



Monday Morning Quarterback Summary

Week of August 18, 2019 - August 24, 2019

Single-family existing homes

- Sales of single-family homes decreased to 528 during the week of Aug 18, from 577 the week prior
- The median price of a single family home remained constant at \$275,000
- The number of single-family home foreclosure transactions decreased to 9 last week, from 14 the week of Aug 11
- The number of single-family home short-sale transactions decreased to 1 from 6 the week prior
- Single-family inventory decreased by 5, and now sits at 6,754

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 163 during the week of Aug 18, from 184 the week prior
- The median price of condos, townhomes, and villas increased to \$179,500, a change of 5.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 5 the week of Aug 11
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory decreased by 2, and now sits at 1,736

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	528	200	114	106	56	43	9
Bank Owned	9	6	1	2	0	0	0
Short Sales	1	0	0	0	1	0	0
Other	518	194	113	104	55	43	9
Active Listings	6,754	1,488	1,018	1,621	856	1,287	484
Bank Owned	133	74	17	25	8	6	3
Short Sales	68	30	13	15	7	3	0
Other	6,553	1,384	988	1,581	841	1,278	481
Months of Inventory	3	2	2	4	4	7	12

List Price

Average Original List Price	\$341,474	\$200,453	\$288,054	\$357,540	\$462,525	\$678,188	\$1,600,767
Average Final List Price	\$333,010	\$196,533	\$281,009	\$348,635	\$453,107	\$656,312	\$1,548,556

Sale Price

Average Price	\$323,325	\$192,305	\$272,473	\$342,693	\$442,933	\$628,330	\$1,449,444
Median Price	\$275,000	\$200,750	\$270,000	\$340,000	\$439,950	\$595,000	\$1,275,000

Price Differences

<i>Original to Final</i> List Price	-\$8,464	-\$3,920	-\$7,045	-\$8,905	-\$9,418	-\$21,876	-\$52,211
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,149	-\$8,148	-\$15,581	-\$14,847	-\$19,592	-\$49,858	-\$151,323
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,685	-\$4,228	-\$8,536	-\$5,942	-\$10,174	-\$27,982	-\$99,112
<i>Original</i> List to <i>Sale</i> Price - %	94.69%	95.94%	94.59%	95.85%	95.76%	92.65%	90.55%
<i>Final</i> List to <i>Sale</i> Price - %	97.09%	97.85%	96.96%	98.30%	97.75%	95.74%	93.60%

Days on the Market

Avg Days Listing to Contract	45	37	45	46	45	72	81
Combined Avg Days to Contract	46	32	48	49	53	67	151
Avg Days Listing to Closing	82	73	81	83	87	109	103
Avg Days Contract to Close	37	35	36	40	42	37	22

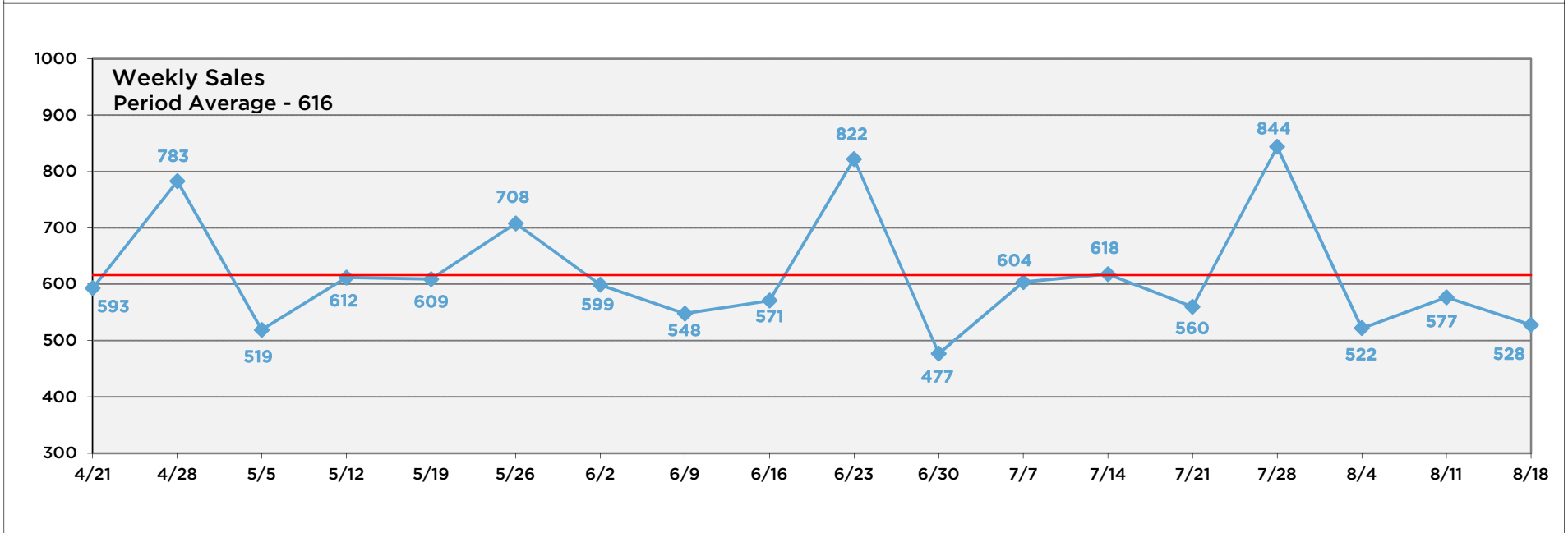
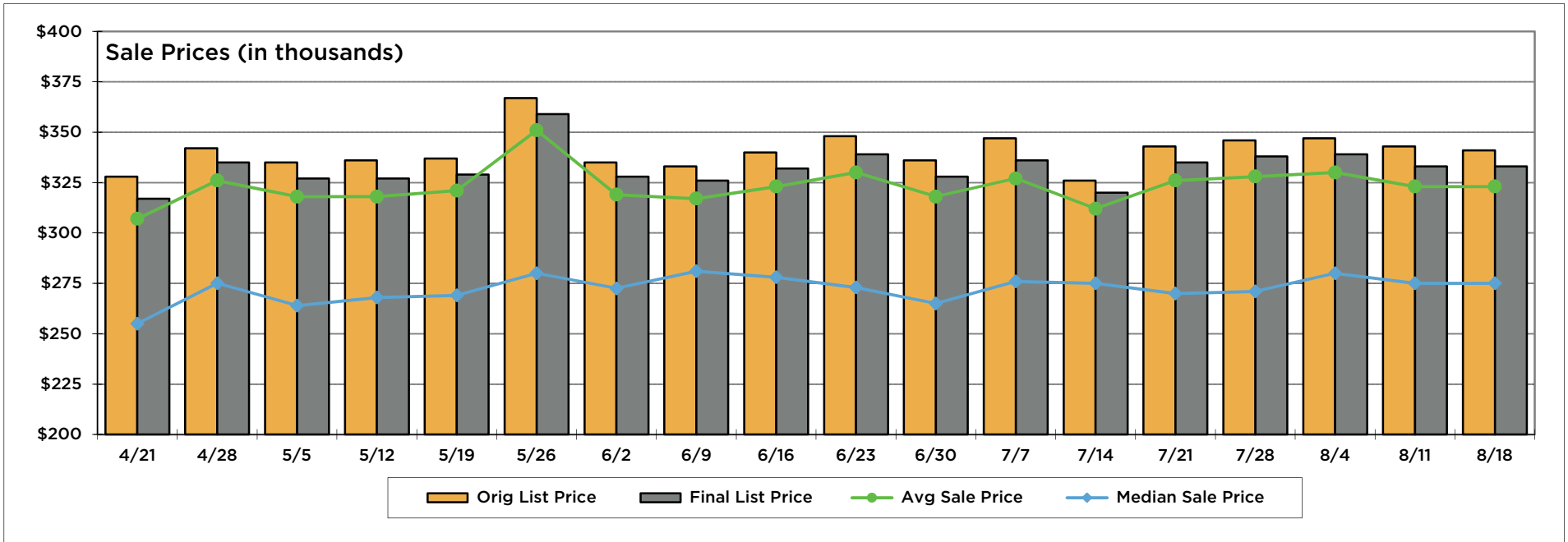
Beds / Baths

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

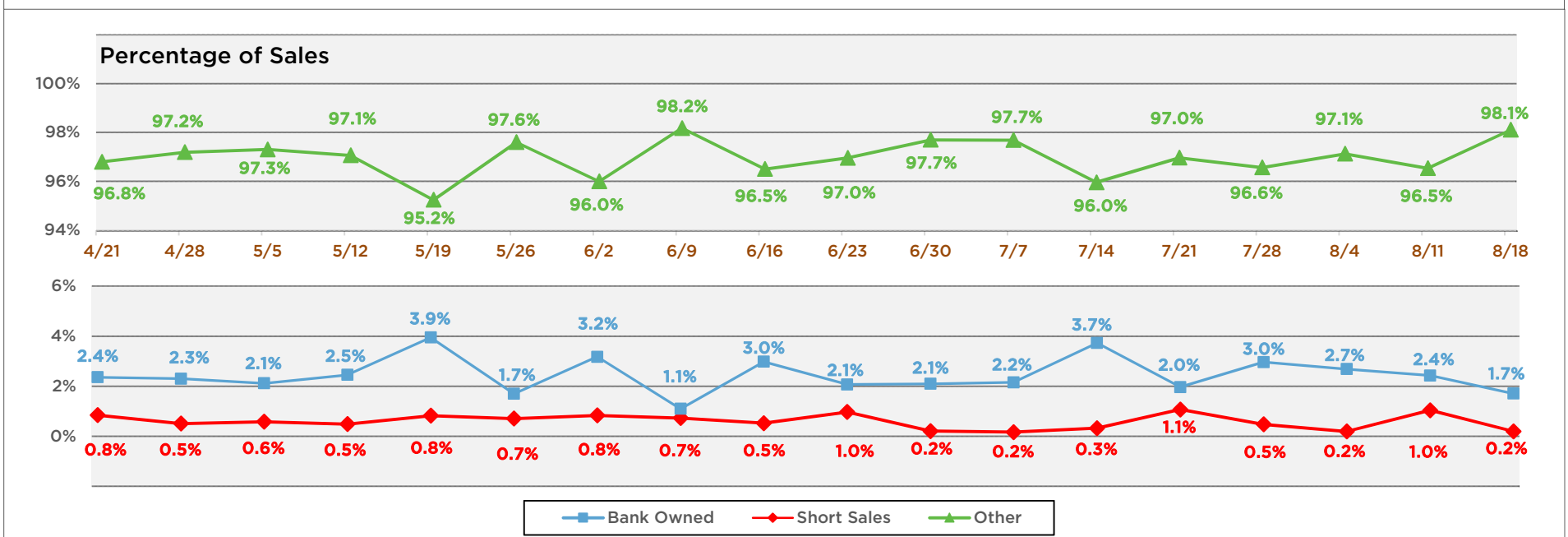
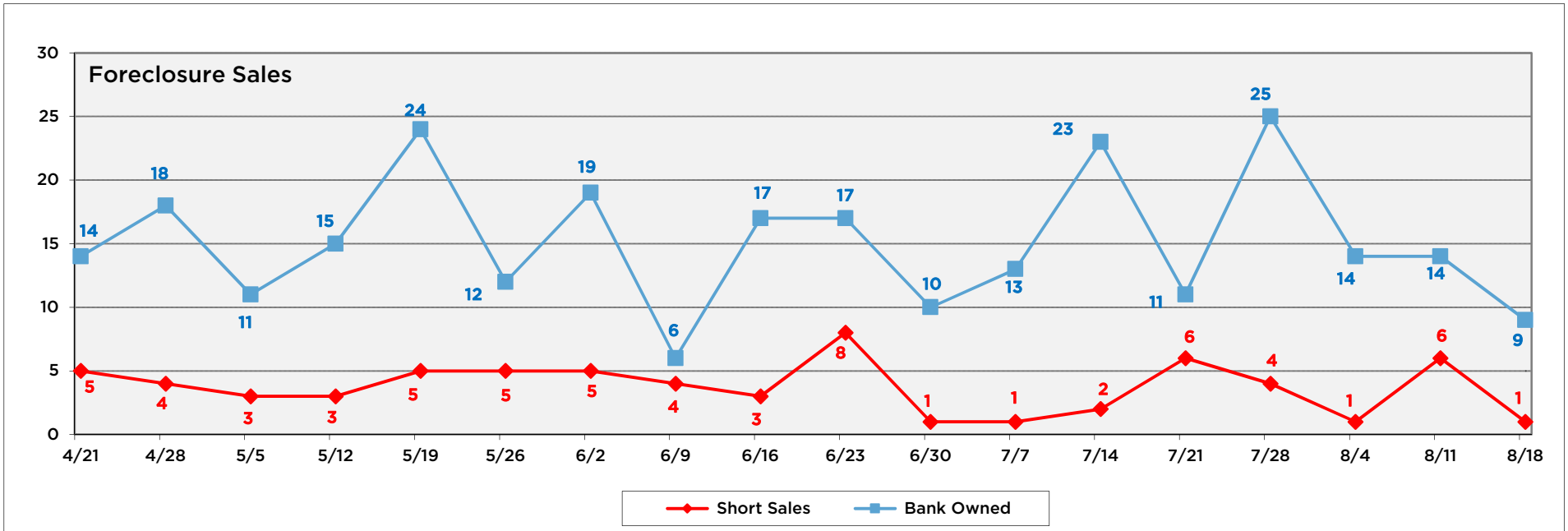
Square Footage

Average Square Feet	2,094	1,442	1,930	2,314	2,838	3,368	5,371
---------------------	-------	-------	-------	-------	-------	-------	-------

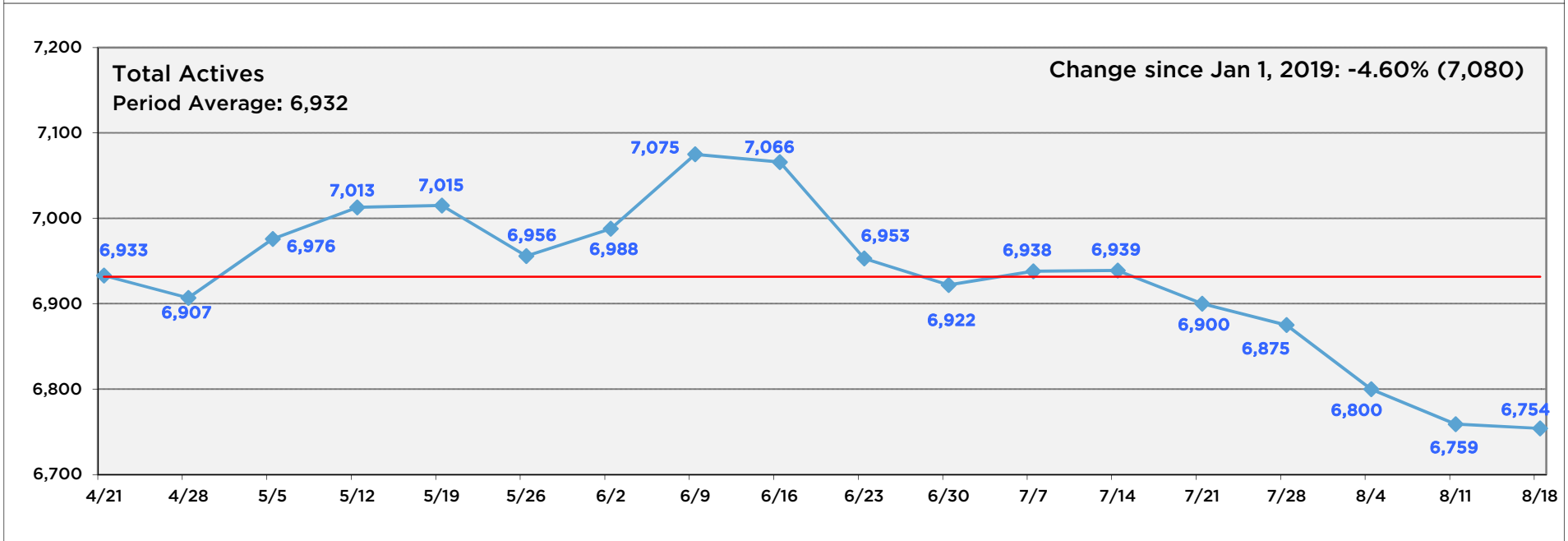
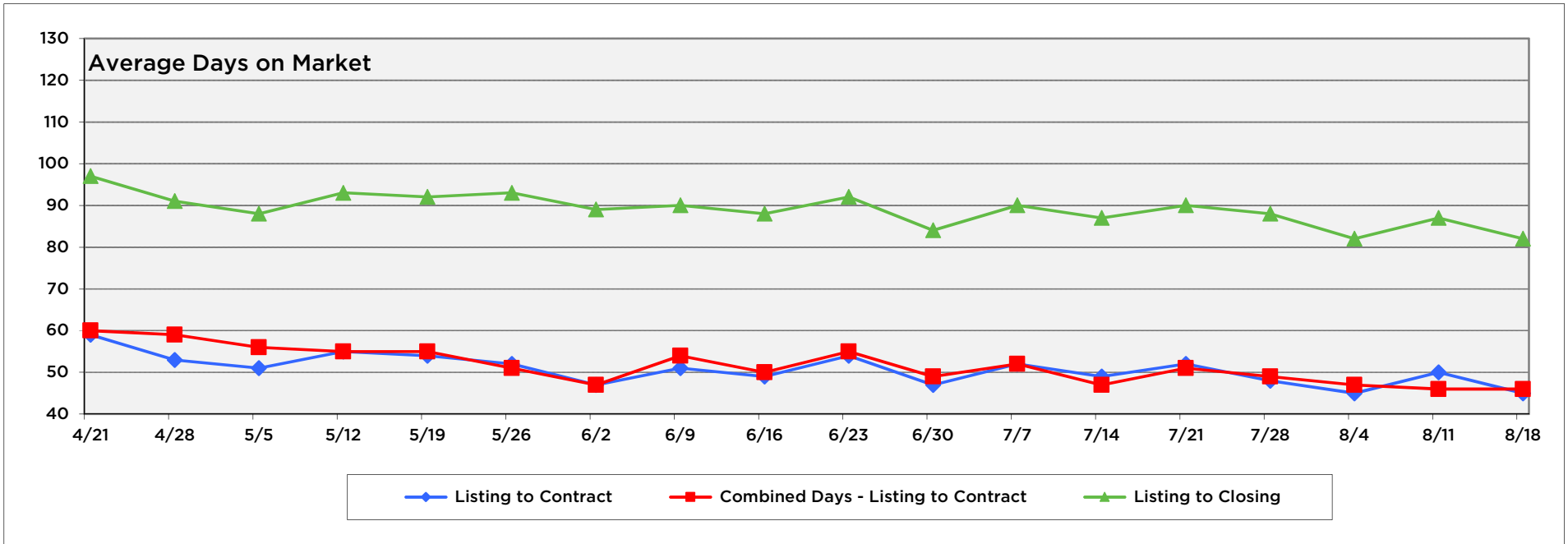
Single Family Homes



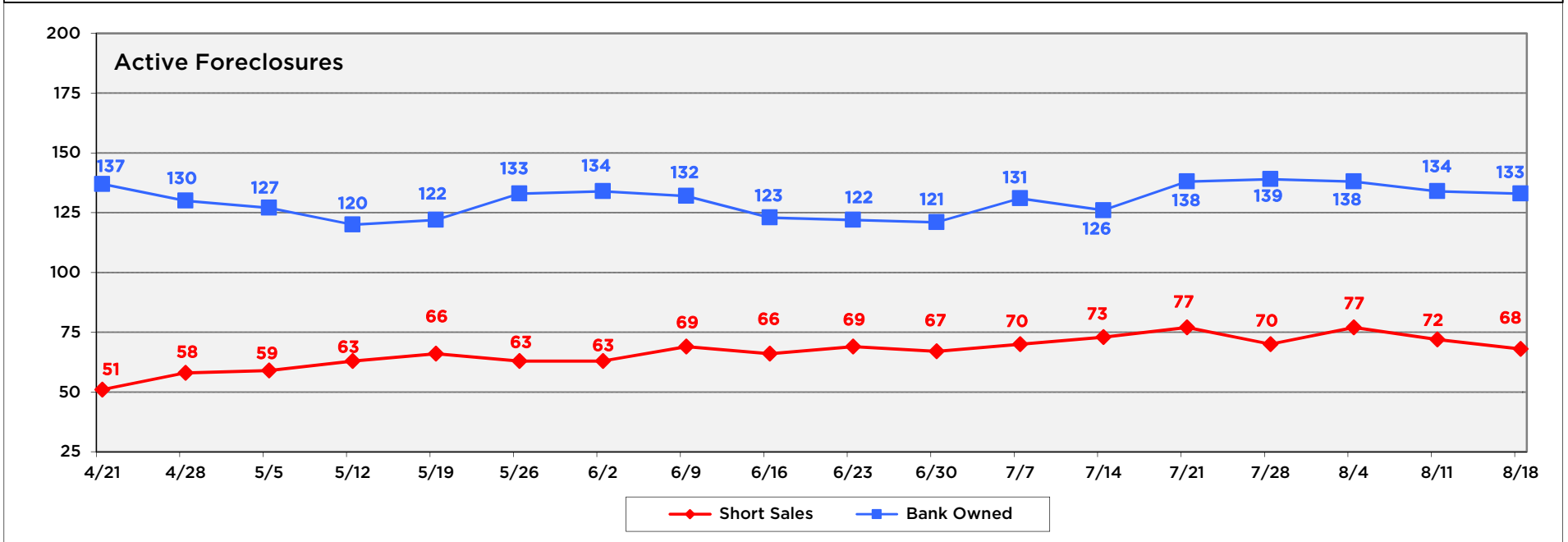
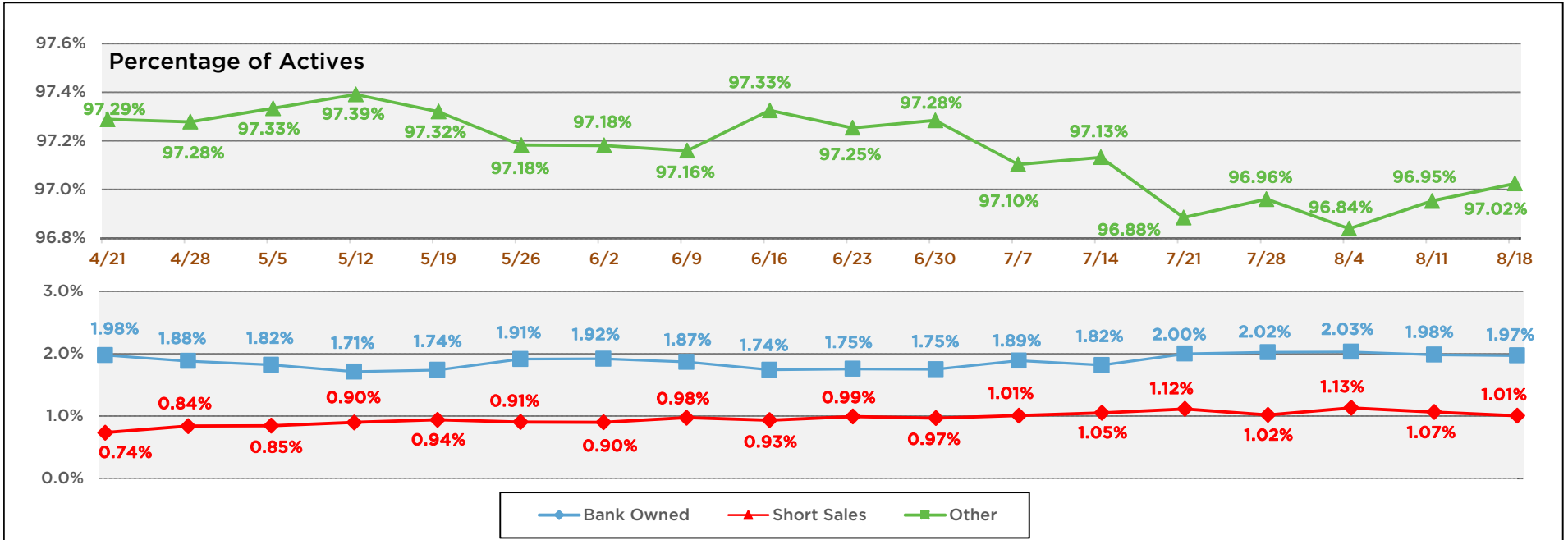
Single Family Homes



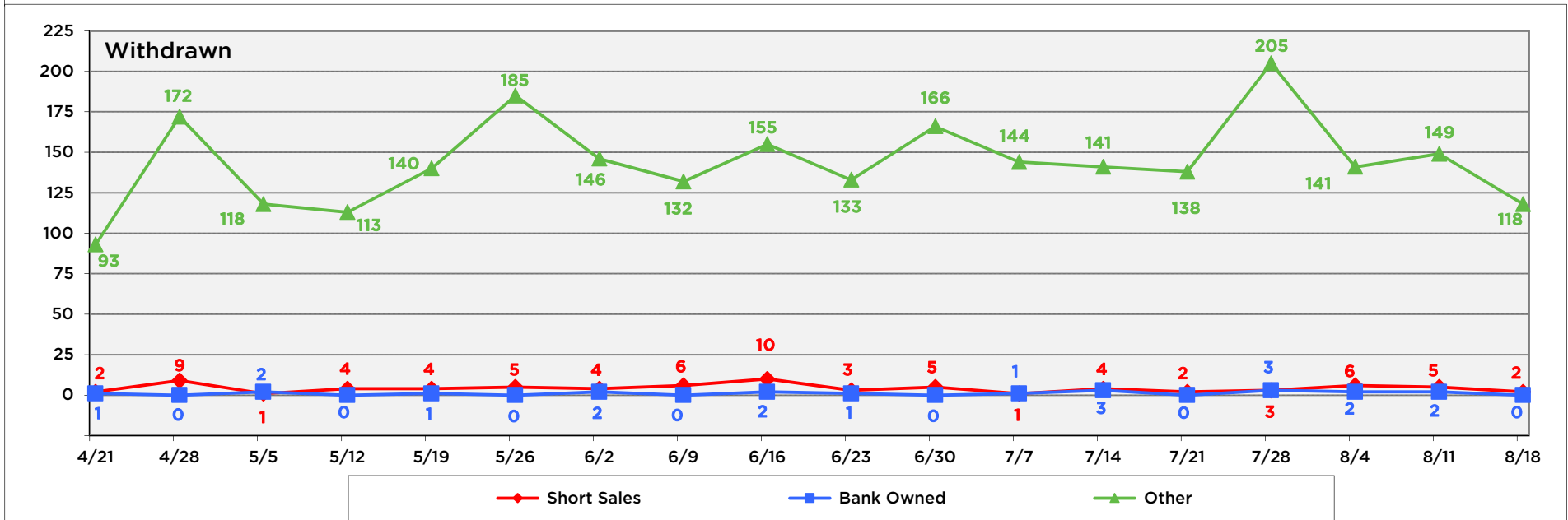
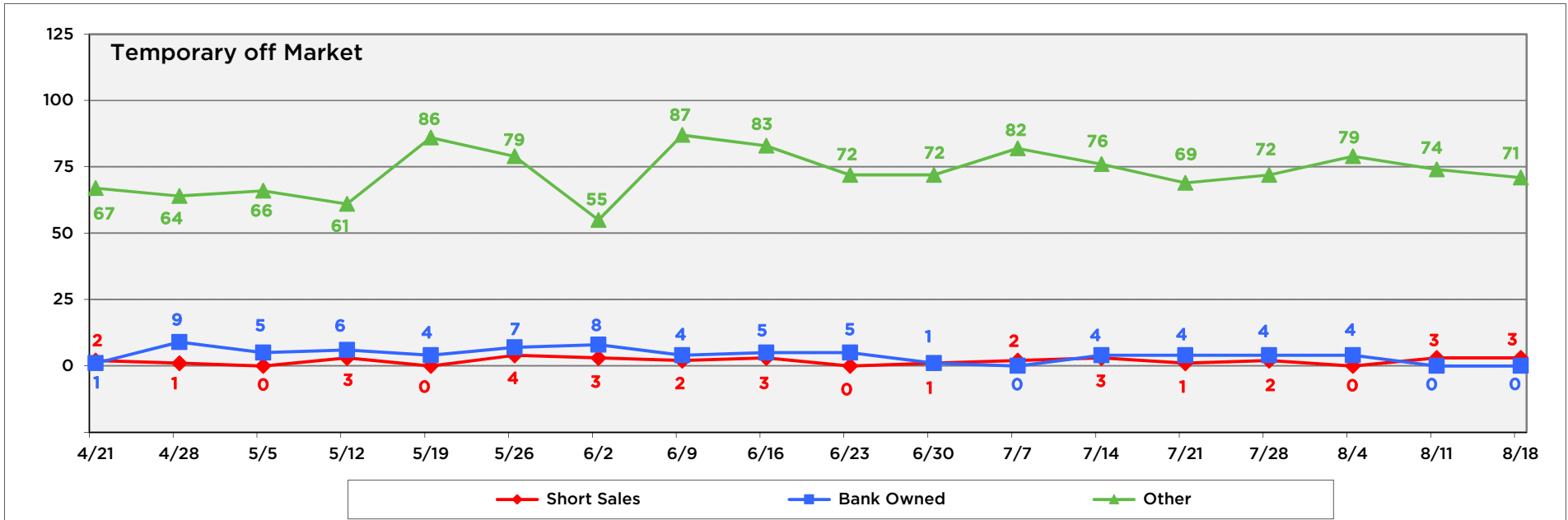
Single Family Homes



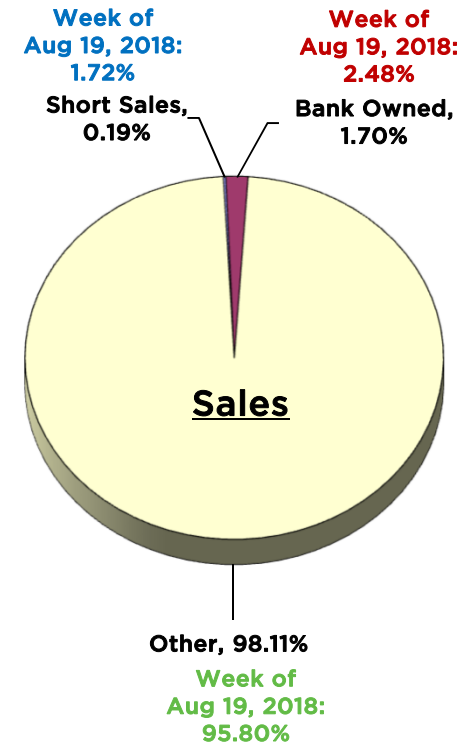
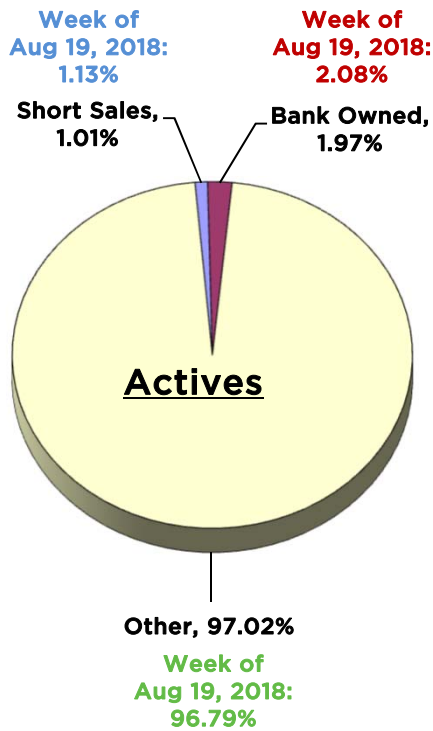
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 70 Single Family Homes available for the Median Price of \$275,000? (± \$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		11	\$275,018	3.7	2.0	1,996	\$137.80
Altamonte Springs (East)	32701	2	\$274,950	3.0	2.0	2,000	\$137.48
Casselberry	32707	1	\$274,900	4.0	3.0	2,817	\$97.59
Altamonte Springs / Forest City	32714	1	\$275,000	4.0	2.0	2,194	\$125.34
Oviedo	32765	1	\$275,000	3.0	1.0	1,615	\$170.28
Sanford / Lake Forest	32771	1	\$274,995	4.0	2.0	1,891	\$145.42
Sanford (South)	32773	4	\$275,100	4.0	2.0	1,917	\$143.51
Winter Park	32792	1	\$275,000	4.0	2.0	1,769	\$155.46
Orange County		25	\$274,972	3.2	2.0	1,606	\$171.23
Apopka / Hunt Club	32703	3	\$274,967	3.0	2.0	1,633	\$168.38
Apopka (North)	32712	2	\$275,000	3.0	2.0	1,894	\$145.20
Mount Dora	32757	1	\$275,000	4.0	2.0	2,407	\$114.25
Winter Park (East) / Aloma	32792	2	\$275,000	3.0	2.0	1,713	\$160.54
Colonialtown	32803	3	\$275,000	3.0	2.0	1,187	\$231.68
Azalea Park	32807	1	\$275,000	1.0	1.0	760	\$361.84
Pinecastle / Belle Isle	32809	1	\$274,900	4.0	2.0	1,646	\$167.01
Union Park	32817	2	\$274,900	3.0	2.0	1,560	\$176.22
Taft	32824	1	\$274,888	3.0	2.0	1,326	\$207.31
Rio Pinar / Union Park	32825	3	\$274,967	4.0	2.0	1,758	\$156.41
Waterford Lakes	32828	4	\$275,000	3.0	2.0	1,675	\$164.18
Moss Park	32832	1	\$275,000	3.0	2.0	1,408	\$195.31
Ocoee	34761	1	\$274,900	4.0	2.0	1,832	\$150.05
Osceola County		20	\$274,971	3.7	2.3	2,119	\$129.78
Davenport	33896	1	\$275,000	5.0	3.0	2,799	\$98.25
Kissimmee (Central)	34741	3	\$274,967	4.0	2.0	2,119	\$129.76
Kissimmee / Buena Ventura Lakes	34743	1	\$274,999	4.0	2.0	2,294	\$119.88
Kissimmee (East)	34744	4	\$274,950	3.0	2.0	1,929	\$142.53
Kissimmee (West) / Pleasant Hill	34746	3	\$274,800	4.0	3.0	2,256	\$121.81
Kissimmee / Poinciana	34758	1	\$275,000	4.0	3.0	2,019	\$136.21
St Cloud	34769	1	\$274,900	4.0	3.0	2,807	\$97.93
St Cloud / Narcoossee	34771	3	\$275,145	3.0	2.0	1,713	\$160.62
St Cloud / Canoe Creek	34772	3	\$274,997	4.0	2.0	2,159	\$127.37

Where are the 70 Single Family Homes available for the Median Price of \$275,000? (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		14	\$275,007	3.8	2.5	2,369	\$116.07
Lady Lake / The Villages	32159	1	\$274,899	3.0	2.0	1,694	\$162.28
Eustis (West)	32726	1	\$274,900	3.0	2.0	2,004	\$137.18
Eustis (East)	32736	1	\$275,000	4.0	2.0	2,430	\$113.17
Sorrento / Mt Plymouth	32776	1	\$275,000	4.0	3.0	2,519	\$109.17
Tavares / Mt Plymouth	32778	1	\$275,000	4.0	2.0	1,968	\$139.74
Clermont (South)	34714	2	\$274,950	3.0	2.0	3,200	\$85.92
Minneola	34715	1	\$275,000	4.0	2.0	1,934	\$142.19
Groveland	34736	1	\$275,000	4.0	3.0	3,121	\$88.11
Leesburg (West)	34748	1	\$275,000	5.0	3.0	3,185	\$86.34

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	163	139	11	8	2	3	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	161	137	11	8	2	3	0
Active Listings	1,736	1,217	204	188	65	48	14
Bank Owned	28	25	2	1	0	0	0
Short Sales	13	10	1	1	1	0	0
Other	1,695	1,182	201	186	64	48	14
Months of Inventory	2	2	4	5	8	4	0

List Price

Average Original List Price	\$196,125	\$166,549	\$280,505	\$350,725	\$427,000	\$690,933	\$0
Average Final List Price	\$192,973	\$164,244	\$275,736	\$339,975	\$427,000	\$672,600	\$0

Sale Price

Average Price	\$186,751	\$159,431	\$265,218	\$328,063	\$400,000	\$645,833	\$0
Median Price	\$179,500	\$160,000	\$262,500	\$322,000	\$400,000	\$645,000	\$0

Price Differences

<i>Original to Final</i> List Price	-\$3,152	-\$2,305	-\$4,769	-\$10,750	\$0	-\$18,333	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,374	-\$7,118	-\$15,287	-\$22,662	-\$27,000	-\$45,100	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,222	-\$4,813	-\$10,518	-\$11,912	-\$27,000	-\$26,767	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.22%	95.73%	94.55%	93.54%	93.68%	93.47%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	96.78%	97.07%	96.19%	96.50%	93.68%	96.02%	0.00%

Days on the Market

Avg Days Listing to Contract	53	47	67	138	3	75	0
Combined Avg Days to Contract	48	41	51	137	3	146	0
Avg Days Listing to Closing	86	81	97	171	36	99	0
Avg Days Contract to Close	33	34	29	33	33	23	0

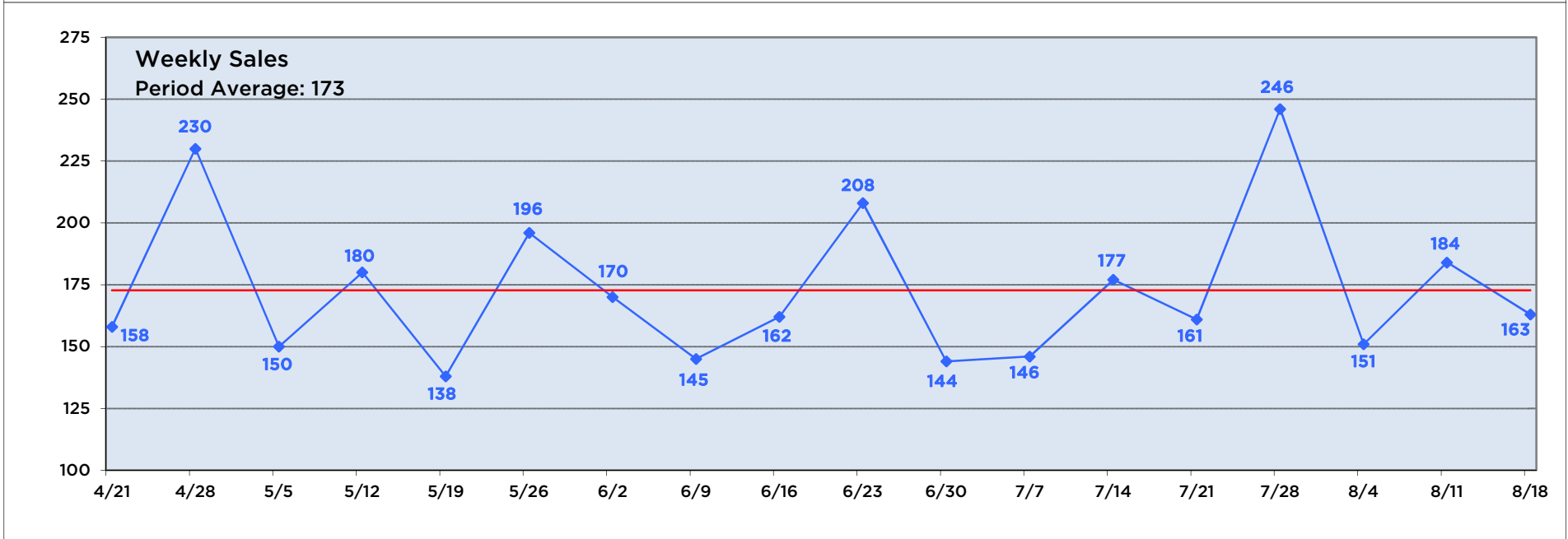
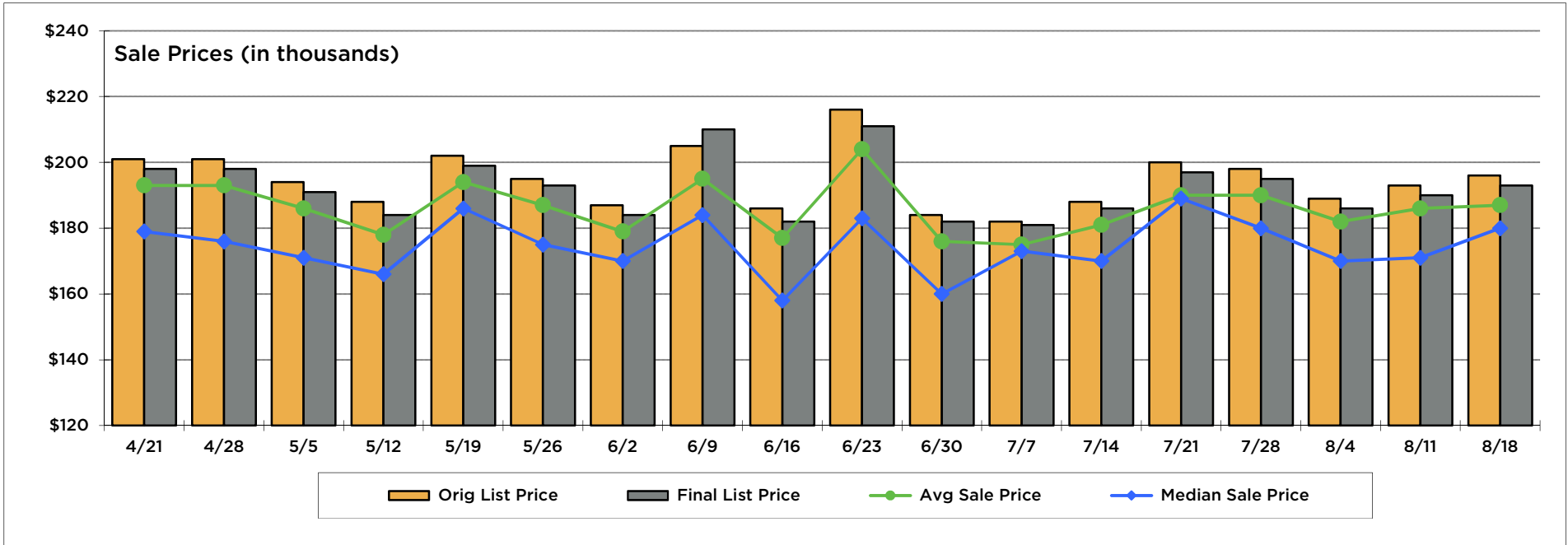
Beds / Baths

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

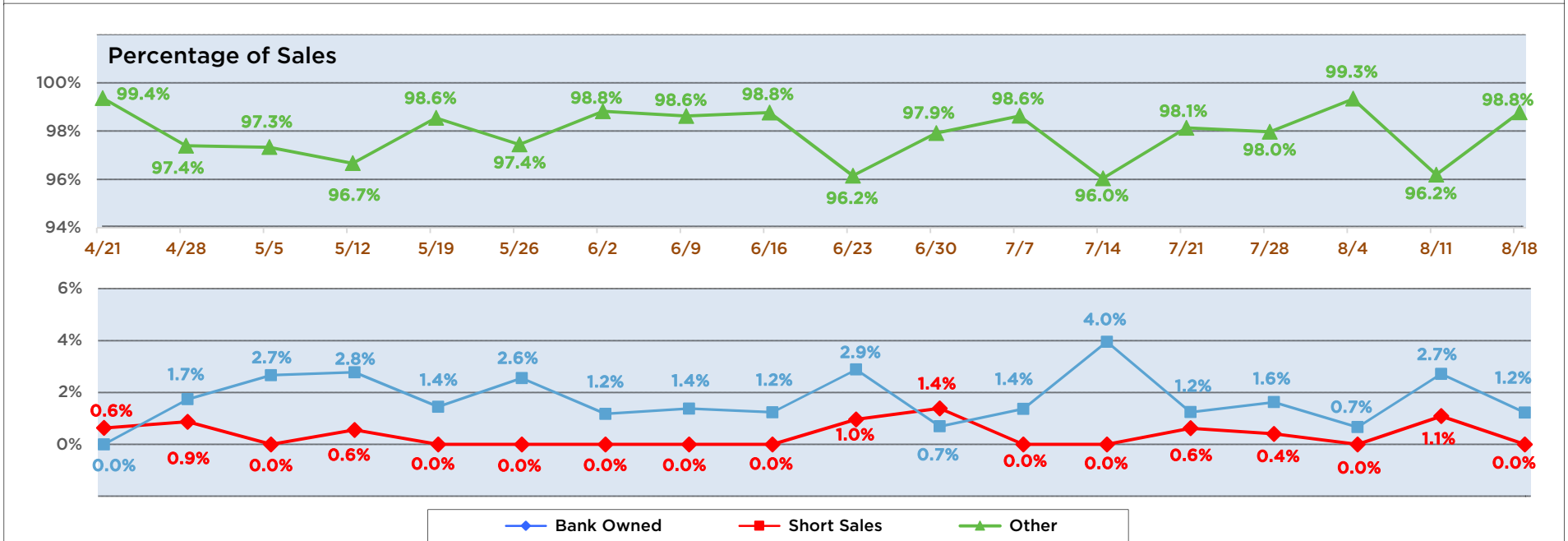
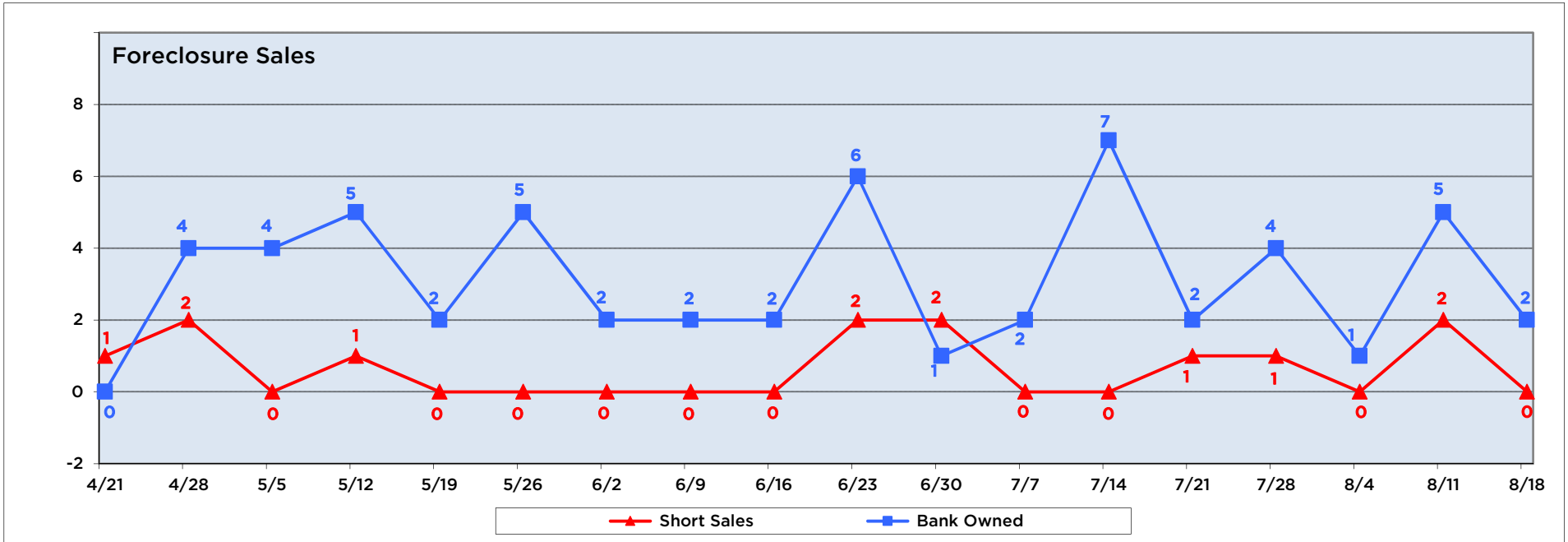
Square Footage

Average Square Feet	1,281	1,176	1,697	1,939	1,975	2,408	0
---------------------	-------	-------	-------	-------	-------	-------	---

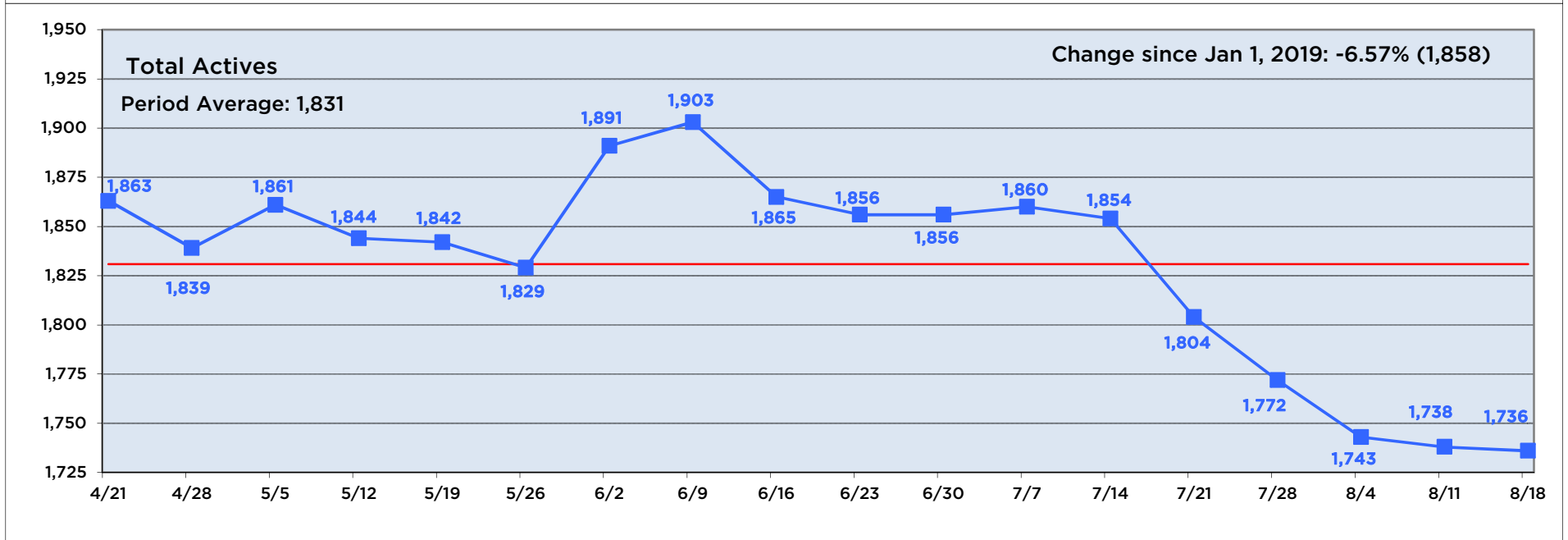
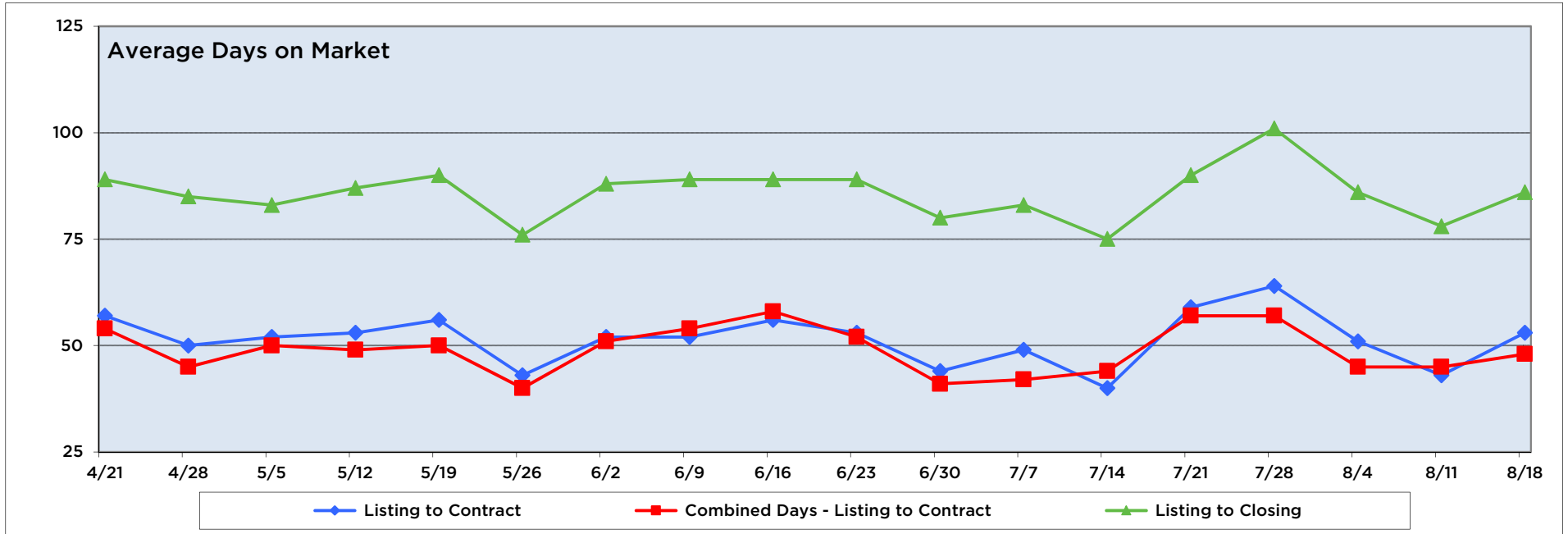
Condos, Townhomes, Villas



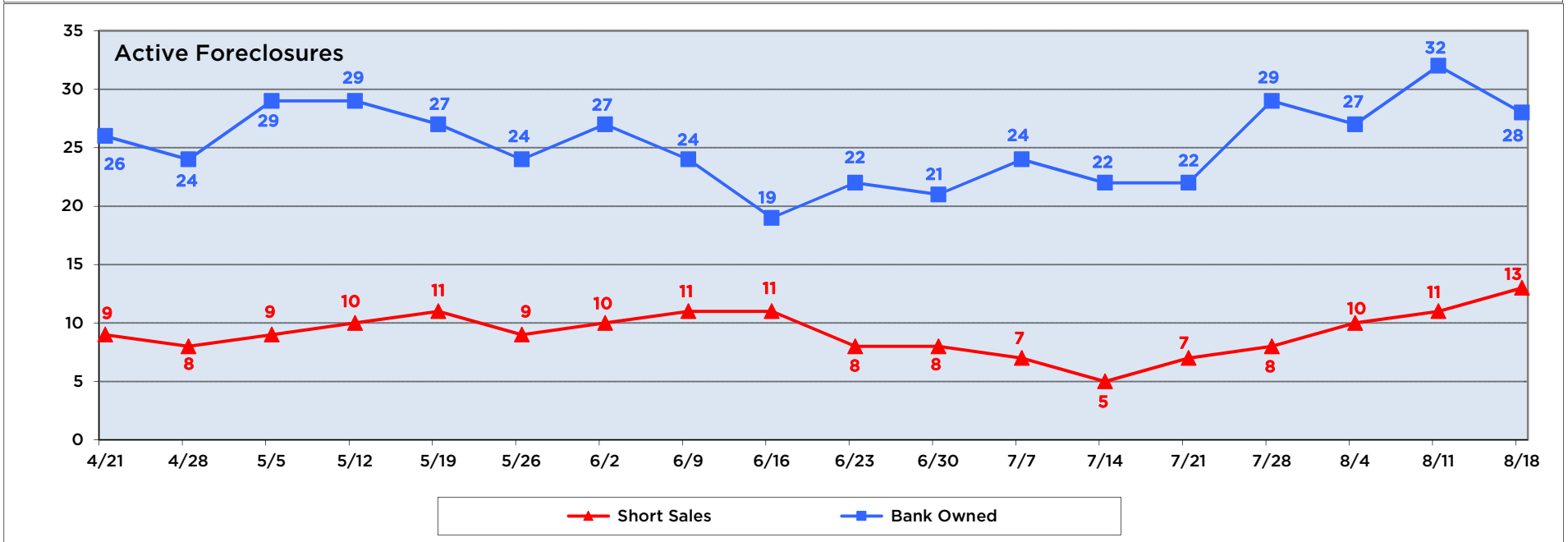
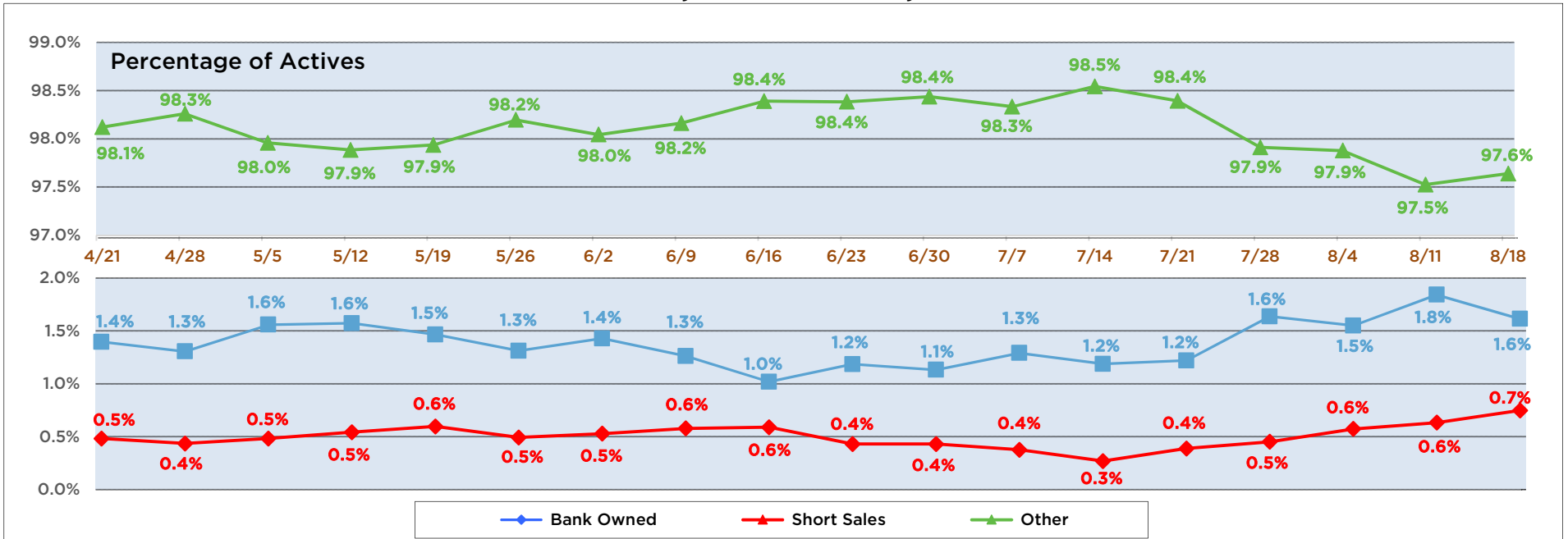
Condos, Townhomes, Villas



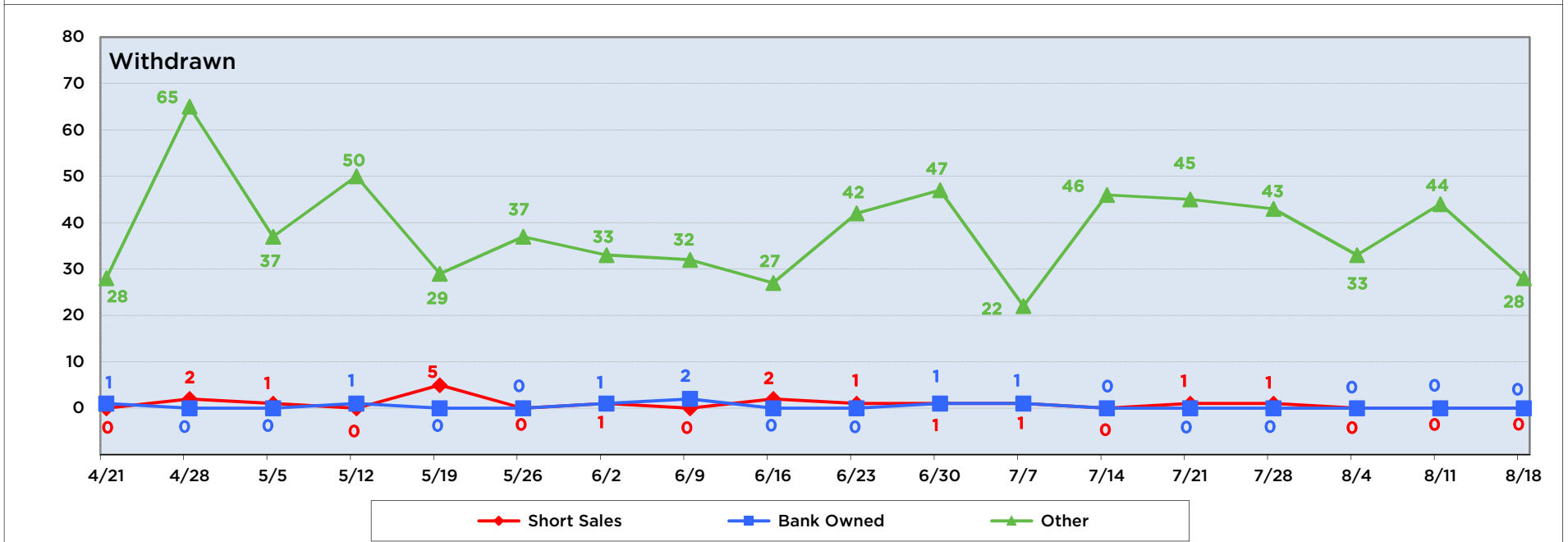
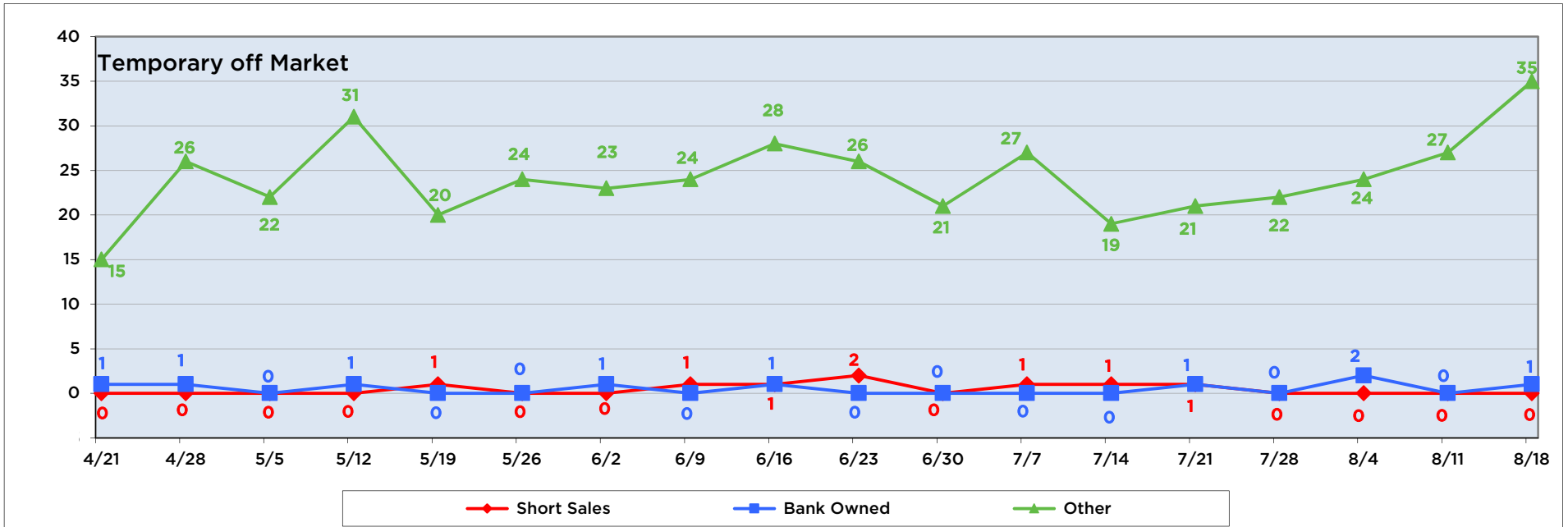
Condos, Townhomes, Villas



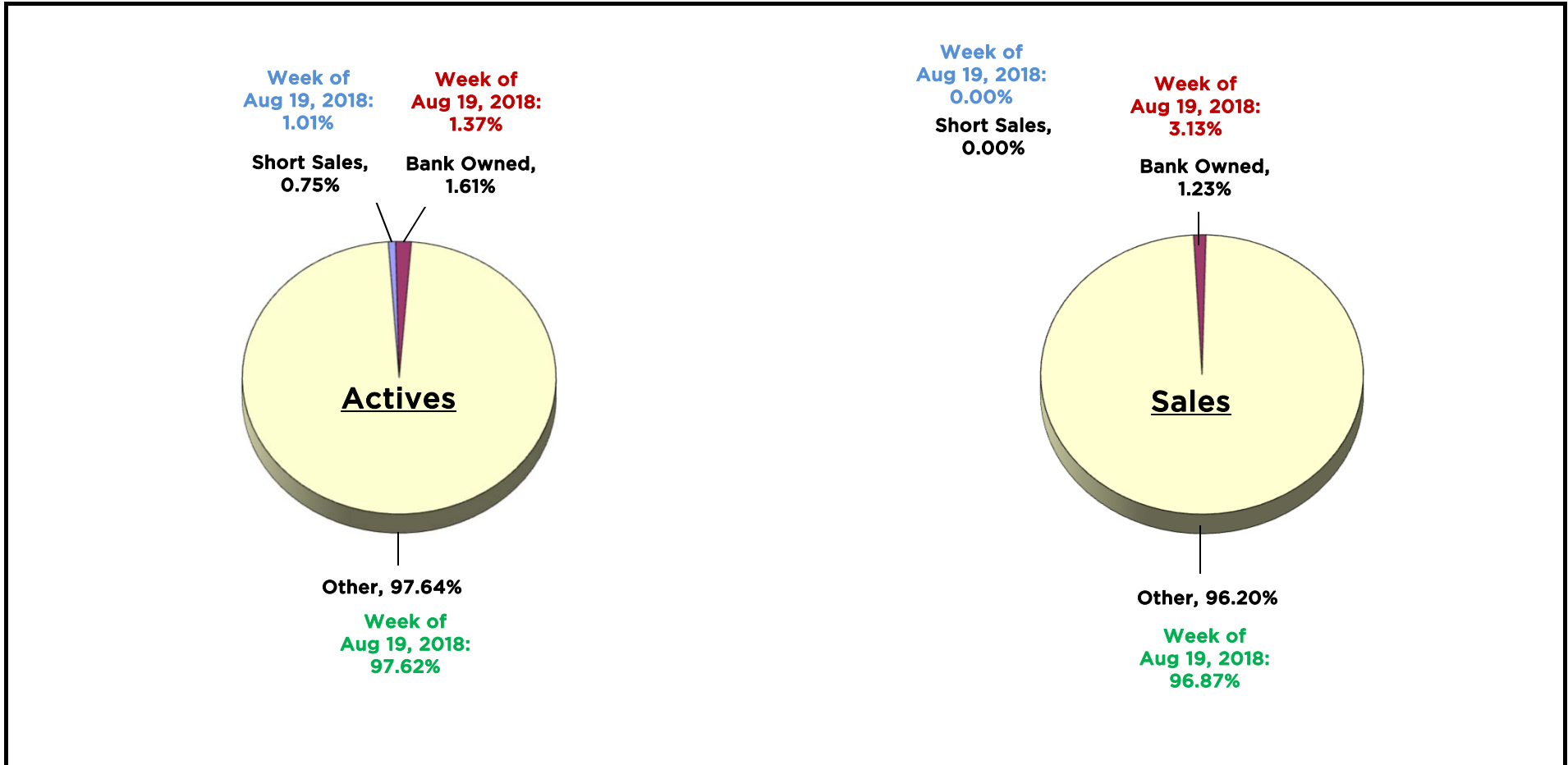
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 35 Condos, Townhomes, or Villas available for the Median Price of \$179,500?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		9	\$179,733	2.9	2.0	1,433	\$125.41
Altamonte Springs (East)	32701	2	\$179,500	3.0	2.0	1,635	\$109.79
Apopka / Hunt Club	32703	2	\$179,500	3.0	2.0	1,330	\$134.96
Altamonte Springs / Forest City	32714	3	\$179,900	3.0	2.0	1,357	\$132.57
Lake Mary / Heathrow	32746	1	\$179,900	3.0	2.0	1,455	\$123.64
Longwood / Wekiva Springs	32779	1	\$180,000	2.0	2.0	1,442	\$124.83
Orange County		20	\$179,790	2.5	2.0	1,202	\$149.61
Winter Park (West)	32789	3	\$179,300	2.0	2.0	949	\$188.94
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	1	\$180,000	3.0	2.0	1,318	\$136.57
Sand Lake / Bay Hill	32819	1	\$180,000	2.0	2.0	1,124	\$160.14
Williamsburg / Lake Bryan	32821	4	\$179,700	3.0	2.0	1,243	\$144.57
Ventura	32822	1	\$180,000	3.0	2.0	1,283	\$140.30
Metro West / Orlo Vista	32835	3	\$180,000	3.0	2.0	1,498	\$120.16
Hunters Creek	32837	3	\$179,767	2.0	2.0	1,150	\$156.32
Ocoee	34761	1	\$180,000	2.0	2.0	1,275	\$141.18
Windermere	34786	1	\$179,900	2.0	2.0	1,161	\$154.95
Osceola County		4	\$179,725	2.5	2.5	1,272	\$141.35
Kissimmee (West) / Pleasant Hill	34746	2	\$180,000	3.0	3.0	1,382	\$130.25
Kissimmee / Celebration	34747	2	\$179,450	2.0	2.0	1,161	\$154.57
Lake County		2	\$179,950	2.0	2.0	1,431	\$125.75
Tavares / Mt Plymouth	32778	2	\$179,950	2.0	2.0	1,431	\$125.75