



Monday Morning Quarterback Summary

Week of Jun 23, 2019

Single-family existing homes

- Sales of single-family homes increased to 822 during the week of Jun 23, from 571 the week prior
- The median price of single family homes decreased to \$273,000, a change of -1.6%
- The number of single-family home foreclosure transactions remained constant at 17
- The number of single-family home short-sale transactions increased to 8 from 3 the week prior
- Single-family inventory decreased by 113, and now sits at 6,953

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 208 during the week of Jun 23, from 162 the week prior
- The median price of condos, townhomes, and villas increased to \$182,750, a change of 16.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 6 last week, from 2 the week of Jun 16
- The number of condo, townhome and villa short-sale transactions increased to 2 from 0 the week prior
- Condo inventory decreased by 9, and now sits at 1,856

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	822	312	156	199	78	63	14
Bank Owned	17	13	3	1	0	0	0
Short Sales	8	6	1	1	0	0	0
Other	797	293	152	197	78	63	14
Active Listings	6,953	1,568	1,045	1,633	867	1,305	535
Bank Owned	122	65	16	21	8	10	2
Short Sales	69	27	15	17	5	3	2
Other	6,762	1,476	1,014	1,595	854	1,292	531
Months of Inventory	2	1	2	2	3	5	9

List Price

Average Original List Price	\$347,544	\$208,889	\$280,489	\$353,723	\$467,699	\$718,957	\$1,756,143
Average Final List Price	\$338,811	\$204,970	\$274,167	\$345,950	\$457,121	\$684,197	\$1,727,000

Sale Price

Average Price	\$330,265	\$199,609	\$269,754	\$339,423	\$445,671	\$659,983	\$1,659,411
Median Price	\$273,000	\$214,250	\$267,250	\$332,500	\$440,000	\$580,000	\$1,275,000

Price Differences

Original to Final List Price	-\$8,733	-\$3,919	-\$6,322	-\$7,773	-\$10,578	-\$34,760	-\$29,143
Original List to Sale Price - \$	-\$17,279	-\$9,280	-\$10,735	-\$14,300	-\$22,028	-\$58,974	-\$96,732
Final List to Sale Price - \$	-\$8,546	-\$5,361	-\$4,413	-\$6,527	-\$11,450	-\$24,214	-\$67,589
Original List to Sale Price - %	95.03%	95.56%	96.17%	95.96%	95.29%	91.80%	94.49%
Final List to Sale Price - %	97.48%	97.38%	98.39%	98.11%	97.50%	96.46%	96.09%

Days on the Market

Avg Days Listing to Contract	54	48	44	51	52	108	87
Combined Avg Days to Contract	55	41	44	58	58	125	119
Avg Days Listing to Closing	92	86	83	88	92	149	136
Avg Days Contract to Close	38	38	38	38	39	40	48

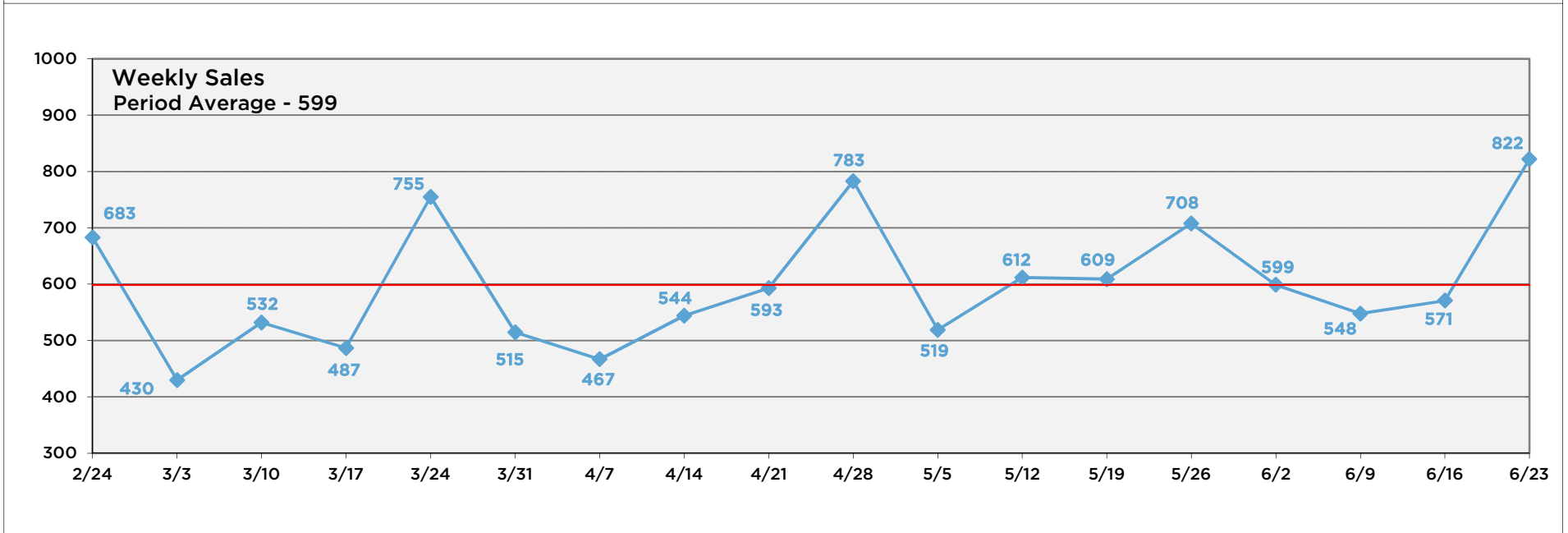
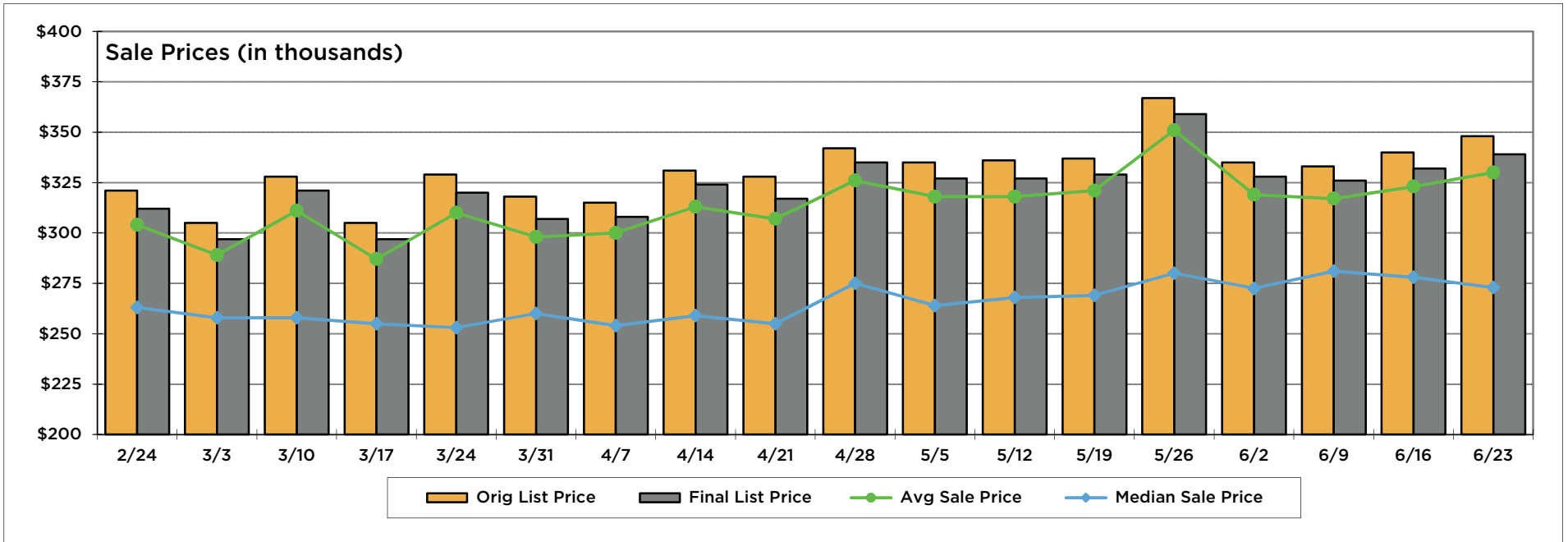
Beds / Baths

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

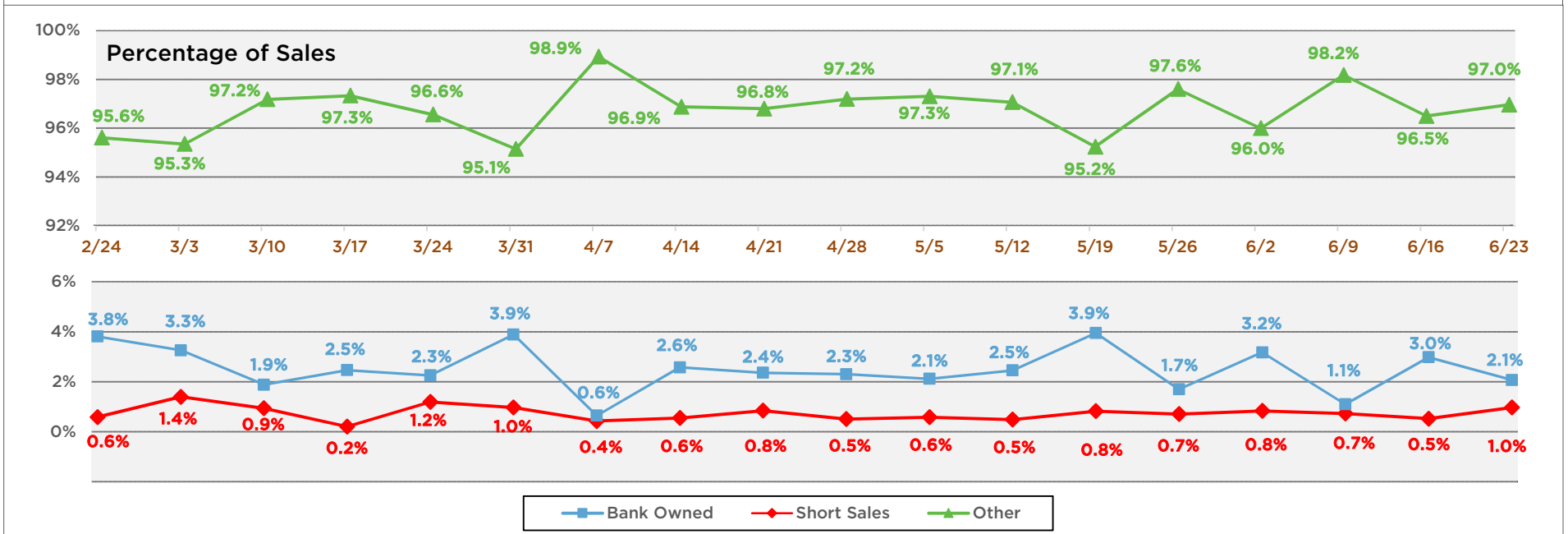
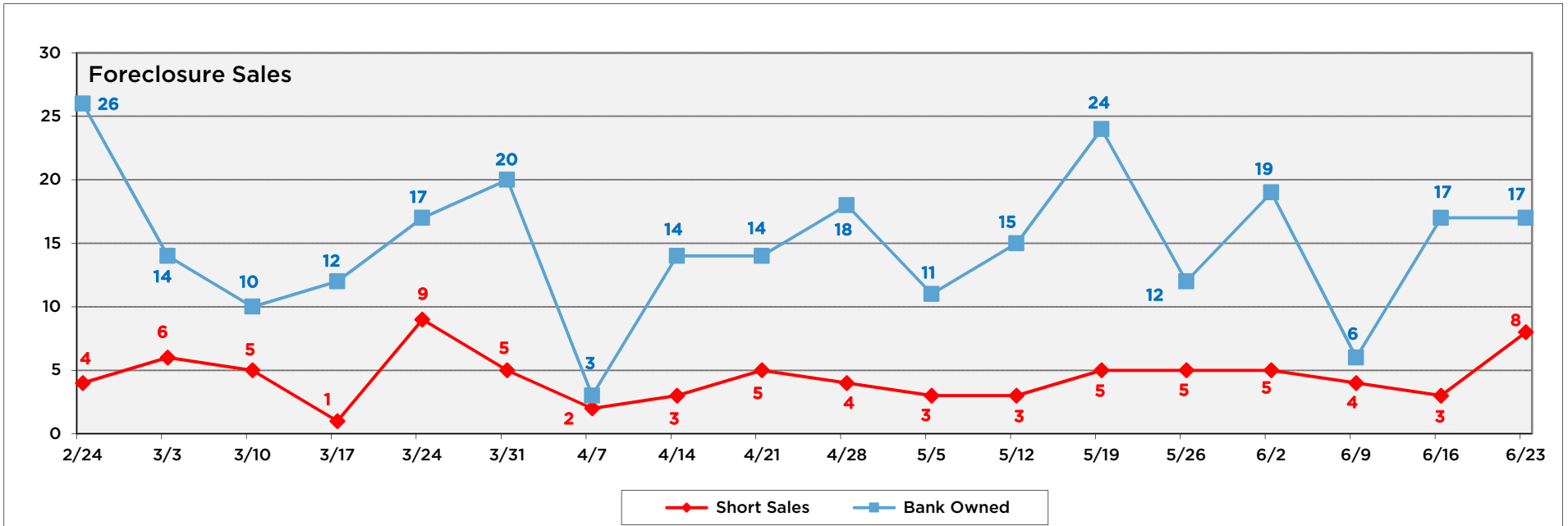
Square Footage

Average Square Feet	2,164	1,533	1,900	2,403	2,909	3,664	4,883
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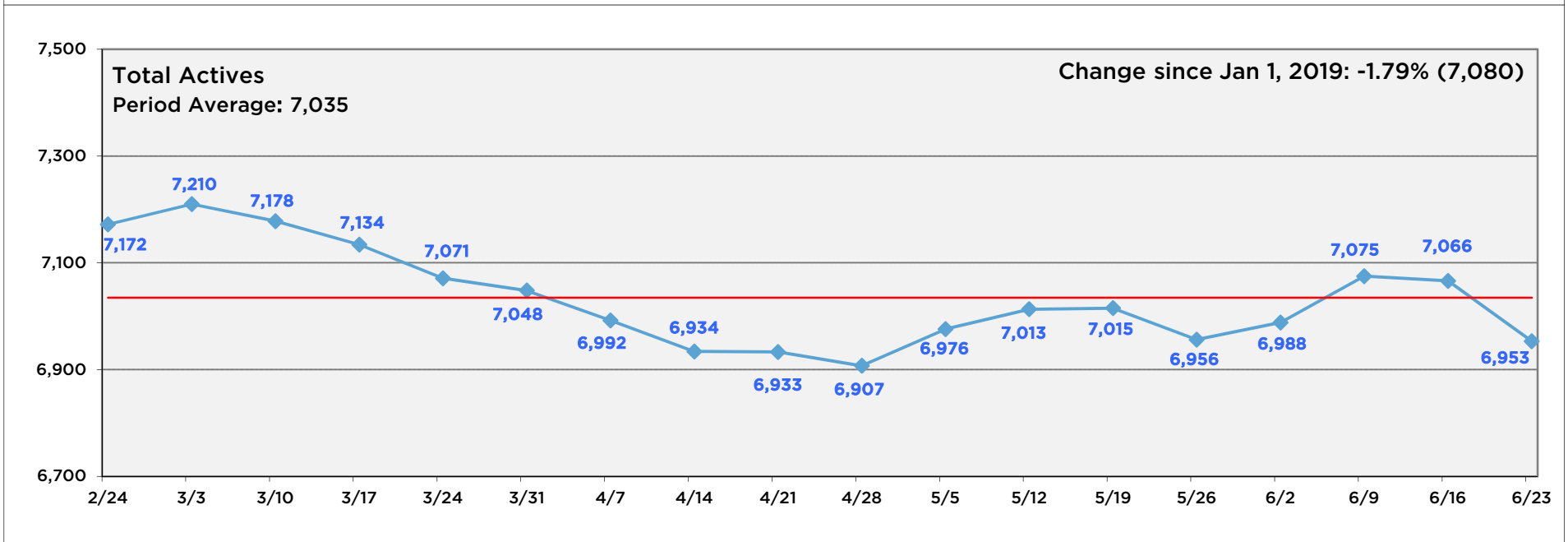
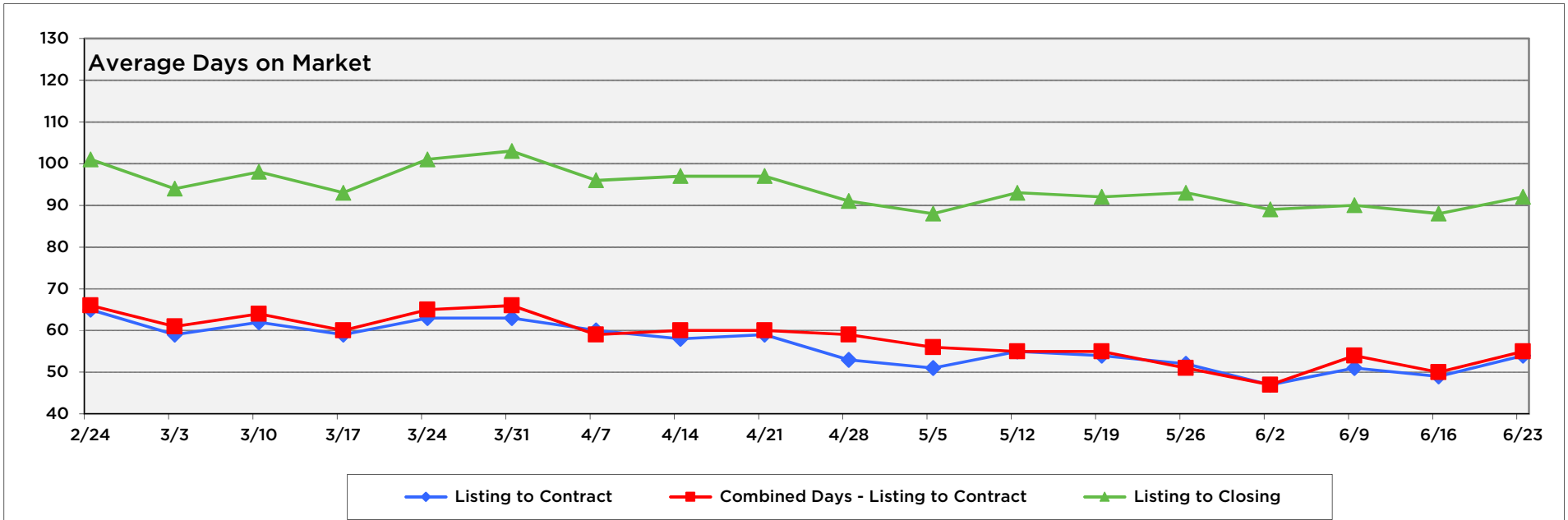
Single Family Homes



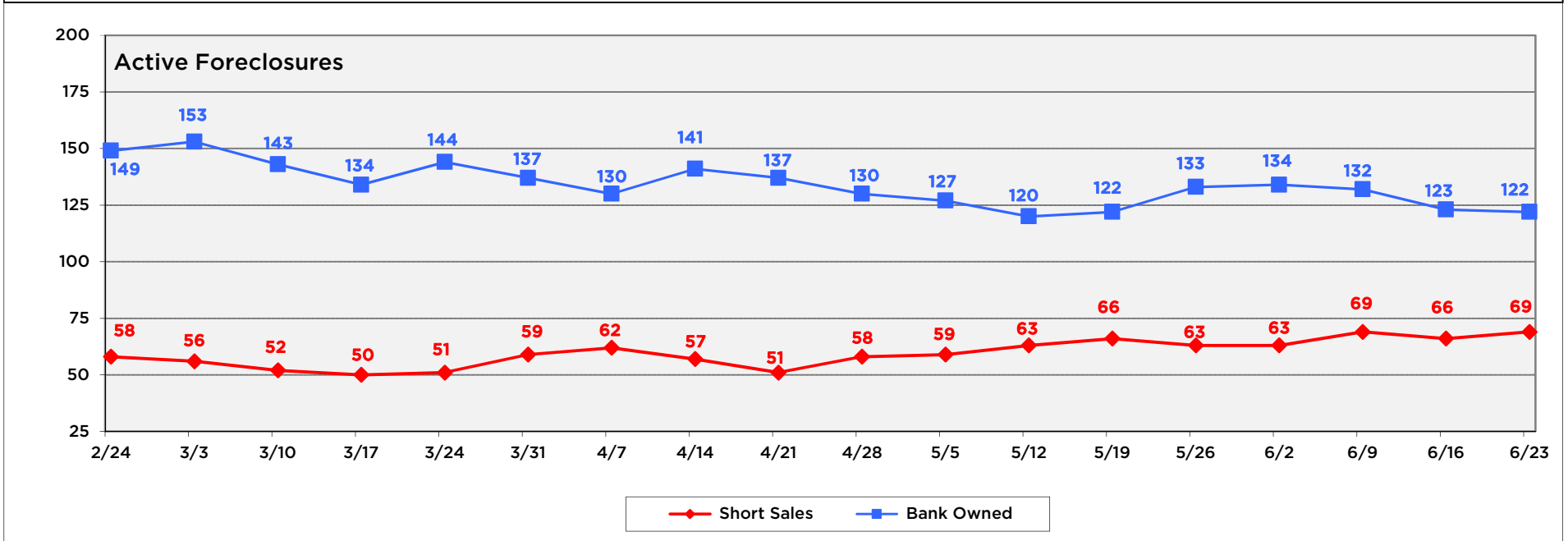
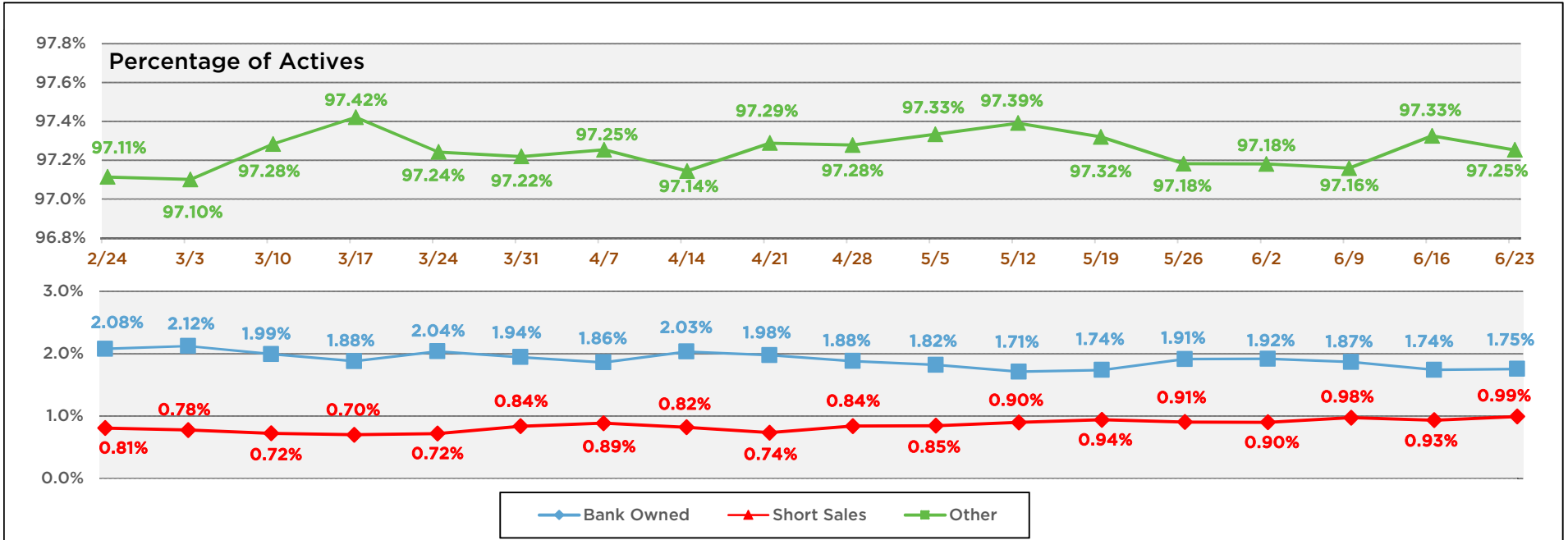
Single Family Homes



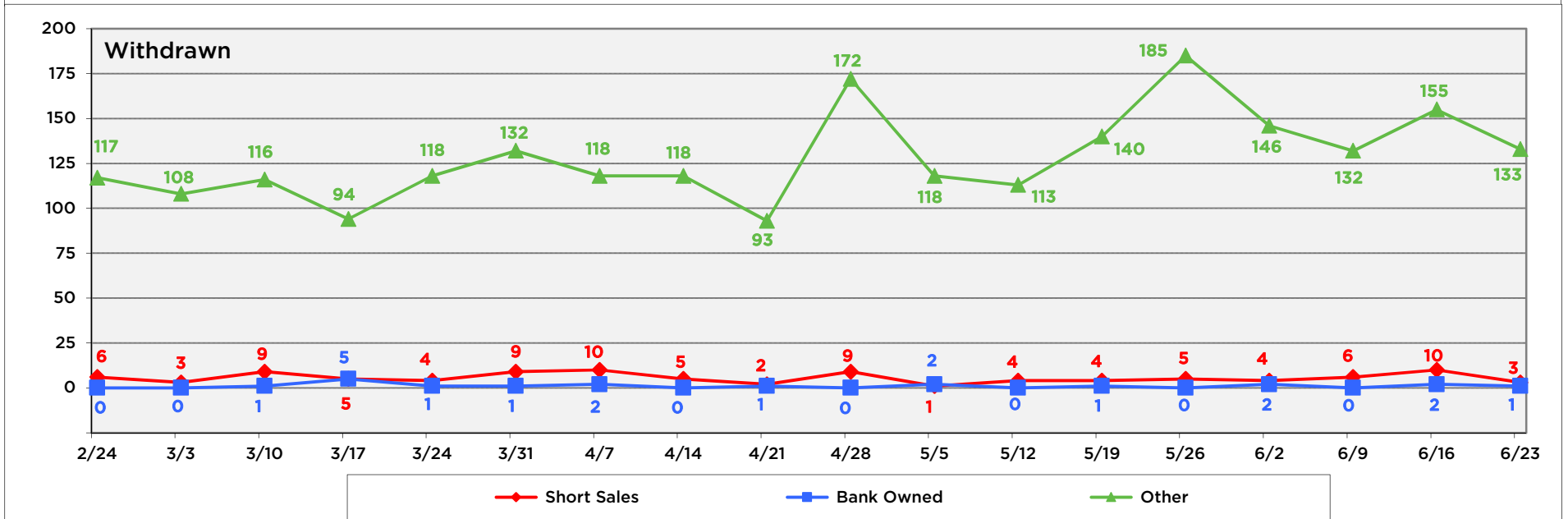
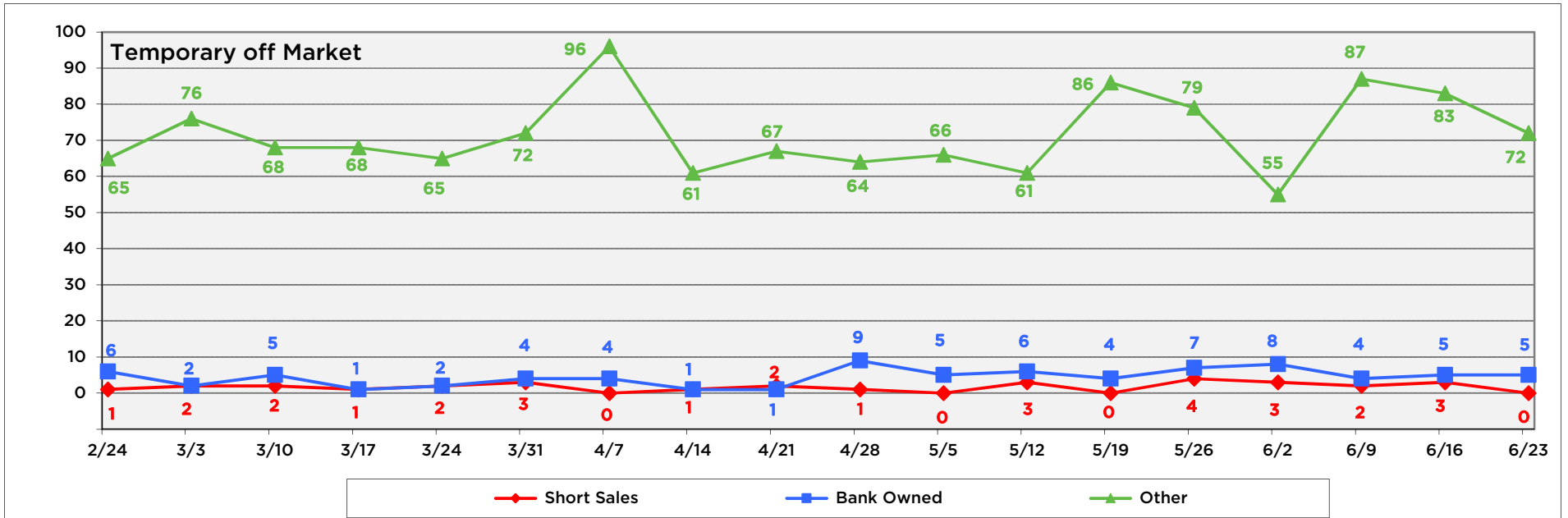
Single Family Homes



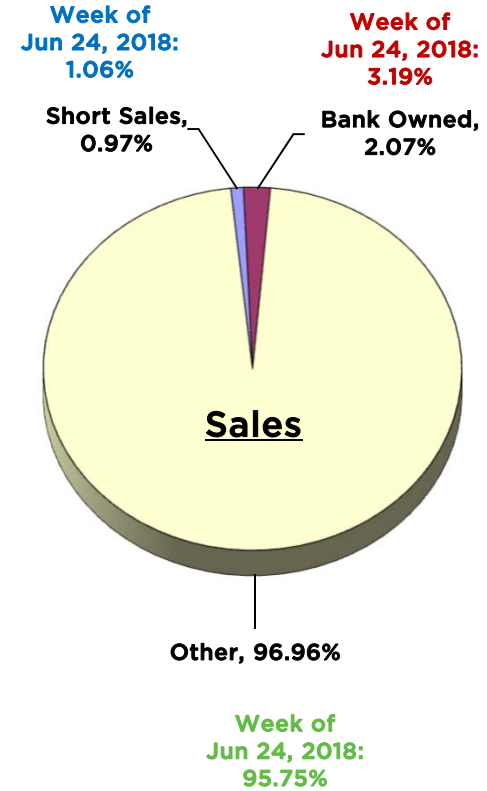
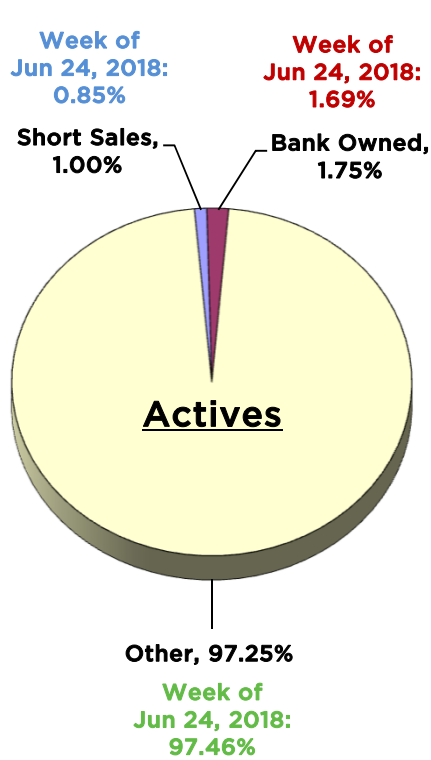
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 6 Single Family Homes available for the Median Price of \$273,000? (± \$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	\$273,000	3.0	2.0	1,567	\$174.22
Winter Park	32792	1	\$273,000	3.0	2.0	1,567	\$174.22
Orange County		2	\$273,000	3.5	3.0	2,069	\$131.98
Apopka (North)	32712	1	\$273,500	4.0	2.0	1,947	\$140.47
Delaney / Crystal Lake	32806	1	\$272,500	3.0	4.0	2,190	\$124.43
Osceola County		1	\$273,000	3.0	2.0	2,358	\$115.78
St Cloud / Canoe Creek	34772	1	\$273,000	3.0	2.0	2,358	\$115.78
Lake County		2	\$272,750	3.5	2.0	2,099	\$129.94
Clermont (Central)	34711	1	\$273,000	4.0	2.0	2,171	\$125.75
Leesburg (West)	34748	1	\$272,500	3.0	2.0	2,027	\$134.44

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	208	164	22	18	0	3	1
Bank Owned	6	6	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	200	156	22	18	0	3	1
Active Listings	1,856	1,306	235	194	56	54	11
Bank Owned	22	17	3	2	0	0	0
Short Sales	8	4	1	2	1	0	0
Other	1,826	1,285	231	190	55	54	11
Months of Inventory	2	2	2	2	0	4	3

List Price

Average Original List Price	\$216,186	\$170,806	\$287,145	\$347,461	\$0	\$728,000	\$2,199,000
Average Final List Price	\$211,328	\$168,427	\$280,550	\$344,344	\$0	\$671,333	\$1,949,999

Sale Price

Average Price	\$204,380	\$162,797	\$274,773	\$340,411	\$0	\$628,333	\$1,755,000
Median Price	\$182,750	\$160,000	\$275,000	\$335,000	\$0	\$625,000	\$1,755,000

Price Differences

Original to Final List Price	-\$4,858	-\$2,379	-\$6,595	-\$3,117	\$0	-\$56,667	-\$249,001
Original List to Sale Price - \$	-\$11,806	-\$8,009	-\$12,372	-\$7,050	\$0	-\$99,667	-\$444,000
Final List to Sale Price - \$	-\$6,948	-\$5,630	-\$5,777	-\$3,933	\$0	-\$43,000	-\$194,999
Original List to Sale Price - %	94.54%	95.31%	95.69%	97.97%	0.00%	86.31%	79.81%
Final List to Sale Price - %	96.71%	96.66%	97.94%	98.86%	0.00%	93.59%	90.00%

Days on the Market

Avg Days Listing to Contract	53	50	67	54	0	70	275
Combined Avg Days to Contract	52	49	56	54	0	95	275
Avg Days Listing to Closing	89	85	101	98	0	121	308
Avg Days Contract to Close	35	35	33	42	0	50	32

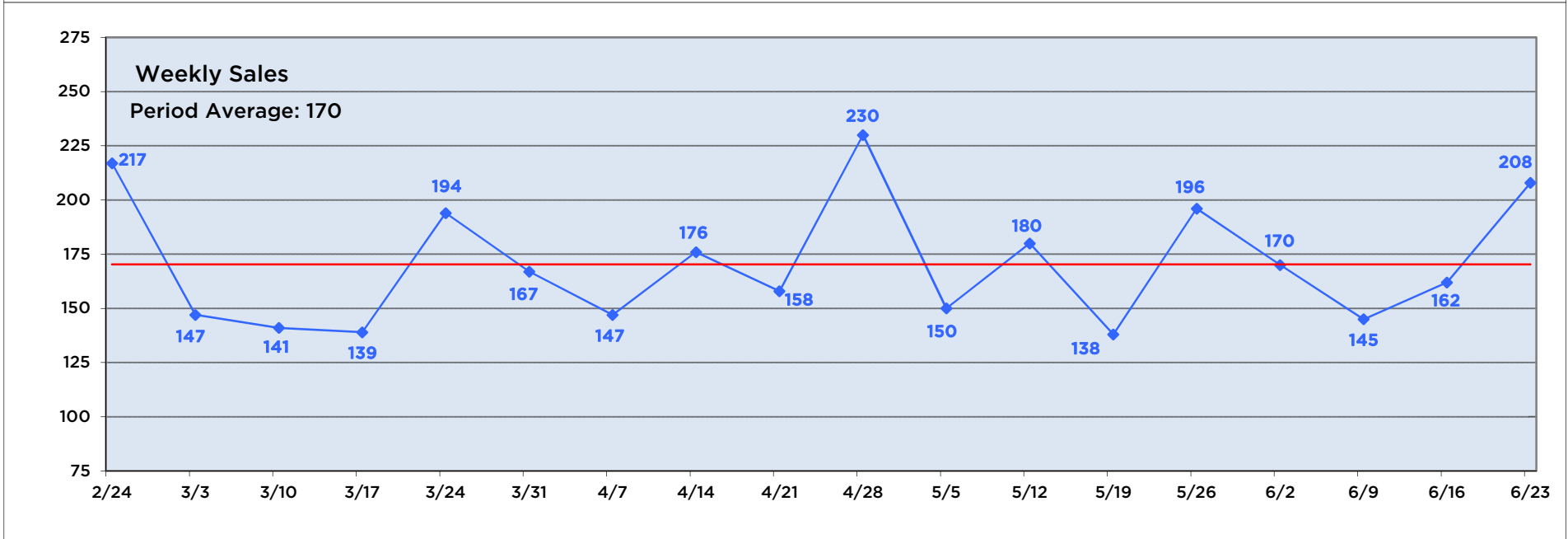
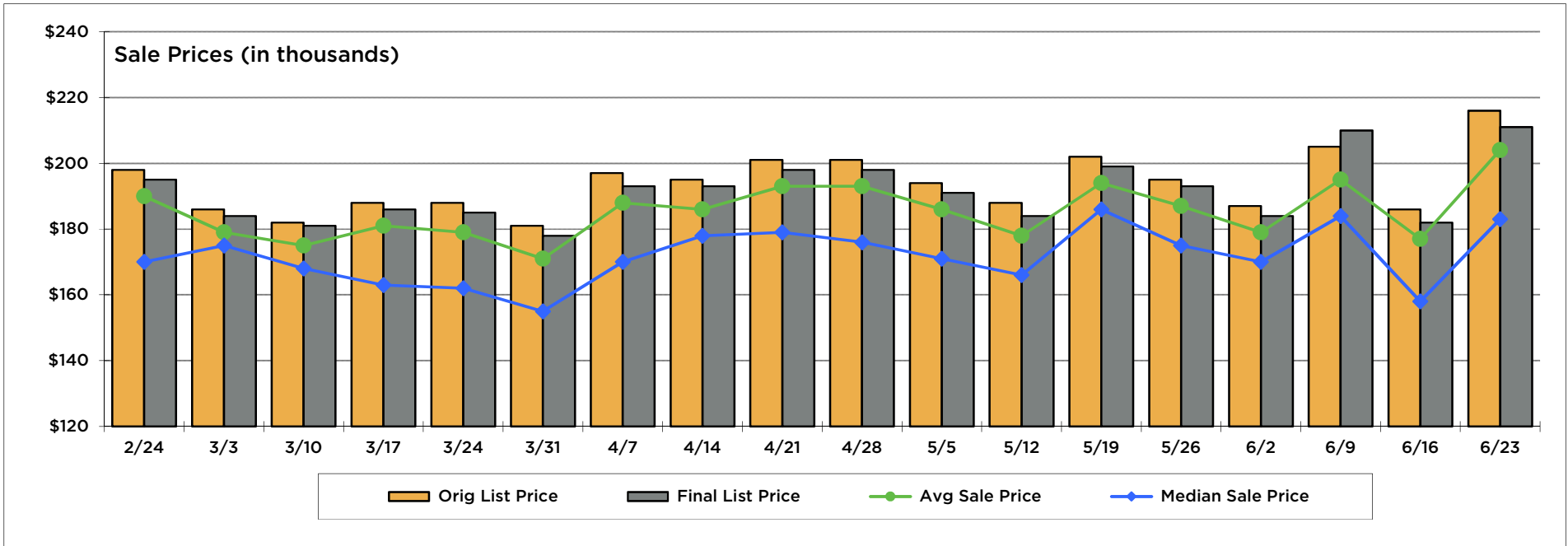
Beds / Baths

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

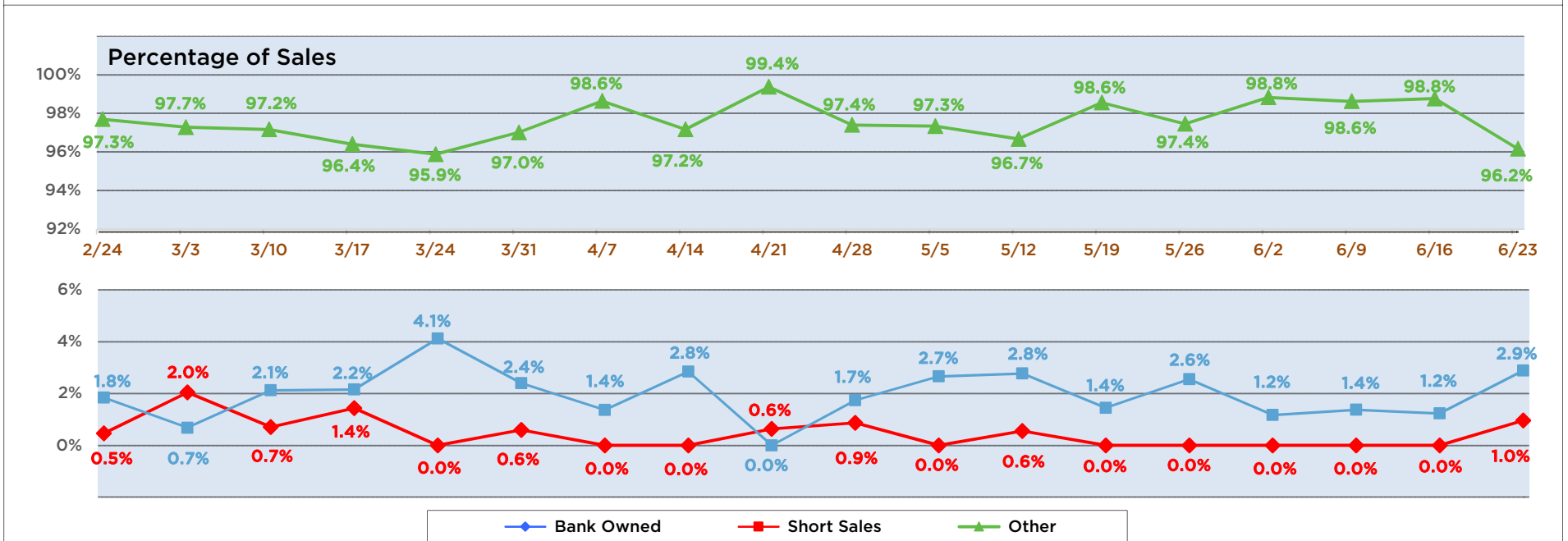
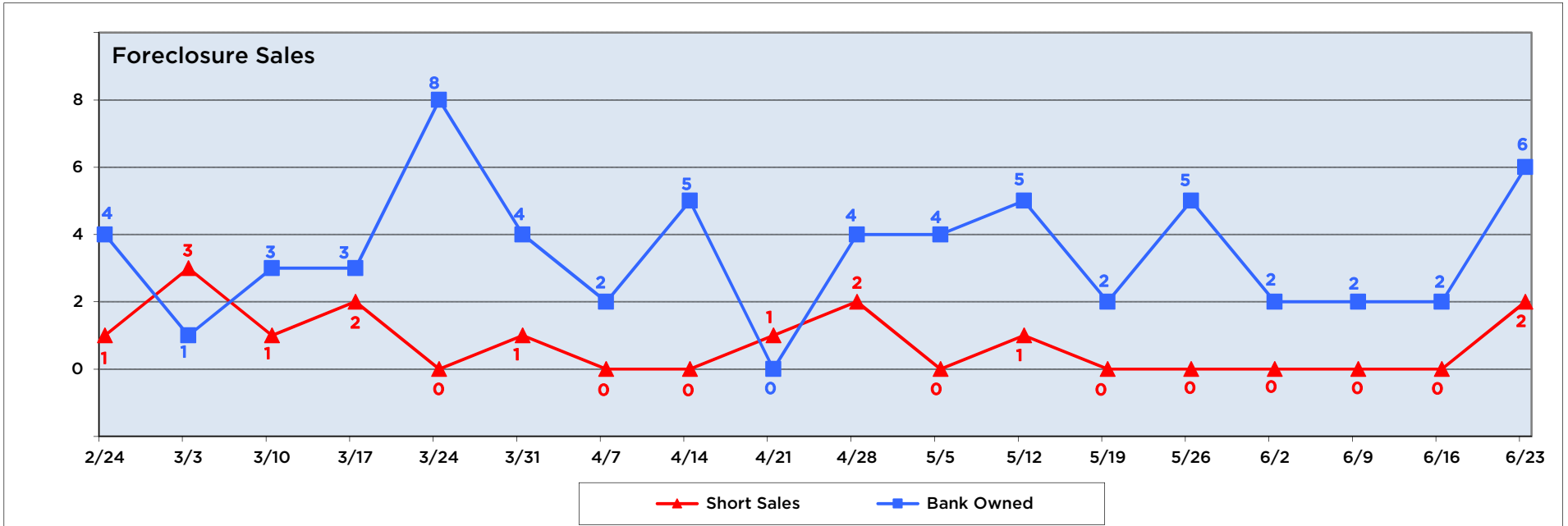
Square Footage

Average Square Feet	1,377	1,252	1,720	1,861	0	2,207	3,278
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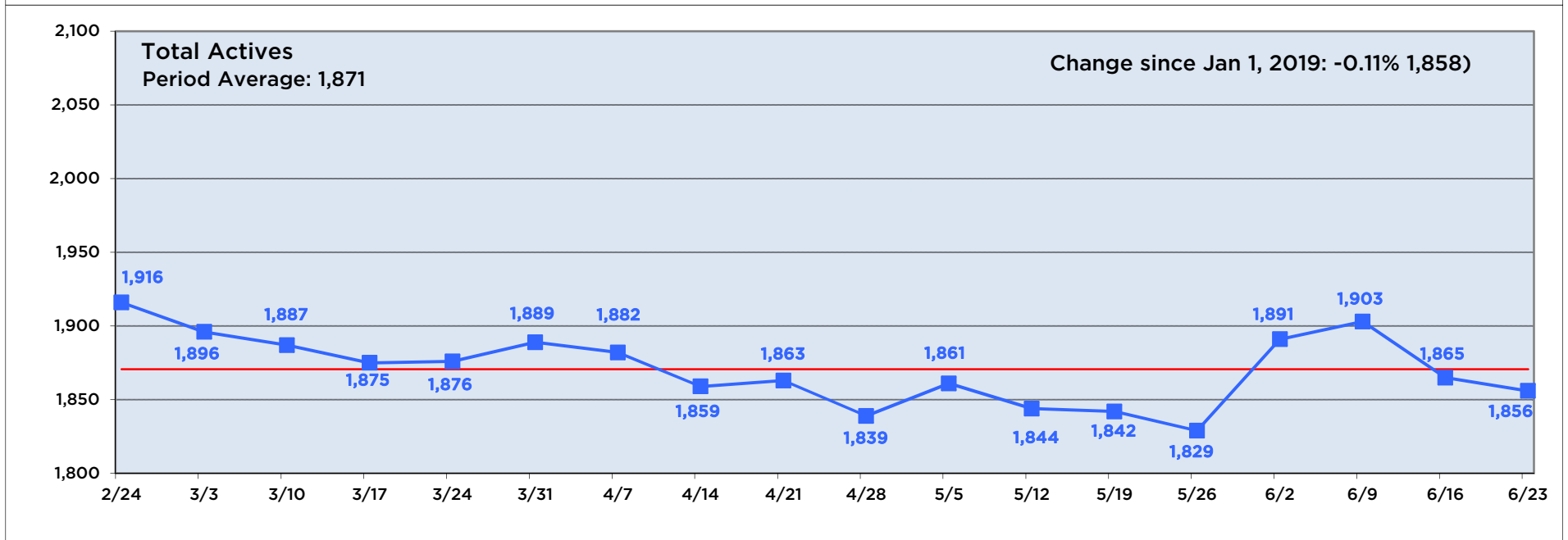
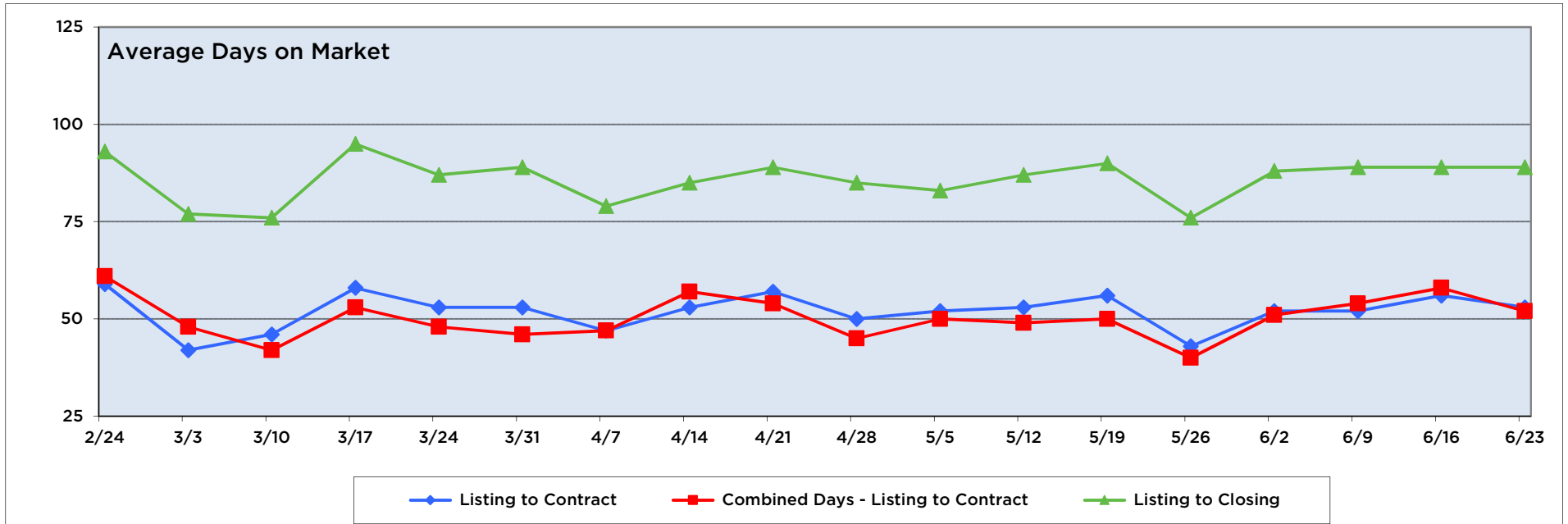
Condos, Townhomes, Villas



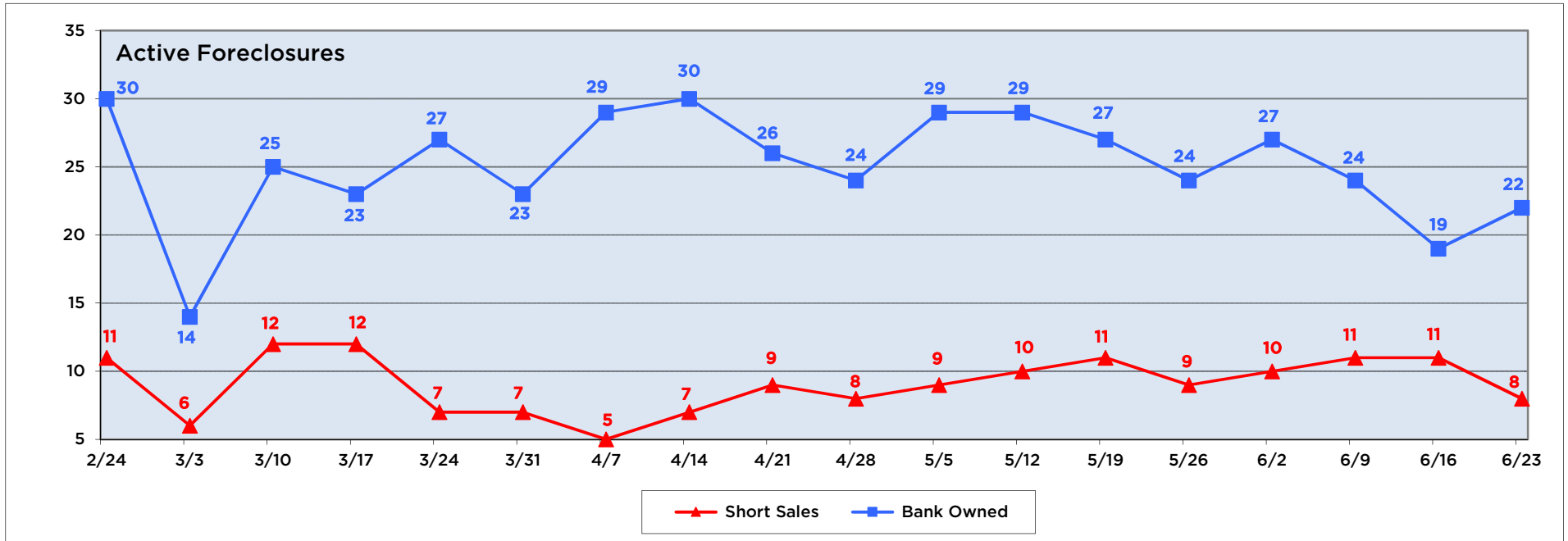
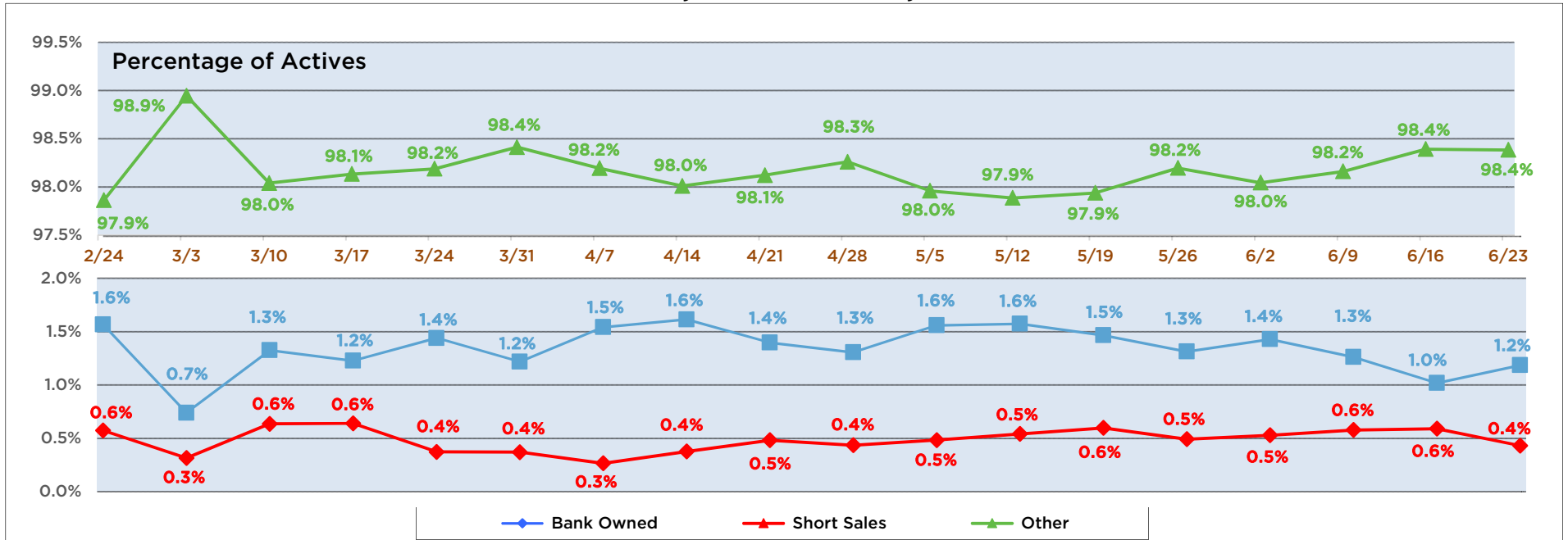
Condos, Townhomes, Villas



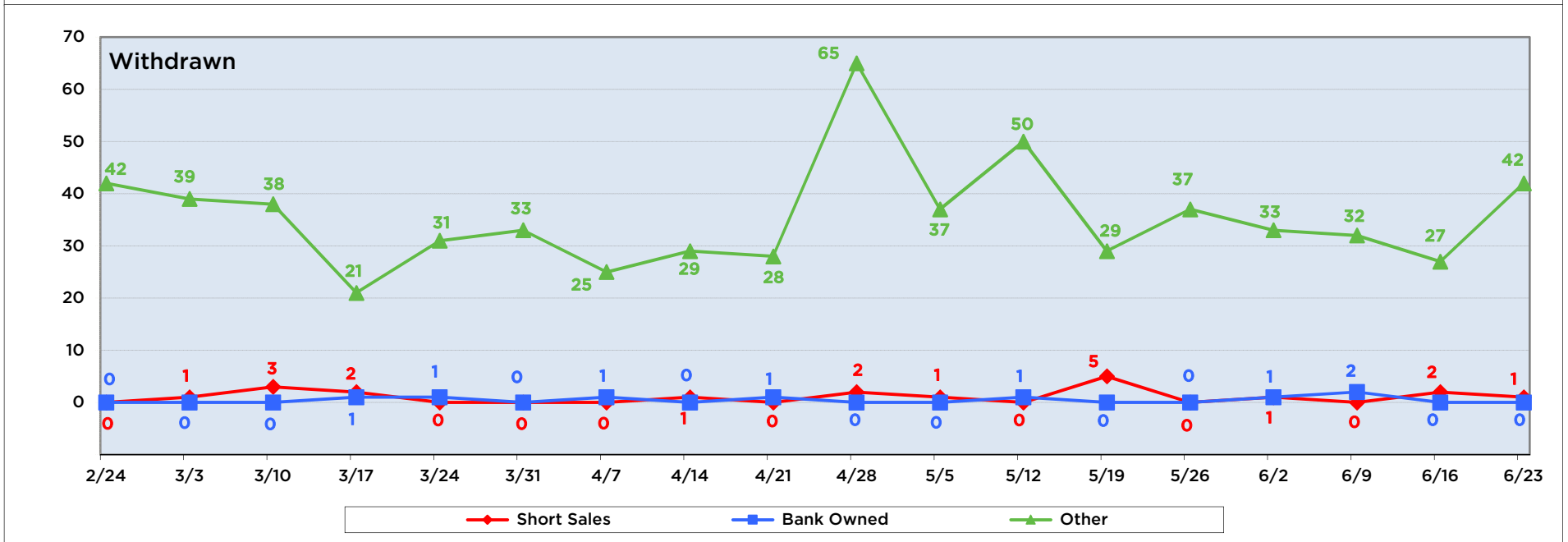
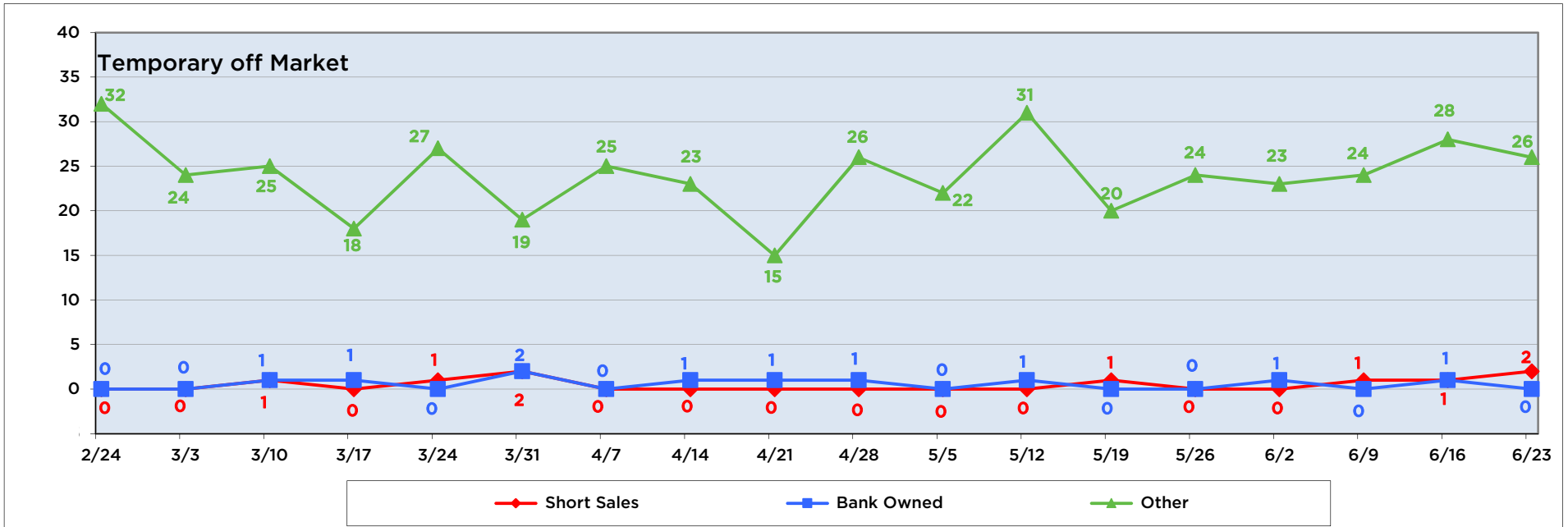
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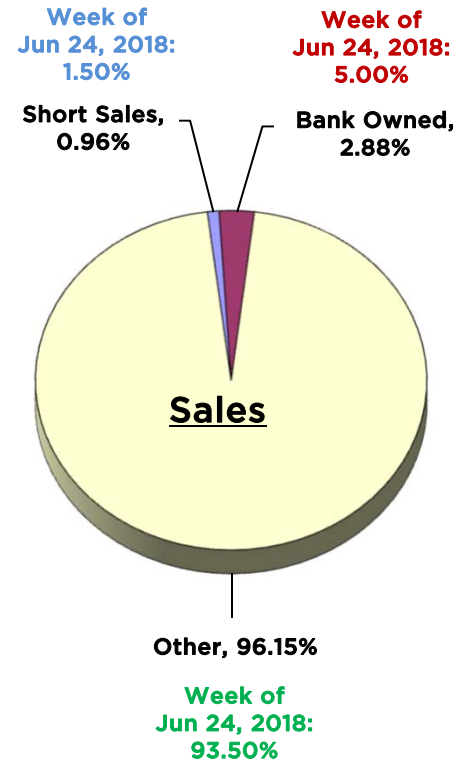
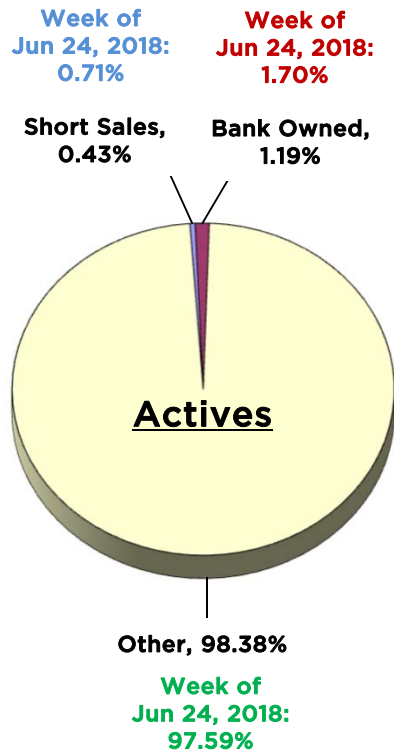
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$182,750?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		2	\$183,000	2.0	1.5	924	\$198.05
Orlando (Downtown)	32801	1	\$183,000	1.0	1.0	645	\$283.72
Taft	32824	1	\$183,000	3.0	2.0	1,203	\$152.12
Lake County		1	\$183,000	2.0	2.0	1,511	\$121.11
Tavares / Mt Plymouth	32778	1	\$183,000	2.0	2.0	1,511	\$121.11