



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of June 7, 2020 - June 13, 2020

Single-family existing homes

- Sales of single-family homes increased to 444 during the week of Jun 7, from 405 the week prior
- The median price of single family homes decreased to \$289,243, a change of -3.6%
- The number of single-family home foreclosure transactions increased to 12 last week, from 7 the week of May 31
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory decreased by 115, and now sits at 5,517

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 104 during the week of Jun 7, from 134 the week prior
- The median price of condos, townhomes, and villas increased to \$179,000, a change of 6.5%
- The number of condo, townhome and villa foreclosure transactions remained constant at 2
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 10, and now sits at 2,260

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	444	141	101	118	43	34	7
Bank Owned	12	8	2	1	0	0	1
Short Sales	1	1	0	0	0	0	0
Other	431	132	99	117	43	34	6
Active Listings	5,517	1,226	718	1,233	742	1,158	440
Bank Owned	87	44	14	18	3	4	4
Short Sales	47	21	8	11	3	4	0
Other	5,383	1,161	696	1,204	736	1,150	436
Months of Inventory	3	2	2	2	4	8	15

List Price

Average Original List Price	\$345,680	\$203,567	\$279,043	\$359,592	\$469,802	\$697,301	\$1,464,857
Average Final List Price	\$338,734	\$199,356	\$275,186	\$353,150	\$456,357	\$683,292	\$1,424,000

Sale Price

Average Price	\$329,859	\$194,070	\$272,726	\$344,430	\$443,481	\$654,960	\$1,366,714
Median Price	\$289,243	\$205,000	\$270,000	\$343,625	\$440,000	\$584,000	\$1,212,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$6,946	-\$4,211	-\$3,857	-\$6,442	-\$13,445	-\$14,009	-\$40,857
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,821	-\$9,497	-\$6,317	-\$15,162	-\$26,321	-\$42,341	-\$98,143
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,875	-\$5,286	-\$2,460	-\$8,720	-\$12,876	-\$28,332	-\$57,286
<i>Original</i> List to <i>Sale</i> Price - %	95.42%	95.33%	97.74%	95.78%	94.40%	93.93%	93.30%
<i>Final</i> List to <i>Sale</i> Price - %	97.38%	97.35%	99.11%	97.53%	97.18%	95.85%	95.98%

Days on the Market

Avg Days Listing to Contract	53	44	44	55	65	89	65
Combined Avg Days to Contract	54	41	42	59	62	96	156
Avg Days Listing to Closing	93	86	84	93	103	128	106
Avg Days Contract to Close	39	41	39	37	38	39	40

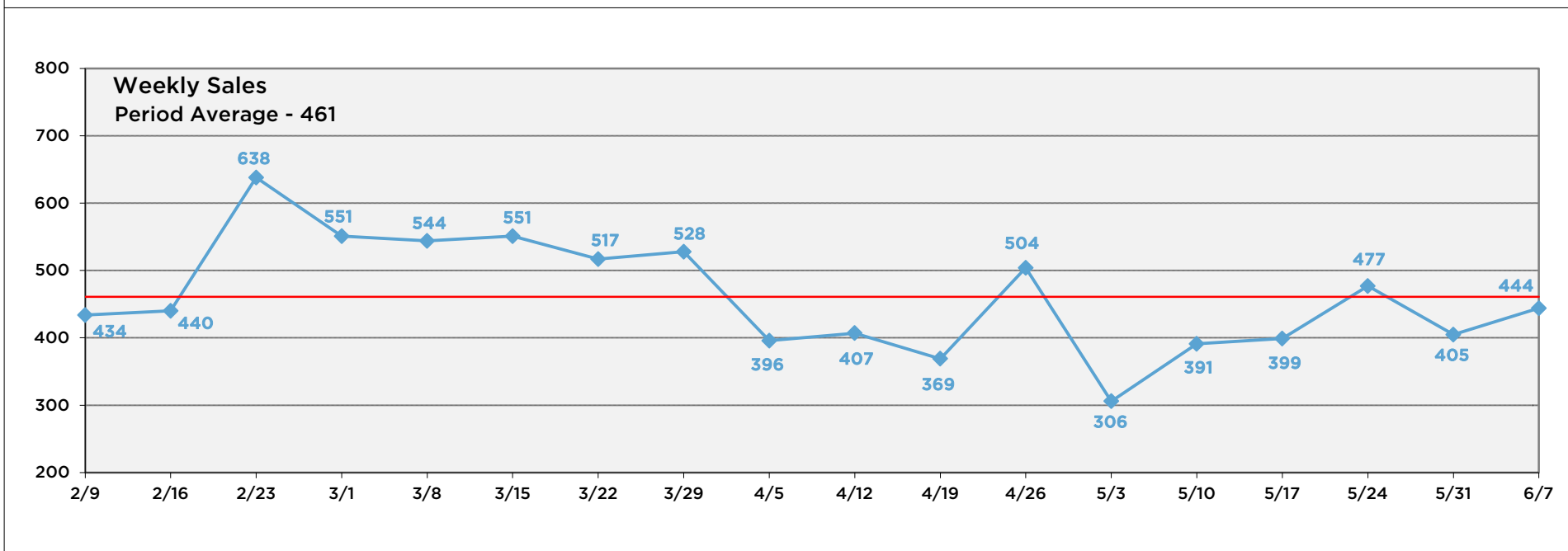
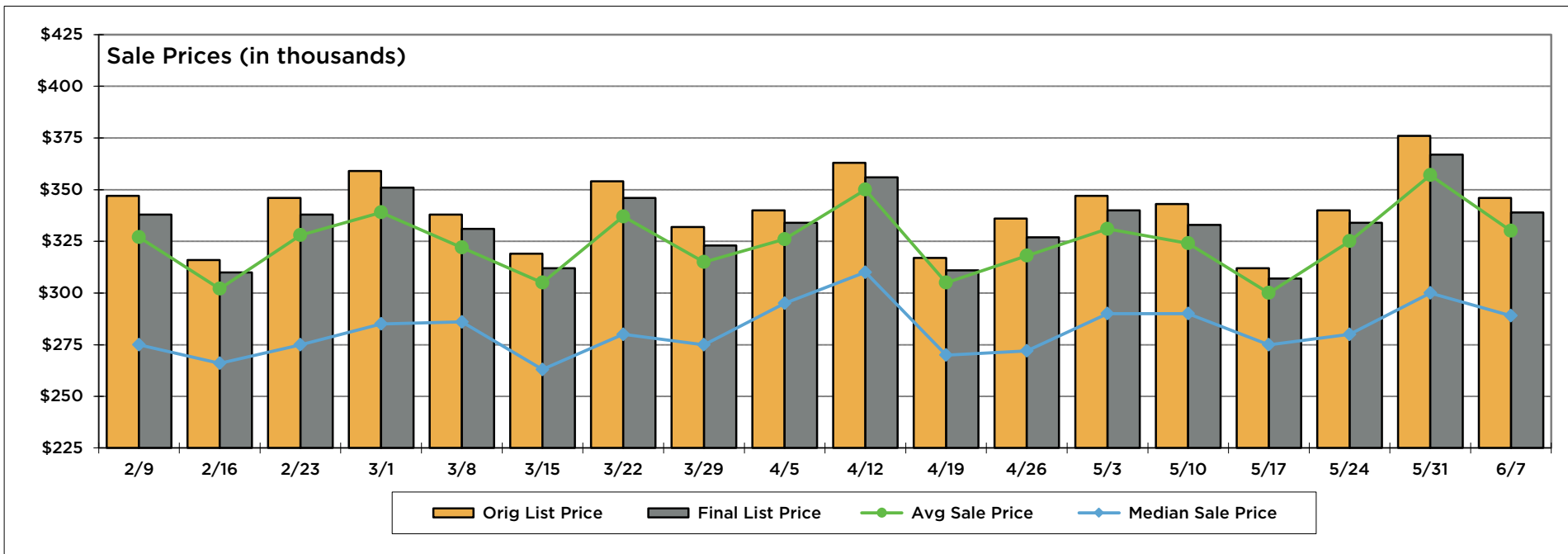
Beds / Baths

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

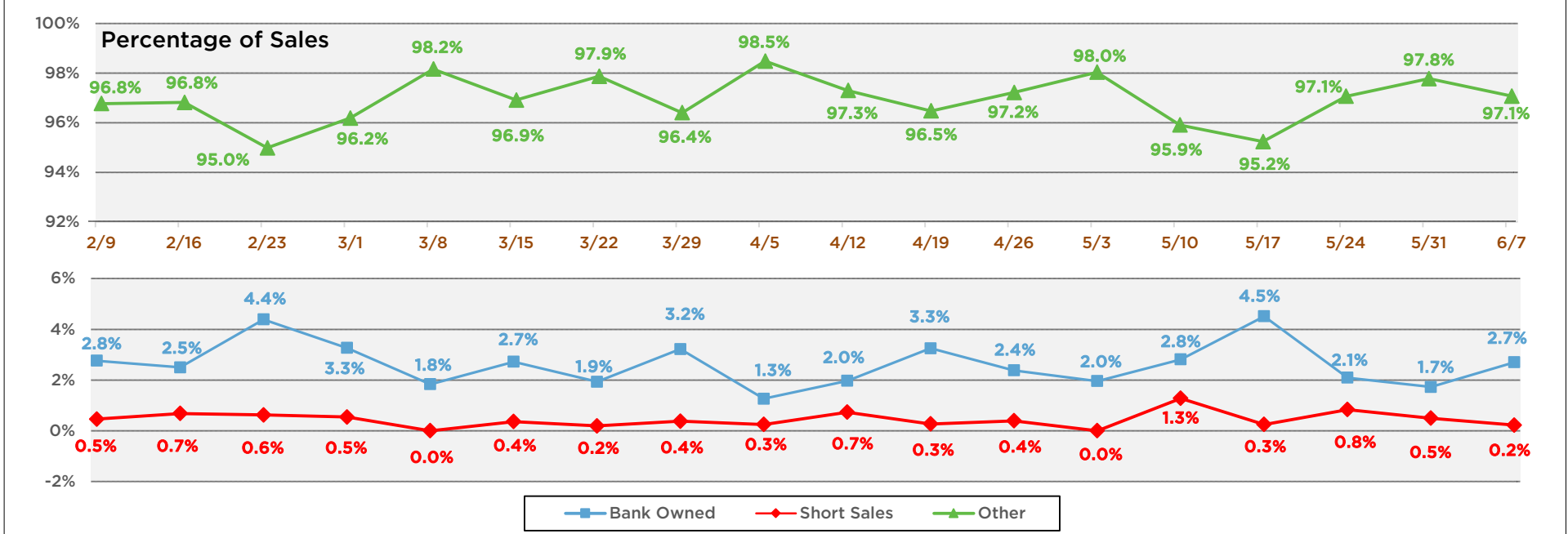
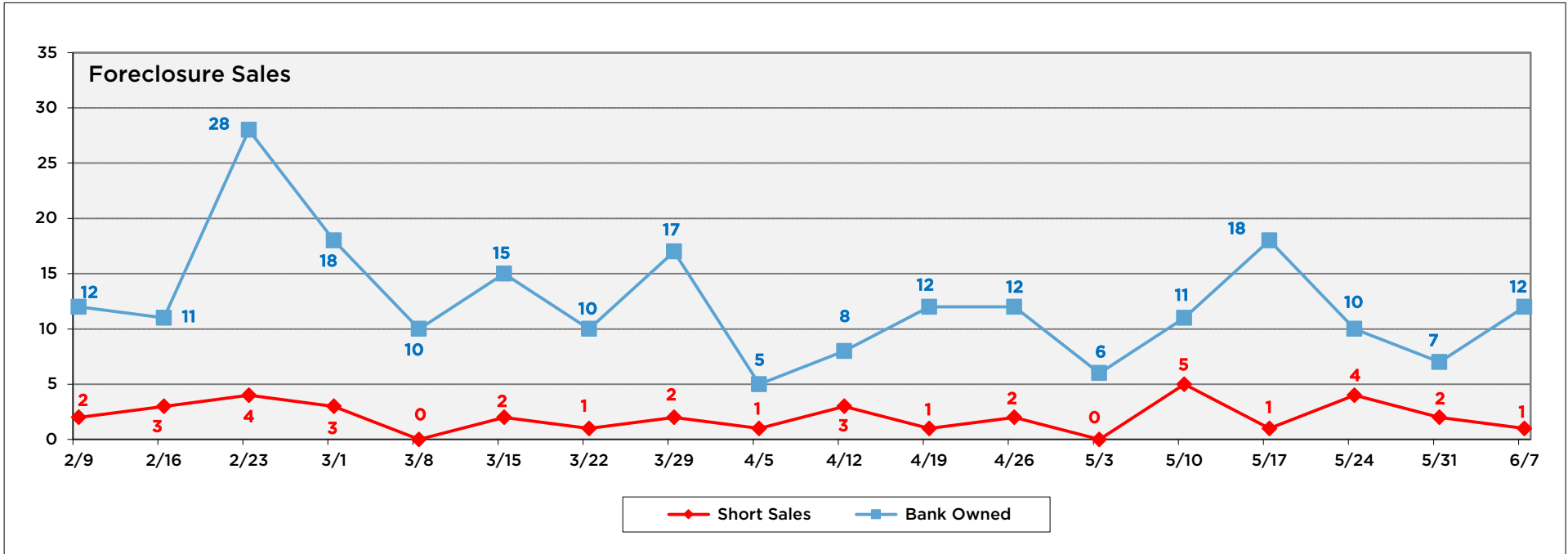
Square Footage

Average Square Feet	2,175	1,456	1,836	2,406	2,733	3,560	7,488
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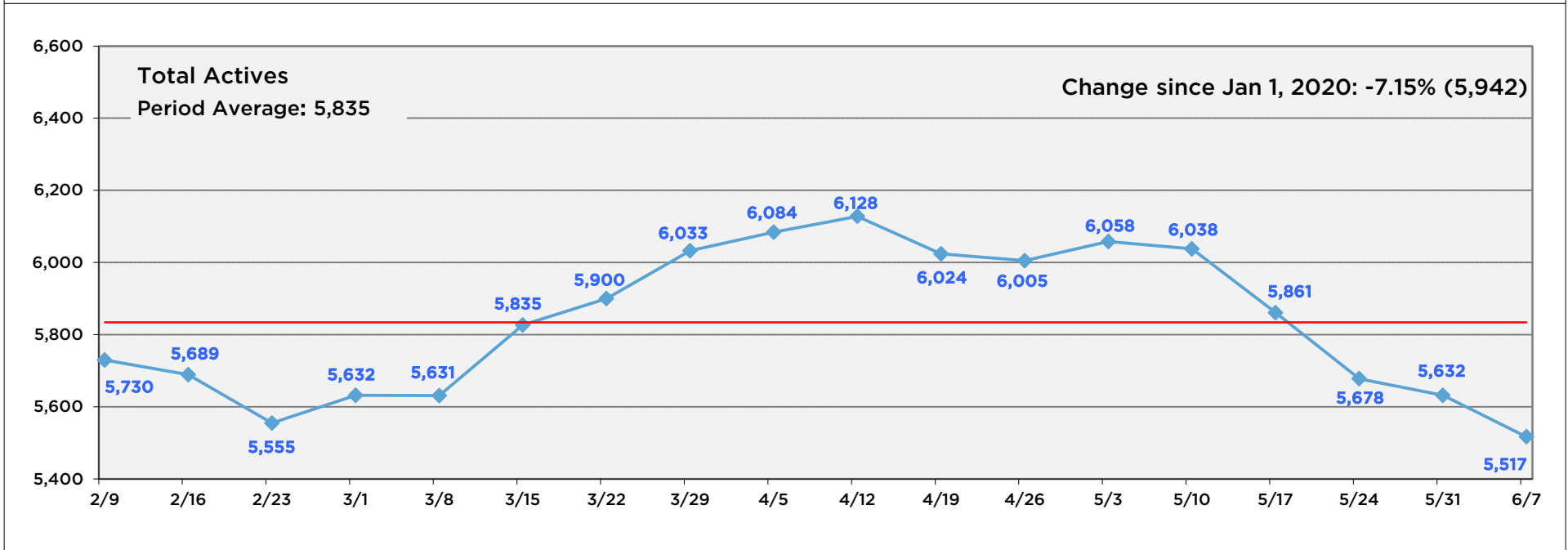
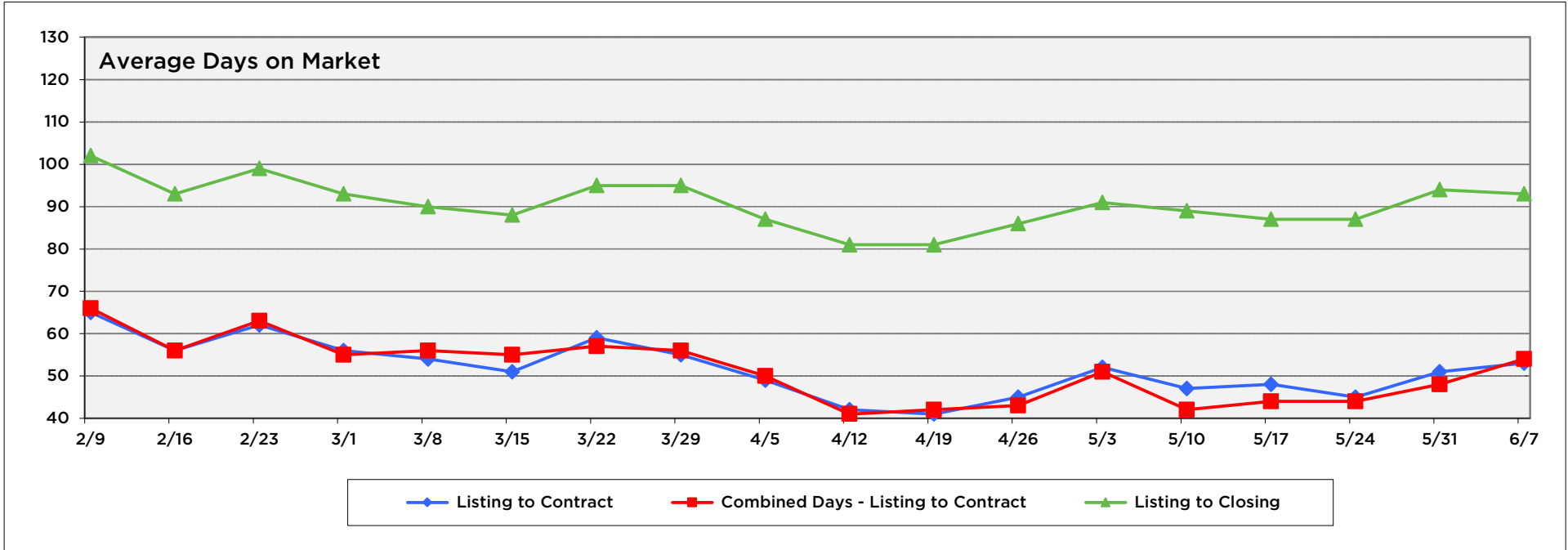
Single Family Homes



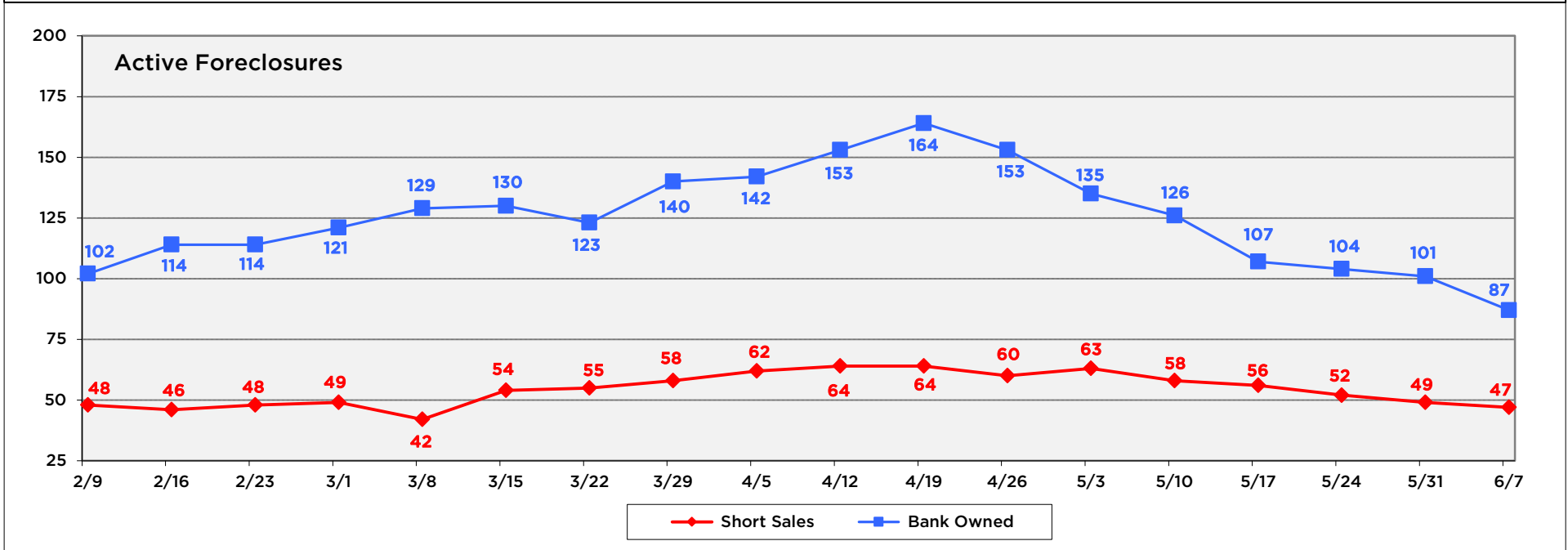
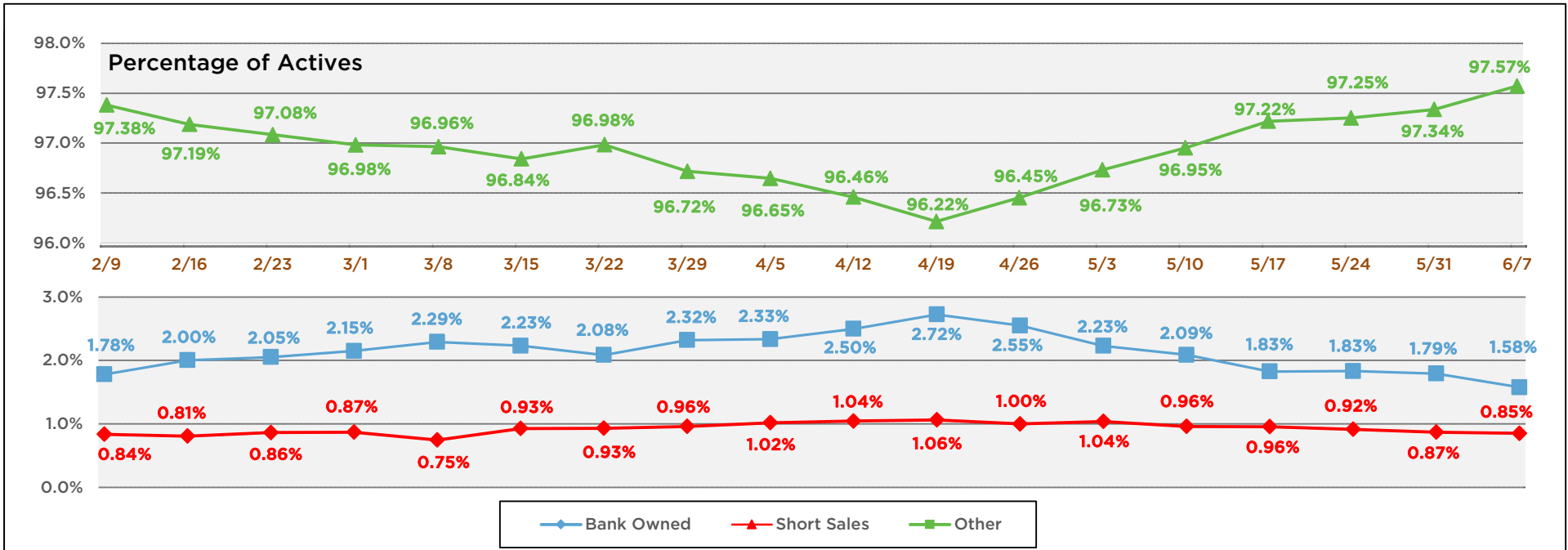
Single Family Homes



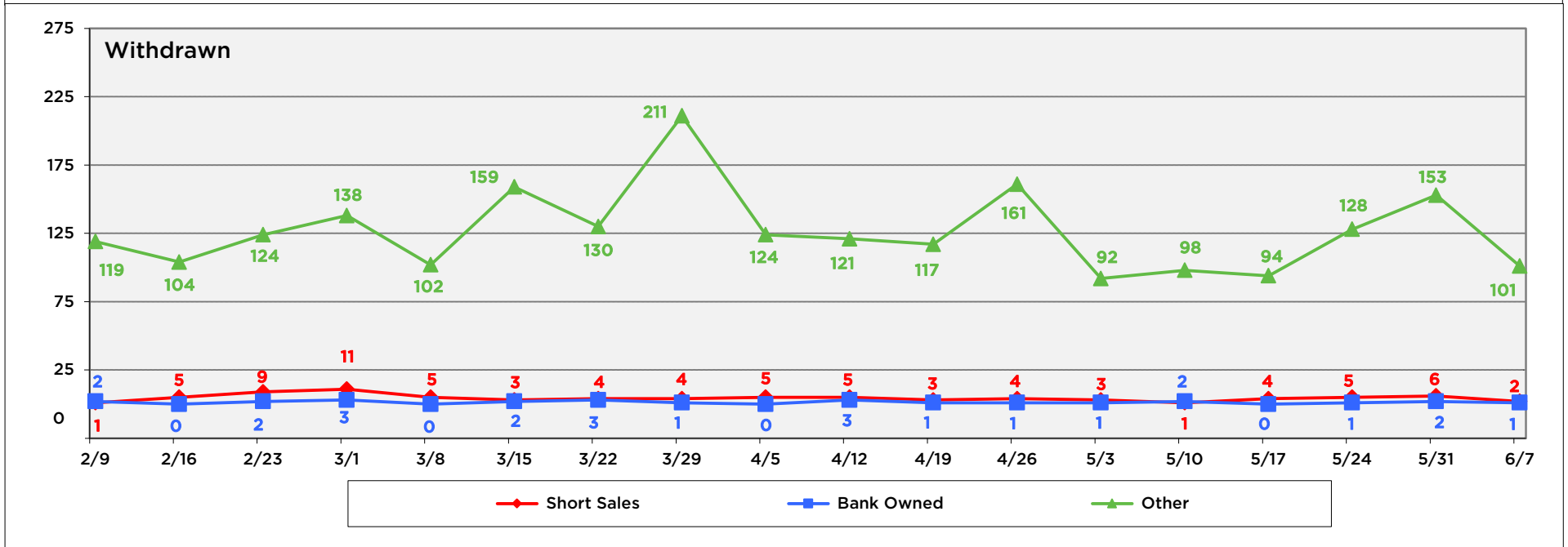
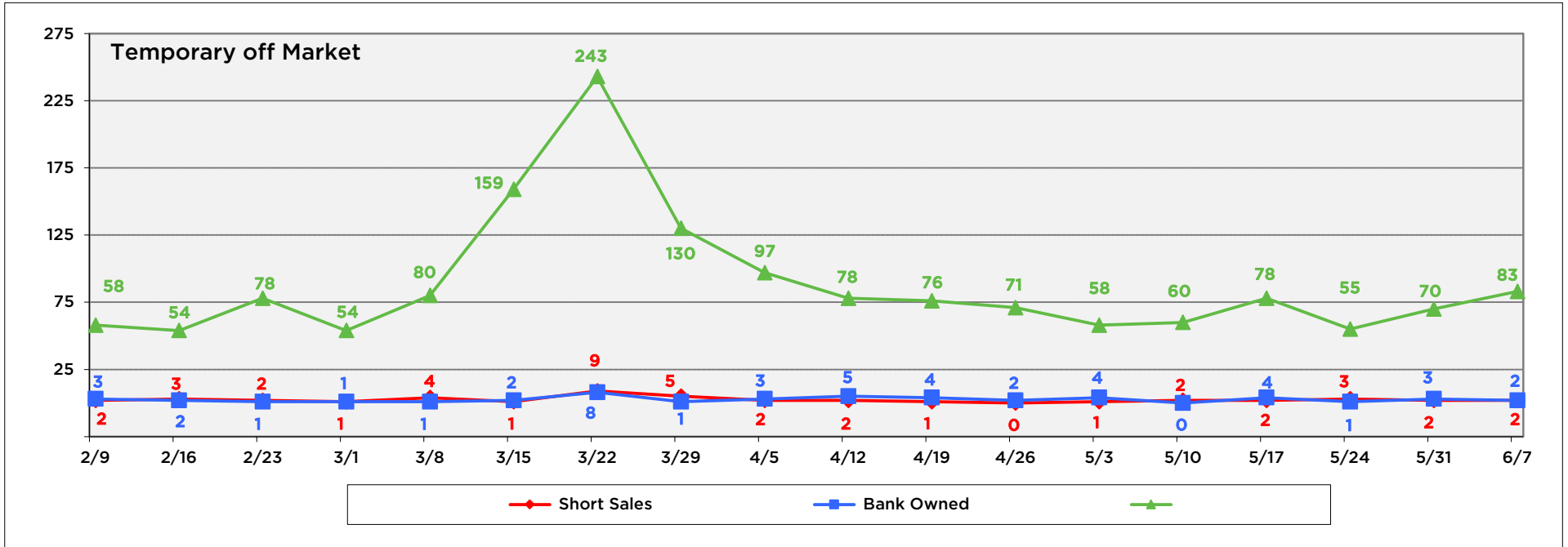
Single Family Homes



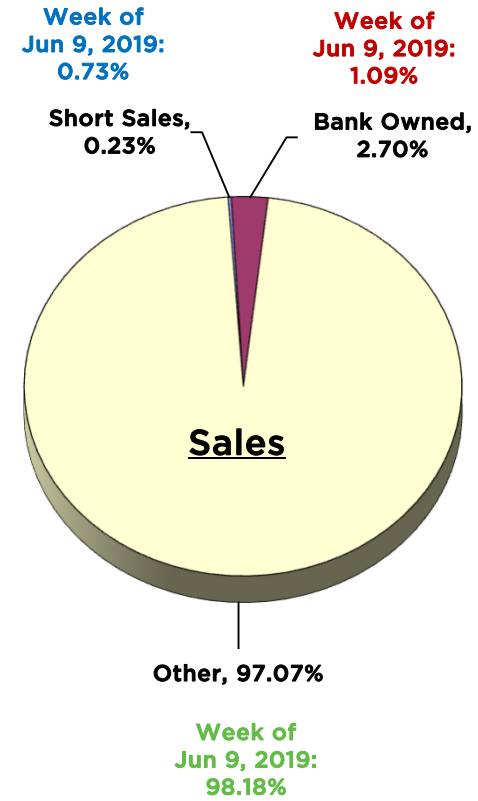
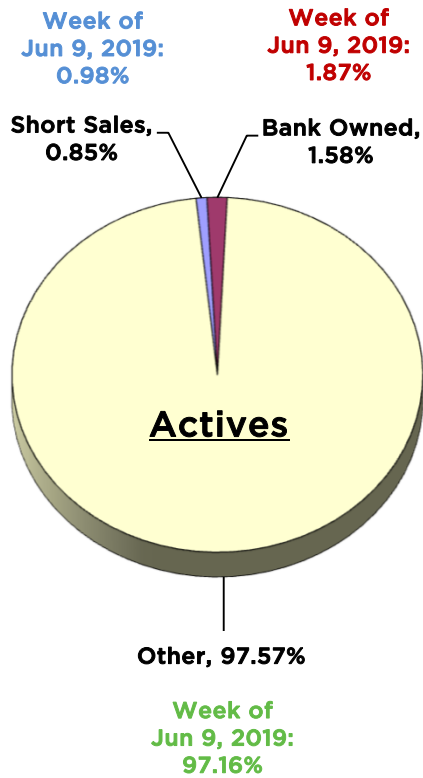
Single Family Homes



Single Family Homes



Single Family Homes



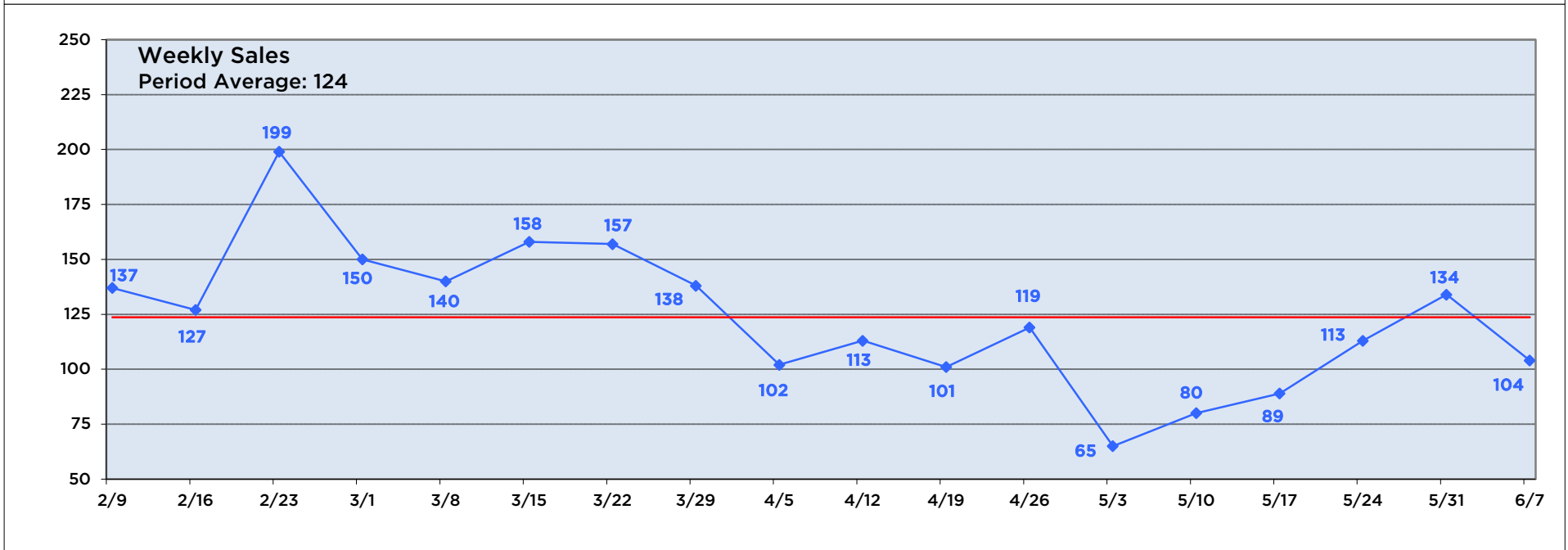
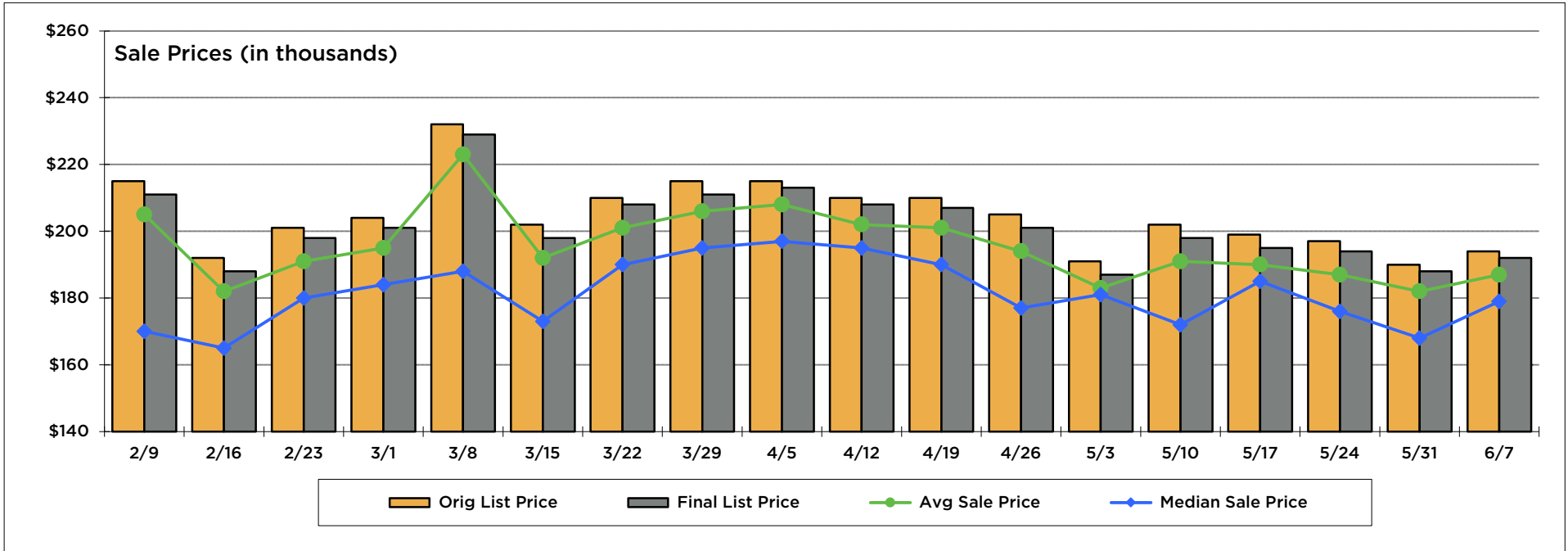
Where are the 18 Single Family Homes available for the Median Price of \$289,243? (± \$500)

<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		1	\$289,000	3.0	2.0	1,959	\$147.52
Lake Mary / Heathrow	32746	1	\$289,000	3.0	2.0	1,959	\$147.52
Orange County		9	\$289,106	3.3	2.2	1,897	\$152.40
Maitland / Eatonville	32751	1	\$289,000	3.0	2.0	1,622	\$178.18
Mount Dora	32757	2	\$289,200	4.0	3.0	2,396	\$120.70
College Park	32804	1	\$289,000	2.0	1.0	1,190	\$242.86
Lockhart	32810	1	\$289,000	4.0	2.0	2,234	\$129.36
Union Park	32817	1	\$289,000	3.0	2.0	1,910	\$151.31
Williamsburg / Lake Bryan	32821	1	\$289,000	3.0	3.0	2,118	\$136.45
Metro West / Orlo Vista	32835	1	\$289,000	3.0	2.0	1,484	\$194.74
Hunters Creek	32837	1	\$289,550	4.0	2.0	1,723	\$168.05
Osceola County		4	\$289,000	4.0	2.3	2,360	\$122.48
Kissimmee (East)	34744	2	\$289,000	4.0	2.0	2,153	\$134.23
Kissimmee / Poinciana	34758	1	\$289,000	4.0	3.0	2,948	\$98.03
St Cloud / Canoe Creek	34772	1	\$289,000	4.0	2.0	2,184	\$132.33
Lake County		4	\$289,125	3.0	2.0	1,934	\$149.52
Mount Dora	32757	3	\$289,000	3.0	2.0	1,986	\$145.52
Sorrento / Mt Plymouth	32776	1	\$289,500	3.0	2.0	1,777	\$162.92

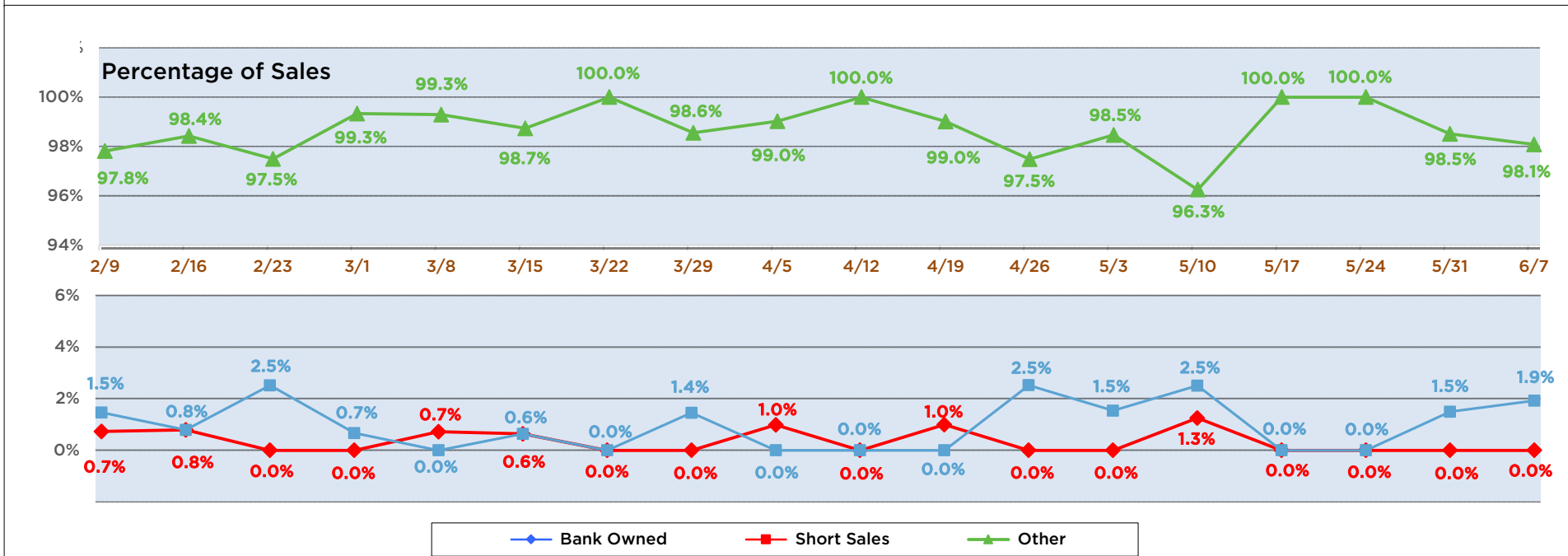
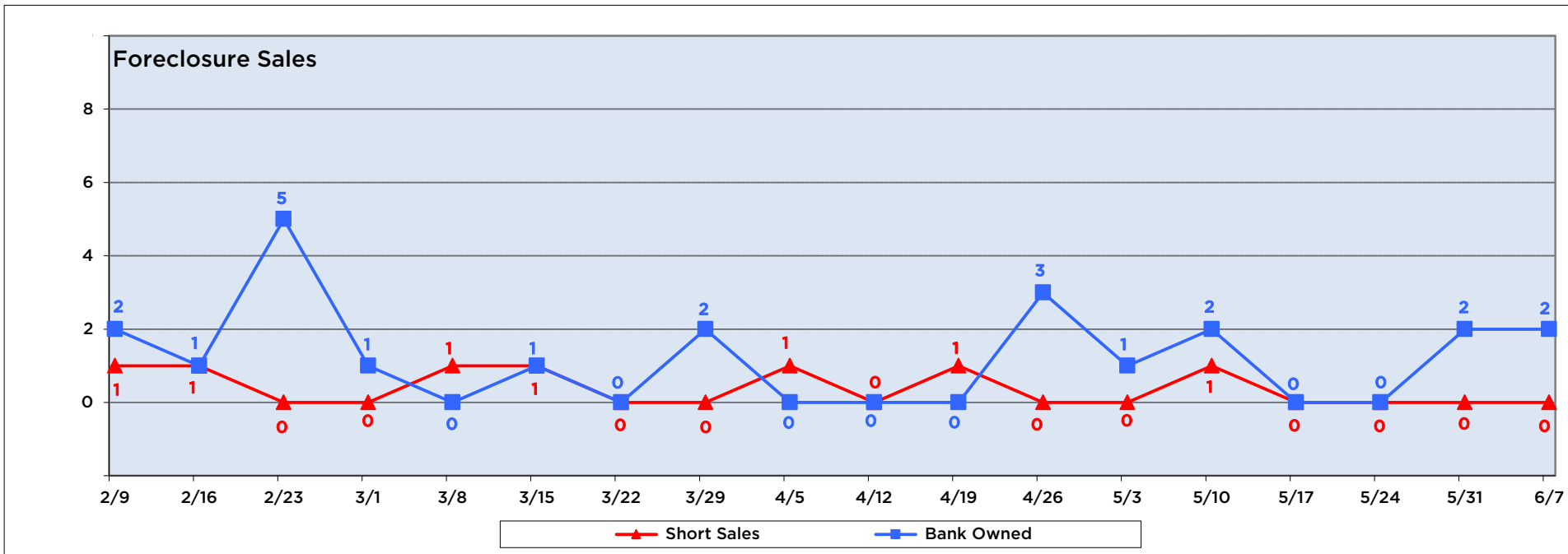
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	104	89	6	6	3	0	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	102	87	6	6	3	0	0
Active Listings	2,260	1,548	300	290	77	35	10
Bank Owned	20	17	1	1	1	0	0
Short Sales	9	9	0	0	0	0	0
Other	2,231	1,522	299	289	76	35	10
Months of Inventory	5	4	12	11	6	0	0
<i>List Price</i>							
Average Original List Price	\$194,473	\$170,370	\$267,100	\$356,633	\$439,967	\$0	\$0
Average Final List Price	\$191,710	\$167,568	\$264,117	\$353,283	\$439,966	\$0	\$0
<i>Sale Price</i>							
Average Price	\$186,789	\$162,995	\$263,500	\$336,917	\$439,000	\$0	\$0
Median Price	\$179,000	\$165,000	\$255,500	\$330,000	\$427,000	\$0	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,763	-\$2,802	-\$2,983	-\$3,350	-\$1	\$0	\$0
Original List to Sale Price - \$	-\$7,684	-\$7,375	-\$3,600	-\$19,716	-\$967	\$0	\$0
Final List to Sale Price - \$	-\$4,921	-\$4,573	-\$617	-\$16,366	-\$966	\$0	\$0
Original List to Sale Price - %	96.05%	95.67%	98.65%	94.47%	99.78%	0.00%	0.00%
Final List to Sale Price - %	97.43%	97.27%	99.77%	95.37%	99.78%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	49	50	31	71	2	0	0
Combined Avg Days to Contract	58	61	30	69	1	0	0
Avg Days Listing to Closing	86	87	73	102	45	0	0
Avg Days Contract to Close	36	36	42	29	42	0	0
<i>Beds / Baths</i>							
Average Bedrooms	3	3	3	3	3	0	0
Average Full Baths	2	2	2	3	2	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,357	1,263	1,689	2,123	1,970	0	0

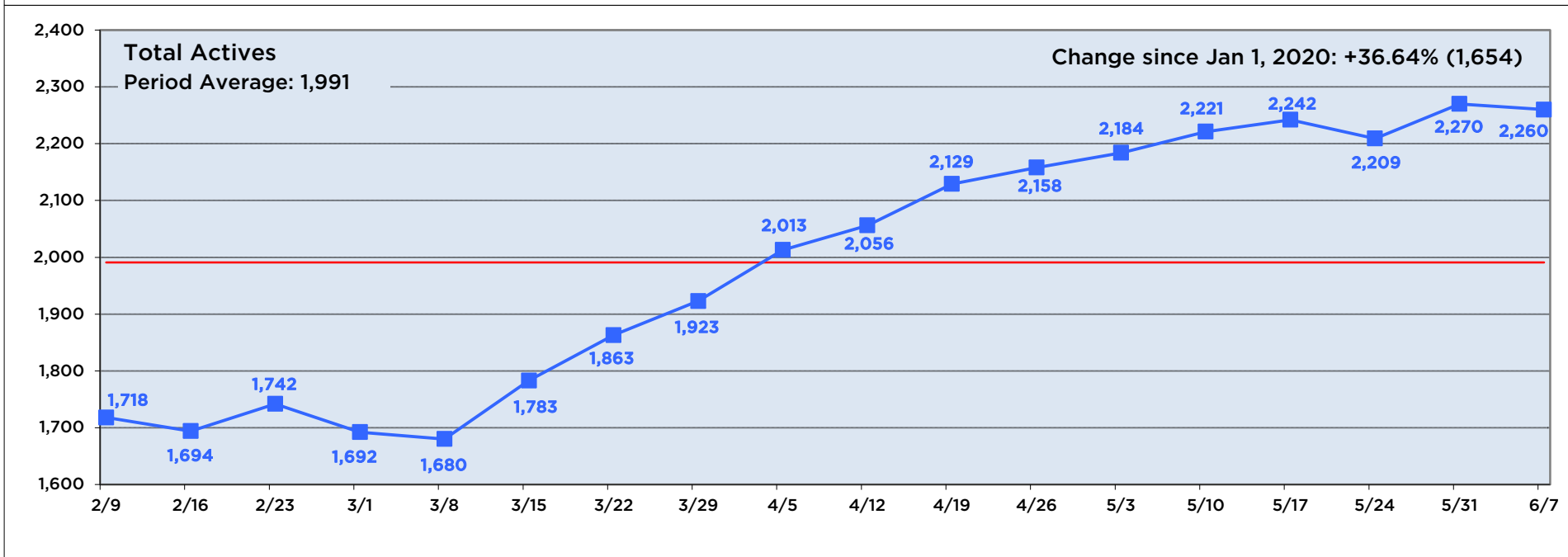
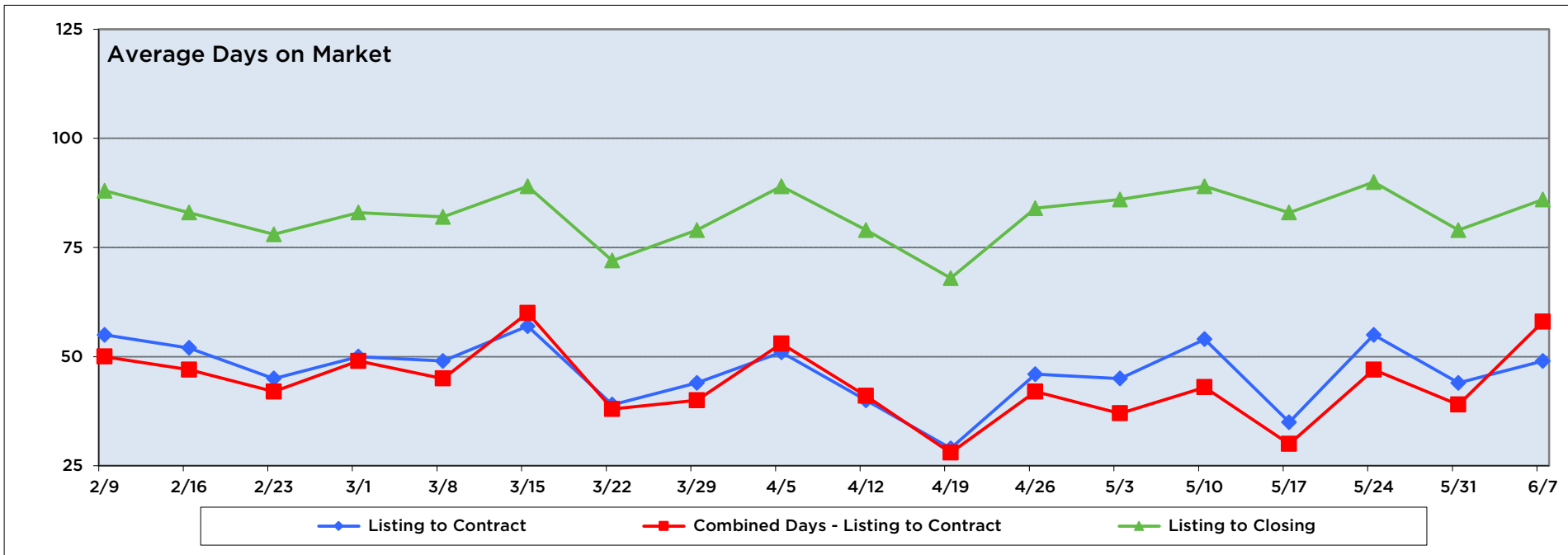
Condos, Townhomes, Villas



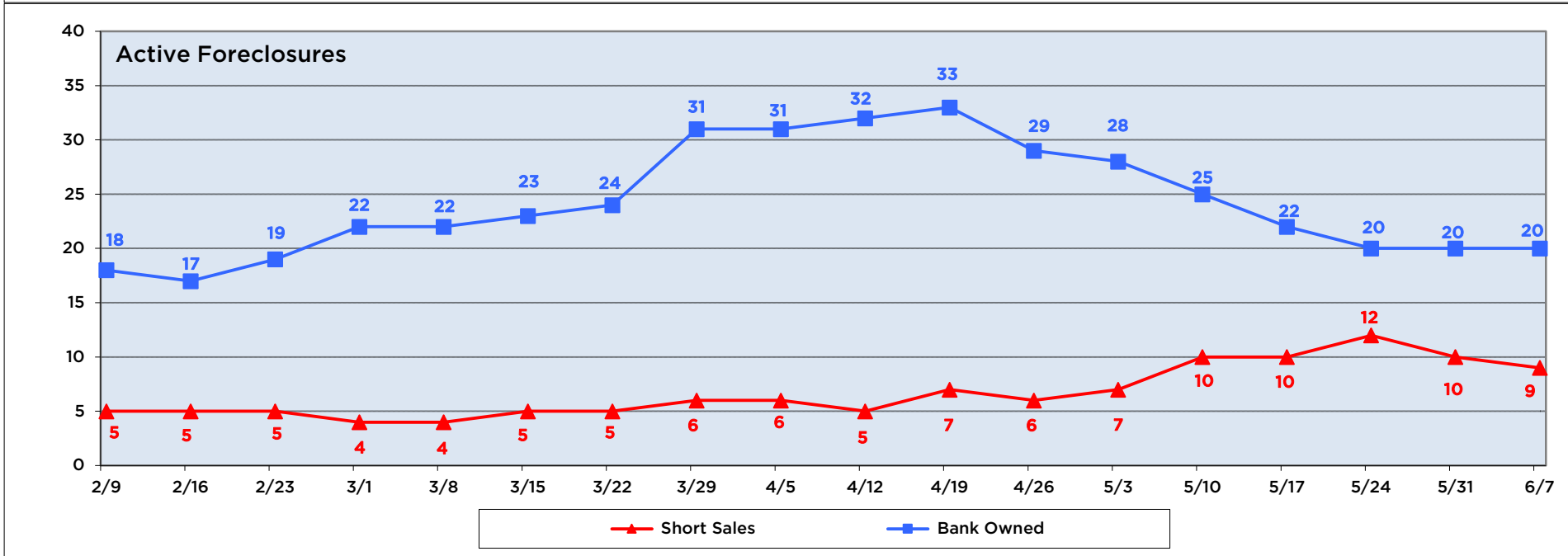
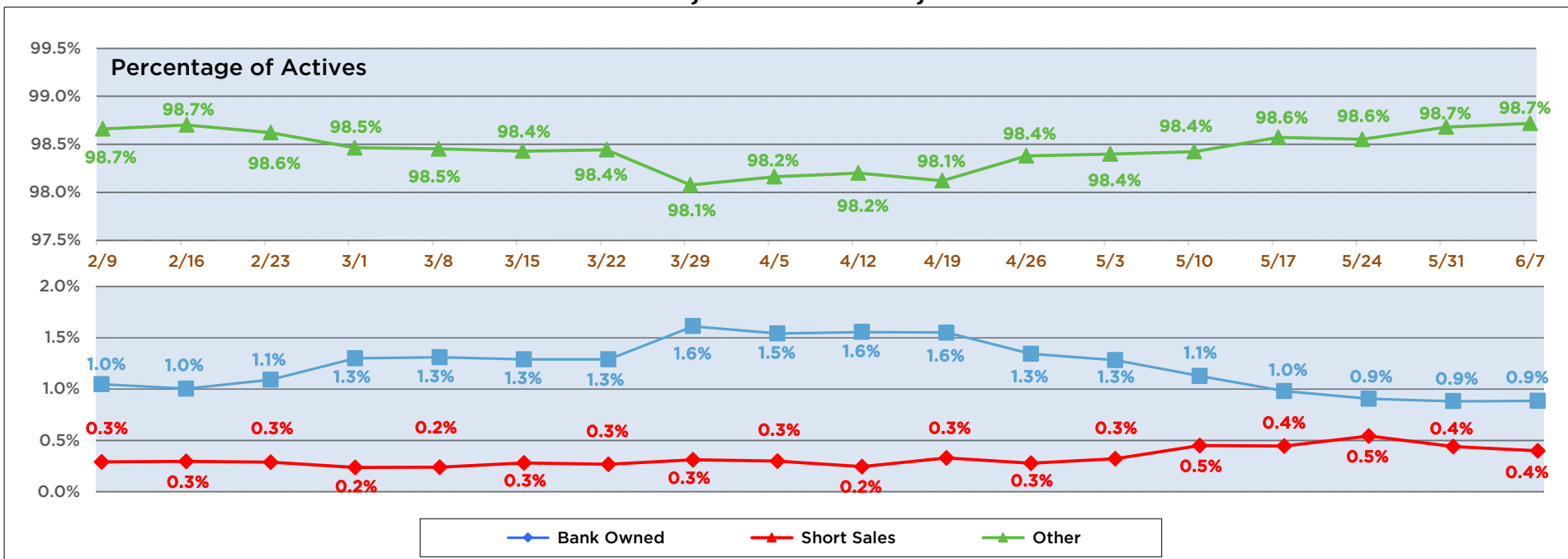
Condos, Townhomes, Villas



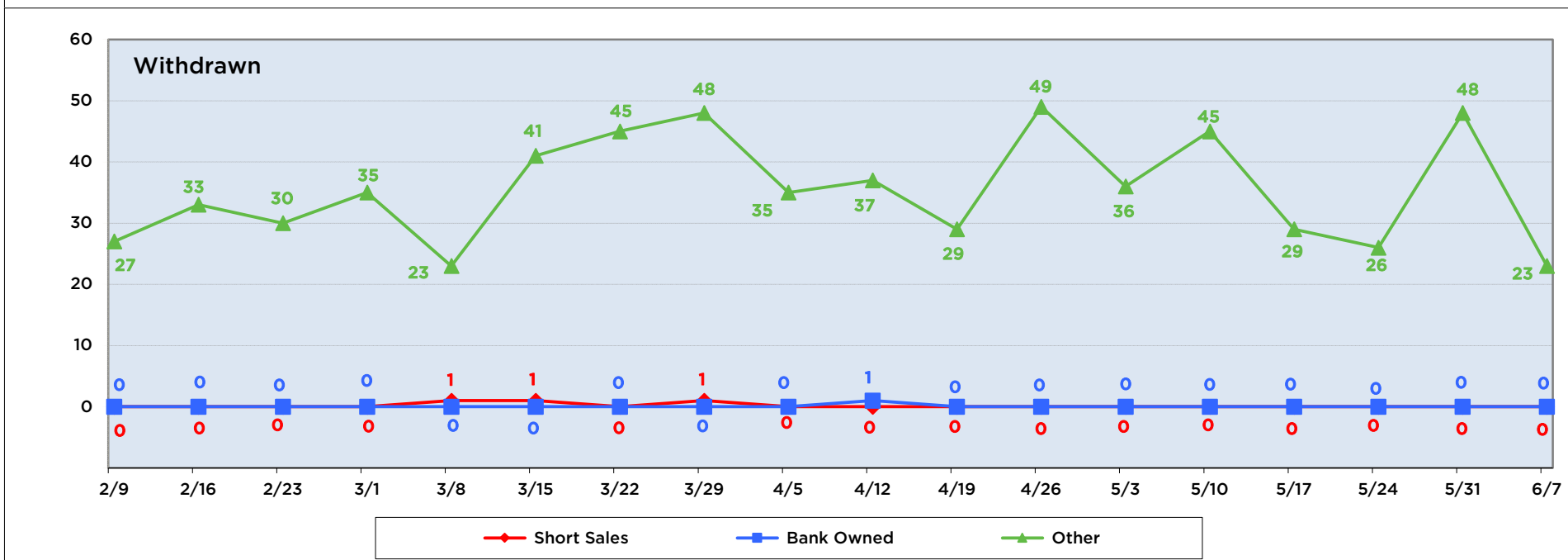
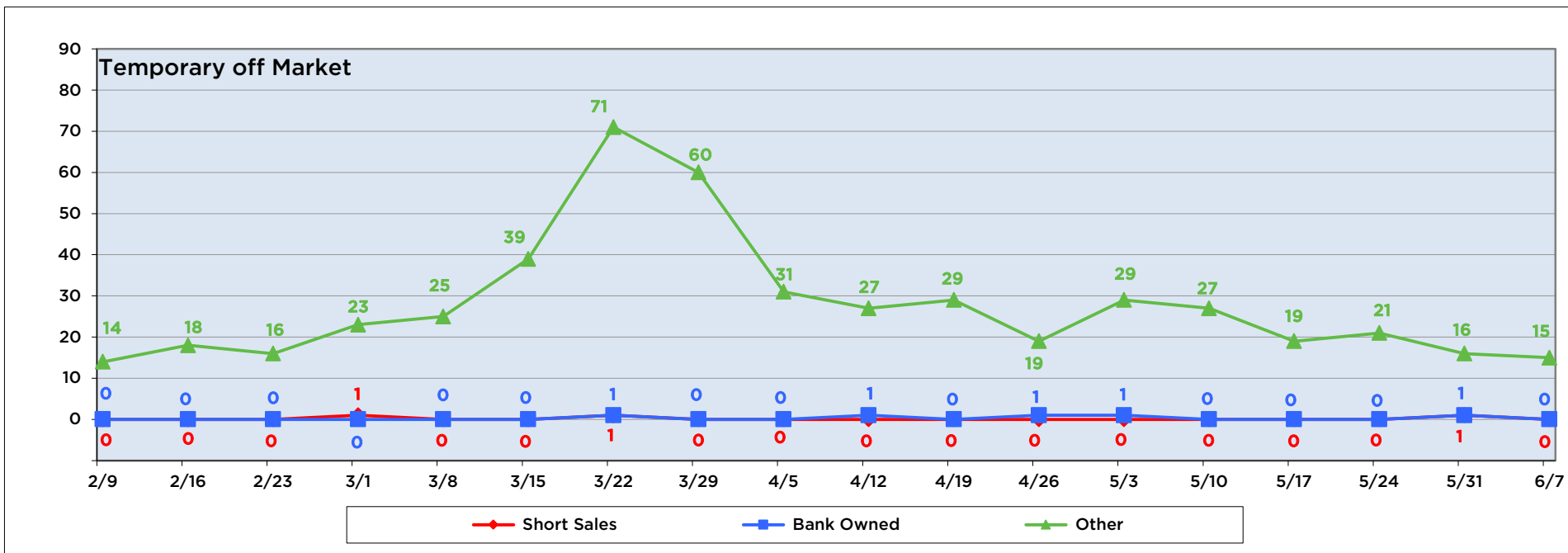
Condos, Townhomes, Villas



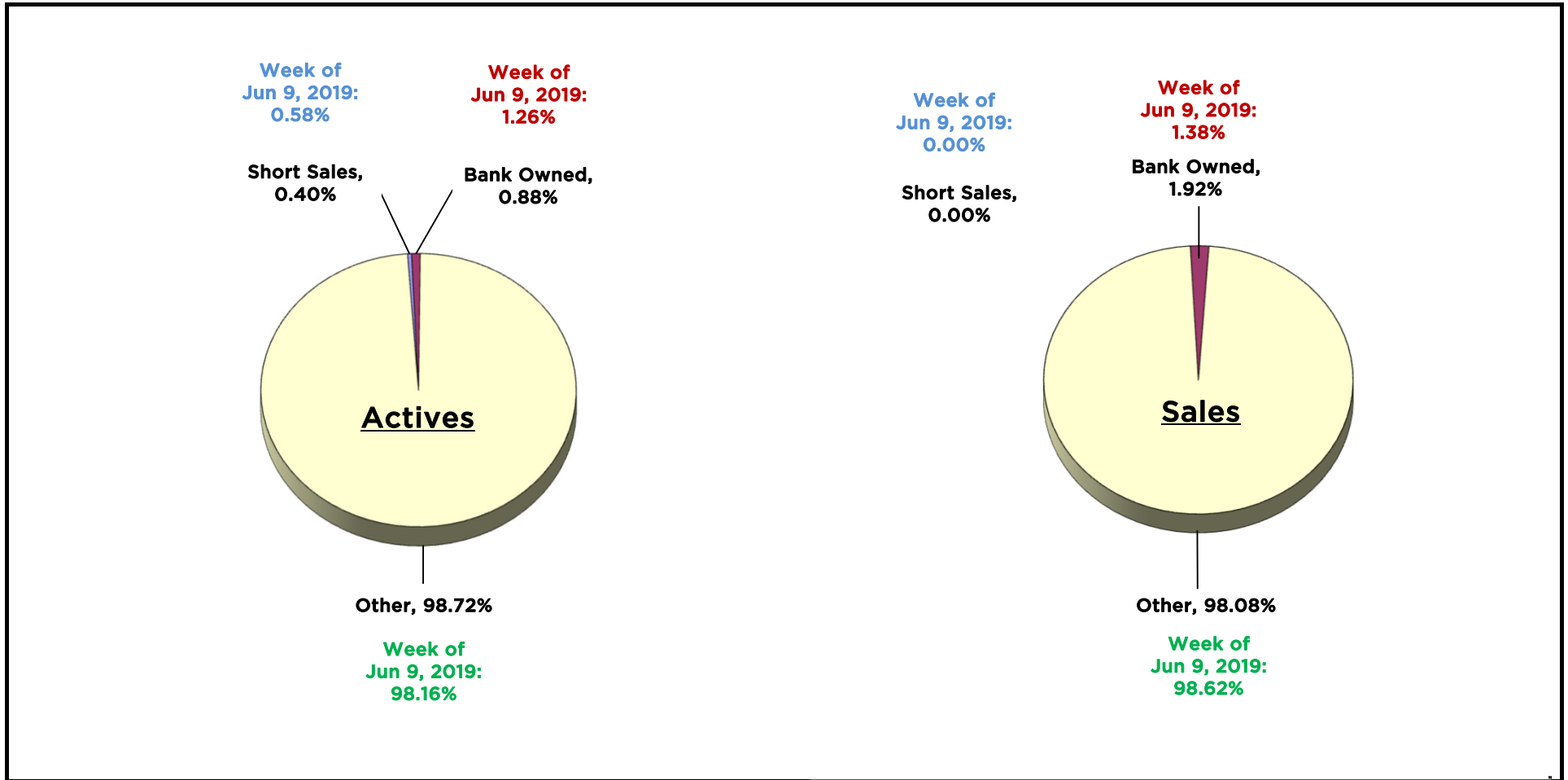
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 13 Condos, Townhomes, or Villas available for the Median Price of \$179,000?

(± \$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							
Winter Park	32792	1	\$179,000	3.0	1.0	1,240	\$144.35
Orange County							
Maitland / Eatonville	32751	1	\$179,000	3.0	2.0	1,256	\$142.52
Williamsburg / Lake Bryan	32821	1	\$179,000	2.0	2.0	1,060	\$168.87
Ventura	32822	1	\$179,000	2.0	2.0	934	\$191.65
Metro West / Orlo Vista	32835	2	\$178,900	3.0	2.0	1,328	\$134.71
Osceola County							
Davenport	33896	1	\$178,800	3.0	2.0	1,435	\$124.60
Kissimmee / Celebration	34747	5	\$179,100	2.0	2.0	1,116	\$160.48
Lake County							
Mount Dora	32757	1	\$179,000	2.0	2.0	1,219	\$146.84