



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

***Week of May 19, 2019***

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

- Sales of single-family homes decreased to 609 during the week of May 19, from 612 the week prior
- The median price of single family homes increased to \$269,000, a change of 0.4%
- The number of single-family home foreclosure transactions increased to 24 last week, from 15 the week of May 12
- The number of single-family home short-sale transactions increased to 5 from 3 the week prior
- Single-family inventory increased by 2, and now sits at 7,015

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

- Sales of condos, townhomes, and villas decreased to 138 during the week of May 19, from 180 the week prior
- The median price of condos, townhomes, and villas increased to \$185,500, a change of 12.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 5 the week of May 12
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 2, and now sits at 1,842

*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>609</b>	254	120	132	52	38	13
Bank Owned	24	17	3	1	2	1	0
Short Sales	5	2	1	0	2	0	0
Other	580	235	116	131	48	37	13
<b>Active Listings</b>	<b>7,015</b>	1,624	1,057	1,629	840	1,321	544
Bank Owned	122	64	20	22	8	8	0
Short Sales	66	30	12	13	6	4	1
Other	6,827	1,530	1,025	1,594	826	1,309	543
<b>Months of Inventory</b>	<b>3</b>	1	2	3	4	8	10

**List Price**

Average Original List Price	<b>\$337,418</b>	\$201,063	\$284,486	\$358,045	\$461,470	\$691,673	\$1,749,000
Average Final List Price	<b>\$328,992</b>	\$197,021	\$277,985	\$351,263	\$450,865	\$672,131	\$1,661,685

**Sale Price**

Average Price	<b>\$320,818</b>	\$192,808	\$272,891	\$344,248	\$440,491	\$652,603	\$1,577,885
Median Price	<b>\$269,000</b>	\$205,000	\$270,000	\$340,000	\$438,500	\$624,950	\$1,425,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$8,426</b>	-\$4,042	-\$6,501	-\$6,782	-\$10,605	-\$19,542	-\$87,315
<b>Original List to Sale Price - \$</b>	<b>-\$16,600</b>	-\$8,255	-\$11,595	-\$13,797	-\$20,979	-\$39,070	-\$171,115
<b>Final List to Sale Price - \$</b>	<b>-\$8,174</b>	-\$4,213	-\$5,094	-\$7,015	-\$10,374	-\$19,528	-\$83,800
<b>Original List to Sale Price - %</b>	<b>95.08%</b>	95.89%	95.92%	96.15%	95.45%	94.35%	90.22%
<b>Final List to Sale Price - %</b>	<b>97.52%</b>	97.86%	98.17%	98.00%	97.70%	97.09%	94.96%

**Days on the Market**

Avg Days Listing to Contract	<b>54</b>	42	55	53	60	83	168
Combined Avg Days to Contract	<b>55</b>	38	54	55	59	105	233
Avg Days Listing to Closing	<b>92</b>	78	92	92	103	125	207
Avg Days Contract to Close	<b>38</b>	36	37	39	43	41	38

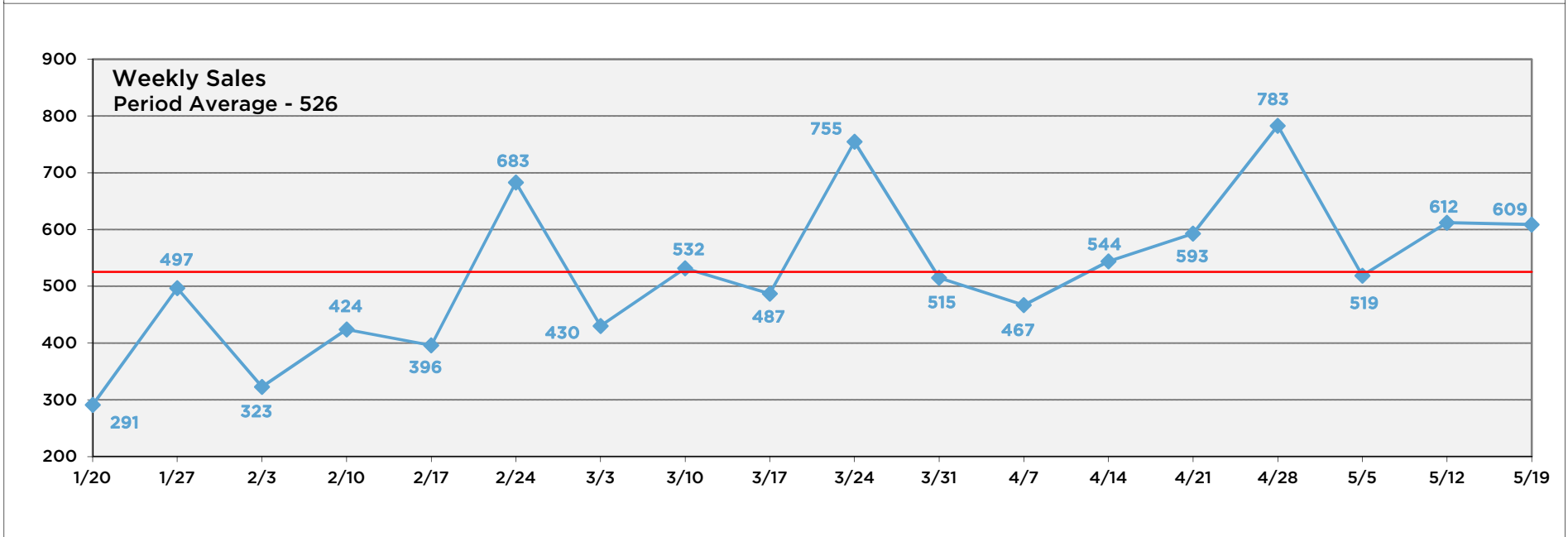
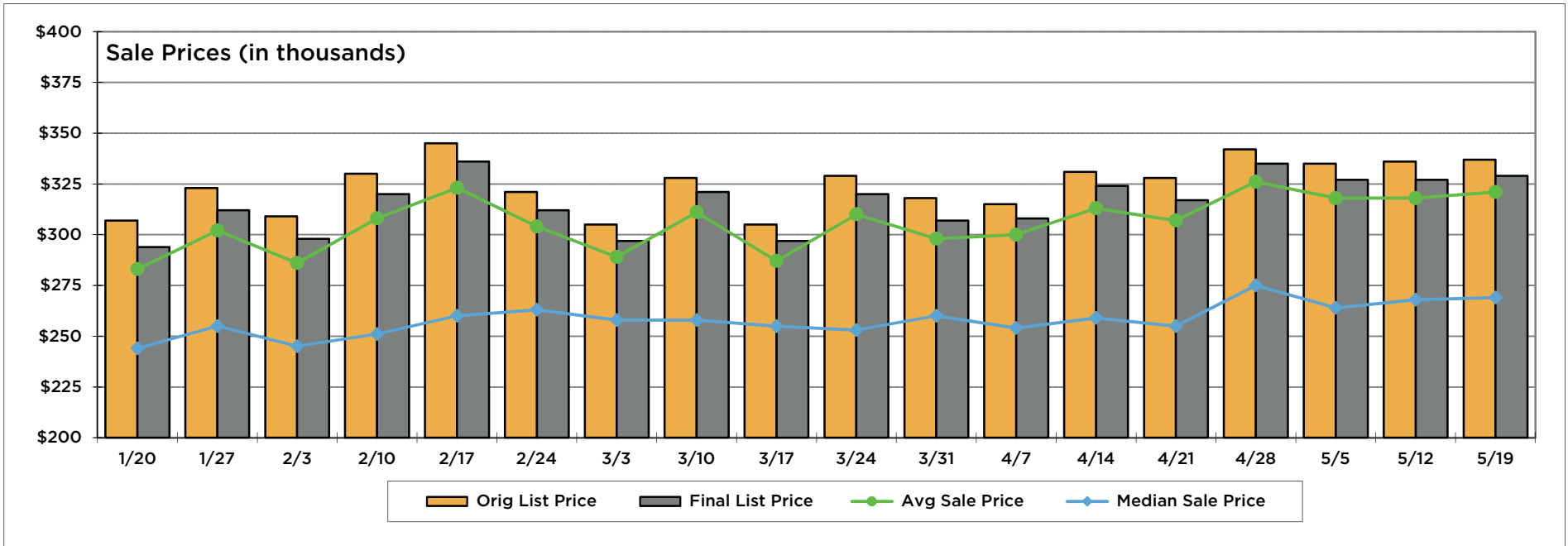
**Beds / Baths**

Average Bedrooms	<b>3</b>	3	3	4	4	4	5
Average Full Baths	<b>2</b>	2	2	2	3	3	5
Average Half Baths	<b>0</b>	0	0	0	0	1	1

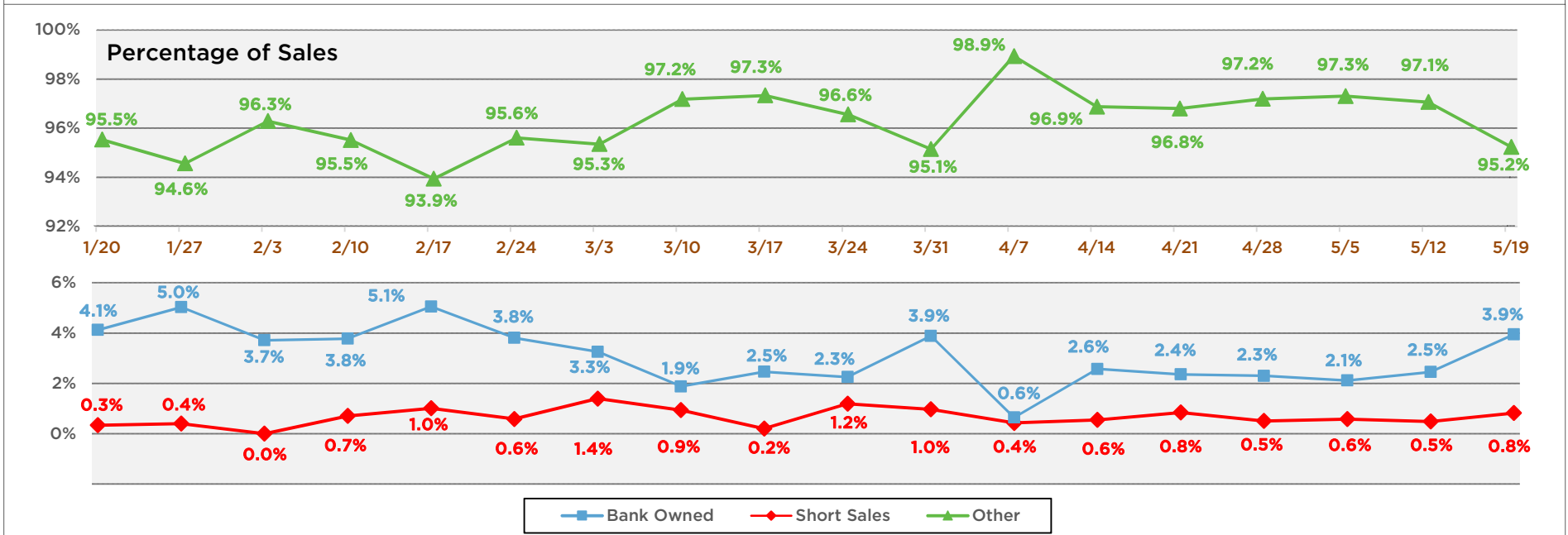
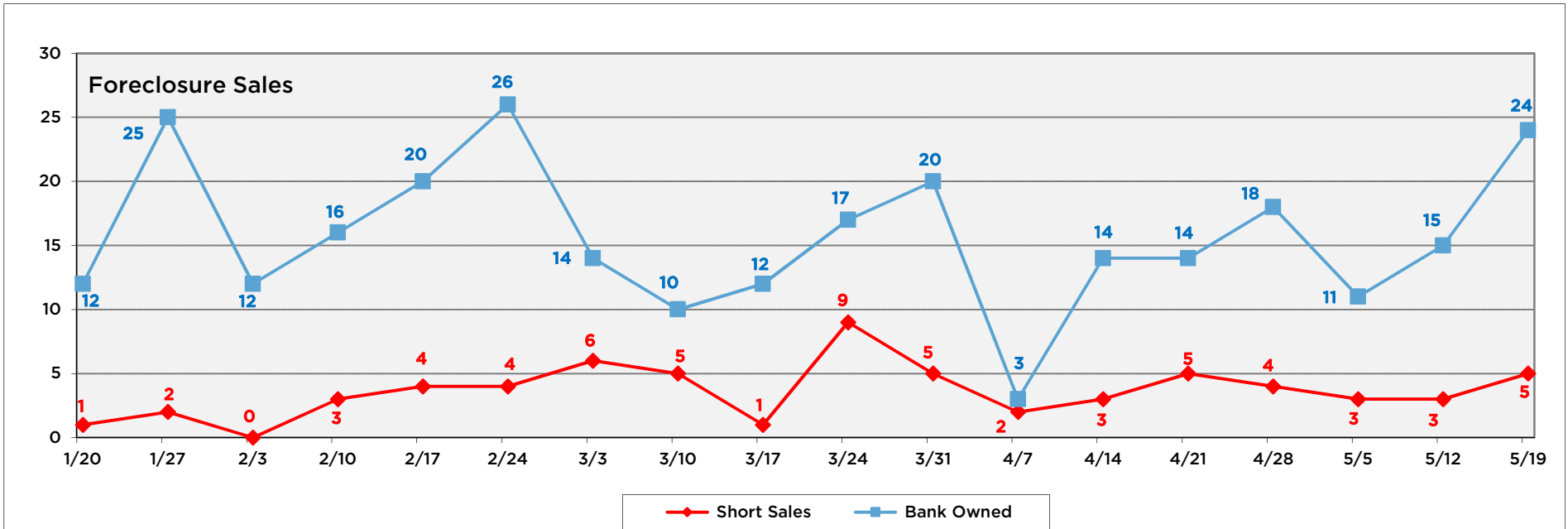
**Square Footage**

Average Square Feet	<b>2,063</b>	1,458	1,902	2,389	2,781	3,531	4,920
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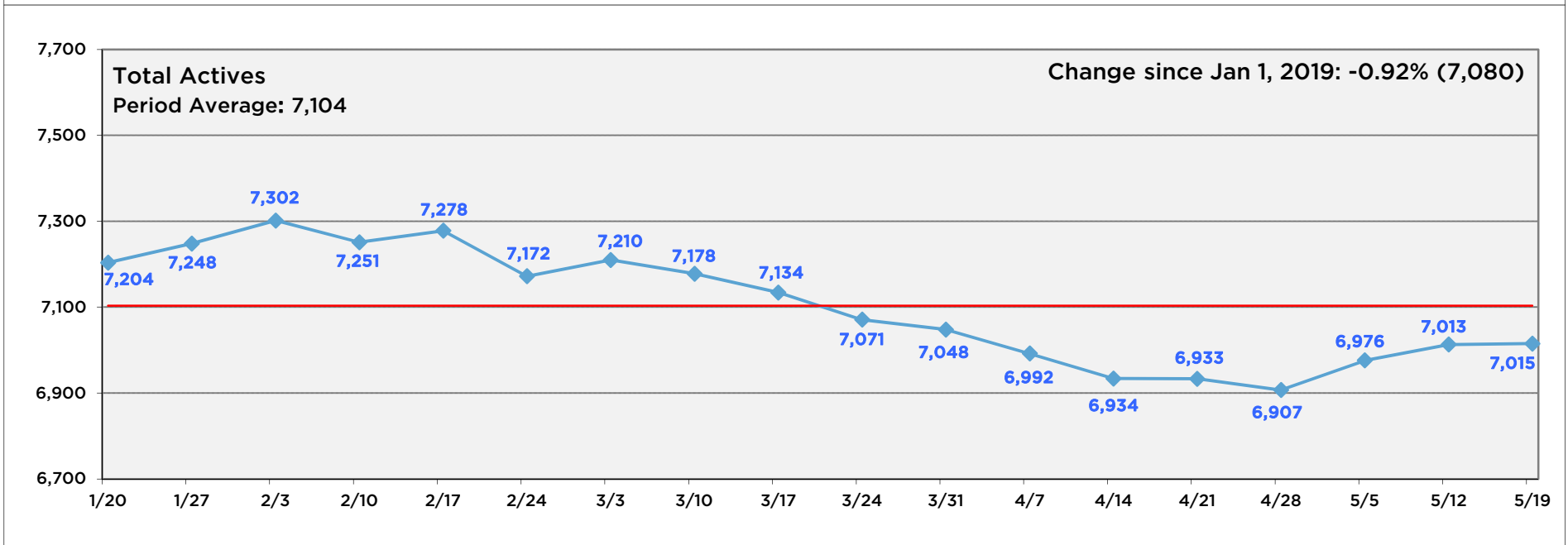
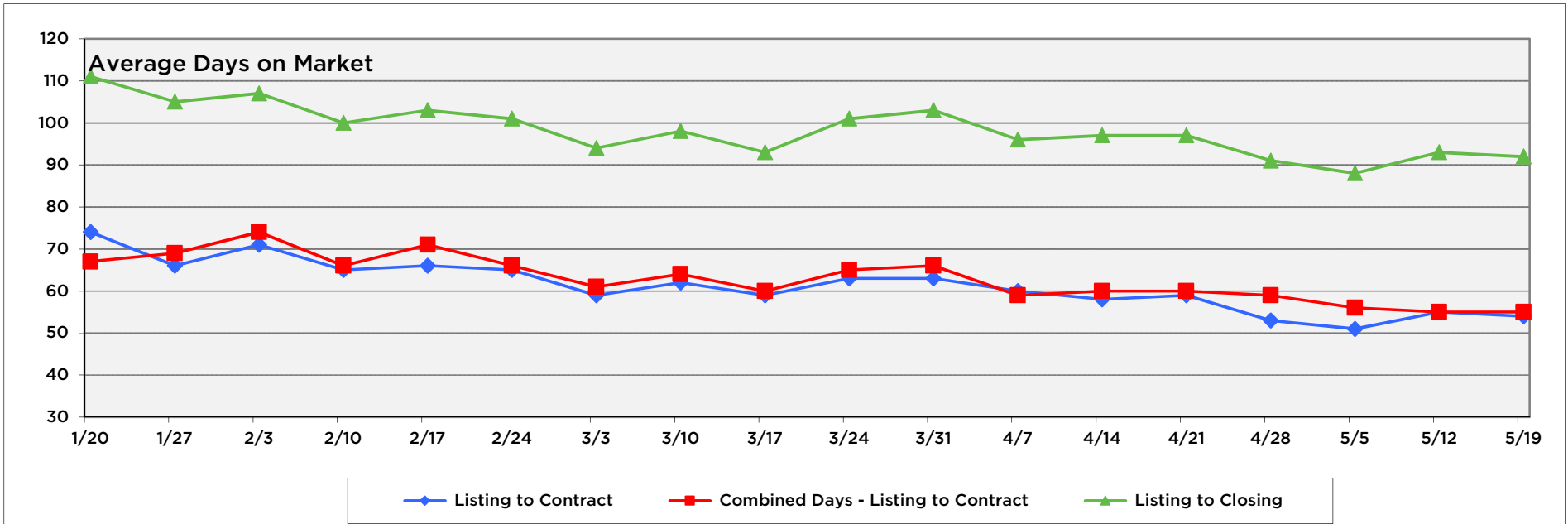
### Single Family Homes



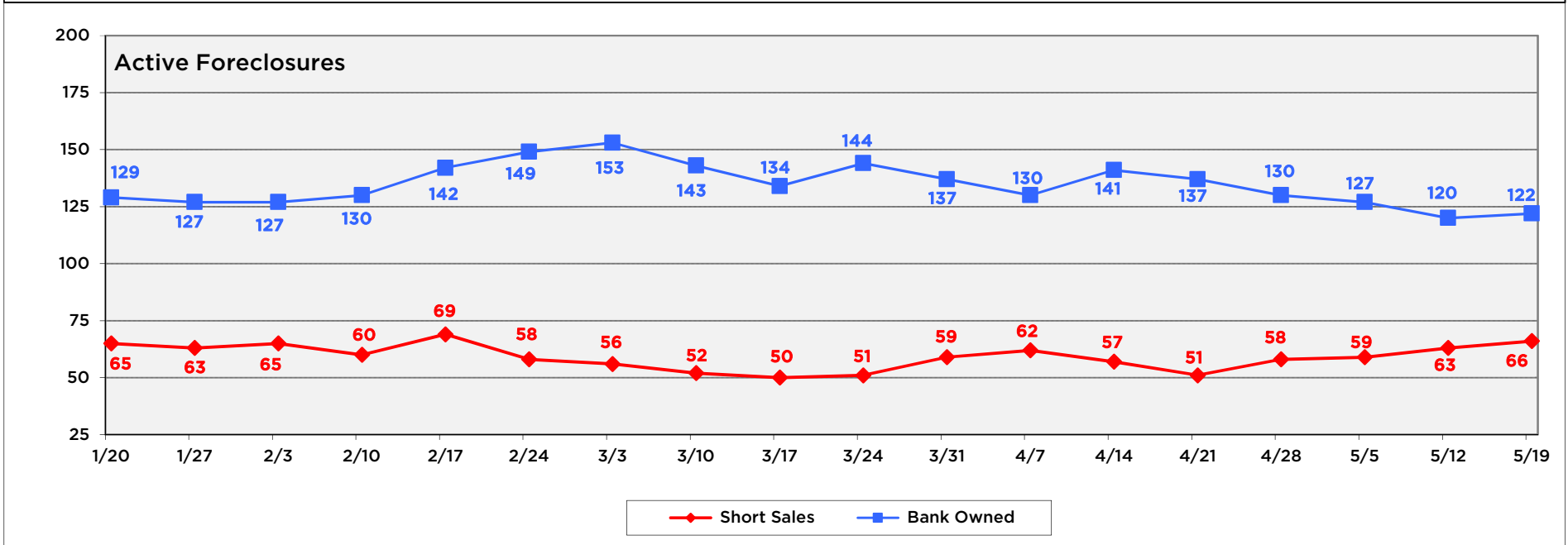
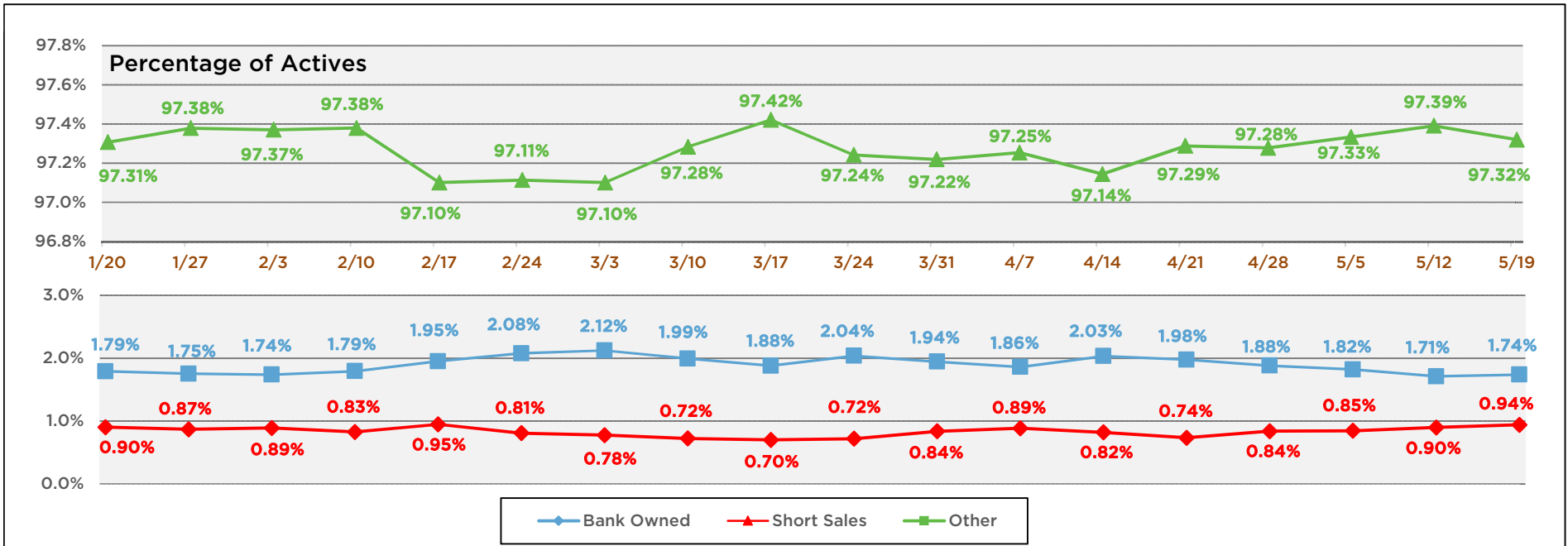
**Single Family Homes**



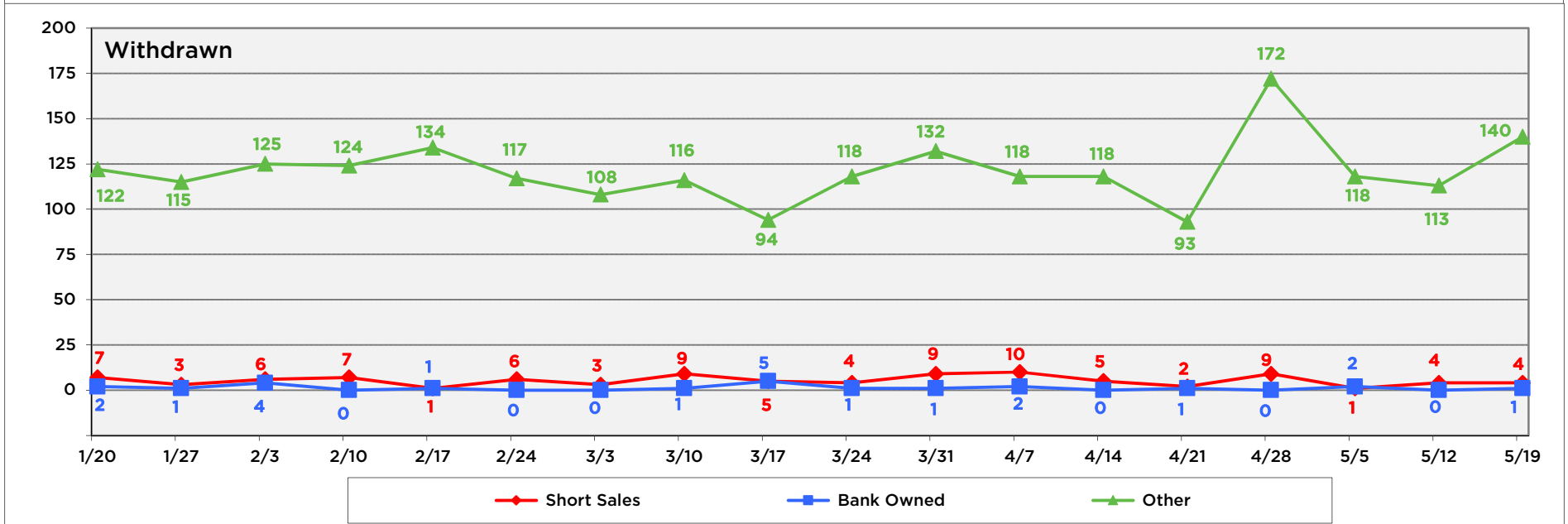
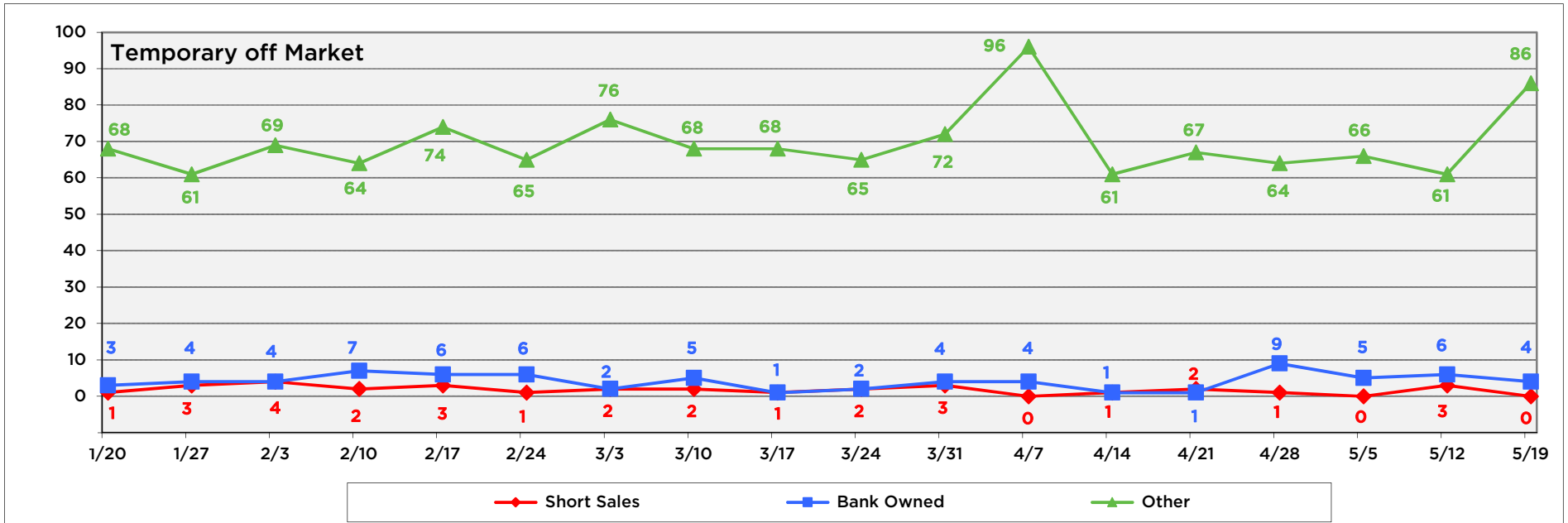
### Single Family Homes



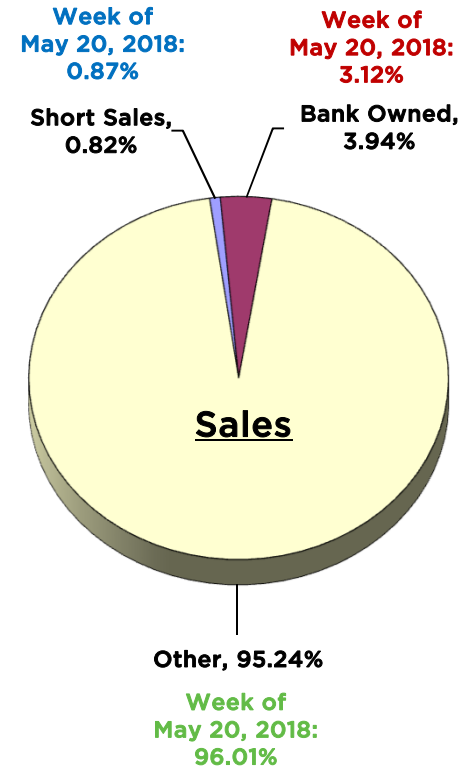
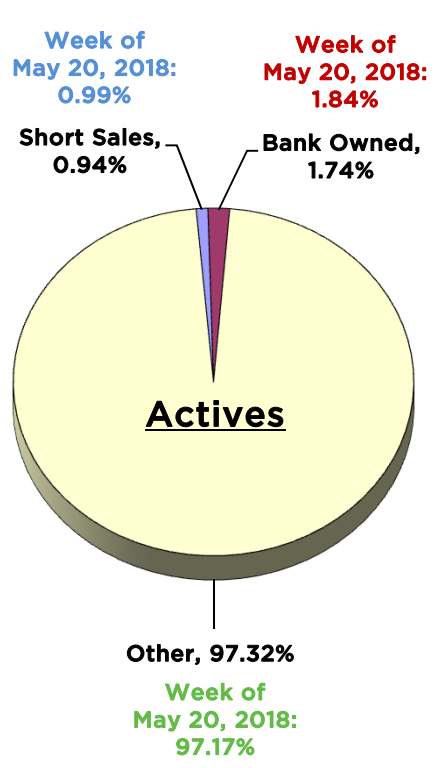
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



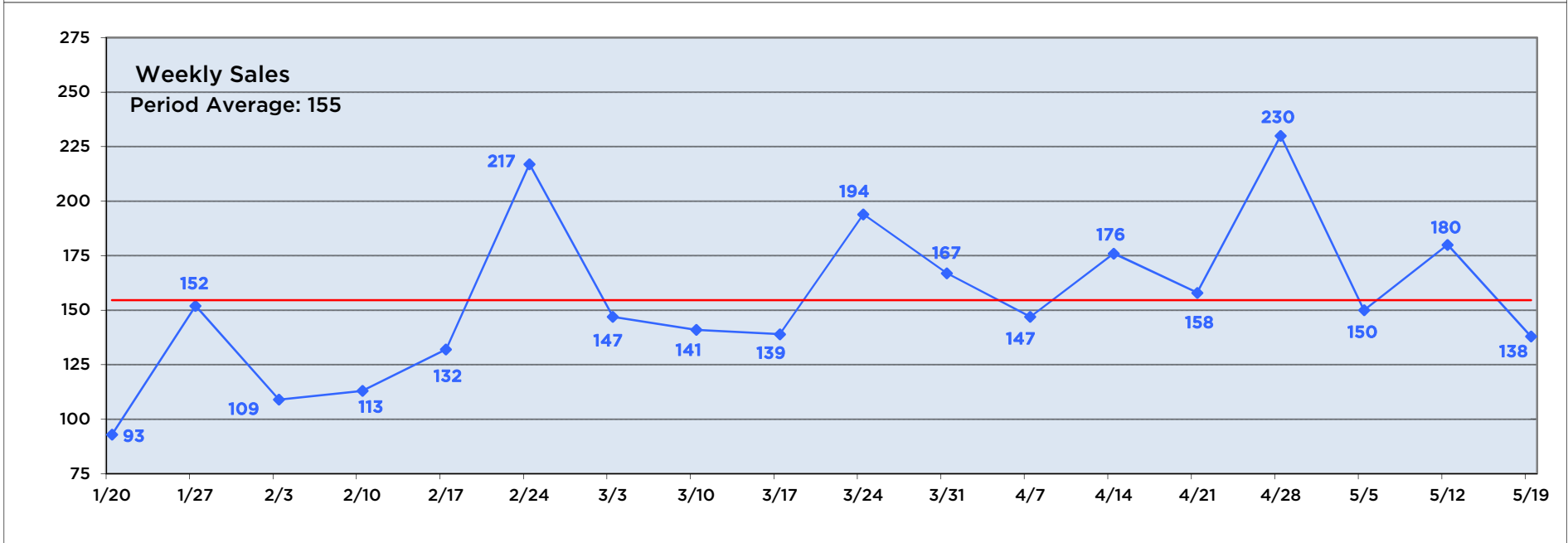
**Where are the 41 Single Family Homes available for the Median Price of \$269,000? (± \$500)**

<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>9</b>	<b>\$269,044</b>	<b>3.4</b>	<b>2.0</b>	<b>1,802</b>	<b>\$149.30</b>
Apopka / Hunt Club	32703	1	\$269,000	3.0	2.0	1,687	\$159.45
Casselberry	32707	1	\$269,000	3.0	2.0	1,465	\$183.62
Altamonte Springs / Forest City	32714	2	\$269,000	4.0	2.0	1,715	\$156.85
Lake Mary / Heathrow	32746	1	\$268,900	3.0	2.0	1,822	\$147.59
Oviedo	32765	2	\$269,000	4.0	2.0	1,997	\$134.70
Longwood / Wekiva Springs	32779	2	\$269,250	3.0	2.0	1,910	\$140.97
<b>Orange County</b>		<b>17</b>	<b>\$269,018</b>	<b>3.3</b>	<b>1.9</b>	<b>1,535</b>	<b>\$175.23</b>
Apopka (North)	32712	1	\$269,000	3.0	2.0	1,614	\$166.67
Winter Park (East) / Aloma	32792	1	\$269,000	3.0	2.0	1,676	\$160.50
Colonialtown	32803	1	\$269,000	2.0	1.0	802	\$335.41
Delaney / Crystal Lake	32806	2	\$269,000	4.0	2.0	1,237	\$217.46
Pinecastle / Belle Isle	32809	1	\$269,000	3.0	2.0	1,517	\$177.32
Union Park	32817	2	\$269,250	4.0	2.0	1,549	\$173.82
Hiawassee	32818	1	\$269,000	3.0	2.0	1,970	\$136.55
Ventura	32822	1	\$268,500	3.0	2.0	1,708	\$157.20
Taft	32824	1	\$269,000	3.0	2.0	1,737	\$154.86
Waterford Lakes	32828	3	\$268,967	3.0	2.0	1,533	\$175.45
Metro West / Orlo Vista	32835	2	\$269,250	4.0	2.0	1,583	\$170.09
Hunters Creek	32837	1	\$268,900	3.0	2.0	1,738	\$154.72
<b>Osceola County</b>		<b>8</b>	<b>\$269,050</b>	<b>3.6</b>	<b>2.8</b>	<b>1,917</b>	<b>\$140.37</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$269,000	4.0	2.0	1,988	\$135.31
Kissimmee (West) / Pleasant Hill	34746	2	\$269,000	3.0	3.0	1,774	\$151.63
Kissimmee / Celebration	34747	3	\$269,000	4.0	3.0	1,740	\$154.60
St Cloud	34769	1	\$268,900	4.0	3.0	2,327	\$115.56
St Cloud / Canoe Creek	34772	1	\$269,500	3.0	2.0	2,251	\$119.72
<b>Lake County</b>		<b>7</b>	<b>\$269,057</b>	<b>3.0</b>	<b>2.0</b>	<b>2,011</b>	<b>\$133.76</b>
Lady Lake / The Villages	32159	1	\$269,000	4.0	2.0	2,050	\$131.22
Mount Dora	32757	1	\$269,500	2.0	2.0	1,812	\$148.73
Clermont (Central)	34711	2	\$269,200	3.0	2.0	1,935	\$139.12
Groveland	34736	1	\$269,000	4.0	2.0	2,201	\$122.22
Leesburg (West)	34748	1	\$268,500	2.0	2.0	2,288	\$117.35
Leesburg (East) / Haines Creek	34788	1	\$269,000	3.0	2.0	1,859	\$144.70

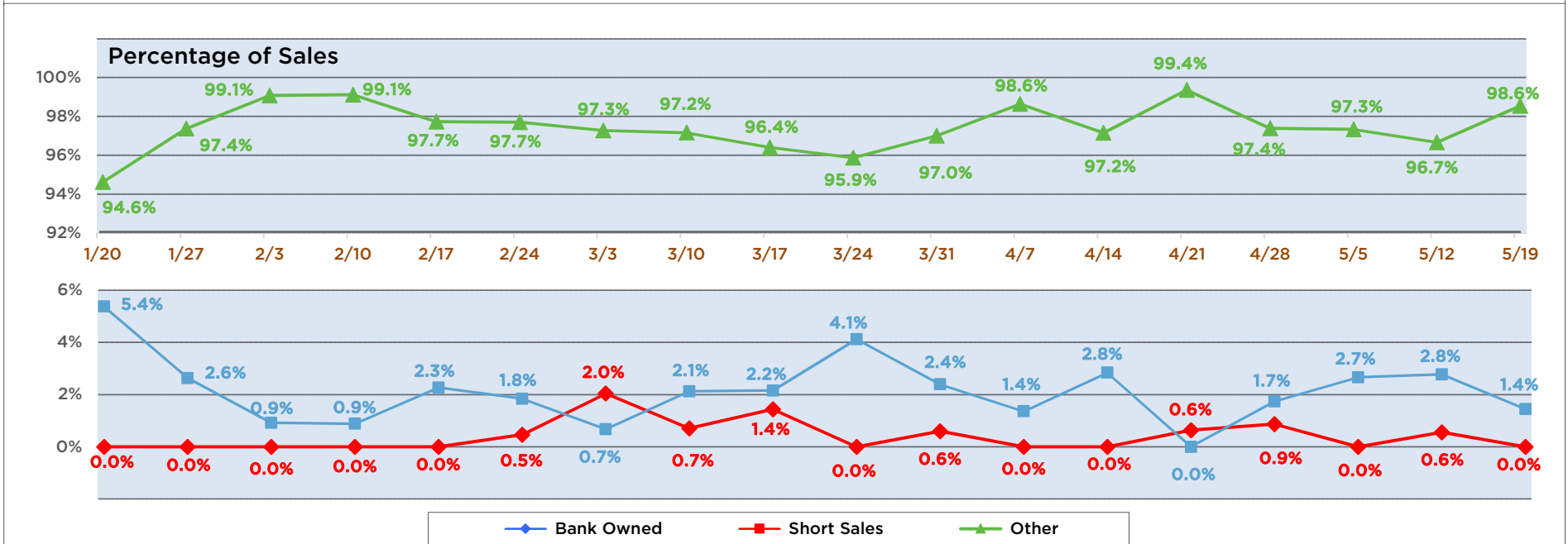
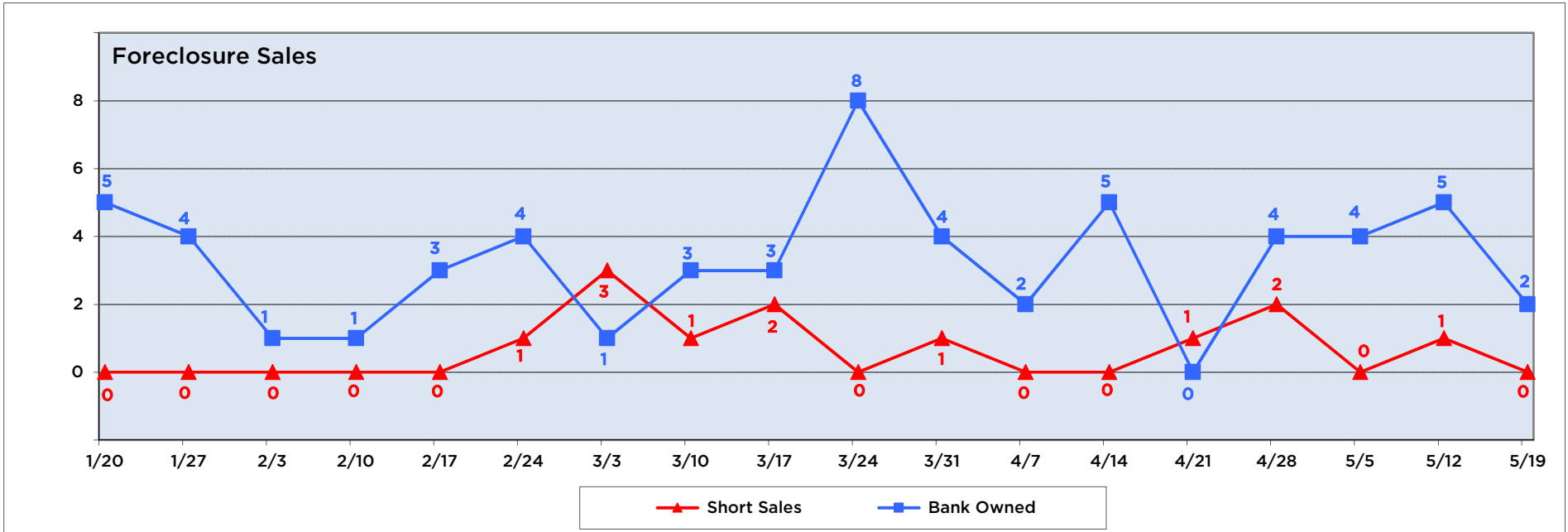
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>138</b>	109	16	10	3	0	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	136	107	16	10	3	0	0
<b>Active Listings</b>	<b>1,842</b>	1,300	226	198	52	52	14
Bank Owned	27	25	1	1	0	0	0
Short Sales	11	5	2	2	2	0	0
Other	1,804	1,270	223	195	50	52	14
<b>Months of Inventory</b>	<b>3</b>	3	3	5	4	0	0
<b><i>List Price</i></b>							
Average Original List Price	\$201,896	\$168,393	\$288,800	\$350,310	\$460,967	\$0	\$0
Average Final List Price	\$198,692	\$166,789	\$280,900	\$339,710	\$449,333	\$0	\$0
<b><i>Sale Price</i></b>							
Average Price	\$193,626	\$162,889	\$272,438	\$328,990	\$438,833	\$0	\$0
Median Price	\$185,500	\$161,500	\$266,500	\$327,500	\$442,500	\$0	\$0
<b><i>Price Differences</i></b>							
<i>Original to Final</i> List Price	-\$3,204	-\$1,604	-\$7,900	-\$10,600	-\$11,634	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,270	-\$5,504	-\$16,362	-\$21,320	-\$22,134	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,066	-\$3,900	-\$8,462	-\$10,720	-\$10,500	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.90%	96.73%	94.33%	93.91%	95.20%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.45%	97.66%	96.99%	96.84%	97.66%	0.00%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	56	46	87	119	65	0	0
Combined Avg Days to Contract	50	40	82	108	41	0	0
Avg Days Listing to Closing	90	80	123	151	91	0	0
Avg Days Contract to Close	35	34	37	36	25	0	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	2	3	0	0
Average Half Baths	0	0	1	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,361	1,259	1,712	1,727	1,988	0	0

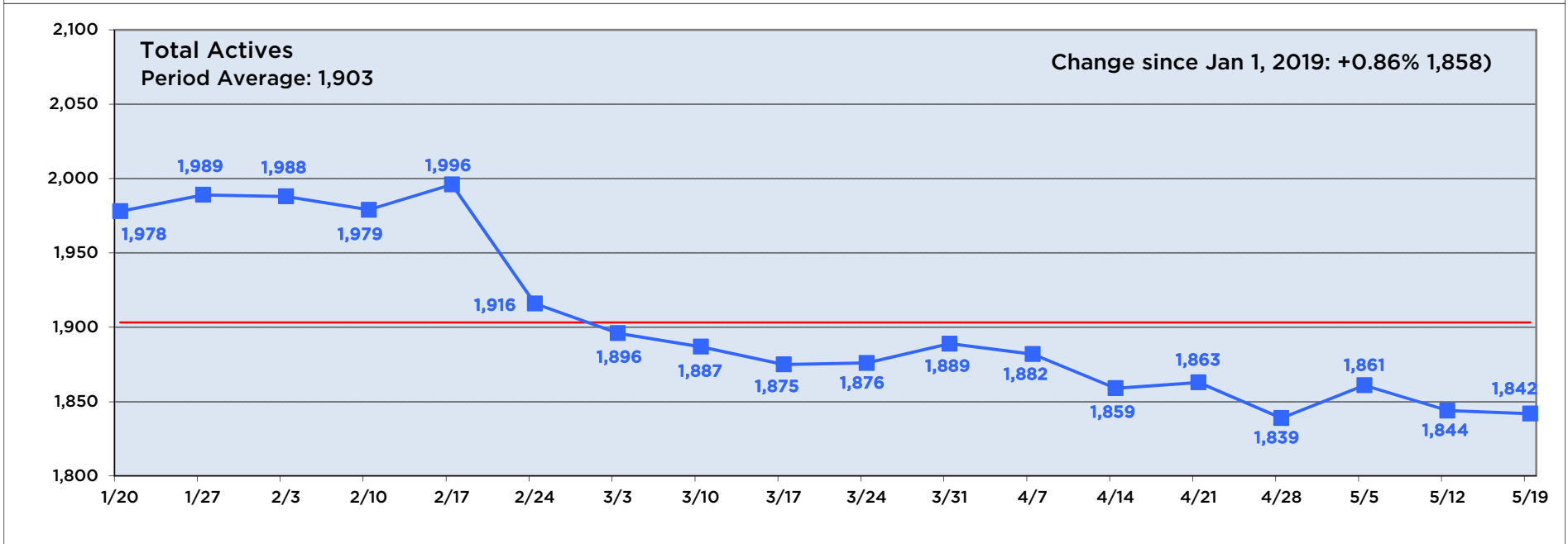
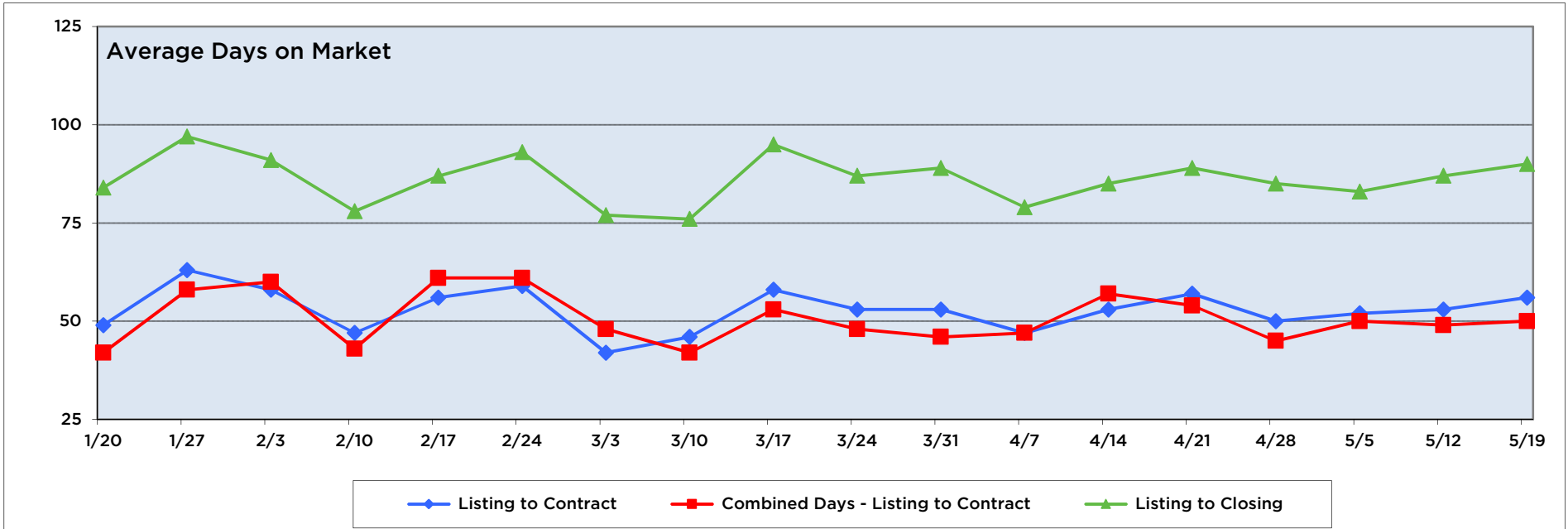
**Condos, Townhomes, Villas**



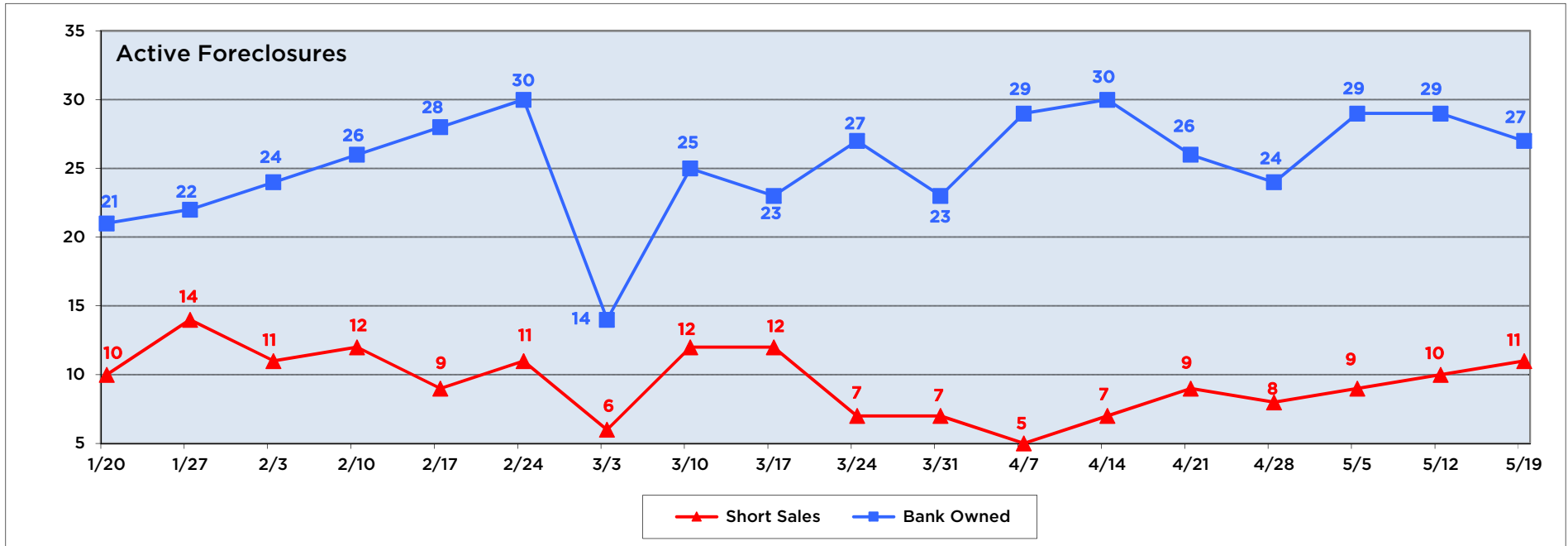
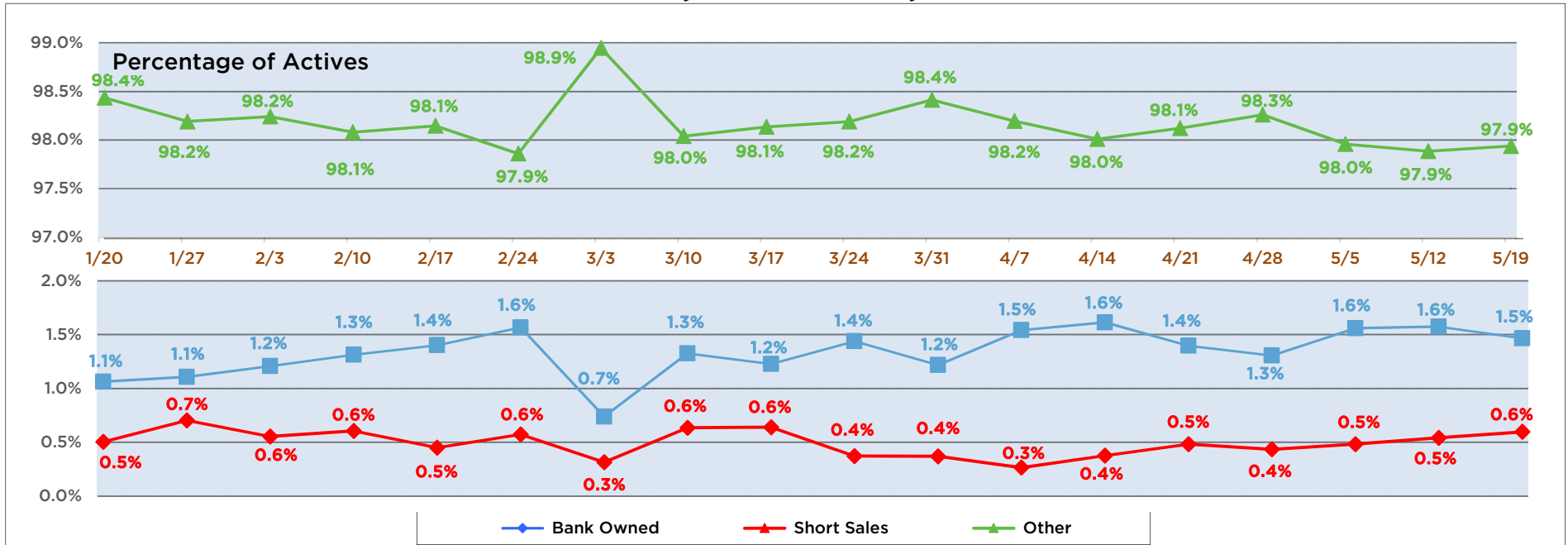
**Condos, Townhomes, Villas**



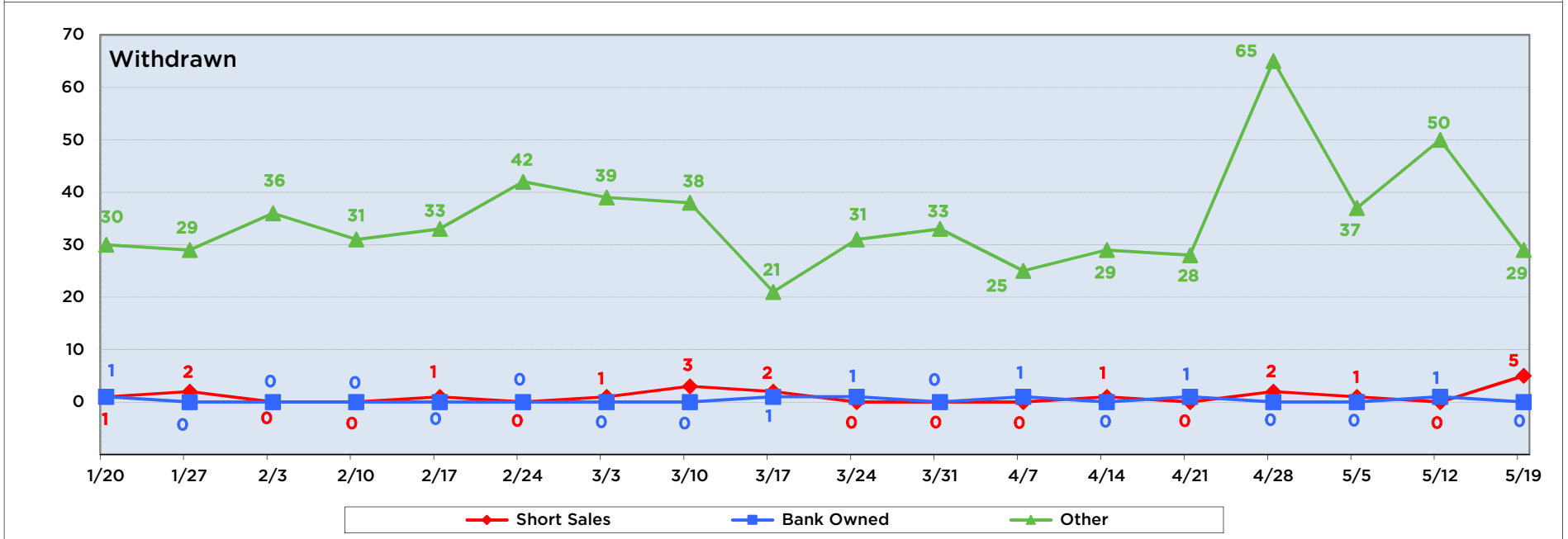
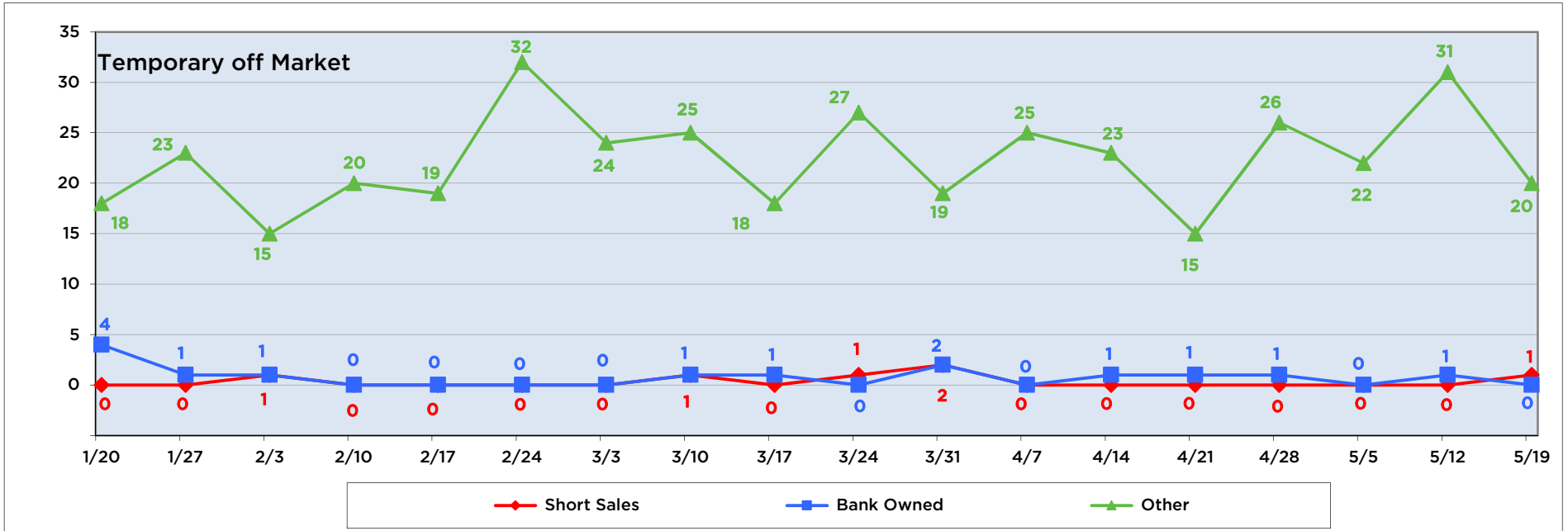
**Condos, Townhomes, Villas**



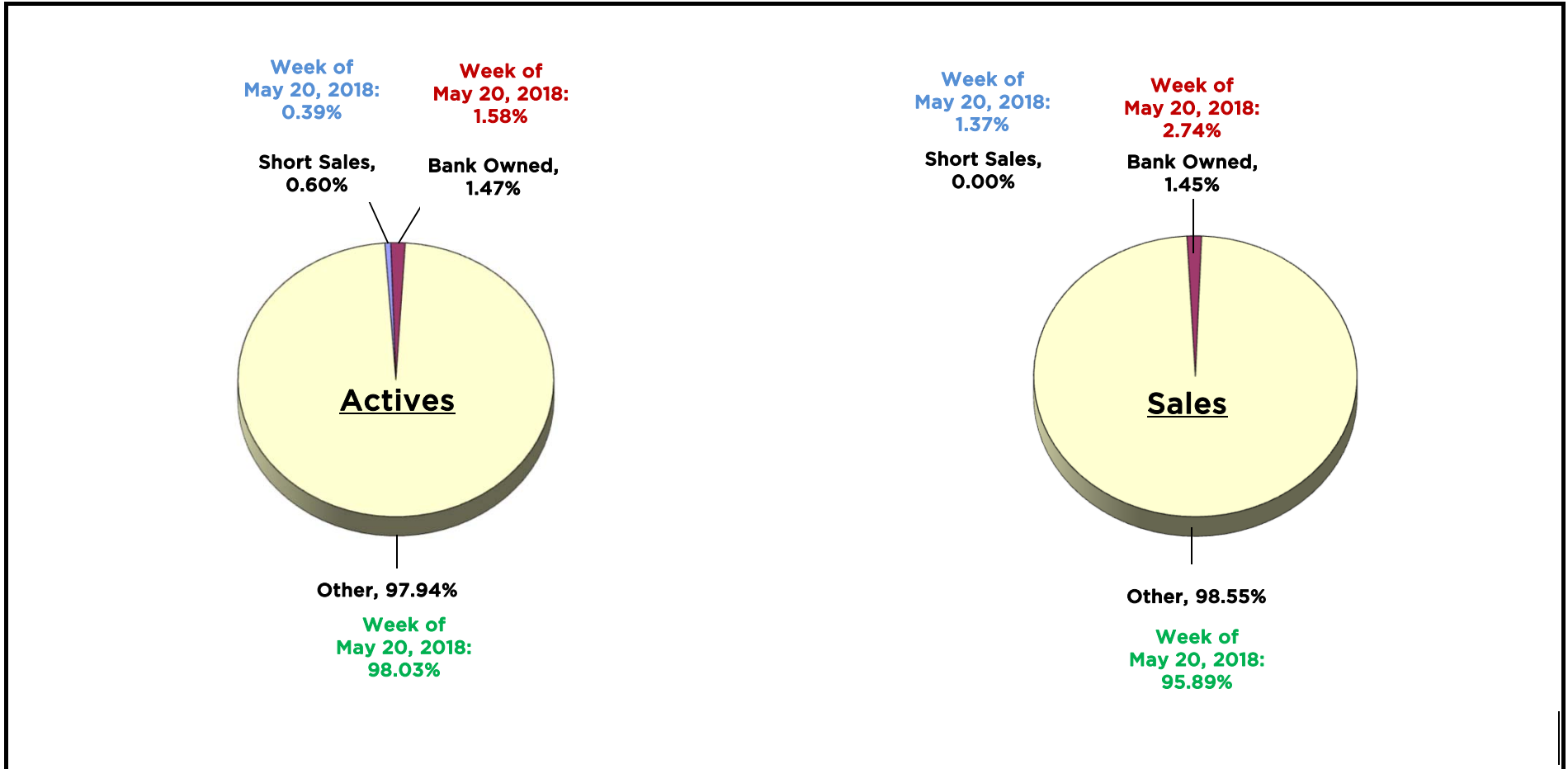
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 19 Condos, Townhomes, or Villas available for the Median Price of \$185,500?**

( ± \$500 )

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>3</b>	<b>\$185,000</b>	<b>2.3</b>	<b>2.0</b>	<b>1,408</b>	<b>\$131.42</b>
Apopka / Hunt Club	32703	1	\$185,000	2.0	2.0	1,302	\$142.09
Altamonte Springs / Forest City	32714	1	\$185,000	3.0	2.0	1,623	\$113.99
Fern Park/Casselberry	32730	1	\$185,000	2.0	2.0	1,298	\$142.53
<b>Orange County</b>		<b>7</b>	<b>\$185,271</b>	<b>2.4</b>	<b>2.0</b>	<b>1,190</b>	<b>\$155.75</b>
Orlando (Downtown)	32801	1	\$185,000	2.0	2.0	1,075	\$172.09
Lockhart	32810	1	\$185,000	3.0	2.0	1,205	\$153.53
Conway	32812	1	\$185,900	2.0	2.0	1,192	\$155.96
Williamsburg / Lake Bryan	32821	1	\$185,000	2.0	2.0	1,060	\$174.53
Metro West / Orlo Vista	32835	1	\$185,000	4.0	2.0	1,417	\$130.56
Hunters Creek	32837	1	\$185,000	2.0	2.0	1,217	\$152.01
Windermere	34786	1	\$186,000	2.0	2.0	1,161	\$160.21
<b>Osceola County</b>		<b>7</b>	<b>\$185,000</b>	<b>3.3</b>	<b>2.3</b>	<b>1,411</b>	<b>\$131.14</b>
Kissimmee (Central)	34741	1	\$185,000	3.0	2.0	1,433	\$129.10
Kissimmee (West) / Pleasant Hill	34746	2	\$185,000	4.0	3.0	1,591	\$116.28
Kissimmee / Celebration	34747	4	\$185,000	3.0	2.0	1,315	\$140.68
<b>Lake County</b>		<b>2</b>	<b>\$185,500</b>	<b>2.0</b>	<b>2.0</b>	<b>1,343</b>	<b>\$138.12</b>
Tavares / Mt Plymouth	32778	2	\$185,500	2.0	2.0	1,343	\$138.12