



Monday Morning Quarterback Summary

Week of Aug 4, 2019

Single-family existing homes

- Sales of single-family homes decreased to 522 during the week of Aug 4, from 844 the week prior
- The median price of single family homes increased to \$280,000, a change of 3.3%
- The number of single-family home foreclosure transactions decreased to 14 last week, from 25 the week of Aug 28
- The number of single-family home short-sale transactions decreased to 1 from 4 the week prior
- Single-family inventory decreased by 75, and now sits at 6,800

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 151 during the week of Aug 4, from 246 the week prior
- The median price of condos, townhomes, and villas decreased to \$170,000, a change of -5.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 4 the week of Aug 28
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 29, and now sits at 1,743

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	522	193	100	119	53	46	11
Bank Owned	14	11	0	3	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	507	181	100	116	53	46	11
Active Listings	6,800	1,504	1,045	1,602	853	1,309	487
Bank Owned	138	77	20	22	7	9	3
Short Sales	77	32	13	17	10	4	1
Other	6,585	1,395	1,012	1,563	836	1,296	483
Months of Inventory	3	2	2	3	4	7	10

List Price

Average Original List Price	\$347,255	\$201,901	\$283,447	\$352,656	\$461,672	\$648,065	\$1,610,000
Average Final List Price	\$339,295	\$196,499	\$279,343	\$344,740	\$452,692	\$634,935	\$1,548,173

Sale Price

Average Price	\$329,565	\$191,222	\$272,990	\$338,505	\$444,817	\$615,337	\$1,424,091
Median Price	\$280,000	\$205,000	\$274,450	\$335,000	\$441,000	\$585,000	\$1,400,000

Price Differences

Original to Final List Price	-\$7,960	-\$5,402	-\$4,104	-\$7,916	-\$8,980	-\$13,130	-\$61,827
Original List to Sale Price - \$	-\$17,690	-\$10,679	-\$10,457	-\$14,151	-\$16,855	-\$32,728	-\$185,909
Final List to Sale Price - \$	-\$9,730	-\$5,277	-\$6,353	-\$6,235	-\$7,875	-\$19,598	-\$124,082
Original List to Sale Price - %	94.91%	94.71%	96.31%	95.99%	96.35%	94.95%	88.45%
Final List to Sale Price - %	97.13%	97.31%	97.73%	98.19%	98.26%	96.91%	91.99%

Days on the Market

Avg Days Listing to Contract	45	42	32	46	42	55	151
Combined Avg Days to Contract	47	38	35	52	47	59	198
Avg Days Listing to Closing	82	80	66	82	79	94	220
Avg Days Contract to Close	38	38	37	34	37	39	67

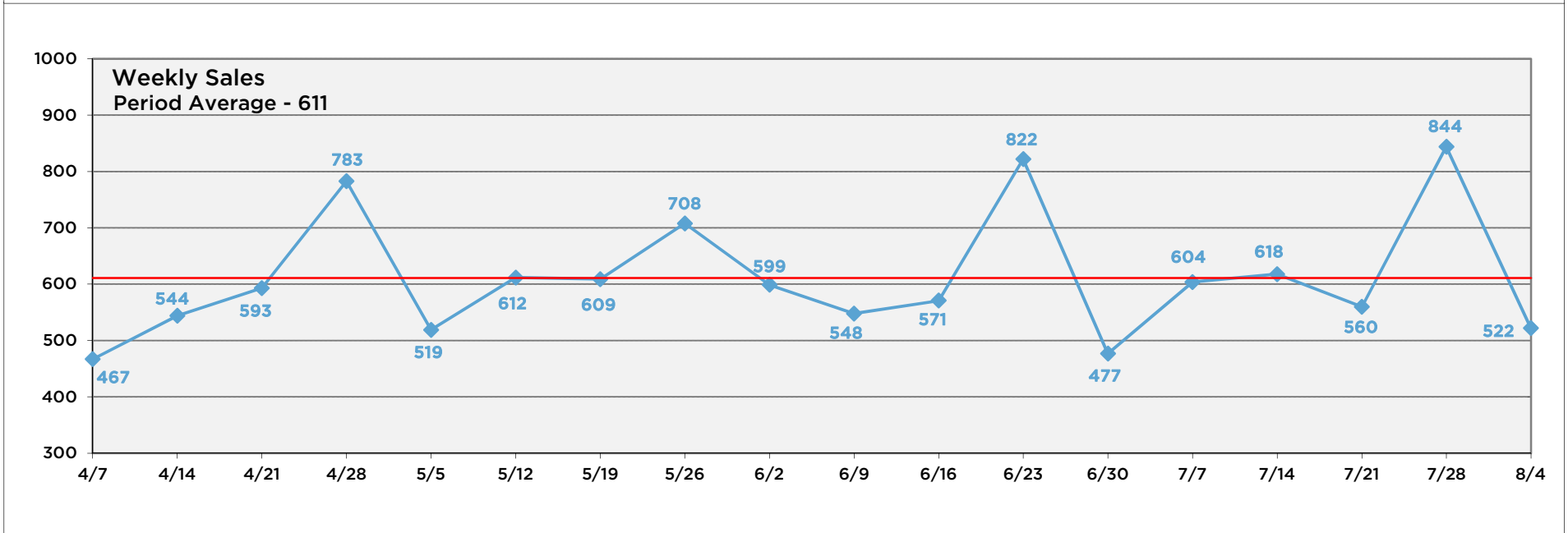
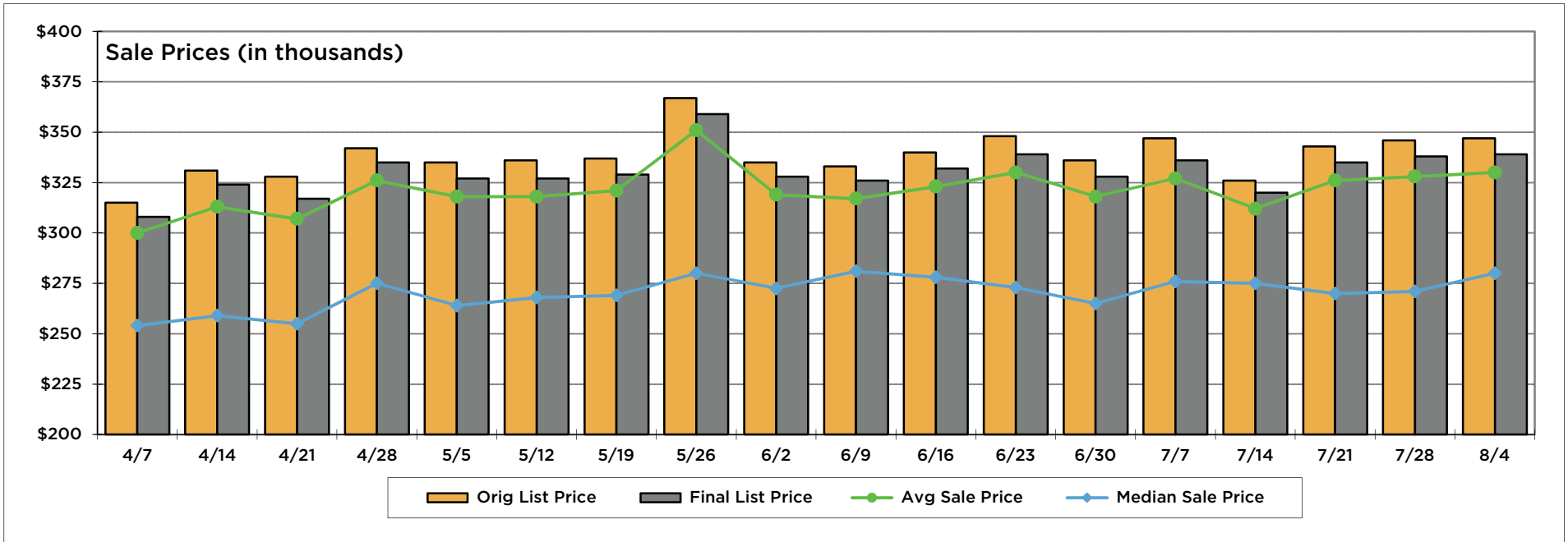
Beds / Baths

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

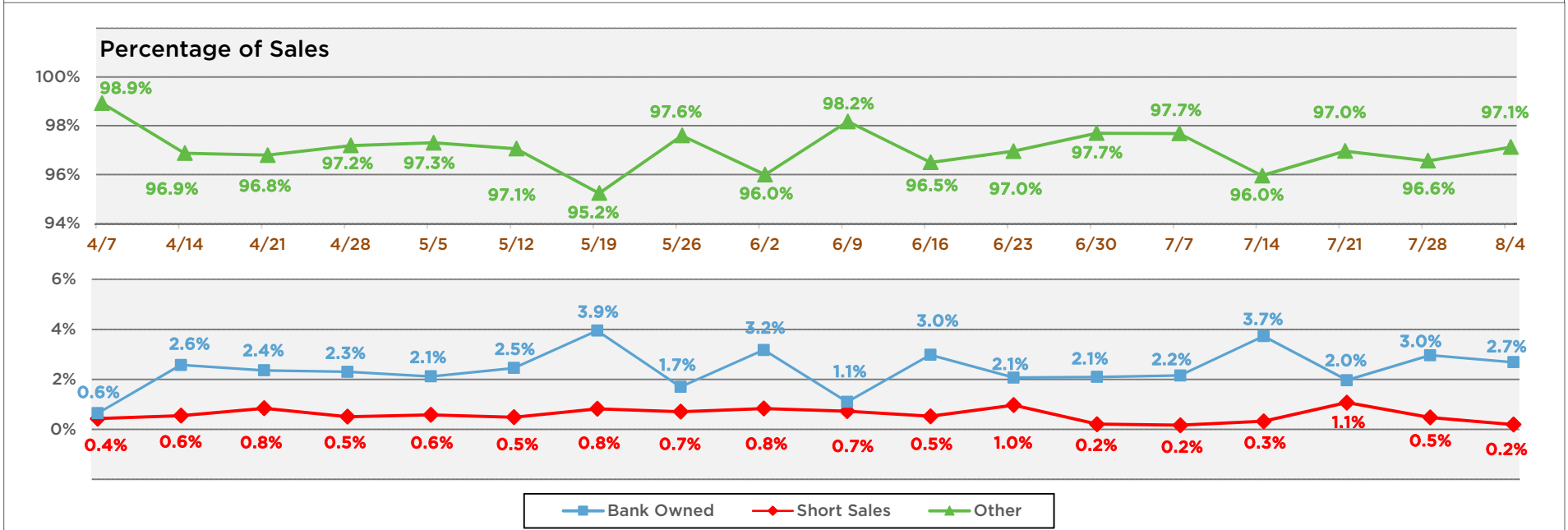
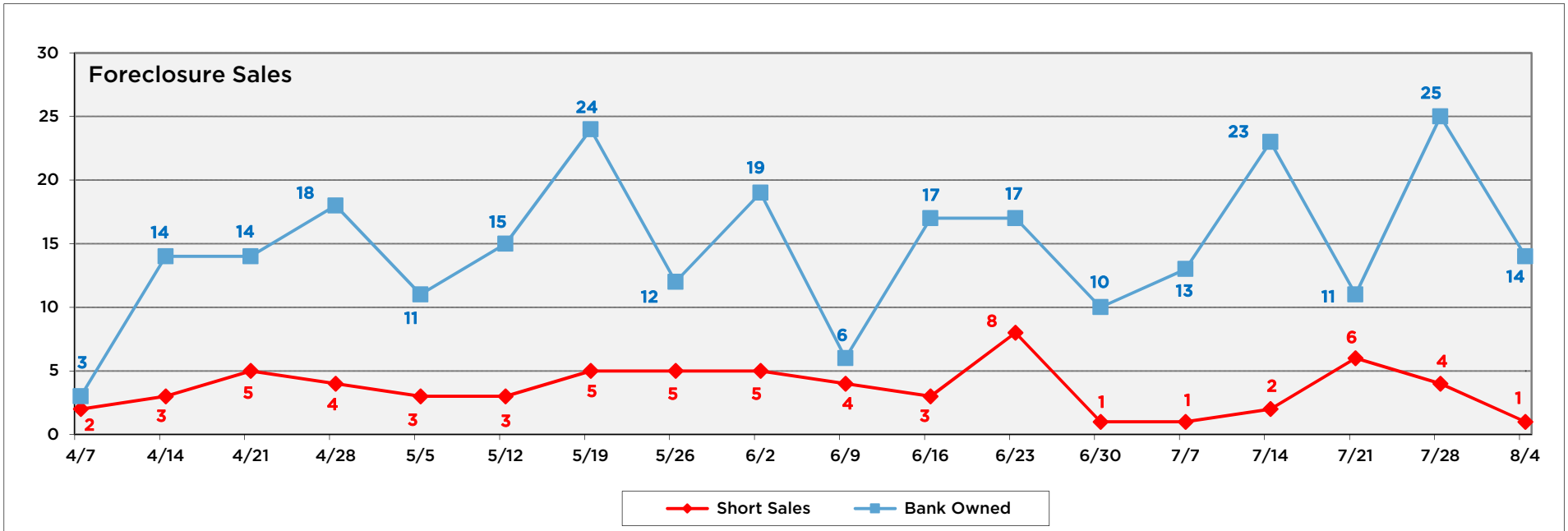
Square Footage

Average Square Feet	2,124	1,451	1,851	2,311	2,895	3,506	4,897
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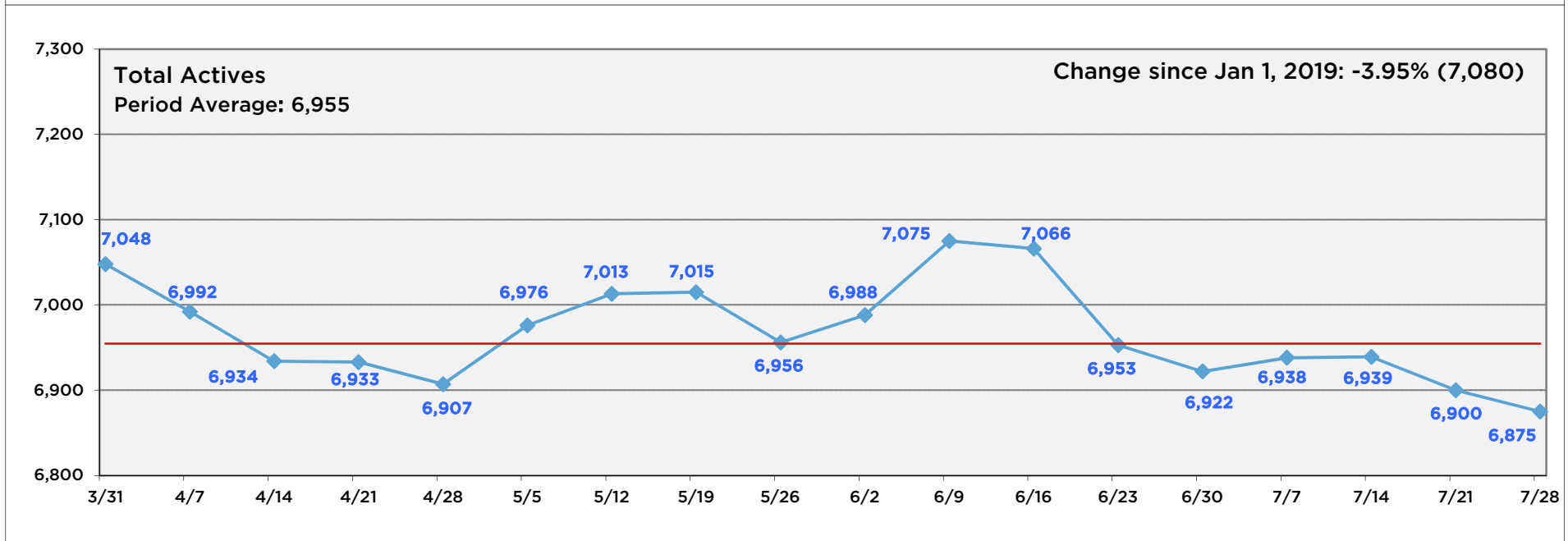
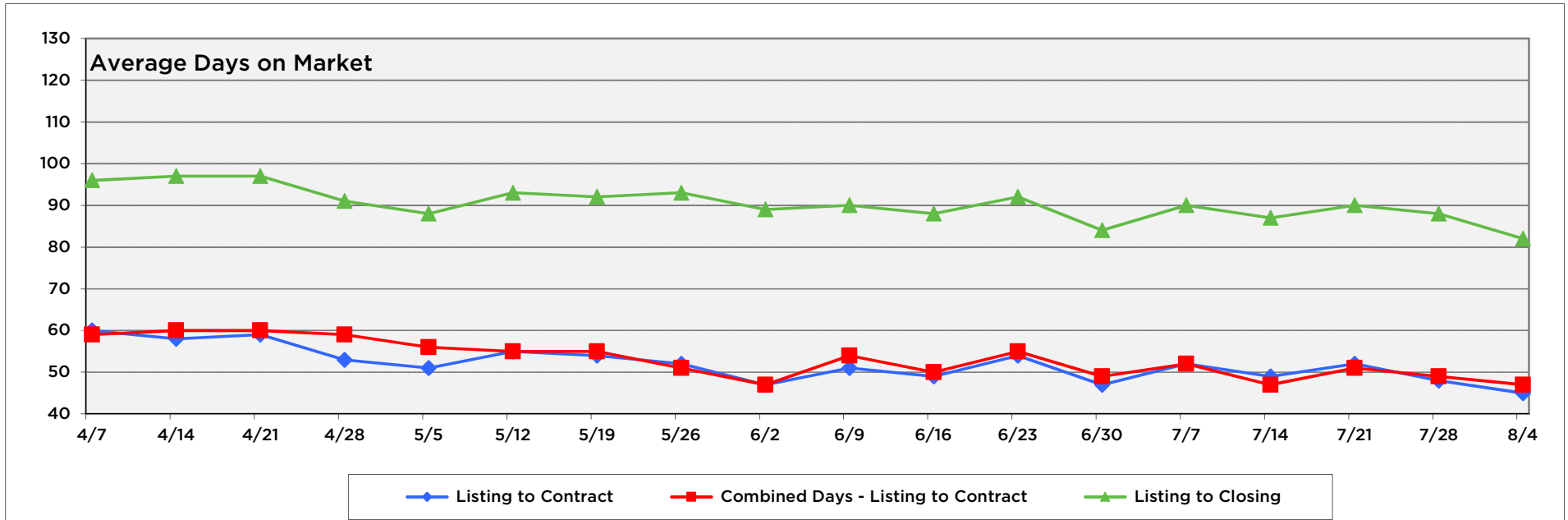
Single Family Homes



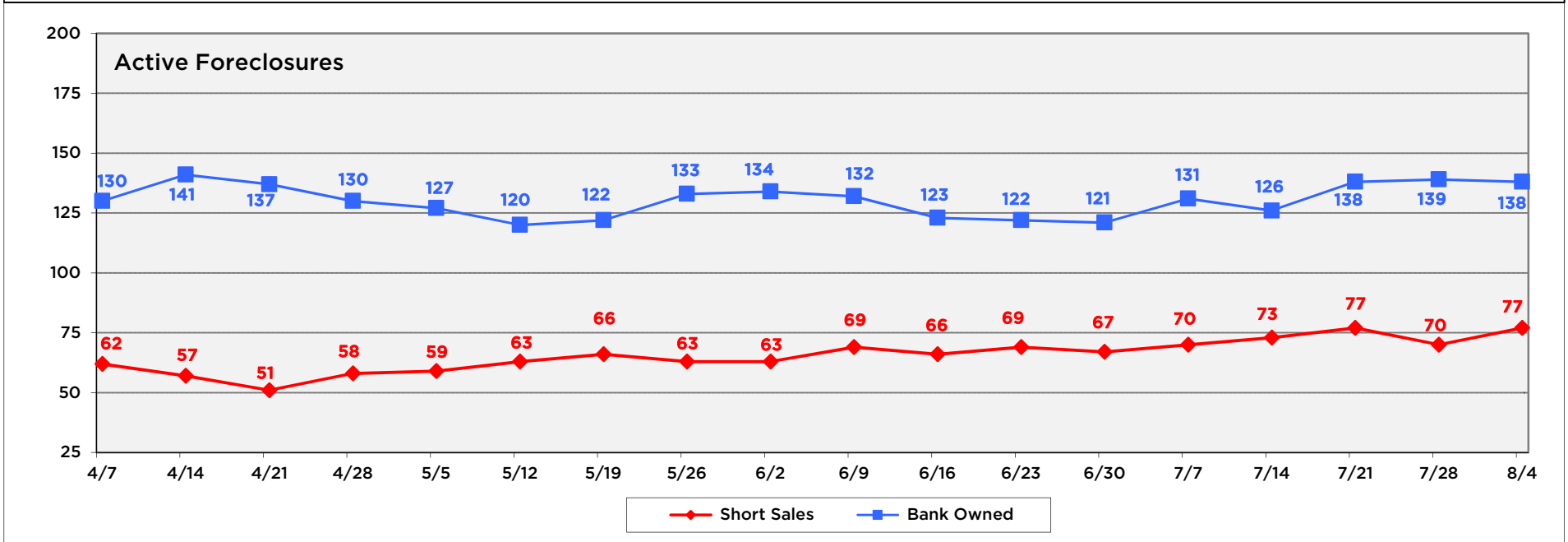
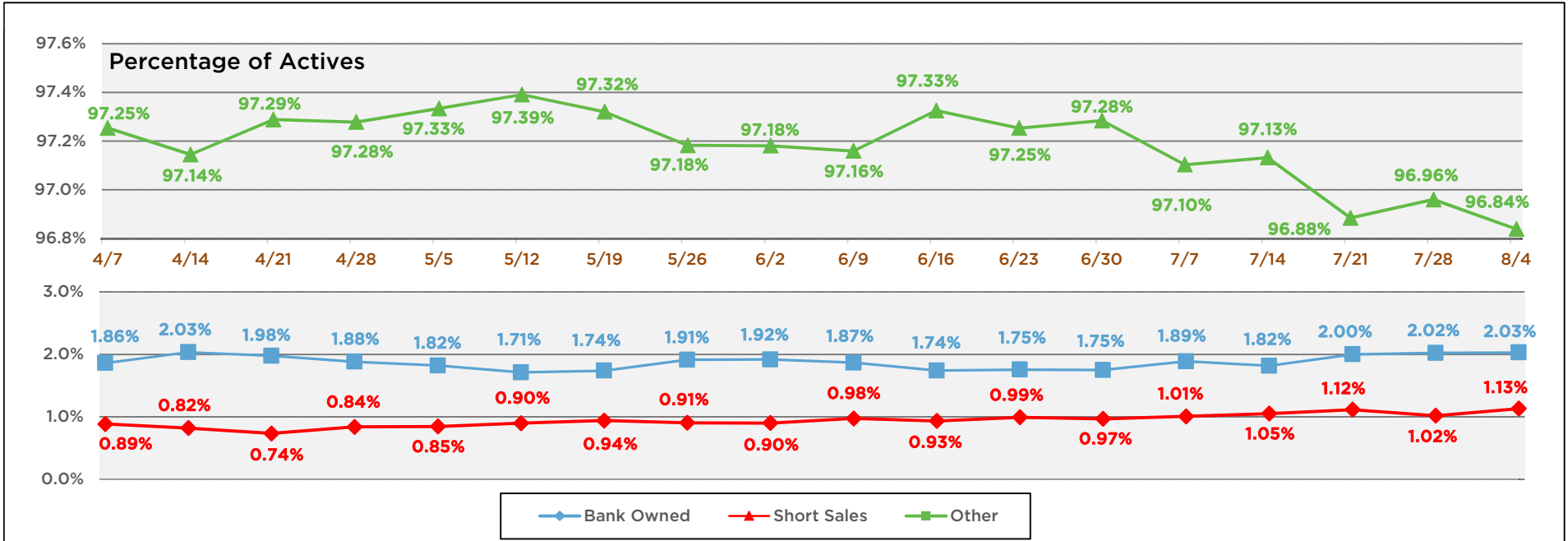
Single Family Homes



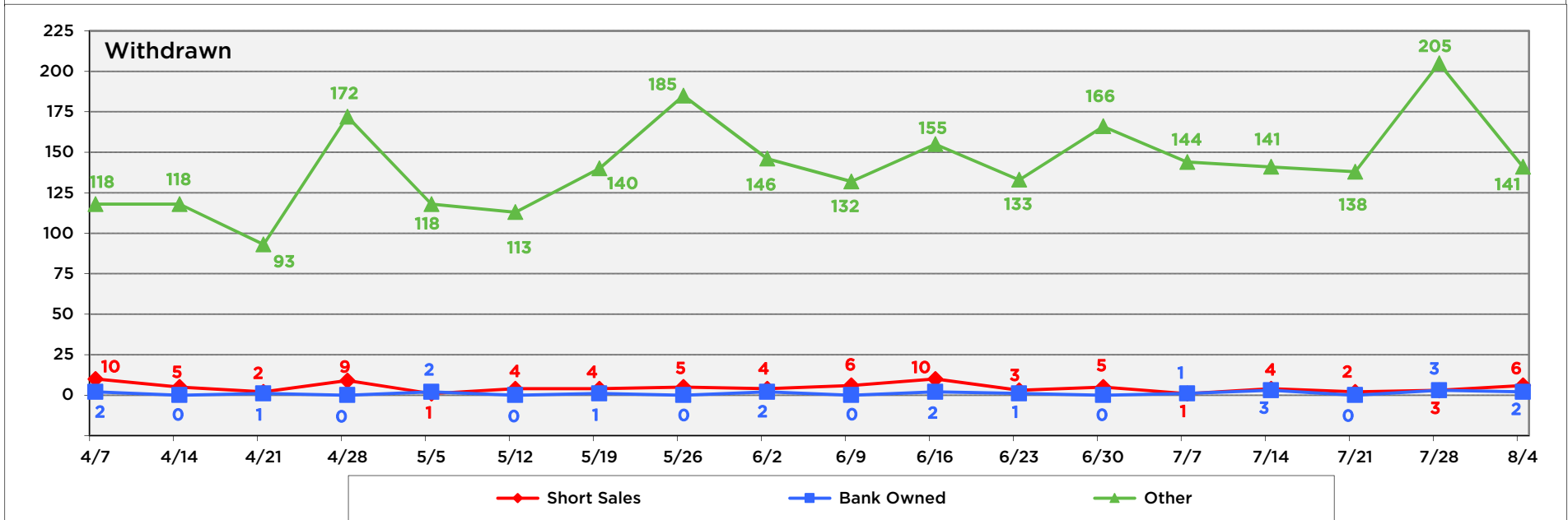
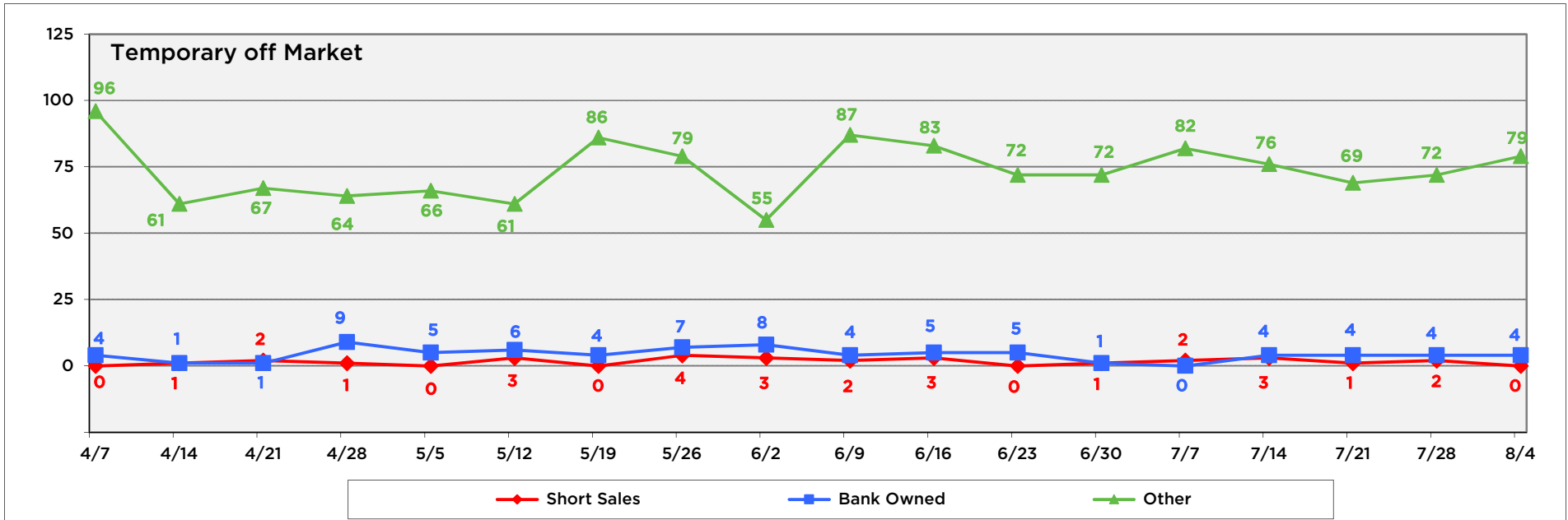
Single Family Homes



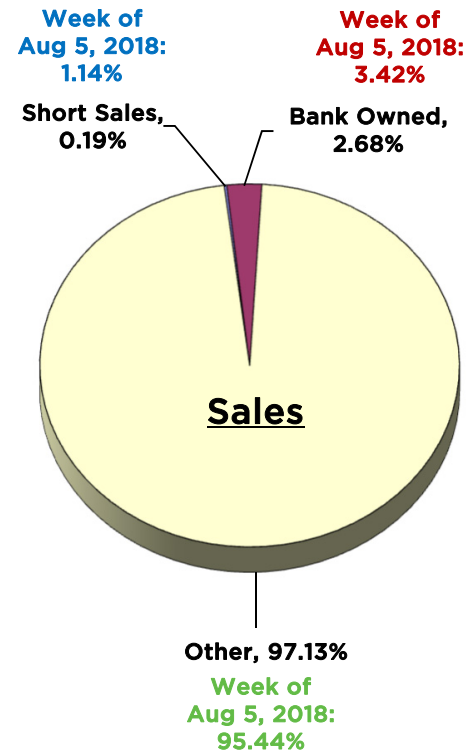
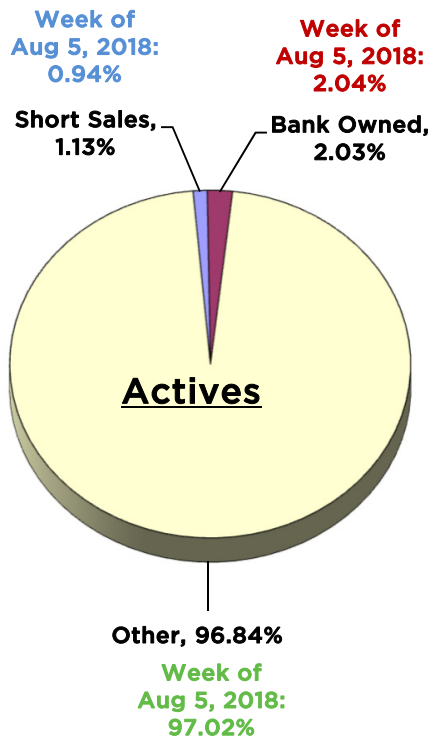
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 81 Single Family Homes available for the Median Price of \$280,000? (± \$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		10	\$279,950	3.5	2.0	1,773	\$157.89
Casselberry	32707	1	\$279,999	3.0	2.0	1,864	\$150.21
Winter Springs / Tuskawilla	32708	2	\$279,950	4.0	2.0	1,820	\$153.82
Altamonte Springs / Forest City	32714	1	\$280,000	4.0	2.0	1,849	\$151.43
Longwood (East)	32750	1	\$279,900	3.0	2.0	1,850	\$151.30
Maitland / Eatonville	32751	1	\$279,900	4.0	2.0	1,928	\$145.18
Sanford / Lake Forest	32771	2	\$279,900	3.0	2.0	1,606	\$174.28
Sanford (South)	32773	1	\$279,997	3.0	2.0	1,604	\$174.56
Winter Park	32792	1	\$280,000	4.0	2.0	1,784	\$156.95
Orange County		32	\$279,934	3.6	2.1	1,915	\$146.21
Apopka / Hunt Club	32703	2	\$279,950	4.0	3.0	2,855	\$98.06
Apopka (North)	32712	2	\$279,950	4.0	2.0	1,926	\$145.35
Maitland / Eatonville	32751	2	\$279,950	3.0	2.0	1,735	\$161.35
Mount Dora	32757	1	\$280,000	4.0	2.0	2,407	\$116.33
Winter Park (West)	32789	1	\$279,900	3.0	2.0	1,092	\$256.32
Colonialtown	32803	1	\$280,000	2.0	1.0	1,043	\$268.46
Delaney / Crystal Lake	32806	1	\$279,900	3.0	2.0	1,415	\$197.81
Pine Hills / Rosemont	32808	1	\$280,000	3.0	2.0	2,563	\$109.25
Pinecastle / Belle Isle	32809	1	\$279,900	3.0	2.0	1,878	\$149.04
Union Park	32817	1	\$279,900	3.0	2.0	1,873	\$149.44
Bithlo	32820	2	\$280,000	4.0	2.0	2,032	\$137.80
Ventura	32822	1	\$280,000	3.0	2.0	1,494	\$187.42
Taft	32824	1	\$279,900	3.0	2.0	2,158	\$129.70
Rio Pinar / Union Park	32825	3	\$279,966	4.0	2.0	1,696	\$165.07
Waterford Lakes	32828	3	\$279,867	4.0	2.0	1,825	\$153.35
Wedgfield	32833	1	\$280,000	3.0	2.0	2,584	\$108.36
Hunters Creek	32837	4	\$279,850	4.0	2.0	1,761	\$158.92
Pine Castle / Edgewood	32839	1	\$279,900	4.0	3.0	2,781	\$100.65
Ocoee	34761	2	\$279,950	4.0	2.0	2,135	\$131.12
Winter Garden / Oakland	34787	1	\$280,000	2.0	2.0	1,008	\$277.78

Where are the 81 Single Family Homes available for the Median Price of \$280,000? (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>
Osceola County		22	\$279,932	3.9	2.2	2,360	\$118.59
Kissimmee (Central)	34741	2	\$279,950	4.0	2.0	2,554	\$109.61
Kissimmee / Buena Ventura Lakes	34743	2	\$279,950	4.0	3.0	2,004	\$139.70
Kissimmee (East)	34744	1	\$279,900	4.0	2.0	2,153	\$130.00
Kissimmee (West) / Pleasant Hill	34746	7	\$279,900	4.0	2.0	2,343	\$119.46
Kissimmee / Celebration	34747	1	\$280,000	4.0	2.0	2,078	\$134.74
Kissimmee / Poinciana	34758	2	\$279,950	3.0	2.0	2,116	\$132.30
St Cloud	34769	3	\$279,900	4.0	2.0	2,495	\$112.18
St Cloud / Narcoossee	34771	1	\$279,900	4.0	2.0	2,868	\$97.59
St Cloud / Canoe Creek	34772	3	\$280,000	4.0	3.0	2,532	\$110.58
Lake County		17	\$279,923	3.3	2.2	2,155	\$129.88
Lady Lake / The Villages	32159	1	\$279,900	3.0	2.0	2,171	\$128.93
Eustis (West)	32726	1	\$279,900	3.0	2.0	2,520	\$111.07
Eustis (East)	32736	1	\$279,999	3.0	2.0	2,250	\$124.44
Mount Dora	32757	3	\$279,900	3.0	2.0	2,260	\$123.85
Sorrento / Mt Plymouth	32776	2	\$279,900	4.0	3.0	2,280	\$122.76
Clermont (Central)	34711	5	\$279,940	3.0	2.0	2,037	\$137.43
Clermont (South)	34714	1	\$279,900	4.0	3.0	2,420	\$115.66
Minneola	34715	2	\$279,950	4.0	2.0	1,838	\$152.31
Leesburg (West)	34748	1	\$279,900	3.0	2.0	2,077	\$134.76

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	151	128	12	10	1	0	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	150	127	12	10	1	0	0
Active Listings	1,743	1,209	219	187	64	51	13
Bank Owned	27	25	2	0	0	0	0
Short Sales	10	7	1	1	1	0	0
Other	1,706	1,177	216	186	63	51	13
Months of Inventory	3	2	4	4	15	0	0

List Price

Average Original List Price	\$189,260	\$165,537	\$279,778	\$360,320	\$429,000	\$0	\$0
Average Final List Price	\$186,239	\$163,368	\$273,958	\$350,450	\$419,000	\$0	\$0

Sale Price

Average Price	\$181,665	\$158,994	\$268,854	\$344,400	\$410,000	\$0	\$0
Median Price	\$170,000	\$158,500	\$260,000	\$352,750	\$410,000	\$0	\$0

Price Differences

Original to Final List Price	-\$3,021	-\$2,169	-\$5,820	-\$9,870	-\$10,000	\$0	\$0
Original List to Sale Price - \$	-\$7,595	-\$6,543	-\$10,924	-\$15,920	-\$19,000	\$0	\$0
Final List to Sale Price - \$	-\$4,574	-\$4,374	-\$5,104	-\$6,050	-\$9,000	\$0	\$0
Original List to Sale Price - %	95.99%	96.05%	96.10%	95.58%	95.57%	0.00%	0.00%
Final List to Sale Price - %	97.54%	97.32%	98.14%	98.27%	97.85%	0.00%	0.00%

Days on the Market

Avg Days Listing to Contract	51	46	52	97	175	0	0
Combined Avg Days to Contract	45	39	44	103	175	0	0
Avg Days Listing to Closing	86	80	93	137	209	0	0
Avg Days Contract to Close	34	33	39	41	33	0	0

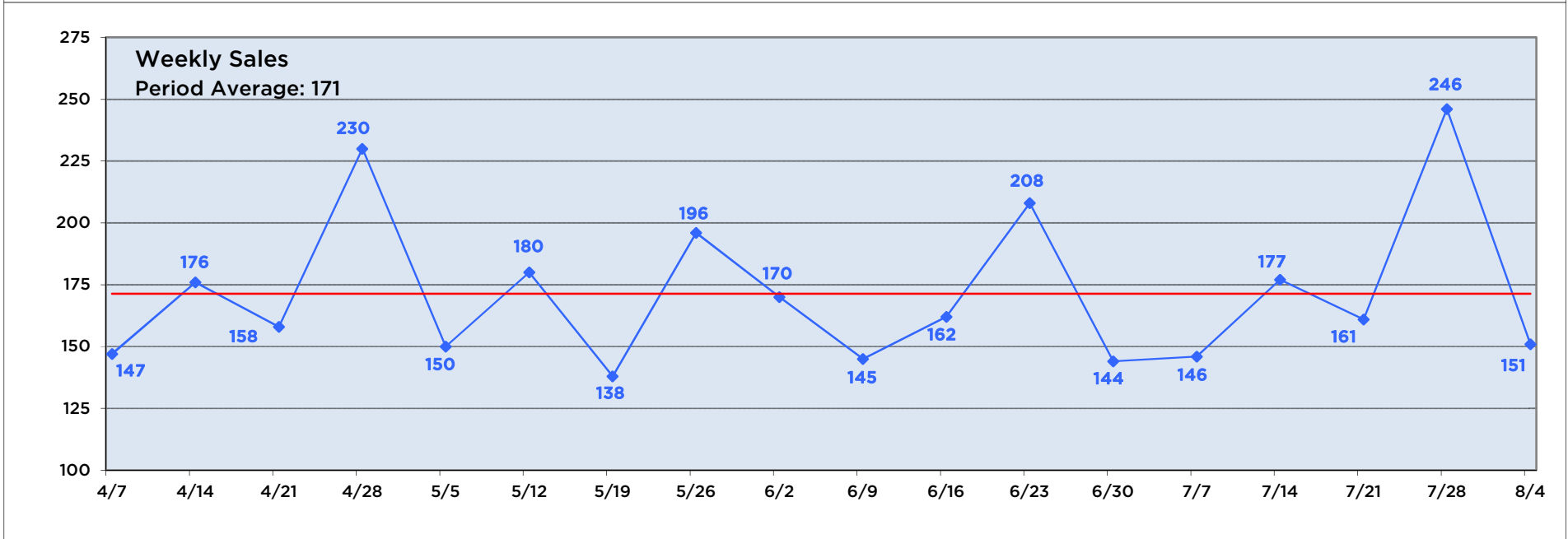
Beds / Baths

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

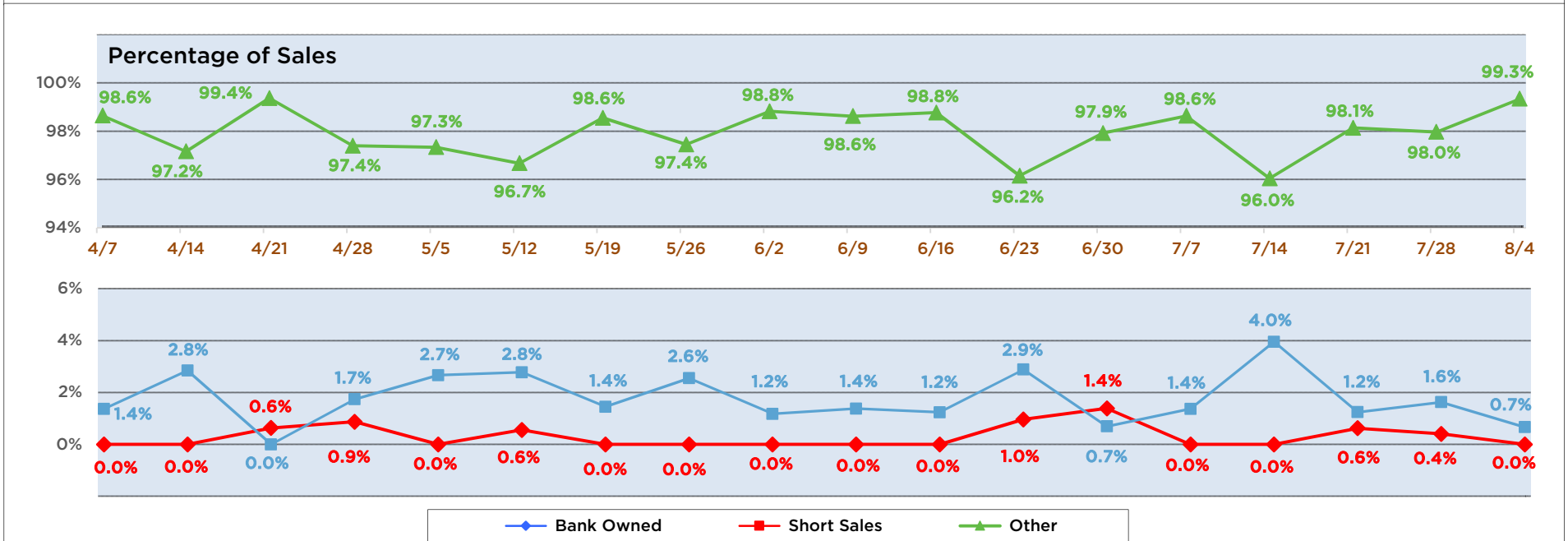
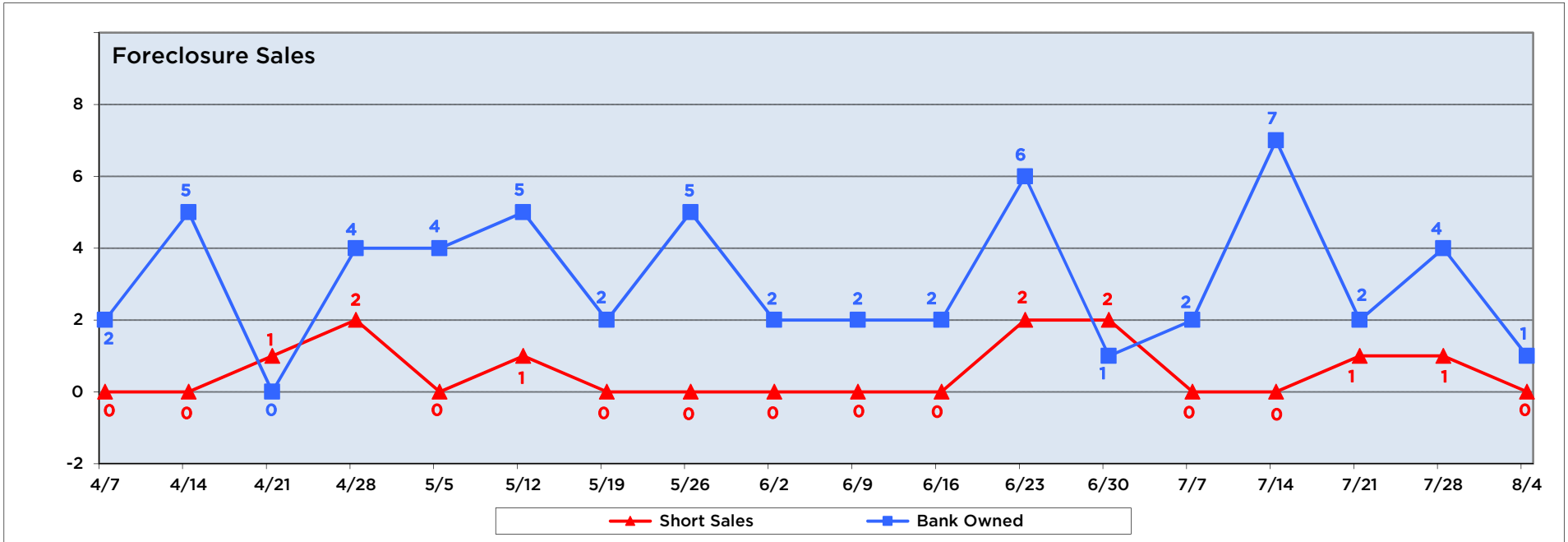
Square Footage

Average Square Feet	1,362	1,254	1,791	2,130	2,401	0	0
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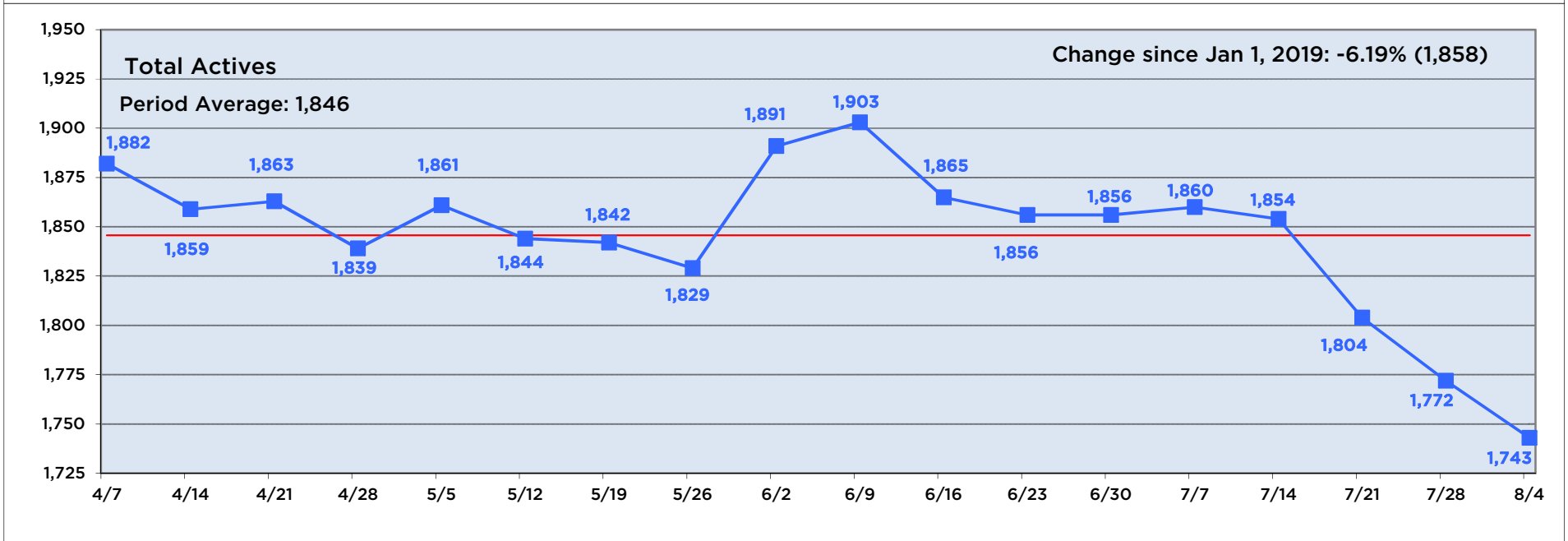
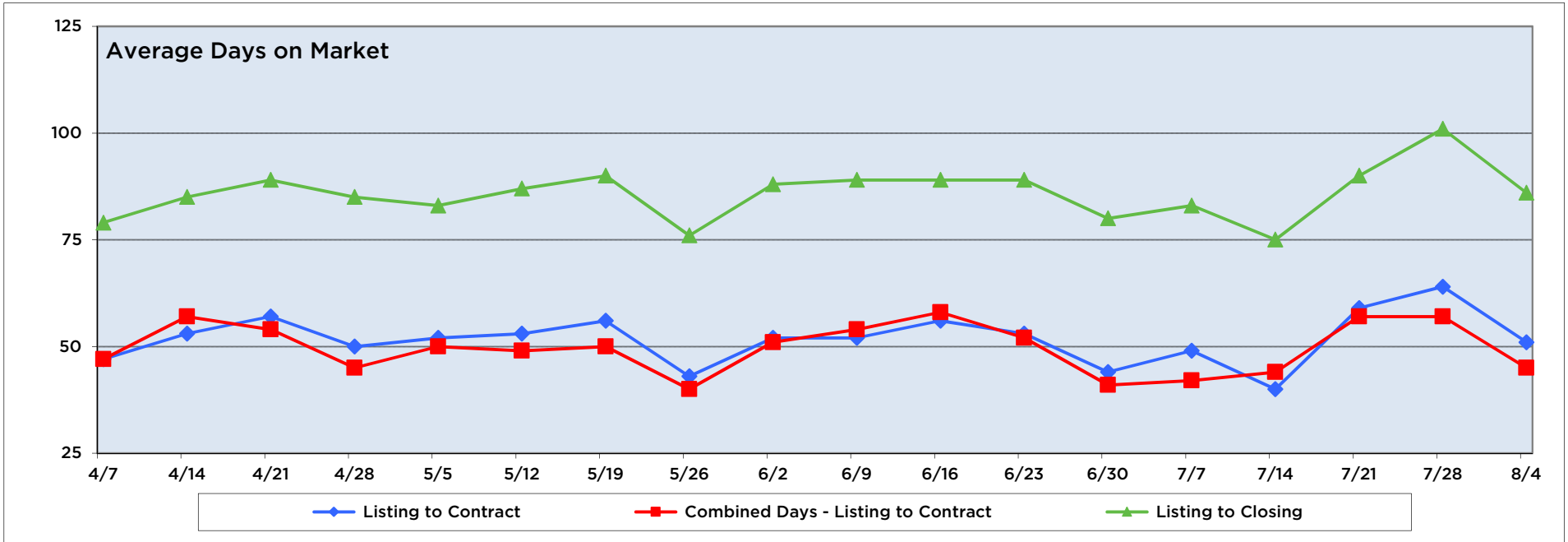
Condos, Townhomes, Villas



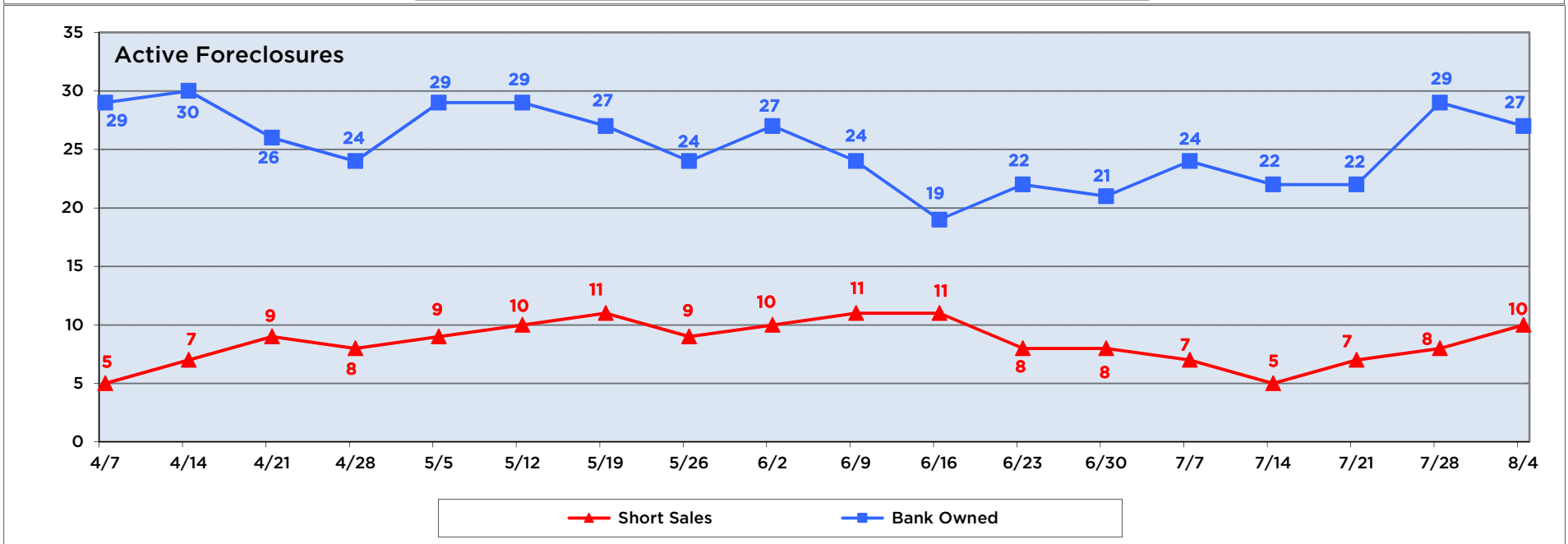
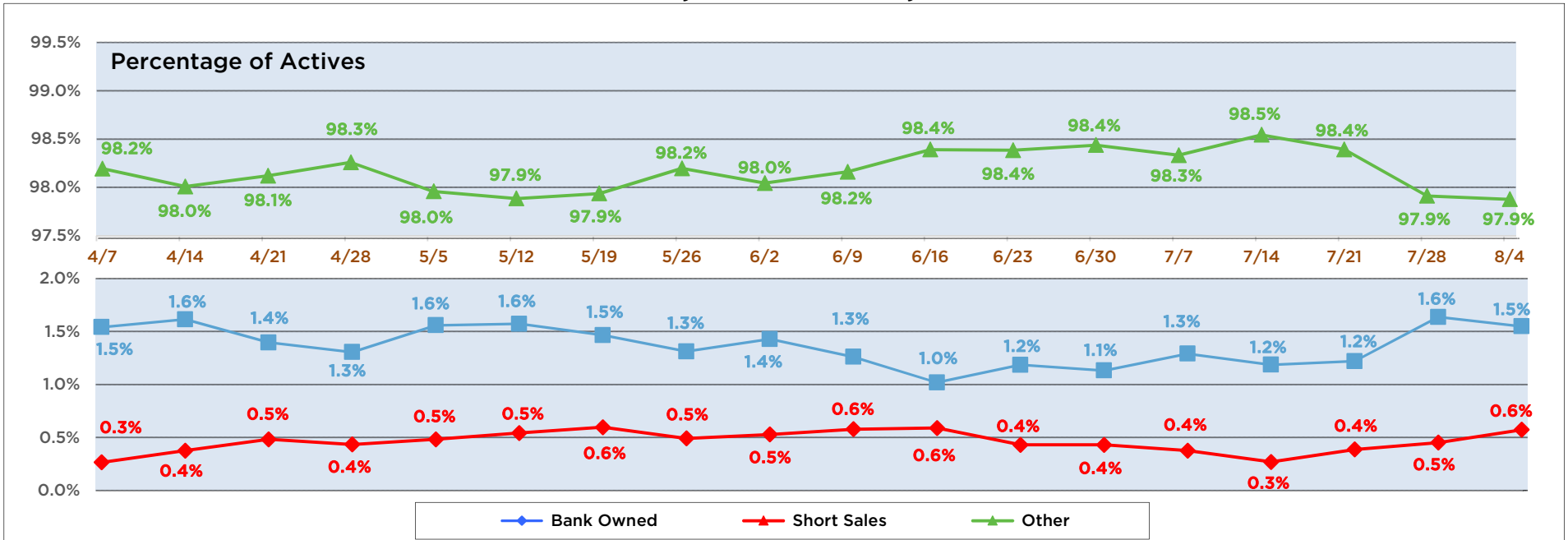
Condos, Townhomes, Villas



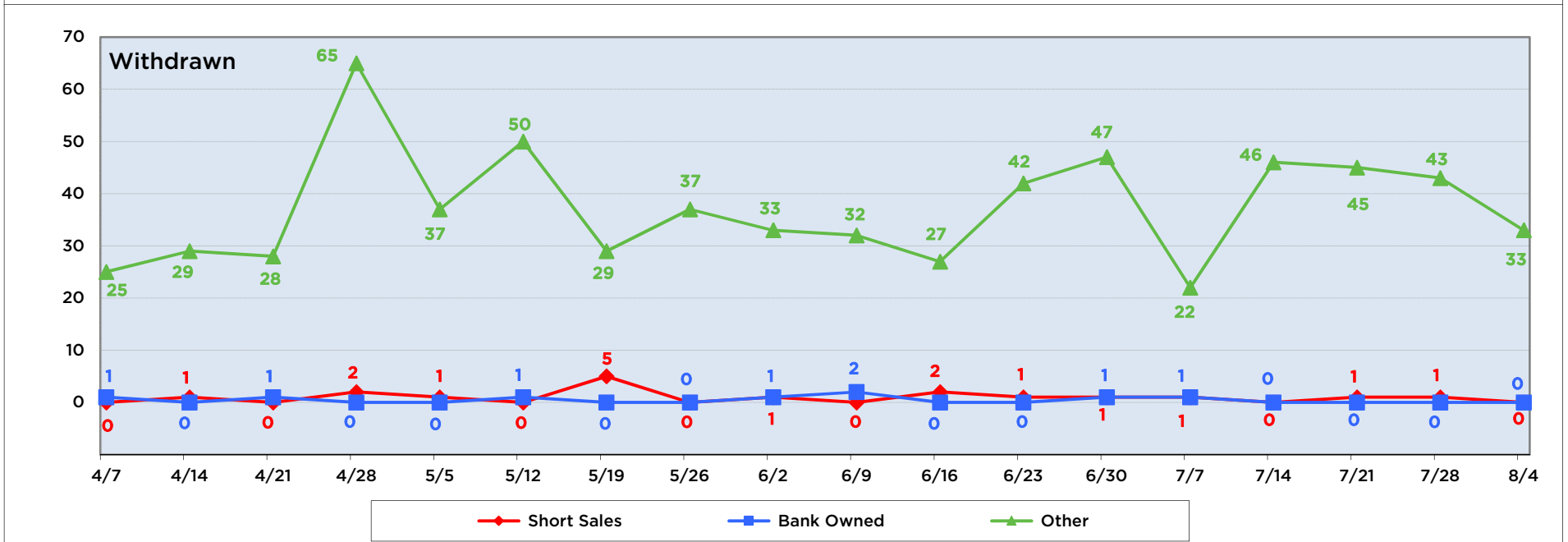
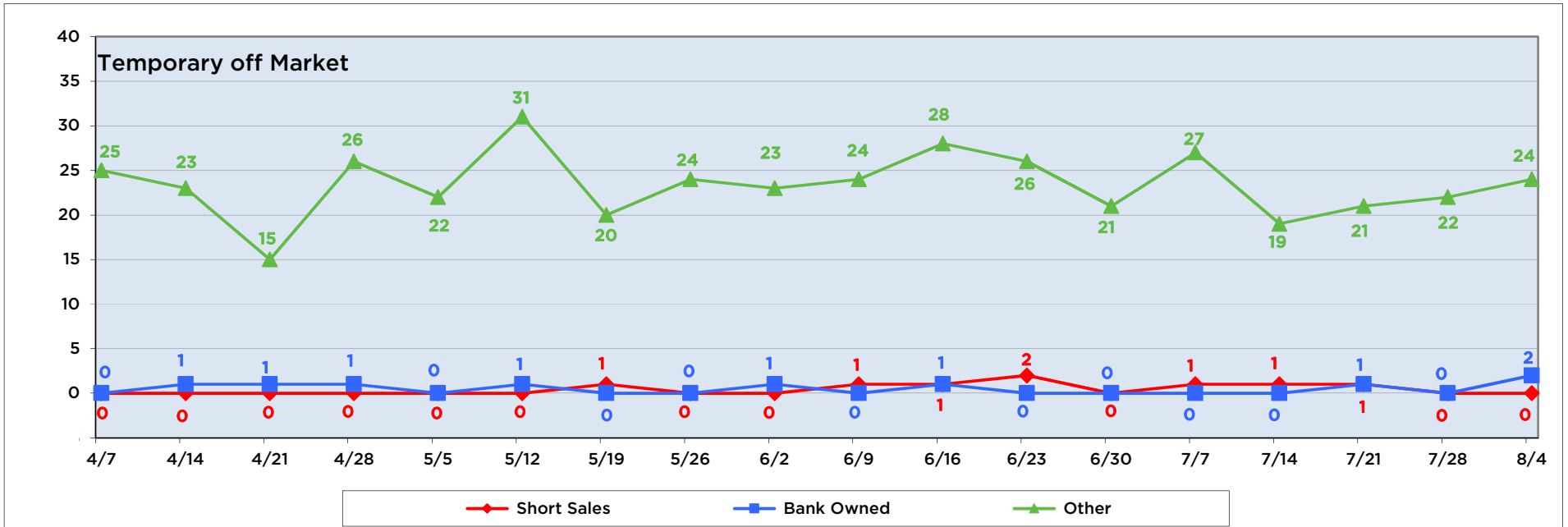
Condos, Townhomes, Villas



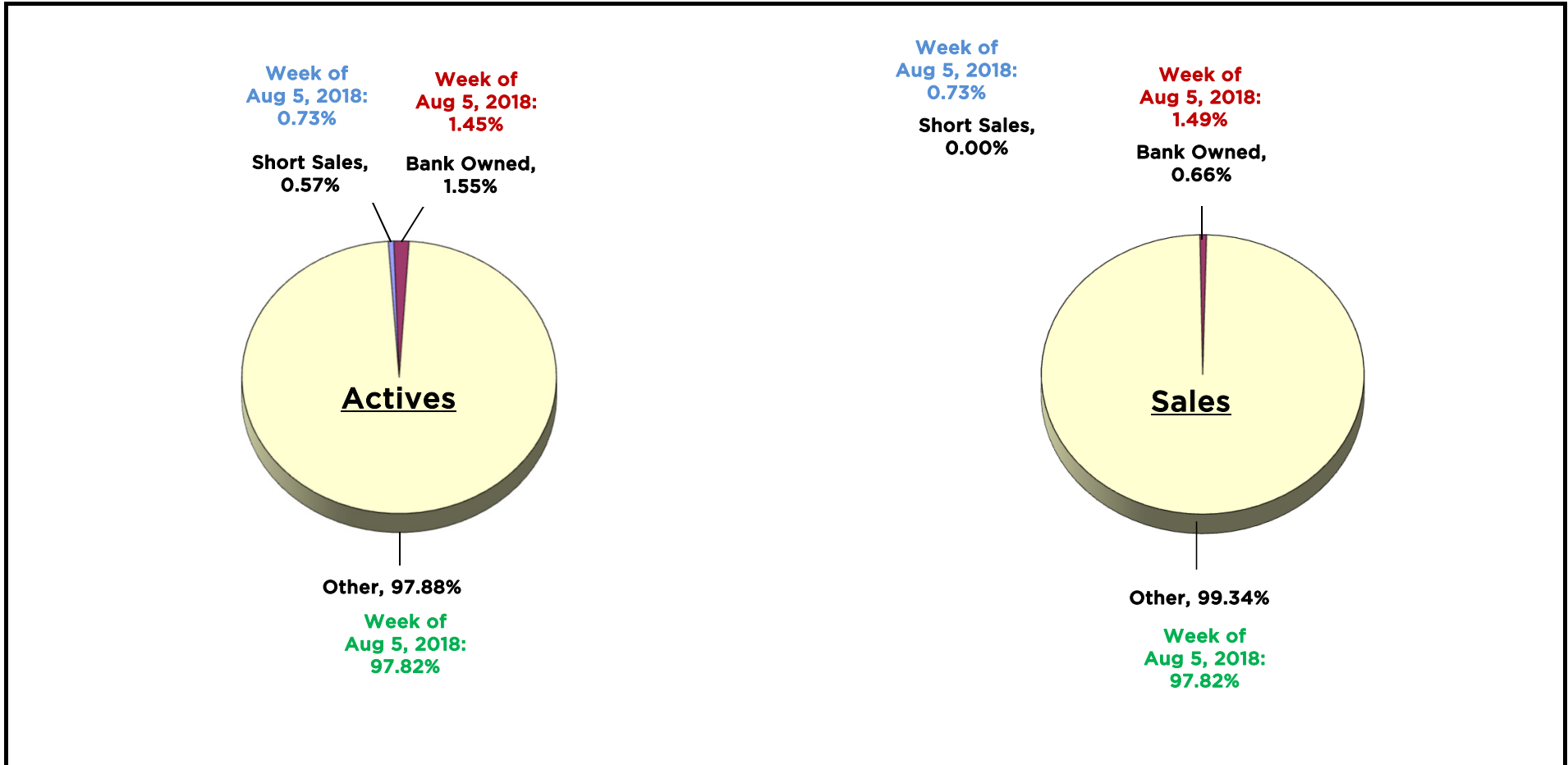
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 18 Condos, Townhomes, or Villas available for the Median Price of \$170,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$169,867	2.0	1.5	1,089	\$156.01
Casselberry	32707	1	\$170,000	2.0	1.0	1,031	\$164.89
Winter Springs / Tuskawilla	32708	1	\$169,500	2.0	1.0	1,348	\$125.74
Lake Mary / Heathrow	32746	1	\$169,900	1.0	1.0	832	\$204.21
Oviedo	32765	2	\$169,900	2.0	2.0	975	\$174.26
Sanford (South)	32773	1	\$170,000	3.0	2.0	1,372	\$123.91
Orange County		8	\$169,925	2.1	1.9	1,117	\$152.11
Winter Park (West)	32789	1	\$169,900	2.0	2.0	1,026	\$165.59
Orlando (Downtown)	32801	1	\$169,900	1.0	1.0	685	\$248.03
Orlo Vista	32811	1	\$170,000	3.0	2.0	1,405	\$121.00
Conway	32812	1	\$170,000	2.0	2.0	1,192	\$142.62
Williamsburg / Lake Bryan	32821	1	\$169,900	2.0	2.0	1,060	\$160.28
Ventura	32822	1	\$169,900	2.0	2.0	1,343	\$126.51
Rio Pinar / Union Park	32825	1	\$169,900	2.0	2.0	1,022	\$166.24
Metro West / Orlo Vista	32835	1	\$169,900	3.0	2.0	1,204	\$141.11
Osceola County		4	\$169,925	2.8	2.0	1,250	\$135.97
Davenport	33896	3	\$169,933	3.0	2.0	1,353	\$125.60
Kissimmee (Central)	34741	1	\$169,900	2.0	2.0	940	\$180.74