



Monday Morning Quarterback Summary

Week of September 1, 2019 - September 7, 2019

Single-family existing homes

- Sales of single-family homes decreased to 351 during the week of Sep 1, from 732 the week prior
- The median price of single family homes increased to \$272,000, a change of 0.7%
- The number of single-family home foreclosure transactions decreased to 9 last week, from 21 the week of Aug 25
- The number of single-family home short-sale transactions decreased to 4 from 5 the week prior
- Single-family inventory increased by 128, and now sits at 6,657

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 113 during the week of Sep 1, from 200 the week prior
- The median price of condos, townhomes, and villas decreased to \$160,000, a change of -6.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 3 the week of Aug 25
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory increased by 37, and now sits at 1,718

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	351	133	81	77	31	24	5
Bank Owned	9	8	0	1	0	0	0
Short Sales	4	1	3	0	0	0	0
Other	338	124	78	76	31	24	5
Active Listings	6,657	1,501	996	1,591	850	1,245	474
Bank Owned	119	66	15	21	9	5	3
Short Sales	62	19	14	17	9	3	0
Other	6,476	1,416	967	1,553	832	1,237	471
Months of Inventory	4	3	3	5	6	12	22

List Price

Average Original List Price	\$325,394	\$202,002	\$283,566	\$359,515	\$458,122	\$655,908	\$1,350,420
Average Final List Price	\$317,095	\$193,719	\$278,013	\$350,117	\$454,700	\$643,121	\$1,305,420

Sale Price

Average Price	\$307,945	\$188,040	\$272,427	\$343,088	\$441,797	\$616,642	\$1,220,000
Median Price	\$272,000	\$199,900	\$270,000	\$339,900	\$435,000	\$575,000	\$1,155,000

Price Differences

Original to Final List Price	-\$8,299	-\$8,283	-\$5,553	-\$9,398	-\$3,422	-\$12,787	-\$45,000
Original List to Sale Price - \$	-\$17,449	-\$13,962	-\$11,139	-\$16,427	-\$16,325	-\$39,266	-\$130,420
Final List to Sale Price - \$	-\$9,150	-\$5,679	-\$5,586	-\$7,029	-\$12,903	-\$26,479	-\$85,420
Original List to Sale Price - %	94.64%	93.09%	96.07%	95.43%	96.44%	94.01%	90.34%
Final List to Sale Price - %	97.11%	97.07%	97.99%	97.99%	97.16%	95.88%	93.46%

Days on the Market

Avg Days Listing to Contract	52	49	53	47	66	61	94
Combined Avg Days to Contract	51	42	48	50	66	70	206
Avg Days Listing to Closing	93	86	95	86	108	109	150
Avg Days Contract to Close	39	369	40	38	41	46	53

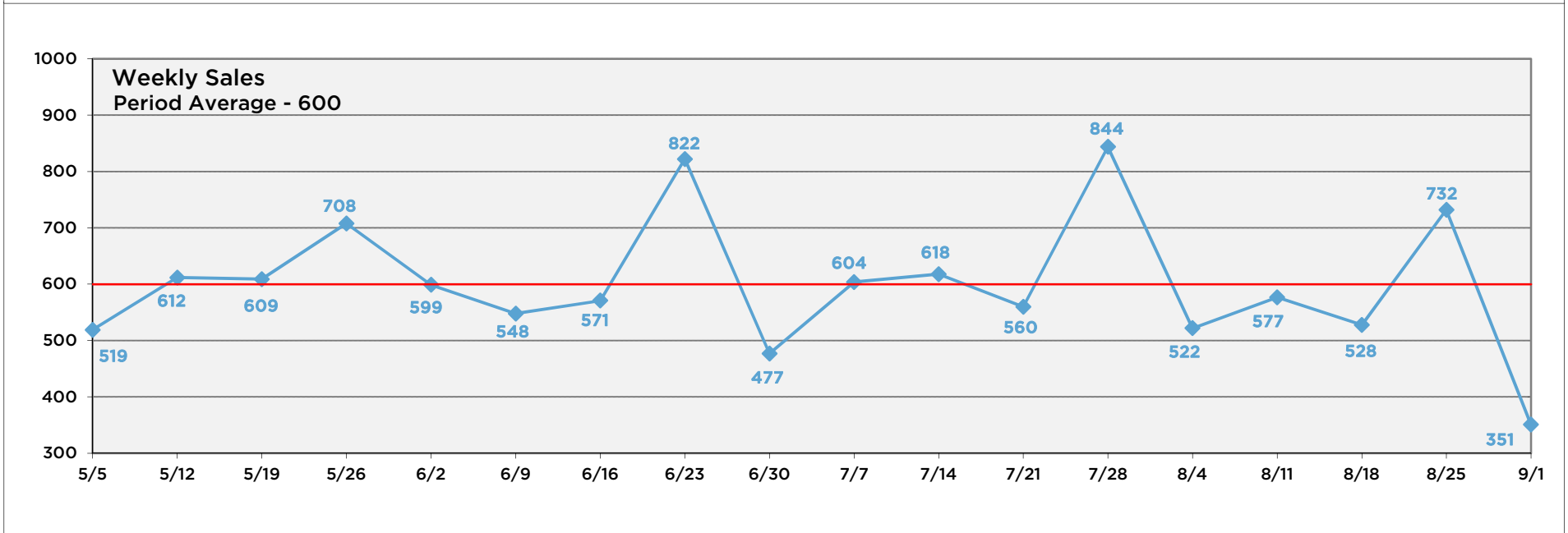
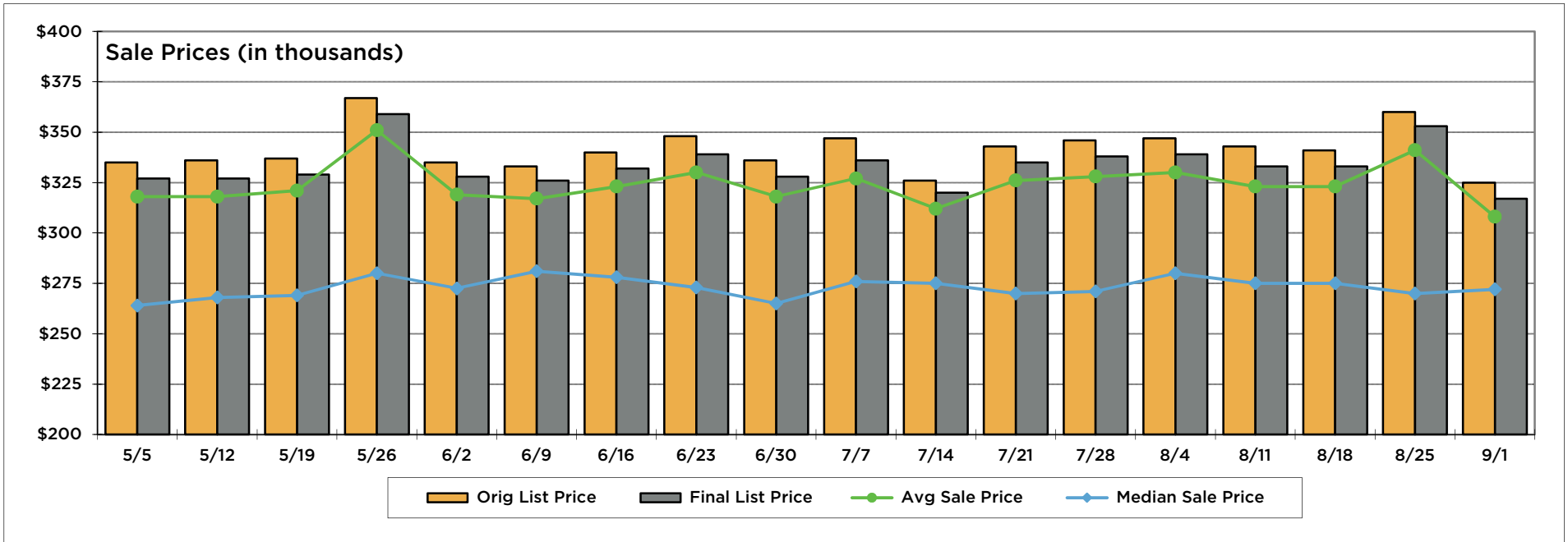
Beds / Baths

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

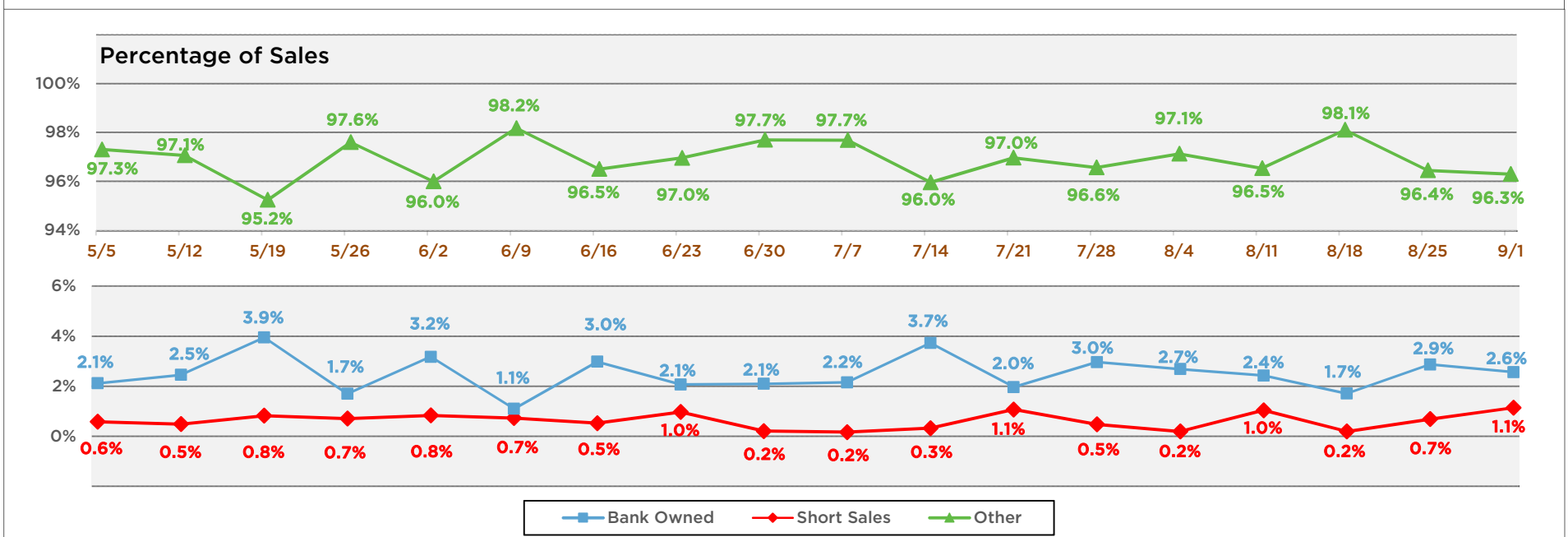
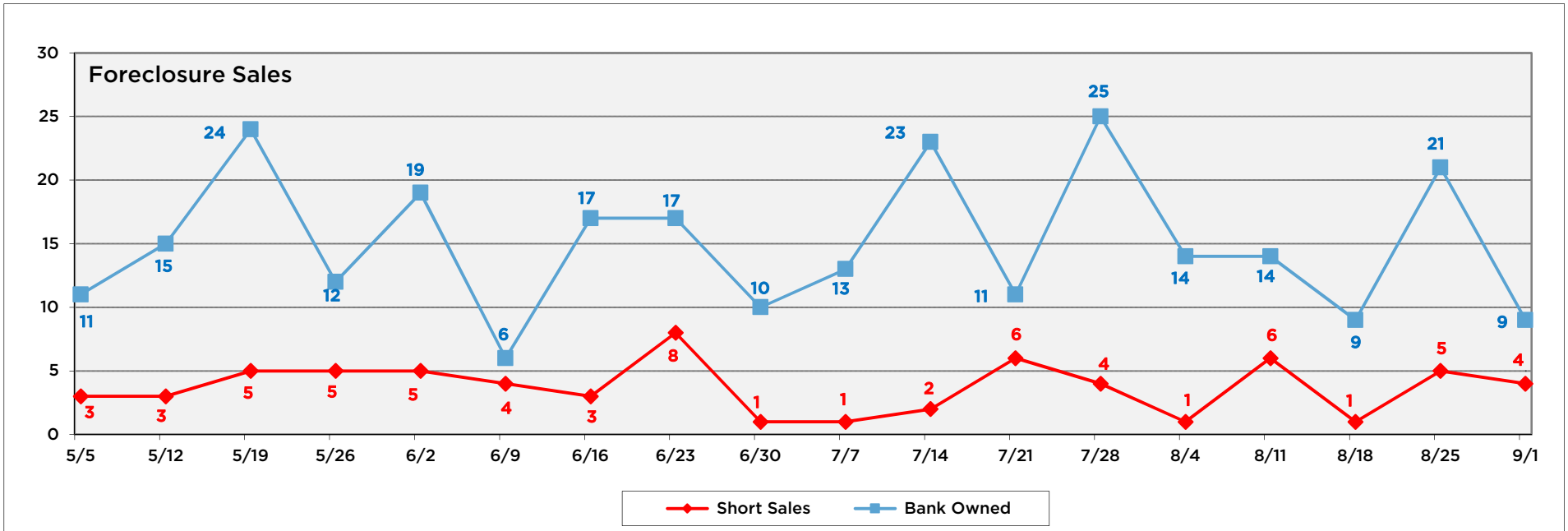
Square Footage

Average Square Feet	2,063	1,470	1,858	2,337	3,035	3,260	5,154
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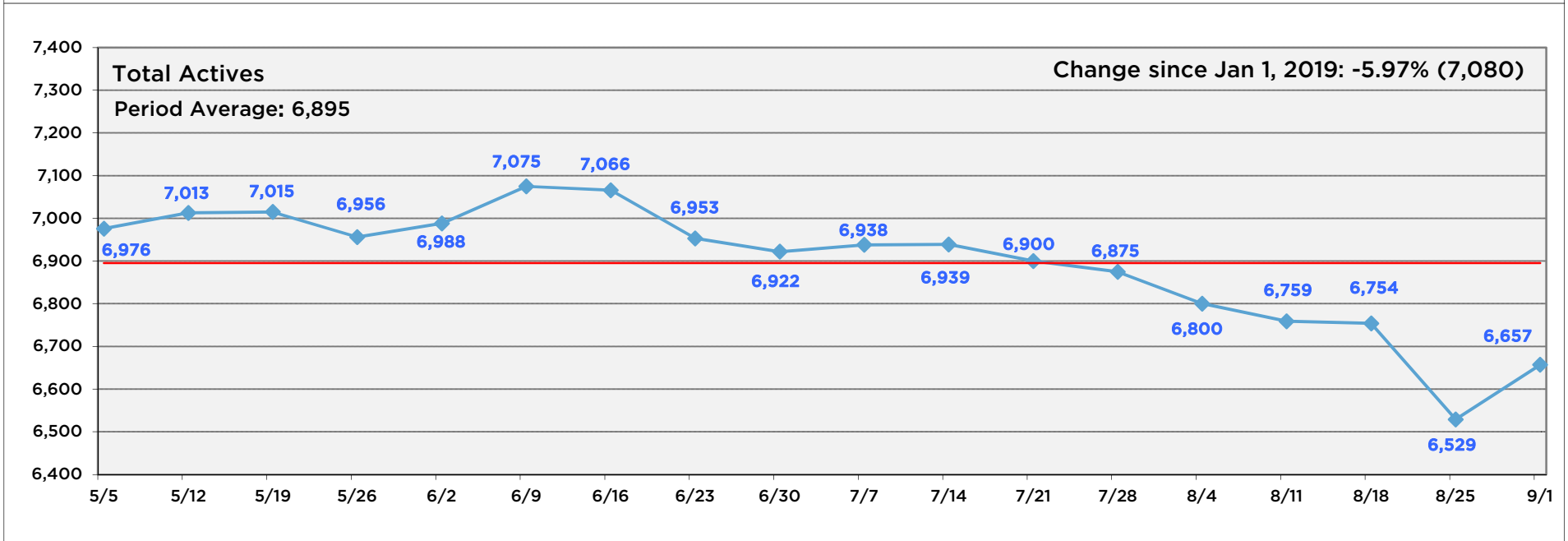
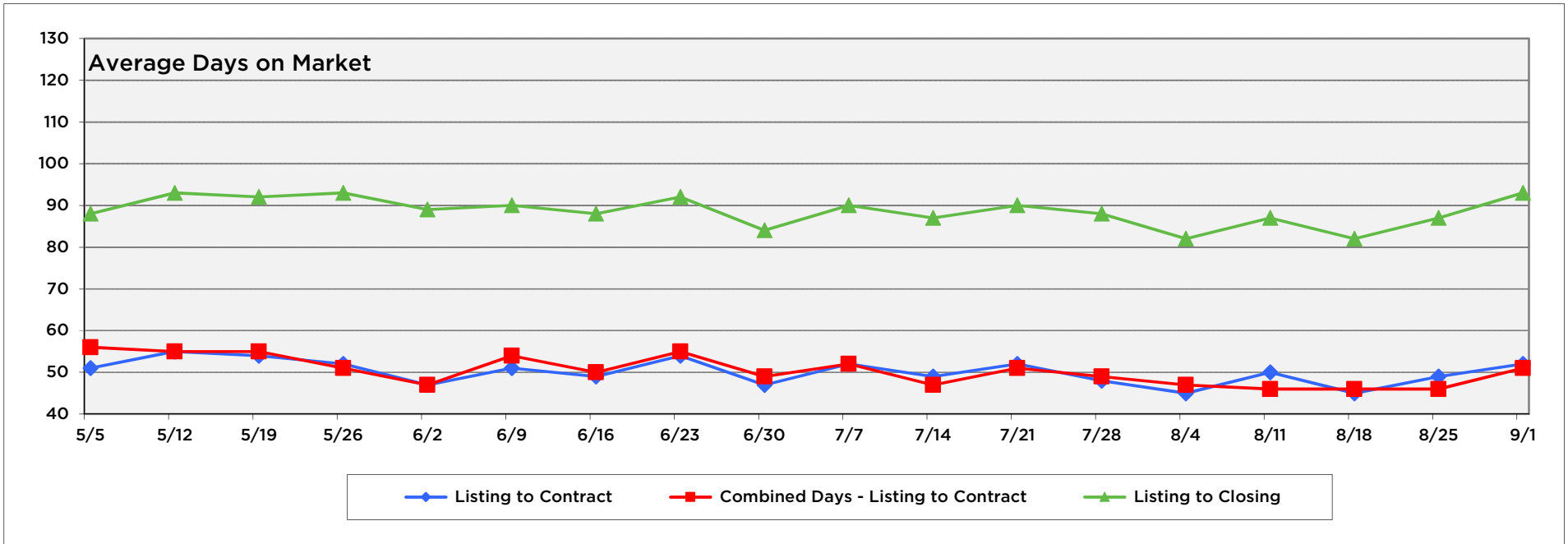
Single Family Homes



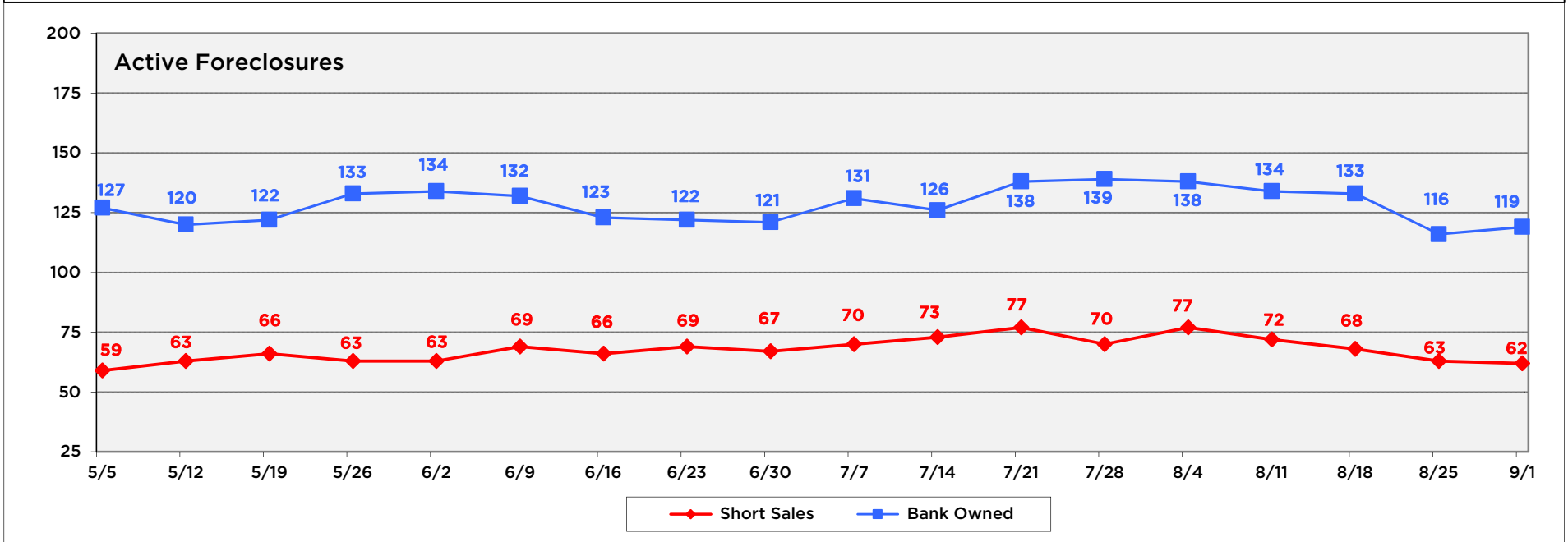
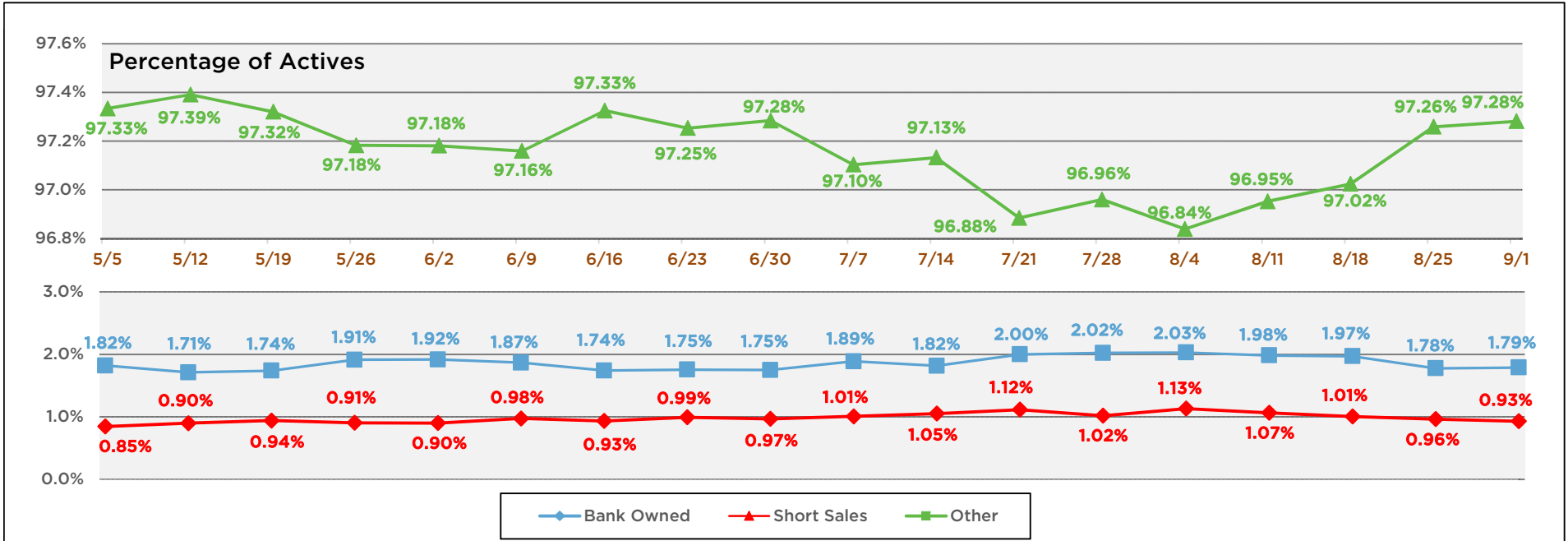
Single Family Homes



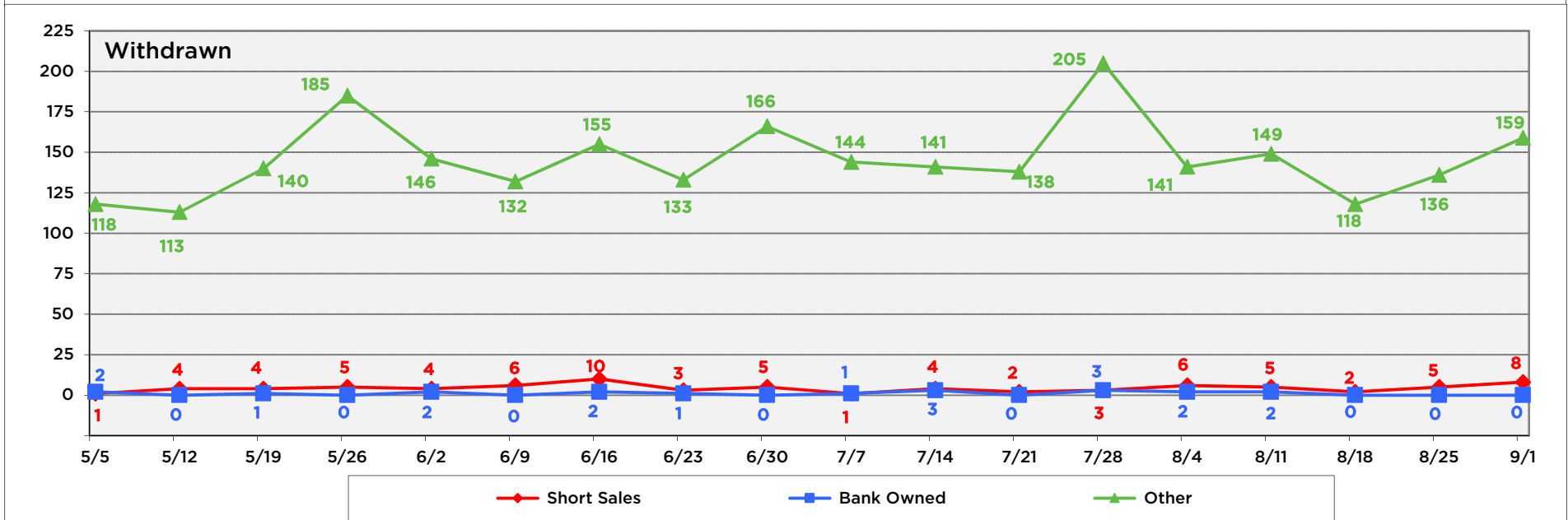
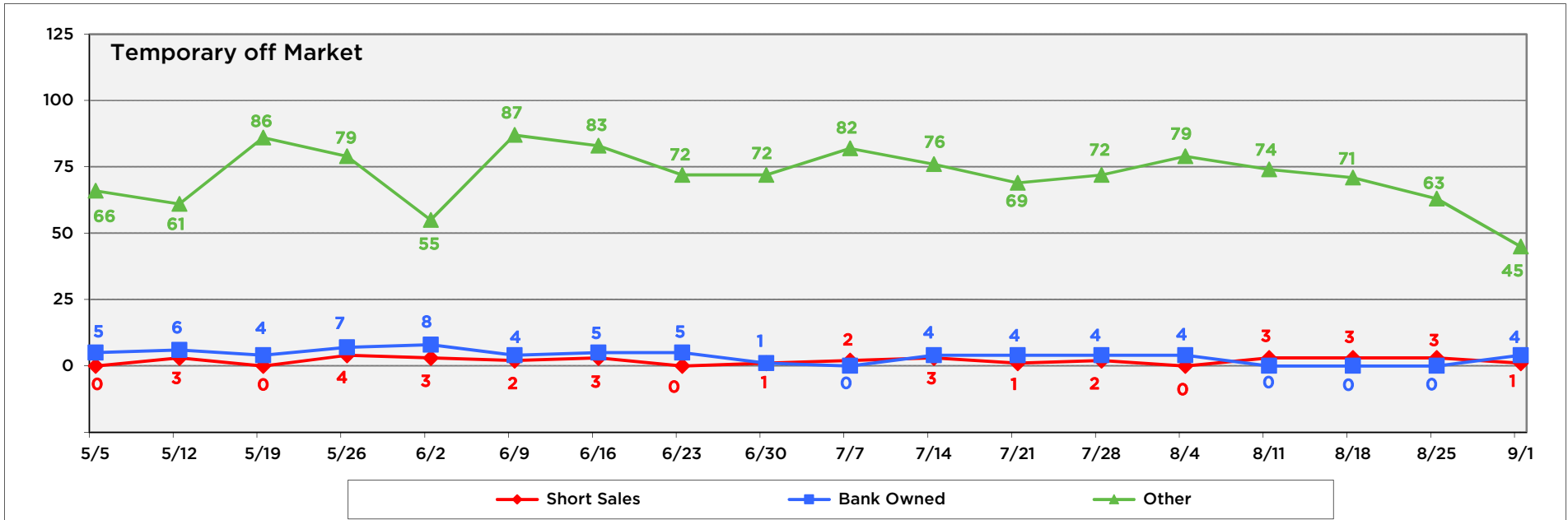
Single Family Homes



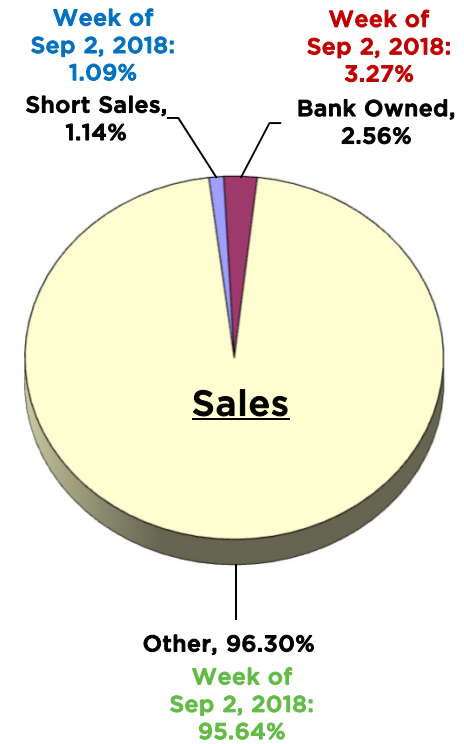
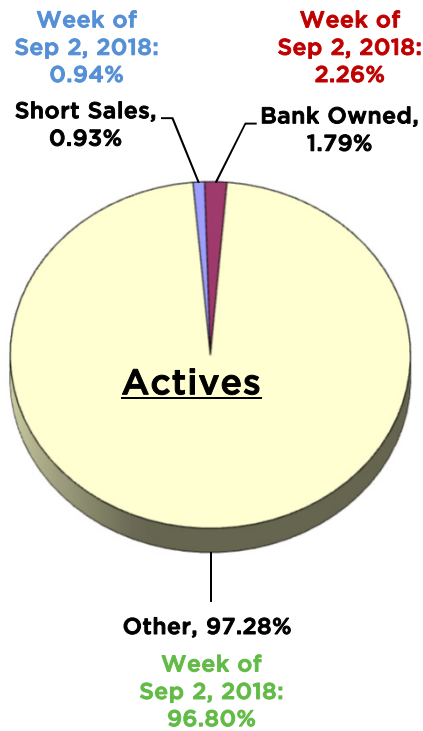
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 4 Single Family Homes available for the Median Price of \$272,000? (± \$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		1	\$272,000	4.0	2.0	1,646	\$165.25
Oviedo	32765	1	\$272,000	4.0	2.0	1,646	\$165.25
Osceola County		2	\$272,000	4.0	2.0	2,058	\$132.17
Kissimmee (West) / Pleasant Hill	34746	1	\$272,000	4.0	2.0	2,257	\$120.51
St Cloud / Canoe Creek	34772	1	\$272,000	4.0	2.0	1,859	\$146.32
Lake County		1	\$272,000	4.0	2.0	2,652	\$102.56
Mount Dora	32757	1	\$272,000	4.0	2.0	2,652	\$102.56

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	113	93	10	8	1	1	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	112	92	10	8	1	1	0
Active Listings	1,718	1,206	197	191	64	47	13
Bank Owned	20	18	1	1	0	0	0
Short Sales	12	9	1	1	1	0	0
Other	1,686	1,179	195	189	63	47	13
Months of Inventory	4	3	5	6	15	11	0

List Price

Average Original List Price	\$183,442	\$151,157	\$279,169	\$356,213	\$394,999	\$635,000	\$0
Average Final List Price	\$180,773	\$148,741	\$277,869	\$348,963	\$394,999	\$629,000	\$0

Sale Price

Average Price	\$176,305	\$144,954	\$271,750	\$338,125	\$403,200	\$616,000	\$0
Median Price	\$160,000	\$142,000	\$271,250	\$332,500	\$403,200	\$616,000	\$0

Price Differences

Original to Final List Price	-\$2,669	-\$2,416	-\$1,300	-\$7,250	\$0	-\$6,000	\$0
Original List to Sale Price - \$	-\$7,137	-\$6,203	-\$7,419	-\$18,088	\$8,201	-\$19,000	\$0
Final List to Sale Price - \$	-\$4,468	-\$3,787	-\$6,119	-\$10,838	\$8,201	-\$13,000	\$0
Original List to Sale Price - %	96.11%	95.90%	97.34%	94.92%	102.08%	97.01%	0.00%
Final List to Sale Price - %	97.53%	97.45%	97.80%	96.89%	102.08%	97.93%	0.00%

Days on the Market

Avg Days Listing to Contract	54	51	45	91	52	154	0
Combined Avg Days to Contract	53	47	53	86	9	348	0
Avg Days Listing to Closing	88	86	80	115	55	197	0
Avg Days Contract to Close	32	33	33	23	2	41	0

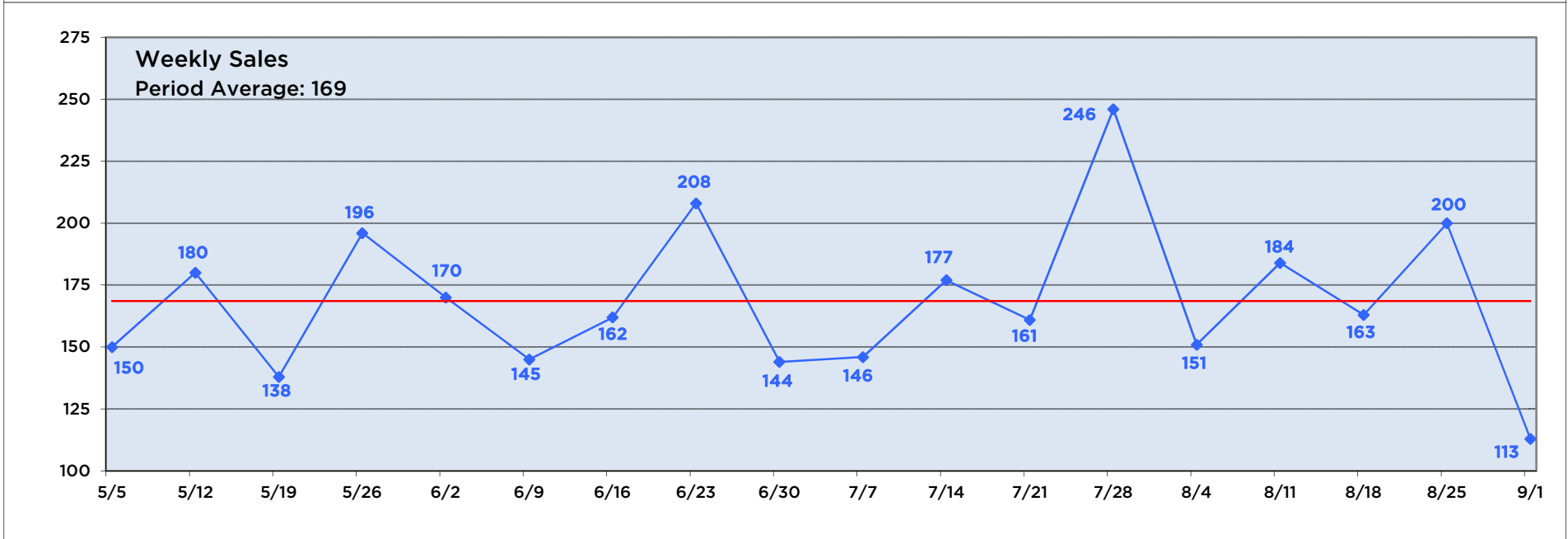
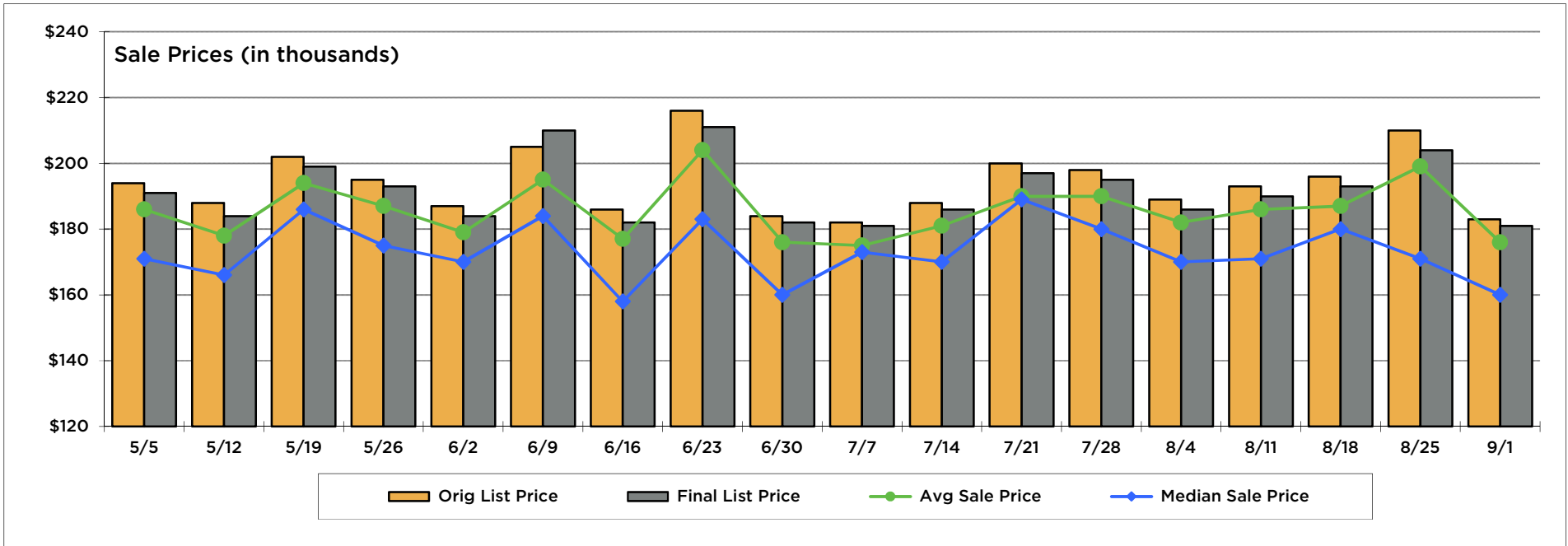
Beds / Baths

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

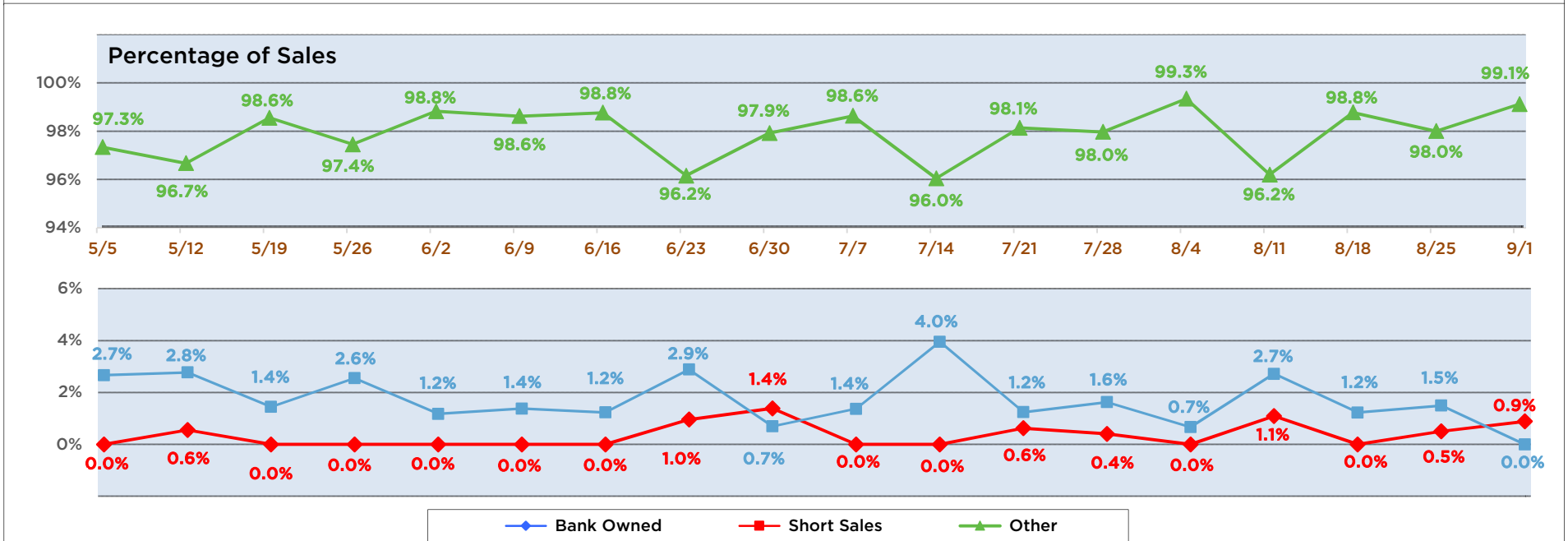
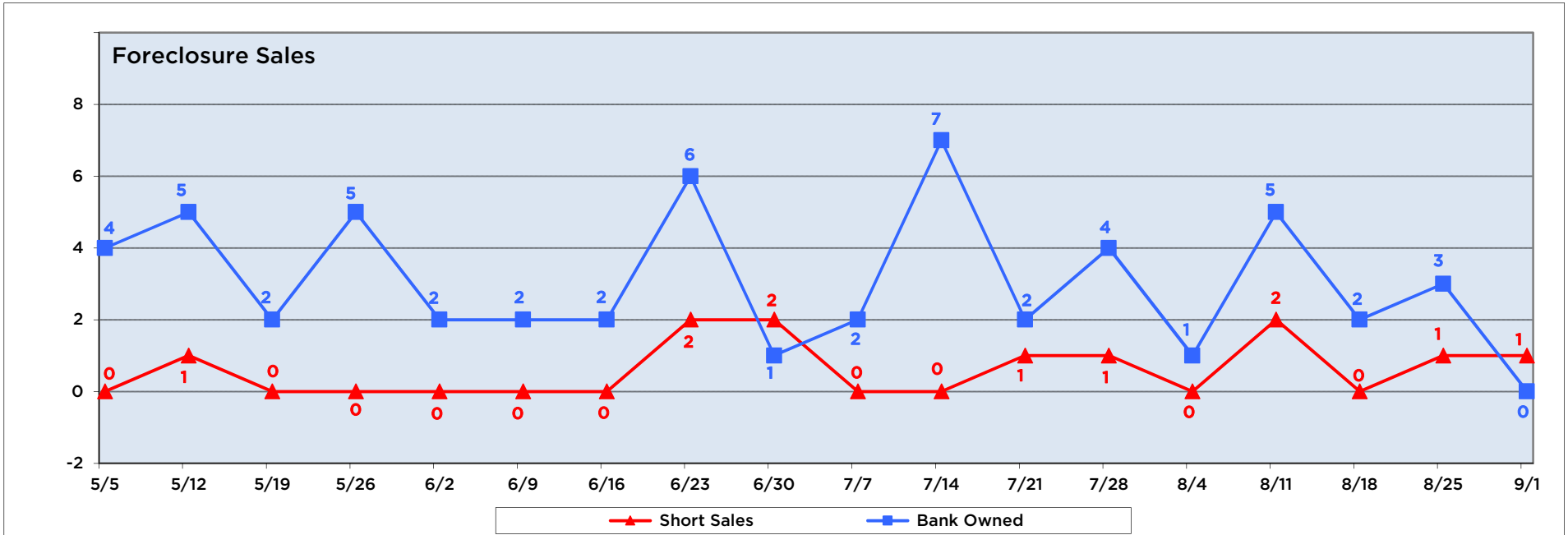
Square Footage

Average Square Feet	1,310	1,180	1,786	1,894	3,358	1,888	0
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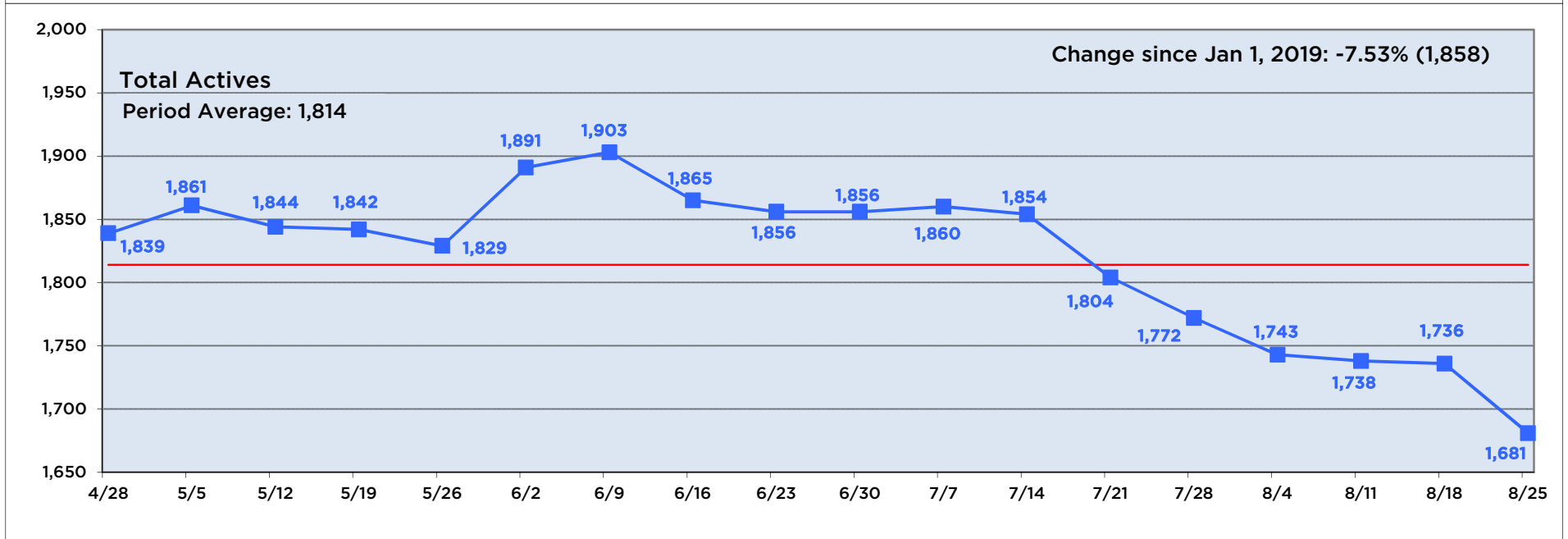
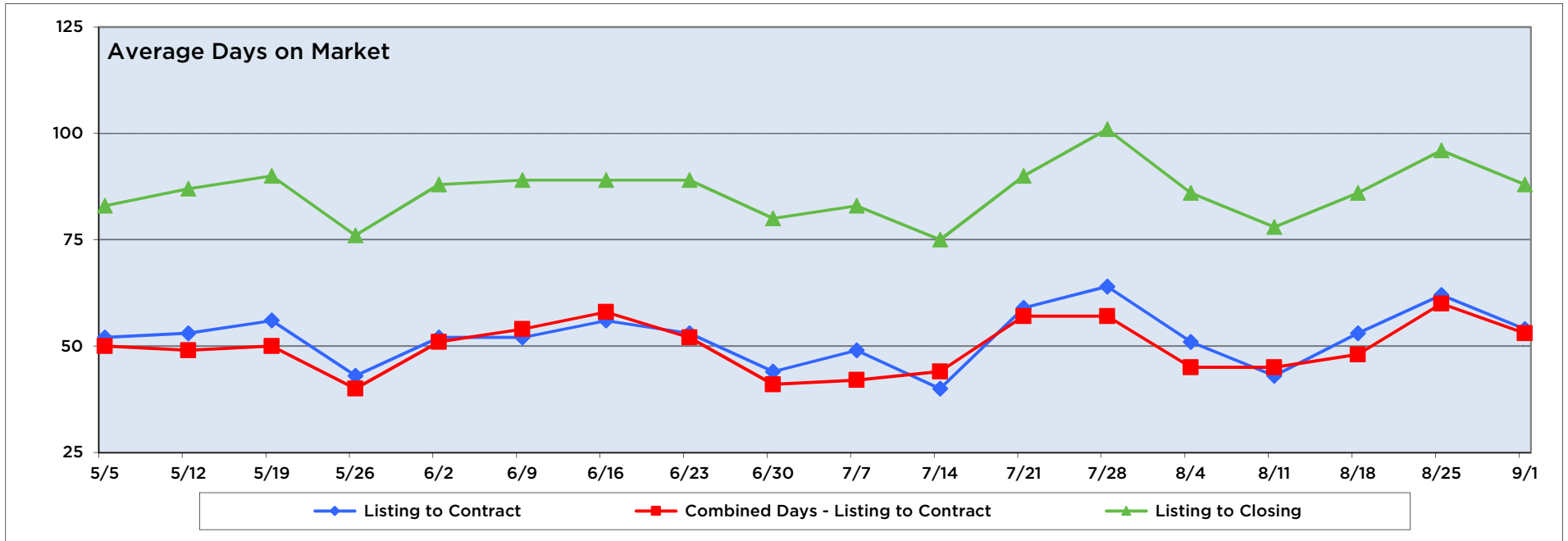
Condos, Townhomes, Villas



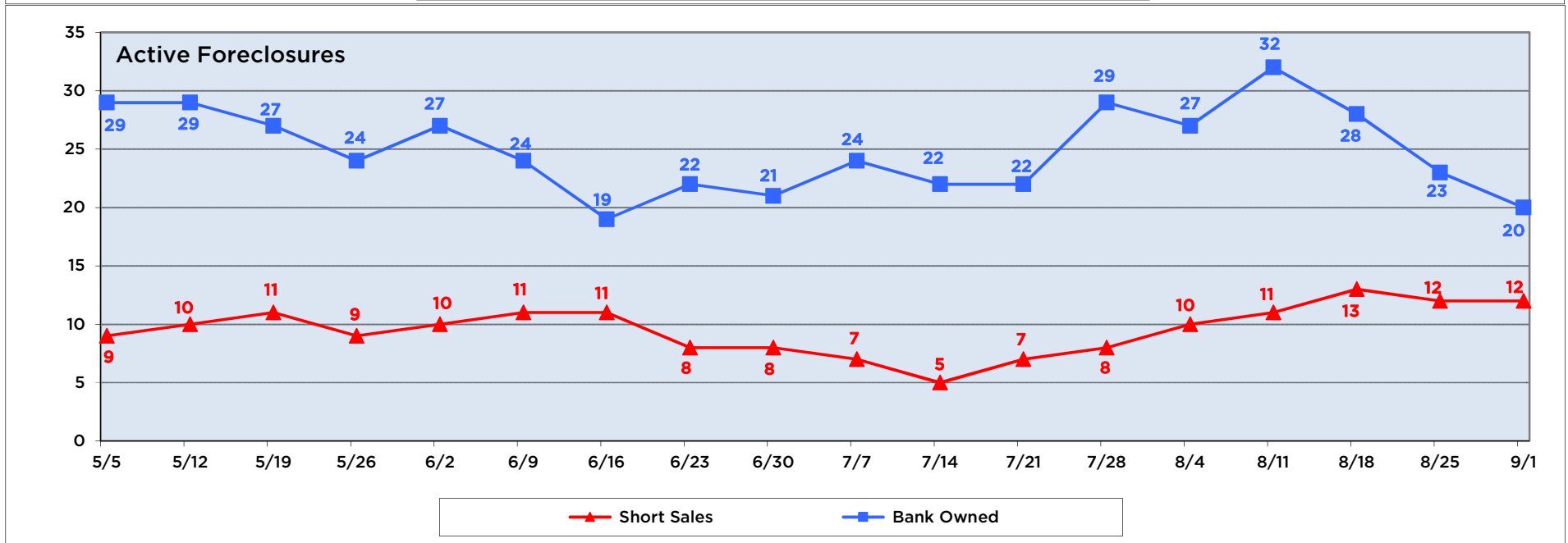
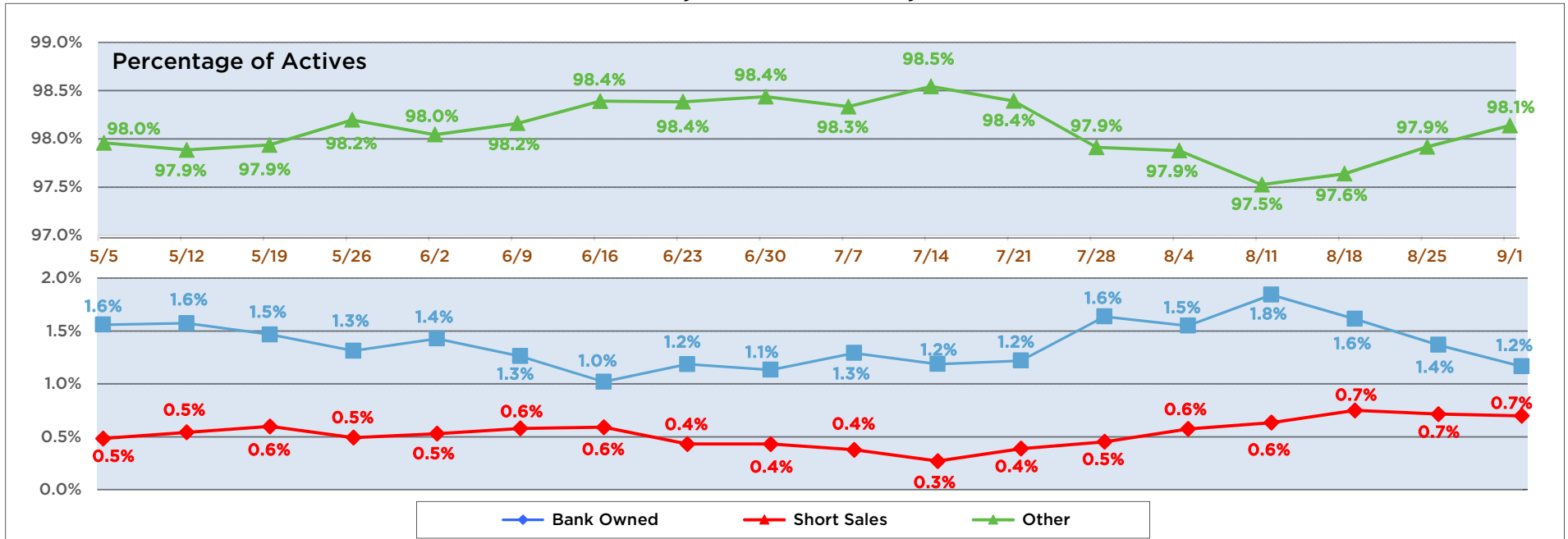
Condos, Townhomes, Villas



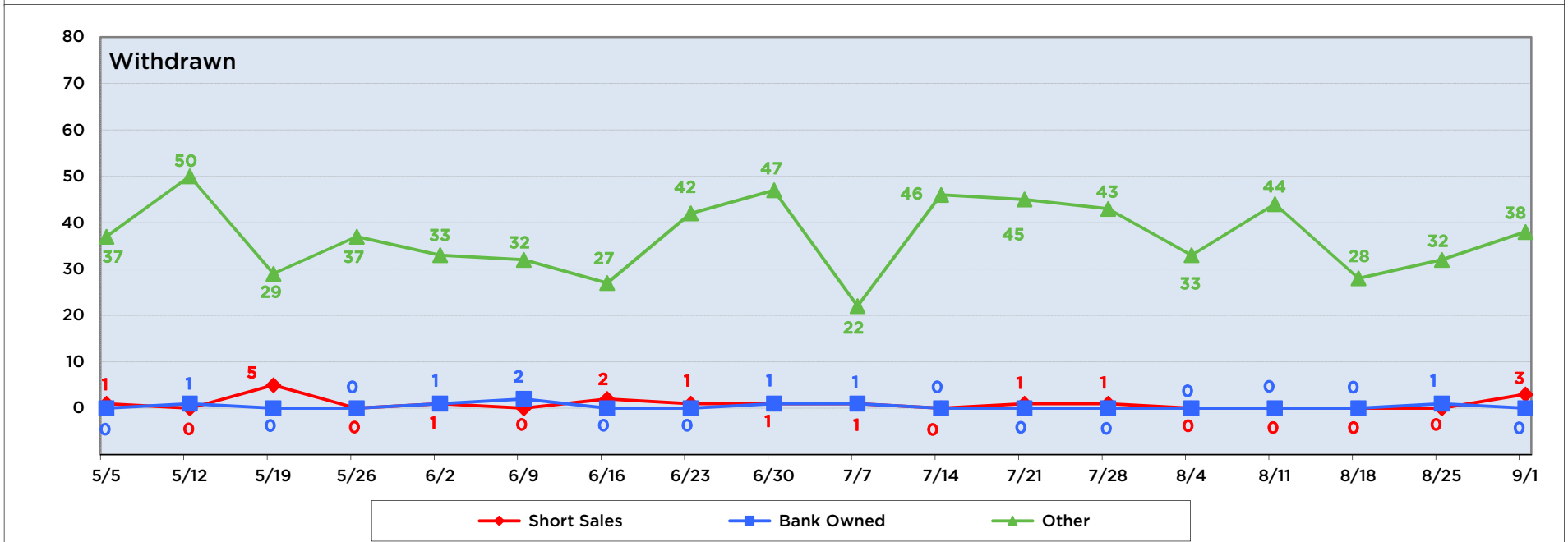
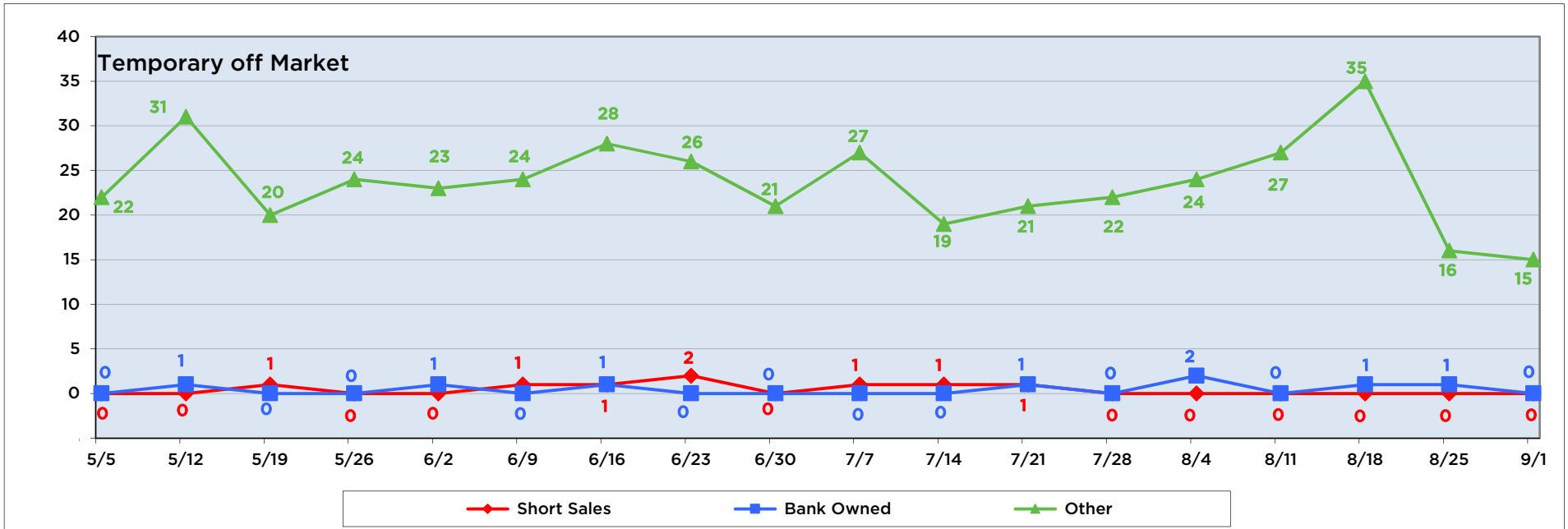
Condos, Townhomes, Villas



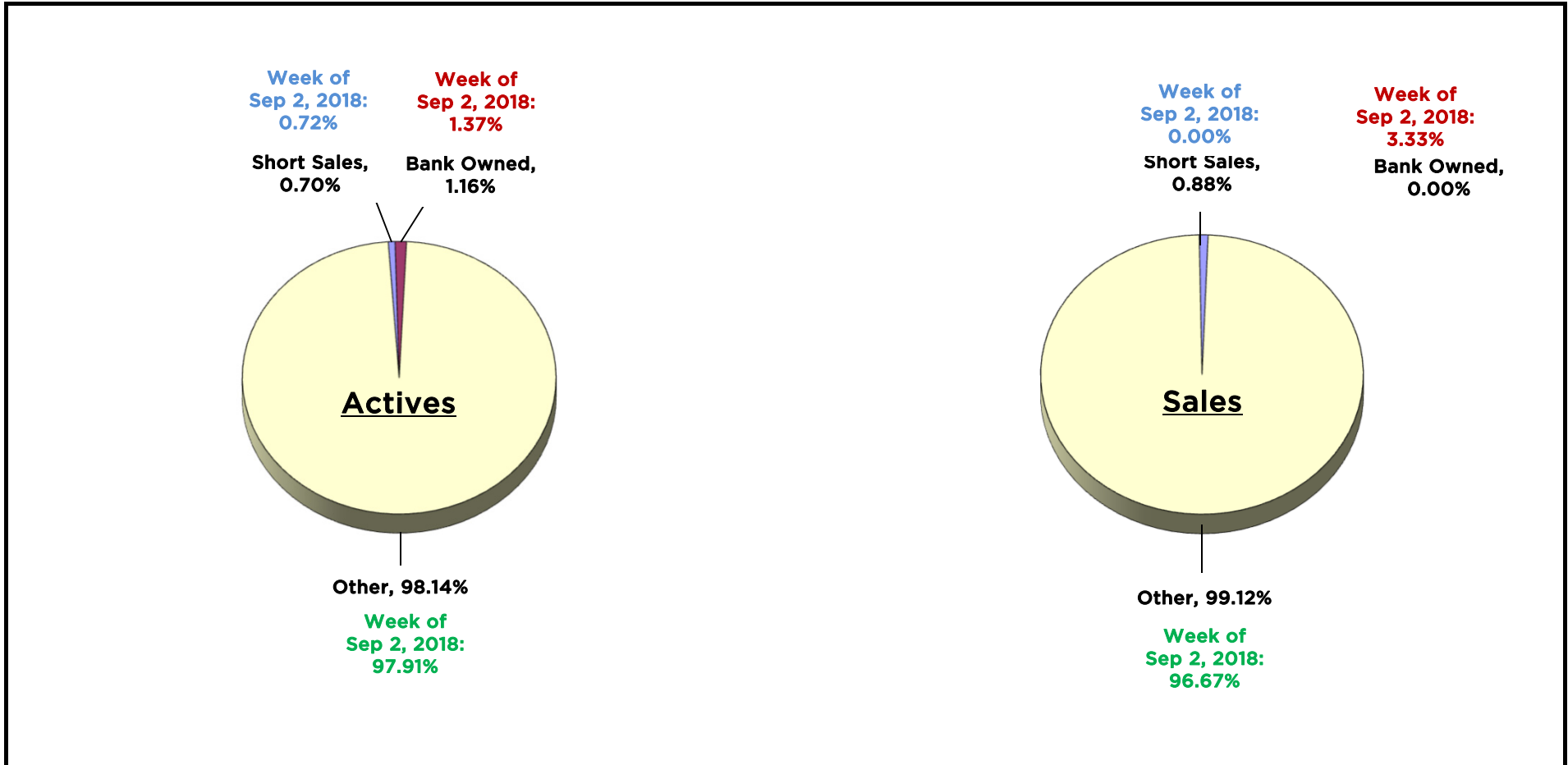
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 22 Condos, Townhomes, or Villas available for the Median Price of \$160,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$159,933	2.3	1.7	1,093	\$146.32
Altamonte Springs (East)	32701	1	\$159,900	3.0	2.0	1,200	\$133.25
Oviedo	32765	1	\$159,999	2.0	2.0	975	\$164.10
Sanford (South)	32773	1	\$159,900	2.0	1.0	1,104	\$144.84
Orange County		13	\$159,938	2.7	2.0	1,210	\$132.13
Apopka (North)	32712	1	\$160,000	3.0	2.0	1,129	\$141.72
Winter Park (East) / Aloma	32792	1	\$160,000	2.0	1.0	936	\$170.94
Azalea Park	32807	1	\$159,900	3.0	1.0	1,133	\$141.13
Conway	32812	1	\$159,900	2.0	1.0	818	\$195.48
Williamsburg / Lake Bryan	32821	3	\$159,900	3.0	3.0	1,326	\$120.59
Ventura	32822	1	\$159,900	3.0	2.0	1,252	\$127.72
Rio Pinar / Union Park	32825	1	\$160,000	3.0	2.0	1,423	\$112.44
Research Park	32826	1	\$159,900	2.0	2.0	1,062	\$150.56
Metro West / Orlo Vista	32835	2	\$159,950	3.0	2.0	1,348	\$118.66
Pine Castle / Edgewood	32839	1	\$160,000	2.0	2.0	1,309	\$122.23
Osceola County		6	\$159,867	1.7	1.5	974	\$164.13
Kissimmee (Central)	34741	1	\$159,900	3.0	2.0	1,296	\$123.38
Kissimmee / Buena Ventura Lakes	34743	2	\$159,900	2.0	2.0	927	\$172.49
Kissimmee / Celebration	34747	3	\$159,833	1.0	1.0	898	\$177.99