



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of August 9, 2020 - August 15, 2020

Single-family existing homes

- Sales of single-family homes increased to 601 during the week of Aug 9, from 558 the week prior
- The median price of single family homes increased to \$310,000, a change of 1.3%
- The number of single-family home foreclosure transactions increased to 6 last week, from 5 the week of Aug 2
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory increased by 8, and now sits at 4,842

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 150 during the week of Aug 9, from 131 the week prior
- The median price of condos, townhomes, and villas decreased to \$169,450, a change of -10.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Aug 2
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 9, and now sits at 2,349

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	601	162	119	173	72	65	10
Bank Owned	6	2	2	2	0	0	0
Short Sales	4	1	0	2	0	1	0
Other	591	159	117	169	72	64	10
Active Listings	4,842	931	607	1,136	682	1,046	440
Bank Owned	50	26	3	13	5	2	1
Short Sales	26	8	8	2	1	5	2
Other	4,766	897	596	1,121	676	1,039	437
Months of Inventory	2	1	1	2	2	4	10

List Price

Average Original List Price	\$379,635	\$204,675	\$277,936	\$354,342	\$469,833	\$685,523	\$2,224,080
Average Final List Price	\$368,828	\$201,796	\$275,076	\$348,174	\$458,605	\$650,158	\$2,072,680

Sale Price

Average Price	\$360,629	\$197,022	\$273,261	\$342,317	\$447,946	\$634,317	\$1,959,880
Median Price	\$310,000	\$209,950	\$275,000	\$335,000	\$450,000	\$611,000	\$1,947,500

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$10,807	-\$2,879	-\$2,860	-\$6,168	-\$11,228	-\$35,365	-\$151,400
<i>Original</i> List to <i>Sale</i> Price - \$	-\$19,006	-\$7,653	-\$4,675	-\$12,025	-\$21,887	-\$51,206	-\$264,200
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,199	-\$4,774	-\$1,815	-\$5,857	-\$10,659	-\$15,841	-\$112,800
<i>Original</i> List to <i>Sale</i> Price - %	94.99%	96.26%	98.32%	96.61%	95.34%	92.53%	88.12%
<i>Final</i> List to <i>Sale</i> Price - %	97.78%	97.63%	99.34%	98.32%	97.68%	97.56%	94.56%

Days on the Market

Avg Days Listing to Contract	53	55	34	48	58	86	97
Combined Avg Days to Contract	59	56	40	53	69	94	130
Avg Days Listing to Closing	93	94	75	88	98	128	138
Avg Days Contract to Close	40	39	40	39	40	42	53

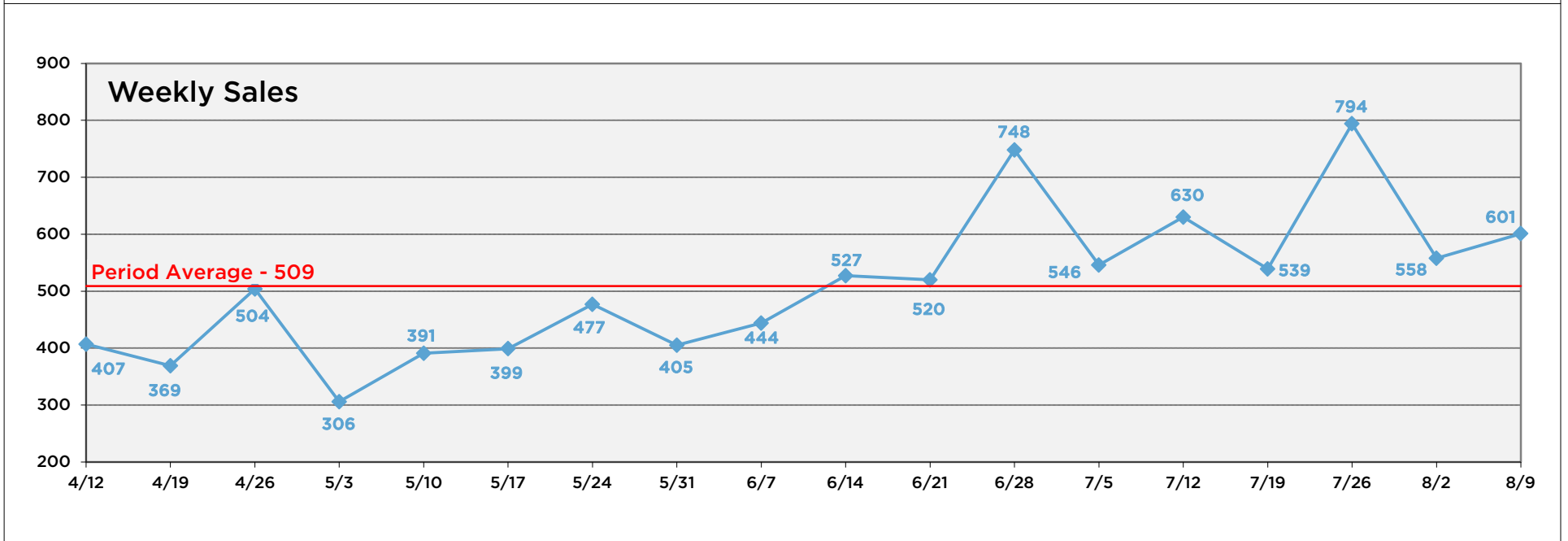
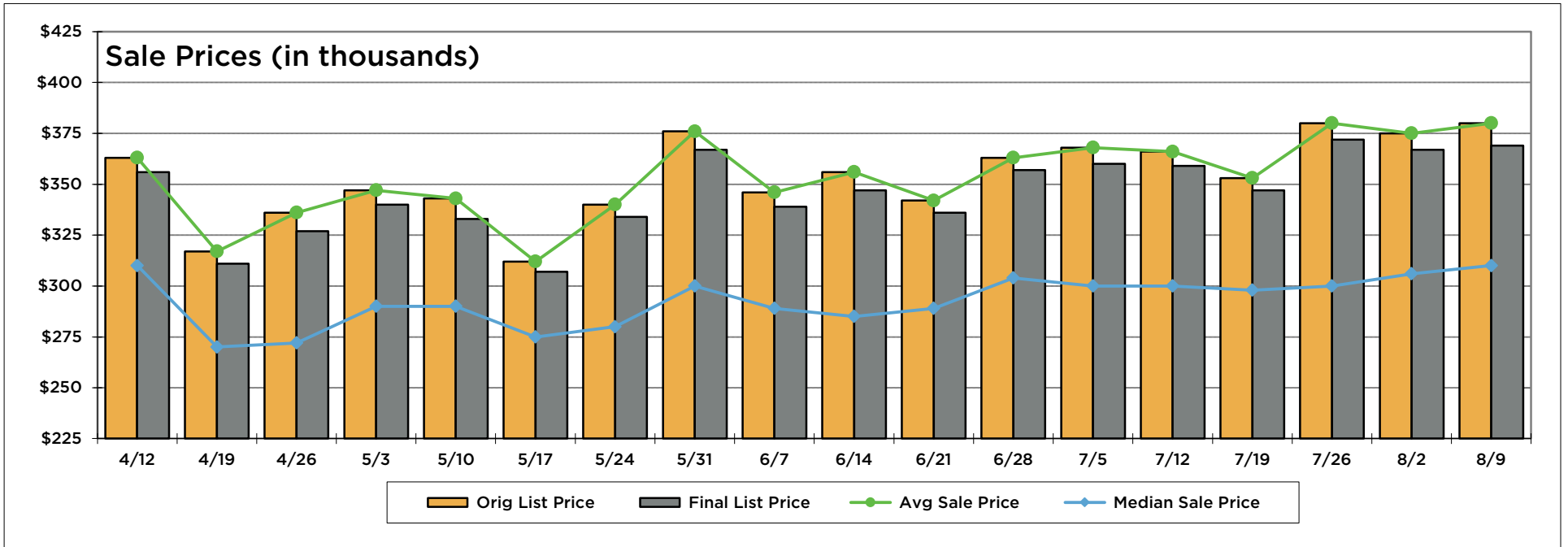
Beds / Baths

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

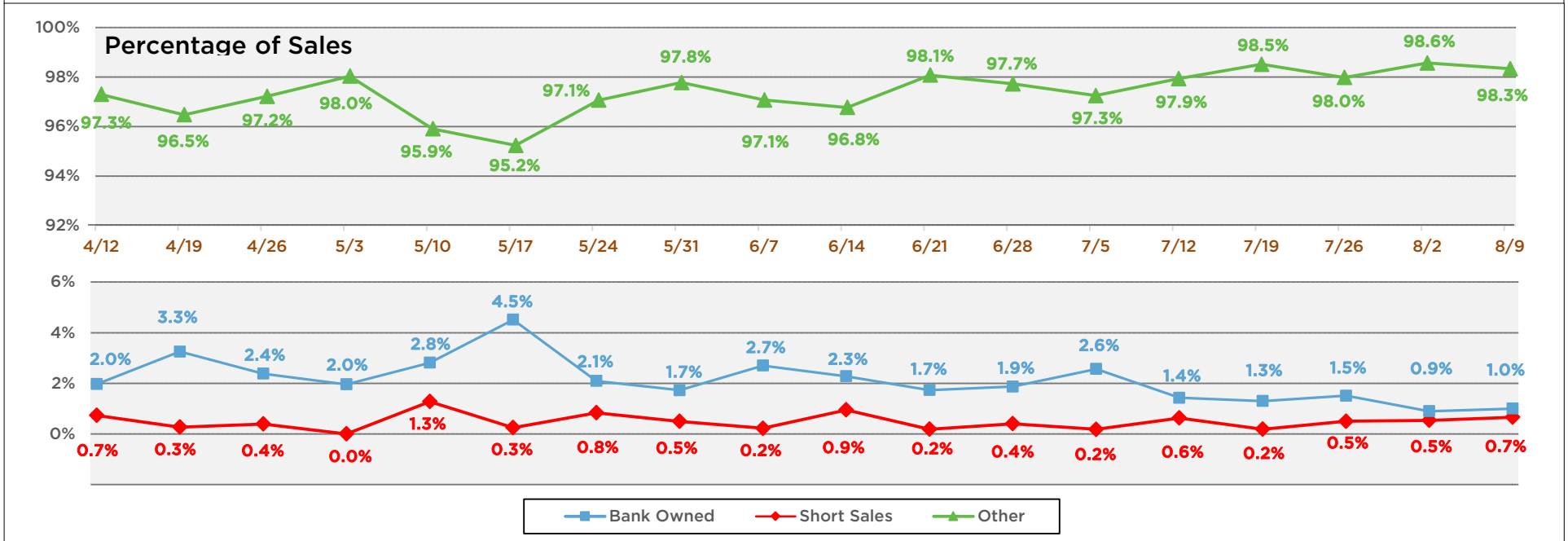
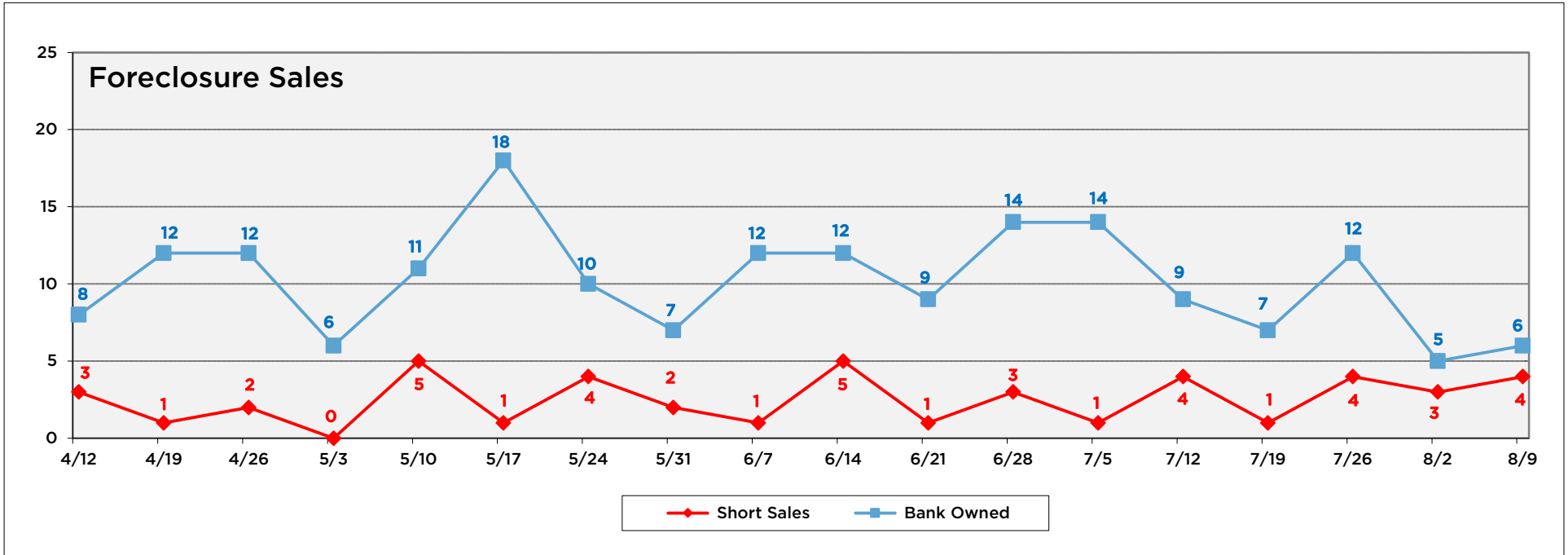
Square Footage

Average Square Feet	2,216	1,435	1,892	2,272	2,794	3,520	5,113
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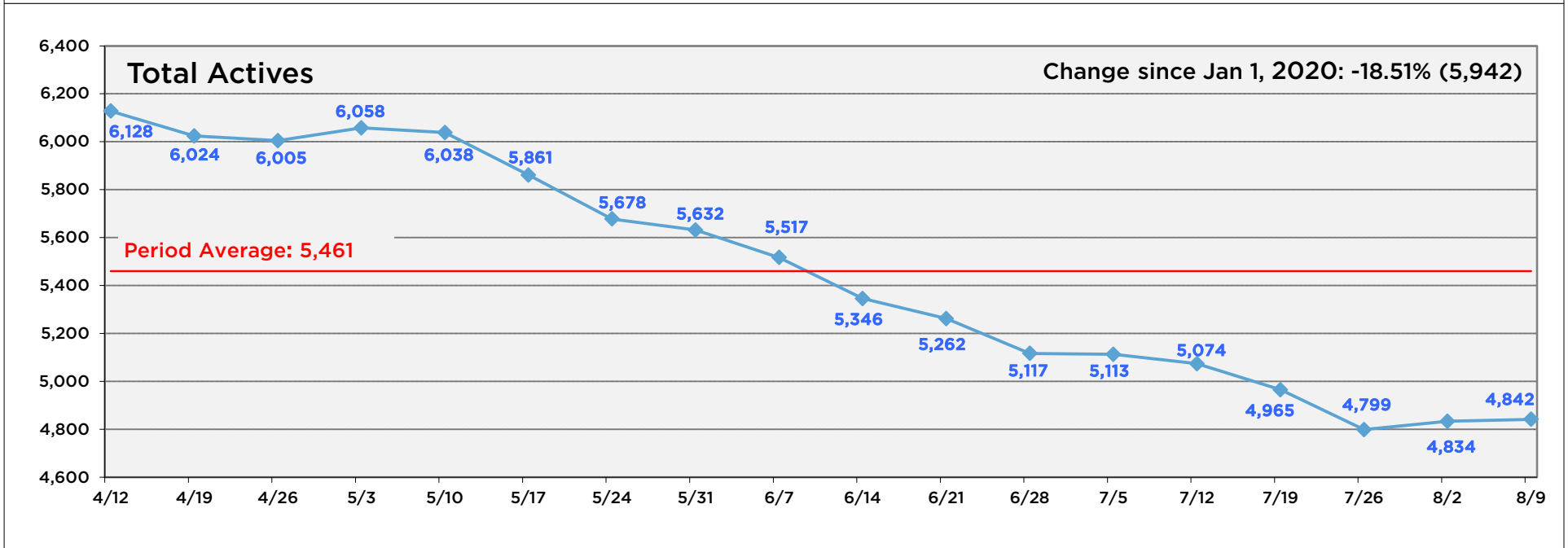
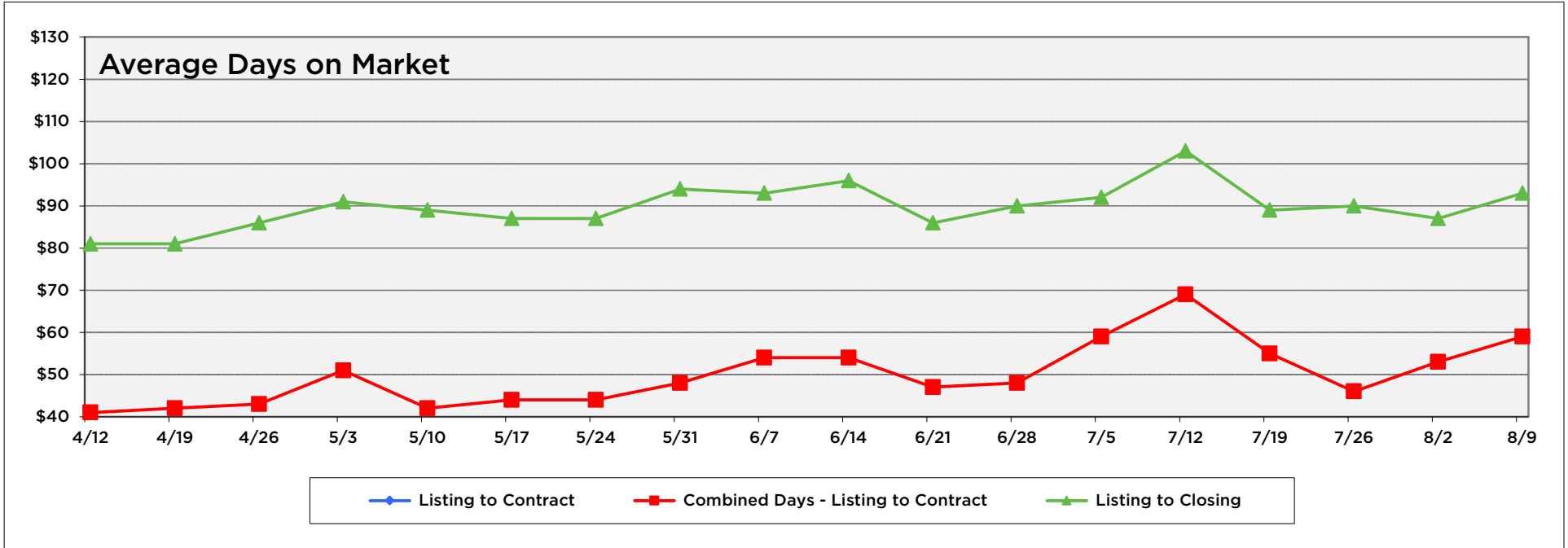
Single Family Homes



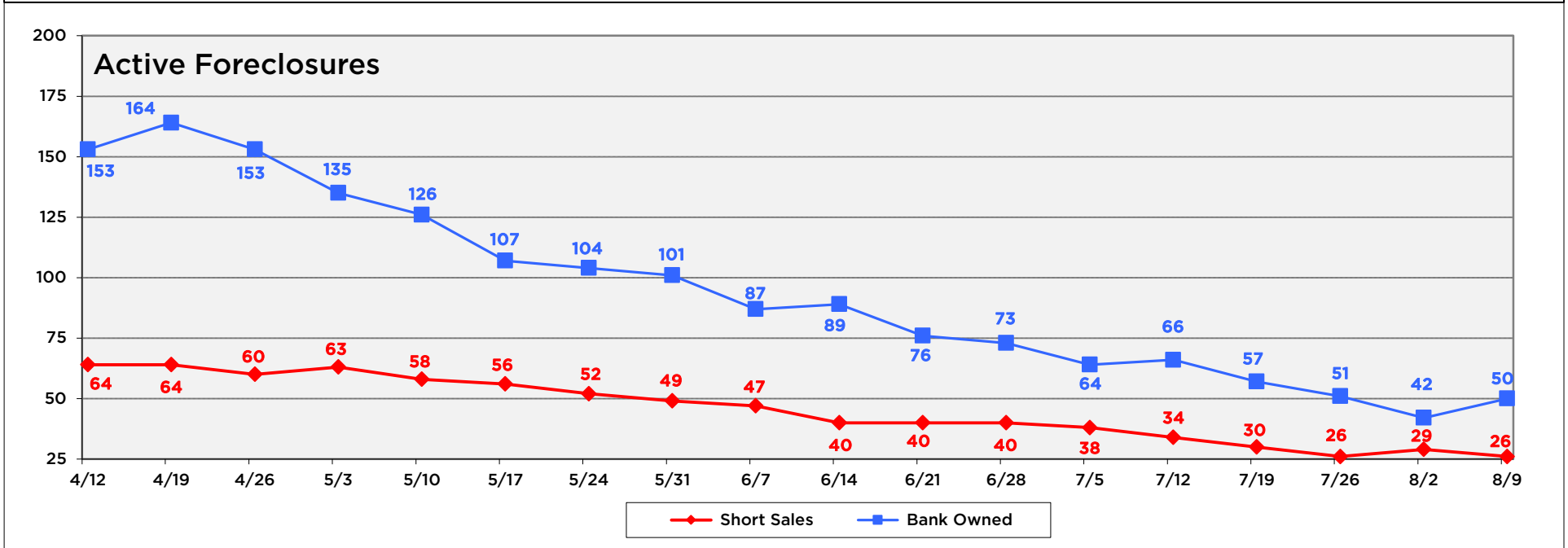
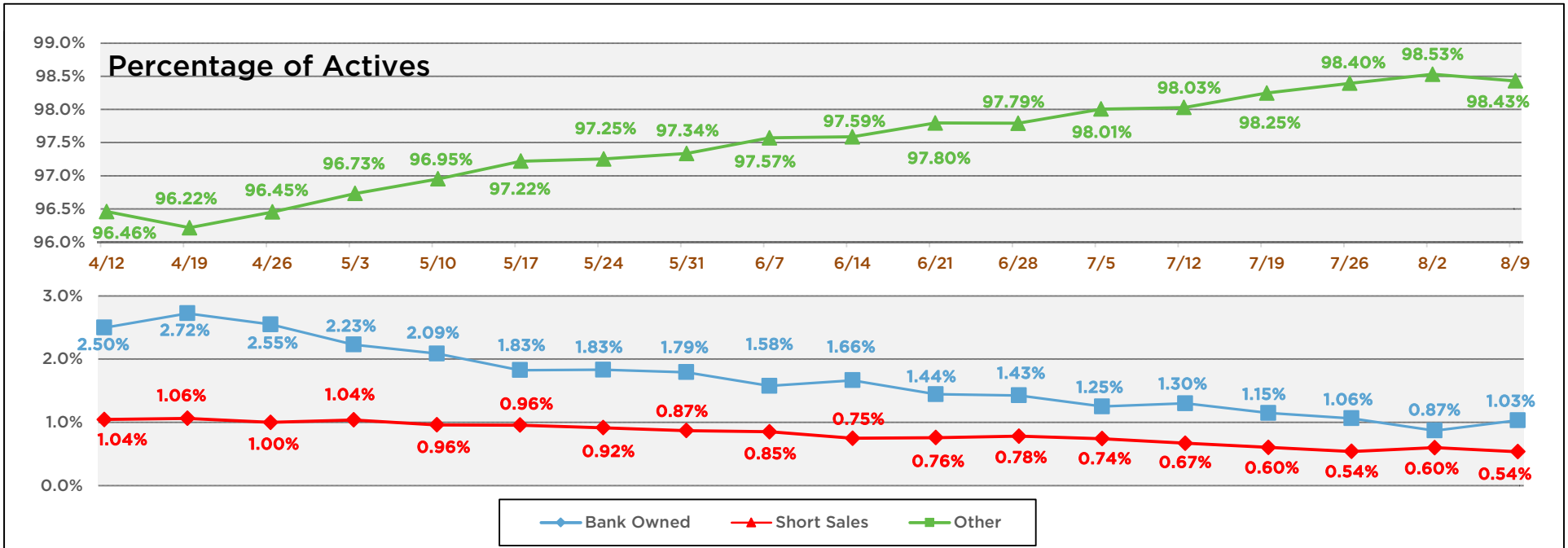
Single Family Homes



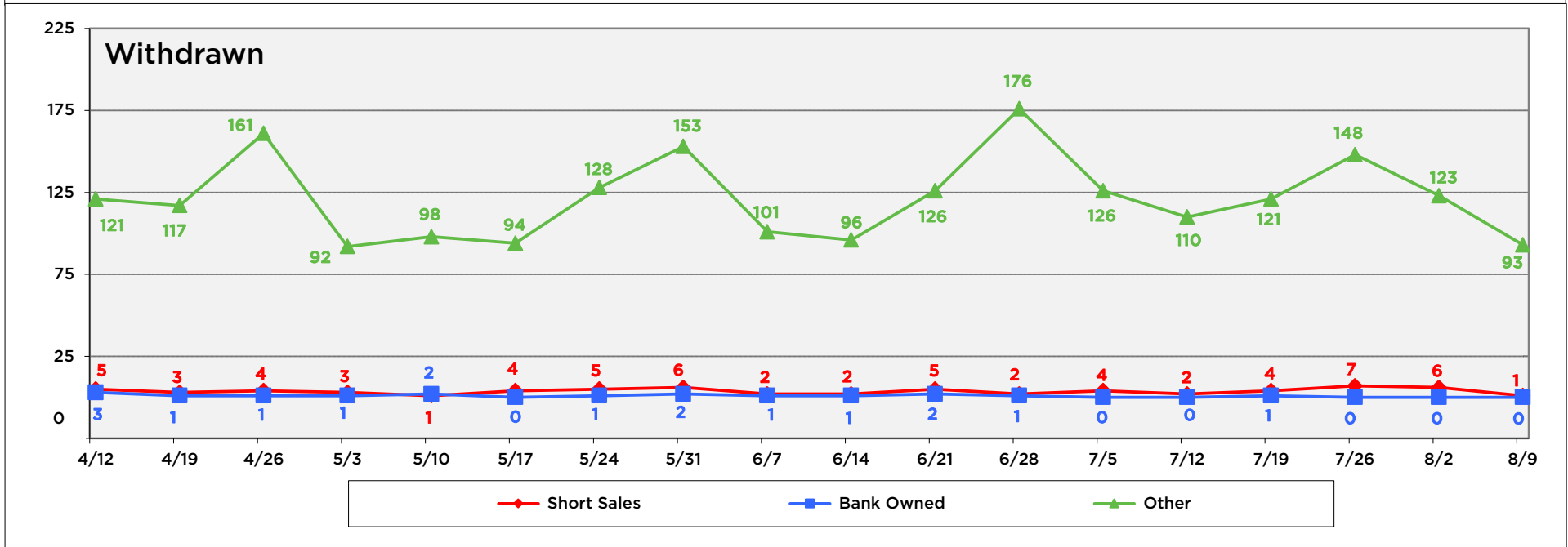
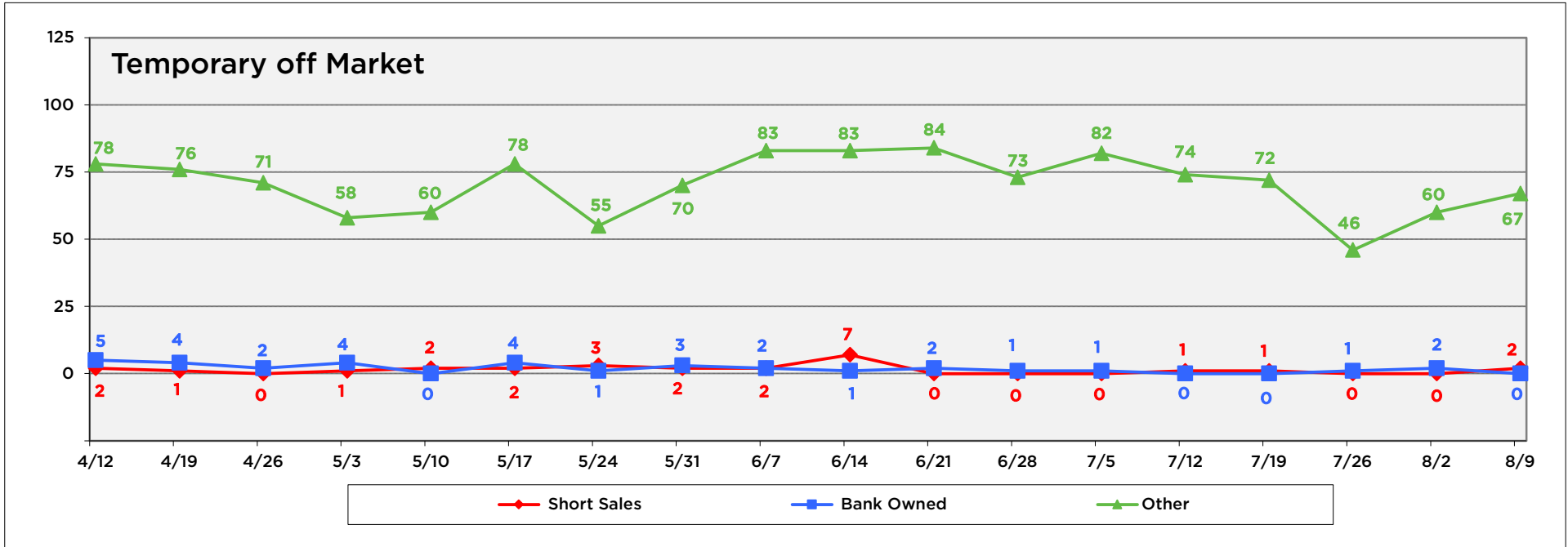
Single Family Homes



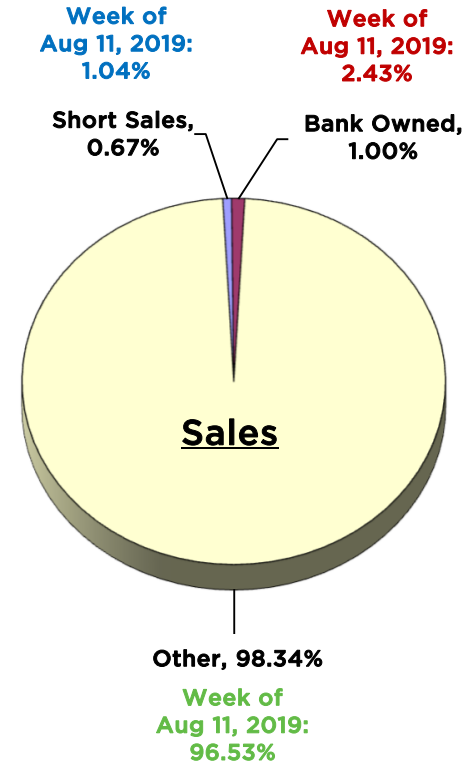
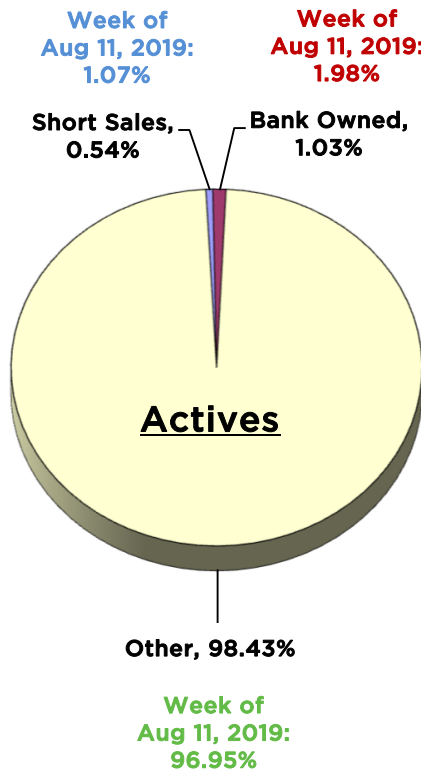
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
08/09/2020 - 08/15/2020
Lake, Orange, Osceola & Seminole Counties

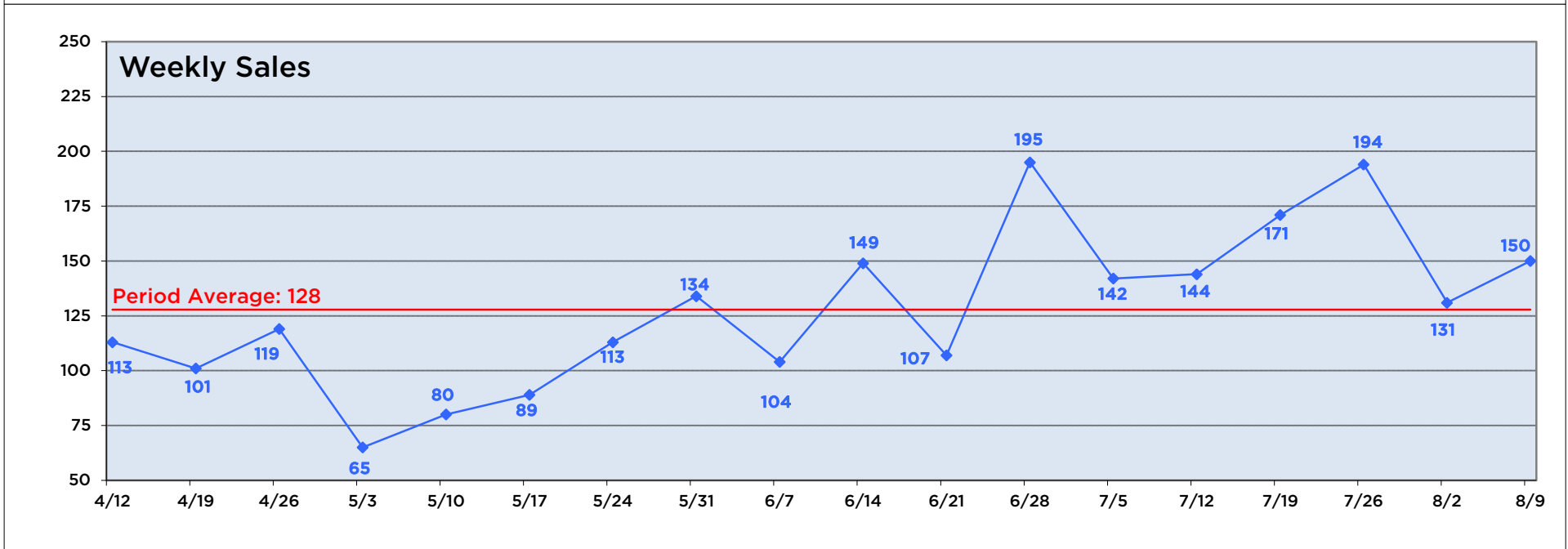
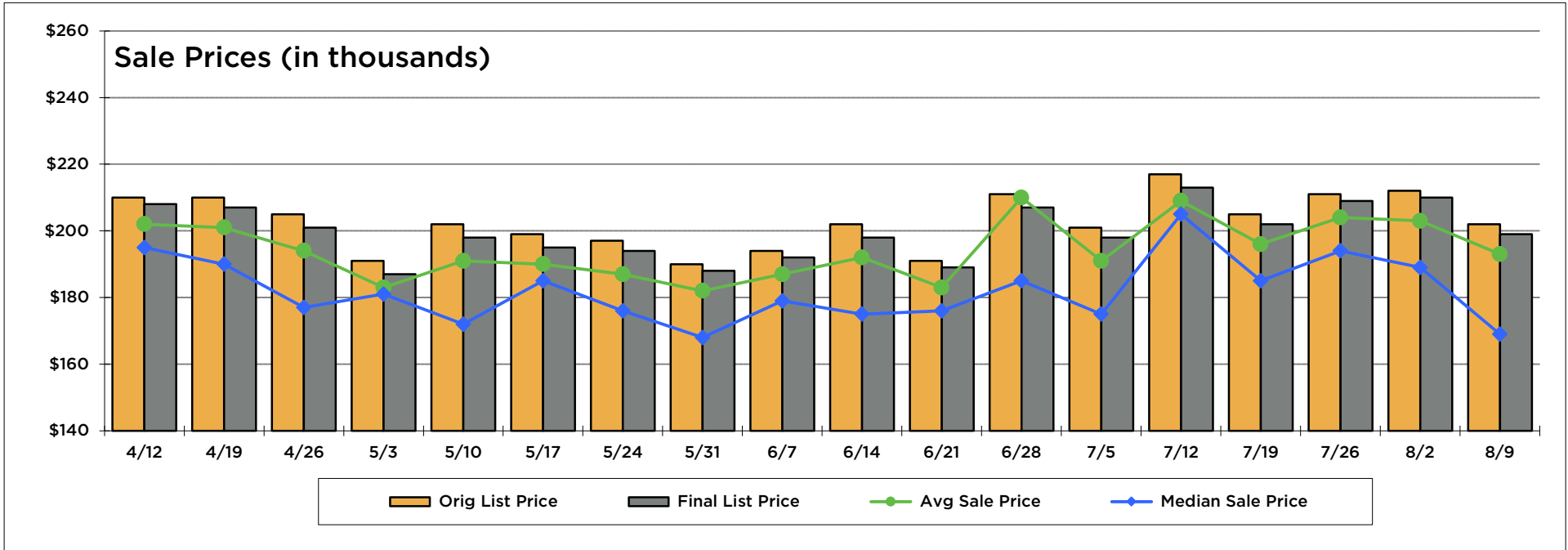
Where are the 37 Single Family Homes available for the Median Price of \$310,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$309,960	3.4	2.0	2,079	\$149.08
Casselberry	32707	1	\$309,900	3.0	2.0	2,112	\$146.73
Winter Springs / Tuskawilla	32708	1	\$310,000	3.0	2.0	1,574	\$196.95
Sanford (South)	32773	2	\$309,950	4.0	2.0	2,239	\$138.43
Winter Park	32792	1	\$310,000	3.0	2.0	2,232	\$138.89
Orange County		11	\$309,954	3.4	1.8	1,731	\$179.06
Apopka (North)	32712	1	\$310,000	3.0	2.0	2,215	\$139.95
Mount Dora	32757	1	\$309,900	4.0	2.0	2,359	\$131.37
Winter Park (West)	32789	2	\$310,000	3.0	2.0	1,428	\$217.09
Colonialtown	32803	1	\$309,900	2.0	1.0	1,144	\$270.89
Delaney / Crystal Lake	32806	1	\$309,900	3.0	1.0	923	\$335.75
Taft	32824	1	\$309,990	4.0	2.0	2,236	\$138.64
Rio Pinar / Union Park	32825	1	\$310,000	4.0	2.0	1,534	\$202.09
Union Park / Chickasaw	32829	1	\$309,900	4.0	2.0	1,777	\$174.40
Hunters Creek	32837	1	\$309,900	4.0	2.0	2,404	\$128.91
Winter Garden / Oakland	34787	1	\$309,999	3.0	2.0	1,593	\$194.60
Osceola County		11	\$309,982	4.0	2.2	2,123	\$146.01
Kissimmee (West) / Pleasant Hill	34746	2	\$310,000	4.0	3.0	2,250	\$137.78
Kissimmee / Celebration	34747	5	\$309,980	4.0	2.0	1,950	\$158.96
St Cloud / Narcoossee	34771	1	\$310,000	4.0	2.0	1,883	\$164.63
St Cloud / Canoe Creek	34772	3	\$309,967	4.0	2.0	2,407	\$128.78
Lake County		10	\$309,890	3.6	2.3	2,226	\$139.20
Umatilla / Dona Vista	32784	1	\$309,900	2.0	2.0	2,426	\$127.74
Clermont (Central)	34711	2	\$309,750	4.0	2.0	2,023	\$153.11
Clermont (South)	34714	3	\$309,900	5.0	3.0	2,592	\$119.56
Groveland	34736	3	\$309,967	3.0	2.0	1,981	\$156.47
Leesburg (West)	34748	1	\$309,900	2.0	2.0	2,072	\$149.57

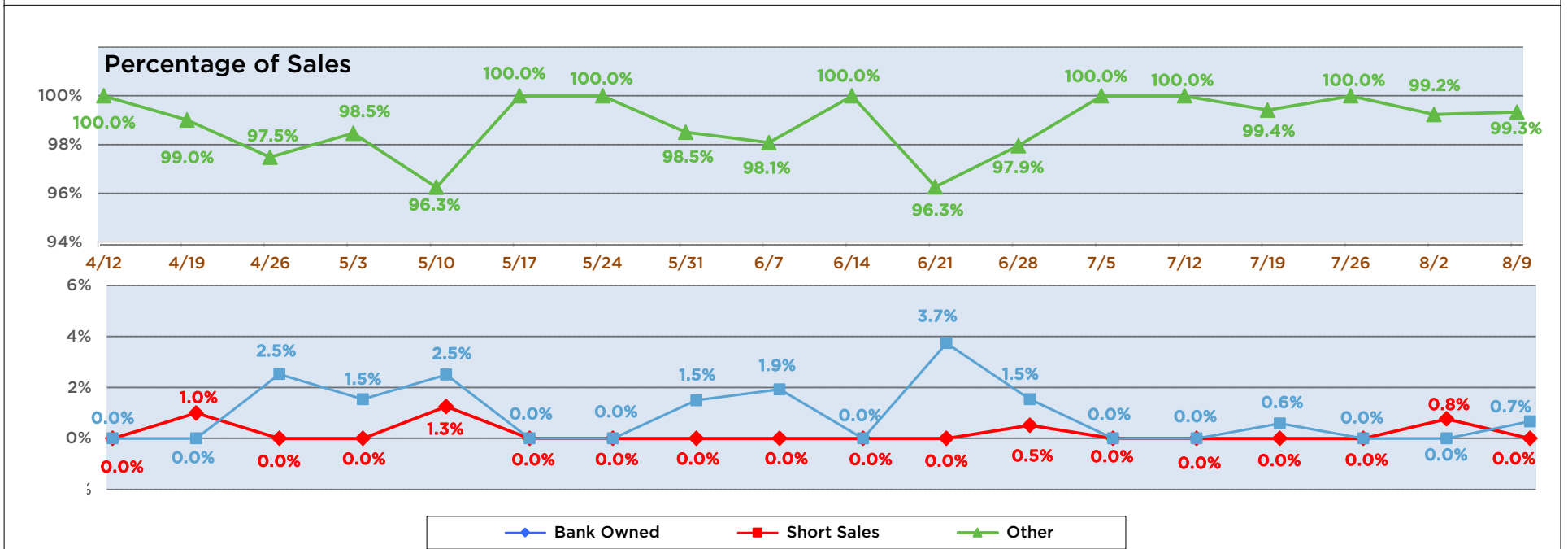
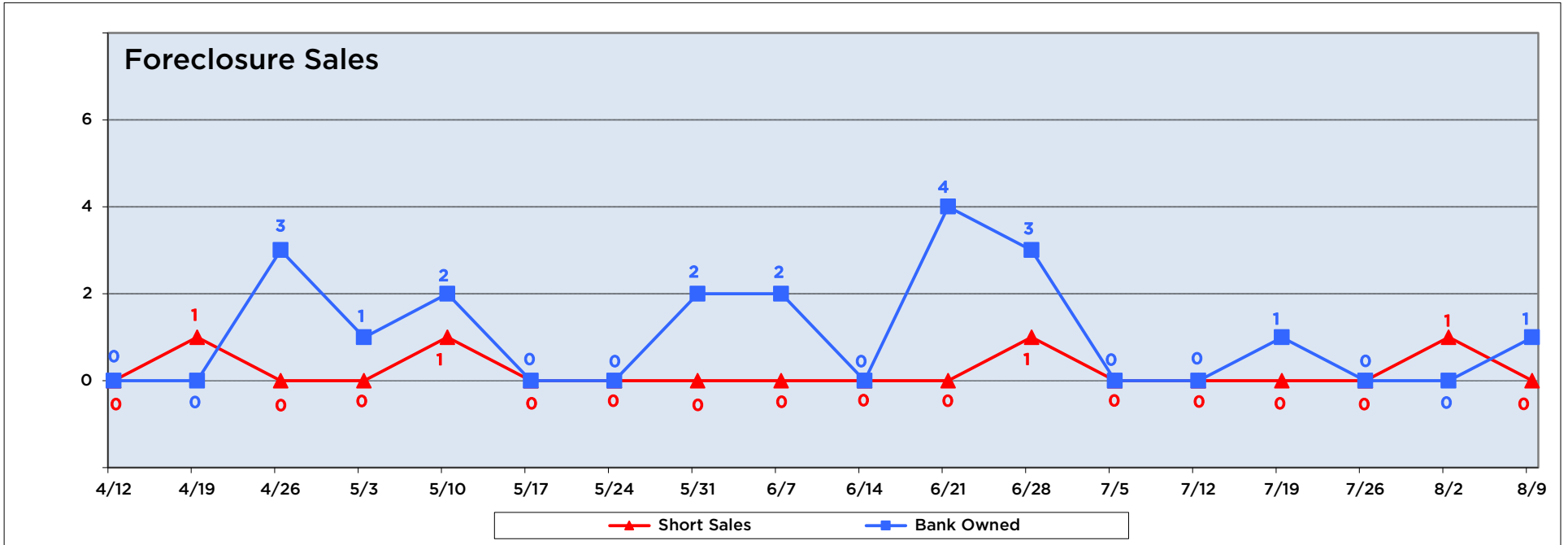
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	150	122	9	14	4	1	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	149	121	9	14	4	1	0
Active Listings	2,349	1,570	319	314	88	47	11
Bank Owned	18	13	3	1	1	0	0
Short Sales	5	5	0	0	0	0	0
Other	2,326	1,552	316	313	87	47	11
Months of Inventory	4	3	8	5	5	11	0
<i>List Price</i>							
Average Original List Price	\$202,397	\$164,752	\$286,255	\$353,821	\$457,750	\$899,000	\$0
Average Final List Price	\$199,273	\$162,356	\$283,711	\$345,579	\$453,250	\$879,000	\$0
<i>Sale Price</i>							
Average Price	\$193,185	\$157,557	\$277,333	\$335,214	\$432,938	\$835,000	\$0
Median Price	\$169,450	\$151,500	\$279,000	\$327,250	\$437,375	\$835,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,124	-\$2,396	-\$2,544	-\$8,242	-\$4,500	-\$20,000	\$0
Original List to Sale Price - \$	-\$9,212	-\$7,195	-\$8,922	-\$18,607	-\$24,812	-\$64,000	\$0
Final List to Sale Price - \$	-\$6,088	-\$4,799	-\$6,378	-\$10,365	-\$20,312	-\$44,000	\$0
Original List to Sale Price - %	95.45%	95.63%	96.88%	94.74%	94.58%	92.88%	0.00%
Final List to Sale Price - %	96.94%	97.04%	97.75%	97.00%	95.52%	94.99%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	53	52	59	53	75	64	0
Combined Avg Days to Contract	55	53	59	53	121	69	0
Avg Days Listing to Closing	91	91	93	90	109	95	0
Avg Days Contract to Close	38	38	33	36	32	30	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	4	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,329	1,184	1,830	1,953	2,276	2,011	0

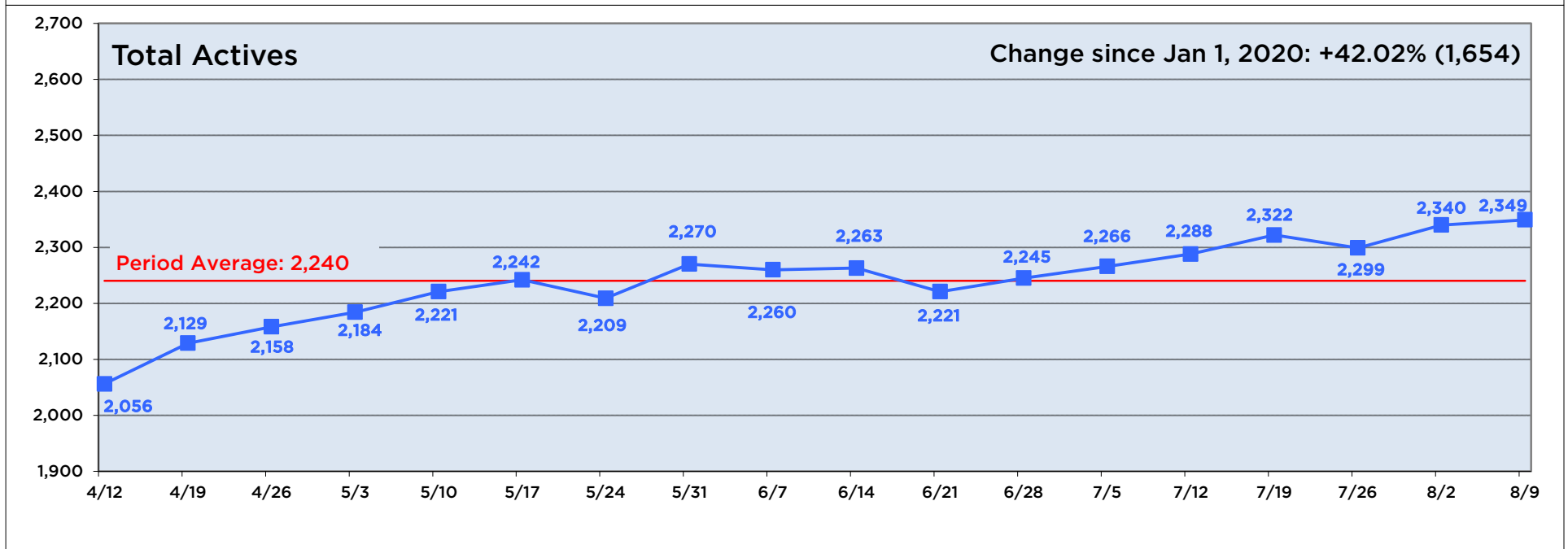
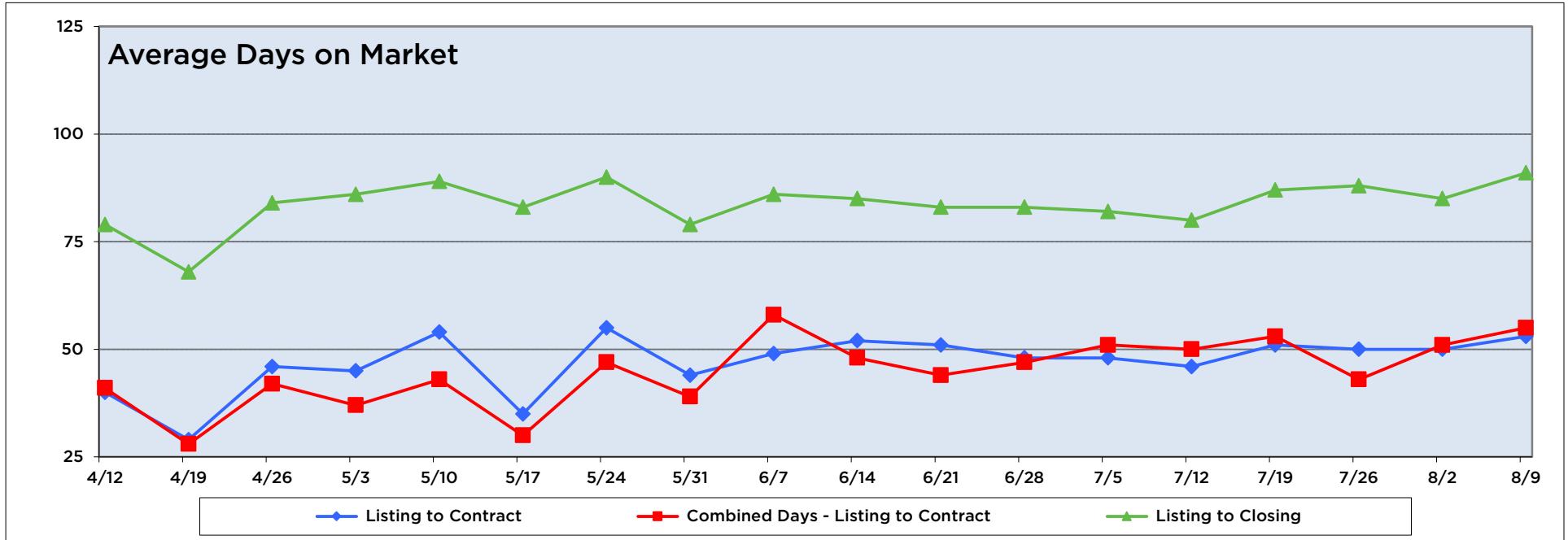
Condos, Townhomes, Villas



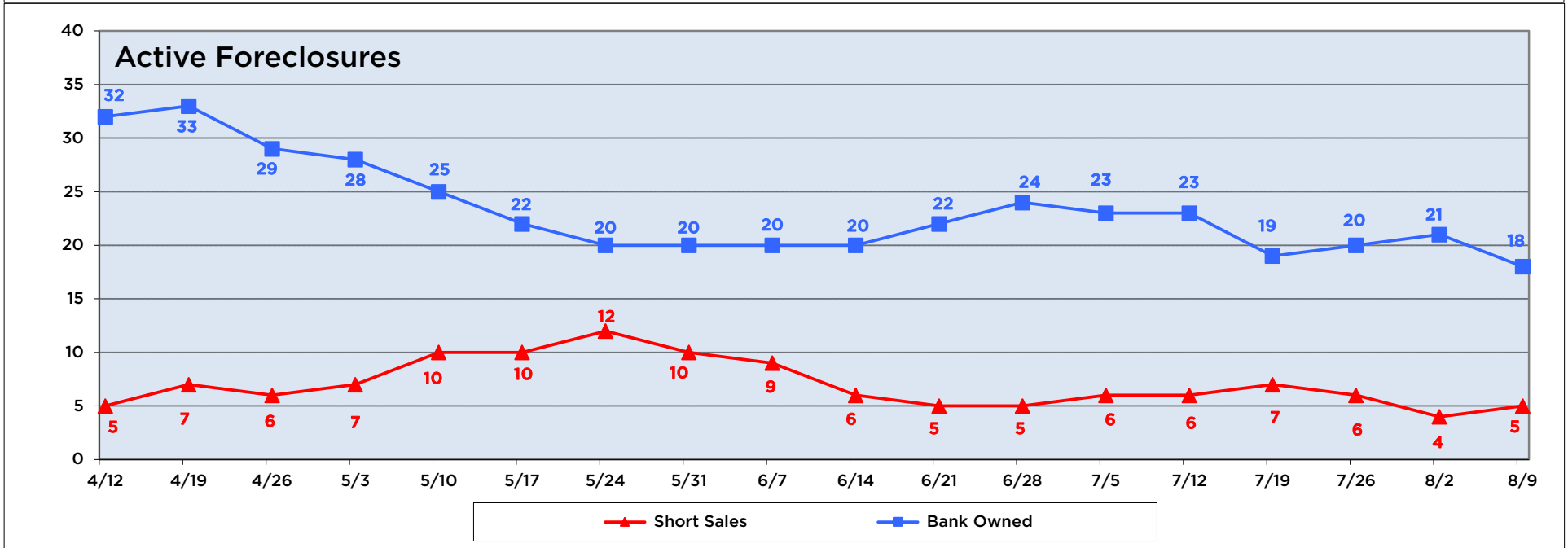
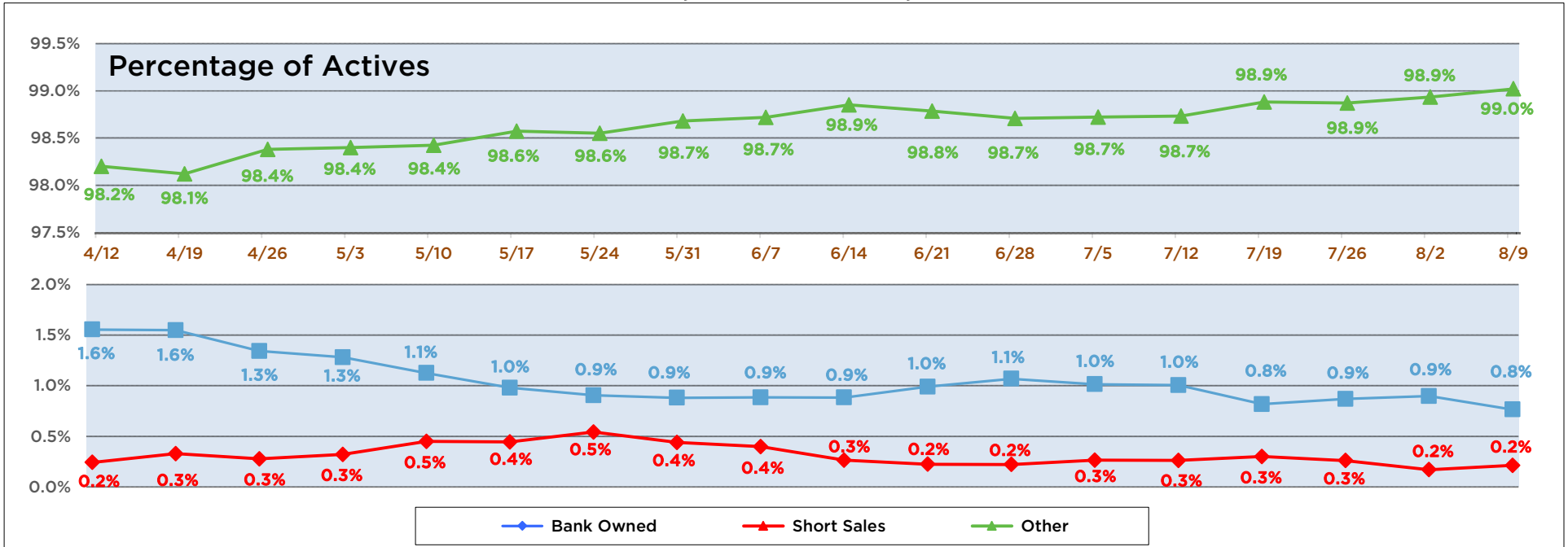
Condos, Townhomes, Villas



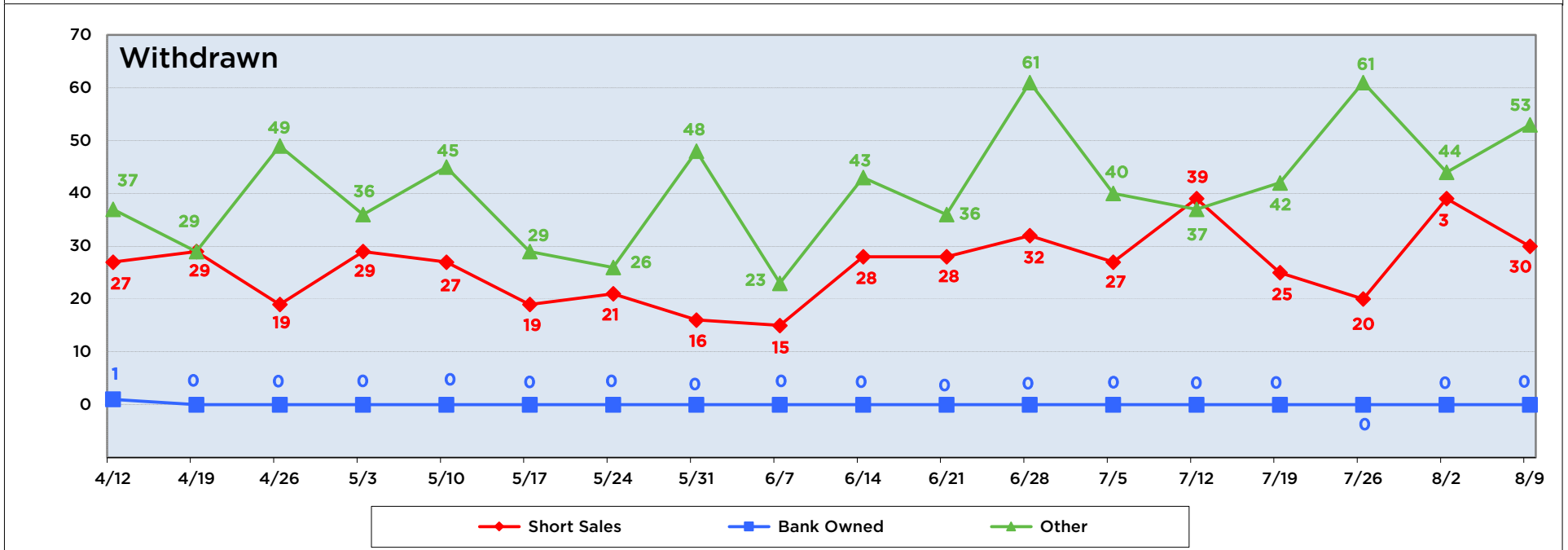
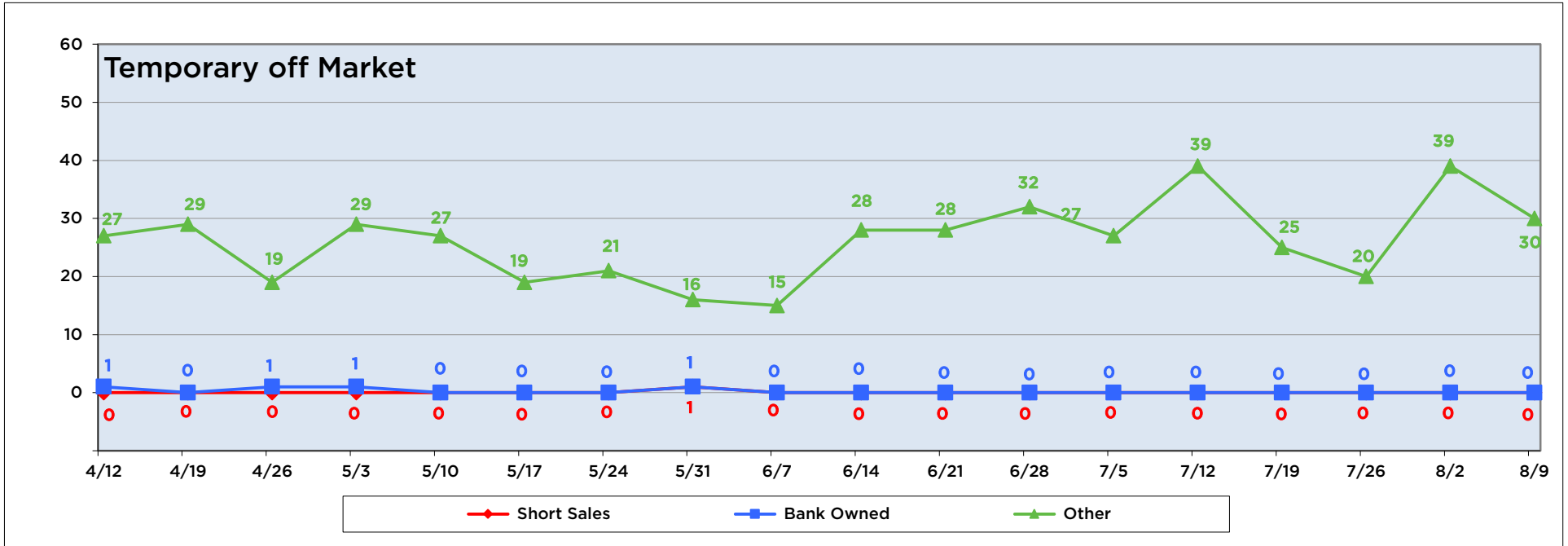
Condos, Townhomes, Villas



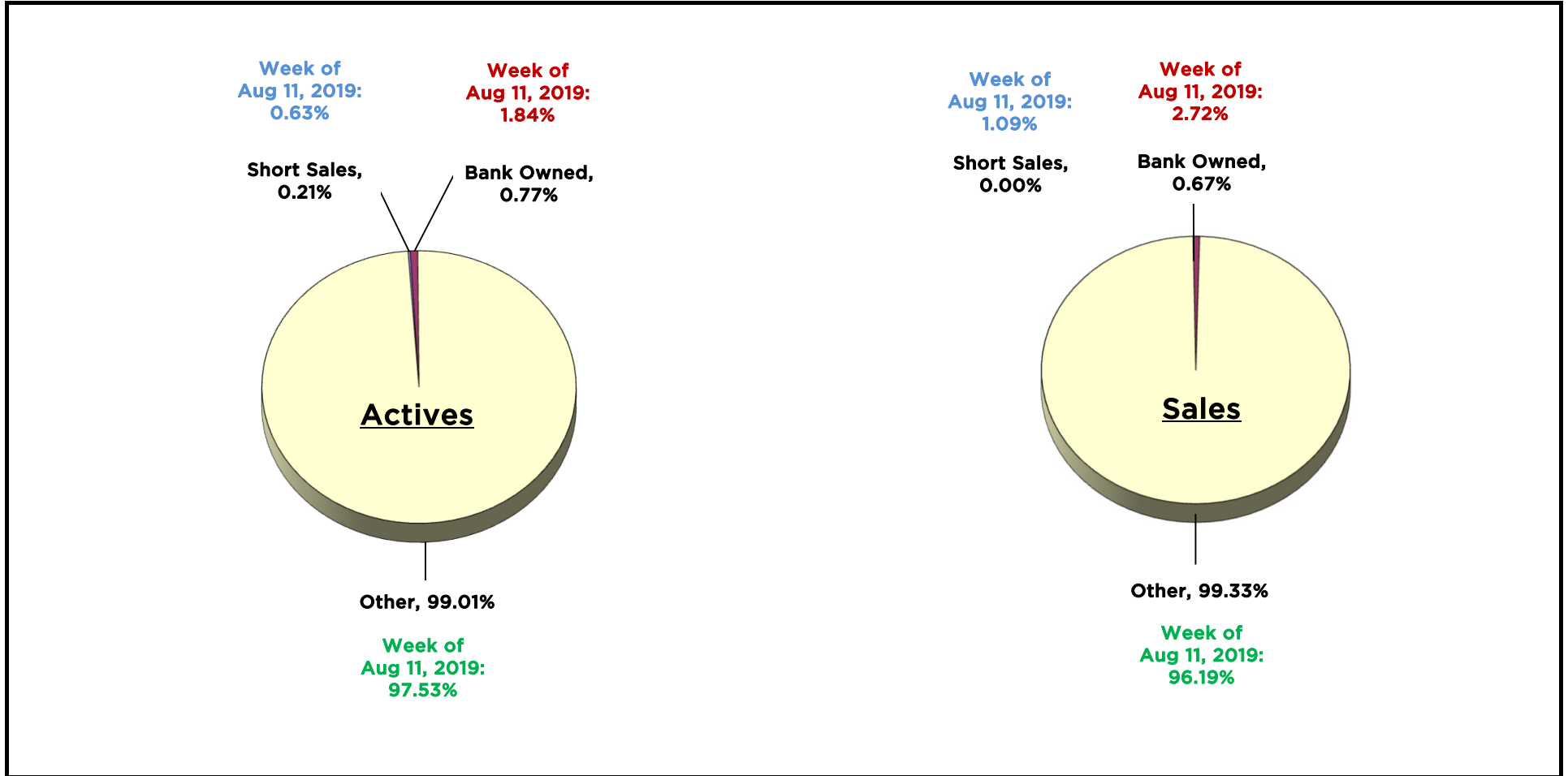
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
08/09/2020 - 08/15/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 24 Condos, Townhomes, or Villas available for the Median Price of \$169,450? (± \$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	\$169,700	2.5	2.0	1,160	\$146.36
Casselberry	32707	1	\$169,900	2.0	2.0	1,111	\$152.93
Altamonte Springs / Forest City	32714	1	\$169,500	3.0	2.0	1,208	\$140.31
Orange County		12	\$169,817	2.4	2.0	1,298	\$130.85
Apopka / Hunt Club	32703	1	\$169,900	3.0	2.0	1,092	\$155.59
Delaney / Crystal Lake	32806	1	\$169,900	3.0	2.0	1,341	\$126.70
Orlo Vista	32811	2	\$169,450	3.0	2.0	1,619	\$104.66
Ventura	32822	1	\$169,800	3.0	2.0	1,423	\$119.33
Waterford Lakes	32828	1	\$169,900	2.0	2.0	1,013	\$167.72
Metro West / Orlo Vista	32835	1	\$169,900	2.0	2.0	1,431	\$118.73
Hunters Creek	32837	1	\$169,900	2.0	2.0	1,174	\$144.72
Pine Castle / Edgewood	32839	3	\$169,900	2.0	2.0	1,199	\$141.70
Winter Garden / Oakland	34787	1	\$169,900	2.0	2.0	1,264	\$134.41
Osceola County		10	\$169,545	2.9	2.0	1,363	\$124.40
Davenport	33896	1	\$169,000	3.0	2.0	1,248	\$135.42
Kissimmee (Central)	34741	1	\$169,900	3.0	2.0	1,296	\$131.10
Kissimmee (West) / Pleasant Hill	34746	1	\$169,000	2.0	2.0	1,159	\$145.82
Kissimmee / Celebration	34747	7	\$169,650	3.0	2.0	1,418	\$119.64