



Monday Morning Quarterback Summary

Week of December 15, 2019 - December 21, 2019

Single-family existing homes

- Sales of single-family homes increased to 495 during the week of Dec 15, from 485 the week prior
- The median price of single family homes increased to \$279,000, a change of 1.5%
- The number of single-family home foreclosure transactions increased to 14 last week, from 10 the week of Dec 8
- The number of single-family home short-sale transactions remained constant at 2
- Single-family inventory decreased by 40, and now sits at 6,244

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 133 during the week of Dec 15, from 152 the week prior
- The median price of condos, townhomes, and villas increased to \$190,800, a change of 12.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 2 the week of Dec 8
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 31, and now sits at 1,711

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	495	174	106	119	47	40	9
Bank Owned	14	7	2	3	1	1	0
Short Sales	2	0	1	1	0	0	0
Other	479	167	103	115	46	39	9
Active Listings	6,244	1,503	983	1,384	814	1,107	453
Bank Owned	155	77	26	27	12	8	5
Short Sales	55	28	5	11	7	3	1
Other	6,034	1,398	952	1,346	795	1,096	447
Months of Inventory	3	2	2	3	4	6	12

List Price

Average Original List Price	\$355,590	\$204,650	\$282,974	\$360,343	\$460,677	\$758,245	\$1,727,778
Average Final List Price	\$343,251	\$198,984	\$277,203	\$350,343	\$449,155	\$713,530	\$1,617,778

Sale Price

Average Price	\$333,365	\$192,079	\$271,699	\$343,785	\$441,490	\$686,867	\$1,517,667
Median Price	\$279,000	\$201,925	\$270,000	\$340,000	\$439,900	\$662,000	\$1,400,000

Price Differences

<i>Original to Final</i> List Price	-\$12,339	-\$5,666	-\$5,771	-\$10,000	-\$11,522	-\$44,715	-\$110,000
<i>Original</i> List to <i>Sale</i> Price - \$	-\$22,225	-\$12,571	-\$11,275	-\$16,558	-\$19,187	-\$71,378	-\$210,111
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,886	-\$6,905	-\$5,504	-\$6,558	-\$7,665	-\$26,663	-\$100,111
<i>Original</i> List to <i>Sale</i> Price - %	93.75%	93.86%	96.02%	95.40%	95.84%	90.59%	87.84%
<i>Final</i> List to <i>Sale</i> Price - %	97.12%	96.53%	98.01%	98.13%	98.29%	96.26%	93.81%

Days on the Market

Avg Days Listing to Contract	65	50	53	57	83	149	132
Combined Avg Days to Contract	69	46	55	65	90	171	132
Avg Days Listing to Closing	102	87	88	93	123	188	164
Avg Days Contract to Close	37	37	35	37	40	39	36

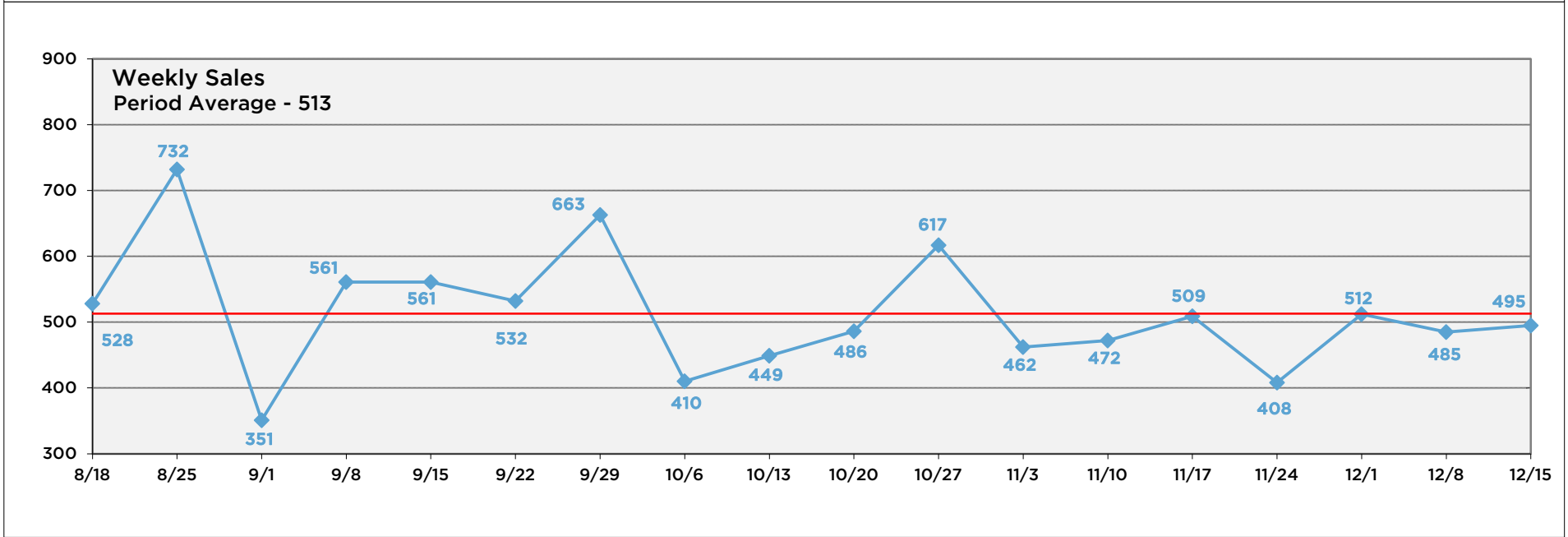
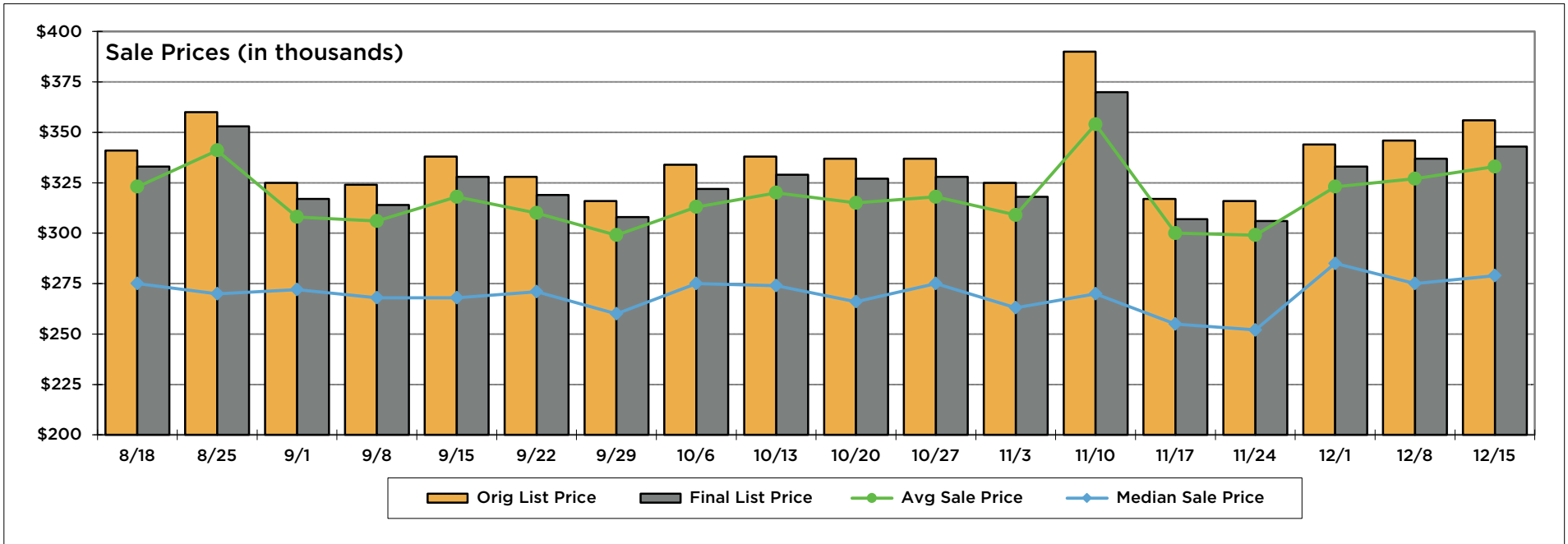
Beds / Baths

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

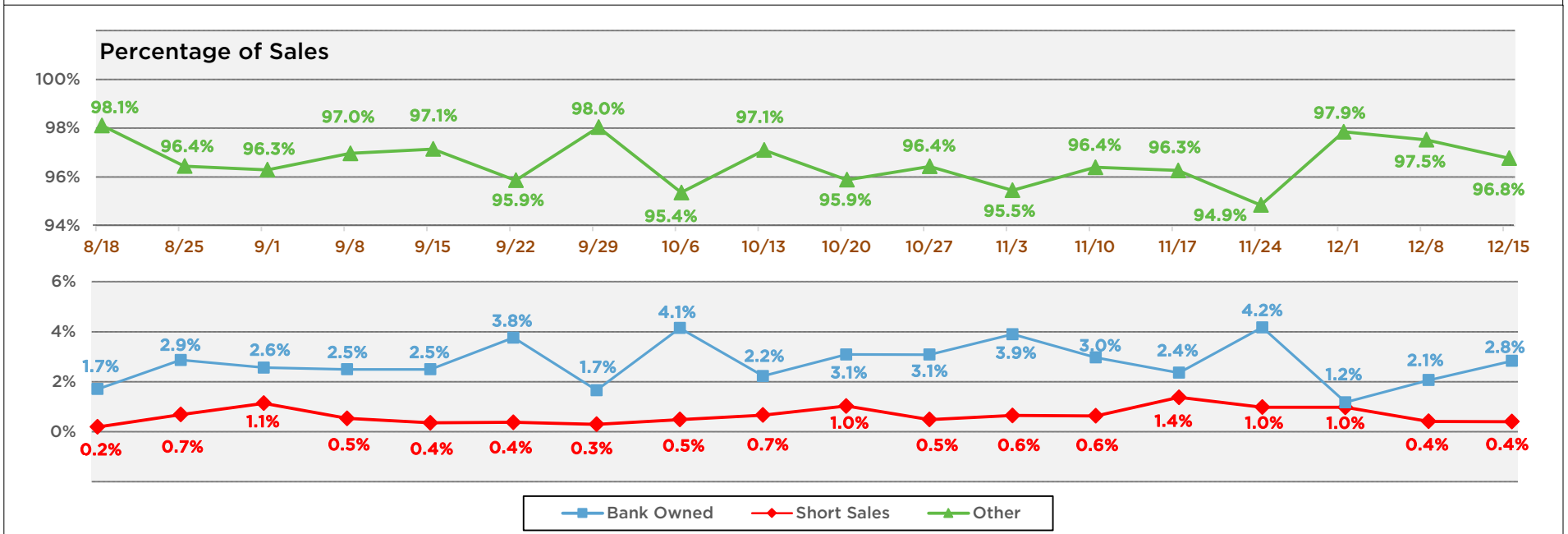
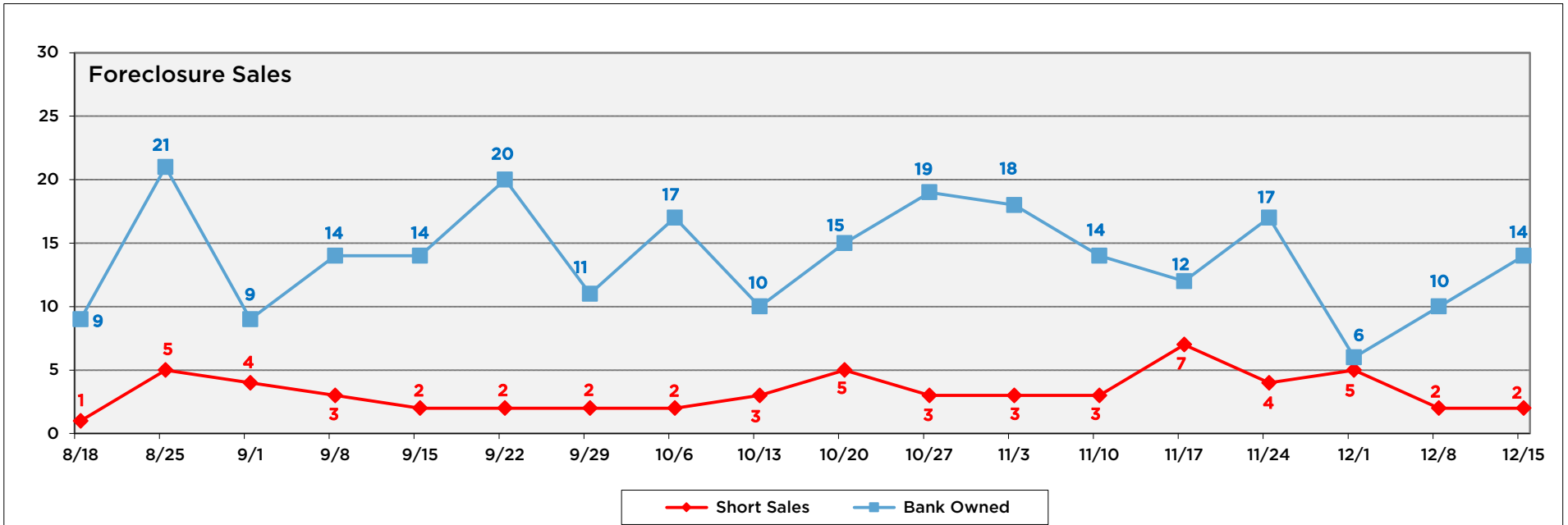
Square Footage

Average Square Feet	2,178	1,450	1,908	2,430	2,896	3,759	5,338
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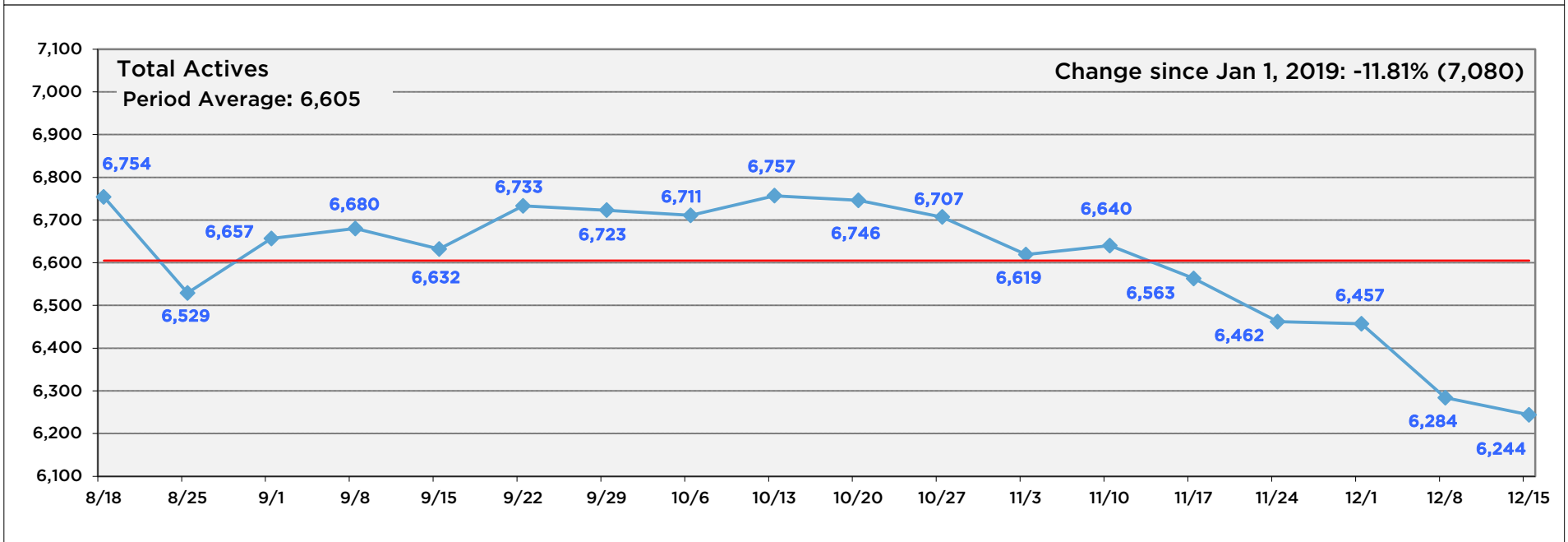
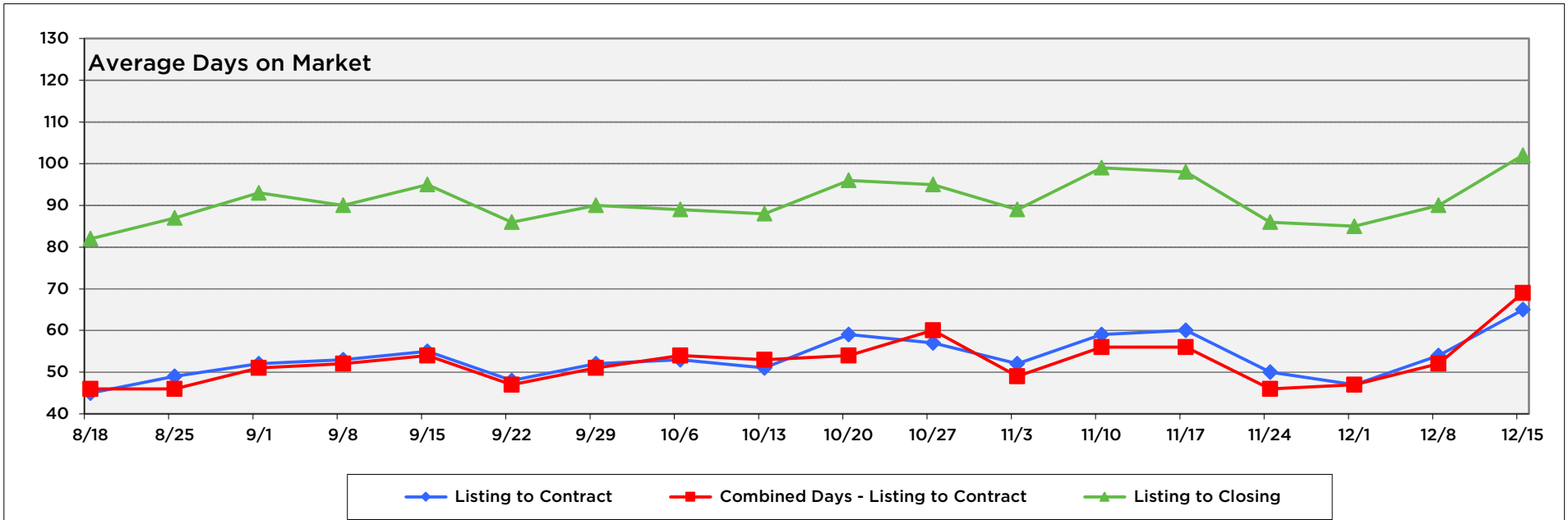
Single Family Homes



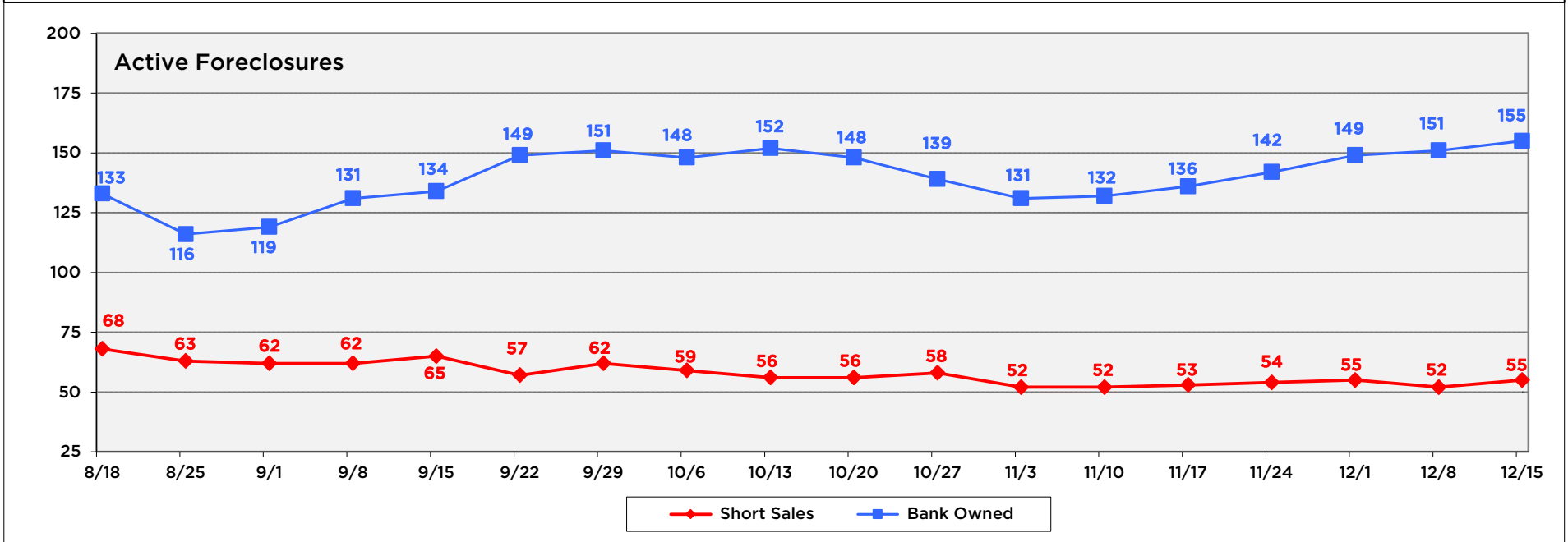
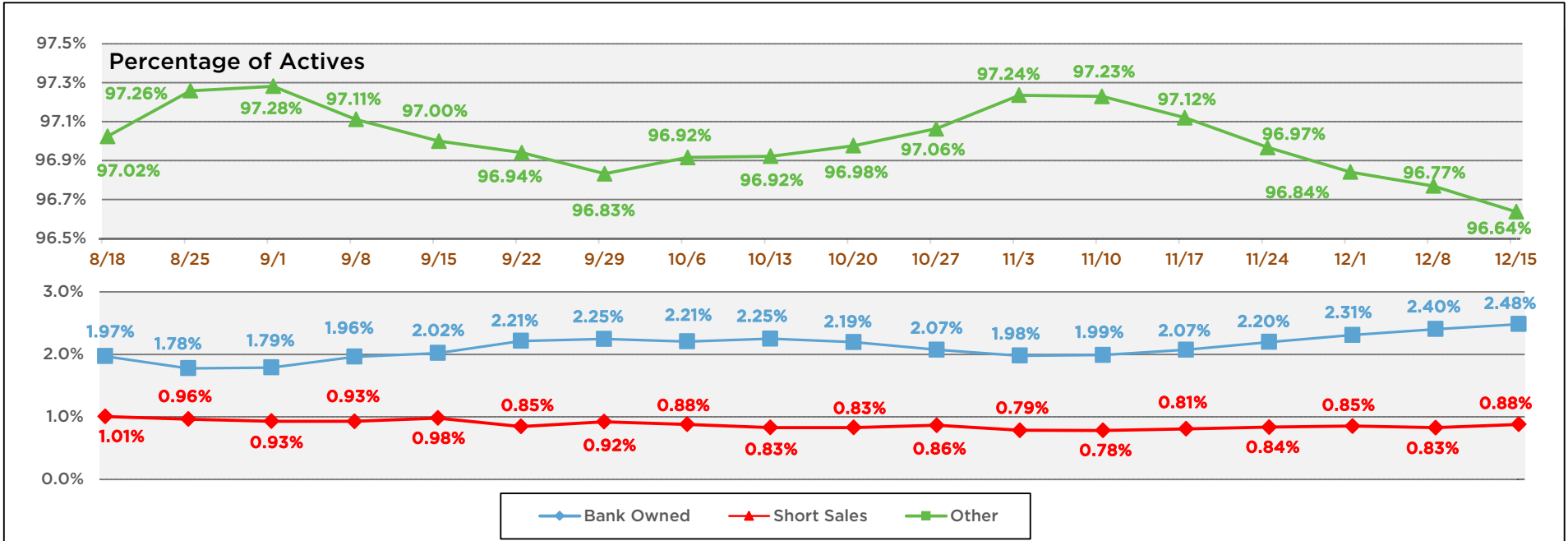
Single Family Homes



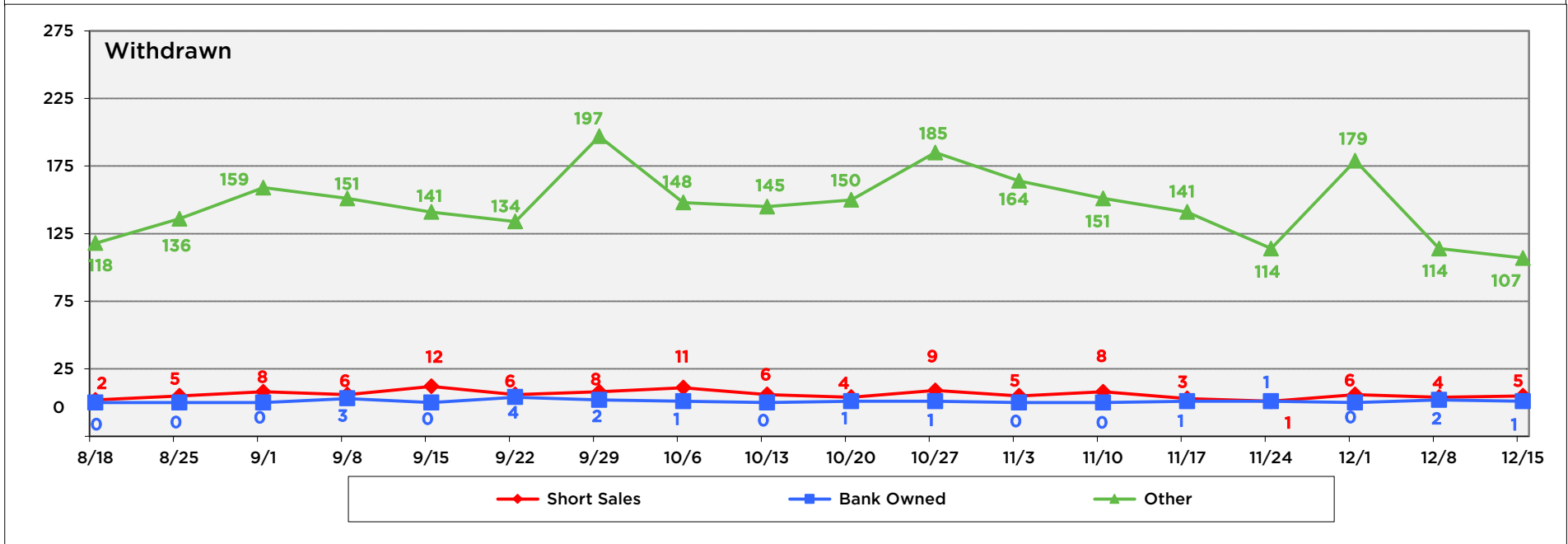
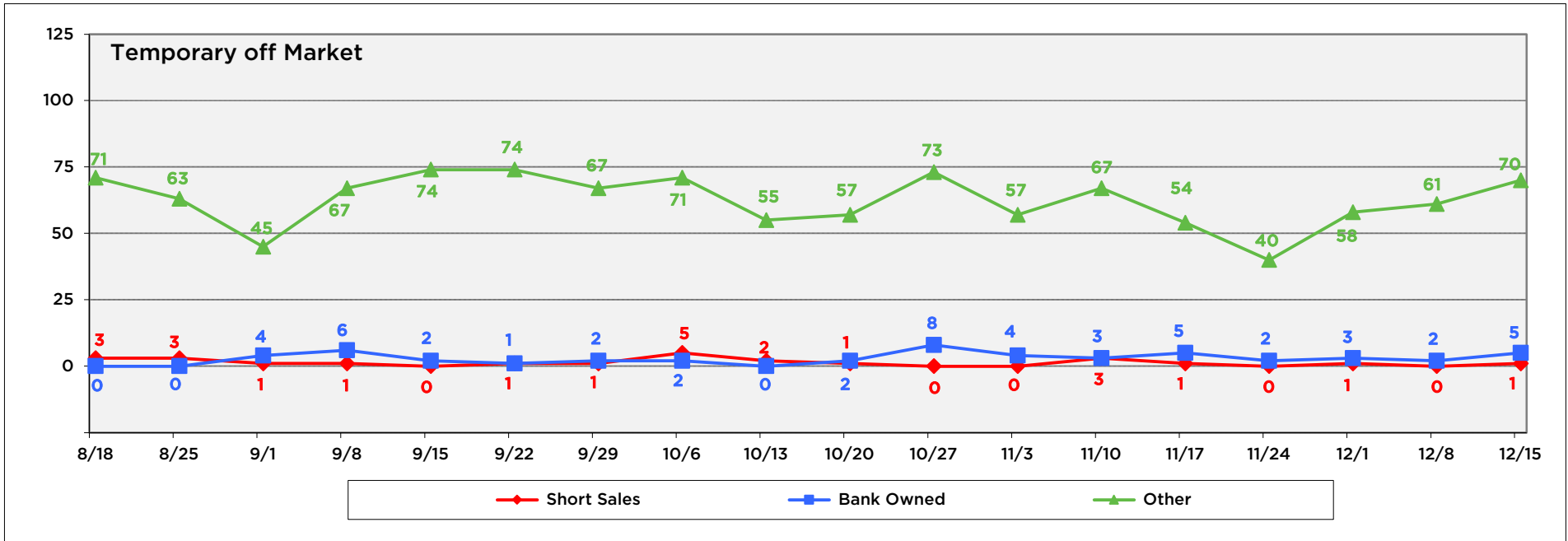
Single Family Homes



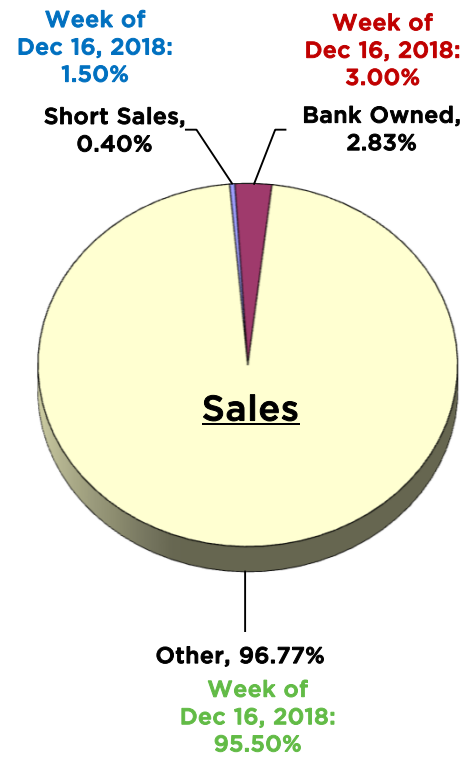
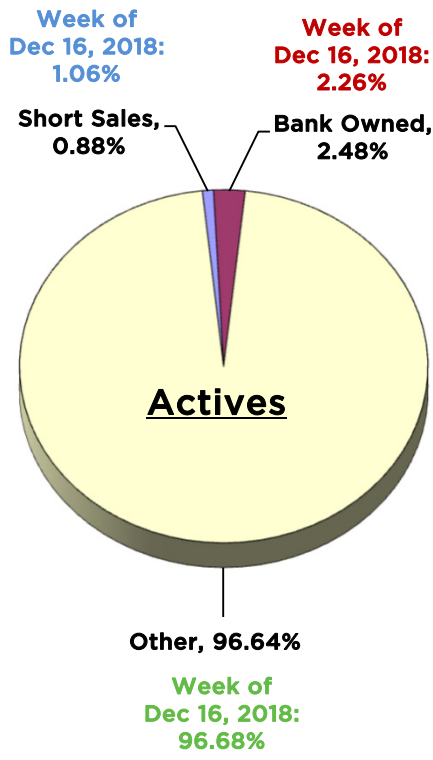
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 25 Single Family Homes available for the Median Price of \$279,000? (± \$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		4	\$279,125	3.3	2.0	1,644	\$169.78
Altamonte Springs / Forest City	32714	1	\$279,000	3.0	2.0	1,640	\$170.12
Longwood (East)	32750	1	\$279,000	3.0	2.0	1,624	\$171.80
Sanford (South)	32773	1	\$279,500	4.0	2.0	1,874	\$149.15
Winter Park	32792	1	\$279,000	3.0	2.0	1,438	\$194.02
Orange County		8	\$278,969	3.0	2.1	1,666	\$167.50
Winter Park (West)	32789	1	\$279,000	3.0	2.0	1,475	\$189.15
Colonialtown	32803	1	\$278,800	2.0	1.0	789	\$353.36
Delaney / Crystal Lake	32806	1	\$279,000	3.0	2.0	1,276	\$218.65
Azalea Park	32807	1	\$279,000	3.0	2.0	1,607	\$173.62
Pine Hills / Rosemont	32808	1	\$279,000	3.0	3.0	2,724	\$102.42
Pinecastle / Belle Isle	32809	1	\$279,000	3.0	2.0	1,378	\$202.47
Waterford Lakes	32828	1	\$279,450	3.0	2.0	1,294	\$215.96
Pine Castle / Edgewood	32839	1	\$278,500	4.0	3.0	2,781	\$100.14
Osceola County		3	\$279,000	4.0	2.7	2,013	\$138.62
Kissimmee (East)	34744	1	\$279,000	4.0	2.0	1,846	\$151.14
Kissimmee / Celebration	34747	1	\$279,000	4.0	3.0	1,884	\$148.09
Kissimmee / Poinciana	34758	1	\$279,000	4.0	3.0	2,308	\$120.88
Lake County		10	\$278,940	3.2	2.1	2,158	\$129.26
Eustis (West)	32726	1	\$279,000	4.0	2.0	2,924	\$95.42
Tavares / Mt Plymouth	32778	1	\$278,500	3.0	2.0	2,340	\$119.02
Clermont (Central)	34711	4	\$278,975	3.0	2.0	2,041	\$136.69
Clermont (South)	34714	1	\$279,000	4.0	3.0	2,013	\$138.60
Minneola	34715	1	\$279,000	3.0	2.0	1,870	\$149.20
Leesburg (West)	34748	2	\$279,000	3.0	2.0	2,134	\$130.74

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	133	99	18	8	4	4	0
Bank Owned	4	4	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	129	95	18	8	4	4	0
Active Listings	1,711	1,215	181	211	64	32	8
Bank Owned	17	15	0	2	0	0	0
Short Sales	10	6	2	1	1	0	0
Other	1,684	1,194	179	208	63	32	8
Months of Inventory	3	3	2	6	4	2	0

List Price

Average Original List Price	\$226,407	\$166,948	\$283,694	\$357,475	\$437,500	\$967,000	\$0
Average Final List Price	\$218,498	\$164,421	\$279,915	\$353,256	\$437,500	\$792,000	\$0

Sale Price

Average Price	\$211,239	\$158,282	\$275,828	\$345,375	\$426,250	\$748,000	\$0
Median Price	\$190,800	\$159,000	\$274,500	\$345,000	\$426,500	\$752,500	\$0

Price Differences

Original to Final List Price	-\$7,909	-\$2,527	-\$3,779	-\$4,219	\$0	-\$175,000	\$0
Original List to Sale Price - \$	-\$15,168	-\$8,666	-\$7,866	-\$12,100	-\$11,250	-\$219,000	\$0
Final List to Sale Price - \$	-\$7,259	-\$6,139	-\$4,087	-\$7,881	-\$11,250	-\$44,000	\$0
Original List to Sale Price - %	93.30%	94.81%	97.23%	96.62%	97.43%	77.35%	0.00%
Final List to Sale Price - %	96.68%	96.27%	98.54%	97.77%	97.43%	94.44%	0.00%

Days on the Market

Avg Days Listing to Contract	53	53	54	35	5	127	0
Combined Avg Days to Contract	54	47	45	42	178	169	0
Avg Days Listing to Closing	87	83	93	74	29	234	0
Avg Days Contract to Close	34	29	39	38	47	107	0

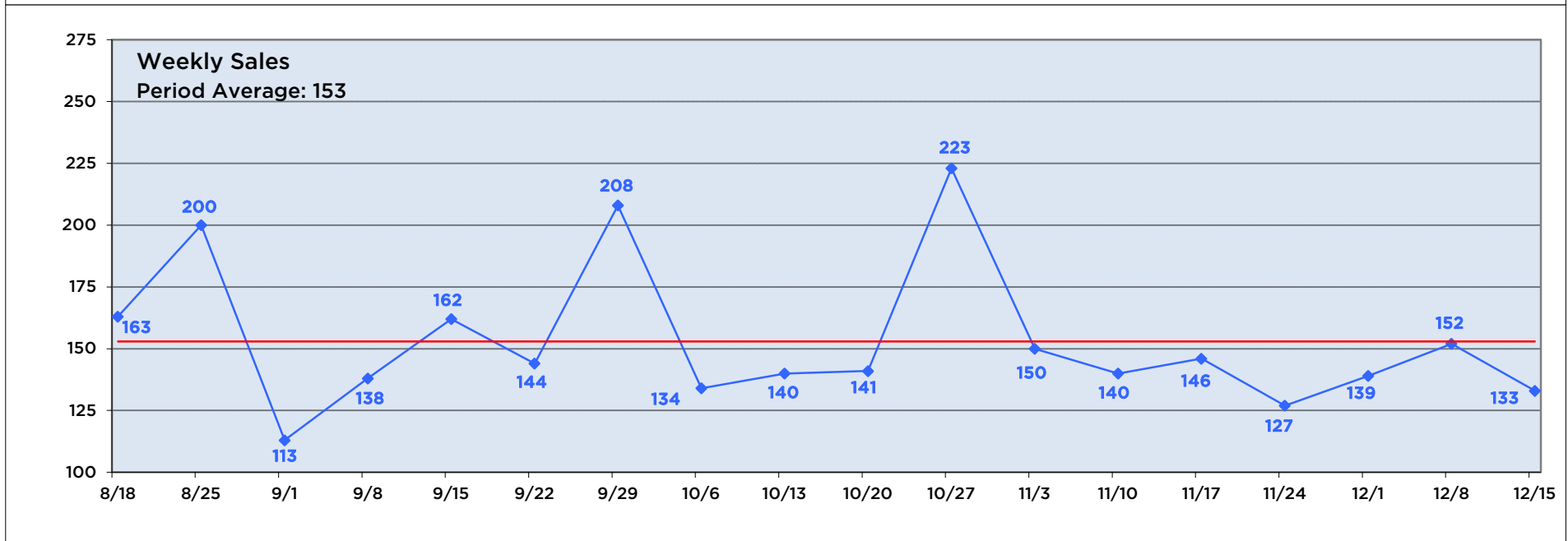
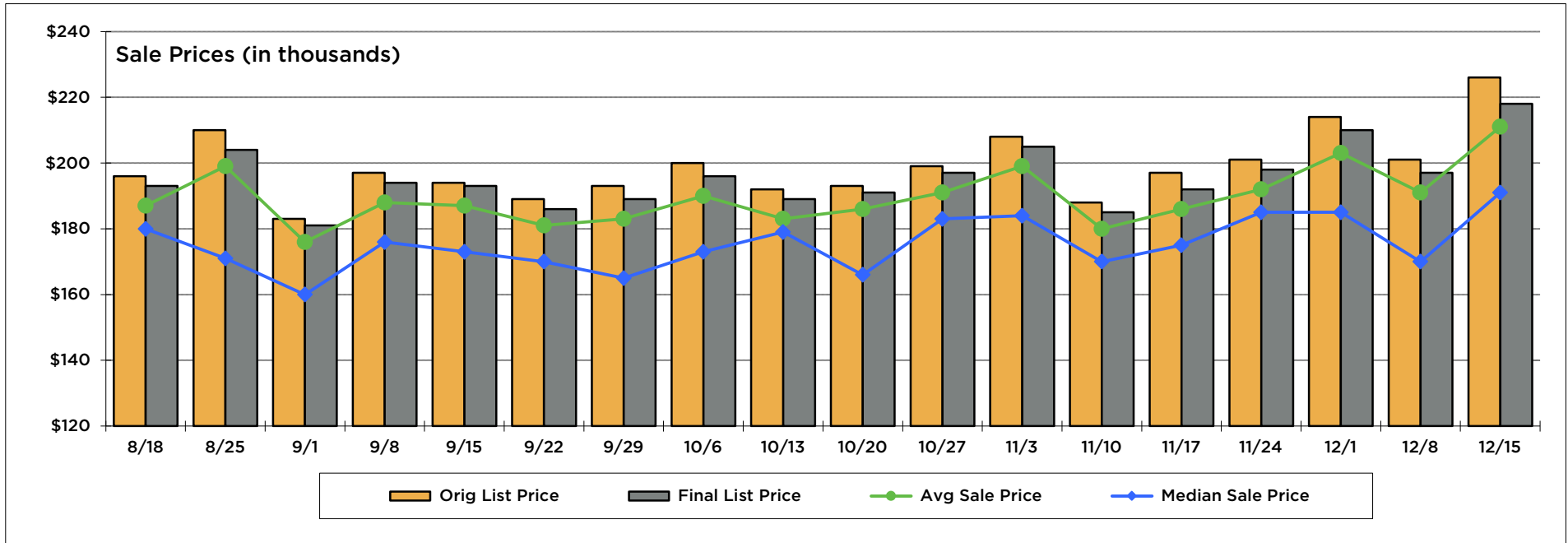
Beds / Baths

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

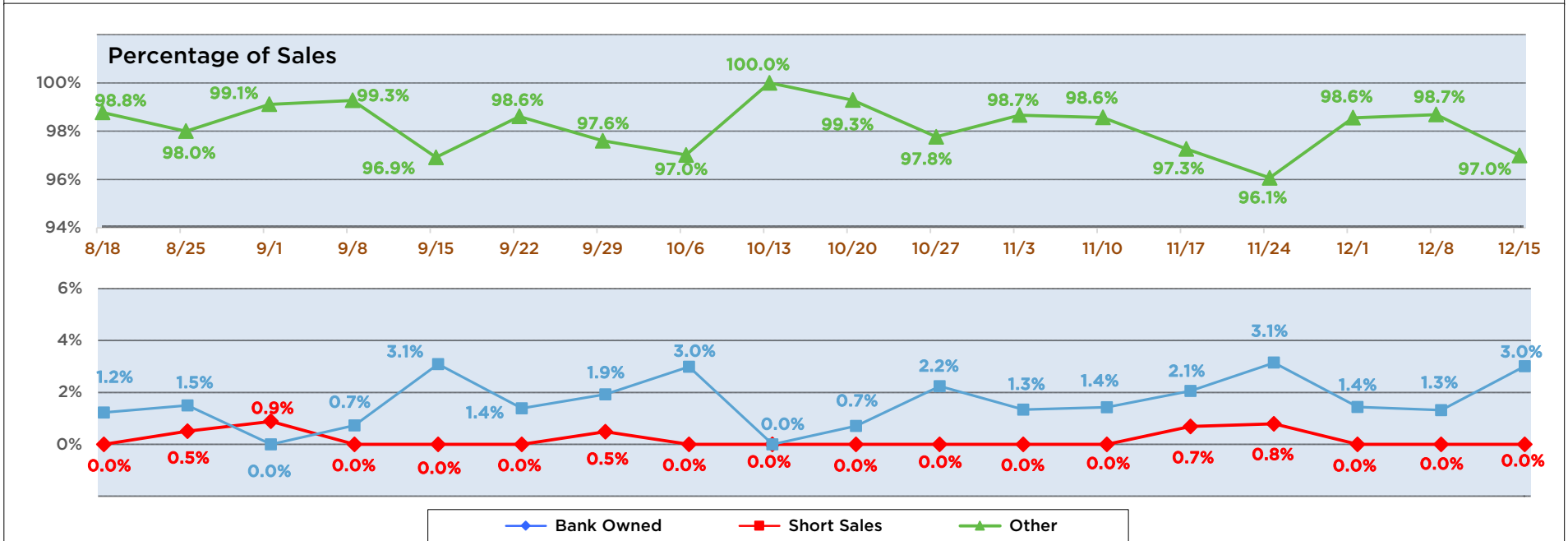
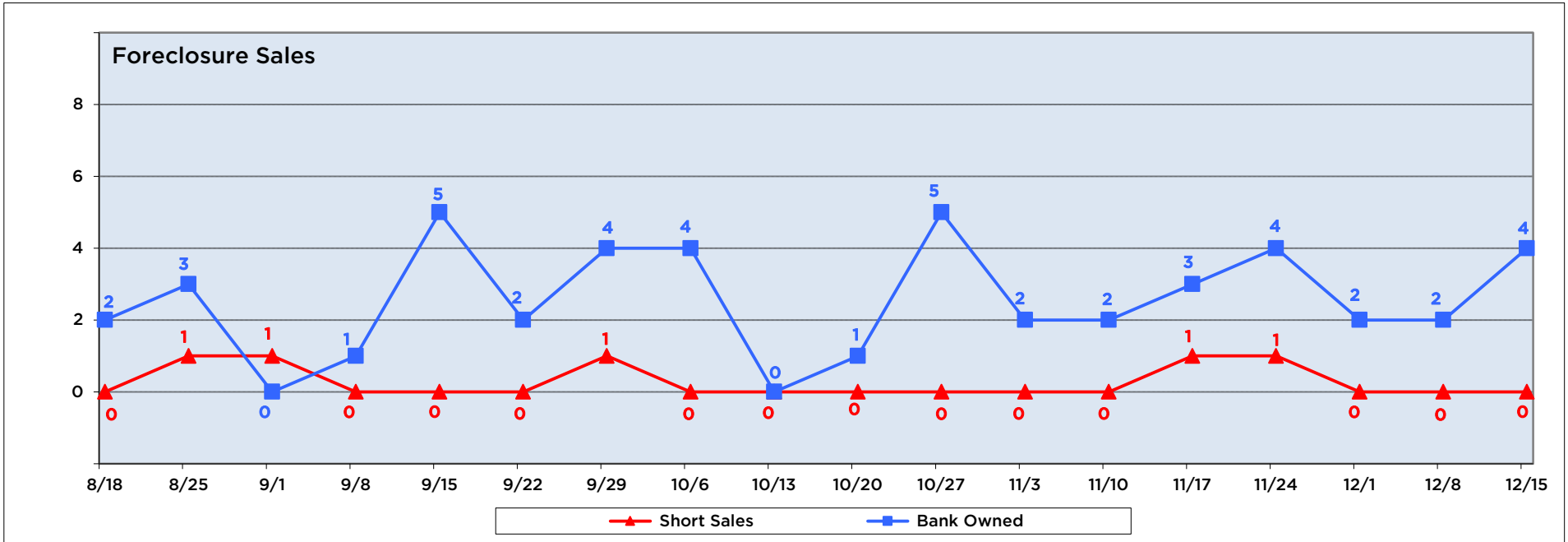
Square Footage

Average Square Feet	1,425	1,233	1,776	1,951	2,302	2,685	0
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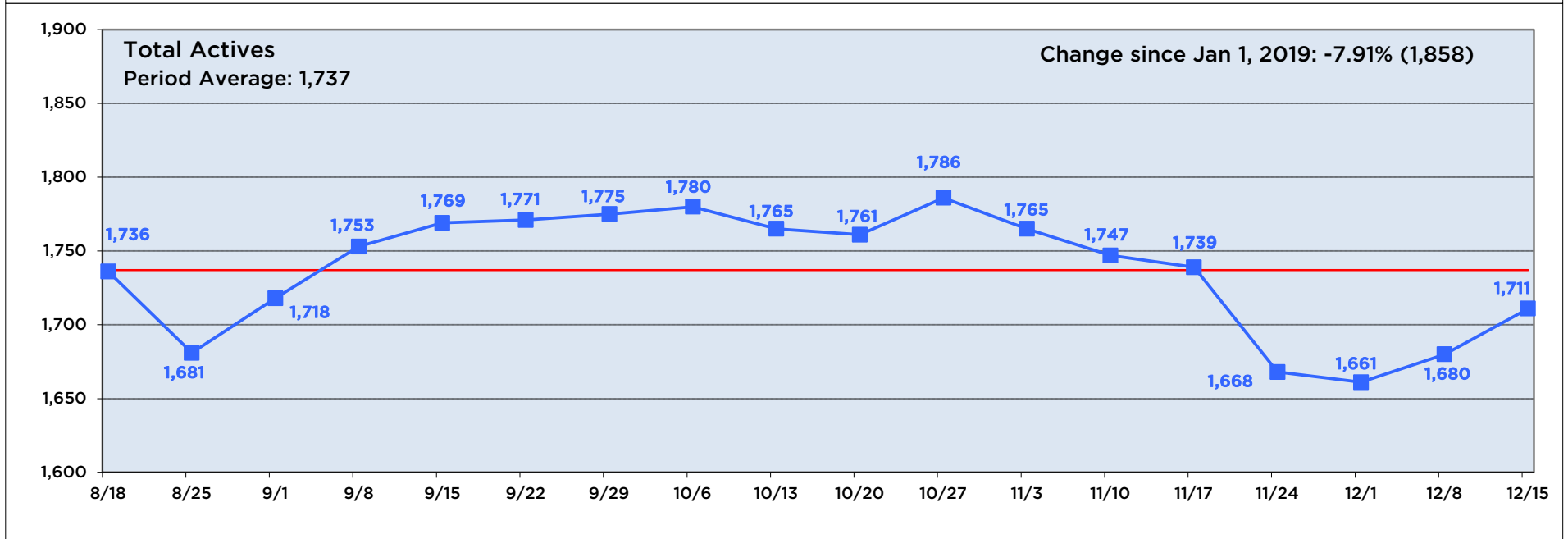
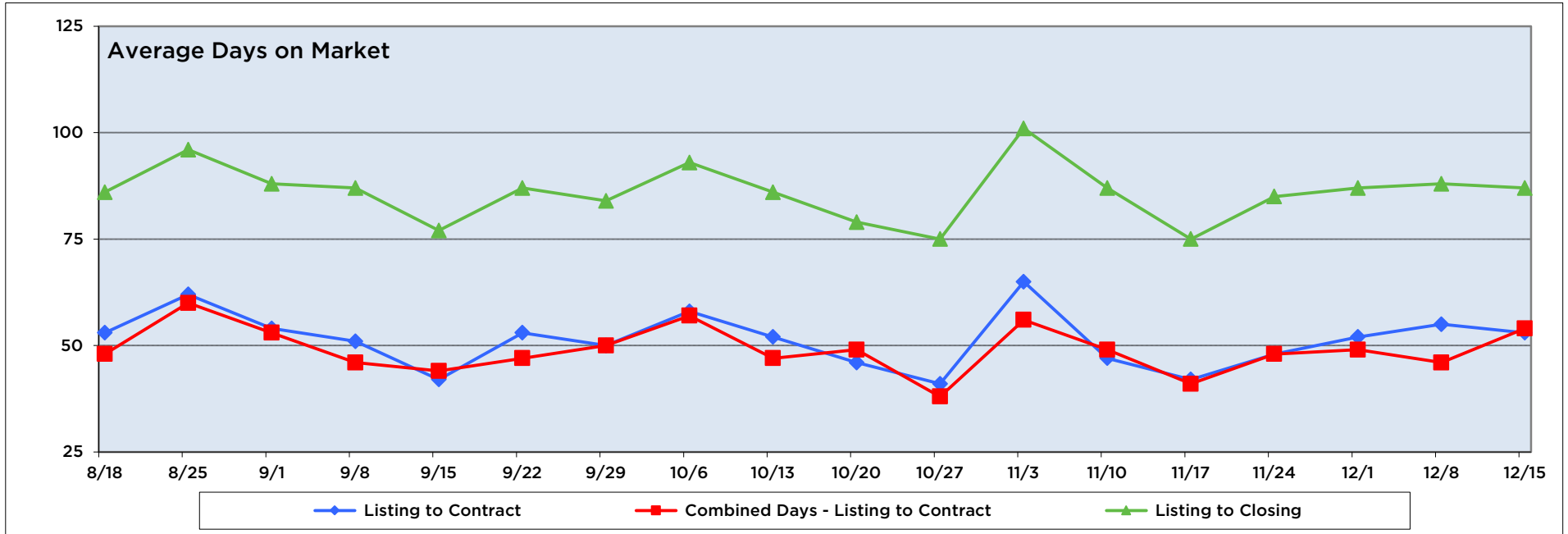
Condos, Townhomes, Villas



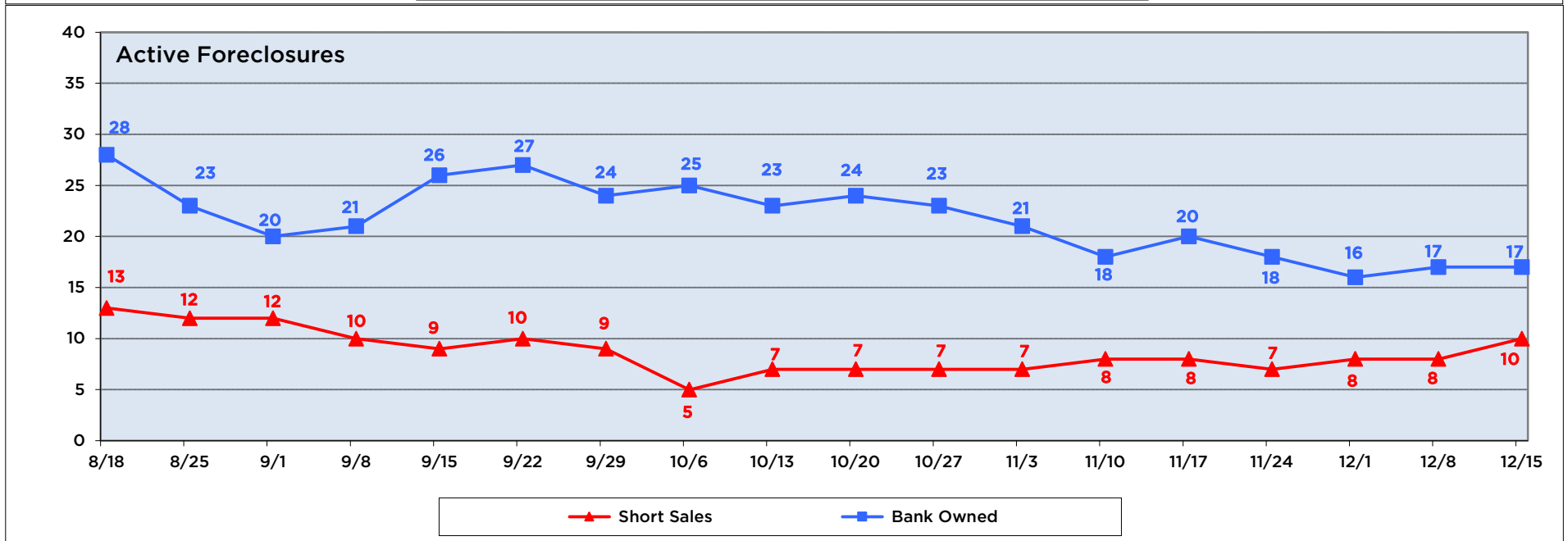
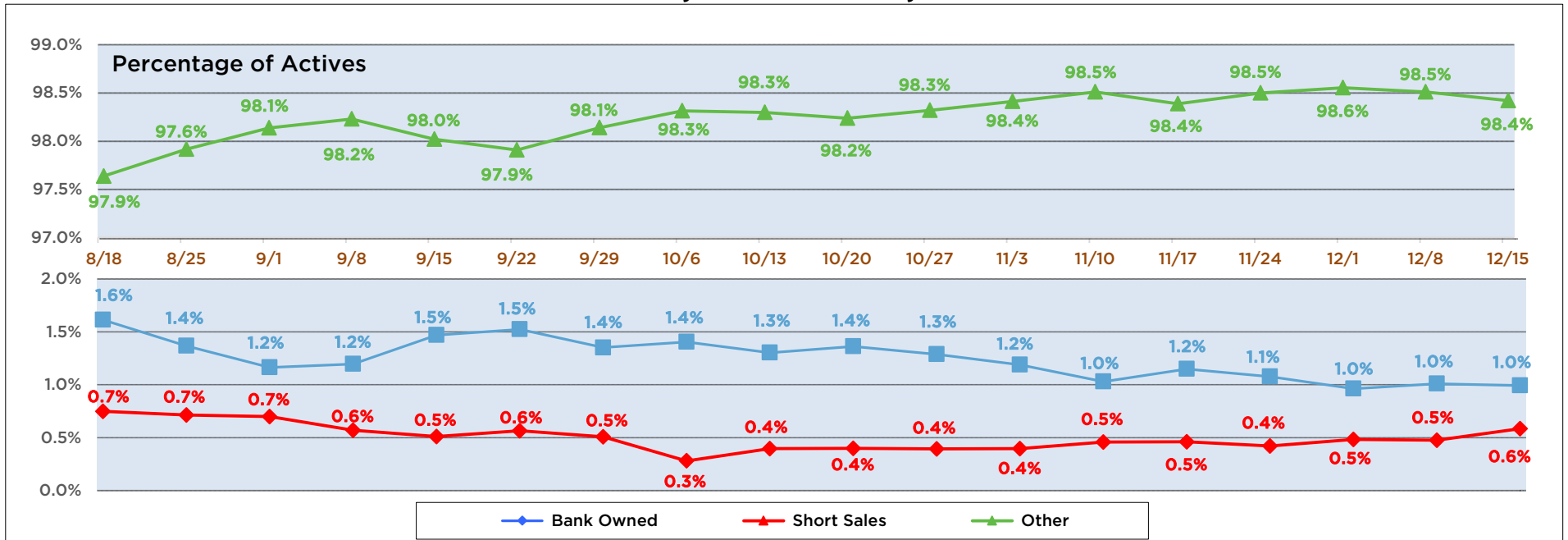
Condos, Townhomes, Villas



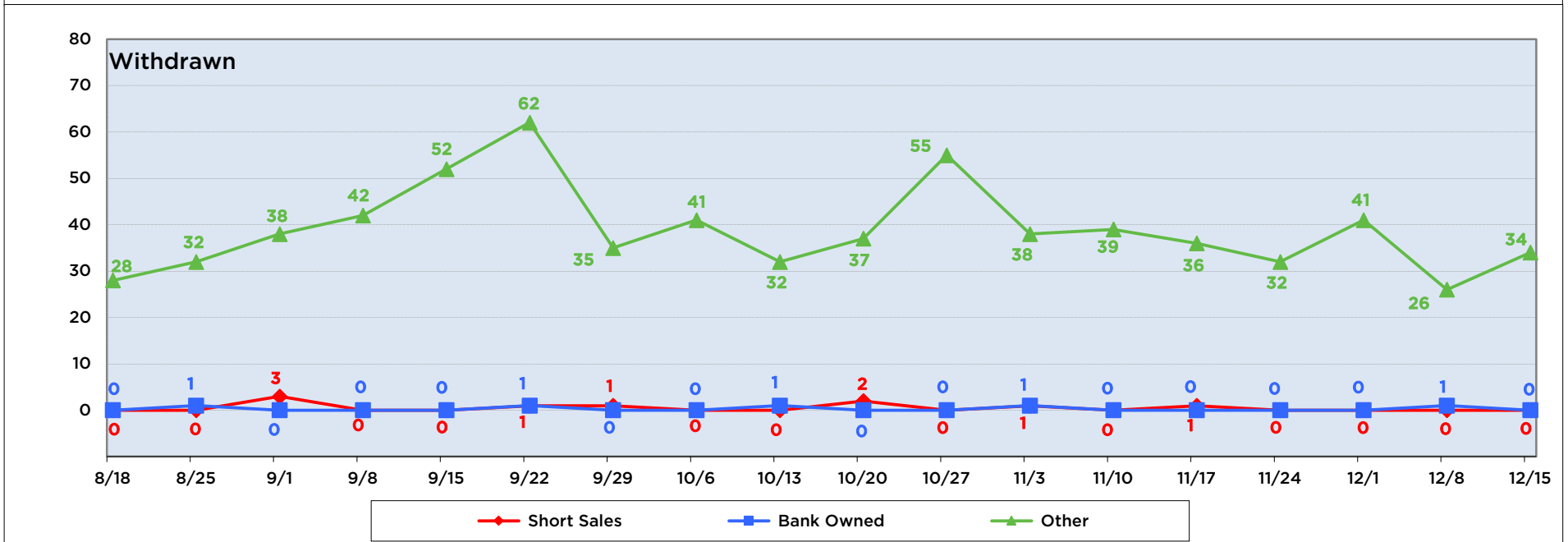
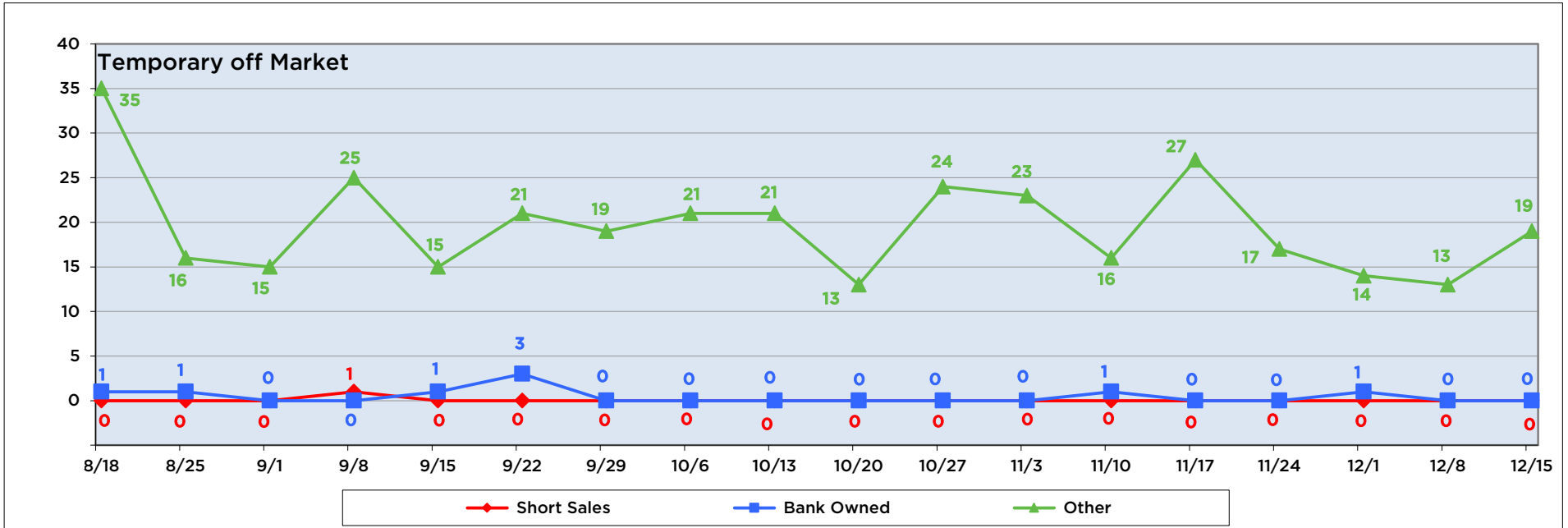
Condos, Townhomes, Villas



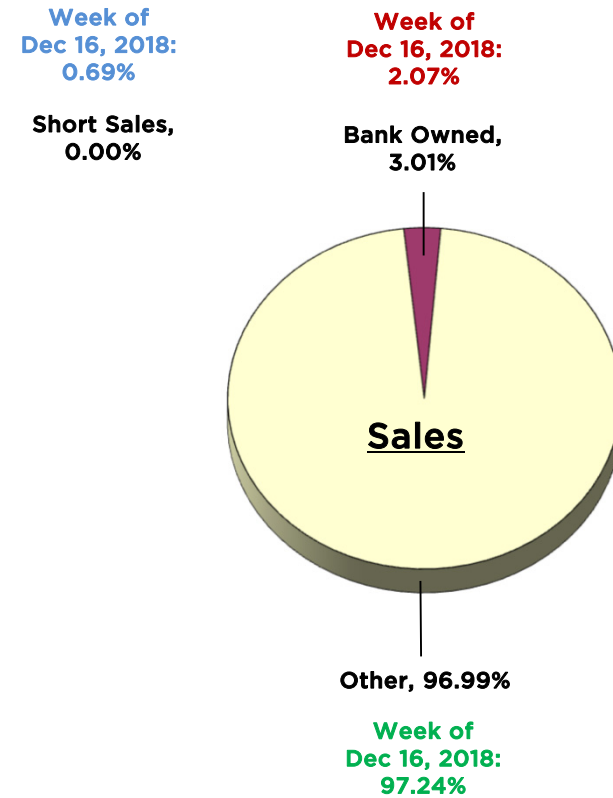
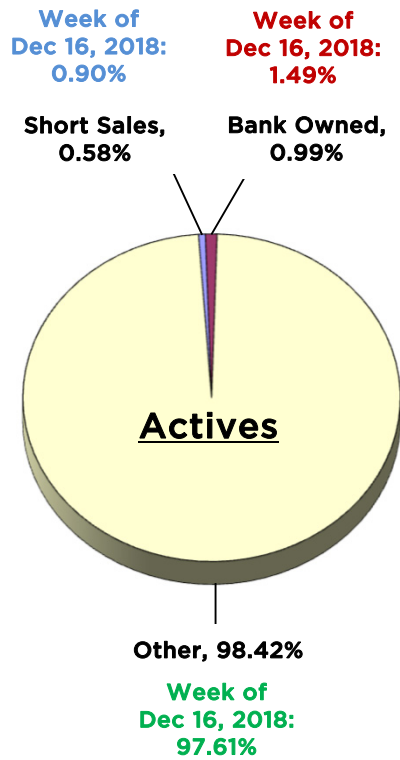
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas





Monday Morning Quarterback
12/15/2019 - 12/21/2019
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$190,800 (± \$500)