



## ***Monday Morning Quarterback Summary***

***Week of July 21, 2019***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 560 during the week of Jul 21, from 618 the week prior
- The median price of single family homes decreased to \$269,850, a change of -1.9%
- The number of single-family home foreclosure transactions decreased to 11 last week, from 23 the week of Jul 14
- The number of single-family home short-sale transactions increased to 6 from 2 the week prior
- Single-family inventory decreased by 39, and now sits at 6,900

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 161 during the week of Jul 21, from 177 the week prior
- The median price of condos, townhomes, and villas increased to \$189,000, a change of 11.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 7 the week of Jul 14
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 50, and now sits at 1,804

*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
<b>Sales</b>	<b>560</b>	221	113	123	51	42	10
Bank Owned	11	9	1	1	0	0	0
Short Sales	6	3	2	0	0	1	0
Other	<b>543</b>	209	110	122	51	41	10
<b>Active Listings</b>	<b>6,900</b>	1,515	1,046	1,599	881	1,346	513
Bank Owned	139	81	19	19	6	12	2
Short Sales	77	35	12	17	8	4	1
Other	<b>6,684</b>	1,399	1,015	1,563	867	1,330	510
<b>Months of Inventory</b>	<b>3</b>	2	2	3	4	7	12

**List Price**

Average Original List Price	<b>\$342,750</b>	\$199,582	\$280,232	\$367,603	\$459,929	\$714,135	\$1,750,080
Average Final List Price	<b>\$335,018</b>	\$195,959	\$276,160	\$357,558	\$452,498	\$687,841	\$1,715,080

**Sale Price**

Average Price	<b>\$325,708</b>	\$191,025	\$270,148	\$350,223	\$444,575	\$666,395	\$1,591,425
Median Price	<b>\$269,850</b>	\$205,000	\$268,000	\$348,000	\$440,000	\$631,250	\$1,360,000

**Price Differences**

<i>Original to Final</i> List Price	<b>-\$7,732</b>	-\$3,623	-\$4,072	-\$10,045	-\$7,431	-\$26,294	-\$35,000
<i>Original</i> List to <i>Sale</i> Price - \$	<b>-\$17,042</b>	-\$8,557	-\$10,084	-\$17,380	-\$15,354	-\$47,740	-\$158,655
<i>Final</i> List to <i>Sale</i> Price - \$	<b>-\$9,310</b>	-\$4,934	-\$6,012	-\$7,335	-\$7,923	-\$21,446	-\$123,655
<i>Original</i> List to <i>Sale</i> Price - %	<b>95.03%</b>	95.71%	96.40%	95.27%	96.66%	93.31%	90.93%
<i>Final</i> List to <i>Sale</i> Price - %	<b>97.22%</b>	97.48%	97.82%	97.95%	98.25%	96.88%	92.79%

**Days on the Market**

Avg Days Listing to Contract	<b>52</b>	45	46	54	41	107	75
Combined Avg Days to Contract	<b>51</b>	39	49	54	49	109	100
Avg Days Listing to Closing	<b>90</b>	82	83	91	79	148	124
Avg Days Contract to Close	<b>38</b>	38	38	37	40	41	48

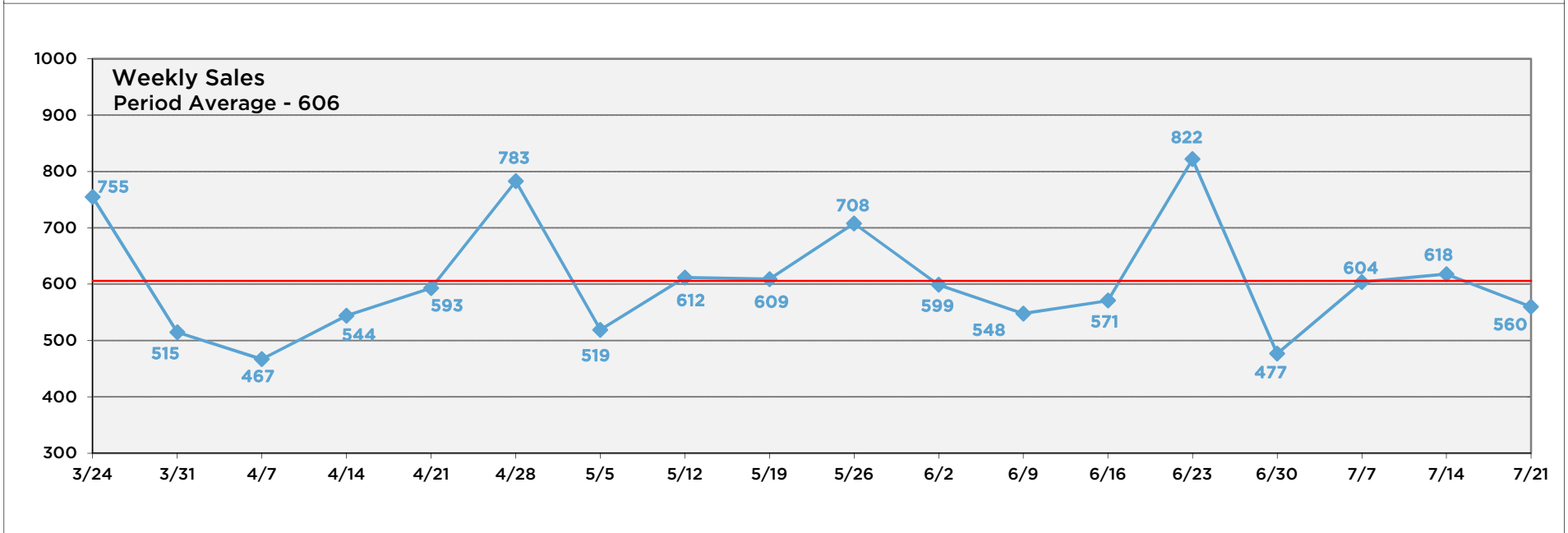
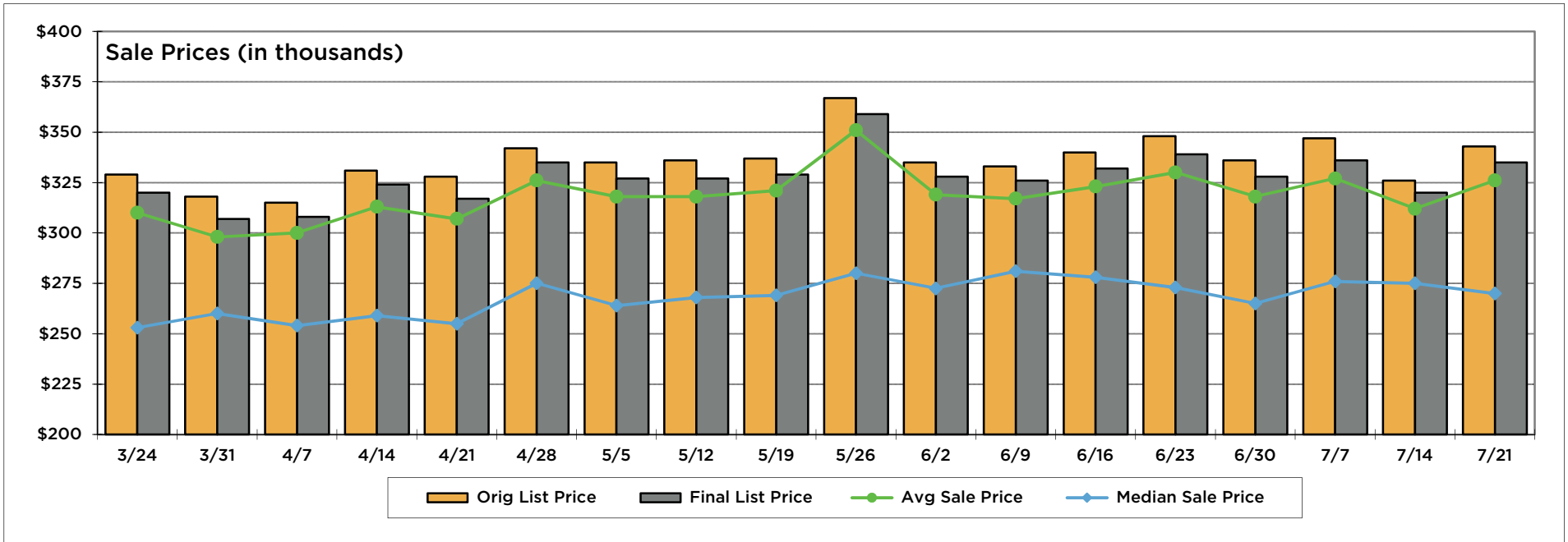
**Beds / Baths**

Average Bedrooms	<b>4</b>	3	4	4	4	4	5
Average Full Baths	<b>2</b>	2	2	3	3	4	4
Average Half Baths	<b>0</b>	0	0	0	0	1	1

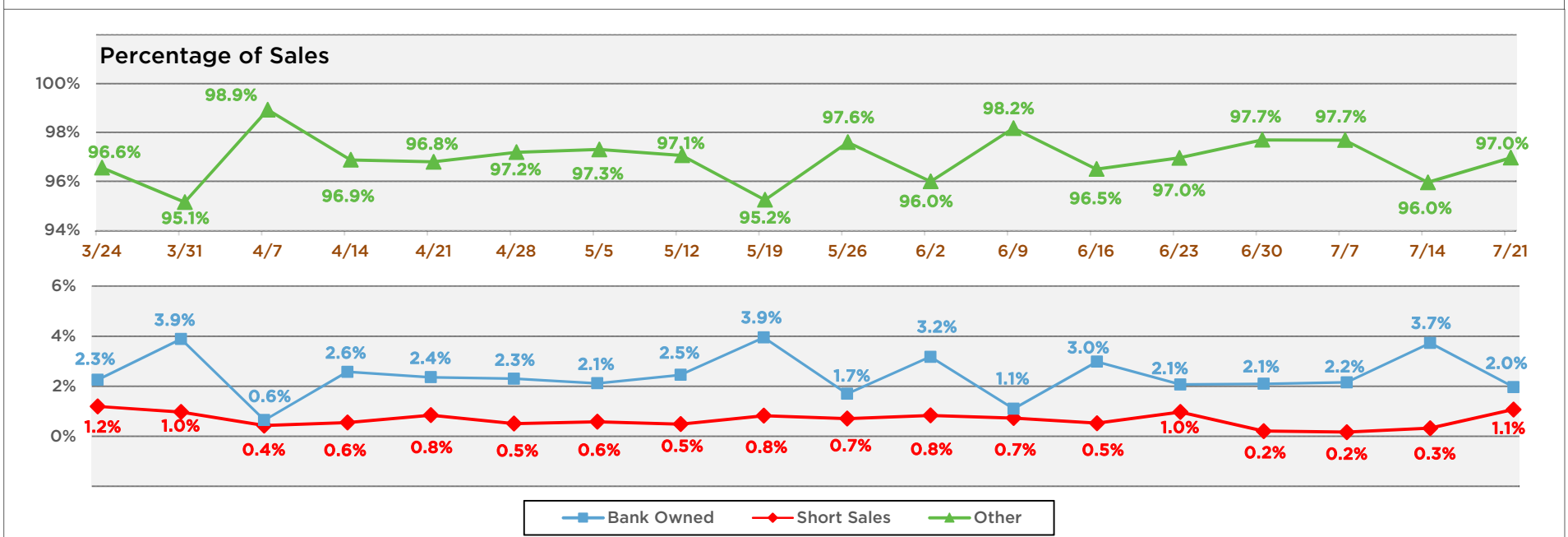
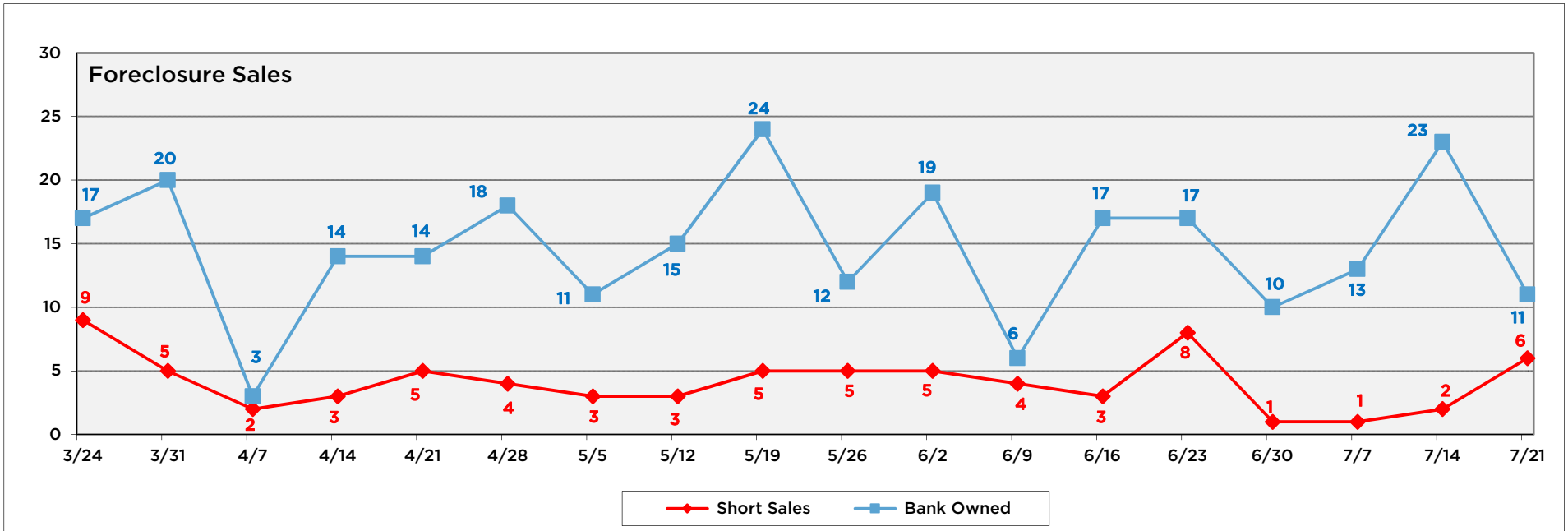
**Square Footage**

Average Square Feet	<b>2,146</b>	1,448	1,968	2,444	3,032	3,636	5,151
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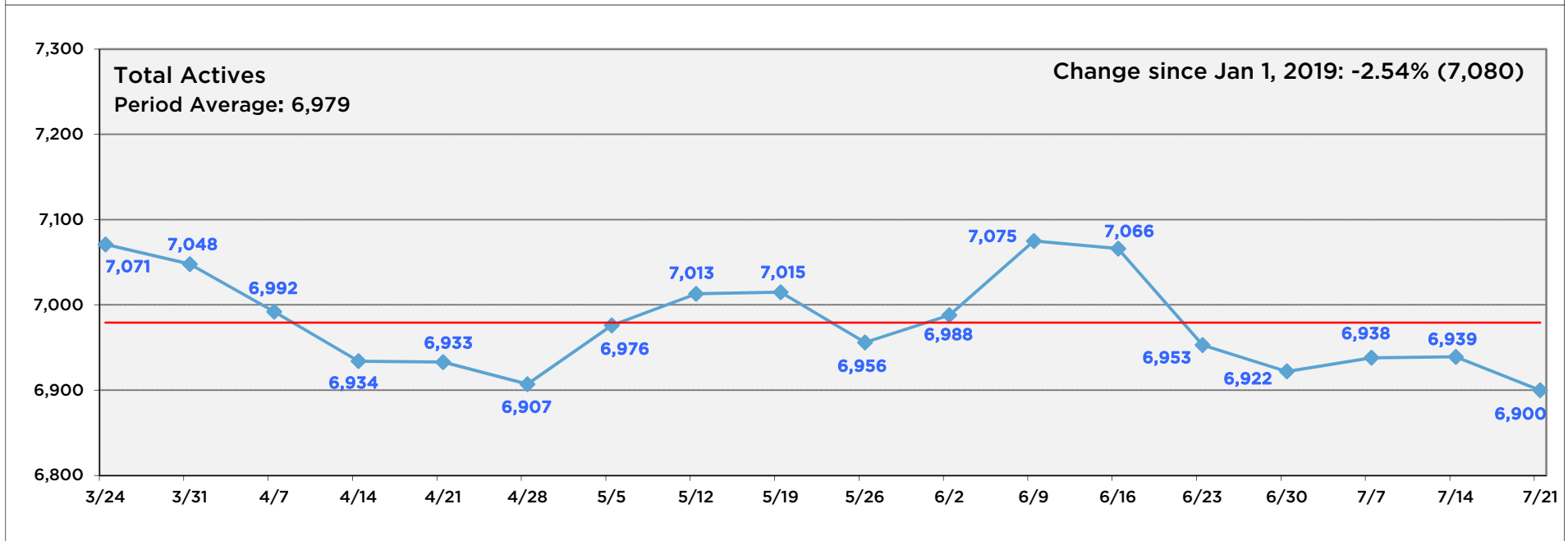
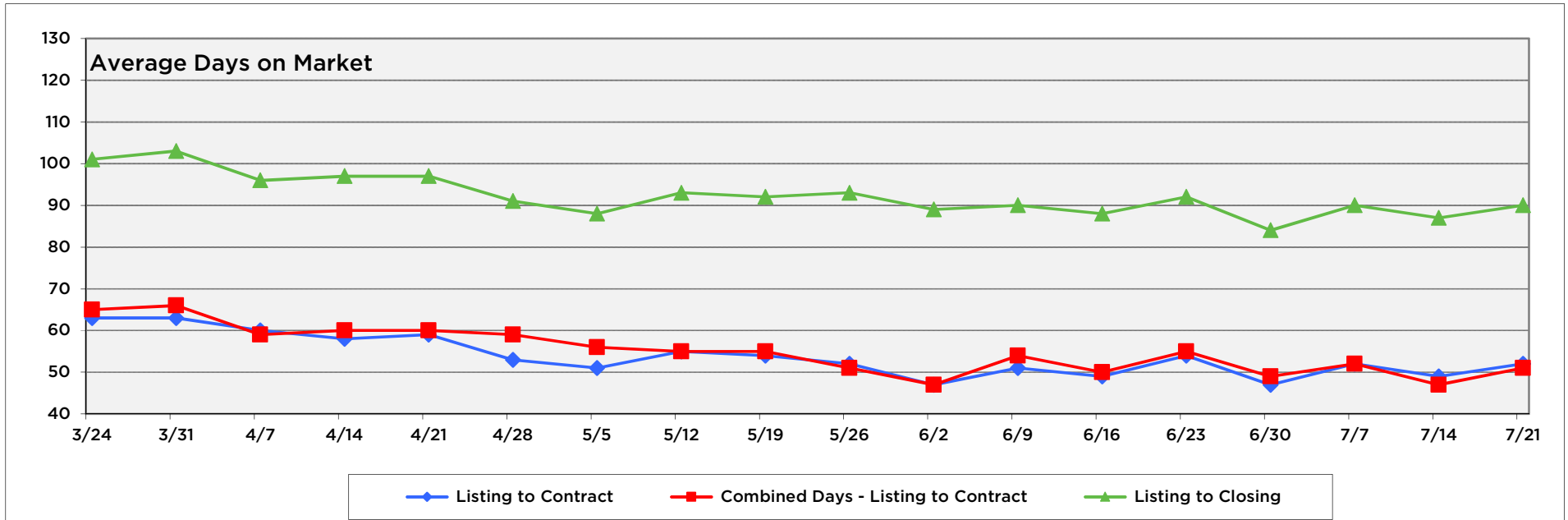
**Single Family Homes**



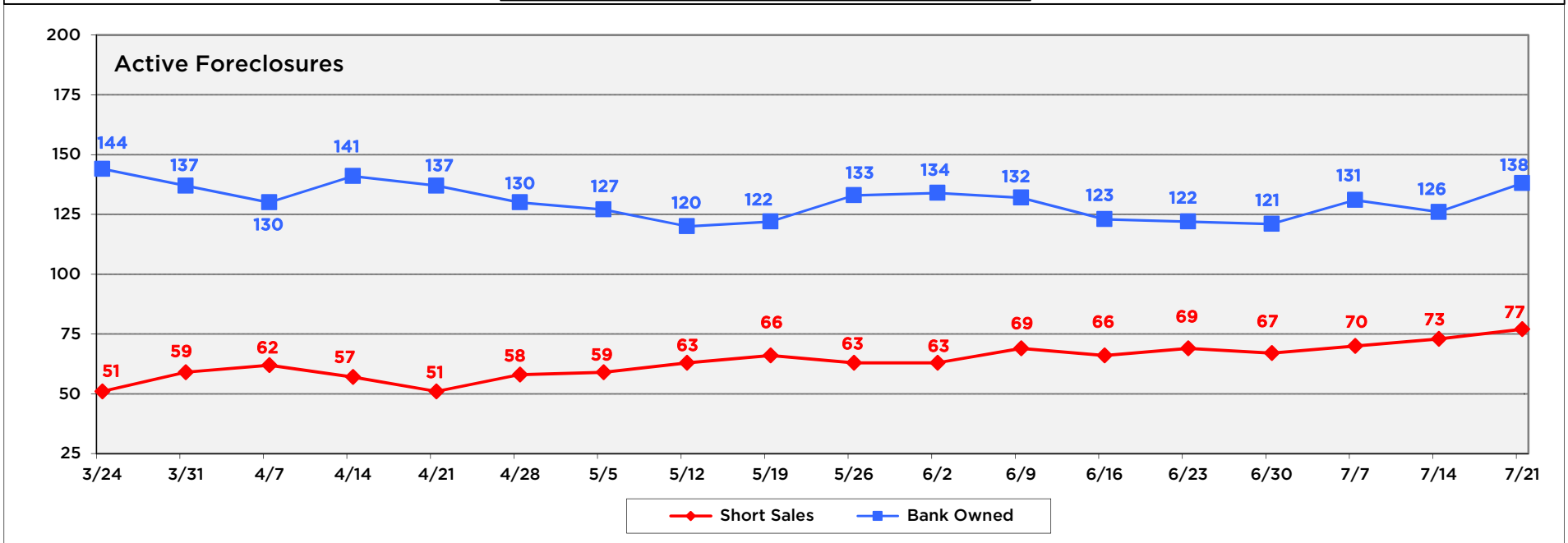
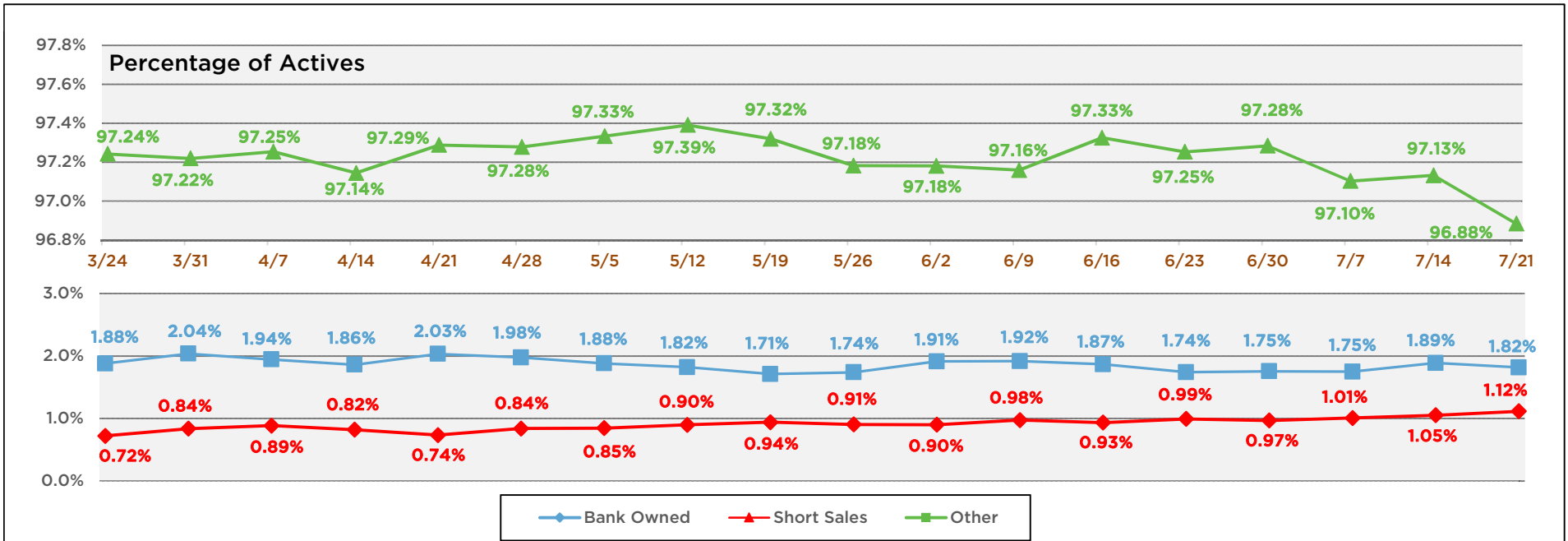
**Single Family Homes**



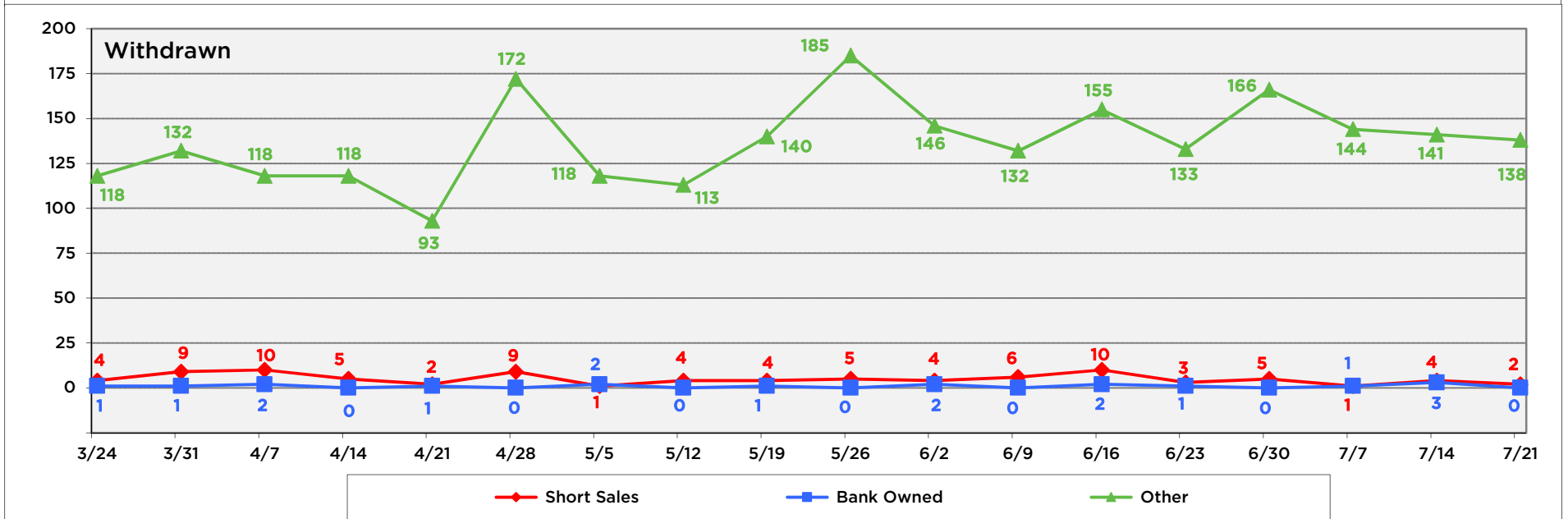
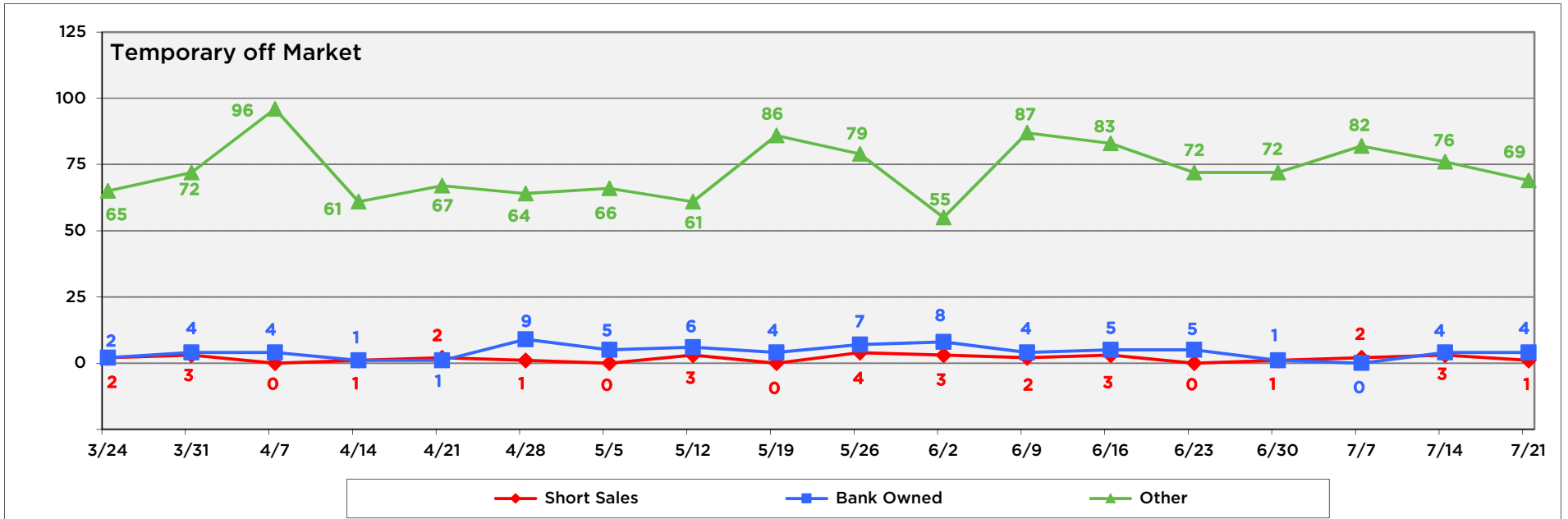
### Single Family Homes



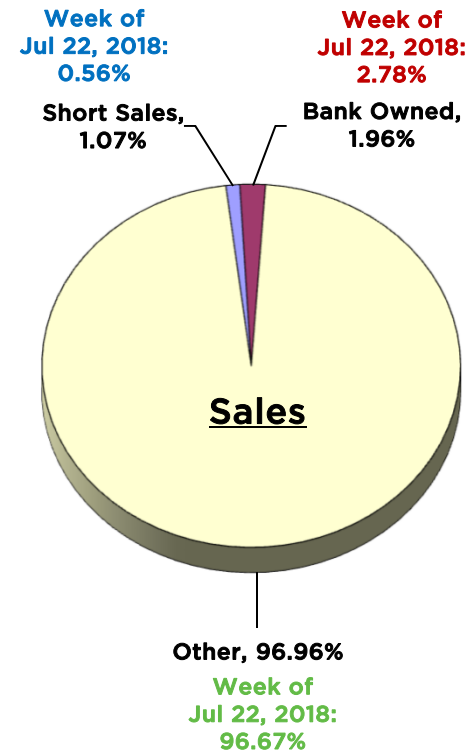
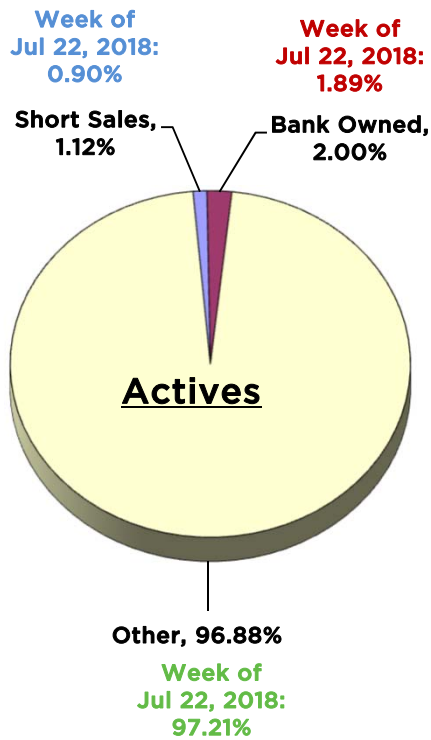
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



**Monday Morning Quarterback**  
07/21/2019 - 07/27/2019  
Lake, Orange, Osceola & Seminole Counties

**Where are the 75 Single Family Homes available for the Median Price of \$269,850? (± \$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>
<b>Seminole County</b>		<b>11</b>	<b>\$269,882</b>	<b>3.4</b>	<b>2.0</b>	<b>1,676</b>	<b>\$161.02</b>
Altamonte Springs (East)	32701	1	\$269,900	3.0	1.0	1,072	\$251.77
Apopka / Hunt Club	32703	1	\$270,000	3.0	3.0	2,022	\$133.53
Winter Springs / Tuskawilla	32708	2	\$269,900	3.0	2.0	1,794	\$150.45
Lake Mary / Heathrow	32746	1	\$269,900	3.0	2.0	1,464	\$184.36
Maitland / Eatonville	32751	2	\$269,900	4.0	2.0	1,707	\$158.11
Oviedo	32765	1	\$269,900	3.0	2.0	1,502	\$179.69
Chuluota/Oviedo	32766	1	\$269,500	3.0	2.0	1,557	\$173.09
Sanford / Lake Forest	32771	2	\$269,950	4.0	2.0	1,909	\$141.41
<b>Orange County</b>		<b>28</b>	<b>\$269,943</b>	<b>3.3</b>	<b>1.9</b>	<b>1,725</b>	<b>\$156.48</b>
Apopka (North)	32712	3	\$269,997	4.0	2.0	1,789	\$150.92
Mount Dora	32757	1	\$269,900	4.0	2.0	2,005	\$134.61
Orlando (Downtown)	32801	1	\$269,900	2.0	1.0	1,077	\$250.60
Colonialtown	32803	3	\$269,900	2.0	1.0	1,024	\$263.57
College Park	32804	2	\$269,950	3.0	2.0	1,368	\$197.33
Delaney / Crystal Lake	32806	1	\$270,000	3.0	2.0	1,582	\$170.67
Pine Hills / Rosemont	32808	2	\$270,000	5.0	3.0	2,515	\$107.36
Lockhart	32810	1	\$269,900	3.0	2.0	1,352	\$199.63
Hiawassee	32818	2	\$269,900	4.0	2.0	2,514	\$107.36
Taft	32824	3	\$269,933	4.0	2.0	2,003	\$134.76
Rio Pinar / Union Park	32825	4	\$269,925	3.0	2.0	1,648	\$163.79
Waterford Lakes	32828	1	\$269,900	3.0	2.0	1,588	\$169.96
Union Park / Chickasaw	32829	2	\$269,950	3.0	2.0	1,639	\$164.70
Wedgfield	32833	2	\$270,000	3.0	2.0	1,793	\$150.59
<b>Osceola County</b>		<b>22</b>	<b>\$269,914</b>	<b>4.3</b>	<b>2.3</b>	<b>2,186</b>	<b>\$123.50</b>
Kissimmee (Central)	34741	1	\$270,000	3.0	2.0	1,890	\$142.86
Kissimmee / Buena Ventura Lakes	34743	3	\$269,933	4.0	2.0	1,916	\$140.88
Kissimmee (East)	34744	4	\$269,925	4.0	2.0	2,044	\$132.06
Kissimmee (West) / Pleasant Hill	34746	5	\$269,940	5.0	3.0	2,421	\$111.50
Kissimmee / Celebration	34747	1	\$269,800	7.0	4.0	2,881	\$93.65
St Cloud	34769	1	\$269,800	3.0	2.0	2,016	\$133.83
St Cloud / Canoe Creek	34772	7	\$269,900	4.0	2.0	2,181	\$123.75

**Where are the 75 Single Family Homes available for the Median Price of \$269,850? (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>
<b>Lake County</b>		<b>14</b>	<b>\$269,903</b>	<b>3.9</b>	<b>2.1</b>	<b>2,071</b>	<b>\$130.32</b>
Astor	32102	1	\$269,636	3.0	2.0	1,858	\$145.12
Mount Dora	32757	1	\$269,900	4.0	2.0	2,133	\$126.54
Tavares / Mt Plymouth	32778	3	\$269,933	4.0	2.0	1,885	\$143.20
Clermont (Central)	34711	6	\$269,967	4.0	2.0	2,327	\$116.02
Minneola	34715	2	\$270,000	4.0	3.0	1,795	\$150.42
Montverde	34756	1	\$269,500	3.0	2.0	1,798	\$149.89

### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>161</b>	126	22	11	1	1	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	158	123	22	11	1	1	0
<b>Active Listings</b>	<b>1,804</b>	1,253	227	202	55	55	12
Bank Owned	22	20	1	0	1	0	0
Short Sales	7	5	0	1	1	0	0
Other	1,775	1,228	226	201	53	55	12
<b>Months of Inventory</b>	<b>3</b>	2	2	4	13	13	0

***List Price***

Average Original List Price	\$199,840	\$166,379	\$279,822	\$358,036	\$497,000	\$619,000	\$0
Average Final List Price	\$196,578	\$164,584	\$273,163	\$348,173	\$497,000	\$574,900	\$0

***Sale Price***

Average Price	\$190,410	\$159,055	\$264,800	\$339,955	\$490,000	\$560,000	\$0
Median Price	\$189,000	\$166,000	\$262,500	\$340,000	\$490,000	\$560,000	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$3,262</b>	-\$1,795	-\$6,659	-\$9,863	\$0	-\$44,100	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$9,430</b>	-\$7,324	-\$15,022	-\$18,081	-\$7,000	-\$59,000	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$6,168</b>	-\$5,529	-\$8,363	-\$8,218	-\$7,000	-\$14,900	\$0
<b>Original List to Sale Price - %</b>	<b>95.28%</b>	95.60%	94.63%	94.95%	98.59%	90.47%	0.00%
<b>Final List to Sale Price - %</b>	<b>96.86%</b>	96.64%	96.94%	97.64%	98.59%	97.41%	0.00%

***Days on the Market***

Avg Days Listing to Contract	59	46	50	236	4	87	0
Combined Avg Days to Contract	57	40	66	235	4	87	0
Avg Days Listing to Closing	90	79	81	281	50	143	0
Avg Days Contract to Close	37	33	31	45	46	55	0

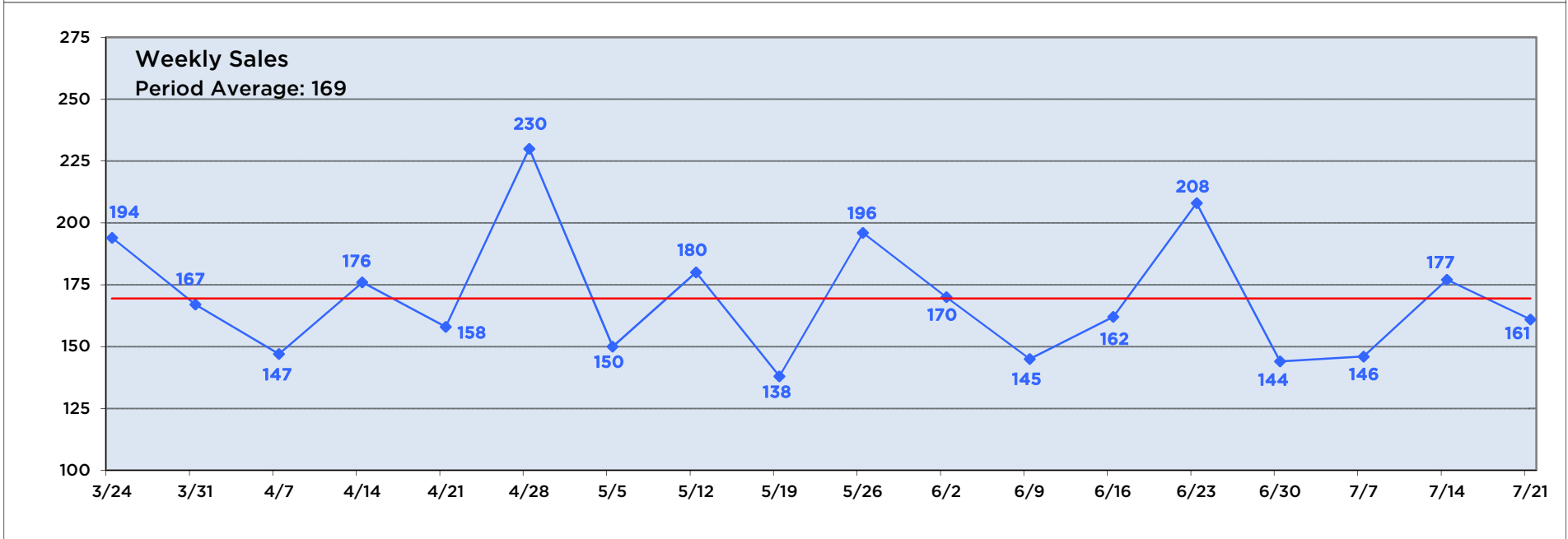
***Beds / Baths***

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

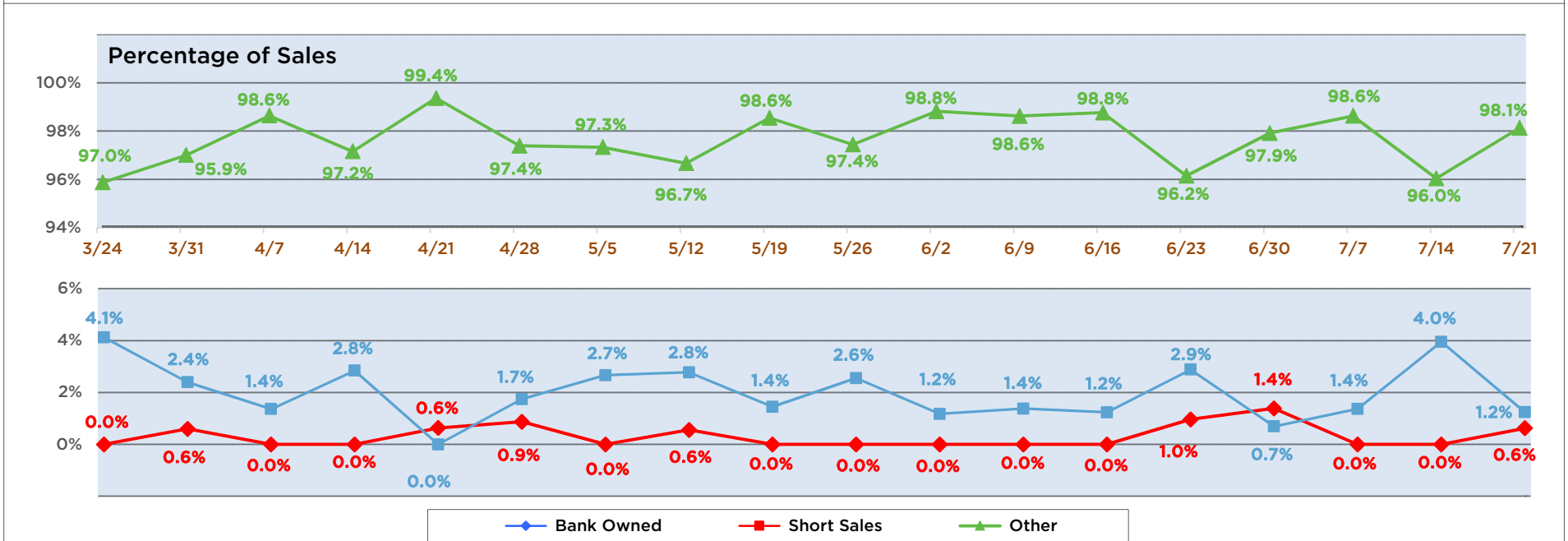
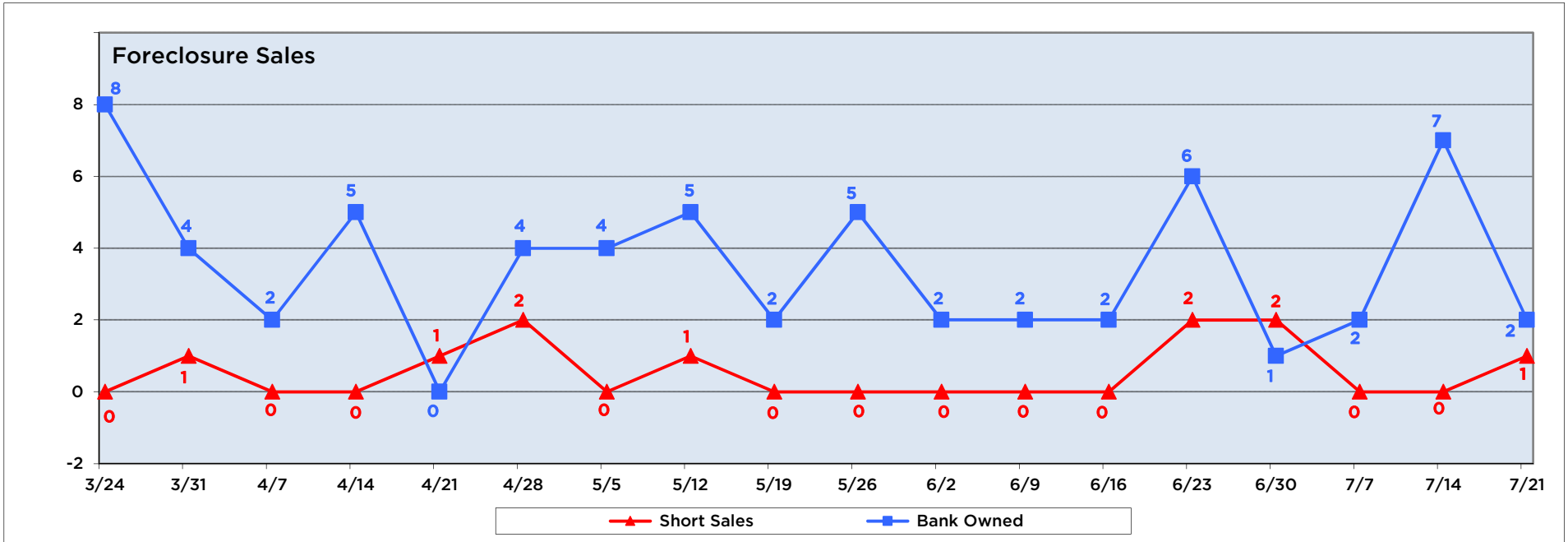
***Square Footage***

Average Square Feet	1,374	1,252	1,721	1,847	2,301	3,099	0
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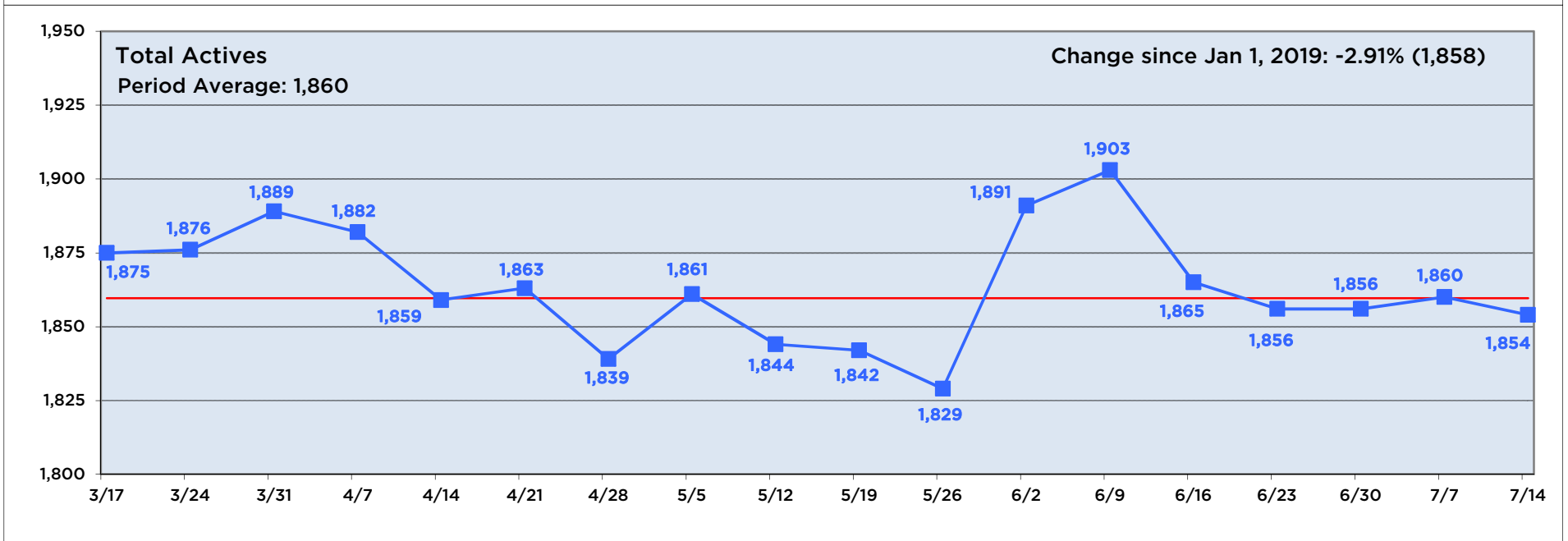
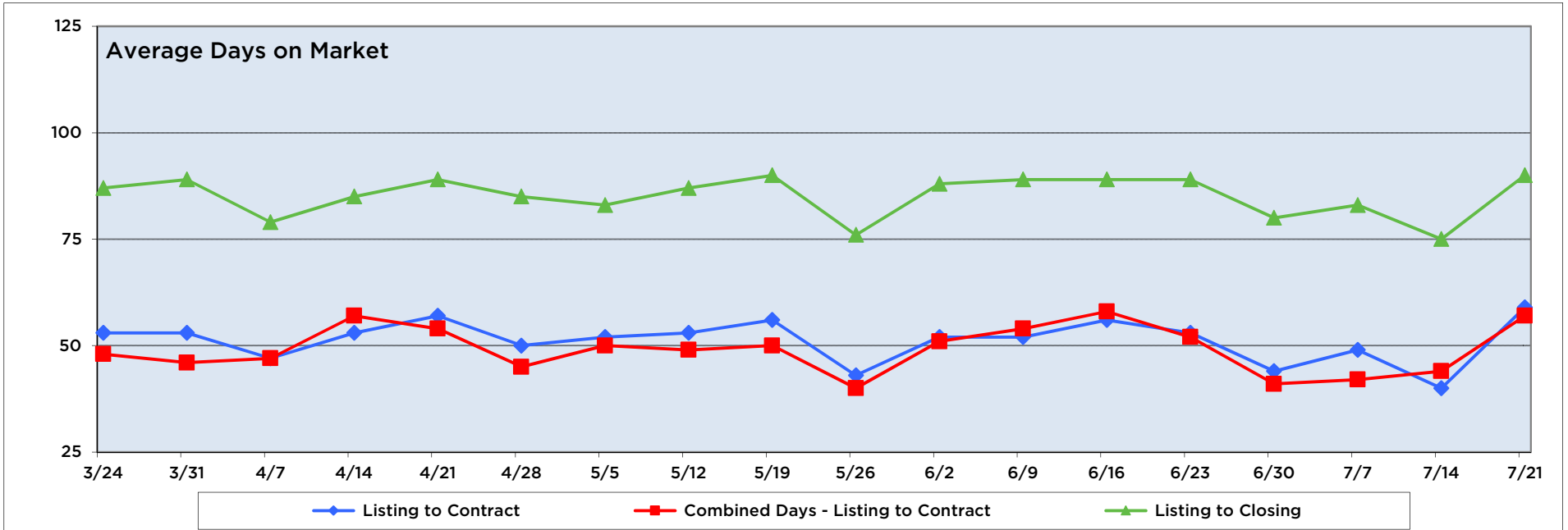
**Condos, Townhomes, Villas**



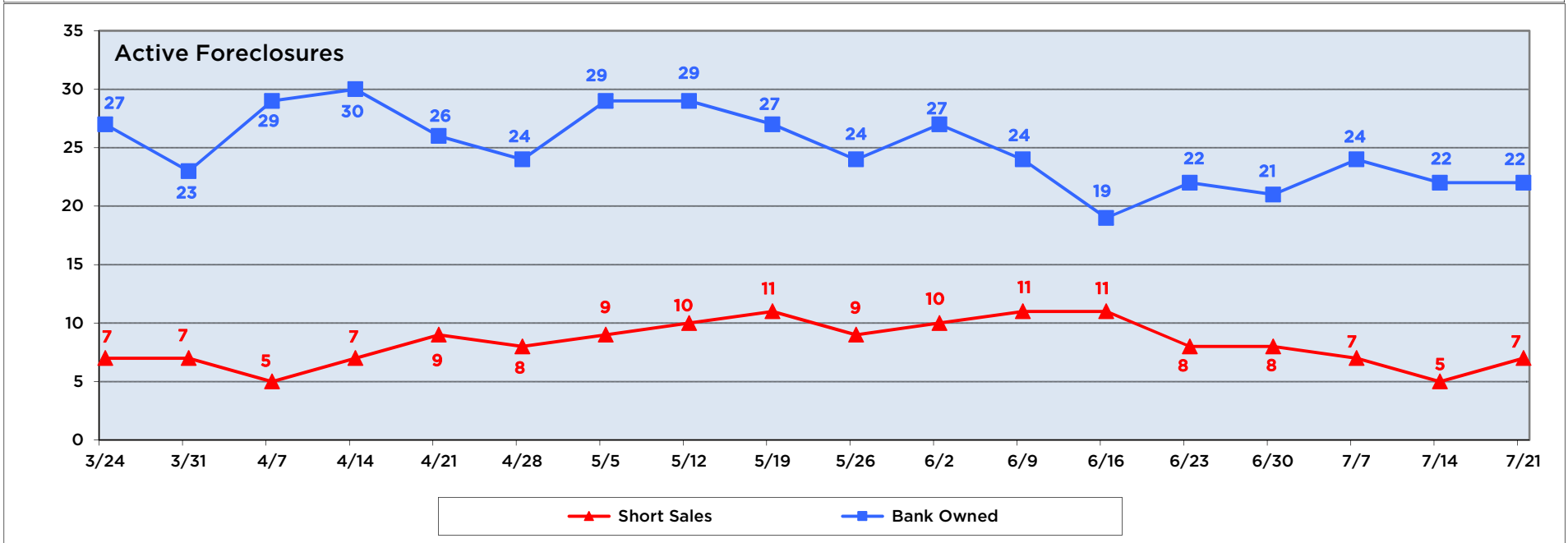
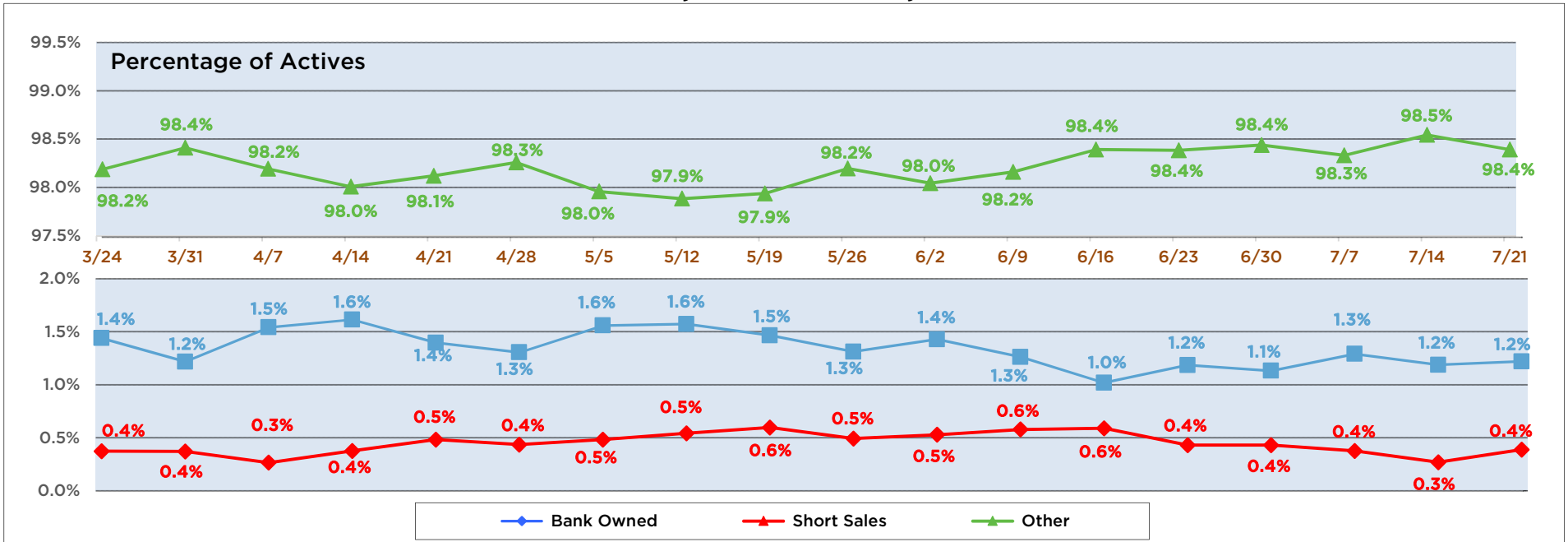
**Condos, Townhomes, Villas**



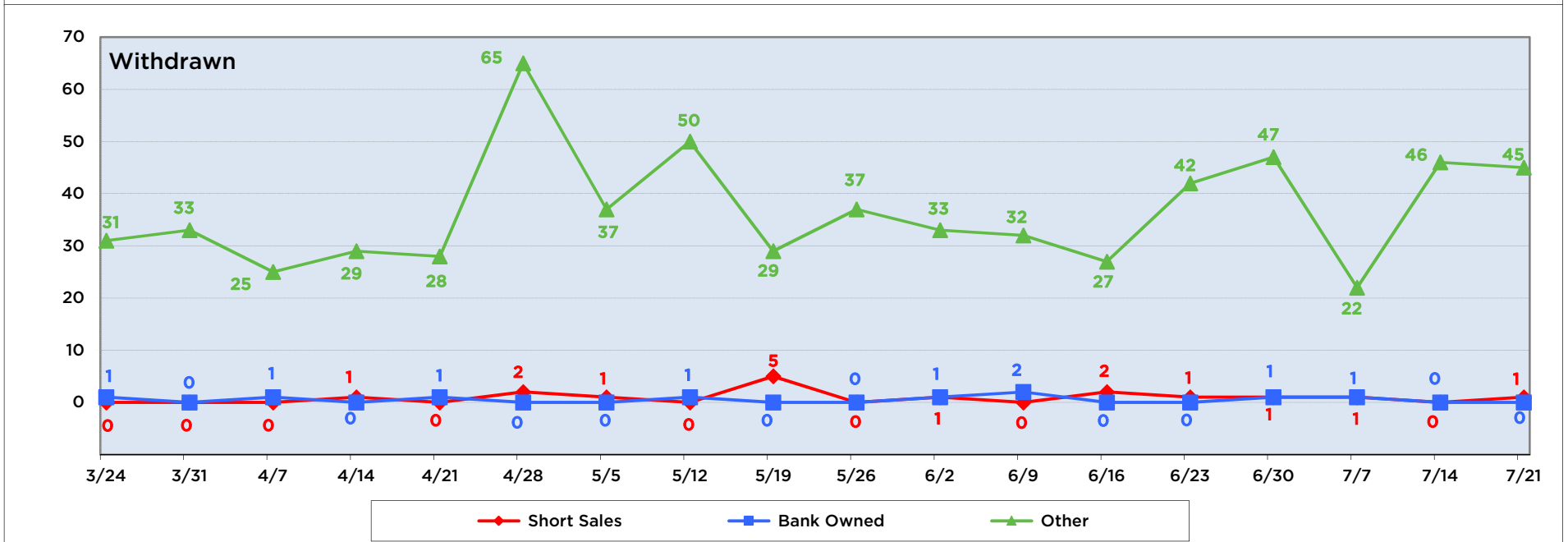
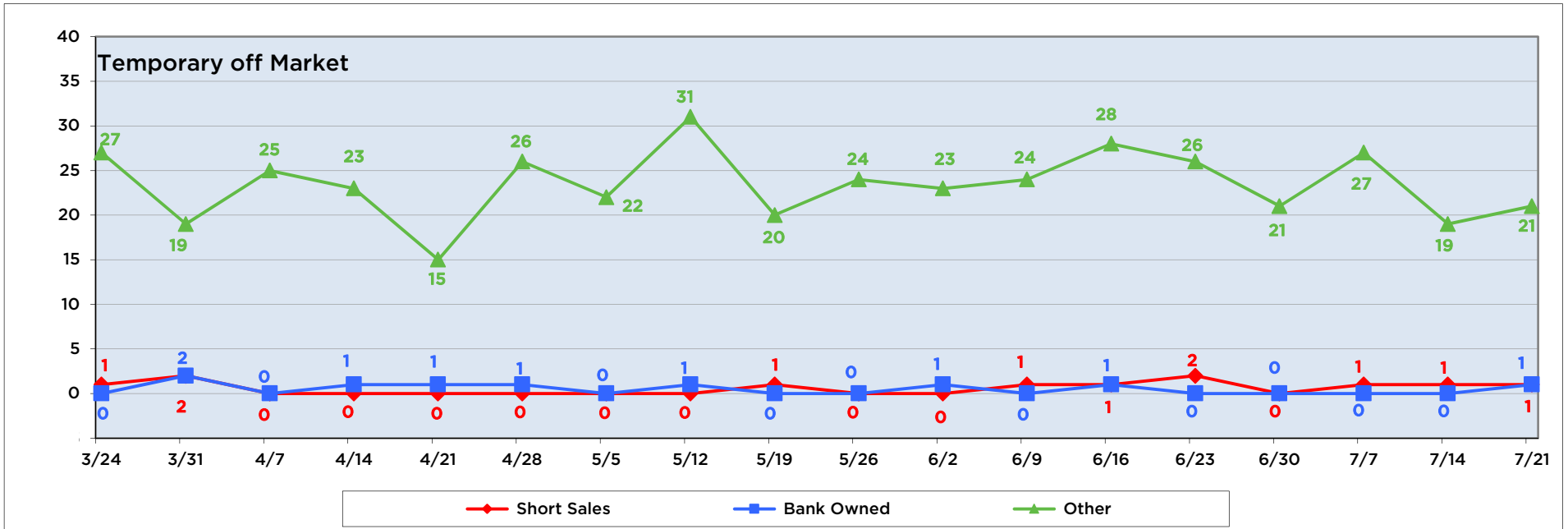
**Condos, Townhomes, Villas**



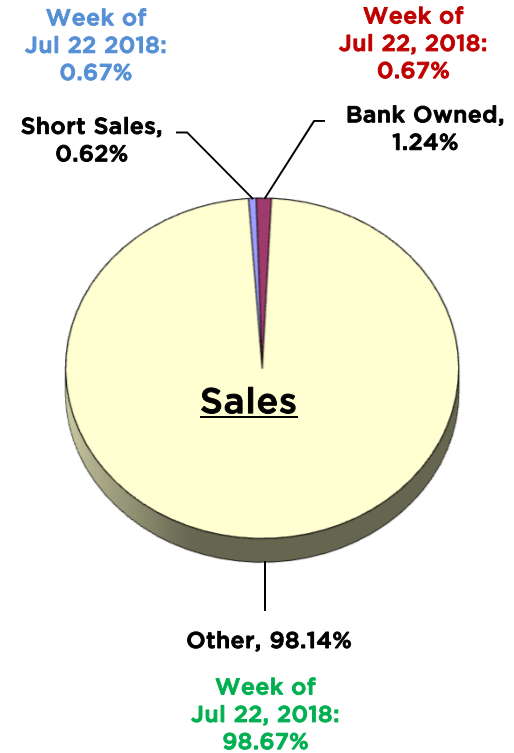
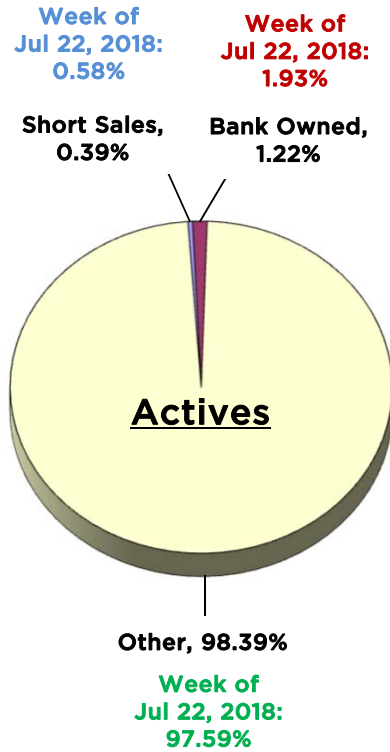
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 8 Condos, Townhomes, or Villas available for the Median Price of \$189,000?**

( ± \$500 )

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>3</b>	<b>\$189,000</b>	<b>2.7</b>	<b>2.0</b>	<b>1,324</b>	<b>\$142.71</b>
Altamonte Springs / Forest City	32714	1	\$189,000	3.0	2.0	1,332	\$141.89
Lake Mary / Heathrow	32746	1	\$189,000	3.0	2.0	1,455	\$129.90
Winter Park	32792	1	\$189,000	2.0	2.0	1,186	\$159.36
<b>Orange County</b>		<b>3</b>	<b>\$188,833</b>	<b>2.0</b>	<b>1.7</b>	<b>1,031</b>	<b>\$183.21</b>
Orlando (Downtown)	32801	1	\$189,000	1.0	1.0	615	\$307.32
Ventura	32822	1	\$189,000	2.0	2.0	1,343	\$140.73
Hunters Creek	32837	1	\$188,500	3.0	2.0	1,134	\$166.23
<b>Osceola County</b>		<b>2</b>	<b>\$188,950</b>	<b>2.0</b>	<b>2.0</b>	<b>1,207</b>	<b>\$156.55</b>
Kissimmee (Central)	34741	2	\$188,950	2.0	2.0	1,207	\$156.55