



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

***Week of January 19, 2020 - January 25, 2020***

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

- Sales of single-family homes decreased to 326 during the week of Jan 19, from 476 the week prior
- The median price of single family homes increased to \$268,500, a change of 3.3%
- The number of single-family home foreclosure transactions decreased to 11 last week, from 18 the week of Jan 12
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory decreased by 79, and now sits at 5,904

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

- Sales of condos, townhomes, and villas decreased to 94 during the week of Jan 19, from 141 the week prior
- The median price of condos, townhomes, and villas increased to \$182,500, a change of 1.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 3 last week, from 6 the week of Jan 12
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 20, and now sits at 1,729

*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>326</b>	135	62	70	30	25	4
Bank Owned	11	10	0	1	0	0	0
Short Sales	4	2	1	0	1	0	0
Other	311	123	61	69	29	25	4
<b>Active Listings</b>	<b>5,904</b>	1,476	866	1,311	730	1,074	447
Bank Owned	135	82	18	16	7	6	6
Short Sales	48	20	7	12	6	3	0
Other	5,721	1,374	841	1,283	717	1,065	441
<b>Months of Inventory</b>	<b>4</b>	3	3	4	6	10	26

**List Price**

Average Original List Price	<b>\$333,293</b>	\$200,996	\$286,405	\$361,764	\$480,896	\$724,500	\$1,474,750
Average Final List Price	<b>\$323,489</b>	\$195,161	\$280,271	\$351,693	\$468,616	\$706,920	\$1,346,000

**Sale Price**

Average Price	<b>\$313,251</b>	\$188,272	\$272,489	\$342,262	\$446,993	\$686,266	\$1,321,000
Median Price	<b>\$268,500</b>	\$198,900	\$270,000	\$340,000	\$450,000	\$650,000	\$1,229,500

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$9,804</b>	-\$5,835	-\$6,134	-\$10,071	-\$12,280	-\$17,580	-\$128,750
<b>Original List to Sale Price - \$</b>	<b>-\$20,042</b>	-\$12,724	-\$13,916	-\$19,502	-\$33,903	-\$38,234	-\$153,750
<b>Final List to Sale Price - \$</b>	<b>-\$10,238</b>	-\$6,889	-\$7,782	-\$9,431	-\$21,623	-\$20,654	-\$25,000
<b>Original List to Sale Price - %</b>	<b>93.99%</b>	93.67%	95.14%	94.61%	92.95%	94.72%	89.57%
<b>Final List to Sale Price - %</b>	<b>96.84%</b>	96.47%	97.22%	97.32%	95.39%	97.08%	98.14%

**Days on the Market**

Avg Days Listing to Contract	<b>64</b>	52	54	67	78	108	199
Combined Avg Days to Contract	<b>60</b>	41	55	64	70	126	199
Avg Days Listing to Closing	<b>104</b>	92	93	106	120	149	242
Avg Days Contract to Close	<b>39</b>	39	38	37	41	40	43

**Beds / Baths**

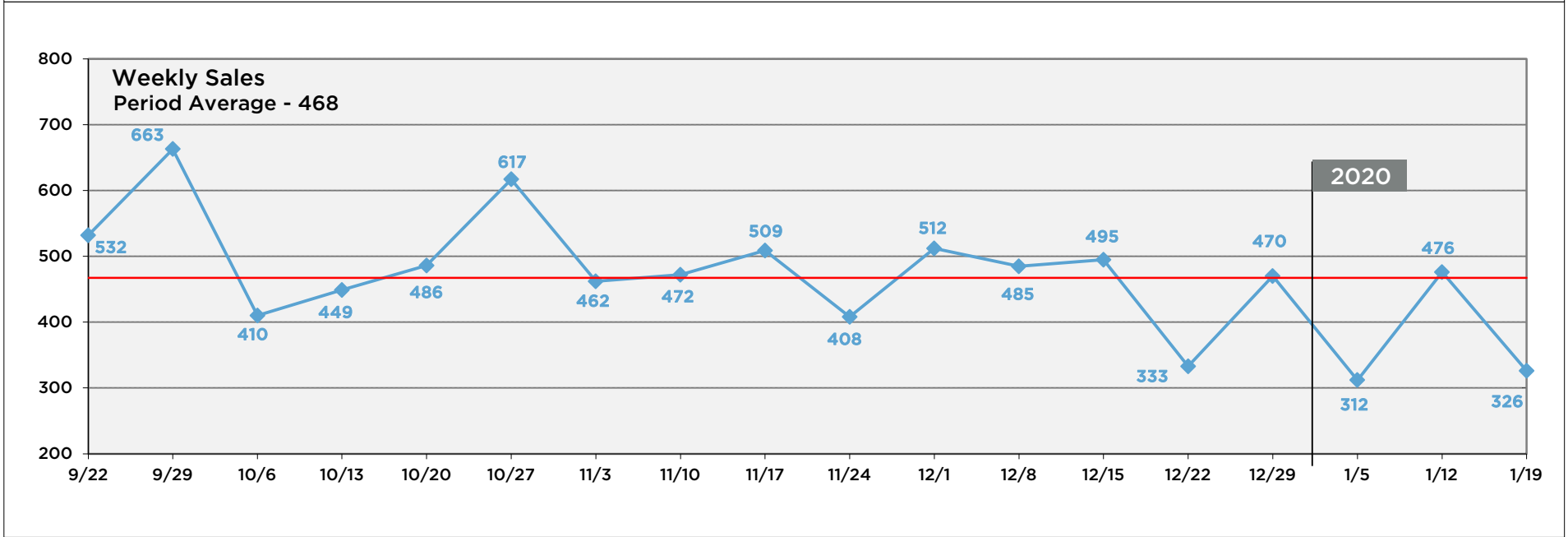
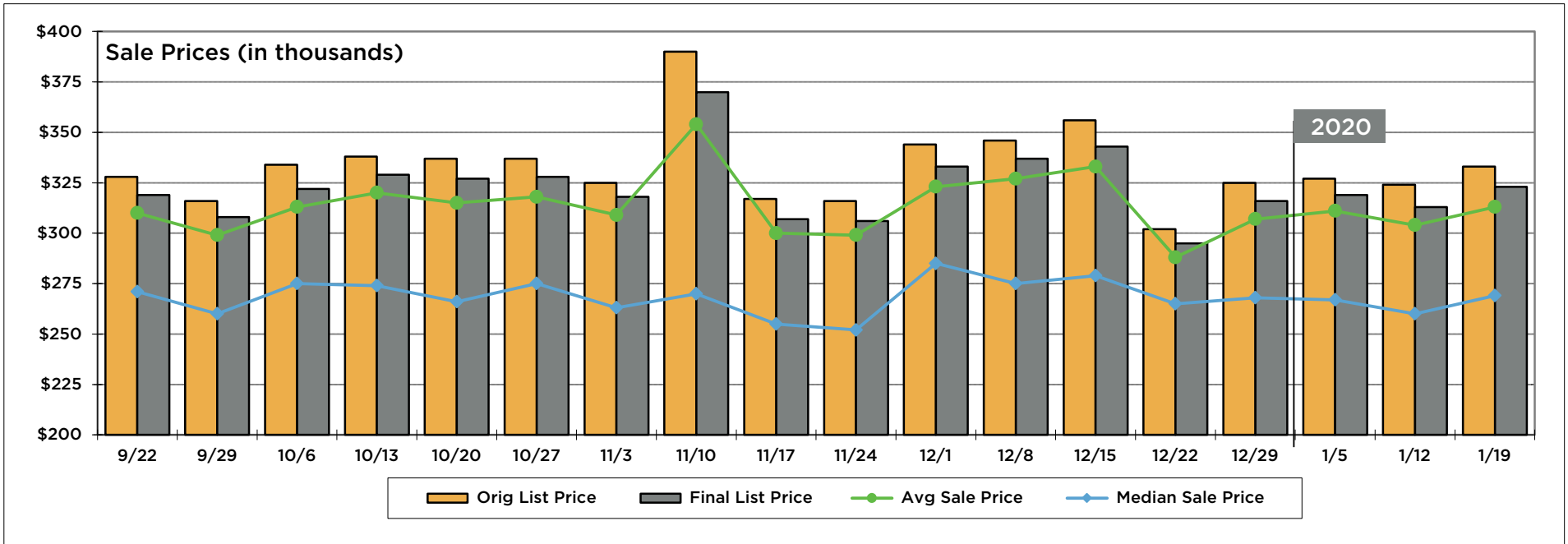
Average Bedrooms	<b>3</b>	3	3	4	4	4	5
Average Full Baths	<b>2</b>	2	2	3	3	3	5
Average Half Baths	<b>0</b>	0	0	0	0	1	1

**Square Footage**

Average Square Feet	<b>2,044</b>	1,419	1,894	2,313	2,781	3,608	5,440
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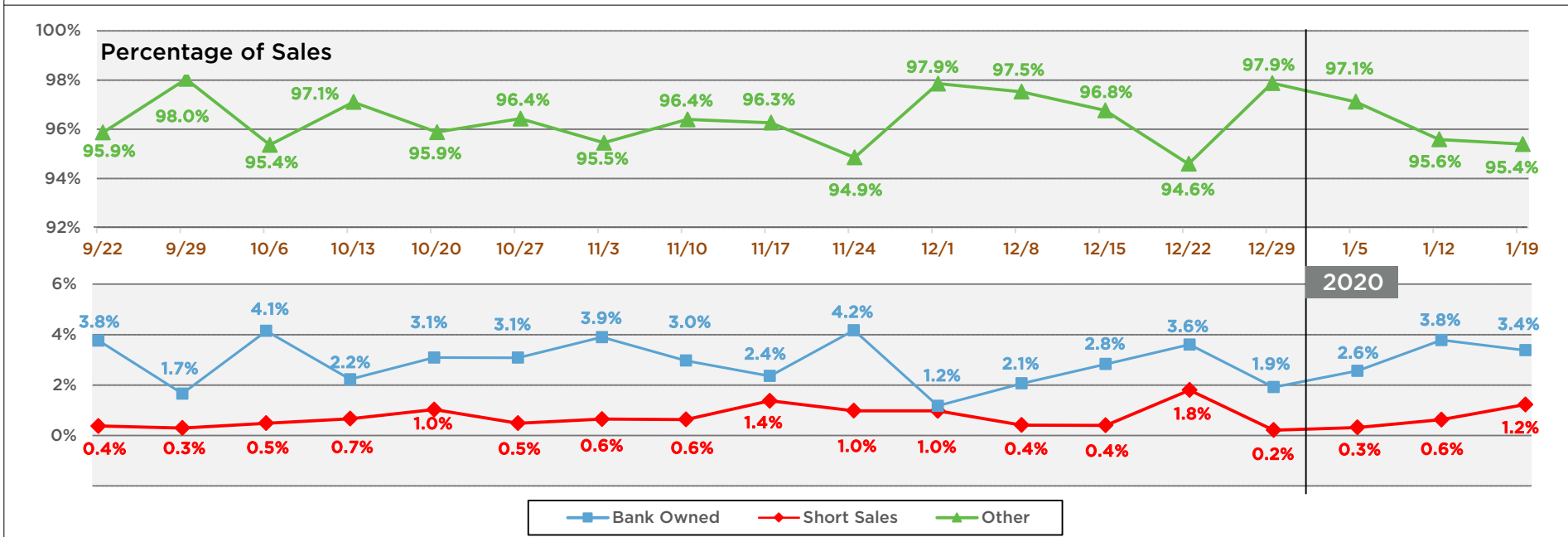
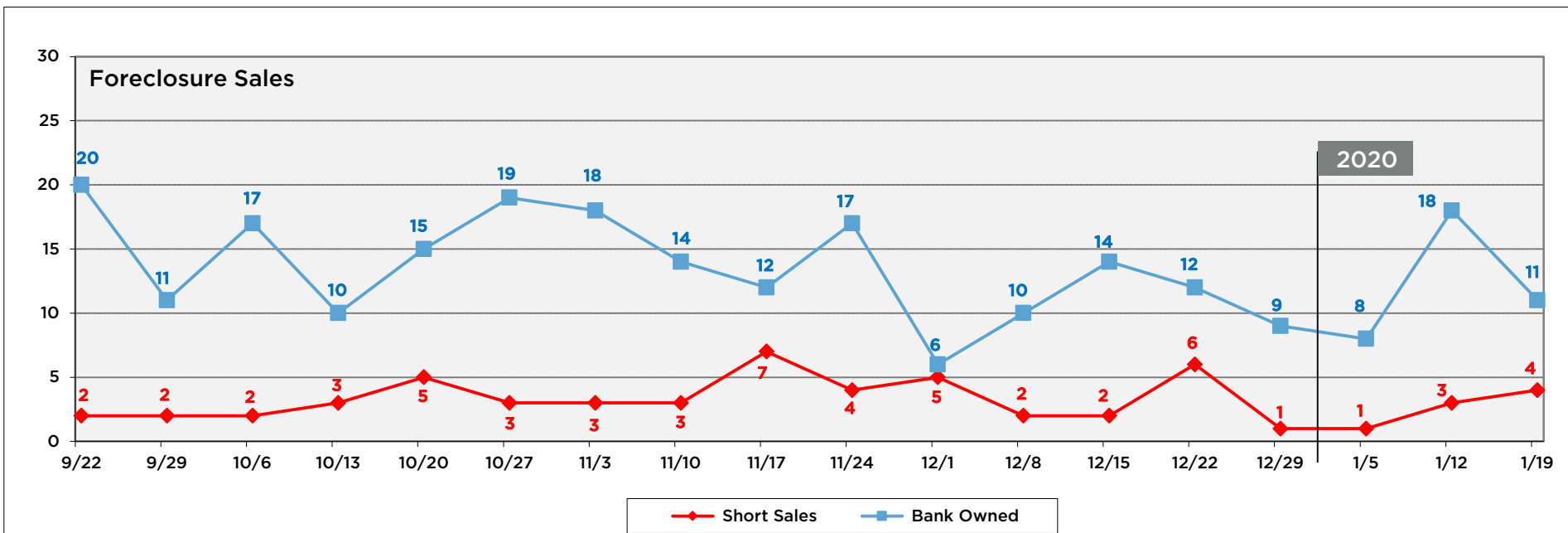


**Single Family Homes**

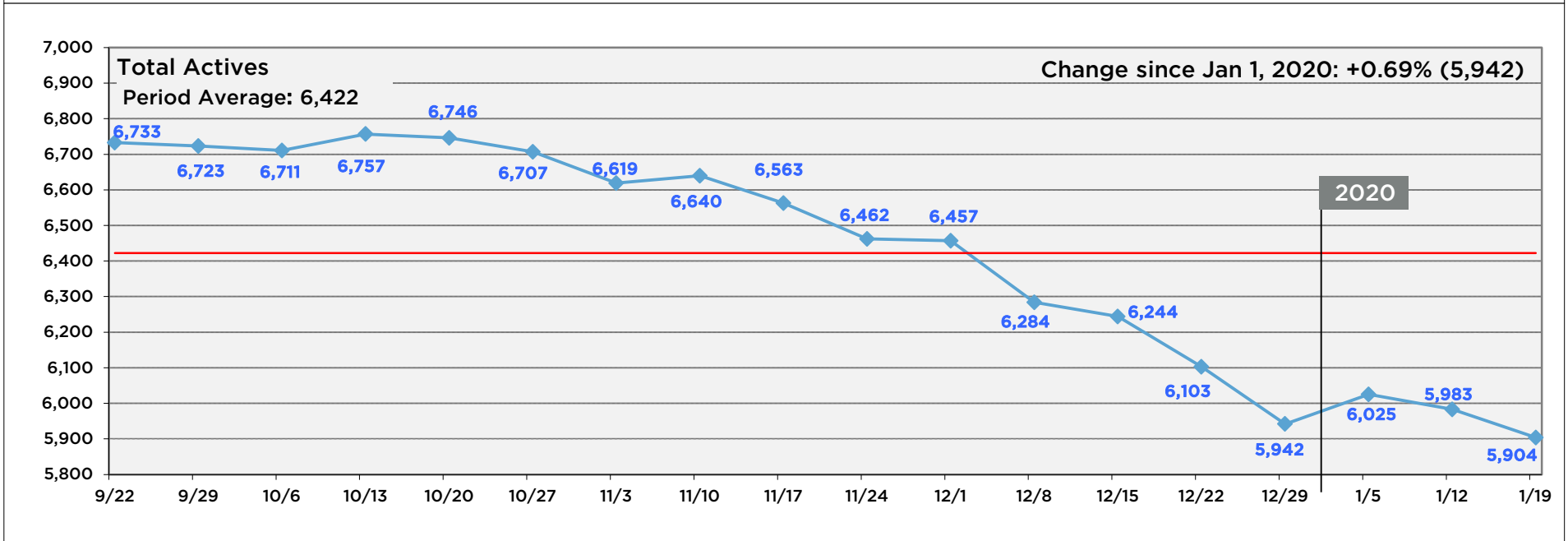
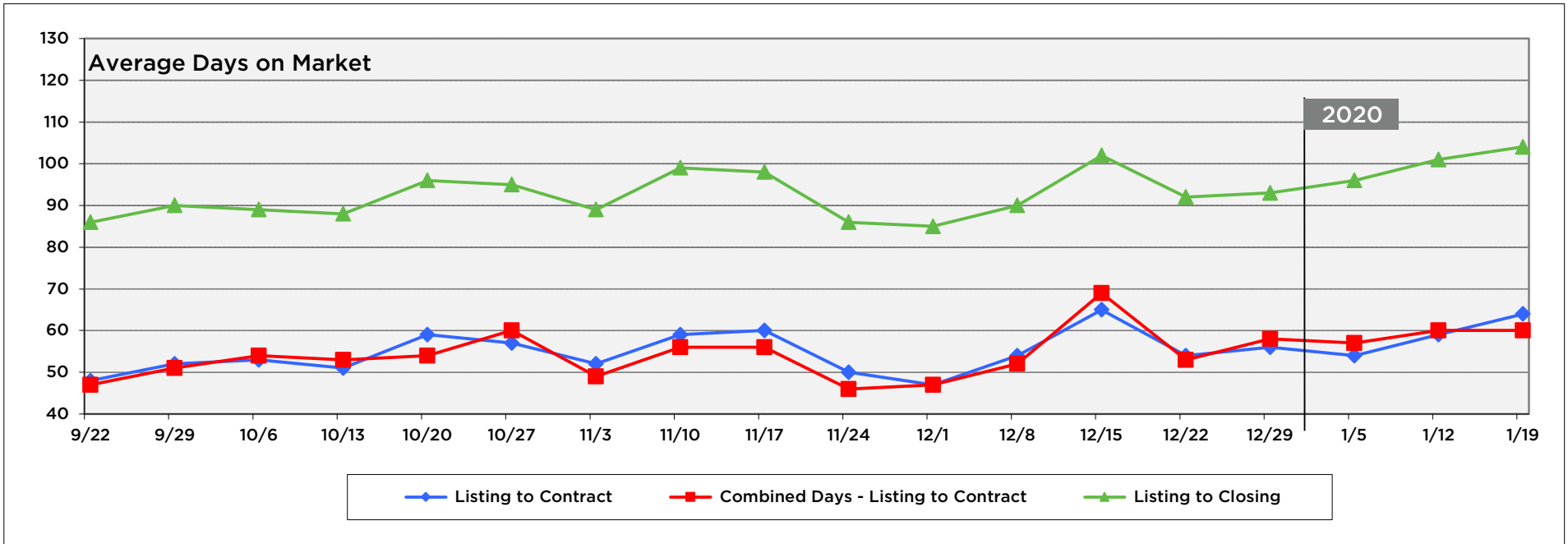




**Single Family Homes**

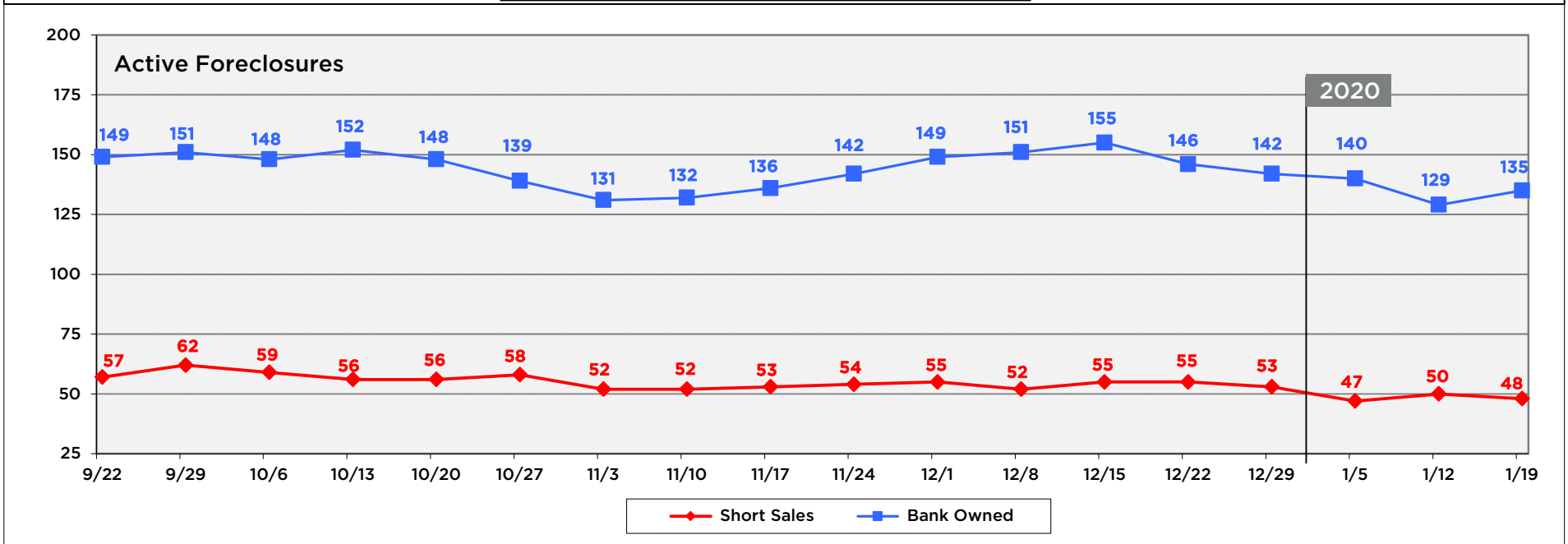
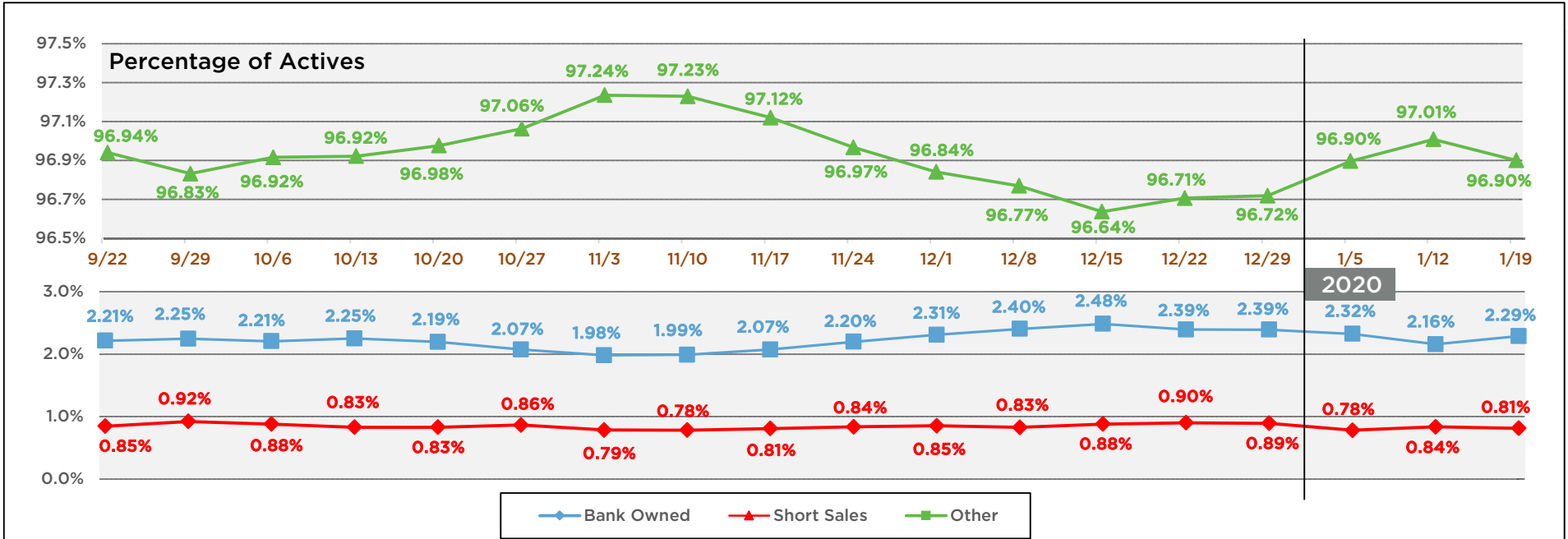


**Single Family Homes**

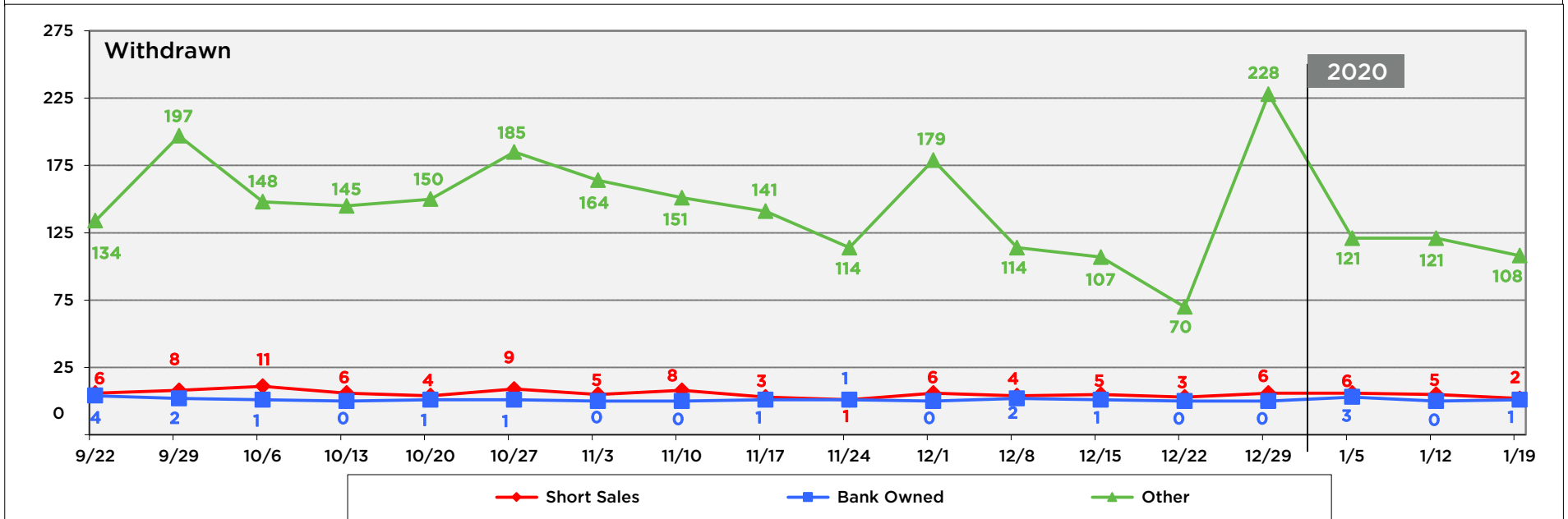
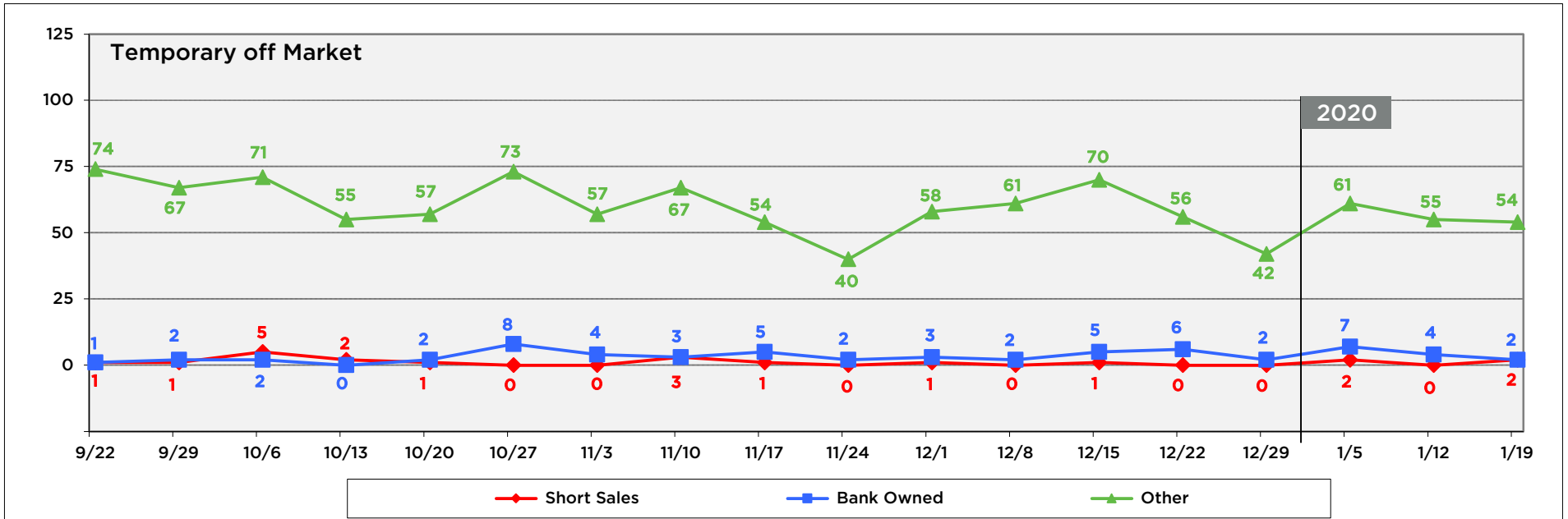




**Single Family Homes**

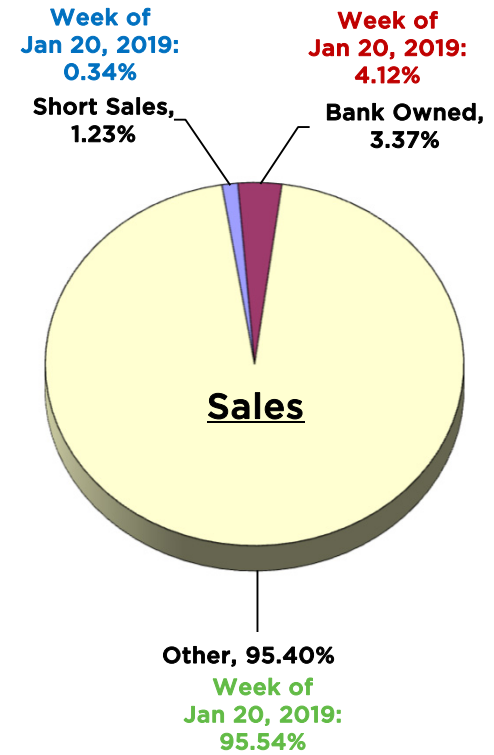
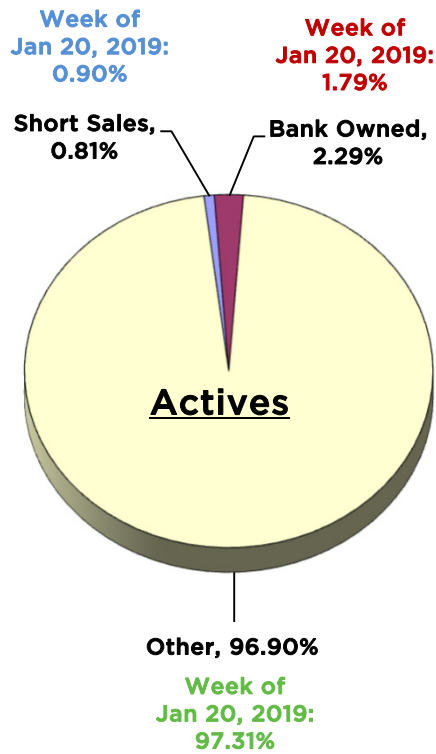


**Single Family Homes**





### Single Family Homes



**Where are the 18 Single Family Homes available for the Median Price of \$268,500? (± \$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>
<b>Seminole County</b>		<b>4</b>	<b>\$268,750</b>	<b>3.3</b>	<b>2.0</b>	<b>1,532</b>	<b>\$175.42</b>
Altamonte Springs (East)	32701	1	\$268,000	3.0	2.0	1,421	\$188.60
Altamonte Springs / Forest City	32714	1	\$269,000	4.0	2.0	1,927	\$139.60
Lake Mary / Heathrow	32746	2	\$269,000	3.0	2.0	1,390	\$193.53
<b>Orange County</b>		<b>4</b>	<b>\$268,500</b>	<b>3.3</b>	<b>1.8</b>	<b>1,618</b>	<b>\$165.95</b>
Winter Park (East) / Aloma	32792	1	\$268,000	3.0	1.0	1,210	\$221.49
Hiawassee	32818	1	\$269,000	3.0	2.0	1,958	\$137.39
Ventura	32822	1	\$269,000	4.0	2.0	1,919	\$140.18
Union Park / Chickasaw	32829	1	\$268,000	3.0	2.0	1,385	\$193.50
<b>Osceola County</b>		<b>4</b>	<b>\$268,750</b>	<b>3.3</b>	<b>2.0</b>	<b>1,961</b>	<b>\$137.08</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$269,000	4.0	2.0	1,988	\$135.31
Kissimmee (East)	34744	2	\$268,500	3.0	2.0	1,925	\$139.48
St Cloud / Canoe Creek	34772	1	\$269,000	3.0	2.0	2,004	\$134.23
<b>Lake County</b>		<b>6</b>	<b>\$269,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,748</b>	<b>\$153.86</b>
Mount Dora	32757	2	\$269,000	2.0	2.0	1,468	\$183.24
Sorrento / Mt Plymouth	32776	1	\$269,000	3.0	2.0	1,779	\$151.21
Clermont (Central)	34711	1	\$269,000	3.0	2.0	1,835	\$146.59
Clermont (South)	34714	1	\$269,000	4.0	2.0	1,732	\$155.31
Minneola	34715	1	\$269,000	4.0	2.0	2,208	\$121.83

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>94</b>	71	17	4	1	1	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	91	68	17	4	1	1	0
<b>Active Listings</b>	<b>1,729</b>	1,226	198	204	59	37	5
Bank Owned	19	16	1	2	0	0	0
Short Sales	9	5	2	1	1	0	0
Other	1,701	1,205	195	201	58	37	5
<b>Months of Inventory</b>	<b>4</b>	4	3	12	14	9	0

***List Price***

Average Original List Price	<b>\$208,972</b>	\$170,084	\$275,834	\$388,475	\$449,900	\$874,444	\$0
Average Final List Price	<b>\$206,168</b>	\$167,476	\$276,881	\$371,175	\$432,900	\$864,400	\$0

***Sale Price***

Average Price	<b>\$199,704</b>	\$162,158	\$270,935	\$349,500	\$420,000	\$835,000	\$0
Median Price	<b>\$182,500</b>	\$158,000	\$270,000	\$352,000	\$420,000	\$835,000	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,804</b>	-\$2,608	\$1,047	-\$17,300	-\$17,000	-\$10,044	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$9,268</b>	-\$7,926	-\$4,899	-\$38,975	-\$29,900	-\$39,444	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$6,464</b>	-\$5,318	-\$5,946	-\$21,675	-\$12,900	-\$29,400	\$0
<b>Original List to Sale Price - %</b>	<b>95.56%</b>	95.34%	98.22%	89.97%	93.35%	95.49%	0.00%
<b>Final List to Sale Price - %</b>	<b>96.86%</b>	96.82%	97.85%	94.16%	97.02%	96.60%	0.00%

***Days on the Market***

Avg Days Listing to Contract	<b>54</b>	49	55	106	90	152	0
Combined Avg Days to Contract	<b>56</b>	45	67	101	90	454	0
Avg Days Listing to Closing	<b>88</b>	82	91	149	119	196	0
Avg Days Contract to Close	<b>33</b>	32	35	42	28	43	0

***Beds / Baths***

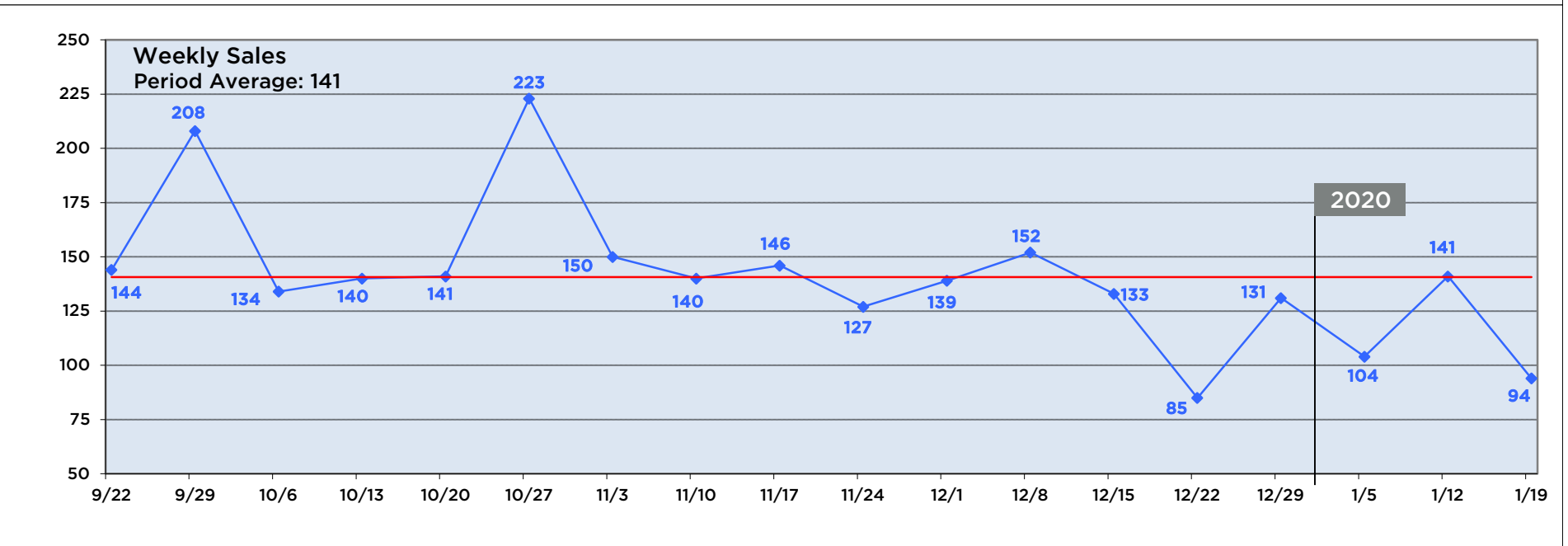
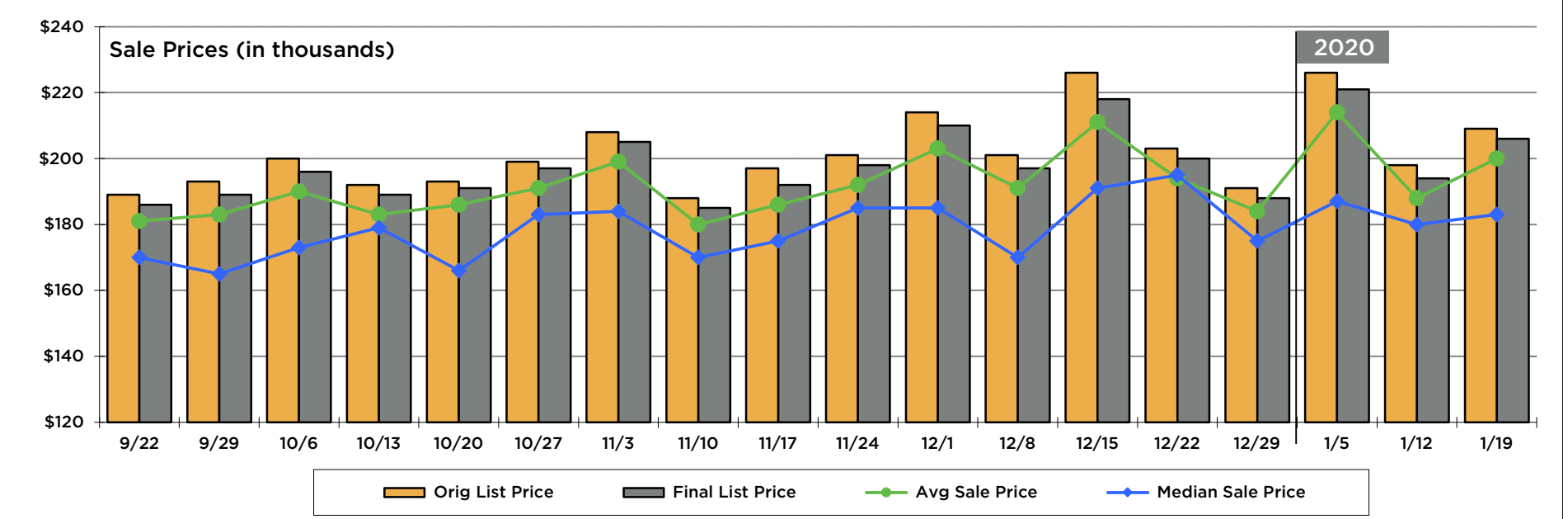
Average Bedrooms	<b>2</b>	2	3	2	2	2	0
Average Full Baths	<b>2</b>	2	2	2	2	2	0
Average Half Baths	<b>0</b>	0	1	1	0	0	0

***Square Footage***

Average Square Feet	<b>1,368</b>	1,231	1,820	1,715	1,285	2,053	0
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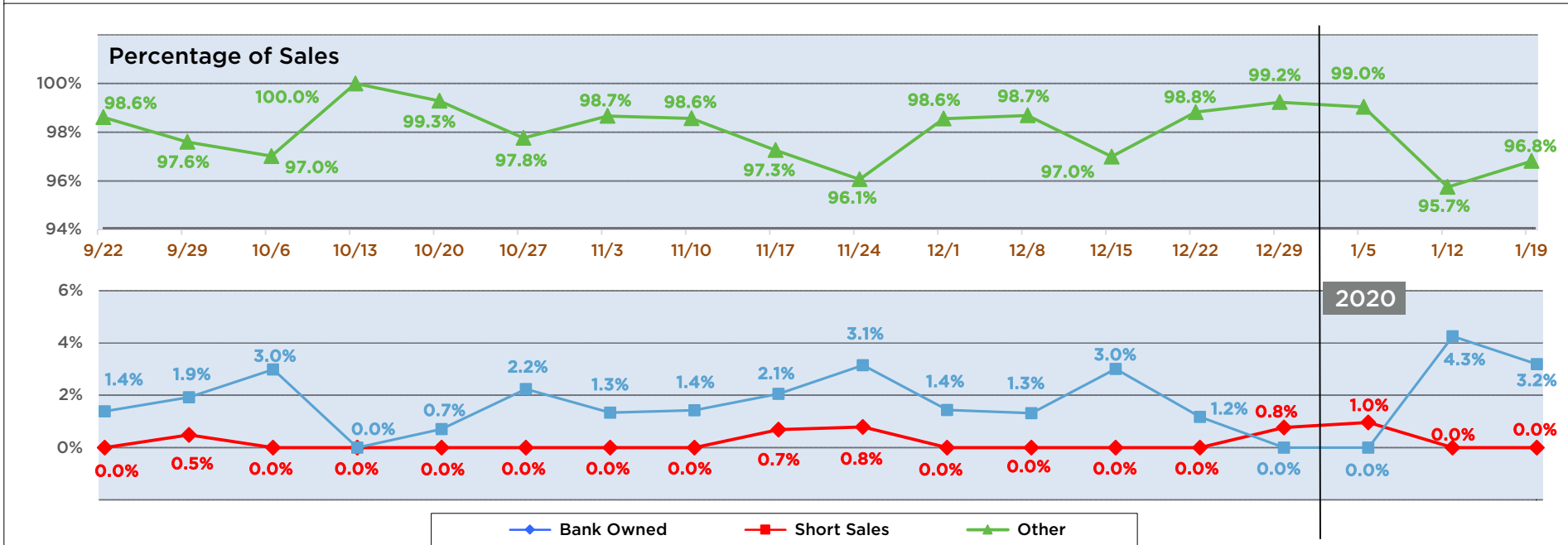
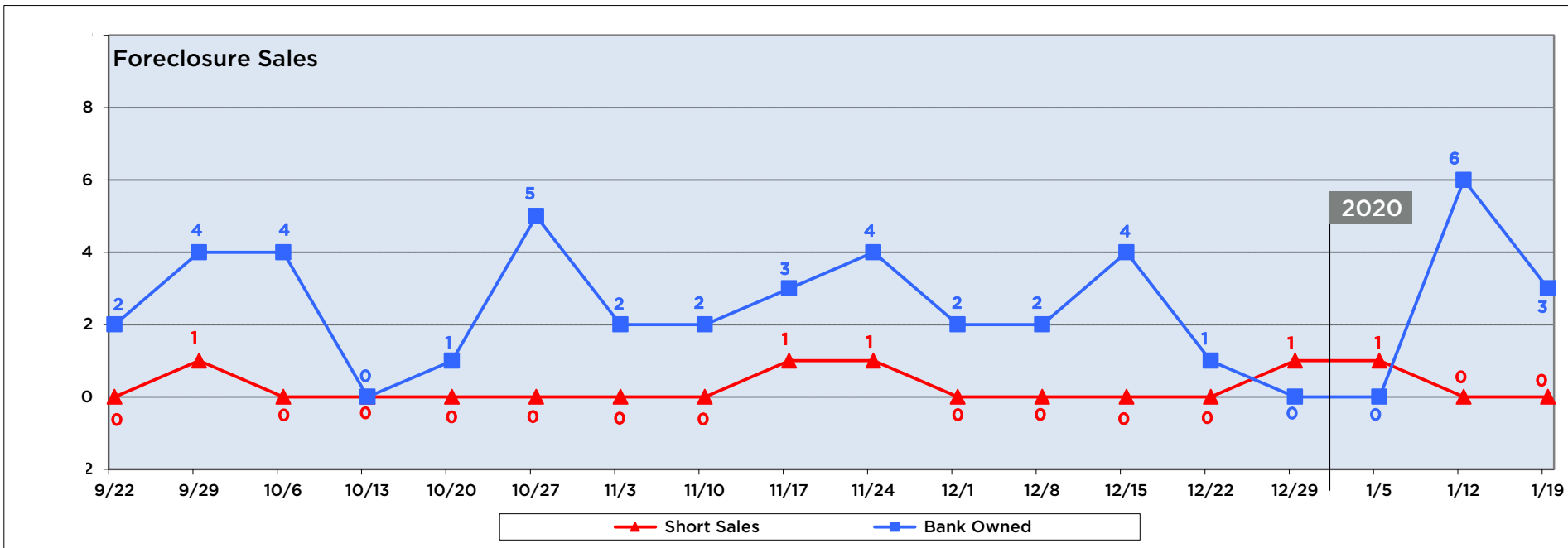


**Condos, Townhomes, Villas**



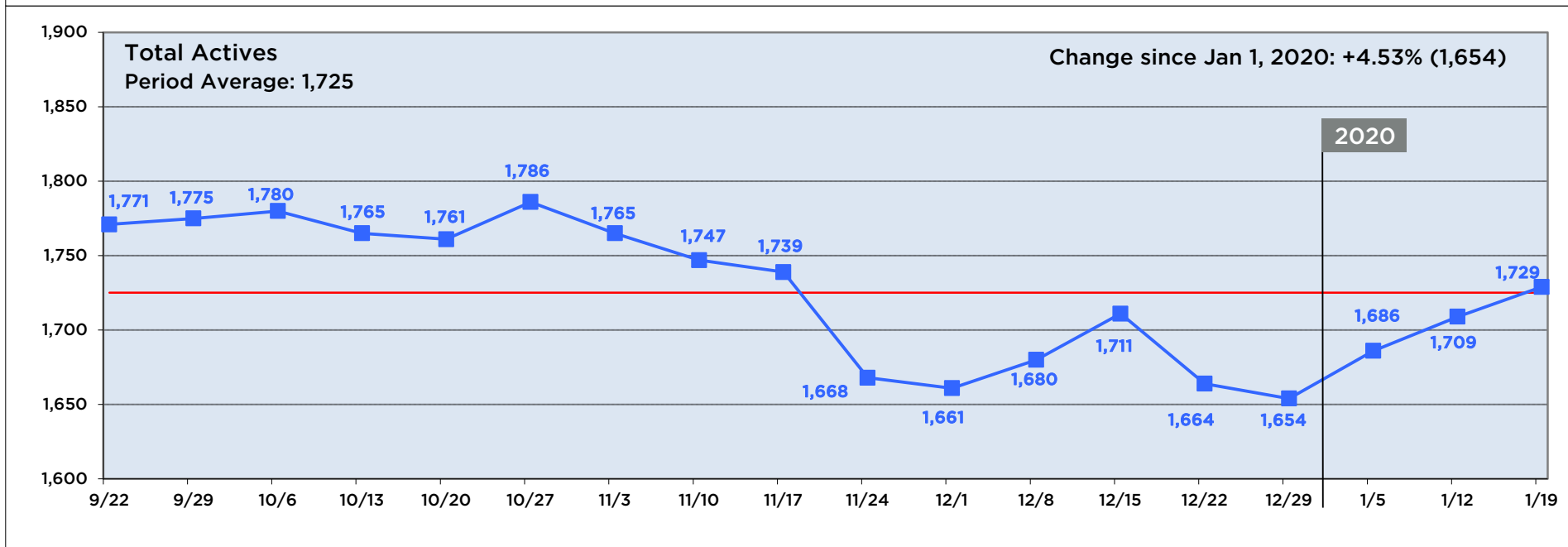
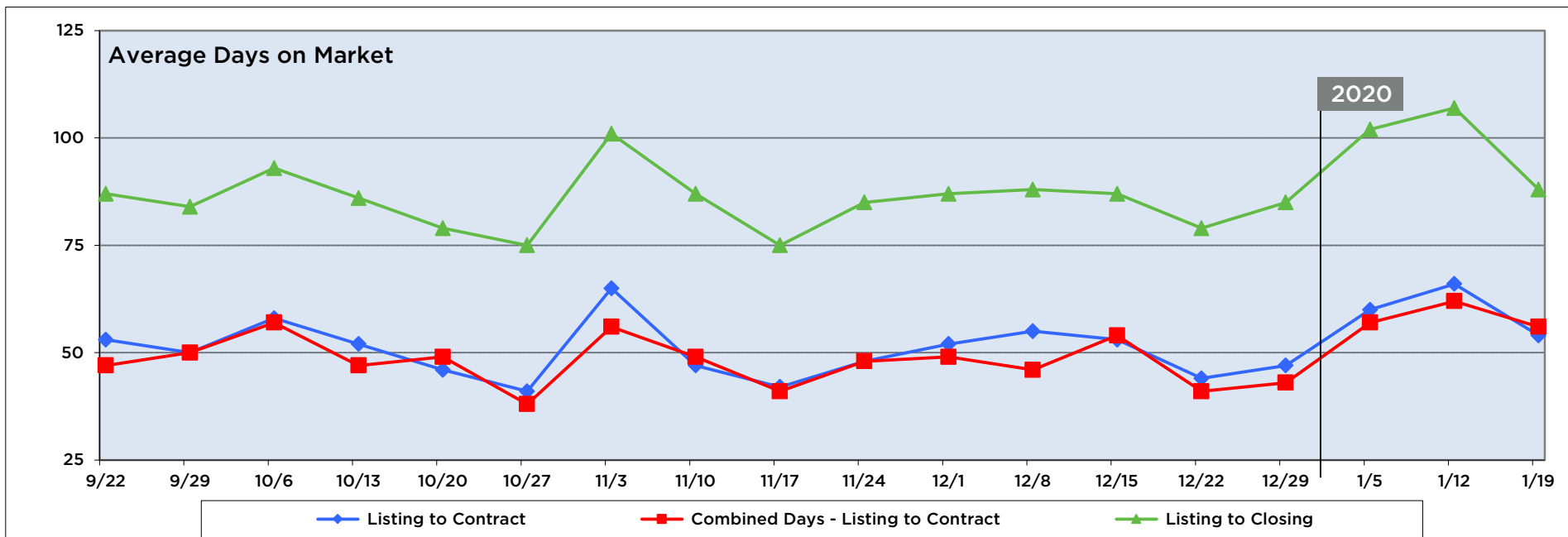


**Condos, Townhomes, Villas**



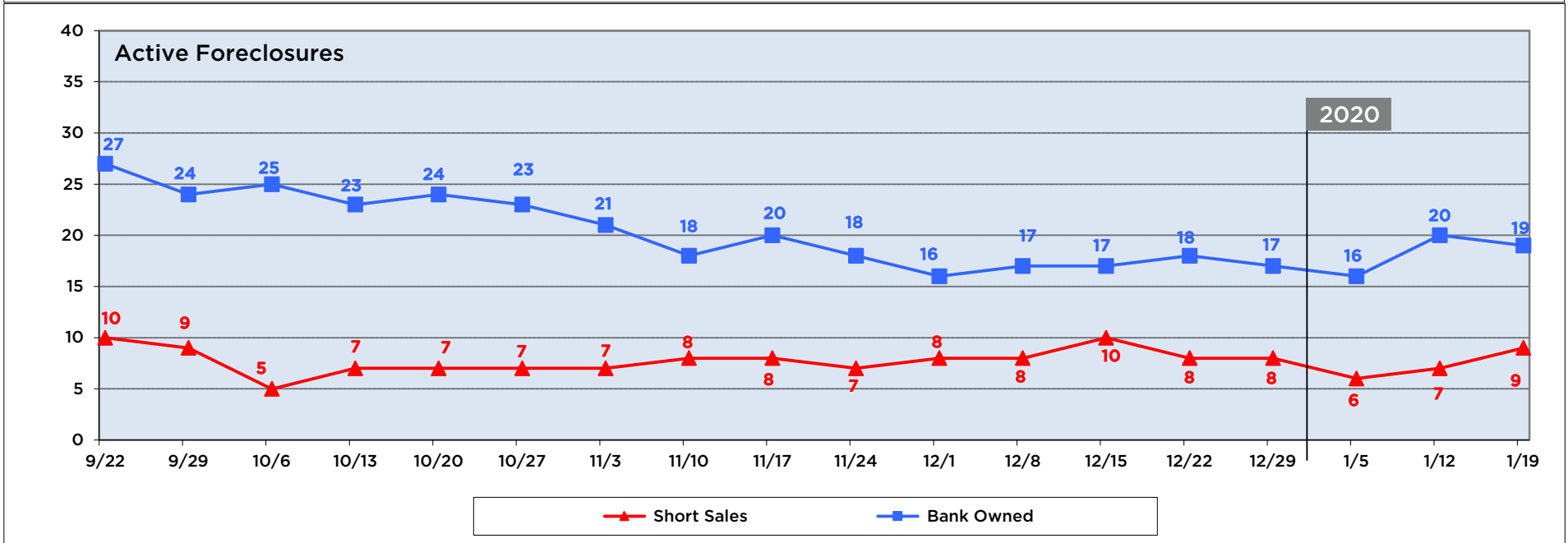
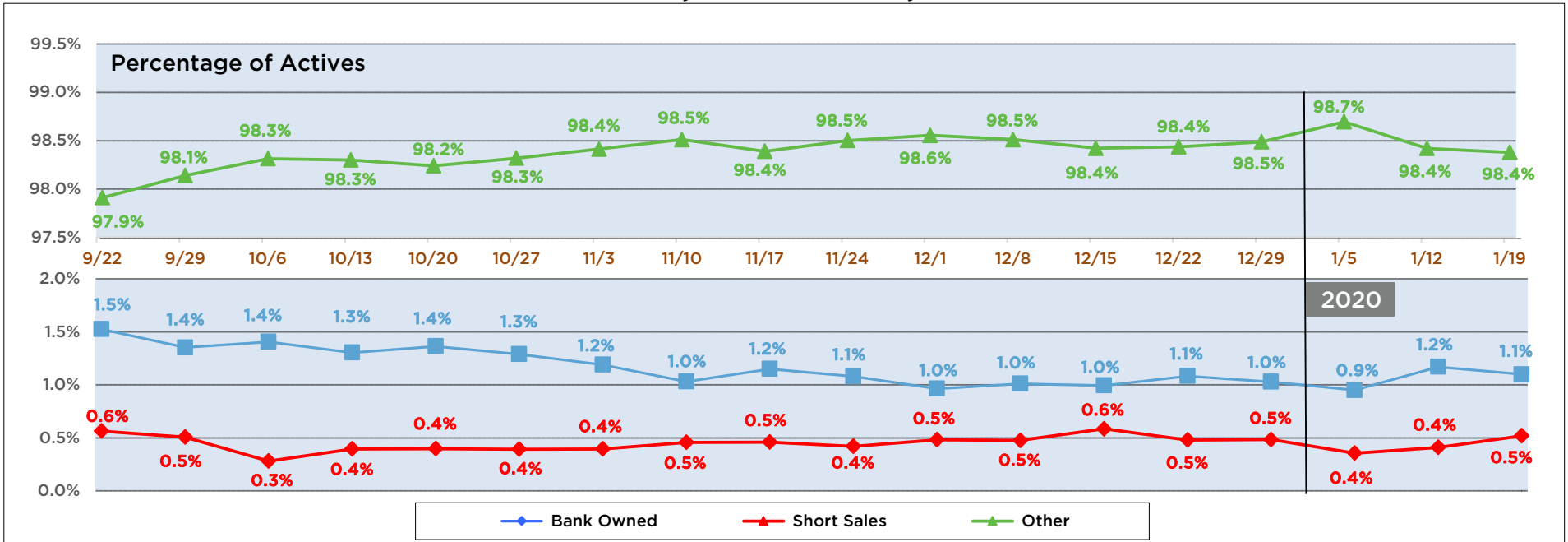


**Condos, Townhomes, Villas**



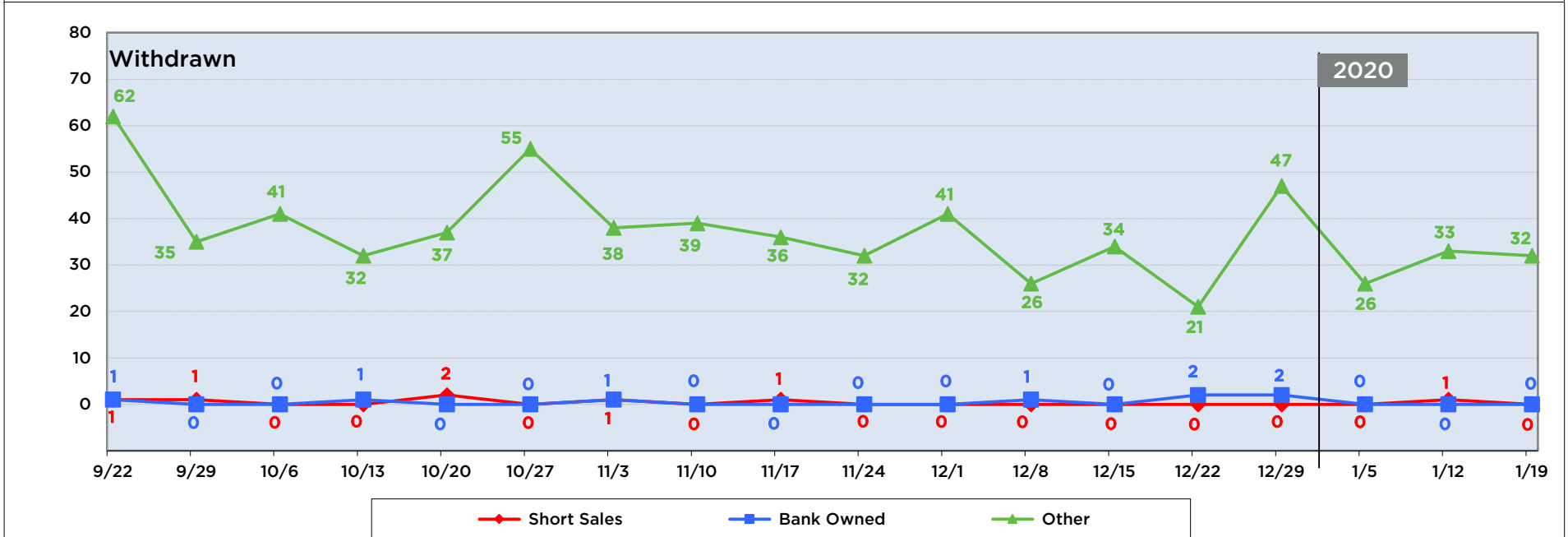
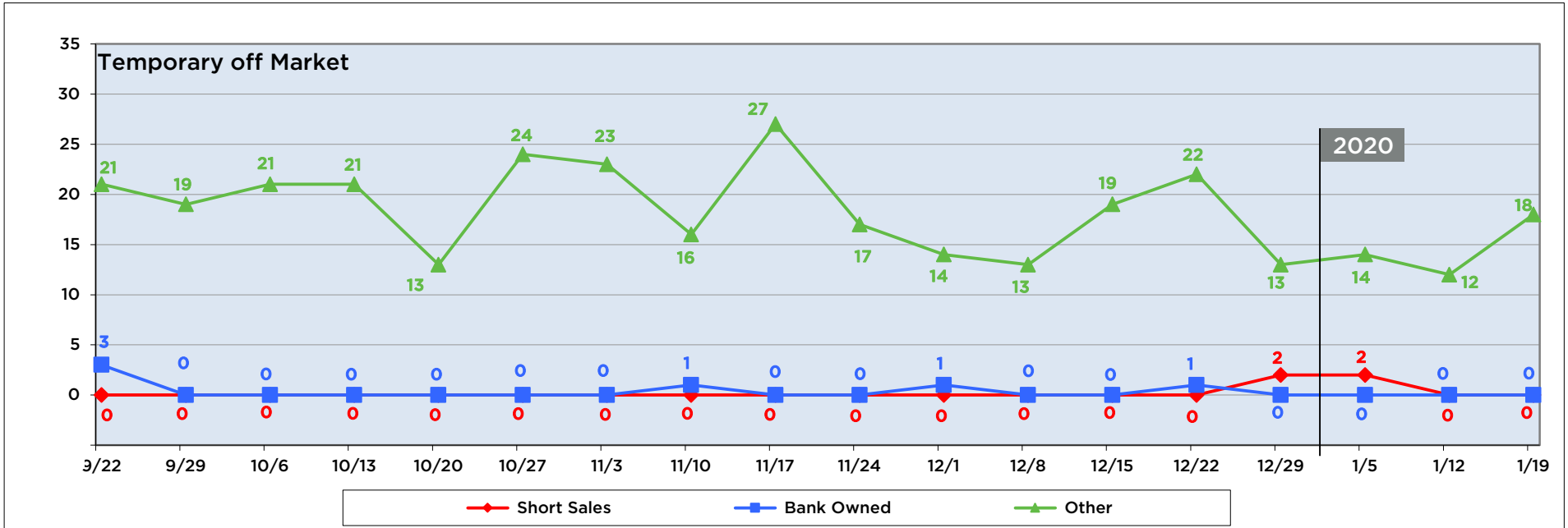


**Condos, Townhomes, Villas**

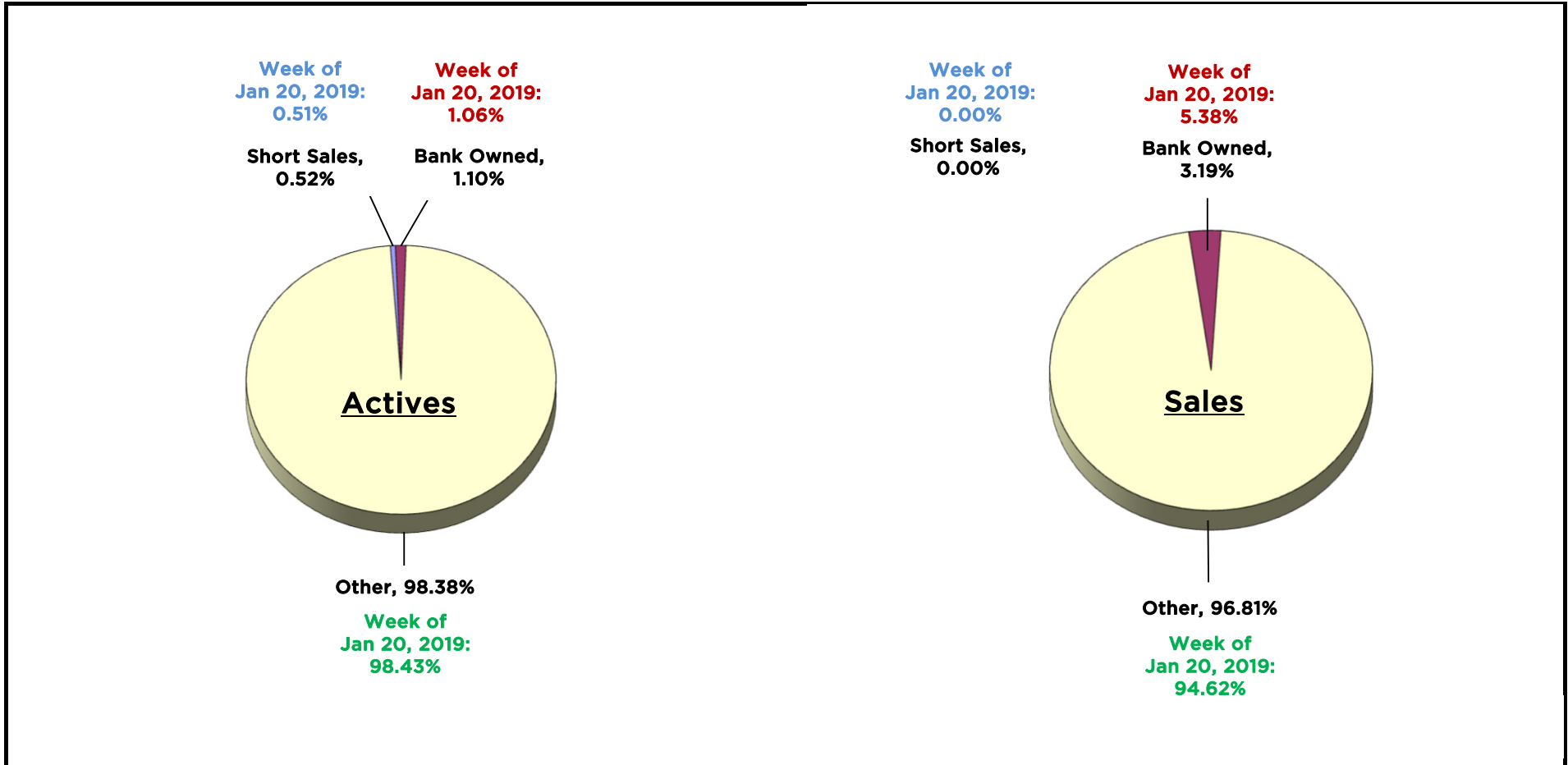




**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$182,500?** (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
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<b>Seminole County</b>		1	<b>\$182,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,652</b>	<b>\$110.17</b>
Winter Park	32792	1	\$182,000	3.0	2.0	1,652	\$110.17
<hr/>							
<b>Osceola County</b>		1	<b>\$182,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,306</b>	<b>\$139.36</b>
Kissimmee (East)	34744	1	\$182,000	2.0	2.0	1,306	\$139.36