



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of August 30, 2020 - September 5, 2020

Single-family existing homes

- Sales of single-family homes increased to 742 during the week of Aug 30, from 624 the week prior
- The median price of single family homes decreased to \$305,000, a change of -0.8%
- The number of single-family home foreclosure transactions decreased to 7 last week, from 13 the week of Aug 23
- The number of single-family home short-sale transactions decreased to 3 from 6 the week prior
- Single-family inventory decreased by 52, and now sits at 4,585

Condos, townhomes, and villas

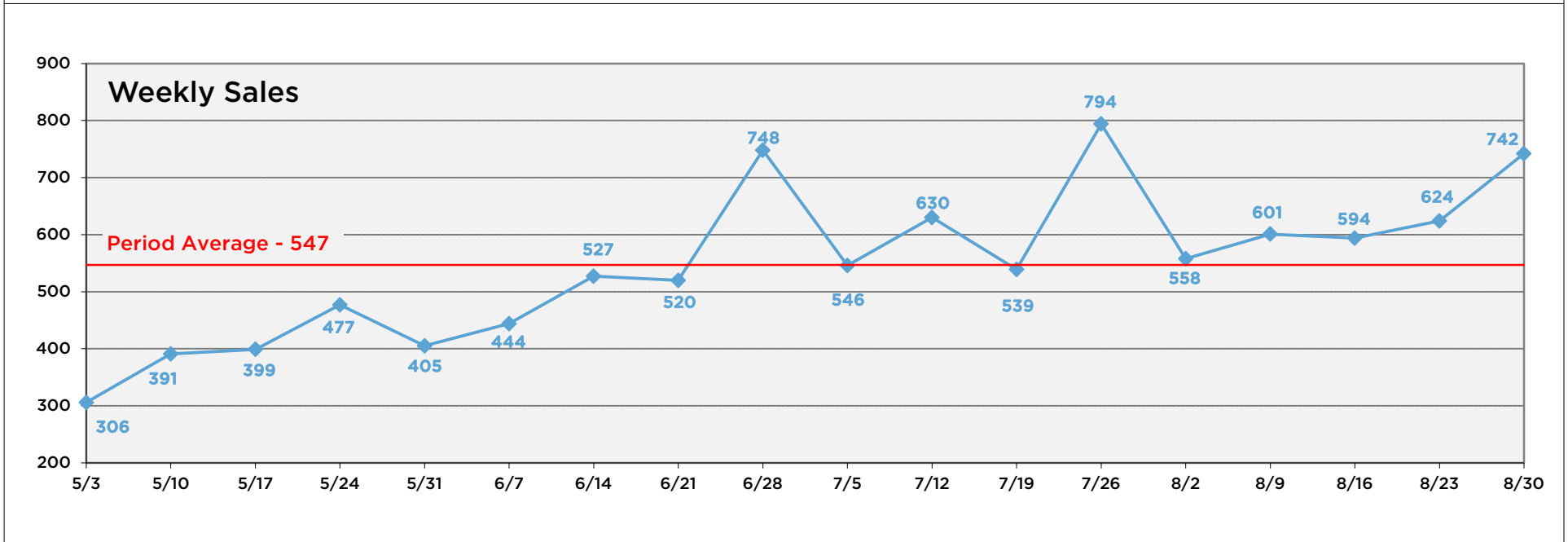
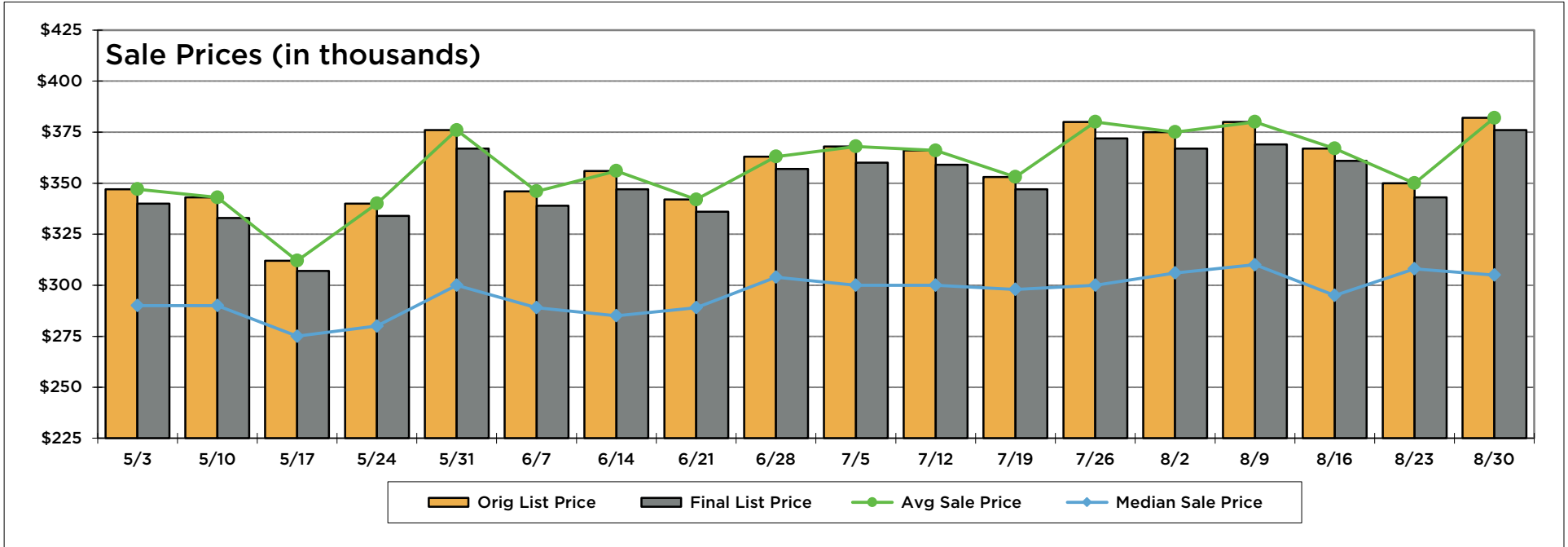
- Sales of condos, townhomes, and villas increased to 222 during the week of Aug 30, from 152 the week prior
- The median price of condos, townhomes, and villas increased to \$187,000, a change of 0.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 0 the week of Aug 23
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 30, and now sits at 2,352

Detailed charts and graphs begin on page 2 of this report.

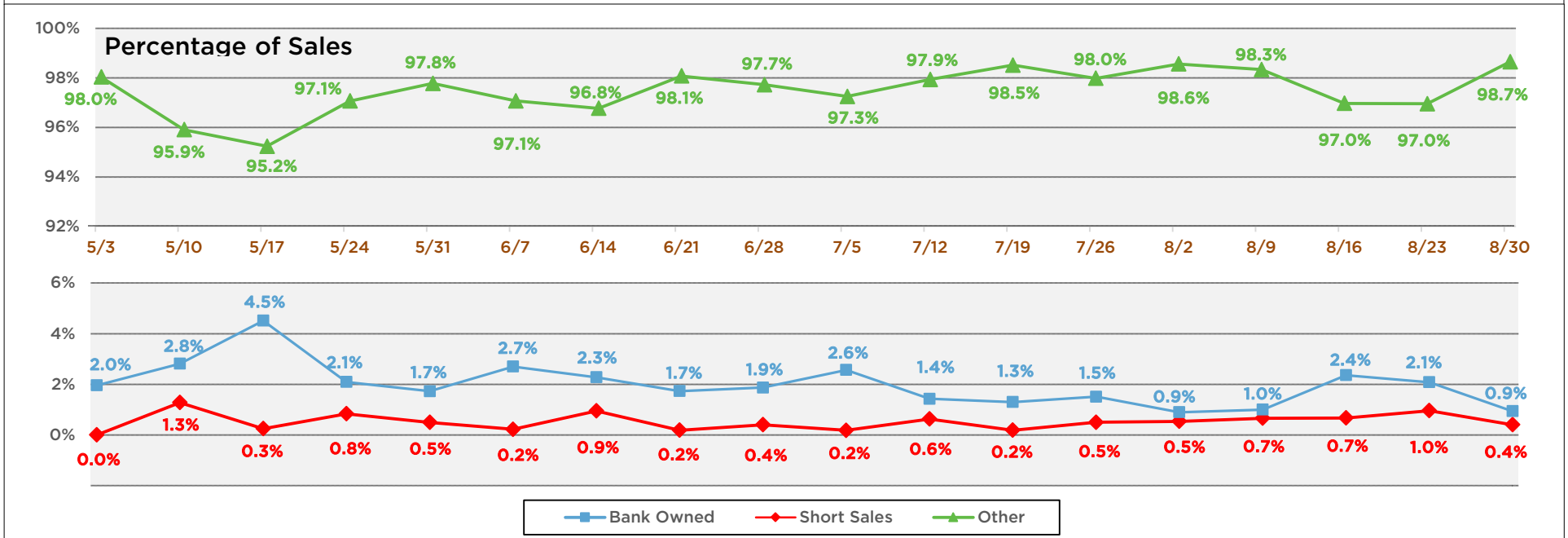
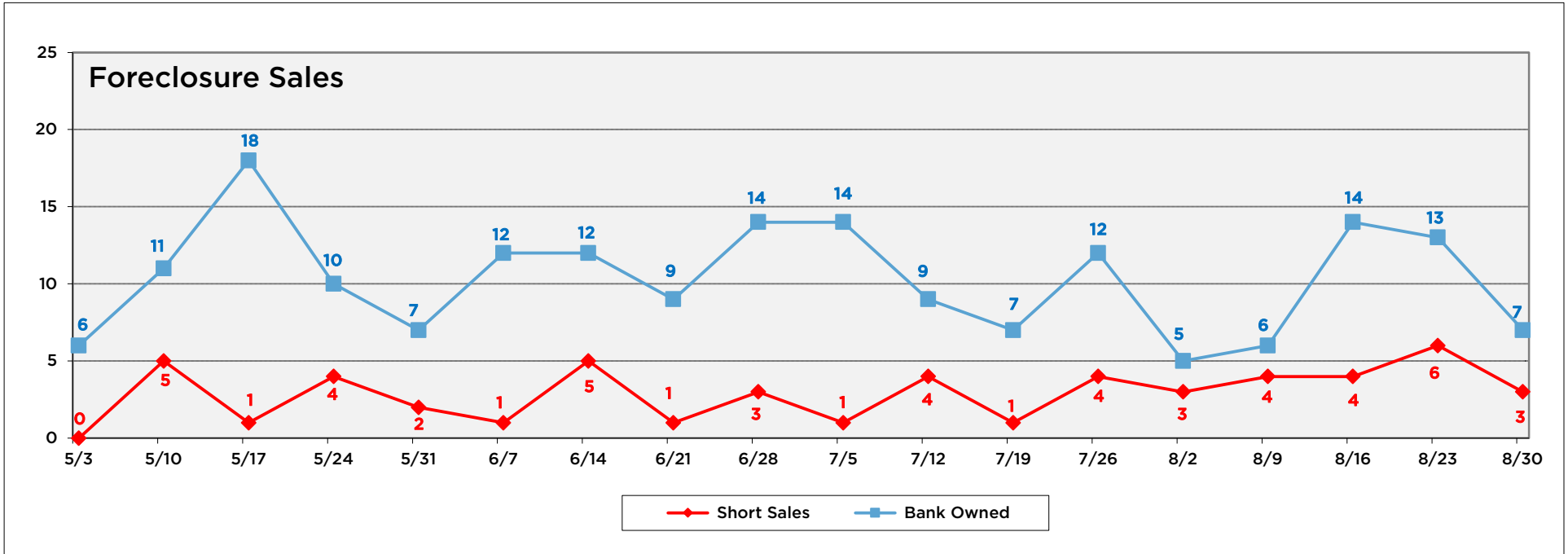
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	742	216	142	194	89	81	20
Bank Owned	7	4	1	1	1	0	0
Short Sales	3	0	0	2	0	1	0
Other	732	212	141	191	88	80	20
Active Listings	4,585	879	541	1,073	615	1,043	434
Bank Owned	43	23	2	14	4	0	0
Short Sales	27	7	7	7	0	5	1
Other	4,515	849	532	1,052	611	1,038	433
Months of Inventory	1	1	1	1	2	3	5
List Price							
Average Original List Price	\$382,089	\$201,242	\$278,284	\$354,421	\$453,593	\$700,761	\$1,731,800
Average Final List Price	\$375,726	\$198,031	\$275,747	\$348,706	\$448,146	\$683,250	\$1,699,050
Sale Price							
Average Price	\$367,616	\$193,192	\$271,374	\$343,564	\$441,570	\$661,689	\$1,647,928
Median Price	\$305,000	\$209,000	\$272,000	\$340,000	\$439,450	\$636,500	\$1,290,000
Price Differences							
Original to Final List Price	-\$6,363	-\$3,211	-\$2,537	-\$5,715	-\$5,447	-\$17,511	-\$32,750
Original List to Sale Price - \$	-\$14,473	-\$8,050	-\$6,910	-\$10,857	-\$12,023	-\$39,072	-\$83,872
Final List to Sale Price - \$	-\$8,110	-\$4,839	-\$4,373	-\$5,142	-\$6,576	-\$21,561	-\$51,122
Original List to Sale Price - %	96.21%	96.00%	97.52%	96.94%	97.35%	94.42%	95.16%
Final List to Sale Price - %	97.84%	97.56%	98.41%	98.53%	98.53%	96.84%	96.99%
Days on the Market							
Avg Days Listing to Contract	47	43	44	39	41	75	104
Combined Avg Days to Contract	53	48	48	43	47	91	110
Avg Days Listing to Closing	87	82	83	80	78	115	152
Avg Days Contract to Close	38	38	38	39	36	39	48
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	2,162	1,370	1,826	2,237	2,724	3,396	4,856

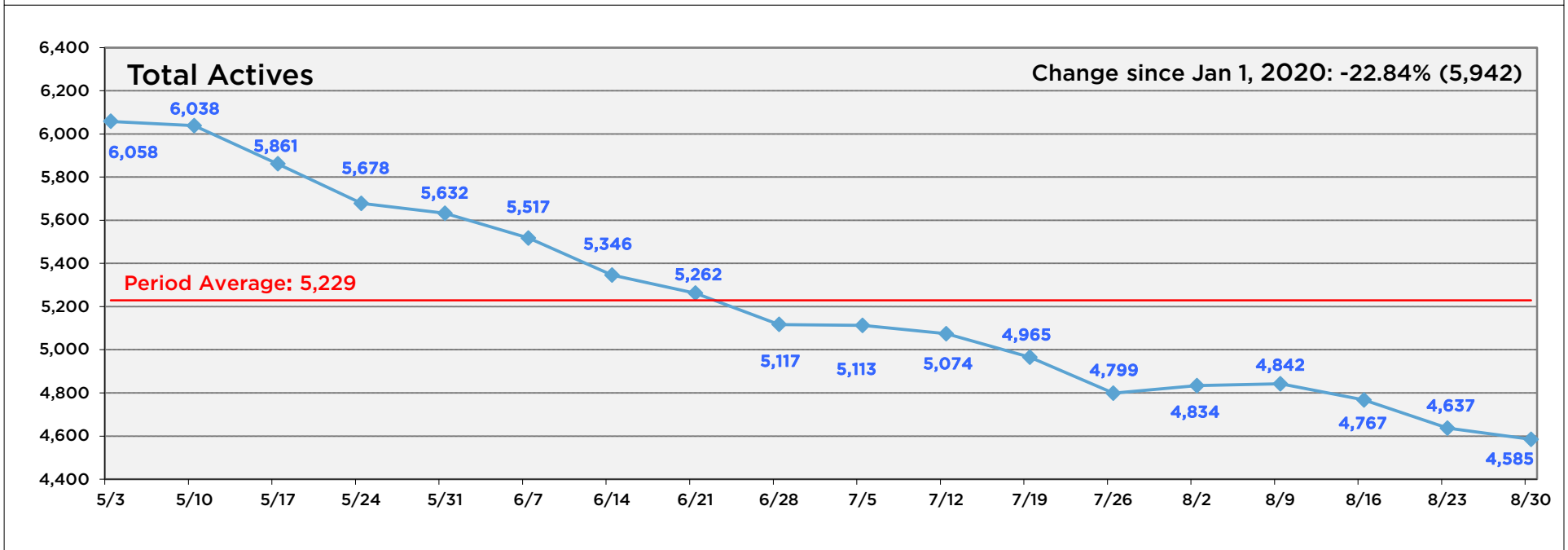
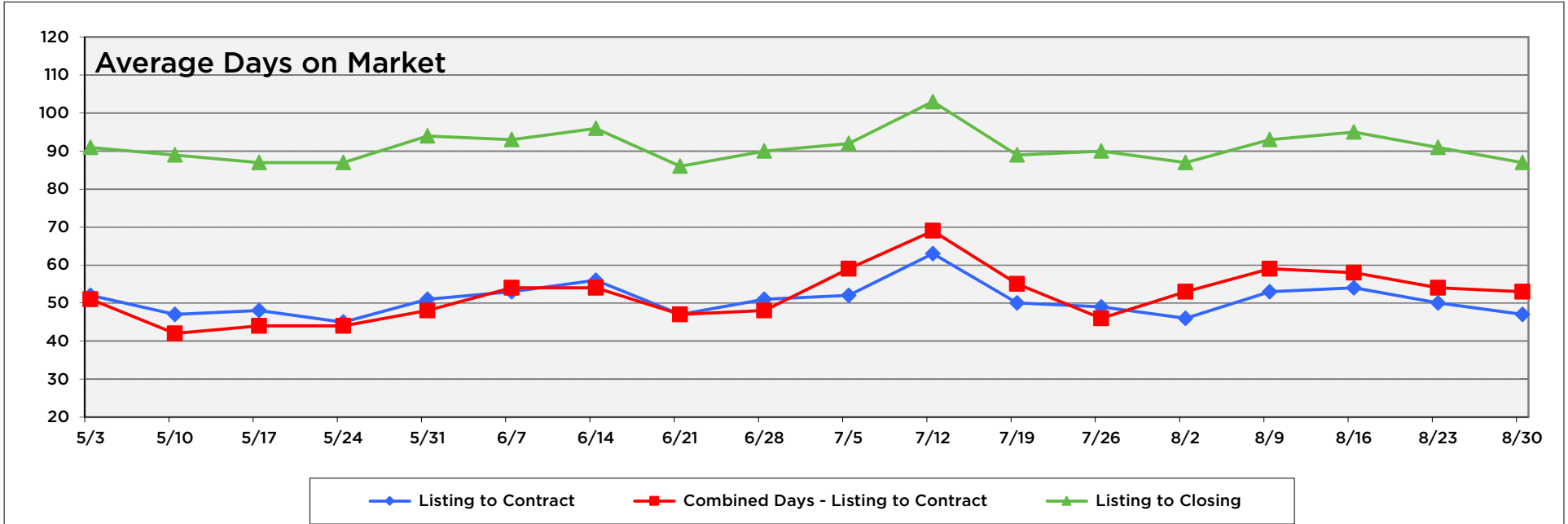
Single Family Homes



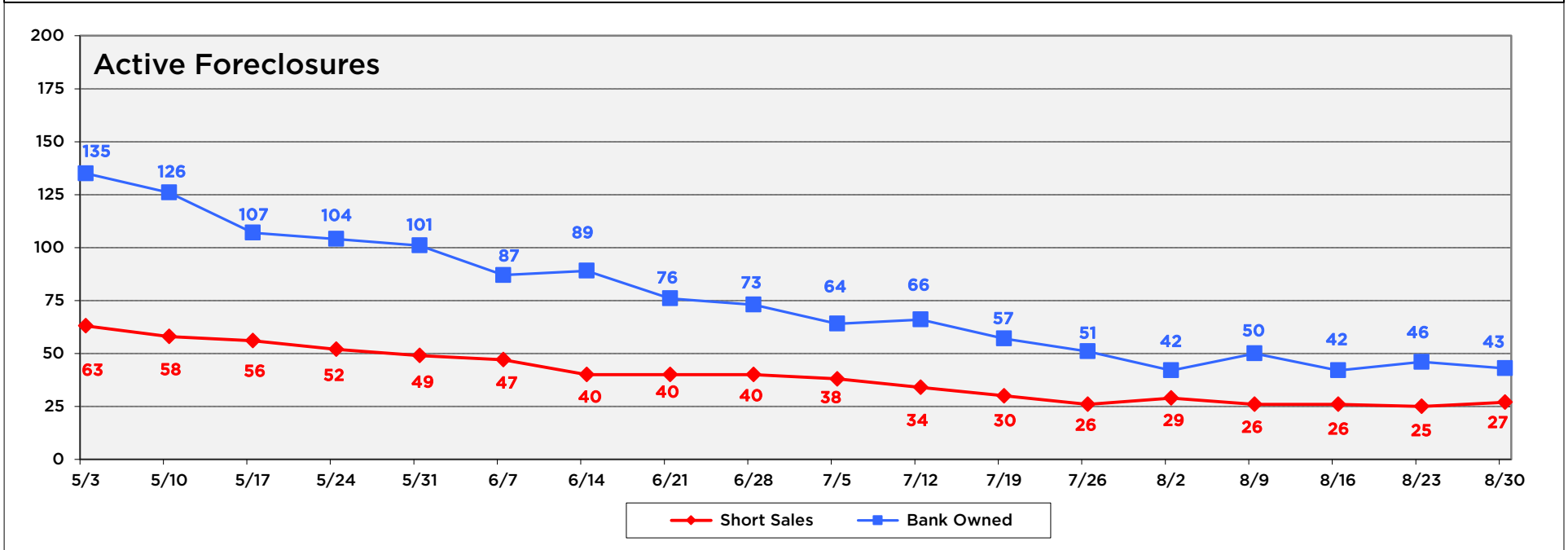
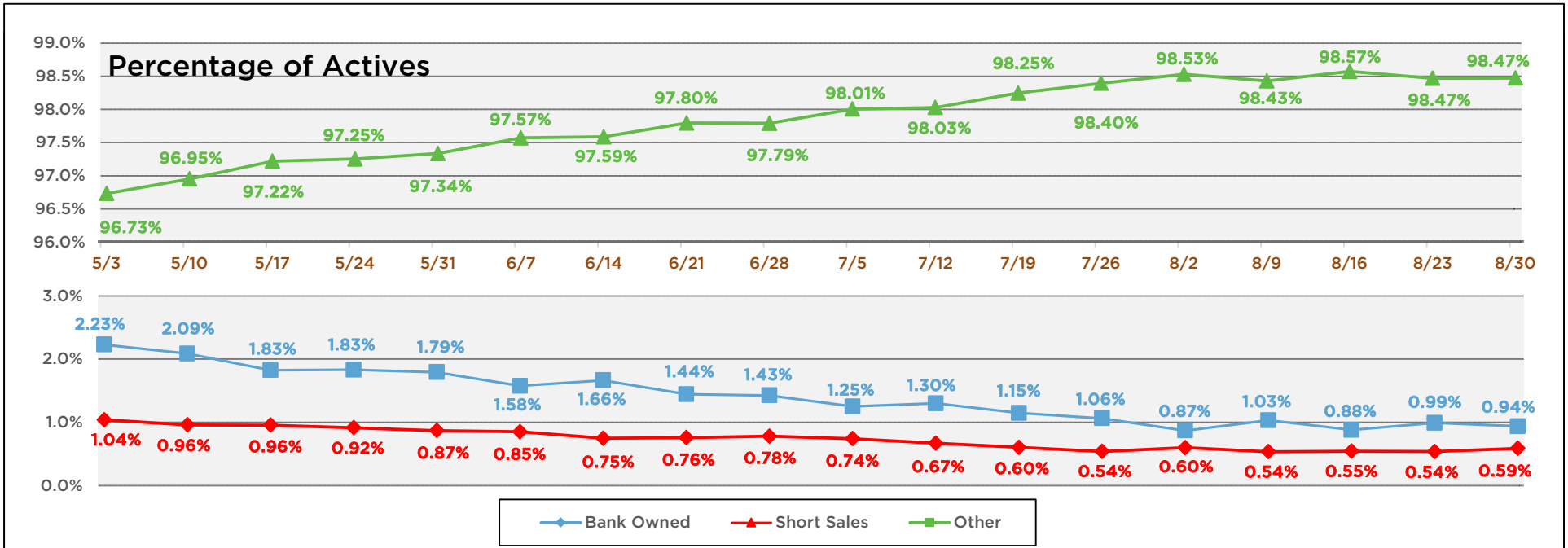
Single Family Homes



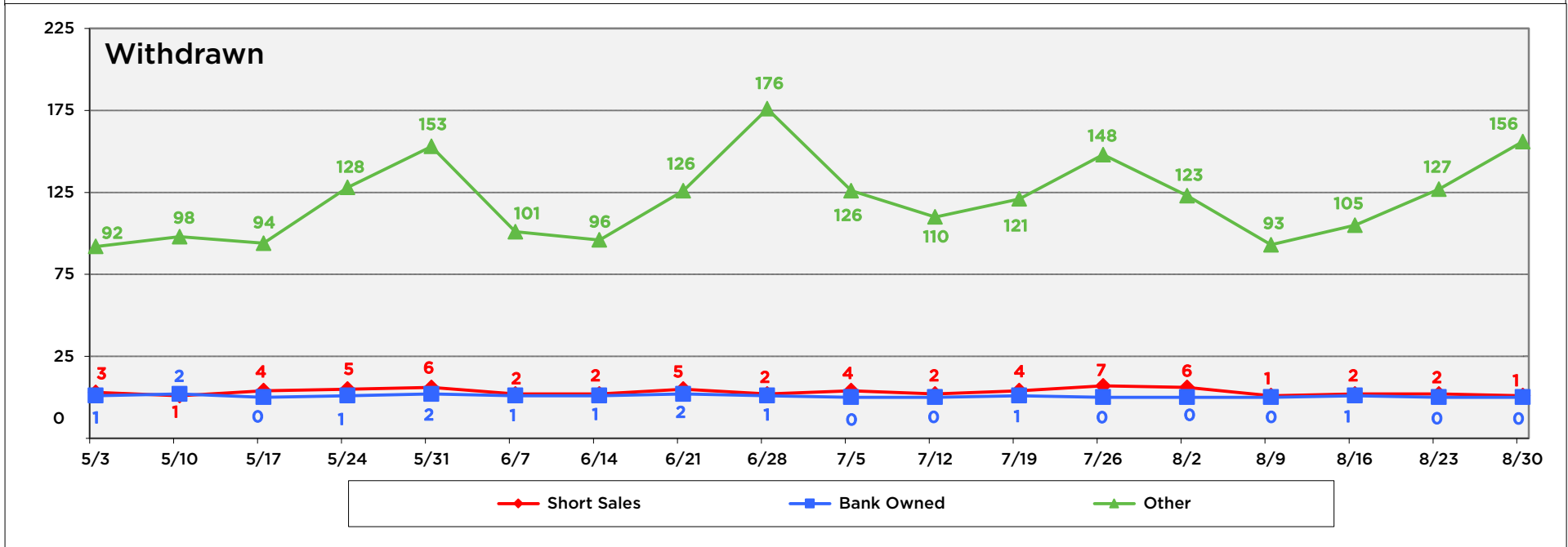
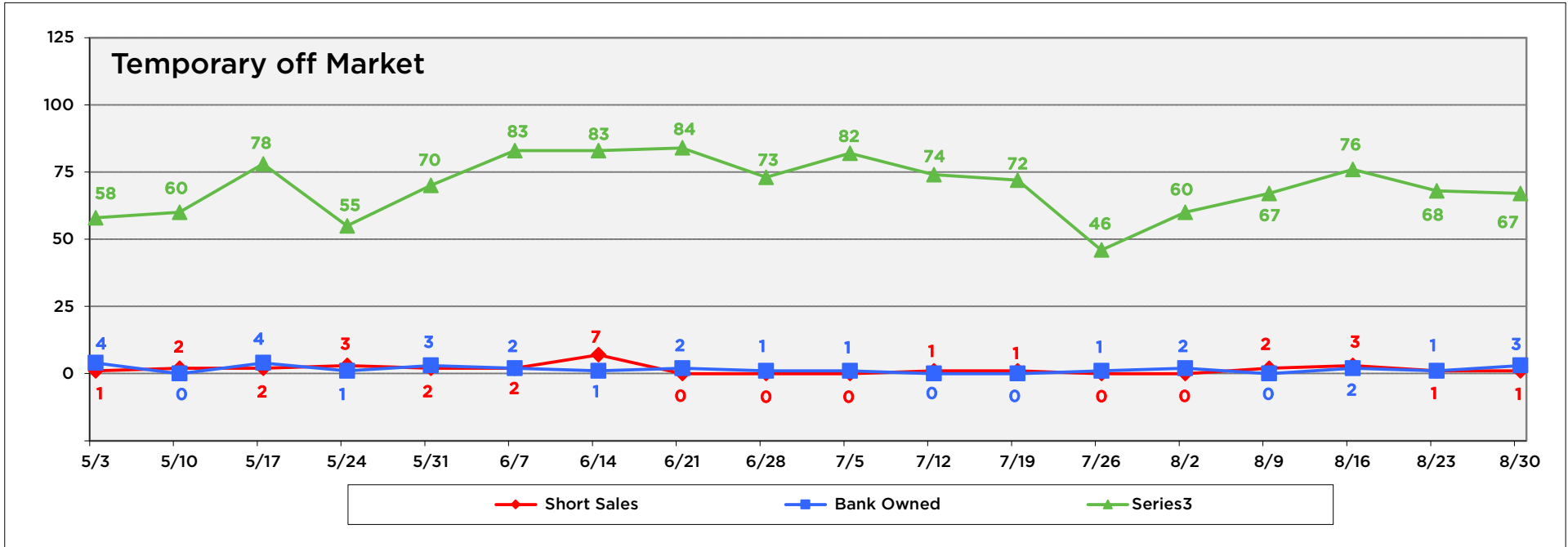
Single Family Homes



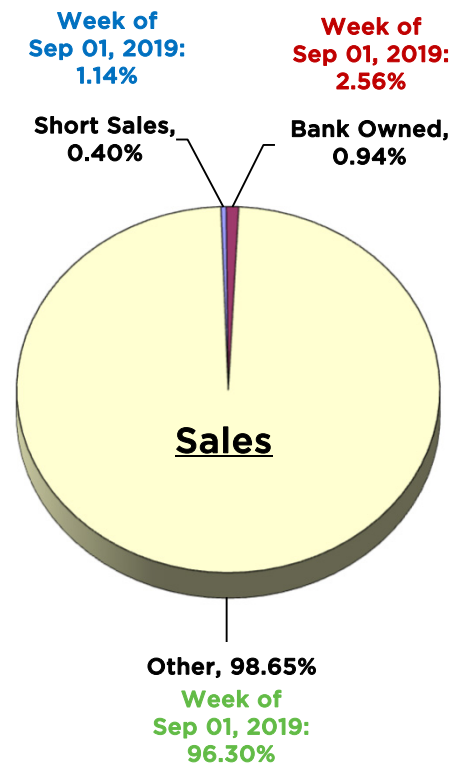
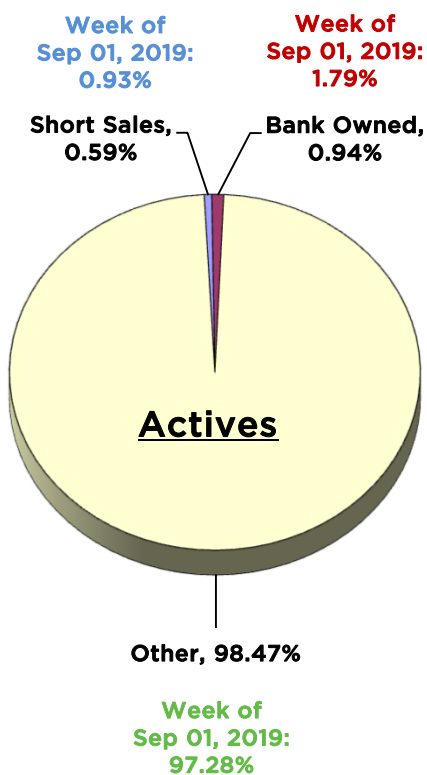
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
08/30/2020 - 09/05/2020
Lake, Orange, Osceola & Seminole Counties

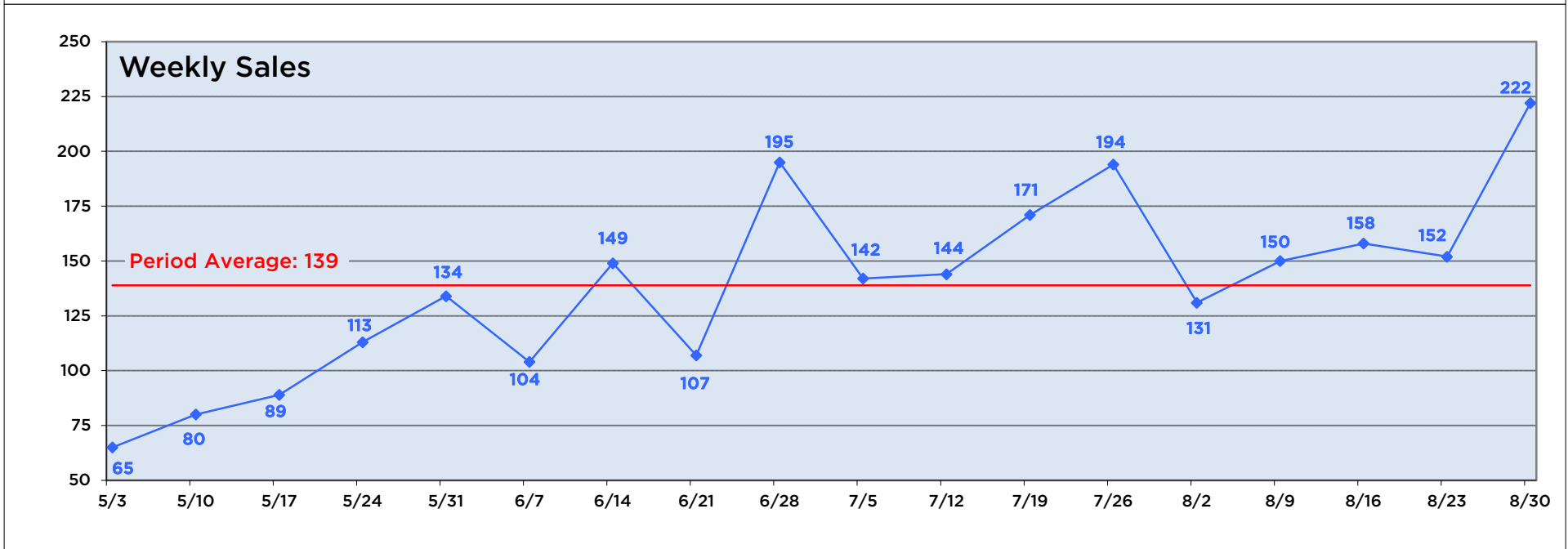
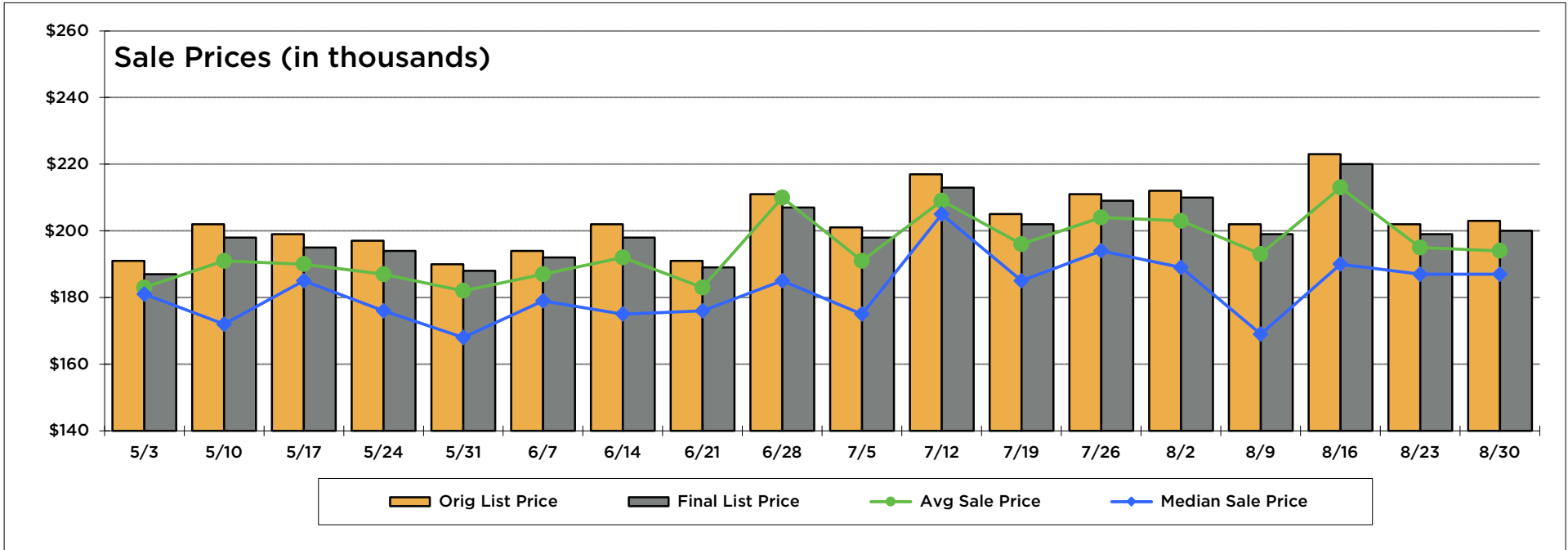
Where are the 18 Single Family Homes available for the Median Price of \$305,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$304,996	4.0	2.3	1,953	\$156.17
Lake Mary / Heathrow	32746	1	\$304,999	4.0	2.0	1,685	\$181.01
Sanford / Lake Forest	32771	1	\$305,000	4.0	3.0	2,032	\$150.10
Sanford (South)	32773	1	\$304,990	4.0	2.0	2,142	\$142.39
Orange County		9	\$304,922	3.6	2.2	2,125	\$143.52
Apopka / Hunt Club	32703	1	\$304,900	3.0	3.0	2,550	\$119.57
Pinecastle / Belle Isle	32809	1	\$305,000	3.0	2.0	1,710	\$178.36
Lockhart	32810	1	\$304,900	4.0	2.0	1,808	\$168.64
Conway	32812	2	\$305,000	4.0	2.0	1,926	\$158.36
Taft	32824	1	\$305,000	4.0	2.0	2,416	\$126.24
Hunters Creek	32837	2	\$304,750	3.0	2.0	1,900	\$160.39
Ocoee	34761	1	\$305,000	4.0	3.0	2,986	\$102.14
Osceola County		4	\$305,000	3.8	2.3	1,888	\$161.57
Davenport	33896	1	\$305,000	4.0	2.0	2,247	\$135.74
Kissimmee (East)	34744	1	\$305,000	4.0	2.0	1,846	\$165.22
Kissimmee (West) / Pleasant Hill	34746	1	\$305,000	4.0	3.0	1,542	\$197.80
St Cloud / Narcoossee	34771	1	\$305,000	3.0	2.0	1,916	\$159.19
Lake County		2	\$305,000	3.0	2.0	1,576	\$193.59
Lady Lake / The Villages	32159	1	\$305,000	2.0	2.0	1,279	\$238.47
Clermont (South)	34714	1	\$305,000	4.0	2.0	1,872	\$162.93

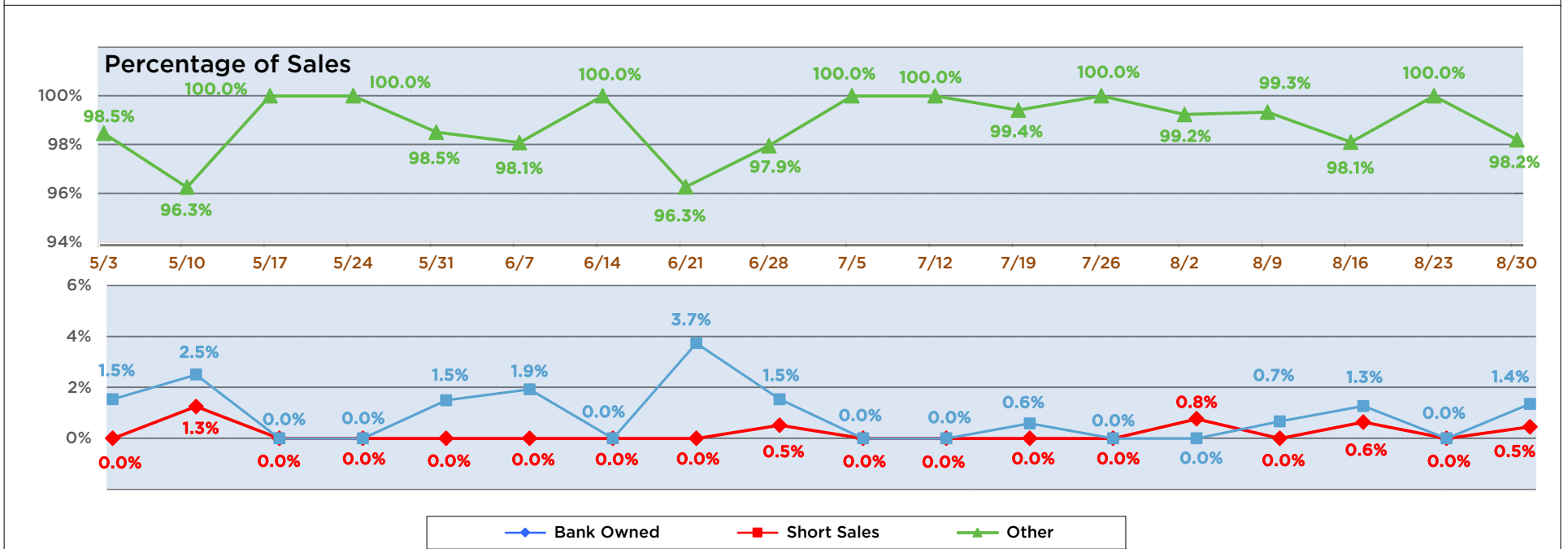
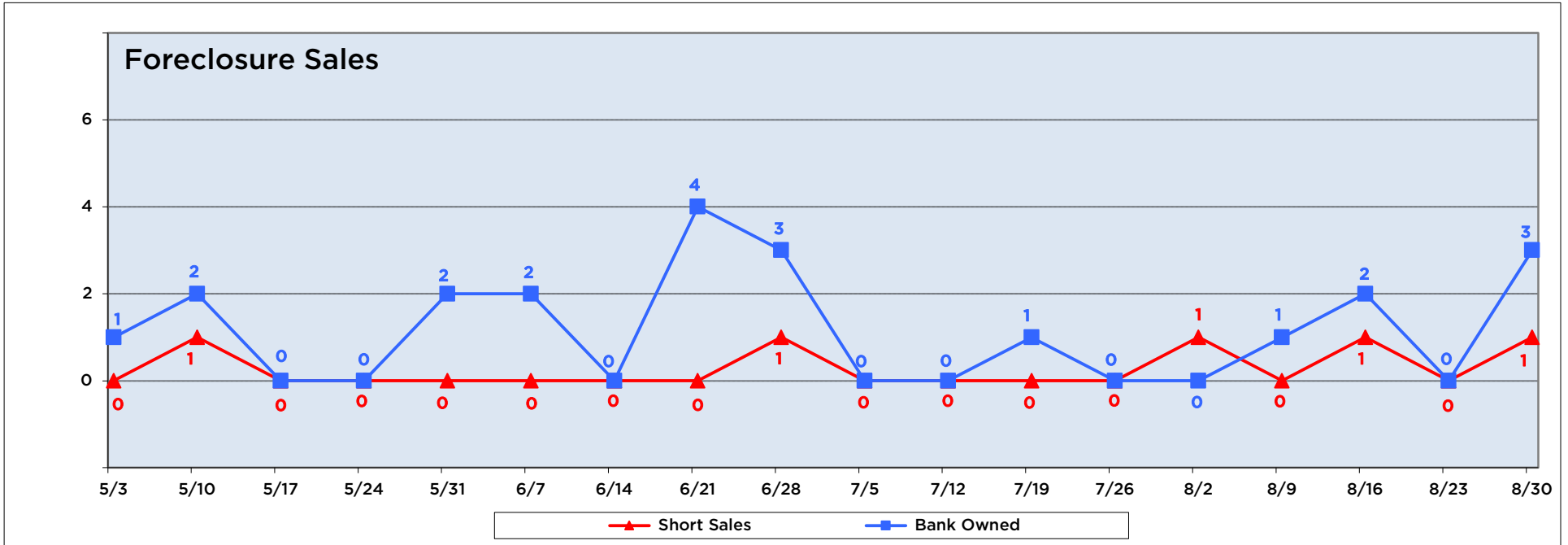
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	222	172	37	12	0	1	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	218	168	37	12	0	1	0
Active Listings	2,352	1,565	306	336	87	47	11
Bank Owned	12	10	1	0	1	0	0
Short Sales	9	9	0	0	0	0	0
Other	2,331	1,546	305	336	86	47	11
Months of Inventory	2	2	2	6	0	11	0
<i>List Price</i>							
Average Original List Price	\$202,730	\$171,114	\$282,440	\$372,864	\$0	\$649,900	\$0
Average Final List Price	\$199,639	\$168,178	\$280,835	\$366,873	\$0	\$599,900	\$0
<i>Sale Price</i>							
Average Price	\$194,221	\$163,600	\$273,573	\$356,892	\$0	\$573,000	\$0
Median Price	\$187,000	\$163,500	\$274,200	\$354,900	\$0	\$286,500	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$3,091	-\$2,936	-\$1,605	-\$5,991	\$0	-\$50,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,509	-\$7,514	-\$8,867	-\$15,972	\$0	-\$76,900	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,418	-\$4,578	-\$7,262	-\$9,981	\$0	-\$26,900	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.80%	95.61%	96.86%	95.72%	0.00%	88.17%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.29%	97.28%	97.41%	97.28%	0.00%	95.52%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	54	56	50	29	0	96	0
Combined Avg Days to Contract	61	63	54	44	0	96	0
Avg Days Listing to Closing	89	91	82	75	0	125	0
Avg Days Contract to Close	37	34	46	44	0	29	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	0	3	0
Average Full Baths	2	2	2	2	0	2	0
Average Half Baths	0	0	1	1	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,379	1,239	1,778	2,110	0	1,932	0

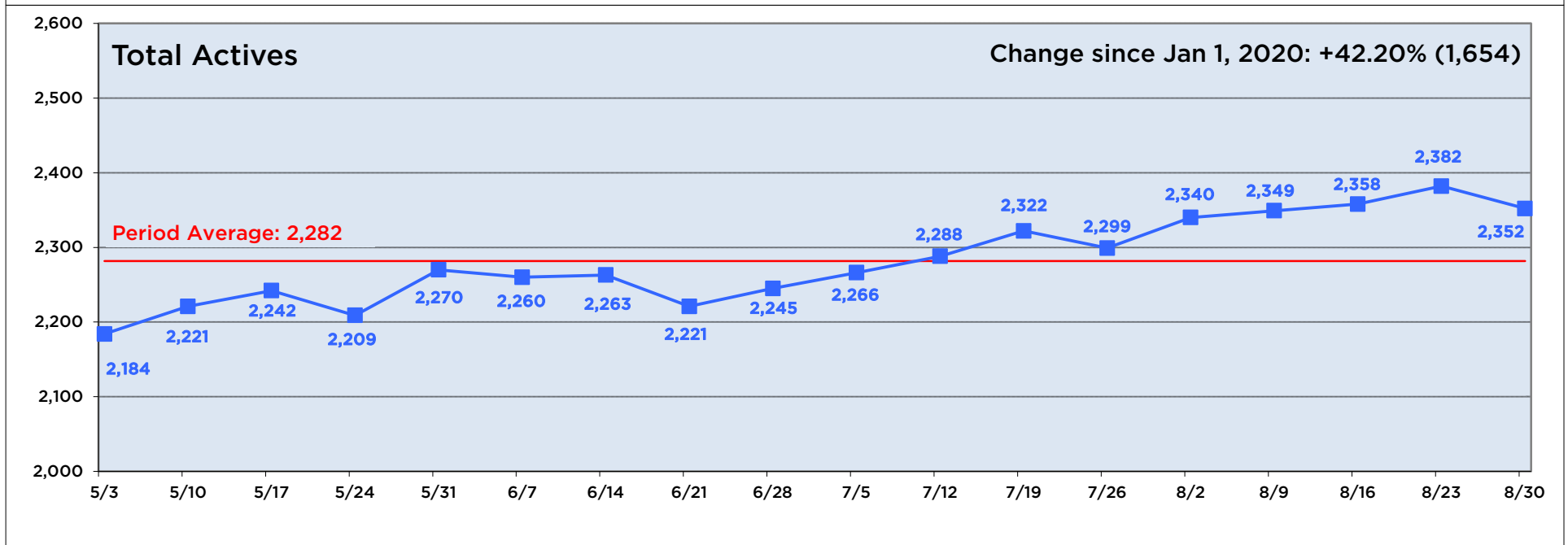
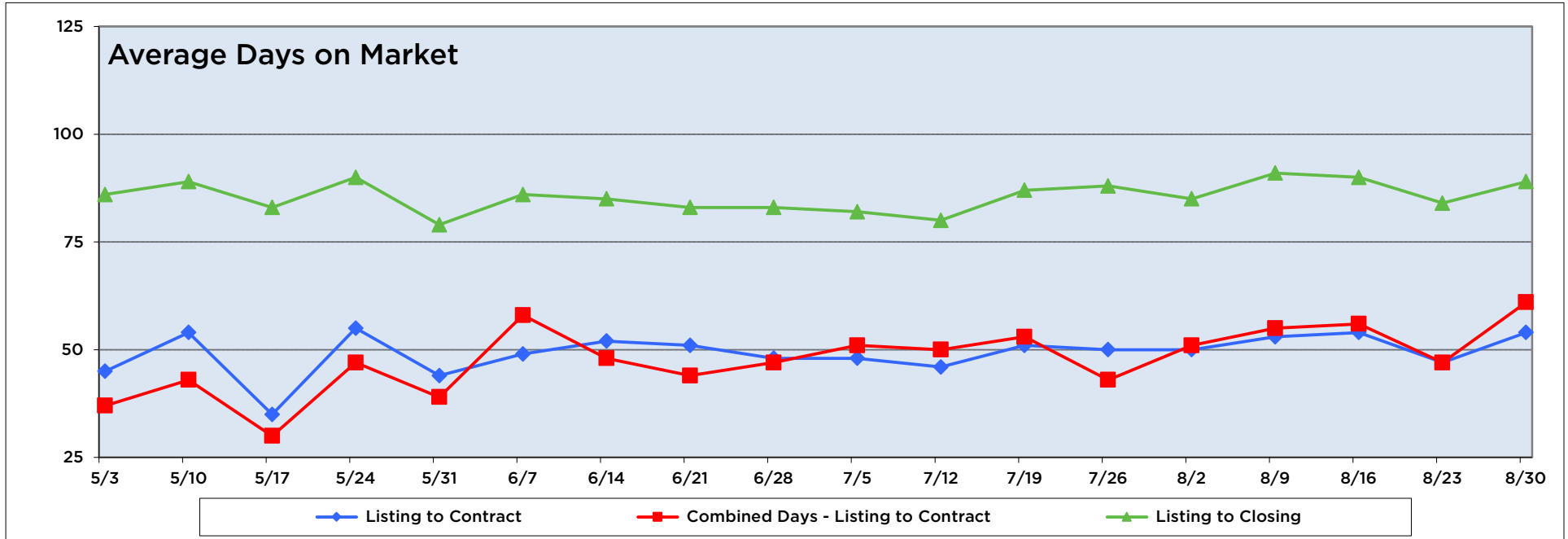
Condos, Townhomes, Villas



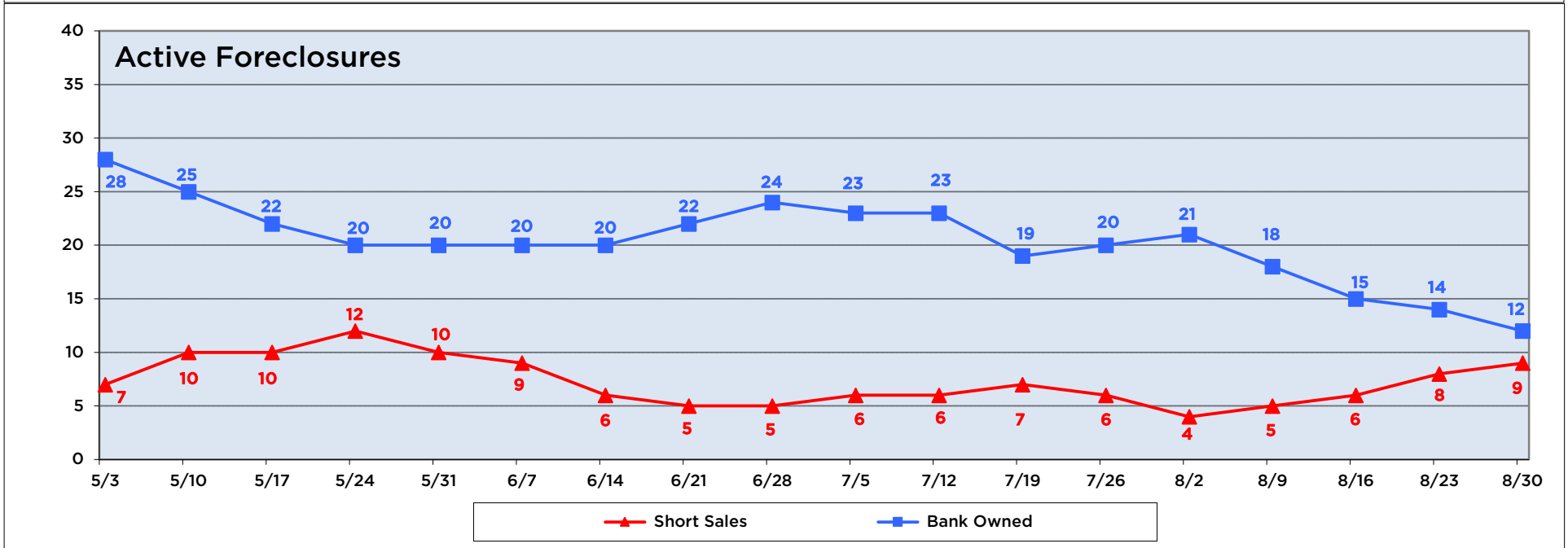
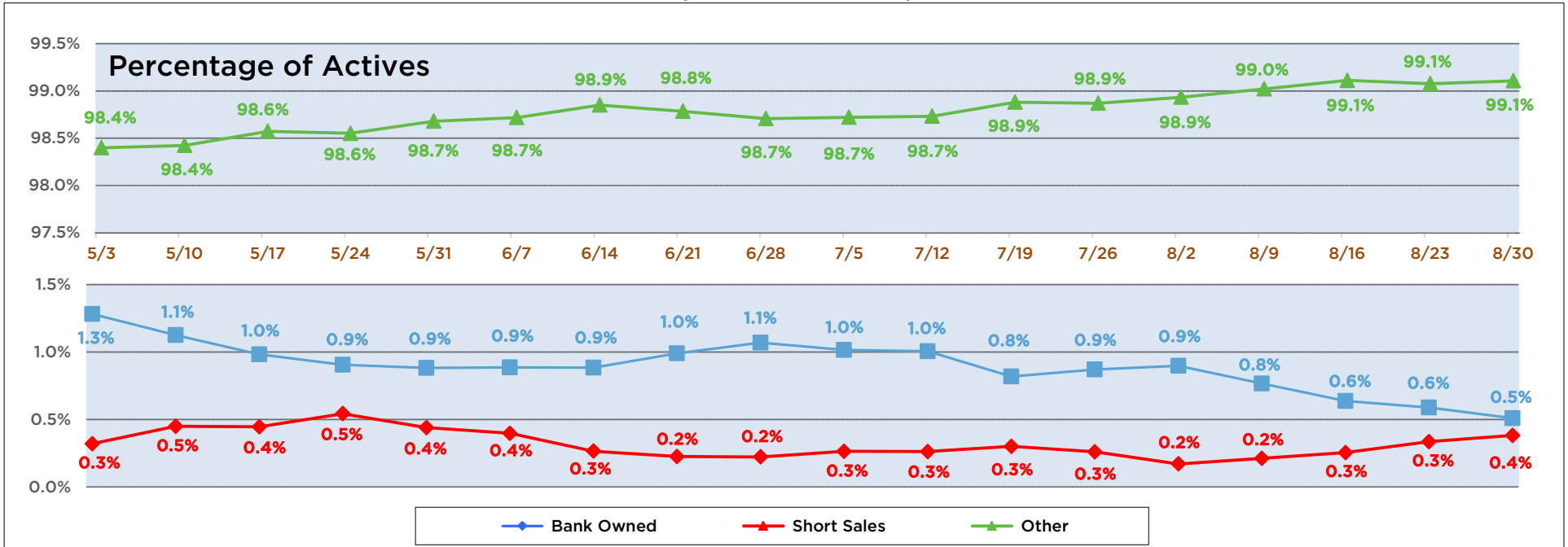
Condos, Townhomes, Villas



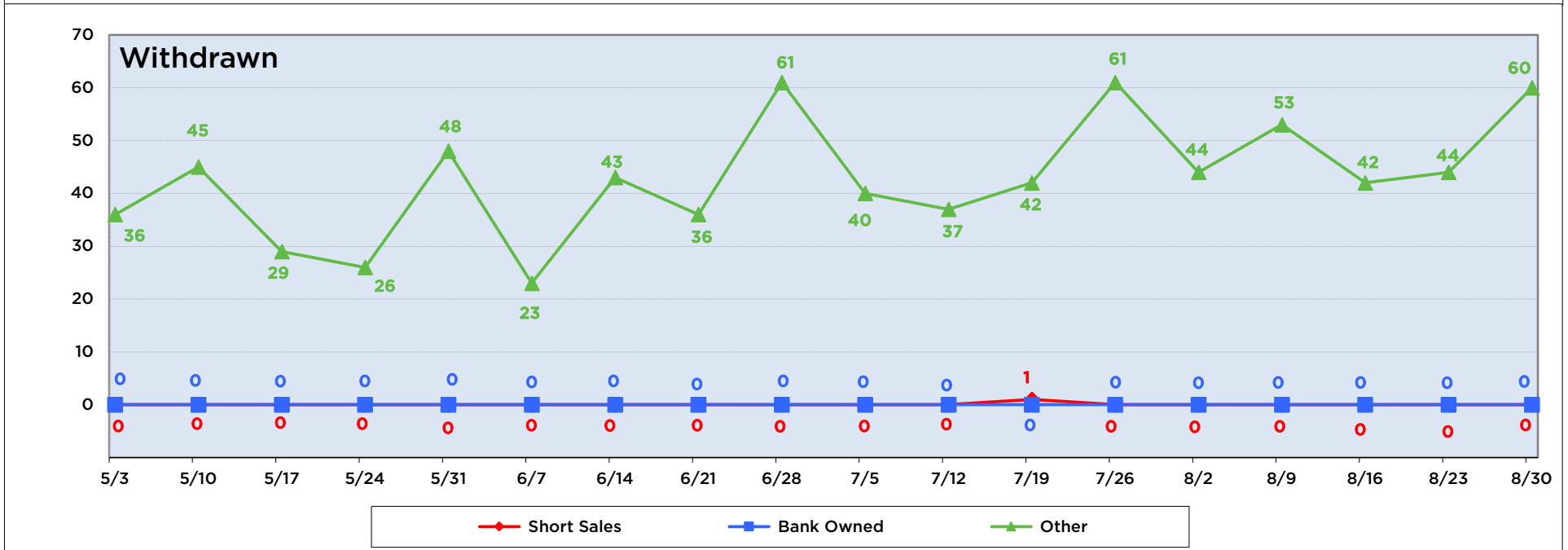
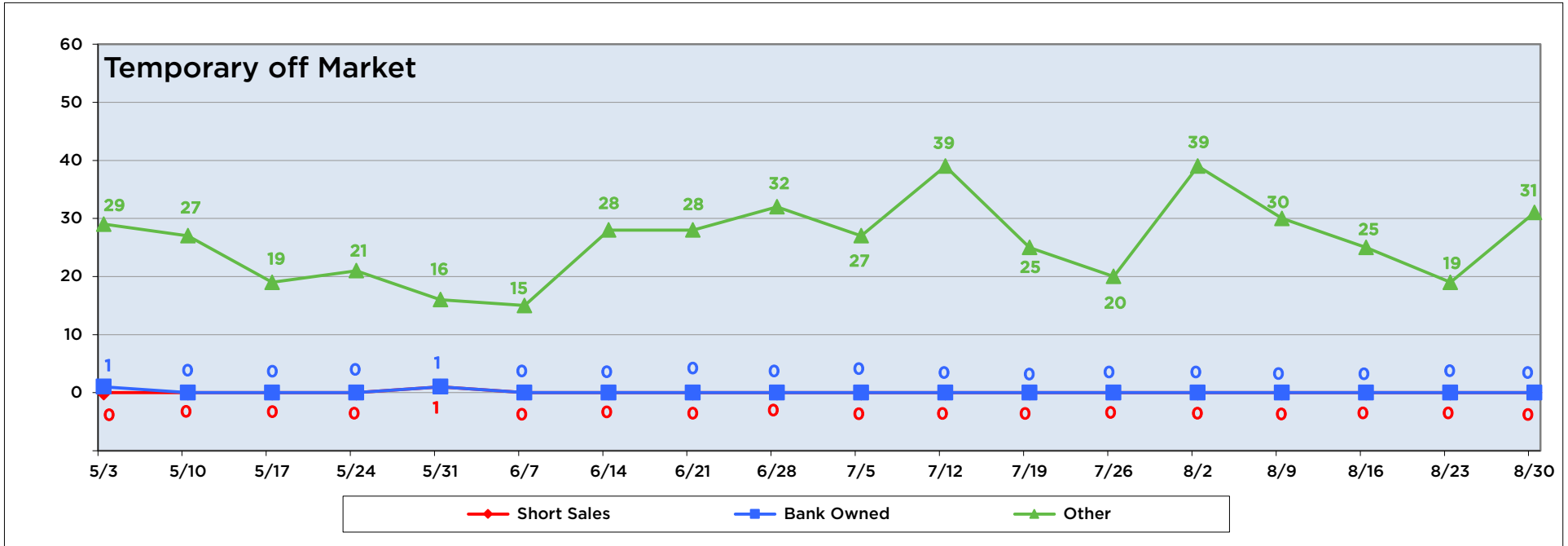
Condos, Townhomes, Villas



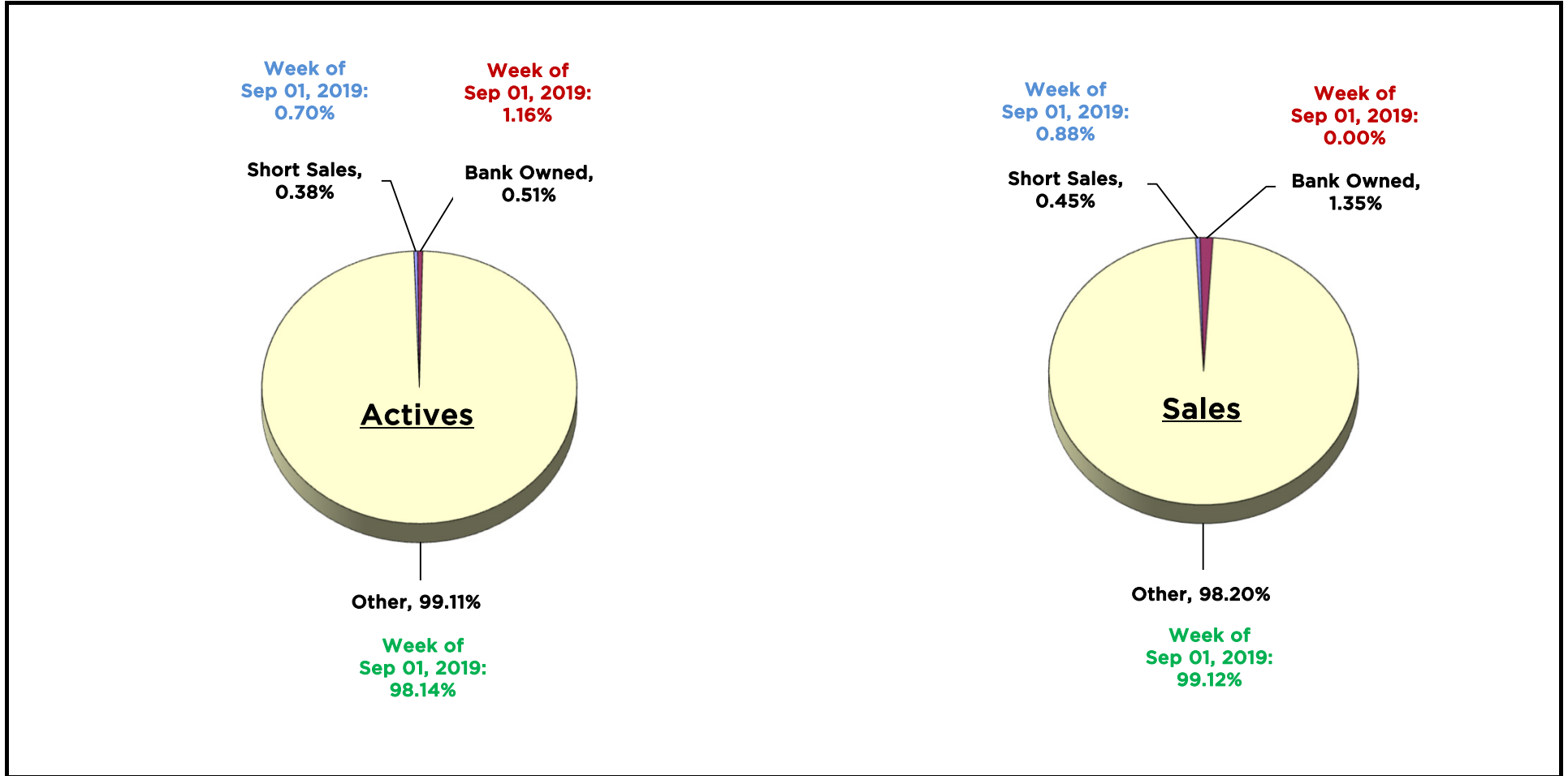
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$187,000? (± \$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>
Osceola County		4	\$186,813	3.0	2.8	1,471	\$127.02
Kissimmee (East)	34744	1	\$186,750	3.0	3.0	1,856	\$100.62
Kissimmee (West) / Pleasant Hill	34746	2	\$186,750	3.0	3.0	1,237	\$150.97
Kissimmee / Celebration	34747	1	\$187,000	3.0	2.0	1,553	\$120.41