



Monday Morning Quarterback Summary

Week of November 3, 2019 - November 9, 2019

Single-family existing homes

- Sales of single-family homes decreased to 462 during the week of Nov 3, from 617 the week prior
- The median price of single family homes decreased to \$263,000, a change of -4.4%
- The number of single-family home foreclosure transactions decreased to 18 last week, from 19 the week of Oct 27
- The number of single-family home short-sale transactions remained constant at 3
- Single-family inventory decreased by 88, and now sits at 6,619

Condos, townhomes, and villas

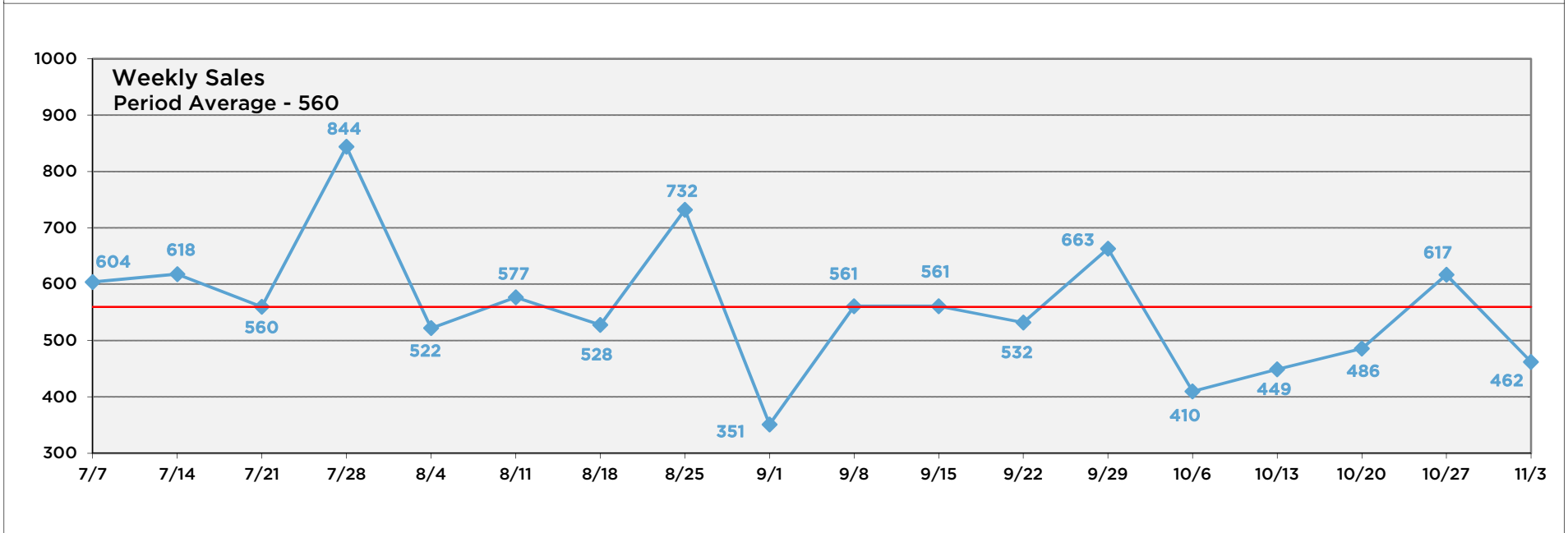
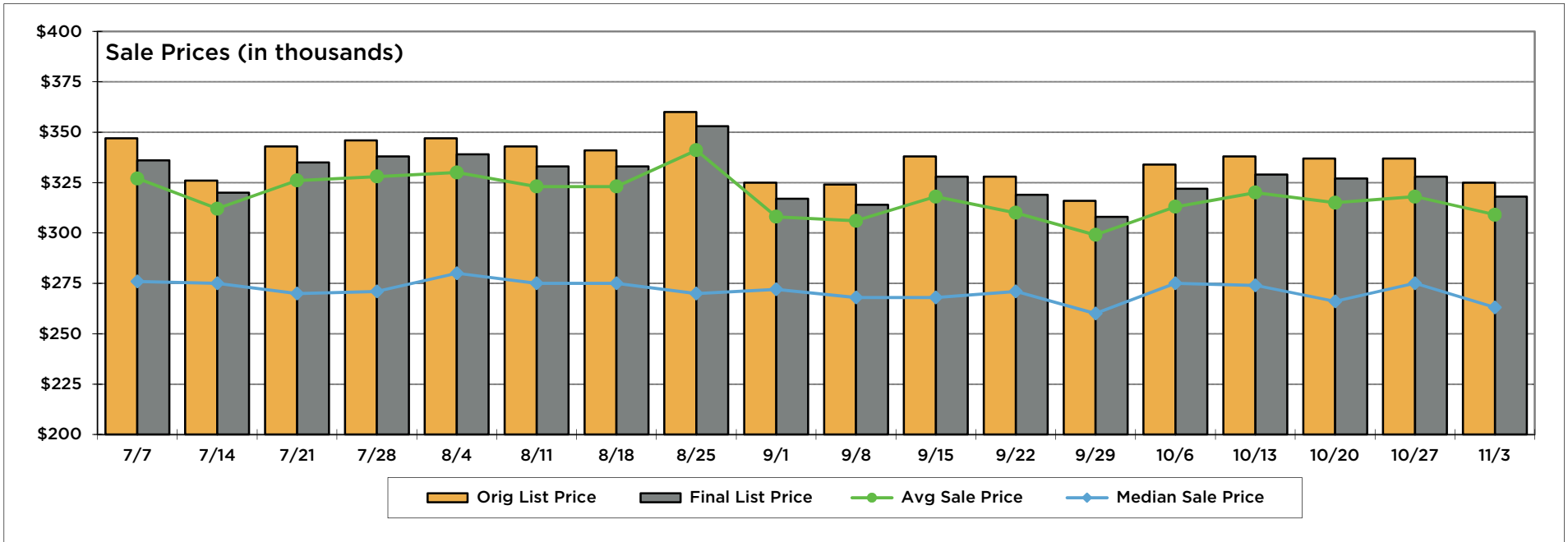
- Sales of condos, townhomes, and villas decreased to 150 during the week of Nov 3, from 223 the week prior
- The median price of condos, townhomes, and villas increased to \$183,500, a change of 0.3%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 5 the week of Oct 27
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 21, and now sits at 1,765

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

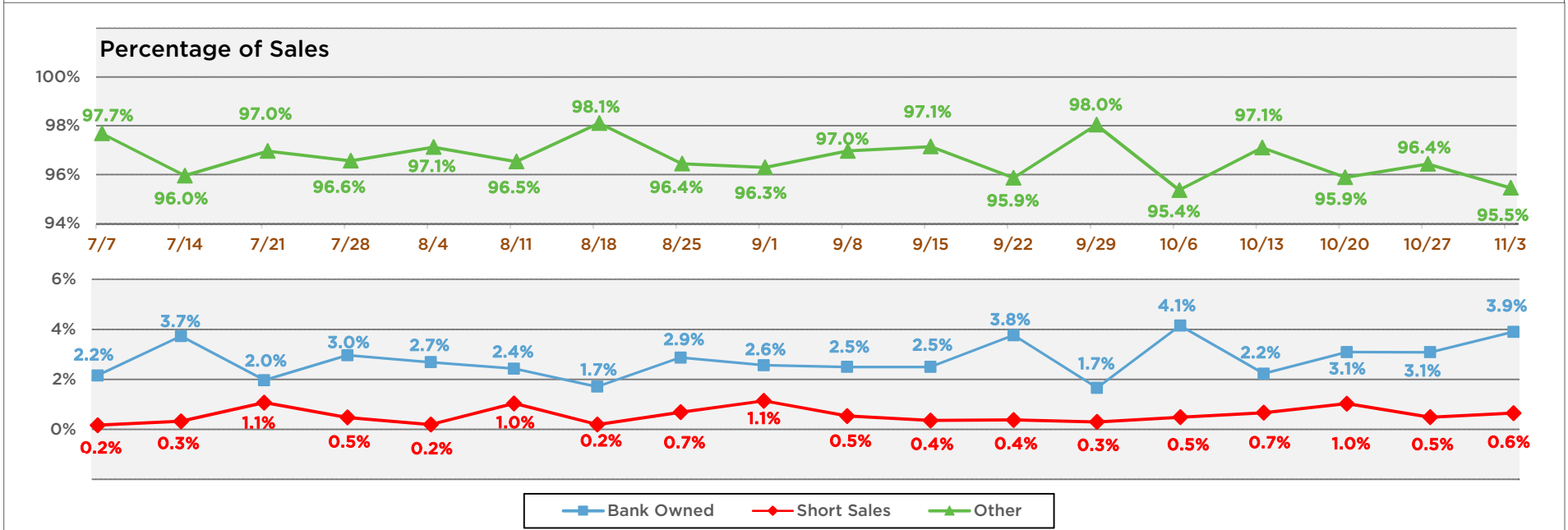
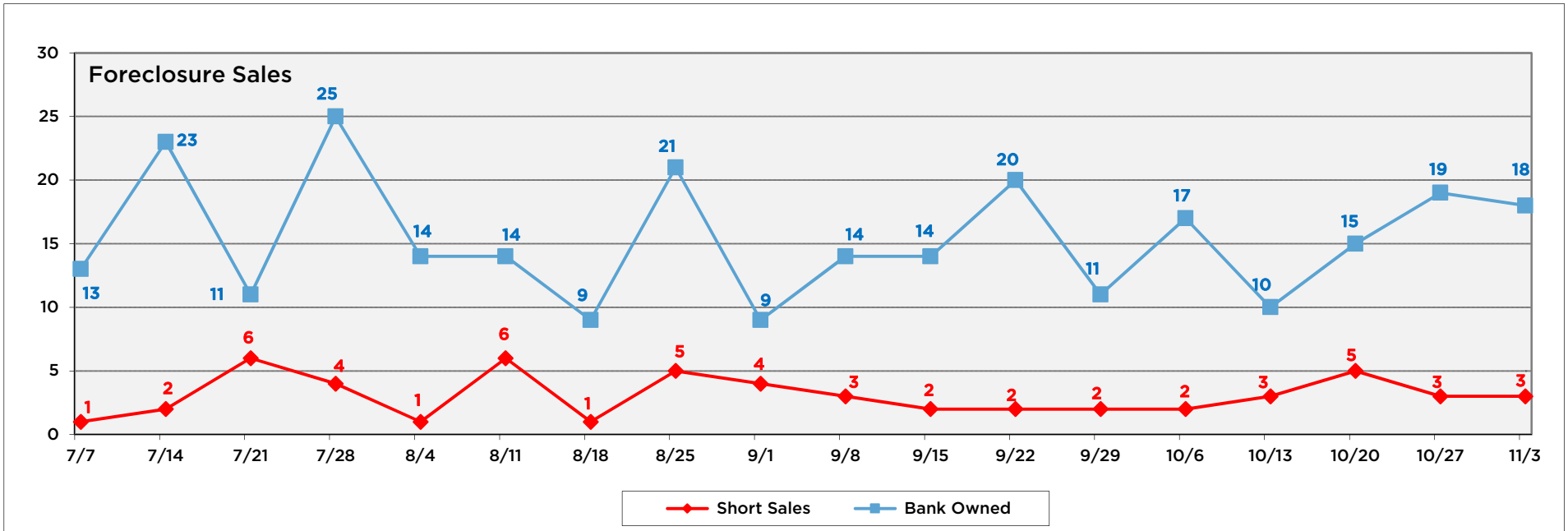
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	462	204	86	100	36	29	7
Bank Owned	18	16	2	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	441	185	84	100	36	29	7
Active Listings	6,619	1,539	1,020	1,563	846	1,200	451
Bank Owned	131	69	18	20	14	7	3
Short Sales	52	22	6	14	7	2	1
Other	6,436	1,448	996	1,529	825	1,191	447
Months of Inventory	3	2	3	4	5	10	15
<u>List Price</u>							
Average Original List Price	\$325,144	\$194,728	\$286,323	\$355,377	\$458,572	\$723,586	\$1,834,000
Average Final List Price	\$317,542	\$191,534	\$279,356	\$345,918	\$446,487	\$703,748	\$1,790,429
<u>Sale Price</u>							
Average Price	\$309,433	\$186,613	\$272,431	\$338,591	\$435,769	\$682,089	\$1,733,214
Median Price	\$263,000	\$199,700	\$272,250	\$329,000	\$428,500	\$625,000	\$1,412,500
<u>Price Differences</u>							
Original to Final List Price	-\$7,602	-\$3,194	-\$6,967	-\$9,459	-\$12,085	-\$19,838	-\$43,571
Original List to Sale Price - \$	-\$15,711	-\$8,115	-\$13,892	-\$16,786	-\$22,803	-\$41,497	-\$100,786
Final List to Sale Price - \$	-\$8,109	-\$4,921	-\$6,925	-\$7,327	-\$10,718	-\$21,659	-\$57,215
Original List to Sale Price - %	95.17%	95.83%	95.15%	95.28%	95.03%	94.27%	94.50%
Final List to Sale Price - %	97.45%	97.43%	97.52%	97.88%	97.60%	96.92%	96.80%
<u>Days on the Market</u>							
Avg Days Listing to Contract	52	38	57	58	73	80	123
Combined Avg Days to Contract	49	31	51	61	75	84	113
Avg Days Listing to Closing	89	74	92	96	112	123	152
Avg Days Contract to Close	36	35	34	37	38	42	28
<u>Beds / Baths</u>							
Average Bedrooms	4	3	4	4	4	4	5
Average Full Baths	2	2	2	2	3	3	4
Average Half Baths	0	0	0	0	0	1	1
<u>Square Footage</u>							
Average Square Feet	2,044	1,441	1,948	2,454	2,957	3,394	4,662

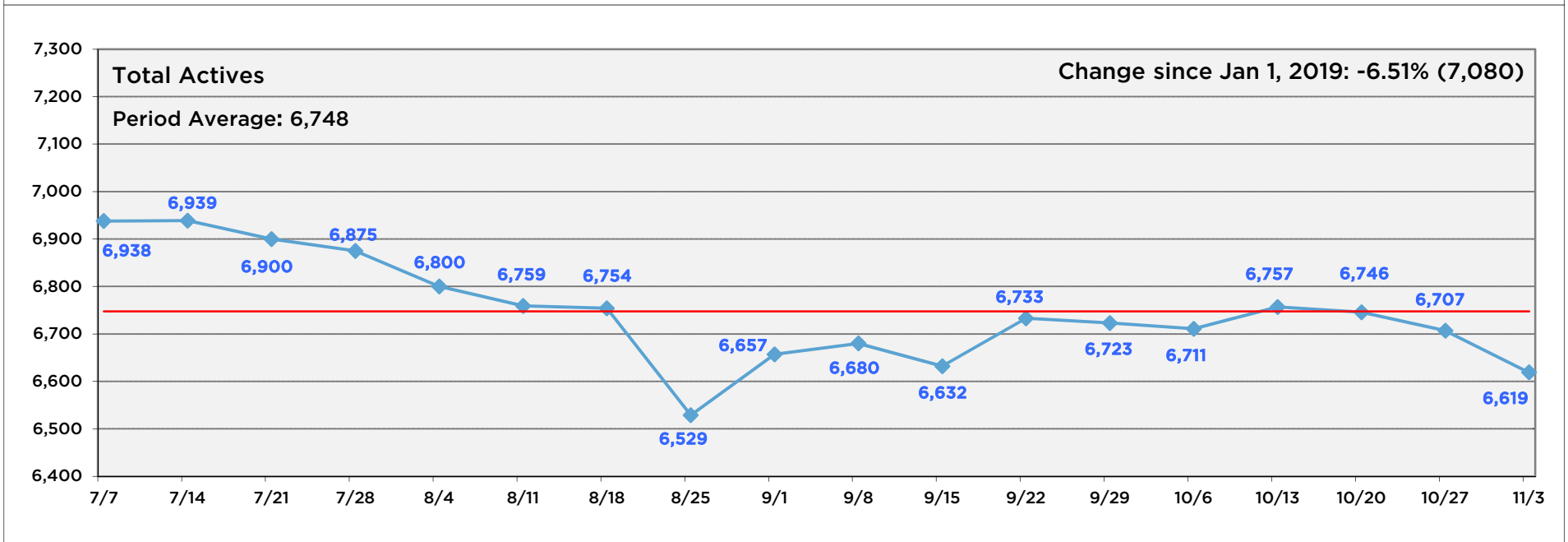
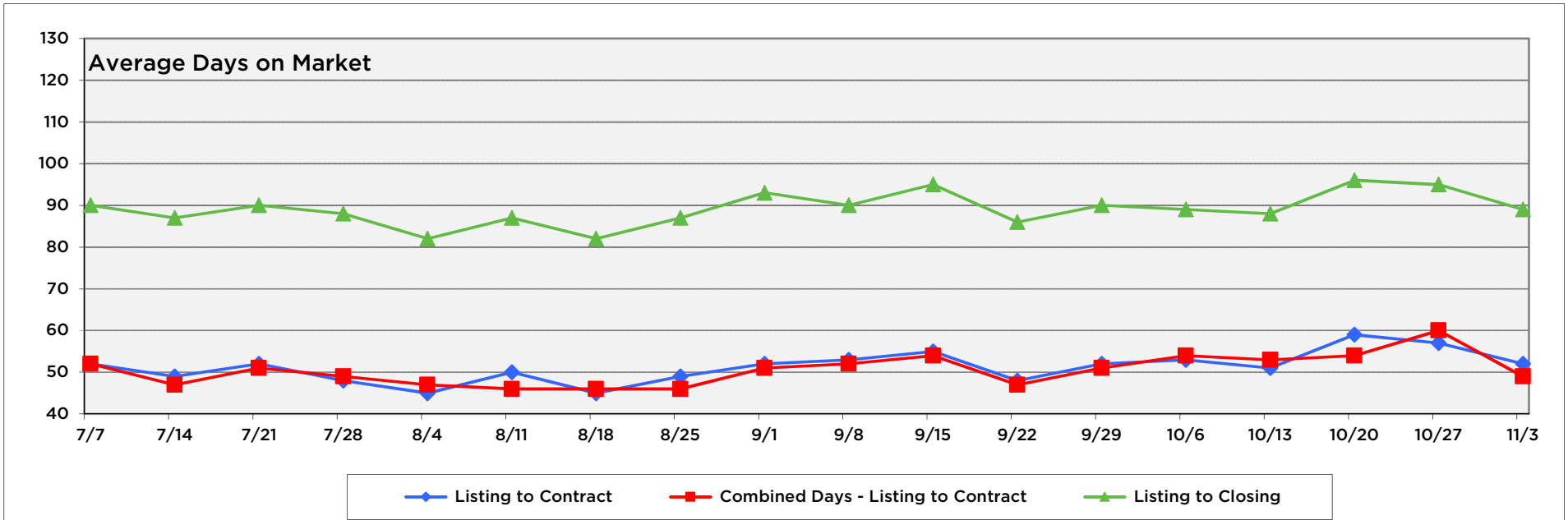
Single Family Homes



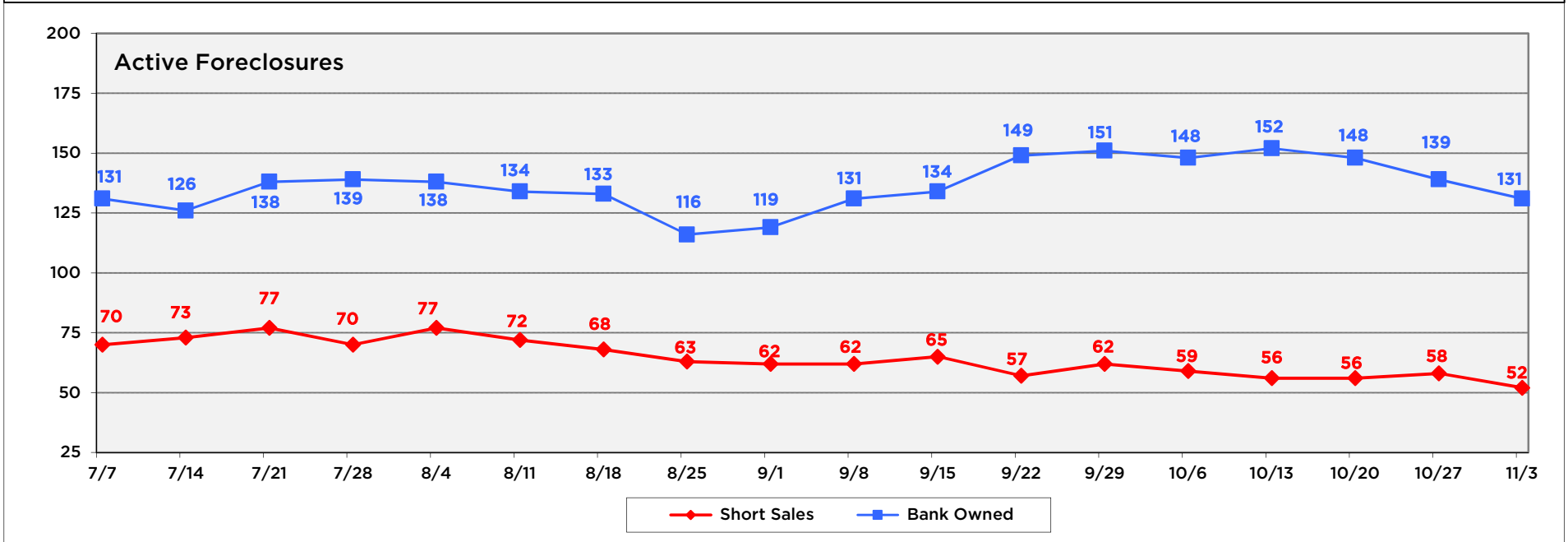
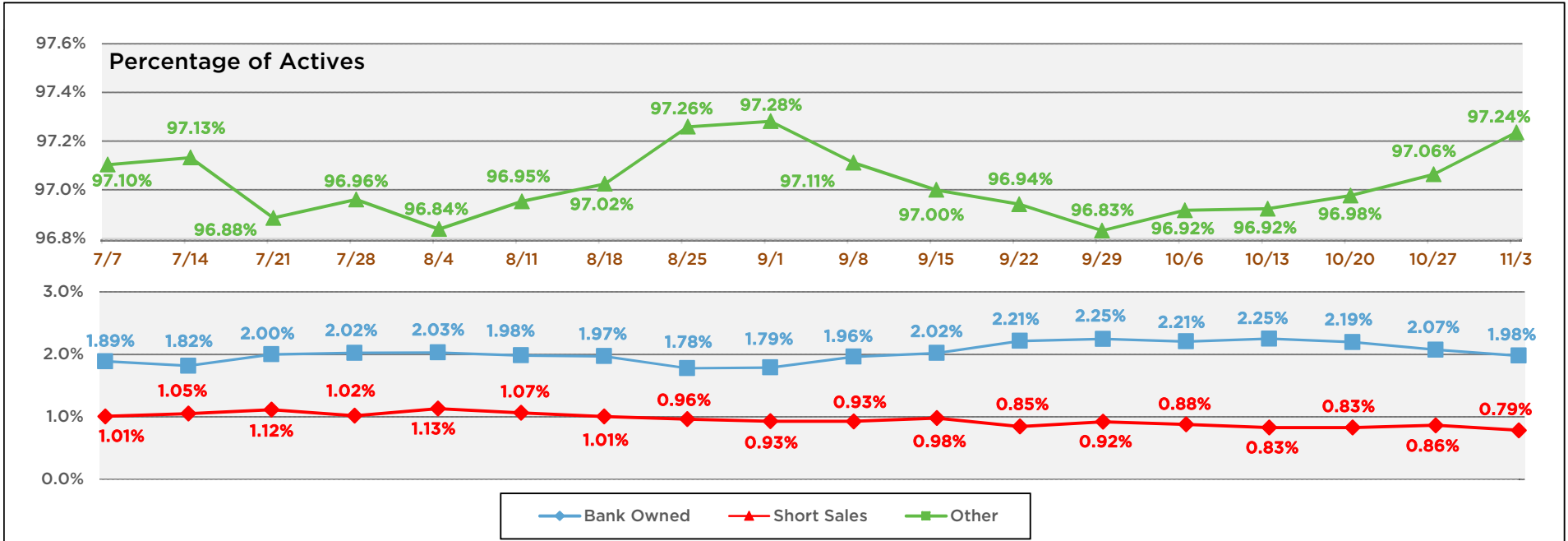
Single Family Homes



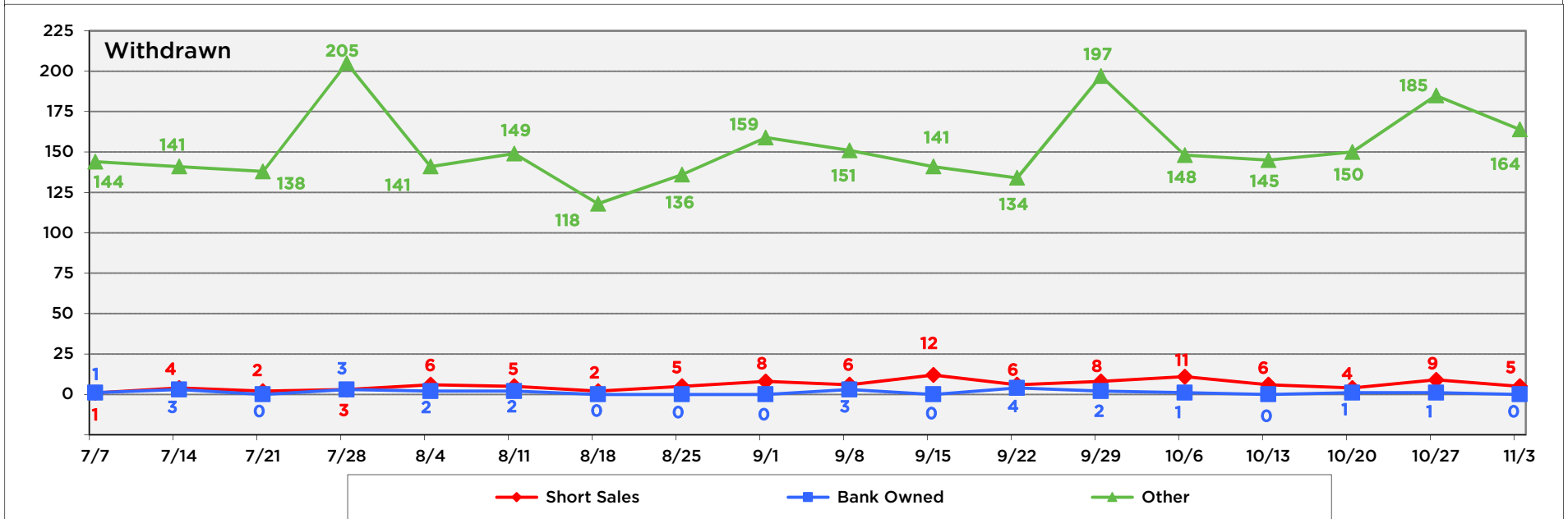
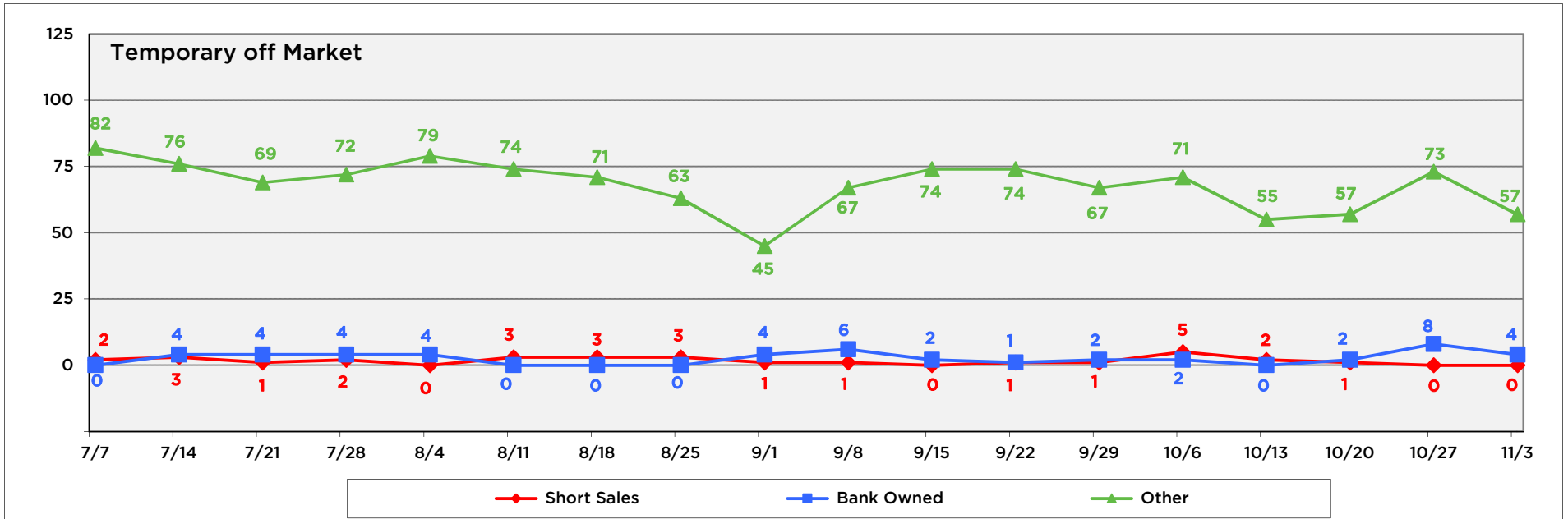
Single Family Homes



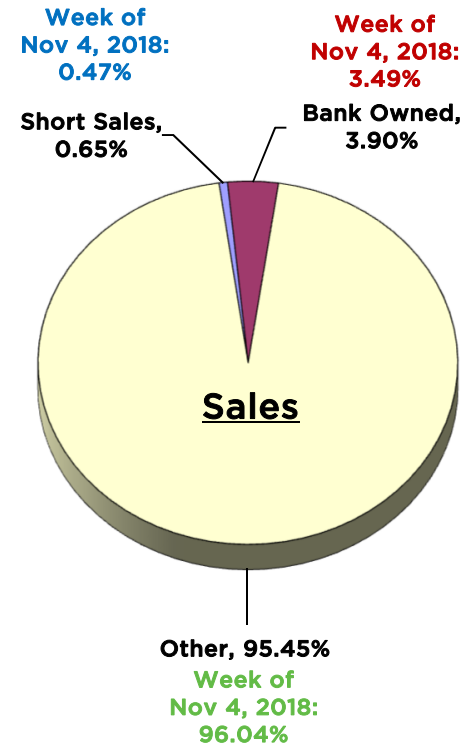
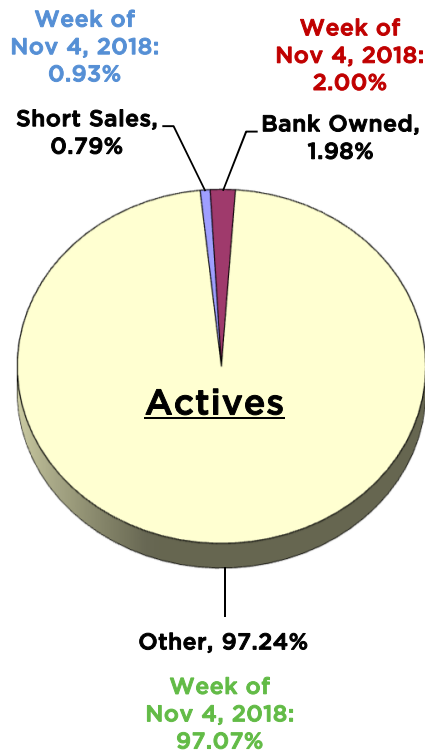
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 8 Single Family Homes available for the Median Price of \$263,000? (± \$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		2	\$263,000	3.0	2.0	1,583	\$166.14
Lake Mary / Heathrow	32746	1	\$263,000	3.0	2.0	1,612	\$163.15
Sanford (South)	32773	1	\$263,000	3.0	2.0	1,554	\$169.24
Orange County		1	\$263,000	4.0	2.0	1,563	\$168.27
Conway	32812	1	\$263,000	4.0	2.0	1,563	\$168.27
Winter Garden / Oakland	34787	0	\$0	0.0	0.0	0	\$0.00
Osceola County		1	\$262,500	3.0	2.0	1,512	\$173.61
St Cloud / Canoe Creek	34772	1	\$262,500	3.0	2.0	1,512	\$173.61
Lake County		4	\$262,850	3.8	2.3	2,377	\$110.60
Tavares / Mt Plymouth	32778	1	\$262,900	4.0	2.0	2,096	\$125.43
Groveland	34736	1	\$262,500	3.0	2.0	1,360	\$193.01
Leesburg (West)	34748	1	\$263,000	4.0	2.0	2,948	\$89.21
Mascotte	34753	1	\$263,000	4.0	3.0	3,102	\$84.78

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	150	124	11	11	2	2	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	148	122	11	11	2	2	0
Active Listings	1,765	1,254	202	196	57	48	8
Bank Owned	21	18	2	1	0	0	0
Short Sales	7	4	1	1	1	0	0
Other	1,737	1,232	199	194	56	48	8
Months of Inventory	3	2	4	4	7	6	0

List Price

Average Original List Price	\$207,701	\$174,566	\$289,827	\$356,990	\$462,000	\$735,000	\$0
Average Final List Price	\$204,616	\$172,600	\$284,045	\$349,209	\$444,950	\$717,150	\$0

Sale Price

Average Price	\$198,746	\$166,926	\$276,845	\$346,268	\$439,370	\$690,000	\$0
Median Price	\$183,500	\$167,500	\$285,000	\$357,000	\$439,370	\$690,000	\$0

Price Differences

Original to Final List Price	-\$3,085	-\$1,966	-\$5,782	-\$7,781	-\$17,050	-\$17,850	\$0
Original List to Sale Price - \$	-\$8,955	-\$7,640	-\$12,982	-\$10,722	-\$22,630	-\$45,000	\$0
Final List to Sale Price - \$	-\$5,870	-\$5,674	-\$7,200	-\$2,941	-\$5,580	-\$27,150	\$0
Original List to Sale Price - %	95.69%	95.62%	95.52%	97.00%	95.10%	93.88%	0.00%
Final List to Sale Price - %	97.13%	96.71%	97.47%	99.16%	98.75%	96.21%	0.00%

Days on the Market

Avg Days Listing to Contract	65	61	64	78	181	135	0
Combined Avg Days to Contract	56	52	59	69	144	135	0
Avg Days Listing to Closing	101	97	98	119	221	157	0
Avg Days Contract to Close	35	35	33	40	39	22	0

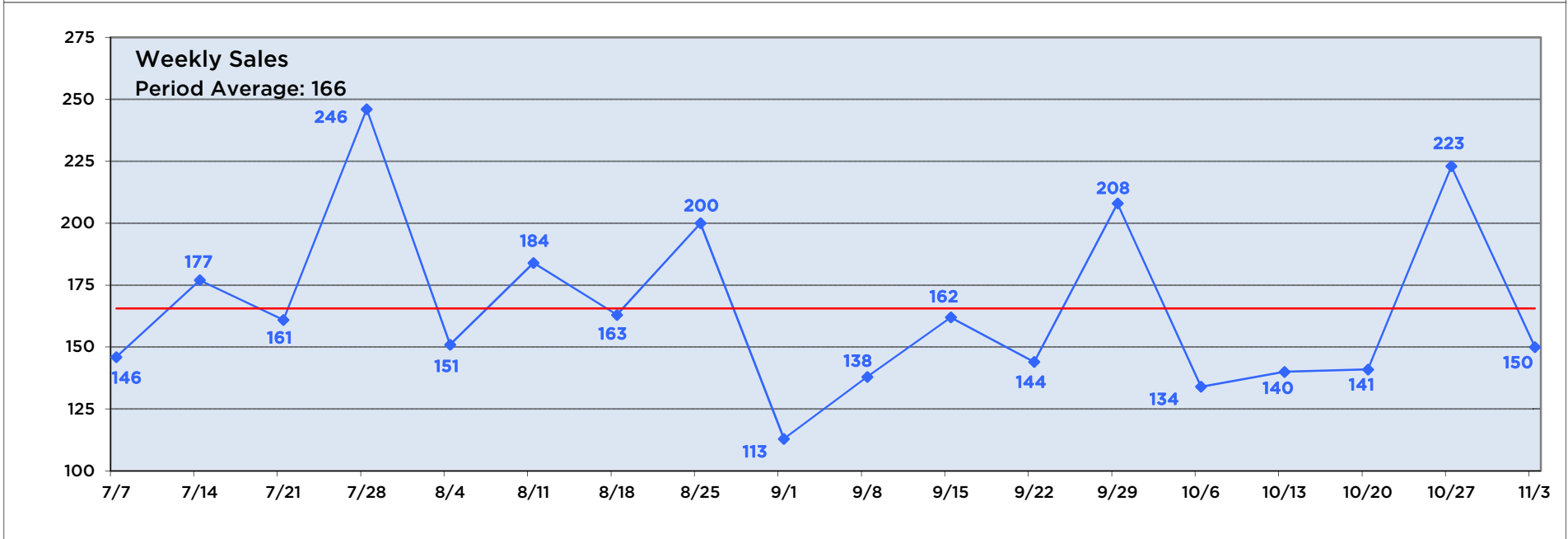
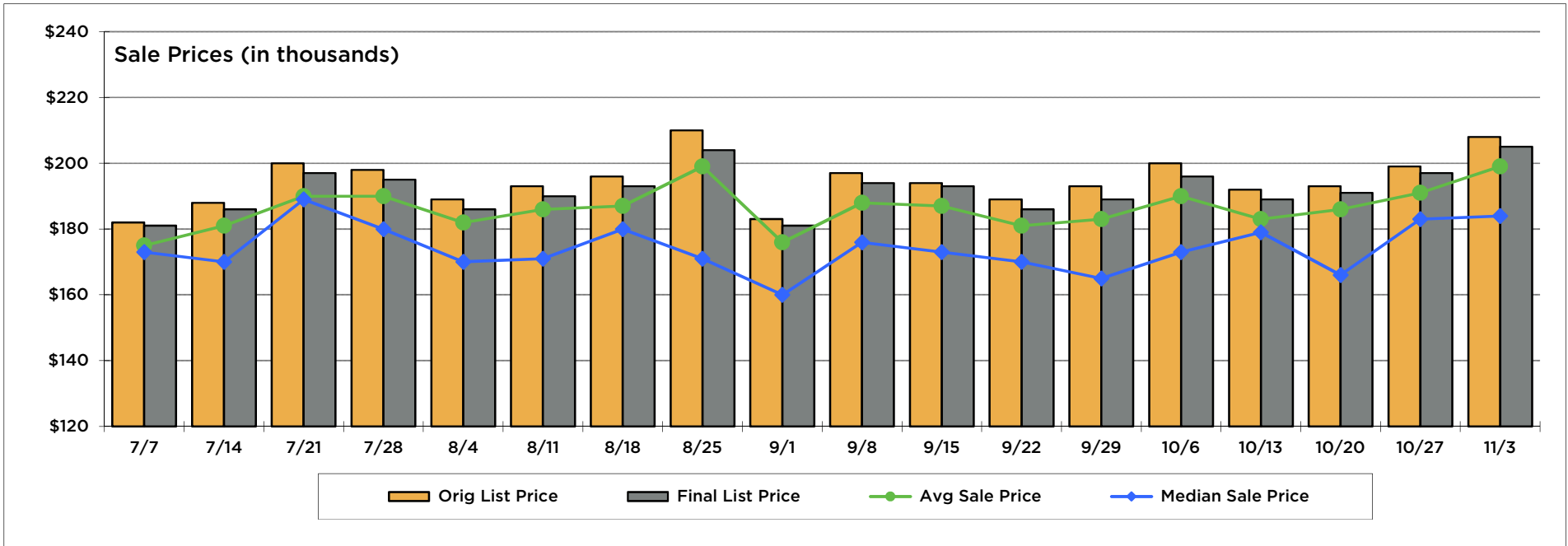
Beds / Baths

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

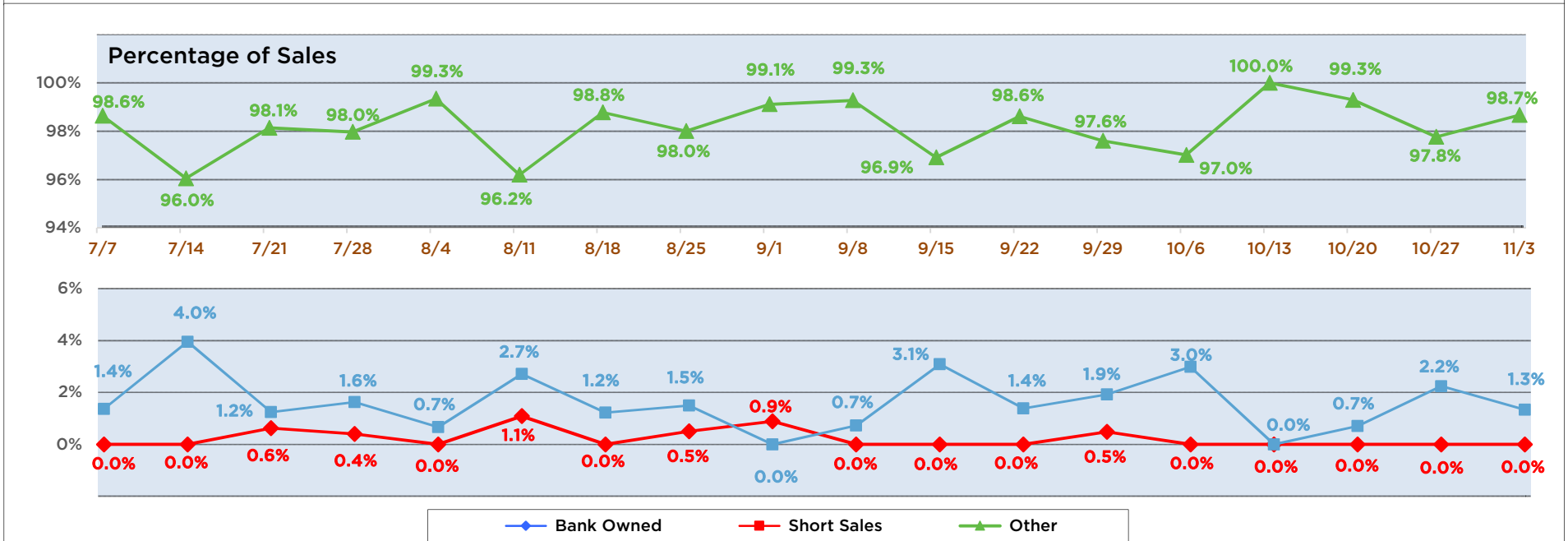
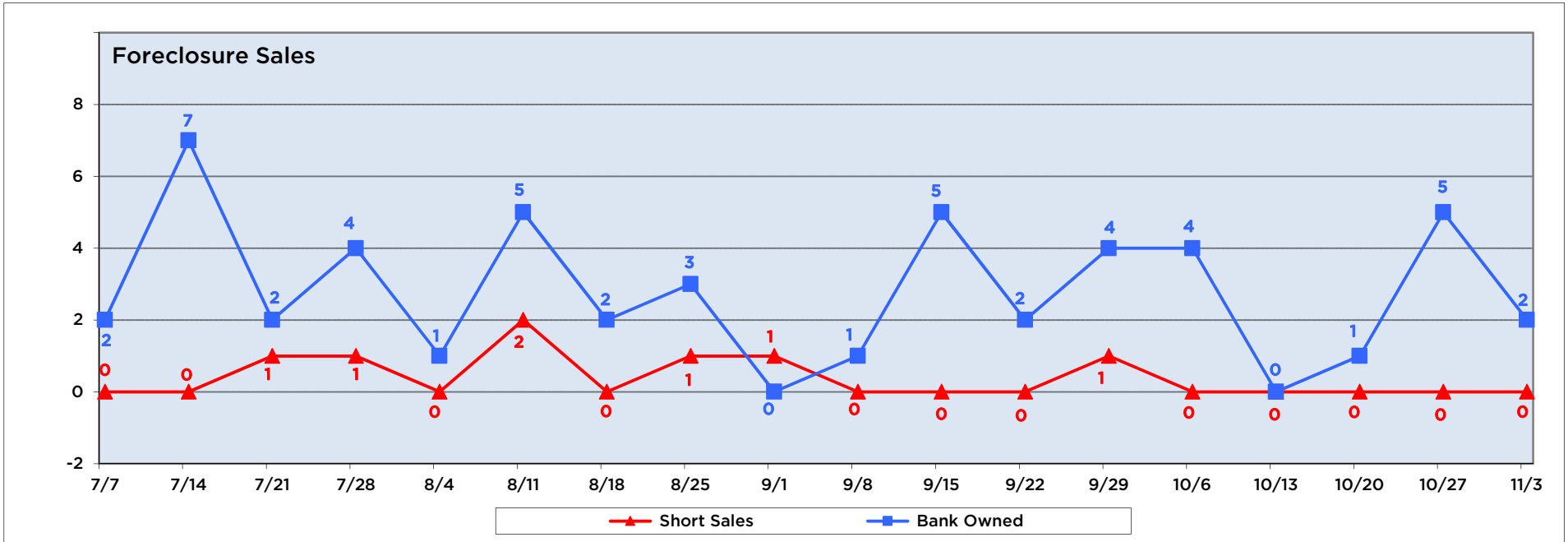
Square Footage

Average Square Feet	1,384	1,274	1,878	1,922	1,844	2,096	0
---------------------	-------	-------	-------	-------	-------	-------	---

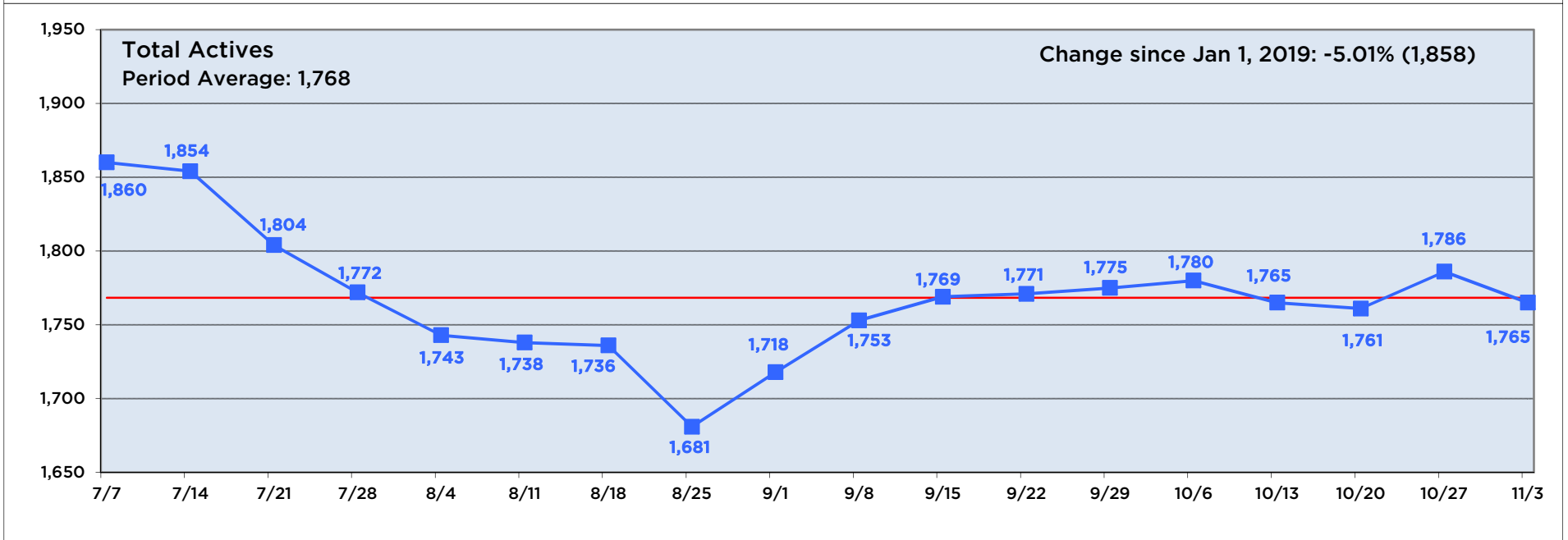
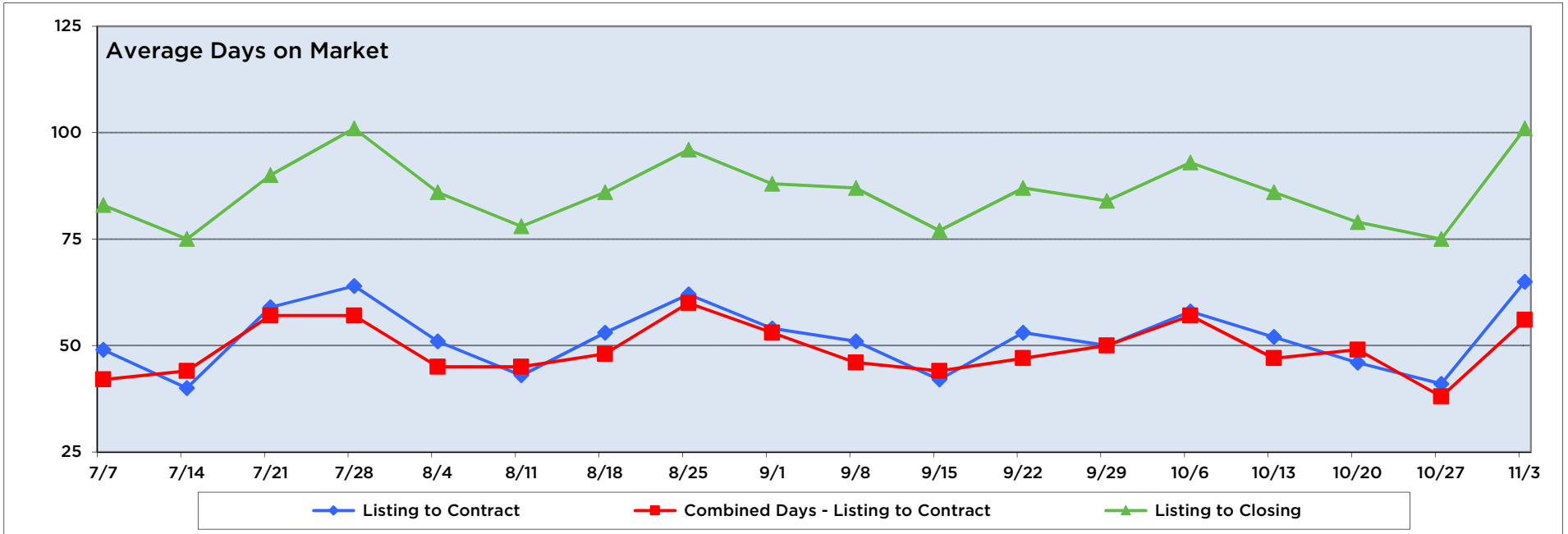
Condos, Townhomes, Villas



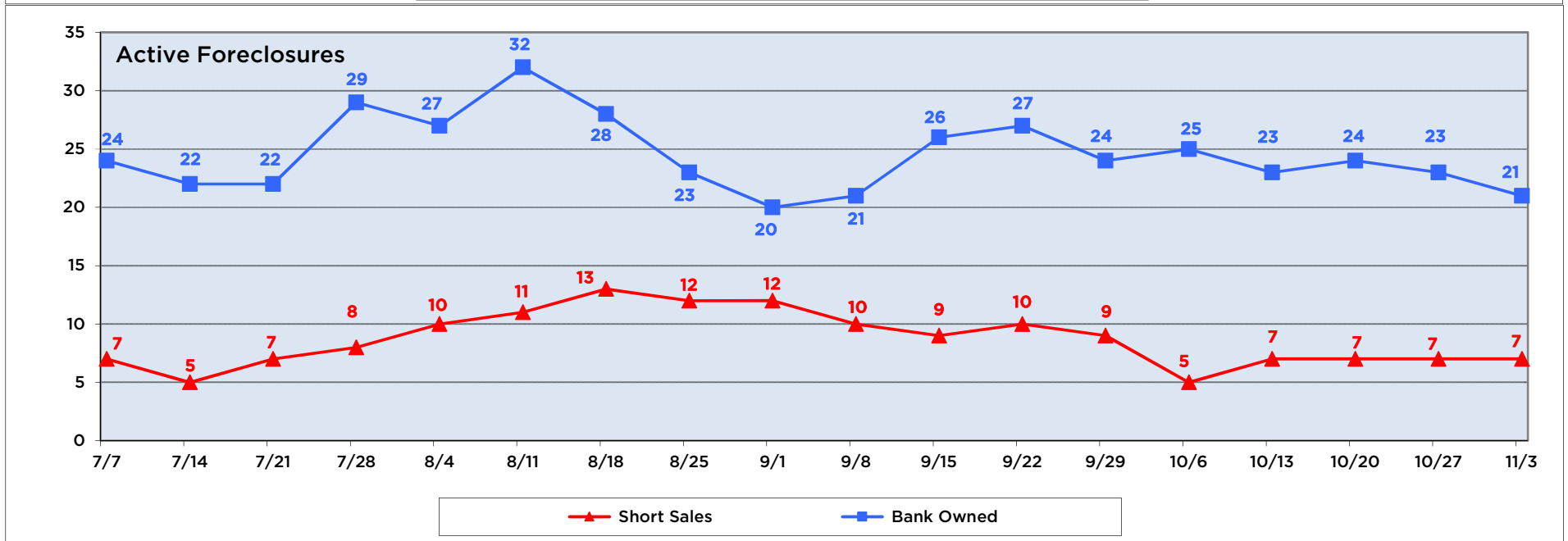
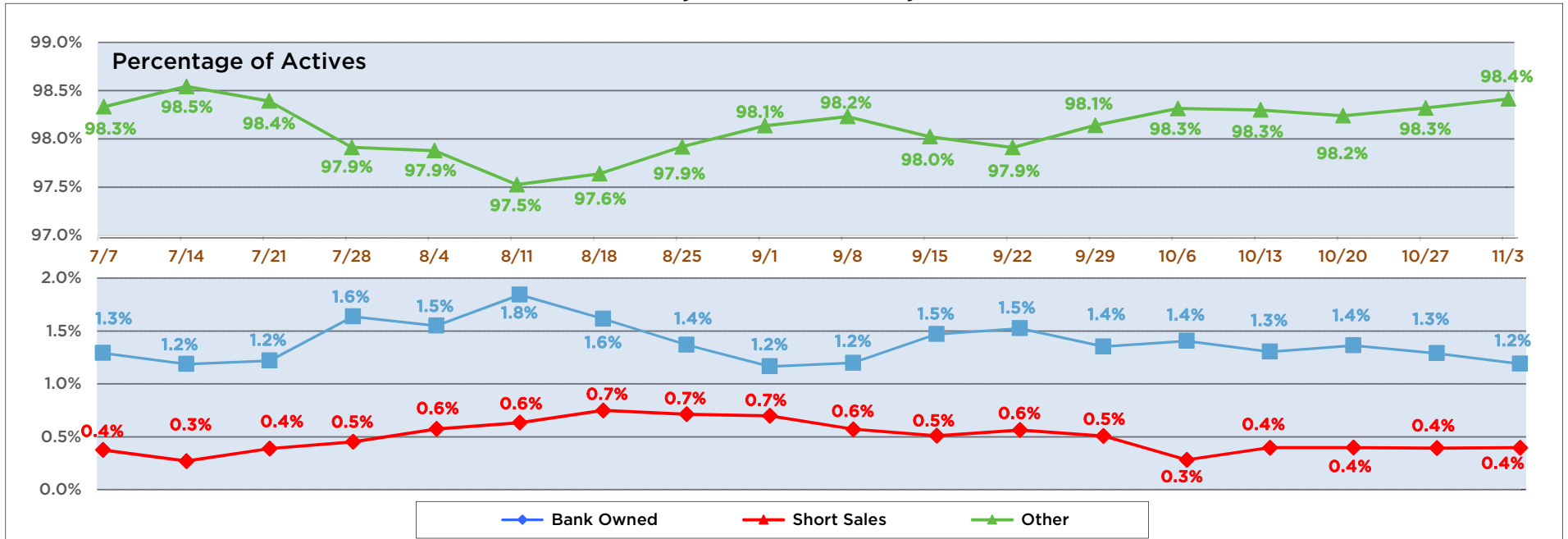
Condos, Townhomes, Villas



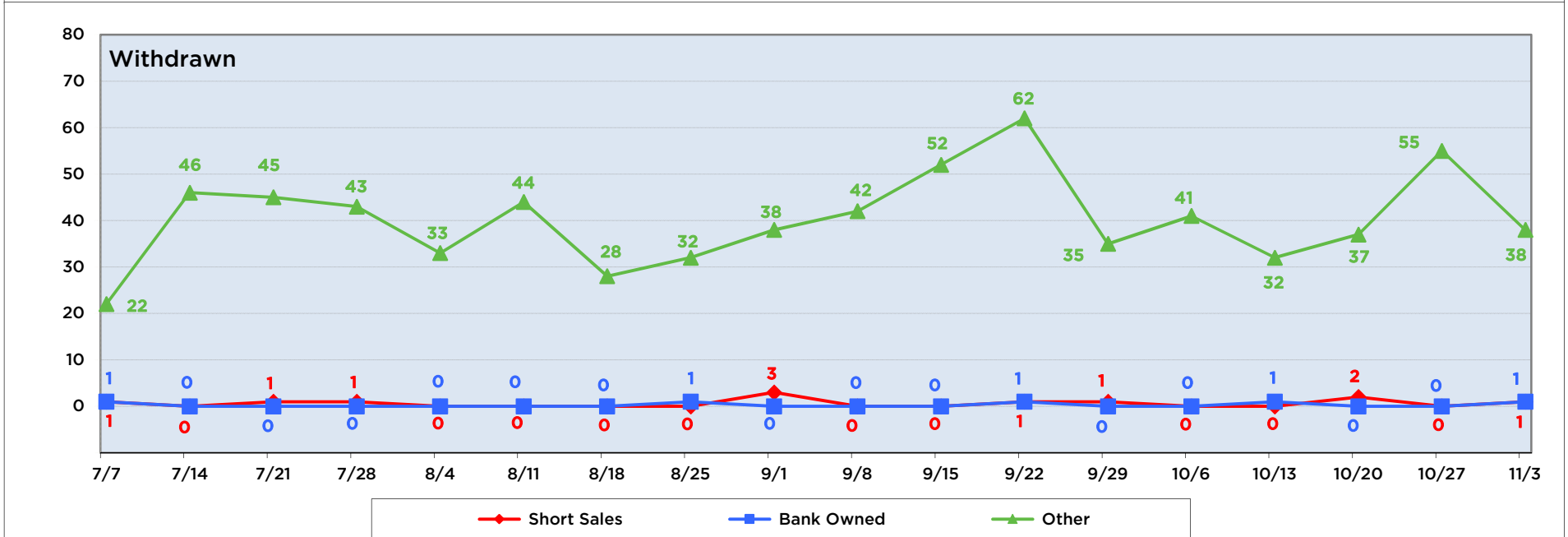
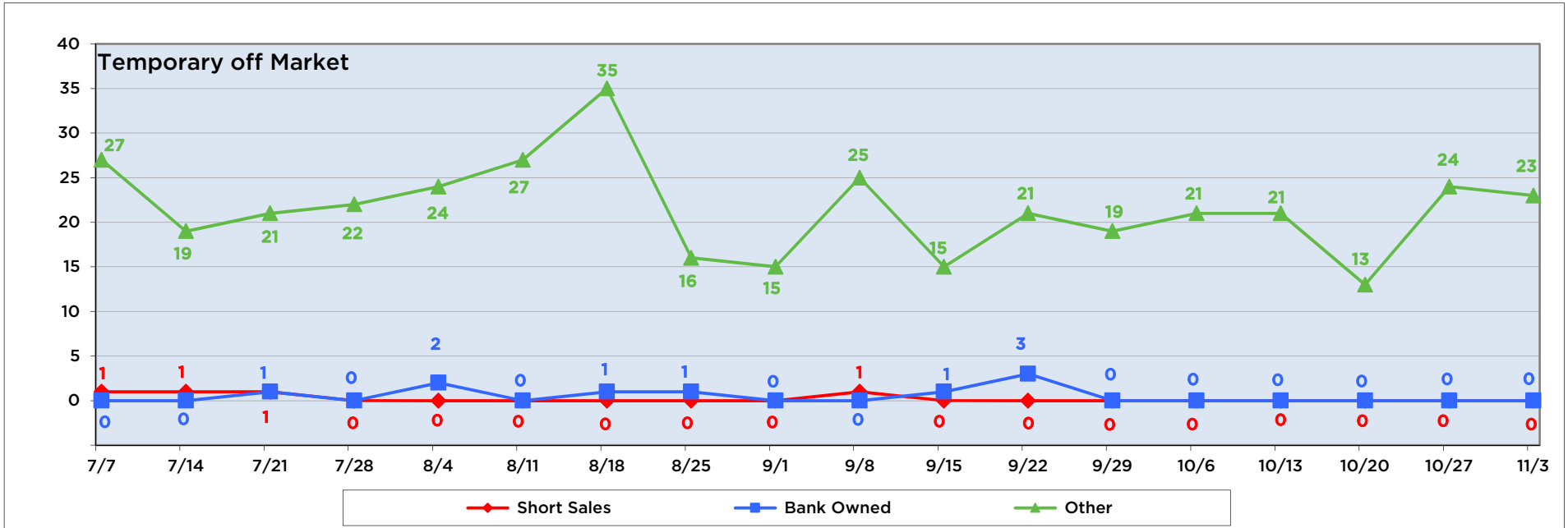
Condos, Townhomes, Villas



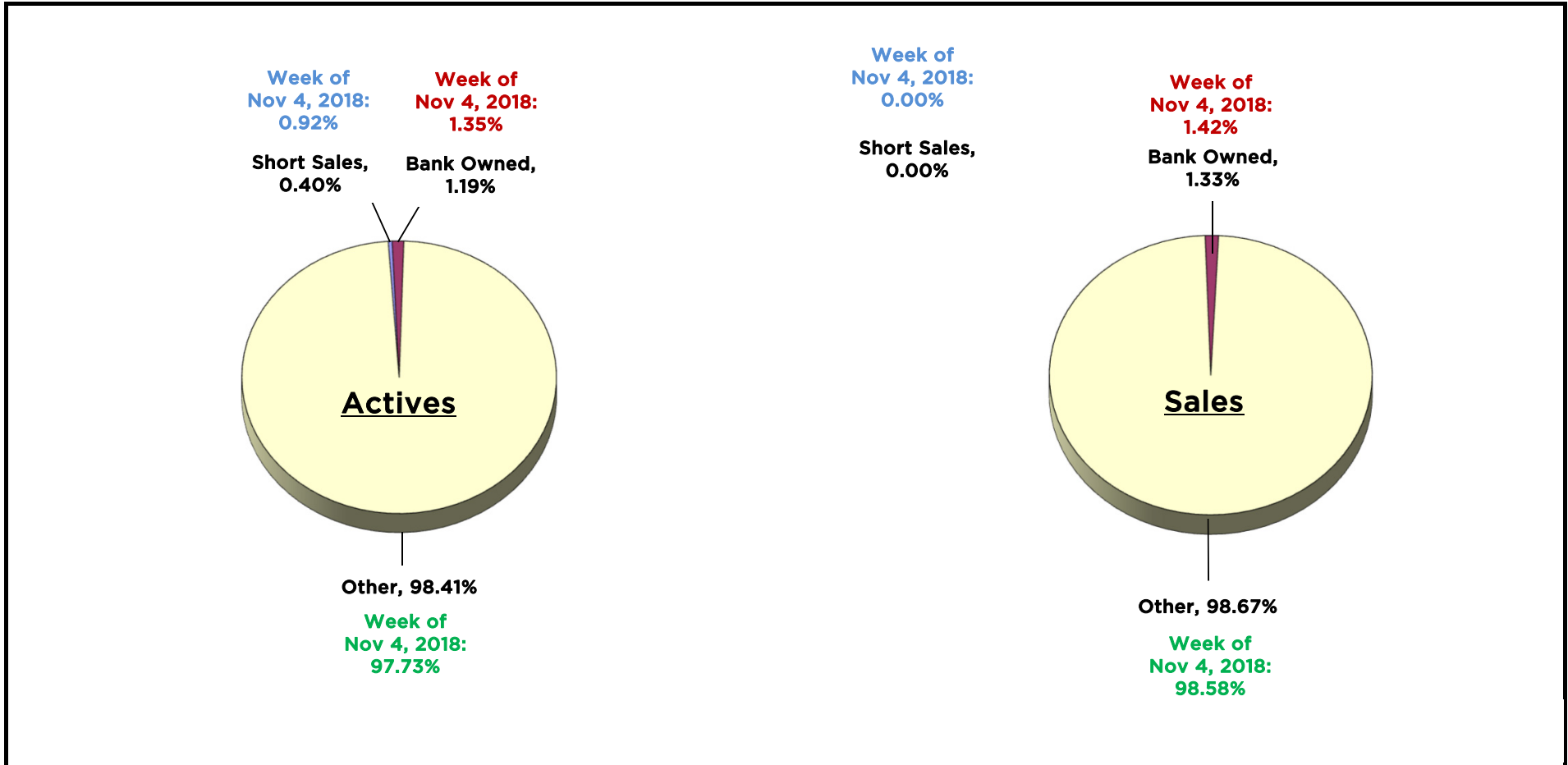
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 9 Condos, Townhomes, or Villas available for the Median Price of \$183,500?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs / Forest City	32714	1	\$183,900	3.0	2.0	1,332	\$138.06
Orange County							
Orlando (Downtown)	32801	1	\$183,000	1.0	1.0	774	\$236.43
Taft	32824	1	\$184,000	3.0	2.0	1,429	\$128.76
Hunters Creek	32837	1	\$184,000	3.0	2.0	1,276	\$144.20
Osceola County							
Kissimmee (Central)	34741	1	\$184,000	3.0	2.0	1,296	\$141.98
Kissimmee (West) / Pleasant Hill	34746	2	\$184,000	4.0	3.0	1,540	\$119.48
Kissimmee / Celebration	34747	2	\$183,450	2.0	2.0	1,087	\$168.77