



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

***Week of January 12, 2020 - January 18, 2020***

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

- Sales of single-family homes increased to 476 during the week of Jan 12, from 312 the week prior
- The median price of single family homes decreased to \$260,000, a change of -2.5%
- The number of single-family home foreclosure transactions increased to 18 last week, from 8 the week of Jan 5
- The number of single-family home short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory decreased by 42, and now sits at 5,983

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

- Sales of condos, townhomes, and villas increased to 141 during the week of Jan 12, from 104 the week prior
- The median price of condos, townhomes, and villas decreased to \$179,900, a change of -4.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 6 last week, from 0 the week of Jan 5
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 23, and now sits at 1,709

*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>476</b>	212	91	94	36	40	3
Bank Owned	18	17	0	1	0	0	0
Short Sales	3	1	1	1	0	0	0
Other	455	194	90	92	36	40	3
<b>Active Listings</b>	<b>5,983</b>	1,519	880	1,328	738	1,066	452
Bank Owned	129	77	17	16	6	7	6
Short Sales	50	22	8	10	5	3	2
Other	5,804	1,420	855	1,302	727	1,056	444
<b>Months of Inventory</b>	<b>3</b>	2	2	3	5	6	35

**List Price**

Average Original List Price	<b>\$323,922</b>	\$197,738	\$283,182	\$357,050	\$478,098	\$717,445	\$2,341,667
Average Final List Price	<b>\$312,915</b>	\$192,644	\$277,442	\$347,764	\$454,796	\$688,707	\$2,083,000

**Sale Price**

Average Price	<b>\$304,180</b>	\$187,565	\$272,337	\$340,947	\$443,388	\$664,448	\$1,873,333
Median Price	<b>\$260,000</b>	\$196,000	\$274,000	\$335,000	\$440,000	\$647,500	\$1,200,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$11,007</b>	-\$5,094	-\$5,740	-\$9,286	-\$23,302	-\$28,738	-\$258,667
<b>Original List to Sale Price - \$</b>	<b>-\$19,742</b>	-\$10,173	-\$10,845	-\$16,103	-\$34,710	-\$52,997	-\$468,334
<b>Final List to Sale Price - \$</b>	<b>-\$8,735</b>	-\$5,079	-\$5,105	-\$6,817	-\$11,408	-\$24,259	-\$209,667
<b>Original List to Sale Price - %</b>	<b>93.91%</b>	94.86%	96.17%	95.49%	92.74%	92.61%	80.00%
<b>Final List to Sale Price - %</b>	<b>97.21%</b>	97.36%	98.16%	98.04%	97.49%	96.48%	89.93%

**Days on the Market**

Avg Days Listing to Contract	<b>59</b>	49	52	68	77	80	229
Combined Avg Days to Contract	<b>60</b>	49	55	64	84	86	229
Avg Days Listing to Closing	<b>101</b>	86	96	108	115	142	288
Avg Days Contract to Close	<b>41</b>	37	42	39	39	62	58

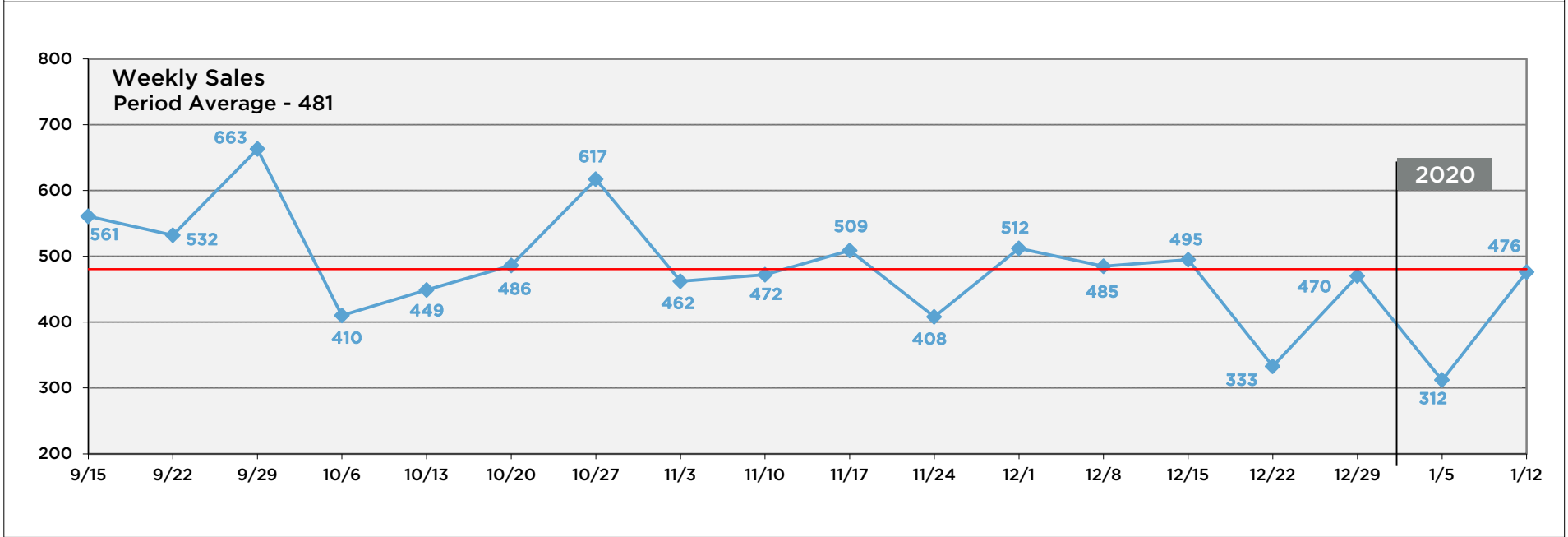
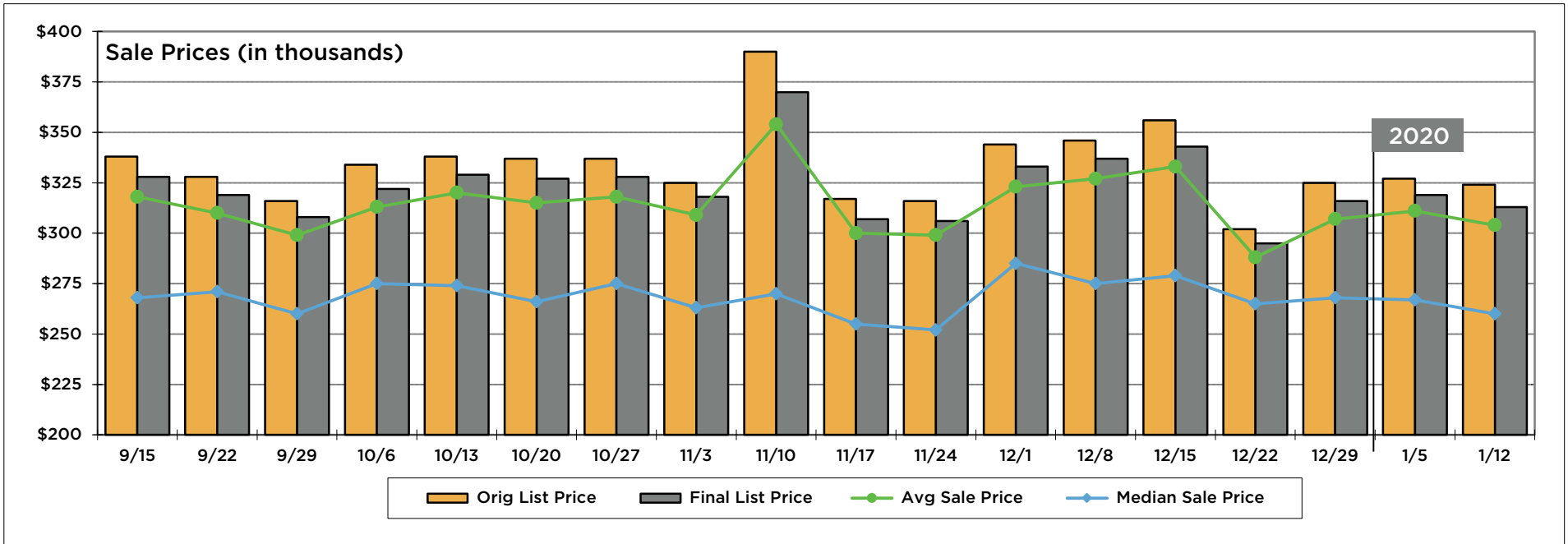
**Beds / Baths**

Average Bedrooms	<b>3</b>	3	3	4	4	4	5
Average Full Baths	<b>2</b>	2	2	3	3	3	4
Average Half Baths	<b>0</b>	0	0	0	0	1	1

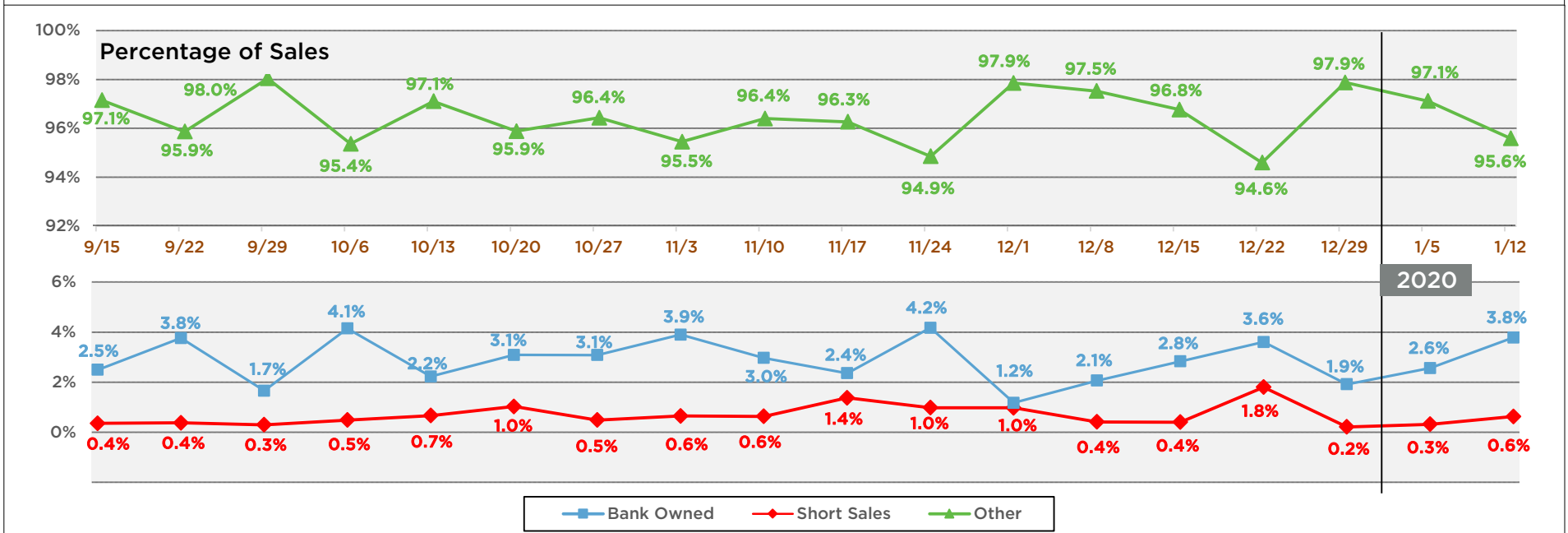
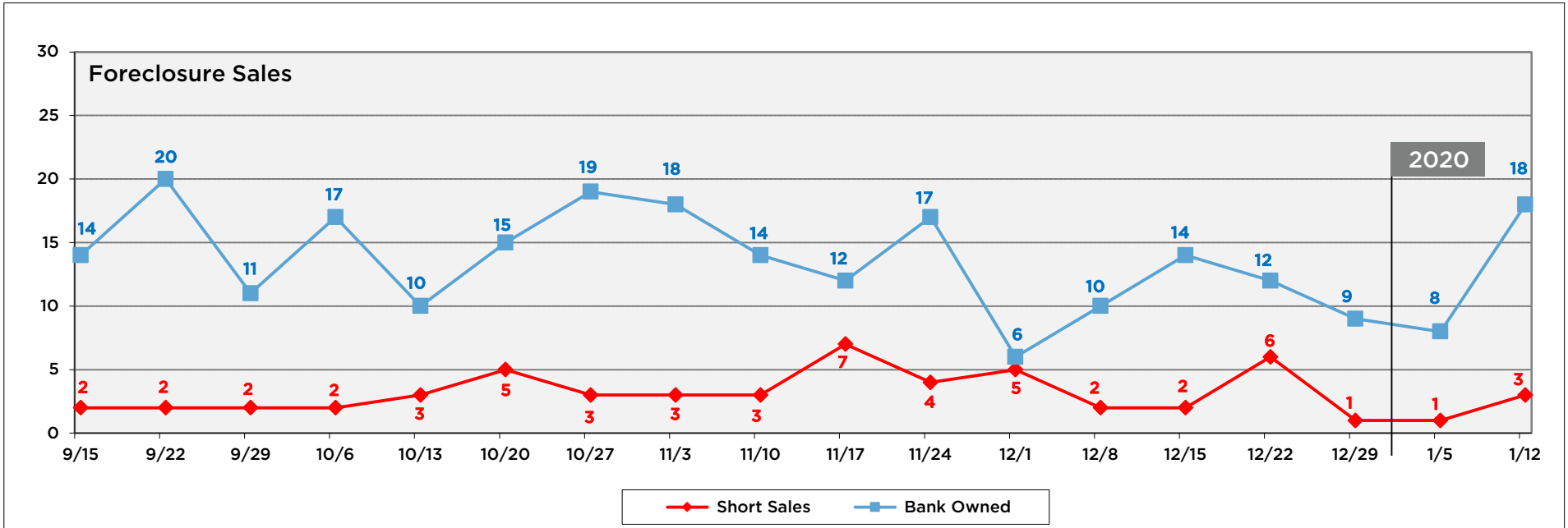
**Square Footage**

Average Square Feet	<b>2,015</b>	1,414	1,910	2,364	2,945	3,513	5,601
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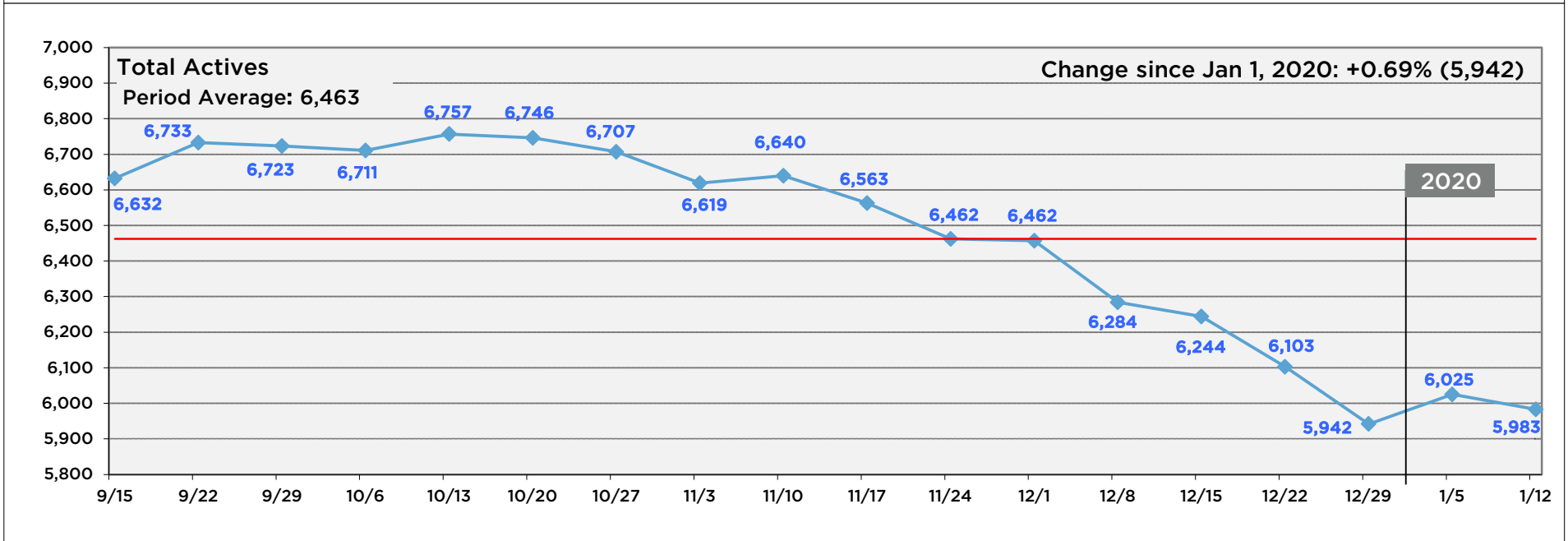
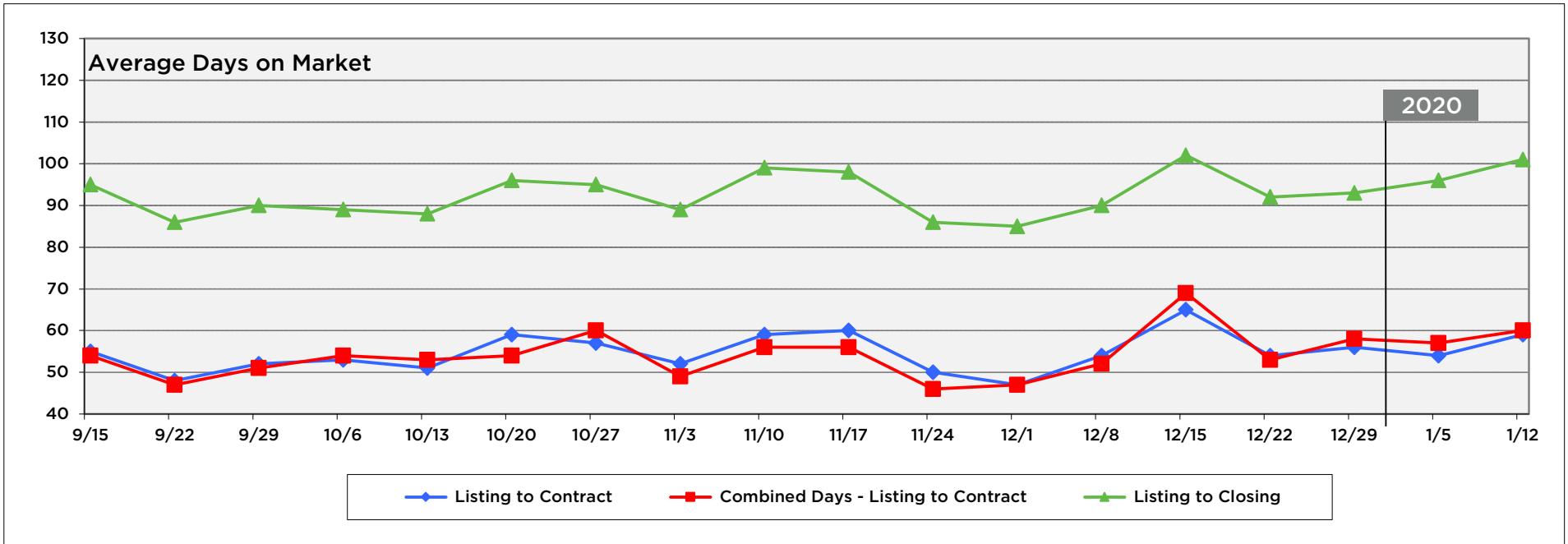
### Single Family Homes



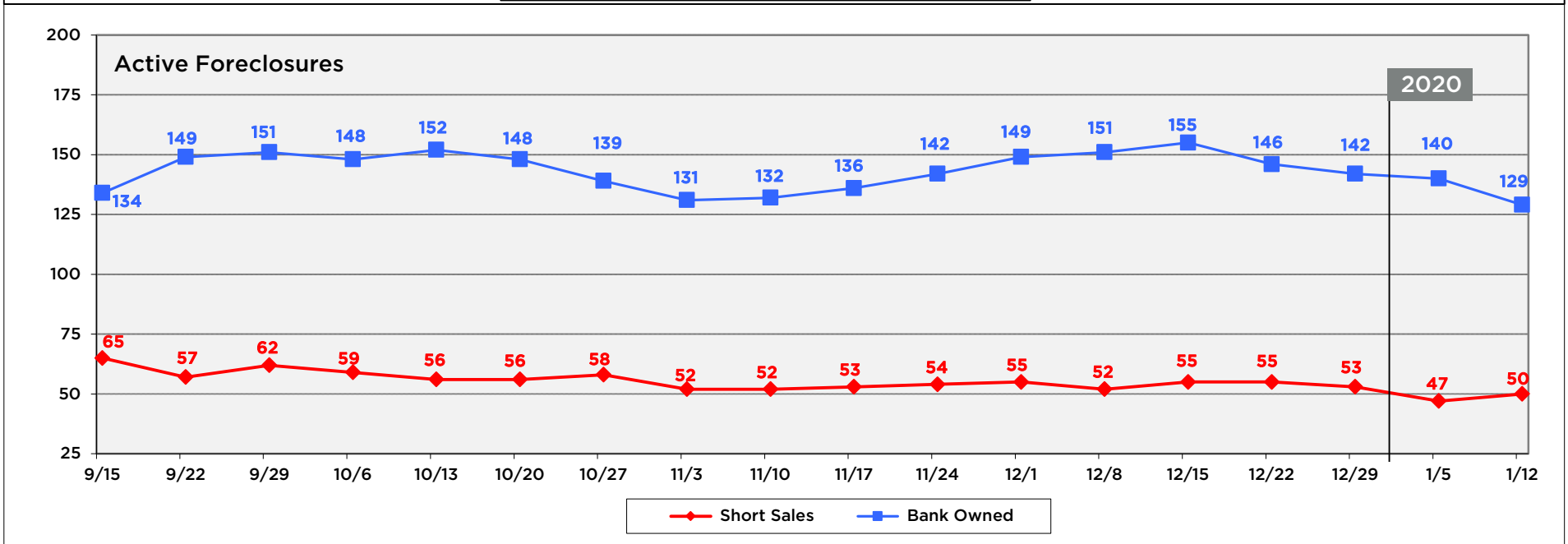
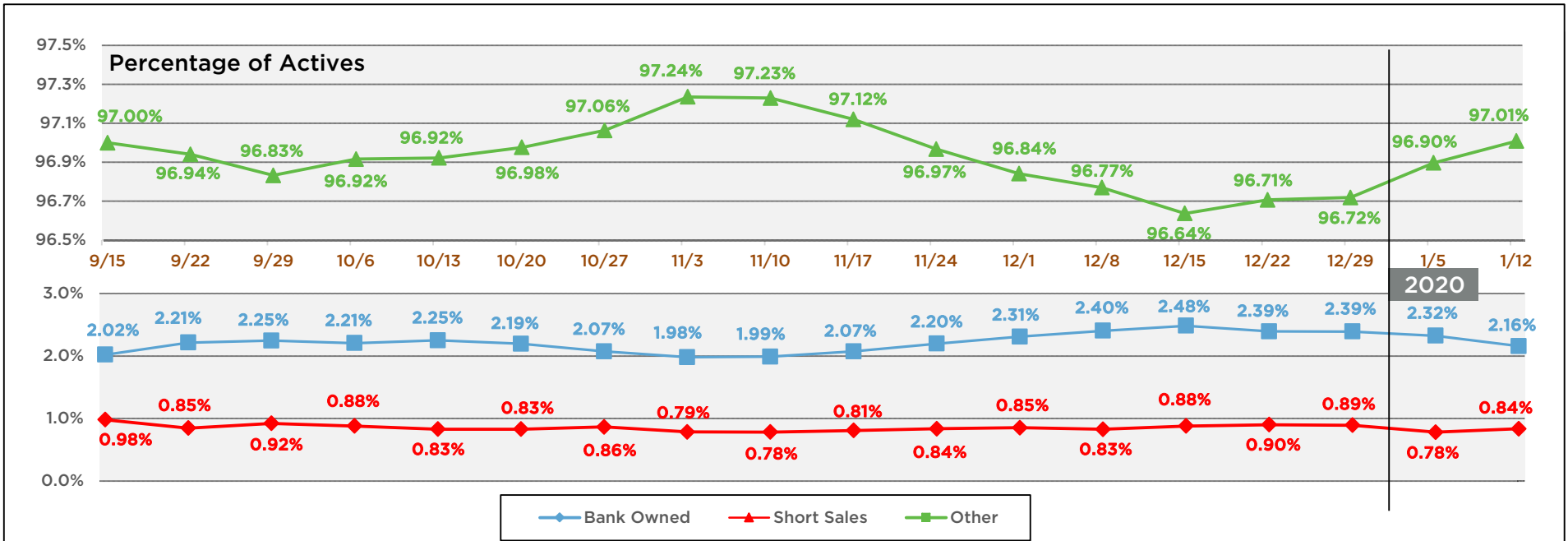
**Single Family Homes**



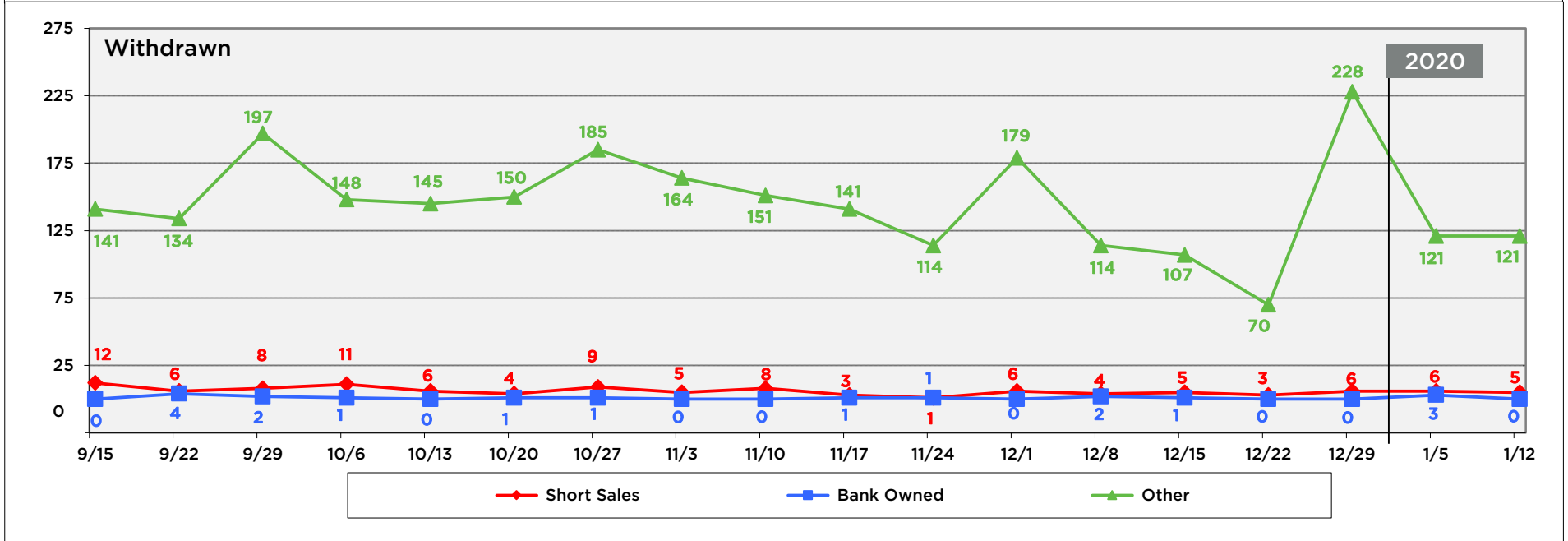
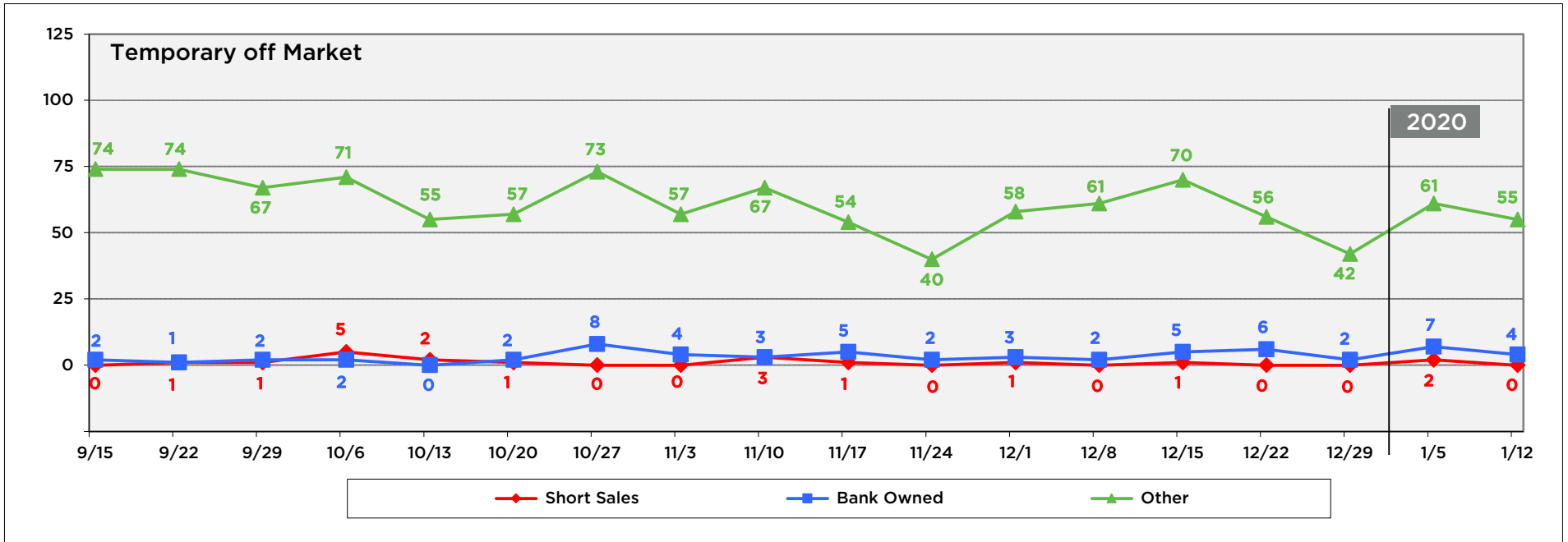
### Single Family Homes



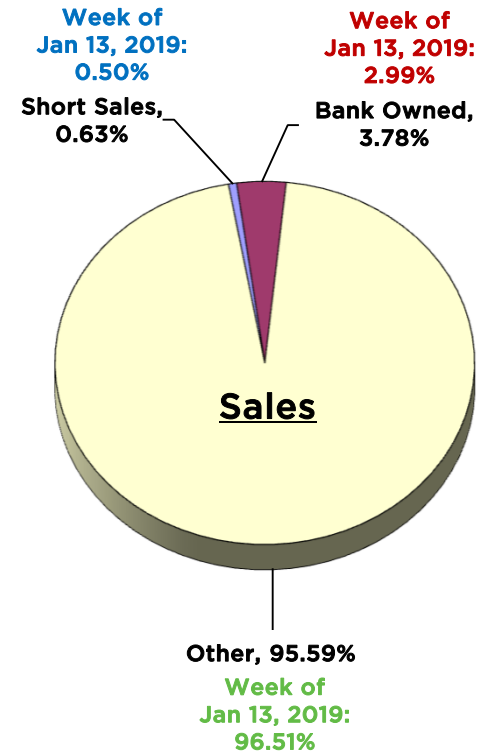
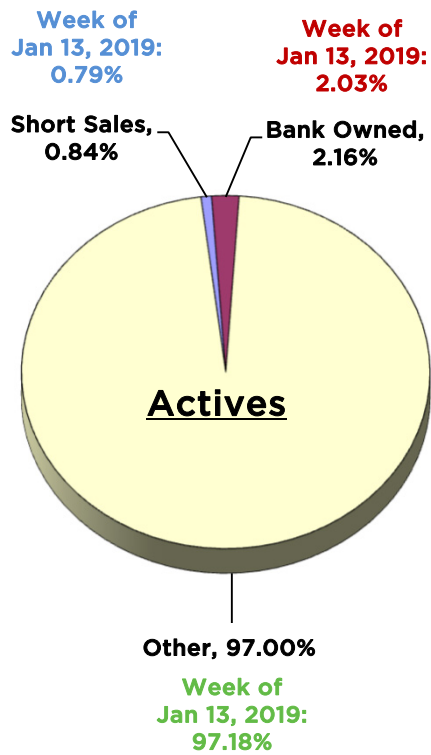
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**



**Monday Morning Quarterback**  
01/12/2020 - 01/18/2020  
Lake, Orange, Osceola & Seminole Counties

**Where are the 60 Single Family Homes available for the Median Price of \$260,000? (± \$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>11</b>	<b>\$259,918</b>	<b>3.5</b>	<b>1.9</b>	<b>1,659</b>	<b>\$156.63</b>
Altamonte Springs (East)	32701	1	\$259,900	3.0	2.0	1,381	\$188.20
Casselberry	32707	2	\$259,950	4.0	2.0	1,633	\$159.19
Winter Springs / Tuskawilla	32708	2	\$259,950	4.0	2.0	1,627	\$159.77
Lake Mary / Heathrow	32746	1	\$259,900	4.0	2.0	1,835	\$141.63
Longwood (East)	32750	1	\$259,900	3.0	2.0	1,476	\$176.08
Sanford / Lake Forest	32771	1	\$259,900	3.0	1.0	1,657	\$156.85
Longwood / Wekiva Springs	32779	1	\$259,800	3.0	2.0	1,569	\$165.58
Winter Park	32792	2	\$259,950	3.0	2.0	1,908	\$136.24
<b>Orange County</b>		<b>19</b>	<b>\$259,905</b>	<b>3.4</b>	<b>2.1</b>	<b>1,671</b>	<b>\$155.53</b>
Apopka / Hunt Club	32703	1	\$259,900	3.0	2.0	1,687	\$154.06
Apopka (North)	32712	2	\$259,900	4.0	2.0	1,912	\$135.93
Winter Park (West)	32789	1	\$259,900	3.0	1.0	1,175	\$221.19
Winter Park (East) / Aloma	32792	1	\$259,900	3.0	2.0	1,536	\$169.21
College Park	32804	1	\$260,000	3.0	2.0	1,362	\$190.90
Azalea Park	32807	1	\$259,900	4.0	3.0	2,171	\$119.71
Pinecastle / Belle Isle	32809	1	\$260,000	3.0	2.0	1,624	\$160.10
Lockhart	32810	1	\$259,900	4.0	3.0	2,256	\$115.20
Conway	32812	2	\$259,700	4.0	2.0	1,598	\$162.52
Union Park	32817	2	\$259,950	3.0	2.0	1,436	\$181.02
Hiawassee	32818	2	\$259,900	4.0	2.0	1,731	\$150.14
Williamsburg / Lake Bryan	32821	1	\$260,000	3.0	2.0	1,576	\$164.97
Taft	32824	3	\$259,933	3.0	2.0	1,670	\$155.65
<b>Osceola County</b>		<b>14</b>	<b>\$259,943</b>	<b>3.8</b>	<b>2.2</b>	<b>1,980</b>	<b>\$131.26</b>
Kissimmee / Buena Ventura Lakes	34743	3	\$259,967	4.0	2.0	1,942	\$133.87
Kissimmee (West) / Pleasant Hill	34746	3	\$259,933	4.0	3.0	2,537	\$102.46
Kissimmee / Poinciana	34758	1	\$259,900	4.0	2.0	2,082	\$124.83
St Cloud	34769	1	\$259,900	3.0	2.0	1,751	\$148.43
St Cloud / Narcoossee	34771	1	\$260,000	3.0	2.0	1,792	\$145.09
St Cloud / Canoe Creek	34772	4	\$259,950	4.0	2.0	1,664	\$156.22
St Cloud / Harmony	34773	1	\$259,900	3.0	2.0	2,008	\$129.43

**Where are the 60 Single Family Homes available for the Median Price of \$260,000? (cont'd) (± \$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>Lake County</b>		<b>16</b>	<b>\$259,900</b>	<b>3.4</b>	<b>2.0</b>	<b>2,164</b>	<b>\$120.11</b>
Grand Island	32735	1	\$259,900	4.0	2.0	2,249	\$115.56
Eustis (East)	32736	1	\$259,900	4.0	2.0	1,839	\$141.33
Clermont (Central)	34711	1	\$259,900	4.0	2.0	2,368	\$109.76
Clermont (South)	34714	1	\$260,000	3.0	2.0	1,736	\$149.77
Fruitland Park	34731	1	\$259,900	4.0	2.0	2,320	\$112.03
Groveland	34736	1	\$259,900	4.0	2.0	2,810	\$92.49
Howey in the Hills	34737	1	\$259,900	3.0	2.0	1,604	\$162.03
Leesburg (West)	34748	7	\$259,871	3.0	2.0	2,176	\$119.43
Mascotte	34753	1	\$260,000	4.0	2.0	2,440	\$106.56
Yalaha	34797	1	\$259,900	3.0	2.0	2,025	\$128.35

### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>141</b>	114	15	8	2	2	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	135	108	15	8	2	2	0
<b>Active Listings</b>	<b>1,709</b>	1,212	185	214	60	34	4
Bank Owned	20	16	2	2	0	0	0
Short Sales	7	4	1	1	1	0	0
Other	1,682	1,192	182	211	59	34	4
<b>Months of Inventory</b>	<b>3</b>	2	3	6	7	4	0

***List Price***

Average Original List Price	\$197,525	\$165,589	\$280,139	\$346,736	\$454,500	\$544,450	\$0
Average Final List Price	\$193,793	\$162,829	\$274,379	\$334,849	\$454,500	\$529,450	\$0

***Sale Price***

Average Price	\$188,001	\$157,161	\$269,747	\$327,125	\$438,750	\$525,500	\$0
Median Price	\$179,900	\$158,500	\$270,000	\$327,500	\$438,750	\$525,500	\$0

***Price Differences***

<i>Original to Final</i> List Price	-\$3,732	-\$2,760	-\$5,760	-\$11,887	\$0	-\$15,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,524	-\$8,428	-\$10,392	-\$19,611	-\$15,750	-\$18,950	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,792	-\$5,668	-\$4,632	-\$7,724	-\$15,750	-\$3,950	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.18%	94.91%	96.29%	94.34%	96.53%	96.52%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.01%	96.52%	98.31%	97.69%	96.53%	99.25%	0.00%

***Days on the Market***

Avg Days Listing to Contract	66	66	58	80	20	114	0
Combined Avg Days to Contract	62	59	50	133	20	112	0
Avg Days Listing to Closing	107	100	145	129	40	159	0
Avg Days Contract to Close	40	33	86	48	20	44	0

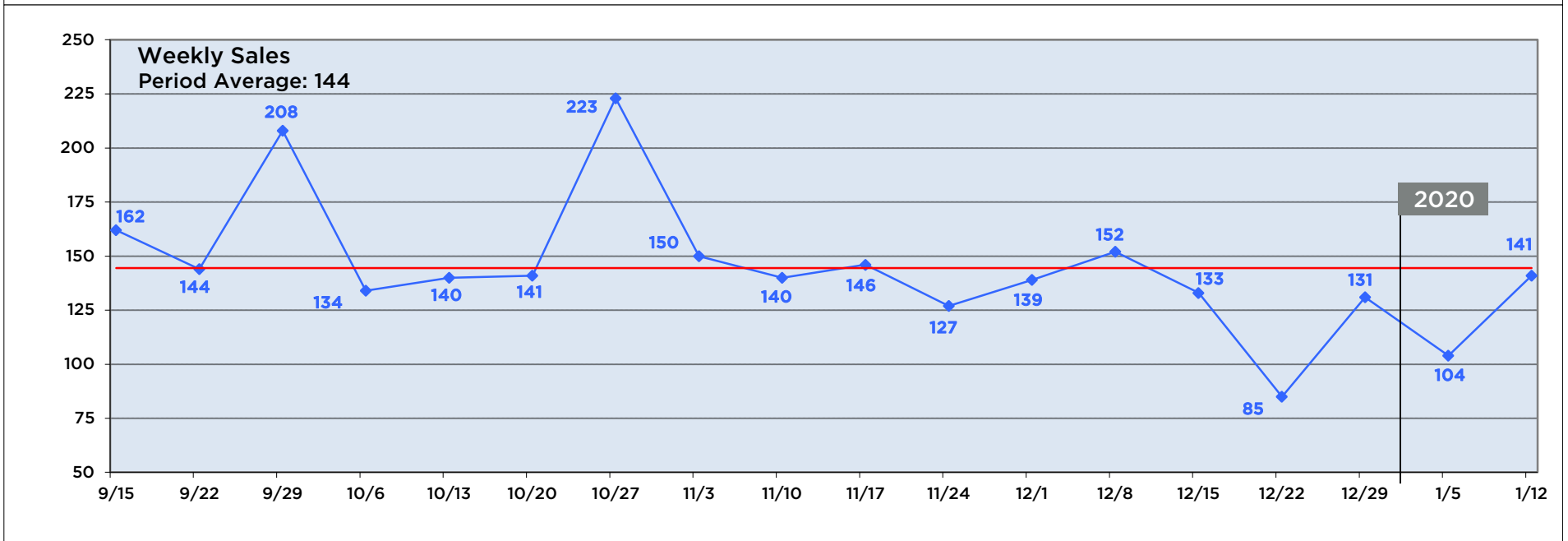
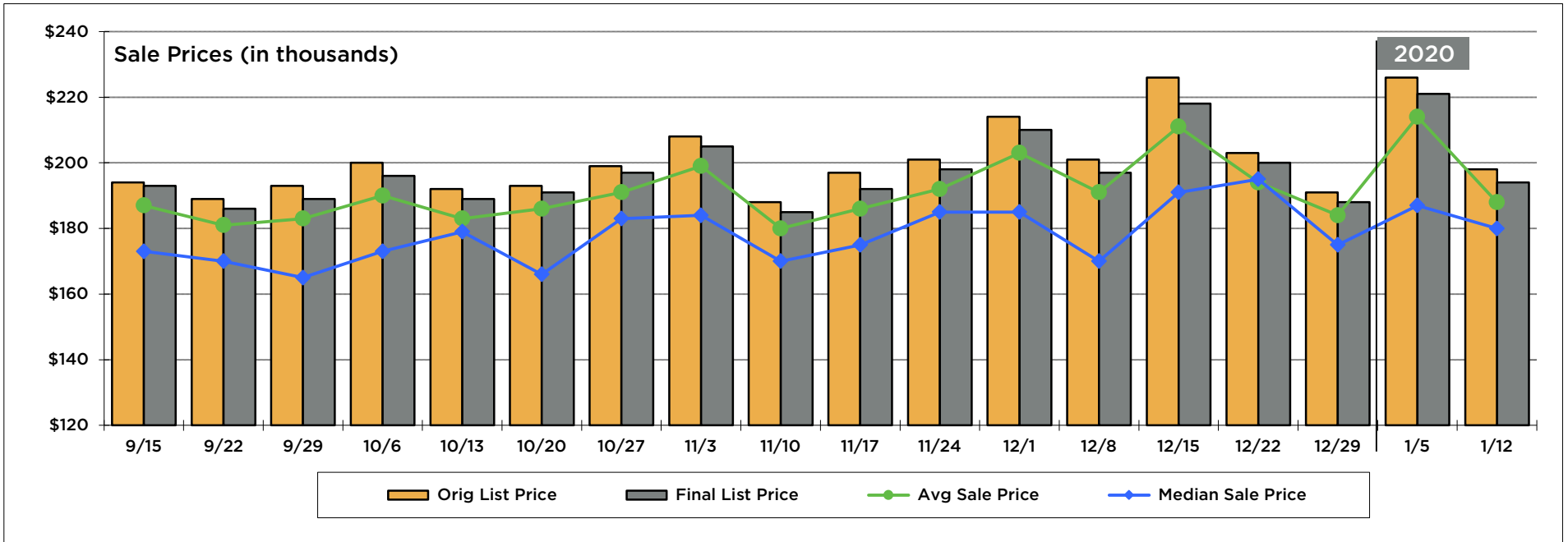
***Beds / Baths***

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

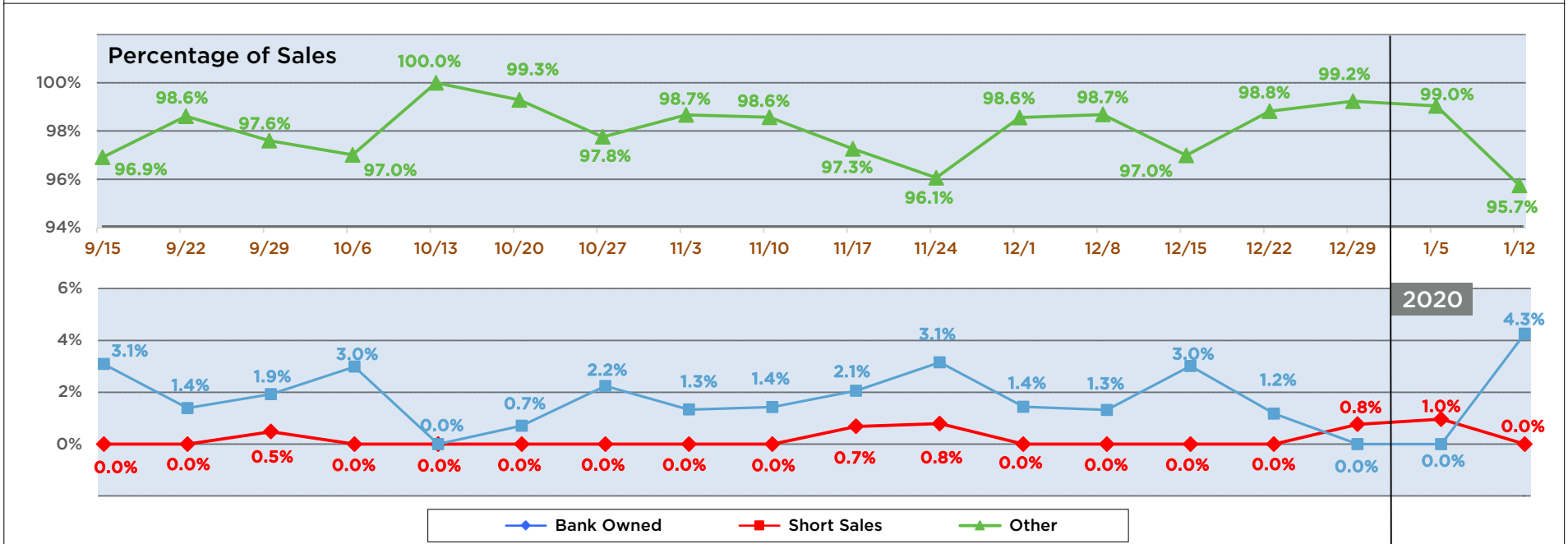
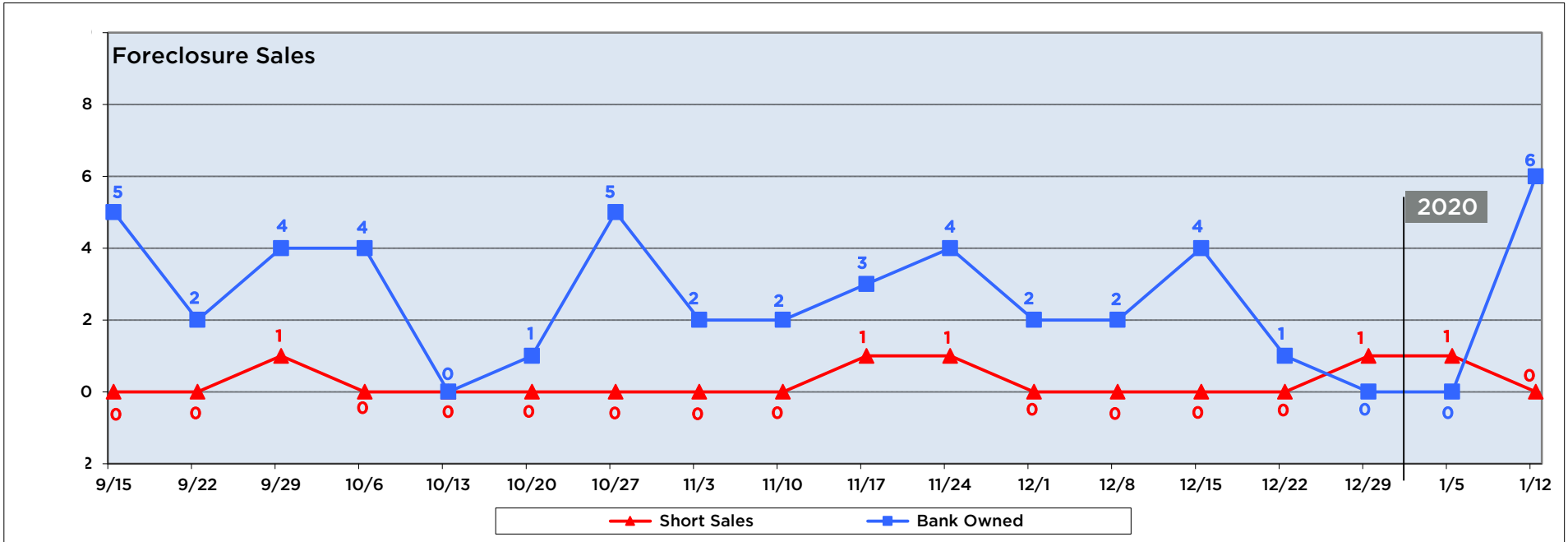
***Square Footage***

Average Square Feet	1,356	1,239	1,750	1,937	1,828	2,264	0
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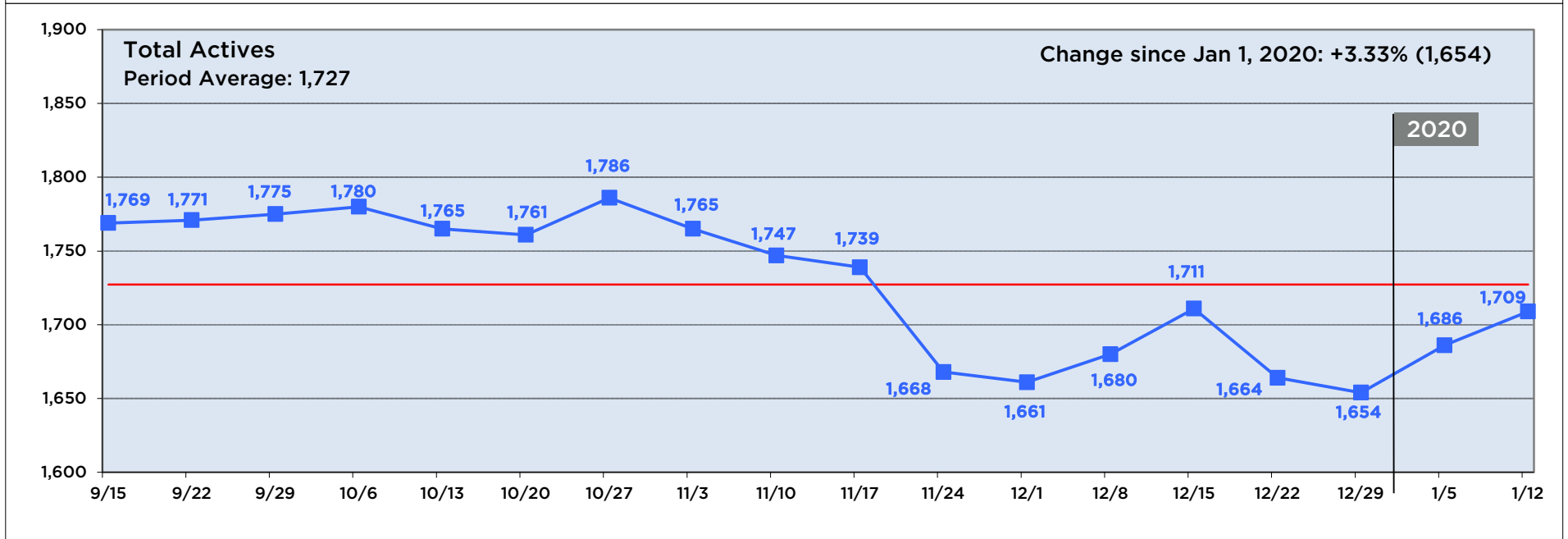
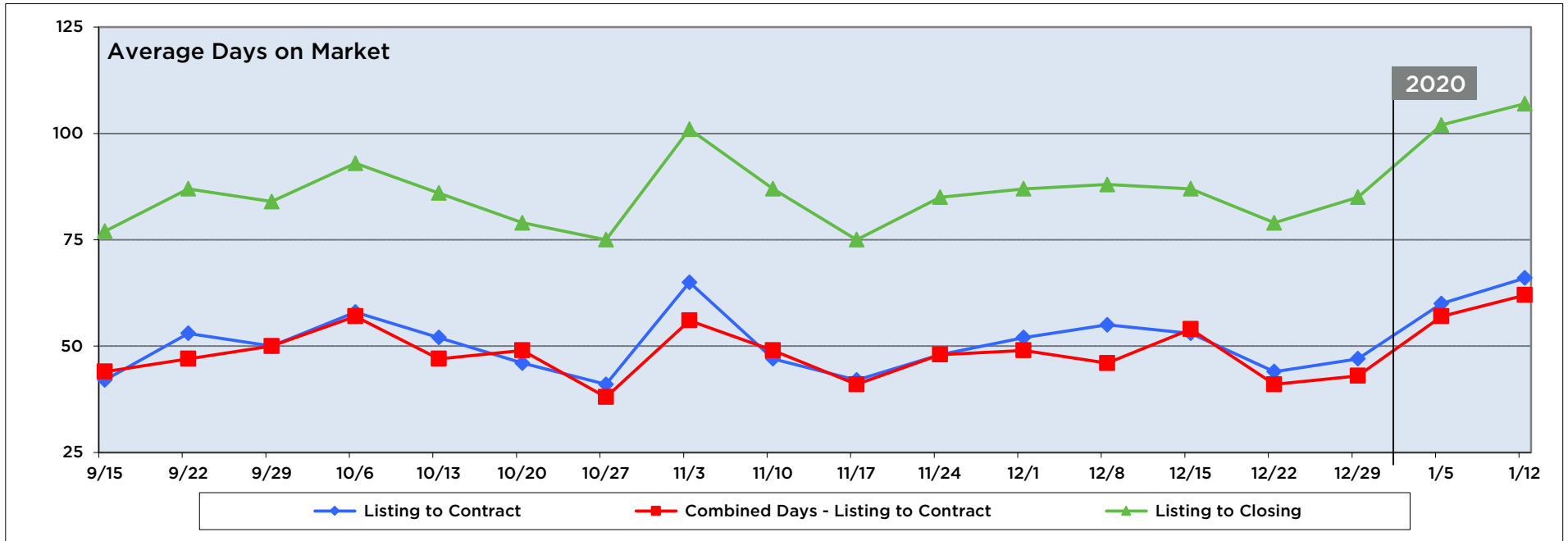
**Condos, Townhomes, Villas**



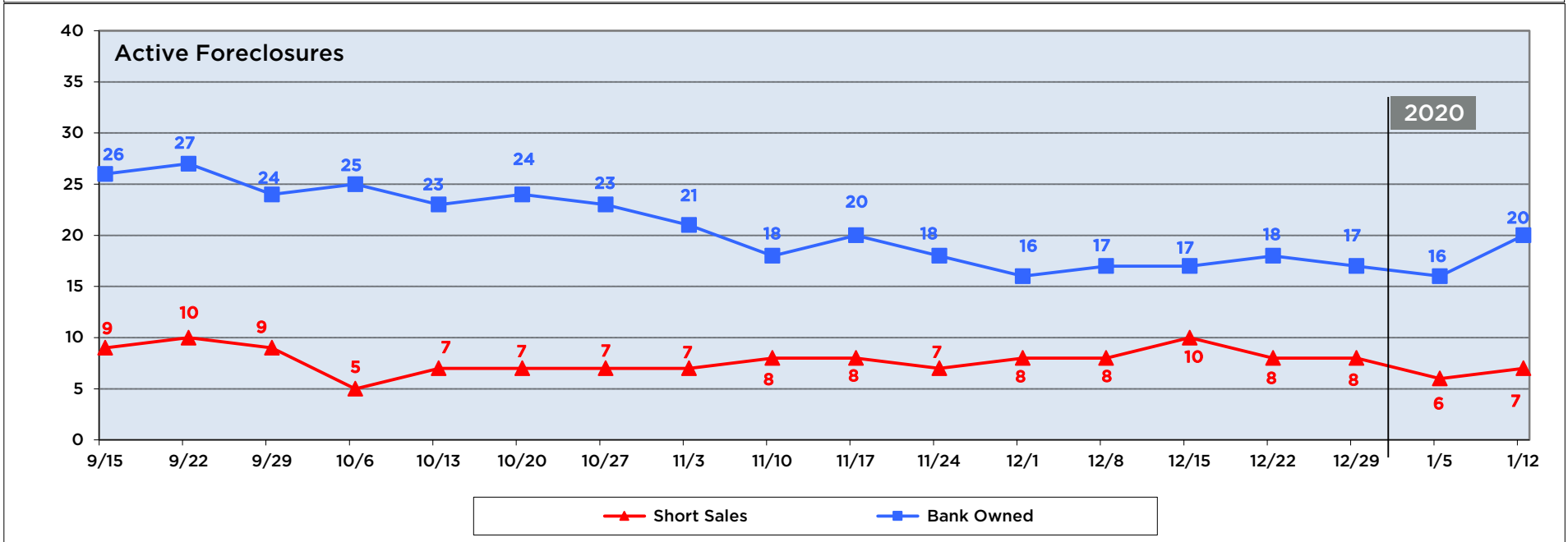
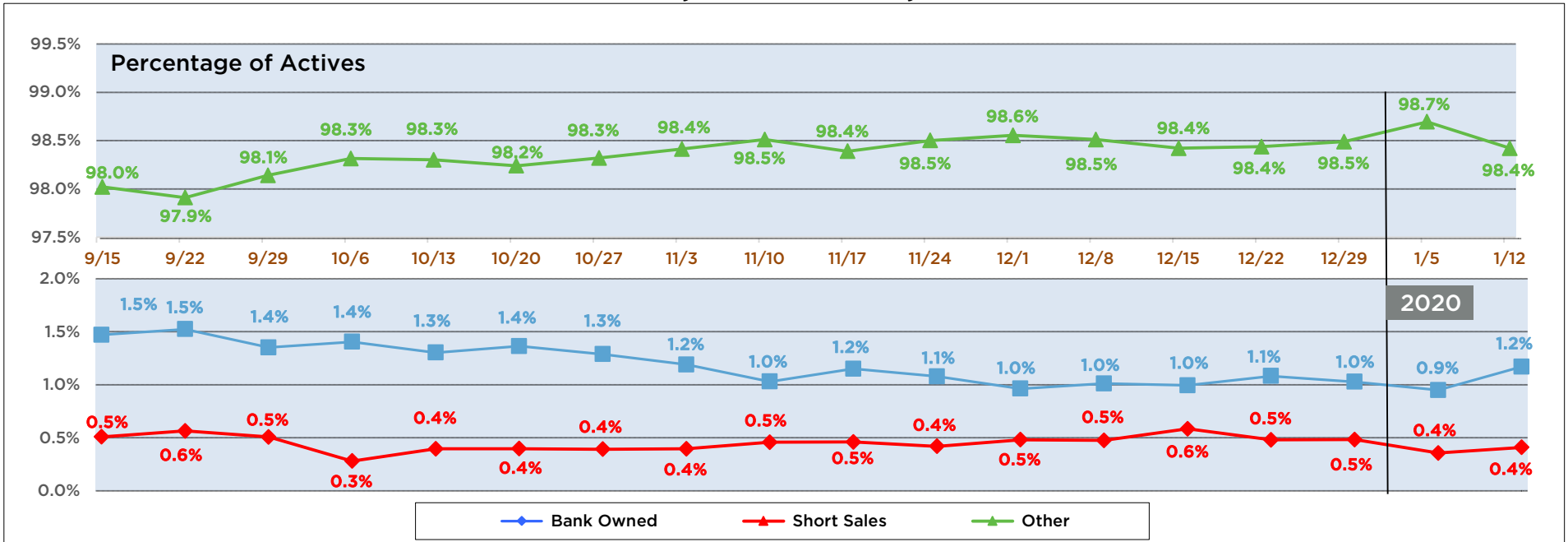
**Condos, Townhomes, Villas**



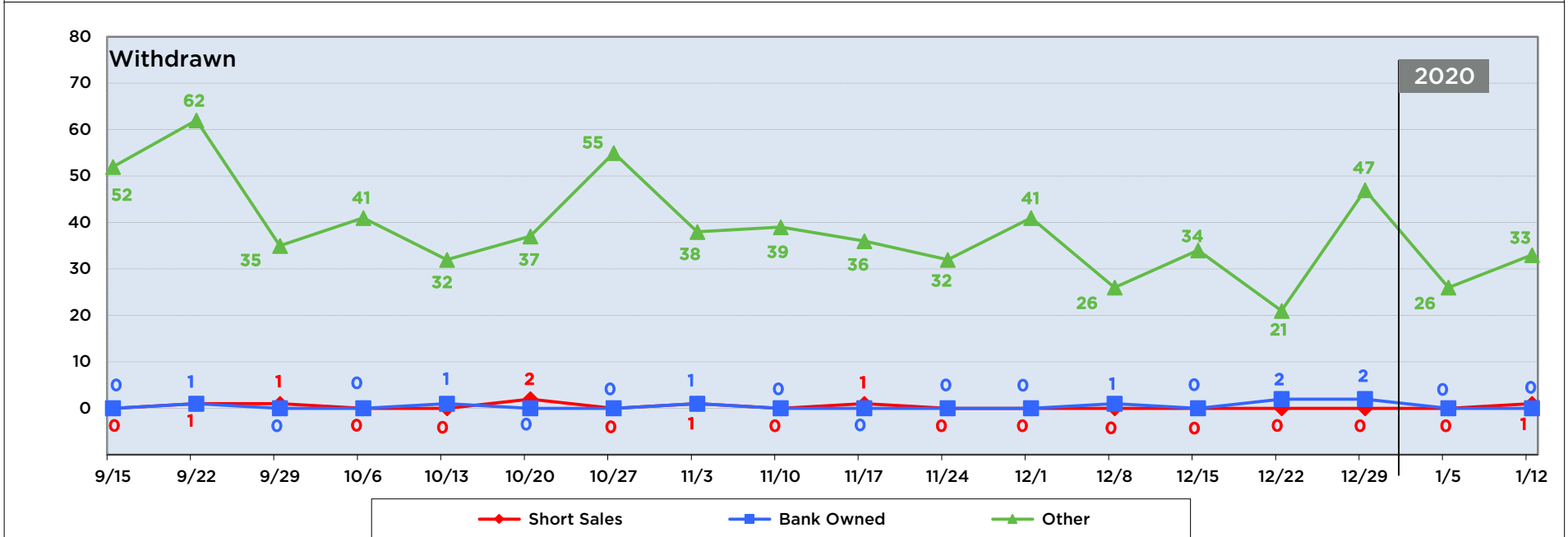
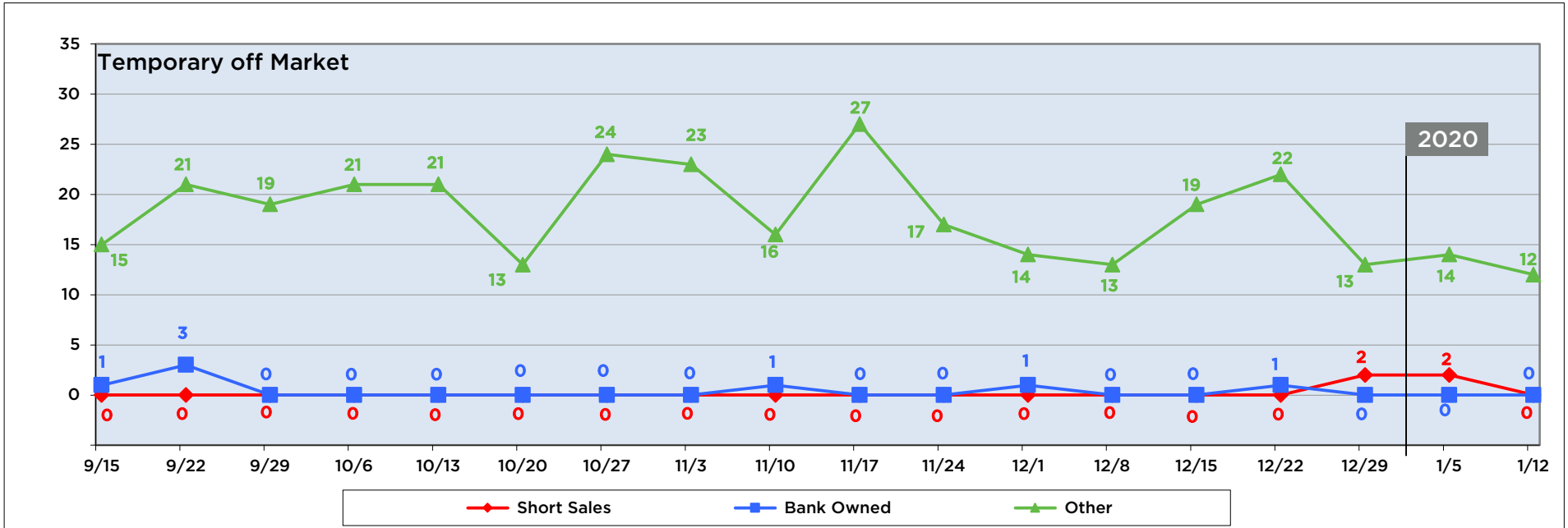
**Condos, Townhomes, Villas**



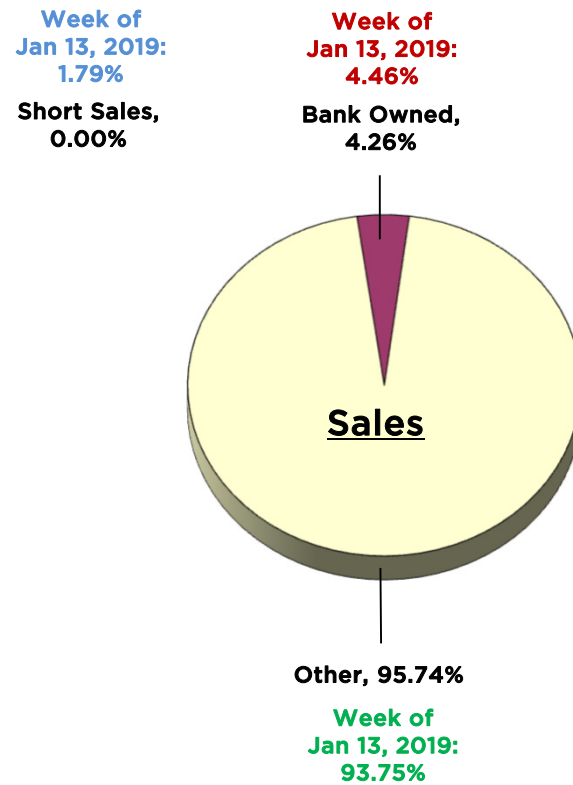
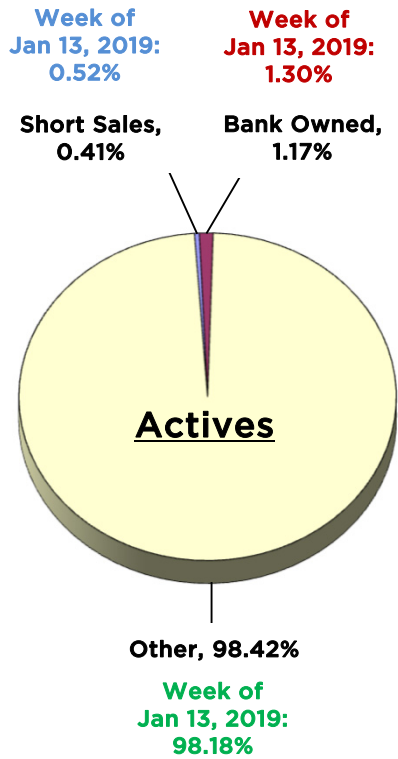
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 29 Condos, Townhomes, or Villas available for the Median Price of \$179,900?** (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>5</b>	<b>\$179,938</b>	<b>2.2</b>	<b>2.0</b>	<b>1,317</b>	<b>\$136.65</b>
Winter Springs / Tuskawilla	32708	1	\$180,000	2.0	2.0	1,166	\$154.37
Altamonte Springs / Forest City	32714	1	\$179,900	3.0	2.0	1,565	\$114.95
Sanford / Lake Forest	32771	1	\$179,990	1.0	2.0	1,247	\$144.34
Sanford (South)	32773	1	\$179,900	3.0	2.0	1,420	\$126.69
Winter Park	32792	1	\$179,900	2.0	2.0	1,186	\$151.69
<b>Orange County</b>		<b>12</b>	<b>\$179,950</b>	<b>2.6</b>	<b>1.9</b>	<b>1,246</b>	<b>\$144.38</b>
Apopka (North)	32712	1	\$179,900	3.0	2.0	1,470	\$122.38
Orlando (Downtown)	32801	1	\$180,000	1.0	1.0	931	\$193.34
Pine Hills / Rosemont	32808	1	\$180,000	3.0	2.0	1,398	\$128.76
Williamsburg / Lake Bryan	32821	3	\$179,933	3.0	2.0	1,243	\$144.76
Ventura	32822	1	\$179,900	2.0	2.0	1,343	\$133.95
Waterford Lakes	32828	1	\$179,900	3.0	2.0	1,434	\$125.45
Moss Park	32832	1	\$180,000	2.0	2.0	987	\$182.37
Hunters Creek	32837	2	\$180,000	3.0	2.0	1,276	\$141.07
Gotha	34734	1	\$179,900	2.0	2.0	1,112	\$161.78
<b>Osceola County</b>		<b>12</b>	<b>\$179,941</b>	<b>2.8</b>	<b>2.0</b>	<b>1,308</b>	<b>\$137.60</b>
Davenport	33896	1	\$180,000	3.0	2.0	1,435	\$125.44
Kissimmee (Central)	34741	1	\$180,000	3.0	2.0	1,433	\$125.61
Kissimmee / Buena Ventura Lakes	34743	3	\$179,933	2.0	2.0	1,253	\$143.60
Kissimmee (West) / Pleasant Hill	34746	3	\$179,900	3.0	2.0	1,355	\$132.77
Kissimmee / Celebration	34747	4	\$179,949	3.0	2.0	1,250	\$143.96