



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

***Week of March 8, 2020 - March 14, 2020***

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

- Sales of single-family homes decreased to 544 during the week of Mar 8, from 551 the week prior
- The median price of single family homes increased to \$286,275, a change of 0.4%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 18 the week of Mar 1
- The number of single-family home short-sale transactions decreased to 0 from 3 the week prior
- Single-family inventory decreased by 1, and now sits at 5,631

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

- Sales of condos, townhomes, and villas decreased to 140 during the week of Mar 8, from 150 the week prior
- The median price of condos, townhomes, and villas increased to \$187,500, a change of 1.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Mar 1
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 12, and now sits at 1,680

*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>544</b>	198	105	148	37	49	7
Bank Owned	10	6	3	0	0	1	0
Short Sales	0	0	0	0	0	0	0
Other	<b>534</b>	192	102	148	37	48	7
<b>Active Listings</b>	<b>5,631</b>	1,298	731	1,228	743	1,170	461
Bank Owned	129	74	15	21	7	8	4
Short Sales	42	14	6	10	5	7	0
Other	<b>5,460</b>	1,210	710	1,197	731	1,155	457
<b>Months of Inventory</b>	<b>2</b>	2	2	2	5	6	15

**List Price**

Average Original List Price	<b>\$337,824</b>	\$204,358	\$286,065	\$357,300	\$462,454	\$674,718	\$1,460,571
Average Final List Price	<b>\$330,821</b>	\$200,431	\$280,733	\$351,268	\$454,854	\$655,992	\$1,406,214

**Sale Price**

Average Price	<b>\$322,214</b>	\$194,567	\$274,654	\$343,421	\$444,711	\$641,456	\$1,315,608
Median Price	<b>\$286,275</b>	\$209,500	\$275,000	\$345,000	\$430,000	\$600,000	\$1,060,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$7,003</b>	-\$3,927	-\$5,332	-\$6,032	-\$7,600	-\$18,726	-\$54,357
<b>Original List to Sale Price - \$</b>	<b>-\$15,610</b>	-\$9,791	-\$11,411	-\$13,879	-\$17,743	-\$33,262	-\$144,963
<b>Final List to Sale Price - \$</b>	<b>-\$8,607</b>	-\$5,864	-\$6,079	-\$7,847	-\$10,143	-\$14,536	-\$90,606
<b>Original List to Sale Price - %</b>	<b>95.38%</b>	95.21%	96.01%	96.12%	96.16%	95.07%	90.07%
<b>Final List to Sale Price - %</b>	<b>97.40%</b>	97.07%	97.83%	97.77%	97.77%	97.78%	93.56%

**Days on the Market**

Avg Days Listing to Contract	<b>54</b>	43	48	54	47	106	126
Combined Avg Days to Contract	<b>56</b>	39	50	55	49	129	156
Avg Days Listing to Closing	<b>90</b>	77	86	92	81	142	177
Avg Days Contract to Close	<b>38</b>	36	38	38	37	42	51

**Beds / Baths**

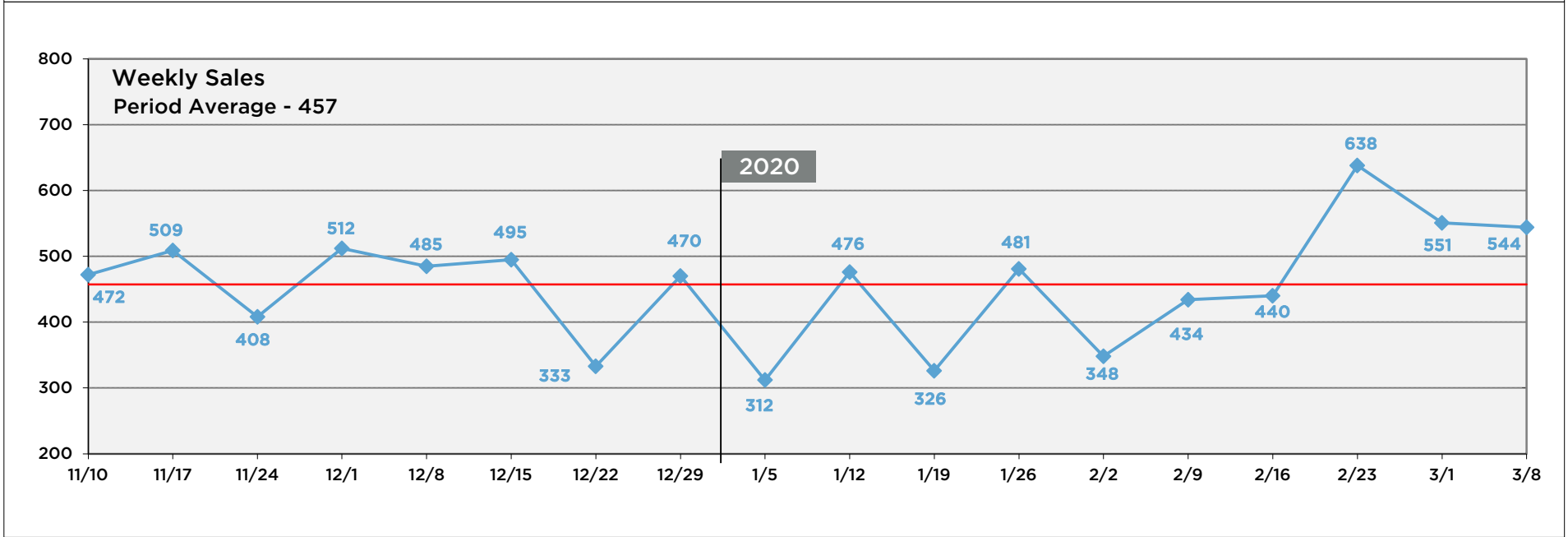
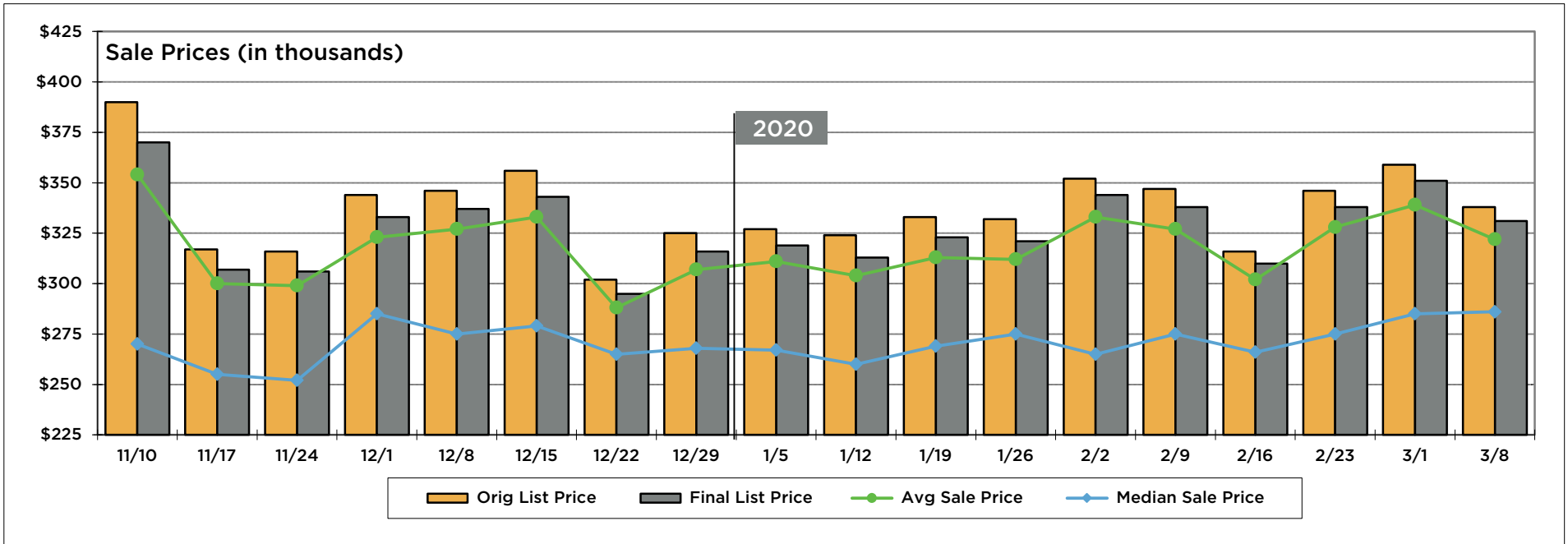
Average Bedrooms	<b>4</b>	3	3	4	4	5	5
Average Full Baths	<b>2</b>	2	2	2	3	3	4
Average Half Baths	<b>0</b>	0	0	0	0	1	1

**Square Footage**

Average Square Feet	<b>2,097</b>	1,474	1,934	2,295	2,853	3,459	4,427
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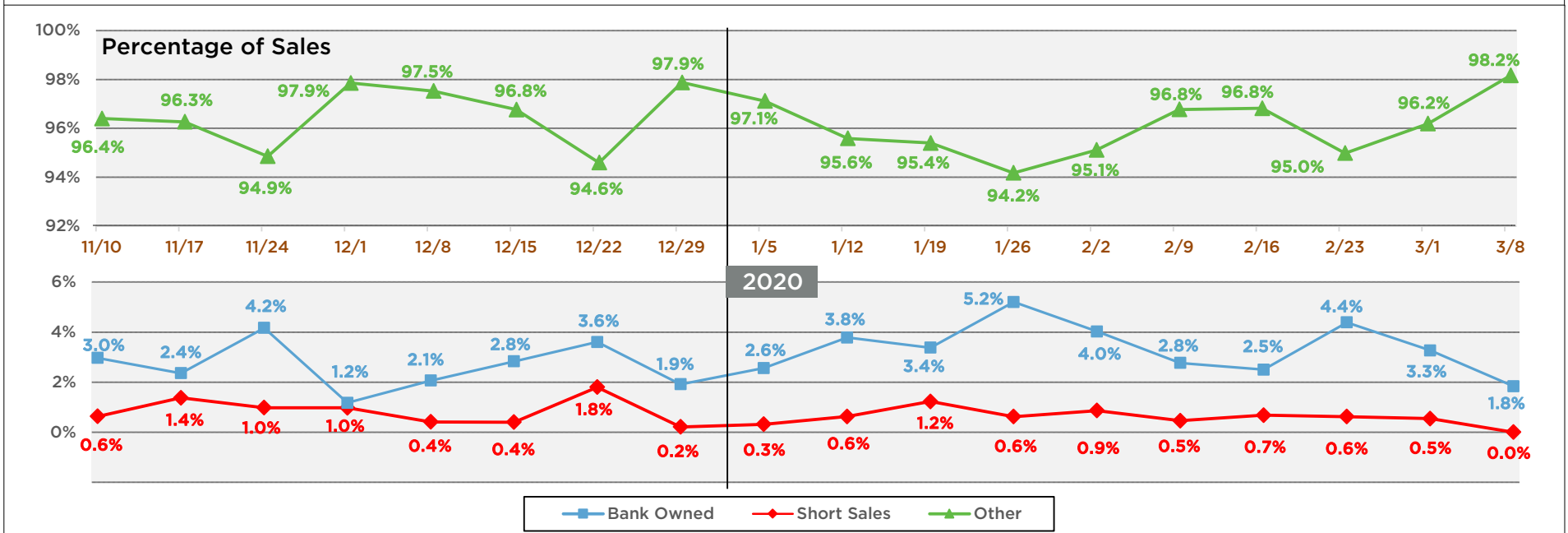
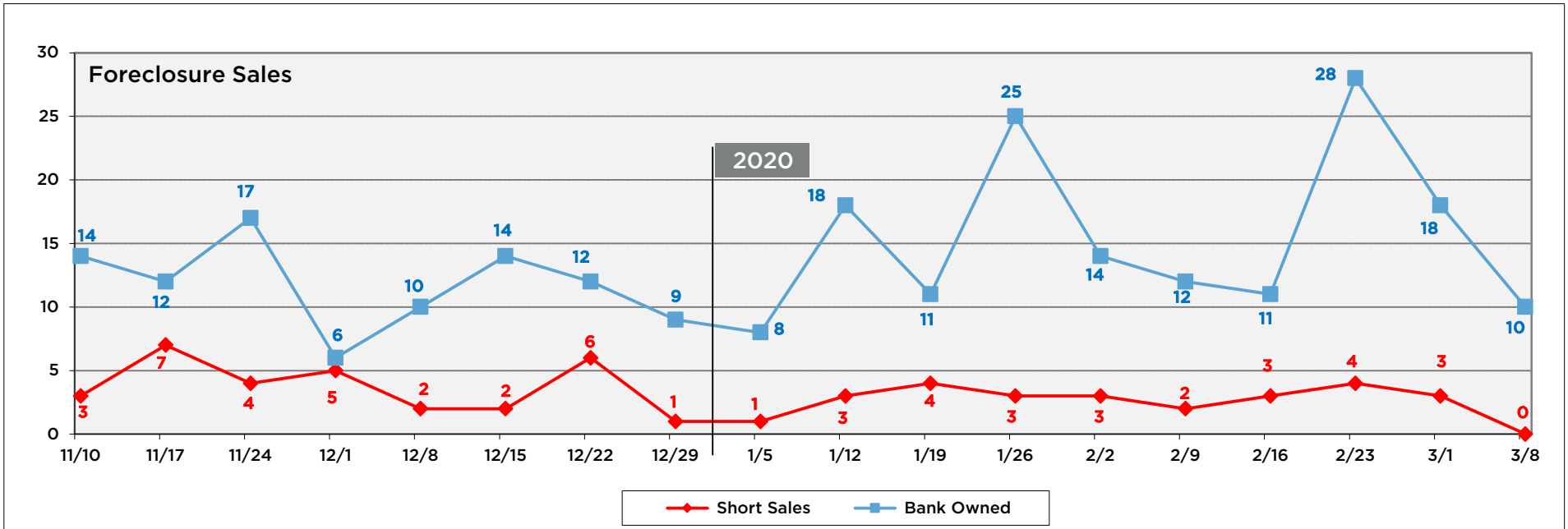


**Single Family Homes**



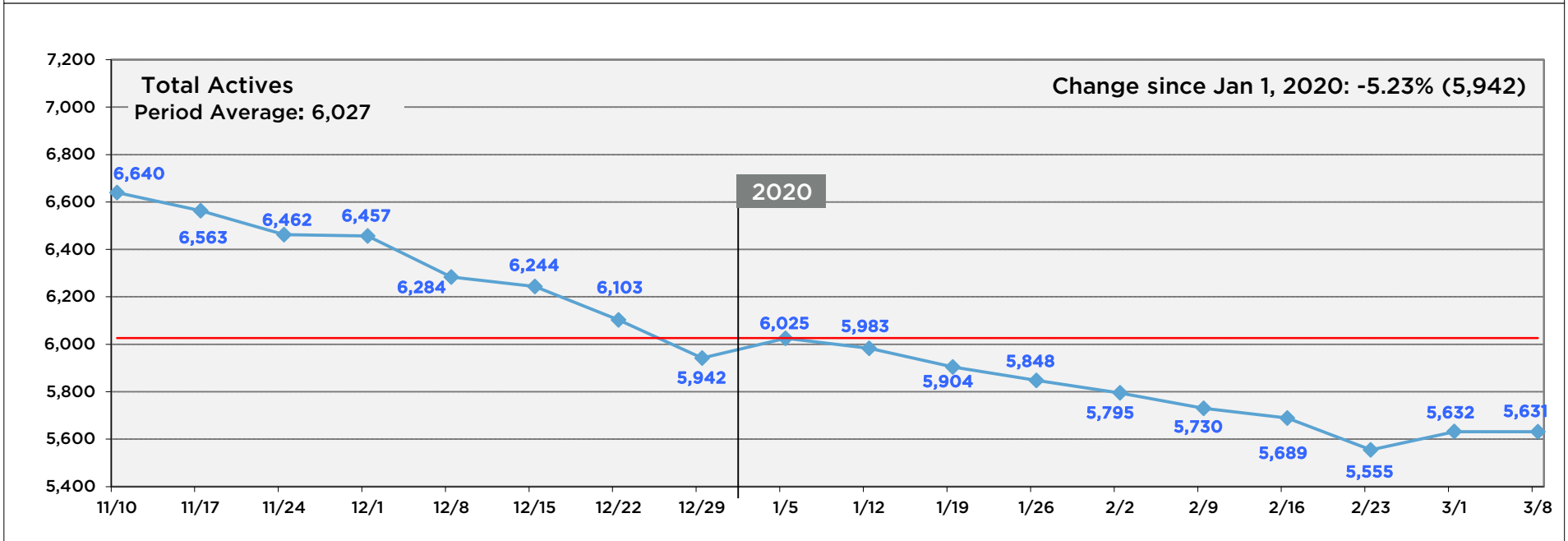
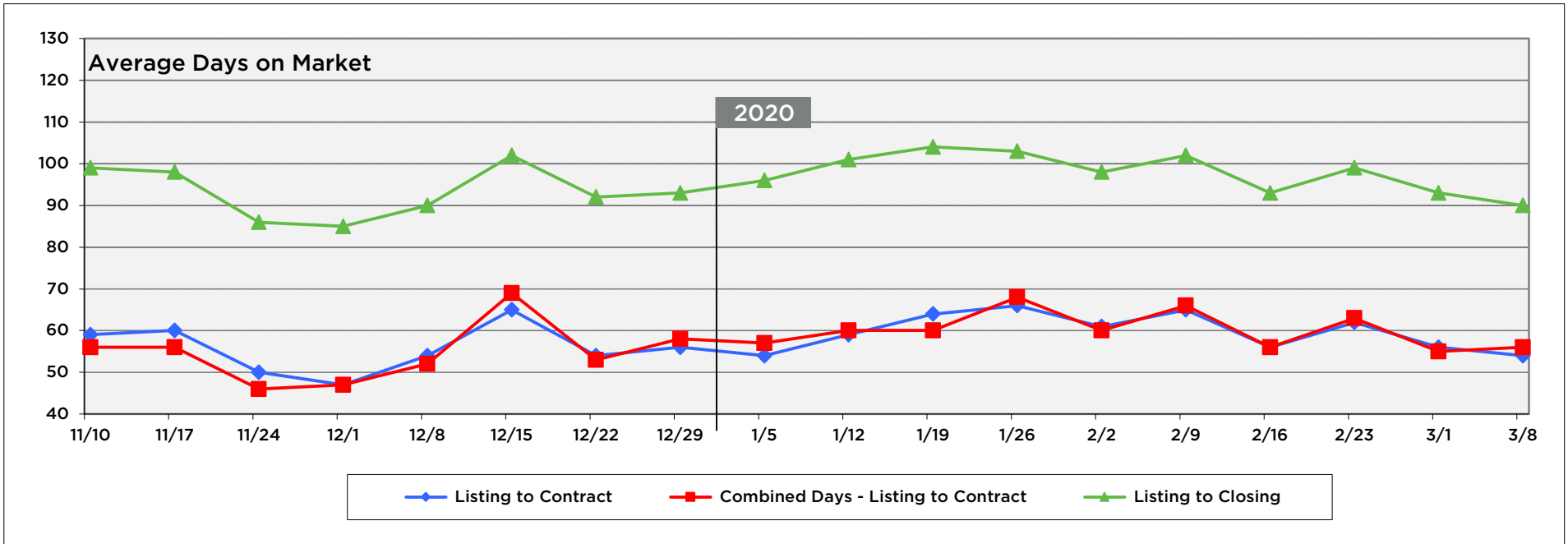


**Single Family Homes**



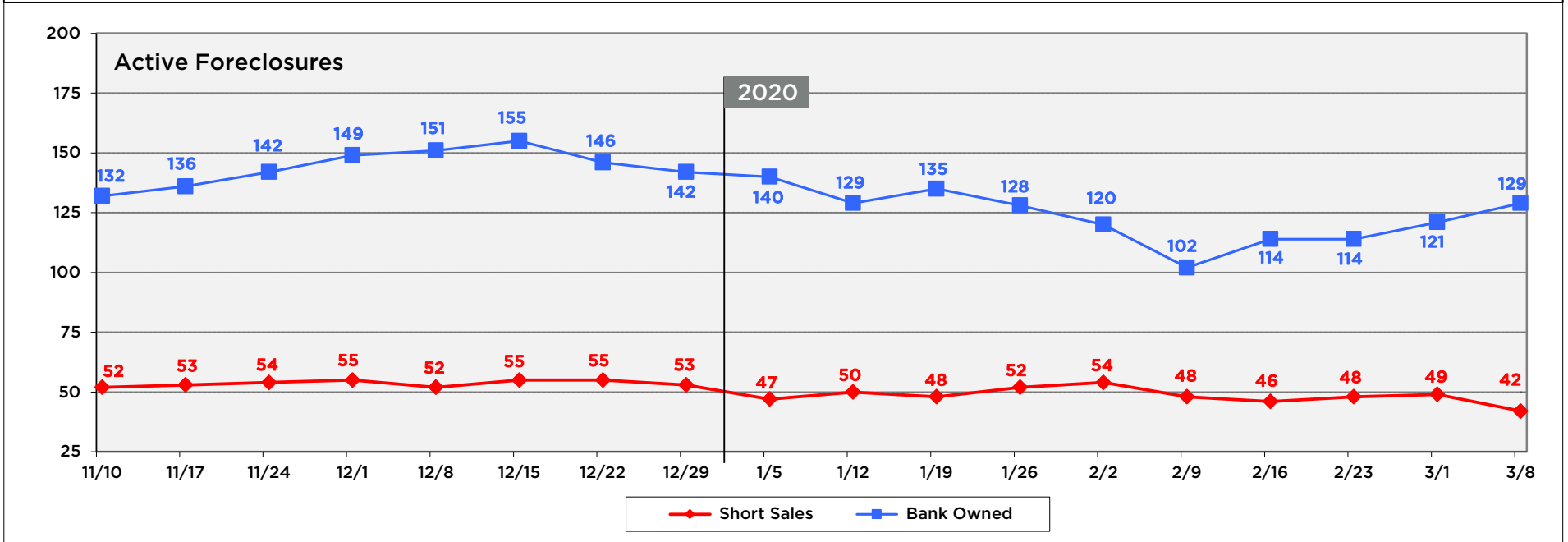
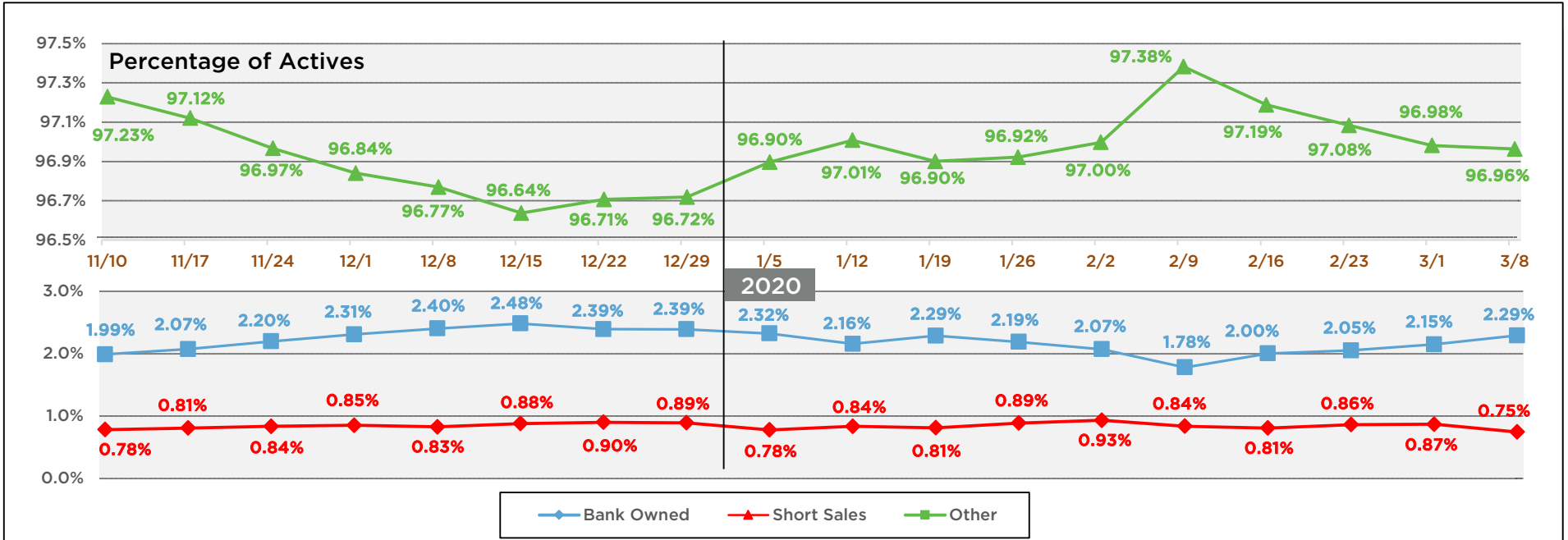


**Single Family Homes**



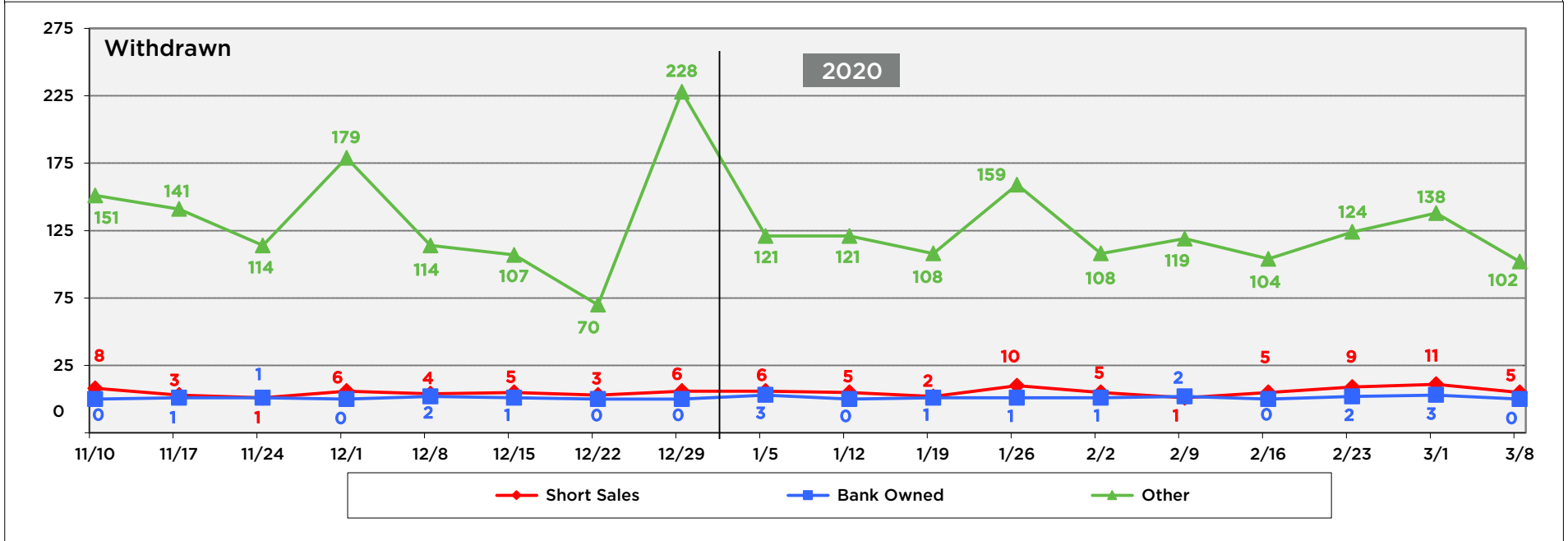
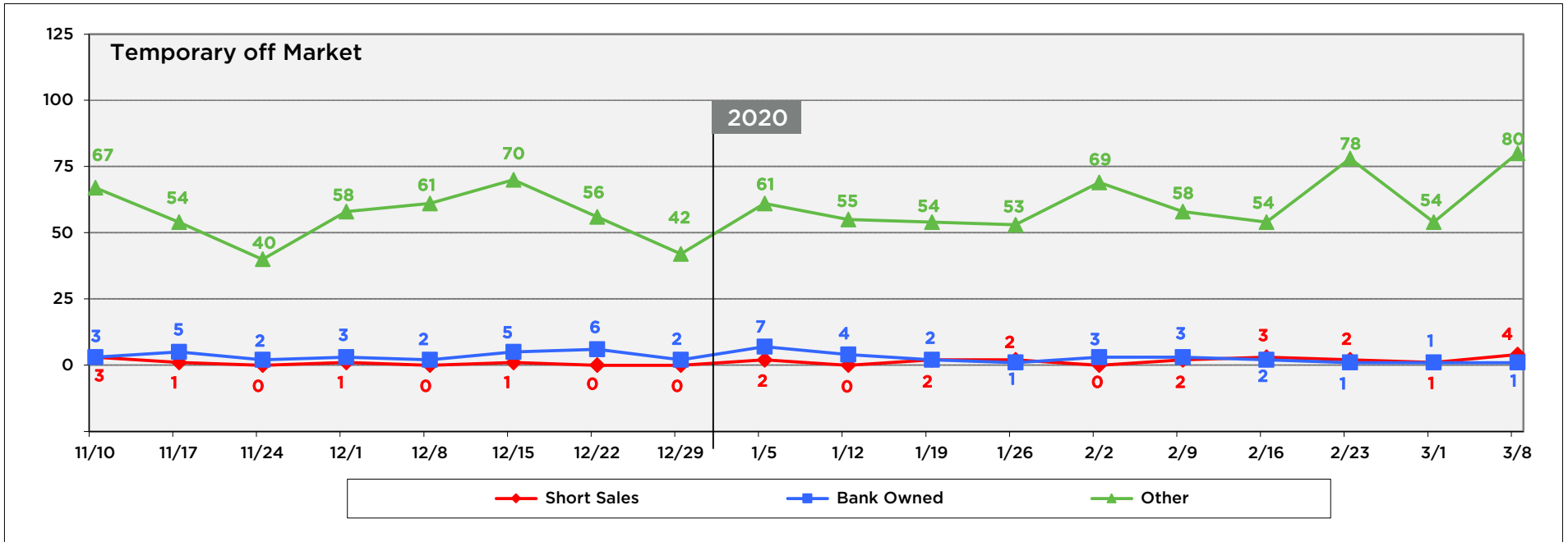


**Single Family Homes**

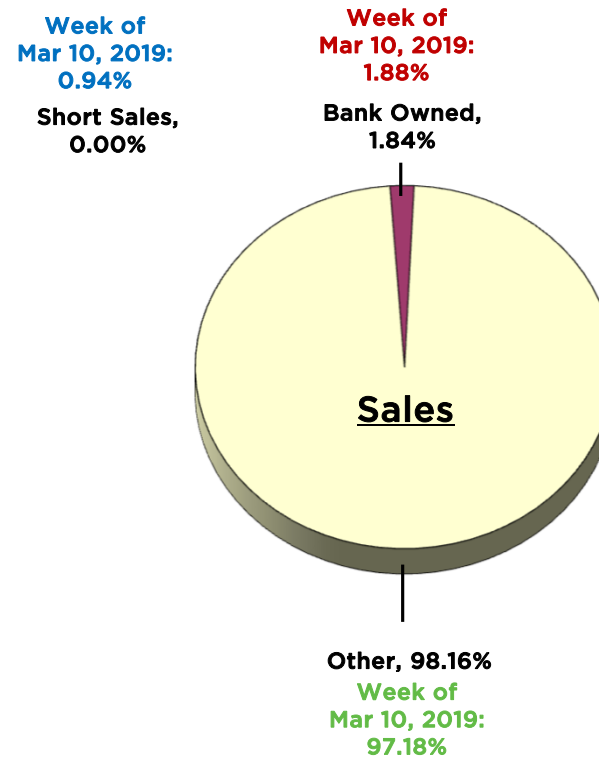
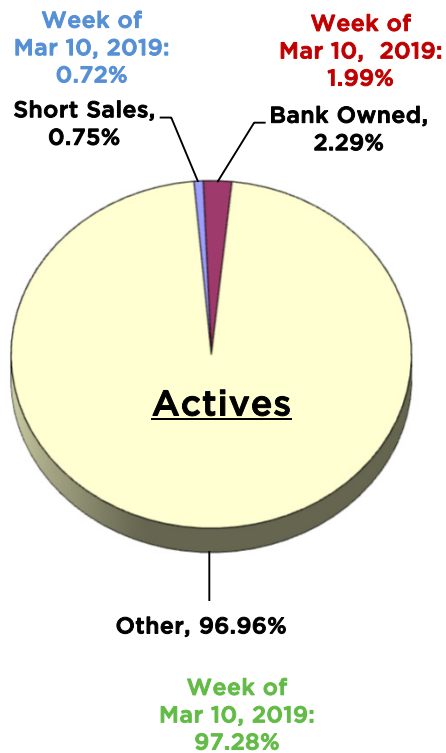




**Single Family Homes**



**Single Family Homes**



**Where are the 4 Single Family Homes available for the Median Price of \$286,275? (± \$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>							
Sanford (South)	32773	1	\$285,900	3.0	2.0	1,784	\$160.26
<b>Orange County</b>							
Union Park / Chickasaw	32829	1	\$286,000	3.0	2.0	1,844	\$155.10
<b>Osceola County</b>							
Kissimmee (East)	34744	1	\$286,000	4.0	2.0	2,295	\$124.62
Kissimmee (West) / Pleasant Hill	34746	1	\$286,000	4.0	2.0	1,853	\$154.34

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>140</b>	110	11	9	6	3	1
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	139	109	11	9	6	3	1
<b>Active Listings</b>	<b>1,680</b>	1,169	204	204	57	40	6
Bank Owned	22	21	0	1	0	0	0
Short Sales	4	2	1	1	0	0	0
Other	1,654	1,146	203	202	57	40	6
<b>Months of Inventory</b>	<b>3</b>	2	4	5	2	3	1

***List Price***

Average Original List Price	\$231,803	\$169,460	\$276,300	\$343,089	\$458,467	\$812,997	\$2,495,000
Average Final List Price	\$229,088	\$167,108	\$271,373	\$338,933	\$453,483	\$812,997	\$2,495,000

***Sale Price***

Average Price	\$223,454	\$162,489	\$268,205	\$331,556	\$444,667	\$794,167	\$2,425,000
Median Price	\$187,500	\$159,500	\$267,500	\$340,000	\$452,500	\$827,500	\$2,425,000

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,715</b>	-\$2,352	-\$4,927	-\$4,156	-\$4,984	\$0	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$8,349</b>	-\$6,971	-\$8,095	-\$11,533	-\$13,800	-\$18,830	-\$70,000
<b>Final List to Sale Price - \$</b>	<b>-\$5,634</b>	-\$4,619	-\$3,168	-\$7,377	-\$8,816	-\$18,830	-\$70,000
<b>Original List to Sale Price - %</b>	<b>96.40%</b>	95.89%	97.07%	96.64%	96.99%	97.68%	97.19%
<b>Final List to Sale Price - %</b>	<b>97.54%</b>	97.24%	98.83%	97.82%	98.06%	97.68%	97.19%

***Days on the Market***

Avg Days Listing to Contract	49	49	30	96	41	15	7
Combined Avg Days to Contract	45	42	30	109	41	10	7
Avg Days Listing to Closing	82	82	64	123	70	46	56
Avg Days Contract to Close	33	34	35	28	30	31	49

***Beds / Baths***

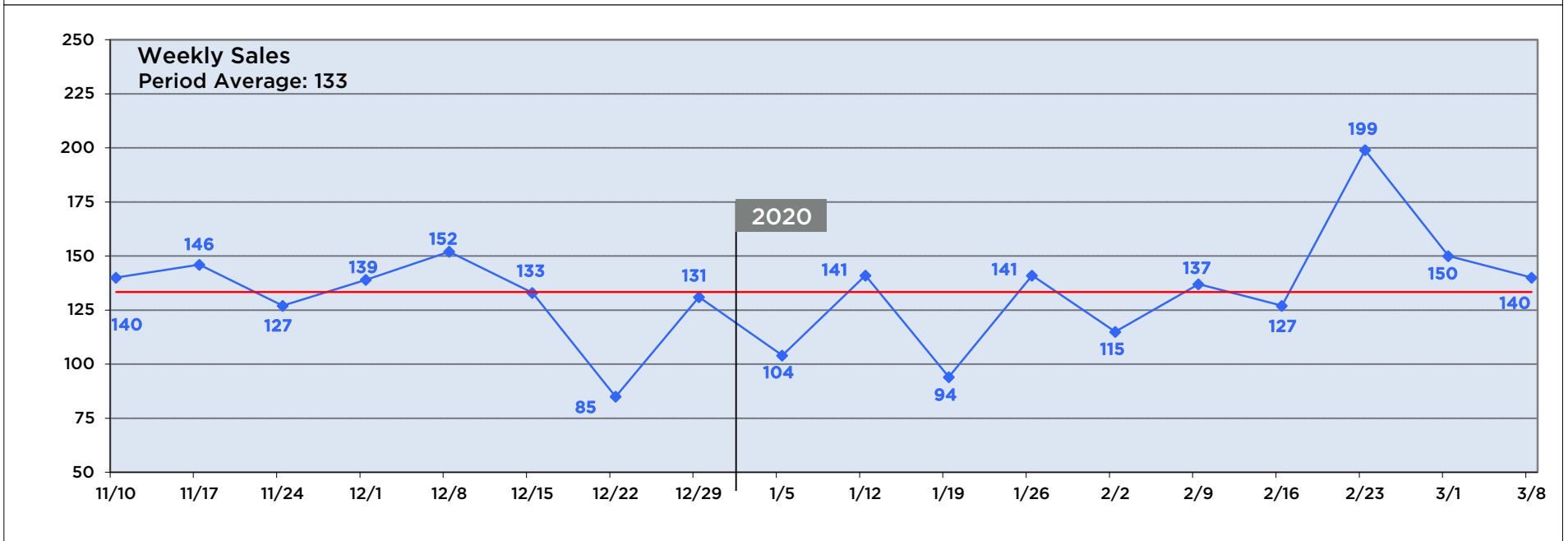
Average Bedrooms	3	2	3	3	3	3	3
Average Full Baths	2	2	2	3	3	3	5
Average Half Baths	0	0	1	1	1	0	0

***Square Footage***

Average Square Feet	1,418	1,250	1,646	2,026	2,142	2,577	4,090
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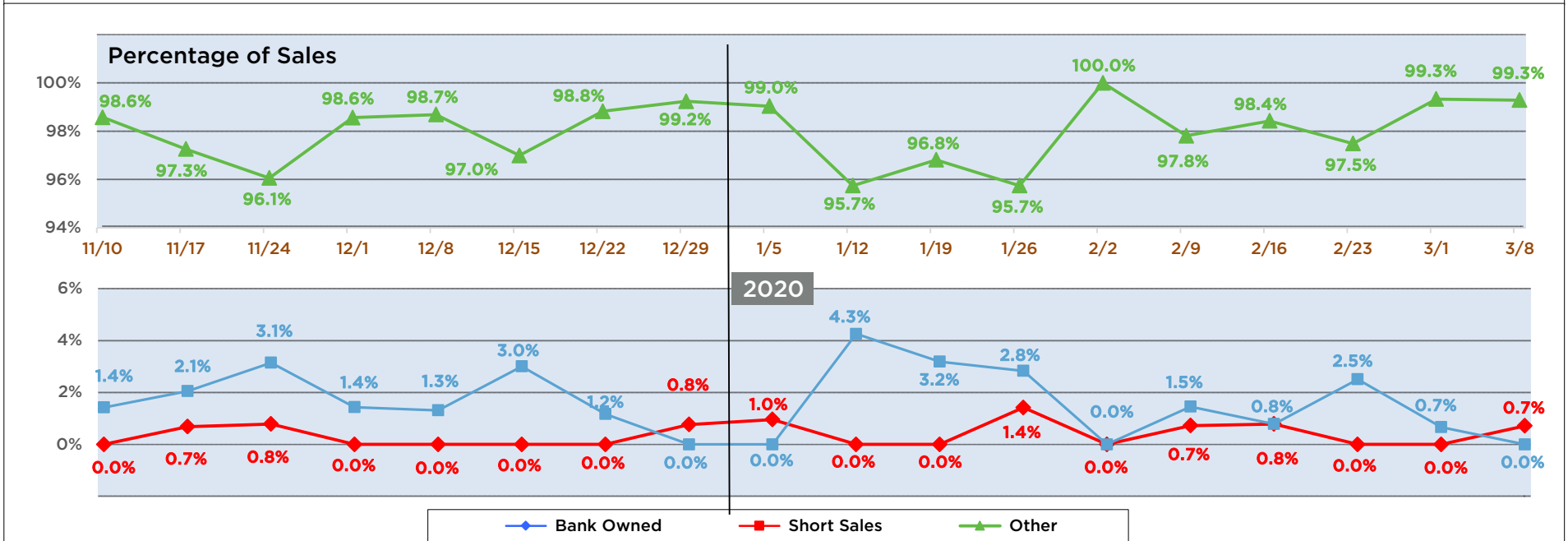
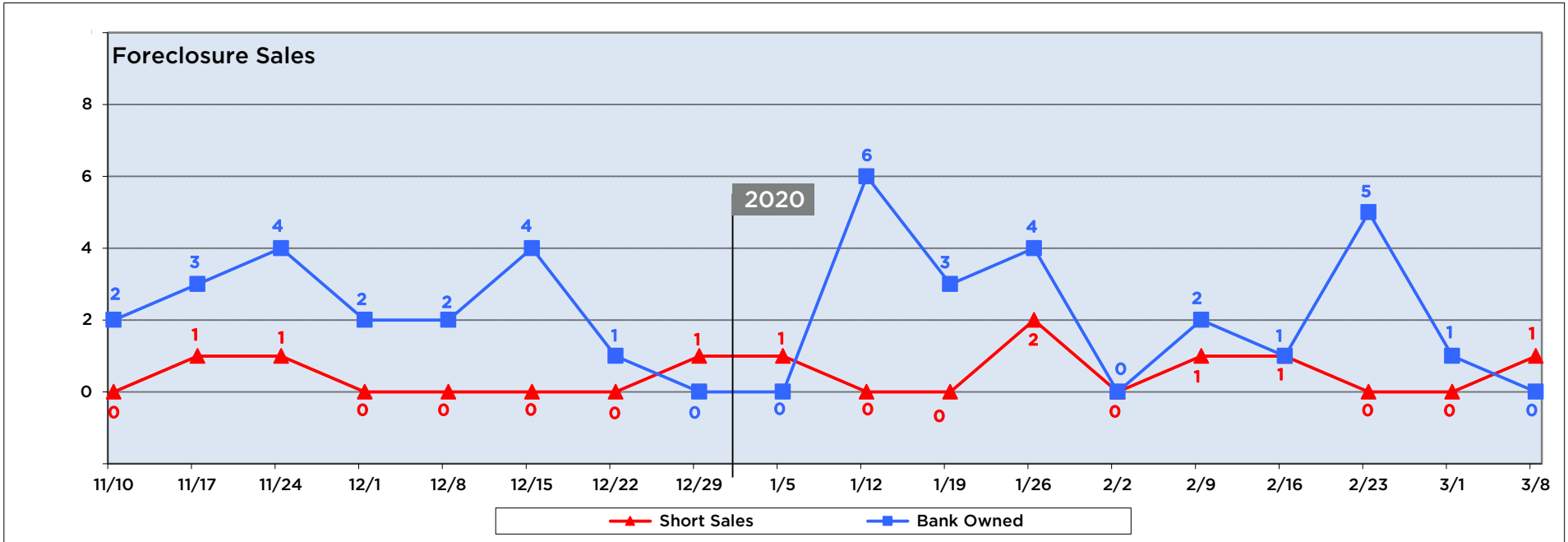


**Condos, Townhomes, Villas**



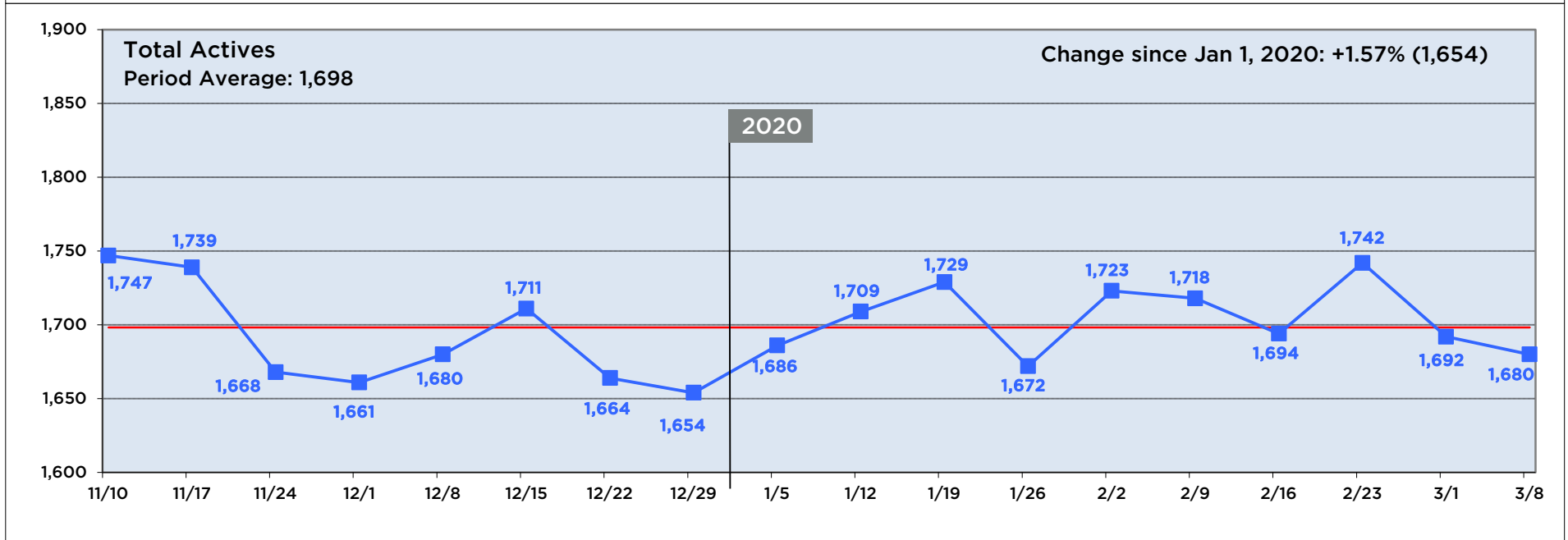
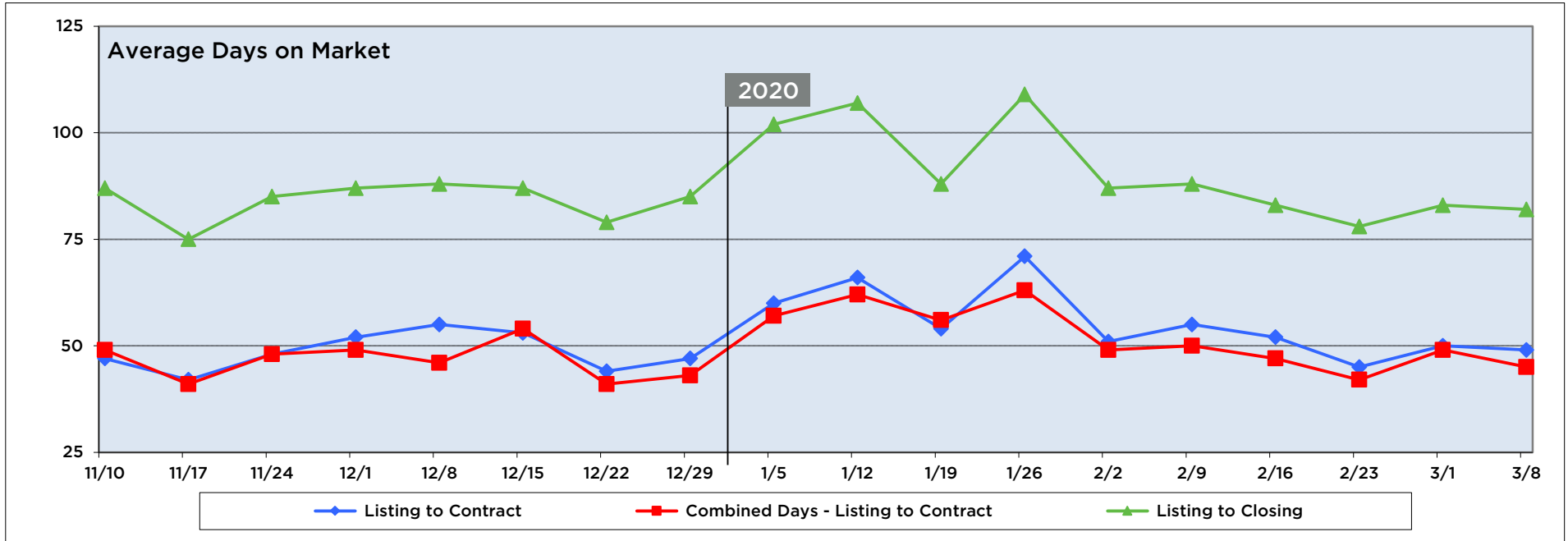


**Condos, Townhomes, Villas**



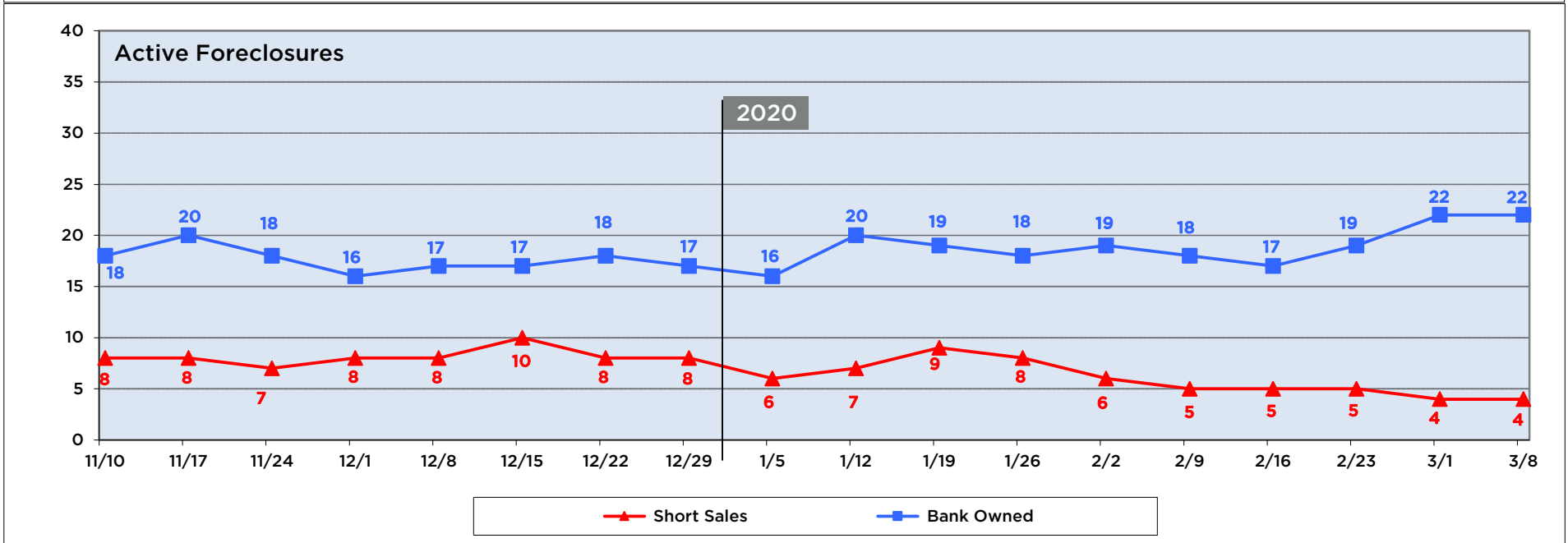
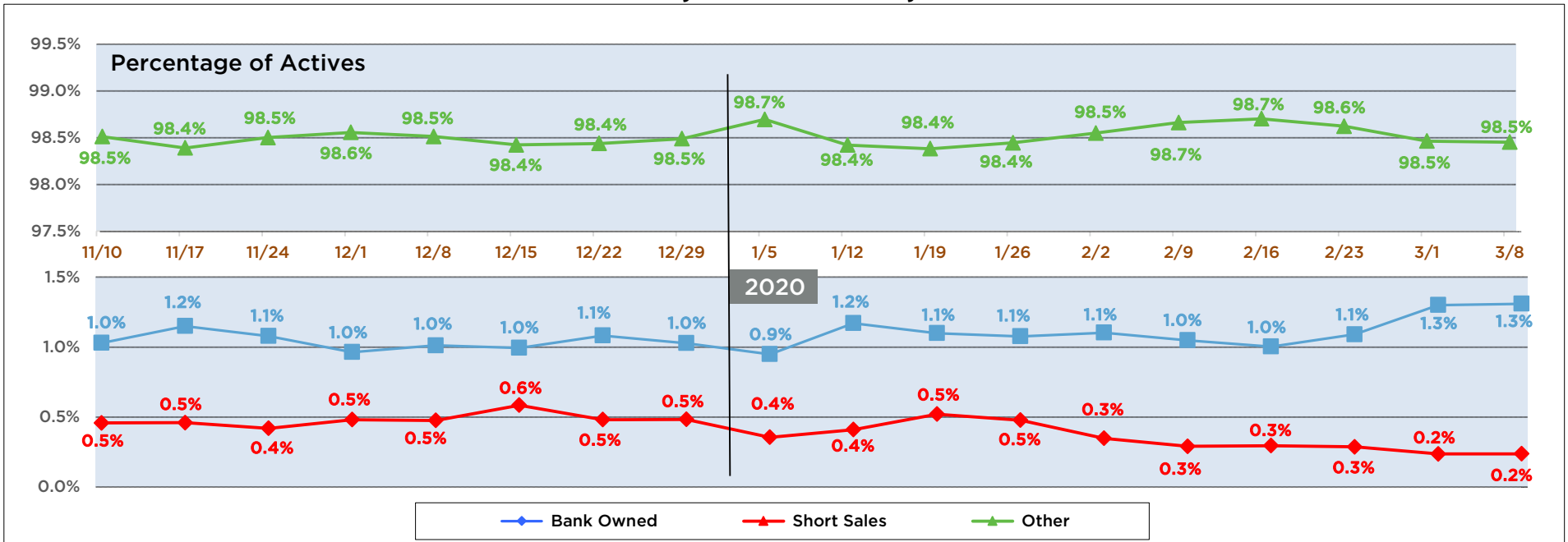


**Condos, Townhomes, Villas**



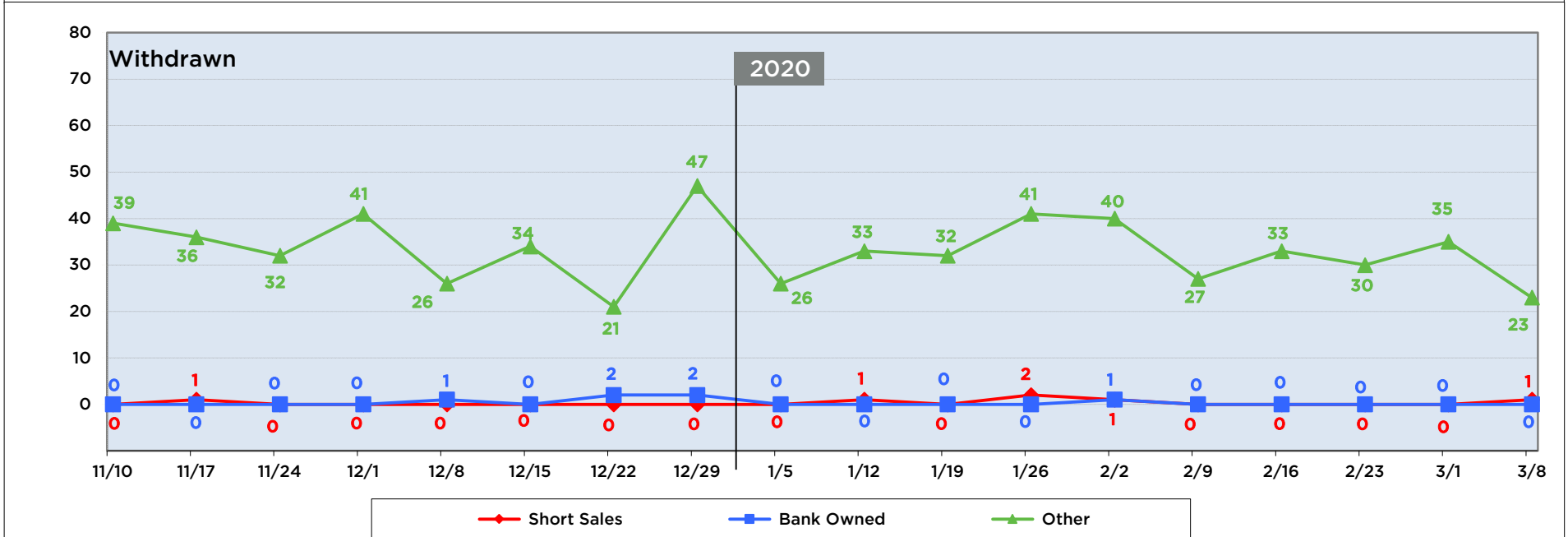
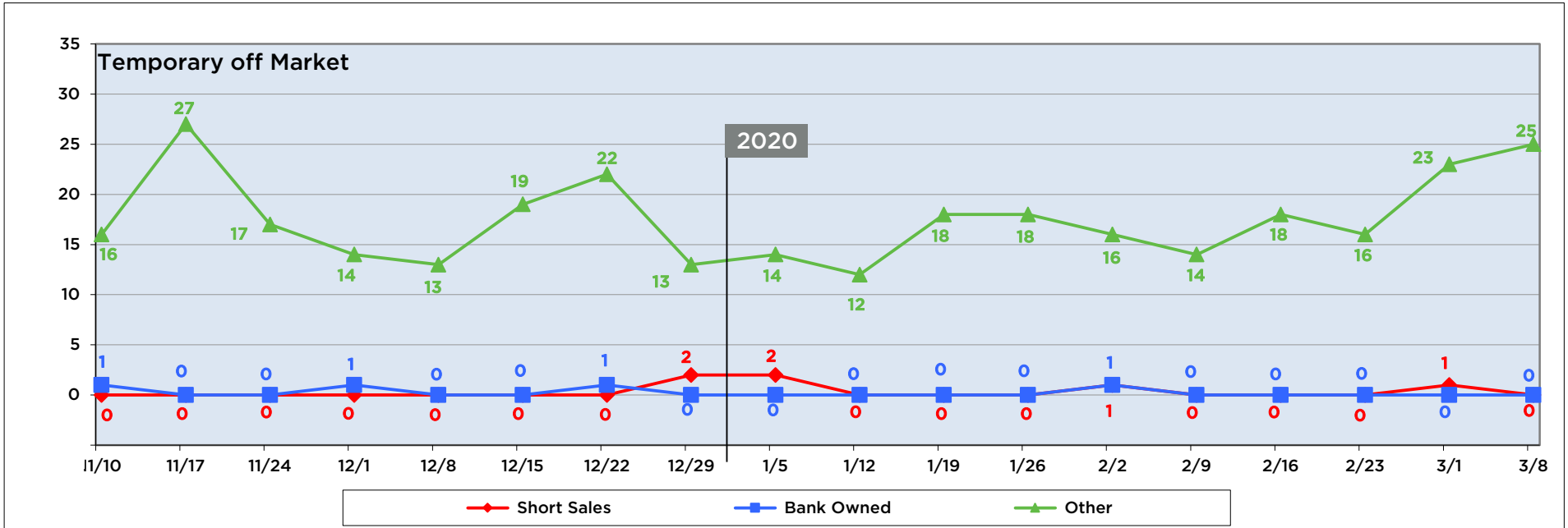


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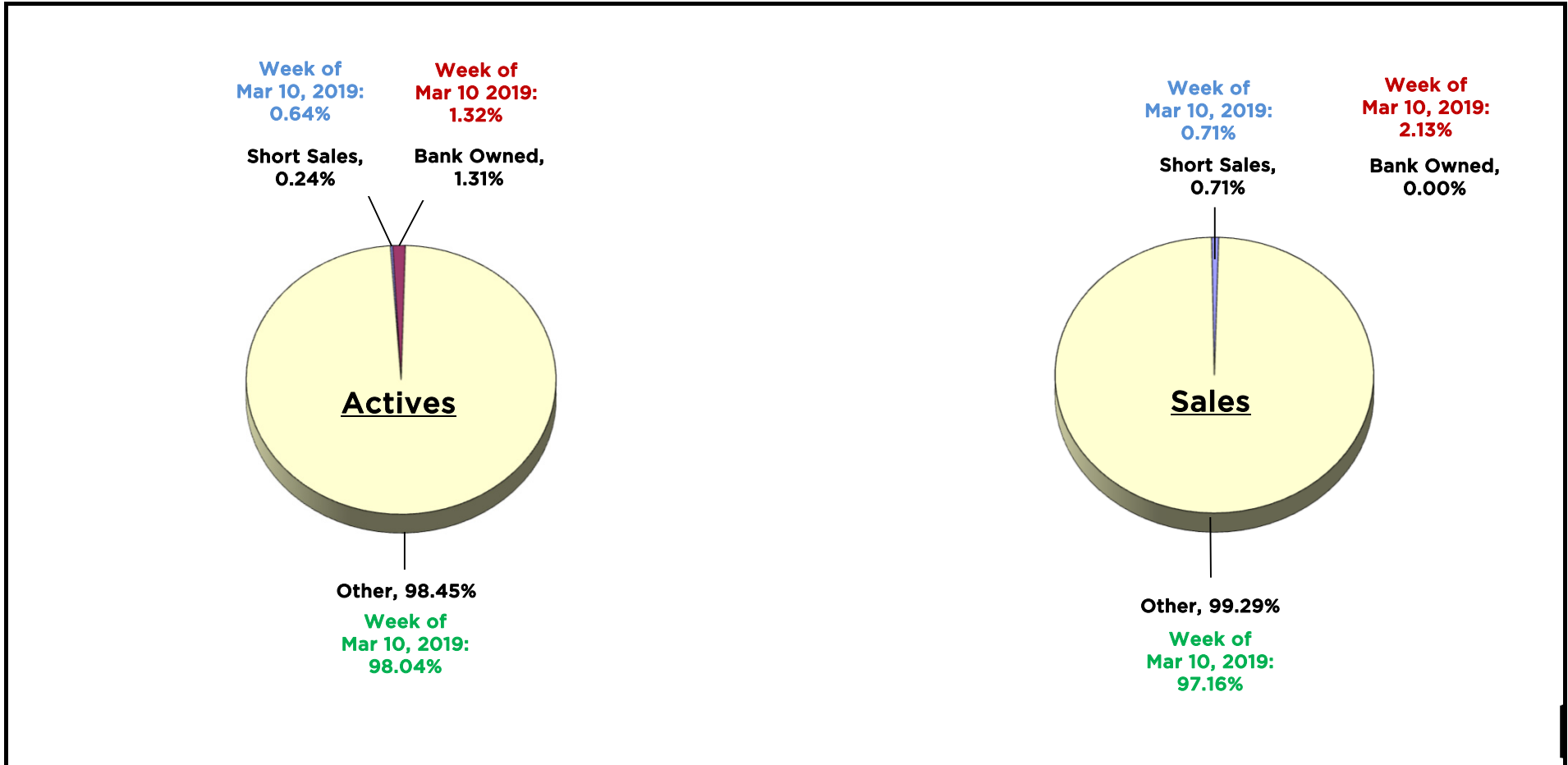


**Condos, Townhomes, Villas**





### Condos, Townhomes, Villas



**Where are the 9 Condos, Townhomes, or Villas available for the Median Price of \$187,500?**

( ± \$500 )

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>2</b>	<b>\$187,250</b>	<b>3.0</b>	<b>2.0</b>	<b>1,335</b>	<b>\$140.26</b>
Winter Springs / Tuskawilla	32708	2	\$187,250	3.0	2.0	1,335	\$140.26
<b>Orange County</b>		<b>4</b>	<b>\$187,873</b>	<b>2.5</b>	<b>2.0</b>	<b>1,280</b>	<b>\$146.75</b>
Winter Park (West)	32789	1	\$187,500	2.0	2.0	908	\$206.50
Orlo Vista	32811	1	\$188,000	3.0	2.0	1,362	\$138.03
Rio Pinar / Union Park	32825	1	\$188,000	3.0	2.0	1,677	\$112.10
Hunters Creek	32837	1	\$187,990	2.0	2.0	1,174	\$160.13
<b>Osceola County</b>		<b>2</b>	<b>\$187,885</b>	<b>2.0</b>	<b>2.0</b>	<b>1,412</b>	<b>\$133.11</b>
Davenport	33896	1	\$188,000	2.0	2.0	1,435	\$131.01
St Cloud	34769	1	\$187,770	2.0	2.0	1,388	\$135.28
<b>Lake County</b>		<b>1</b>	<b>\$187,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,414</b>	<b>\$132.60</b>
Yalaha	34797	1	\$187,500	3.0	2.0	1,414	\$132.60