



Monday Morning Quarterback Summary

Week of February 2, 2020 - February 8, 2020

Single-family existing homes

- Sales of single-family homes decreased to 348 during the week of Feb 2, from 481 the week prior
- The median price of single family homes decreased to \$265,000, a change of -3.6%
- The number of single-family home foreclosure transactions decreased to 14 last week, from 25 the week of Jan 26
- The number of single-family home short-sale transactions remained constant at 3
- Single-family inventory decreased by 53, and now sits at 5,795

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 115 during the week of Feb 2, from 141 the week prior
- The median price of condos, townhomes, and villas decreased to \$171,000, a change of -3.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 4 the week of Jan 26
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory increased by 51, and now sits at 1,723

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	348	139	77	82	15	27	8
Bank Owned	14	11	1	2	0	0	0
Short Sales	3	0	0	2	0	1	0
Other	331	128	76	78	15	26	8
Active Listings	5,795	1,388	821	1,311	736	1,103	436
Bank Owned	120	71	16	16	5	7	5
Short Sales	54	23	10	12	6	3	0
Other	5,621	1,294	795	1,283	725	1,093	431
Months of Inventory	4	2	2	4	11	9	13

List Price

Average Original List Price	\$351,625	\$185,683	\$281,456	\$355,893	\$474,167	\$687,215	\$2,504,125
Average Final List Price	\$344,036	\$182,735	\$275,986	\$345,810	\$459,853	\$665,411	\$2,481,625

Sale Price

Average Price	\$333,022	\$176,597	\$269,969	\$339,395	\$452,058	\$635,588	\$2,348,125
Median Price	\$265,000	\$195,000	\$265,000	\$339,500	\$455,000	\$592,000	\$2,005,000

Price Differences

<i>Original to Final</i> List Price	-\$7,589	-\$2,948	-\$5,470	-\$10,083	-\$14,314	-\$21,804	-\$22,500
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,603	-\$9,086	-\$11,487	-\$16,498	-\$22,109	-\$51,627	-\$156,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$11,014	-\$6,138	-\$6,017	-\$6,415	-\$7,795	-\$29,823	-\$133,500
<i>Original</i> List to <i>Sale</i> Price - %	94.71%	95.11%	95.92%	95.36%	95.34%	92.49%	93.77%
<i>Final</i> List to <i>Sale</i> Price - %	96.80%	96.64%	97.82%	98.14%	98.30%	95.52%	94.62%

Days on the Market

Avg Days Listing to Contract	61	50	60	62	83	90	122
Combined Avg Days to Contract	60	45	59	67	74	84	161
Avg Days Listing to Closing	98	85	94	98	126	133	168
Avg Days Contract to Close	36	35	34	35	42	41	45

Beds / Baths

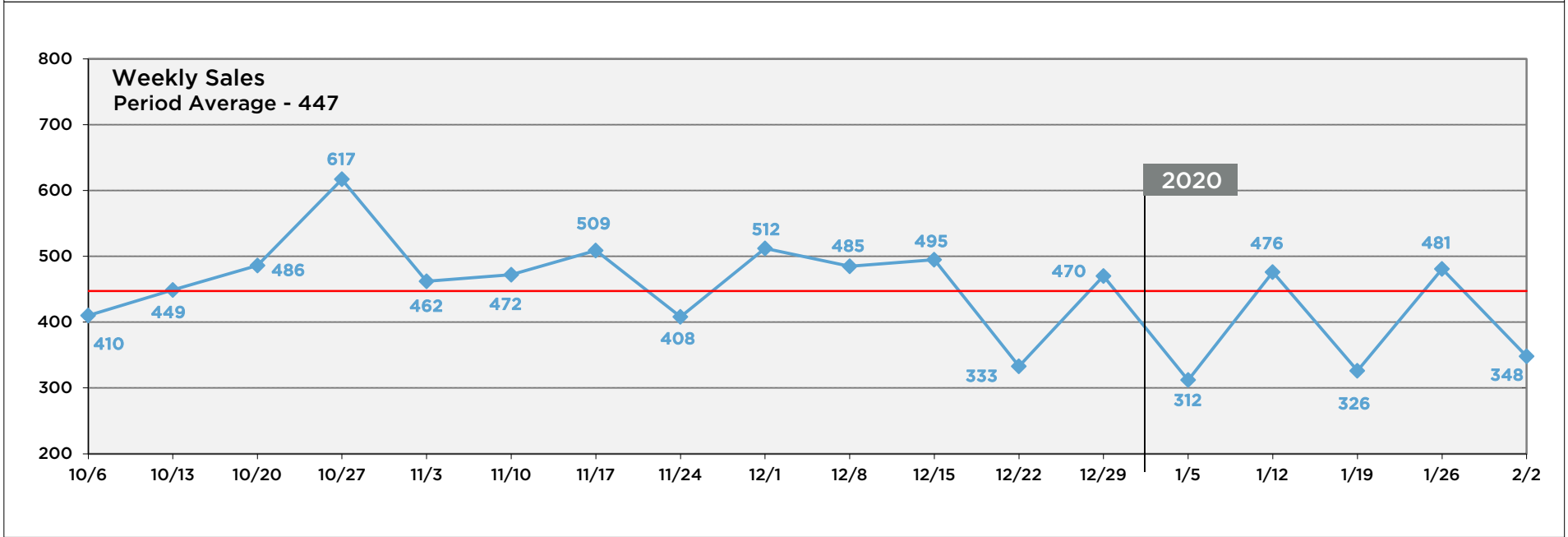
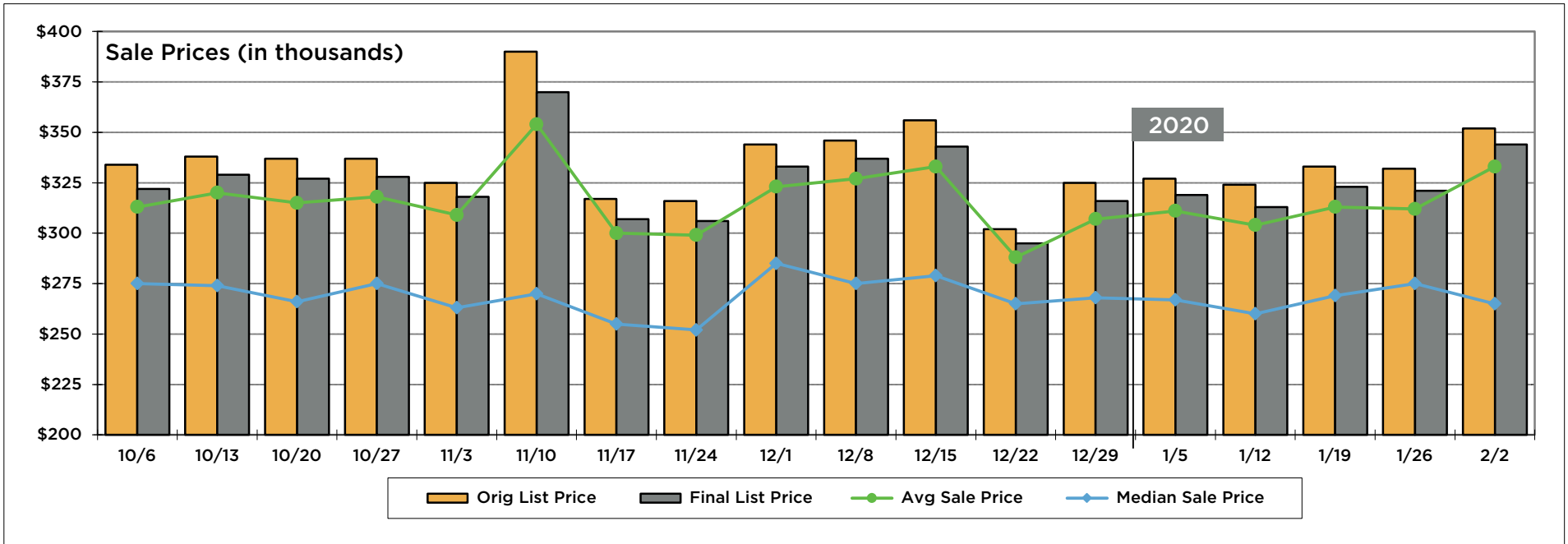
Average Bedrooms	3	3	3	4	4	4	5
Average Full Baths	2	2	2	3	3	4	5
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,040	1,382	1,940	2,343	2,924	3,188	5,803
---------------------	-------	-------	-------	-------	-------	-------	-------

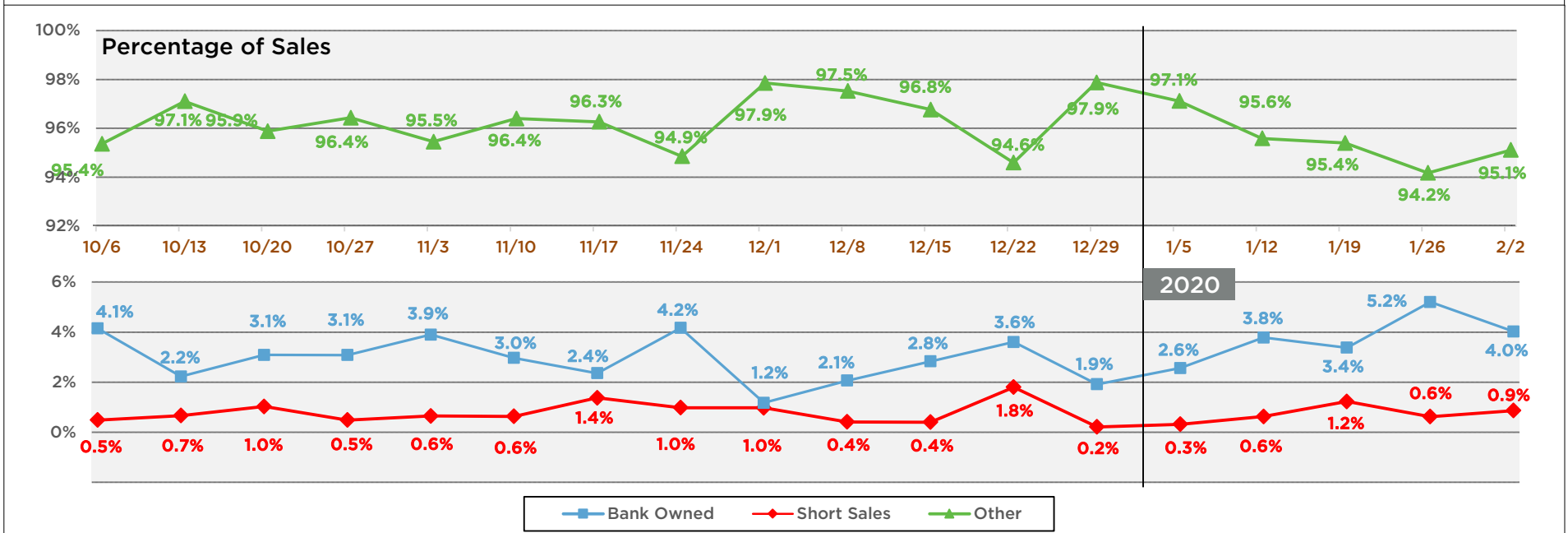
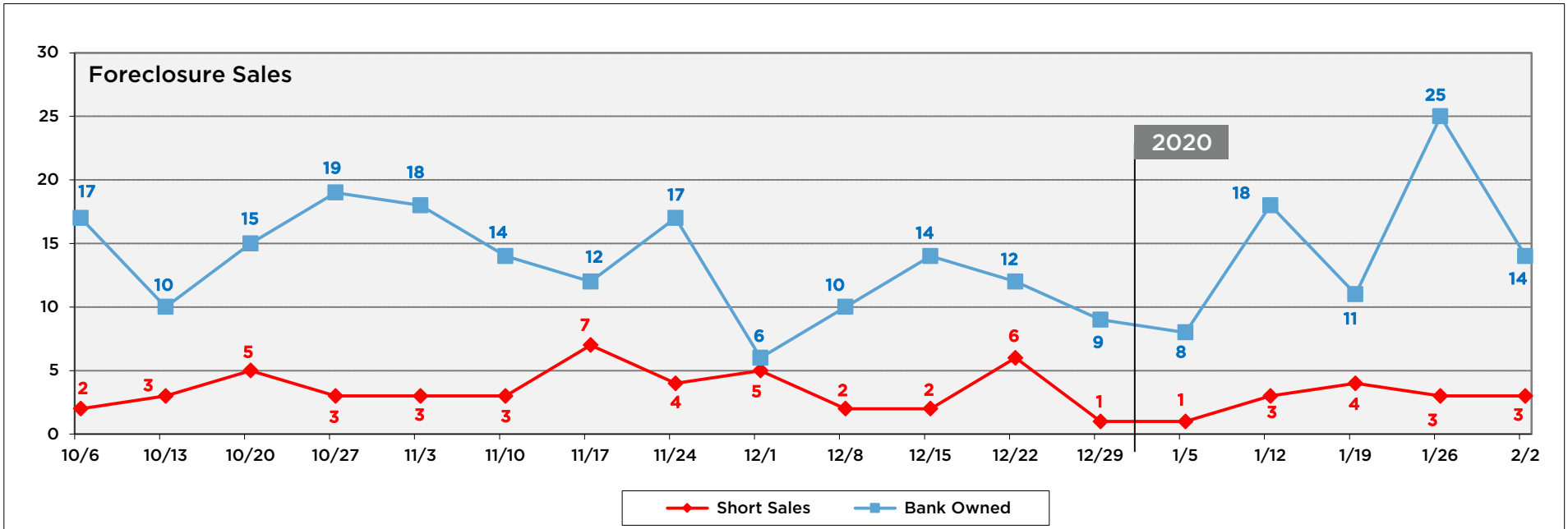


Single Family Homes



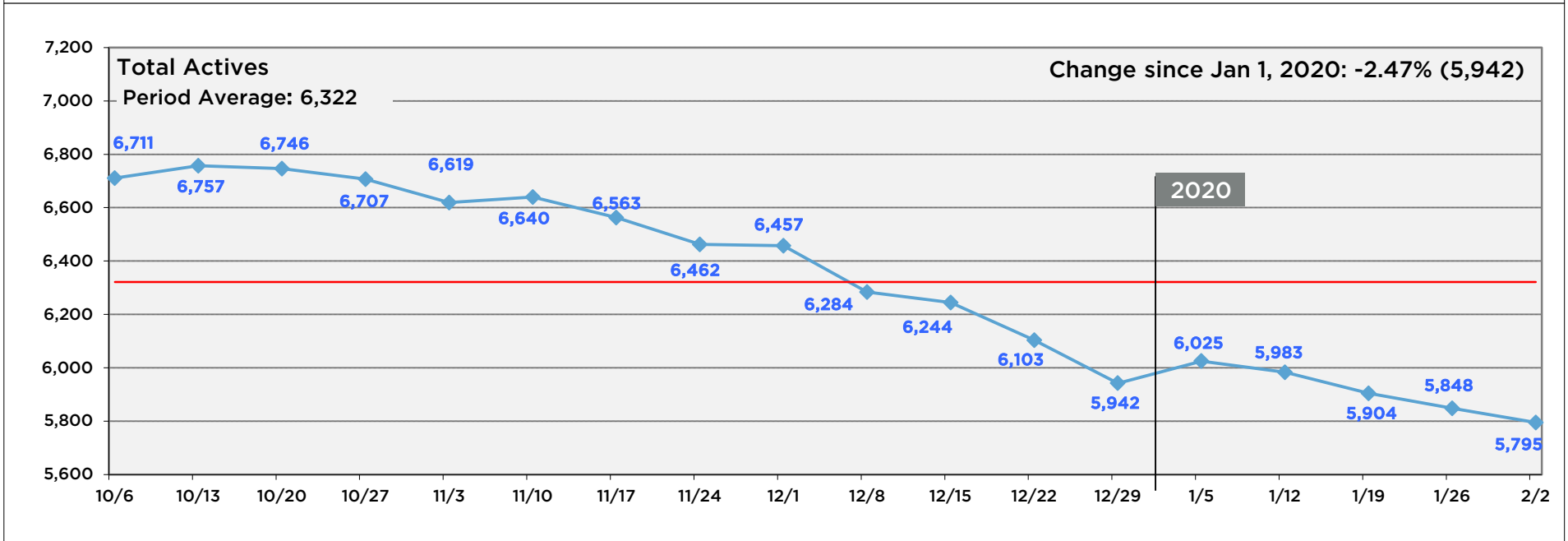
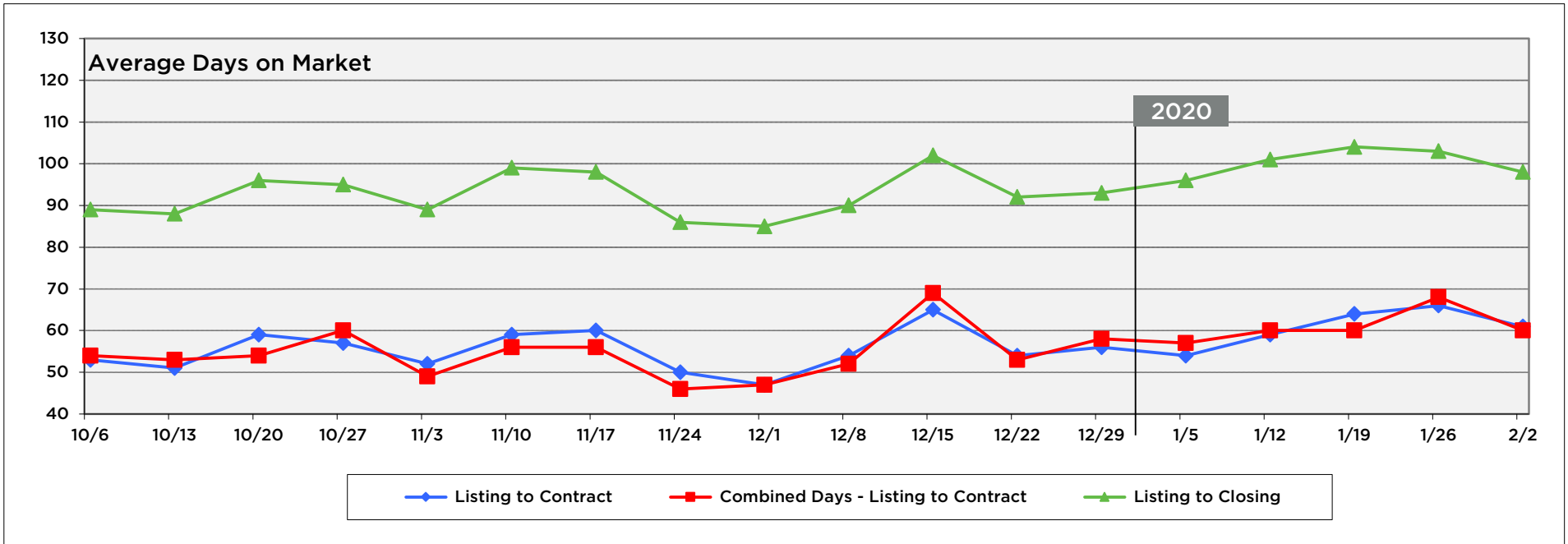


Single Family Homes



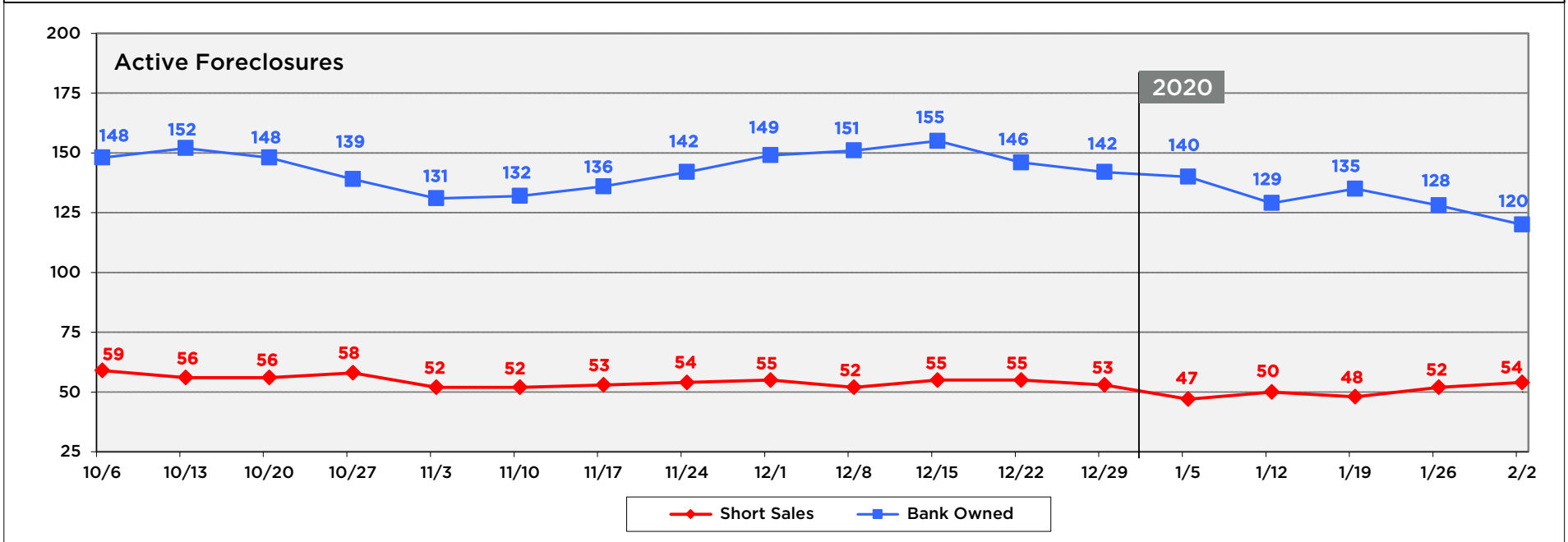
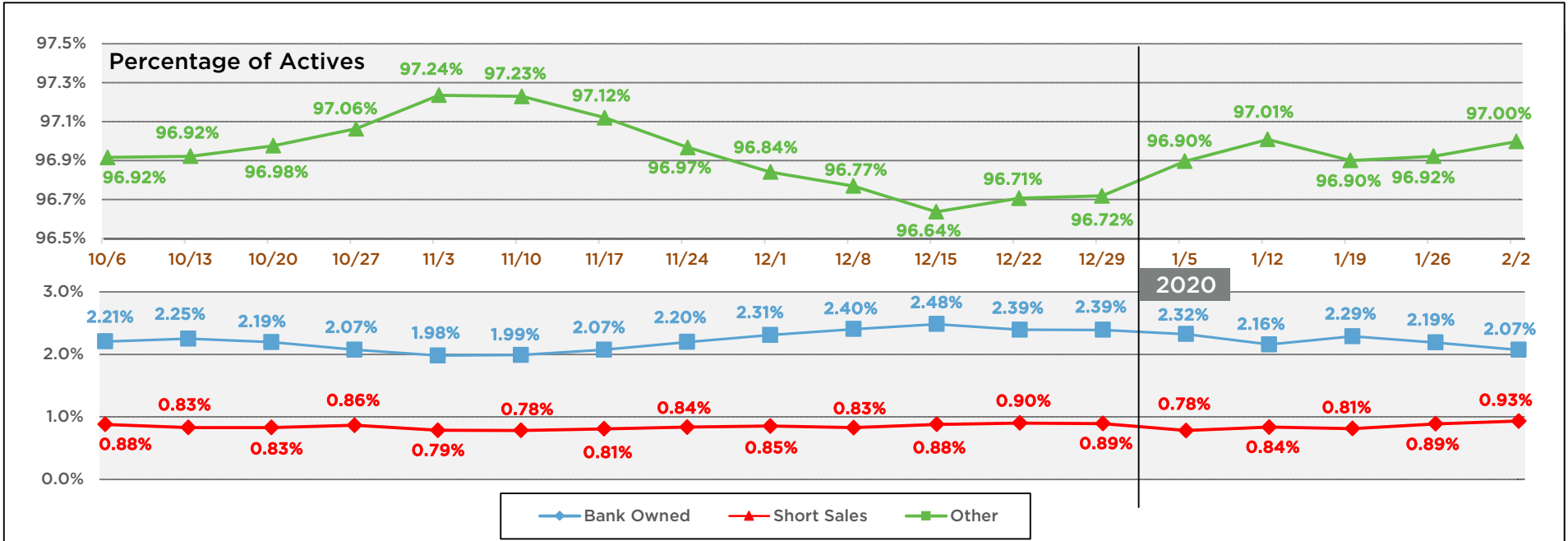


Single Family Homes



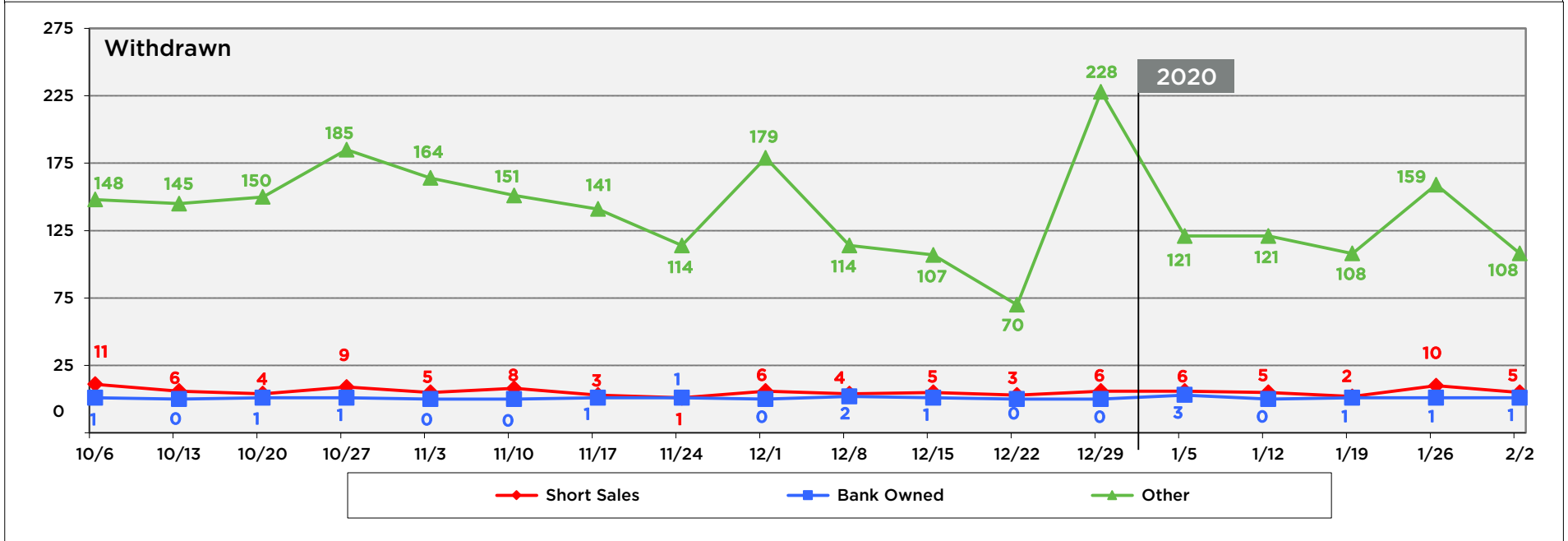
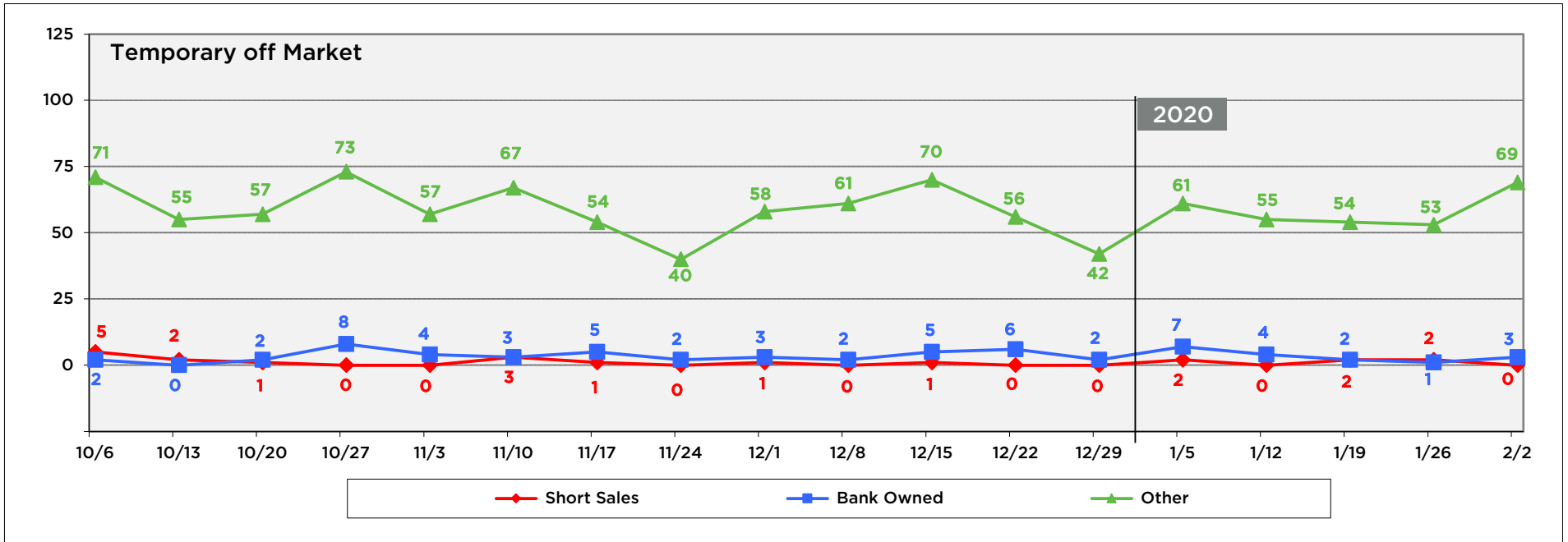


Single Family Homes



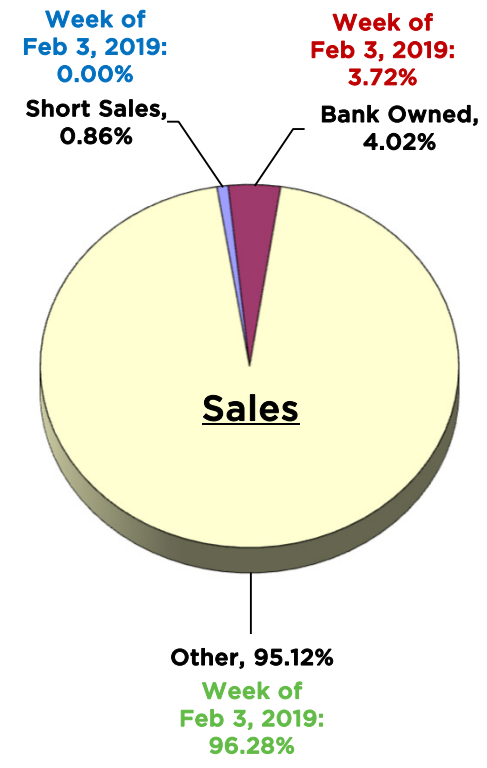
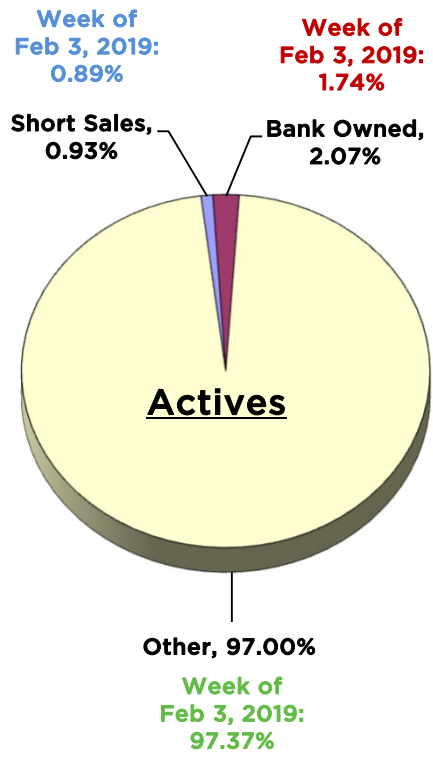


Single Family Homes





Single Family Homes



Where are the 51 Single Family Homes available for the Median Price of \$265,000? (± \$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		5	\$264,960	3.0	2.2	1,734	\$152.79
Altamonte Springs / Forest City	32714	1	\$265,000	3.0	3.0	2,134	\$124.18
Lake Mary / Heathrow	32746	1	\$265,000	4.0	2.0	1,789	\$148.13
Oviedo	32765	1	\$264,900	3.0	2.0	1,398	\$189.48
Sanford / Lake Forest	32771	1	\$264,900	2.0	2.0	1,599	\$165.67
Sanford (South)	32773	1	\$265,000	3.0	2.0	1,751	\$151.34
Orange County		17	\$264,988	3.1	2.0	1,576	\$168.19
Apopka / Hunt Club	32703	1	\$265,000	3.0	2.0	1,592	\$166.46
Apopka (North)	32712	1	\$265,000	3.0	2.0	1,787	\$148.29
Colonialtown	32803	1	\$265,000	2.0	1.0	714	\$371.15
Azalea Park	32807	1	\$265,000	4.0	2.0	1,891	\$140.14
Pine Hills / Rosemont	32808	1	\$265,000	3.0	2.0	1,467	\$180.64
Conway	32812	3	\$264,967	3.0	2.0	1,244	\$213.00
Williamsburg / Lake Bryan	32821	1	\$265,000	3.0	2.0	1,554	\$170.53
Taft	32824	2	\$265,000	3.0	2.0	1,645	\$161.09
Rio Pinar / Union Park	32825	1	\$265,000	4.0	2.0	1,830	\$144.81
Metro West / Orlo Vista	32835	1	\$265,000	3.0	2.0	1,818	\$145.76
Hunters Creek	32837	2	\$265,000	3.0	2.0	1,451	\$182.63
Pine Castle / Edgewood	32839	1	\$264,900	4.0	3.0	2,781	\$95.25
Winter Garden / Oakland	34787	1	\$265,000	3.0	2.0	1,426	\$185.83
Osceola County		17	\$264,988	4.0	2.1	2,066	\$128.28
Kissimmee (Central)	34741	1	\$265,000	4.0	3.0	2,020	\$131.19
Kissimmee / Buena Ventura Lakes	34743	1	\$265,000	4.0	2.0	2,137	\$124.01
Kissimmee (West) / Pleasant Hill	34746	5	\$265,000	4.0	2.0	2,148	\$123.37
Kissimmee / Poinciana	34758	3	\$265,000	4.0	2.0	2,430	\$109.05
St Cloud / Canoe Creek	34772	7	\$264,971	4.0	2.0	1,847	\$143.46
Lake County		12	\$264,967	3.3	2.2	2,149	\$123.29
Lady Lake / The Villages	32159	1	\$265,000	3.0	2.0	1,690	\$156.80
Eustis (West)	32726	1	\$264,900	4.0	3.0	2,143	\$123.61
Mount Dora	32757	1	\$265,000	4.0	2.0	2,592	\$102.24
Sorrento / Mt Plymouth	32776	1	\$264,900	4.0	2.0	1,816	\$145.87
Tavares / Mt Plymouth	32778	1	\$265,000	3.0	2.0	1,893	\$139.99
Clermont (Central)	34711	2	\$265,000	3.0	2.0	1,700	\$155.88
Groveland	34736	1	\$265,000	2.0	2.0	1,765	\$150.14
Leesburg (West)	34748	3	\$264,967	3.0	2.0	2,547	\$104.03
Yalaha	34797	1	\$264,900	5.0	3.0	2,850	\$92.95

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	115	91	12	9	2	1	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	115	91	12	9	2	1	0
Active Listings	1,723	1,189	217	212	68	33	4
Bank Owned	19	16	2	1	0	0	0
Short Sales	6	4	0	1	1	0	0
Other	1,698	1,169	215	210	67	33	4
Months of Inventory	3	3	4	5	8	8	0

List Price

Average Original List Price	\$211,283	\$166,608	\$275,883	\$365,632	\$568,000	\$1,399,000	\$0
Average Final List Price	\$208,286	\$163,608	\$271,675	\$367,283	\$550,000	\$1,399,000	\$0

Sale Price

Average Price	\$202,385	\$158,634	\$266,658	\$356,633	\$515,000	\$1,399,000	\$0
Median Price	\$171,000	\$160,000	\$267,000	\$364,000	\$515,000	\$1,399,000	\$0

Price Differences

Original to Final List Price	-\$2,997	-\$3,000	-\$4,208	\$1,651	-\$18,000	\$0	\$0
Original List to Sale Price - \$	-\$8,898	-\$7,974	-\$9,225	-\$8,999	-\$53,000	\$0	\$0
Final List to Sale Price - \$	-\$5,901	-\$4,974	-\$5,017	-\$10,650	-\$35,000	\$0	\$0
Original List to Sale Price - %	95.79%	95.21%	96.66%	97.54%	90.67%	100.00%	0.00%
Final List to Sale Price - %	97.17%	96.96%	98.15%	97.10%	93.64%	100.00%	0.00%

Days on the Market

Avg Days Listing to Contract	51	51	56	61	40	1	0
Combined Avg Days to Contract	49	47	48	80	40	1	0
Avg Days Listing to Closing	87	87	94	91	72	0	0
Avg Days Contract to Close	35	36	37	29	31	34	0

Beds / Baths

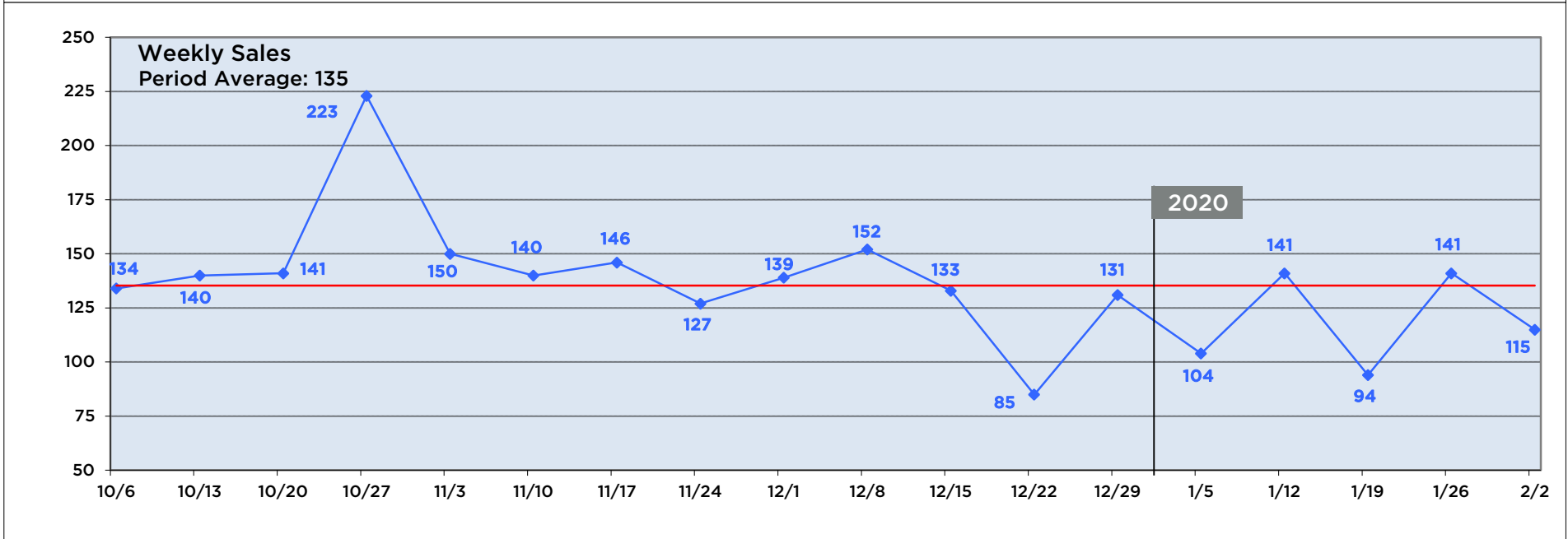
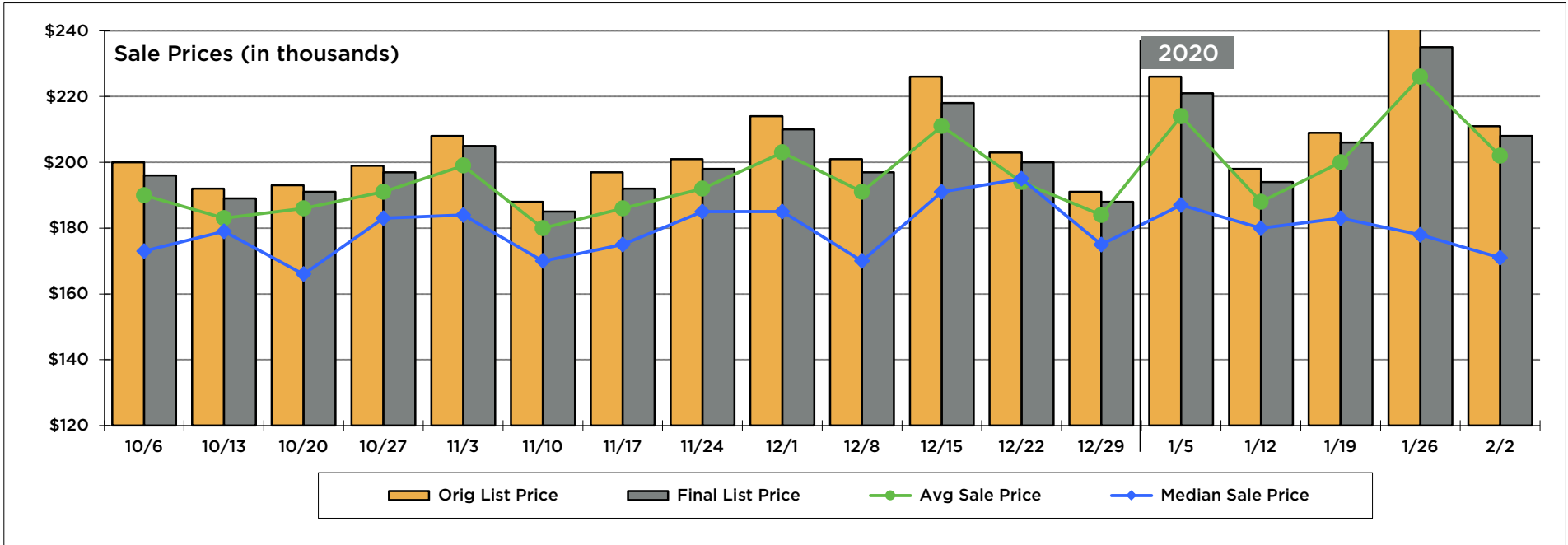
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	3	3	3	0
Average Half Baths	0	0	1	1	1	1	0

Square Footage

Average Square Feet	1,875	1,205	1,851	2,004	2,201	3,680	0
---------------------	-------	-------	-------	-------	-------	-------	---

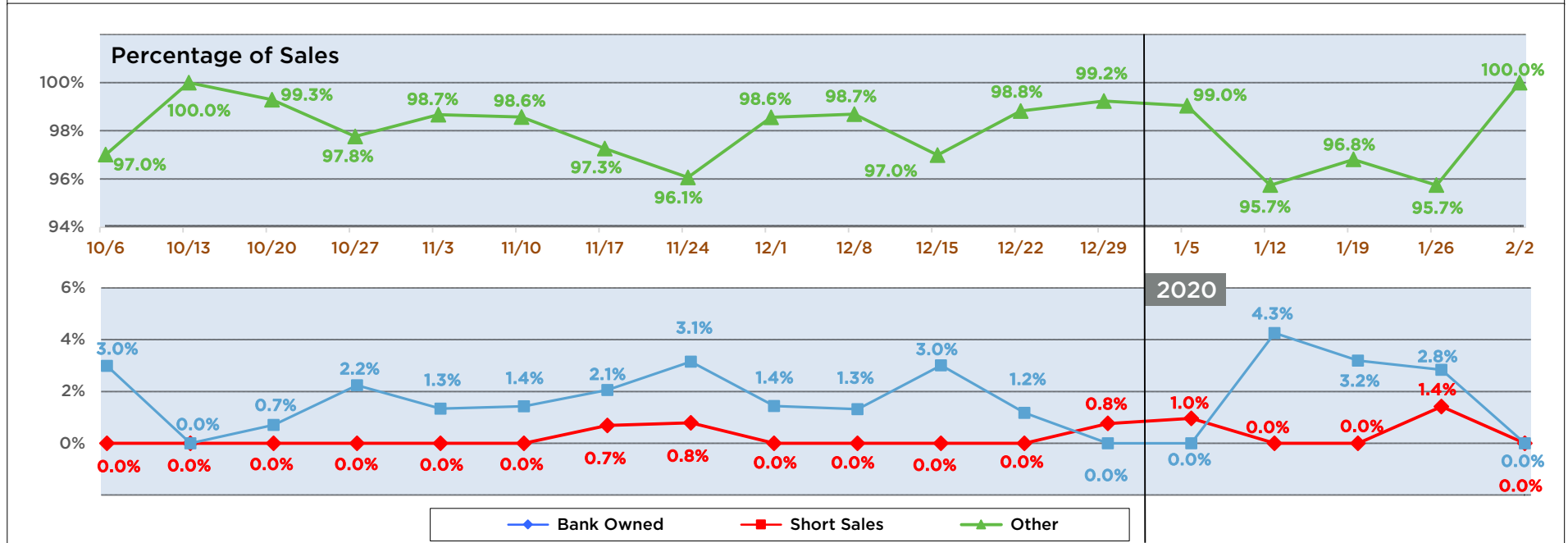
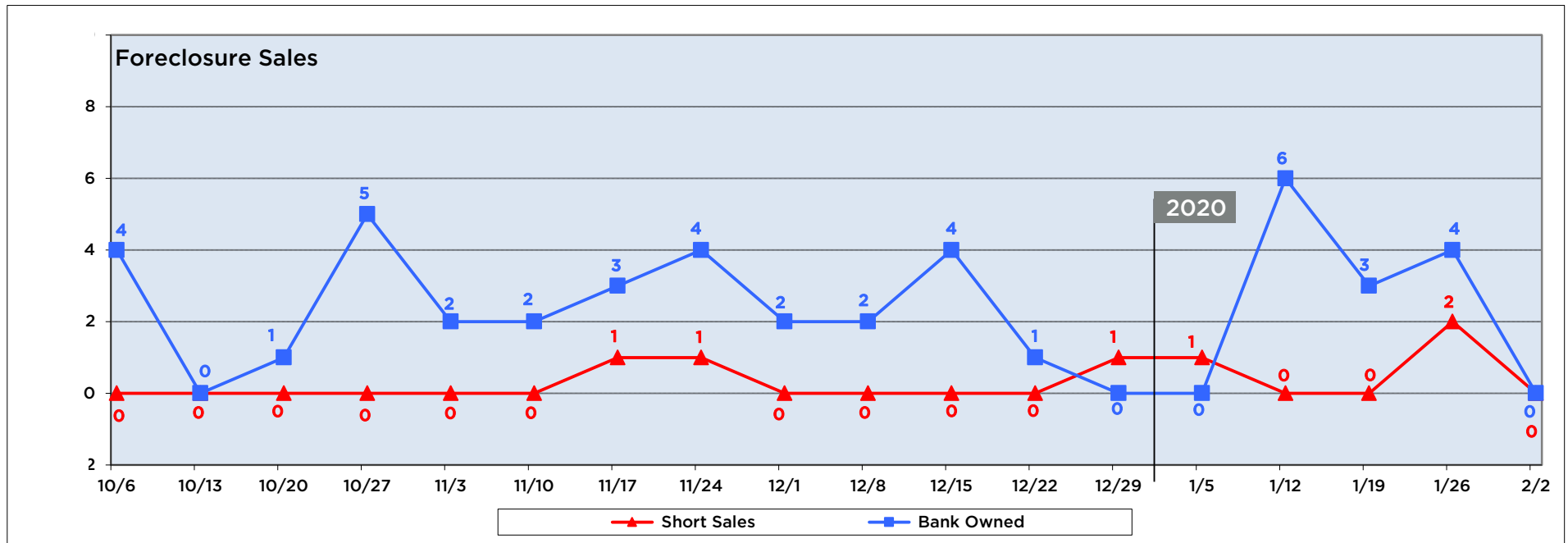


Condos, Townhomes, Villas



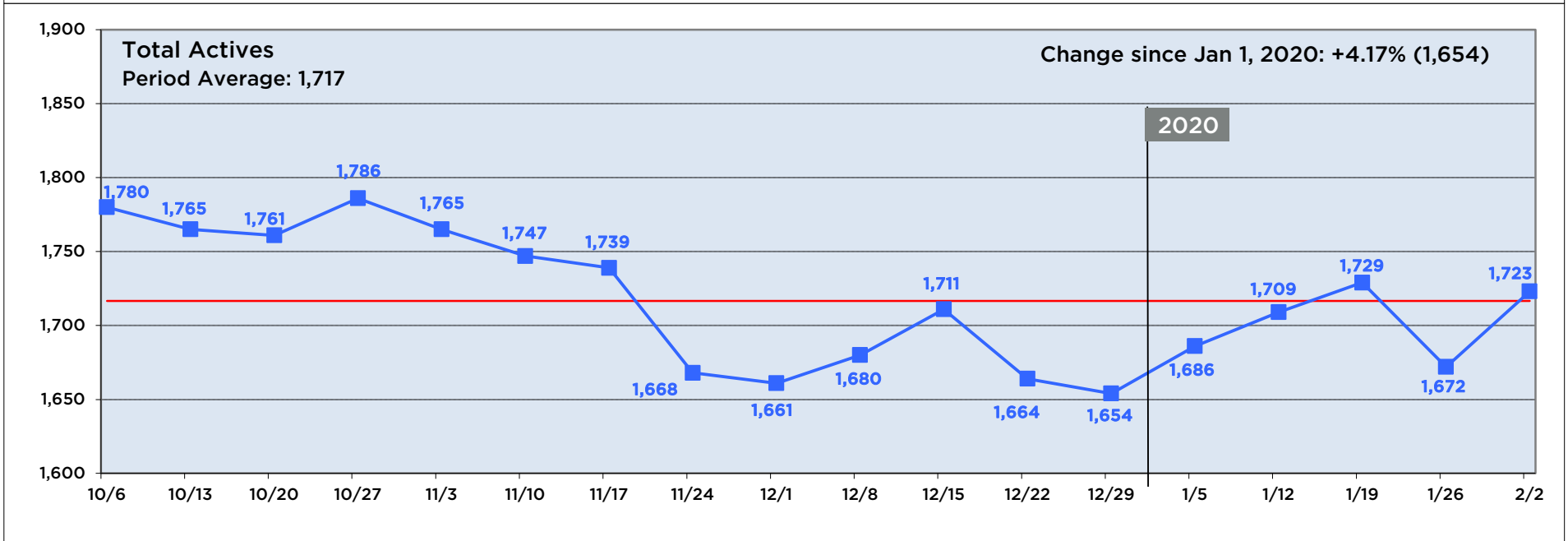
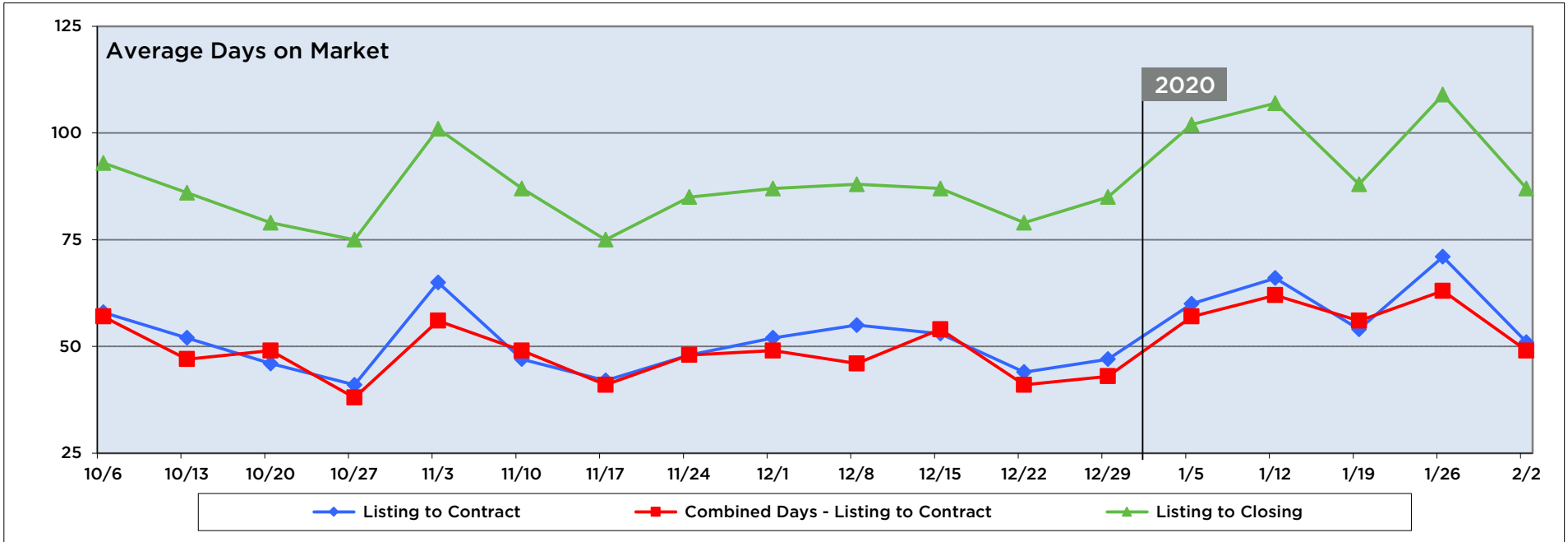


Condos, Townhomes, Villas



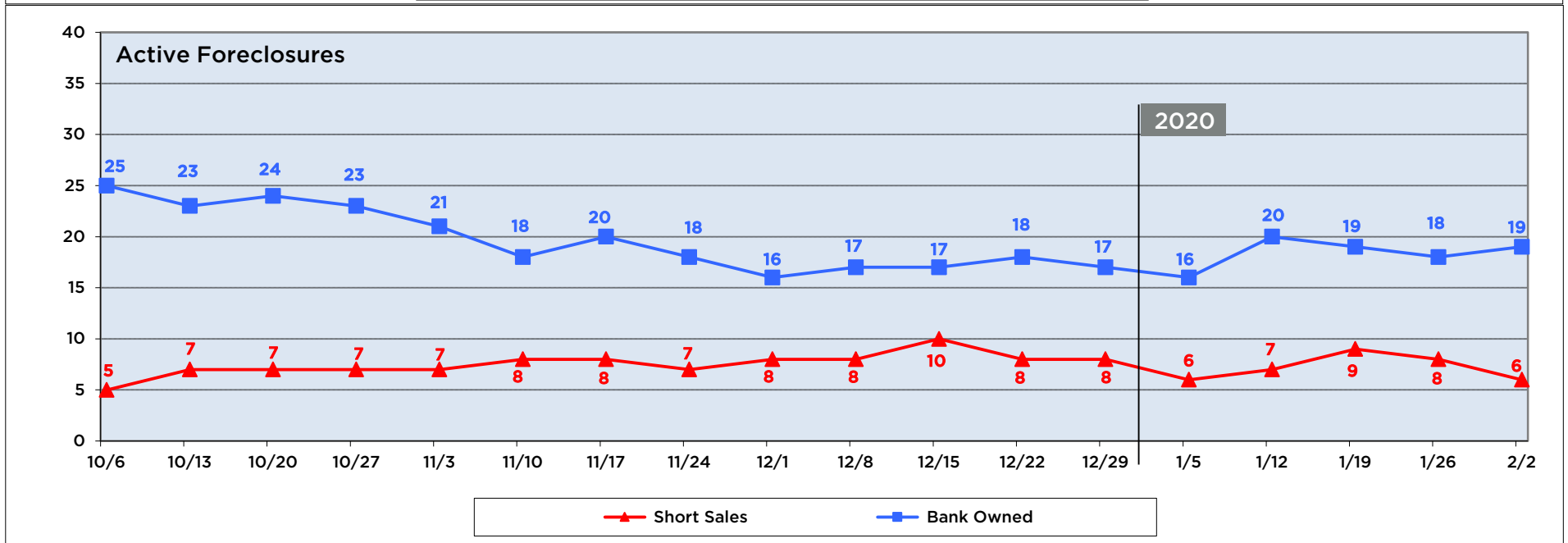
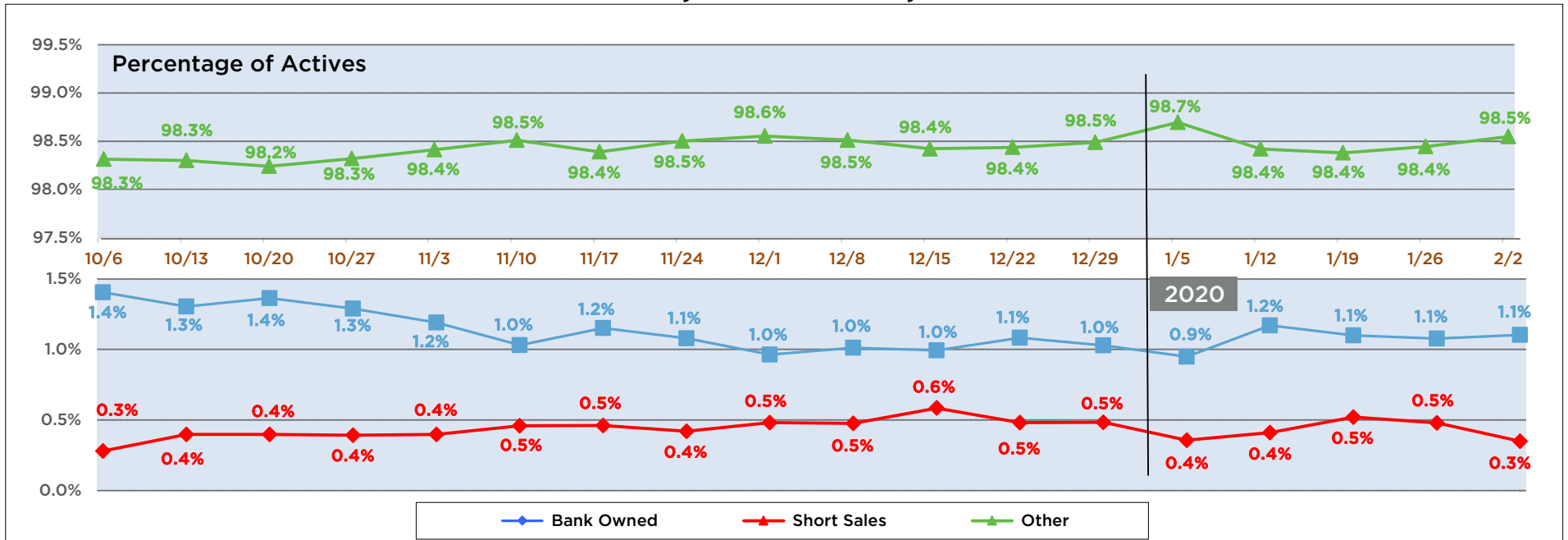


Condos, Townhomes, Villas



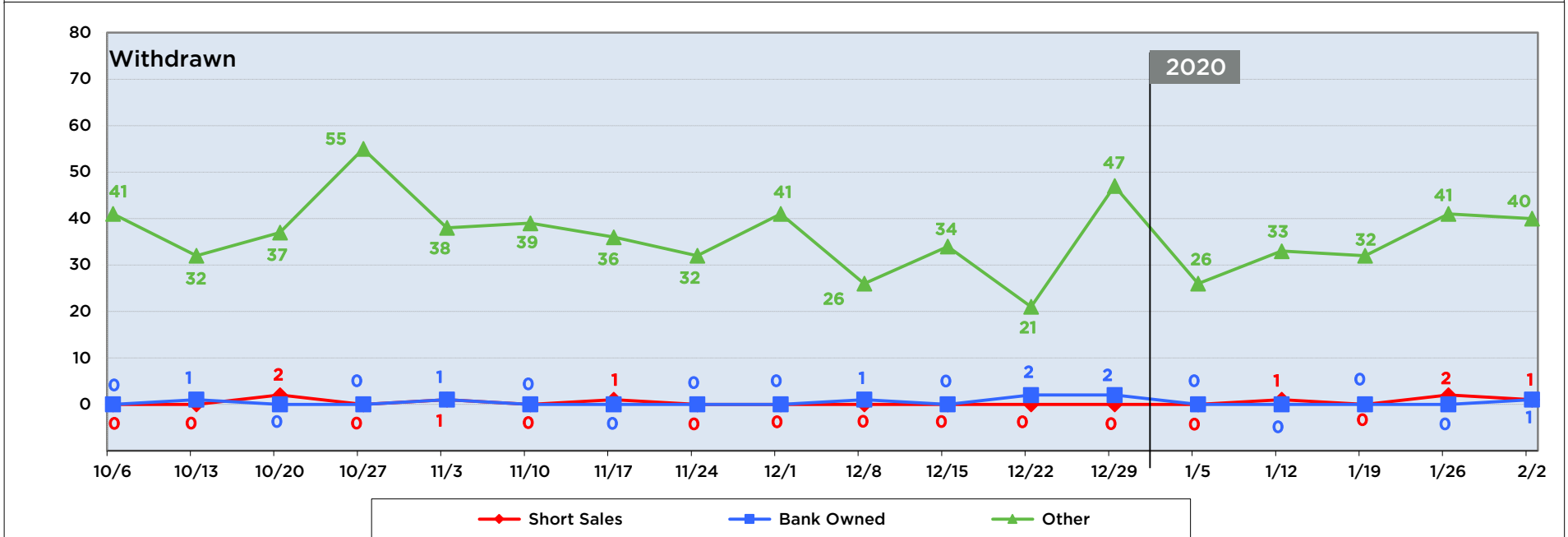
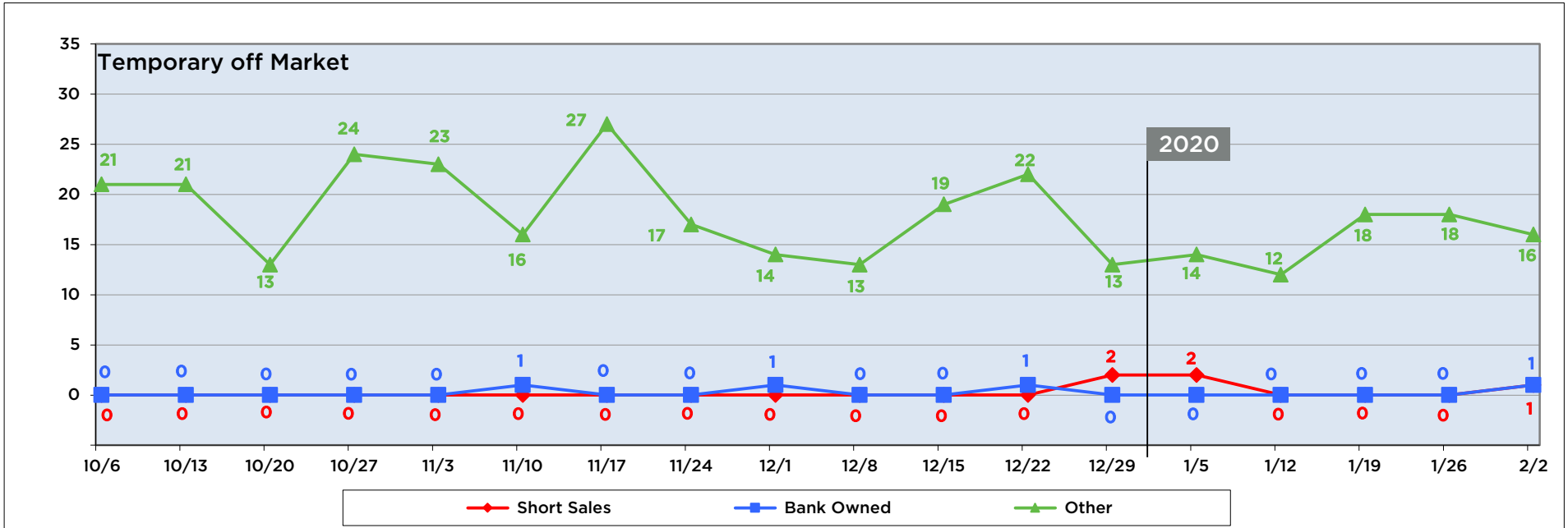


Condos, Townhomes, Villas

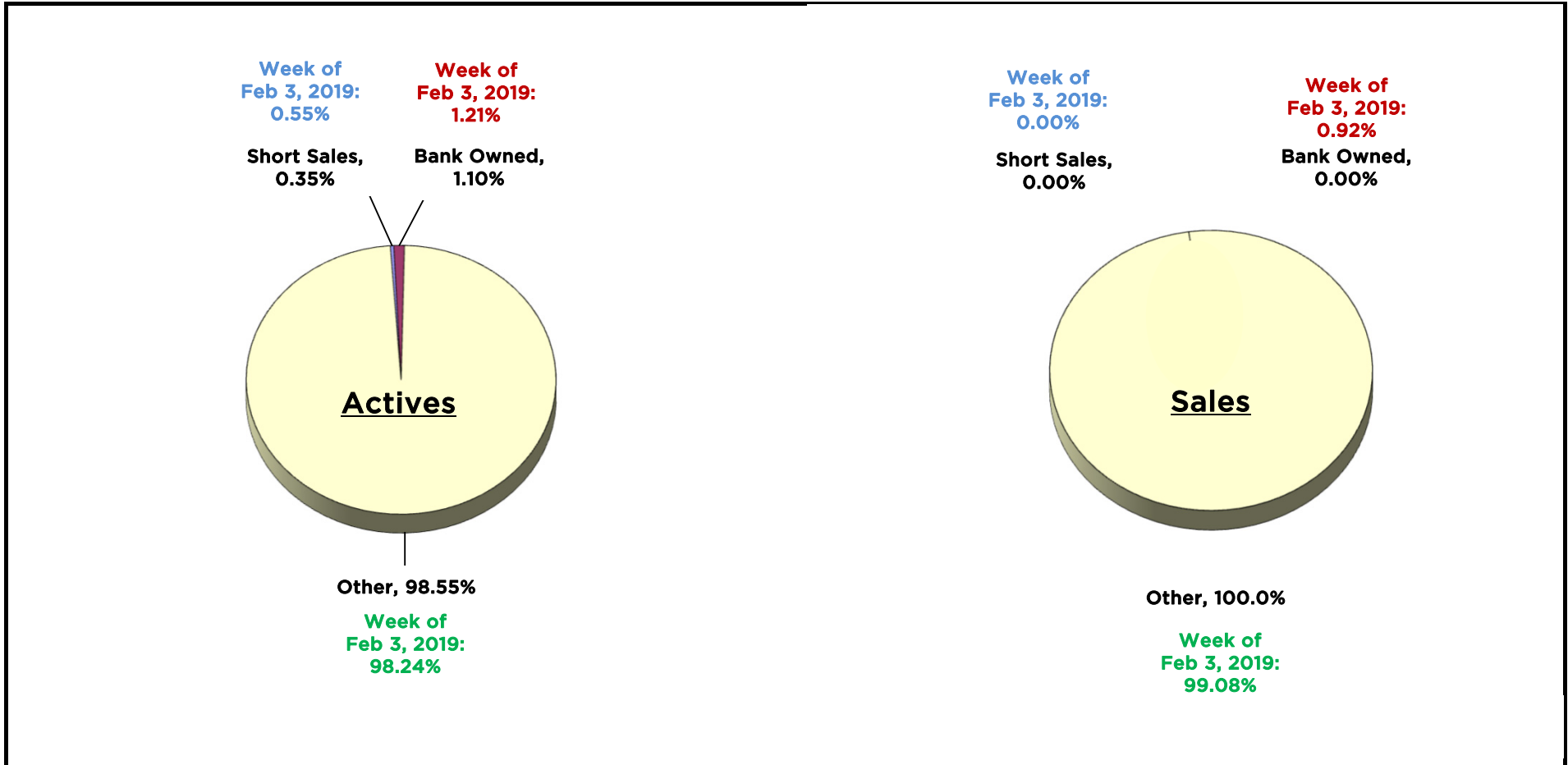




Condos, Townhomes, Villas



Condos, Townhomes, Villas





Monday Morning Quarterback
02/02/2020 - 02/08/2020
Lake, Orange, Osceola & Seminole Counties

There are no Condos, Townhomes, or Villas available for the Median Price of \$171,000 (± \$500)