



## ***Monday Morning Quarterback Summary***

***Week of Jan 13, 2019***

### ***Single-family existing homes***

- Sales of single-family homes increased to 401 during the week of Jan 13, from 313 the week prior
- The median price of single family homes increased to \$250,000, a change of 0.0%
- The number of single-family home foreclosure transactions decreased to 12 last week, from 14 the week of Jan 6
- The number of single-family home short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 7, and now sits at 7,187

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 112 during the week of Jan 13, from 93 the week prior
- The median price of condos, townhomes, and villas decreased to \$146,000, a change of -5.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 5 last week, from 2 the week of Jan 6
- The number of condo, townhome and villa short-sale transactions increased to 2 from 0 the week prior
- Condo inventory increased by 20, and now sits at 1,927

*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
<b>Sales</b>	<b>401</b>	198	68	64	32	34	5
Bank Owned	12	7	4	0	0	1	0
Short Sales	2	1	1	0	0	0	0
Other	<b>387</b>	190	63	64	32	33	5
<b>Active Listings</b>	<b>7,187</b>	2,128	1,170	1,573	726	1,104	486
Bank Owned	146	82	20	20	10	11	3
Short Sales	57	24	15	6	5	5	2
Other	<b>6,984</b>	2,022	1,135	1,547	711	1,088	481
<b>Months of Inventory</b>	<b>4</b>	2	4	6	5	7	22

**List Price**

Average Original List Price	<b>\$322,464</b>	\$195,912	\$286,012	\$362,642	\$481,859	\$676,325	\$1,889,000
Average Final List Price	<b>\$313,387</b>	\$191,190	\$278,027	\$353,350	\$464,051	\$664,075	\$1,772,800

**Sale Price**

Average Price	<b>\$302,173</b>	\$185,288	\$271,807	\$344,107	\$447,973	\$636,716	\$1,599,000
Median Price	<b>\$250,000</b>	\$200,000	\$270,500	\$341,000	\$437,500	\$608,750	\$1,440,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$9,077</b>	-\$4,722	-\$7,985	-\$9,292	-\$17,808	-\$12,250	-\$116,200
<b>Original List to Sale Price - \$</b>	<b>-\$20,291</b>	-\$10,624	-\$14,205	-\$18,535	-\$33,886	-\$39,609	-\$290,000
<b>Final List to Sale Price - \$</b>	<b>-\$11,214</b>	-\$5,902	-\$6,220	-\$9,243	-\$16,078	-\$27,359	-\$173,800
<b>Original List to Sale Price - %</b>	<b>93.71%</b>	94.58%	95.03%	94.89%	92.97%	94.14%	84.65%
<b>Final List to Sale Price - %</b>	<b>96.42%</b>	96.91%	97.76%	97.38%	96.54%	95.88%	90.20%

**Days on the Market**

Avg Days Listing to Contract	<b>56</b>	42	58	73	87	60	171
Combined Avg Days to Contract	<b>60</b>	40	62	85	94	71	210
Avg Days Listing to Closing	<b>98</b>	86	94	111	130	102	228
Avg Days Contract to Close	<b>41</b>	43	35	39	42	41	55

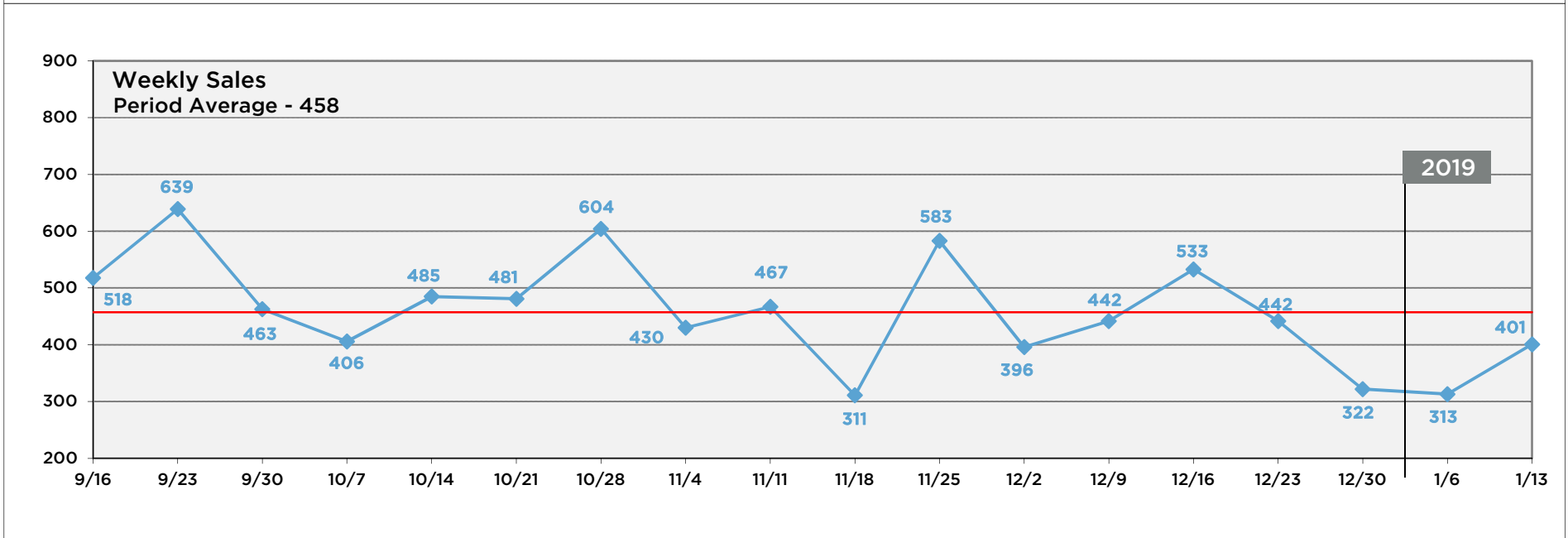
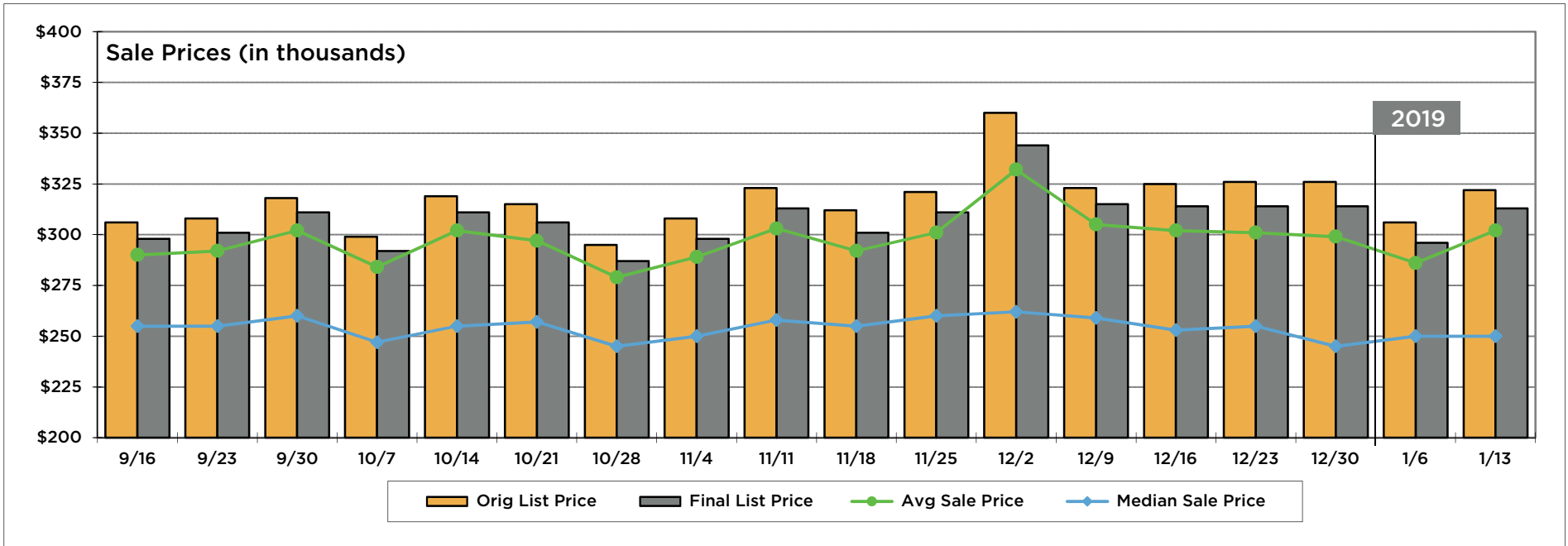
**Beds / Baths**

Average Bedrooms	<b>4</b>	3	4	4	4	5	5
Average Full Baths	<b>2</b>	2	2	3	3	4	5
Average Half Baths	<b>0</b>	0	0	0	0	1	2

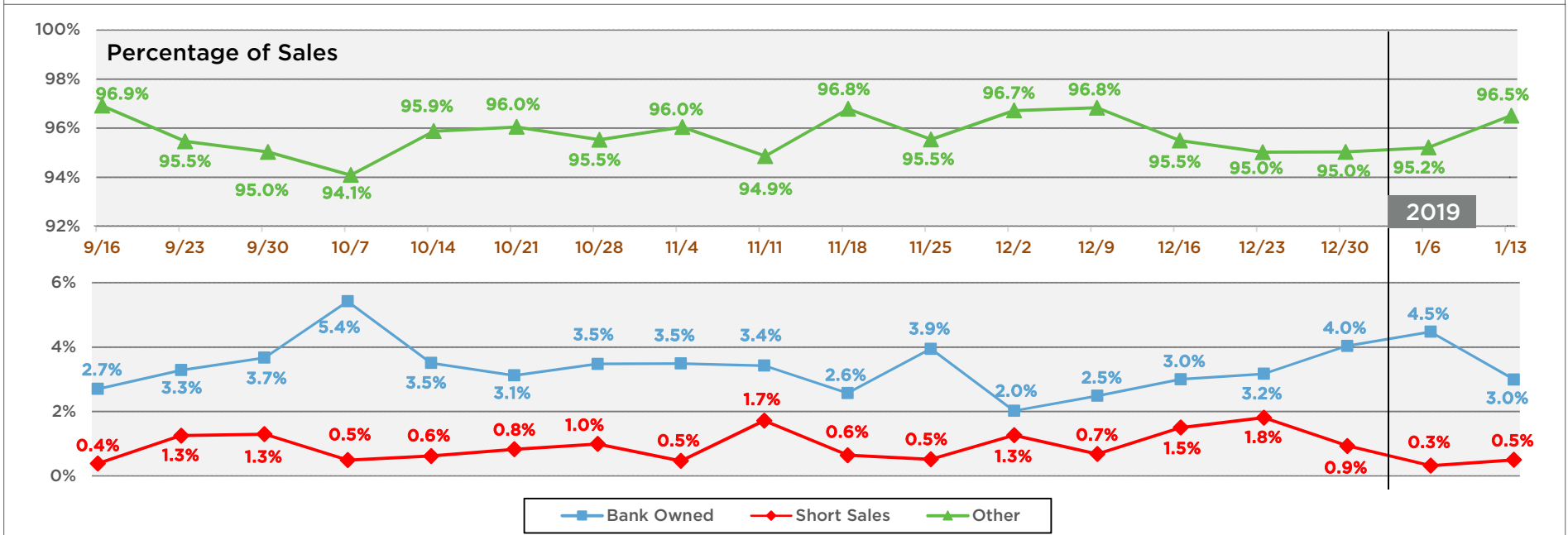
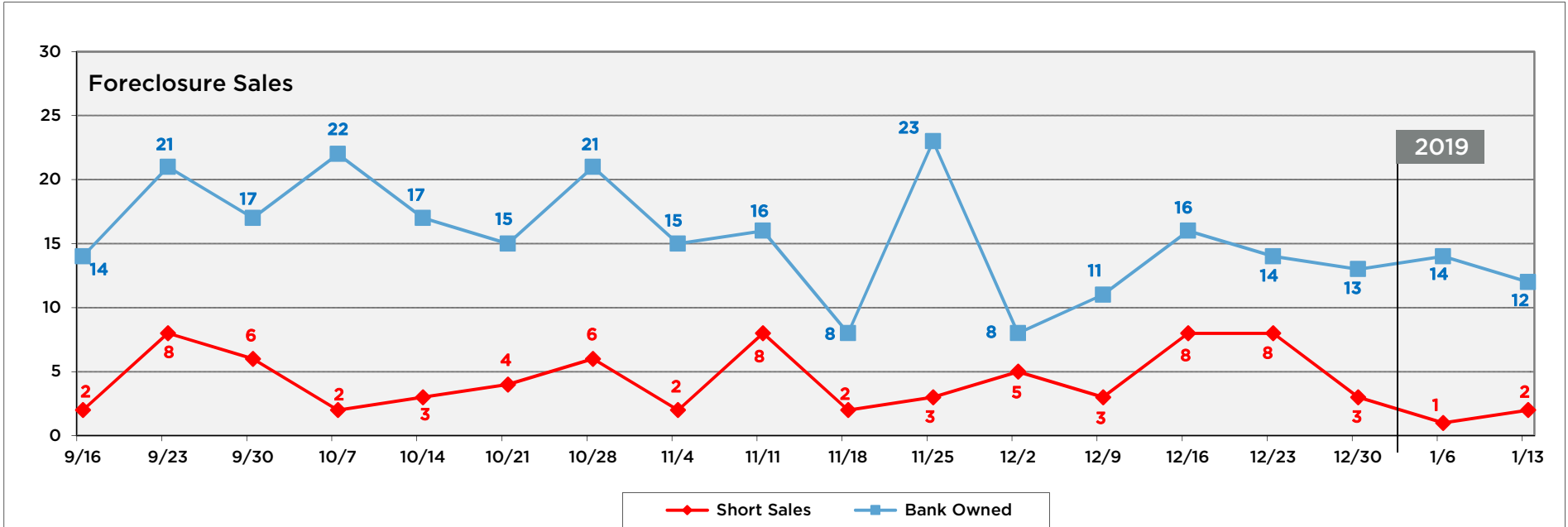
**Square Footage**

Average Square Feet	<b>2,094</b>	1,507	1,995	2,544	3,060	3,397	6,999
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**Single Family Homes**

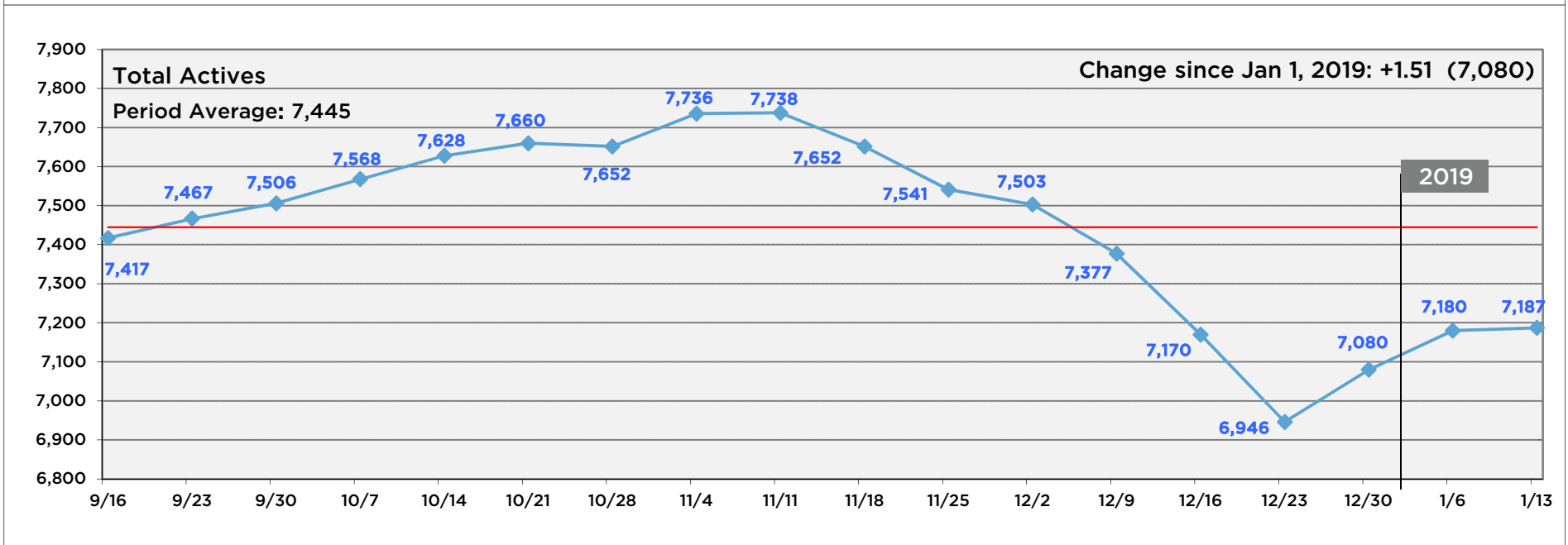
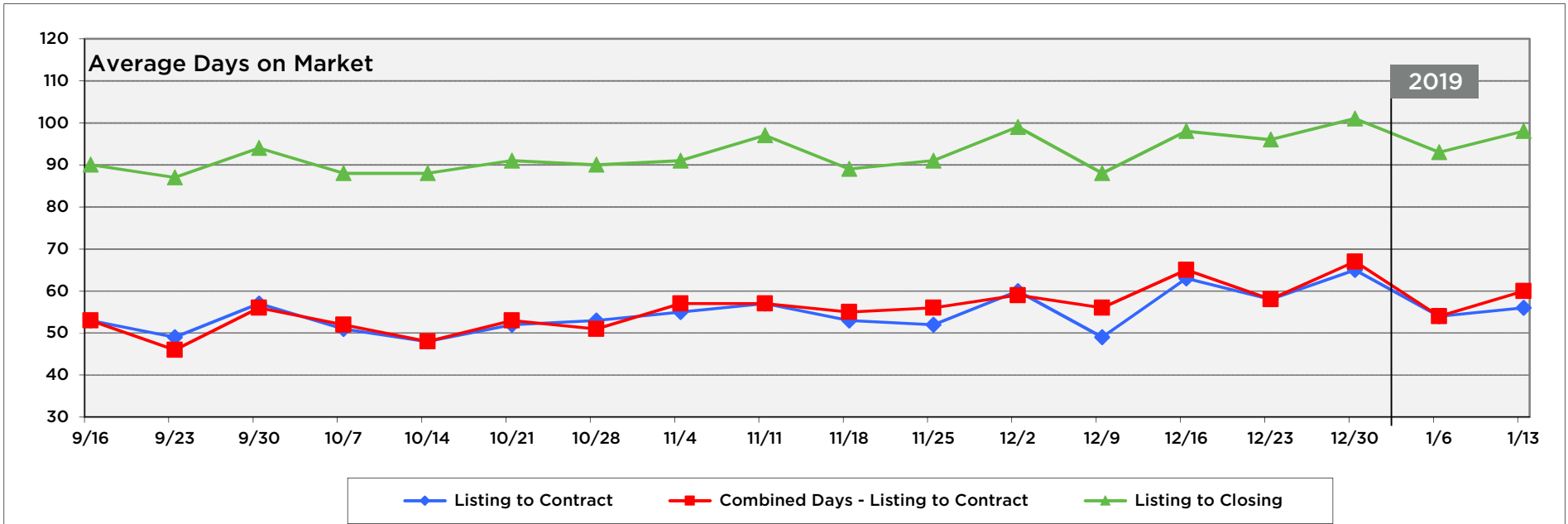


**Single Family Homes**

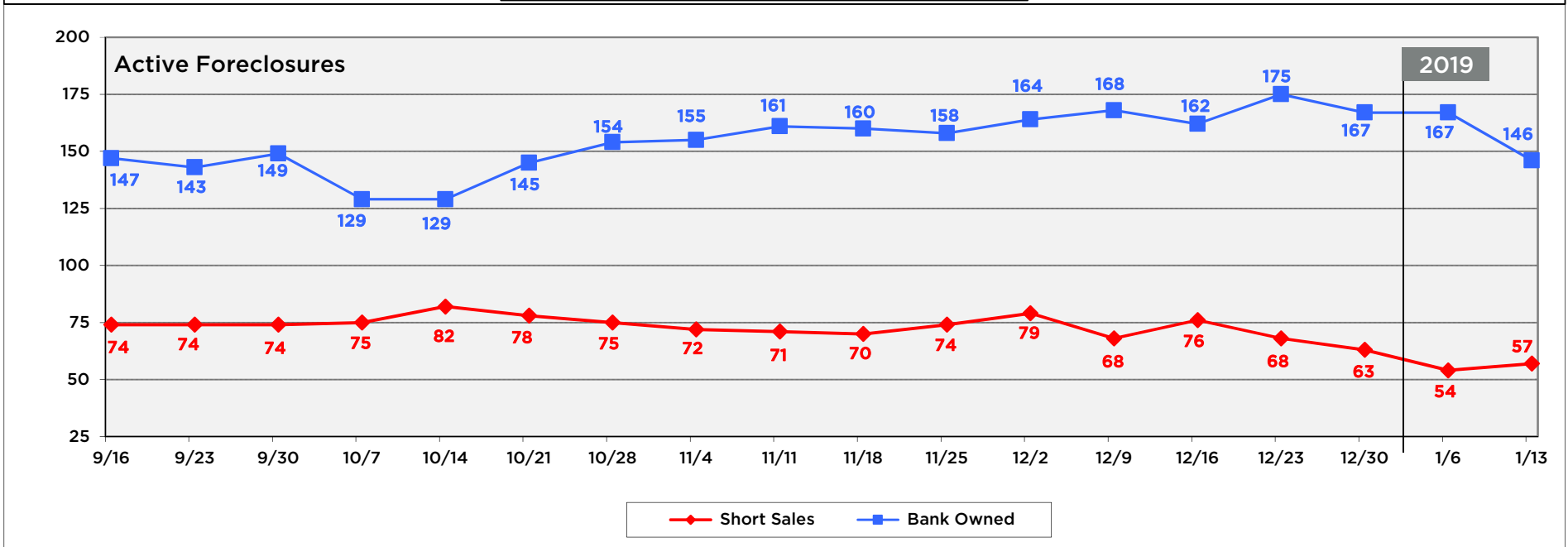
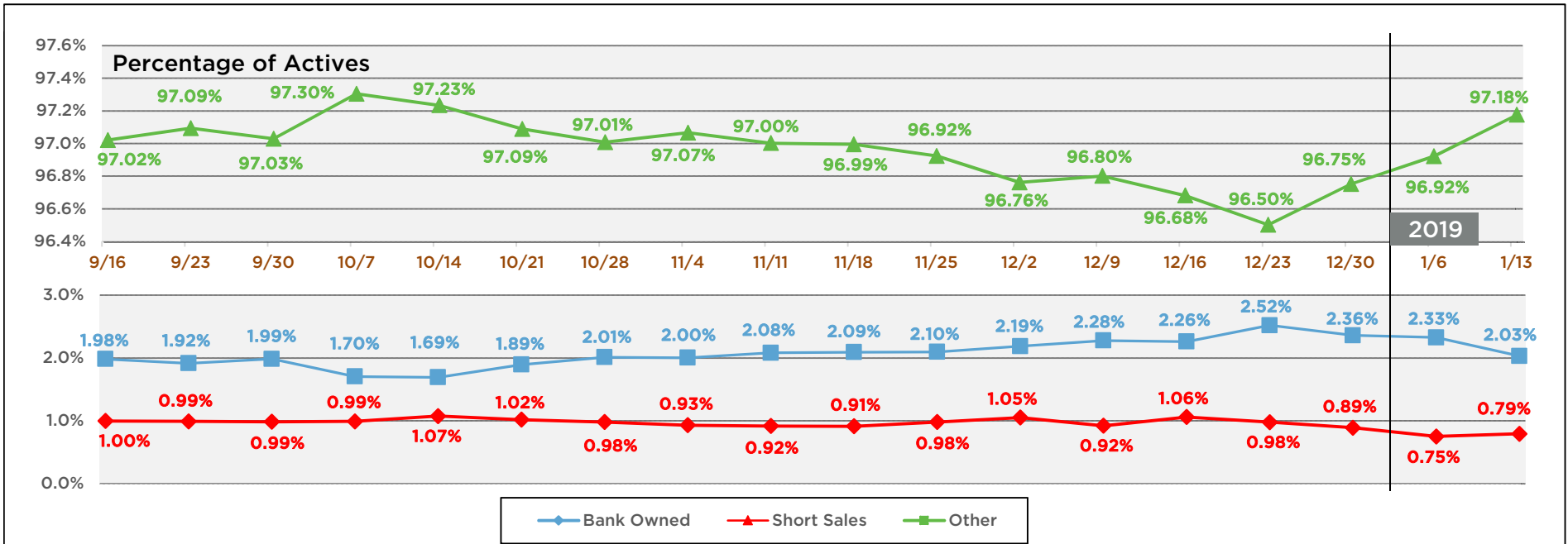




**Single Family Homes**

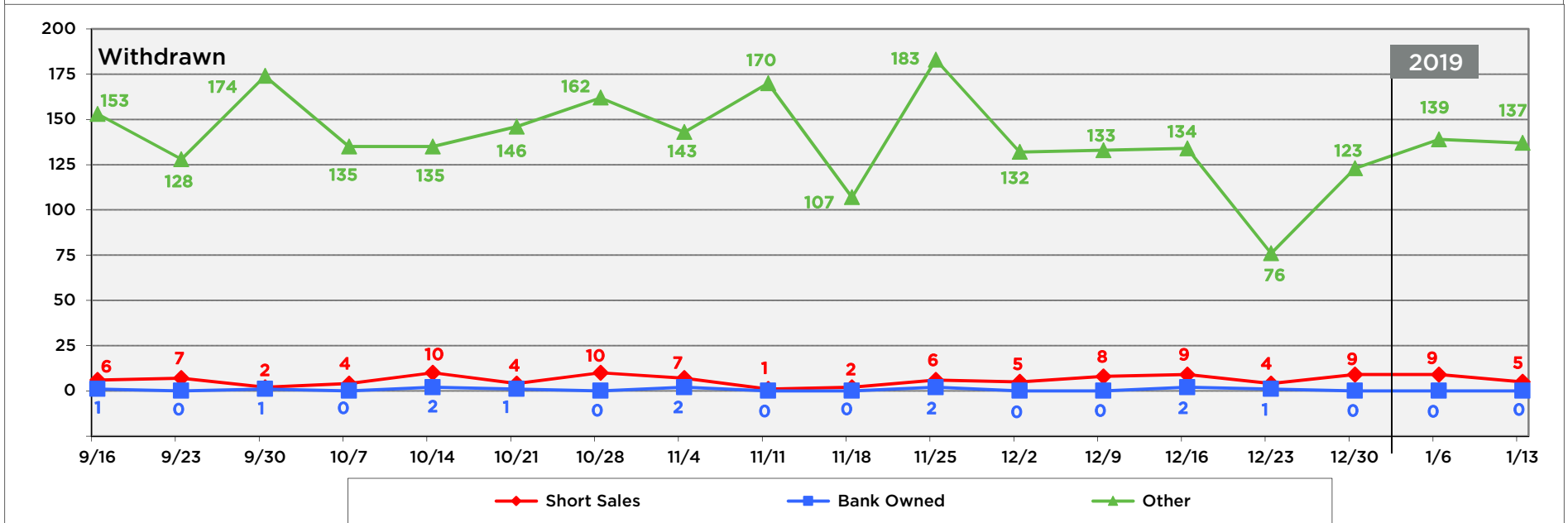
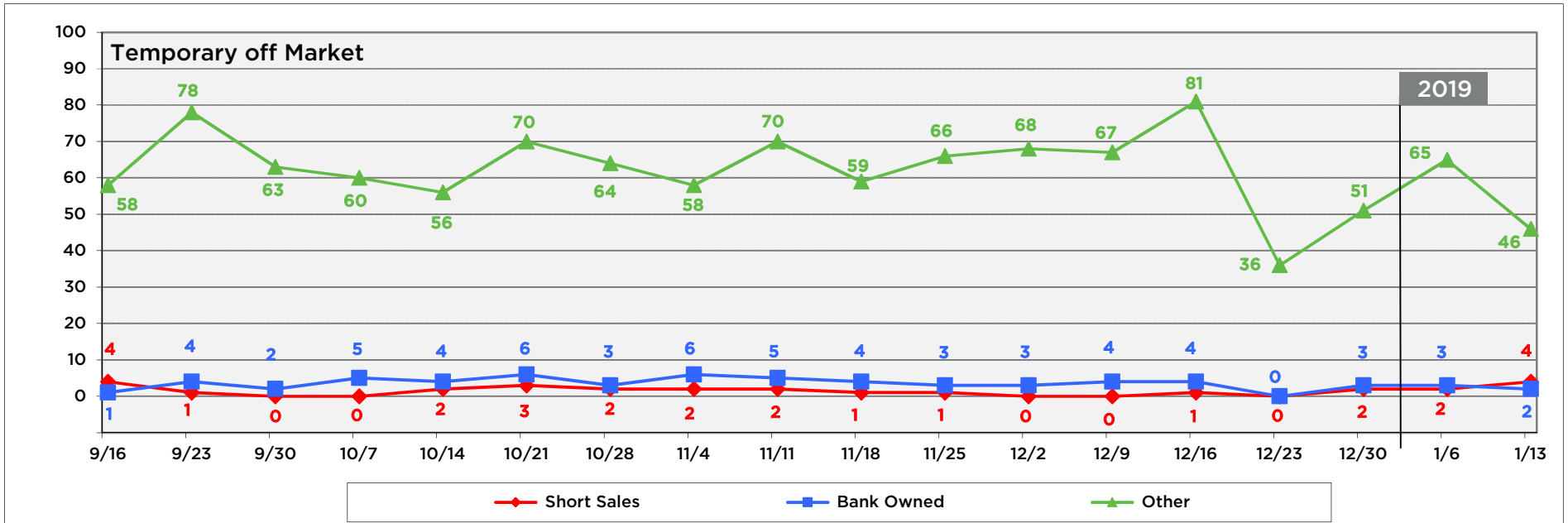


**Single Family Homes**

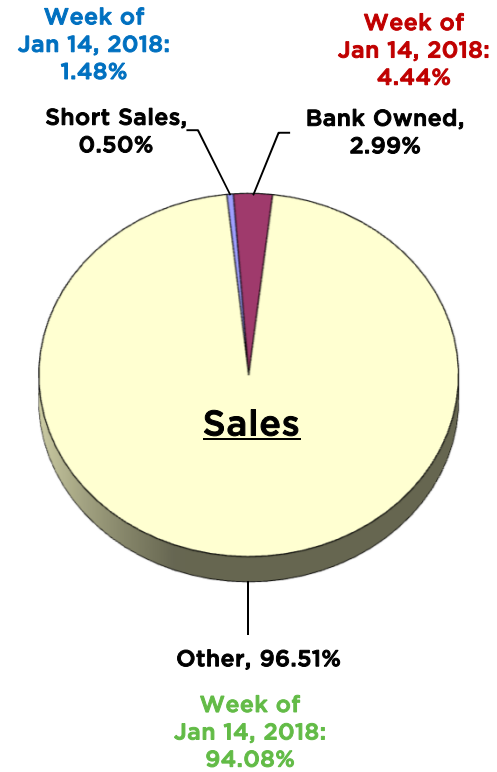
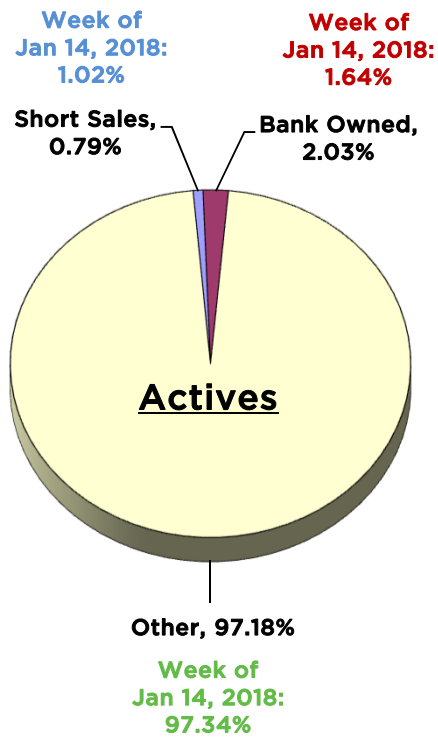




**Single Family Homes**



**Single Family Homes**





**Monday Morning Quarterback**  
01/13/2019 - 01/19/2019  
Lake, Orange, Osceola & Seminole Counties

**Where are the 143 Single Family Homes available for the Median Price of \$250,000? (± \$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>
<b>Seminole County</b>		<b>14</b>	<b>\$249,957</b>	<b>3.4</b>	<b>2.1</b>	<b>1,648</b>	<b>\$151.66</b>
Apopka / Hunt Club	32703	1	\$249,900	2.0	2.0	1,279	\$195.39
Casselberry	32707	2	\$250,000	3.0	2.0	1,482	\$168.69
Winter Springs / Tuskawilla	32708	3	\$249,966	3.0	2.0	1,499	\$166.76
Altamonte Springs / Forest City	32714	1	\$250,000	4.0	2.0	2,170	\$115.21
Fern Park/Casselberry	32730	1	\$249,900	3.0	2.0	1,720	\$145.29
Lake Mary / Heathrow	32746	1	\$249,900	4.0	2.0	1,570	\$159.17
Longwood (East)	32750	2	\$249,900	4.0	3.0	1,781	\$140.31
Sanford / Lake Forest	32771	2	\$250,000	4.0	2.0	1,704	\$146.71
Sanford (South)	32773	1	\$250,000	3.0	2.0	1,904	\$131.30
<b>Orange County</b>		<b>55</b>	<b>\$249,933</b>	<b>3.4</b>	<b>2.0</b>	<b>1,668</b>	<b>\$149.82</b>
Apopka / Hunt Club	32703	2	\$250,000	3.0	2.0	1,741	\$143.60
Apopka (North)	32712	3	\$249,933	3.0	2.0	1,804	\$138.54
Mount Dora	32757	2	\$249,999	4.0	3.0	1,717	\$145.60
Winter Park (West)	32789	2	\$249,950	3.0	2.0	1,090	\$229.31
Colonialtown	32803	1	\$250,000	3.0	1.0	1,096	\$228.10
College Park	32804	2	\$249,900	3.0	1.0	1,148	\$217.68
Delaney / Crystal Lake	32806	1	\$249,900	3.0	2.0	1,754	\$142.47
Pine Hills / Rosemont	32808	1	\$250,000	4.0	2.0	2,530	\$98.81
Pinecastle / Belle Isle	32809	3	\$249,963	4.0	2.0	1,886	\$132.54
Conway	32812	2	\$249,950	4.0	2.0	1,539	\$162.41
Union Park	32817	1	\$250,000	4.0	2.0	1,696	\$147.41
Hiawassee	32818	2	\$249,950	4.0	2.0	2,576	\$97.03
Bithlo	32820	1	\$249,900	3.0	2.0	1,612	\$155.02
Ventura	32822	7	\$249,807	4.0	2.0	1,678	\$148.87
Taft	32824	6	\$249,967	3.0	2.0	1,578	\$158.41
Rio Pinar / Union Park	32825	5	\$249,900	3.0	2.0	1,575	\$158.67
Waterford Lakes	32828	2	\$249,900	3.0	2.0	1,553	\$160.91
Union Park / Chickasaw	32829	2	\$250,000	4.0	2.0	1,657	\$150.88
Wedgfield	32833	1	\$249,900	4.0	3.0	2,546	\$98.15
Metro West / Orlo Vista	32835	2	\$249,995	3.0	2.0	1,621	\$154.22
Hunters Creek	32837	5	\$249,940	3.0	2.0	1,627	\$153.62
Pine Castle / Edgewood	32839	1	\$249,995	2.0	2.0	1,320	\$189.39
Ocoee	34761	1	\$249,999	3.0	2.0	1,620	\$154.32

**Where are the 143 Single Family Homes available for the Median Price of \$250,000? (cont'd) (± \$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>
<b>Osceola County</b>		<b>42</b>	<b>\$249,944</b>	<b>3.8</b>	<b>2.2</b>	<b>1,980</b>	<b>\$126.25</b>
Kissimmee (Central)	34741	1	\$249,900	2.0	2.0	1,650	\$151.45
Kissimmee / Buena Ventura Lakes	34743	5	\$249,940	4.0	2.0	1,963	\$127.33
Kissimmee (East)	34744	4	\$249,938	3.0	2.0	1,733	\$144.22
Kissimmee (West) / Pleasant Hill	34746	7	\$249,921	4.0	3.0	2,323	\$107.59
Kissimmee / Celebration	34747	4	\$249,925	4.0	2.0	1,899	\$131.61
Kissimmee / Poinciana	34758	4	\$249,975	4.0	2.0	2,396	\$104.33
St Cloud	34769	1	\$249,900	4.0	3.0	1,895	\$131.87
St Cloud / Narcoossee	34771	3	\$250,000	4.0	2.0	1,537	\$162.65
St Cloud / Canoe Creek	34772	11	\$249,951	4.0	2.0	1,842	\$135.70
St Cloud / Harmony	34773	2	\$249,950	3.0	2.0	2,273	\$109.96
<b>Lake County</b>		<b>32</b>	<b>\$249,927</b>	<b>3.3</b>	<b>2.1</b>	<b>2,148</b>	<b>\$116.35</b>
Astor	32102	1	\$249,900	3.0	2.0	2,500	\$99.96
Lady Lake / The Villages	32159	1	\$249,900	3.0	2.0	2,056	\$121.55
Eustis (West)	32726	3	\$249,967	3.0	2.0	2,251	\$111.05
Grand Island	32735	2	\$250,000	4.0	3.0	2,625	\$95.24
Mount Dora	32757	1	\$250,000	3.0	2.0	1,794	\$139.35
Paisley	32767	1	\$250,000	3.0	2.0	1,456	\$171.70
Tavares / Mt Plymouth	32778	5	\$249,820	3.0	2.0	2,112	\$118.29
Clermont (Central)	34711	6	\$249,950	3.0	2.0	1,966	\$127.14
Clermont (South)	34714	3	\$249,917	4.0	2.0	1,964	\$127.25
Fruitland Park	34731	2	\$249,900	4.0	3.0	2,154	\$116.02
Groveland	34736	2	\$249,900	4.0	2.0	2,111	\$118.38
Leesburg (West)	34748	3	\$249,933	3.0	2.0	2,552	\$97.94
Leesburg (East) / Haines Creek	34788	2	\$250,000	3.0	2.0	2,247	\$111.26

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	112	104	2	2	3	1	0
Bank Owned	5	5	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	105	97	2	2	3	1	0
<b>Active Listings</b>	1,924	1,364	236	219	44	46	15
Bank Owned	25	23	1	1	0	0	0
Short Sales	10	6	3	0	1	0	0
Other	1,889	1,335	232	218	43	46	15
<b>Months of Inventory</b>	4	3	27	25	3	11	0

***List Price***

Average Original List Price	\$176,661	\$157,722	\$301,450	\$352,995	\$483,000	\$625,000	\$0
Average Final List Price	\$171,070	\$152,578	\$286,450	\$347,000	\$466,630	\$625,000	\$0

***Sale Price***

Average Price	\$164,280	\$146,379	\$269,000	\$332,500	\$451,000	\$620,000	\$0
Median Price	\$146,000	\$142,500	\$269,000	\$332,500	\$469,000	\$620,000	\$0

***Price Differences***

<b>Original to Final List Price</b>	-\$5,591	-\$5,144	-\$15,000	-\$5,995	-\$16,370	\$0	\$0
<b>Original List to Sale Price - \$</b>	-\$12,381	-\$11,343	-\$32,450	-\$20,495	-\$32,000	-\$5,000	\$0
<b>Final List to Sale Price - \$</b>	-\$6,790	-\$6,199	-\$17,450	-\$14,500	-\$15,630	-\$5,000	\$0
<b>Original List to Sale Price - %</b>	92.99%	92.81%	89.24%	94.19%	93.37%	99.20%	0.00%
<b>Final List to Sale Price - %</b>	96.03%	95.94%	93.91%	95.82%	96.65%	99.20%	0.00%

***Days on the Market***

Avg Days Listing to Contract	58	59	34	64	39	3	0
Combined Avg Days to Contract	55	56	34	63	39	3	0
Avg Days Listing to Closing	97	98	66	100	84	55	0
Avg Days Contract to Close	38	38	31	35	45	51	0

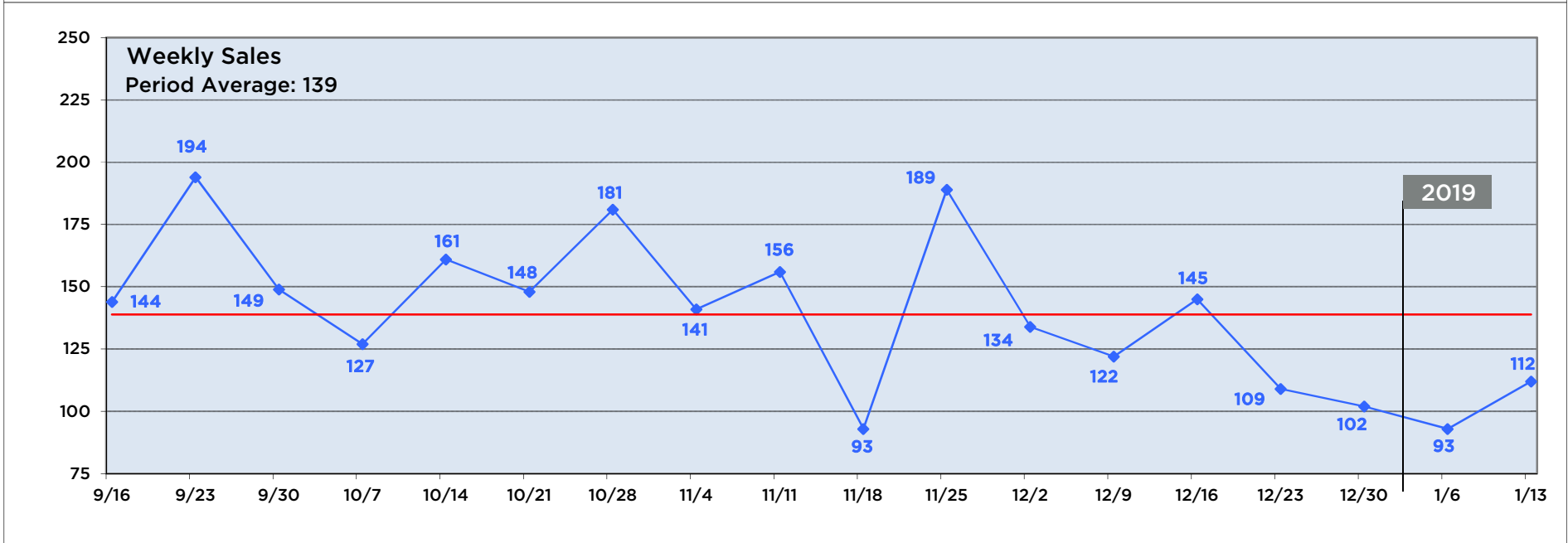
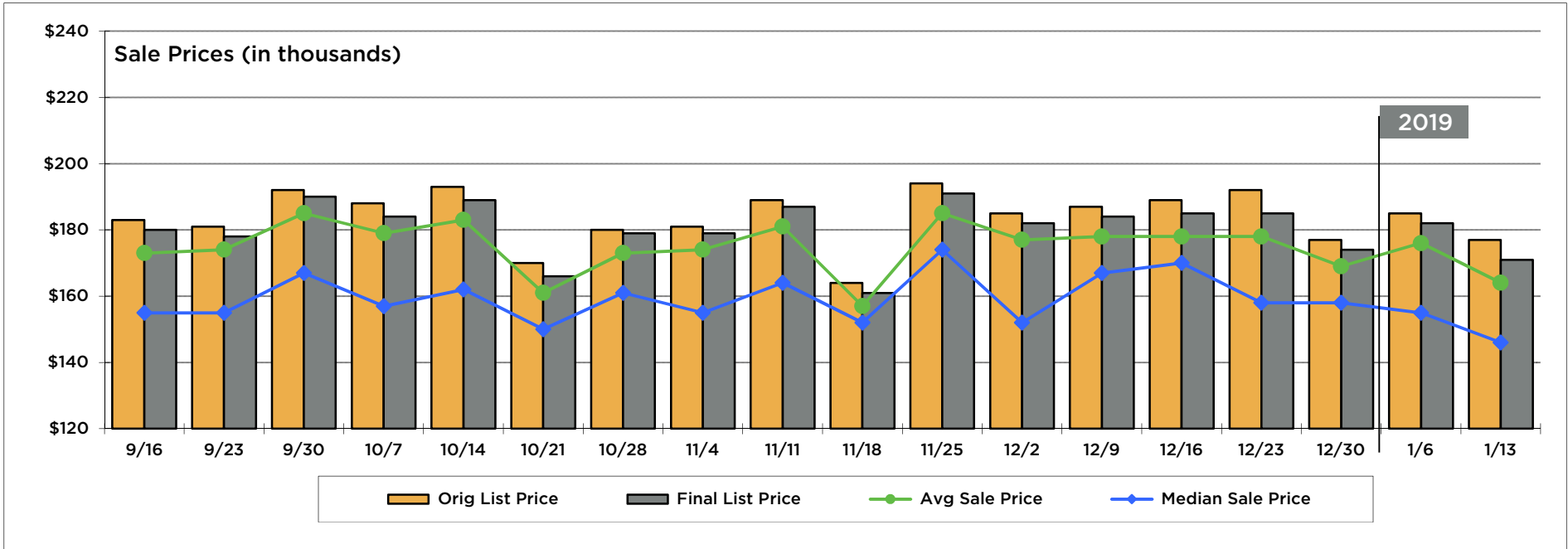
***Beds / Baths***

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

***Square Footage***

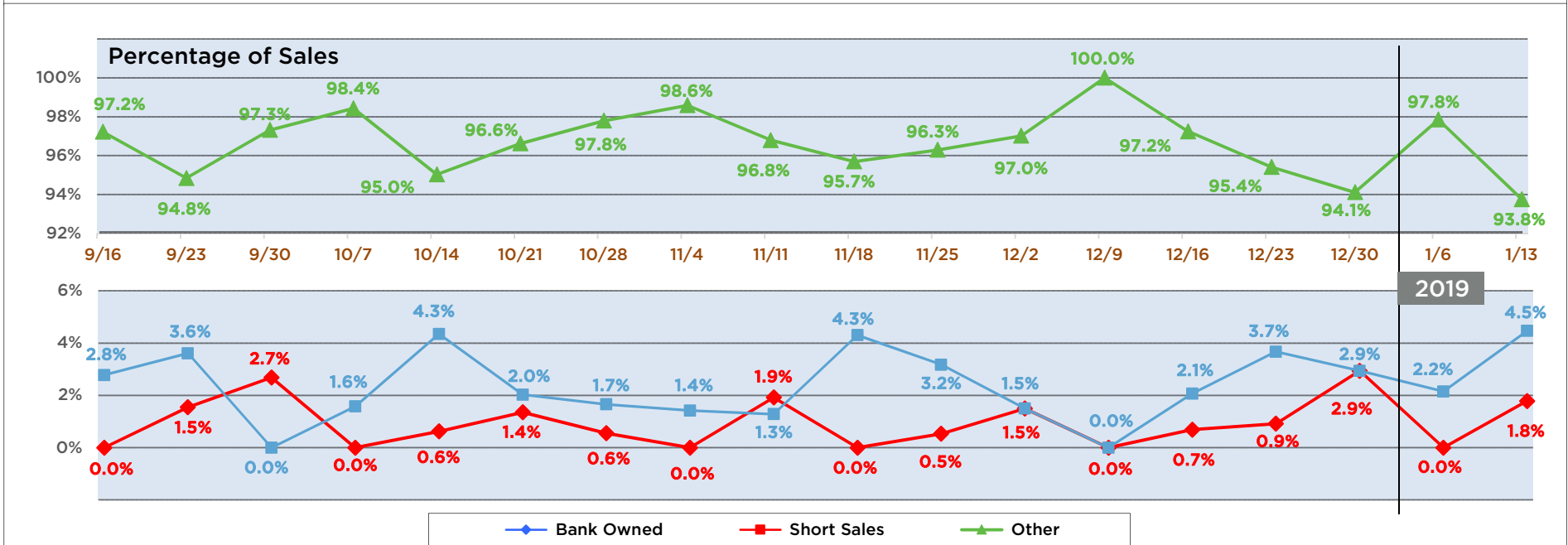
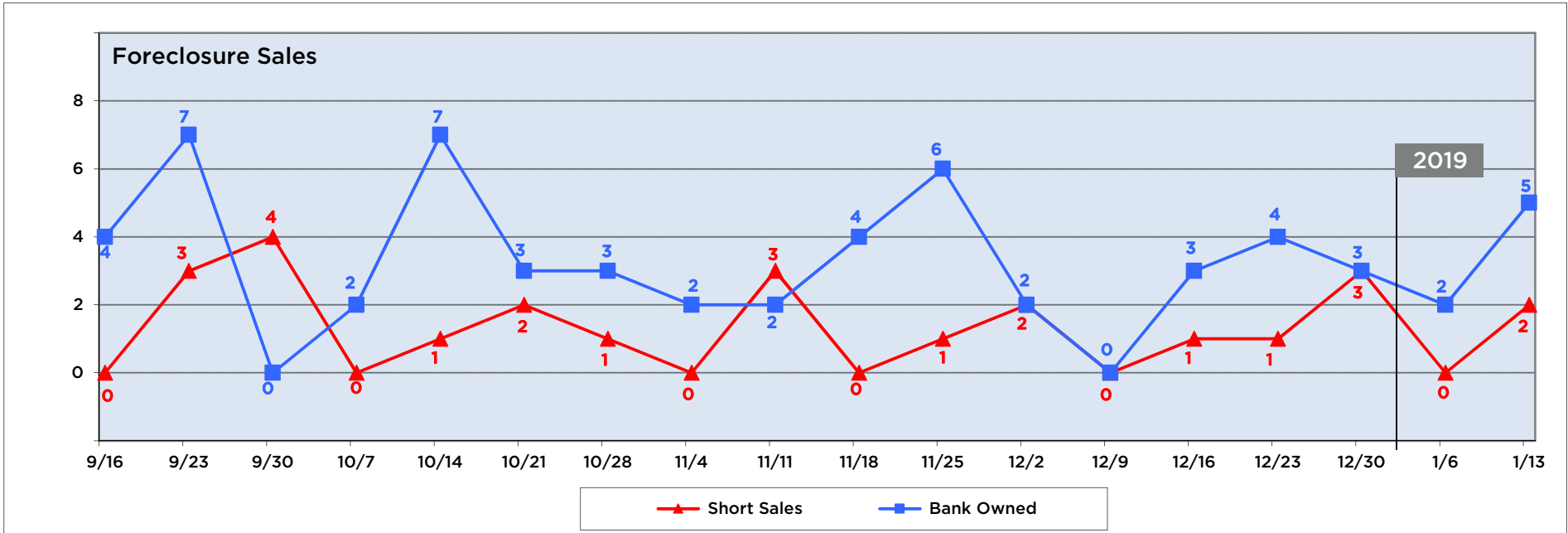
Average Square Feet	1,279	1,196	2,040	2,353	2,338	3,129	0
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**Condos, Townhomes, Villas**



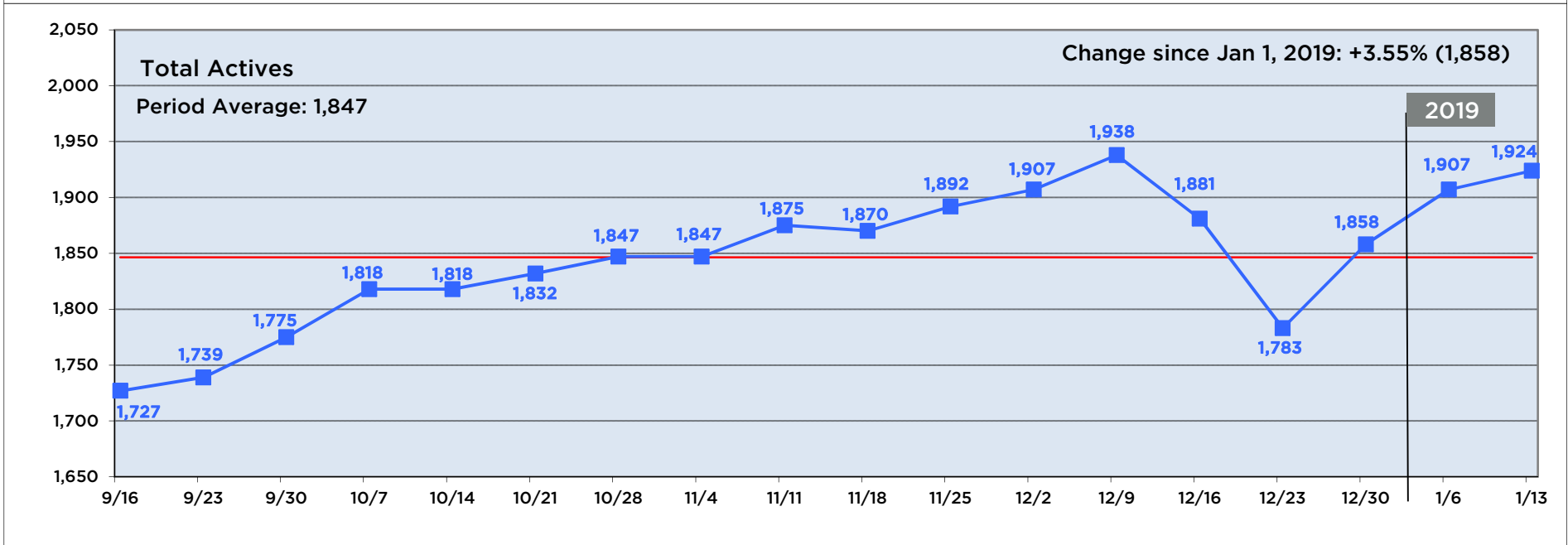
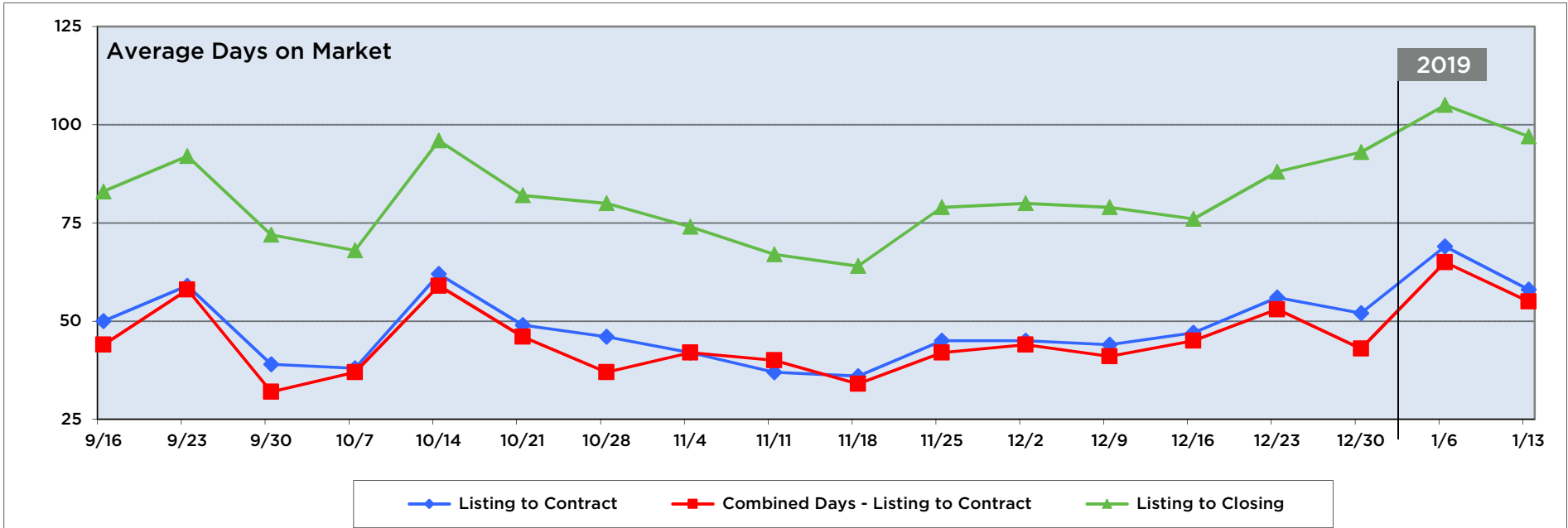


**Condos, Townhomes, Villas**



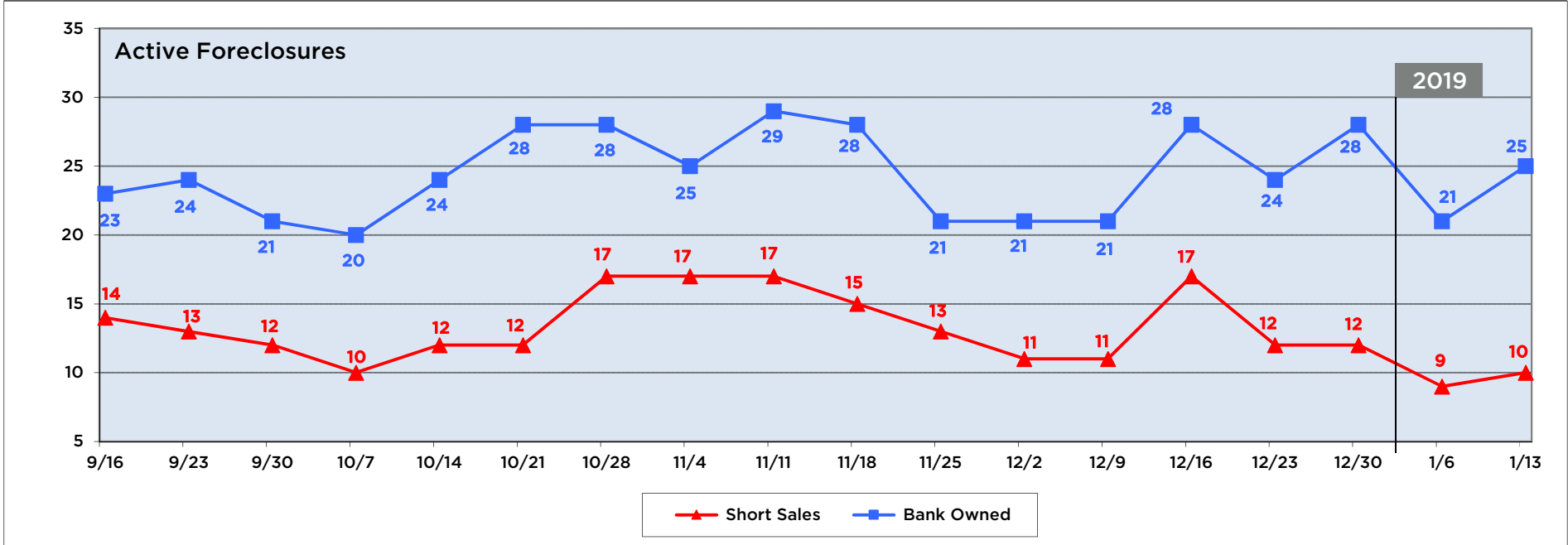
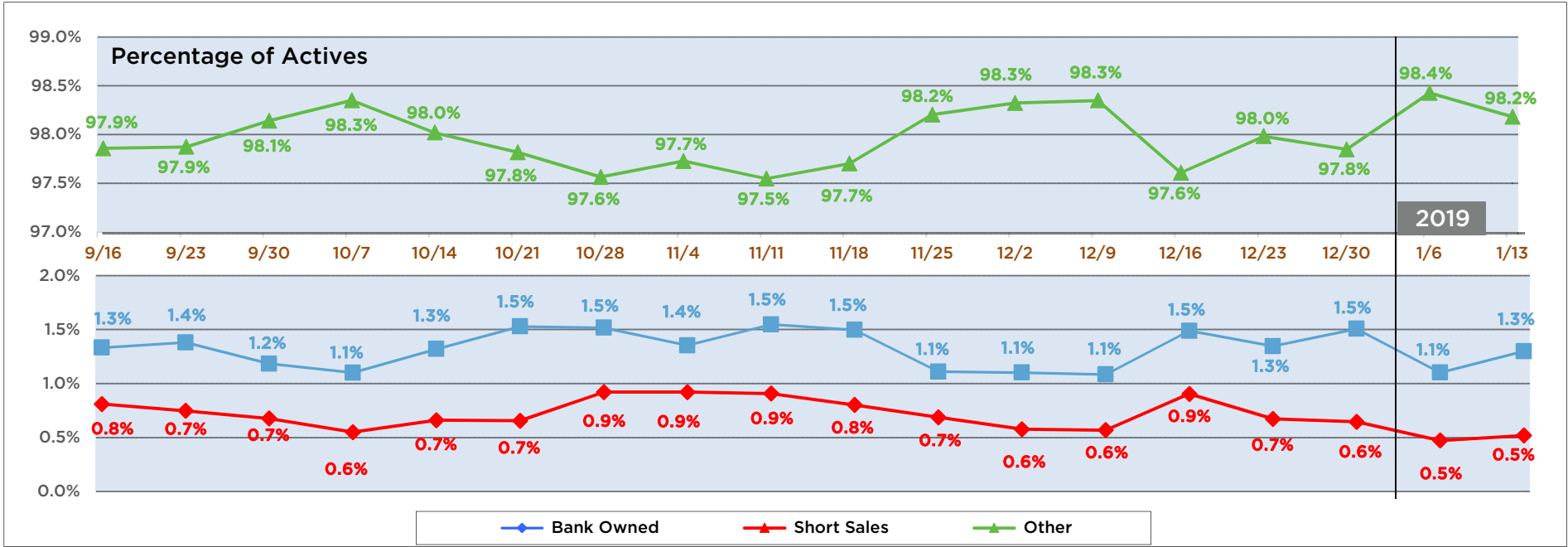


**Condos, Townhomes, Villas**



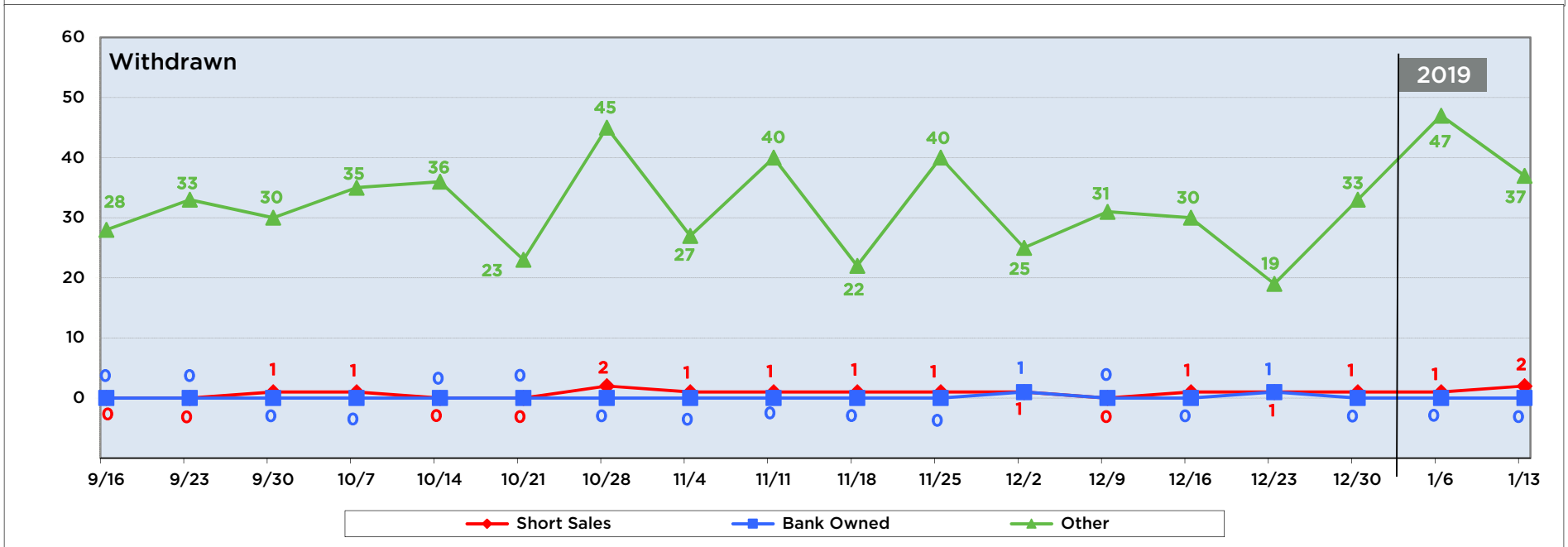
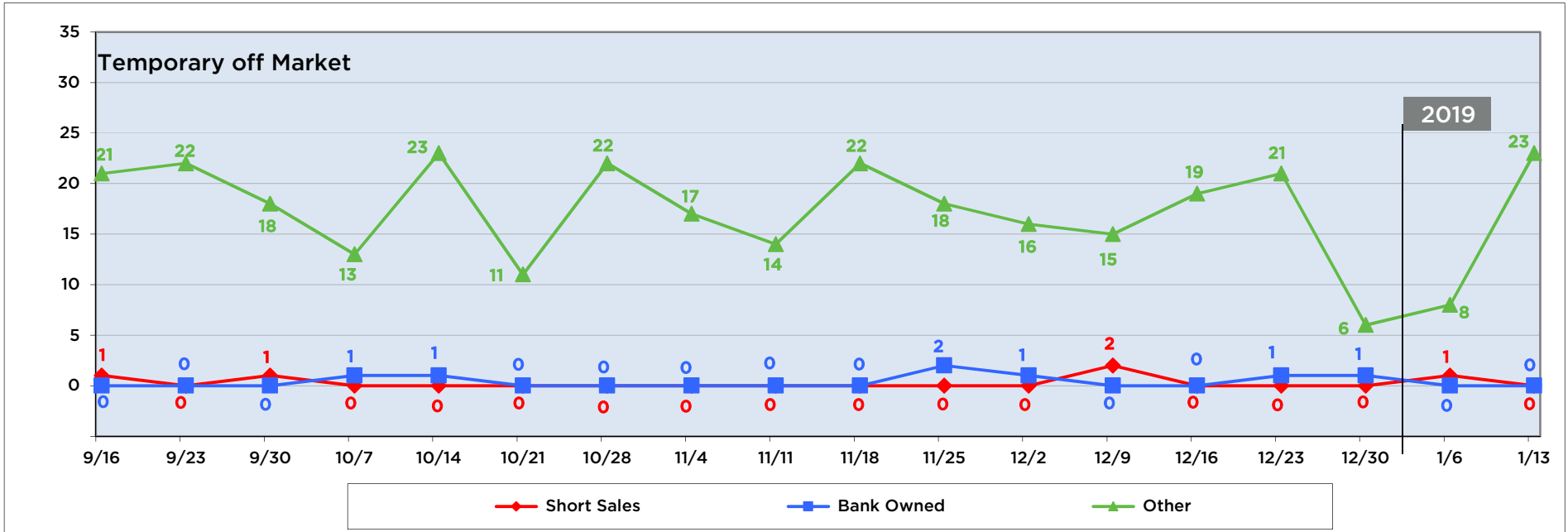


**Condos, Townhomes, Villas**



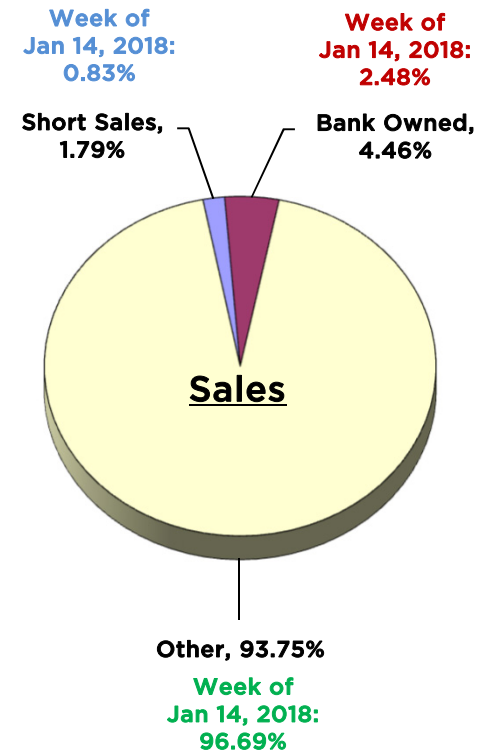
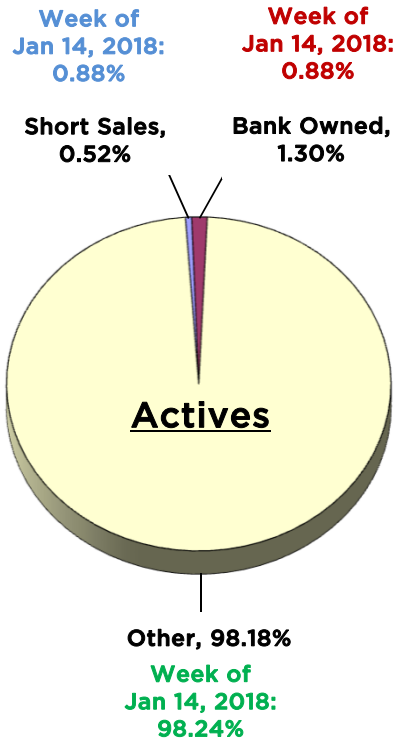


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$146,000?** (± \$500)

<b>County / City</b>	<b>Zip Code</b>	<b>Available</b>	<b>Average List Price</b>	<b>Average Beds</b>	<b>Average Baths</b>	<b>Average SqFt</b>	<b>List \$ per SqFt</b>
<b>Seminole County</b>		<b>1</b>	<b>\$145,500</b>	<b>2.0</b>	<b>2.0</b>	<b>996</b>	<b>\$146.08</b>
Altamonte Springs (East)	32701	1	\$145,500	2.0	2.0	996	\$146.08