



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of August 16, 2020 - August 22, 2020

Single-family existing homes

- Sales of single-family homes decreased to 594 during the week of Aug 16, from 601 the week prior
- The median price of single family homes decreased to \$295,450, a change of -4.7%
- The number of single-family home foreclosure transactions increased to 14 last week, from 6 the week of Aug 9
- The number of single-family home short-sale transactions remained constant at 4
- Single-family inventory decreased by 75, and now sits at 4,767

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 158 during the week of Aug 16, from 150 the week prior
- The median price of condos, townhomes, and villas increased to \$190,000, a change of 12.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Aug 9
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 9, and now sits at 2,358

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	594	177	126	150	62	69	10
Bank Owned	14	10	1	3	0	0	0
Short Sales	4	2	1	1	0	0	0
Other	576	165	124	146	62	69	10
Active Listings	4,767	953	588	1,094	658	1,038	436
Bank Owned	42	22	2	12	4	1	1
Short Sales	26	8	6	3	1	6	2
Other	4,699	923	580	1,079	653	1,031	433
Months of Inventory	2	1	1	2	2	3	10

List Price

Average Original List Price	\$366,676	\$199,714	\$282,832	\$353,129	\$459,960	\$679,849	\$1,842,300
Average Final List Price	\$361,029	\$196,910	\$279,230	\$346,532	\$456,804	\$665,457	\$1,819,700

Sale Price

Average Price	\$353,721	\$192,141	\$276,043	\$341,974	\$448,495	\$647,206	\$1,756,000
Median Price	\$295,450	\$192,141	\$276,043	\$341,974	\$448,495	\$647,206	\$1,756,000

Price Differences

<i>Original to Final</i> List Price	-\$5,647	-\$2,804	-\$3,602	-\$6,597	-\$3,156	-\$14,392	-\$22,600
<i>Original</i> List to <i>Sale</i> Price - \$	-\$12,955	-\$7,573	-\$6,789	-\$11,155	-\$11,465	-\$32,643	-\$86,300
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,308	-\$4,769	-\$3,187	-\$4,558	-\$8,309	-\$18,251	-\$63,700
<i>Original</i> List to <i>Sale</i> Price - %	96.47%	96.21%	97.60%	96.84%	97.51%	95.20%	95.32%
<i>Final</i> List to <i>Sale</i> Price - %	97.98%	97.58%	98.86%	98.68%	98.18%	97.26%	96.50%

Days on the Market

Avg Days Listing to Contract	54	45	45	58	46	84	92
Combined Avg Days to Contract	58	48	45	65	57	88	92
Avg Days Listing to Closing	95	86	85	101	83	124	138
Avg Days Contract to Close	40	40	39	42	37	39	45

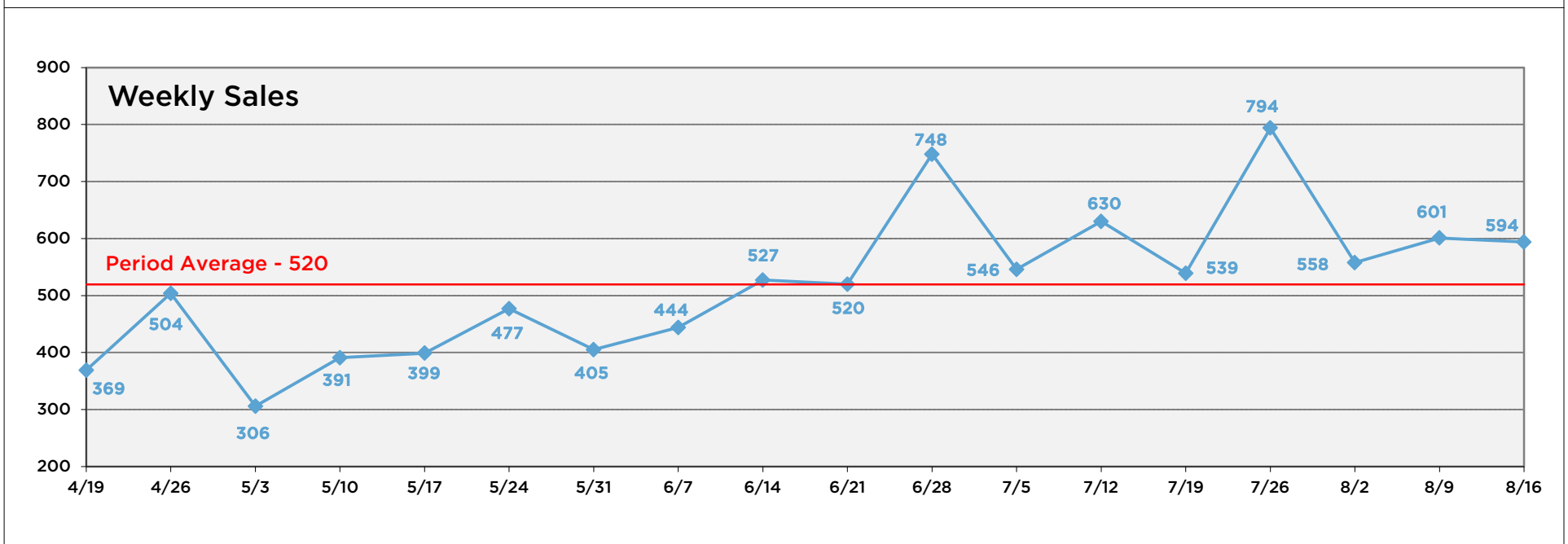
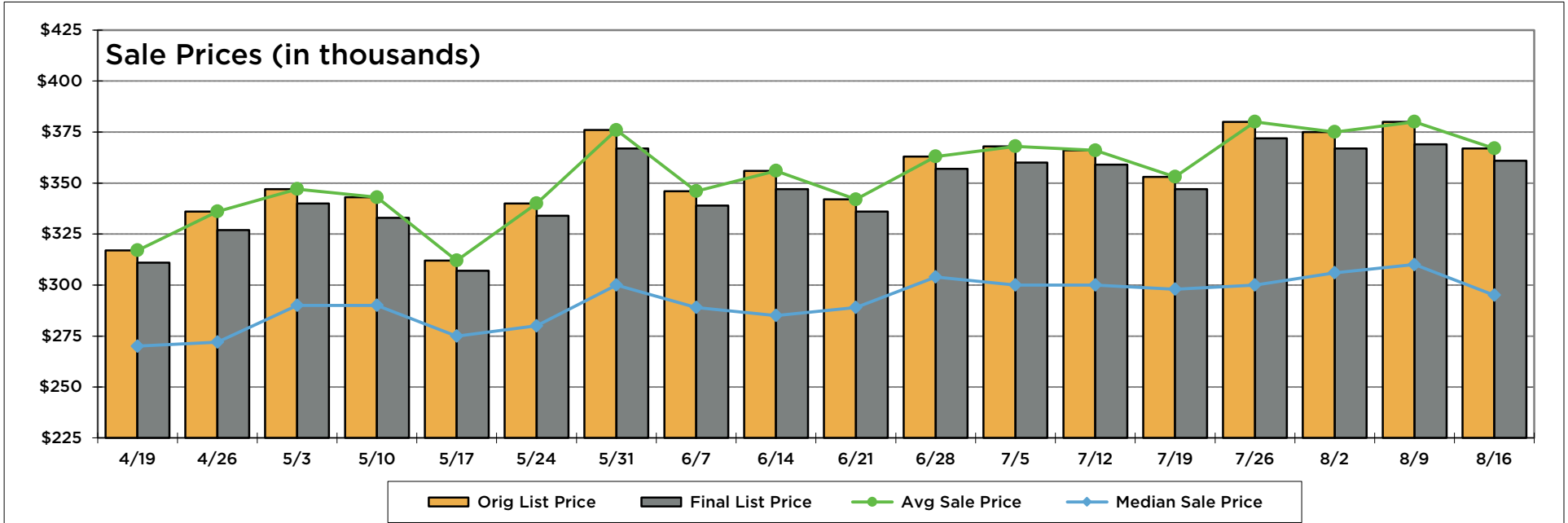
Beds / Baths

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

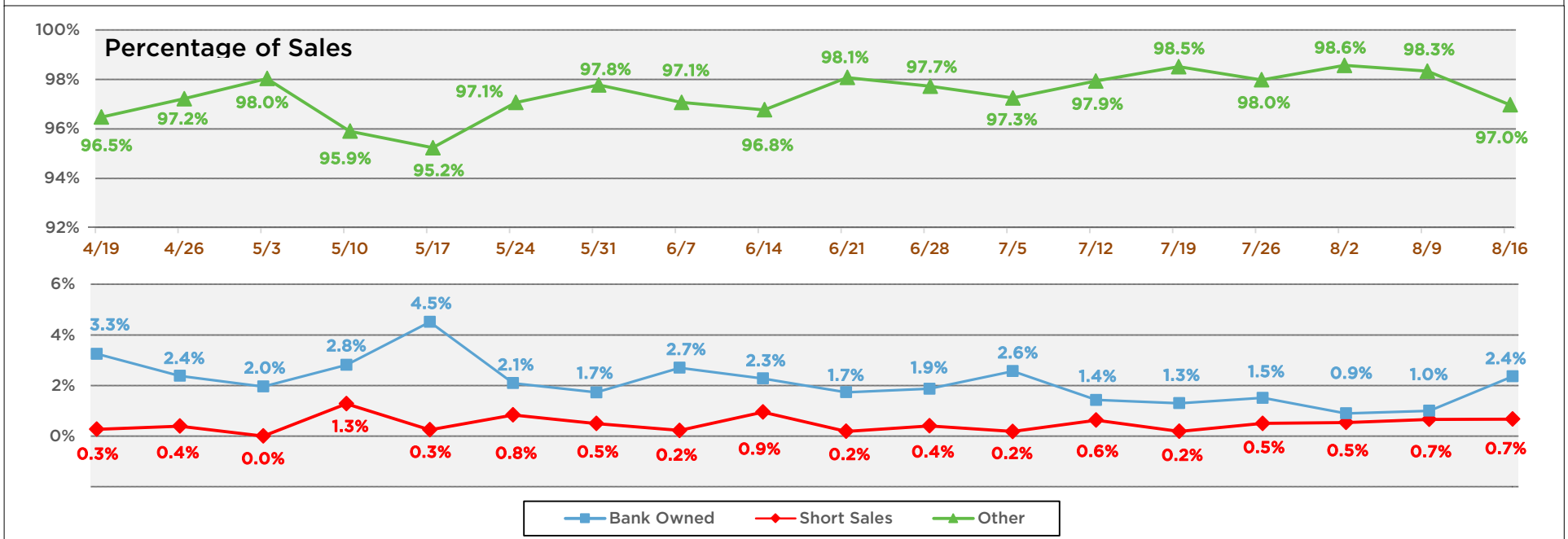
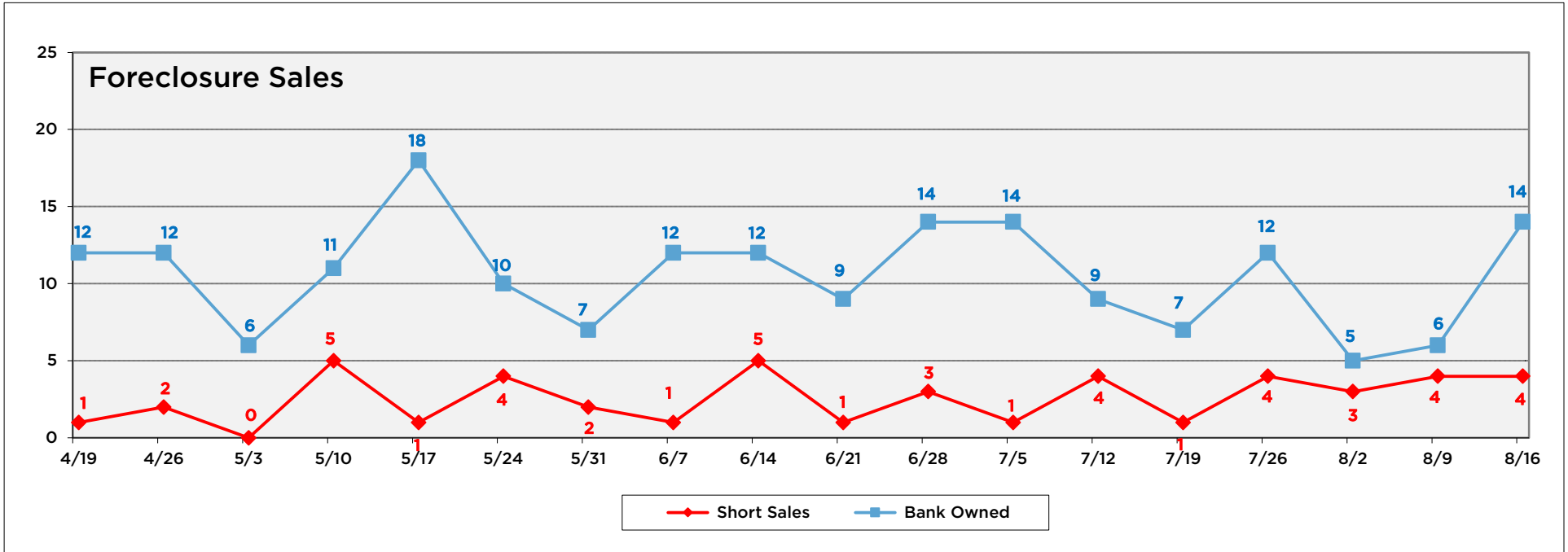
Square Footage

Average Square Feet	2,144	1,411	1,872	2,222	2,709	3,399	5,200
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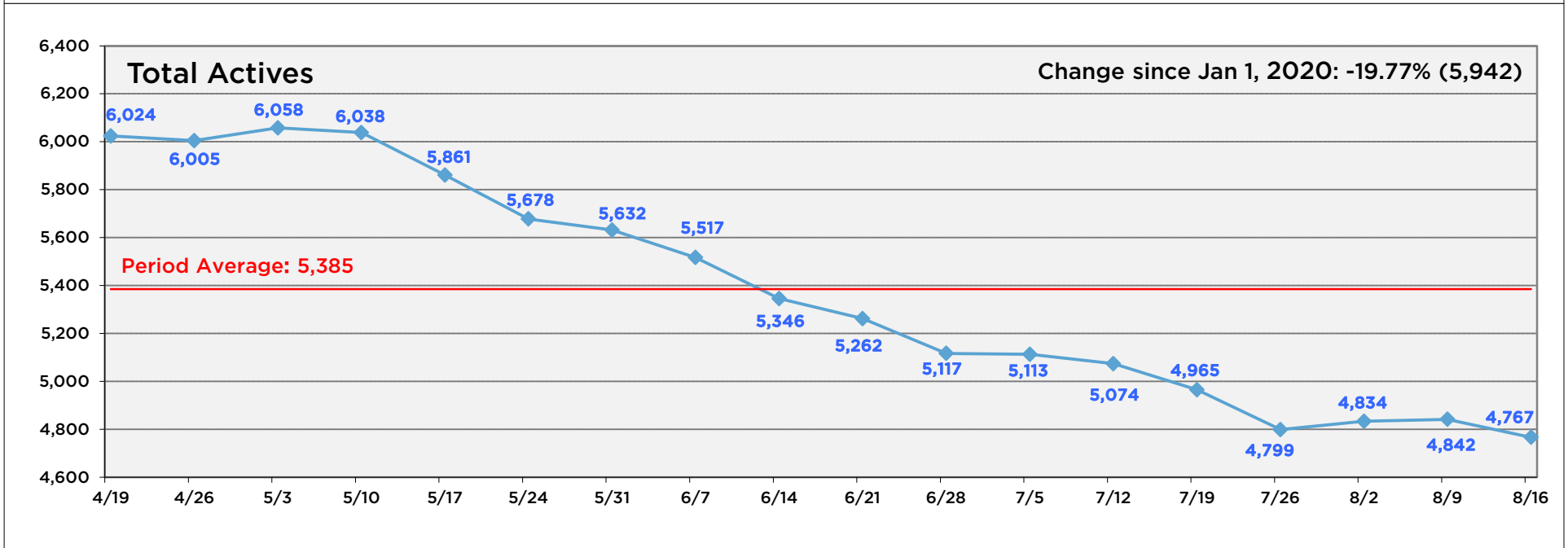
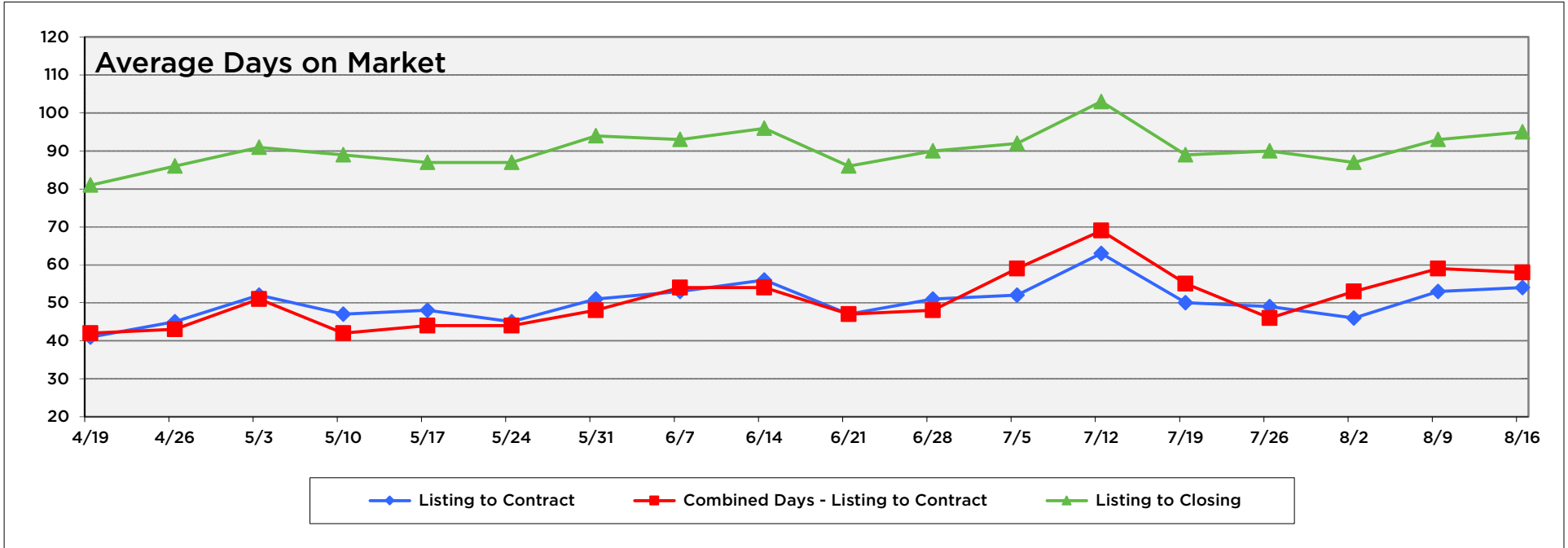
Single Family Homes



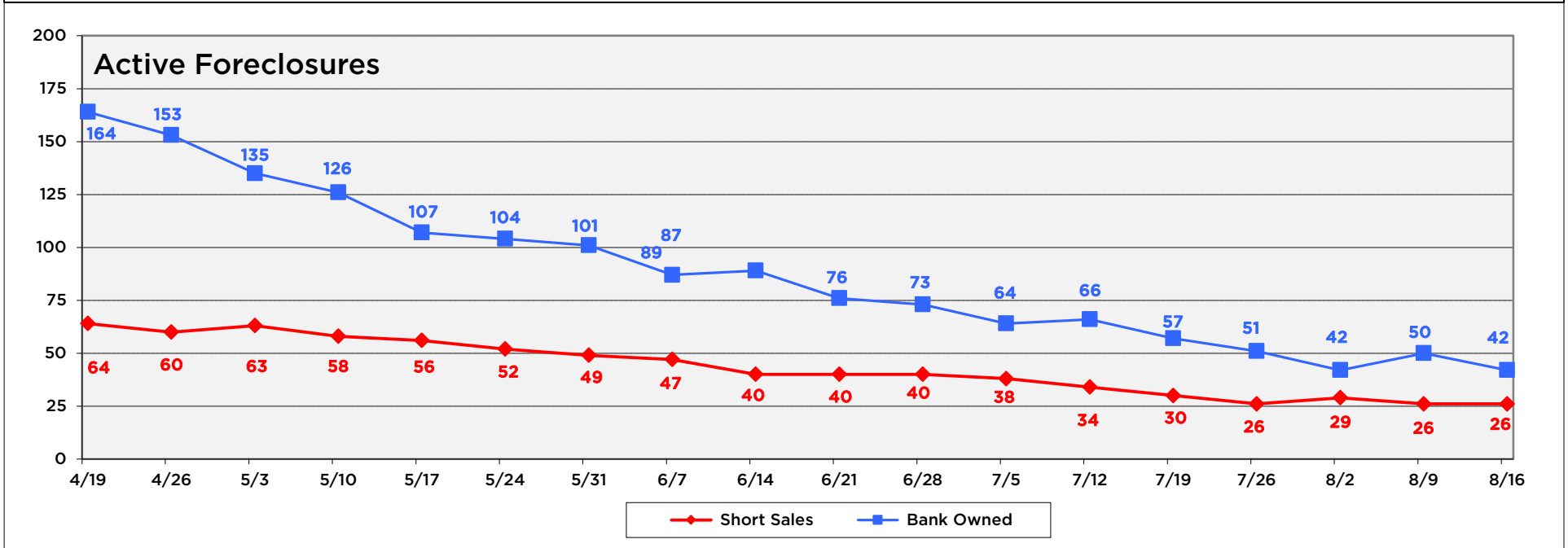
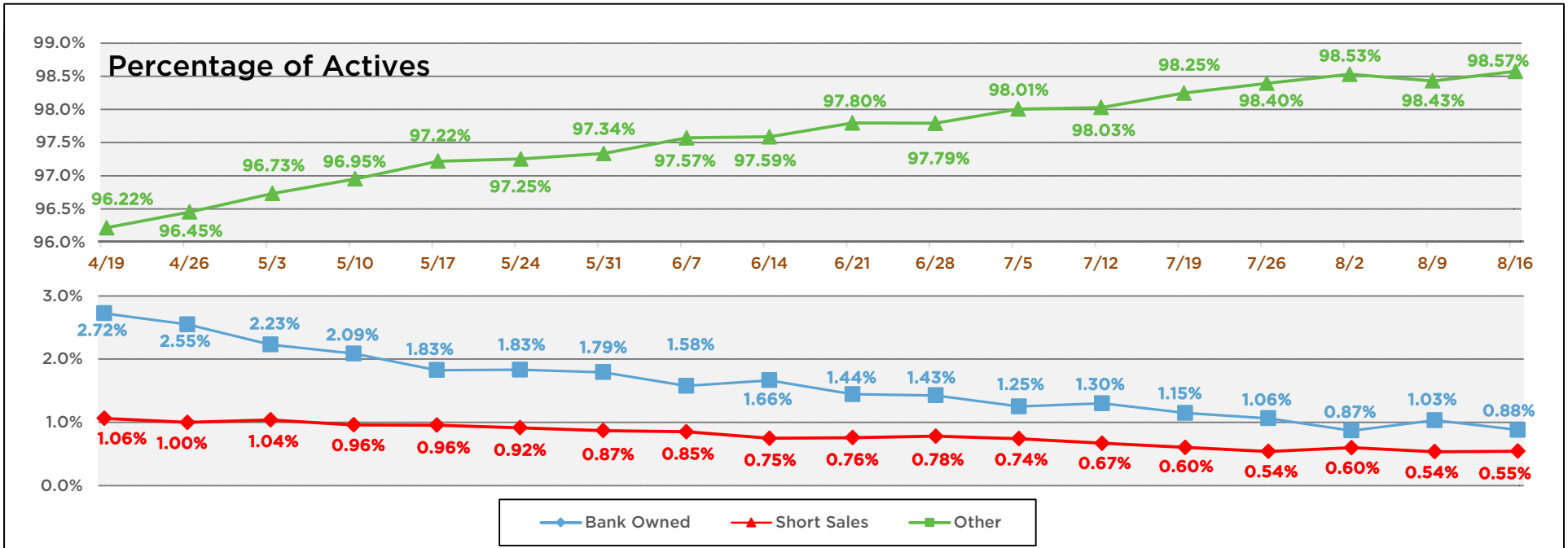
Single Family Homes



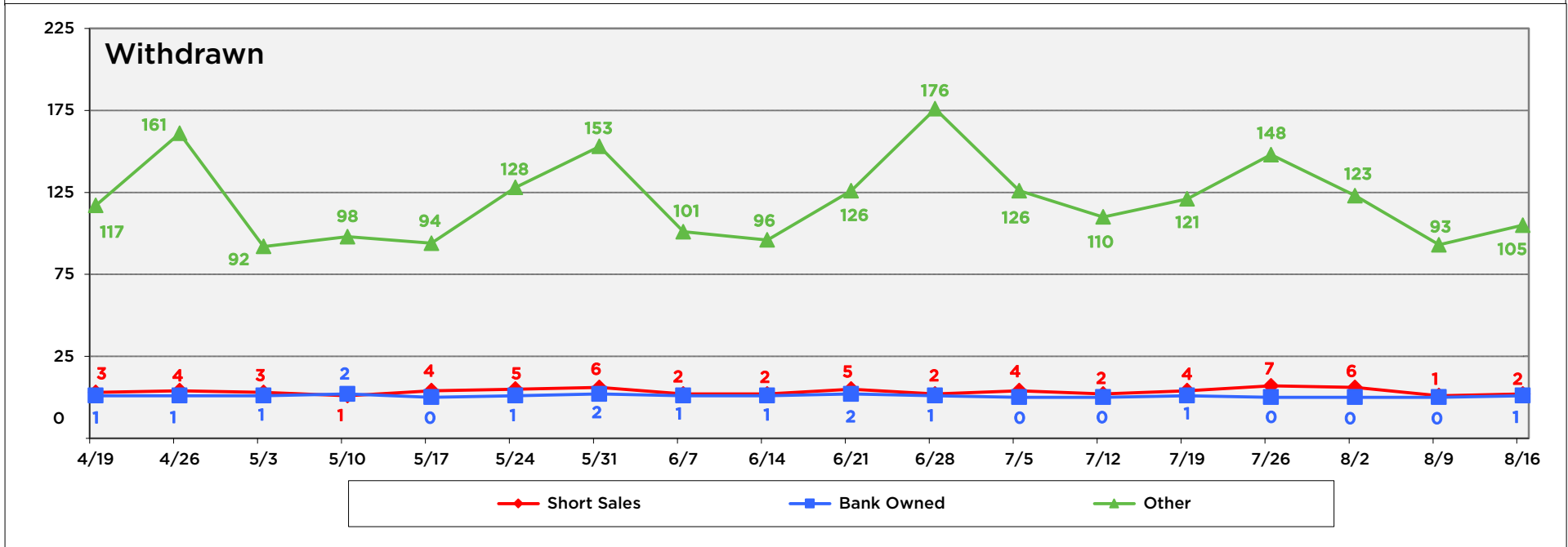
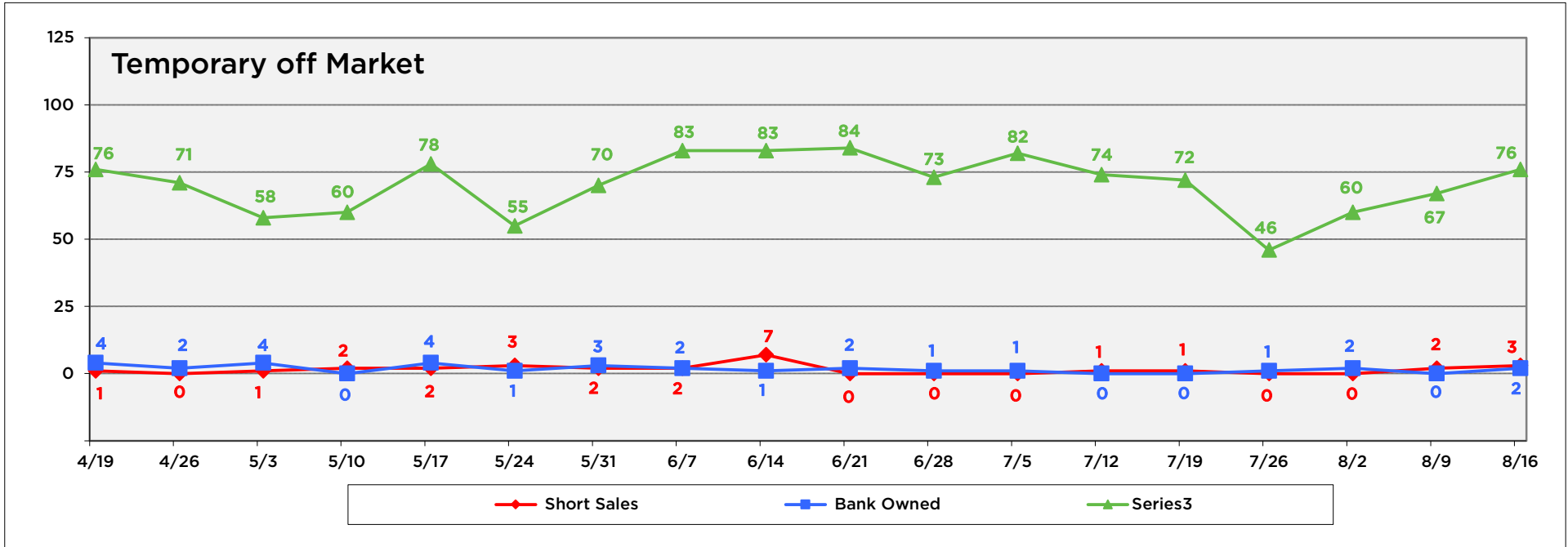
Single Family Homes



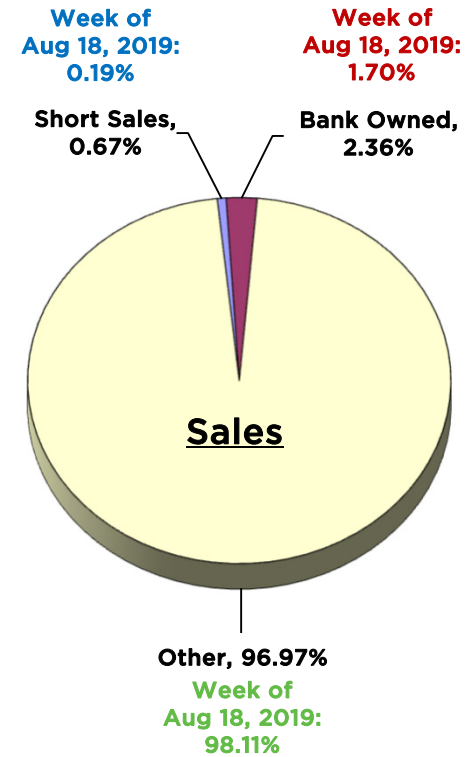
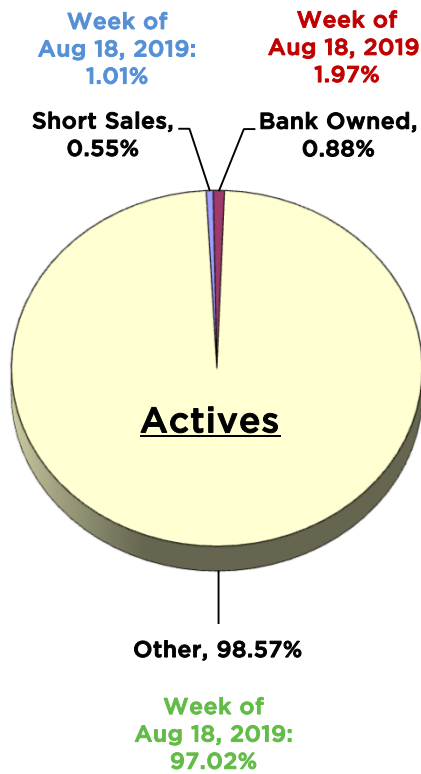
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
08/16/2020 - 08/22/2020
Lake, Orange, Osceola & Seminole Counties

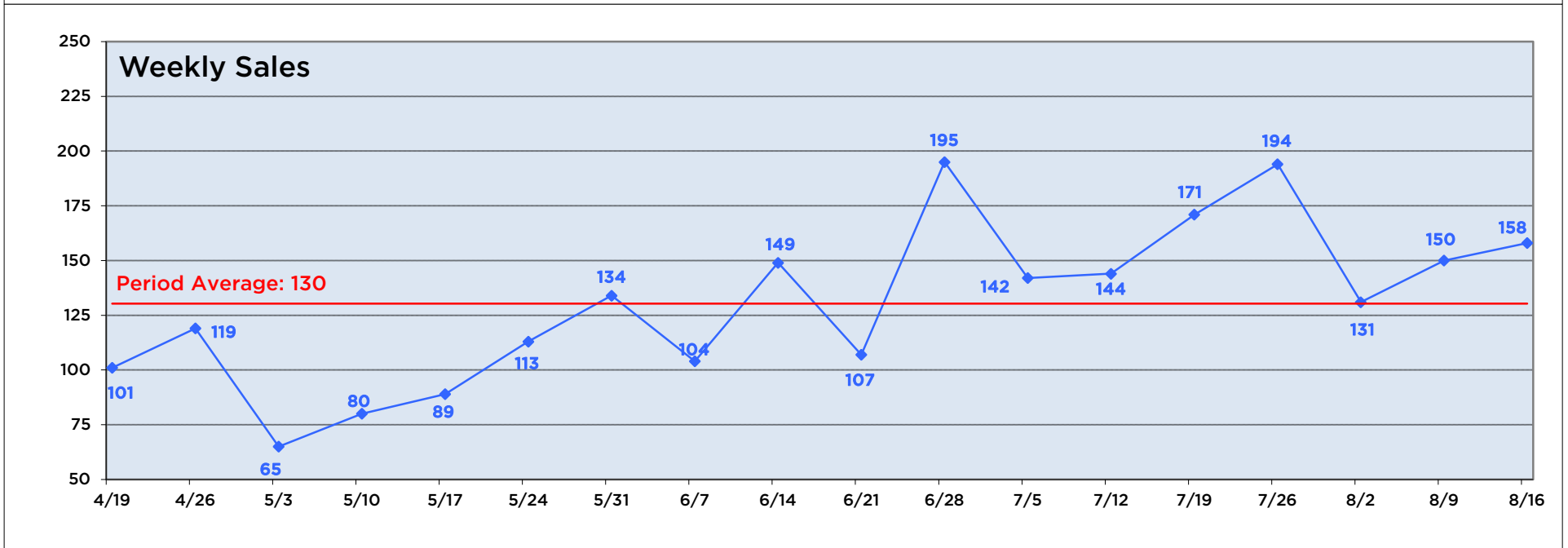
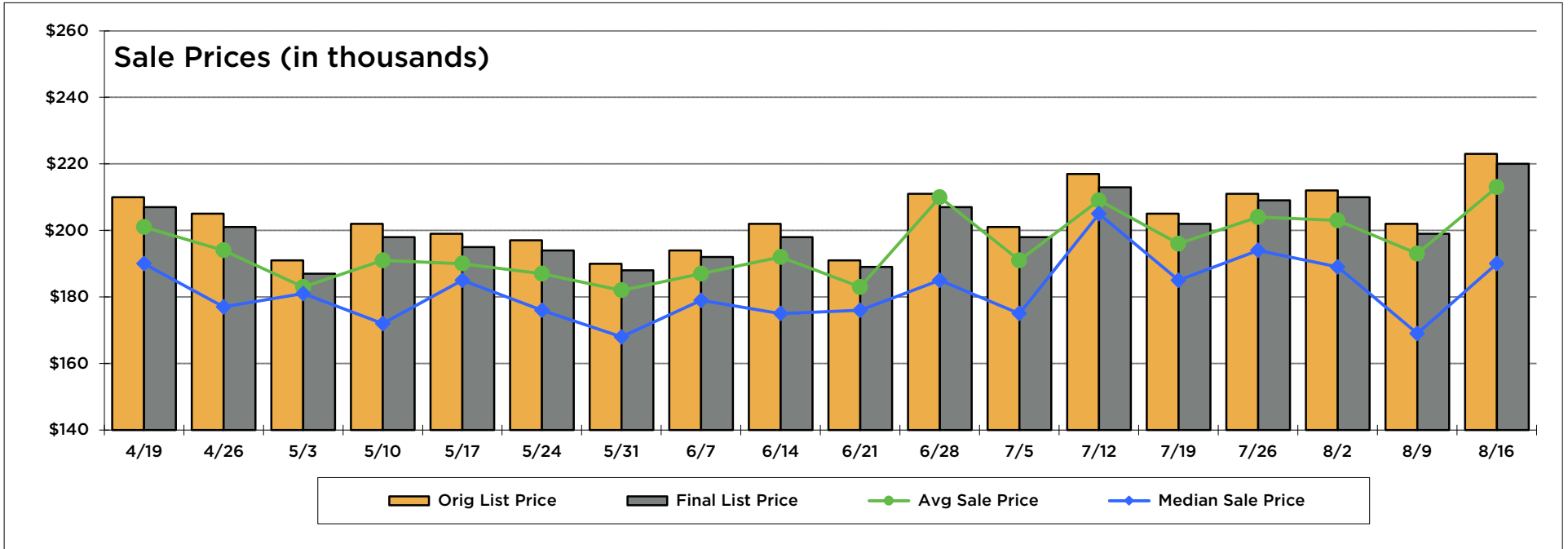
Where are the 18 Single Family Homes available for the Median Price of \$295,450? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Maitland / Eatonville	32751	1	\$295,000	3.0	2.0	1,656	\$178.14
Orange County		7	\$295,000	3.4	2.0	1,760	\$167.59
Apopka (North)	32712	2	\$295,000	3.0	2.0	1,820	\$162.09
Colonialtown	32803	1	\$295,000	3.0	1.0	1,100	\$268.18
College Park	32804	1	\$295,000	2.0	2.0	1,101	\$267.94
Conway	32812	1	\$295,000	4.0	2.0	1,535	\$192.18
Hiwassee	32818	1	\$295,000	5.0	3.0	2,441	\$120.85
Ventura	32822	1	\$295,000	4.0	2.0	2,505	\$117.76
Osceola County		5	\$295,000	4.0	2.8	1,874	\$157.45
Kissimmee (East)	34744	1	\$295,000	4.0	2.0	2,198	\$134.21
Kissimmee (West) / Pleasant Hill	34746	1	\$295,000	4.0	3.0	1,542	\$191.31
Kissimmee / Celebration	34747	3	\$295,000	4.0	3.0	1,876	\$157.25
Lake County		5	\$295,140	2.6	2.2	1,782	\$165.62
Sorrento / Mt Plymouth	32776	1	\$295,700	4.0	2.0	2,033	\$145.45
Umatilla / Dona Vista	32784	1	\$295,000	1.0	1.0	600	\$491.67
Clermont (Central)	34711	1	\$295,000	3.0	3.0	2,506	\$117.72
Groveland	34736	1	\$295,000	2.0	2.0	1,687	\$174.87
Leesburg (West)	34748	1	\$295,000	3.0	3.0	2,084	\$141.55

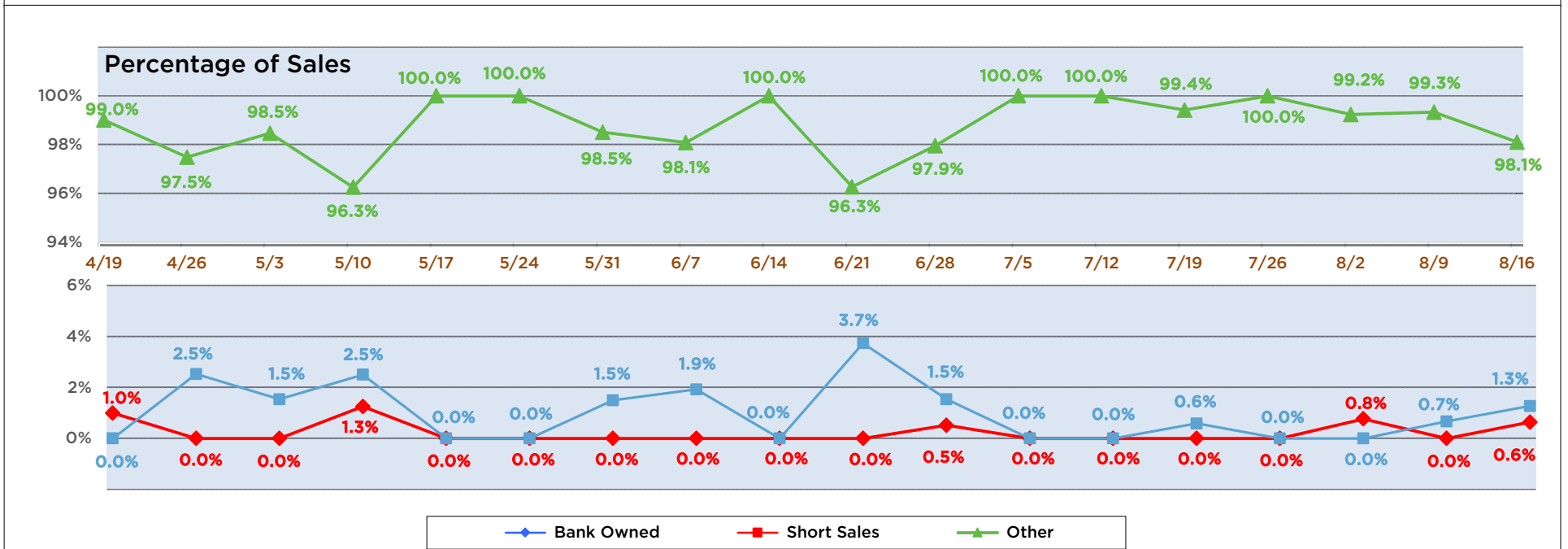
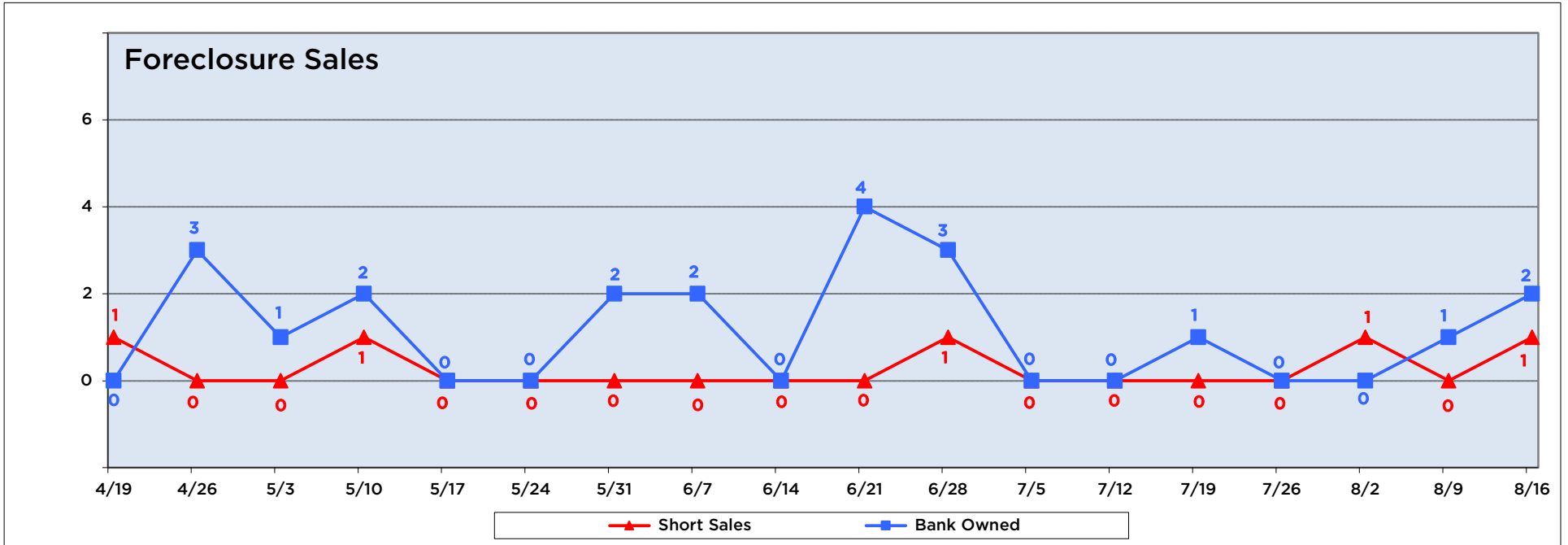
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	158	123	18	11	4	2	0
Bank Owned	2	1	0	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	155	121	18	10	4	2	0
Active Listings	2,358	1,568	316	324	92	46	12
Bank Owned	15	10	3	1	1	0	0
Short Sales	6	6	0	0	0	0	0
Other	2,337	1,552	313	323	91	46	12
Months of Inventory	3	3	4	7	5	5	0
<i>List Price</i>							
Average Original List Price	\$222,991	\$181,393	\$283,528	\$356,436	\$487,000	\$974,500	\$0
Average Final List Price	\$219,524	\$178,397	\$279,778	\$355,900	\$460,500	\$974,500	\$0
<i>Sale Price</i>							
Average Price	\$212,685	\$172,865	\$272,300	\$348,773	\$443,750	\$914,500	\$0
Median Price	\$190,000	\$172,865	\$272,300	\$348,773	\$443,750	\$914,500	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$3,467	-\$2,996	-\$3,750	-\$536	-\$26,500	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,306	-\$8,528	-\$11,228	-\$7,663	-\$43,250	-\$60,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,839	-\$5,532	-\$7,478	-\$7,127	-\$16,750	-\$60,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.38%	95.30%	96.04%	97.85%	91.12%	93.84%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	96.88%	96.90%	97.33%	98.00%	96.36%	93.84%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	54	52	47	58	119	62	0
Combined Avg Days to Contract	56	54	48	67	119	62	0
Avg Days Listing to Closing	90	89	80	94	148	98	0
Avg Days Contract to Close	36	36	32	35	28	35	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	3	2	2	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,389	1,251	1,749	2,031	1,598	2,647	0

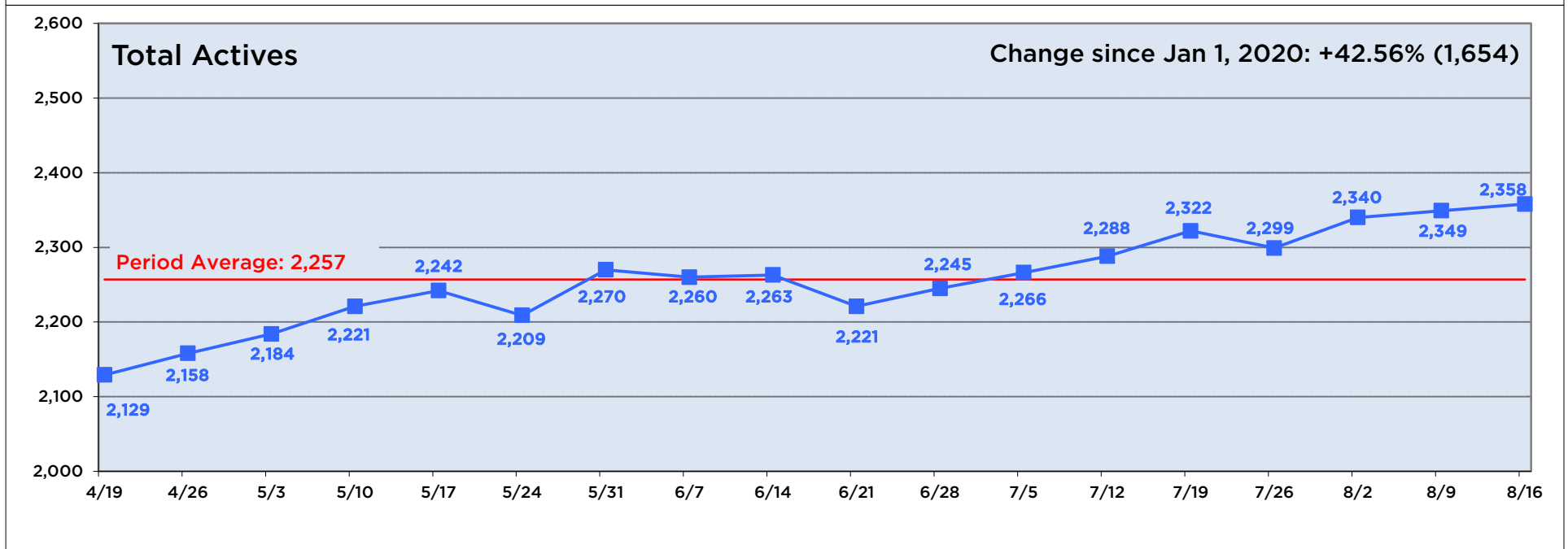
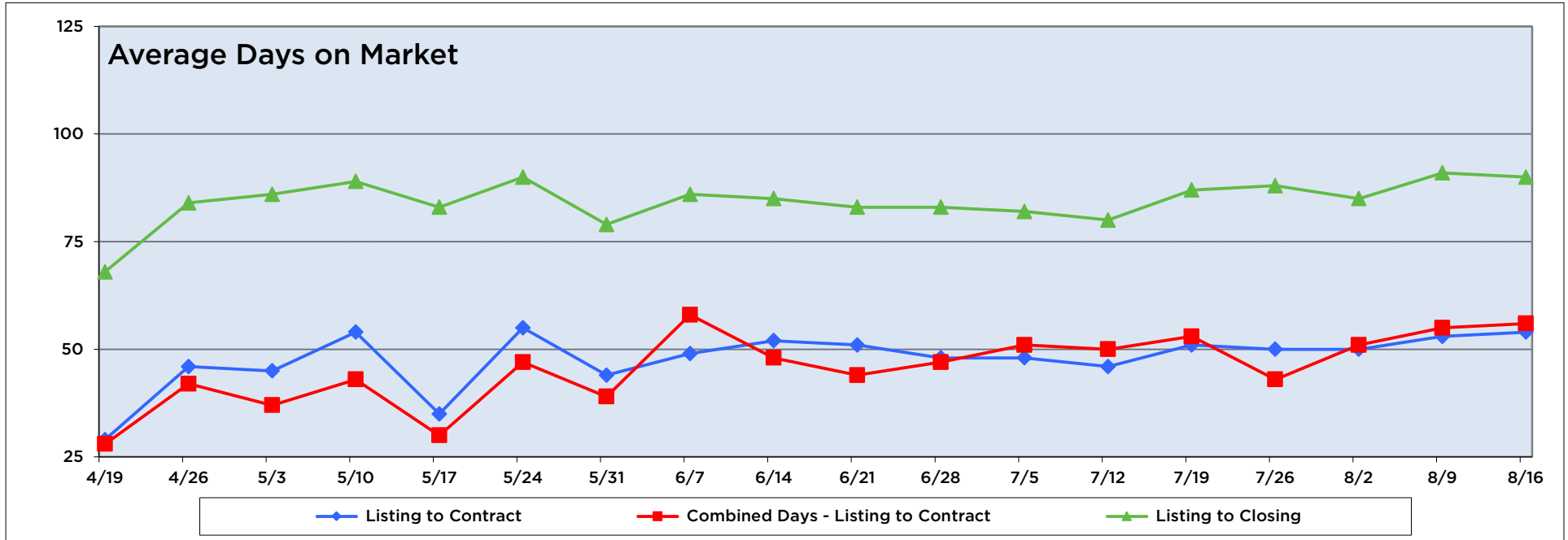
Condos, Townhomes, Villas



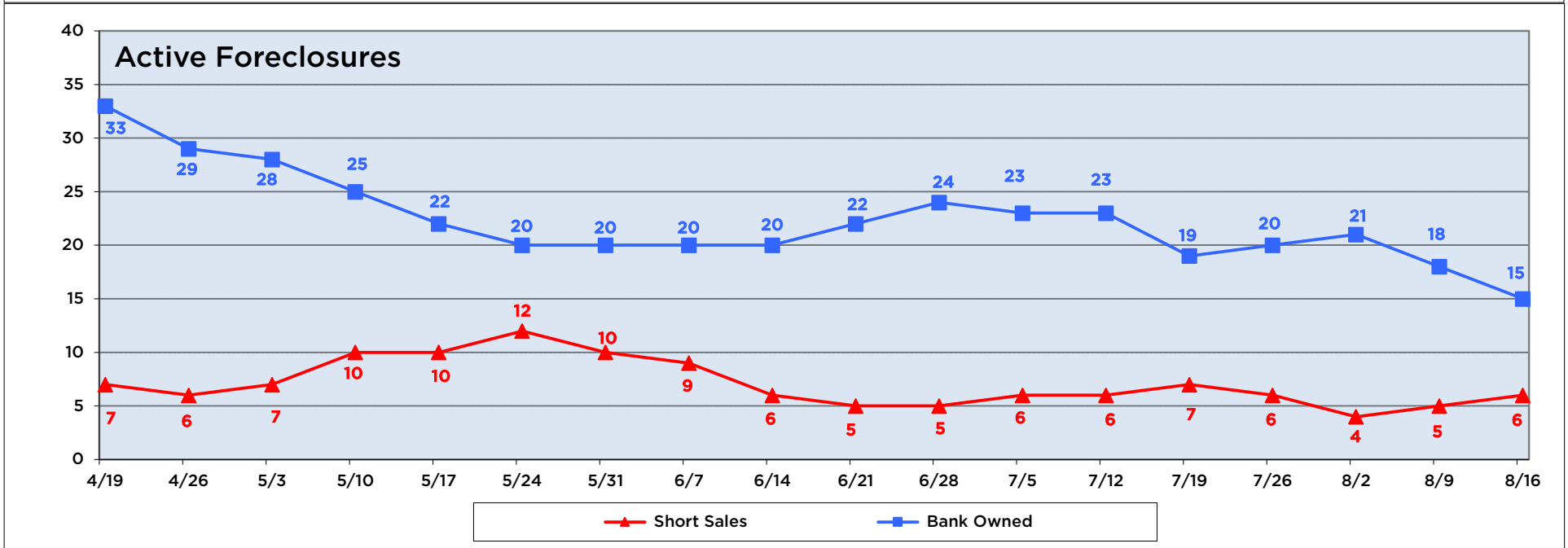
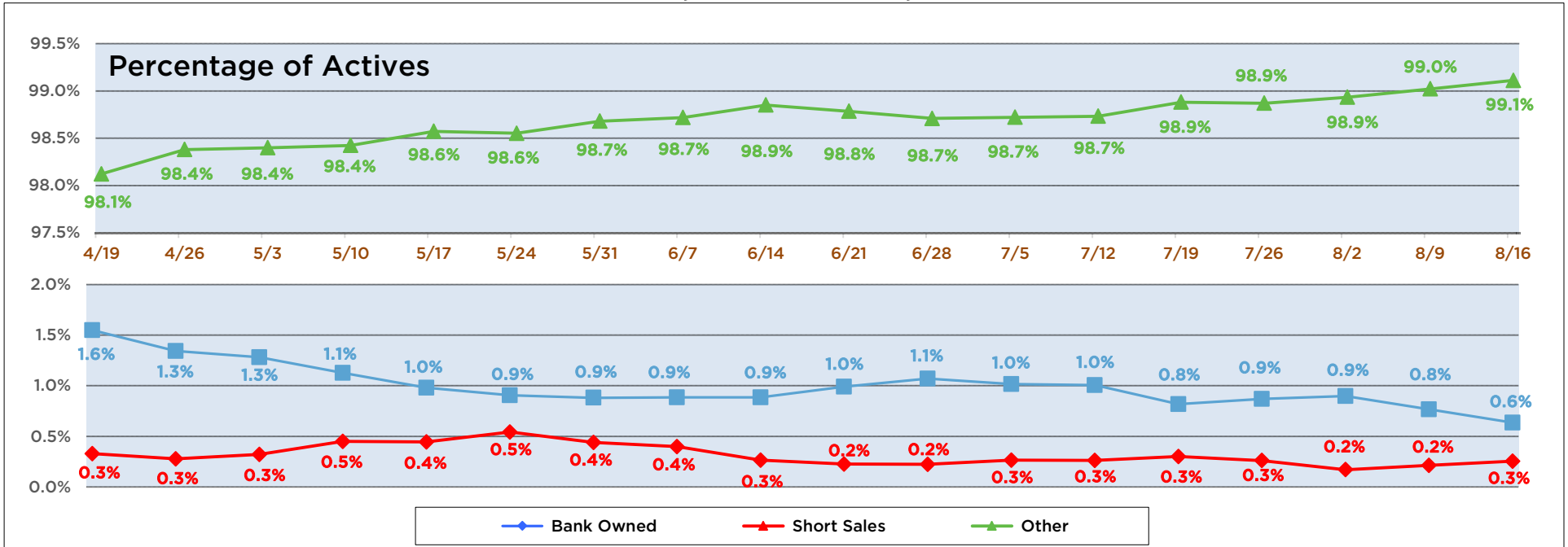
Condos, Townhomes, Villas



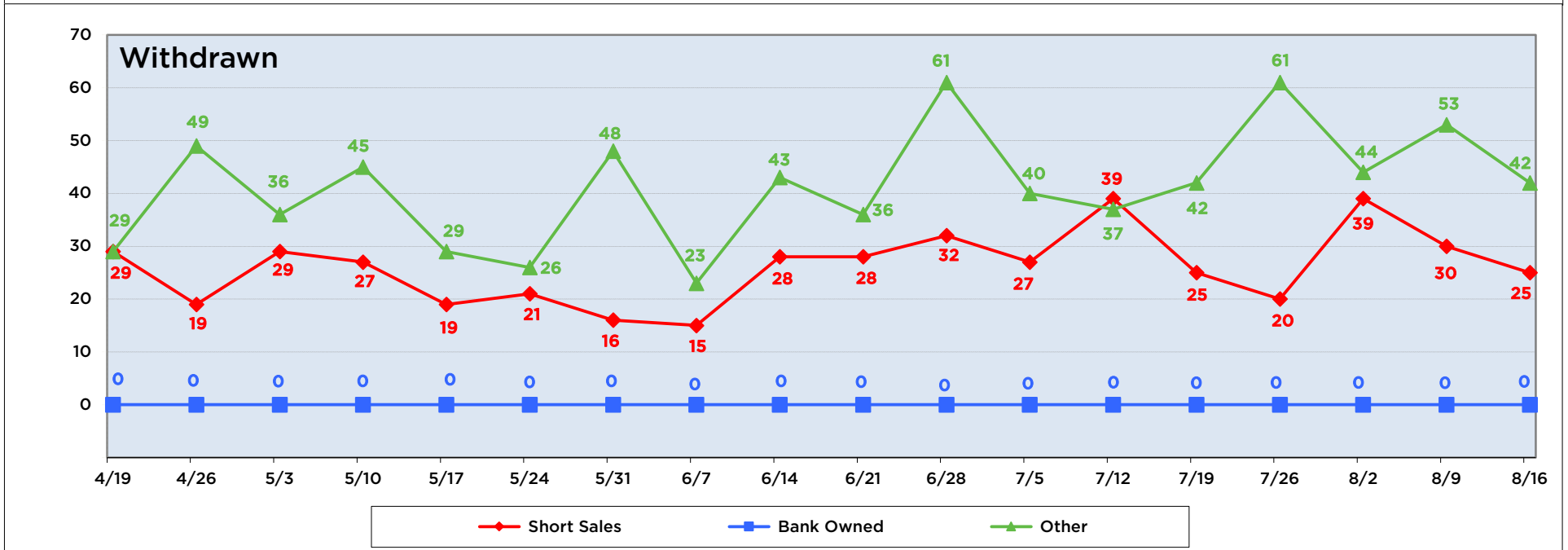
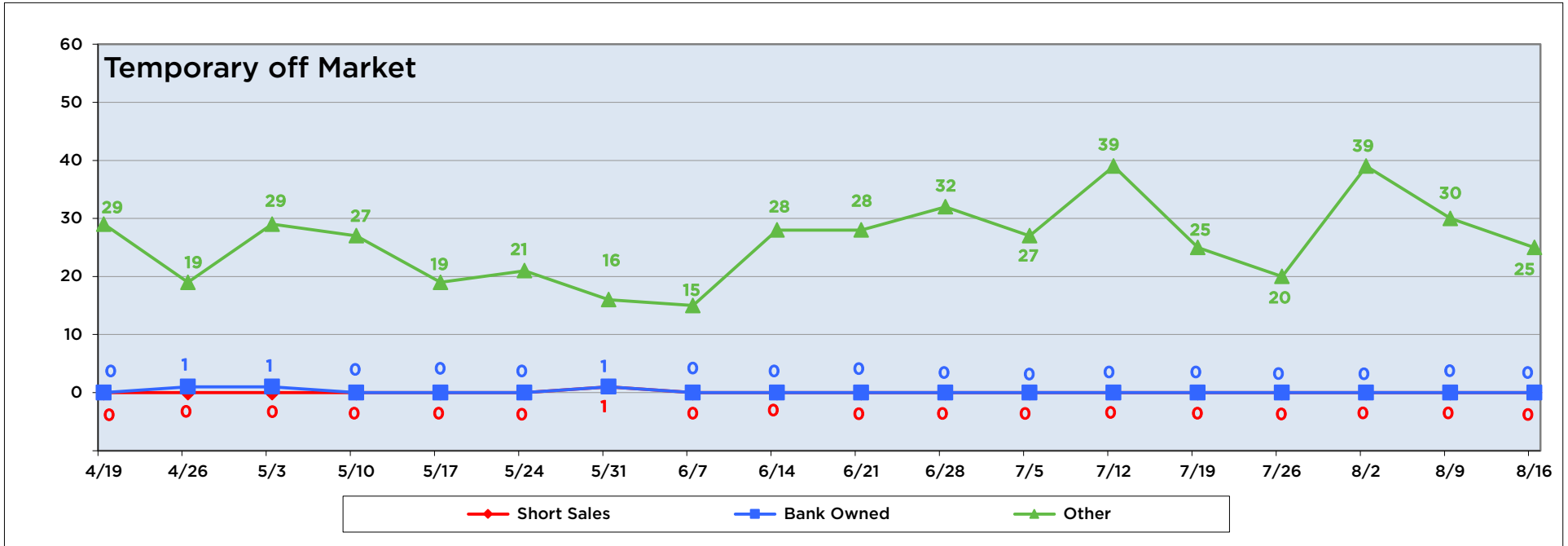
Condos, Townhomes, Villas



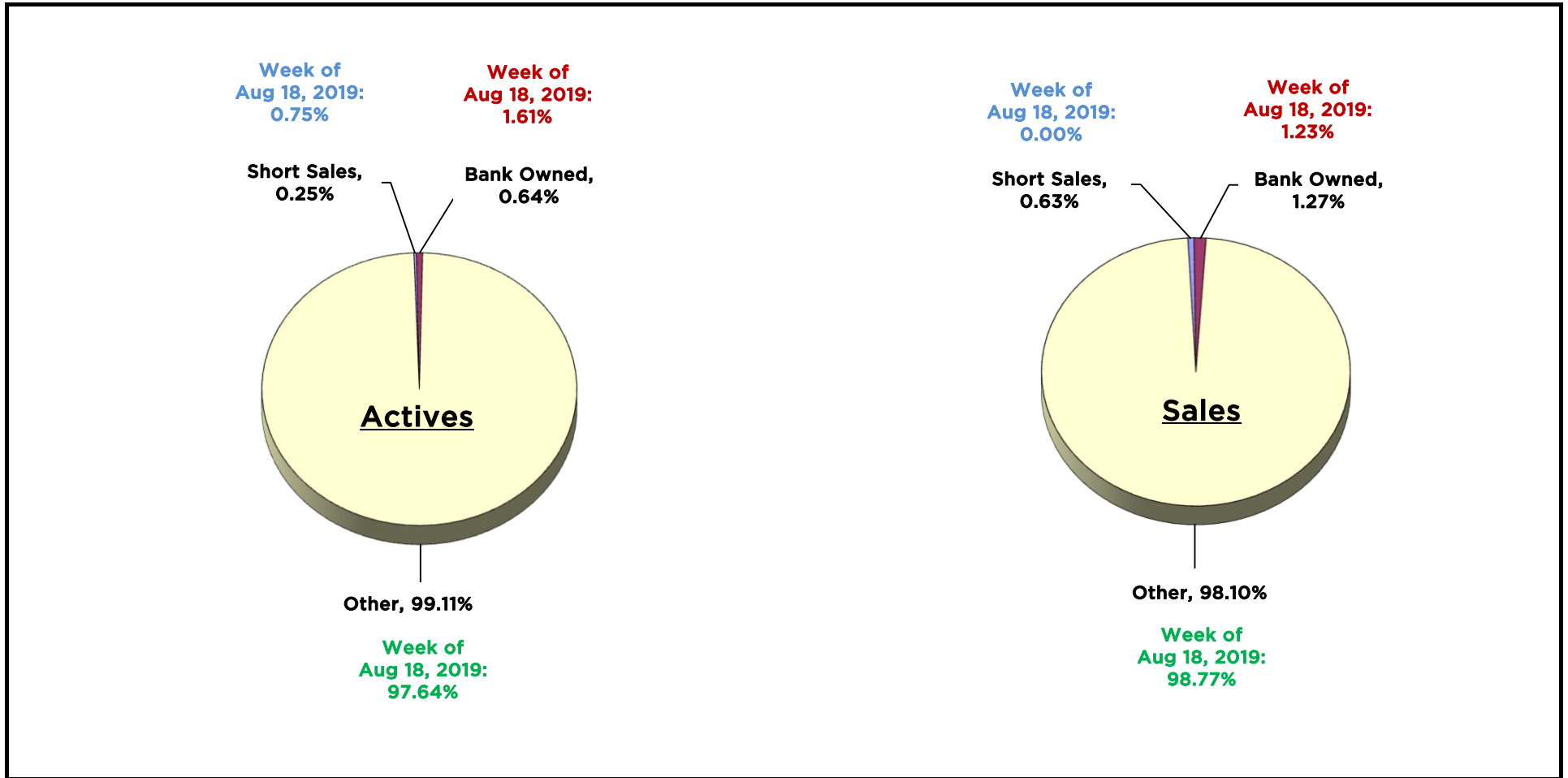
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
08/16/2020 - 08/22/2020
Lake, Orange, Osceola & Seminole Counties

Where are the 27 Condos, Townhomes, or Villas available for the Median Price of \$190,000? (± \$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		3	\$189,767	2.3	2.0	1,308	\$145.12
Casselberry	32707	1	\$189,500	3.0	2.0	1,079	\$175.63
Winter Springs / Tuskawilla	32708	1	\$189,900	2.0	2.0	1,349	\$140.77
Winter Park	32792	1	\$189,900	2.0	2.0	1,495	\$127.02
Orange County		10	\$189,960	2.6	1.9	1,271	\$149.42
Apopka (North)	32712	1	\$189,900	3.0	2.0	1,595	\$119.06
Delaney / Crystal Lake	32806	1	\$189,900	2.0	1.0	998	\$190.28
Orlo Vista	32811	3	\$189,967	3.0	2.0	1,462	\$129.94
Williamsburg / Lake Bryan	32821	2	\$190,000	3.0	2.0	1,146	\$165.79
Waterford Lakes	32828	1	\$189,900	2.0	2.0	1,260	\$150.71
Moss Park	32832	1	\$190,000	2.0	2.0	987	\$192.50
Winter Garden / Oakland	34787	1	\$189,999	2.0	2.0	1,195	\$158.99
Osceola County		14	\$189,845	3.0	2.0	1,329	\$142.90
Kissimmee (Central)	34741	1	\$189,999	3.0	2.0	1,296	\$146.60
Kissimmee (West) / Pleasant Hill	34746	5	\$189,940	3.0	2.0	1,306	\$145.44
Kissimmee / Celebration	34747	7	\$189,747	3.0	2.0	1,343	\$141.29
St Cloud	34769	1	\$189,900	3.0	2.0	1,372	\$138.41