



Monday Morning Quarterback Summary

Week of May 26, 2019

Single-family existing homes

- Sales of single-family homes increased to 708 during the week of May 26, from 609 the week prior
- The median price of single family homes increased to \$280,000, a change of 4.1%
- The number of single-family home foreclosure transactions decreased to 12 last week, from 24 the week of May 19
- The number of single-family home short-sale transactions remained constant at 5
- Single-family inventory decreased by 59, and now sits at 6,956

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 196 during the week of May 26, from 138 the week prior
- The median price of condos, townhomes, and villas decreased to \$175,000, a change of -5.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 5 last week, from 2 the week of May 19
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 13, and now sits at 1,829

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	708	265	130	176	62	61	14
Bank Owned	12	8	2	2	0	0	0
Short Sales	5	3	1	0	1	0	0
Other	691	254	127	174	61	61	14
Active Listings	6,956	1,592	1,042	1,621	870	1,288	543
Bank Owned	133	73	21	22	8	8	1
Short Sales	63	23	14	15	6	4	1
Other	6,760	1,496	1,007	1,584	856	1,276	541
Months of Inventory	2	1	2	2	3	5	9

List Price

Average Original List Price	\$367,279	\$195,991	\$281,302	\$355,211	\$465,220	\$676,764	\$2,777,357
Average Final List Price	\$359,572	\$192,044	\$276,381	\$348,264	\$455,283	\$660,190	\$2,711,571

Sale Price

Average Price	\$351,540	\$187,778	\$272,798	\$341,922	\$446,332	\$640,360	\$2,625,186
Median Price	\$280,000	\$203,000	\$273,800	\$336,000	\$445,000	\$600,000	\$1,375,000

Price Differences

Original to Final List Price	-\$7,707	-\$3,947	-\$4,921	-\$6,947	-\$9,937	-\$16,574	-\$65,786
Original List to Sale Price - \$	-\$15,739	-\$8,213	-\$8,504	-\$13,289	-\$18,888	-\$36,404	-\$152,171
Final List to Sale Price - \$	-\$8,032	-\$4,266	-\$3,583	-\$6,342	-\$8,951	-\$19,830	-\$86,385
Original List to Sale Price - %	95.71%	95.81%	96.98%	96.26%	95.94%	94.62%	94.52%
Final List to Sale Price - %	97.77%	97.78%	98.70%	98.18%	98.03%	97.00%	96.81%

Days on the Market

Avg Days Listing to Contract	52	50	44	44	60	74	107
Combined Avg Days to Contract	51	42	39	50	62	91	132
Avg Days Listing to Closing	93	88	83	83	102	124	212
Avg Days Contract to Close	42	40	39	39	42	49	104

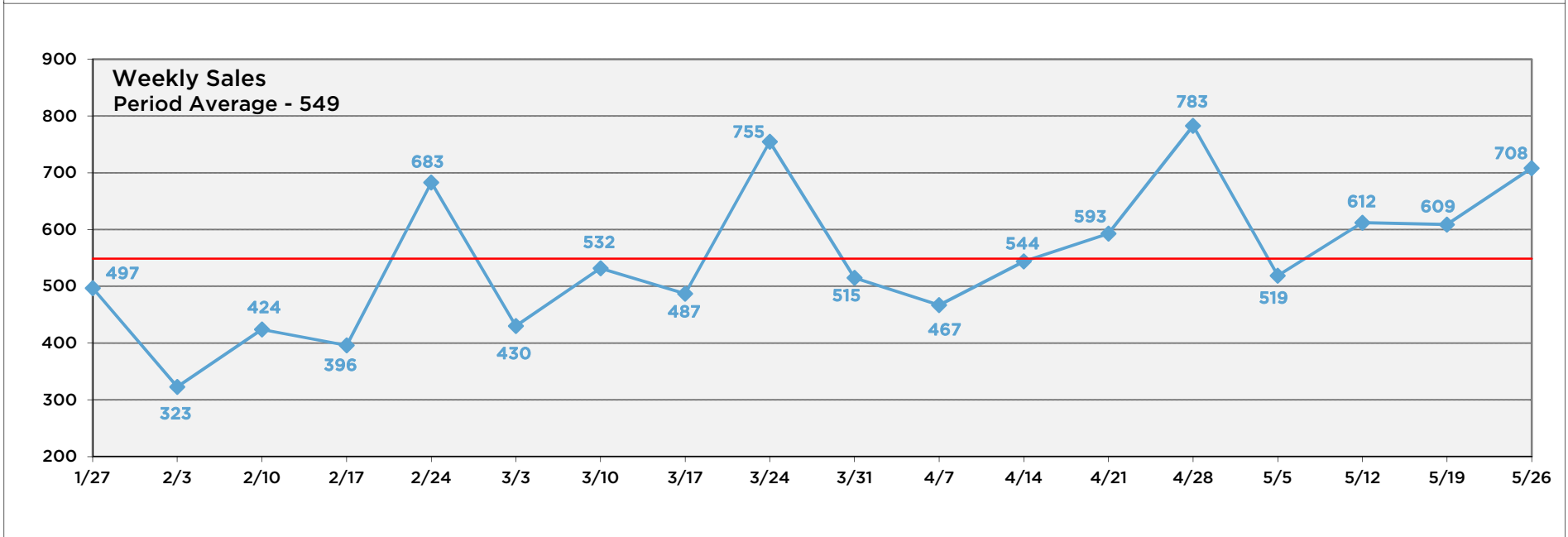
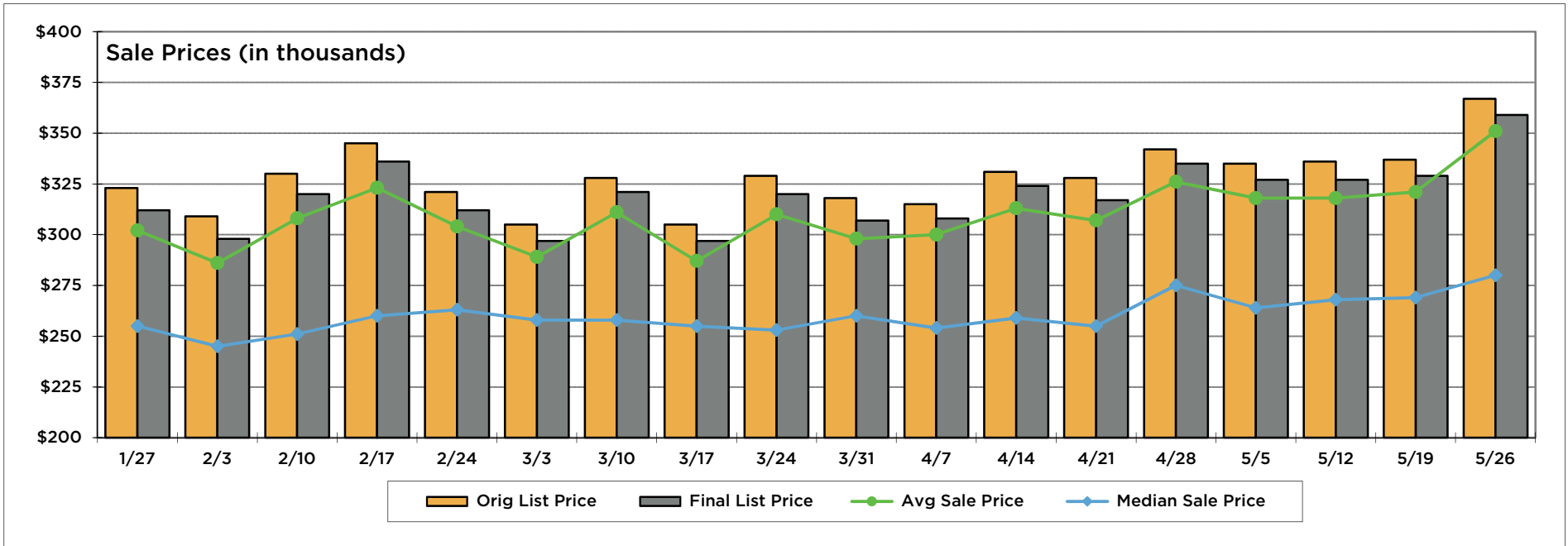
Beds / Baths

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

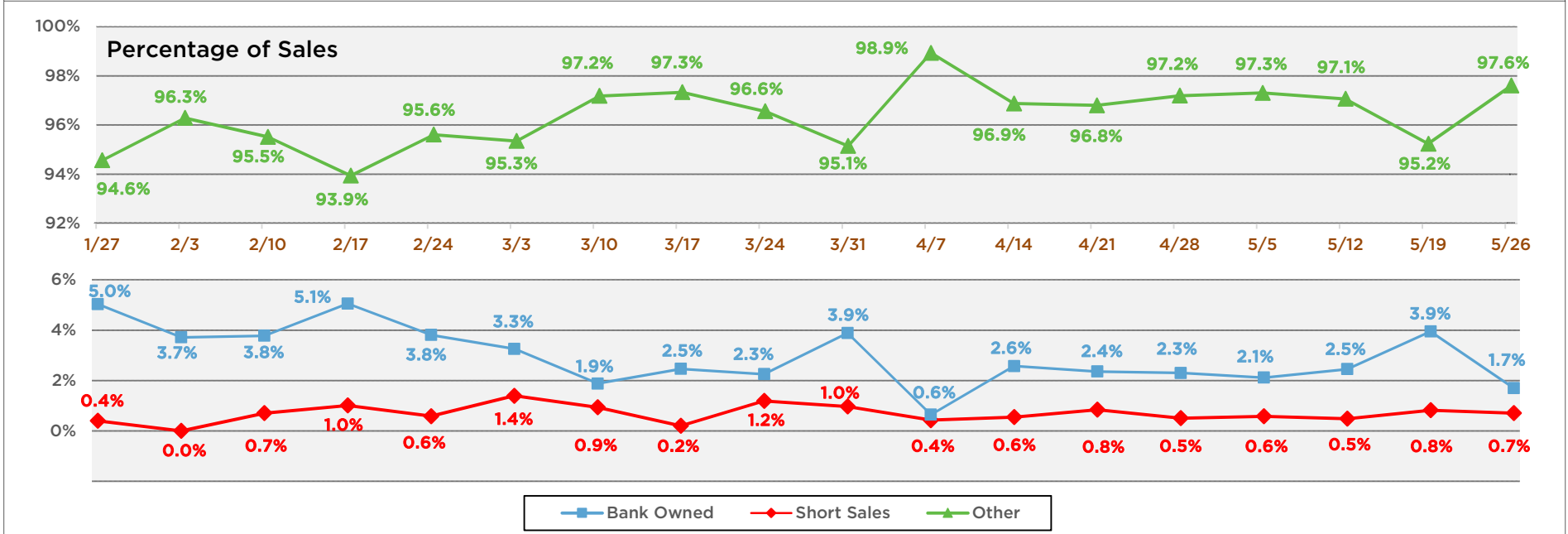
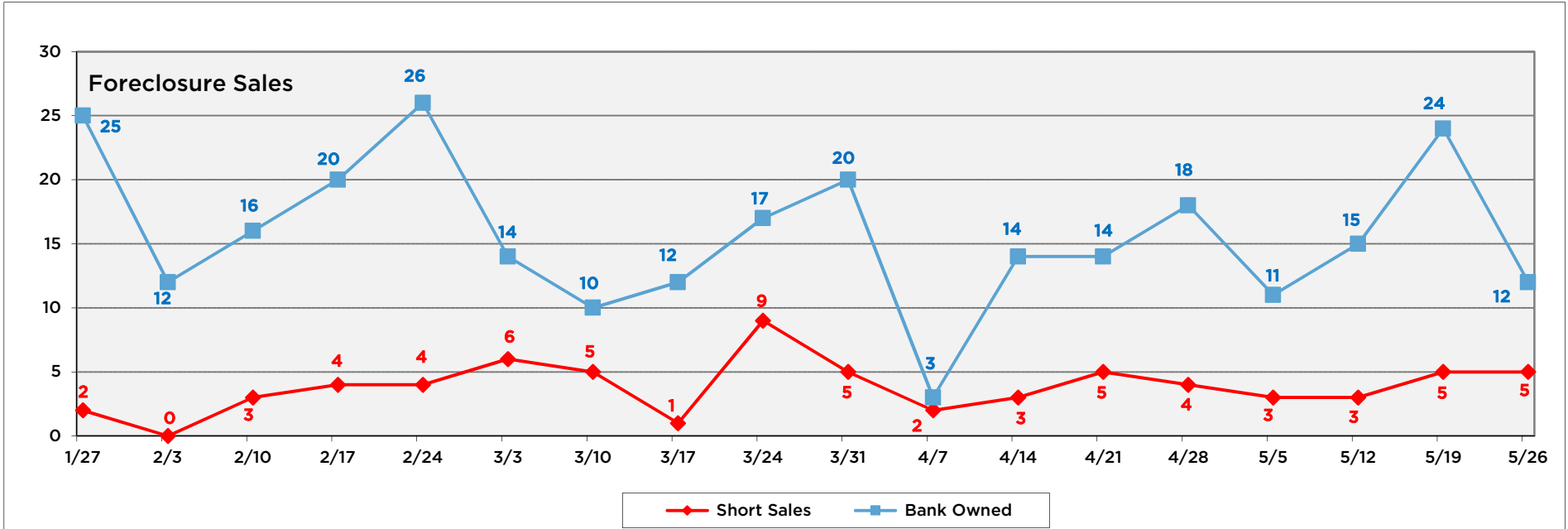
Square Footage

Average Square Feet	2,147	1,466	1,921	2,377	2,854	3,505	5,221
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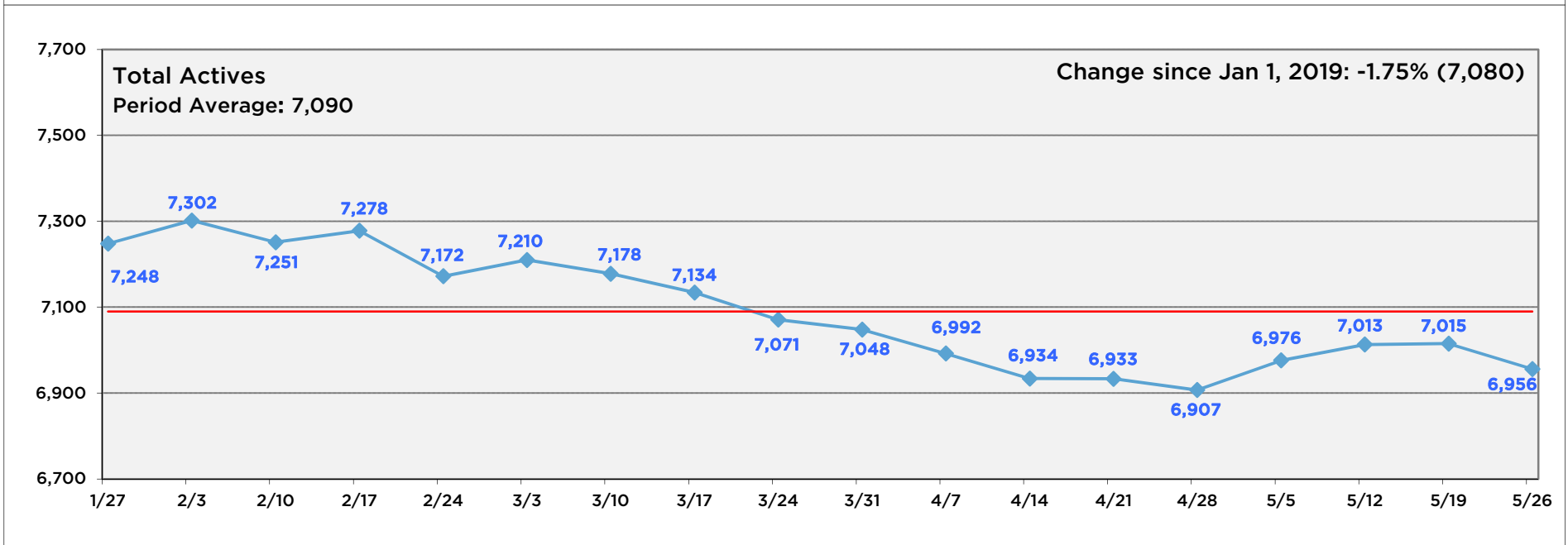
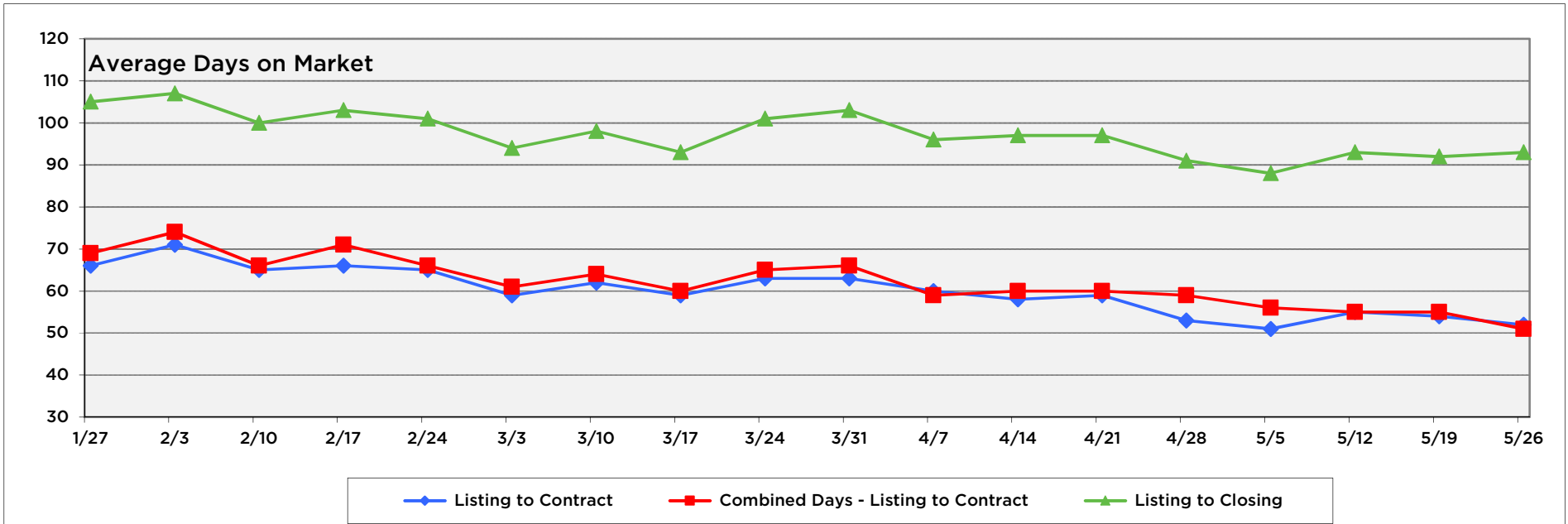
Single Family Homes



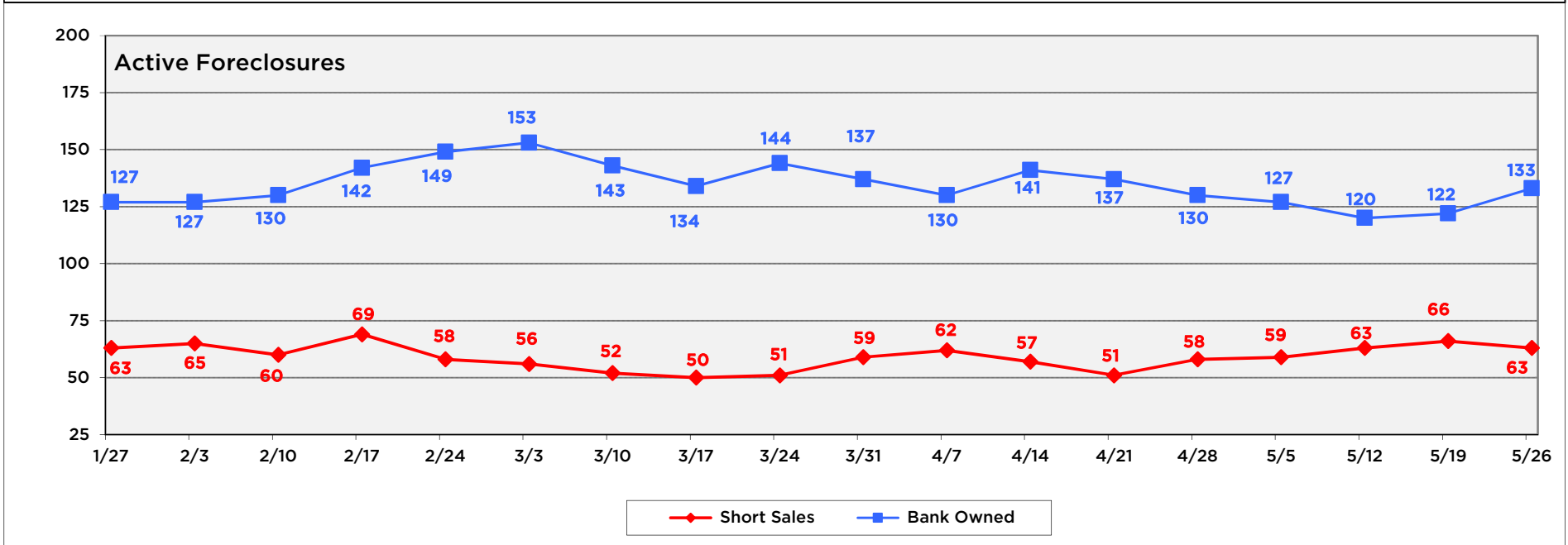
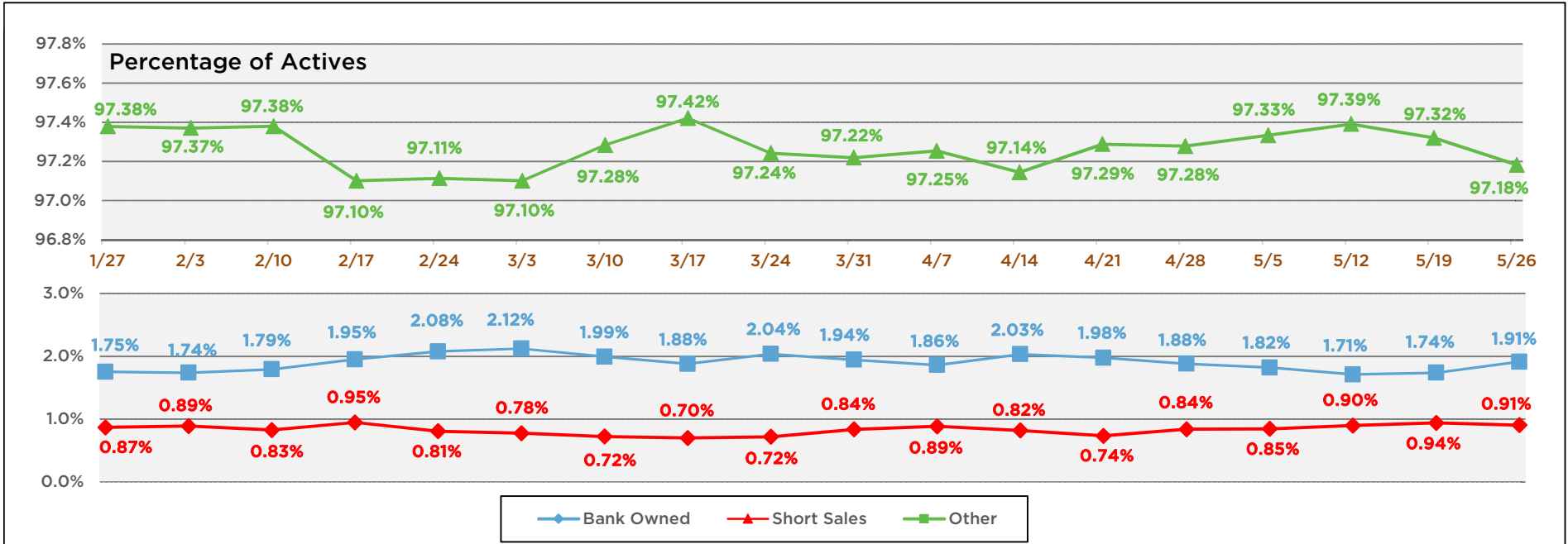
Single Family Homes



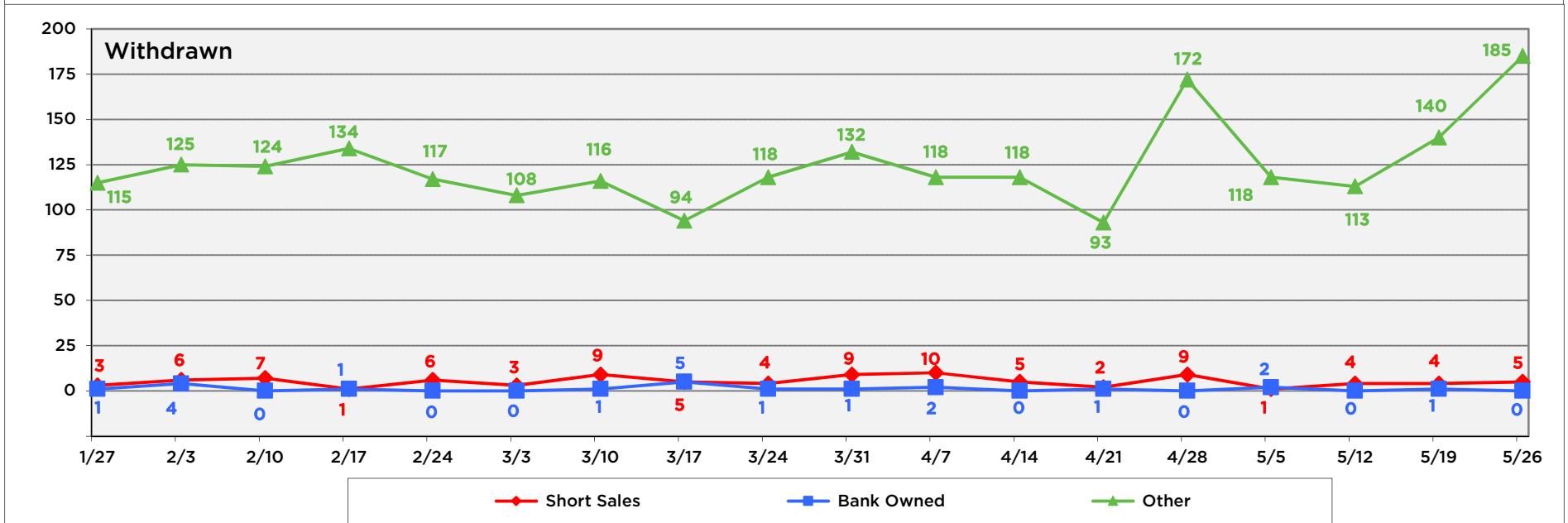
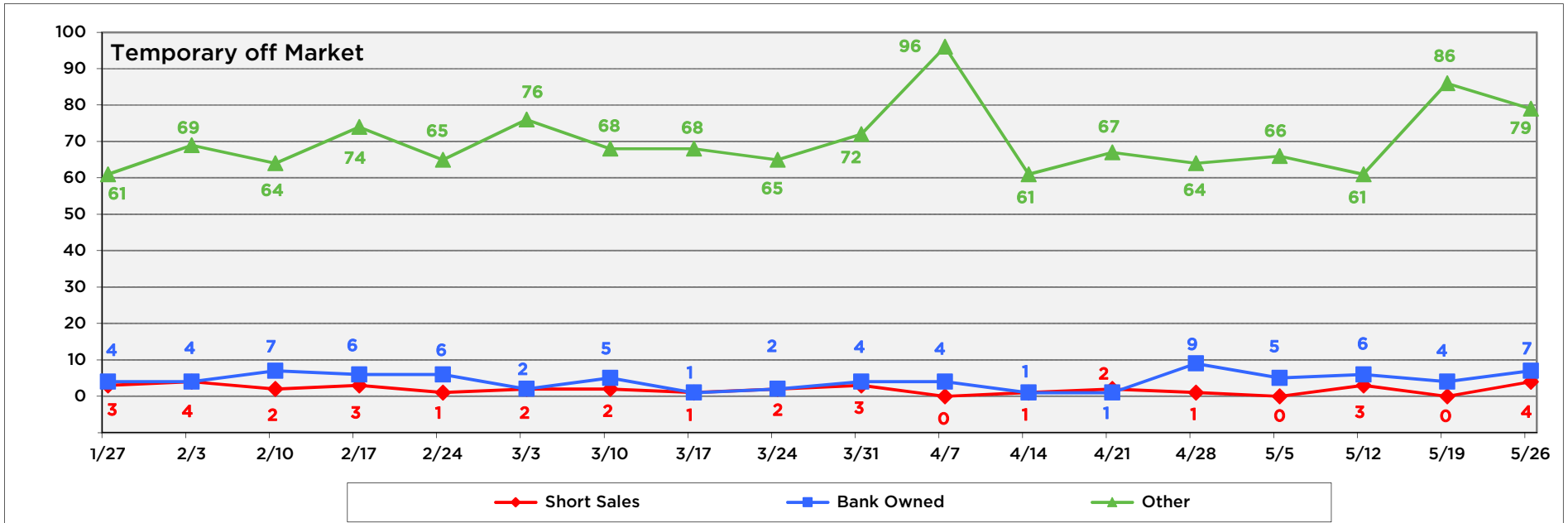
Single Family Homes



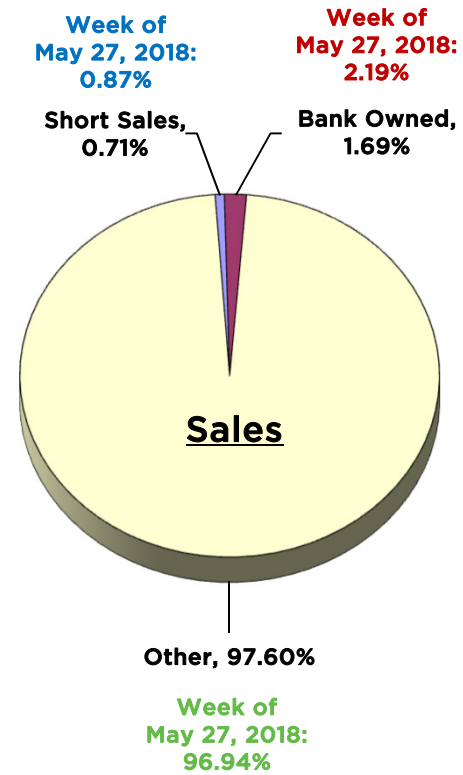
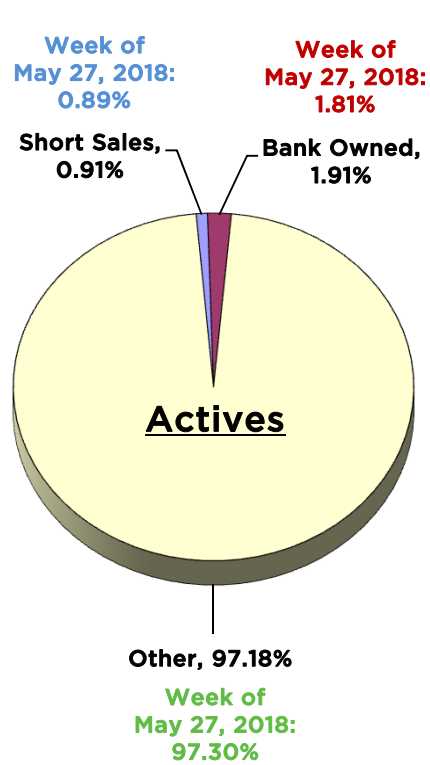
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 68 Single Family Homes available for the Median Price of \$280,000? (± \$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		6	\$279,933	3.8	2.3	1,905	\$146.93
Winter Springs / Tuskawilla	32708	1	\$279,900	3.0	2.0	1,505	\$185.98
Lake Mary / Heathrow	32746	2	\$279,950	4.0	2.0	2,010	\$139.28
Maitland / Eatonville	32751	1	\$279,900	4.0	2.0	1,928	\$145.18
Winter Park	32792	2	\$279,950	4.0	3.0	1,989	\$140.75
Orange County		22	\$279,881	3.6	2.0	1,851	\$151.24
Apopka / Hunt Club	32703	1	\$279,900	4.0	2.0	2,001	\$139.88
Winter Park (West)	32789	1	\$279,900	3.0	2.0	1,092	\$256.32
Delaney / Crystal Lake	32806	3	\$279,900	4.0	2.0	1,427	\$196.15
Conway	32812	2	\$279,700	4.0	2.0	1,791	\$156.17
Union Park	32817	1	\$279,700	3.0	2.0	1,998	\$139.99
Hiawassee	32818	1	\$279,988	4.0	2.0	2,363	\$118.49
Bithlo	32820	1	\$280,000	3.0	2.0	2,720	\$102.94
Williamsburg / Lake Bryan	32821	1	\$279,900	3.0	2.0	1,600	\$174.94
Ventura	32822	2	\$280,000	3.0	2.0	1,883	\$148.70
Taft	32824	4	\$279,800	4.0	2.0	2,159	\$129.60
Rio Pinar / Union Park	32825	1	\$279,900	3.0	2.0	1,443	\$193.97
Waterford Lakes	32828	2	\$279,900	4.0	2.0	1,941	\$144.20
Dr Phillips / Bay Vista	32836	1	\$280,000	3.0	2.0	1,533	\$182.65
Ocoee	34761	1	\$280,000	3.0	2.0	1,815	\$154.27
Osceola County		22	\$279,952	4.0	2.4	2,260	\$123.89
Davenport	33896	1	\$279,900	4.0	2.0	2,172	\$128.87
Kissimmee (Central)	34741	2	\$280,000	4.0	2.0	2,167	\$129.21
Kissimmee / Buena Ventura Lakes	34743	2	\$279,950	4.0	2.0	1,904	\$147.03
Kissimmee (East)	34744	2	\$279,750	4.0	2.0	2,519	\$111.06
Kissimmee (West) / Pleasant Hill	34746	5	\$279,998	4.0	3.0	2,367	\$118.29
Kissimmee / Celebration	34747	1	\$279,900	4.0	2.0	2,251	\$124.34
Kissimmee / Poinciana	34758	4	\$279,963	4.0	3.0	2,188	\$127.95
St Cloud / Narcoossee	34771	1	\$279,900	5.0	2.0	1,929	\$145.10
St Cloud / Canoe Creek	34772	4	\$280,000	4.0	2.0	2,398	\$116.76

Where are the 68 Single Family Homes available for the Median Price of \$280,000? (cont'd) (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Lake County		18	\$279,927	3.7	2.2	2,098	\$133.41
Lady Lake / The Villages	32159	1	\$279,900	3.0	2.0	1,694	\$165.23
Eustis (West)	32726	1	\$279,900	3.0	2.0	2,016	\$138.84
Grand Island	32735	1	\$280,000	4.0	3.0	2,442	\$114.66
Eustis (East)	32736	1	\$279,999	3.0	2.0	2,250	\$124.44
Mount Dora	32757	2	\$279,900	4.0	2.0	1,786	\$156.72
Paisley	32767	1	\$279,900	3.0	2.0	2,026	\$138.15
Sorrento / Mt Plymouth	32776	1	\$279,900	4.0	2.0	1,848	\$151.46
Tavares / Mt Plymouth	32778	2	\$279,900	4.0	3.0	2,104	\$133.03
Clermont (Central)	34711	6	\$279,948	4.0	2.0	2,174	\$128.77
Groveland	34736	1	\$279,900	4.0	3.0	2,670	\$104.83
Leesburg (West)	34748	1	\$279,900	2.0	2.0	1,999	\$140.02

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	196	163	17	11	2	3	0
Bank Owned	5	4	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	191	159	16	11	2	3	0
Active Listings	1,829	1,279	229	205	54	48	14
Bank Owned	24	20	2	2	0	0	0
Short Sales	9	3	2	2	2	0	0
Other	1,796	1,256	225	201	52	48	14
Months of Inventory	2	2	3	4	6	4	0

List Price

Average Original List Price	\$194,934	\$163,172	\$284,264	\$352,599	\$487,500	\$641,267	\$0
Average Final List Price	\$192,747	\$161,843	\$279,153	\$346,690	\$457,500	\$641,267	\$0

Sale Price

Average Price	\$186,959	\$157,429	\$272,438	\$331,809	\$446,875	\$602,667	\$0
Median Price	\$175,000	\$160,000	\$275,000	\$320,000	\$446,875	\$529,000	\$0

Price Differences

Original to Final List Price	-\$2,187	-\$1,329	-\$5,111	-\$5,909	-\$30,000	\$0	\$0
Original List to Sale Price - \$	-\$7,975	-\$5,743	-\$11,826	-\$20,790	-\$40,625	-\$38,600	\$0
Final List to Sale Price - \$	-\$5,788	-\$4,414	-\$6,715	-\$14,881	-\$10,625	-\$38,600	\$0
Original List to Sale Price - %	95.91%	96.48%	95.84%	94.10%	91.67%	93.98%	0.00%
Final List to Sale Price - %	97.00%	97.27%	97.59%	95.71%	97.68%	93.98%	0.00%

Days on the Market

Avg Days Listing to Contract	43	37	69	72	94	76	0
Combined Avg Days to Contract	40	33	75	70	94	39	0
Avg Days Listing to Closing	76	70	104	111	134	109	0
Avg Days Contract to Close	34	33	35	40	40	33	0

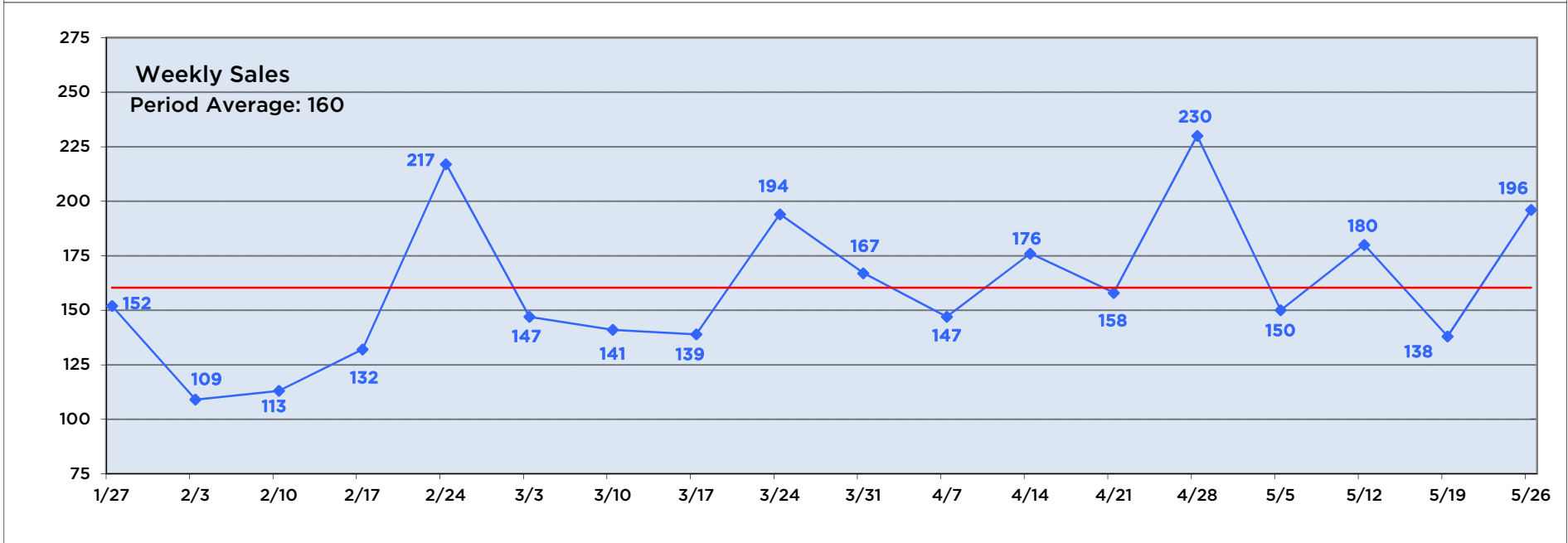
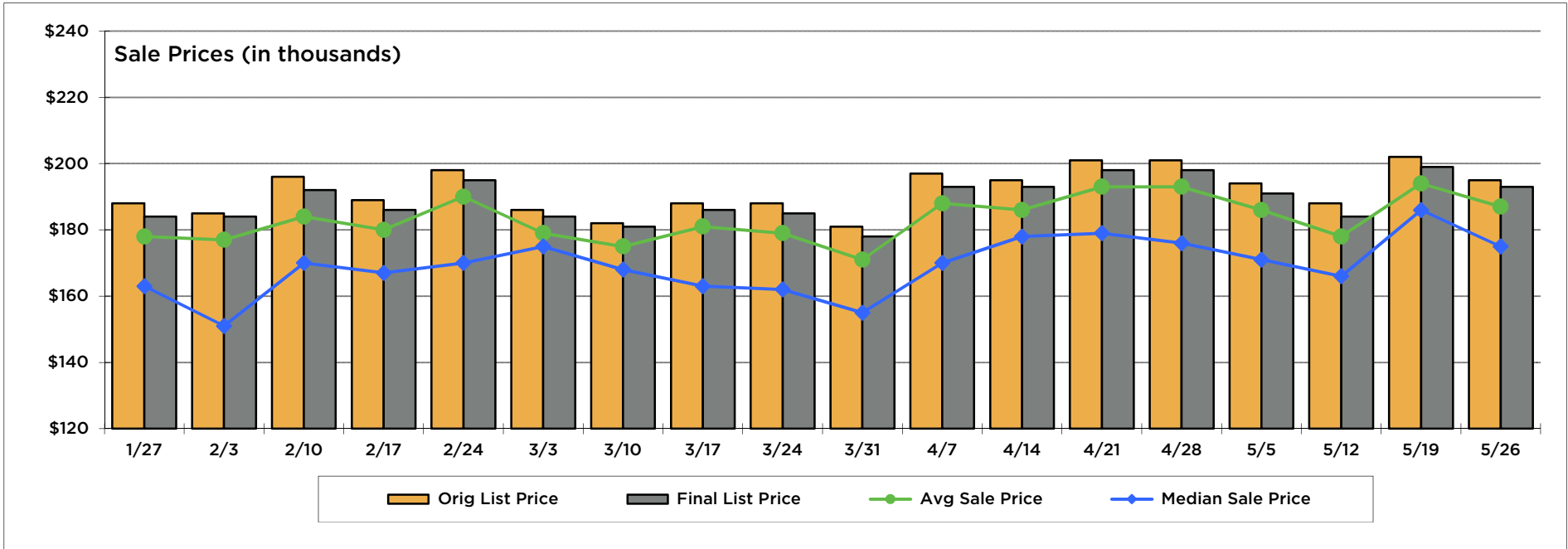
Beds / Baths

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

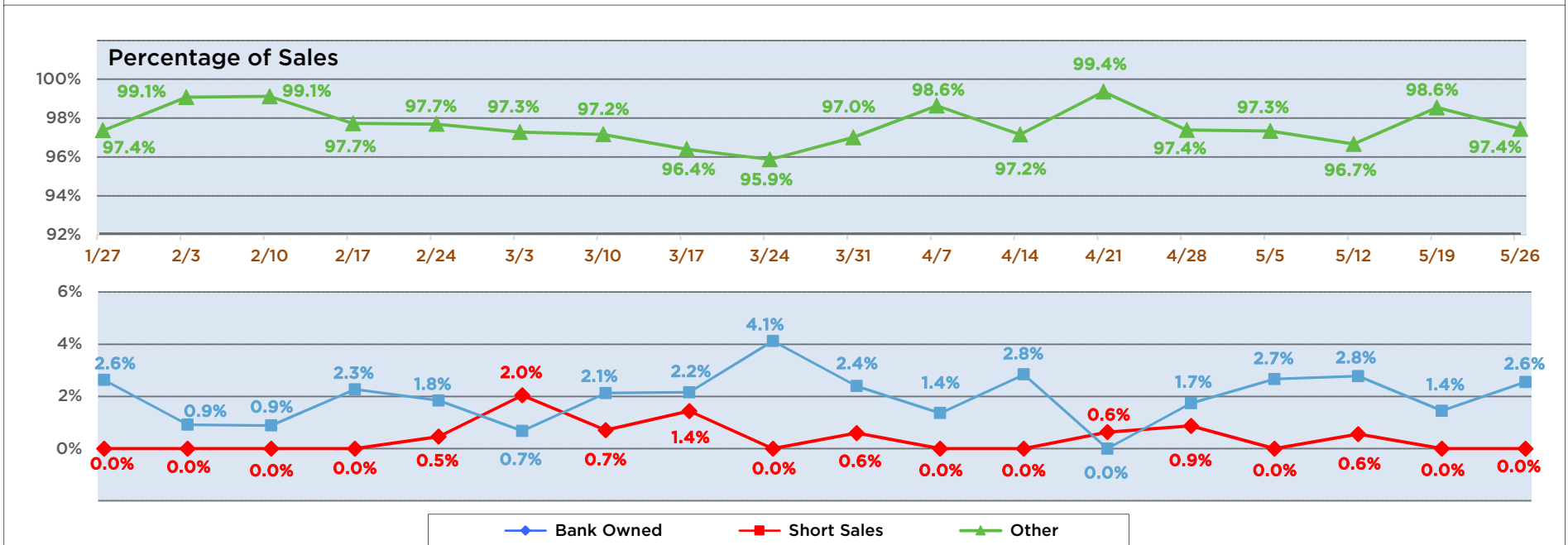
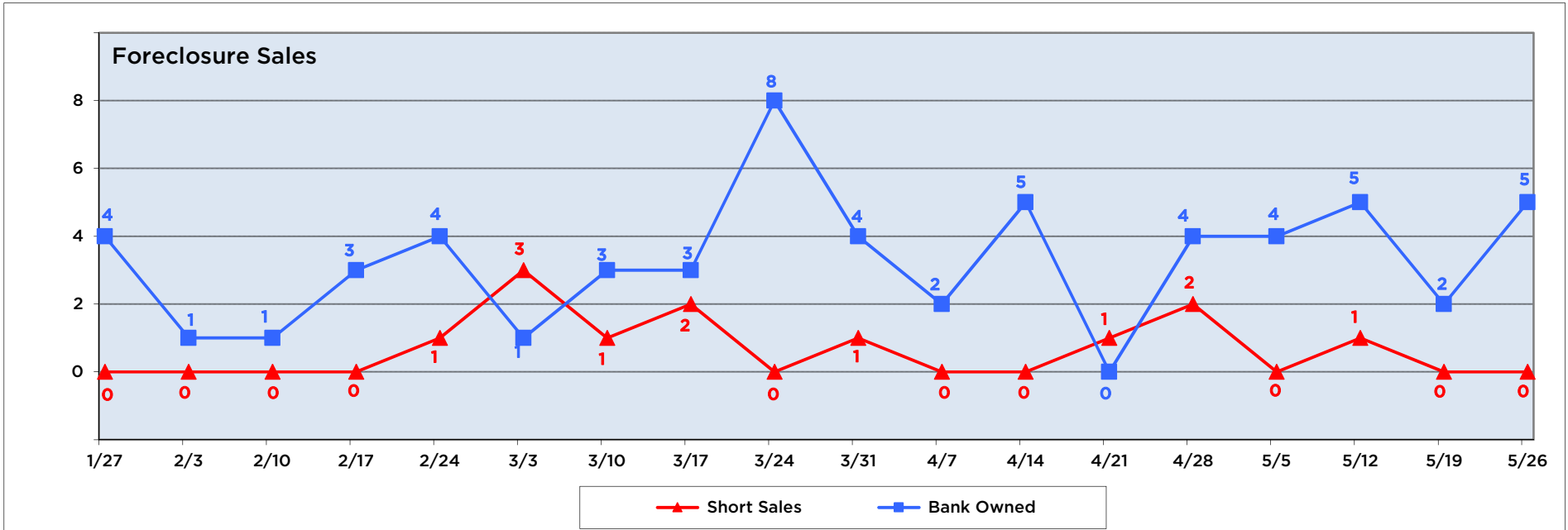
Square Footage

Average Square Feet	1,369	1,253	1,674	2,167	1,884	2,197	0
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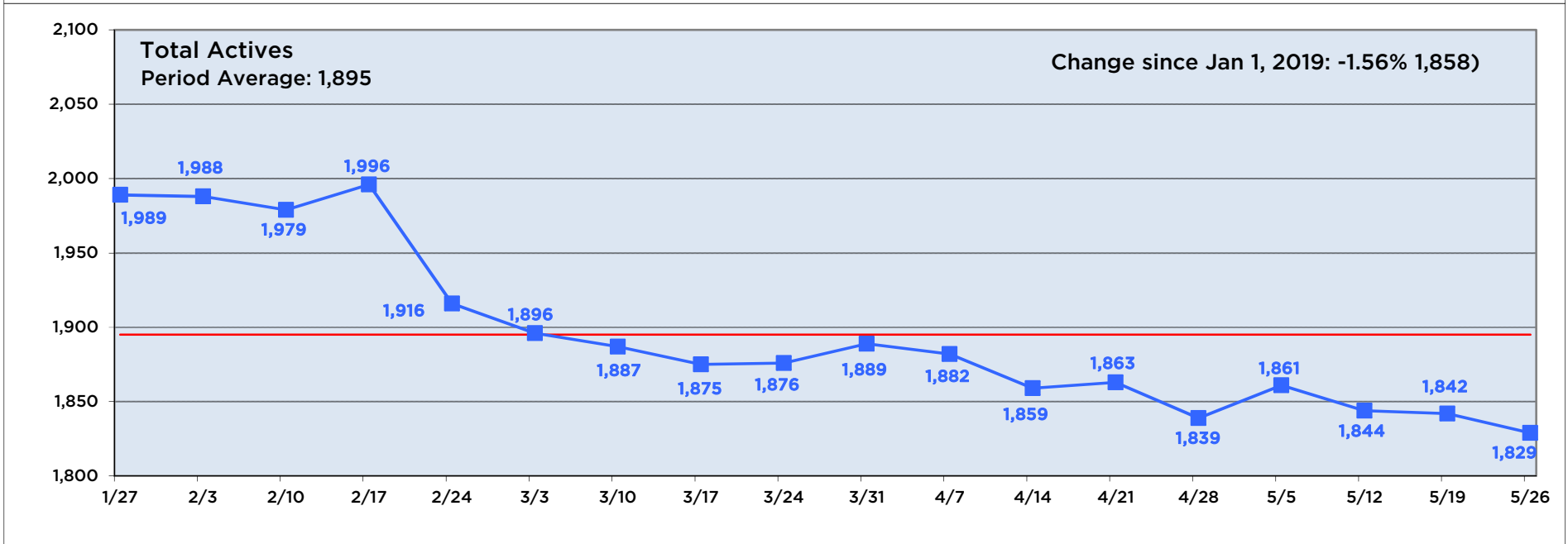
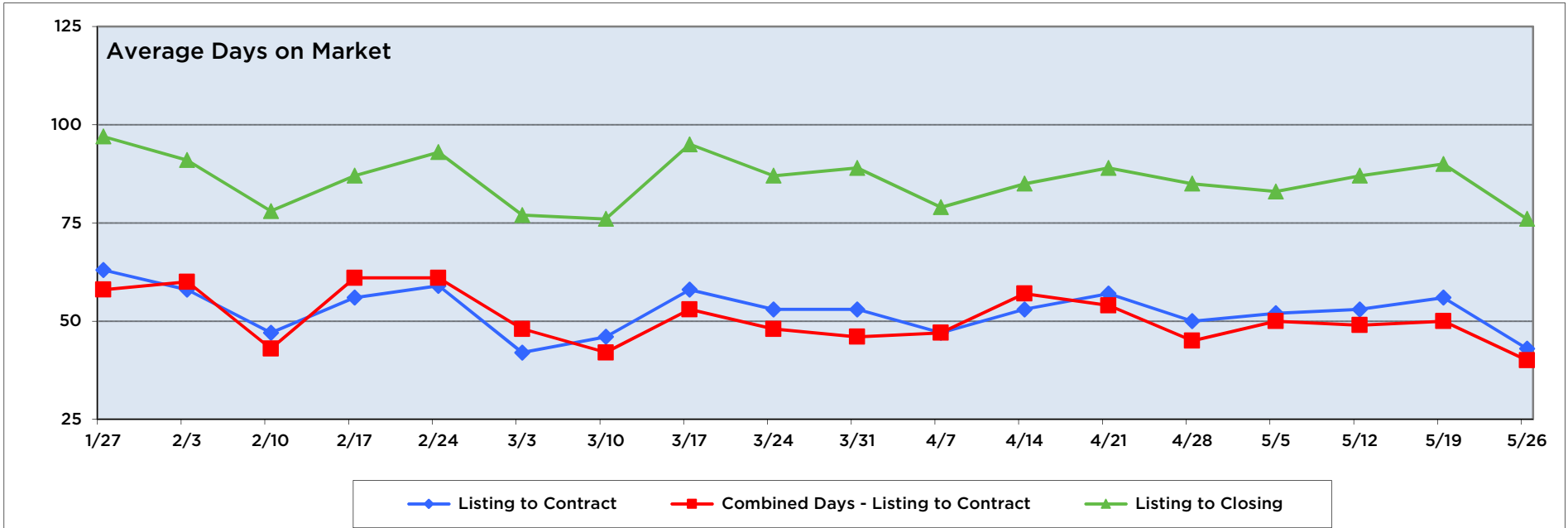
Condos, Townhomes, Villas



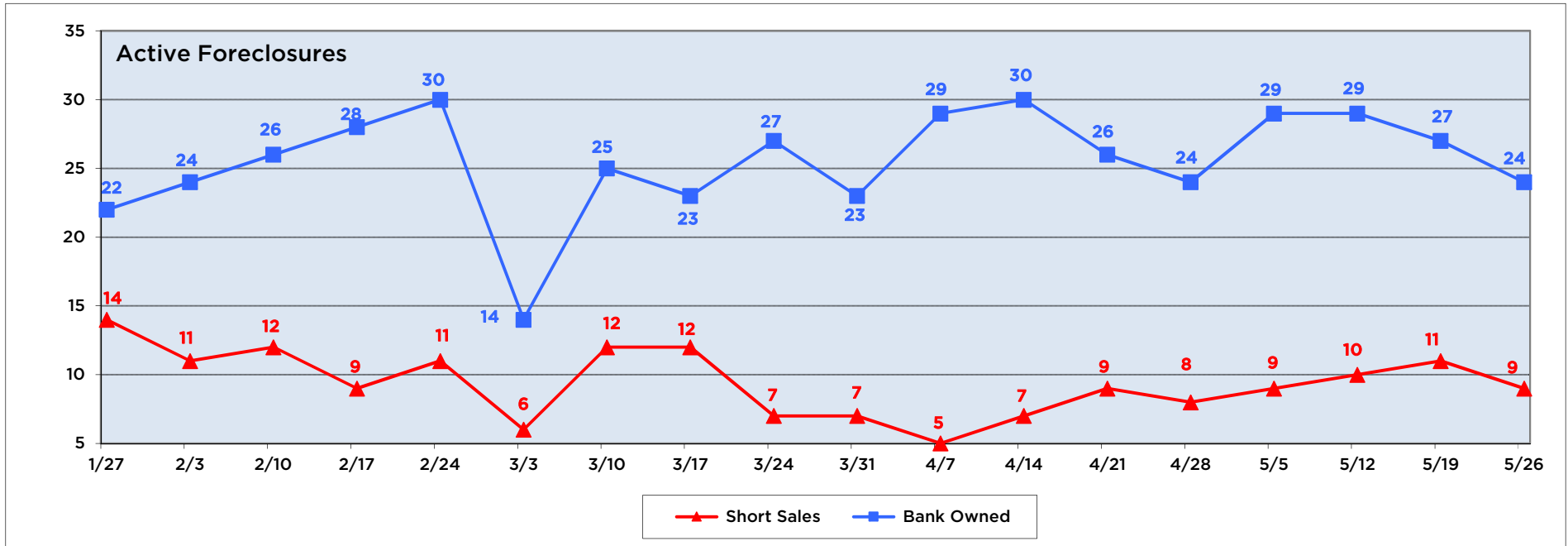
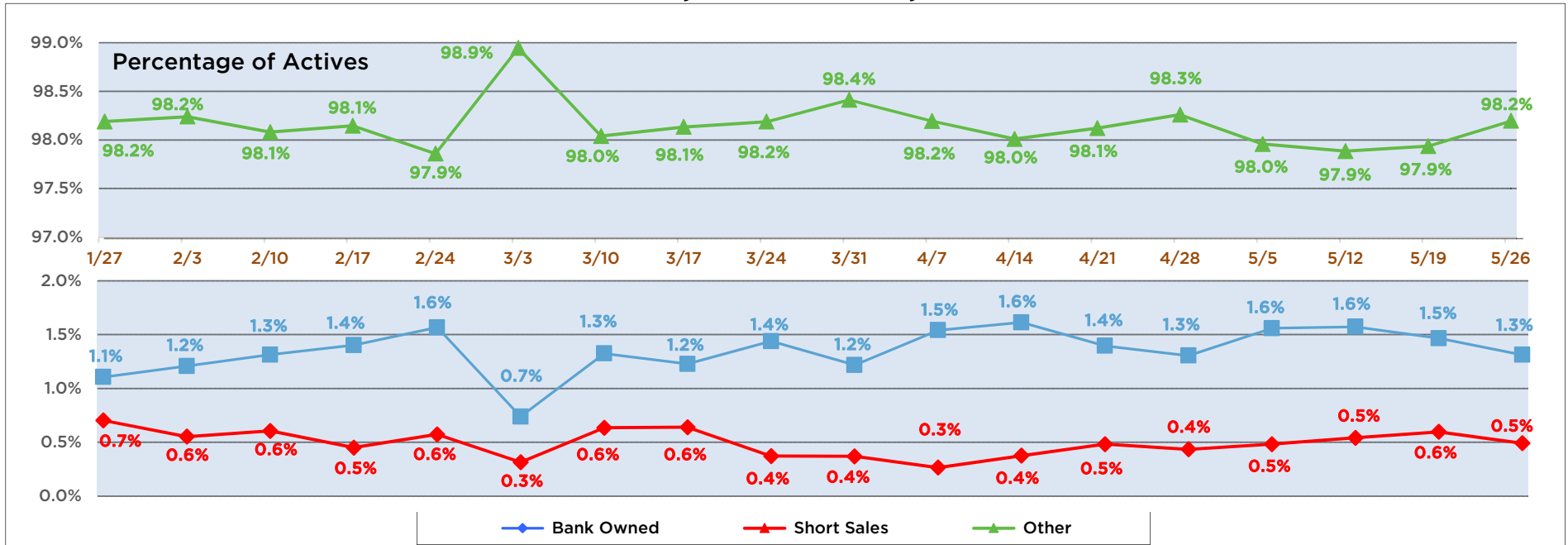
Condos, Townhomes, Villas



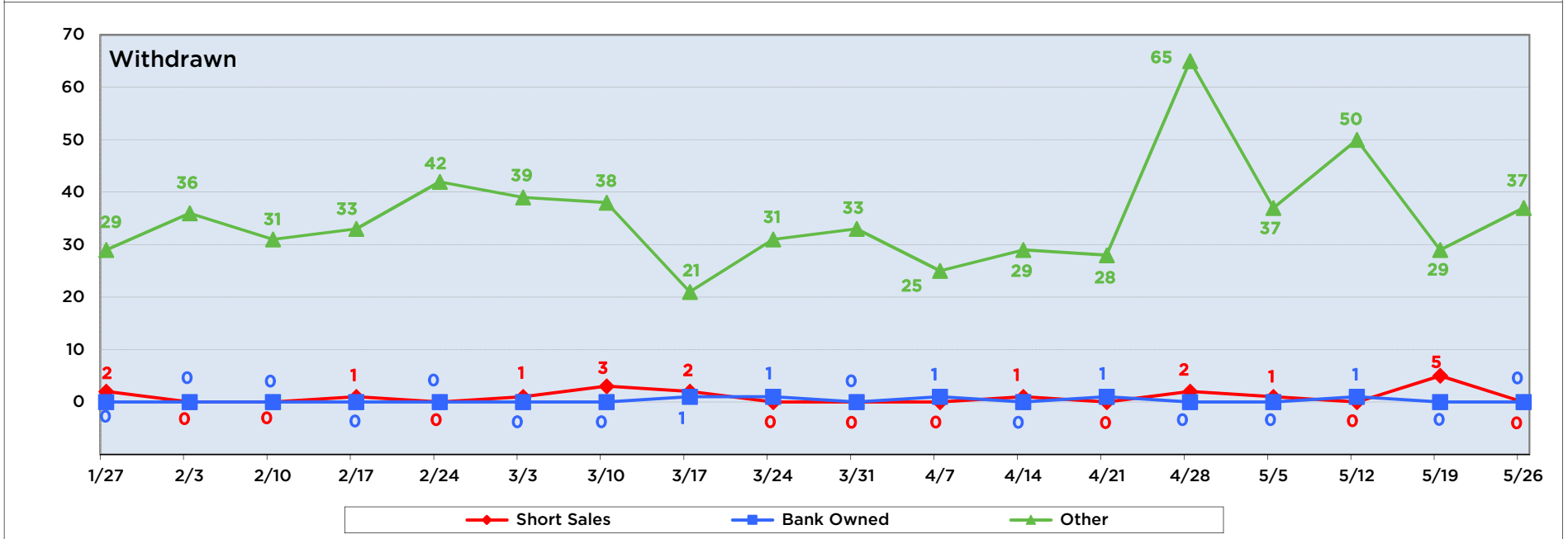
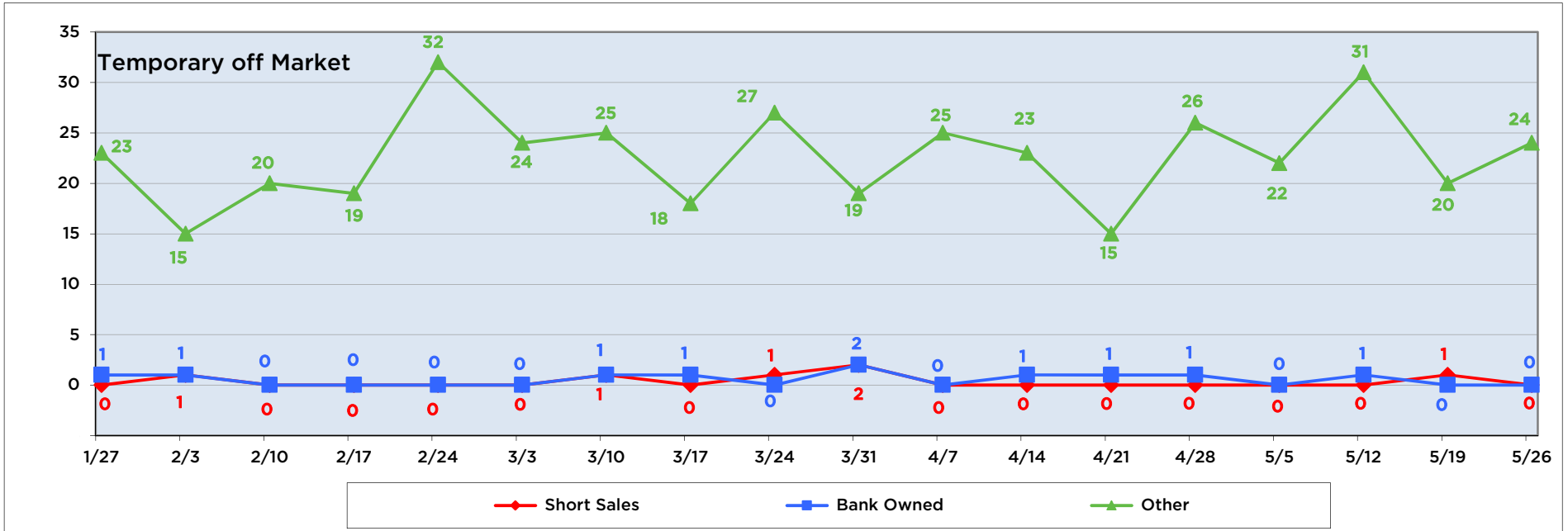
Condos, Townhomes, Villas



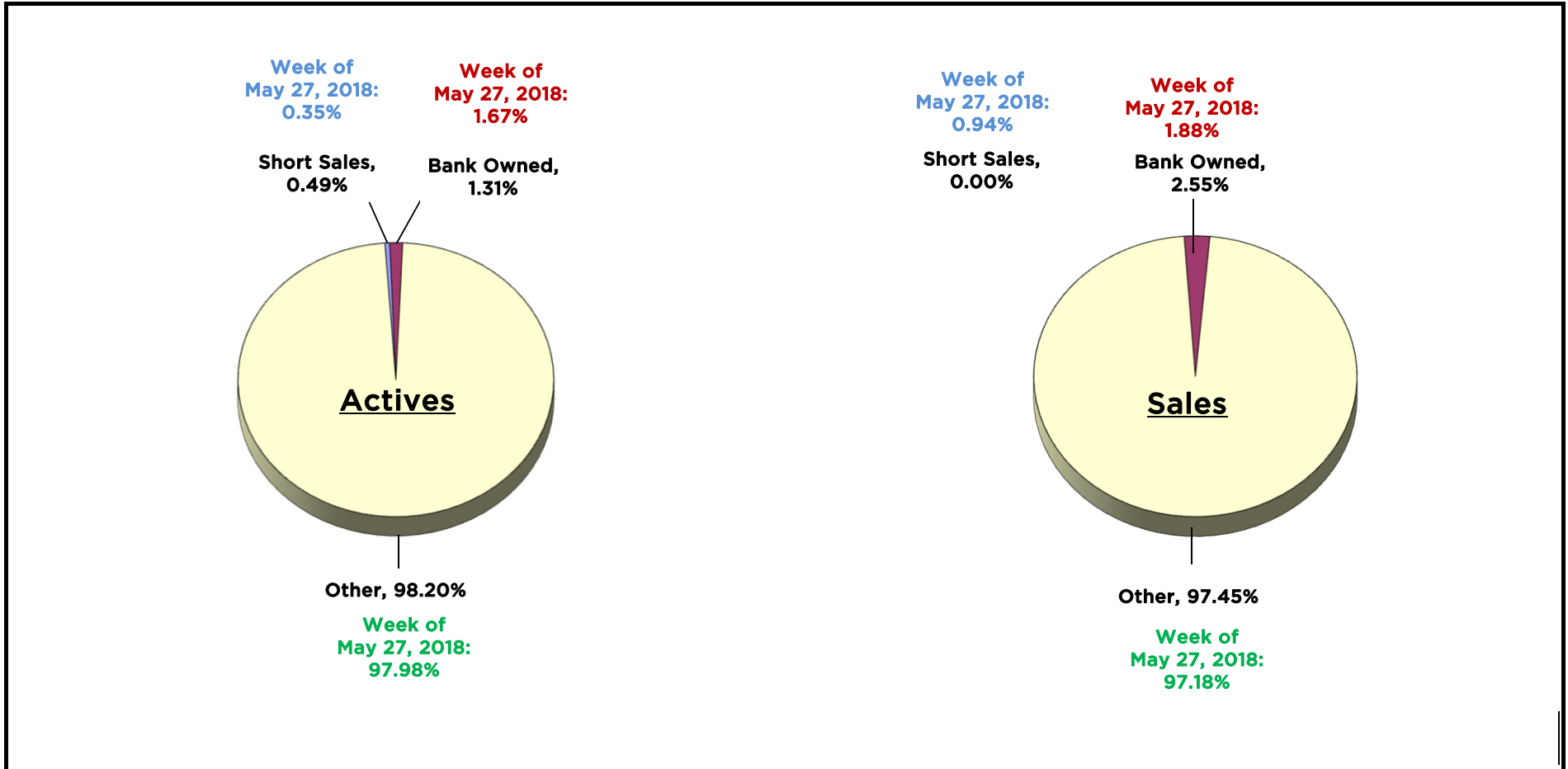
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 30 Condos, Townhomes, or Villas available for the Median Price of \$175,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$174,940	2.4	2.0	1,344	\$130.20
Apopka / Hunt Club	32703	1	\$175,000	2.0	2.0	1,335	\$131.09
Casselberry	32707	1	\$174,900	2.0	2.0	1,615	\$108.30
Altamonte Springs / Forest City	32714	2	\$174,950	3.0	2.0	1,350	\$129.59
Winter Park	32792	1	\$174,900	2.0	2.0	1,068	\$163.76
Orange County		14	\$174,950	2.2	1.9	1,153	\$151.80
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	2	\$174,950	2.0	2.0	1,060	\$165.05
Taft	32824	1	\$175,000	3.0	2.0	1,246	\$140.45
Union Park / Chickasaw	32829	2	\$174,950	3.0	2.0	1,202	\$145.55
Wedgfield	32833	1	\$175,000	2.0	2.0	1,062	\$164.78
Metro West / Orlo Vista	32835	1	\$175,000	3.0	2.0	1,408	\$124.29
Hunters Creek	32837	5	\$174,900	2.0	2.0	1,180	\$148.22
Osceola County		8	\$174,897	2.9	2.4	1,282	\$136.45
Kissimmee (Central)	34741	1	\$174,900	4.0	3.0	1,470	\$118.98
Kissimmee (West) / Pleasant Hill	34746	2	\$175,000	4.0	3.0	1,350	\$129.63
Kissimmee / Celebration	34747	4	\$174,875	2.0	2.0	1,124	\$155.58
St Cloud	34769	1	\$174,777	3.0	2.0	1,588	\$110.06
Lake County		3	\$174,933	2.7	2.0	1,445	\$121.03
Clermont (Central)	34711	1	\$174,900	2.0	2.0	1,040	\$168.17
Leesburg (East)/Haines Creek	34788	2	\$174,950	3.0	2.0	1,648	\$106.16