



Monday Morning Quarterback Summary

Week of November 10, 2019 - November 16, 2019

Single-family existing homes

- Sales of single-family homes increased to 472 during the week of Nov 10, from 462 the week prior
- The median price of single family homes increased to \$269,500, a change of 2.5%
- The number of single-family home foreclosure transactions decreased to 14 last week, from 18 the week of Nov 3
- The number of single-family home short-sale transactions remained constant at 3
- Single-family inventory increased by 21, and now sits at 6,640

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 140 during the week of Nov 10, from 150 the week prior
- The median price of condos, townhomes, and villas decreased to \$170,000, a change of -7.4%
- The number of condo, townhome and villa foreclosure transactions remained constant at 2
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 18, and now sits at 1,747

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	472	180	99	107	35	40	11
Bank Owned	14	6	2	2	3	1	0
Short Sales	3	2	0	1	0	0	0
Other	455	172	97	104	32	39	11
Active Listings	6,640	1,586	1,032	1,547	833	1,188	454
Bank Owned	132	68	20	20	16	5	3
Short Sales	52	24	6	10	8	2	2
Other	6,456	1,494	1,006	1,517	809	1,181	449
Months of Inventory	3	2	2	3	5	7	10

List Price

Average Original List Price	\$389,540	\$199,777	\$291,095	\$358,574	\$467,623	\$709,815	\$3,358,864
Average Final List Price	\$370,230	\$194,602	\$273,882	\$348,362	\$452,517	\$691,512	\$2,893,864

Sale Price

Average Price	\$354,223	\$189,742	\$268,498	\$340,235	\$440,900	\$668,128	\$2,536,045
Median Price	\$269,500	\$200,000	\$266,500	\$335,000	\$430,000	\$616,600	\$1,627,500

Price Differences

Original to Final List Price	-\$19,310	-\$5,175	-\$17,213	-\$10,212	-\$15,106	-\$18,303	-\$465,000
Original List to Sale Price - \$	-\$35,317	-\$10,035	-\$22,597	-\$18,339	-\$26,723	-\$41,687	-\$822,819
Final List to Sale Price - \$	-\$16,007	-\$4,860	-\$5,384	-\$8,127	-\$11,617	-\$23,384	-\$357,819
Original List to Sale Price - %	90.93%	94.98%	92.24%	94.89%	94.29%	94.13%	75.50%
Final List to Sale Price - %	95.68%	97.50%	98.03%	97.67%	97.43%	96.62%	87.64%

Days on the Market

Avg Days Listing to Contract	59	45	45	60	61	102	230
Combined Avg Days to Contract	56	39	41	60	58	113	223
Avg Days Listing to Closing	99	85	83	97	102	155	291
Avg Days Contract to Close	40	39	37	37	40	52	60

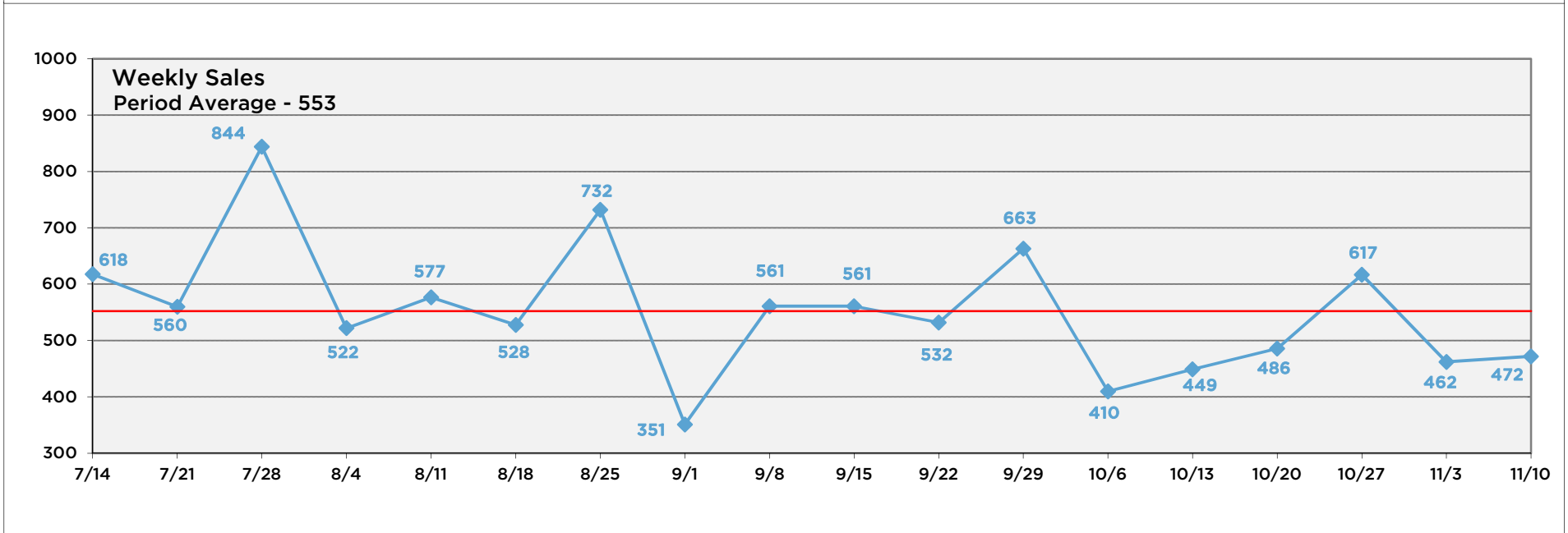
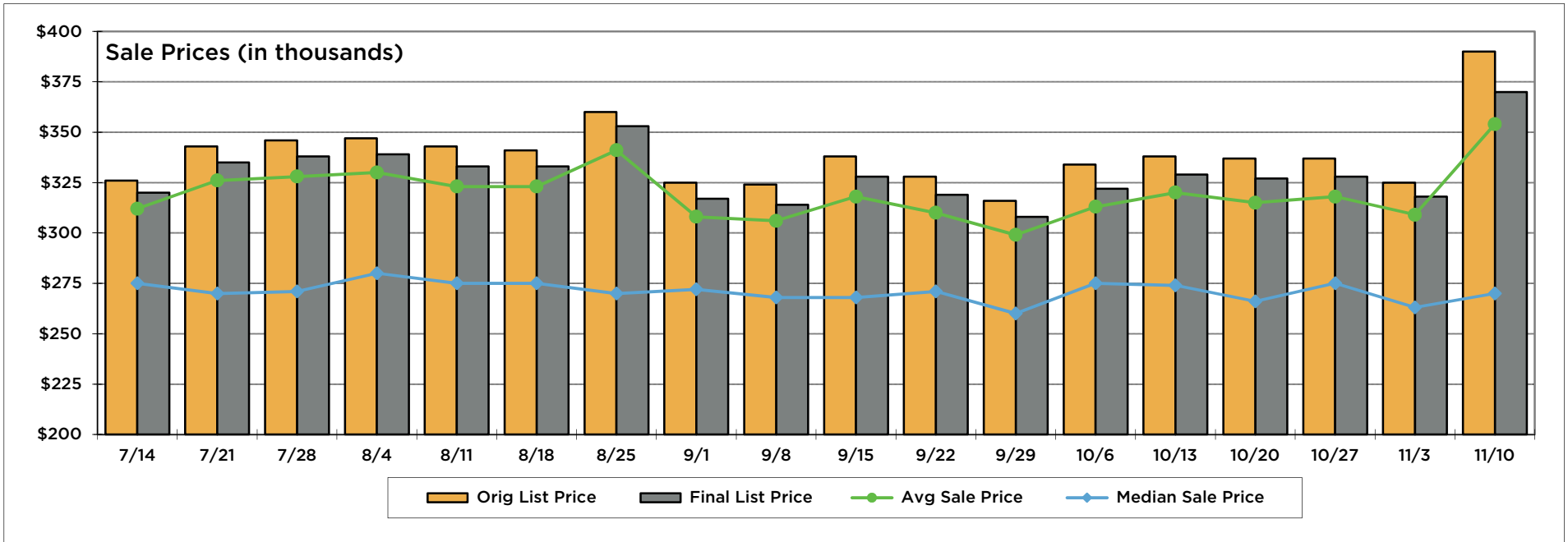
Beds / Baths

Average Bedrooms	3	3	3	4	4	4	5
Average Full Baths	2	2	2	3	3	3	5
Average Half Baths	0	0	0	0	1	1	2

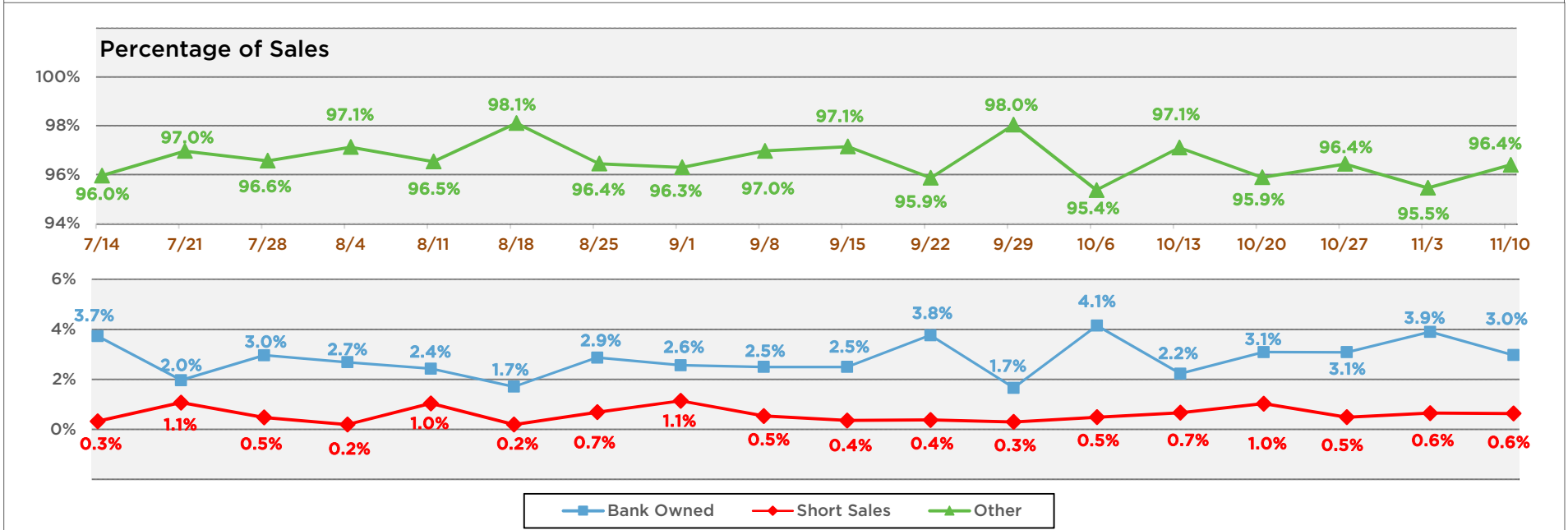
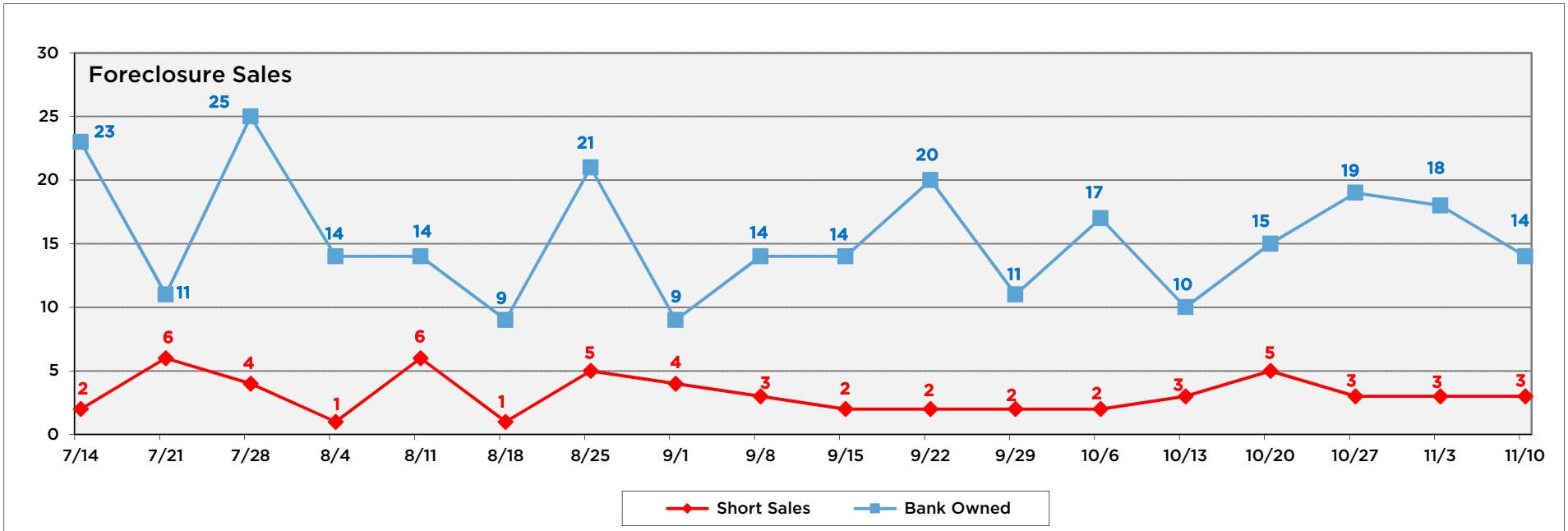
Square Footage

Average Square Feet	2,132	1,437	1,899	2,347	2,802	3,385	6,808
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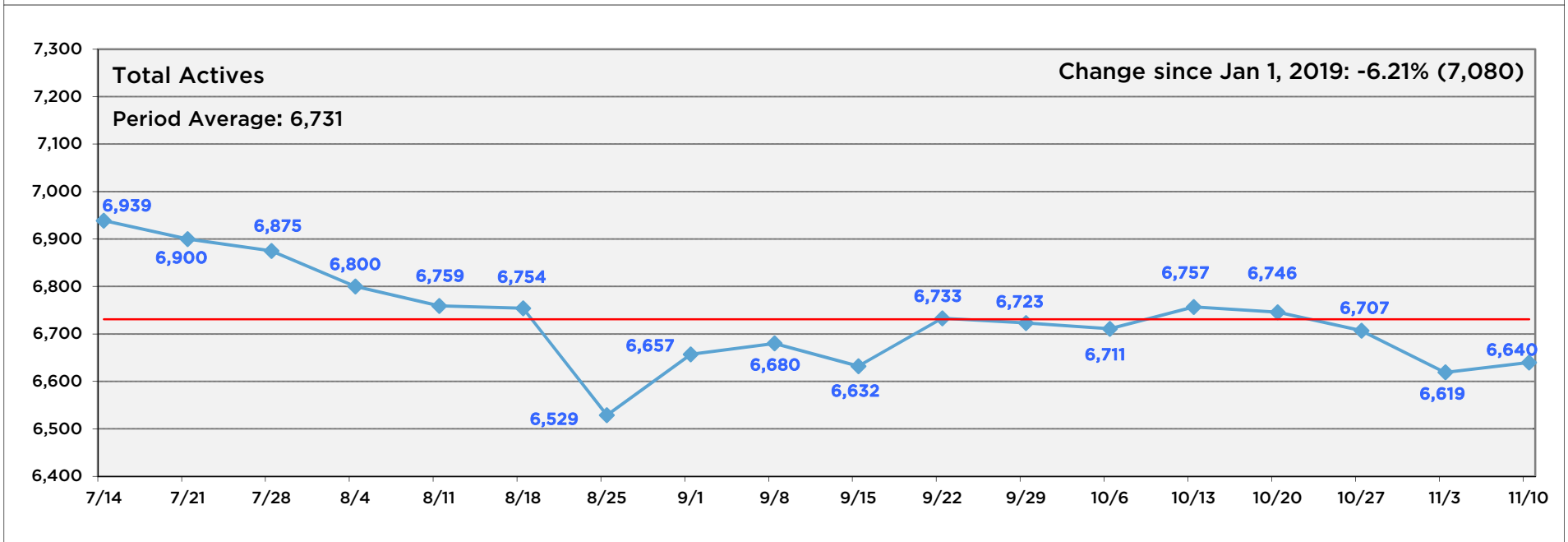
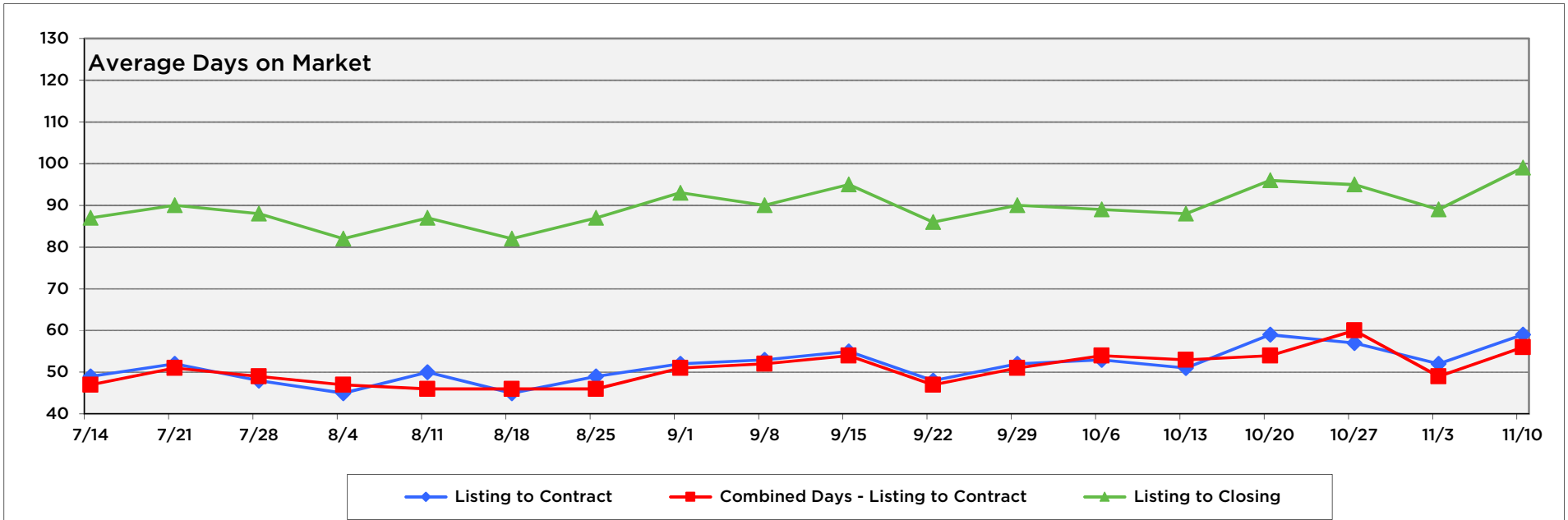
Single Family Homes



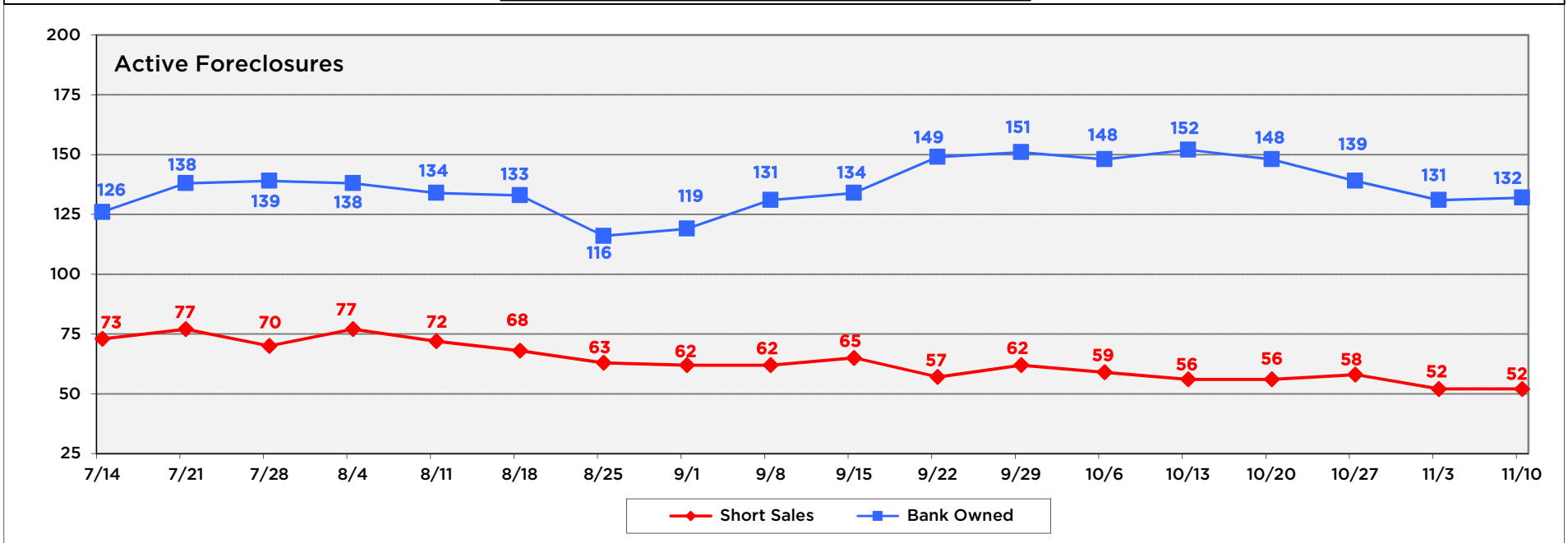
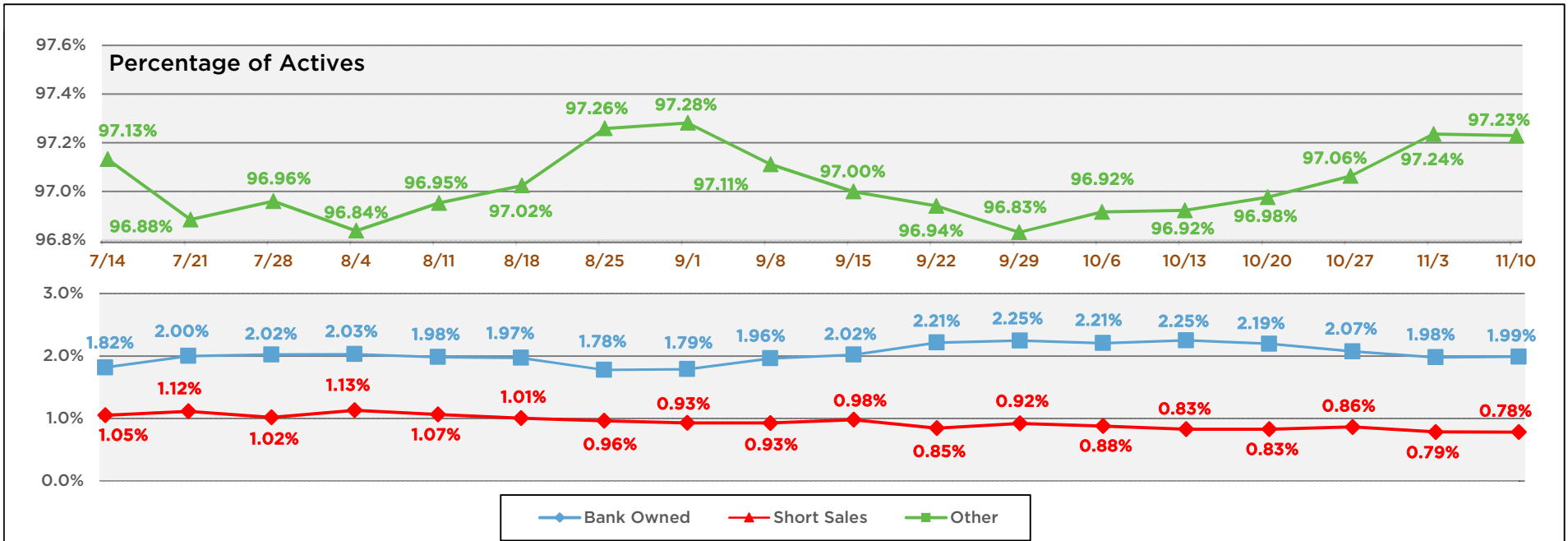
Single Family Homes



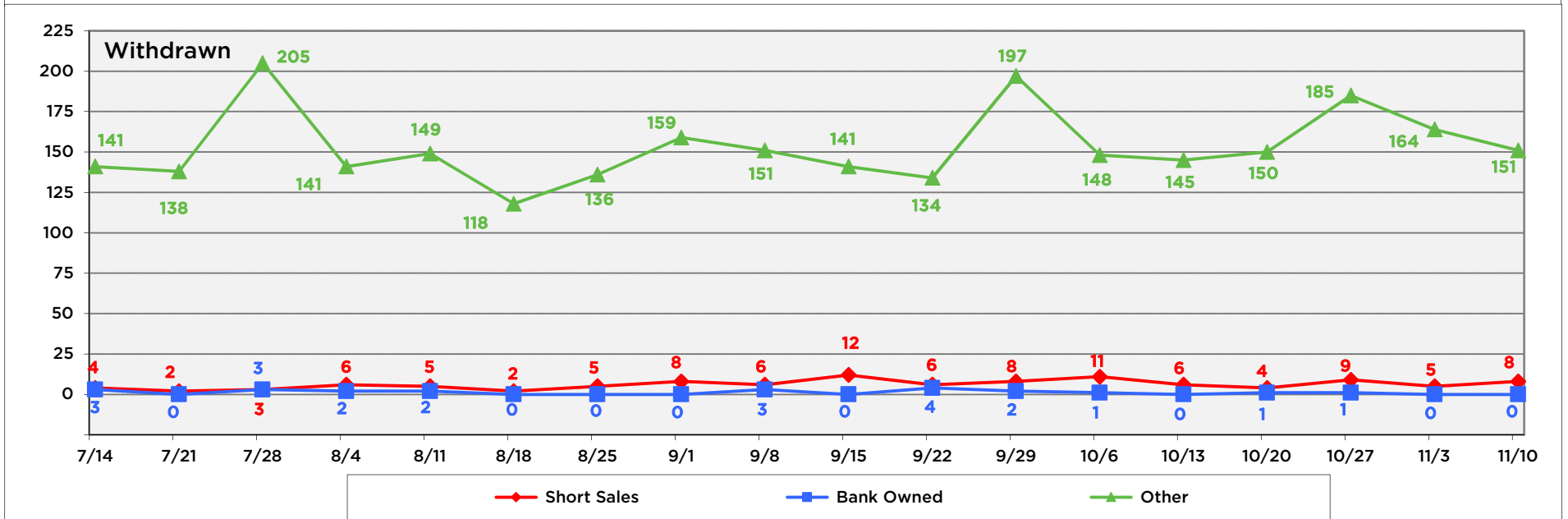
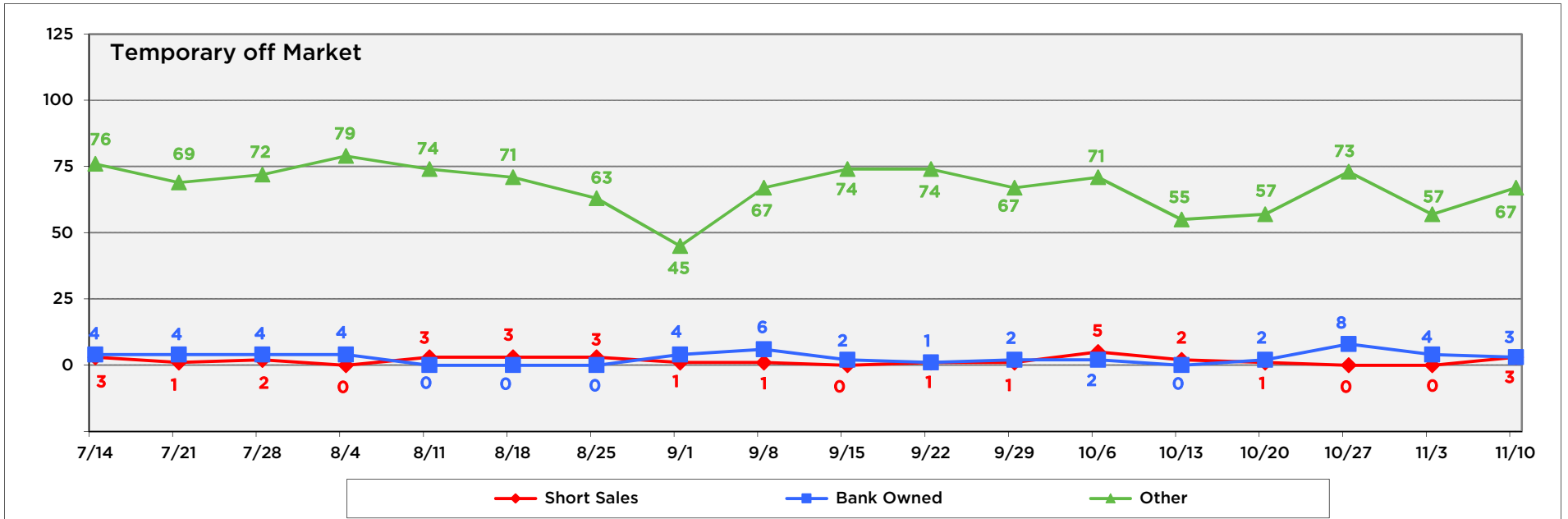
Single Family Homes



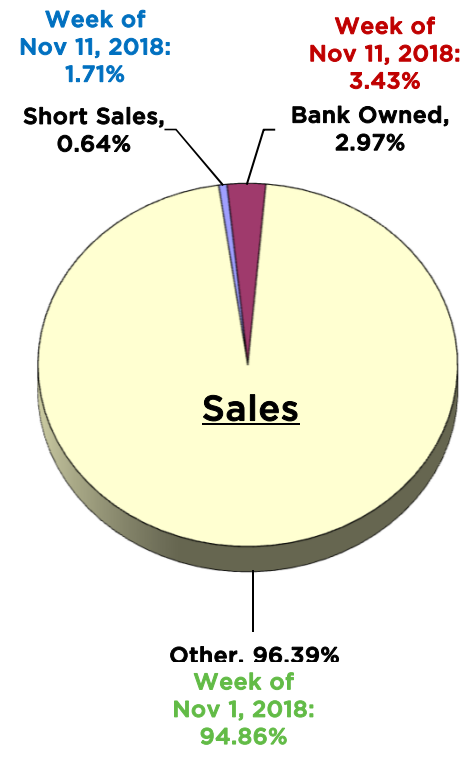
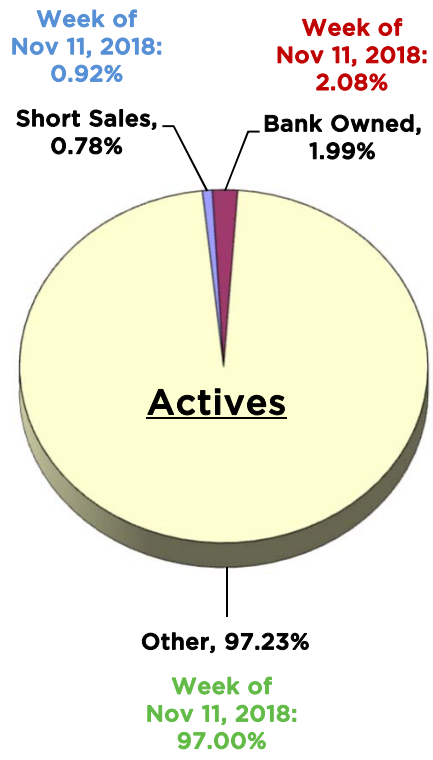
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 82 Single Family Homes available for the Median Price of \$269,500? (± \$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		8	\$269,675	3.3	2.1	1,953	\$138.11
Casselberry	32707	1	\$269,900	4.0	3.0	2,817	\$95.81
Altamonte Springs / Forest City	32714	1	\$269,900	3.0	2.0	1,635	\$165.08
Lake Mary / Heathrow	32746	3	\$269,633	3.0	2.0	1,762	\$153.03
Oviedo	32765	1	\$269,000	4.0	2.0	2,116	\$127.13
Sanford / Lake Forest	32771	1	\$269,700	3.0	2.0	1,602	\$168.35
Winter Park	32792	1	\$270,000	3.0	2.0	2,165	\$124.71
Orange County		23	\$269,635	3.6	2.0	1,760	\$153.19
Apopka (North)	32712	4	\$269,250	4.0	2.0	1,874	\$143.68
Maitland / Eatonville	32751	1	\$269,900	3.0	2.0	1,740	\$155.11
ColoniaItown	32803	1	\$269,000	2.0	1.0	857	\$313.89
Delaney / Crystal Lake	32806	1	\$269,999	3.0	2.0	1,415	\$190.81
Lockhart	32810	1	\$269,000	4.0	3.0	1,736	\$154.95
Union Park	32817	2	\$270,000	3.0	2.0	1,423	\$189.74
Hiawasse	32818	1	\$269,000	6.0	3.0	2,700	\$99.63
Bithlo	32820	1	\$269,900	4.0	2.0	1,874	\$144.02
Williamsburg / Lake Bryan	32821	1	\$270,000	3.0	2.0	1,554	\$173.75
Taft	32824	1	\$269,900	4.0	2.0	1,778	\$151.80
Rio Pinar / Union Park	32825	1	\$270,000	3.0	2.0	1,754	\$153.93
Research Park	32826	1	\$270,000	4.0	2.0	1,976	\$136.64
Waterford Lakes	32828	3	\$269,633	3.0	2.0	1,619	\$166.54
Metro West / Orlo Vista	32835	1	\$269,999	3.0	2.0	2,274	\$118.73
Hunters Creek	32837	2	\$269,500	4.0	2.0	1,932	\$139.49
Ocoee	34761	1	\$270,000	4.0	2.0	1,761	\$153.32
Osceola County		29	\$269,847	3.7	2.1	2,054	\$131.35
Kissimmee (Central)	34741	1	\$270,000	4.0	3.0	2,020	\$133.66
Kissimmee / Buena Ventura Lakes	34743	3	\$269,666	4.0	2.0	1,773	\$152.10
Kissimmee (East)	34744	4	\$269,975	3.0	2.0	1,962	\$137.60
Kissimmee (West) / Pleasant Hill	34746	11	\$269,927	4.0	2.0	2,073	\$130.21
Kissimmee / Celebration	34747	2	\$269,900	4.0	3.0	1,746	\$154.58
Kissimmee / Poinciana	34758	3	\$269,960	4.0	2.0	2,593	\$104.11
St Cloud / Narcoossee	34771	2	\$269,450	3.0	2.0	2,062	\$130.67
St Cloud / Canoe Creek	34772	3	\$269,633	3.0	2.0	2,065	\$130.57

Monday Morning Quarterback
11/10/2019 - 11/16/2019
Lake, Orange, Osceola & Seminole Counties

Where are the 82 Single Family Homes available for the Median Price of \$269,500? (cont'd) (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Lake County		22	\$269,611	3.4	2.3	1,865	\$144.59
Lady Lake / The Villages	32159	1	\$269,000	4.0	3.0	2,116	\$127.13
Eustis (West)	32726	1	\$269,900	3.0	2.0	2,179	\$123.86
Mount Dora	32757	4	\$269,350	3.0	2.0	1,551	\$173.66
Sorrento / Mt Plymouth	32776	1	\$269,900	4.0	2.0	1,972	\$136.87
Clermont (Central)	34711	5	\$269,540	3.0	2.0	1,882	\$143.22
Clermont (South)	34714	1	\$269,900	4.0	3.0	2,444	\$110.43
Minneola	34715	2	\$269,975	4.0	2.0	1,685	\$160.22
Groveland	34736	3	\$269,633	4.0	3.0	2,107	\$127.97
Leesburg (West)	34748	2	\$269,900	3.0	3.0	1,897	\$142.28
Leesburg (East) / Haines Creek	34788	1	\$270,000	4.0	2.0	1,922	\$140.48
Yalaha	34797	1	\$269,000	3.0	2.0	1,290	\$208.53

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	140	118	14	5	2	1	0
Bank Owned	2	1	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	138	117	13	5	2	1	0
Active Listings	1,747	1,248	203	193	56	40	7
Bank Owned	18	14	2	2	0	0	0
Short Sales	8	5	1	1	1	0	0
Other	1,721	1,229	200	190	55	40	7
Months of Inventory	3	2	3	9	6	9	0

List Price

Average Original List Price	\$188,047	\$161,093	\$285,478	\$366,200	\$457,450	\$575,000	\$0
Average Final List Price	\$185,001	\$159,299	\$276,992	\$351,000	\$457,450	\$555,000	\$0

Sale Price

Average Price	\$179,829	\$155,057	\$270,243	\$344,200	\$430,000	\$515,000	\$0
Median Price	\$170,000	\$155,000	\$270,950	\$335,000	\$430,000	\$515,000	\$0

Price Differences

Original to Final List Price	-\$3,046	-\$1,794	-\$8,486	-\$15,200	\$0	-\$20,000	\$0
Original List to Sale Price - \$	-\$8,218	-\$6,036	-\$15,235	-\$22,000	-\$27,450	-\$60,000	\$0
Final List to Sale Price - \$	-\$5,172	-\$4,242	-\$6,749	-\$6,800	-\$27,450	-\$40,000	\$0
Original List to Sale Price - %	95.63%	96.25%	94.66%	93.99%	94.00%	89.57%	0.00%
Final List to Sale Price - %	97.20%	97.34%	97.56%	98.06%	94.00%	92.79%	0.00%

Days on the Market

Avg Days Listing to Contract	47	40	84	42	192	115	0
Combined Avg Days to Contract	49	39	105	35	192	115	0
Avg Days Listing to Closing	87	81	118	64	233	148	0
Avg Days Contract to Close	38	40	34	25	41	32	0

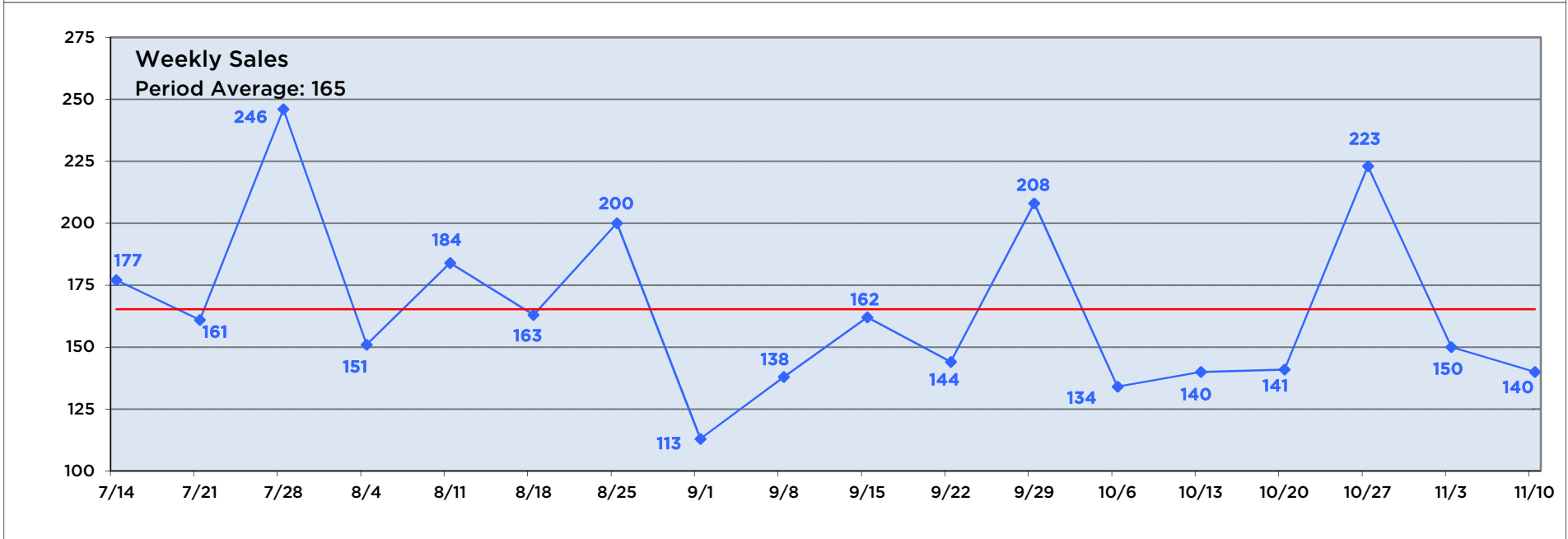
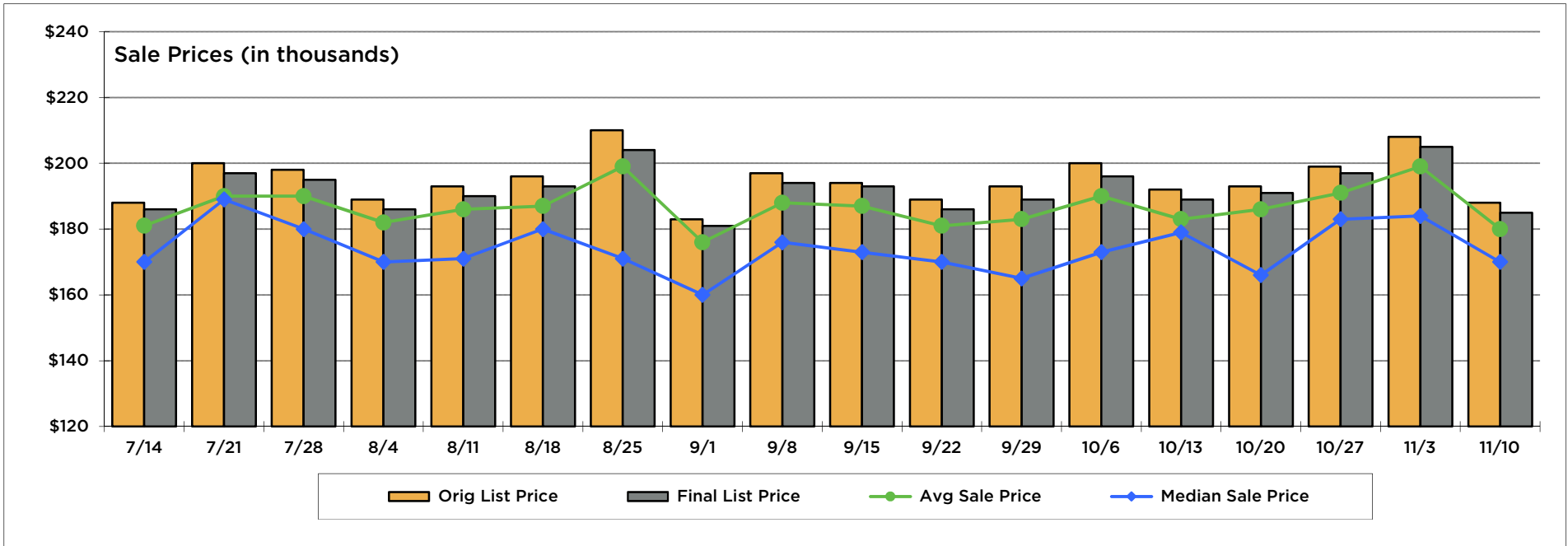
Beds / Baths

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

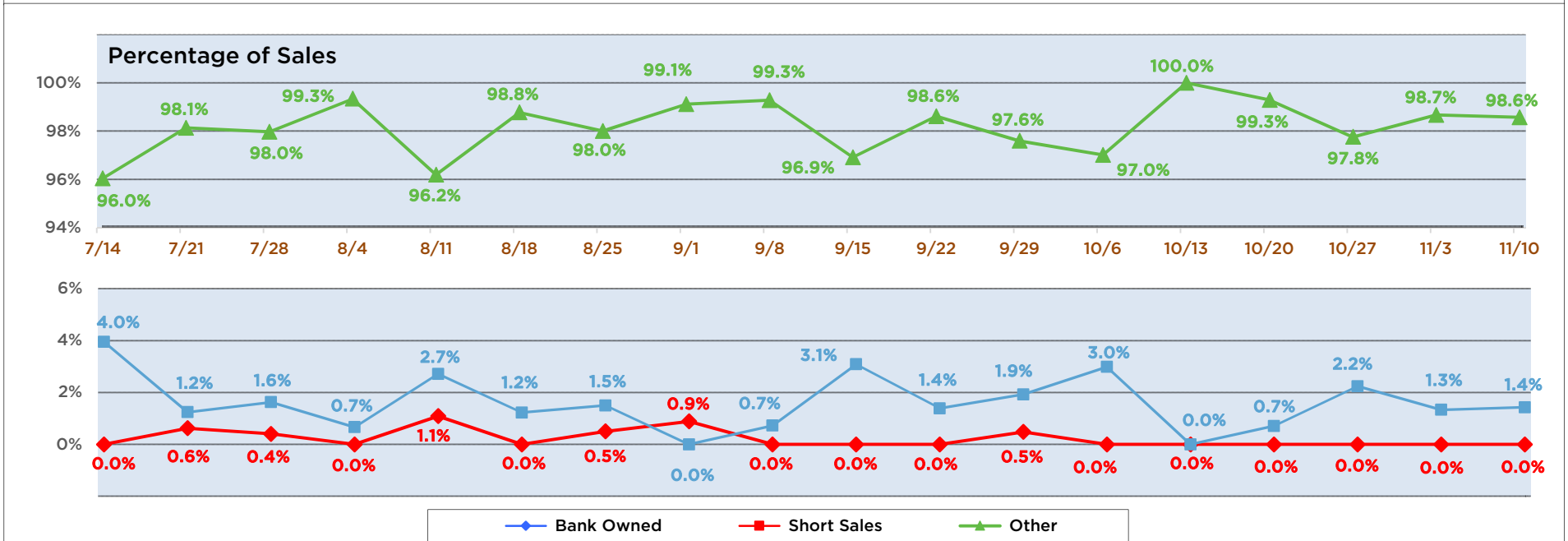
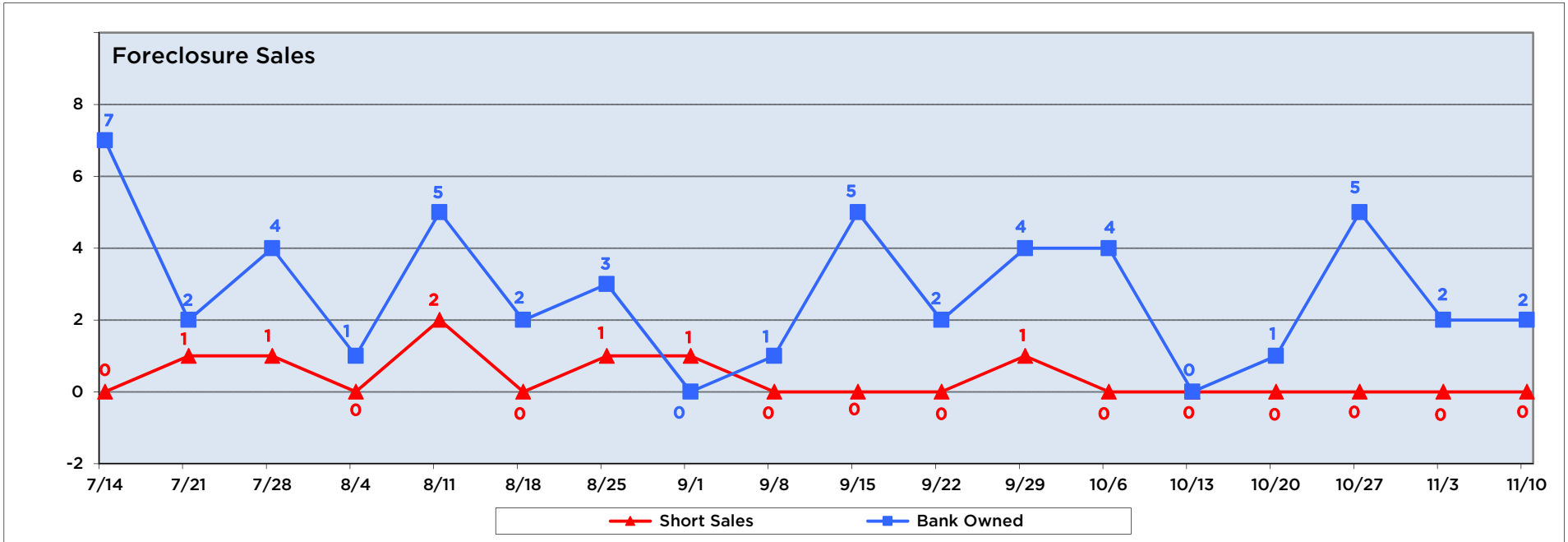
Square Footage

Average Square Feet	1,946	1,220	1,780	1,809	2,491	2,218	0
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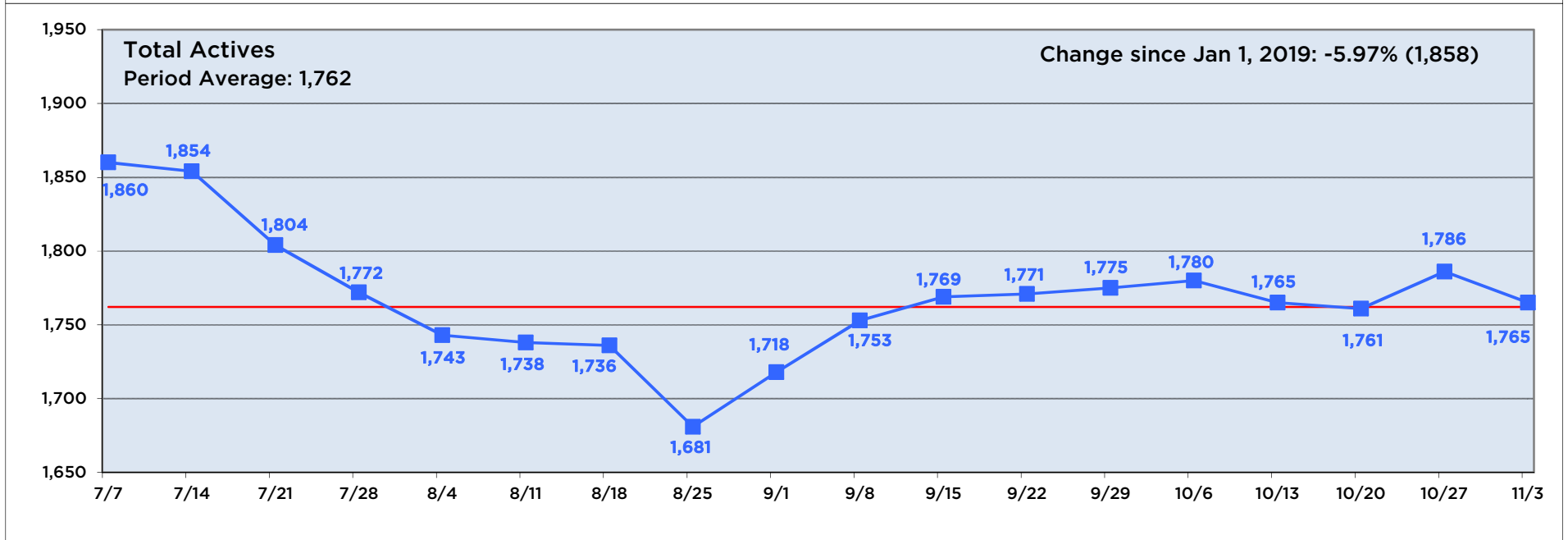
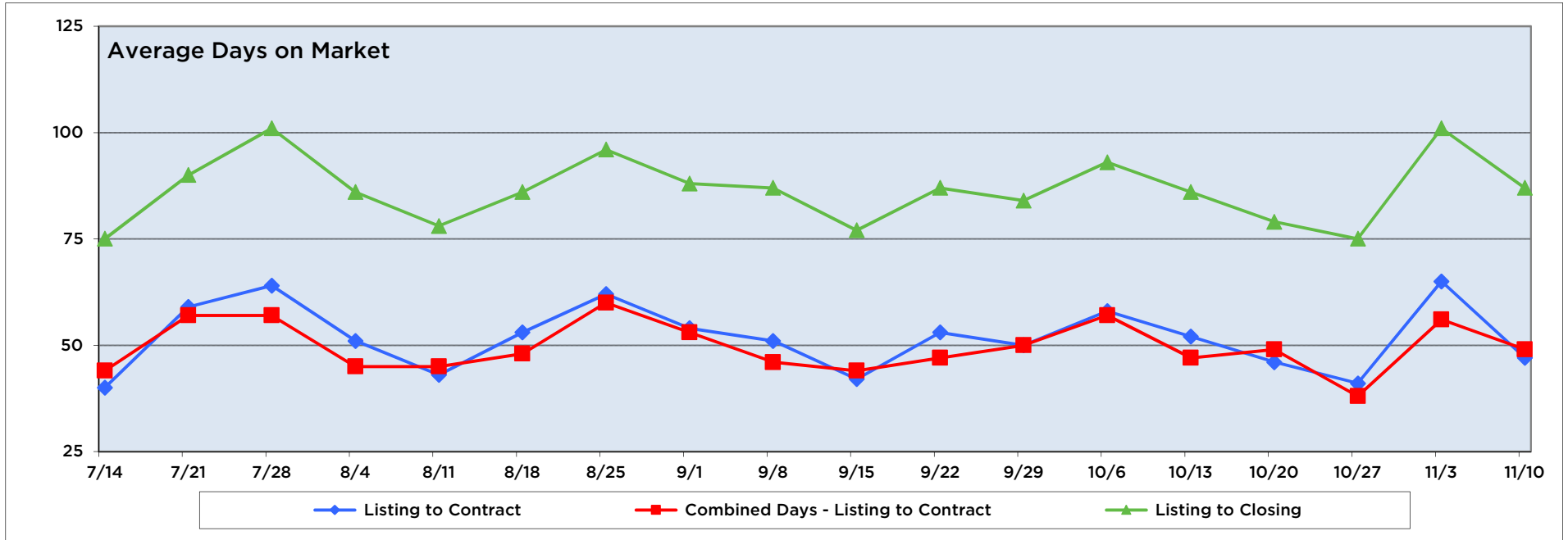
Condos, Townhomes, Villas



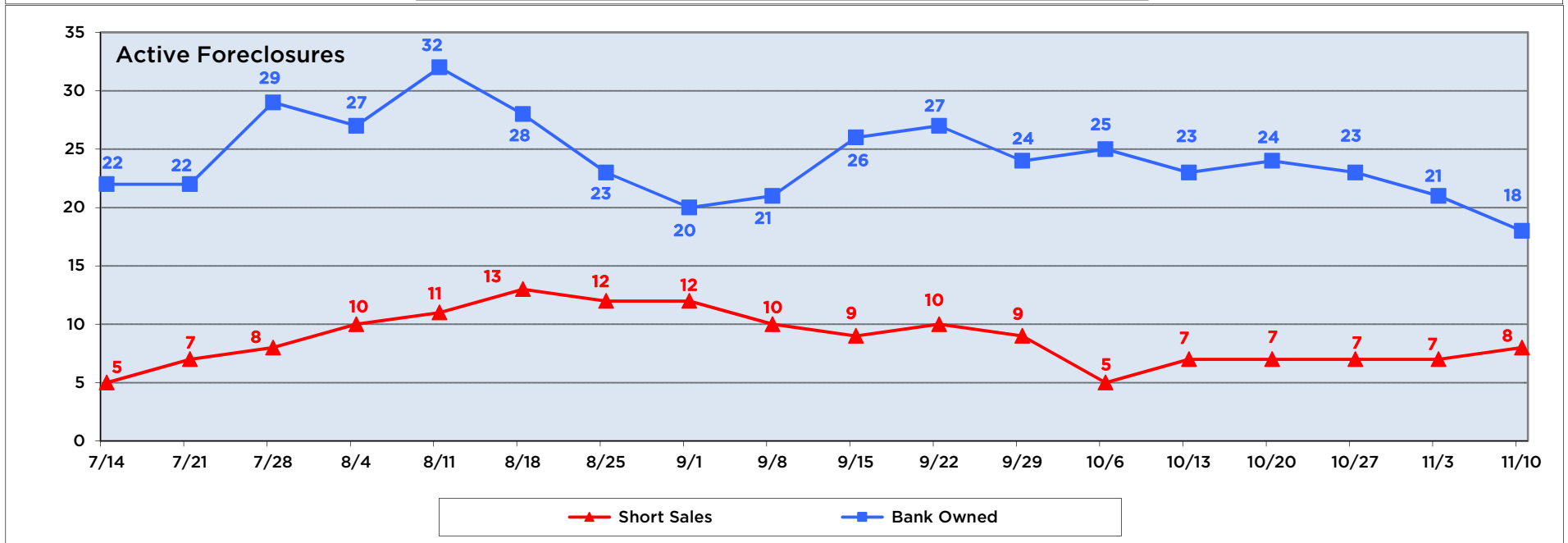
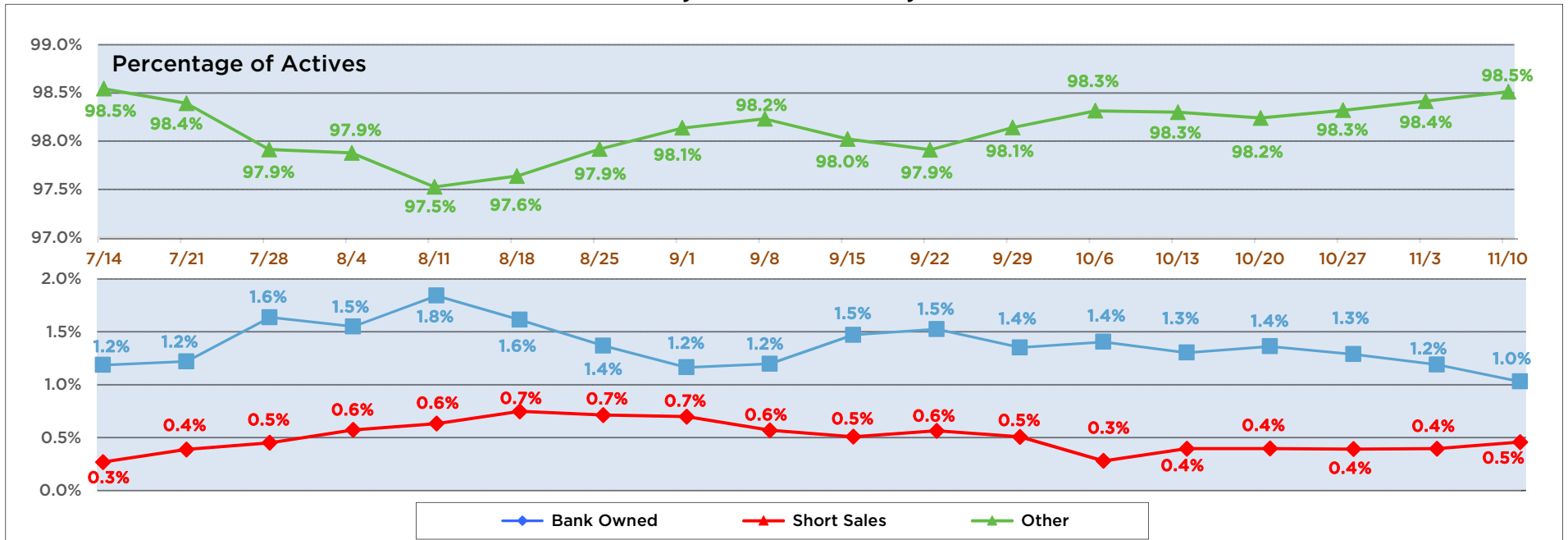
Condos, Townhomes, Villas



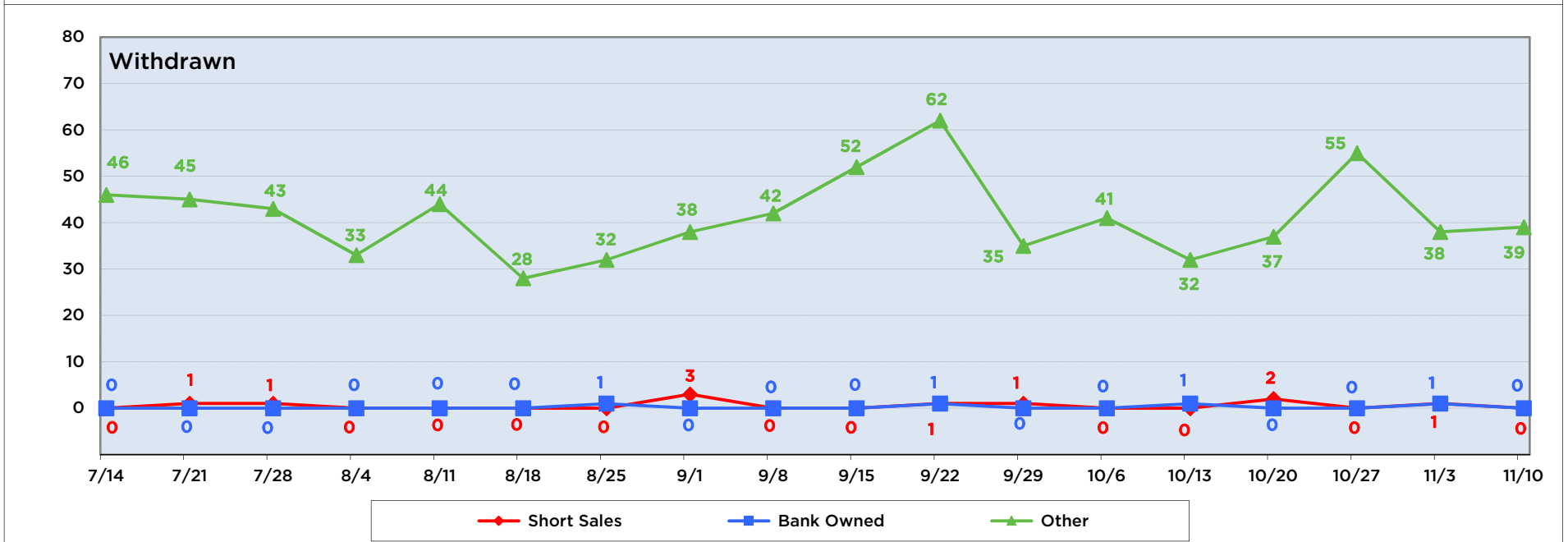
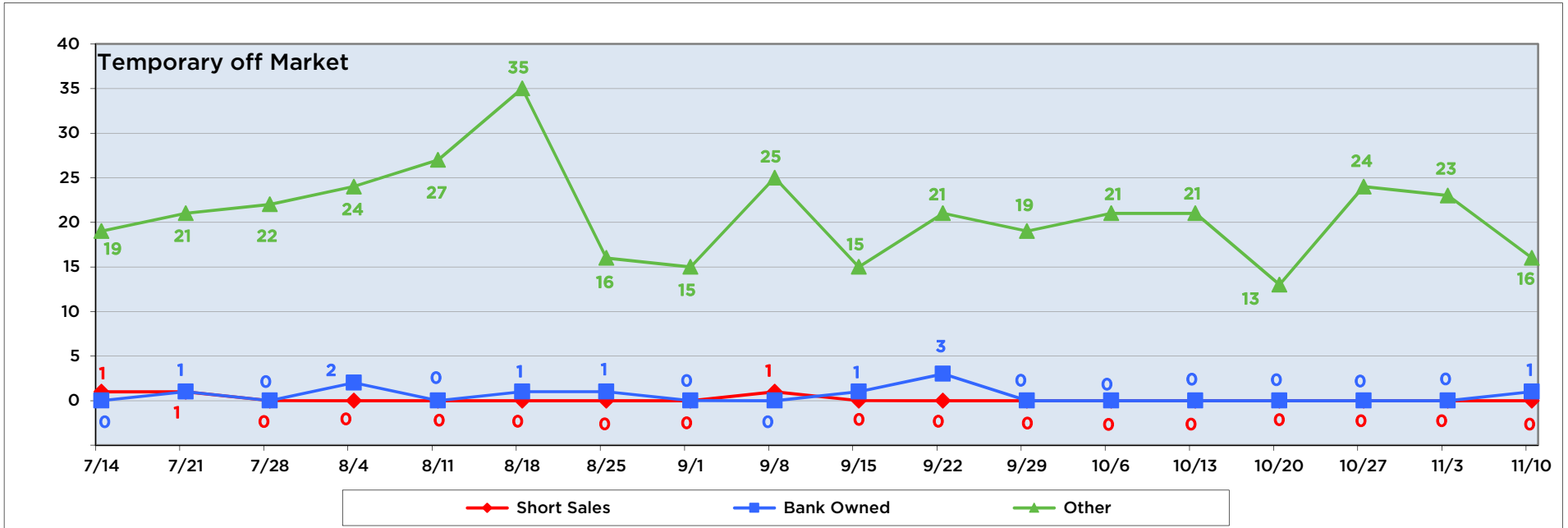
Condos, Townhomes, Villas



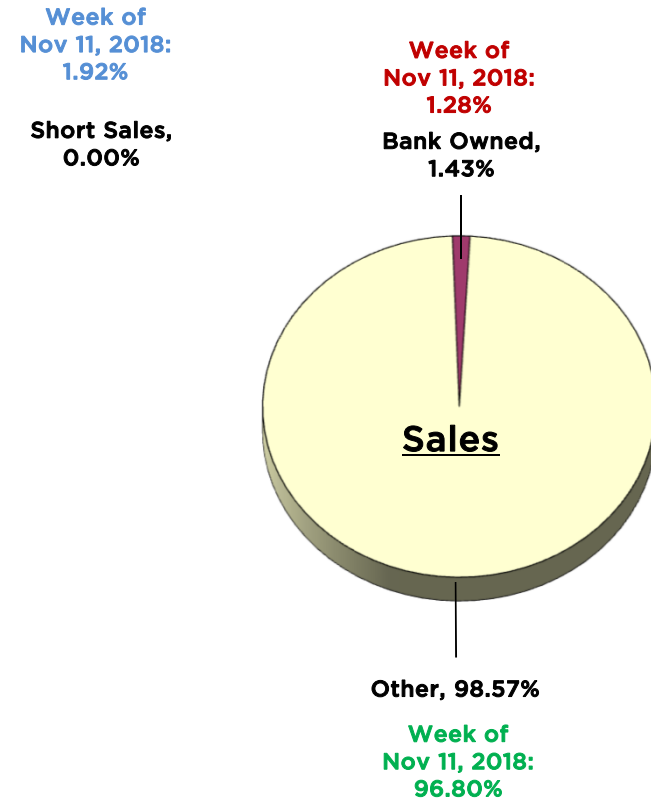
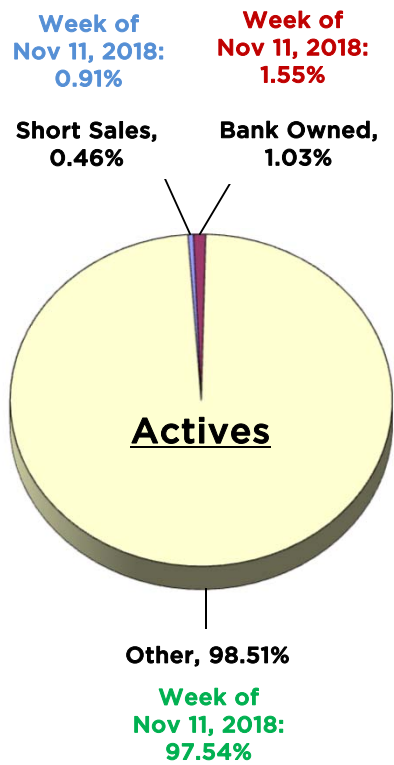
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 20 Condos, Townhomes, or Villas available for the Median Price of \$170,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$169,875	2.3	2.0	1,287	\$131.99
Casselberry	32707	2	\$169,750	2.0	2.0	1,216	\$139.60
Altamonte Springs / Forest City	32714	1	\$170,000	3.0	2.0	1,500	\$113.33
Sanford / Lake Forest	32771	1	\$170,000	2.0	2.0	1,216	\$139.80
Orange County		9	\$169,933	2.3	2.0	1,212	\$140.25
Apopka (North)	32712	1	\$169,900	2.0	2.0	1,539	\$110.40
Azalea Park	32807	3	\$169,933	2.0	2.0	993	\$171.13
Pine Hills / Rosemont	32808	1	\$169,900	3.0	2.0	1,598	\$106.32
Ventura	32822	1	\$169,900	2.0	2.0	1,343	\$126.51
Taft	32824	1	\$170,000	2.0	2.0	954	\$178.20
Metro West / Orlo Vista	32835	2	\$169,950	3.0	2.0	1,246	\$136.40
Osceola County		6	\$169,867	3.0	2.0	1,337	\$127.08
Davenport	33896	4	\$169,825	3.0	2.0	1,376	\$123.42
Kissimmee (Central)	34741	1	\$170,000	3.0	2.0	1,296	\$131.17
Kissimmee (West) / Pleasant Hill	34746	1	\$169,900	3.0	2.0	1,220	\$139.26
Lake County		1	\$169,900	2.0	1.0	1,694	\$100.30
Mount Dora	32757	1	\$169,900	2.0	1.0	1,694	\$100.30