



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

***Week of February 9, 2020 - February 15, 2020***

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

- Sales of single-family homes increased to 434 during the week of Feb 9, from 348 the week prior
- The median price of single family homes increased to \$275,000, a change of 3.8%
- The number of single-family home foreclosure transactions decreased to 12 last week, from 14 the week of Feb 2
- The number of single-family home short-sale transactions decreased to 2 from 3 the week prior
- Single-family inventory decreased by 65, and now sits at 5,730

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

- Sales of condos, townhomes, and villas increased to 137 during the week of Feb 9, from 115 the week prior
- The median price of condos, townhomes, and villas decreased to \$170,000, a change of -0.6%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of Feb 2
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 5, and now sits at 1,718

*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>434</b>	164	91	94	46	35	4
Bank Owned	12	6	2	1	2	1	0
Short Sales	2	2	0	0	0	0	0
Other	420	156	89	93	44	34	4
<b>Active Listings</b>	<b>5,730</b>	1,372	788	1,288	726	1,123	433
Bank Owned	102	61	13	12	5	6	5
Short Sales	48	20	9	10	6	3	0
Other	5,580	1,291	766	1,266	715	1,114	428
<b>Months of Inventory</b>	<b>3</b>	2	2	3	4	7	25

**List Price**

Average Original List Price	\$347,462	\$198,568	\$283,874	\$358,597	\$472,950	\$732,776	\$2,822,500
Average Final List Price	\$338,493	\$193,835	\$278,374	\$350,498	\$458,470	\$703,126	\$2,784,750

**Sale Price**

Average Price	\$327,163	\$186,652	\$272,120	\$343,467	\$445,898	\$680,698	\$2,498,375
Median Price	\$275,000	\$200,000	\$270,000	\$342,950	\$445,000	\$656,000	\$2,137,500

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$8,969</b>	-\$4,733	-\$5,500	-\$8,099	-\$14,480	-\$29,650	-\$37,750
<b>Original List to Sale Price - \$</b>	<b>-\$20,299</b>	-\$11,916	-\$11,754	-\$15,130	-\$27,052	-\$52,078	-\$324,125
<b>Final List to Sale Price - \$</b>	<b>-\$11,330</b>	-\$7,183	-\$6,254	-\$7,031	-\$12,572	-\$22,428	-\$286,375
<b>Original List to Sale Price - %</b>	<b>94.16%</b>	94.00%	95.86%	95.78%	94.28%	92.89%	88.52%
<b>Final List to Sale Price - %</b>	<b>96.65%</b>	96.29%	97.75%	97.99%	97.26%	96.81%	89.72%

**Days on the Market**

Avg Days Listing to Contract	65	53	66	61	90	100	79
Combined Avg Days to Contract	66	54	56	62	92	117	155
Avg Days Listing to Closing	102	89	99	102	130	140	101
Avg Days Contract to Close	36	35	33	39	38	39	34

**Beds / Baths**

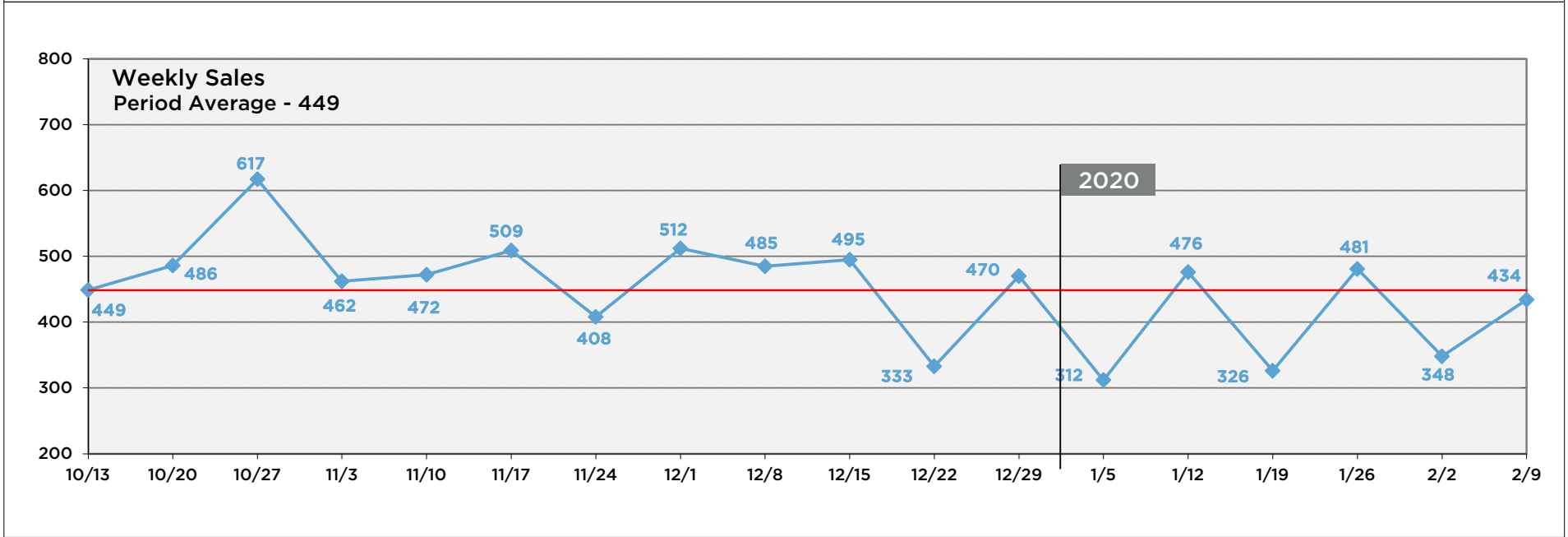
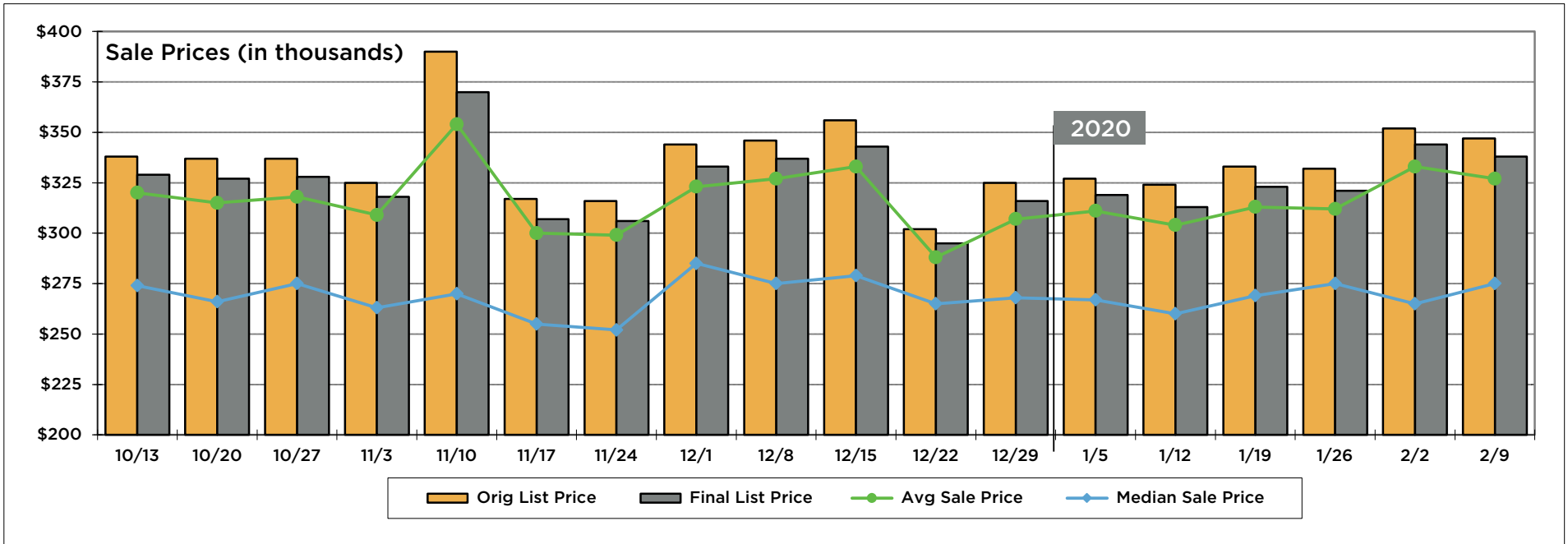
Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	2	3	4	5
Average Half Baths	0	0	0	0	0	1	2

**Square Footage**

Average Square Feet	2,084	1,412	1,871	2,334	2,892	3,520	6,754
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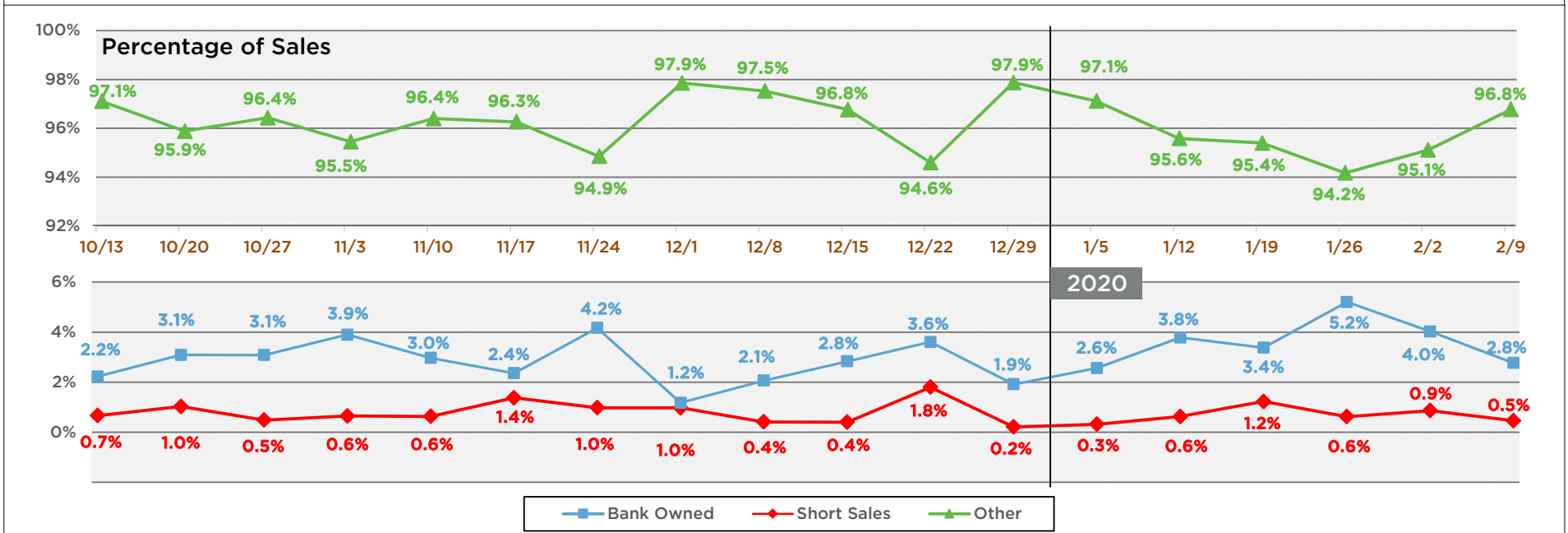
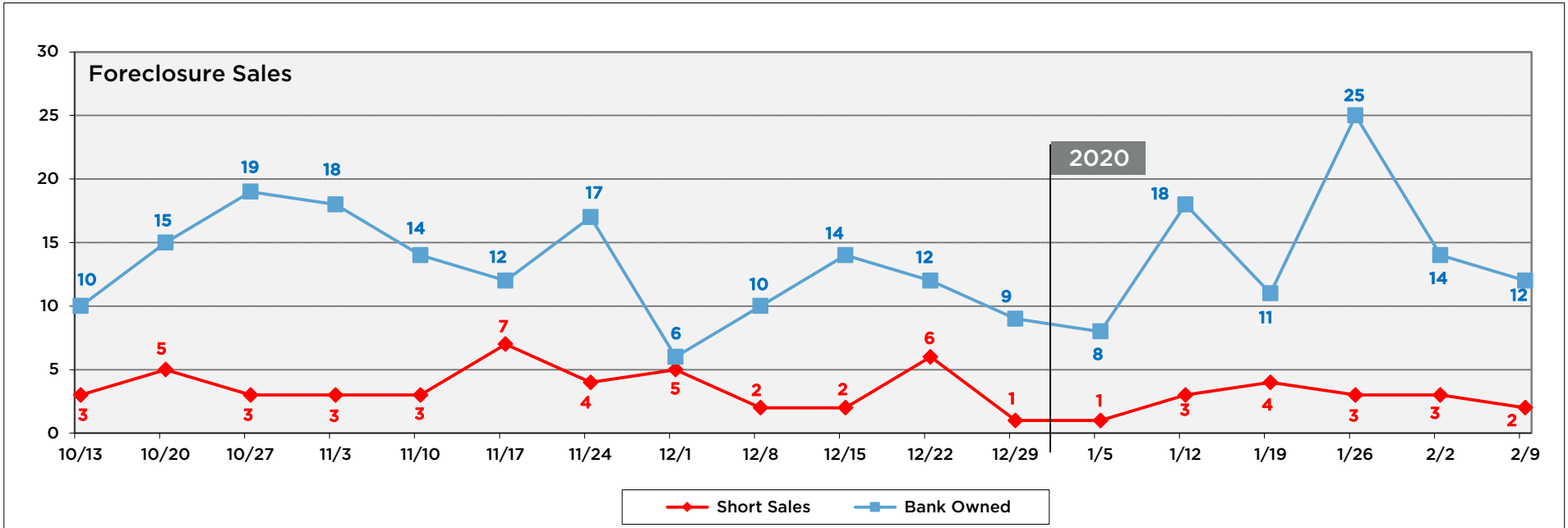


**Single Family Homes**

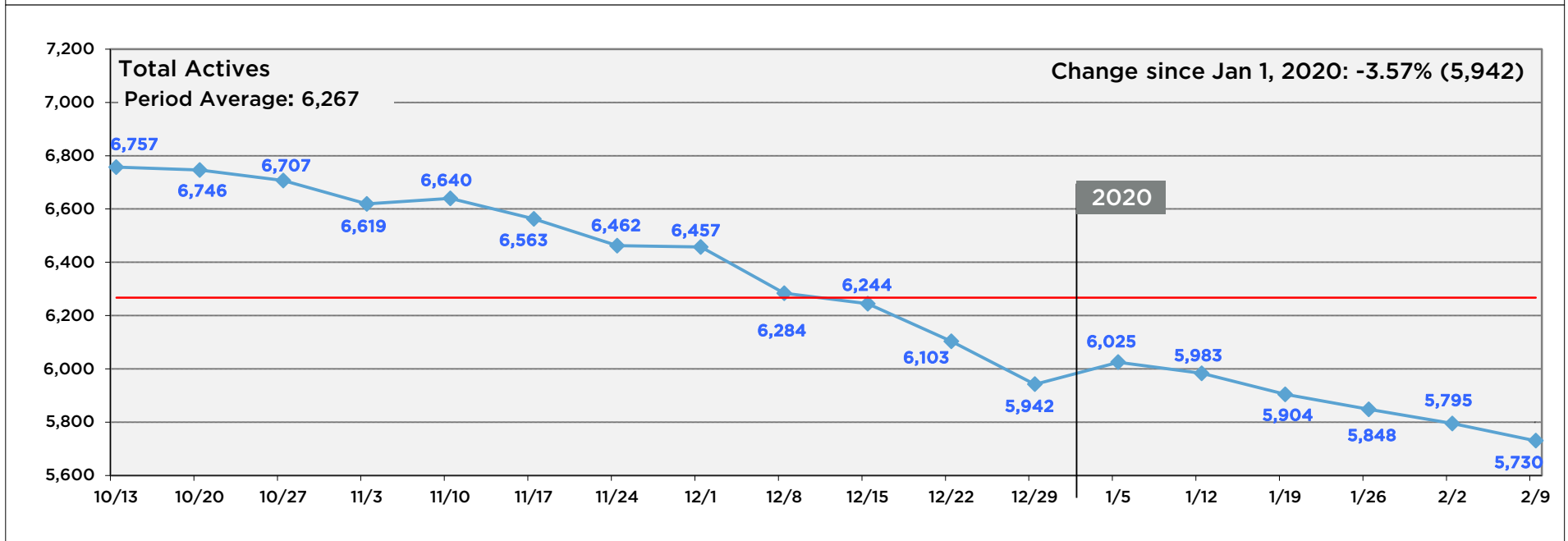
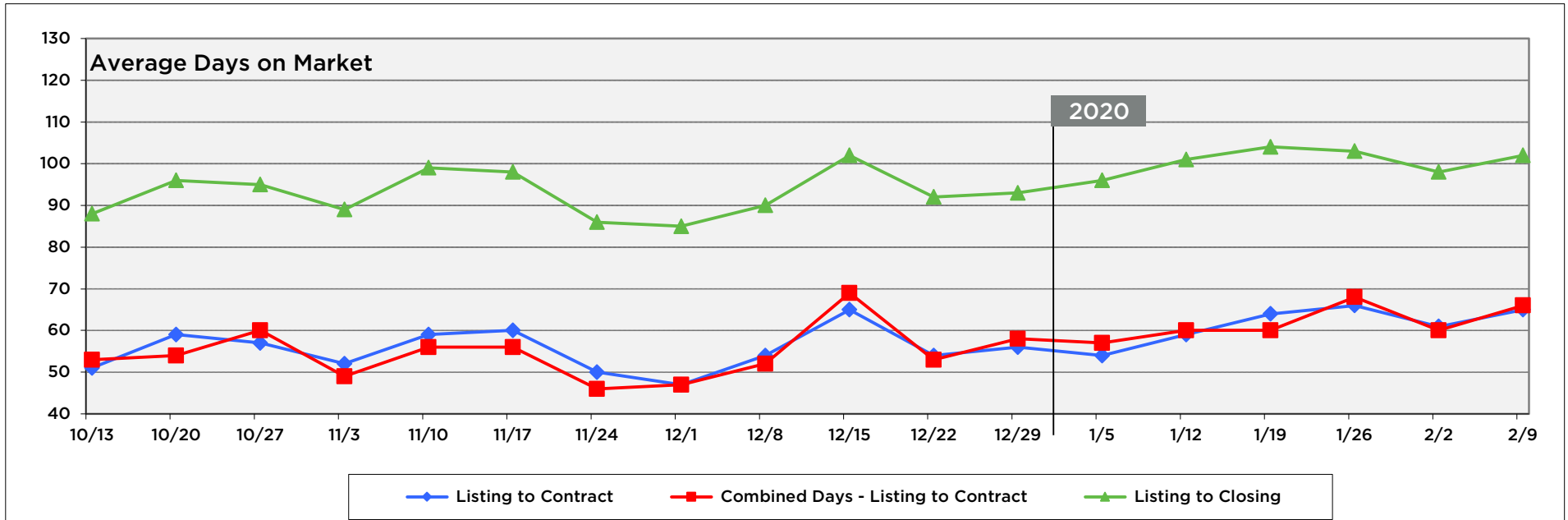




**Single Family Homes**

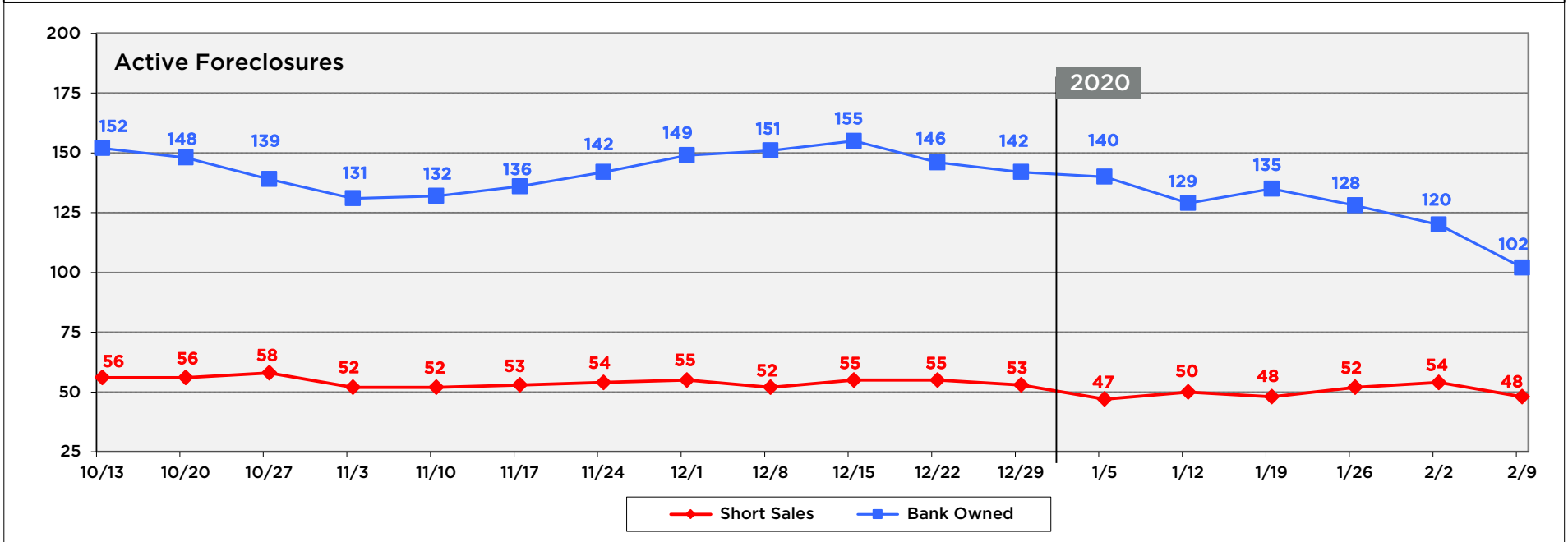
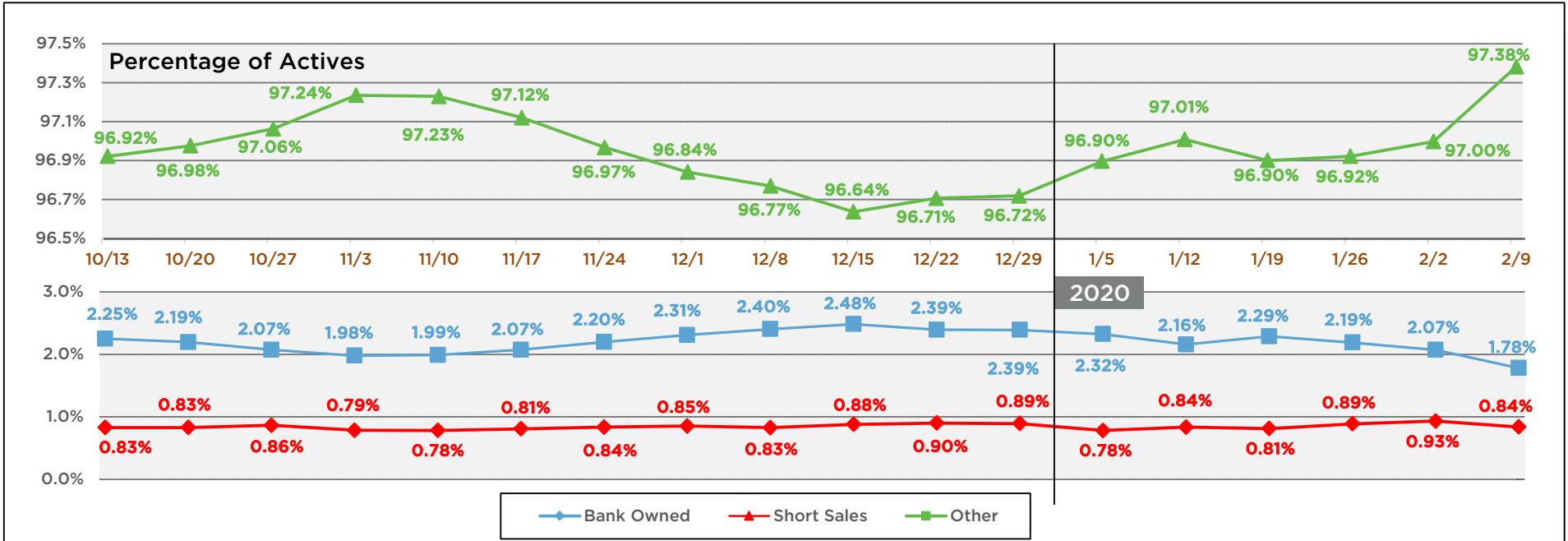


### Single Family Homes



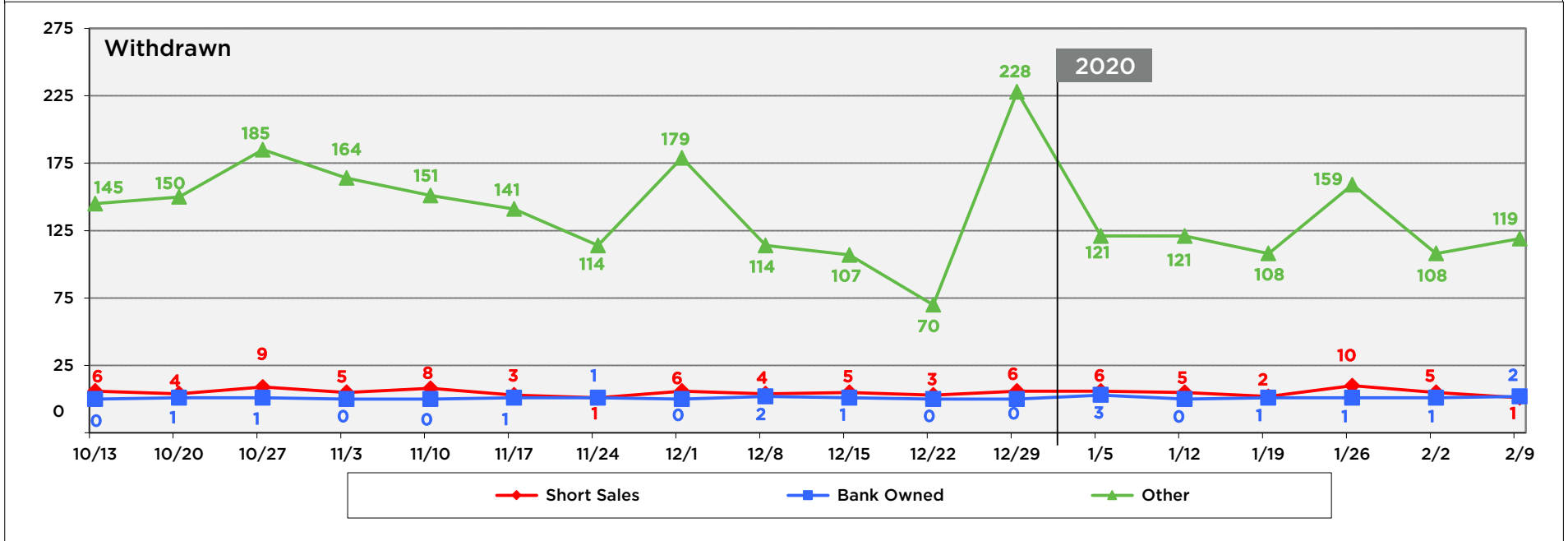
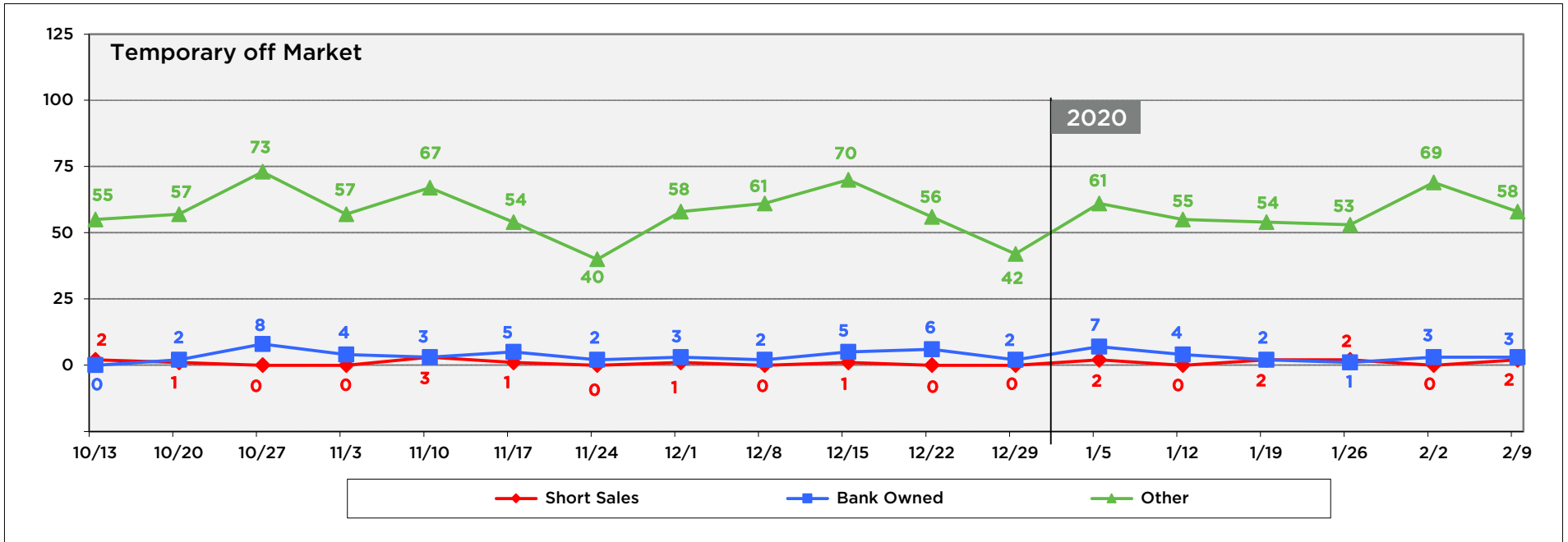


**Single Family Homes**

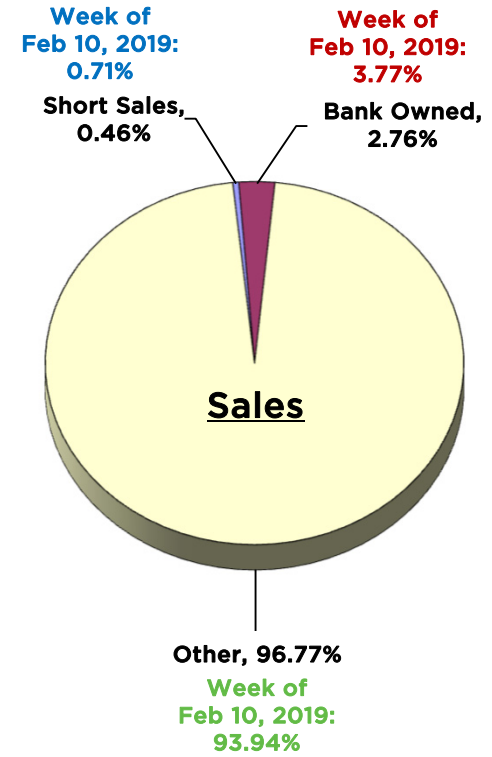
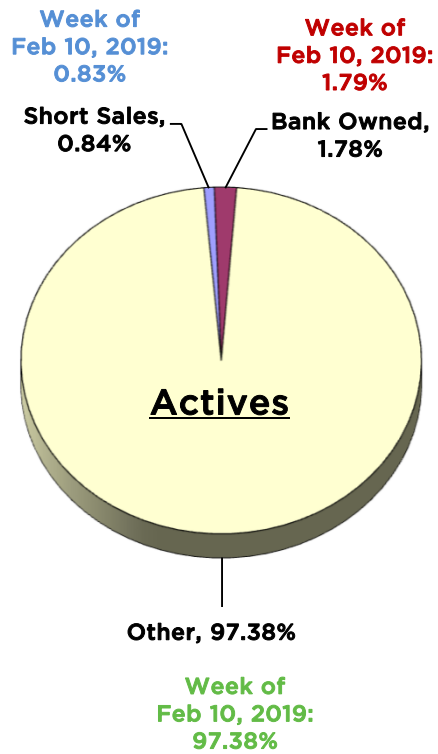




**Single Family Homes**



**Single Family Homes**



**Where are the 66 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>9</b>	<b>\$275,089</b>	<b>3.7</b>	<b>2.3</b>	<b>1,909</b>	<b>\$144.13</b>
Apopka / Hunt Club	32703	1	\$275,000	3.0	2.0	1,717	\$160.16
Winter Springs / Tuskawilla	32708	1	\$275,000	3.0	2.0	2,032	\$135.33
Lake Mary / Heathrow	32746	1	\$275,500	4.0	3.0	2,431	\$113.33
Longwood (East)	32750	2	\$274,950	4.0	3.0	1,689	\$162.79
Maitland / Eatonville	32751	1	\$274,900	3.0	2.0	1,464	\$187.77
Sanford (South)	32773	3	\$275,167	4.0	2.0	2,052	\$134.10
<b>Orange County</b>		<b>17</b>	<b>\$274,958</b>	<b>3.4</b>	<b>2.0</b>	<b>1,701</b>	<b>\$161.63</b>
Apopka / Hunt Club	32703	1	\$275,000	4.0	2.0	1,874	\$146.74
Maitland / Eatonville	32751	1	\$275,000	3.0	2.0	1,617	\$170.07
Conway	32812	3	\$274,933	3.0	2.0	1,274	\$215.80
Hiawassee	32818	1	\$275,000	4.0	2.0	1,963	\$140.09
Ventura	32822	1	\$274,900	4.0	2.0	1,804	\$152.38
Taft	32824	1	\$275,000	3.0	2.0	1,626	\$169.13
Research Park	32826	2	\$275,000	4.0	2.0	1,972	\$139.45
Waterford Lakes	32828	2	\$274,945	4.0	2.0	1,741	\$157.92
Wedgfield	32833	1	\$274,900	3.0	2.0	1,601	\$171.71
Hunters Creek	32837	3	\$274,933	3.0	2.0	1,841	\$149.34
Pine Castle / Edgewood	32839	1	\$274,990	3.0	2.0	1,664	\$165.26
<b>Osceola County</b>		<b>19</b>	<b>\$274,991</b>	<b>3.9</b>	<b>2.0</b>	<b>2,083</b>	<b>\$132.00</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$274,900	4.0	2.0	2,003	\$137.24
Kissimmee (East)	34744	3	\$274,800	4.0	2.0	1,992	\$137.95
Kissimmee (West) / Pleasant Hill	34746	8	\$275,050	4.0	2.0	2,112	\$130.23
Kissimmee / Poinciana	34758	3	\$274,933	4.0	2.0	2,650	\$103.75
St Cloud / Narcoossee	34771	2	\$275,218	3.0	2.0	1,550	\$177.56
St Cloud / Canoe Creek	34772	2	\$274,950	4.0	2.0	1,829	\$150.33

**Where are the 66 Single Family Homes available for the Median Price of \$275,000? (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>21</b>	<b>\$274,948</b>	<b>3.4</b>	<b>2.3</b>	<b>2,113</b>	<b>\$130.12</b>
Lady Lake / The Villages	32159	1	\$275,000	3.0	2.0	2,171	\$126.67
Eustis (West)	32726	1	\$275,000	4.0	4.0	3,001	\$91.64
Eustis (East)	32736	1	\$275,000	4.0	2.0	2,430	\$113.17
Mount Dora	32757	3	\$274,900	3.0	2.0	2,119	\$129.73
Umatilla / Dona Vista	32784	1	\$275,000	3.0	2.0	1,540	\$178.57
Clermont (Central)	34711	7	\$274,900	3.0	2.0	1,878	\$146.38
Clermont (South)	34714	1	\$275,000	5.0	4.0	2,187	\$125.74
Minneola	34715	1	\$275,000	3.0	2.0	1,782	\$154.32
Groveland	34736	2	\$275,000	4.0	3.0	2,205	\$124.72
Leesburg (West)	34748	1	\$275,000	4.0	2.0	1,857	\$148.09
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>	<b>137</b>	116	10	5	4	1	1
Bank Owned	2	0	2	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	134	115	8	5	4	1	1
<b>Active Listings</b>	<b>1,718</b>	1,203	206	204	68	32	5
Bank Owned	18	16	1	1	0	0	0
Short Sales	5	3	0	1	1	0	0
Other	1,695	1,184	205	202	67	32	5
<b>Months of Inventory</b>	<b>3</b>	2	5	9	4	7	1

***List Price***

Average Original List Price	\$215,447	\$171,513	\$278,450	\$381,660	\$482,225	\$1,100,000	\$1,899,000
Average Final List Price	\$210,829	\$168,587	\$274,850	\$368,640	\$459,447	\$999,000	\$1,899,000

***Sale Price***

Average Price	\$204,511	\$162,889	\$272,040	\$359,500	\$451,500	\$900,000	\$1,899,000
Median Price	\$170,000	\$160,500	\$272,500	\$370,000	\$450,000	\$900,000	\$1,899,000

***Price Differences***

<i>Original to Final</i> List Price	-\$4,618	-\$2,926	-\$3,600	-\$13,020	-\$22,778	-\$101,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,936	-\$8,624	-\$6,410	-\$22,160	-\$30,725	-\$200,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,318	-\$5,698	-\$2,810	-\$9,140	-\$7,947	-\$99,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	94.92%	94.97%	97.70%	94.19%	93.63%	81.82%	100.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.00%	96.62%	98.98%	97.52%	98.27%	90.09%	100.00%

***Days on the Market***

Avg Days Listing to Contract	55	55	40	68	104	66	0
Combined Avg Days to Contract	50	50	40	63	85	66	0
Avg Days Listing to Closing	88	88	71	99	129	100	0
Avg Days Contract to Close	31	32	31	30	25	33	0

***Beds / Baths***

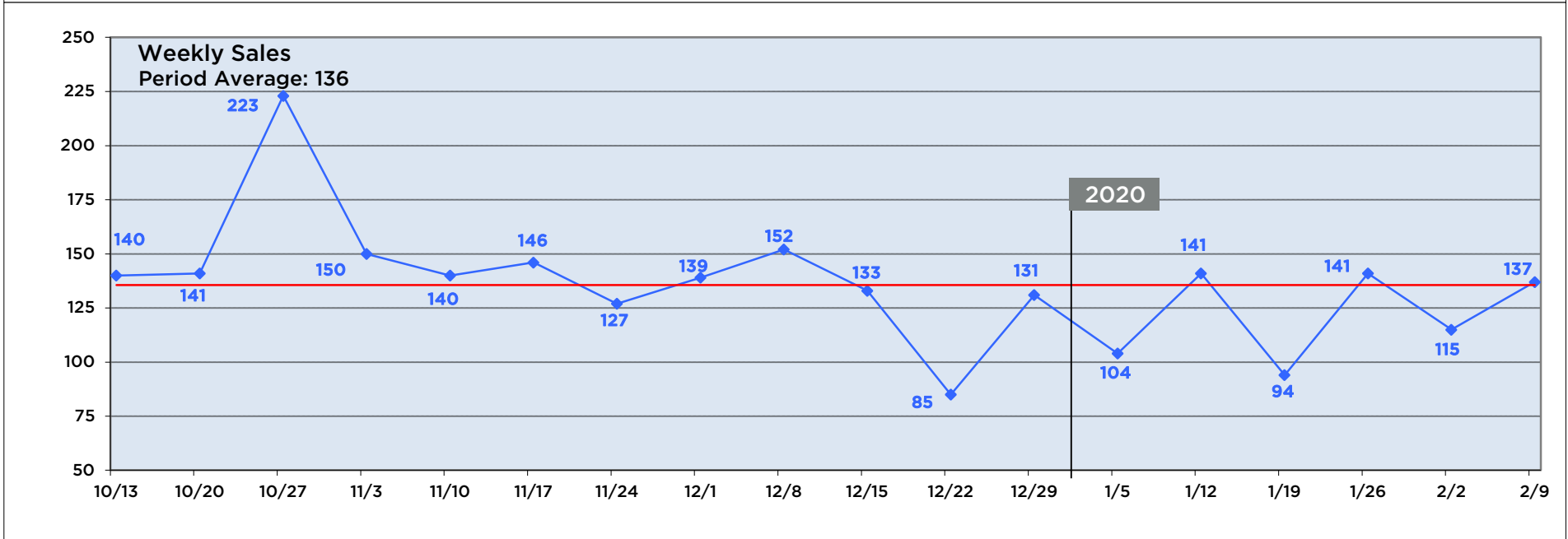
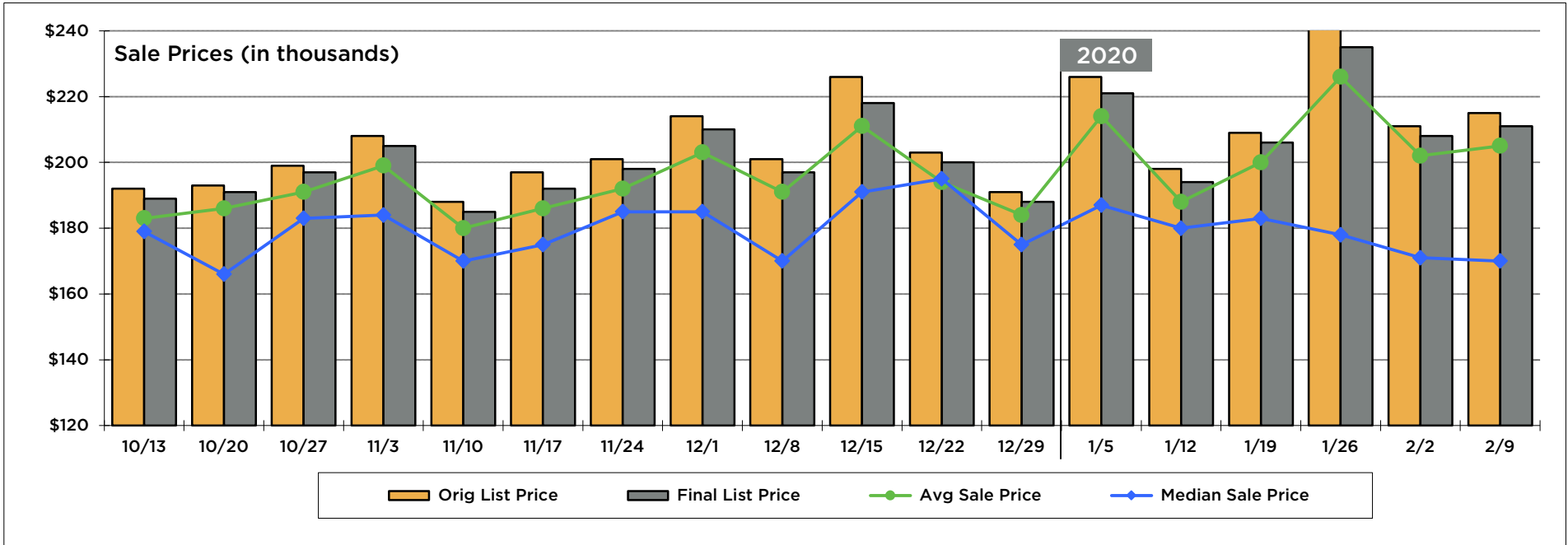
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	3	3
Average Half Baths	0	0	1	1	1	0	1

***Square Footage***

Average Square Feet	1,365	1,245	1,762	1,844	2,309	3,714	2,822
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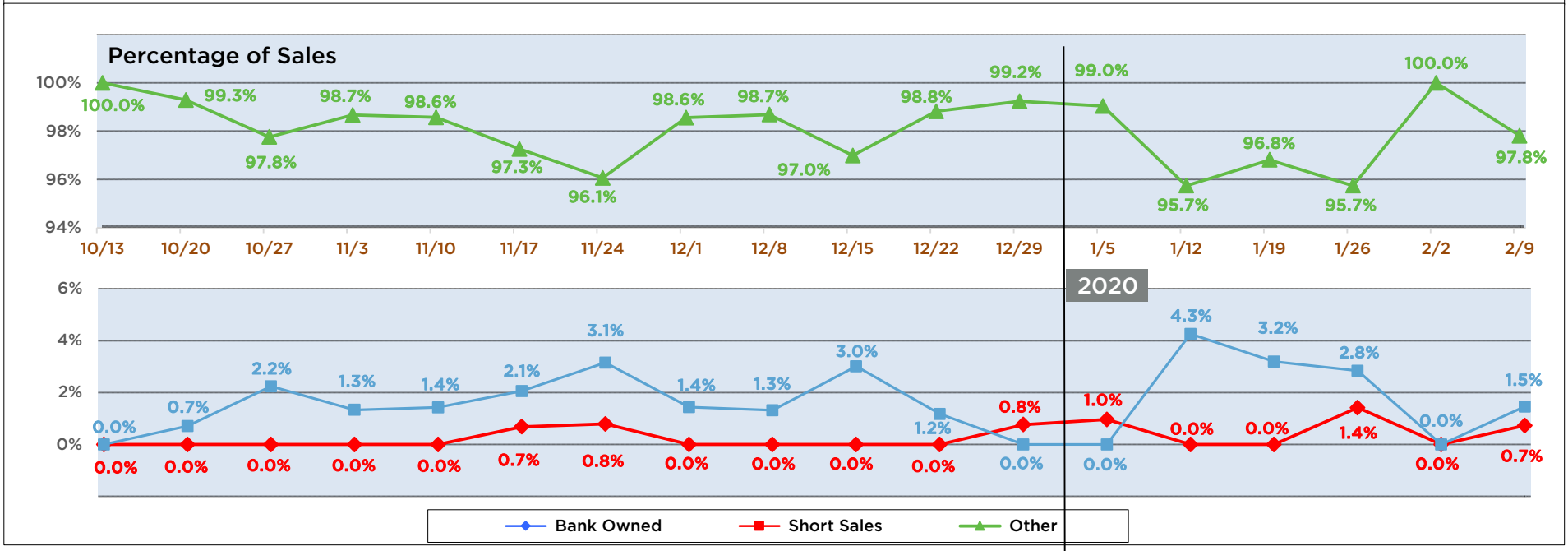
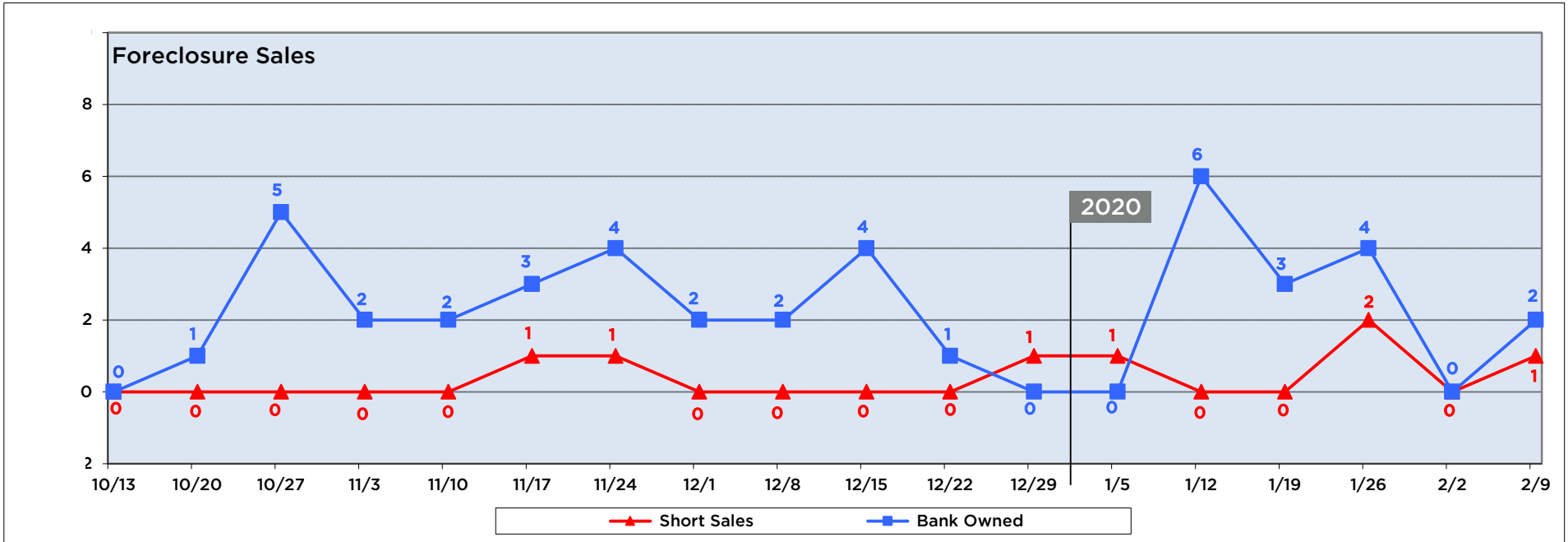


**Condos, Townhomes, Villas**



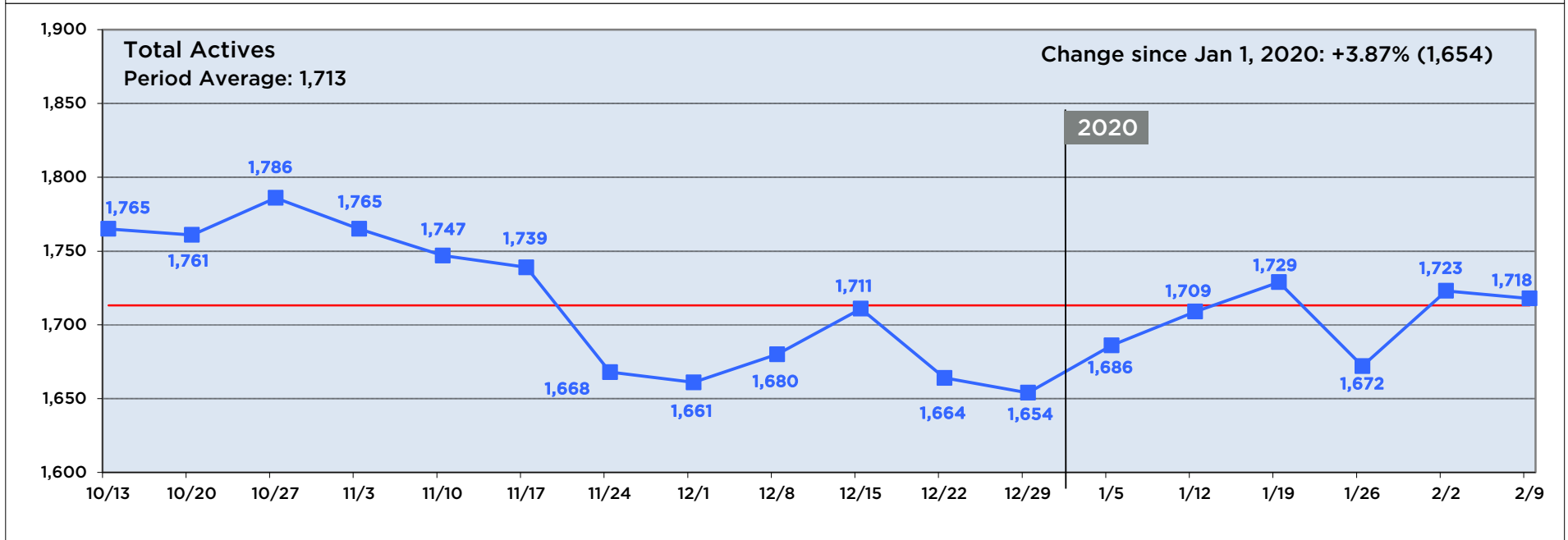
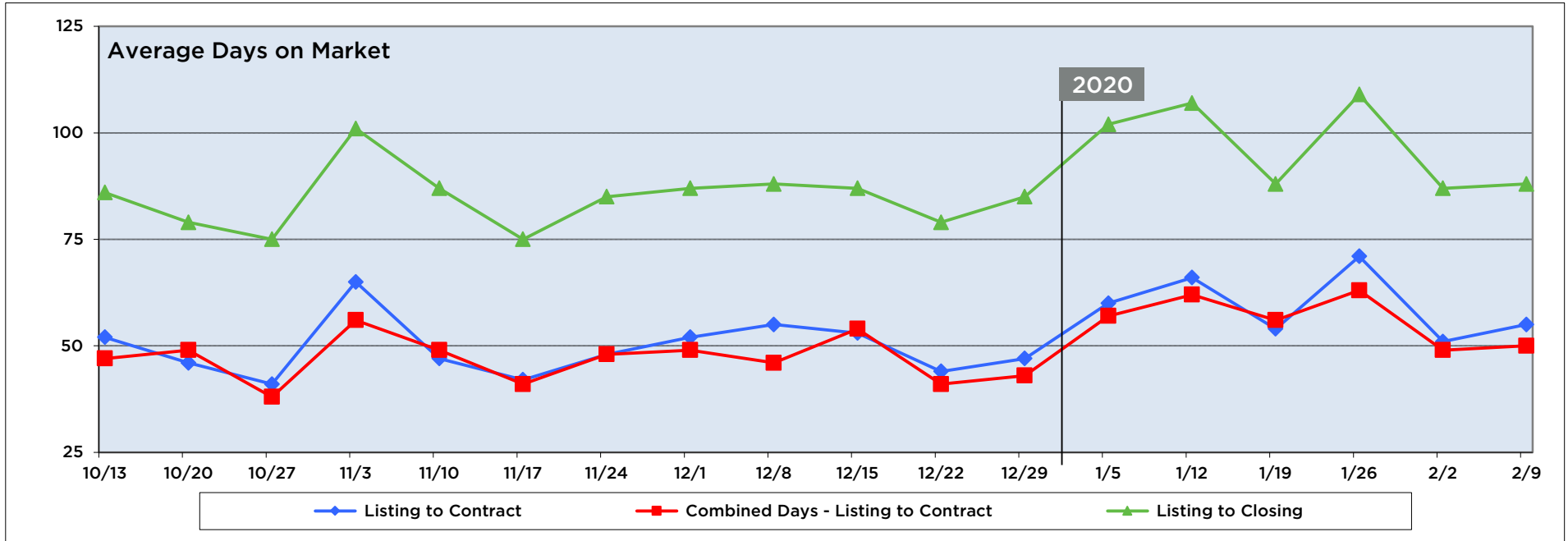


**Condos, Townhomes, Villas**



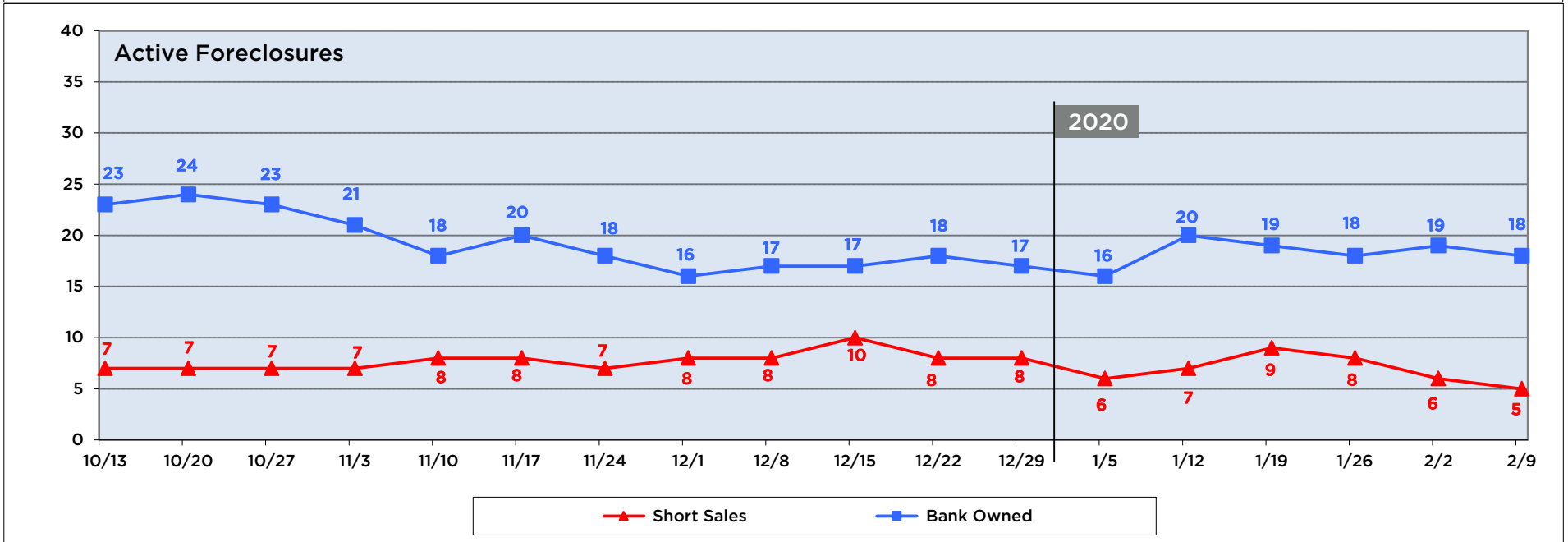
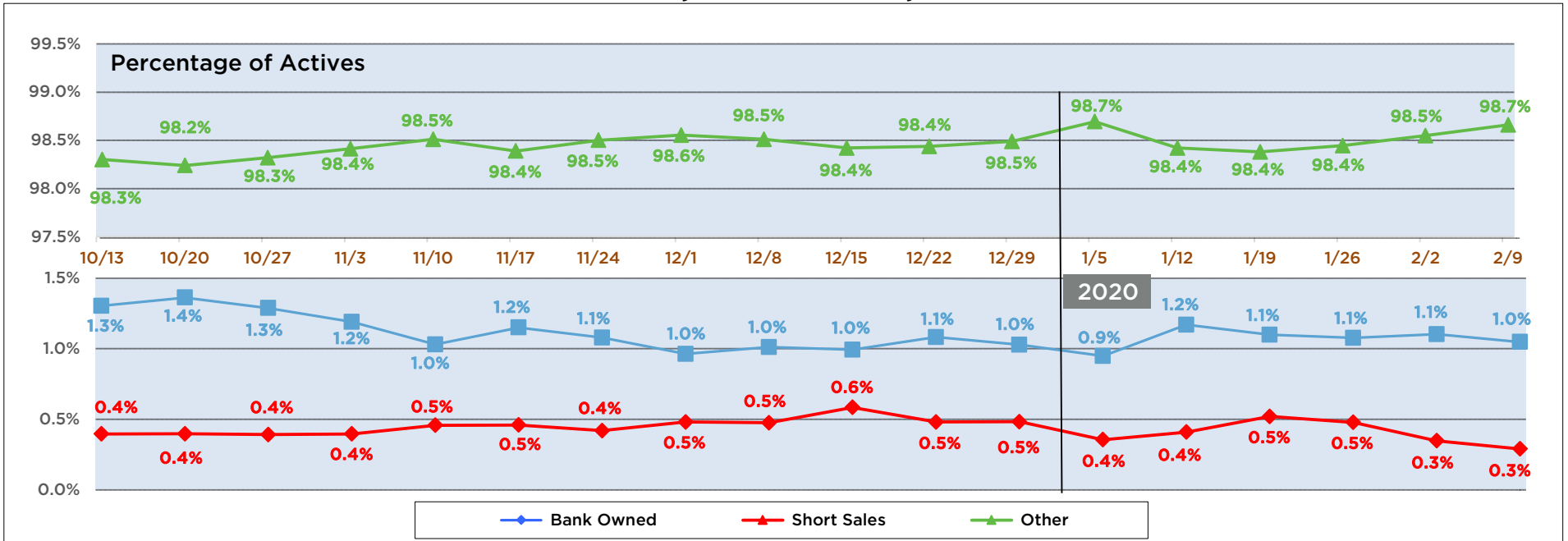


**Condos, Townhomes, Villas**



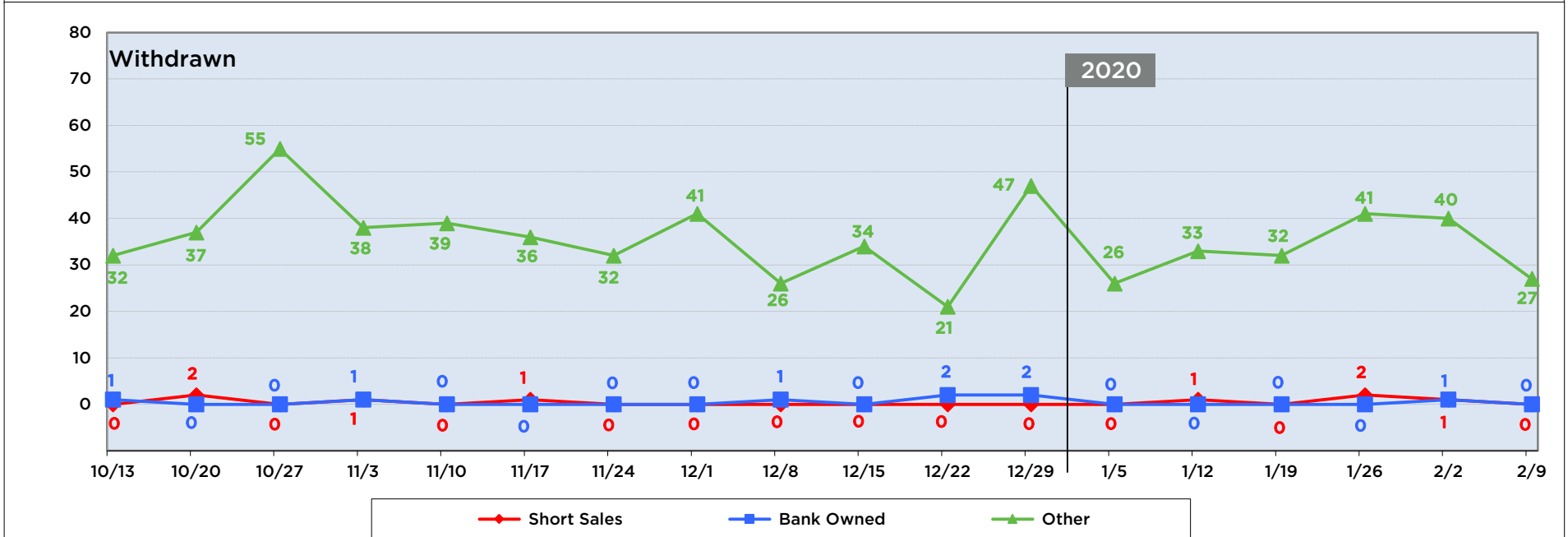
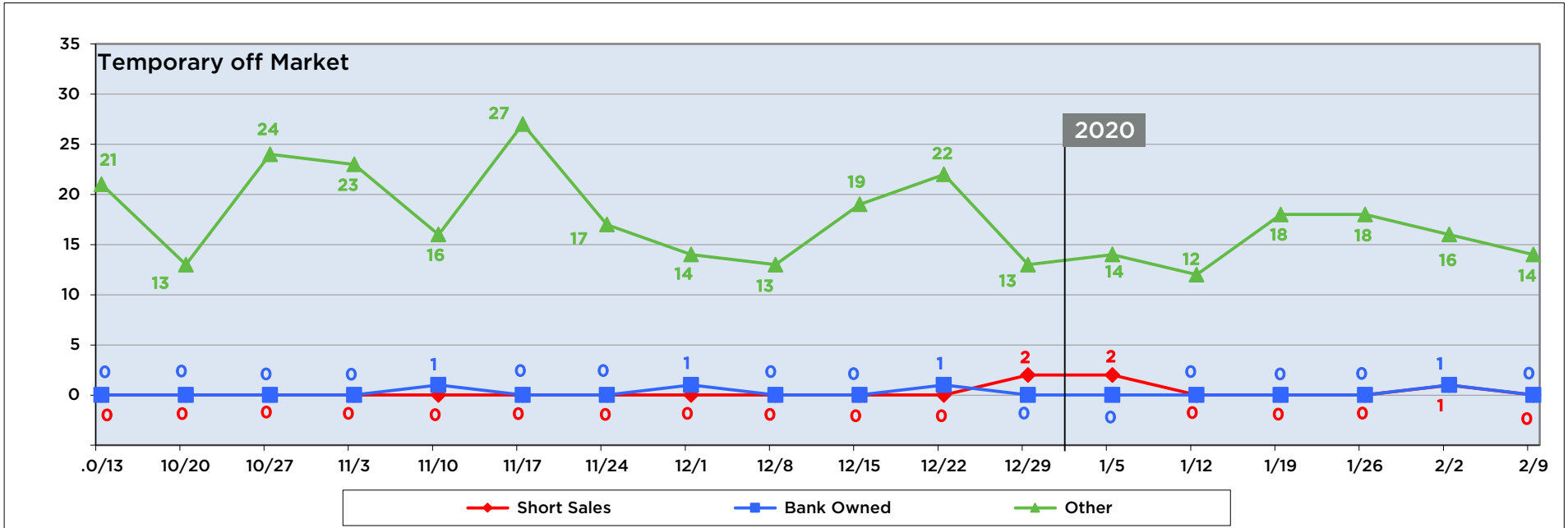


**Condos, Townhomes, Villas**

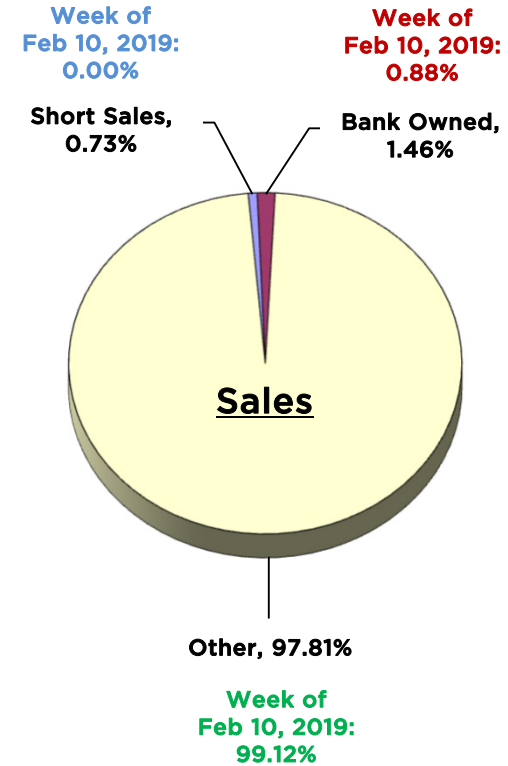
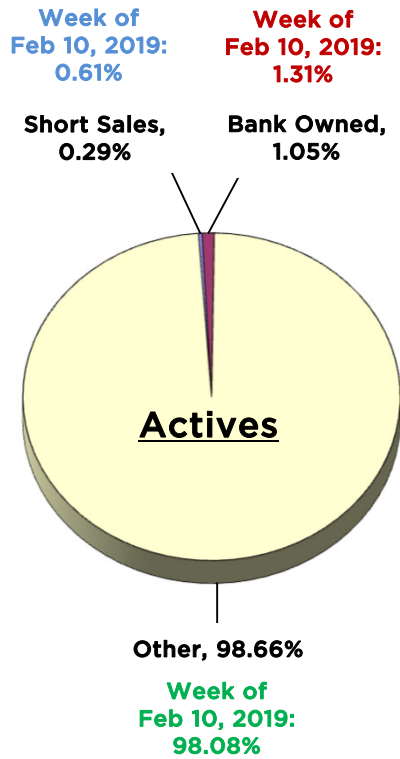




**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 32 Condos, Townhomes, or Villas available for the Median Price of \$170,000?** (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>6</b>	<b>\$169,950</b>	<b>2.5</b>	<b>2.0</b>	<b>1,277</b>	<b>\$133.05</b>
Apopka / Hunt Club	32703	1	\$170,000	2.0	2.0	1,302	\$130.57
Casselberry	32707	1	\$170,000	2.0	2.0	1,194	\$142.38
Altamonte Springs / Forest City	32714	2	\$169,950	3.0	2.0	1,285	\$132.26
Sanford / Lake Forest	32771	1	\$169,900	3.0	2.0	1,530	\$111.05
Winter Park	32792	1	\$169,900	2.0	2.0	1,068	\$159.08
<b>Orange County</b>		<b>15</b>	<b>\$169,919</b>	<b>2.5</b>	<b>2.1</b>	<b>1,193</b>	<b>\$142.39</b>
Apopka (North)	32712	2	\$169,870	3.0	3.0	1,242	\$136.77
Orlando (Downtown)	32801	1	\$170,000	1.0	1.0	806	\$210.92
Pine Hills / Rosemont	32808	1	\$170,000	3.0	2.0	1,532	\$110.97
Pinecastle / Belle Isle	32809	1	\$170,000	3.0	2.0	1,165	\$145.92
Williamsburg / Lake Bryan	32821	2	\$169,948	2.0	2.0	885	\$192.03
Ventura	32822	1	\$169,900	3.0	2.0	1,283	\$132.42
Metro West / Orlo Vista	32835	4	\$169,838	3.0	2.0	1,333	\$127.41
Hunters Creek	32837	3	\$169,967	2.0	2.0	1,176	\$144.53
<b>Osceola County</b>		<b>10</b>	<b>\$169,980</b>	<b>2.9</b>	<b>2.1</b>	<b>1,315</b>	<b>\$129.27</b>
Davenport	33896	3	\$170,000	3.0	2.0	1,307	\$130.07
Kissimmee (Central)	34741	2	\$169,998	3.0	2.0	1,296	\$131.17
Kissimmee / Buena Ventura Lakes	34743	2	\$170,000	3.0	2.0	1,245	\$136.55
Kissimmee (East)	34744	1	\$170,000	2.0	2.0	1,240	\$137.10
Kissimmee / Celebration	34747	1	\$169,900	3.0	2.0	1,402	\$121.18
Kissimmee / Poinciana	34758	1	\$169,900	3.0	3.0	1,504	\$112.97
<b>Lake County</b>		<b>1</b>	<b>\$169,900</b>	<b>2.0</b>	<b>2.0</b>	<b>1,254</b>	<b>\$135.49</b>
Tavares / Mt Plymouth	32778	1	\$169,900	2.0	2.0	1,254	\$135.49