



Monday Morning Quarterback Summary

Week of February 16, 2020 - February 22, 2020

Single-family existing homes

- Sales of single-family homes increased to 440 during the week of Feb 16, from 434 the week prior
- The median price of single family homes decreased to \$265,500, a change of -3.5%
- The number of single-family home foreclosure transactions decreased to 11 last week, from 12 the week of Feb 9
- The number of single-family home short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory decreased by 41, and now sits at 5,689

Condos, townhomes, and villas

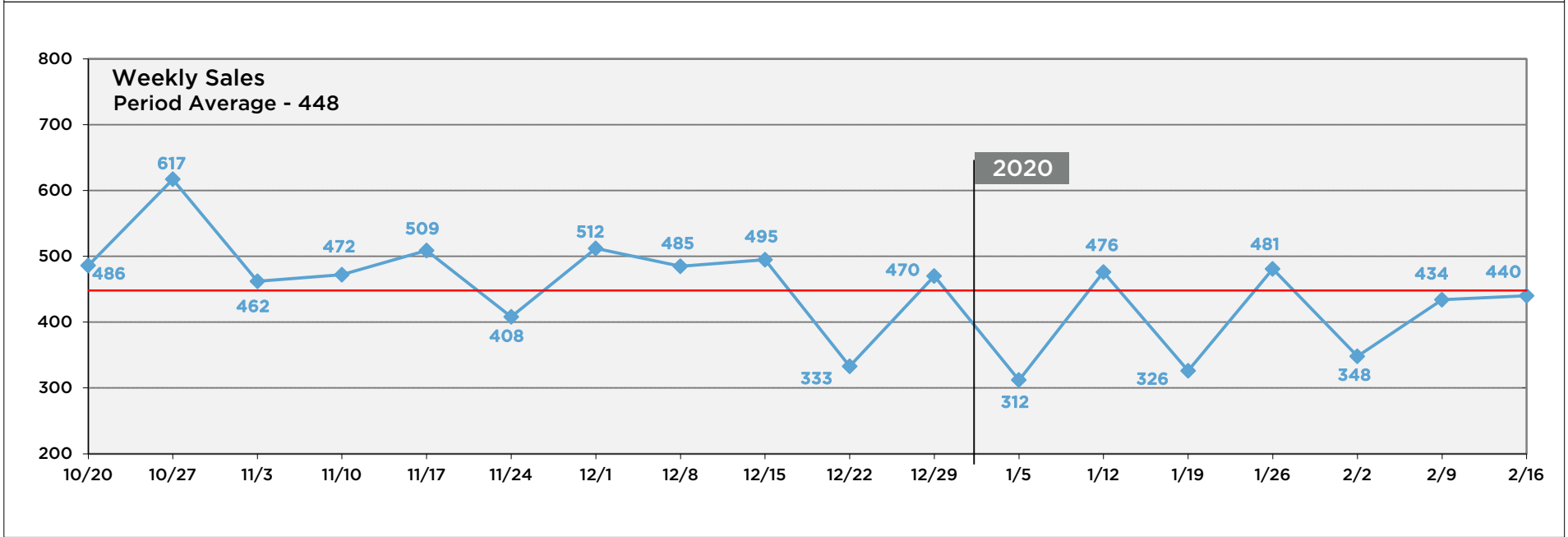
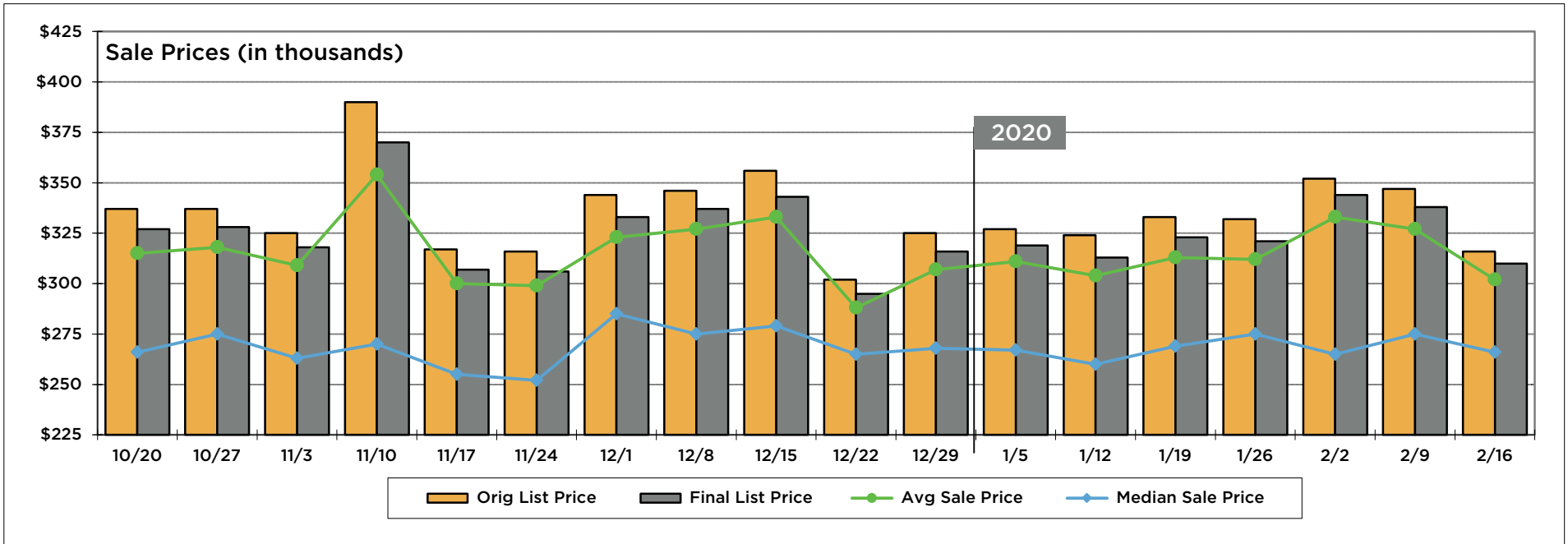
- Sales of condos, townhomes, and villas decreased to 127 during the week of Feb 16, from 137 the week prior
- The median price of condos, townhomes, and villas decreased to \$165,000, a change of -2.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 2 the week of Feb 9
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory decreased by 24, and now sits at 1,694

Detailed charts and graphs begin on page 2 of this report.

Single Family Homes

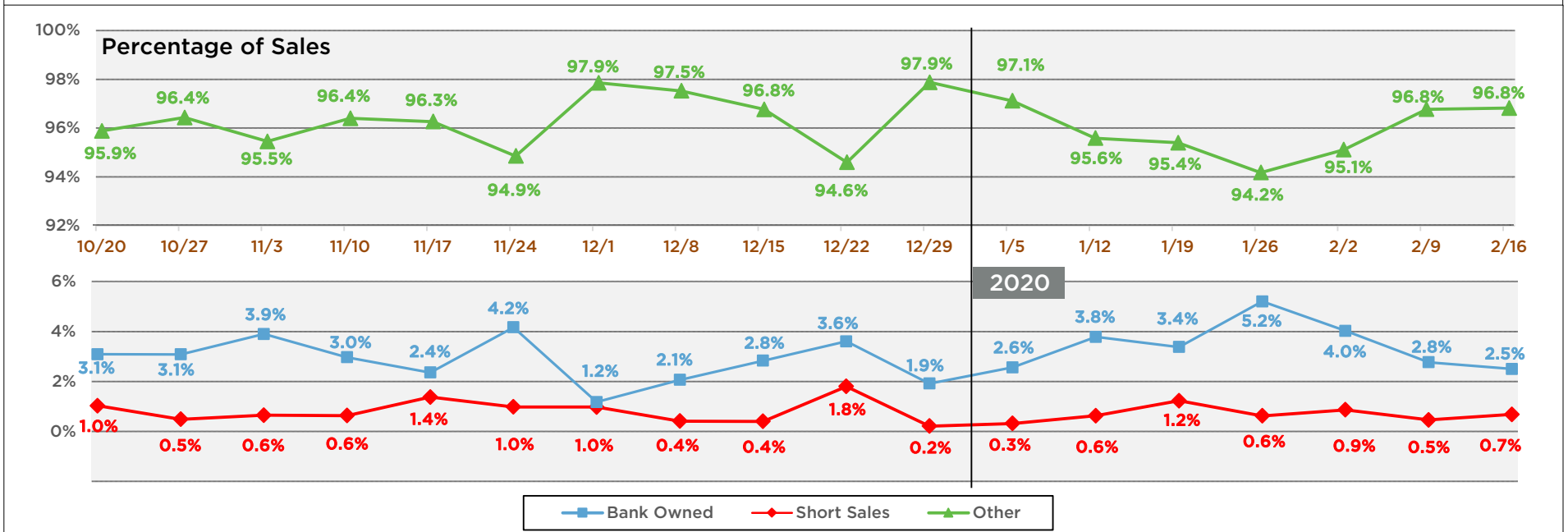
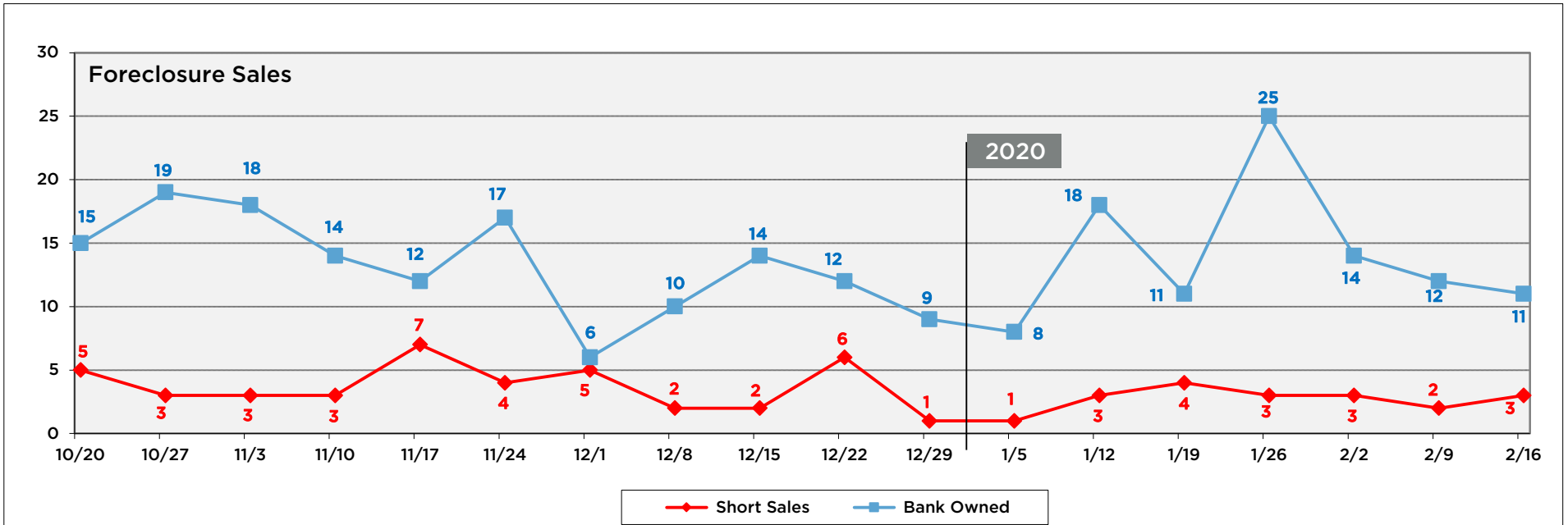
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	440	193	73	109	33	27	5
Bank Owned	11	7	2	1	1	0	0
Short Sales	3	2	1	0	0	0	0
Other	426	184	70	108	32	27	5
Active Listings	5,689	1,344	771	1,268	737	1,133	436
Bank Owned	114	67	17	13	7	5	5
Short Sales	46	22	5	10	5	4	0
Other	5,529	1,255	749	1,245	725	1,124	431
Months of Inventory	3	2	2	3	5	10	20
<u>List Price</u>							
Average Original List Price	\$316,474	\$194,907	\$281,936	\$355,351	\$473,923	\$687,611	\$1,622,400
Average Final List Price	\$310,485	\$192,122	\$277,290	\$348,775	\$461,630	\$669,611	\$1,592,400
<u>Sale Price</u>							
Average Price	\$302,277	\$187,133	\$272,646	\$342,803	\$446,914	\$644,648	\$1,492,600
Median Price	\$265,500	\$200,000	\$270,000	\$340,000	\$440,000	\$615,000	\$1,240,000
<u>Price Differences</u>							
Original to Final List Price	-\$5,989	-\$2,785	-\$4,646	-\$6,576	-\$12,293	-\$18,000	-\$30,000
Original List to Sale Price - \$	-\$14,197	-\$7,774	-\$9,290	-\$12,548	-\$27,009	-\$42,963	-\$129,800
Final List to Sale Price - \$	-\$8,208	-\$4,989	-\$4,644	-\$5,972	-\$14,716	-\$24,963	-\$99,800
Original List to Sale Price - %	95.51%	96.01%	96.70%	96.47%	94.30%	93.75%	92.00%
Final List to Sale Price - %	97.36%	97.40%	98.33%	98.29%	96.81%	96.27%	93.73%
<u>Days on the Market</u>							
Avg Days Listing to Contract	56	48	53	56	65	96	64
Combined Avg Days to Contract	56	41	52	68	65	116	84
Avg Days Listing to Closing	93	86	85	96	103	139	131
Avg Days Contract to Close	37	37	31	39	37	43	43
<u>Beds / Baths</u>							
Average Bedrooms	3	3	3	4	4	4	4
Average Full Baths	2	2	2	2	3	4	4
Average Half Baths	0	0	0	0	0	1	1
<u>Square Footage</u>							
Average Square Feet	1,995	1,427	1,934	2,321	2,880	3,288	4,859

Single Family Homes

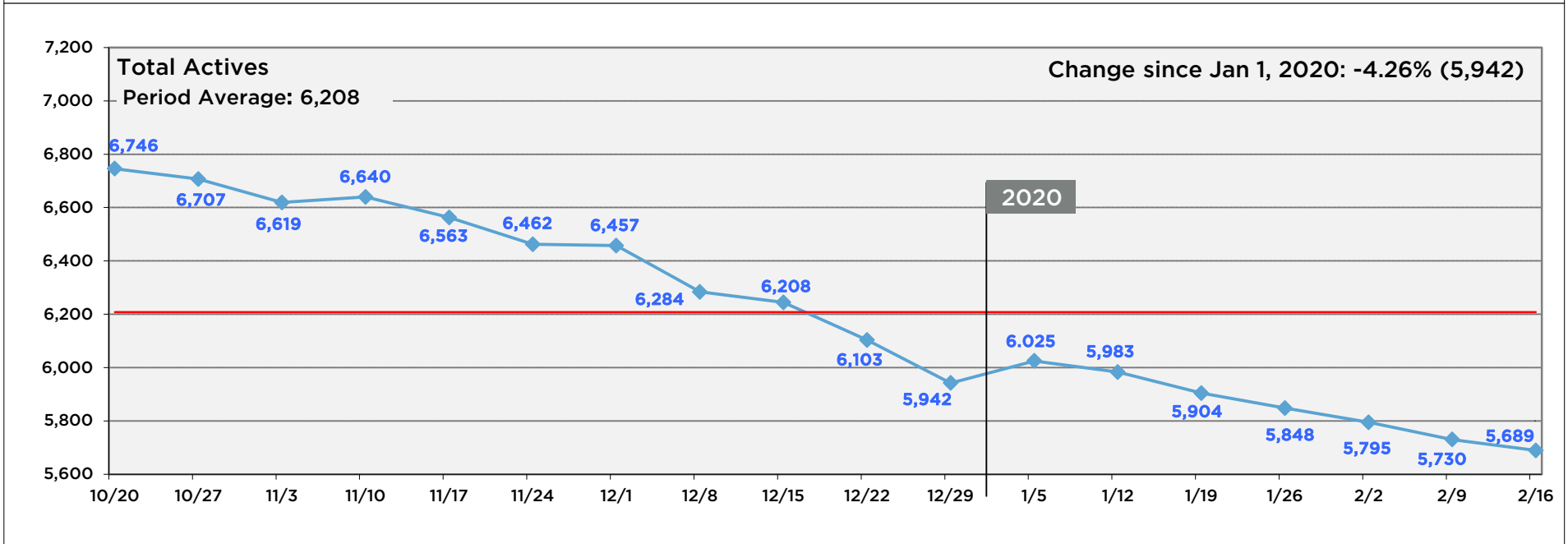
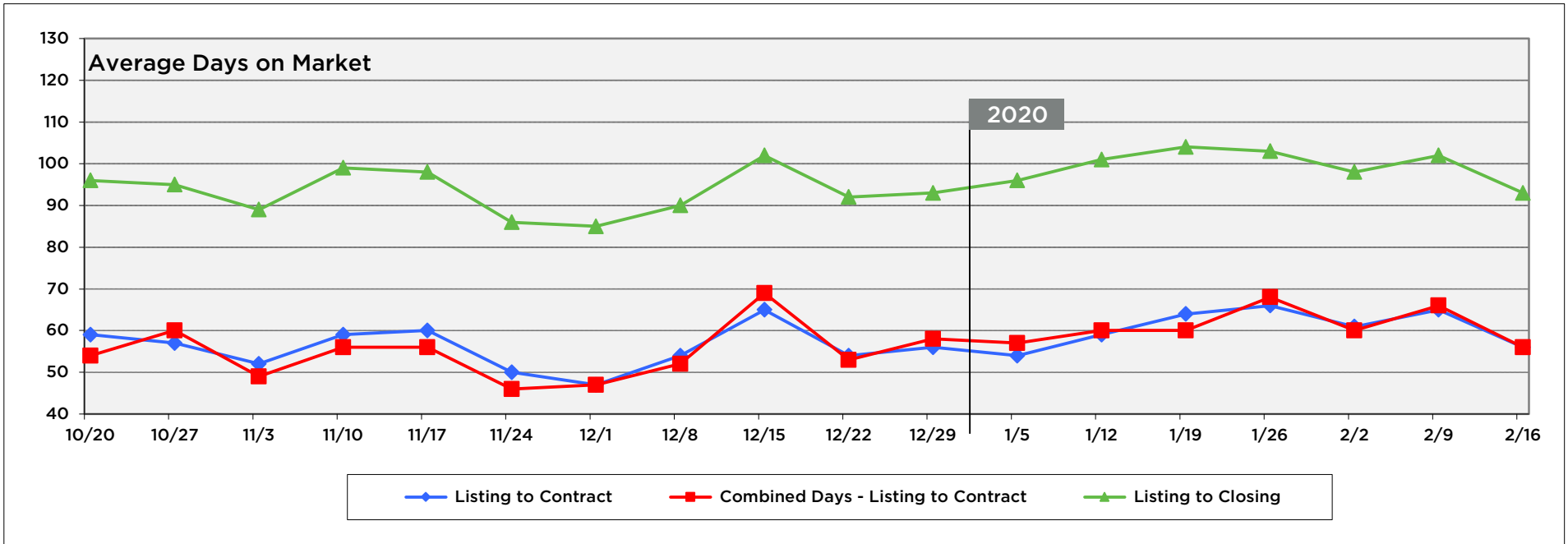




Single Family Homes

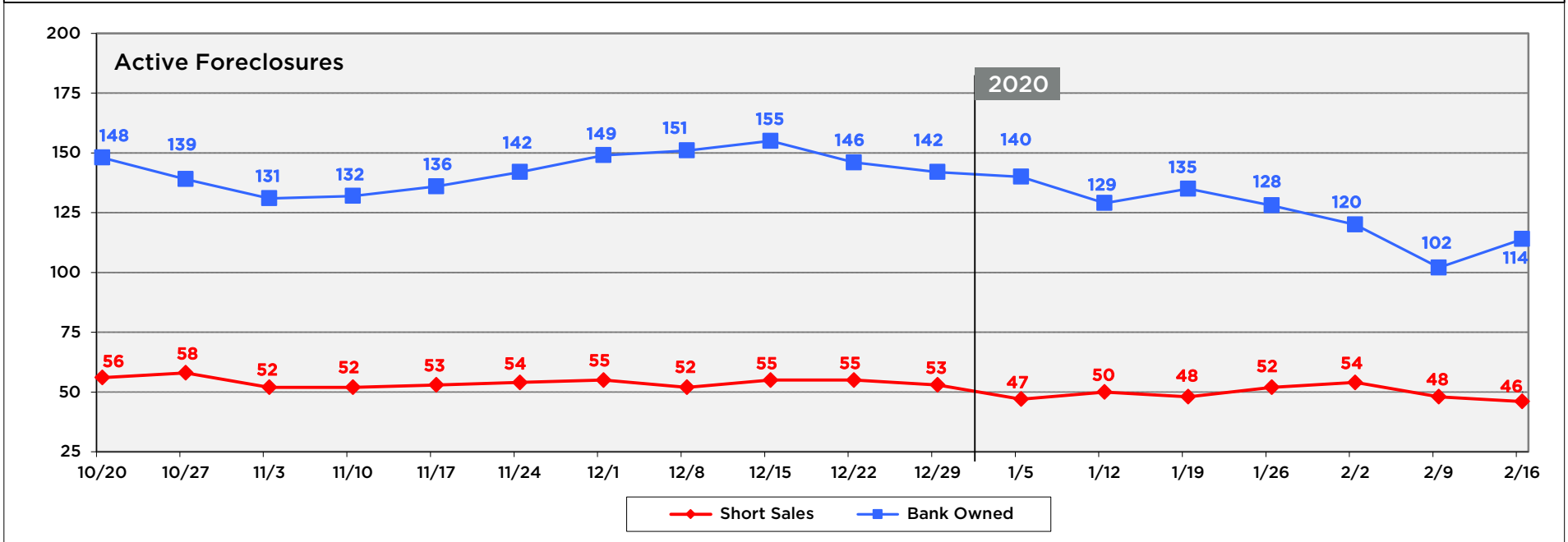
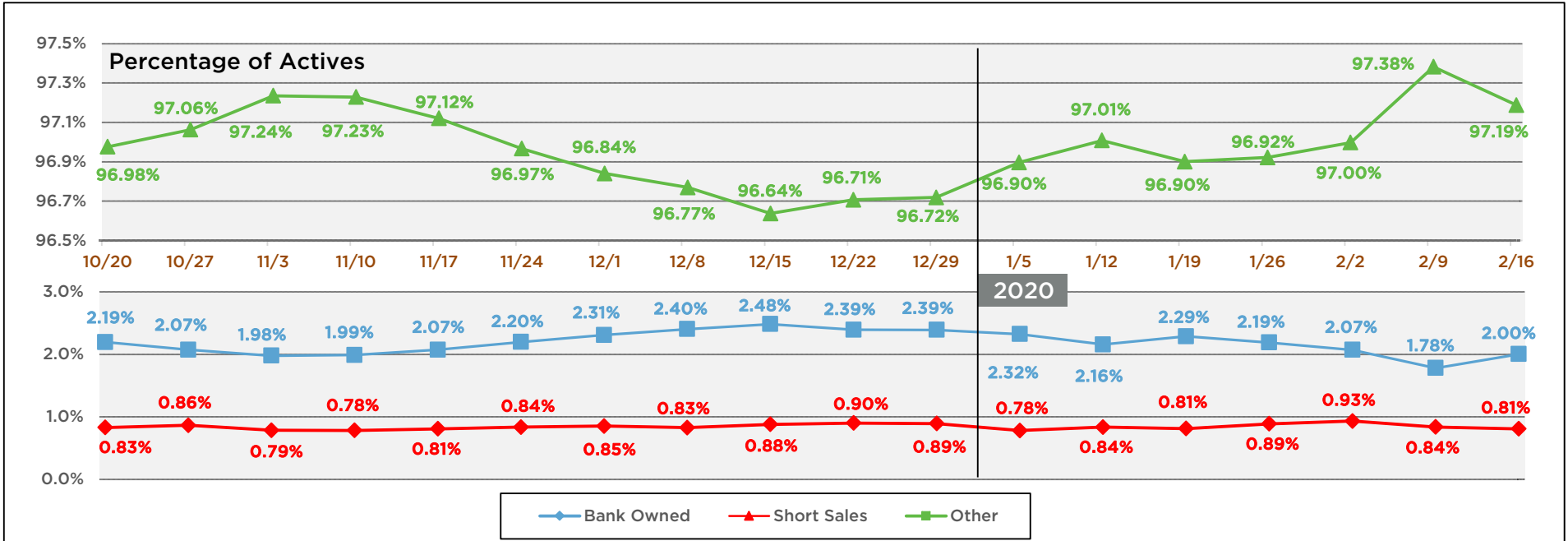


Single Family Homes



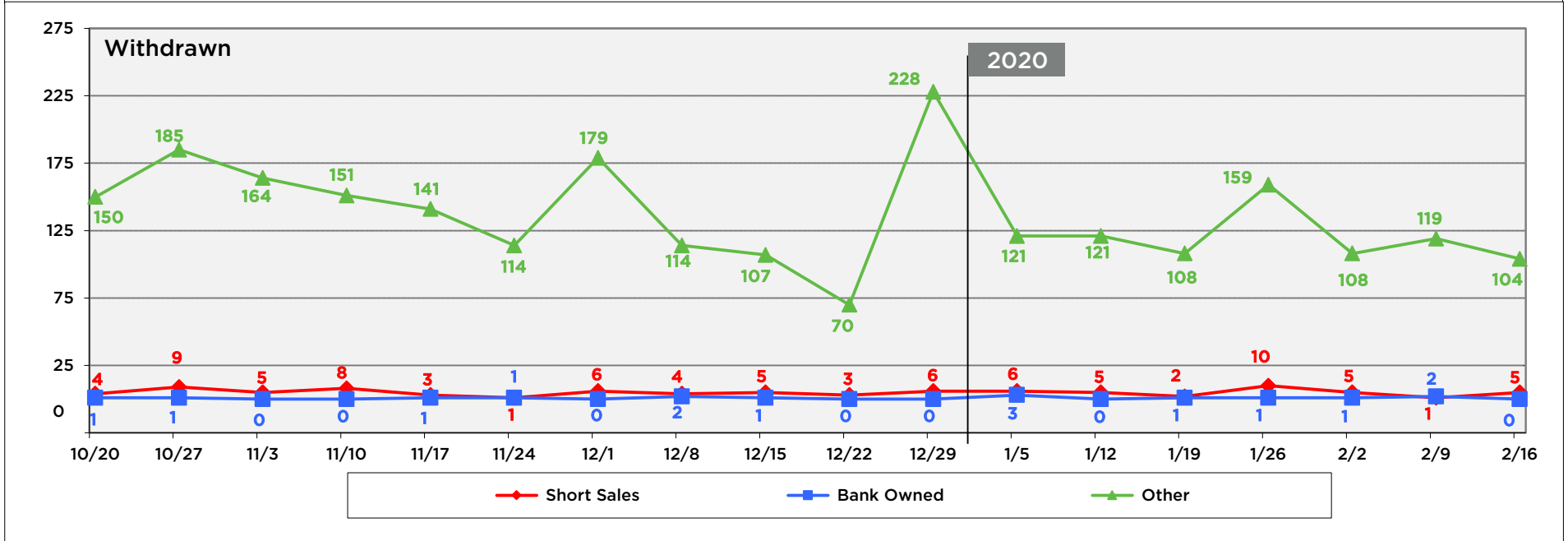
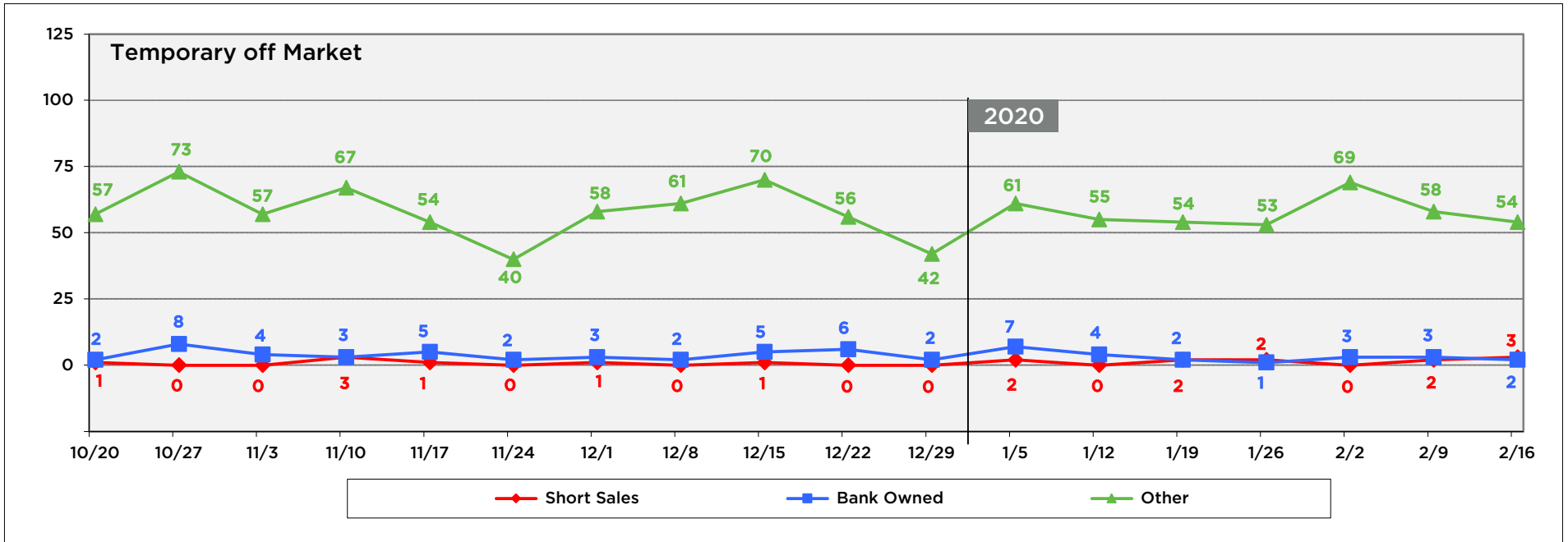


Single Family Homes

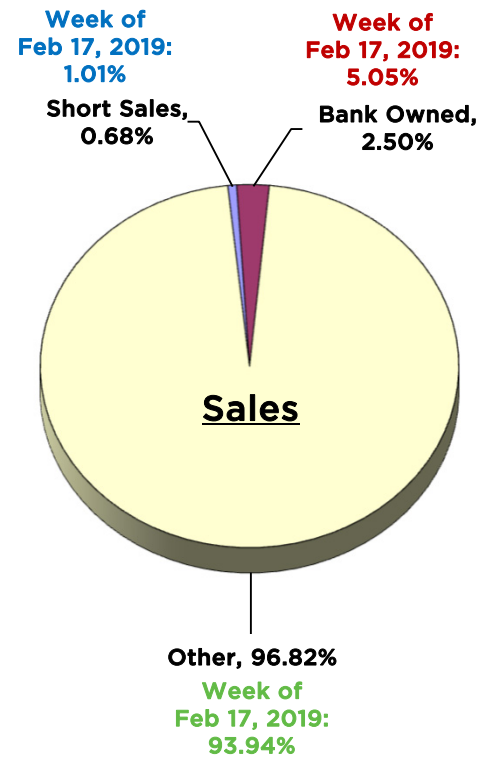
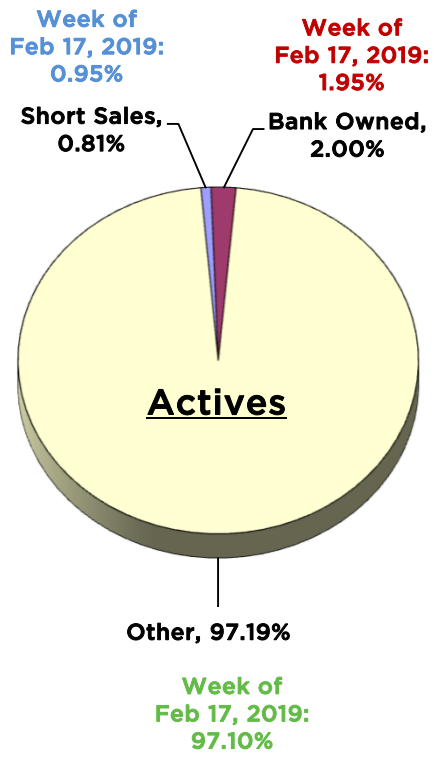




Single Family Homes



Single Family Homes



Where are the 38 Single Family Homes available for the Median Price of \$265,500? (± \$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>
Seminole County		7	\$265,071	3.1	2.4	1,766	\$150.11
Altamonte Springs (East)	32701	1	\$265,000	4.0	2.0	1,558	\$170.09
Winter Springs / Tuskawilla	32708	1	\$265,500	3.0	2.0	1,425	\$186.32
Altamonte Springs / Forest City	32714	2	\$265,000	3.0	3.0	2,054	\$129.02
Sanford / Lake Forest	32771	1	\$265,000	2.0	2.0	1,504	\$176.20
Sanford (South)	32773	1	\$265,000	4.0	3.0	1,765	\$150.14
Longwood / Wekiva Springs	32779	1	\$265,000	3.0	2.0	2,001	\$132.43
Orange County		12	\$265,075	3.0	1.8	1,573	\$168.55
Apopka (North)	32712	2	\$265,000	4.0	2.0	1,877	\$141.18
Winter Park (East) / Aloma	32792	1	\$265,000	2.0	1.0	1,260	\$210.32
Conway	32812	1	\$265,000	2.0	1.0	1,015	\$261.08
Union Park	32817	1	\$265,900	3.0	2.0	1,526	\$174.25
Williamsburg / Lake Bryan	32821	1	\$265,000	3.0	2.0	1,554	\$170.53
Ventura	32822	1	\$265,000	3.0	2.0	1,714	\$154.61
Taft	32824	2	\$265,000	3.0	2.0	1,645	\$161.09
Rio Pinar / Union Park	32825	1	\$265,000	3.0	2.0	1,771	\$149.63
Hunters Creek	32837	1	\$265,000	3.0	2.0	1,562	\$169.65
Winter Garden / Oakland	34787	1	\$265,000	3.0	2.0	1,426	\$185.83
Osceola County		12	\$265,000	4.0	2.0	2,097	\$126.36
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	2,151	\$123.20
Kissimmee / Poinciana	34758	4	\$265,000	4.0	2.0	2,291	\$115.67
St Cloud / Canoe Creek	34772	2	\$265,000	4.0	2.0	1,555	\$170.42
Lake County		7	\$265,129	3.6	2.3	2,254	\$117.63
Eustis (East)	32736	1	\$265,000	3.0	2.0	2,339	\$113.30
Tavares / Mt Plymouth	32778	2	\$265,450	4.0	2.0	1,962	\$135.30
Groveland	34736	2	\$265,000	3.0	2.0	2,043	\$129.71
Leesburg (West)	34748	2	\$265,000	4.0	3.0	2,714	\$97.64

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	127	106	10	8	1	2	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	125	104	10	8	1	2	0
Active Listings	1,694	1,178	203	204	69	35	5
Bank Owned	17	14	1	2	0	0	0
Short Sales	5	3	0	1	1	0	0
Other	1,672	1,161	202	201	68	35	5
Months of Inventory	3	3	5	6	16	4	0

List Price

Average Original List Price	\$191,250	\$160,528	\$269,859	\$347,713	\$428,800	\$699,000	\$0
Average Final List Price	\$188,324	\$157,582	\$268,069	\$343,475	\$417,000	\$684,000	\$0

Sale Price

Average Price	\$182,116	\$152,374	\$262,000	\$332,378	\$403,000	\$647,500	\$0
Median Price	\$165,000	\$149,500	\$259,500	\$322,500	\$403,000	\$647,500	\$0

Price Differences

<i>Original to Final</i> List Price	-\$2,926	-\$2,946	-\$1,790	-\$4,238	-\$11,800	-\$15,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$9,134	-\$8,154	-\$7,859	-\$15,335	-\$25,800	-\$51,500	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,208	-\$5,208	-\$6,069	-\$11,097	-\$14,000	-\$36,500	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.22%	94.92%	97.09%	95.59%	93.98%	92.63%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	96.70%	96.70%	97.74%	96.77%	96.64%	94.66%	0.00%

Days on the Market

Avg Days Listing to Contract	52	50	45	79	53	55	0
Combined Avg Days to Contract	47	44	42	78	156	55	0
Avg Days Listing to Closing	83	80	76	110	87	139	0
Avg Days Contract to Close	30	30	30	30	33	82	0

Beds / Baths

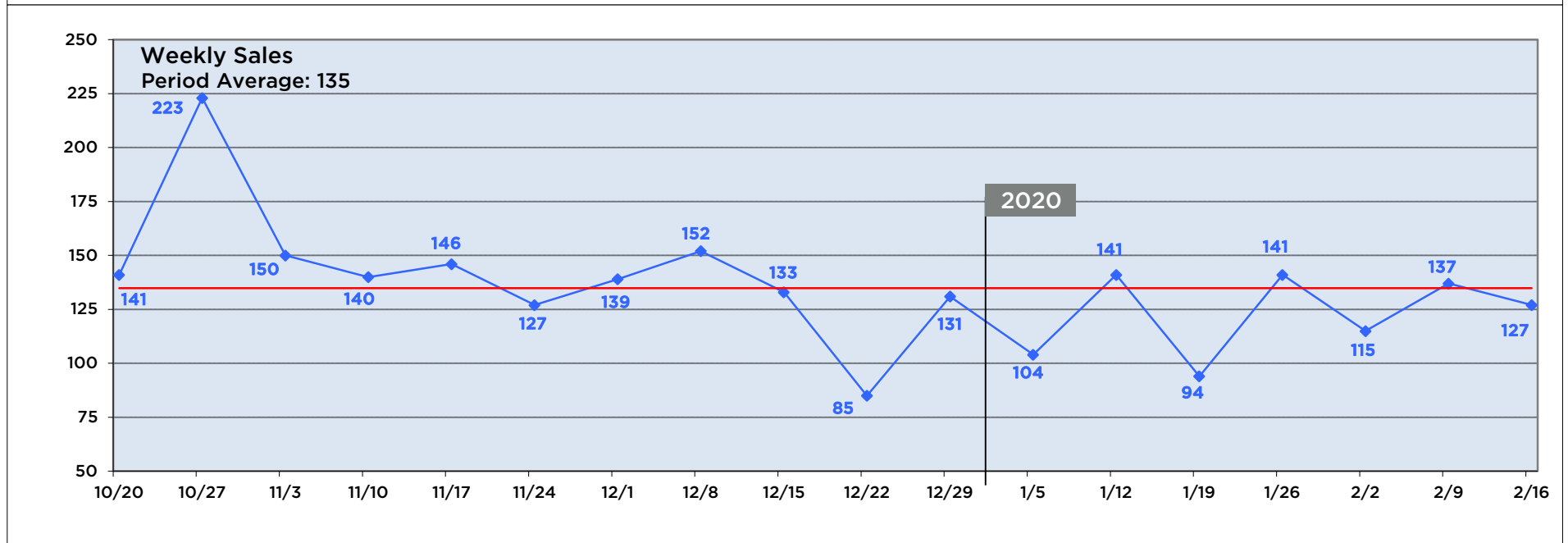
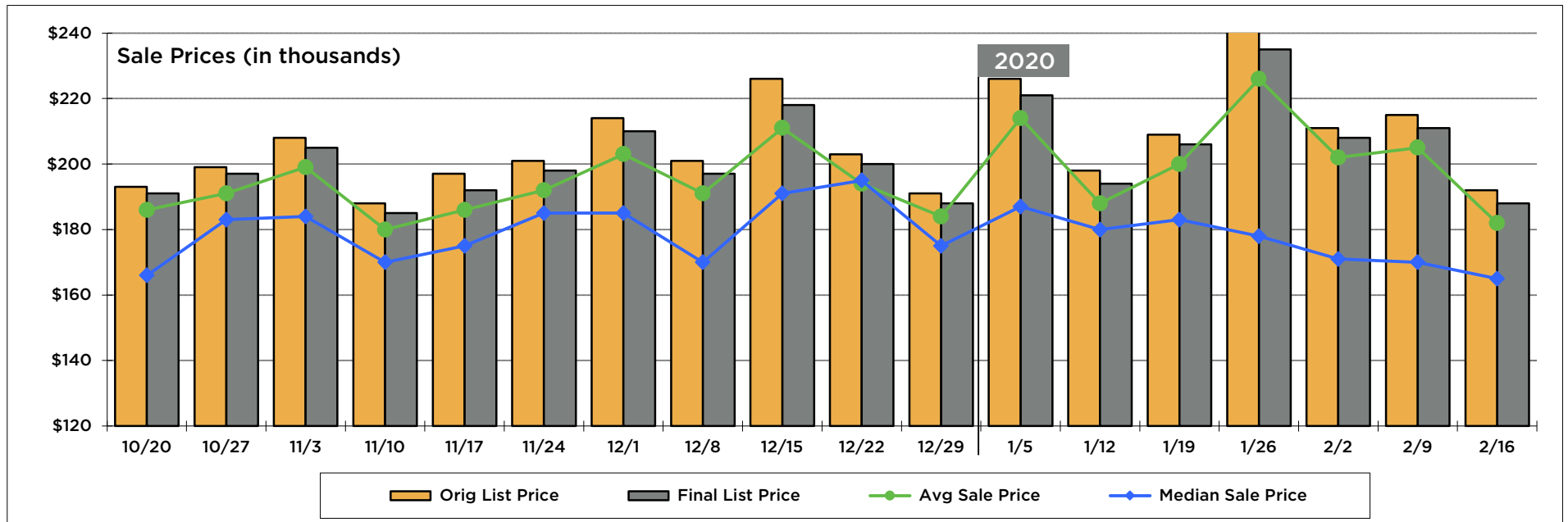
Average Bedrooms	2	2	3	3	2	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	0	1	0

Square Footage

Average Square Feet	1,287	1,184	1,698	1,727	1,242	2,948	0
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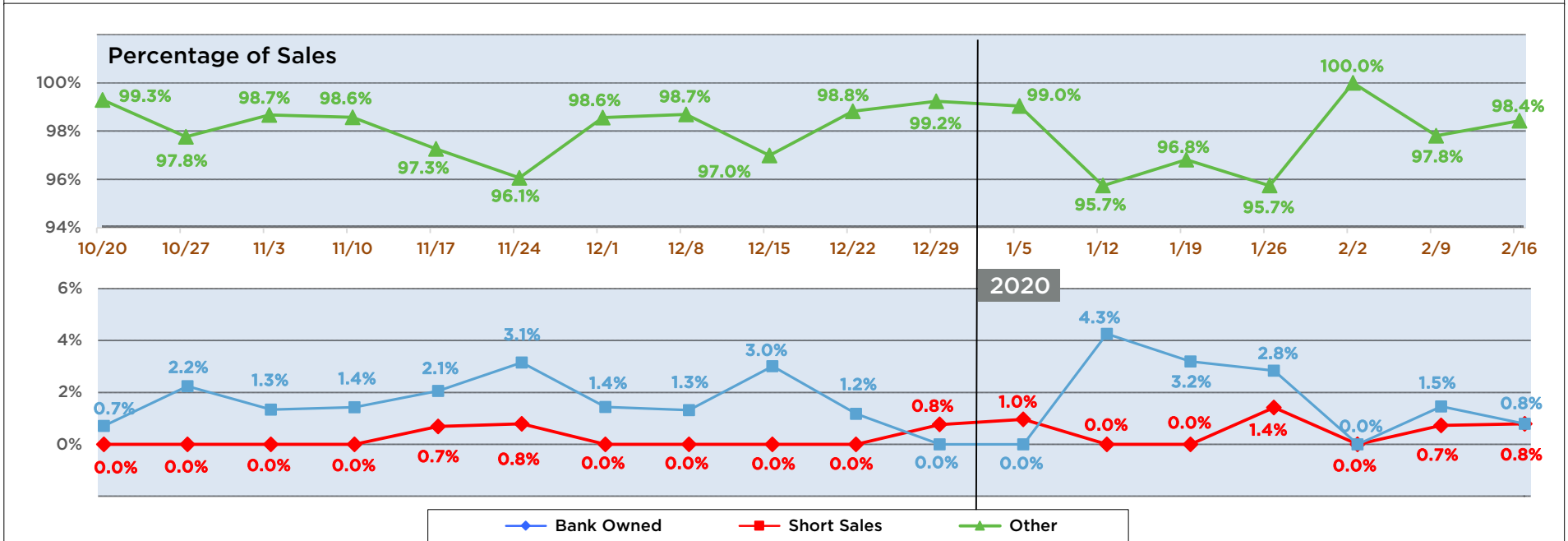
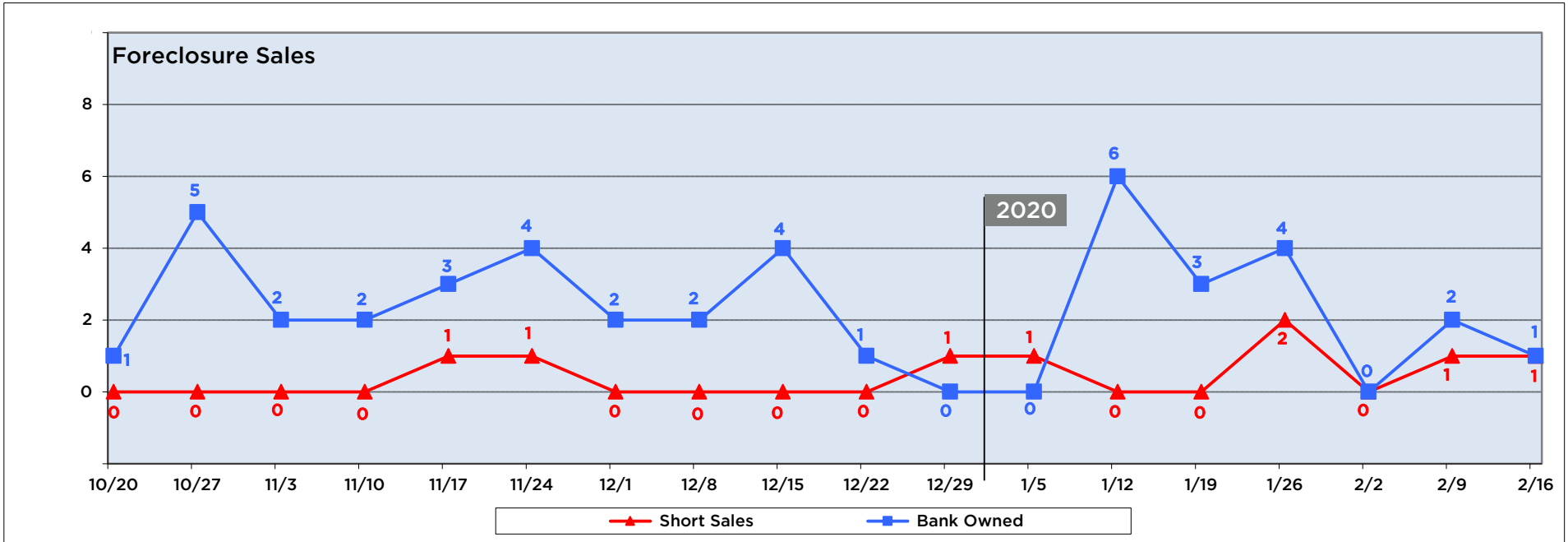


Condos, Townhomes, Villas



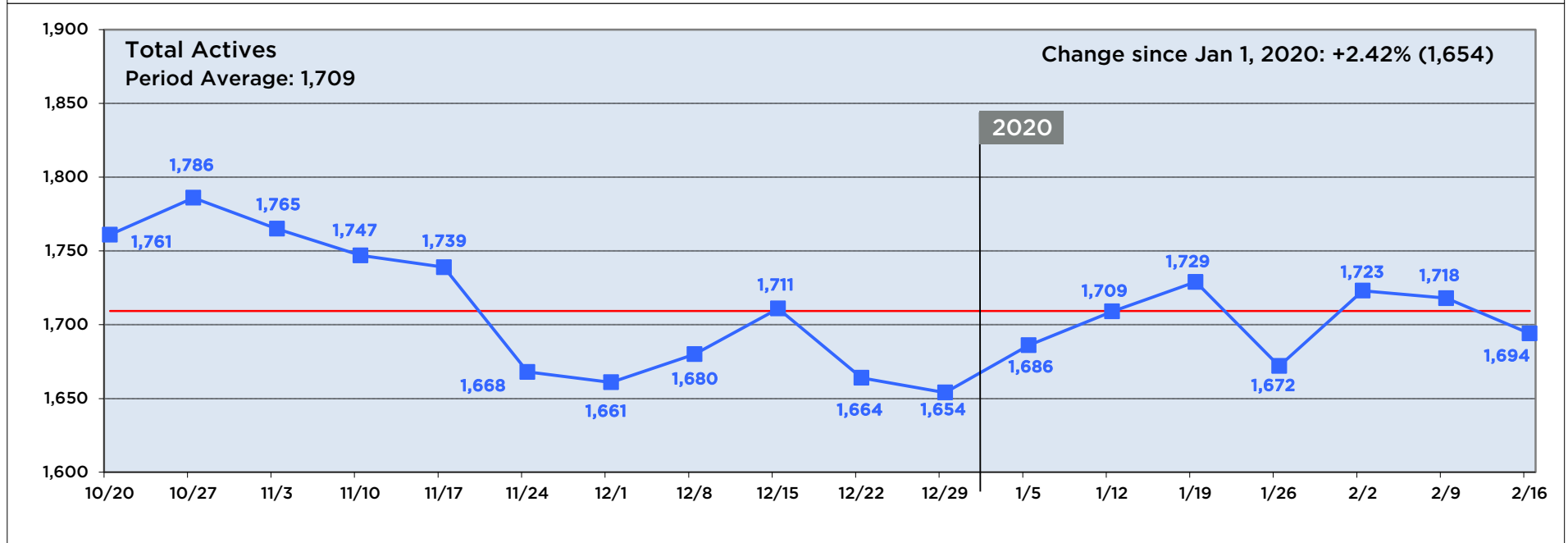
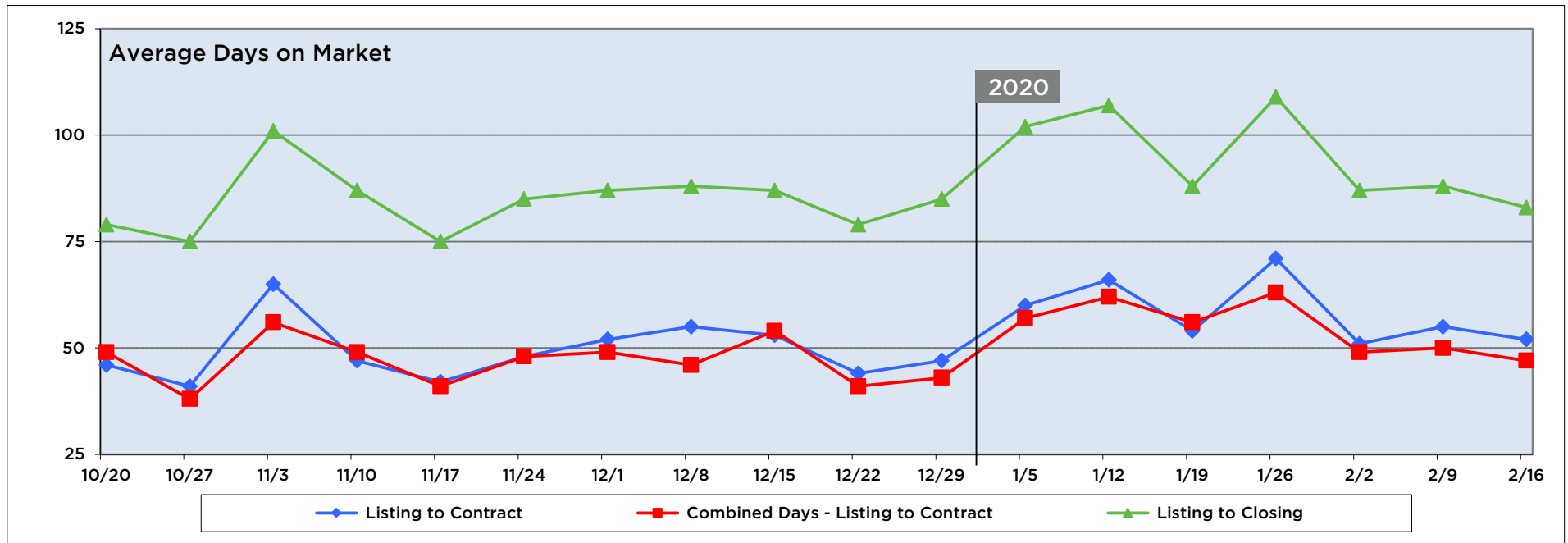


Condos, Townhomes, Villas



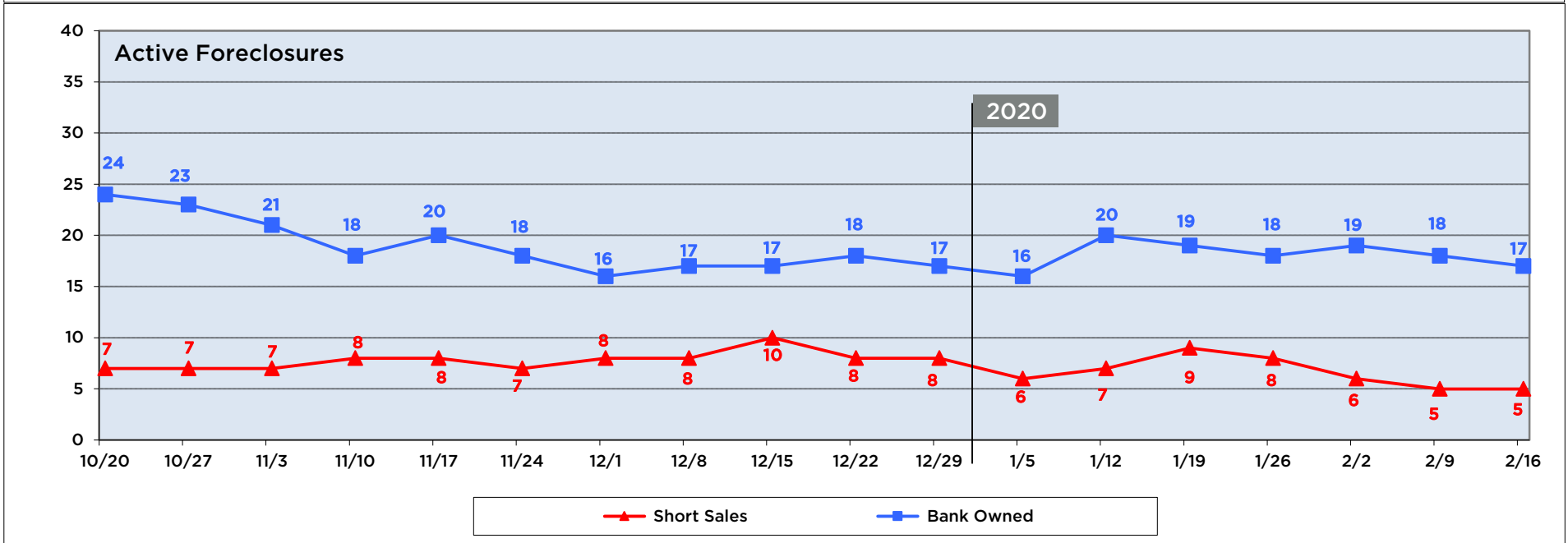
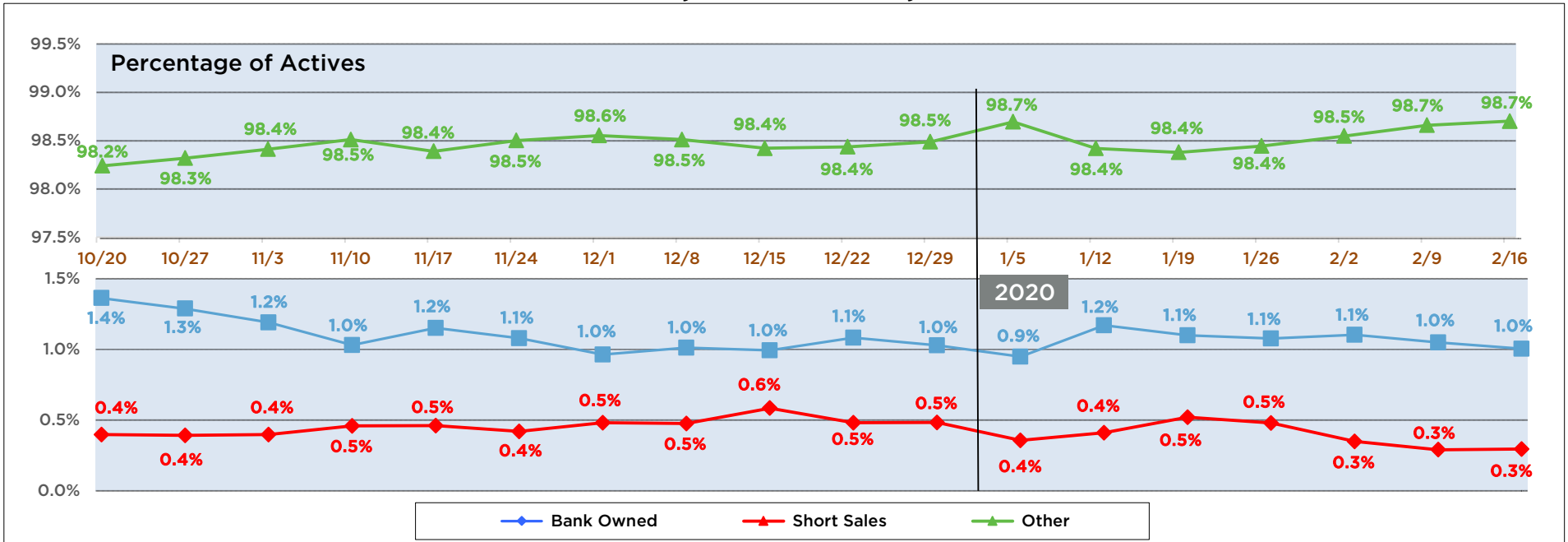


Condos, Townhomes, Villas



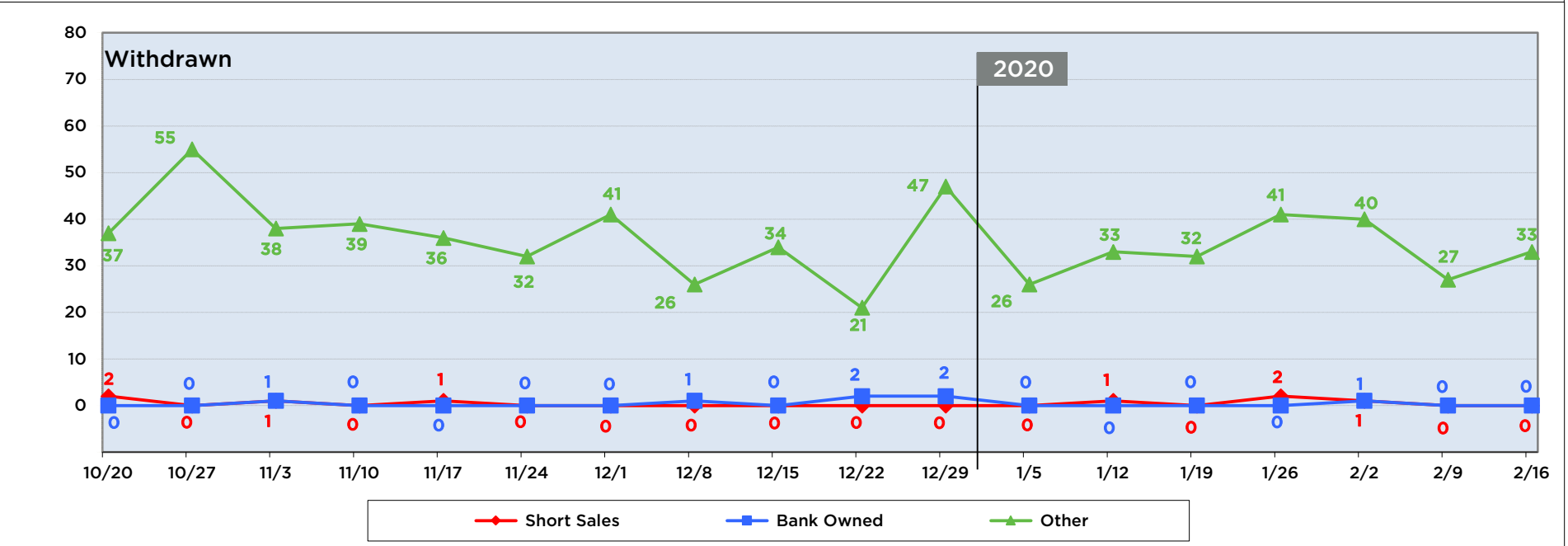
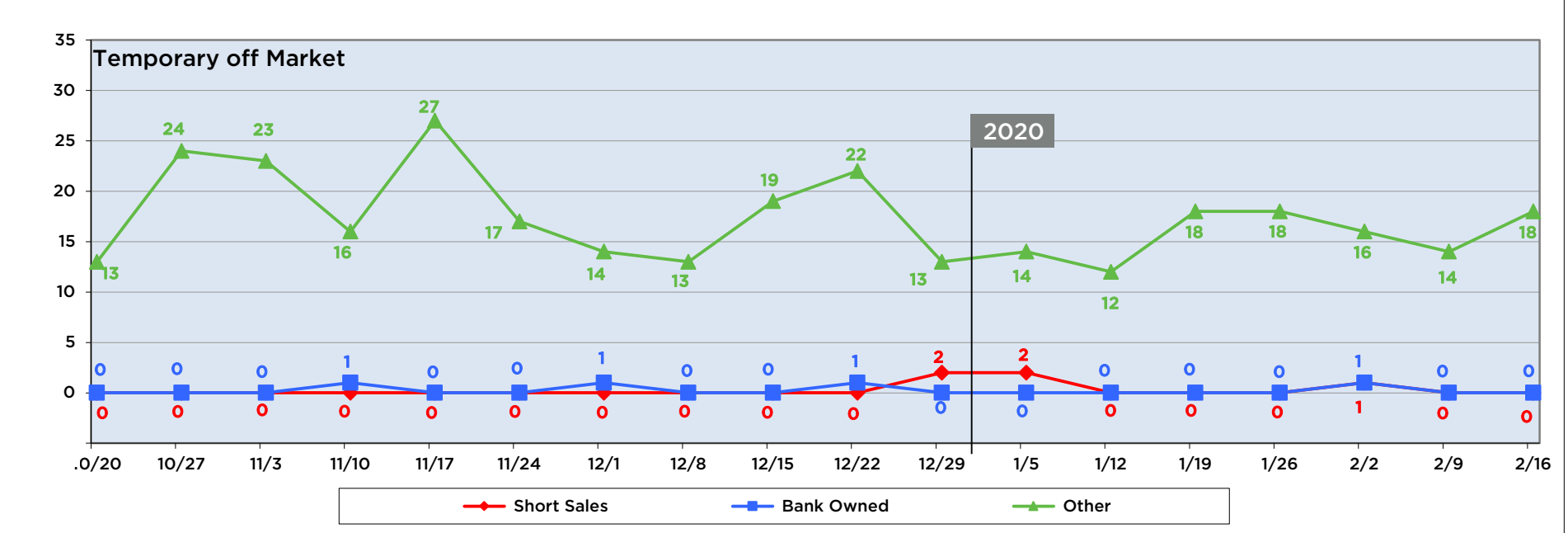


Condos, Townhomes, Villas



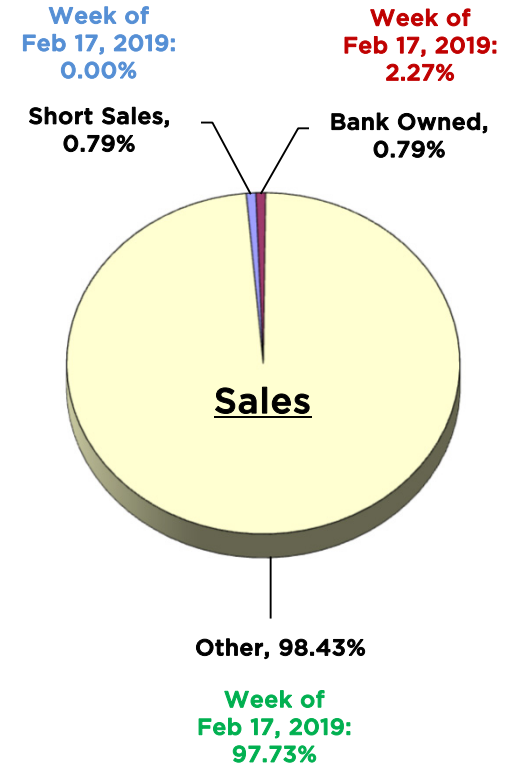
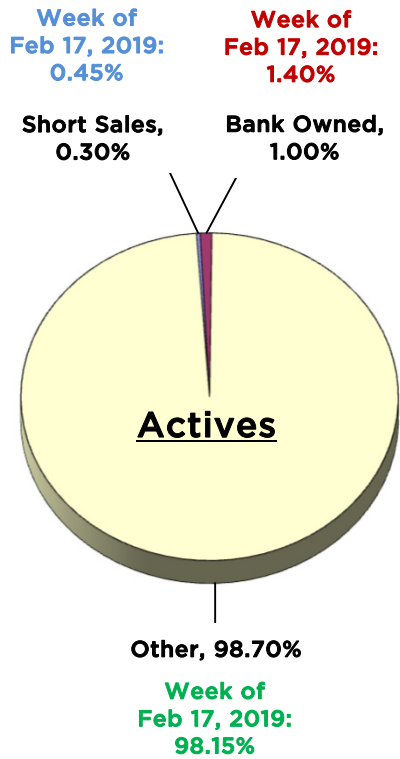


Condos, Townhomes, Villas





Condos, Townhomes, Villas



Where are the 18 Condos, Townhomes, or Villas available for the Median Price of \$165,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs / Forest City	32714	1	\$164,500	3.0	2.0	1,500	\$109.67
Orange County							
Winter Park (East) / Aloma	32792	1	\$165,000	2.0	2.0	1,000	\$165.00
Azalea Park	32807	1	\$164,900	2.0	2.0	1,188	\$138.80
Pine Hills / Rosemont	32808	1	\$165,000	3.0	2.0	1,398	\$118.03
Lockhart	32810	1	\$165,000	2.0	2.0	1,256	\$131.37
Orlo Vista	32811	2	\$165,000	3.0	2.0	1,265	\$130.43
Ventura	32822	2	\$164,950	2.0	2.0	1,129	\$146.10
Taft	32824	1	\$165,000	3.0	2.0	1,200	\$137.50
Union Park / Chickasaw	32829	1	\$164,990	2.0	2.0	987	\$167.16
Osceola County							
Davenport	33896	1	\$165,000	3.0	2.0	1,244	\$132.64
Kissimmee / Buena Ventura Lakes	34743	1	\$164,900	3.0	2.0	1,471	\$112.10
Kissimmee (West) / Pleasant Hill	34746	1	\$165,000	1.0	1.0	834	\$197.84
Kissimmee / Celebration	34747	2	\$164,900	2.0	2.0	936	\$176.18
Kissimmee / Poinciana	34758	1	\$164,900	3.0	3.0	1,504	\$109.64
Lake County							
Leesburg (East)/Haines Creek	34788	1	\$164,500	2.0	2.0	1,493	\$110.18