



Monday Morning Quarterback Summary

Week of Apr 21, 2019

Single-family existing homes

- Sales of single-family homes increased to 593 during the week of Apr 21, from 544 the week prior
- The median price of single family homes decreased to \$255,000, a change of -1.4%
- The number of single-family home foreclosure transactions remained constant at 14
- The number of single-family home short-sale transactions increased to 5 from 3 the week prior
- Single-family inventory decreased by 1, and now sits at 6,933

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 158 during the week of Apr 21, from 176 the week prior
- The median price of condos, townhomes, and villas increased to \$178,750, a change of 0.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 5 the week of Apr 14
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 4, and now sits at 1,863

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	593	280	112	118	30	42	11
Bank Owned	14	6	4	4	0	0	0
Short Sales	5	2	1	0	1	1	0
Other	574	272	107	114	29	41	11
Active Listings	6,933	1,650	1,003	1,623	831	1,280	546
Bank Owned	137	74	28	21	7	7	0
Short Sales	51	18	10	9	8	5	1
Other	6,745	1,558	965	1,593	816	1,268	545
Months of Inventory	3	1	2	3	6	7	11

List Price

Average Original List Price	\$327,701	\$197,408	\$286,156	\$357,069	\$460,133	\$723,642	\$1,879,624
Average Final List Price	\$317,334	\$193,597	\$278,972	\$350,197	\$449,173	\$687,890	\$1,730,626

Sale Price

Average Price	\$307,302	\$188,437	\$272,484	\$342,810	\$436,443	\$659,633	\$1,609,091
Median Price	\$255,000	\$199,500	\$272,500	\$338,700	\$434,500	\$596,000	\$1,270,000

Price Differences

Original to Final List Price	-\$10,367	-\$3,811	-\$7,184	-\$6,872	-\$10,960	-\$35,752	-\$148,998
Original List to Sale Price - \$	-\$20,399	-\$8,971	-\$13,672	-\$14,259	-\$23,690	-\$64,009	-\$270,533
Final List to Sale Price - \$	-\$10,032	-\$5,160	-\$6,488	-\$7,387	-\$12,730	-\$28,257	-\$121,535
Original List to Sale Price - %	93.78%	95.46%	95.22%	96.01%	94.85%	91.15%	85.61%
Final List to Sale Price - %	96.84%	97.33%	97.67%	97.89%	97.17%	95.89%	92.98%

Days on the Market

Avg Days Listing to Contract	59	45	63	62	69	104	159
Combined Avg Days to Contract	60	39	61	68	76	118	201
Avg Days Listing to Closing	97	81	103	98	106	143	202
Avg Days Contract to Close	37	35	40	36	36	38	44

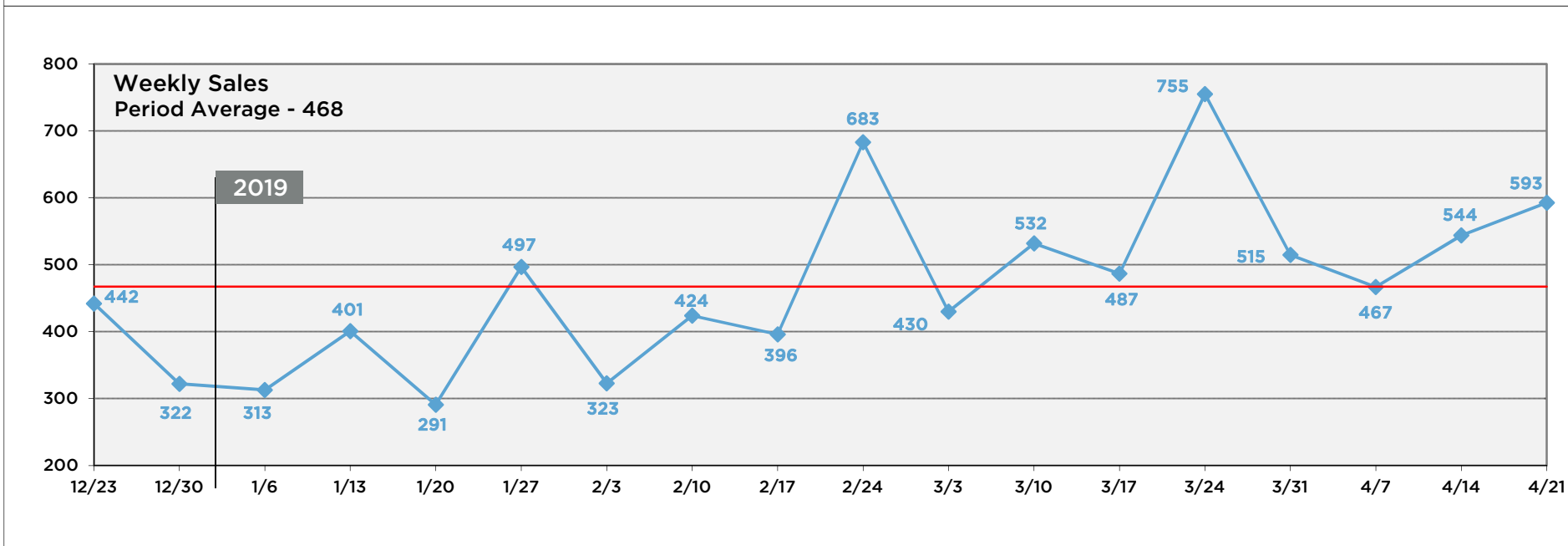
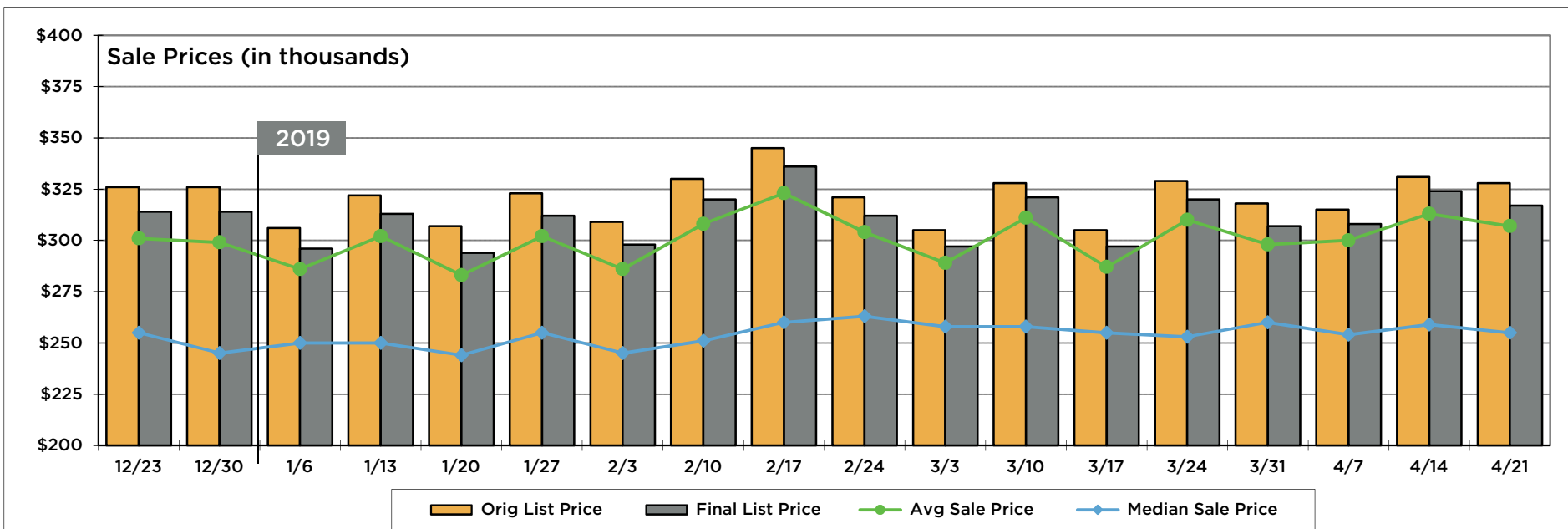
Beds / Baths

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

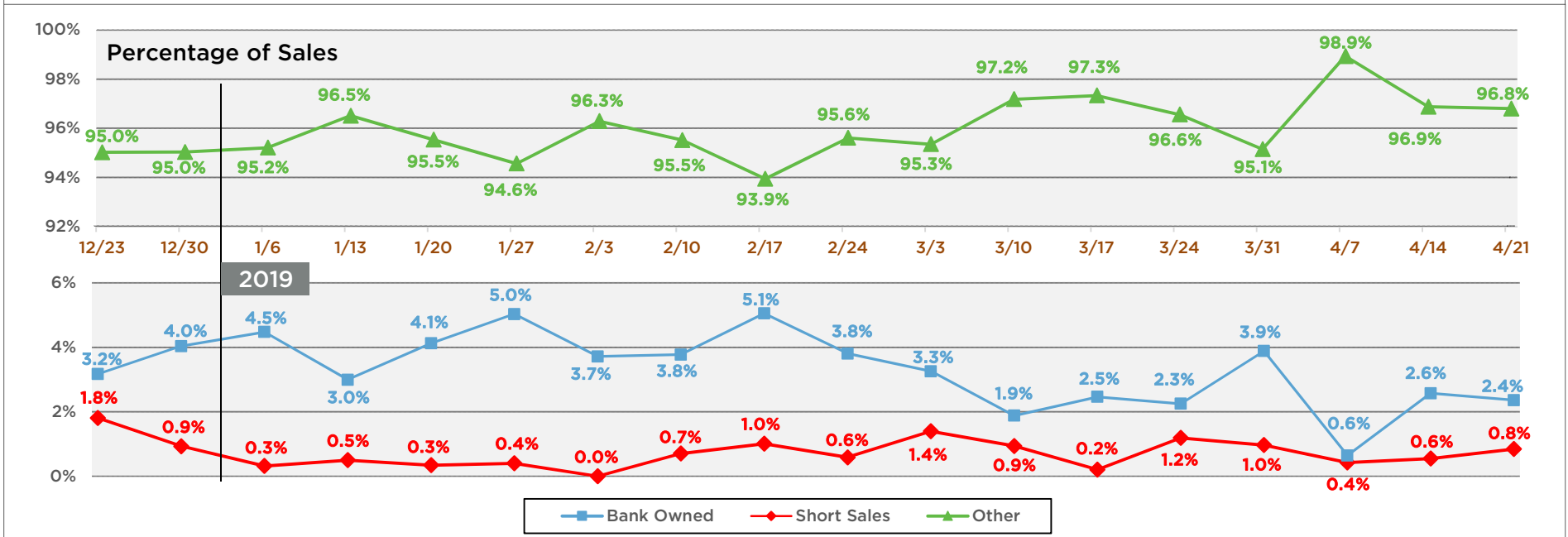
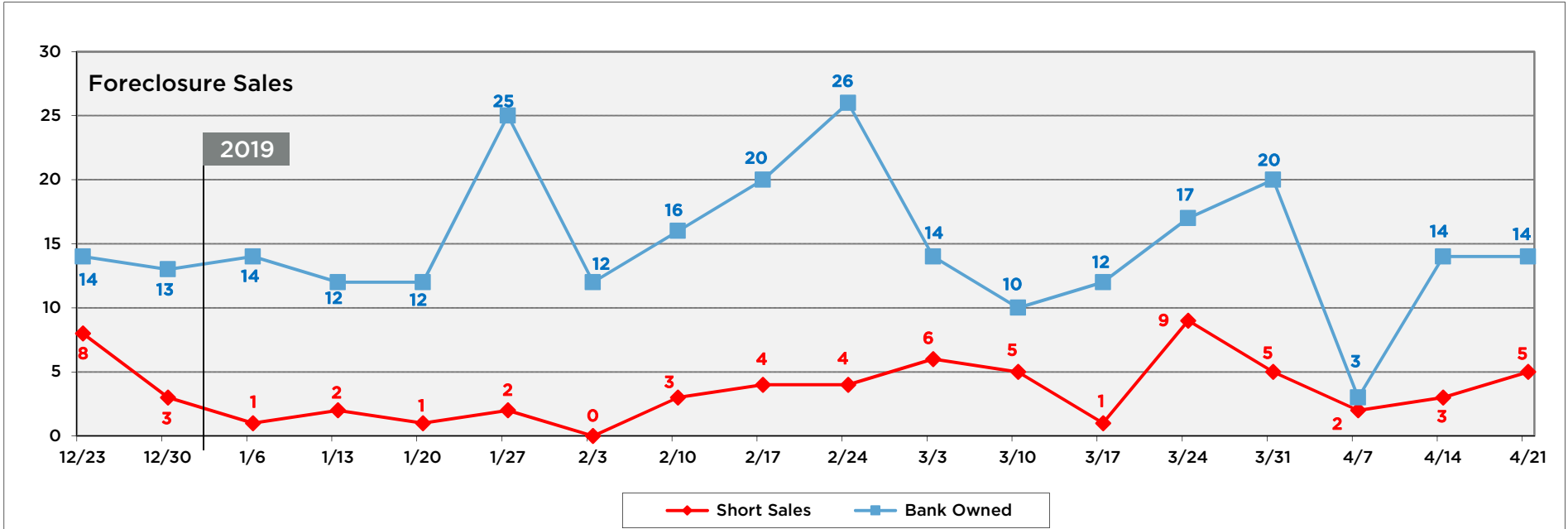
Square Footage

Average Square Feet	2,045	1,467	1,999	2,441	2,879	3,425	5,403
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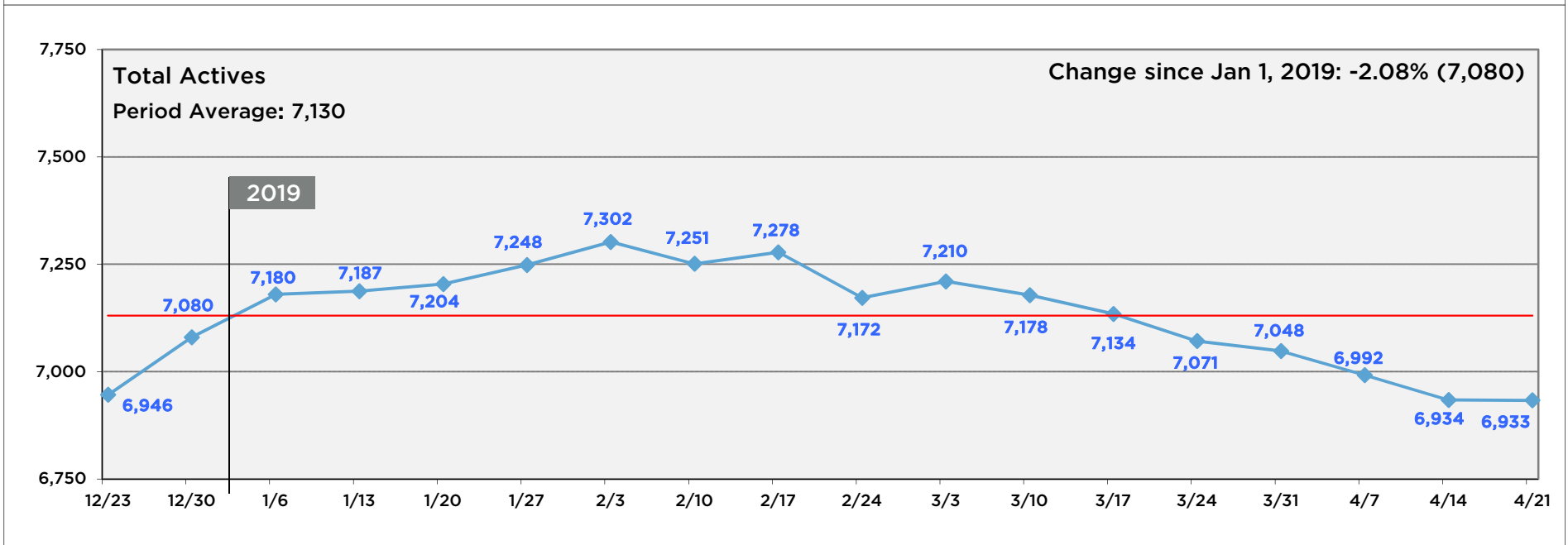
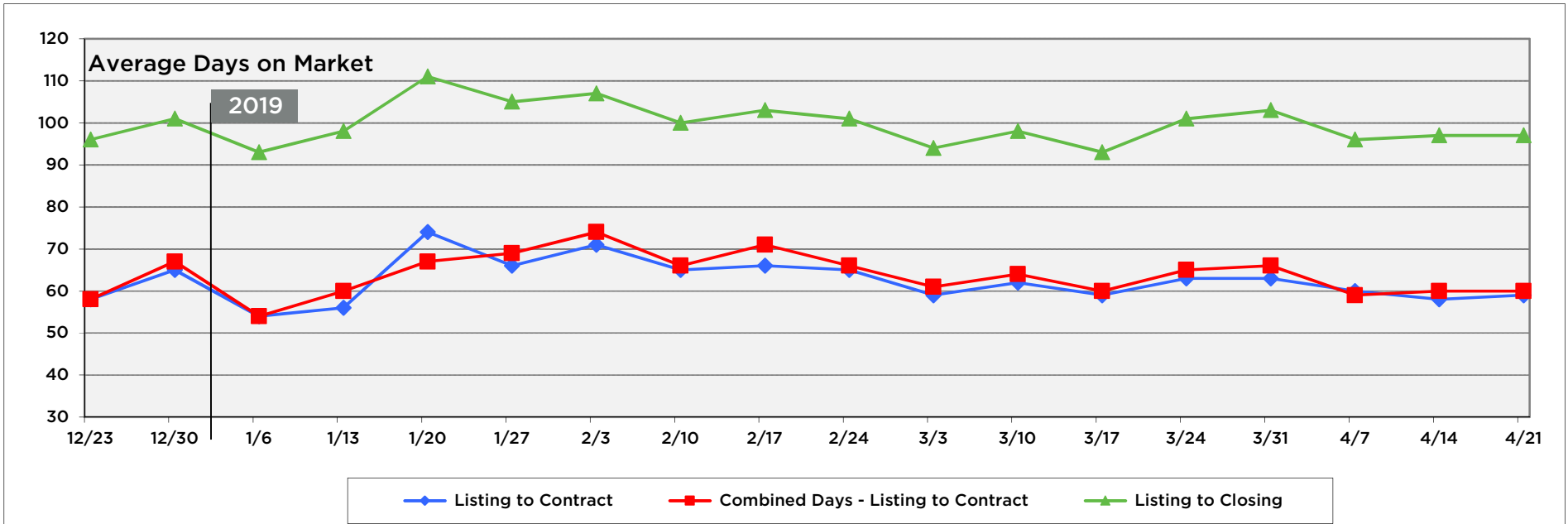
Single Family Homes



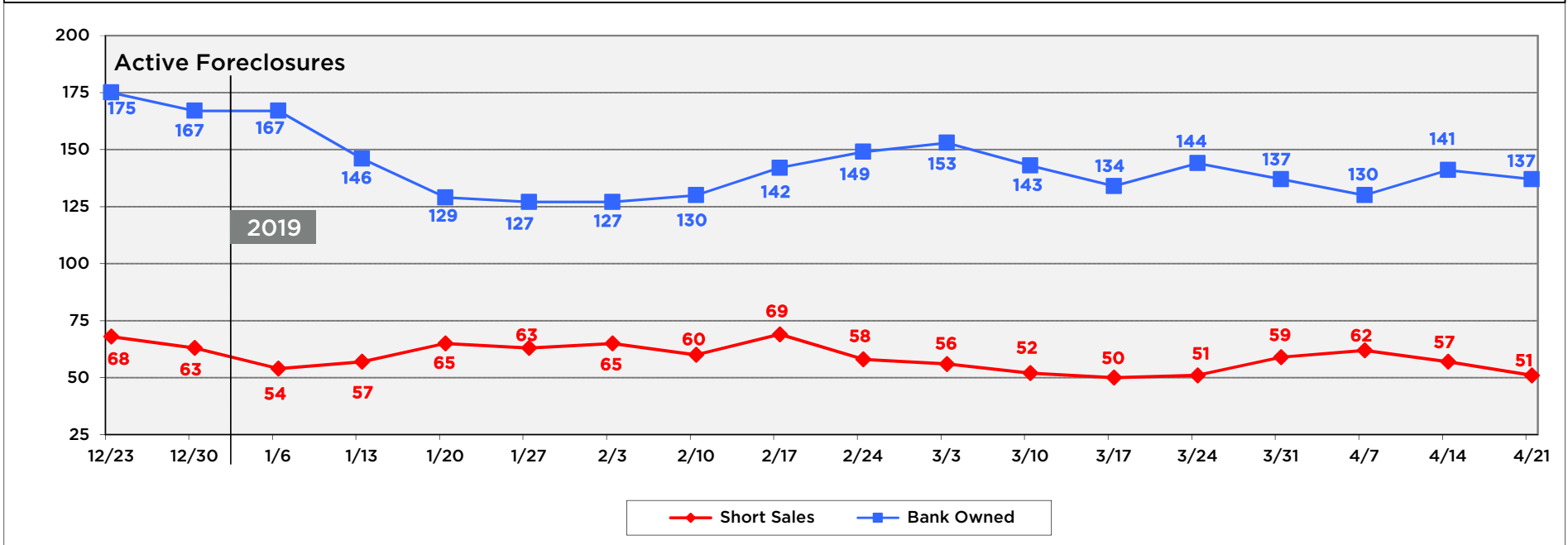
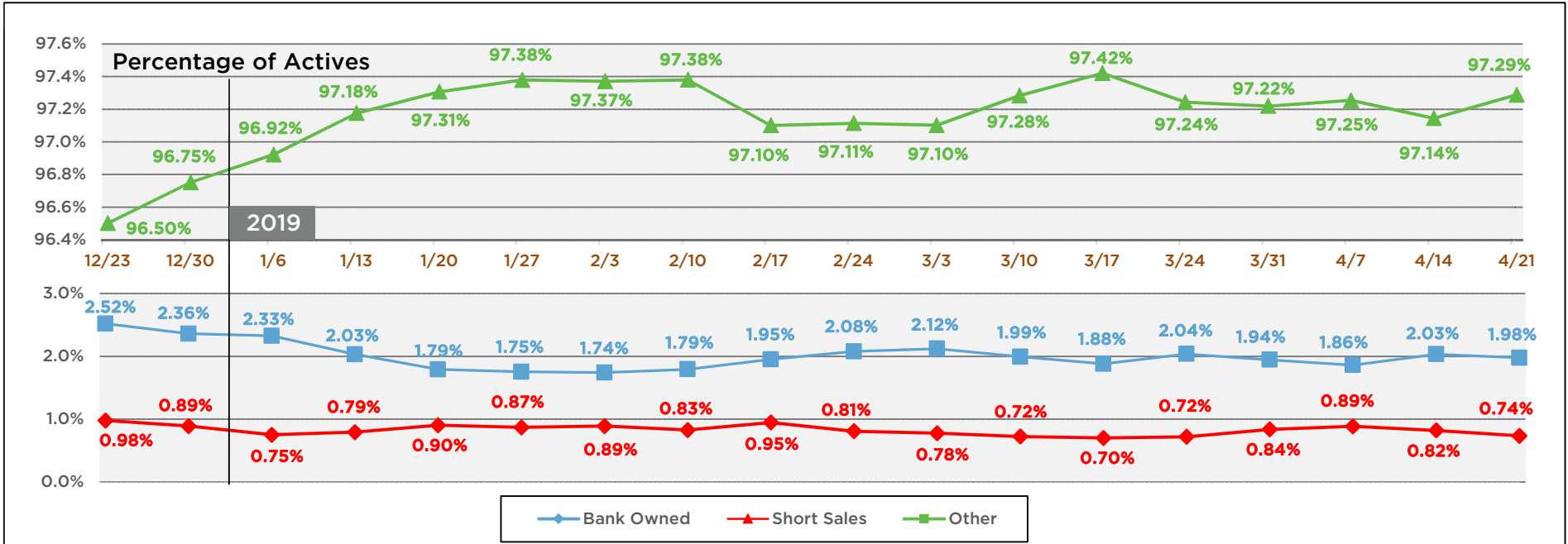
Single Family Homes



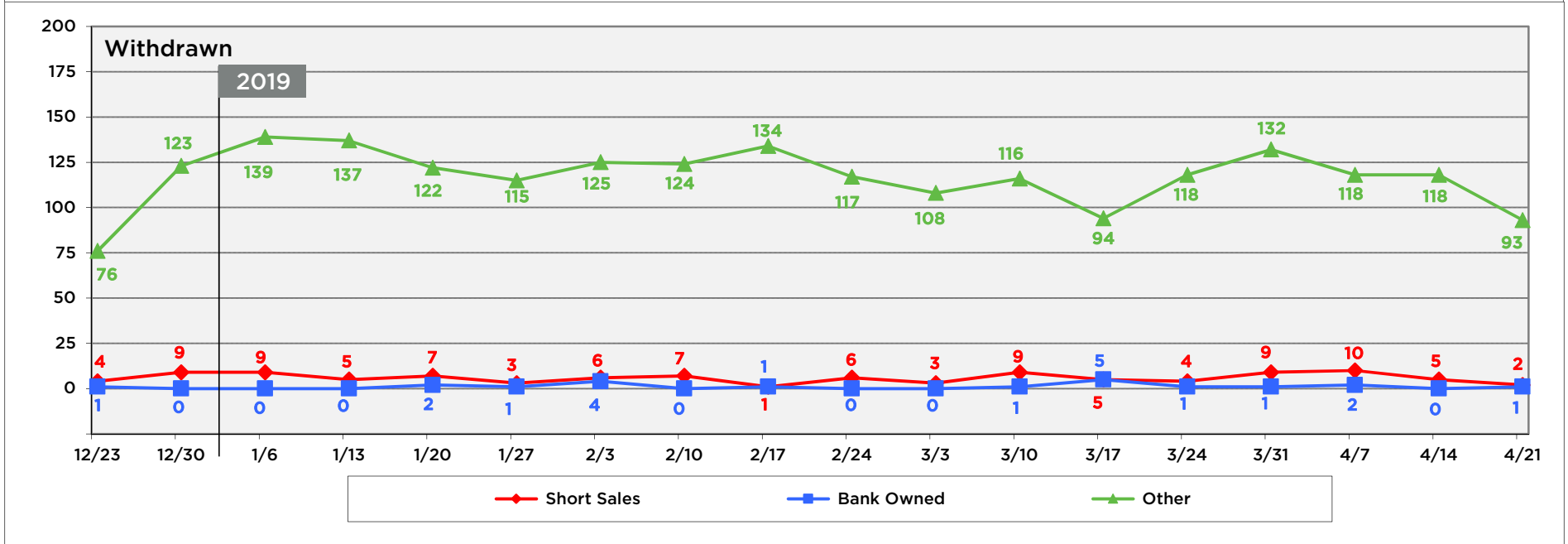
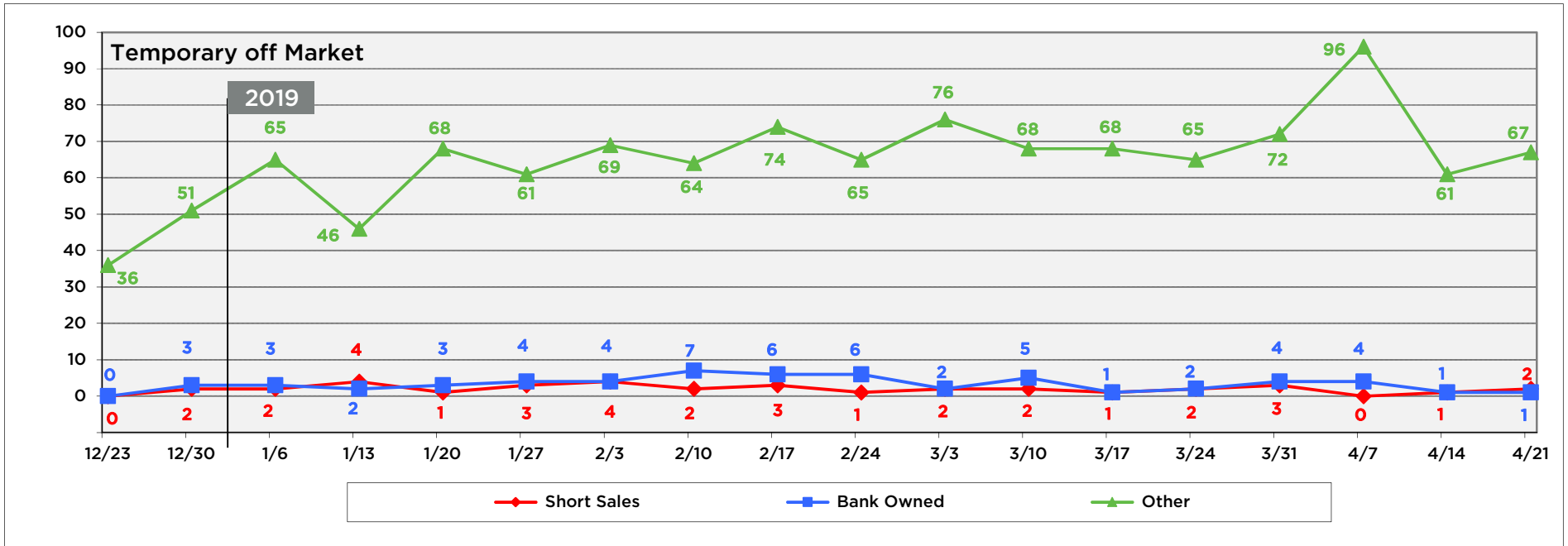
Single Family Homes



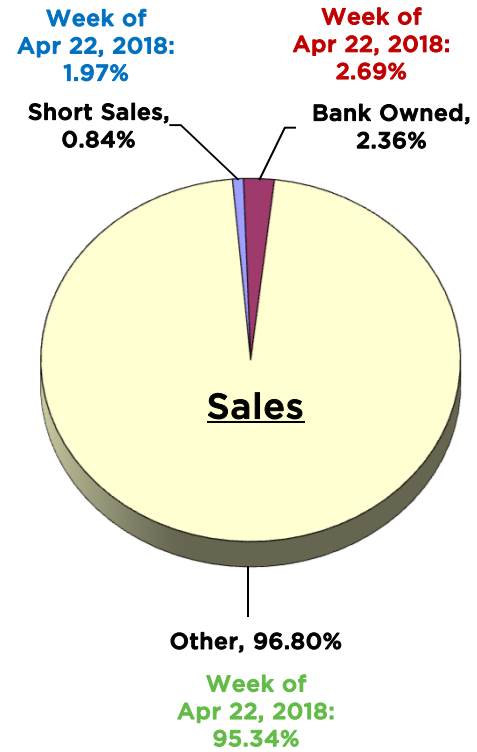
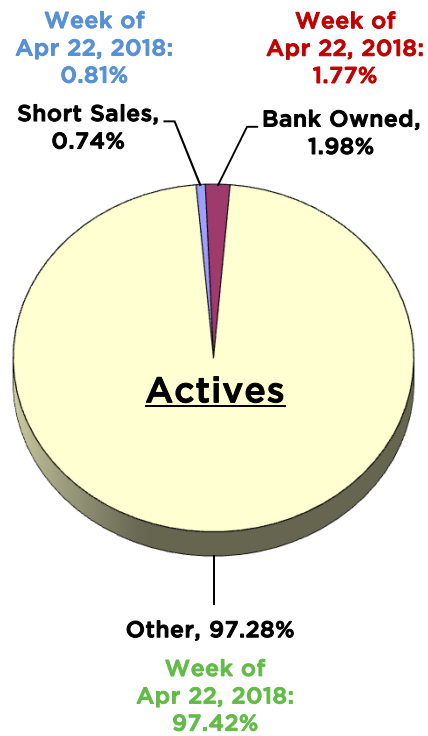
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
04/21/2019 - 04/27/2019
Lake, Orange, Osceola & Seminole Counties

Where are the 51 Single Family Homes available for the Median Price of \$255,000? (± \$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		12	\$255,025	3.1	2.1	1,713	\$148.85
Altamonte Springs (East)	32701	1	\$255,000	3.0	2.0	1,612	\$158.19
Apopka / Hunt Club	32703	1	\$255,000	3.0	2.0	1,370	\$186.13
Casselberry	32707	6	\$255,067	3.0	2.0	1,775	\$143.70
Lake Mary / Heathrow	32746	1	\$255,000	3.0	2.0	1,559	\$163.57
Chuluota/Oviedo	32766	1	\$255,000	3.0	2.0	1,455	\$175.26
Sanford / Lake Forest	32771	1	\$254,900	4.0	3.0	2,215	\$115.08
Winter Park	32792	1	\$255,000	3.0	2.0	1,698	\$150.18
Orange County		15	\$254,967	3.3	2.0	1,615	\$157.83
Winter Park (West)	32789	1	\$255,000	3.0	1.0	1,200	\$212.50
Colonialtown	32803	1	\$255,000	2.0	1.0	848	\$300.71
Pinecastle / Belle Isle	32809	1	\$254,900	4.0	2.0	1,606	\$158.72
Union Park	32817	1	\$255,000	3.0	2.0	1,468	\$173.71
Hiawassee	32818	1	\$255,000	4.0	2.0	1,963	\$129.90
Taft	32824	2	\$255,000	4.0	3.0	1,959	\$130.17
Research Park	32826	2	\$255,000	4.0	2.0	1,809	\$140.96
Union Park / Chickasaw	32829	1	\$255,000	3.0	2.0	1,601	\$159.28
Hunters Creek	32837	5	\$254,920	3.0	2.0	1,602	\$159.13
Osceola County		16	\$254,911	3.6	2.1	1,938	\$131.56
Kissimmee (Central)	34741	1	\$254,900	3.0	2.0	1,617	\$157.64
Kissimmee / Buena Ventura Lakes	34743	1	\$255,000	4.0	2.0	1,874	\$136.07
Kissimmee (East)	34744	4	\$254,850	4.0	2.0	1,925	\$132.39
Kissimmee (West) / Pleasant Hill	34746	5	\$254,976	3.0	2.0	1,903	\$133.99
Kissimmee / Celebration	34747	2	\$254,948	4.0	3.0	2,001	\$127.41
St Cloud / Canoe Creek	34772	3	\$254,833	4.0	2.0	2,098	\$121.46
Lake County		8	\$254,950	3.5	2.0	1,971	\$129.38
Eustis (West)	32726	1	\$255,000	4.0	2.0	2,362	\$107.96
Mount Dora	32757	1	\$254,900	2.0	2.0	1,609	\$158.42
Sorrento / Mt Plymouth	32776	2	\$254,950	4.0	2.0	1,960	\$130.08
Clermont (Central)	34711	1	\$254,900	4.0	2.0	1,854	\$137.49
Minneola	34715	1	\$255,000	4.0	2.0	2,006	\$127.12
Leesburg (West)	34748	1	\$254,900	3.0	2.0	1,882	\$135.44
Leesburg (East) / Haines Creek	34788	1	\$255,000	3.0	2.0	2,131	\$119.66

Monday Morning Quarterback
04/21/2019 - 04/27/2019
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	158	128	17	9	1	3	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	157	127	17	9	1	3	0
Active Listings	1,863	1,338	218	202	50	42	13
Bank Owned	26	21	2	2	0	1	0
Short Sales	9	6	1	1	1	0	0
Other	1,828	1,311	215	199	49	41	13
Months of Inventory	3	2	3	5	12	3	0

List Price

Average Original List Price	\$201,475	\$166,367	\$282,594	\$366,211	\$479,000	\$653,000	\$0
Average Final List Price	\$197,960	\$164,012	\$277,518	\$356,089	\$479,000	\$627,533	\$0

Sale Price

Average Price	\$192,671	\$159,355	\$272,300	\$345,511	\$465,000	\$613,333	\$0
Median Price	\$178,750	\$159,400	\$270,500	\$340,000	\$465,000	\$585,000	\$0

Price Differences

Original to Final List Price	-\$3,515	-\$2,355	-\$5,076	-\$10,122	\$0	-\$25,467	\$0
Original List to Sale Price - \$	-\$8,804	-\$7,012	-\$10,294	-\$20,700	-\$14,000	-\$39,667	\$0
Final List to Sale Price - \$	-\$5,289	-\$4,657	-\$5,218	-\$10,578	-\$14,000	-\$14,200	\$0
Original List to Sale Price - %	95.63%	95.79%	96.36%	94.35%	97.08%	93.93%	0.00%
Final List to Sale Price - %	97.33%	97.16%	98.12%	97.03%	97.08%	97.74%	0.00%

Days on the Market

Avg Days Listing to Contract	57	54	50	100	32	118	0
Combined Avg Days to Contract	54	51	48	96	23	118	0
Avg Days Listing to Closing	89	86	84	133	51	149	0
Avg Days Contract to Close	12	31	34	33	19	30	0

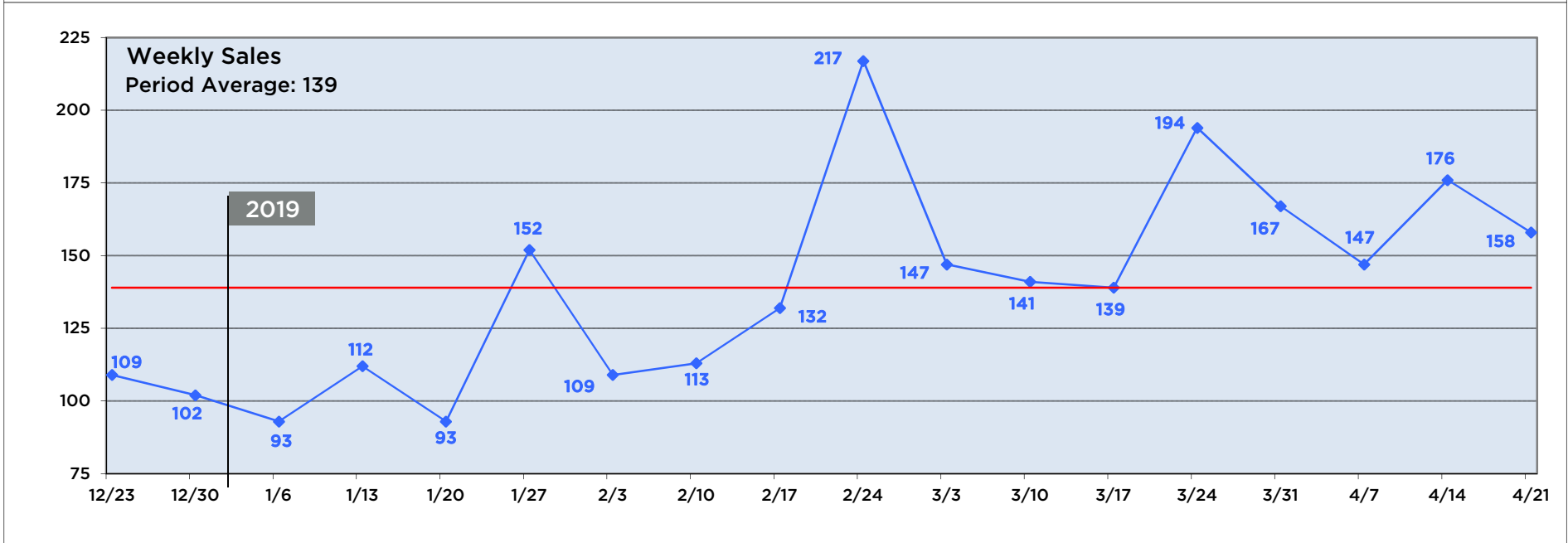
Beds / Baths

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

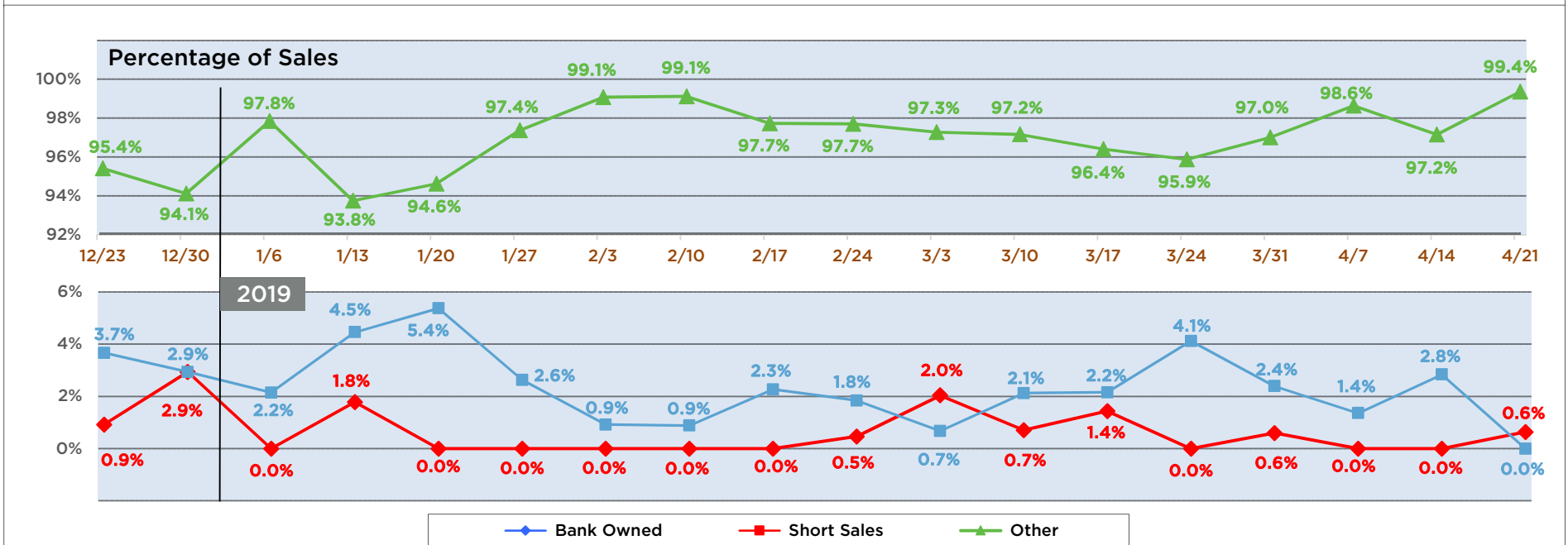
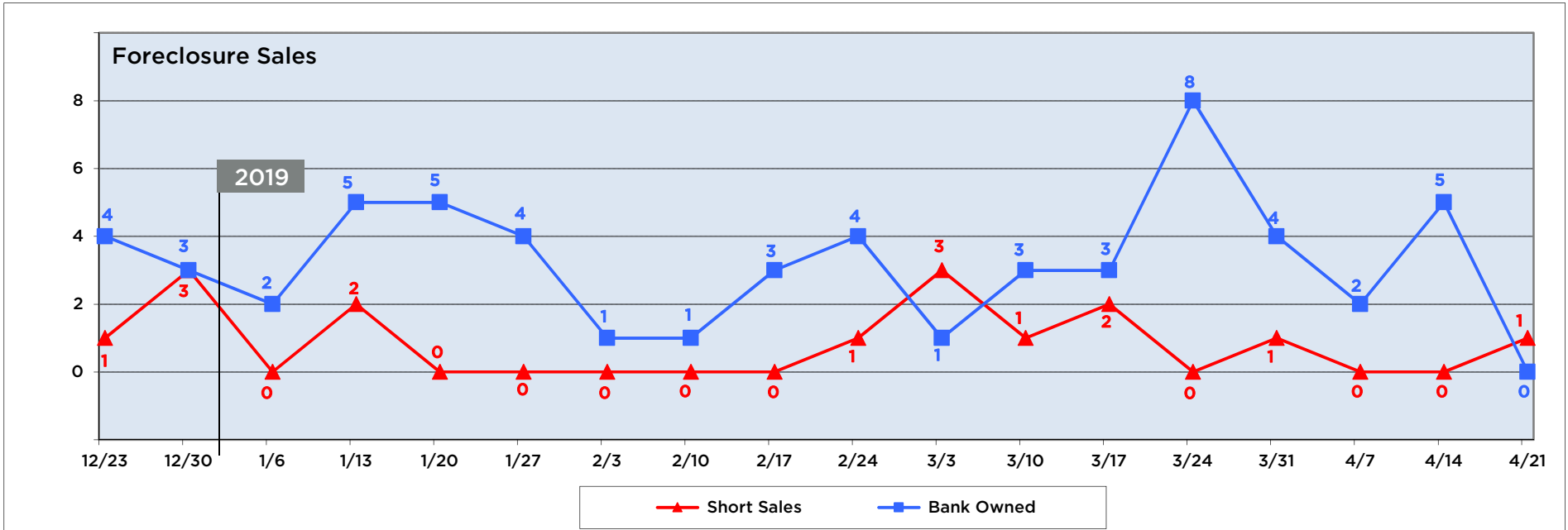
Square Footage

Average Square Feet	1,361	1,250	1,769	1,691	1,677	2,680	0
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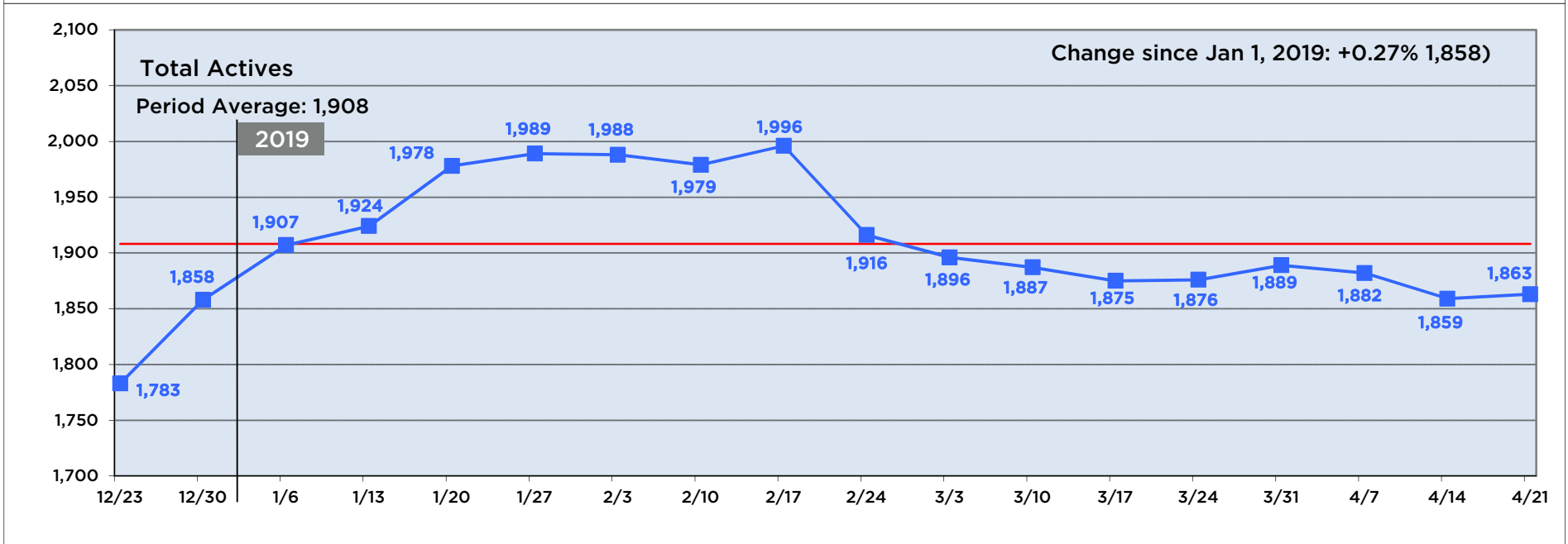
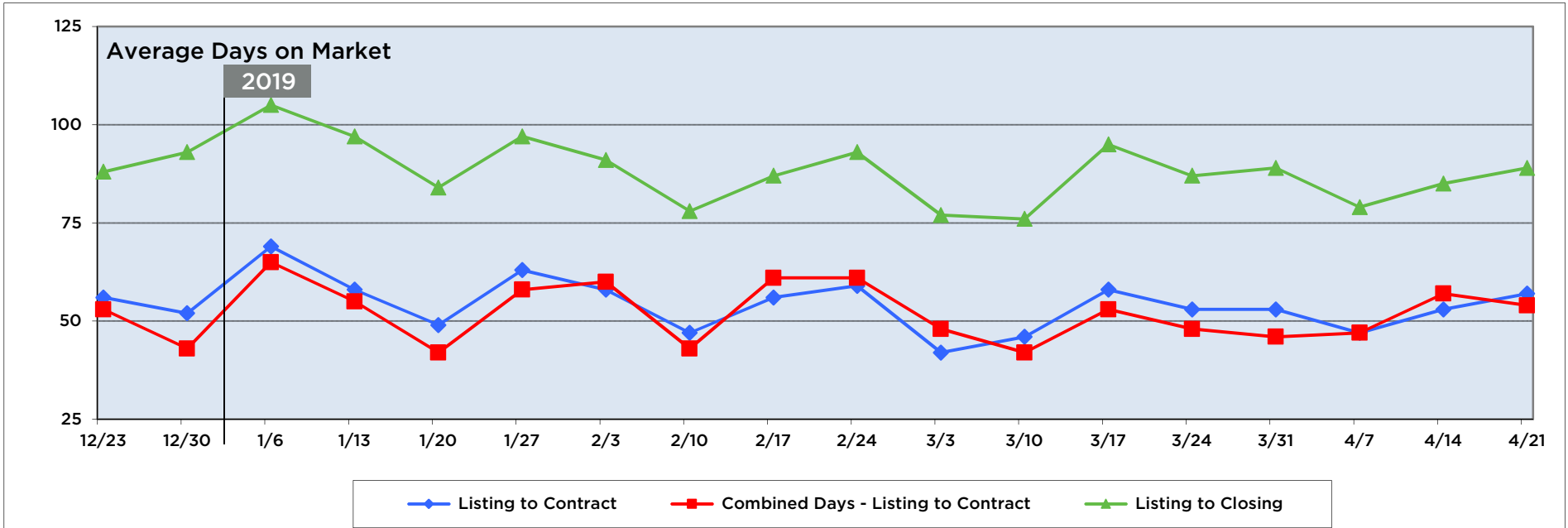
Condos, Townhomes, Villas



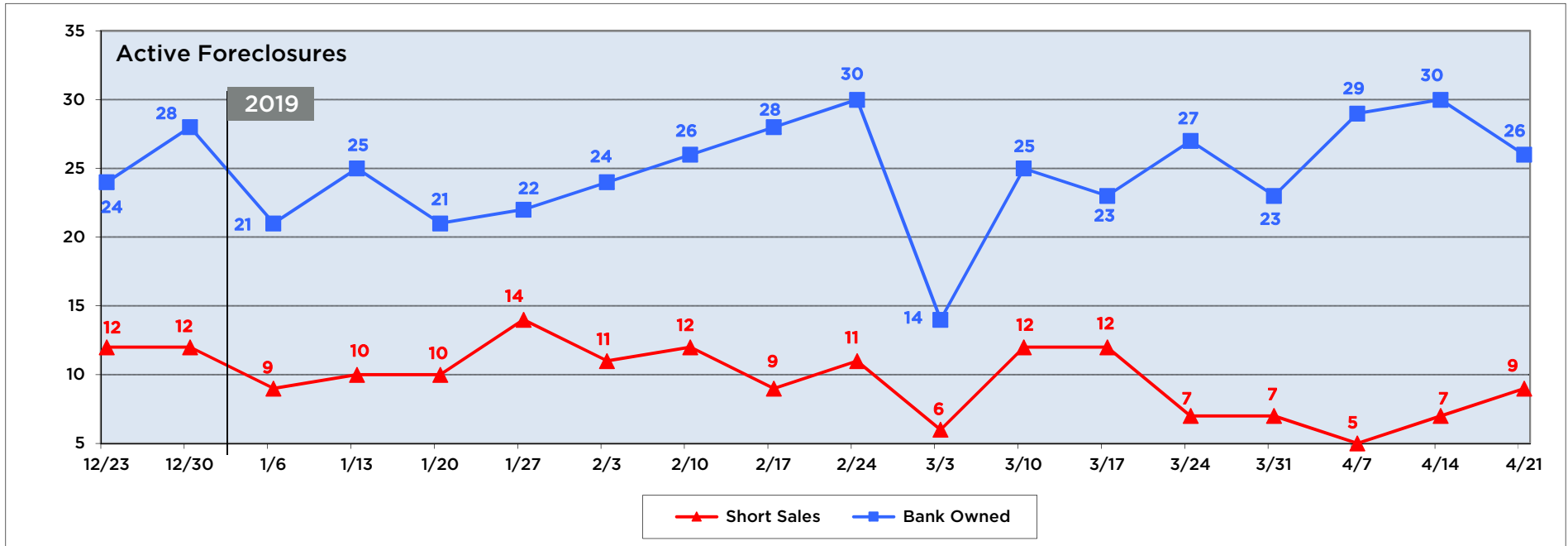
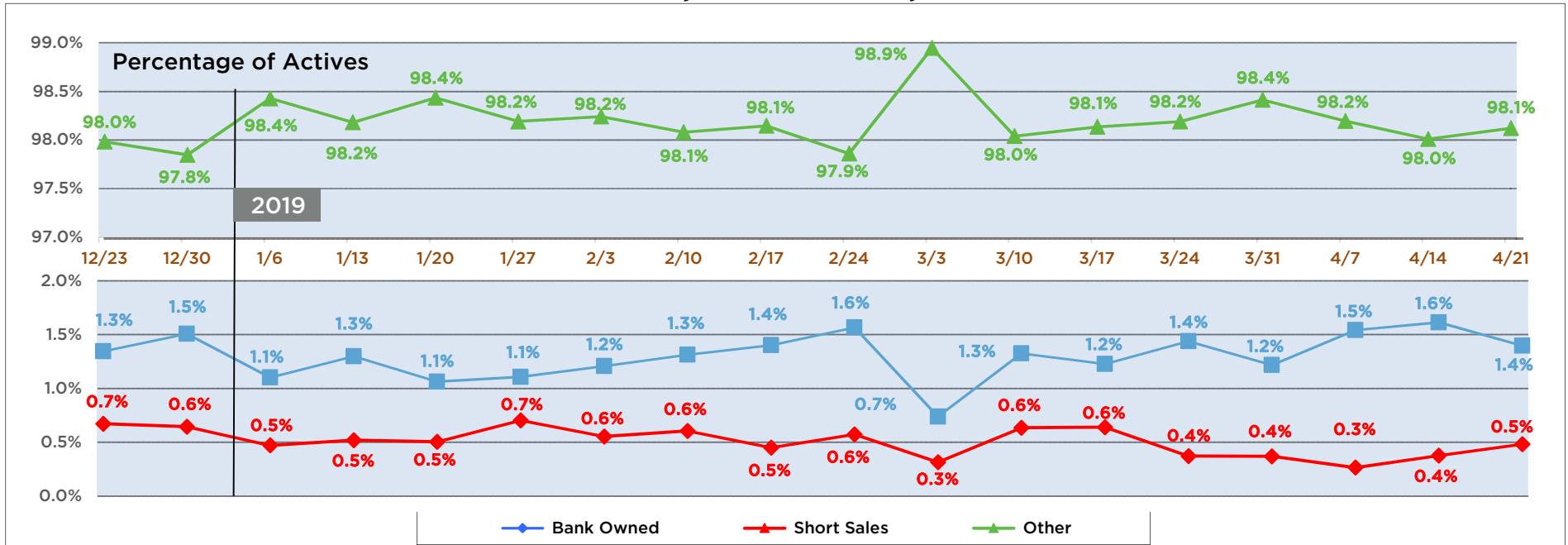
Condos, Townhomes, Villas



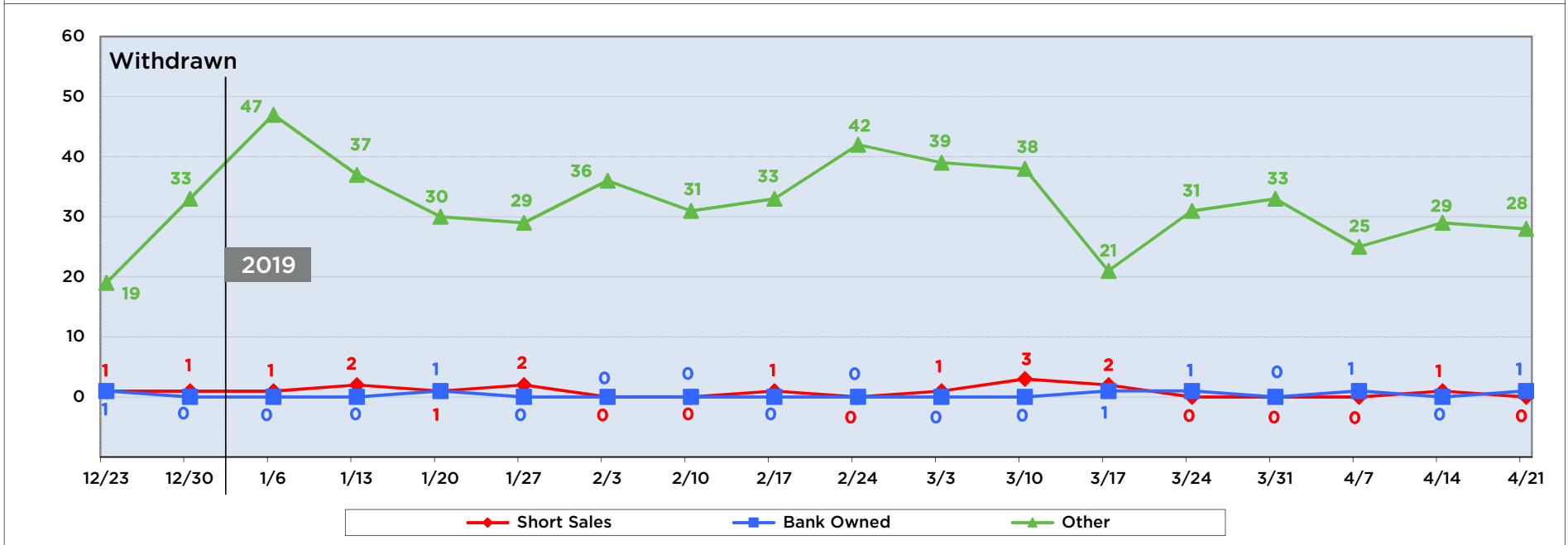
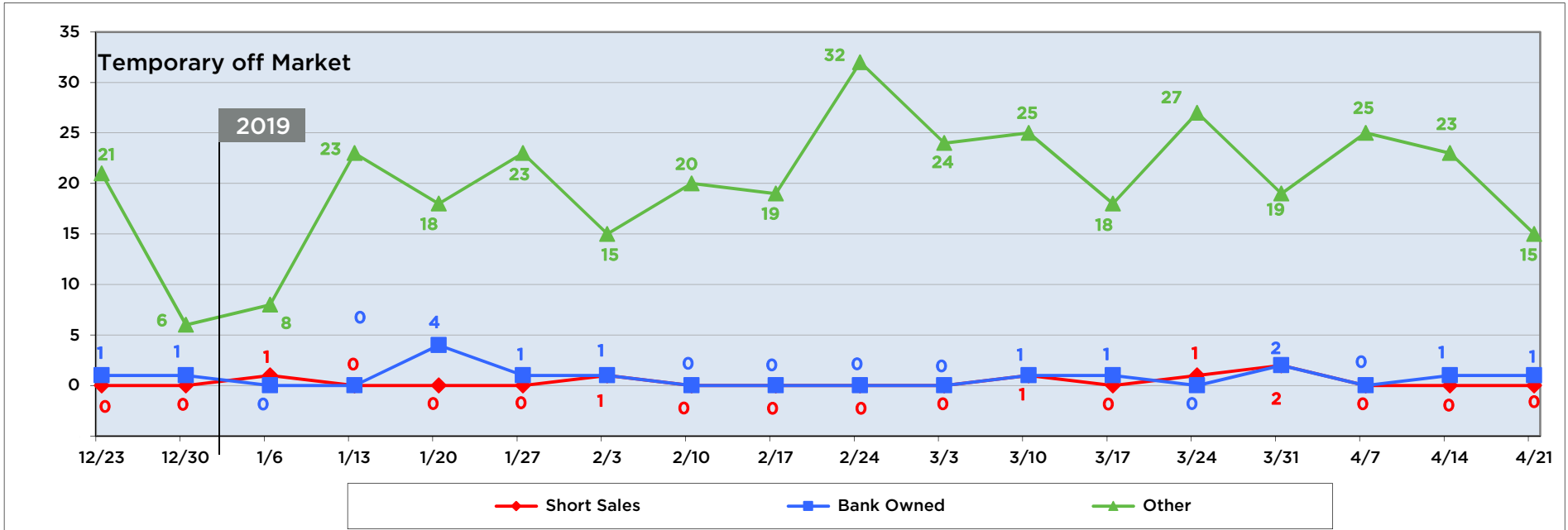
Condos, Townhomes, Villas



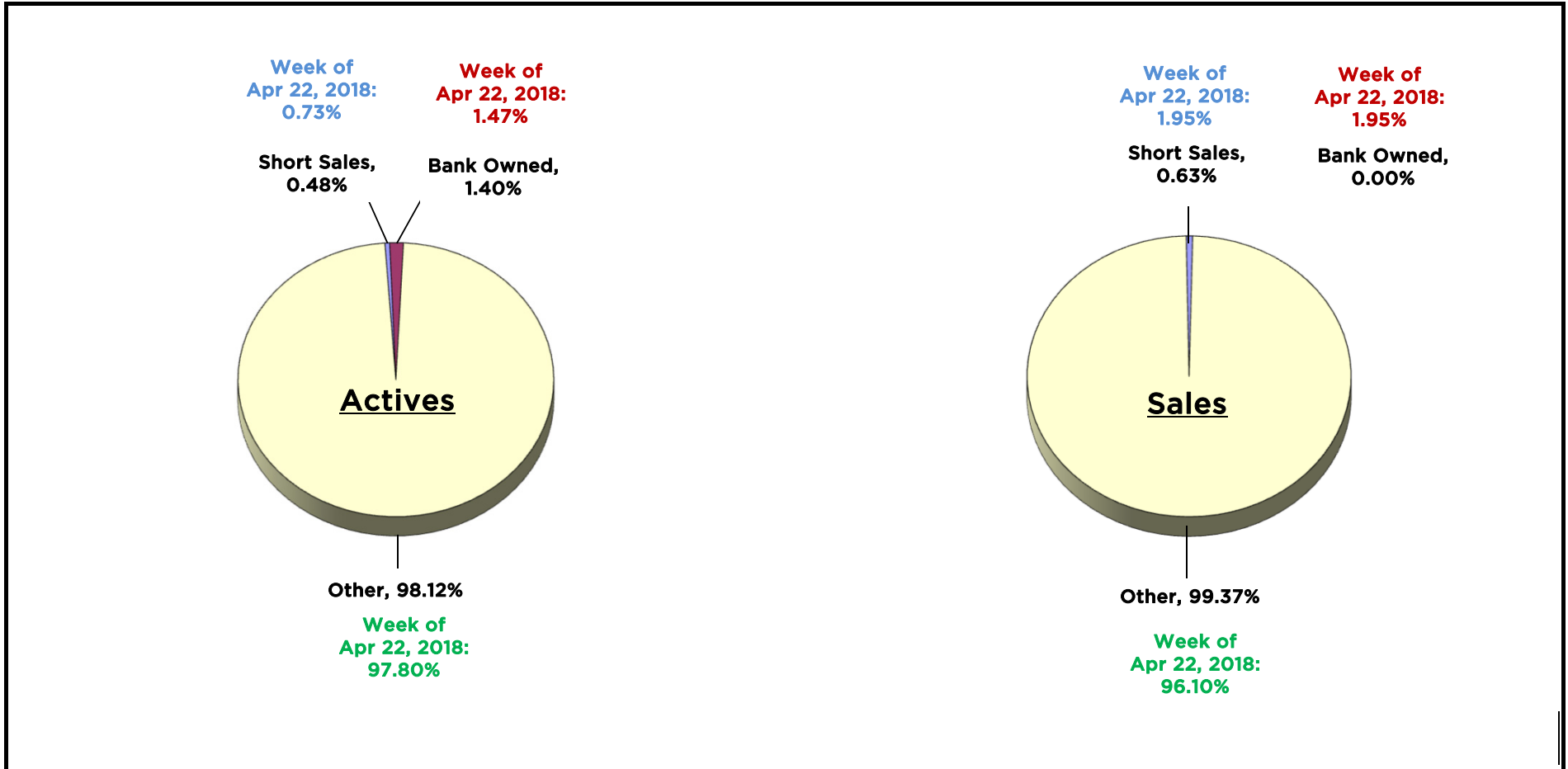
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$178,750? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
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Orange County		1	\$179,000	2.0	2.0	1,343	\$133.28
Ventura	32822	1	\$179,000	2.0	2.0	1,343	\$133.28
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Osceola County		1	\$178,500	3.0	2.0	1,291	\$138.26
Kissimmee / Celebration	34747	1	\$178,500	3.0	2.0	1,291	\$138.26