Orlando Regional Realtor® Association
www.orlrealtor.com

Monday Morning Quarterback Summary

Week of Nov 27, 2011

Single-family existing homes

- Sales of single-family homes increased to 404 during the week of Nov 27, from 168 the week prior
- The median price of single family homes increased to $138,000, a change of 4.0%
- The number of single-family home foreclosure transactions increased to 74 last week, from 24 the week of Nov 20
- The number of single-family home short-sale transactions increased to 141 from 67 the week prior
- Single-family inventory decreased by 59, and now sits at 10,618

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 148 during the week of Nov 27, from 68 the week prior
- The median price of condos, townhomes, and villas decreased to $67,500, a change of -6.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 38 last week, from 18 the week of Nov 20
- The number of condo, townhome and villa short-sale transactions increased to 62 from 20 the week prior
- Condo inventory increased by 34, and now sits at 2,400

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

Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

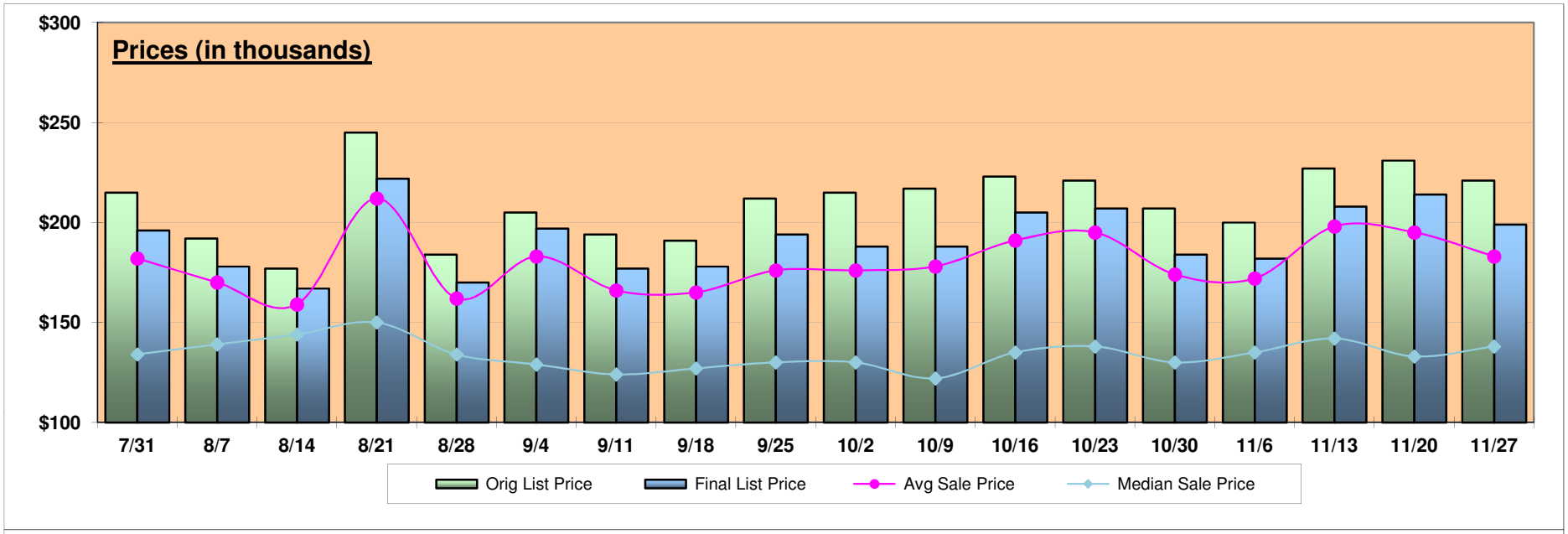
Single Family Homes

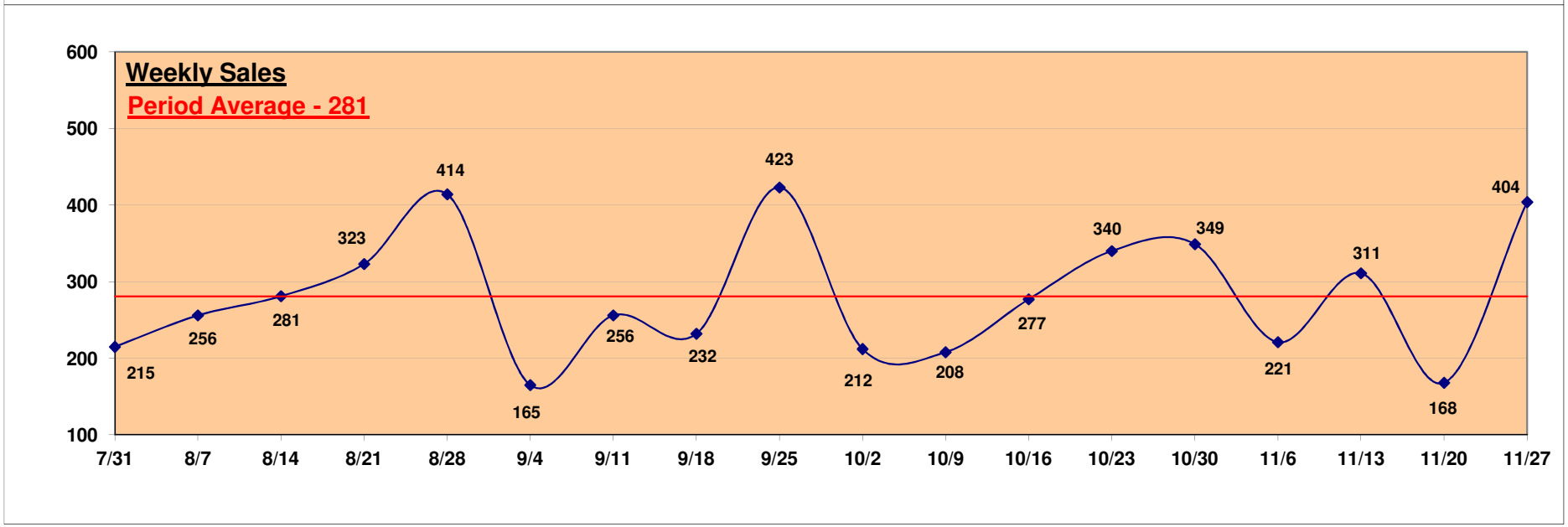
	Total		Under $250k		$250K to $300K		$300K to $400K		$400K to $500K		$500K to $1M		Over $1M	
Sales	**404**		335		24		16		10		13		6	
Short Sales / Bank Owned	**141**	**74**	128	69	8	3	0	1	2	1	2	0	1	0
Active Listings	**10,618**		7,259		736		875		426		837		485	
Short Sales / Bank Owned	**3,681**	**709**	3,159	642	168	16	164	20	65	6	100	17	25	8
Months of Inventory	**6**		5		7		13		10		15		19	
List Price														
Average Original List Price	**$221,035**		$136,303		$306,142		$390,637		$529,164		$789,104		$2,414,833	
Average Final List Price	**$199,039**		$125,947		$283,682		$343,224		$471,380		$728,596		$1,955,667	
Sale Price														
Average Price	**$182,725**		$120,390		$271,157		$328,056		$433,875		$673,462		$1,440,000	
Median Price	**$138,000**		$116,500		$270,945		$323,500		$421,375		$615,000		$1,300,000	
Price Differences														
Original to ***Final*** List Price	**-$21,996**		-$10,356		-$22,460		-$47,413		-$57,784		-$60,508		-$459,166	
Original List to ***Sale*** Price - $	**-$38,310**		-$15,913		-$34,985		-$62,581		-$95,289		-$115,642		-$974,833	
Final List to ***Sale*** Price - $	**-$16,314**		-$5,557		-$12,525		-$15,168		-$37,505		-$55,134		-$515,667	
Original List to ***Sale*** Price - %	**82.67%**		88.33%		88.57%		83.98%		81.99%		85.35%		59.63%	
Final List to ***Sale*** Price %	**91.80%**		95.59%		95.58%		95.58%		92.04%		92.43%		73.63%	
Days on the Market														
Avg Days Listing to Contract	**108**		98		93		150		164		151		465	
Combined Avg Days to Contract	**152**		135		108		243		369		179		654	
Avg Days Listing to Closing	**177**		169		163		198		216		196		522	
Avg Days Contract to Close	**67**		70		68		47		51		44		57	
Beds / Baths														
Average Bedrooms	**3**		3		4		4		5		4		4	
Average Full Baths	**2**		2		3		3		4		4		4	
Average Half Baths	**0**		0		0		1		1		0		1	
Square Footage														
Average Square Feet	**2,056**		1,762		2,814		2,879		3,806		4,082		5,934	

Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

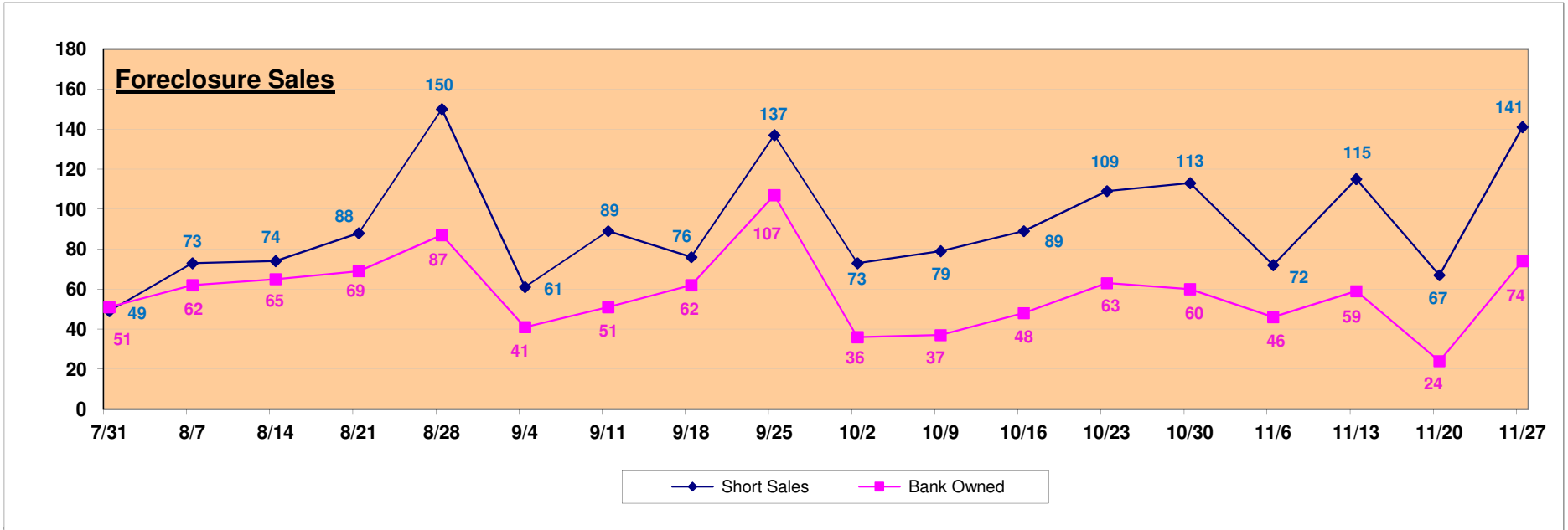


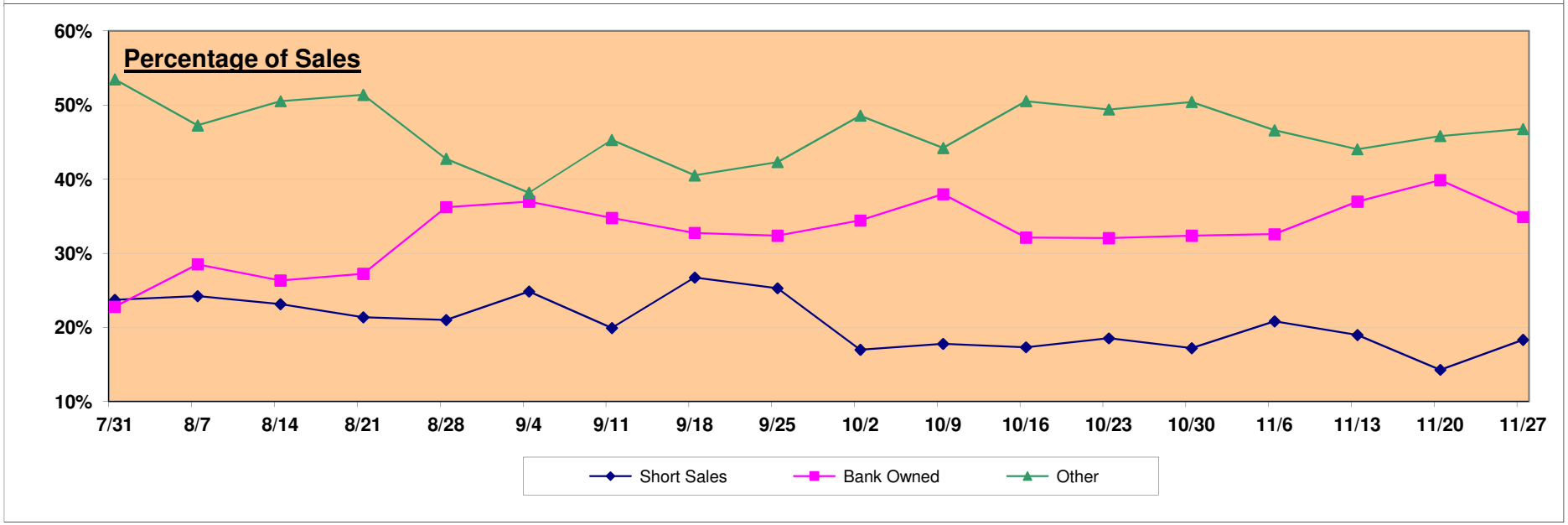


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

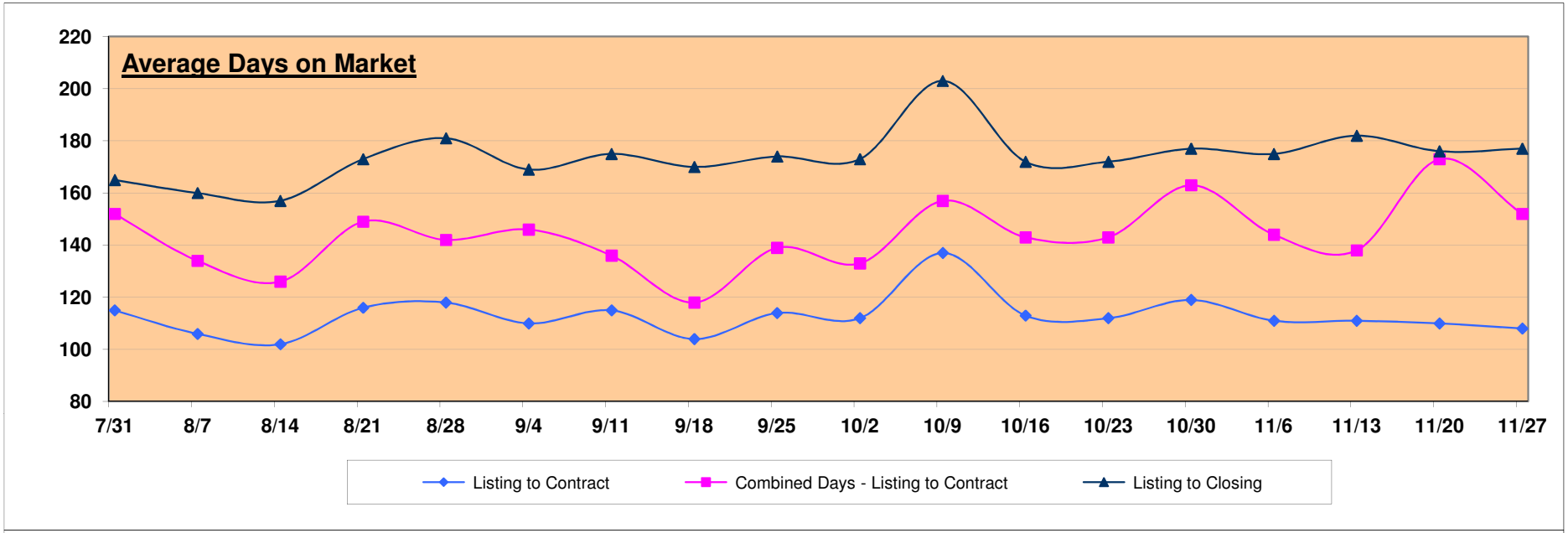


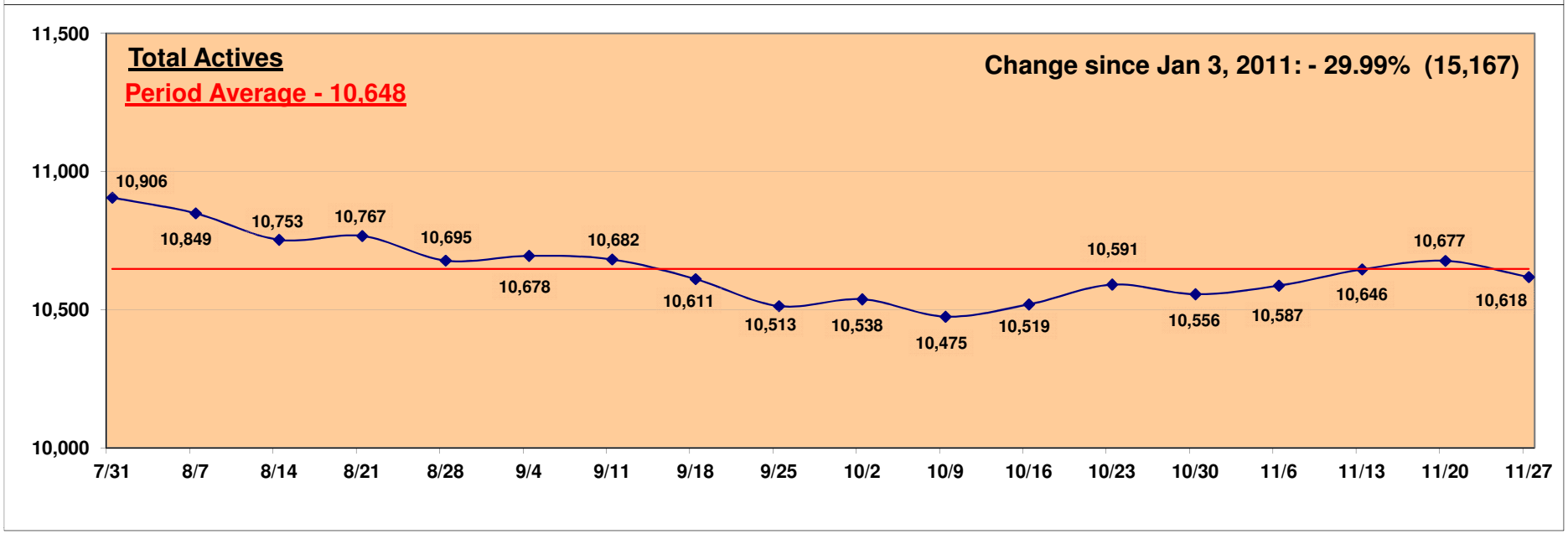


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

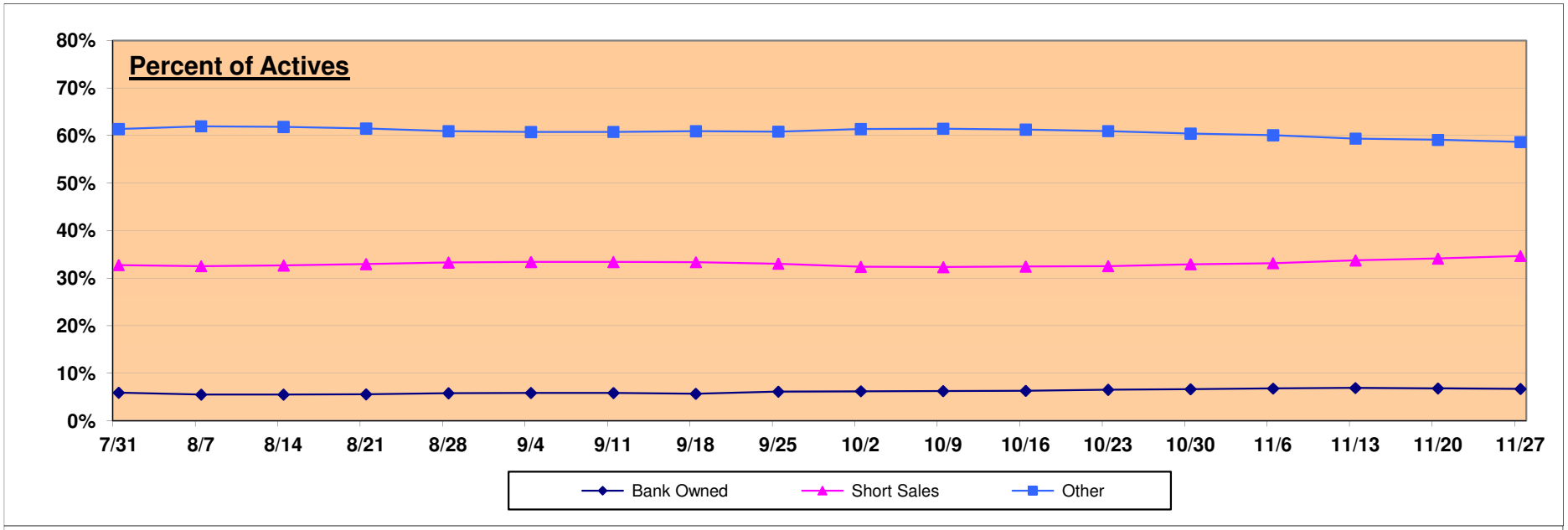


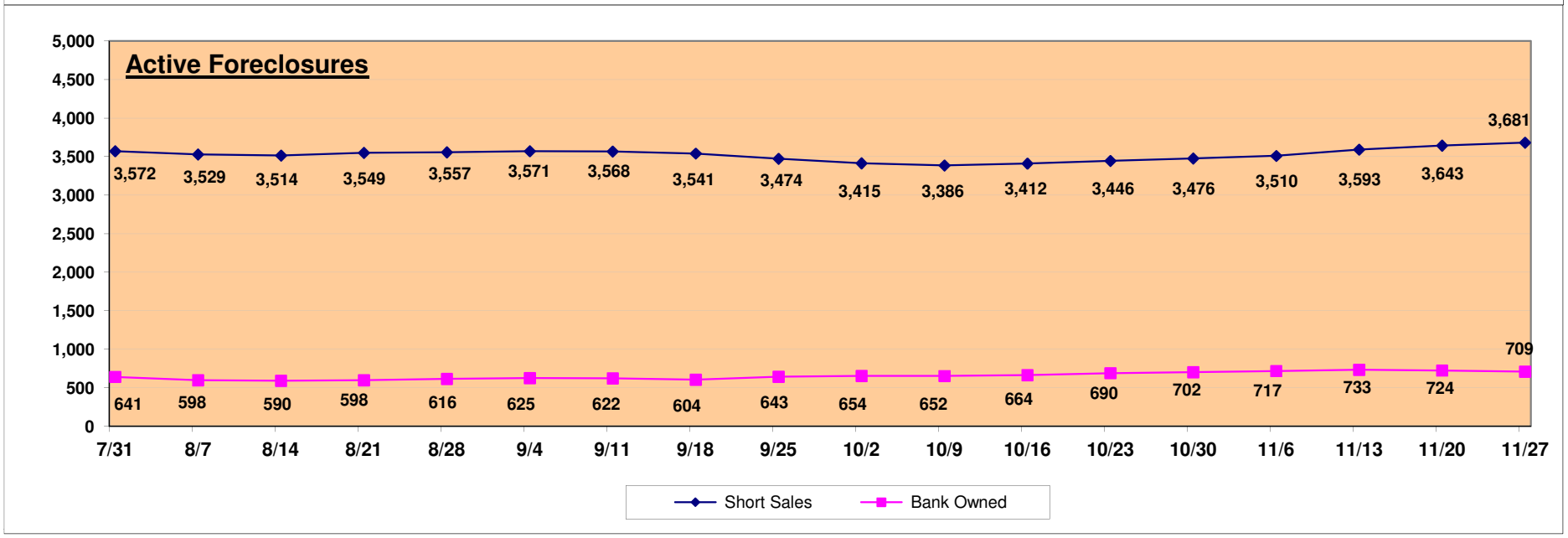


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

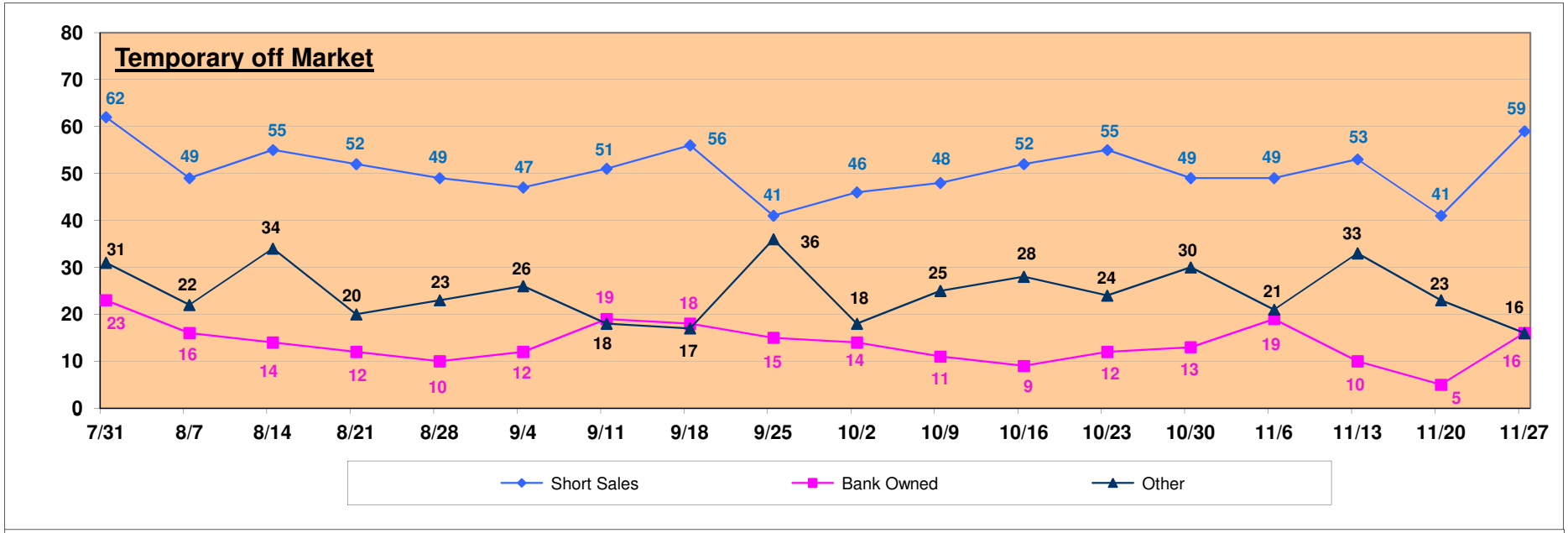


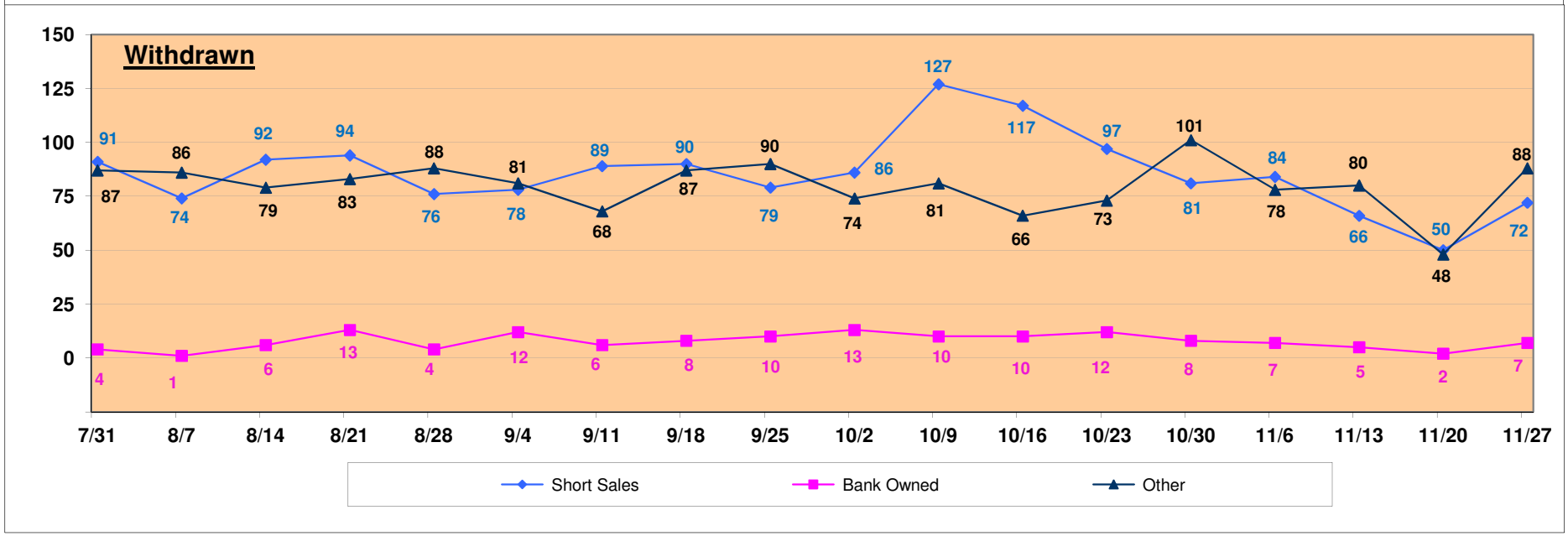


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

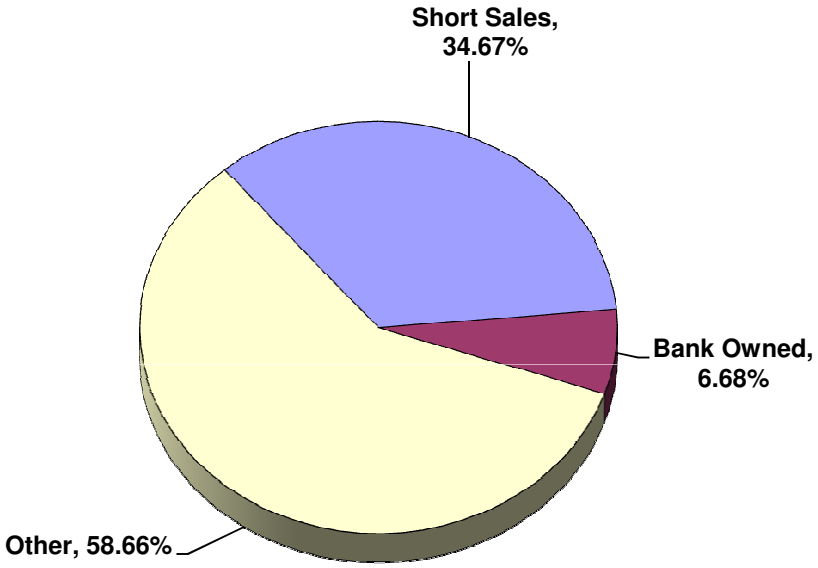




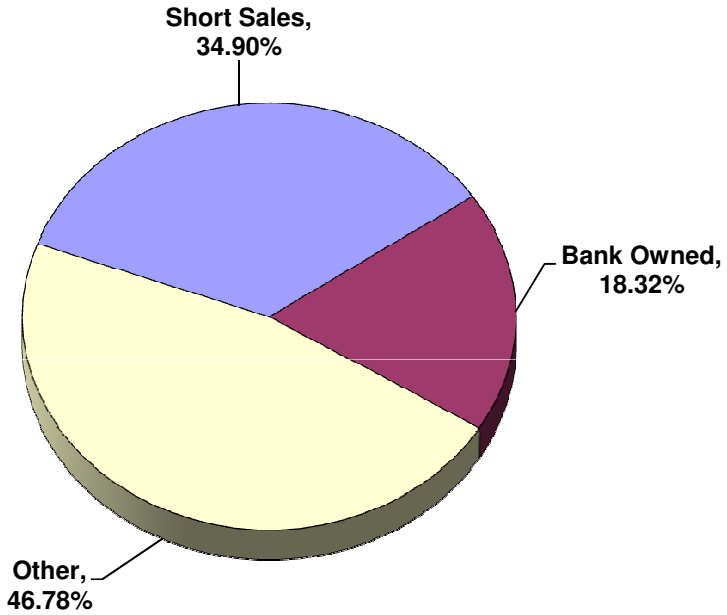
Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Single Family Homes



Actives



Sales

Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Where are the 27 Single Family Homes available for the Median Price of $138,000?

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List $ per SqFt
Seminole County		**6**	**$137,958**	**3.3**	**2.0**	**1,707**	**$80.82**
Casselberry	32707	1	$138,500	4.0	2.0	2,384	$58.10
Longwood (East)	32750	2	$137,875	3.0	2.0	1,508	$91.43
Oviedo	32765	1	$137,500	3.0	2.0	1,264	$108.78
Sanford (South)	32773	1	$138,500	4.0	2.0	1,886	$73.44
Winter Park	32792	1	$137,500	3.0	2.0	1,692	$81.26
Orange County		**10**	**$138,040**	**2.8**	**1.9**	**1,533**	**$90.03**
Apopka (North)	32712	1	$138,500	3.0	2.0	1,929	$71.80
Colonialtown	32803	1	$138,500	3.0	3.0	1,304	$106.21
Pine Hills / Rosemont	32808	1	$137,900	4.0	2.0	2,064	$66.81
Pinecastle / Belle Isle	32809	1	$138,500	3.0	2.0	1,602	$86.45
Hiawassee	32818	2	$137,750	3.0	2.0	1,865	$73.86
Bithlo	32820	1	$138,000	3.0	2.0	1,264	$0.00
Research Park	32826	1	$137,500	3.0	2.0	1,987	$69.20
Waterford Lakes	32828	1	$138,000	3.0	2.0	1,496	$92.25
Metro West / Orlo Vista	32835	1	$138,000	3.0	2.0	1,221	$113.02
Osceola County		**2**	**$138,000**	**4.0**	**2.5**	**2,154**	**$64.08**
Kissimmee / Celebration	34747	1	$137,500	3.0	2.0	1,301	$105.69
Kissimmee / Poinciana	34758	1	$138,500	5.0	3.0	3,006	$46.07
Lake County		**9**	**$137,700**	**3.1**	**2.0**	**1,724**	**$79.88**
Grand Island	32735	1	$137,900	3.0	2.0	1,961	$70.32
Mount Dora	32757	1	$138,000	4.0	2.0	2,147	$64.28
Clermont (Central)	34711	2	$137,700	3.0	2.0	1,753	$78.55
Leesburg (West)	34748	4	$137,625	3.0	2.0	1,552	$88.68
Leesburg (East) / Haines Creek	34788	1	$137,500	3.0	2.0	1,692	$81.26

Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

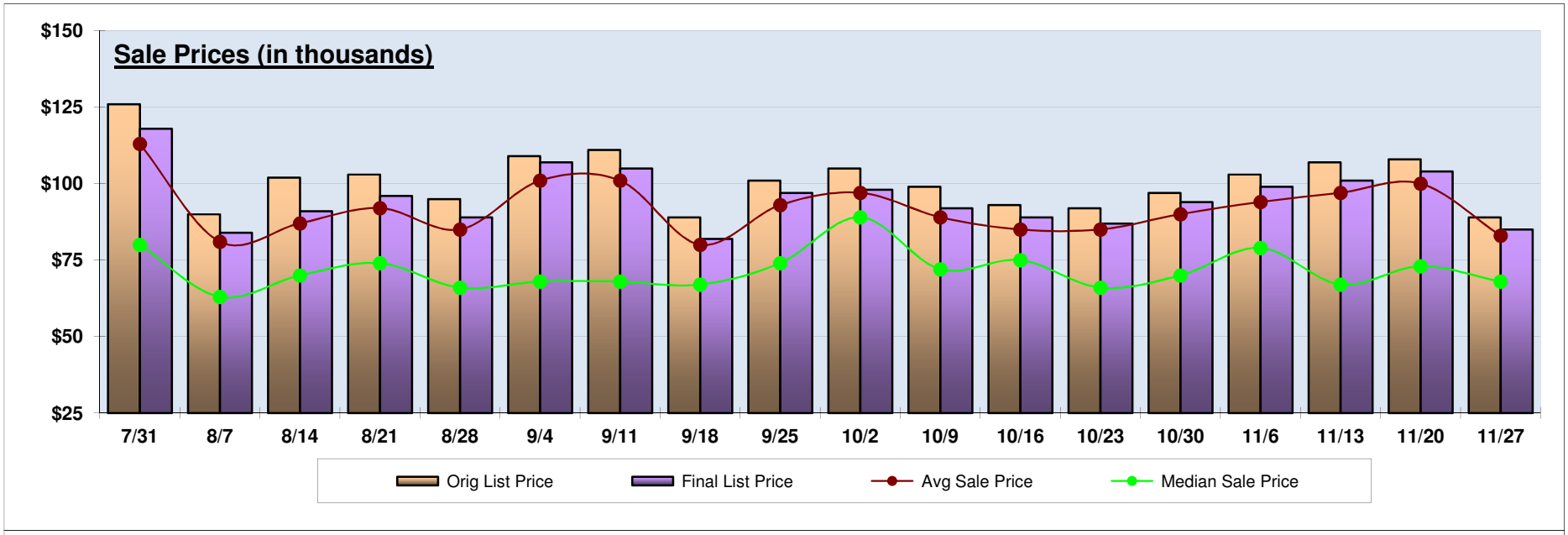
Condos, Townhomes, Villas

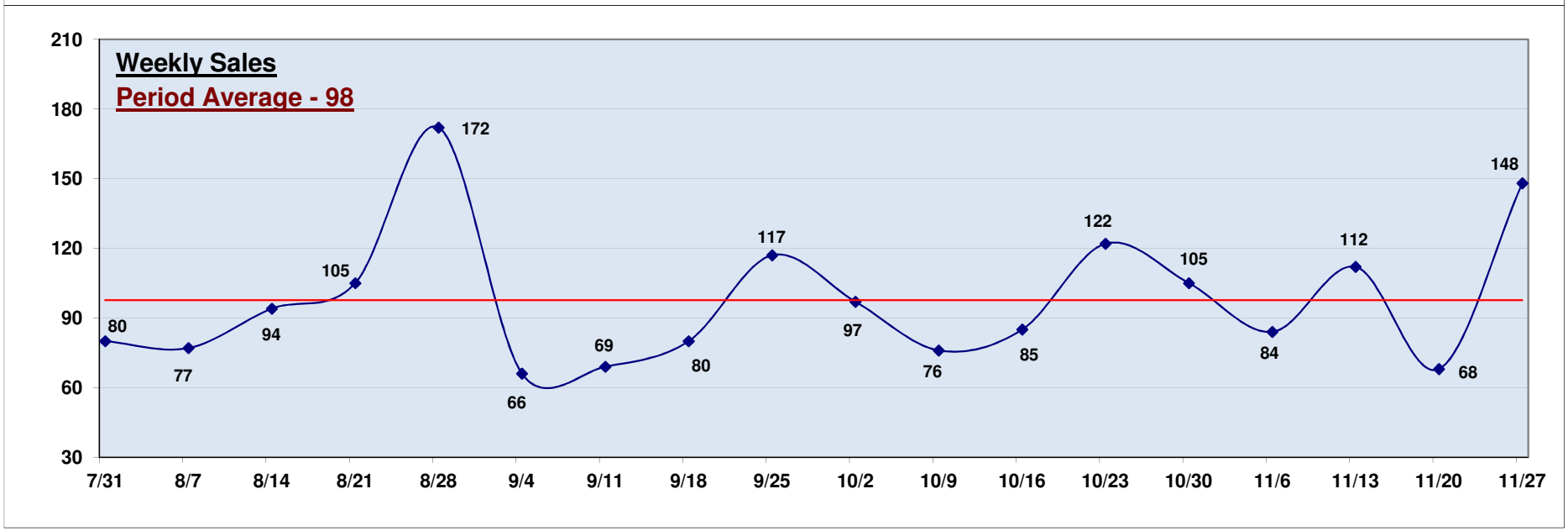
	Total		Under $250k		$250K to $300K		$300K to $400K		$400K to $500K		$500K to $1M		Over $1M	
Sales	**148**		145		1		2		0		0		0	
Short Sales * / Bank Owned	**62**	**38**	62	38	0	0	0	0	0	0	0	0	0	0
Active Listings	**2,400**		2,138		102		77		16		37		30	
Short Sales * / Bank Owned	**742**	**233**	722	228	8	2	7	2	2	0	2	0	1	1
Months of Inventory	**4**		3		24		9		0		0		0	
List Price														
Average Original List Price	**$88,962**		$83,709		$292,000		$368,250		$0		$0		$0	
Average Final List Price	**$85,100**		$79,906		$292,000		$358,250		$0		$0		$0	
Sale Price														
Average Price	**$82,999**		$78,213		$263,000		$340,000		$0		$0		$0	
Median Price	**$67,500**		$66,500		$263,000		$340,000		$0		$0		$0	
Price Differences														
Original to ***Final*** List Price	**-$3,862**		-$3,803		$0		-$10,000		$0		$0		$0	
Original List to ***Sale*** Price - $	**-$5,963**		-$5,496		-$29,000		-$28,250		$0		$0		$0	
Final List to ***Sale*** Price - $	**-$2,101**		-$1,693		-$29,000		-$18,250		$0		$0		$0	
Original List to ***Sale*** Price - %	**93.30%**		93.43%		90.07%		92.33%		0.00%		0.00%		0.00%	
Final List to ***Sale*** Price %	**97.53%**		97.88%		90.07%		94.91%		0.00%		0.00%		0.00%	
Days on the Market														
Avg Days Listing to Contract	**73**		72		15		121		0		0		0	
Combined Avg Days to Contract	**96**		92		196		354		0		0		0	
Avg Days Listing to Closing	**145**		145		42		147		0		0		0	
Avg Days Contract to Close	**71**		72		27		27		0		0		0	
Beds / Baths														
Average Bedrooms	**2**		2		3		3		0		0		0	
Average Full Baths	**2**		2		2		2		0		0		0	
Average Half Baths	**0**		0		0		1		0		0		0	
Square Footage														
Average Square Feet	**1,231**		1,217		2,001		1,850		0		0		0	

Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

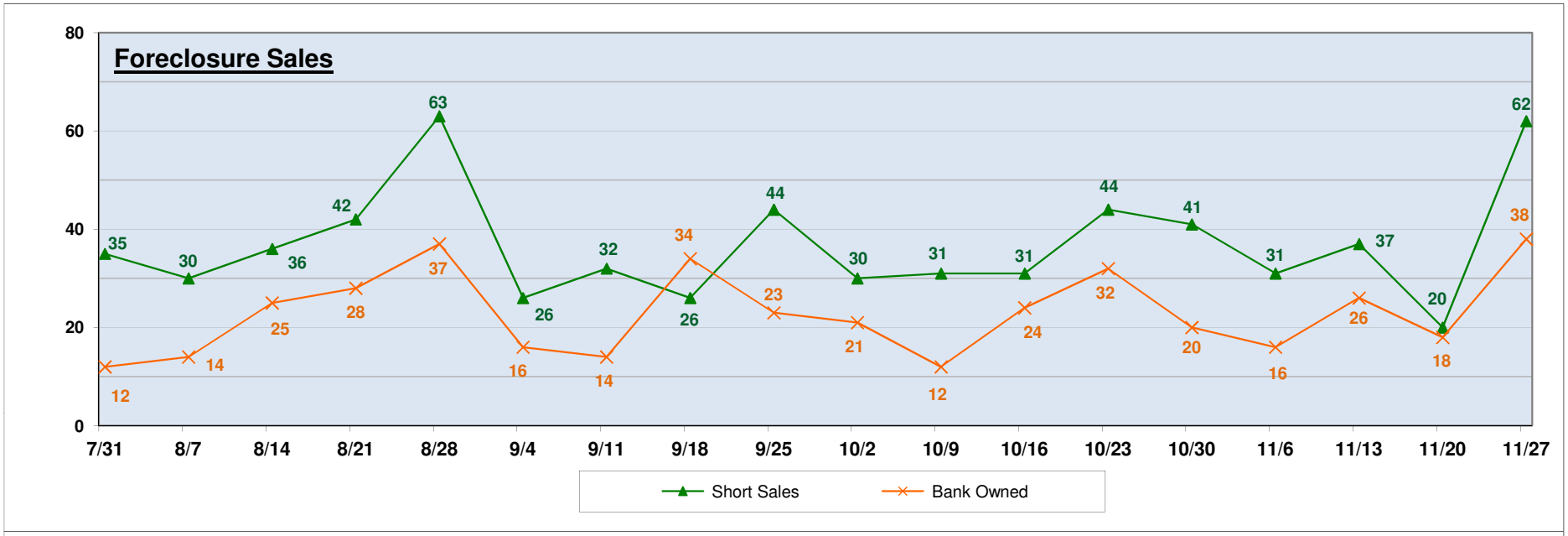


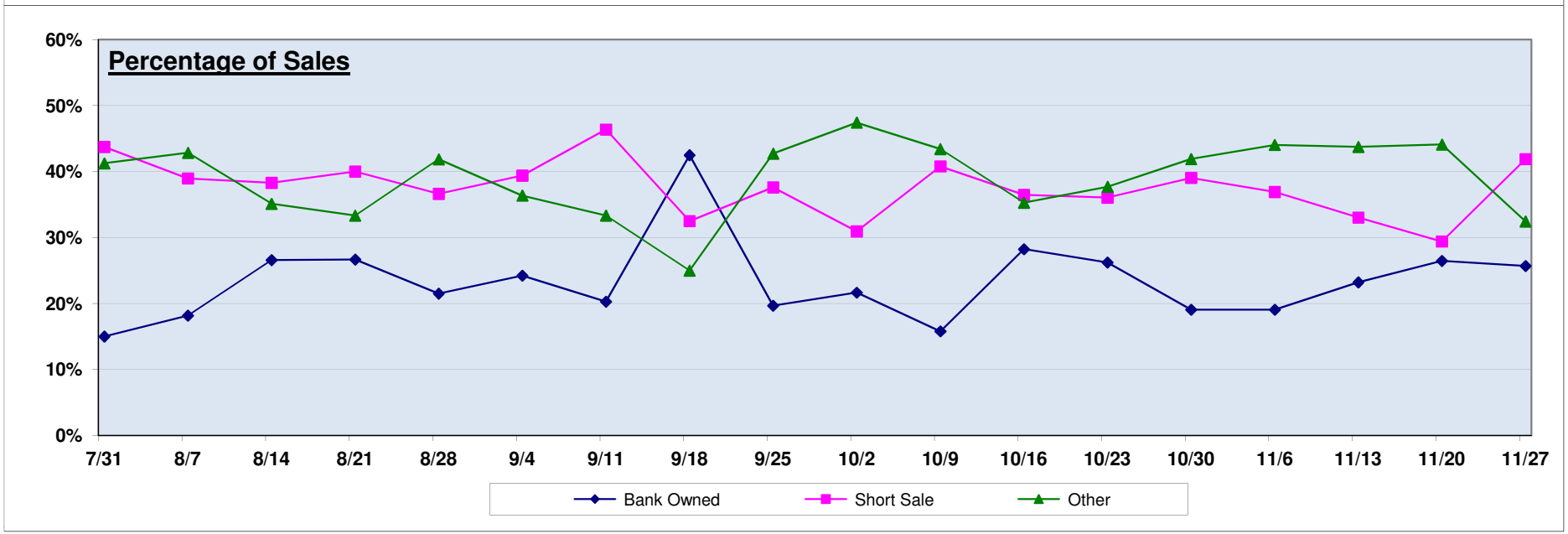


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

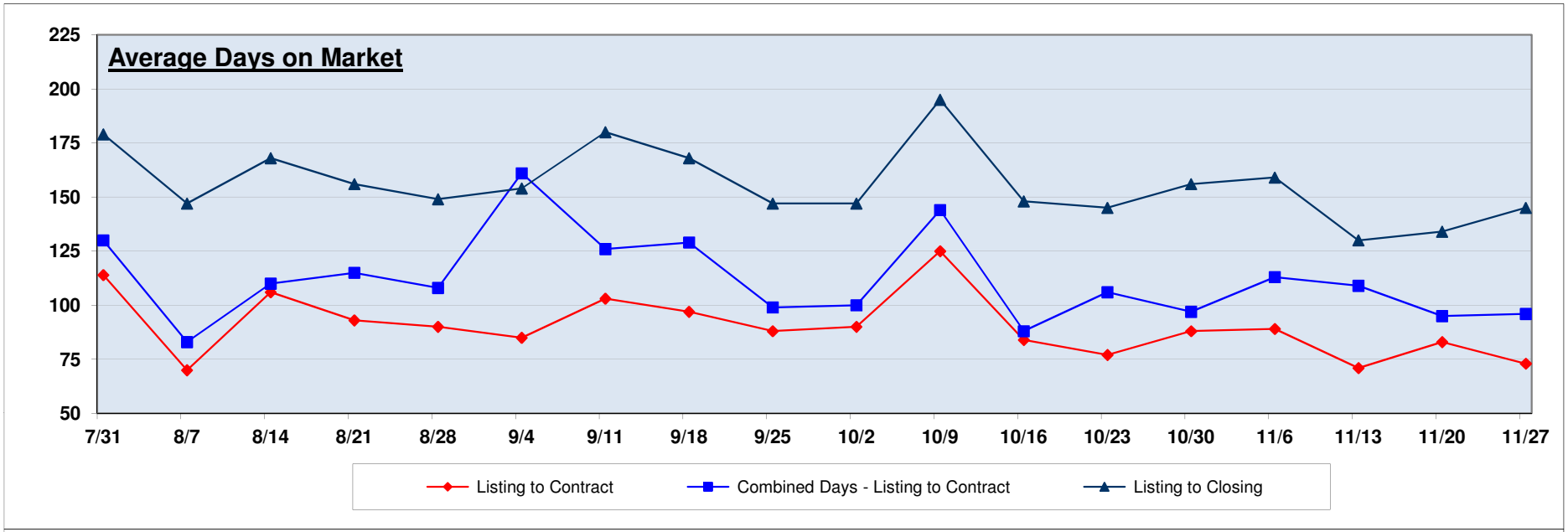


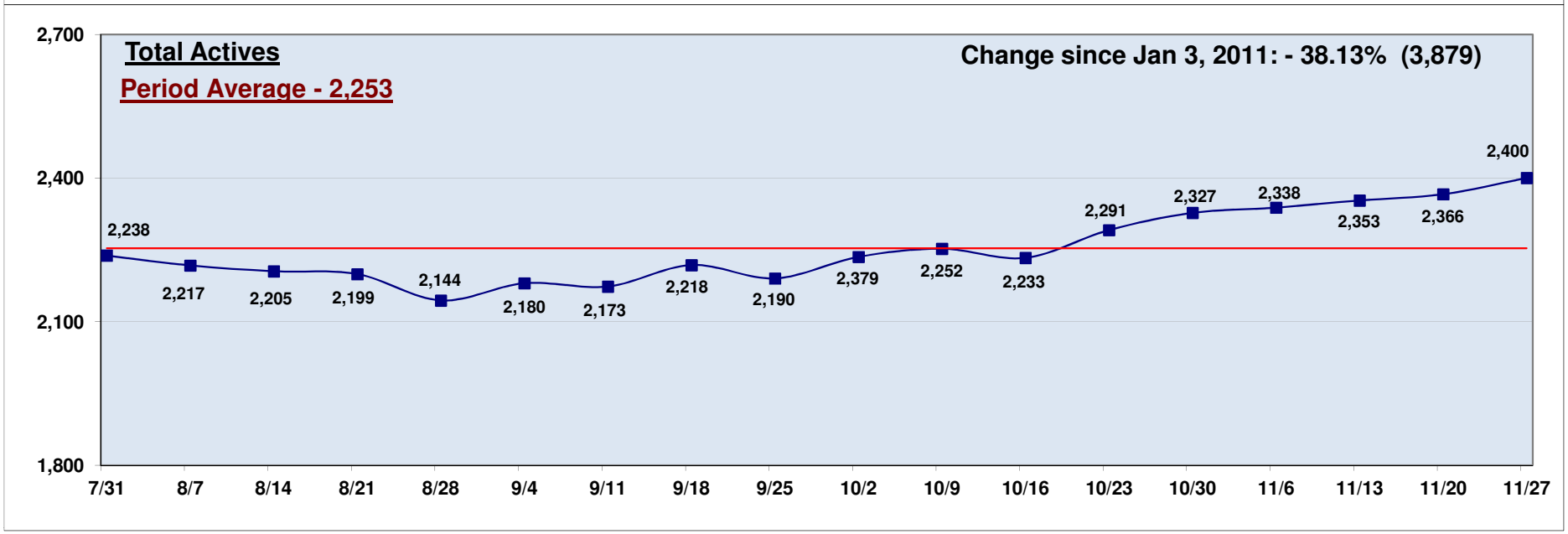


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

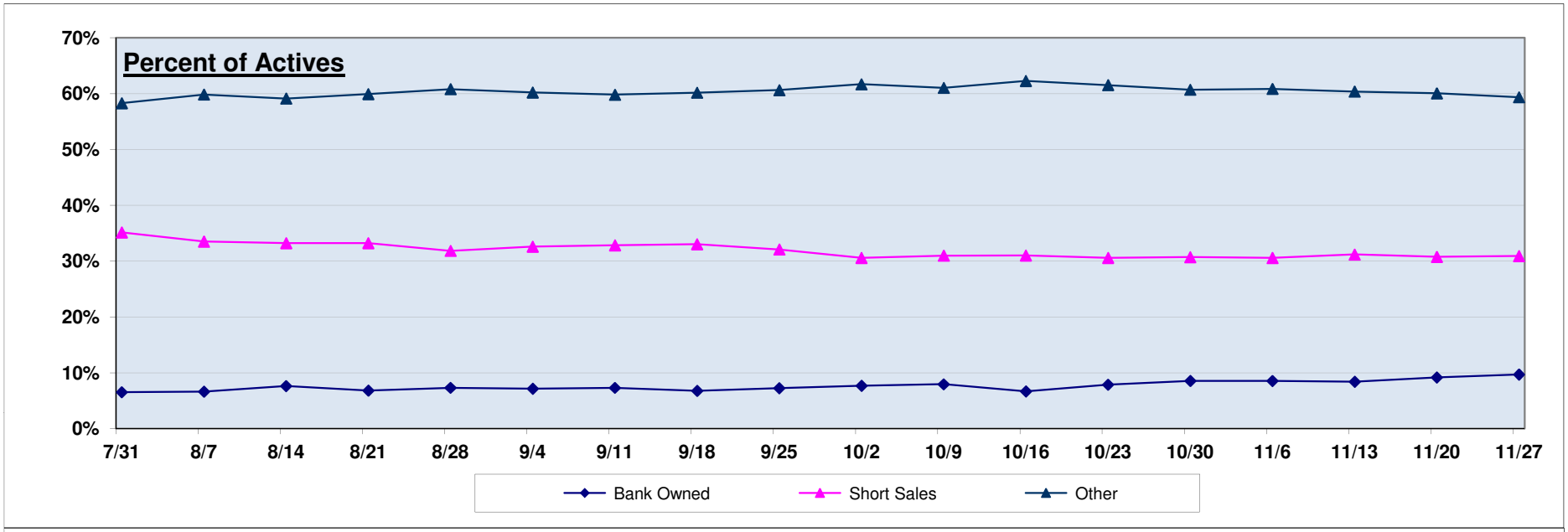


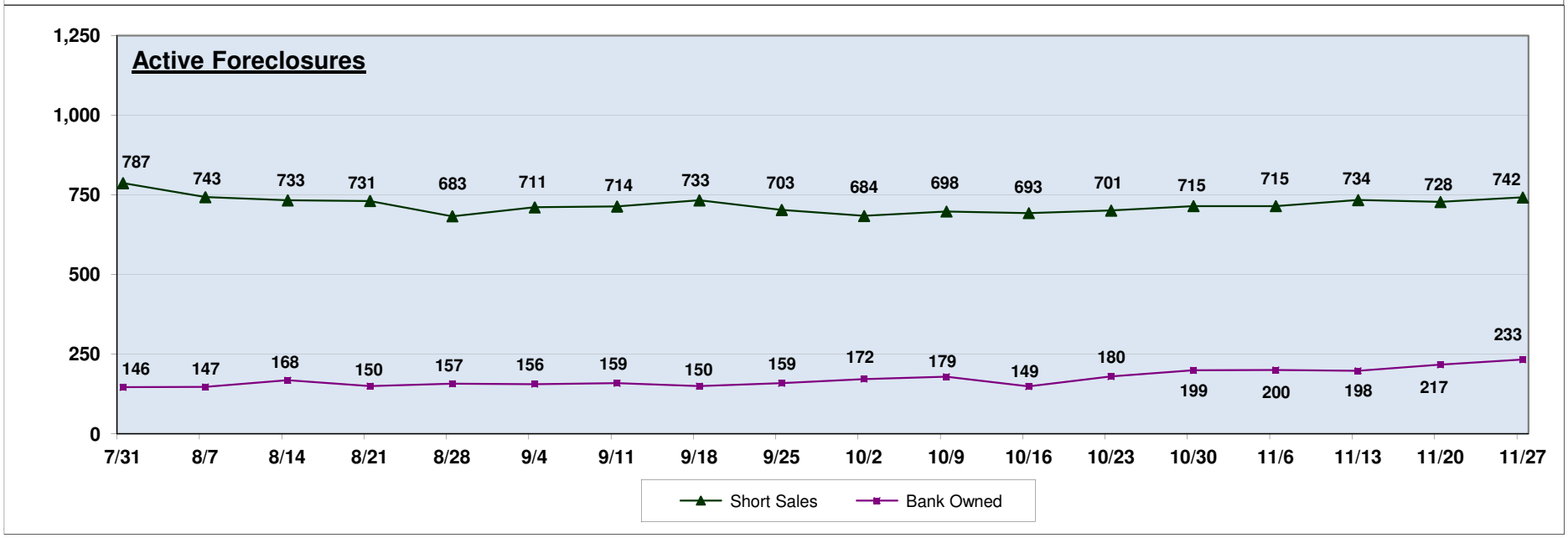


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

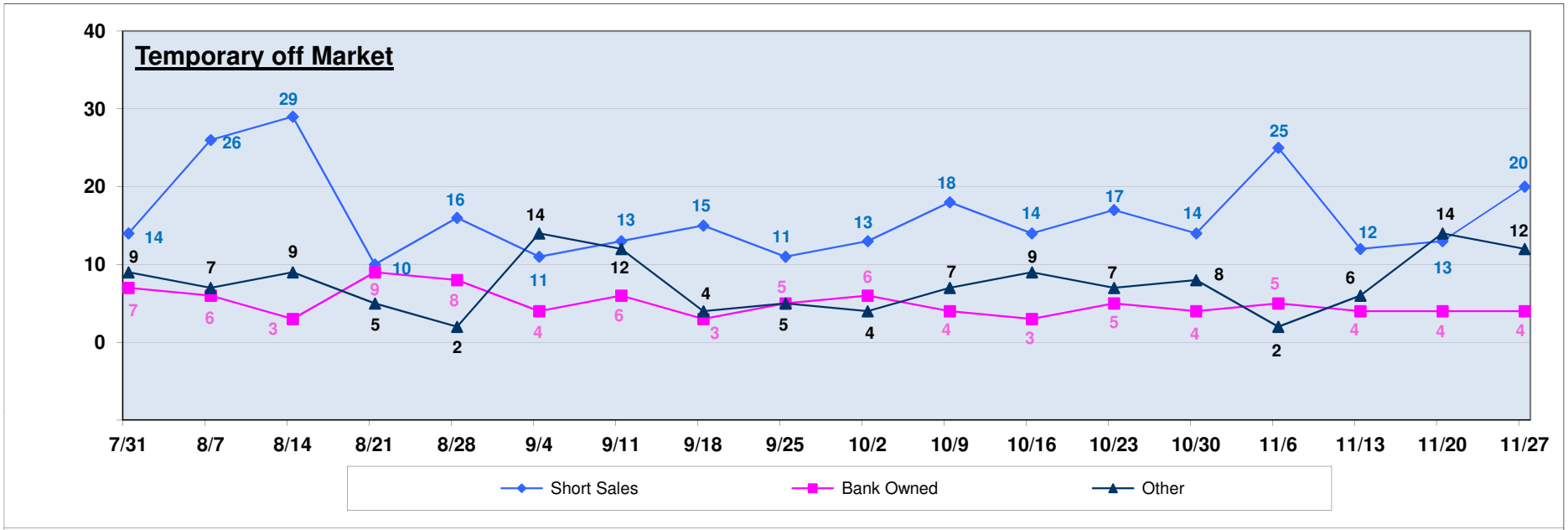


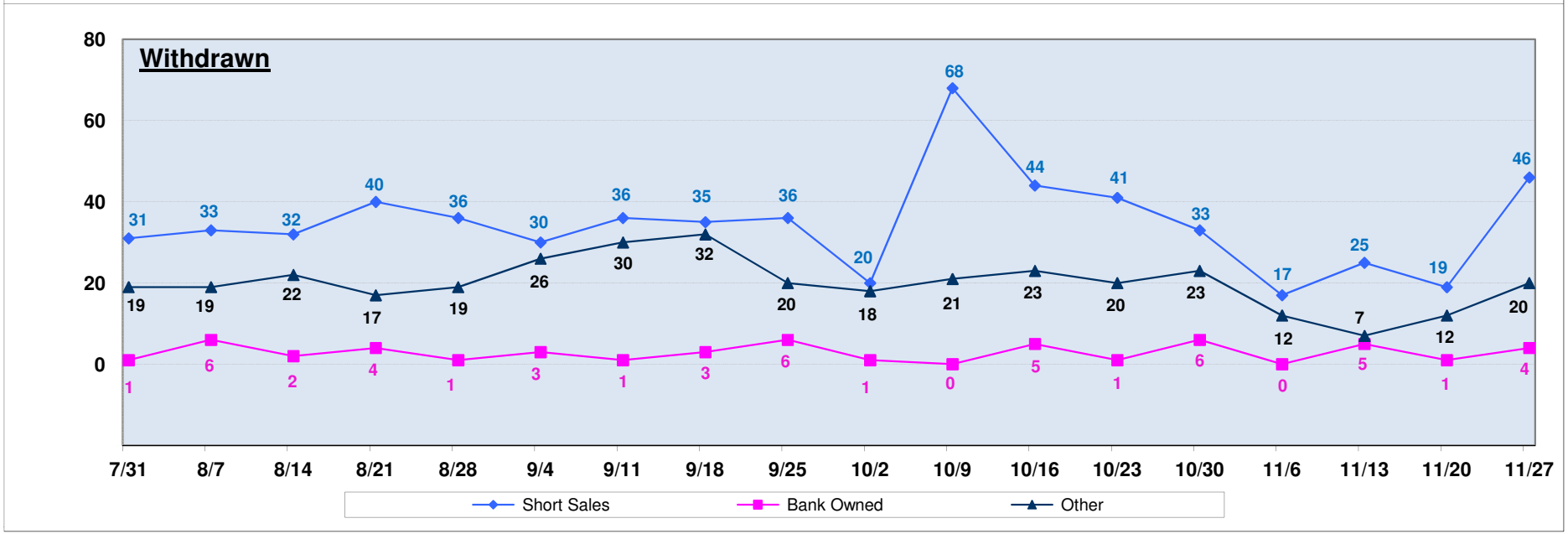


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

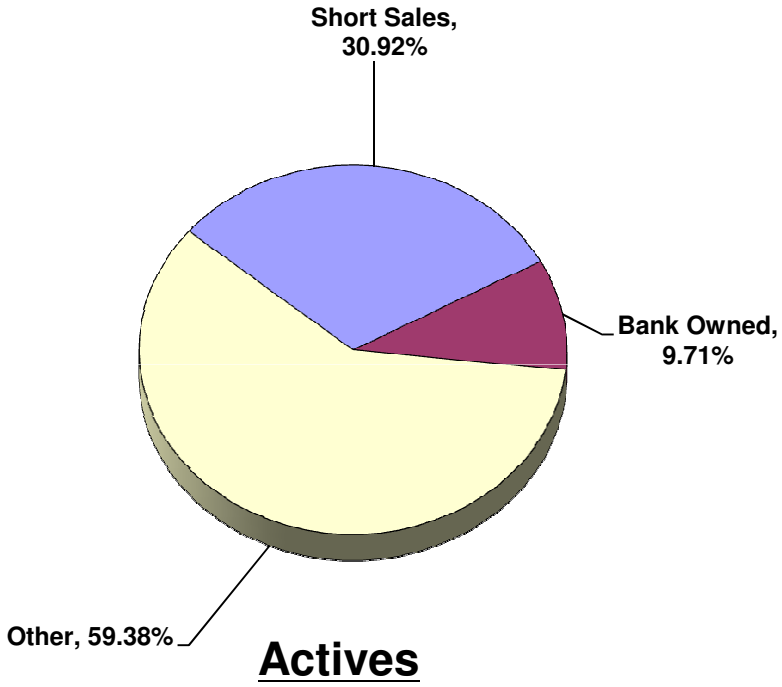


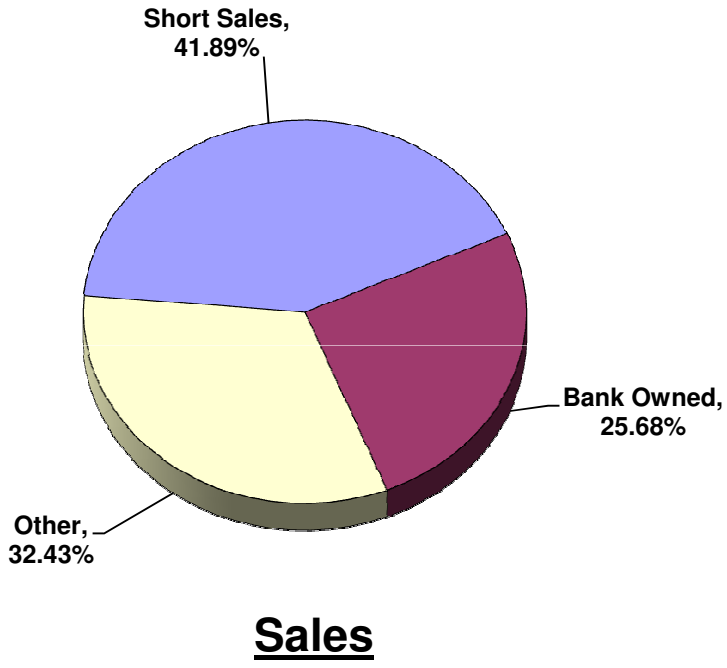


Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas





Orlando Regional REALTOR® Association

Monday Morning Quarterback - 11/27/2011 - 12/03/2011

Lake, Orange, Osceola & Seminole Counties

Where are the 13 Condos, Townhomes, and Villas available for the Median Price of $67,500?

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List $ per SqFt
Seminole County		**2**	**$67,750**	**2.5**	**2.0**	**1,229**	**$55.13**
Altamonte Springs (East)	32701	1	$67,500	2.0	2.0	1,250	$54.00
Altamonte Springs / Forest City	32714	1	$68,000	3.0	2.0	1,208	$56.29
Orange County		**6**	**$67,250**	**2.2**	**1.8**	**1,118**	**$60.17**
Conway	32812	1	$67,000	3.0	2.0	1,407	$47.62
Williamsburg / Lake Bryan	32821	1	$67,500	2.0	1.0	759	$88.93
Ventura	32822	1	$67,000	2.0	2.0	1,222	$54.83
Waterford Lakes	32828	1	$67,000	2.0	2.0	1,013	$66.14
Union Park / Chickasaw	32829	1	$68,000	2.0	2.0	1,255	$54.18
Metro West / Orlo Vista	32835	1	$67,000	2.0	2.0	1,050	$63.81
Osceola County		**2**	**$67,250**	**3.0**	**2.0**	**1,319**	**$50.99**
Kissimmee (West) / Pleasant Hill	34746	2	$67,250	3.0	2.0	1,319	$50.99
Lake County		**3**	**$67,333**	**2.3**	**1.7**	**1,119**	**$60.17**
Tavares / Mt Plymouth	32778	1	$67,500	2.0	2.0	986	$68.46
Clermont (Central)	34711	1	$67,500	2.0	1.0	680	$99.26
Leesburg (West)	34748	1	$67,000	3.0	2.0	1,691	$39.62