



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of April 12, 2020 - April 18, 2020

Single-family existing homes

- Sales of single-family homes increased to 407 during the week of Apr 12, from 396 the week prior
- The median price of single family homes increased to \$309,900, a change of 5.1%
- The number of single-family home foreclosure transactions increased to 8 last week, from 5 the week of Apr 5
- The number of single-family home short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory increased by 44, and now sits at 6,128

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 113 during the week of Apr 12, from 102 the week prior
- The median price of condos, townhomes, and villas decreased to \$195,000, a change of -1.0%
- The number of condo, townhome and villa foreclosure transactions remained constant at 0
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 43, and now sits at 2,056

Detailed charts and graphs begin on page 2 of this report.

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	407	120	75	118	52	38	4
Bank Owned	8	6	1	0	0	0	1
Short Sales	3	1	0	0	1	1	0
Other	396	113	74	118	51	37	3
Active Listings	6,128	1,547	946	1,357	757	1,110	411
Bank Owned	153	84	20	30	10	5	4
Short Sales	64	26	12	12	4	10	0
Other	5,911	1,437	914	1,315	743	1,095	407
Months of Inventory	3	3	3	3	3	7	24

List Price

Average Original List Price	\$362,957	\$202,435	\$279,435	\$353,077	\$456,801	\$688,476	\$2,723,750
Average Final List Price	\$356,498	\$198,844	\$276,194	\$349,711	\$448,608	\$676,320	\$2,556,250

Sale Price

Average Price	\$349,646	\$193,122	\$273,373	\$344,426	\$440,252	\$663,159	\$2,473,250
Median Price	\$309,900	\$205,000	\$274,900	\$343,000	\$435,000	\$629,000	\$1,725,500

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$6,459	-\$3,591	-\$3,241	-\$3,366	-\$8,193	-\$12,156	-\$167,500
<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,311	-\$9,313	-\$6,062	-\$8,651	-\$16,549	-\$25,317	-\$250,500
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,852	-\$5,722	-\$2,821	-\$5,285	-\$8,356	-\$13,161	-\$83,000
<i>Original</i> List to <i>Sale</i> Price - %	96.33%	95.40%	97.83%	97.55%	96.38%	96.32%	90.80%
<i>Final</i> List to <i>Sale</i> Price - %	98.08%	97.12%	98.98%	98.49%	98.14%	98.05%	96.75%

Days on the Market

Avg Days Listing to Contract	42	45	37	37	42	50	128
Combined Avg Days to Contract	41	40	35	39	43	55	128
Avg Days Listing to Closing	81	83	77	74	86	96	149
Avg Days Contract to Close	39	37	39	38	44	46	31

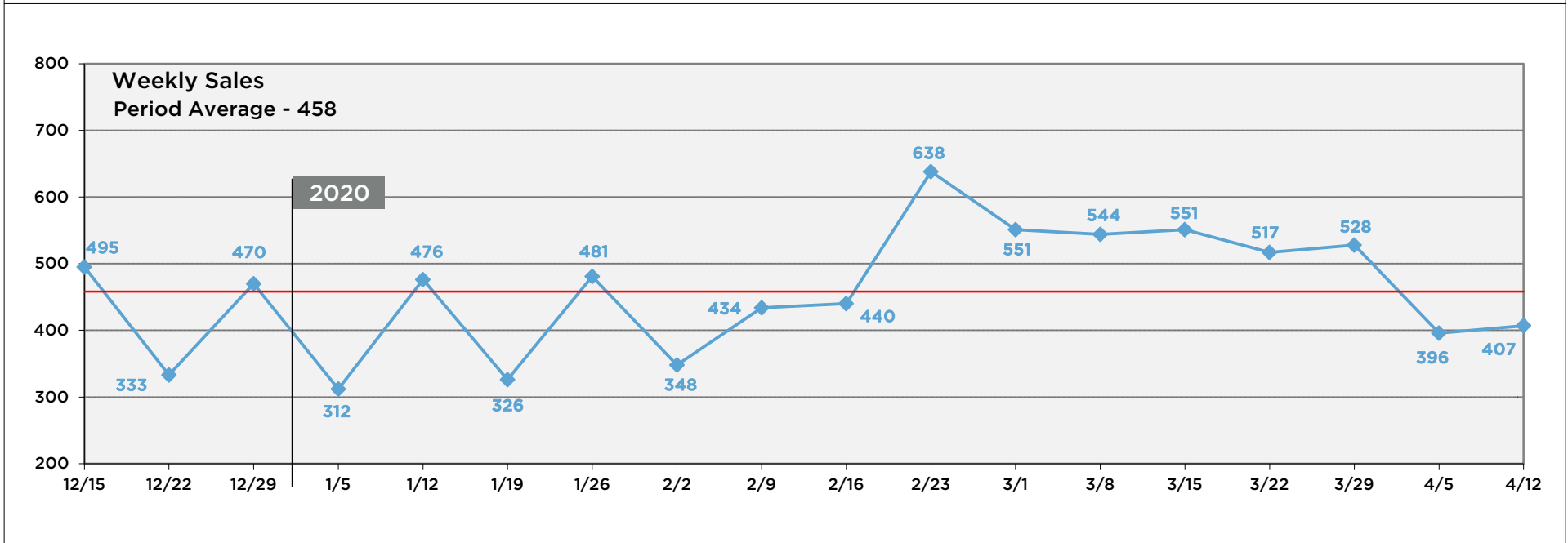
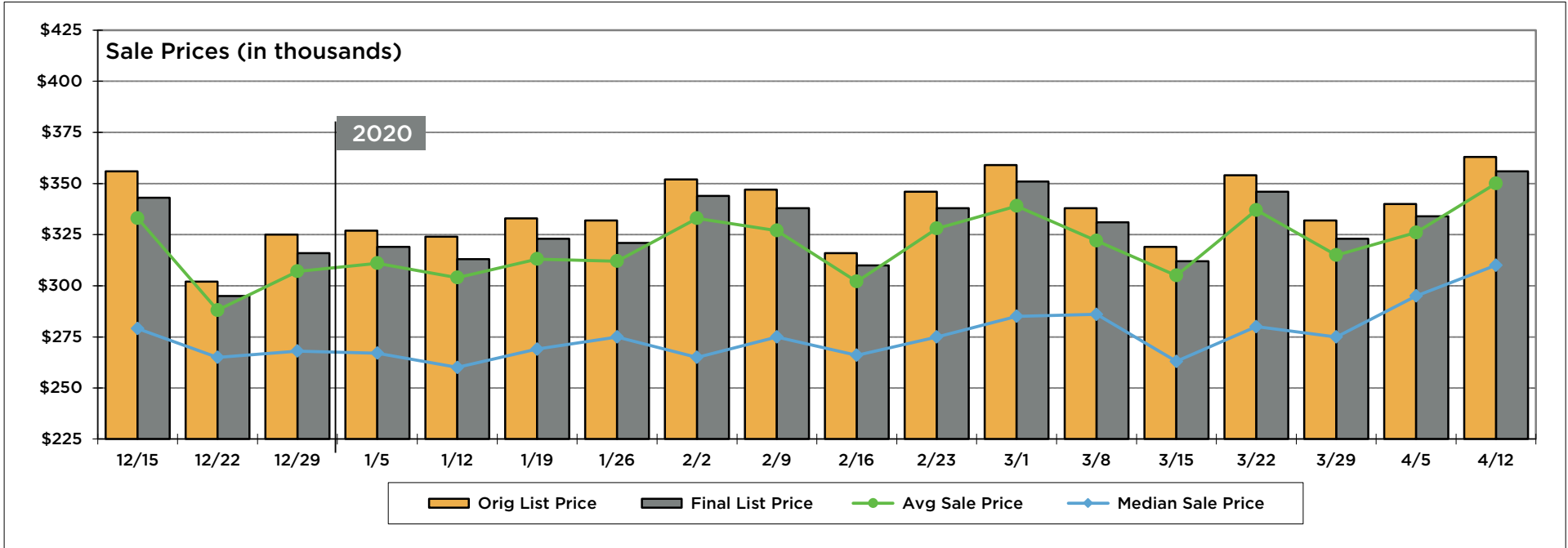
Beds / Baths

Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	2	3	3	6
Average Half Baths	0	0	0	0	0	1	1

Square Footage

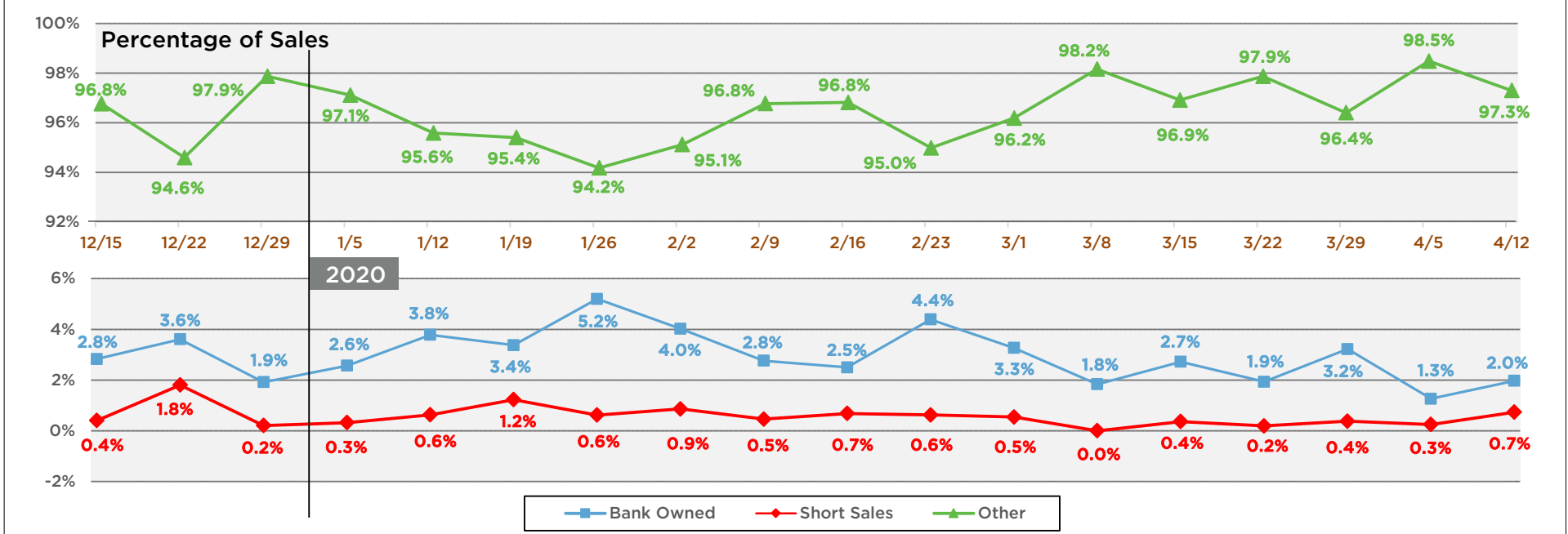
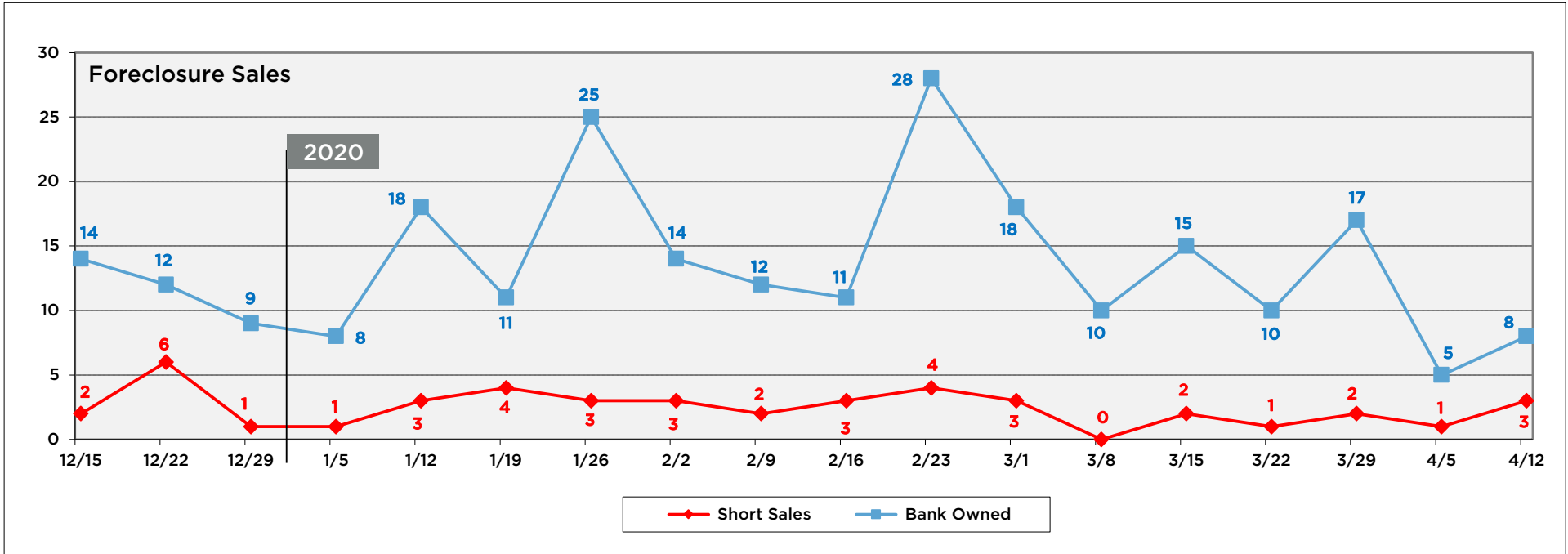
Average Square Feet	2,155	1,498	1,856	2,247	2,785	3,261	6,074
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Single Family Homes

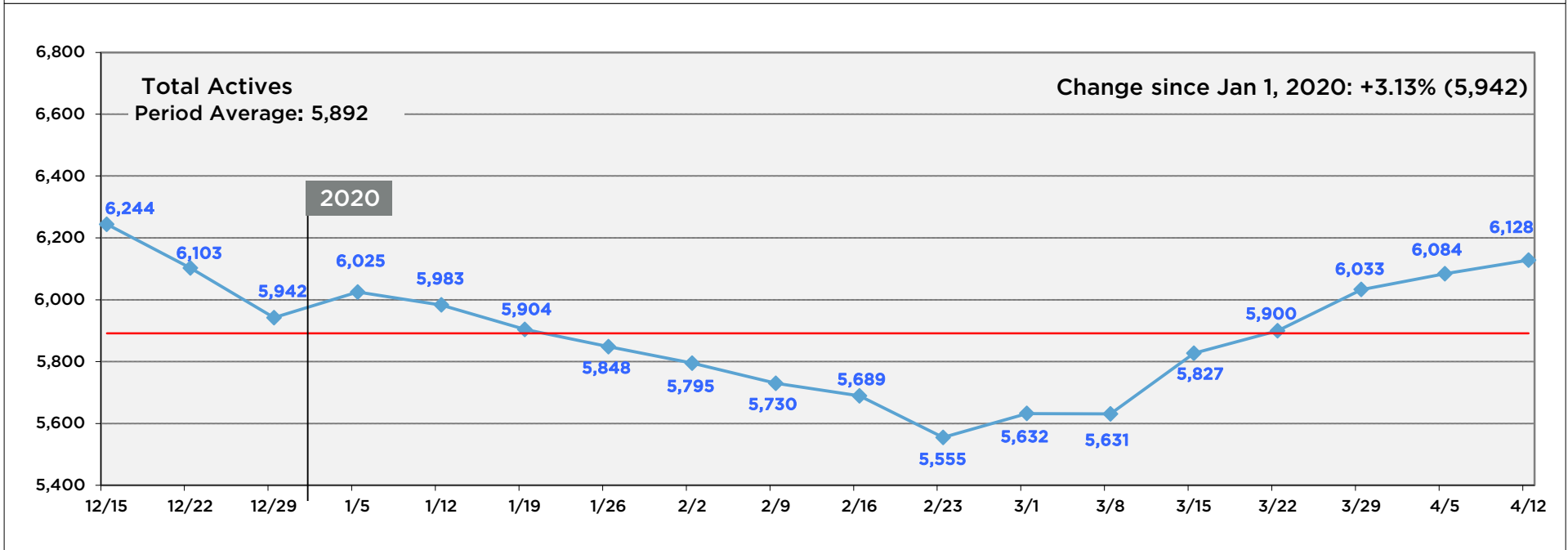
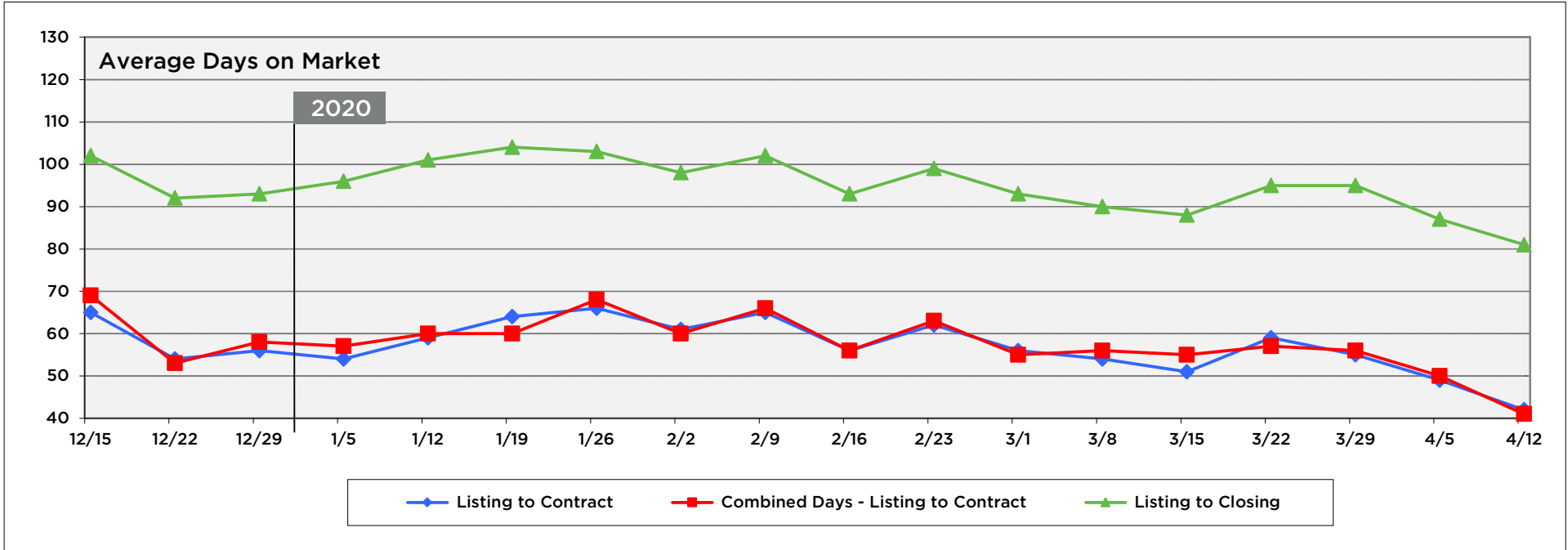




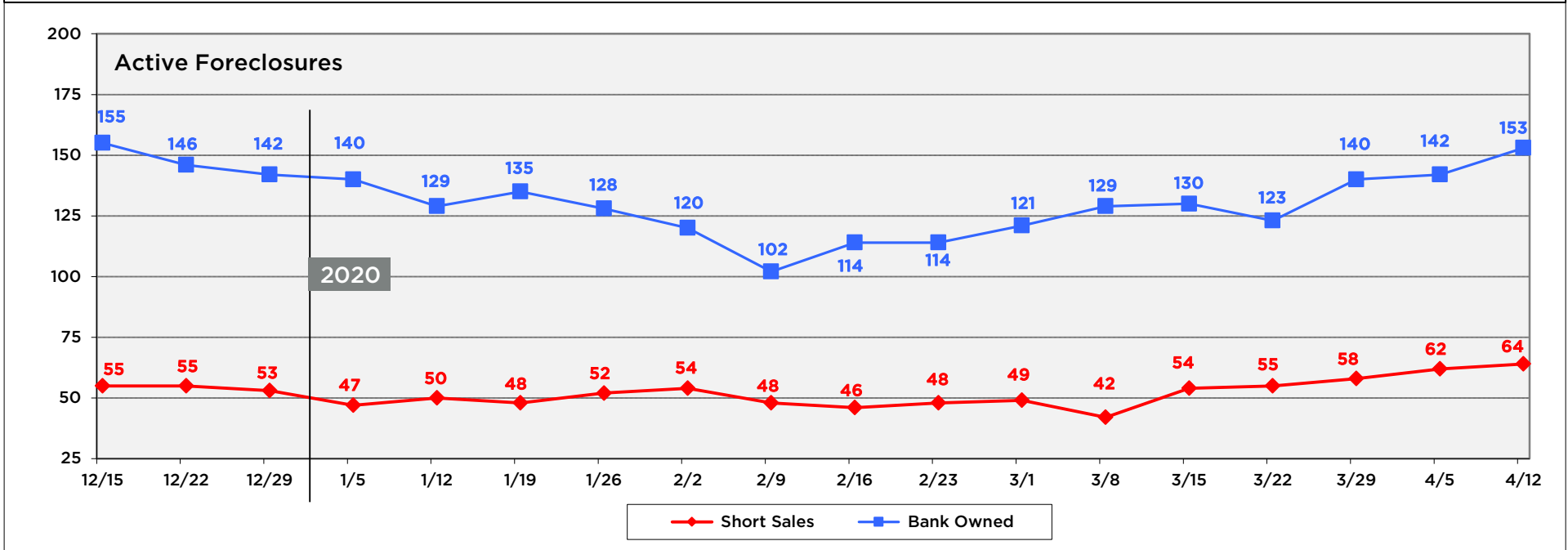
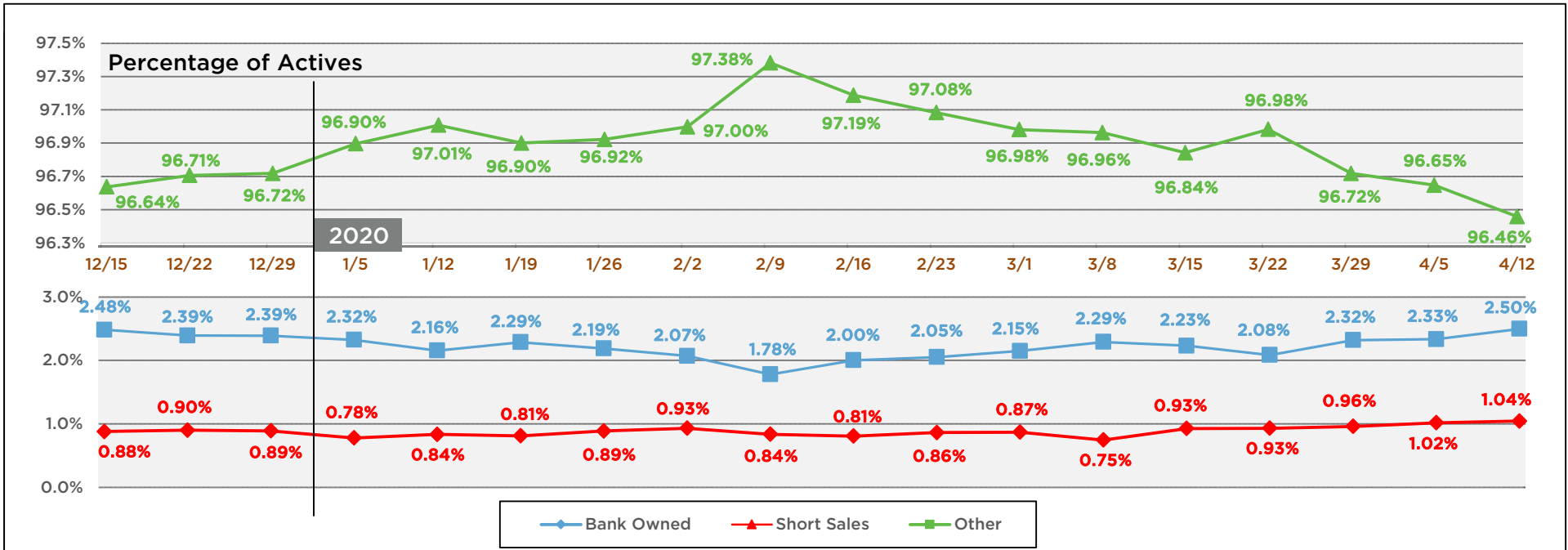
Single Family Homes



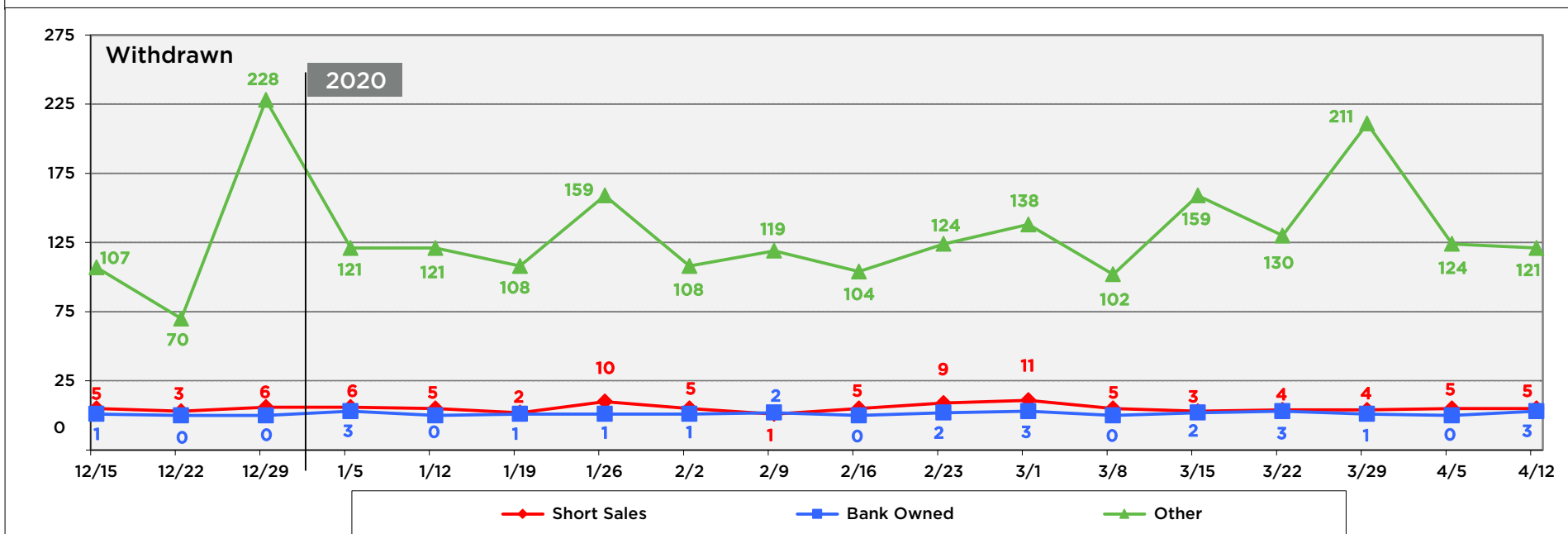
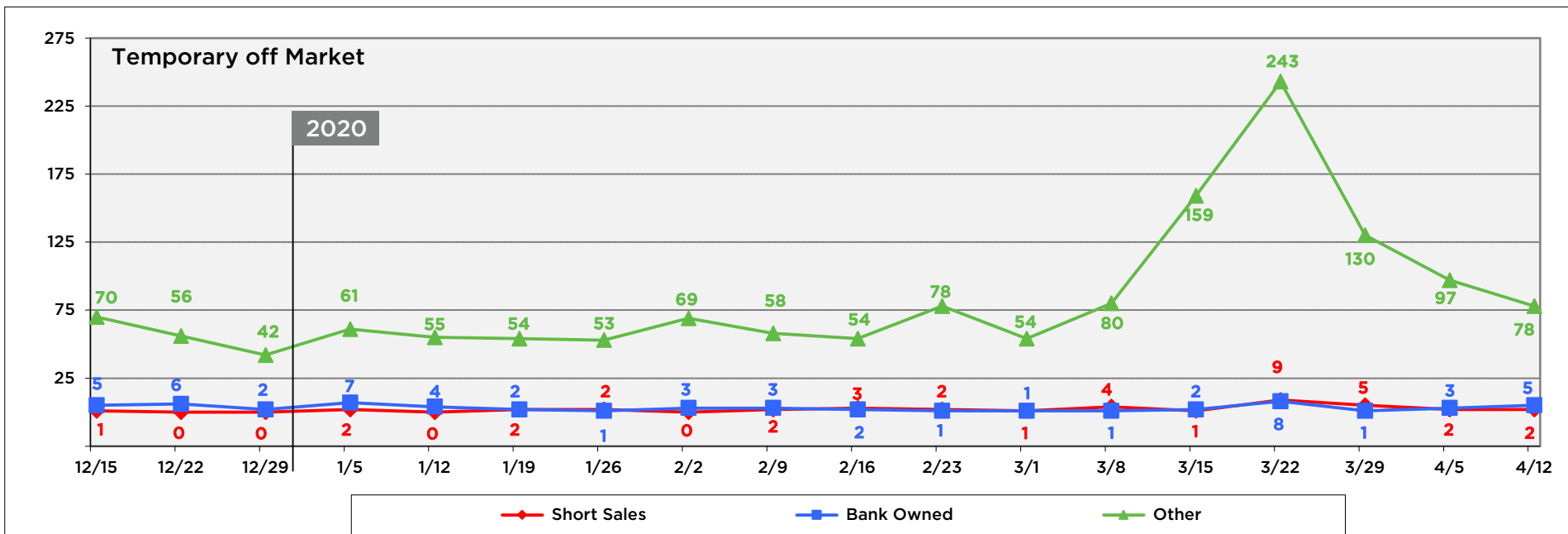
Single Family Homes



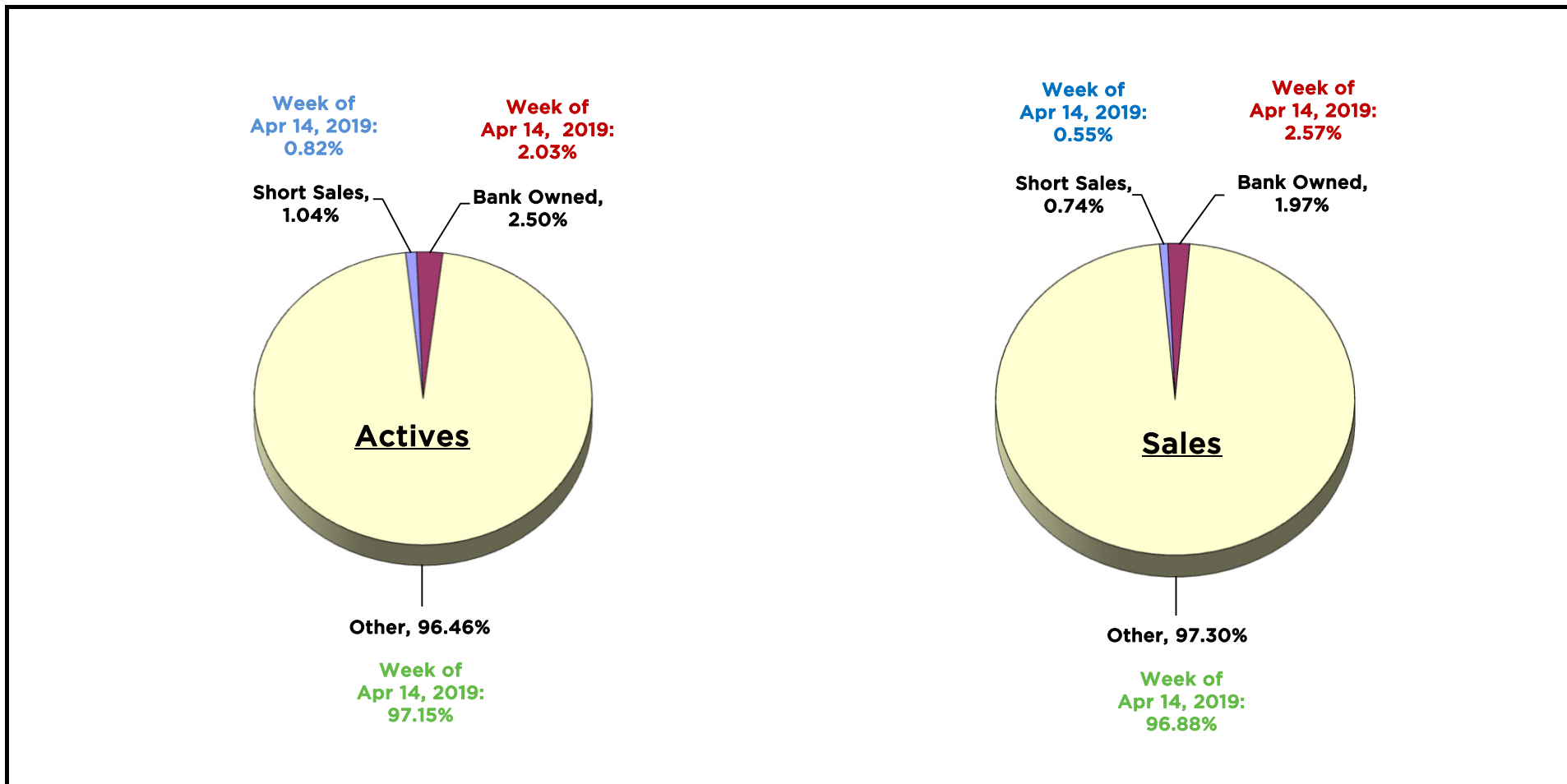
Single Family Homes



Single Family Homes



Single Family Homes



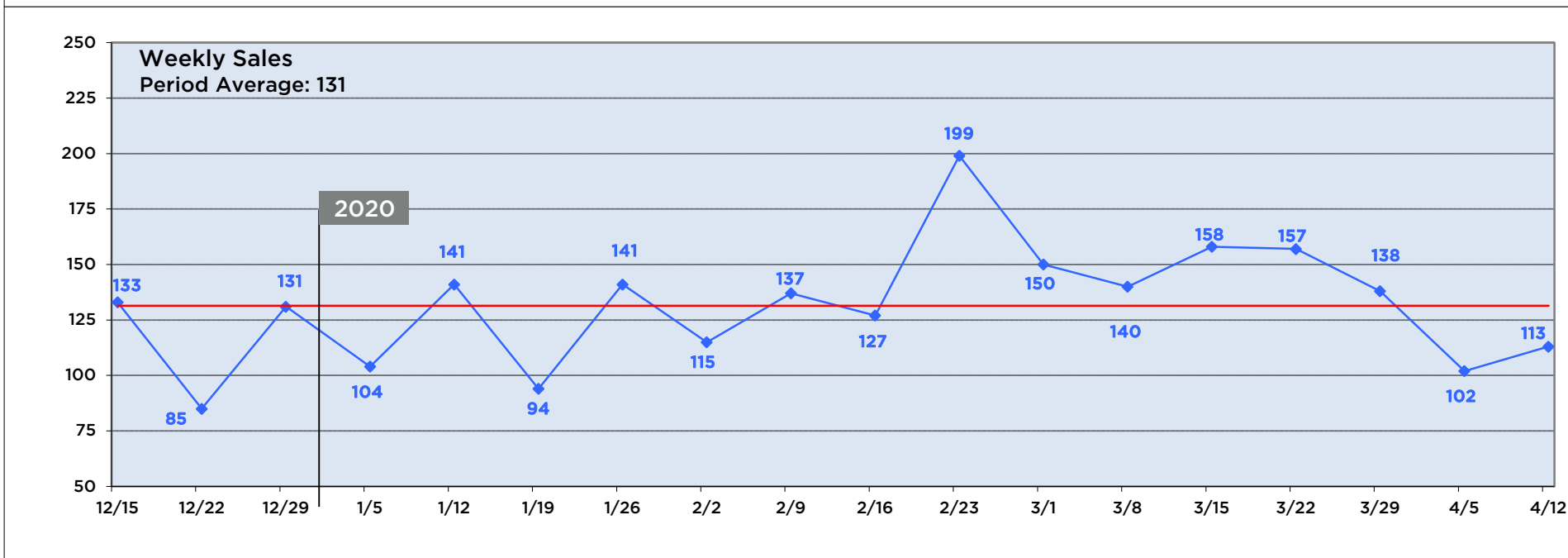
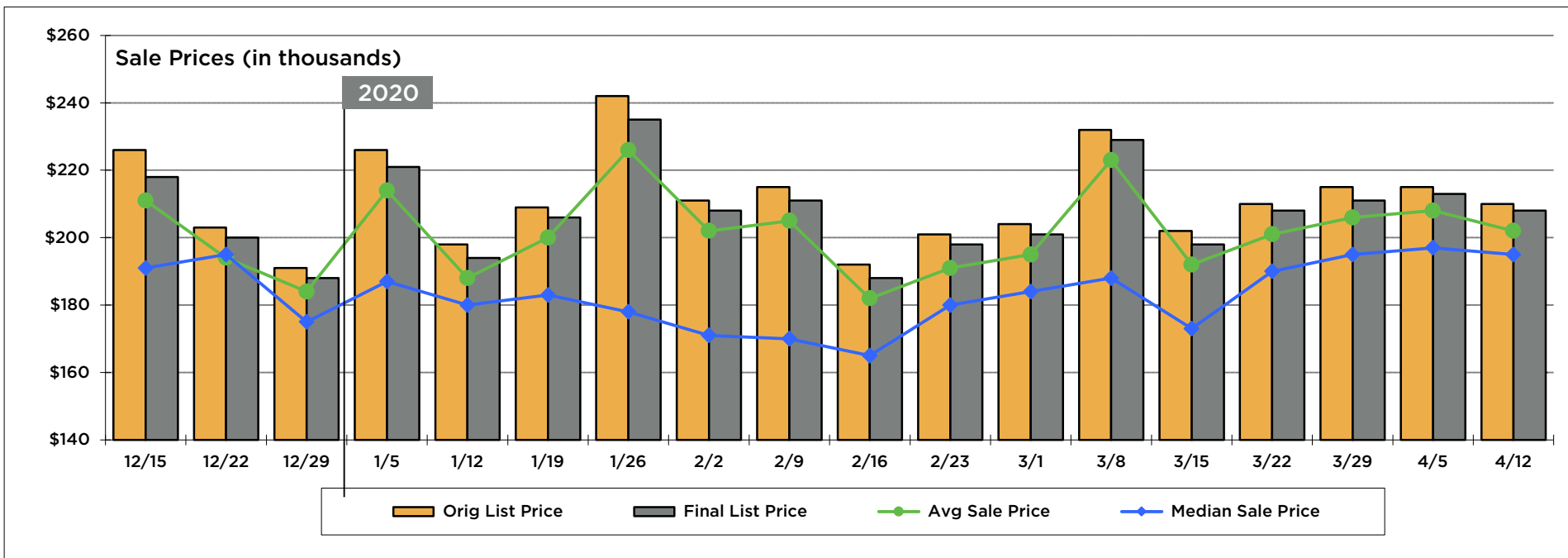
Where are the 48 Single Family Homes available for the Median Price of \$309,900? (± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		9	\$309,889	3.4	2.1	1,936	\$160.05
Casselberry	32707	2	\$309,700	4.0	2.0	2,103	\$147.27
Winter Springs / Tuskawilla	32708	1	\$309,900	3.0	2.0	2,090	\$148.28
Altamonte Springs / Forest City	32714	1	\$310,000	3.0	2.0	1,529	\$202.75
Geneva	32732	1	\$309,900	4.0	2.0	1,875	\$165.28
Longwood (East)	32750	1	\$310,000	3.0	3.0	1,588	\$195.21
Oviedo	32765	1	\$310,000	3.0	2.0	2,125	\$145.88
Chuluota/Oviedo	32766	1	\$309,900	3.0	2.0	1,537	\$201.63
Sanford / Lake Forest	32771	1	\$309,900	4.0	2.0	2,476	\$125.16
Orange County		15	\$309,967	3.9	2.2	2,038	\$152.11
Mount Dora	32757	1	\$310,000	5.0	3.0	2,814	\$110.16
Conway	32812	2	\$309,950	4.0	2.0	1,751	\$177.01
Union Park	32817	1	\$309,900	5.0	3.0	2,060	\$150.44
Taft	32824	3	\$309,967	4.0	2.0	2,311	\$134.13
Rio Pinar / Union Park	32825	1	\$309,900	3.0	2.0	1,799	\$172.26
Hunters Creek	32837	3	\$310,000	4.0	2.0	2,047	\$151.44
Ocoee	34761	1	\$310,000	5.0	3.0	2,416	\$128.31
Windermere	34786	1	\$310,000	3.0	2.0	1,726	\$179.61
Winter Garden / Oakland	34787	2	\$309,950	3.0	2.0	1,588	\$195.18
Osceola County		13	\$309,954	4.3	2.8	2,422	\$128.00
Kissimmee (Central)	34741	1	\$310,000	4.0	2.0	2,338	\$132.59
Kissimmee (West) / Pleasant Hill	34746	4	\$309,975	5.0	3.0	2,705	\$114.59
Kissimmee / Celebration	34747	3	\$309,967	4.0	3.0	2,125	\$145.87
Kissimmee / Poinciana	34758	2	\$309,950	4.0	3.0	2,796	\$110.85
St Cloud / Narcoossee	34771	2	\$309,900	4.0	2.0	2,008	\$154.33
St Cloud / Canoe Creek	34772	1	\$309,900	4.0	3.0	2,339	\$132.49
Lake County		11	\$309,973	3.7	2.2	2,346	\$132.14
Mount Dora	32757	3	\$310,000	4.0	2.0	2,394	\$129.49
Umatilla / Dona Vista	32784	1	\$309,900	2.0	2.0	2,426	\$127.74
Clermont (Central)	34711	2	\$310,000	4.0	2.0	2,167	\$143.05
Clermont (South)	34714	1	\$309,999	4.0	2.0	2,505	\$123.75
Minneola	34715	1	\$309,900	3.0	3.0	2,483	\$124.81
Groveland	34736	2	\$309,950	4.0	2.0	2,194	\$141.27
Howey in the Hills	34737	1	\$310,000	4.0	3.0	2,485	\$124.75

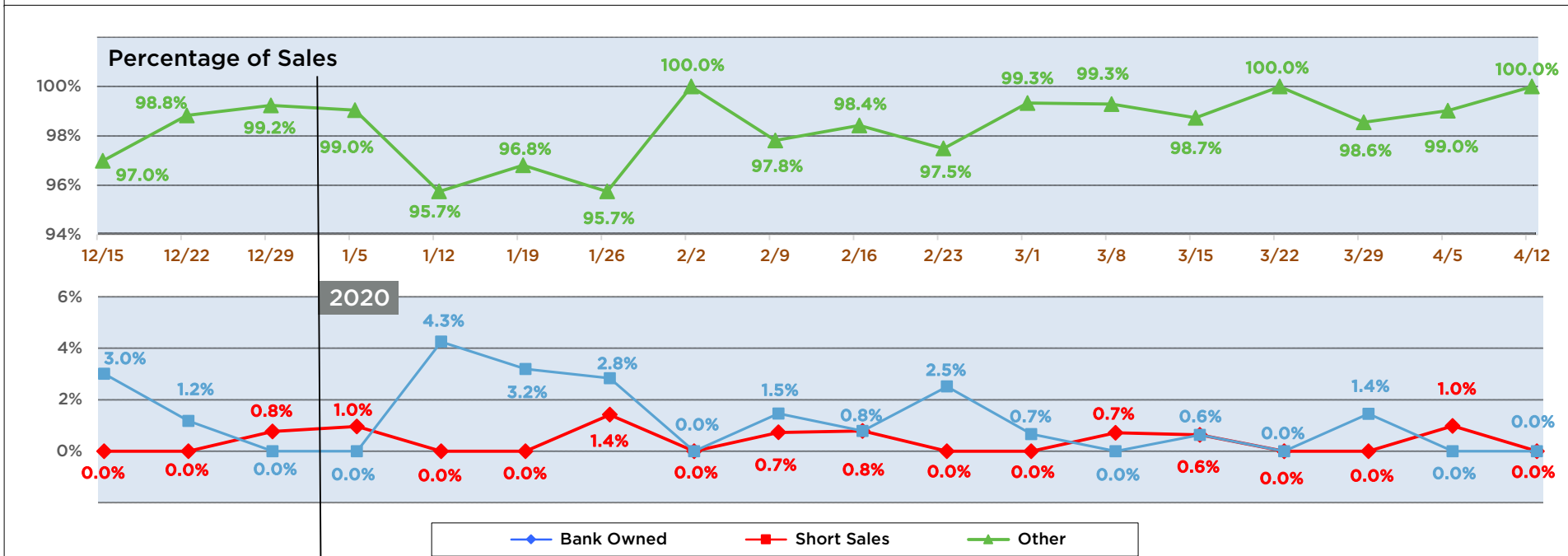
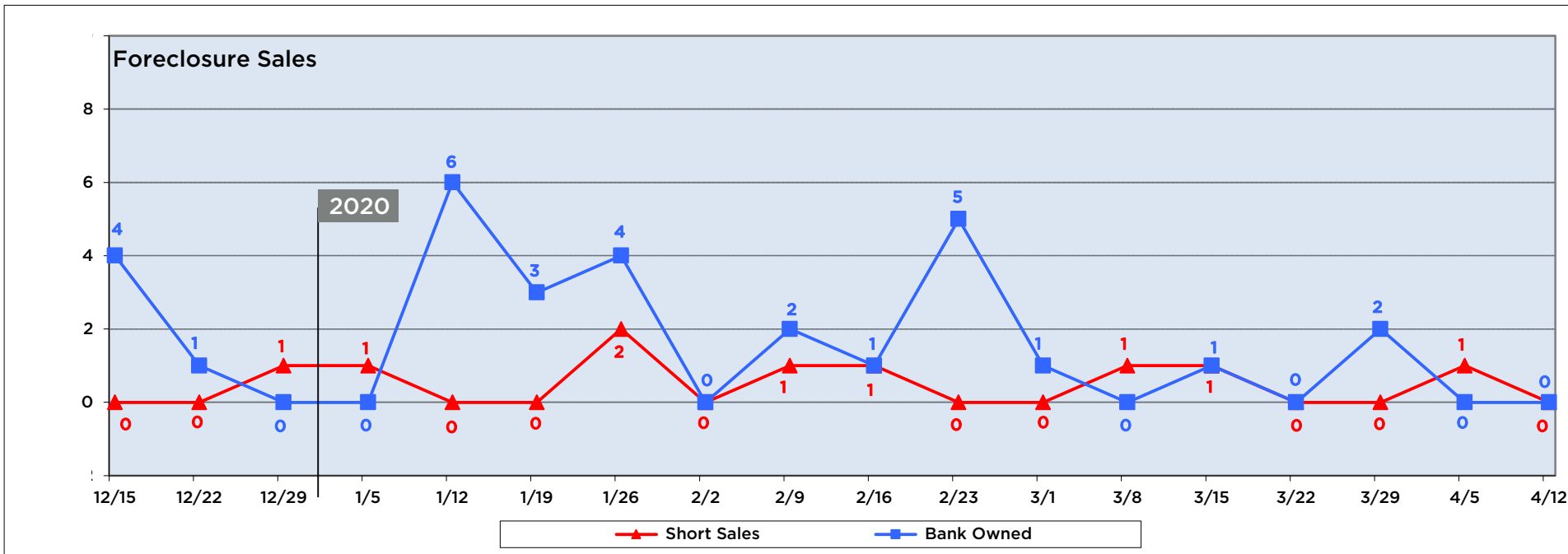
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	113	87	14	8	3	1	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	113	87	14	8	3	1	0
Active Listings	2,056	1,479	259	221	60	31	6
Bank Owned	32	28	3	0	1	0	0
Short Sales	5	3	1	1	0	0	0
Other	2,019	1,448	255	220	59	31	6
Months of Inventory	4	4	4	6	5	7	0
<i>List Price</i>							
Average Original List Price	\$209,891	\$173,756	\$274,164	\$344,225	\$479,933	\$569,999	\$0
Average Final List Price	\$207,672	\$171,322	\$273,207	\$341,038	\$479,933	\$569,000	\$0
<i>Sale Price</i>							
Average Price	\$202,072	\$166,396	\$269,767	\$331,438	\$463,133	\$540,000	\$0
Median Price	\$195,000	\$166,500	\$266,123	\$322,500	\$450,000	\$540,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,219	-\$2,434	-\$957	-\$3,187	\$0	-\$999	\$0
Original List to Sale Price - \$	-\$7,819	-\$7,360	-\$4,397	-\$12,787	-\$16,800	-\$29,999	\$0
Final List to Sale Price - \$	-\$5,600	-\$4,926	-\$3,440	-\$9,600	-\$16,800	-\$29,000	\$0
Original List to Sale Price - %	96.27%	95.76%	98.40%	96.29%	96.50%	94.74%	0.00%
Final List to Sale Price - %	97.30%	97.12%	98.74%	97.19%	96.50%	94.90%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	40	44	32	38	3	14	0
Combined Avg Days to Contract	41	43	32	53	3	14	0
Avg Days Listing to Closing	79	81	73	89	38	60	0
Avg Days Contract to Close	38	37	41	50	34	46	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	2	0
Average Full Baths	2	2	2	3	2	2	0
Average Half Baths	0	0	1	1	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,393	1,240	1,811	1,983	2,239	1,632	0

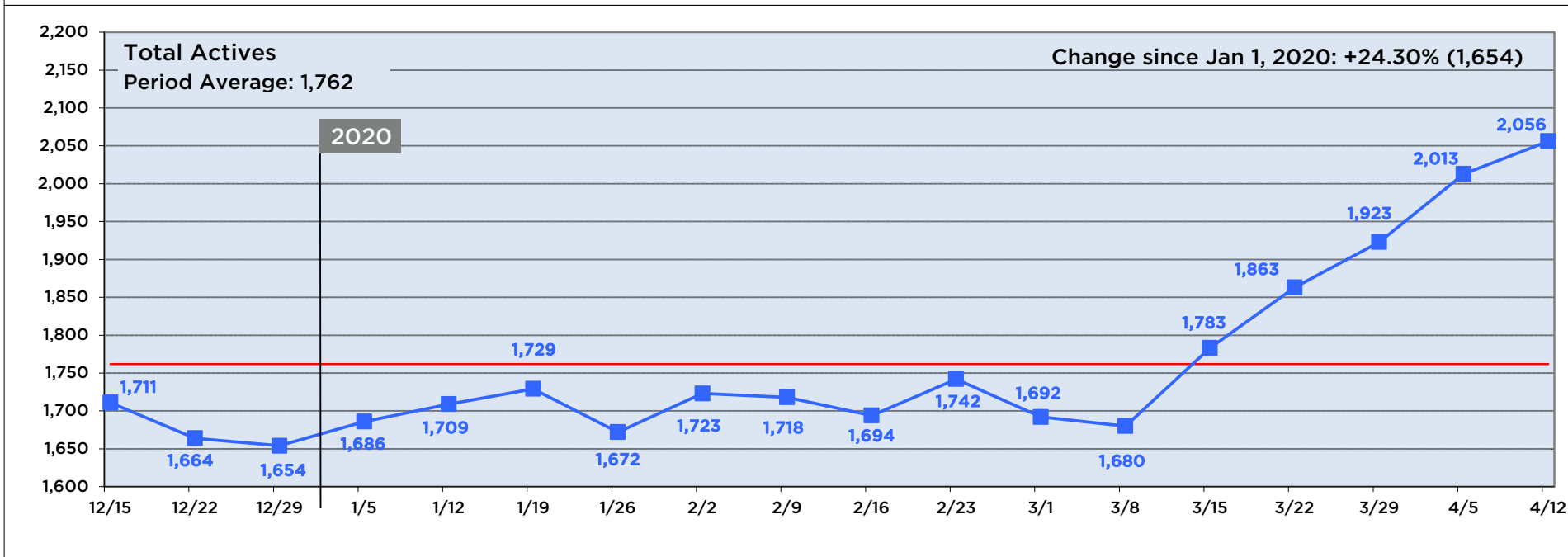
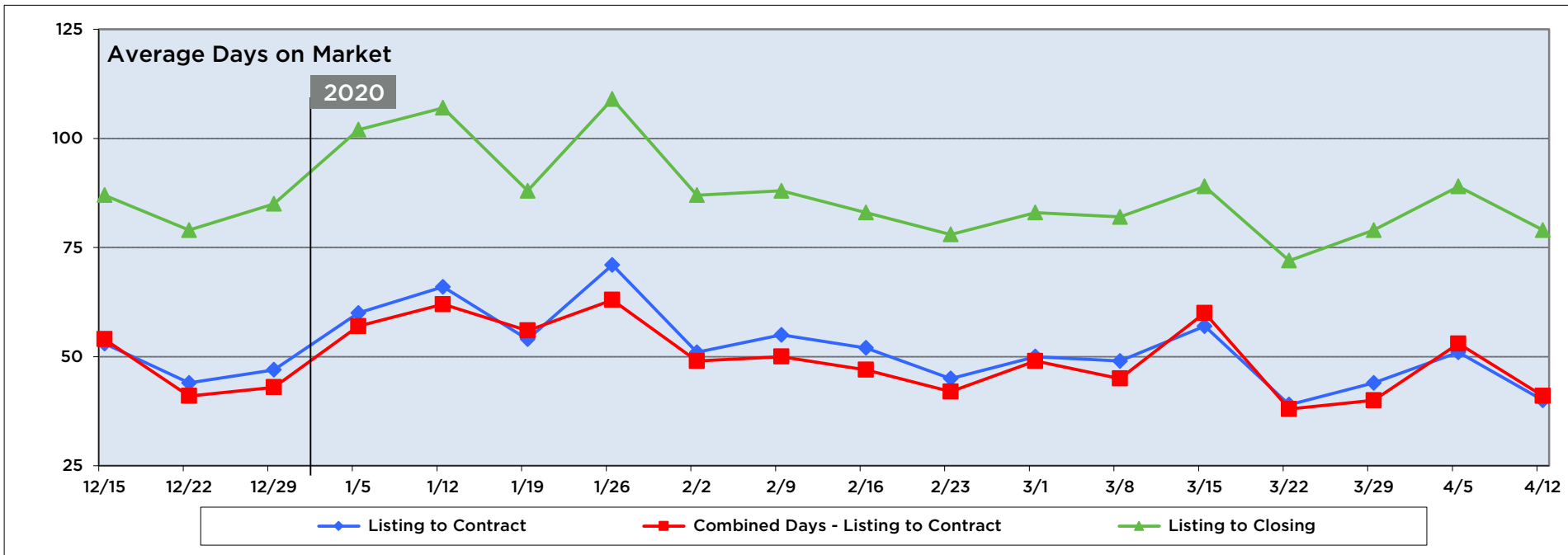
Condos, Townhomes, Villas



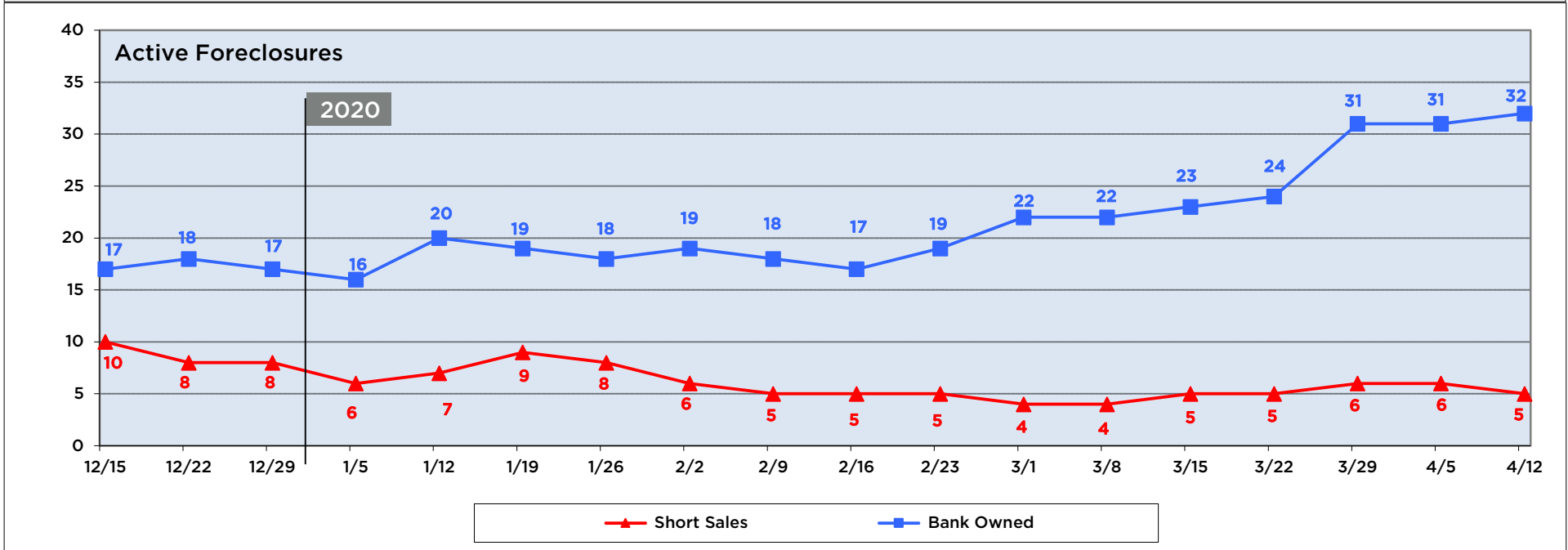
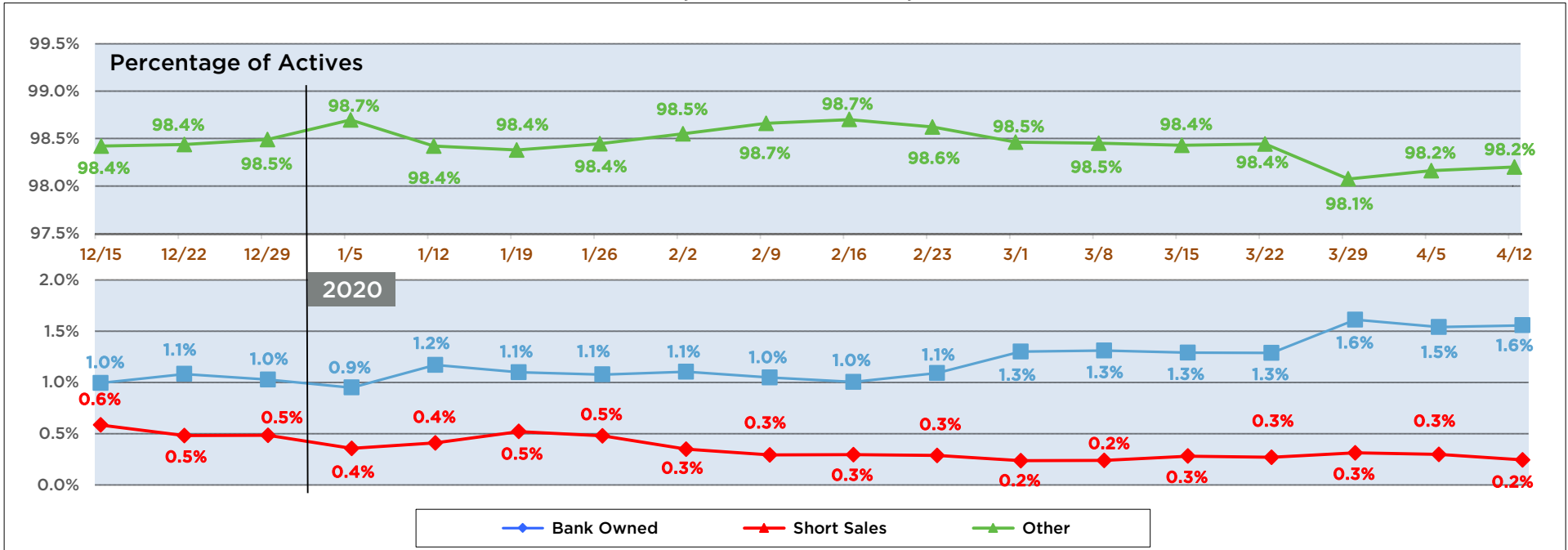
Condos, Townhomes, Villas



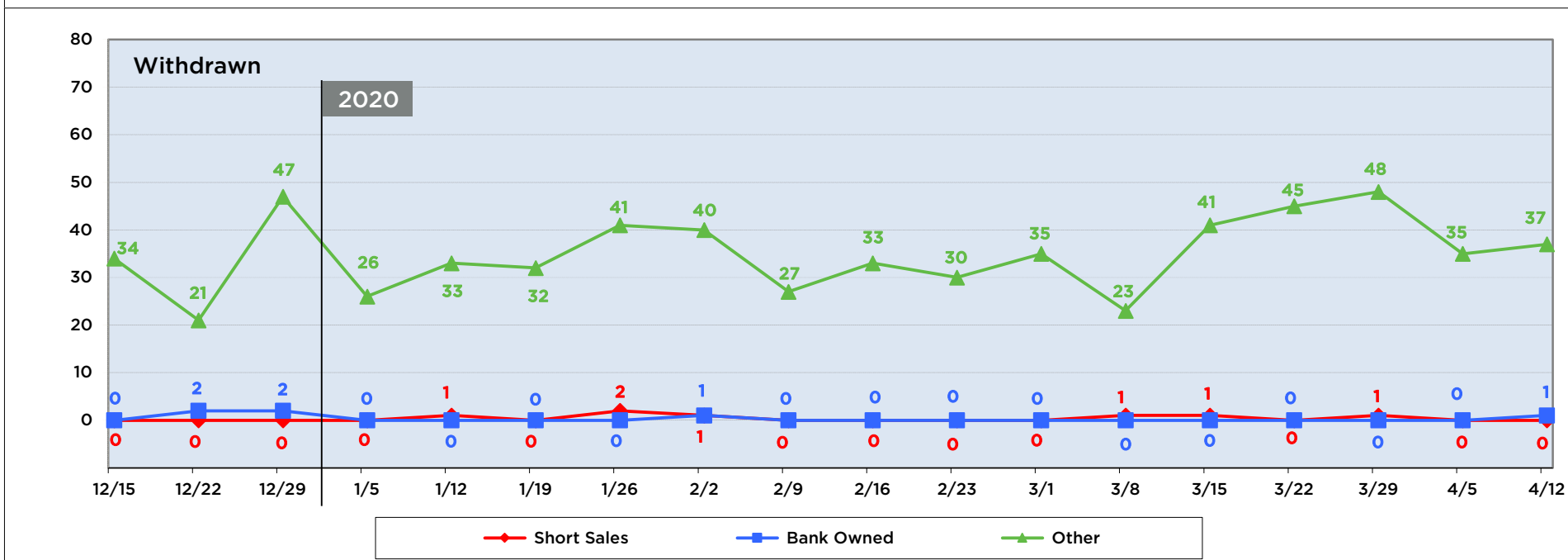
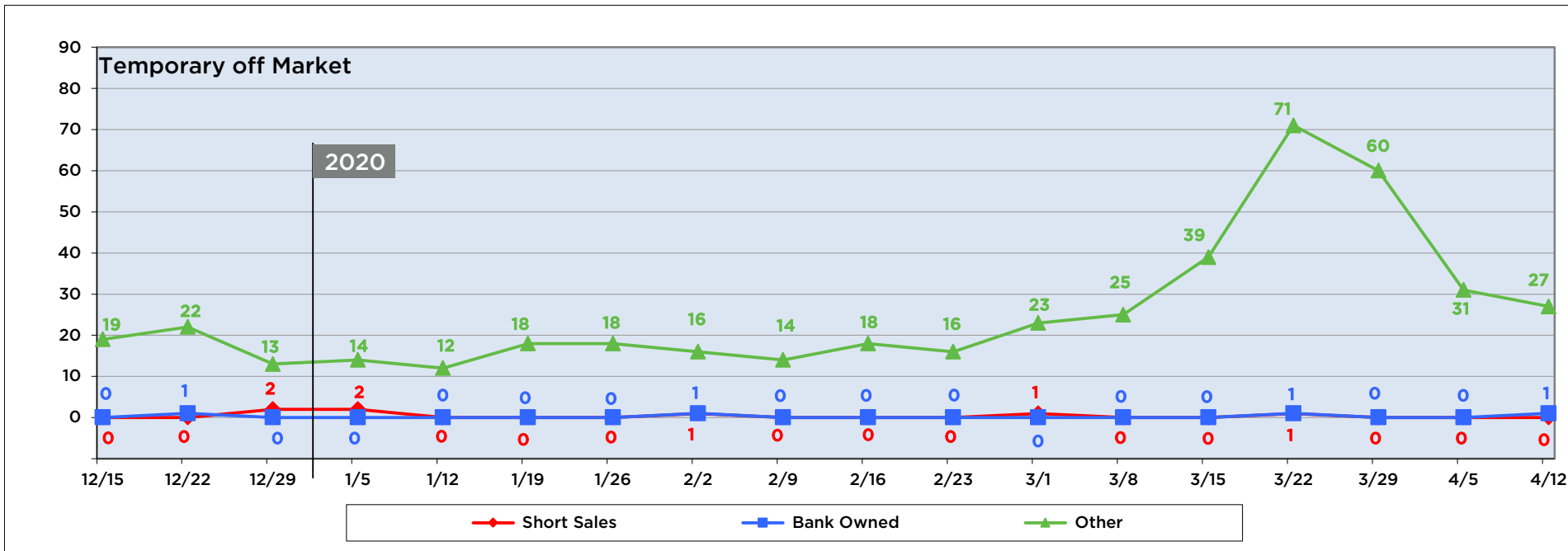
Condos, Townhomes, Villas



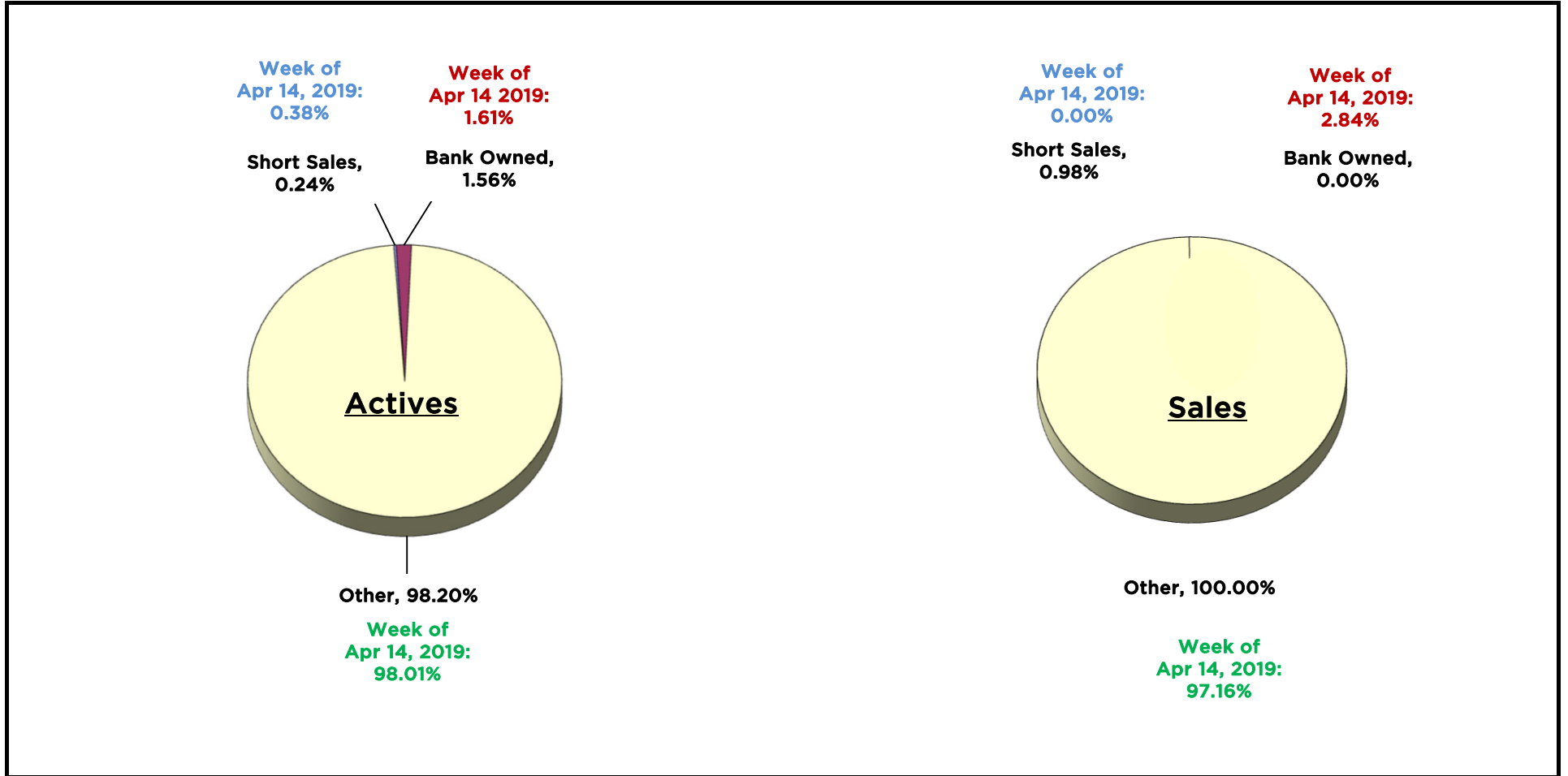
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 27 Condos, Townhomes, or Villas available for the Median Price of \$195,000?

(± \$500)

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		2	\$195,000	3.0	2.0	1,318	\$147.95
Casselberry	32707	2	\$195,000	3.0	2.0	1,318	\$147.95
Orange County		14	\$194,874	2.4	2.0	1,190	\$163.71
Apopka (North)	32712	1	\$194,800	3.0	2.0	1,540	\$126.49
Orlando (Downtown)	32801	1	\$194,990	2.0	2.0	1,059	\$184.13
College Park	32804	1	\$194,500	2.0	2.0	1,054	\$184.54
Washington Shores	32805	1	\$195,000	4.0	2.0	1,656	\$117.75
Williamsburg / Lake Bryan	32821	5	\$194,892	2.0	2.0	1,004	\$194.12
Research Park	32826	1	\$194,500	2.0	2.0	1,106	\$175.86
Union Park / Chickasaw	32829	1	\$195,000	2.0	2.0	1,304	\$149.54
Moss Park	32832	1	\$194,990	2.0	2.0	1,071	\$182.06
Metro West / Orlo Vista	32835	1	\$195,000	3.0	2.0	1,447	\$134.76
Hunters Creek	32837	1	\$195,000	3.0	2.0	1,408	\$138.49
Osceola County		11	\$194,986	3.0	2.0	1,493	\$130.61
Kissimmee (Central)	34741	3	\$195,000	3.0	2.0	1,308	\$149.08
Kissimmee / Buena Ventura Lakes	34743	2	\$194,950	3.0	2.0	1,816	\$107.35
Kissimmee (West) / Pleasant Hill	34746	4	\$195,000	3.0	2.0	1,492	\$130.70
Kissimmee / Celebration	34747	2	\$194,975	3.0	2.0	1,449	\$134.56