



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

***Week of April 5, 2020 - April 11, 2020***

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

- Sales of single-family homes decreased to 396 during the week of Apr 5, from 528 the week prior
- The median price of single family homes increased to \$295,000, a change of 7.3%
- The number of single-family home foreclosure transactions decreased to 5 last week, from 17 the week of Mar 29
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory increased by 51, and now sits at 6,084

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

- Sales of condos, townhomes, and villas decreased to 102 during the week of Apr 5, from 138 the week prior
- The median price of condos, townhomes, and villas increased to \$197,000, a change of 1.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of Mar 29
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 90, and now sits at 2,013

*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>396</b>	112	94	124	40	21	5
Bank Owned	5	2	1	1	0	1	0
Short Sales	1	0	0	1	0	0	0
Other	390	110	93	122	40	20	5
<b>Active Listings</b>	<b>6,084</b>	1,510	933	1,346	769	1,119	407
Bank Owned	142	84	18	24	8	5	3
Short Sales	62	24	11	12	5	10	0
Other	5,880	1,402	904	1,310	756	1,104	404
<b>Months of Inventory</b>	<b>4</b>	3	2	3	4	12	19

#### List Price

Average Original List Price	\$340,252	\$203,552	\$282,142	\$355,619	\$471,751	\$690,328	\$1,591,400
Average Final List Price	\$333,687	\$200,418	\$277,250	\$351,202	\$463,996	\$673,614	\$1,475,400

#### Sale Price

Average Price	\$325,890	\$197,291	\$273,138	\$343,864	\$449,372	\$652,238	\$1,394,000
Median Price	\$295,000	\$205,000	\$272,000	\$339,450	\$450,000	\$660,000	\$1,305,000

#### Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$6,565	-\$3,134	-\$4,892	-\$4,417	-\$7,755	-\$16,714	-\$116,000
<i>Original</i> List to <i>Sale</i> Price - \$	-\$14,362	-\$6,261	-\$9,004	-\$11,755	-\$22,379	-\$38,090	-\$197,400
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,797	-\$3,127	-\$4,112	-\$7,338	-\$14,624	-\$21,376	-\$81,400
<i>Original</i> List to <i>Sale</i> Price - %	95.78%	96.92%	96.81%	96.69%	95.26%	94.48%	87.60%
<i>Final</i> List to <i>Sale</i> Price - %	97.66%	98.44%	98.52%	97.91%	96.85%	96.83%	94.48%

#### Days on the Market

Avg Days Listing to Contract	49	35	43	52	71	61	162
Combined Avg Days to Contract	50	32	48	52	80	63	181
Avg Days Listing to Closing	87	70	79	90	112	105	233
Avg Days Contract to Close	38	36	36	37	41	43	70

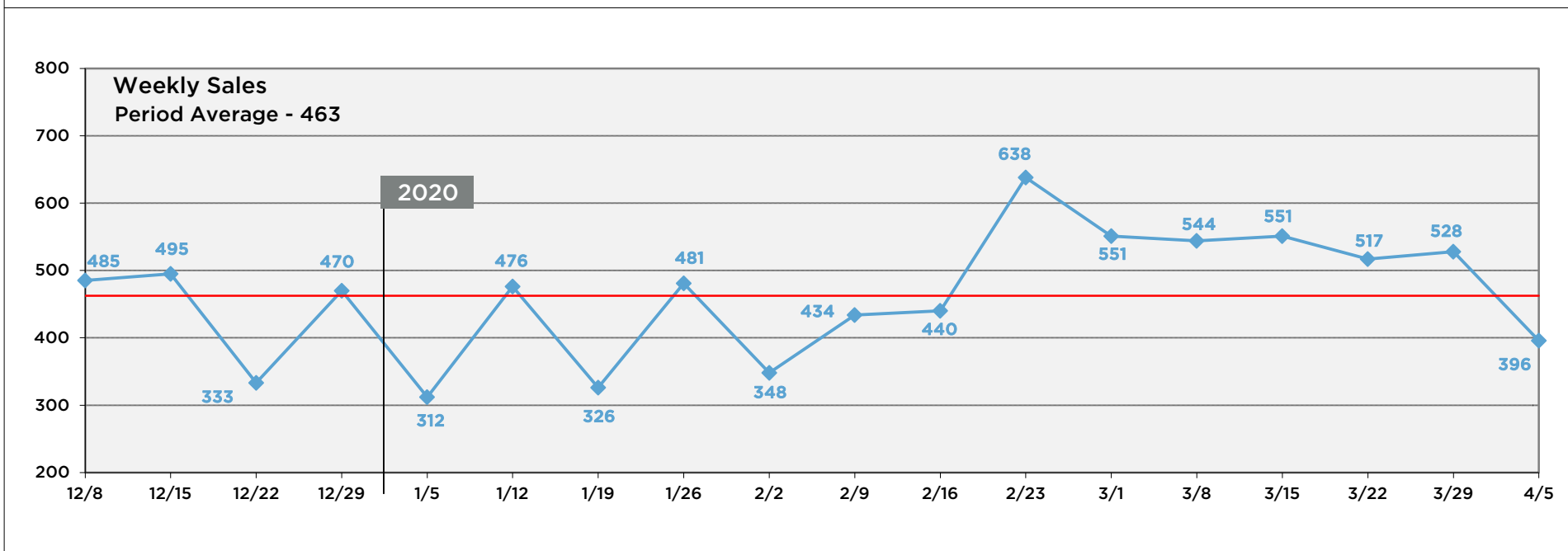
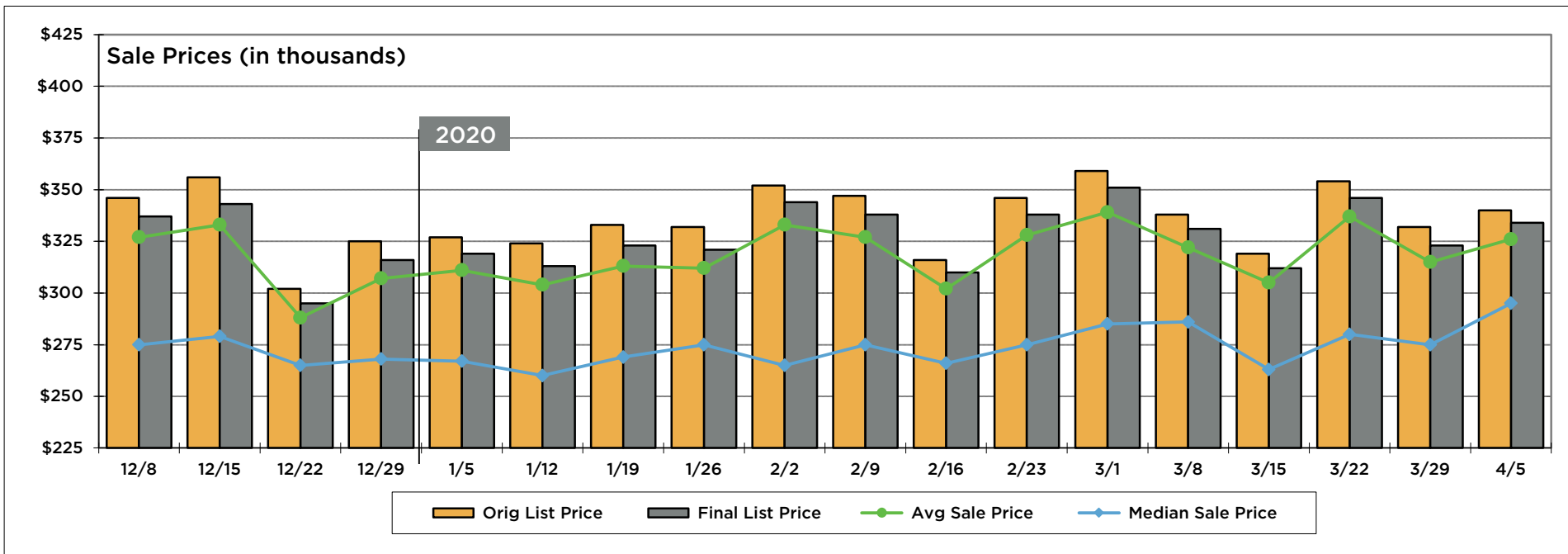
#### Beds / Baths

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

#### Square Footage

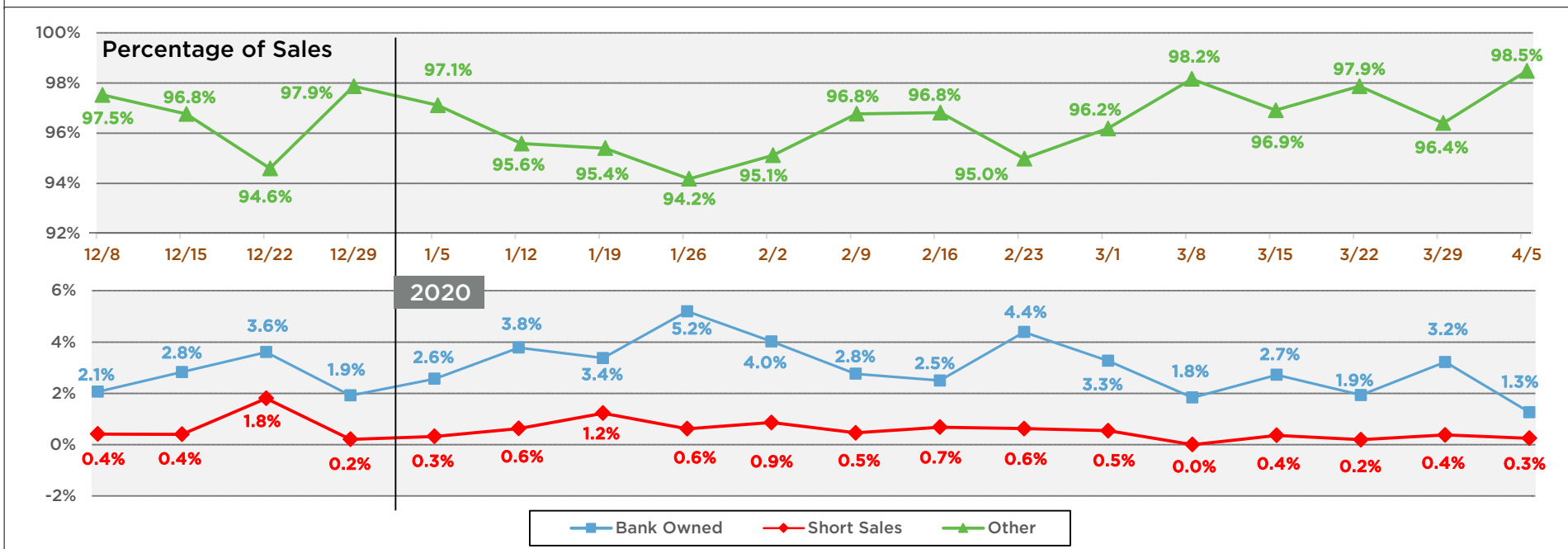
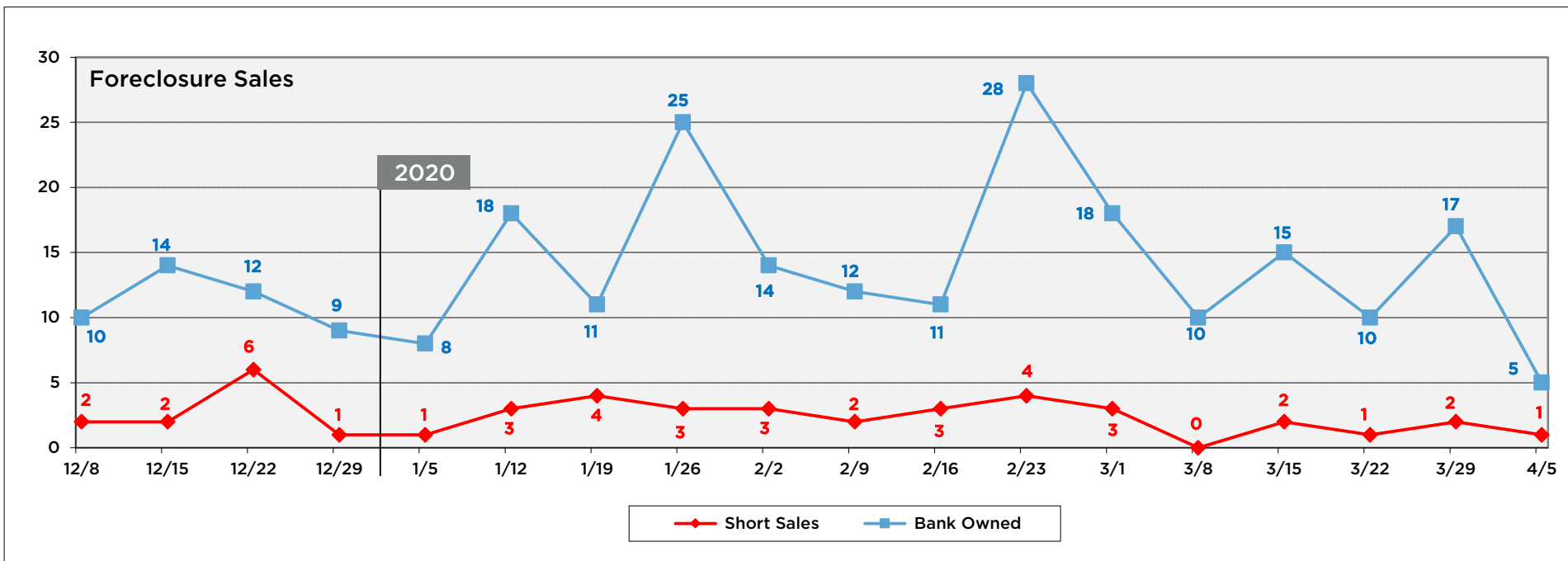
Average Square Feet	2,102	1,421	1,875	2,372	2,785	3,372	4,125
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### Single Family Homes

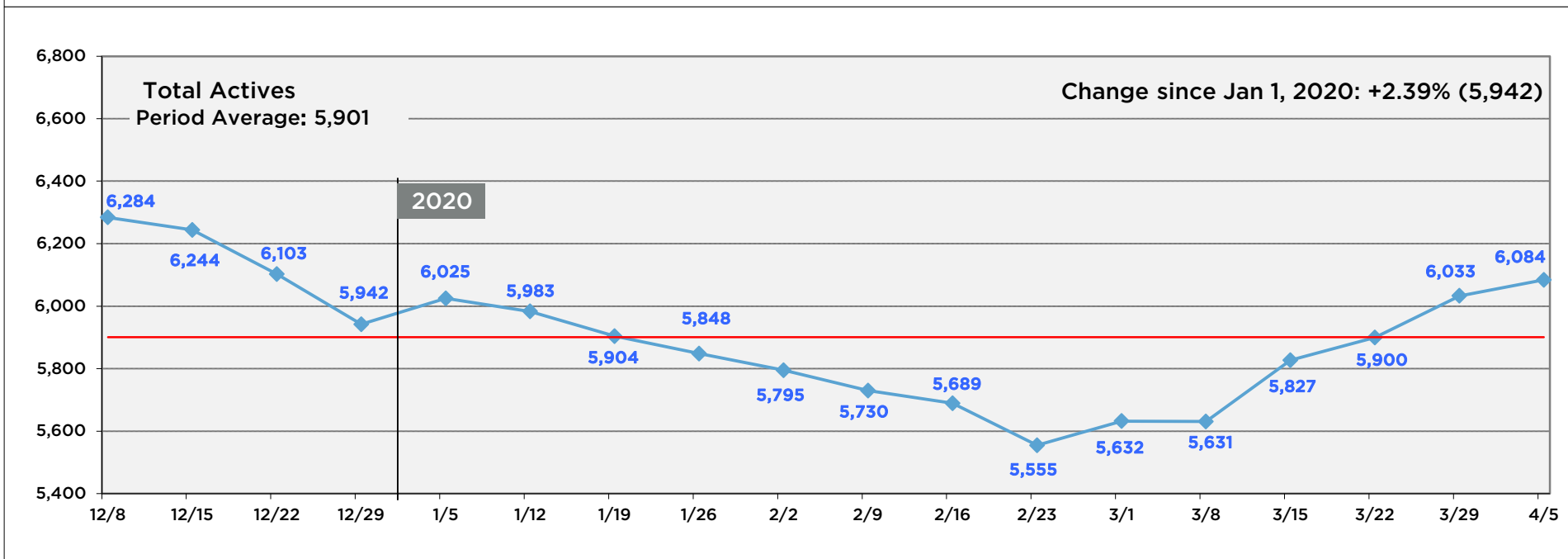
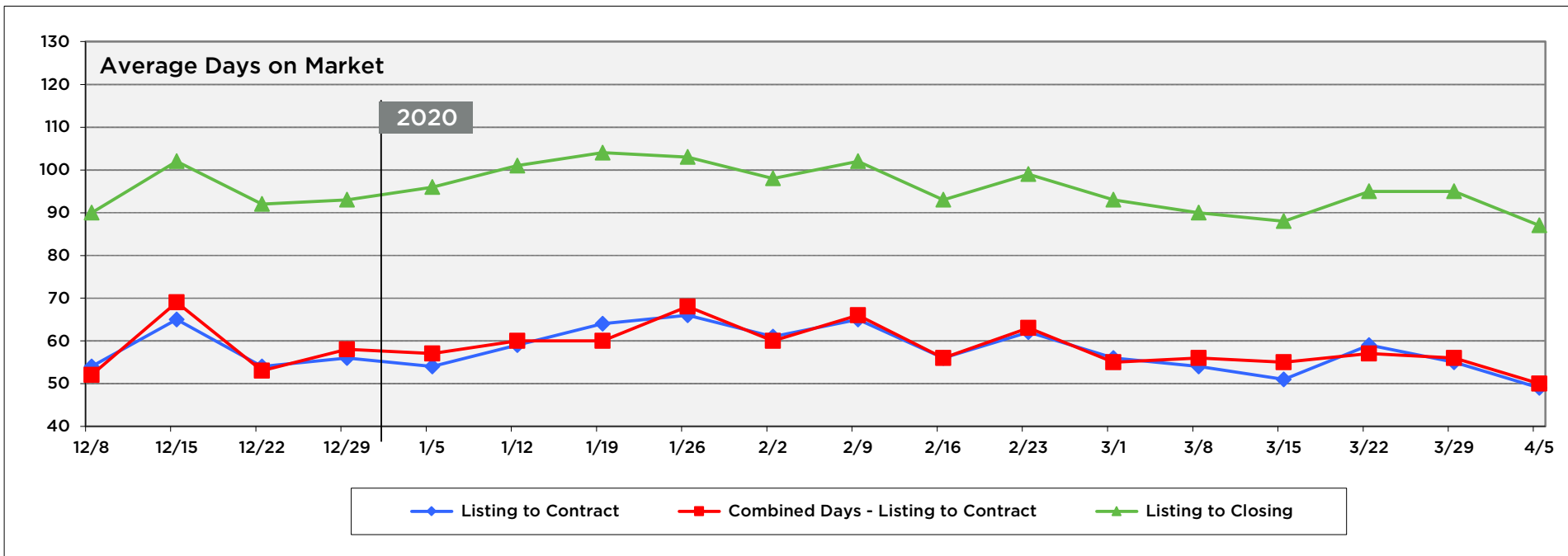




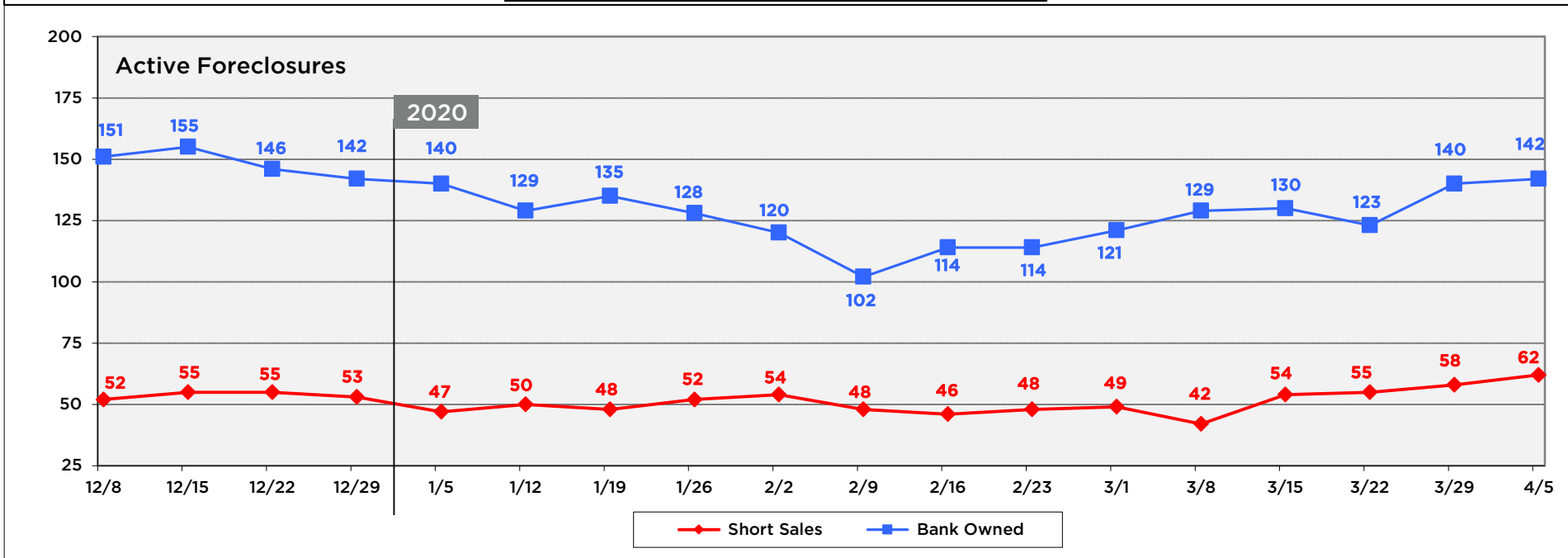
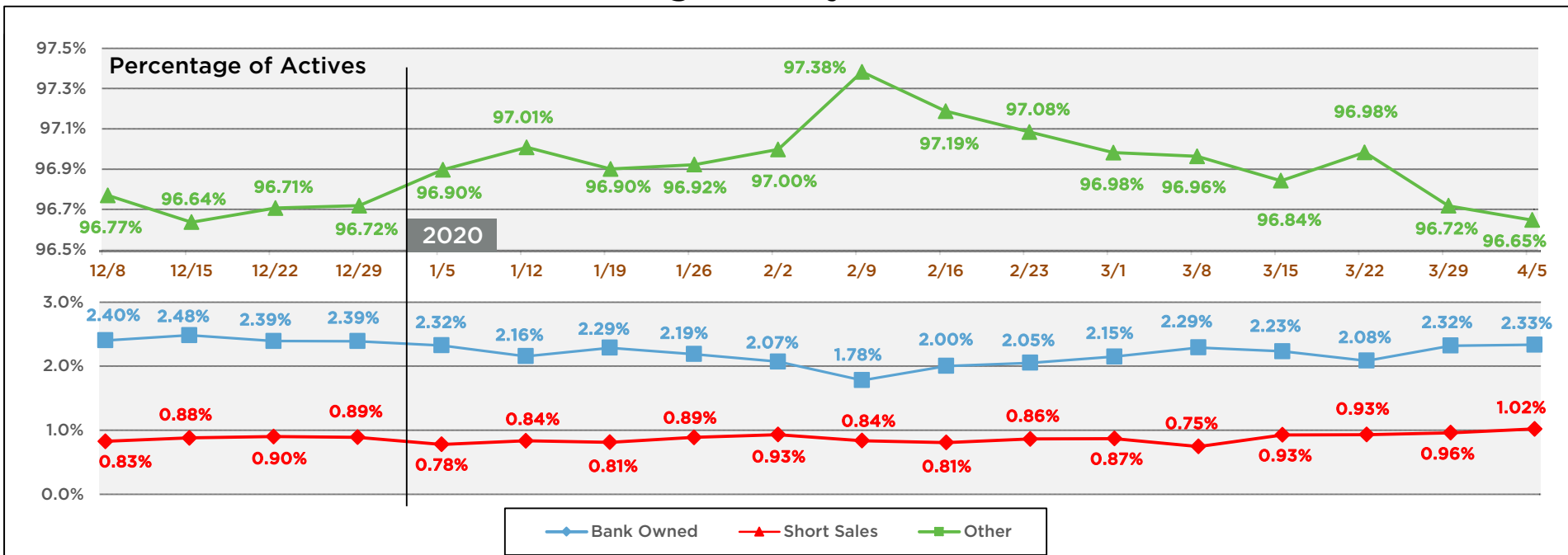
**Single Family Homes**



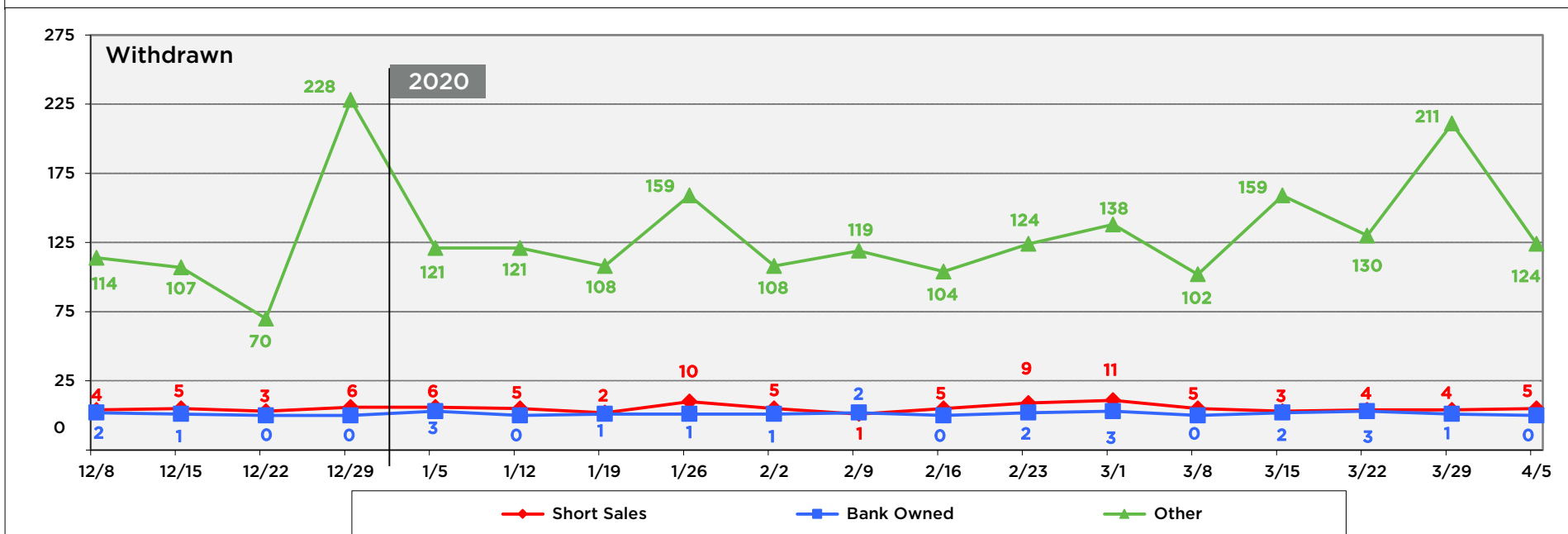
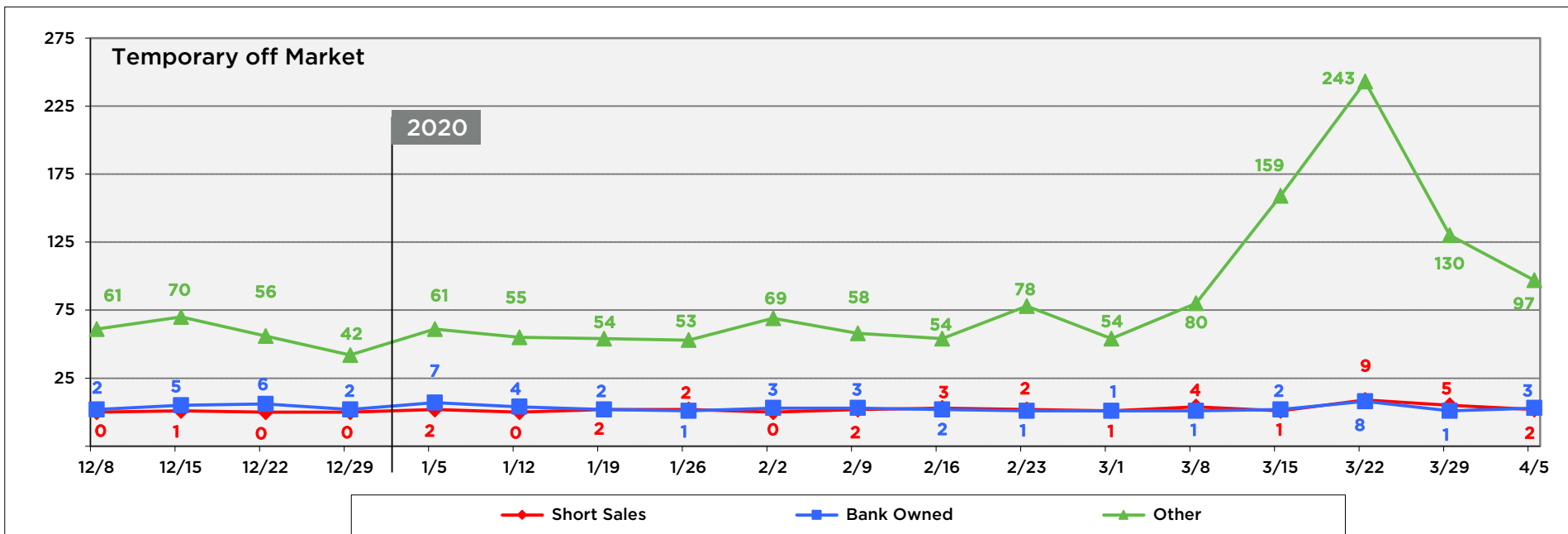
### Single Family Homes



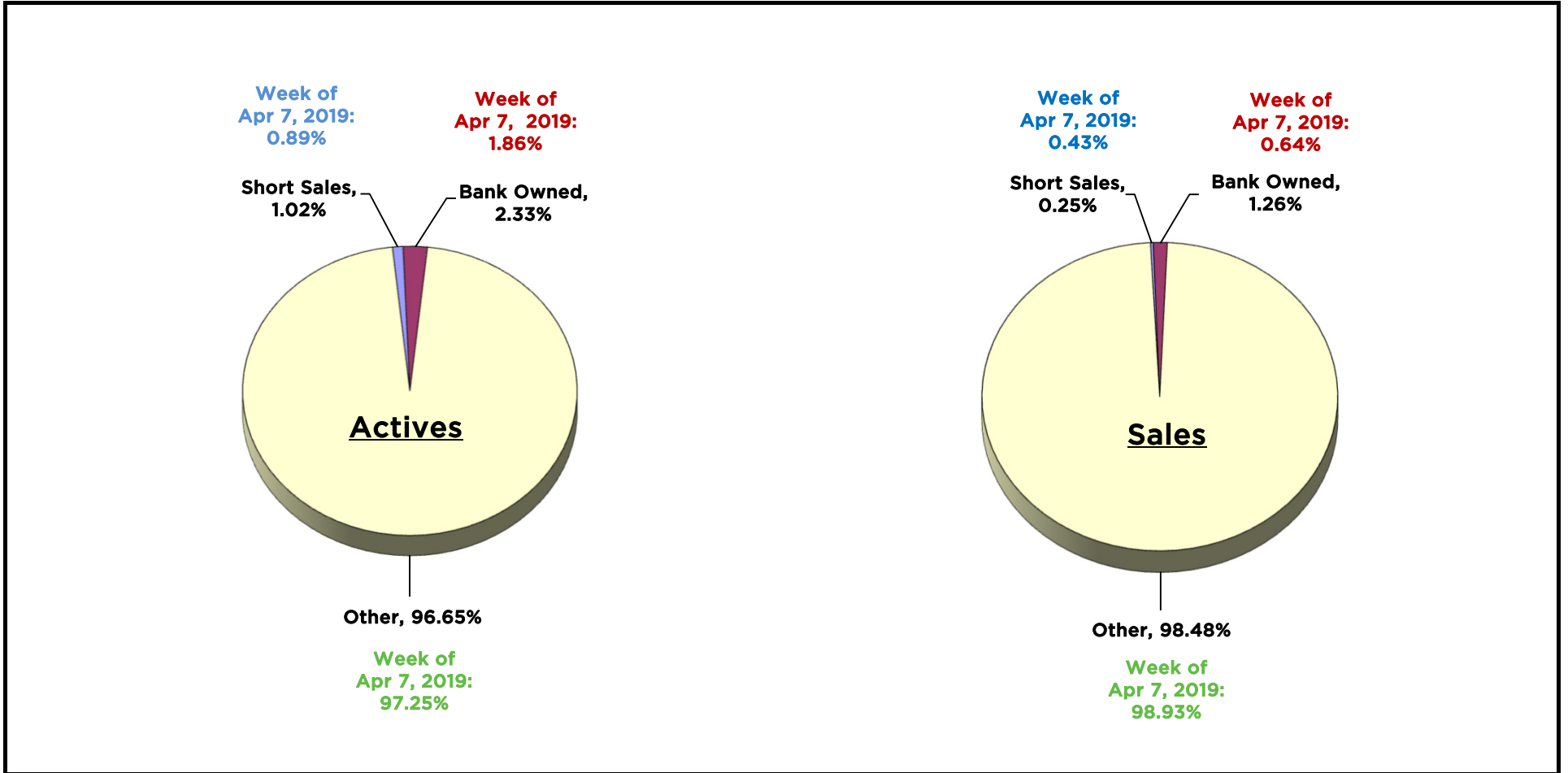
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



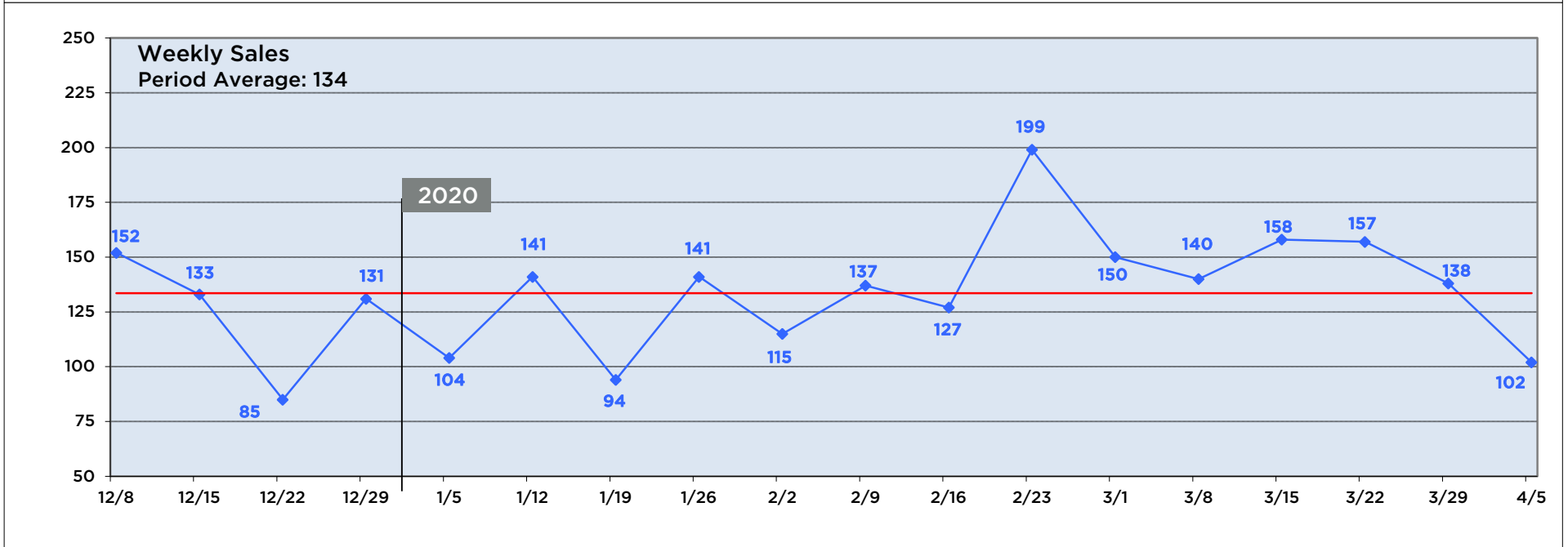
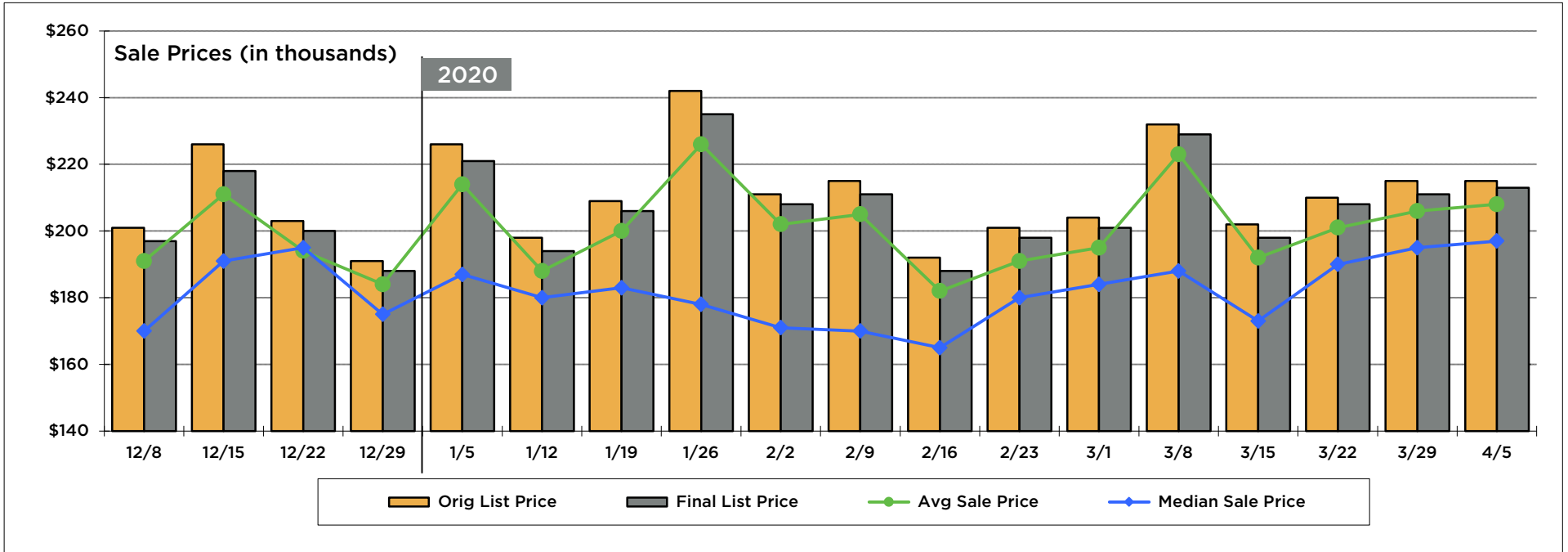
**Where are the 41 Single Family Homes available for the Median Price of \$295,000? (± \$500)**

<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>7</b>	<b>\$295,000</b>	<b>3.1</b>	<b>2.0</b>	<b>1,624</b>	<b>\$181.67</b>
Altamonte Springs / Forest City	32714	1	\$295,000	3.0	2.0	1,444	\$204.29
Longwood (East)	32750	1	\$295,000	4.0	2.0	1,800	\$163.89
Oviedo	32765	1	\$295,000	3.0	2.0	1,504	\$196.14
Longwood / Wekiva Springs	32779	1	\$295,000	3.0	2.0	1,540	\$191.56
Winter Park	32792	3	\$295,000	3.0	2.0	1,693	\$174.25
<b>Orange County</b>		<b>13</b>	<b>\$294,985</b>	<b>3.7</b>	<b>2.1</b>	<b>1,993</b>	<b>\$147.98</b>
Apopka / Hunt Club	32703	1	\$295,000	3.0	2.0	1,663	\$177.39
Apopka (North)	32712	2	\$295,000	5.0	3.0	2,436	\$121.10
Colonialtown	32803	1	\$295,000	2.0	1.0	1,152	\$256.08
Delaney / Crystal Lake	32806	1	\$295,000	3.0	2.0	1,979	\$149.07
Conway	32812	1	\$295,000	4.0	2.0	2,351	\$125.48
Taft	32824	1	\$295,000	4.0	2.0	2,152	\$137.08
Waterford Lakes	32828	1	\$295,000	4.0	2.0	1,795	\$164.35
Wedgfield	32833	1	\$294,900	4.0	2.0	2,150	\$137.16
Hunters Creek	32837	2	\$295,000	4.0	2.0	2,194	\$134.46
Windermere	34786	1	\$295,000	3.0	2.0	1,819	\$162.18
Winter Garden / Oakland	34787	1	\$294,900	3.0	2.0	1,593	\$185.12
<b>Osceola County</b>		<b>8</b>	<b>\$294,963</b>	<b>4.0</b>	<b>2.6</b>	<b>2,077</b>	<b>\$142.03</b>
Kissimmee (Central)	34741	1	\$294,900	3.0	2.0	1,540	\$191.49
Kissimmee (East)	34744	1	\$295,000	5.0	2.0	2,885	\$102.25
Kissimmee (West) / Pleasant Hill	34746	3	\$295,000	4.0	3.0	2,017	\$146.26
Kissimmee / Celebration	34747	2	\$294,900	4.0	3.0	1,954	\$150.92
St Cloud	34769	1	\$295,000	4.0	2.0	2,230	\$132.29
<b>Lake County</b>		<b>13</b>	<b>\$294,915</b>	<b>3.1</b>	<b>2.1</b>	<b>2,012</b>	<b>\$146.58</b>
Eustis (East)	32736	2	\$294,750	4.0	2.0	2,202	\$133.86
Mount Dora	32757	1	\$295,000	3.0	2.0	2,020	\$146.04
Sorrento / Mt Plymouth	32776	1	\$294,900	3.0	2.0	1,928	\$152.96
Tavares / Mt Plymouth	32778	1	\$295,000	4.0	3.0	2,607	\$113.16
Umatilla / Dona Vista	32784	1	\$295,000	1.0	1.0	600	\$491.67
Clermont (Central)	34711	3	\$295,000	3.0	2.0	2,118	\$139.28
Clermont (South)	34714	1	\$295,000	4.0	3.0	2,113	\$139.61
Fruitland Park	34731	1	\$295,000	3.0	2.0	1,792	\$164.62
Groveland	34736	1	\$294,500	3.0	2.0	1,876	\$156.98
Leesburg (West)	34748	1	\$295,000	2.0	2.0	2,462	\$119.82

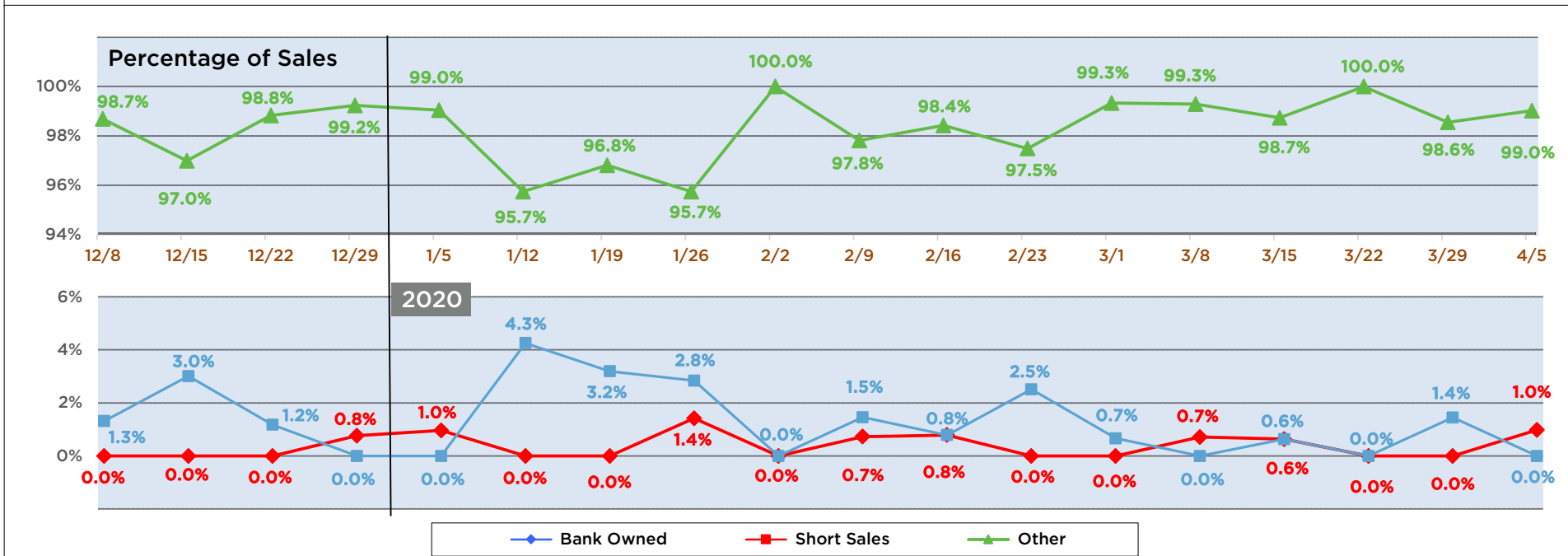
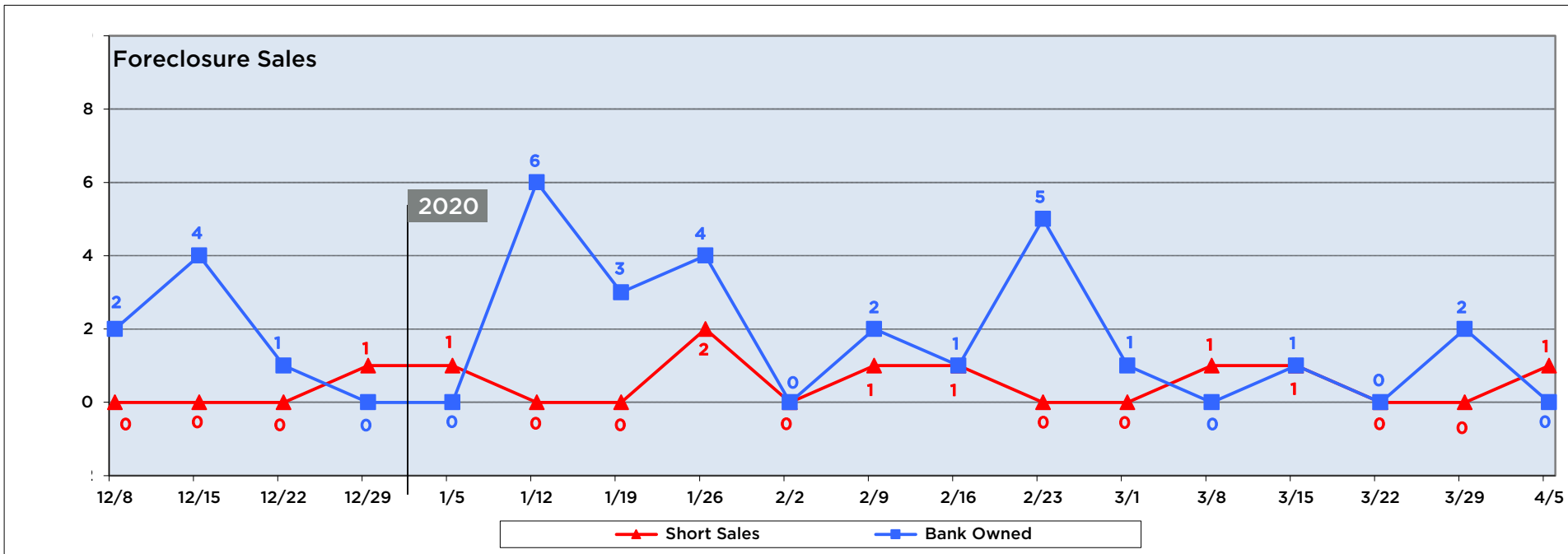
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>102</b>	<b>83</b>	<b>7</b>	<b>8</b>	<b>4</b>	<b>0</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	101	82	7	8	4	0	0
<b>Active Listings</b>	<b>2,013</b>	<b>1,453</b>	<b>246</b>	<b>219</b>	<b>59</b>	<b>30</b>	<b>6</b>
Bank Owned	31	26	4	0	1	0	0
Short Sales	6	3	2	1	0	0	0
Other	1,976	1,424	240	218	58	30	6
<b>Months of Inventory</b>	<b>5</b>	<b>4</b>	<b>8</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$215,397	\$182,971	\$292,214	\$357,950	\$468,698	\$0	\$0
Average Final List Price	\$213,219	\$180,883	\$292,070	\$351,975	\$468,698	\$0	\$0
<b><i>Sale Price</i></b>							
Average Price	\$207,887	\$175,572	\$285,286	\$349,375	\$460,000	\$0	\$0
Median Price	\$197,000	\$180,000	\$290,000	\$347,500	\$463,500	\$0	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$2,178	-\$2,088	-\$144	-\$5,975	\$0	\$0	\$0
Original List to Sale Price - \$	-\$7,510	-\$7,399	-\$6,928	-\$8,575	-\$8,698	\$0	\$0
Final List to Sale Price - \$	-\$5,332	-\$5,311	-\$6,784	-\$2,600	-\$8,698	\$0	\$0
Original List to Sale Price - %	96.51%	95.96%	97.63%	97.60%	98.14%	0.00%	0.00%
Final List to Sale Price - %	97.50%	97.06%	97.68%	99.26%	98.14%	0.00%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	51	47	110	57	21	0	0
Combined Avg Days to Contract	53	43	104	80	108	0	0
Avg Days Listing to Closing	89	85	147	99	68	0	0
Avg Days Contract to Close	38	37	37	41	46	0	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	2	3	0	0
Average Half Baths	0	0	1	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,384	1,275	1,713	1,891	2,060	0	0

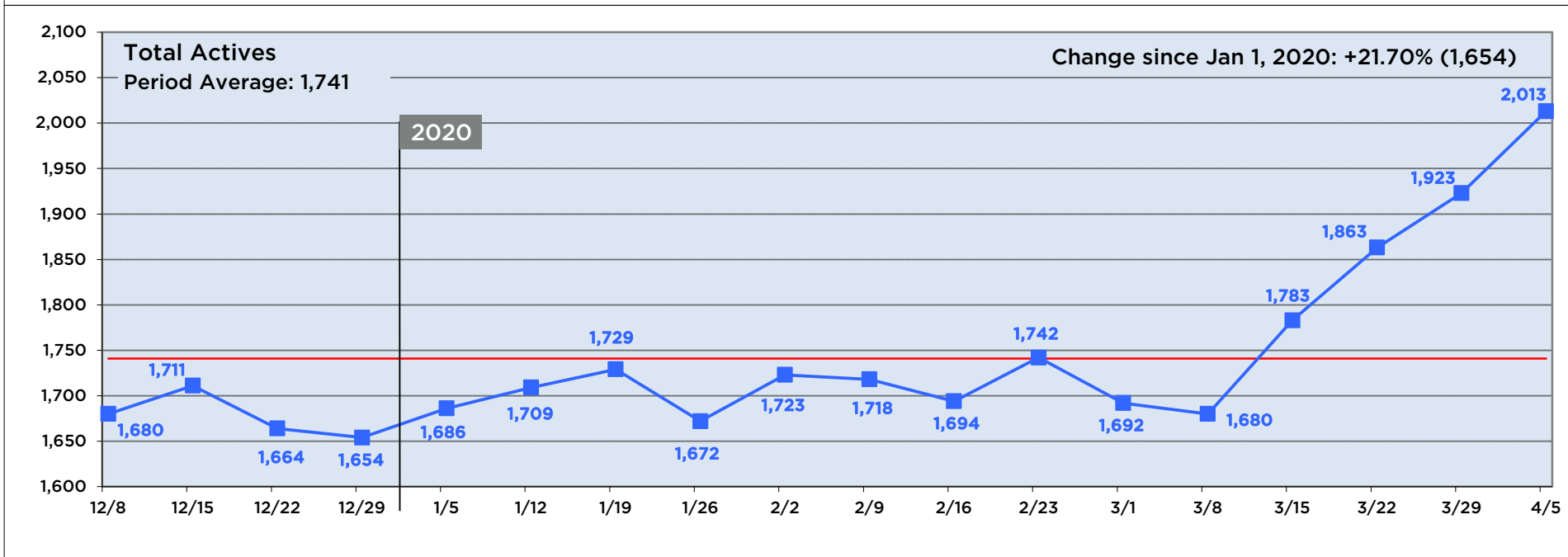
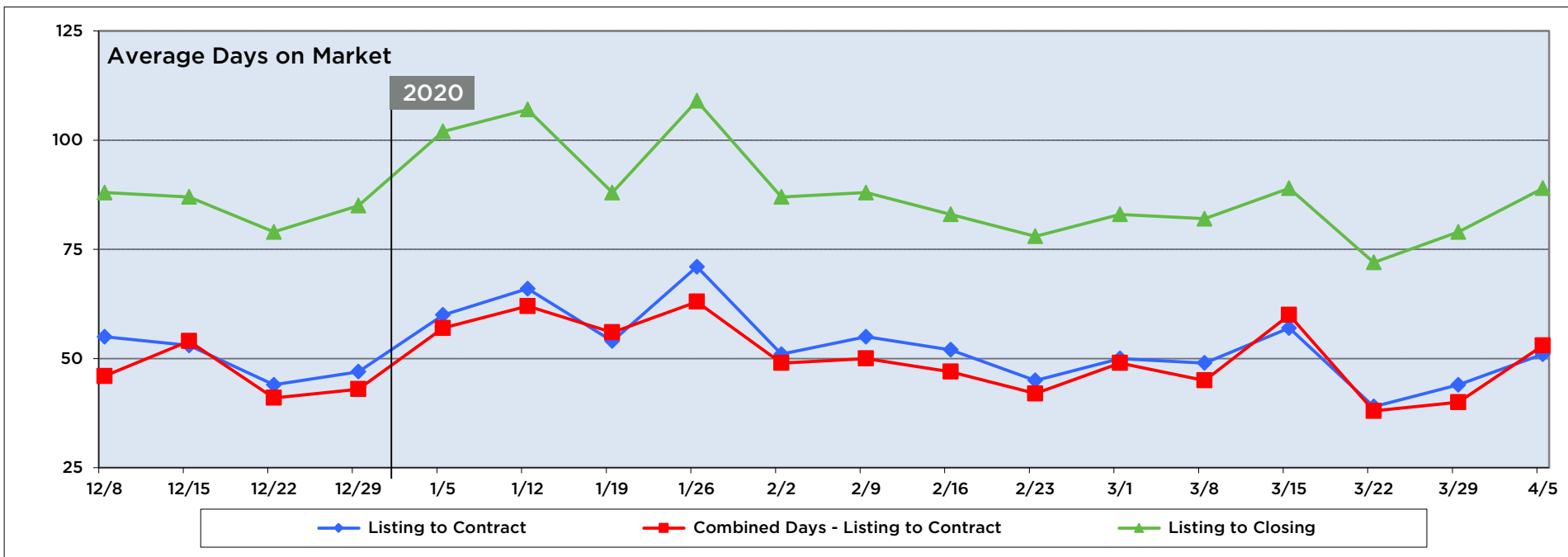
**Condos, Townhomes, Villas**



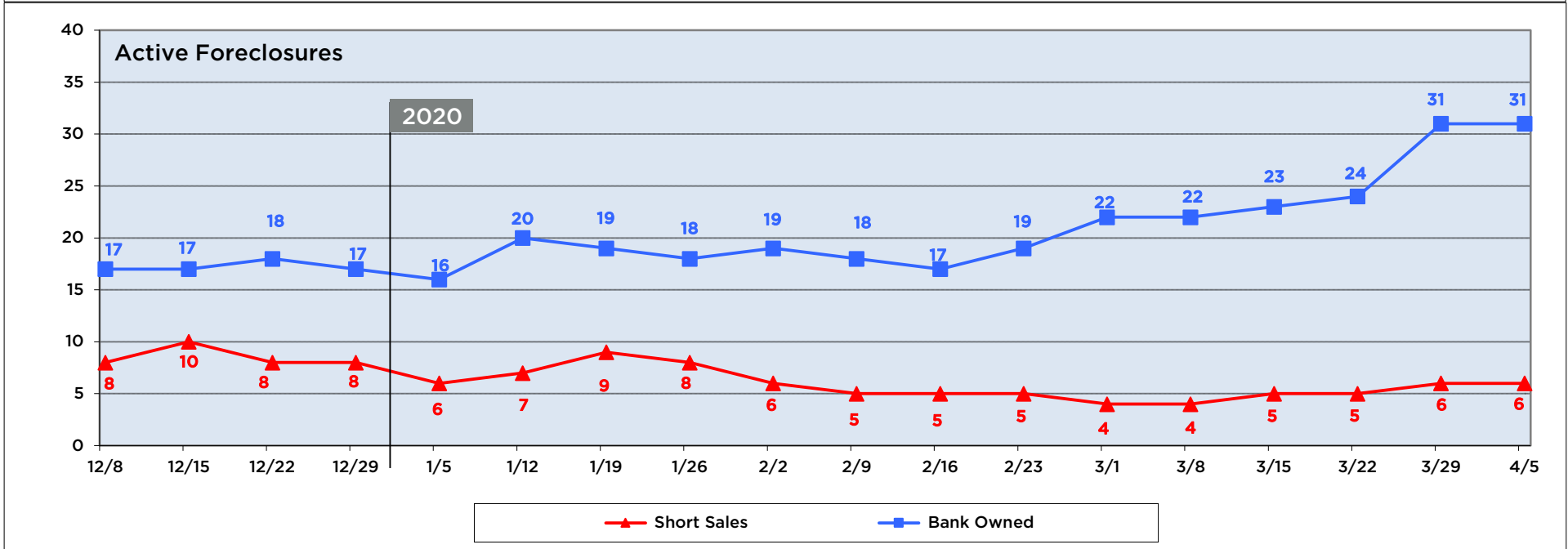
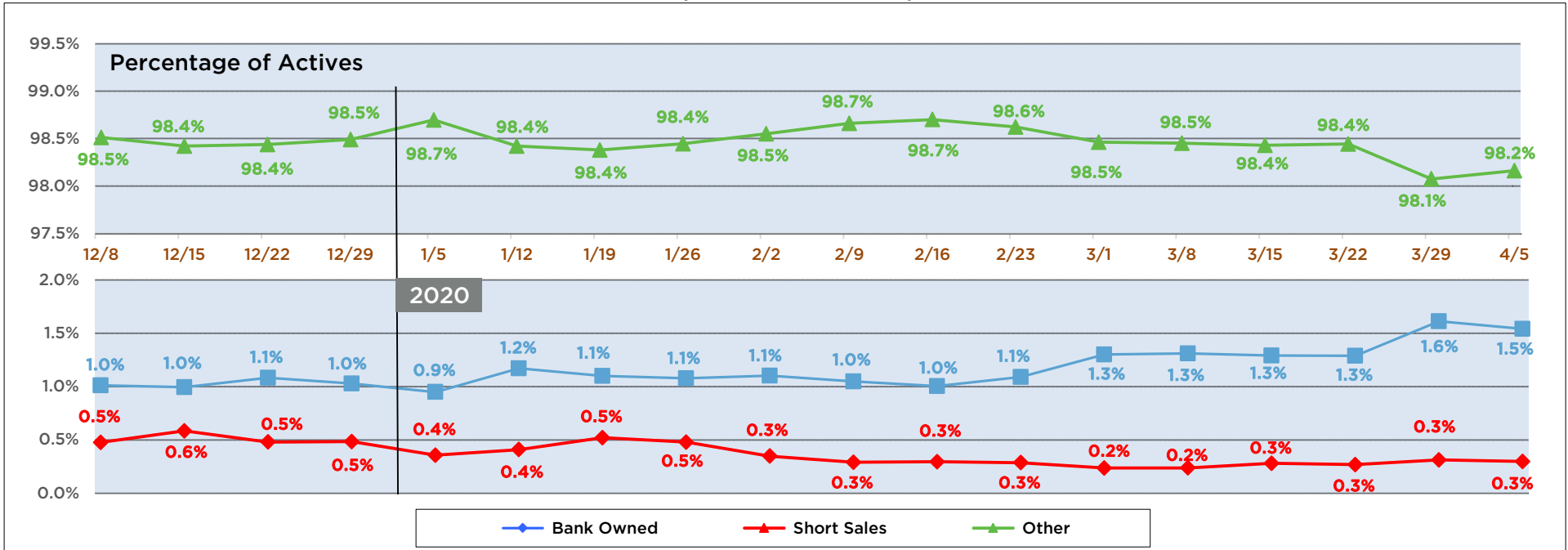
**Condos, Townhomes, Villas**



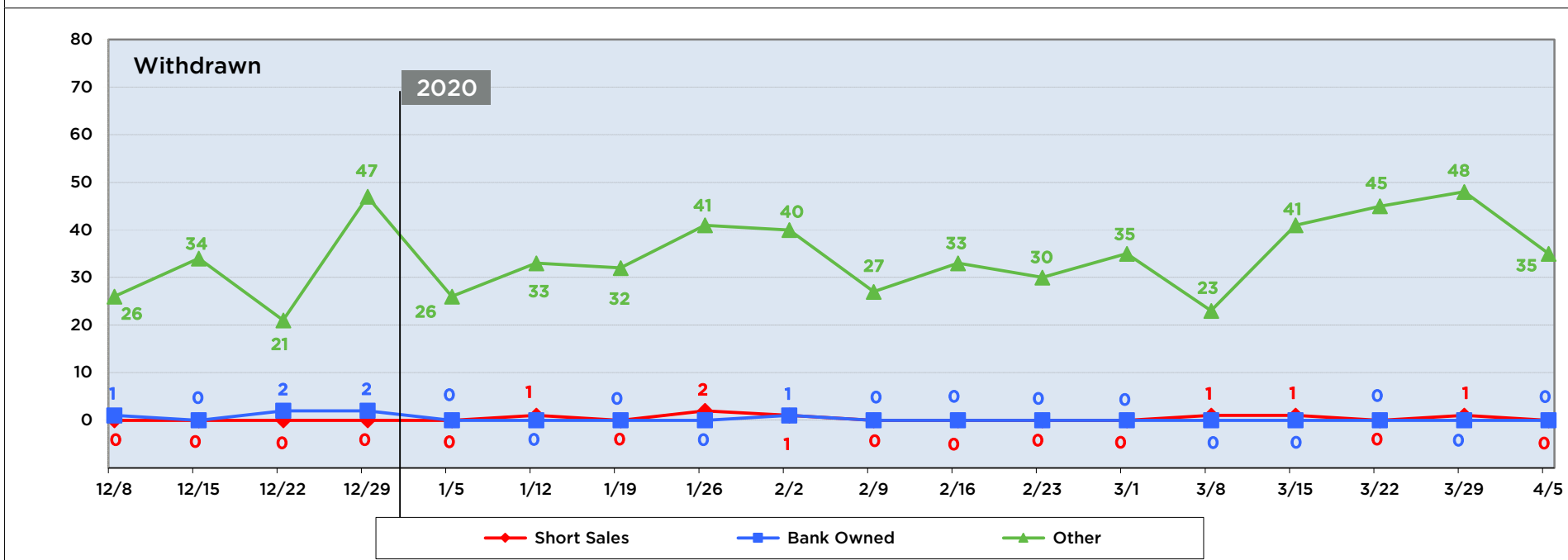
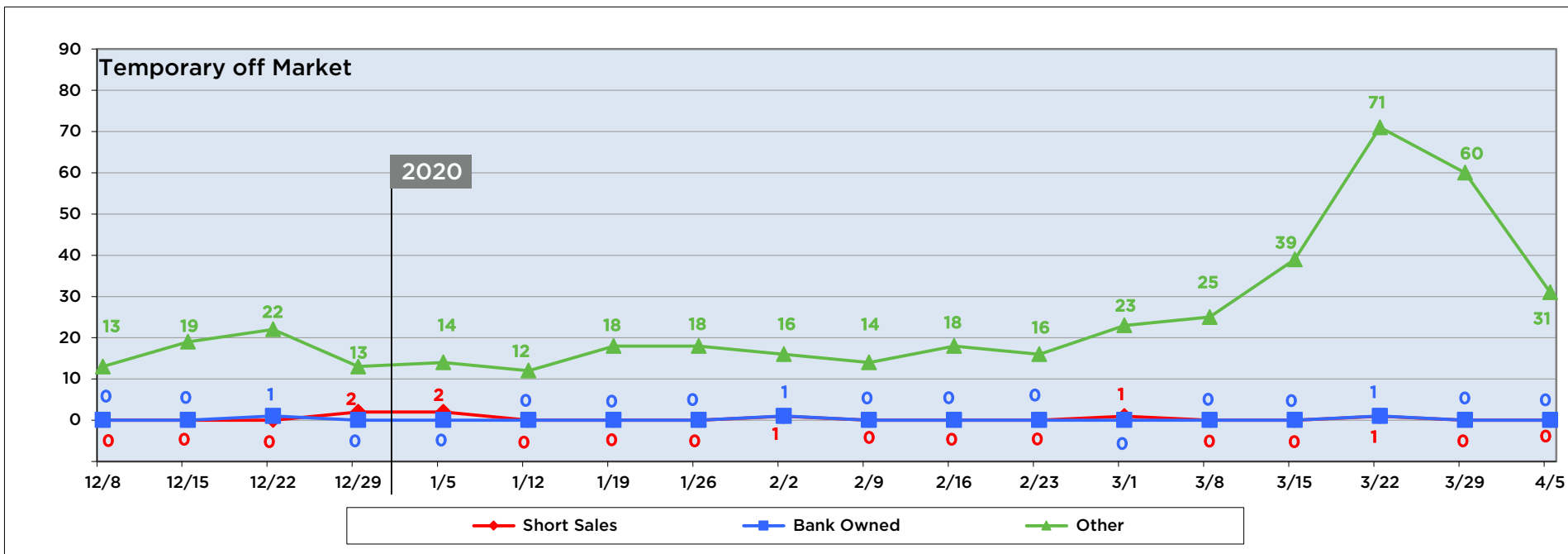
**Condos, Townhomes, Villas**



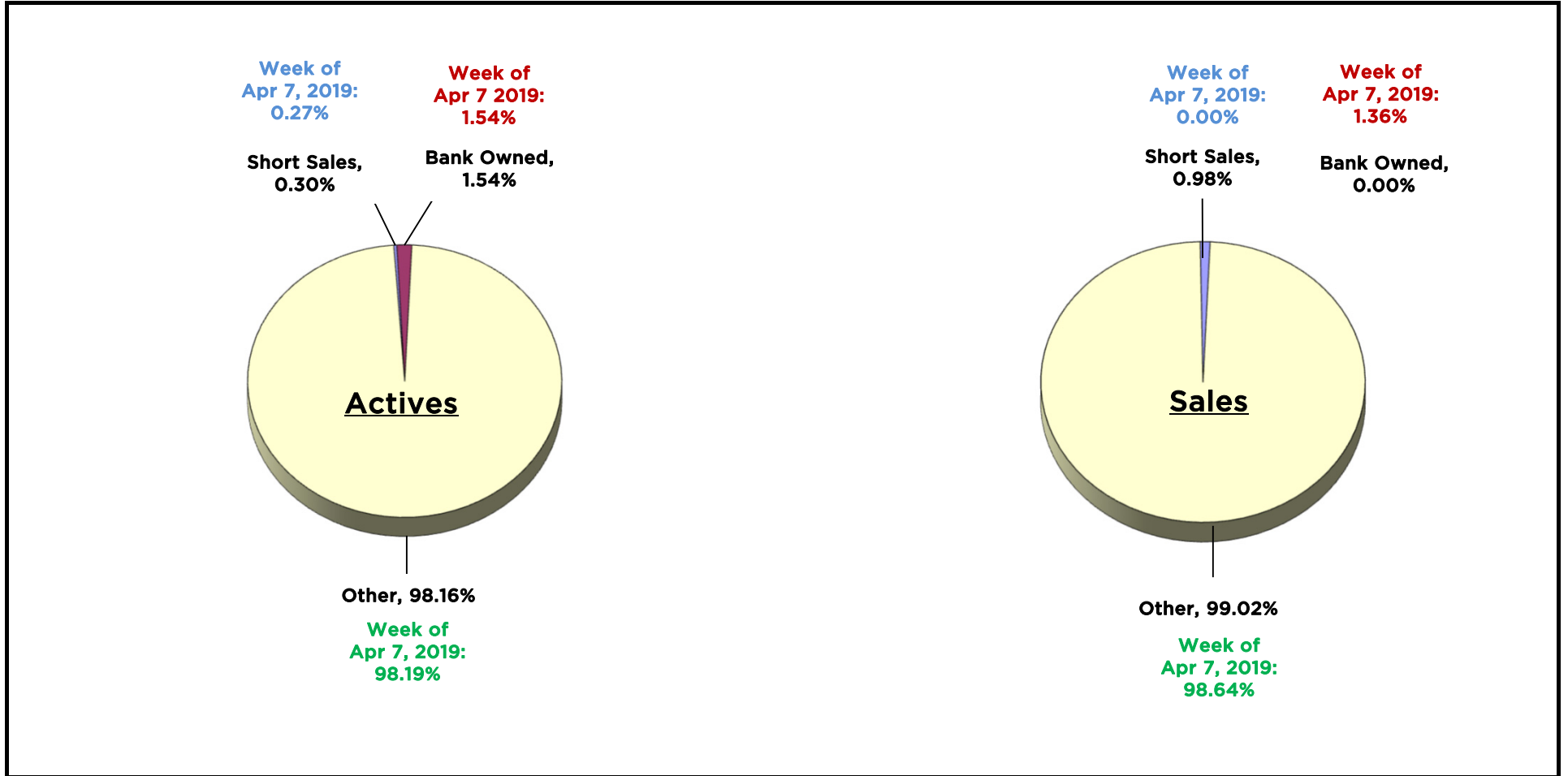
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$197,000?**

( ± \$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>1</b>	<b>\$197,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,308</b>	<b>\$150.61</b>
Sanford (South)	32773	1	\$197,000	2.0	2.0	1,308	\$150.61
<b>Orange County</b>		<b>1</b>	<b>\$197,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,457</b>	<b>\$135.55</b>
Pine Castle / Edgewood	32839	1	\$197,500	3.0	2.0	1,457	\$135.55
<b>Osceola County</b>		<b>2</b>	<b>\$197,000</b>	<b>2.0</b>	<b>1.5</b>	<b>889</b>	<b>\$221.72</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$197,000	3.0	2.0	1,286	\$153.19
Kissimmee / Celebration	34747	1	\$197,000	1.0	1.0	491	\$401.22
<b>Lake County</b>		<b>1</b>	<b>\$197,500</b>	<b>3.0</b>	<b>2.0</b>	<b>1,432</b>	<b>\$137.92</b>
Howey in the Hills	34737	1	\$197,500	3.0	2.0	1,432	\$137.92