



Monday Morning Quarterback Summary

Week of Mar 10, 2019

Single-family existing homes

- Sales of single-family homes increased to 532 during the week of Mar 10, from 430 the week prior
- The median price of single family homes decreased to \$257,750, a change of -0.1%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 14 the week of Mar 3
- The number of single-family home short-sale transactions decreased to 5 from 6 the week prior
- Single-family inventory decreased by 32, and now sits at 7,178

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 141 during the week of Mar 10, from 147 the week prior
- The median price of condos, townhomes, and villas decreased to \$168,000, a change of -4.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 1 the week of Mar 3
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 3 the week prior
- Condo inventory decreased by 9, and now sits at 1,887

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	532	244	83	119	45	34	7
Bank Owned	10	7	0	1	1	1	0
Short Sales	5	1	0	3	0	1	0
Other	517	236	83	115	44	32	7
Active Listings	7,178	1,856	1,104	1,664	790	1,236	528
Bank Owned	143	75	21	26	8	12	1
Short Sales	52	20	15	8	4	3	2
Other	6,983	1,761	1,068	1,630	778	1,221	525
Months of Inventory	3	2	3	3	4	8	17

List Price

Average Original List Price	\$328,392	\$200,087	\$280,252	\$357,275	\$467,718	\$705,462	\$2,153,414
Average Final List Price	\$321,221	\$195,490	\$275,779	\$351,478	\$450,314	\$681,947	\$2,146,271

Sale Price

Average Price	\$310,822	\$190,380	\$271,597	\$343,295	\$437,574	\$654,603	\$1,937,500
Median Price	\$257,750	\$210,000	\$274,000	\$339,900	\$432,000	\$597,500	\$1,650,000

Price Differences

Original to Final List Price	-\$7,171	-\$4,597	-\$4,473	-\$5,797	-\$17,404	-\$23,515	-\$7,143
Original List to Sale Price - \$	-\$17,570	-\$9,707	-\$8,655	-\$13,980	-\$30,144	-\$50,859	-\$215,914
Final List to Sale Price - \$	-\$10,399	-\$5,110	-\$4,182	-\$8,183	-\$12,740	-\$27,344	-\$208,771
Original List to Sale Price - %	94.65%	95.15%	96.91%	96.09%	93.56%	92.79%	89.97%
Final List to Sale Price - %	96.76%	97.39%	98.48%	97.67%	97.17%	95.99%	90.27%

Days on the Market

Avg Days Listing to Contract	62	56	54	56	103	91	65
Combined Avg Days to Contract	64	52	55	66	100	114	65
Avg Days Listing to Closing	98	92	92	90	141	129	97
Avg Days Contract to Close	38	37	40	38	39	39	34

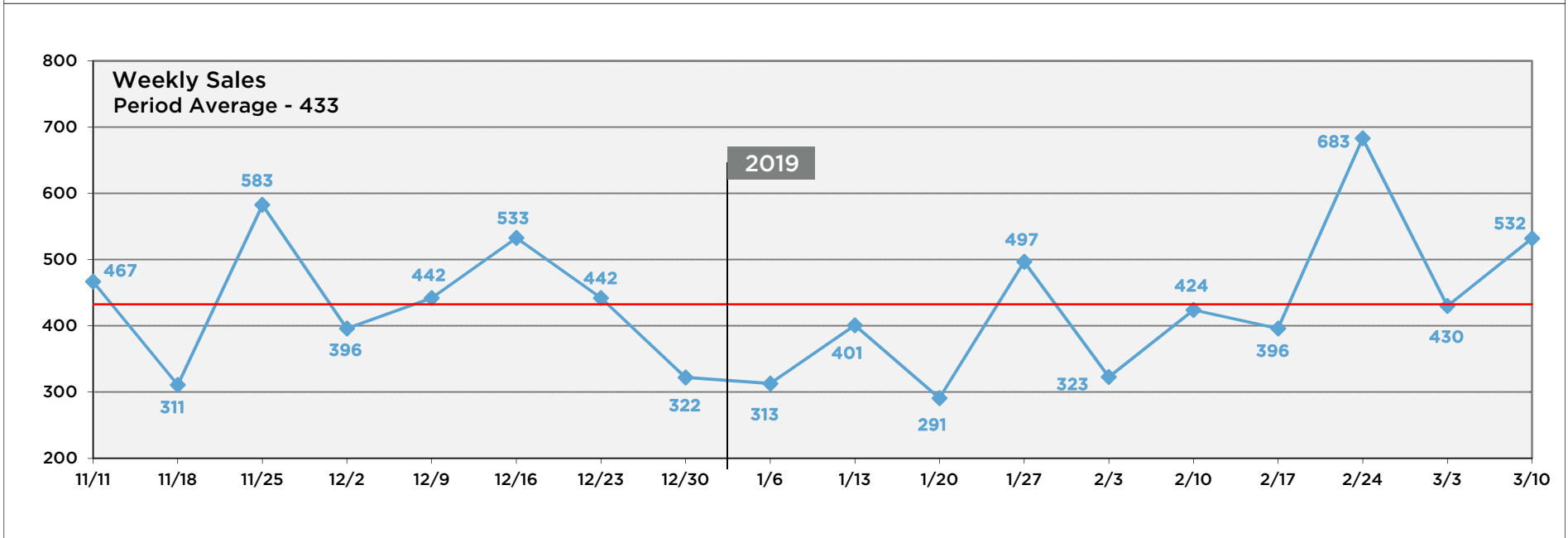
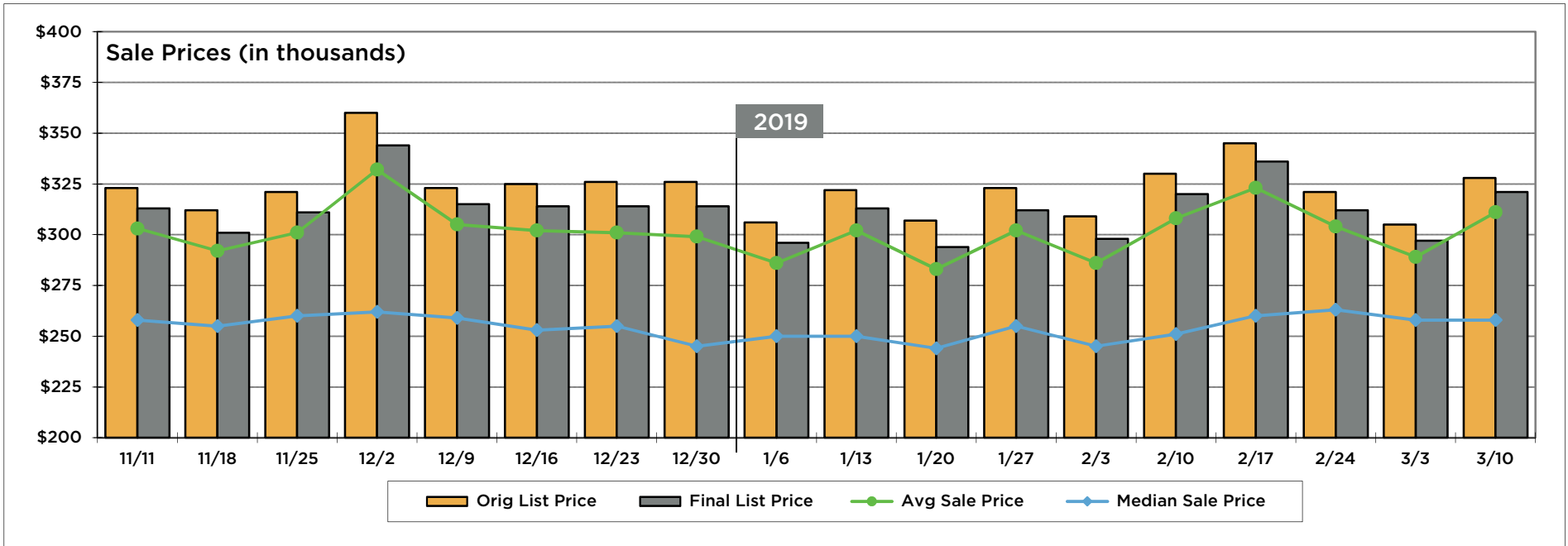
Beds / Baths

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

Square Footage

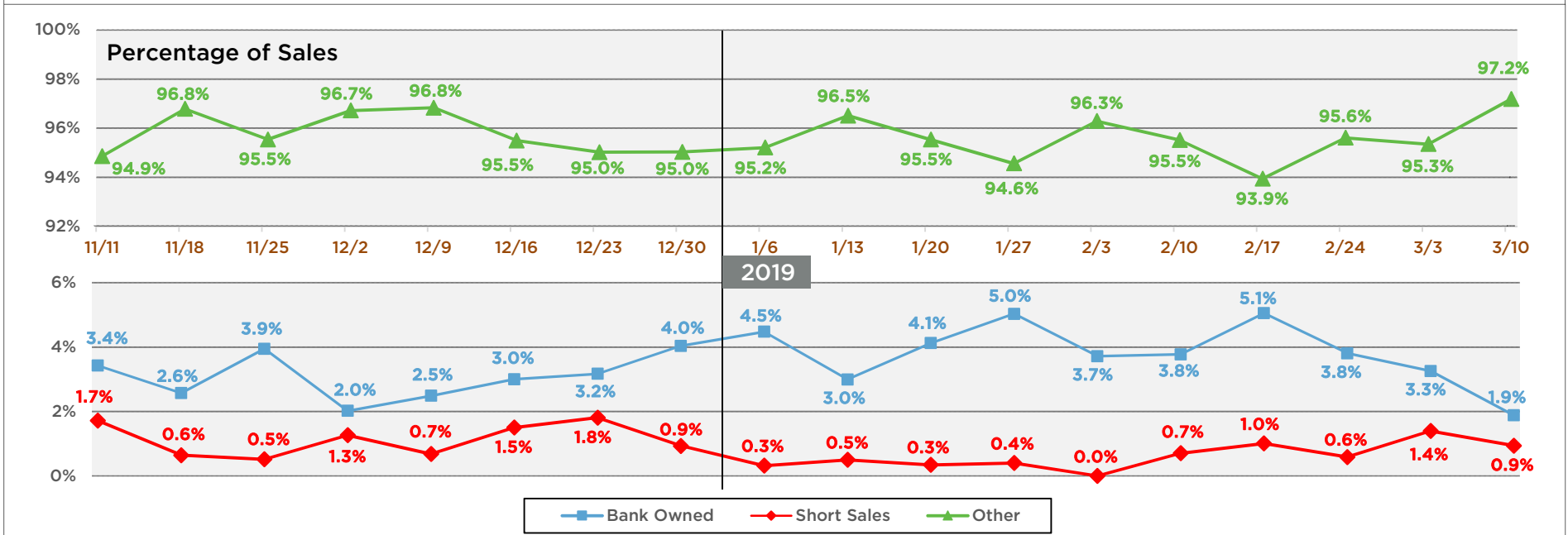
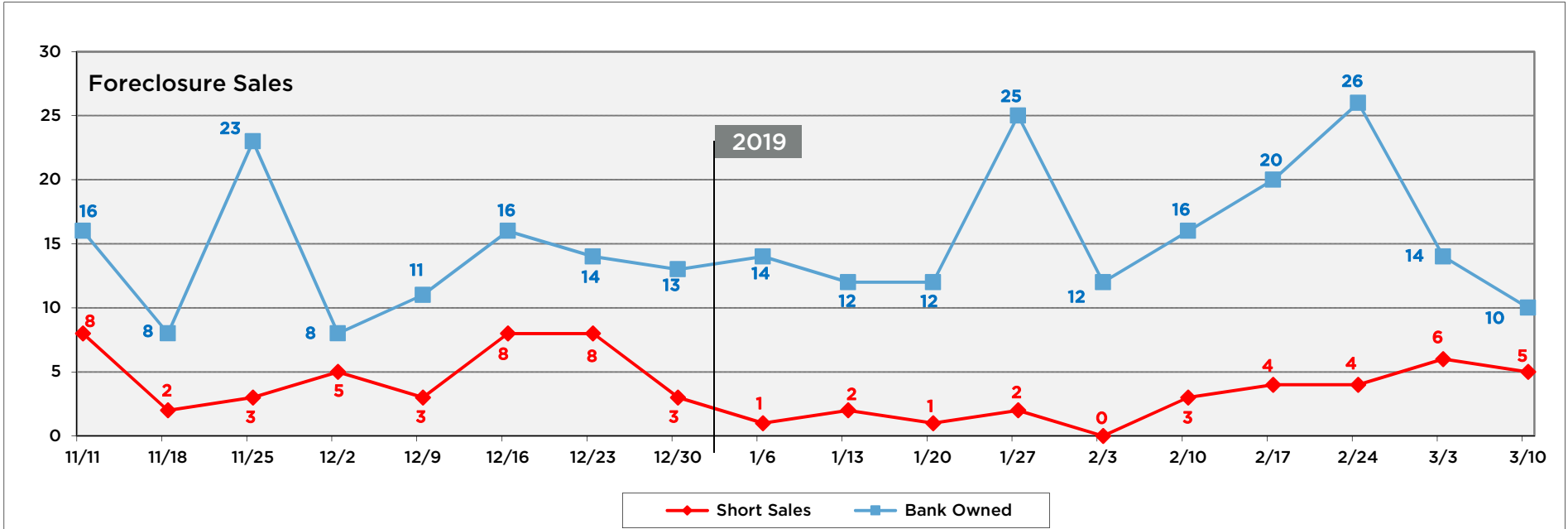
Average Square Feet	2,136	1,517	2,009	2,446	2,964	3,867	6,224
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Single Family Homes

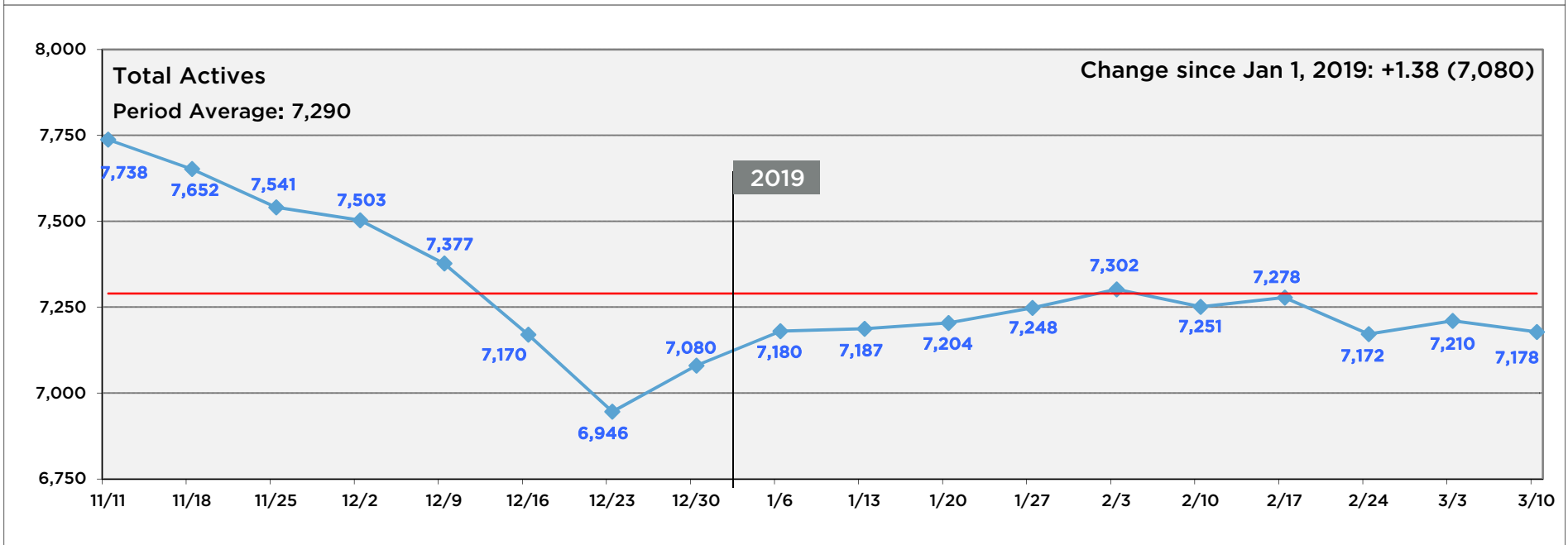
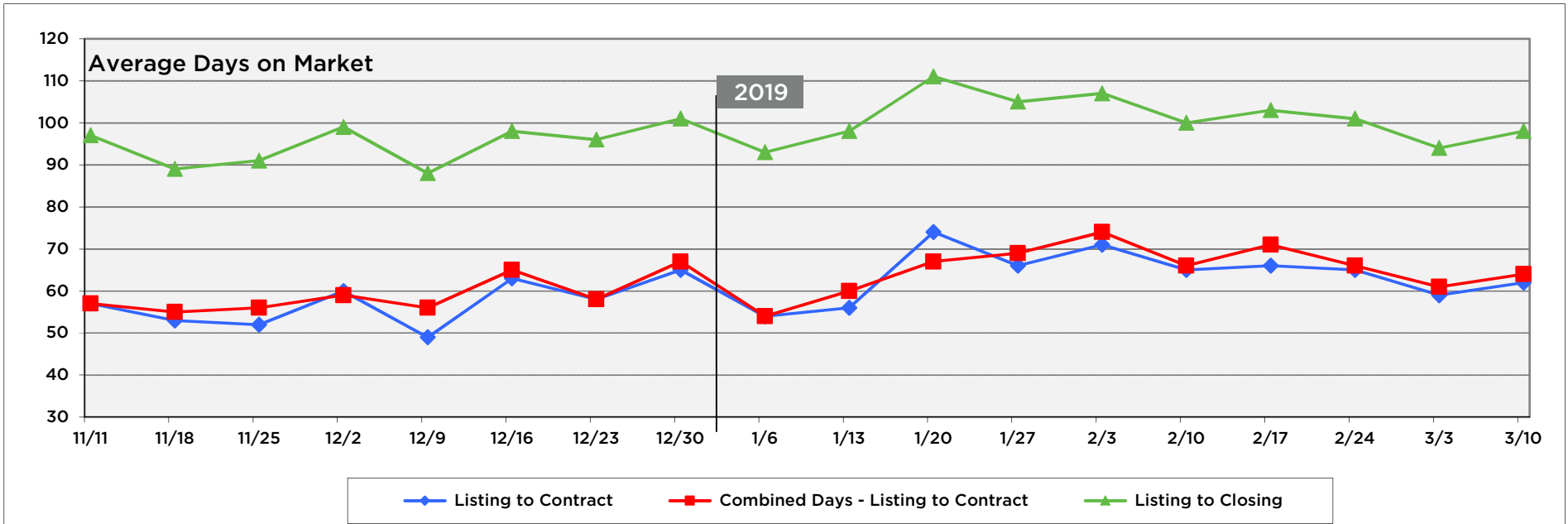




Single Family Homes

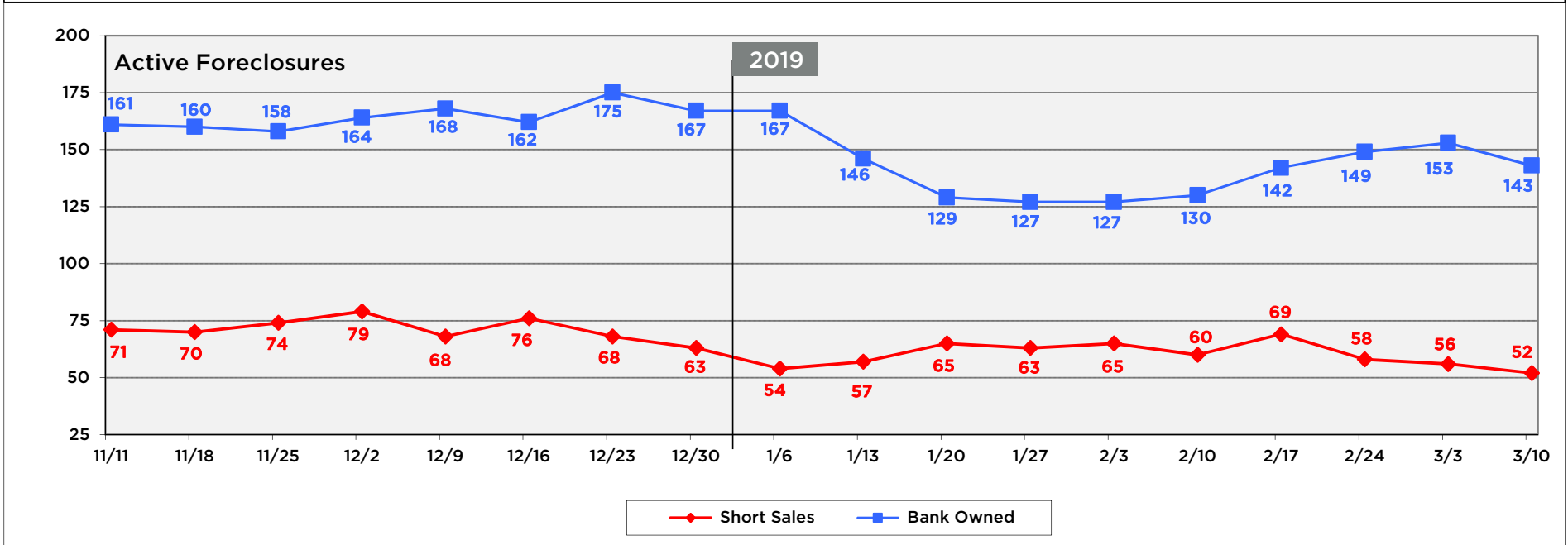
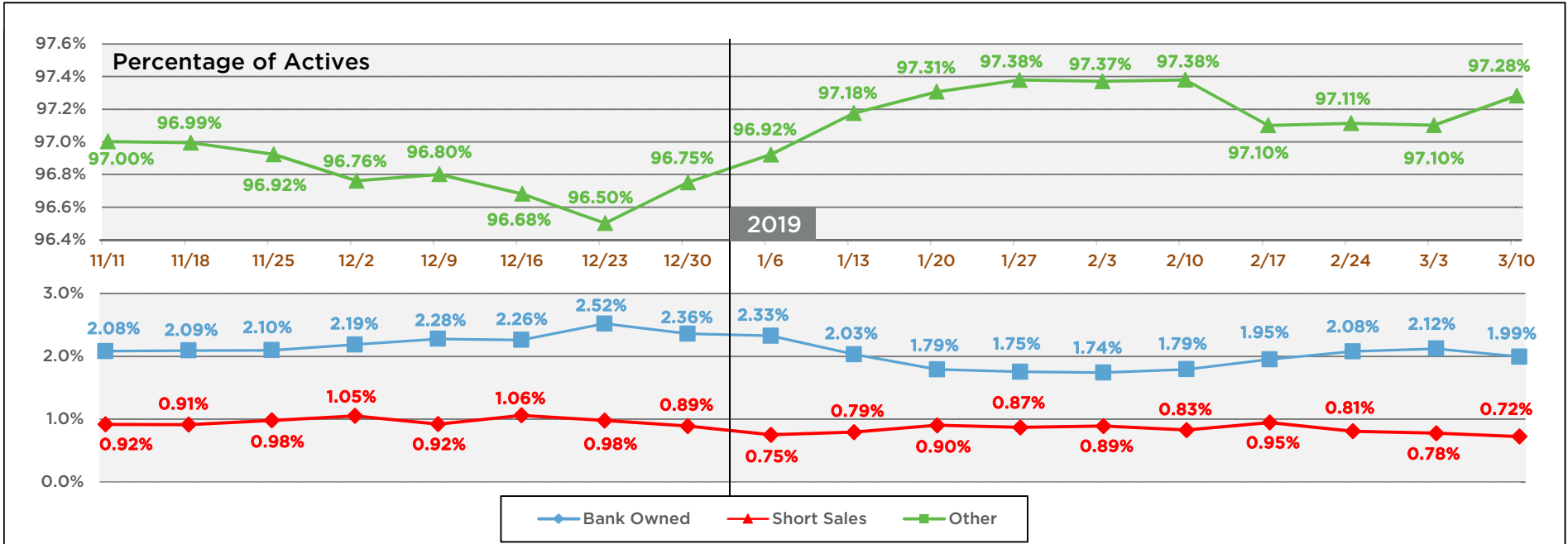


Single Family Homes



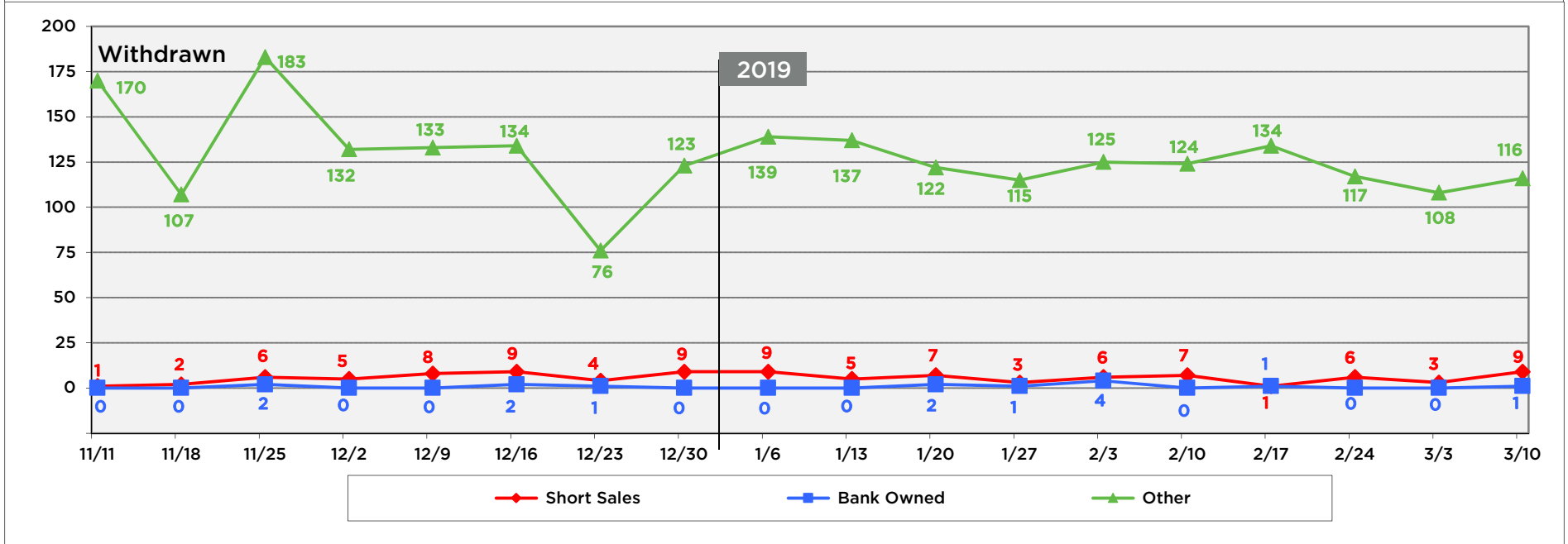
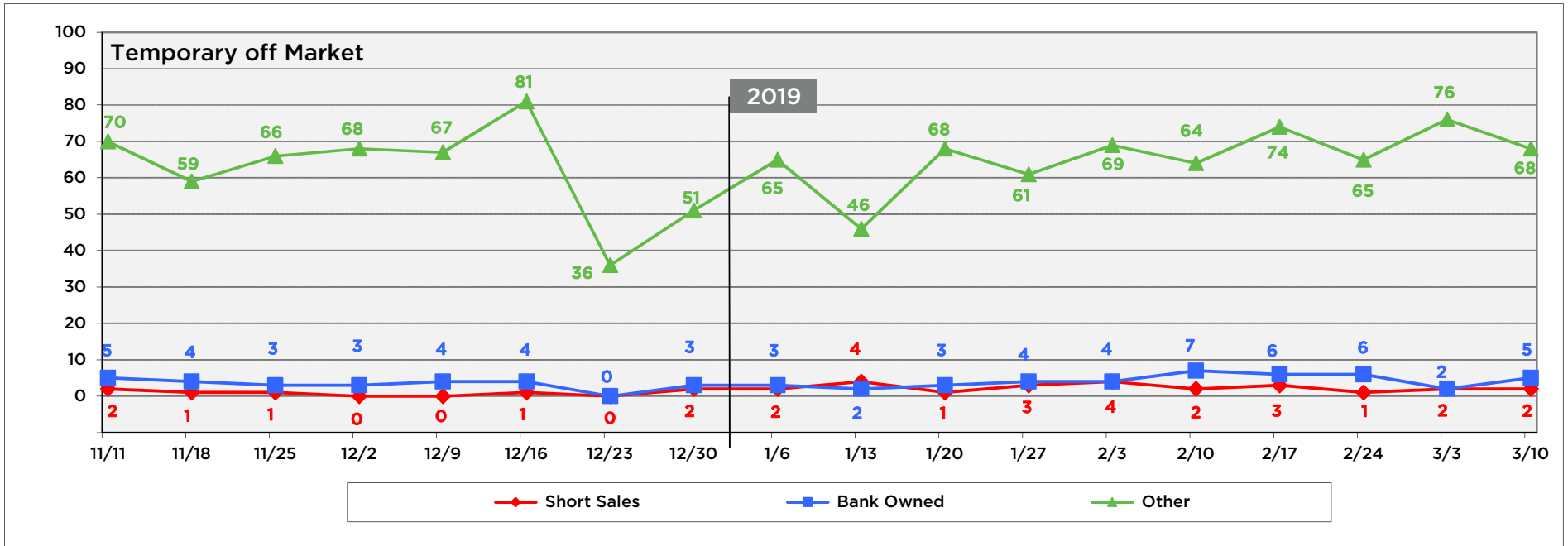


Single Family Homes

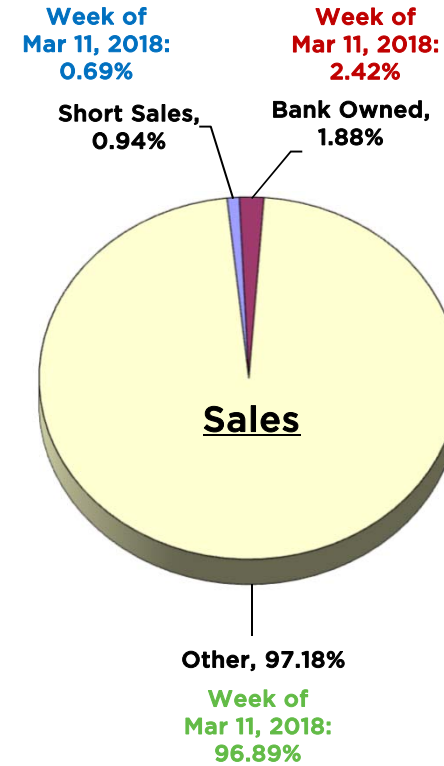
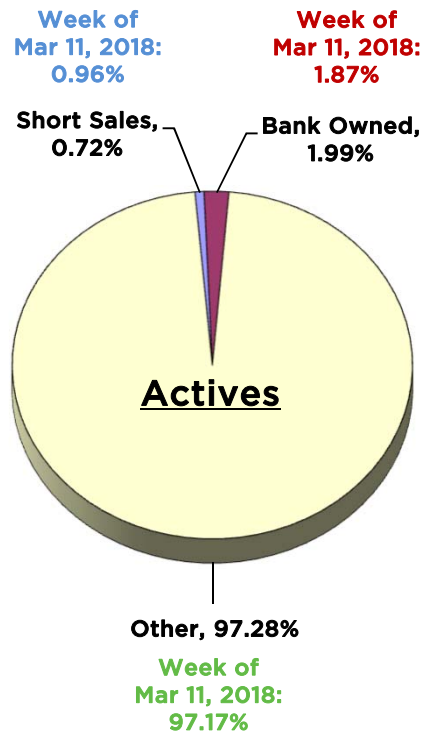




Single Family Homes



Single Family Homes



Where are the 11 Single Family Homes available for the Median Price of \$257,750? (± \$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		1	\$257,500	3.0	2.0	1,559	\$165.17
Lake Mary / Heathrow	32746	1	\$257,500	3.0	2.0	1,559	\$165.17
Orange County		3	\$257,900	3.0	2.0	1,518	\$169.93
Delaney / Crystal Lake	32806	1	\$257,900	3.0	2.0	1,061	\$243.07
Azalea Park	32807	1	\$257,900	3.0	2.0	2,068	\$124.71
Ventura	32822	1	\$257,900	3.0	2.0	1,424	\$181.11
Osceola County		4	\$257,873	3.3	2.0	2,122	\$121.52
Kissimmee (West) / Pleasant Hill	34746	2	\$258,000	3.0	2.0	2,262	\$114.06
St Cloud / Canoe Creek	34772	1	\$257,990	3.0	2.0	1,688	\$152.84
St Cloud / Harmony	34773	1	\$257,500	4.0	2.0	2,276	\$113.14
Lake County		3	\$257,892	3.3	2.7	2,188	\$117.88
Mount Dora	32757	1	\$257,975	3.0	3.0	2,400	\$107.49
Clermont (South)	34714	1	\$258,000	4.0	3.0	1,942	\$132.85
Leesburg (West)	34748	1	\$257,700	3.0	2.0	2,221	\$116.03

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	141	121	10	9	1	0	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	137	117	10	9	1	0	0
Active Listings	1,887	1,370	214	192	47	50	14
Bank Owned	25	22	1	2	0	0	0
Short Sales	12	10	1	1	0	0	0
Other	1,850	1,338	212	189	47	50	14
Months of Inventory	3	3	5	5	11	0	0

List Price

Average Original List Price	\$182,366	\$159,994	\$274,215	\$354,678	\$420,000	\$0	\$0
Average Final List Price	\$180,518	\$158,151	\$273,015	\$351,844	\$420,000	\$0	\$0

Sale Price

Average Price	\$175,396	\$153,185	\$268,945	\$343,111	\$418,000	\$0	\$0
Median Price	\$168,000	\$157,000	\$270,500	\$340,000	\$418,000	\$0	\$0

Price Differences

Original to Final List Price	-\$1,848	-\$1,843	-\$1,200	-\$2,834	\$0	\$0	\$0
Original List to Sale Price - \$	-\$6,970	-\$6,809	-\$5,270	-\$11,567	-\$2,000	\$0	\$0
Final List to Sale Price - \$	-\$5,122	-\$4,966	-\$4,070	-\$8,733	-\$2,000	\$0	\$0
Original List to Sale Price - %	96.18%	95.74%	98.08%	96.74%	99.52%	0.00%	0.00%
Final List to Sale Price - %	97.16%	96.86%	98.51%	97.52%	99.52%	0.00%	0.00%

Days on the Market

Avg Days Listing to Contract	46	50	14	33	2	0	0
Combined Avg Days to Contract	42	45	14	33	7	0	0
Avg Days Listing to Closing	76	80	45	63	7	0	0
Avg Days Contract to Close	31	31	33	31	5	0	0

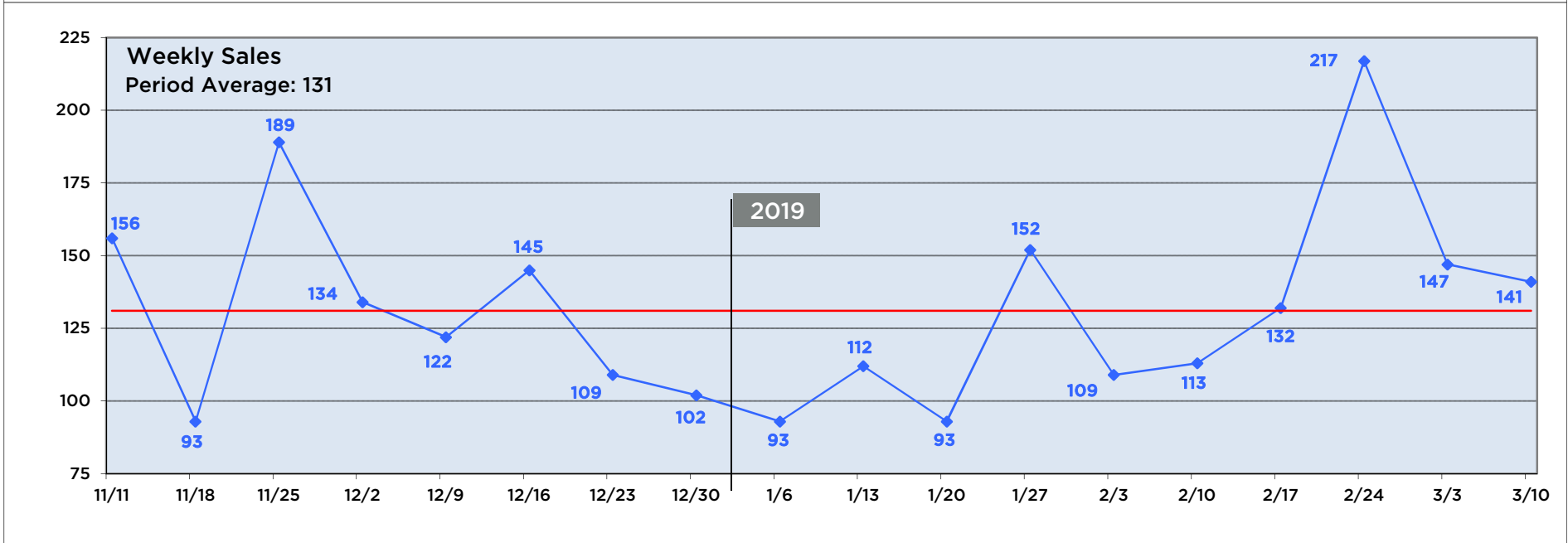
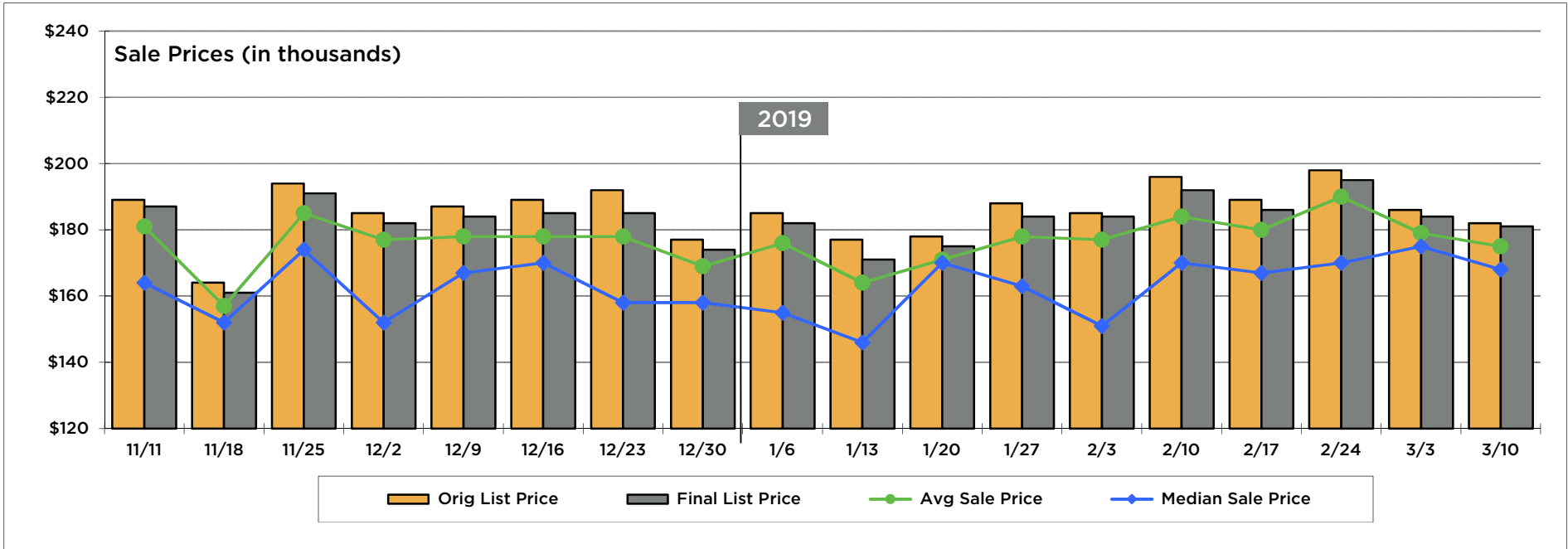
Beds / Baths

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

Square Footage

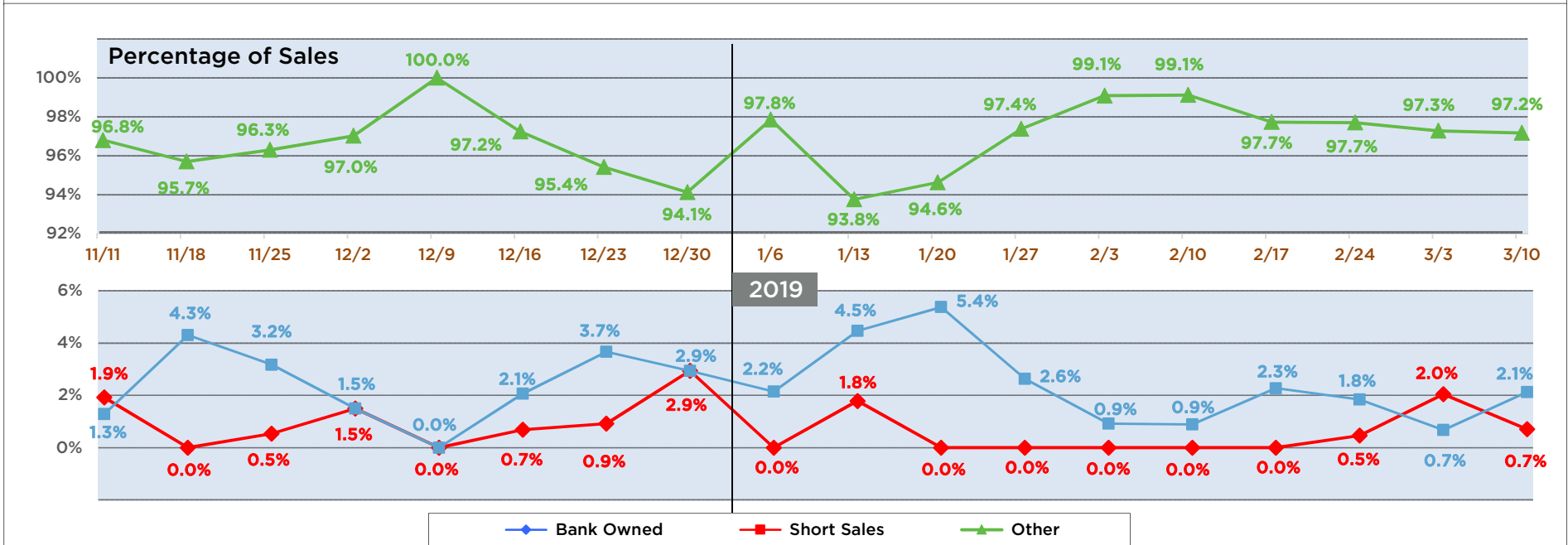
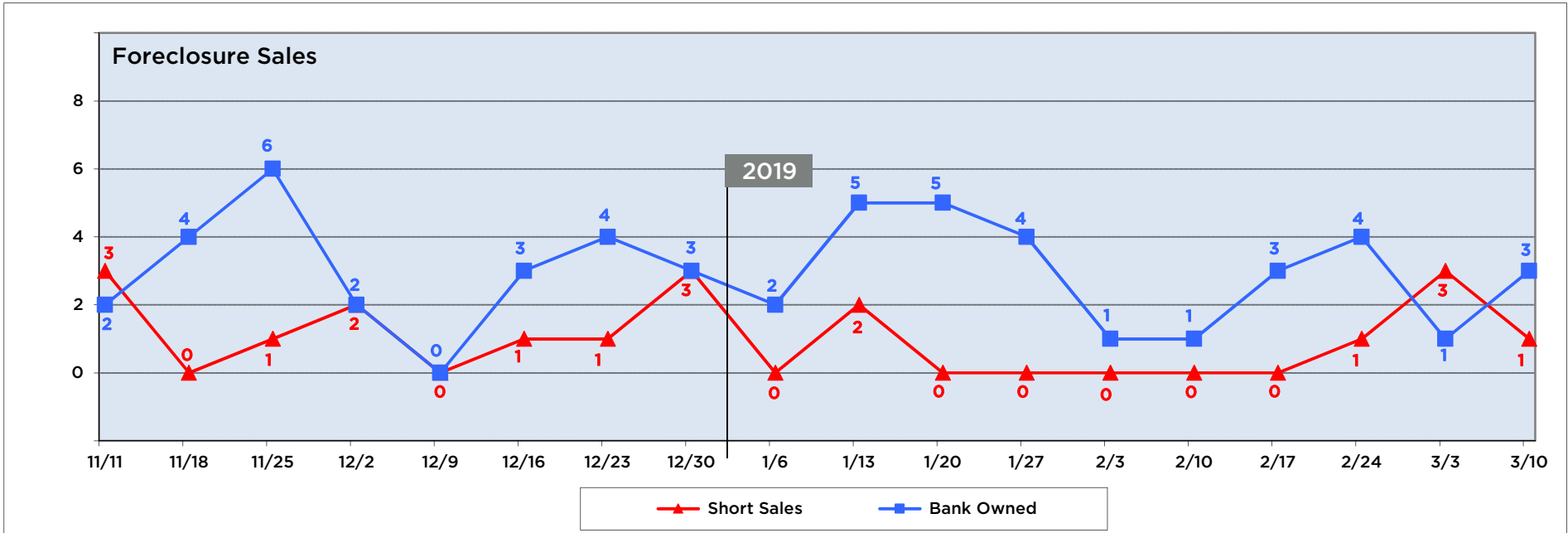
Average Square Feet	1,299	1,212	1,804	1,901	1,242	0	0
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Condos, Townhomes, Villas



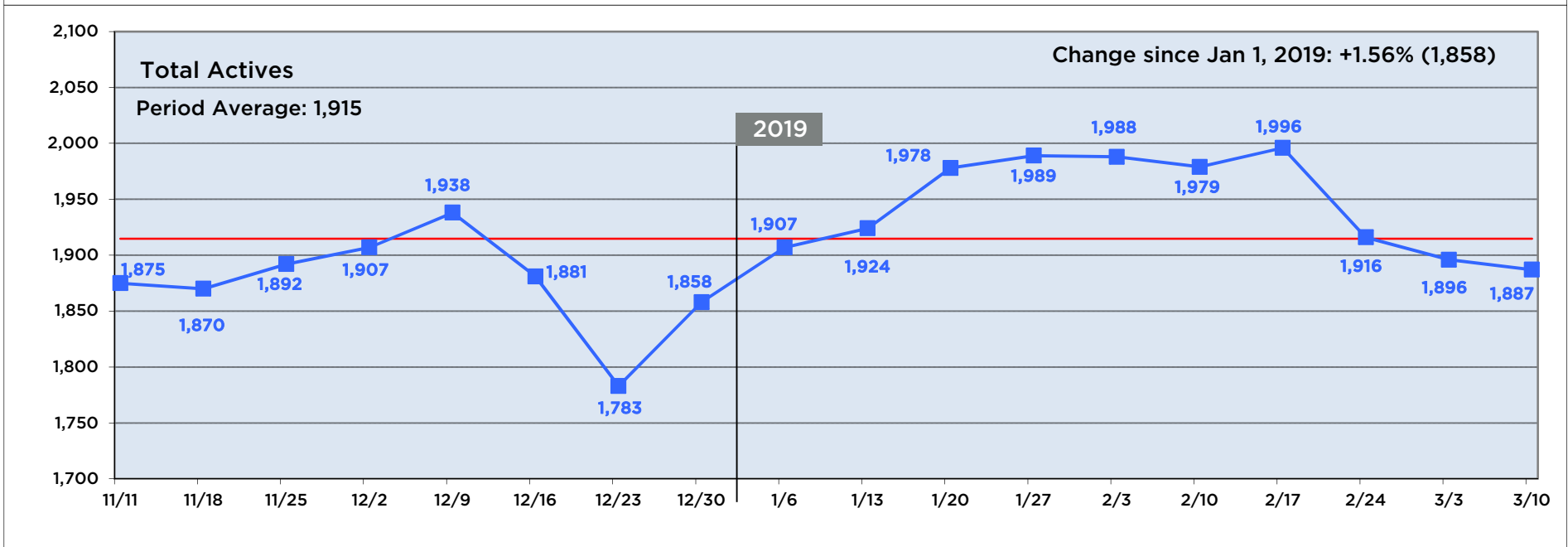
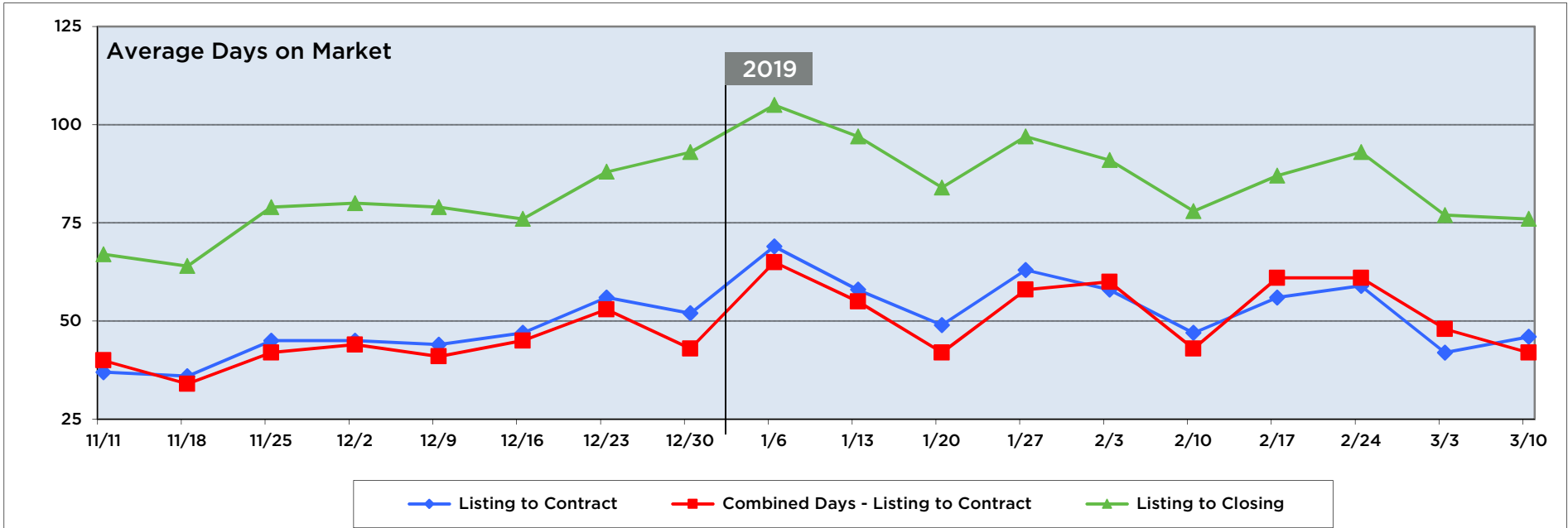


Condos, Townhomes, Villas

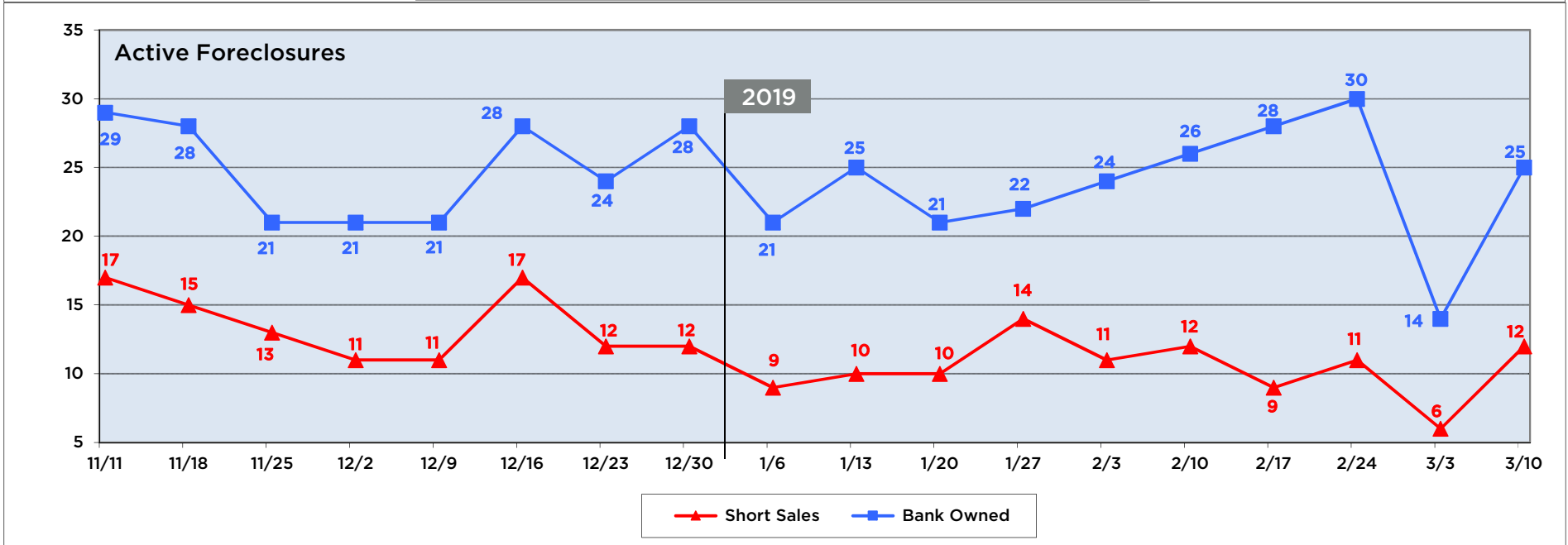
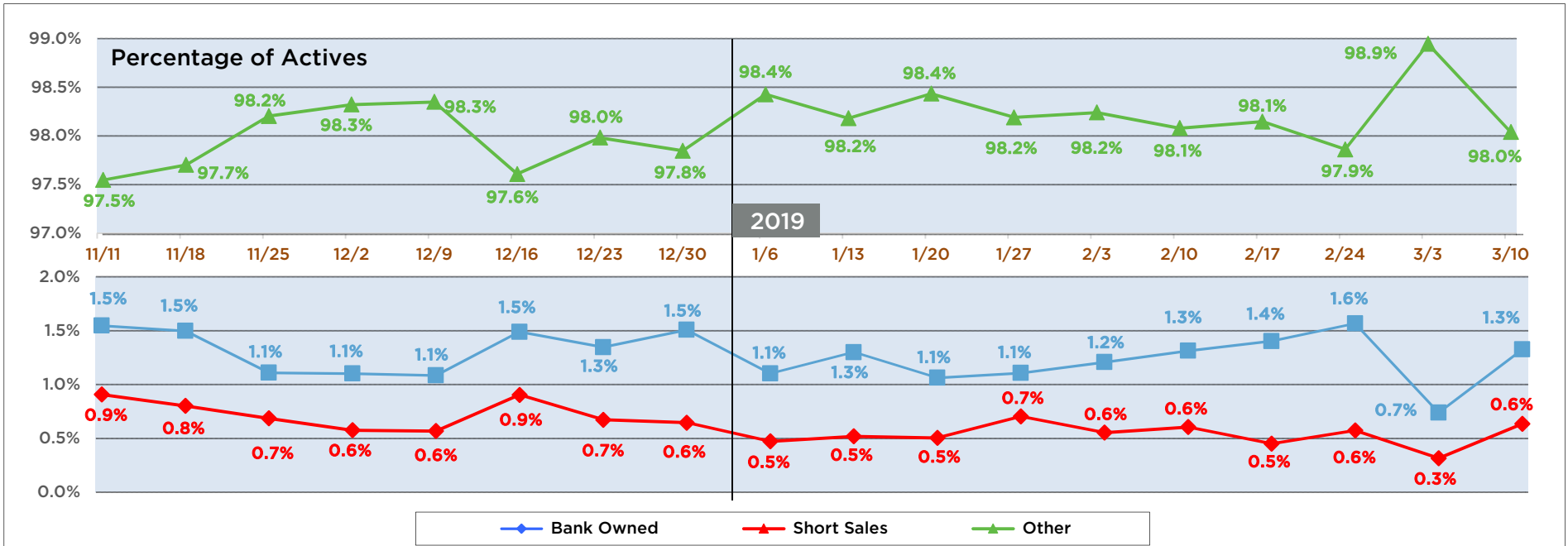




Condos, Townhomes, Villas

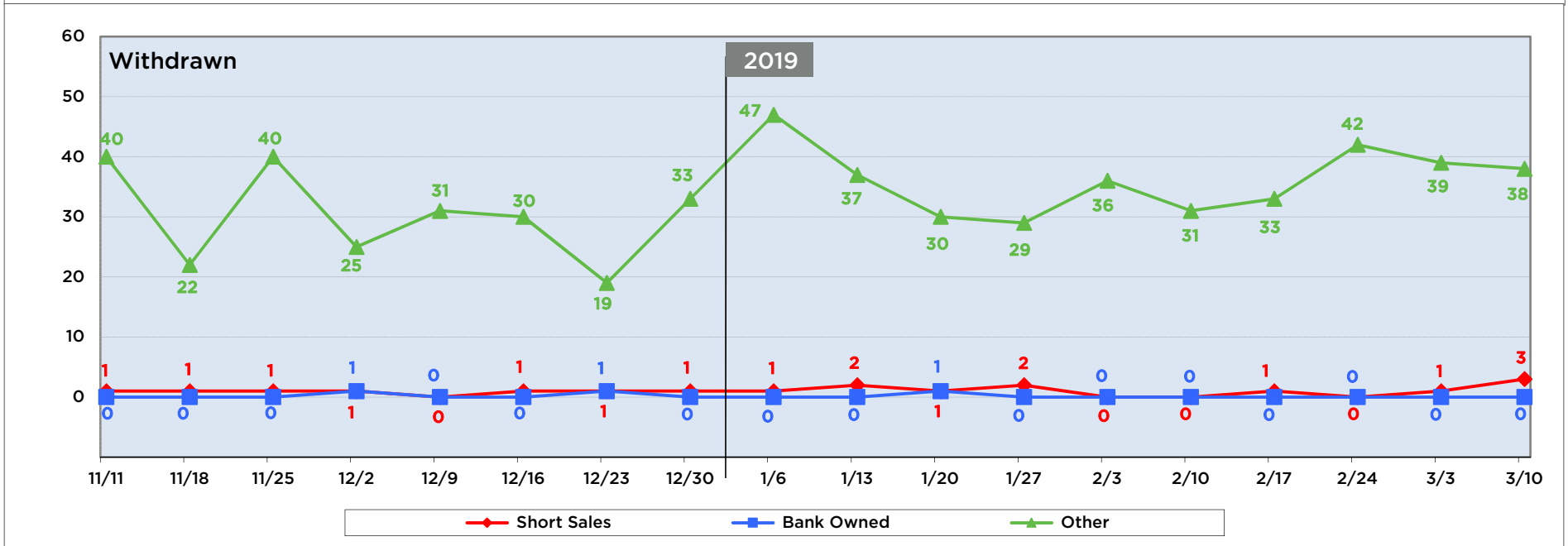
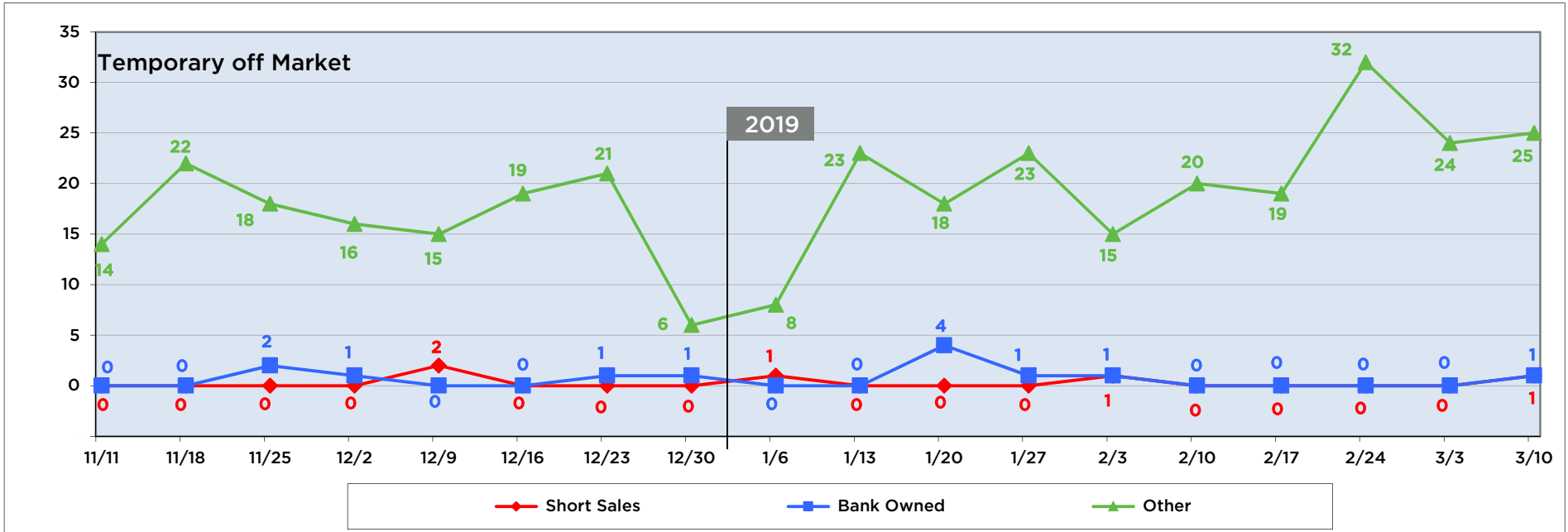


Condos, Townhomes, Villas

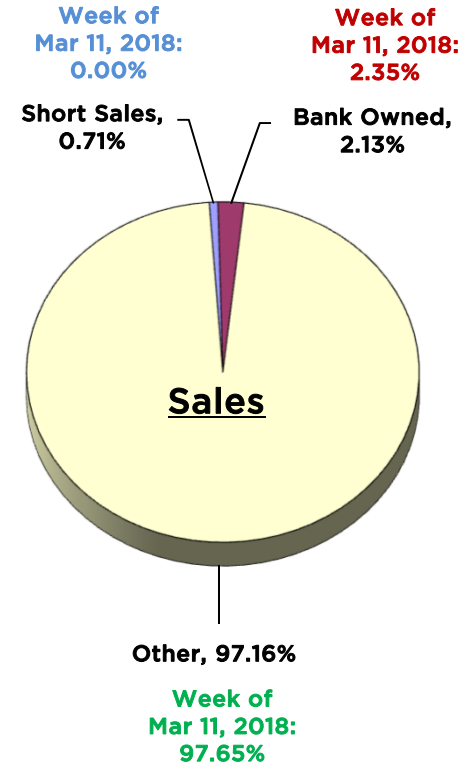
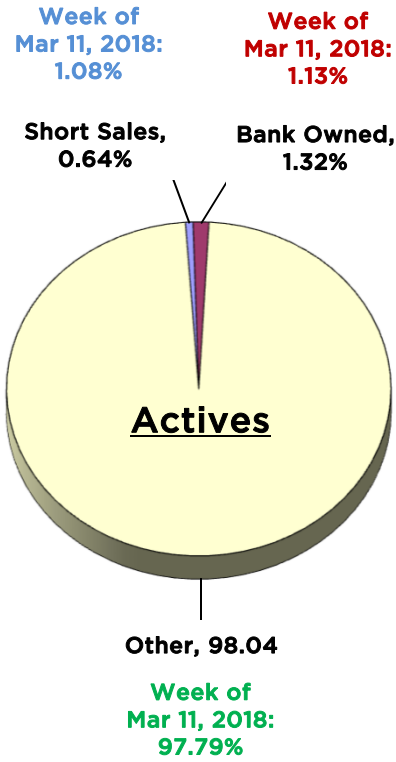




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$168,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Winter Springs / Tuskawilla	32708	1	\$167,500	3.0	1.0	1,280	\$130.86
Orange County							
Hunters Creek	32837	1	\$168,000	3.0	2.0	1,168	\$143.84
Osceola County							
Kissimmee (West) / Pleasant Hill	34746	1	\$167,800	3.0	2.0	1,300	\$129.08