bear golf and Butler Chain surroundings.



The Butler Chain

Waterfront position and lake access lead.



Chaine du Lac + Town

Lakefront estates and the historic town core.

Make your next move count.

Buying or selling, start with a plan.



IF YOU'RE BUYING

Buy with a clear plan.

- Use the 94.6% sale-to-list figure as context.
- Be ready when the right lakefront home appears.
- Compare your community and price tier.



IF YOU'RE SELLING

A smarter way to sell.

- Price against relevant comparable sales.
- Prepare the home and media before launch.
- Choose a specialist for your community.

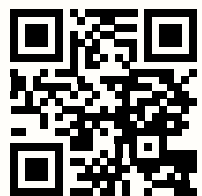
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