



## ***Monday Morning Quarterback Summary***

***Week of September 22, 2019 - September 28, 2019***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 523 during the week of Sep 22, from 561 the week prior
- The median price of single family homes increased to \$271,000, a change of 1.1%
- The number of single-family home foreclosure transactions increased to 20 last week, from 14 the week of Sep 15
- The number of single-family home short-sale transactions remained constant at 2
- Single-family inventory increased by 101, and now sits at 6,733

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 144 during the week of Sep 22, from 162 the week prior
- The median price of condos, townhomes, and villas decreased to \$169,700, a change of -1.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 5 the week of Sep 15
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 2, and now sits at 1,771

*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
<b>Sales</b>	<b>523</b>	204	119	122	35	37	6
Bank Owned	20	13	4	1	0	2	0
Short Sales	2	1	1	0	0	0	0
Other	501	190	114	121	35	35	6
<b>Active Listings</b>	<b>6,733</b>	1,536	1,048	1,606	839	1,236	468
Bank Owned	149	75	20	34	9	8	3
Short Sales	57	17	10	17	8	3	2
Other	6,527	1,444	1,018	1,555	822	1,225	463
<b>Months of Inventory</b>	<b>3</b>	2	2	3	6	8	18

**List Price**

Average Original List Price	\$328,044	\$199,312	\$287,441	\$354,797	\$478,677	\$702,406	\$1,779,000
Average Final List Price	\$318,734	\$195,926	\$280,444	\$346,801	\$461,942	\$683,548	\$1,597,833

**Sale Price**

Average Price	\$309,863	\$190,848	\$272,351	\$340,668	\$448,114	\$661,351	\$1,500,000
Median Price	\$271,000	\$200,000	\$272,475	\$335,000	\$450,000	\$645,000	\$1,420,000

**Price Differences**

<i>Original to Final</i> List Price	-\$9,310	-\$3,386	-\$6,997	-\$7,996	-\$16,735	-\$18,858	-\$181,167
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,181	-\$8,464	-\$15,090	-\$14,129	-\$30,563	-\$41,055	-\$279,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,871	-\$5,078	-\$8,093	-\$6,133	-\$13,828	-\$22,197	-\$97,833
<i>Original</i> List to <i>Sale</i> Price - %	94.46%	95.75%	94.75%	96.02%	93.62%	94.16%	84.32%
<i>Final</i> List to <i>Sale</i> Price - %	97.22%	97.41%	97.11%	98.23%	97.01%	96.75%	93.88%

**Days on the Market**

Avg Days Listing to Contract	48	42	47	57	49	58	72
Combined Avg Days to Contract	47	36	44	55	55	72	126
Avg Days Listing to Closing	86	78	83	95	91	99	127
Avg Days Contract to Close	37	36	35	38	41	41	54

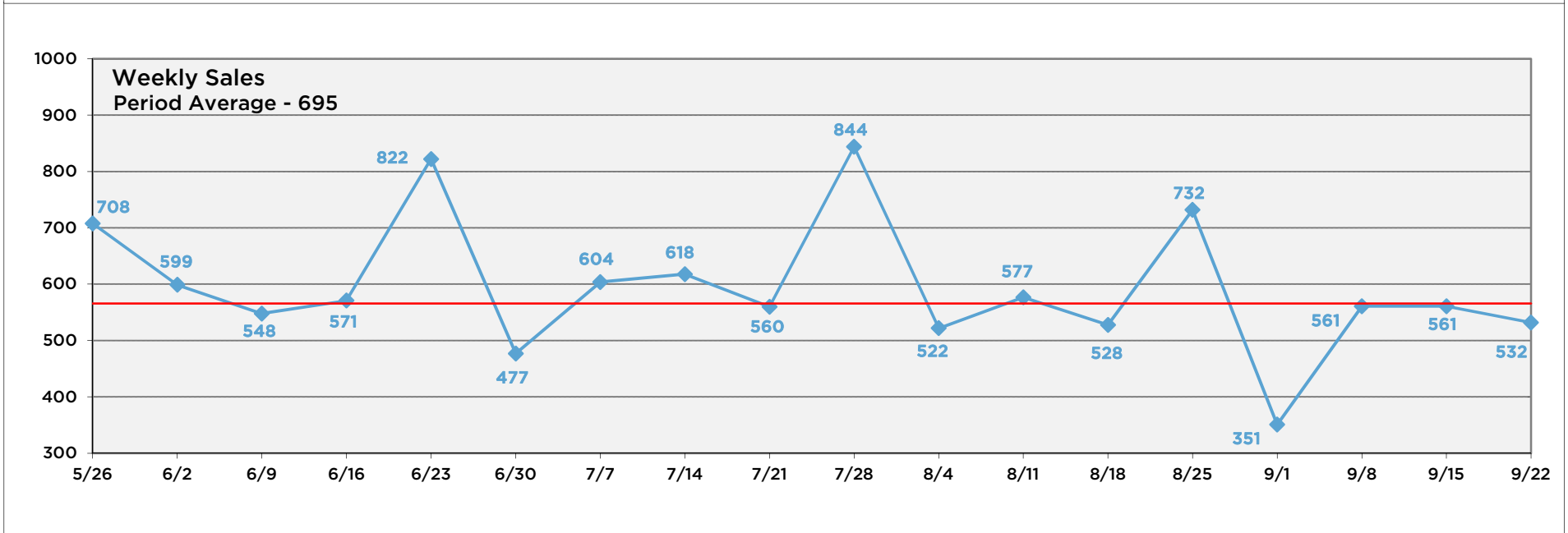
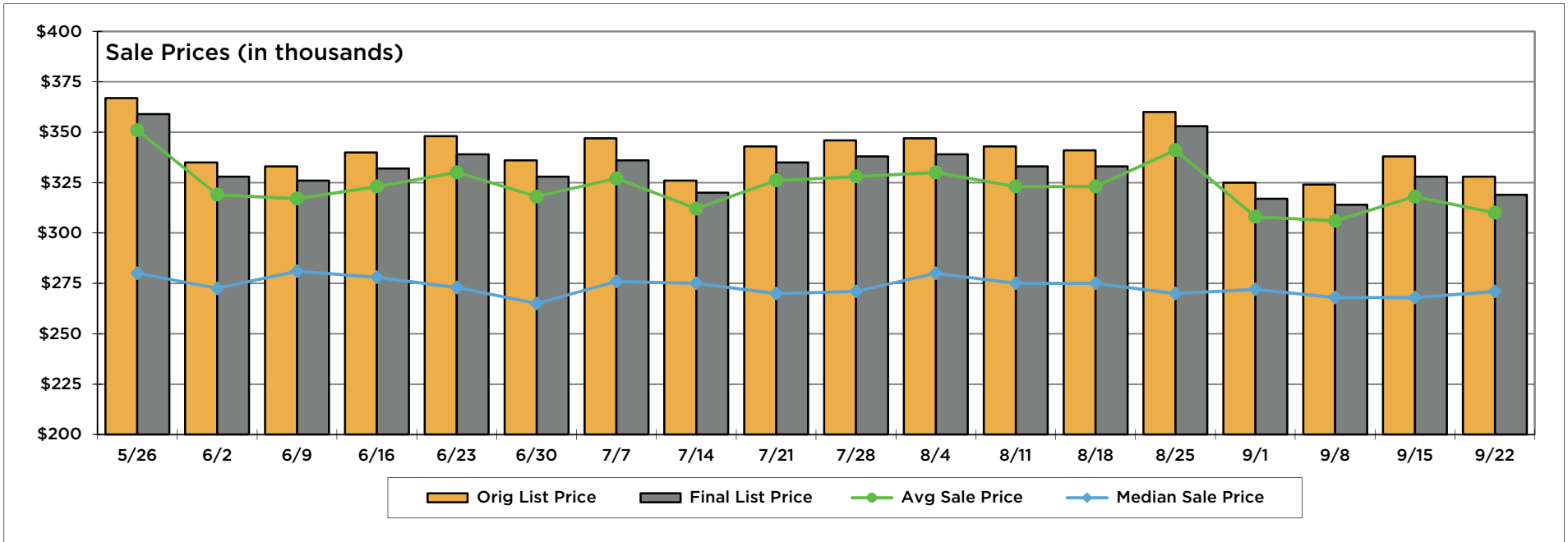
**Beds / Baths**

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

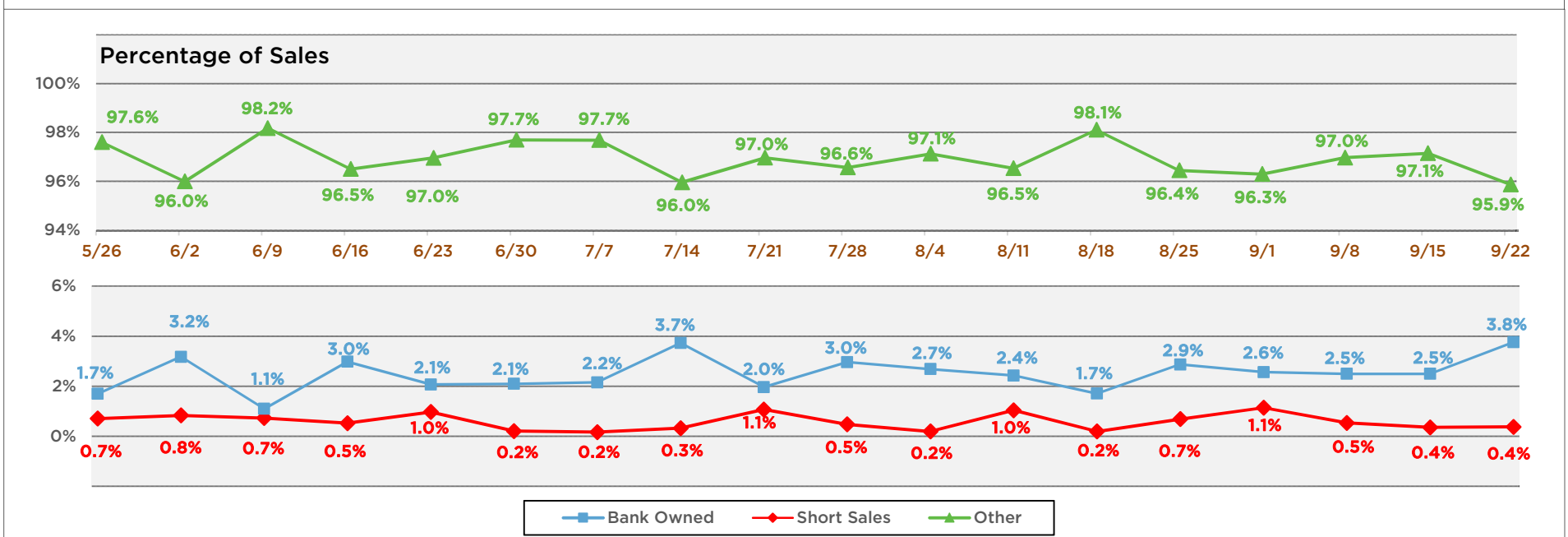
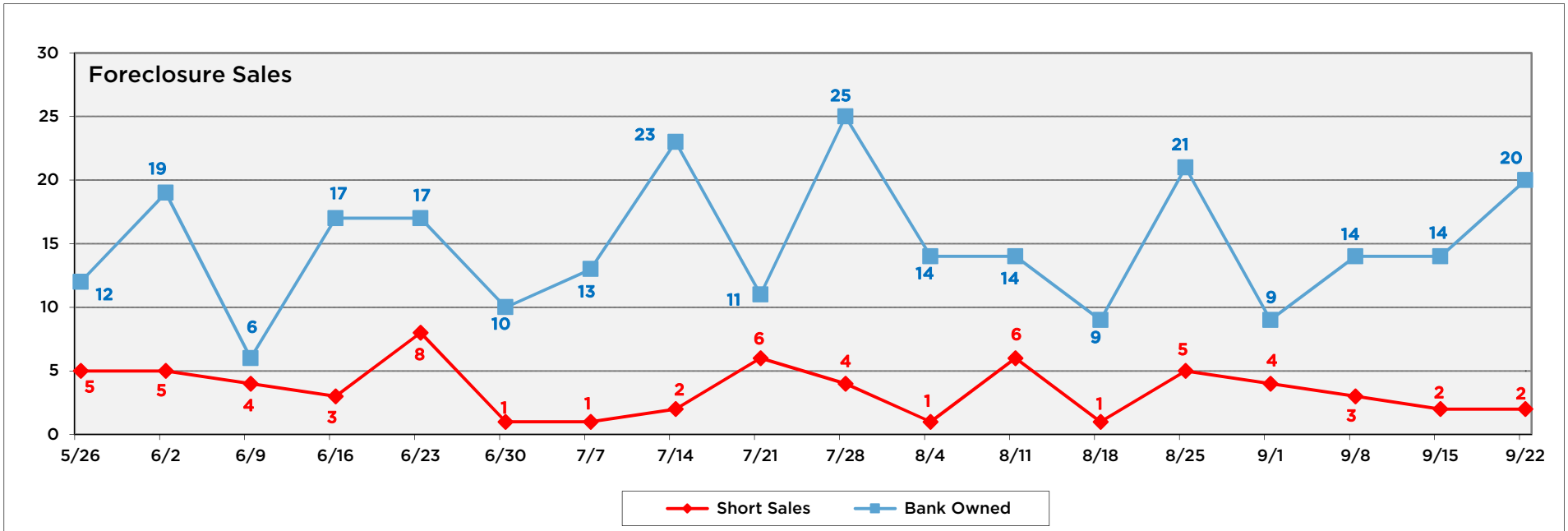
**Square Footage**

Average Square Feet	2,070	1,464	1,975	2,426	2,734	3,483	4,766
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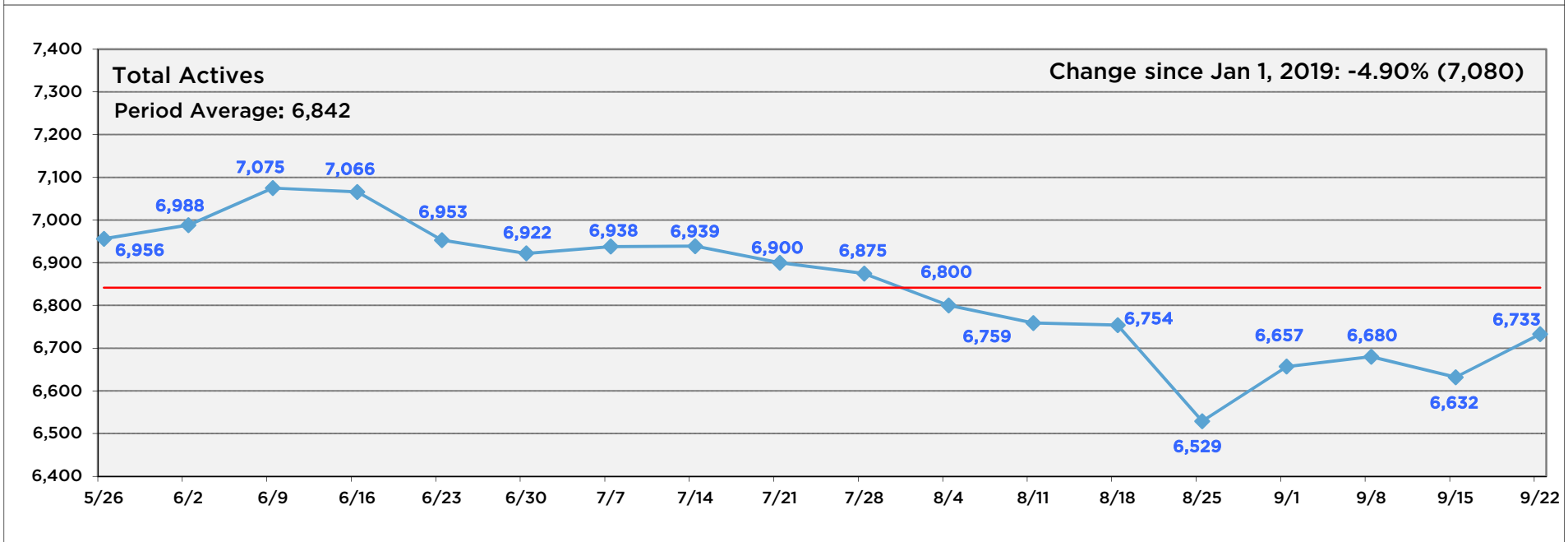
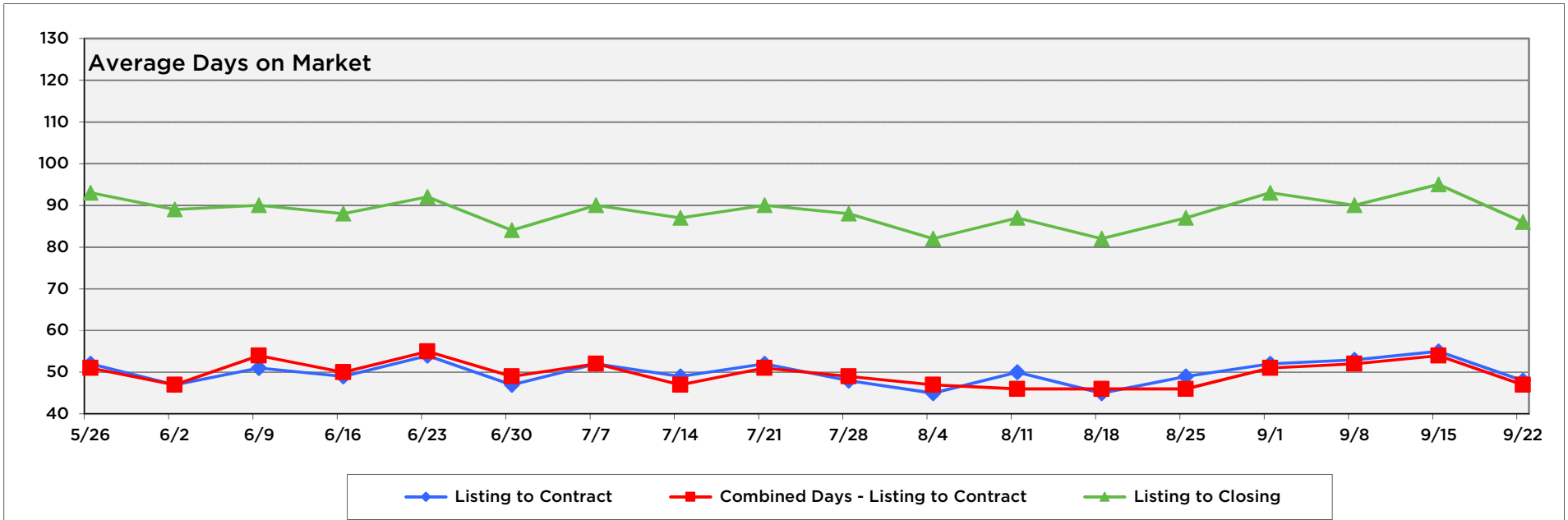
**Single Family Homes**



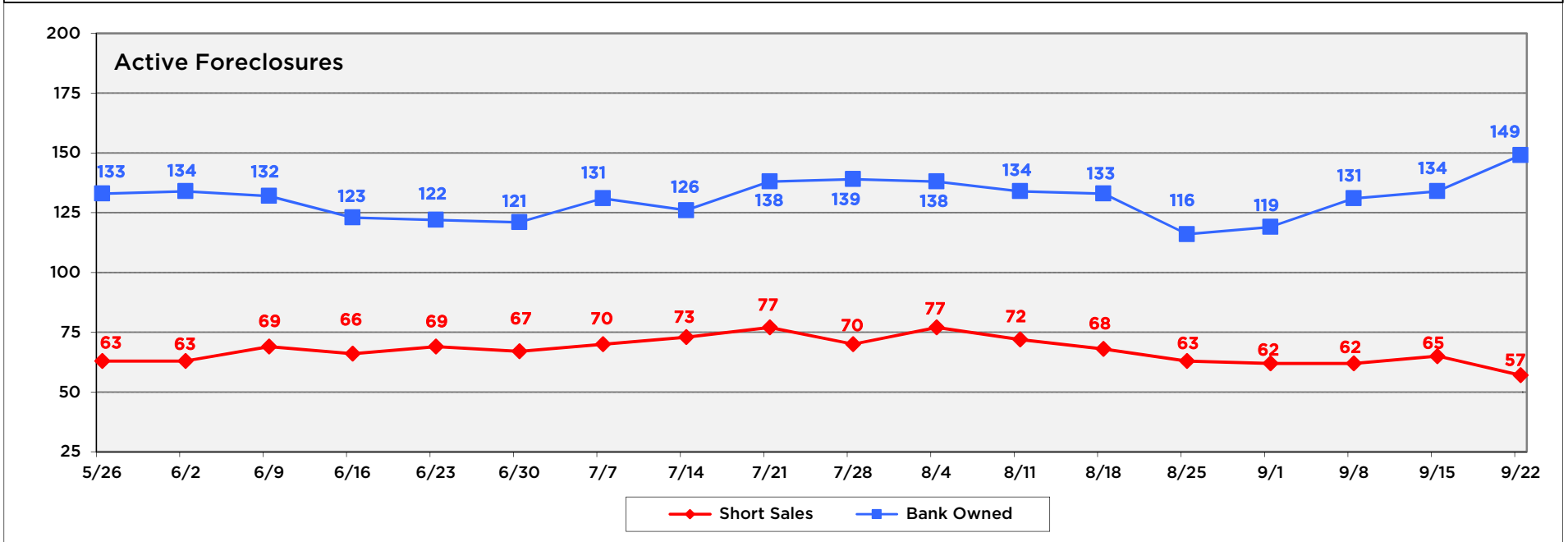
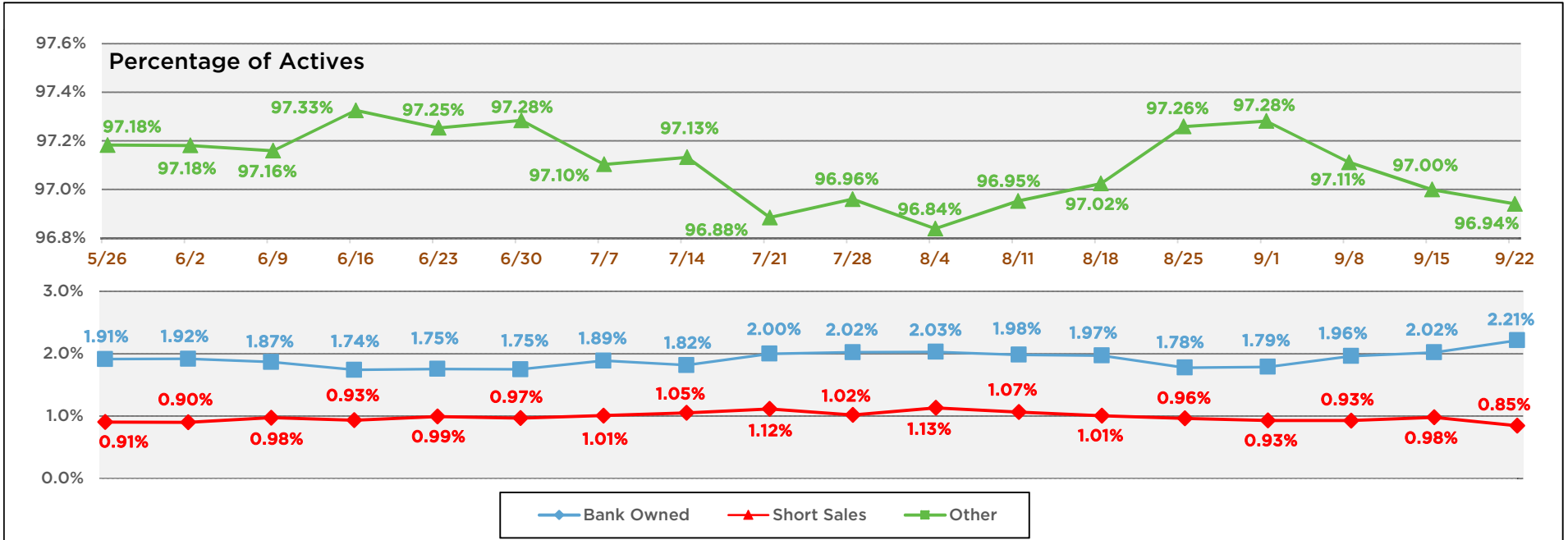
**Single Family Homes**



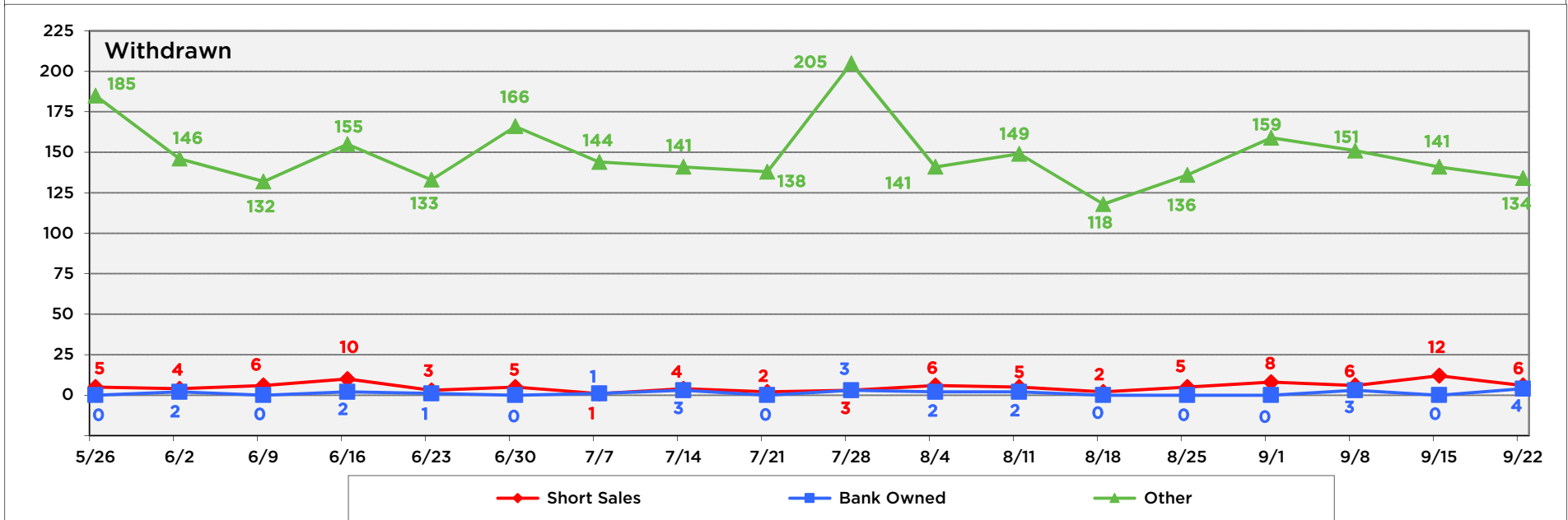
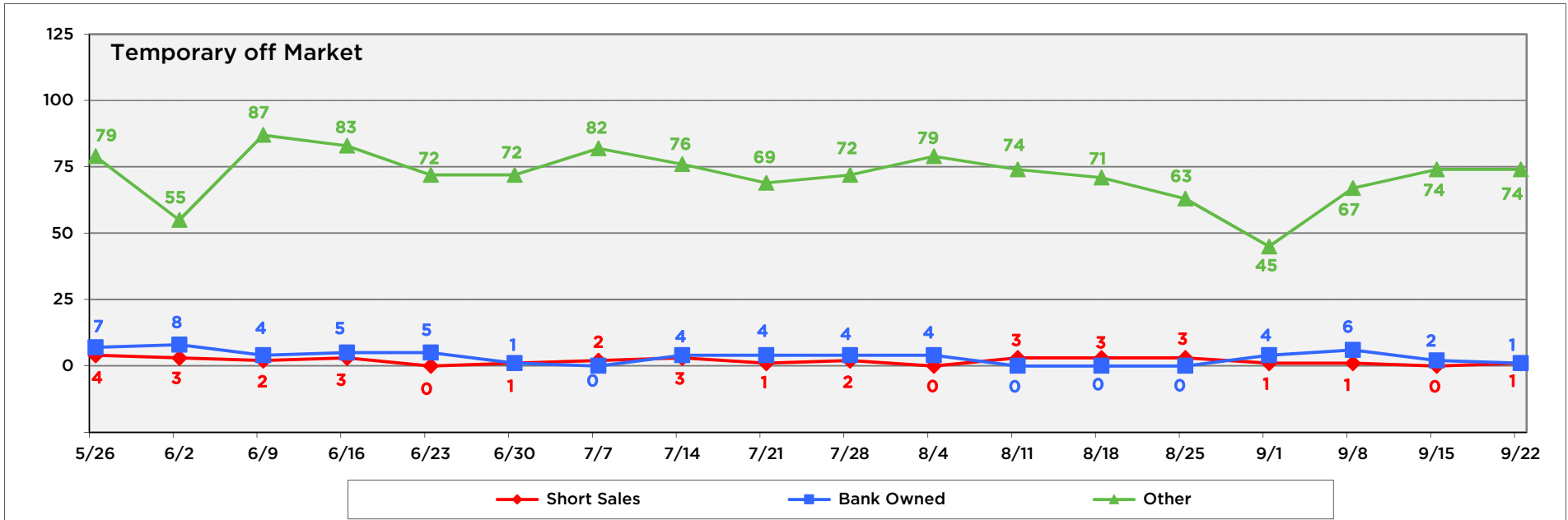
### Single Family Homes



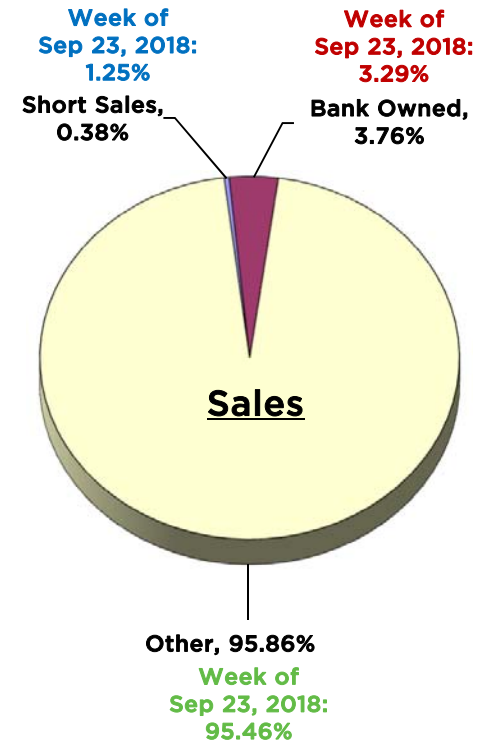
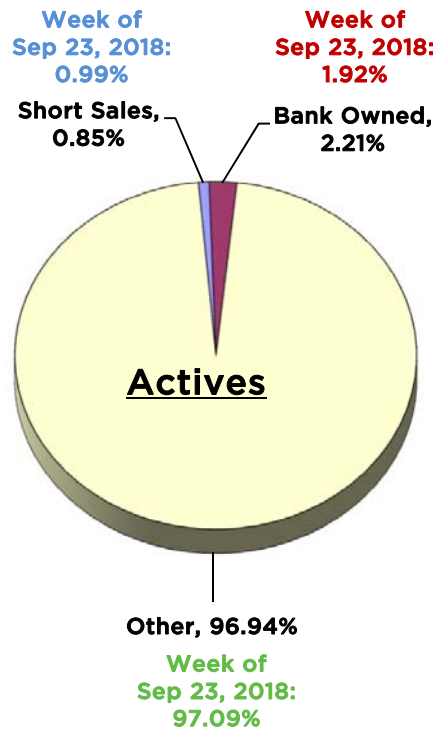
**Single Family Homes**



### Single Family Homes



### Single Family Homes



**Where are the 3 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>
<b>Seminole County</b>		<b>1</b>	<b>\$271,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,792</b>	<b>\$151.23</b>
Winter Springs / Tuskawilla	32708	1	\$271,000	3.0	2.0	1,792	\$151.23
<b>Osceola County</b>		<b>2</b>	<b>\$270,945</b>	<b>4.0</b>	<b>2.0</b>	<b>2,068</b>	<b>\$131.02</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$270,900	4.0	2.0	2,184	\$124.04
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
<b>Sales</b>	<b>144</b>	121	13	7	2	1	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	142	119	13	7	2	1	0
<b>Active Listings</b>	<b>1,771</b>	1,236	208	196	68	51	12
Bank Owned	27	25	2	0	0	0	0
Short Sales	10	8	1	1	0	0	0
Other	1,734	1,203	205	195	68	51	12
<b>Months of Inventory</b>	<b>3</b>	2	4	6	8	12	0

***List Price***

Average Original List Price	<b>\$188,703</b>	\$161,152	\$281,138	\$355,714	\$495,000	\$539,000	\$0
Average Final List Price	<b>\$185,970</b>	\$158,776	\$277,800	\$349,771	\$484,500	\$539,000	\$0

***Sale Price***

Average Price	<b>\$180,777</b>	\$154,516	\$271,538	\$340,571	\$457,500	\$506,500	\$0
Median Price	<b>\$169,700</b>	\$159,999	\$273,000	\$339,000	\$457,500	\$506,500	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,733</b>	-\$2,376	-\$3,338	-\$5,943	-\$10,500	\$0	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$7,926</b>	-\$6,636	-\$9,600	-\$15,143	-\$37,500	-\$32,500	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$5,193</b>	-\$4,260	-\$6,262	-\$9,200	-\$27,000	-\$32,500	\$0
<b>Original List to Sale Price - %</b>	<b>95.80%</b>	95.88%	96.59%	95.74%	92.42%	93.97%	0.00%
<b>Final List to Sale Price - %</b>	<b>97.21%</b>	97.32%	97.75%	97.37%	94.43%	93.97%	0.00%

***Days on the Market***

Avg Days Listing to Contract	<b>53</b>	49	86	43	138	0	0
Combined Avg Days to Contract	<b>47</b>	41	79	40	199	0	0
Avg Days Listing to Closing	<b>87</b>	82	129	81	183	39	0
Avg Days Contract to Close	<b>34</b>	32	42	38	45	38	0

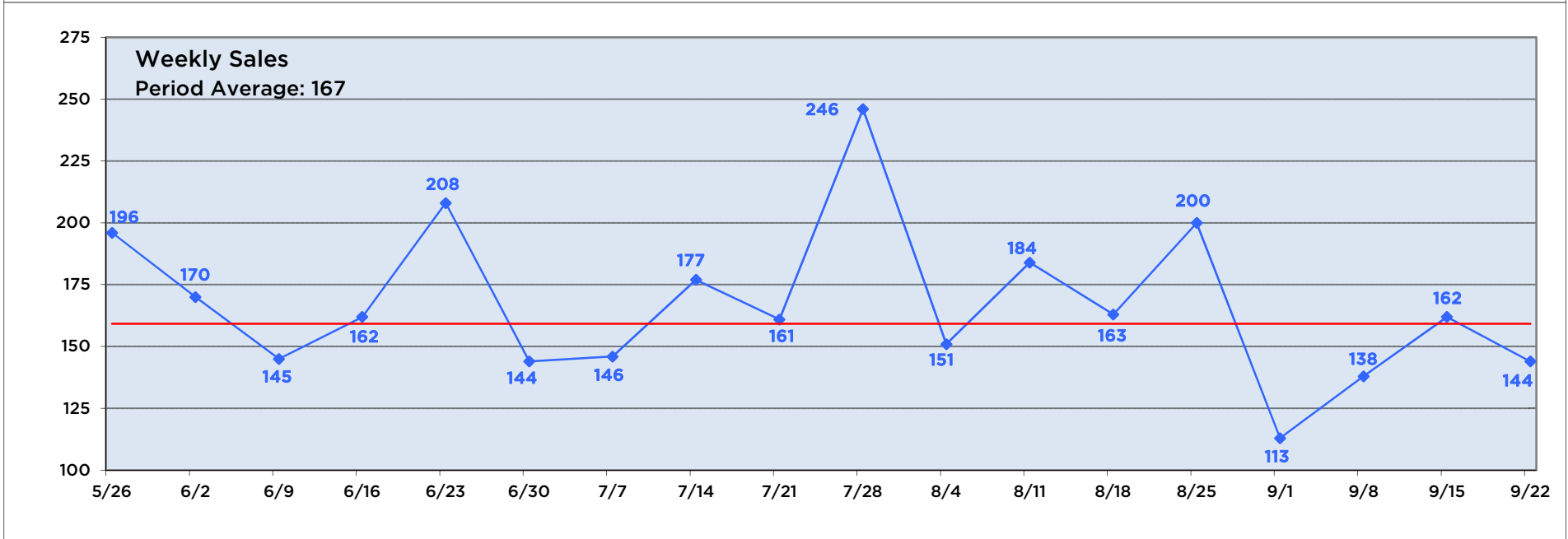
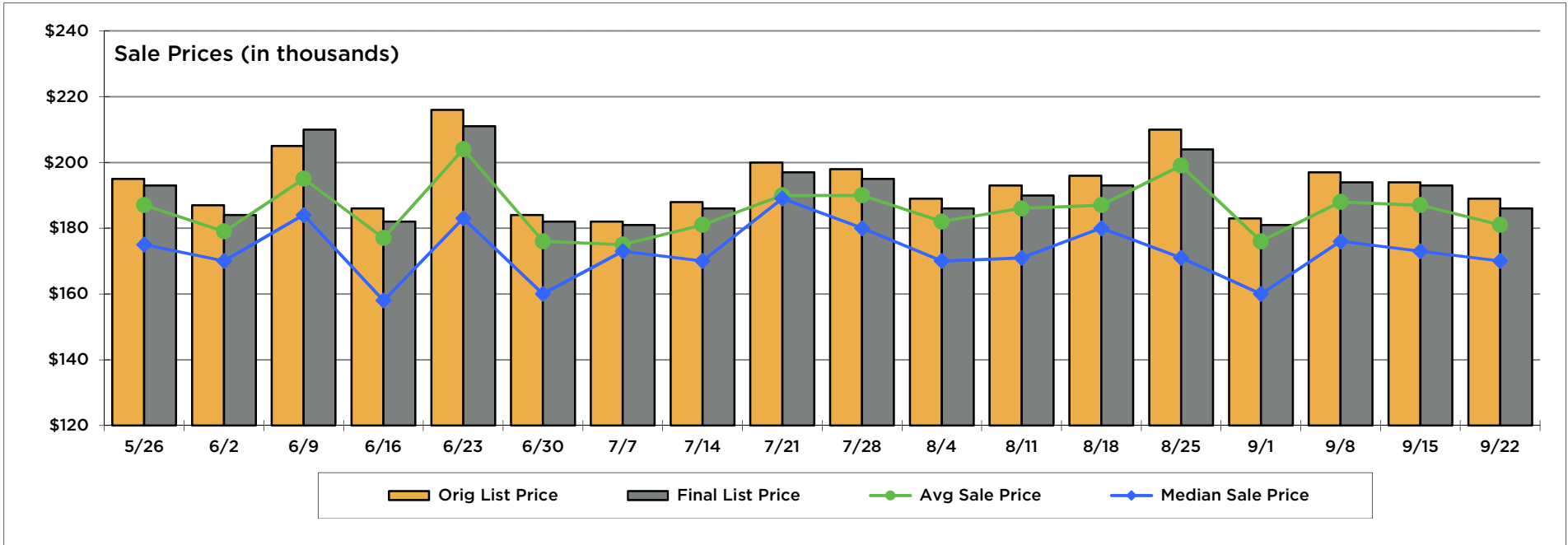
***Beds / Baths***

Average Bedrooms	<b>2</b>	2	3	3	3	2	0
Average Full Baths	<b>2</b>	2	3	2	2	2	0
Average Half Baths	<b>0</b>	0	0	1	1	1	0

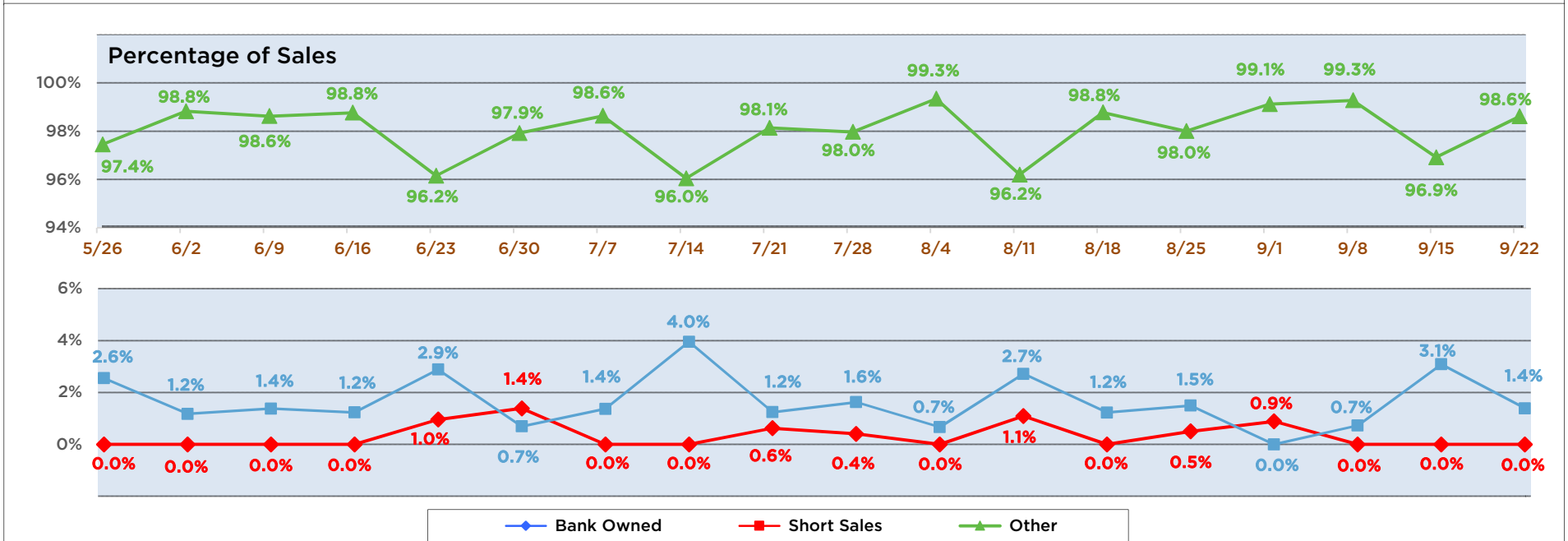
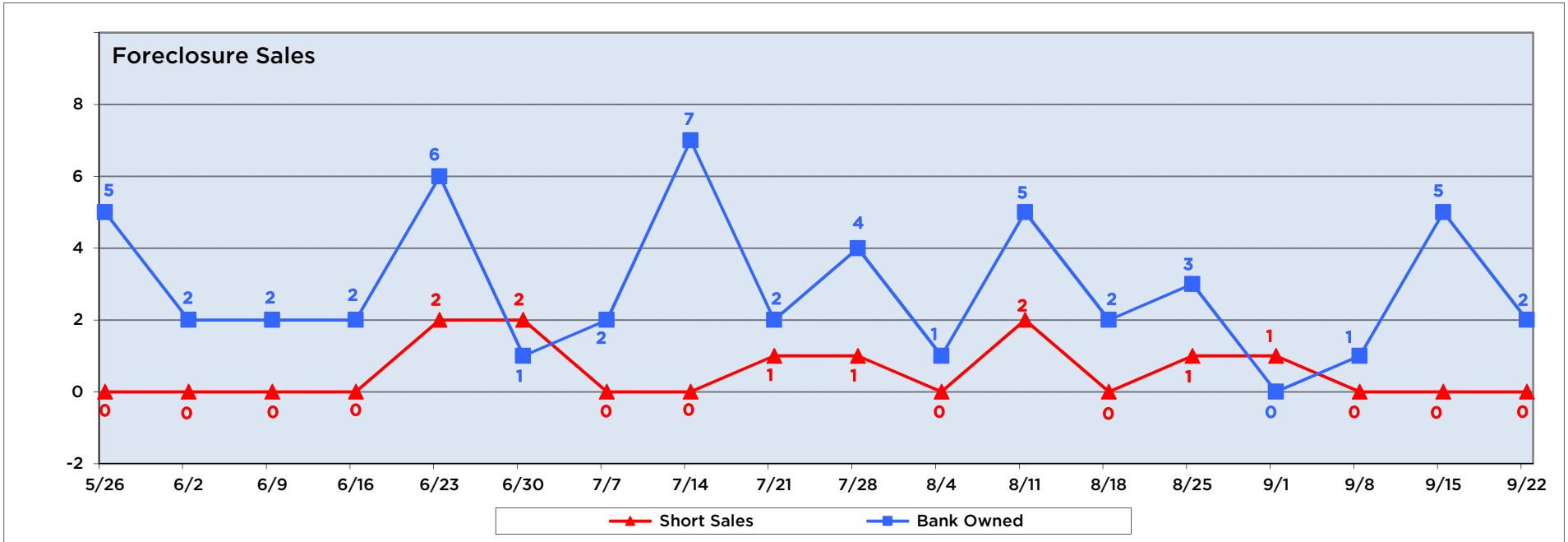
***Square Footage***

Average Square Feet	<b>1,330</b>	1,233	1,682	1,851	2,724	2,080	0
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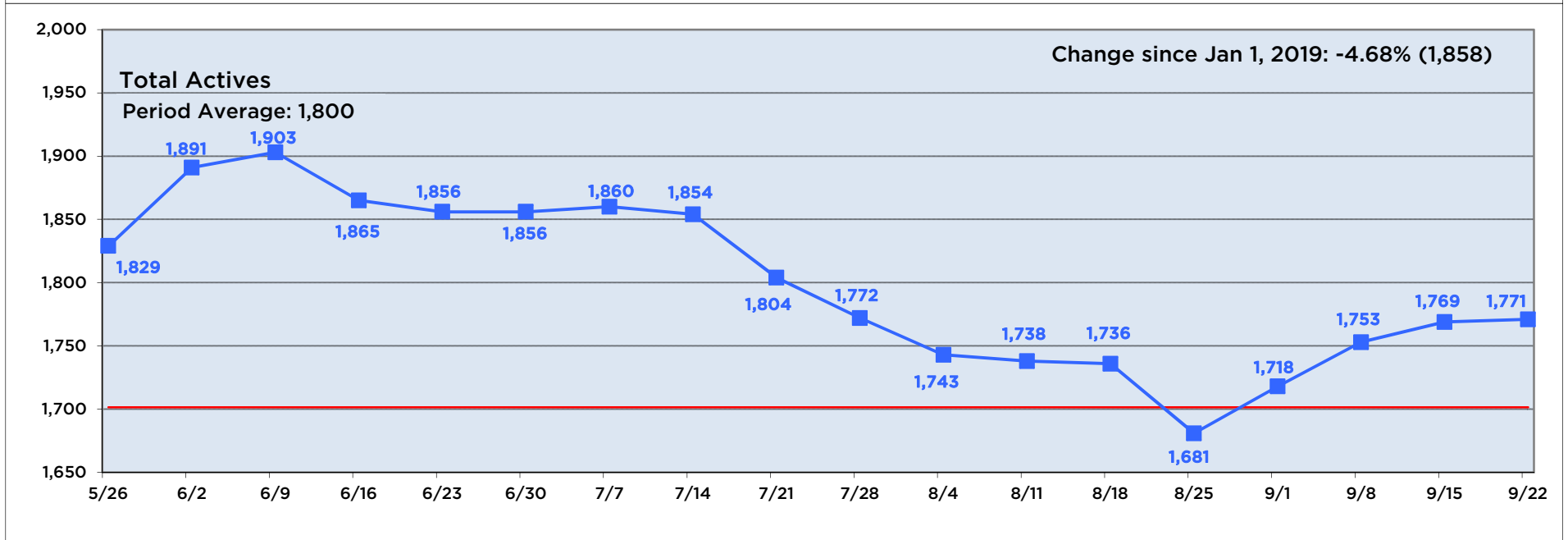
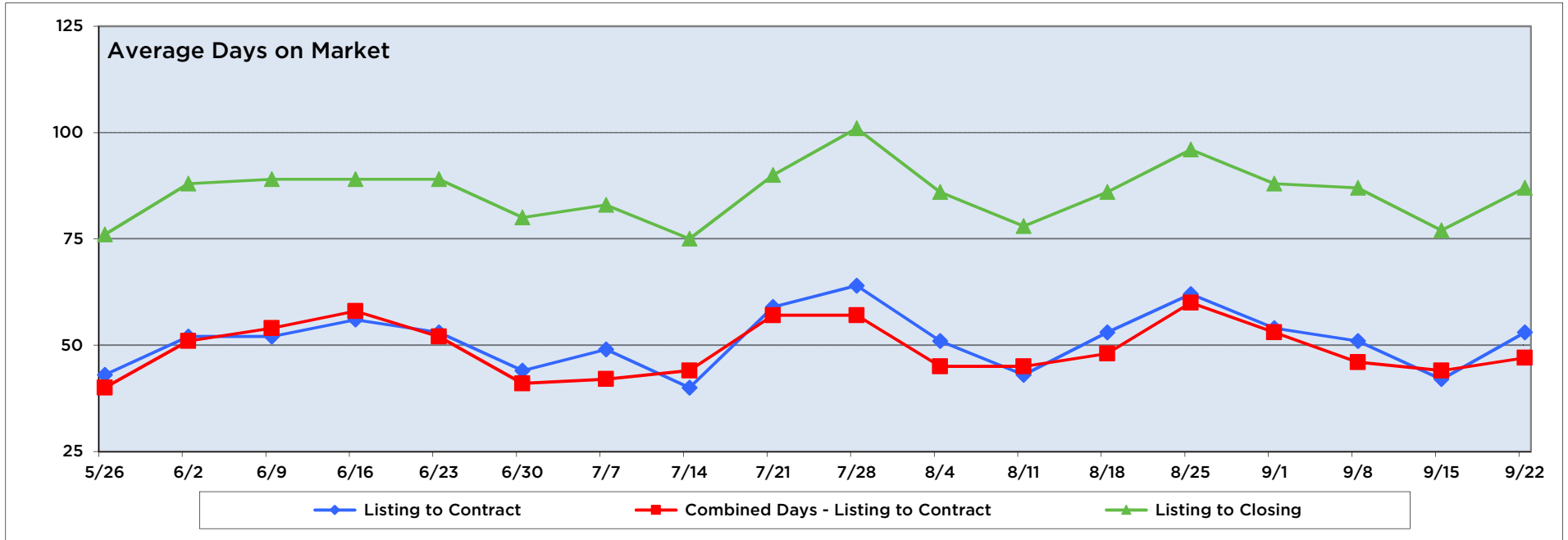
**Condos, Townhomes, Villas**



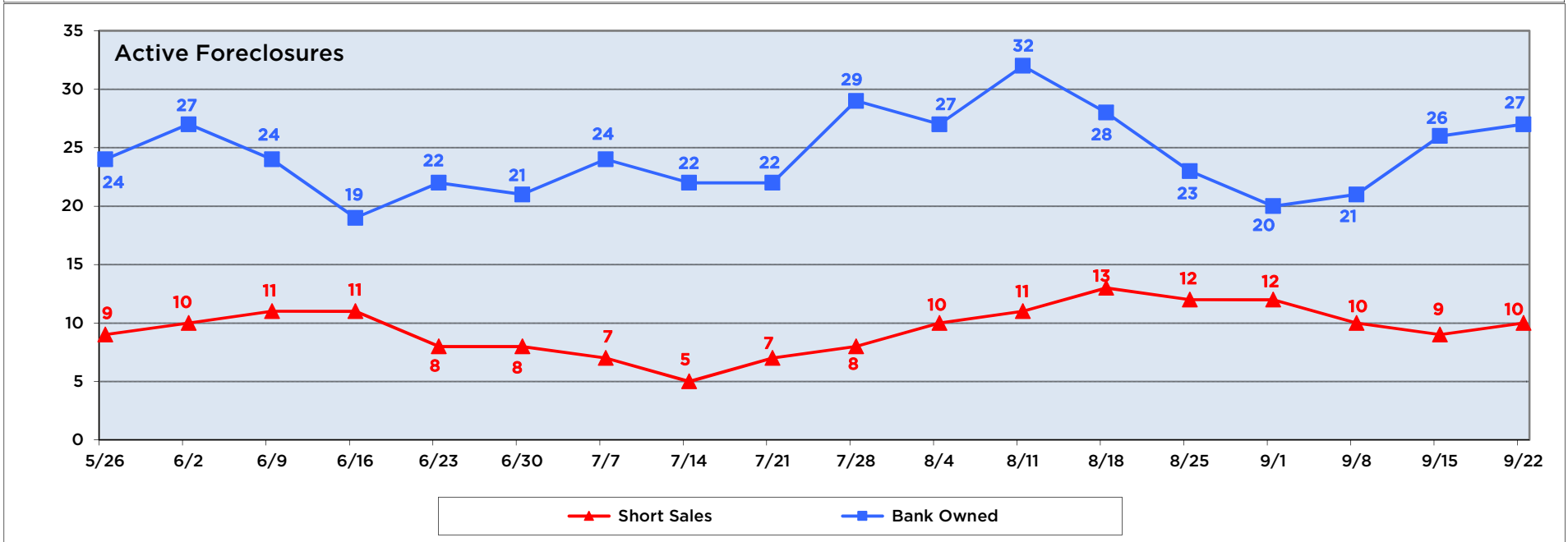
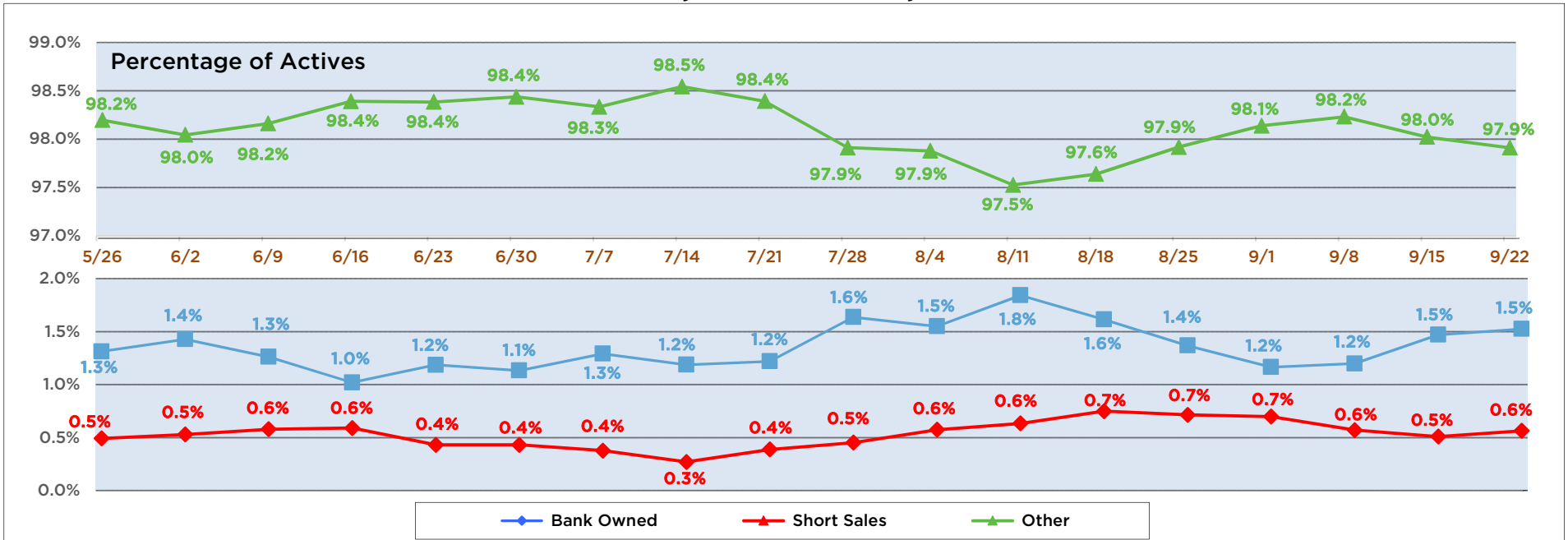
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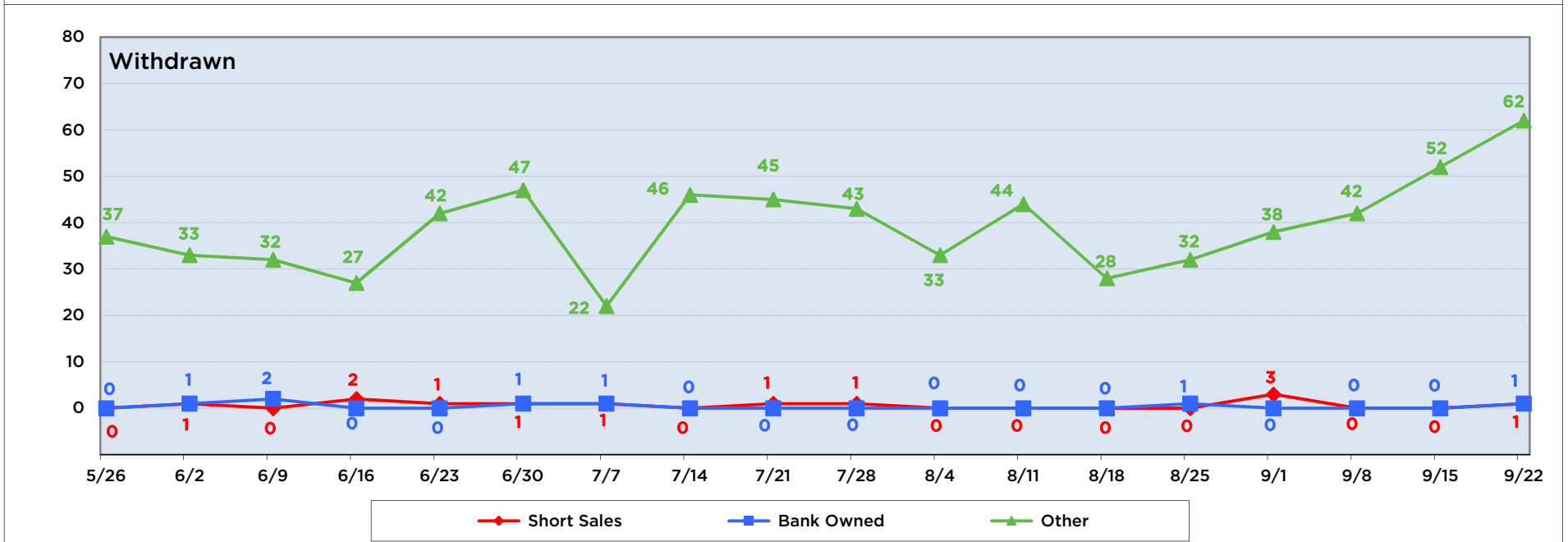
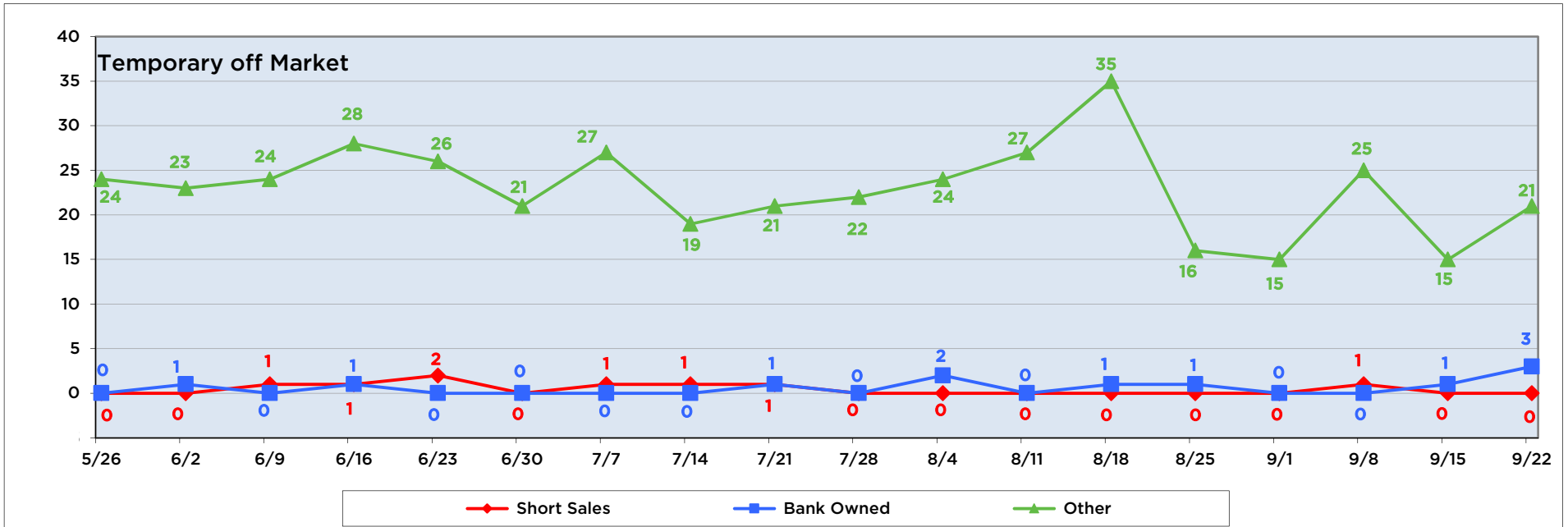
**Condos, Townhomes, Villas**



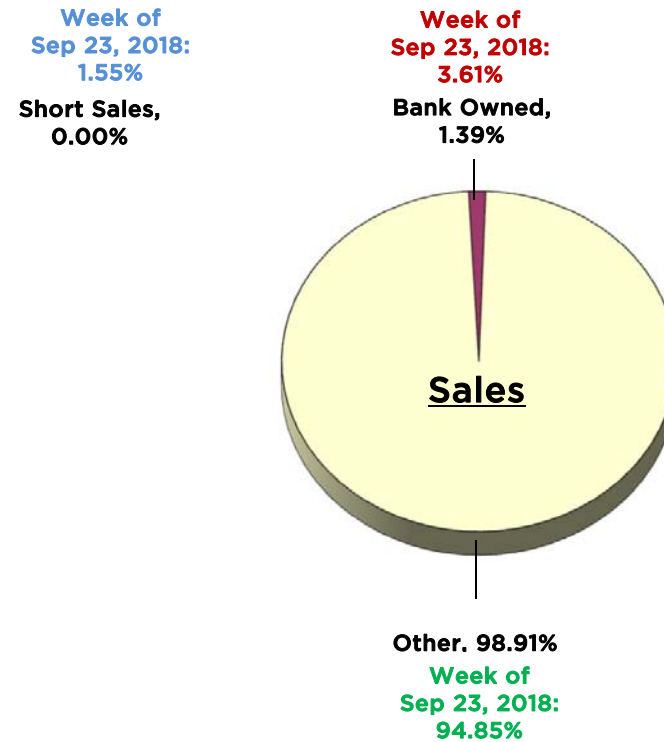
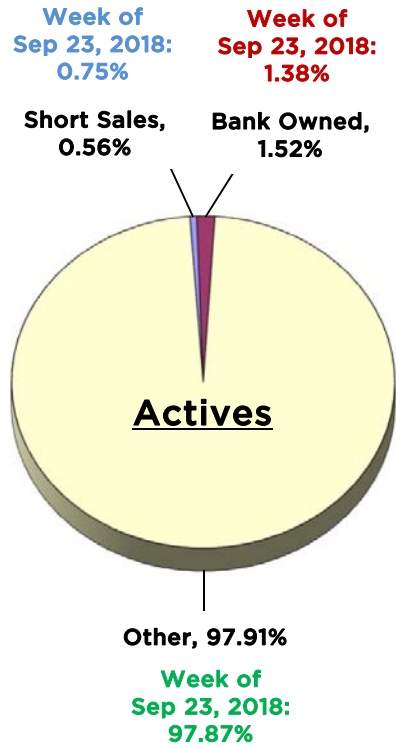
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 16 Condos, Townhomes, or Villas available for the Median Price of \$169,700?**

( ± \$500 )

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>6</b>	<b>\$169,867</b>	<b>2.7</b>	<b>2.0</b>	<b>1,304</b>	<b>\$130.27</b>
Casselberry	32707	2	\$169,700	3.0	2.0	1,273	\$133.31
Altamonte Springs / Forest City	32714	2	\$169,900	3.0	2.0	1,408	\$120.67
Longwood / Wekiva Springs	32779	1	\$170,000	2.0	2.0	1,442	\$117.89
Winter Park	32792	1	\$170,000	2.0	2.0	1,020	\$166.67
<b>Orange County</b>		<b>8</b>	<b>\$169,963</b>	<b>2.3</b>	<b>1.9</b>	<b>1,134</b>	<b>\$149.88</b>
Delaney / Crystal Lake	32806	1	\$169,900	2.0	1.0	998	\$170.24
Azalea Park	32807	2	\$170,000	2.0	2.0	953	\$178.38
Orlo Vista	32811	1	\$169,900	2.0	2.0	1,042	\$163.05
Williamsburg / Lake Bryan	32821	1	\$169,900	2.0	2.0	1,060	\$160.28
Metro West / Orlo Vista	32835	2	\$170,000	3.0	2.0	1,446	\$117.57
Hunters Creek	32837	1	\$170,000	2.0	2.0	1,174	\$144.80
<b>Osceola County</b>		<b>2</b>	<b>\$169,700</b>	<b>3.0</b>	<b>2.0</b>	<b>1,416</b>	<b>\$119.84</b>
Davenport	33896	2	\$169,700	3.0	2.0	1,416	\$119.84