



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

***Week of Apr 28, 2019***

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

- Sales of single-family homes increased to 783 during the week of Apr 28, from 593 the week prior
- The median price of single family homes increased to \$275,000, a change of 7.8%
- The number of single-family home foreclosure transactions increased to 18 last week, from 14 the week of Apr 21
- The number of single-family home short-sale transactions decreased to 4 from 5 the week prior
- Single-family inventory decreased by 26, and now sits at 6,907

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

- Sales of condos, townhomes, and villas increased to 230 during the week of Apr 28, from 158 the week prior
- The median price of condos, townhomes, and villas decreased to \$175,500, a change of -1.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 0 the week of Apr 21
- The number of condo, townhome and villa short-sale transactions increased to 2 from 1 the week prior
- Condo inventory decreased by 24, and now sits at 1,839

*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>783</b>	301	166	169	64	71	12
Bank Owned	18	11	1	5	1	0	0
Short Sales	4	3	1	0	0	0	0
Other	761	287	164	164	63	71	12
<b>Active Listings</b>	<b>6,907</b>	1,613	1,024	1,603	844	1,277	546
Bank Owned	130	68	29	19	7	7	0
Short Sales	58	24	10	11	8	4	1
Other	6,719	1,521	985	1,573	829	1,266	545
<b>Months of Inventory</b>	<b>2</b>	1	1	2	3	4	11

**List Price**

Average Original List Price	\$342,313	\$200,097	\$283,184	\$352,312	\$469,430	\$712,364	\$1,719,250
Average Final List Price	\$334,876	\$196,393	\$277,446	\$347,030	\$457,361	\$689,396	\$1,680,917

**Sale Price**

Average Price	\$325,788	\$191,051	\$272,307	\$341,273	\$445,613	\$663,316	\$1,591,108
Median Price	\$275,000	\$197,500	\$270,000	\$335,000	\$446,500	\$635,000	\$1,437,500

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$7,437</b>	-\$3,704	-\$5,738	-\$5,282	-\$12,069	-\$22,968	-\$38,333
<b>Original List to Sale Price - \$</b>	<b>-\$16,525</b>	-\$9,046	-\$10,877	-\$11,039	-\$23,817	-\$49,048	-\$128,142
<b>Final List to Sale Price - \$</b>	<b>-\$9,088</b>	-\$5,342	-\$5,139	-\$5,757	-\$11,748	-\$26,080	-\$89,809
<b>Original List to Sale Price - %</b>	<b>95.17%</b>	95.48%	96.16%	96.87%	94.93%	93.11%	92.55%
<b>Final List to Sale Price - %</b>	<b>97.29%</b>	97.28%	98.15%	98.34%	97.43%	96.22%	94.66%

**Days on the Market**

Avg Days Listing to Contract	53	44	52	46	64	93	93
Combined Avg Days to Contract	59	41	58	49	66	130	178
Avg Days Listing to Closing	91	83	88	84	15	134	139
Avg Days Contract to Close	38	38	36	38	41	44	45

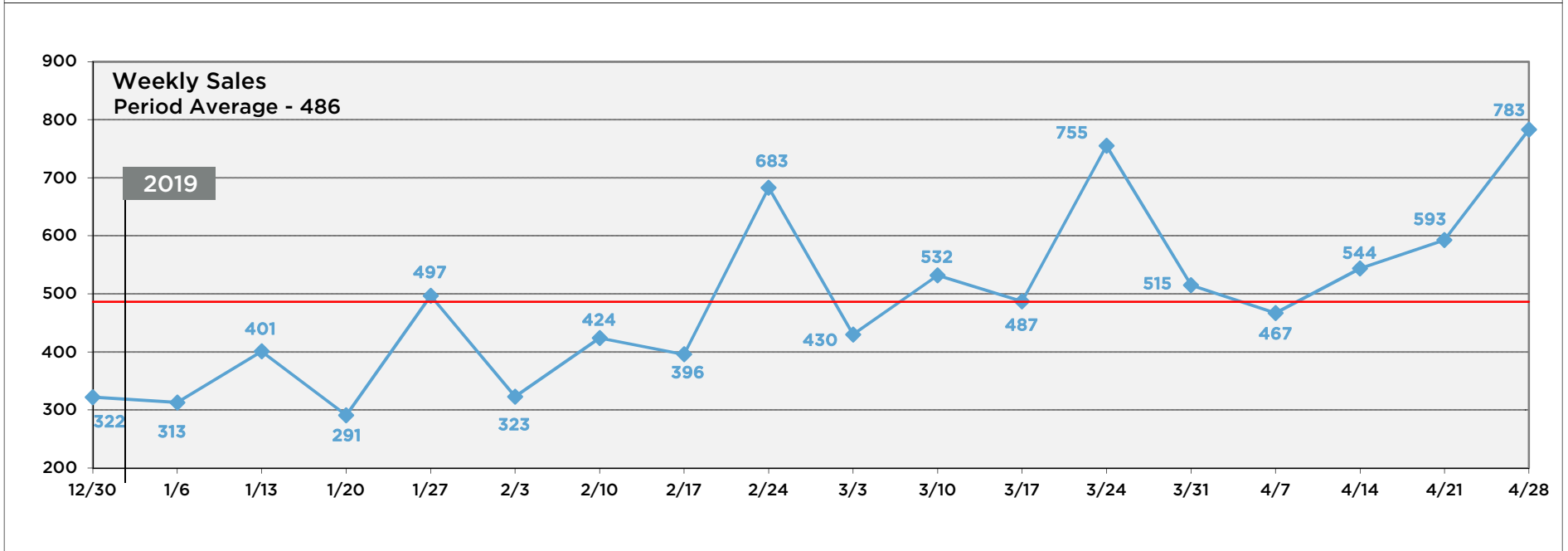
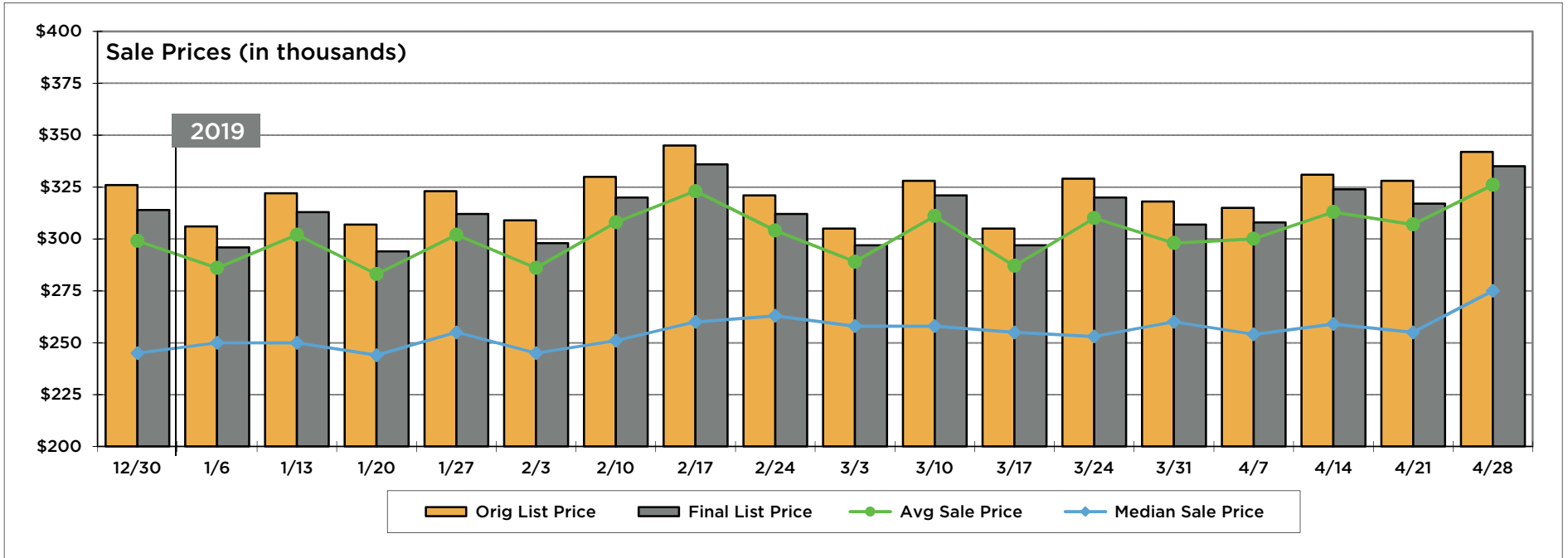
**Beds / Baths**

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

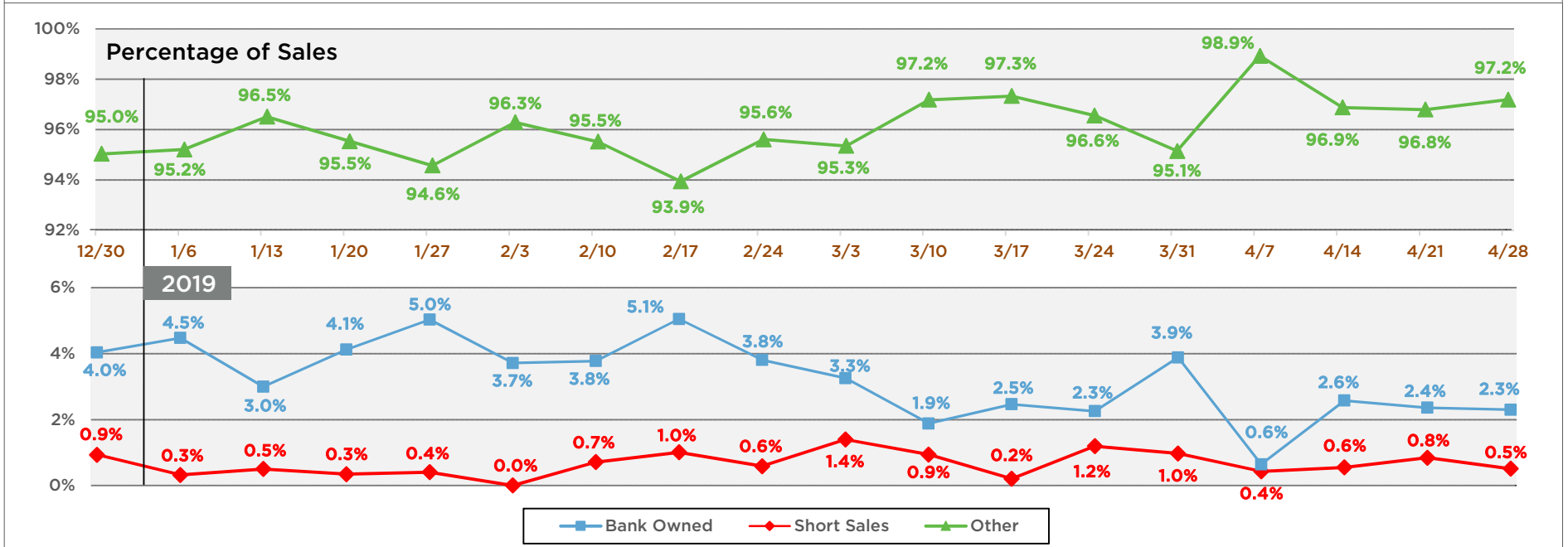
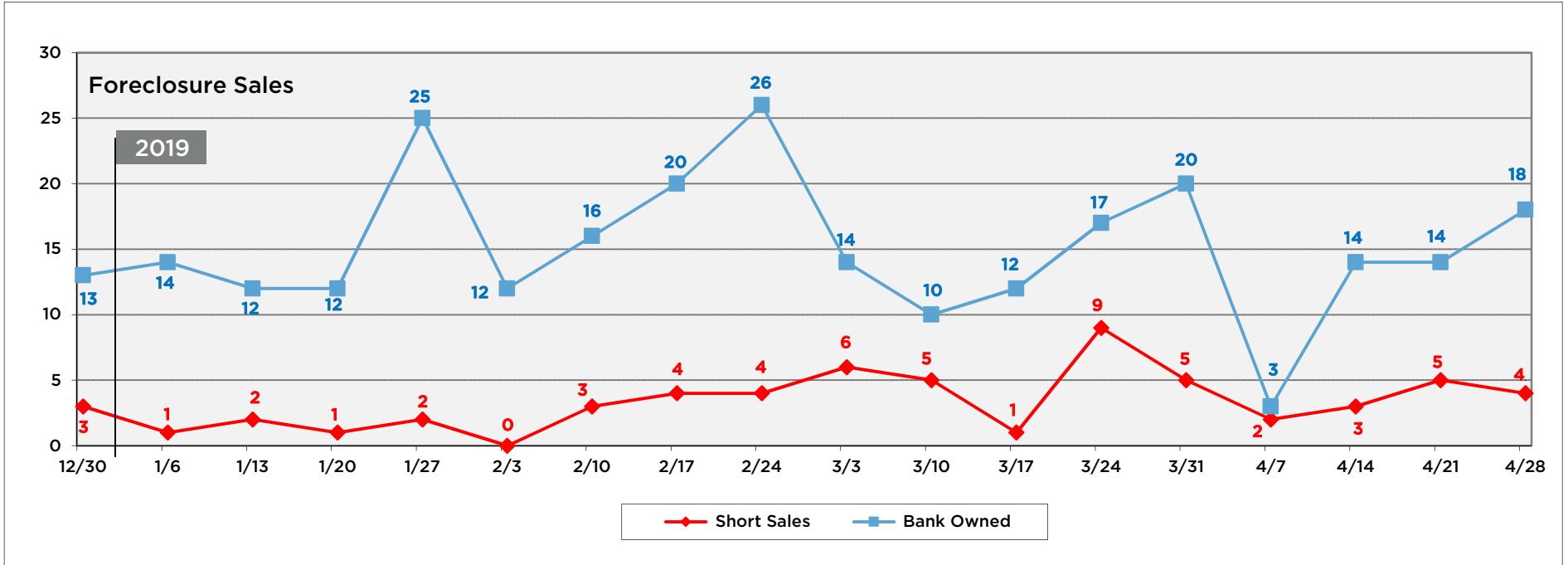
**Square Footage**

Average Square Feet	2,156	1,494	1,966	2,367	2,904	3,707	5,221
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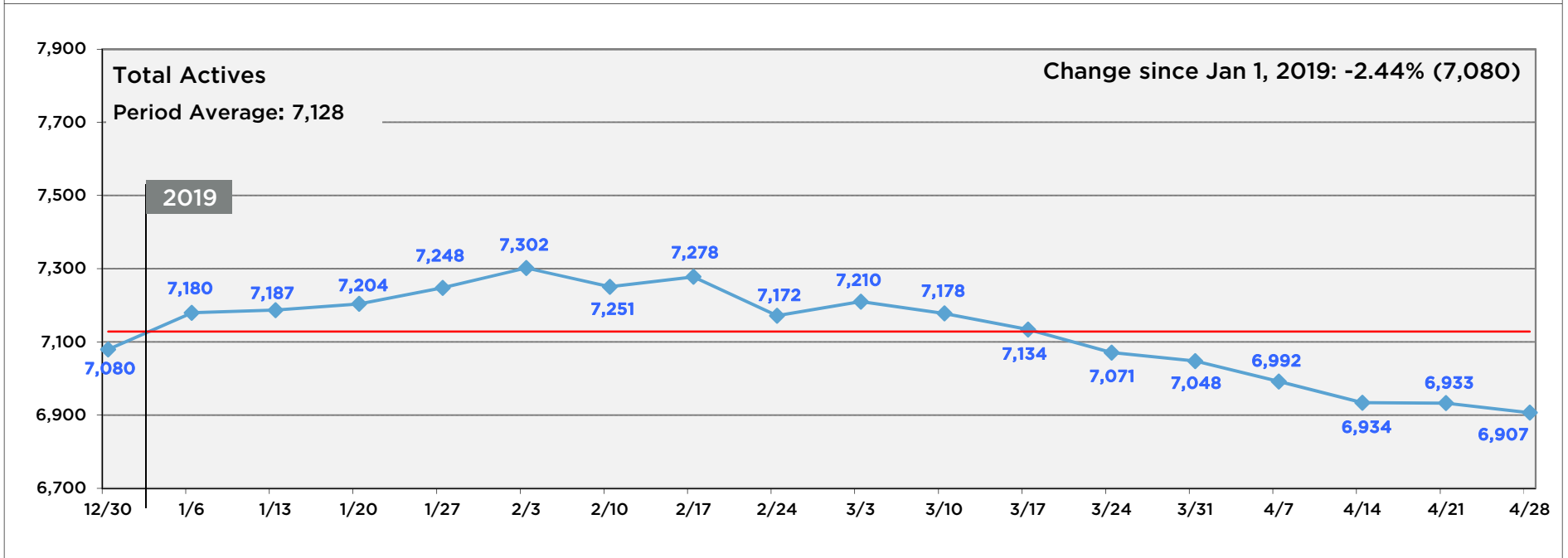
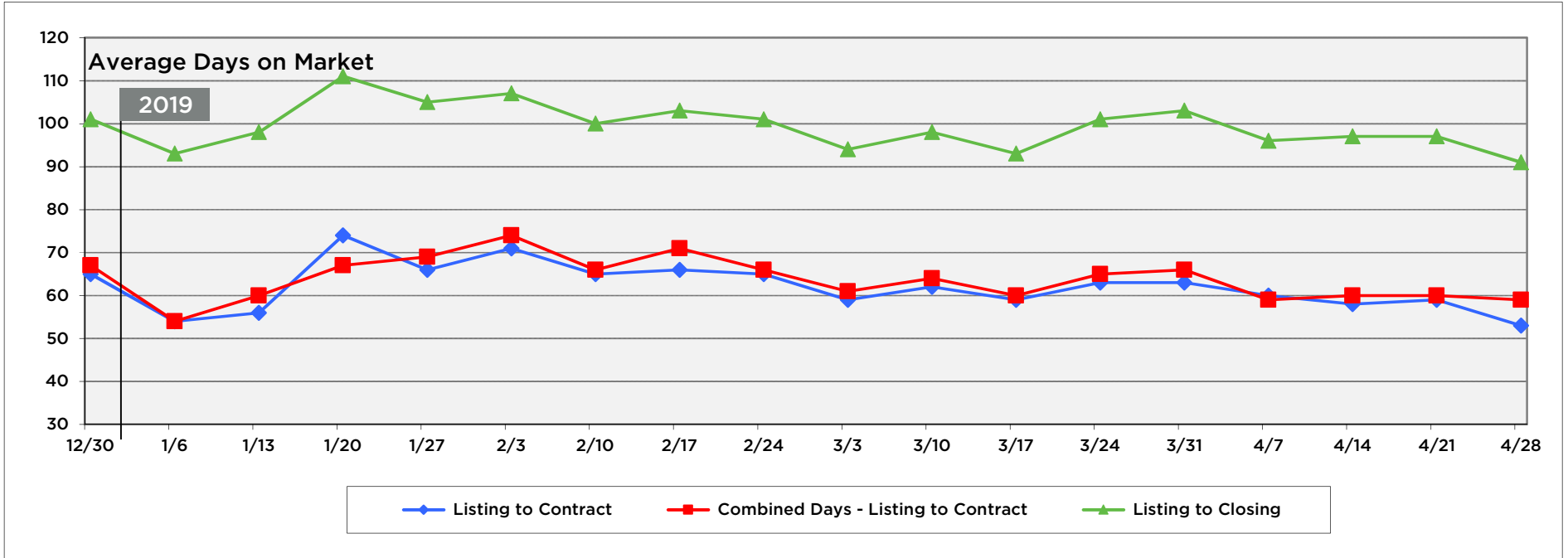
### Single Family Homes



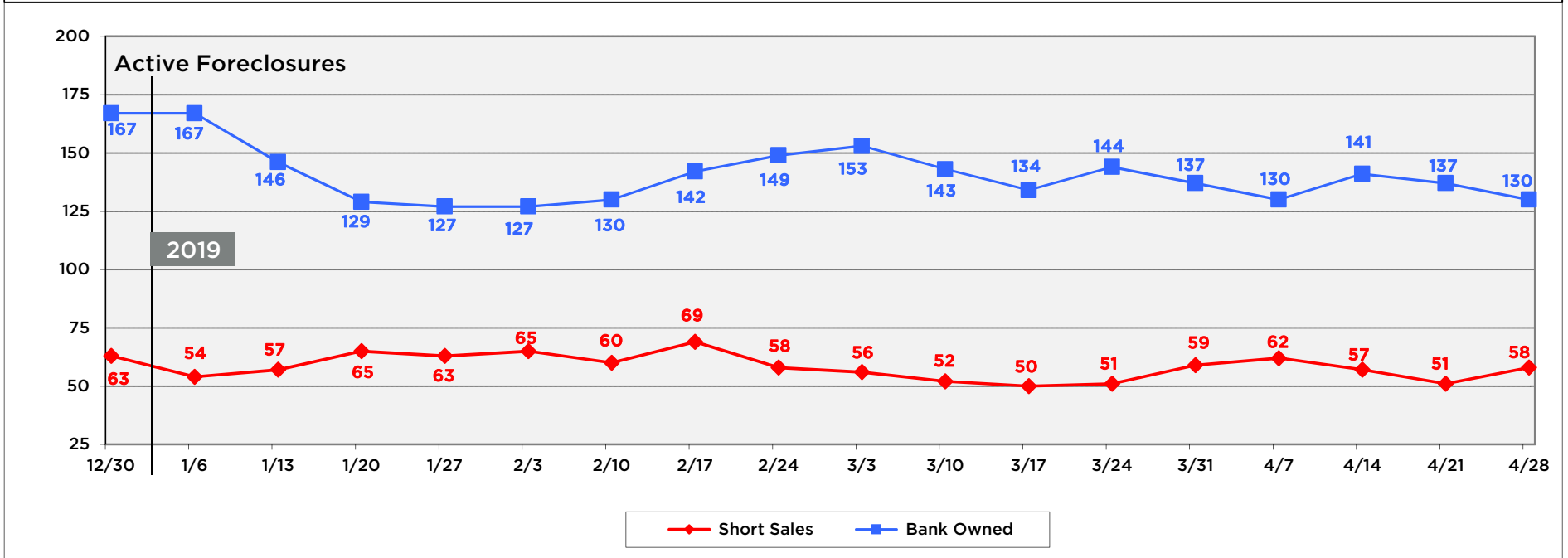
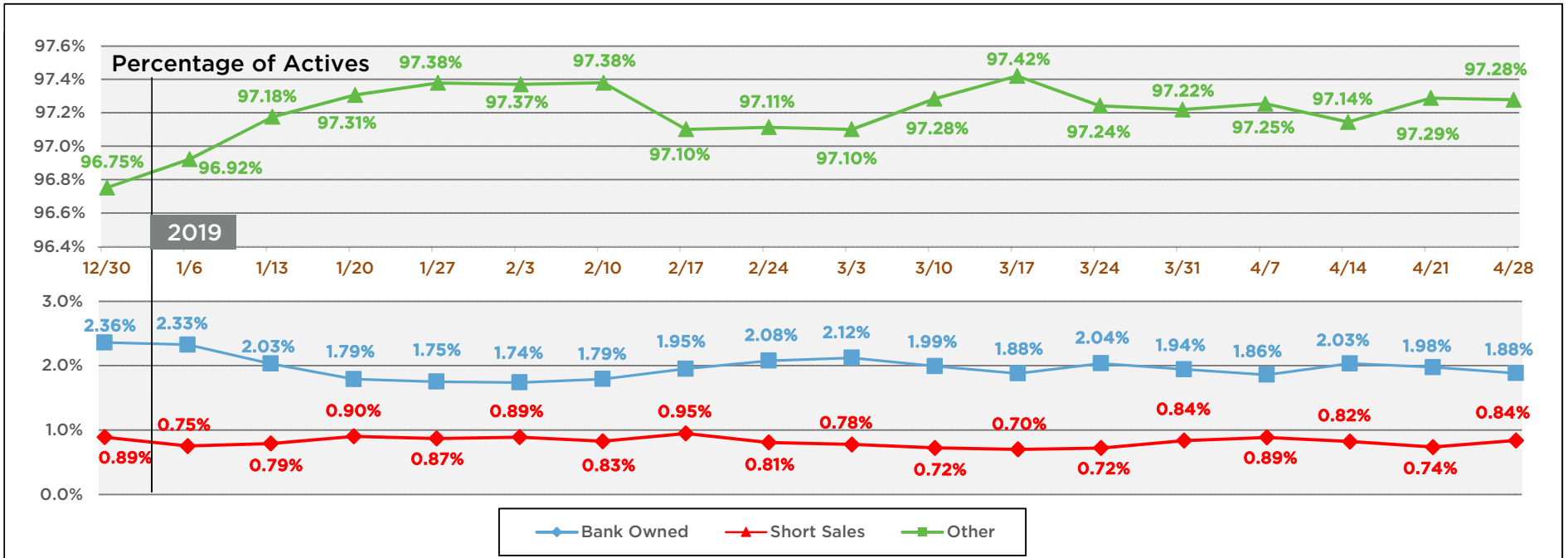
### Single Family Homes



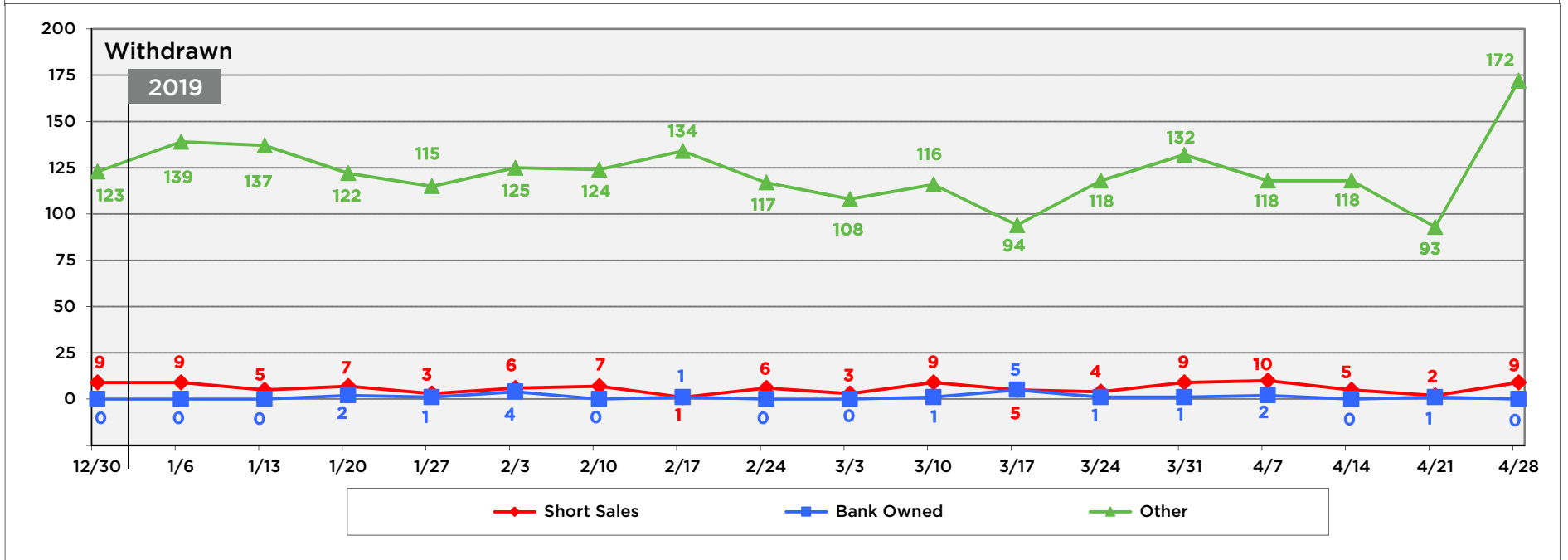
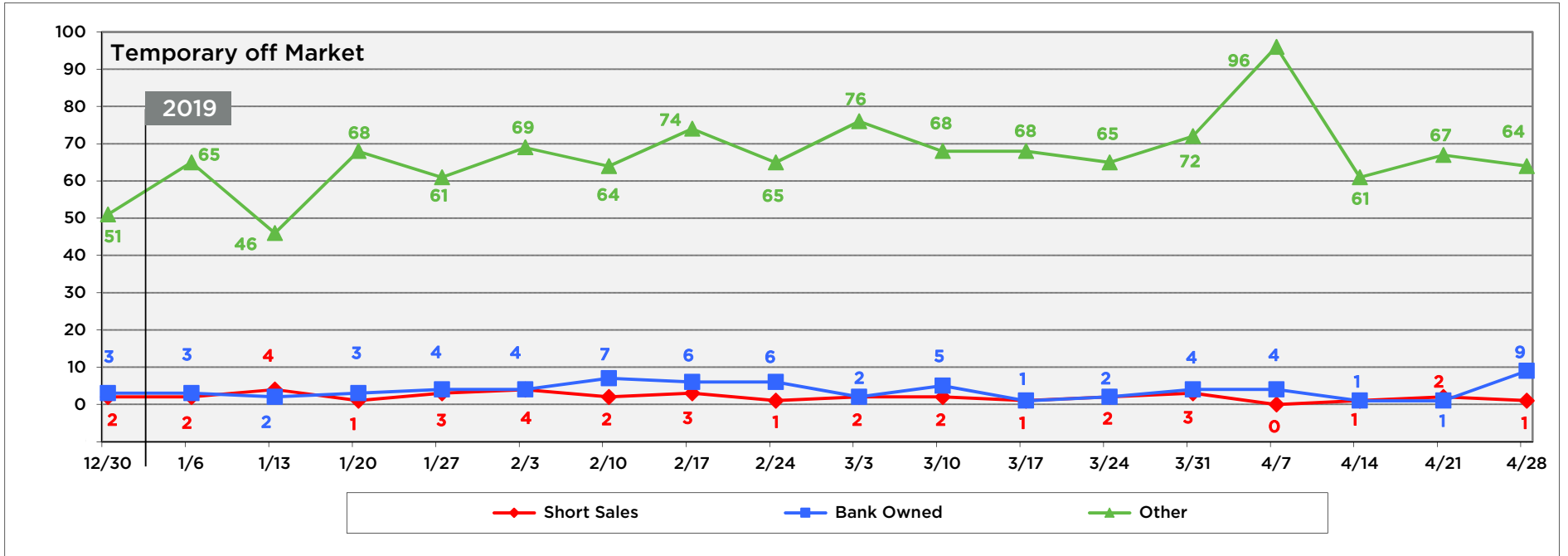
### Single Family Homes



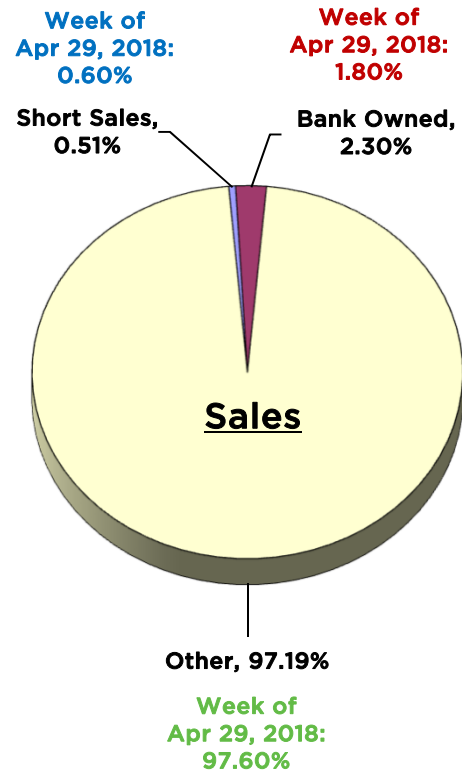
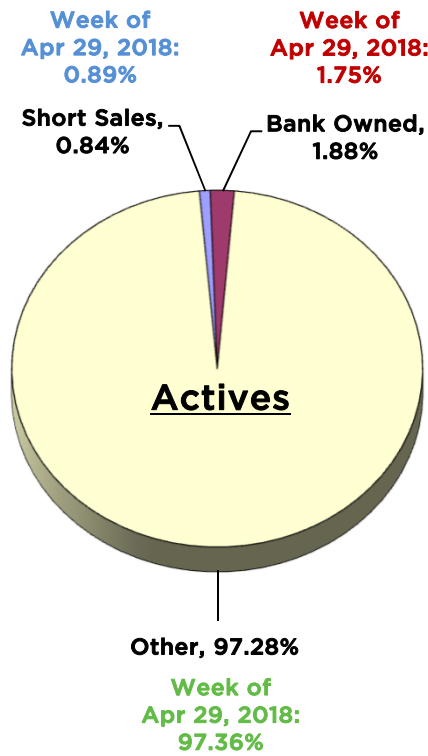
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



**Where are the 80 Single Family Homes available for the Median Price of \$275,000? (± \$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>12</b>	<b>\$275,017</b>	<b>3.3</b>	<b>2.0</b>	<b>1,725</b>	<b>\$159.44</b>
Altamonte Springs (East)	32701	1	\$274,900	4.0	2.0	1,698	\$161.90
Casselberry	32707	3	\$274,967	3.0	2.0	1,692	\$162.51
Winter Springs / Tuskawilla	32708	1	\$275,000	4.0	2.0	1,200	\$229.17
Altamonte Springs / Forest City	32714	1	\$275,000	3.0	2.0	1,539	\$178.69
Lake Mary / Heathrow	32746	1	\$274,900	4.0	2.0	1,918	\$143.33
Oviedo	32765	1	\$275,000	3.0	2.0	1,787	\$153.89
Sanford / Lake Forest	32771	2	\$275,000	3.0	2.0	1,701	\$161.67
Sanford (South)	32773	1	\$275,500	4.0	2.0	2,344	\$117.53
Longwood / Wekiva Springs	32779	1	\$275,000	3.0	2.0	1,735	\$158.50
<b>Orange County</b>		<b>30</b>	<b>\$274,970</b>	<b>3.5</b>	<b>2.1</b>	<b>1,767</b>	<b>\$155.58</b>
Apopka / Hunt Club	32703	3	\$274,800	4.0	2.0	2,180	\$126.06
Apopka (North)	32712	2	\$275,000	4.0	2.0	1,879	\$146.35
Mount Dora	32757	1	\$275,000	4.0	2.0	2,024	\$135.87
Winter Park (West)	32789	1	\$275,500	2.0	1.0	1,429	\$192.79
Washington Shores	32805	1	\$275,000	4.0	3.0	1,511	\$182.00
Delaney / Crystal Lake	32806	1	\$274,900	4.0	2.0	1,300	\$211.46
Lockhart	32810	2	\$274,950	4.0	3.0	2,062	\$133.34
Orlo Vista	32811	1	\$275,000	3.0	2.0	1,591	\$172.85
Conway	32812	1	\$275,000	3.0	2.0	1,448	\$189.92
Union Park	32817	3	\$274,967	3.0	2.0	1,664	\$165.24
Williamsburg / Lake Bryan	32821	1	\$275,000	3.0	3.0	1,645	\$167.17
Taft	32824	2	\$274,900	4.0	2.0	1,959	\$140.33
Rio Pinar / Union Park	32825	1	\$275,000	4.0	2.0	1,934	\$142.19
Waterford Lakes	32828	3	\$275,000	4.0	2.0	1,695	\$162.24
Union Park / Chickasaw	32829	1	\$274,900	3.0	2.0	1,809	\$151.96
Moss Park	32832	1	\$275,000	3.0	2.0	1,492	\$184.32
Wedgfield	32833	1	\$274,900	4.0	2.0	2,391	\$114.97
Metro West / Orlo Vista	32835	3	\$274,966	3.0	2.0	1,514	\$181.62
Ocoee	34761	1	\$275,000	3.0	2.0	1,487	\$184.94

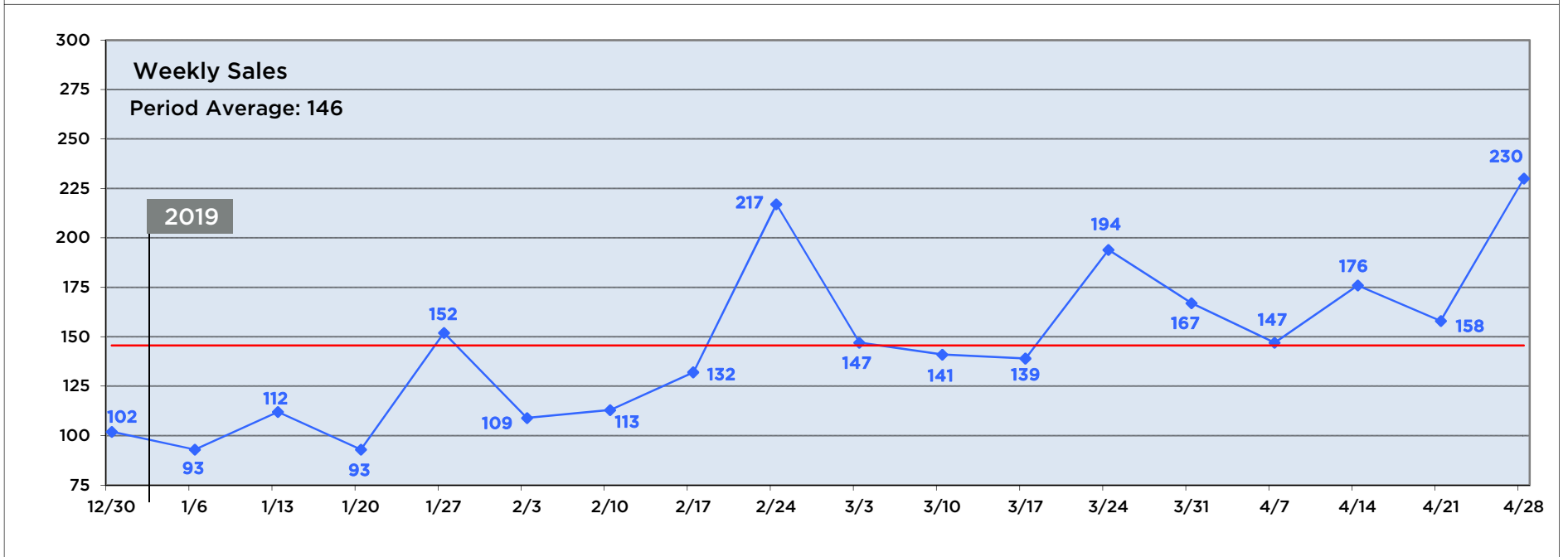
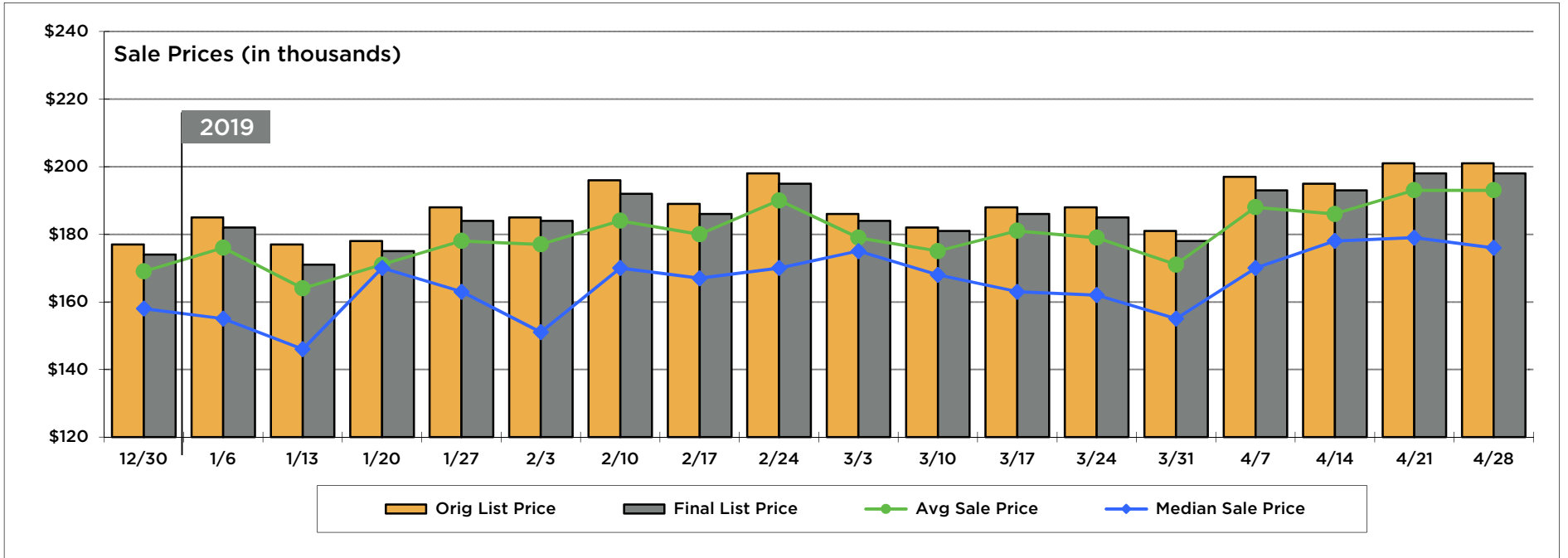
**Where are the 80 Single Family Homes available for the Median Price of \$275,000? (cont'd) (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Osceola County</b>		<b>18</b>	<b>\$274,950</b>	<b>3.5</b>	<b>2.3</b>	<b>2,296</b>	<b>\$119.76</b>
Kissimmee (Central)	34741	1	\$275,000	4.0	2.0	2,806	\$98.00
Kissimmee (East)	34744	3	\$275,000	3.0	2.0	2,193	\$125.40
Kissimmee (West) / Pleasant Hill	34746	3	\$275,000	4.0	3.0	2,544	\$108.10
Kissimmee / Celebration	34747	1	\$274,999	3.0	2.0	1,996	\$137.78
Kissimmee / Poinciana	34758	2	\$274,900	4.0	2.0	2,665	\$103.15
St Cloud	34769	1	\$274,900	4.0	3.0	2,327	\$118.13
St Cloud / Narcoossee	34771	3	\$274,900	3.0	2.0	1,979	\$138.91
St Cloud / Canoe Creek	34772	2	\$274,900	3.0	2.0	2,178	\$126.22
St Cloud / Harmony	34773	2	\$274,950	4.0	3.0	2,181	\$126.07
<b>Lake County</b>		<b>20</b>	<b>\$274,920</b>	<b>3.5</b>	<b>2.2</b>	<b>2,139</b>	<b>\$128.52</b>
Deland	32720	1	\$275,000	5.0	1.0	1,872	\$146.90
Eustis (West)	32726	1	\$275,000	3.0	2.0	2,047	\$134.34
Eustis (East)	32736	1	\$274,900	4.0	2.0	2,322	\$118.39
Mount Dora	32757	3	\$274,967	3.0	2.0	1,920	\$143.21
Sorrento / Mt Plymouth	32776	2	\$274,950	3.0	2.0	2,380	\$115.53
Tavares / Mt Plymouth	32778	1	\$274,500	3.0	2.0	2,040	\$134.56
Clermont (Central)	34711	3	\$274,967	4.0	3.0	2,186	\$125.79
Clermont (South)	34714	2	\$274,950	3.0	2.0	3,200	\$85.92
Minneola	34715	1	\$275,000	3.0	2.0	1,340	\$205.22
Fruitland Park	34731	1	\$274,900	5.0	3.0	2,311	\$118.95
Groveland	34736	2	\$274,750	4.0	2.0	1,843	\$149.08
Leesburg (West)	34748	1	\$275,000	3.0	3.0	2,610	\$105.36
Yalaha	34797	1	\$275,000	2.0	2.0	1,076	\$255.58

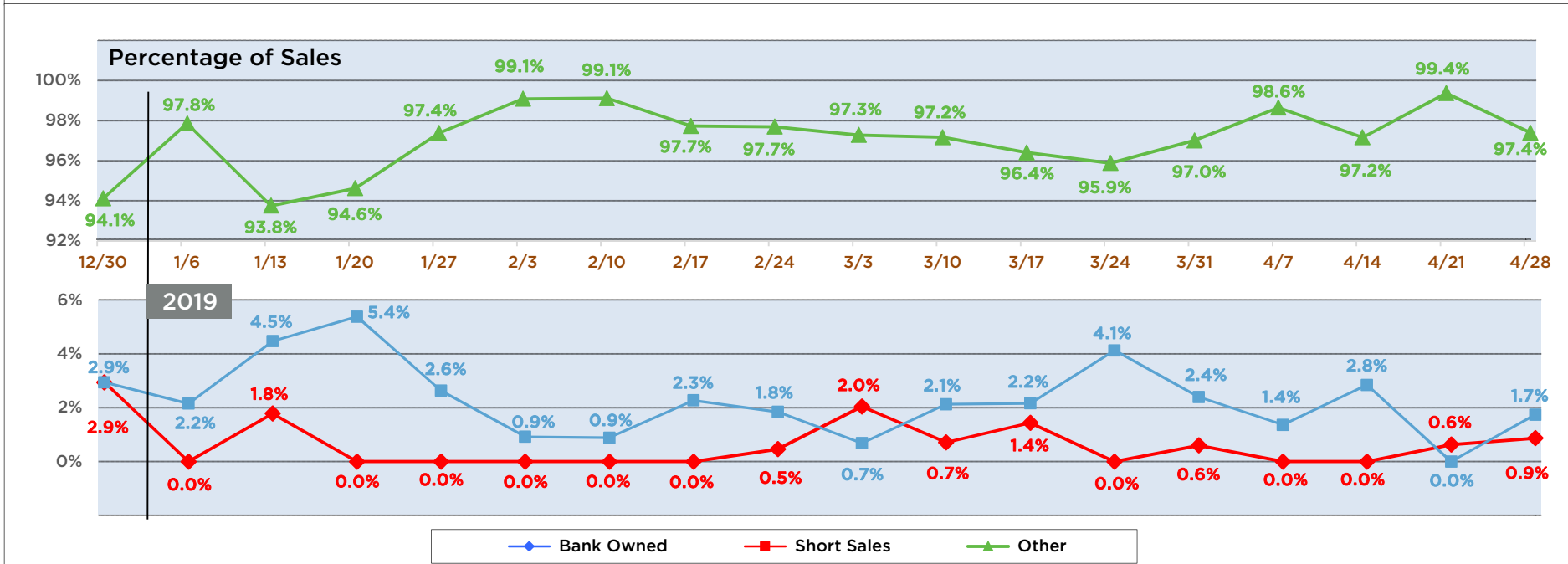
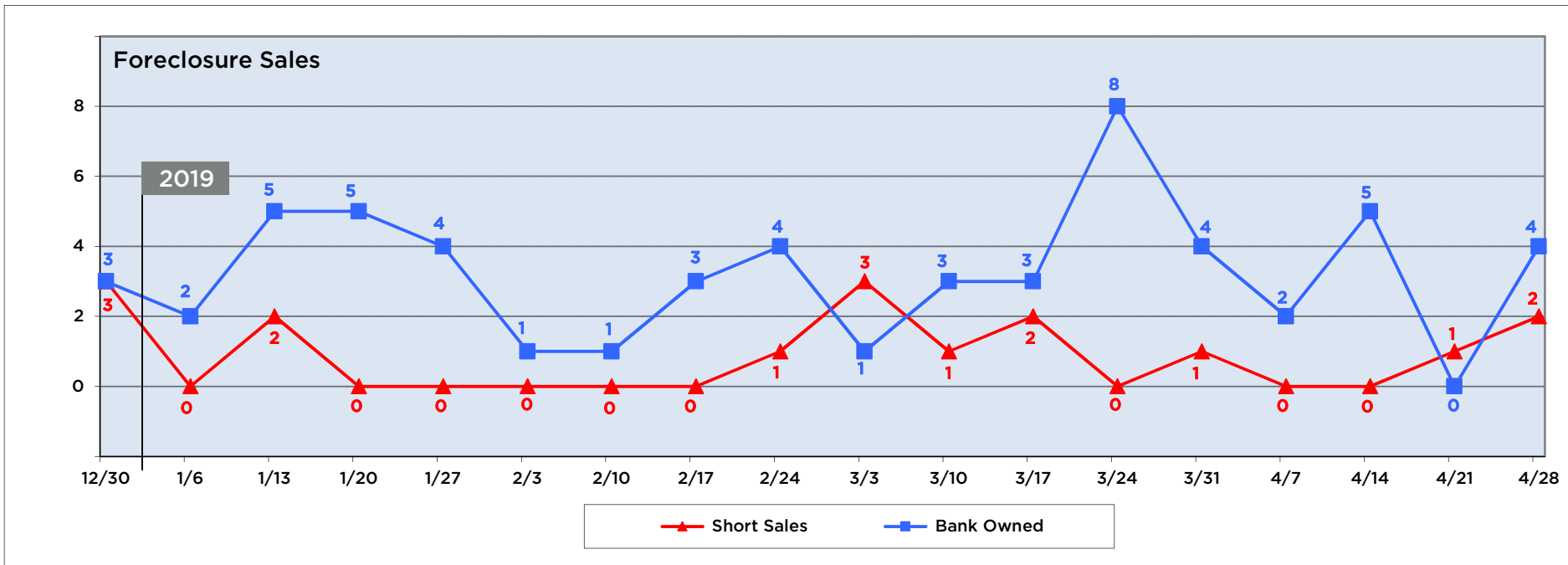
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>230</b>	190	21	15	1	2	1
Bank Owned	4	4	0	0	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	224	185	20	15	1	2	1
<b>Active Listings</b>	<b>1,839</b>	1,317	226	194	45	44	13
Bank Owned	24	19	2	2	1	0	0
Short Sales	8	5	1	1	1	0	0
Other	1,807	1,293	223	191	43	44	13
<b>Months of Inventory</b>	<b>2</b>	2	2	3	10	5	3
<b><i>List Price</i></b>							
Average Original List Price	\$200,976	\$166,603	\$284,871	\$345,013	\$429,900	\$841,250	\$1,300,000
Average Final List Price	\$198,084	\$164,104	\$276,433	\$344,147	\$429,900	\$841,250	\$1,300,000
<b><i>Sale Price</i></b>							
Average Price	\$193,041	\$159,782	\$269,500	\$336,093	\$420,000	\$810,000	\$1,300,000
Median Price	\$175,500	\$161,500	\$270,000	\$342,000	\$420,000	\$810,000	\$1,300,000
<b><i>Price Differences</i></b>							
<i>Original</i> to <i>Final</i> List Price	-\$2,892	-\$2,499	-\$8,438	-\$866	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,935	-\$6,821	-\$15,371	-\$8,920	-\$9,900	-\$31,250	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,043	-\$4,322	-\$6,933	-\$8,054	-\$9,900	-\$31,250	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.05%	95.91%	94.60%	97.41%	97.70%	96.29%	100.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.45%	97.37%	97.49%	97.66%	97.70%	96.29%	100.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	50	51	61	36	34	16	0
Combined Avg Days to Contract	45	46	59	29	34	16	0
Avg Days Listing to Closing	85	85	96	75	81	51	3
Avg Days Contract to Close	34	34	35	38	46	35	3
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	1	0	1	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,346	1,246	1,691	1,782	2,276	2,600	3,147

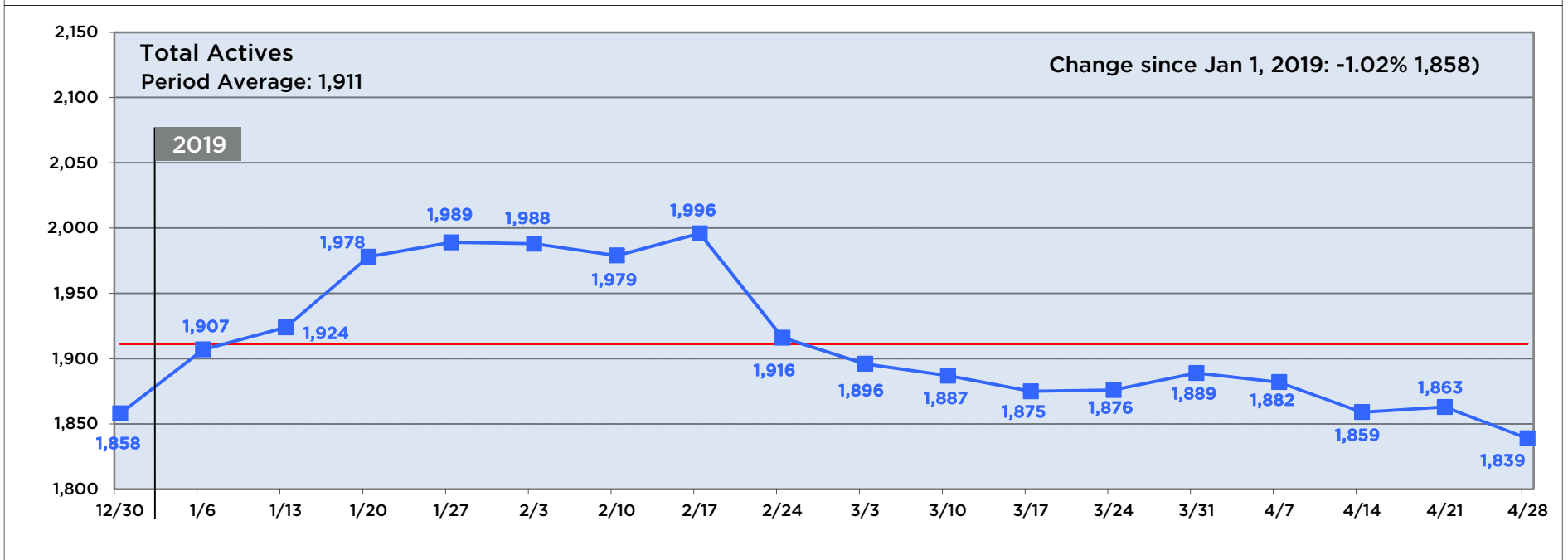
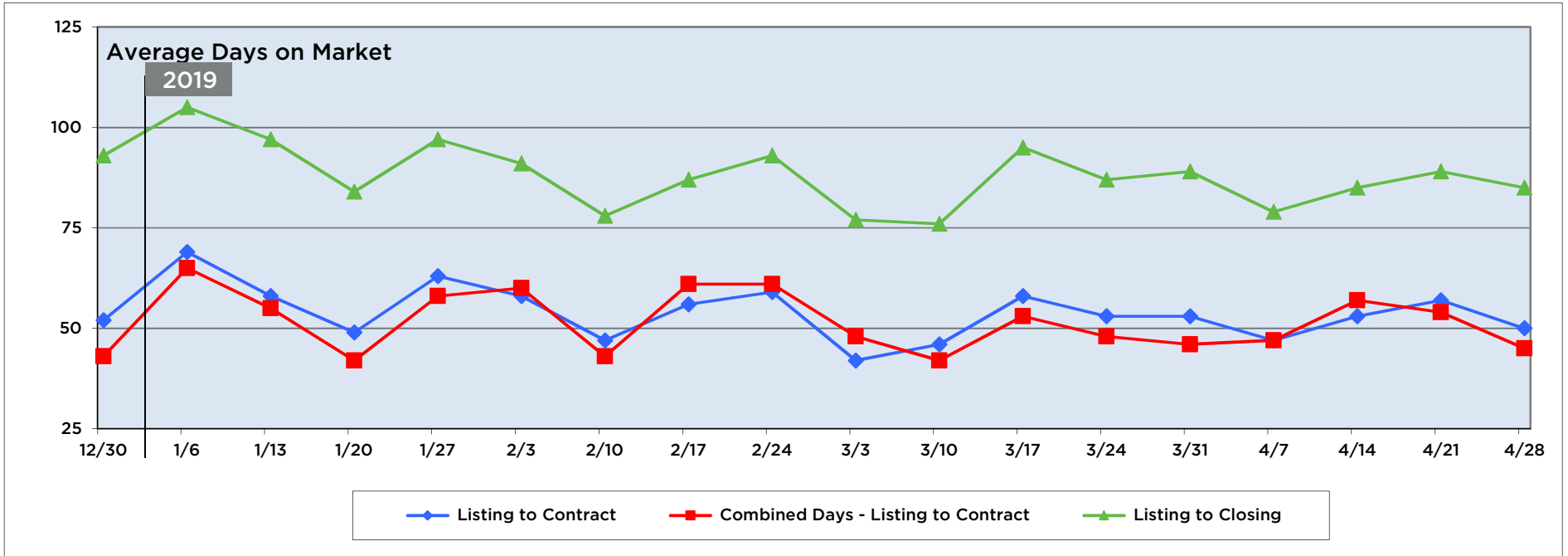
**Condos, Townhomes, Villas**



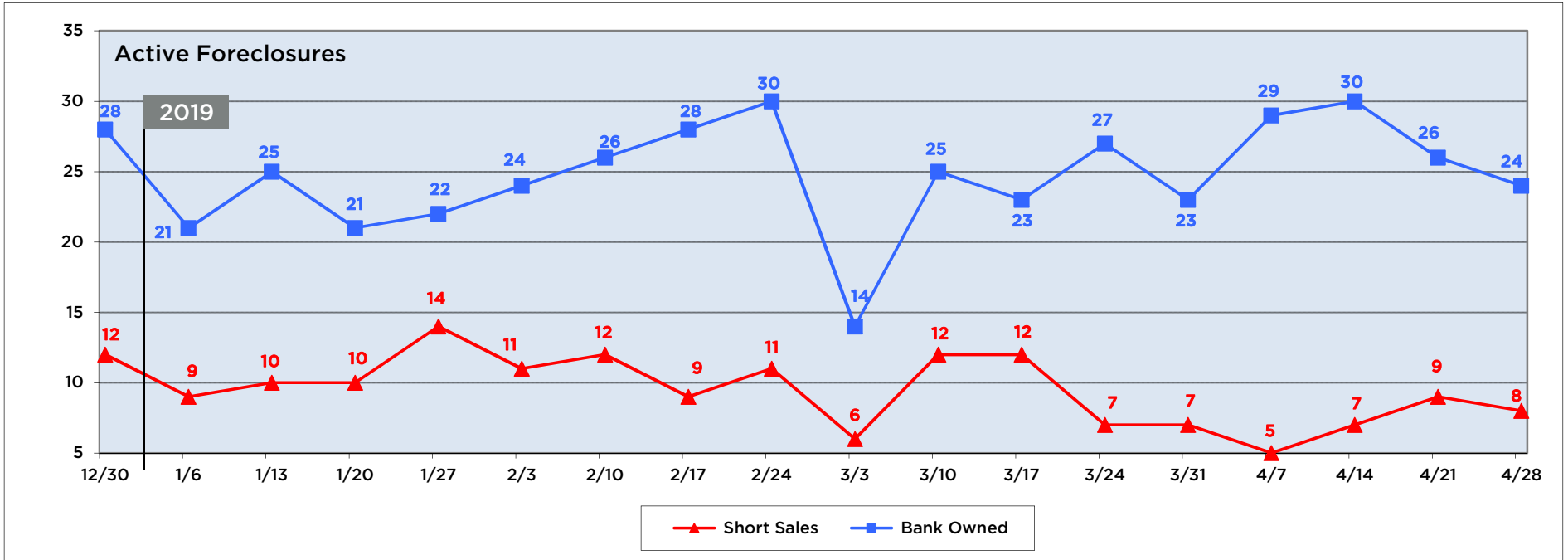
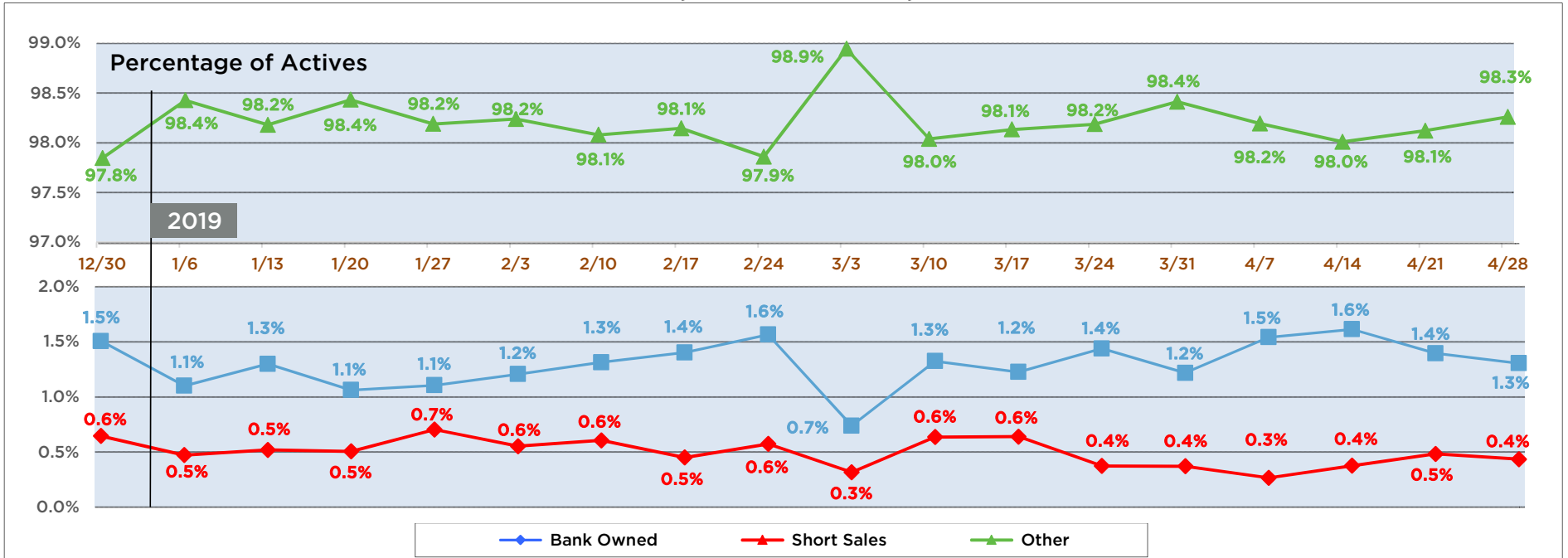
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

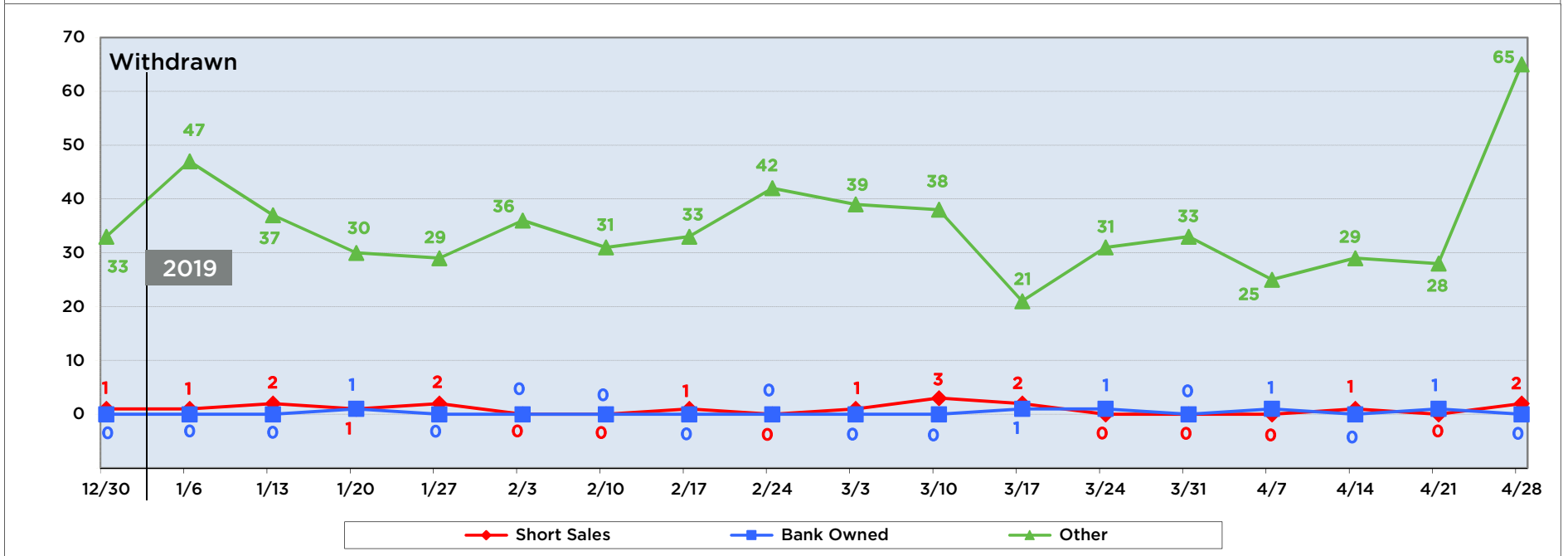
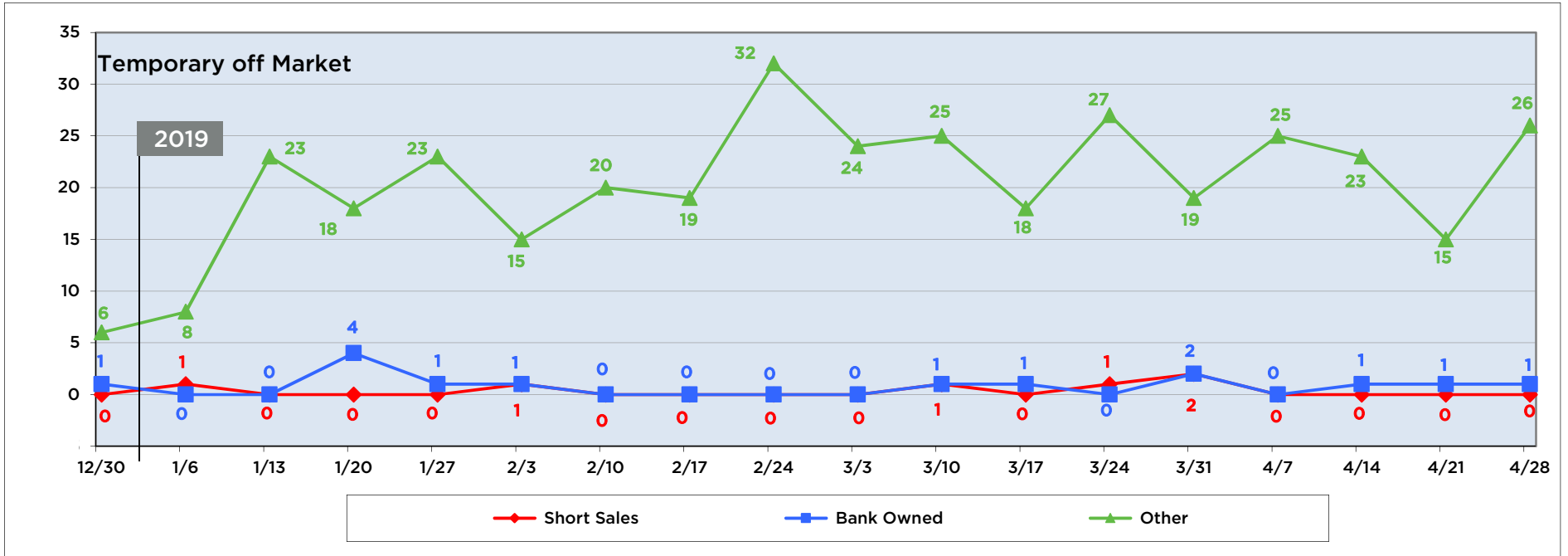


**Condos, Townhomes, Villas**

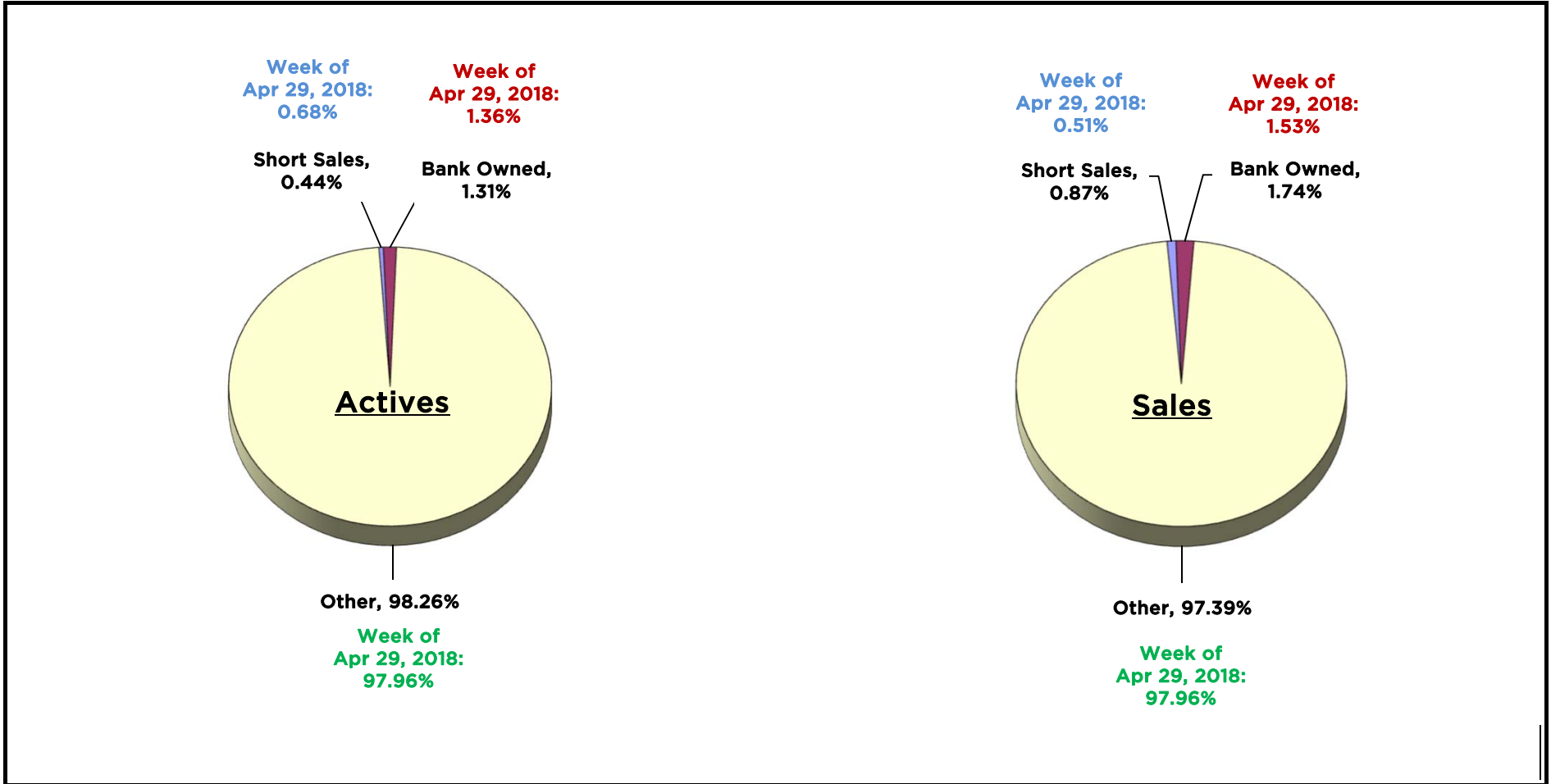




**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 17 Condos, Townhomes, or Villas available for the Median Price of \$175,500?** ( ± \$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>5</b>	<b>\$175,118</b>	<b>2.2</b>	<b>2.0</b>	<b>1,203</b>	<b>\$145.57</b>
Casselberry	32707	1	\$175,000	2.0	2.0	1,002	\$174.65
Altamonte Springs / Forest City	32714	2	\$175,000	2.0	2.0	1,298	\$134.82
Sanford / Lake Forest	32771	1	\$175,000	3.0	2.0	1,203	\$145.47
Sanford (South)	32773	1	\$175,590	2.0	2.0	1,214	\$144.64
<b>Orange County</b>		<b>9</b>	<b>\$175,000</b>	<b>2.3</b>	<b>2.0</b>	<b>1,181</b>	<b>\$148.24</b>
Orlando (Downtown)	32801	1	\$175,000	1.0	1.0	774	\$226.10
Orlo Vista	32811	1	\$175,000	2.0	2.0	1,221	\$143.33
Williamsburg / Lake Bryan	32821	1	\$175,000	3.0	3.0	1,459	\$119.95
Taft	32824	1	\$175,000	3.0	2.0	1,246	\$140.45
Union Park / Chickasaw	32829	1	\$175,000	3.0	2.0	1,202	\$145.59
Metro West / Orlo Vista	32835	1	\$175,000	3.0	2.0	1,408	\$124.29
Hunters Creek	32837	3	\$175,000	2.0	2.0	1,105	\$158.37
<b>Osceola County</b>		<b>3</b>	<b>\$175,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,031</b>	<b>\$169.74</b>
Kissimmee / Celebration	34747	3	\$175,000	2.0	2.0	1,031	\$169.74