



Monday Morning Quarterback Summary

Week of Jun 9, 2019

Single-family existing homes

- Sales of single-family homes decreased to 548 during the week of Jun 9, from 599 the week prior
- The median price of single family homes increased to \$280,500, a change of 2.9%
- The number of single-family home foreclosure transactions decreased to 6 last week, from 19 the week of Jun 2
- The number of single-family home short-sale transactions decreased to 4 from 5 the week prior
- Single-family inventory increased by 87, and now sits at 7,075

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 145 during the week of Jun 9, from 170 the week prior
- The median price of condos, townhomes, and villas increased to \$184,000, a change of 8.1%
- The number of condo, townhome and villa foreclosure transactions remained constant at 2
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 12, and now sits at 1,903

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	548	198	110	139	53	41	7
Bank Owned	6	4	2	0	0	0	0
Short Sales	4	1	2	0	1	0	0
Other	538	193	106	139	52	41	7
Active Listings	7,075	1,603	1,067	1,672	863	1,333	537
Bank Owned	132	74	23	18	7	8	2
Short Sales	69	31	15	11	8	3	1
Other	6,874	1,498	1,029	1,643	848	1,322	534
Months of Inventory	3	2	2	3	4	8	18

List Price

Average Original List Price	\$332,974	\$203,179	\$283,868	\$351,738	\$464,302	\$683,588	\$1,355,414
Average Final List Price	\$325,661	\$198,324	\$278,194	\$345,012	\$454,638	\$673,222	\$1,276,857

Sale Price

Average Price	\$317,218	\$191,396	\$272,657	\$340,101	\$445,674	\$643,345	\$1,239,286
Median Price	\$280,500	\$199,500	\$275,000	\$338,000	\$450,000	\$615,000	\$1,230,000

Price Differences

<i>Original to Final</i> List Price	-\$7,313	-\$4,855	-\$5,674	-\$6,726	-\$9,664	-\$10,366	-\$78,557
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,756	-\$11,783	-\$11,211	-\$11,637	-\$18,628	-\$40,243	-\$116,128
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,443	-\$6,928	-\$5,537	-\$4,911	-\$8,964	-\$29,877	-\$37,571
<i>Original</i> List to <i>Sale</i> Price - %	95.27%	94.20%	96.05%	96.69%	95.99%	94.11%	91.43%
<i>Final</i> List to <i>Sale</i> Price - %	97.41%	96.51%	98.01%	98.58%	98.03%	95.56%	97.06%

Days on the Market

Avg Days Listing to Contract	51	47	58	44	45	39	309
Combined Avg Days to Contract	54	46	56	50	54	55	311
Avg Days Listing to Closing	90	86	97	82	79	88	362
Avg Days Contract to Close	38	38	38	37	33	48	54

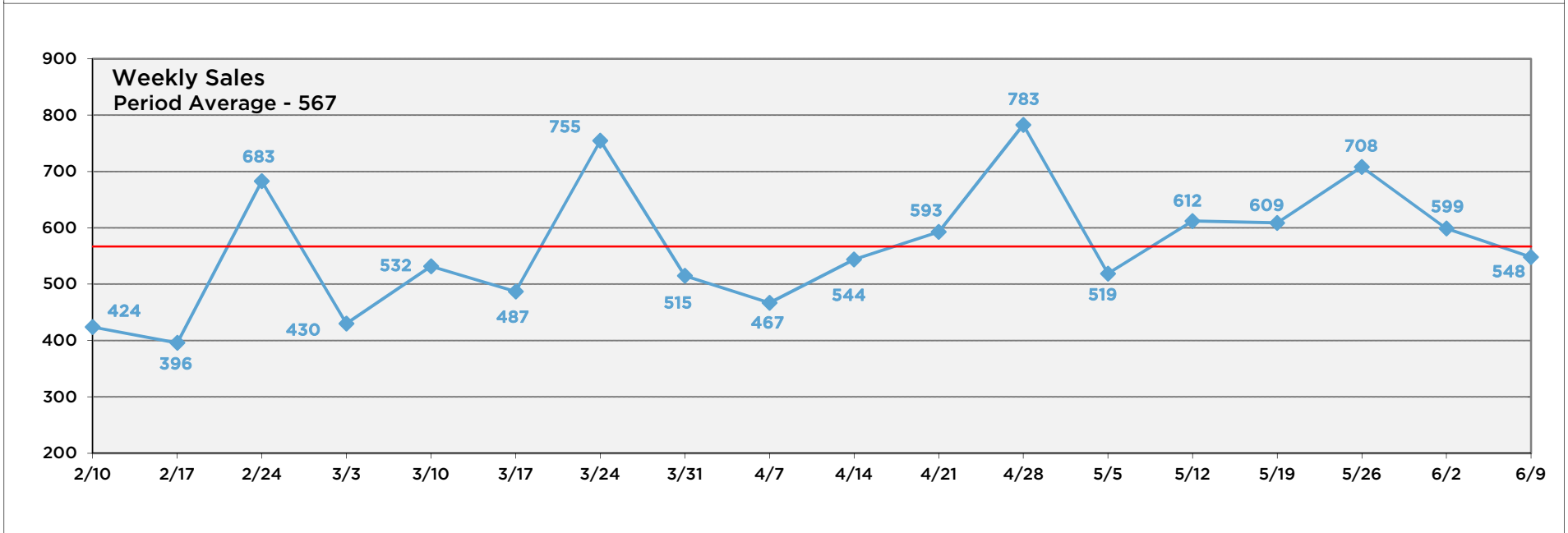
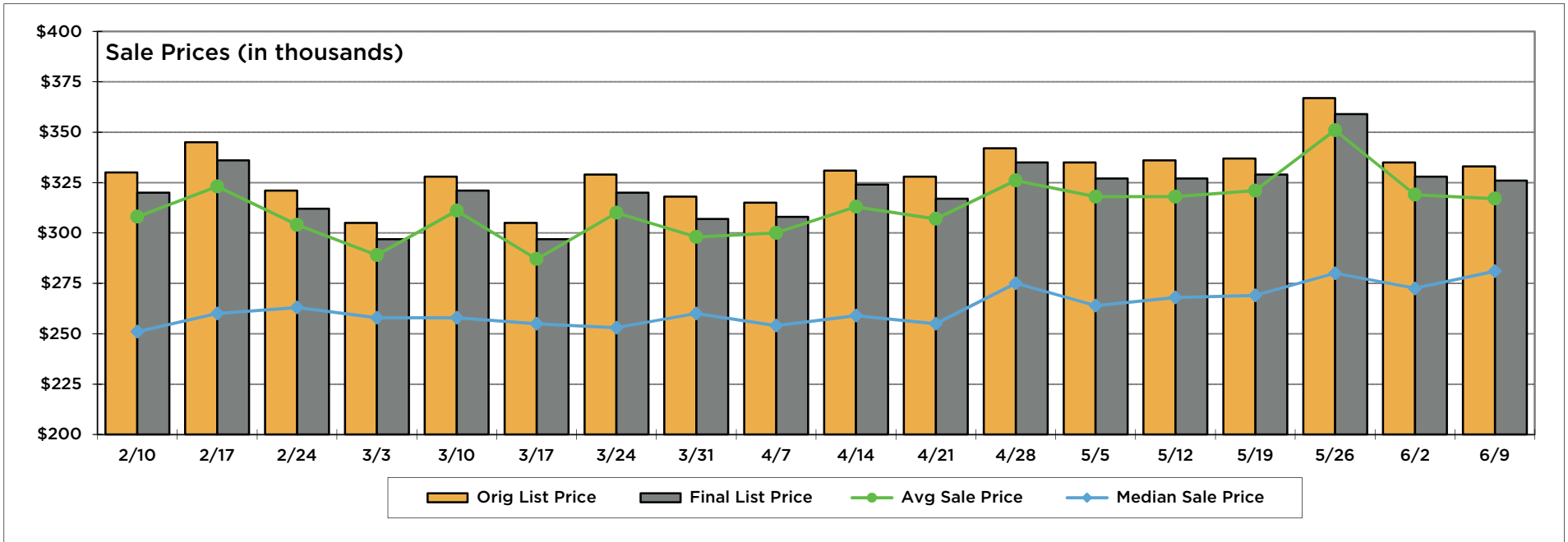
Beds / Baths

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

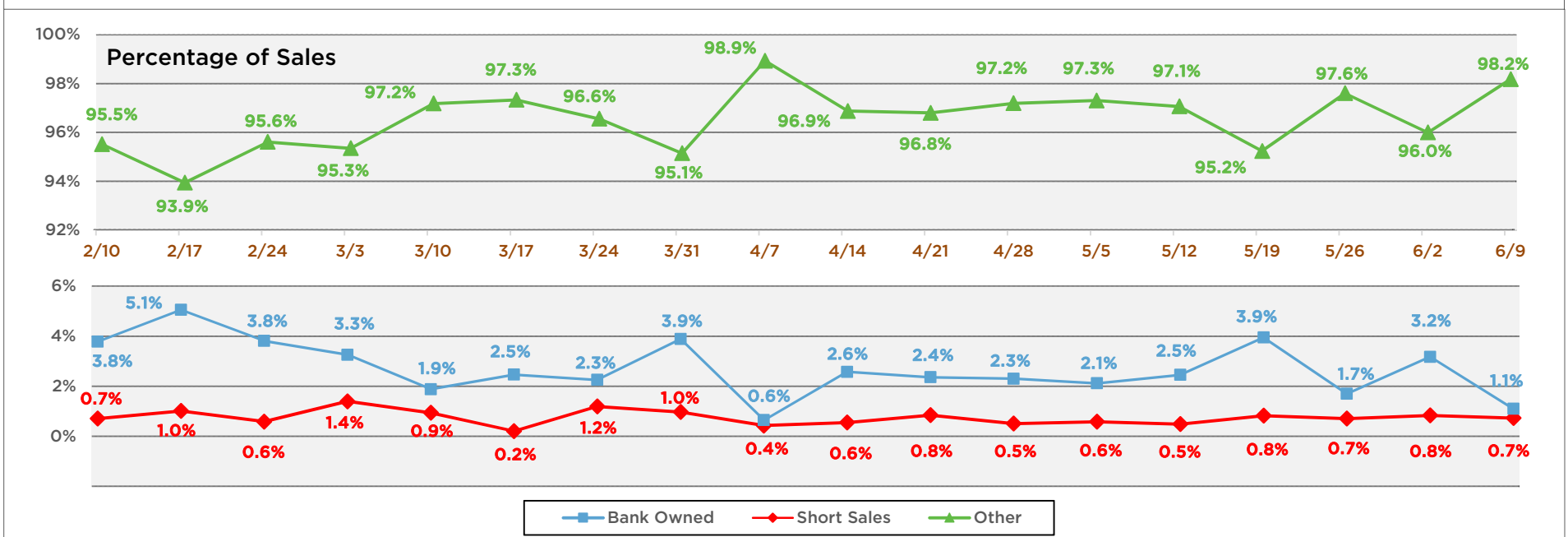
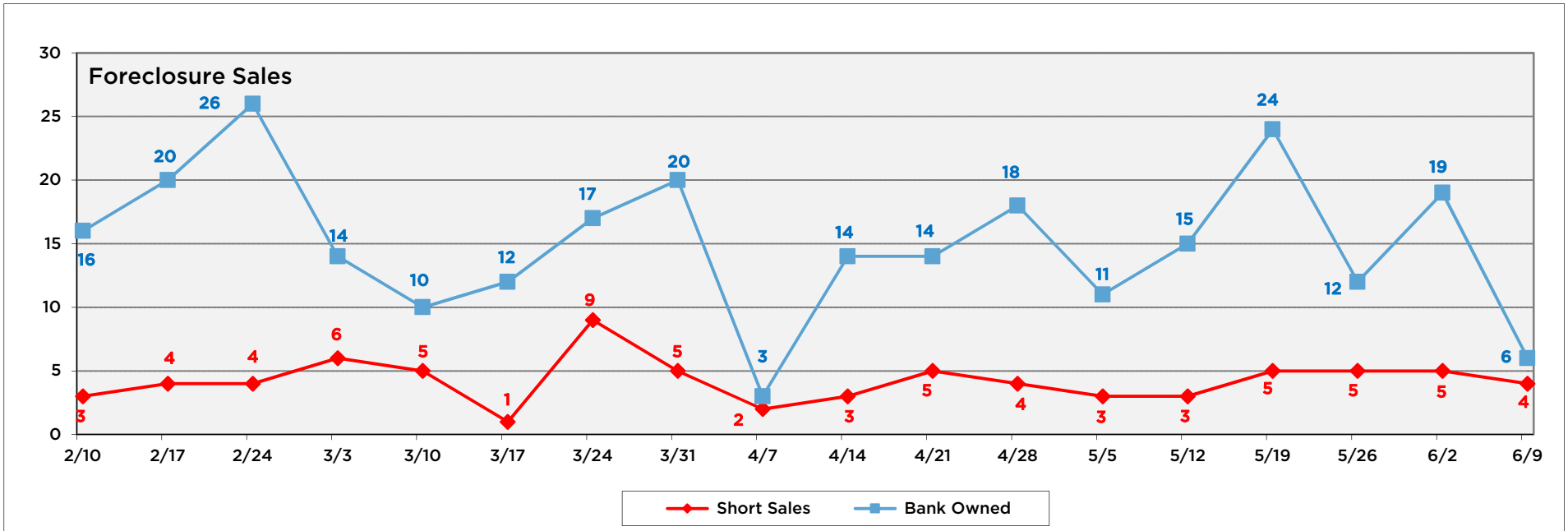
Square Footage

Average Square Feet	2,122	1,485	1,950	2,306	2,866	3,519	5,377
---------------------	--------------	-------	-------	-------	-------	-------	-------

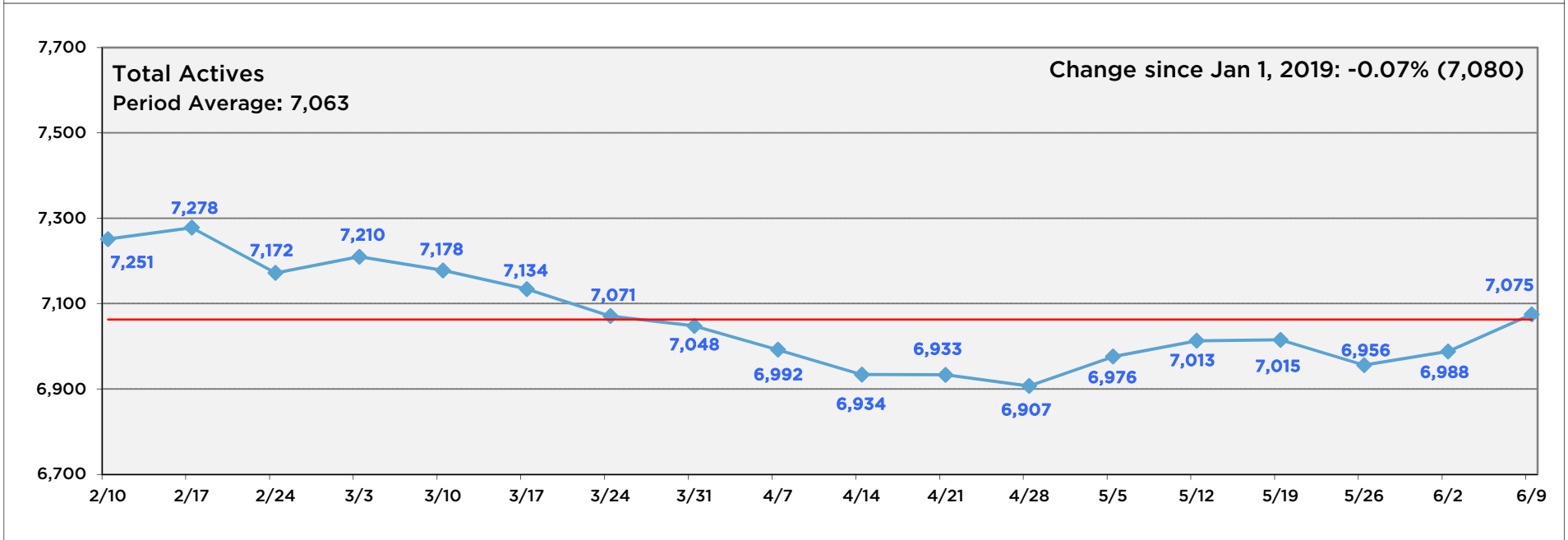
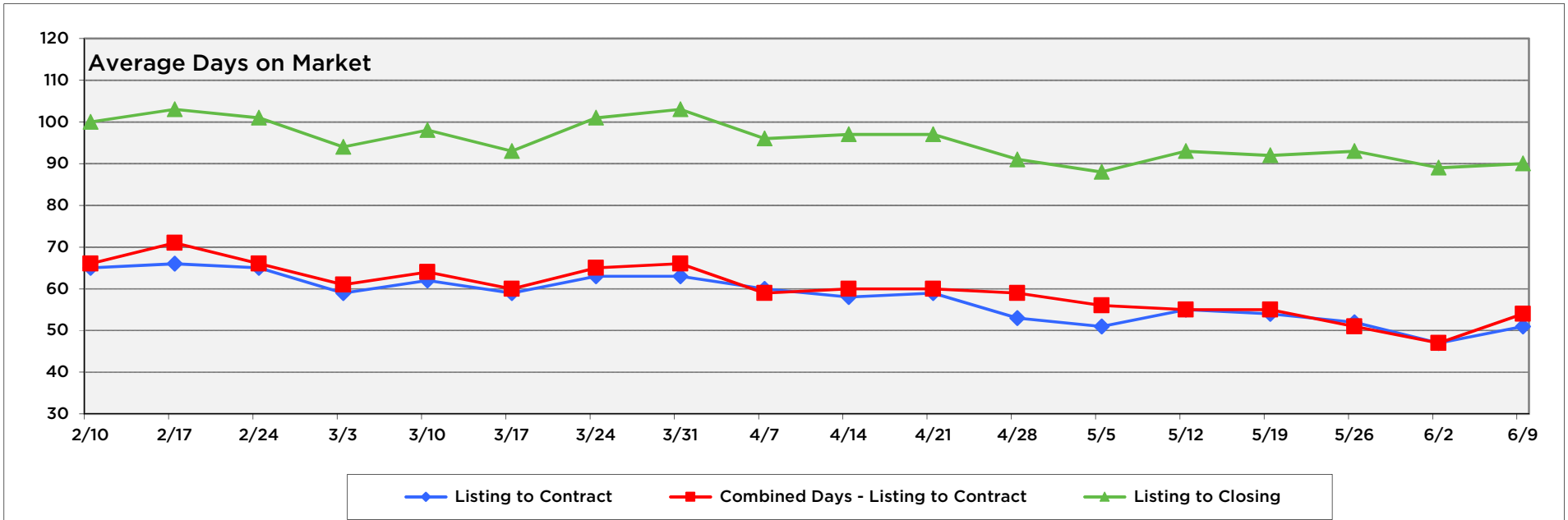
Single Family Homes



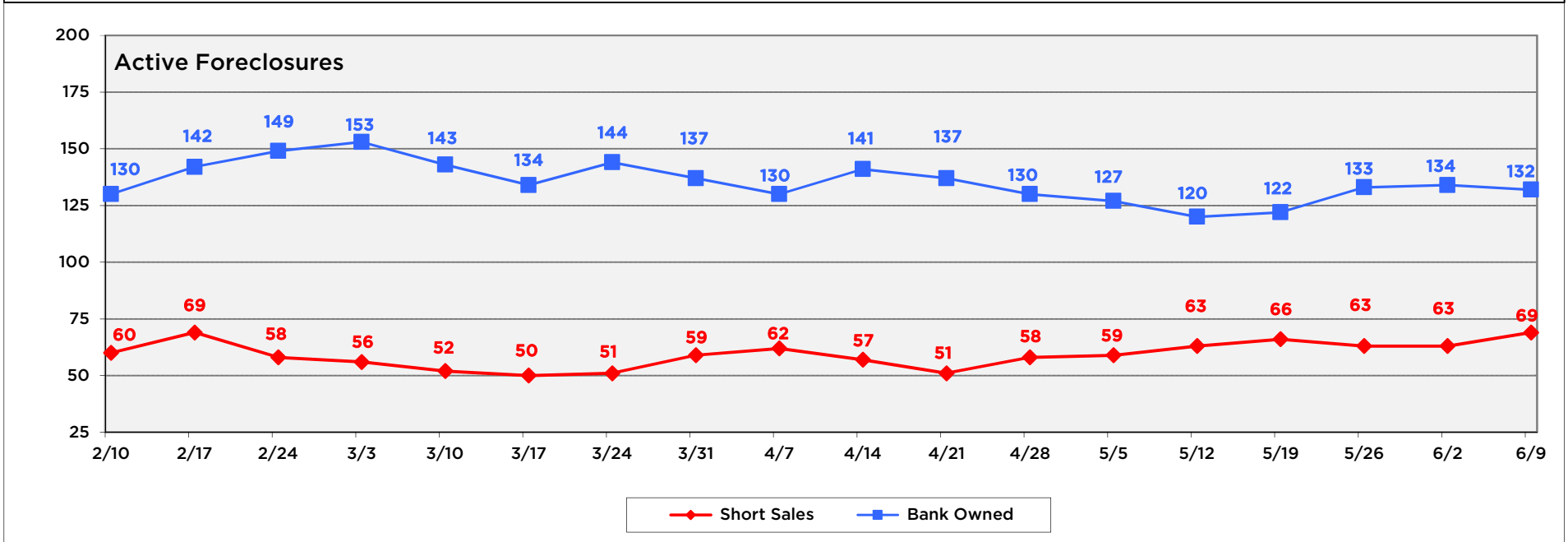
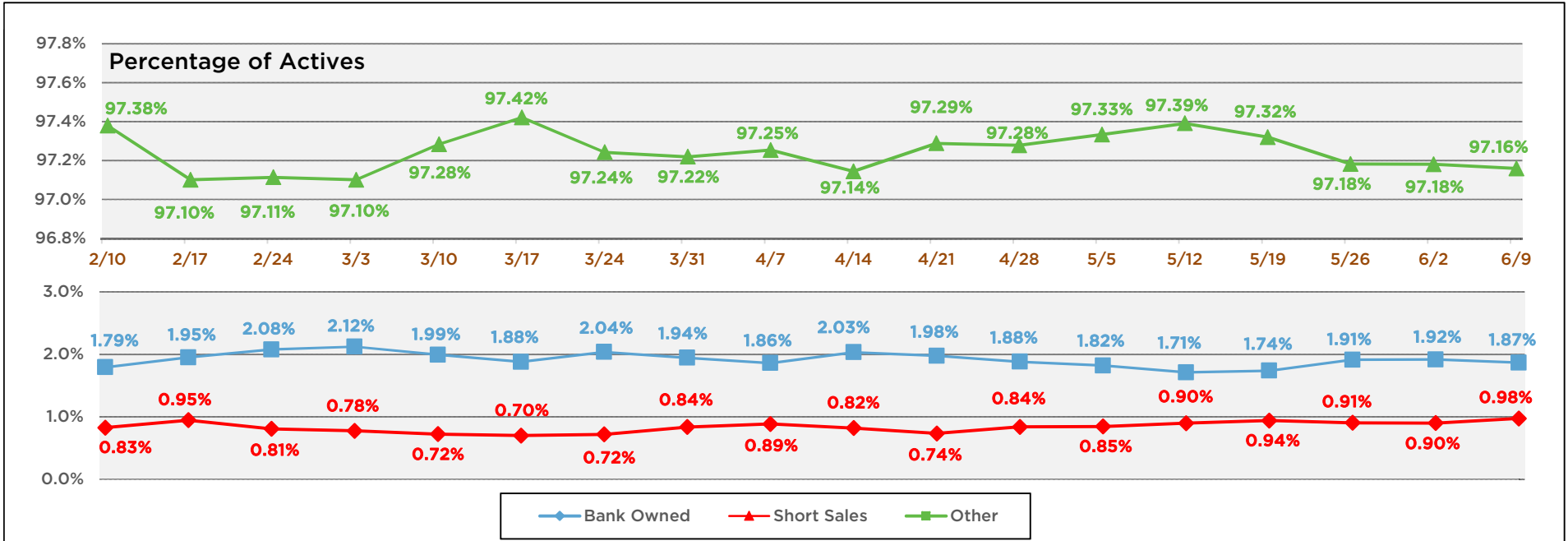
Single Family Homes



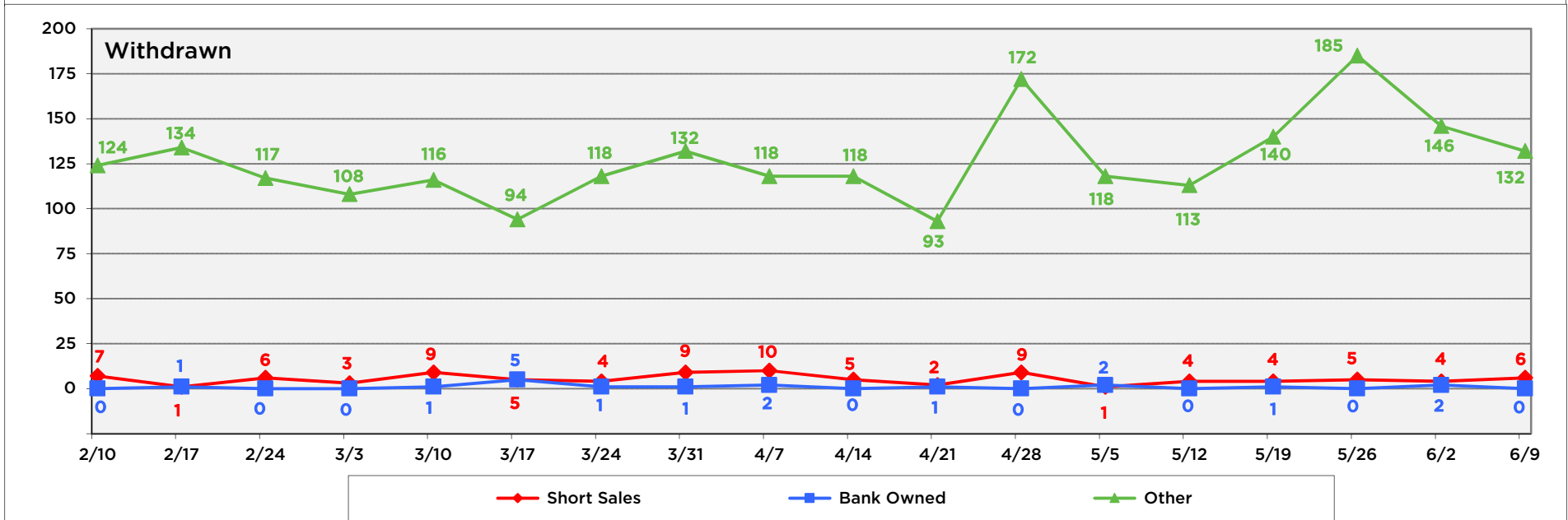
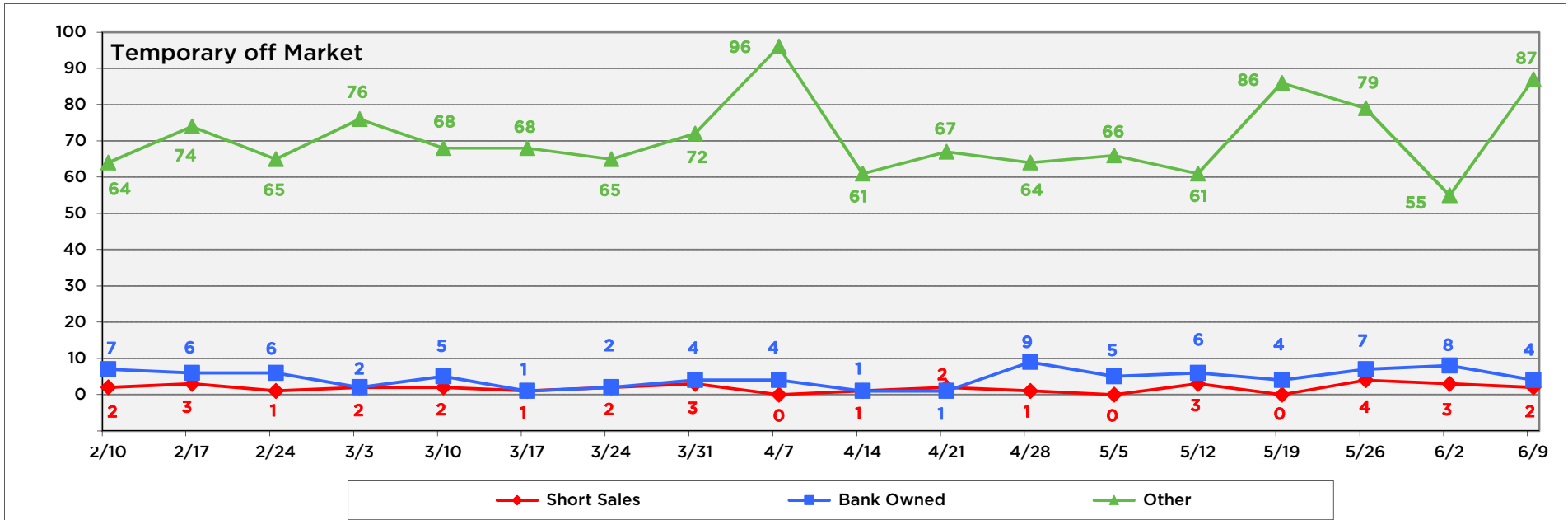
Single Family Homes



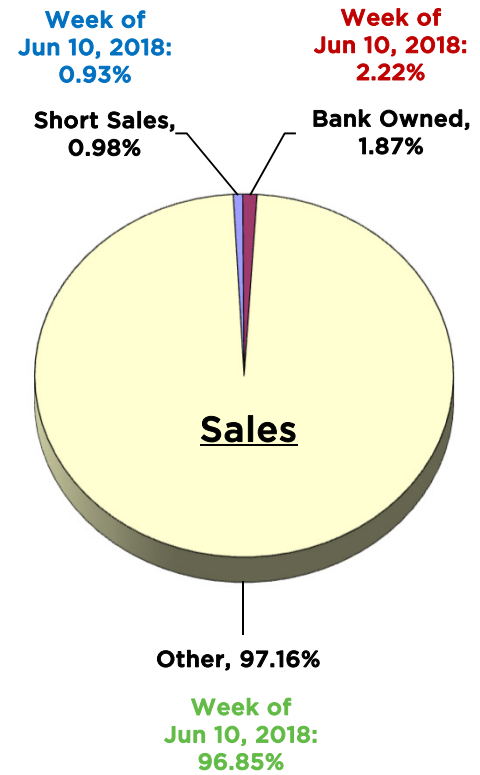
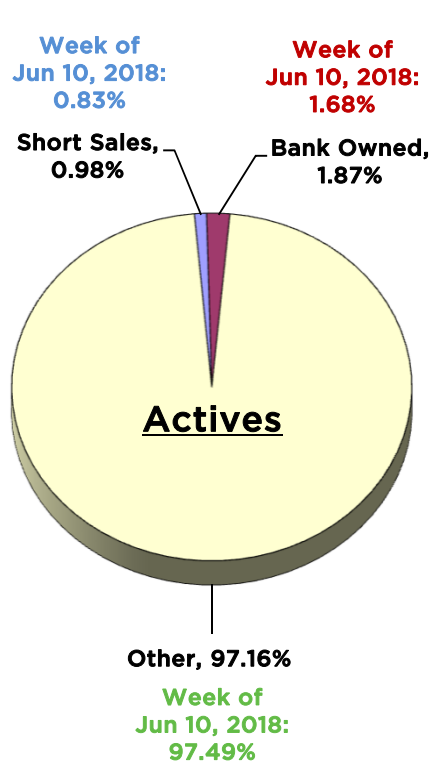
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 24 Single Family Homes available for the Median Price of \$280,500? (± \$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		4	\$280,000	3.5	2.0	1,768	\$158.42
Altamonte Springs / Forest City	32714	1	\$280,000	4.0	2.0	1,849	\$151.43
Lake Mary / Heathrow	32746	1	\$280,000	3.0	2.0	1,929	\$145.15
Longwood (East)	32750	1	\$280,000	3.0	2.0	1,386	\$202.02
Winter Park	32792	1	\$280,000	4.0	2.0	1,906	\$146.90
Orange County		3	\$280,000	3.3	2.0	2,209	\$126.75
Apopka / Hunt Club	32703	1	\$280,000	3.0	2.0	2,043	\$137.05
Bithlo	32820	1	\$280,000	4.0	2.0	2,720	\$102.94
Ventura	32822	1	\$280,000	3.0	2.0	1,864	\$150.21
Osceola County		11	\$280,000	4.1	2.7	2,251	\$124.41
Kissimmee (Central)	34741	1	\$280,000	4.0	2.0	2,295	\$122.00
Kissimmee (East)	34744	1	\$280,000	4.0	2.0	2,153	\$130.05
Kissimmee (West) / Pleasant Hill	34746	5	\$280,000	4.0	3.0	2,244	\$124.78
Kissimmee / Poinciana	34758	2	\$280,000	4.0	3.0	2,265	\$123.62
St Cloud / Narcoossee	34771	1	\$280,000	4.0	2.0	2,153	\$130.05
St Cloud / Canoe Creek	34772	1	\$280,000	5.0	3.0	2,406	\$116.38
Lake County		6	\$280,000	3.5	2.2	2,059	\$135.98
Grand Island	32735	1	\$280,000	4.0	3.0	2,442	\$114.66
Sorrento / Mt Plymouth	32776	1	\$280,000	3.0	2.0	2,469	\$113.41
Clermont (Central)	34711	2	\$280,000	3.0	2.0	1,934	\$144.78
Minneola	34715	2	\$280,000	4.0	2.0	1,788	\$156.60

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	145	118	13	11	1	2	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	143	116	13	11	1	2	0
Active Listings	1,903	1,353	235	204	50	50	11
Bank Owned	24	20	2	2	0	0	0
Short Sales	11	6	2	2	1	0	0
Other	1,868	1,327	231	200	49	50	11
Months of Inventory	3	3	4	4	12	6	0

List Price

Average Original List Price	\$205,307	\$169,706	\$280,231	\$366,245	\$473,500	\$799,500	\$0
Average Final List Price	\$210,066	\$167,219	\$277,153	\$351,935	\$473,500	\$737,450	\$0

Sale Price

Average Price	\$194,998	\$162,343	\$270,962	\$340,064	\$455,000	\$700,000	\$0
Median Price	\$184,000	\$159,950	\$275,000	\$337,000	\$455,000	\$700,000	\$0

Price Differences

Original to Final List Price	\$4,759	-\$2,487	-\$3,078	-\$14,310	\$0	-\$62,050	\$0
Original List to Sale Price - \$	-\$10,309	-\$7,363	-\$9,269	-\$26,181	-\$18,500	-\$99,500	\$0
Final List to Sale Price - \$	-\$15,068	-\$4,876	-\$6,191	-\$11,871	-\$18,500	-\$37,450	\$0
Original List to Sale Price - %	94.98%	95.66%	96.69%	92.85%	96.09%	87.55%	0.00%
Final List to Sale Price - %	92.83%	97.08%	97.77%	96.63%	96.09%	94.92%	0.00%

Days on the Market

Avg Days Listing to Contract	51	46	17	115	100	103	0
Combined Avg Days to Contract	54	43	16	132	100	103	0
Avg Days Listing to Closing	90	83	57	152	149	147	0
Avg Days Contract to Close	38	36	39	36	48	43	0

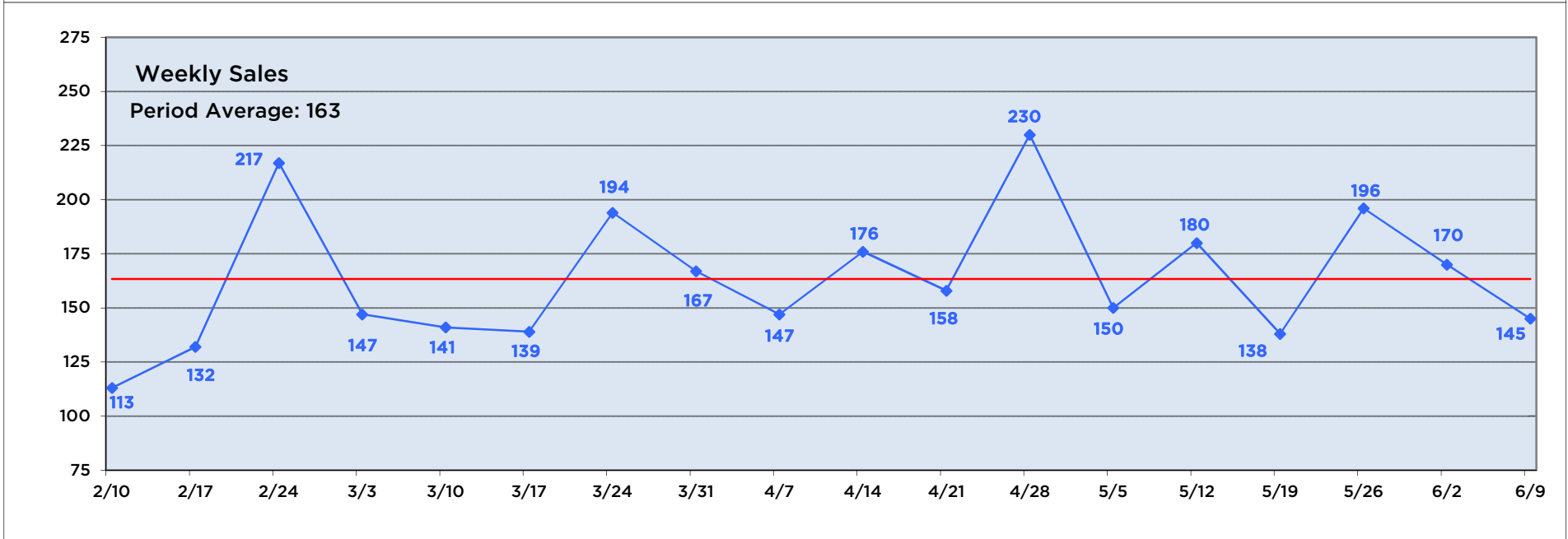
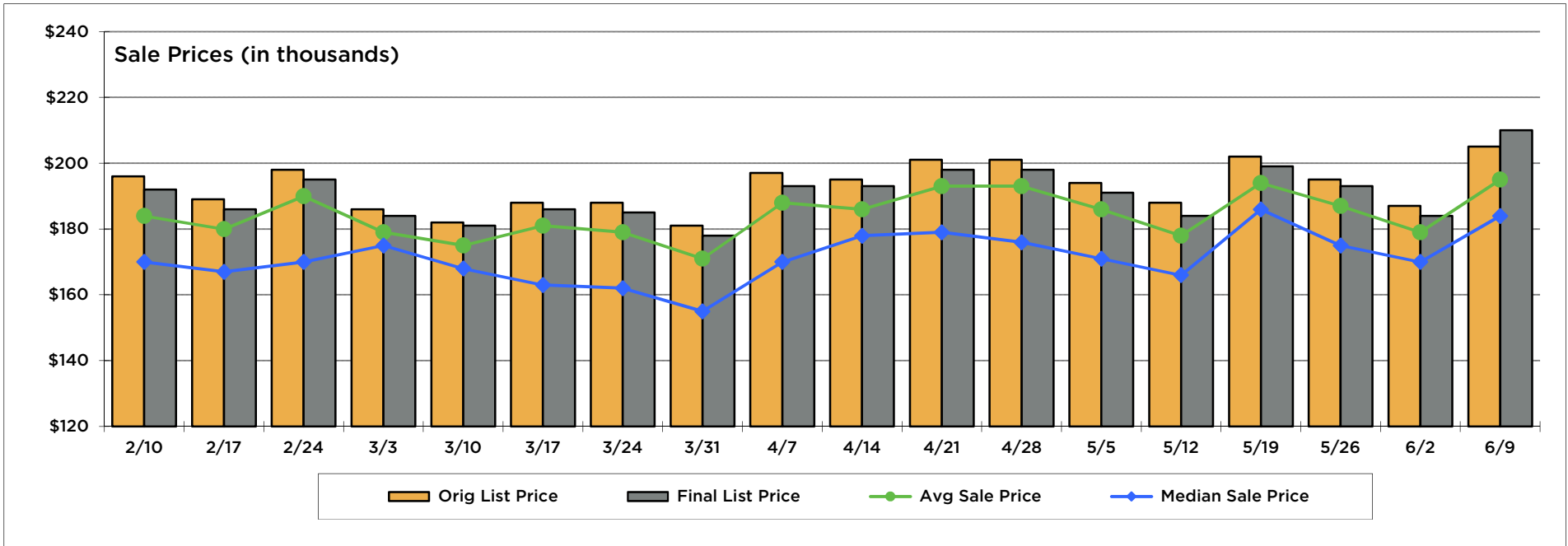
Beds / Baths

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

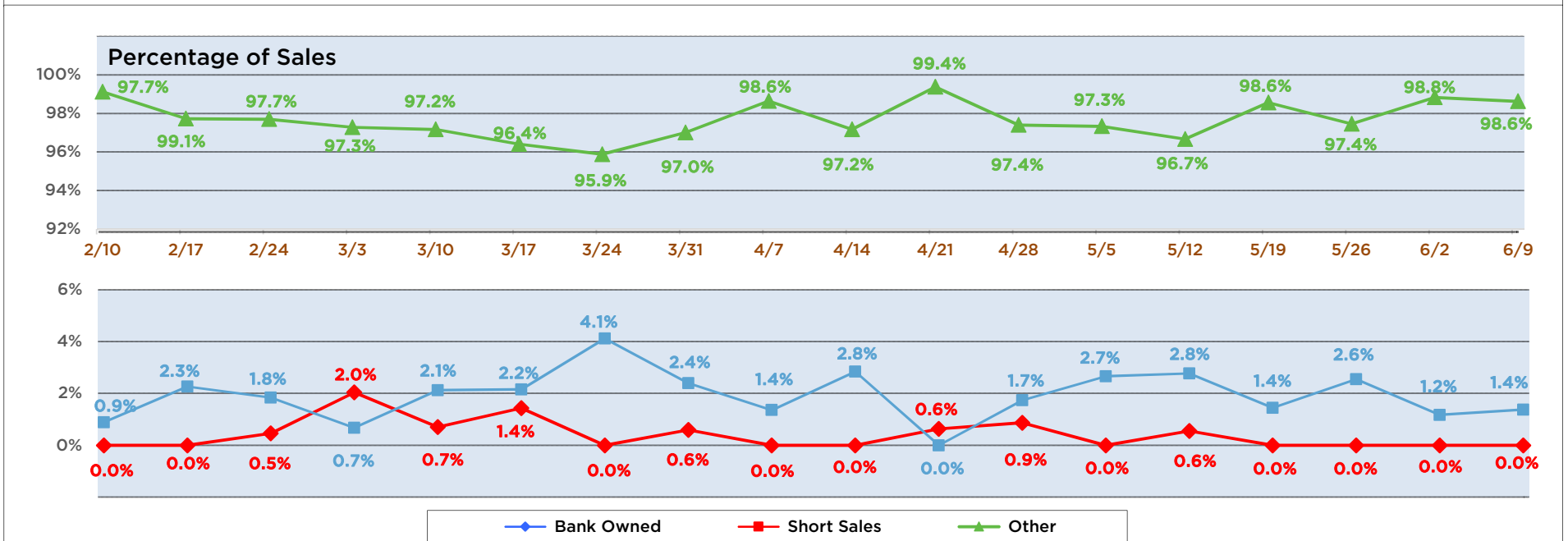
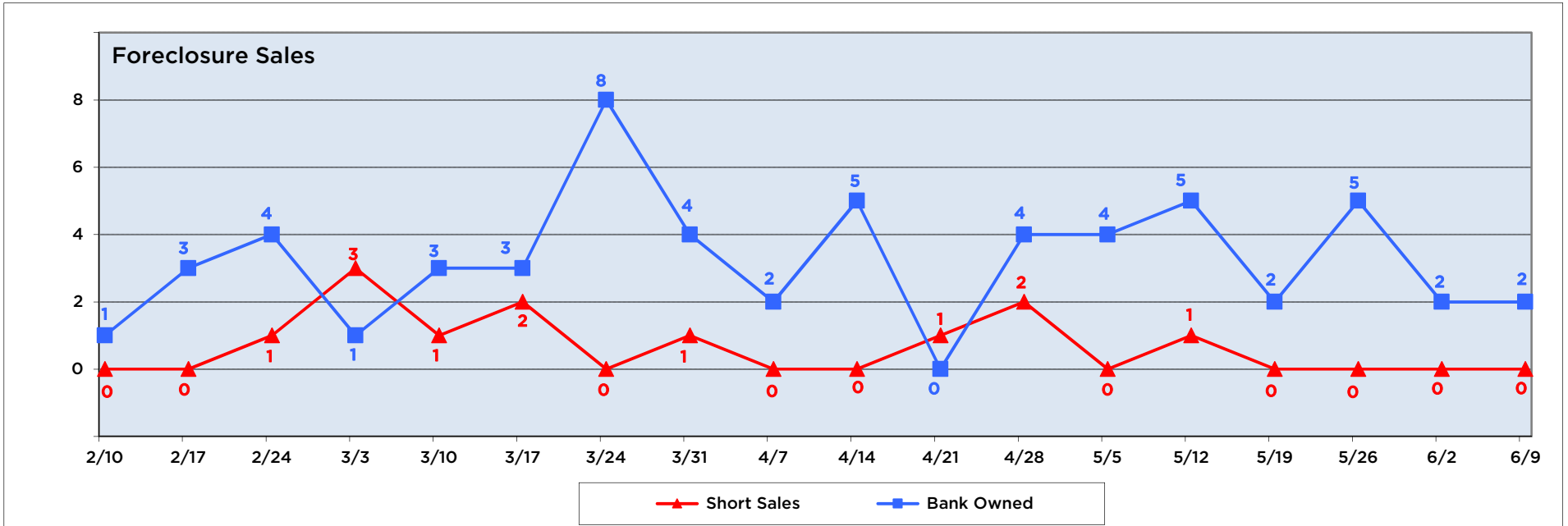
Square Footage

Average Square Feet	1,396	1,261	1,800	2,152	2,201	2,182	0
---------------------	-------	-------	-------	-------	-------	-------	---

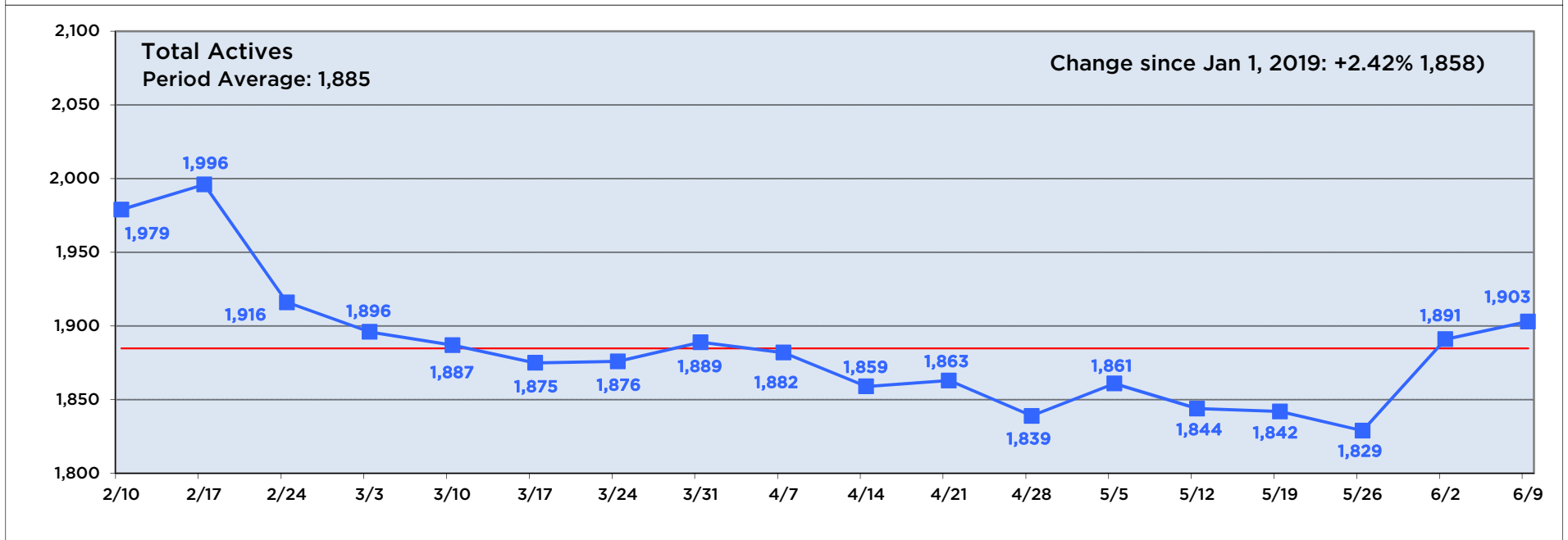
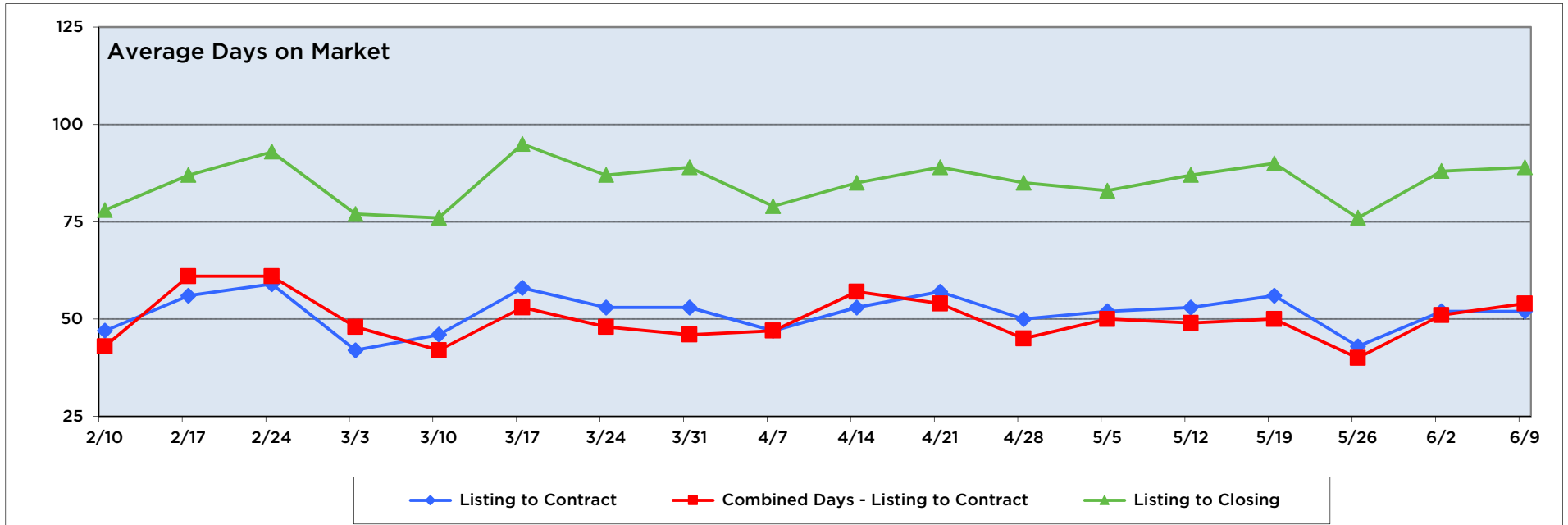
Condos, Townhomes, Villas



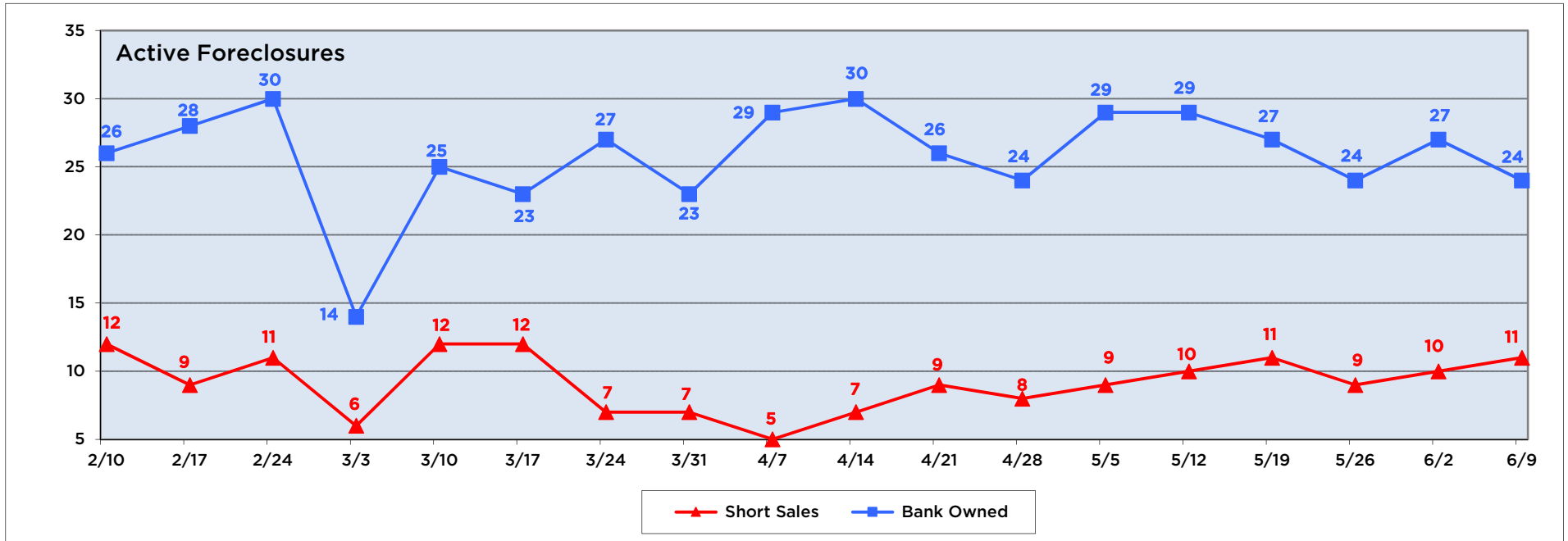
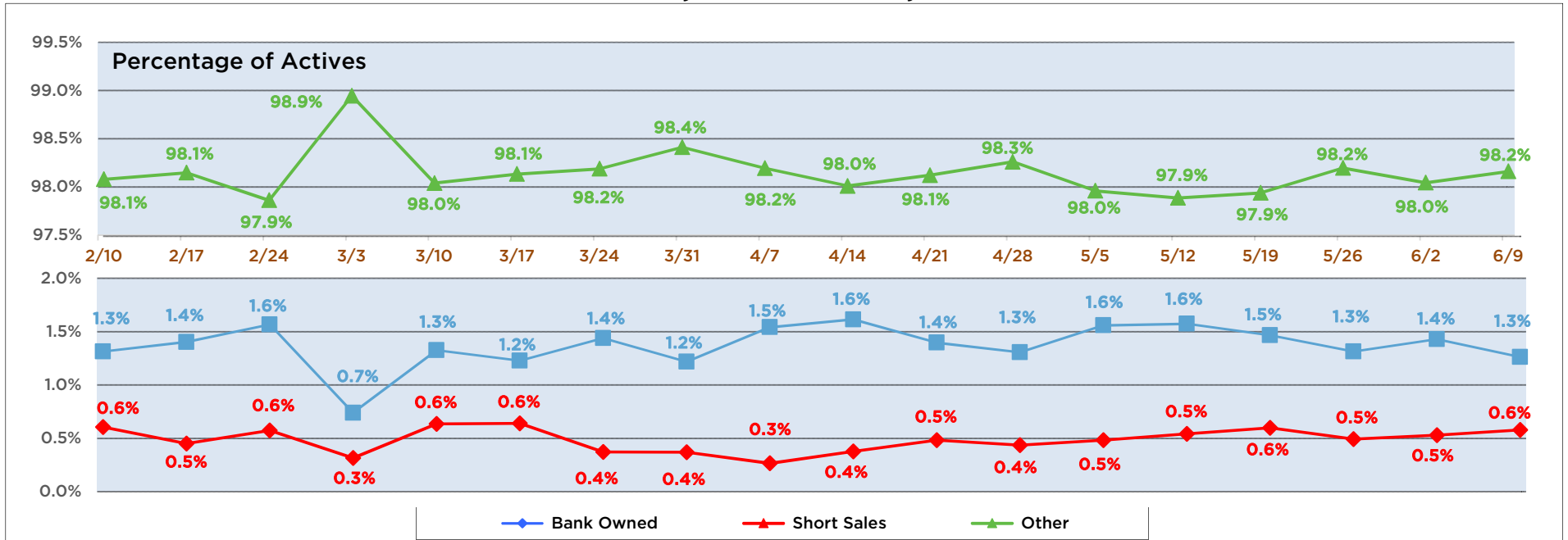
Condos, Townhomes, Villas



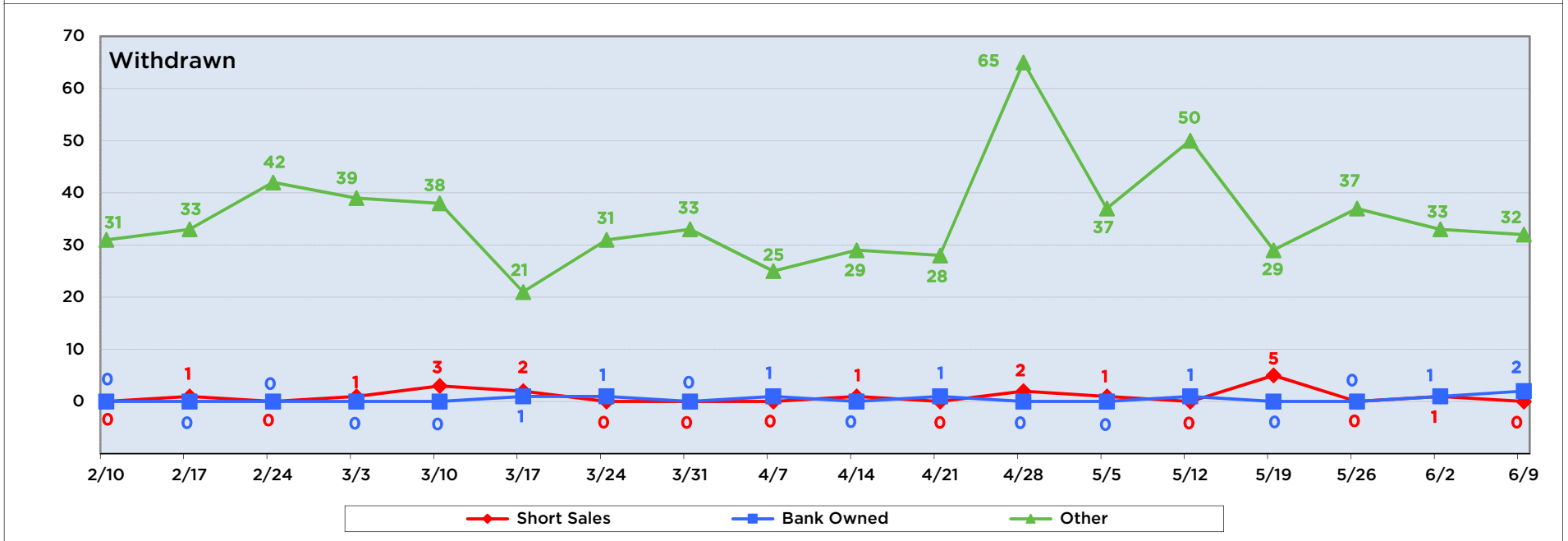
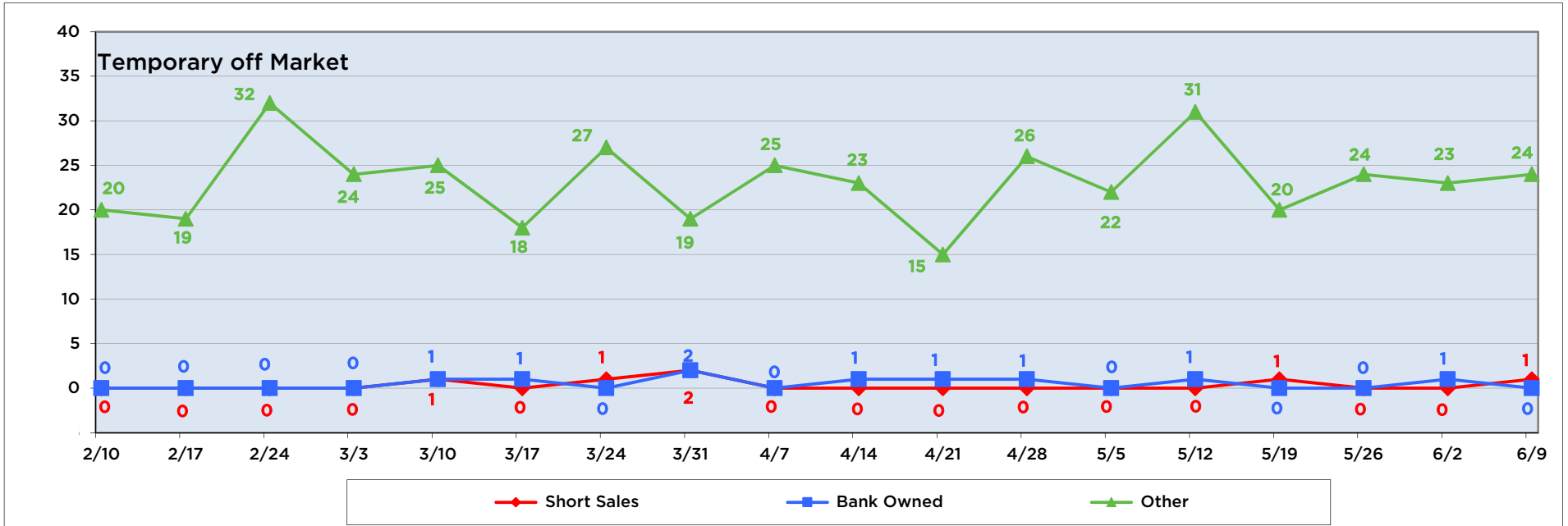
Condos, Townhomes, Villas



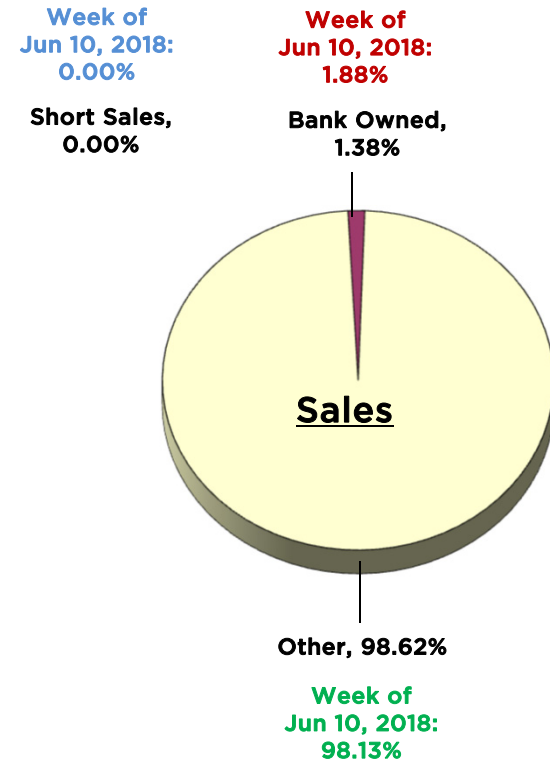
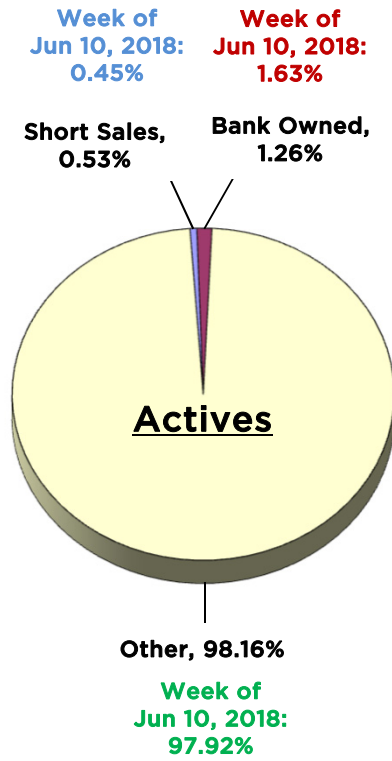
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$184,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<hr/>							
Orange County		1	\$184,500	2.0	2.0	1,318	\$139.98
Orlo Vista	32811	1	\$184,500	2.0	2.0	1,318	\$139.98
<hr/>							
Osceola County		2	\$184,000	4.0	3.0	1,383	\$133.04
Kissimmee (Central)	34741	2	\$184,000	4.0	3.0	1,383	\$133.04
<hr/>							
Lake County		1	\$183,500	2.0	2.0	1,334	\$137.56
Tavares / Mt Plymouth	32778	1	\$183,500	2.0	2.0	1,334	\$137.56