



Monday Morning Quarterback Summary

Week of Mar 24, 2019

Single-family existing homes

- Sales of single-family homes increased to 755 during the week of Mar 24, from 487 the week prior
- The median price of single family homes decreased to \$253,000, a change of -0.8%
- The number of single-family home foreclosure transactions increased to 17 last week, from 12 the week of Mar 17
- The number of single-family home short-sale transactions increased to 9 from 1 the week prior
- Single-family inventory decreased by 63, and now sits at 7,071

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 194 during the week of Mar 24, from 139 the week prior
- The median price of condos, townhomes, and villas decreased to \$161,500, a change of -0.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 8 last week, from 3 the week of Mar 17
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory increased by 1, and now sits at 1,876

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	755	367	126	144	52	53	13
Bank Owned	17	14	1	2	0	0	0
Short Sales	9	6	0	0	0	3	0
Other	729	347	125	142	52	50	13
Active Listings	7,071	1,788	1,097	1,645	784	1,219	538
Bank Owned	144	77	24	22	11	9	1
Short Sales	51	22	10	8	3	6	2
Other	6,876	1,689	1,063	1,615	770	1,204	535
Months of Inventory	2	1	2	3	3	5	10

List Price

Average Original List Price	\$329,427	\$198,915	\$282,382	\$360,744	\$469,497	\$762,741	\$1,796,077
Average Final List Price	\$320,148	\$193,718	\$277,104	\$351,041	\$460,024	\$725,886	\$1,750,685

Sale Price

Average Price	\$310,199	\$187,232	\$271,547	\$342,537	\$444,964	\$701,629	\$1,663,192
Median Price	\$253,000	\$198,300	\$270,000	\$342,750	\$444,500	\$680,000	\$1,425,000

Price Differences

Original to Final List Price	-\$9,279	-\$5,197	-\$5,278	-\$9,703	-\$9,473	-\$36,855	-\$45,392
Original List to Sale Price - \$	-\$19,228	-\$11,683	-\$10,835	-\$18,207	-\$24,533	-\$61,112	-\$132,885
Final List to Sale Price - \$	-\$9,949	-\$6,486	-\$5,557	-\$8,504	-\$15,060	-\$24,257	-\$87,493
Original List to Sale Price - %	94.16%	94.13%	96.16%	94.95%	94.77%	91.99%	92.60%
Final List to Sale Price - %	96.89%	96.65%	97.99%	97.58%	96.73%	96.66%	95.00%

Days on the Market

Avg Days Listing to Contract	63	53	56	70	84	105	93
Combined Avg Days to Contract	65	54	52	72	93	114	97
Avg Days Listing to Closing	101	92	89	104	124	158	128
Avg Days Contract to Close	39	40	34	35	42	54	37

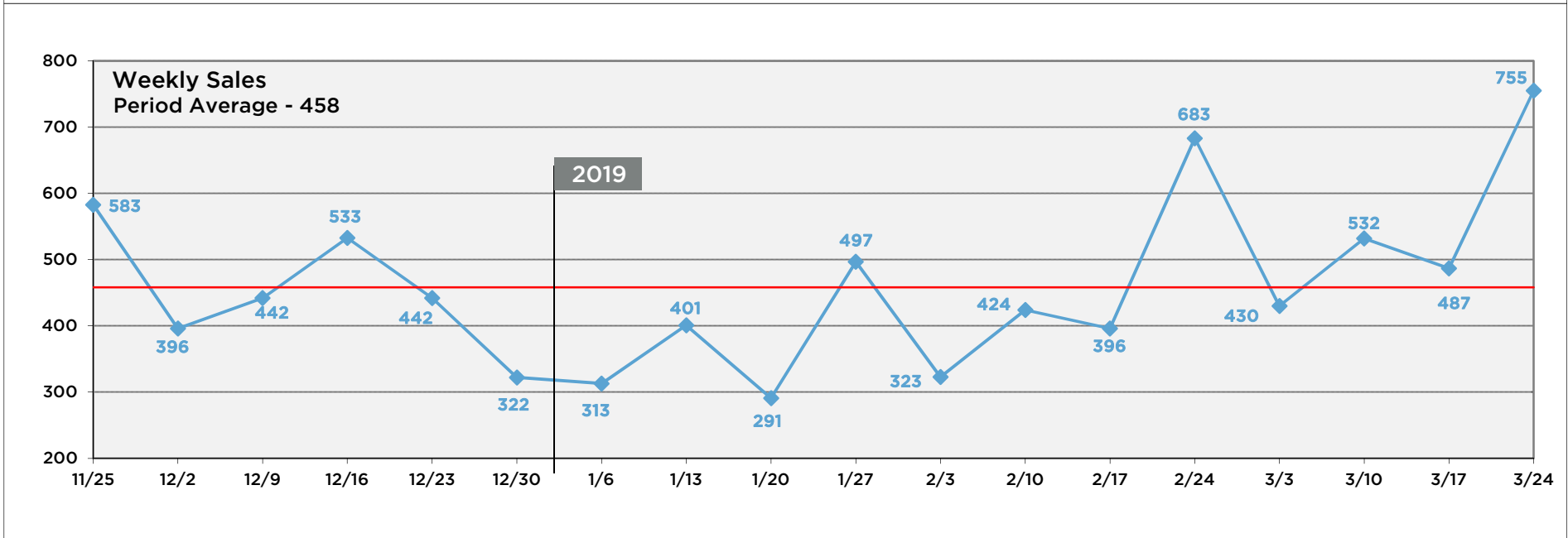
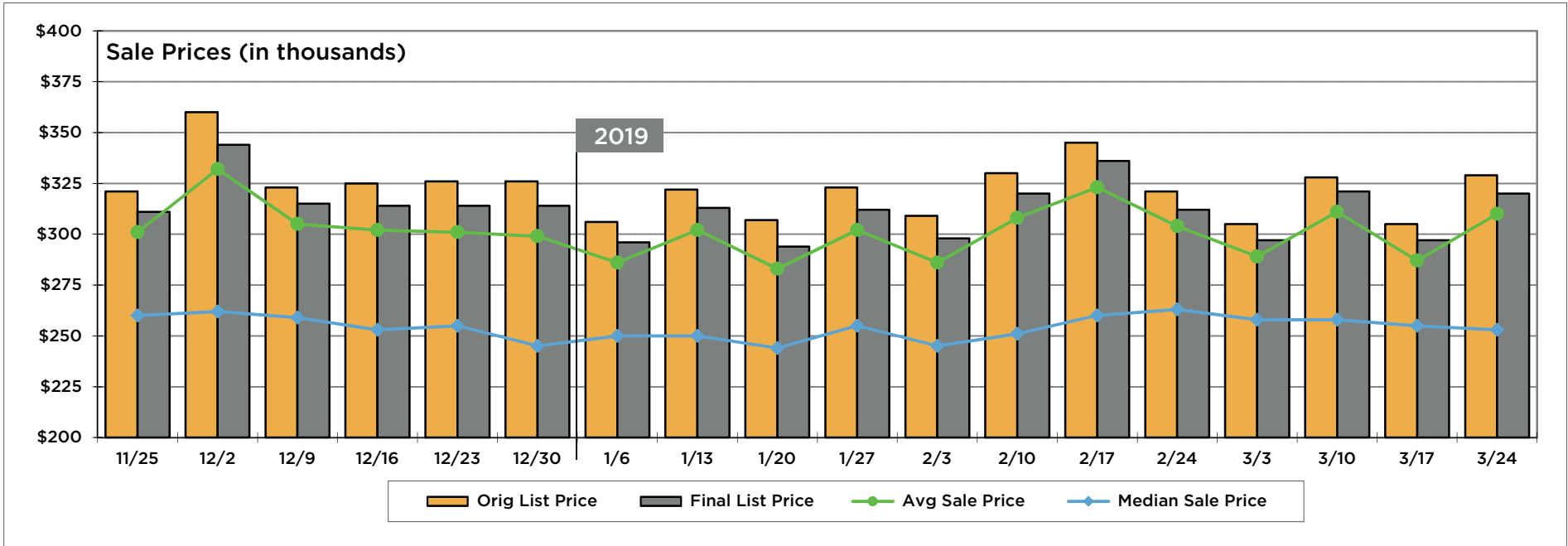
Beds / Baths

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

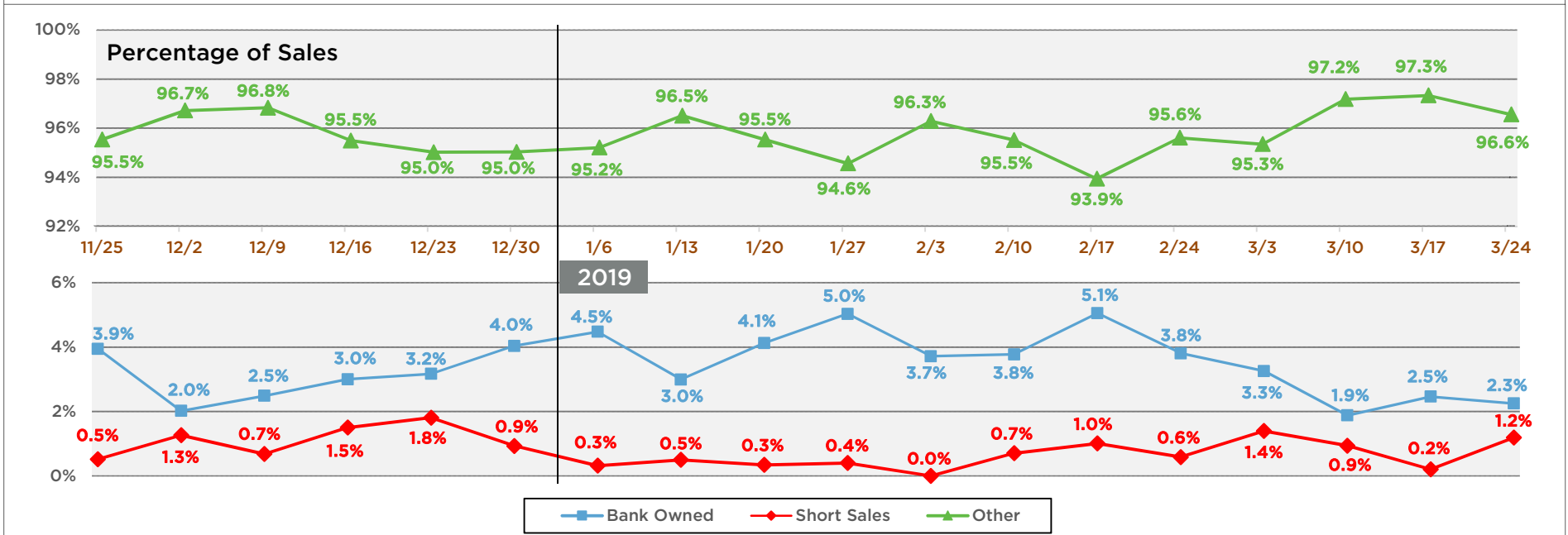
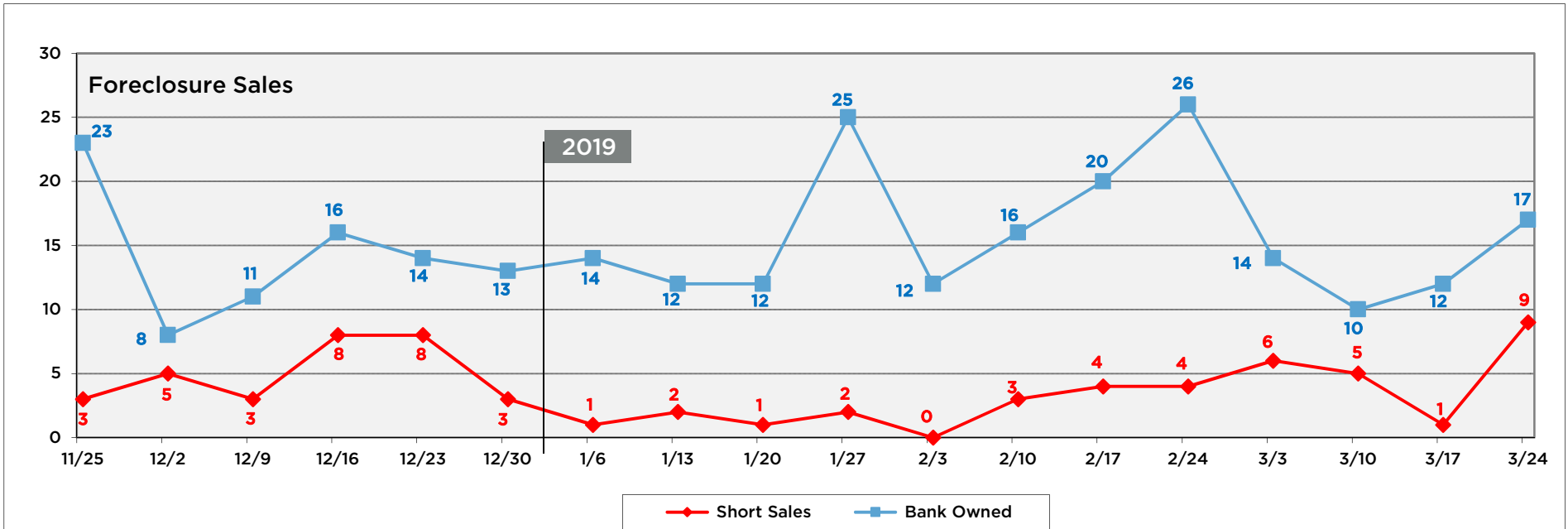
Square Footage

Average Square Feet	2,090	1,520	1,989	2,476	2,753	3,839	5,075
---------------------	-------	-------	-------	-------	-------	-------	-------

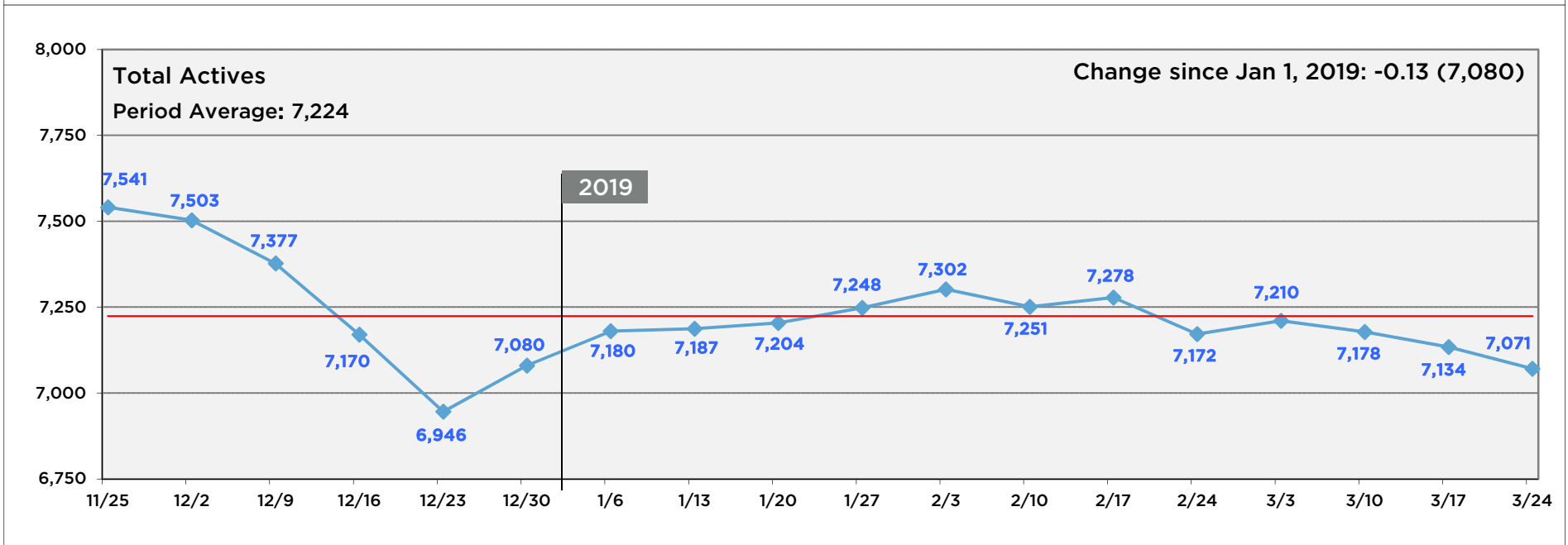
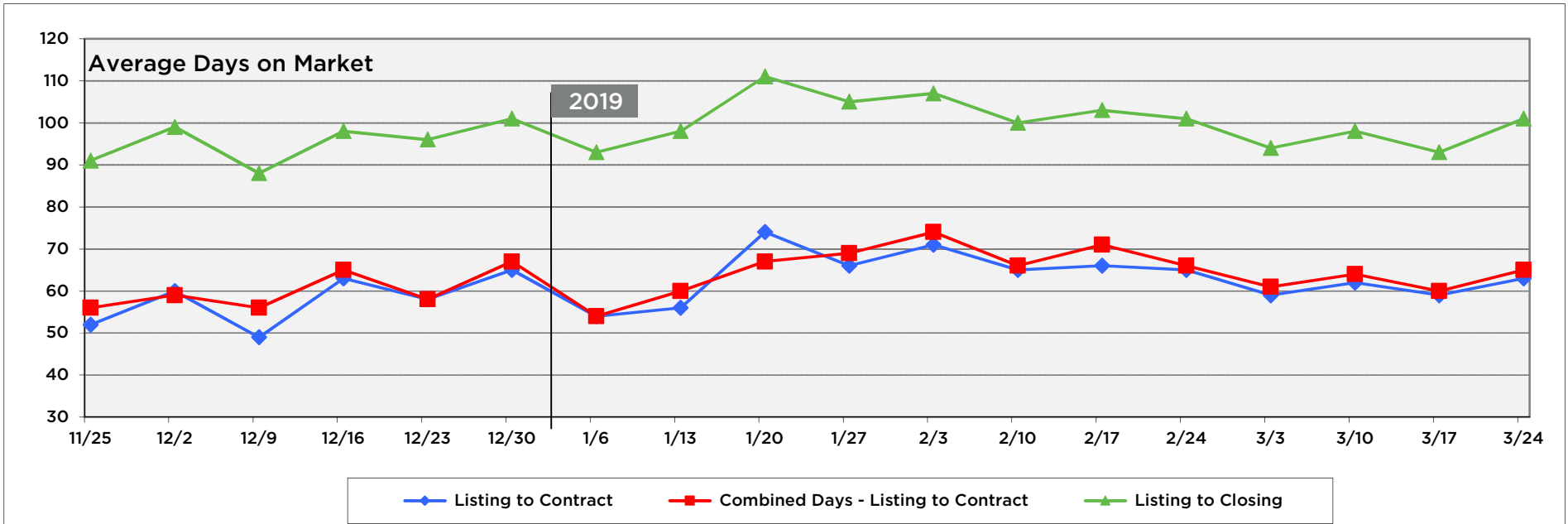
Single Family Homes



Single Family Homes

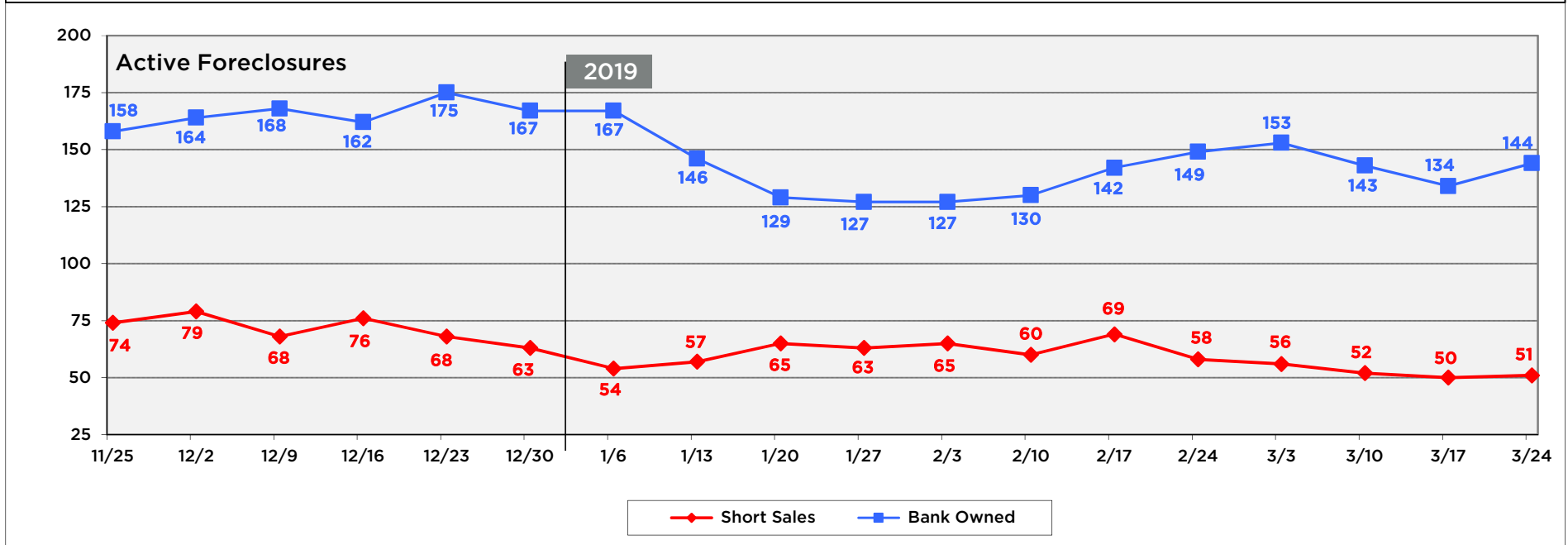
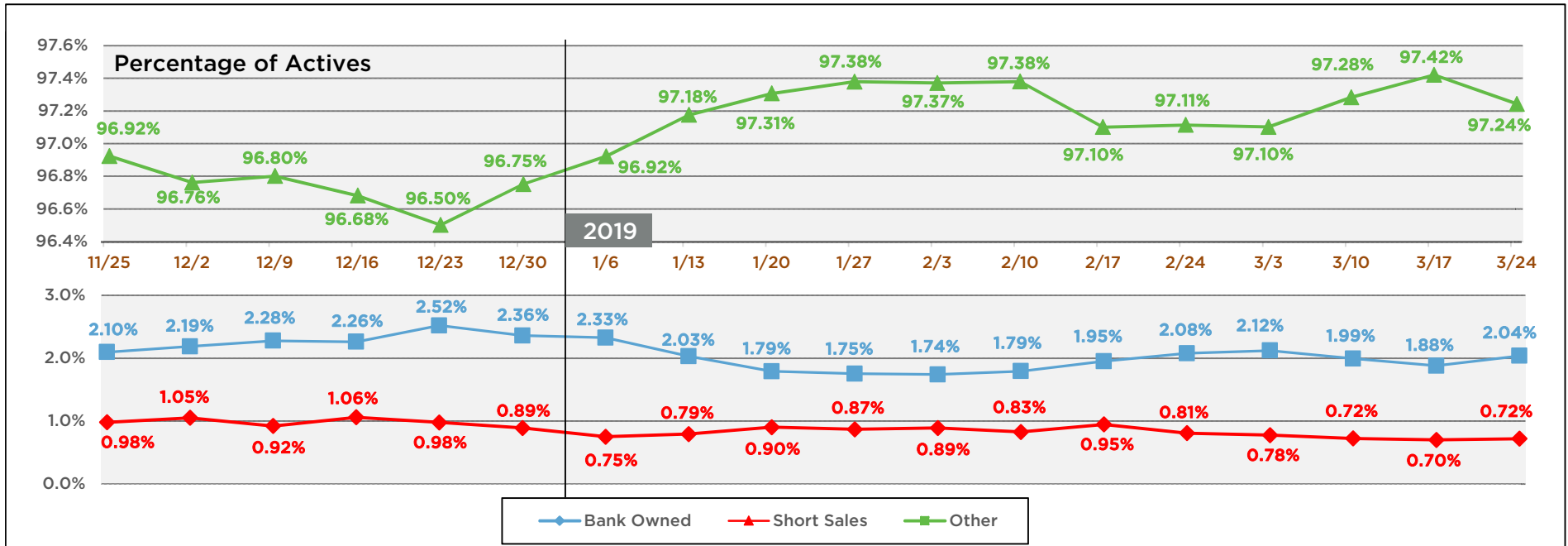


Single Family Homes



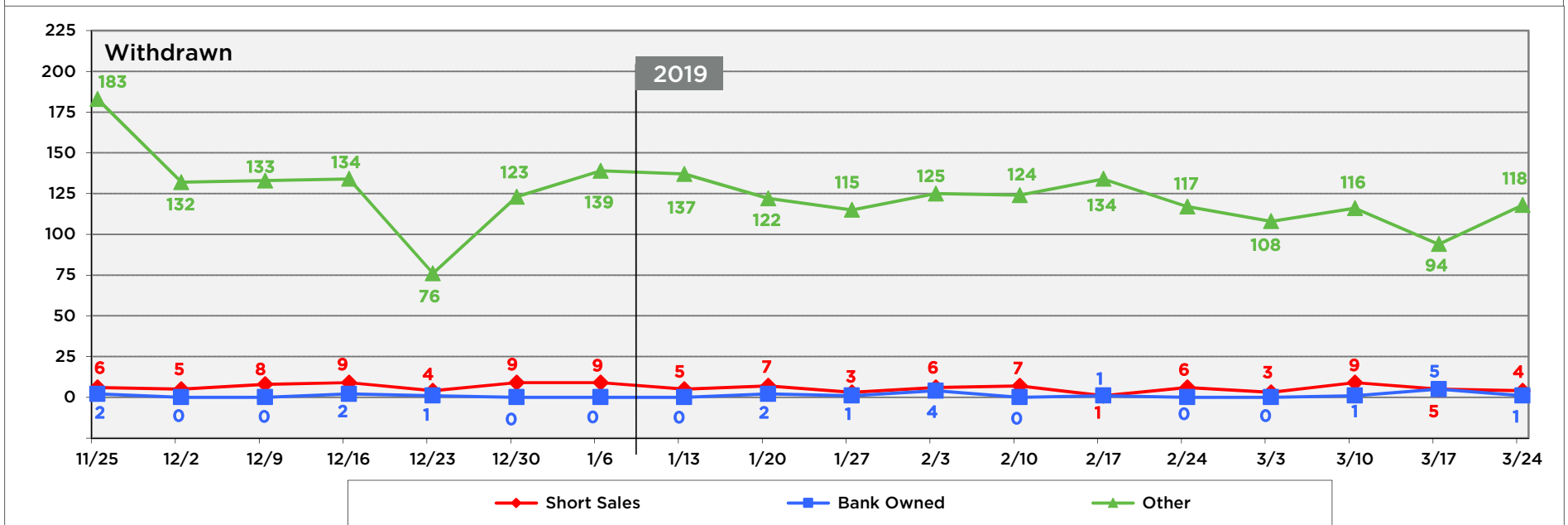
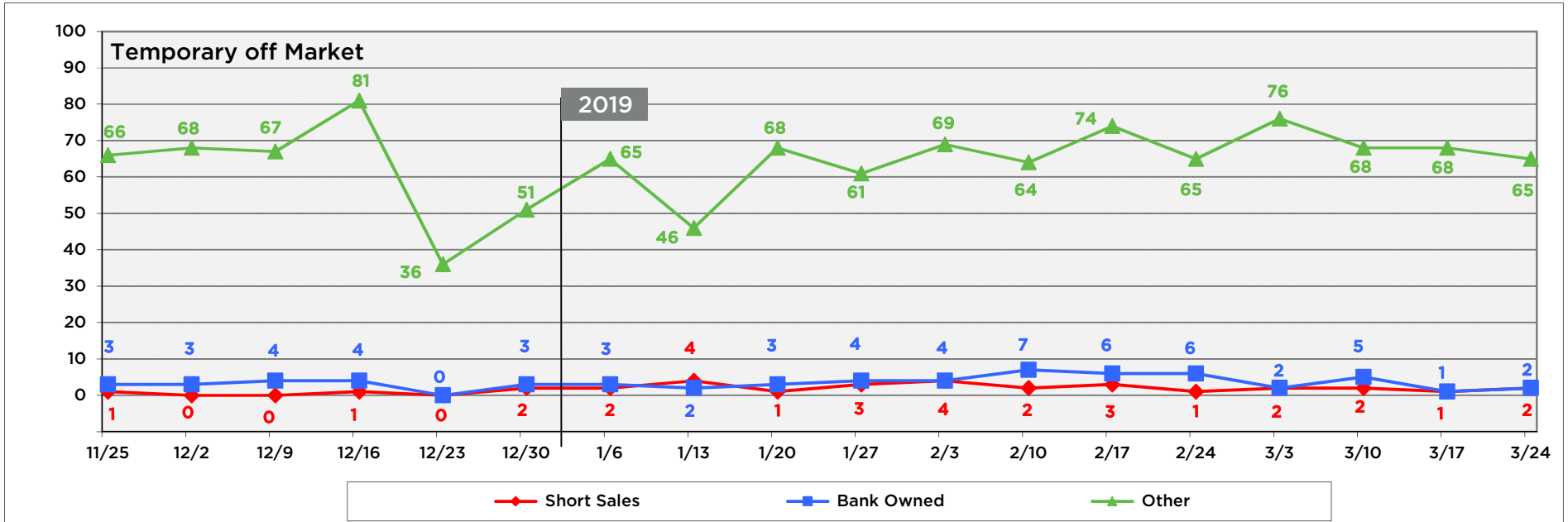


Single Family Homes

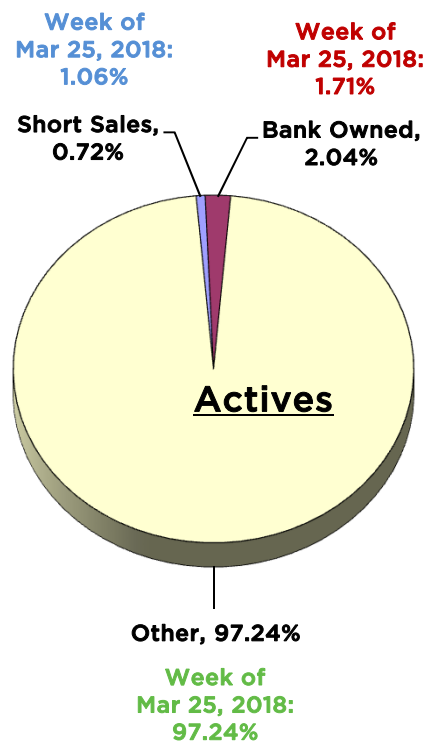




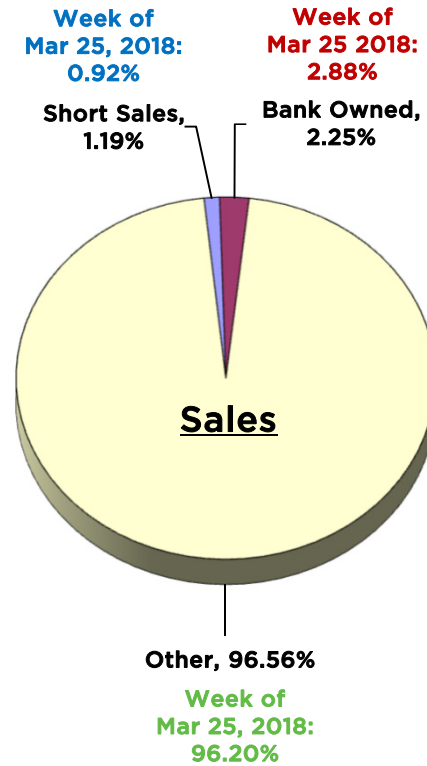
Single Family Homes



Single Family Homes



Week of Mar 25, 2018: 1.71%



Week of Mar 25, 2018: 2.88%

Where are the 7 Single Family Homes available for the Median Price of \$253,000? (± \$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>
Seminole County		1	\$253,000	3.0	2.0	1,638	\$154.46
Winter Springs / Tuskawilla	32708	1	\$253,000	3.0	2.0	1,638	\$154.46
Orange County		3	\$252,700	3.0	2.0	1,703	\$148.36
Azalea Park	32807	1	\$252,500	3.0	2.0	1,542	\$163.75
Ocoee	34761	2	\$252,800	3.0	2.0	1,784	\$141.70
Osceola County		1	\$253,500	4.0	2.0	3,274	\$77.43
Kissimmee / Poinciana	34758	1	\$253,500	4.0	2.0	3,274	\$77.43
Lake County		2	\$252,750	3.5	2.0	1,881	\$134.37
Mount Dora	32757	1	\$252,500	4.0	2.0	2,300	\$109.78
Minneola	34715	1	\$253,000	3.0	2.0	1,462	\$173.05

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	194	163	14	13	3	1	0
Bank Owned	8	8	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	186	155	14	13	3	1	0
Active Listings	1,876	1,361	217	199	44	43	12
Bank Owned	27	24	1	2	0	0	0
Short Sales	7	5	0	2	0	0	0
Other	1,842	1,332	216	195	44	43	12
Months of Inventory	2	2	4	4	3	10	0

List Price

Average Original List Price	\$188,082	\$158,343	\$280,521	\$347,046	\$481,333	\$795,000	\$0
Average Final List Price	\$184,816	\$155,722	\$278,414	\$335,754	\$471,333	\$795,000	\$0

Sale Price

Average Price	\$178,989	\$150,507	\$273,125	\$328,031	\$446,000	\$765,000	\$0
Median Price	\$161,500	\$153,000	\$274,000	\$318,000	\$428,000	\$765,000	\$0

Price Differences

Original to Final List Price	-\$3,266	-\$2,621	-\$2,107	-\$11,292	-\$10,000	\$0	\$0
Original List to Sale Price - \$	-\$9,093	-\$7,836	-\$7,396	-\$19,015	-\$35,333	-\$30,000	\$0
Final List to Sale Price - \$	-\$5,827	-\$5,215	-\$5,289	-\$7,723	-\$25,333	-\$30,000	\$0
Original List to Sale Price - %	95.17%	95.05%	97.36%	94.52%	92.66%	96.23%	0.00%
Final List to Sale Price - %	96.85%	96.65%	98.10%	97.70%	94.63%	96.23%	0.00%

Days on the Market

Avg Days Listing to Contract	53	52	35	71	115	13	0
Combined Avg Days to Contract	48	46	39	67	115	13	0
Avg Days Listing to Closing	87	85	76	104	154	37	0
Avg Days Contract to Close	35	34	43	34	41	24	0

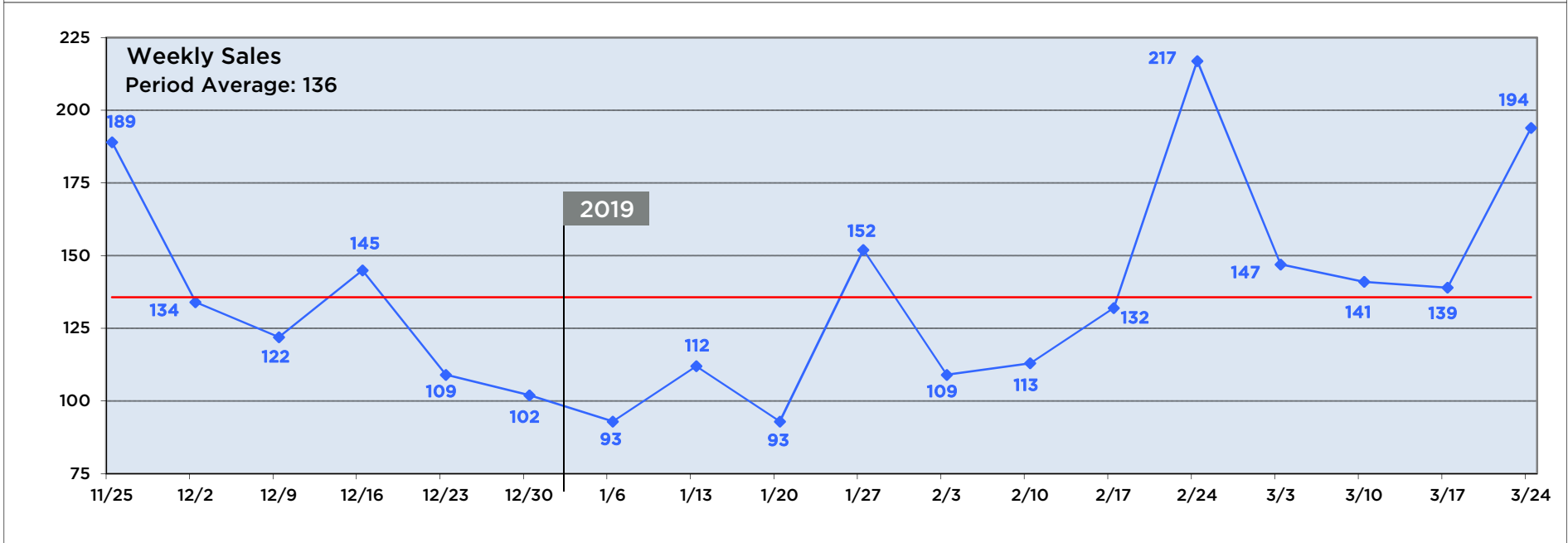
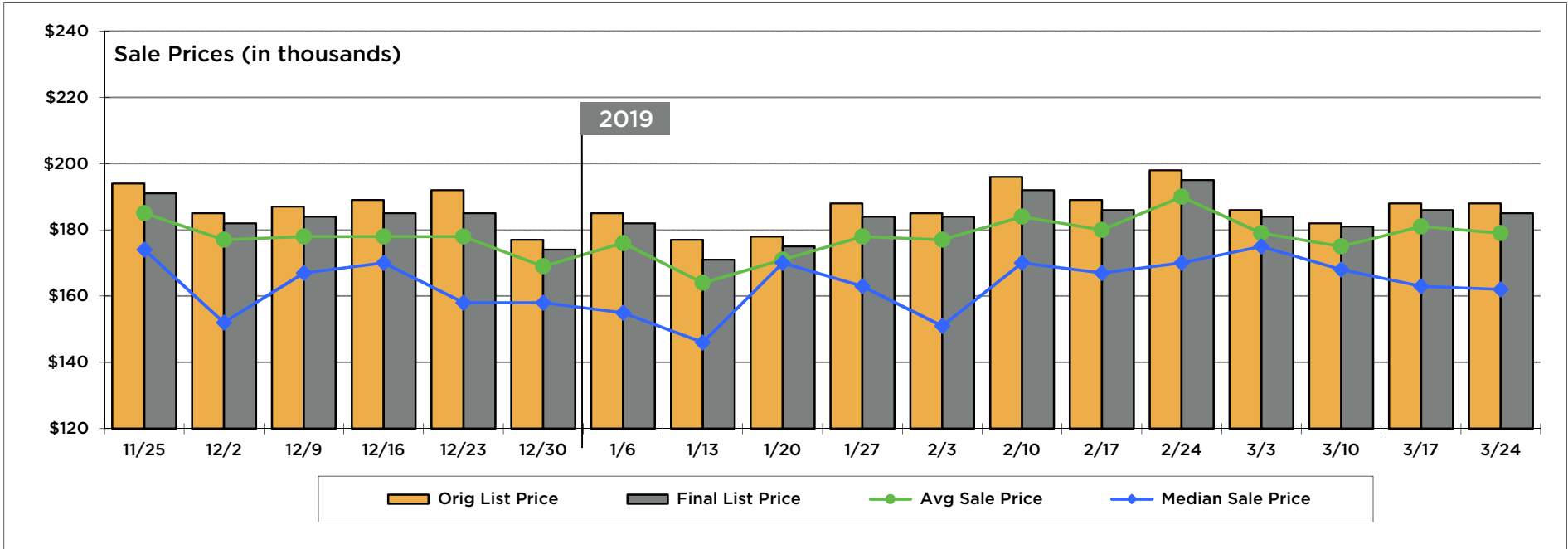
Beds / Baths

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

Square Footage

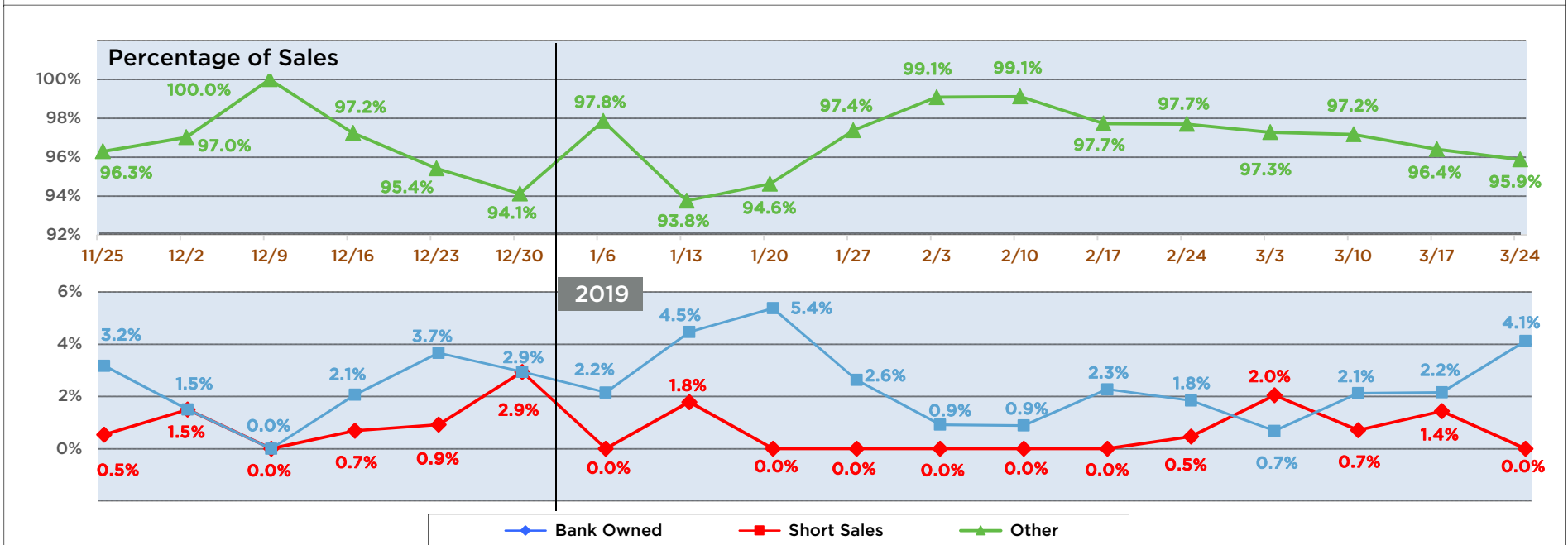
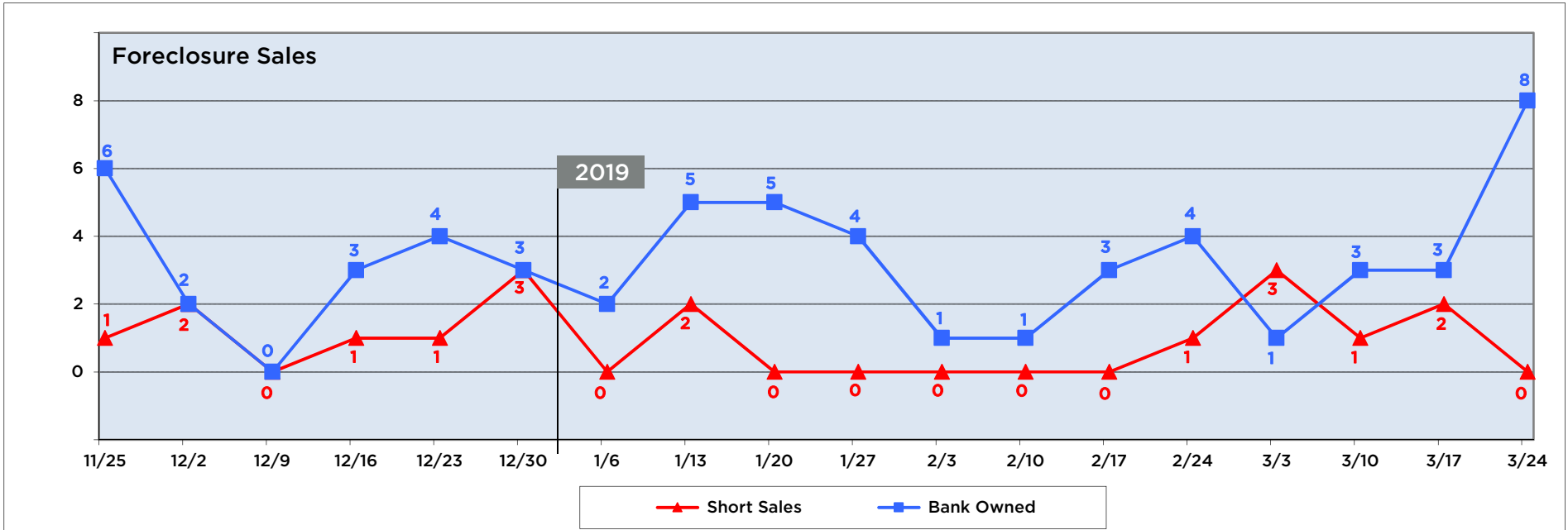
Average Square Feet	1,340	1,230	1,731	1,989	2,643	1,511	0
---------------------	-------	-------	-------	-------	-------	-------	---

Condos, Townhomes, Villas



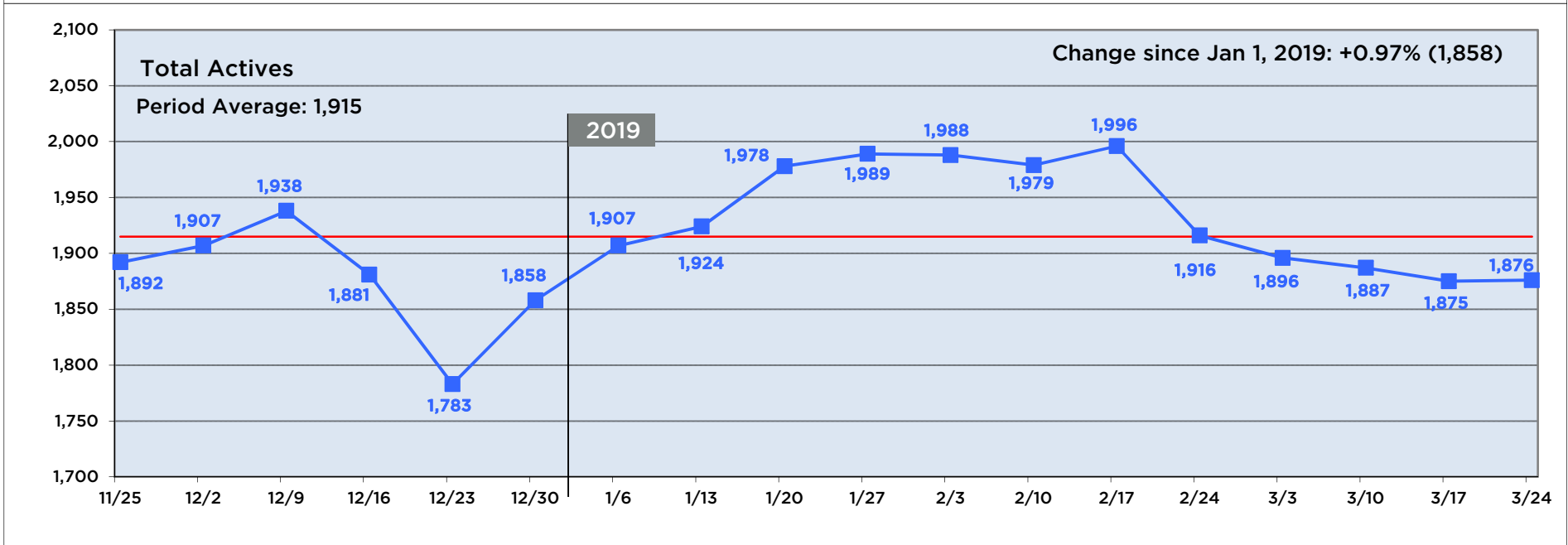
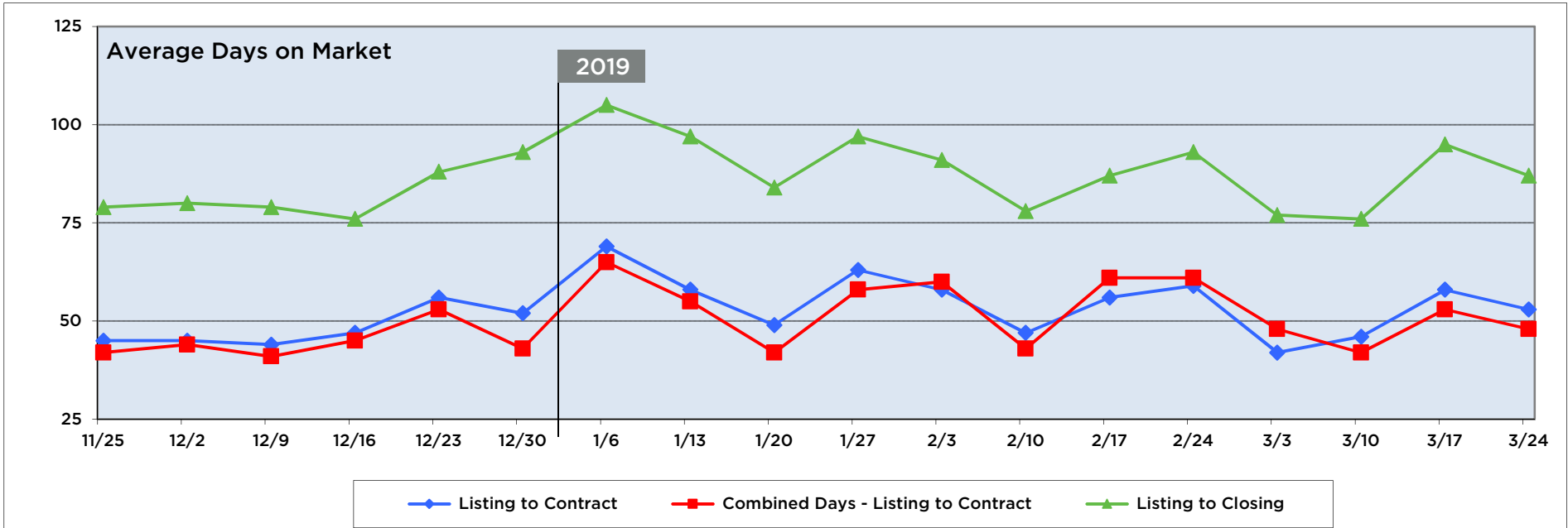


Condos, Townhomes, Villas



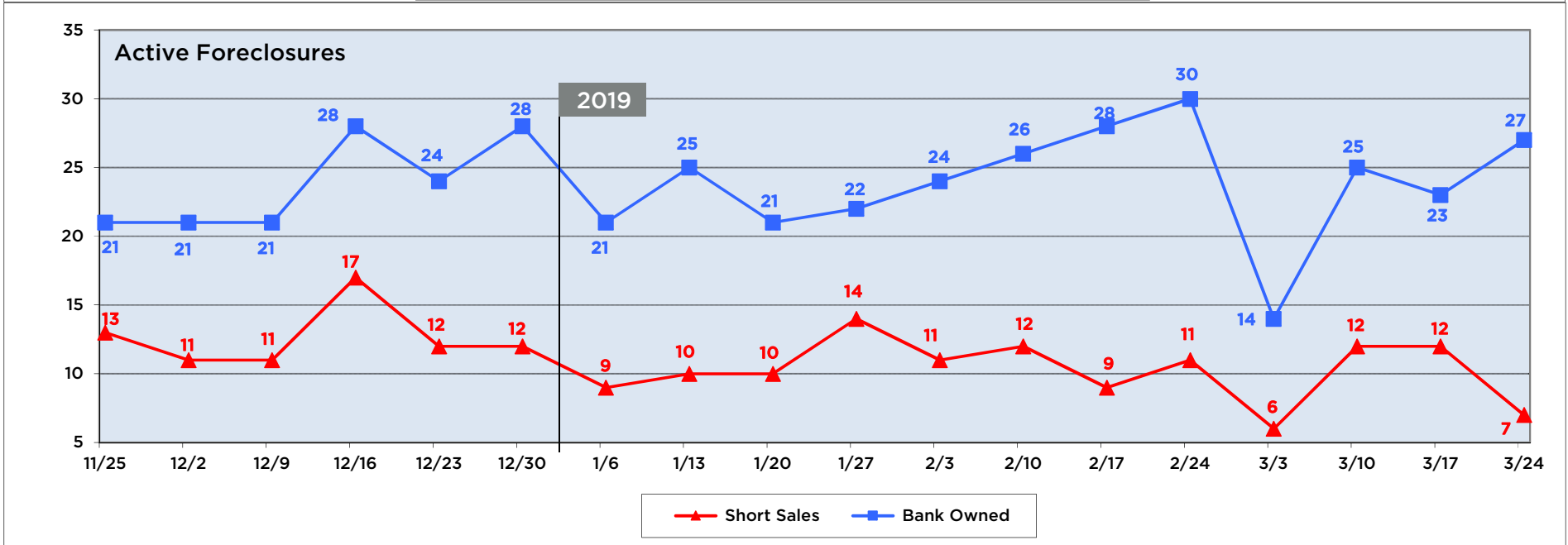
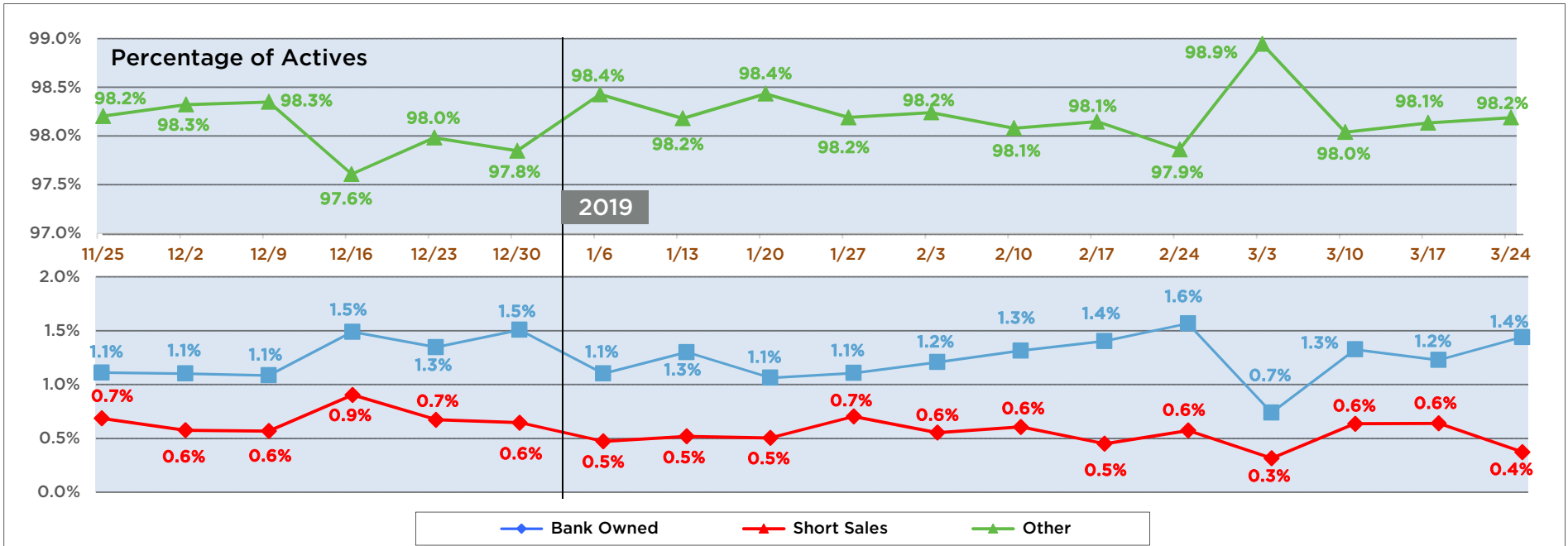


Condos, Townhomes, Villas



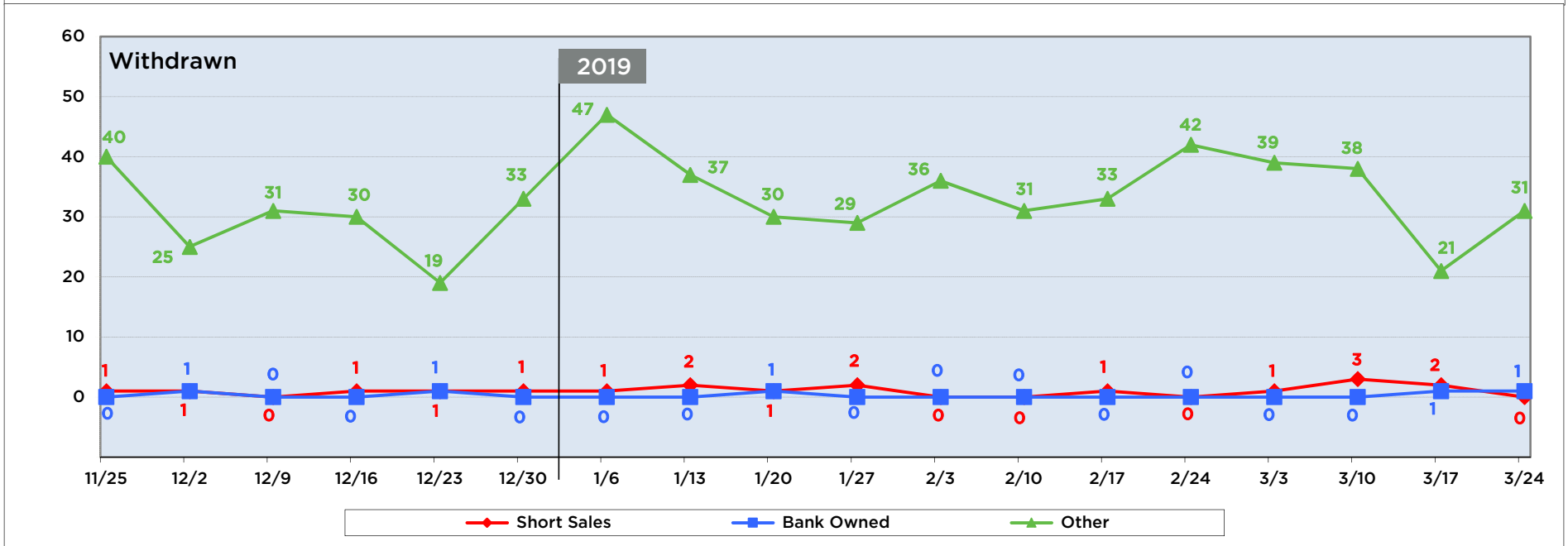
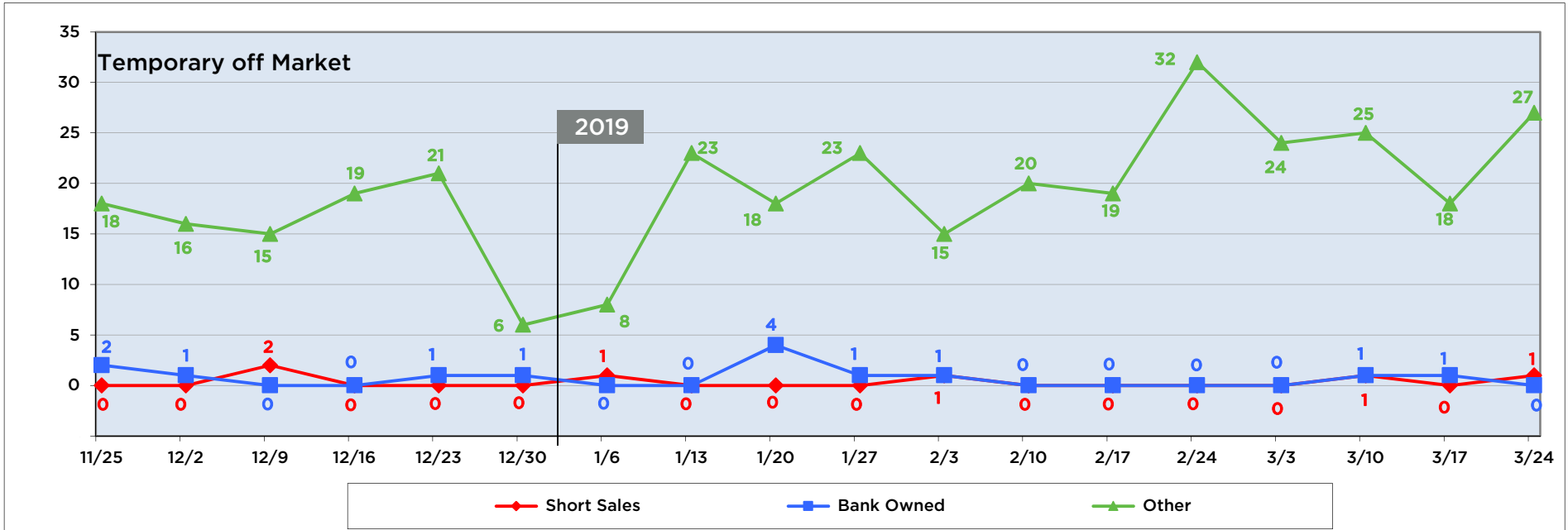


Condos, Townhomes, Villas



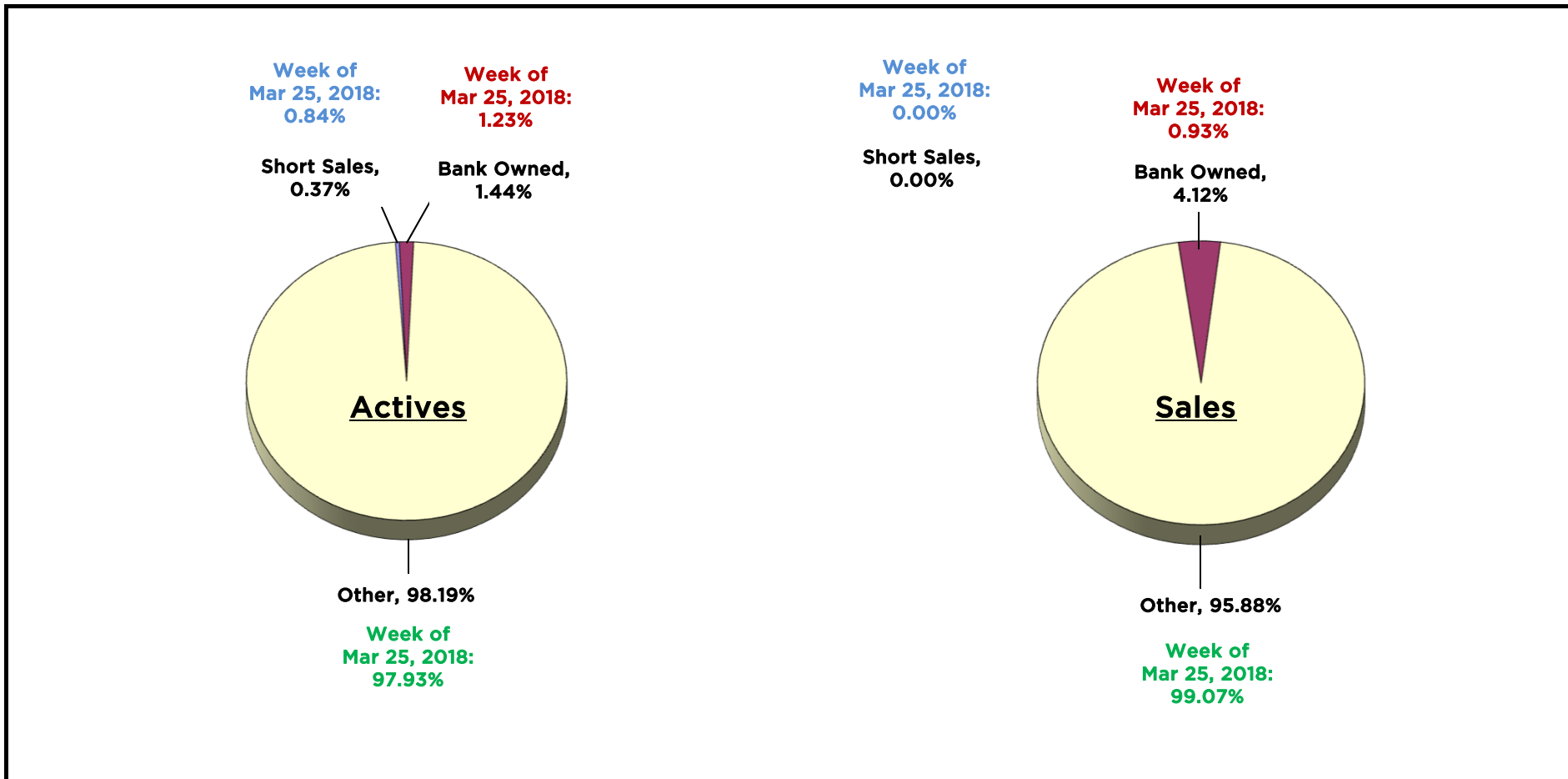


Condos, Townhomes, Villas





Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$161,500? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$162,000	2.0	2.0	1,144	\$141.61
Sanford (South)	32773	1	\$162,000	2.0	2.0	1,144	\$141.61
Orange County		4	\$161,950	2.3	2.0	1,338	\$121.02
Rio Pinar / Union Park	32825	1	\$161,900	3.0	2.0	1,423	\$113.77
Research Park	32826	1	\$161,900	2.0	2.0	1,106	\$146.38
Metro West / Orlo Vista	32835	1	\$162,000	2.0	2.0	1,548	\$104.65
Winter Garden / Oakland	34787	1	\$162,000	2.0	2.0	1,276	\$126.96