



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

***Week of May 3, 2020 - May 9, 2020***

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

- Sales of single-family homes decreased to 306 during the week of May 3, from 504 the week prior
- The median price of single family homes increased to \$290,000, a change of 6.5%
- The number of single-family home foreclosure transactions decreased to 6 last week, from 12 the week of Apr 26
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 53, and now sits at 6,058

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

- Sales of condos, townhomes, and villas decreased to 65 during the week of May 3, from 119 the week prior
- The median price of condos, townhomes, and villas increased to \$181,000, a change of 2.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 3 the week of Apr 26
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 26, and now sits at 2,184

*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>306</b>	93	68	87	28	26	4
Bank Owned	6	4	0	1	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	300	89	68	86	27	26	4
<b>Active Listings</b>	<b>6,058</b>	1,456	875	1,369	759	1,161	438
Bank Owned	135	68	16	33	8	6	4
Short Sales	63	29	11	13	5	5	0
Other	5,860	1,359	848	1,323	746	1,150	434
<b>Months of Inventory</b>	<b>5</b>	4	3	4	6	10	25

#### List Price

Average Original List Price	\$347,040	\$202,651	\$281,747	\$355,112	\$469,464	\$702,114	\$1,473,500
Average Final List Price	\$339,680	\$198,861	\$277,668	\$350,244	\$457,000	\$678,663	\$1,413,500

#### Sale Price

Average Price	\$330,649	\$194,749	\$272,997	\$344,246	\$446,245	\$653,608	\$1,266,250
Median Price	\$290,000	\$209,000	\$273,800	\$344,900	\$447,500	\$638,500	\$1,247,500

#### Price Differences

<i>Original to Final</i> List Price	-\$7,360	-\$3,790	-\$4,079	-\$4,868	-\$12,464	-\$23,451	-\$60,000
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,391	-\$7,902	-\$8,750	-\$10,866	-\$23,219	-\$48,506	-\$207,250
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,031	-\$4,112	-\$4,671	-\$5,998	-\$10,755	-\$25,055	-\$147,250
<i>Original</i> List to <i>Sale</i> Price - %	95.28%	96.10%	96.89%	96.94%	95.05%	93.09%	85.93%
<i>Final</i> List to <i>Sale</i> Price - %	97.34%	97.93%	98.32%	98.29%	97.65%	96.31%	89.58%

#### Days on the Market

Avg Days Listing to Contract	52	39	44	49	53	122	91
Combined Avg Days to Contract	51	33	35	51	66	131	91
Avg Days Listing to Closing	91	81	83	86	92	155	153
Avg Days Contract to Close	39	41	39	38	39	33	61

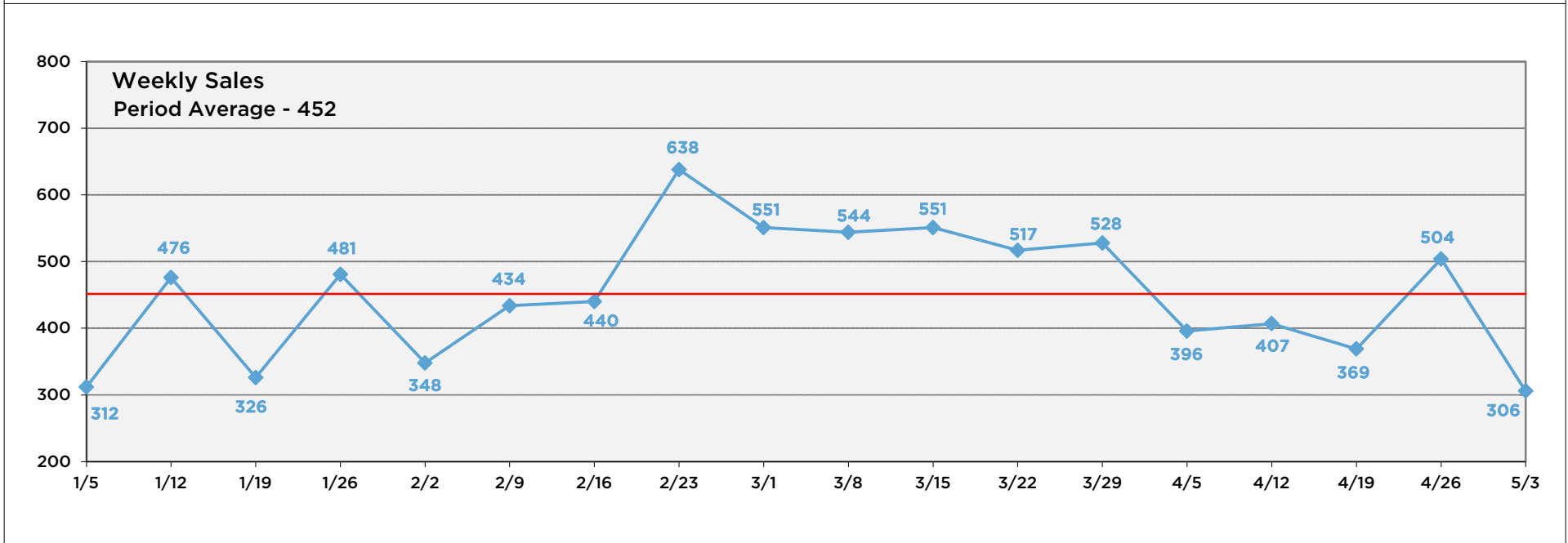
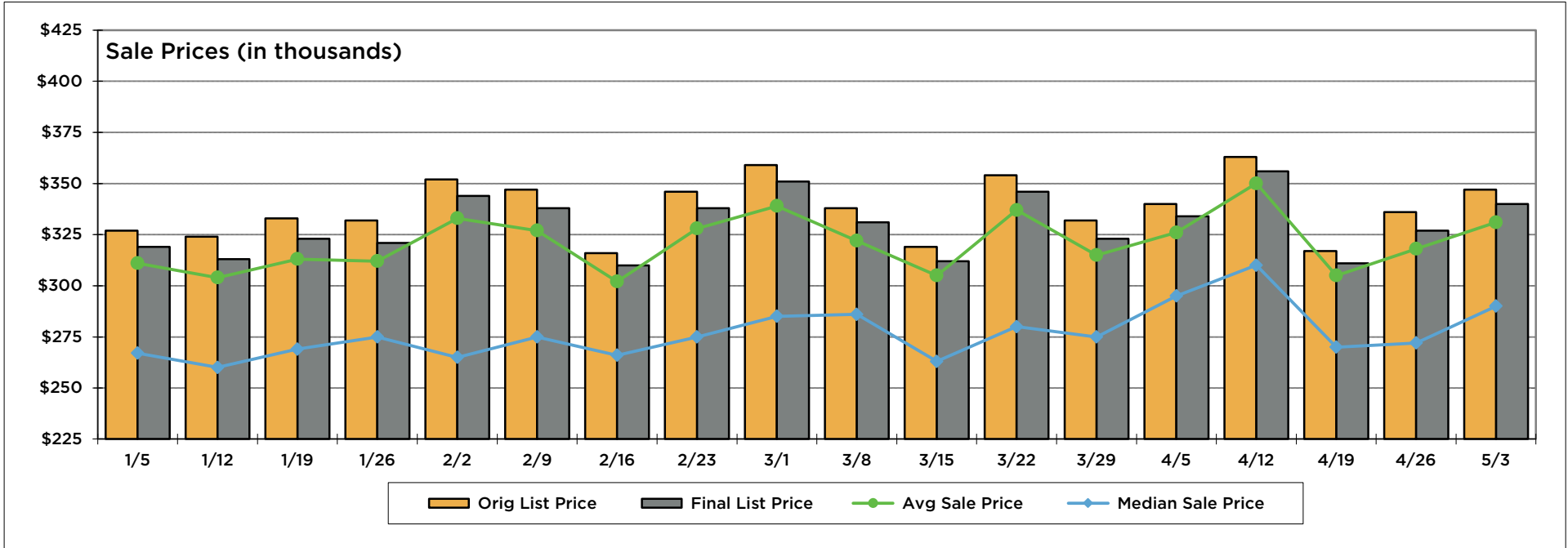
#### Beds / Baths

Average Bedrooms	4	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

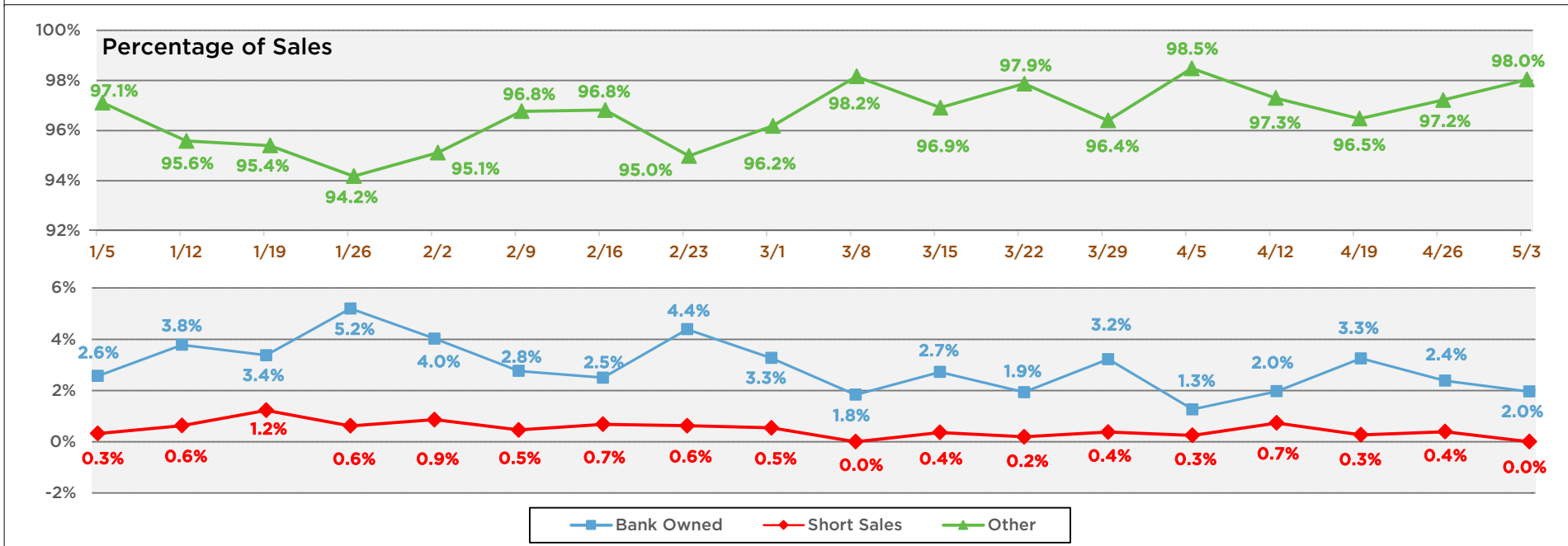
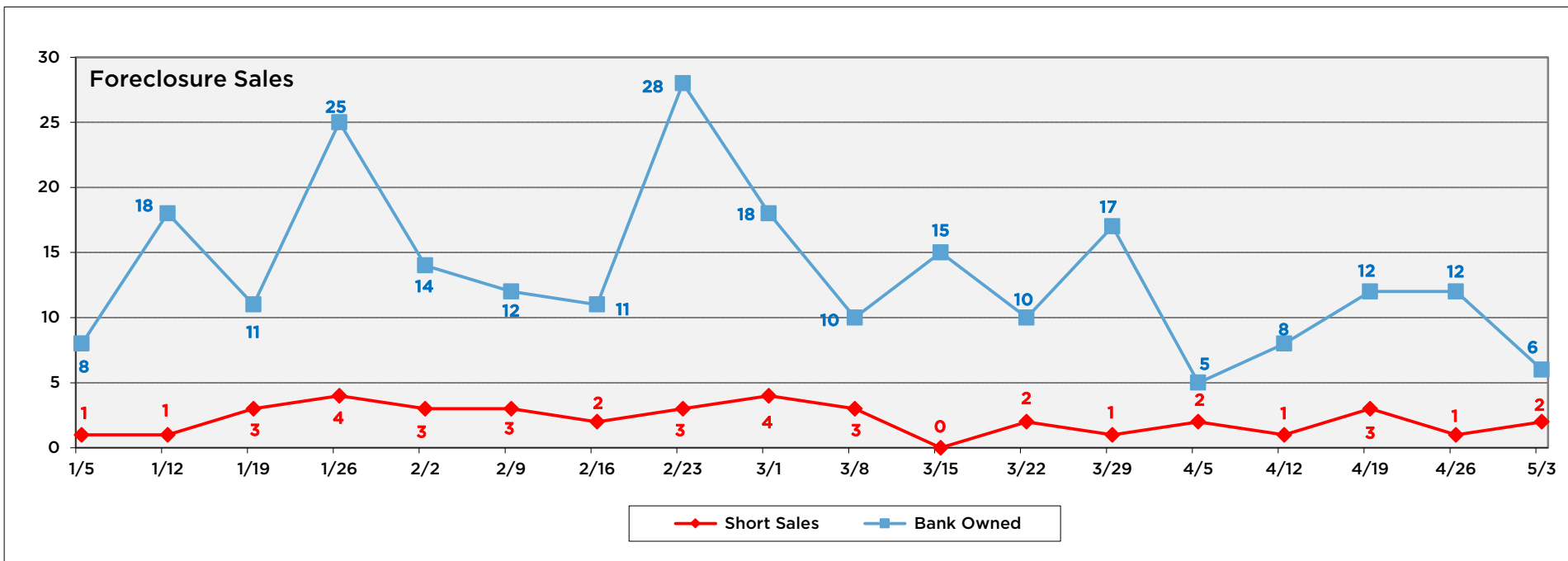
Average Square Feet	2,112	1,413	1,849	2,214	2,957	3,600	5,078
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**Single Family Homes**

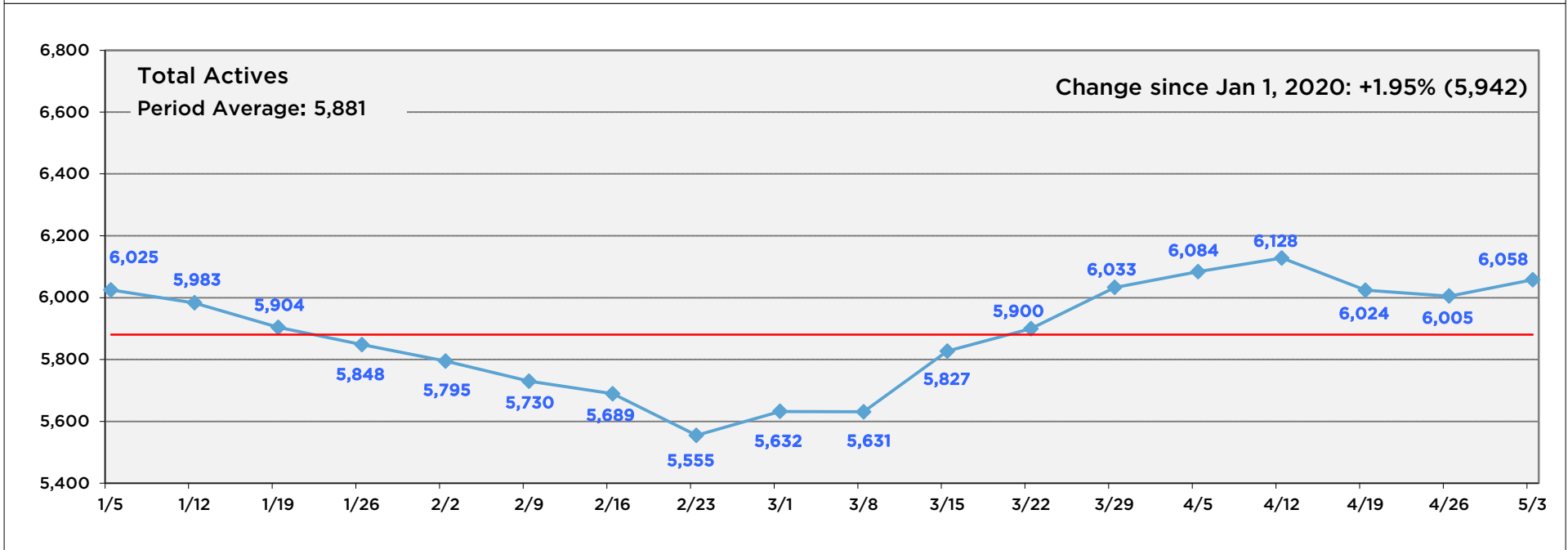
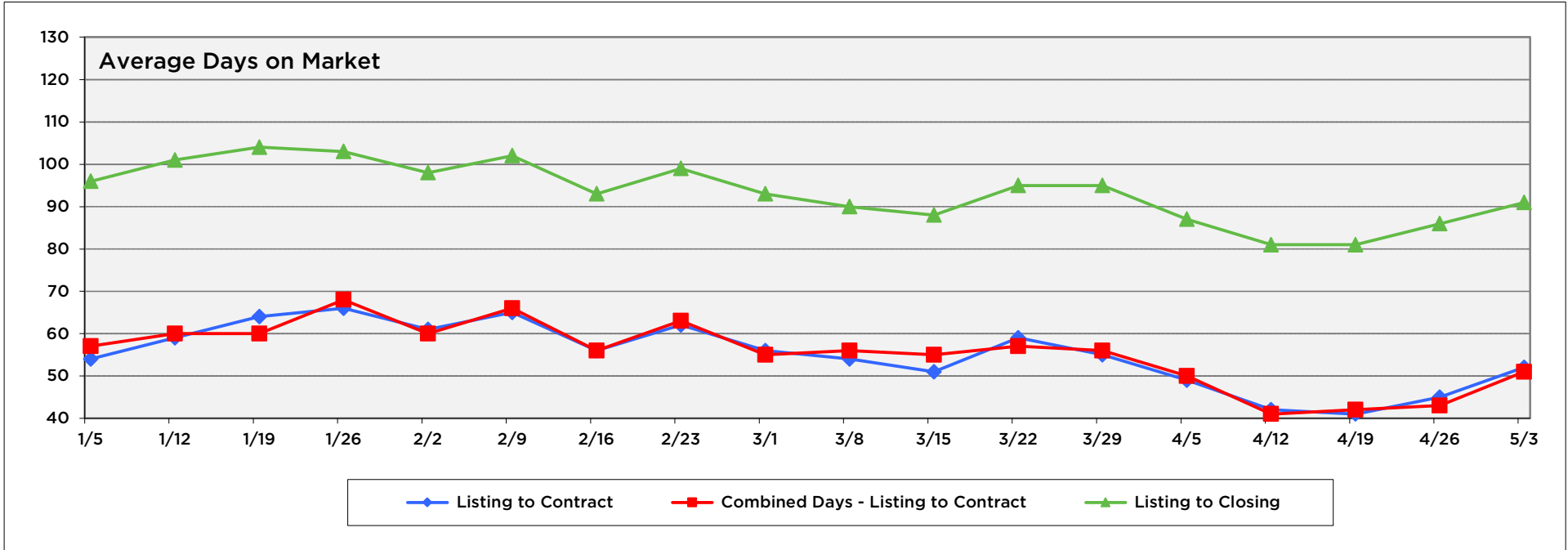




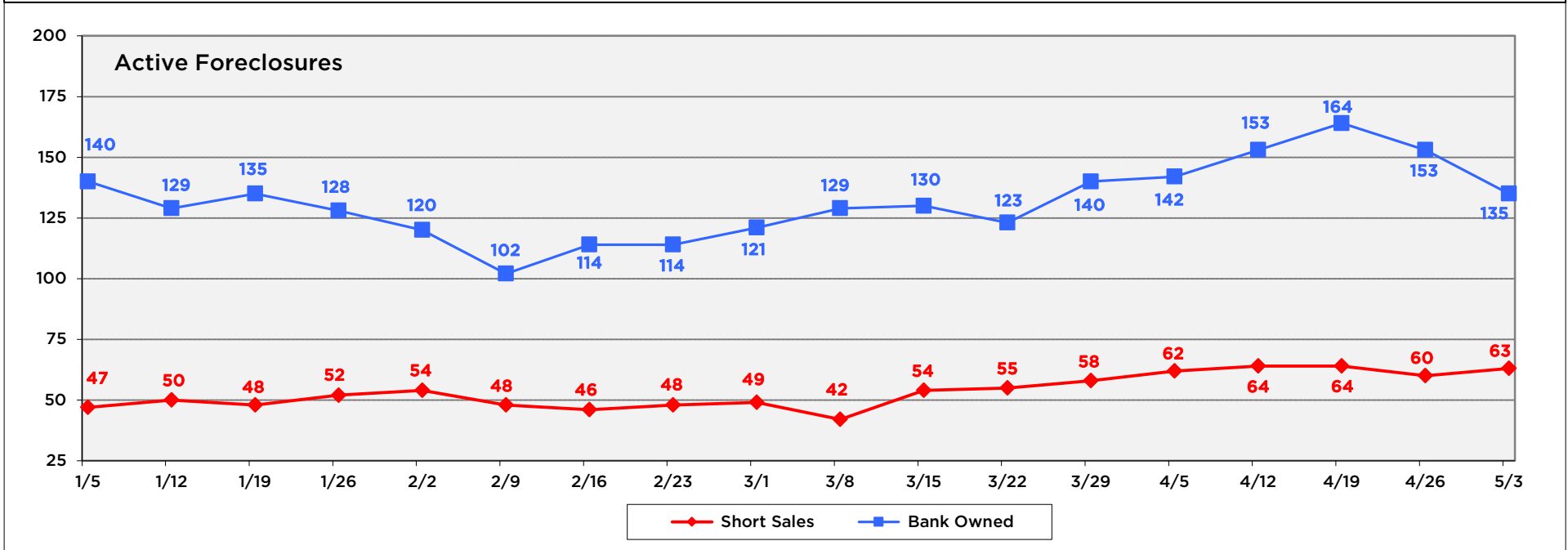
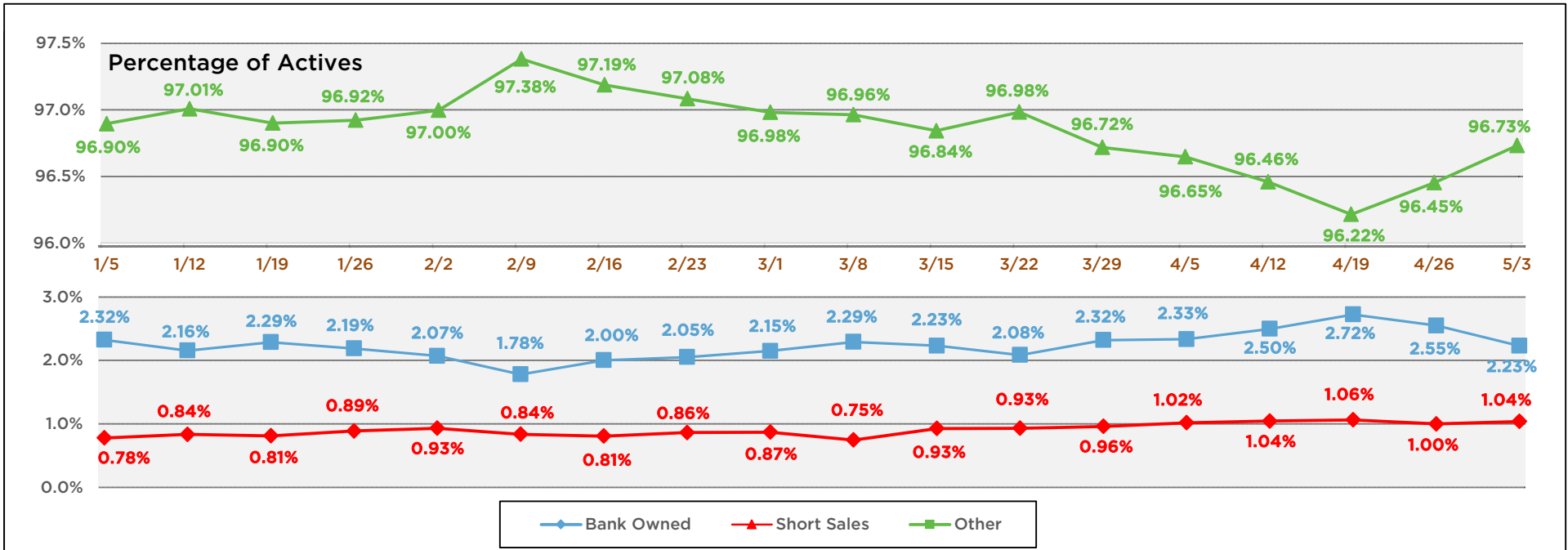
### Single Family Homes



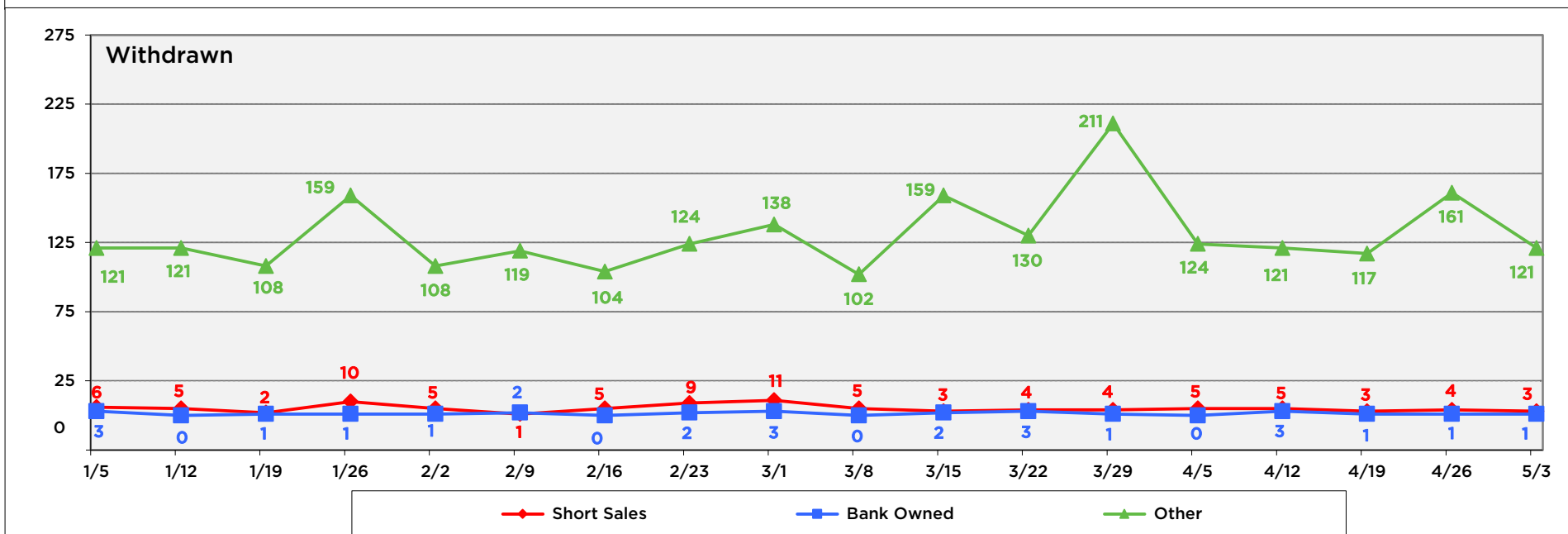
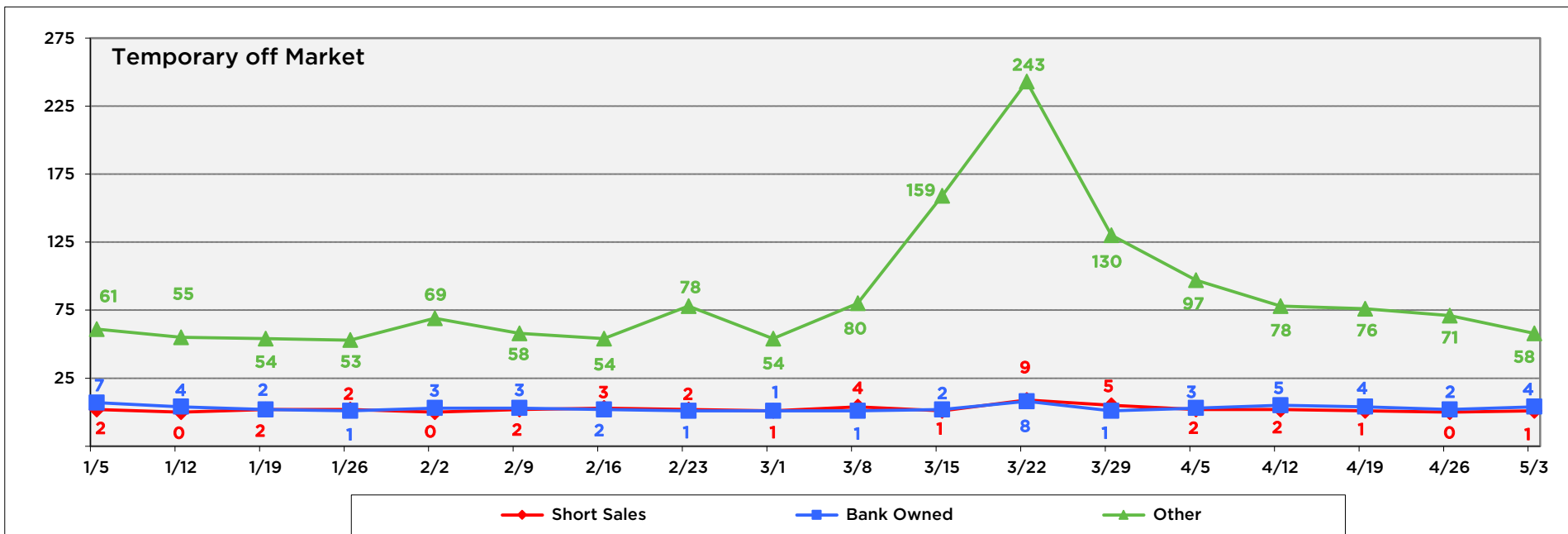
### Single Family Homes



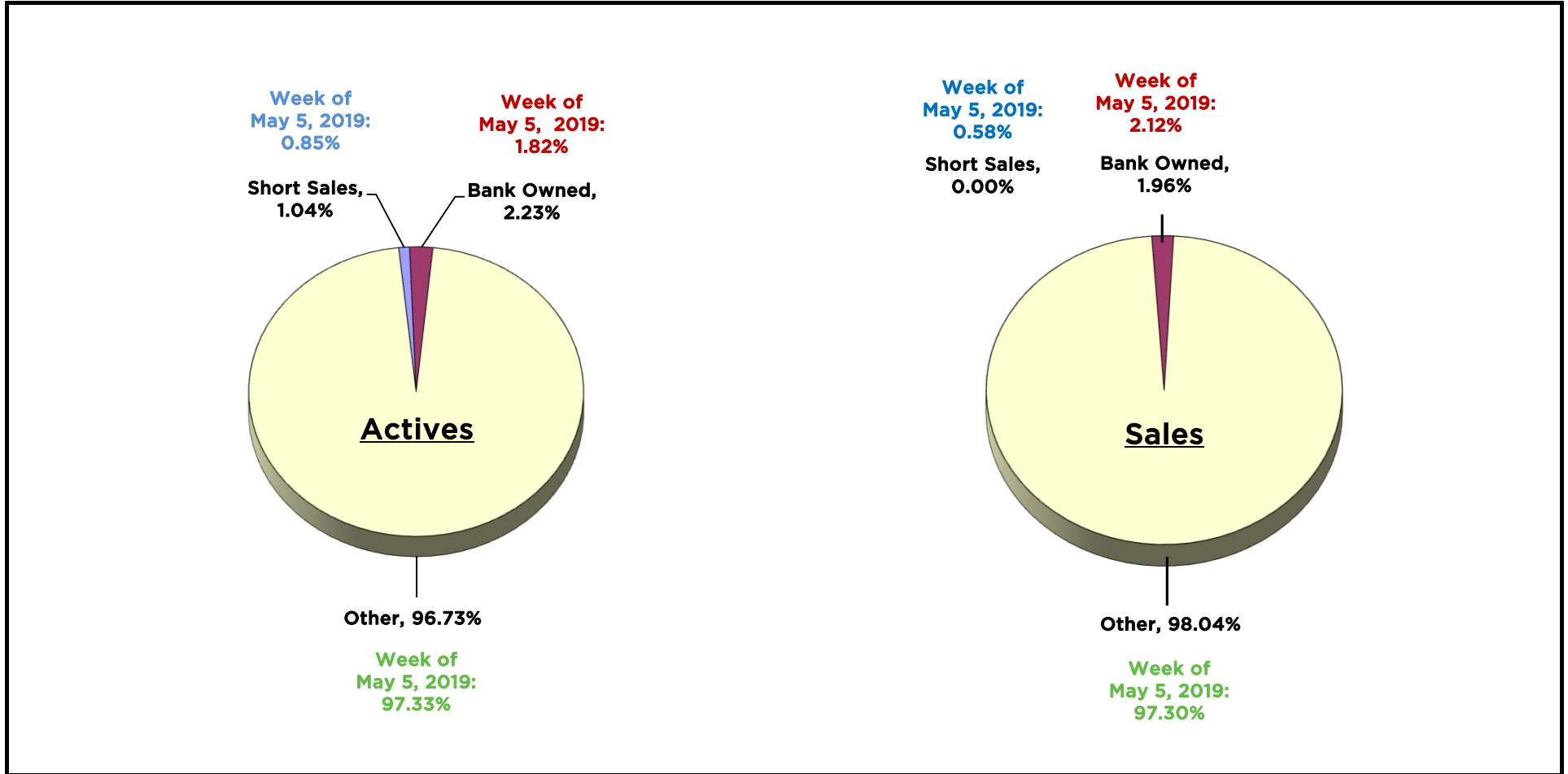
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



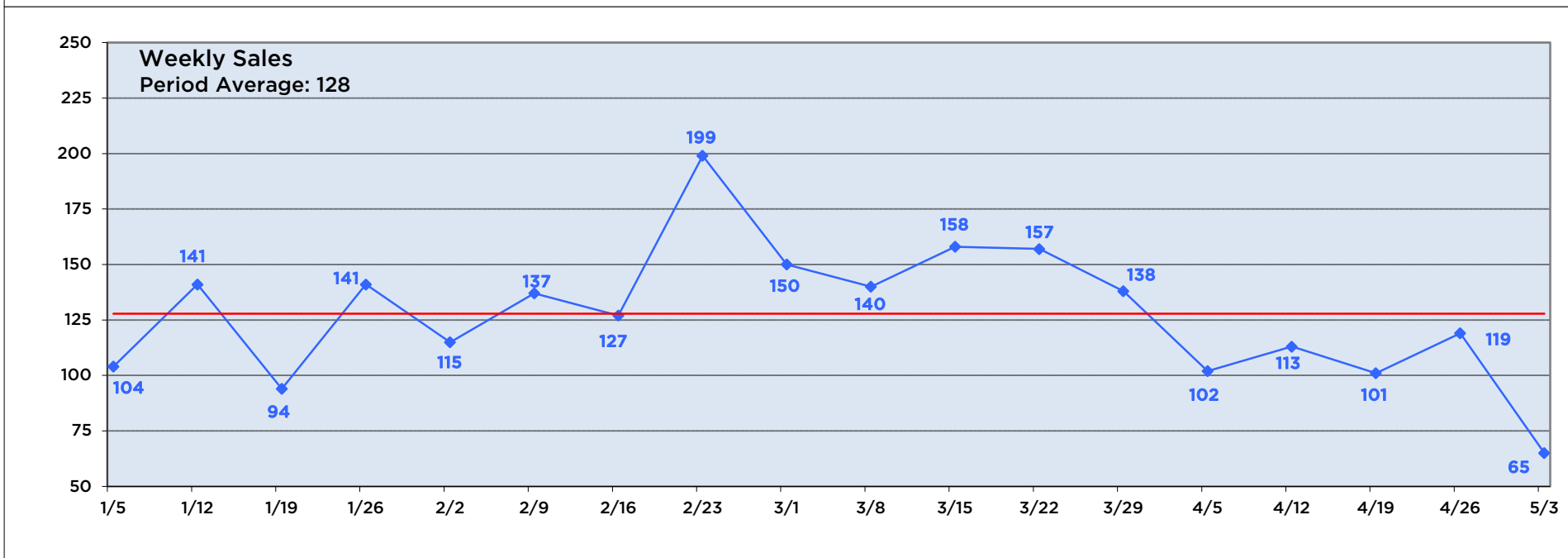
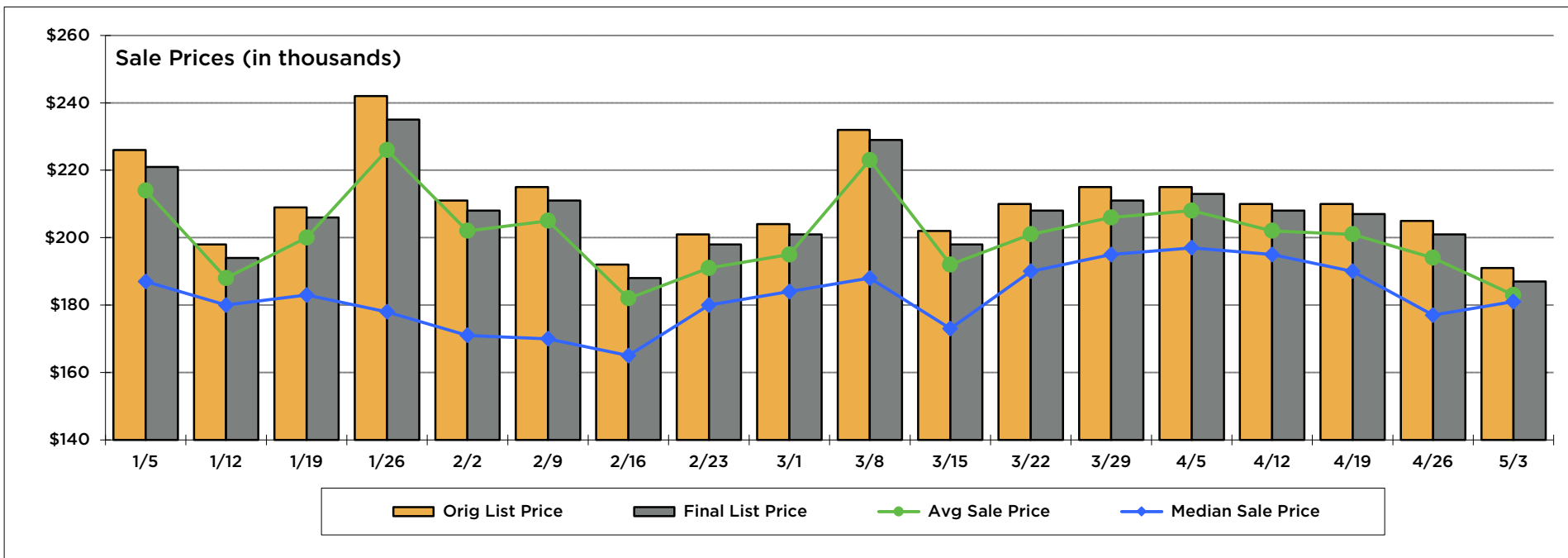
**Where are the 57 Single Family Homes available for the Median Price of \$290,000? (± \$500)**

<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>5</b>	<b>\$289,920</b>	<b>3.2</b>	<b>1.8</b>	<b>1,561</b>	<b>\$185.73</b>
Fern Park/Casselberry	32730	1	\$289,900	3.0	1.0	1,338	\$216.67
Lake Mary / Heathrow	32746	2	\$289,950	3.0	2.0	1,598	\$181.45
Longwood (East)	32750	1	\$289,900	3.0	2.0	1,594	\$181.87
Oviedo	32765	1	\$289,900	4.0	2.0	1,677	\$172.87
<b>Orange County</b>		<b>19</b>	<b>\$289,910</b>	<b>3.5</b>	<b>2.0</b>	<b>1,846</b>	<b>\$157.09</b>
Mount Dora	32757	1	\$289,500	3.0	2.0	2,129	\$135.98
Colonialtown	32803	1	\$290,000	3.0	2.0	1,102	\$263.16
Delaney / Crystal Lake	32806	2	\$289,950	3.0	2.0	1,348	\$215.10
Conway	32812	1	\$289,900	3.0	2.0	1,724	\$168.16
Union Park	32817	1	\$289,700	4.0	2.0	2,199	\$131.74
Hiawassee	32818	1	\$289,900	3.0	2.0	1,730	\$167.57
Bithlo	32820	1	\$290,000	4.0	2.0	1,953	\$148.49
Ventura	32822	1	\$290,000	3.0	2.0	1,772	\$163.66
Taft	32824	2	\$289,995	4.0	2.0	1,829	\$158.55
Rio Pinar / Union Park	32825	1	\$290,000	4.0	2.0	1,931	\$150.18
Research Park	32826	2	\$289,950	4.0	2.0	2,122	\$136.64
Waterford Lakes	32828	1	\$290,000	4.0	2.0	1,952	\$148.57
Hunters Creek	32837	2	\$289,950	4.0	2.0	2,075	\$139.73
Pine Castle / Edgewood	32839	1	\$289,900	3.0	2.0	1,996	\$145.24
Ocoee	34761	1	\$289,700	3.0	2.0	1,829	\$158.39
<b>Osceola County</b>		<b>22</b>	<b>\$289,936</b>	<b>3.8</b>	<b>2.5</b>	<b>2,249</b>	<b>\$128.91</b>
Kissimmee (Central)	34741	2	\$289,800	4.0	2.0	2,078	\$139.46
Kissimmee / Buena Ventura Lakes	34743	2	\$289,950	4.0	2.0	1,856	\$156.22
Kissimmee (East)	34744	6	\$289,950	3.0	2.0	2,112	\$137.29
Kissimmee (West) / Pleasant Hill	34746	9	\$289,932	4.0	3.0	2,406	\$120.50
Kissimmee / Poinciana	34758	2	\$290,000	5.0	3.0	2,923	\$99.21
St Cloud / Canoe Creek	34772	1	\$290,000	3.0	2.0	1,440	\$201.39
<b>Lake County</b>		<b>11</b>	<b>\$289,932</b>	<b>3.6</b>	<b>2.5</b>	<b>2,100</b>	<b>\$138.06</b>
Sorrento / Mt Plymouth	32776	1	\$289,900	4.0	3.0	2,380	\$121.81
Tavares / Mt Plymouth	32778	3	\$289,861	4.0	2.0	2,613	\$110.93
Clermont (Central)	34711	2	\$289,950	4.0	2.0	2,138	\$135.62
Clermont (South)	34714	2	\$289,950	5.0	4.0	2,150	\$134.86
Groveland	34736	3	\$289,991	2.0	2.0	1,435	\$202.08

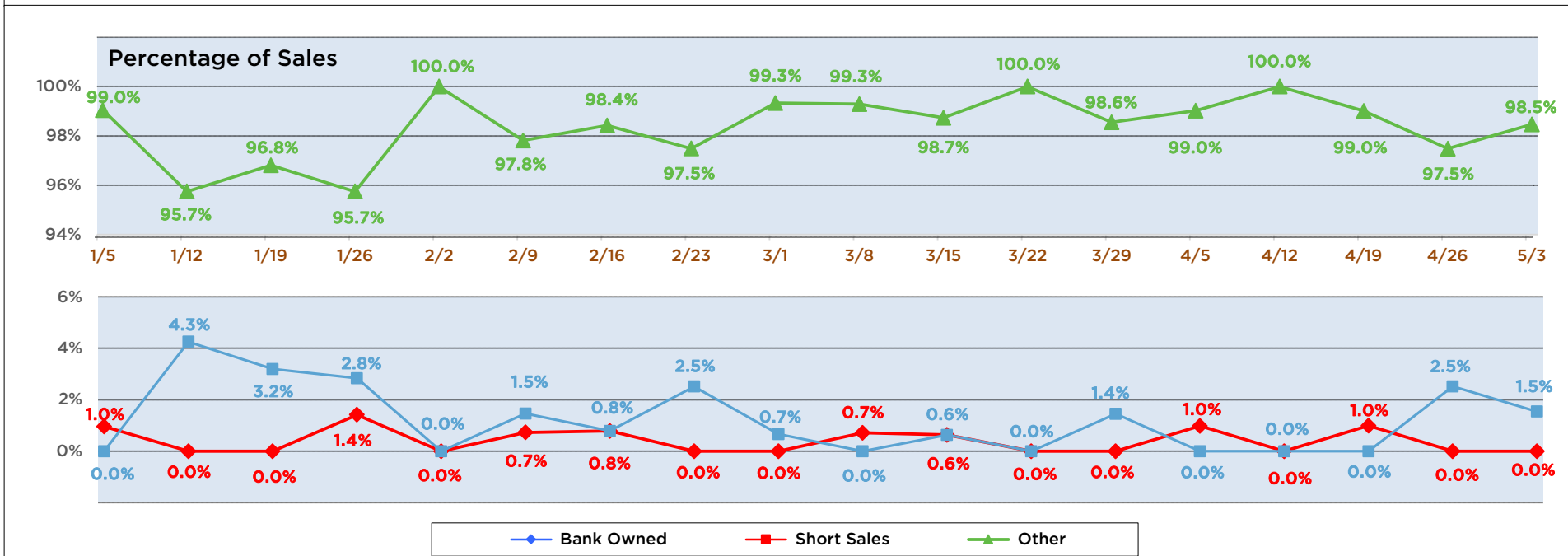
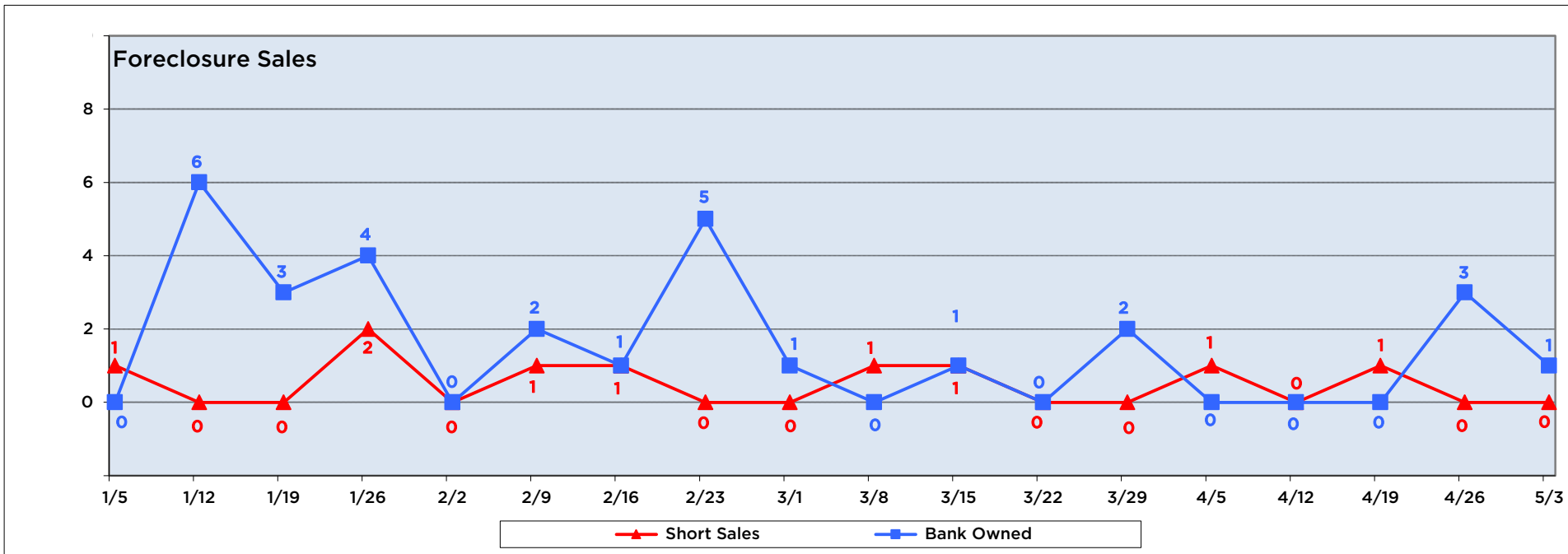
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>65</b>	<b>53</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	64	52	10	2	0	0	0
<b>Active Listings</b>	<b>2,184</b>	<b>1,547</b>	<b>275</b>	<b>251</b>	<b>67</b>	<b>35</b>	<b>9</b>
Bank Owned	28	23	4	0	1	0	0
Short Sales	7	6	1	0	0	0	0
Other	2,149	1,518	270	251	66	35	9
<b>Months of Inventory</b>	<b>8</b>	<b>7</b>	<b>6</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$190,935	\$170,658	\$275,090	\$307,500	\$0	\$0	\$0
Average Final List Price	\$187,472	\$166,894	\$272,530	\$307,500	\$0	\$0	\$0
<b><i>Sale Price</i></b>							
Average Price	\$182,633	\$161,295	\$270,950	\$306,500	\$0	\$0	\$0
Median Price	\$181,000	\$165,000	\$270,500	\$306,500	\$0	\$0	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$3,463	-\$3,764	-\$2,560	\$0	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,302	-\$9,363	-\$4,140	-\$1,000	\$0	\$0	\$0
Final List to Sale Price - \$	-\$4,839	-\$5,599	-\$1,580	-\$1,000	\$0	\$0	\$0
Original List to Sale Price - %	95.65%	94.51%	98.50%	99.67%	0.00%	0.00%	0.00%
Final List to Sale Price - %	97.42%	96.65%	99.42%	99.67%	0.00%	0.00%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	45	50	31	4	0	0	0
Combined Avg Days to Contract	37	41	26	4	0	0	0
Avg Days Listing to Closing	86	91	67	46	0	0	0
Avg Days Contract to Close	40	40	36	42	0	0	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	0	0	0
Average Full Baths	2	2	2	2	0	0	0
Average Half Baths	0	0	1	1	0	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,289	1,214	1,561	1,921	0	0	0

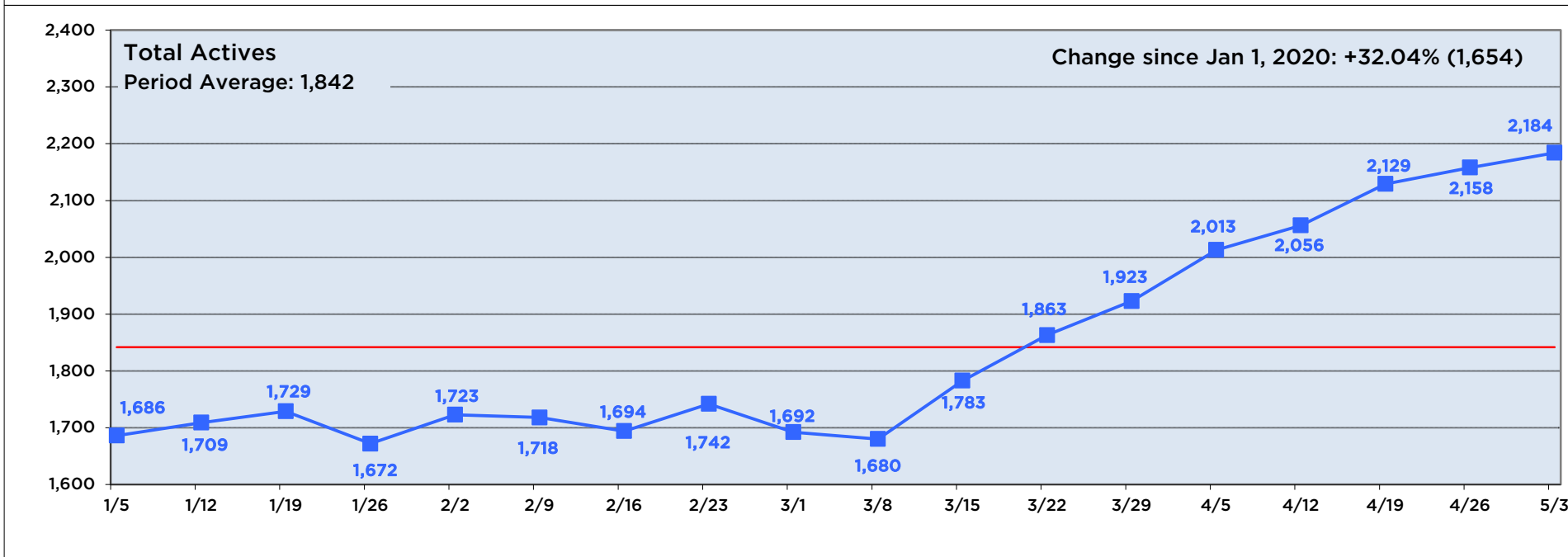
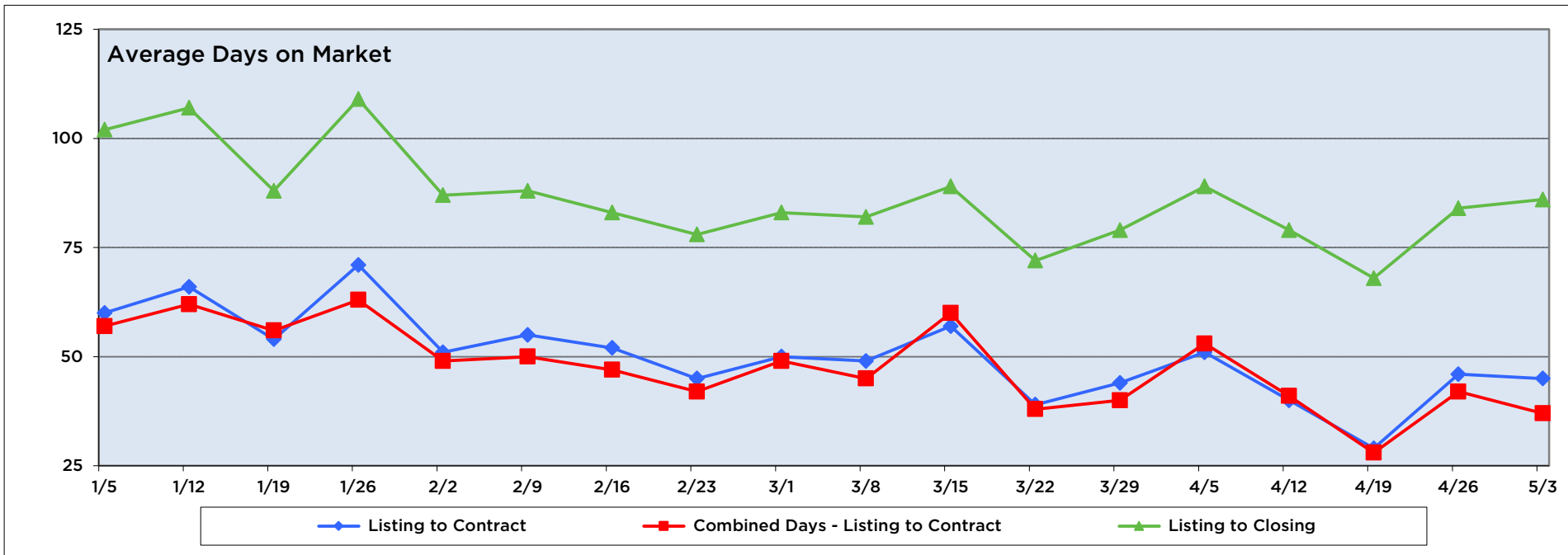
**Condos, Townhomes, Villas**



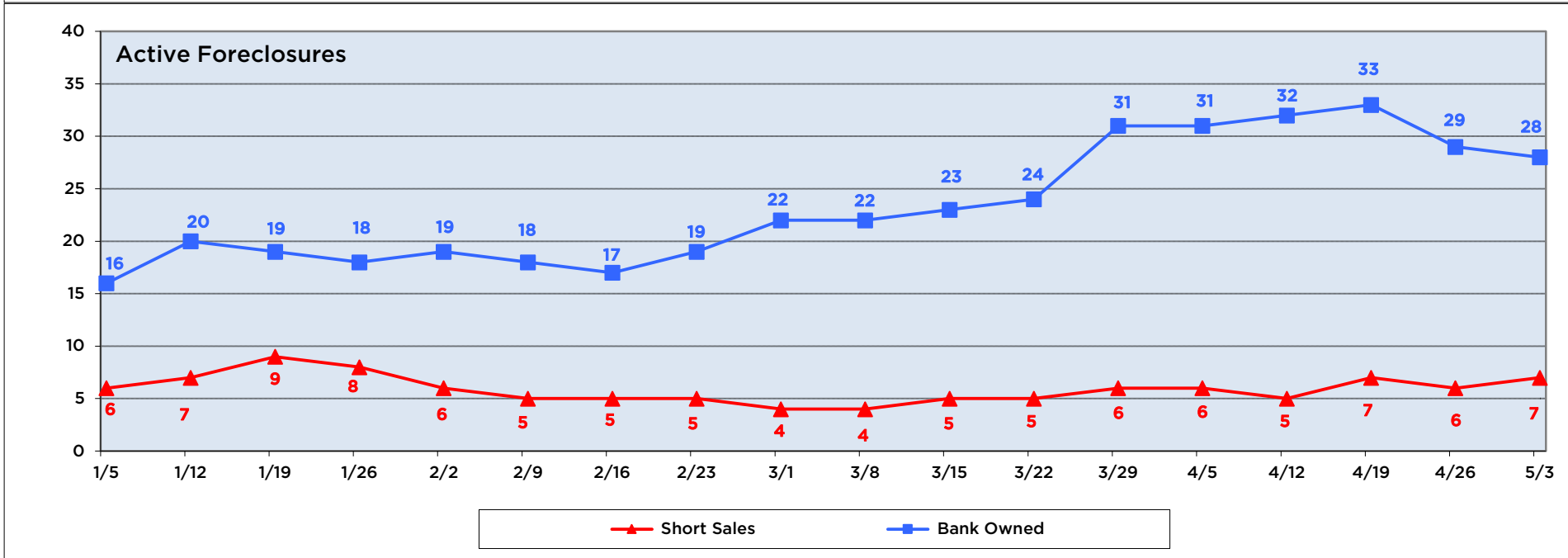
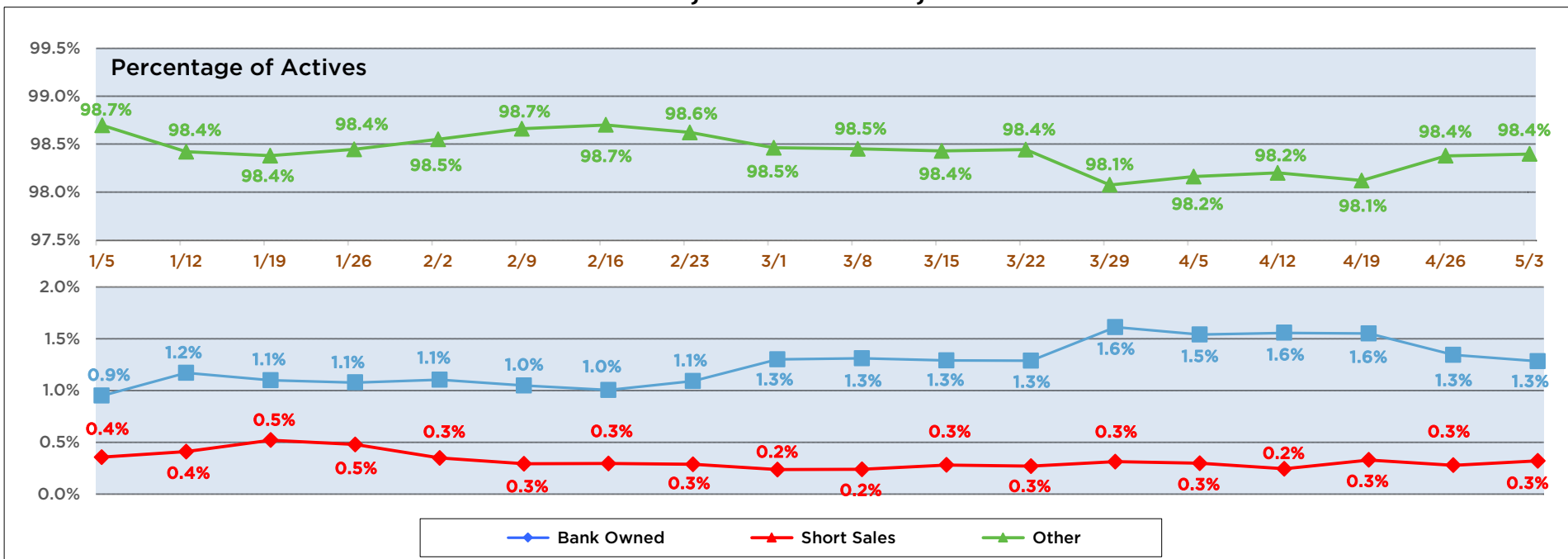
**Condos, Townhomes, Villas**



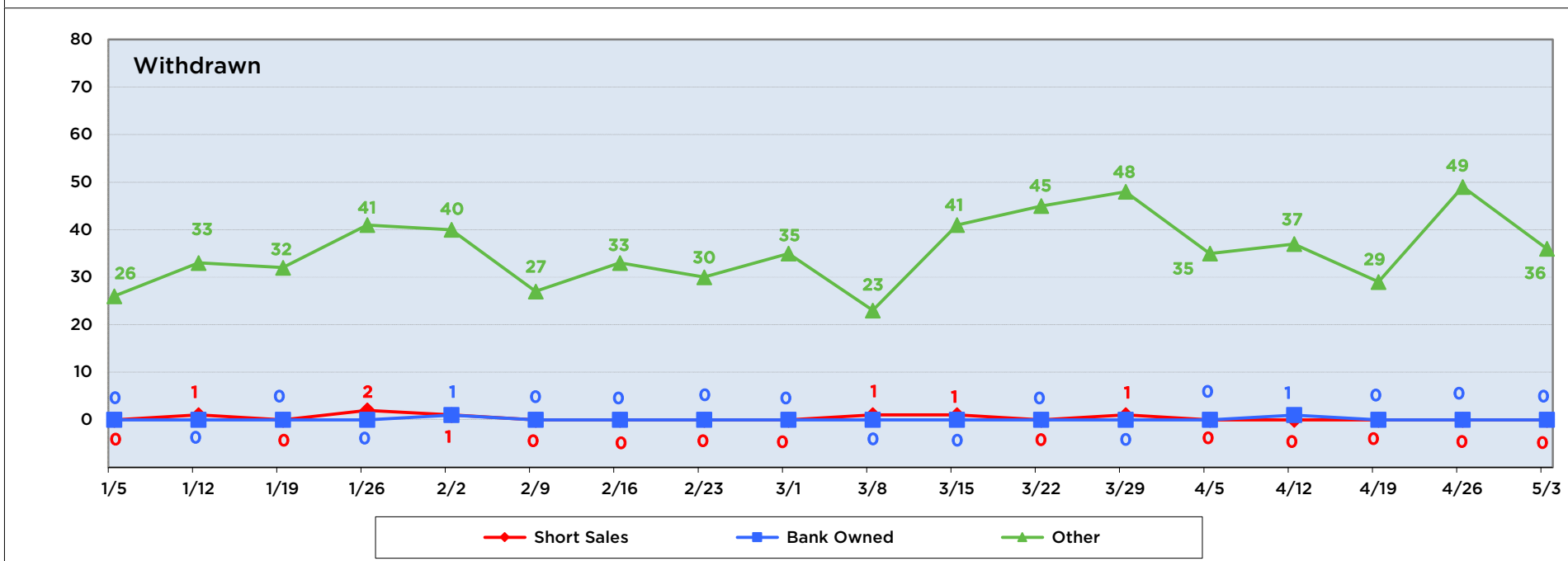
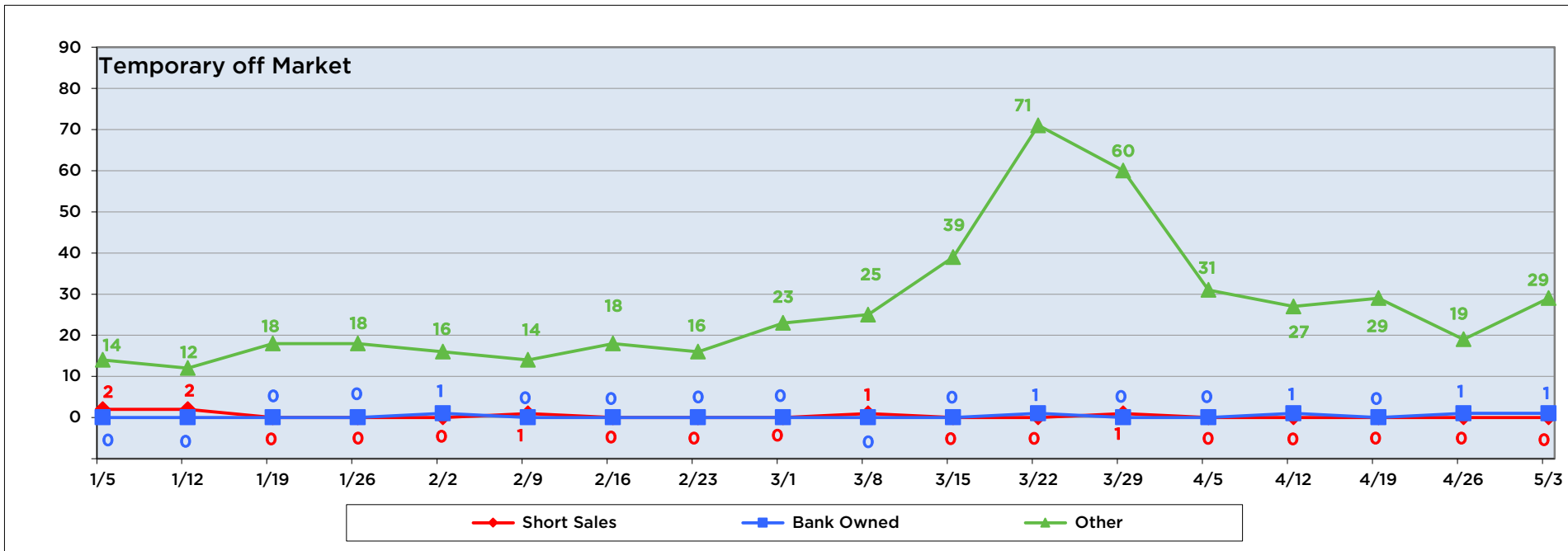
**Condos, Townhomes, Villas**



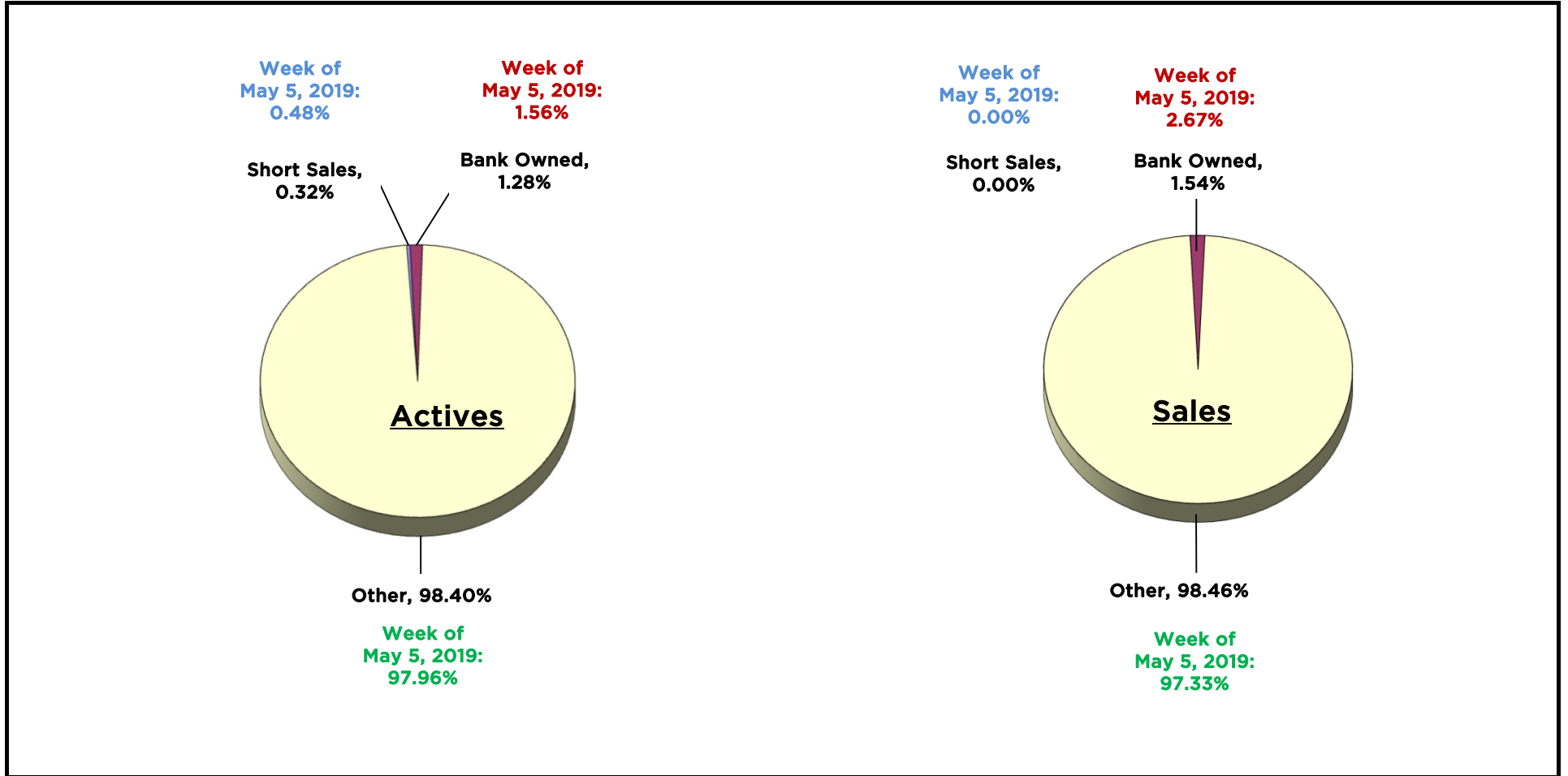
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





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**Monday Morning Quarterback**  
**05/03/2020 - 05/09/2020**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$181,000 (± \$500)**