



Monday Morning Quarterback Summary

Week of Feb 10, 2019

Single-family existing homes

- Sales of single-family homes increased to 424 during the week of Feb 10, from 323 the week prior
- The median price of single family homes increased to \$251,000, a change of 2.4%
- The number of single-family home foreclosure transactions increased to 16 last week, from 10 the week of Feb 3
- The number of single-family home short-sale transactions increased to 3 from 0 the week prior
- Single-family inventory decreased by 51, and now sits at 7,251

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 113 during the week of Feb 10, from 109 the week prior
- The median price of condos, townhomes, and villas increased to \$170,000, a change of 12.6%
- The number of condo, townhome and villa foreclosure transactions remained constant at 1
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 9, and now sits at 1,979

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	424	206	72	78	32	27	9
Bank Owned	16	9	2	2	2	1	0
Short Sales	3	0	1	1	0	1	0
Other	405	197	69	75	30	25	9
Active Listings	7,251	2,064	1,169	1,617	735	1,153	513
Bank Owned	130	73	19	18	10	9	1
Short Sales	60	22	16	8	5	7	2
Other	7,061	1,969	1,134	1,591	720	1,137	510
Months of Inventory	4	2	4	5	5	10	13

List Price

Average Original List Price	\$330,316	\$196,522	\$284,869	\$358,250	\$480,924	\$704,322	\$1,856,667
Average Final List Price	\$320,013	\$192,061	\$277,244	\$349,879	\$461,627	\$669,511	\$1,780,000

Sale Price

Average Price	\$307,702	\$186,315	\$270,241	\$341,755	\$444,864	\$640,287	\$1,605,256
Median Price	\$251,000	\$200,000	\$268,000	\$335,500	\$444,500	\$623,000	\$1,300,000

Price Differences

Original to Final List Price	-\$10,303	-\$4,461	-\$7,625	-\$8,371	-\$19,297	-\$34,811	-\$76,667
Original List to Sale Price - \$	-\$22,614	-\$10,207	-\$14,628	-\$16,495	-\$36,060	-\$64,035	-\$251,411
Final List to Sale Price - \$	-\$12,311	-\$5,746	-\$7,003	-\$8,124	-\$16,763	-\$29,224	-\$174,744
Original List to Sale Price - %	93.15%	94.81%	94.87%	95.40%	92.50%	90.91%	86.46%
Final List to Sale Price - %	96.15%	97.01%	97.47%	97.68%	96.37%	95.64%	90.18%

Days on the Market

Avg Days Listing to Contract	65	48	60	67	84	140	162
Combined Avg Days to Contract	66	46	69	70	97	134	164
Avg Days Listing to Closing	100	82	97	105	117	180	208
Avg Days Contract to Close	35	33	36	36	37	39	44

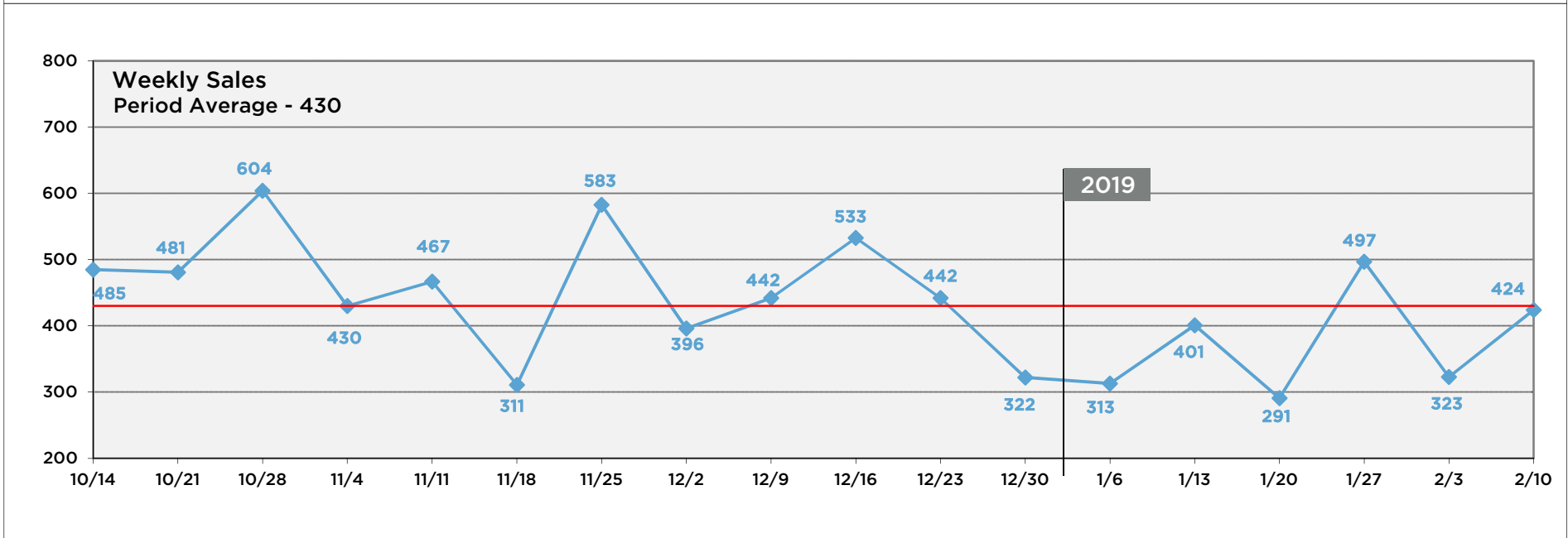
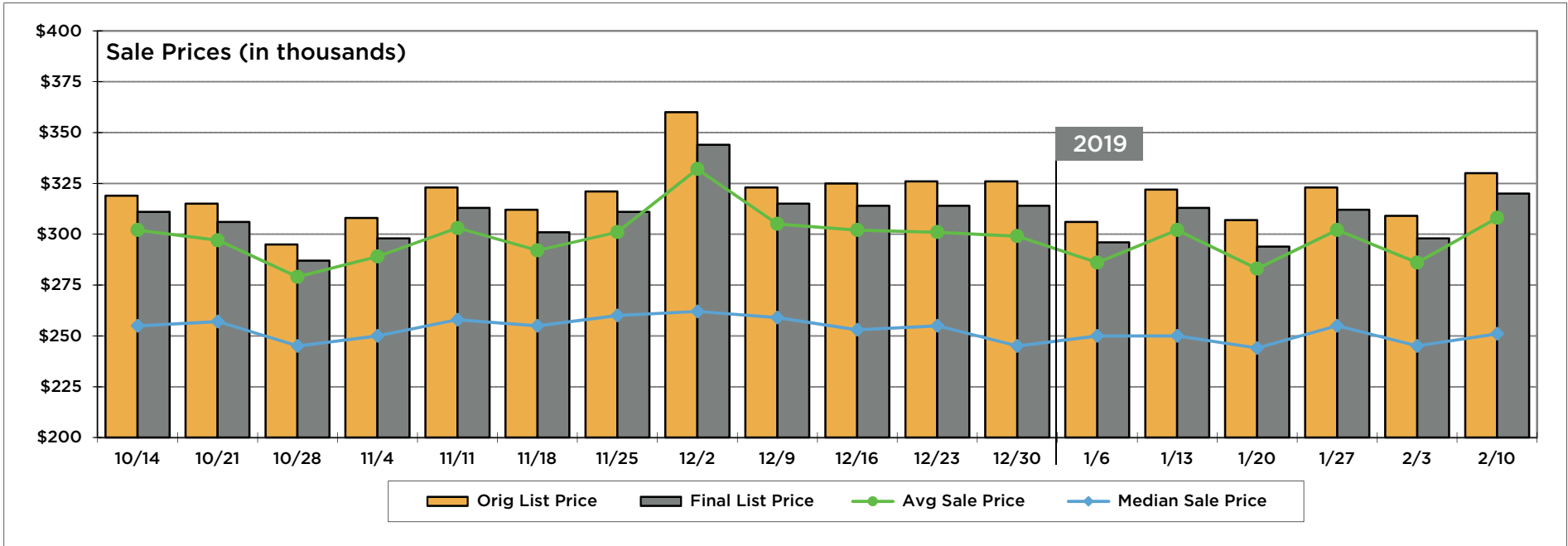
Beds / Baths

Average Bedrooms	3	3	3	4	4	4	6
Average Full Baths	2	2	2	2	3	3	5
Average Half Baths	0	0	0	0	0	0	1

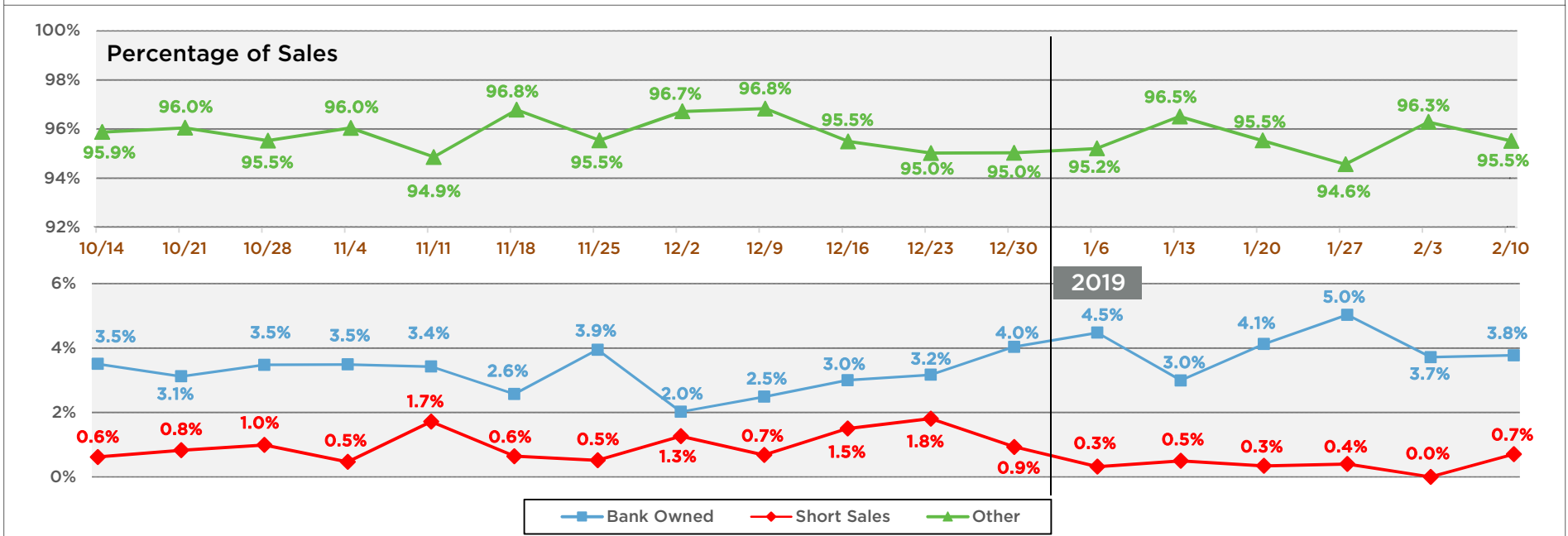
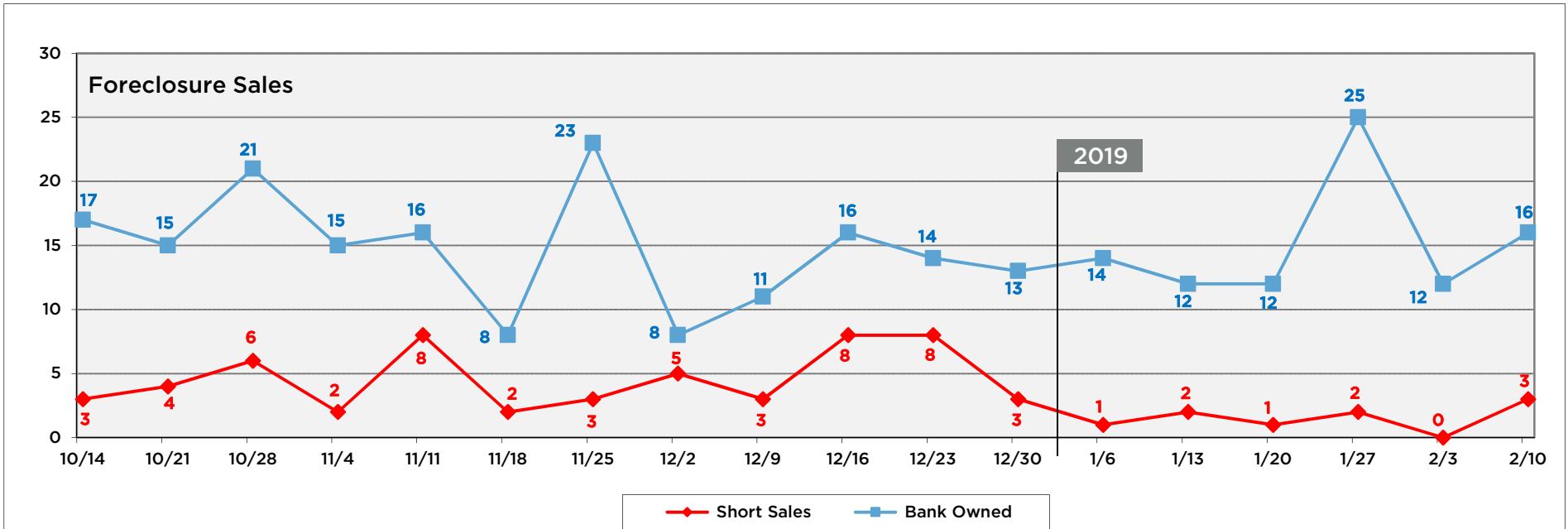
Square Footage

Average Square Feet	2,063	1,466	2,017	2,401	3,054	3,394	5,656
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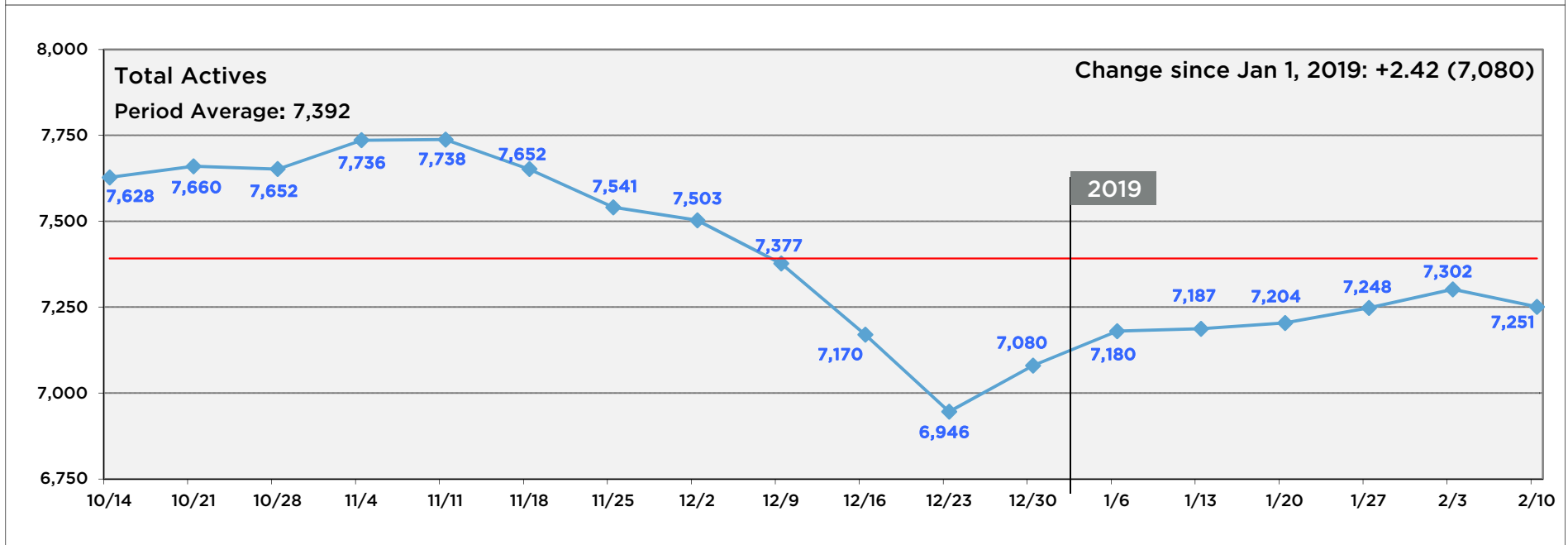
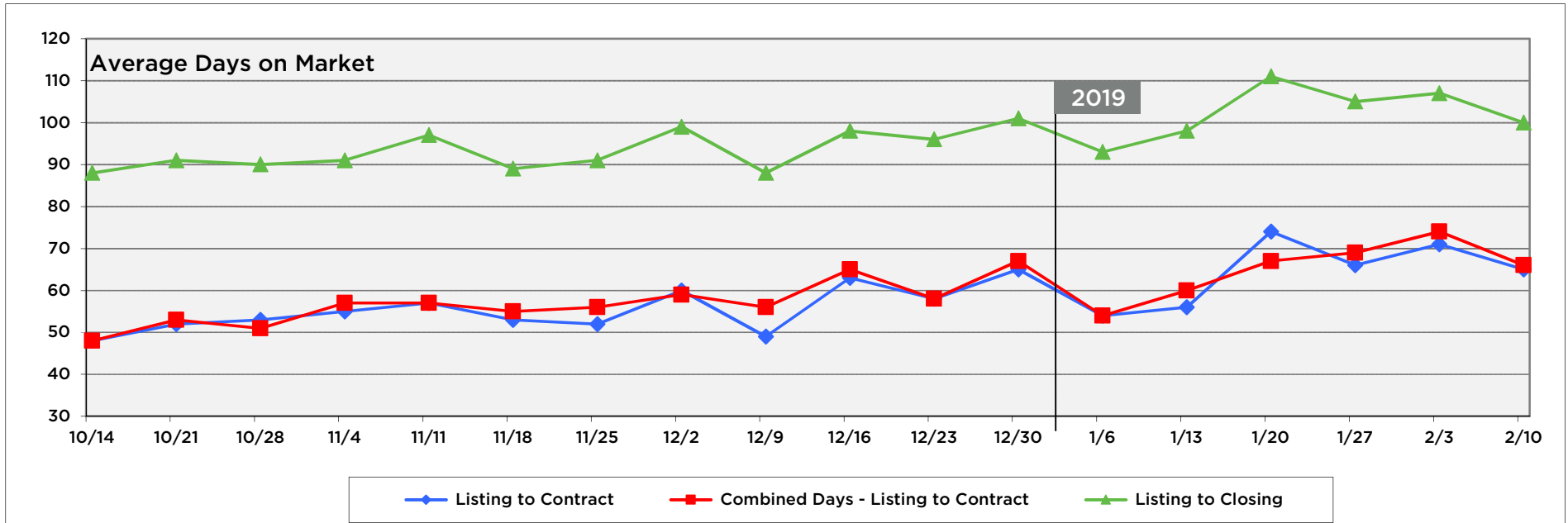
Single Family Homes



Single Family Homes

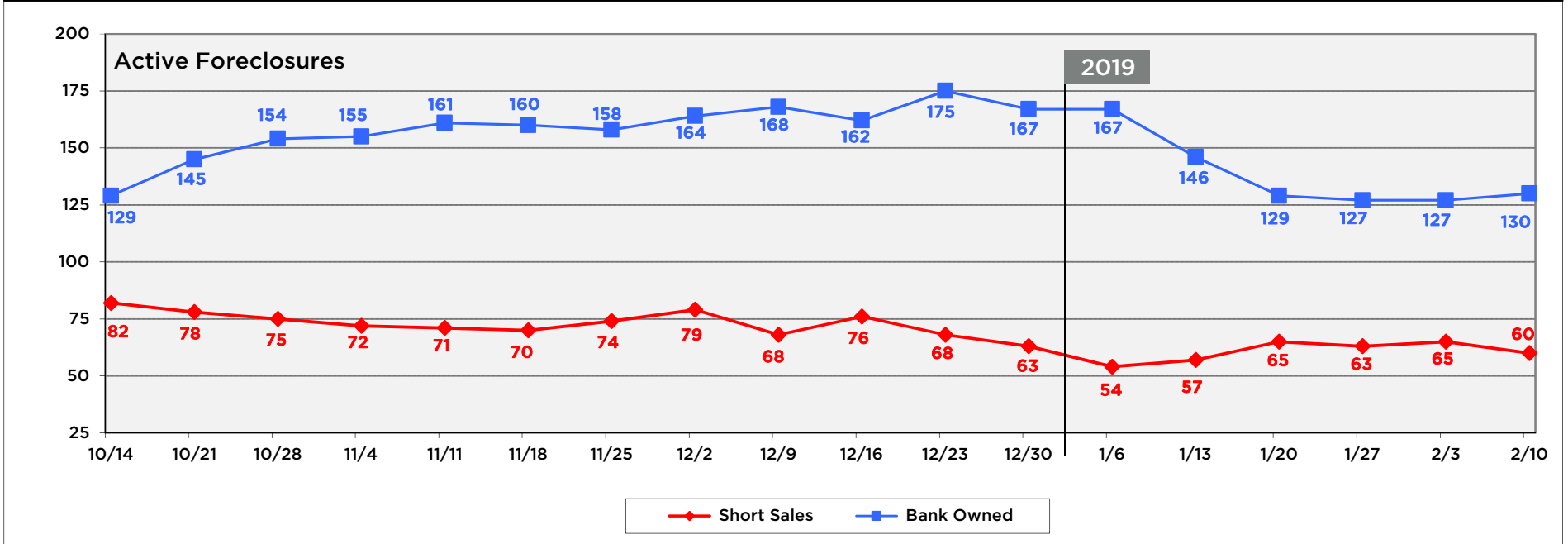
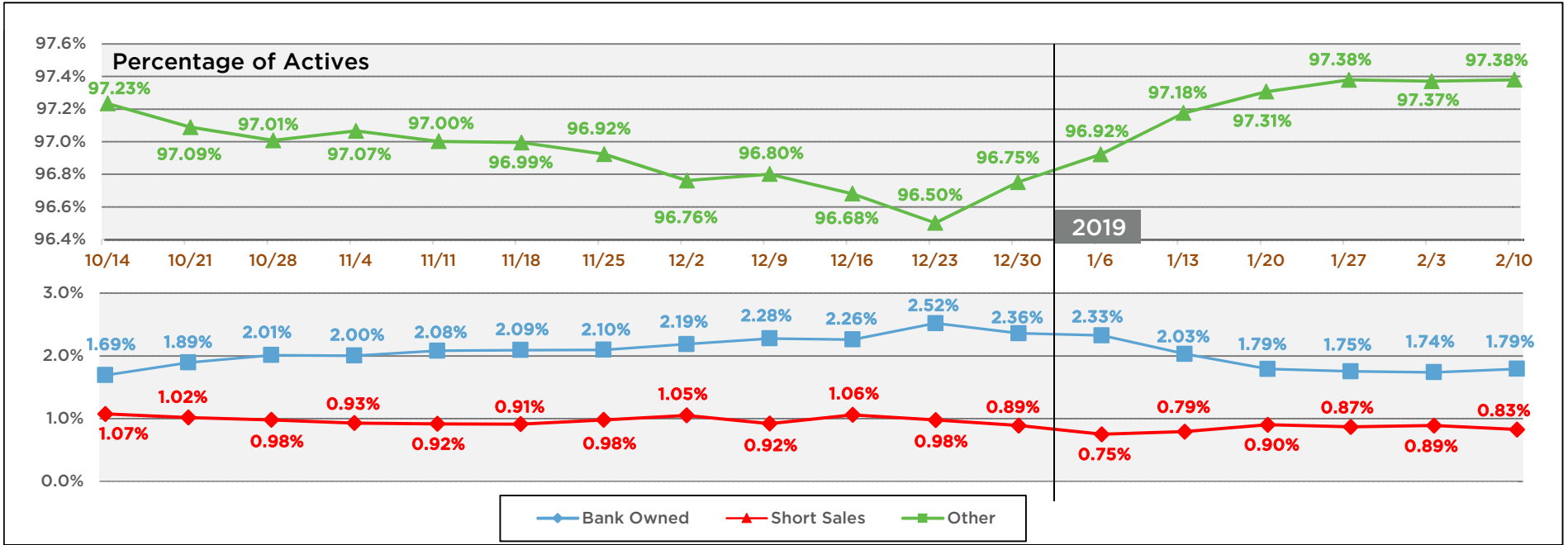


Single Family Homes



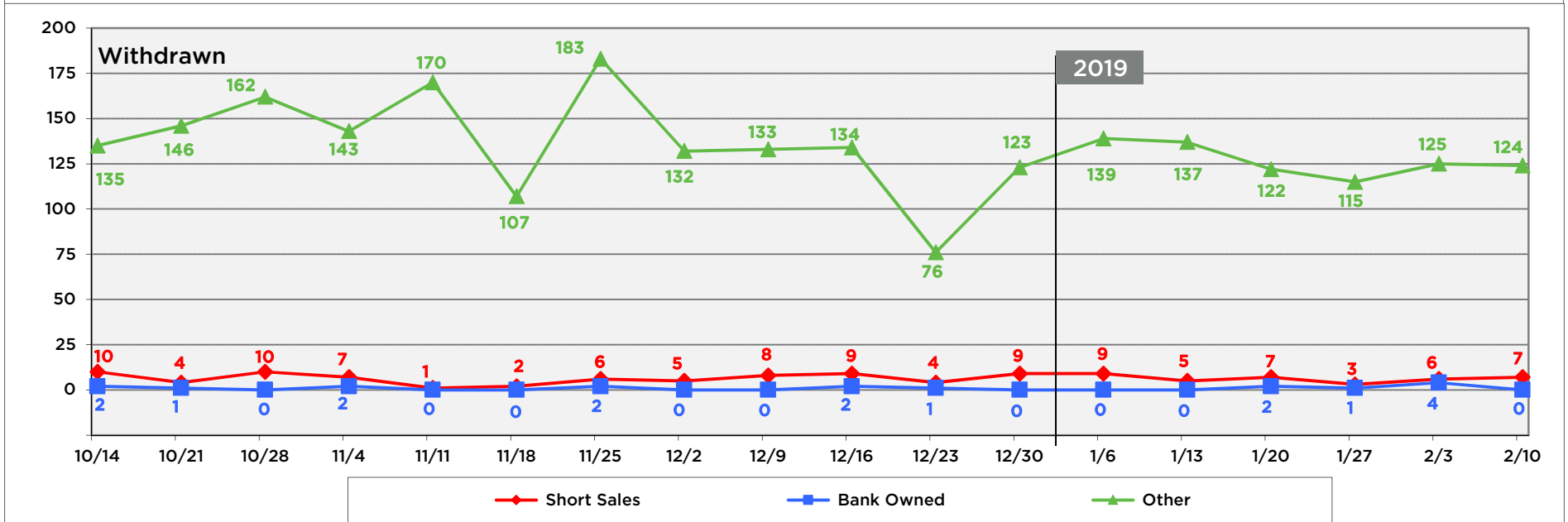
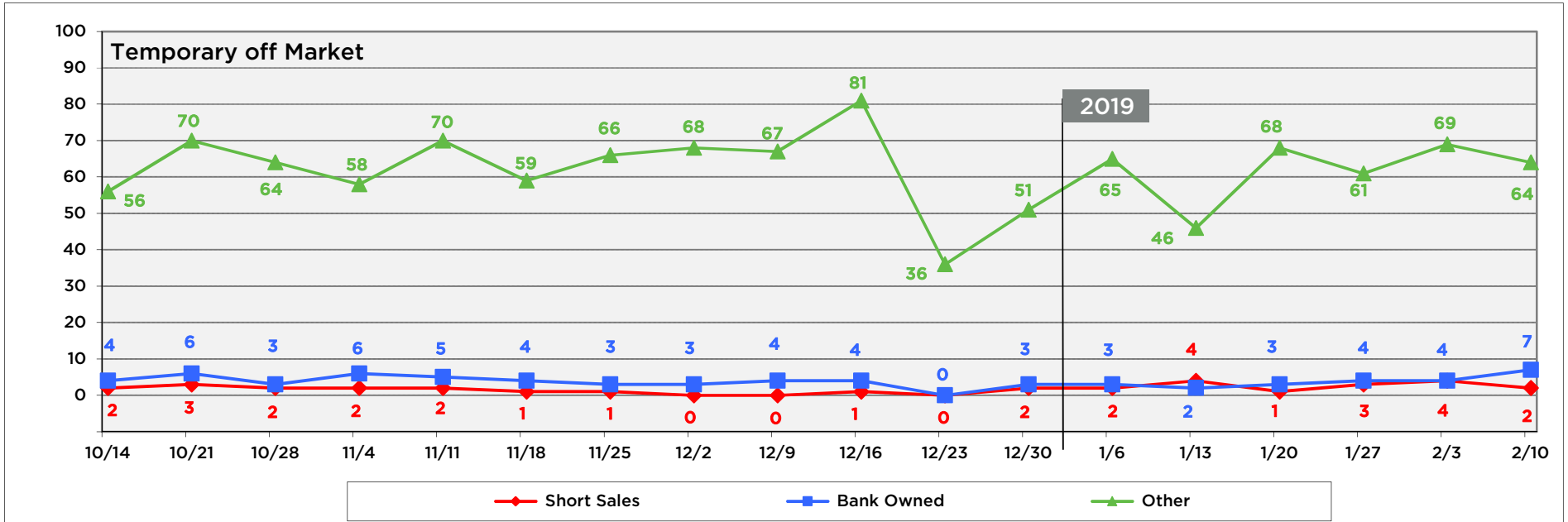


Single Family Homes

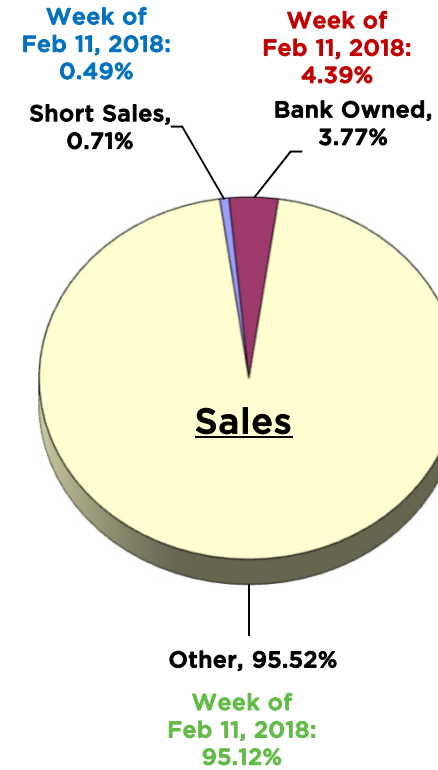
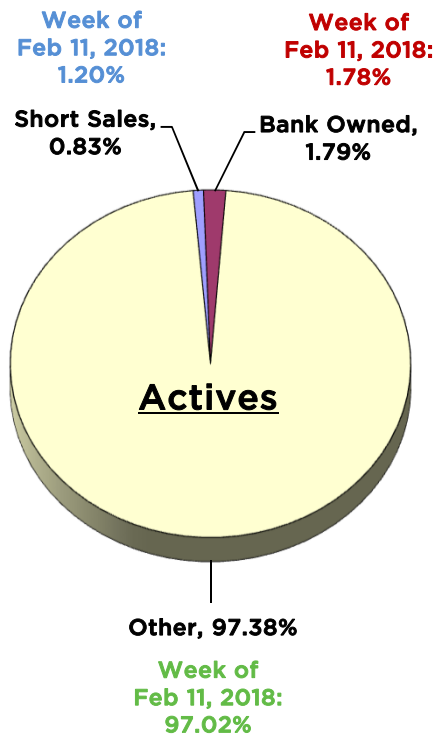




Single Family Homes



Single Family Homes



Where are the 2 Single Family Homes available for the Median Price of \$251,000? (± \$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>
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Orange County		1	\$250,900	3.0	2.0	1,739	\$144.28
Rio Pinar / Union Park	32825	1	\$250,900	3.0	2.0	1,739	\$144.28
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Lake County		1	\$251,000	4.0	2.0	2,520	\$99.60
Tavares / Mt Plymouth	32778	1	\$251,000	4.0	2.0	2,520	\$99.60

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	113	96	6	8	1	2	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	112	95	6	8	1	2	0
Active Listings	1,979	1,427	233	216	43	46	14
Bank Owned	26	25	0	1	0	0	0
Short Sales	12	8	2	1	1	0	0
Other	1,941	1,394	231	214	42	46	14
Months of Inventory	4	3	9	6	10	5	0

List Price

Average Original List Price	\$195,629	\$162,183	\$270,183	\$379,063	\$459,000	\$711,950	\$0
Average Final List Price	\$192,309	\$159,752	\$268,167	\$369,725	\$459,000	\$684,450	\$0

Sale Price

Average Price	\$183,748	\$152,724	\$260,833	\$351,500	\$450,000	\$637,500	\$0
Median Price	\$170,000	\$152,500	\$255,000	\$338,500	\$450,000	\$637,500	\$0

Price Differences

Original to Final List Price	-\$3,320	-\$2,431	-\$2,016	-\$9,338	\$0	-\$27,500	\$0
Original List to Sale Price - \$	-\$11,881	-\$9,459	-\$9,350	-\$27,563	-\$9,000	-\$74,450	\$0
Final List to Sale Price - \$	-\$8,561	-\$7,028	-\$7,334	-\$18,225	-\$9,000	-\$46,950	\$0
Original List to Sale Price - %	93.93%	94.17%	96.54%	92.73%	98.04%	89.54%	0.00%
Final List to Sale Price - %	95.55%	95.60%	97.27%	95.07%	98.04%	93.14%	0.00%

Days on the Market

Avg Days Listing to Contract	47	45	31	73	23	108	0
Combined Avg Days to Contract	43	40	28	72	23	108	0
Avg Days Listing to Closing	78	76	57	104	59	135	0
Avg Days Contract to Close	29	30	26	30	35	27	0

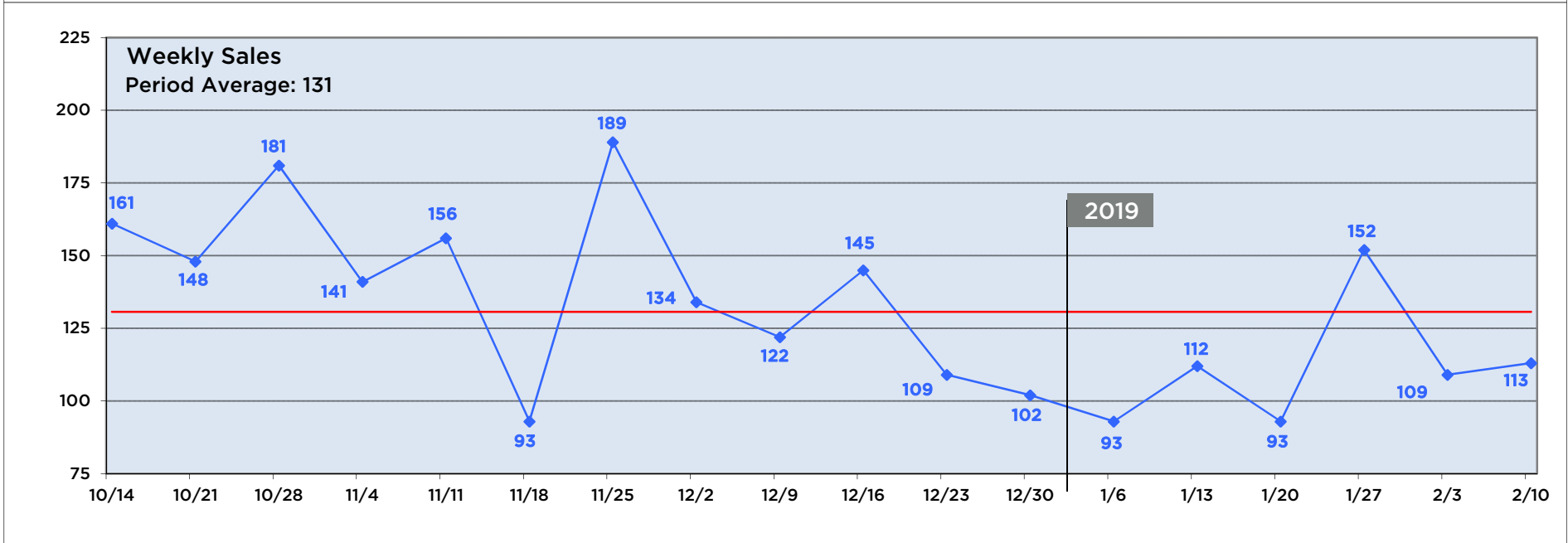
Beds / Baths

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

Square Footage

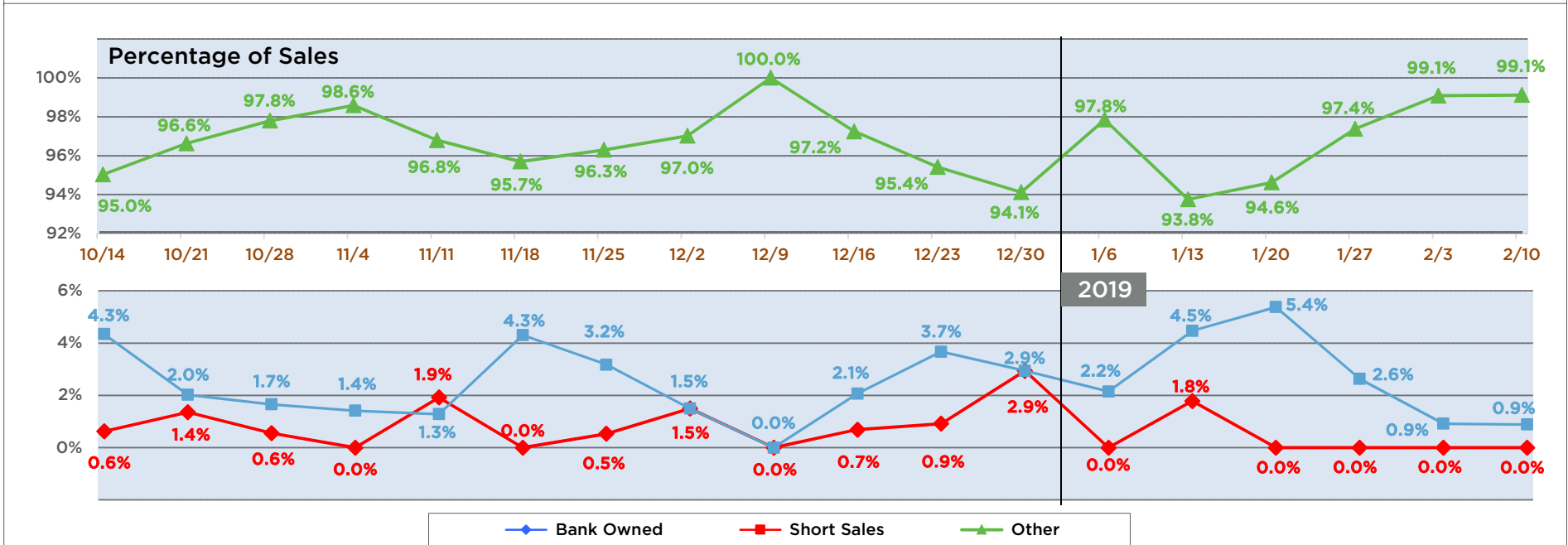
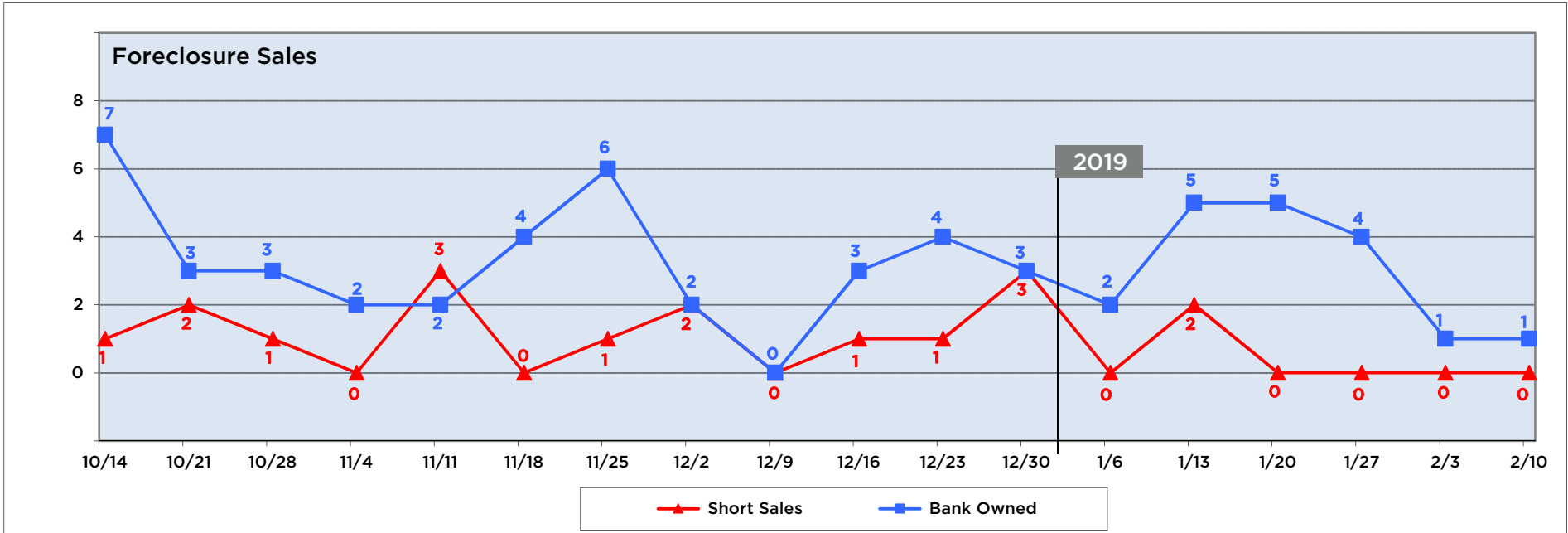
Average Square Feet	1,334	1,211	1,702	2,082	2,333	2,598	0
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Condos, Townhomes, Villas



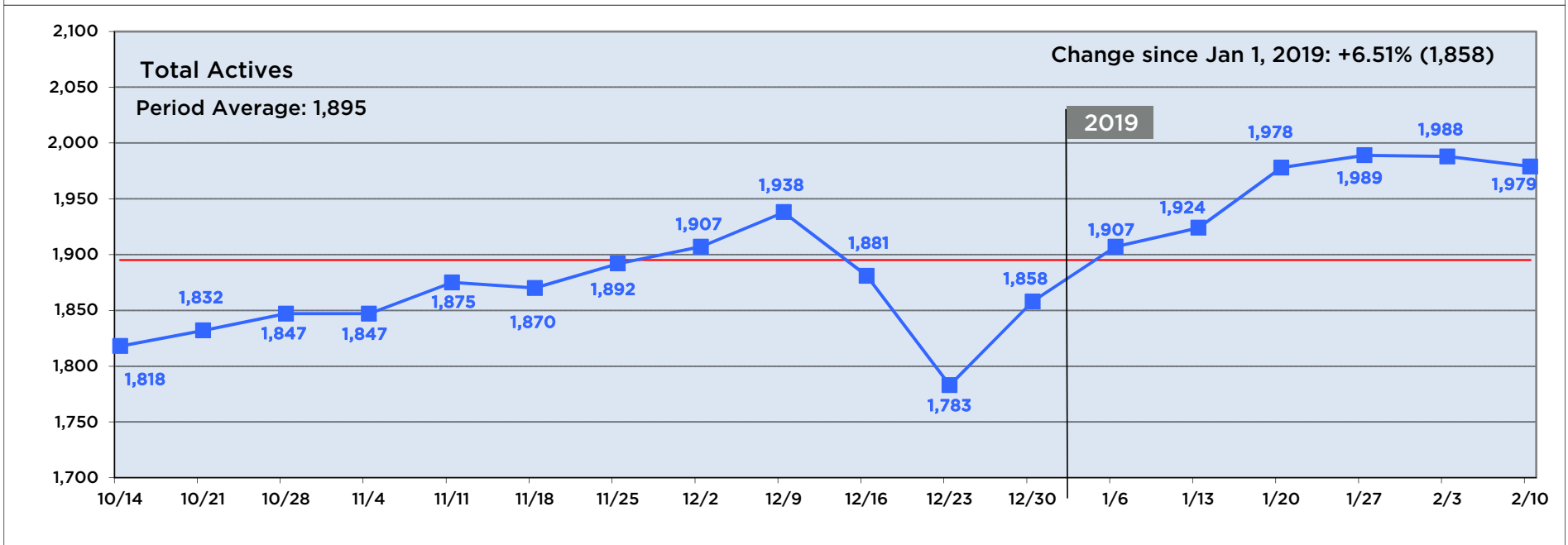
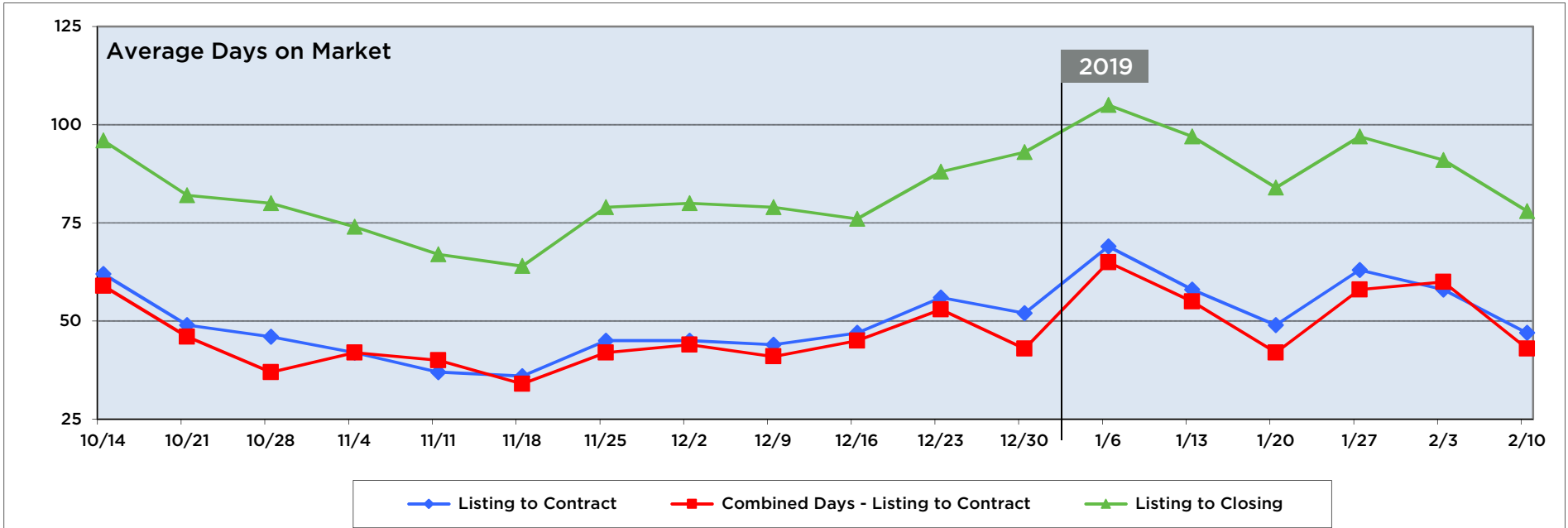


Condos, Townhomes, Villas

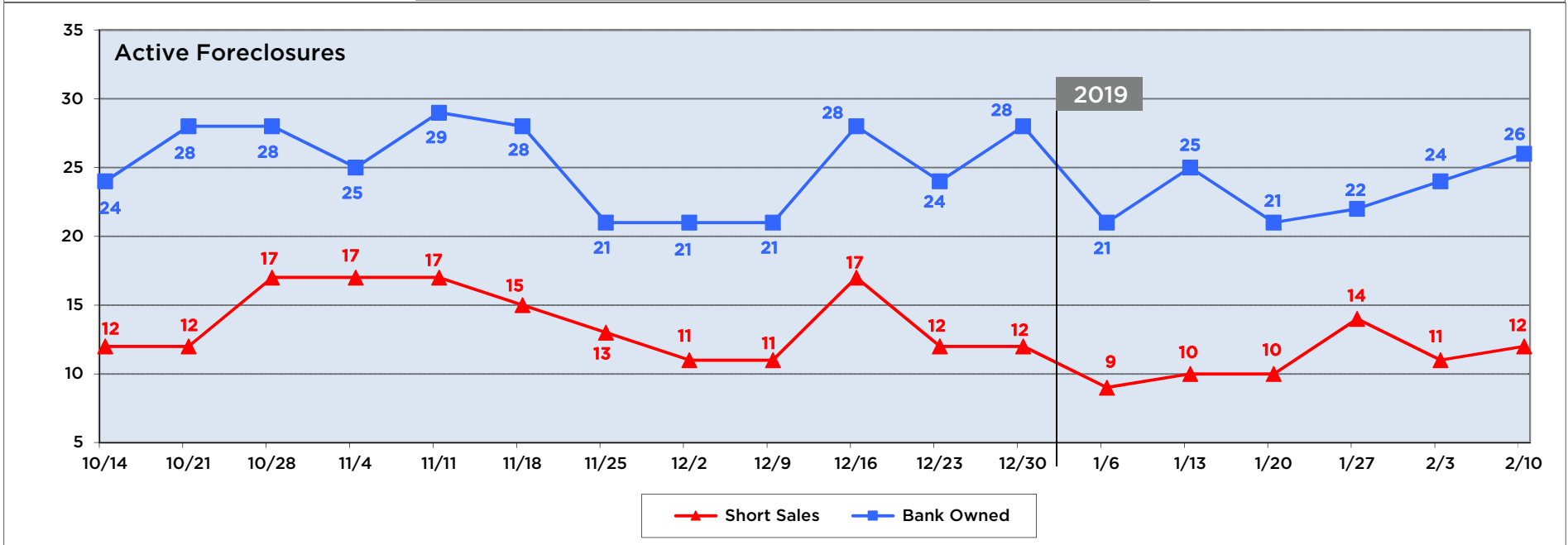
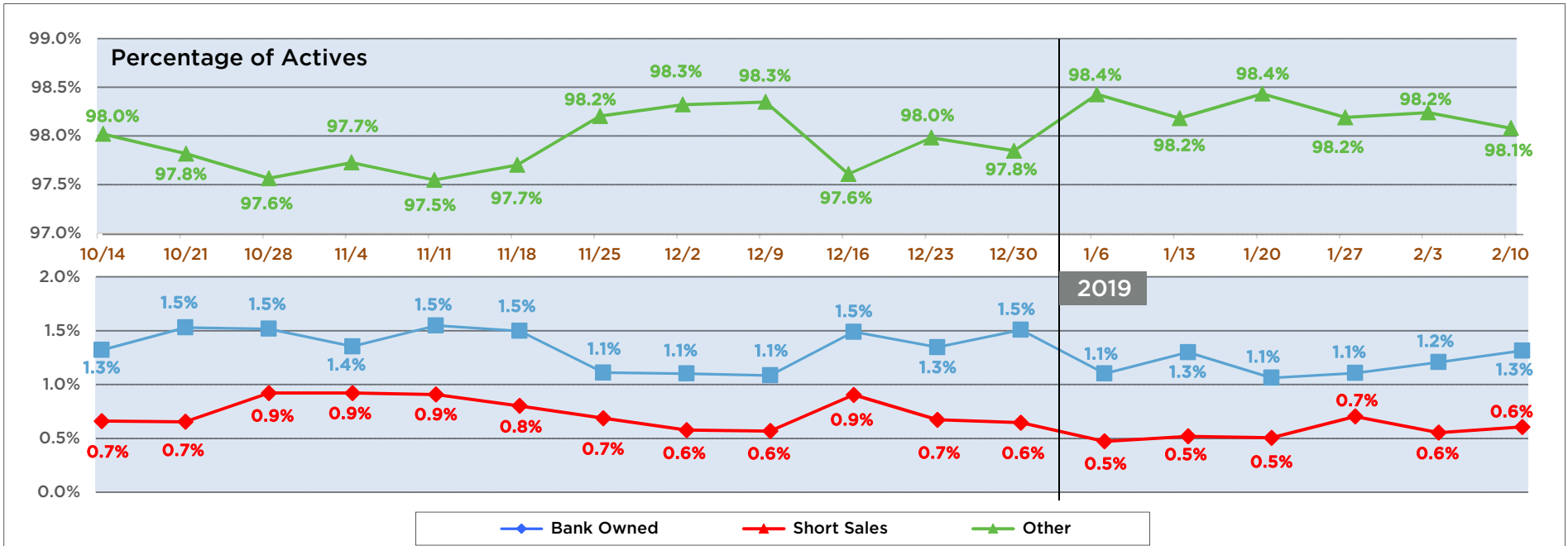




Condos, Townhomes, Villas

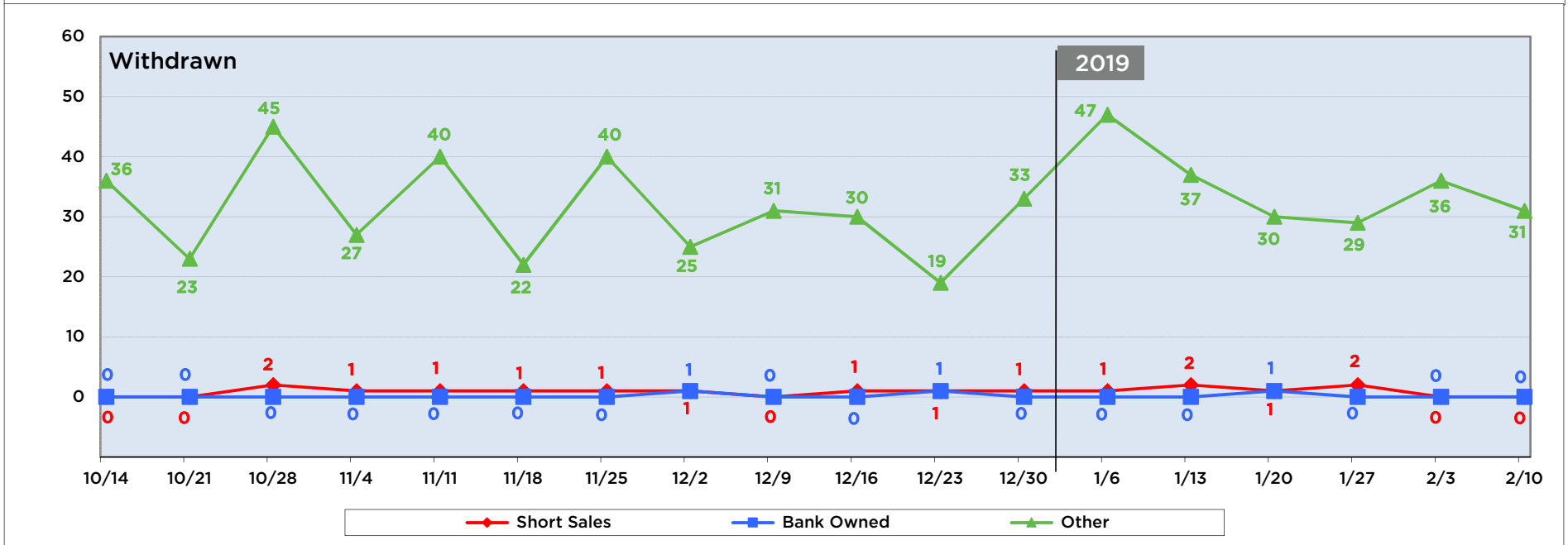
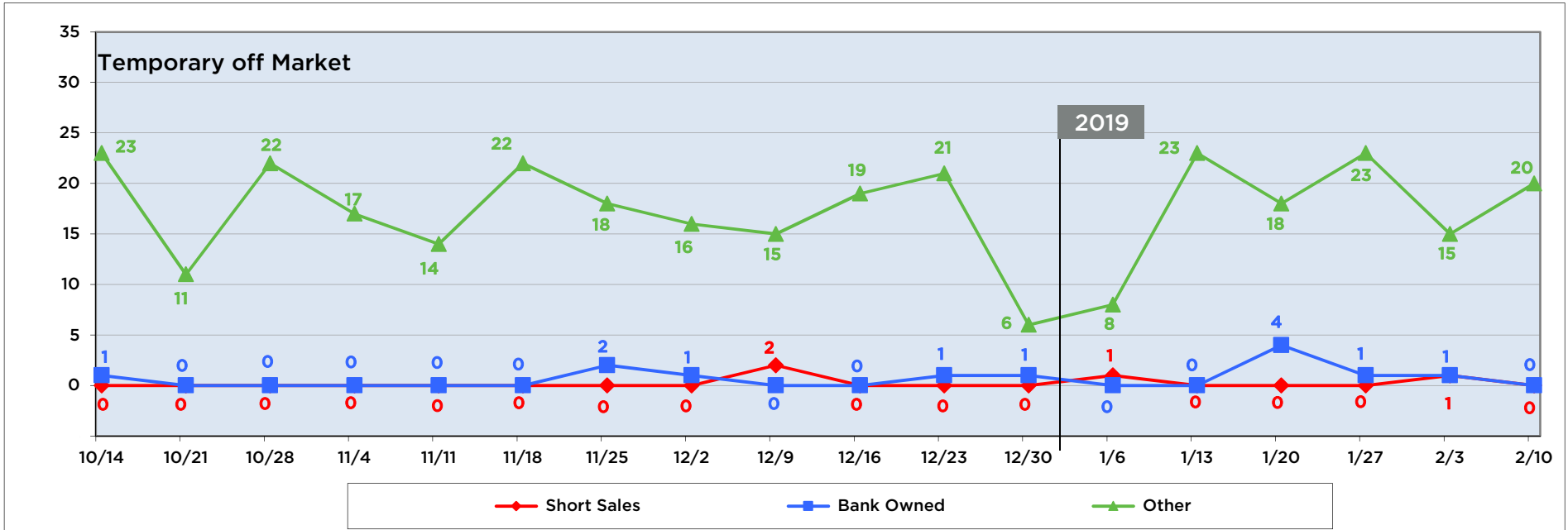


Condos, Townhomes, Villas

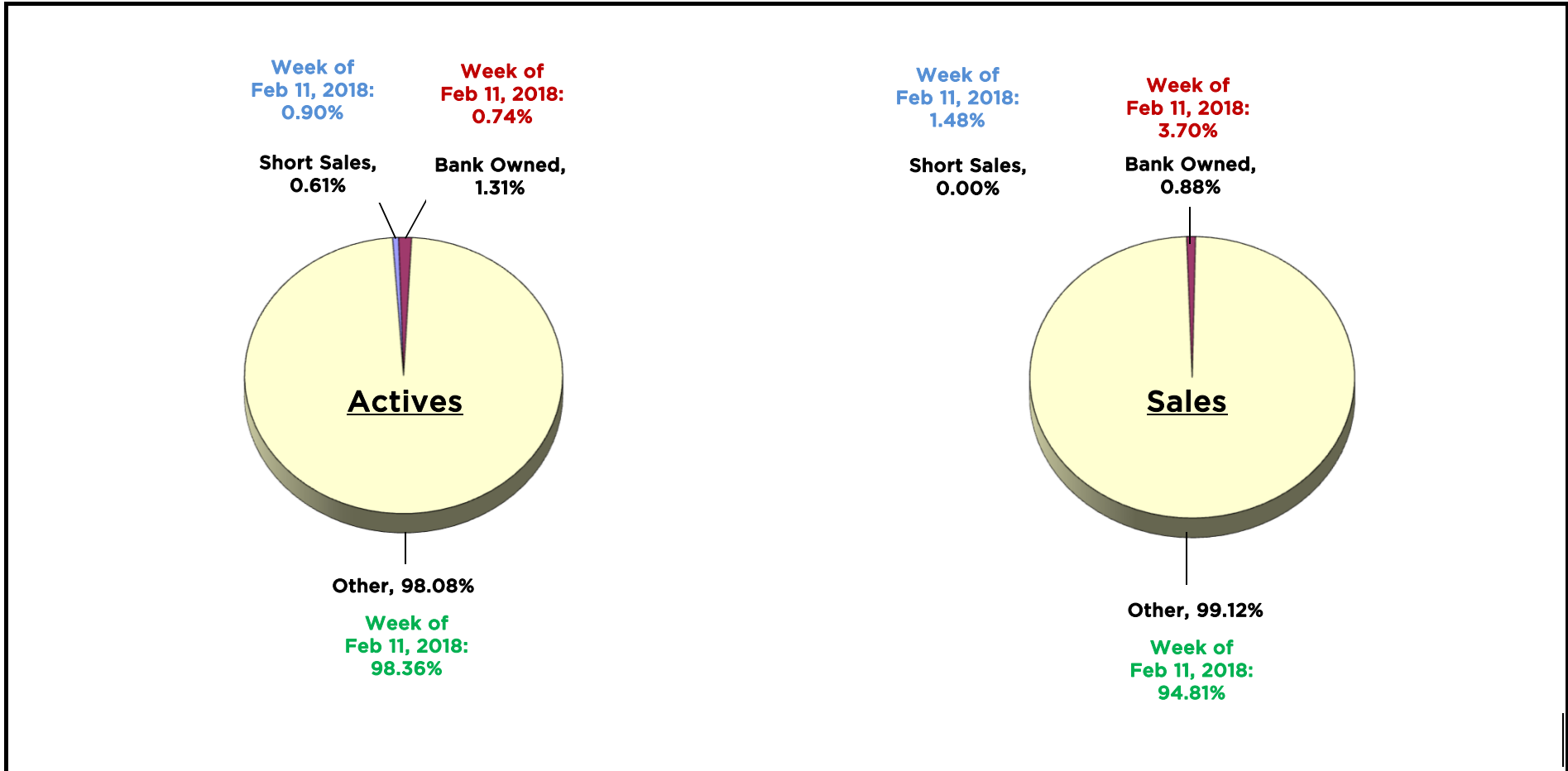




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 22 Condos, Townhomes, or Villas available for the Median Price of \$170,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$169,900	4.0	2.0	1,404	\$121.01
Altamonte Springs / Forest City	32714	2	\$169,900	4.0	2.0	1,404	\$121.01
Orange County		12	\$169,908	2.3	1.8	1,038	\$163.66
Orlando (Downtown)	32801	1	\$169,900	1.0	1.0	975	\$174.26
Delaney / Crystal Lake	32806	1	\$169,900	2.0	1.0	998	\$170.24
Williamsburg / Lake Bryan	32821	2	\$169,950	3.0	2.0	1,241	\$136.95
Taft	32824	1	\$170,000	3.0	2.0	1,200	\$141.67
Rio Pinar / Union Park	32825	2	\$170,000	2.0	2.0	815	\$208.59
Research Park	32826	1	\$169,900	2.0	2.0	837	\$202.99
Waterford Lakes	32828	1	\$169,500	2.0	2.0	1,013	\$167.32
Union Park / Chickasaw	32829	1	\$169,900	2.0	2.0	1,071	\$158.64
Hunters Creek	32837	2	\$169,950	3.0	2.0	1,126	\$150.93
Osceola County		8	\$169,900	3.3	2.3	1,398	\$121.56
Davenport	33896	2	\$170,000	3.0	2.0	1,248	\$136.22
Kissimmee (Central)	34741	1	\$169,900	2.0	2.0	940	\$180.74
Kissimmee (East)	34744	1	\$170,000	3.0	2.0	1,728	\$98.38
Kissimmee (West) / Pleasant Hill	34746	1	\$169,900	4.0	2.0	1,400	\$121.36
Kissimmee / Celebration	34747	1	\$169,500	3.0	2.0	1,291	\$131.29
Kissimmee / Poinciana	34758	2	\$169,950	4.0	3.0	1,663	\$102.19