



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of September 20, 2020 - September 26, 2020

Single-family existing homes

- Sales of single-family homes decreased to 554 during the week of Sep 20, from 621 the week prior
- The median price of single family homes increased to \$304,000, a change of 1.3%
- The number of single-family home foreclosure transactions decreased to 4 last week, from 5 the week of Sep 13
- The number of single-family home short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory decreased by 48, and now sits at 4,610

Condos, townhomes, and villas

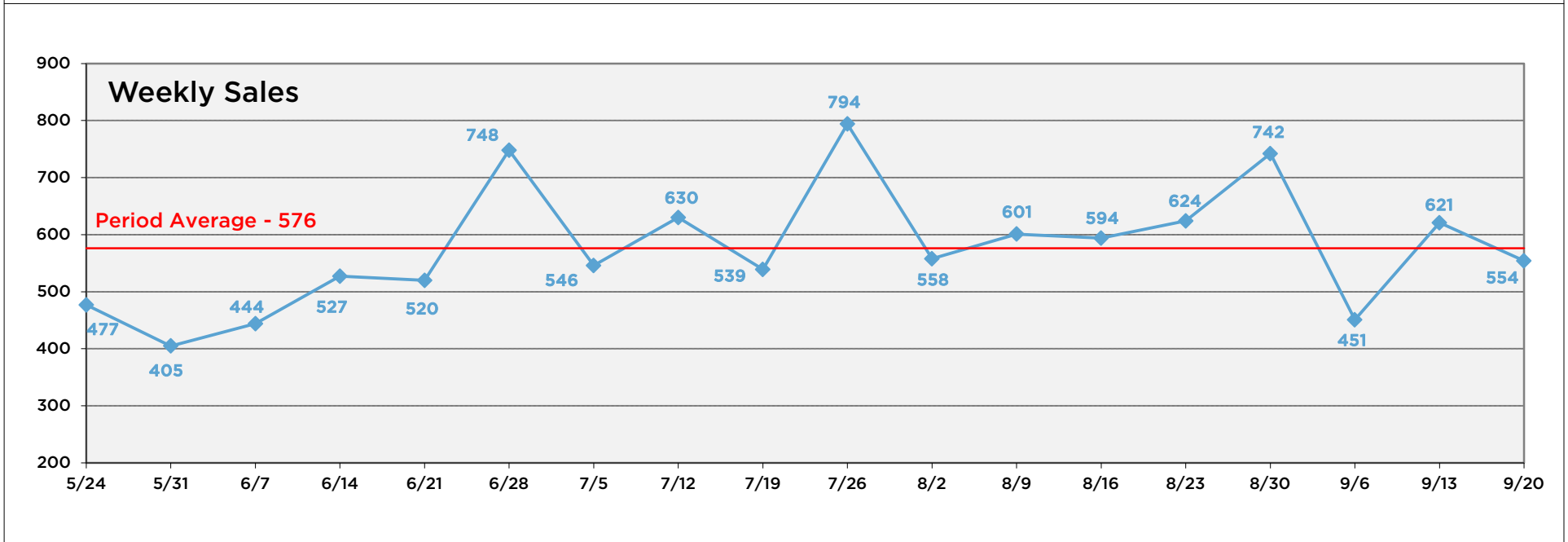
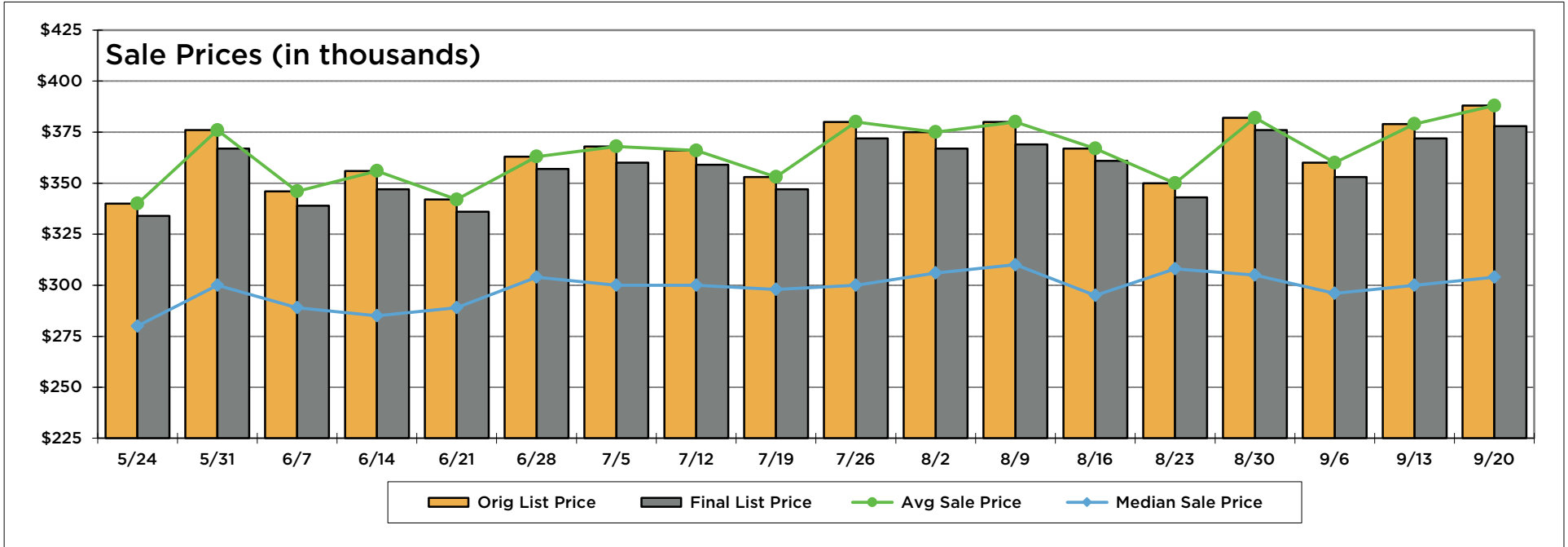
- Sales of condos, townhomes, and villas decreased to 154 during the week of Sep 20, from 162 the week prior
- The median price of condos, townhomes, and villas decreased to \$171,250, a change of -9.6%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 1 the week of Sep 13
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 44, and now sits at 2,358

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

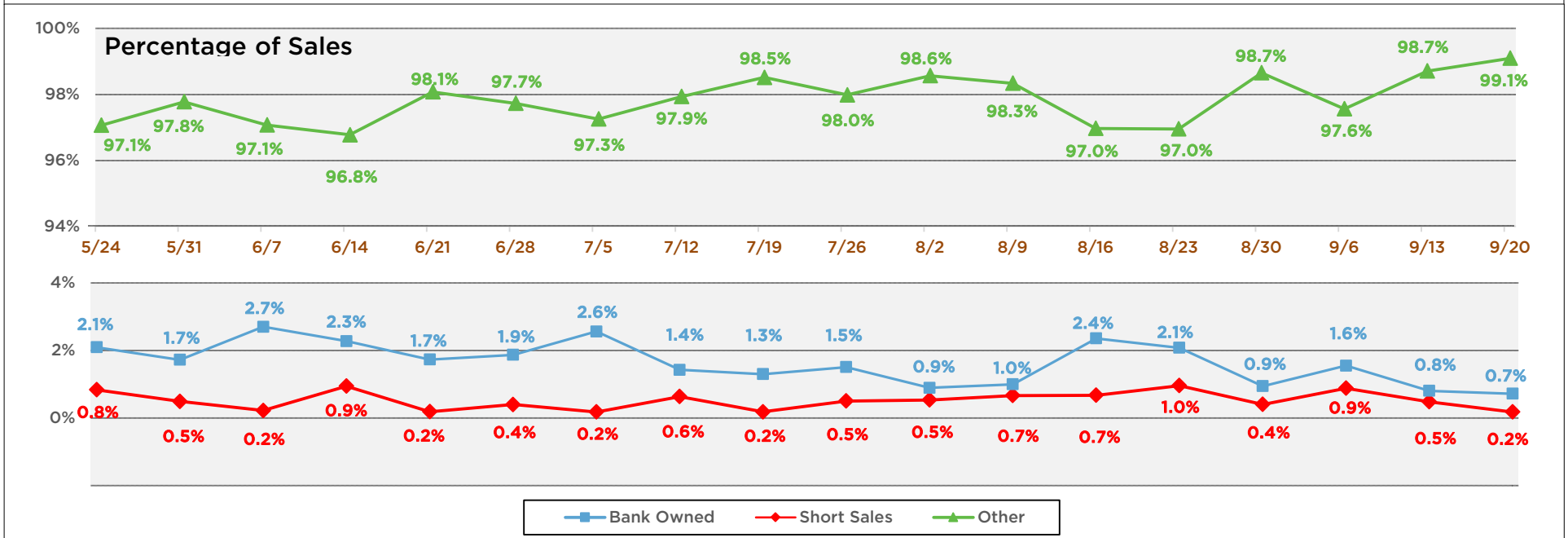
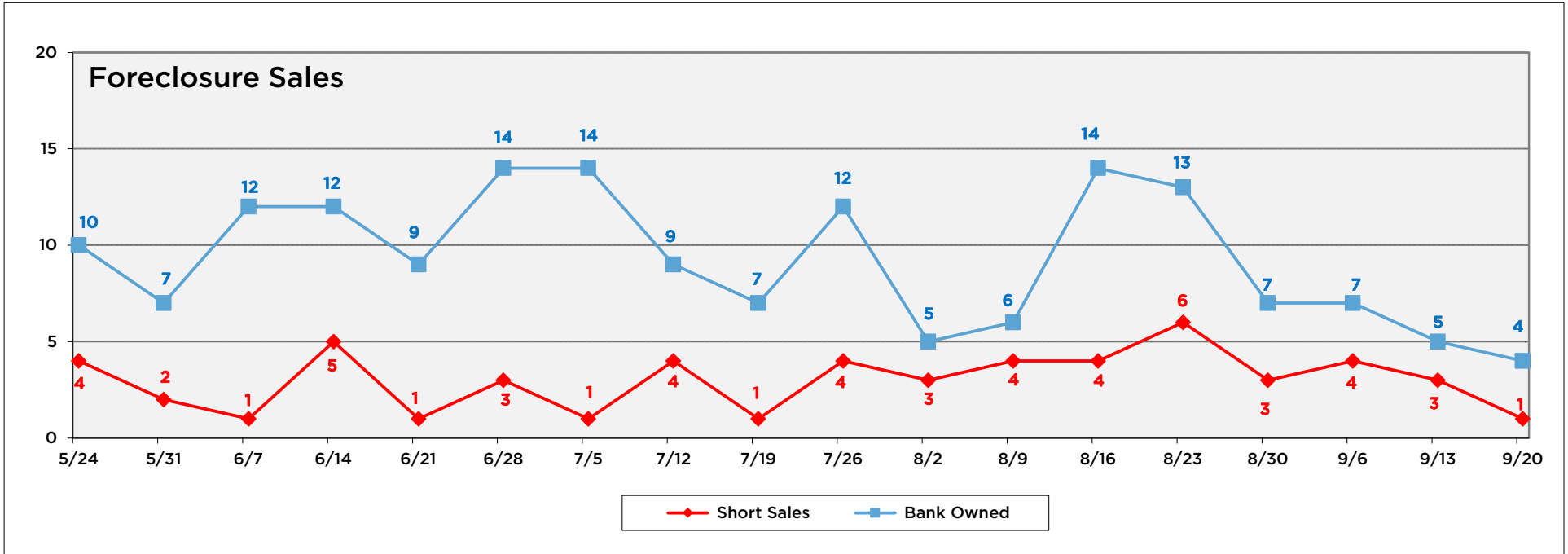
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	554	158	113	141	68	61	13
Bank Owned	4	2	1	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	549	155	112	140	68	61	13
Active Listings	4,610	896	557	1,060	647	1,032	418
Bank Owned	36	15	3	12	4	1	1
Short Sales	31	9	7	7	1	6	1
Other	4,543	872	547	1,041	642	1,025	416
Months of Inventory	2	1	1	2	2	4	7
<i>List Price</i>							
Average Original List Price	\$387,921	\$202,235	\$278,352	\$352,438	\$454,346	\$678,673	\$2,270,223
Average Final List Price	\$378,360	\$199,231	\$276,277	\$347,957	\$444,603	\$660,831	\$2,100,608
<i>Sale Price</i>							
Average Price	\$368,825	\$193,397	\$273,228	\$343,011	\$437,168	\$638,770	\$1,987,731
Median Price	\$304,000	\$210,000	\$273,000	\$345,000	\$433,000	\$599,000	\$1,950,000
<i>Price Differences</i>							
Original to Final List Price	-\$9,561	-\$3,004	-\$2,075	-\$4,481	-\$9,743	-\$17,842	-\$169,615
Original List to Sale Price - \$	-\$19,096	-\$8,838	-\$5,124	-\$9,427	-\$17,178	-\$39,903	-\$282,492
Final List to Sale Price - \$	-\$9,535	-\$5,834	-\$3,049	-\$4,946	-\$7,435	-\$22,061	-\$112,877
Original List to Sale Price - %	95.08%	95.63%	98.16%	97.33%	96.22%	94.12%	87.56%
Final List to Sale Price - %	97.48%	97.07%	98.90%	98.58%	98.33%	96.66%	94.63%
<i>Days on the Market</i>							
Avg Days Listing to Contract	51	44	39	46	49	76	202
Combined Avg Days to Contract	57	48	42	49	60	81	273
Avg Days Listing to Closing	91	84	79	86	86	120	246
Avg Days Contract to Close	40	40	39	40	35	44	44
<i>Beds / Baths</i>							
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	1	1
<i>Square Footage</i>							
Average Square Feet	2,220	1,435	1,806	2,267	2,741	3,487	6,182

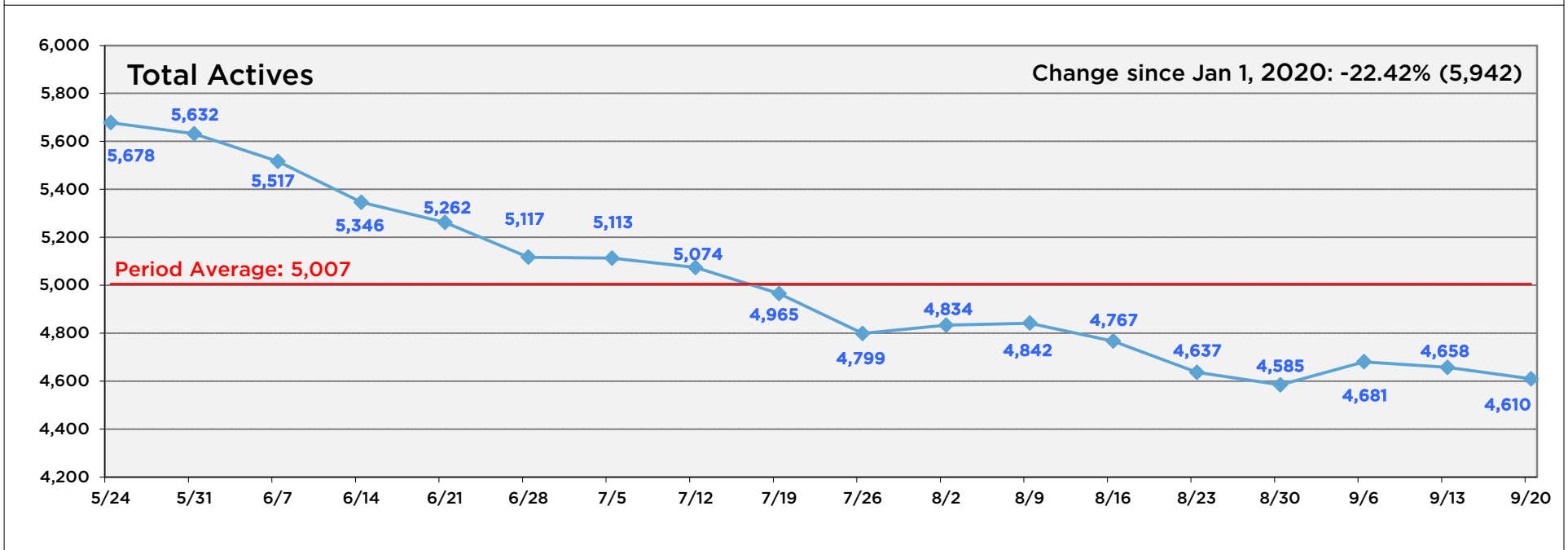
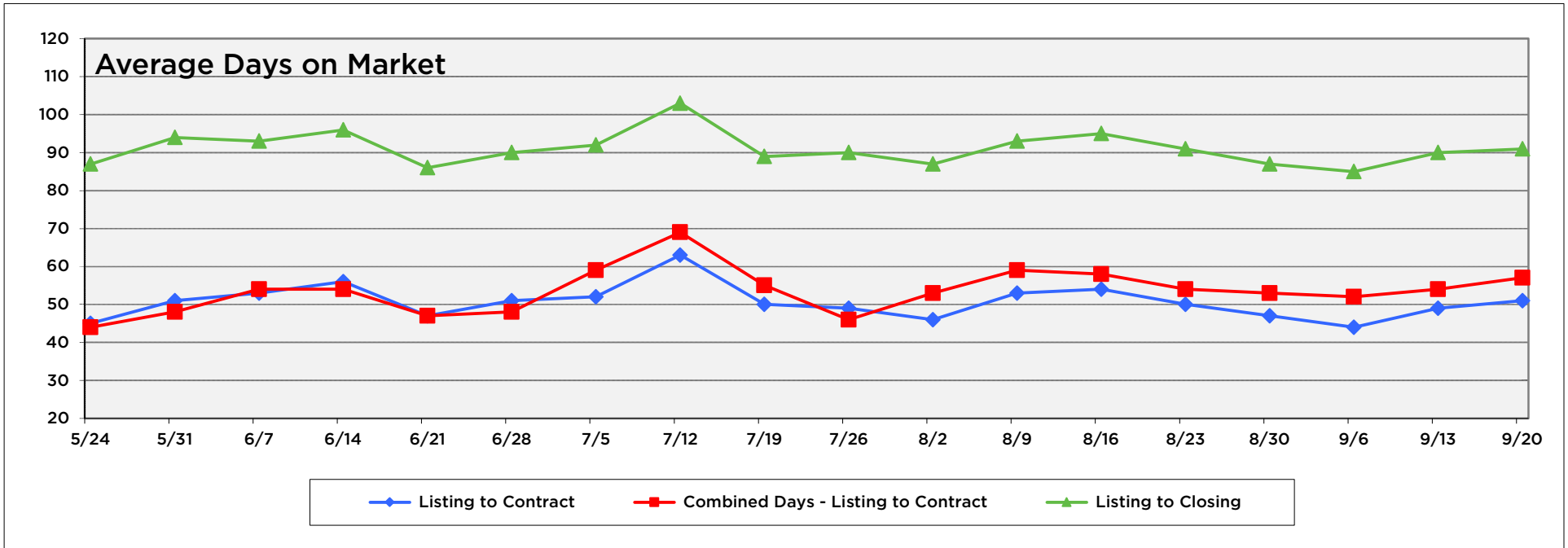
Single Family Homes



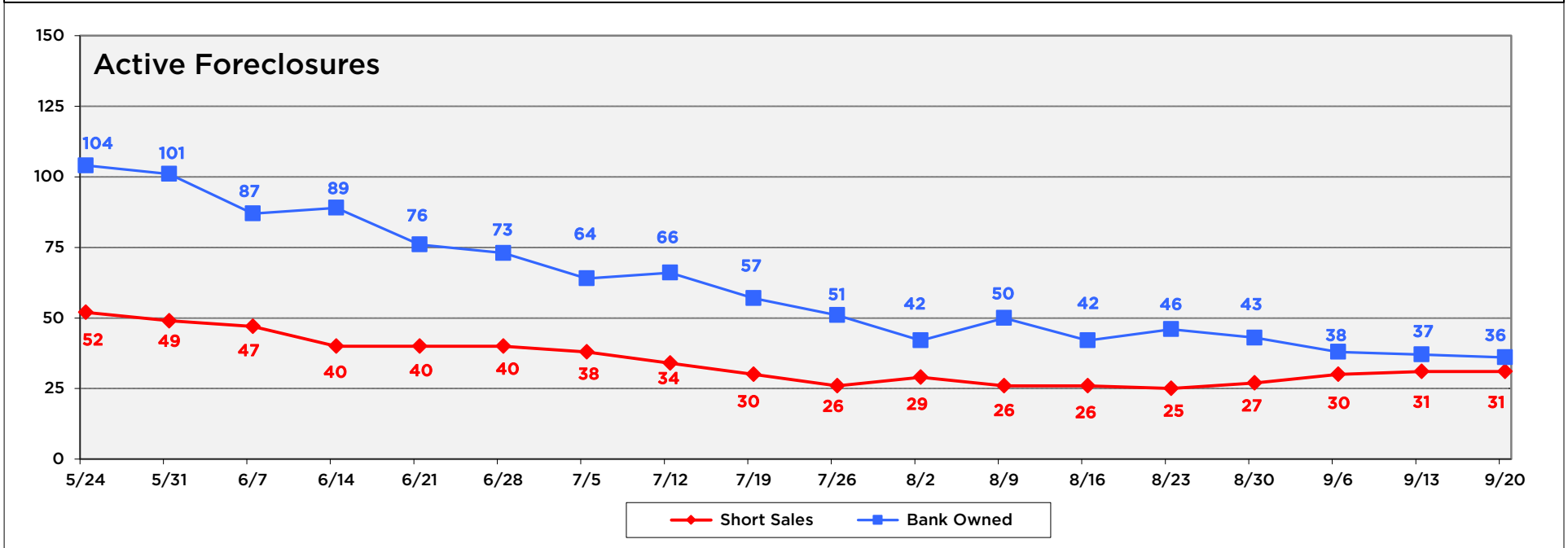
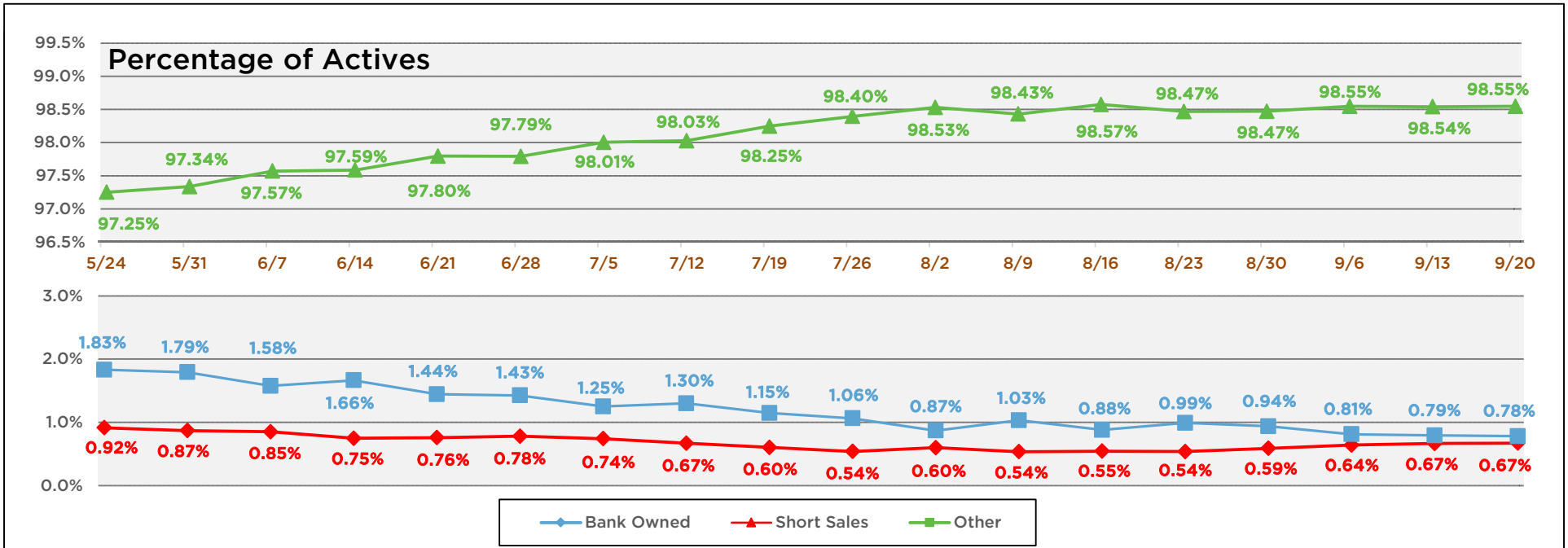
Single Family Homes



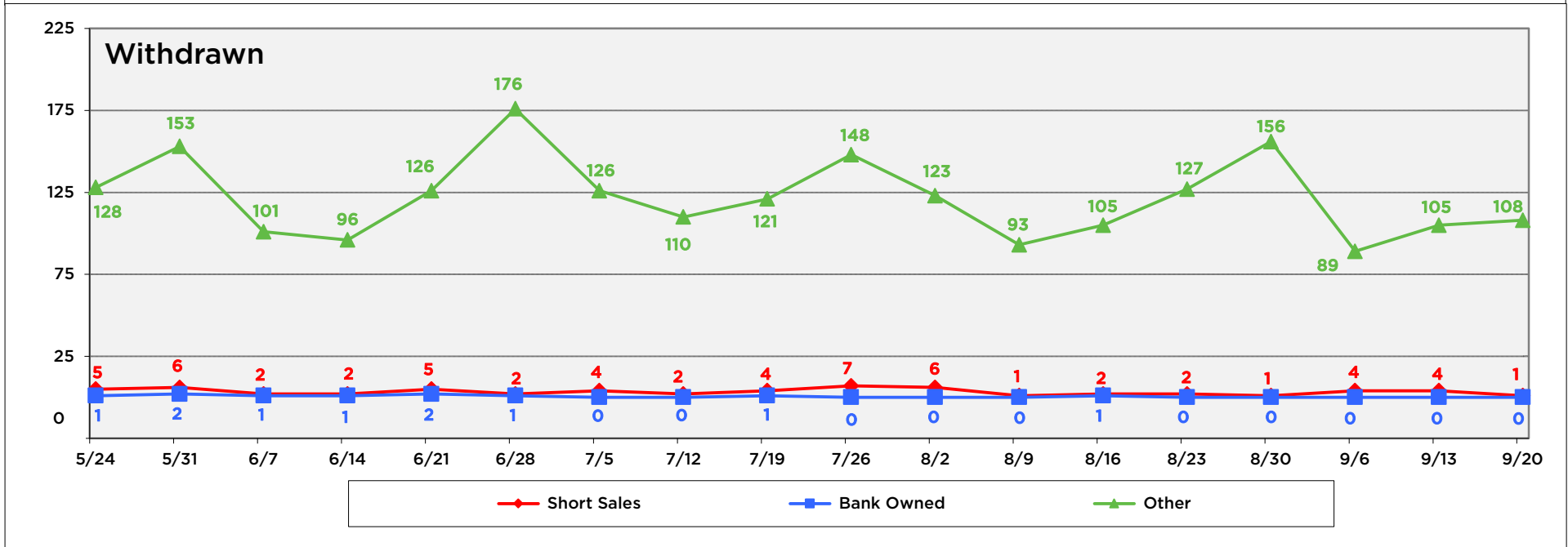
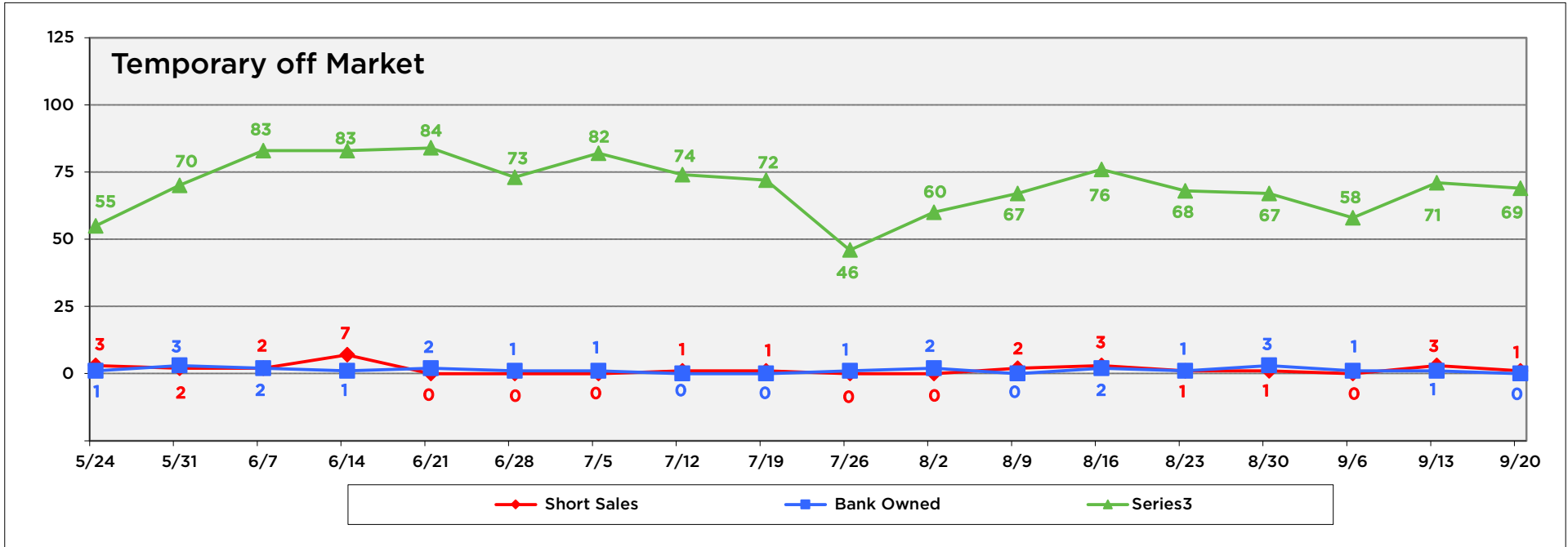
Single Family Homes



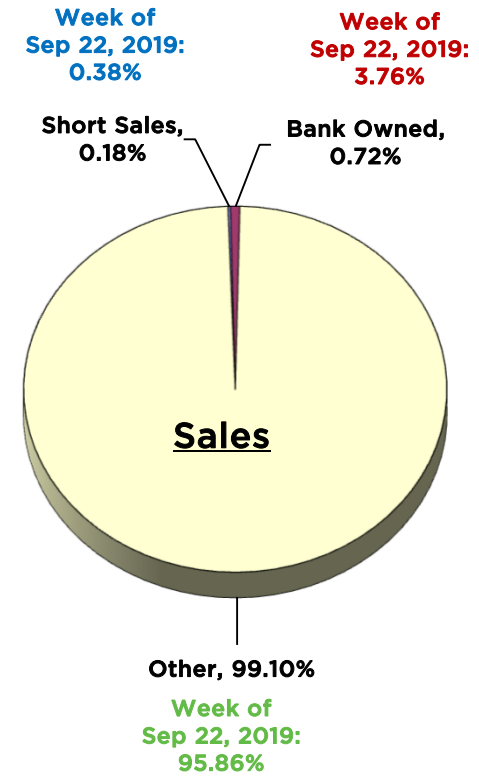
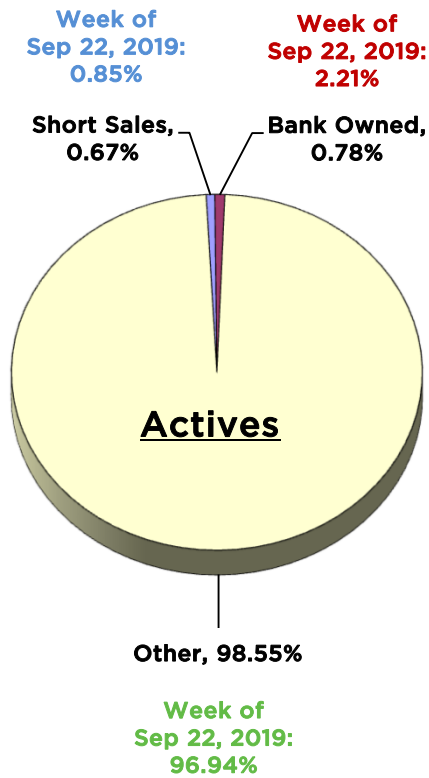
Single Family Homes



Single Family Homes



Single Family Homes



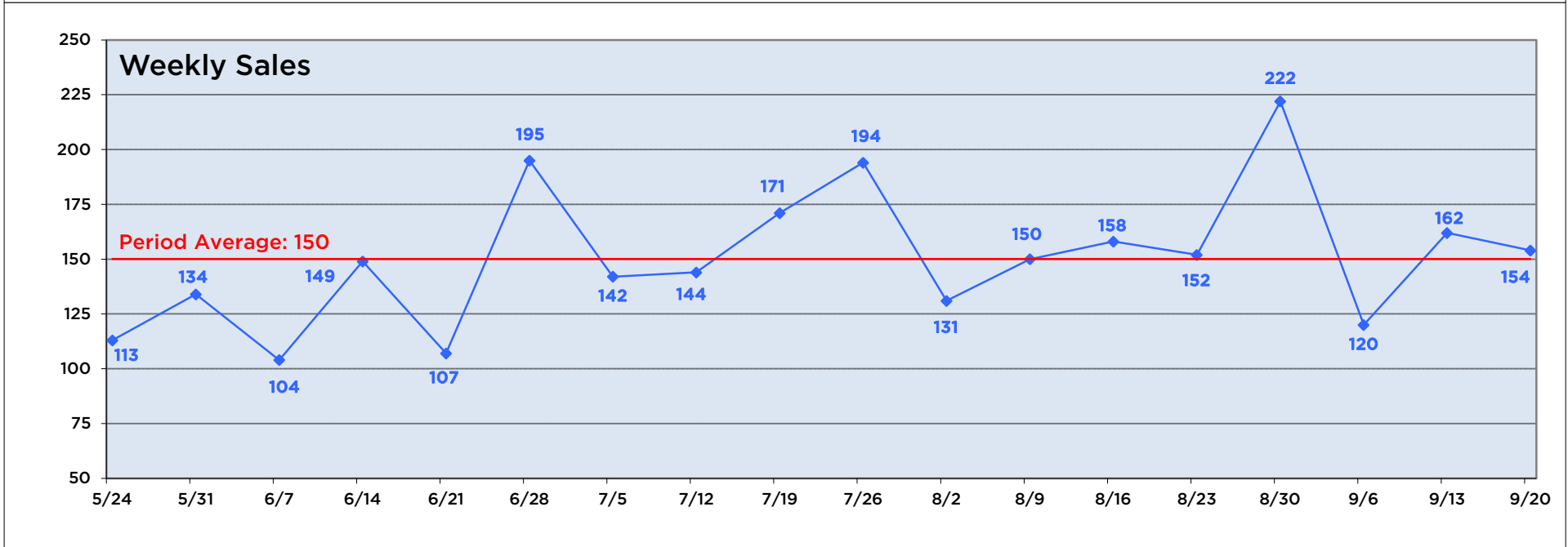
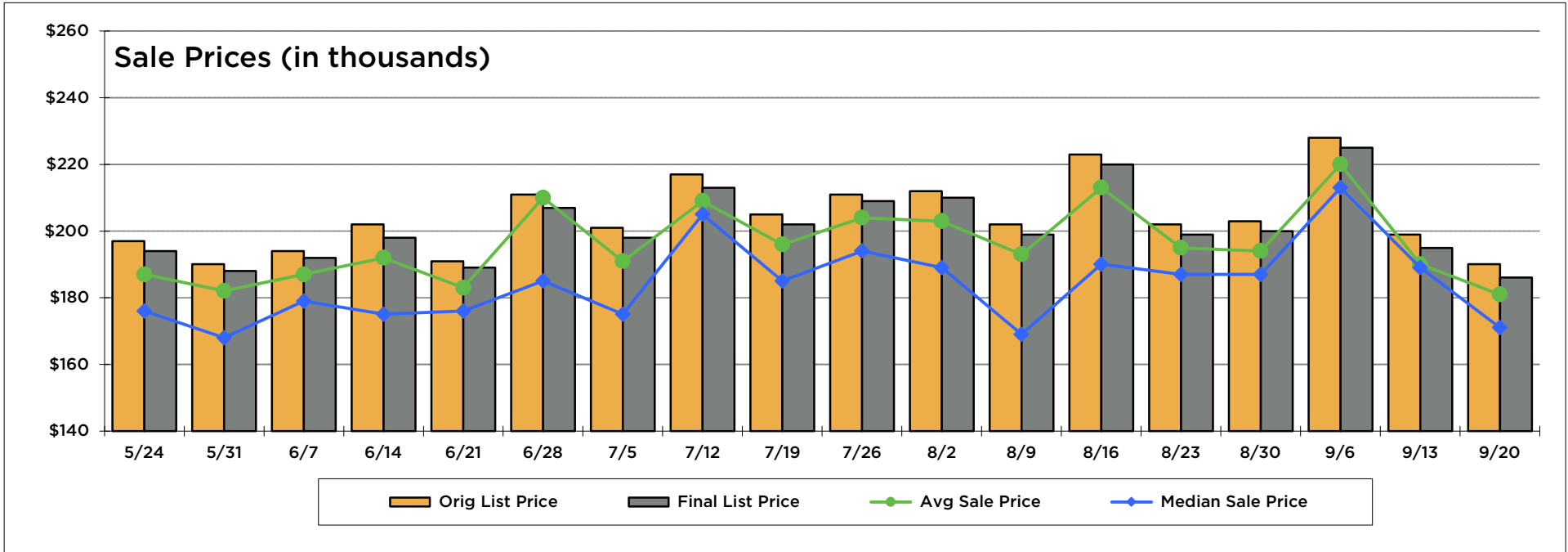
Where are the 2 Single Family Homes available for the Median Price of \$304,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<hr/>							
Orange County		1	\$304,444	3.0	2.0	1,747	\$174.27
Apopka (North)	32712	1	\$304,444	3.0	2.0	1,747	\$174.27
<hr/>							
Lake County		1	\$304,000	3.0	2.0	1,600	\$190.00
The Villages	32163	1	\$304,000	3.0	2.0	1,600	\$190.00

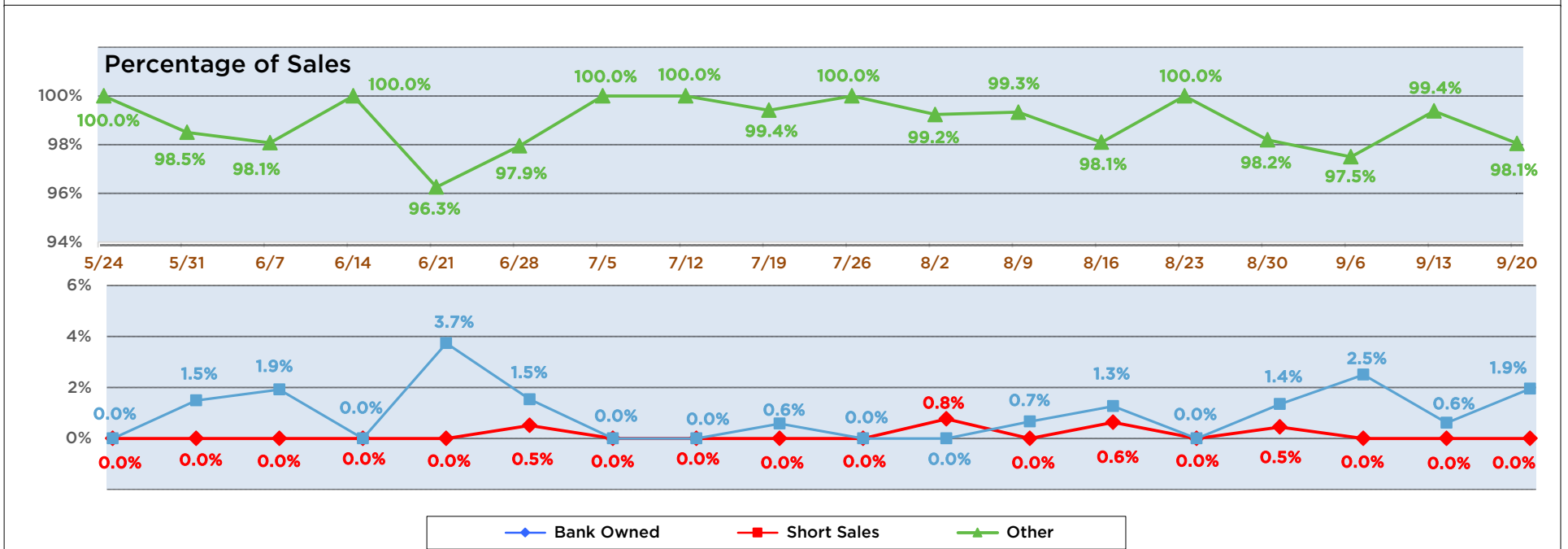
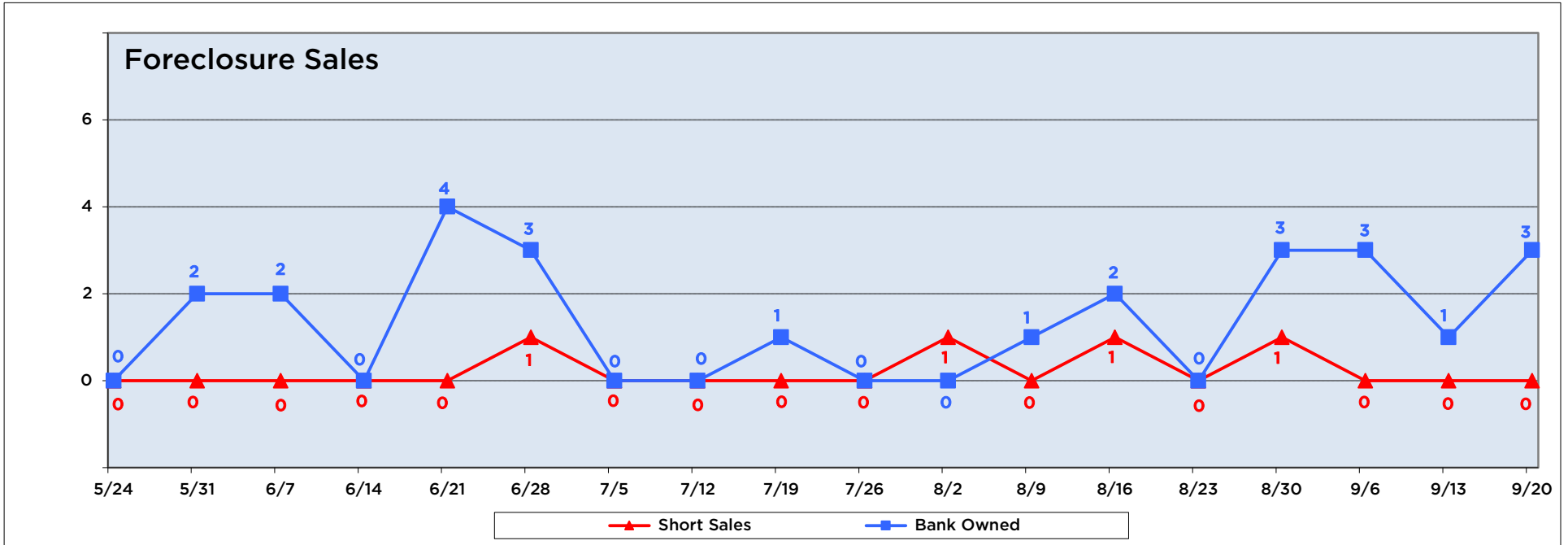
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	154	127	19	7	1	0	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	151	124	19	7	1	0	0
Active Listings	2,358	1,561	291	346	96	49	15
Bank Owned	12	10	1	0	1	0	0
Short Sales	7	7	0	0	0	0	0
Other	2,339	1,544	290	346	95	49	15
Months of Inventory	4	3	4	11	22	0	0
<i>List Price</i>							
Average Original List Price	\$189,692	\$166,166	\$276,889	\$335,529	\$500,000	\$0	\$0
Average Final List Price	\$185,888	\$162,436	\$270,989	\$335,529	\$500,000	\$0	\$0
<i>Sale Price</i>							
Average Price	\$180,610	\$156,919	\$268,437	\$327,843	\$490,000	\$0	\$0
Median Price	\$171,250	\$154,000	\$266,000	\$330,000	\$490,000	\$0	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$3,804	-\$3,730	-\$5,900	\$0	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,082	-\$9,247	-\$8,452	-\$7,686	-\$10,000	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,278	-\$5,517	-\$2,552	-\$7,686	-\$10,000	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.21%	94.44%	96.95%	97.71%	98.00%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.16%	96.60%	99.06%	97.71%	98.00%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	53	57	47	12	13	0	0
Combined Avg Days to Contract	57	58	63	21	13	0	0
Avg Days Listing to Closing	89	92	87	50	56	0	0
Avg Days Contract to Close	35	35	38	38	42	0	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	2	3	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,286	1,183	1,747	1,779	2,214	0	0

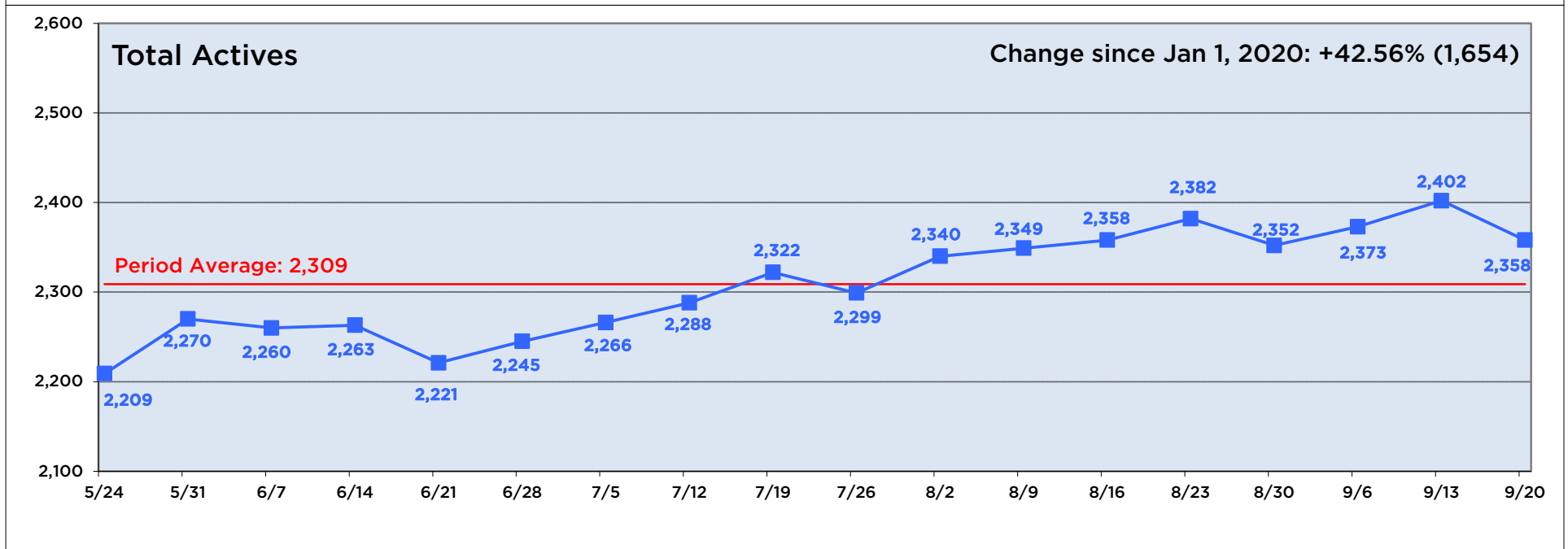
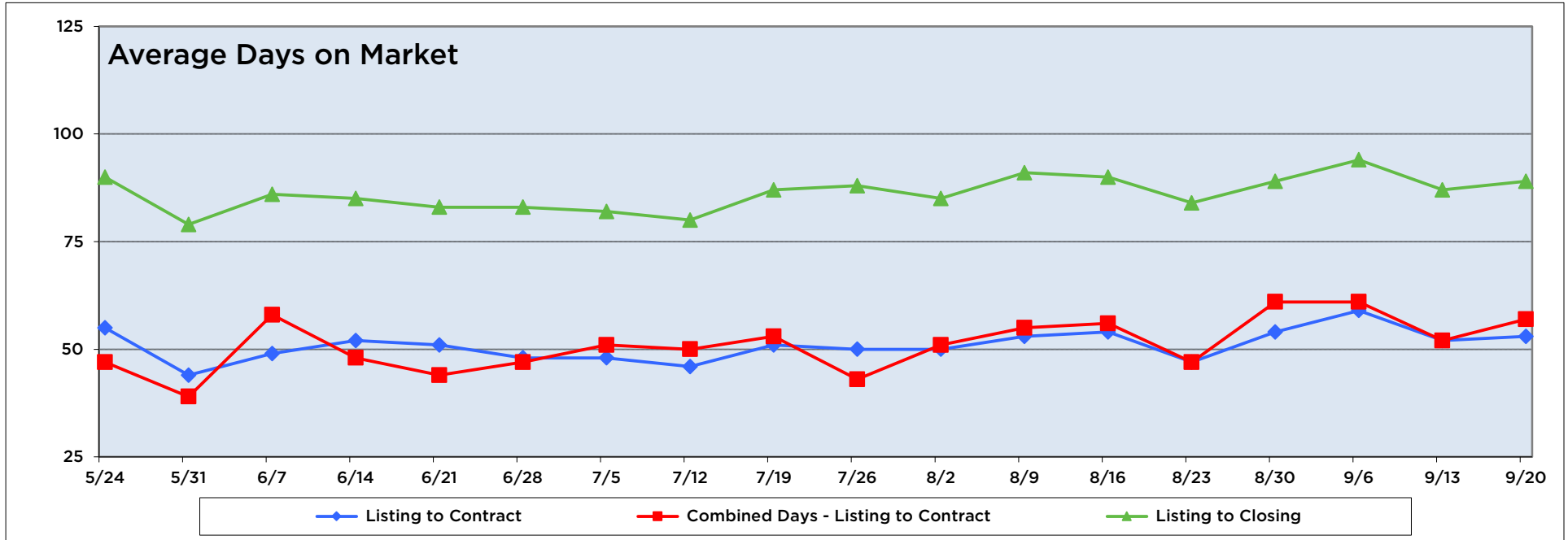
Condos, Townhomes, Villas



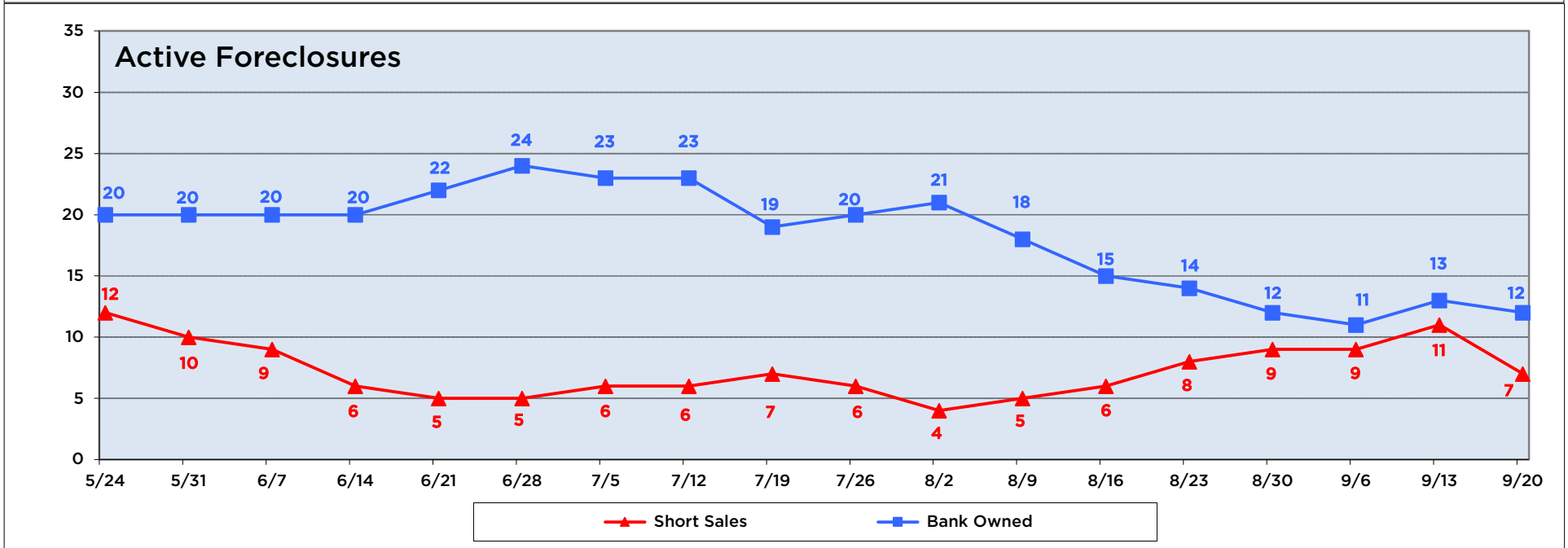
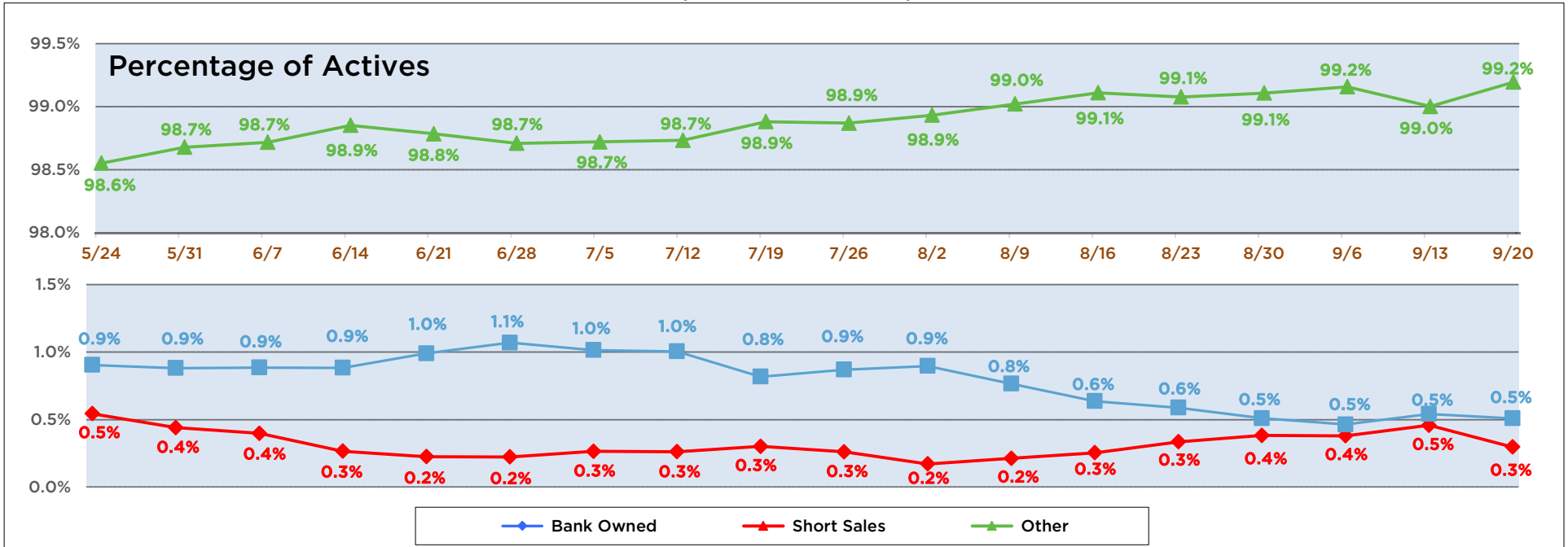
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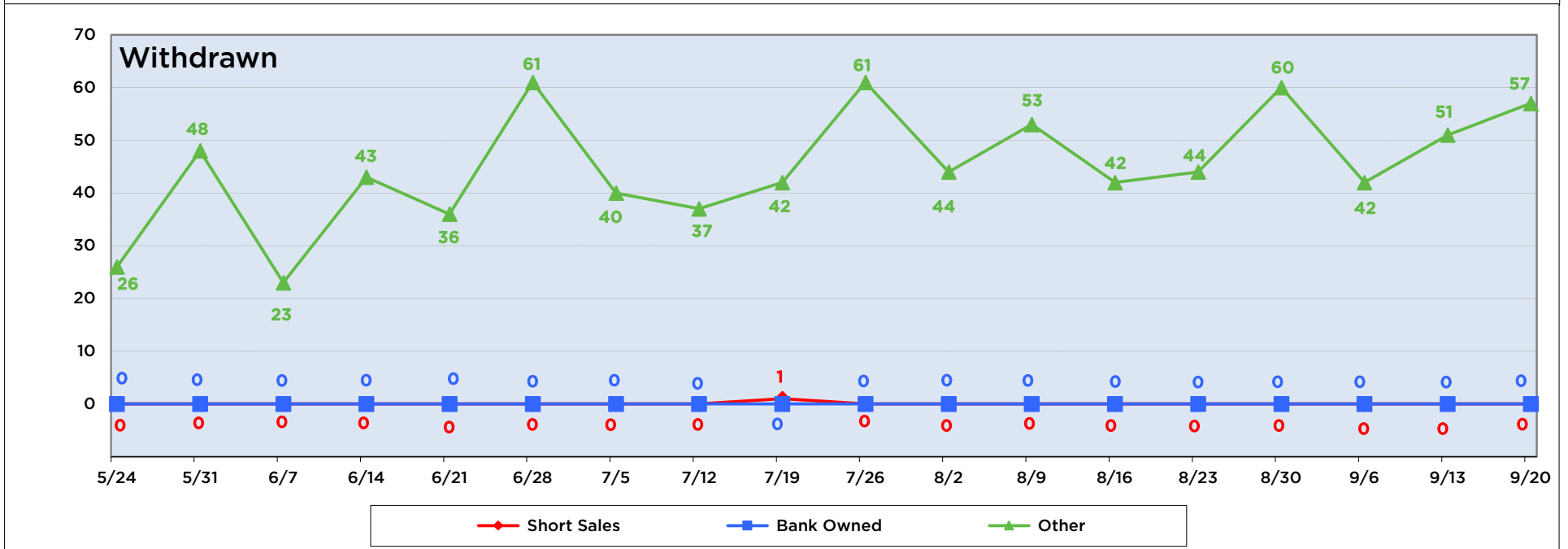
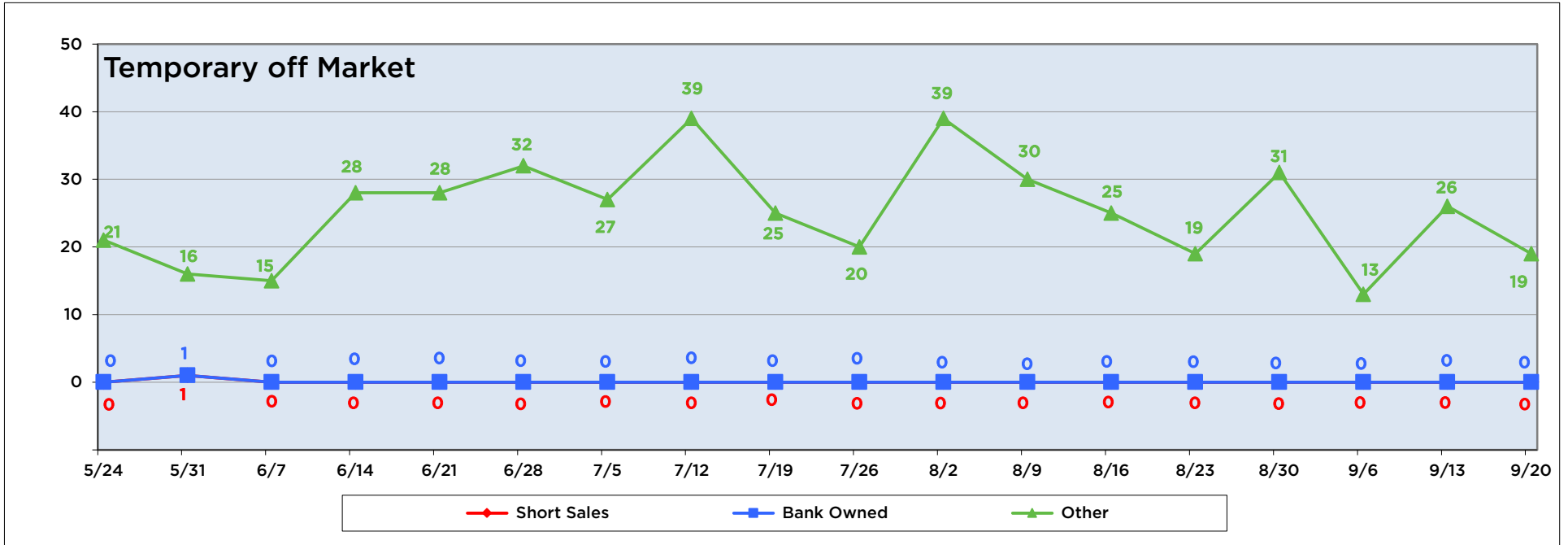
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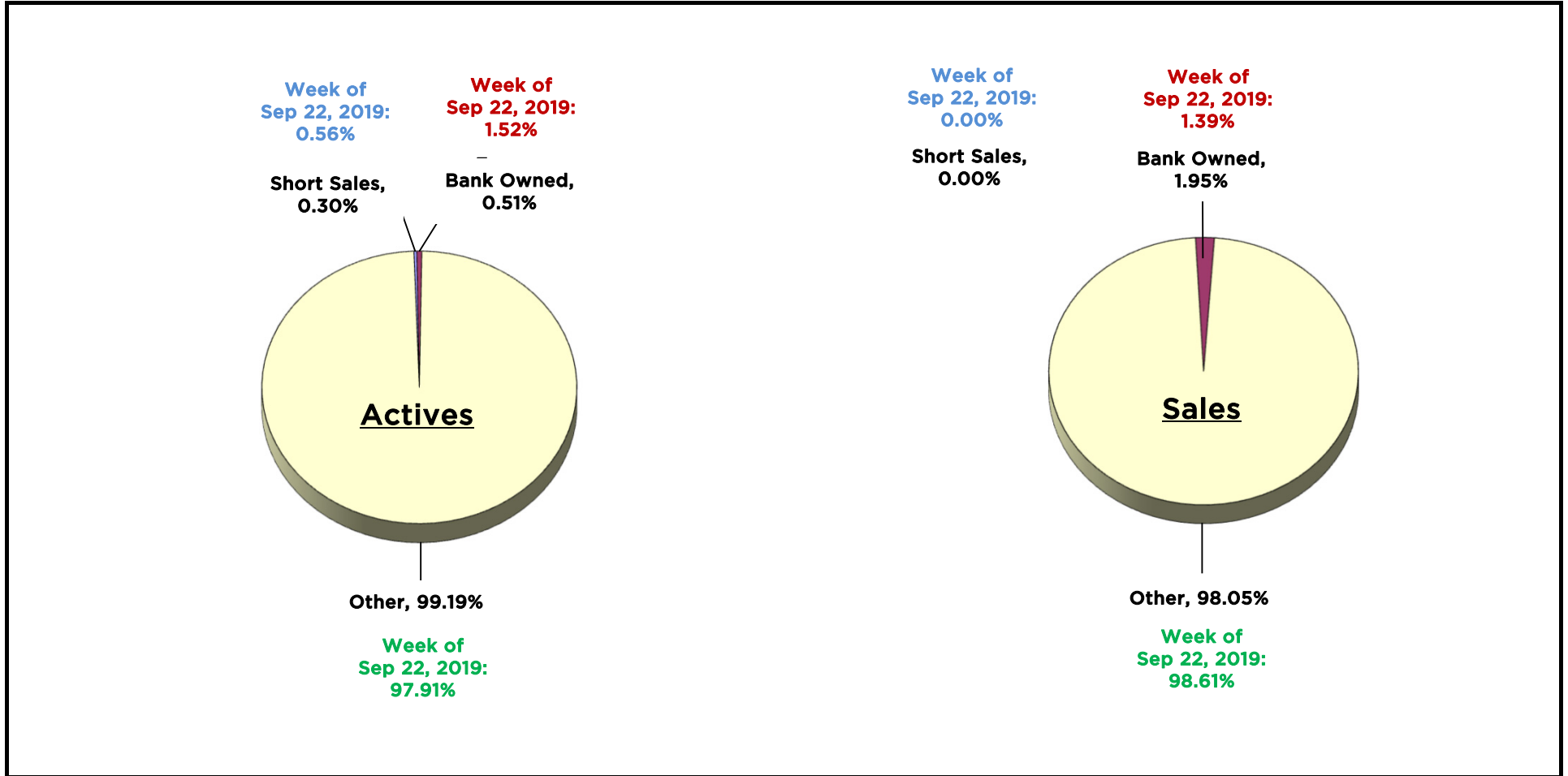
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$171,250? (± \$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							
Winter Springs / Tuskawilla	32708	1	\$171,532	2.0	2.0	1,156	\$148.38
Osceola County							
Kissimmee / Celebration	34747	1	\$171,000	3.0	2.0	1,357	\$126.01