



Monday Morning Quarterback Summary

Week of August 25, 2019 - August 31, 2019

Single-family existing homes

- Sales of single-family homes increased to 732 during the week of Aug 25, from 528 the week prior
- The median price of single family homes decreased to \$270,000, a change of -1.8%
- The number of single-family home foreclosure transactions increased to 21 last week, from 9 the week of Aug 18
- The number of single-family home short-sale transactions increased to 5 from 1 the week prior
- Single-family inventory decreased by 225, and now sits at 6,529

Condos, townhomes, and villas

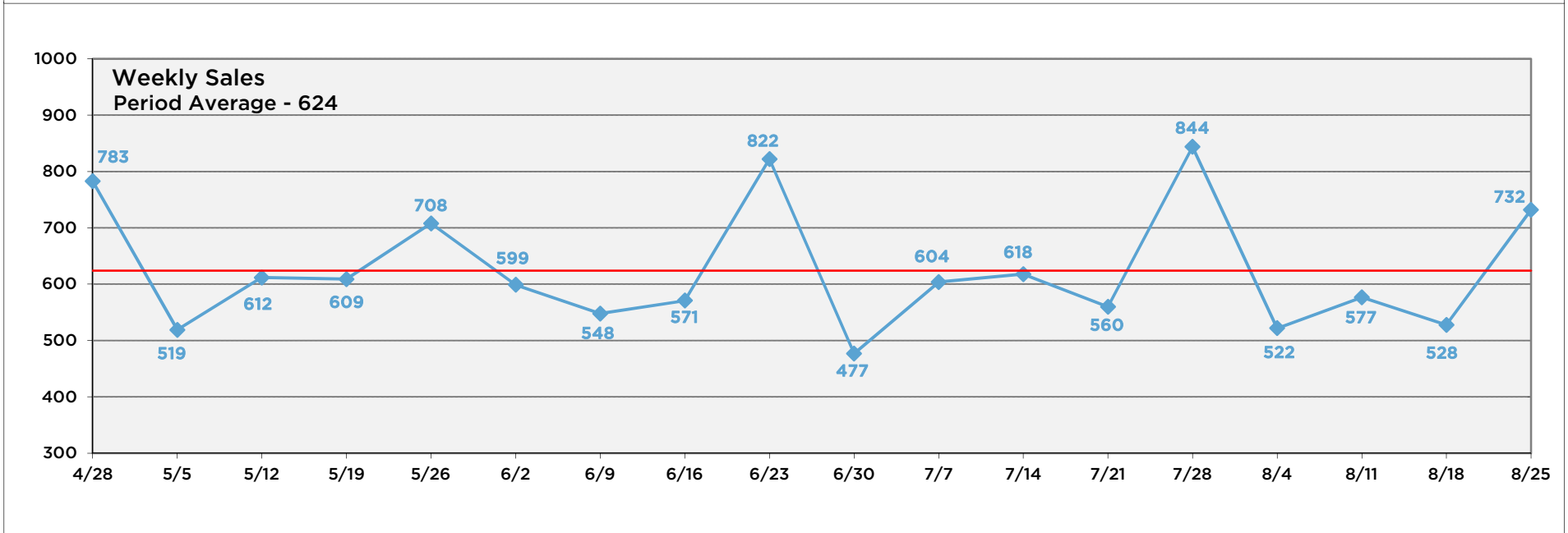
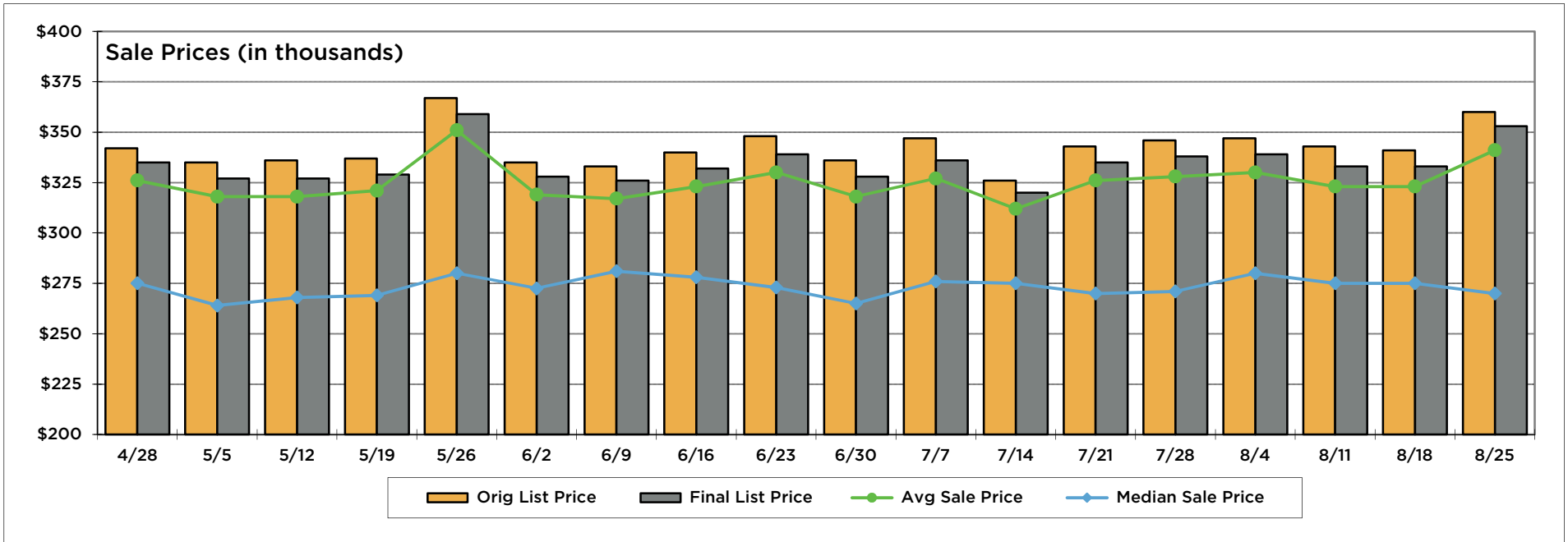
- Sales of condos, townhomes, and villas increased to 200 during the week of Aug 25, from 163 the week prior
- The median price of condos, townhomes, and villas decreased to \$171,250, a change of -4.6%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 2 the week of Aug 18
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 55, and now sits at 1,681

Detailed charts and graphs begin on page 2 of this report.

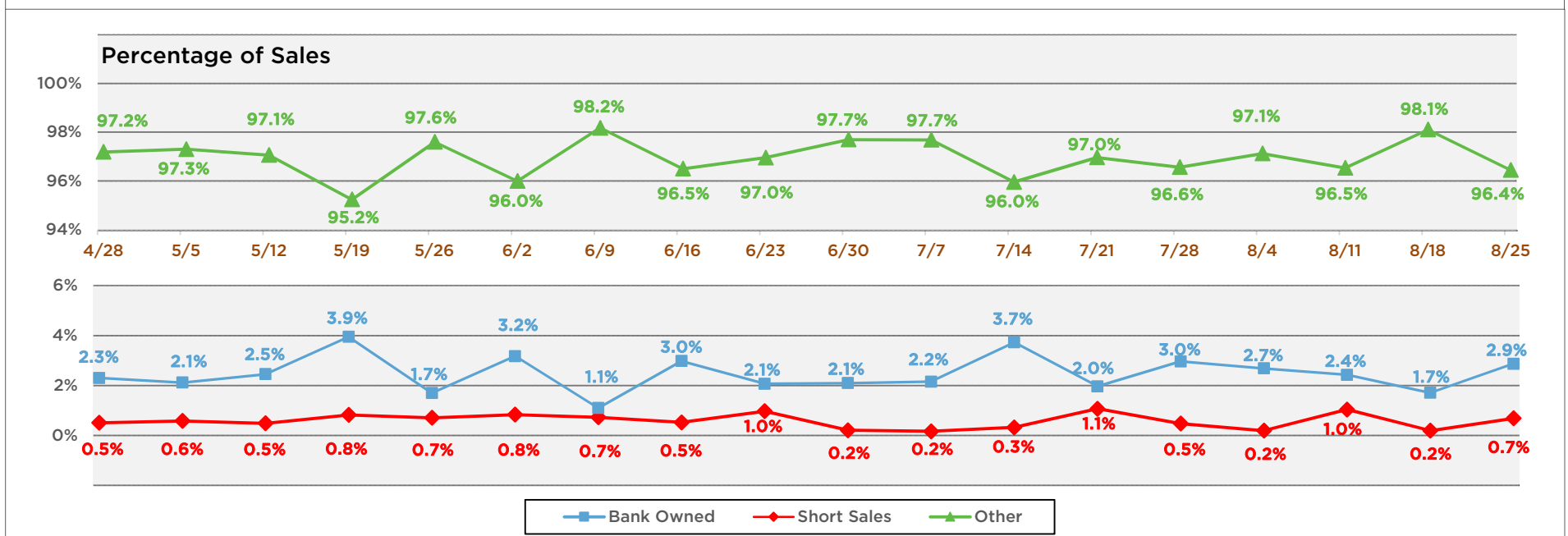
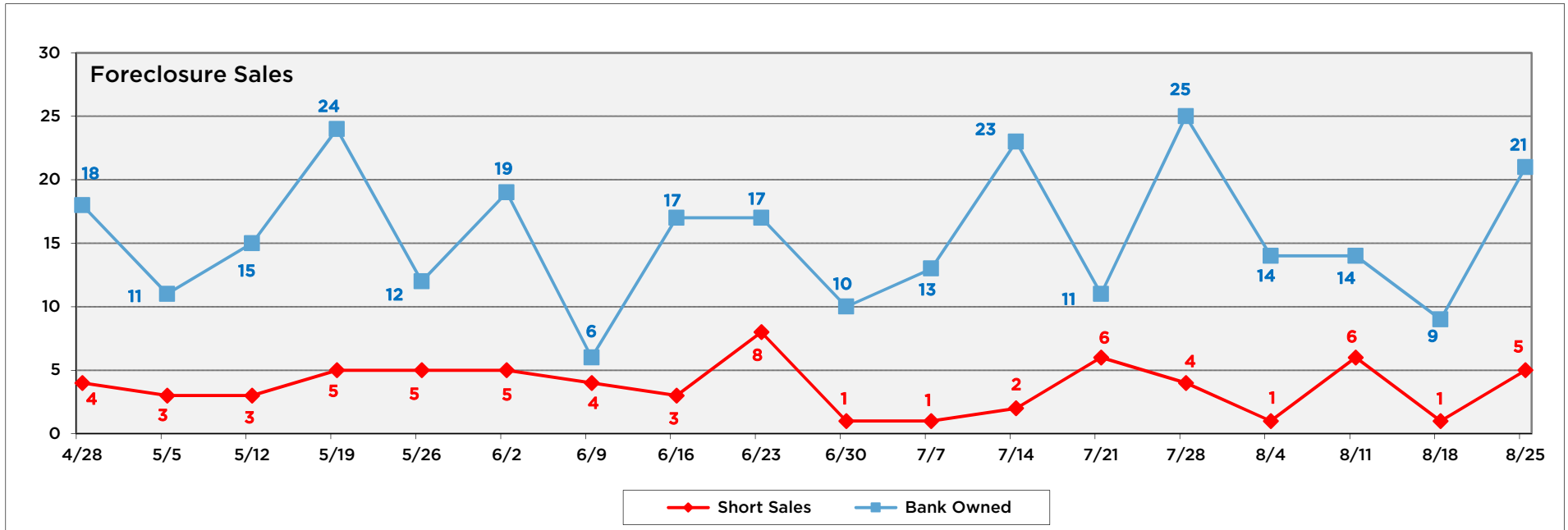
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	732	291	154	144	67	63	13
Bank Owned	21	14	0	5	1	1	0
Short Sales	5	2	2	0	1	0	0
Other	706	275	152	139	65	62	13
Active Listings	6,529	1,473	954	1,546	841	1,243	472
Bank Owned	116	64	17	19	9	5	2
Short Sales	63	22	12	17	9	3	0
Other	6,350	1,387	925	1,510	823	1,235	470
Months of Inventory	2	1	1	2	3	5	8
List Price							
Average Original List Price	\$360,228	\$202,478	\$282,667	\$359,655	\$460,730	\$678,546	\$2,755,923
Average Final List Price	\$352,771	\$198,451	\$276,972	\$352,744	\$453,763	\$658,382	\$2,703,846
Sale Price							
Average Price	\$340,405	\$193,414	\$272,006	\$344,265	\$443,839	\$632,968	\$2,447,385
Median Price	\$270,000	\$205,000	\$271,400	\$345,000	\$439,500	\$600,000	\$1,592,500
Price Differences							
Original to Final List Price	-\$7,457	-\$4,027	-\$5,695	-\$6,911	-\$6,967	-\$20,164	-\$52,077
Original List to Sale Price - \$	-\$19,823	-\$9,064	-\$10,661	-\$15,390	-\$16,891	-\$45,578	-\$308,538
Final List to Sale Price - \$	-\$12,366	-\$5,037	-\$4,966	-\$8,479	-\$9,924	-\$25,414	-\$256,461
Original List to Sale Price - %	94.50%	95.52%	96.23%	95.72%	96.33%	93.28%	88.80%
Final List to Sale Price - %	96.49%	97.46%	98.21%	97.60%	97.81%	96.14%	90.51%
Days on the Market							
Avg Days Listing to Contract	49	47	44	45	54	72	65
Combined Avg Days to Contract	46	37	45	45	50	81	83
Avg Days Listing to Closing	87	83	84	82	92	111	121
Avg Days Contract to Close	37	36	39	36	38	39	56
Beds / Baths							
Average Bedrooms	3	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	2,095	1,455	1,963	2,373	2,702	3,562	4,695

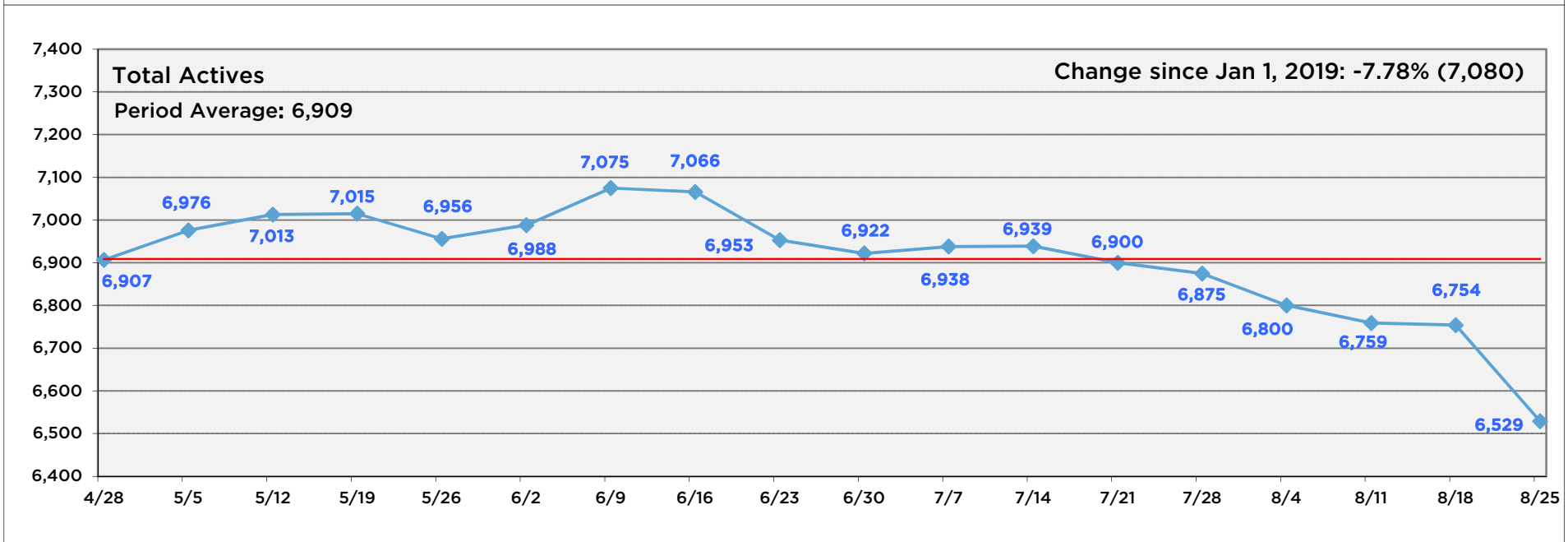
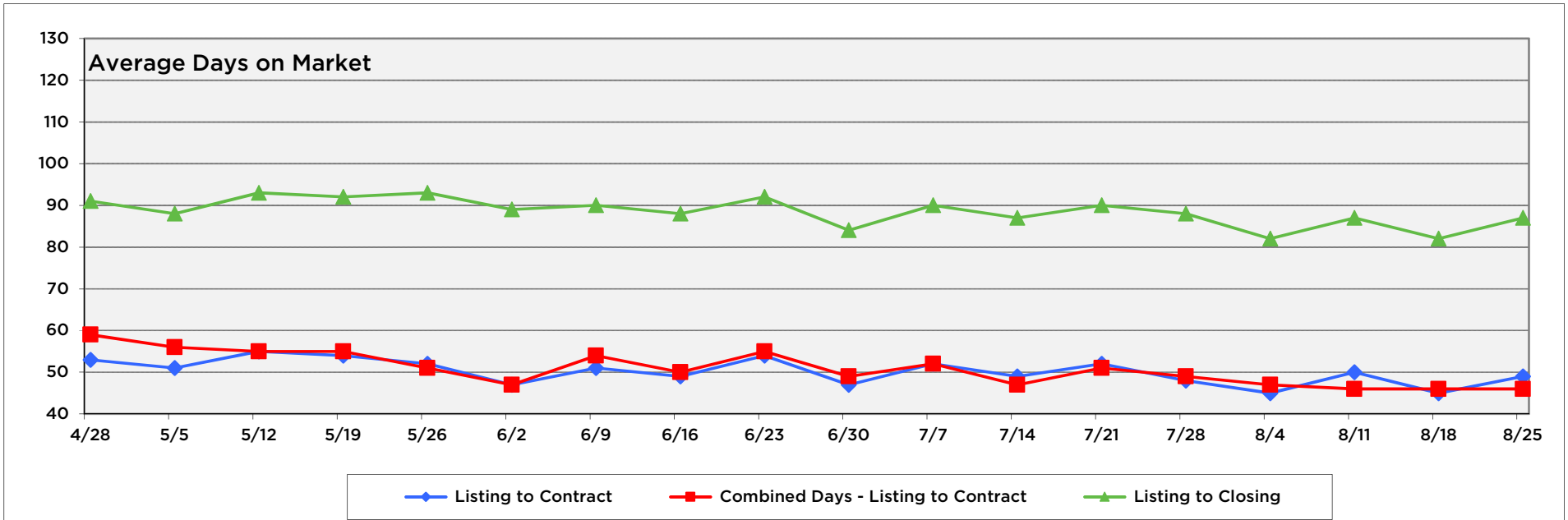
Single Family Homes



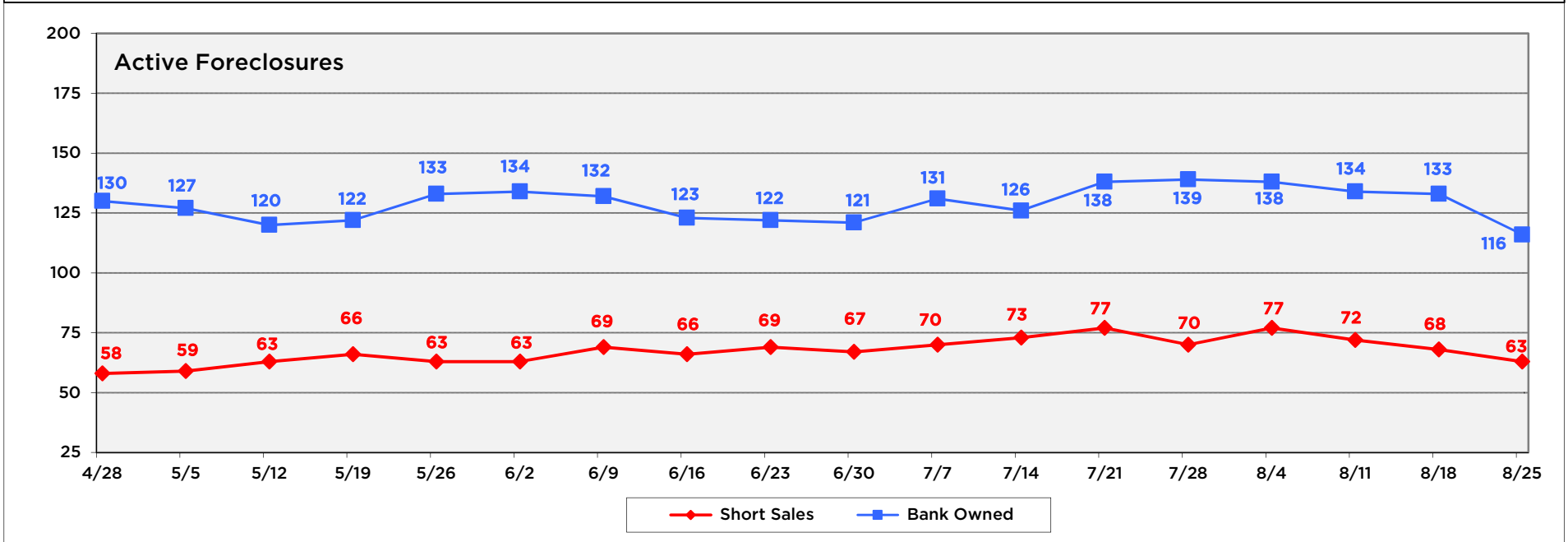
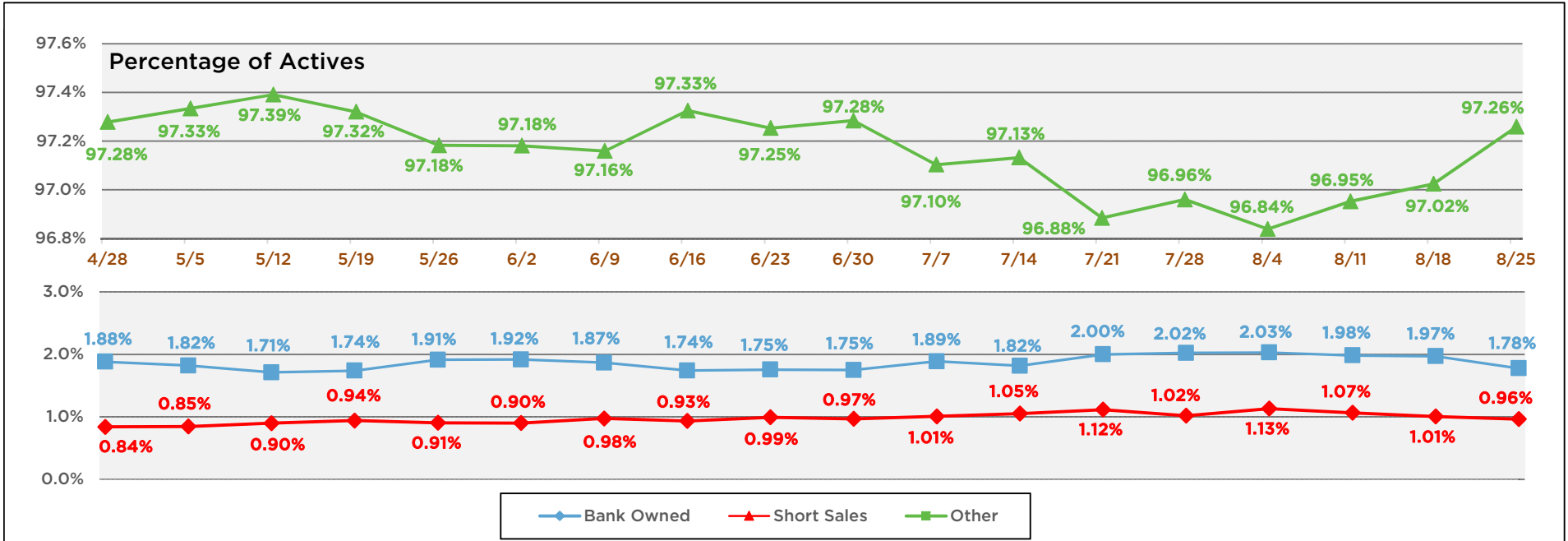
Single Family Homes



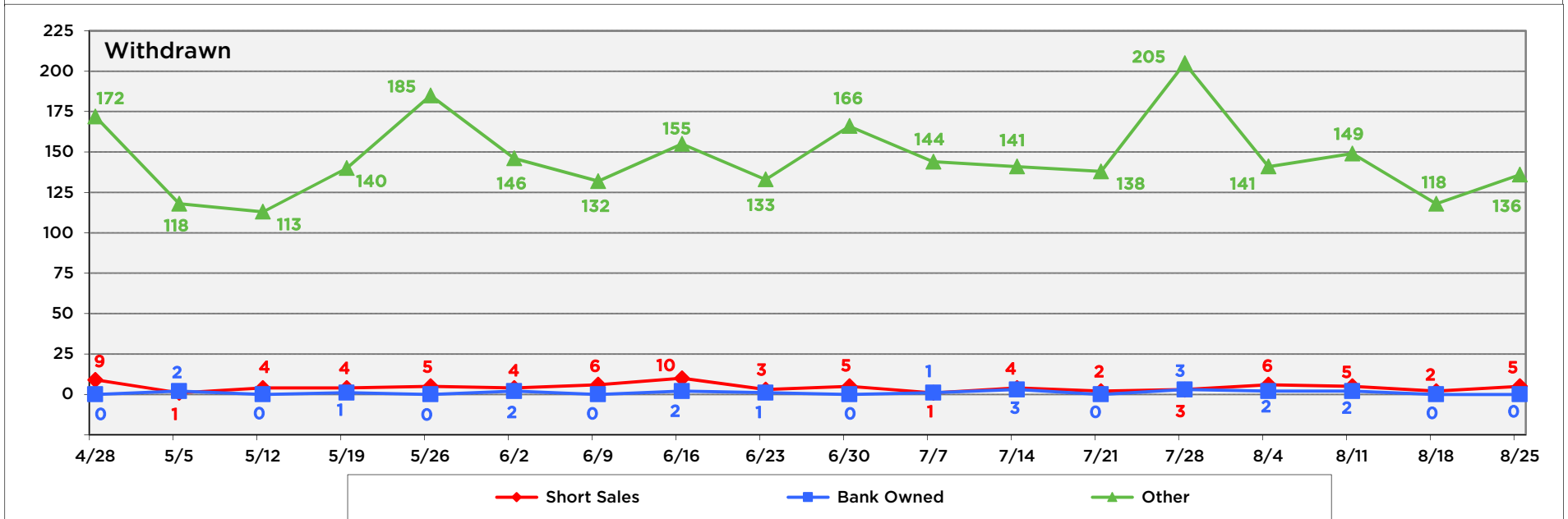
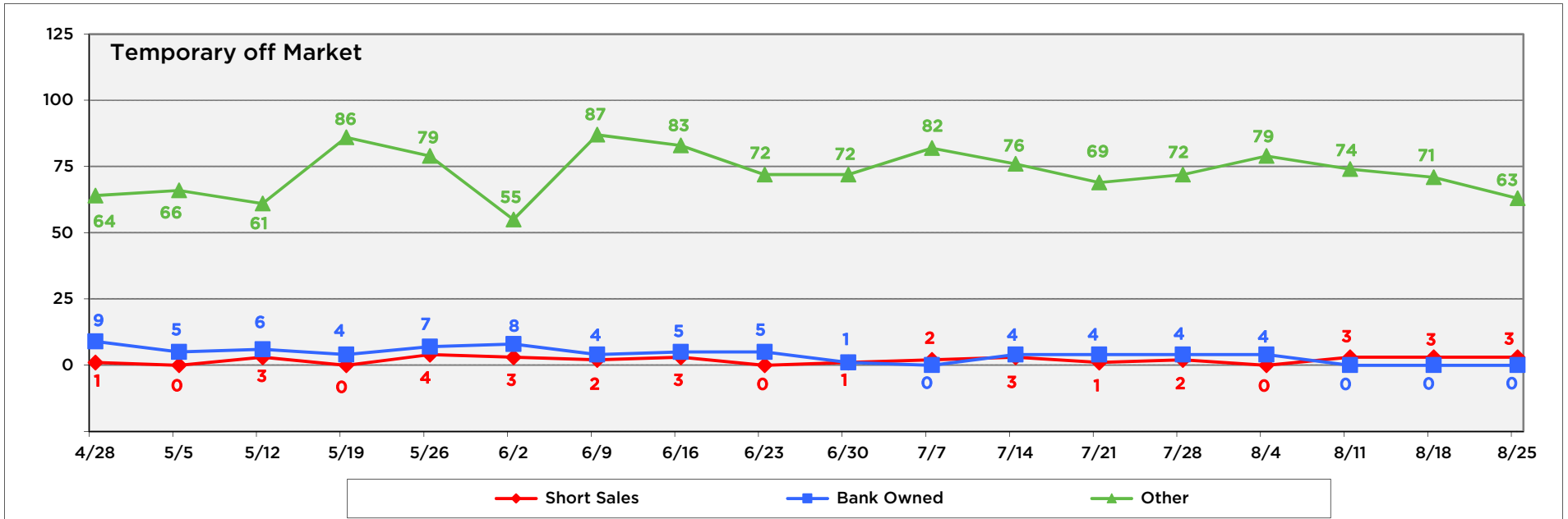
Single Family Homes



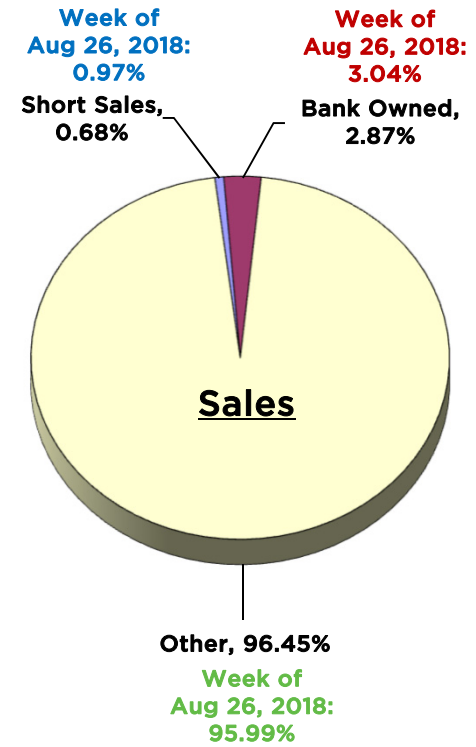
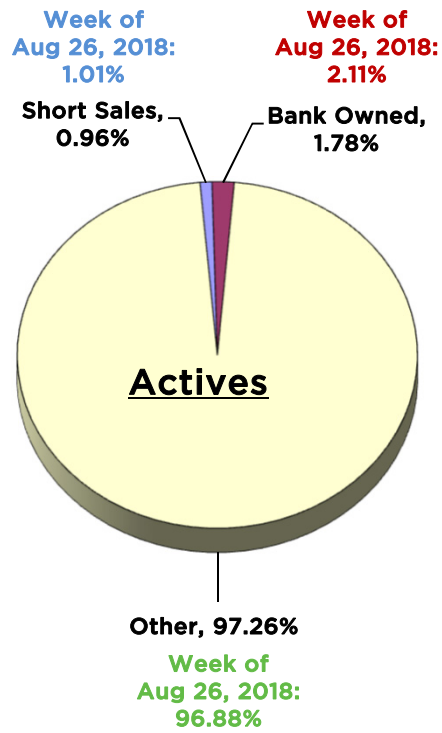
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
08/25/2019 - 08/31/2019
Lake, Orange, Osceola & Seminole Counties

Where are the 77 Single Family Homes available for the Median Price of \$270,000? (± \$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		7	\$269,907	3.4	2.0	1,643	\$164.29
Altamonte Springs (East)	32701	1	\$270,000	3.0	2.0	1,596	\$169.17
Apopka / Hunt Club	32703	2	\$269,900	3.0	2.0	1,628	\$165.79
Maitland / Eatonville	32751	3	\$269,933	4.0	2.0	1,708	\$158.04
Winter Park	32792	1	\$269,750	3.0	2.0	1,524	\$177.00
Orange County		23	\$269,930	3.5	2.0	1,844	\$146.41
Apopka / Hunt Club	32703	3	\$269,833	4.0	2.0	2,158	\$125.04
Apopka (North)	32712	4	\$269,948	4.0	2.0	2,181	\$123.77
Orlando (Downtown)	32801	1	\$269,900	2.0	1.0	1,077	\$250.60
Colonialtown	32803	1	\$269,900	3.0	1.0	1,212	\$222.69
College Park	32804	1	\$269,900	4.0	3.0	1,783	\$151.37
Delaney / Crystal Lake	32806	1	\$270,000	2.0	2.0	1,085	\$248.85
Pinecastle / Belle Isle	32809	1	\$270,000	4.0	2.0	1,935	\$139.53
Hiawassee	32818	1	\$269,900	3.0	2.0	1,896	\$142.35
Williamsburg / Lake Bryan	32821	2	\$270,000	3.0	3.0	2,185	\$123.57
Taft	32824	1	\$269,900	3.0	2.0	1,743	\$154.85
Rio Pinar / Union Park	32825	2	\$270,000	4.0	2.0	1,933	\$139.68
Waterford Lakes	32828	2	\$269,850	3.0	2.0	1,432	\$188.44
Ocoee	34761	2	\$270,000	4.0	2.0	1,853	\$145.71
Winter Garden / Oakland	34787	1	\$269,900	3.0	2.0	1,670	\$161.62
Osceola County		28	\$269,932	3.8	2.3	2,139	\$126.17
Kissimmee (Central)	34741	2	\$269,950	4.0	2.0	2,352	\$114.77
Kissimmee / Buena Ventura Lakes	34743	3	\$269,967	4.0	2.0	1,862	\$144.99
Kissimmee (East)	34744	4	\$270,000	3.0	2.0	1,987	\$135.88
Kissimmee (West) / Pleasant Hill	34746	5	\$269,940	4.0	2.0	1,919	\$140.67
Kissimmee / Celebration	34747	1	\$269,999	4.0	2.0	2,078	\$129.93
Kissimmee / Poinciana	34758	3	\$269,963	4.0	2.0	2,065	\$130.73
St Cloud	34769	2	\$269,900	4.0	3.0	2,807	\$96.15
St Cloud / Narcoossee	34771	1	\$269,900	3.0	2.0	1,712	\$157.65
St Cloud / Canoe Creek	34772	7	\$269,857	4.0	3.0	2,353	\$114.69

Where are the 77 Single Family Homes available for the Median Price of \$270,000? (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		19	\$269,950	3.7	2.3	2,219	\$121.67
Eustis (West)	32726	1	\$269,900	3.0	2.0	1,744	\$154.76
Grand Island	32735	1	\$269,900	5.0	3.0	2,663	\$101.35
Mount Dora	32757	2	\$269,900	4.0	2.0	2,489	\$108.44
Tavares / Mt Plymouth	32778	3	\$269,933	4.0	2.0	2,040	\$132.32
Clermont (Central)	34711	3	\$270,000	3.0	2.0	2,091	\$129.12
Clermont (South)	34714	2	\$269,925	4.0	3.0	2,233	\$120.88
Minneola	34715	1	\$270,000	3.0	2.0	1,666	\$162.06
Fruitland Park	34731	1	\$269,900	3.0	2.0	2,022	\$133.48
Groveland	34736	3	\$270,000	4.0	2.0	2,346	\$115.09
Leesburg (West)	34748	2	\$269,950	4.0	3.0	2,592	\$104.15

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	200	156	17	23	2	0	2
Bank Owned	3	3	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	196	152	17	23	2	0	2
Active Listings	1,681	1,176	199	187	63	43	13
Bank Owned	23	21	1	1	0	0	0
Short Sales	12	9	1	1	1	0	0
Other	1,646	1,146	197	185	62	43	13
Months of Inventory	2	2	3	2	7	0	2

List Price

Average Original List Price	\$209,662	\$161,698	\$289,718	\$345,320	\$484,450	\$0	\$1,435,495
Average Final List Price	\$204,465	\$158,356	\$274,682	\$339,608	\$454,450	\$0	\$1,400,000

Sale Price

Average Price	\$198,910	\$153,877	\$269,165	\$331,147	\$442,500	\$0	\$1,350,000
Median Price	\$171,250	\$151,000	\$267,500	\$320,500	\$442,500	\$0	\$1,350,000

Price Differences

Original to Final List Price	-\$5,197	-\$3,342	-\$15,036	-\$5,712	-\$30,000	\$0	-\$35,495
Original List to Sale Price - \$	-\$10,752	-\$7,821	-\$20,553	-\$14,173	-\$41,950	\$0	-\$85,495
Final List to Sale Price - \$	-\$5,555	-\$4,479	-\$5,517	-\$8,461	-\$11,950	\$0	-\$50,000
Original List to Sale Price - %	94.87%	95.16%	92.91%	95.90%	91.34%	0.00%	94.04%
Final List to Sale Price - %	97.28%	97.17%	97.99%	97.51%	97.37%	0.00%	96.43%

Days on the Market

Avg Days Listing to Contract	62	58	107	55	83	0	52
Combined Avg Days to Contract	60	53	127	54	90	0	51
Avg Days Listing to Closing	96	91	149	99	122	0	54
Avg Days Contract to Close	35	34	41	43	38	0	3

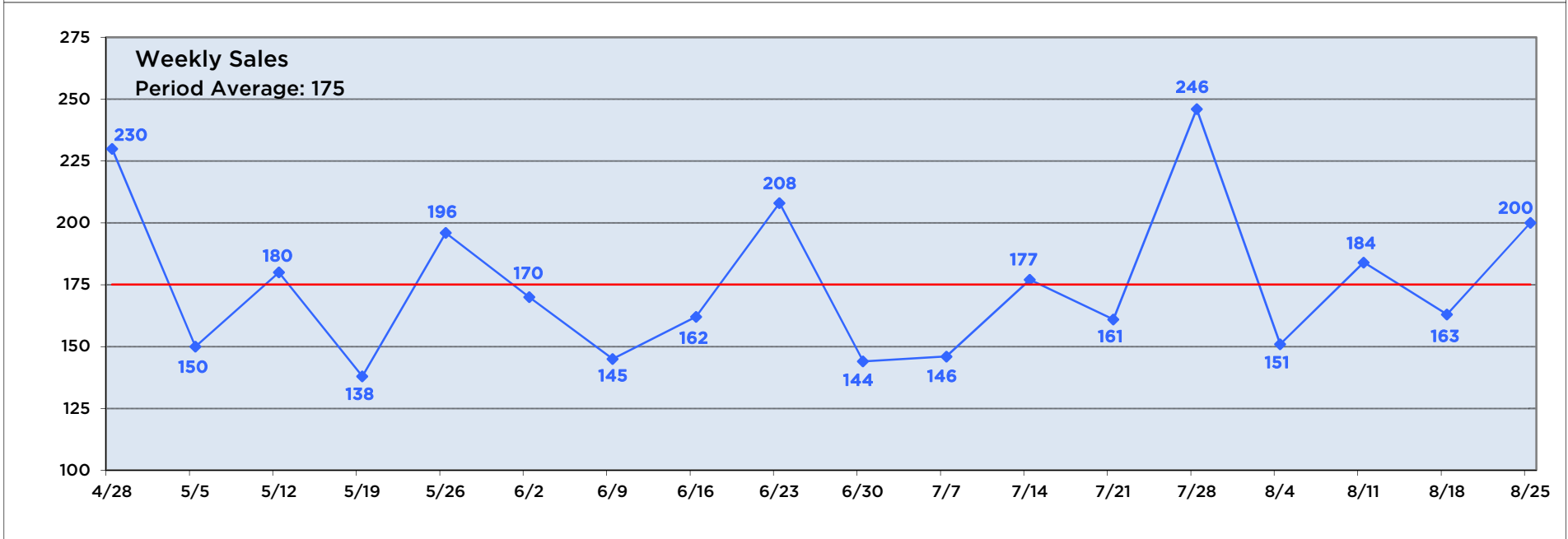
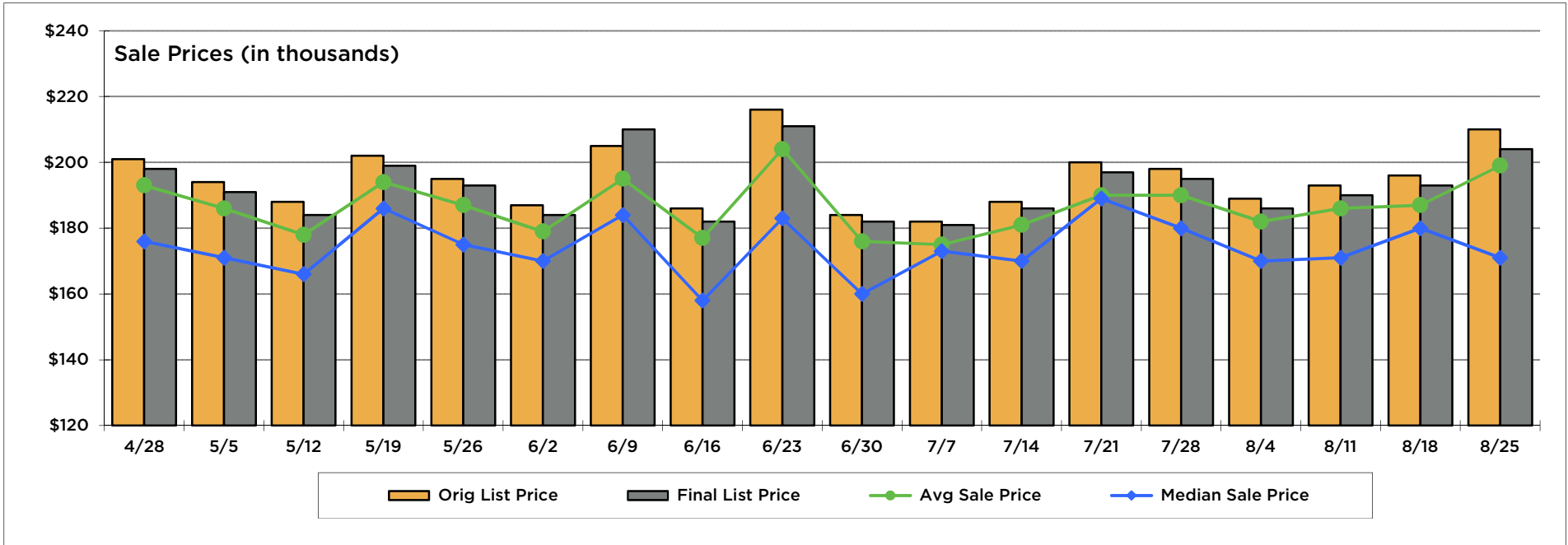
Beds / Baths

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

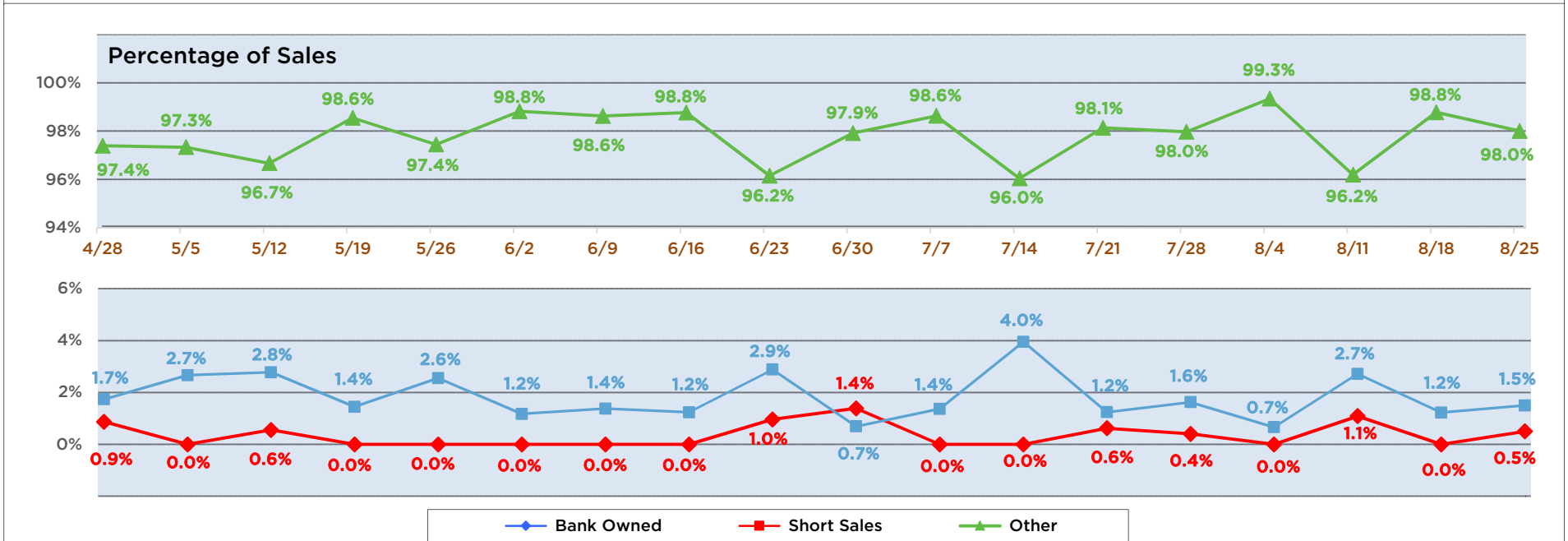
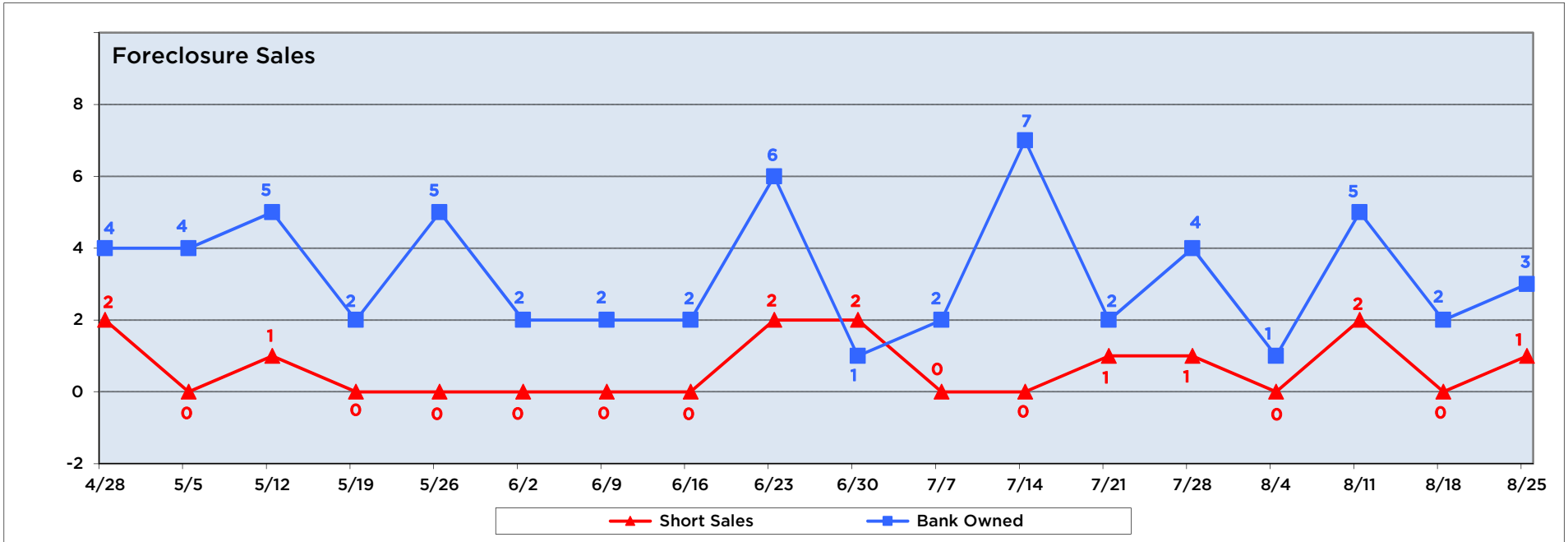
Square Footage

Average Square Feet	1,357	1,199	1,705	1,861	2,450	0	3,838
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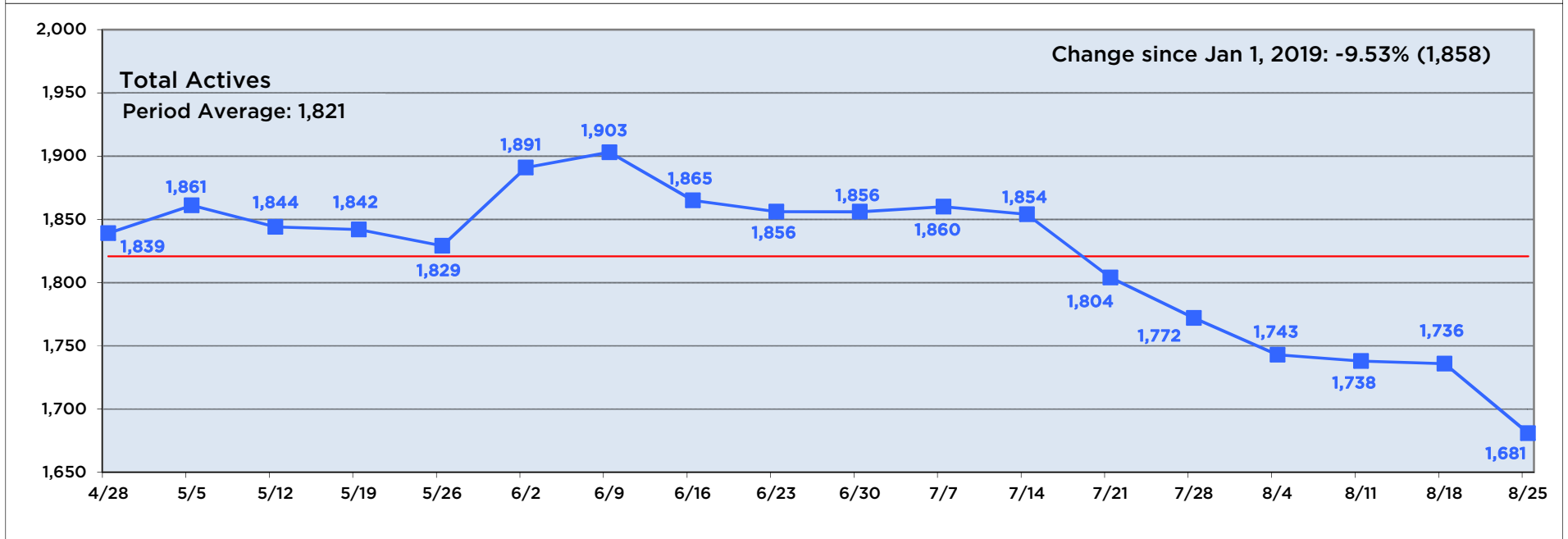
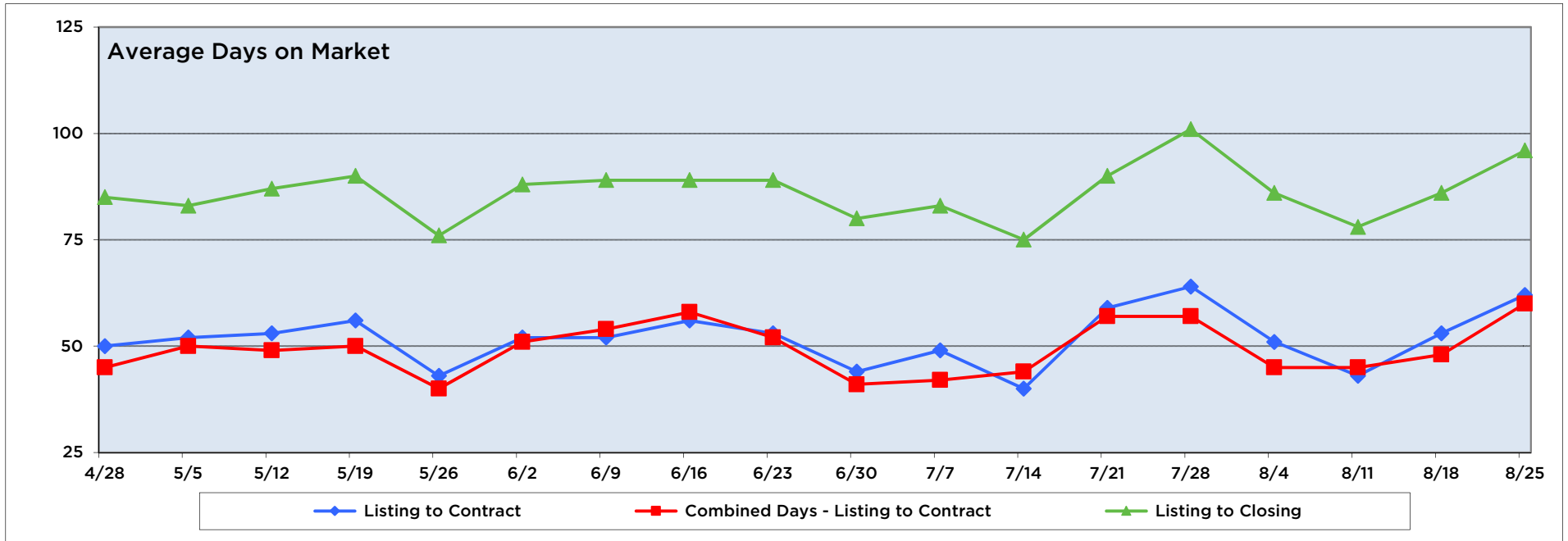
Condos, Townhomes, Villas



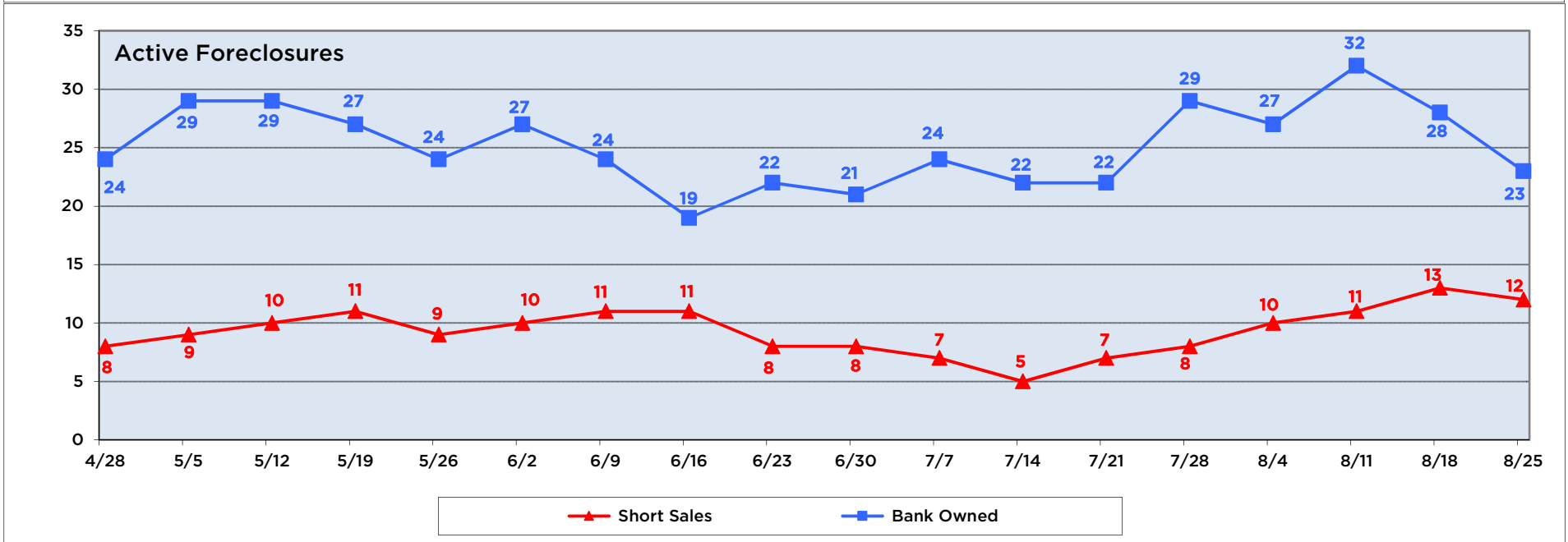
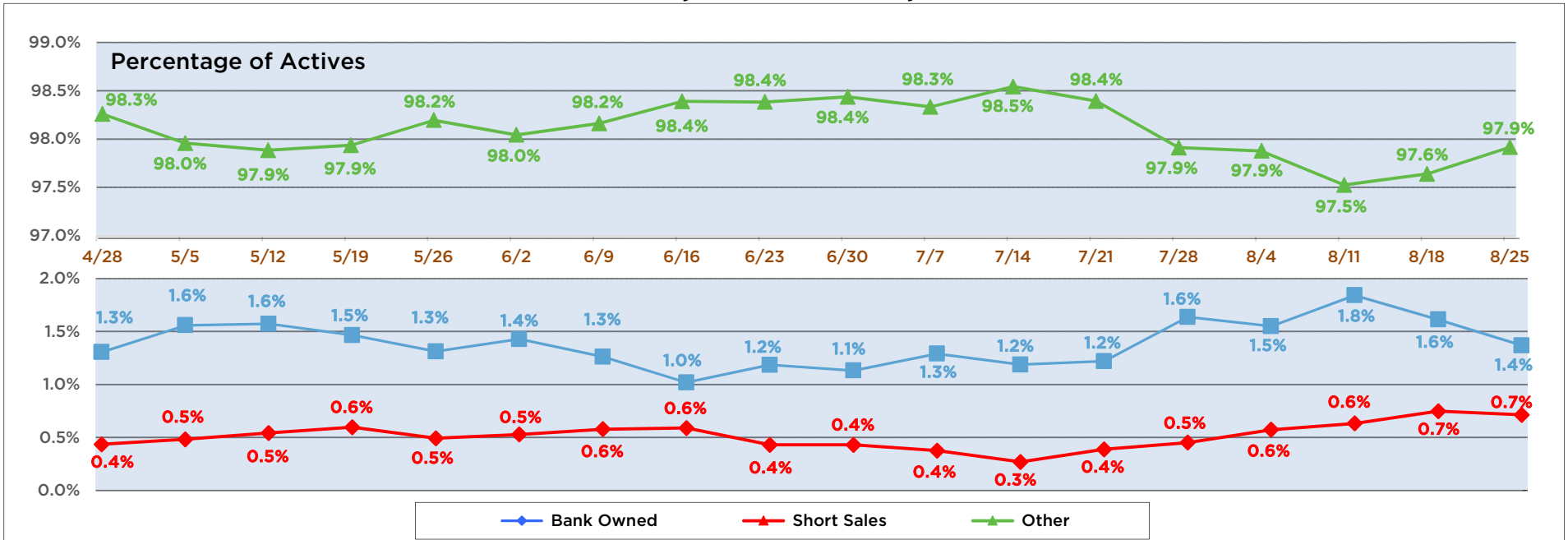
Condos, Townhomes, Villas



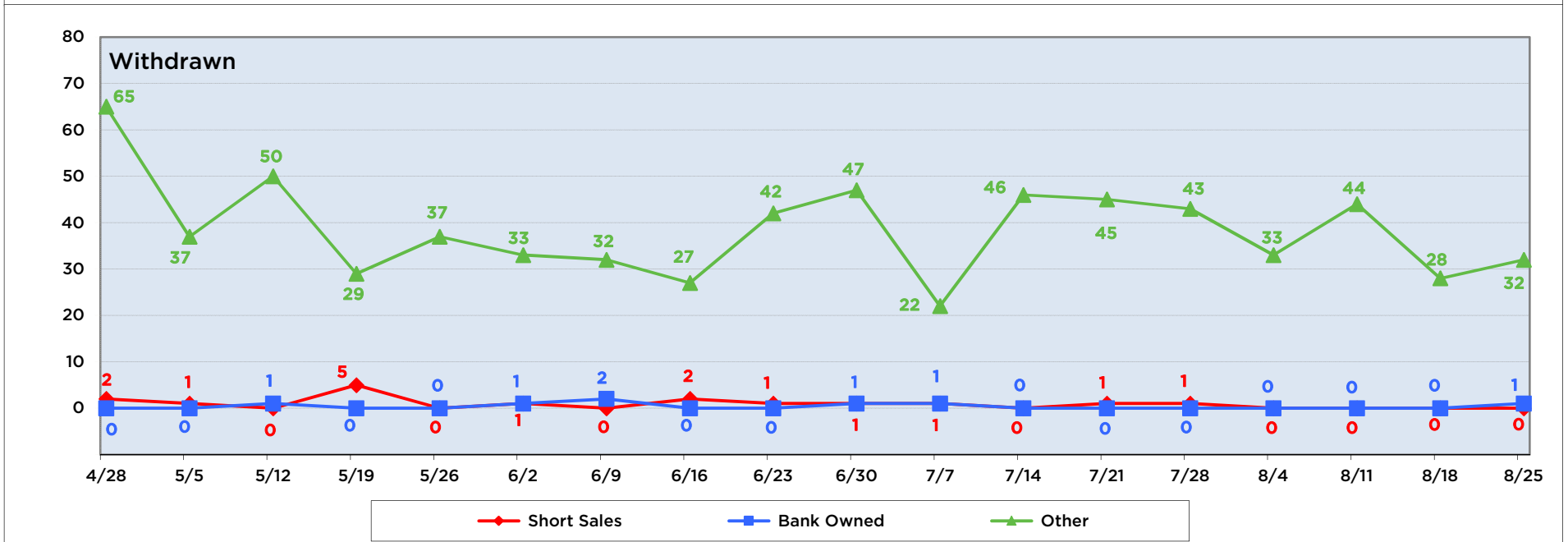
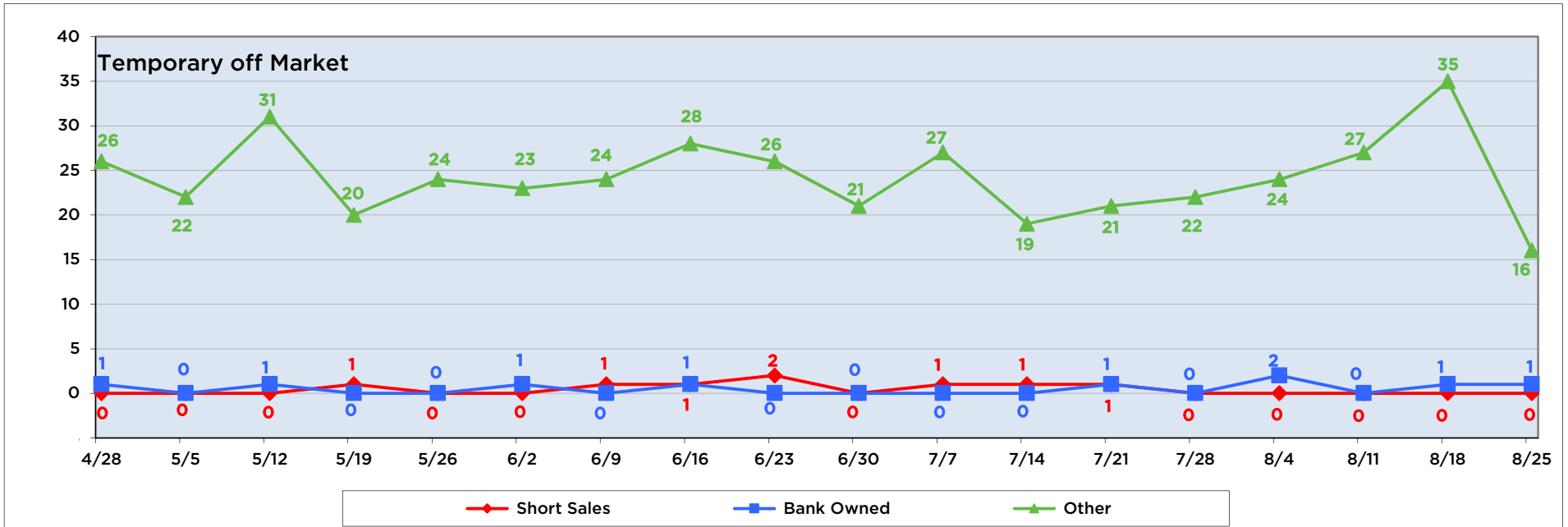
Condos, Townhomes, Villas



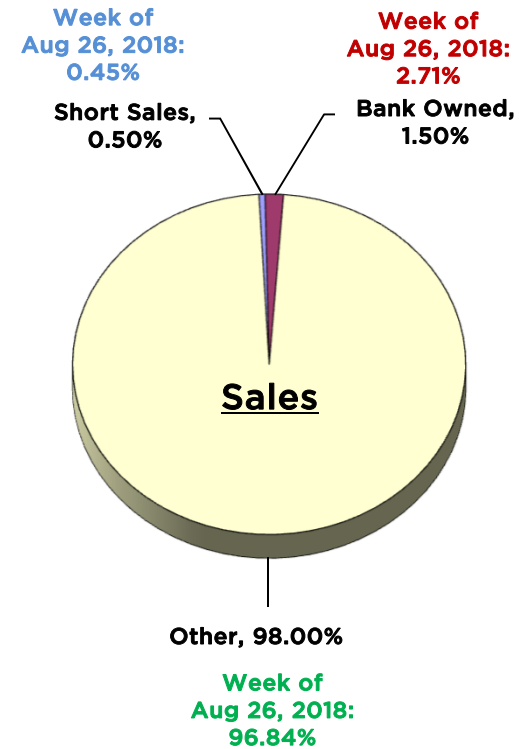
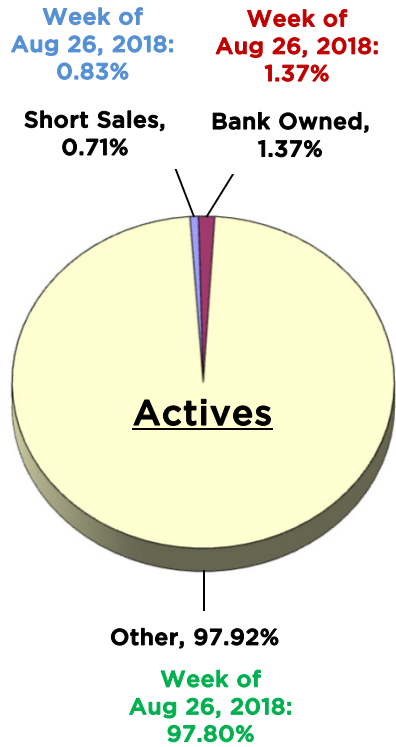
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$171,250? (± \$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		1	\$171,000	3.0	2.0	1,402	\$121.97
Kissimmee (West) / Pleasant Hill	34746	1	\$171,000	3.0	2.0	1,402	\$121.97