



Monday Morning Quarterback Summary

Week of July 28, 2019

Single-family existing homes

- Sales of single-family homes increased to 844 during the week of Jul 28, from 560 the week prior
- The median price of single family homes increased to \$271,000, a change of 0.4%
- The number of single-family home foreclosure transactions increased to 25 last week, from 11 the week of Jul 21
- The number of single-family home short-sale transactions decreased to 4 from 6 the week prior
- Single-family inventory decreased by 25, and now sits at 6,875

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 246 during the week of Jul 28, from 161 the week prior
- The median price of condos, townhomes, and villas decreased to \$180,000, a change of -4.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 2 the week of Jul 21
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory decreased by 32, and now sits at 1,772

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	844	336	166	177	79	73	13
Bank Owned	25	20	1	2	0	2	0
Short Sales	4	2	0	1	0	1	0
Other	815	314	165	174	79	70	13
Active Listings	6,875	1,536	1,046	1,619	873	1,308	493
Bank Owned	139	77	21	21	7	11	2
Short Sales	70	29	12	18	7	3	1
Other	6,666	1,430	1,013	1,580	859	1,294	490
Months of Inventory	2	1	1	2	3	4	9

List Price

Average Original List Price	\$346,034	\$198,770	\$283,654	\$360,296	\$468,714	\$676,098	\$2,155,692
Average Final List Price	\$337,578	\$195,610	\$278,856	\$352,128	\$452,830	\$652,951	\$2,087,300

Sale Price

Average Price	\$327,958	\$190,898	\$272,483	\$344,343	\$443,989	\$629,095	\$1,959,615
Median Price	\$271,000	\$200,000	\$270,000	\$340,000	\$442,000	\$598,130	\$1,900,000

Price Differences

Original to Final List Price	-\$8,456	-\$3,160	-\$4,798	-\$8,168	-\$15,884	-\$23,147	-\$68,392
Original List to Sale Price - \$	-\$18,076	-\$7,872	-\$11,171	-\$15,953	-\$24,725	-\$47,003	-\$196,077
Final List to Sale Price - \$	-\$9,620	-\$4,712	-\$6,373	-\$7,785	-\$8,841	-\$23,856	-\$127,685
Original List to Sale Price - %	94.78%	96.04%	96.06%	95.57%	94.72%	93.05%	90.90%
Final List to Sale Price - %	97.15%	97.59%	97.71%	97.79%	98.05%	96.35%	93.88%

Days on the Market

Avg Days Listing to Contract	48	39	38	52	54	91	90
Combined Avg Days to Contract	49	38	36	53	54	104	108
Avg Days Listing to Closing	88	78	75	91	93	137	134
Avg Days Contract to Close	39	39	37	39	39	45	43

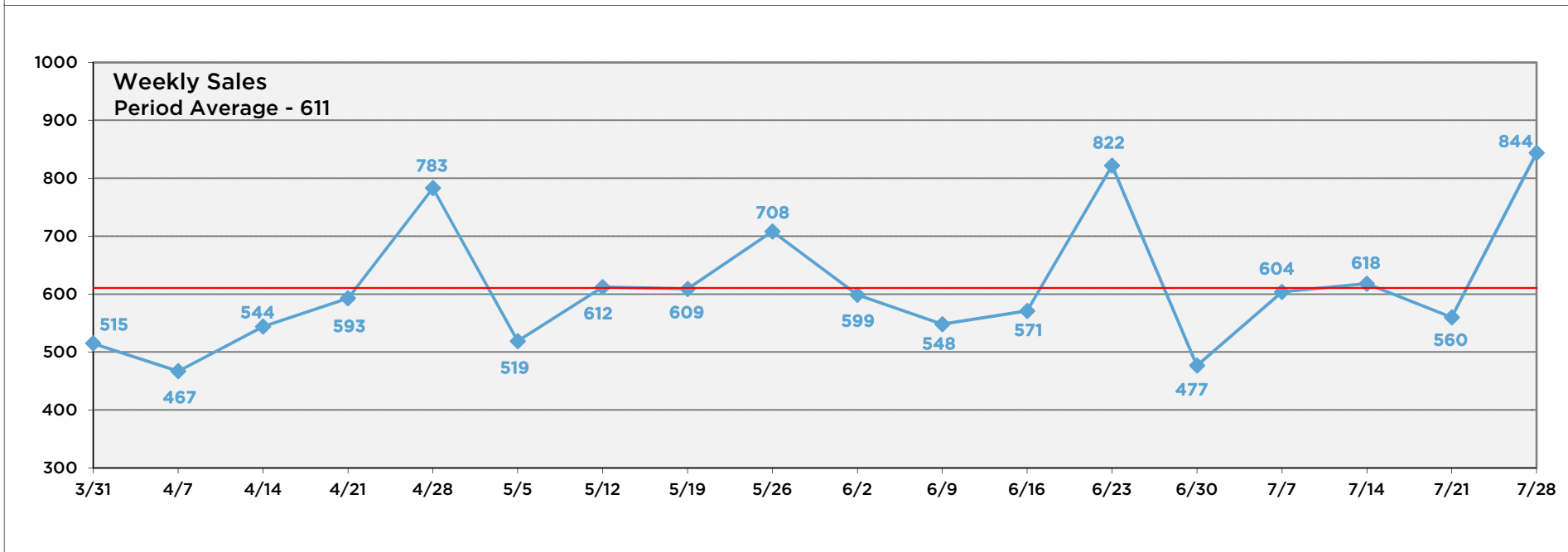
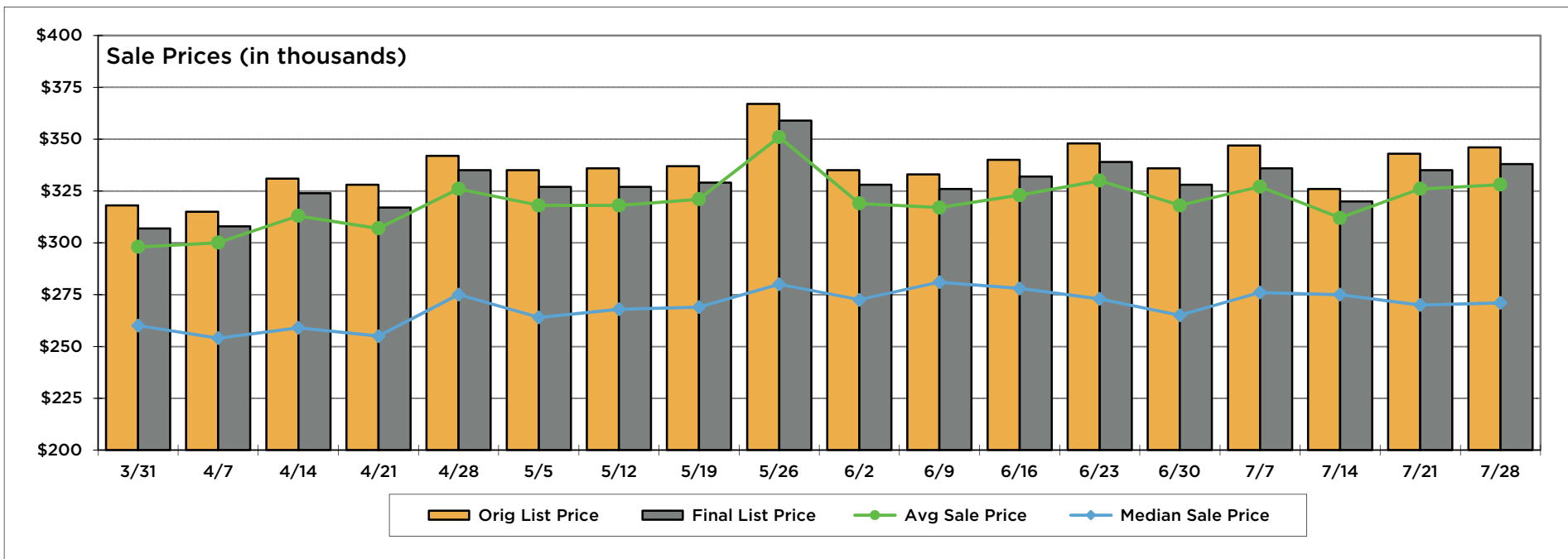
Beds / Baths

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	0	1

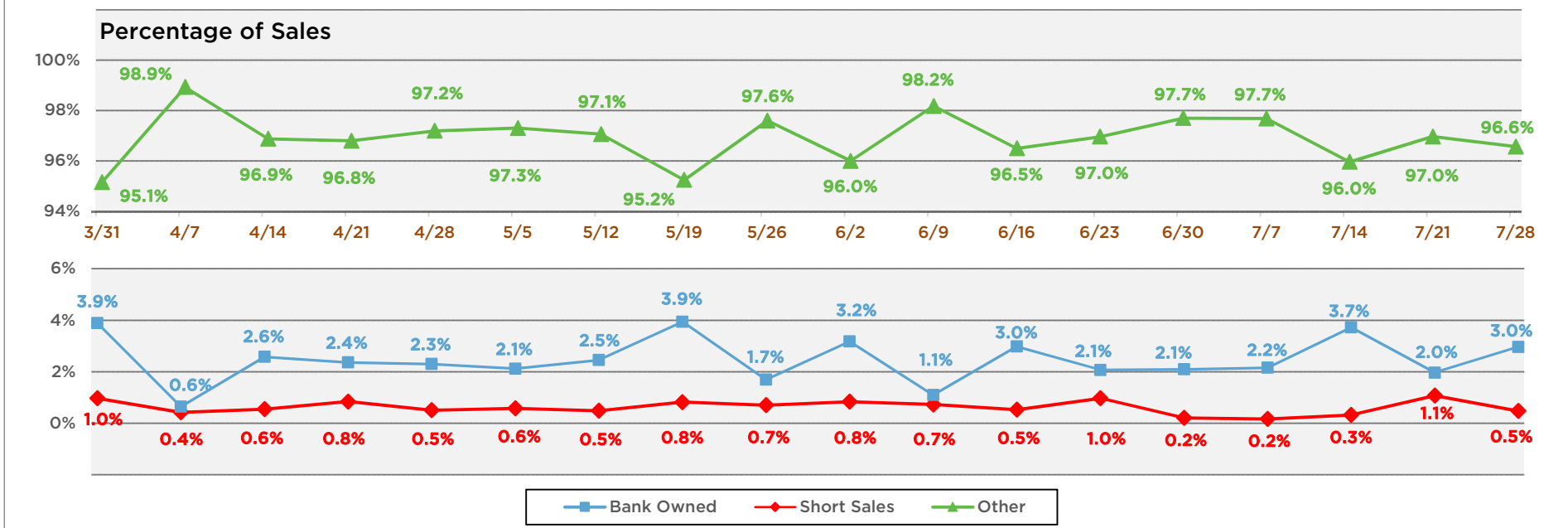
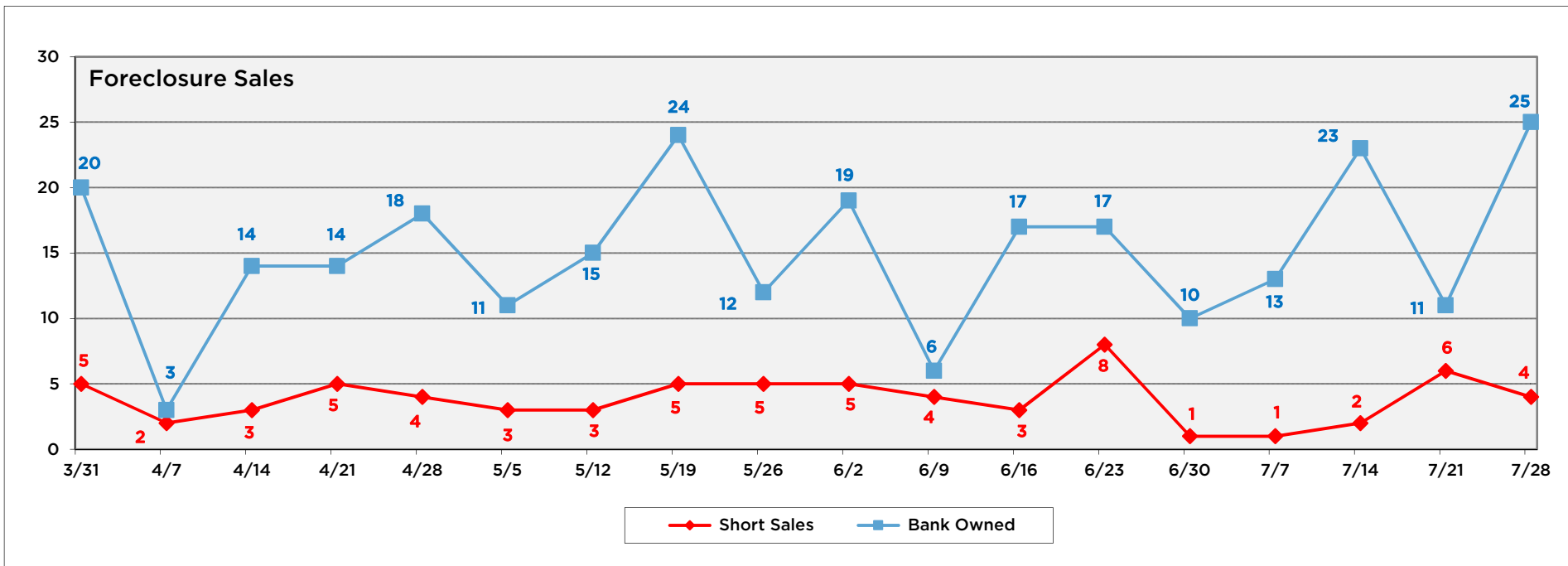
Square Footage

Average Square Feet	2,138	1,461	1,921	2,358	2,894	3,640	6,372
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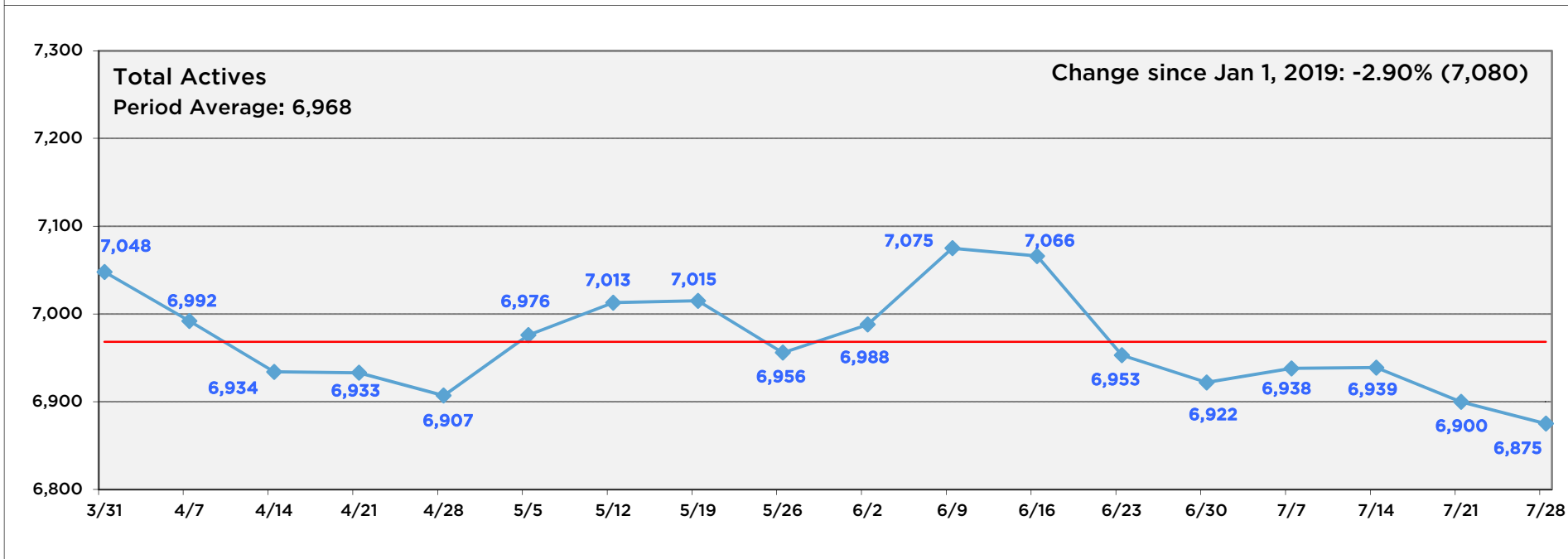
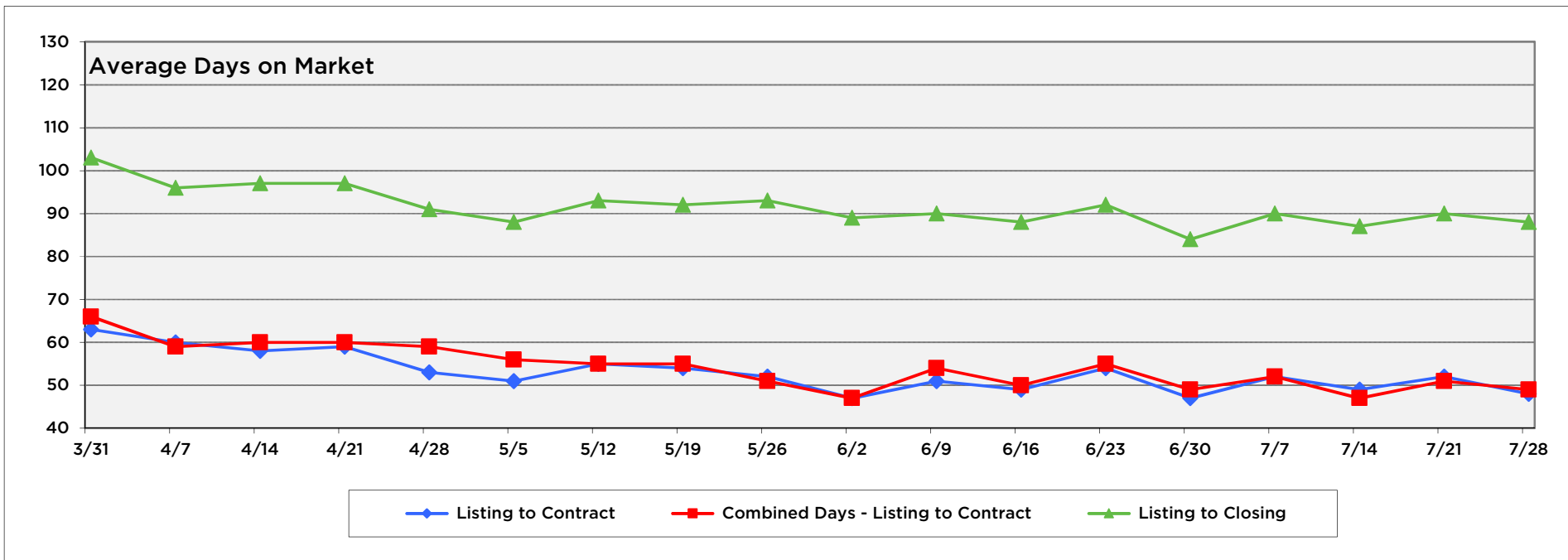
Single Family Homes



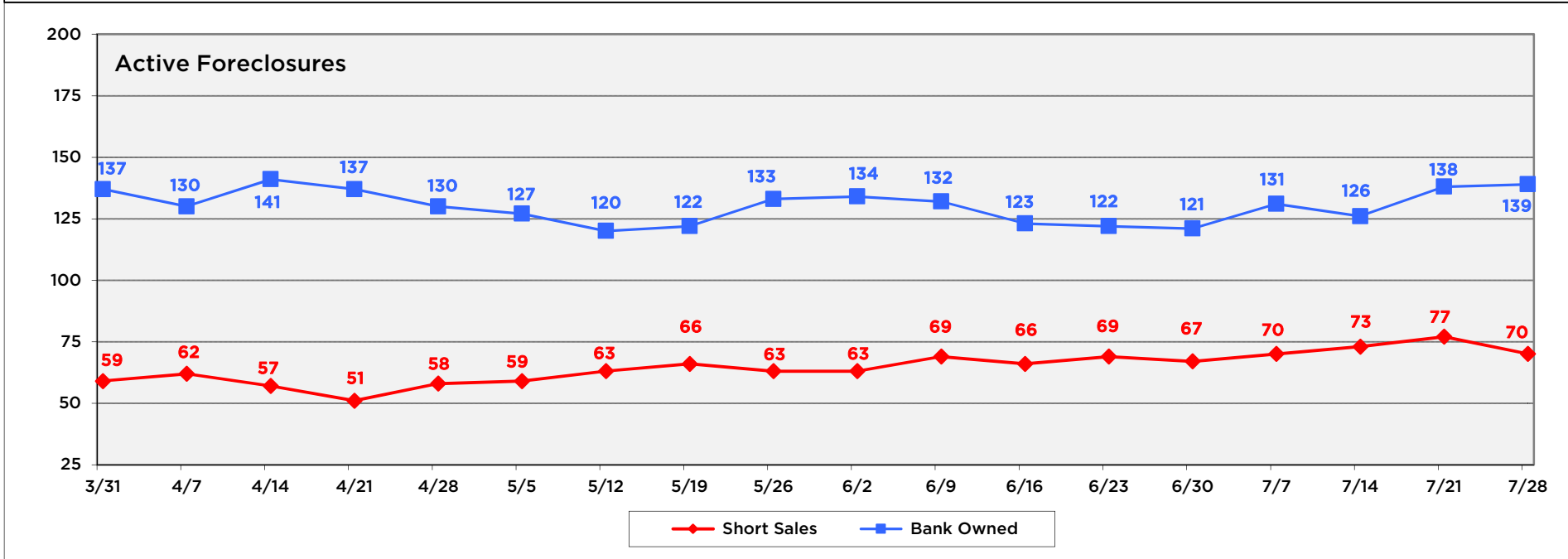
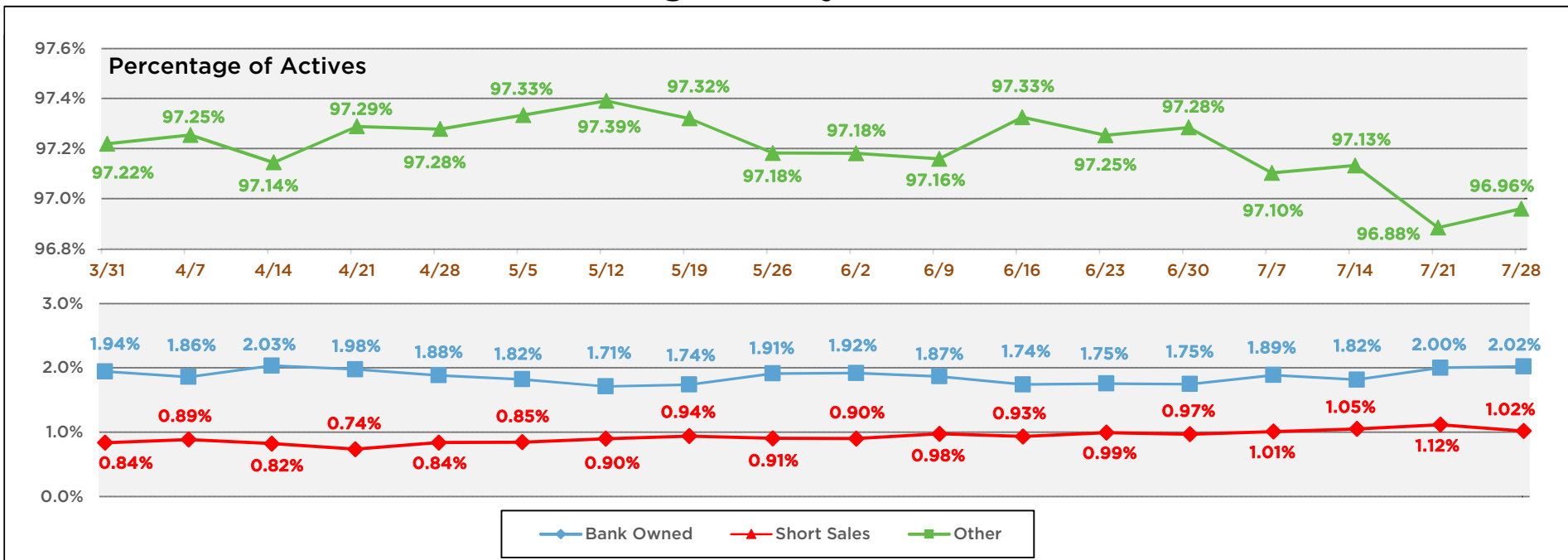
Single Family Homes



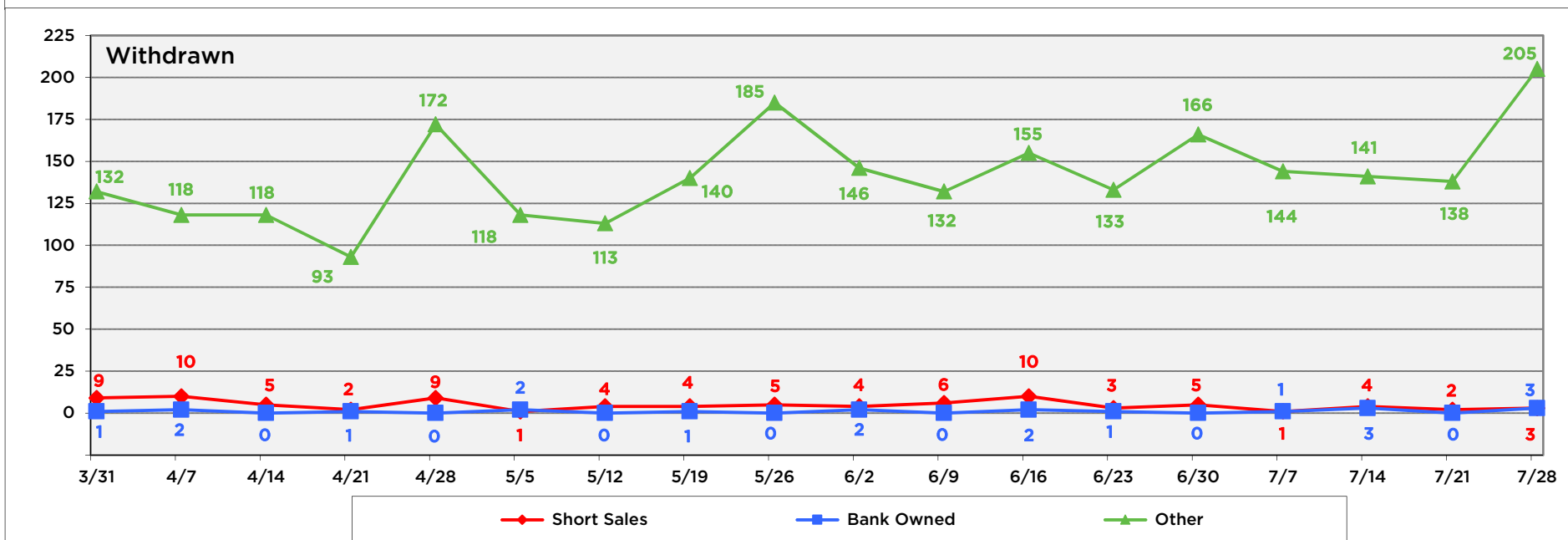
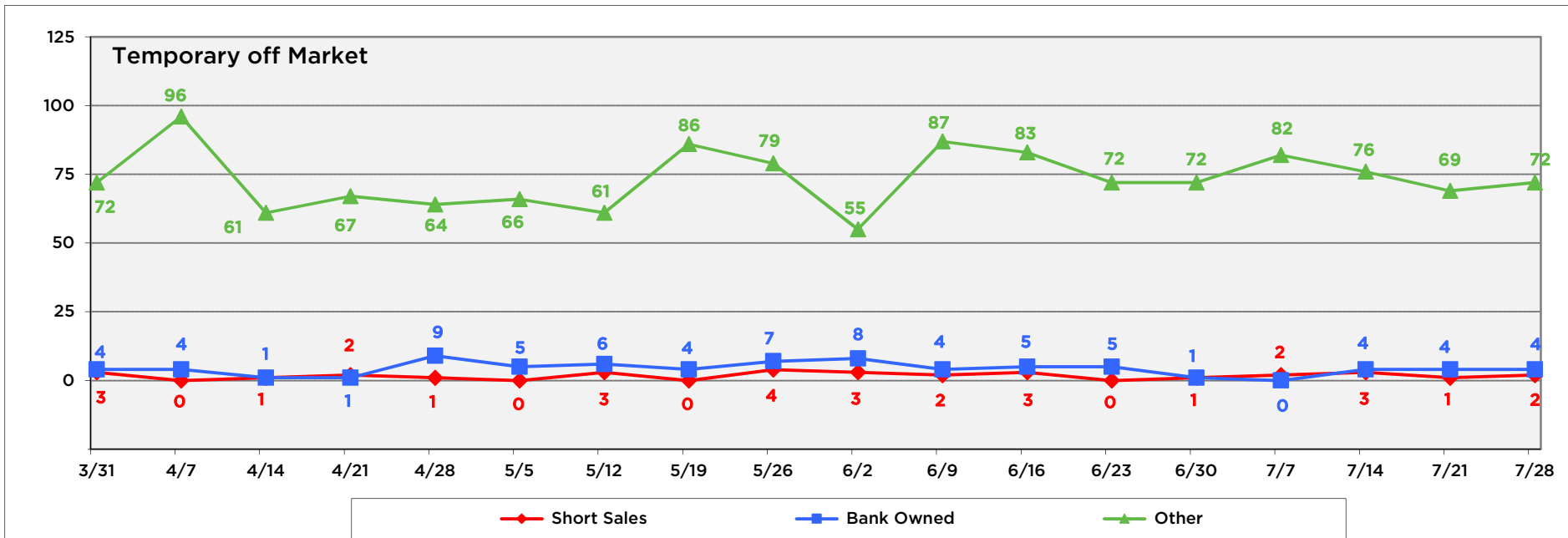
Single Family Homes



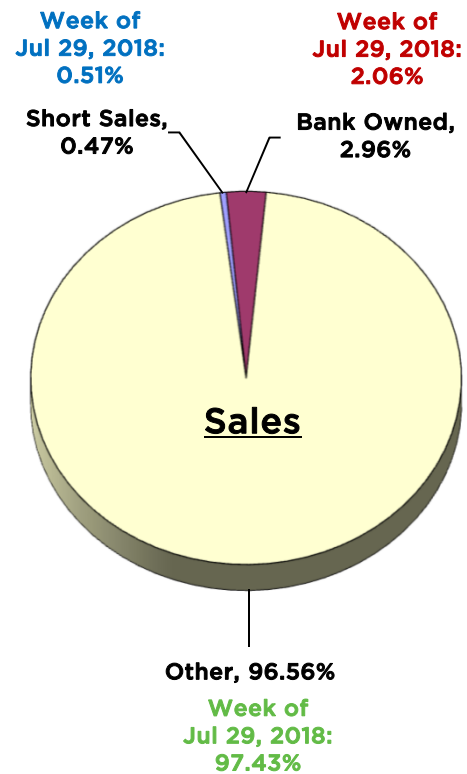
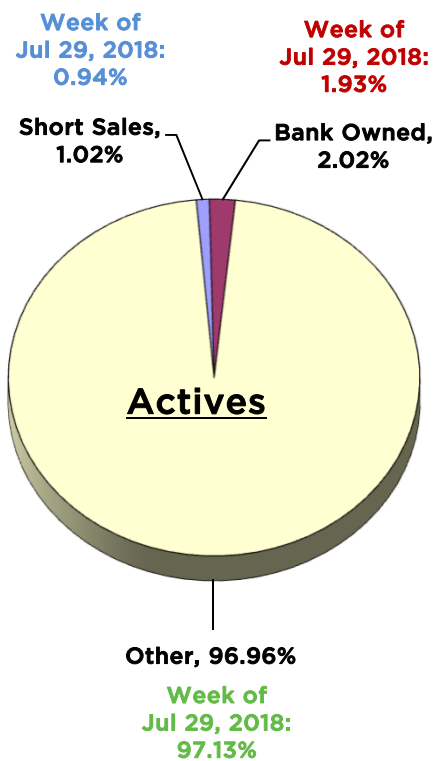
Single Family Homes



Single Family Homes



Single Family Homes



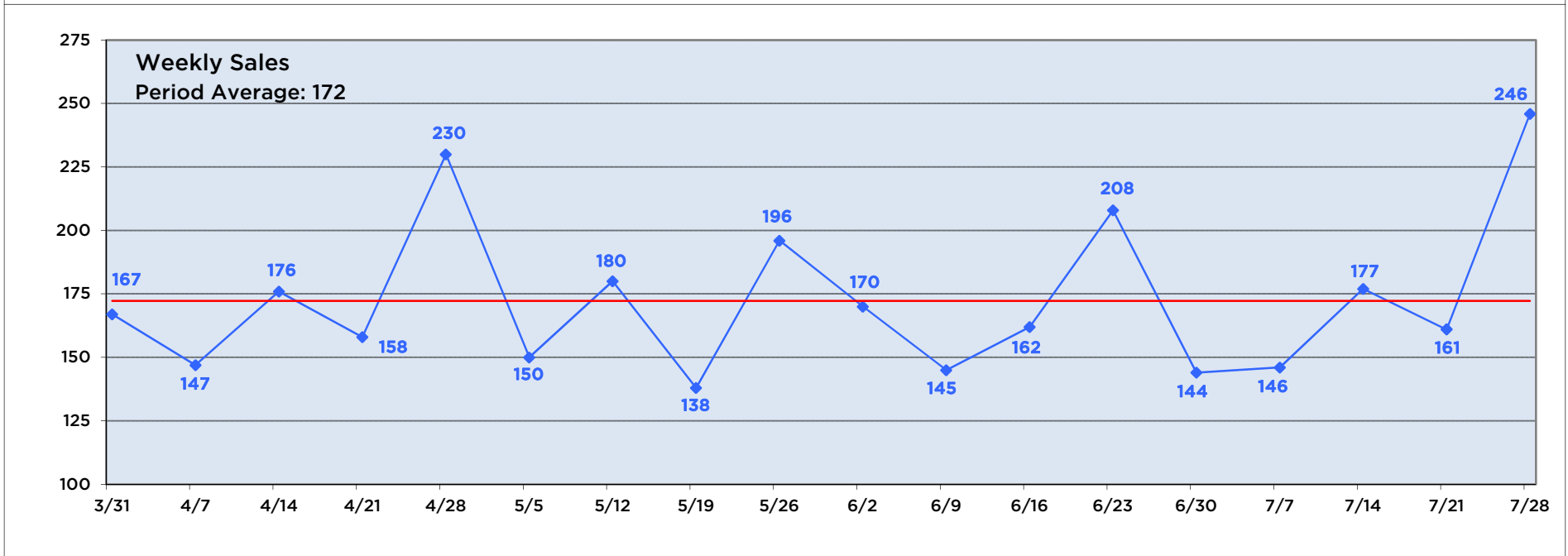
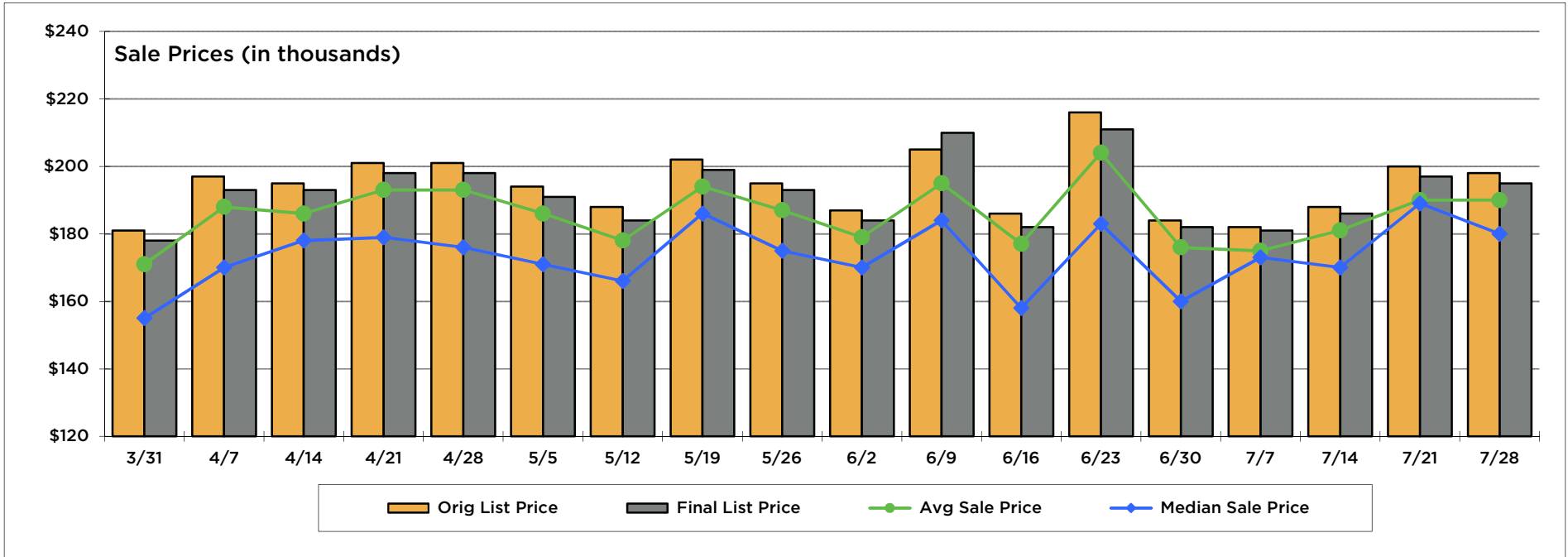
Where are the 2 Single Family Homes available for the Median Price of \$271,000? (± \$500)

<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>
Osceola County		2	\$270,995	4.0	2.5	2,281	\$118.81
Kissimmee (West) / Pleasant Hill	34746	1	\$271,000	4.0	3.0	2,610	\$103.83
Kissimmee / Poinciana	34758	1	\$270,990	4.0	2.0	1,952	\$138.83

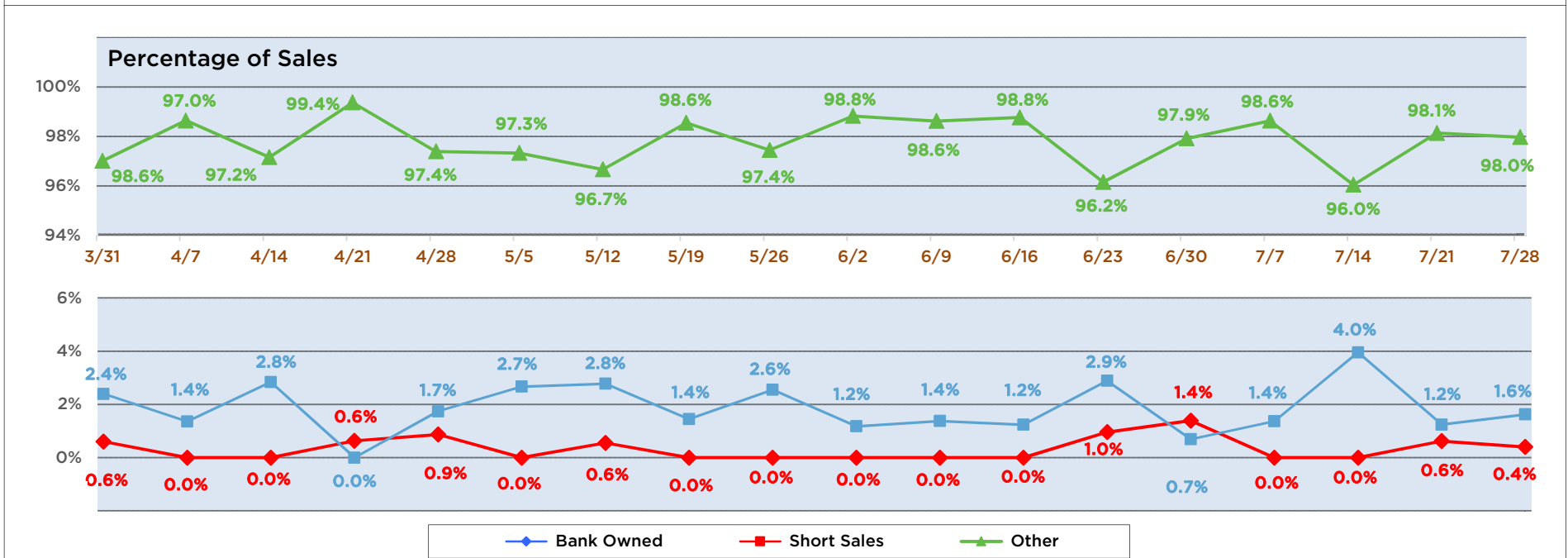
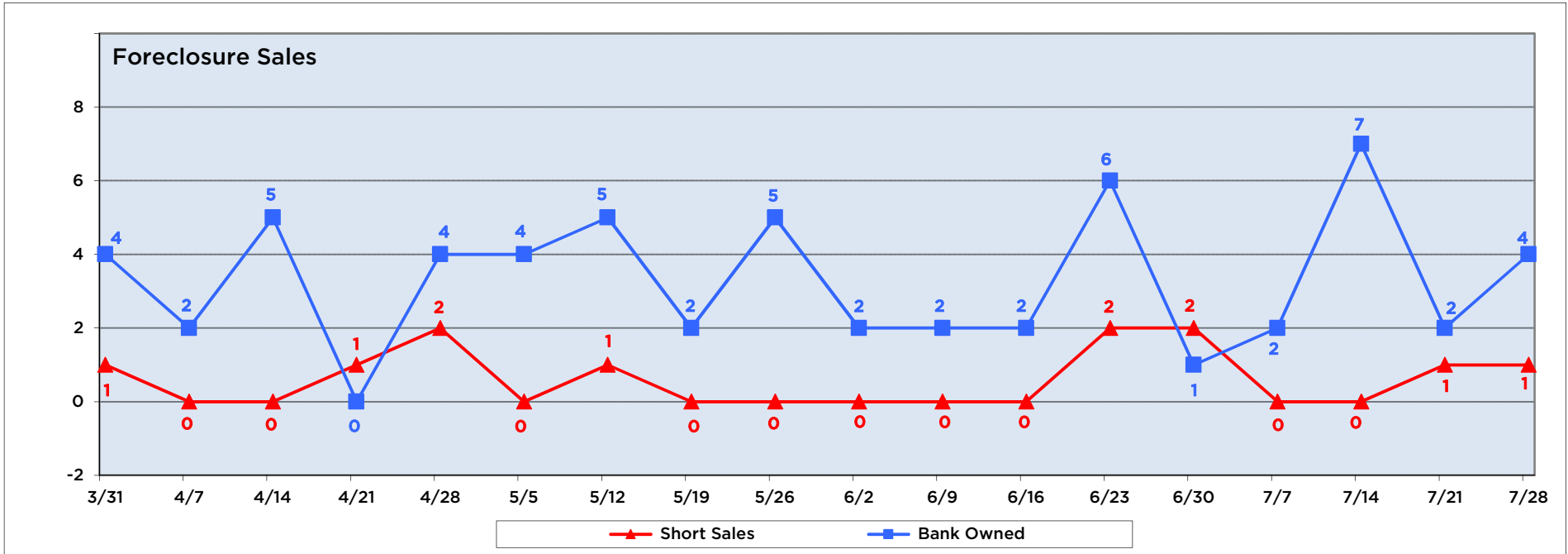
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	246	201	20	22	1	2	0
Bank Owned	4	4	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	241	197	19	22	1	2	0
Active Listings	1,772	1,231	222	192	61	53	13
Bank Owned	29	25	3	0	1	0	0
Short Sales	8	6	0	1	1	0	0
Other	1,735	1,200	219	191	59	53	13
Months of Inventory	2	1	3	2	14	6	0
List Price							
Average Original List Price	\$198,345	\$168,823	\$281,090	\$347,473	\$425,000	\$570,000	\$0
Average Final List Price	\$195,345	\$165,861	\$278,460	\$344,668	\$425,000	\$570,000	\$0
Sale Price							
Average Price	\$190,097	\$161,519	\$268,700	\$335,245	\$419,000	\$565,000	\$0
Median Price	\$180,000	\$167,000	\$262,950	\$332,450	\$419,000	\$565,000	\$0
Price Differences							
Original to Final List Price	-\$3,000	-\$2,962	-\$2,630	-\$2,805	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,248	-\$7,304	-\$12,390	-\$12,228	-\$6,000	-\$5,000	\$0
Final List to Sale Price - \$	-\$5,248	-\$4,342	-\$9,760	-\$9,423	-\$6,000	-\$5,000	\$0
Original List to Sale Price - %	95.84%	95.67%	95.59%	96.48%	98.59%	99.12%	0.00%
Final List to Sale Price - %	97.31%	97.38%	96.50%	97.27%	98.59%	99.12%	0.00%
Days on the Market							
Avg Days Listing to Contract	64	61	41	114	17	14	0
Combined Avg Days to Contract	57	56	51	80	10	14	0
Avg Days Listing to Closing	101	97	80	171	41	43	0
Avg Days Contract to Close	38	36	38	57	23	29	0
Beds / Baths							
Average Bedrooms	3	2	3	3	4	3	0
Average Full Baths	2	2	2	3	2	3	0
Average Half Baths	0	0	1	1	1	1	0
Square Footage							
Average Square Feet	1,372	1,268	1,762	1,853	2,363	2,151	0

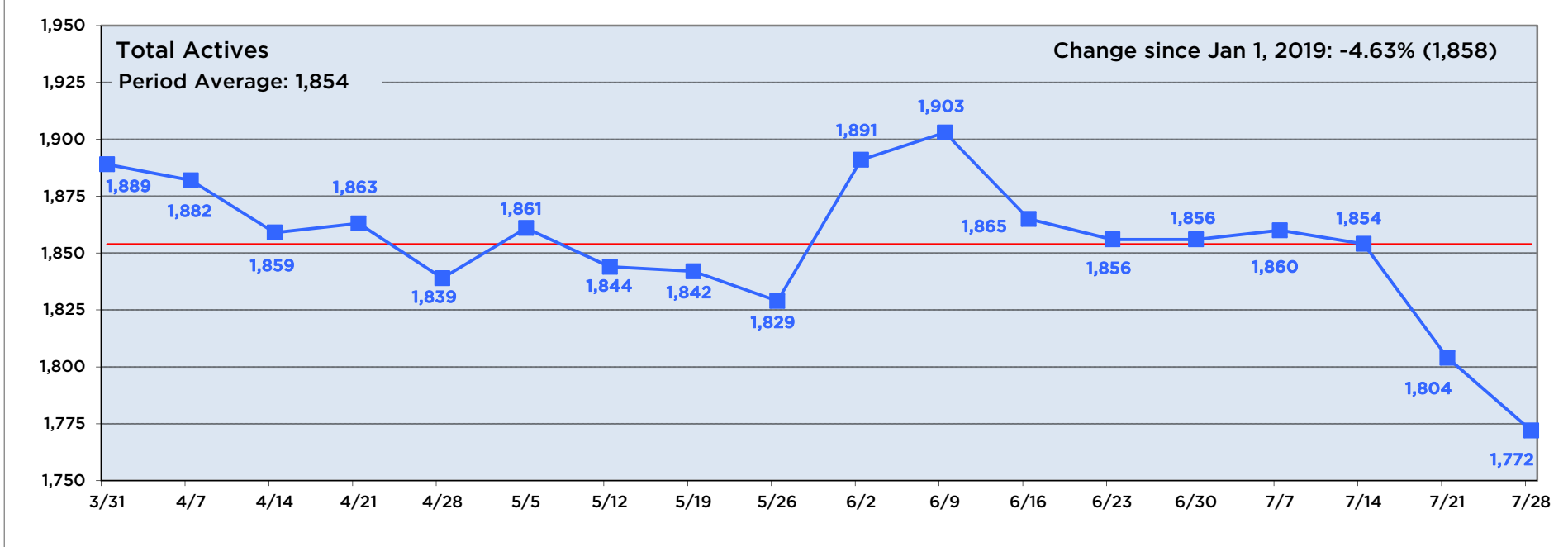
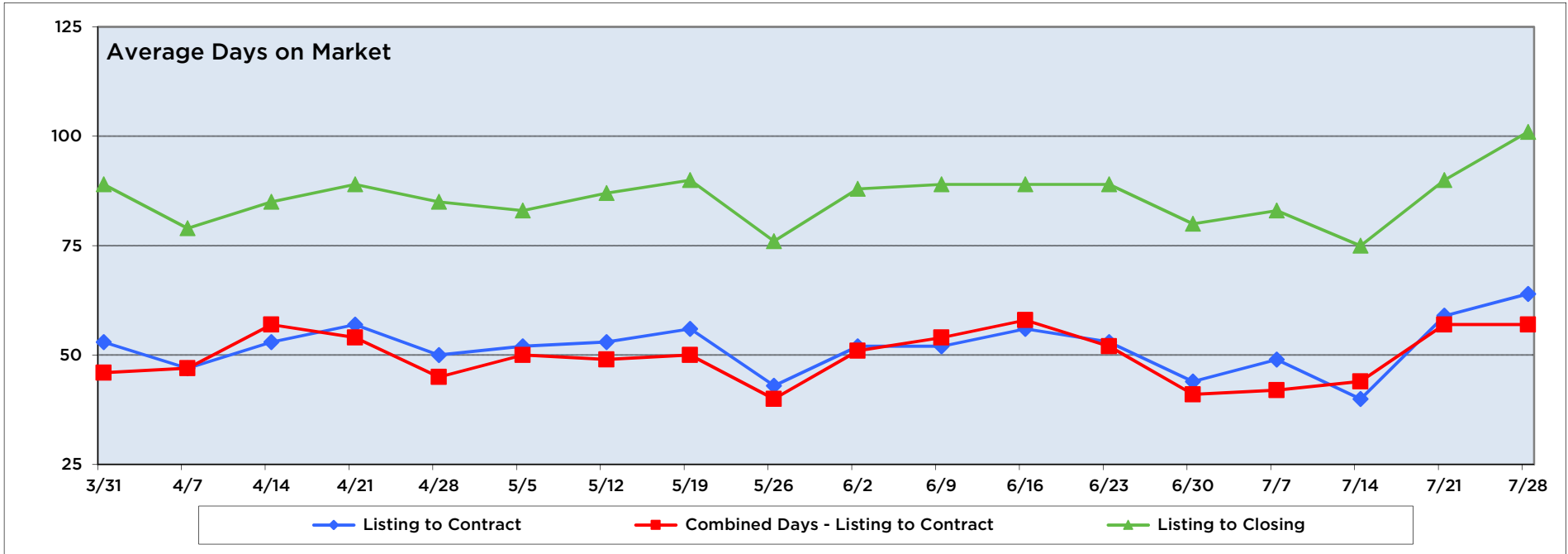
Condos, Townhomes, Villas



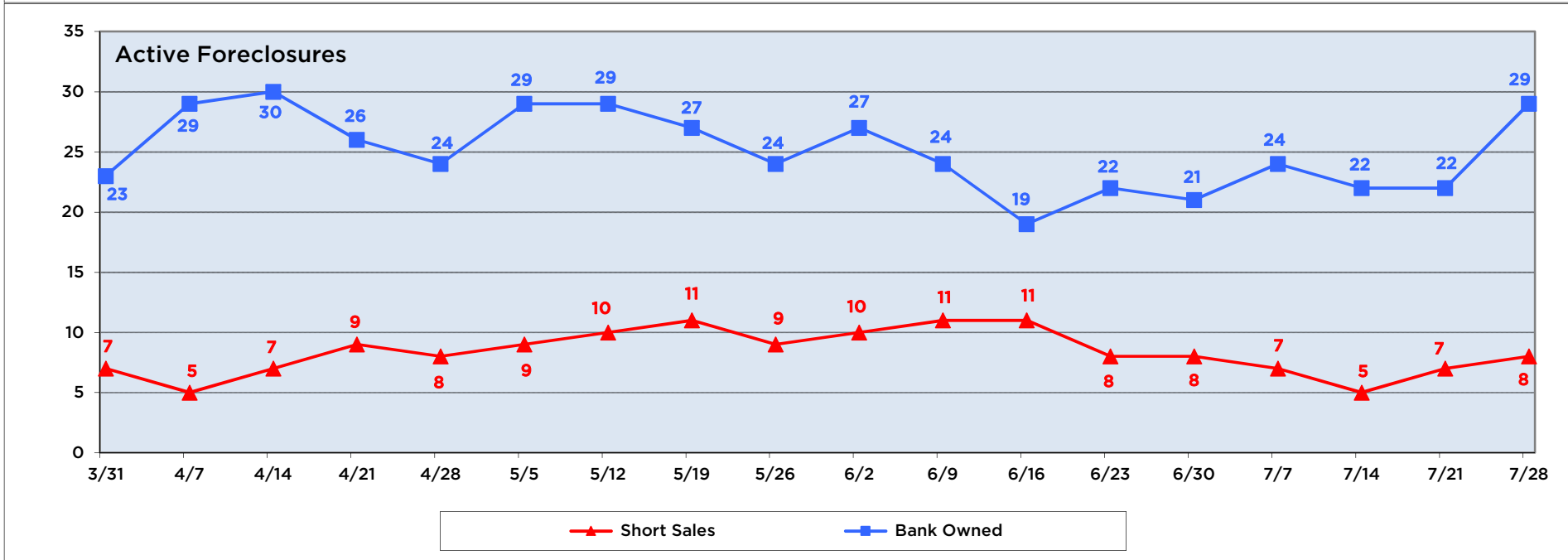
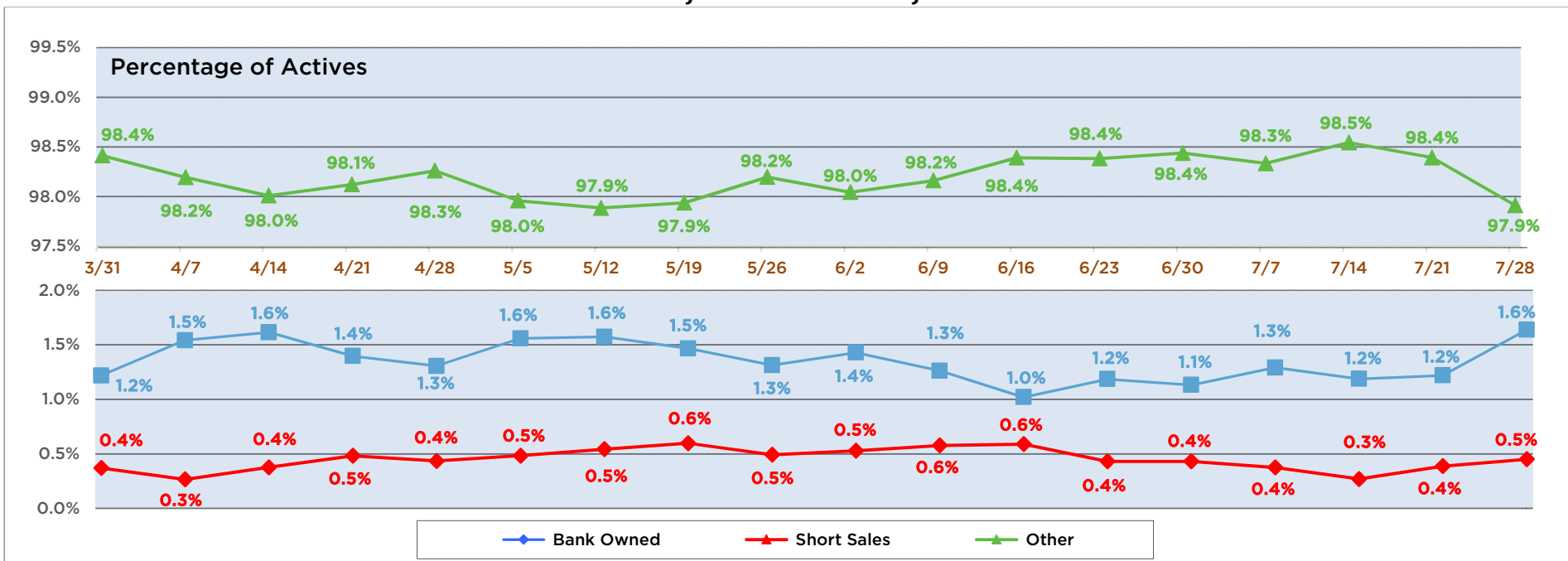
Condos, Townhomes, Villas



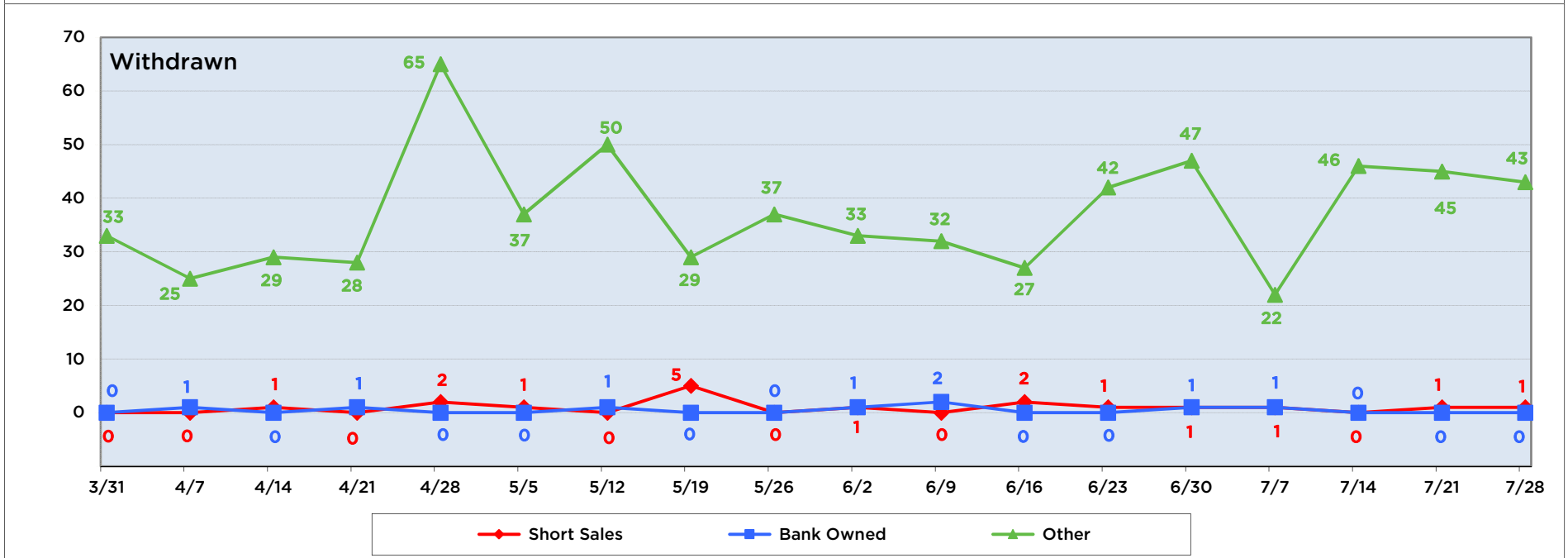
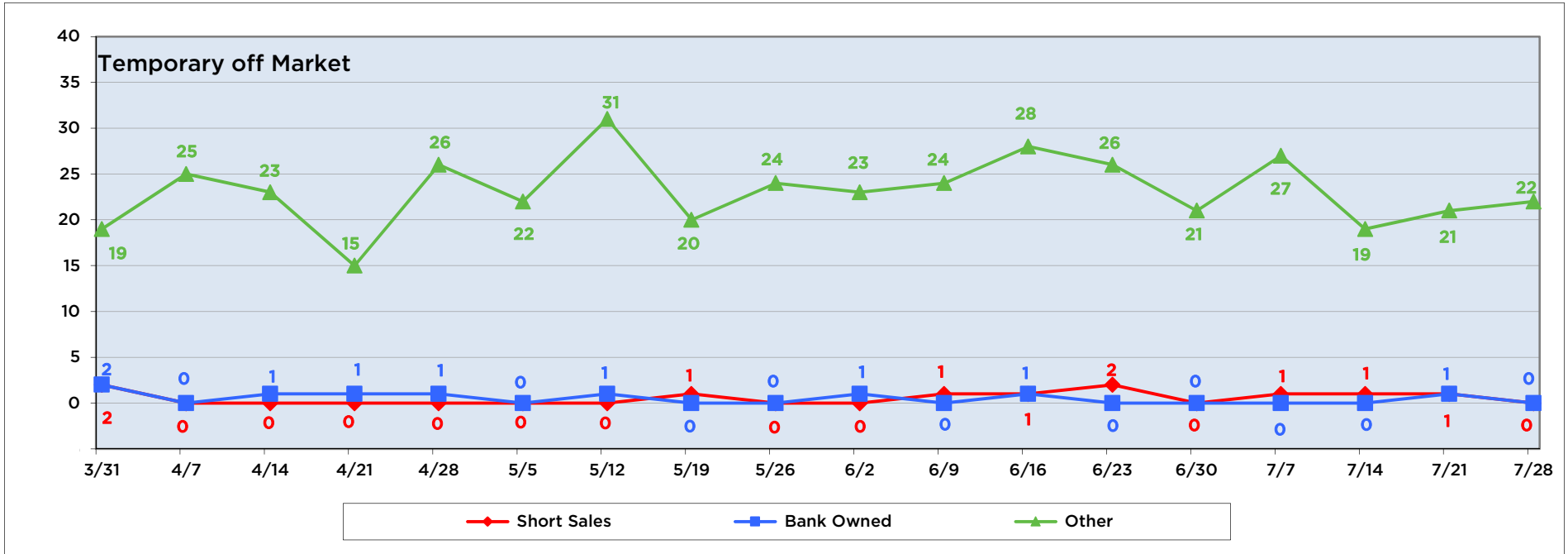
Condos, Townhomes, Villas



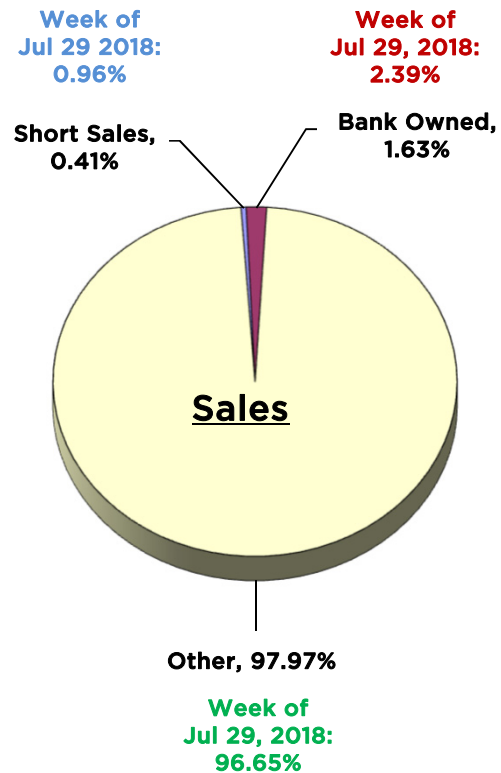
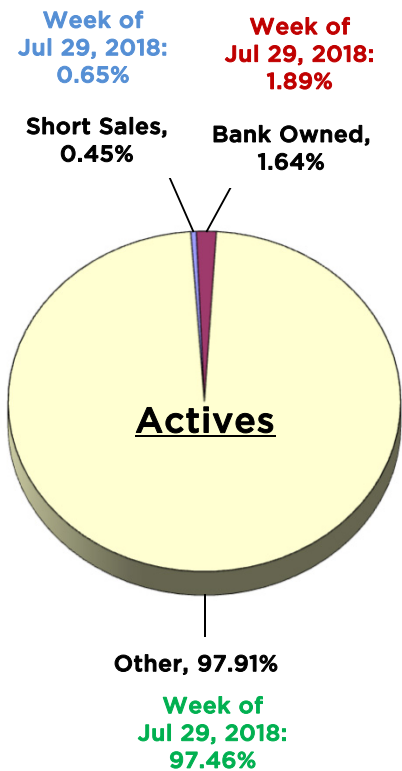
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 19 Condos, Townhomes, or Villas available for the Median Price of \$180,000?

(± \$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		4	\$179,950	2.0	2.0	1,375	\$130.92
Apopka / Hunt Club	32703	1	\$180,000	2.0	2.0	1,390	\$129.50
Casselberry	32707	1	\$179,900	2.0	2.0	1,350	\$133.26
Altamonte Springs / Forest City	32714	1	\$179,900	2.0	2.0	1,316	\$136.70
Longwood / Wekiva Springs	32779	1	\$180,000	2.0	2.0	1,442	\$124.83
Orange County		10	\$179,950	2.5	1.8	1,195	\$150.62
Winter Park (West)	32789	1	\$179,900	1.0	1.0	865	\$207.98
Orlando (Downtown)	32801	1	\$179,900	1.0	1.0	774	\$232.43
Azalea Park	32807	1	\$180,000	3.0	2.0	1,336	\$134.73
Orlo Vista	32811	2	\$179,950	3.0	2.0	1,362	\$132.12
Williamsburg / Lake Bryan	32821	3	\$179,966	3.0	2.0	1,259	\$142.94
Metro West / Orlo Vista	32835	1	\$179,999	3.0	2.0	1,412	\$127.48
Hunters Creek	32837	1	\$179,900	2.0	2.0	1,059	\$169.88
Osceola County		3	\$179,967	2.7	2.0	1,335	\$134.84
Kissimmee (Central)	34741	1	\$180,000	3.0	2.0	1,296	\$138.89
Kissimmee (East)	34744	1	\$179,900	2.0	2.0	1,306	\$137.75
Kissimmee (West) / Pleasant Hill	34746	1	\$180,000	3.0	2.0	1,402	\$128.39
Lake County		2	\$179,950	2.5	2.0	1,537	\$117.08
Tavares / Mt Plymouth	32778	1	\$179,900	2.0	2.0	1,351	\$133.16
Leesburg (East)/Haines Creek	34788	1	\$180,000	3.0	2.0	1,723	\$104.47