



## ***Monday Morning Quarterback Summary***

***Week of December 8, 2019 - December 14, 2019***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 485 during the week of Dec 8, from 512 the week prior
- The median price of single family homes decreased to \$275,000, a change of -3.5%
- The number of single-family home foreclosure transactions increased to 10 last week, from 6 the week of Dec 1
- The number of single-family home short-sale transactions decreased to 2 from 5 the week prior
- Single-family inventory decreased by 173, and now sits at 6,284

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 152 during the week of Dec 8, from 139 the week prior
- The median price of condos, townhomes, and villas decreased to \$170,250, a change of -8.0%
- 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 increased by 19, and now sits at 1,680

*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
<b>Sales</b>	<b>485</b>	172	119	103	41	41	9
Bank Owned	10	7	1	1	0	1	0
Short Sales	2	1	0	1	0	0	0
Other	<b>473</b>	164	118	101	41	40	9
<b>Active Listings</b>	<b>6,284</b>	1,503	972	1,417	813	1,120	459
Bank Owned	151	81	24	22	10	9	5
Short Sales	52	26	3	11	7	3	2
Other	<b>6,081</b>	1,396	945	1,384	796	1,108	452
<b>Months of Inventory</b>	<b>3</b>	2	2	3	5	6	12

**List Price**

Average Original List Price	<b>\$345,631</b>	\$194,022	\$281,657	\$357,676	\$468,507	\$696,524	\$1,792,778
Average Final List Price	<b>\$337,010</b>	\$189,778	\$276,775	\$350,342	\$453,085	\$674,265	\$1,729,444

**Sale Price**

Average Price	<b>\$327,251</b>	\$183,073	\$272,054	\$343,132	\$445,177	\$651,673	\$1,615,556
Median Price	<b>\$275,000</b>	\$192,000	\$270,000	\$340,000	\$450,000	\$613,700	\$1,650,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$8,621</b>	-\$4,244	-\$4,882	-\$7,334	-\$15,422	-\$22,259	-\$63,334
<b>Original List to Sale Price - \$</b>	<b>-\$18,380</b>	-\$10,949	-\$9,603	-\$14,544	-\$23,330	-\$44,851	-\$177,222
<b>Final List to Sale Price - \$</b>	<b>-\$9,759</b>	-\$6,705	-\$4,721	-\$7,210	-\$7,908	-\$22,592	-\$113,888
<b>Original List to Sale Price - %</b>	<b>94.68%</b>	94.36%	96.59%	95.93%	95.02%	93.56%	90.11%
<b>Final List to Sale Price - %</b>	<b>97.10%</b>	96.47%	98.29%	97.94%	98.25%	96.65%	93.41%

**Days on the Market**

Avg Days Listing to Contract	<b>54</b>	46	41	59	71	86	97
Combined Avg Days to Contract	<b>52</b>	39	40	60	71	98	81
Avg Days Listing to Closing	<b>90</b>	79	77	94	114	127	143
Avg Days Contract to Close	<b>36</b>	33	35	36	43	41	46

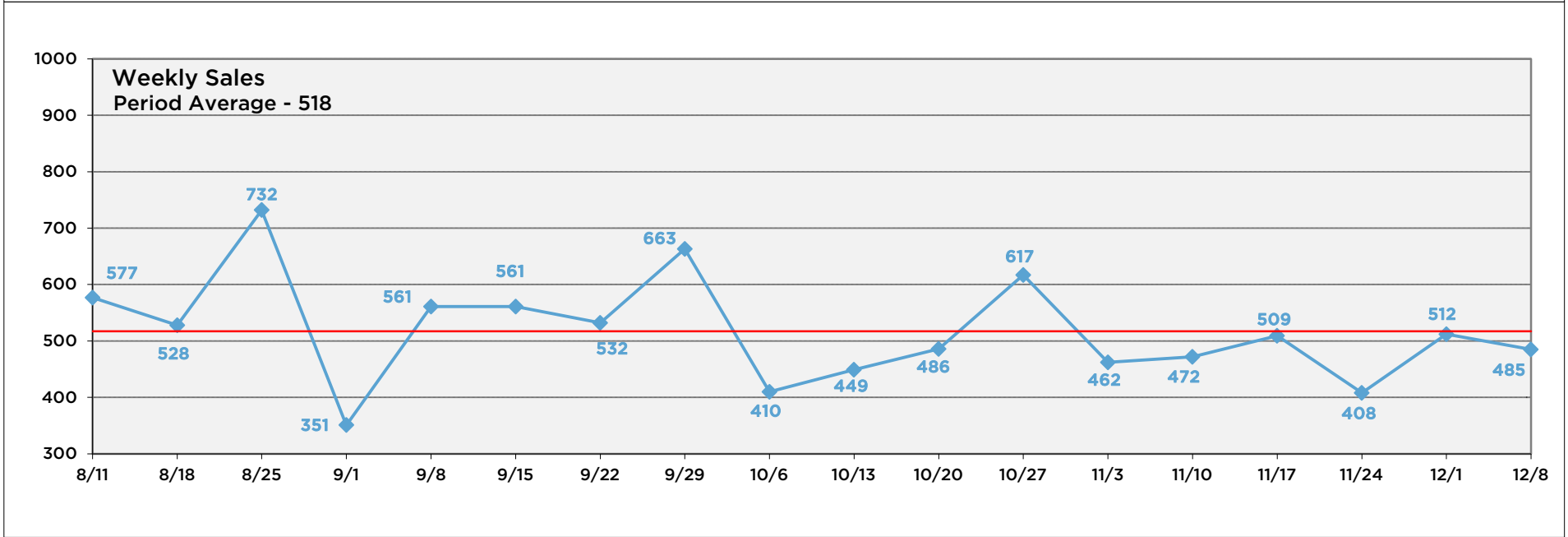
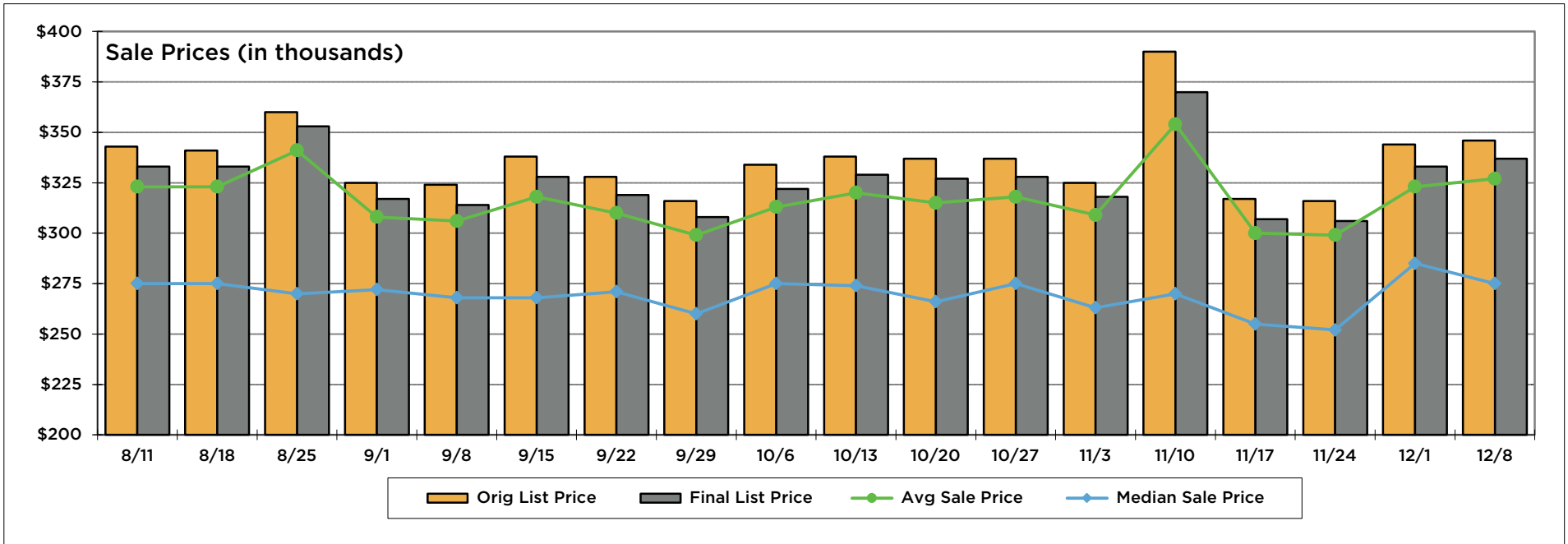
**Beds / Baths**

Average Bedrooms	<b>4</b>	3	3	4	4	4	6
Average Full Baths	<b>2</b>	2	2	3	3	4	6
Average Half Baths	<b>0</b>	0	0	0	0	0	1

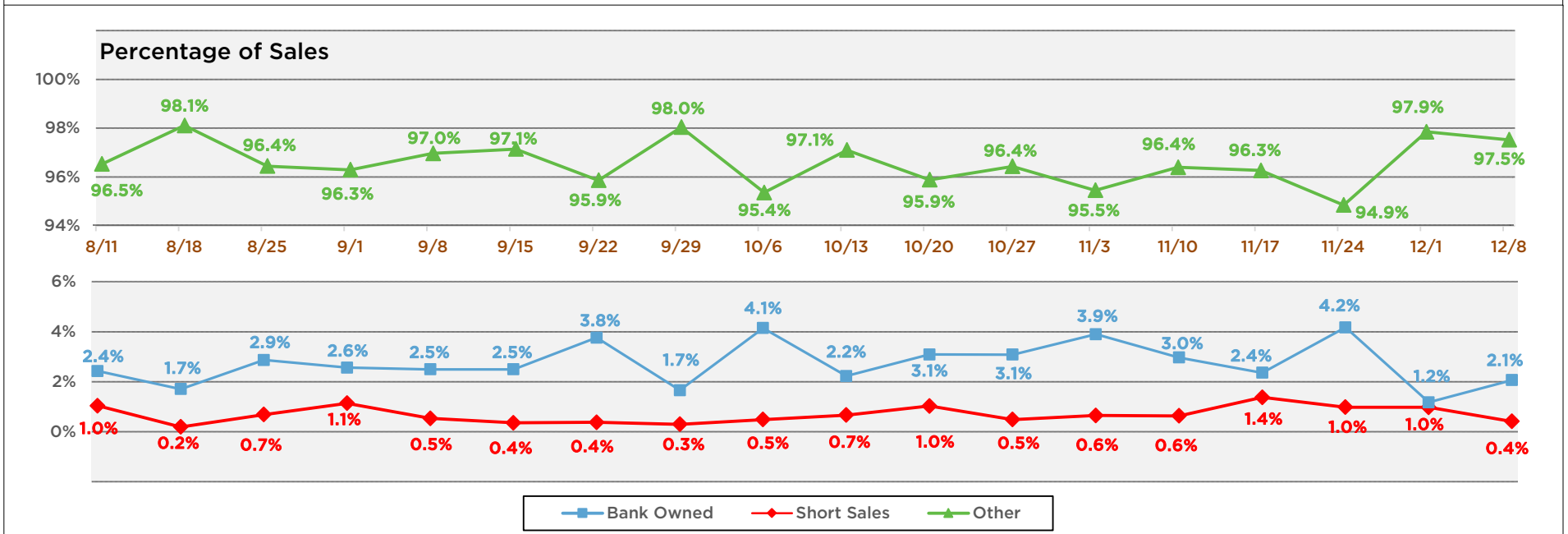
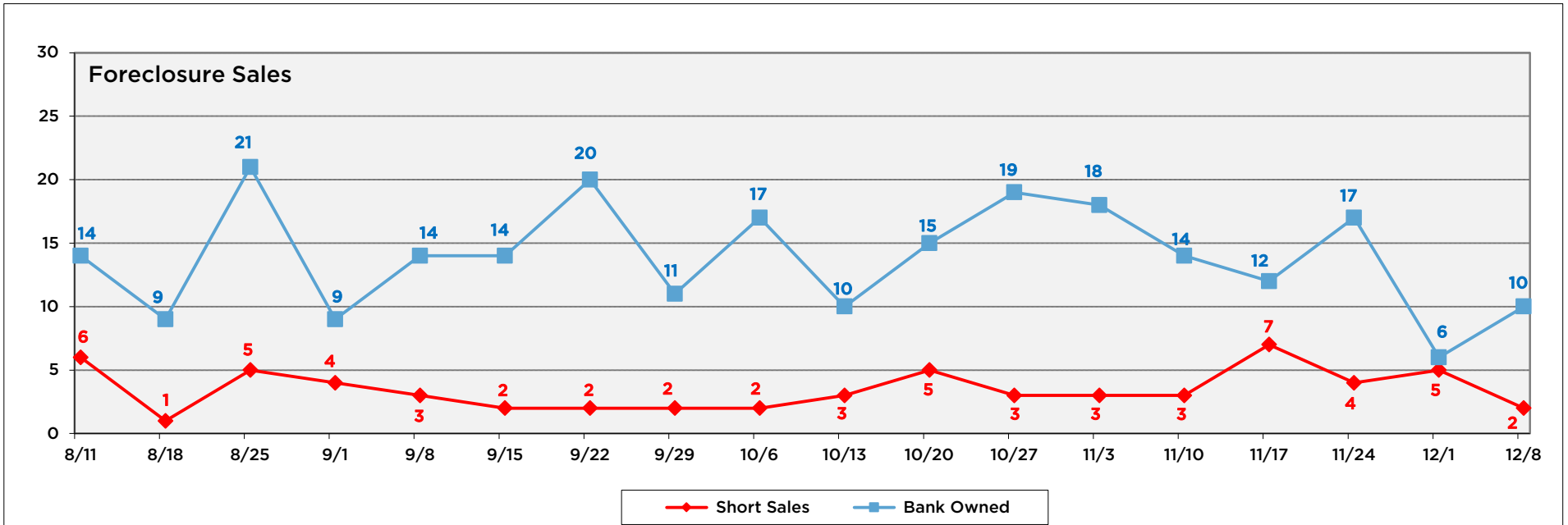
**Square Footage**

Average Square Feet	<b>2,122</b>	1,430	1,909	2,348	2,893	3,448	6,016
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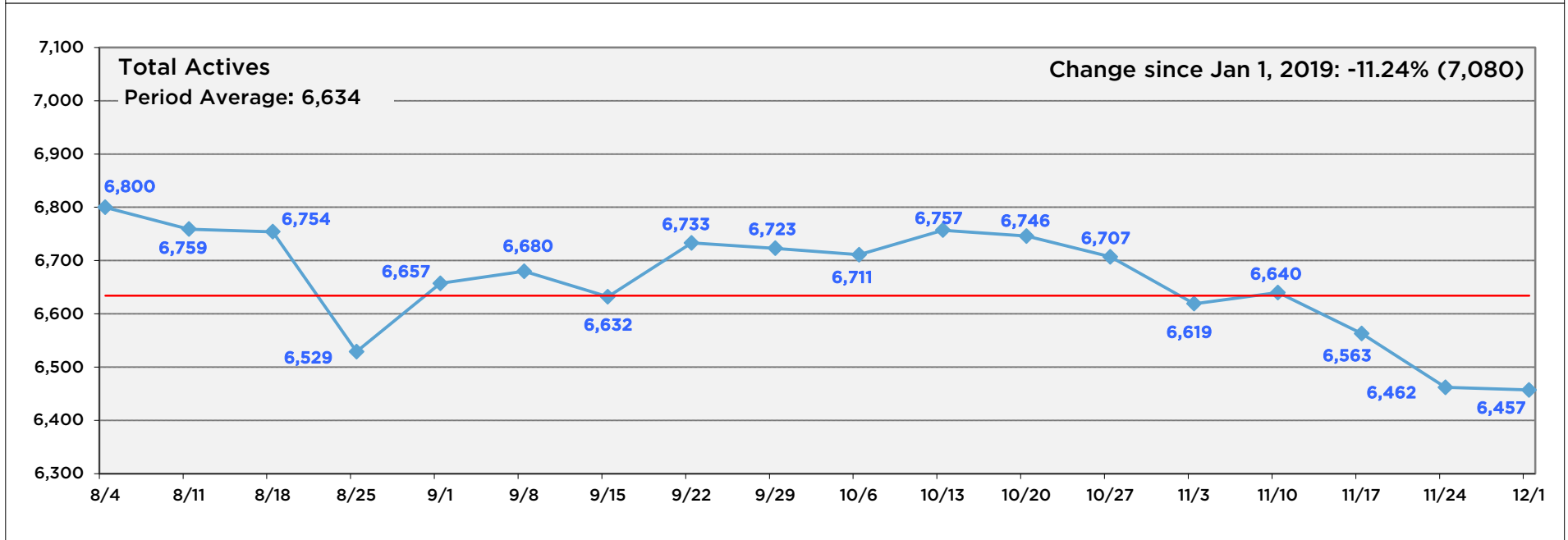
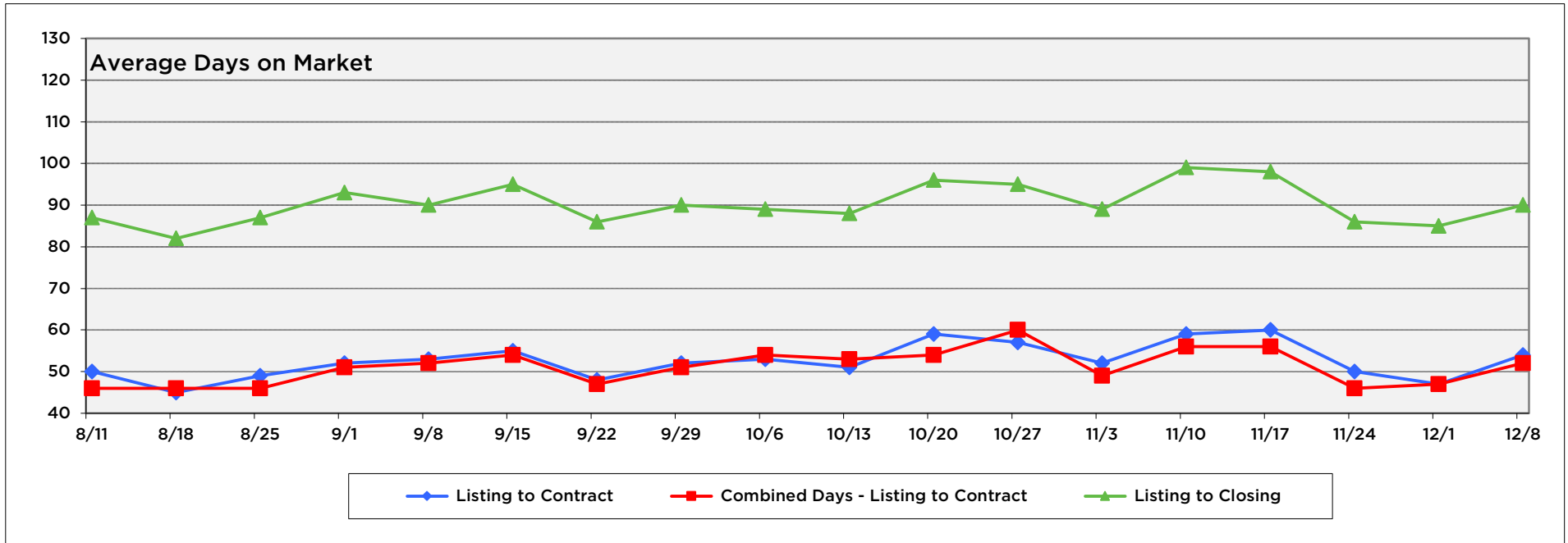
### Single Family Homes



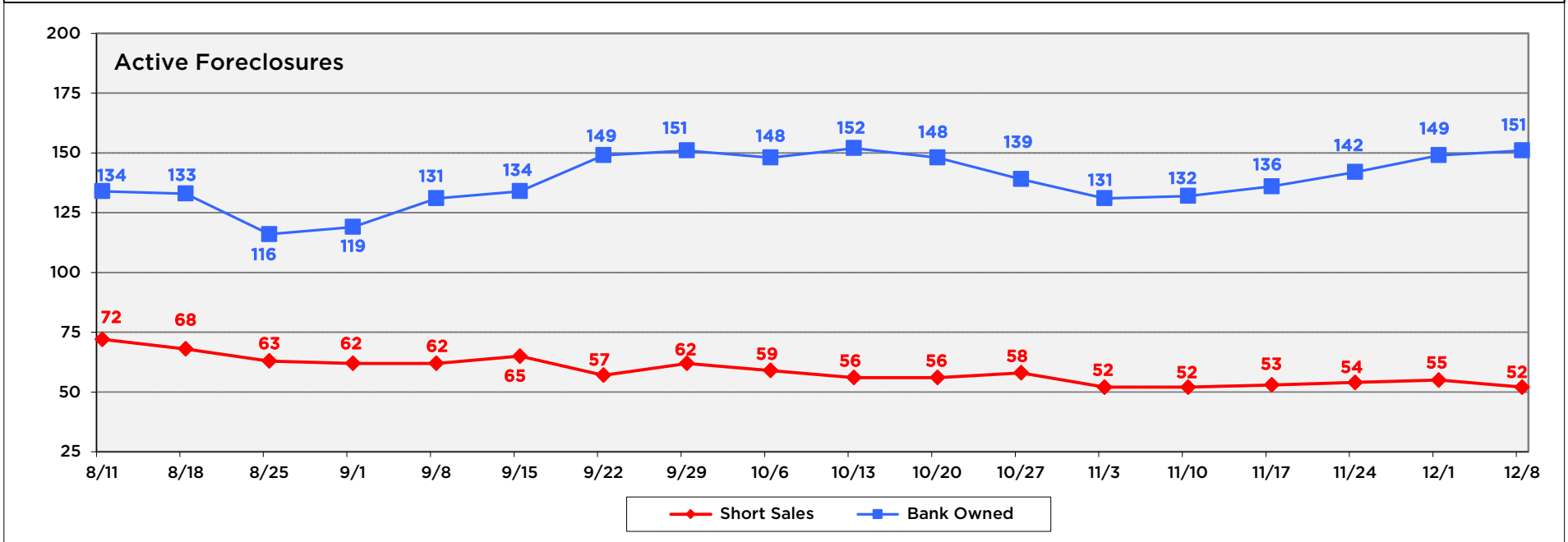
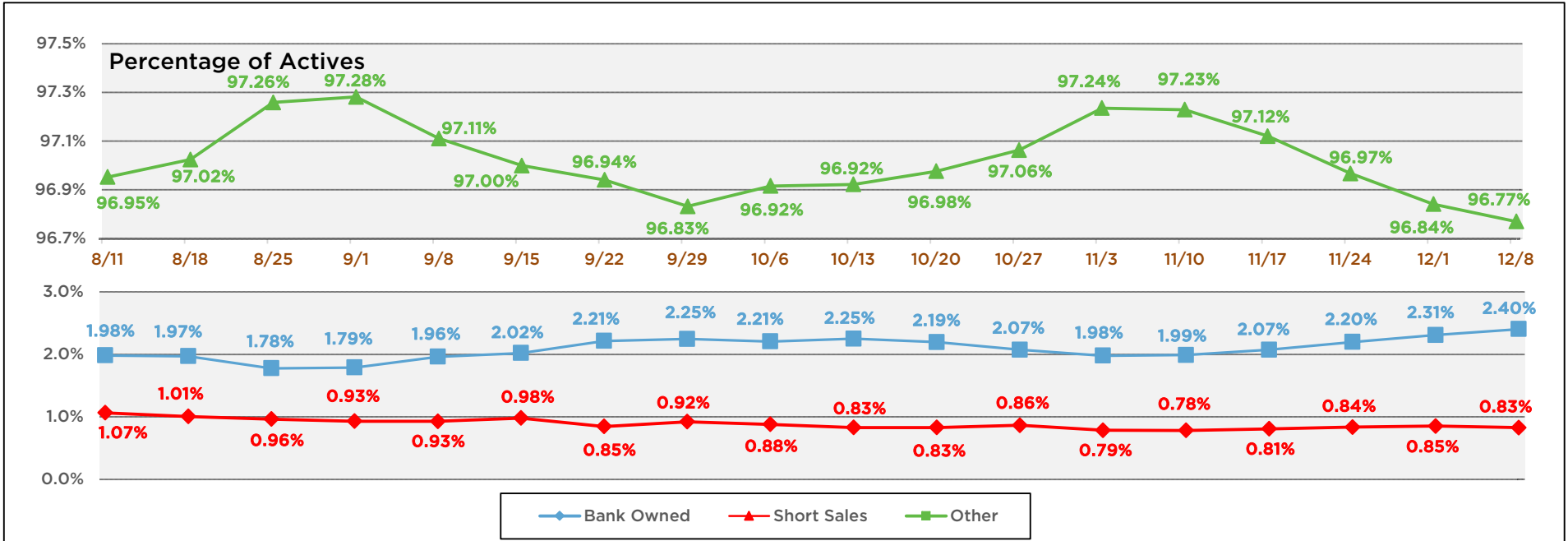
### Single Family Homes



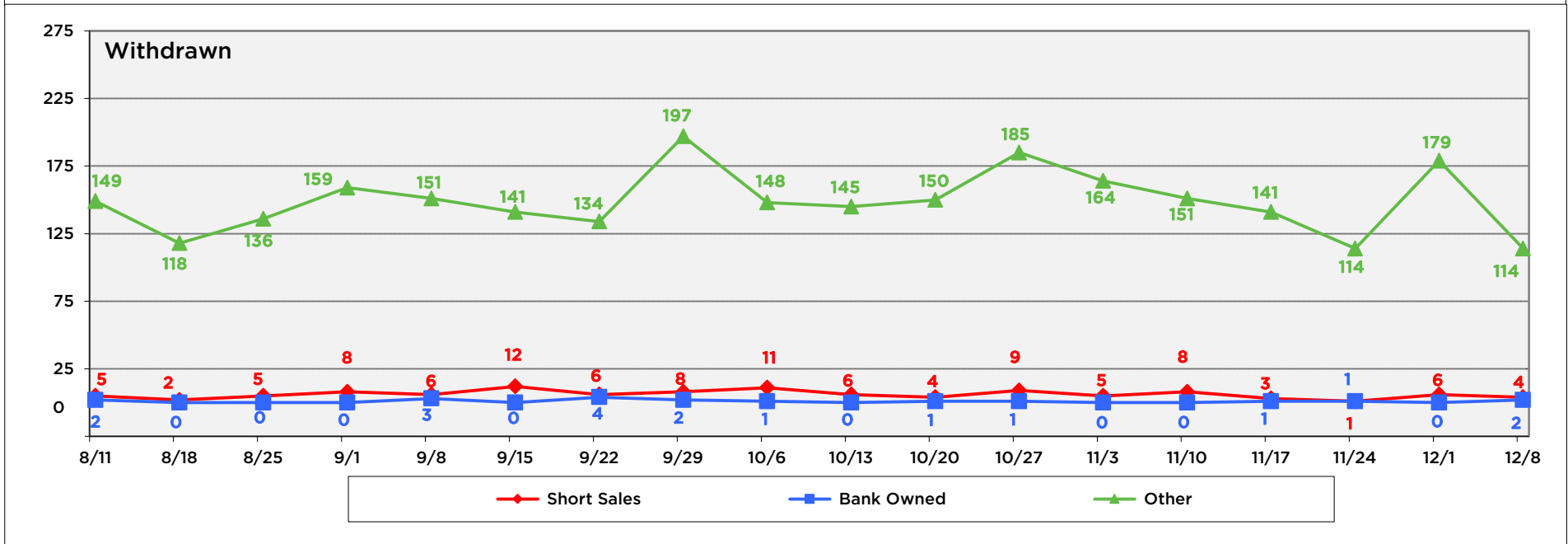
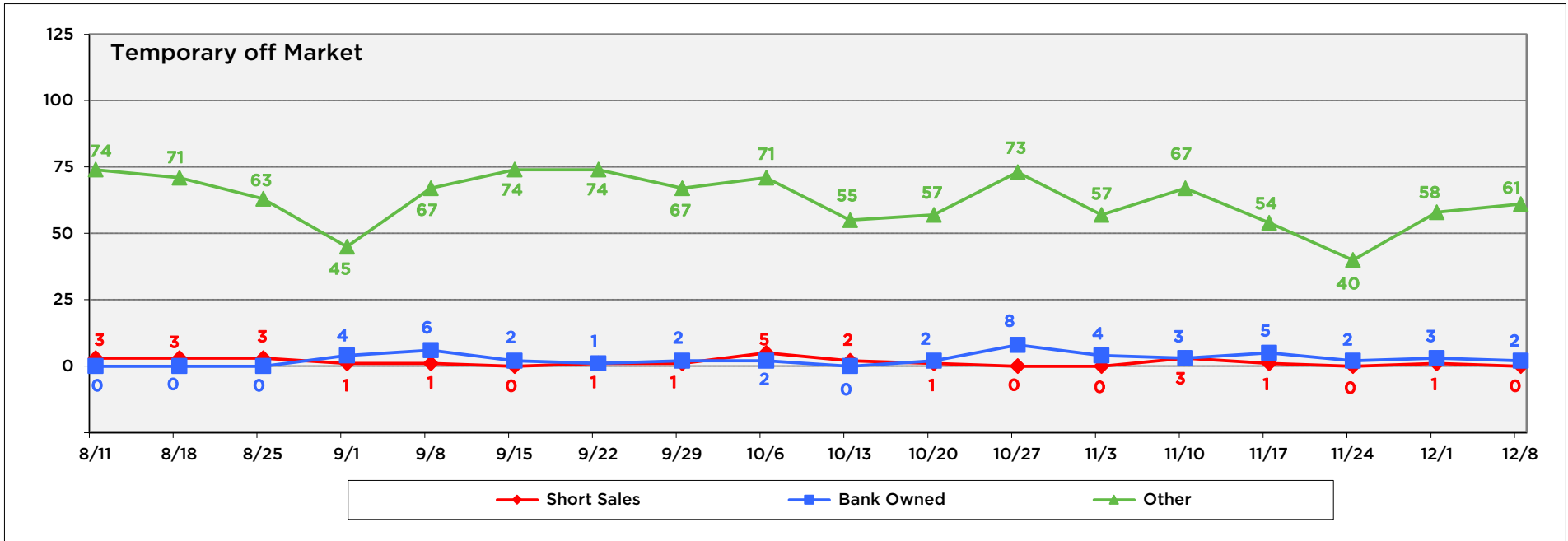
### Single Family Homes



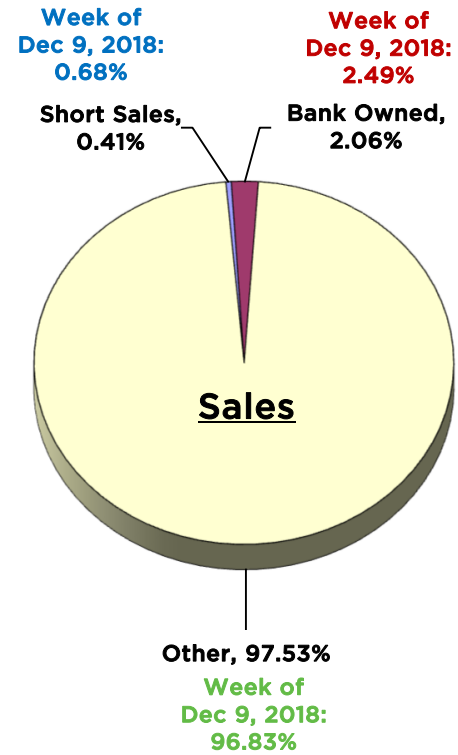
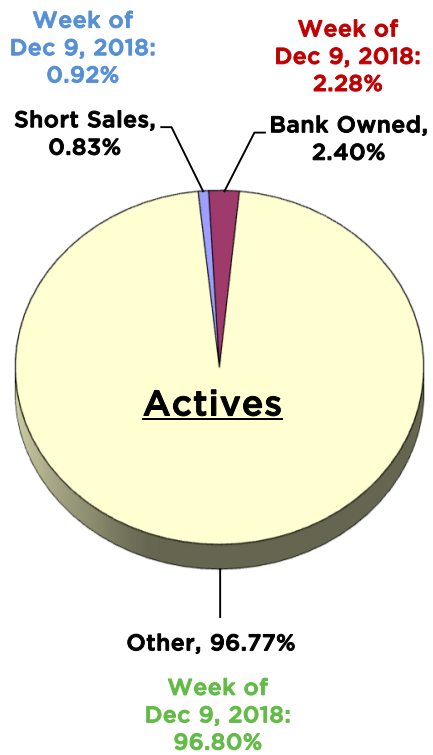
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



**Monday Morning Quarterback**  
12/08/2019 - 12/14/2019  
Lake, Orange, Osceola & Seminole Counties

**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>
<b>Seminole County</b>		<b>13</b>	<b>\$275,025</b>	<b>3.2</b>	<b>2.0</b>	<b>1,894</b>	<b>\$145.24</b>
Casselberry	32707	1	\$275,000	3.0	2.0	1,840	\$149.46
Winter Springs / Tuskawilla	32708	3	\$275,000	3.0	2.0	1,929	\$142.56
Altamonte Springs / Forest City	32714	1	\$275,000	4.0	2.0	1,344	\$204.61
Oviedo	32765	1	\$274,990	3.0	2.0	1,703	\$161.47
Sanford / Lake Forest	32771	4	\$274,975	3.0	2.0	1,970	\$139.58
Sanford (South)	32773	2	\$275,250	4.0	2.0	2,196	\$125.34
Winter Park	32792	1	\$274,932	3.0	2.0	1,671	\$164.53
<b>Orange County</b>		<b>35</b>	<b>\$274,985</b>	<b>3.2</b>	<b>2.0</b>	<b>1,777</b>	<b>\$154.75</b>
Apopka (North)	32712	5	\$274,980	3.0	2.0	2,035	\$135.13
Maitland / Eatonville	32751	2	\$275,000	3.0	2.0	1,679	\$163.79
Winter Park (West)	32789	1	\$275,000	2.0	1.0	1,115	\$246.64
Colonialtown	32803	2	\$275,000	3.0	2.0	1,168	\$235.45
College Park	32804	1	\$275,000	3.0	1.0	1,325	\$207.55
Washington Shores	32805	1	\$275,000	3.0	2.0	2,119	\$129.78
Delaney / Crystal Lake	32806	1	\$275,000	3.0	2.0	1,464	\$187.84
Azalea Park	32807	1	\$274,995	4.0	2.0	1,912	\$143.83
Pine Hills / Rosemont	32808	1	\$275,000	4.0	3.0	2,912	\$94.44
Lockhart	32810	1	\$274,900	3.0	2.0	1,775	\$154.87
Conway	32812	2	\$274,950	4.0	3.0	1,982	\$138.72
Union Park	32817	2	\$275,000	4.0	2.0	1,636	\$168.09
Taft	32824	1	\$274,900	3.0	2.0	2,158	\$127.39
Rio Pinar / Union Park	32825	1	\$275,000	3.0	2.0	1,330	\$206.77
Research Park	32826	2	\$275,000	3.0	2.0	1,783	\$154.23
Lake Nona	32827	1	\$275,000	2.0	2.0	1,541	\$178.46
Waterford Lakes	32828	5	\$274,978	3.0	2.0	1,714	\$160.43
Metro West / Orlo Vista	32835	1	\$274,995	3.0	2.0	1,741	\$157.95
Hunters Creek	32837	2	\$275,000	4.0	2.0	1,779	\$154.58
Ocoee	34761	2	\$275,000	4.0	2.0	2,002	\$137.36
<b>Osceola County</b>		<b>13</b>	<b>\$275,026</b>	<b>3.8</b>	<b>2.2</b>	<b>2,188</b>	<b>\$125.68</b>
Kissimmee (Central)	34741	1	\$275,000	3.0	2.0	1,650	\$166.67
Kissimmee / Buena Ventura Lakes	34743	3	\$275,000	4.0	2.0	2,139	\$128.56
Kissimmee (East)	34744	1	\$275,000	3.0	2.0	2,746	\$100.15
Kissimmee (West) / Pleasant Hill	34746	3	\$275,000	4.0	2.0	2,086	\$131.83

**Where are the 81 Single Family Homes available for the Median Price of \$275,000? (cont'd) (± \$500)**

<u>County / City</u>	<u>Zip</u>	<u>Available</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>List \$</u>
<b>Osceola County (cont'd)</b>	<b>Code</b>		<b>List Price</b>	<b>Beds</b>	<b>Baths</b>	<b>SqFt</b>	<b>per SqFt</b>
Kissimmee / Poinciana	34758	2	\$274,950	5.0	3.0	2,735	\$100.53
St Cloud	34769	1	\$275,000	4.0	2.0	2,199	\$125.06
St Cloud / Narcoossee	34771	1	\$275,435	2.0	2.0	1,423	\$193.56
St Cloud / Harmony	34773	1	\$275,000	4.0	2.0	2,285	\$120.35
<b>Lake County</b>		<b>20</b>	<b>\$274,954</b>	<b>3.5</b>	<b>2.3</b>	<b>2,271</b>	<b>\$121.05</b>
Eustis (West)	32726	1	\$274,900	4.0	2.0	1,879	\$146.30
Eustis (East)	32736	1	\$275,000	4.0	2.0	2,430	\$113.17
Mount Dora	32757	1	\$275,000	4.0	2.0	2,592	\$106.10
Sorrento / Mt Plymouth	32776	2	\$275,000	4.0	3.0	1,940	\$141.75
Tavares / Mt Plymouth	32778	1	\$275,000	3.0	2.0	2,065	\$133.17
Clermont (Central)	34711	3	\$274,967	4.0	2.0	2,195	\$125.27
Clermont (South)	34714	1	\$275,000	4.0	2.0	2,386	\$115.26
Minneola	34715	2	\$274,900	4.0	3.0	2,319	\$118.54
Fruitland Park	34731	1	\$274,900	3.0	2.0	1,425	\$192.91
Groveland	34736	2	\$274,950	3.0	3.0	2,345	\$117.25
Leesburg (West)	34748	3	\$274,929	2.0	2.0	2,455	\$111.99
Leesburg (East) / Haines Creek	34788	2	\$274,950	4.0	2.0	2,747	\$100.09

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	152	126	15	8	1	1	1
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	150	124	15	8	1	1	1
<b>Active Listings</b>	1,680	1,194	180	200	63	35	8
Bank Owned	17	15	0	2	0	0	0
Short Sales	8	4	2	1	1	0	0
Other	1,655	1,175	178	197	62	35	8
<b>Months of Inventory</b>	3	2	3	6	15	8	2

**List Price**

Average Original List Price	\$200,870	\$167,631	\$279,557	\$355,499	\$474,500	\$649,000	\$1,250,000
Average Final List Price	\$197,109	\$164,395	\$275,930	\$344,986	\$449,000	\$649,000	\$1,250,000

**Sale Price**

Average Price	\$191,485	\$159,901	\$270,753	\$337,750	\$420,000	\$640,000	\$1,135,000
Median Price	\$170,250	\$160,000	\$265,000	\$330,000	\$420,000	\$640,000	\$1,135,000

**Price Differences**

<b>Original to Final List Price</b>	-\$3,761	-\$3,236	-\$3,627	-\$10,513	-\$25,500	\$0	\$0
<b>Original List to Sale Price - \$</b>	-\$9,385	-\$7,730	-\$8,804	-\$17,749	-\$54,500	-\$9,000	-\$115,000
<b>Final List to Sale Price - \$</b>	-\$5,624	-\$4,494	-\$5,177	-\$7,236	-\$29,000	-\$9,000	-\$115,000
<b>Original List to Sale Price - %</b>	95.33%	95.39%	96.85%	95.01%	88.51%	98.61%	90.80%
<b>Final List to Sale Price - %</b>	97.15%	97.27%	98.12%	97.90%	93.54%	98.61%	90.80%

**Days on the Market**

Avg Days Listing to Contract	55	54	65	53	98	6	27
Combined Avg Days to Contract	46	44	69	50	98	6	27
Avg Days Listing to Closing	88	86	96	93	139	34	75
Avg Days Contract to Close	32	32	31	40	41	28	47

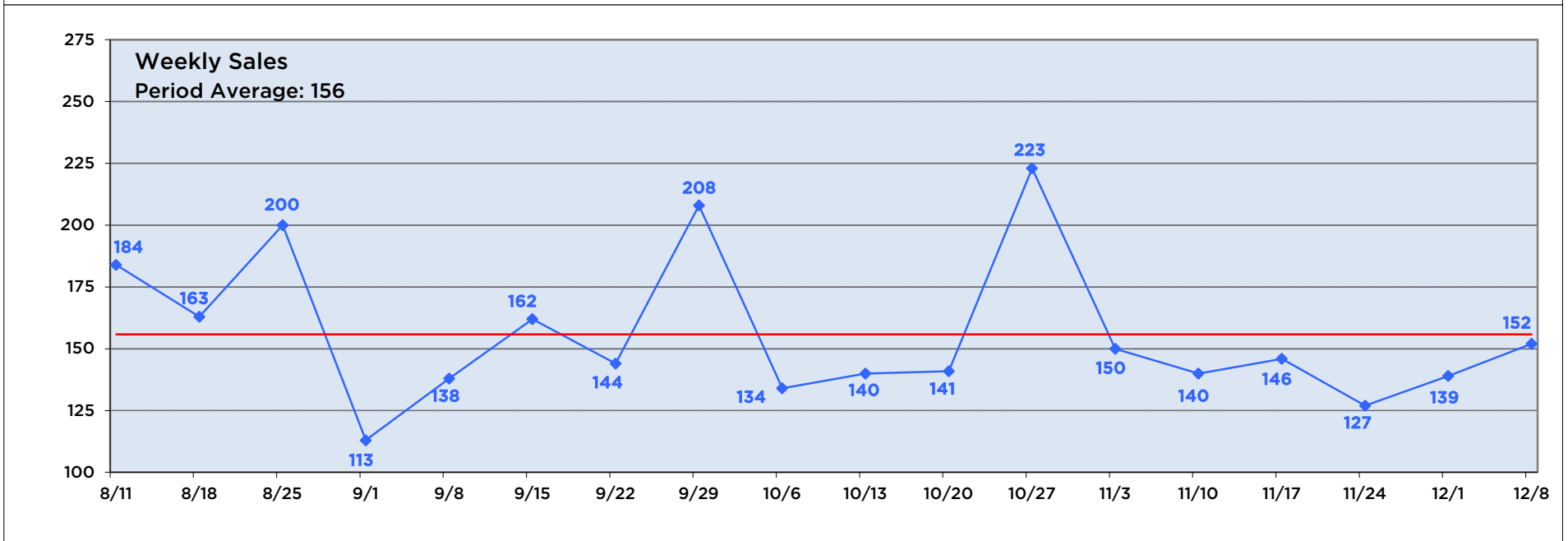
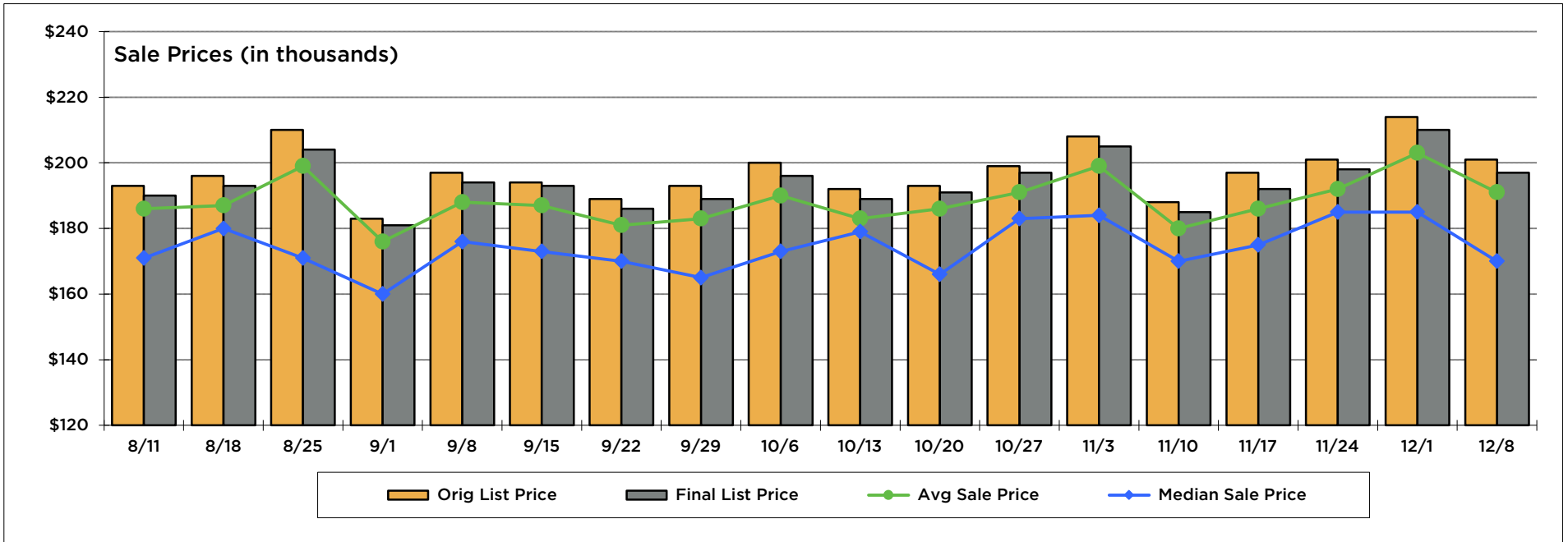
**Beds / Baths**

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

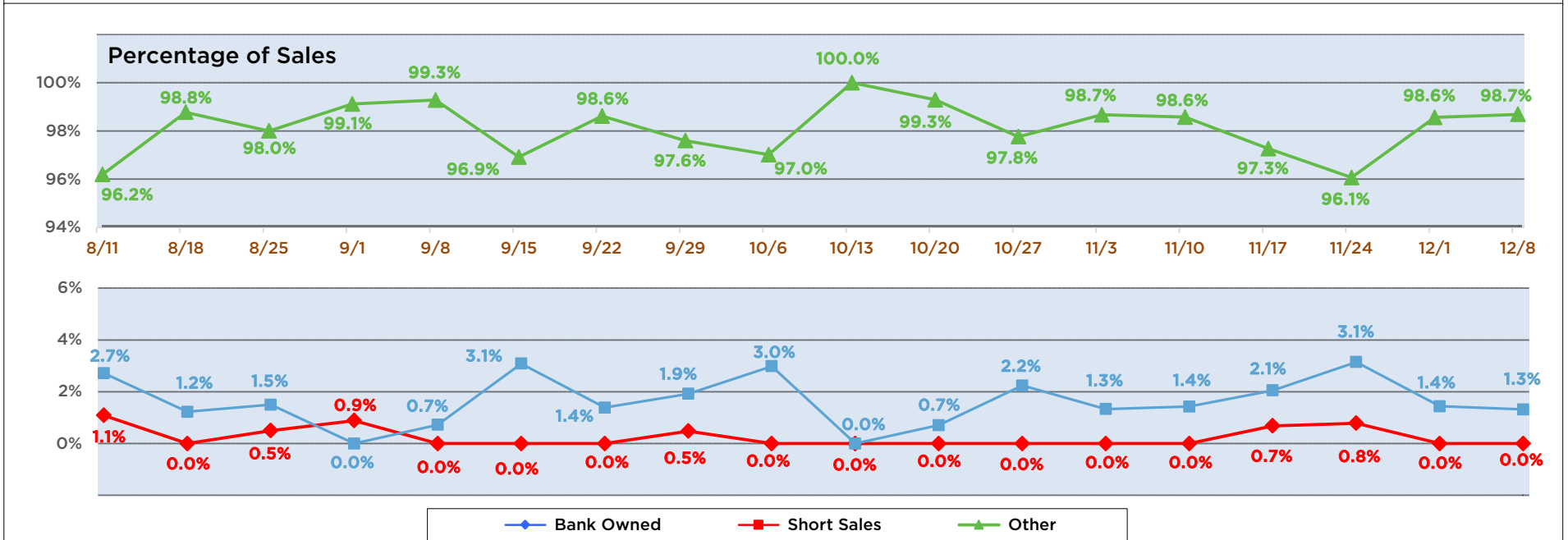
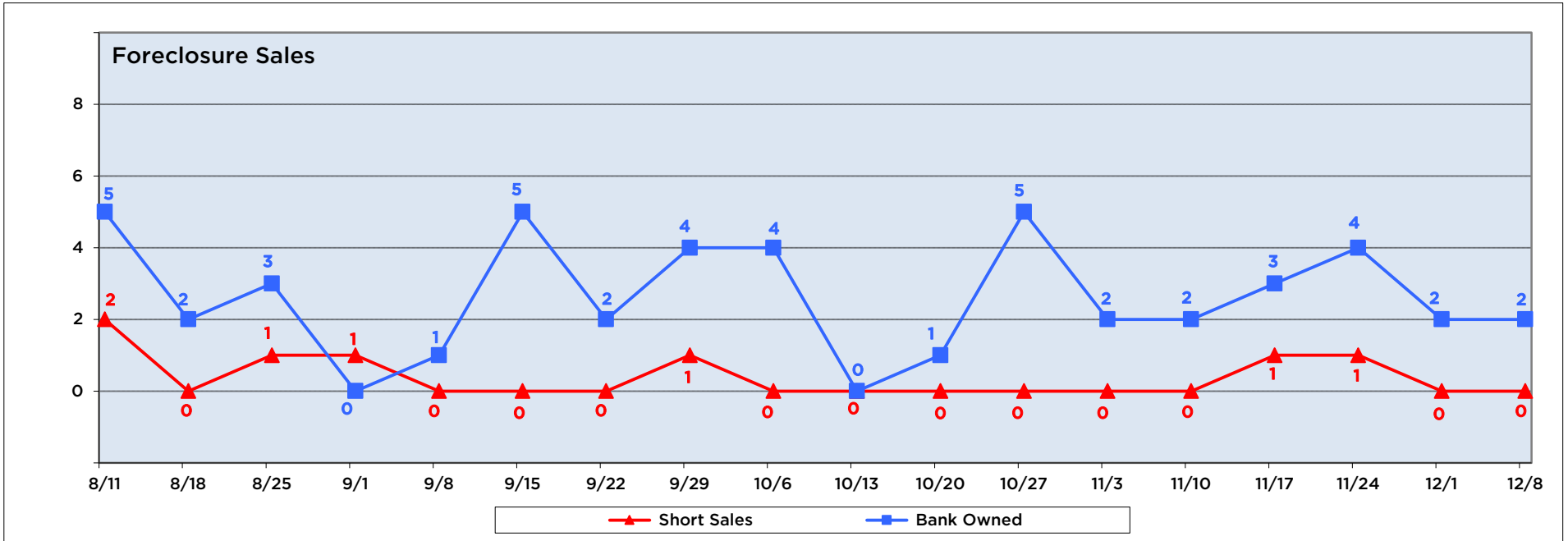
**Square Footage**

Average Square Feet	1,335	1,206	1,827	1,947	2,162	2,667	3,110
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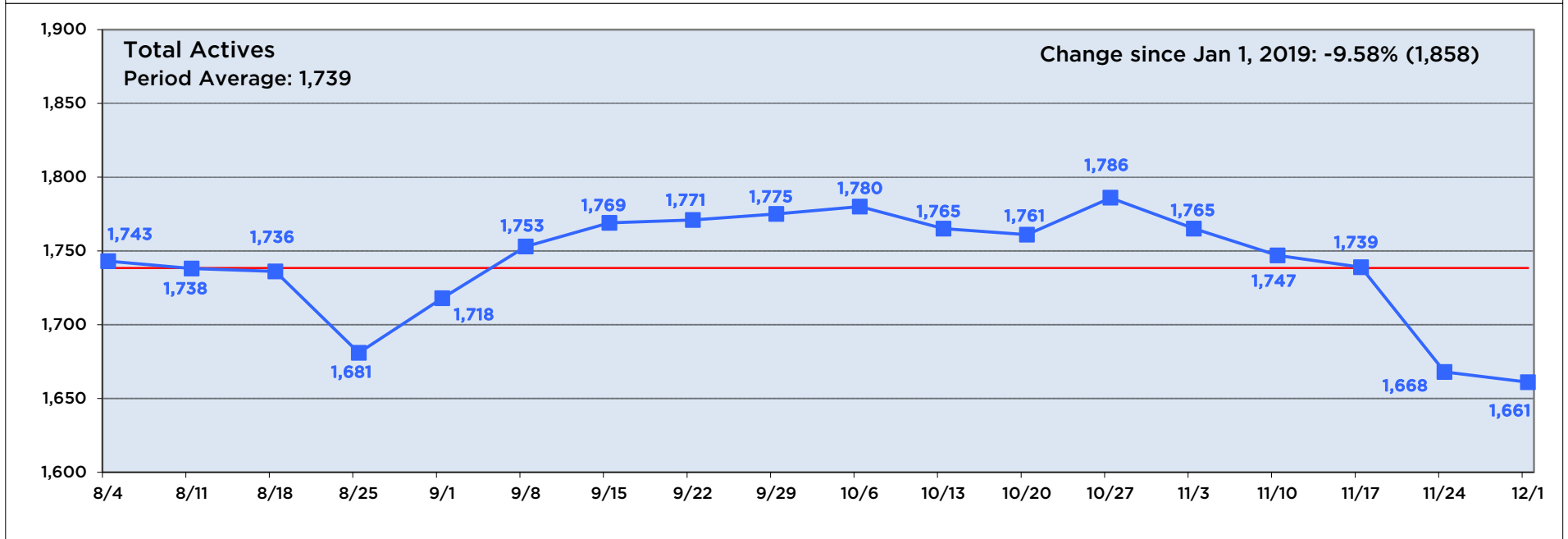
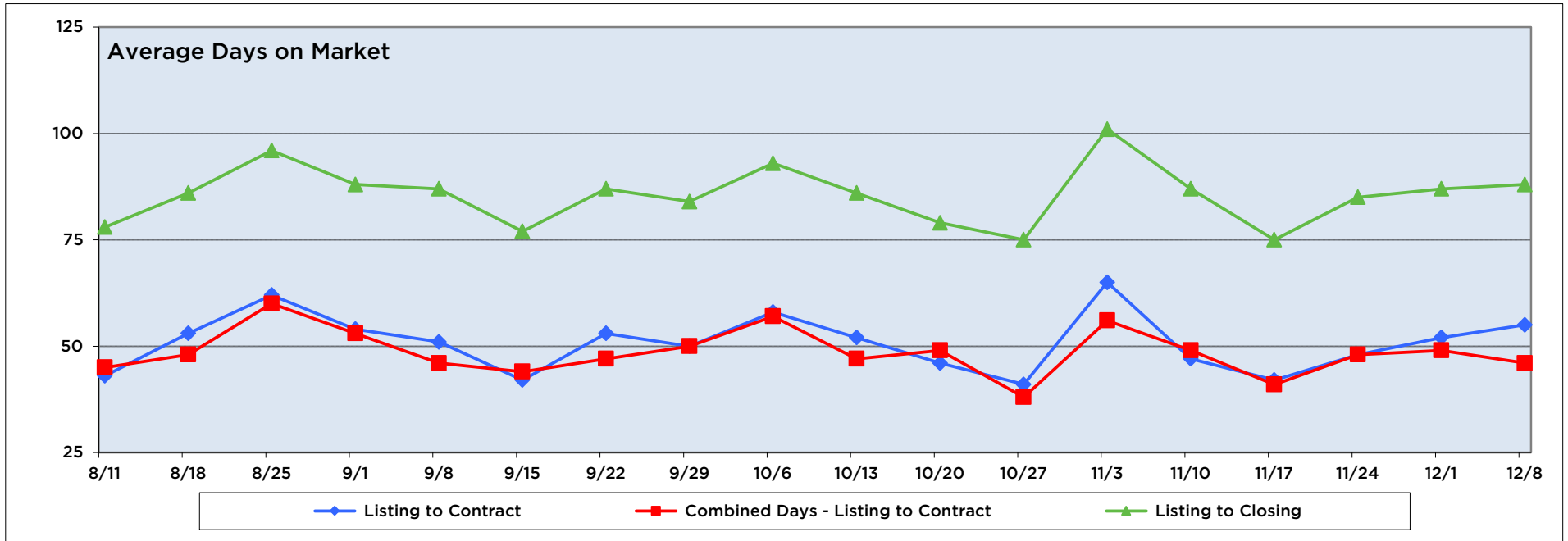
**Condos, Townhomes, Villas**



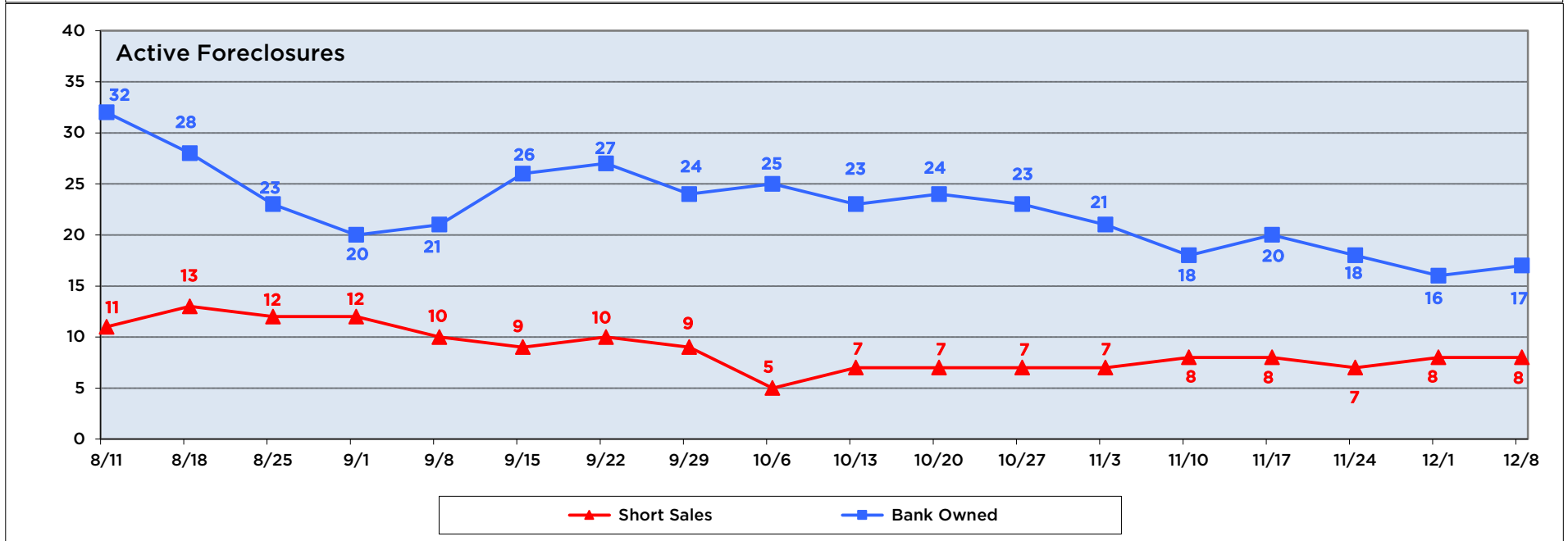
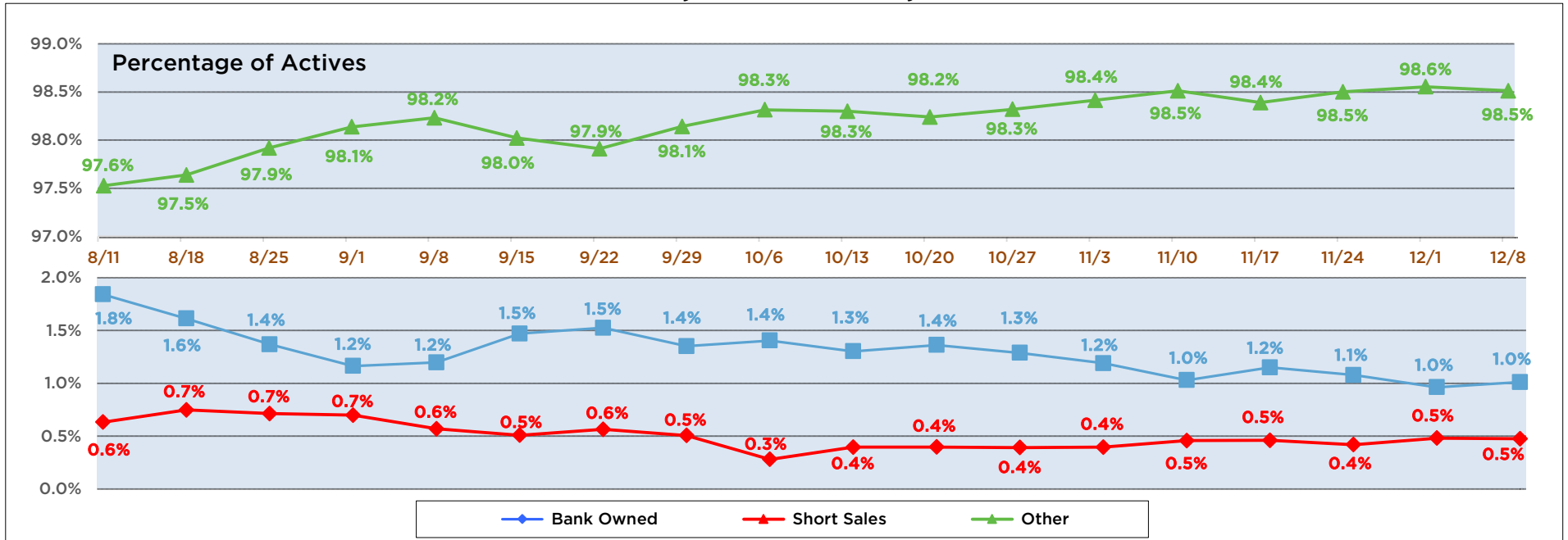
**Condos, Townhomes, Villas**



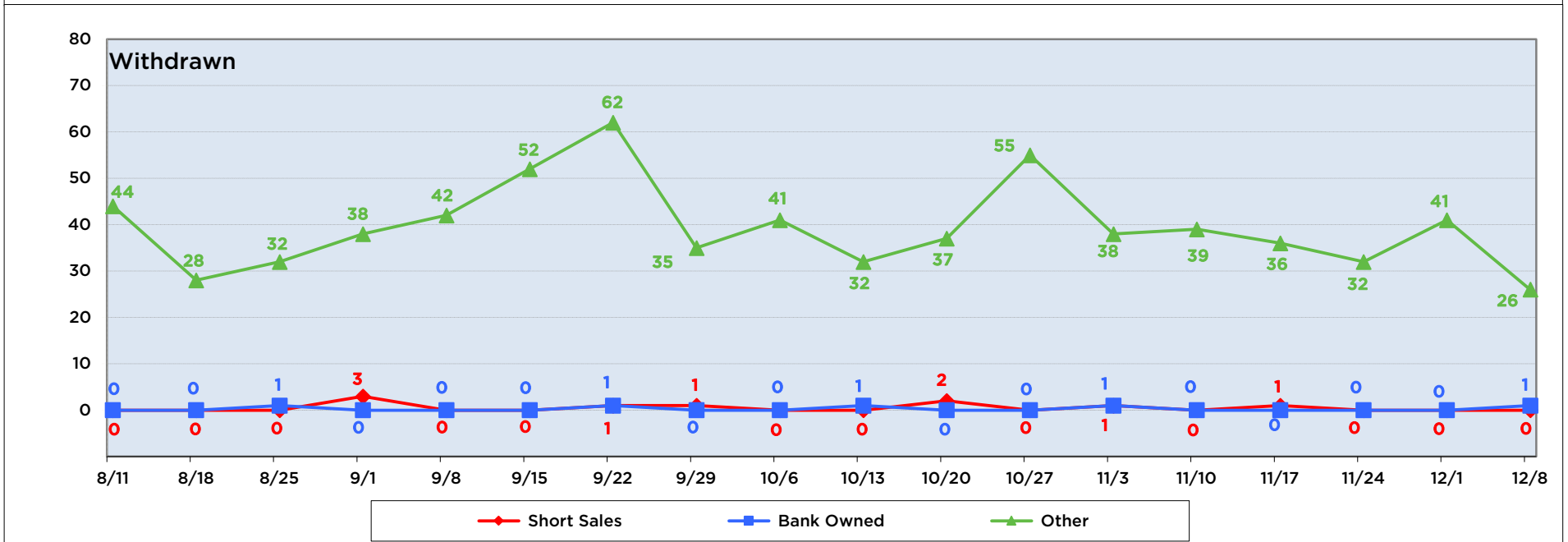
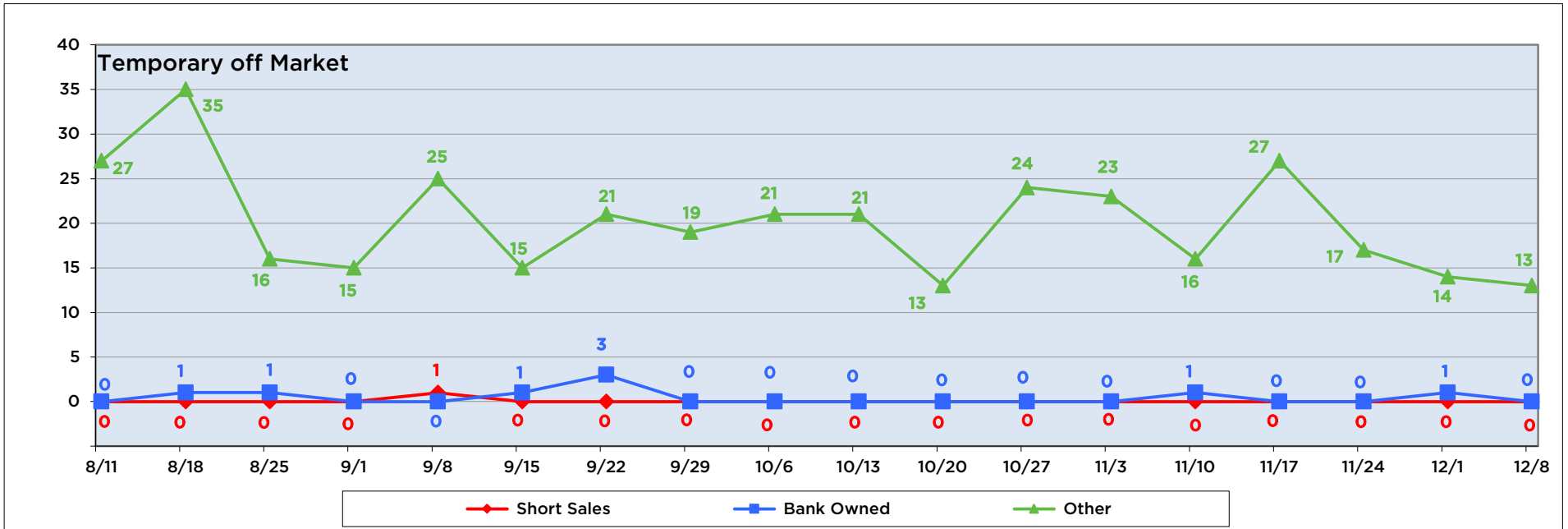
**Condos, Townhomes, Villas**



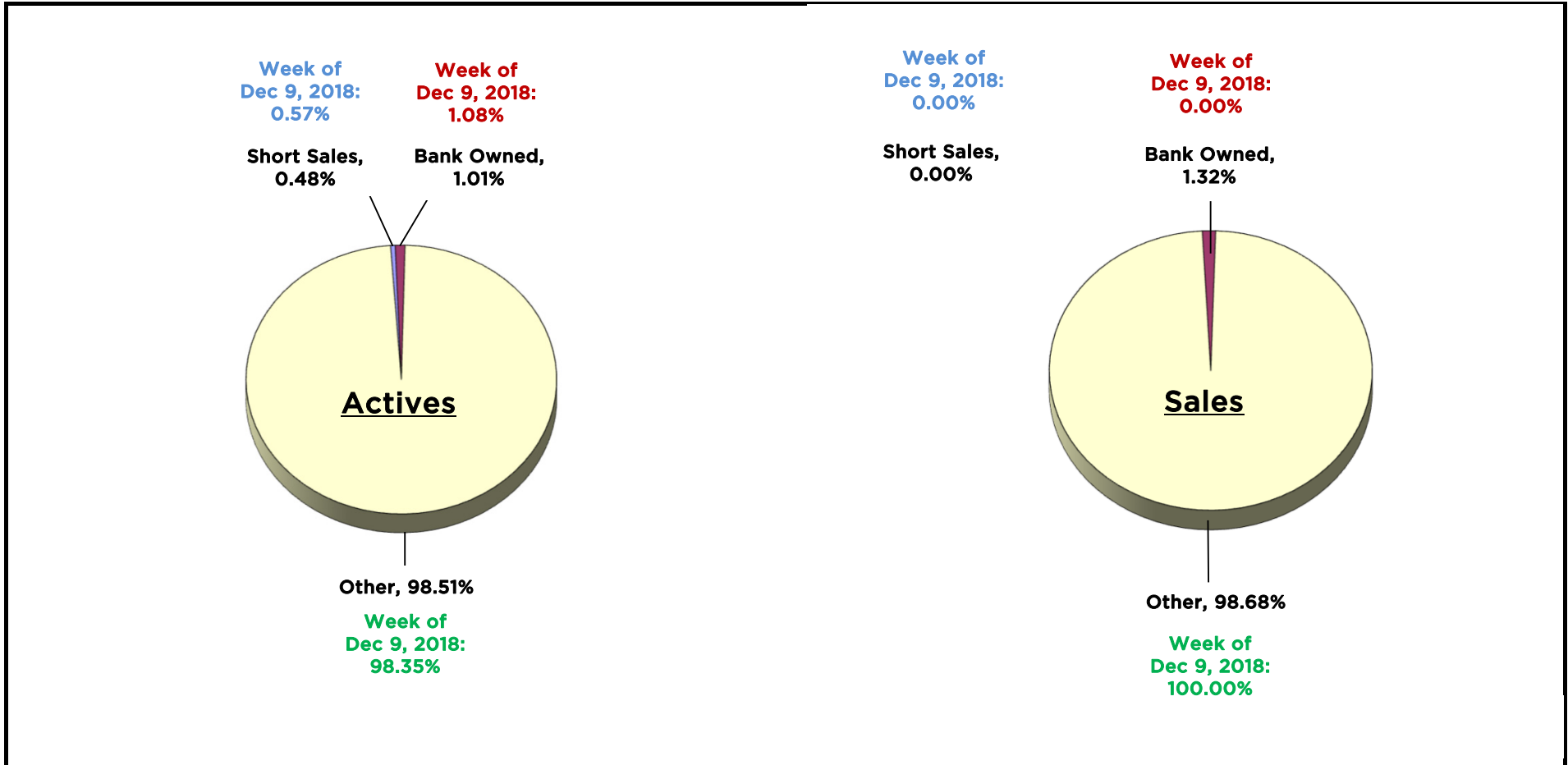
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 9 Condos, Townhomes, or Villas available for the Median Price of \$170,250?**

( ± \$500 )

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>2</b>	<b>\$170,350</b>	<b>2.0</b>	<b>2.0</b>	<b>1,423</b>	<b>\$119.71</b>
Casselberry	32707	1	\$170,000	2.0	2.0	1,194	\$142.38
Winter Park	32792	1	\$170,700	2.0	2.0	1,652	\$103.33
<b>Orange County</b>		<b>3</b>	<b>\$169,966</b>	<b>2.3</b>	<b>2.0</b>	<b>1,225</b>	<b>\$138.71</b>
Apopka (North)	32712	1	\$169,900	2.0	2.0	1,420	\$119.65
Williamsburg / Lake Bryan	32821	1	\$169,999	2.0	2.0	971	\$175.08
Metro West / Orlo Vista	32835	1	\$170,000	3.0	2.0	1,285	\$132.30
<b>Osceola County</b>		<b>4</b>	<b>\$169,975</b>	<b>3.0</b>	<b>2.0</b>	<b>1,349</b>	<b>\$126.02</b>
Davenport	33896	1	\$169,900	3.0	2.0	1,447	\$117.42
Kissimmee (Central)	34741	1	\$170,000	3.0	2.0	1,296	\$131.17
Kissimmee / Celebration	34747	1	\$170,000	4.0	3.0	1,650	\$103.03
St Cloud	34769	1	\$170,000	2.0	1.0	1,002	\$169.66