



Monday Morning Quarterback Summary

Week of October 13, 2019 - October 19, 2019

Single-family existing homes

- Sales of single-family homes increased to 449 during the week of Oct 13, from 410 the week prior
- The median price of single family homes decreased to \$274,000, a change of -0.4%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 17 the week of Oct 6
- The number of single-family home short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory increased by 46, and now sits at 6,757

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 140 during the week of Oct 13, from 134 the week prior
- The median price of condos, townhomes, and villas increased to \$178,750, a change of 3.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 4 the week of Oct 6
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 15, and now sits at 1,765

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	449	172	94	101	34	43	5
Bank Owned	10	6	2	1	0	1	0
Short Sales	3	3	0	0	0	0	0
Other	436	163	92	100	34	42	5
Active Listings	6,757	1,540	1,078	1,615	803	1,264	457
Bank Owned	152	79	23	28	11	8	3
Short Sales	56	22	12	13	5	2	2
Other	6,549	1,439	1,043	1,574	787	1,254	452
Months of Inventory	3	2	3	4	5	7	21

List Price

Average Original List Price	\$337,834	\$197,402	\$285,224	\$355,103	\$467,923	\$695,434	\$1,848,999
Average Final List Price	\$328,832	\$193,368	\$279,227	\$346,455	\$458,373	\$671,005	\$1,741,800

Sale Price

Average Price	\$319,999	\$188,828	\$272,203	\$339,438	\$448,691	\$647,682	\$1,645,000
Median Price	\$274,000	\$202,000	\$270,000	\$340,000	\$452,000	\$603,000	\$1,385,000

Price Differences

<i>Original to Final</i> List Price	-\$9,002	-\$4,034	-\$5,997	-\$8,648	-\$9,550	-\$24,429	-\$107,199
<i>Original</i> List to <i>Sale</i> Price - \$	-\$17,835	-\$8,574	-\$13,021	-\$15,665	-\$19,232	-\$47,752	-\$203,999
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,833	-\$4,540	-\$7,024	-\$7,017	-\$9,682	-\$23,323	-\$96,800
<i>Original</i> List to <i>Sale</i> Price - %	94.72%	95.66%	95.43%	95.59%	95.89%	93.13%	88.97%
<i>Final</i> List to <i>Sale</i> Price - %	97.31%	97.65%	97.48%	97.97%	97.89%	96.52%	94.44%

Days on the Market

Avg Days Listing to Contract	51	37	51	59	65	71	123
Combined Avg Days to Contract	53	34	52	64	76	77	139
Avg Days Listing to Closing	88	73	87	97	102	108	179
Avg Days Contract to Close	37	36	37	39	37	37	55

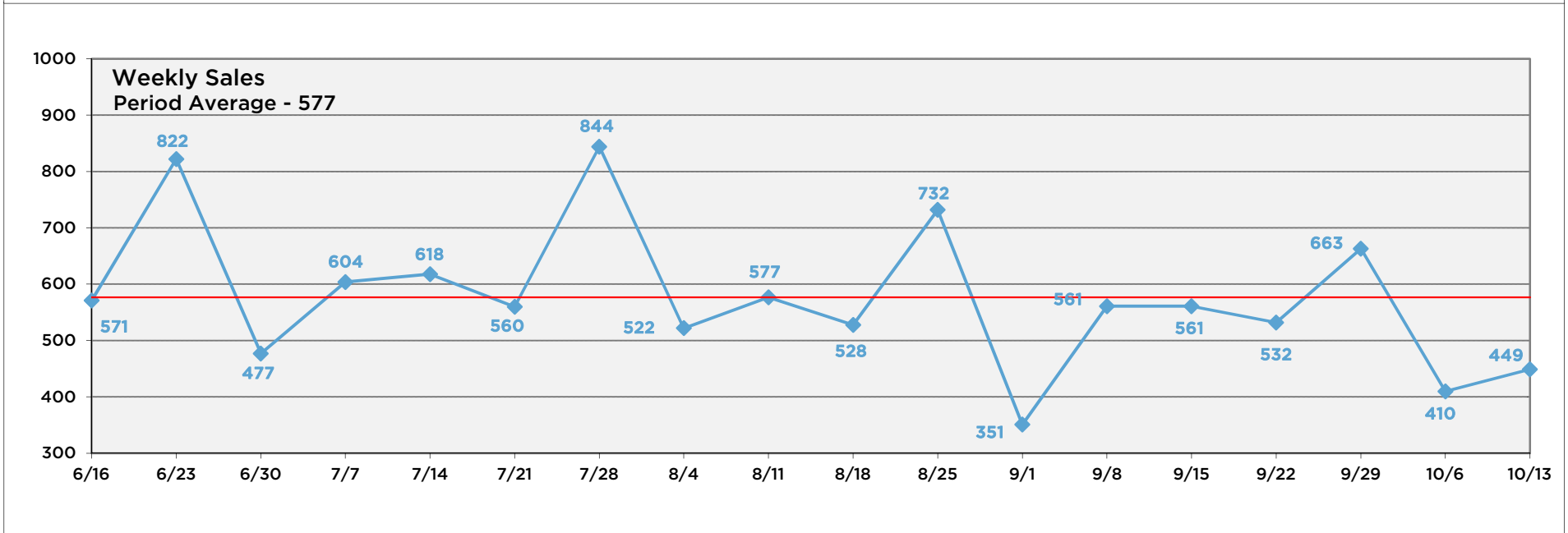
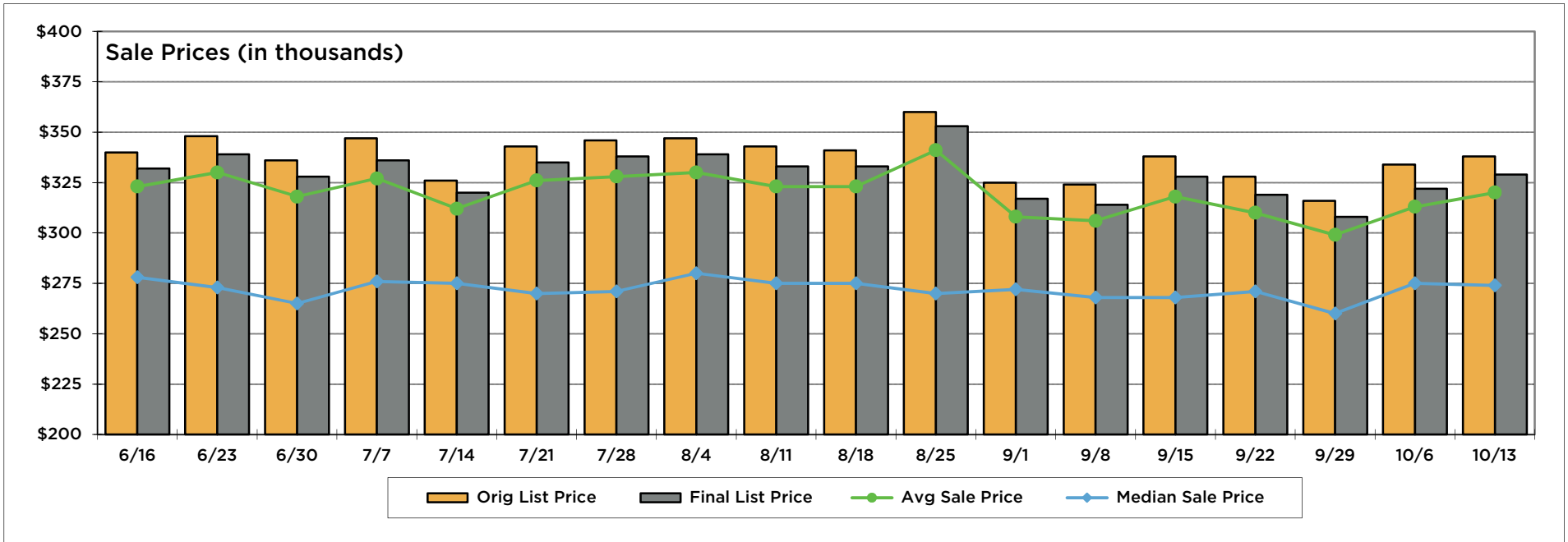
Beds / Baths

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

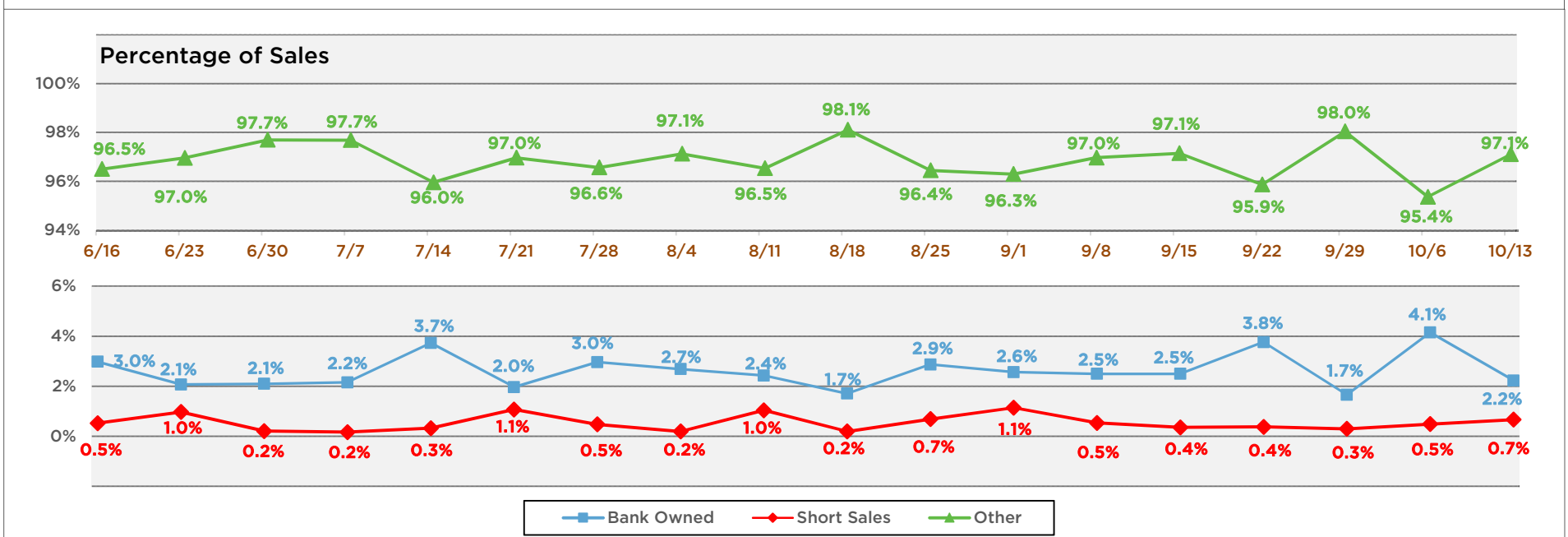
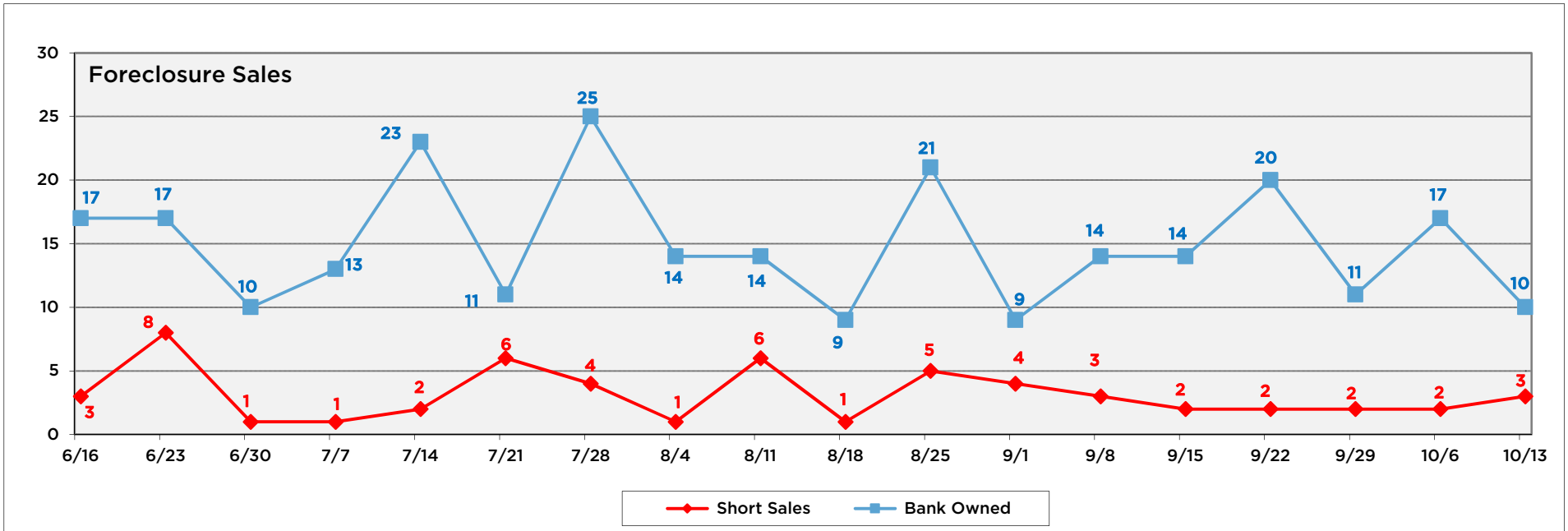
Square Footage

Average Square Feet	2,105	1,482	1,919	2,360	2,951	3,452	4,524
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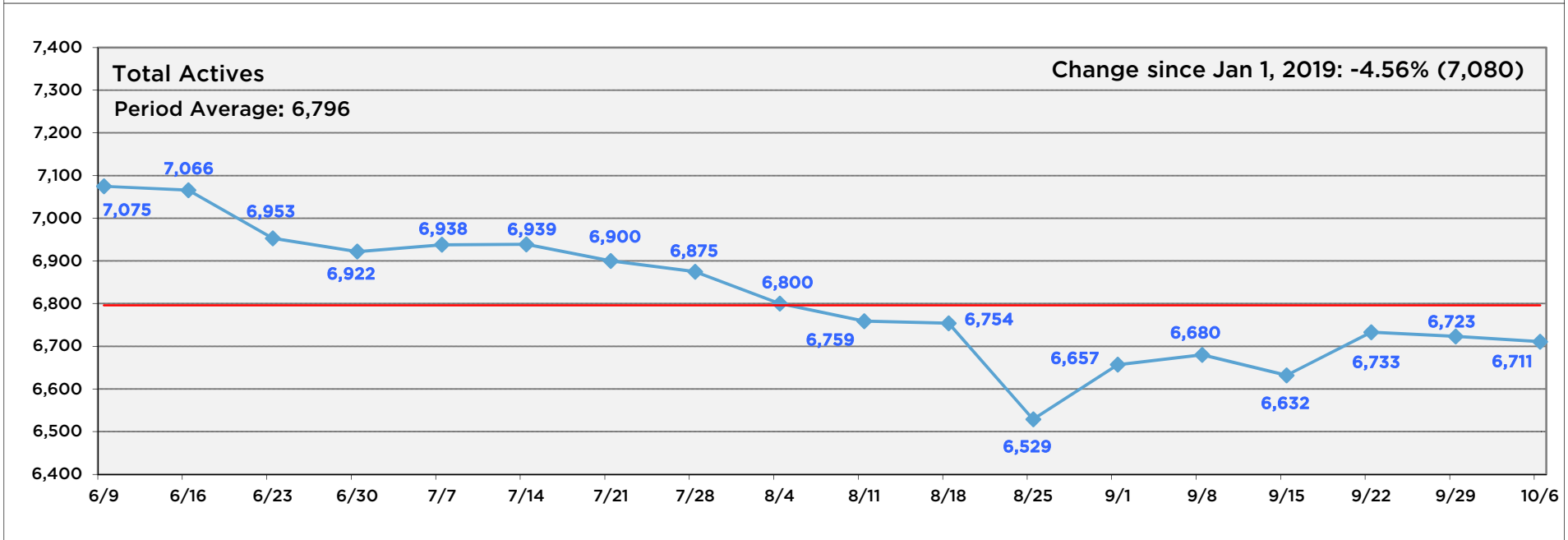
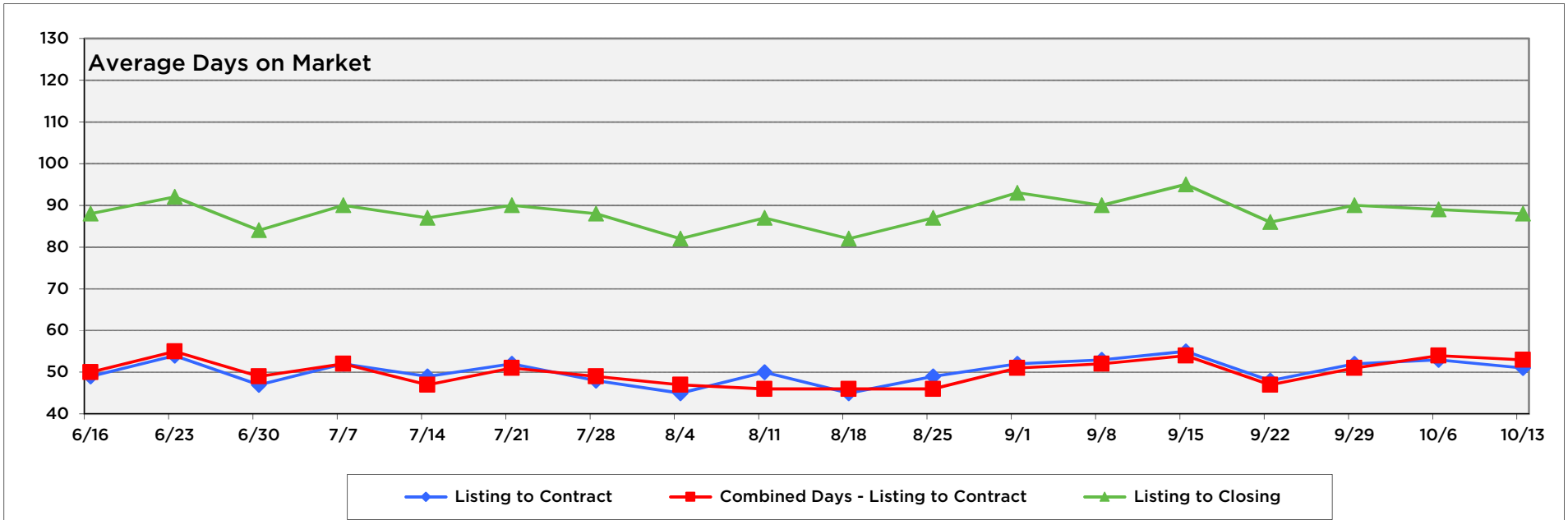
Single Family Homes



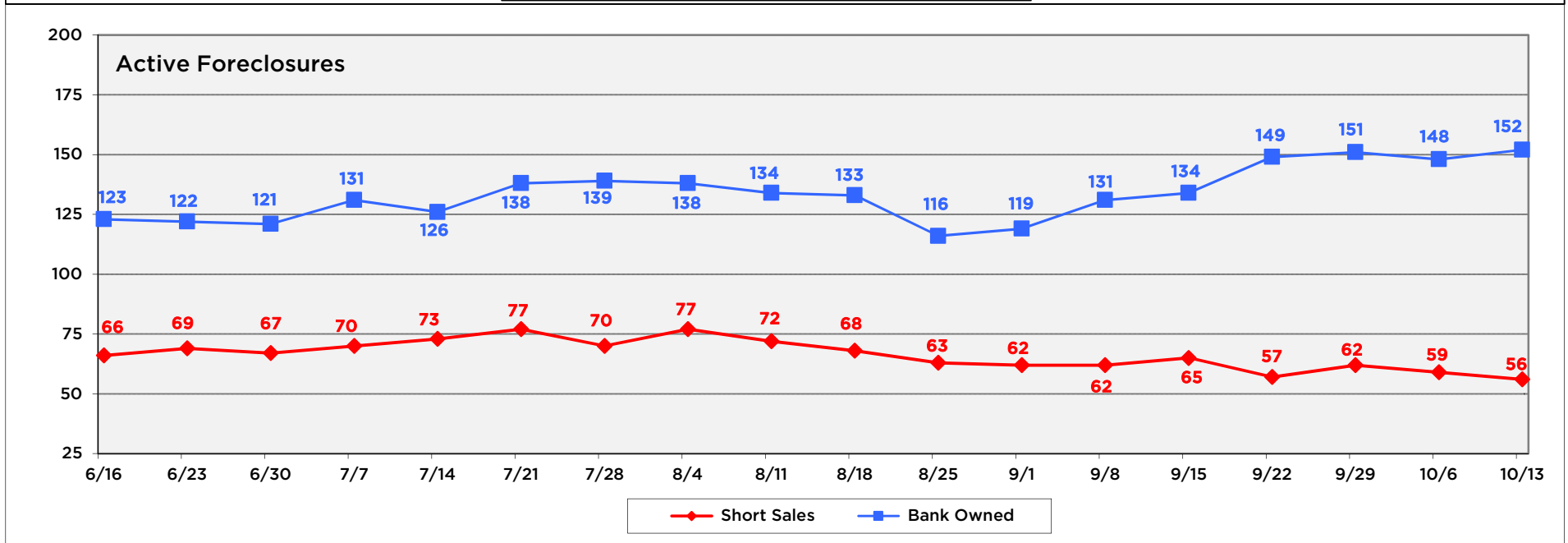
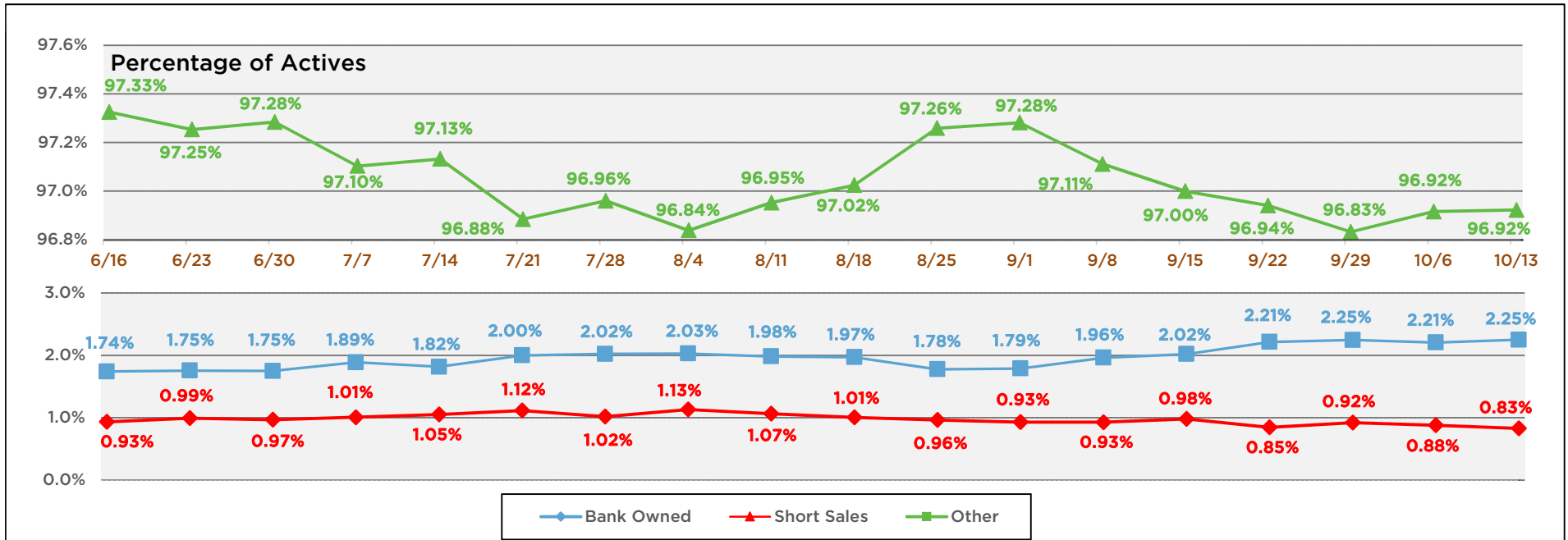
Single Family Homes



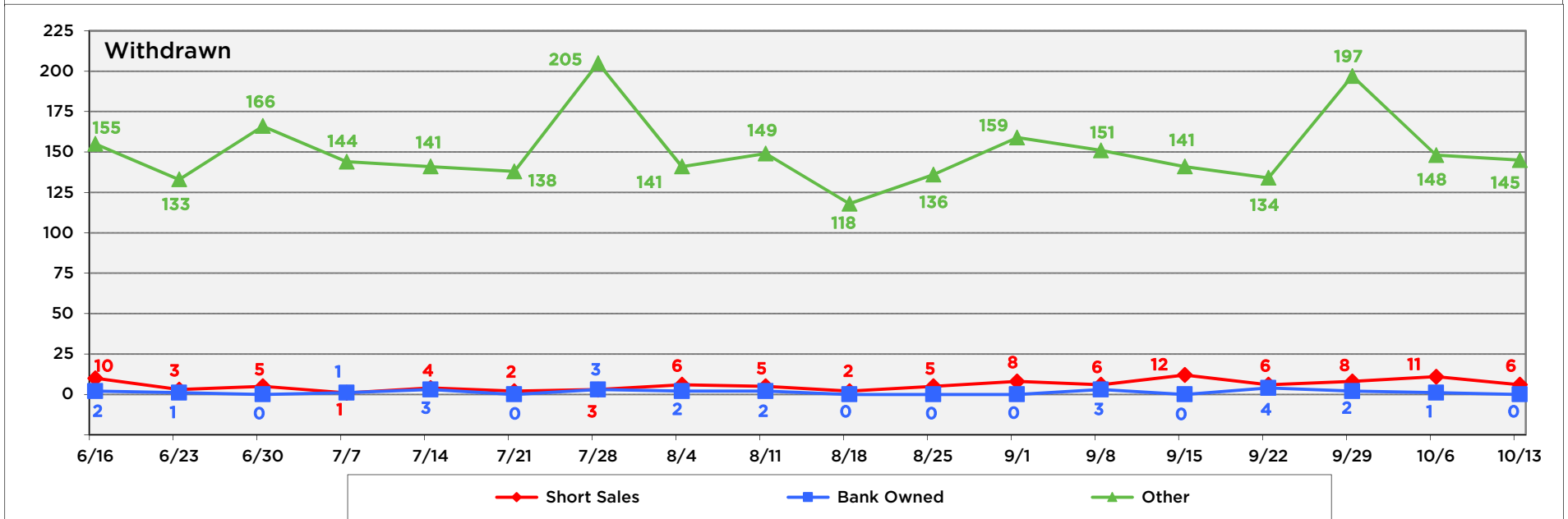
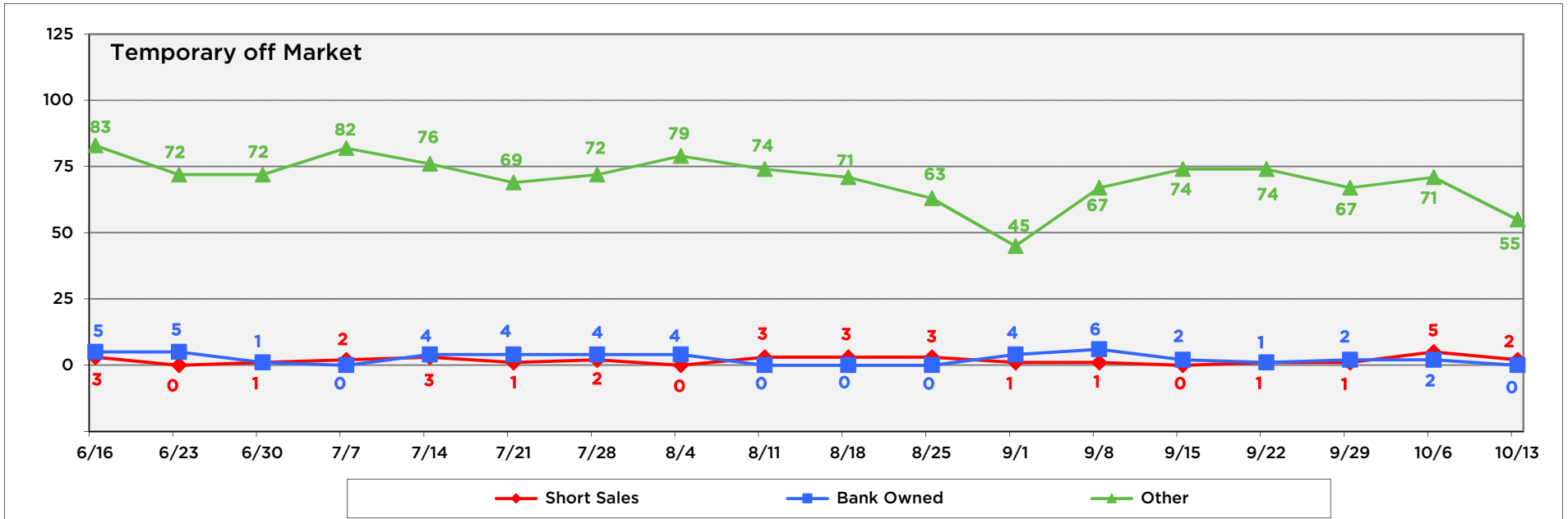
Single Family Homes



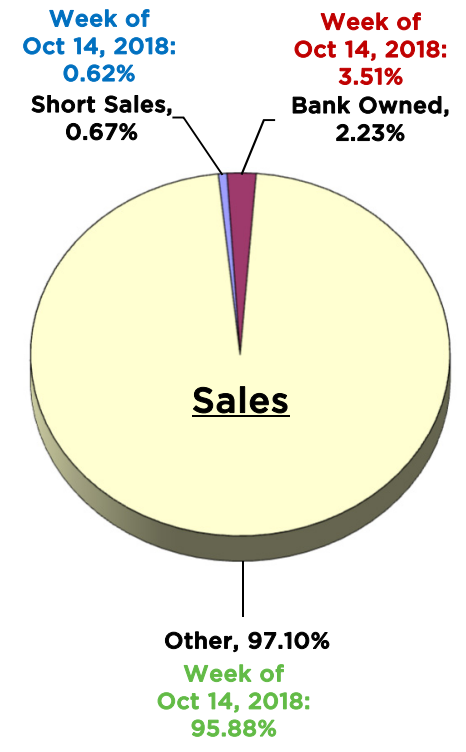
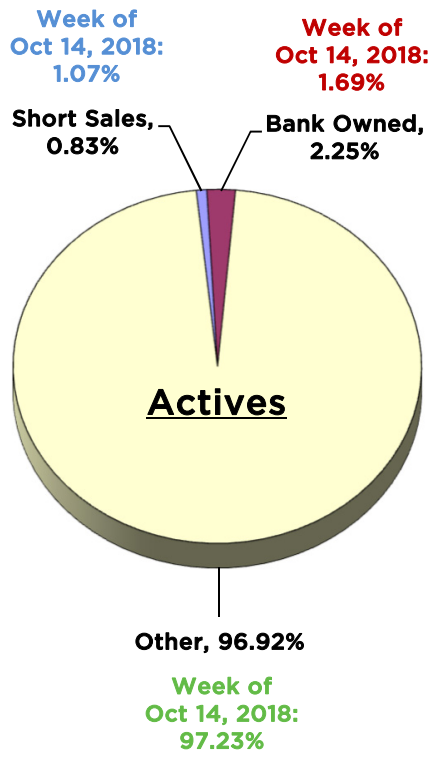
Single Family Homes



Single Family Homes



Single Family Homes



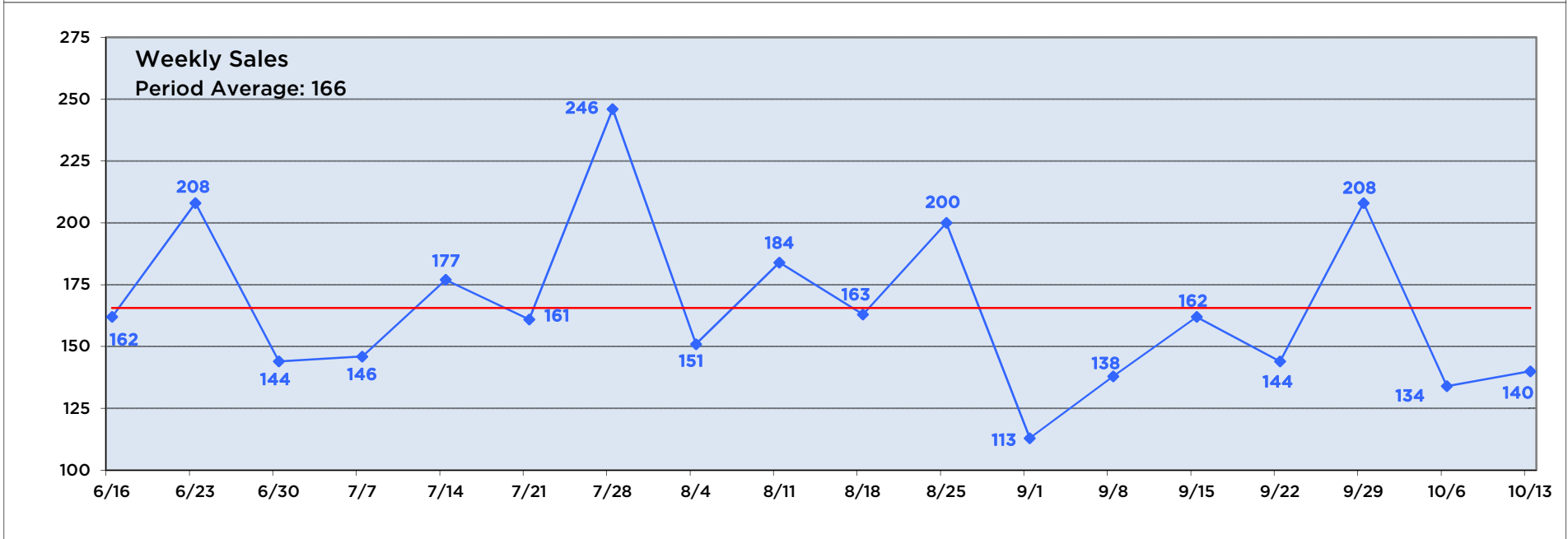
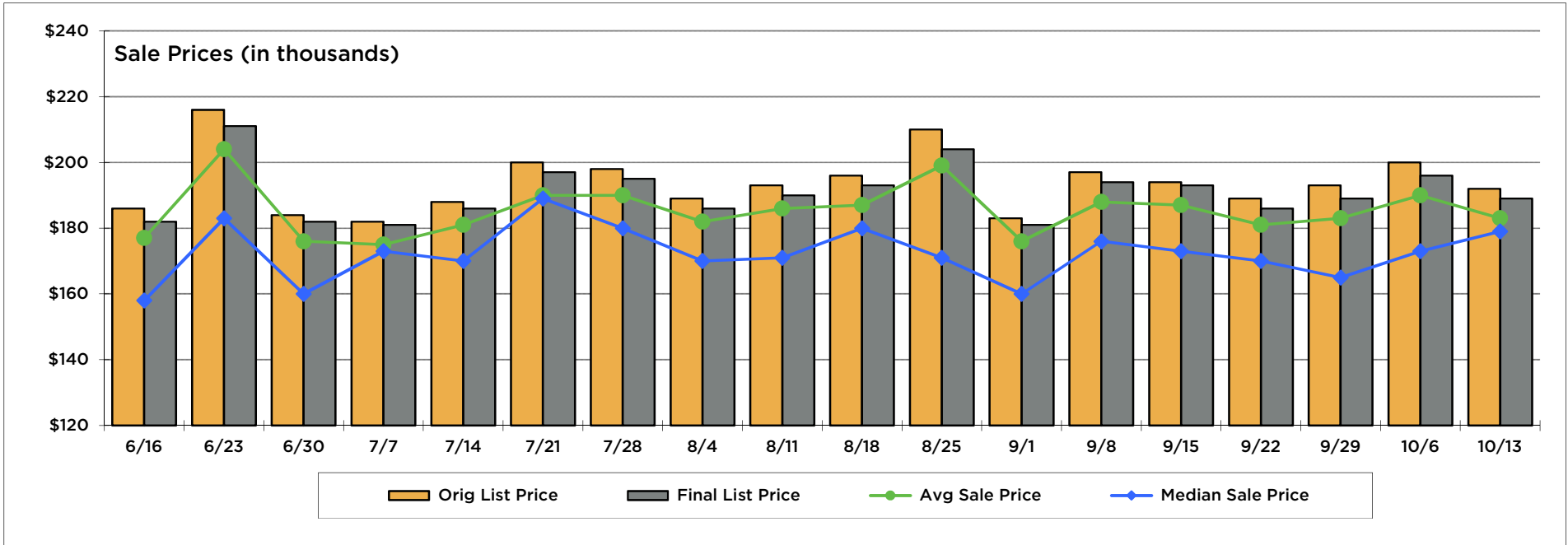
Where are the 6 Single Family Homes available for the Median Price of \$274,000? (± \$500)

<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	\$274,500	3.0	2.0	1,675	\$163.88
Longwood / Wekiva Springs	32779	1	\$274,500	3.0	2.0	1,675	\$163.88
Orange County		1	\$273,900	4.0	2.0	1,761	\$155.54
Ocoee	34761	1	\$273,900	4.0	2.0	1,761	\$155.54
Osceola County		1	\$274,500	4.0	2.0	2,065	\$132.93
Kissimmee (East)	34744	1	\$274,500	4.0	2.0	2,065	\$132.93
Lake County		3	\$273,967	3.3	2.3	2,438	\$112.36
Lady Lake / The Villages	32159	1	\$274,000	3.0	2.0	2,034	\$134.71
Eustis (West)	32726	1	\$273,900	3.0	2.0	2,179	\$125.70
Mascotte	34753	1	\$274,000	4.0	3.0	3,102	\$88.33

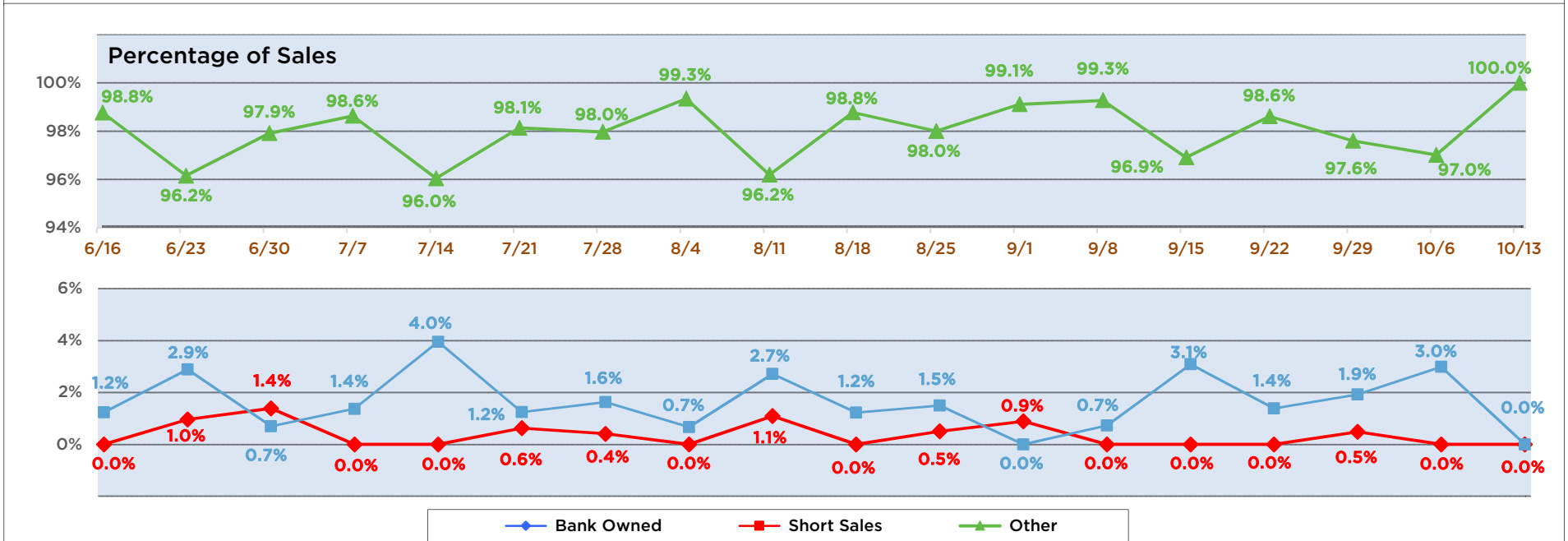
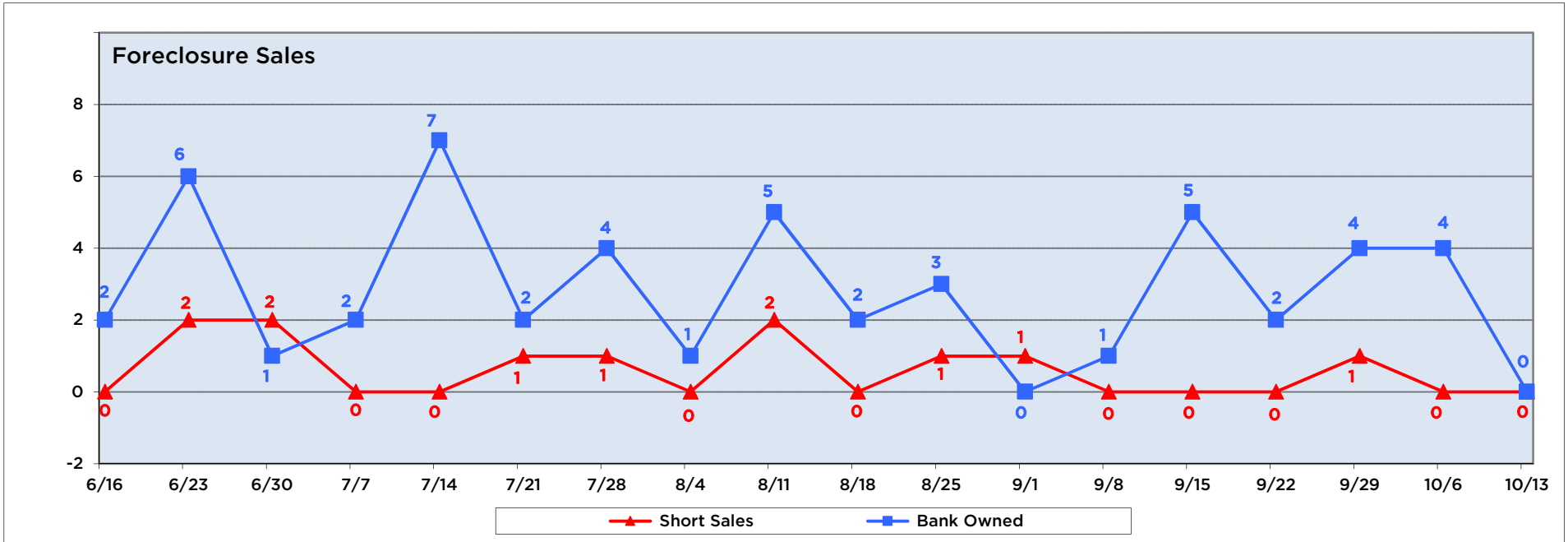
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	140	122	8	9	1	0	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	140	122	8	9	1	0	0
Active Listings	1,765	1,239	202	206	65	44	9
Bank Owned	23	20	1	2	0	0	0
Short Sales	7	5	1	0	1	0	0
Other	1,735	1,214	200	204	64	44	9
Months of Inventory	3	2	6	5	15	0	0
<i>List Price</i>							
Average Original List Price	\$191,727	\$172,294	\$268,650	\$353,078	\$495,000	\$0	\$0
Average Final List Price	\$188,894	\$169,674	\$268,513	\$344,644	\$495,000	\$0	\$0
<i>Sale Price</i>							
Average Price	\$183,130	\$164,437	\$263,063	\$332,267	\$482,000	\$0	\$0
Median Price	\$178,750	\$170,000	\$262,750	\$328,000	\$482,000	\$0	\$0
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$2,833	-\$2,620	-\$137	-\$8,434	\$0	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,597	-\$7,857	-\$5,587	-\$20,811	-\$13,000	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,764	-\$5,237	-\$5,450	-\$12,377	-\$13,000	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.52%	95.44%	97.92%	94.11%	97.37%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	96.95%	96.91%	97.97%	96.41%	97.37%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	52	51	40	92	21	0	0
Combined Avg Days to Contract	47	44	37	105	21	0	0
Avg Days Listing to Closing	86	83	87	122	64	0	0
Avg Days Contract to Close	33	32	46	29	43	0	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	4	0	0
Average Full Baths	2	2	2	2	3	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,301	1,235	1,605	1,789	2,499	0	0

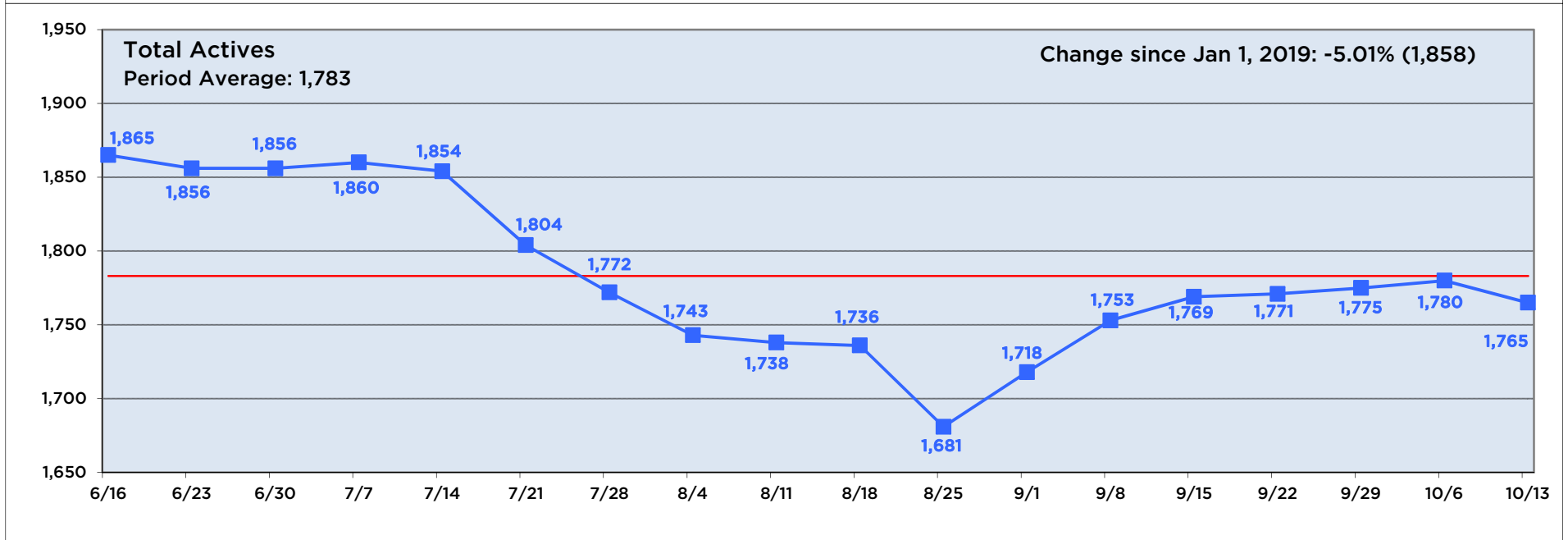
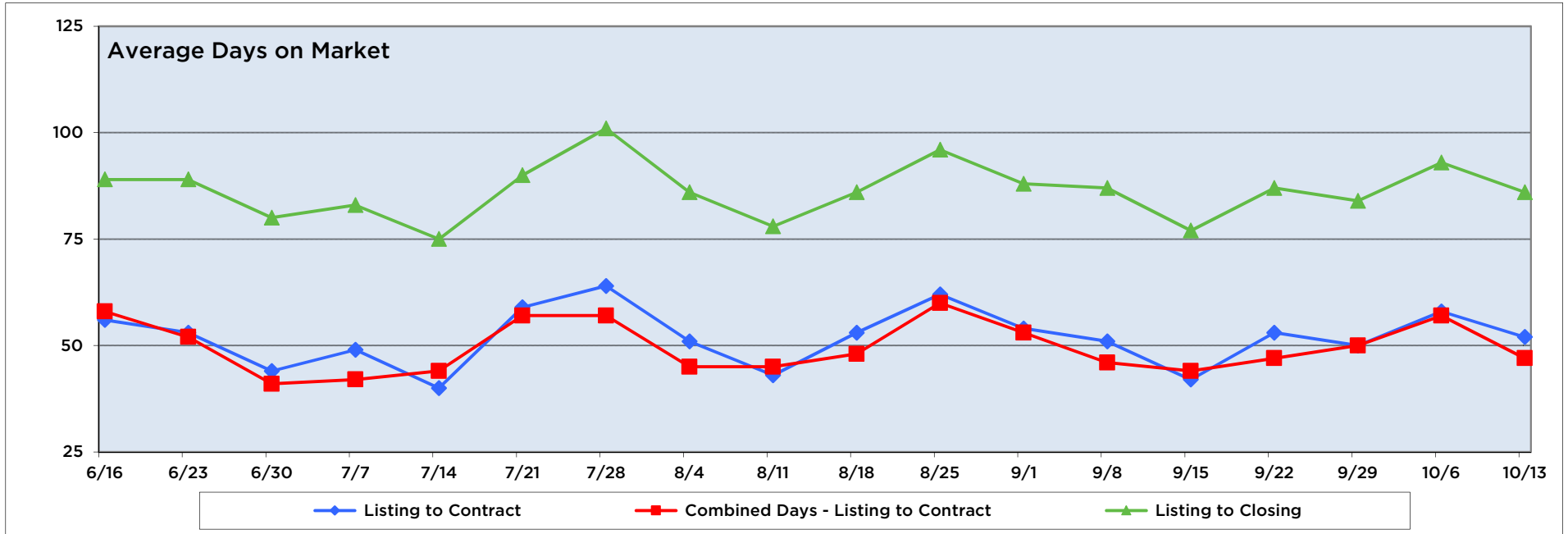
Condos, Townhomes, Villas



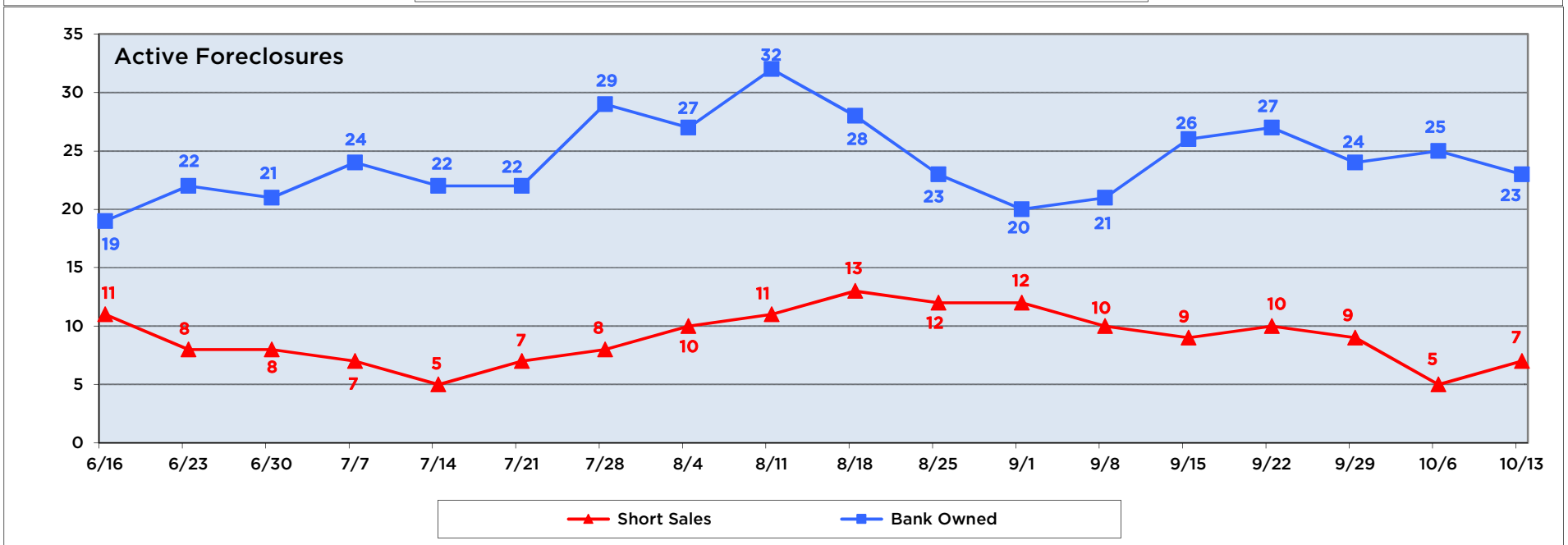
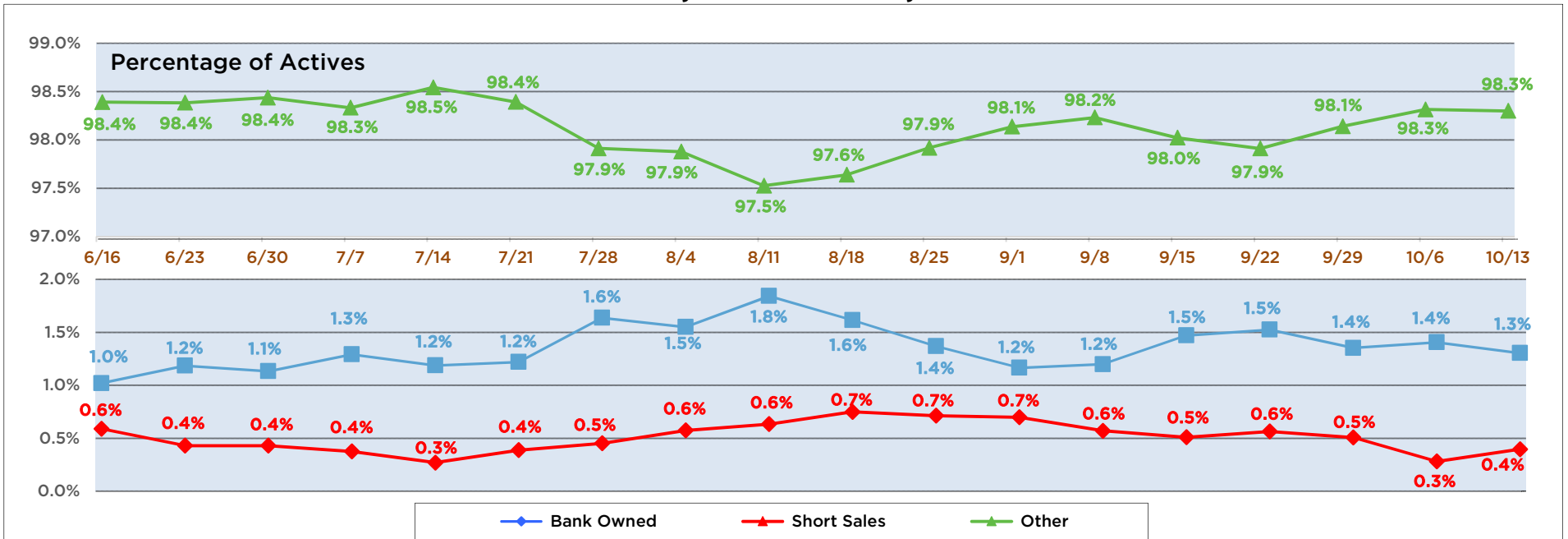
Condos, Townhomes, Villas



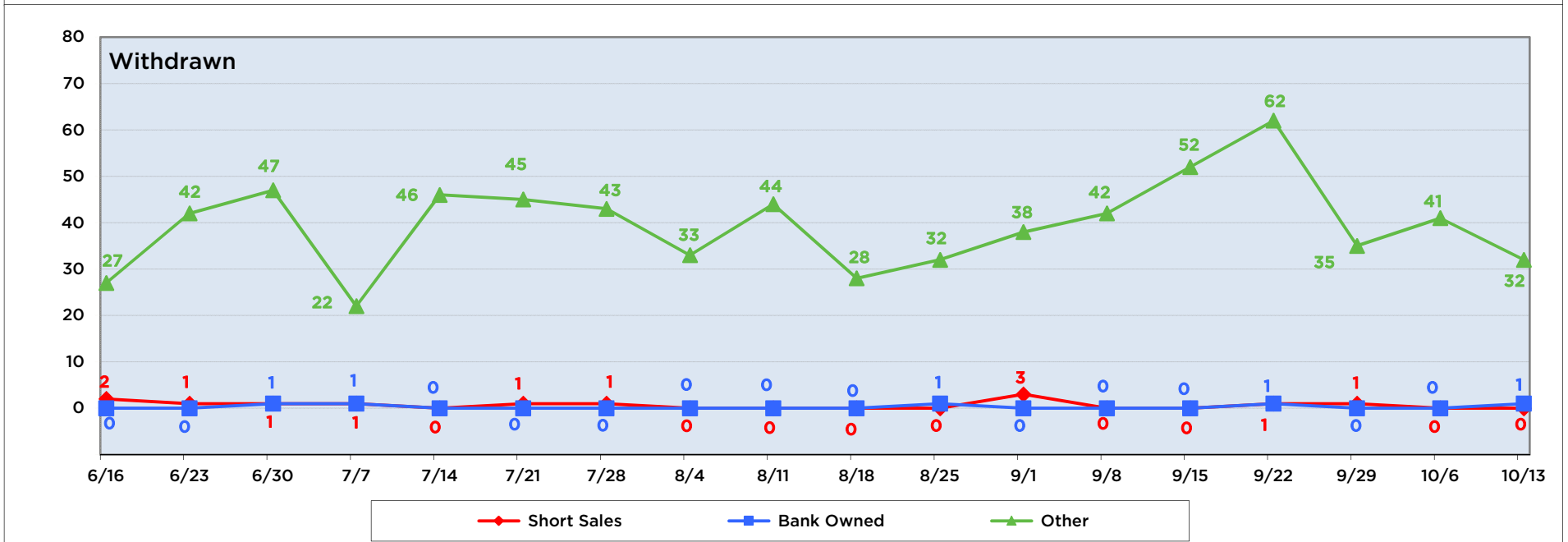
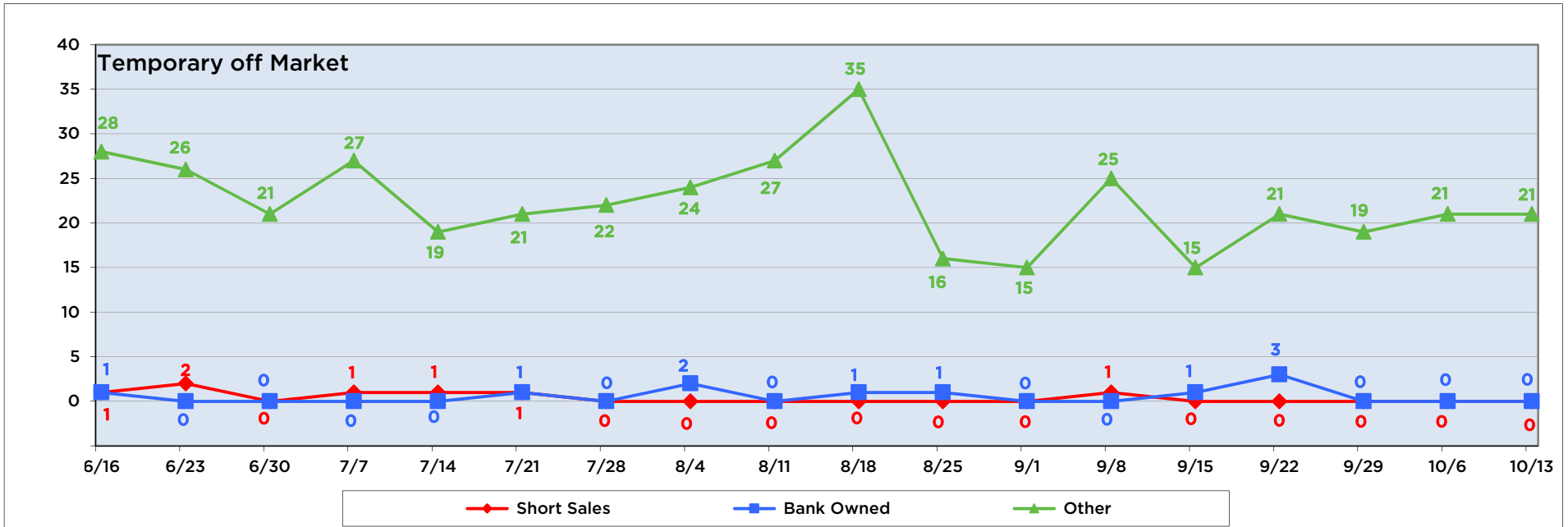
Condos, Townhomes, Villas



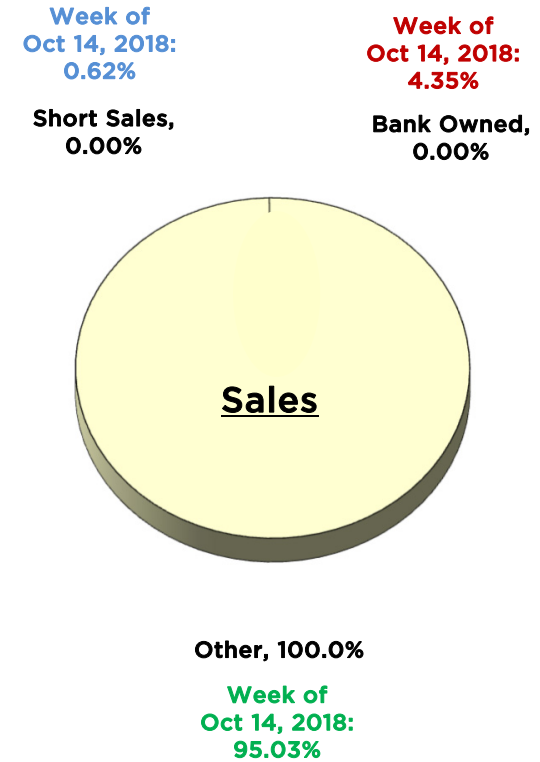
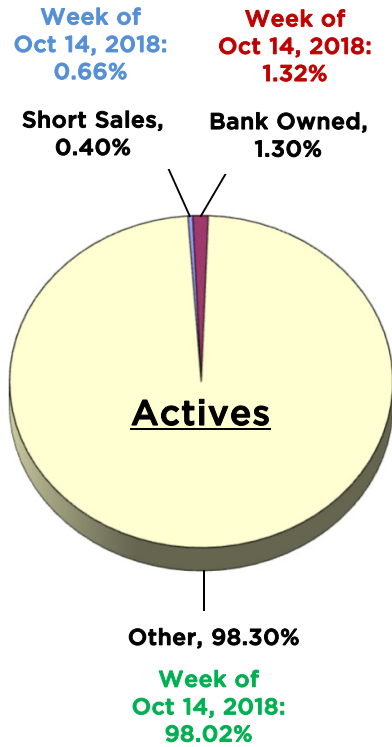
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 10 Condos, Townhomes, or Villas available for the Median Price of \$178,750?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$179,000	2.0	2.0	1,259	\$142.18
Apopka / Hunt Club	32703	1	\$179,000	2.0	2.0	1,302	\$137.48
Sanford / Lake Forest	32771	1	\$179,000	2.0	2.0	1,216	\$147.20
Orange County		3	\$179,000	2.7	2.0	1,413	\$126.68
Williamsburg / Lake Bryan	32821	1	\$179,000	3.0	2.0	1,449	\$123.53
Ventura	32822	1	\$179,000	2.0	2.0	1,343	\$133.28
Metro West / Orlo Vista	32835	1	\$179,000	3.0	2.0	1,447	\$123.70
Osceola County		5	\$179,000	2.2	2.2	1,175	\$152.37
Kissimmee (West) / Pleasant Hill	34746	1	\$179,000	3.0	3.0	1,362	\$131.42
Kissimmee / Celebration	34747	4	\$179,000	2.0	2.0	1,128	\$158.69