



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of August 2, 2020 - August 8, 2020

Single-family existing homes

- Sales of single-family homes decreased to 558 during the week of Aug 2, from 794 the week prior
- The median price of single family homes increased to \$306,000, a change of 2.0%
- The number of single-family home foreclosure transactions decreased to 5 last week, from 12 the week of Jul 26
- The number of single-family home short-sale transactions decreased to 3 from 4 the week prior
- Single-family inventory increased by 35, and now sits at 4,834

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 131 during the week of Aug 2, from 194 the week prior
- The median price of condos, townhomes, and villas decreased to \$188,900, a change of -2.9%
- The number of condo, townhome and villa foreclosure transactions remained constant at 0
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 41, and now sits at 2,340

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	558	156	105	154	61	71	11
Bank Owned	5	2	0	2	0	1	0
Short Sales	3	2	0	0	0	1	0
Other	550	152	105	152	61	69	11
Active Listings	4,834	936	588	1,135	693	1,050	432
Bank Owned	42	19	5	11	4	2	1
Short Sales	29	10	8	4	1	5	1
Other	4,763	907	575	1,120	688	1,043	430
Months of Inventory	2	1	1	2	3	3	9

List Price

Average Original List Price	\$374,586	\$197,680	\$281,584	\$352,690	\$445,026	\$667,704	\$1,795,182
Average Final List Price	\$367,147	\$194,713	\$278,602	\$347,116	\$442,124	\$658,537	\$1,641,636

Sale Price

Average Price	\$359,075	\$189,819	\$274,584	\$342,576	\$436,834	\$641,539	\$1,542,545
Median Price	\$306,000	\$202,500	\$273,727	\$338,000	\$425,000	\$597,000	\$1,150,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$7,439	-\$2,967	-\$2,982	-\$5,574	-\$2,902	-\$9,167	-\$153,546
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,511	-\$7,861	-\$7,000	-\$10,114	-\$8,192	-\$26,165	-\$252,637
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,072	-\$4,894	-\$4,018	-\$4,540	-\$5,290	-\$16,998	-\$99,091
<i>Original</i> List to <i>Sale</i> Price - %	95.86%	96.02%	97.51%	97.13%	98.16%	96.08%	85.93%
<i>Final</i> List to <i>Sale</i> Price - %	97.80%	97.49%	98.56%	98.69%	98.80%	97.42%	93.96%

Days on the Market

Avg Days Listing to Contract	46	51	38	45	40	44	118
Combined Avg Days to Contract	53	56	44	51	46	50	171
Avg Days Listing to Closing	87	95	78	86	79	85	157
Avg Days Contract to Close	41	45	39	40	38	41	38

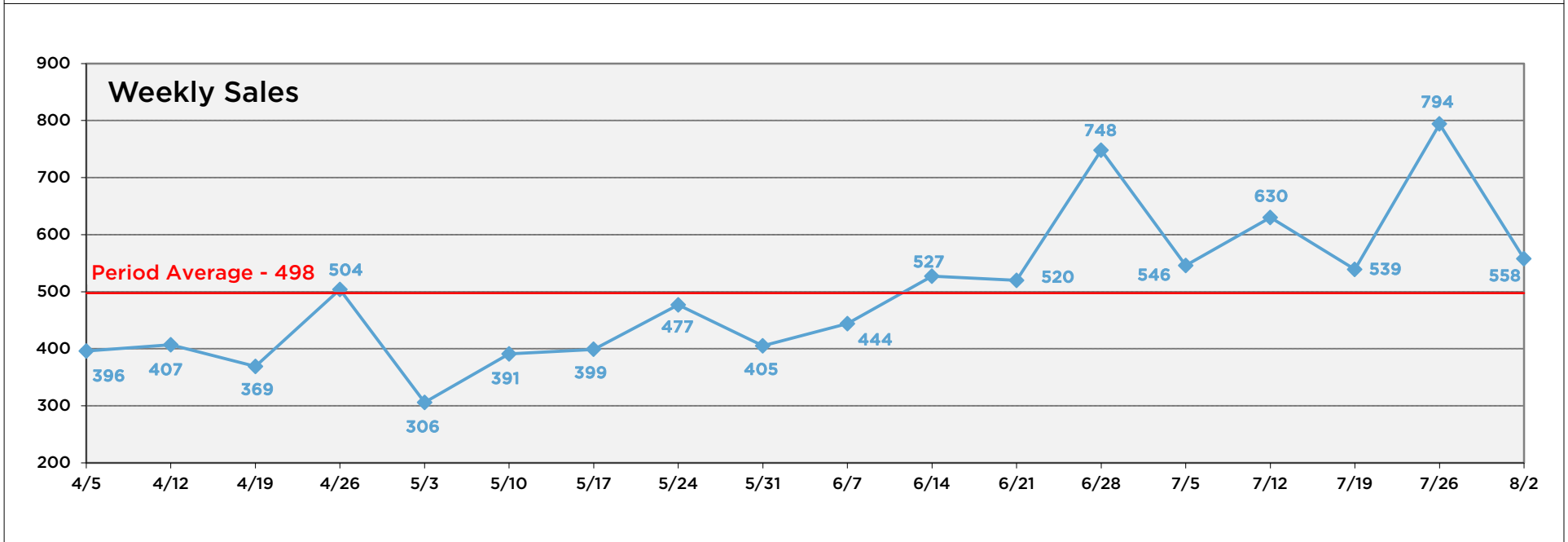
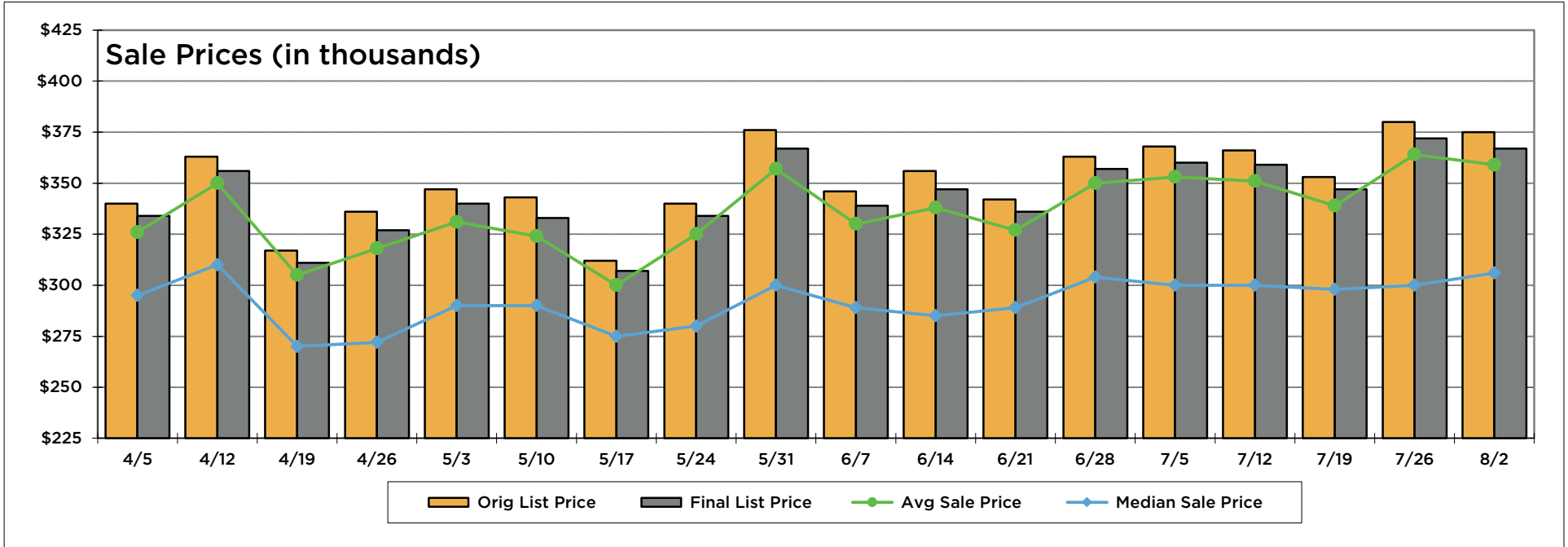
Beds / Baths

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

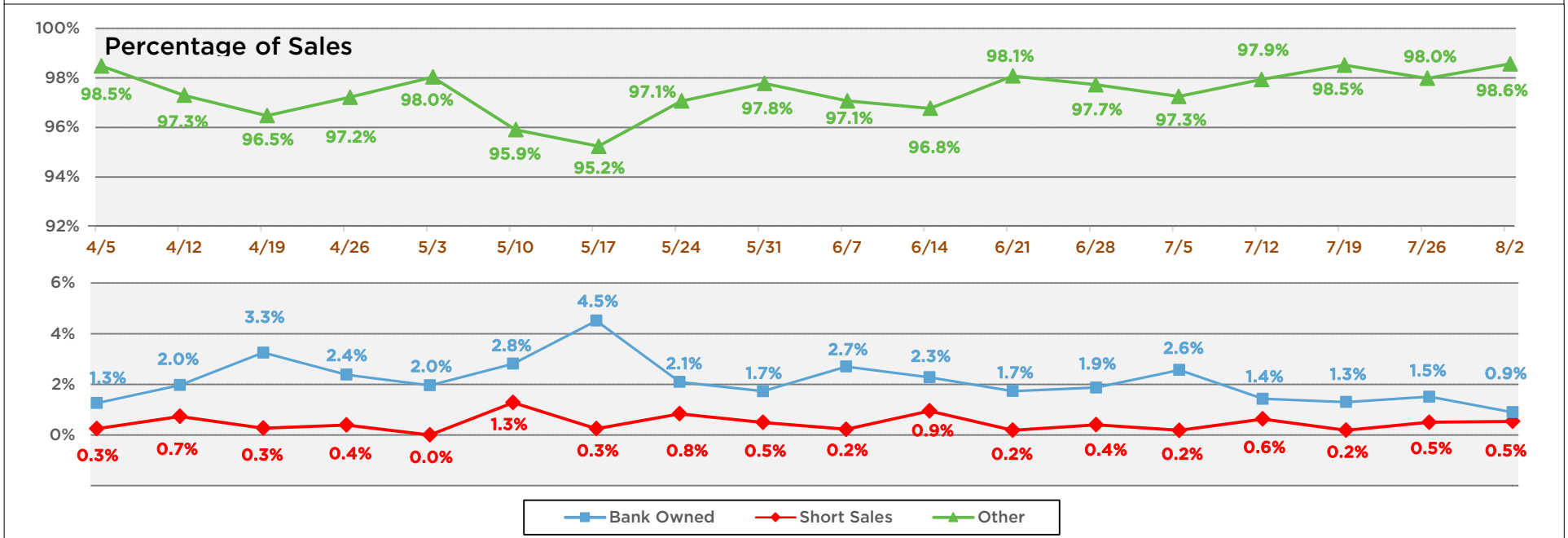
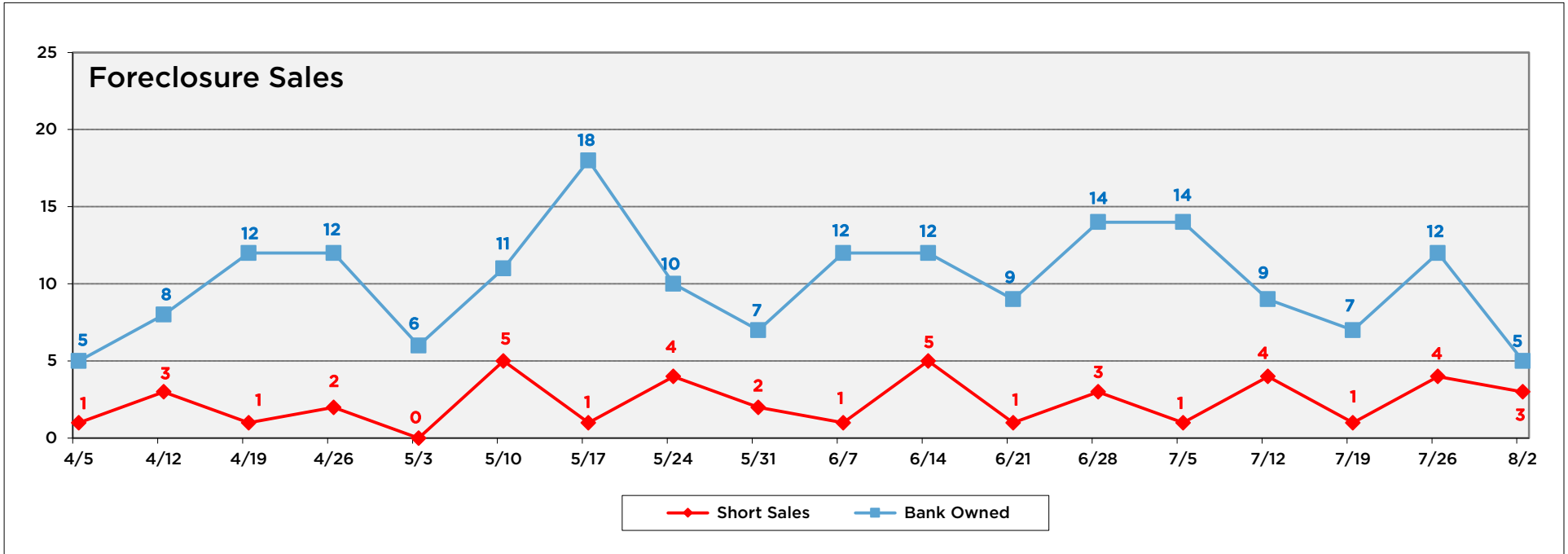
Square Footage

Average Square Feet	2,225	1,442	1,910	2,296	2,786	3,242	5,656
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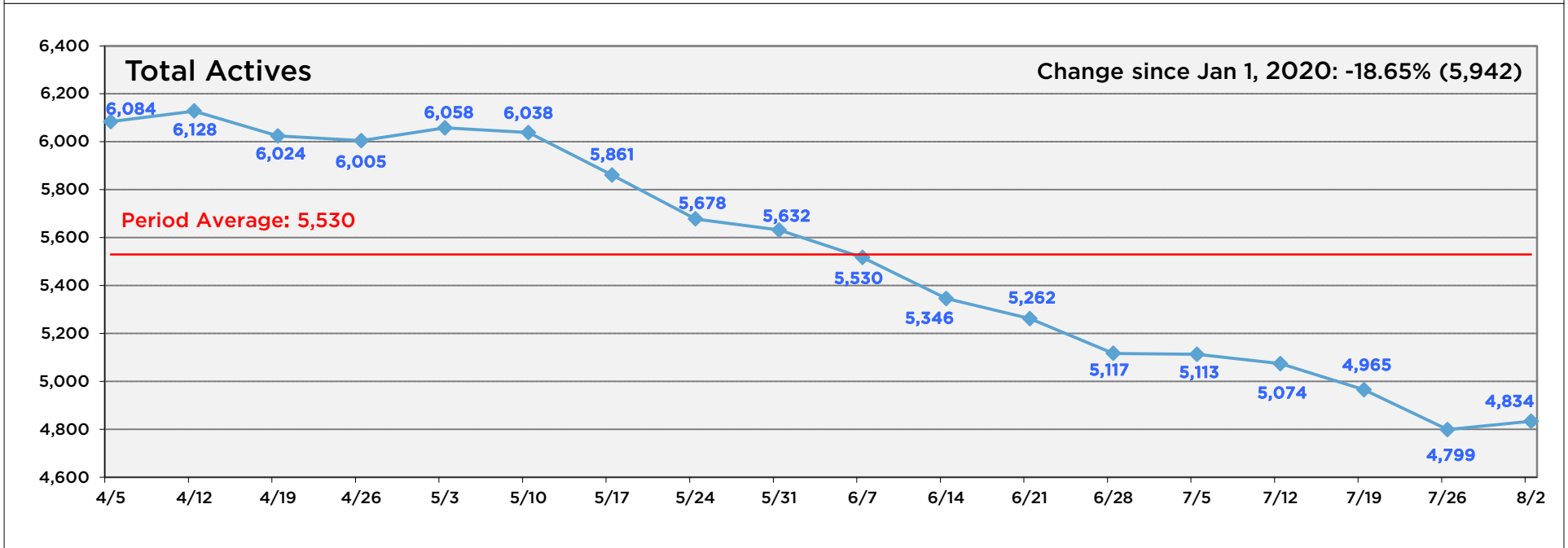
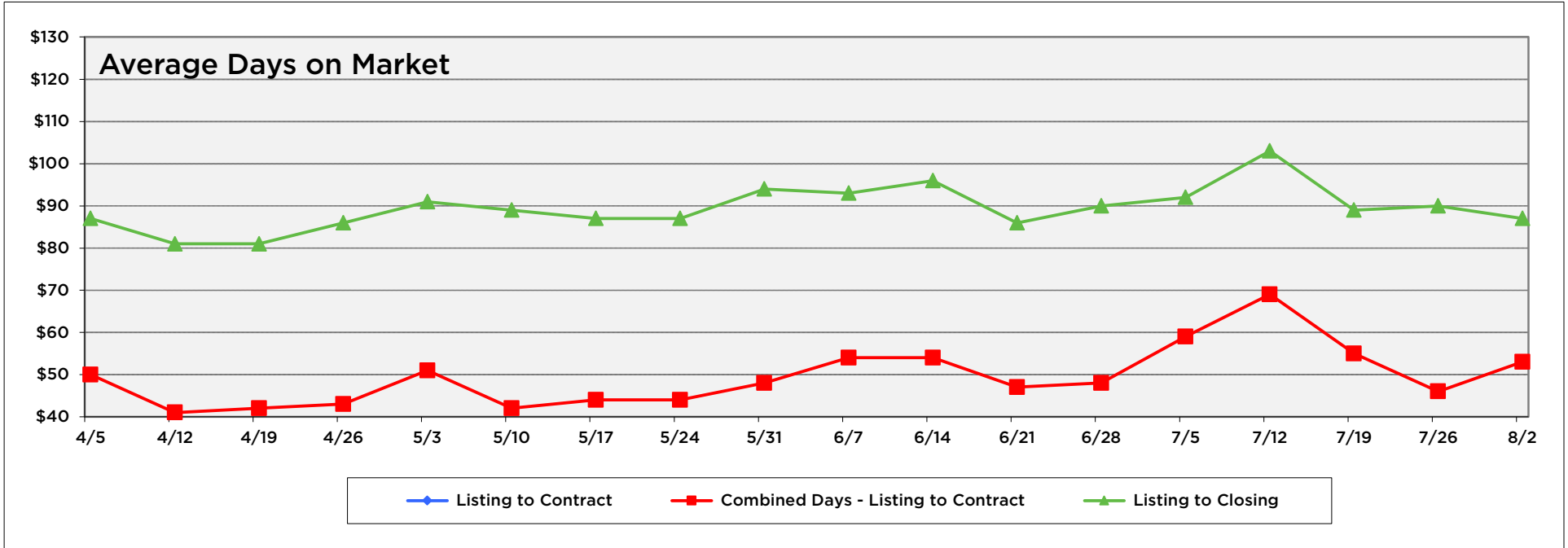
Single Family Homes



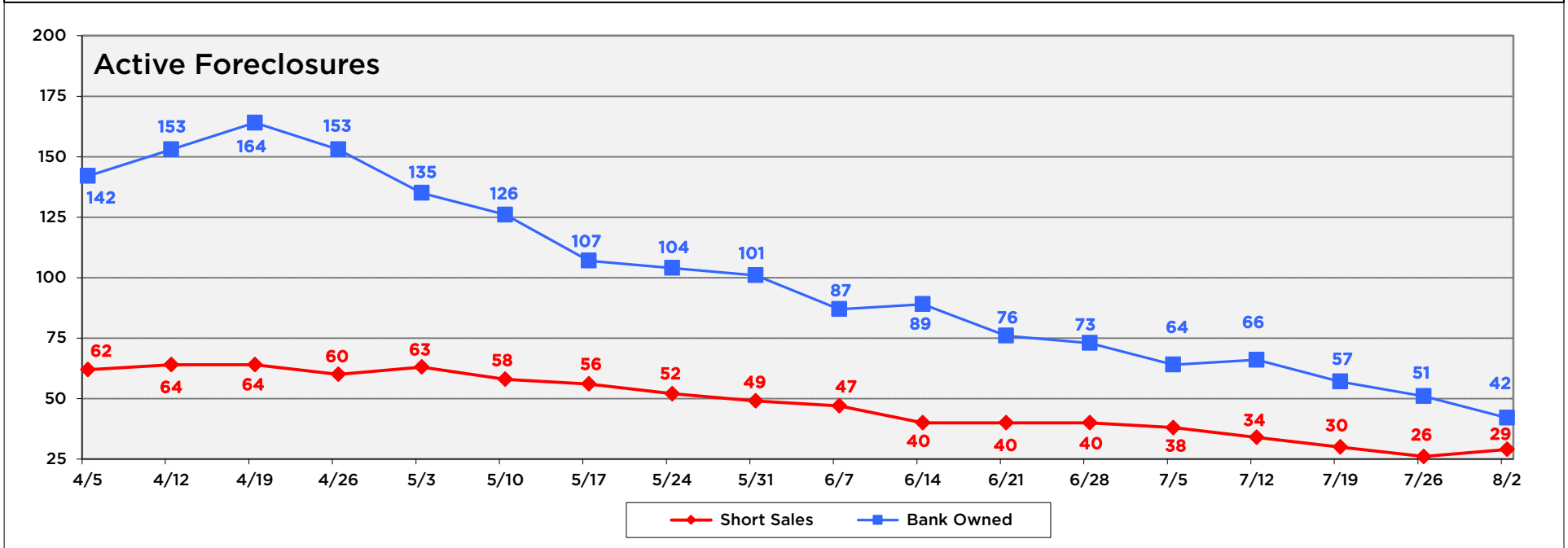
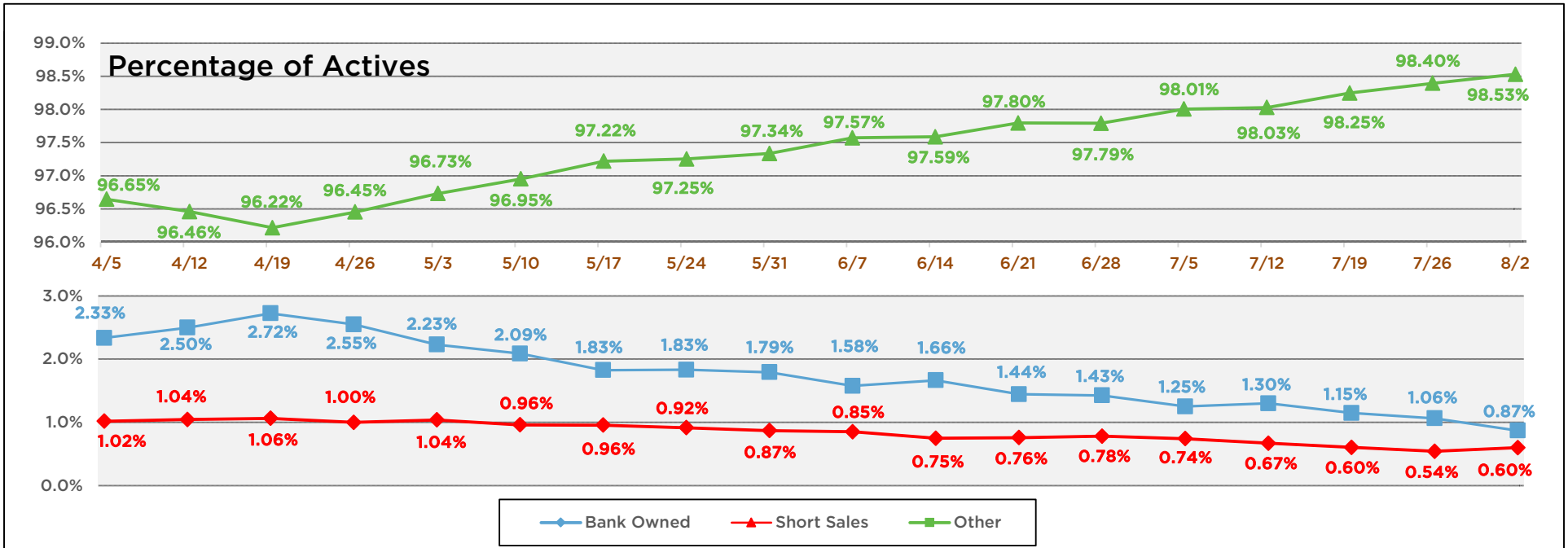
Single Family Homes



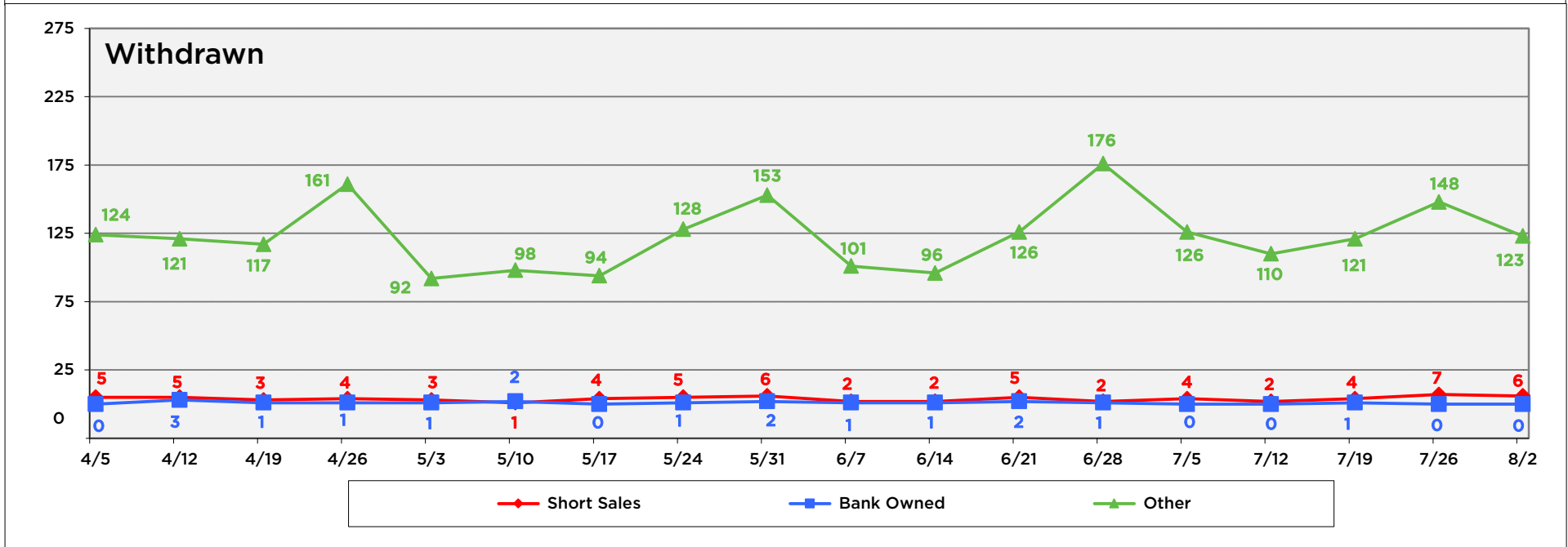
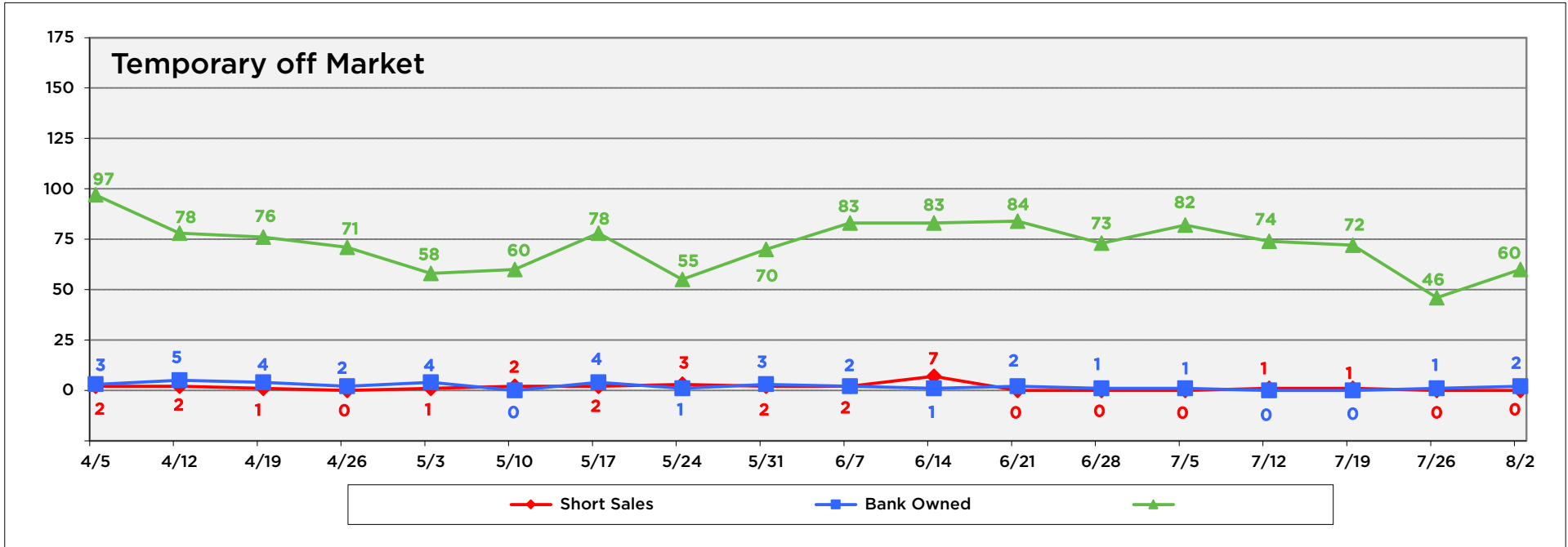
Single Family Homes



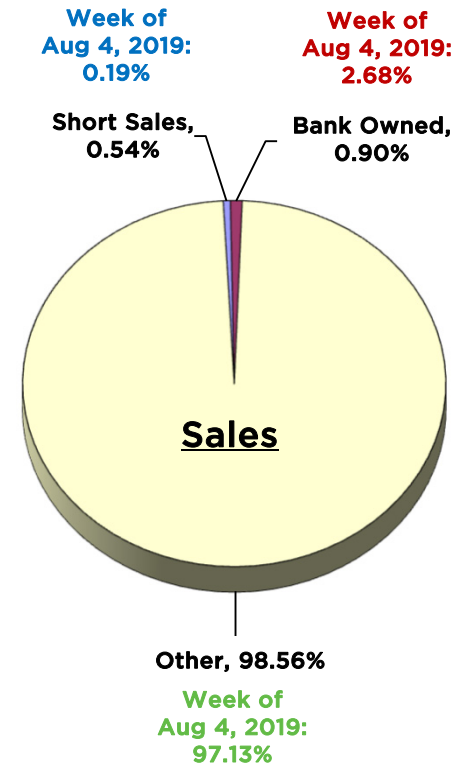
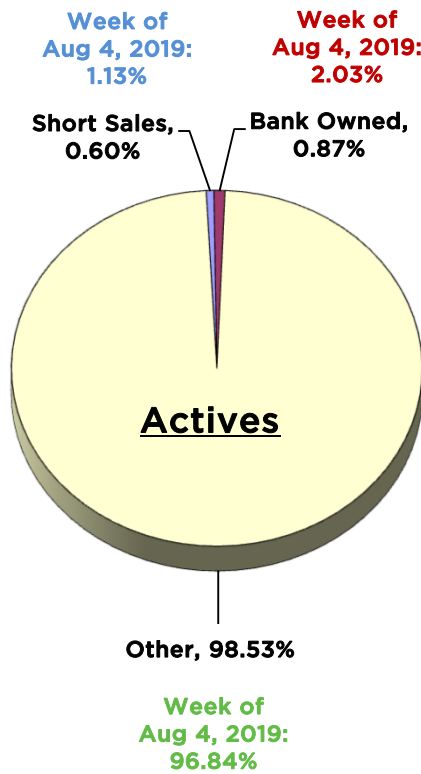
Single Family Homes



Single Family Homes



Single Family Homes



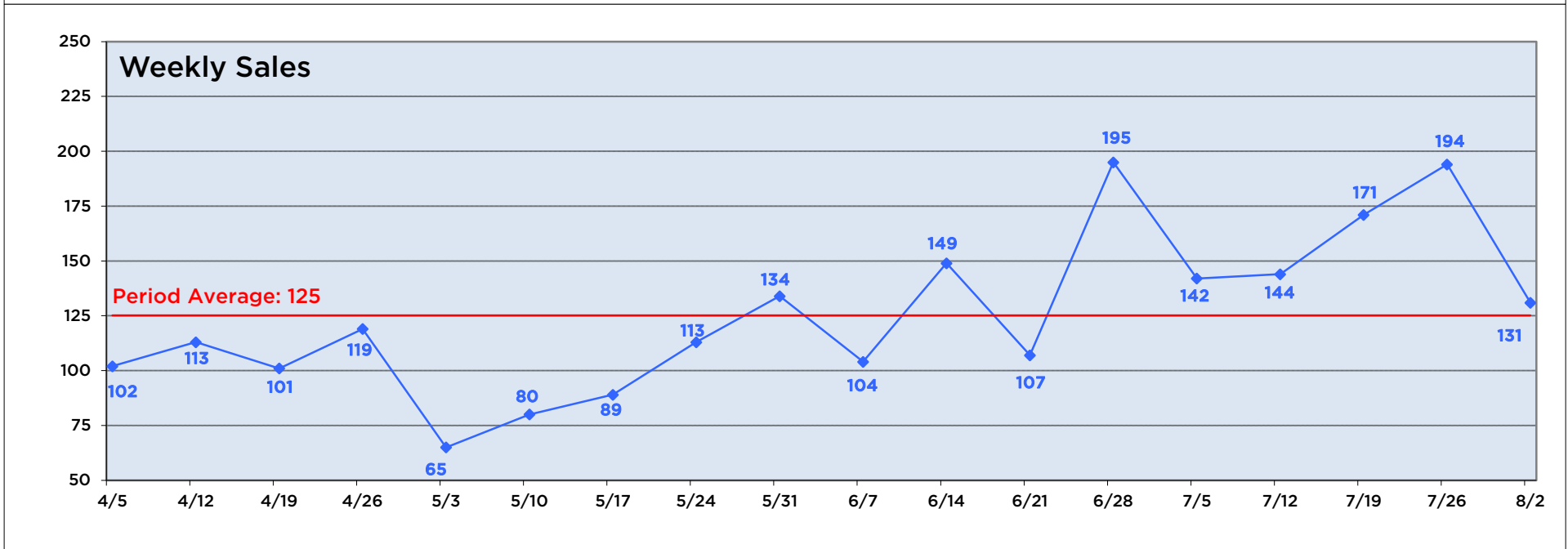
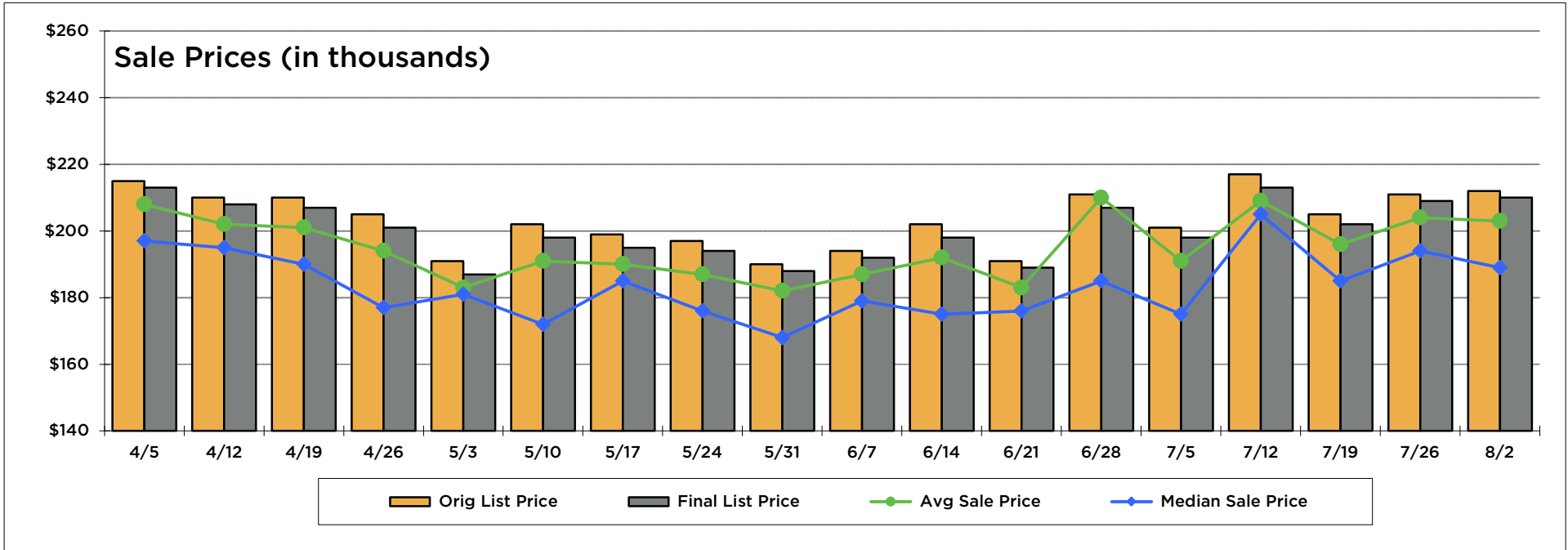
Where is the 1 Single Family Home available for the Median Price of \$306,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$306,000	4.0	2.0	1,800	\$170.00
Maitland / Eatonville	32751	1	\$306,000	4.0	2.0	1,800	\$170.00

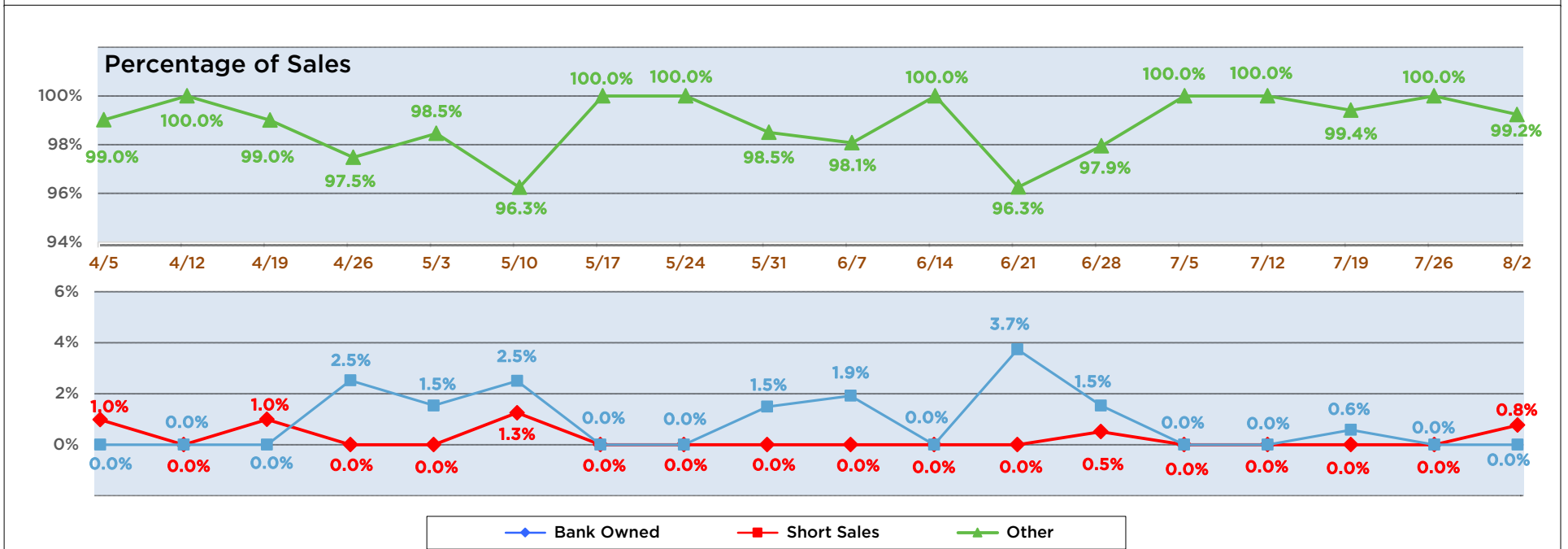
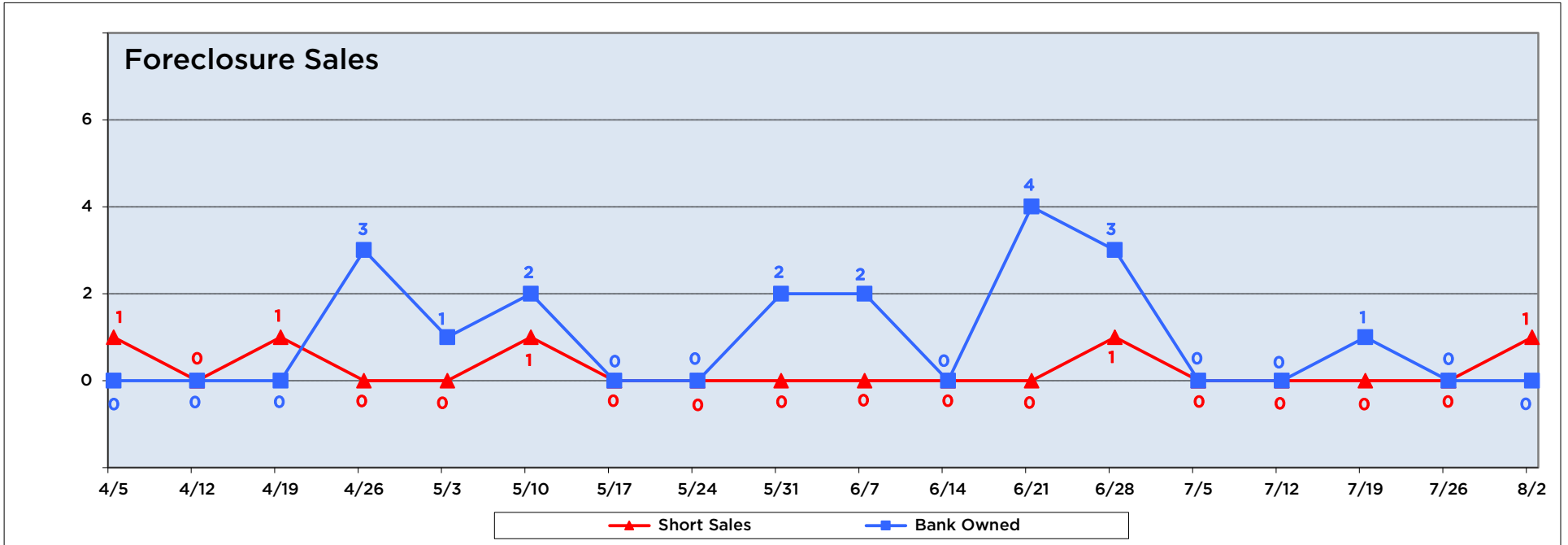
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	131	108	11	9	0	2	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	130	107	11	9	0	2	1
Active Listings	2,340	1,561	317	312	94	47	9
Bank Owned	21	15	4	1	1	0	0
Short Sales	4	4	0	0	0	0	0
Other	2,315	1,542	313	311	93	47	9
Months of Inventory	4	3	7	8	0	5	2
<i>List Price</i>							
Average Original List Price	\$212,389	\$174,922	\$279,600	\$348,532	\$0	\$585,000	\$1,549,000
Average Final List Price	\$209,762	\$172,500	\$276,727	\$342,866	\$0	\$585,000	\$1,549,000
<i>Sale Price</i>							
Average Price	\$202,663	\$167,076	\$268,600	\$338,222	\$0	\$578,000	\$1,350,000
Median Price	\$188,900	\$162,500	\$275,000	\$332,500	\$0	\$578,000	\$1,350,000
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$2,627	-\$2,422	-\$2,873	-\$5,666	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,726	-\$7,846	-\$11,000	-\$10,310	\$0	-\$7,000	-\$199,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,099	-\$5,424	-\$8,127	-\$4,644	\$0	-\$7,000	-\$199,000
<i>Original</i> List to <i>Sale</i> Price - %	95.42%	95.51%	96.07%	97.04%	0.00%	98.80%	87.15%
<i>Final</i> List to <i>Sale</i> Price - %	96.62%	96.86%	97.06%	98.65%	0.00%	98.80%	87.15%
<i>Days on the Market</i>							
Avg Days Listing to Contract	50	52	35	37	0	28	125
Combined Avg Days to Contract	51	54	35	37	0	43	125
Avg Days Listing to Closing	85	87	67	79	0	82	154
Avg Days Contract to Close	35	35	31	41	0	52	28
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	0	4	3
Average Full Baths	2	2	2	3	0	4	2
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,360	1,236	1,696	1,929	0	3,206	2,291

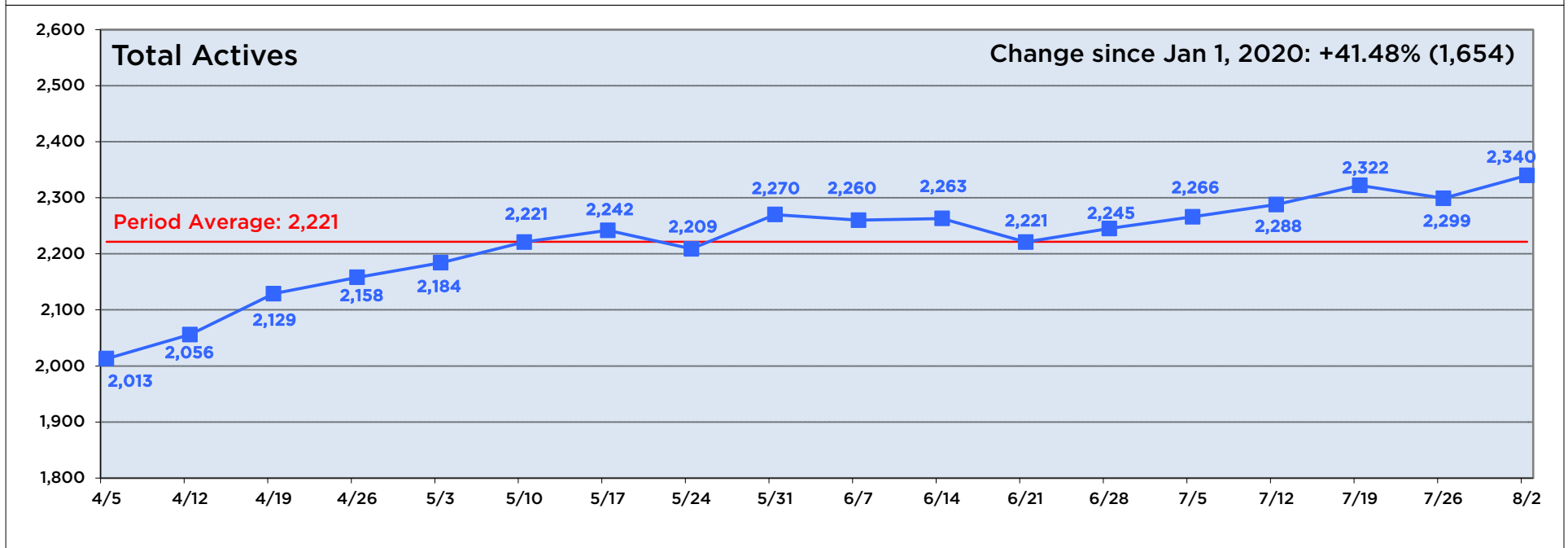
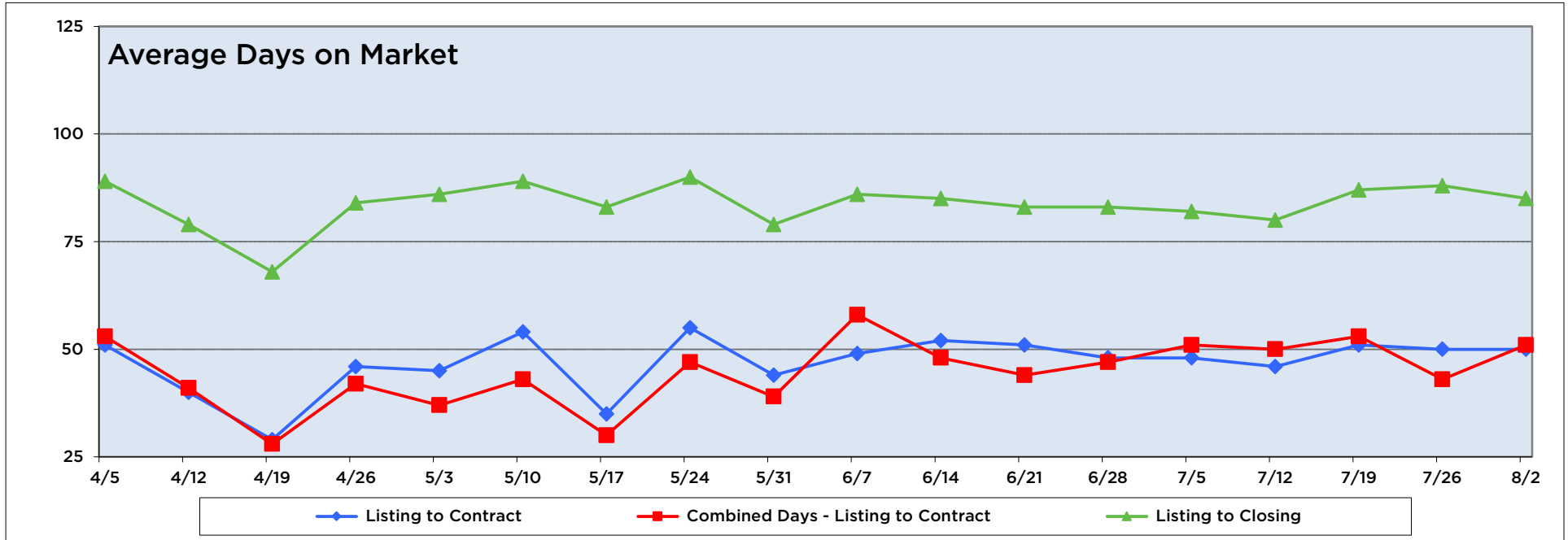
Condos, Townhomes, Villas



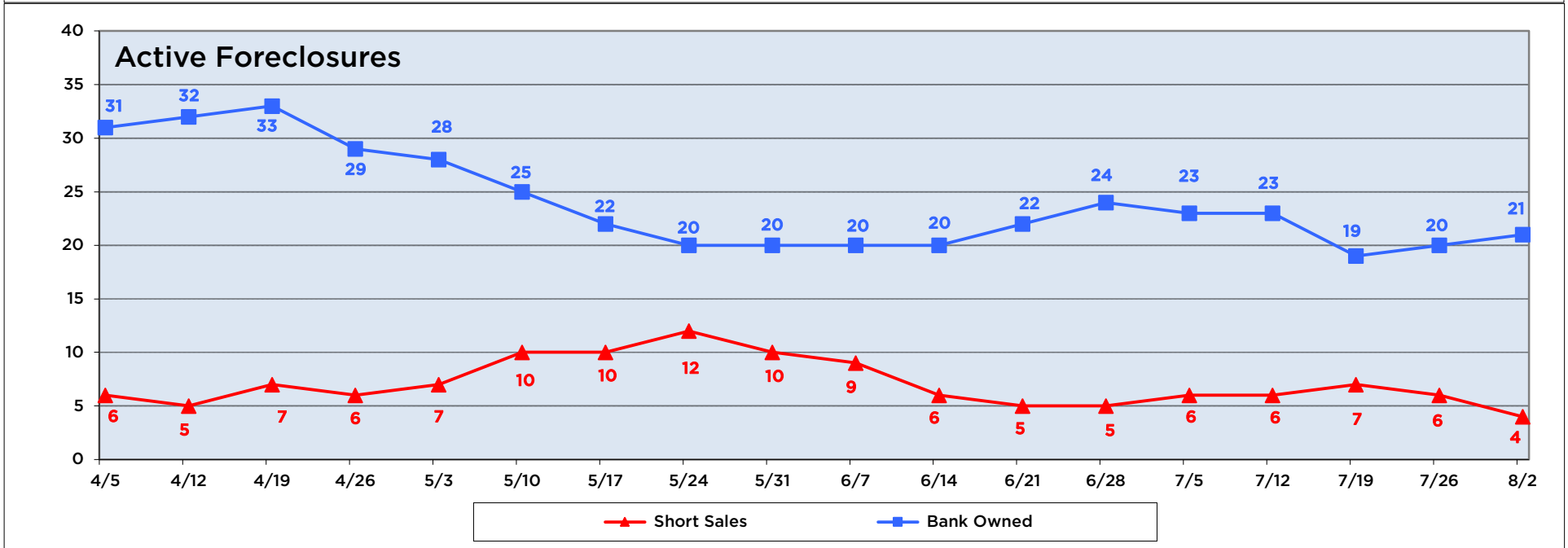
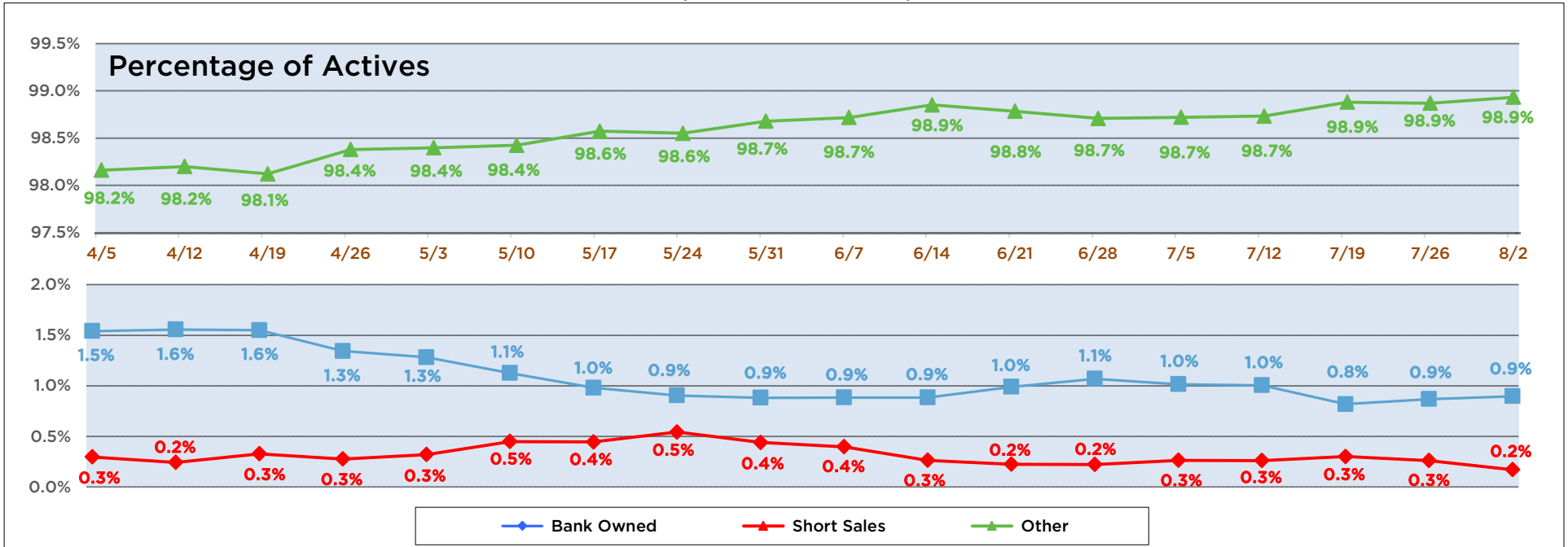
Condos, Townhomes, Villas



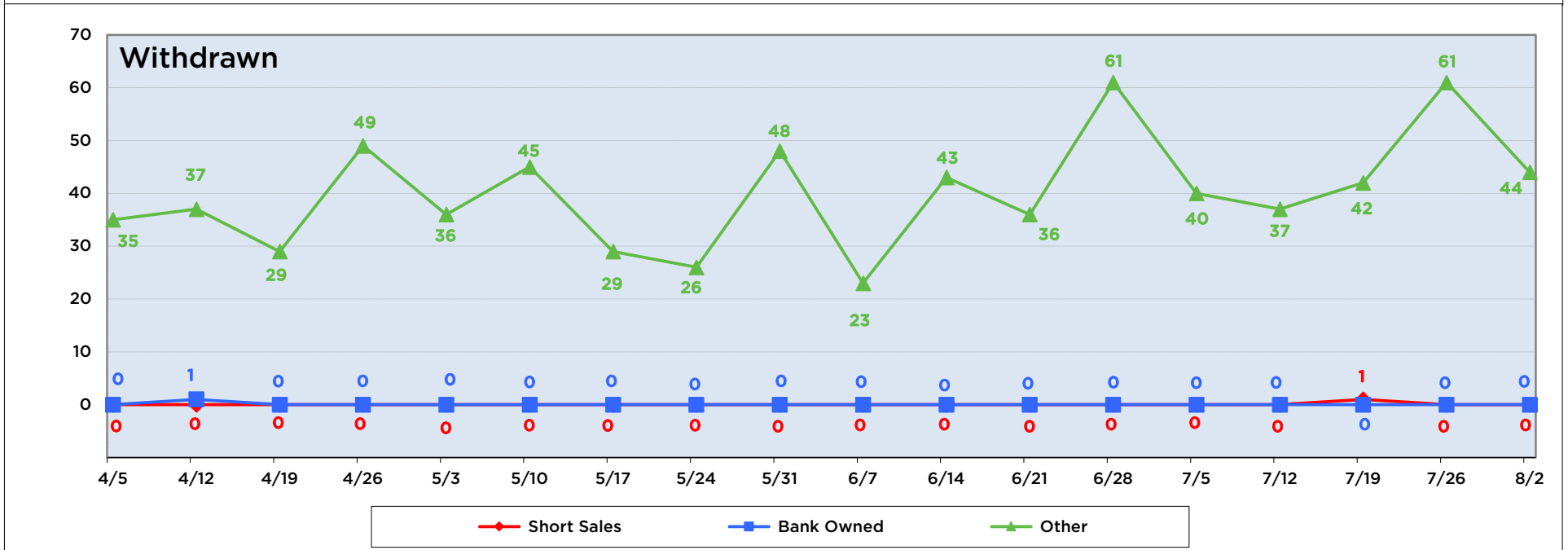
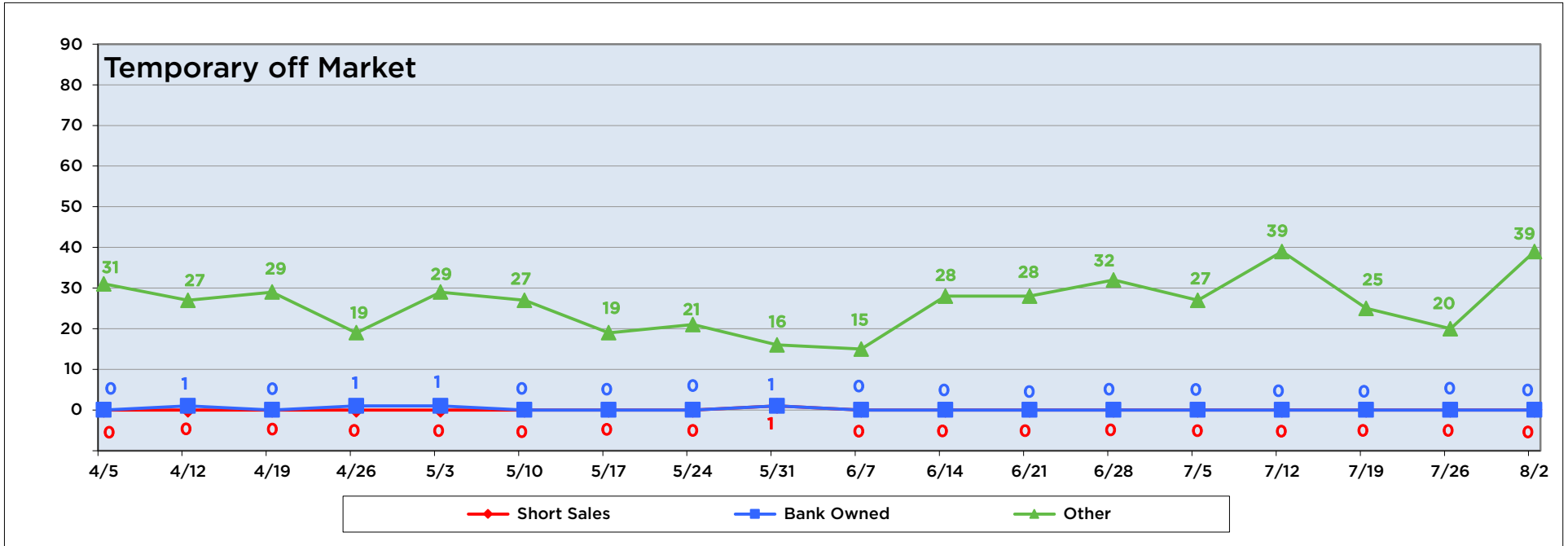
Condos, Townhomes, Villas



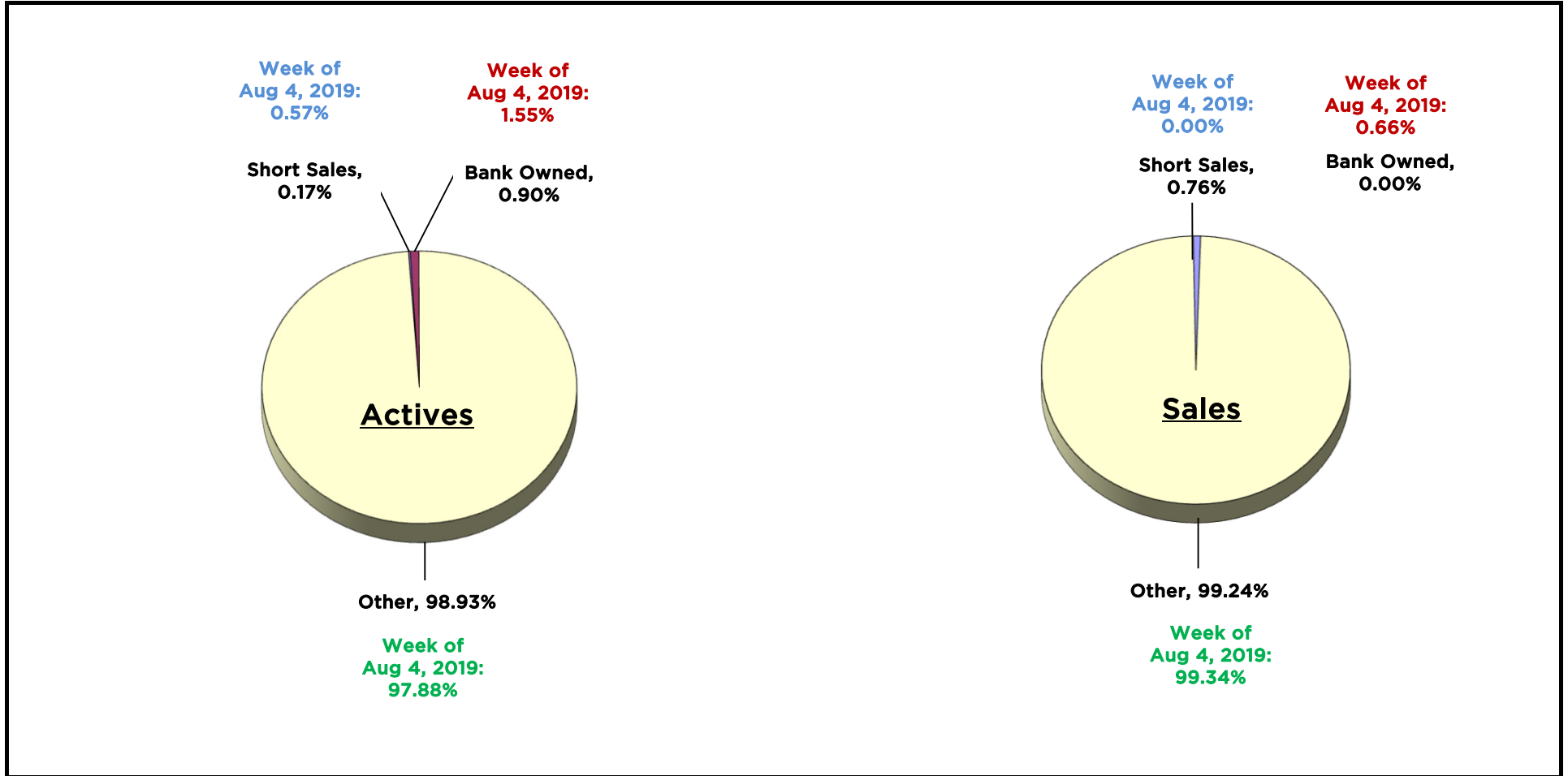
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 9 Condos, Townhomes, or Villas available for the Median Price of \$188,900? (± \$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>
Orange County		4	\$188,950	2.3	1.5	997	\$189.57
Orlando (Downtown)	32801	2	\$188,950	2.0	1.0	740	\$255.34
Williamsburg / Lake Bryan	32821	1	\$189,000	2.0	2.0	1,060	\$178.30
Metro West / Orlo Vista	32835	1	\$188,900	3.0	2.0	1,447	\$130.55
Osceola County		5	\$189,000	2.8	2.0	1,385	\$136.42
Davenport	33896	1	\$189,000	2.0	2.0	1,435	\$131.71
Kissimmee / Celebration	34747	4	\$189,000	3.0	2.0	1,373	\$137.65