



Monday Morning Quarterback Summary

Week of April 19, 2020 - April 25, 2020

Single-family existing homes

- Sales of single-family homes decreased to 369 during the week of Apr 19, from 407 the week prior
- The median price of single family homes decreased to \$270,000, a change of -12.9%
- The number of single-family home foreclosure transactions increased to 12 last week, from 8 the week of Apr 12
- The number of single-family home short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory decreased by 104, and now sits at 6,024

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 101 during the week of Apr 19, from 113 the week prior
- The median price of condos, townhomes, and villas decreased to \$189,900, a change of -2.6%
- The number of condo, townhome and villa foreclosure transactions remained constant at 0
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 73, and now sits at 2,129

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	369	155	73	80	28	31	2
Bank Owned	12	10	1	0	0	0	1
Short Sales	1	1	0	0	0	0	0
Other	356	144	72	80	28	31	1
Active Listings	6,024	1,491	890	1,337	763	1,133	410
Bank Owned	164	89	23	31	12	5	4
Short Sales	64	27	14	11	5	7	0
Other	5,796	1,375	853	1,295	746	1,121	406
Months of Inventory	4	2	3	4	6	8	47

List Price

Average Original List Price	\$317,126	\$195,485	\$282,970	\$349,506	\$463,268	\$698,564	\$1,737,500
Average Final List Price	\$311,254	\$191,068	\$280,005	\$345,409	\$450,765	\$682,826	\$1,687,500

Sale Price

Average Price	\$305,301	\$187,957	\$274,755	\$340,980	\$440,378	\$664,887	\$1,622,500
Median Price	\$270,000	\$199,900	\$275,000	\$340,000	\$432,000	\$636,000	\$1,622,500

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,872	-\$4,417	-\$2,965	-\$4,097	-\$12,503	-\$15,738	-\$50,000
<i>Original</i> List to <i>Sale</i> Price - \$	-\$11,825	-\$7,528	-\$8,215	-\$8,526	-\$22,890	-\$33,677	-\$115,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,953	-\$3,111	-\$5,250	-\$4,429	-\$10,387	-\$17,939	-\$65,000
<i>Original</i> List to <i>Sale</i> Price - %	96.27%	96.15%	97.10%	97.56%	95.06%	95.18%	93.38%
<i>Final</i> List to <i>Sale</i> Price - %	98.09%	98.37%	98.13%	98.72%	97.70%	97.37%	96.15%

Days on the Market

Avg Days Listing to Contract	41	40	26	41	56	66	35
Combined Avg Days to Contract	42	35	25	40	51	111	85
Avg Days Listing to Closing	81	81	68	77	100	107	77
Avg Days Contract to Close	40	41	41	36	43	41	42

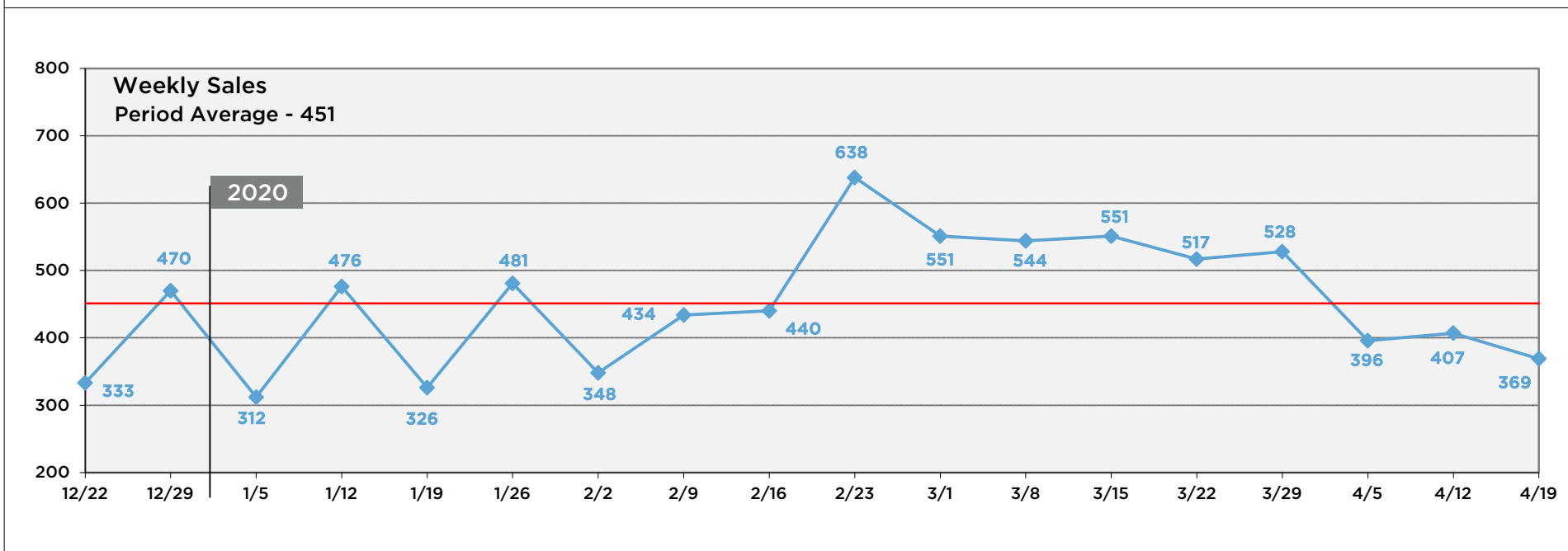
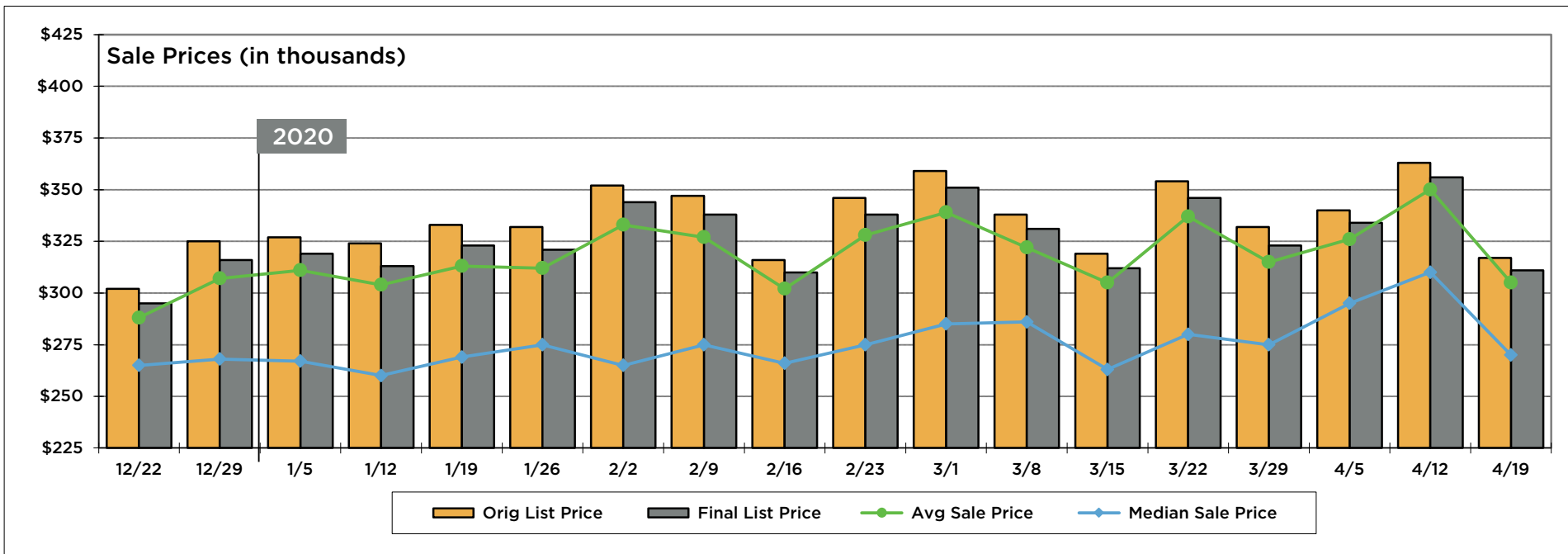
Beds / Baths

Average Bedrooms	4	3	4	4	4	5	6
Average Full Baths	2	2	2	3	3	4	6
Average Half Baths	0	0	0	0	0	0	1

Square Footage

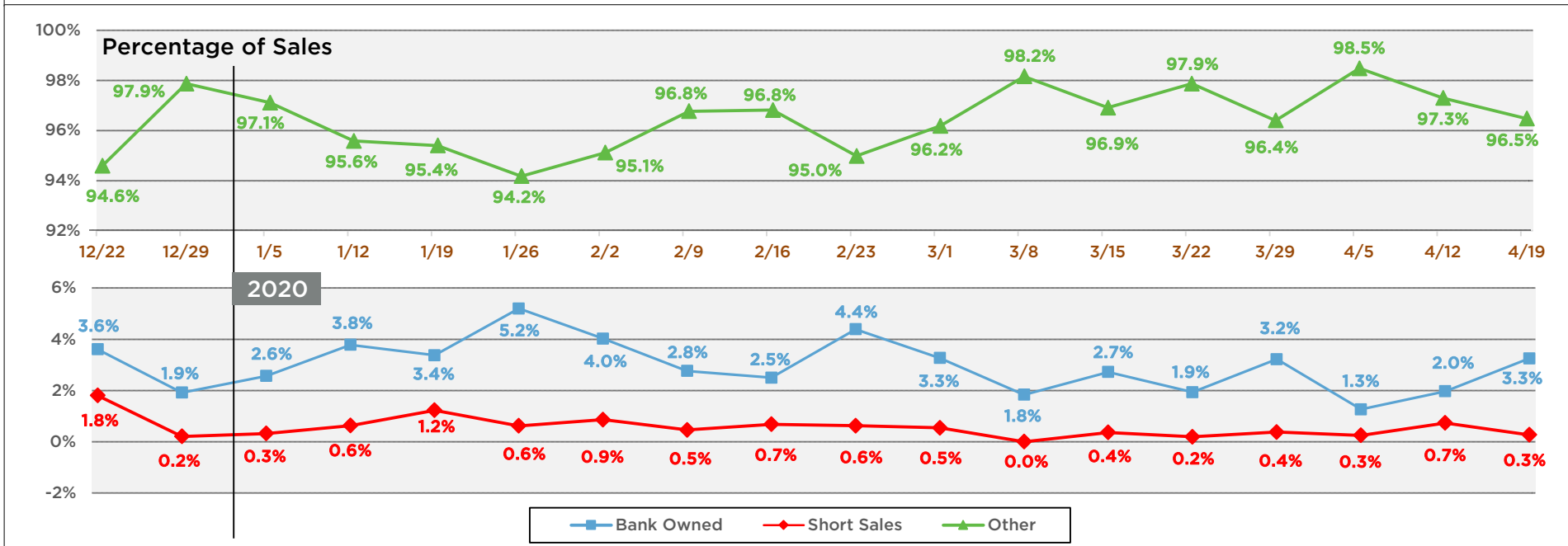
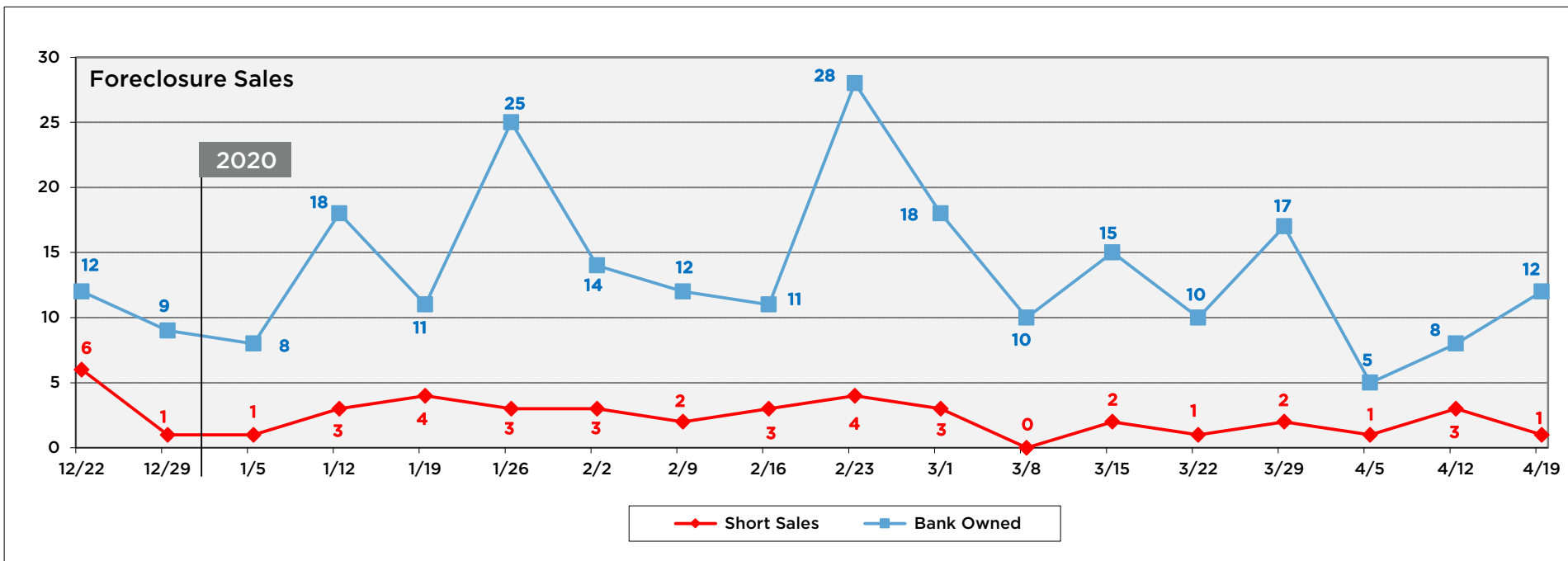
Average Square Feet	2,017	1,390	1,868	2,404	2,936	3,604	4,899
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Single Family Homes

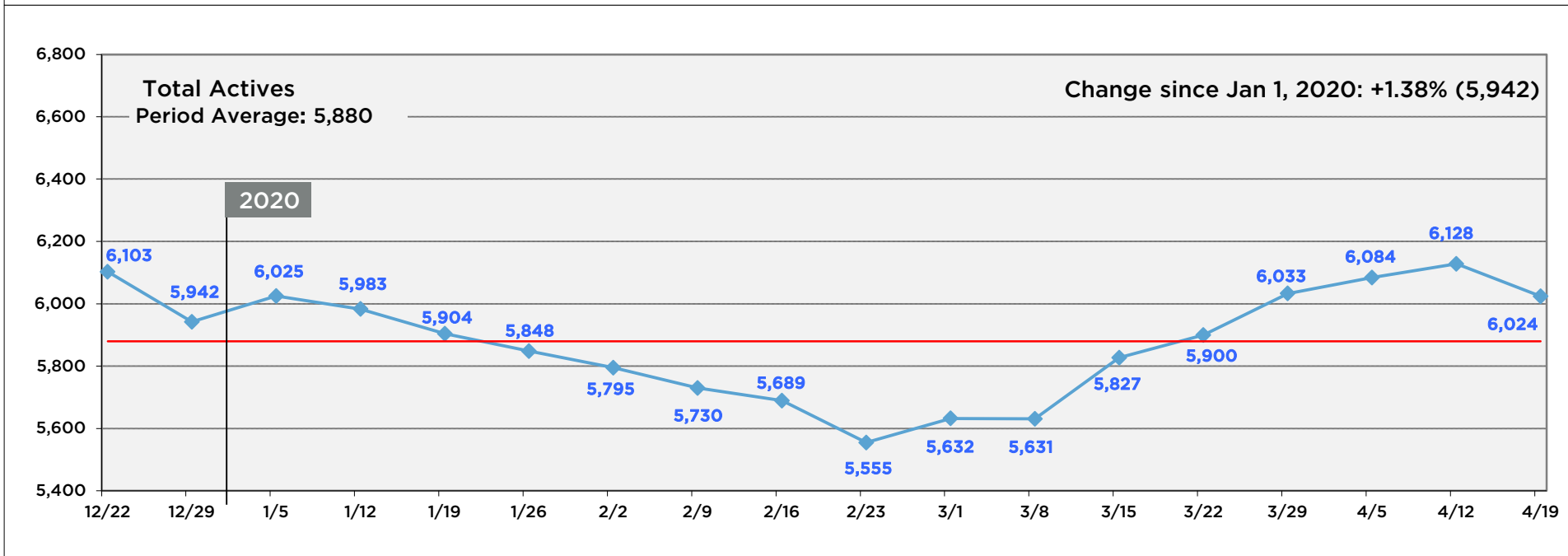
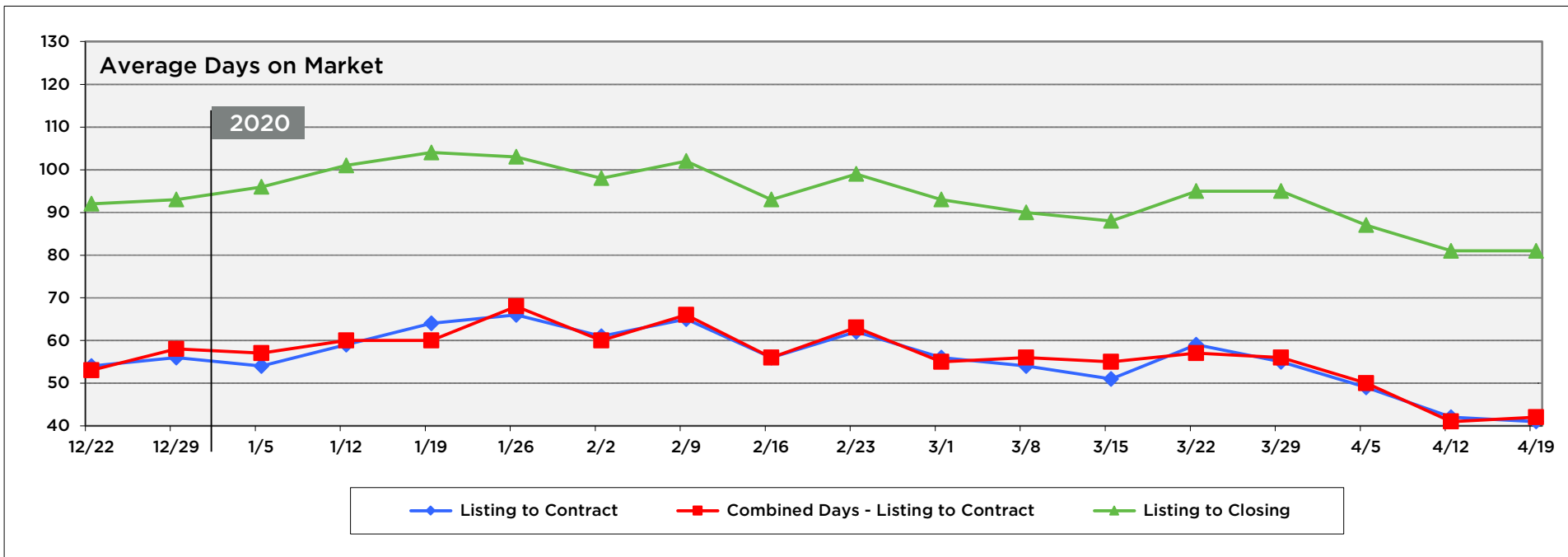




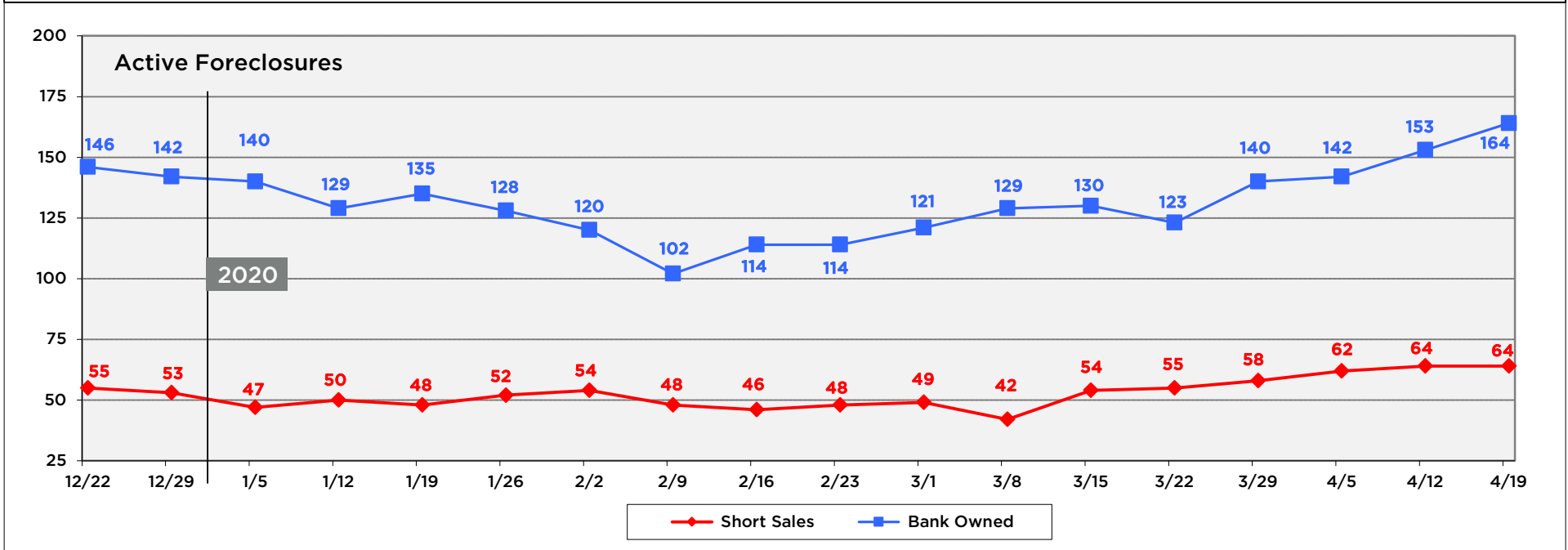
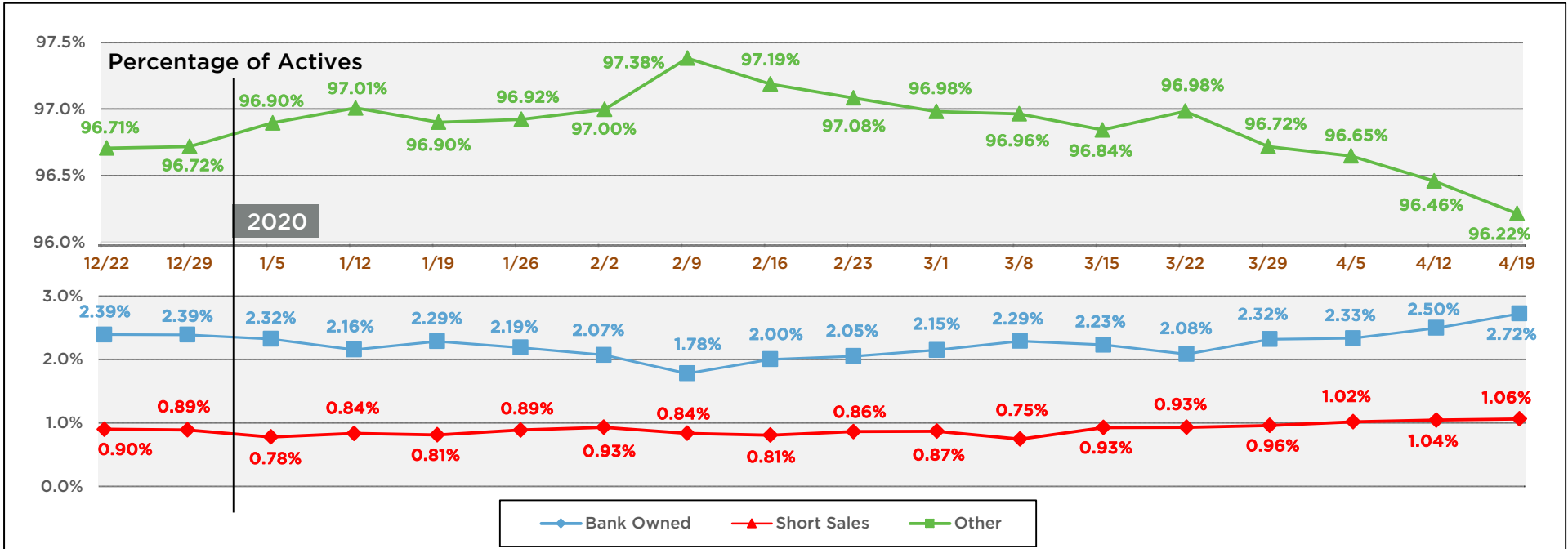
Single Family Homes



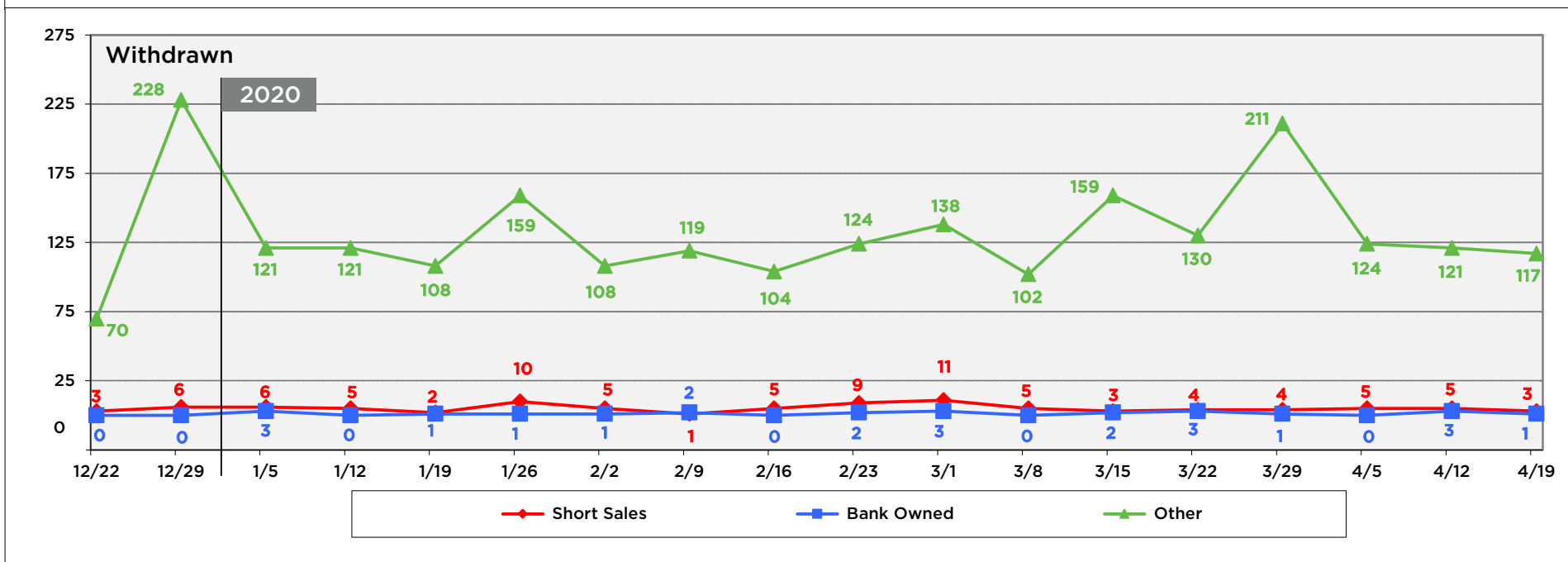
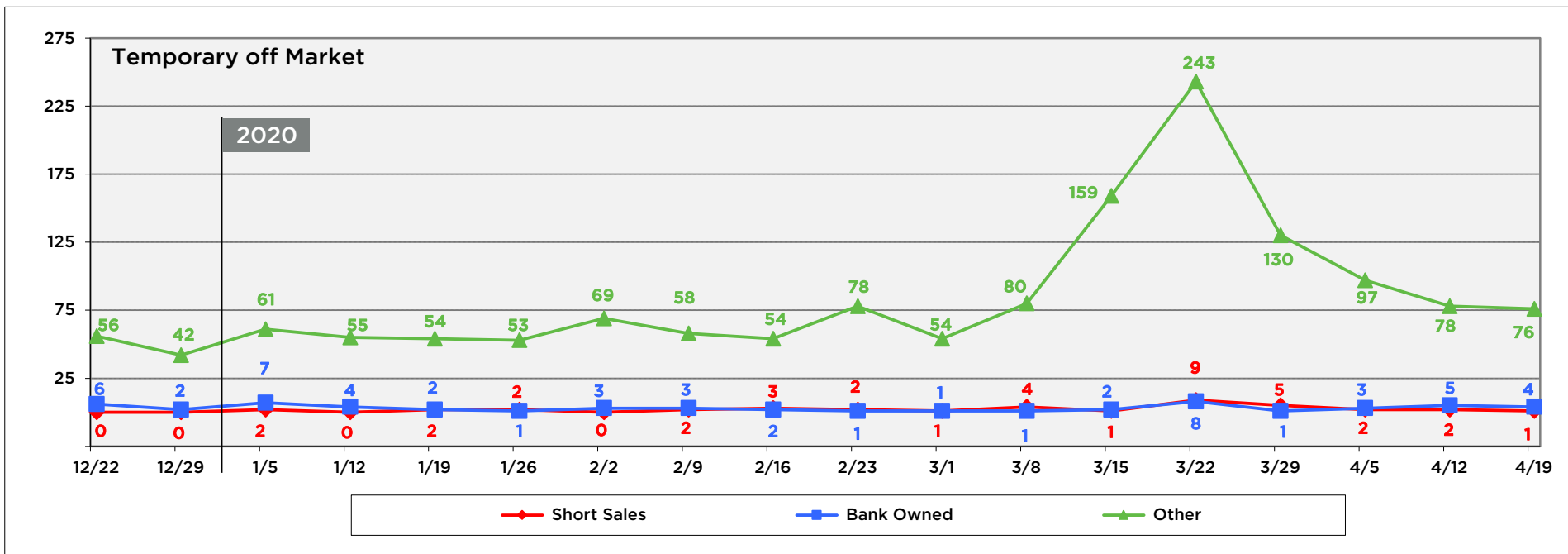
Single Family Homes



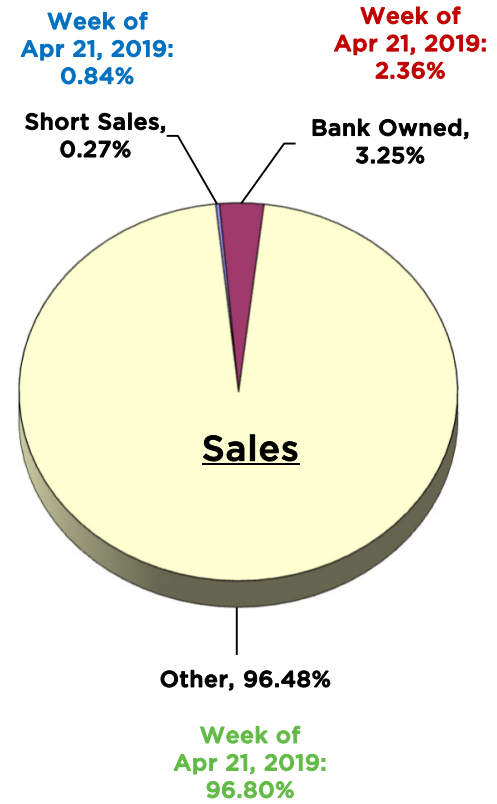
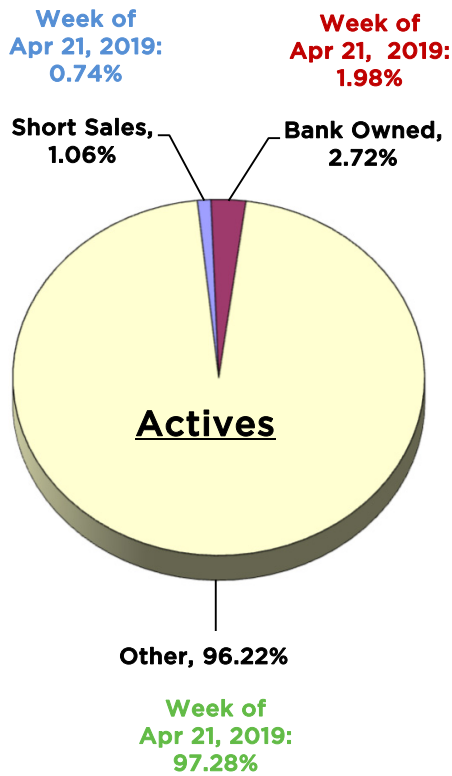
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 66 Single Family Homes available for the Median Price of \$270,000? (± \$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		6	\$269,917	3.3	2.0	1,588	\$170.03
Apopka / Hunt Club	32703	1	\$269,900	4.0	2.0	1,533	\$176.06
Casselberry	32707	1	\$269,900	3.0	2.0	1,592	\$169.54
Winter Springs / Tuskawilla	32708	1	\$269,900	3.0	2.0	1,636	\$164.98
Lake Mary / Heathrow	32746	2	\$269,950	3.0	2.0	1,457	\$185.28
Sanford / Lake Forest	32771	1	\$269,900	4.0	2.0	1,850	\$145.89
Orange County		19	\$269,937	3.4	1.9	1,565	\$172.50
Apopka / Hunt Club	32703	1	\$269,900	3.0	2.0	1,661	\$162.49
Apopka (North)	32712	1	\$269,900	3.0	2.0	1,833	\$147.24
Maitland / Eatonville	32751	3	\$269,932	4.0	2.0	1,526	\$176.89
Winter Park (West)	32789	1	\$269,900	4.0	2.0	1,680	\$160.65
Colonialtown	32803	1	\$270,000	3.0	1.0	1,172	\$230.38
Conway	32812	1	\$269,900	3.0	2.0	1,023	\$263.83
Union Park	32817	1	\$269,900	3.0	2.0	1,549	\$174.24
Hiawasse	32818	1	\$270,000	3.0	2.0	1,538	\$175.55
Williamsburg / Lake Bryan	32821	2	\$269,900	3.0	2.0	1,646	\$163.97
Ventura	32822	1	\$269,900	4.0	2.0	1,804	\$149.61
Taft	32824	1	\$270,000	3.0	2.0	1,604	\$168.33
Union Park / Chickasaw	32829	2	\$270,000	4.0	2.0	1,579	\$170.99
Wedgfield	32833	1	\$269,900	4.0	2.0	1,824	\$147.97
Hunters Creek	32837	2	\$269,950	3.0	2.0	1,508	\$179.01
Osceola County		23	\$269,951	3.9	2.0	2,008	\$134.44
Kissimmee / Buena Ventura Lakes	34743	4	\$269,948	4.0	2.0	1,811	\$149.06
Kissimmee (East)	34744	2	\$269,950	4.0	2.0	1,859	\$145.21
Kissimmee (West) / Pleasant Hill	34746	10	\$269,948	4.0	2.0	2,031	\$132.91
Kissimmee / Celebration	34747	1	\$269,900	1.0	1.0	660	\$408.94
Kissimmee / Poinciana	34758	3	\$269,967	4.0	2.0	2,658	\$101.57
St Cloud / Narcoossee	34771	1	\$270,000	4.0	2.0	2,334	\$115.68
St Cloud / Canoe Creek	34772	2	\$269,950	4.0	2.0	1,972	\$136.89

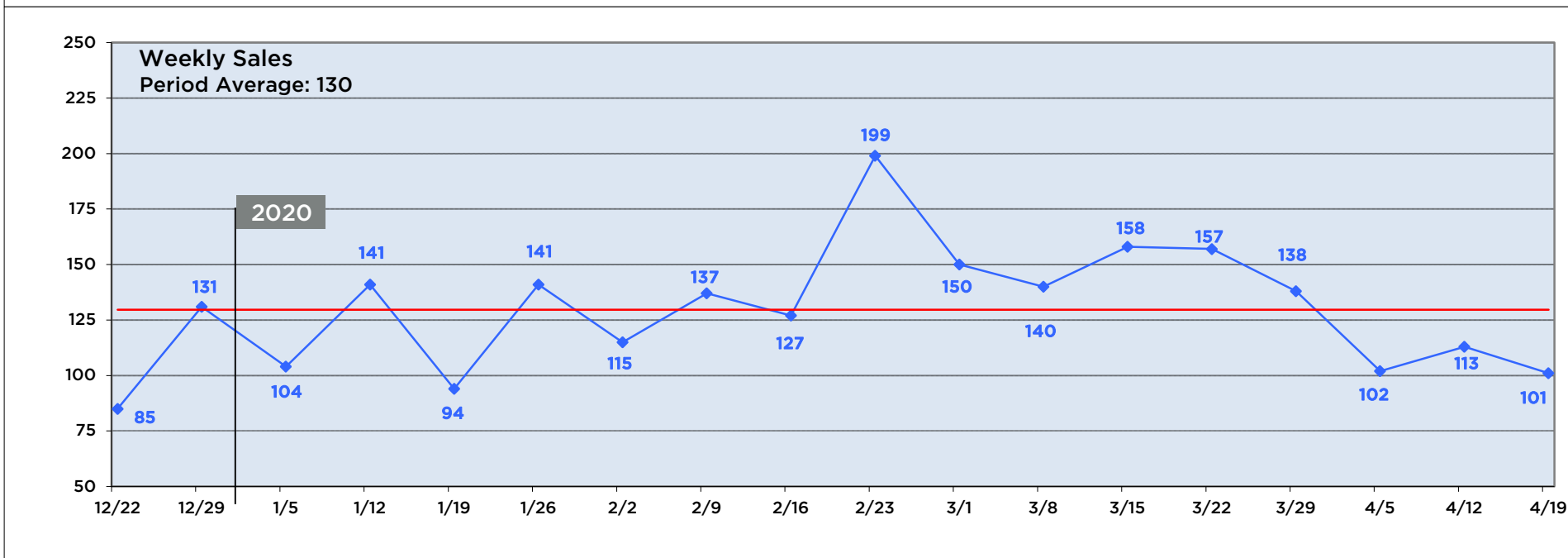
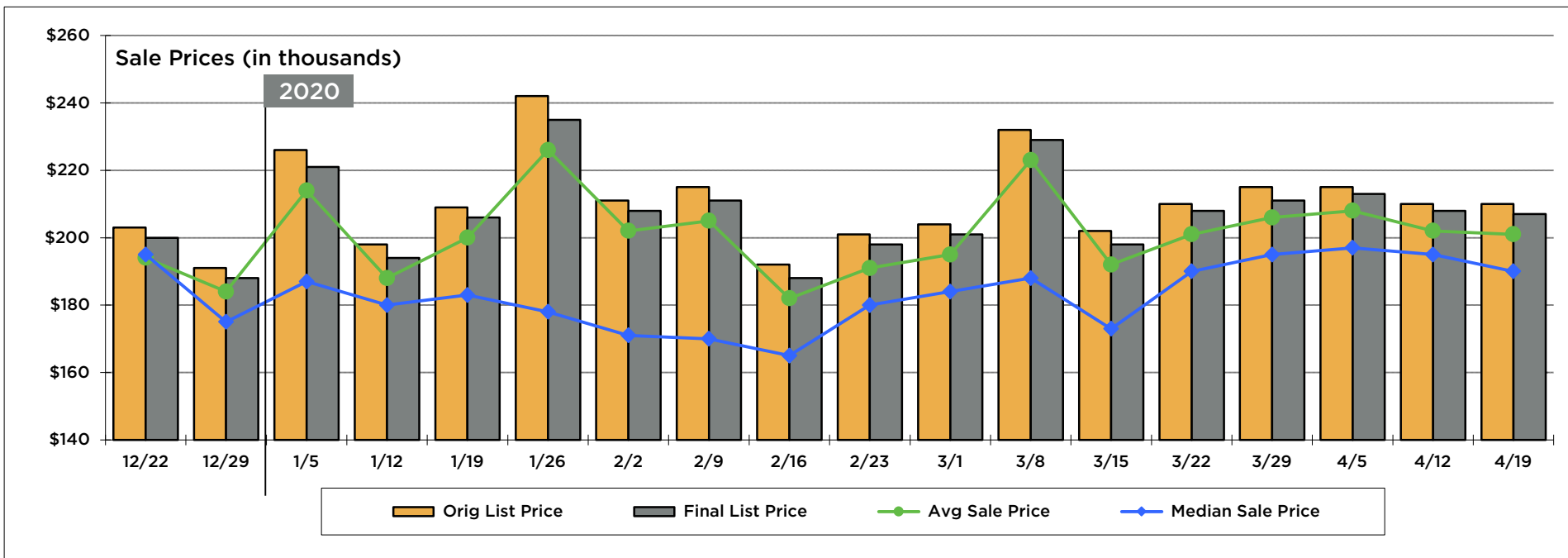
Where are the 66 Single Family Homes available for the Median Price of \$270,000? (cont'd) (± \$500)

<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		18	\$269,954	3.3	2.1	1,966	\$137.29
Lady Lake / The Villages	32159	1	\$269,990	4.0	3.0	2,225	\$121.34
Eustis (West)	32726	1	\$269,999	5.0	2.0	2,677	\$100.86
Mount Dora	32757	2	\$269,900	3.0	2.0	1,764	\$153.00
Sorrento / Mt Plymouth	32776	1	\$269,900	3.0	2.0	2,004	\$134.68
Umatilla / Dona Vista	32784	1	\$269,997	4.0	3.0	2,720	\$99.26
Clermont (Central)	34711	3	\$269,963	3.0	2.0	1,711	\$157.78
Clermont (South)	34714	2	\$269,950	4.0	2.0	2,036	\$132.59
Minneola	34715	3	\$269,967	3.0	2.0	1,567	\$172.28
Leesburg (West)	34748	3	\$269,933	3.0	2.0	1,991	\$135.58
Leesburg (East) / Haines Creek	34788	1	\$270,000	3.0	2.0	2,360	\$114.41

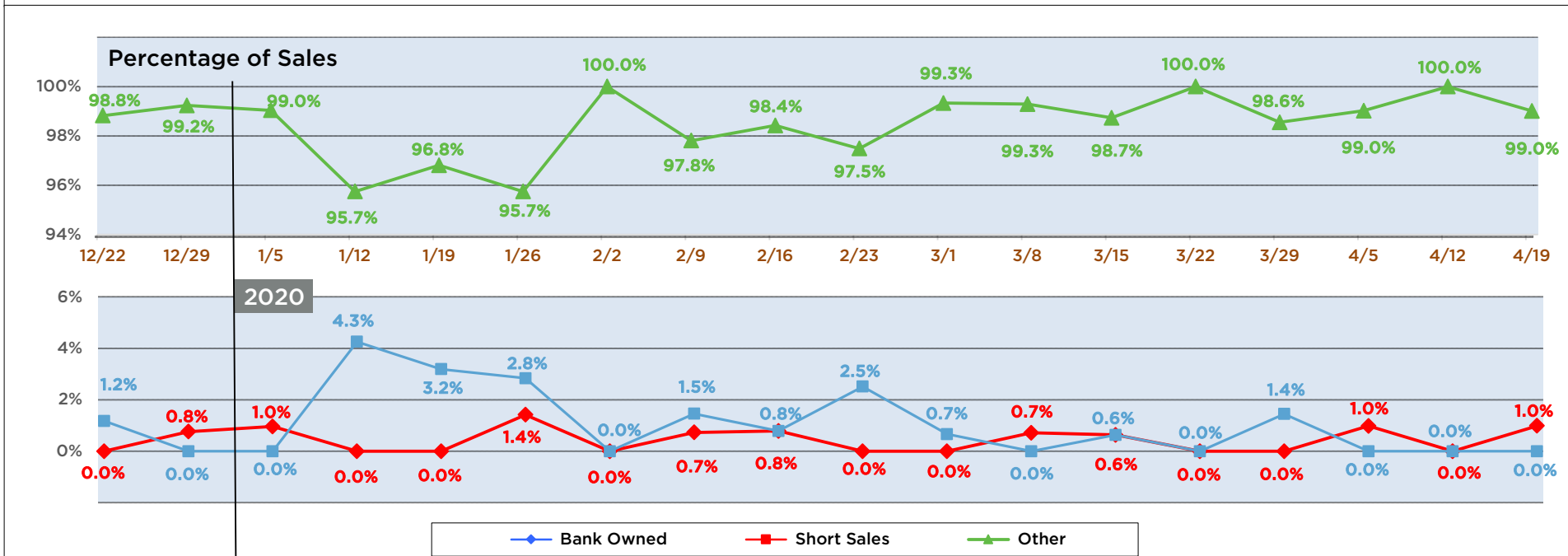
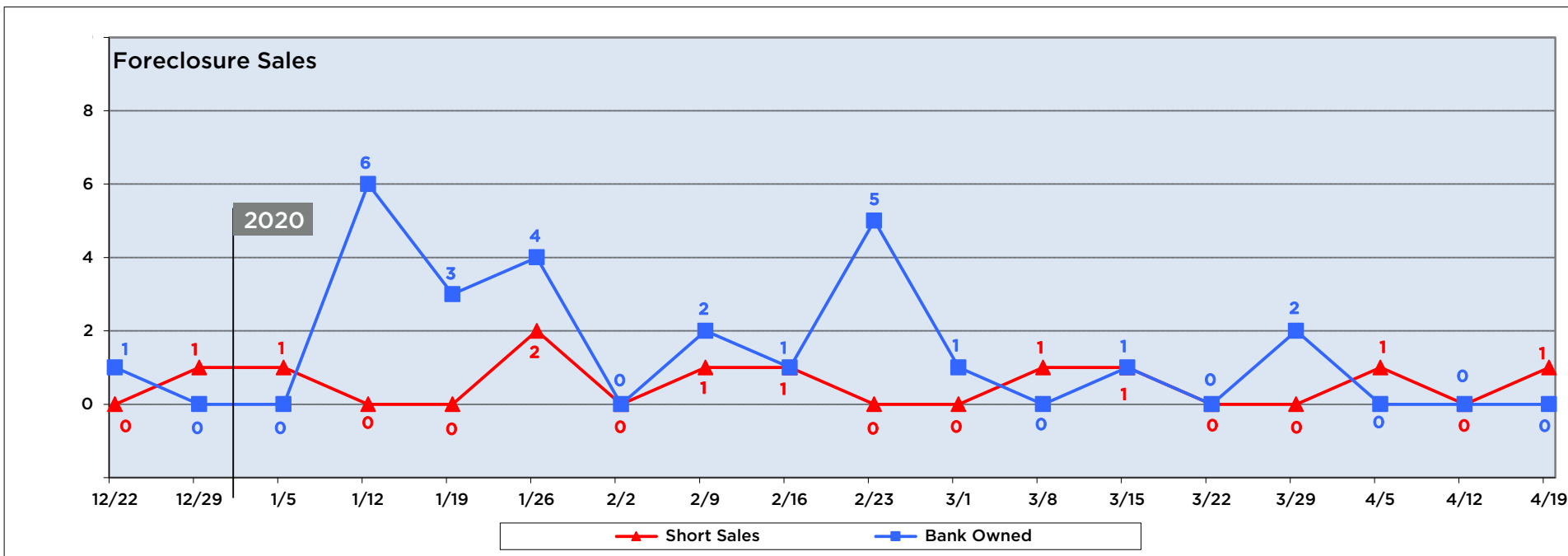
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	101	85	5	10	1	0	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	100	85	4	10	1	0	0
Active Listings	2,129	1,534	263	234	60	32	6
Bank Owned	33	29	3	0	1	0	0
Short Sales	7	5	1	1	0	0	0
Other	2,089	1,500	259	233	59	32	6
Months of Inventory	5	4	12	5	14	0	0
<i>List Price</i>							
Average Original List Price	\$209,541	\$184,415	\$280,360	\$365,758	\$429,000	\$0	\$0
Average Final List Price	\$206,798	\$181,510	\$277,340	\$364,258	\$429,000	\$0	\$0
<i>Sale Price</i>							
Average Price	\$201,432	\$176,715	\$268,600	\$355,590	\$425,000	\$0	\$0
Median Price	\$189,900	\$175,000	\$270,000	\$360,000	\$425,000	\$0	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,743	-\$2,905	-\$3,020	-\$1,500	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,109	-\$7,700	-\$11,760	-\$10,168	-\$4,000	\$0	\$0
Final List to Sale Price - \$	-\$5,366	-\$4,795	-\$8,740	-\$8,668	-\$4,000	\$0	\$0
Original List to Sale Price - %	96.13%	95.82%	95.81%	97.22%	99.07%	0.00%	0.00%
Final List to Sale Price - %	97.41%	97.36%	96.85%	97.62%	99.07%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	29	30	43	15	4	0	0
Combined Avg Days to Contract	28	30	34	13	4	0	0
Avg Days Listing to Closing	68	69	92	50	39	0	0
Avg Days Contract to Close	39	38	58	37	34	0	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	0	0
Average Full Baths	2	2	2	2	2	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,390	1,286	1,879	1,936	2,363	0	0

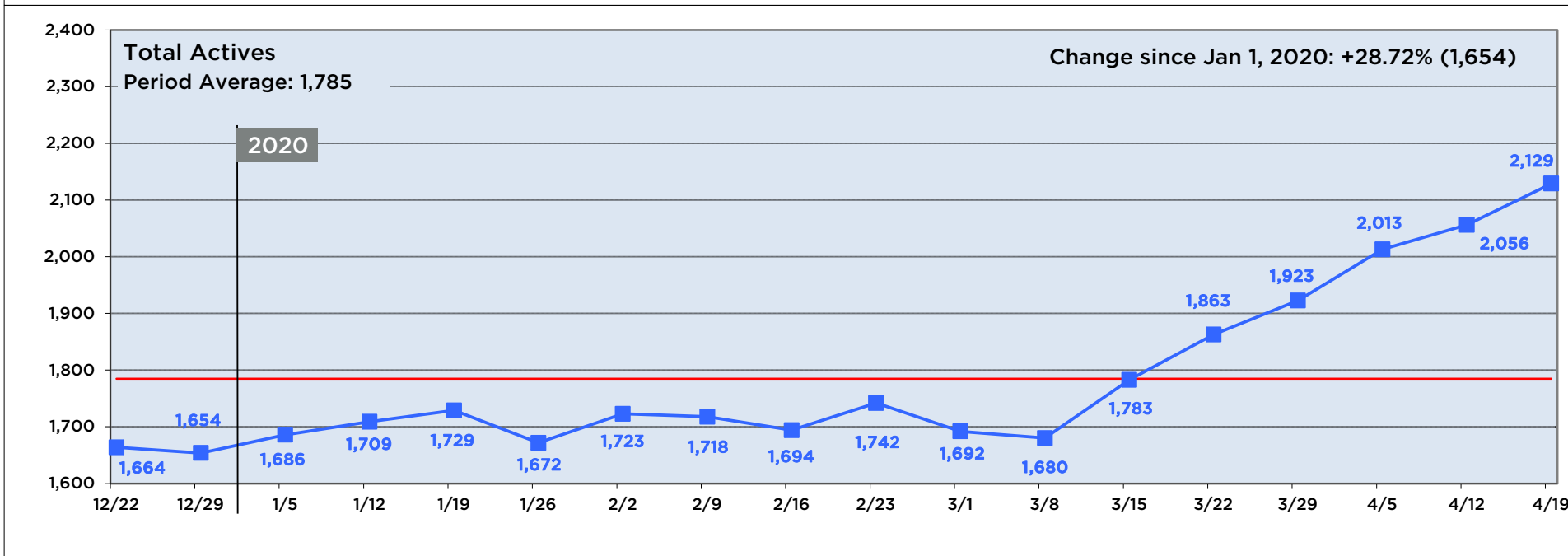
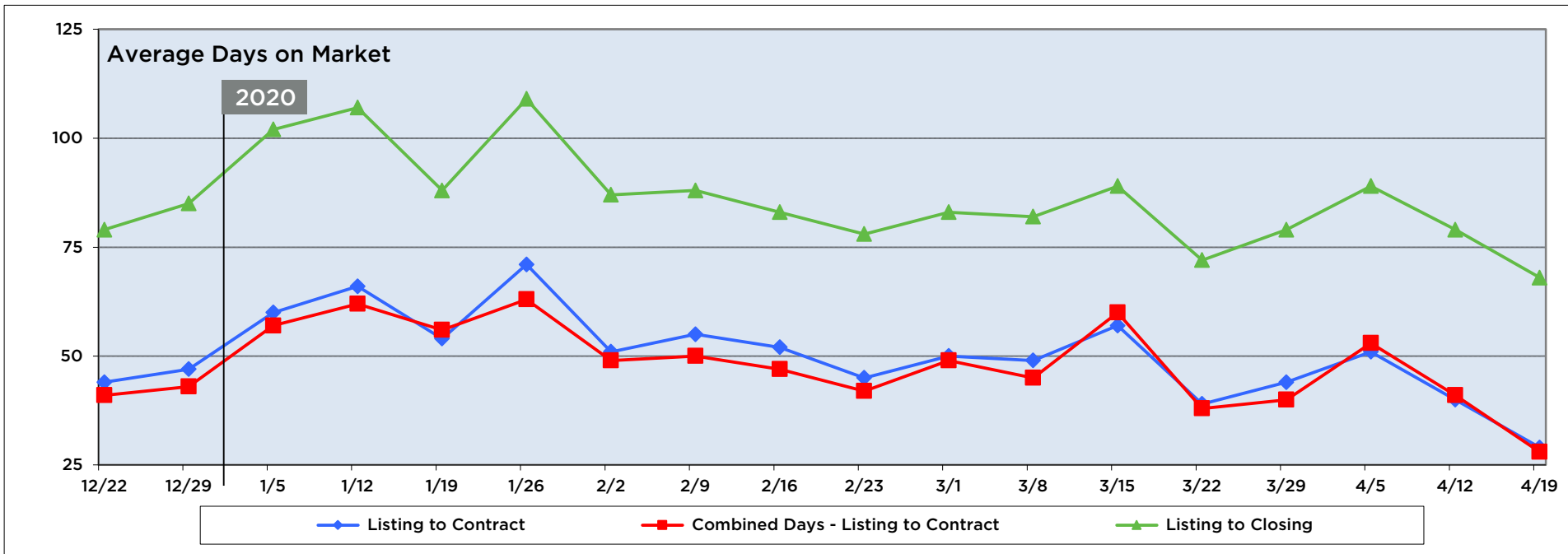
Condos, Townhomes, Villas



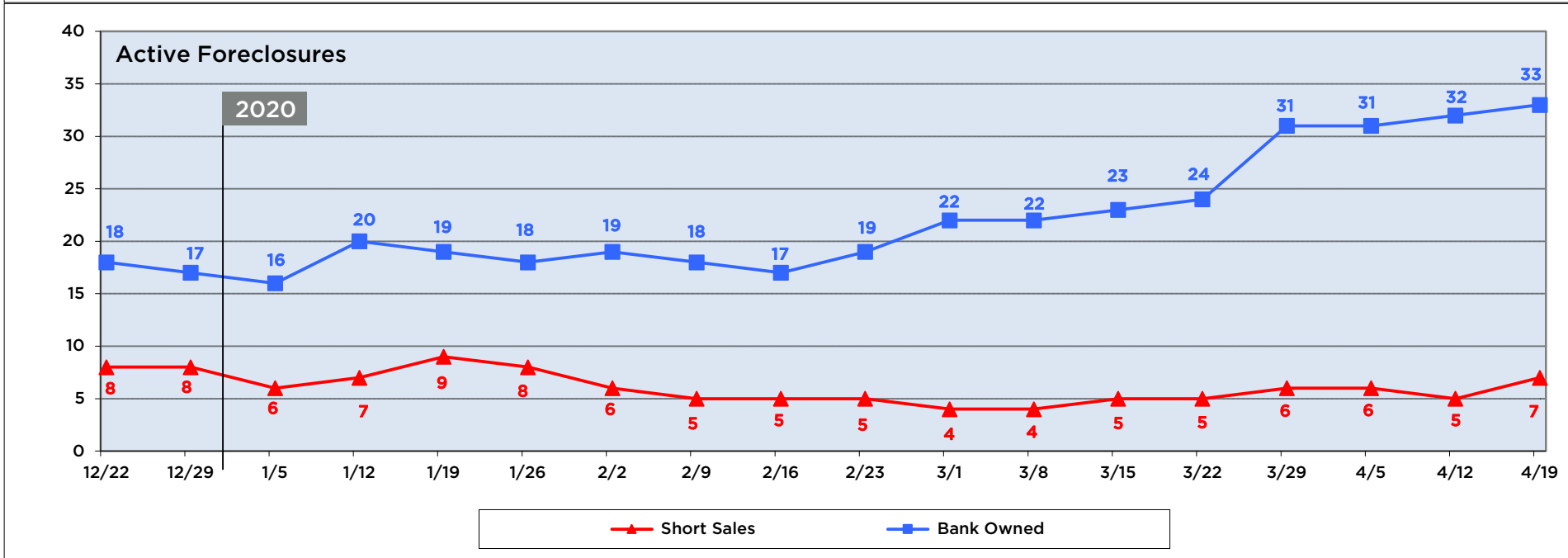
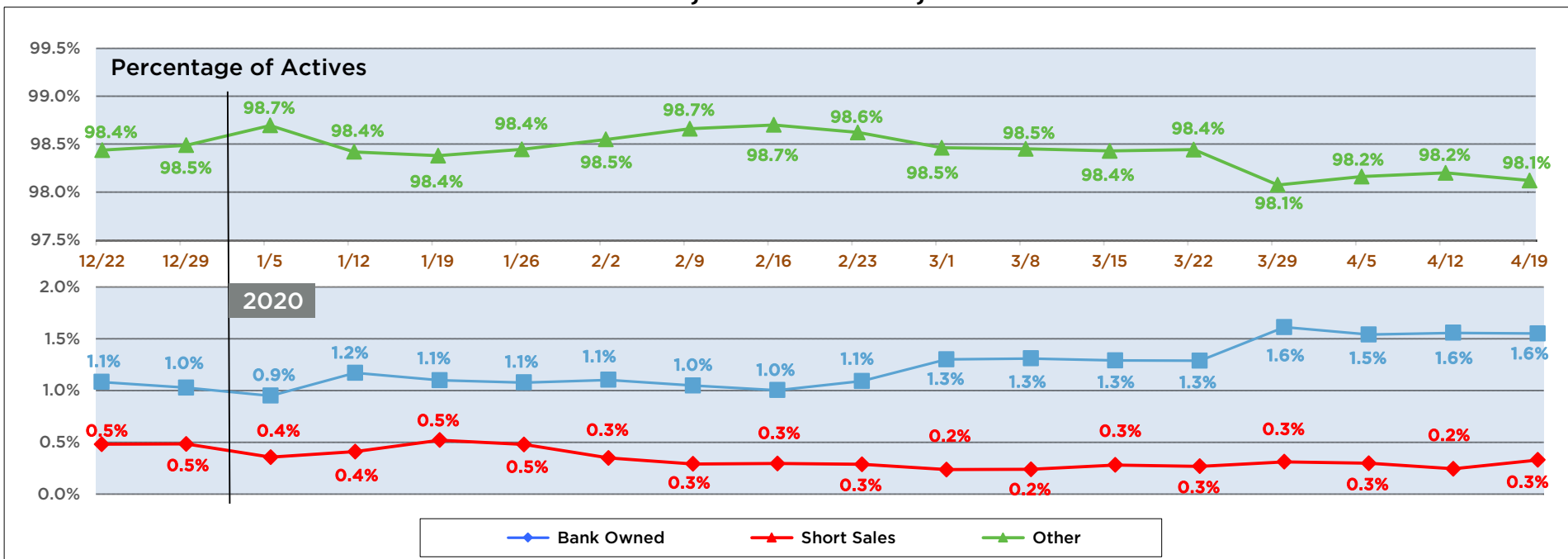
Condos, Townhomes, Villas



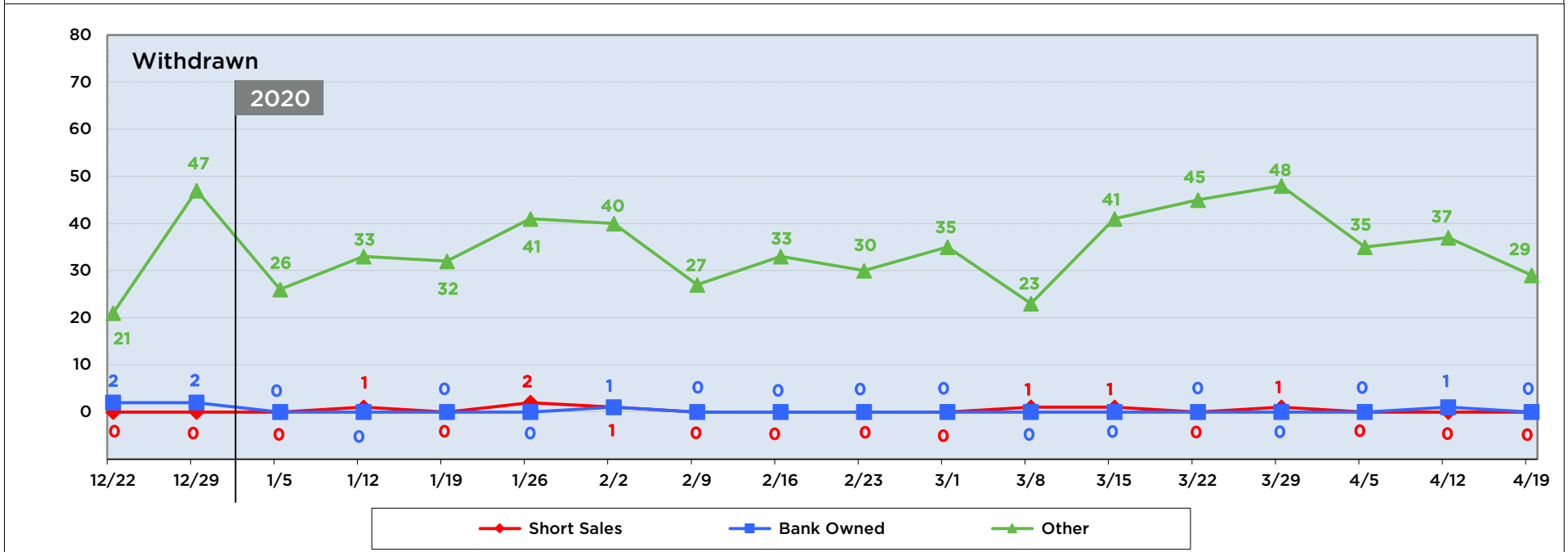
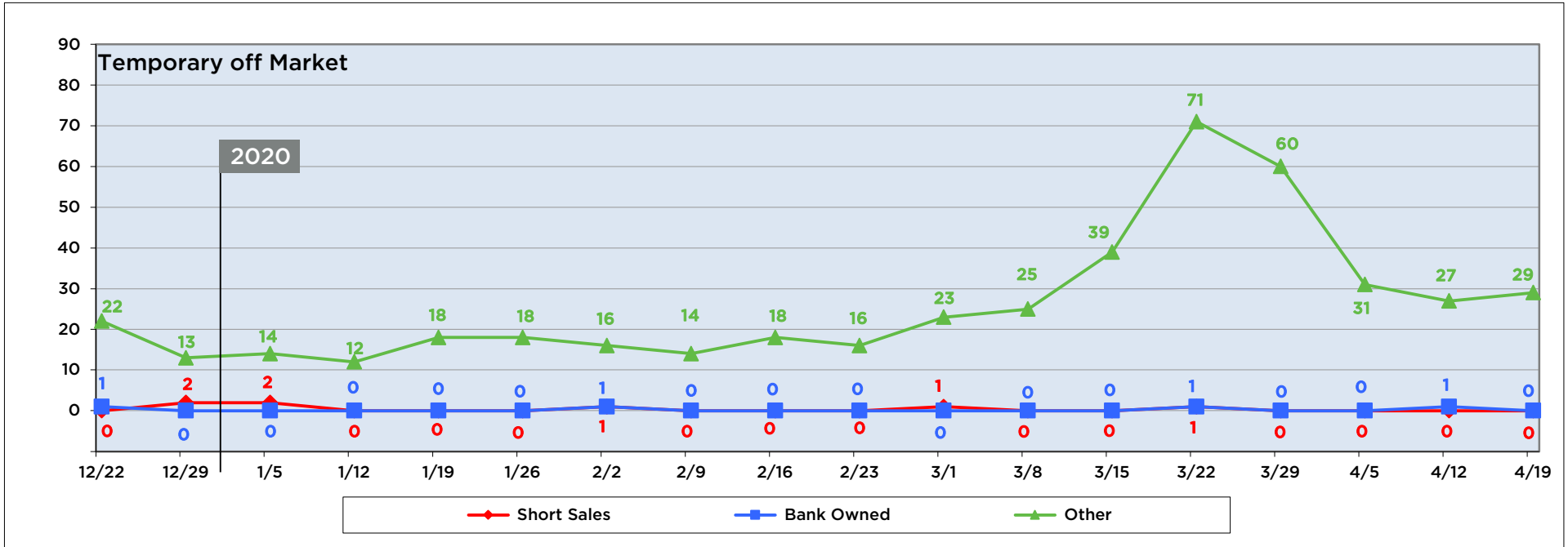
Condos, Townhomes, Villas



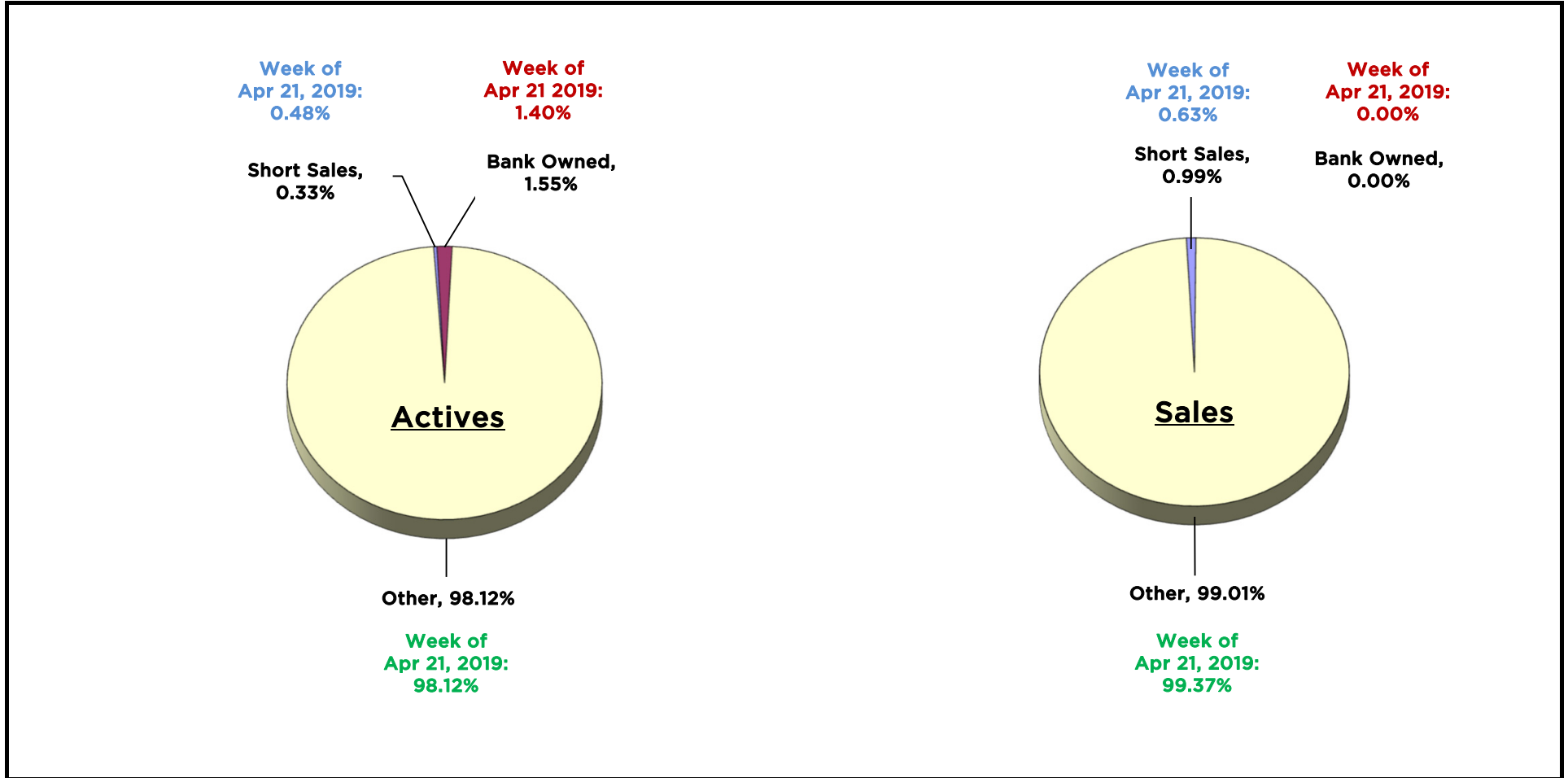
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 33 Condos, Townhomes, or Villas available for the Median Price of \$189,900?

(± \$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	\$189,900	2.1	2.0	1,333	\$142.51
Altamonte Springs (East)	32701	1	\$189,900	2.0	2.0	1,275	\$148.94
Winter Springs / Tuskawilla	32708	1	\$190,000	2.0	2.0	1,363	\$139.40
Altamonte Springs / Forest City	32714	1	\$189,500	2.0	2.0	1,438	\$131.78
Lake Mary / Heathrow	32746	1	\$190,000	2.0	2.0	1,478	\$128.55
Longwood (East)	32750	1	\$190,000	2.0	2.0	1,284	\$147.98
Sanford / Lake Forest	32771	1	\$190,000	3.0	2.0	1,203	\$157.94
Sanford (South)	32773	1	\$189,900	2.0	2.0	1,214	\$156.43
Longwood / Wekiva Springs	32779	1	\$189,900	2.0	2.0	1,405	\$135.16
Orange County		15	\$189,893	2.3	1.9	1,182	\$160.68
Maitland / Eatonville	32751	1	\$189,900	3.0	2.0	1,739	\$109.20
Orlando (Downtown)	32801	1	\$189,500	2.0	2.0	1,215	\$155.97
Colonialtown	32803	1	\$189,500	2.0	2.0	890	\$212.92
College Park	32804	2	\$189,950	2.0	2.0	1,060	\$179.20
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	2	\$190,000	2.0	2.0	1,060	\$179.25
Ventura	32822	1	\$189,900	3.0	2.0	1,272	\$149.29
Rio Pinar / Union Park	32825	1	\$189,800	2.0	1.0	1,162	\$163.34
Hunters Creek	32837	3	\$189,967	3.0	2.0	1,316	\$144.35
Pine Castle / Edgewood	32839	1	\$190,000	2.0	2.0	1,125	\$168.89
Osceola County		10	\$189,900	3.0	2.2	1,516	\$125.23
Davenport	33896	2	\$189,900	2.0	2.0	1,665	\$114.05
Kissimmee (Central)	34741	3	\$189,833	3.0	2.0	1,408	\$134.82
Kissimmee (West) / Pleasant Hill	34746	2	\$189,950	4.0	3.0	1,658	\$114.57
Kissimmee / Celebration	34747	2	\$189,948	3.0	2.0	1,348	\$140.91
Kissimmee / Poinciana	34758	1	\$189,900	3.0	2.0	1,598	\$118.84