



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

***Week of April 26, 2020 - May 2, 2020***

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

- Sales of single-family homes increased to 504 during the week of Apr 26, from 369 the week prior
- The median price of single family homes increased to \$272,300, a change of 0.9%
- The number of single-family home foreclosure transactions remained constant at 12
- The number of single-family home short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory decreased by 19, and now sits at 6,005

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

- Sales of condos, townhomes, and villas increased to 119 during the week of Apr 26, from 101 the week prior
- The median price of condos, townhomes, and villas decreased to \$176,500, a change of -7.1%
- The number of condo, townhome, and villa foreclosure transactions increased to 3 last week, from 0 the week of Apr 19
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 29, and now sits at 2,158

*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>504</b>	195	104	116	39	41	9
Bank Owned	12	7	1	2	1	1	0
Short Sales	2	0	2	0	0	0	0
Other	490	188	101	114	38	40	9
<b>Active Listings</b>	<b>6,005</b>	1,454	881	1,355	748	1,146	421
Bank Owned	153	79	22	33	9	6	4
Short Sales	60	31	10	10	5	4	0
Other	5,792	1,344	849	1,312	734	1,136	417
<b>Months of Inventory</b>	<b>3</b>	2	2	3	4	6	11

#### List Price

Average Original List Price	\$336,451	\$194,407	\$283,299	\$351,904	\$459,067	\$708,661	\$1,602,111
Average Final List Price	\$326,805	\$191,702	\$277,975	\$347,056	\$445,746	\$655,293	\$1,545,389

#### Sale Price

Average Price	\$318,464	\$187,220	\$272,694	\$341,667	\$438,292	\$625,998	\$1,471,667
Median Price	\$272,300	\$200,500	\$270,000	\$339,000	\$435,000	\$590,000	\$1,250,000

#### Price Differences

<i>Original to Final</i> List Price	-\$9,646	-\$2,705	-\$5,324	-\$4,848	-\$13,321	-\$53,368	-\$56,722
<i>Original</i> List to <i>Sale</i> Price - \$	-\$17,987	-\$7,187	-\$10,605	-\$10,237	-\$20,775	-\$82,663	-\$130,444
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,341	-\$4,482	-\$5,281	-\$5,389	-\$7,454	-\$29,295	-\$73,722
<i>Original</i> List to <i>Sale</i> Price - %	94.65%	96.30%	96.26%	97.09%	95.47%	88.34%	91.86%
<i>Final</i> List to <i>Sale</i> Price - %	97.45%	97.66%	98.10%	98.45%	98.33%	95.53%	95.23%

#### Days on the Market

Avg Days Listing to Contract	45	41	43	37	48	76	102
Combined Avg Days to Contract	43	36	35	41	50	81	121
Avg Days Listing to Closing	86	81	86	79	93	117	141
Avg Days Contract to Close	41	40	42	41	44	41	38

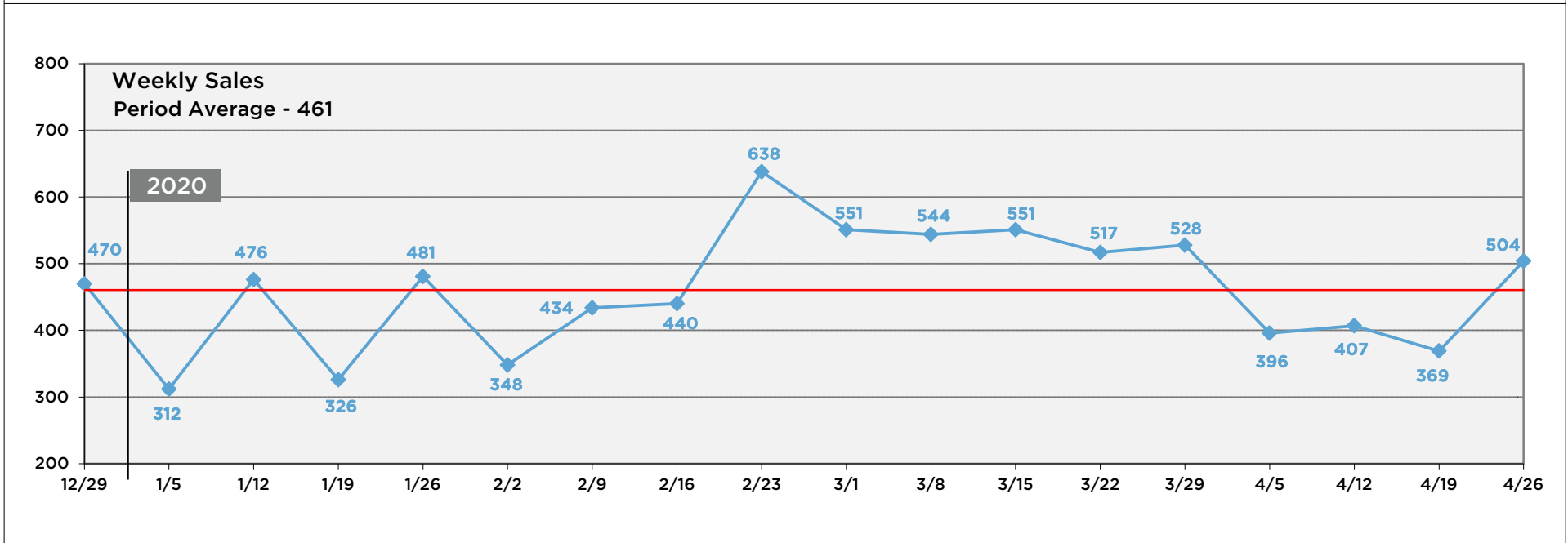
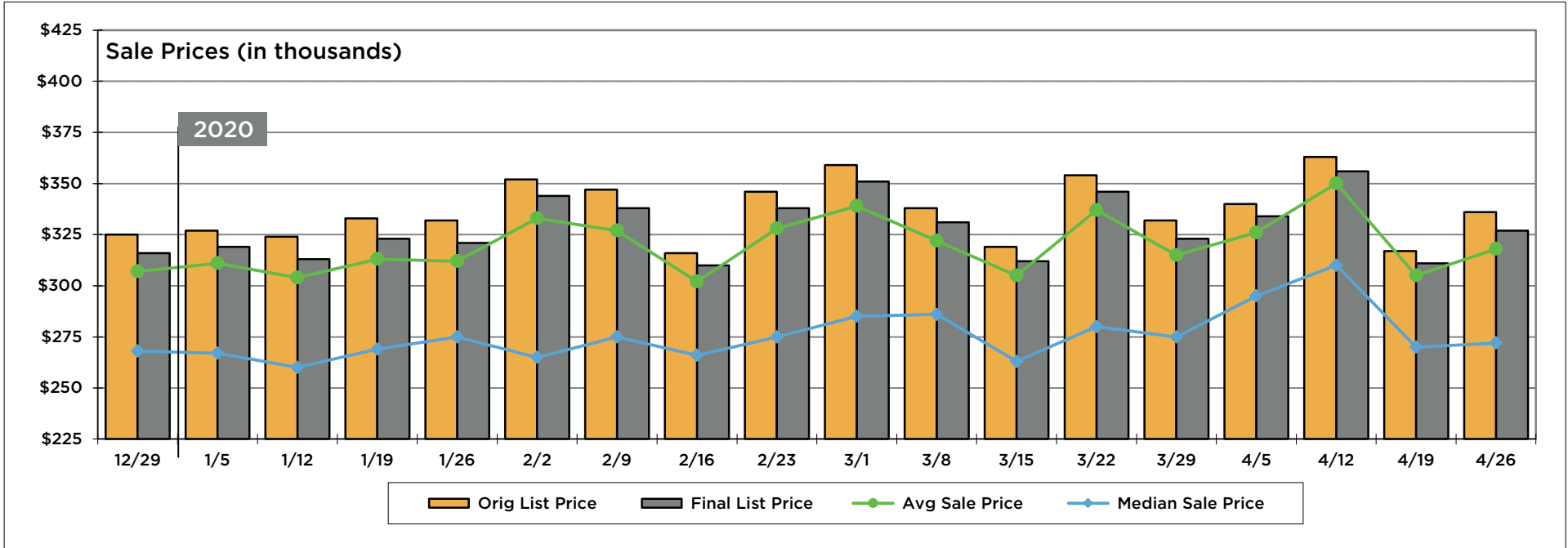
#### Beds / Baths

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

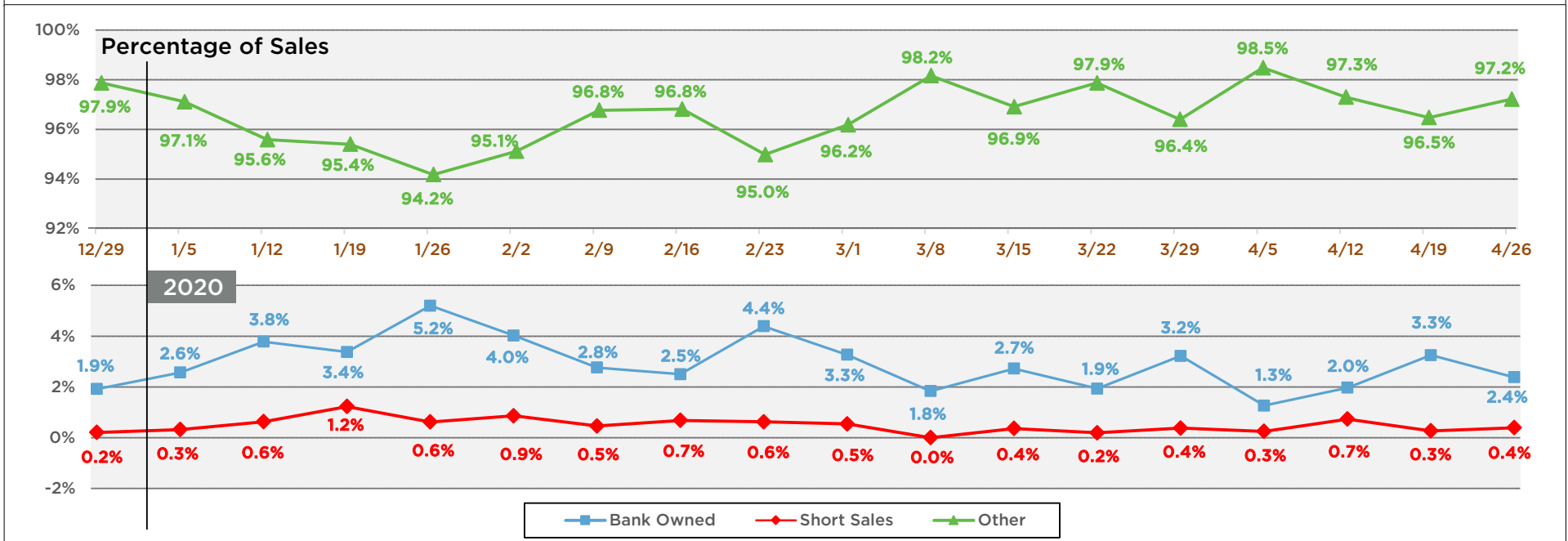
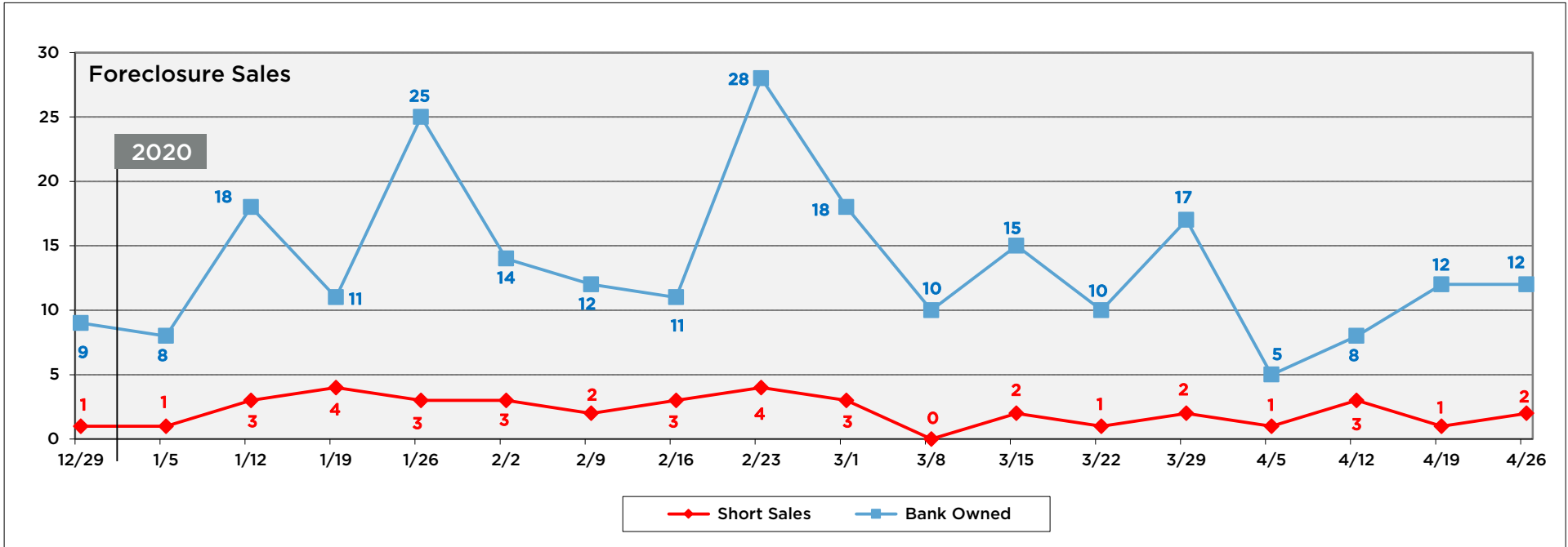
#### Square Footage

Average Square Feet	2,029	1,364	1,889	2,316	2,676	3,519	4,769
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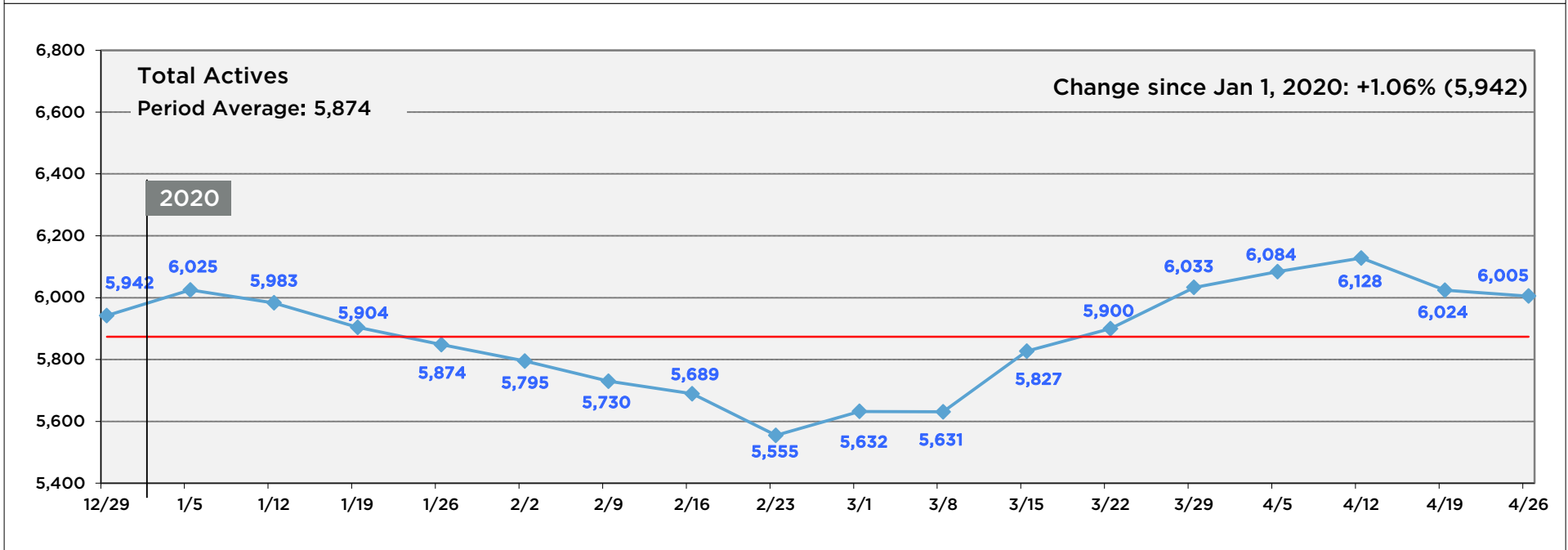
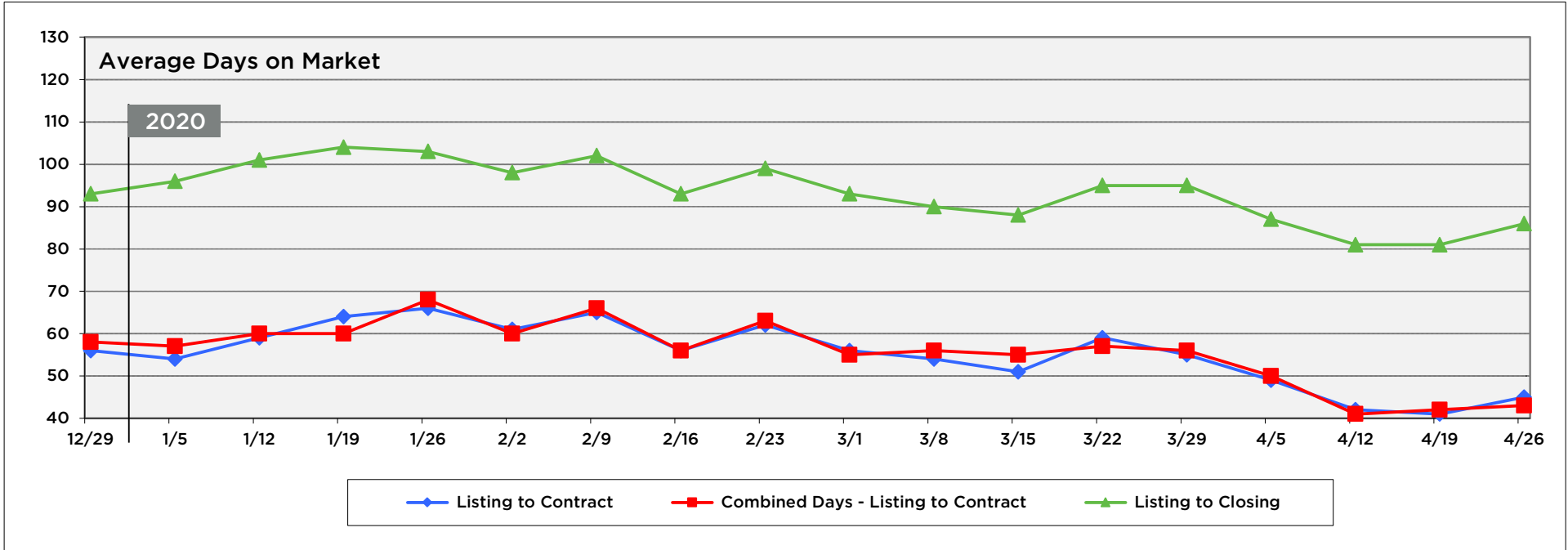
### Single Family Homes



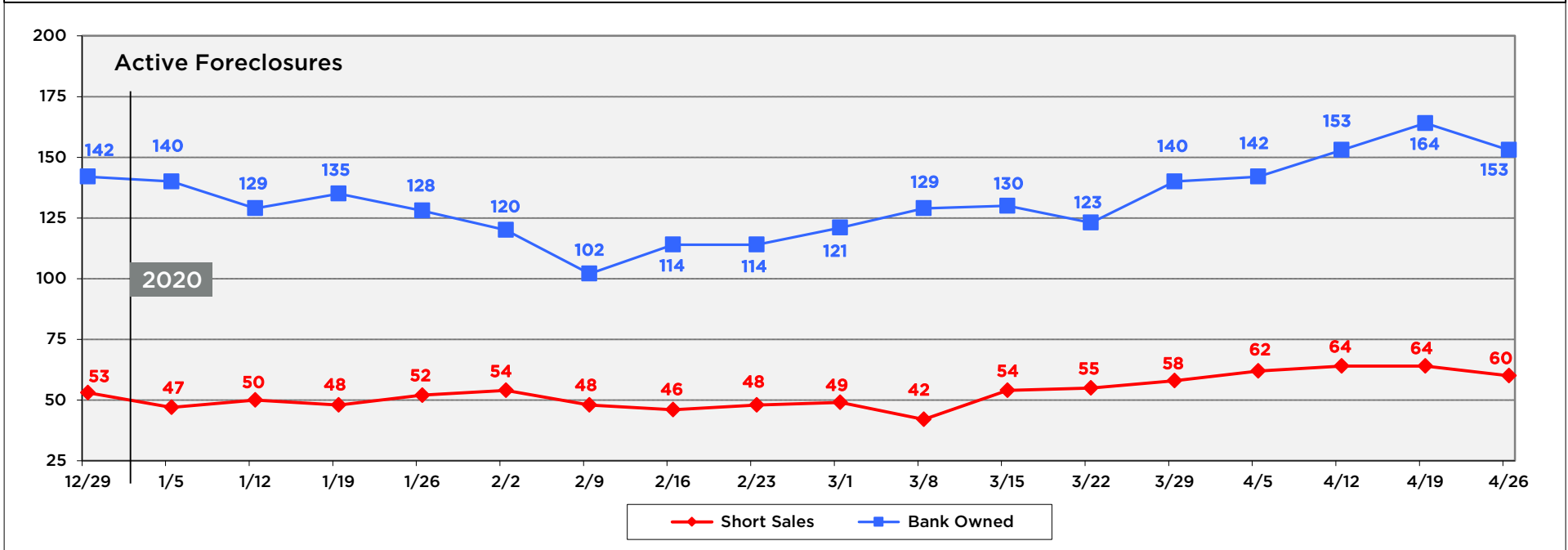
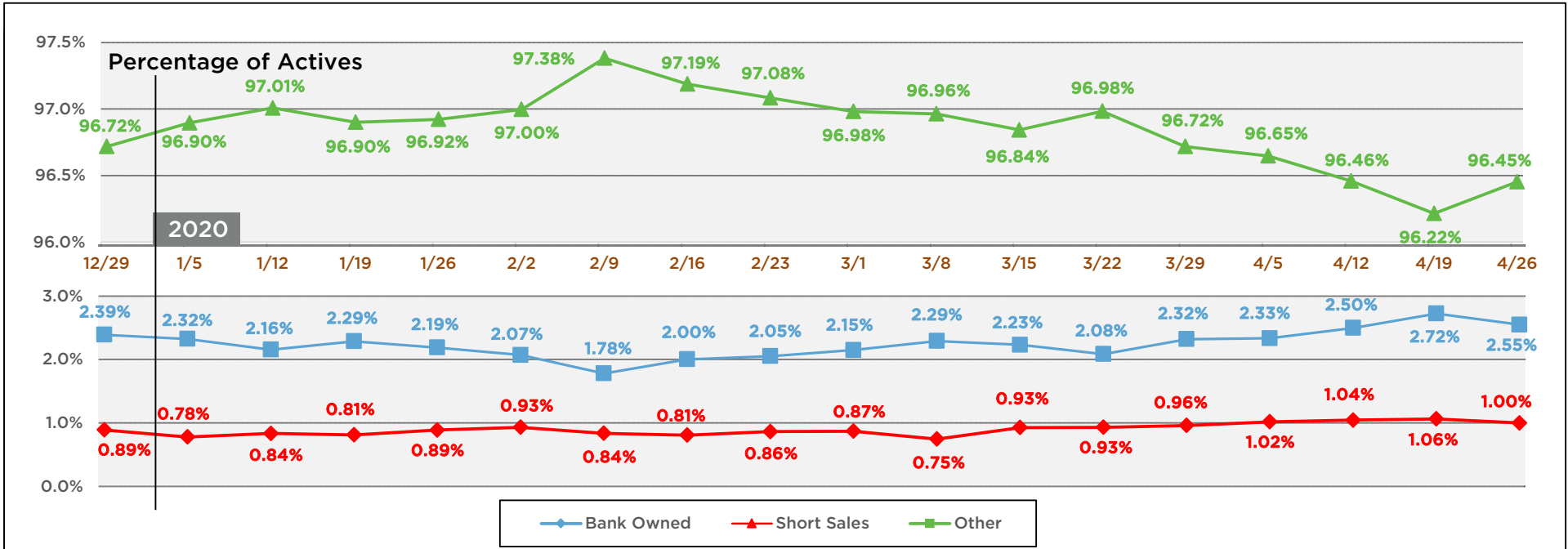
### Single Family Homes



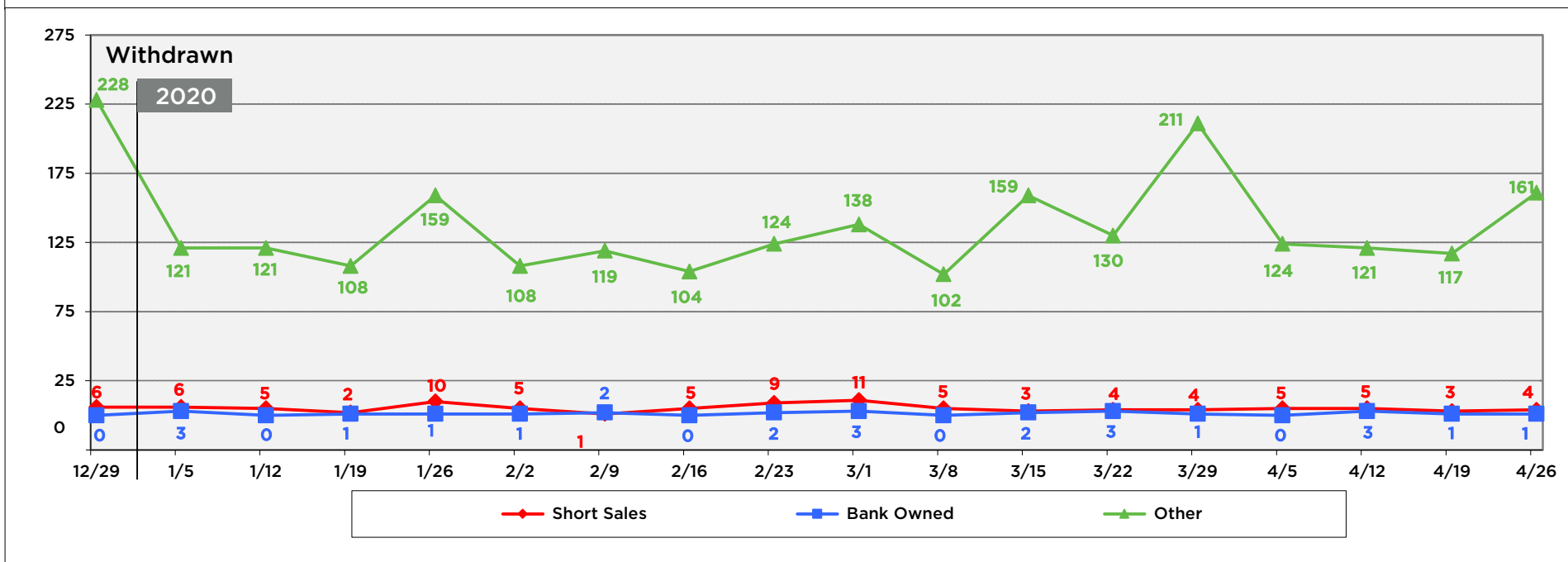
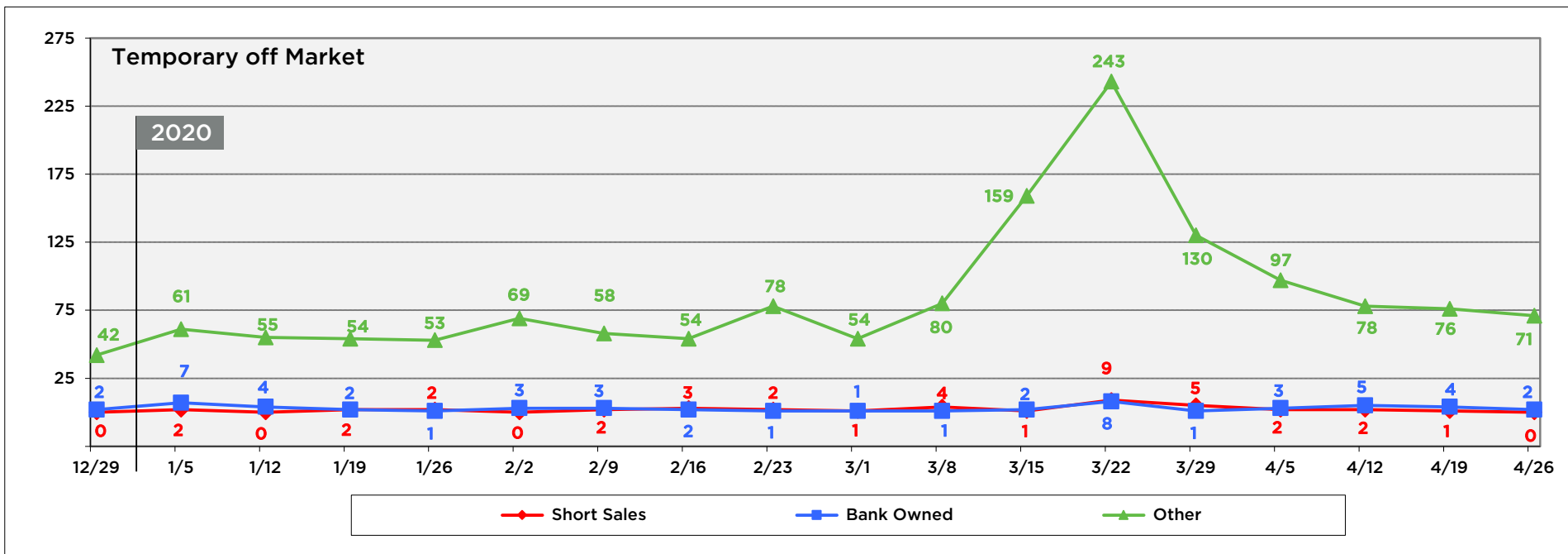
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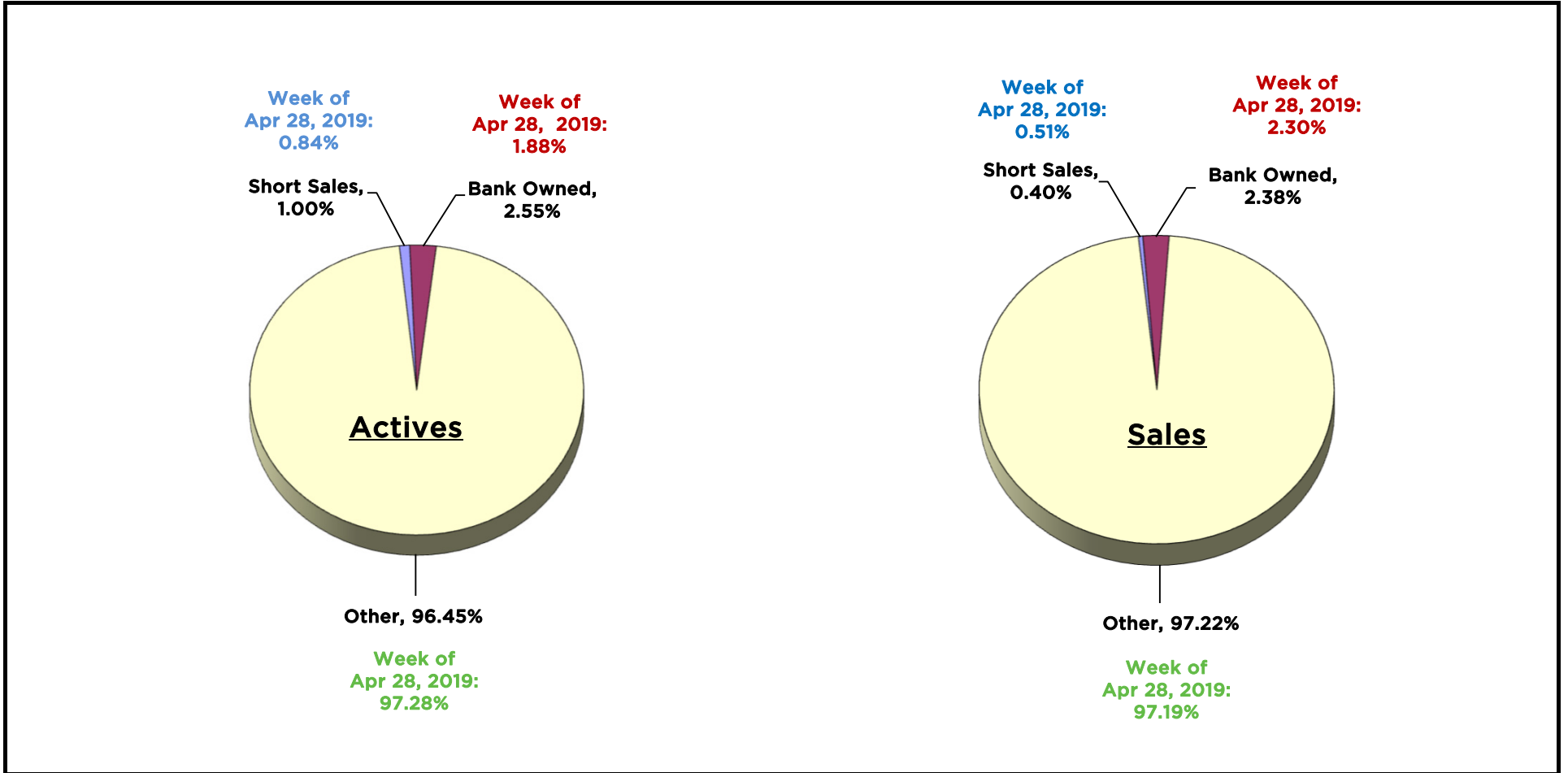
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



**Where are the 3 Single Family Homes available for the Median Price of \$272,300? ( ± \$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>
<hr/>							
<b>Orange County</b>		<b>1</b>	<b>\$272,000</b>	<b>4.0</b>	<b>2.0</b>	<b>2,552</b>	<b>\$106.58</b>
Hiawassee	32818	1	\$272,000	4.0	2.0	2,552	\$106.58
<hr/>							
<b>Osceola County</b>		<b>1</b>	<b>\$272,000</b>	<b>4.0</b>	<b>2.0</b>	<b>1,437</b>	<b>\$189.28</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$272,000	4.0	2.0	1,437	\$189.28
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<b>Lake County</b>		<b>1</b>	<b>\$272,500</b>	<b>4.0</b>	<b>2.0</b>	<b>2,608</b>	<b>\$104.49</b>
Leesburg (West)	34748	1	\$272,500	4.0	2.0	2,608	\$104.49

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>119</b>	<b>94</b>	<b>10</b>	<b>12</b>	<b>2</b>	<b>1</b>	<b>0</b>
Bank Owned	3	3	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	116	91	10	12	2	1	0
<b>Active Listings</b>	<b>2,158</b>	<b>1,533</b>	<b>267</b>	<b>253</b>	<b>64</b>	<b>33</b>	<b>8</b>
Bank Owned	29	25	3	0	1	0	0
Short Sales	6	5	1	0	0	0	0
Other	2,123	1,503	263	253	63	33	8
<b>Months of Inventory</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>7</b>	<b>8</b>	<b>0</b>

***List Price***

Average Original List Price	\$204,554	\$163,744	\$282,370	\$374,016	\$469,500	\$699,000	\$0
Average Final List Price	\$201,065	\$161,071	\$283,140	\$362,641	\$452,000	\$699,000	\$0

***Sale Price***

Average Price	\$193,958	\$155,772	\$271,740	\$346,083	\$444,000	\$680,000	\$0
Median Price	\$176,500	\$157,500	\$268,250	\$350,000	\$444,000	\$680,000	\$0

***Price Differences***

<i>Original</i> to <i>Final</i> List Price	-\$3,489	-\$2,673	\$770	-\$11,375	-\$17,500	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$10,596	-\$7,972	-\$10,630	-\$27,933	-\$25,500	-\$19,000	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,107	-\$5,299	-\$11,400	-\$16,558	-\$8,000	-\$19,000	\$0
<i>Original</i> List to <i>Sale</i> Price - %	94.82%	95.13%	96.24%	92.53%	94.57%	97.28%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	96.47%	96.71%	95.97%	95.43%	98.23%	97.28%	0.00%

***Days on the Market***

Avg Days Listing to Contract	46	46	35	62	32	5	0
Combined Avg Days to Contract	42	43	29	53	32	5	0
Avg Days Listing to Closing	84	83	69	112	86	57	0
Avg Days Contract to Close	38	36	33	49	54	51	0

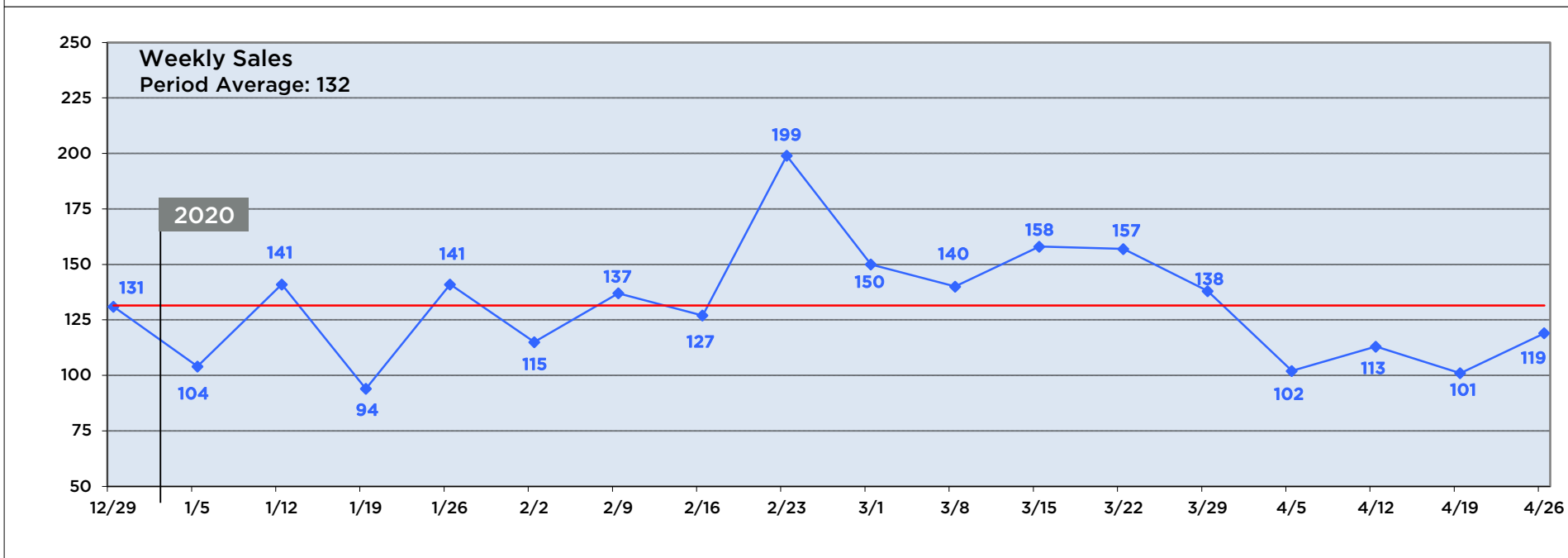
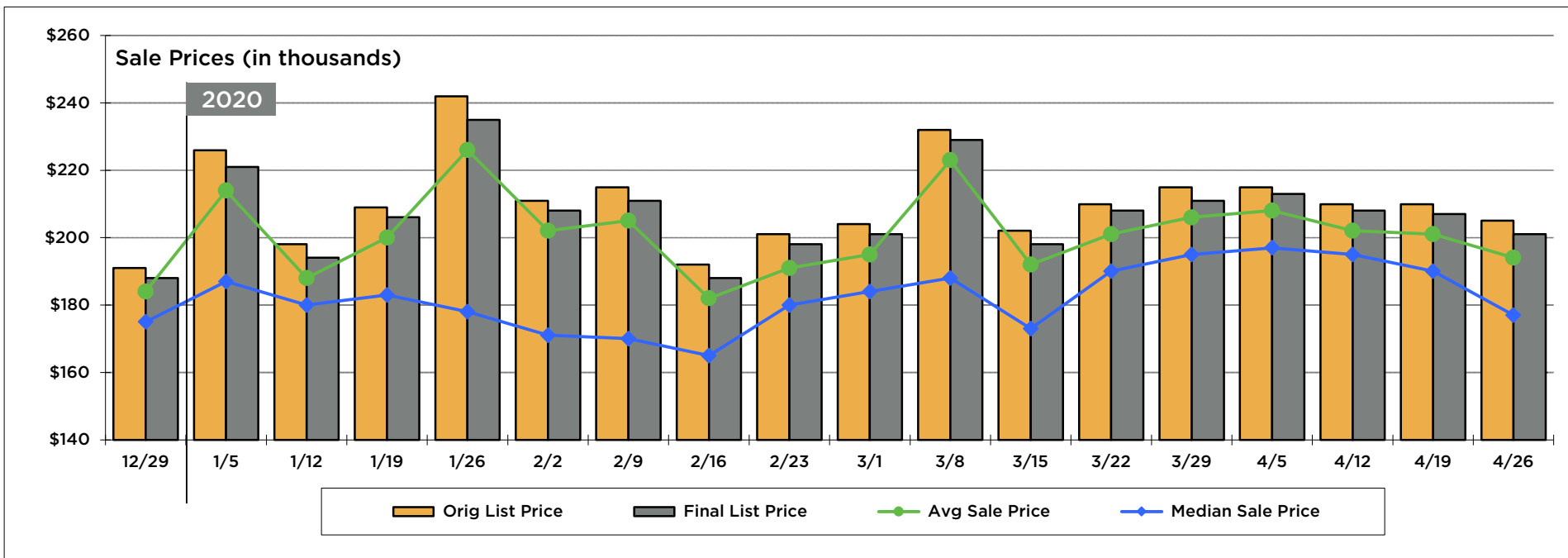
***Beds / Baths***

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

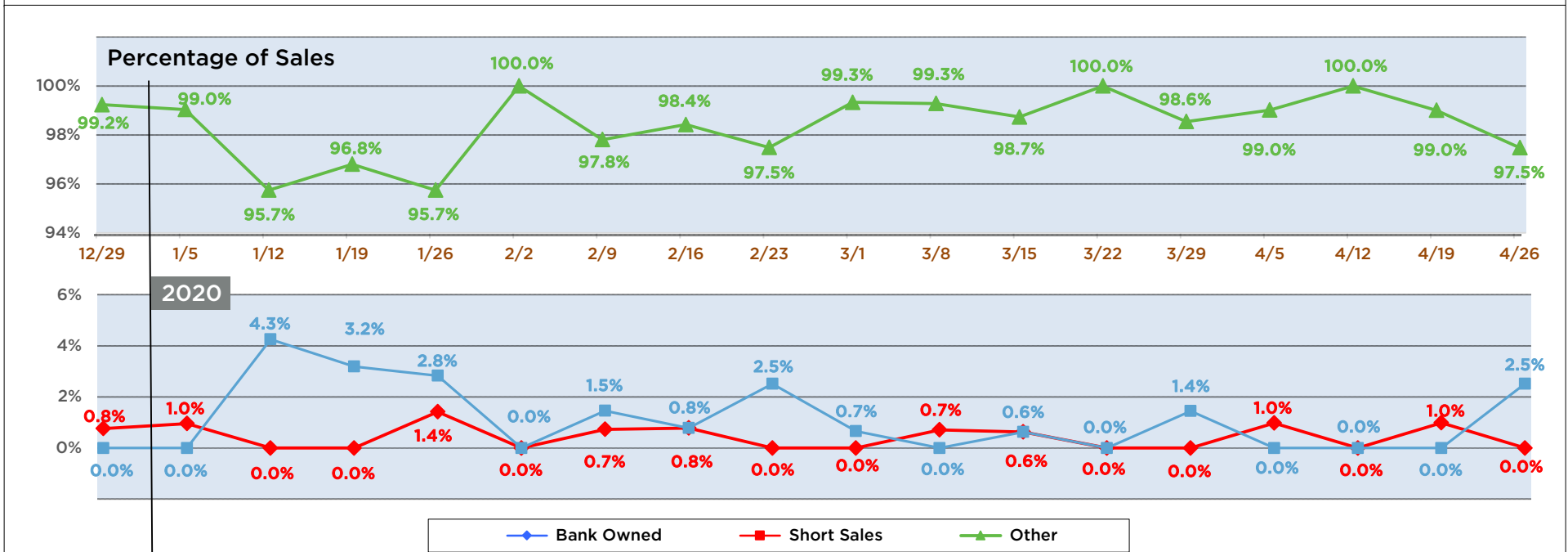
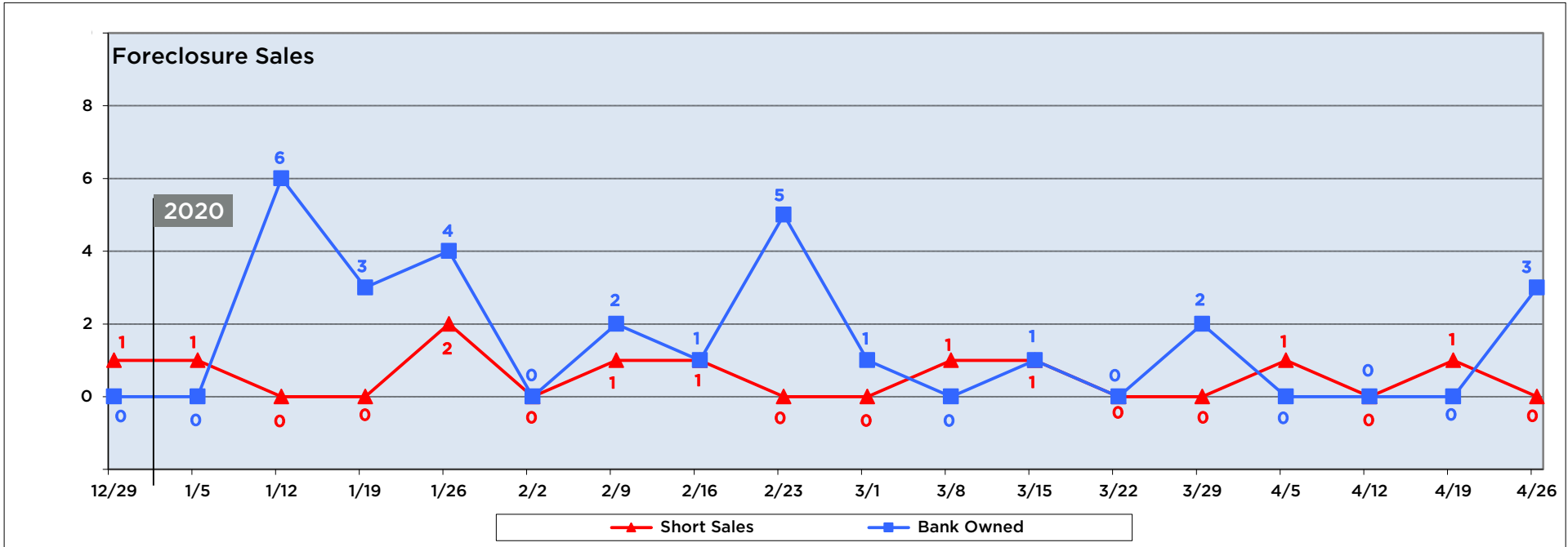
***Square Footage***

Average Square Feet	1,367	1,246	1,646	1,940	1,658	2,475	0
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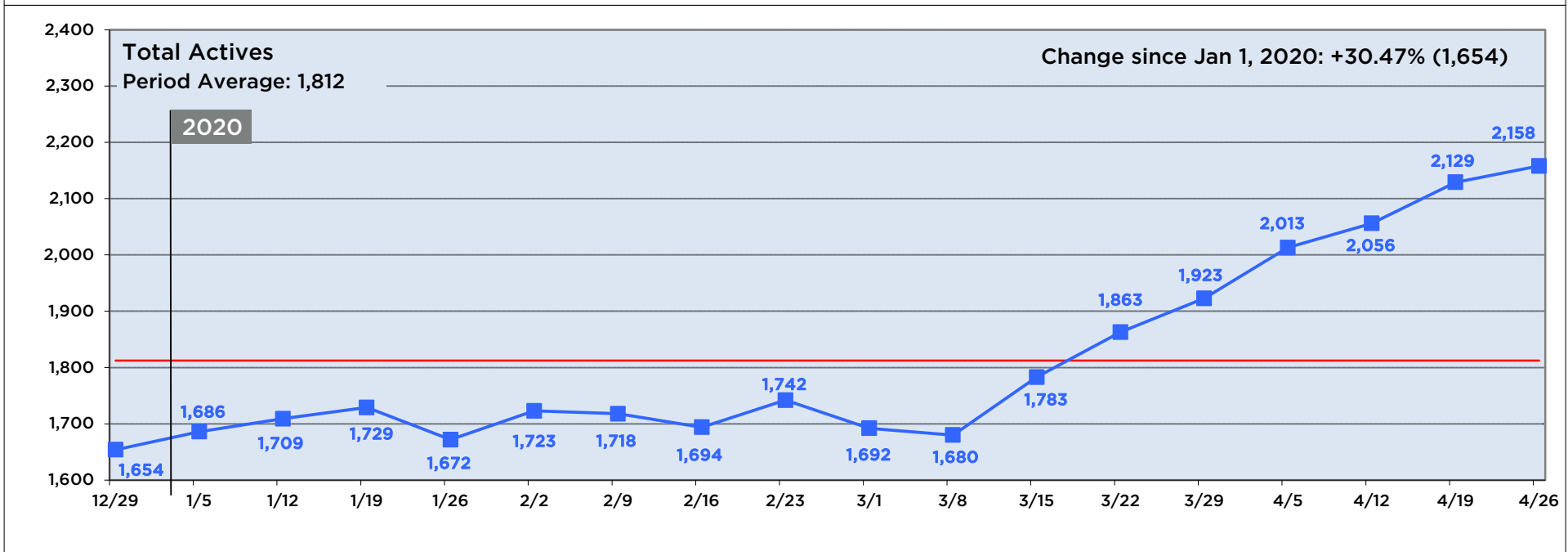
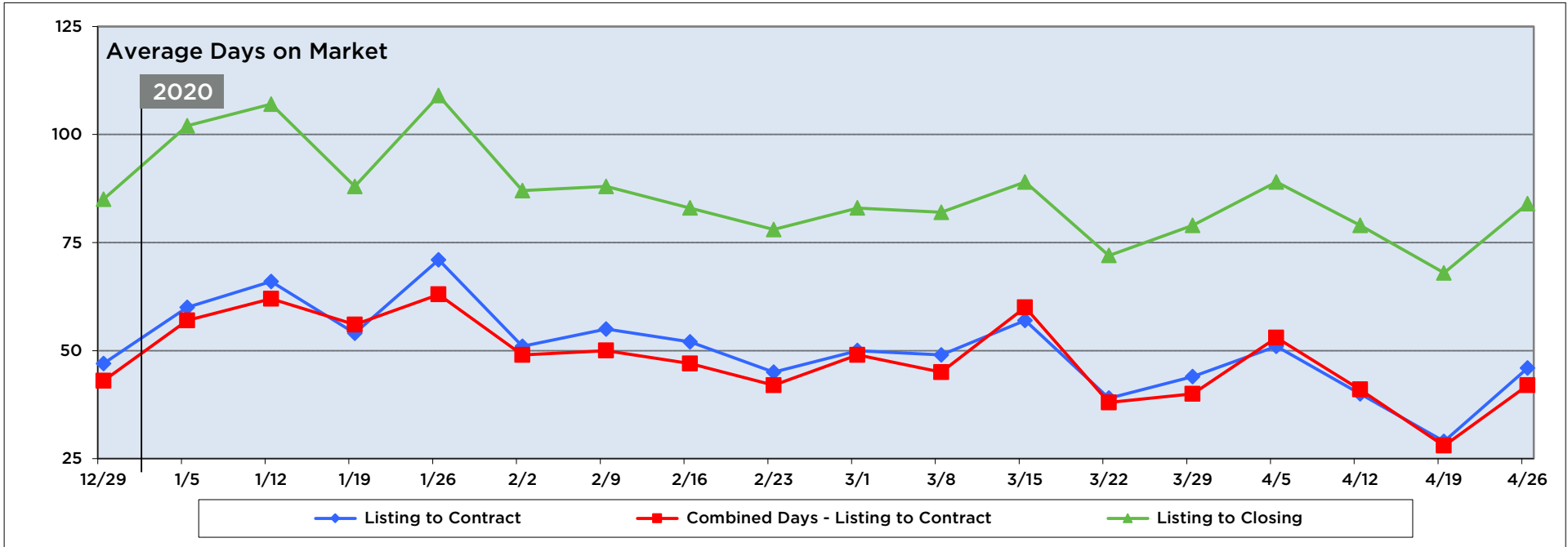
**Condos, Townhomes, Villas**



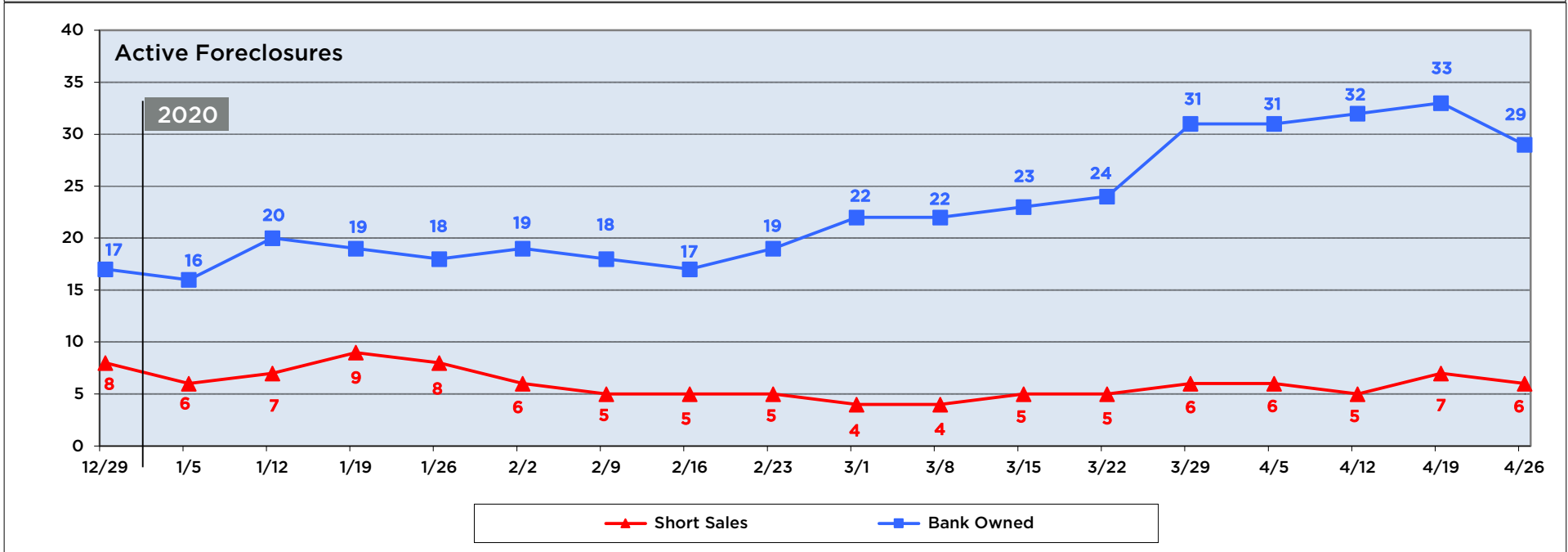
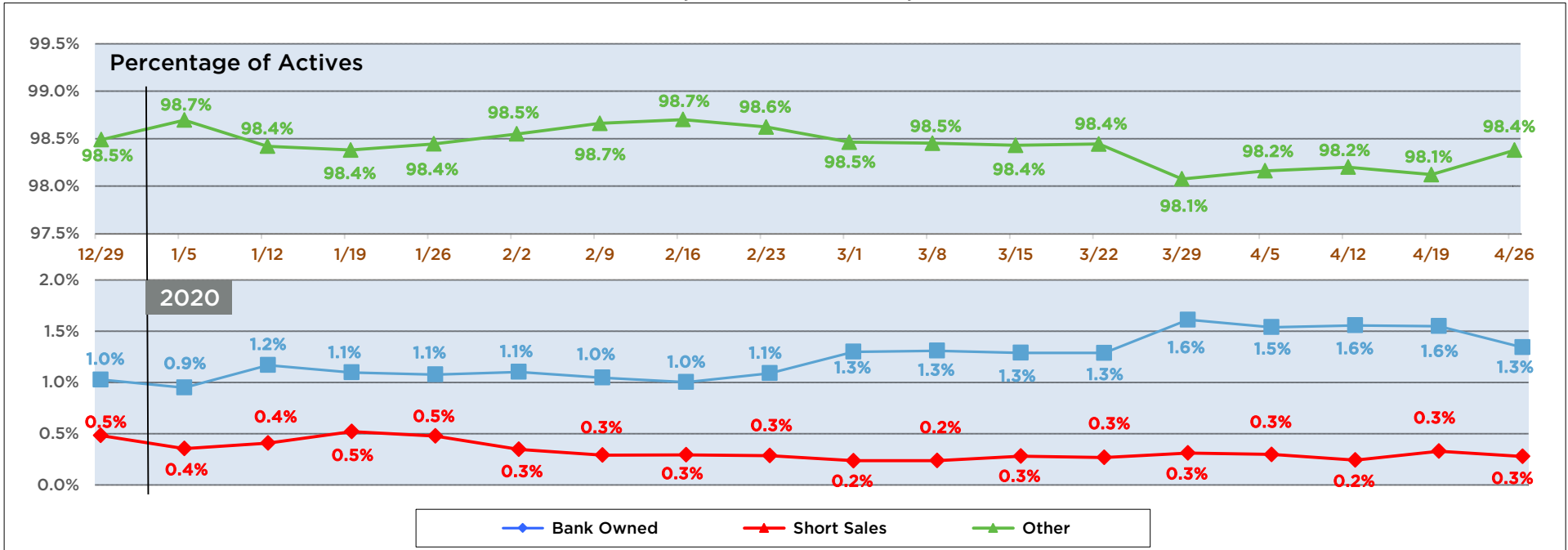
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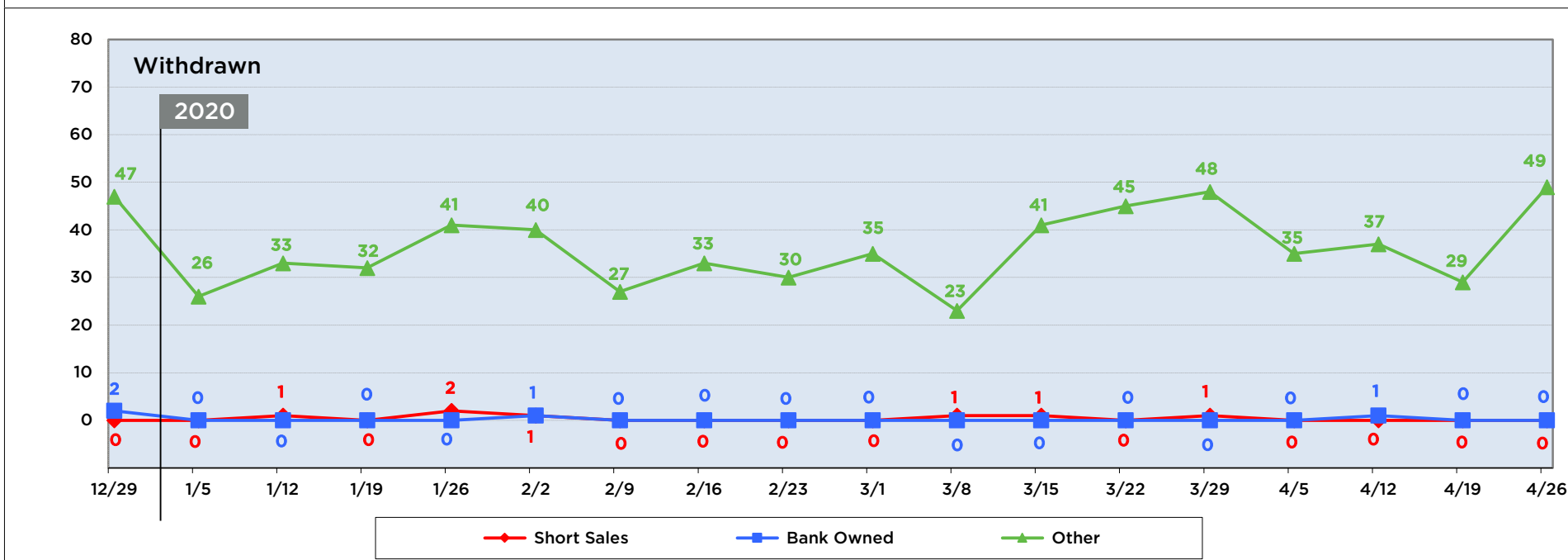
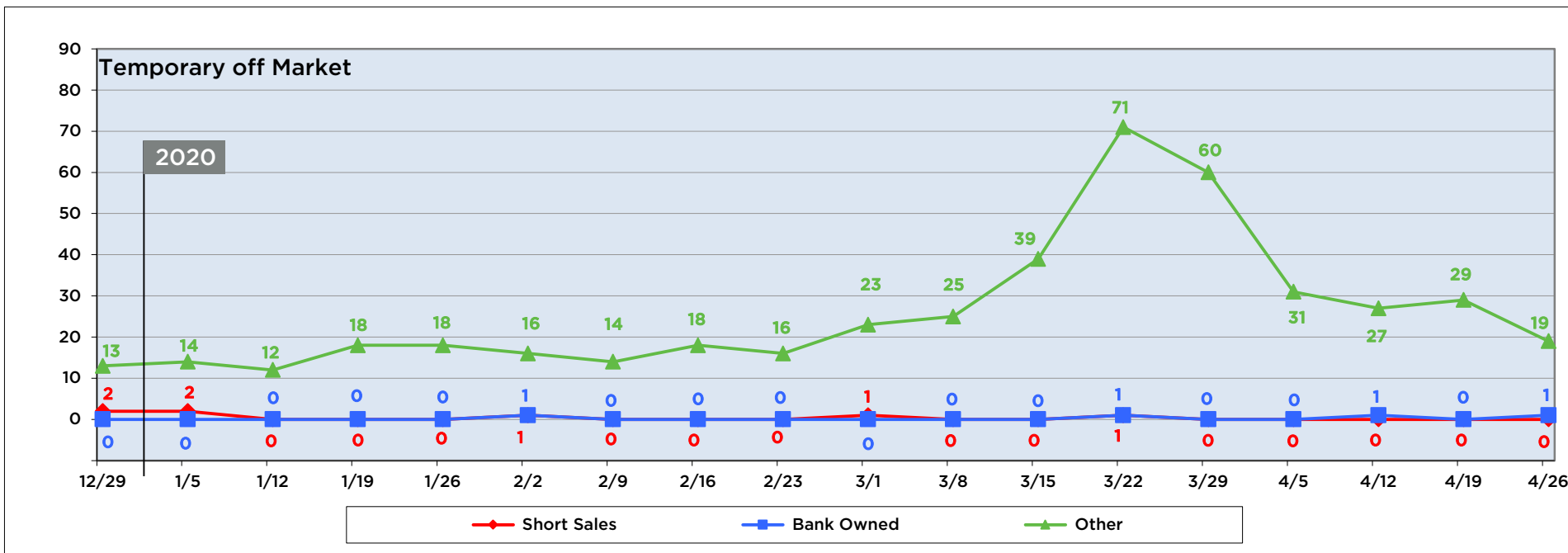
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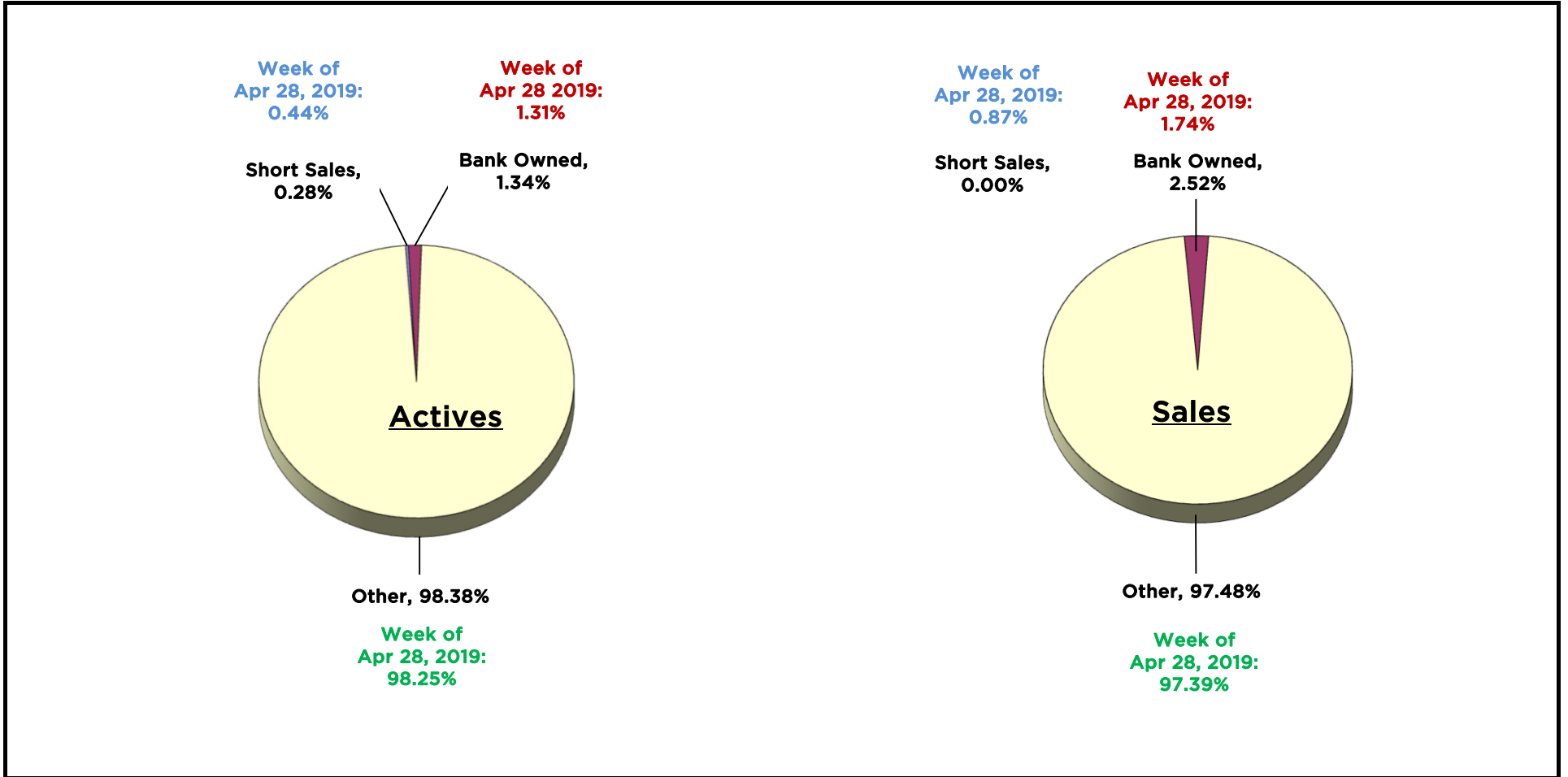
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$176,500?**

( ± \$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>2</b>	<b>\$176,500</b>	<b>2.5</b>	<b>2.0</b>	<b>1,644</b>	<b>\$107.39</b>
Casselberry	32707	1	\$177,000	2.0	2.0	1,876	\$94.35
Altamonte Springs / Forest City	32714	1	\$176,000	3.0	2.0	1,411	\$124.73
<b>Orange County</b>		<b>2</b>	<b>\$177,000</b>	<b>2.5</b>	<b>2.0</b>	<b>1,278</b>	<b>\$138.55</b>
Orlando (Downtown)	32801	1	\$177,000	2.0	2.0	1,147	\$154.32
Metro West / Orlo Vista	32835	1	\$177,000	3.0	2.0	1,408	\$125.71
<b>Osceola County</b>		<b>2</b>	<b>\$176,000</b>	<b>3.0</b>	<b>3.0</b>	<b>1,418</b>	<b>\$124.12</b>
Kissimmee / Celebration	34747	2	\$176,000	3.0	3.0	1,418	\$124.12