



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

***Week of Feb 17, 2019***

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

- Sales of single-family homes decreased to 396 during the week of Feb 17, from 424 the week prior
- The median price of single family homes increased to \$260,000, a change of 3.6%
- The number of single-family home foreclosure transactions increased to 20 last week, from 16 the week of Feb 10
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory increased by 27, and now sits at 7,278

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

- Sales of condos, townhomes, and villas increased to 132 during the week of Feb 17, from 113 the week prior
- The median price of condos, townhomes, and villas decreased to \$166,750, a change of -1.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 1 the week of Feb 10
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 17, and now sits at 1,996

*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>396</b>	177	75	68	34	31	11
Bank Owned	20	12	3	2	1	0	2
Short Sales	0	0	0	0	0	0	0
Other	376	165	72	66	33	31	9
<b>Active Listings</b>	<b>7,278</b>	2,013	1,204	1,643	720	1,177	521
Bank Owned	142	72	24	24	11	9	2
Short Sales	69	28	18	10	4	7	2
Other	7,067	1,913	1,162	1,609	705	1,161	517
<b>Months of Inventory</b>	<b>4</b>	3	4	6	5	9	11

**List Price**

Average Original List Price	<b>\$344,913</b>	\$197,501	\$292,899	\$354,302	\$465,406	\$674,328	\$1,712,718
Average Final List Price	<b>\$335,926</b>	\$192,932	\$280,928	\$346,733	\$455,647	\$659,231	\$1,663,817

**Sale Price**

Average Price	<b>\$322,926</b>	\$187,186	\$272,765	\$339,315	\$438,026	\$631,789	\$1,521,591
Median Price	<b>\$260,000</b>	\$195,000	\$273,000	\$337,450	\$432,500	\$563,500	\$1,325,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$8,987</b>	-\$4,569	-\$11,971	-\$7,569	-\$9,759	-\$15,097	-\$48,901
<b>Original List to Sale Price - \$</b>	<b>-\$21,987</b>	-\$10,315	-\$20,134	-\$14,987	-\$27,380	-\$42,539	-\$191,127
<b>Final List to Sale Price - \$</b>	<b>-\$13,000</b>	-\$5,746	-\$8,163	-\$7,418	-\$17,621	-\$27,442	-\$142,226
<b>Original List to Sale Price - %</b>	<b>93.63%</b>	94.78%	93.13%	95.77%	94.12%	93.69%	88.84%
<b>Final List to Sale Price - %</b>	<b>96.13%</b>	97.02%	97.09%	97.86%	96.13%	95.84%	91.45%

**Days on the Market**

Avg Days Listing to Contract	<b>66</b>	51	93	60	85	70	87
Combined Avg Days to Contract	<b>71</b>	46	95	65	80	101	214
Avg Days Listing to Closing	<b>103</b>	88	125	97	117	111	151
Avg Days Contract to Close	<b>36</b>	36	33	36	31	39	63

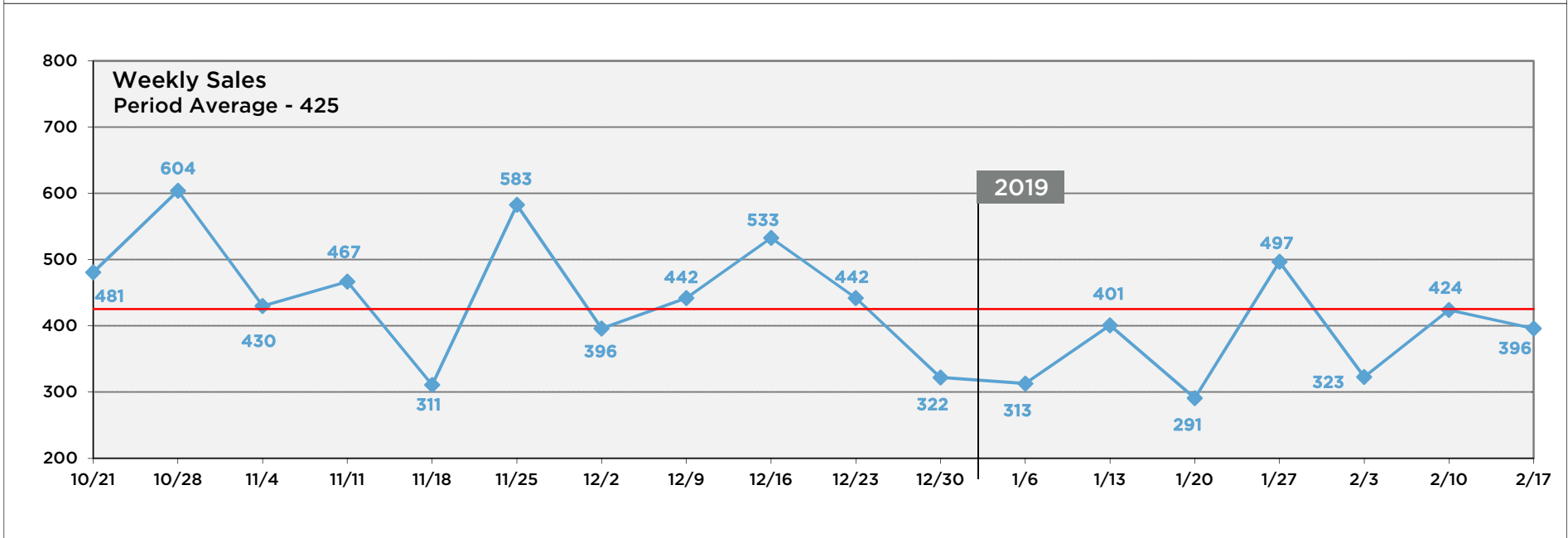
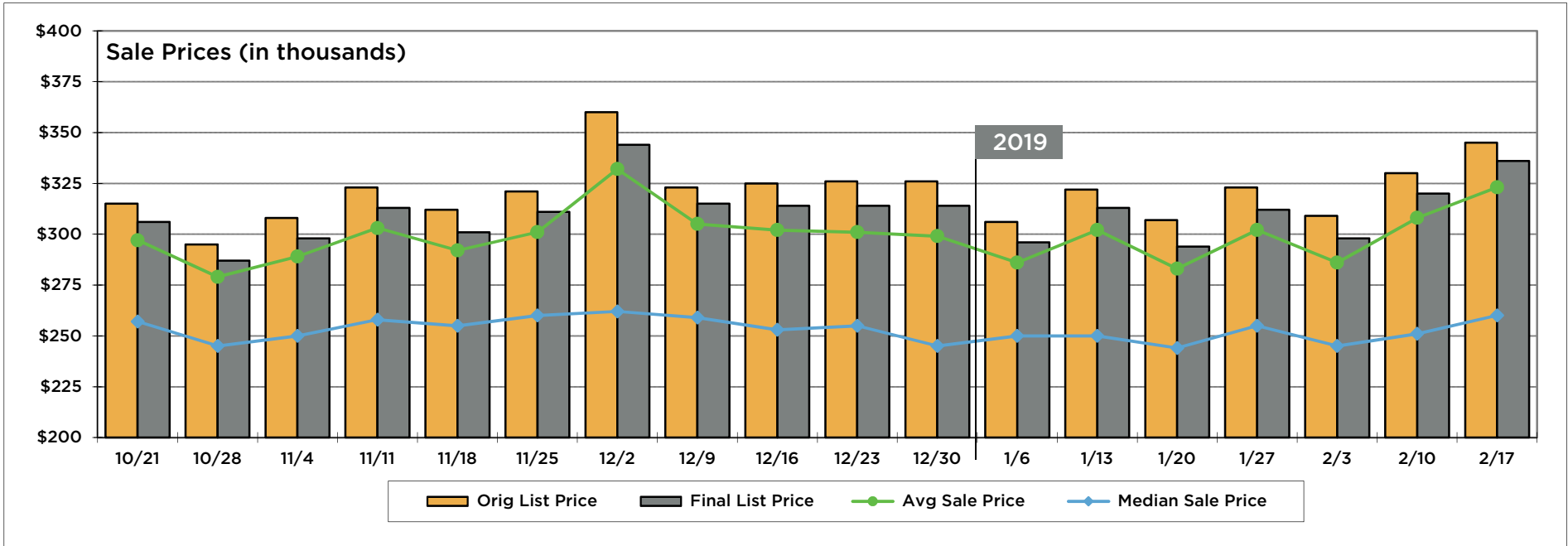
**Beds / Baths**

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

**Square Footage**

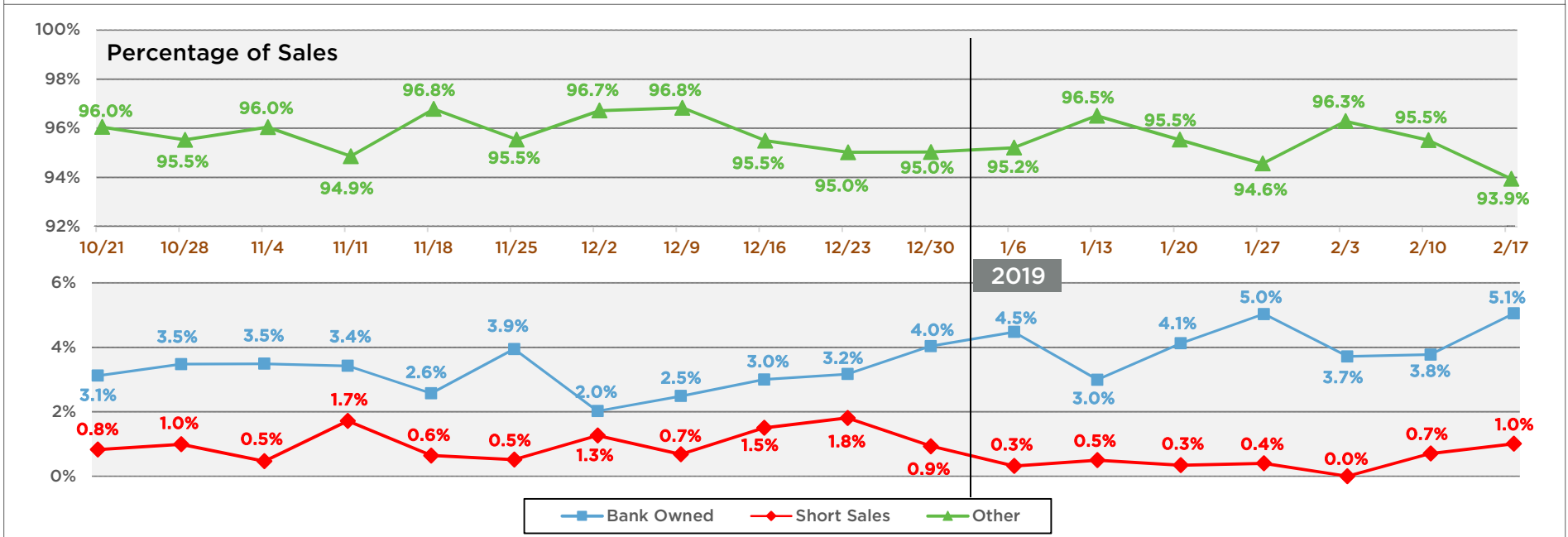
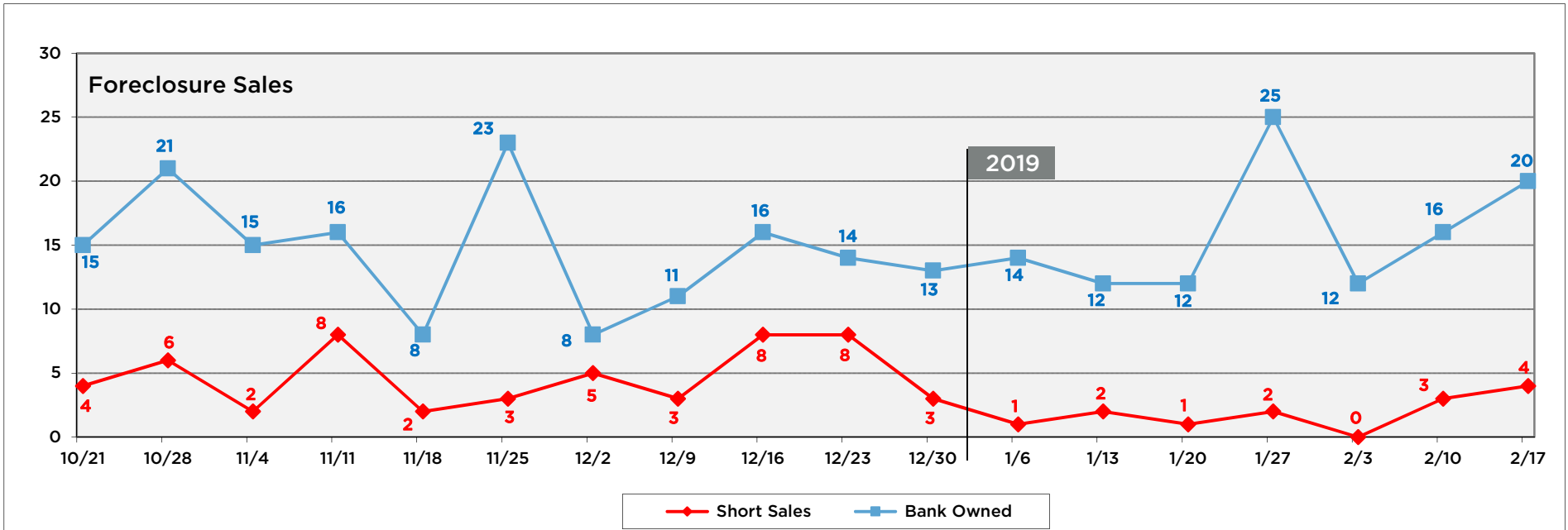
Average Square Feet	<b>2,143</b>	1,448	1,998	2,472	2,936	3,459	6,111
---------------------	--------------	-------	-------	-------	-------	-------	-------

**Single Family Homes**

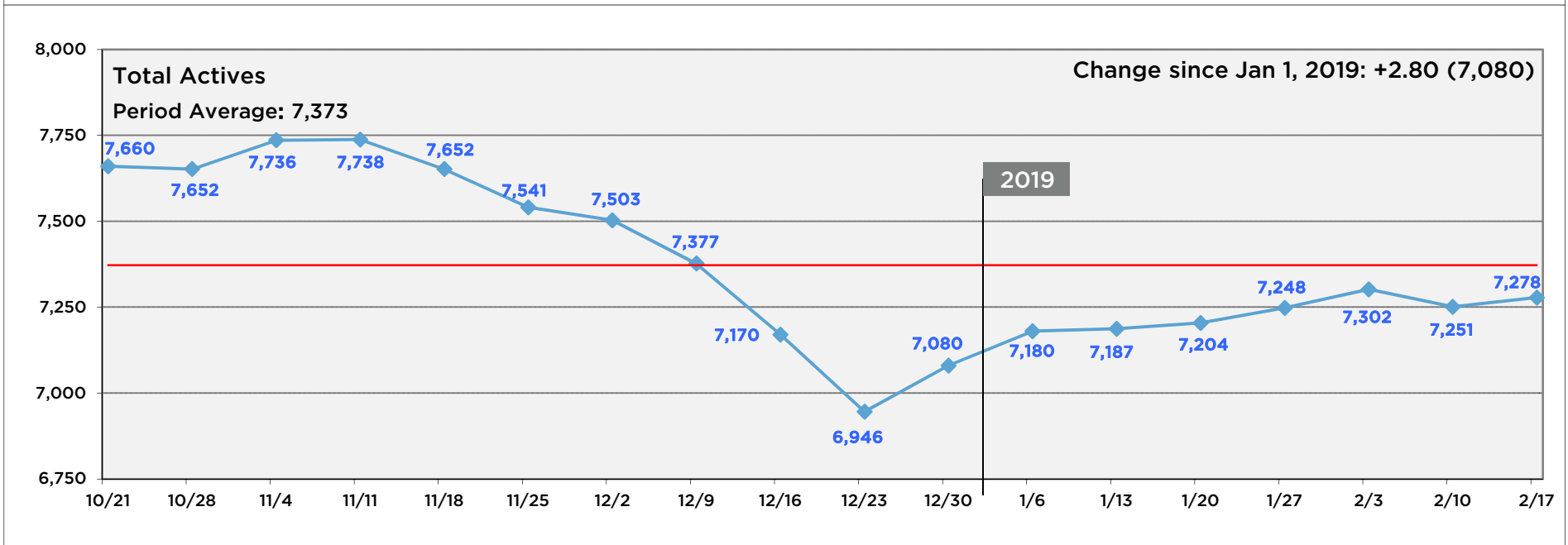
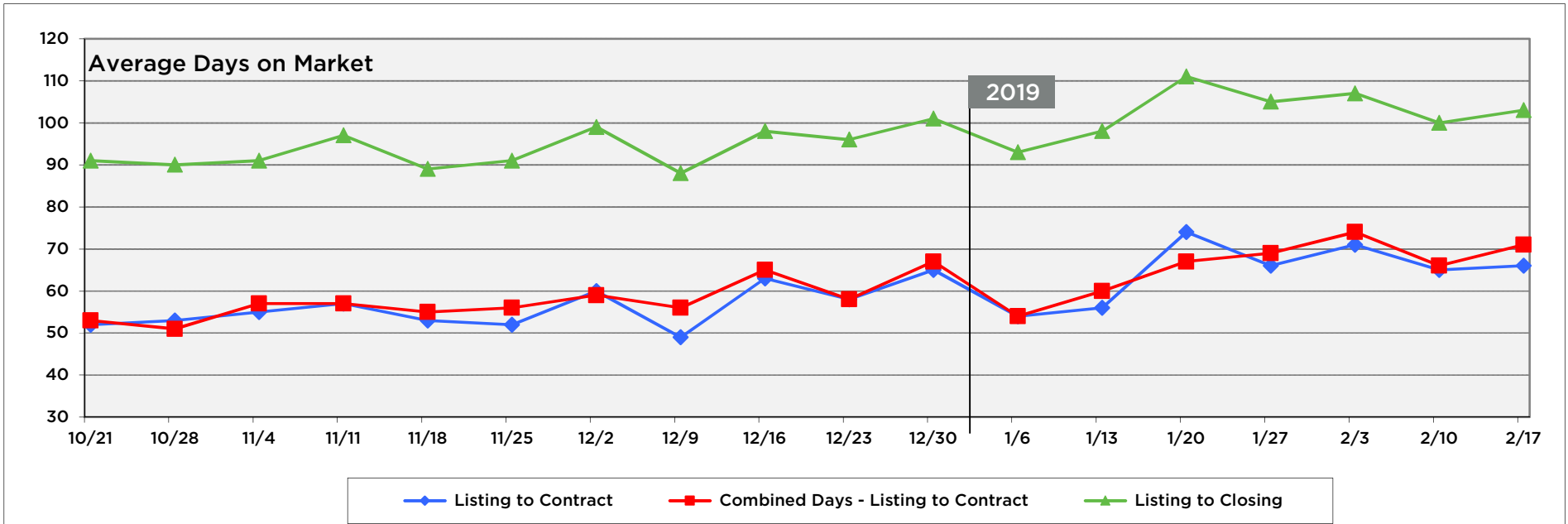




**Single Family Homes**

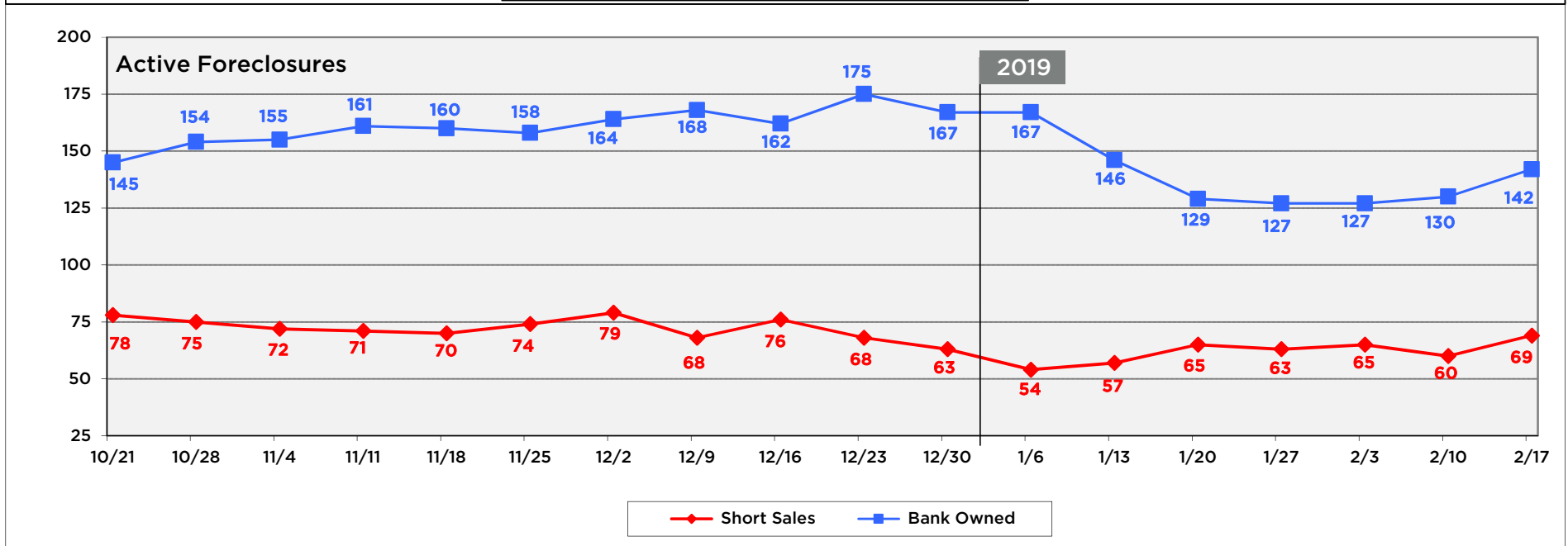
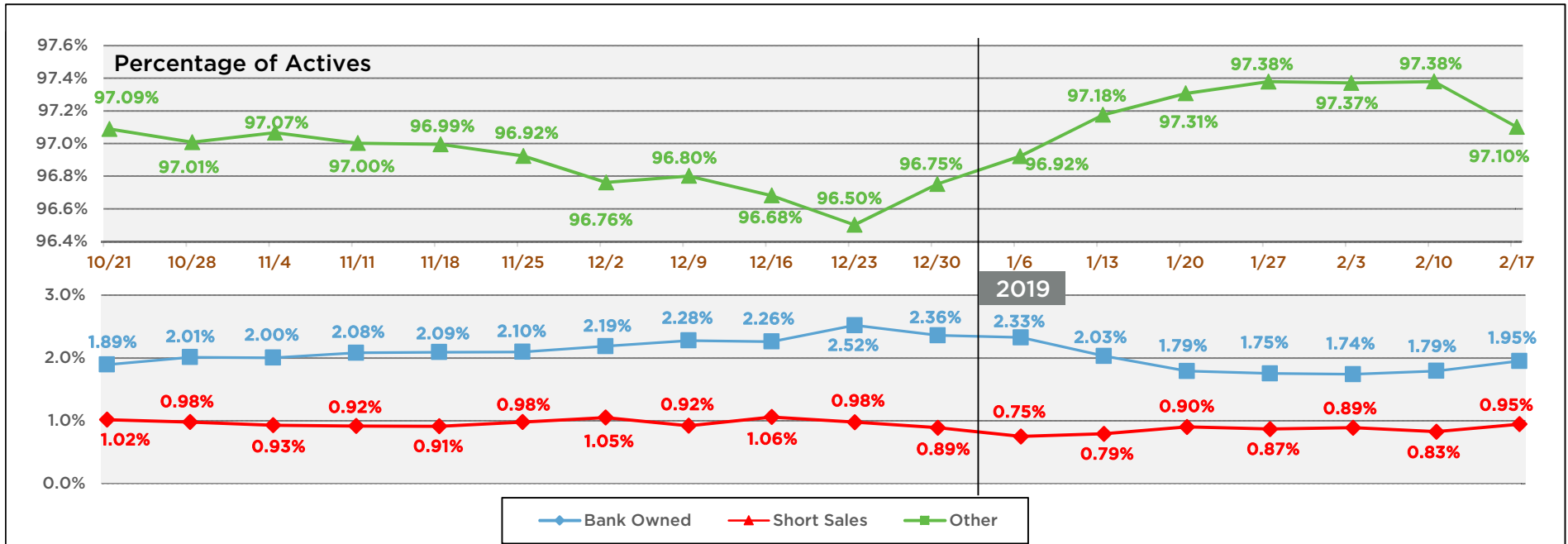


**Single Family Homes**



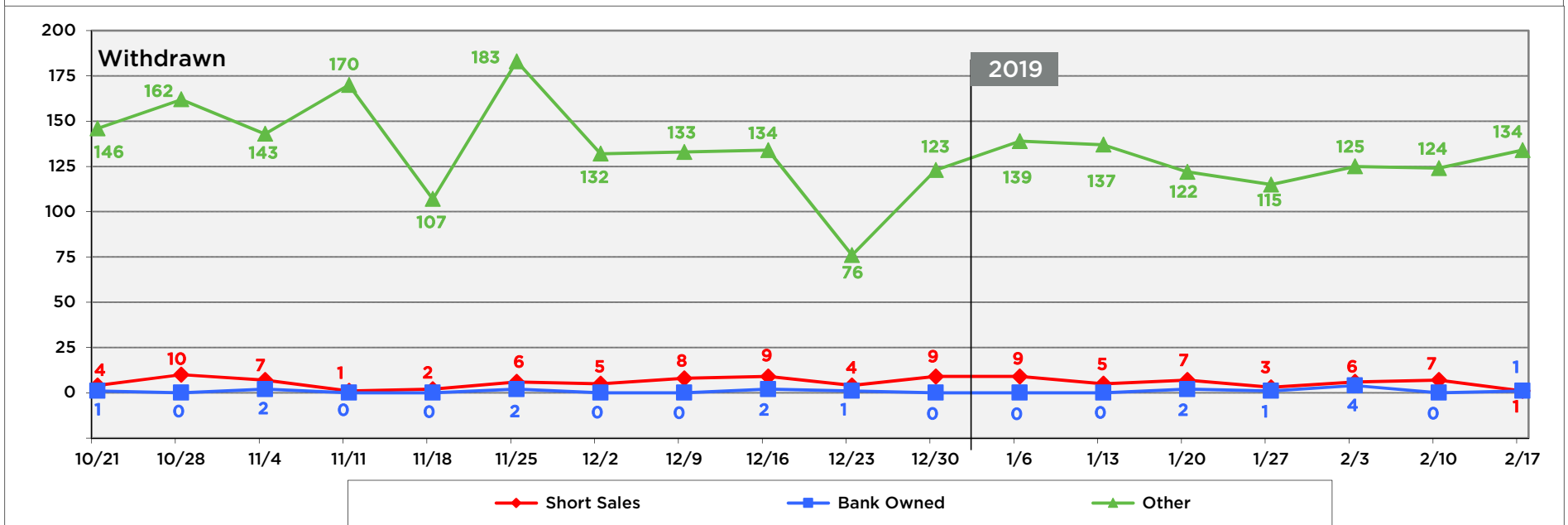
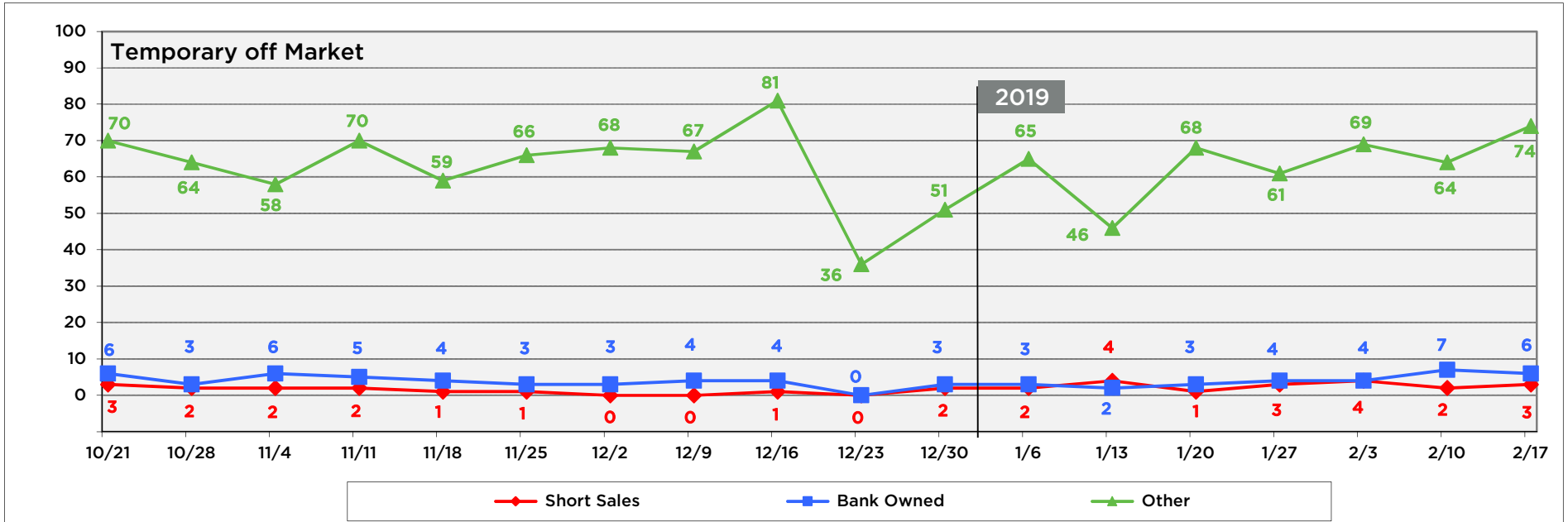


**Single Family Homes**

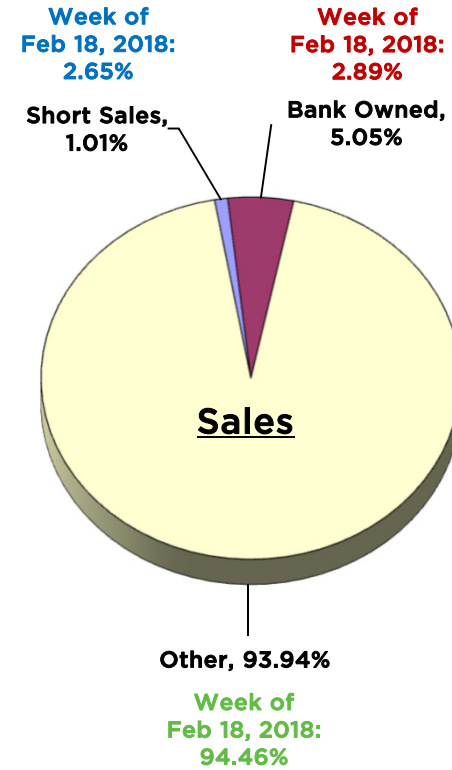
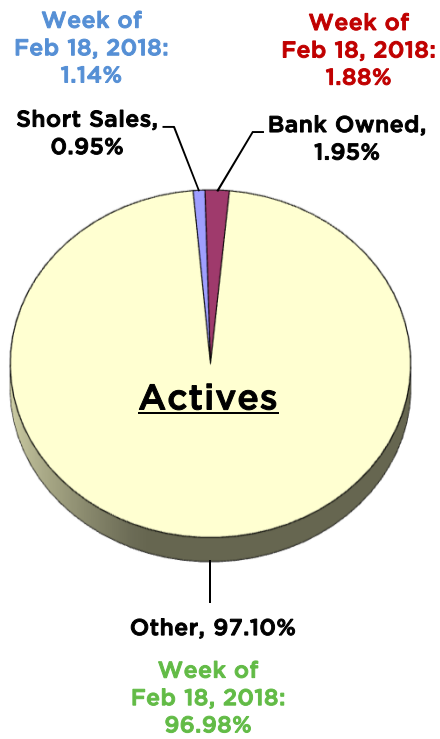




**Single Family Homes**



**Single Family Homes**





**Where are the 93 Single Family Homes available for the Median Price of \$260,000? (± \$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>21</b>	<b>\$259,947</b>	<b>3.1</b>	<b>2.0</b>	<b>1,655</b>	<b>\$157.03</b>
Altamonte Springs (East)	32701	1	\$260,000	3.0	2.0	1,462	\$177.84
Casselberry	32707	5	\$259,958	3.0	2.0	1,802	\$144.26
Winter Springs / Tuskawilla	32708	2	\$259,900	3.0	2.0	1,633	\$159.15
Altamonte Springs / Forest City	32714	1	\$260,000	4.0	2.0	1,602	\$162.30
Lake Mary / Heathrow	32746	3	\$259,933	3.0	2.0	1,634	\$159.08
Longwood (East)	32750	2	\$259,950	3.0	2.0	1,597	\$162.77
Oviedo	32765	5	\$259,940	3.0	2.0	1,529	\$170.01
Sanford / Lake Forest	32771	1	\$259,900	4.0	3.0	2,215	\$117.34
Winter Park	32792	1	\$260,000	4.0	2.0	1,467	\$177.23
<b>Orange County</b>		<b>31</b>	<b>\$259,926</b>	<b>3.2</b>	<b>2.0</b>	<b>1,643</b>	<b>\$158.22</b>
Apopka / Hunt Club	32703	1	\$260,000	3.0	2.0	1,082	\$240.30
Apopka (North)	32712	2	\$259,750	4.0	2.0	2,112	\$122.99
Maitland / Eatonville	32751	1	\$260,000	4.0	2.0	1,634	\$159.12
Mount Dora	32757	1	\$260,000	4.0	3.0	2,117	\$122.82
Winter Park (West)	32789	1	\$260,000	3.0	2.0	940	\$276.60
Colonialtown	32803	1	\$259,900	2.0	1.0	640	\$406.09
Delaney / Crystal Lake	32806	3	\$259,967	3.0	2.0	1,422	\$182.82
Lockhart	32810	2	\$259,950	4.0	2.0	1,797	\$144.66
Union Park	32817	2	\$259,900	3.0	2.0	1,665	\$156.10
Hiawassee	32818	1	\$259,900	4.0	3.0	1,803	\$144.15
Williamsburg / Lake Bryan	32821	1	\$259,900	2.0	2.0	1,450	\$179.24
Taft	32824	3	\$259,933	3.0	2.0	1,544	\$168.35
Rio Pinar / Union Park	32825	2	\$259,950	3.0	2.0	1,847	\$140.74
Waterford Lakes	32828	3	\$259,967	3.0	2.0	1,801	\$144.35
Wedgfield	32833	1	\$260,000	4.0	2.0	2,660	\$97.74
Metro West / Orlo Vista	32835	2	\$259,700	3.0	2.0	1,525	\$170.30
Hunters Creek	32837	2	\$259,950	3.0	2.0	1,591	\$163.39
Pine Castle / Edgewood	32839	1	\$259,995	2.0	2.0	1,320	\$196.97
Ocoee	34761	1	\$260,000	4.0	2.0	1,905	\$136.48

**Where are the 93 Single Family Homes available for the Median Price of \$260,000? (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>24</b>	<b>\$259,942</b>	<b>3.9</b>	<b>2.7</b>	<b>2,163</b>	<b>\$120.19</b>
Kenansville	34739	1	\$259,900	3.0	2.0	2,736	\$94.99
Kissimmee (Central)	34741	1	\$259,900	3.0	2.0	1,725	\$150.67
Kissimmee / Buena Ventura Lakes	34743	2	\$259,950	4.0	3.0	2,306	\$112.73
Kissimmee (East)	34744	3	\$259,933	3.0	2.0	1,972	\$131.81
Kissimmee (West) / Pleasant Hill	34746	8	\$259,963	4.0	3.0	2,143	\$121.31
Kissimmee / Poinciana	34758	4	\$259,925	5.0	3.0	2,433	\$106.83
Kissimmee	34759	1	\$259,900	5.0	3.0	2,215	\$117.34
St Cloud	34769	1	\$259,900	3.0	2.0	1,686	\$154.15
St Cloud / Canoe Creek	34772	2	\$259,950	4.0	3.0	2,067	\$125.76
St Cloud / Harmony	34773	1	\$260,000	3.0	2.0	2,008	\$129.48
<b>Lake County</b>		<b>17</b>	<b>\$259,958</b>	<b>3.5</b>	<b>2.2</b>	<b>2,123</b>	<b>\$122.45</b>
Lady Lake / The Villages	32159	2	\$259,950	3.0	2.0	1,870	\$139.01
Tavares / Mt Plymouth	32778	2	\$259,950	3.0	2.0	1,979	\$131.35
Umatilla / Dona Vista	32784	1	\$260,000	4.0	3.0	2,170	\$119.82
Clermont (South)	34714	2	\$259,997	4.0	2.0	2,178	\$119.37
Minneola	34715	2	\$259,950	4.0	3.0	2,575	\$100.95
Fruitland Park	34731	2	\$259,900	4.0	2.0	2,356	\$110.31
Groveland	34736	2	\$259,900	4.0	2.0	1,866	\$139.28
Leesburg (West)	34748	4	\$260,000	3.0	2.0	2,068	\$125.73

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>132</b>	111	13	5	2	1	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	129	108	13	5	2	1	0
<b>Active Listings</b>	<b>1,996</b>	1,440	231	217	44	49	15
Bank Owned	28	26	0	2	0	0	0
Short Sales	9	7	1	1	0	0	0
Other	1,959	1,407	230	214	44	49	15
<b>Months of Inventory</b>	<b>3</b>	3	4	10	5	11	0

**List Price**

Average Original List Price	<b>\$189,486</b>	\$162,411	\$287,462	\$358,540	\$422,450	\$610,000	\$0
Average Final List Price	<b>\$185,871</b>	\$159,047	\$282,846	\$351,360	\$418,500	\$610,000	\$0

**Sale Price**

Average Price	<b>\$179,865</b>	\$153,436	\$275,688	\$339,380	\$410,000	\$610,000	\$0
Median Price	<b>\$166,750</b>	\$153,468	\$275,000	\$344,000	\$410,000	\$610,000	\$0

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$3,615</b>	-\$3,364	-\$4,616	-\$7,180	-\$3,950	\$0	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$9,621</b>	-\$8,975	-\$11,774	-\$19,160	-\$12,450	\$0	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$6,006</b>	-\$5,611	-\$7,158	-\$11,980	-\$8,500	\$0	\$0
<b>Original List to Sale Price - %</b>	<b>94.92%</b>	94.47%	95.90%	94.66%	97.05%	100.00%	0.00%
<b>Final List to Sale Price - %</b>	<b>96.77%</b>	96.47%	97.47%	96.59%	97.97%	100.00%	0.00%

**Days on the Market**

Avg Days Listing to Contract	<b>56</b>	56	75	32	43	0	0
Combined Avg Days to Contract	<b>61</b>	52	159	32	43	0	0
Avg Days Listing to Closing	<b>87</b>	86	105	63	92	0	0
Avg Days Contract to Close	<b>30</b>	29	30	30	48	34	0

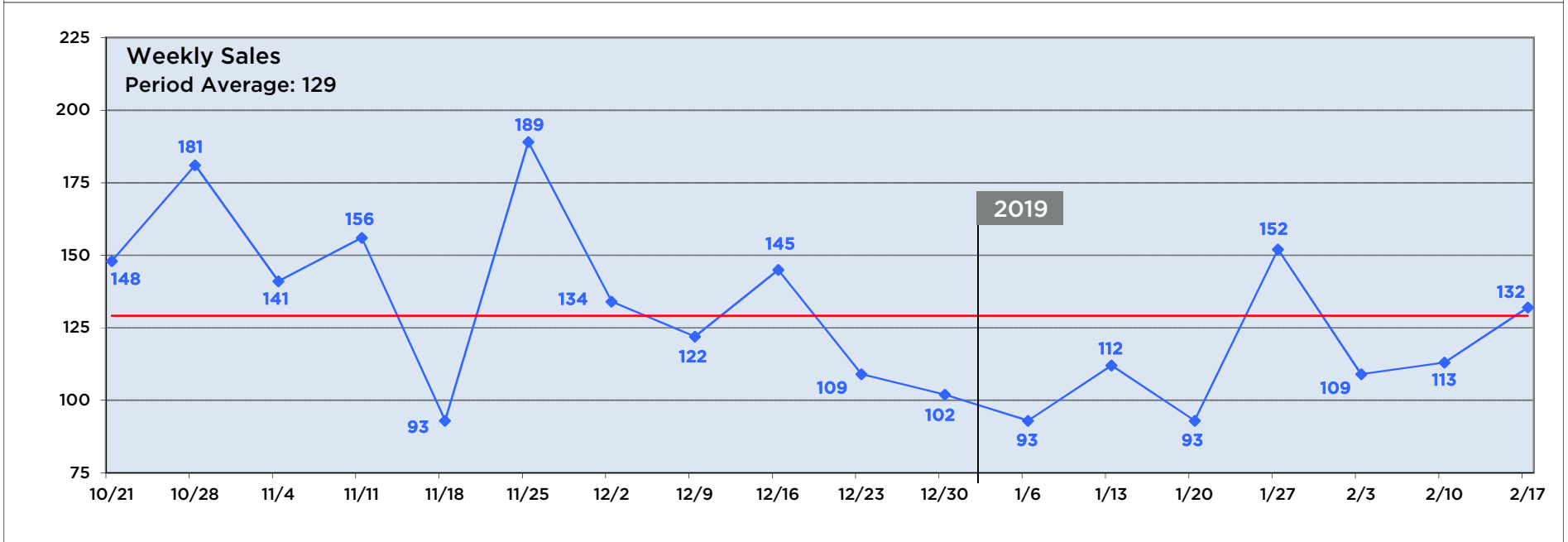
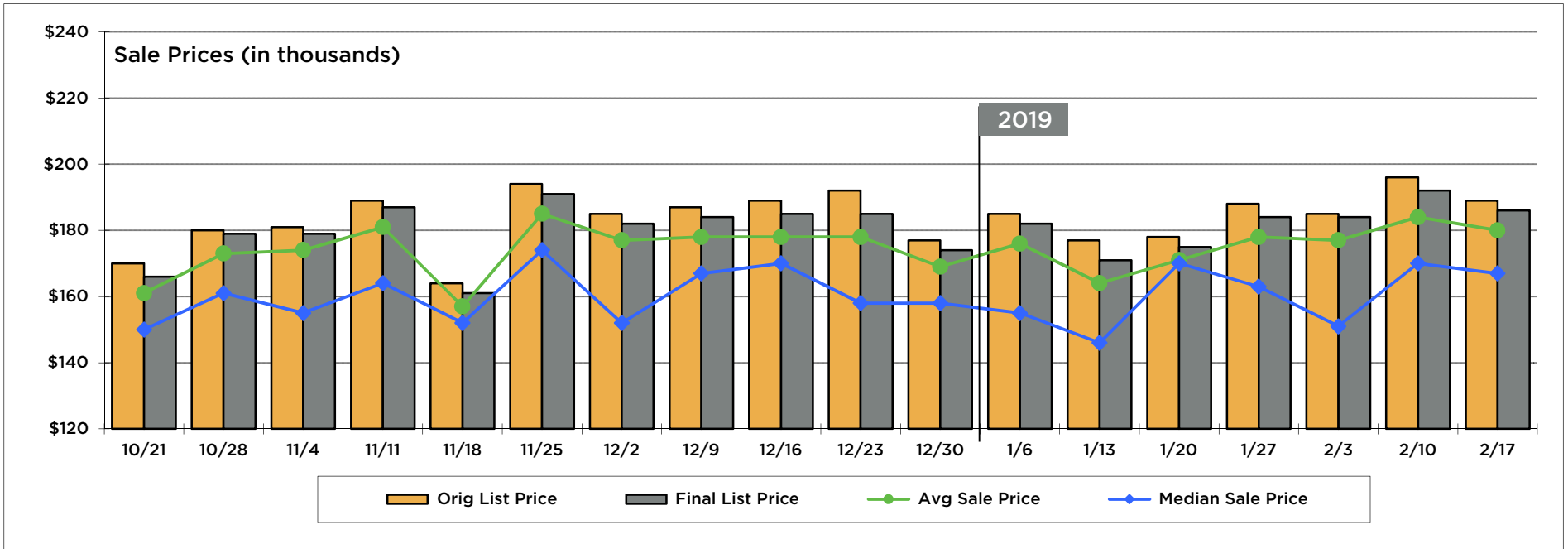
**Beds / Baths**

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

**Square Footage**

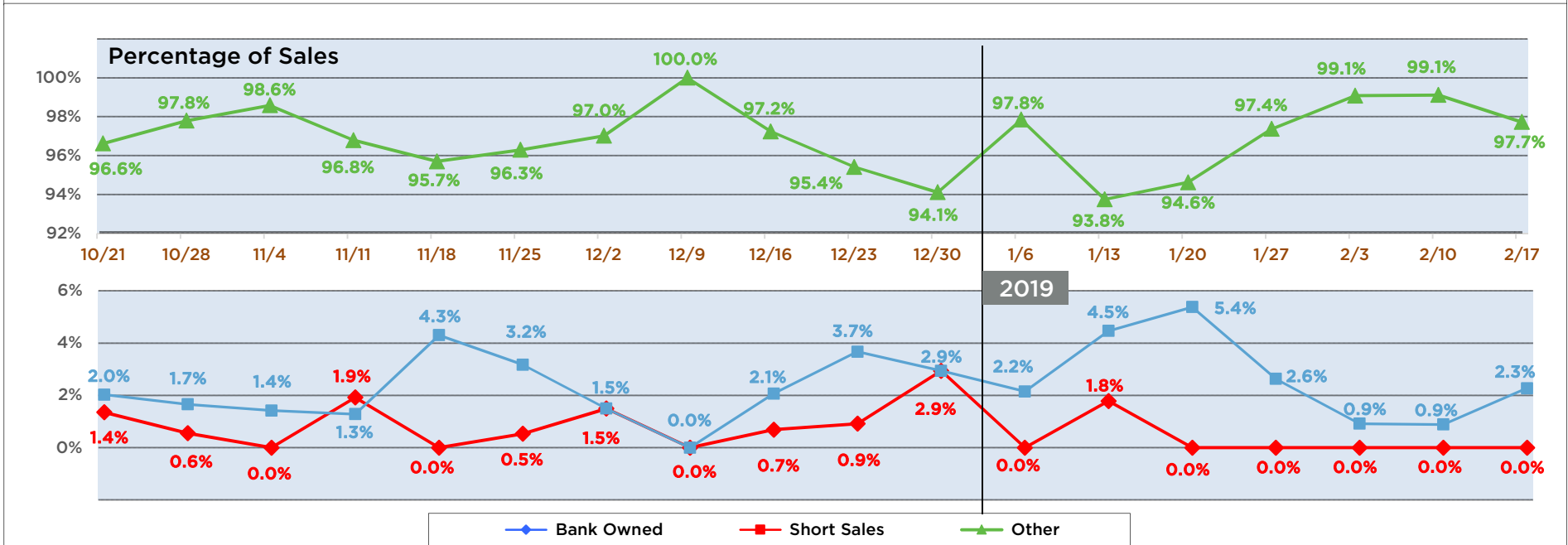
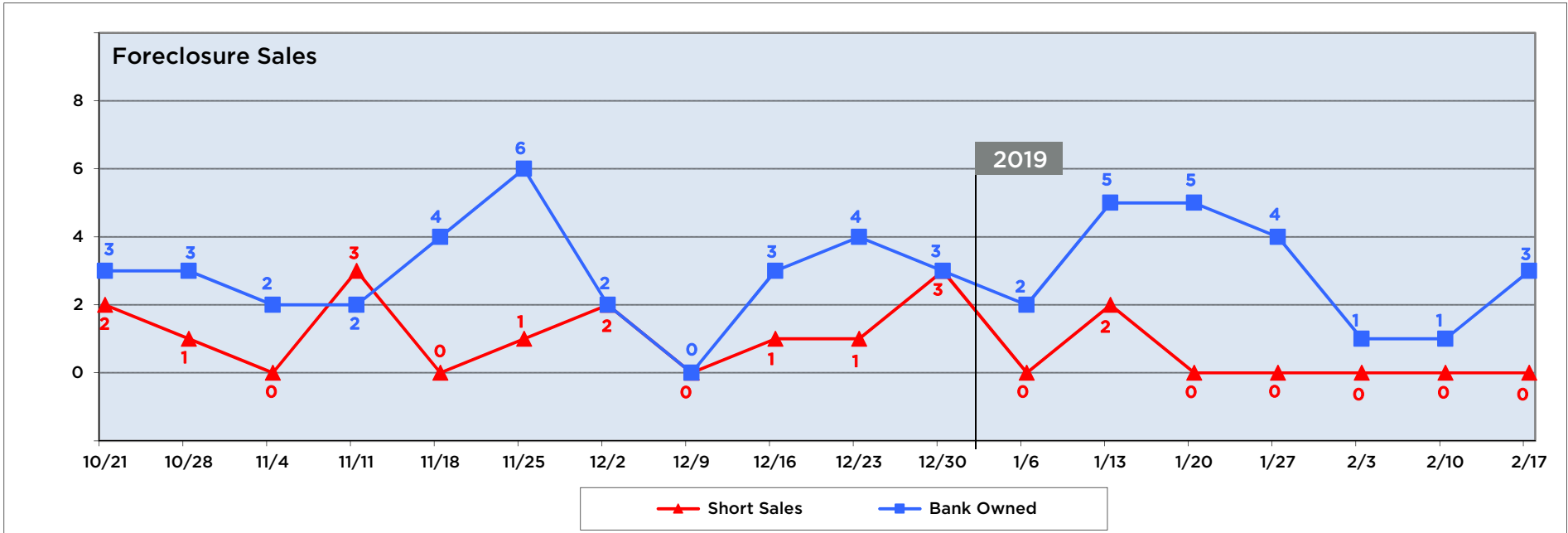
Average Square Feet	<b>1,314</b>	1,226	1,511	1,988	2,851	2,120	0
---------------------	--------------	-------	-------	-------	-------	-------	---

**Condos, Townhomes, Villas**

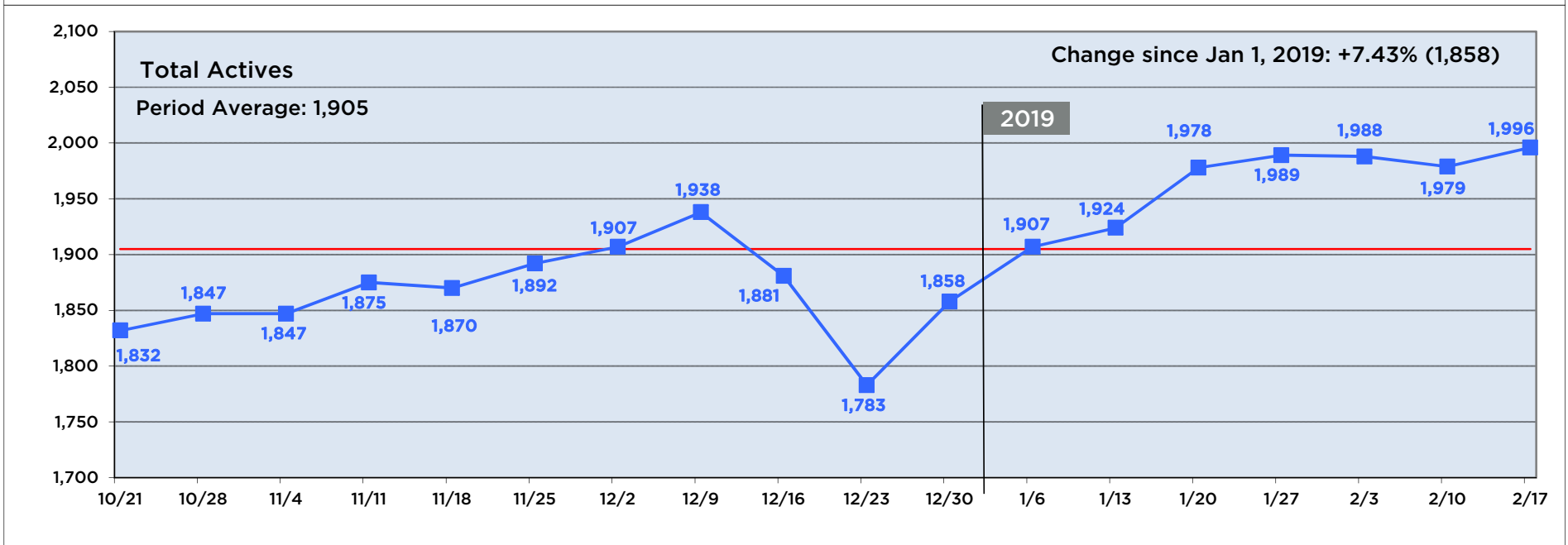
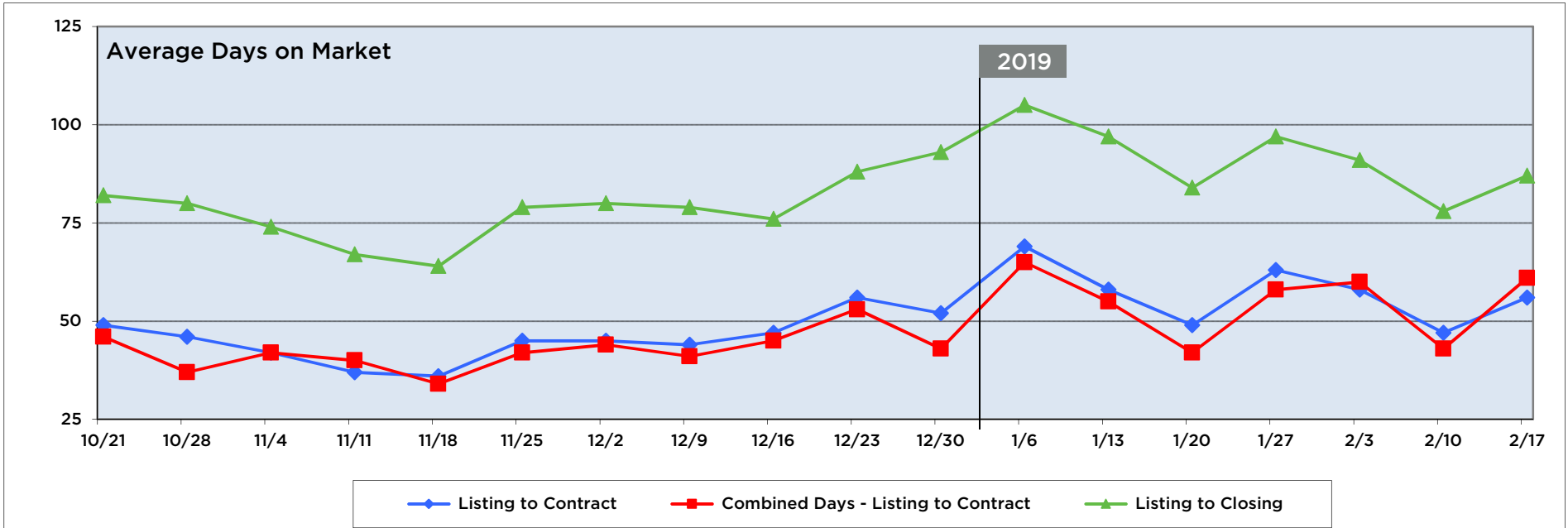




**Condos, Townhomes, Villas**

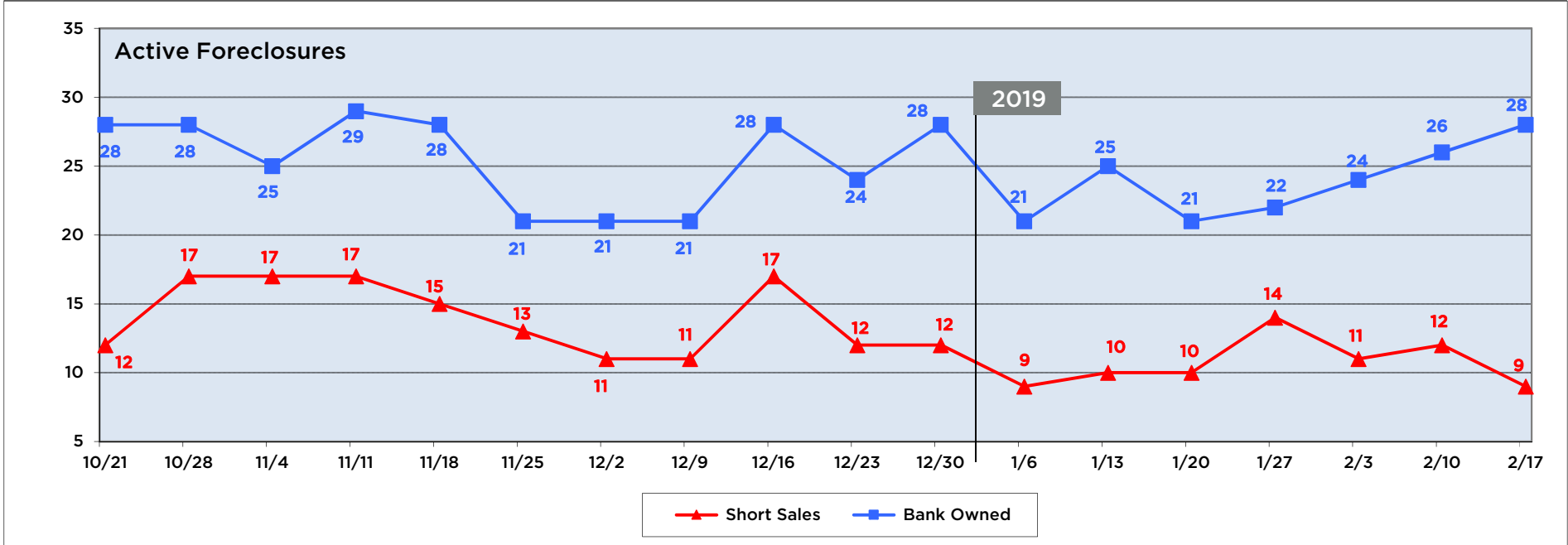
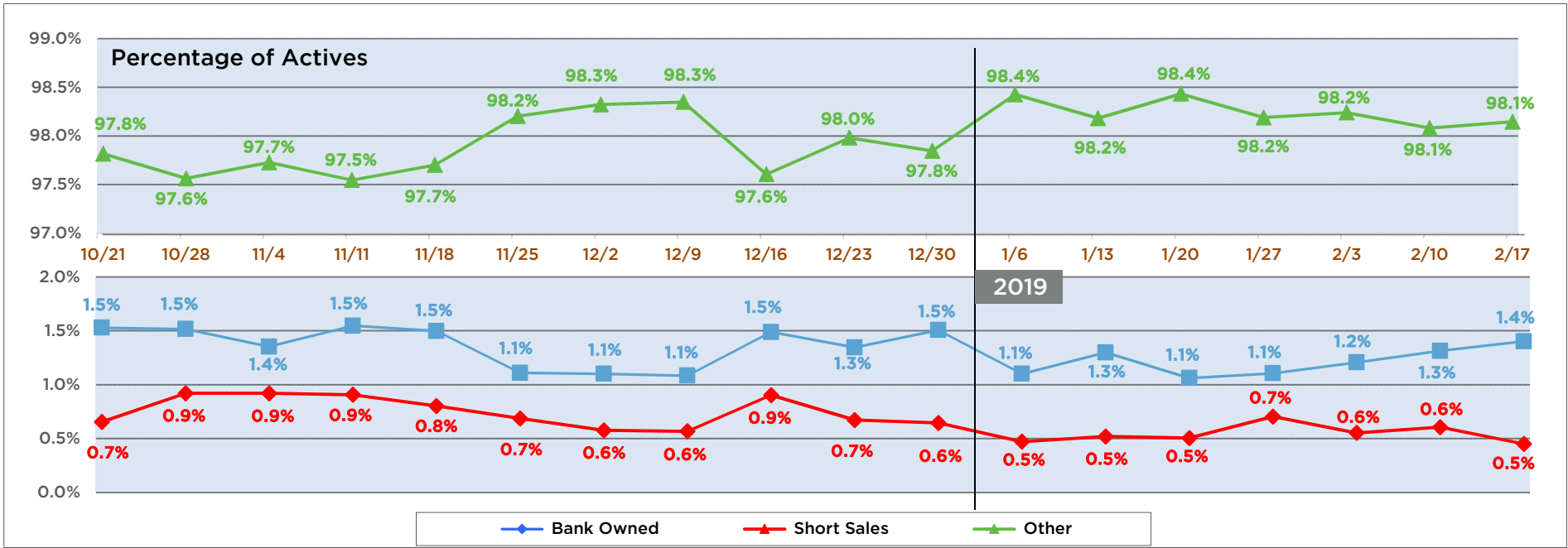


**Condos, Townhomes, Villas**



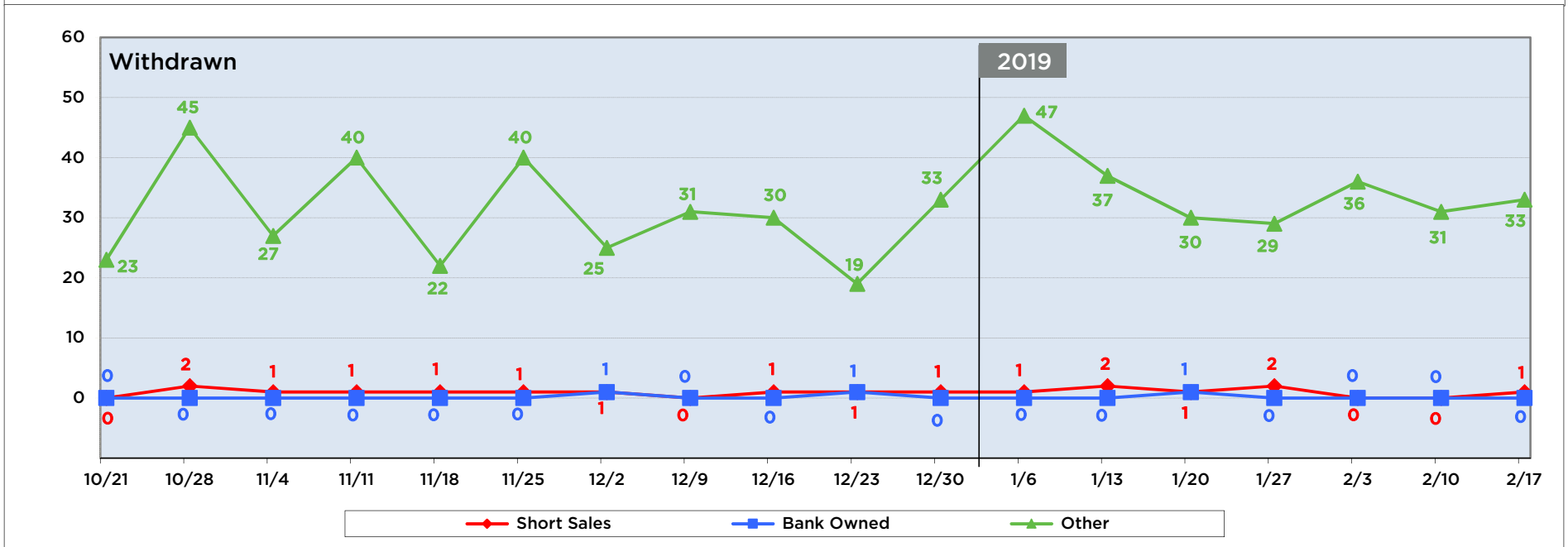
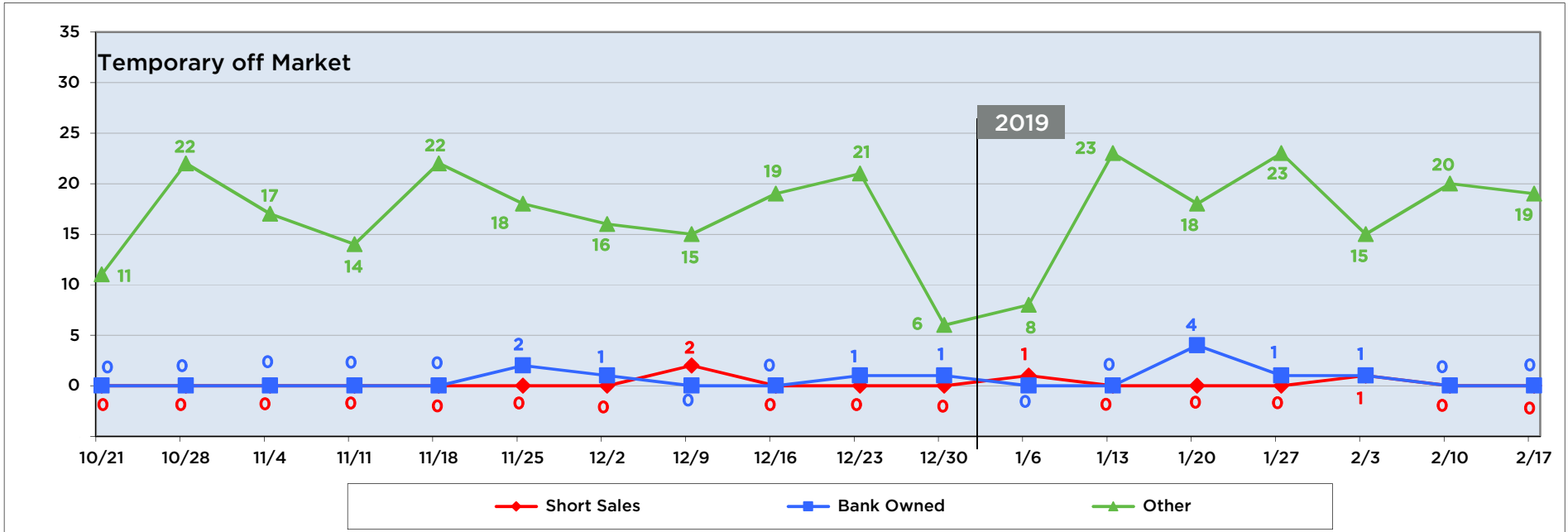


**Condos, Townhomes, Villas**



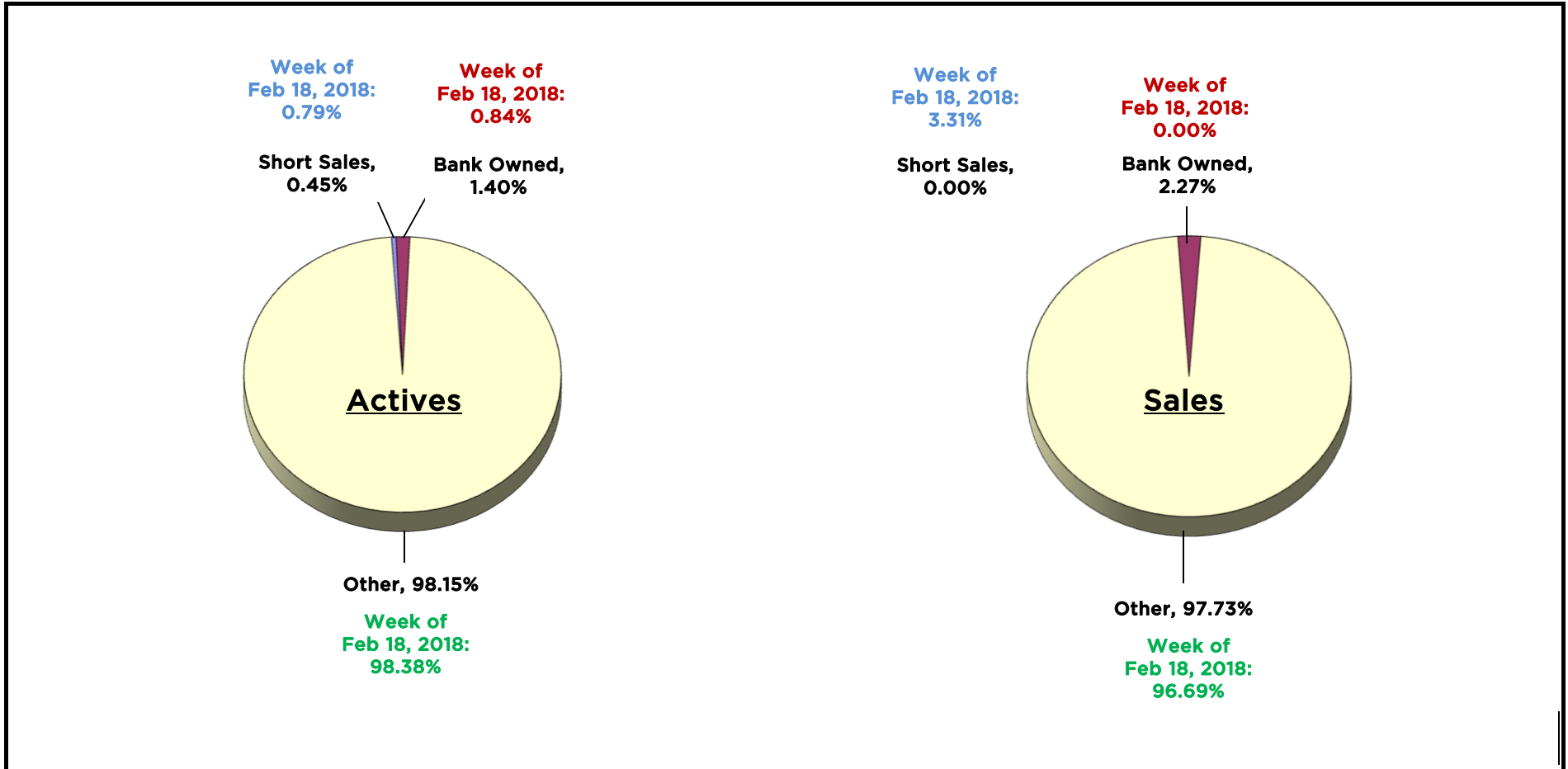


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
**02/17/2019 - 02/23/2019**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$166,750 (± \$500)**