



Monday Morning Quarterback Summary

Week of November 24, 2019 - November 30, 2019

Single-family existing homes

- Sales of single-family homes decreased to 408 during the week of Nov 24, from 509 the week prior
- The median price of single family homes decreased to \$251,500, a change of -1.3%
- The number of single-family home foreclosure transactions increased to 17 last week, from 12 the week of Nov 17
- The number of single-family home short-sale transactions decreased to 4 from 7 the week prior
- Single-family inventory decreased by 101, and now sits at 6,462

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 127 during the week of Nov 24, from 146 the week prior
- The median price of condos, townhomes, and villas increased to \$185,000, a change of 5.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 3 the week of Nov 17
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory decreased by 71, and now sits at 1,668

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	408	192	86	77	23	23	7
Bank Owned	17	11	3	2	0	1	0
Short Sales	4	2	2	0	0	0	0
Other	387	179	81	75	23	22	7
Active Listings	6,462	1,544	983	1,505	822	1,154	454
Bank Owned	142	76	24	19	12	6	5
Short Sales	54	26	6	12	5	3	2
Other	6,266	1,442	953	1,474	805	1,145	447
Months of Inventory	4	2	3	5	8	12	15

List Price

Average Original List Price	\$315,838	\$202,766	\$277,601	\$361,187	\$479,821	\$689,597	\$1,621,286
Average Final List Price	\$306,259	\$197,988	\$273,580	\$352,051	\$457,817	\$659,976	\$1,513,571

Sale Price

Average Price	\$298,971	\$193,879	\$266,755	\$346,710	\$447,433	\$638,861	\$1,447,571
Median Price	\$251,500	\$205,000	\$262,750	\$345,000	\$450,000	\$590,000	\$1,470,000

Price Differences

Original to Final List Price	-\$9,579	-\$4,778	-\$4,021	-\$9,136	-\$22,004	-\$29,621	-\$107,715
Original List to Sale Price - \$	-\$16,867	-\$8,887	-\$10,846	-\$14,477	-\$32,388	-\$50,736	-\$173,715
Final List to Sale Price - \$	-\$7,288	-\$4,109	-\$6,825	-\$5,341	-\$10,384	-\$21,115	-\$66,000
Original List to Sale Price - %	94.66%	95.62%	96.09%	95.99%	93.25%	92.64%	89.29%
Final List to Sale Price - %	97.62%	97.92%	97.51%	98.48%	97.73%	96.80%	95.64%

Days on the Market

Avg Days Listing to Contract	50	44	37	54	47	98	168
Combined Avg Days to Contract	46	38	31	54	45	95	208
Avg Days Listing to Closing	86	82	70	90	80	138	206
Avg Days Contract to Close	35	37	32	35	32	40	37

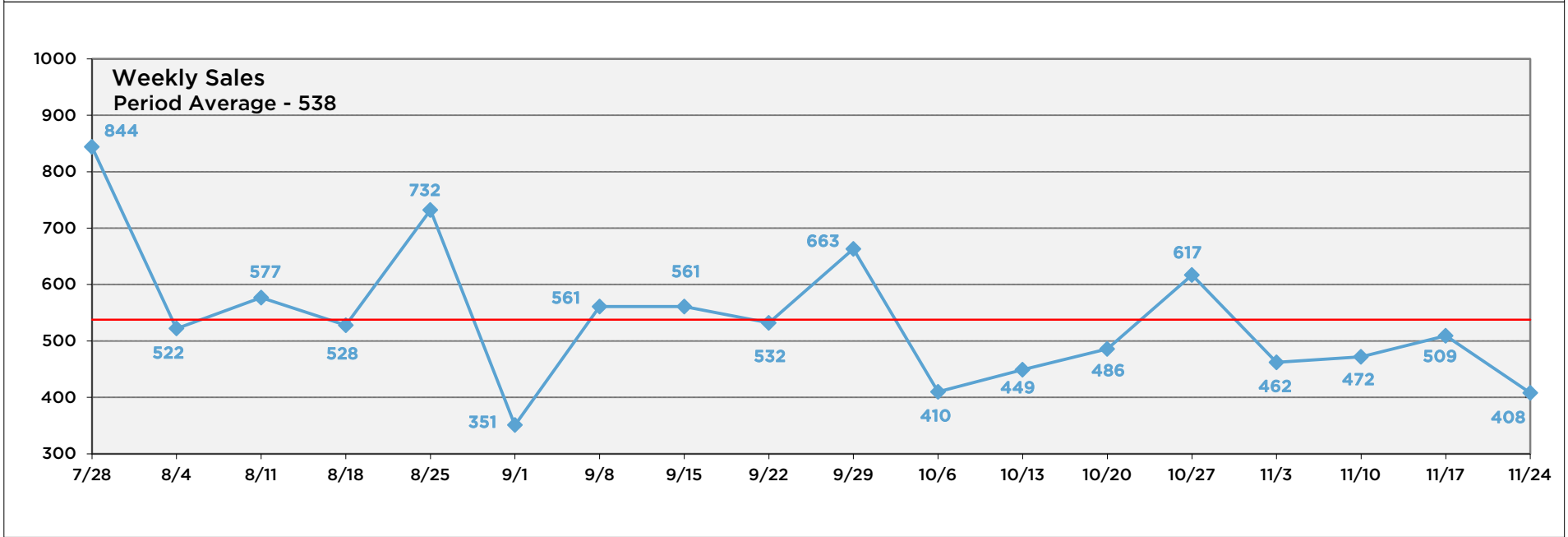
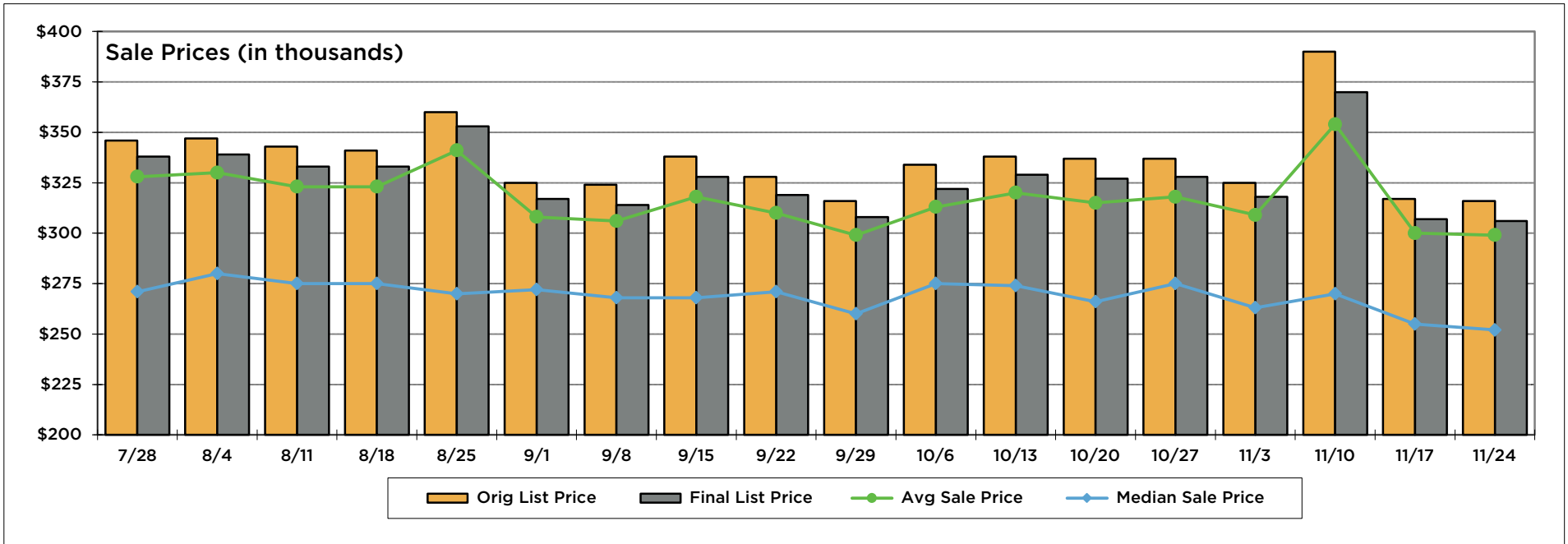
Beds / Baths

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

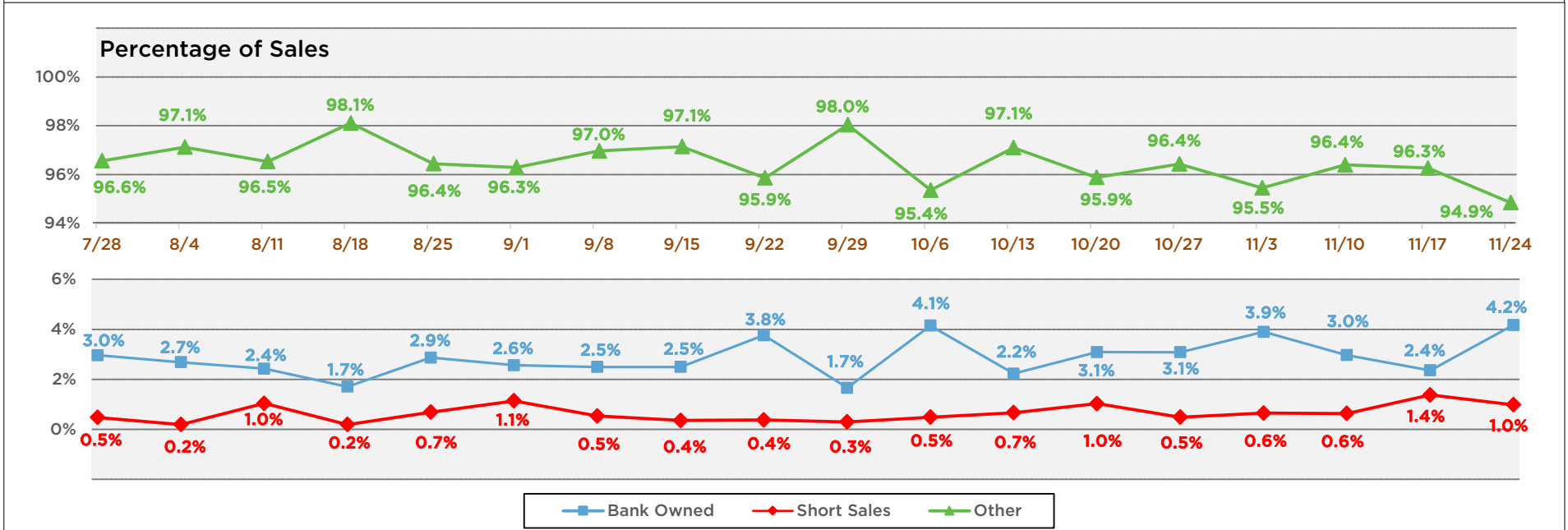
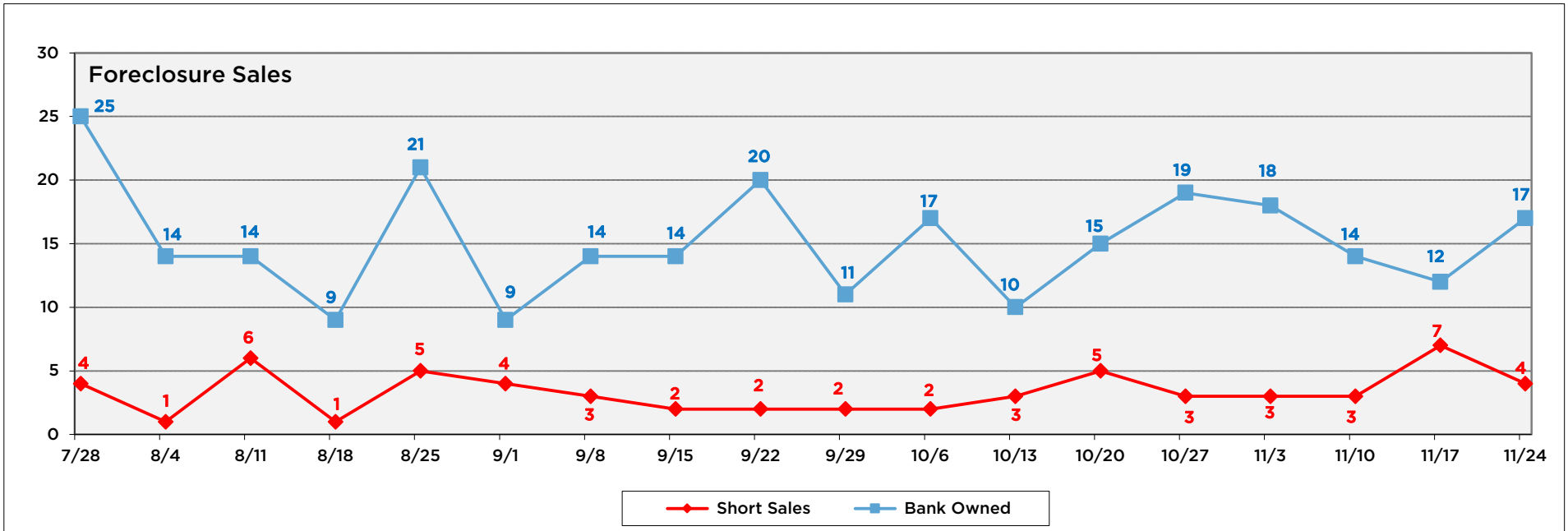
Square Footage

Average Square Feet	1,992	1,472	1,896	2,449	2,776	3,450	5,073
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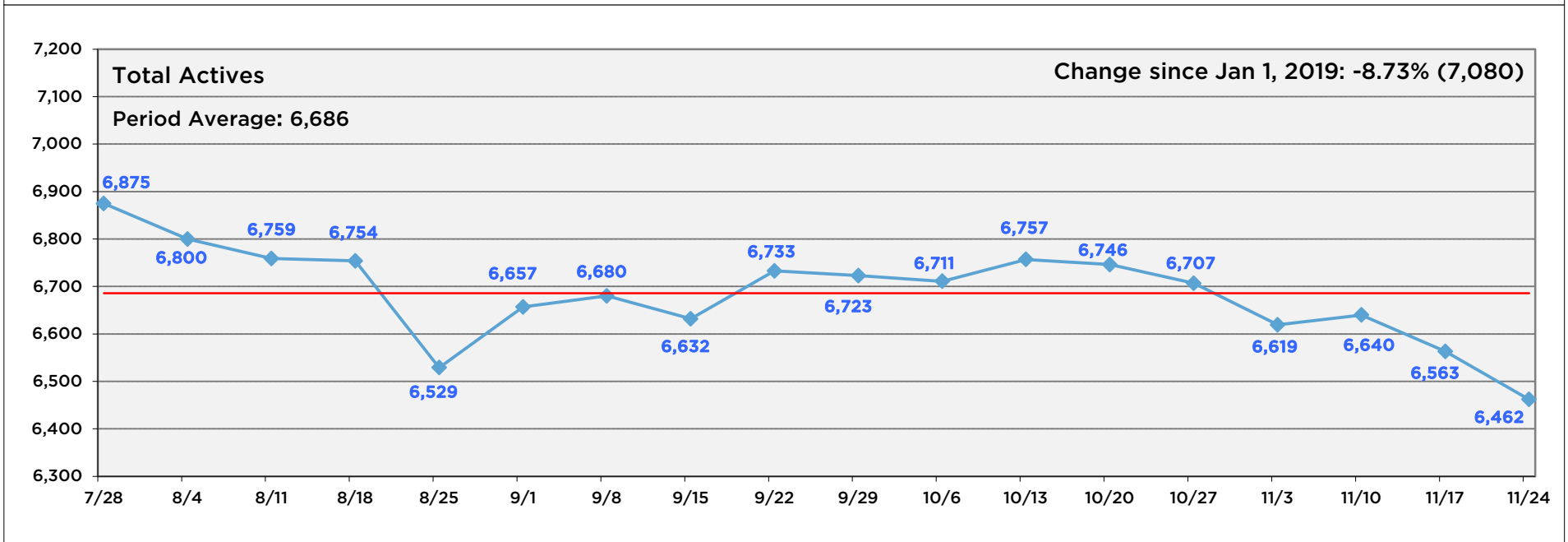
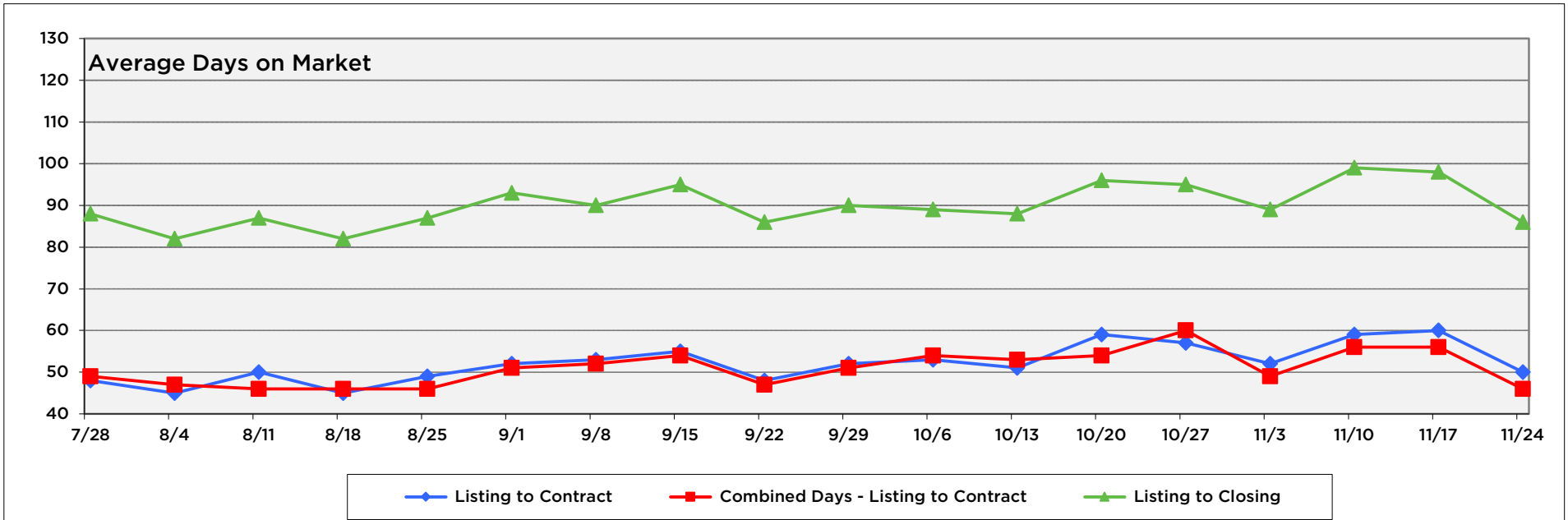
Single Family Homes



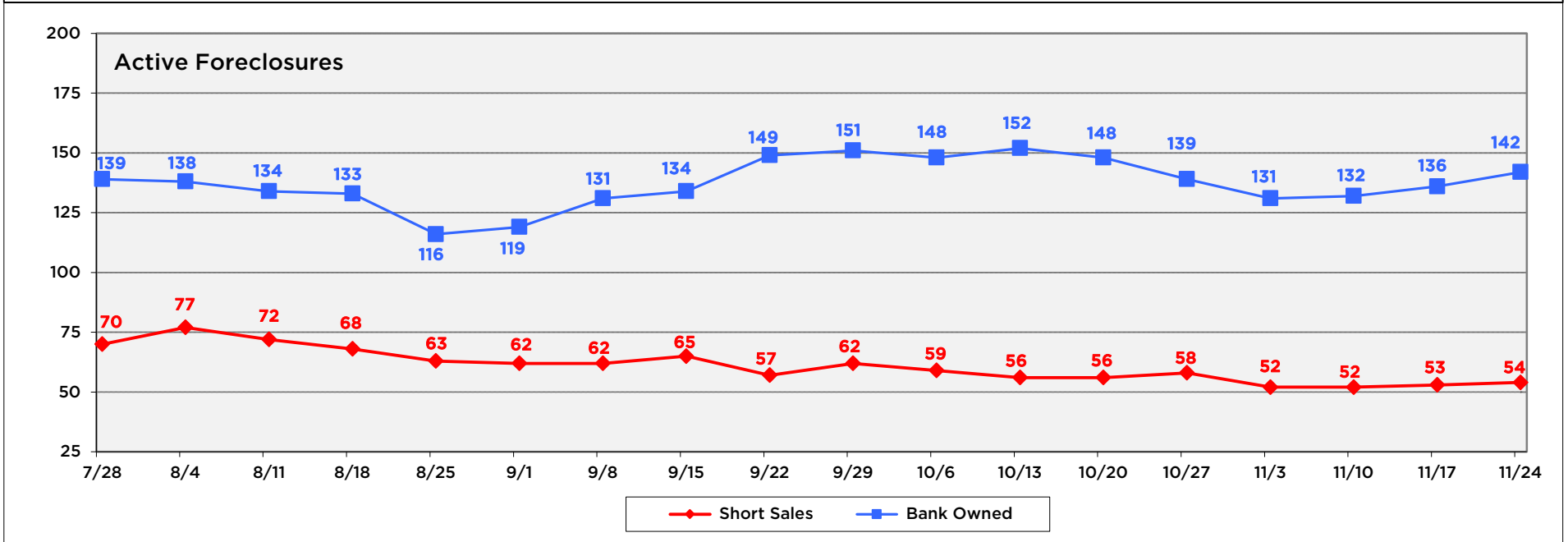
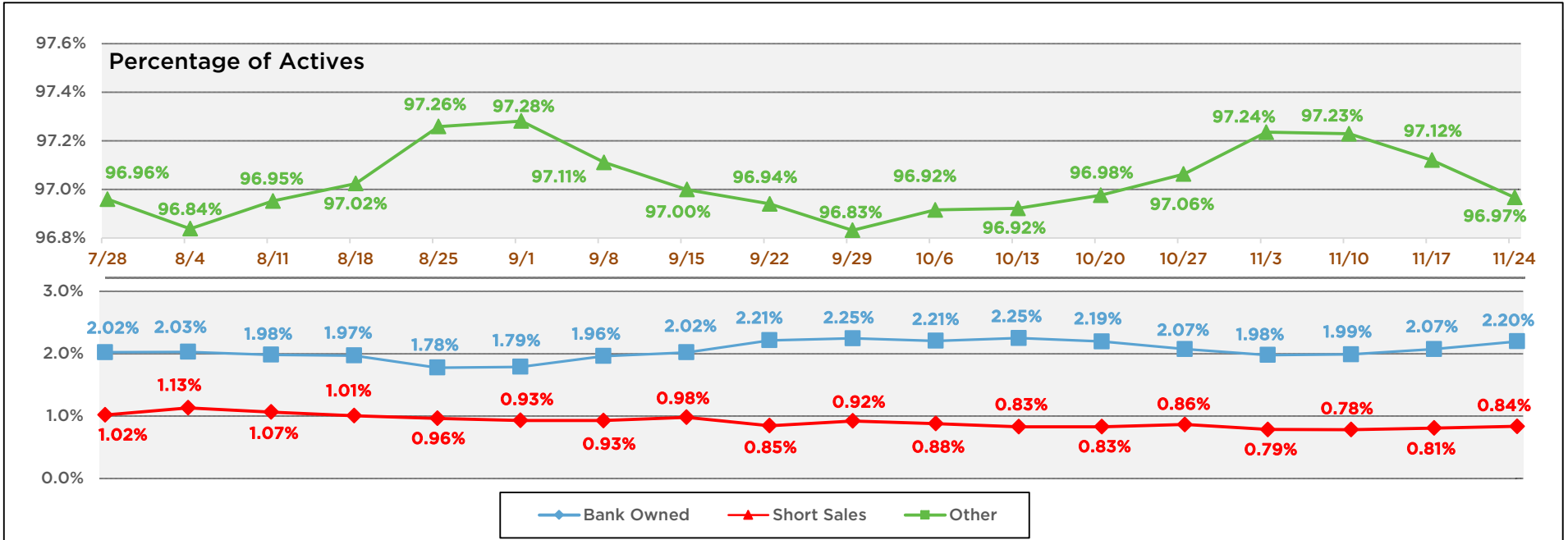
Single Family Homes



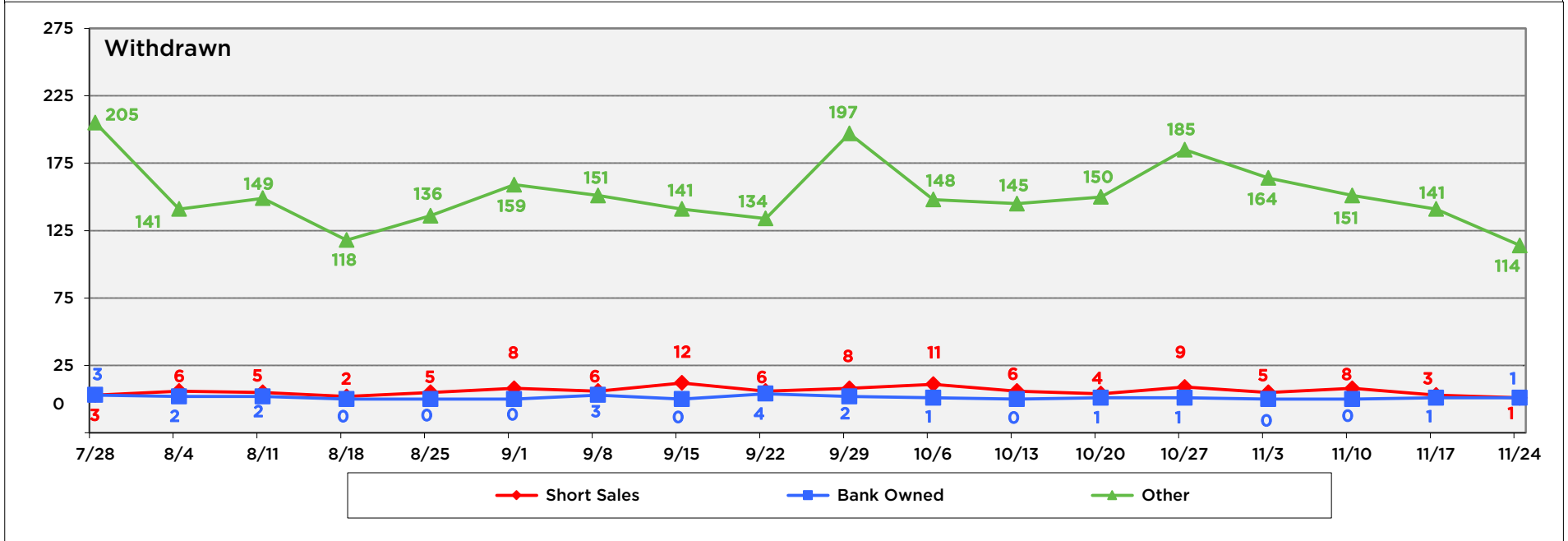
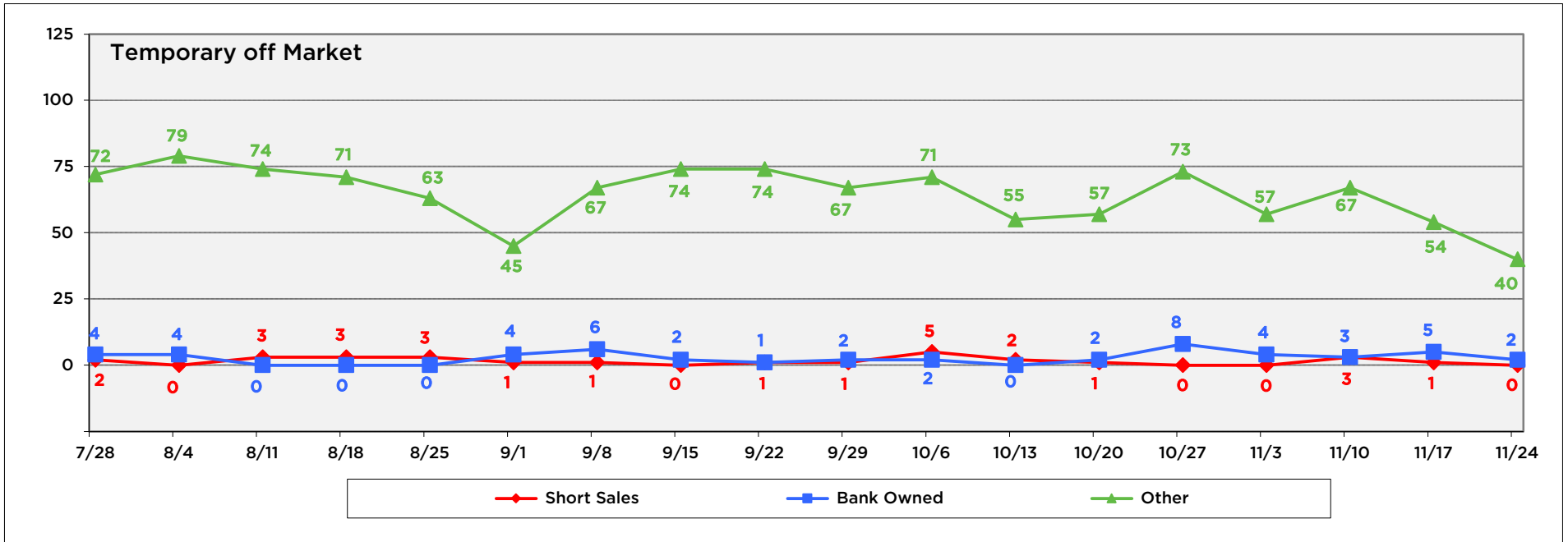
Single Family Homes



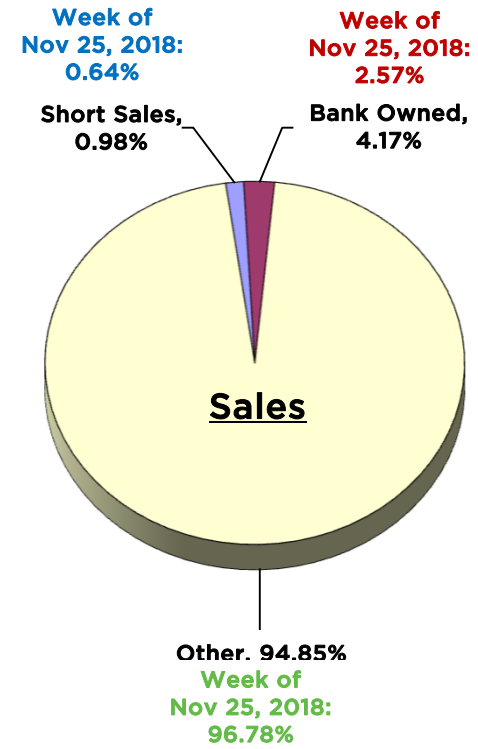
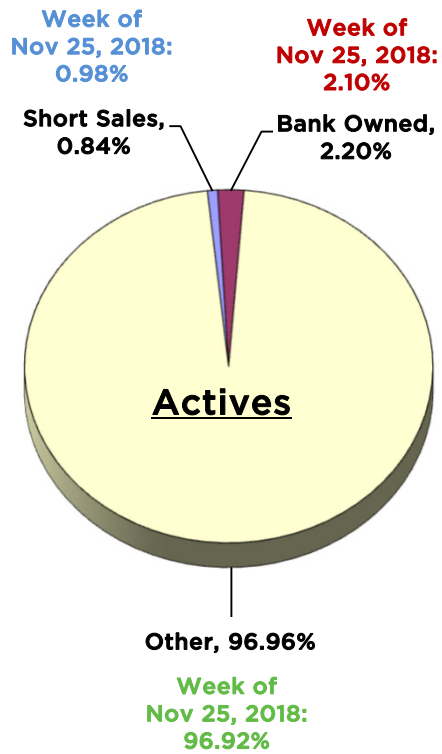
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 3 Single Family Homes available for the Median Price of \$251,500? (± \$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>
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Orange County		1	\$251,900	3.0	2.0	1,716	\$146.79
Lockhart	32810	1	\$251,900	3.0	2.0	1,716	\$146.79
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Osceola County		2	\$252,000	3.5	2.0	2,086	\$120.81
Kissimmee / Poinciana	34758	1	\$252,000	4.0	2.0	2,125	\$118.59
St Cloud / Harmony	34773	1	\$252,000	3.0	2.0	2,047	\$123.11

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	127	101	10	10	4	2	0
Bank Owned	4	4	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	122	96	10	10	4	2	0
Active Listings	1,668	1,190	179	193	62	35	9
Bank Owned	18	15	1	2	0	0	0
Short Sales	7	5	0	1	1	0	0
Other	1,643	1,170	178	190	61	35	9
Months of Inventory	3	3	4	4	4	4	0

List Price

Average Original List Price	\$201,189	\$162,728	\$286,888	\$336,560	\$447,750	\$545,000	\$0
Average Final List Price	\$198,169	\$160,153	\$279,228	\$331,870	\$447,750	\$545,000	\$0

Sale Price

Average Price	\$192,379	\$154,805	\$271,340	\$326,840	\$438,750	\$530,000	\$0
Median Price	\$185,000	\$157,000	\$269,500	\$320,750	\$433,000	\$530,000	\$0

Price Differences

Original to Final List Price	-\$3,020	-\$2,575	-\$7,660	-\$4,690	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,810	-\$7,923	-\$15,548	-\$9,720	-\$9,000	-\$15,000	\$0
Final List to Sale Price - \$	-\$5,790	-\$5,348	-\$7,888	-\$5,030	-\$9,000	-\$15,000	\$0
Original List to Sale Price - %	95.62%	95.13%	94.58%	97.11%	97.99%	97.25%	0.00%
Final List to Sale Price - %	97.08%	96.66%	97.18%	98.48%	97.99%	97.25%	0.00%

Days on the Market

Avg Days Listing to Contract	48	44	105	36	16	113	0
Combined Avg Days to Contract	48	43	92	53	41	109	0
Avg Days Listing to Closing	85	81	141	70	49	156	0
Avg Days Contract to Close	36	37	38	33	32	43	0

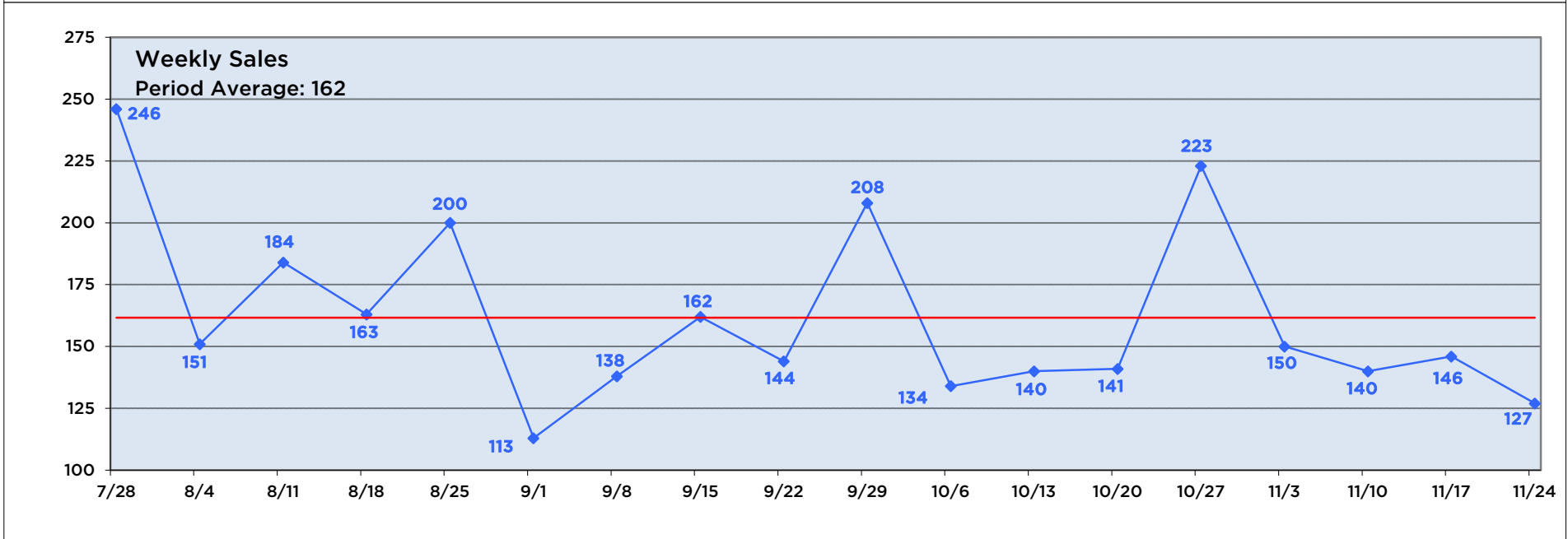
Beds / Baths

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

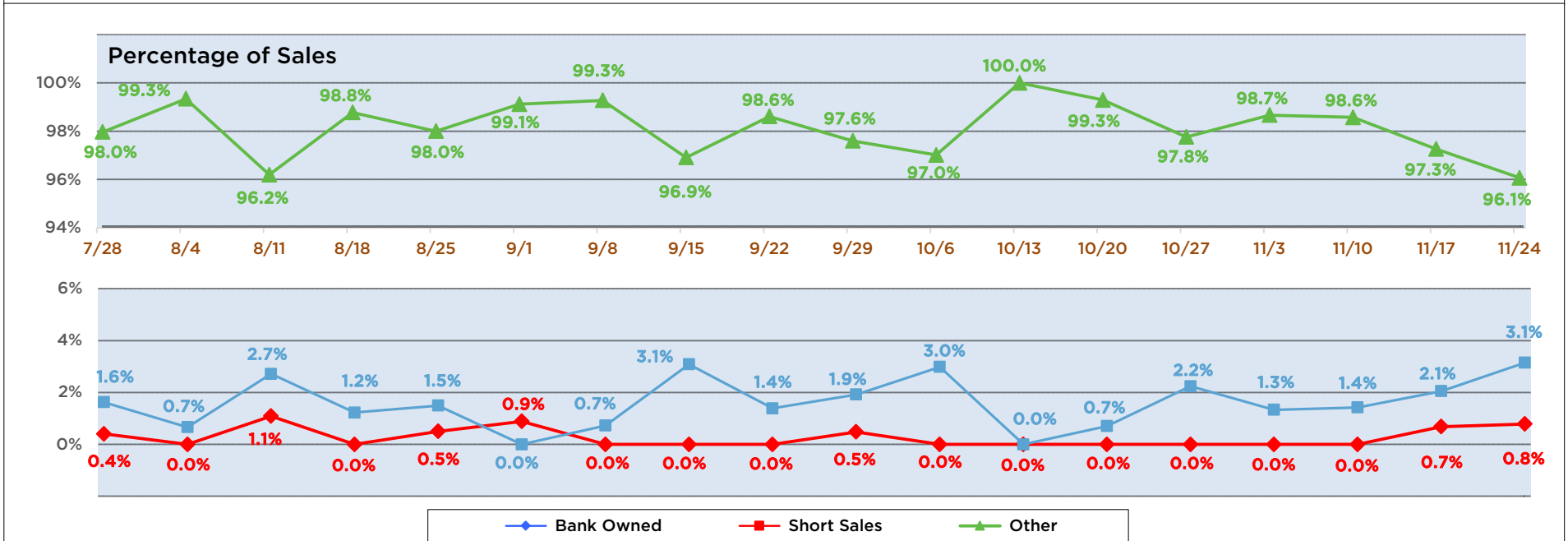
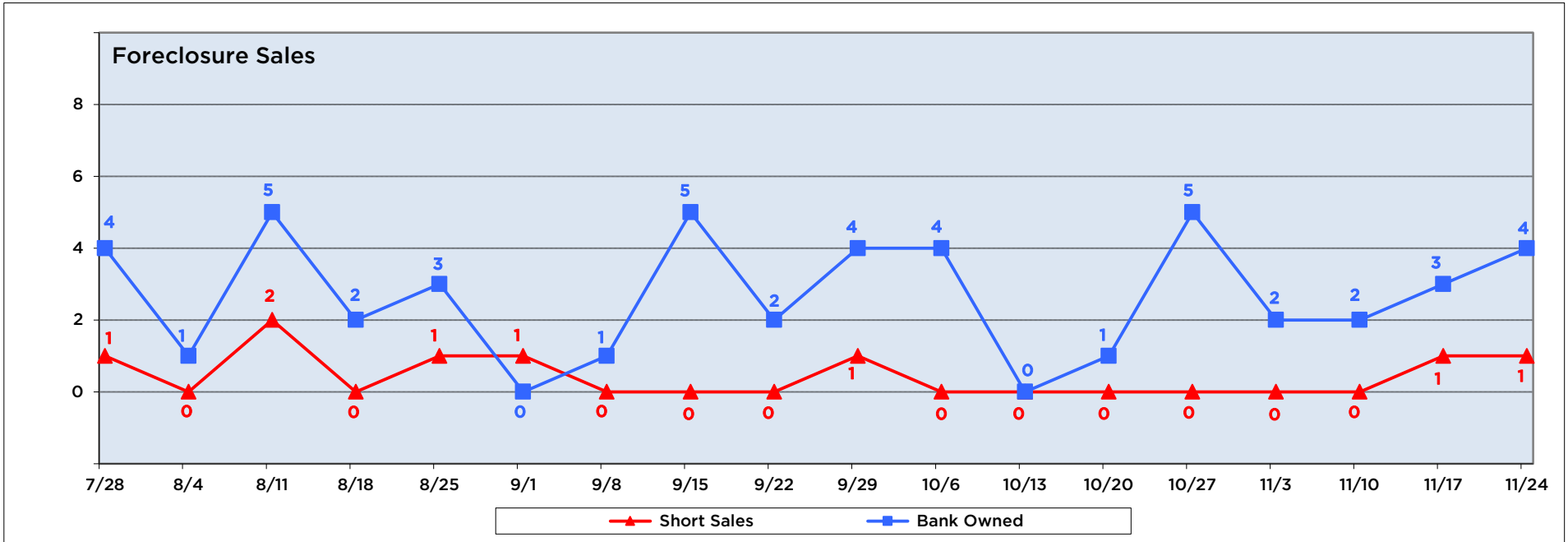
Square Footage

Average Square Feet	1,375	1,220	1,863	1,832	2,145	2,978	0
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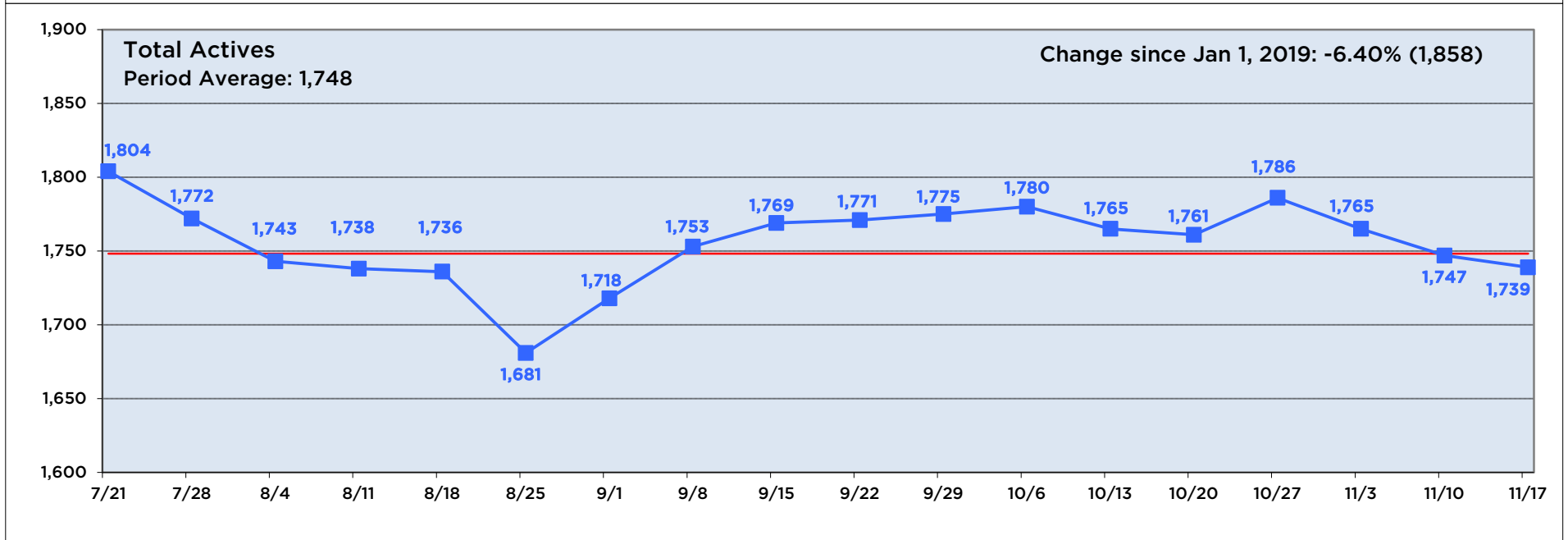
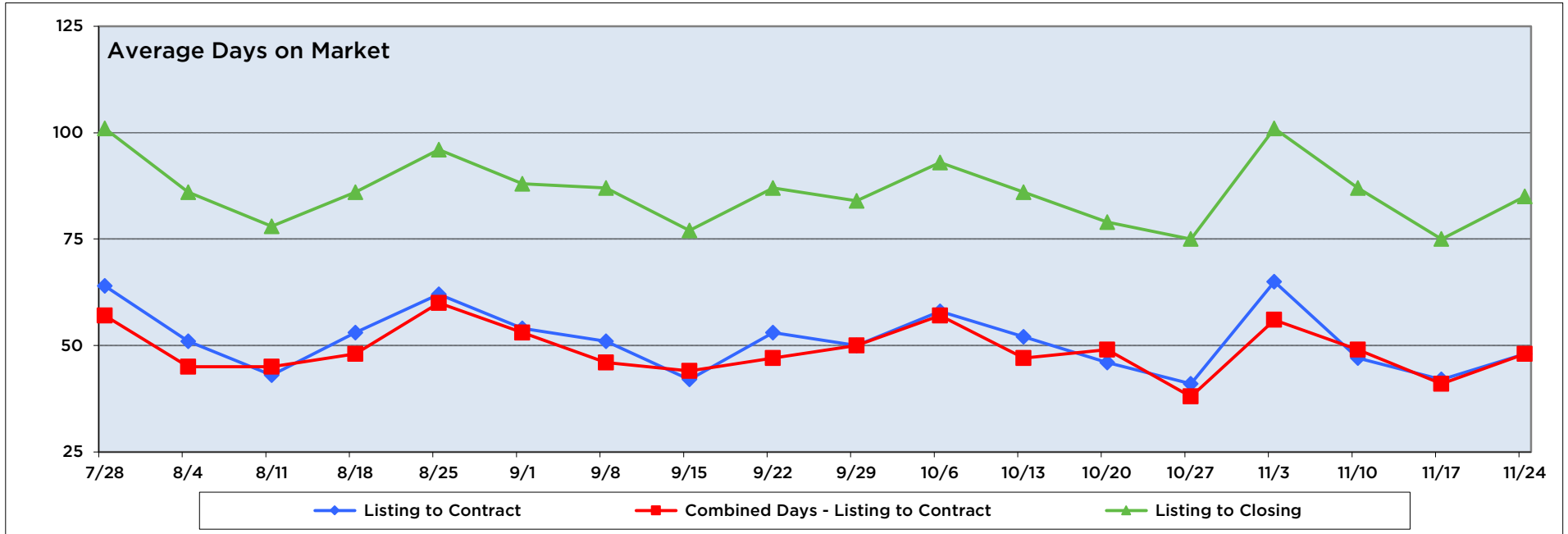
Condos, Townhomes, Villas



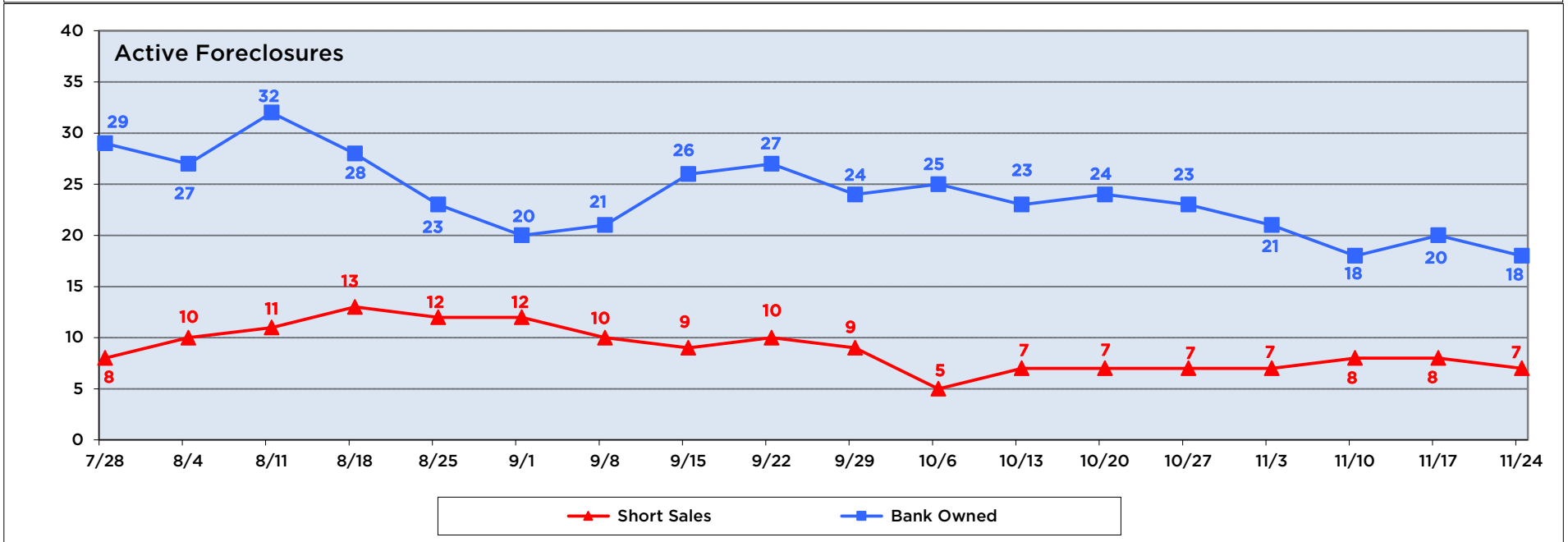
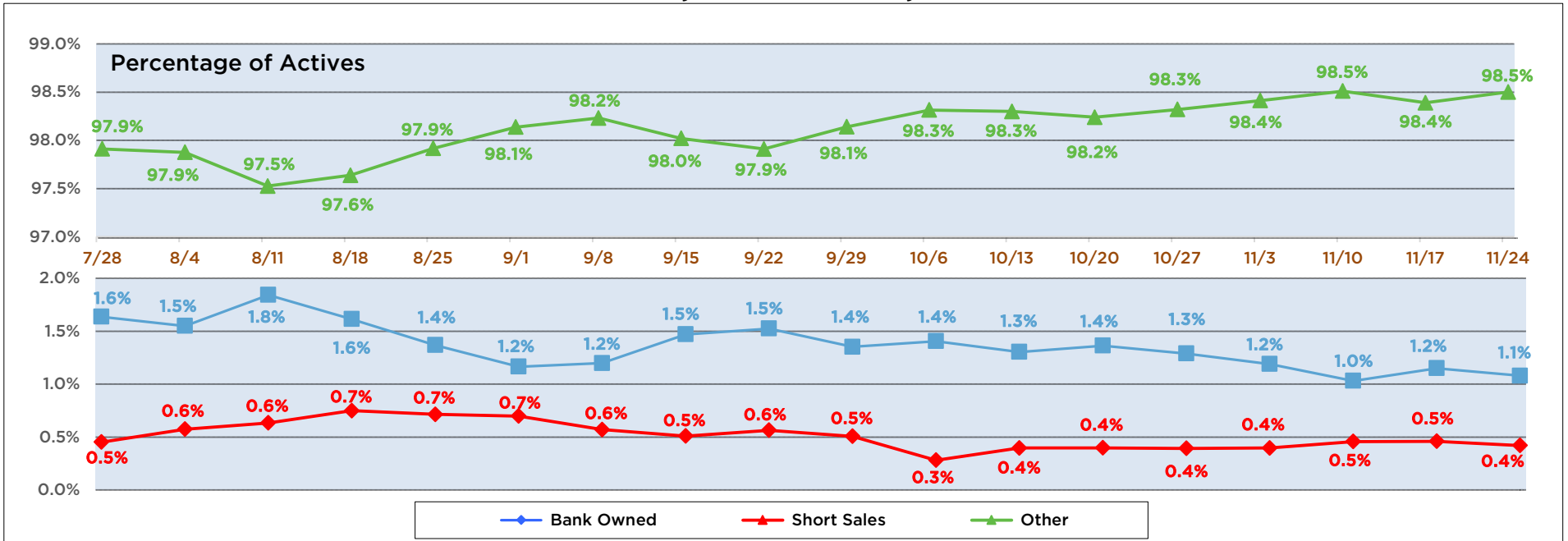
Condos, Townhomes, Villas



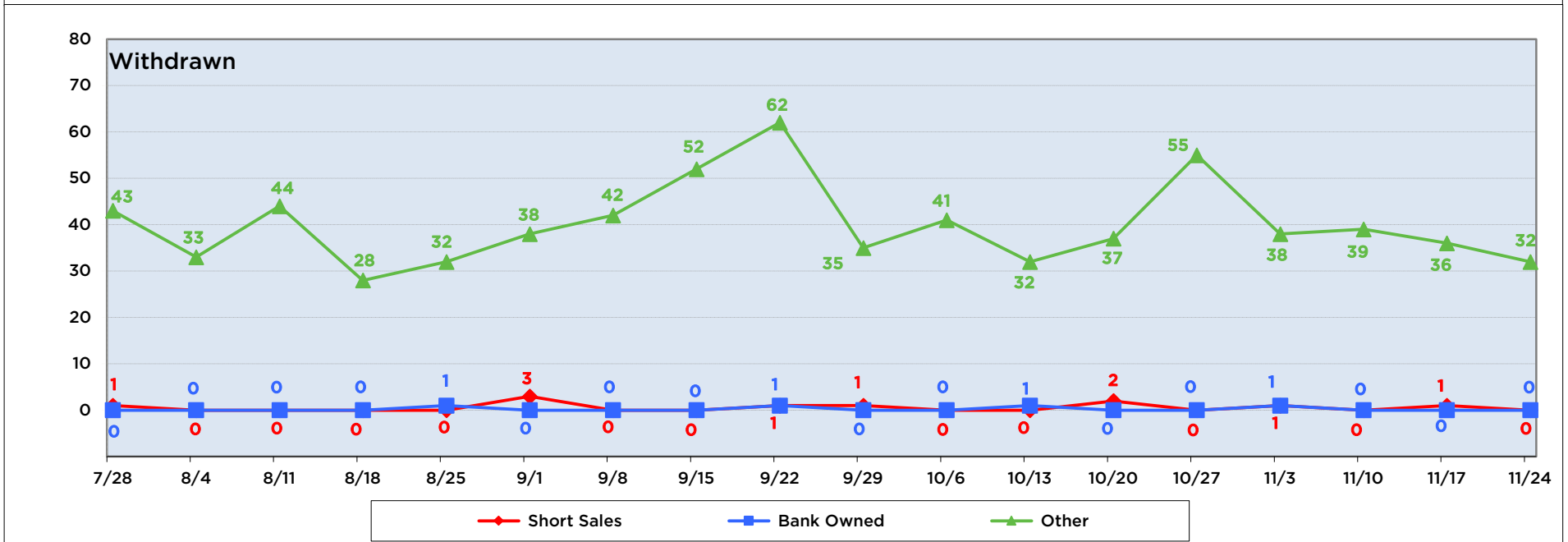
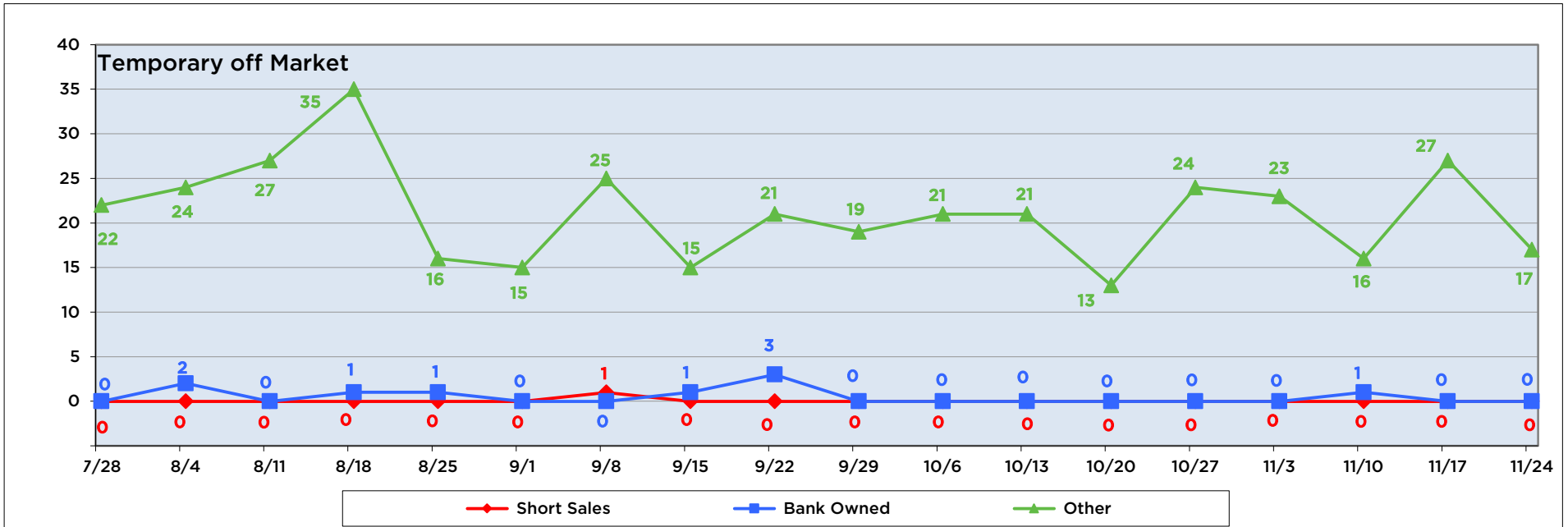
Condos, Townhomes, Villas



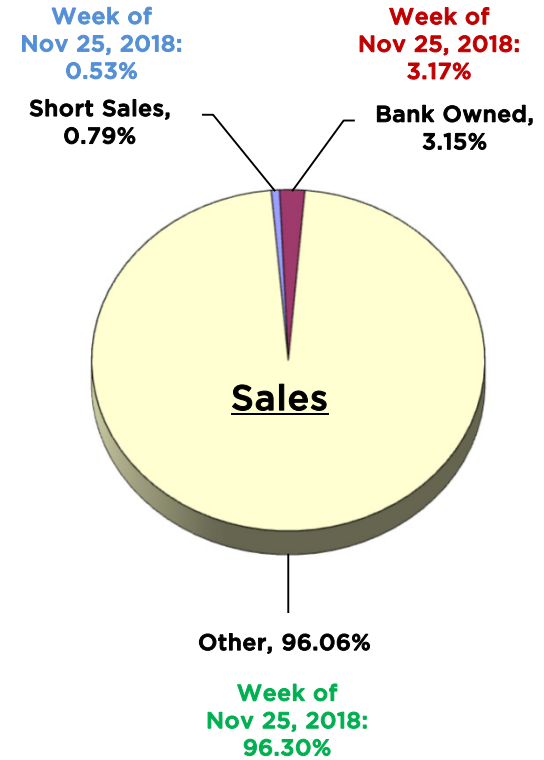
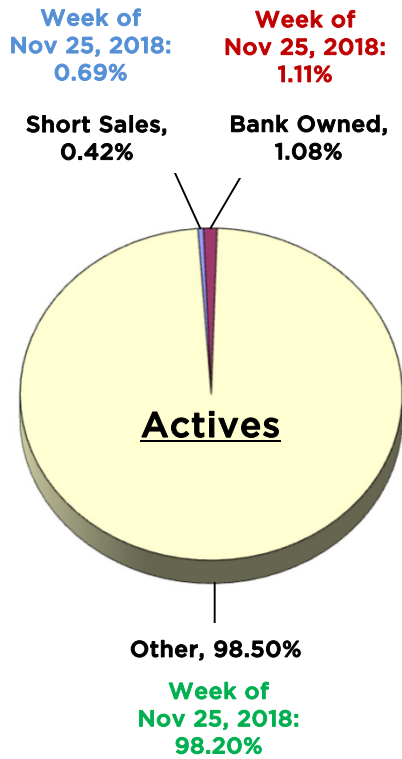
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 21 Condos, Townhomes, or Villas available for the Median Price of \$185,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$184,900	2.5	2.0	1,163	\$159.05
Altamonte Springs (East)	32701	1	\$184,900	2.0	2.0	870	\$212.53
Lake Mary / Heathrow	32746	1	\$184,900	3.0	2.0	1,455	\$127.08
Orange County		11	\$185,027	2.7	2.0	1,294	\$143.03
Apopka (North)	32712	1	\$185,000	3.0	2.0	1,470	\$125.85
Maitland / Eatonville	32751	2	\$184,950	3.0	2.0	1,484	\$124.63
Orlando (Downtown)	32801	1	\$184,900	2.0	2.0	1,223	\$151.19
Williamsburg / Lake Bryan	32821	1	\$185,000	2.0	2.0	1,060	\$174.53
Ventura	32822	1	\$185,500	2.0	2.0	1,077	\$172.24
Taft	32824	4	\$185,000	3.0	2.0	1,273	\$145.33
Winter Garden / Oakland	34787	1	\$185,000	3.0	2.0	1,340	\$138.06
Osceola County		8	\$184,900	2.8	2.0	1,405	\$131.58
Davenport	33896	1	\$184,900	2.0	2.0	1,435	\$128.85
Kissimmee (Central)	34741	3	\$184,800	3.0	2.0	1,540	\$120.00
Kissimmee / Buena Ventura Lakes	34743	1	\$185,000	3.0	2.0	1,277	\$144.87
Kissimmee (East)	34744	1	\$185,000	2.0	2.0	1,240	\$149.19
Kissimmee / Celebration	34747	2	\$184,950	3.0	2.0	1,335	\$138.54