



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

***Week of Apr 14, 2019***

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

- Sales of single-family homes increased to 544 during the week of Apr 14, from 467 the week prior
- The median price of single family homes increased to \$258,700, a change of 1.9%
- The number of single-family home foreclosure transactions increased to 14 last week, from 3 the week of Apr 7
- The number of single-family home short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory decreased by 58, and now sits at 6,934

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

- Sales of condos, townhomes, and villas increased to 176 during the week of Apr 14, from 147 the week prior
- The median price of condos, townhomes, and villas increased to \$178,000, a change of 4.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 5 last week, from 2 the week of Apr 7
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 23, and now sits at 1,859

*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>544</b>	247	102	113	37	38	7
Bank Owned	14	9	4	1	0	0	0
Short Sales	3	1	1	1	0	0	0
Other	527	237	97	111	37	38	7
<b>Active Listings</b>	<b>6,934</b>	1,684	1,002	1,640	815	1,249	544
Bank Owned	141	72	32	19	9	9	0
Short Sales	57	24	9	8	11	4	1
Other	6,736	1,588	961	1,613	795	1,236	543
<b>Months of Inventory</b>	<b>3</b>	2	2	3	5	8	18

**List Price**

Average Original List Price	<b>\$330,900</b>	\$204,517	\$290,114	\$354,837	\$461,399	\$671,864	\$2,457,571
Average Final List Price	<b>\$324,040</b>	\$200,743	\$282,893	\$347,966	\$450,499	\$653,300	\$2,432,143

**Sale Price**

Average Price	<b>\$313,044</b>	\$195,821	\$271,683	\$341,998	\$438,089	\$623,987	\$2,235,700
Median Price	<b>\$258,700</b>	\$205,000	\$270,500	\$343,530	\$430,000	\$592,750	\$1,365,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$6,860</b>	-\$3,774	-\$7,221	-\$6,871	-\$10,900	-\$18,564	-\$25,428
<b>Original List to Sale Price - \$</b>	<b>-\$17,856</b>	-\$8,696	-\$18,431	-\$12,839	-\$23,310	-\$47,877	-\$221,871
<b>Final List to Sale Price - \$</b>	<b>-\$10,996</b>	-\$4,922	-\$11,210	-\$5,968	-\$12,410	-\$29,313	-\$196,443
<b>Original List to Sale Price - %</b>	<b>94.60%</b>	95.75%	93.65%	96.38%	94.95%	92.87%	90.97%
<b>Final List to Sale Price - %</b>	<b>96.61%</b>	97.55%	96.04%	98.28%	97.25%	95.51%	91.92%

**Days on the Market**

Avg Days Listing to Contract	<b>58</b>	55	53	57	66	88	76
Combined Avg Days to Contract	<b>60</b>	47	57	62	62	125	121
Avg Days Listing to Closing	<b>97</b>	94	92	93	105	132	106
Avg Days Contract to Close	<b>38</b>	38	38	36	39	43	29

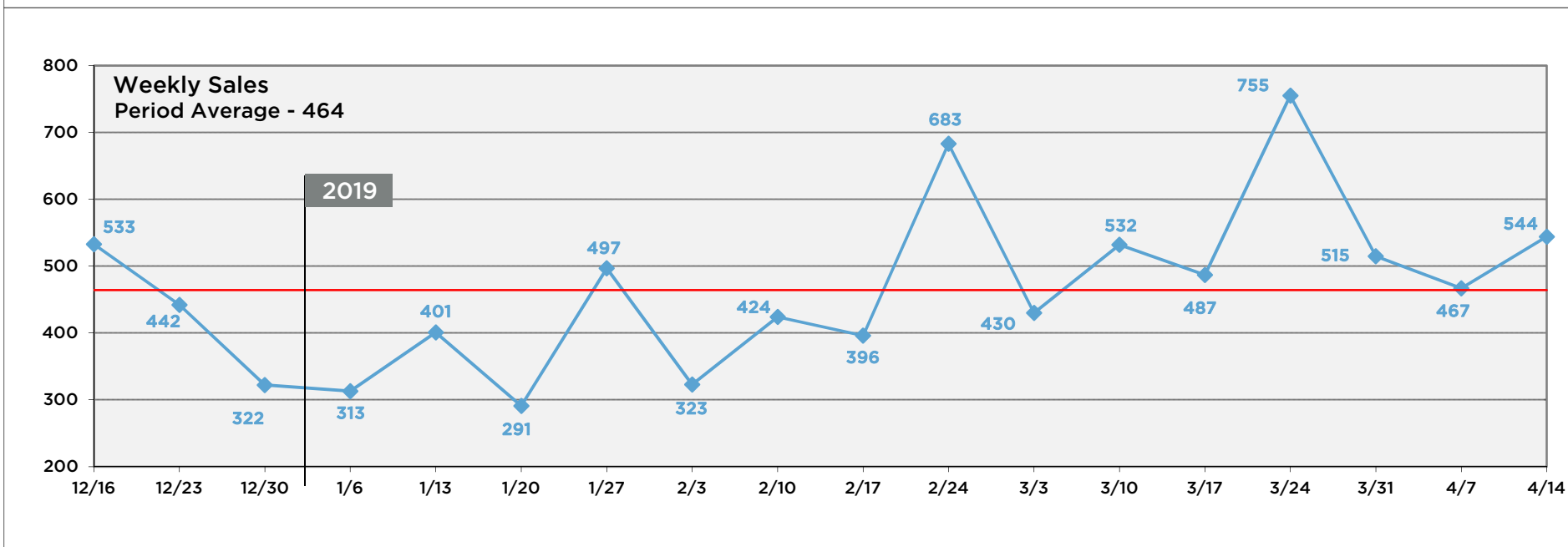
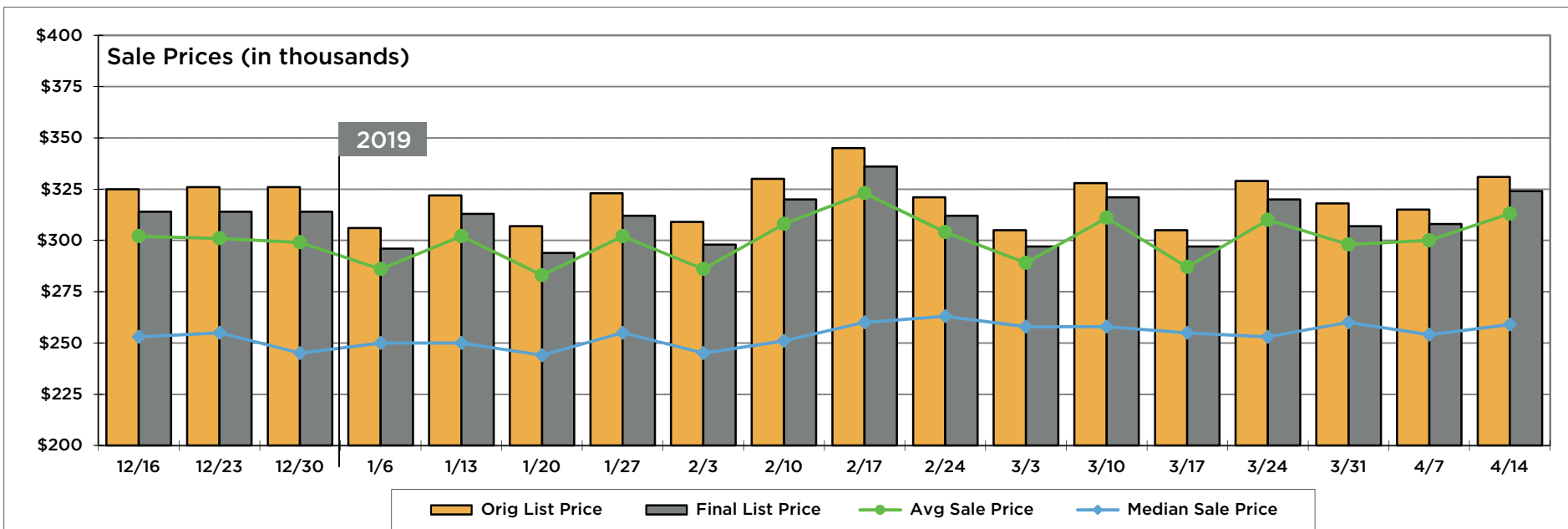
**Beds / Baths**

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

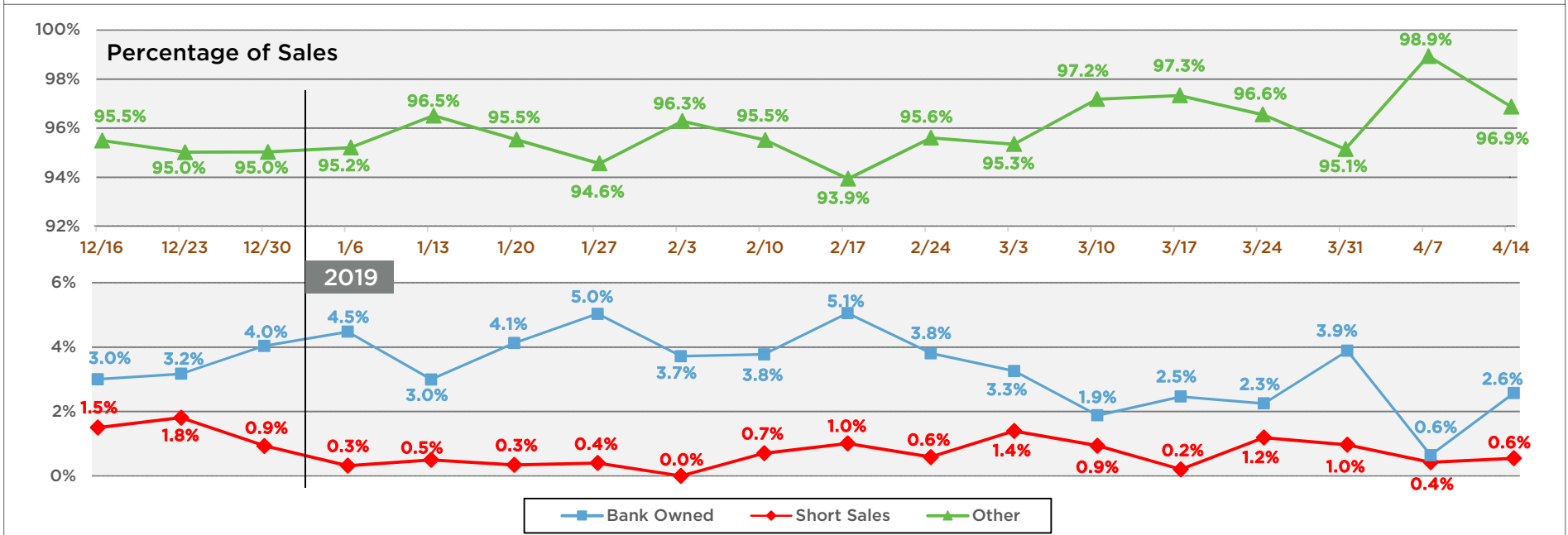
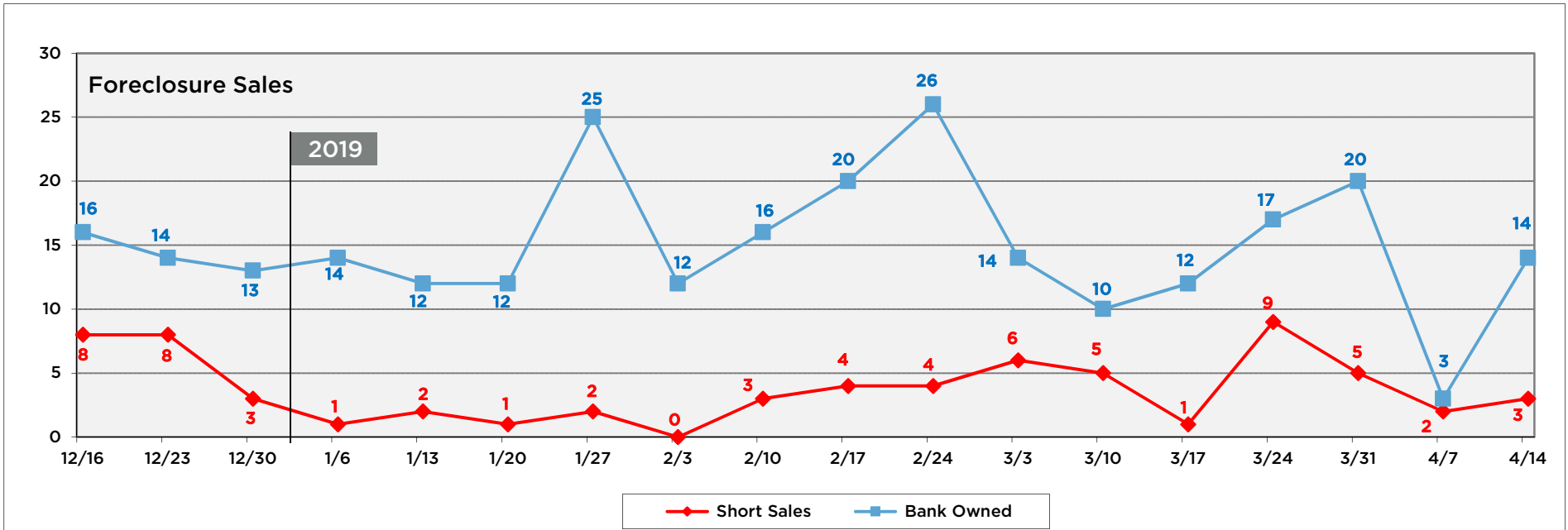
**Square Footage**

Average Square Feet	<b>2,040</b>	1,498	1,995	2,371	2,787	3,488	4,724
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**Single Family Homes**

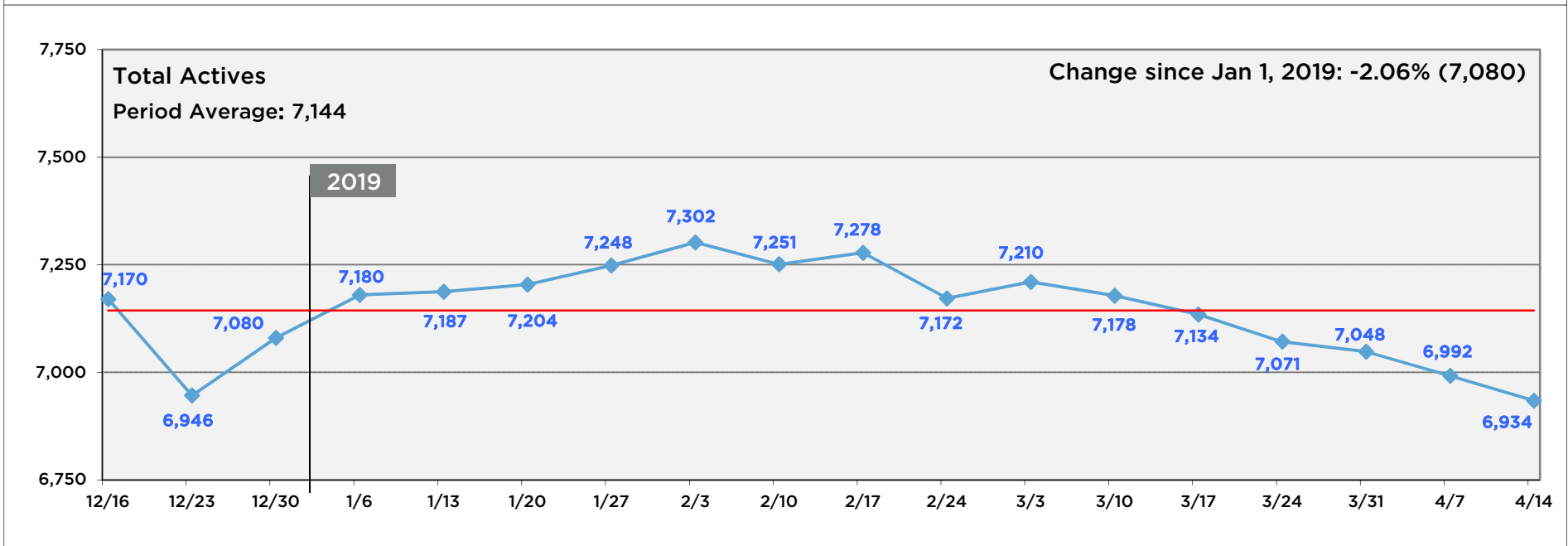
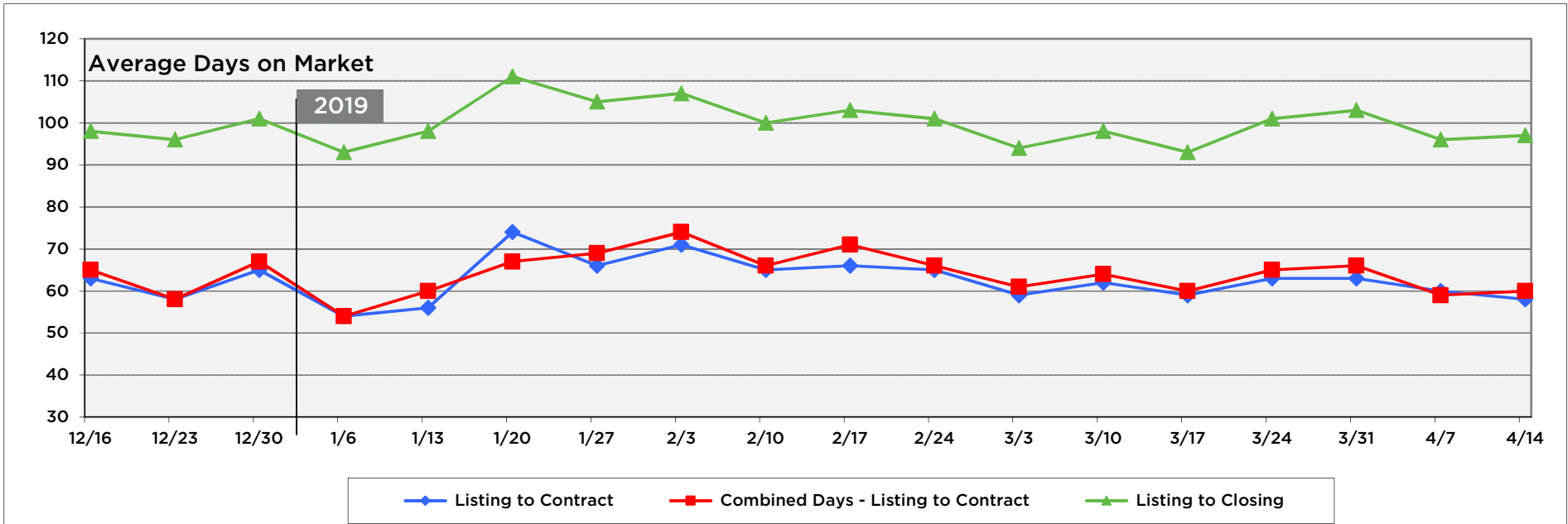


**Single Family Homes**



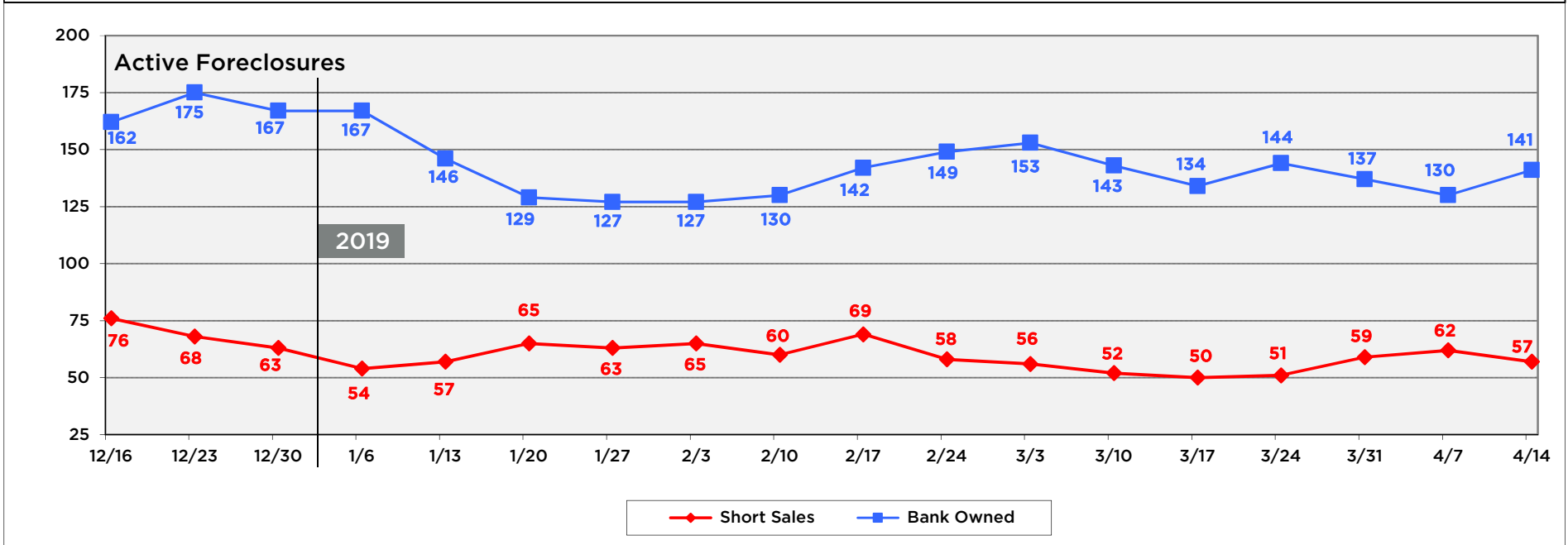
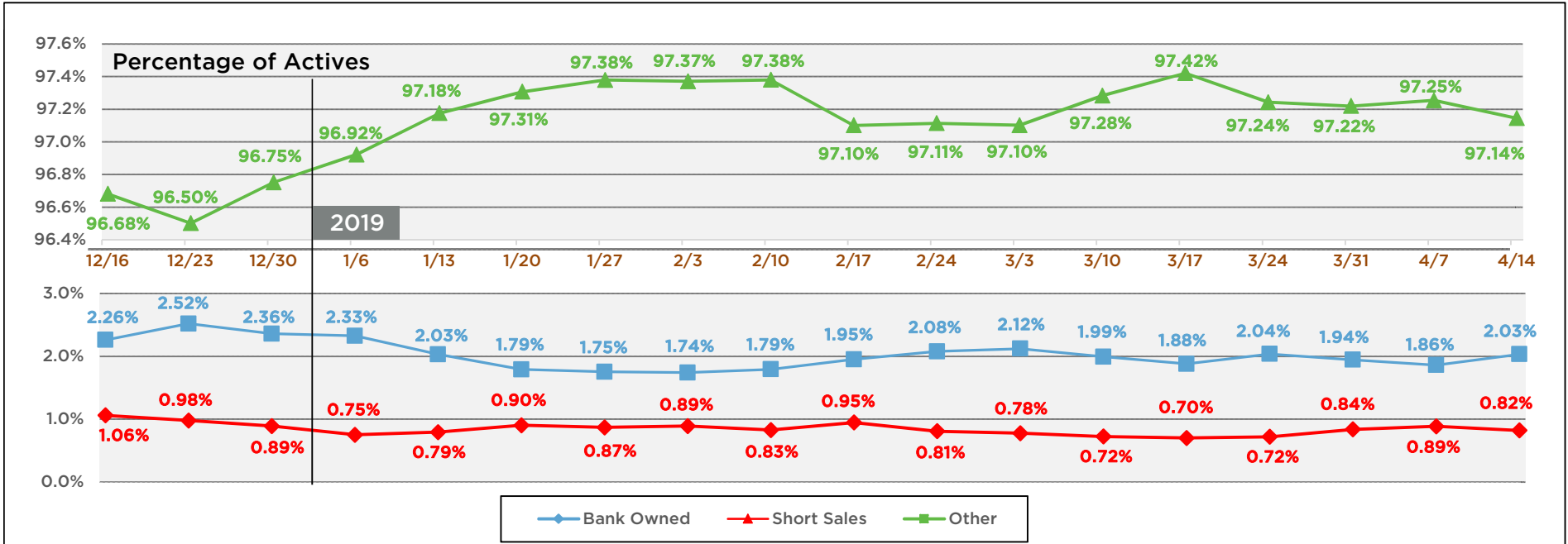


**Single Family Homes**



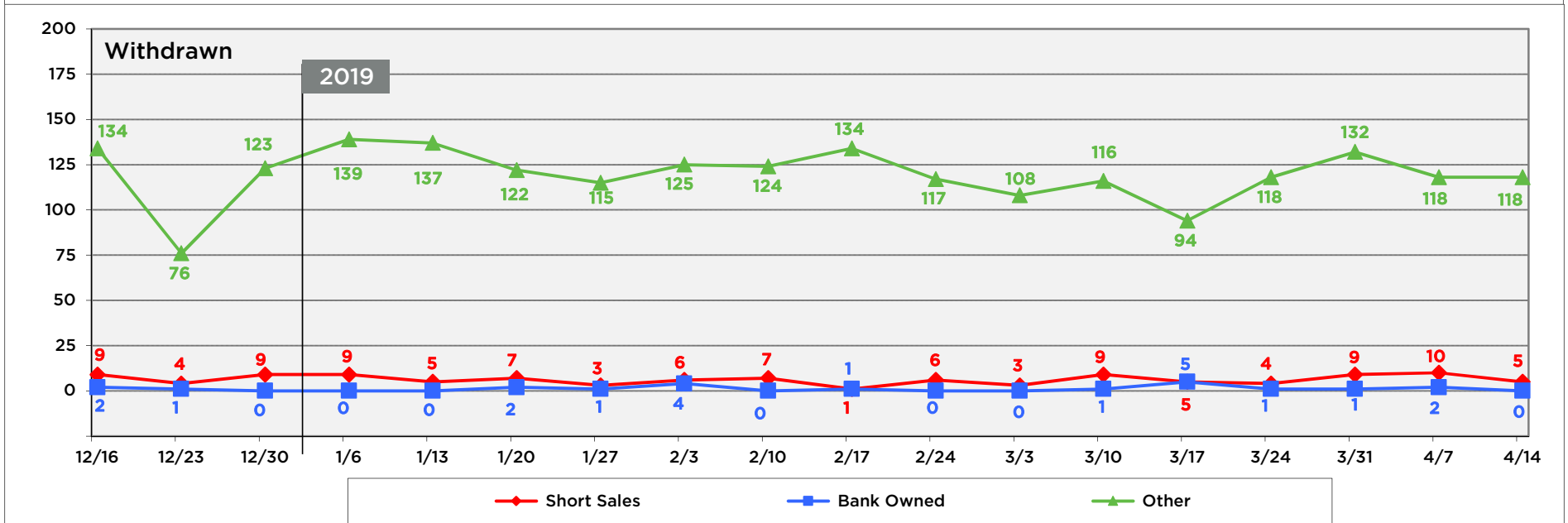
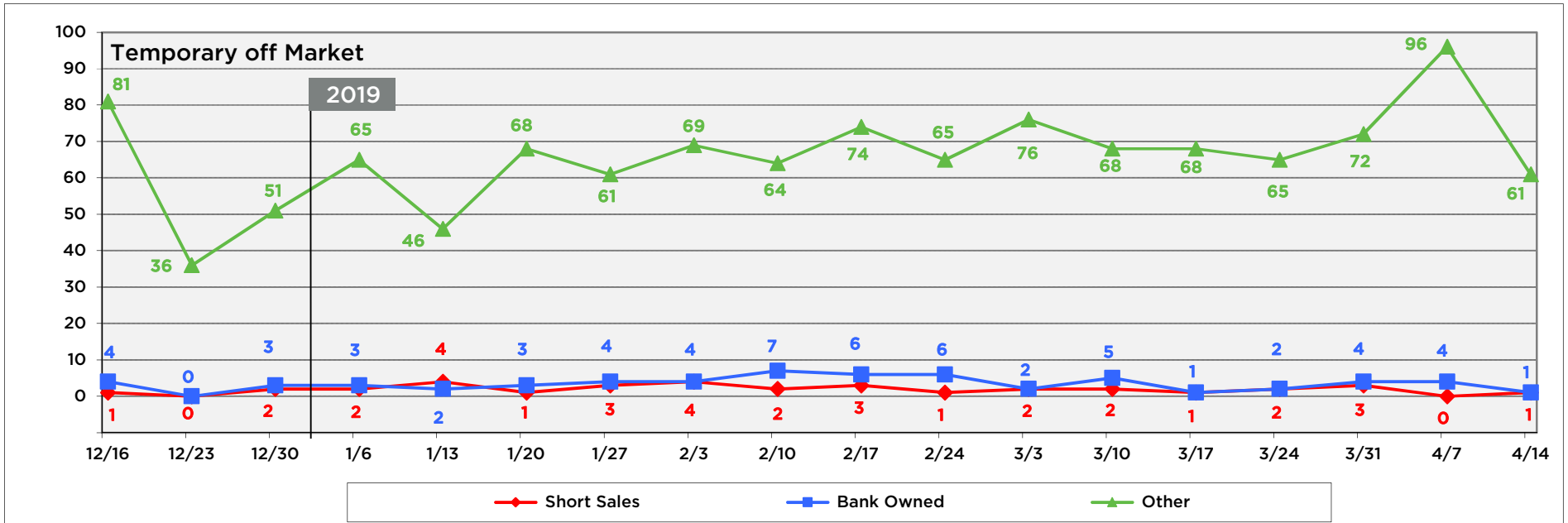


**Single Family Homes**

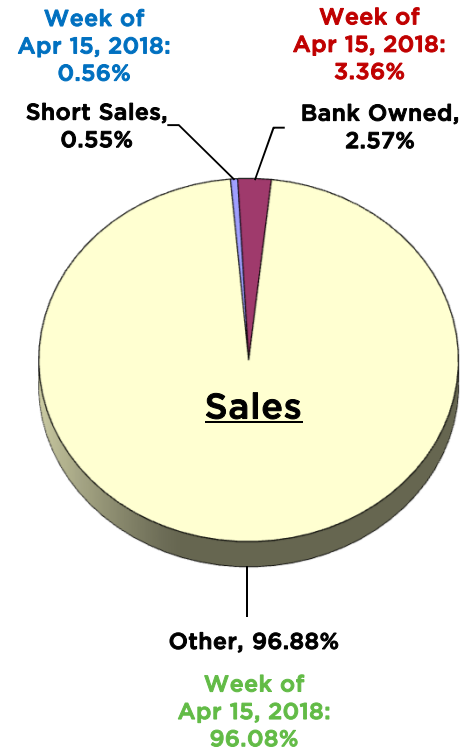
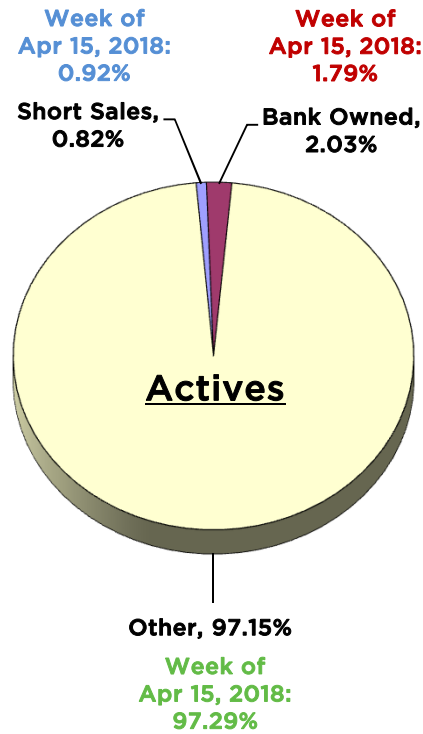




**Single Family Homes**



**Single Family Homes**





**Where are the 20 Single Family Homes available for the Median Price of \$258,700? (± \$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>3</b>	<b>\$259,000</b>	<b>3.7</b>	<b>2.0</b>	<b>1,633</b>	<b>\$158.57</b>
Altamonte Springs (East)	32701	1	\$259,000	3.0	2.0	1,635	\$158.41
Casselberry	32707	1	\$259,000	4.0	2.0	1,450	\$178.62
Winter Park	32792	1	\$259,000	4.0	2.0	1,815	\$142.70
<b>Orange County</b>		<b>5</b>	<b>\$258,980</b>	<b>2.8</b>	<b>1.8</b>	<b>1,440</b>	<b>\$179.85</b>
Apopka (North)	32712	2	\$259,000	3.0	2.0	1,827	\$141.76
Orlando (Downtown)	32801	1	\$259,000	2.0	1.0	1,077	\$240.48
Colonialtown	32803	1	\$259,000	3.0	2.0	1,236	\$209.55
Delaney / Crystal Lake	32806	1	\$258,900	3.0	2.0	1,233	\$209.98
<b>Osceola County</b>		<b>8</b>	<b>\$258,925</b>	<b>3.5</b>	<b>2.0</b>	<b>2,258</b>	<b>\$114.65</b>
Kissimmee (East)	34744	3	\$258,833	3.0	2.0	1,848	\$140.06
Kissimmee / Poinciana	34758	4	\$258,975	4.0	2.0	2,638	\$98.17
St Cloud / Harmony	34773	1	\$259,000	3.0	2.0	1,971	\$131.41
<b>Lake County</b>		<b>4</b>	<b>\$259,000</b>	<b>4.0</b>	<b>2.5</b>	<b>2,004</b>	<b>\$129.27</b>
Astor	32102	1	\$259,000	3.0	2.0	1,296	\$199.85
Eustis (West)	32726	2	\$259,000	4.0	2.0	1,885	\$137.40
Umatilla / Dona Vista	32784	1	\$259,000	5.0	4.0	2,948	\$87.86

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	176	150	13	7	3	3	0
Bank Owned	5	5	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	171	145	13	7	3	3	0
<b>Active Listings</b>	1,859	1,339	222	200	43	42	13
Bank Owned	30	25	2	2	0	1	0
Short Sales	7	5	1	1	0	0	0
Other	1,822	1,309	219	197	43	41	13
<b>Months of Inventory</b>	2	2	4	7	3	3	0

***List Price***

Average Original List Price	\$195,051	\$165,762	\$285,945	\$338,214	\$433,333	\$693,333	\$0
Average Final List Price	\$192,594	\$163,523	\$279,292	\$336,771	\$433,333	\$693,333	\$0

***Sale Price***

Average Price	\$186,434	\$157,870	\$272,308	\$329,557	\$413,333	\$681,667	\$0
Median Price	\$178,000	\$159,250	\$273,000	\$315,000	\$415,000	\$625,000	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,457</b>	<b>-\$2,239</b>	<b>-\$6,653</b>	<b>-\$1,443</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Original List to Sale Price - \$</b>	<b>-\$8,617</b>	<b>-\$7,892</b>	<b>-\$13,637</b>	<b>-\$8,657</b>	<b>-\$20,000</b>	<b>-\$11,666</b>	<b>\$0</b>
<b>Final List to Sale Price - \$</b>	<b>-\$6,160</b>	<b>-\$5,653</b>	<b>-\$6,984</b>	<b>-\$7,214</b>	<b>-\$20,000</b>	<b>-\$11,666</b>	<b>\$0</b>
<b>Original List to Sale Price - %</b>	<b>95.58%</b>	<b>95.24%</b>	<b>95.23%</b>	<b>97.44%</b>	<b>95.38%</b>	<b>98.32%</b>	<b>0.00%</b>
<b>Final List to Sale Price - %</b>	<b>96.80%</b>	<b>96.54%</b>	<b>97.50%</b>	<b>97.86%</b>	<b>95.38%</b>	<b>98.32%</b>	<b>0.00%</b>

***Days on the Market***

Avg Days Listing to Contract	53	51	71	52	56	31	0
Combined Avg Days to Contract	57	53	85	101	45	31	0
Avg Days Listing to Closing	85	84	105	91	102	58	0
Avg Days Contract to Close	33	32	33	39	45	37	0

***Beds / Baths***

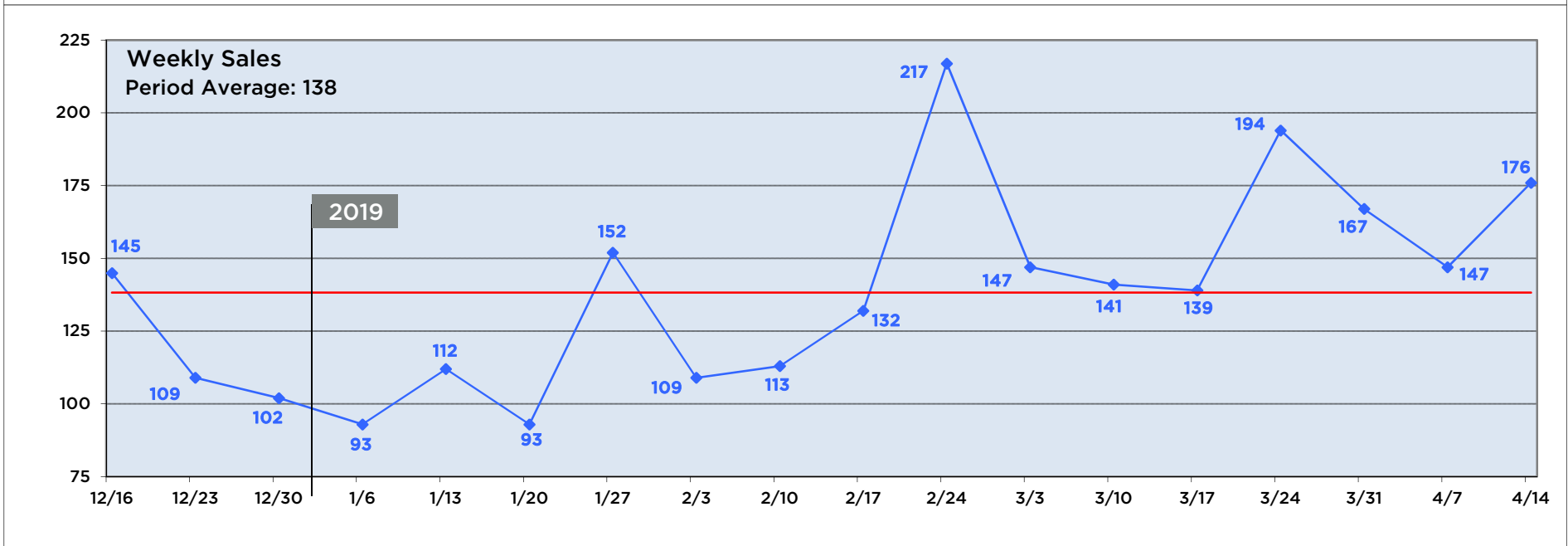
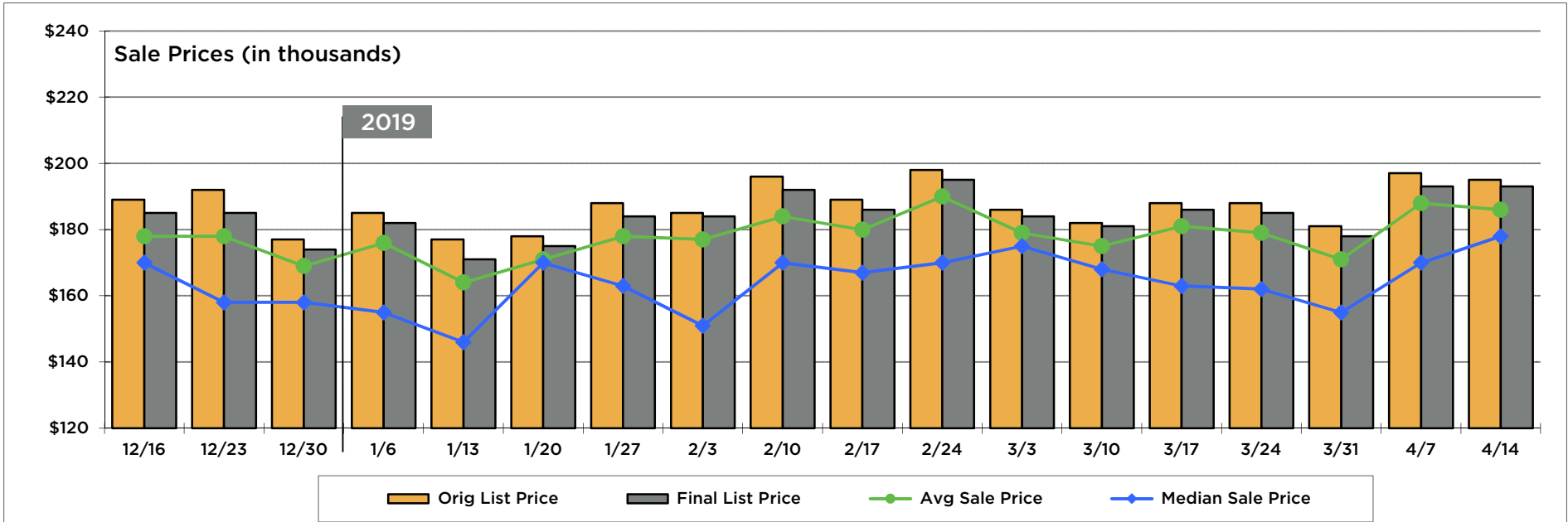
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0

***Square Footage***

Average Square Feet	1,365	1,238	1,721	1,901	2,319	3,986	0
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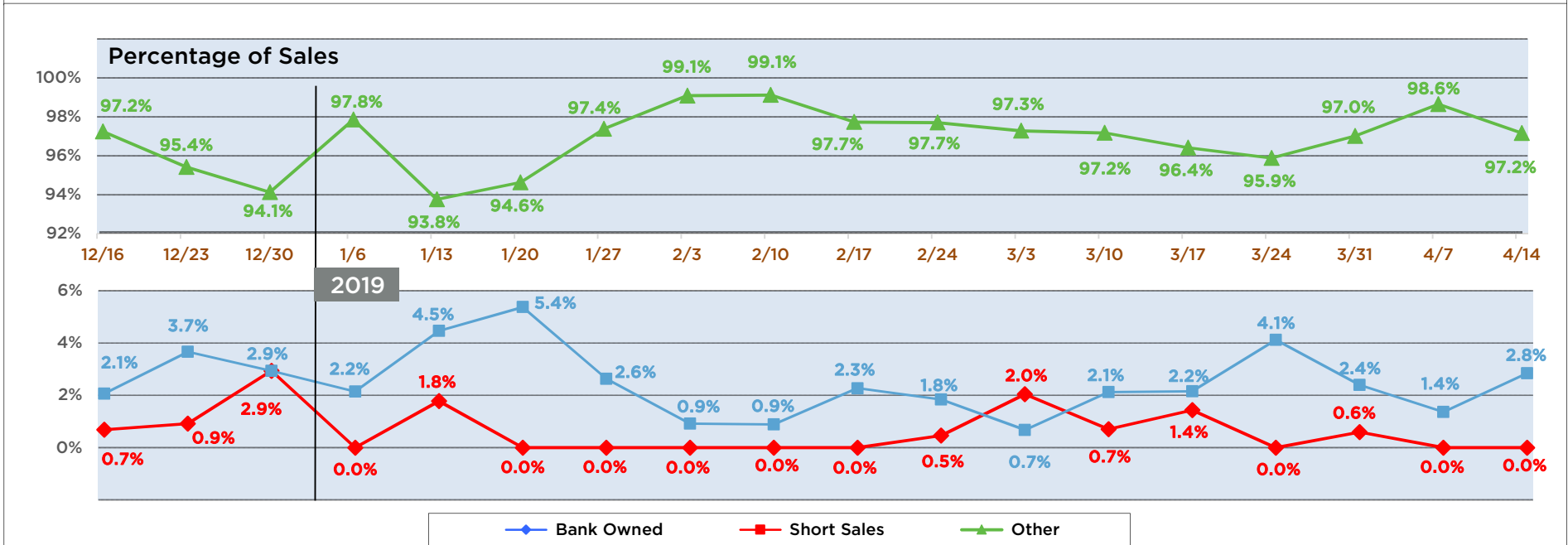
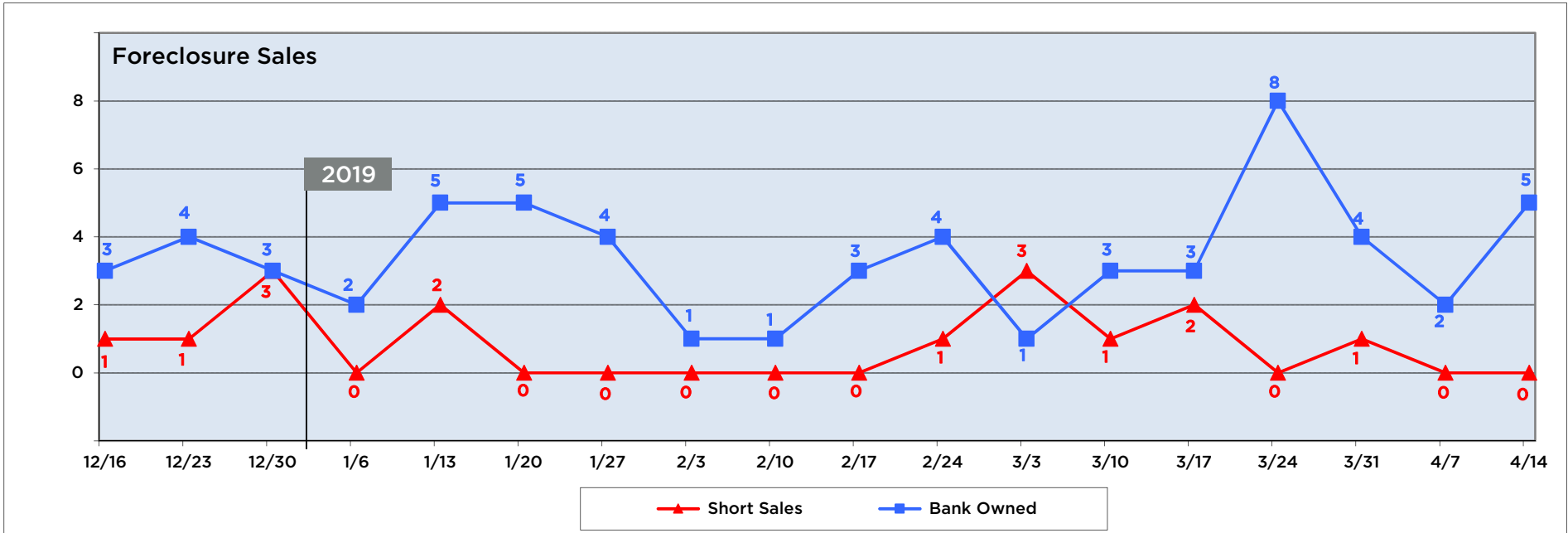


**Condos, Townhomes, Villas**



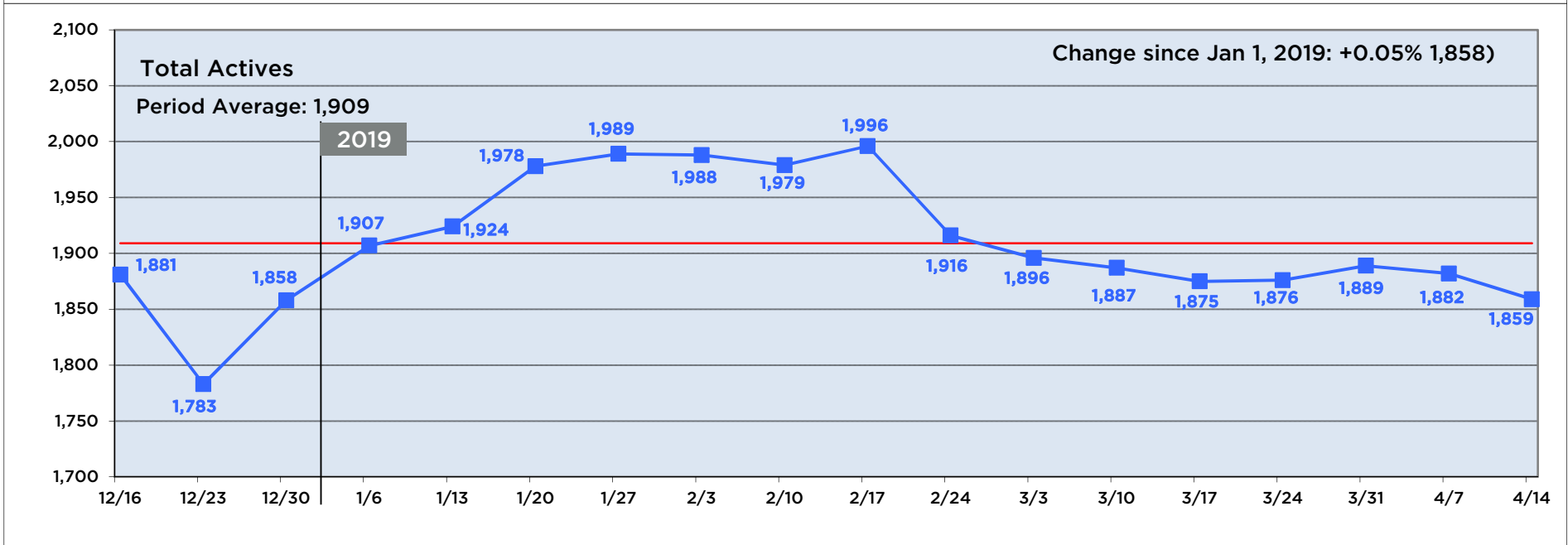
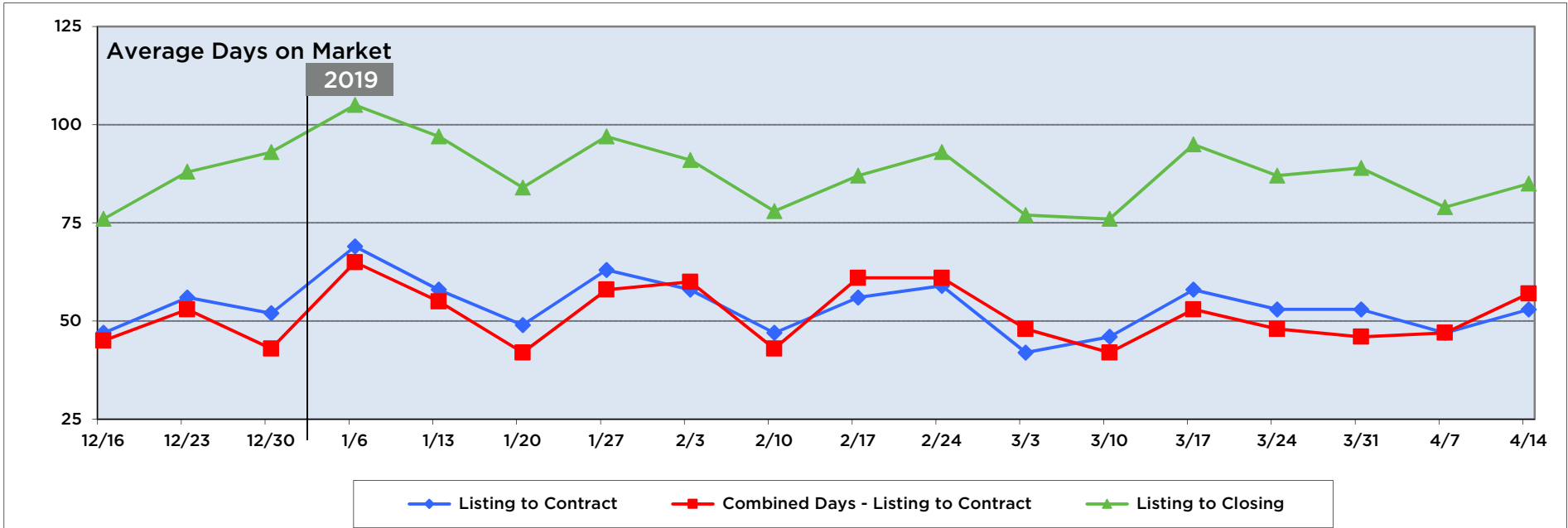


**Condos, Townhomes, Villas**



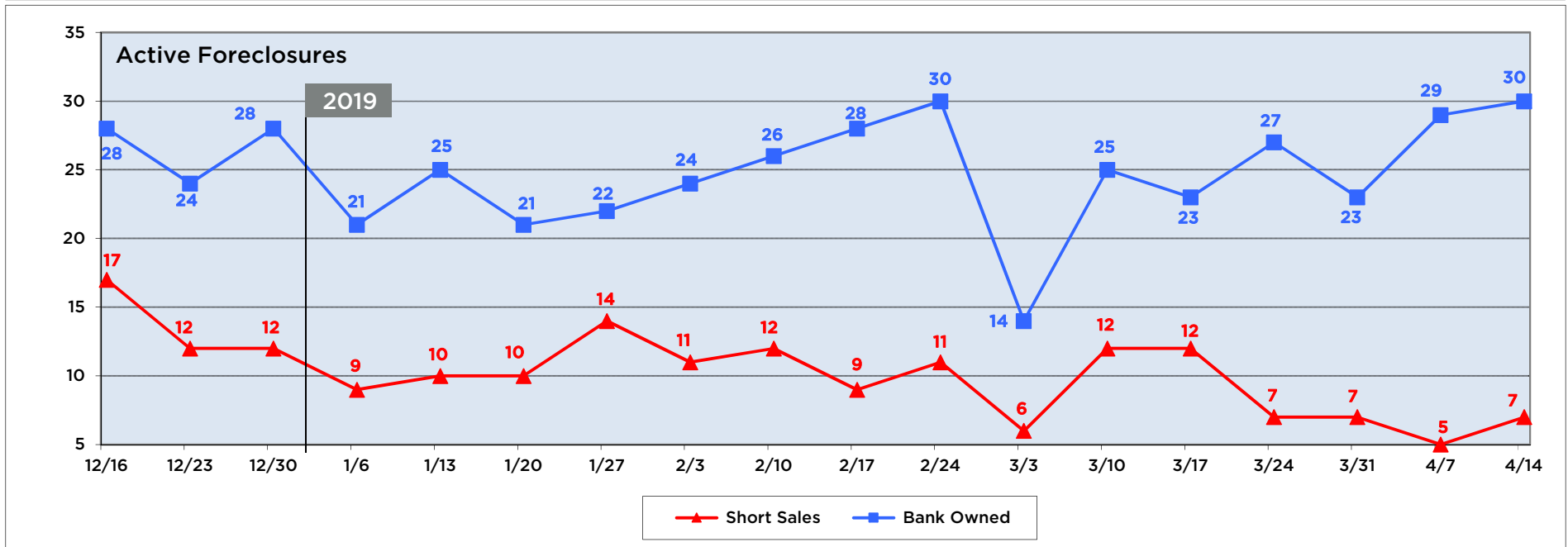
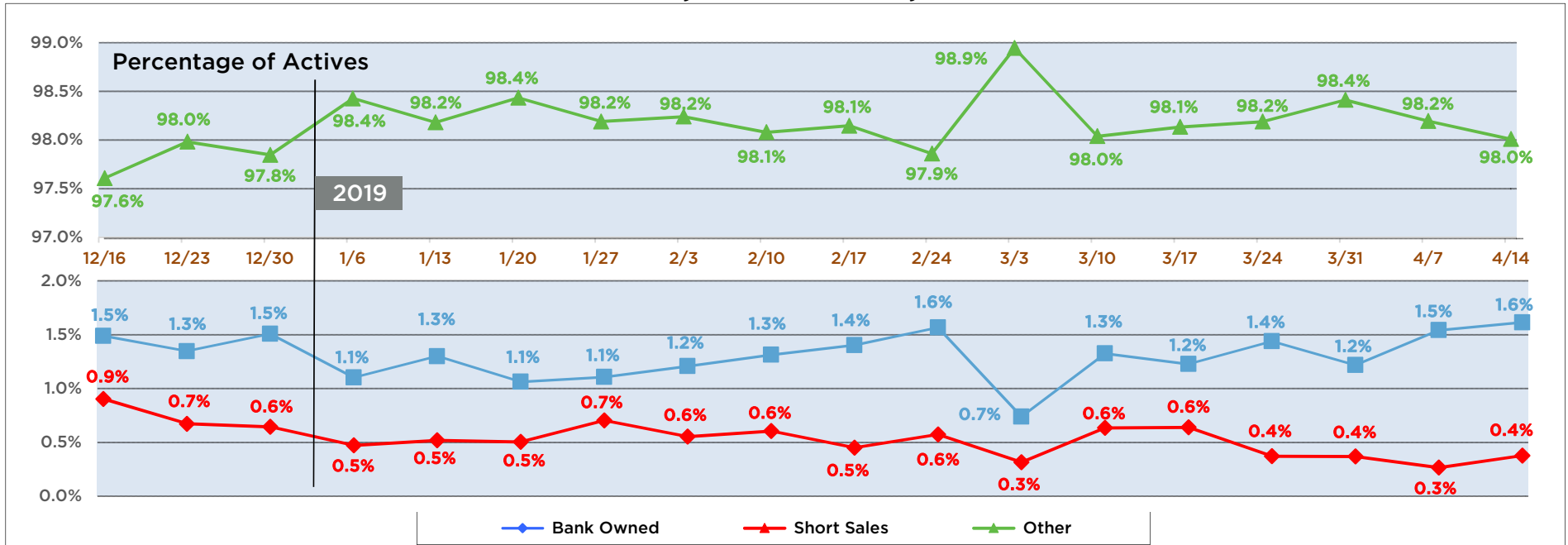


**Condos, Townhomes, Villas**



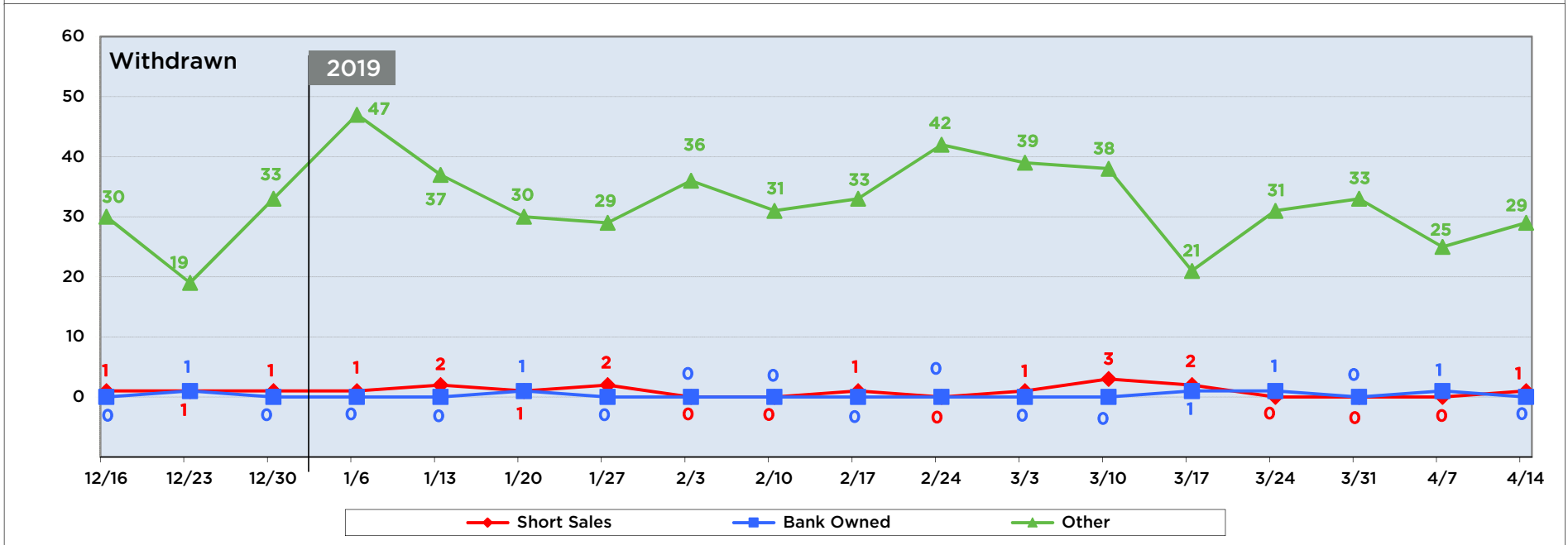
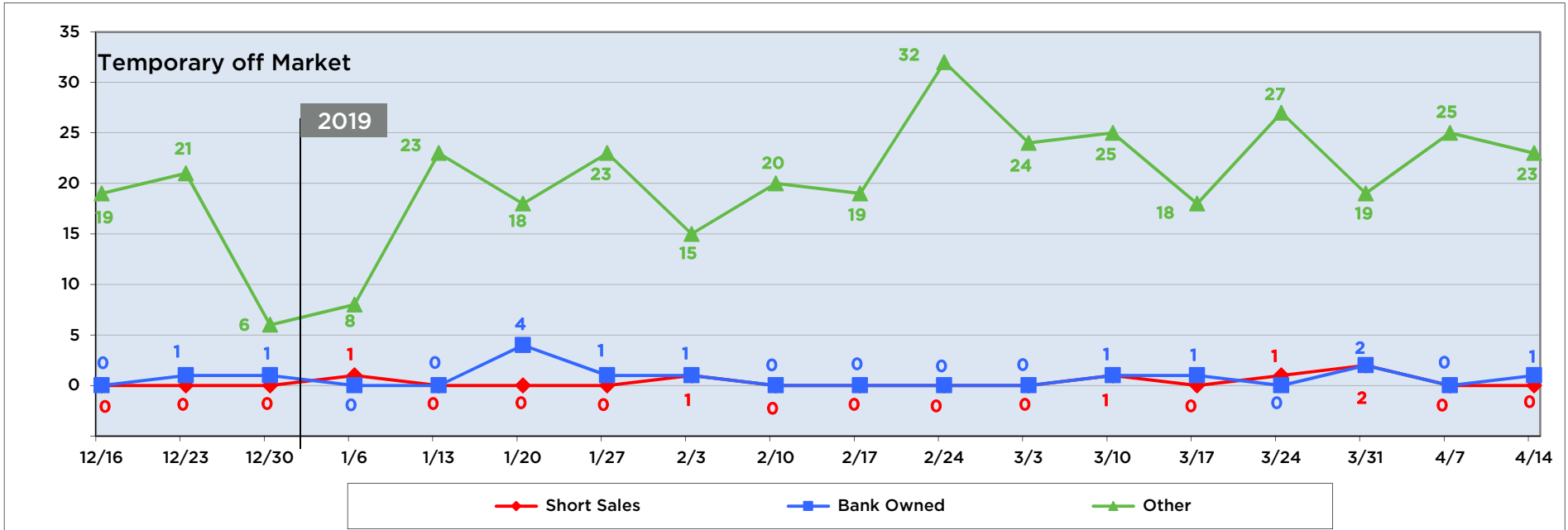


**Condos, Townhomes, Villas**

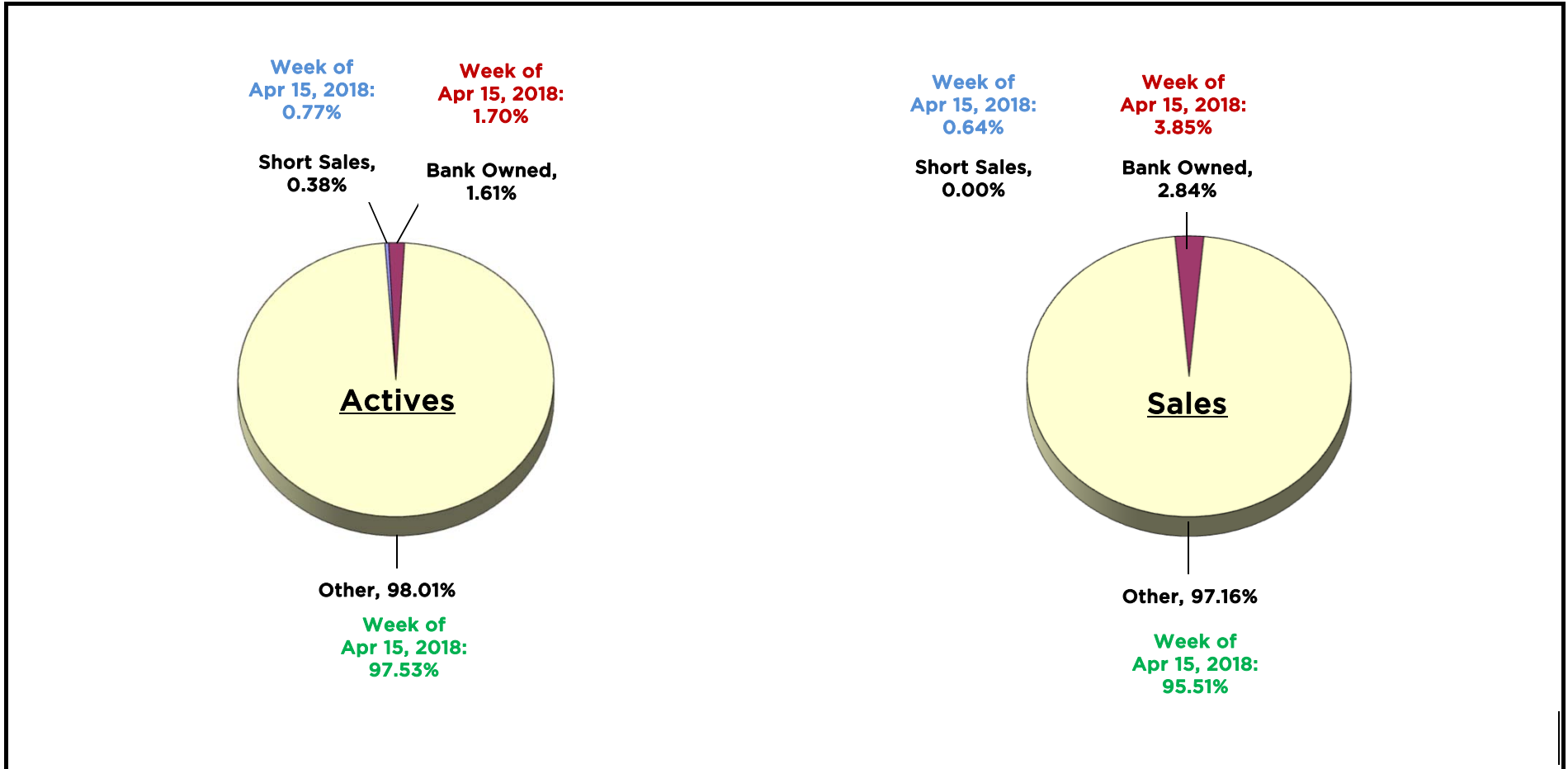




**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$178,000?**

( ± \$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>Orange County</b>		<b>2</b>	<b>\$177,750</b>	<b>2.0</b>	<b>1.5</b>	<b>1,135</b>	<b>\$156.68</b>
Orlando (Downtown)	32801	1	\$177,500	1.0	1.0	774	\$229.33
Taft	32824	1	\$178,000	3.0	2.0	1,495	\$119.06
<b>Osceola County</b>		<b>4</b>	<b>\$178,125</b>	<b>3.0</b>	<b>2.0</b>	<b>1,398</b>	<b>\$127.44</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$178,000	3.0	2.0	1,471	\$121.01
Kissimmee / Celebration	34747	2	\$178,250	3.0	2.0	1,226	\$145.39
St Cloud / Harmony	34773	1	\$178,000	3.0	2.0	1,668	\$106.71