



Monday Morning Quarterback Summary

Week of Jun 30, 2019

Single-family existing homes

- Sales of single-family homes decreased to 477 during the week of Jun 30, from 822 the week prior
- The median price of single family homes decreased to \$265,000, a change of -2.9%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 17 the week of Jun 23
- The number of single-family home short-sale transactions decreased to 1 from 8 the week prior
- Single-family inventory decreased by 31, and now sits at 6,922

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 144 during the week of Jun 30, from 208 the week prior
- The median price of condos, townhomes, and villas decreased to \$160,000, a change of -12.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 6 the week of Jun 23
- The number of condo, townhome and villa short-sale transactions remained constant at 2
- Condo inventory remains constant 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	477	197	96	101	40	34	9
Bank Owned	10	7	2	1	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	466	189	94	100	40	34	9
Active Listings	6,922	1,541	1,043	1,617	862	1,325	534
Bank Owned	121	68	12	23	6	11	1
Short Sales	67	25	16	15	4	4	3
Other	6,734	1,448	1,015	1,579	852	1,310	530
Months of Inventory	3	2	3	4	5	9	14

List Price

Average Original List Price	\$336,250	\$197,005	\$281,260	\$362,197	\$462,145	\$663,521	\$1,883,667
Average Final List Price	\$327,775	\$194,344	\$276,620	\$353,056	\$455,902	\$644,103	\$1,745,889

Sale Price

Average Price	\$317,933	\$189,425	\$271,143	\$344,617	\$444,321	\$621,007	\$1,623,778
Median Price	\$265,000	\$206,000	\$269,200	\$340,000	\$447,500	\$587,666	\$1,475,000

Price Differences

<i>Original to Final</i> List Price	-\$8,475	-\$2,661	-\$4,640	-\$9,141	-\$6,243	-\$19,418	-\$137,778
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,317	-\$7,580	-\$10,117	-\$17,580	-\$17,824	-\$42,514	-\$259,889
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,842	-\$4,919	-\$5,477	-\$8,439	-\$11,581	-\$23,096	-\$122,111
<i>Original</i> List to <i>Sale</i> Price - %	94.55%	96.15%	96.40%	95.15%	96.14%	93.59%	86.20%
<i>Final</i> List to <i>Sale</i> Price - %	97.00%	97.47%	98.02%	97.61%	97.46%	96.41%	93.01%

Days on the Market

Avg Days Listing to Contract	47	39	43	51	43	63	182
Combined Avg Days to Contract	49	34	38	54	47	76	319
Avg Days Listing to Closing	84	76	80	88	80	101	235
Avg Days Contract to Close	37	37	37	36	37	39	52

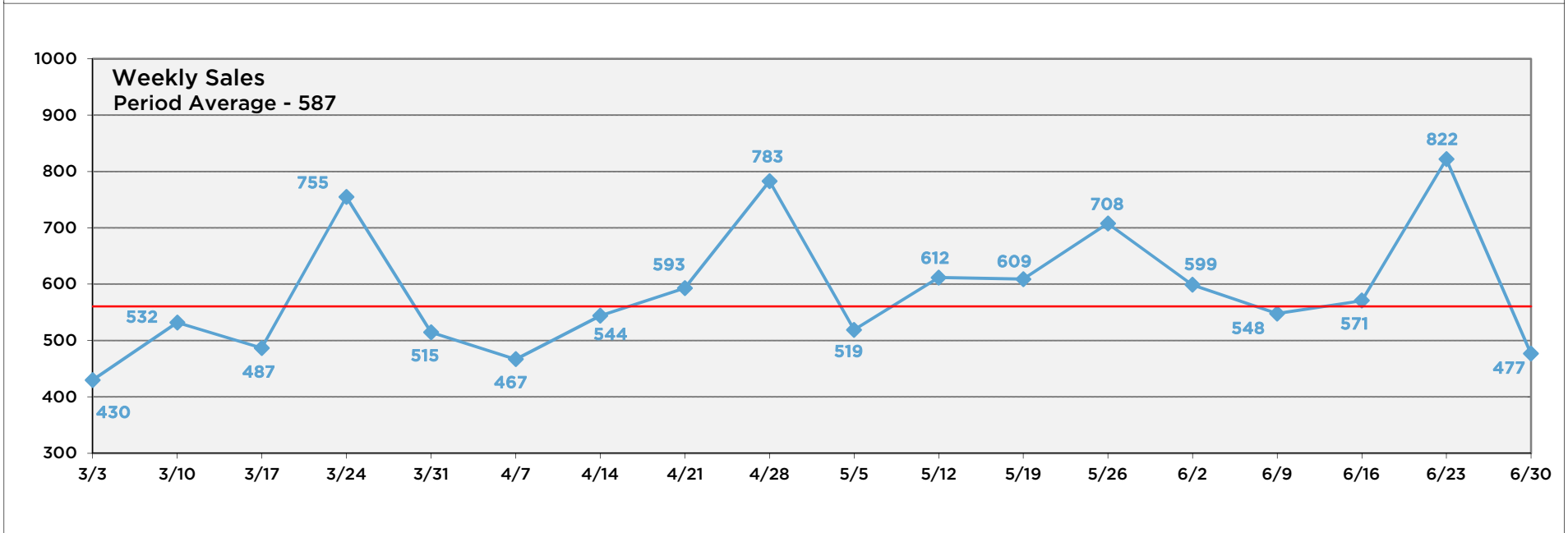
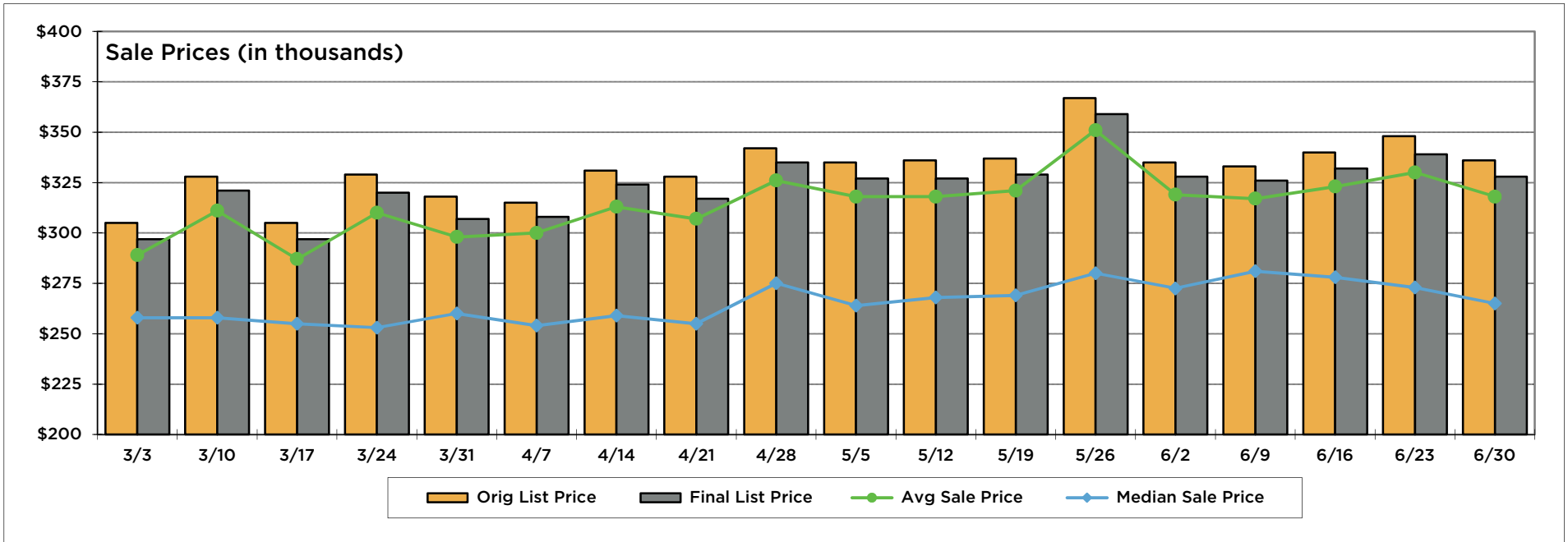
Beds / Baths

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

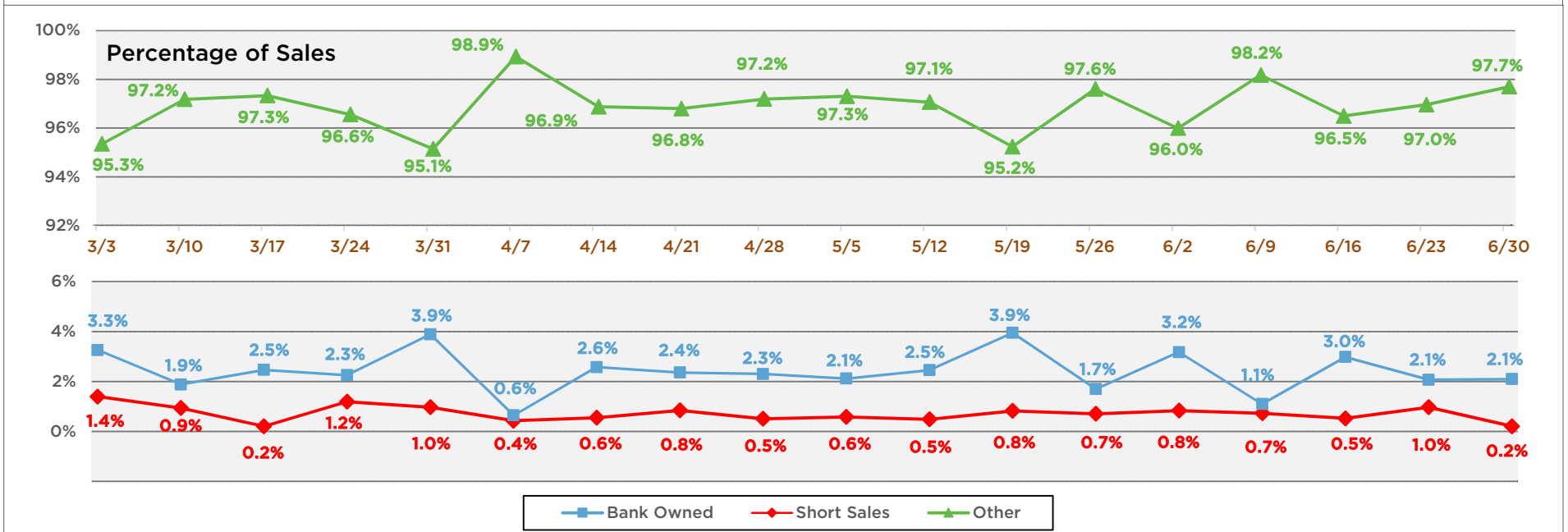
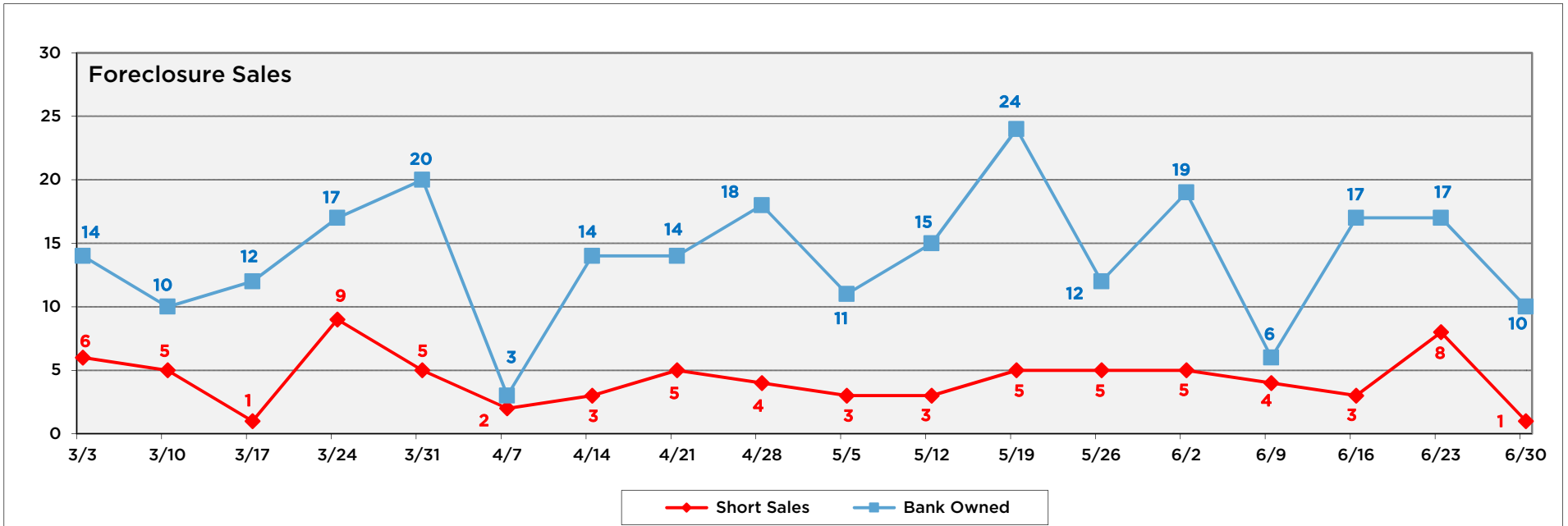
Square Footage

Average Square Feet	2,112	1,433	1,962	2,458	3,168	3,453	4,937
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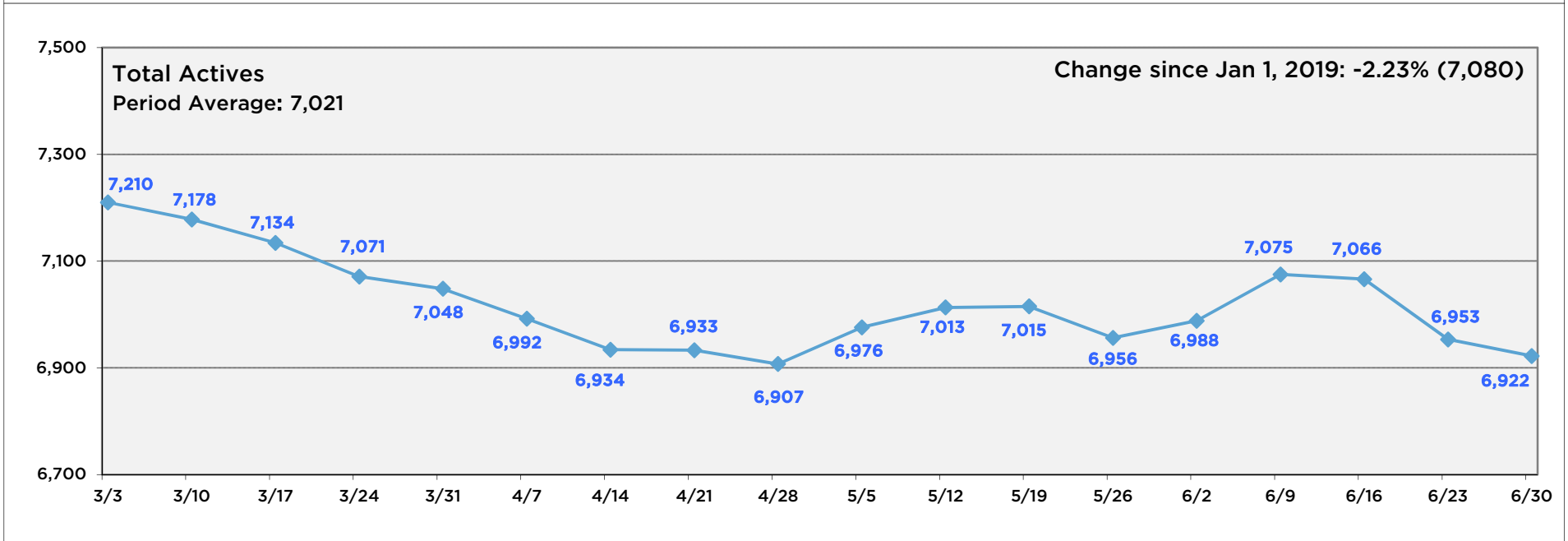
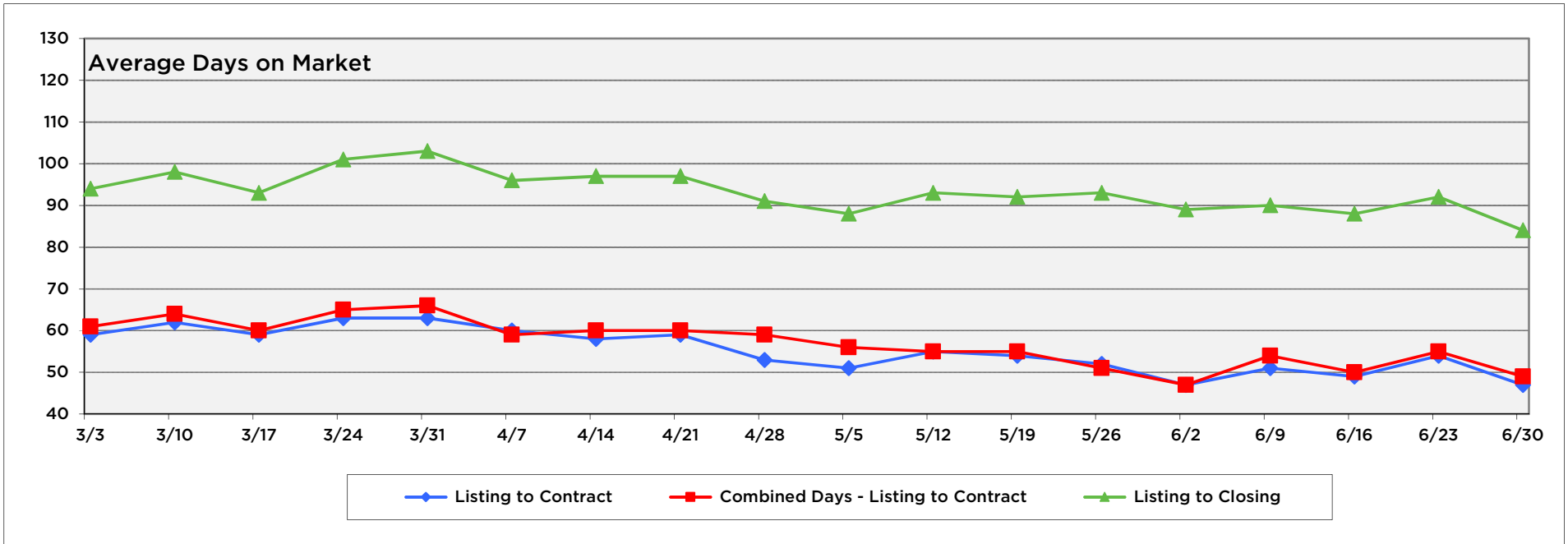
Single Family Homes



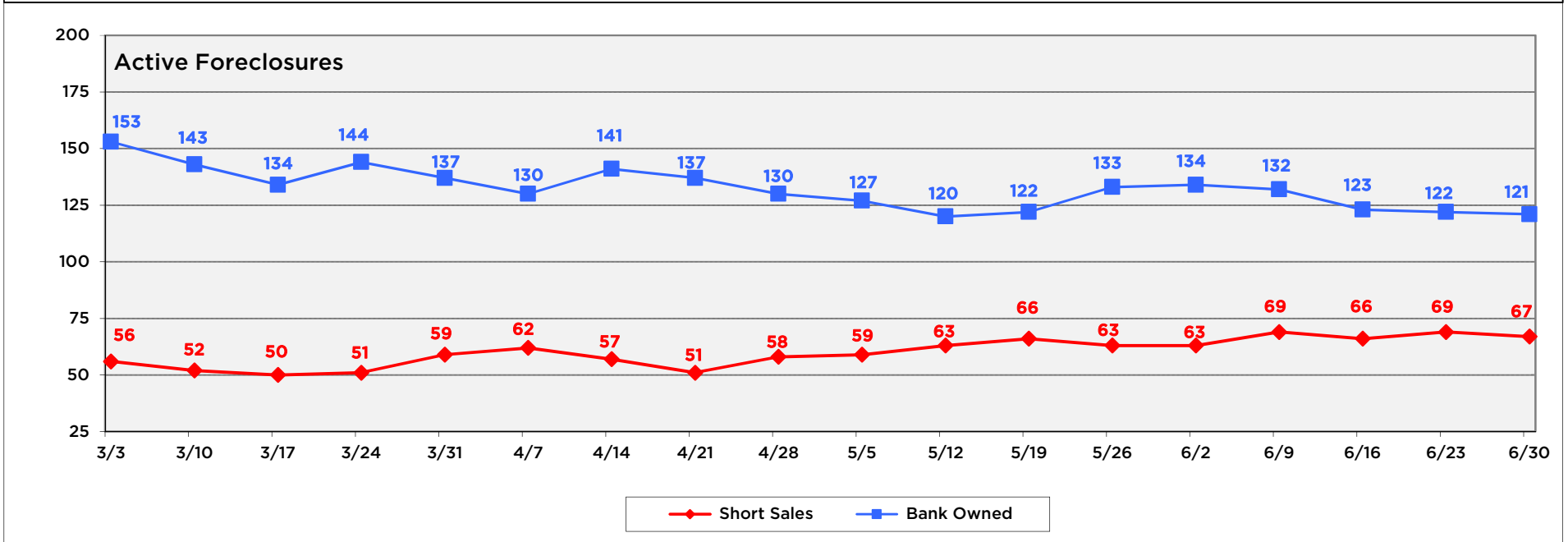
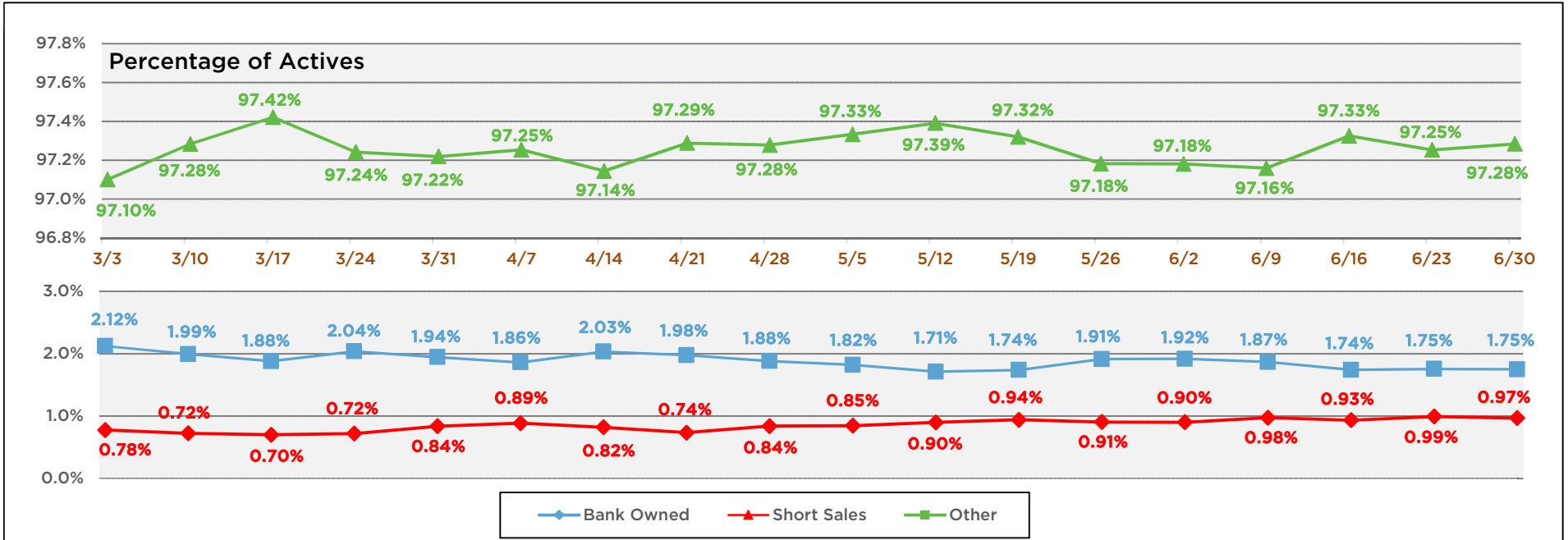
Single Family Homes



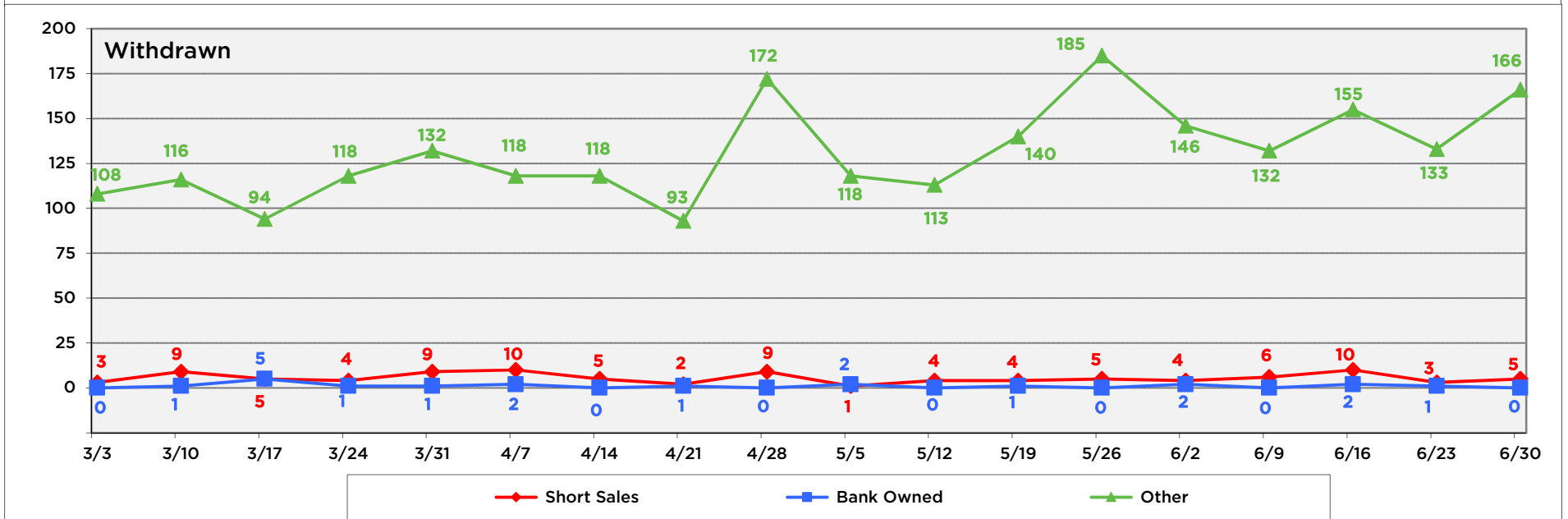
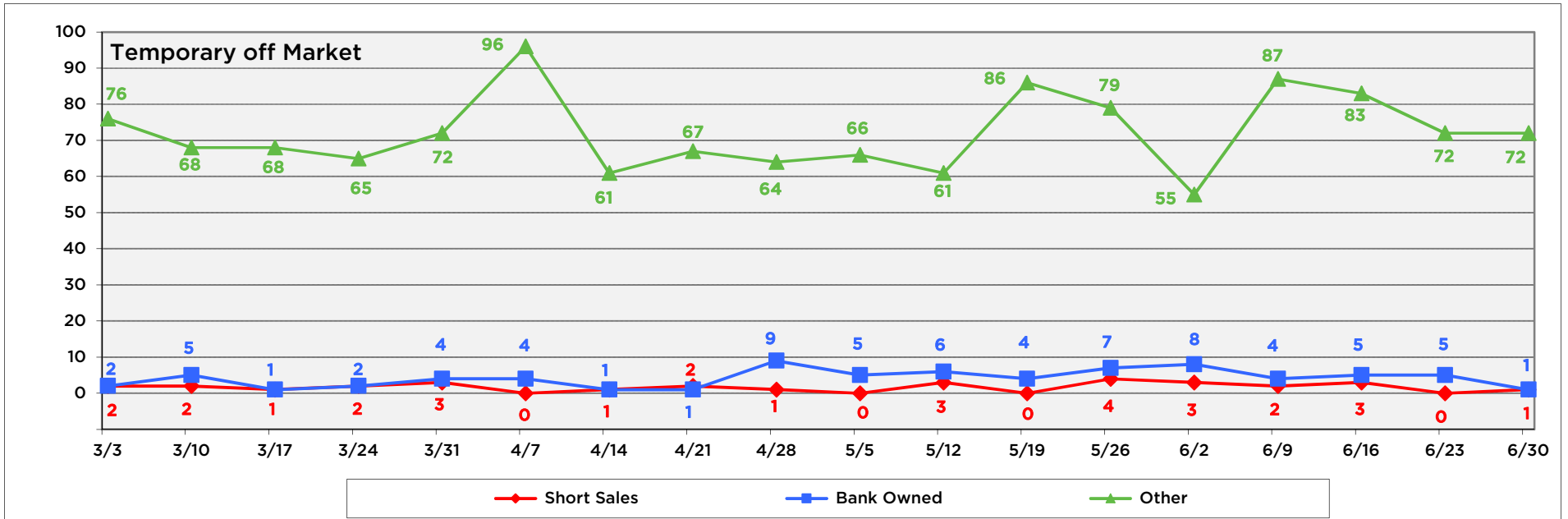
Single Family Homes



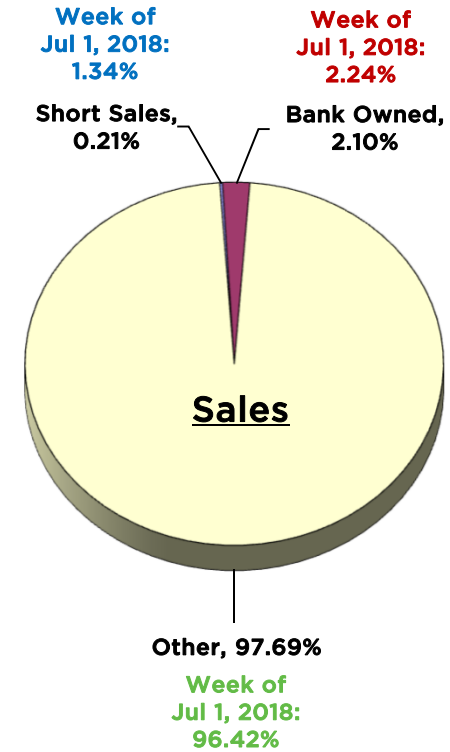
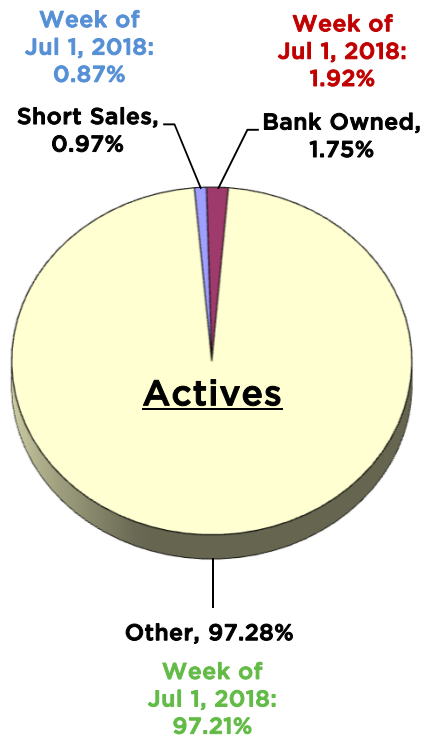
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 59 Single Family Homes available for the Median Price of \$265,000? (± \$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		9	\$264,922	3.0	2.0	1,592	\$166.40
Lake Mary / Heathrow	32746	2	\$265,000	3.0	2.0	1,408	\$188.21
Longwood (East)	32750	1	\$265,000	3.0	2.0	1,839	\$144.10
Maitland / Eatonville	32751	1	\$264,500	3.0	2.0	1,872	\$141.29
Oviedo	32765	2	\$264,950	3.0	2.0	1,515	\$174.88
Sanford / Lake Forest	32771	2	\$264,950	3.0	2.0	1,517	\$174.65
Longwood / Wekiva Springs	32779	1	\$265,000	3.0	2.0	1,738	\$152.47
Orange County		22	\$264,961	3.5	2.0	1,721	\$153.97
Apopka (North)	32712	2	\$264,875	4.0	2.0	1,874	\$141.34
Mount Dora	32757	1	\$264,900	4.0	3.0	1,890	\$140.16
Winter Park (West)	32789	1	\$265,000	2.0	1.0	857	\$309.22
Delaney / Crystal Lake	32806	1	\$264,900	4.0	2.0	1,300	\$203.77
Azalea Park	32807	2	\$265,000	3.0	2.0	1,762	\$150.40
Lockhart	32810	1	\$265,000	4.0	3.0	2,213	\$119.75
Conway	32812	1	\$265,000	3.0	2.0	1,515	\$174.92
Union Park	32817	1	\$265,000	3.0	2.0	1,715	\$154.52
Ventura	32822	3	\$264,967	4.0	2.0	1,664	\$159.23
Taft	32824	2	\$265,000	4.0	2.0	2,023	\$130.99
Rio Pinar / Union Park	32825	2	\$264,900	3.0	2.0	1,650	\$160.55
Waterford Lakes	32828	1	\$264,900	4.0	2.0	1,903	\$139.20
Union Park / Chickasaw	32829	1	\$265,000	3.0	2.0	1,601	\$165.52
Metro West / Orlo Vista	32835	1	\$265,000	3.0	2.0	1,530	\$173.20
Winter Garden / Oakland	34787	2	\$265,000	3.0	2.0	1,863	\$142.24
Osceola County		18	\$264,972	3.8	2.3	2,154	\$123.01
Kissimmee / Buena Ventura Lakes	34743	3	\$264,967	4.0	2.0	1,915	\$138.36
Kissimmee (East)	34744	3	\$264,967	4.0	2.0	2,180	\$121.54
Kissimmee (West) / Pleasant Hill	34746	3	\$265,000	4.0	2.0	2,148	\$123.37
Kissimmee / Poinciana	34758	2	\$265,000	4.0	3.0	2,335	\$113.49
Kissimmee	34759	1	\$265,000	4.0	3.0	3,559	\$74.46
St Cloud	34769	2	\$265,000	4.0	3.0	2,454	\$107.99
St Cloud / Narcoossee	34771	2	\$264,900	3.0	2.0	1,726	\$153.48
St Cloud / Canoe Creek	34772	2	\$264,950	3.0	2.0	1,727	\$153.42

Where are the 59 Single Family Homes available for the Median Price of \$265,000? (cont'd) (± \$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>
Lake County		10	\$264,930	3.3	2.3	2,068	\$128.10
Mount Dora	32757	2	\$264,950	3.0	3.0	1,866	\$141.99
Sorrento / Mt Plymouth	32776	1	\$265,000	3.0	2.0	2,469	\$107.33
Clermont (Central)	34711	3	\$264,967	3.0	2.0	1,969	\$134.57
Clermont (South)	34714	1	\$265,000	4.0	2.0	2,333	\$113.59
Groveland	34736	1	\$265,000	3.0	2.0	2,059	\$128.70
Howey in the Hills	34737	1	\$265,000	5.0	3.0	2,322	\$114.13
Leesburg (East) / Haines Creek	34788	1	\$264,500	3.0	2.0	1,859	\$142.28

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	144	122	9	11	2	0	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	141	119	9	11	2	0	0
Active Listings	1,856	1,310	231	194	57	52	12
Bank Owned	21	17	2	1	1	0	0
Short Sales	8	4	1	2	1	0	0
Other	1,827	1,289	228	191	55	52	12
Months of Inventory	3	2	6	4	7	0	0

List Price

Average Original List Price	\$183,600	\$156,990	\$276,533	\$356,173	\$439,450	\$0	\$0
Average Final List Price	\$181,681	\$155,143	\$273,967	\$353,627	\$439,450	\$0	\$0

Sale Price

Average Price	\$176,337	\$149,949	\$269,311	\$347,727	\$425,000	\$0	\$0
Median Price	\$160,000	\$145,000	\$270,000	\$336,000	\$425,000	\$0	\$0

Price Differences

<i>Original to Final</i> List Price	-\$1,919	-\$1,847	-\$2,566	-\$2,546	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,263	-\$7,041	-\$7,222	-\$8,446	-\$14,450	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,344	-\$5,194	-\$4,656	-\$5,900	-\$14,450	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.04%	95.52%	97.39%	97.63%	96.71%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.06%	96.65%	98.30%	98.33%	96.71%	0.00%	0.00%

Days on the Market

Avg Days Listing to Contract	44	42	94	25	28	0	0
Combined Avg Days to Contract	41	37	90	52	28	0	0
Avg Days Listing to Closing	80	79	135	51	64	0	0
Avg Days Contract to Close	36	36	40	26	36	0	0

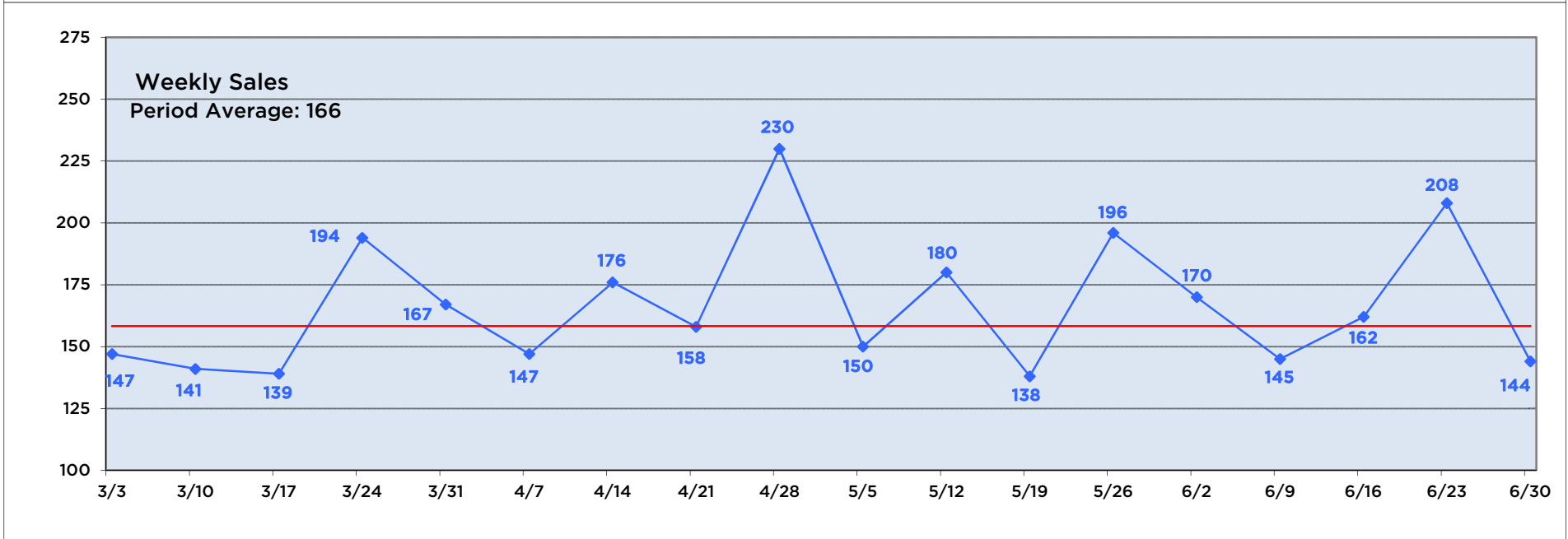
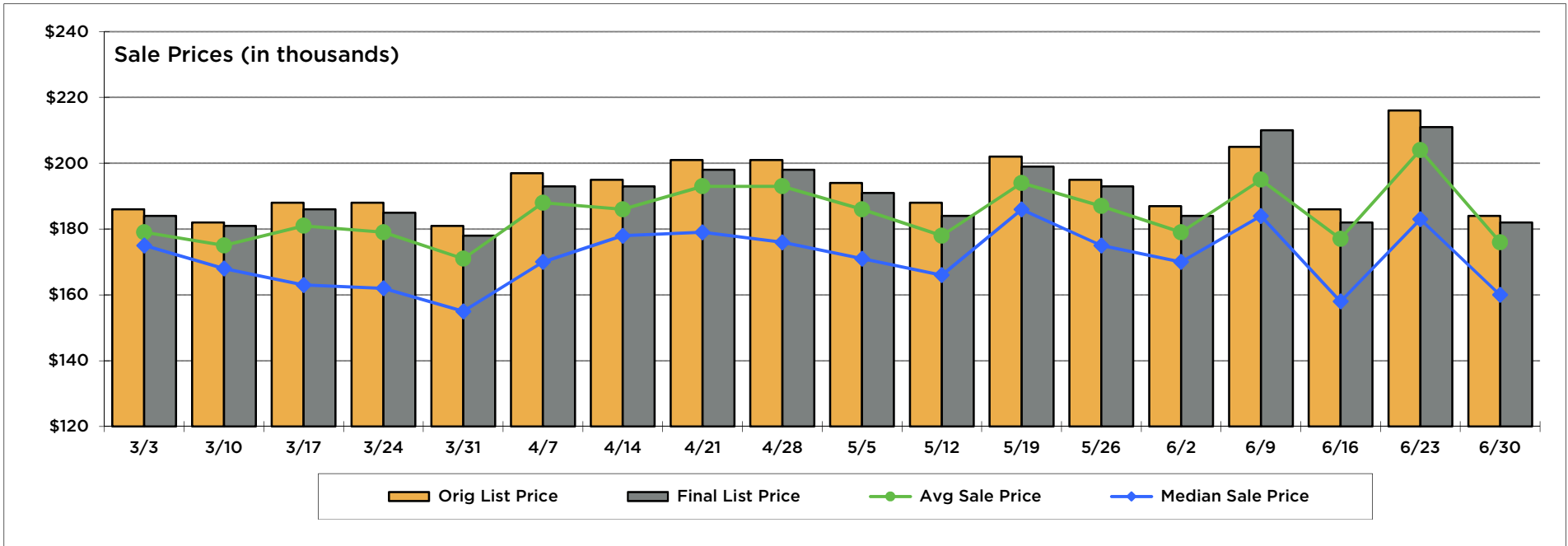
Beds / Baths

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	0	1	0	0

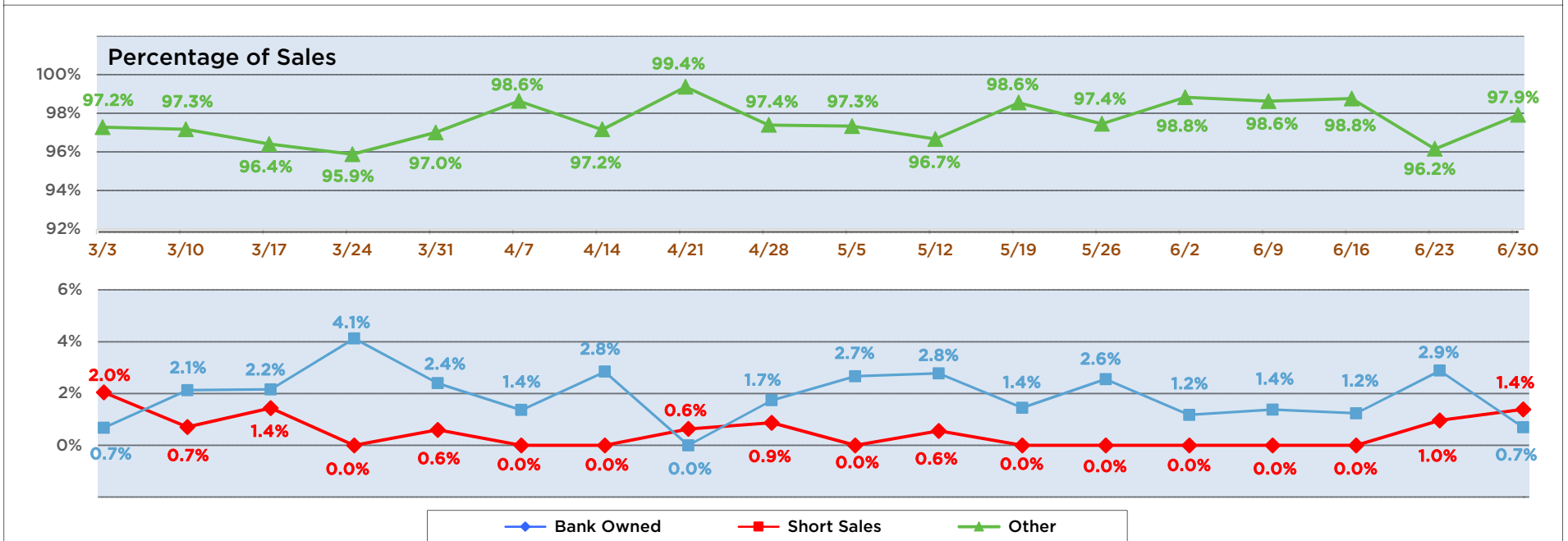
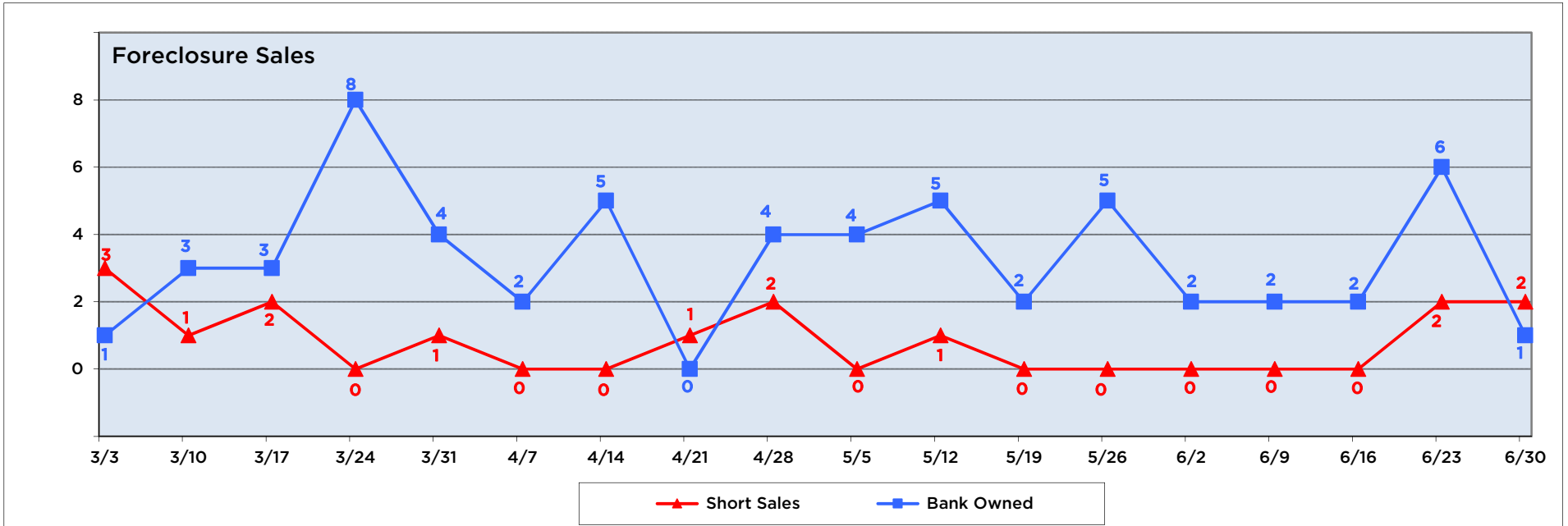
Square Footage

Average Square Feet	1,323	1,218	1,958	1,817	2,158	0	0
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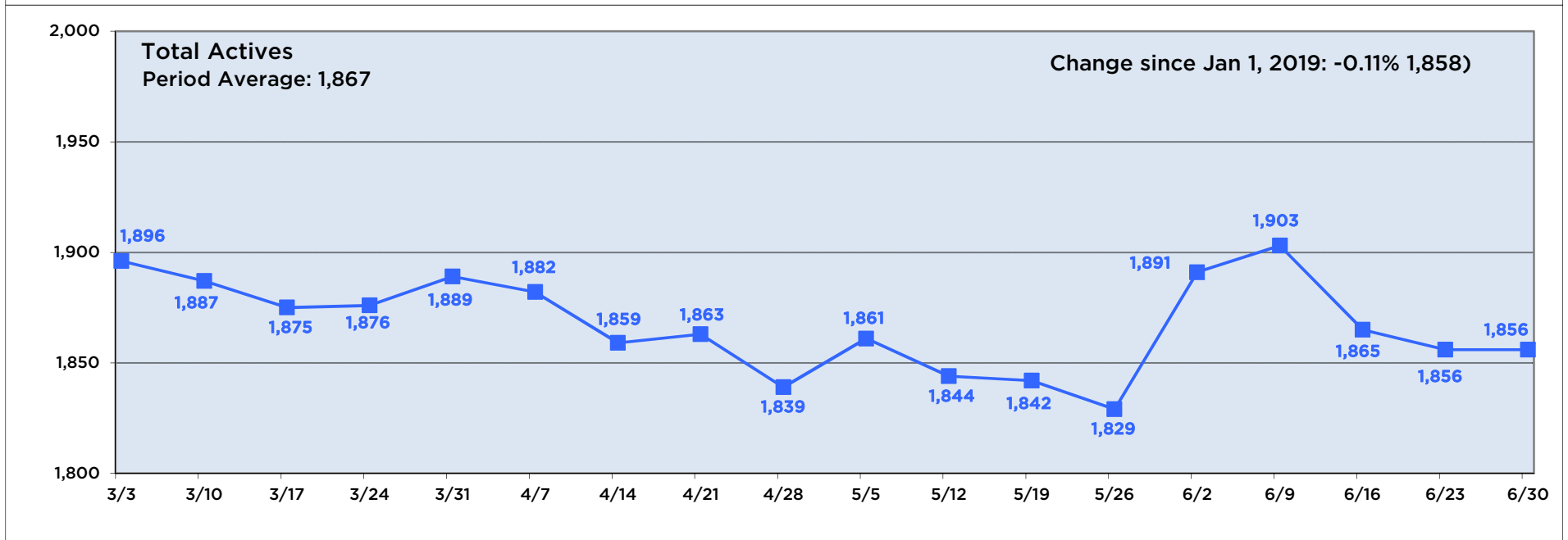
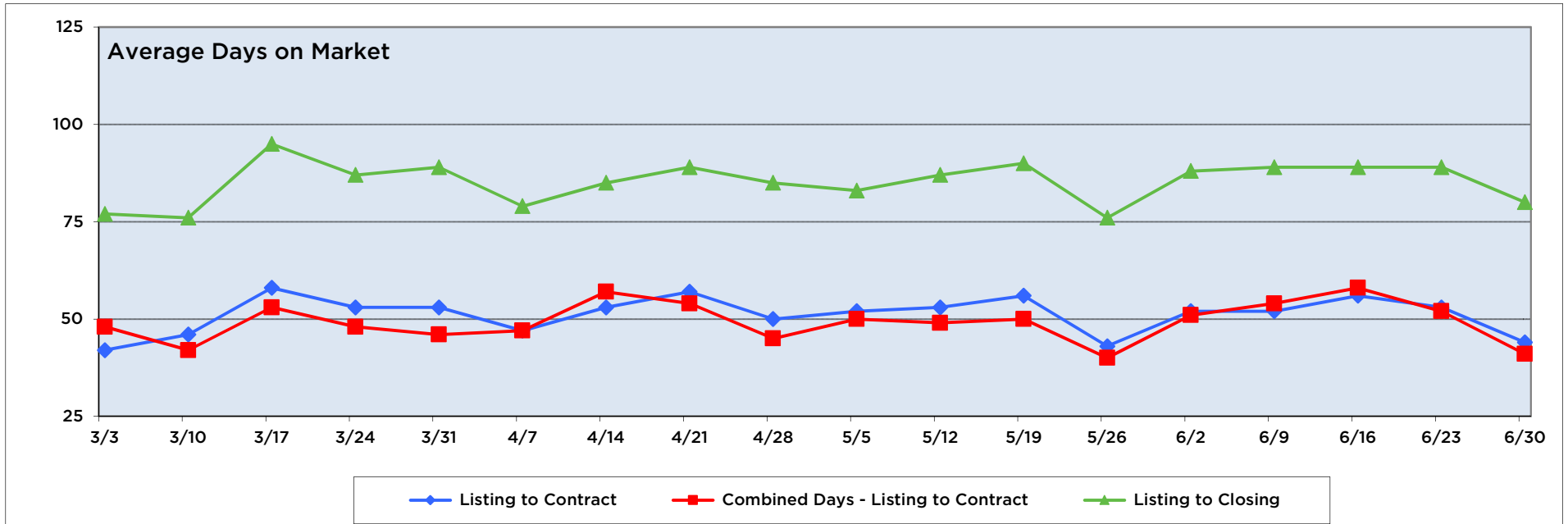
Condos, Townhomes, Villas



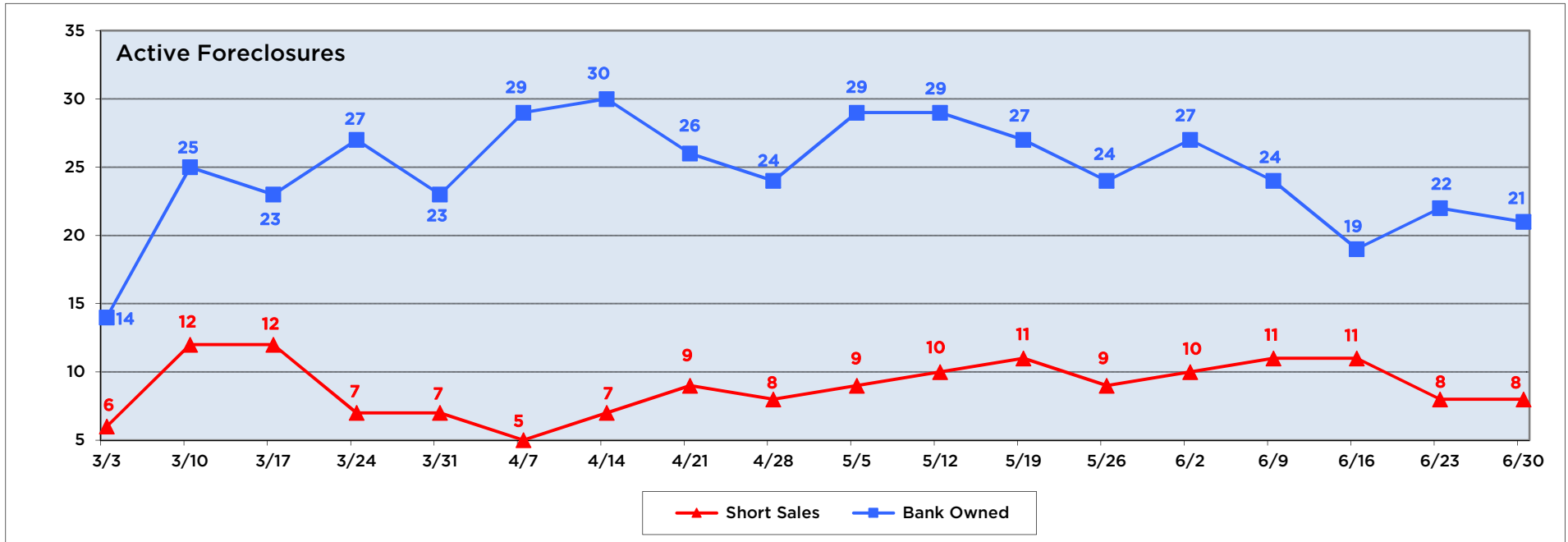
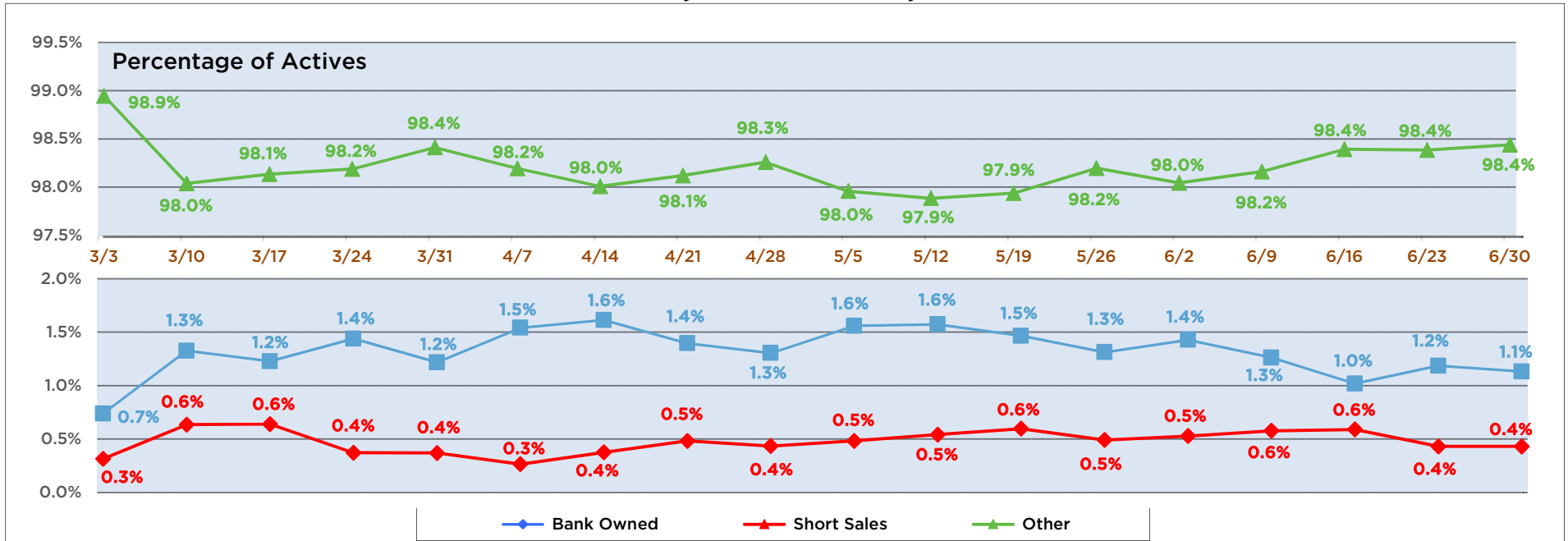
Condos, Townhomes, Villas



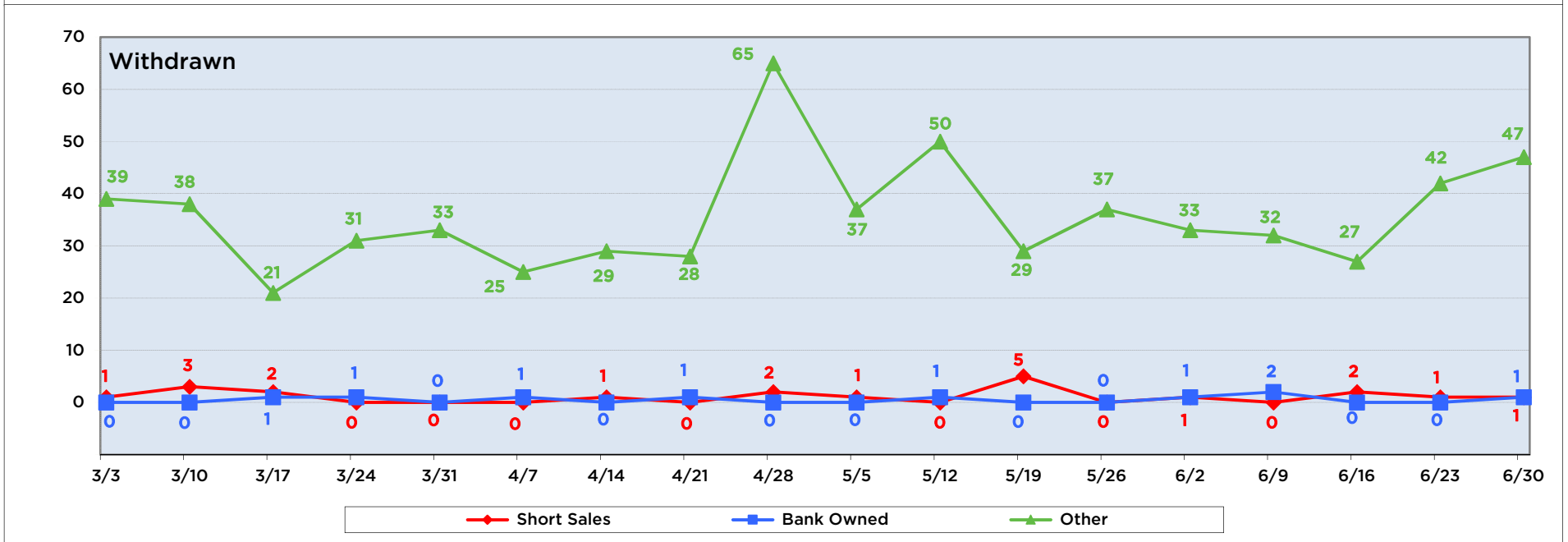
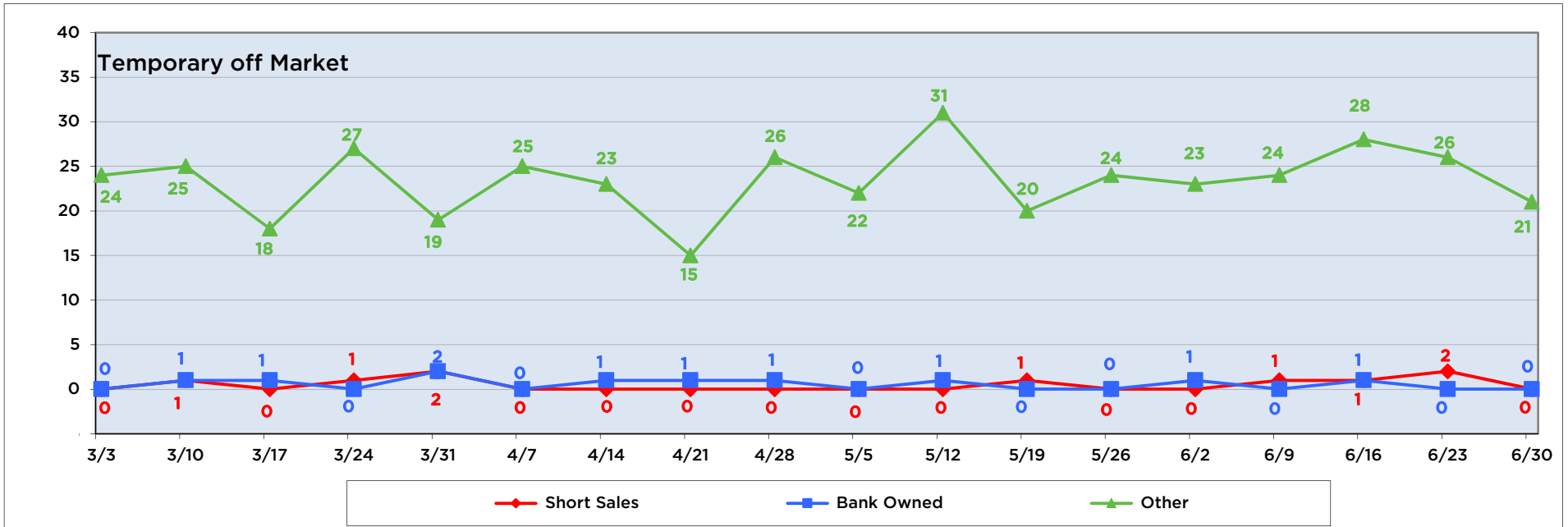
Condos, Townhomes, Villas



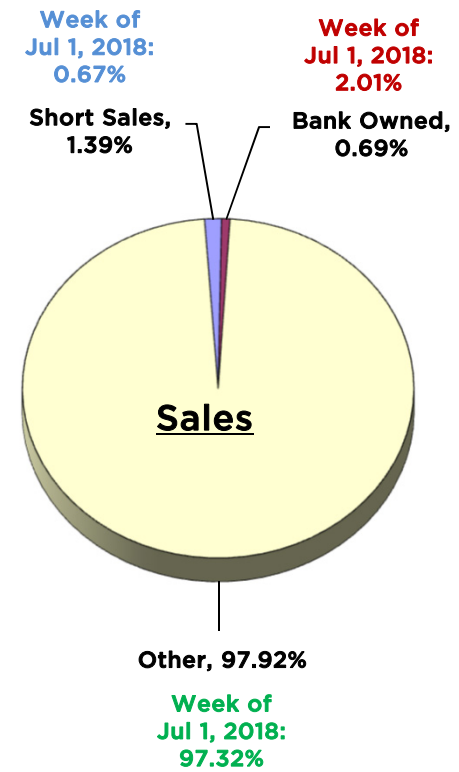
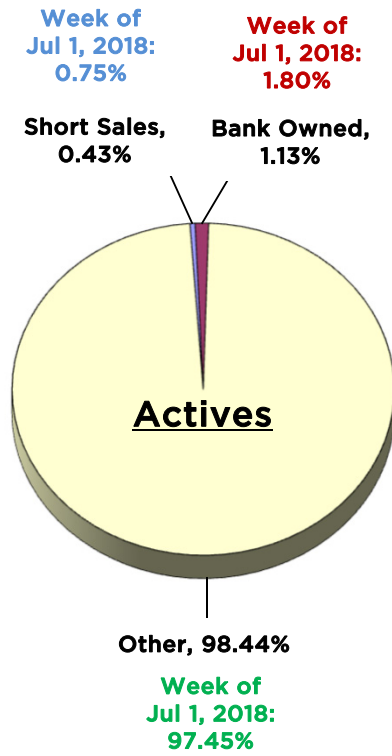
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 31 Condos, Townhomes, or Villas available for the Median Price of \$160,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		8	\$159,950	2.9	2.0	1,246	\$128.37
Altamonte Springs (East)	32701	1	\$159,900	3.0	2.0	1,478	\$108.19
Altamonte Springs / Forest City	32714	4	\$159,975	3.0	2.0	1,234	\$129.64
Lake Mary / Heathrow	32746	1	\$159,999	2.0	2.0	1,398	\$114.45
Oviedo	32765	2	\$159,900	3.0	2.0	1,078	\$148.33
Orange County		14	\$159,911	2.4	2.3	1,144	\$139.78
Winter Park (East) / Aloma	32792	2	\$159,950	3.0	2.0	1,051	\$152.19
Conway	32812	1	\$159,900	2.0	1.0	818	\$195.48
Williamsburg / Lake Bryan	32821	5	\$159,830	2.0	3.0	1,212	\$131.87
Ventura	32822	2	\$159,950	2.0	2.0	1,019	\$156.97
Research Park	32826	1	\$160,000	2.0	2.0	1,044	\$153.26
Metro West / Orlo Vista	32835	3	\$159,967	3.0	2.0	1,318	\$121.37
Osceola County		7	\$159,900	2.3	2.0	1,136	\$140.70
Davenport	33896	1	\$159,999	3.0	2.0	1,244	\$128.62
Kissimmee (Central)	34741	1	\$160,000	3.0	2.0	1,296	\$123.46
Kissimmee / Celebration	34747	5	\$159,860	2.0	2.0	1,083	\$147.61
Lake County		2	\$159,950	2.5	1.5	1,363	\$117.35
Sorrento/Mt Plymouth	32776	1	\$159,900	3.0	1.0	1,200	\$133.25
Howey in the Hills	34737	1	\$160,000	2.0	2.0	1,526	\$104.85