



Monday Morning Quarterback Summary

Week of October 20, 2019 - October 26, 2019

Single-family existing homes

- Sales of single-family homes increased to 486 during the week of Oct 20, from 449 the week prior
- The median price of single family homes decreased to \$265,975, a change of -2.9%
- The number of single-family home foreclosure transactions increased to 15 last week, from 10 the week of Oct 13
- The number of single-family home short-sale transactions increased to 5 from 3 the week prior
- Single-family inventory decreased by 11, and now sits at 6,746

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 141 during the week of Oct 20, from 140 the week prior
- The median price of condos, townhomes, and villas decreased to \$166,000, a change of -7.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 last week, from 0 the week of Oct 13
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 4, and now sits at 1,761

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	486	196	108	108	32	37	5
Bank Owned	15	9	2	3	0	1	0
Short Sales	5	2	2	1	0	0	0
Other	466	185	104	104	32	36	5
Active Listings	6,746	1,537	1,096	1,621	808	1,241	443
Bank Owned	148	80	21	23	12	9	3
Short Sales	56	24	10	13	5	2	2
Other	6,542	1,433	1,065	1,585	791	1,230	438
Months of Inventory	3	2	2	3	6	8	20

List Price

Average Original List Price	\$336,633	\$197,375	\$282,569	\$364,558	\$477,484	\$698,166	\$2,783,300
Average Final List Price	\$326,866	\$192,830	\$277,849	\$353,544	\$460,547	\$668,208	\$2,682,100

Sale Price

Average Price	\$315,320	\$185,775	\$271,585	\$348,048	\$444,711	\$631,719	\$2,461,800
Median Price	\$265,975	\$204,500	\$269,500	\$346,500	\$442,450	\$612,500	\$3,000,000

Price Differences

Original to Final List Price	-\$9,767	-\$4,545	-\$4,720	-\$11,014	-\$16,937	-\$29,958	-\$101,200
Original List to Sale Price - \$	-\$21,313	-\$11,600	-\$10,984	-\$16,510	-\$32,773	-\$66,447	-\$321,500
Final List to Sale Price - \$	-\$11,546	-\$7,055	-\$6,264	-\$5,496	-\$15,836	-\$36,489	-\$220,300
Original List to Sale Price - %	93.67%	94.12%	96.11%	95.47%	93.14%	90.48%	88.45%
Final List to Sale Price - %	96.47%	96.34%	97.75%	98.45%	96.56%	94.54%	91.79%

Days on the Market

Avg Days Listing to Contract	59	49	38	57	77	148	203
Combined Avg Days to Contract	54	44	33	53	78	134	188
Avg Days Listing to Closing	96	89	71	91	114	194	242
Avg Days Contract to Close	37	40	34	34	36	45	38

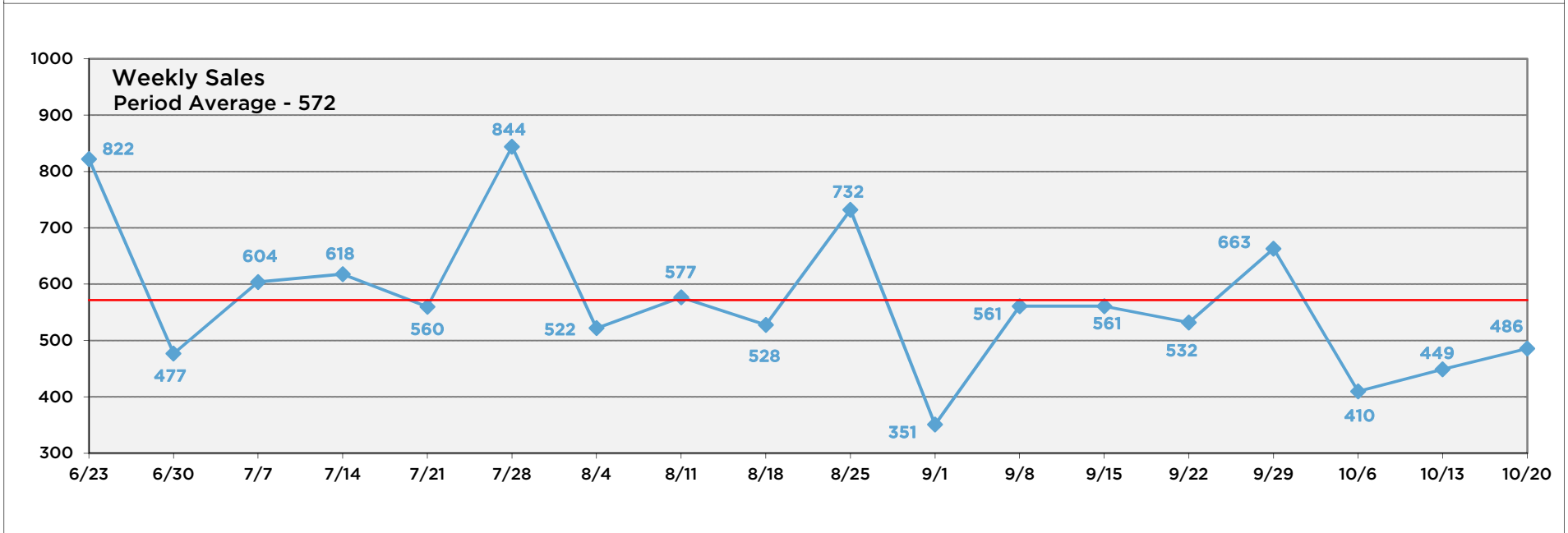
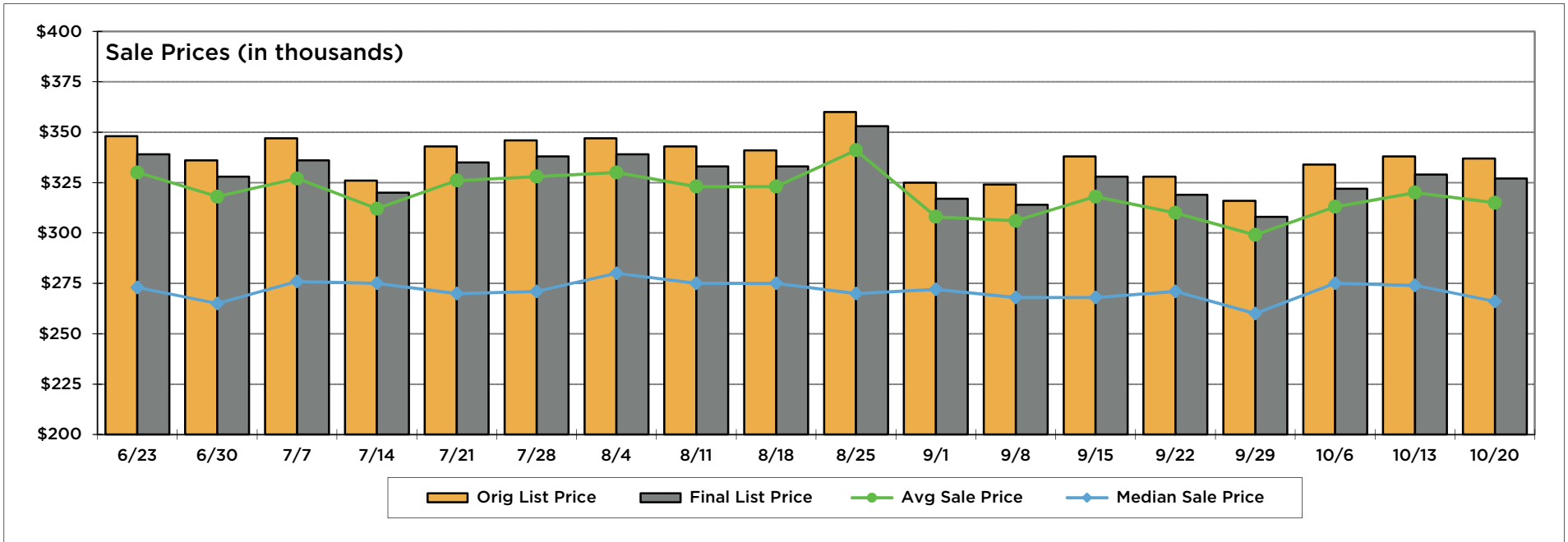
Beds / Baths

Average Bedrooms	4	3	4	4	4	4	7
Average Full Baths	2	2	2	2	3	4	6
Average Half Baths	0	0	0	0	0	0	2

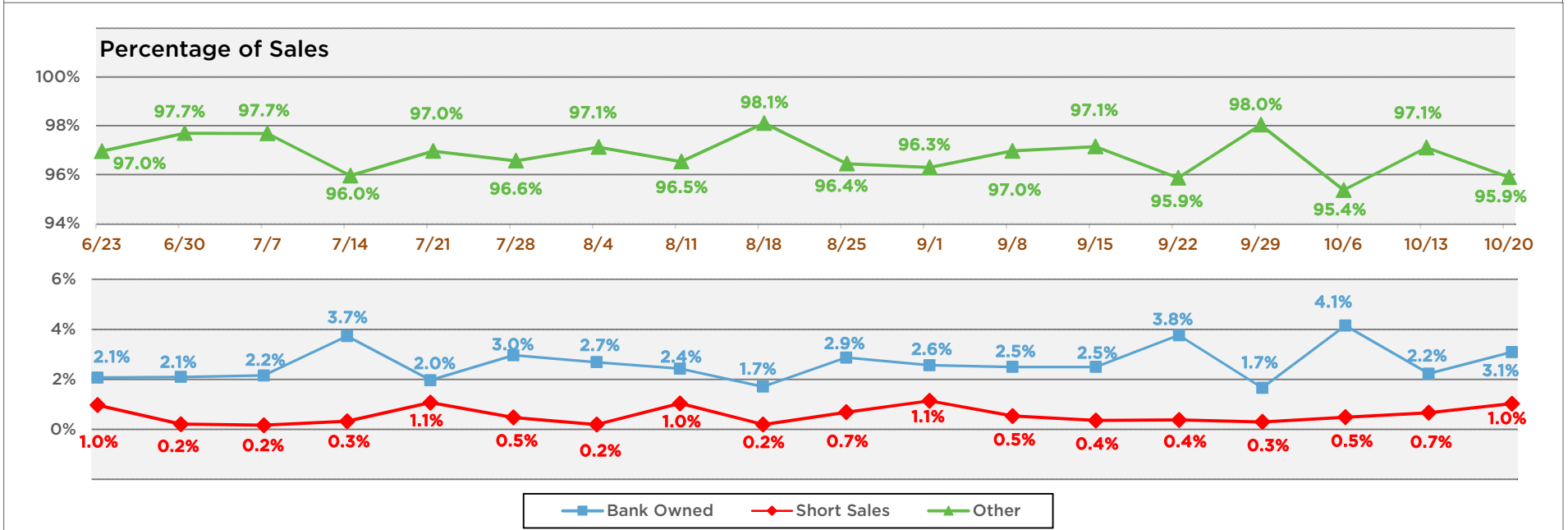
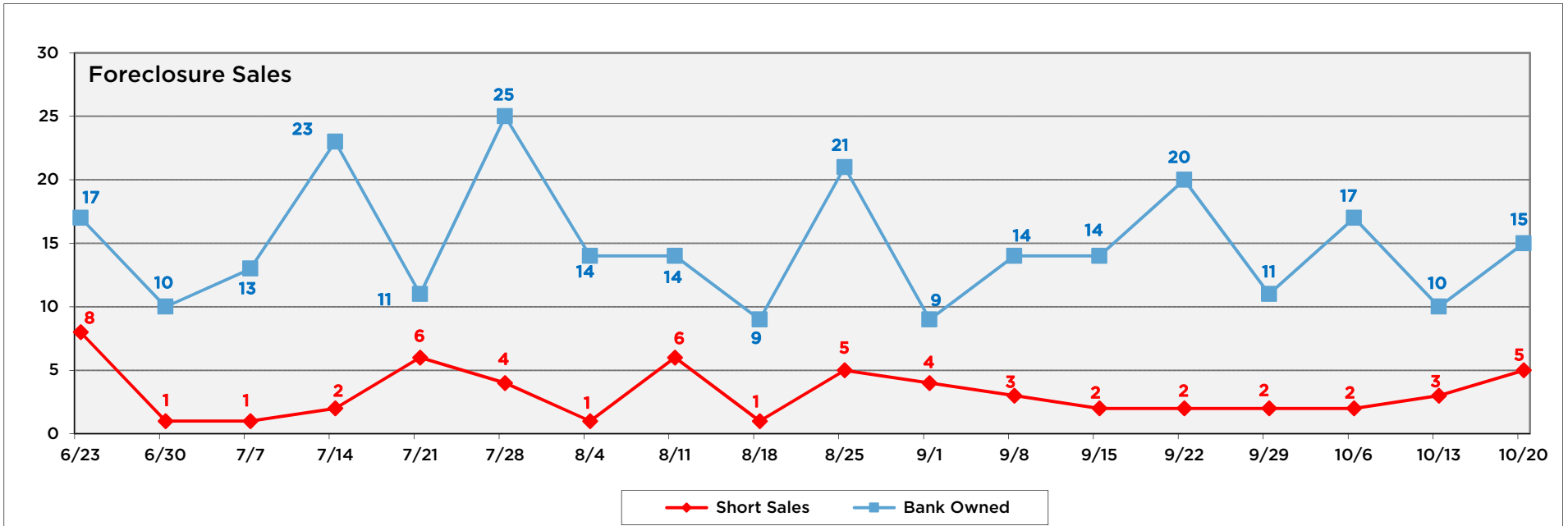
Square Footage

Average Square Feet	2,099	1,465	1,928	2,409	3,116	3,369	8,096
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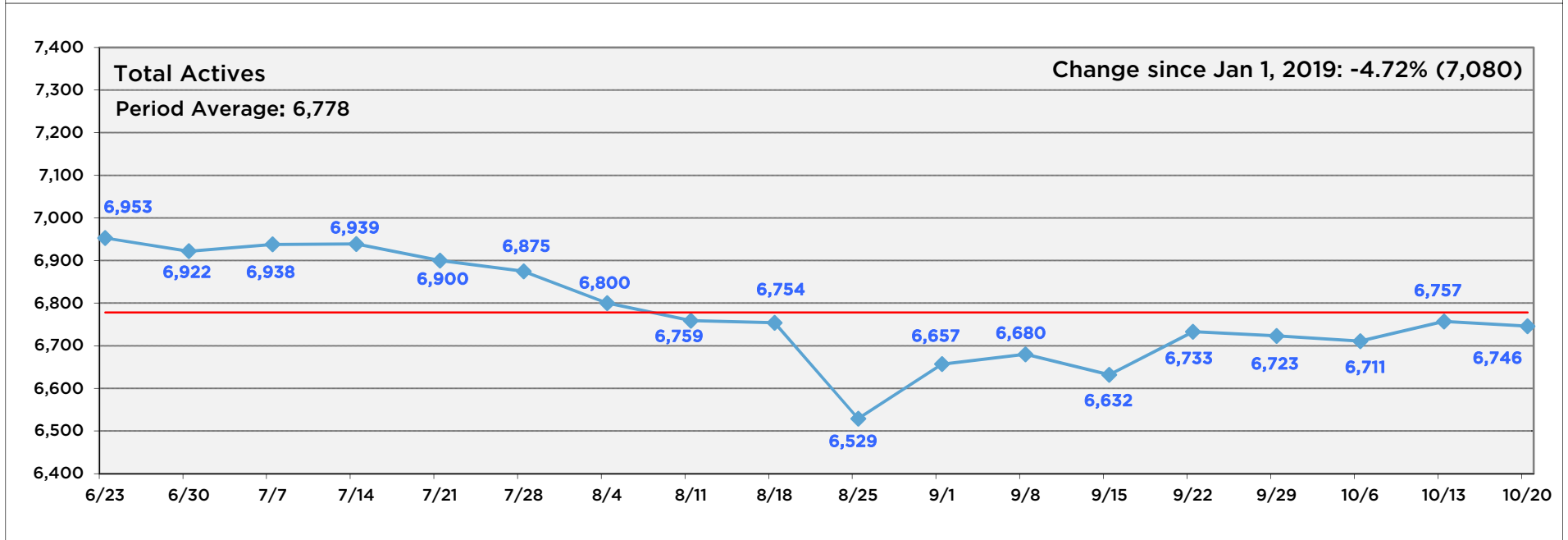
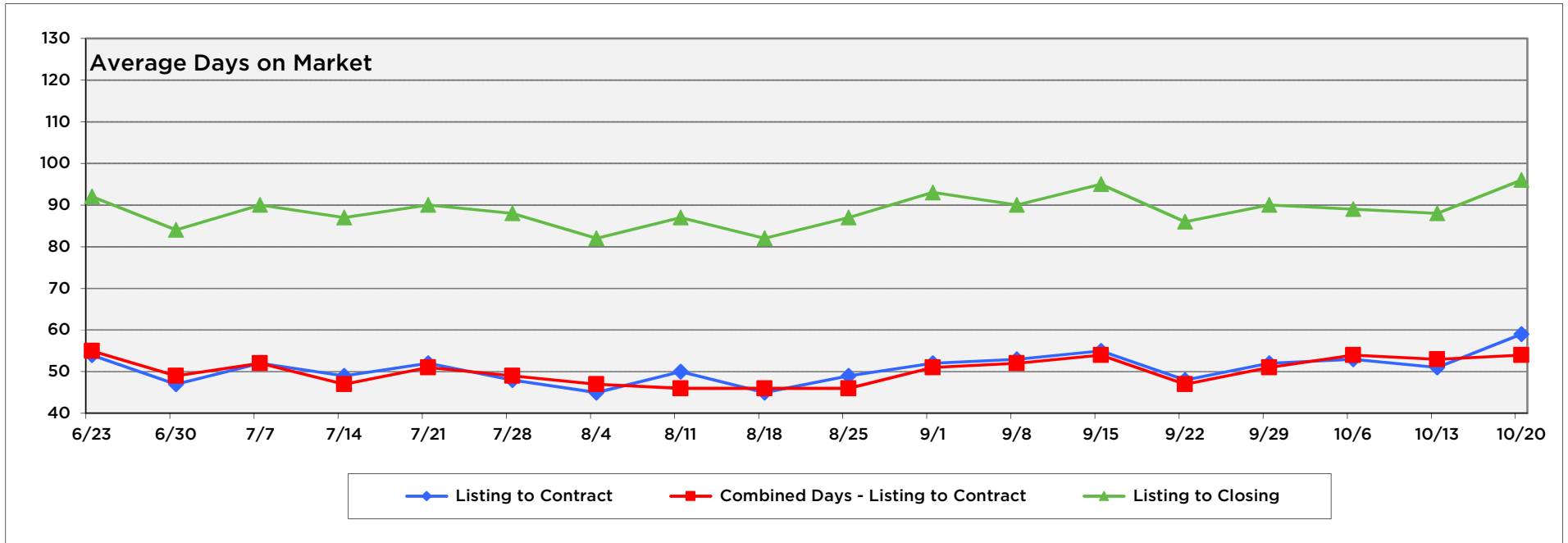
Single Family Homes



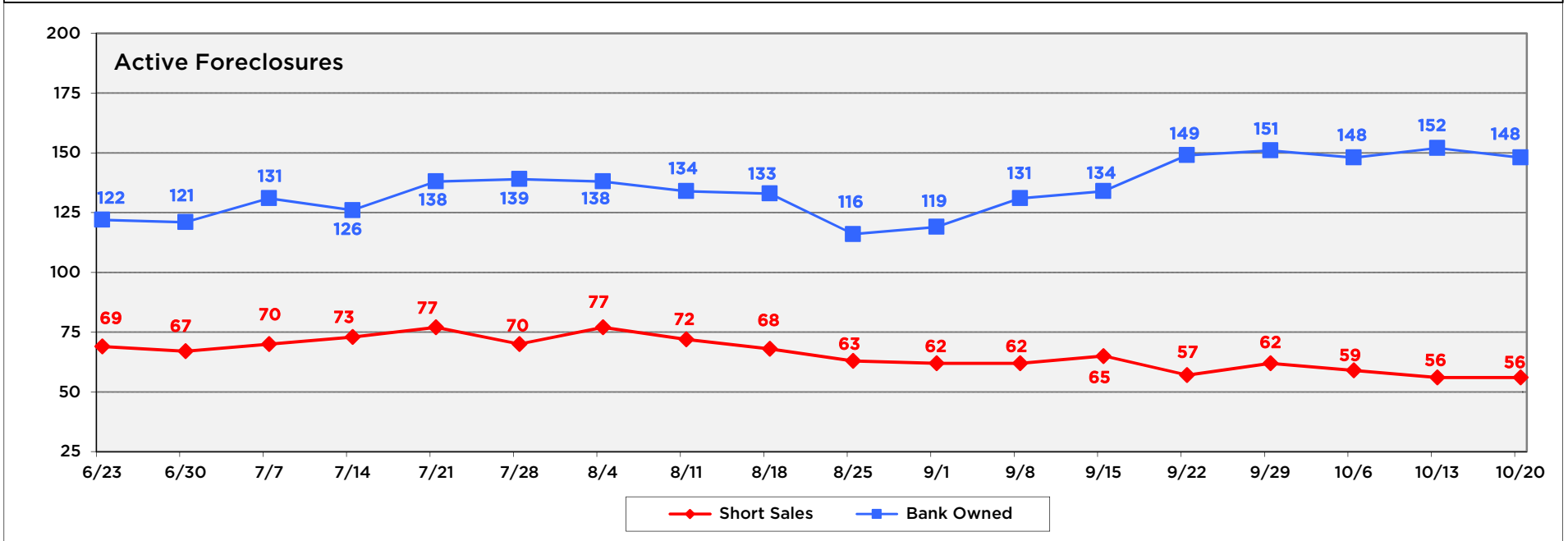
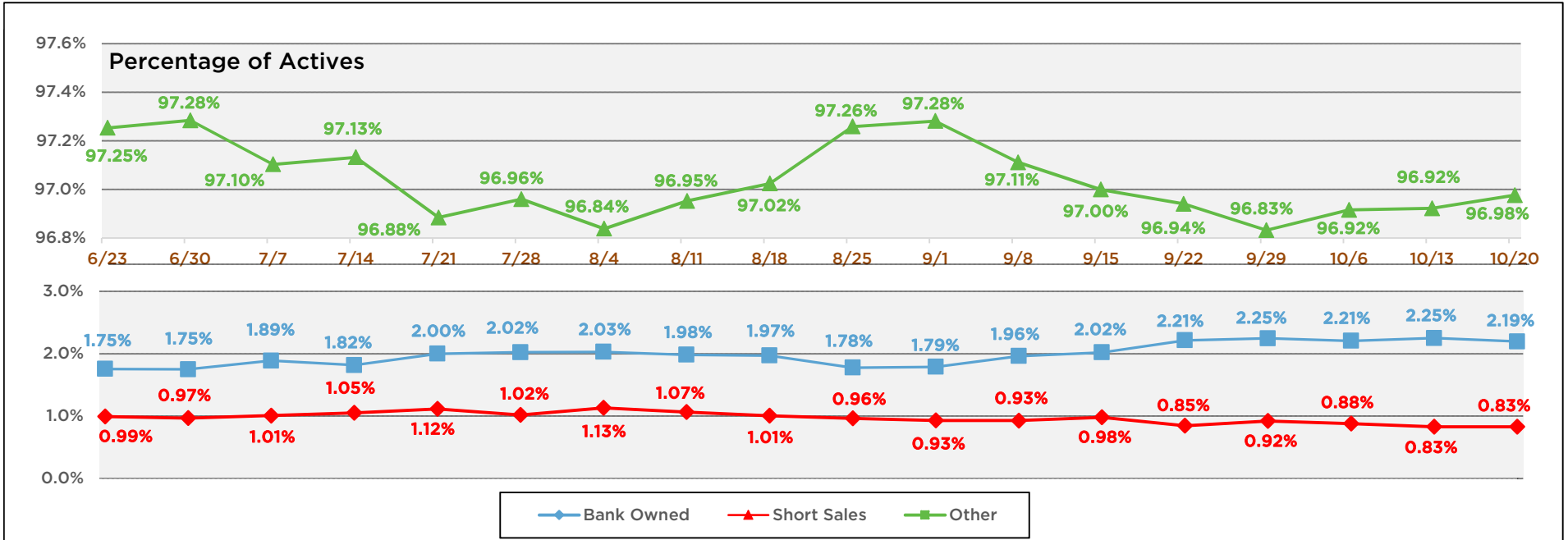
Single Family Homes



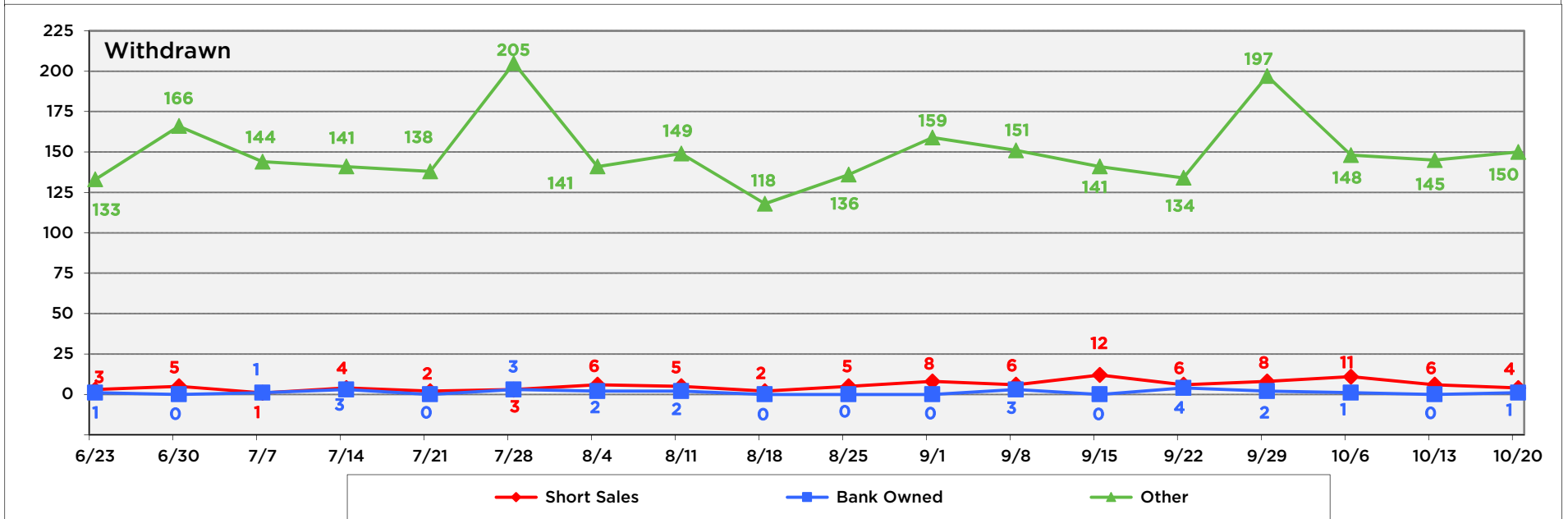
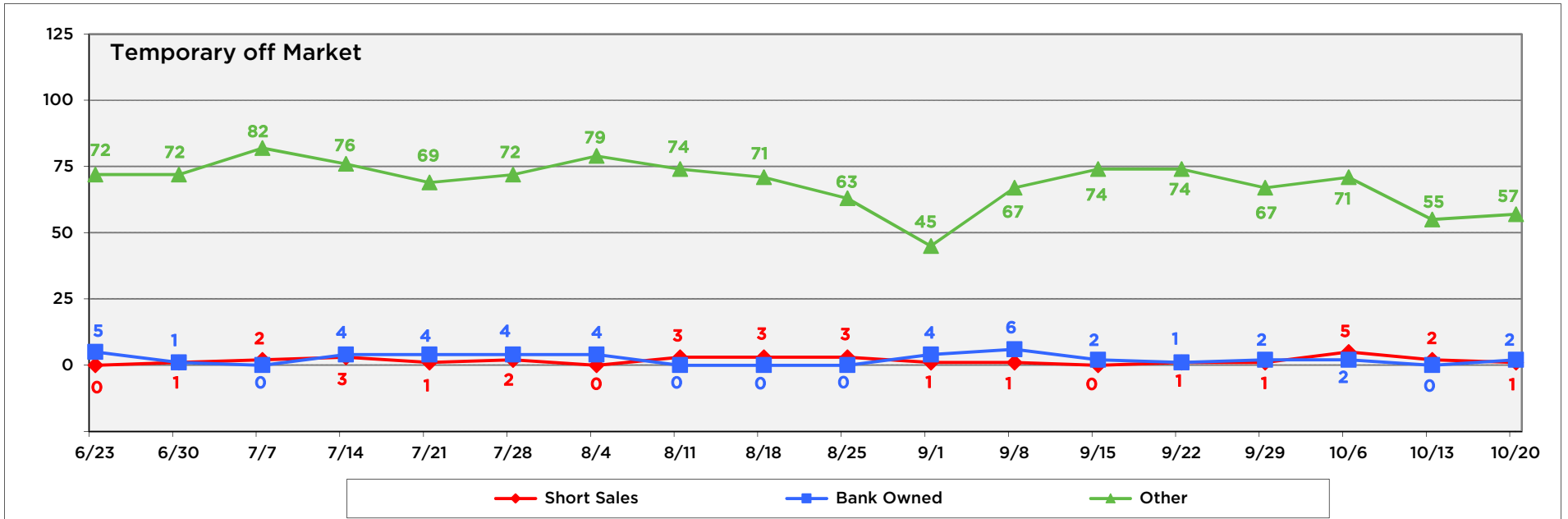
Single Family Homes



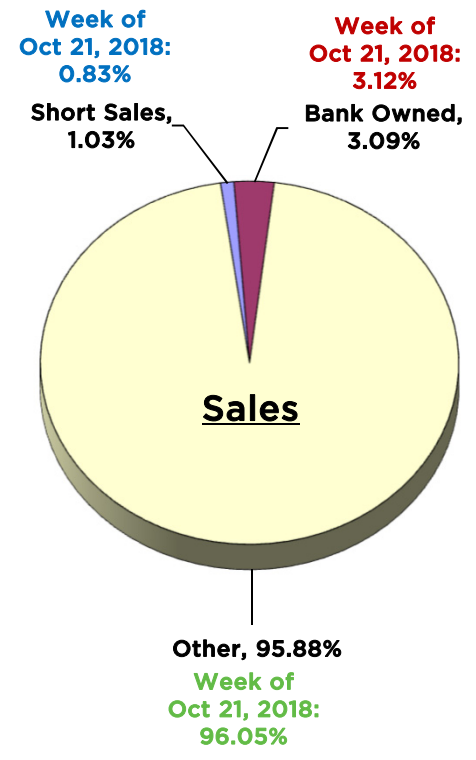
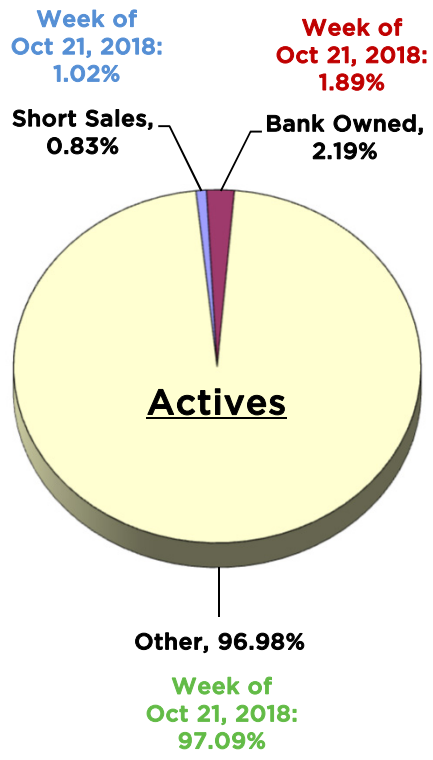
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 2 Single Family Homes available for the Median Price of \$265,975? (± \$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	\$266,304	4.0	2.0	1,861	\$143.10
Altamonte Springs / Forest City	32714	1	\$266,304	4.0	2.0	1,861	\$143.10
Osceola County		1	\$265,900	3.0	2.0	1,695	\$156.87
St Cloud / Canoe Creek	34772	1	\$265,900	3.0	2.0	1,695	\$156.87

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	141	121	12	5	1	2	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	140	120	12	5	1	2	0
Active Listings	1,761	1,227	213	202	62	48	9
Bank Owned	24	21	1	2	0	0	0
Short Sales	7	4	1	1	1	0	0
Other	1,730	1,202	211	199	61	48	9
Months of Inventory	3	2	4	9	14	6	0

List Price

Average Original List Price	\$193,283	\$166,526	\$277,375	\$353,560	\$448,000	\$779,450	\$0
Average Final List Price	\$190,873	\$164,089	\$274,875	\$351,599	\$448,000	\$776,950	\$0

Sale Price

Average Price	\$185,765	\$159,306	\$271,333	\$340,200	\$425,000	\$767,450	\$0
Median Price	\$166,000	\$155,000	\$265,000	\$335,000	\$425,000	\$767,450	\$0

Price Differences

<i>Original to Final</i> List Price	-\$2,410	-\$2,437	-\$2,500	-\$1,961	\$0	-\$2,500	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,518	-\$7,220	-\$6,042	-\$13,360	-\$23,000	-\$12,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,108	-\$4,783	-\$3,542	-\$11,399	-\$23,000	-\$9,500	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.11%	95.66%	97.82%	96.22%	94.87%	98.46%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.32%	97.09%	98.71%	96.76%	94.87%	98.78%	0.00%

Days on the Market

Avg Days Listing to Contract	46	46	34	46	15	139	0
Combined Avg Days to Contract	49	48	29	86	15	139	0
Avg Days Listing to Closing	79	79	67	77	31	195	0
Avg Days Contract to Close	33	33	33	29	16	56	0

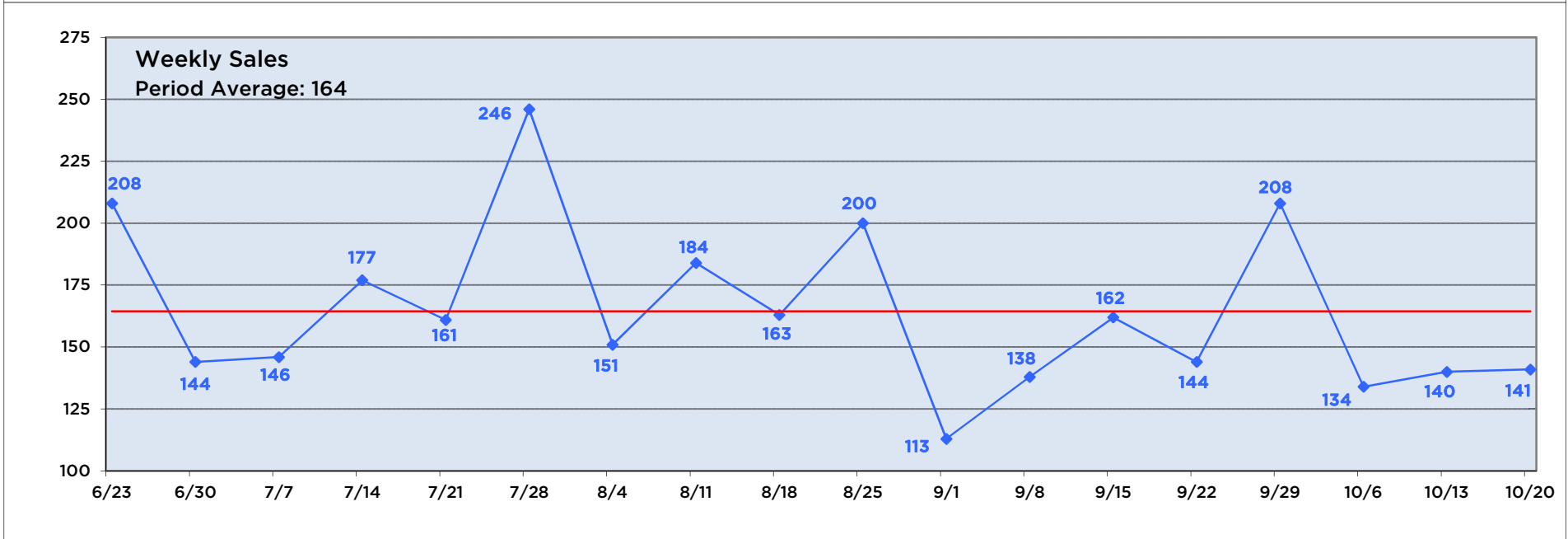
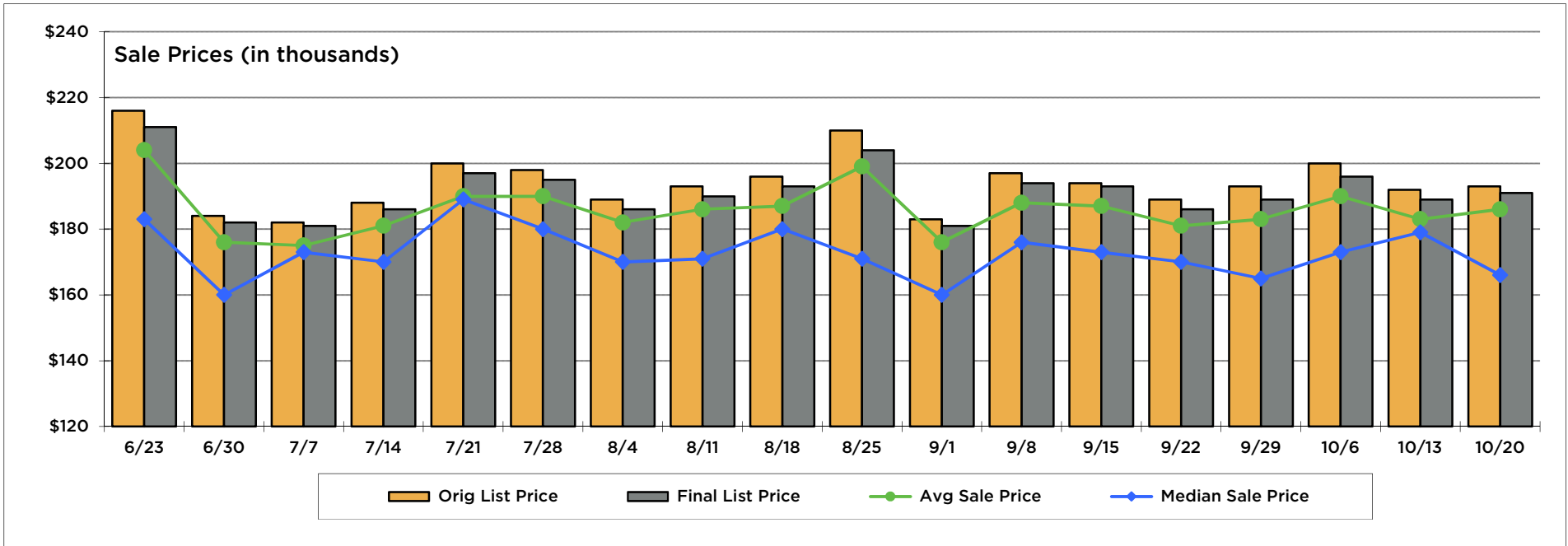
Beds / Baths

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

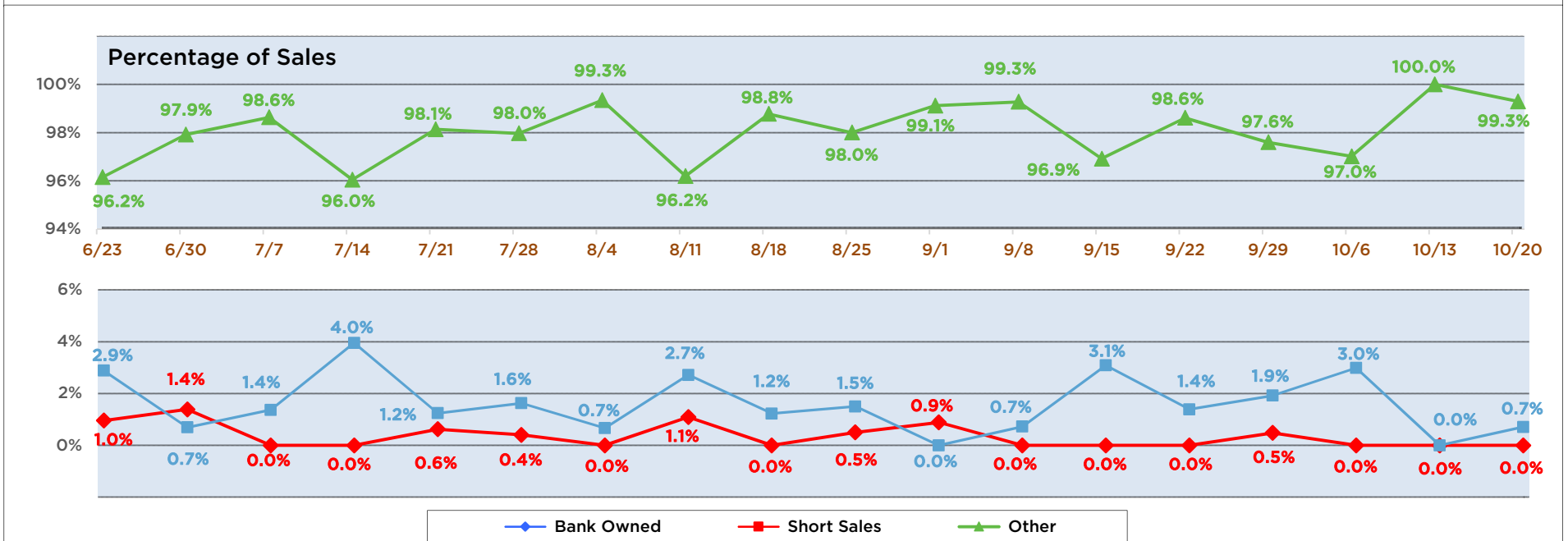
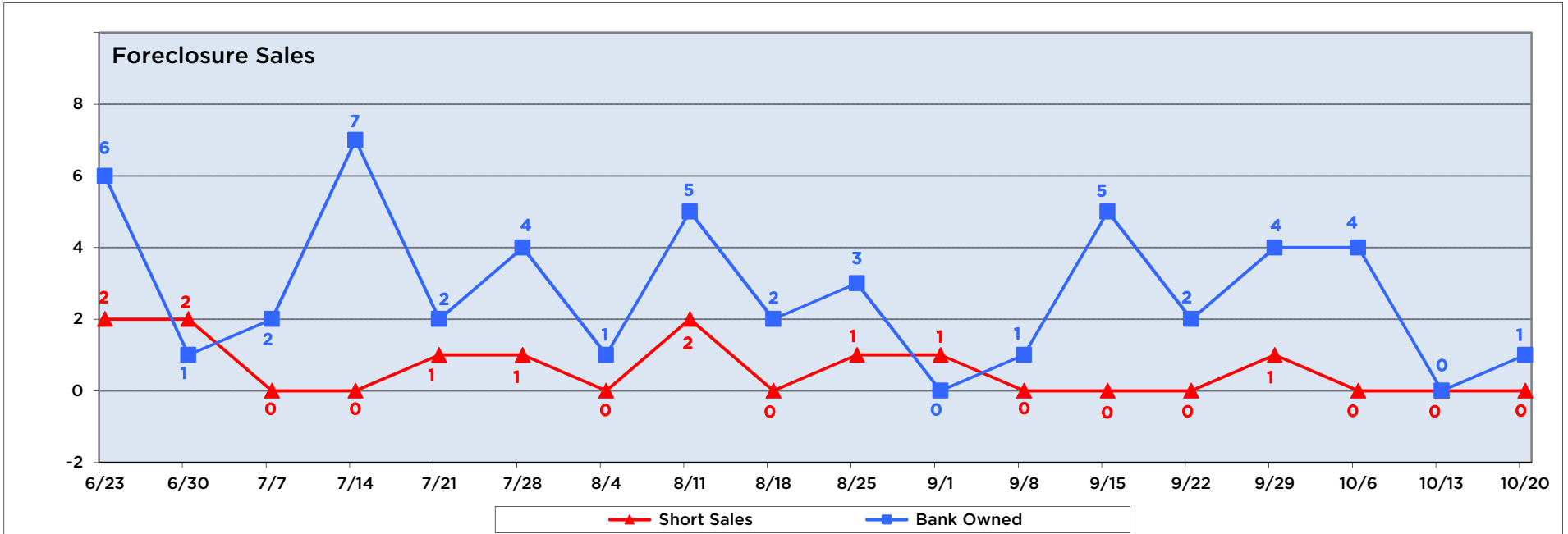
Square Footage

Average Square Feet	1,328	1,254	1,763	1,457	2,158	2,438	0
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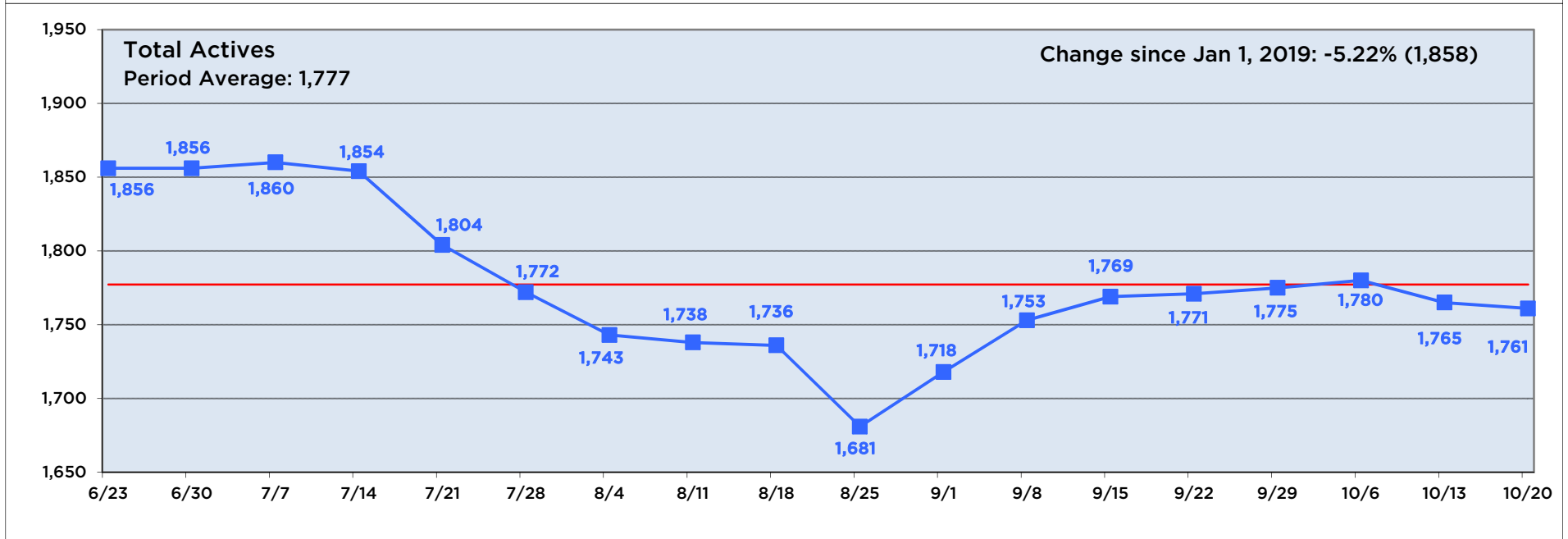
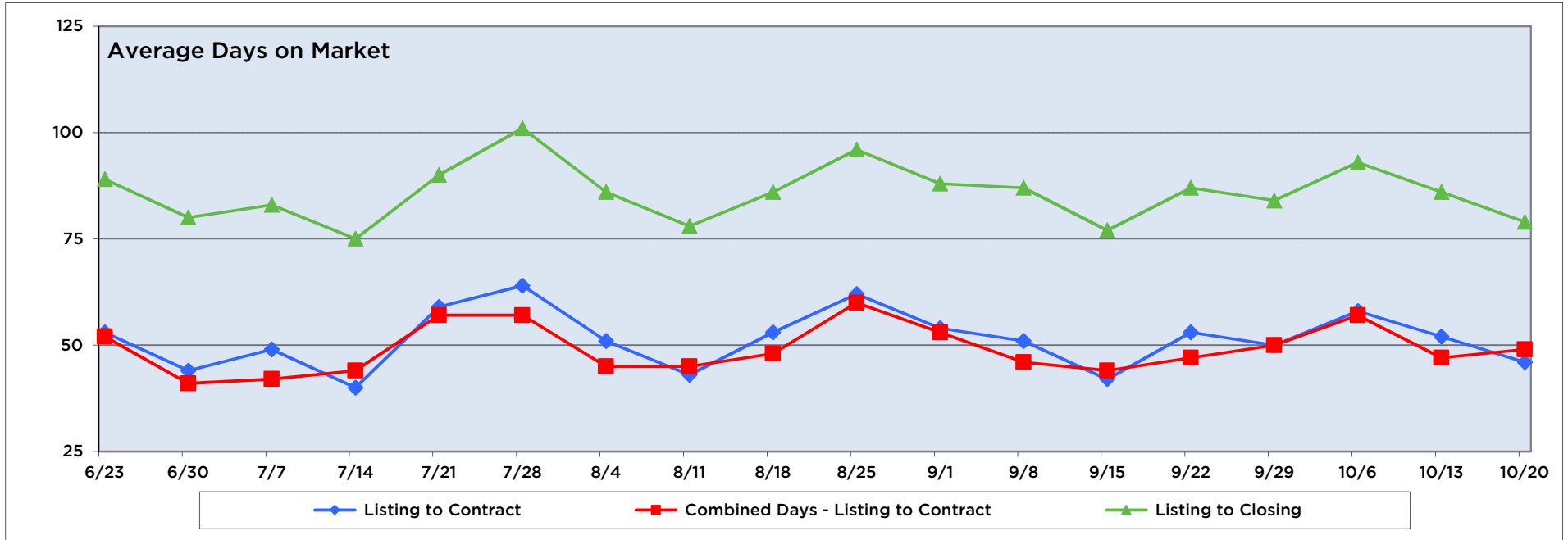
Condos, Townhomes, Villas



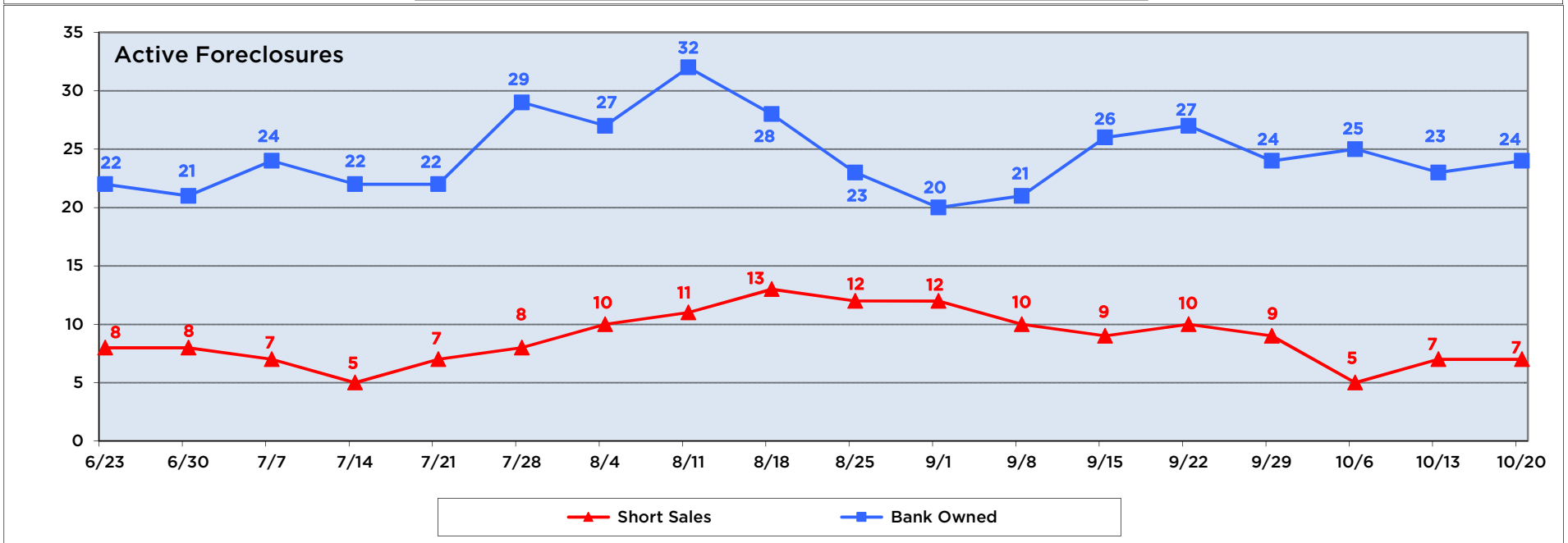
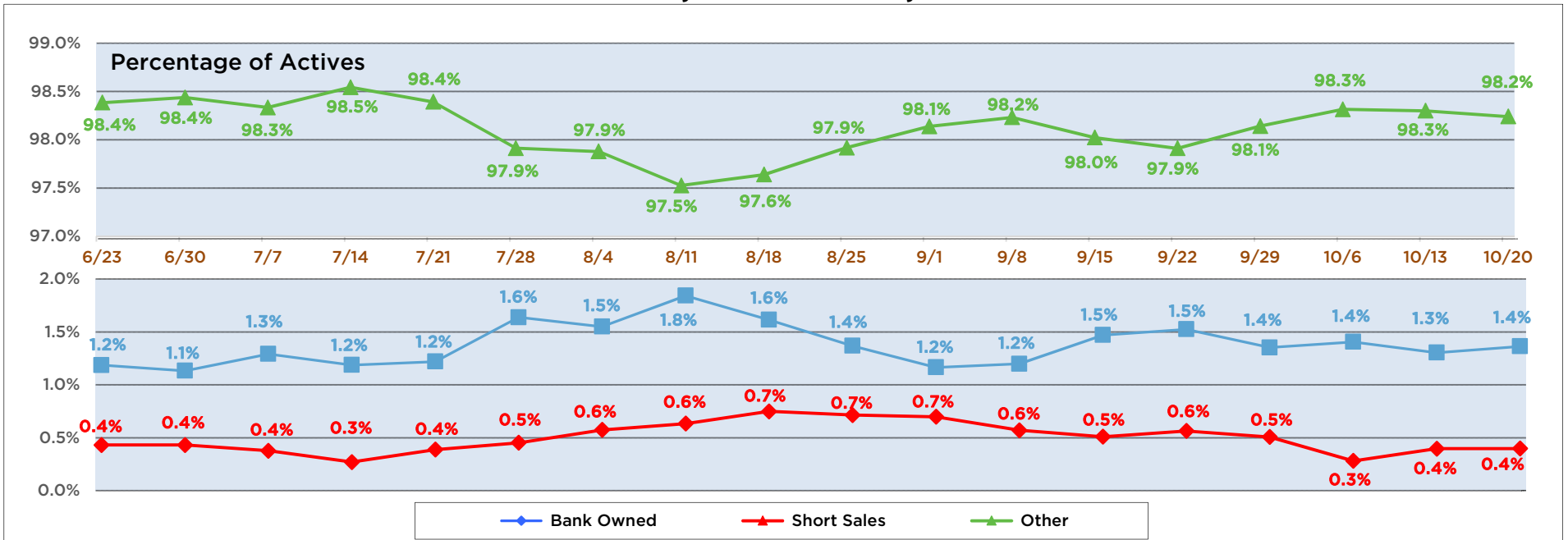
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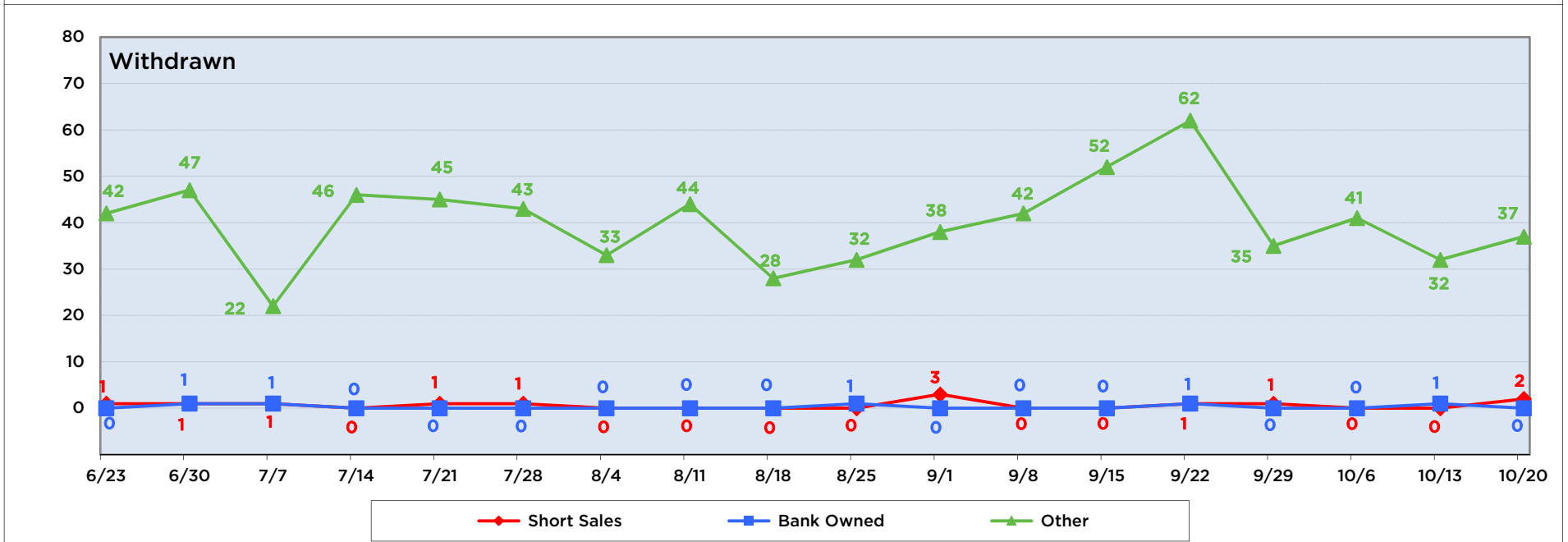
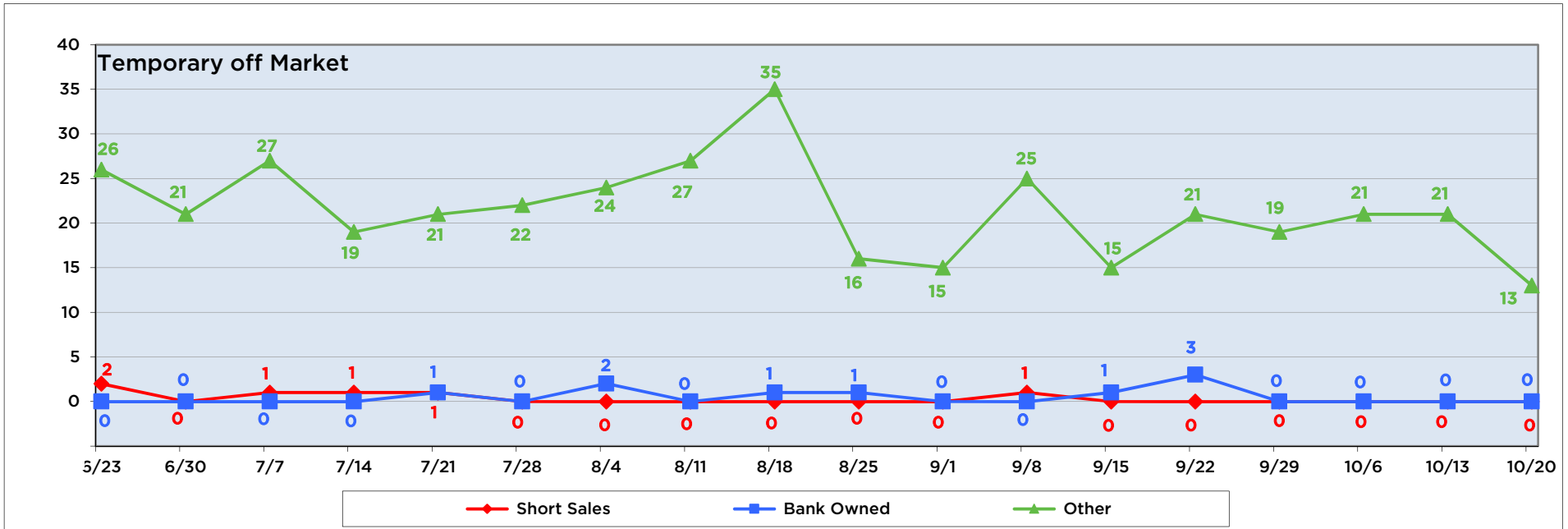
Condos, Townhomes, Villas



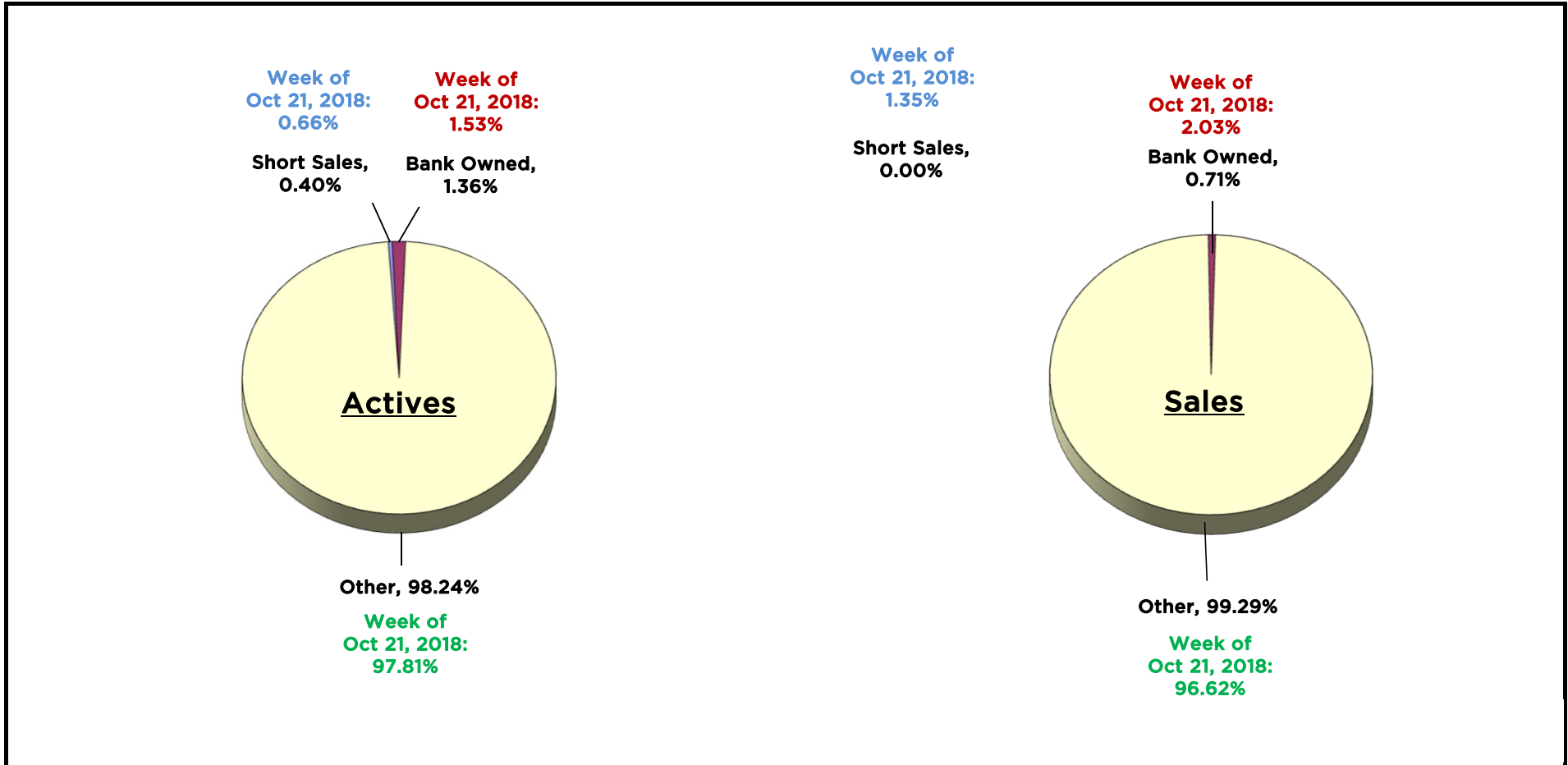
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$166,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
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Orange County		1	\$165,600	2.0	2.0	1,176	\$140.82
Hunters Creek	32837	1	\$165,600	2.0	2.0	1,176	\$140.82
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Osceola County		2	\$165,750	2.5	2.0	1,349	\$122.91
Davenport	33896	1	\$166,000	3.0	2.0	1,424	\$116.57
St Cloud	34769	1	\$165,500	2.0	2.0	1,273	\$130.01
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Lake County		1	\$165,900	2.0	2.0	1,209	\$137.22
Mount Dora	32757	1	\$165,900	2.0	2.0	1,209	\$137.22