



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

## ***Monday Morning Quarterback Summary***

***Week of June 14, 2020 - June 20, 2020***

### ***Single-family existing homes***

- Sales of single-family homes increased to 527 during the week of Jun 14, from 444 the week prior
- The median price of single family homes decreased to \$284,900, a change of -1.5%
- The number of single-family home foreclosure transactions remained constant at 12
- The number of single-family home short-sale transactions increased to 5 from 1 the week prior
- Single-family inventory decreased by 171, and now sits at 5,346

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 149 during the week of Jun 14, from 104 the week prior
- The median price of condos, townhomes, and villas decreased to \$175,000, a change of -2.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Jun 7
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 3, and now sits at 2,263

*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
<b>Sales</b>	<b>527</b>	166	129	120	59	46	7
Bank Owned	12	5	5	2	0	0	0
Short Sales	5	3	1	1	0	0	0
Other	510	158	123	117	59	46	7
<b>Active Listings</b>	<b>5,346</b>	1,152	688	1,186	712	1,155	453
Bank Owned	89	42	14	23	4	3	3
Short Sales	40	19	5	9	3	4	0
Other	5,217	1,091	669	1,154	705	1,148	450
<b>Months of Inventory</b>	<b>2</b>	2	1	2	3	6	15

#### List Price

Average Original List Price	\$355,868	\$203,495	\$280,551	\$359,349	\$462,406	\$722,784	\$1,988,429
Average Final List Price	\$346,512	\$199,007	\$276,547	\$351,521	\$450,933	\$686,754	\$1,932,000

#### Sale Price

Average Price	\$337,764	\$193,923	\$272,374	\$346,031	\$439,466	\$671,354	\$1,762,857
Median Price	\$284,900	\$205,500	\$273,000	\$345,000	\$435,000	\$631,500	\$1,250,000

#### Price Differences

<i>Original to Final</i> List Price	-\$9,356	-\$4,488	-\$4,004	-\$7,828	-\$11,473	-\$36,030	-\$56,429
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,104	-\$9,572	-\$8,177	-\$13,318	-\$22,940	-\$51,430	-\$225,572
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,748	-\$5,084	-\$4,173	-\$5,490	-\$11,467	-\$15,400	-\$169,143
<i>Original</i> List to <i>Sale</i> Price - %	94.91%	95.30%	97.09%	96.29%	95.04%	92.88%	88.66%
<i>Final</i> List to <i>Sale</i> Price - %	97.48%	97.45%	98.49%	98.44%	97.46%	97.76%	91.25%

#### Days on the Market

Avg Days Listing to Contract	56	57	42	58	62	75	107
Combined Avg Days to Contract	54	48	36	54	77	87	102
Avg Days Listing to Closing	96	98	81	98	103	116	136
Avg Days Contract to Close	39	39	39	39	40	39	28

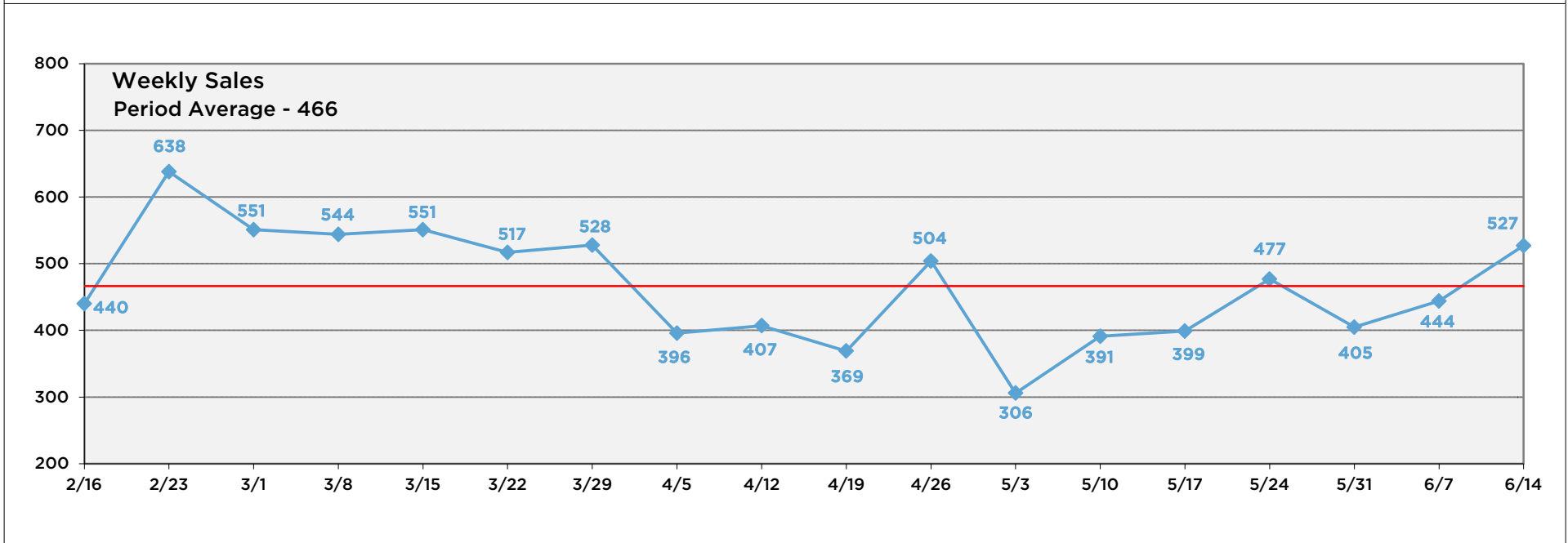
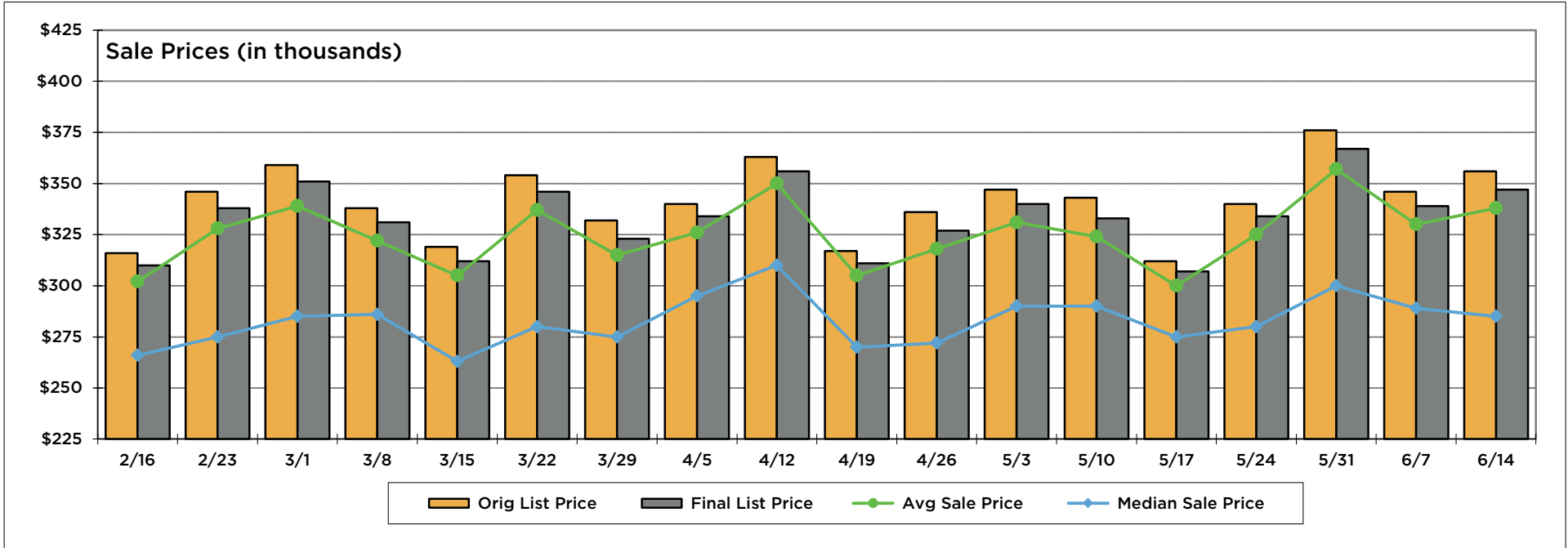
#### Beds / Baths

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

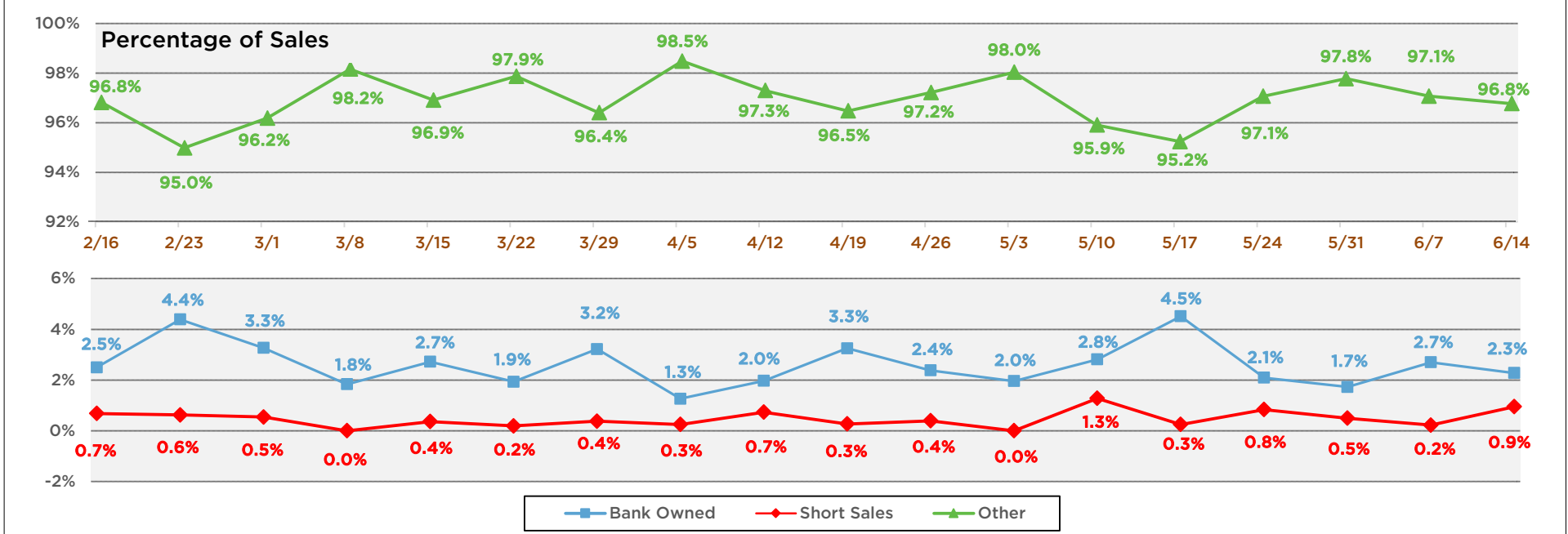
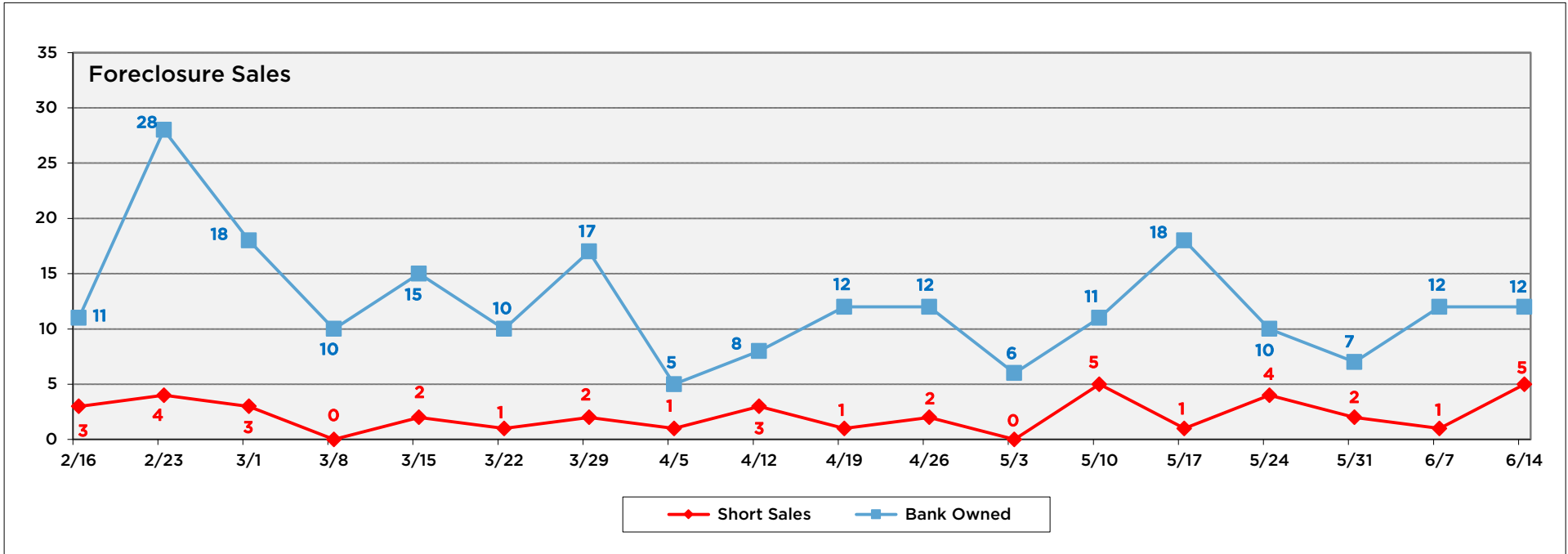
#### Square Footage

Average Square Feet	2,083	1,404	1,884	2,314	2,699	3,301	4,732
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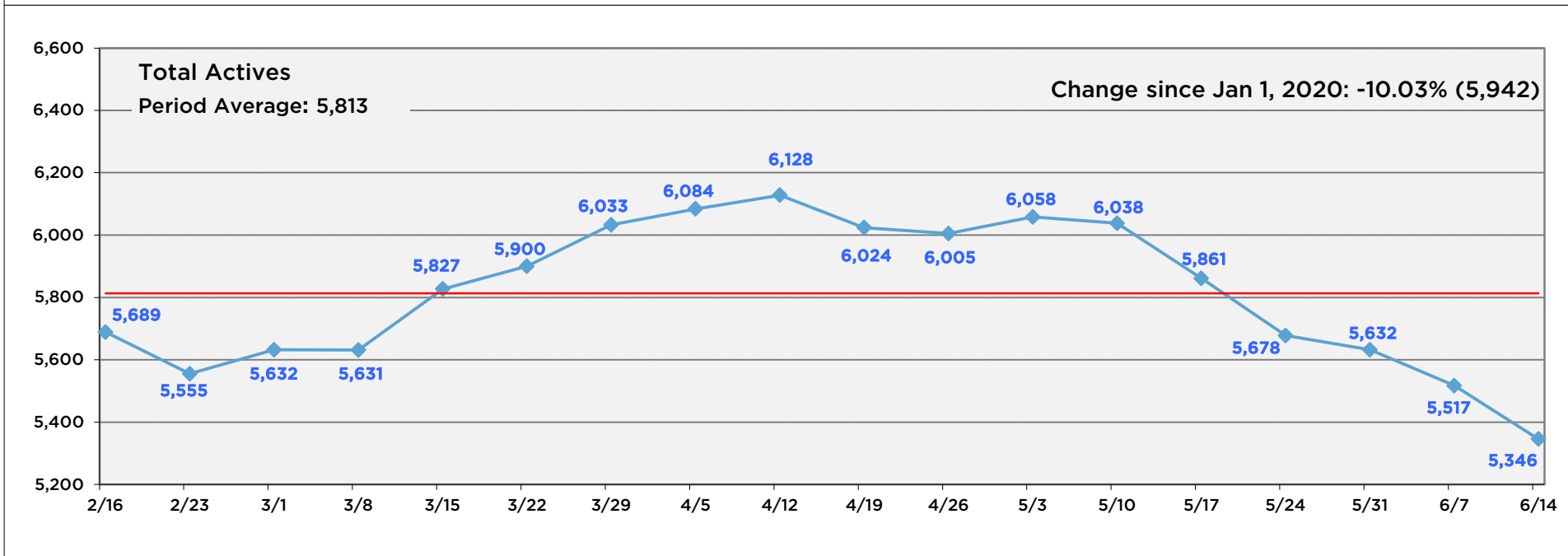
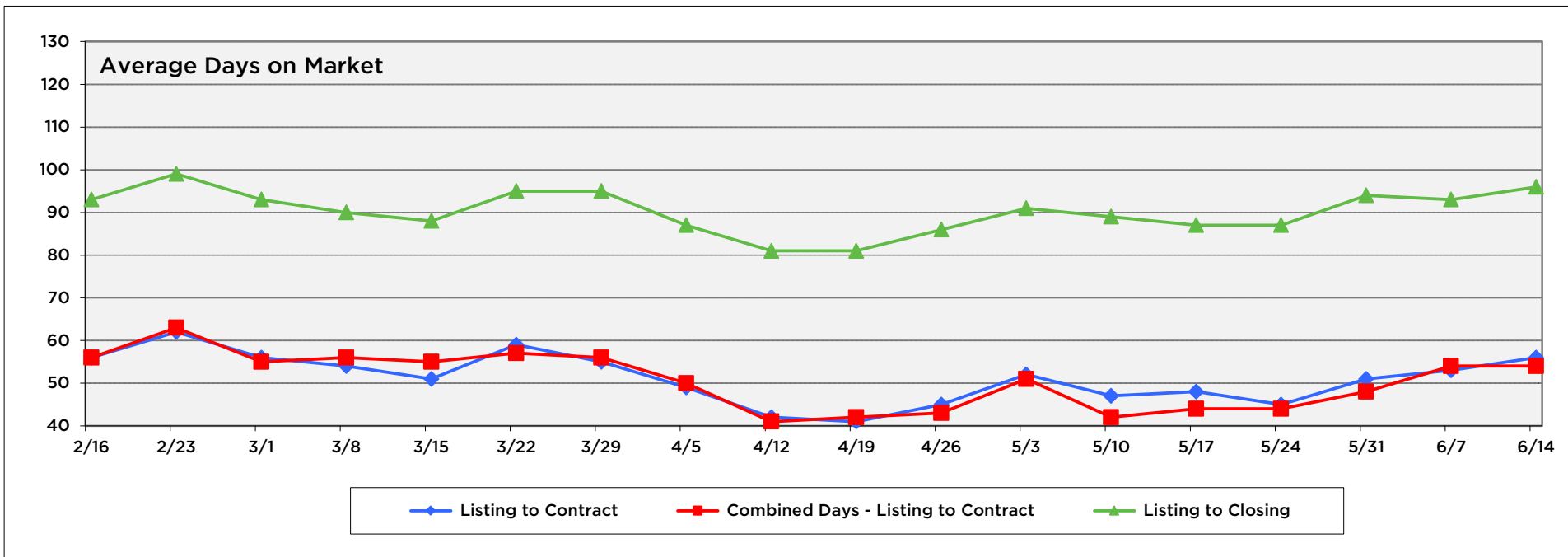
### Single Family Homes



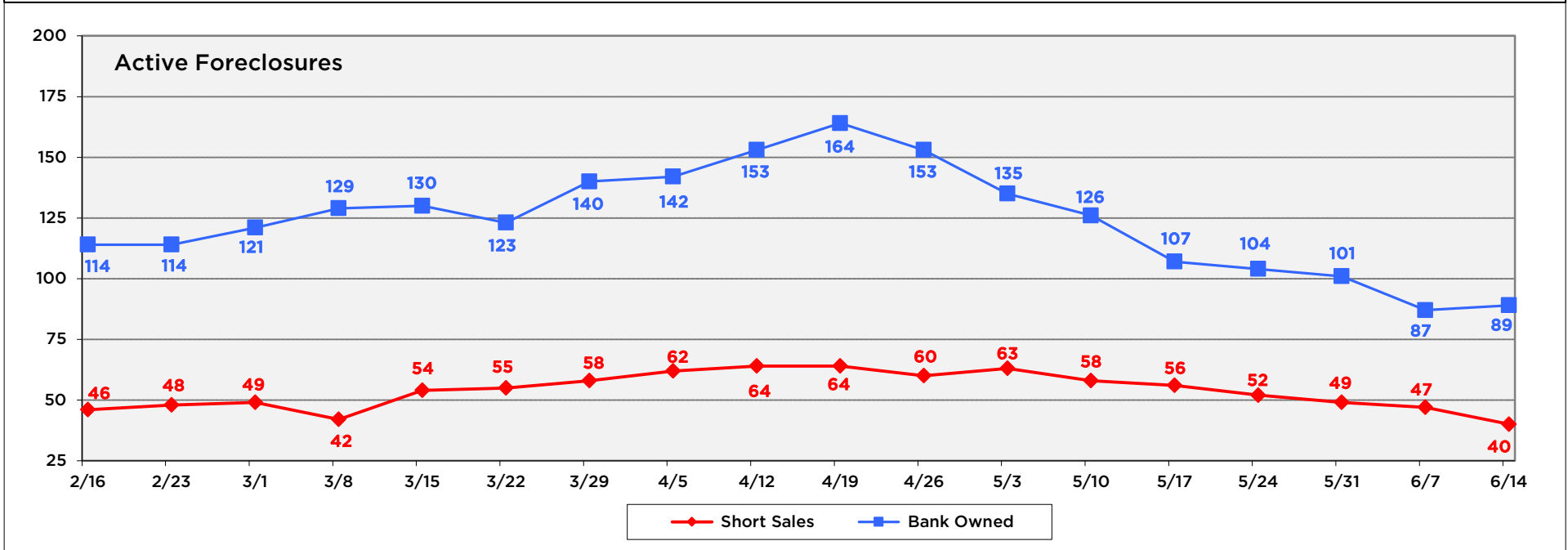
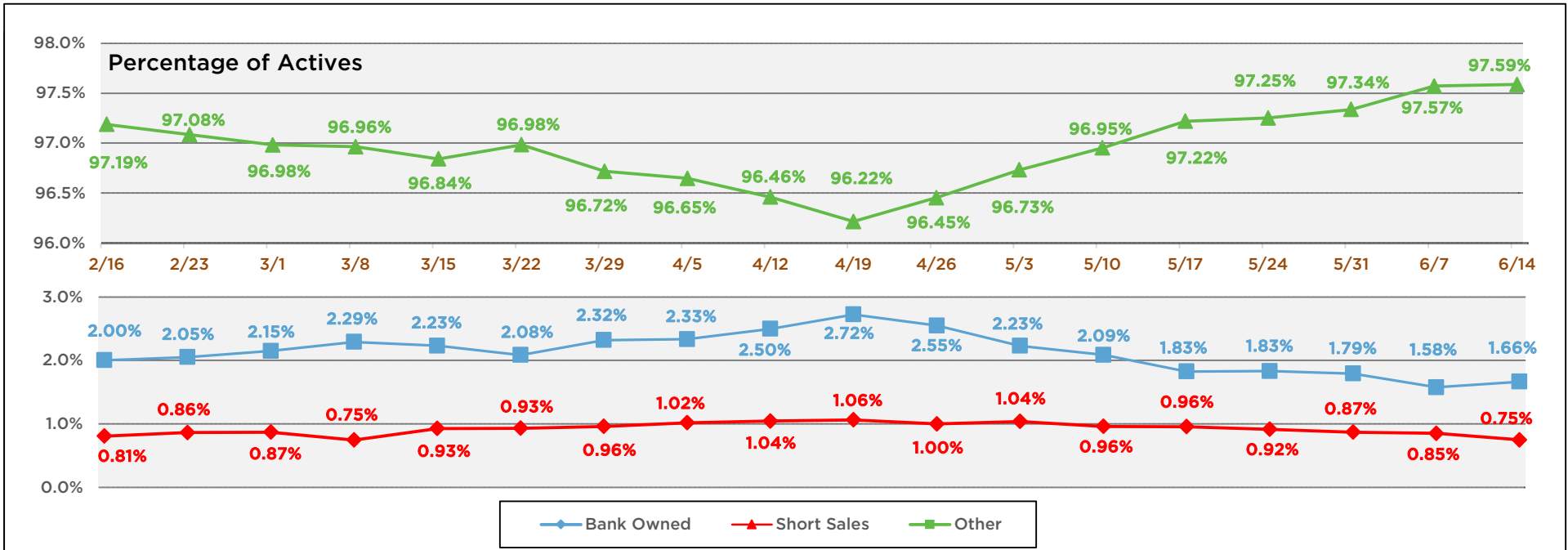
### Single Family Homes



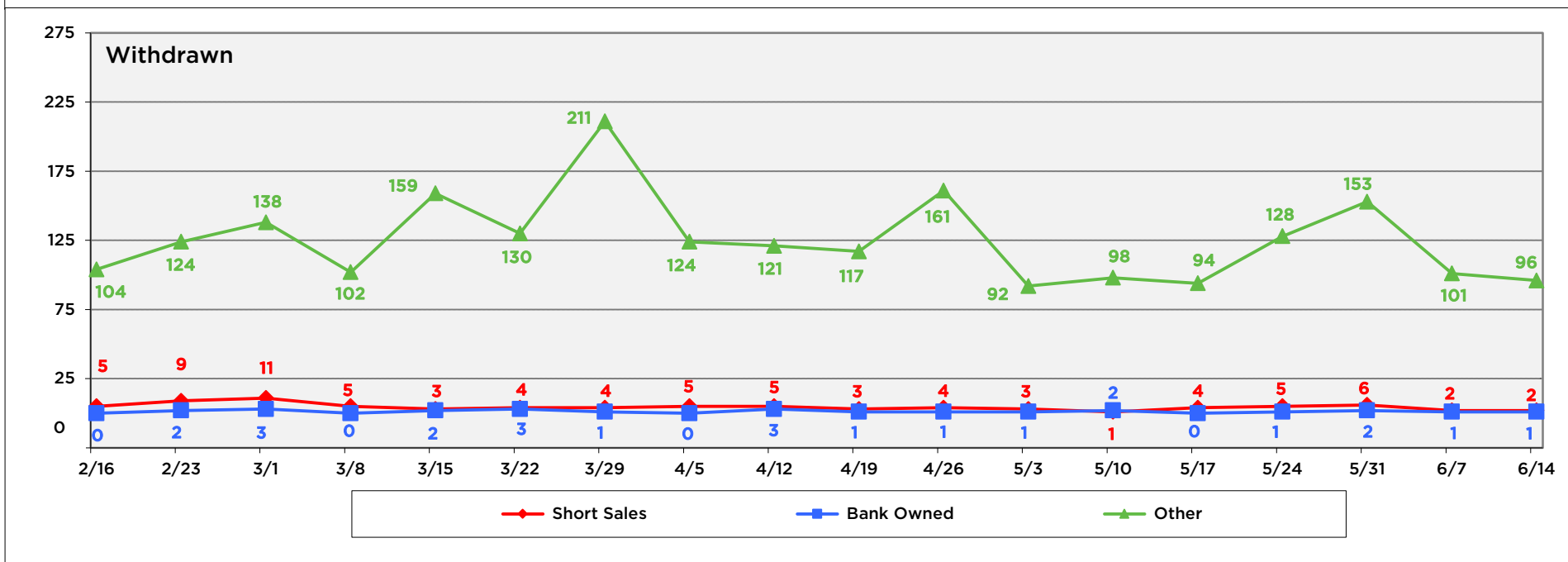
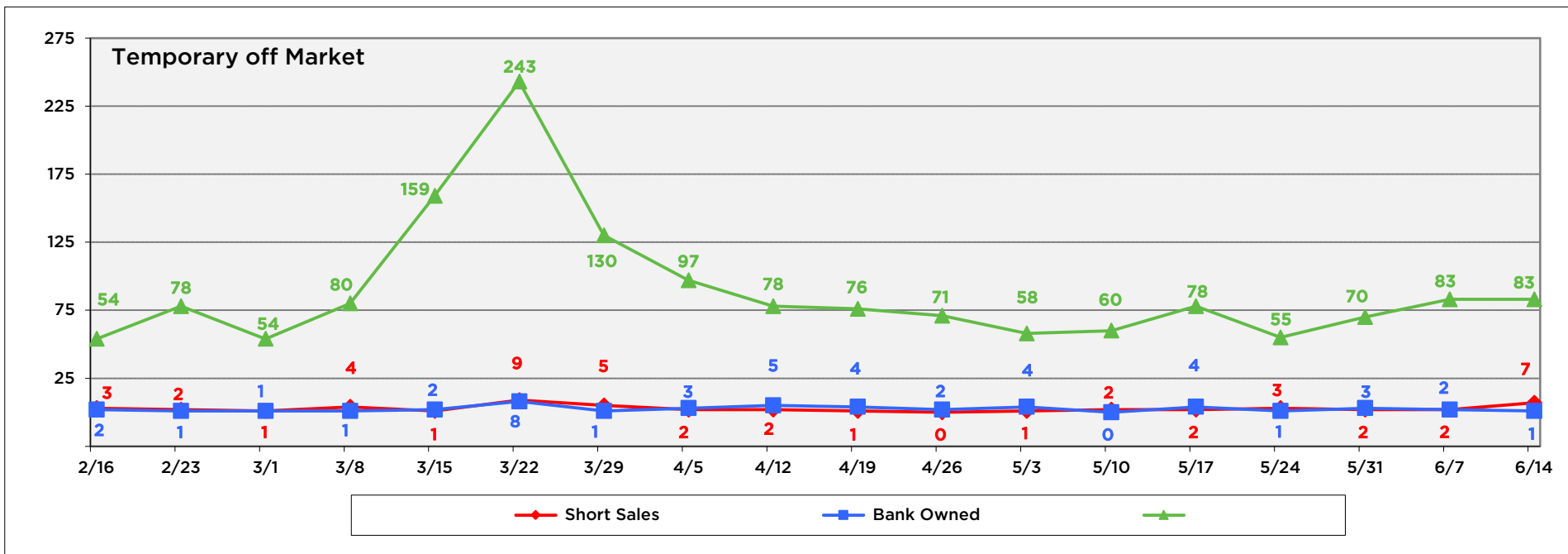
### Single Family Homes



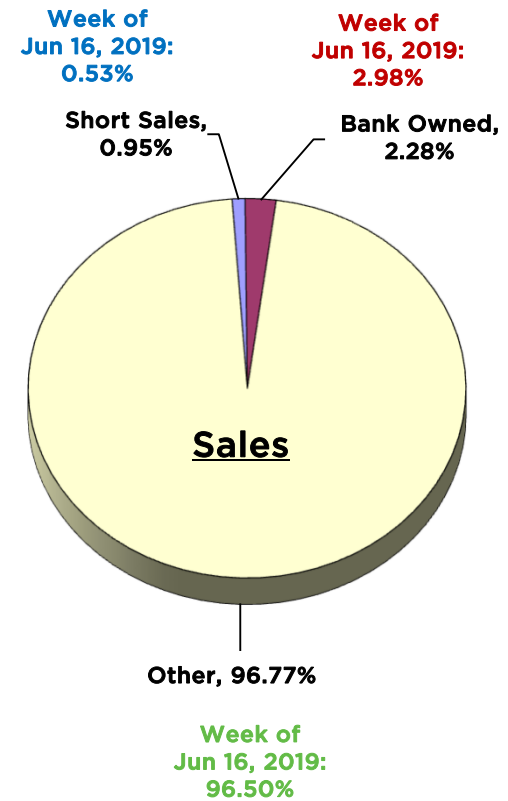
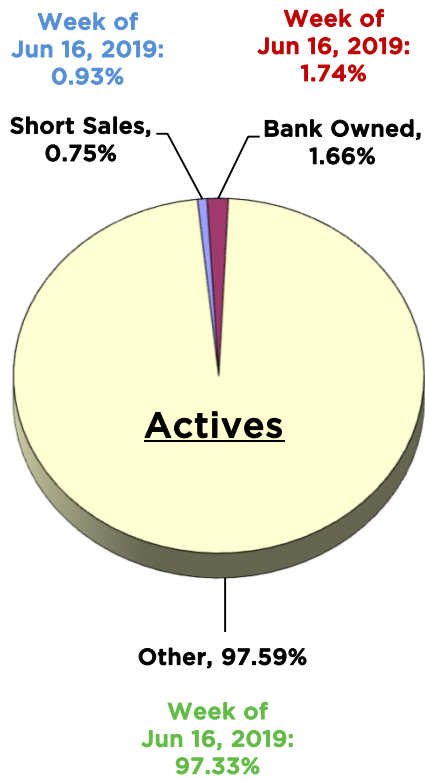
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



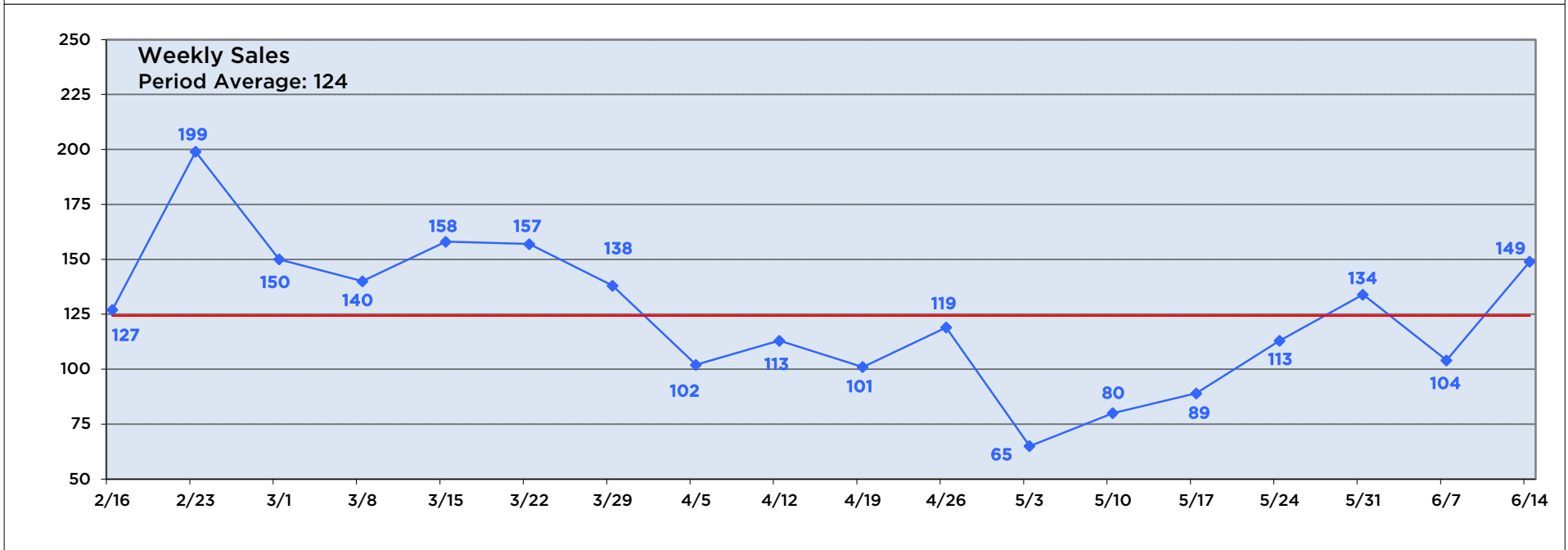
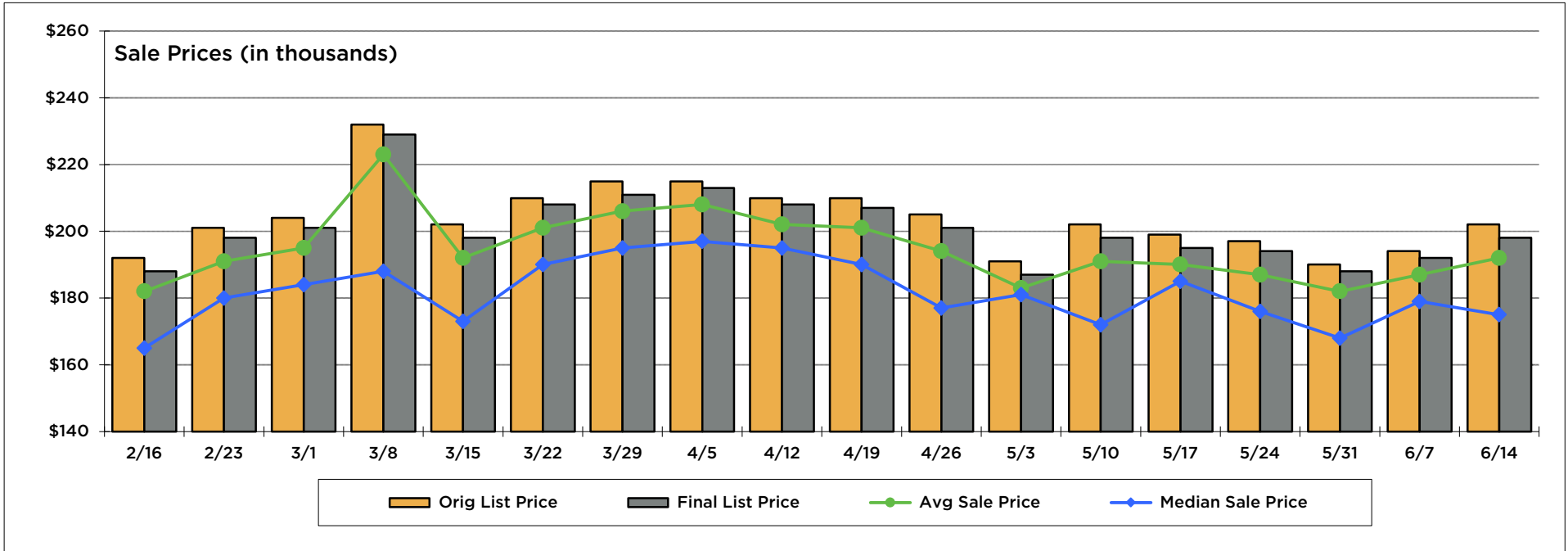
**Where are the 3 Single Family Homes available for the Median Price of \$284,900? ( ± \$500 )**

<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>
<hr/>							
<b>Orange County</b>		<b>1</b>	<b>\$284,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,925</b>	<b>\$147.79</b>
Ventura	32822	1	\$284,500	3.0	2.0	1,925	\$147.79
<hr/>							
<b>Osceola County</b>		<b>1</b>	<b>\$284,500</b>	<b>4.0</b>	<b>3.0</b>	<b>1,834</b>	<b>\$155.13</b>
Kissimmee / Celebration	34747	1	\$284,500	4.0	3.0	1,834	\$155.13
<hr/>							
<b>Lake County</b>		<b>1</b>	<b>\$284,500</b>	<b>3.0</b>	<b>2.0</b>	<b>2,126</b>	<b>\$133.82</b>
Leesburg (West)	34748	1	\$284,500	3.0	2.0	2,126	\$133.82

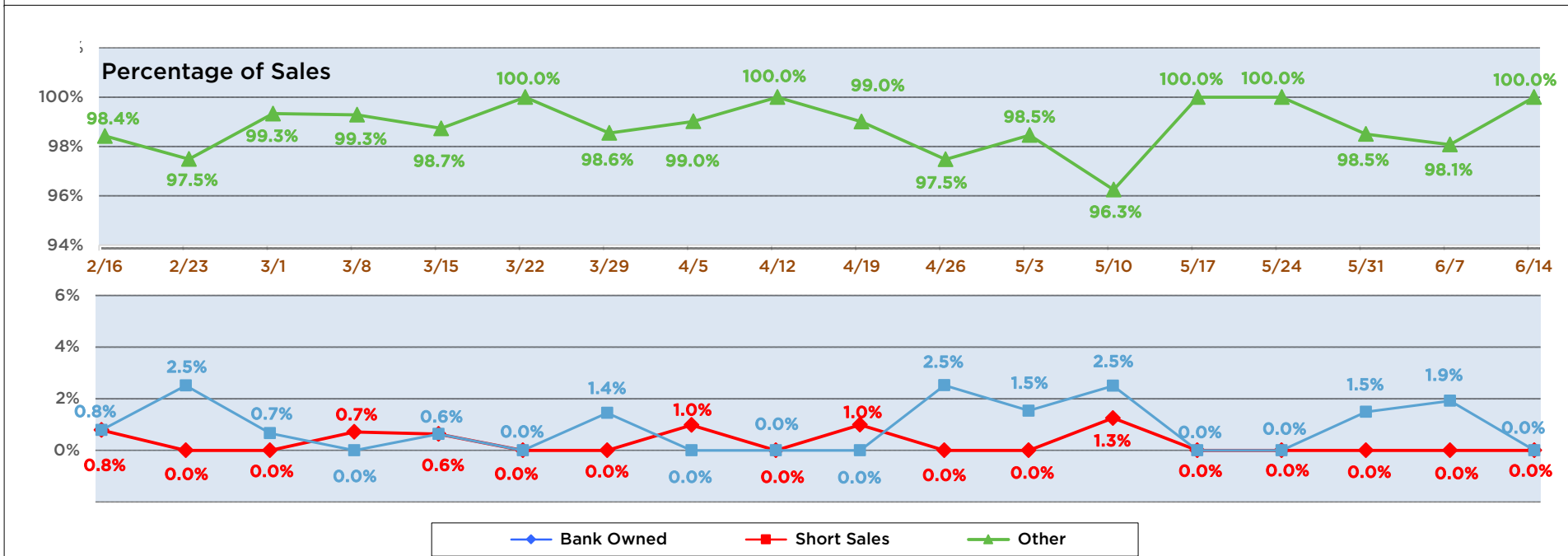
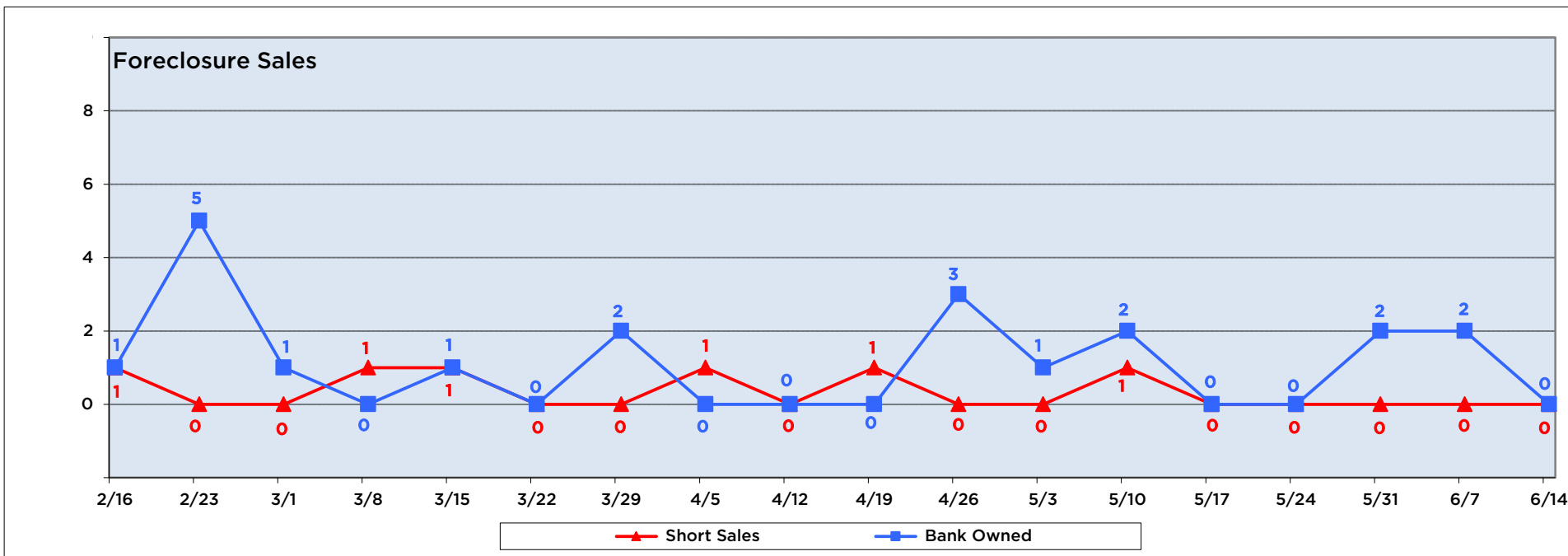
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>149</b>	121	13	11	2	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	149	121	13	11	2	2	0
<b>Active Listings</b>	<b>2,263</b>	1,552	300	293	77	31	10
Bank Owned	20	17	1	1	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,237	1,529	299	292	76	31	10
<b>Months of Inventory</b>	<b>4</b>	3	5	6	9	4	0
<b><i>List Price</i></b>							
Average Original List Price	\$201,547	\$166,457	\$279,377	\$354,300	\$454,950	\$725,000	\$0
Average Final List Price	\$197,838	\$163,390	\$278,754	\$345,473	\$449,900	\$692,000	\$0
<b><i>Sale Price</i></b>							
Average Price	\$191,660	\$157,725	\$274,100	\$333,705	\$428,251	\$691,000	\$0
Median Price	\$175,000	\$155,000	\$278,900	\$331,750	\$428,251	\$691,000	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$3,709	-\$3,067	-\$623	-\$8,827	-\$5,050	-\$33,000	\$0
Original List to Sale Price - \$	-\$9,887	-\$8,732	-\$5,277	-\$20,595	-\$26,699	-\$34,000	\$0
Final List to Sale Price - \$	-\$6,178	-\$5,665	-\$4,654	-\$11,768	-\$21,649	-\$1,000	\$0
Original List to Sale Price - %	95.09%	94.75%	98.11%	94.19%	94.13%	95.31%	0.00%
Final List to Sale Price - %	96.88%	96.53%	98.33%	96.59%	95.19%	99.86%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	52	50	40	68	67	114	0
Combined Avg Days to Contract	48	44	35	64	223	104	0
Avg Days Listing to Closing	85	83	78	103	92	137	0
Avg Days Contract to Close	34	32	37	35	25	80	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,355	1,207	1,767	2,069	2,214	2,852	0

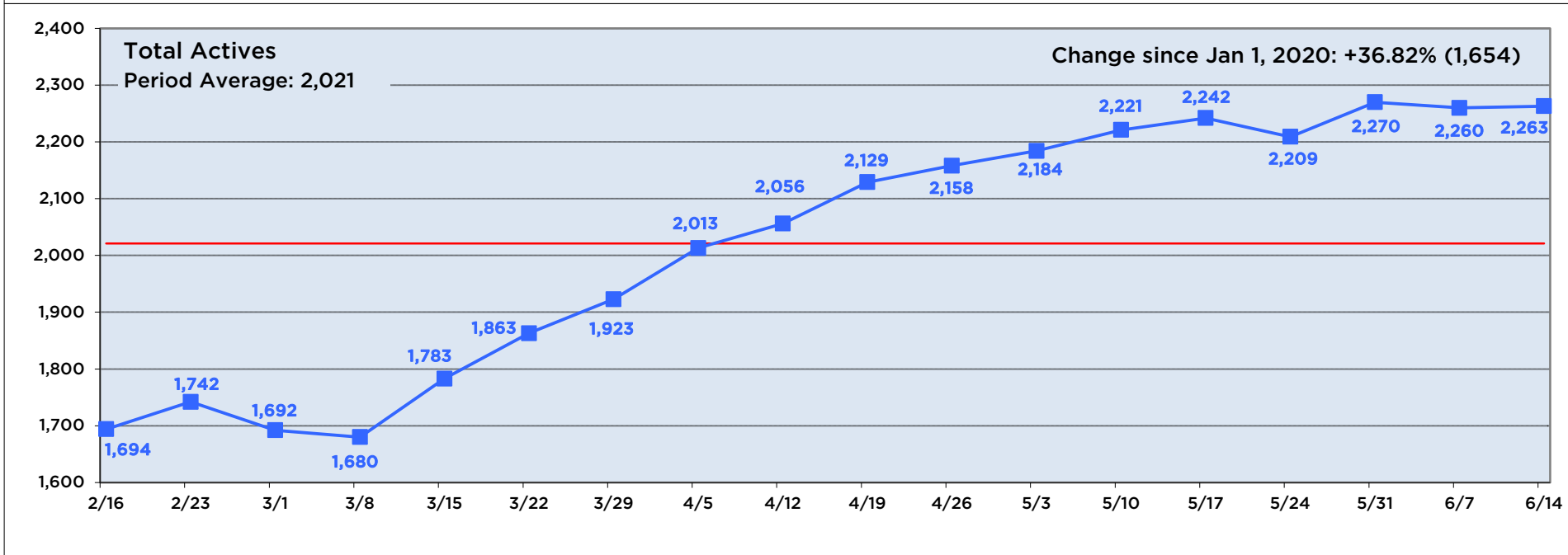
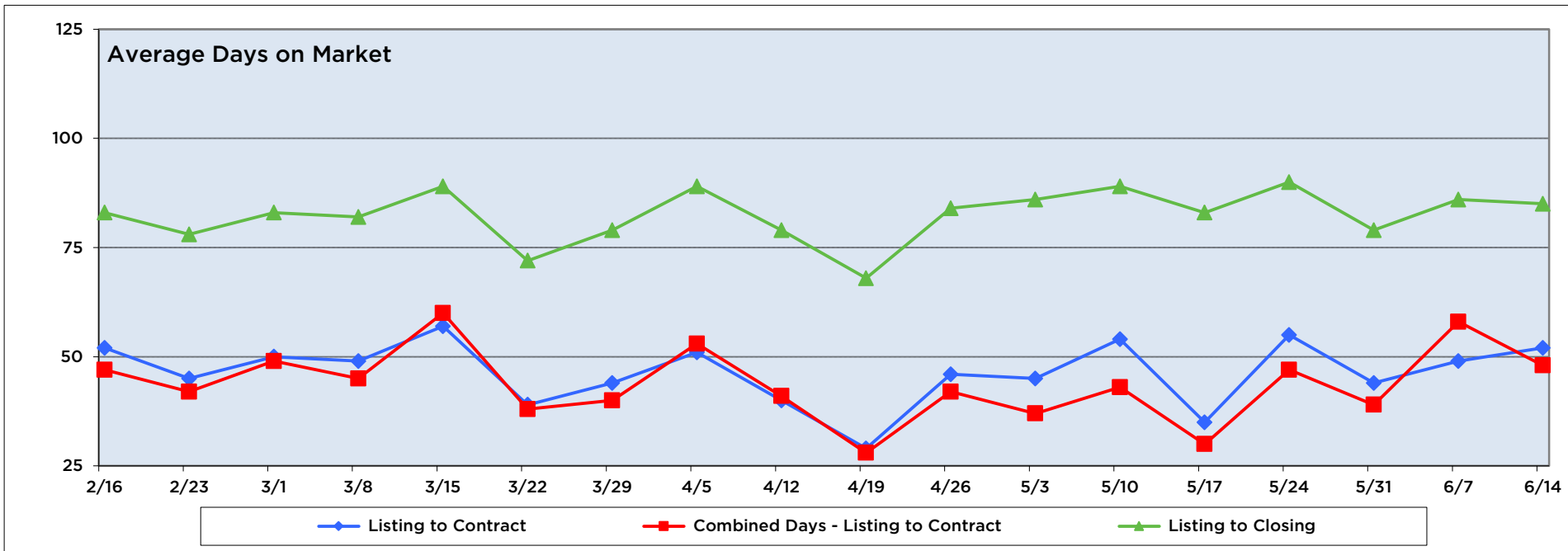
**Condos, Townhomes, Villas**



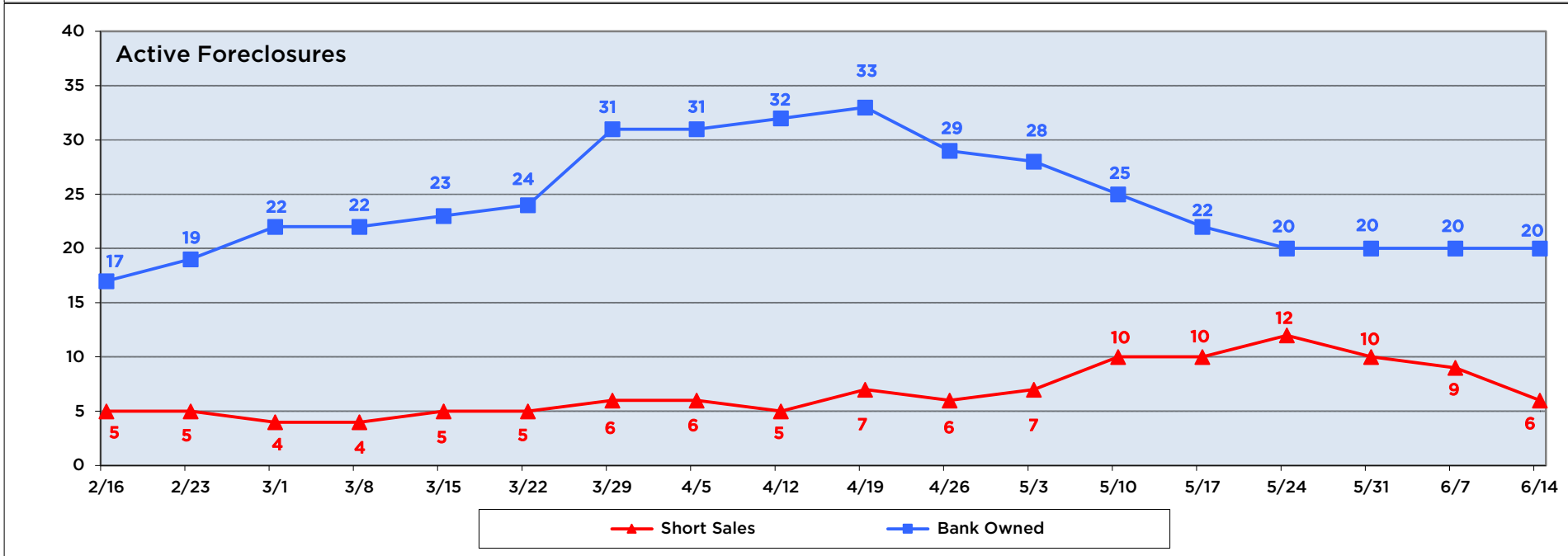
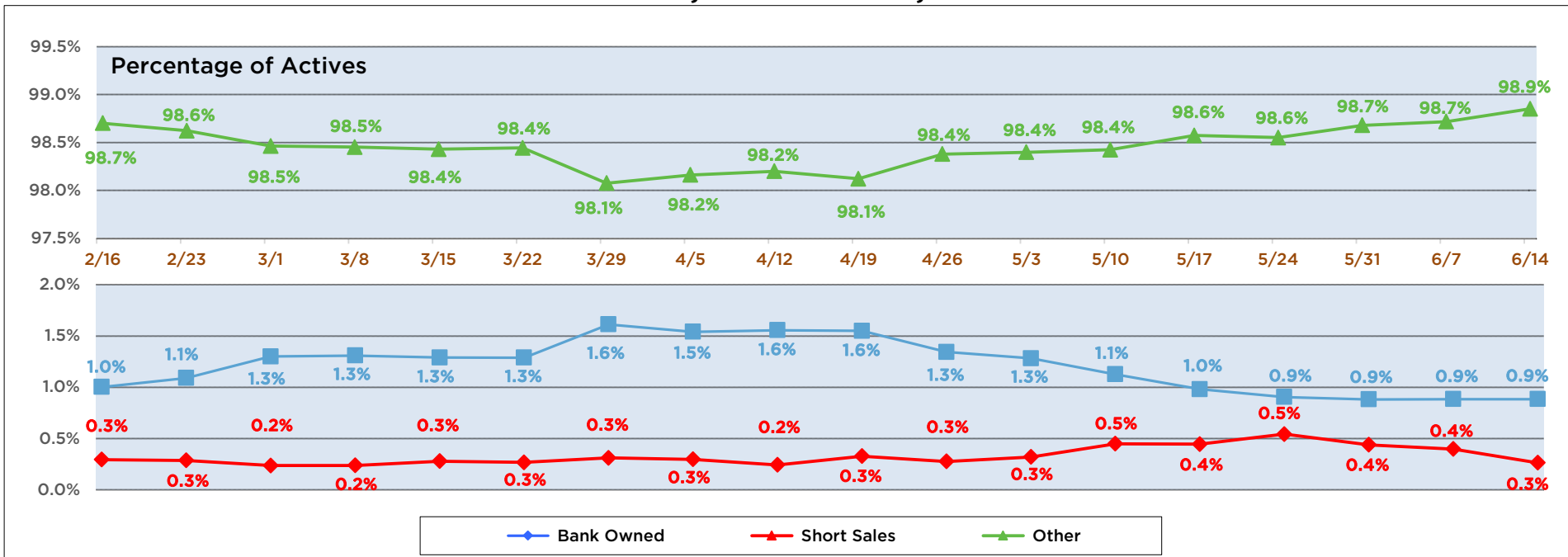
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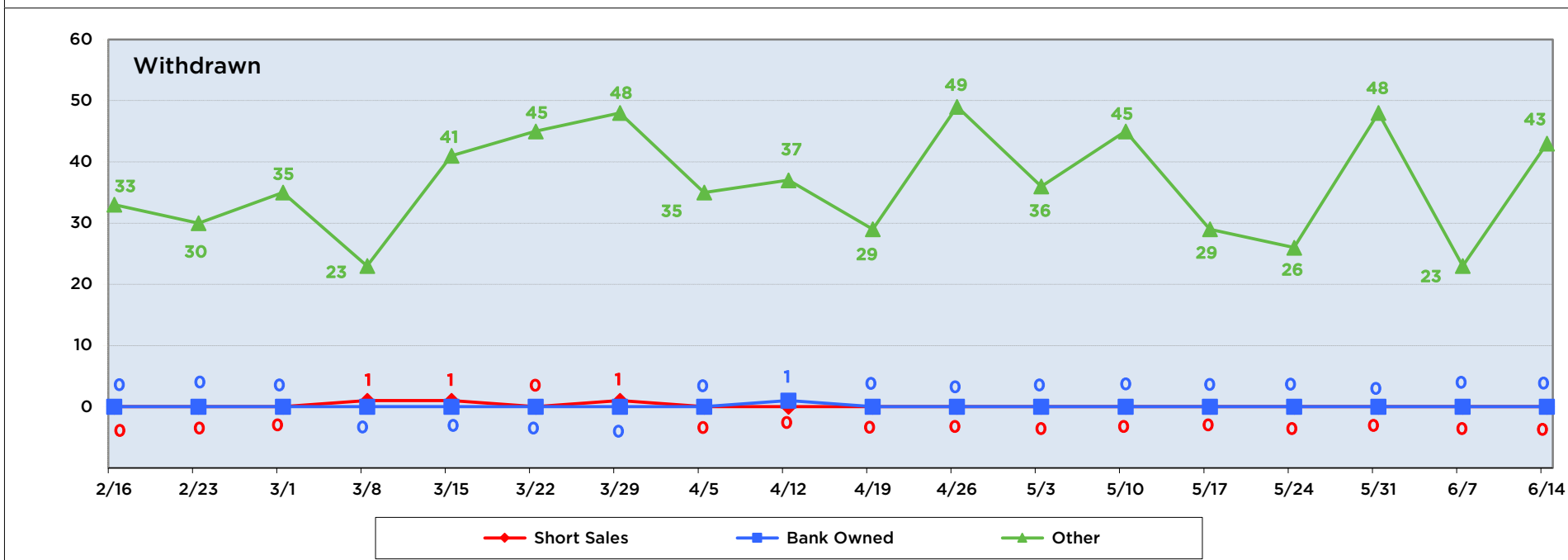
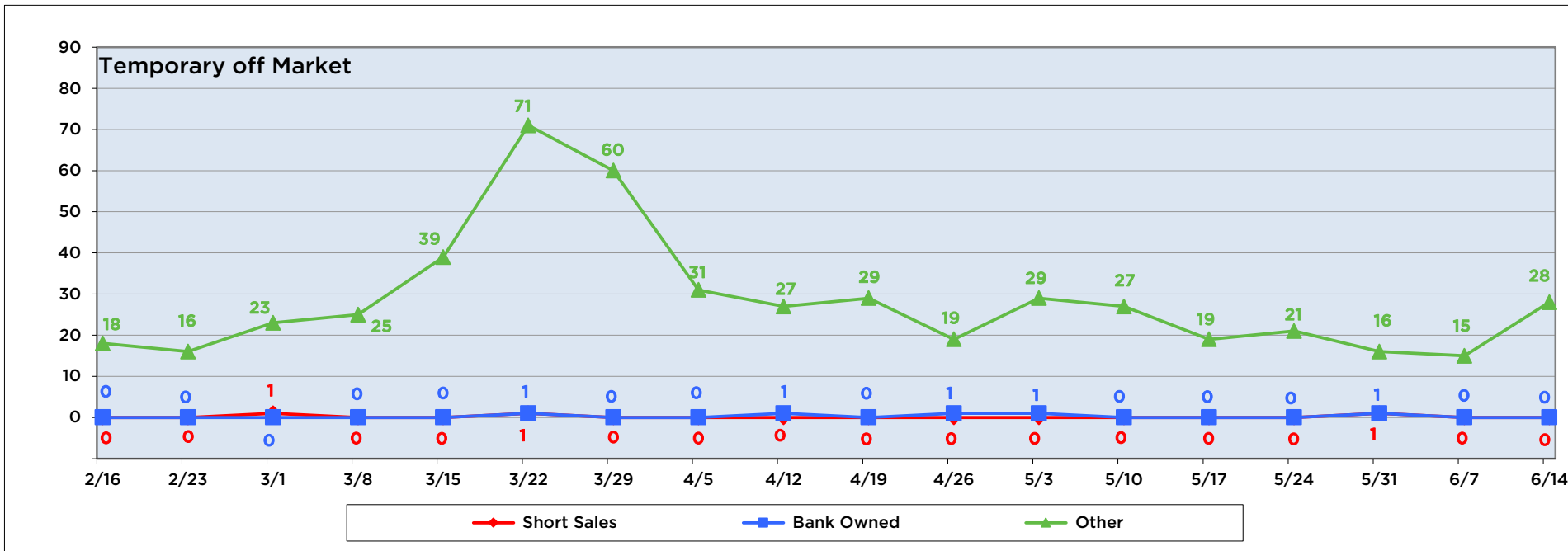
**Condos, Townhomes, Villas**



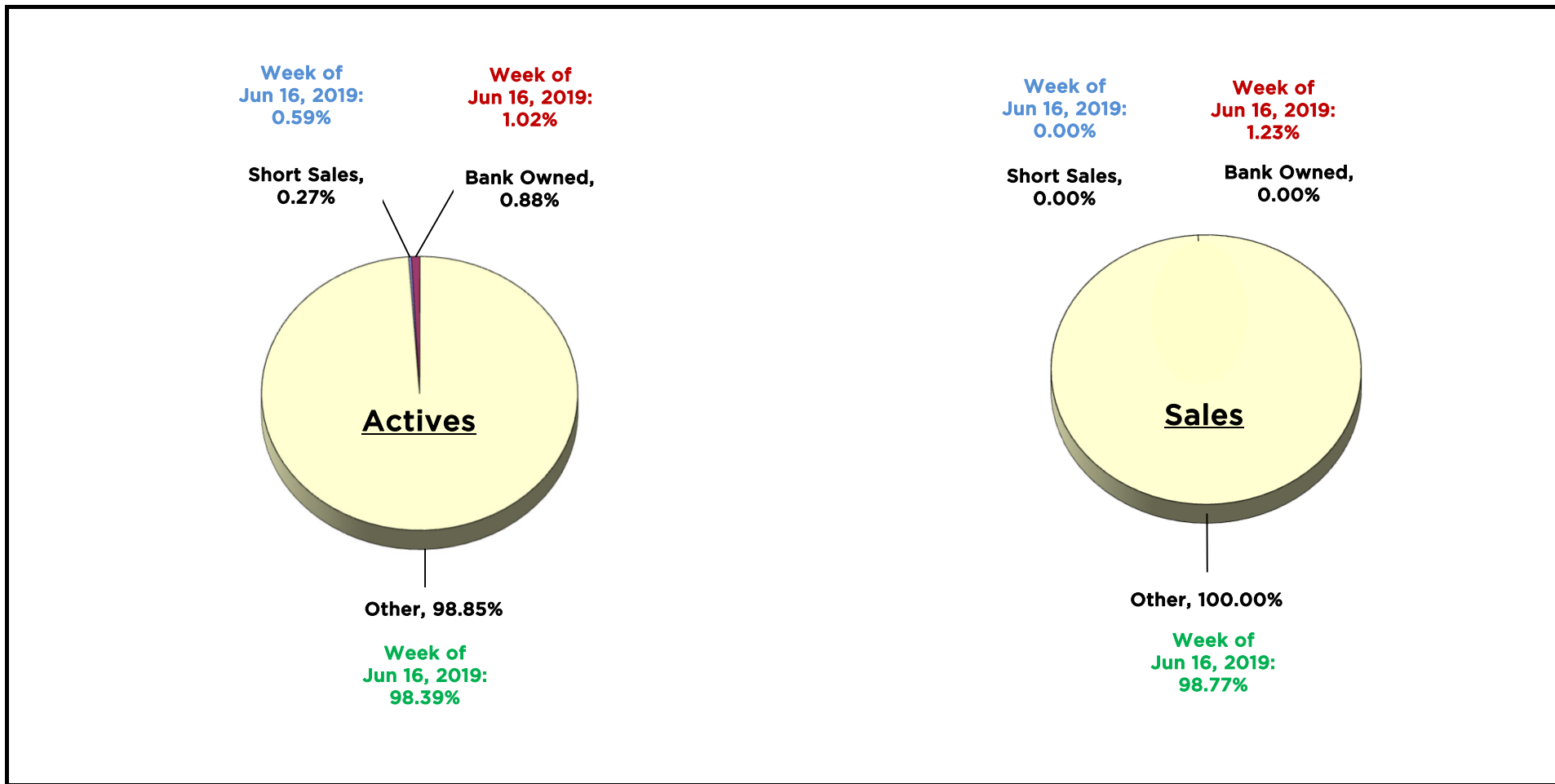
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
06/14/2020 - 06/20/2020  
Lake, Orange, Osceola & Seminole Counties

**Where are the 33 Condos, Townhomes, or Villas available for the Median Price of \$175,000?** ( ± \$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>
<b>Seminole County</b>		<b>3</b>	<b>\$174,967</b>	<b>2.3</b>	<b>2.0</b>	<b>1,418</b>	<b>\$123.42</b>
Casselberry	32707	1	\$175,000	2.0	2.0	1,613	\$108.49
Winter Springs / Tuskawilla	32708	1	\$175,000	3.0	2.0	1,344	\$130.21
Fern Park/Casselberry	32730	1	\$174,900	2.0	2.0	1,296	\$134.95
<b>Orange County</b>		<b>19</b>	<b>\$174,942</b>	<b>2.6</b>	<b>1.9</b>	<b>1,190</b>	<b>\$147.04</b>
Winter Park (East) / Aloma	32792	1	\$175,000	3.0	2.0	1,690	\$103.55
Colonialtown	32803	1	\$175,000	1.0	1.0	799	\$219.02
Pinecastle / Belle Isle	32809	1	\$175,000	2.0	2.0	1,071	\$163.40
Orlo Vista	32811	2	\$175,000	3.0	2.0	1,433	\$122.12
Williamsburg / Lake Bryan	32821	4	\$174,848	2.0	2.0	958	\$182.51
Taft	32824	1	\$175,000	2.0	2.0	952	\$183.82
Union Park / Chickasaw	32829	1	\$174,999	3.0	2.0	1,408	\$124.29
Metro West / Orlo Vista	32835	5	\$174,920	3.0	2.0	1,326	\$131.92
Hunters Creek	32837	2	\$174,949	3.0	2.0	1,077	\$162.44
Winter Garden / Oakland	34787	1	\$175,000	3.0	2.0	1,203	\$145.47
<b>Osceola County</b>		<b>10</b>	<b>\$174,930</b>	<b>3.0</b>	<b>2.0</b>	<b>1,295</b>	<b>\$135.10</b>
Davenport	33896	2	\$174,950	3.0	2.0	1,316	\$132.94
Kissimmee (Central)	34741	1	\$174,900	3.0	2.0	1,296	\$134.95
Kissimmee (West) / Pleasant Hill	34746	4	\$175,000	3.0	2.0	1,334	\$131.18
Kissimmee / Celebration	34747	3	\$174,833	3.0	2.0	1,228	\$142.37
<b>Lake County</b>		<b>1</b>	<b>\$174,950</b>	<b>2.0</b>	<b>2.0</b>	<b>1,289</b>	<b>\$135.73</b>
Leesburg (West)	34748	1	\$174,950	2.0	2.0	1,289	\$135.73