



Monday Morning Quarterback Summary

Week of February 23, 2020 - February 29, 2020

Single-family existing homes

- Sales of single-family homes increased to 638 during the week of Feb 23, from 440 the week prior
- The median price of single family homes increased to \$275,000, a change of 3.6%
- The number of single-family home foreclosure transactions increased to 28 last week, from 11 the week of Feb 16
- The number of single-family home short-sale transactions increased to 4 from 3 the week prior
- Single-family inventory decreased by 134, and now sits at 5,555

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 199 during the week of Feb 23, from 127 the week prior
- The median price of condos, townhomes, and villas increased to \$179,900, a change of 9.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 5 last week, from 1 the week of Feb 16
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 48, and now sits at 1,742

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	638	241	128	140	52	64	13
Bank Owned	28	17	4	4	1	2	0
Short Sales	4	1	0	2	1	0	0
Other	606	223	124	134	50	62	13
Active Listings	5,555	1,289	728	1,241	727	1,132	438
Bank Owned	114	63	14	16	7	9	5
Short Sales	48	18	9	12	5	4	0
Other	5,393	1,208	705	1,213	715	1,119	433
Months of Inventory	2	1	1	2	3	4	8

List Price

Average Original List Price	\$346,307	\$195,748	\$283,578	\$355,134	\$468,451	\$674,772	\$1,554,385
Average Final List Price	\$337,830	\$191,075	\$278,182	\$349,322	\$454,118	\$651,293	\$1,513,615

Sale Price

Average Price	\$327,779	\$186,179	\$272,252	\$342,741	\$444,128	\$631,106	\$1,379,731
Median Price	\$275,000	\$195,000	\$270,000	\$338,250	\$440,000	\$585,000	\$1,165,000

Price Differences

Original to Final List Price	-\$8,477	-\$4,673	-\$5,396	-\$5,812	-\$14,333	-\$23,479	-\$40,770
Original List to Sale Price - \$	-\$18,528	-\$9,569	-\$11,326	-\$12,393	-\$24,323	-\$43,666	-\$174,654
Final List to Sale Price - \$	-\$10,051	-\$4,896	-\$5,930	-\$6,581	-\$9,990	-\$20,187	-\$133,884
Original List to Sale Price - %	94.65%	95.11%	96.01%	96.51%	94.81%	93.53%	88.76%
Final List to Sale Price - %	97.02%	97.44%	97.87%	98.12%	97.80%	96.90%	91.15%

Days on the Market

Avg Days Listing to Contract	62	53	56	55	77	101	123
Combined Avg Days to Contract	63	47	56	60	83	117	123
Avg Days Listing to Closing	99	86	93	91	115	141	193
Avg Days Contract to Close	36	33	36	36	37	39	69

Beds / Baths

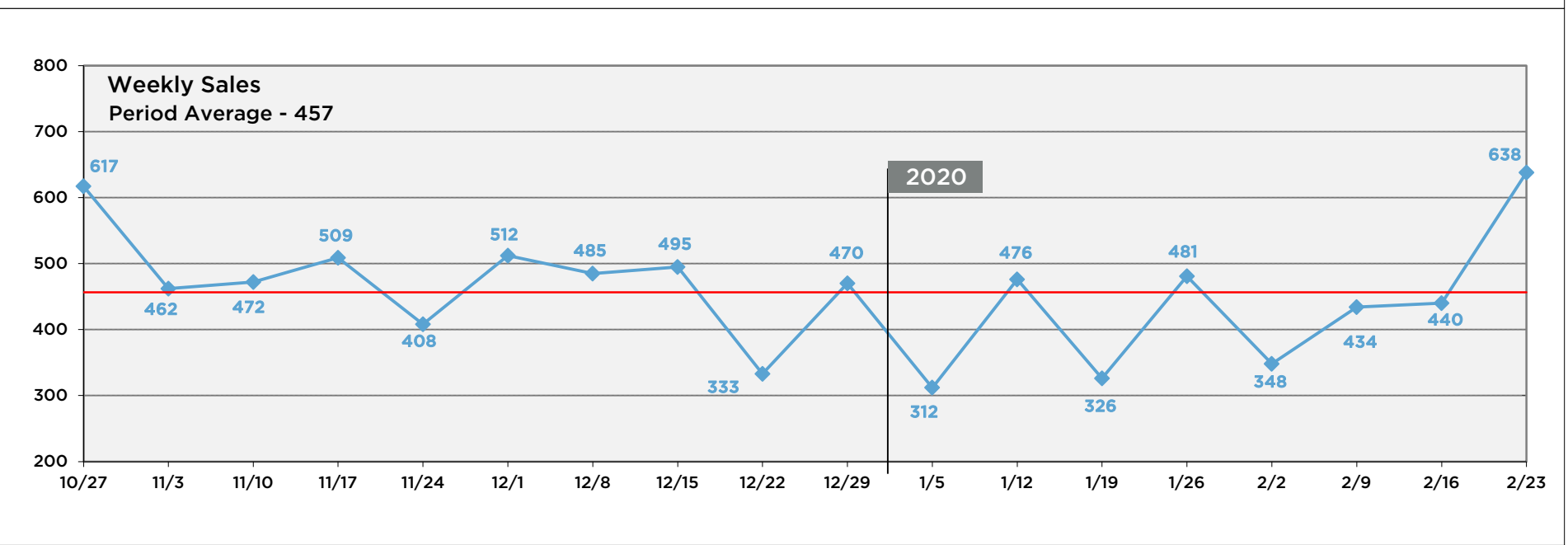
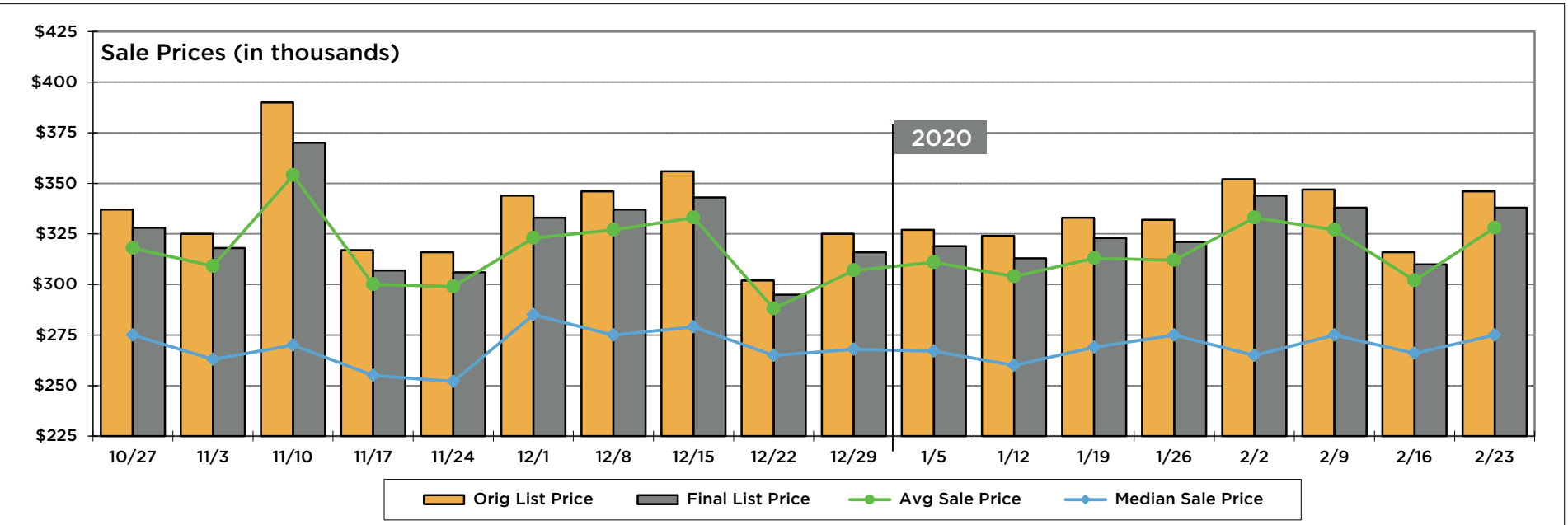
Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	2	3	3	5
Average Half Baths	0	0	0	0	0	1	1

Square Footage

Average Square Feet	2,129	1,453	1,960	2,319	2,771	3,525	4,829
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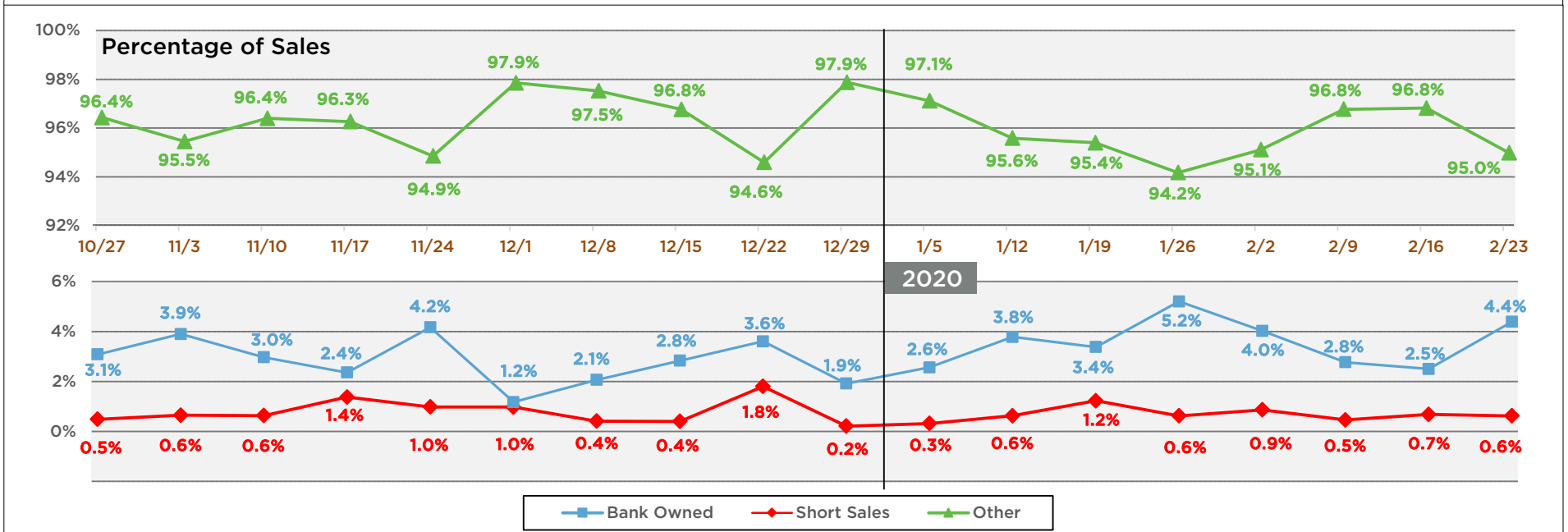
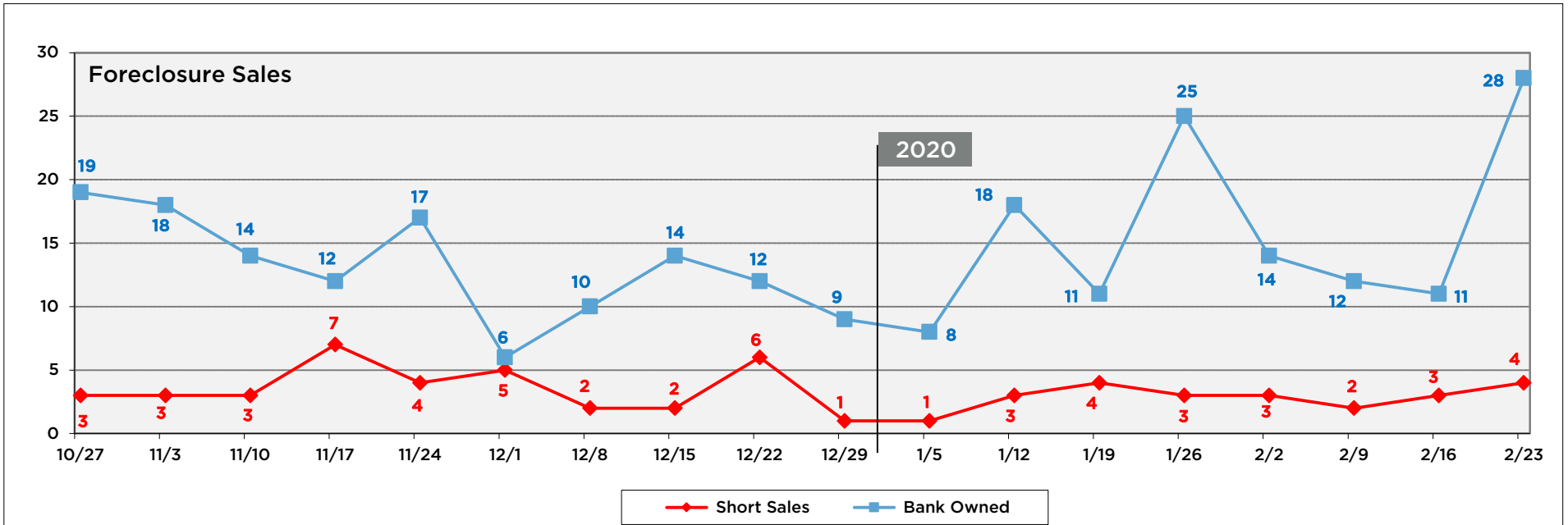


Single Family Homes



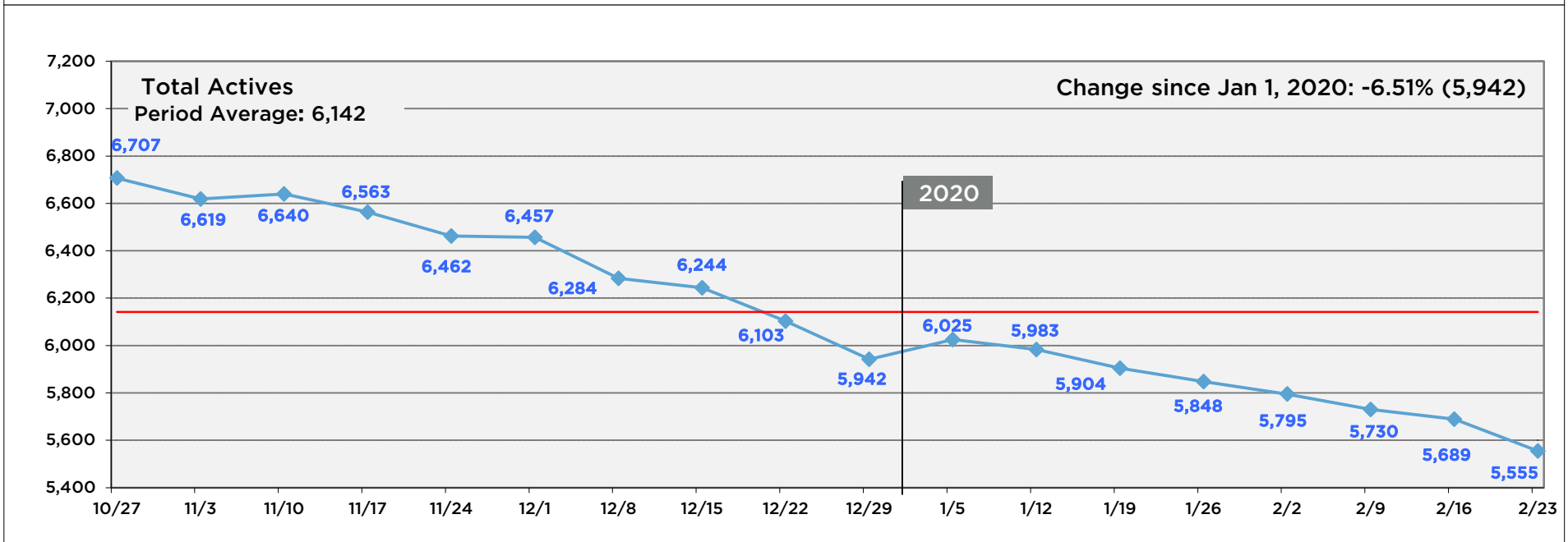
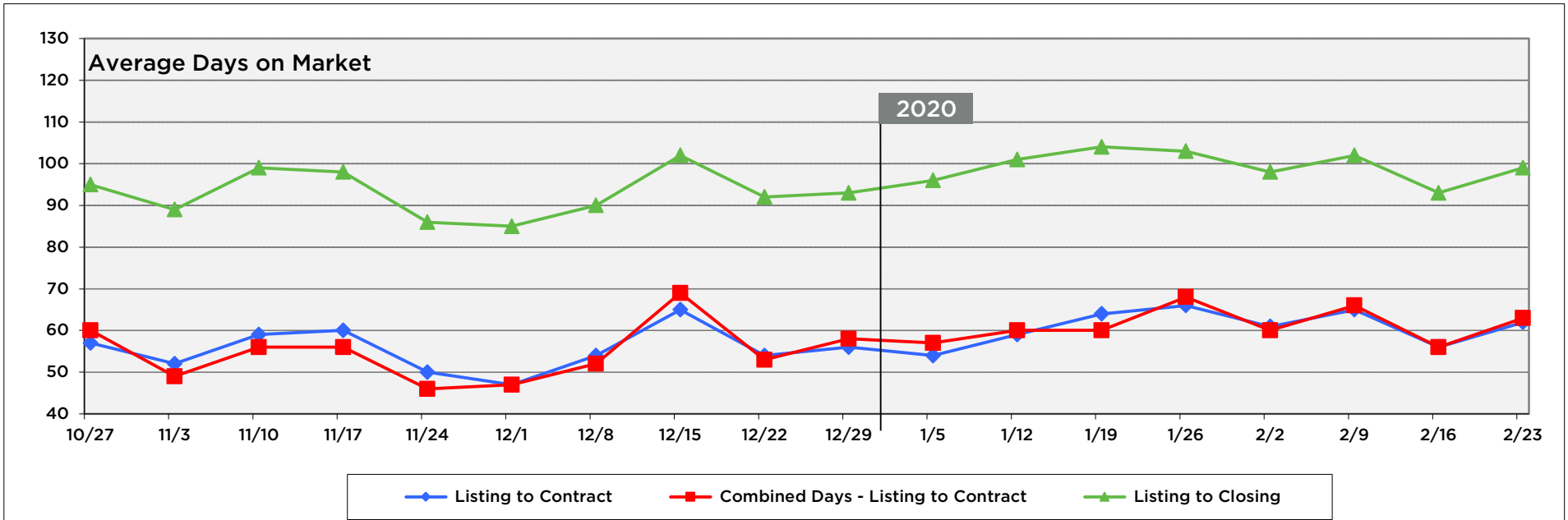


Single Family Homes



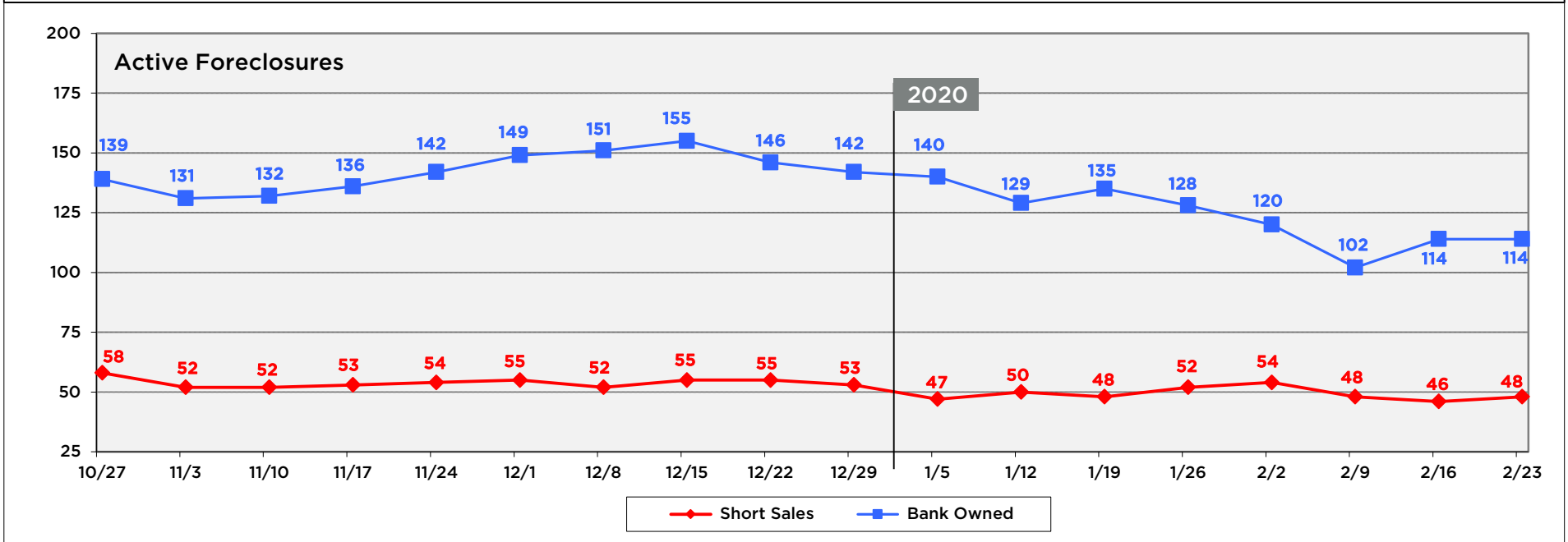
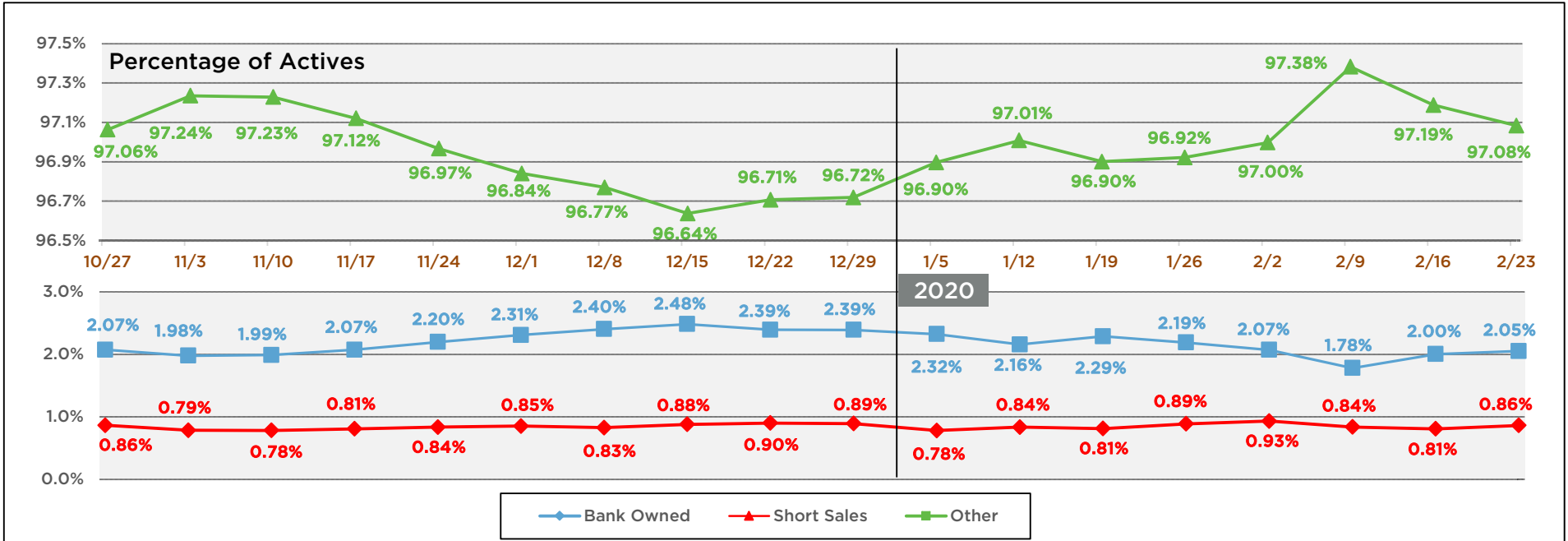


Single Family Homes



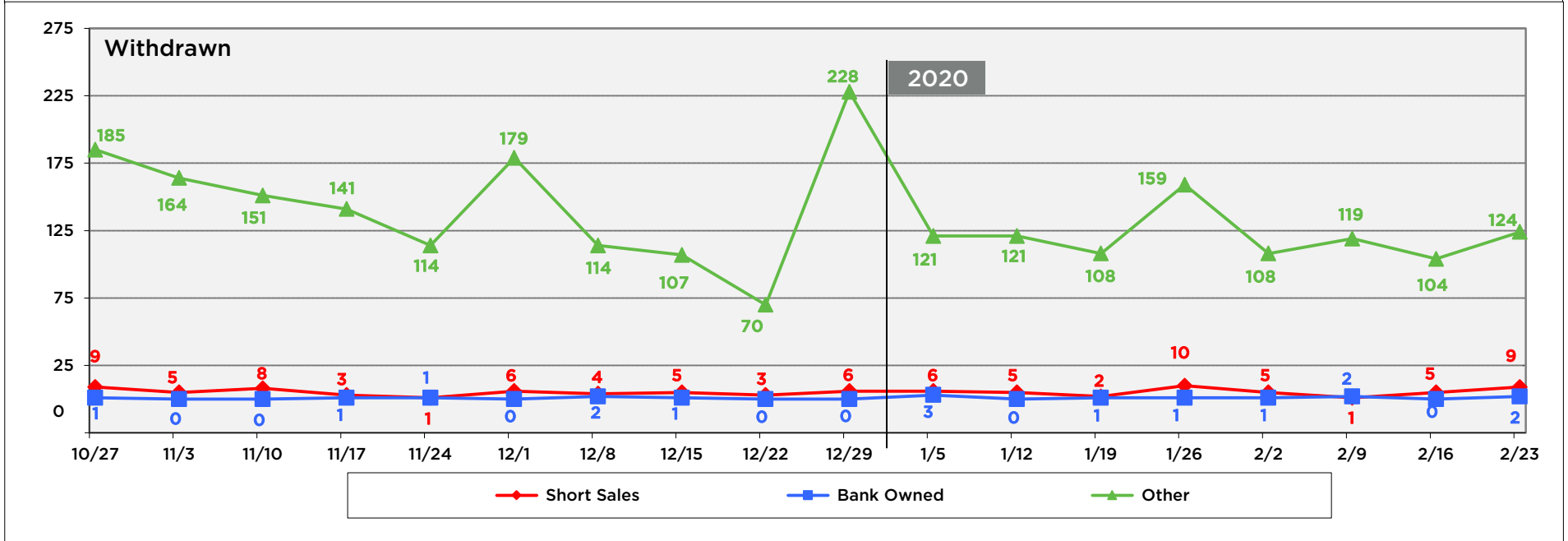
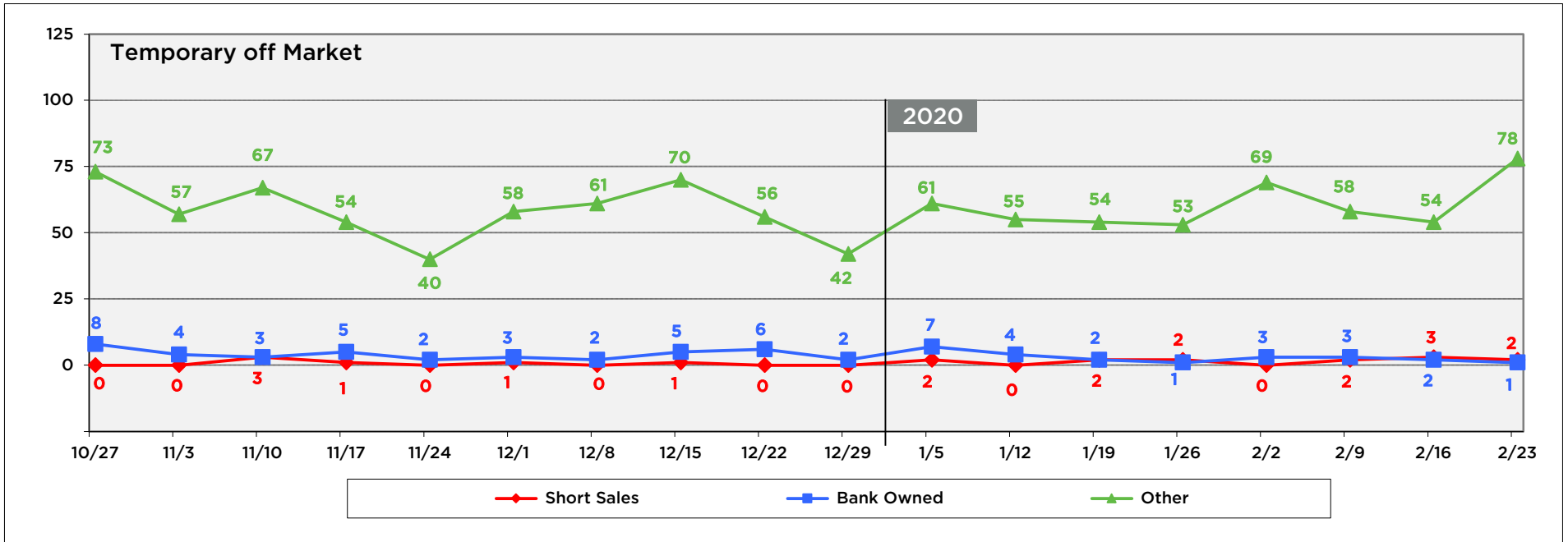


Single Family Homes

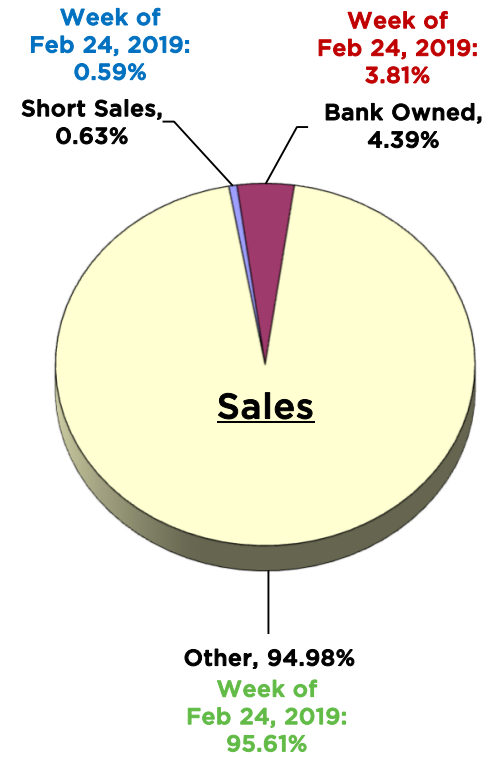
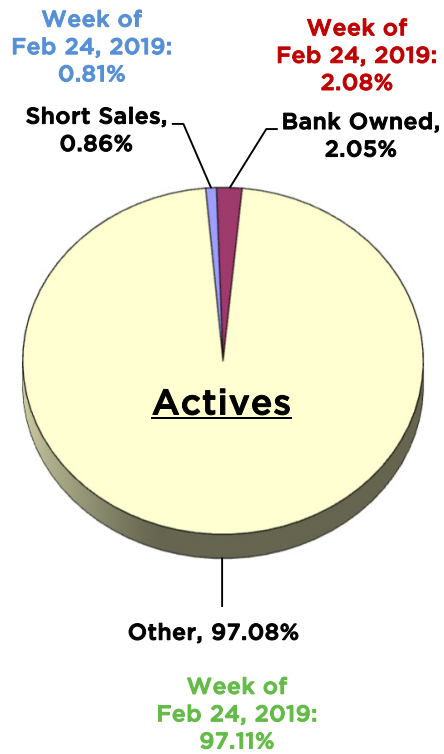




Single Family Homes



Single Family Homes



Where are the 68 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>
Seminole County		8	\$275,019	3.5	2.3	2,029	\$135.52
Casselberry	32707	1	\$274,950	4.0	3.0	2,118	\$129.82
Winter Springs / Tuskawilla	32708	1	\$275,000	5.0	3.0	2,181	\$126.09
Altamonte Springs / Forest City	32714	1	\$274,900	3.0	2.0	2,186	\$125.75
Longwood (East)	32750	1	\$275,000	3.0	2.0	1,811	\$151.85
Maitland / Eatonville	32751	1	\$274,900	3.0	2.0	1,464	\$187.77
Sanford / Lake Forest	32771	1	\$274,900	3.0	2.0	2,681	\$102.54
Sanford (South)	32773	1	\$275,500	4.0	2.0	2,344	\$117.53
Winter Park	32792	1	\$275,000	3.0	2.0	1,450	\$189.66
Orange County		15	\$274,959	3.3	1.9	1,688	\$162.88
Apopka / Hunt Club	32703	1	\$274,900	4.0	2.0	1,972	\$139.40
ColoniaItown	32803	1	\$275,000	3.0	1.0	1,172	\$234.64
Azalea Park	32807	2	\$275,000	3.0	2.0	1,407	\$195.45
Pine Hills / Rosemont	32808	1	\$275,000	4.0	3.0	2,251	\$122.17
Lockhart	32810	1	\$275,000	3.0	2.0	1,838	\$149.62
Conway	32812	1	\$274,900	3.0	1.0	1,237	\$222.23
Williamsburg / Lake Bryan	32821	1	\$275,000	3.0	2.0	2,590	\$106.18
Ventura	32822	1	\$274,900	4.0	2.0	1,804	\$152.38
Taft	32824	1	\$275,000	3.0	2.0	1,758	\$156.43
Research Park	32826	1	\$275,000	4.0	2.0	1,996	\$137.78
Waterford Lakes	32828	2	\$274,900	3.0	2.0	1,534	\$179.20
Union Park / Chickasaw	32829	1	\$274,900	3.0	2.0	1,157	\$237.60
Pine Castle / Edgewood	32839	1	\$274,990	3.0	2.0	1,664	\$165.26
Osceola County		21	\$274,987	4.0	2.1	2,093	\$131.36
Kissimmee / Buena Ventura Lakes	34743	1	\$275,000	4.0	2.0	2,084	\$131.96
Kissimmee (East)	34744	2	\$274,750	4.0	2.0	1,918	\$143.25
Kissimmee (West) / Pleasant Hill	34746	9	\$275,044	4.0	2.0	2,184	\$125.94
Kissimmee / Celebration	34747	2	\$274,950	4.0	2.0	1,695	\$162.21
Kissimmee / Poinciana	34758	3	\$274,900	5.0	3.0	2,705	\$101.63
St Cloud	34769	1	\$274,900	4.0	2.0	2,058	\$133.58
St Cloud / Narcoossee	34771	2	\$275,218	3.0	2.0	1,550	\$177.56
St Cloud / Canoe Creek	34772	1	\$274,900	4.0	2.0	1,723	\$159.55

Where are the 68 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>
Lake County		24	\$274,950	3.3	2.1	2,029	\$135.49
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	4	\$274,900	3.0	2.0	2,007	\$136.97
Paisley	32767	1	\$275,000	3.0	2.0	2,100	\$130.95
Sorrento / Mt Plymouth	32776	1	\$275,000	4.0	3.0	1,919	\$143.30
Tavares / Mt Plymouth	32778	3	\$274,967	3.0	2.0	2,049	\$134.20
Umatilla / Dona Vista	32784	1	\$275,000	3.0	2.0	1,540	\$178.57
Clermont (Central)	34711	2	\$274,750	3.0	2.0	2,009	\$136.76
Clermont (South)	34714	1	\$274,900	4.0	2.0	2,170	\$126.68
Minneola	34715	2	\$275,000	4.0	2.0	1,511	\$182.00
Groveland	34736	1	\$275,000	3.0	2.0	1,288	\$213.51
Leesburg (West)	34748	3	\$274,967	3.0	2.0	2,075	\$132.51
Mascotte	34753	1	\$275,000	4.0	2.0	2,305	\$119.31
Leesburg (East) / Haines Creek	34788	1	\$275,000	3.0	2.0	2,339	\$117.57

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	199	159	21	15	3	1	0
Bank Owned	5	4	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	194	155	20	15	3	1	0
Active Listings	1,742	1,209	214	206	68	40	5
Bank Owned	19	16	1	2	0	0	0
Short Sales	5	2	1	2	0	0	0
Other	1,718	1,191	212	202	68	40	5
Months of Inventory	2	2	2	3	5	9	0

List Price

Average Original List Price	\$200,574	\$168,264	\$280,319	\$352,307	\$446,300	\$650,000	\$0
Average Final List Price	\$197,589	\$165,118	\$277,429	\$350,107	\$446,300	\$650,000	\$0

Sale Price

Average Price	\$191,474	\$160,214	\$269,643	\$339,727	\$427,000	\$590,000	\$0
Median Price	\$179,900	\$164,000	\$268,500	\$330,000	\$406,000	\$590,000	\$0

Price Differences

Original to Final List Price	-\$2,985	-\$3,146	-\$2,890	-\$2,200	\$0	\$0	\$0
Original List to Sale Price - \$	-\$9,100	-\$8,050	-\$10,676	-\$12,580	-\$19,300	-\$60,000	\$0
Final List to Sale Price - \$	-\$6,115	-\$4,904	-\$7,786	-\$10,380	-\$19,300	-\$60,000	\$0
Original List to Sale Price - %	95.46%	95.22%	96.19%	96.43%	95.68%	90.77%	0.00%
Final List to Sale Price - %	96.91%	97.03%	97.19%	97.04%	95.68%	90.77%	0.00%

Days on the Market

Avg Days Listing to Contract	45	47	46	25	28	2	0
Combined Avg Days to Contract	42	45	37	25	28	2	0
Avg Days Listing to Closing	78	80	72	61	66	44	0
Avg Days Contract to Close	33	33	26	35	37	41	0

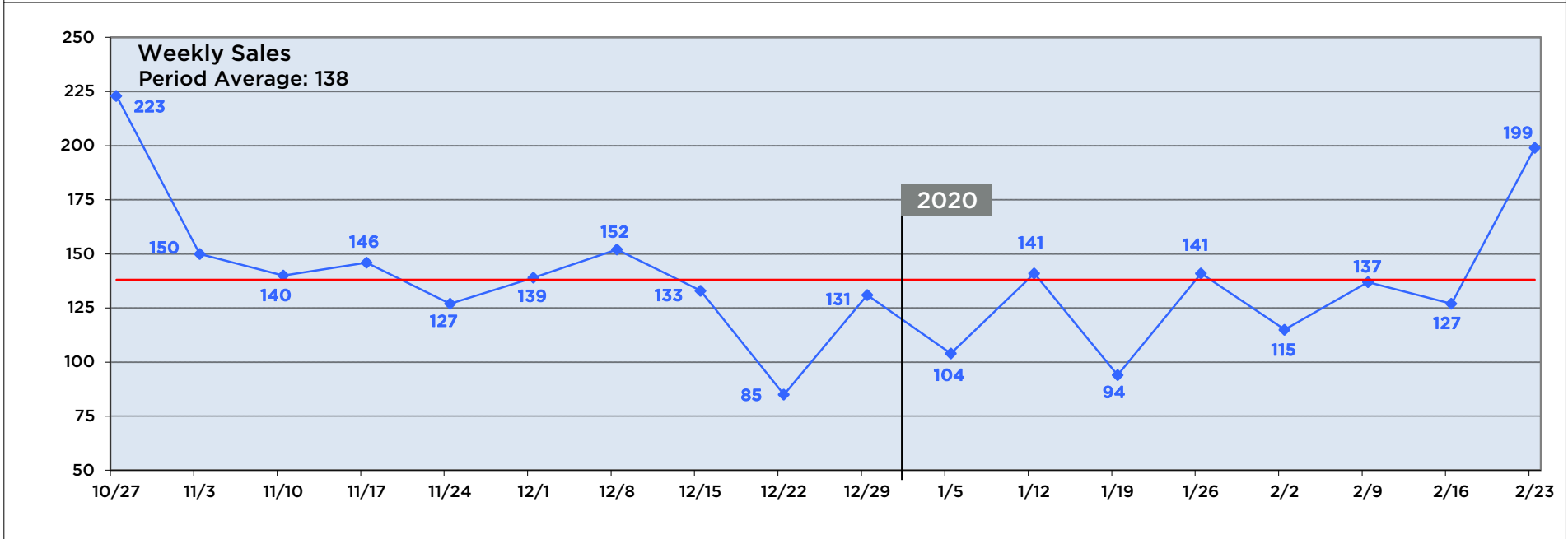
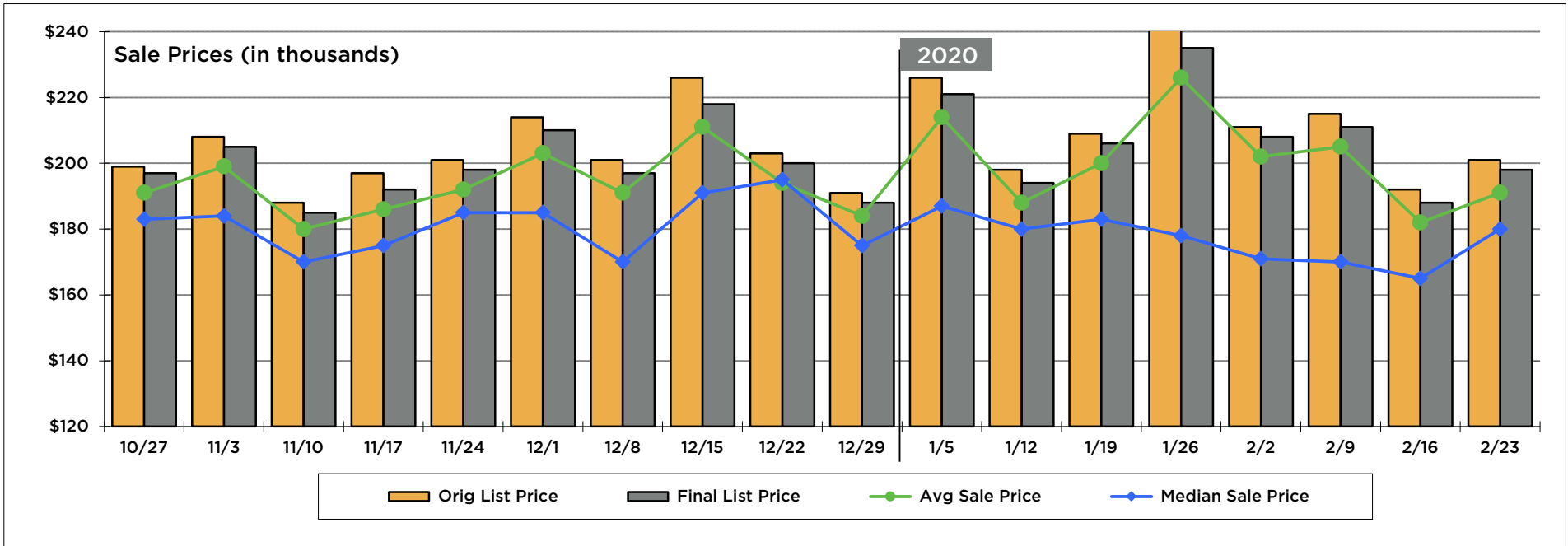
Beds / Baths

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

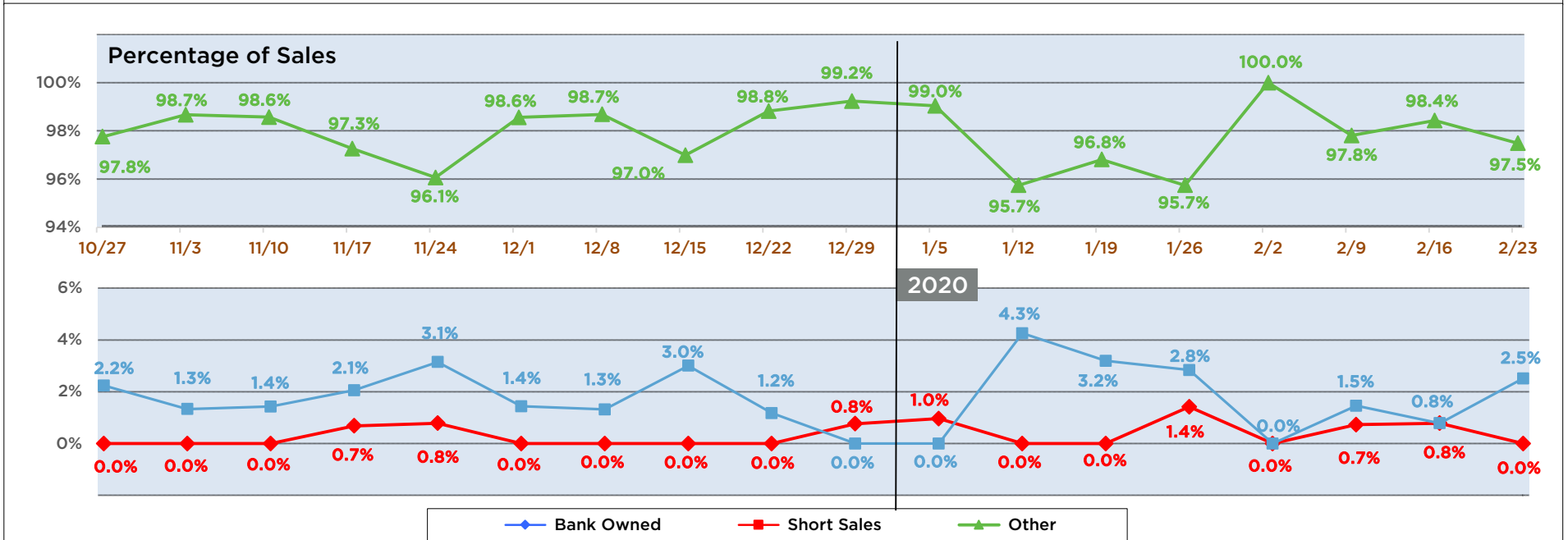
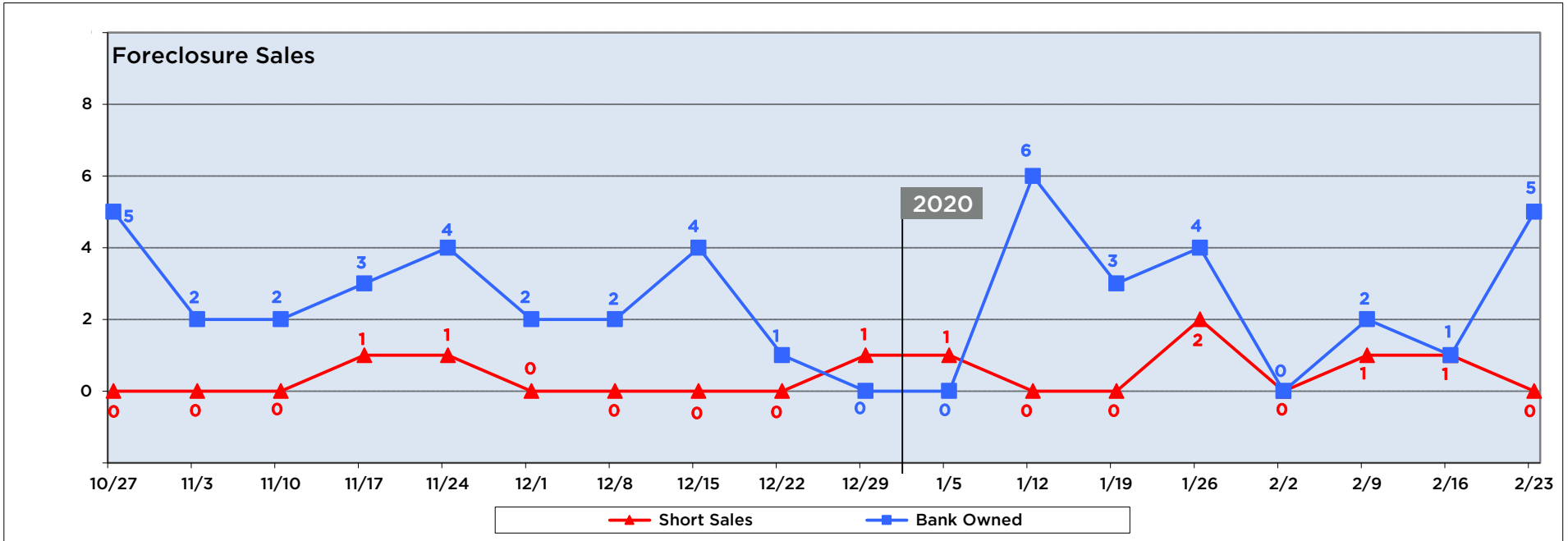
Average Square Feet	1,340	1,220	1,735	1,861	1,674	3,233	0
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Condos, Townhomes, Villas



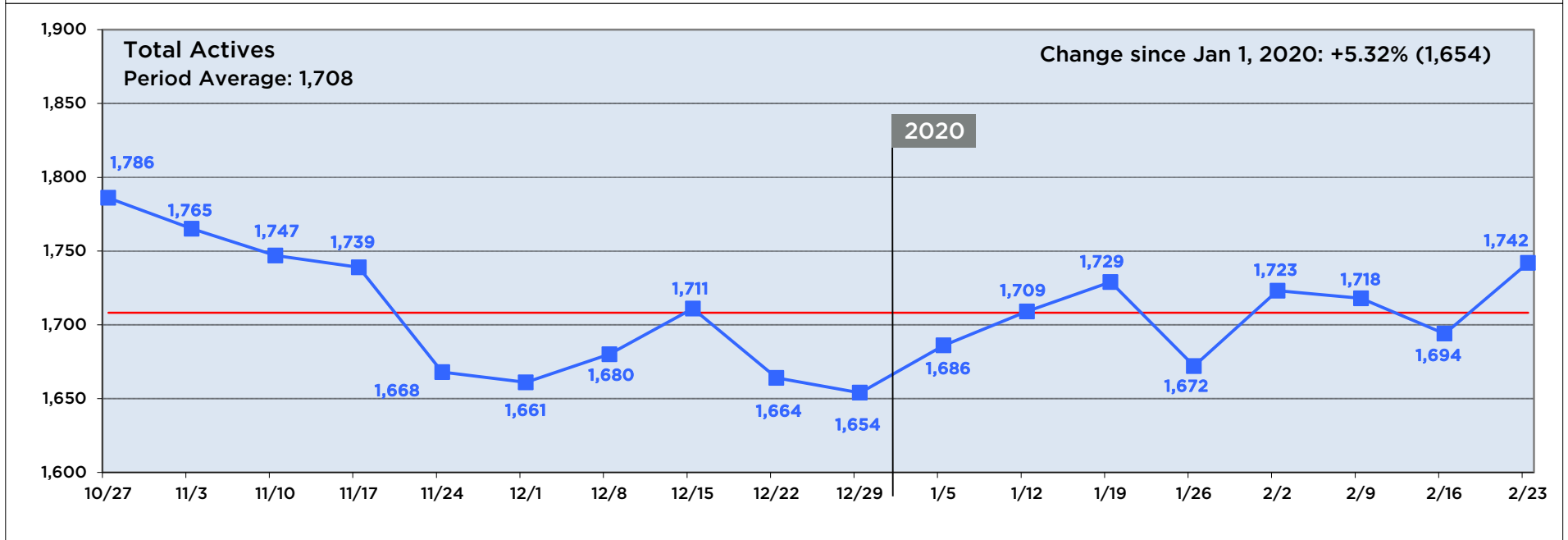
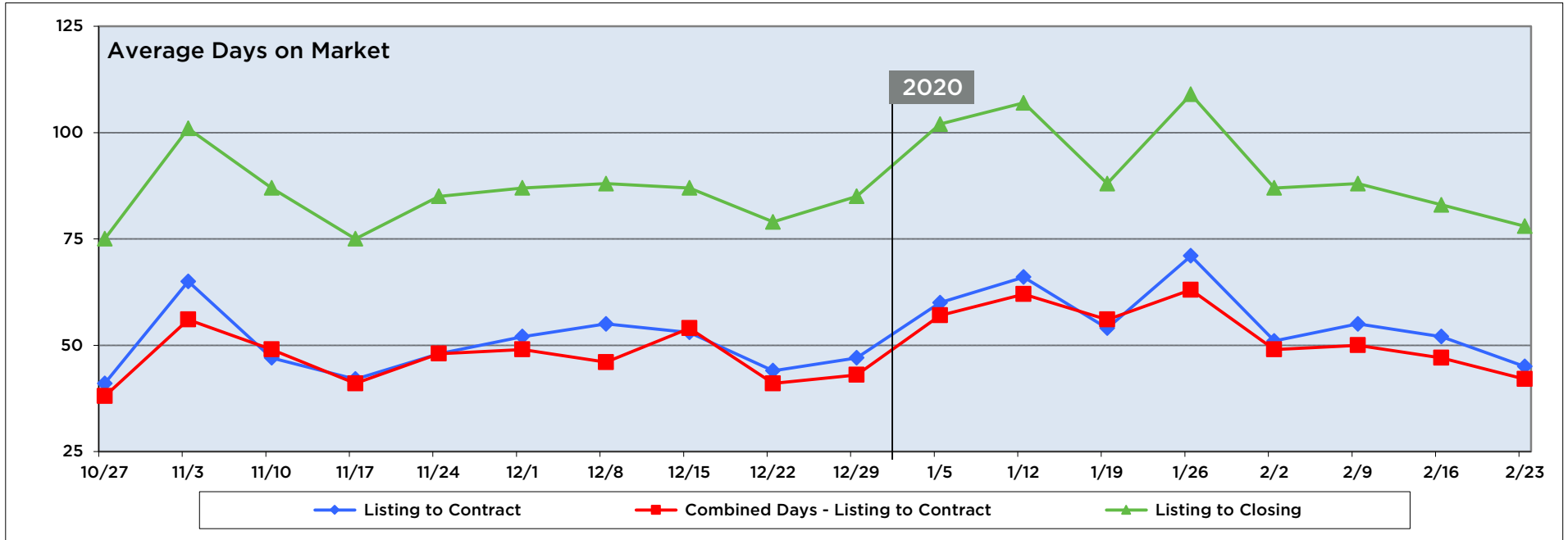


Condos, Townhomes, Villas



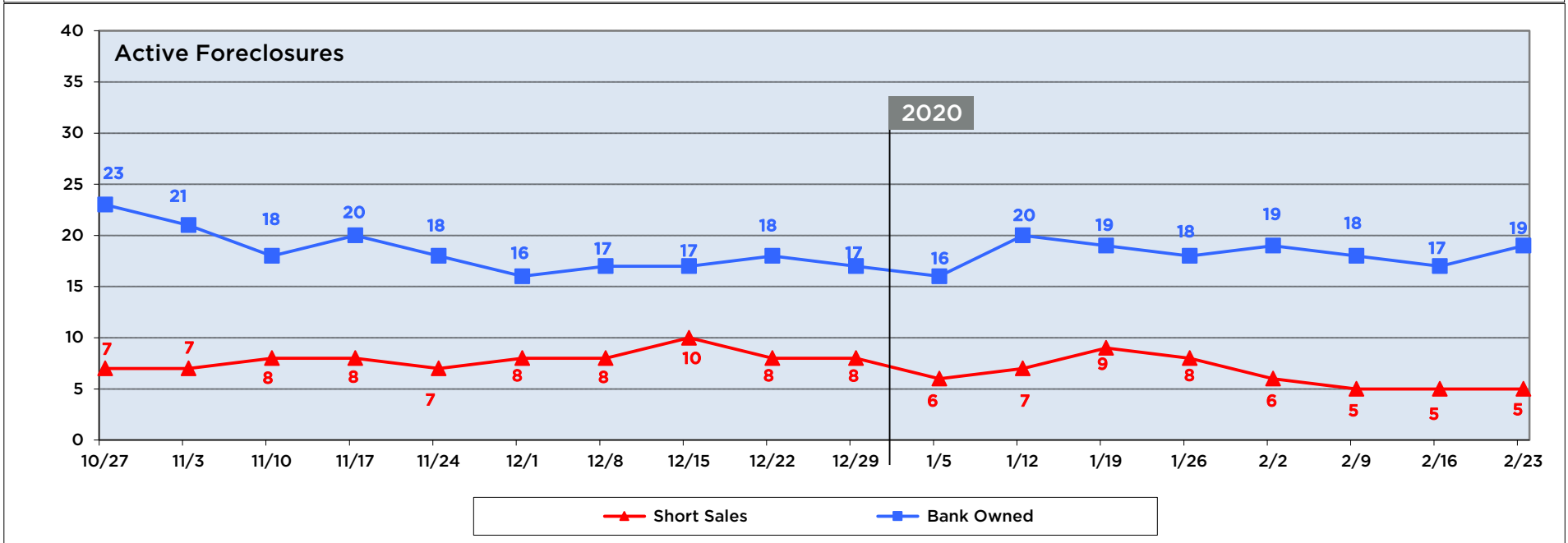
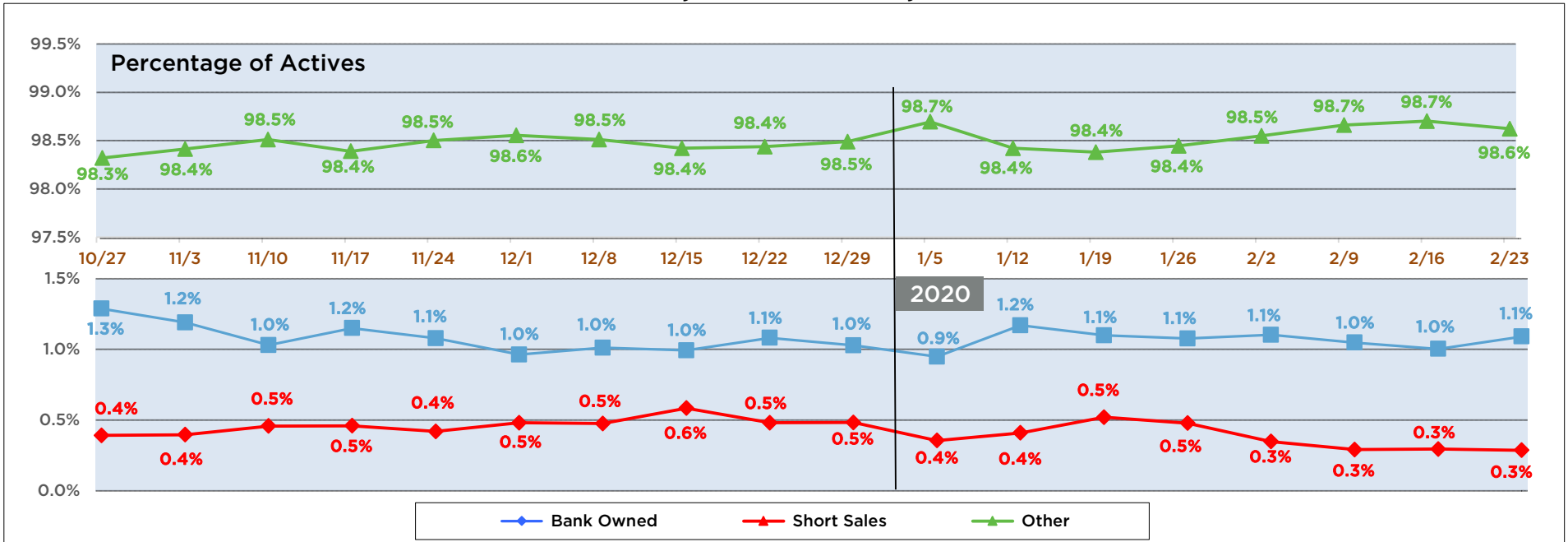


Condos, Townhomes, Villas



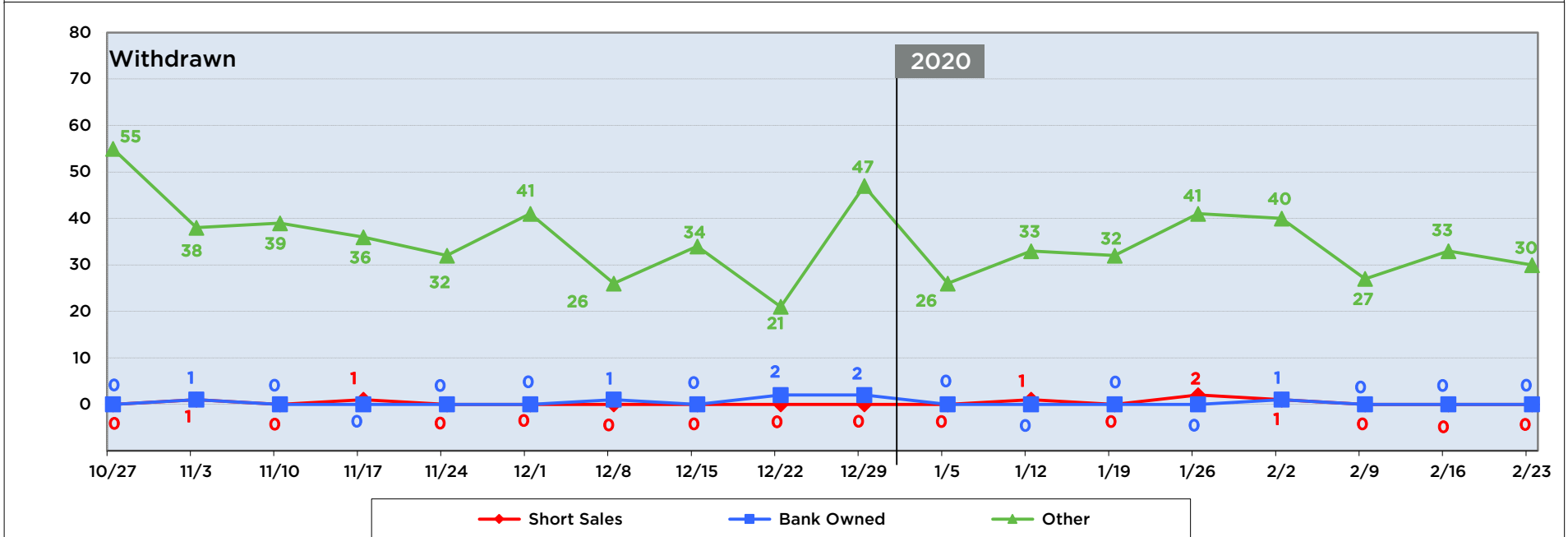
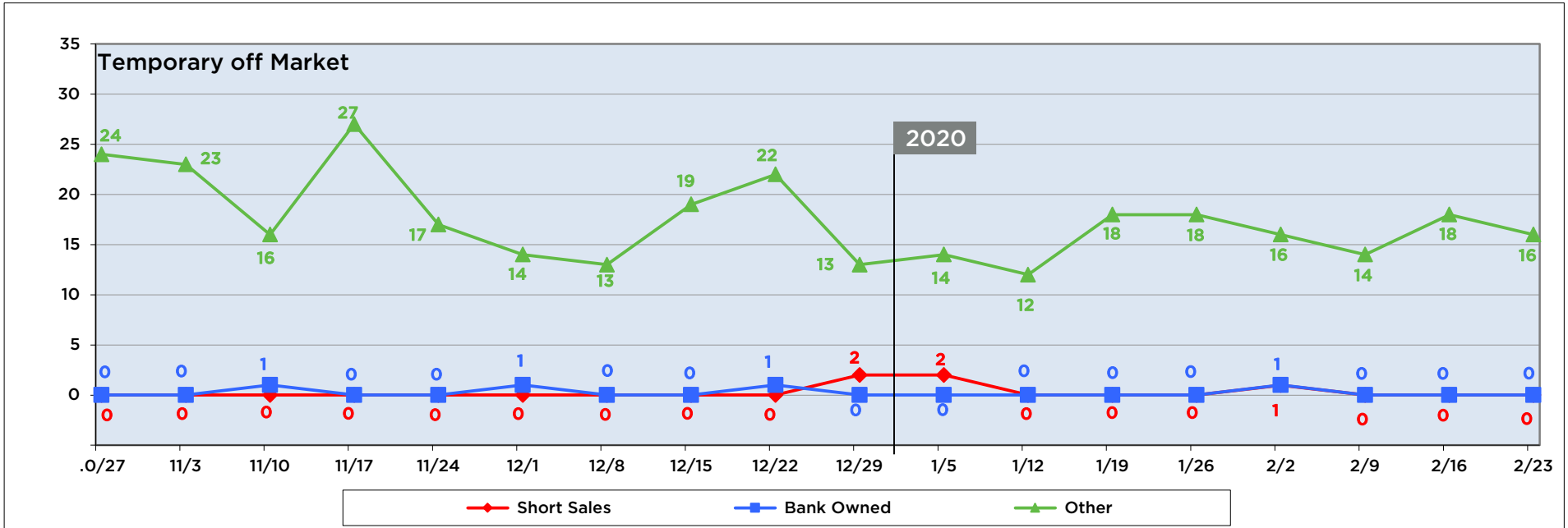


Condos, Townhomes, Villas



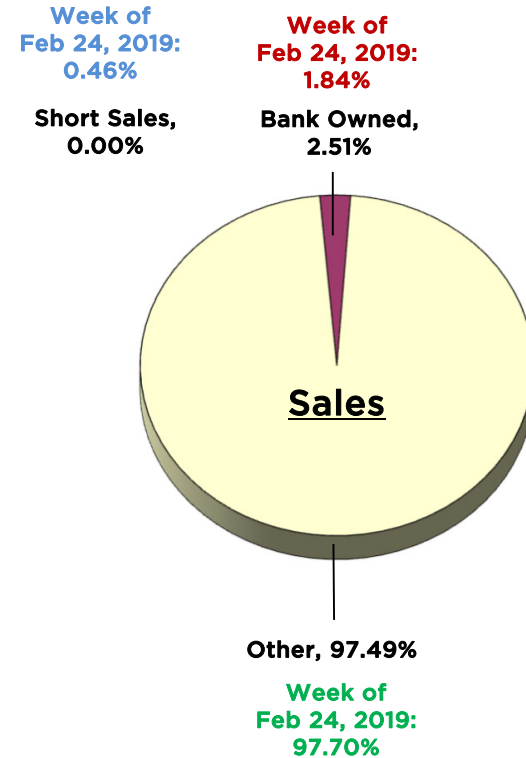
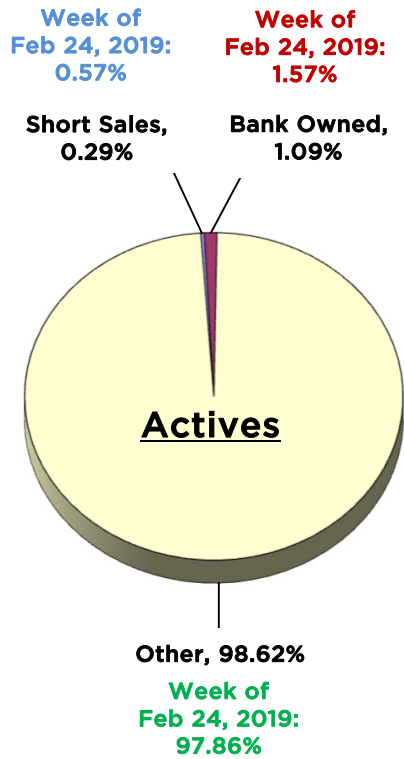


Condos, Townhomes, Villas





Condos, Townhomes, Villas



Where are the 36 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
Seminole County		5	\$179,980	2.8	2.0	1,332	\$135.14
Altamonte Springs (East)	32701	1	\$180,000	3.0	2.0	1,398	\$128.76
Casselberry	32707	1	\$180,000	3.0	2.0	1,532	\$117.49
Sanford / Lake Forest	32771	1	\$180,000	2.0	2.0	911	\$197.59
Sanford (South)	32773	2	\$179,950	3.0	2.0	1,409	\$127.71
Orange County		19	\$179,942	2.5	1.8	1,200	\$149.93
Apopka (North)	32712	1	\$179,900	3.0	2.0	1,470	\$122.38
Winter Park (East) / Aloma	32792	1	\$180,000	3.0	2.0	1,081	\$166.51
Orlando (Downtown)	32801	3	\$179,933	1.0	1.0	973	\$184.93
Delaney / Crystal Lake	32806	1	\$179,900	1.0	1.0	751	\$239.55
Pine Hills / Rosemont	32808	1	\$180,000	3.0	2.0	1,398	\$128.76
Orlo Vista	32811	3	\$179,967	3.0	2.0	1,372	\$131.17
Williamsburg / Lake Bryan	32821	2	\$179,950	3.0	2.0	1,249	\$144.08
Ventura	32822	2	\$180,000	3.0	2.0	1,083	\$166.20
Taft	32824	1	\$179,900	3.0	2.0	1,203	\$149.54
Waterford Lakes	32828	1	\$179,900	3.0	2.0	1,434	\$125.45
Union Park / Chickasaw	32829	1	\$179,900	3.0	2.0	1,408	\$127.77
Metro West / Orlo Vista	32835	1	\$179,900	3.0	2.0	1,247	\$144.27
Gotha	34734	1	\$179,900	2.0	2.0	1,112	\$161.78
Osceola County		10	\$179,955	2.9	1.9	1,345	\$133.77
Davenport	33896	2	\$179,950	3.0	2.0	1,437	\$125.23
Kissimmee (Central)	34741	1	\$179,900	3.0	2.0	1,433	\$125.54
Kissimmee (West) / Pleasant Hill	34746	1	\$179,999	2.0	1.0	1,112	\$161.87
Kissimmee / Celebration	34747	6	\$179,958	3.0	2.0	1,339	\$134.40
Lake County		2	\$179,950	2.0	2.0	1,227	\$146.66
Eustis (East)/Groveland	34736	1	\$180,000	2.0	2.0	1,165	\$154.51
Leesburg (West)	34748	1	\$179,900	2.0	2.0	1,289	\$139.57