



Monday Morning Quarterback Summary

Week of Jun 16, 2019

Single-family existing homes

- Sales of single-family homes increased to 571 during the week of Jun 16, from 548 the week prior
- The median price of single family homes decreased to \$277,500, a change of -1.1%
- The number of single-family home foreclosure transactions increased to 17 last week, from 6 the week of Jun 9
- The number of single-family home short-sale transactions decreased to 3 from 4 the week prior
- Single-family inventory decreased by 9, and now sits at 7,066

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 162 during the week of Jun 16, from 145 the week prior
- The median price of condos, townhomes, and villas decreased to \$157,500, a change of -14.4%
- 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 decreased by 38, and now sits at 1,865

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	571	229	105	122	57	51	7
Bank Owned	17	11	3	2	0	0	1
Short Sales	3	2	0	1	0	0	0
Other	551	216	102	119	57	51	6
Active Listings	7,066	1,577	1,072	1,676	875	1,330	536
Bank Owned	123	69	18	17	7	10	2
Short Sales	66	27	13	13	8	3	2
Other	6,877	1,481	1,041	1,646	860	1,317	532
Months of Inventory	3	2	2	3	4	6	18

List Price

Average Original List Price	\$339,500	\$198,785	\$283,129	\$361,483	\$469,016	\$688,711	\$1,806,429
Average Final List Price	\$332,118	\$195,954	\$278,622	\$351,891	\$457,028	\$666,063	\$1,794,286

Sale Price

Average Price	\$323,448	\$191,248	\$273,439	\$345,582	\$441,189	\$649,649	\$1,677,262
Median Price	\$277,500	\$200,000	\$272,500	\$345,000	\$435,000	\$624,900	\$1,325,000

Price Differences

<i>Original to Final</i> List Price	-\$7,382	-\$2,831	-\$4,507	-\$9,592	-\$11,988	-\$22,648	-\$12,143
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,052	-\$7,537	-\$9,690	-\$15,901	-\$27,827	-\$39,062	-\$129,167
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,670	-\$4,706	-\$5,183	-\$6,309	-\$15,839	-\$16,414	-\$117,024
<i>Original</i> List to <i>Sale</i> Price - %	95.27%	96.21%	96.58%	95.60%	94.07%	94.33%	92.85%
<i>Final</i> List to <i>Sale</i> Price - %	97.39%	97.60%	98.14%	98.21%	96.53%	97.54%	93.48%

Days on the Market

Avg Days Listing to Contract	49	44	44	57	43	68	94
Combined Avg Days to Contract	50	40	44	63	43	80	82
Avg Days Listing to Closing	88	82	82	95	82	117	130
Avg Days Contract to Close	38	37	38	37	38	49	35

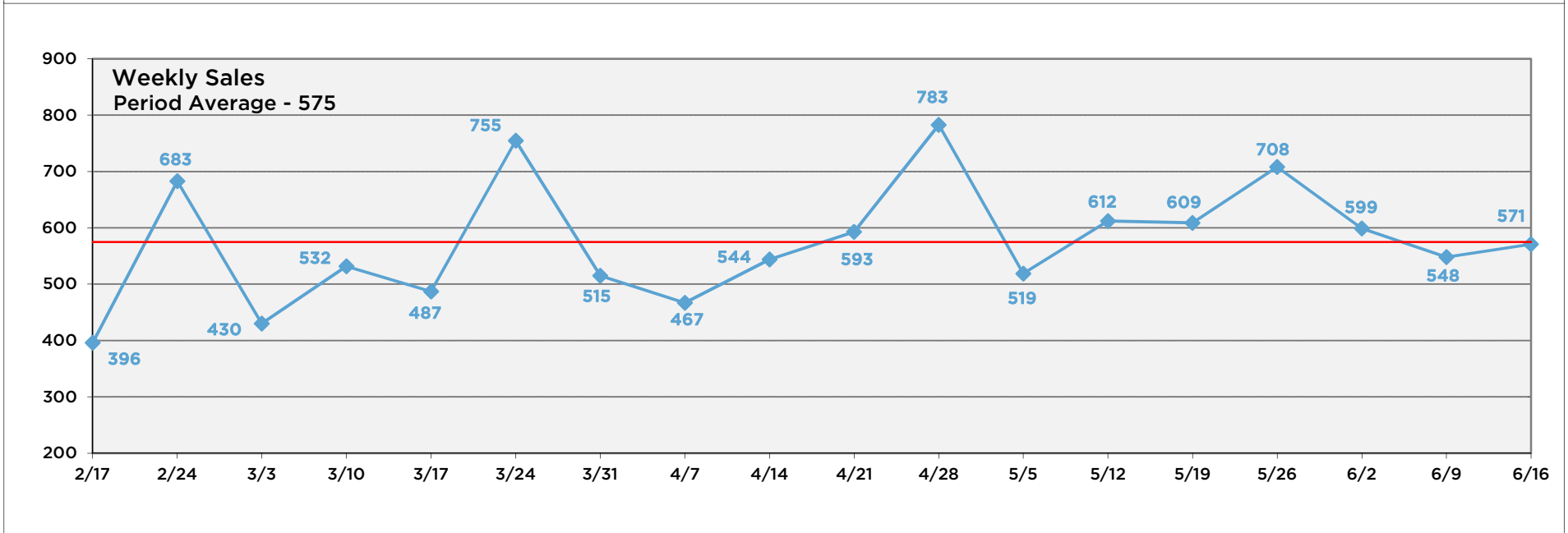
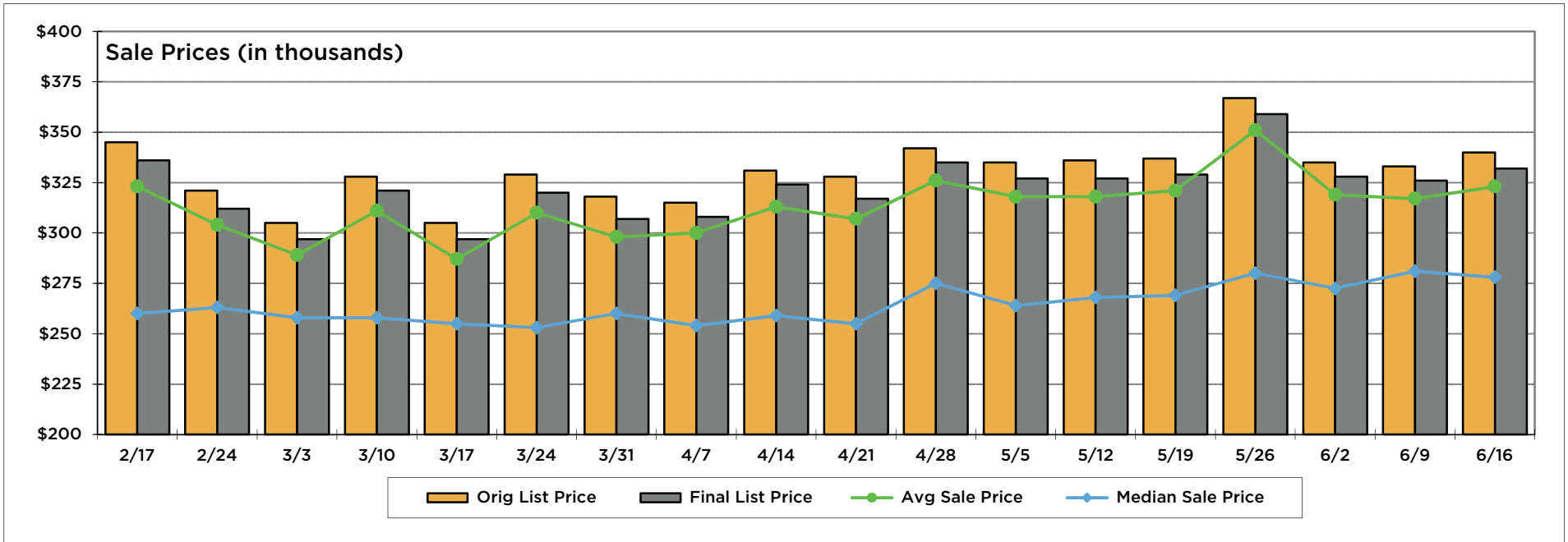
Beds / Baths

Average Bedrooms	4	3	3	4	4	4	6
Average Full Baths	2	2	2	3	3	3	6
Average Half Baths	0	0	0	0	0	1	2

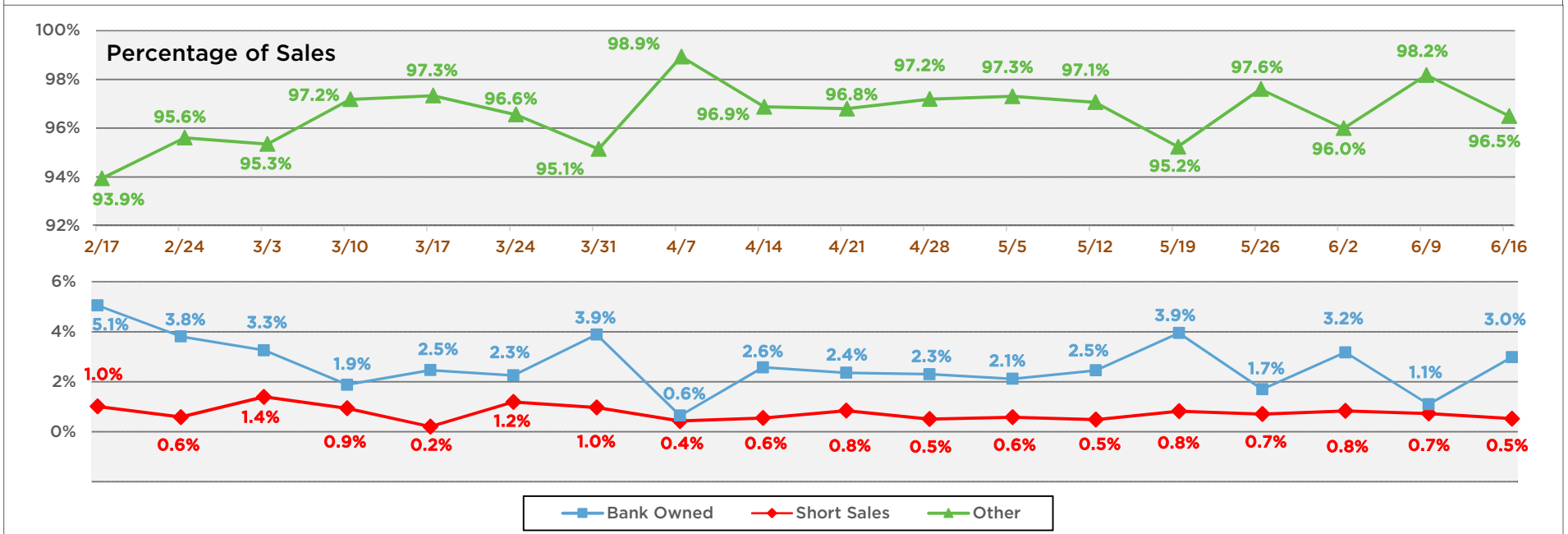
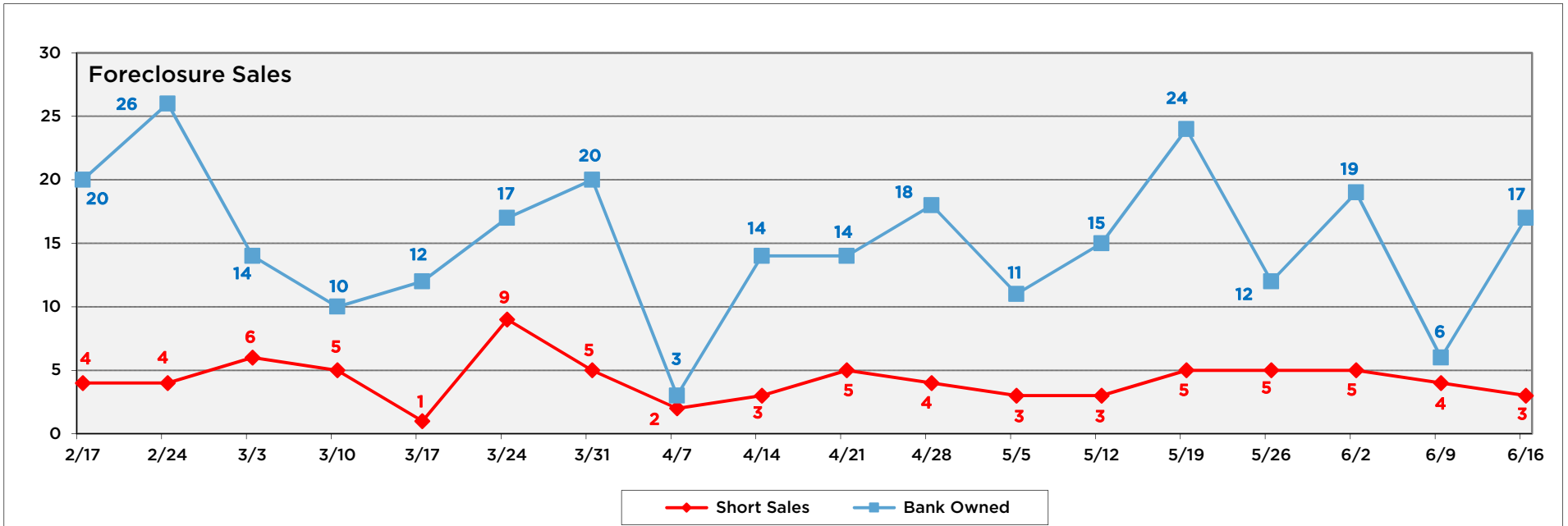
Square Footage

Average Square Feet	2,128	1,466	1,936	2,435	2,794	3,473	6,097
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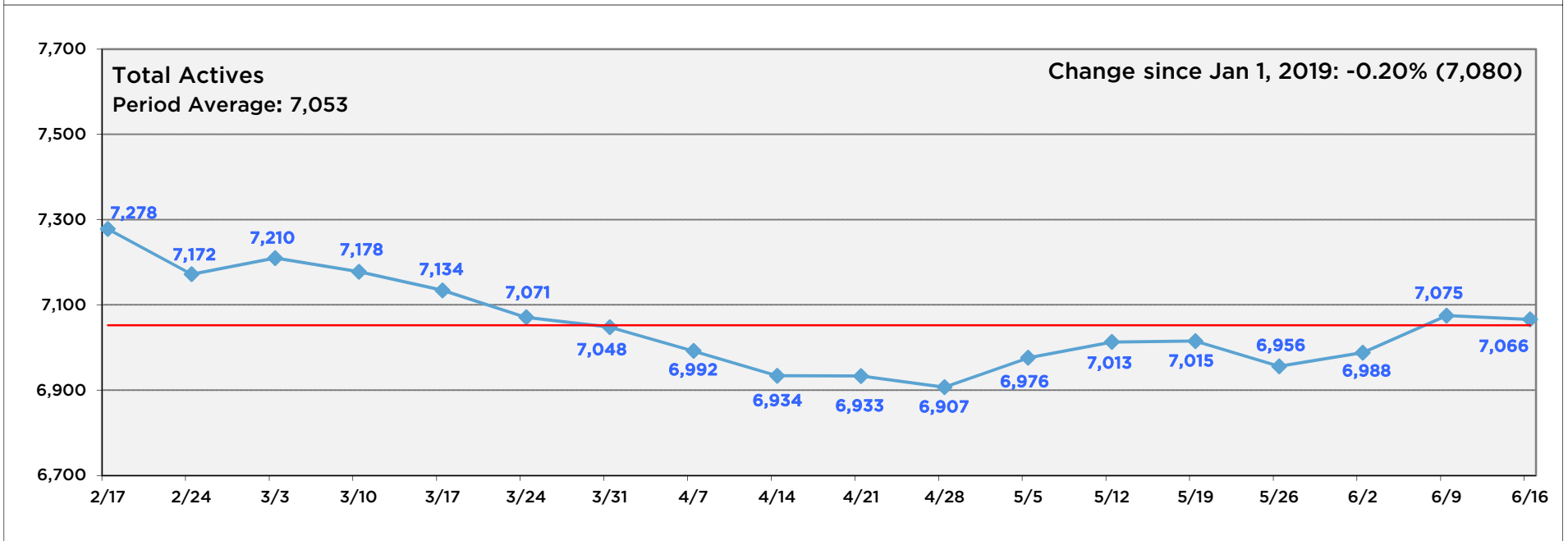
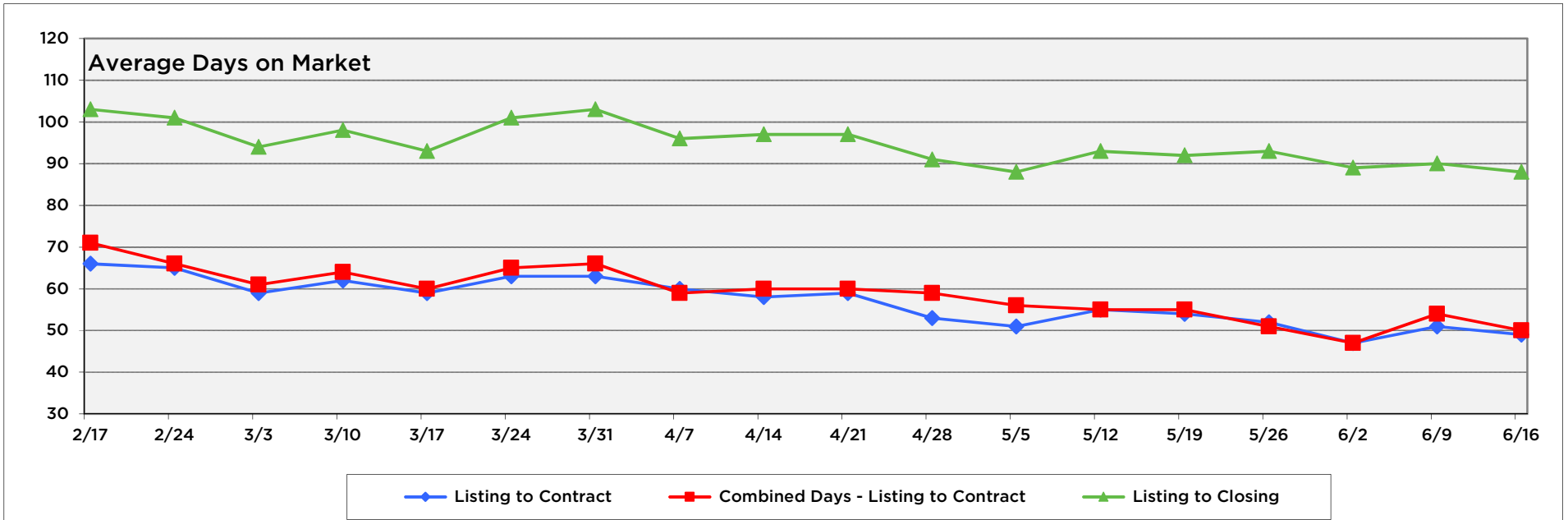
Single Family Homes



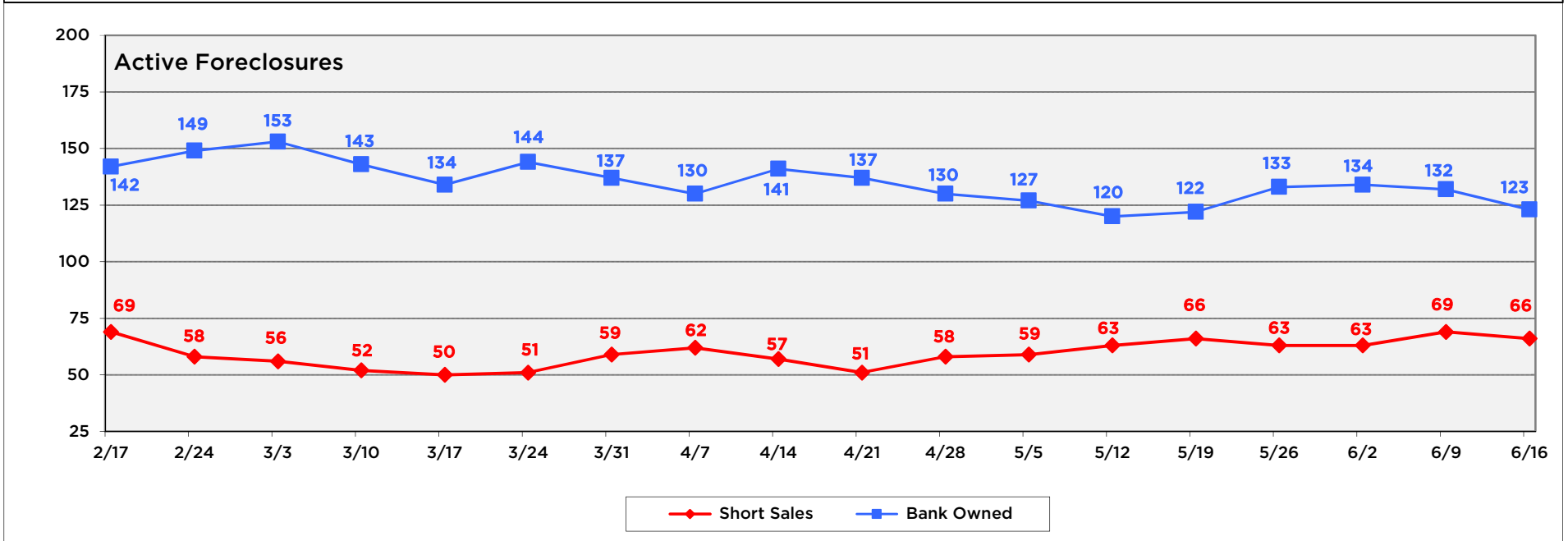
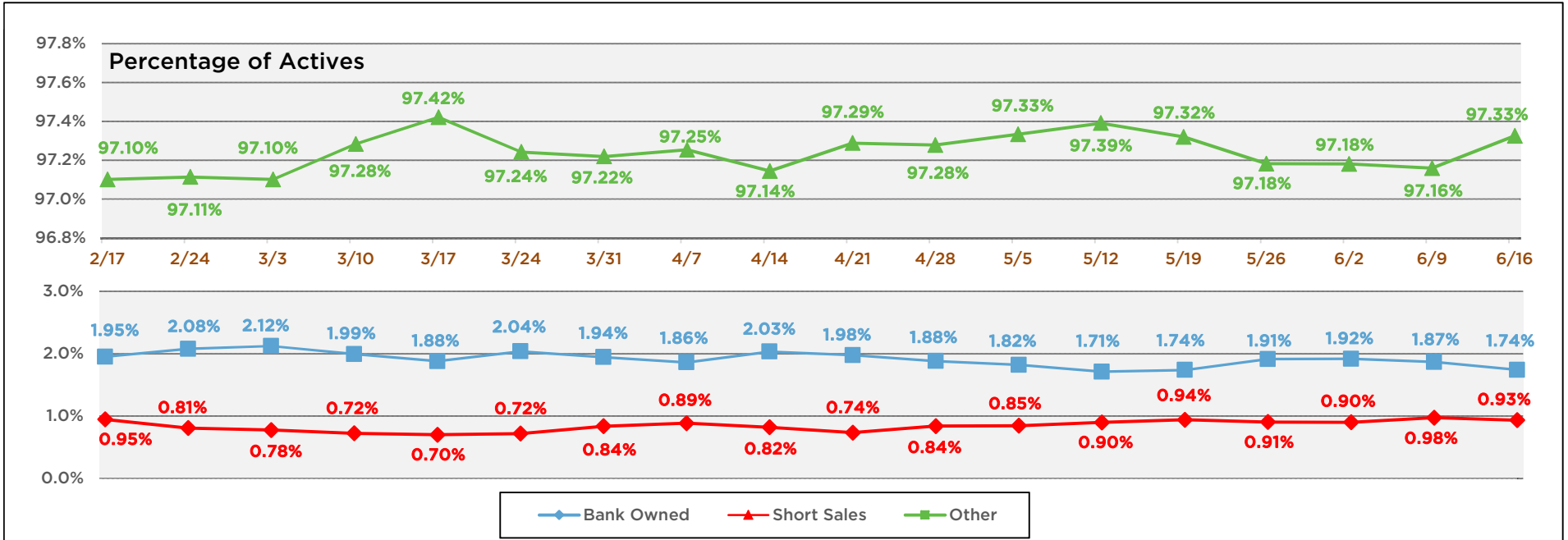
Single Family Homes



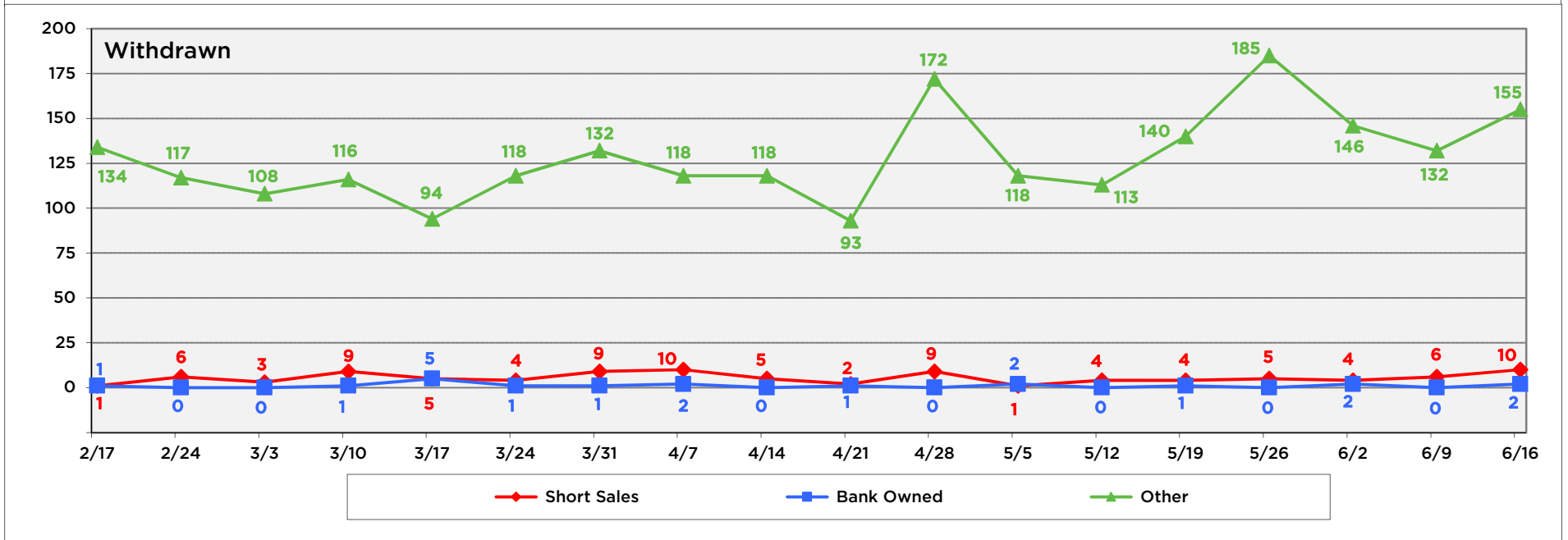
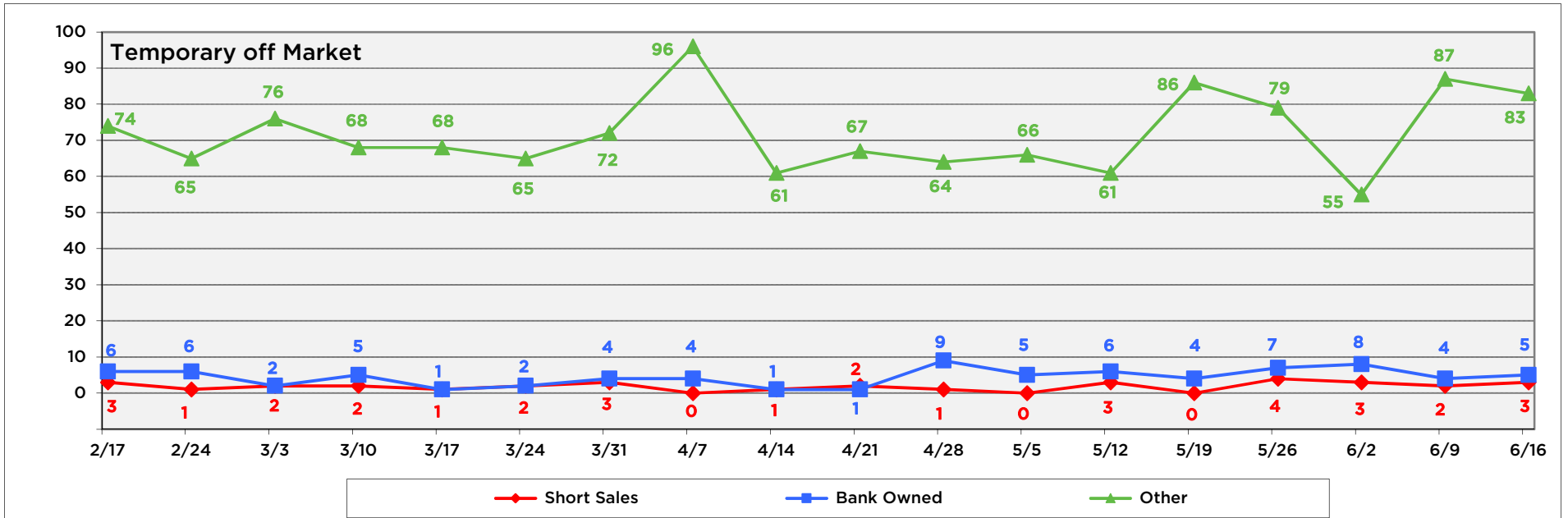
Single Family Homes



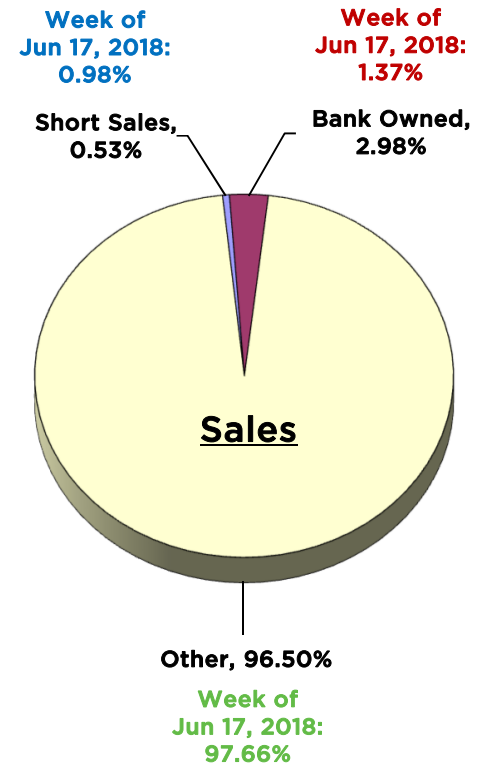
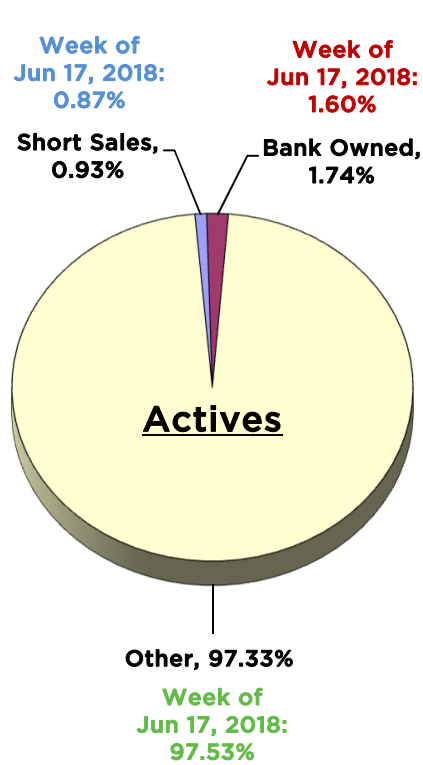
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 13 Single Family Homes available for the Median Price of \$277,500? (± \$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		3	\$277,833	3.3	2.0	1,717	\$161.78
Casselberry	32707	1	\$278,000	4.0	2.0	1,856	\$149.78
Oviedo	32765	1	\$277,500	3.0	2.0	1,809	\$153.40
Longwood / Wekiva Springs	32779	1	\$278,000	3.0	2.0	1,487	\$186.95
Orange County		6	\$277,633	4.0	2.3	2,100	\$132.22
Apopka (North)	32712	1	\$278,000	4.0	2.0	1,968	\$141.26
Conway	32812	1	\$277,900	4.0	2.0	2,072	\$134.12
Hiawassee	32818	2	\$277,550	5.0	3.0	2,504	\$110.84
Rio Pinar / Union Park	32825	1	\$277,000	3.0	2.0	1,736	\$159.56
Ocoee	34761	1	\$277,800	3.0	2.0	1,815	\$153.06
Osceola County		2	\$277,750	3.5	2.0	1,907	\$145.65
St Cloud / Narcoossee	34771	1	\$277,500	3.0	2.0	1,750	\$158.57
St Cloud / Harmony	34773	1	\$278,000	4.0	2.0	2,064	\$134.69
Lake County		2	\$277,200	4.0	2.0	1,935	\$143.26
Groveland	34736	2	\$277,200	4.0	2.0	1,935	\$143.26

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	162	144	8	7	1	1	1
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	160	142	8	7	1	1	1
Active Listings	1,865	1,328	231	193	52	51	10
Bank Owned	19	16	1	2	0	0	0
Short Sales	11	7	1	2	1	0	0
Other	1,835	1,305	229	189	51	51	10
Months of Inventory	3	2	7	6	12	12	2

List Price

Average Original List Price	\$186,076	\$160,674	\$283,475	\$355,814	\$429,900	\$519,900	\$1,299,000
Average Final List Price	\$182,012	\$157,609	\$276,225	\$355,100	\$429,900	\$519,900	\$1,145,000

Sale Price

Average Price	\$176,947	\$153,496	\$270,250	\$347,571	\$429,900	\$512,000	\$1,025,000
Median Price	\$157,500	\$149,500	\$269,000	\$340,000	\$429,900	\$512,000	\$1,025,000

Price Differences

Original to Final List Price	-\$4,064	-\$3,065	-\$7,250	-\$714	\$0	\$0	-\$154,000
Original List to Sale Price - \$	-\$9,129	-\$7,178	-\$13,225	-\$8,243	\$0	-\$7,900	-\$274,000
Final List to Sale Price - \$	-\$5,065	-\$4,113	-\$5,975	-\$7,529	\$0	-\$7,900	-\$120,000
Original List to Sale Price - %	95.09%	95.53%	95.33%	97.68%	100.00%	98.48%	78.91%
Final List to Sale Price - %	97.22%	97.39%	97.84%	97.88%	100.00%	98.48%	89.52%

Days on the Market

Avg Days Listing to Contract	56	55	50	24	5	9	552
Combined Avg Days to Contract	58	57	49	24	5	9	552
Avg Days Listing to Closing	89	88	80	62	52	37	592
Avg Days Contract to Close	33	33	29	37	46	27	39

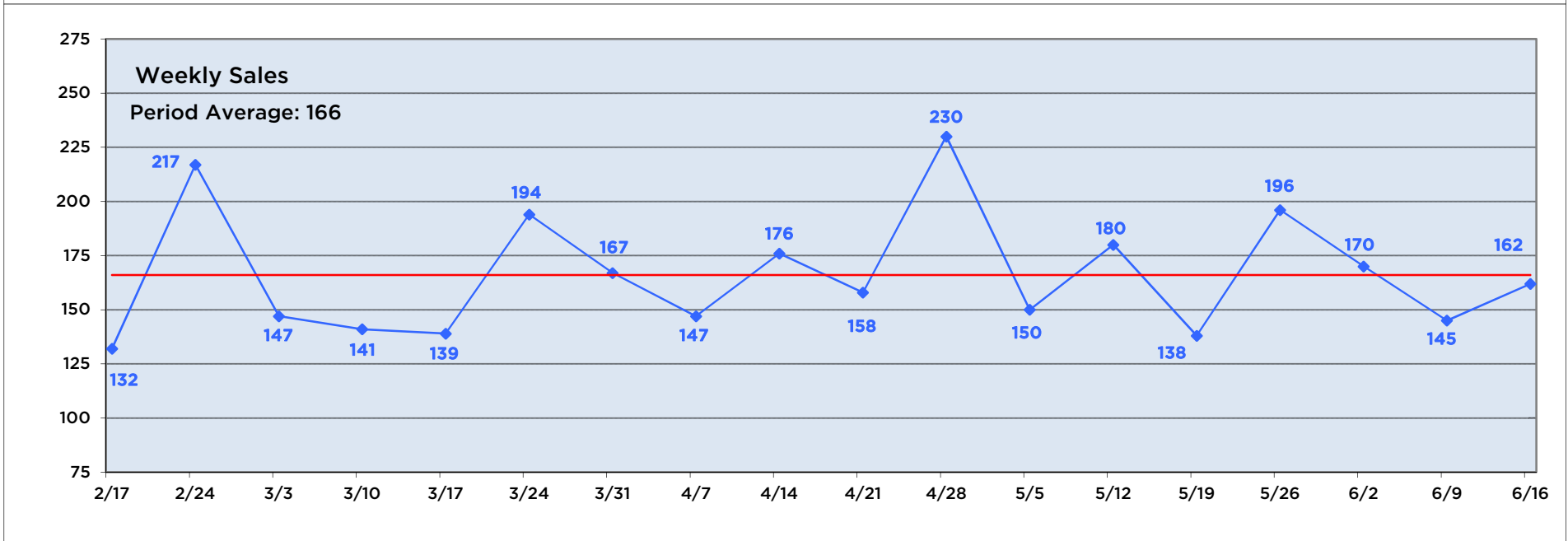
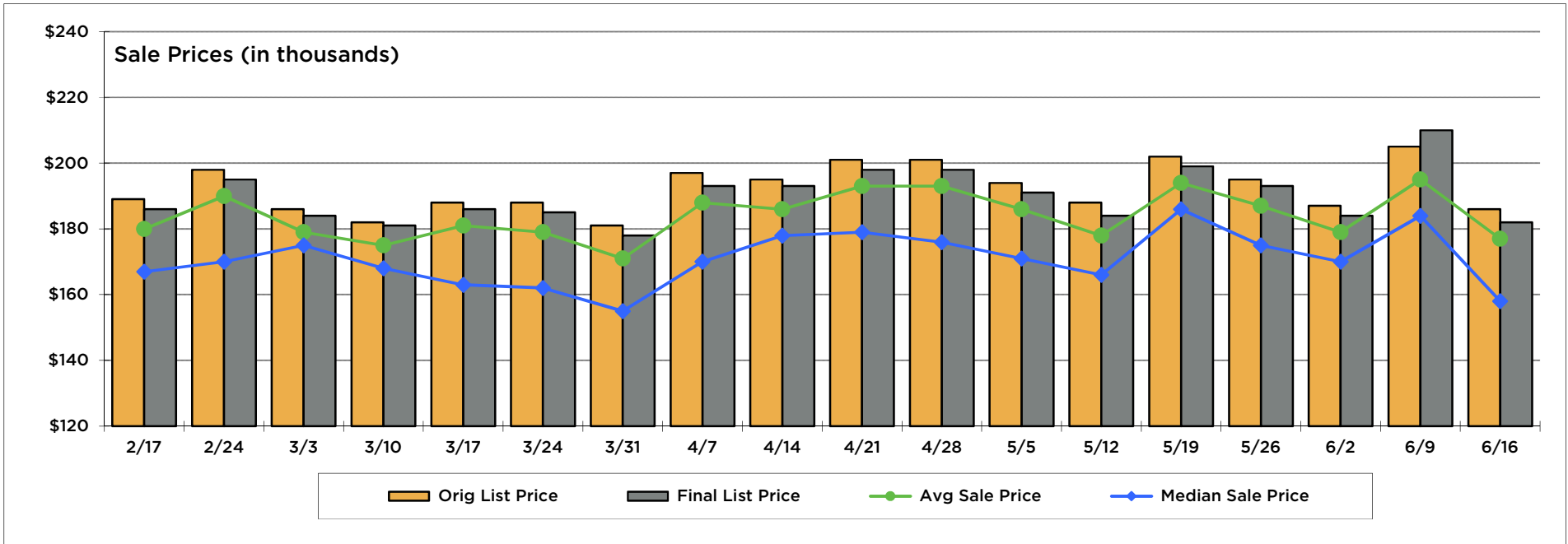
Beds / Baths

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

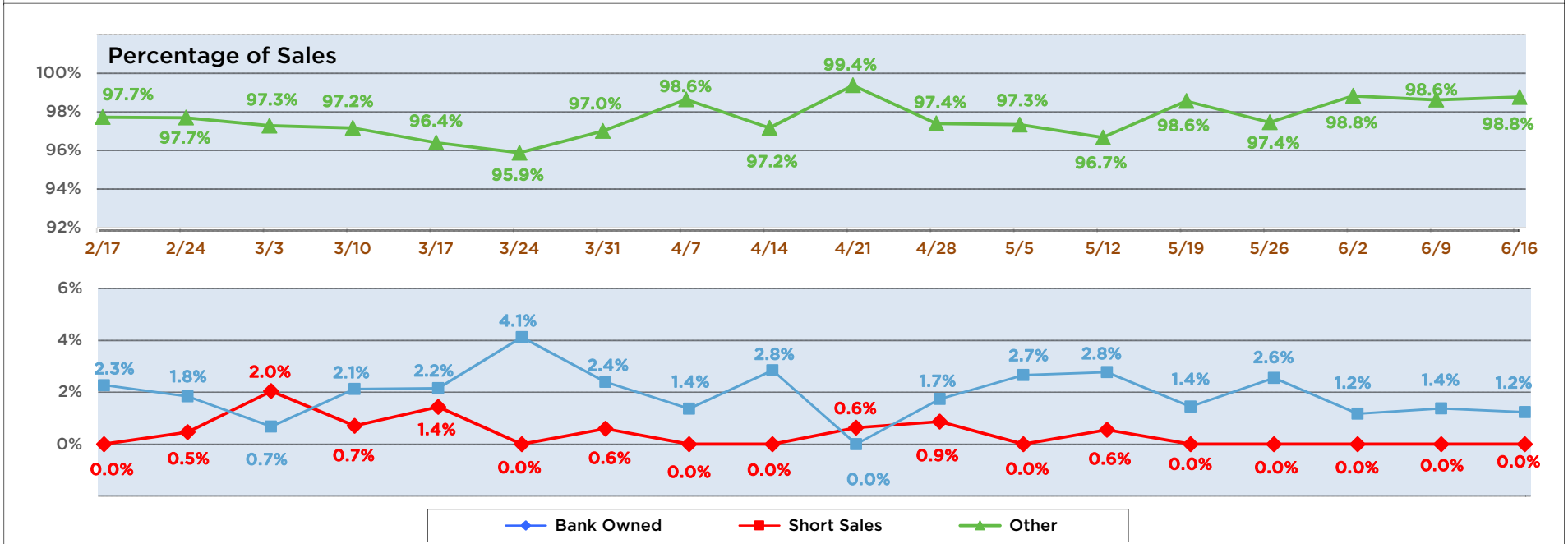
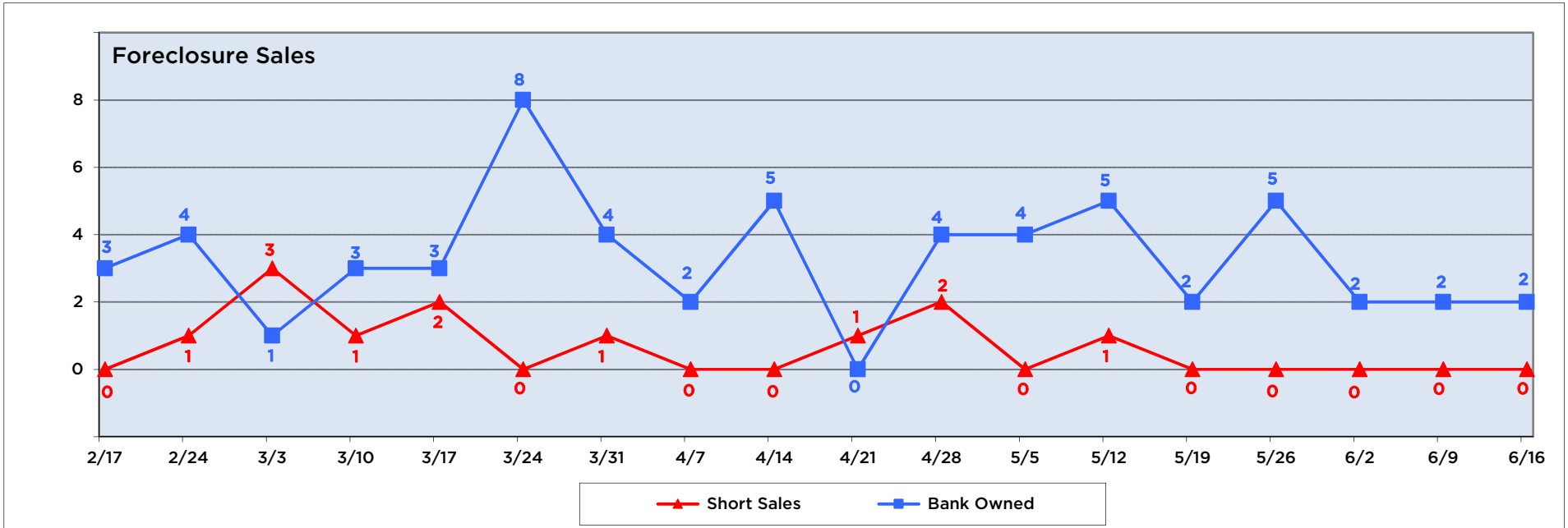
Square Footage

Average Square Feet	1,296	1,219	1,725	1,869	1,874	2,187	3,325
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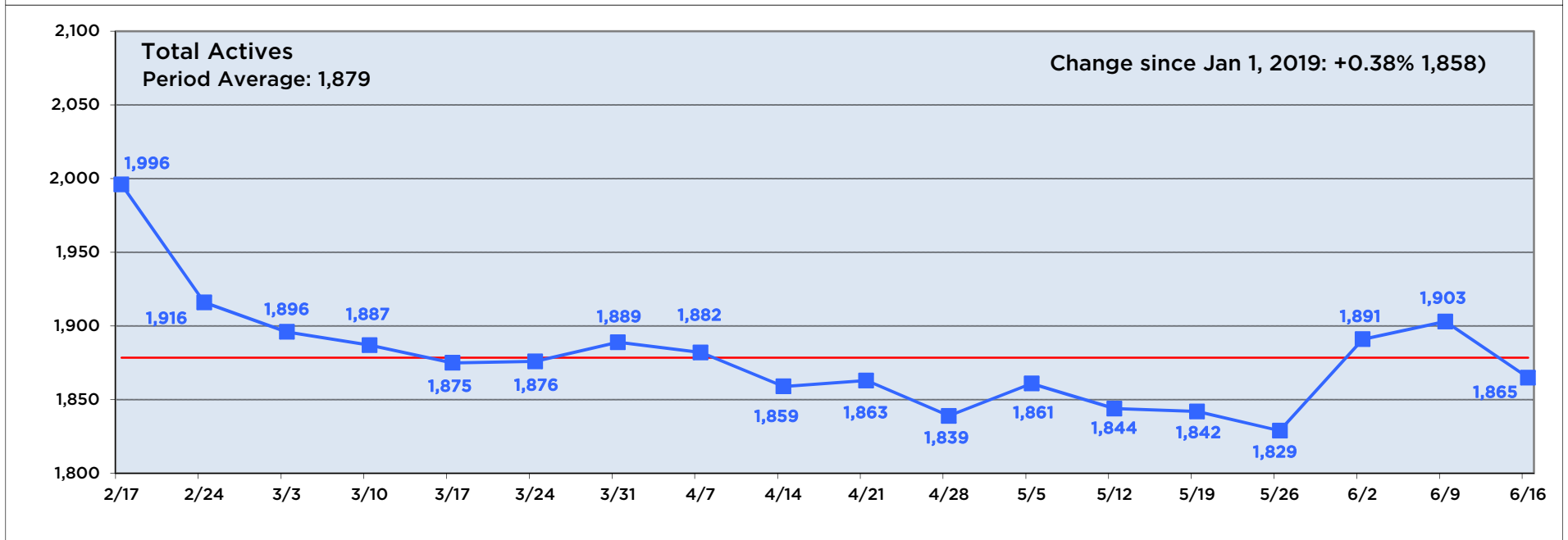
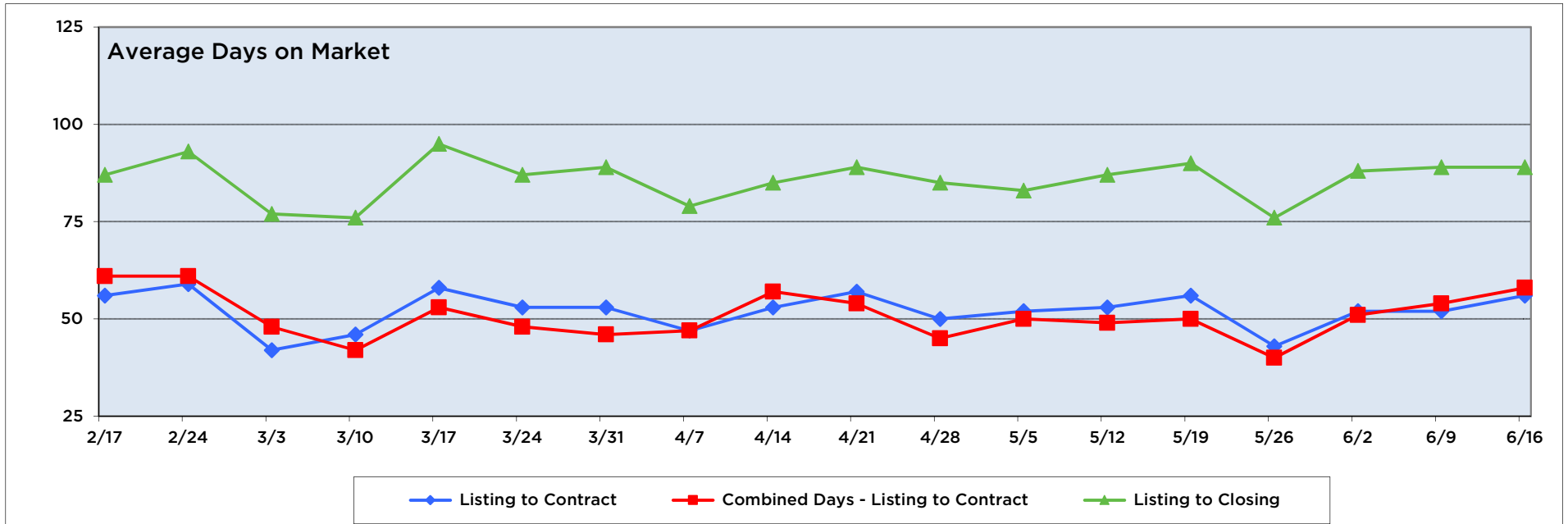
Condos, Townhomes, Villas



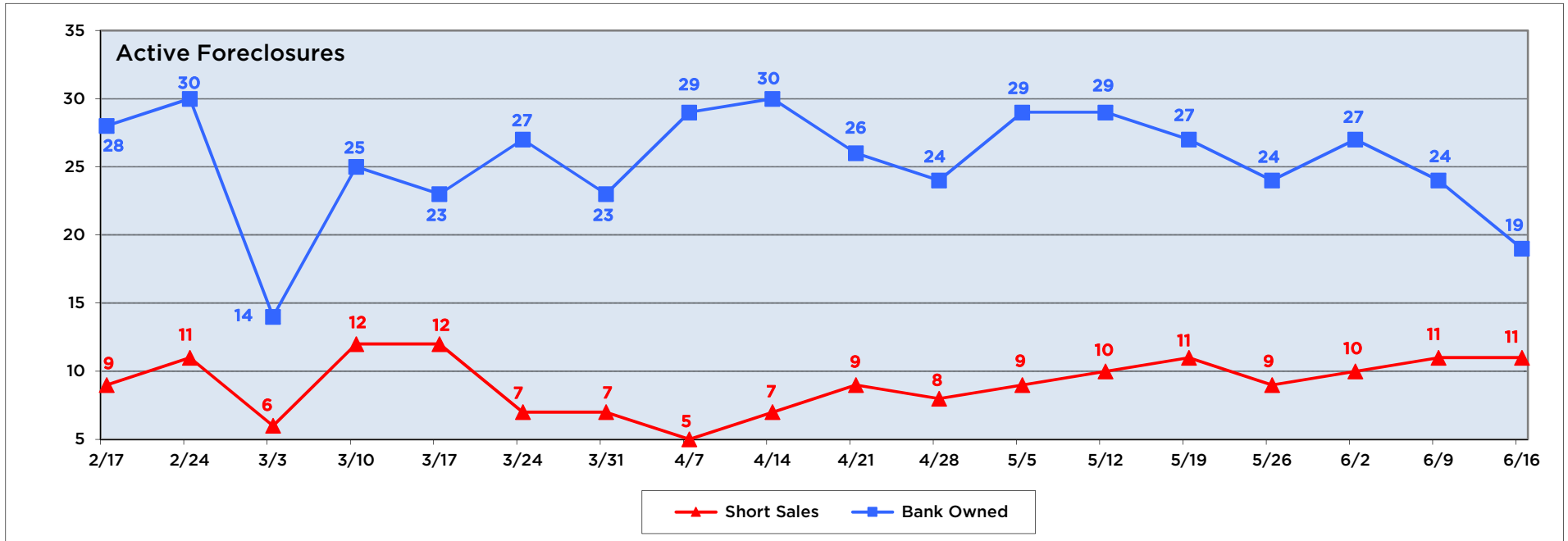
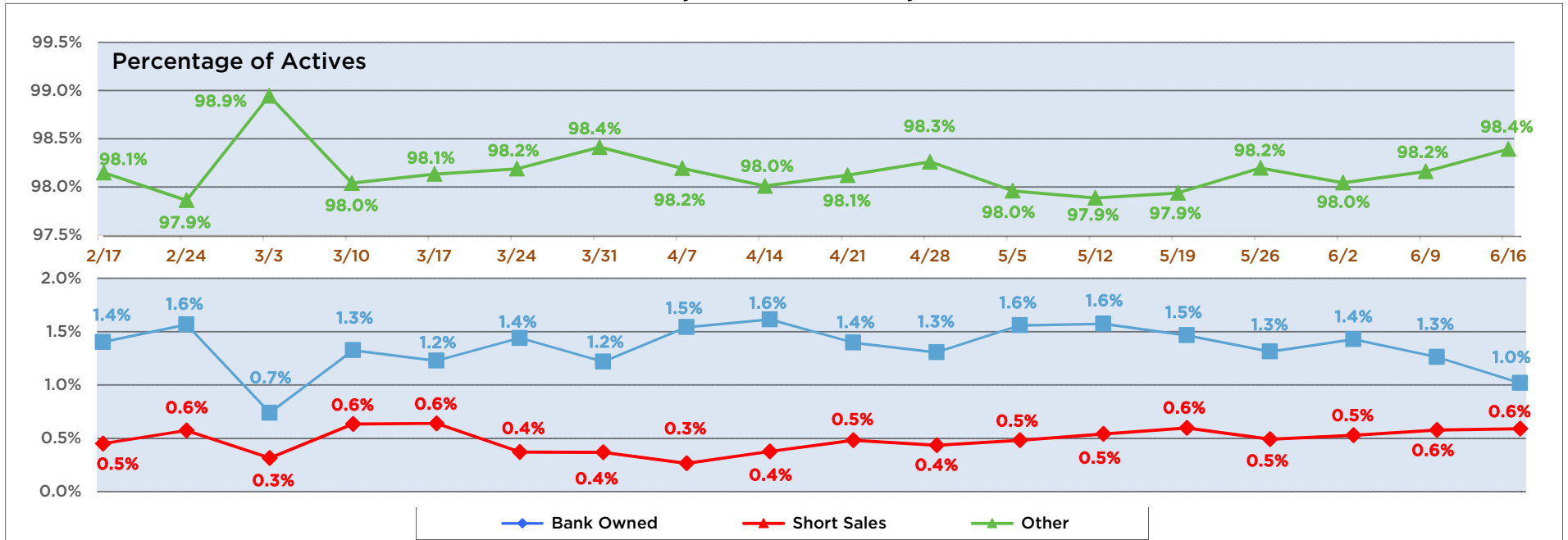
Condos, Townhomes, Villas



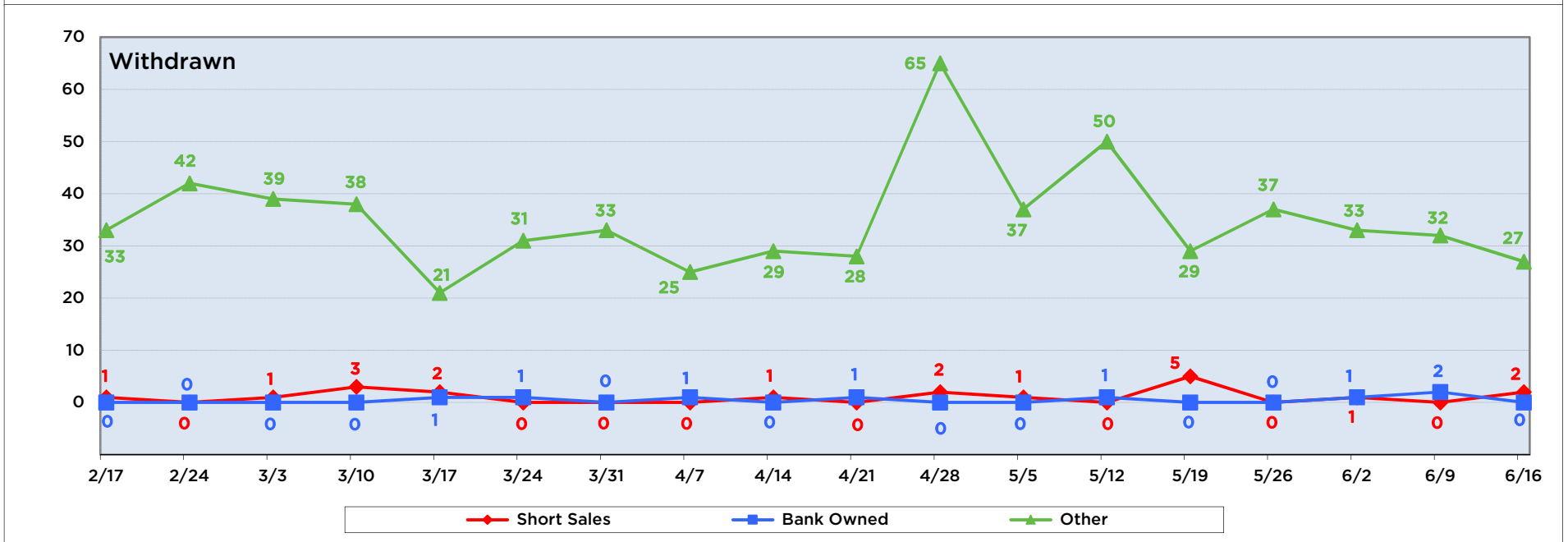
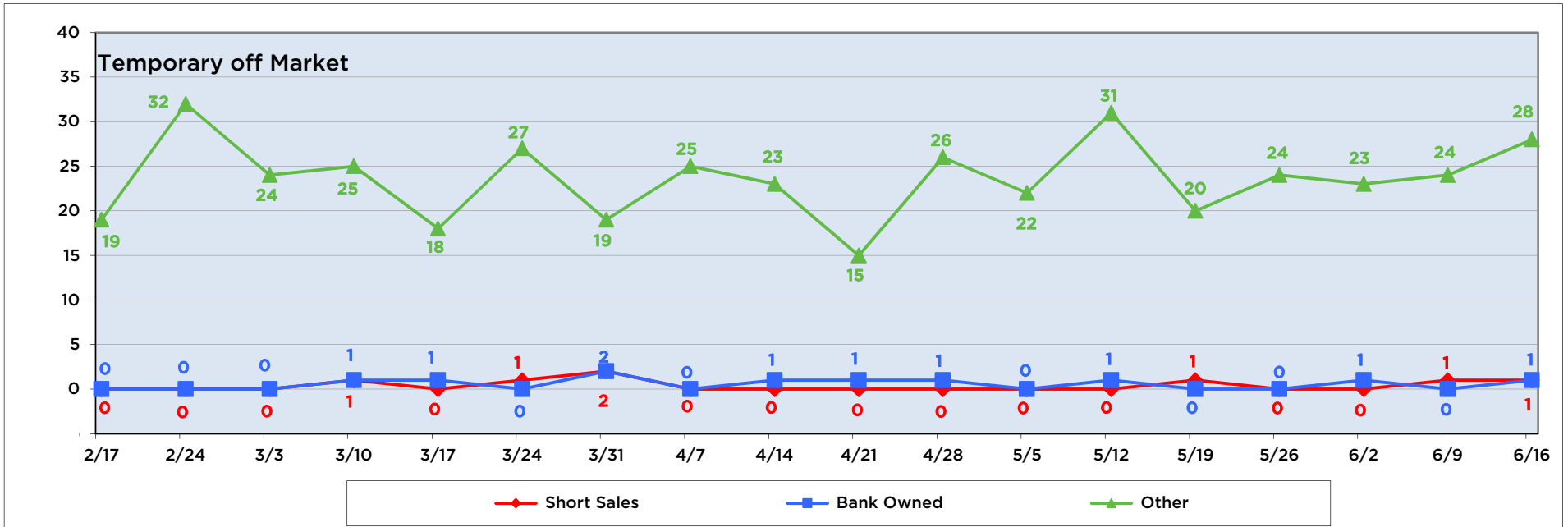
Condos, Townhomes, Villas



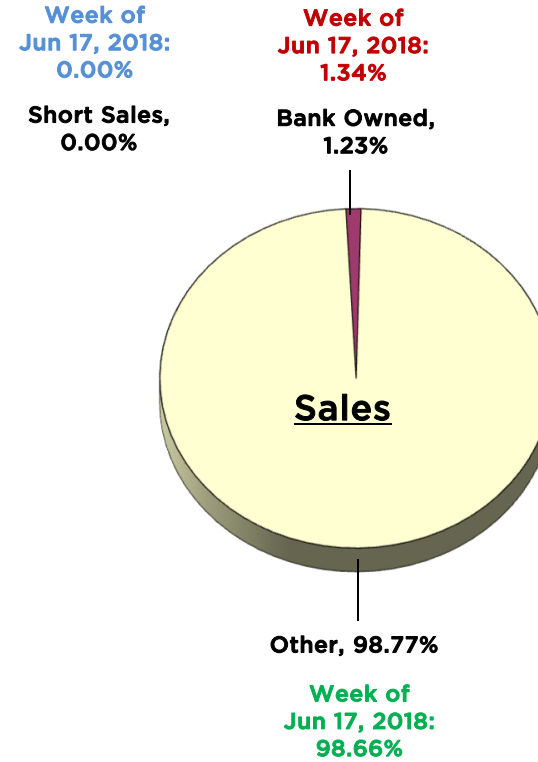
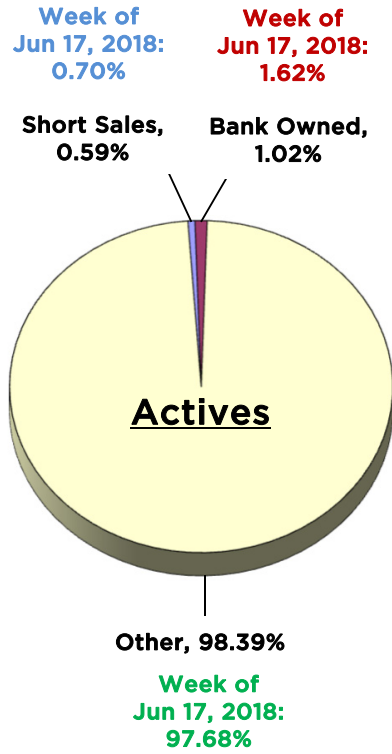
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$157,500?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs (East)	32701	1	\$157,900	4.0	3.0	2,333	\$67.68
Orange County							
Winter Park (East) / Aloma	32792	1	\$157,900	2.0	1.0	1,393	\$113.35
Orlando (Downtown)	32801	1	\$157,900	1.0	1.0	645	\$244.81
Osceola County							
Kissimmee / Poinciana	34758	1	\$157,900	3.0	3.0	1,504	\$104.99