



Monday Morning Quarterback Summary

Week of Jul 7, 2019

Single-family existing homes

- Sales of single-family homes increased to 604 during the week of Jul 7, from 477 the week prior
- The median price of single family homes increased to \$276,000, a change of 4.2%
- The number of single-family home foreclosure transactions increased to 13 last week, from 10 the week of Jun 30
- The number of single-family home short-sale transactions remained constant at 1
- Single-family inventory increased by 16, and now sits at 6,938

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 146 during the week of Jul 7, from 144 the week prior
- The median price of condos, townhomes, and villas increased to \$172,500, a change of 7.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of Jun 30
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory increased by 4, and now sits at 1,860

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	604	222	134	132	61	45	10
Bank Owned	13	8	2	1	2	0	0
Short Sales	1	0	1	0	0	0	0
Other	590	214	131	131	59	45	10
Active Listings	6,938	1,548	1,032	1,622	873	1,330	533
Bank Owned	131	72	19	22	6	11	1
Short Sales	70	28	14	16	5	5	2
Other	6,737	1,448	999	1,584	862	1,314	530
Months of Inventory	3	2	2	3	3	7	12

List Price

Average Original List Price	\$347,083	\$203,047	\$280,346	\$353,529	\$463,938	\$689,078	\$2,102,045
Average Final List Price	\$335,718	\$199,468	\$276,621	\$347,093	\$453,529	\$670,989	\$1,774,845

Sale Price

Average Price	\$326,884	\$194,736	\$272,031	\$340,525	\$445,405	\$651,680	\$1,631,000
Median Price	\$276,000	\$209,500	\$270,000	\$335,000	\$440,000	\$611,750	\$1,300,000

Price Differences

Original to Final List Price	-\$11,365	-\$3,579	-\$3,725	-\$6,436	-\$10,409	-\$18,089	-\$327,200
Original List to Sale Price - \$	-\$20,199	-\$8,311	-\$8,315	-\$13,004	-\$18,533	-\$37,398	-\$471,045
Final List to Sale Price - \$	-\$8,834	-\$4,732	-\$4,590	-\$6,568	-\$8,124	-\$19,309	-\$143,845
Original List to Sale Price - %	94.18%	95.91%	97.03%	96.32%	96.01%	94.57%	77.59%
Final List to Sale Price - %	97.37%	97.63%	98.34%	98.11%	98.21%	97.12%	91.90%

Days on the Market

Avg Days Listing to Contract	52	50	37	46	48	77	293
Combined Avg Days to Contract	52	44	39	49	57	77	284
Avg Days Listing to Closing	90	87	74	84	86	115	334
Avg Days Contract to Close	37	37	37	38	37	39	41

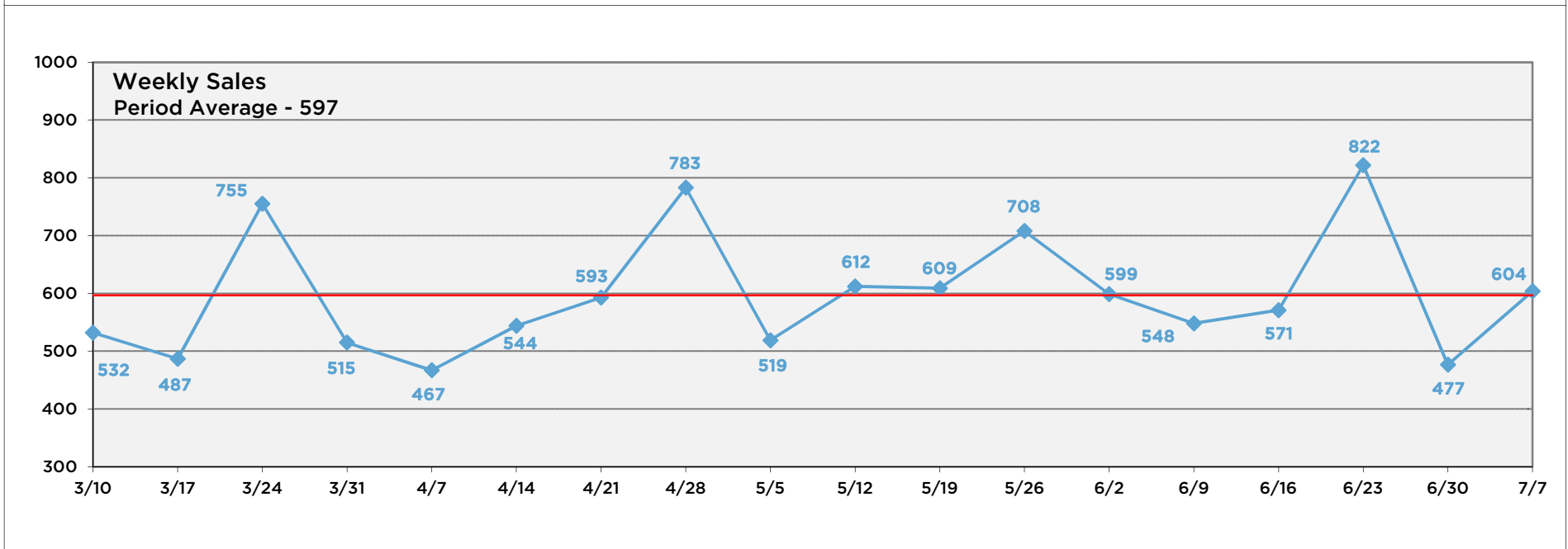
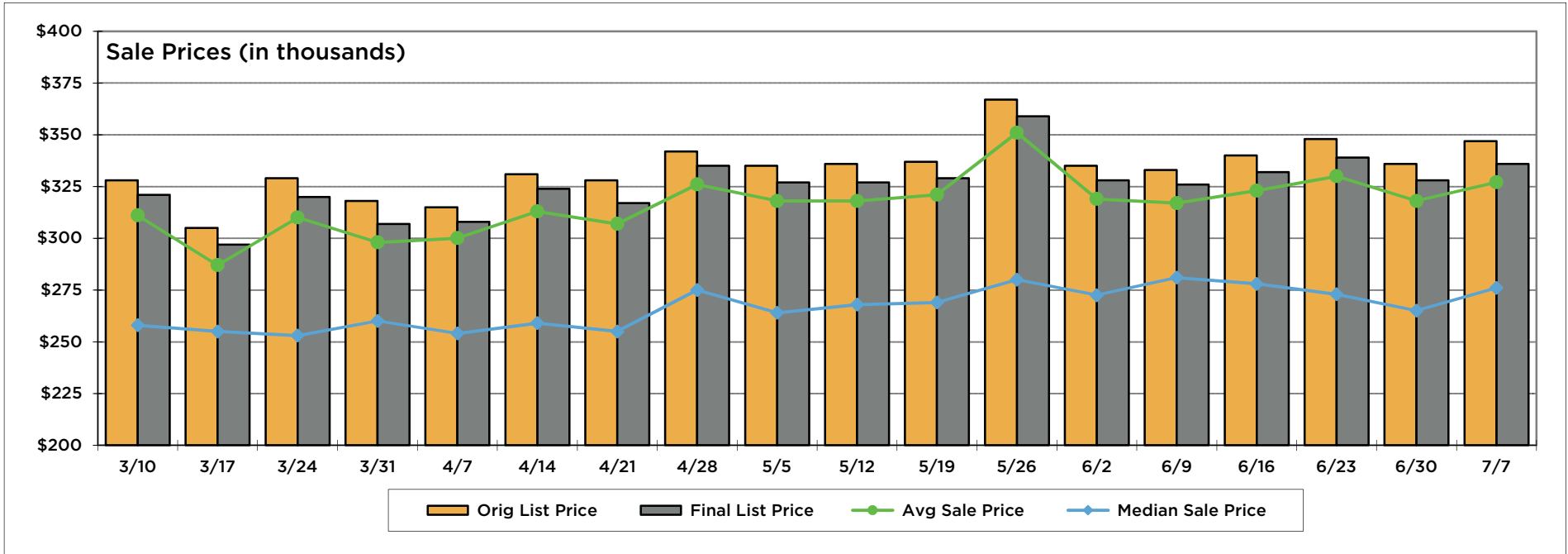
Beds / Baths

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

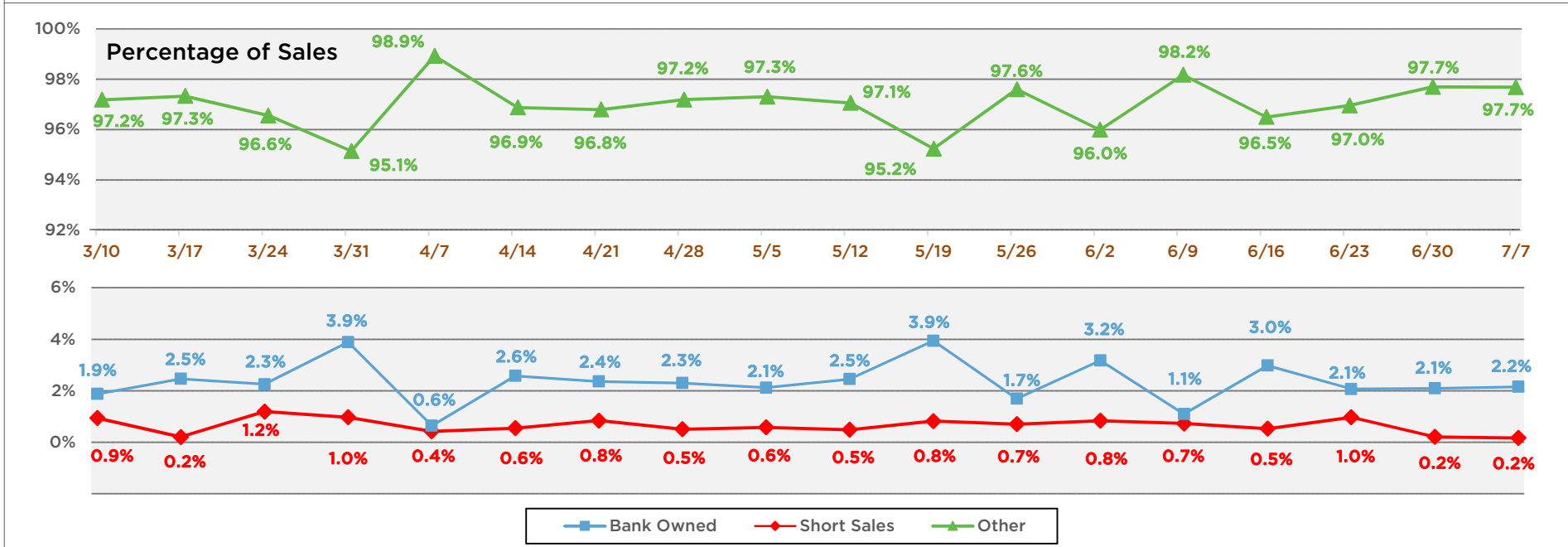
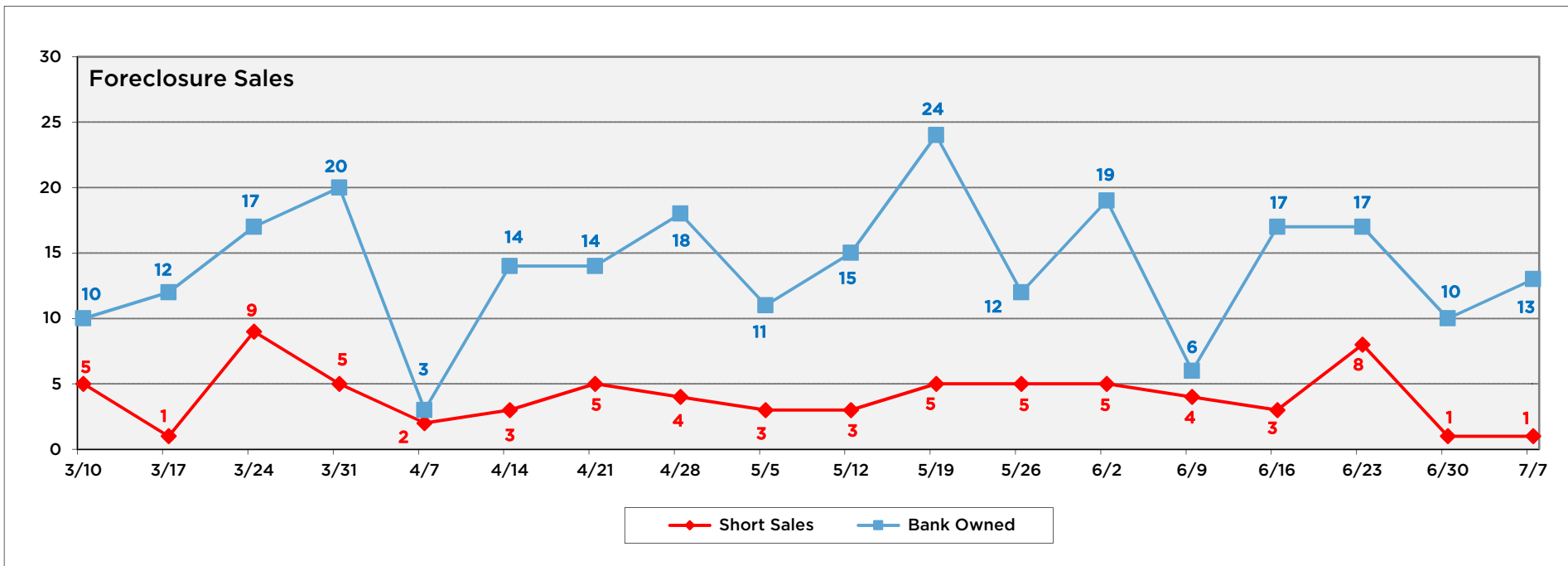
Square Footage

Average Square Feet	2,145	1,496	1,925	2,329	2,857	3,757	5,469
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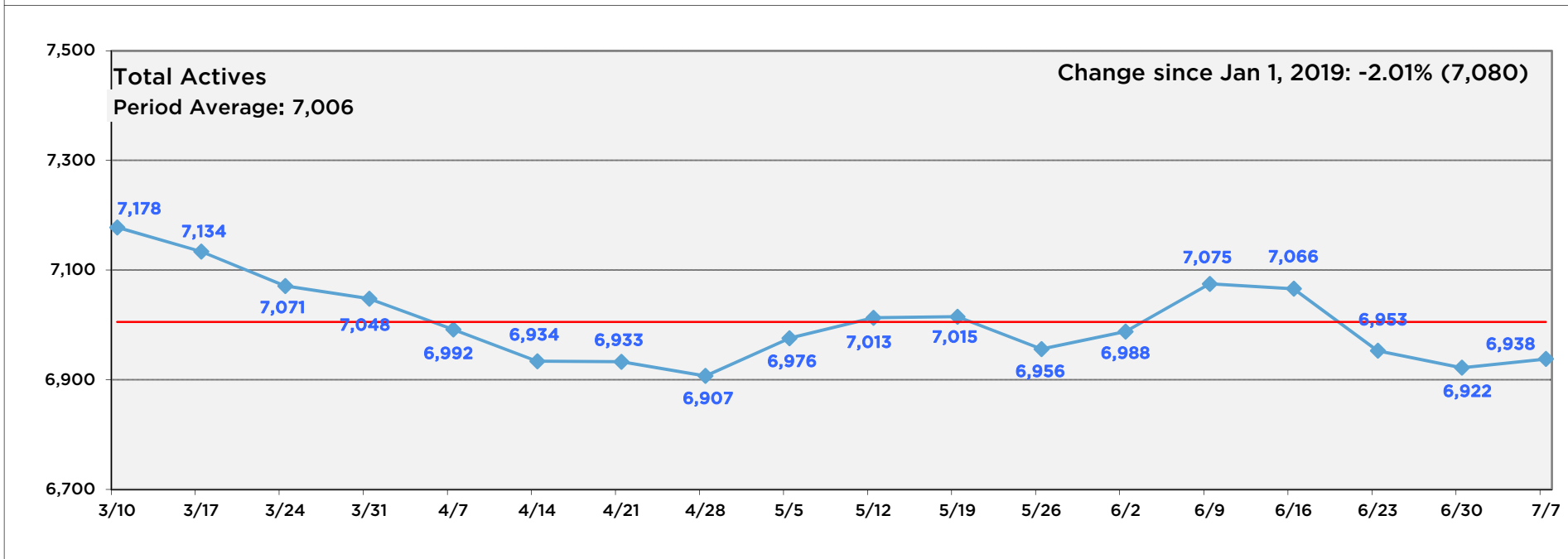
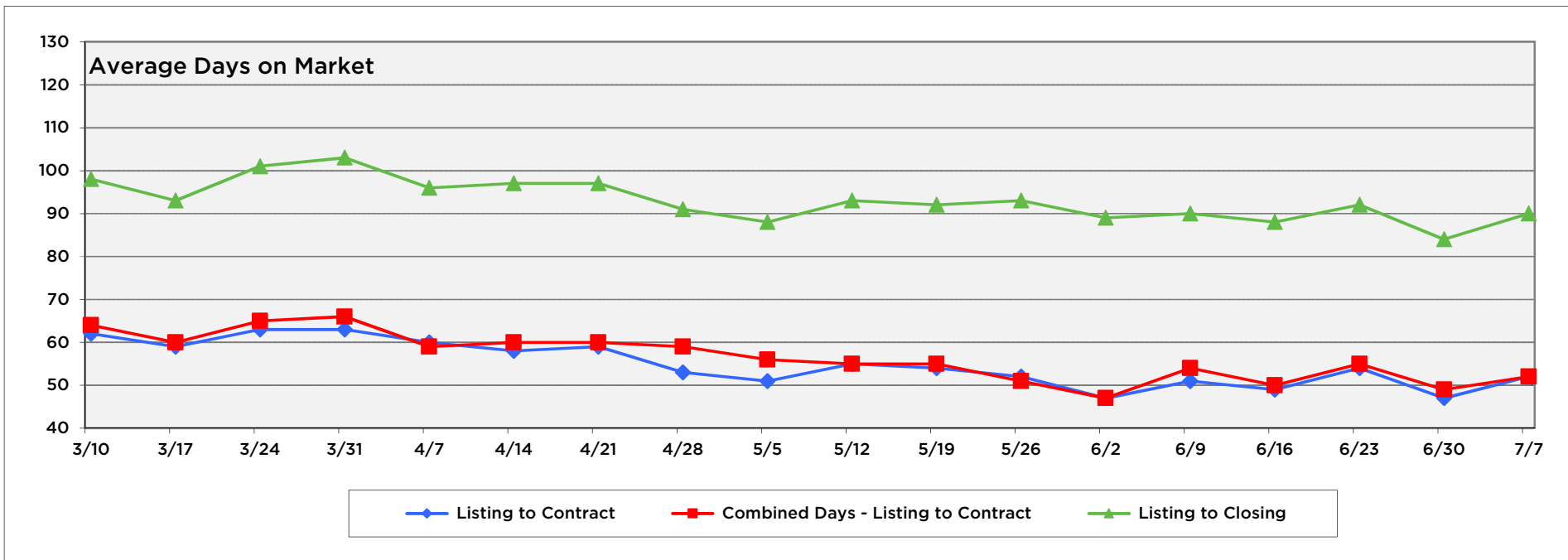
Single Family Homes



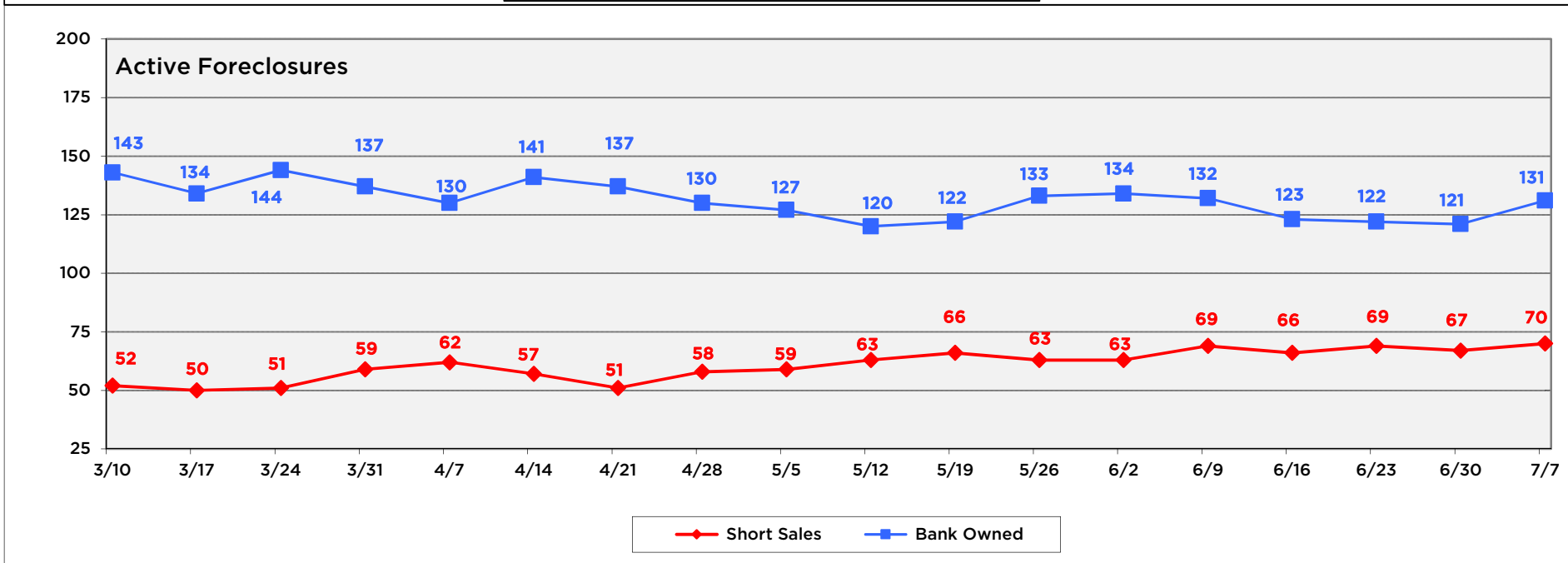
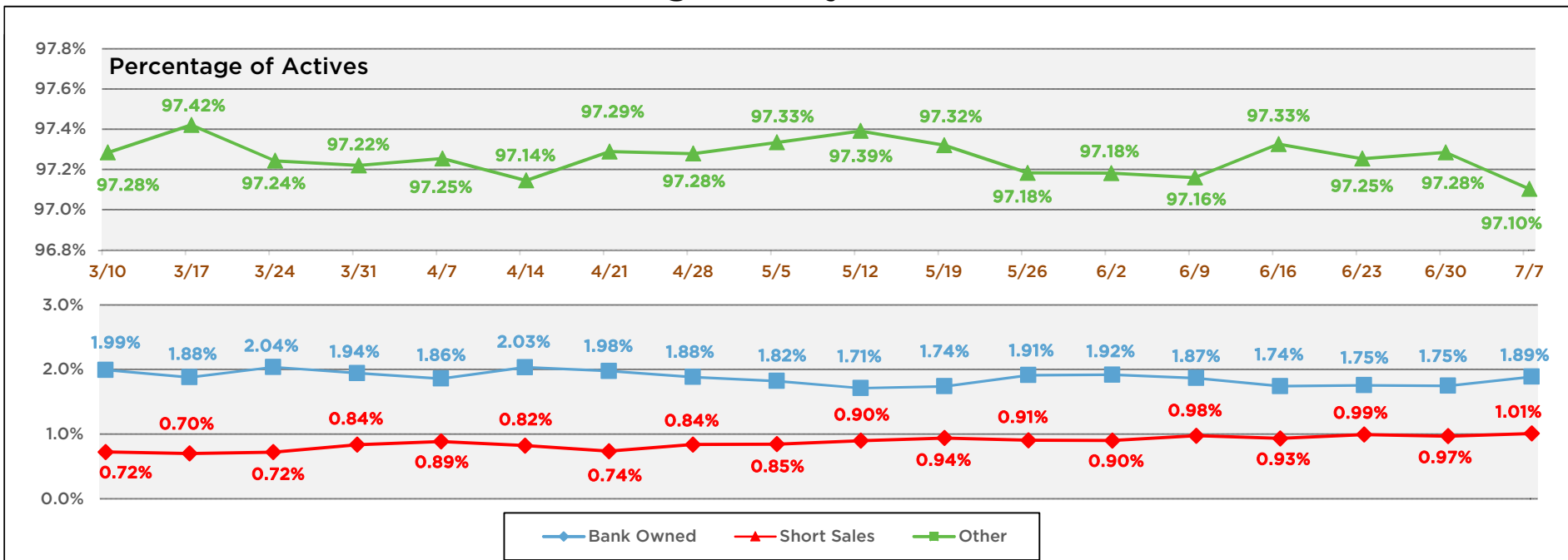
Single Family Homes



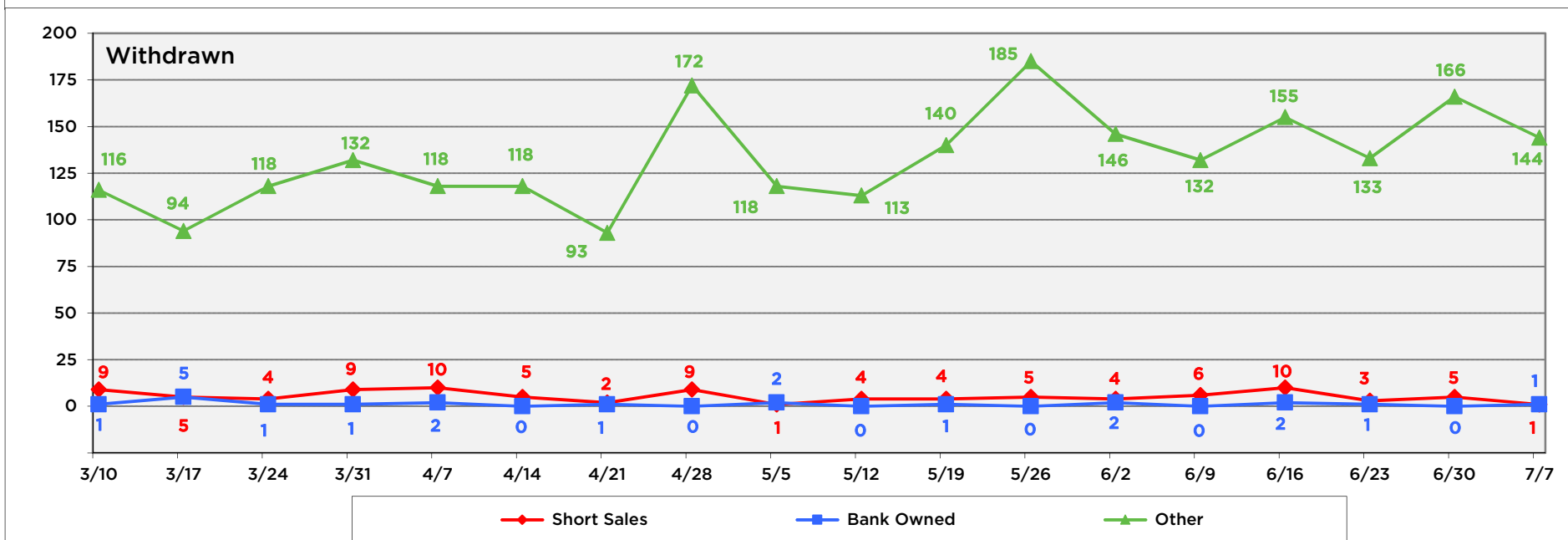
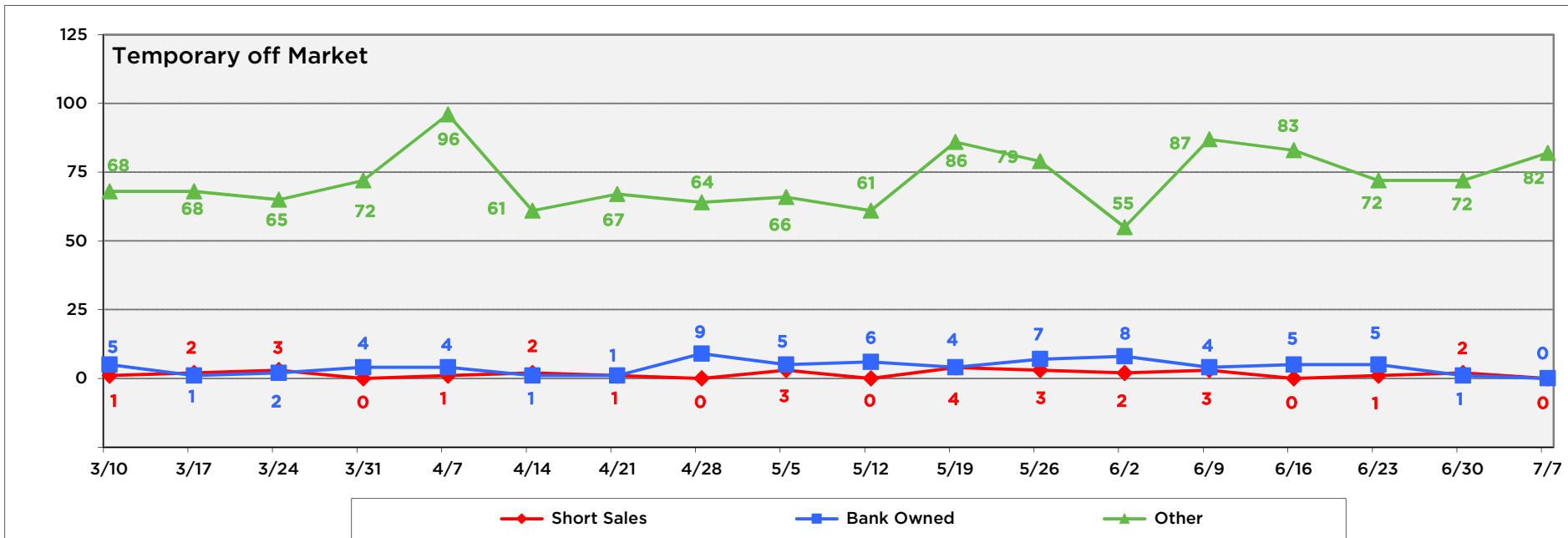
Single Family Homes



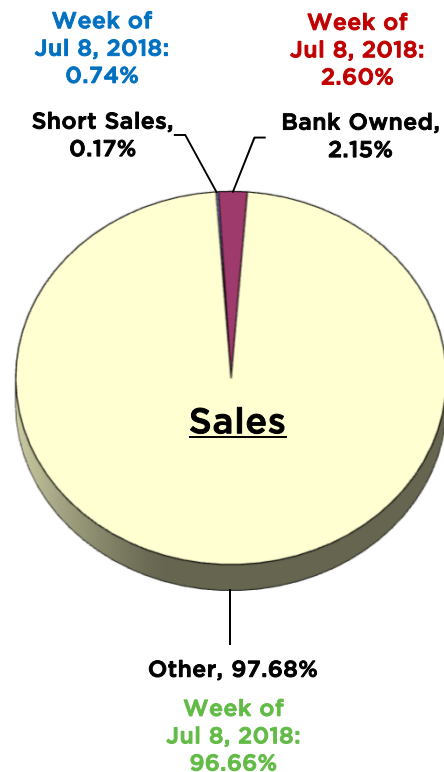
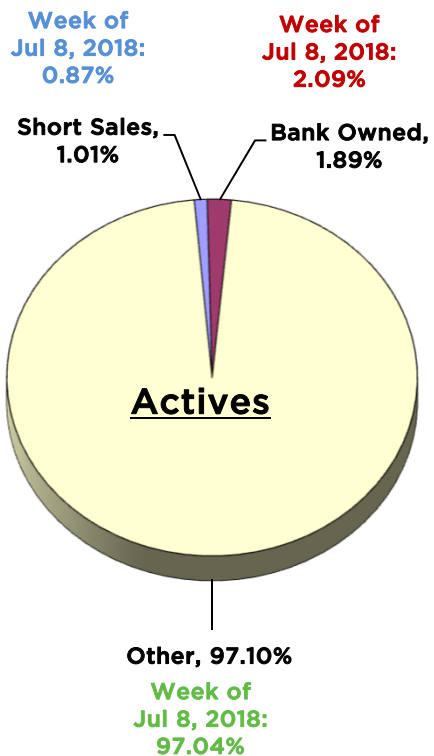
Single Family Homes



Single Family Homes



Single Family Homes



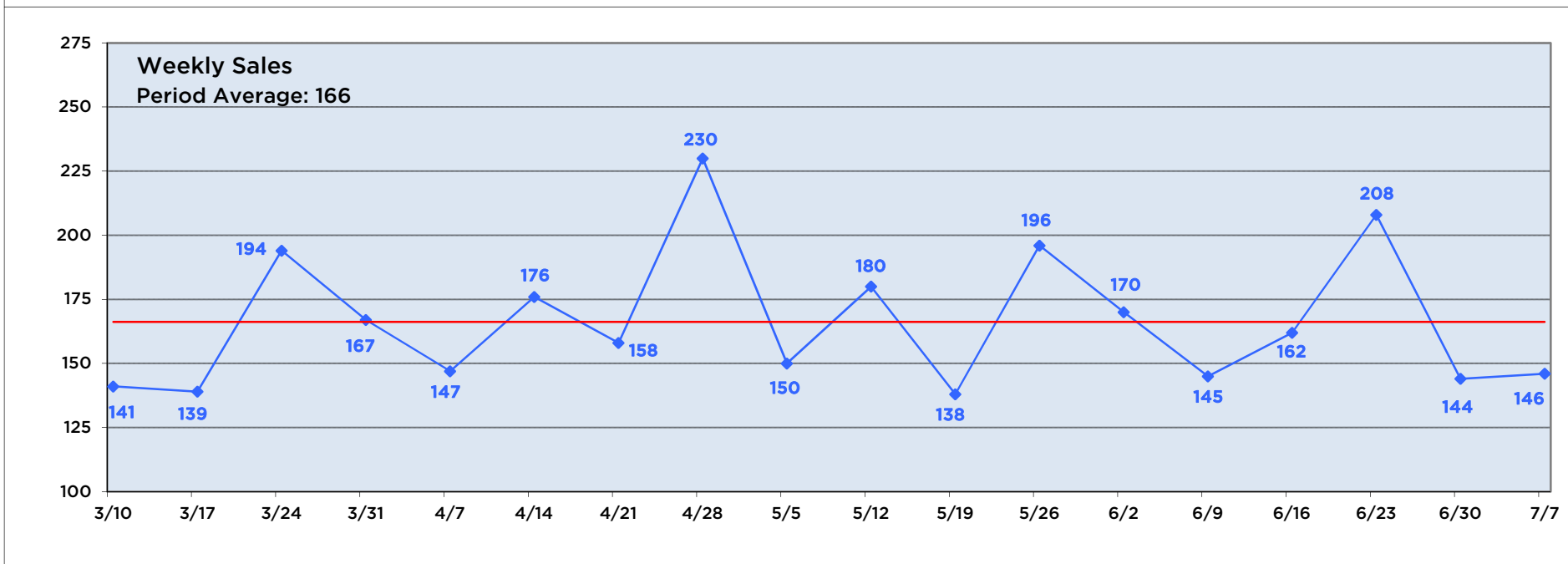
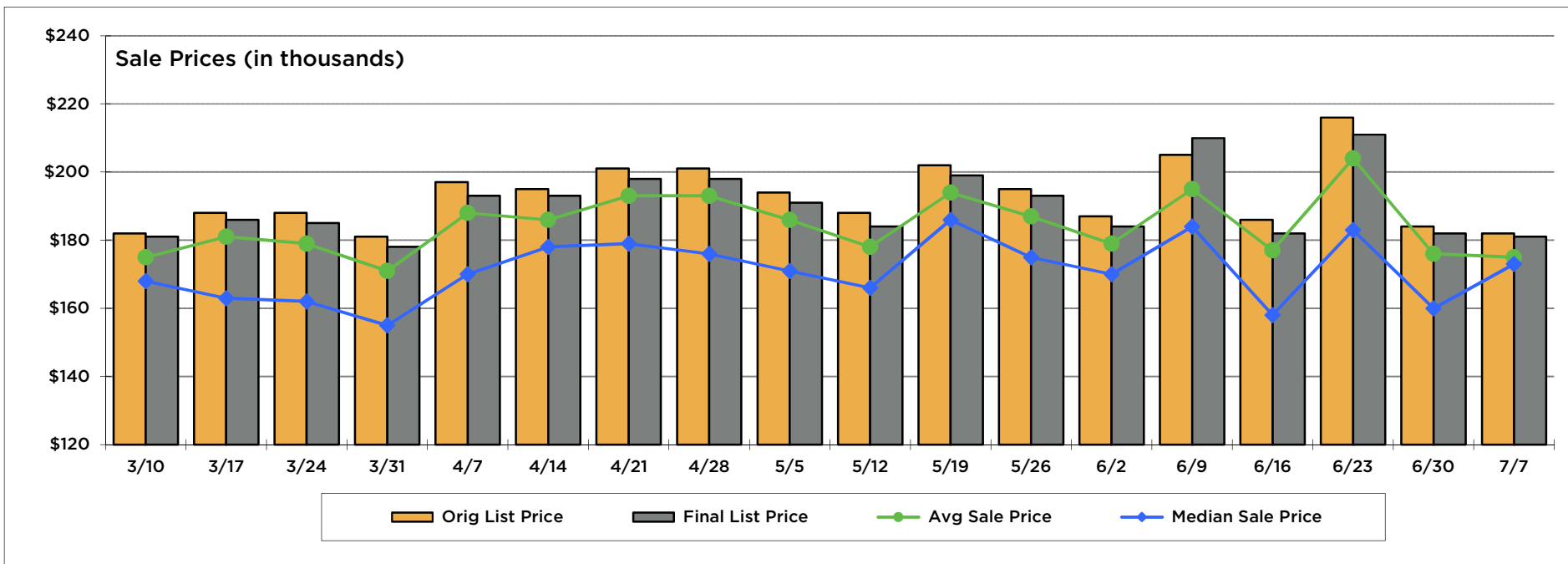
Where are the 5 Single Family Homes available for the Median Price of \$276,000? (± \$500)

<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	\$275,500	4.0	2.0	2,344	\$117.53
Sanford (South)	32773	1	\$275,500	4.0	2.0	2,344	\$117.53
Orange County		2	\$275,950	3.5	2.0	1,627	\$169.66
Waterford Lakes	32828	1	\$276,000	4.0	2.0	1,929	\$143.08
Hunters Creek	32837	1	\$275,900	3.0	2.0	1,324	\$208.38
Osceola County		1	\$275,900	4.0	3.0	2,814	\$98.05
Kissimmee / Poinciana	34758	1	\$275,900	4.0	3.0	2,814	\$98.05
Lake County		1	\$275,750	3.0	2.0	2,165	\$127.37
Leesburg (West)	34748	1	\$275,750	3.0	2.0	2,165	\$127.37

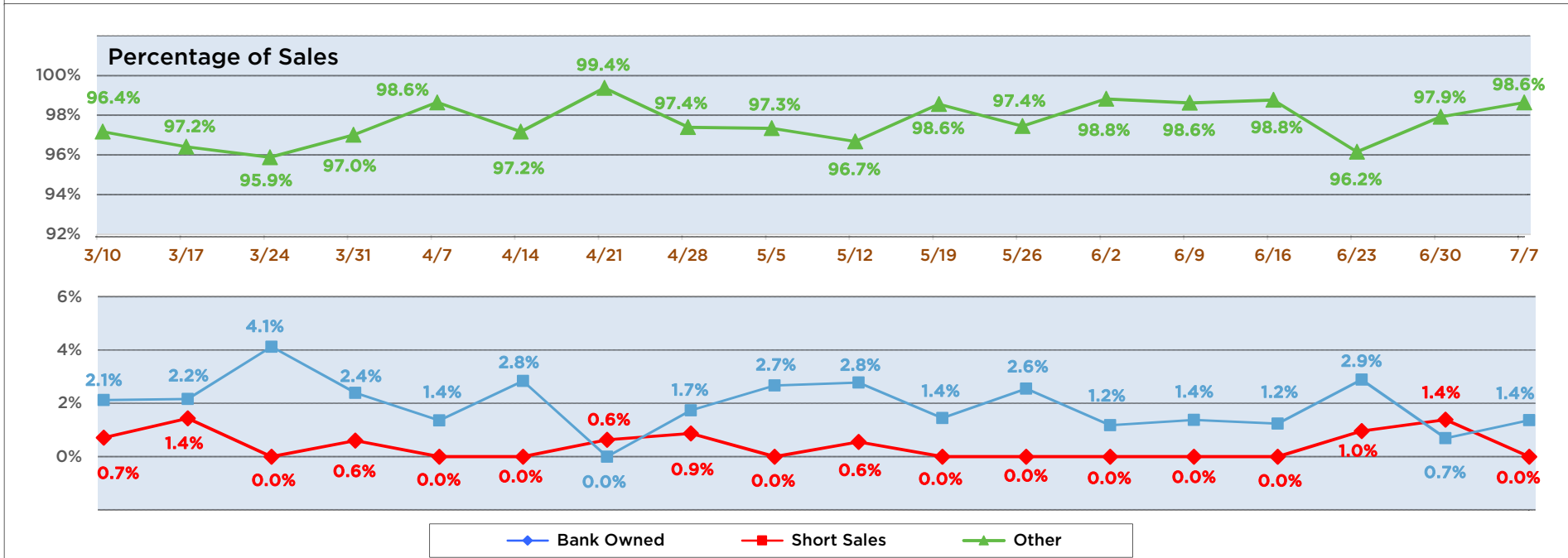
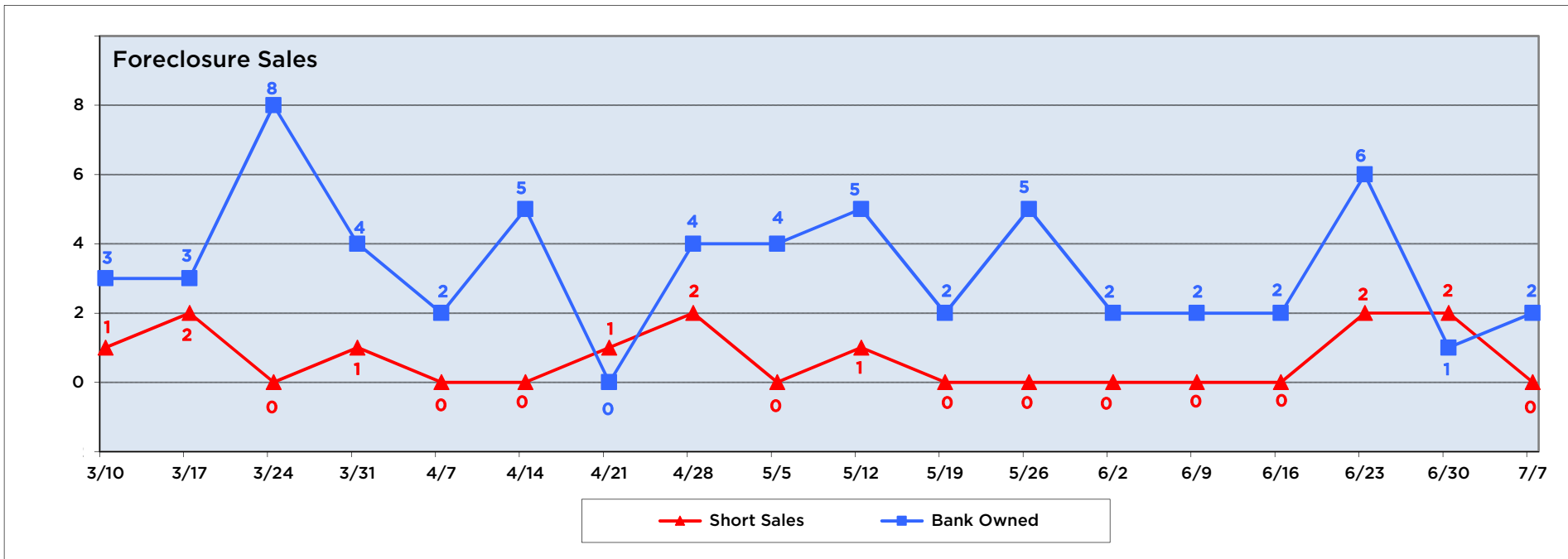
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	146	133	9	4	0	0	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	144	131	9	4	0	0	0
Active Listings	1,860	1,294	231	213	55	54	13
Bank Owned	24	21	2	0	1	0	0
Short Sales	7	4	0	2	1	0	0
Other	1,829	1,269	229	211	53	54	13
Months of Inventory	3	2	6	12	0	0	0
List Price							
Average Original List Price	\$181,987	\$170,574	\$275,767	\$350,450	\$0	\$0	\$0
Average Final List Price	\$180,535	\$169,147	\$276,078	\$344,200	\$0	\$0	\$0
Sale Price							
Average Price	\$175,254	\$164,358	\$266,333	\$332,625	\$0	\$0	\$0
Median Price	\$172,500	\$167,000	\$265,000	\$319,000	\$0	\$0	\$0
Price Differences							
<i>Original</i> to <i>Final</i> List Price	-\$1,452	-\$1,427	\$311	-\$6,250	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$6,733	-\$6,216	-\$9,434	-\$17,825	\$0	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,281	-\$4,789	-\$9,745	-\$11,575	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.30%	96.36%	96.58%	94.91%	0.00%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.07%	97.17%	96.47%	96.64%	0.00%	0.00%	0.00%
Days on the Market							
Avg Days Listing to Contract	49	46	85	64	0	0	0
Combined Avg Days to Contract	42	39	72	64	0	0	0
Avg Days Listing to Closing	83	80	136	91	0	0	0
Avg Days Contract to Close	35	34	50	27	0	0	0
Beds / Baths							
Average Bedrooms	2	2	3	4	0	0	0
Average Full Baths	2	2	2	3	0	0	0
Average Half Baths	0	0	1	1	0	0	0
Square Footage							
Average Square Feet	1,291	1,236	1,746	2,098	0	0	0

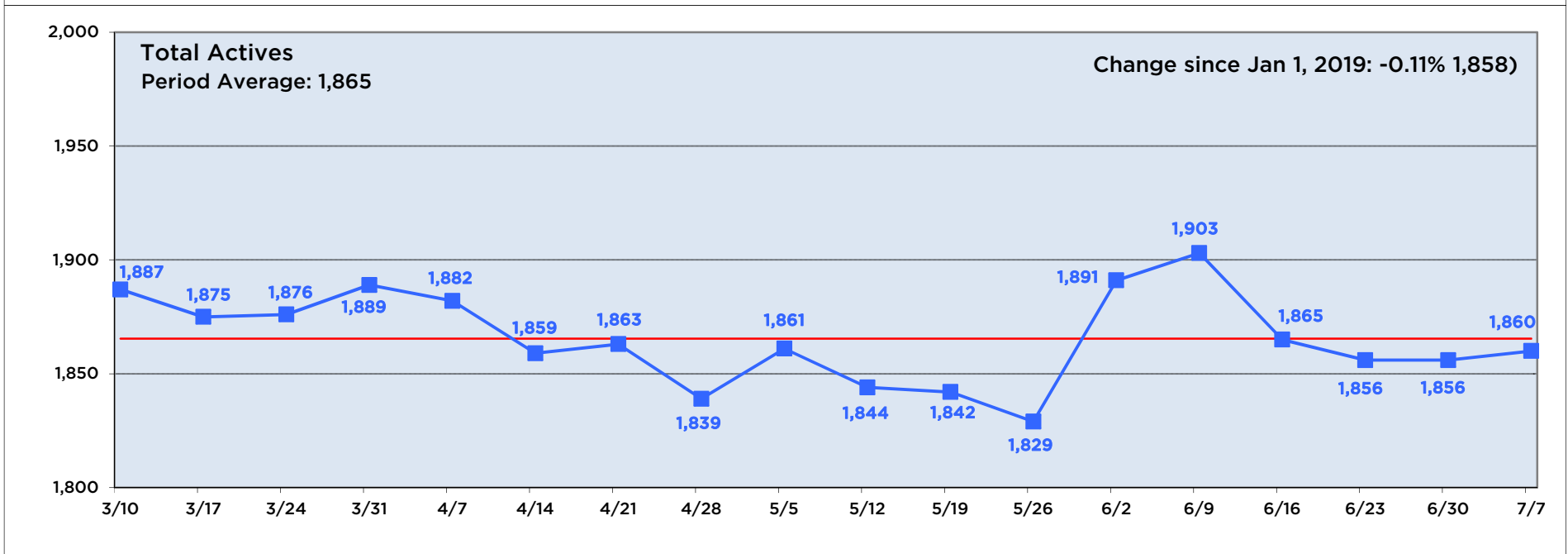
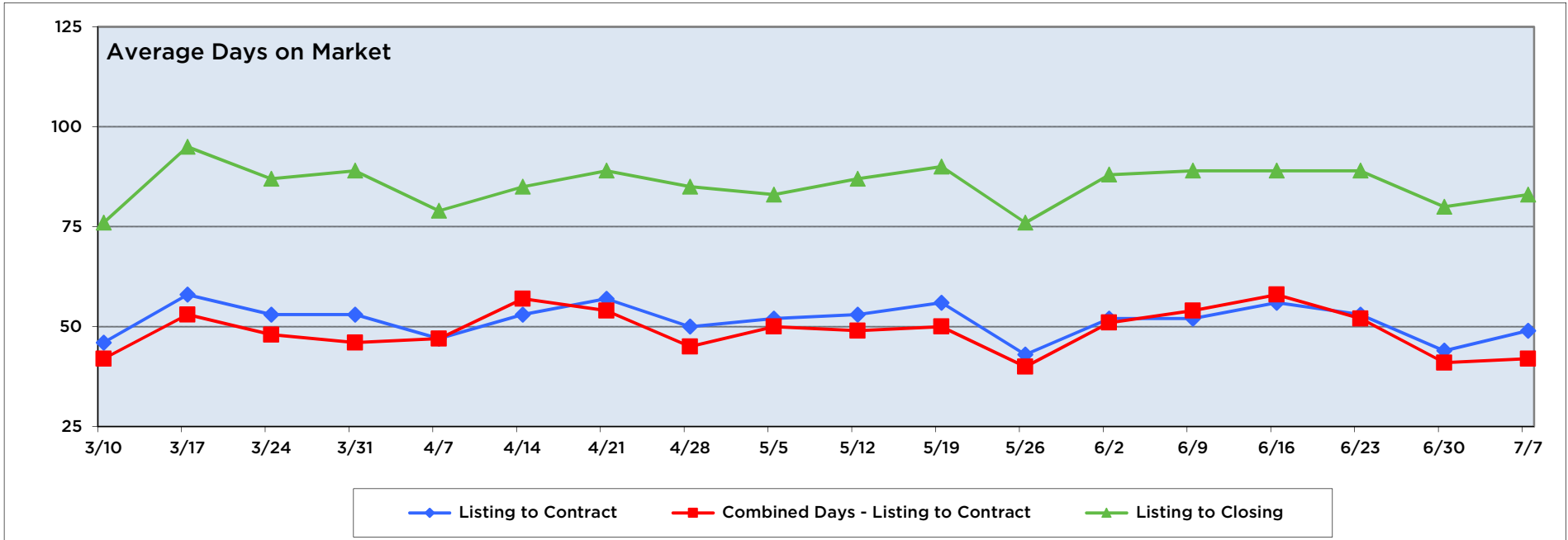
Condos, Townhomes, Villas



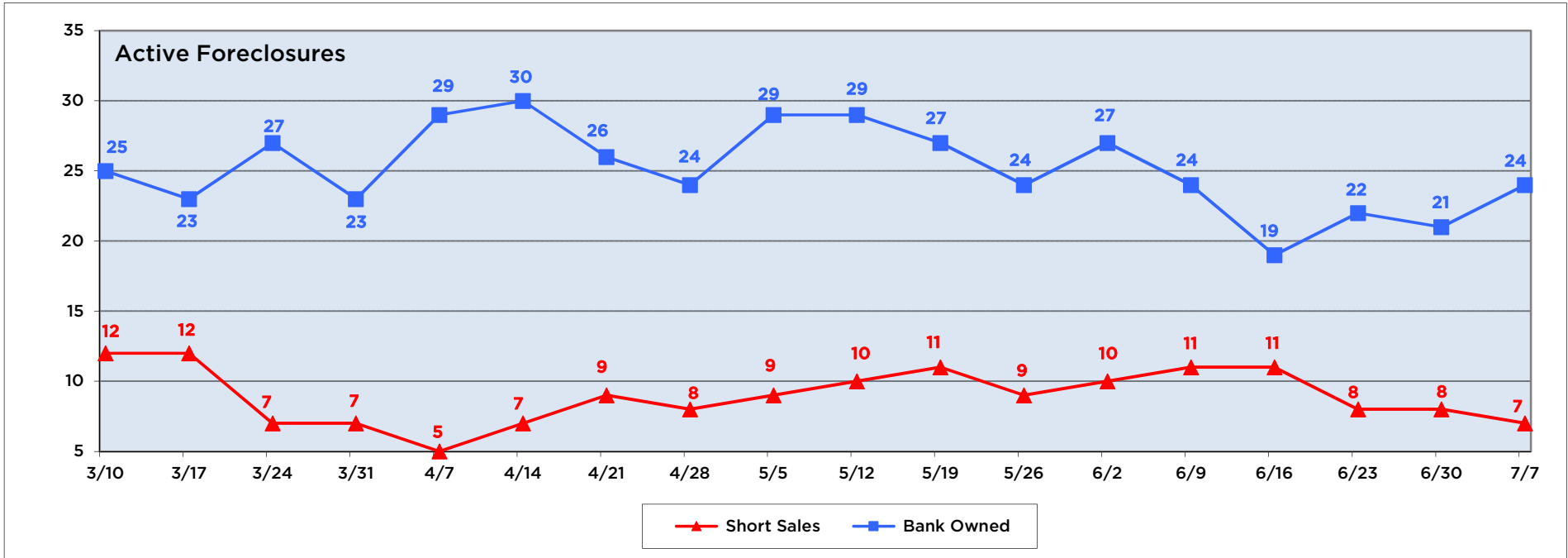
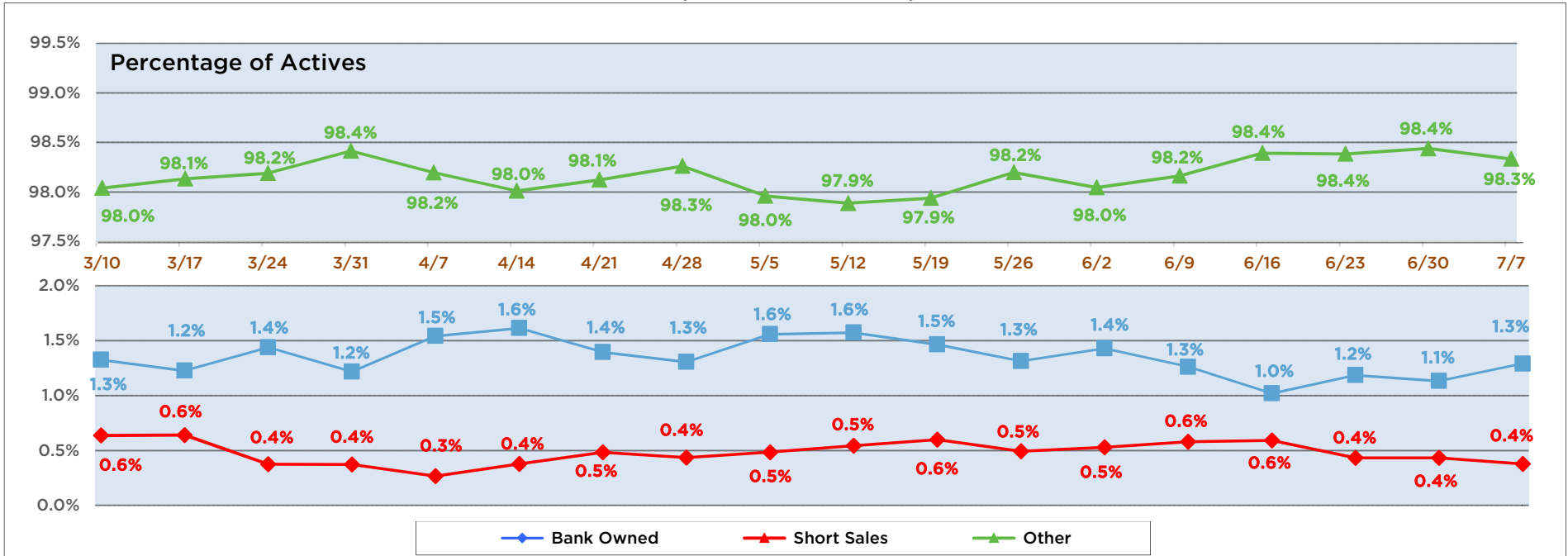
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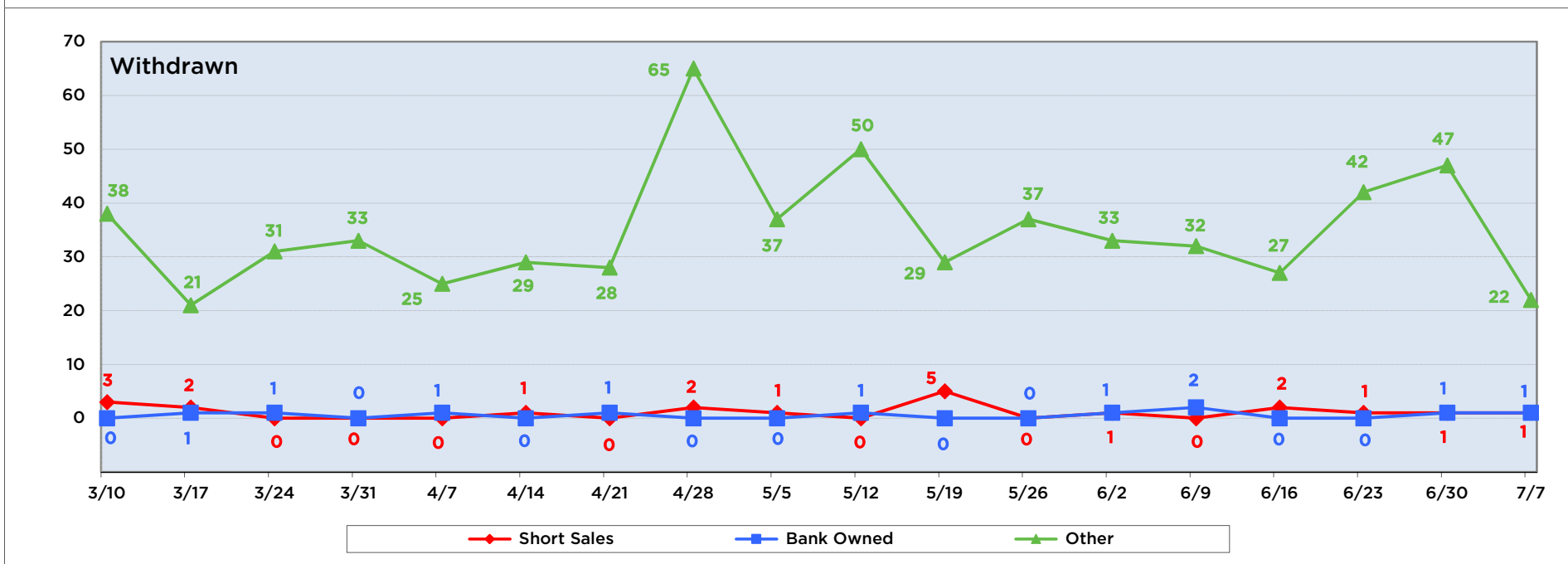
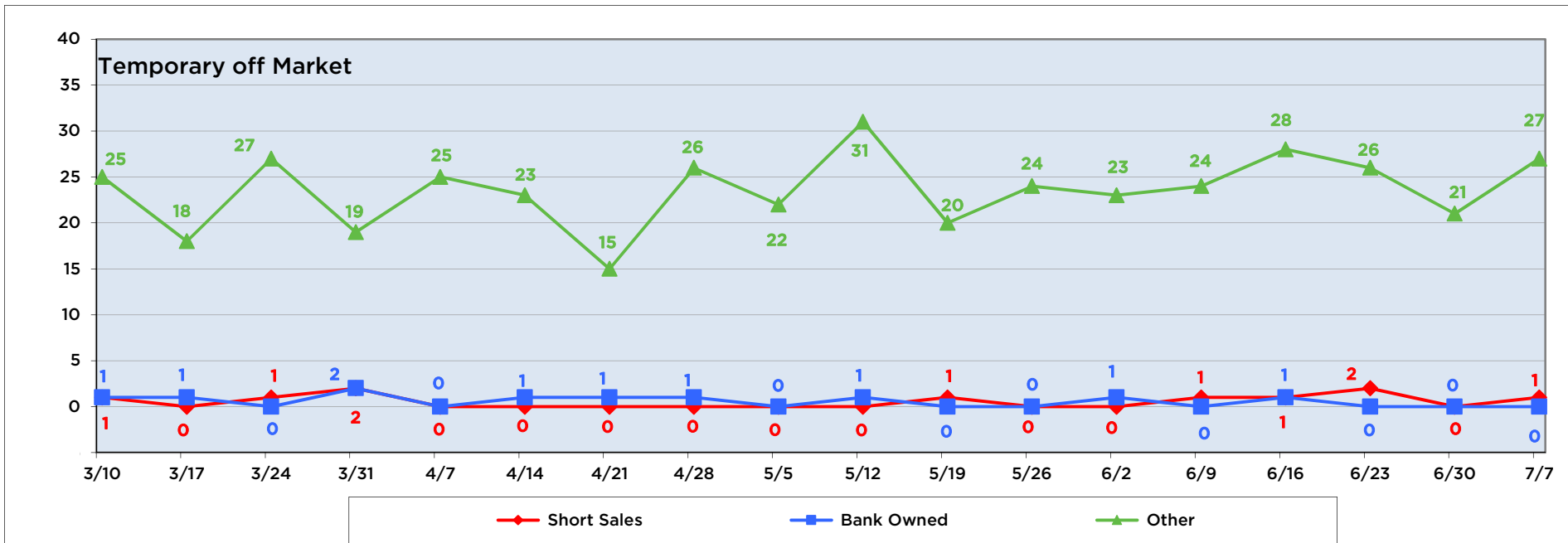
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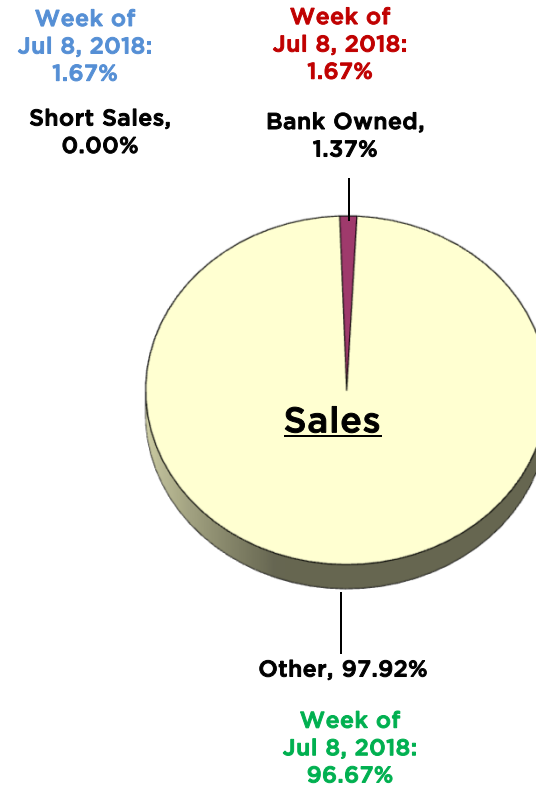
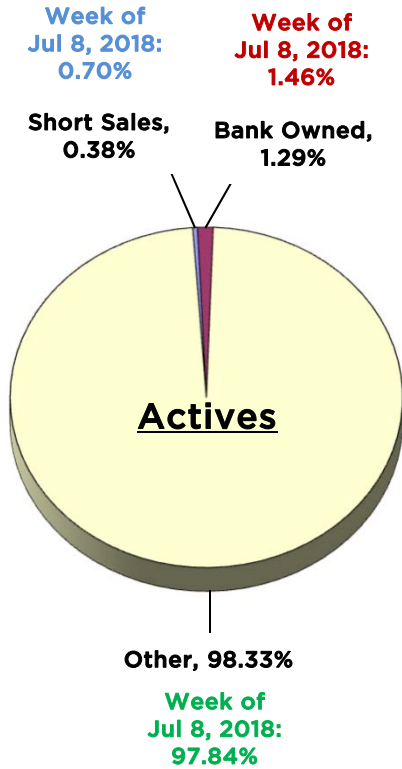
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$172,500?

(± \$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>
Orange County		4	\$172,725	1.8	1.5	934	\$184.88
Sand Lake / Bay Hill	32819	1	\$173,000	1.0	1.0	671	\$257.82
Williamsburg / Lake Bryan	32821	1	\$172,000	2.0	2.0	1,060	\$162.26
Ventura	32822	1	\$172,900	2.0	1.0	986	\$175.35
Hunters Creek	32837	1	\$173,000	2.0	2.0	1,020	\$169.61
Osceola County		1	\$172,000	1.0	1.0	823	\$208.99
Kissimmee / Celebration	34747	1	\$172,000	1.0	1.0	823	\$208.99