



Monday Morning Quarterback Summary

Week of March 22, 2020 - March 28, 2020

Single-family existing homes

- Sales of single-family homes decreased to 517 during the week of Mar 22, from 551 the week prior
- The median price of single family homes increased to \$280,000, a change of 6.5%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 15 the week of Mar 15
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 73, and now sits at 5,900

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 157 during the week of Mar 22, from 158 the week prior
- The median price of condos, townhomes, and villas increased to \$190,000, a change of 10.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 1 the week of Mar 15
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 80, and now sits at 1,863

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	517	180	108	134	43	39	13
Bank Owned	10	8	0	0	1	1	0
Short Sales	1	0	0	1	0	0	0
Other	506	172	108	133	42	38	13
Active Listings	5,900	1,394	831	1,335	768	1,145	427
Bank Owned	123	69	13	23	8	6	4
Short Sales	55	19	7	16	4	7	2
Other	5,722	1,306	811	1,296	756	1,132	421
Months of Inventory	3	2	2	2	4	7	8

List Price

Average Original List Price	\$353,858	\$197,291	\$279,762	\$349,810	\$465,658	\$700,903	\$1,768,077
Average Final List Price	\$345,695	\$193,115	\$275,011	\$344,881	\$451,707	\$674,870	\$1,715,762

Sale Price

Average Price	\$337,289	\$188,305	\$269,770	\$339,990	\$440,791	\$656,264	\$1,633,942
Median Price	\$280,000	\$205,000	\$266,525	\$335,000	\$435,000	\$629,900	\$1,395,000

Price Differences

Original to Final List Price	-\$8,163	-\$4,176	-\$4,751	-\$4,929	-\$13,951	-\$26,033	-\$52,315
Original List to Sale Price - \$	-\$16,569	-\$8,986	-\$9,992	-\$9,820	-\$24,867	-\$44,639	-\$134,135
Final List to Sale Price - \$	-\$8,406	-\$4,810	-\$5,241	-\$4,891	-\$10,916	-\$18,606	-\$81,820
Original List to Sale Price - %	95.32%	95.45%	96.43%	97.19%	94.66%	93.63%	92.41%
Final List to Sale Price - %	97.57%	97.51%	98.09%	98.58%	97.58%	97.24%	95.23%

Days on the Market

Avg Days Listing to Contract	59	53	46	50	66	114	170
Combined Avg Days to Contract	57	45	47	50	70	115	193
Avg Days Listing to Closing	95	88	80	86	102	150	210
Avg Days Contract to Close	36	37	34	36	38	38	41

Beds / Baths

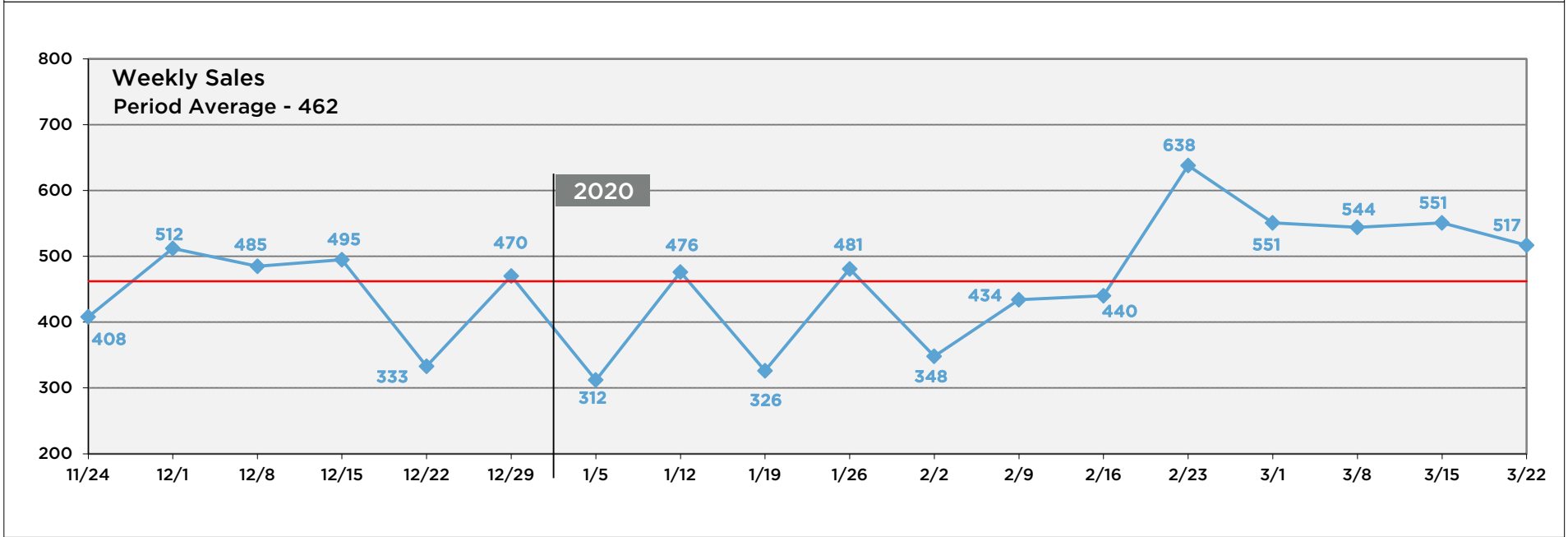
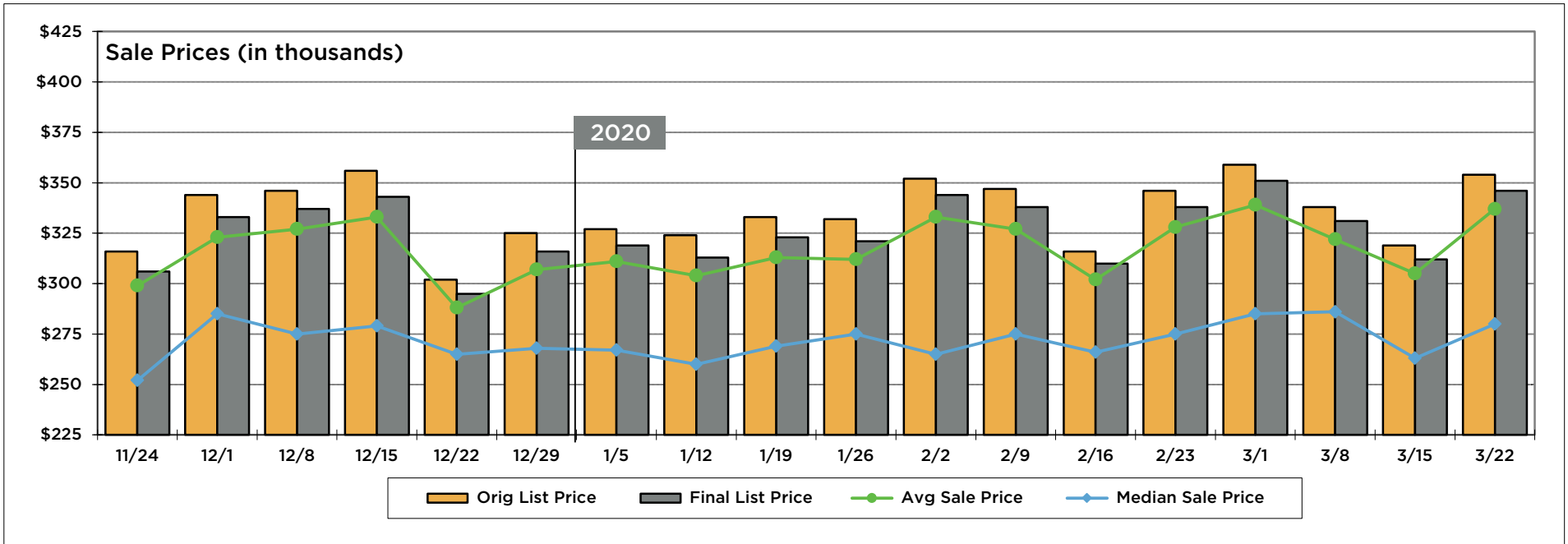
Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	2	3	4	5
Average Half Baths	0	0	0	0	0	1	1

Square Footage

Average Square Feet	2,152	1,419	1,861	2,367	2,798	3,682	5,781
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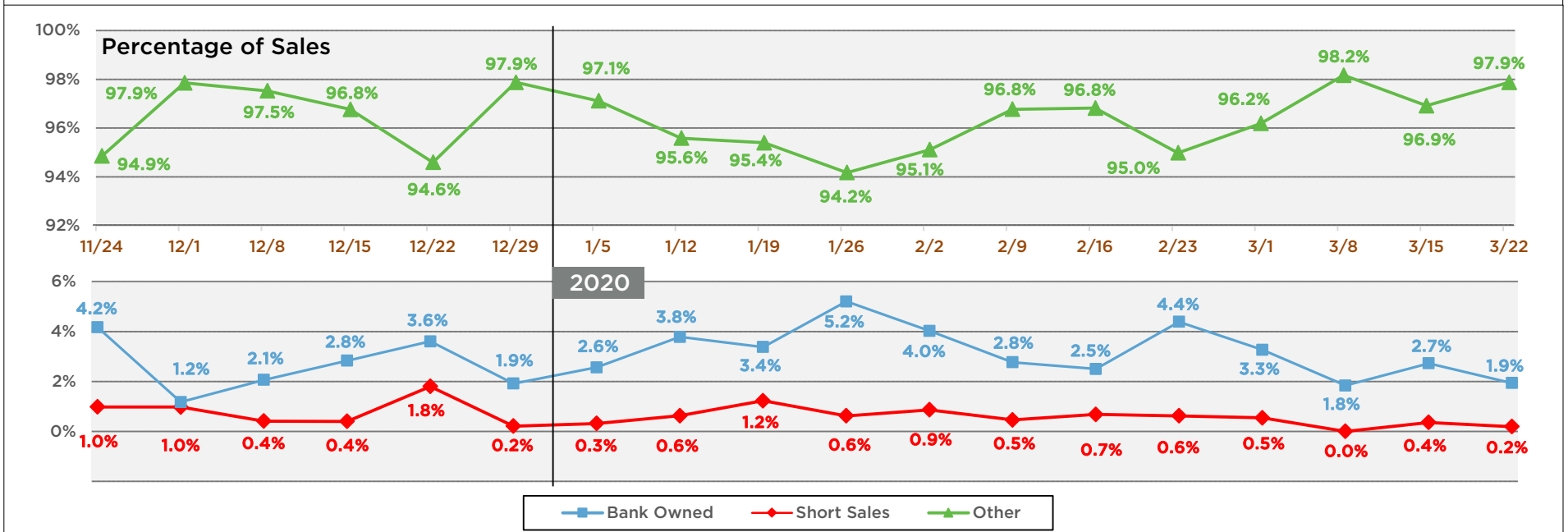
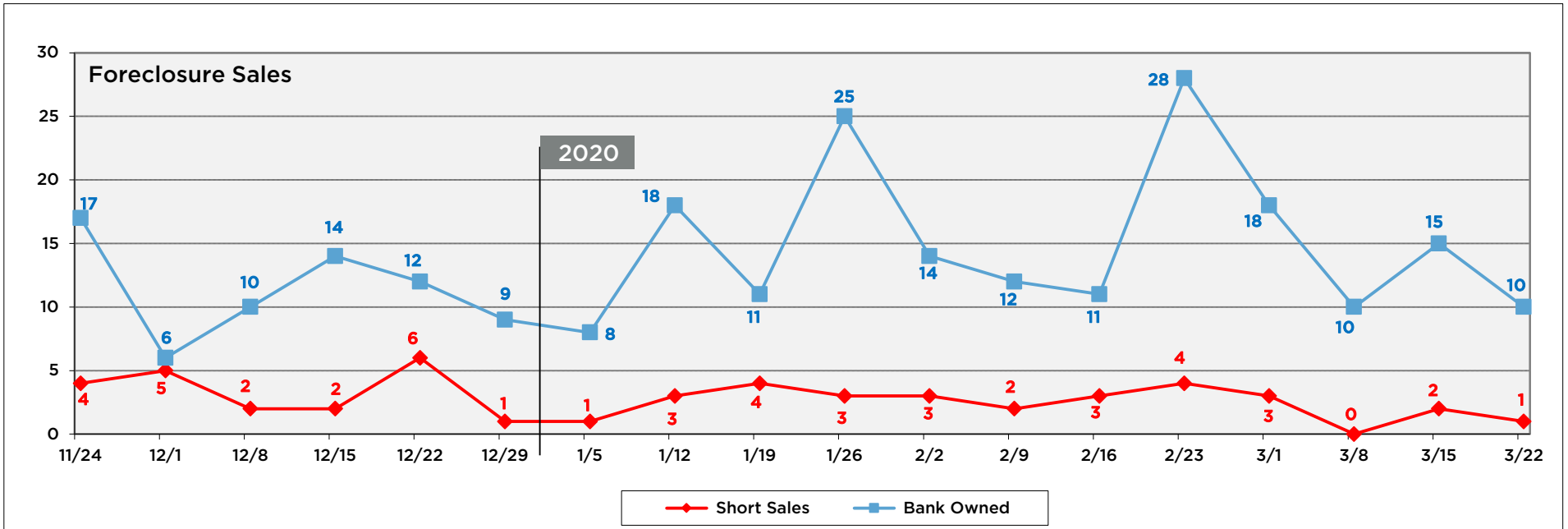


Single Family Homes



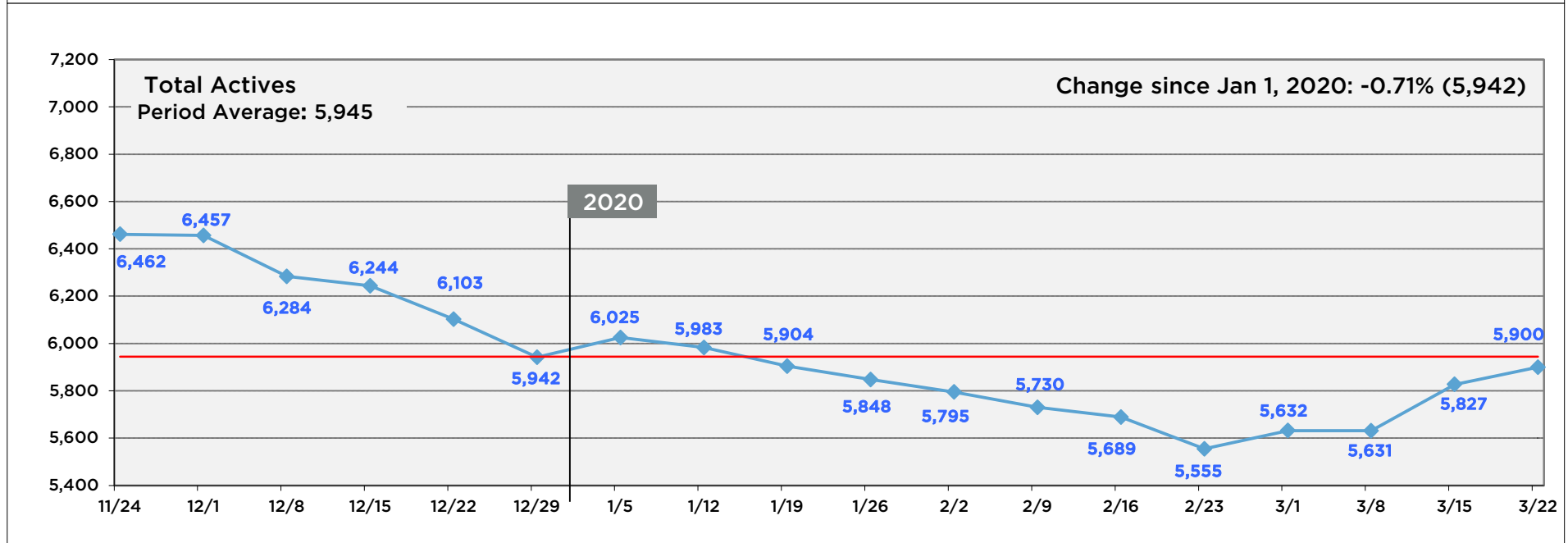
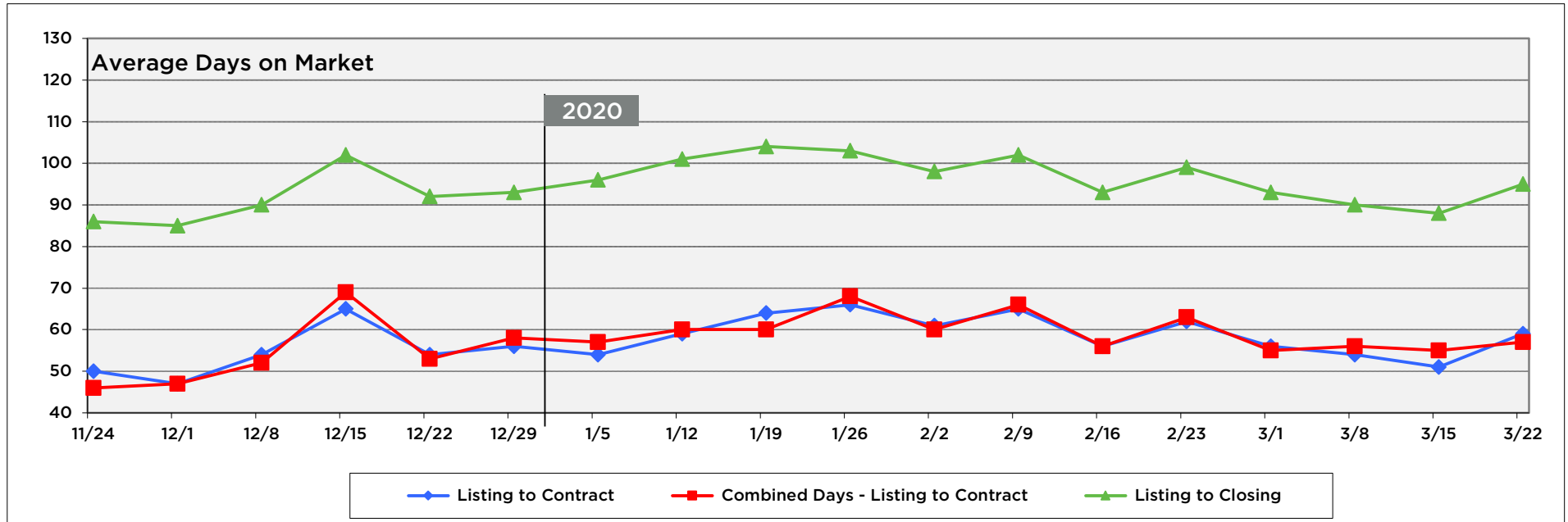


Single Family Homes



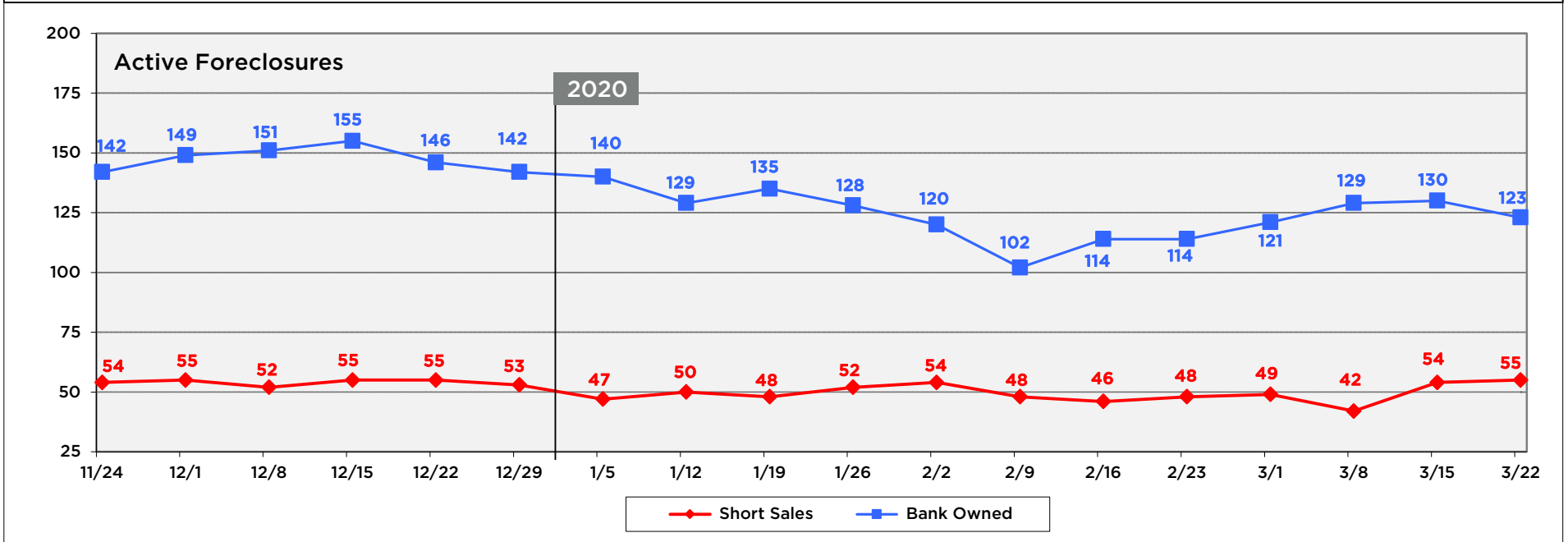
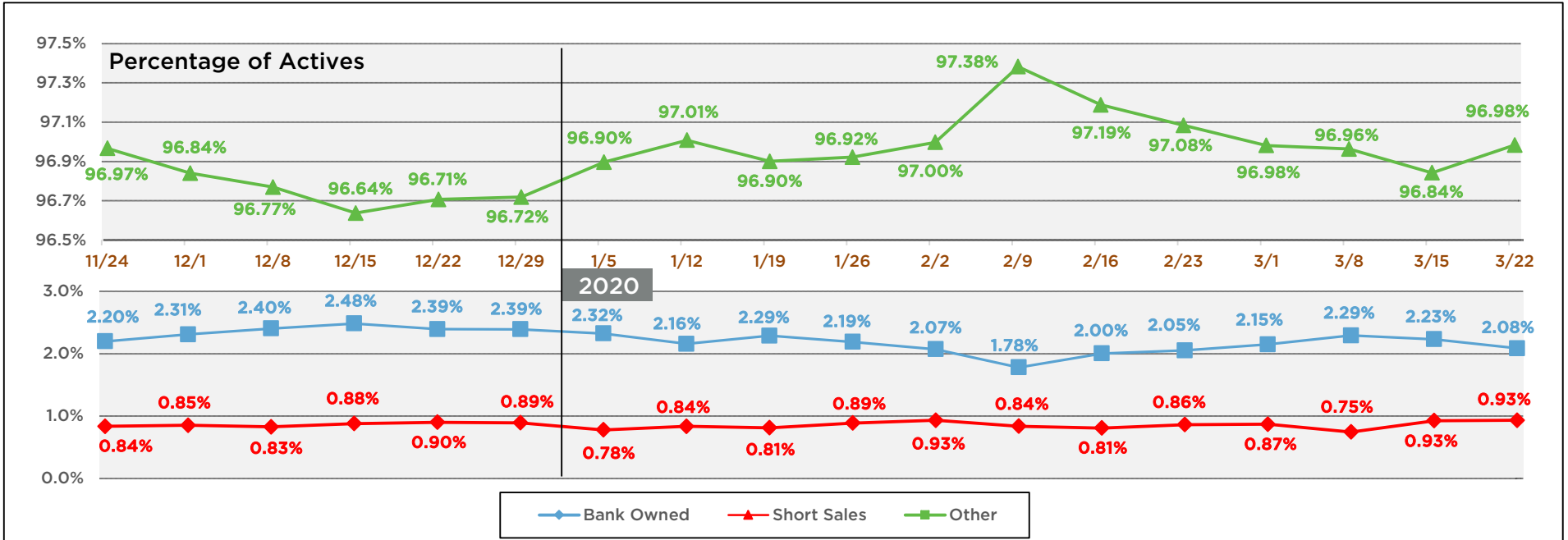


Single Family Homes

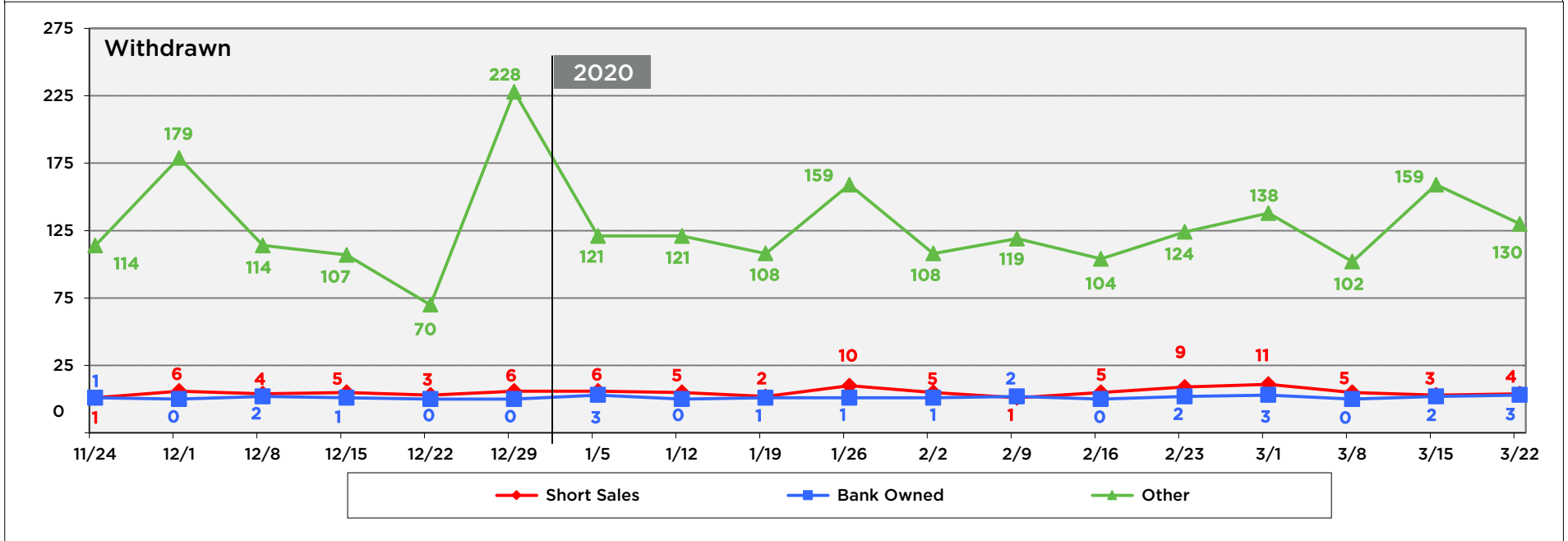
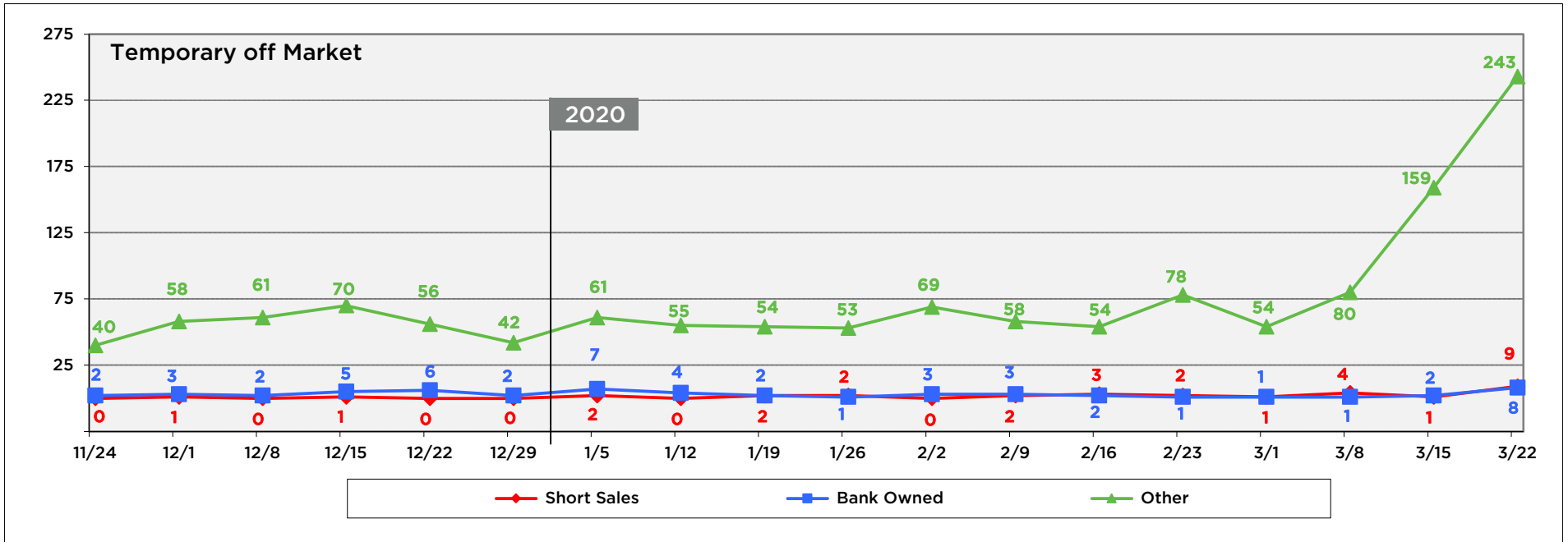




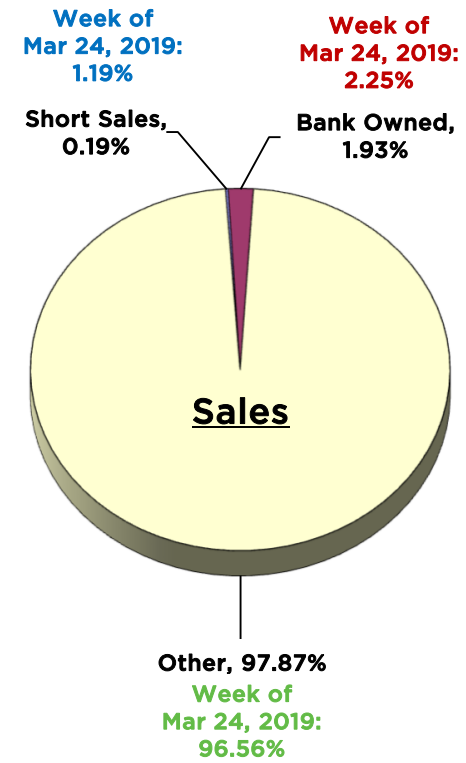
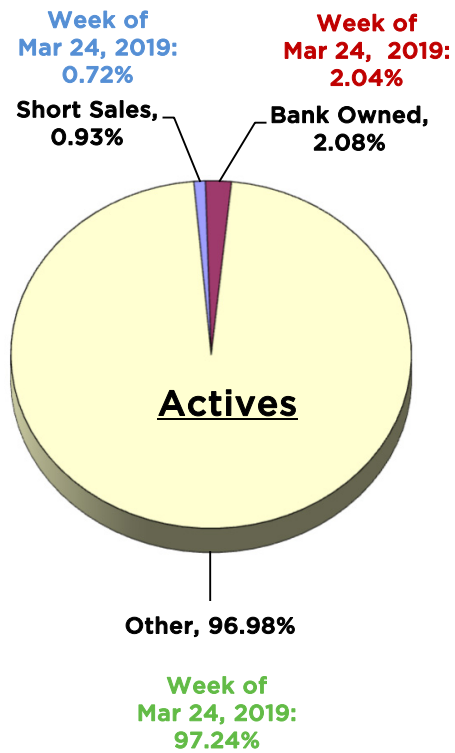
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 47 Single Family Homes available for the Median Price of \$280,000? (± \$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		3	\$279,933	2.3	2.0	1,554	\$180.14
Lake Mary / Heathrow	32746	1	\$279,900	3.0	2.0	1,590	\$176.04
Longwood (East)	32750	1	\$280,000	2.0	2.0	1,472	\$190.22
Sanford (South)	32773	1	\$279,900	2.0	2.0	1,600	\$174.94
Orange County		15	\$279,959	3.5	1.9	1,627	\$172.02
Apopka / Hunt Club	32703	1	\$280,000	5.0	3.0	1,671	\$167.56
Winter Park (West)	32789	1	\$279,900	2.0	1.0	840	\$333.21
Colonialtown	32803	1	\$279,900	3.0	1.0	1,100	\$254.45
Delaney / Crystal Lake	32806	1	\$279,900	3.0	1.0	1,155	\$242.34
Union Park	32817	1	\$279,999	3.0	2.0	1,458	\$192.04
Hiawassee	32818	3	\$279,966	4.0	2.0	2,040	\$137.24
Bithlo	32820	1	\$280,000	4.0	2.0	1,805	\$155.12
Ventura	32822	1	\$279,990	4.0	2.0	2,099	\$133.39
Rio Pinar / Union Park	32825	1	\$280,000	4.0	2.0	1,491	\$187.79
Metro West / Orlo Vista	32835	1	\$280,000	3.0	2.0	1,485	\$188.55
Hunters Creek	32837	1	\$279,900	3.0	2.0	1,956	\$143.10
Pine Castle / Edgewood	32839	1	\$279,900	3.0	2.0	1,375	\$203.56
Winter Garden / Oakland	34787	1	\$280,000	3.0	2.0	1,857	\$150.78
Osceola County		17	\$279,932	4.2	2.5	2,328	\$120.25
Kissimmee / Buena Ventura Lakes	34743	1	\$280,000	4.0	2.0	2,240	\$125.00
Kissimmee (East)	34744	4	\$279,950	4.0	2.0	2,187	\$128.01
Kissimmee (West) / Pleasant Hill	34746	6	\$279,940	4.0	3.0	2,298	\$121.82
Kissimmee / Poinciana	34758	3	\$280,000	5.0	3.0	2,531	\$110.63
St Cloud	34769	1	\$279,900	4.0	2.0	2,219	\$126.14
St Cloud / Canoe Creek	34772	2	\$279,750	4.0	2.0	2,493	\$112.21
Lake County		12	\$279,875	3.3	2.3	2,097	\$133.45
Tavares / Mt Plymouth	32778	3	\$279,900	4.0	3.0	2,095	\$133.60
Umatilla / Dona Vista	32784	1	\$279,900	3.0	2.0	2,184	\$128.16
Clermont (Central)	34711	2	\$279,700	3.0	2.0	1,662	\$168.29
Groveland	34736	1	\$279,900	2.0	2.0	1,568	\$178.51
Leesburg (West)	34748	4	\$279,925	3.0	2.0	2,229	\$125.58
Okahumpka	34762	1	\$279,900	4.0	2.0	2,889	\$96.88

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	157	122	16	13	4	2	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	157	122	16	13	4	2	0
Active Listings	1,863	1,329	228	207	61	32	6
Bank Owned	24	21	3	0	0	0	0
Short Sales	5	2	2	1	0	0	0
Other	1,834	1,306	223	206	61	32	6
Months of Inventory	3	3	3	4	4	4	0

List Price

Average Original List Price	\$210,015	\$168,047	\$276,998	\$365,677	\$432,472	\$777,500	\$0
Average Final List Price	\$207,964	\$165,807	\$275,585	\$363,669	\$432,472	\$777,500	\$0

Sale Price

Average Price	\$201,493	\$161,132	\$270,642	\$341,923	\$421,250	\$758,000	\$0
Median Price	\$190,000	\$152,375	\$270,000	\$345,000	\$417,500	\$758,000	\$0

Price Differences

Original to Final List Price	-\$2,051	-\$2,240	-\$1,413	-\$2,008	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,522	-\$6,915	-\$6,356	-\$23,754	-\$11,222	-\$19,500	\$0
Final List to Sale Price - \$	-\$6,471	-\$4,675	-\$4,943	-\$21,746	-\$11,222	-\$19,500	\$0
Original List to Sale Price - %	95.94%	95.89%	97.71%	93.50%	97.41%	97.49%	0.00%
Final List to Sale Price - %	96.89%	97.18%	98.21%	94.02%	97.41%	97.49%	0.00%

Days on the Market

Avg Days Listing to Contract	39	42	13	52	26	11	0
Combined Avg Days to Contract	38	41	20	42	25	11	0
Avg Days Listing to Closing	72	75	43	86	68	62	0
Avg Days Contract to Close	34	34	34	35	43	52	0

Beds / Baths

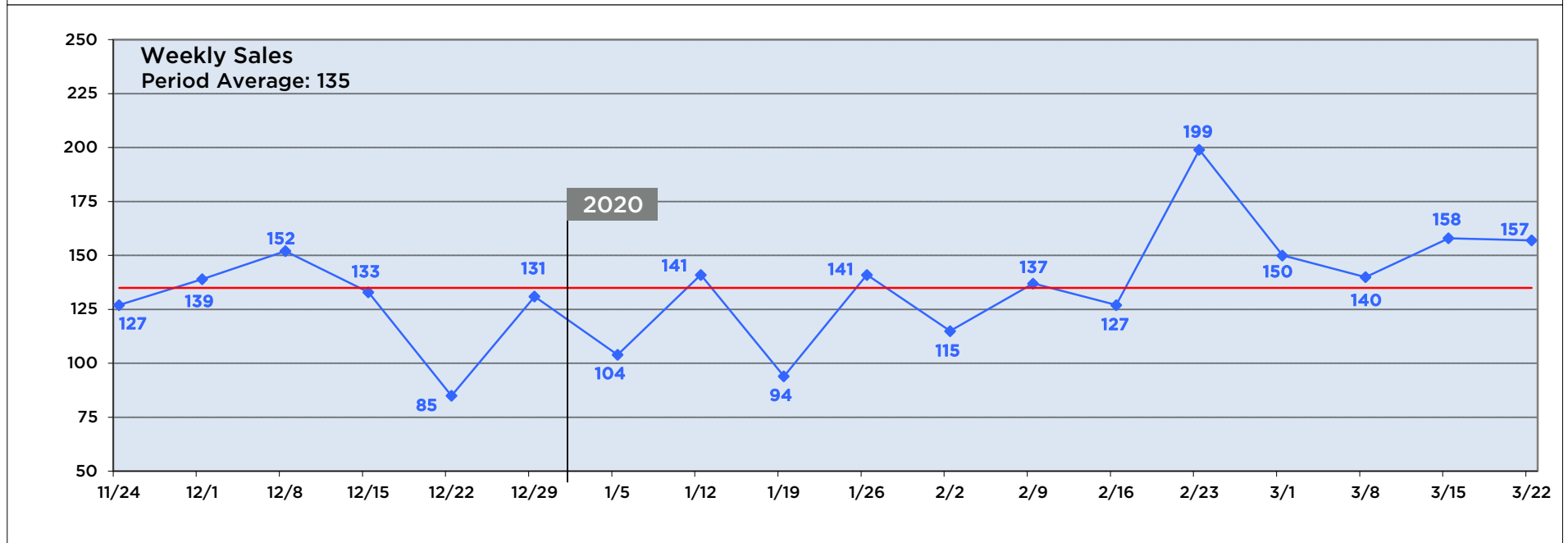
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0

Square Footage

Average Square Feet	1,374	1,231	1,675	1,957	1,996	2,659	0
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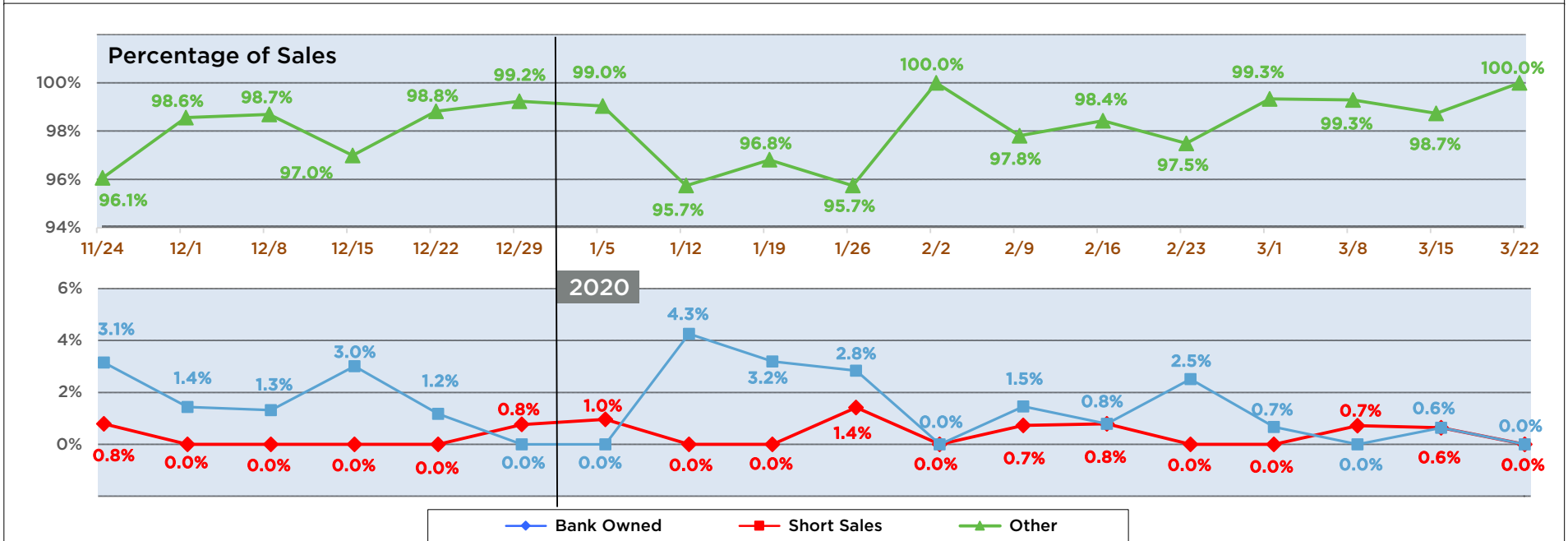
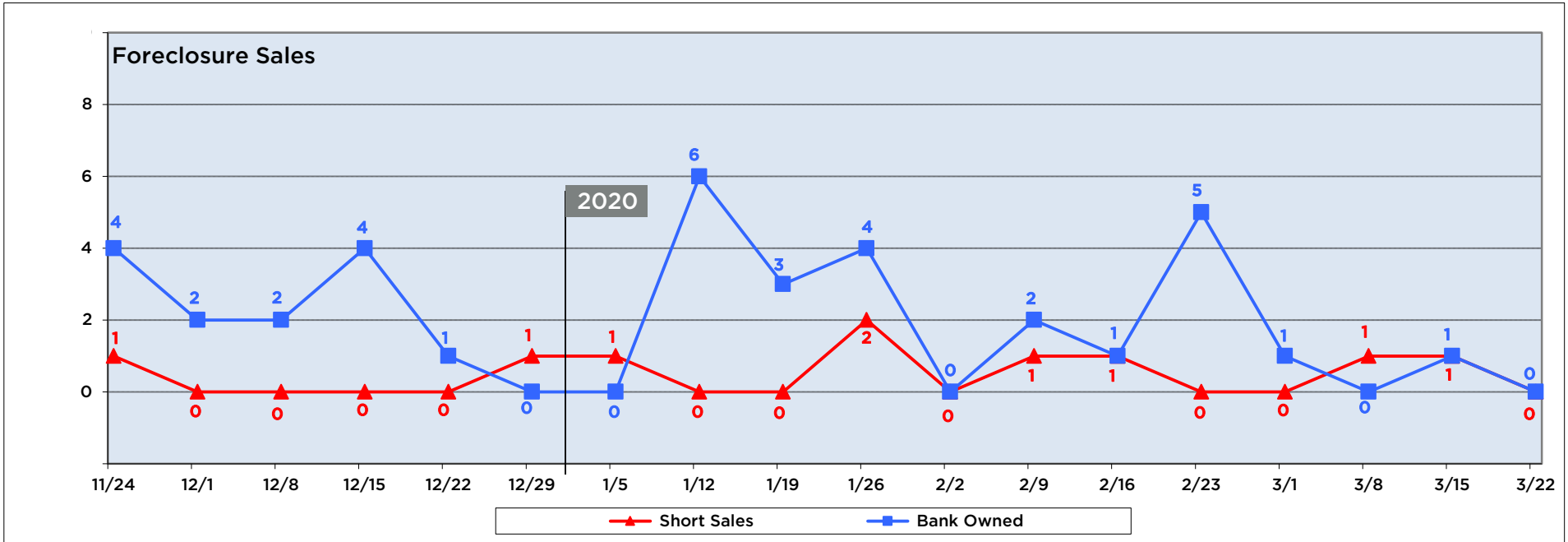


Condos, Townhomes, Villas



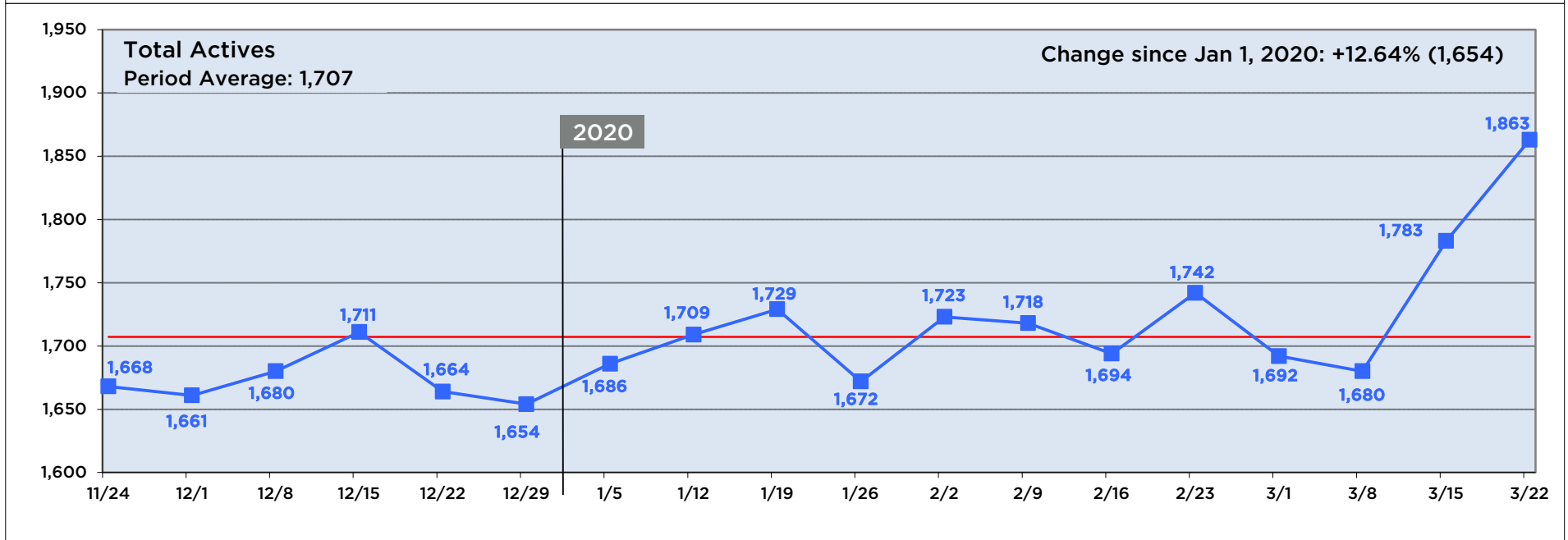
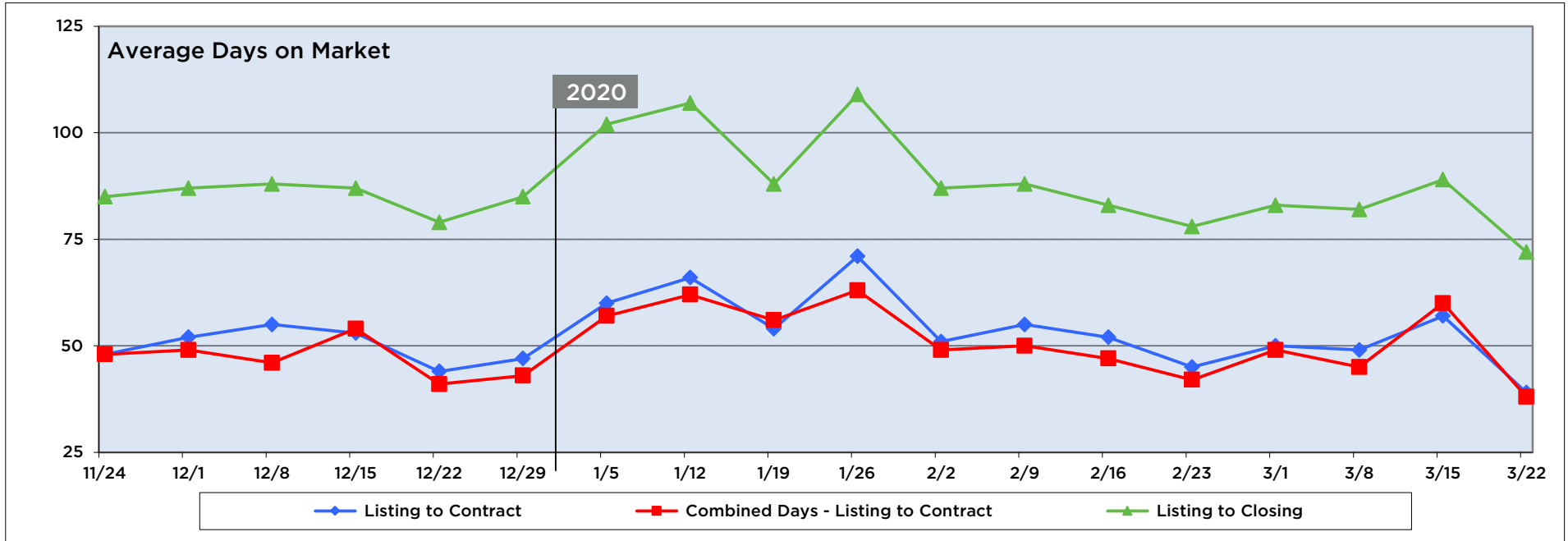


Condos, Townhomes, Villas



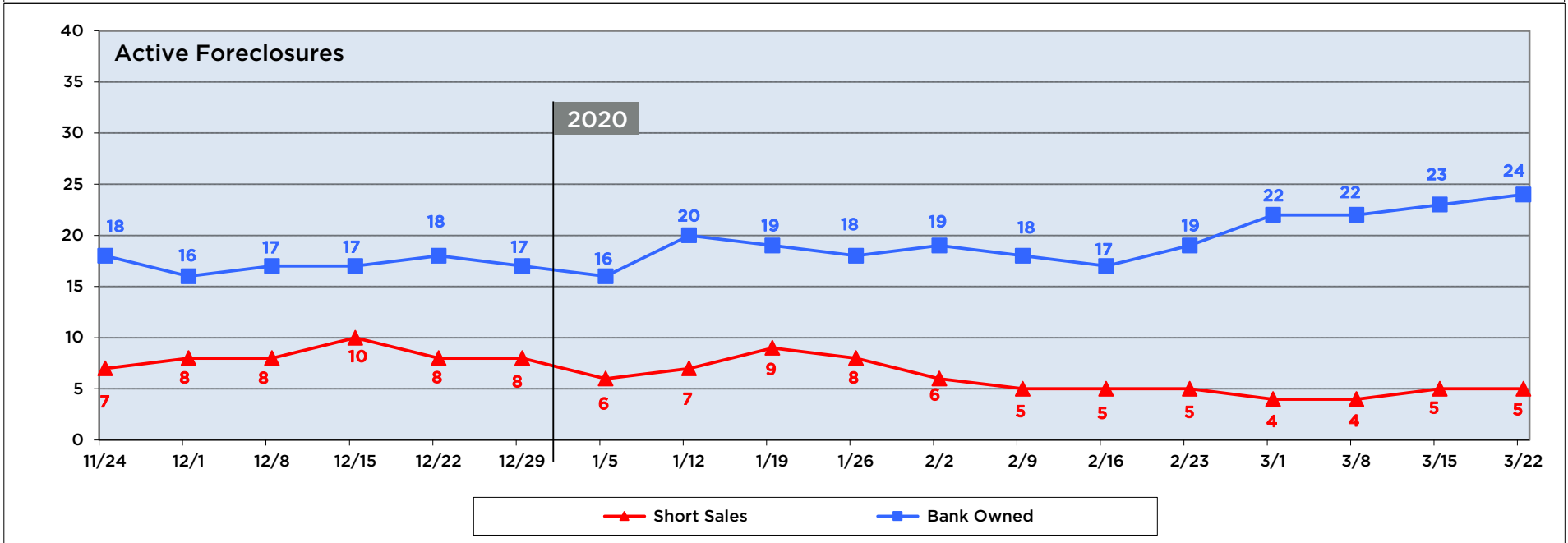
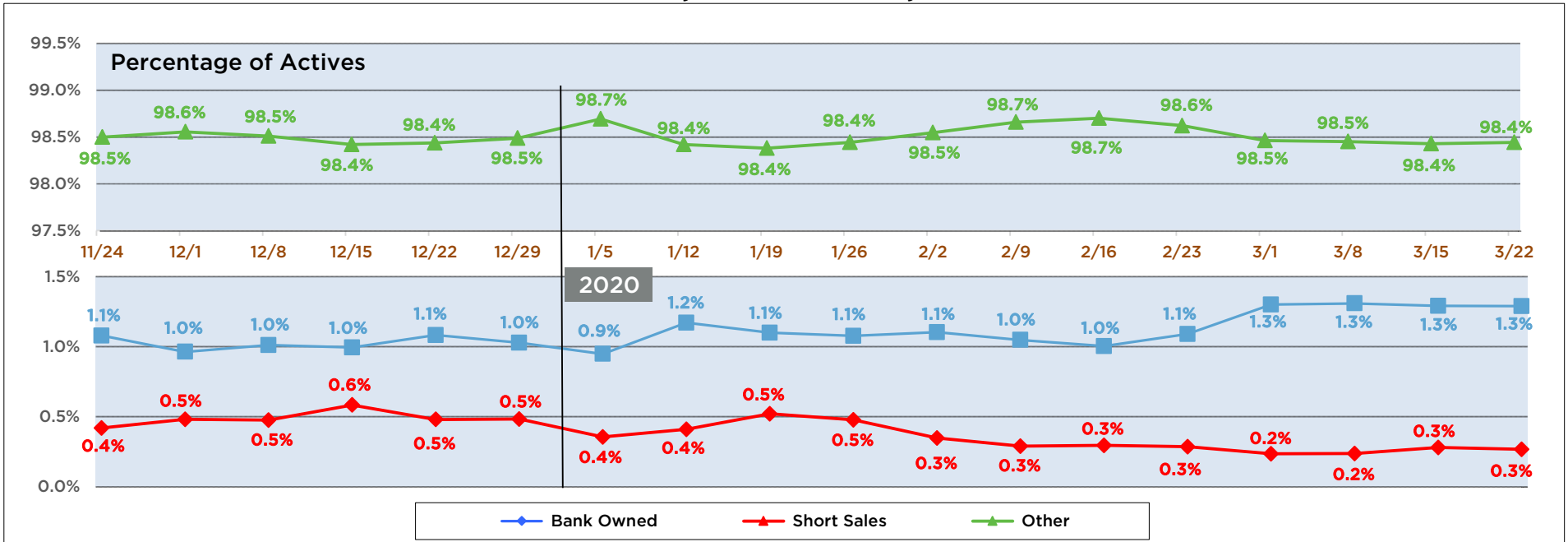


Condos, Townhomes, Villas



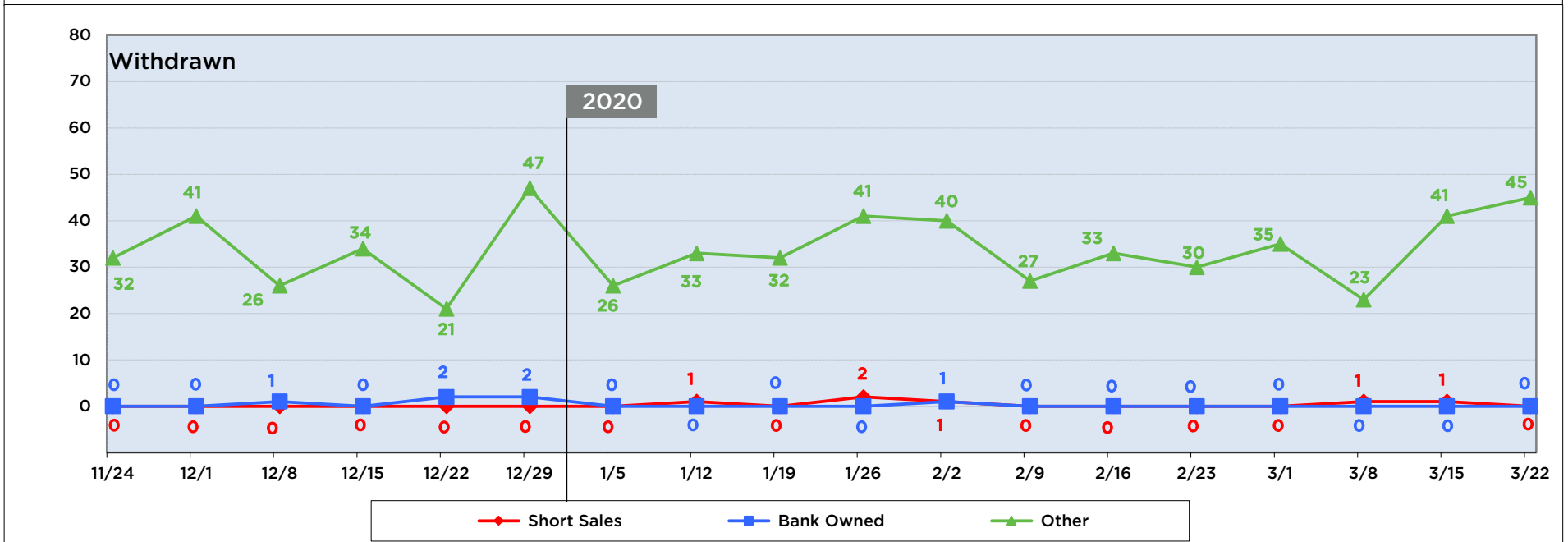
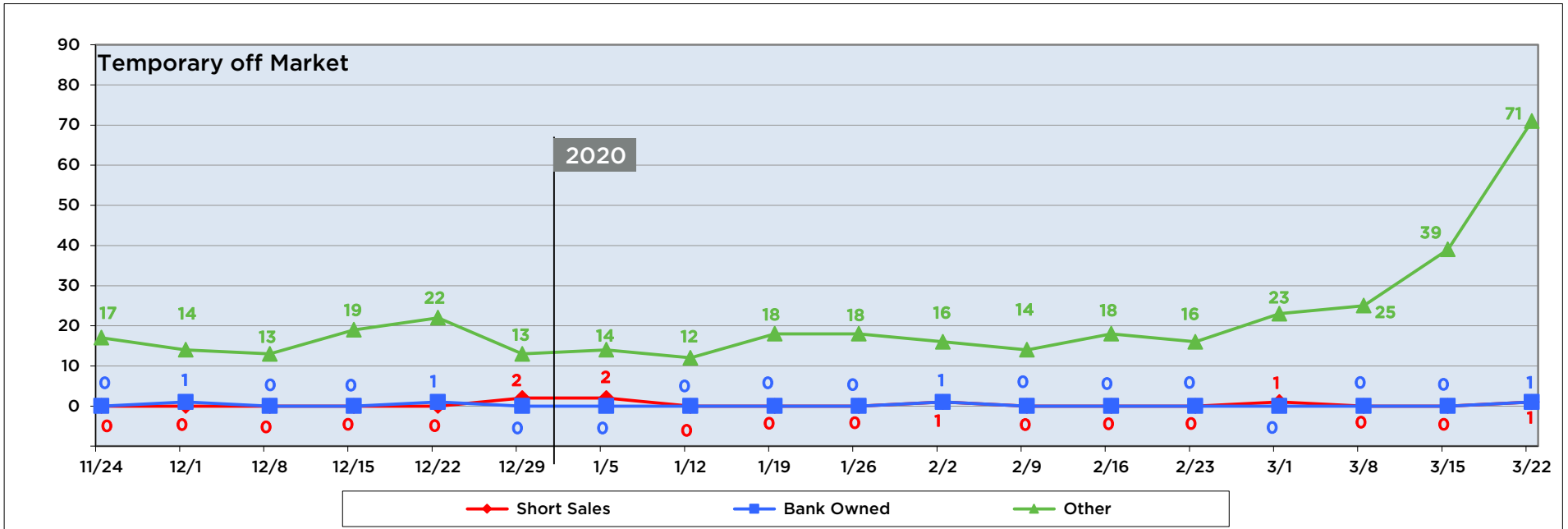


Condos, Townhomes, Villas



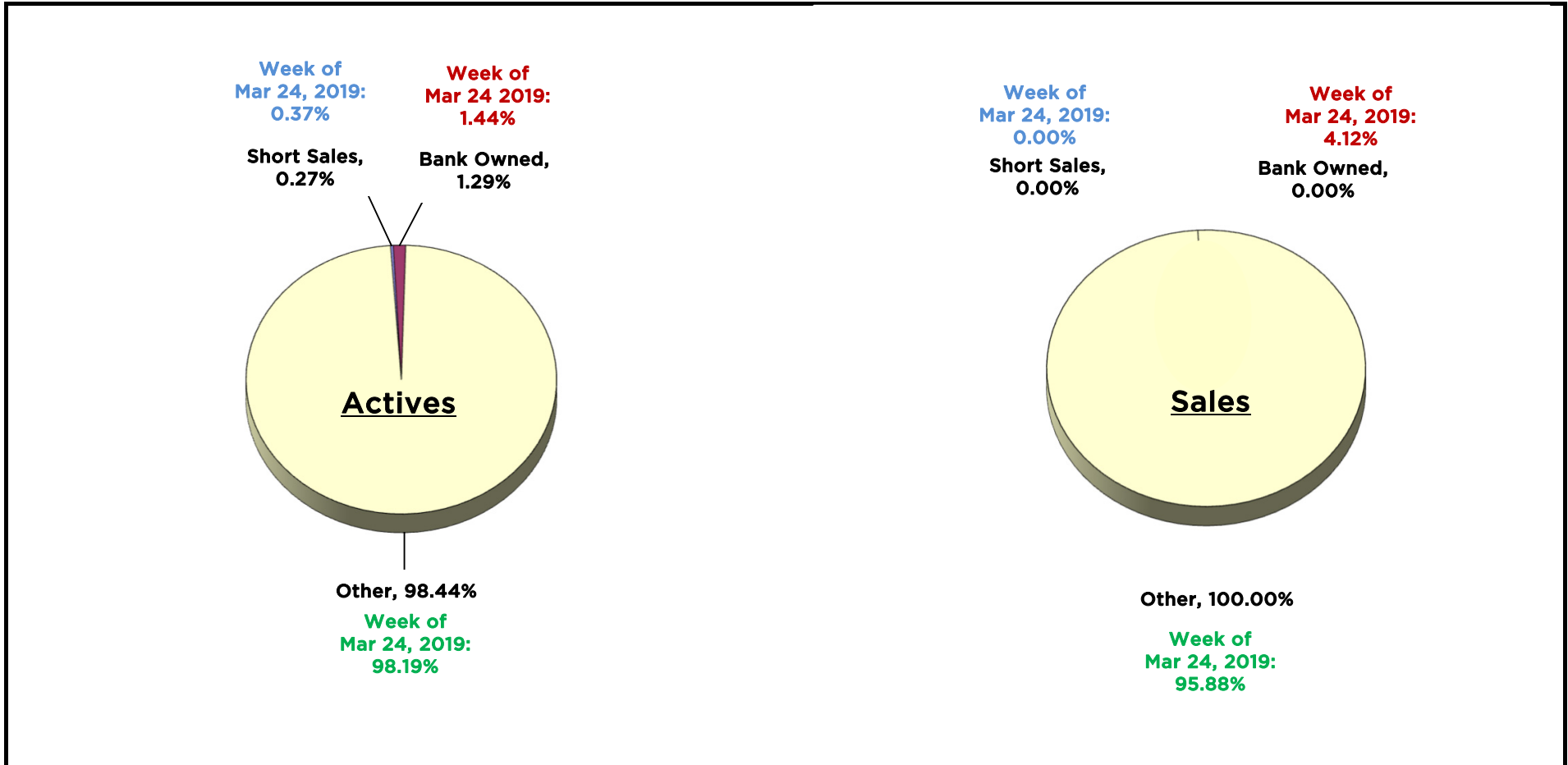


Condos, Townhomes, Villas





Condos, Townhomes, Villas



Where are the 20 Condos, Townhomes, or Villas available for the Median Price of \$190,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		6	\$189,950	2.5	2.0	1,417	\$134.02
Altamonte Springs (East)	32701	2	\$189,950	3.0	2.0	1,412	\$134.53
Altamonte Springs / Forest City	32714	1	\$189,900	3.0	2.0	1,620	\$117.22
Lake Mary / Heathrow	32746	1	\$190,000	2.0	2.0	1,478	\$128.55
Maitland / Eatonville	32751	1	\$190,000	2.0	2.0	1,177	\$161.43
Longwood / Wekiva Springs	32779	1	\$189,900	2.0	2.0	1,405	\$135.16
Orange County		7	\$189,914	2.3	2.1	1,179	\$161.14
Orlando (Downtown)	32801	1	\$189,500	2.0	2.0	1,215	\$155.97
College Park	32804	1	\$190,000	2.0	2.0	1,065	\$178.40
Delaney / Crystal Lake	32806	1	\$190,000	1.0	1.0	751	\$253.00
Azalea Park	32807	1	\$190,000	3.0	2.0	1,385	\$137.18
Williamsburg / Lake Bryan	32821	1	\$190,000	2.0	2.0	1,060	\$179.25
Hunters Creek	32837	2	\$189,950	3.0	3.0	1,387	\$136.95
Osceola County		6	\$189,964	2.5	2.0	1,354	\$140.33
Davenport	33896	1	\$189,900	2.0	2.0	1,504	\$126.26
Kissimmee (Central)	34741	2	\$190,000	3.0	2.0	1,365	\$139.19
Kissimmee / Celebration	34747	2	\$189,993	2.0	2.0	1,110	\$171.16
St Cloud / Harmony	34773	1	\$189,900	3.0	2.0	1,668	\$113.85
Lake County		1	\$189,900	2.0	2.0	1,181	\$160.80
Clermont (Central)	34711	1	\$189,900	2.0	2.0	1,181	\$160.80