



Monday Morning Quarterback Summary

Week of October 27, 2019 - November 2, 2019

Single-family existing homes

- Sales of single-family homes increased to 617 during the week of Oct 27, from 486 the week prior
- The median price of single family homes increased to \$275,000, a change of 3.4%
- The number of single-family home foreclosure transactions increased to 19 last week, from 15 the week of Oct 20
- The number of single-family home short-sale transactions decreased to 3 from 5 the week prior
- Single-family inventory decreased by 39, and now sits at 6,707

Condos, townhomes, and villas

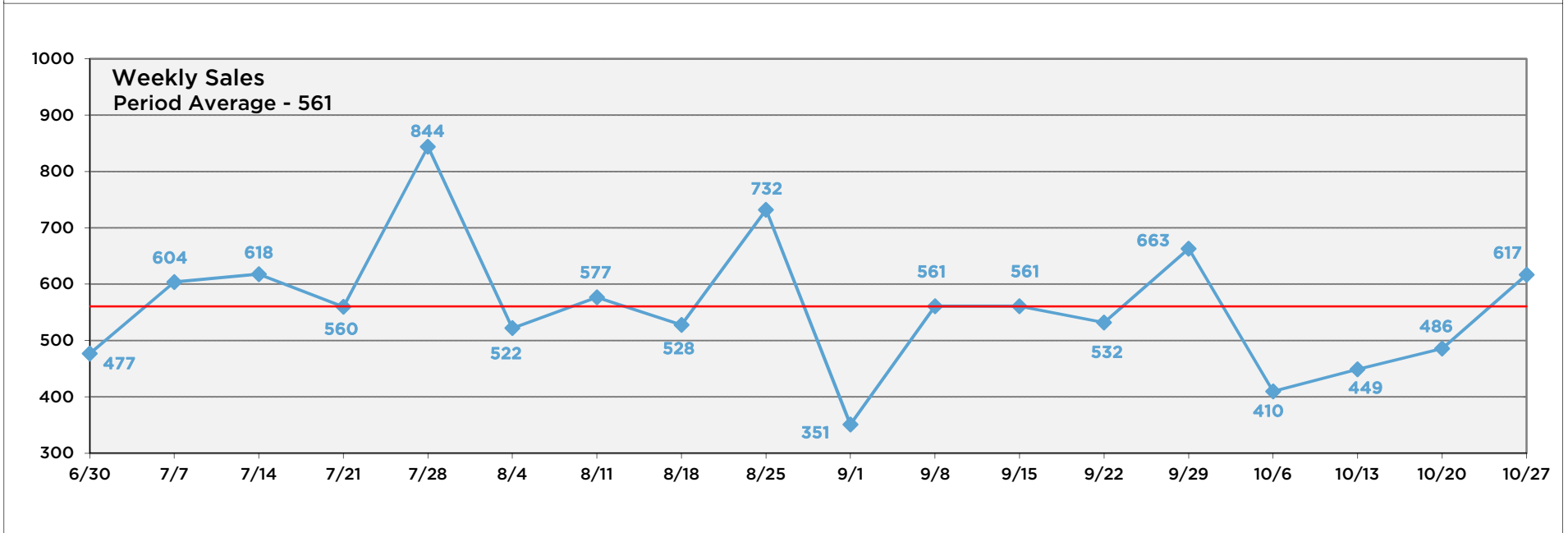
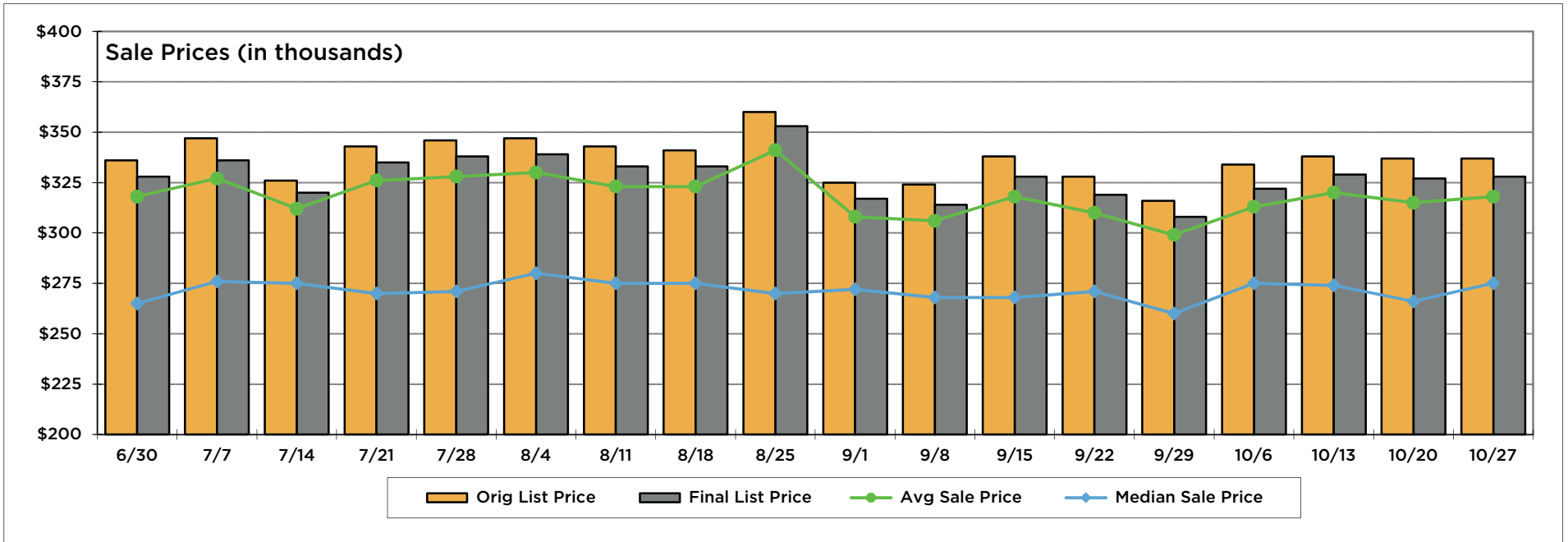
- Sales of condos, townhomes, and villas increased to 223 during the week of Oct 27, from 141 the week prior
- The median price of condos, townhomes, and villas increased to \$183,000, a change of 10.2%
- The number of condo, townhome, and villa foreclosure transactions increased to 5 last week, from 1 the week of Oct 20
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 25, and now sits at 1,786

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

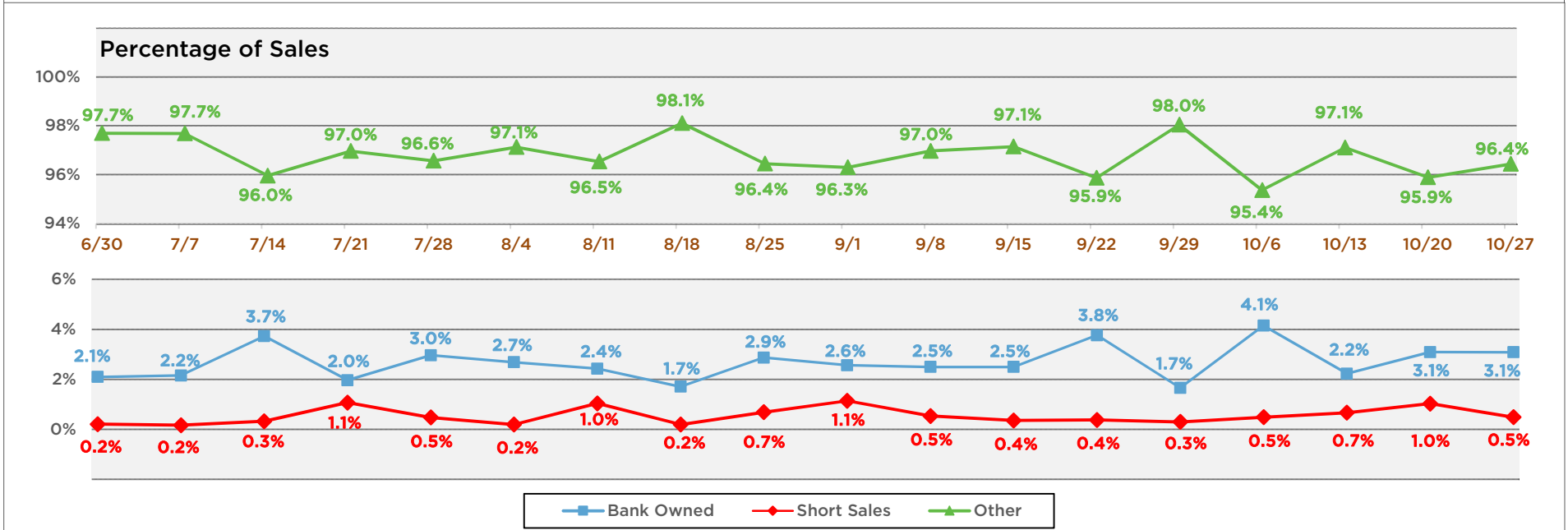
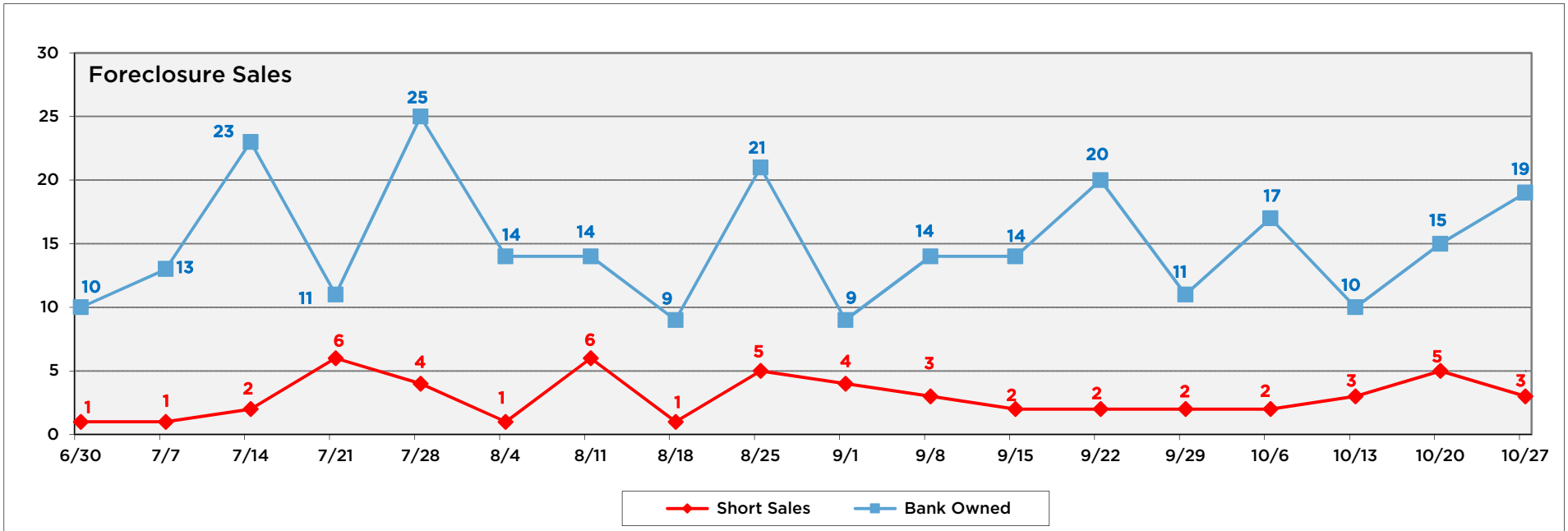
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	617	248	125	129	59	46	10
Bank Owned	19	12	2	1	0	2	2
Short Sales	3	2	0	0	0	1	0
Other	595	234	123	128	59	43	8
Active Listings	6,707	1,549	1,076	1,596	811	1,225	450
Bank Owned	139	76	19	21	11	9	3
Short Sales	58	25	8	14	7	2	2
Other	6,510	1,448	1,049	1,561	793	1,214	445
Months of Inventory	3	1	2	3	3	6	10
<i>List Price</i>							
Average Original List Price	\$336,803	\$197,196	\$283,713	\$357,287	\$471,412	\$699,043	\$1,737,950
Average Final List Price	\$327,988	\$193,502	\$280,287	\$347,736	\$457,273	\$669,739	\$1,669,940
<i>Sale Price</i>							
Average Price	\$317,524	\$188,467	\$273,898	\$340,115	\$442,587	\$642,454	\$1,539,470
Median Price	\$275,000	\$203,500	\$275,000	\$335,052	\$439,000	\$607,500	\$1,455,935
<i>Price Differences</i>							
Original to Final List Price	-\$8,815	-\$3,694	-\$3,426	-\$9,551	-\$14,139	-\$29,304	-\$68,010
Original List to Sale Price - \$	-\$19,279	-\$8,729	-\$9,815	-\$17,172	-\$28,825	-\$56,589	-\$198,480
Final List to Sale Price - \$	-\$10,464	-\$5,035	-\$6,389	-\$7,621	-\$14,686	-\$27,285	-\$130,470
Original List to Sale Price - %	94.28%	95.57%	96.54%	95.19%	93.89%	91.90%	88.58%
Final List to Sale Price - %	96.81%	97.40%	97.72%	97.81%	96.79%	95.93%	92.19%
<i>Days on the Market</i>							
Avg Days Listing to Contract	57	50	44	61	64	87	176
Combined Avg Days to Contract	60	47	46	63	79	103	180
Avg Days Listing to Closing	95	85	80	97	109	136	225
Avg Days Contract to Close	38	35	36	36	45	49	48
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	3	3	3	5
Average Half Baths	0	0	0	0	0	1	1
<i>Square Footage</i>							
Average Square Feet	2,116	1,427	1,998	2,444	2,924	3,431	5,656

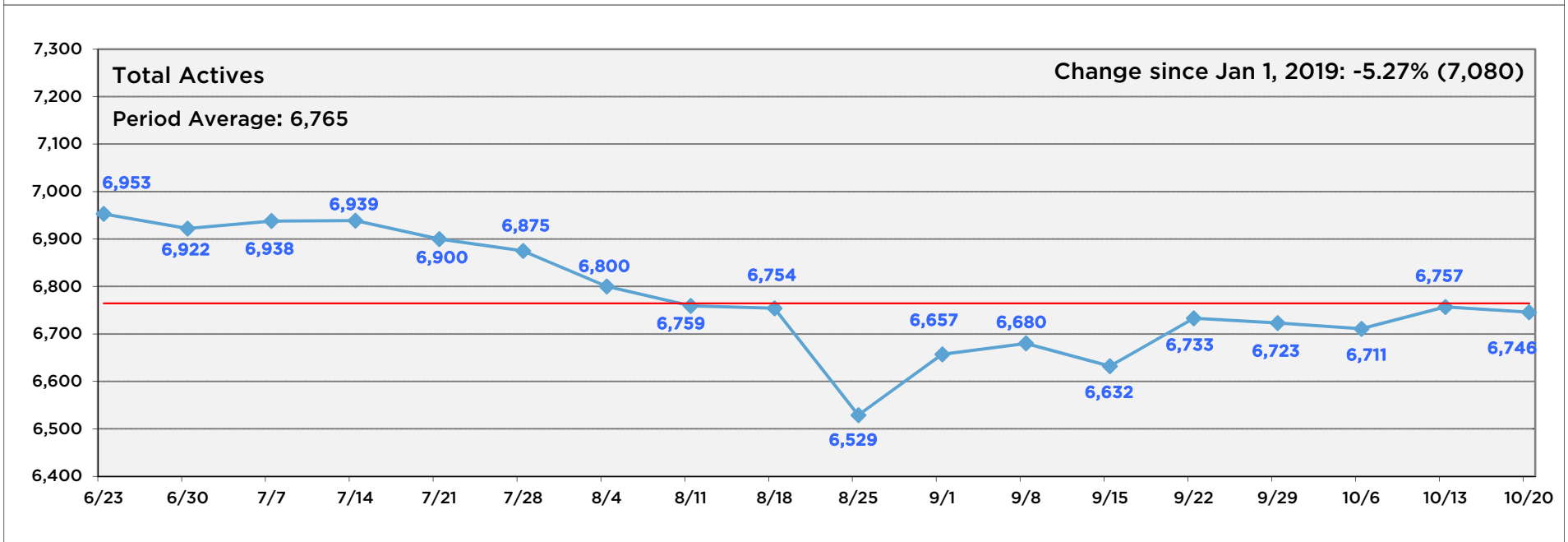
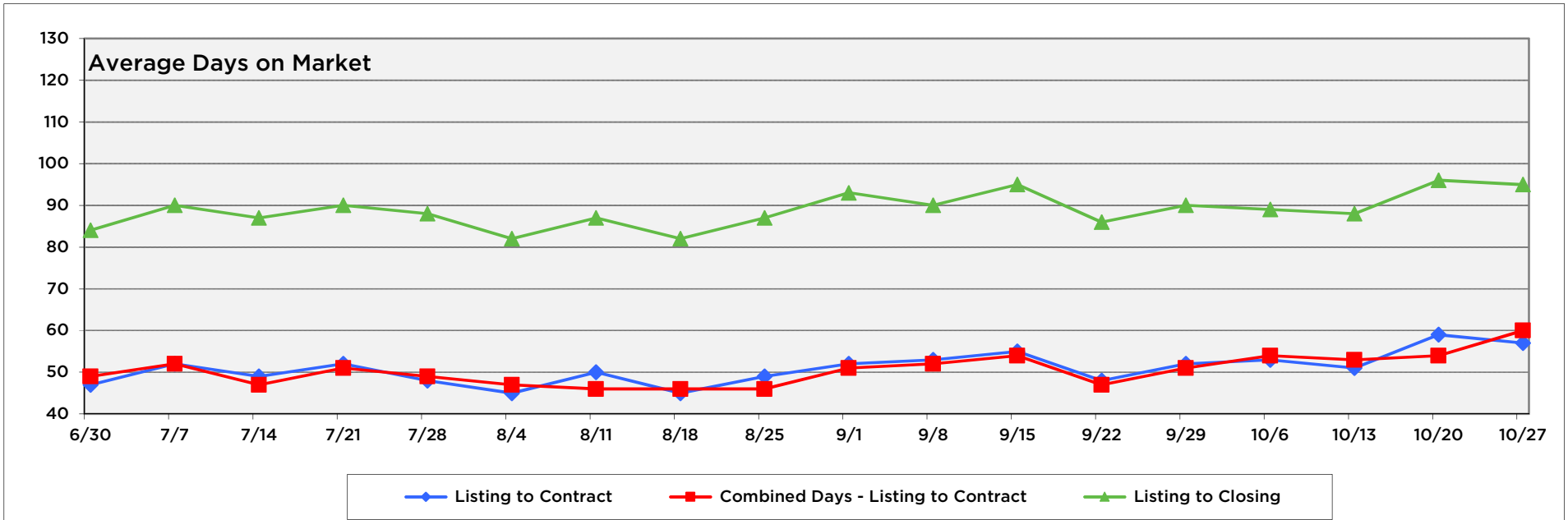
Single Family Homes



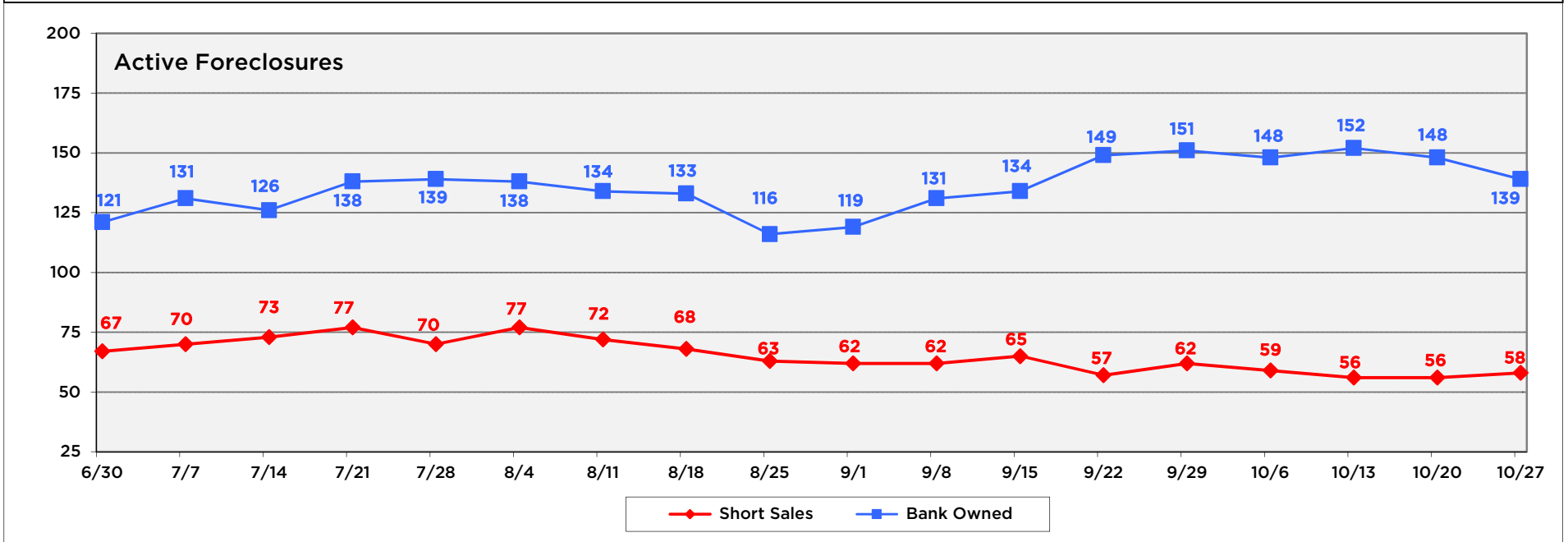
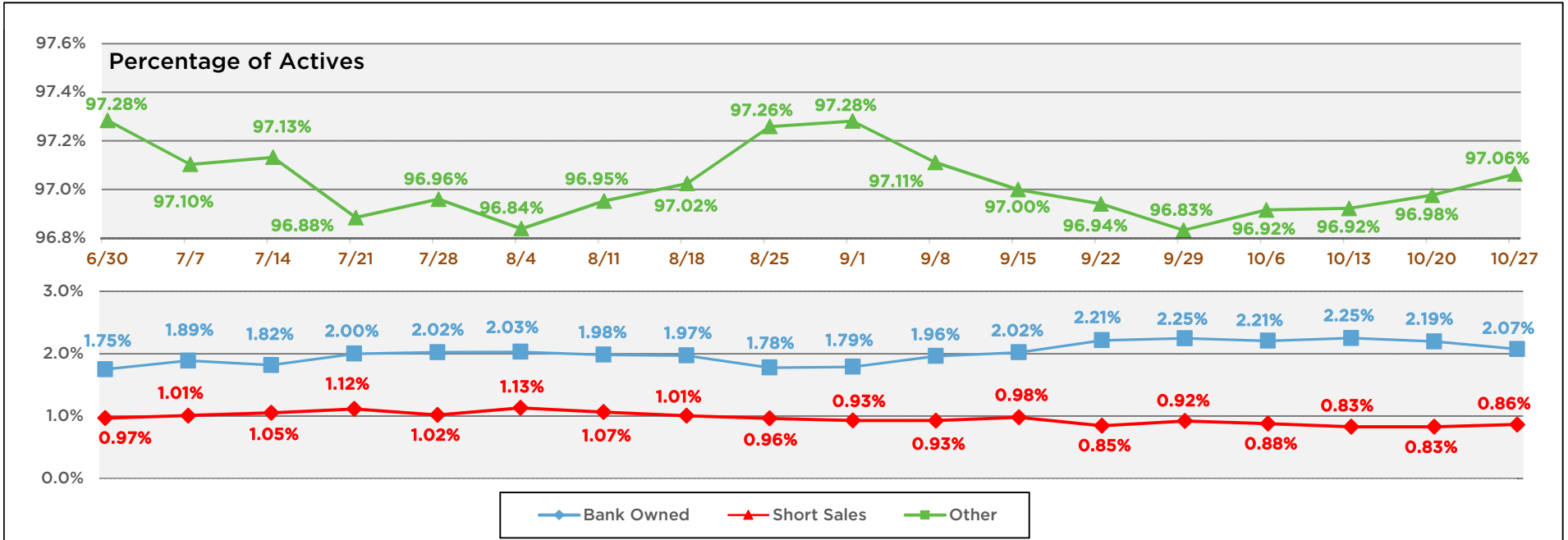
Single Family Homes



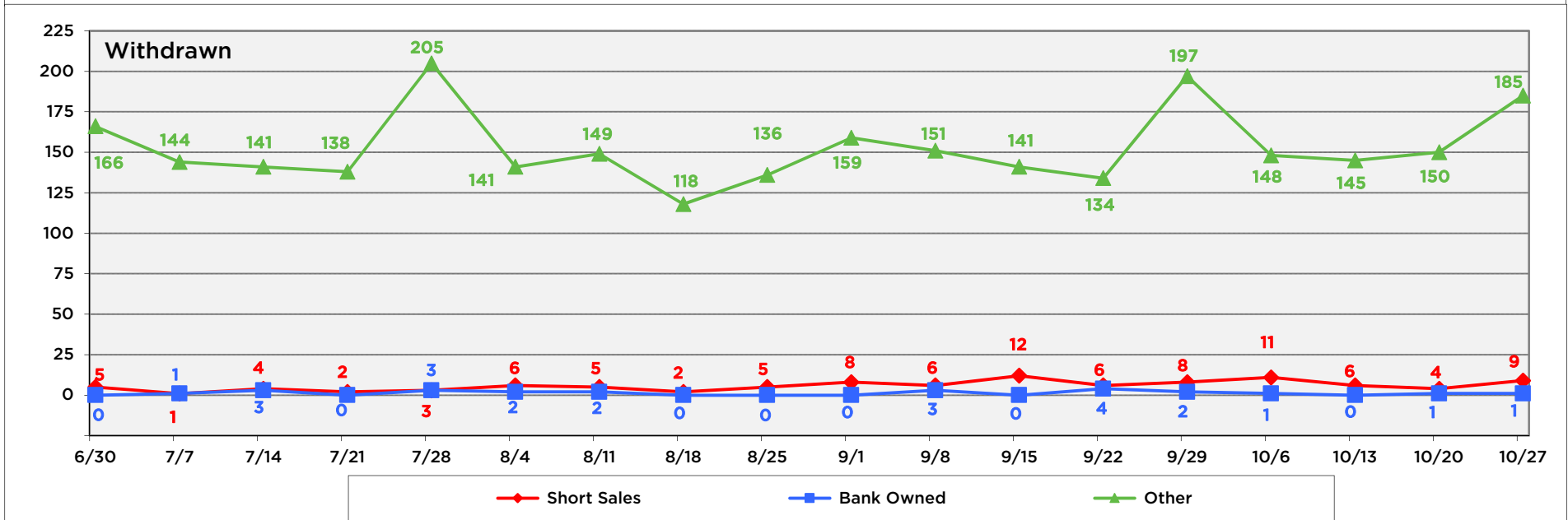
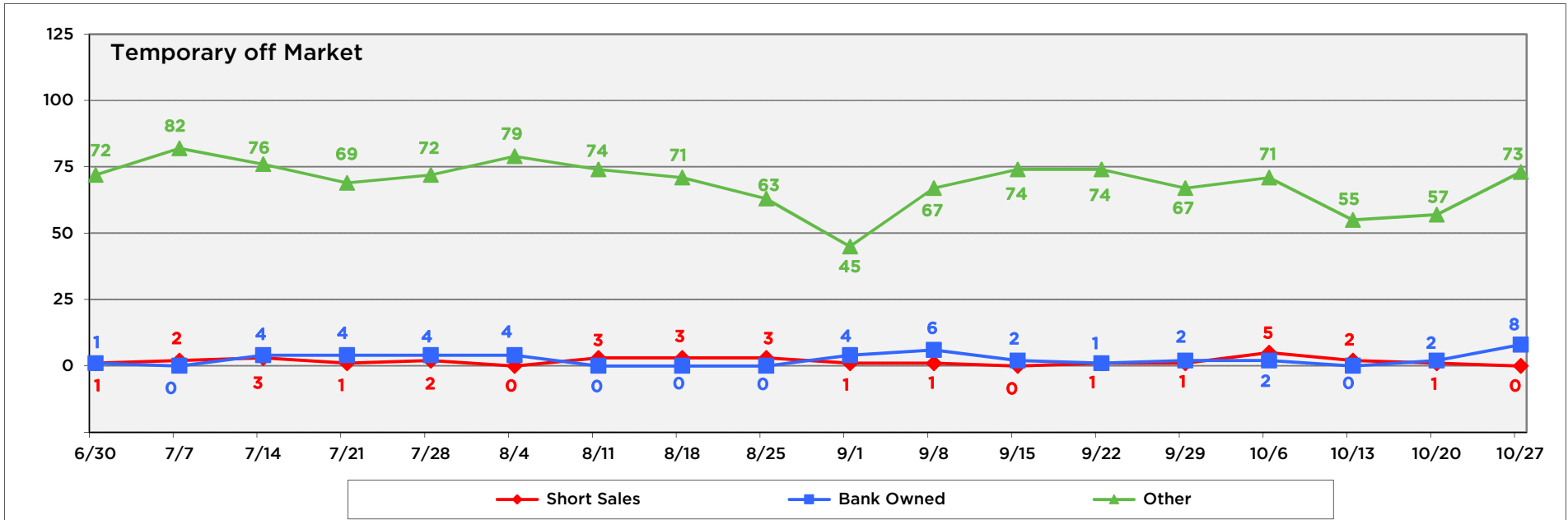
Single Family Homes



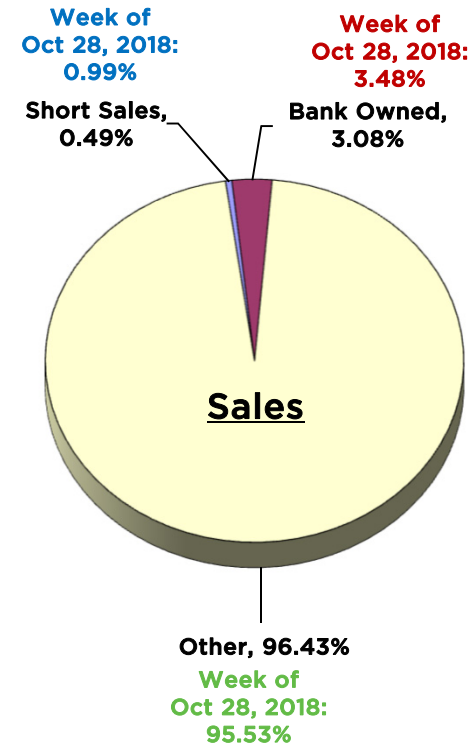
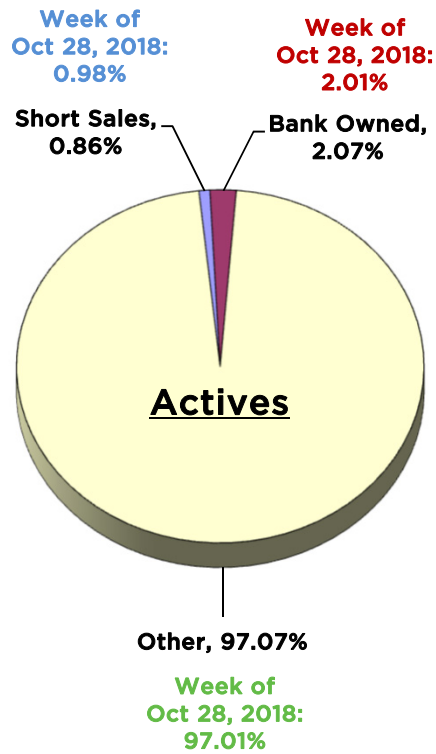
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 81 Single Family Homes available for the Median Price of \$275,000? (± \$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		11	\$275,039	3.7	2.0	1,957	\$140.54
Casselberry	32707	1	\$275,000	3.0	2.0	1,840	\$149.46
Winter Springs / Tuskawilla	32708	1	\$275,000	4.0	2.0	1,977	\$139.10
Altamonte Springs / Forest City	32714	1	\$275,000	4.0	2.0	1,865	\$147.45
Lake Mary / Heathrow	32746	1	\$275,000	3.0	2.0	1,588	\$173.17
Longwood (East)	32750	1	\$275,000	4.0	2.0	2,062	\$133.37
Chuluota/Oviedo	32766	1	\$275,000	3.0	2.0	1,661	\$165.56
Sanford / Lake Forest	32771	2	\$275,000	5.0	2.0	2,177	\$126.32
Sanford (South)	32773	1	\$275,500	4.0	2.0	2,344	\$117.53
Longwood / Wekiva Springs	32779	2	\$274,966	3.0	2.0	1,918	\$143.36
Orange County		34	\$274,971	3.1	1.9	1,707	\$161.10
Apopka / Hunt Club	32703	1	\$275,000	3.0	2.0	1,467	\$187.46
Winter Park (West)	32789	1	\$275,000	3.0	1.0	1,178	\$233.45
Winter Park (East) / Aloma	32792	1	\$274,900	3.0	1.0	1,470	\$187.01
Colonialtown	32803	1	\$275,000	2.0	2.0	758	\$362.80
Washington Shores	32805	1	\$275,000	3.0	2.0	2,119	\$129.78
Delaney / Crystal Lake	32806	1	\$274,900	4.0	2.0	2,597	\$105.85
Conway	32812	1	\$275,000	4.0	2.0	2,094	\$131.33
Union Park	32817	5	\$274,980	3.0	2.0	1,585	\$173.49
Hiawasse	32818	2	\$274,950	4.0	2.0	2,045	\$134.45
Sand Lake / Bay Hill	32819	1	\$275,000	3.0	2.0	1,465	\$187.71
Bithlo	32820	1	\$275,000	4.0	2.0	1,829	\$150.36
Williamsburg / Lake Bryan	32821	3	\$274,967	3.0	2.0	1,614	\$170.36
Ventura	32822	4	\$274,975	3.0	2.0	1,672	\$164.46
Rio Pinar / Union Park	32825	1	\$275,000	3.0	2.0	1,784	\$154.15
Waterford Lakes	32828	4	\$274,975	3.0	2.0	1,699	\$161.85
Union Park / Chickasaw	32829	1	\$275,000	3.0	2.0	1,985	\$138.54
Metro West / Orlo Vista	32835	1	\$274,900	3.0	2.0	1,796	\$153.06
Hunters Creek	32837	3	\$274,933	3.0	2.0	1,675	\$164.14
Ocoee	34761	1	\$275,000	4.0	2.0	2,124	\$129.47

Where are the 81 Single Family Homes available for the Median Price of \$275,000? (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>
Osceola County		15	\$274,976	3.6	2.5	2,153	\$127.74
Kissimmee (Central)	34741	2	\$275,000	4.0	2.0	2,228	\$123.43
Kissimmee (East)	34744	3	\$274,800	3.0	2.0	1,797	\$152.92
Kissimmee (West) / Pleasant Hill	34746	3	\$275,000	4.0	3.0	2,402	\$114.49
Kissimmee / Celebration	34747	1	\$275,000	4.0	2.0	1,567	\$175.49
Kissimmee / Poinciana	34758	2	\$274,950	4.0	3.0	2,417	\$113.76
St Cloud	34769	1	\$275,000	3.0	2.0	2,400	\$114.58
St Cloud / Narcoossee	34771	1	\$275,435	2.0	2.0	1,423	\$193.56
St Cloud / Canoe Creek	34772	2	\$274,950	4.0	3.0	2,506	\$109.72
Lake County		21	\$274,976	3.7	2.1	2,263	\$121.51
Lady Lake / The Villages	32159	1	\$274,900	3.0	2.0	2,056	\$133.71
Eustis (West)	32726	2	\$275,200	4.0	2.0	2,219	\$124.02
Eustis (East)	32736	1	\$275,000	4.0	2.0	2,430	\$113.17
Mount Dora	32757	2	\$275,000	4.0	2.0	2,296	\$119.77
Sorrento / Mt Plymouth	32776	1	\$275,000	4.0	3.0	2,519	\$109.17
Tavares / Mt Plymouth	32778	1	\$275,000	4.0	2.0	2,159	\$127.37
Clermont (Central)	34711	2	\$274,750	5.0	3.0	2,968	\$92.57
Clermont (South)	34714	1	\$275,000	4.0	2.0	2,409	\$114.16
Minneola	34715	1	\$274,900	4.0	2.0	2,063	\$133.25
Fruitland Park	34731	2	\$275,000	4.0	2.0	1,855	\$148.25
Groveland	34736	4	\$274,975	3.0	2.0	2,084	\$131.95
Leesburg (West)	34748	3	\$274,967	3.0	2.0	2,291	\$120.02

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	223	178	28	12	3	2	0
Bank Owned	5	4	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	218	174	27	12	3	2	0
Active Listings	1,786	1,249	213	203	61	51	9
Bank Owned	23	20	1	2	0	0	0
Short Sales	7	4	1	1	1	0	0
Other	1,756	1,225	211	200	60	51	9
Months of Inventory	2	2	2	4	5	6	0

List Price

Average Original List Price	\$199,135	\$166,942	\$276,907	\$368,261	\$457,967	\$572,500	\$0
Average Final List Price	\$196,990	\$165,325	\$272,746	\$362,932	\$457,967	\$567,500	\$0

Sale Price

Average Price	\$191,051	\$159,965	\$267,359	\$355,375	\$433,333	\$540,000	\$0
Median Price	\$183,000	\$161,125	\$265,000	\$359,750	\$410,000	\$540,000	\$0

Price Differences

Original to Final List Price	-\$2,145	-\$1,617	-\$4,161	-\$5,329	\$0	-\$5,000	\$0
Original List to Sale Price - \$	-\$8,084	-\$6,977	-\$9,548	-\$12,886	-\$24,634	-\$32,500	\$0
Final List to Sale Price - \$	-\$5,939	-\$5,360	-\$5,387	-\$7,557	-\$24,634	-\$27,500	\$0
Original List to Sale Price - %	95.94%	95.82%	96.55%	96.50%	94.62%	94.32%	0.00%
Final List to Sale Price - %	96.99%	96.76%	98.02%	97.92%	94.62%	95.15%	0.00%

Days on the Market

Avg Days Listing to Contract	41	41	37	42	60	105	0
Combined Avg Days to Contract	38	35	46	42	60	105	0
Avg Days Listing to Closing	75	74	72	87	107	162	0
Avg Days Contract to Close	34	33	35	44	47	57	0

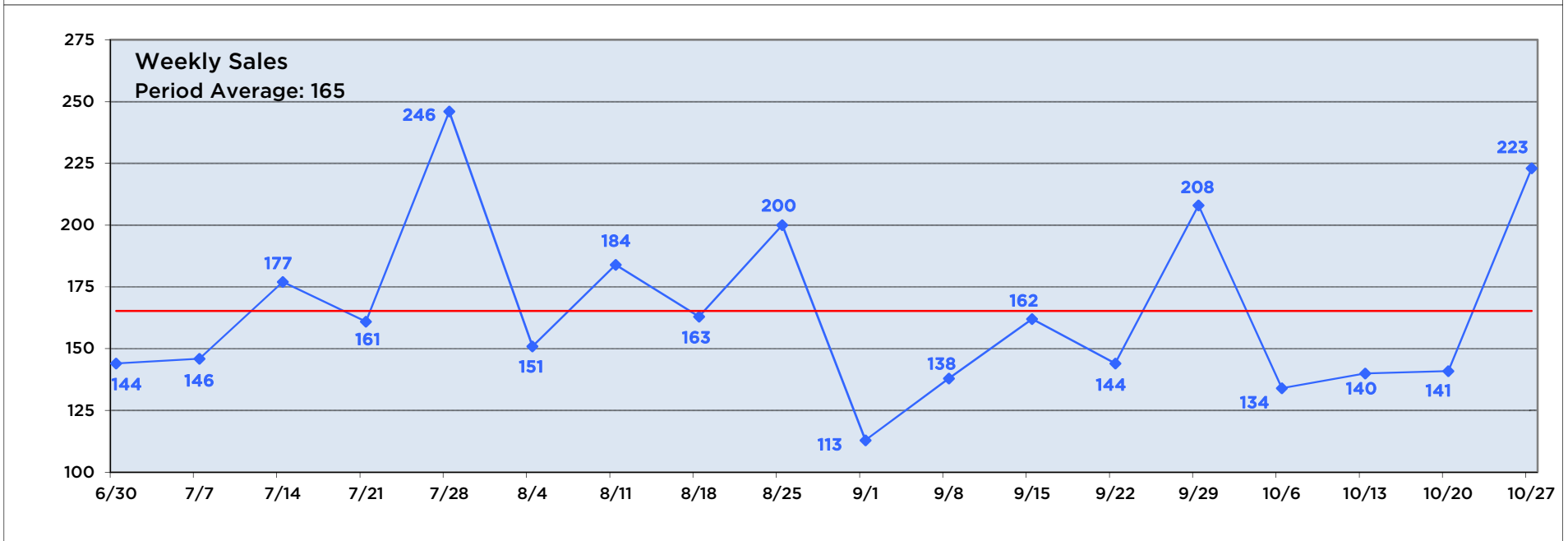
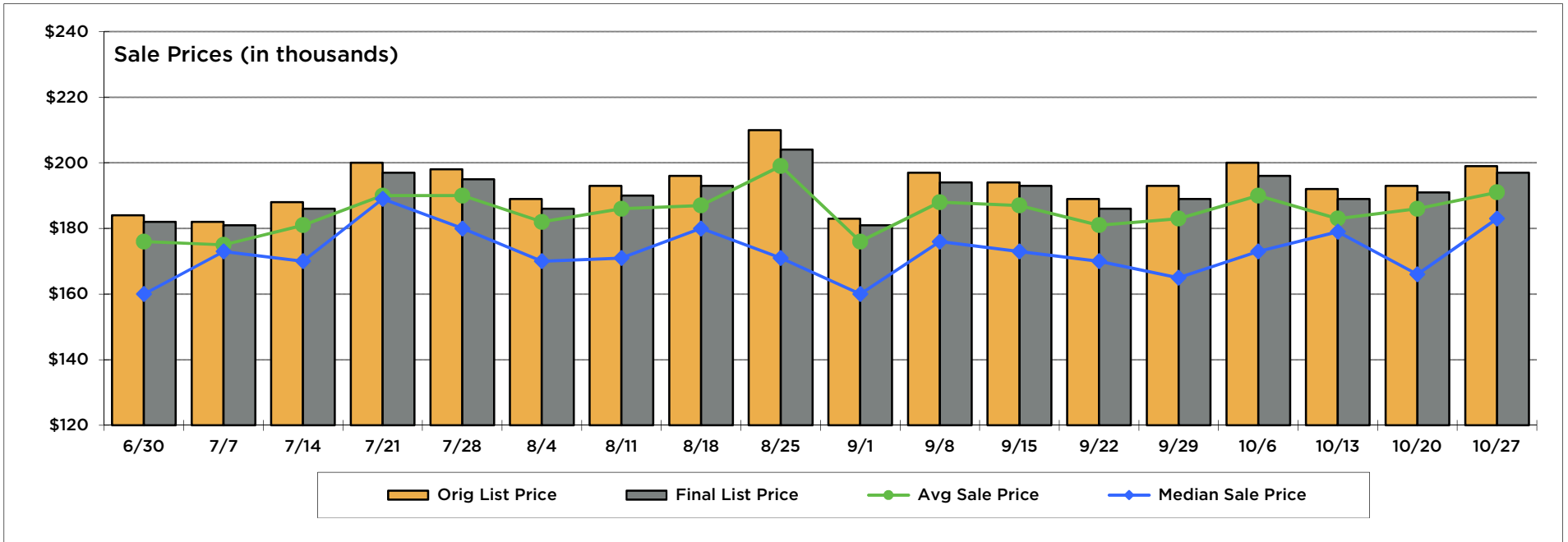
Beds / Baths

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

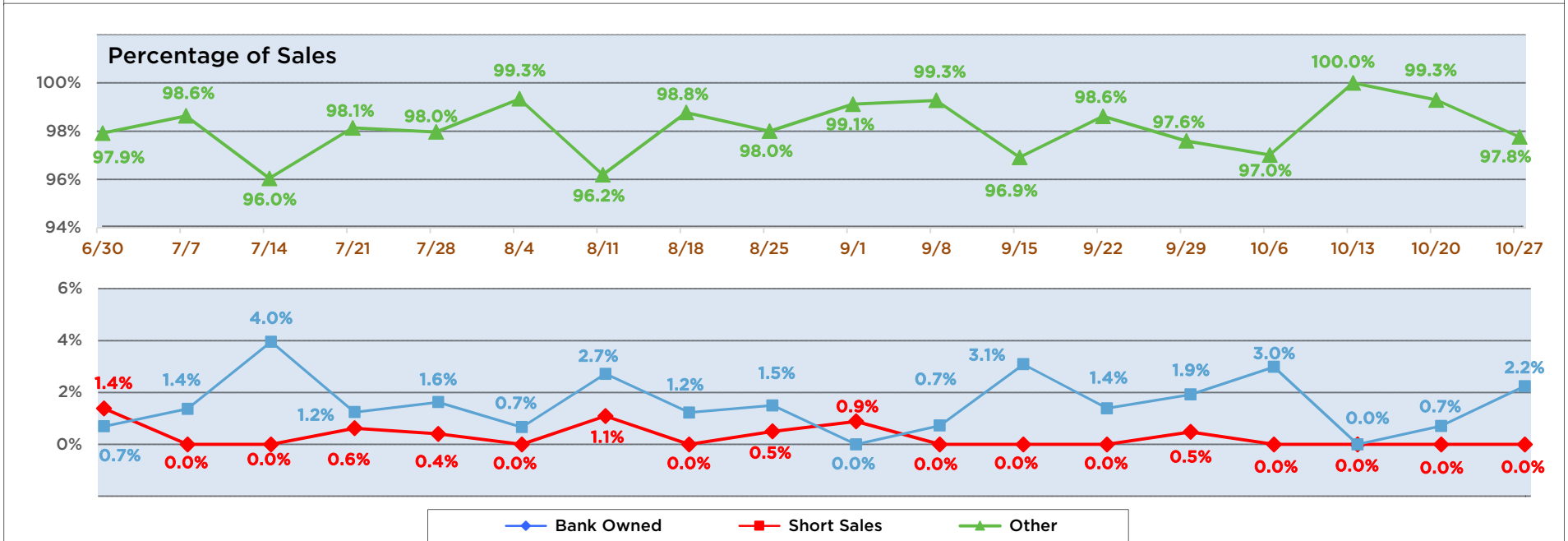
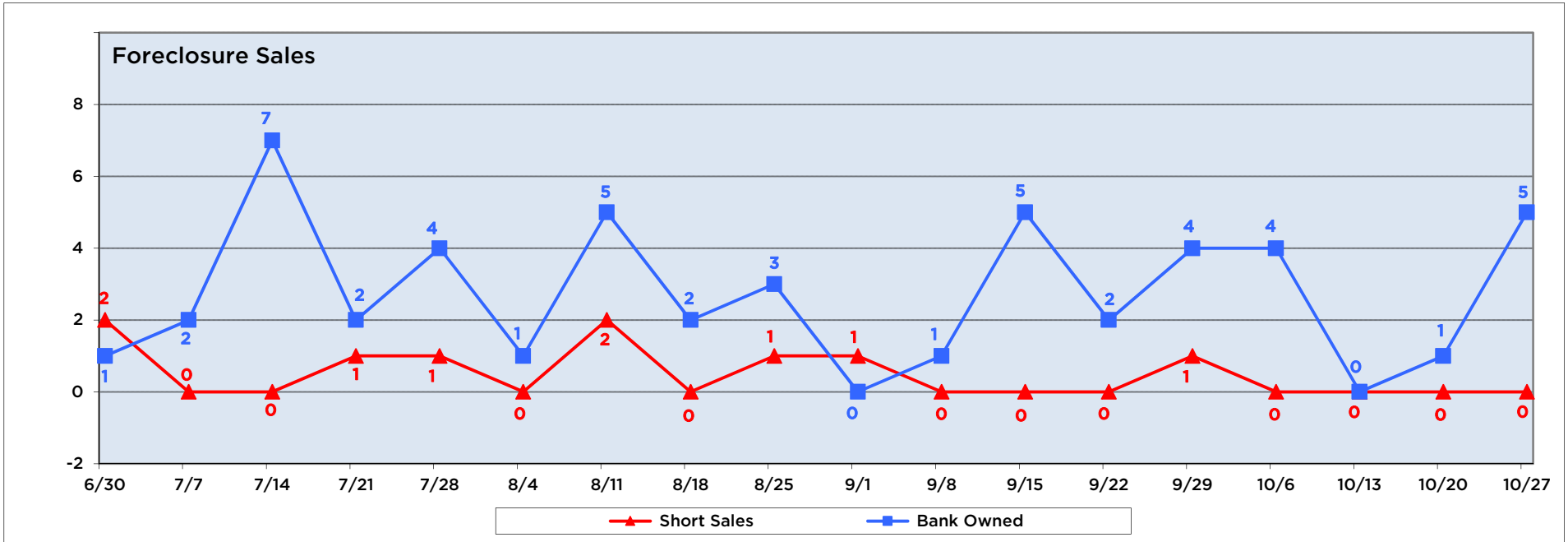
Square Footage

Average Square Feet	1,362	1,269	1,661	1,607	2,348	2,444	0
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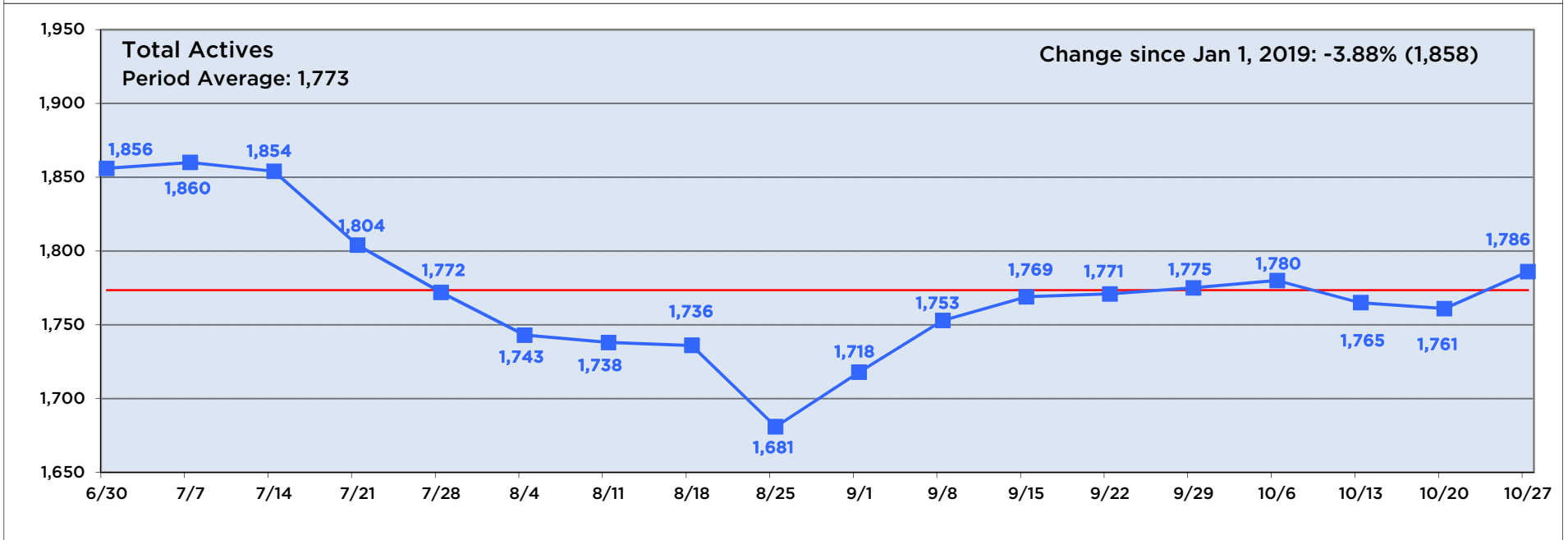
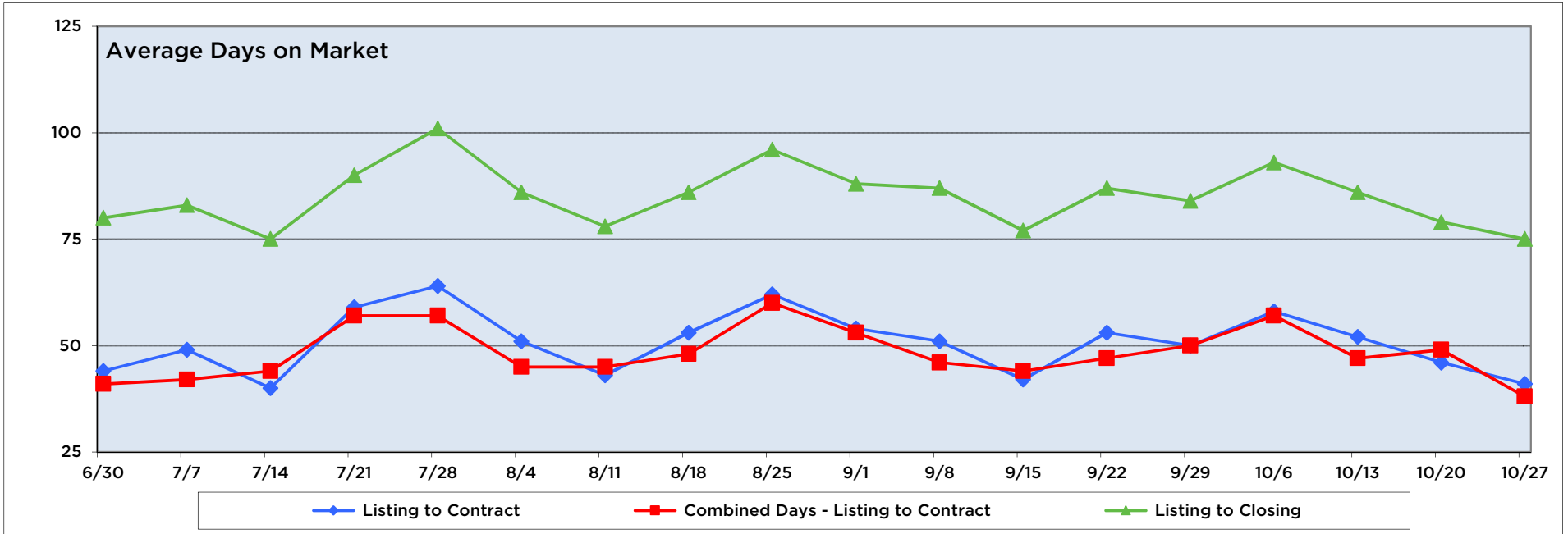
Condos, Townhomes, Villas



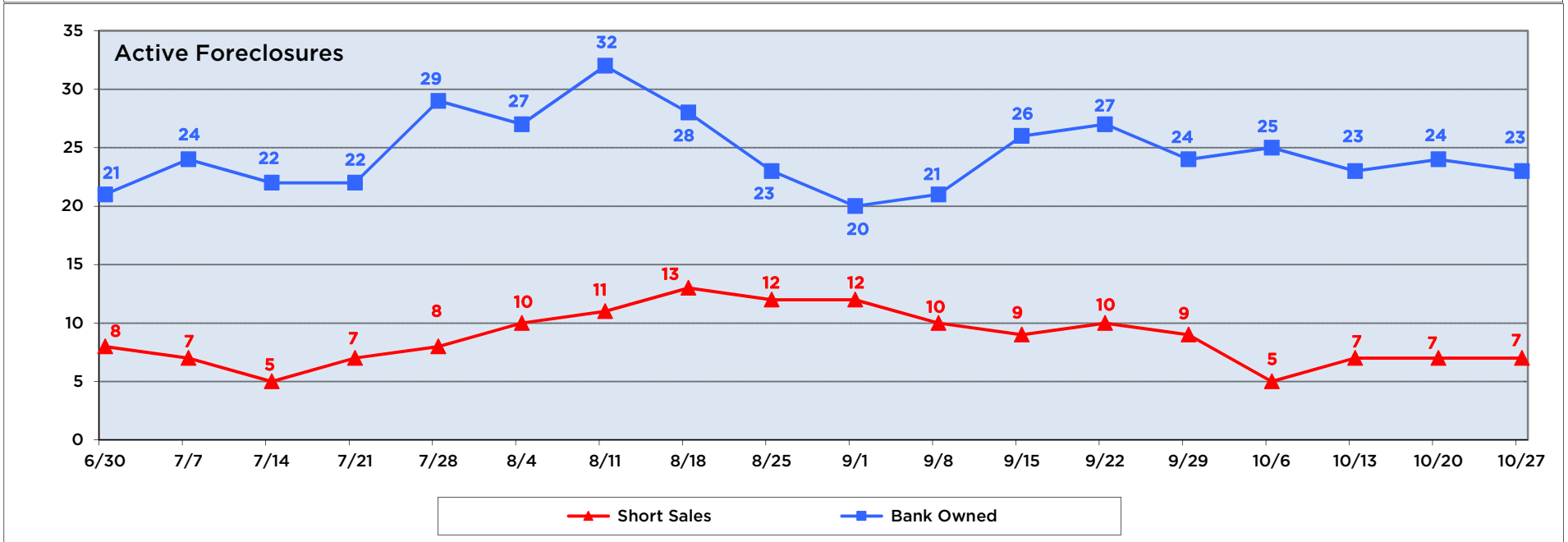
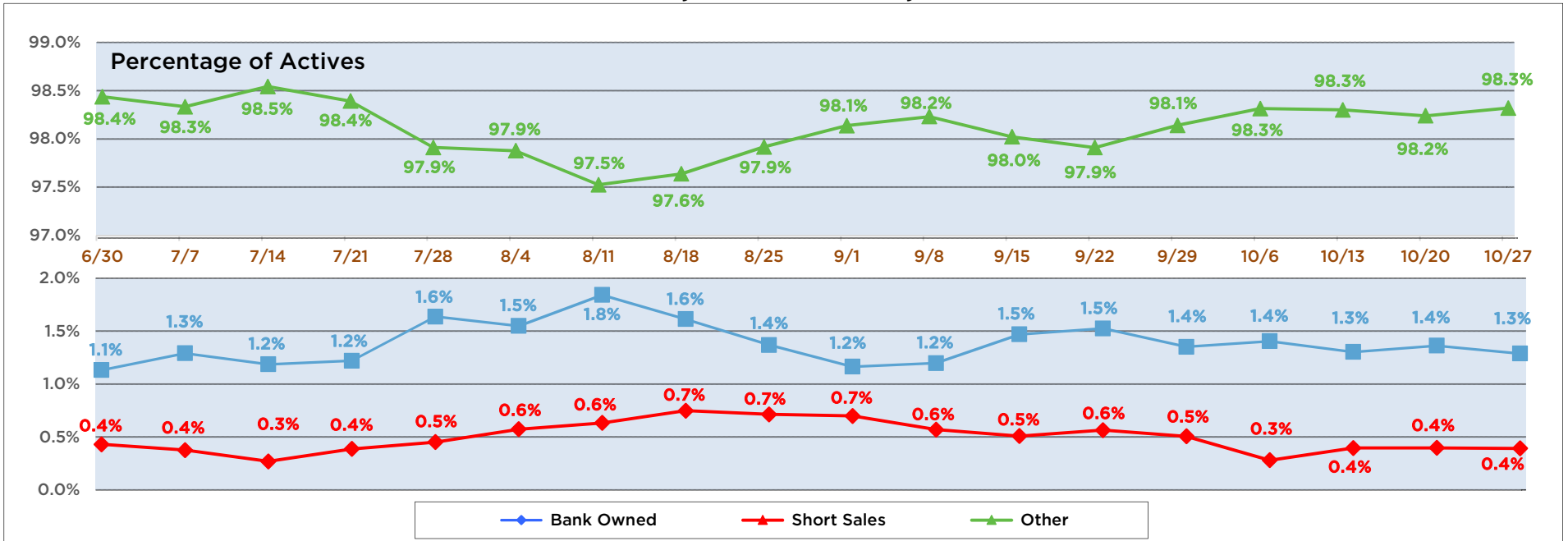
Condos, Townhomes, Villas



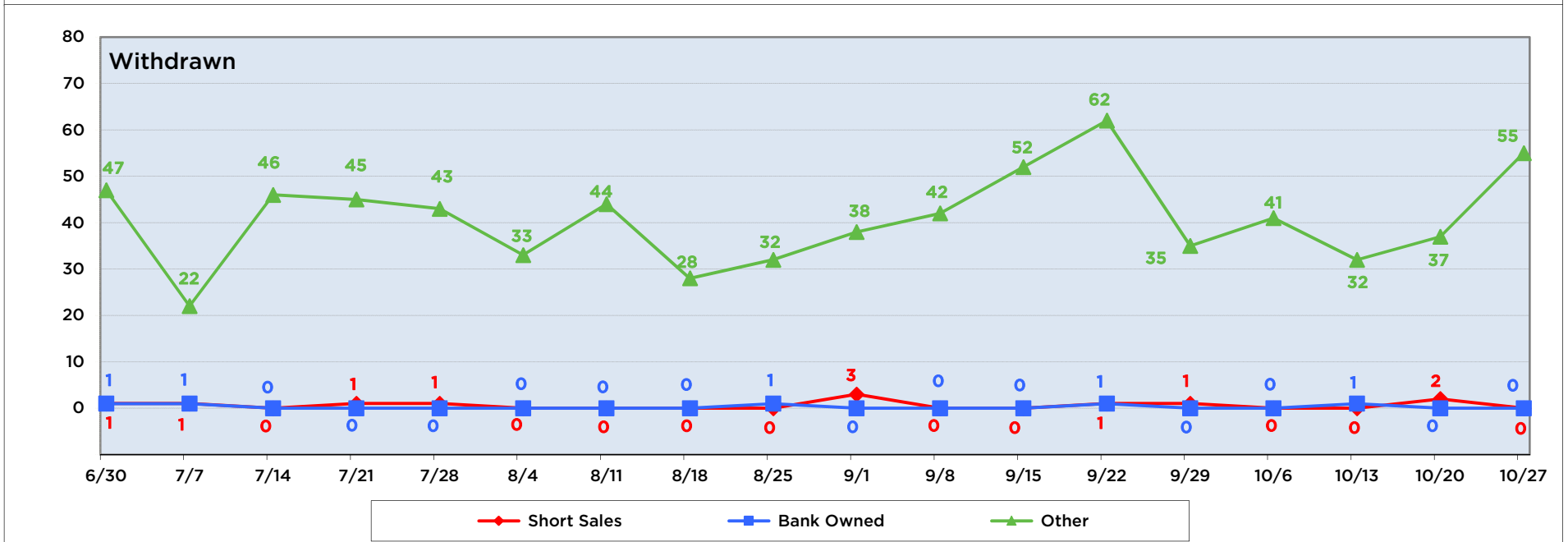
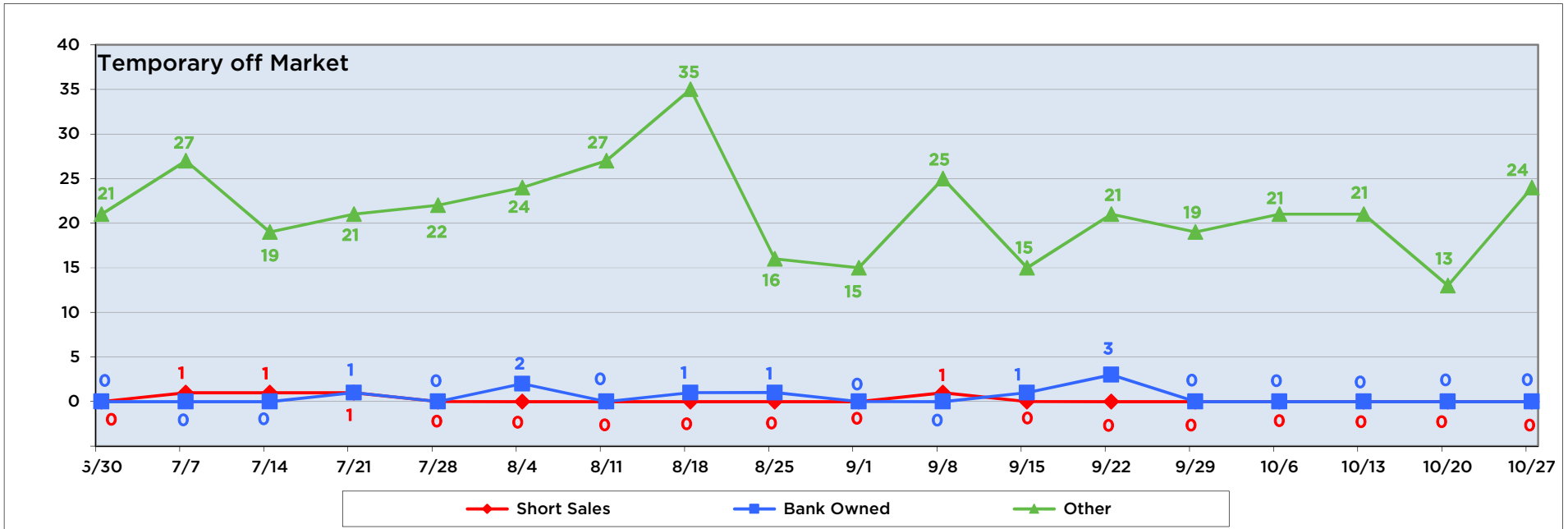
Condos, Townhomes, Villas



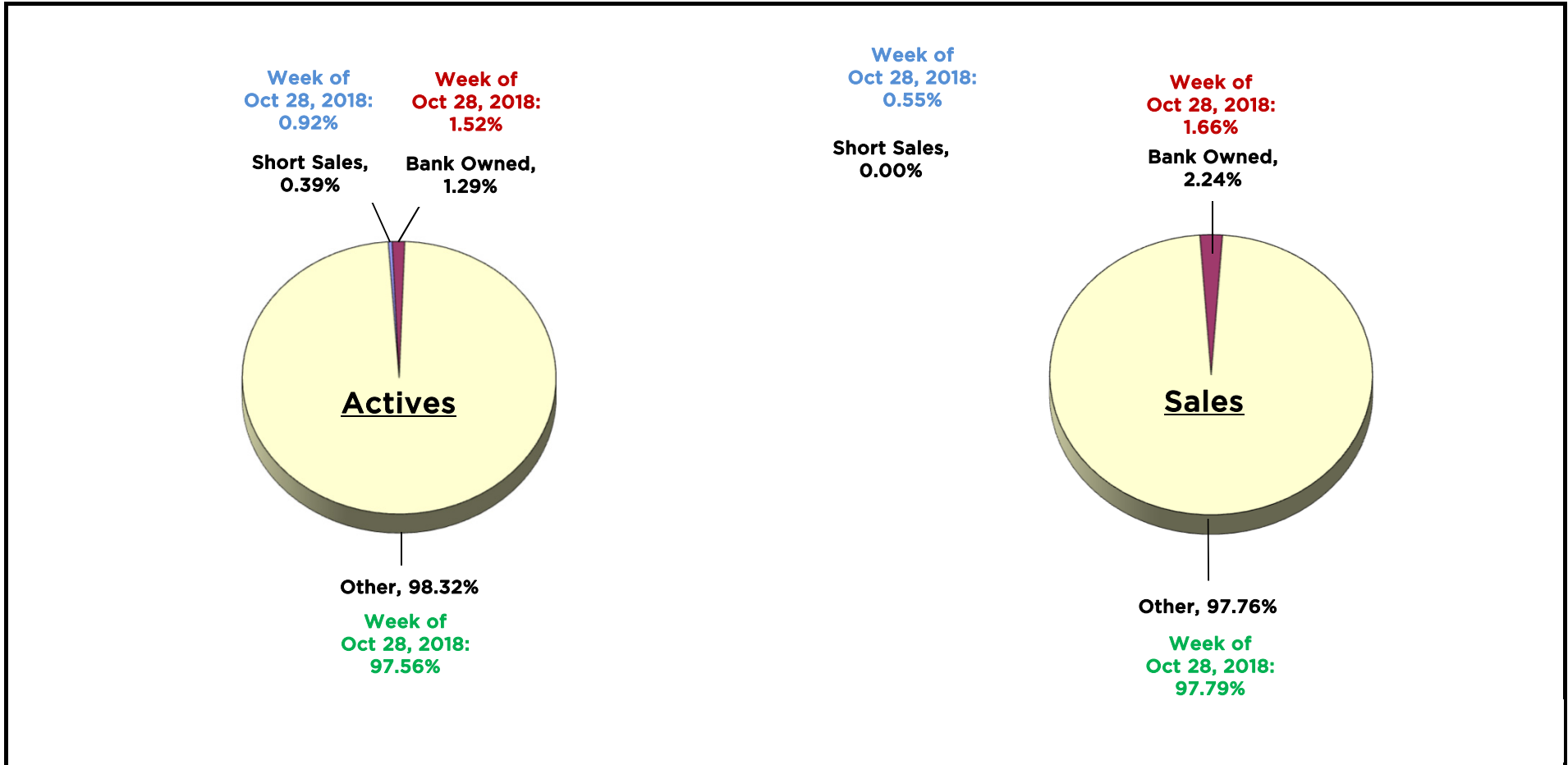
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$183,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		2	\$182,950	1.5	1.5	987	\$185.36
Orlando (Downtown)	32801	1	\$183,000	1.0	1.0	774	\$236.43
Ventura	32822	1	\$182,900	2.0	2.0	1,200	\$152.42