



Monday Morning Quarterback Summary

Week of May 12, 2019

Single-family existing homes

- Sales of single-family homes increased to 612 during the week of May 12, from 519 the week prior
- The median price of single family homes increased to \$268,000, a change of 1.5%
- The number of single-family home foreclosure transactions increased to 15 last week, from 11 the week of May 5
- The number of single-family home short-sale transactions remained constant at 3
- Single-family inventory increased by 37, and now sits at 7,013

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 180 during the week of May 12, from 150 the week prior
- The median price of condos, townhomes, and villas decreased to \$165,500, a change of -3.3%
- The number of condo, townhome, and villa foreclosure transactions increased to 5 last week, from 4 the week of May 5
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 17, and now sits at 1,844

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	612	259	120	130	51	37	15
Bank Owned	15	9	1	2	1	1	1
Short Sales	3	1	1	0	1	0	0
Other	594	249	118	128	49	36	14
Active Listings	7,013	1,610	1,057	1,631	844	1,317	554
Bank Owned	120	64	20	19	8	9	0
Short Sales	63	27	13	12	6	4	1
Other	6,830	1,519	1,024	1,600	830	1,304	553
Months of Inventory	3	1	2	3	4	8	9

List Price

Average Original List Price	\$335,608	\$205,088	\$283,587	\$355,877	\$464,414	\$701,772	\$1,488,593
Average Final List Price	\$327,244	\$199,333	\$279,180	\$349,121	\$455,466	\$686,940	\$1,407,560

Sale Price

Average Price	\$317,990	\$194,179	\$273,558	\$344,280	\$443,661	\$663,744	\$1,303,283
Median Price	\$268,000	\$209,900	\$273,000	\$343,530	\$440,000	\$589,000	\$1,310,000

Price Differences

Original to Final List Price	-\$8,364	-\$5,755	-\$4,407	-\$6,756	-\$8,948	-\$14,832	-\$81,033
Original List to Sale Price - \$	-\$17,618	-\$10,909	-\$10,029	-\$11,597	-\$20,753	-\$38,028	-\$185,310
Final List to Sale Price - \$	-\$9,254	-\$5,154	-\$5,622	-\$4,841	-\$11,805	-\$23,196	-\$104,277
Original List to Sale Price - %	94.75%	94.68%	96.46%	96.74%	95.53%	94.58%	87.55%
Final List to Sale Price - %	97.17%	97.41%	97.99%	98.61%	97.41%	96.62%	92.59%

Days on the Market

Avg Days Listing to Contract	55	51	53	50	53	58	185
Combined Avg Days to Contract	55	45	53	51	55	75	237
Avg Days Listing to Closing	93	86	90	88	102	95	225
Avg Days Contract to Close	38	36	37	38	49	38	40

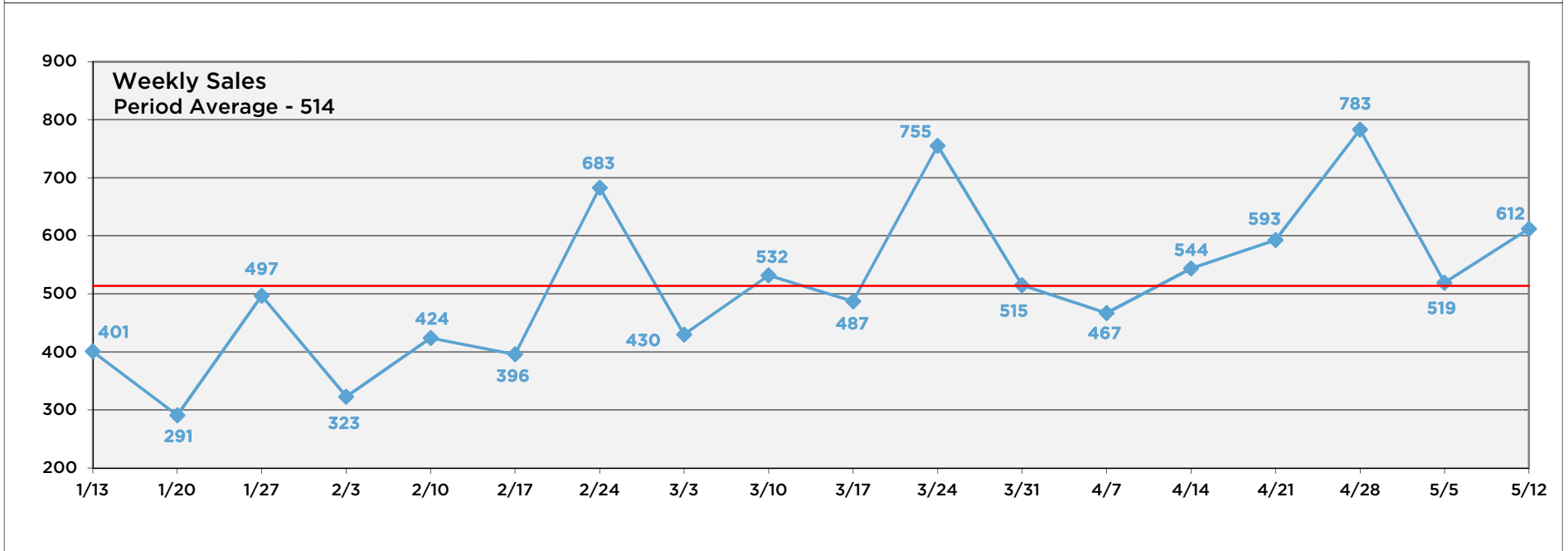
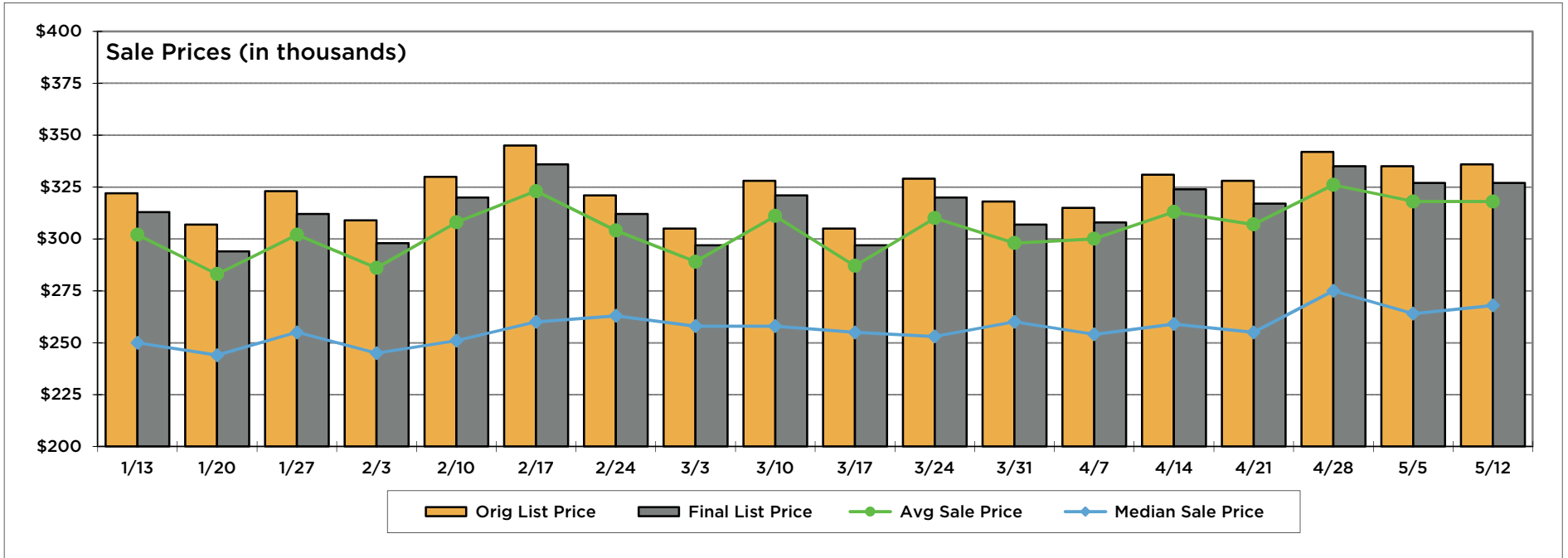
Beds / Baths

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

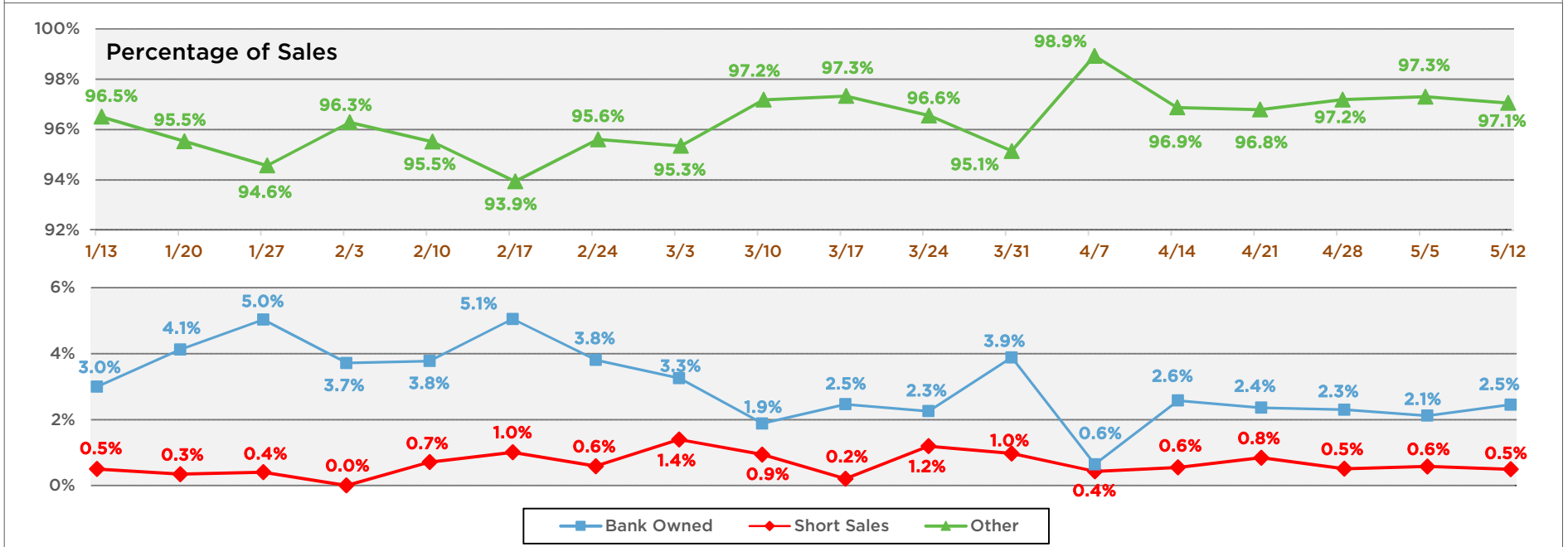
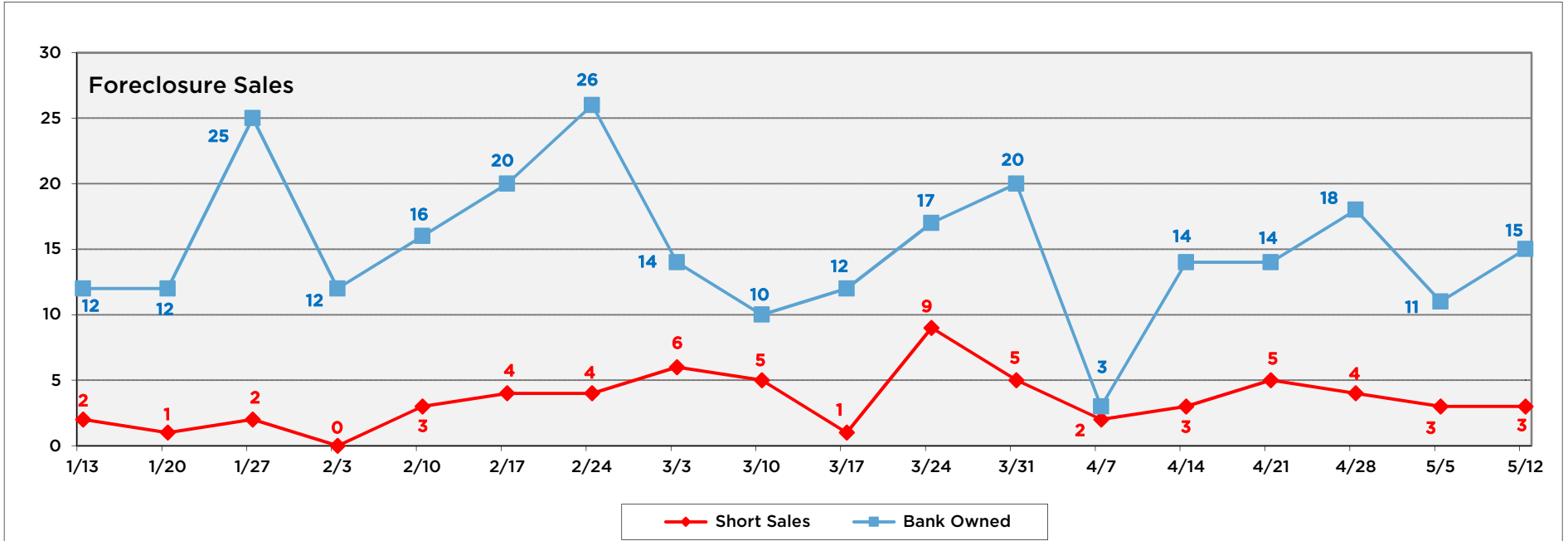
Square Footage

Average Square Feet	2,081	1,485	1,947	2,341	2,881	3,460	5,082
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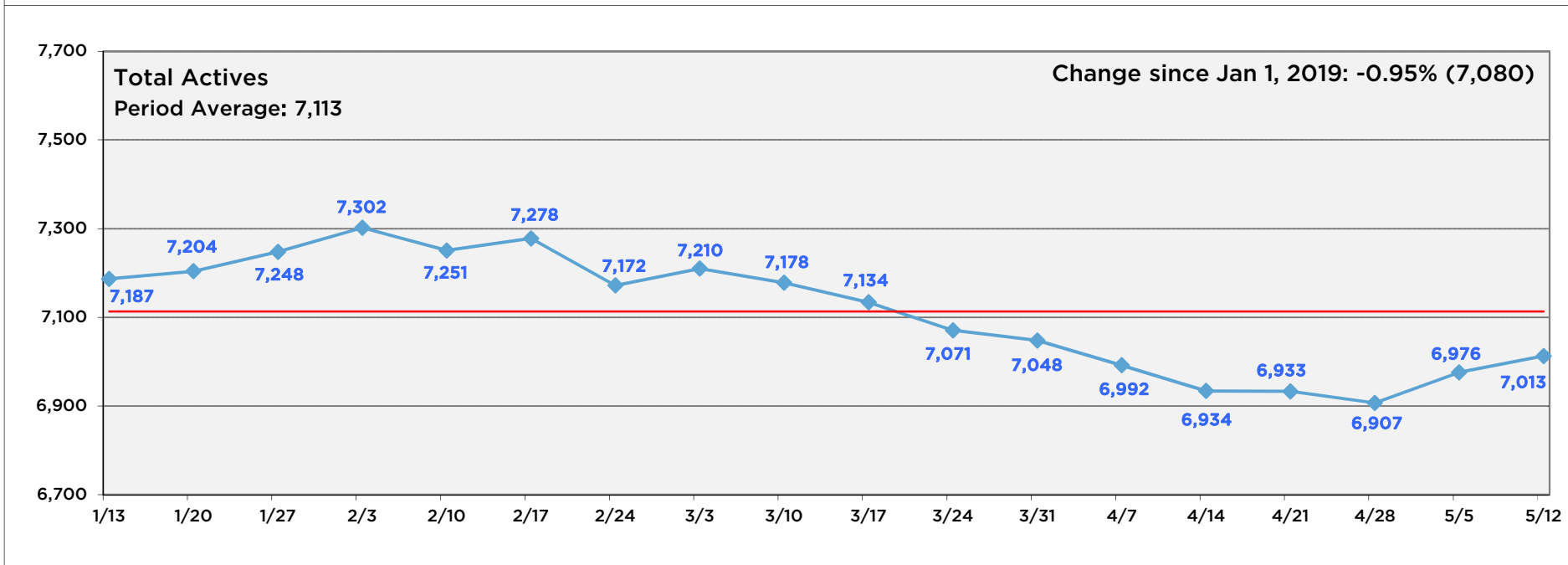
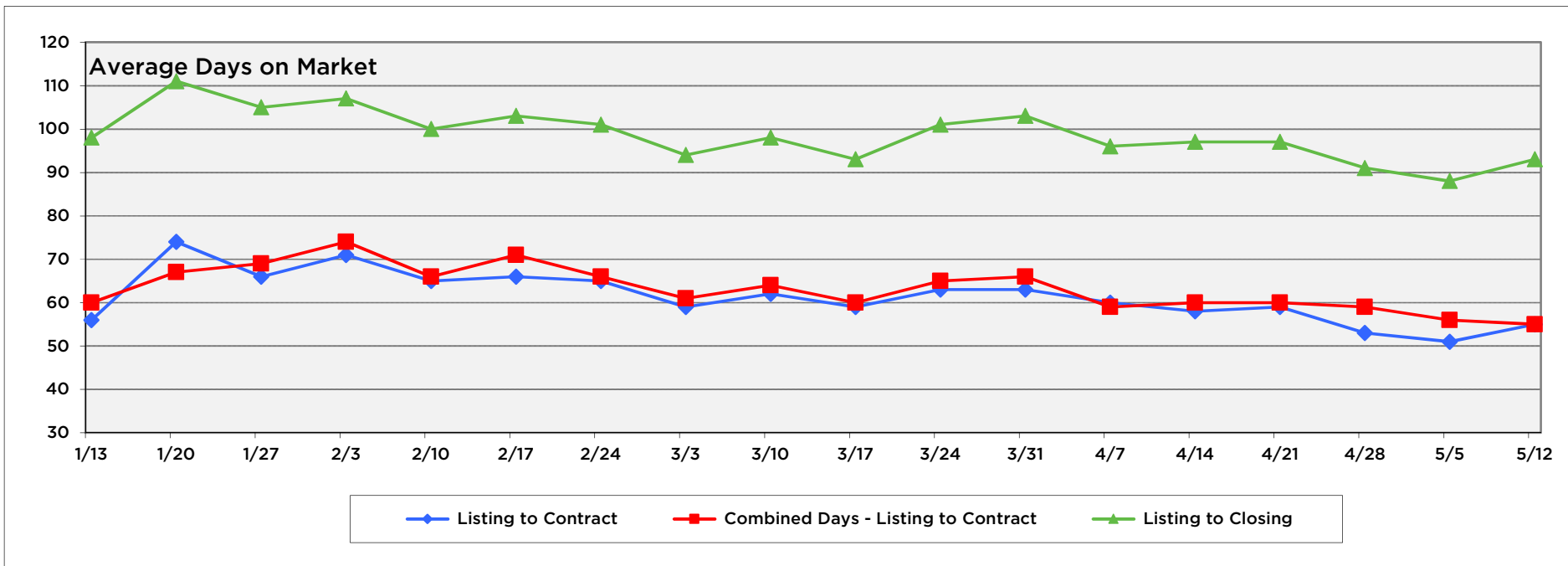
Single Family Homes



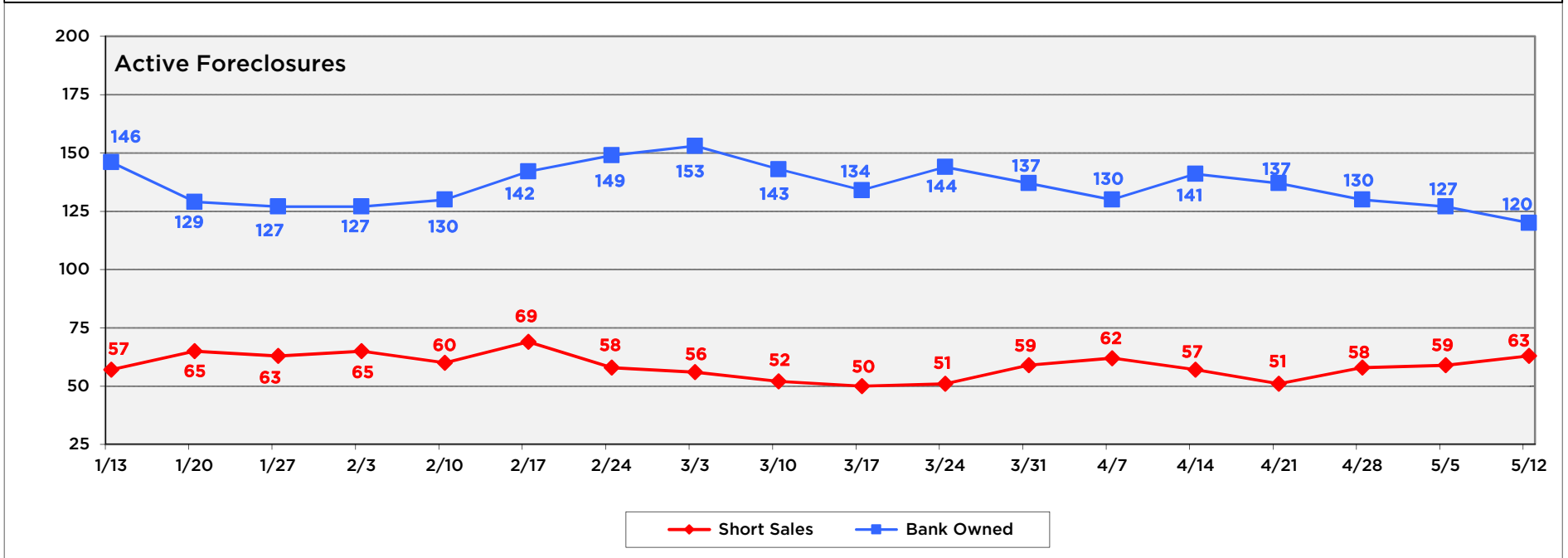
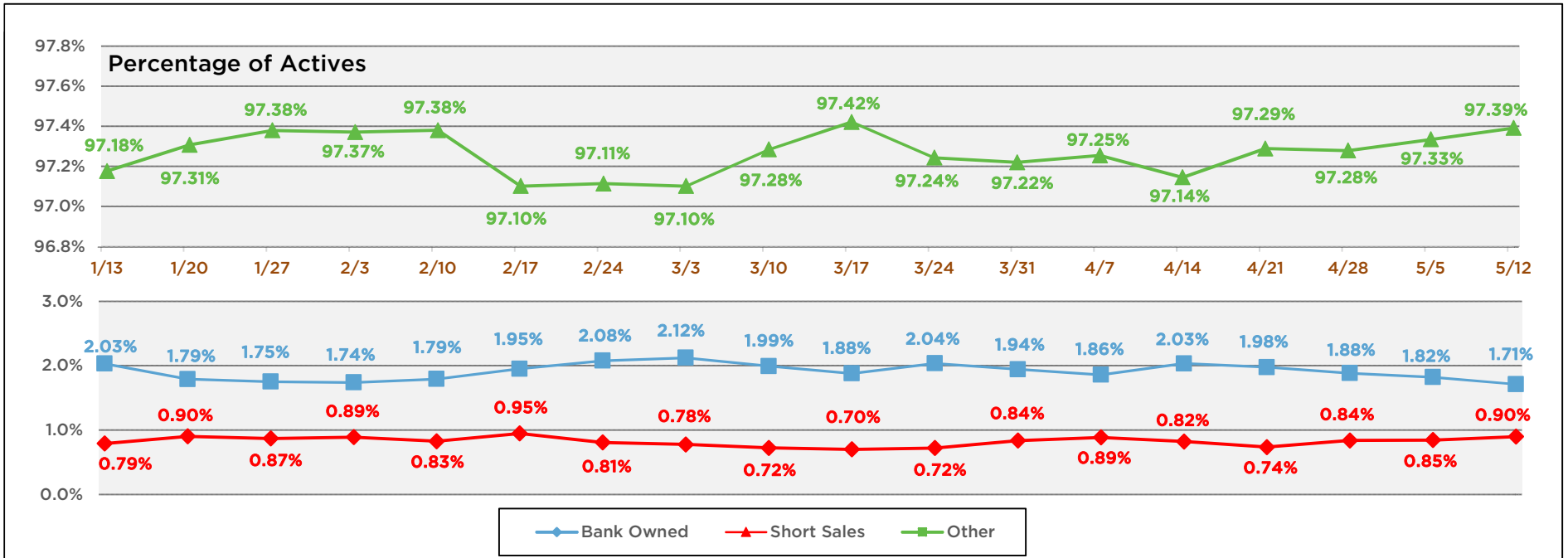
Single Family Homes



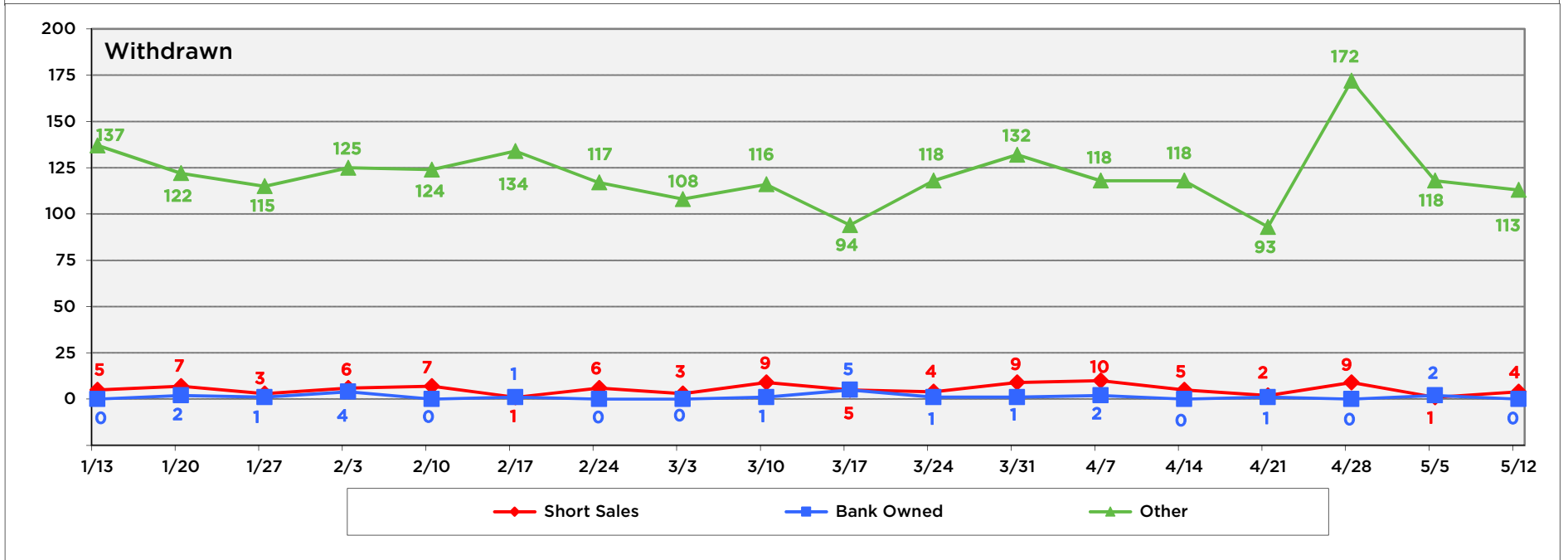
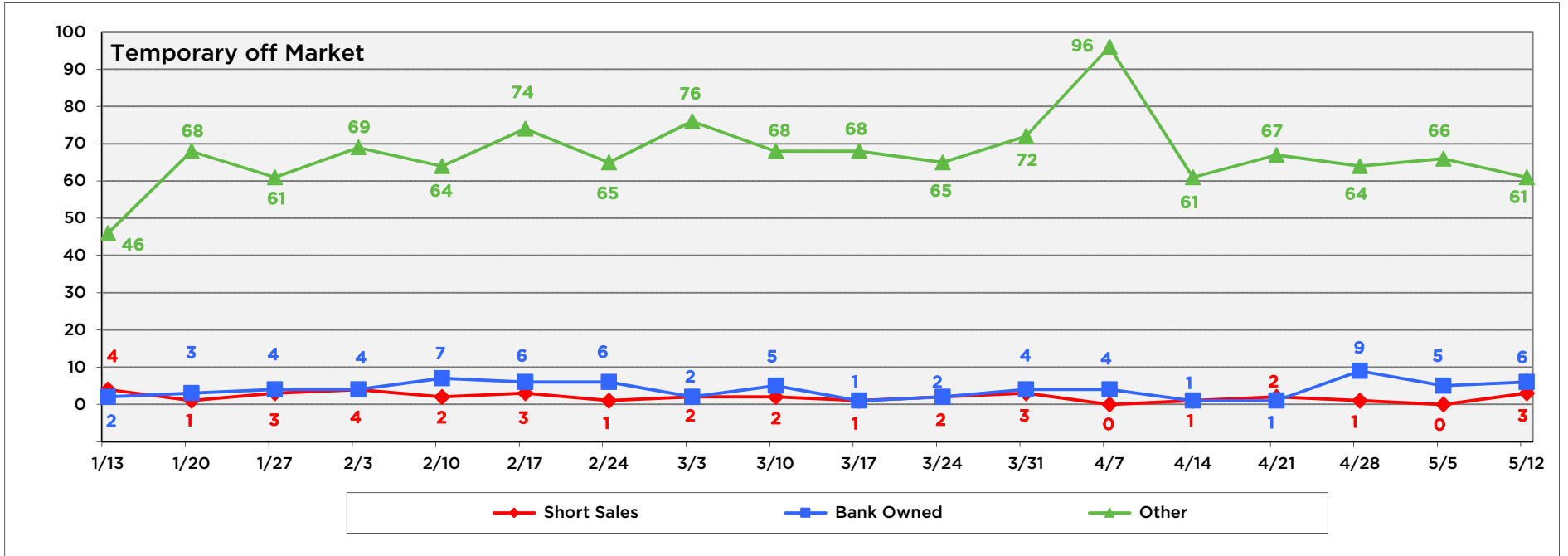
Single Family Homes



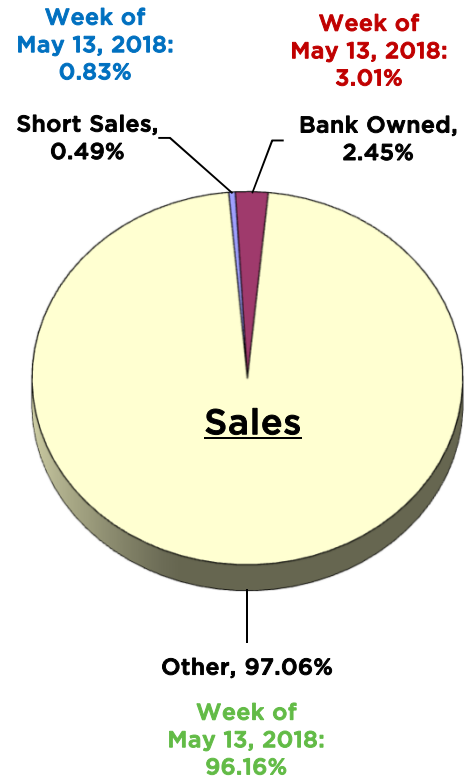
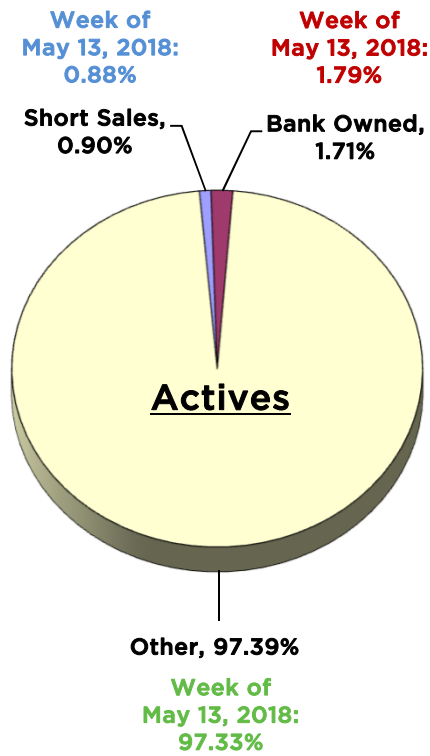
Single Family Homes



Single Family Homes



Single Family Homes



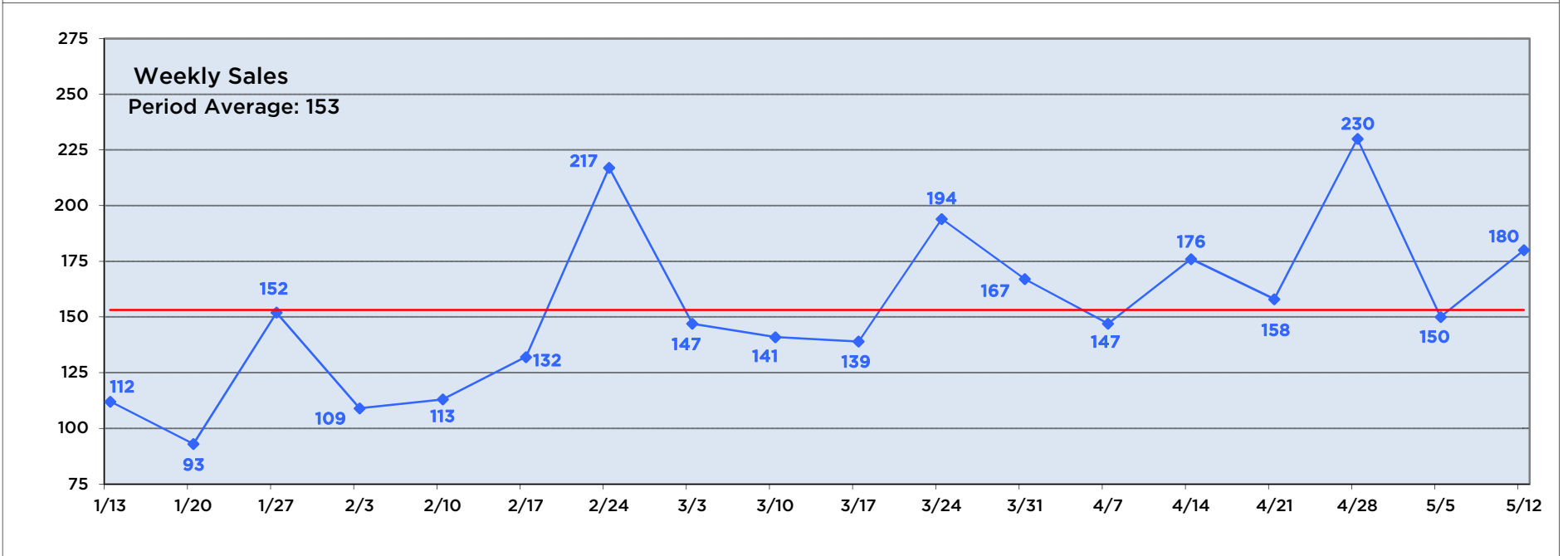
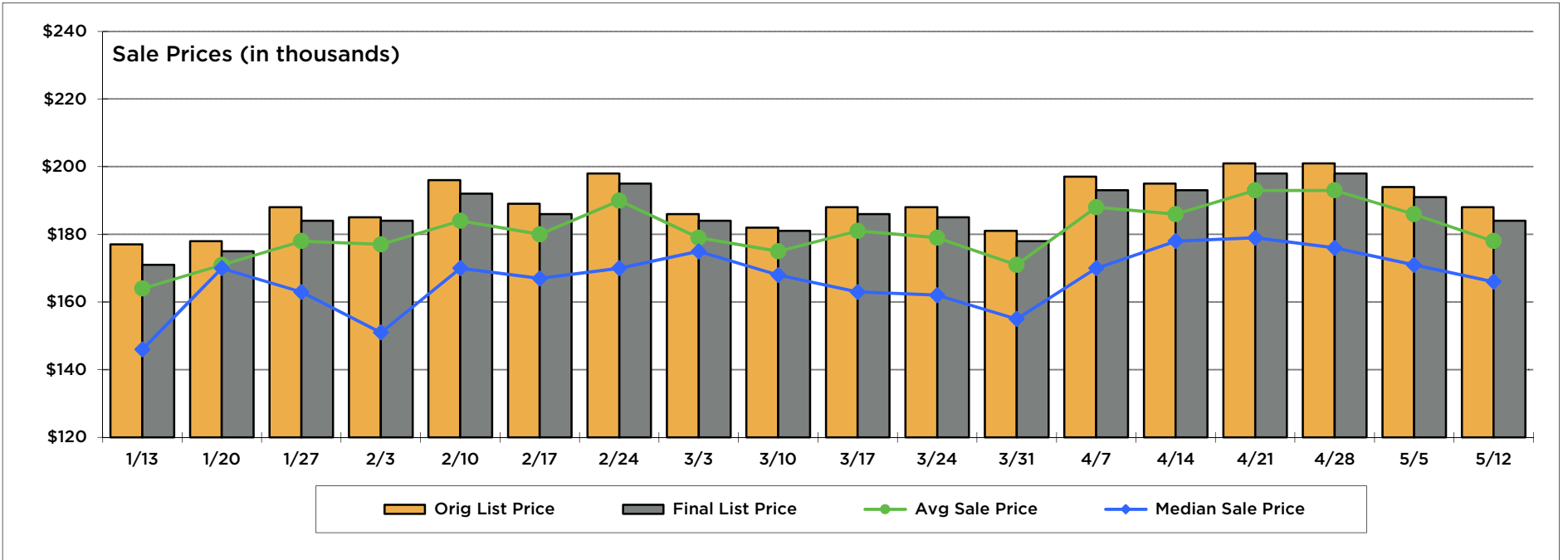
Where are the 14 Single Family Homes available for the Median Price of \$268,000? (± \$500)

<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	\$267,500	4.0	2.0	1,932	\$138.46
Winter Springs / Tuskawilla	32708	1	\$267,500	4.0	2.0	1,932	\$138.46
Orange County		6	\$267,983	3.5	2.2	1,642	\$163.24
Apopka / Hunt Club	32703	1	\$267,500	3.0	2.0	1,709	\$156.52
Delaney / Crystal Lake	32806	1	\$268,500	3.0	2.0	1,174	\$228.71
Taft	32824	2	\$267,950	4.0	2.0	1,878	\$142.68
Hunters Creek	32837	1	\$268,000	3.0	2.0	1,522	\$176.08
Winter Garden / Oakland	34787	1	\$268,000	4.0	3.0	1,689	\$158.67
Osceola County		4	\$267,975	3.8	2.5	2,322	\$115.43
Kissimmee (East)	34744	1	\$268,000	4.0	2.0	2,314	\$115.82
Kissimmee (West) / Pleasant Hill	34746	1	\$267,900	3.0	2.0	2,244	\$119.39
Kissimmee / Poinciana	34758	1	\$268,000	4.0	3.0	2,553	\$104.97
St Cloud / Harmony	34773	1	\$268,000	4.0	3.0	2,175	\$123.22
Lake County		3	\$267,833	3.0	2.0	2,136	\$125.41
Grand Island	32735	1	\$267,500	3.0	2.0	1,782	\$150.11
Clermont (Central)	34711	1	\$267,500	4.0	2.0	2,337	\$114.46
Leesburg (West)	34748	1	\$268,500	2.0	2.0	2,288	\$117.35

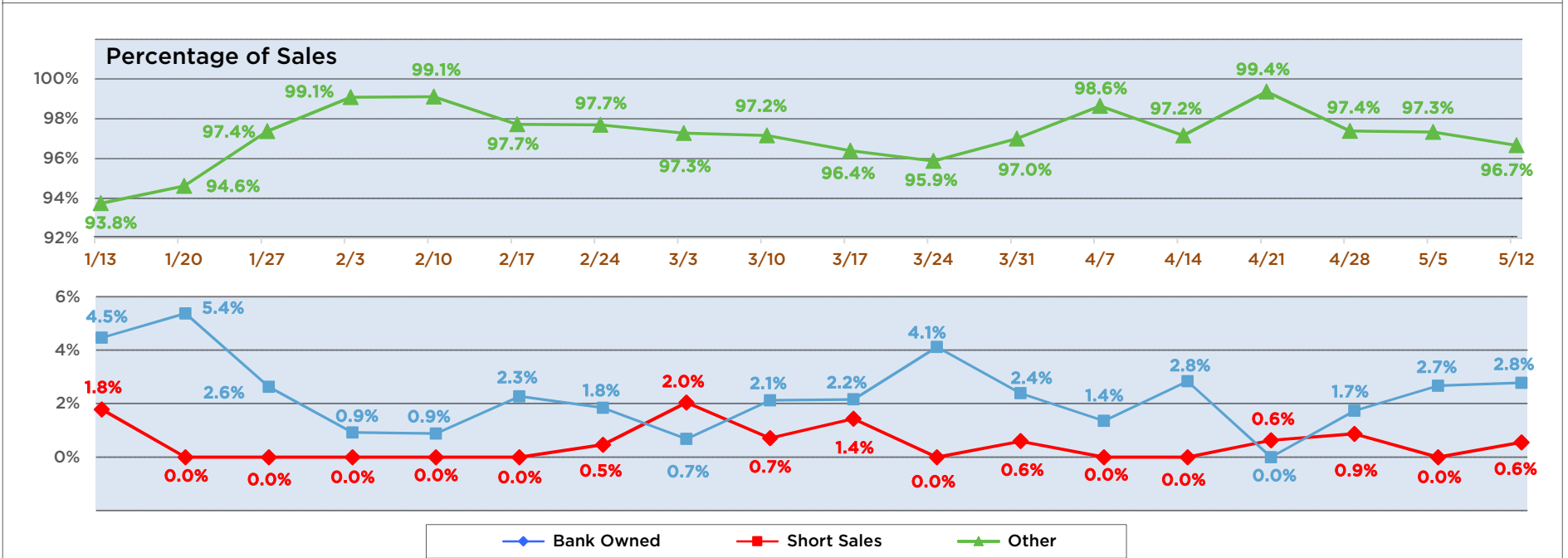
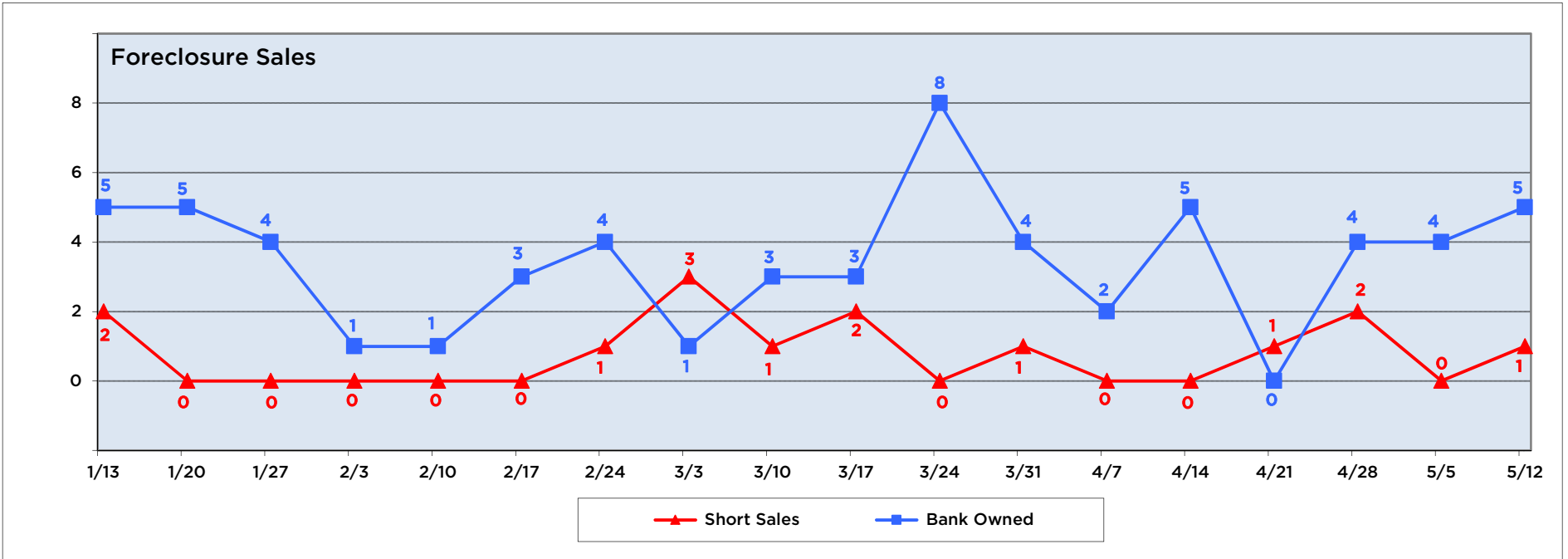
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	180	154	14	8	2	2	0
Bank Owned	5	5	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	174	148	14	8	2	2	0
Active Listings	1,844	1,309	228	192	52	49	14
Bank Owned	29	26	1	2	0	0	0
Short Sales	10	5	1	2	2	0	0
Other	1,805	1,278	226	188	50	49	14
Months of Inventory	2	2	4	6	6	6	0
<i>List Price</i>							
Average Original List Price	\$188,177	\$160,834	\$278,907	\$362,488	\$462,450	\$687,000	\$0
Average Final List Price	\$183,979	\$158,240	\$273,771	\$349,725	\$434,950	\$607,000	\$0
<i>Sale Price</i>							
Average Price	\$178,192	\$153,359	\$267,407	\$343,688	\$431,000	\$551,000	\$0
Median Price	\$165,500	\$150,000	\$261,500	\$339,000	\$431,000	\$551,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$4,198	-\$2,594	-\$5,136	-\$12,763	-\$27,500	-\$80,000	\$0
Original List to Sale Price - \$	-\$9,985	-\$7,475	-\$11,500	-\$18,800	-\$31,450	-\$136,000	\$0
Final List to Sale Price - \$	-\$5,787	-\$4,881	-\$6,364	-\$6,037	-\$3,950	-\$56,000	\$0
Original List to Sale Price - %	94.69%	95.35%	95.88%	94.81%	93.20%	80.20%	0.00%
Final List to Sale Price - %	96.85%	96.92%	97.68%	98.27%	99.09%	90.77%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	53	48	57	132	43	127	0
Combined Avg Days to Contract	49	43	65	131	43	127	0
Avg Days Listing to Closing	87	81	95	163	49	183	0
Avg Days Contract to Close	33	33	38	31	28	56	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	4	3	4	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,367	1,261	1,848	1,896	2,131	3,289	0

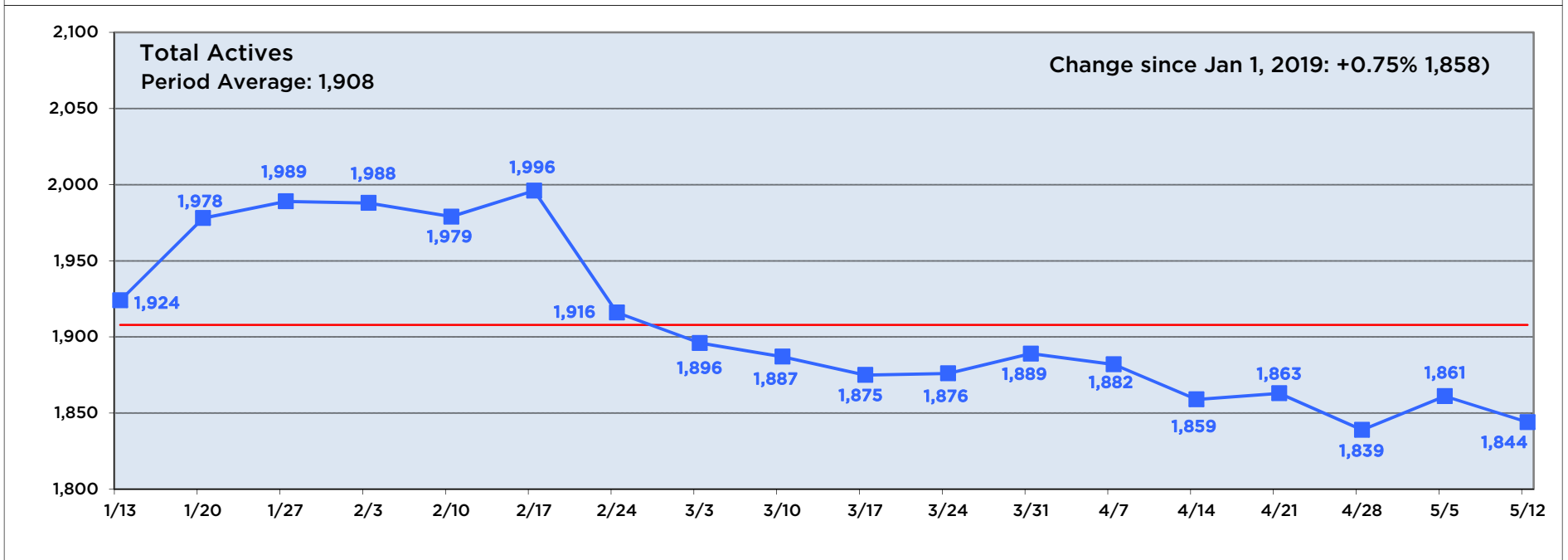
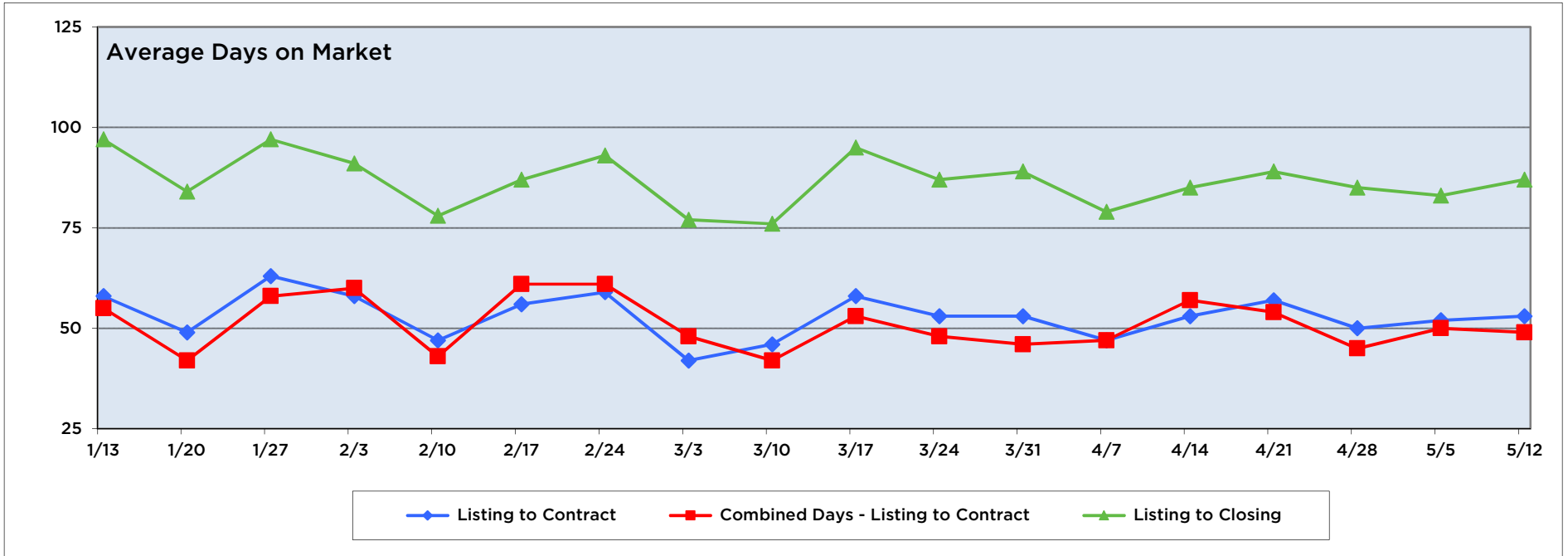
Condos, Townhomes, Villas



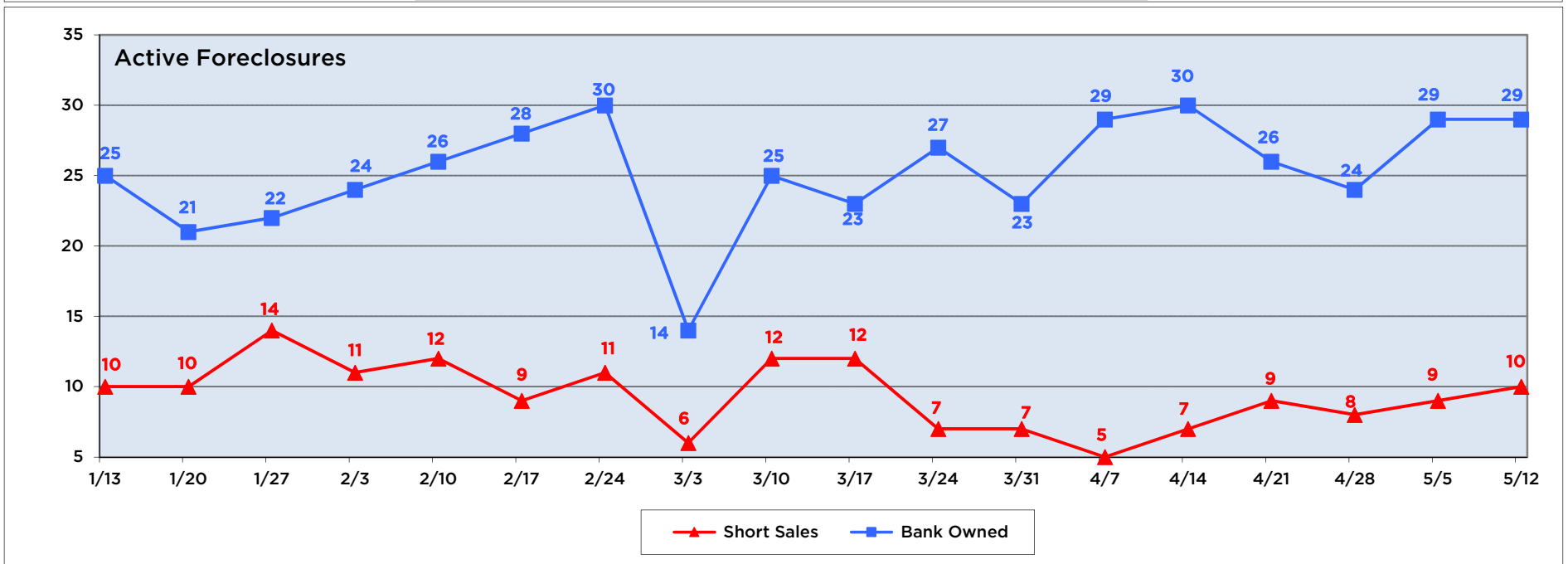
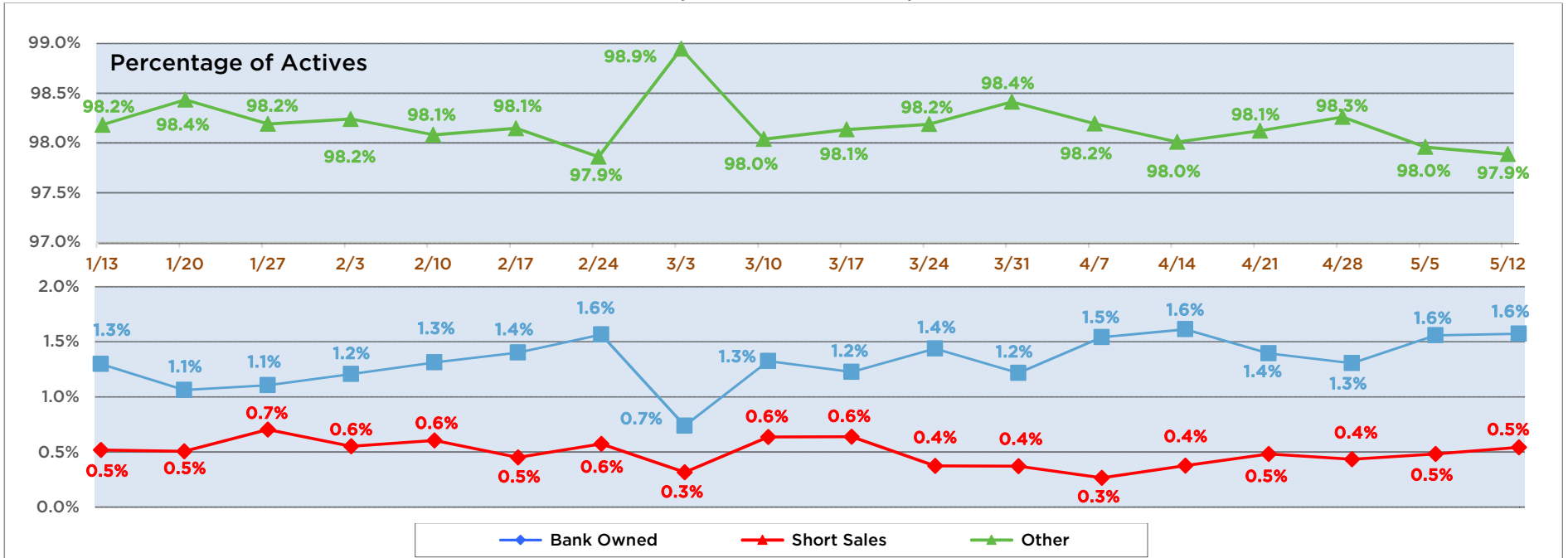
Condos, Townhomes, Villas



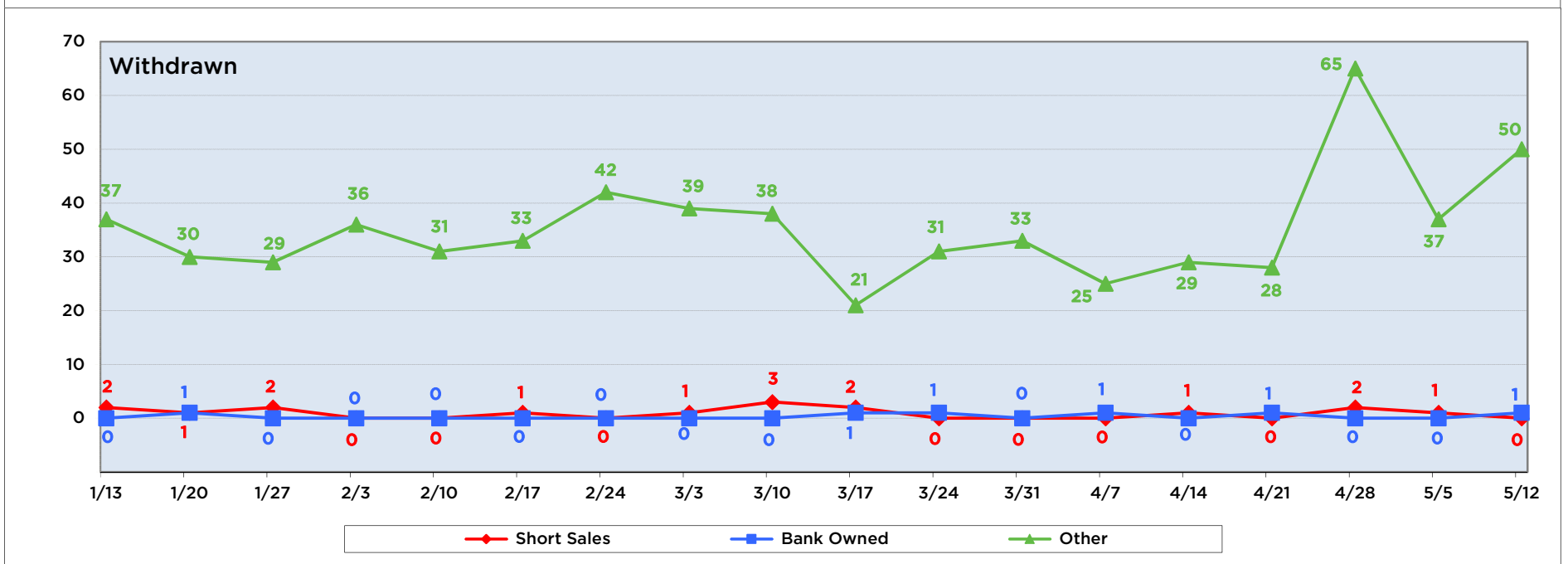
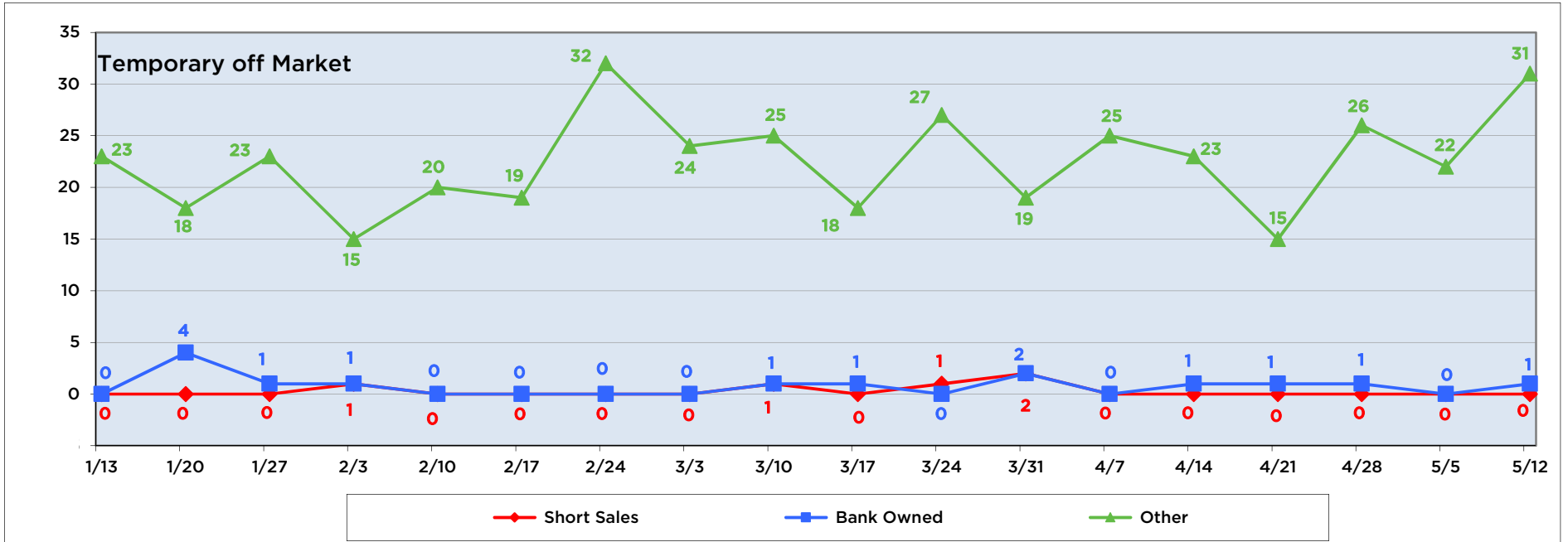
Condos, Townhomes, Villas



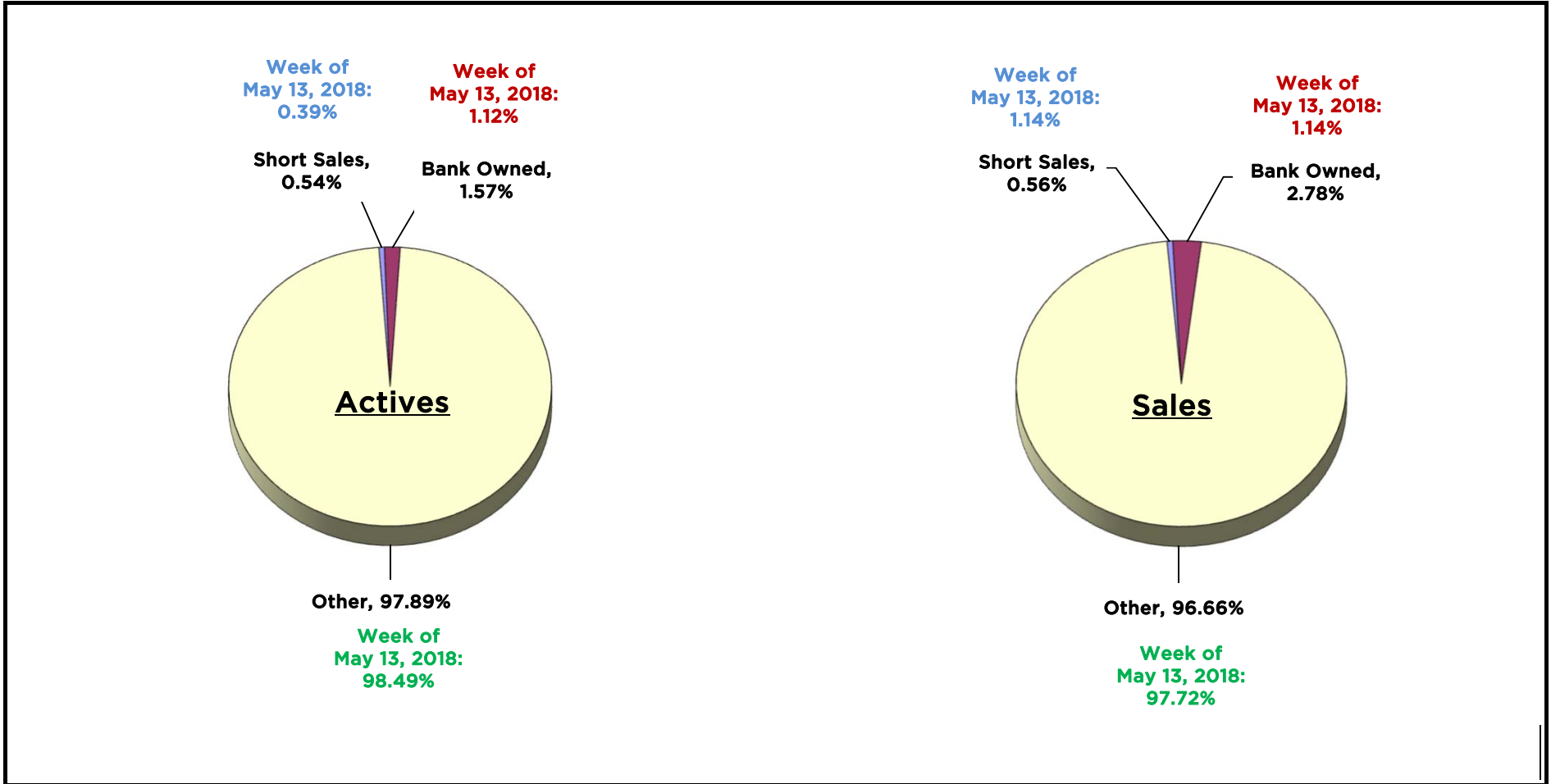
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 17 Condos, Townhomes, or Villas available for the Median Price of \$165,500?

(± \$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>
Seminole County		1	\$165,900	3.0	2.0	1,180	\$140.59
Oviedo	32765	1	\$165,900	3.0	2.0	1,180	\$140.59
Orange County		10	\$165,090	2.2	1.9	1,178	\$140.16
Orlando (Downtown)	32801	1	\$165,000	1.0	1.0	763	\$216.25
Williamsburg / Lake Bryan	32821	3	\$165,300	2.0	2.0	1,193	\$138.56
Taft	32824	1	\$165,000	2.0	2.0	1,303	\$126.63
Rio Pinar / Union Park	32825	1	\$165,000	2.0	2.0	980	\$168.37
Union Park / Chickasaw	32829	2	\$165,000	3.0	2.0	1,248	\$132.21
Metro West / Orlo Vista	32835	1	\$165,000	3.0	2.0	1,408	\$117.19
Pine Castle / Edgewood	32839	1	\$165,000	2.0	2.0	1,250	\$132.00
Osceola County		5	\$165,000	1.8	1.4	1,013	\$162.88
Kissimmee (Central)	34741	1	\$165,000	3.0	2.0	1,296	\$127.31
Kissimmee / Buena Ventura Lakes	34743	1	\$165,000	3.0	2.0	1,177	\$140.19
Kissimmee / Celebration	34747	3	\$165,000	1.0	1.0	864	\$190.97
Lake County		1	\$165,000	2.0	2.0	1,526	\$108.13
Howey in the Hills	34737	1	\$165,000	2.0	2.0	1,526	\$108.13