



Monday Morning Quarterback Summary

Week of May 10, 2020 - May 16, 2020

Single-family existing homes

- Sales of single-family homes increased to 391 during the week of May 10, from 306 the week prior
- The median price of a single family home remained constant at \$290,000
- The number of single-family home foreclosure transactions increased to 11 last week, from 1 the week of May 3
- The number of single-family home short-sale transactions increased to 5 from 0 the week prior
- Single-family inventory decreased by 20, and now sits at 6,038

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 80 during the week of May 10, from 65 the week prior
- The median price of condos, townhomes, and villas decreased to \$172,000, a change of -5.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 1 the week of May 3
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 37, and now sits at 2,221

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	391	123	93	111	30	28	6
Bank Owned	11	6	1	2	1	1	0
Short Sales	5	3	1	0	0	1	0
Other	375	114	91	109	29	26	6
Active Listings	6,038	1,422	845	1,369	776	1,180	446
Bank Owned	126	64	14	30	9	5	4
Short Sales	58	27	9	10	7	4	1
Other	5,854	1,331	822	1,329	760	1,171	441
Months of Inventory	4	3	2	3	6	10	17

List Price

Average Original List Price	\$342,851	\$196,727	\$285,394	\$350,642	\$454,005	\$720,368	\$1,767,317
Average Final List Price	\$333,476	\$192,080	\$280,220	\$344,542	\$447,310	\$691,082	\$1,614,817

Sale Price

Average Price	\$324,348	\$187,740	\$274,876	\$337,179	\$434,650	\$662,746	\$1,523,583
Median Price	\$290,000	\$200,000	\$275,000	\$330,000	\$425,000	\$624,500	\$1,266,250

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$9,375	-\$4,647	-\$5,174	-\$6,100	-\$6,695	-\$29,286	-\$152,500
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,503	-\$8,987	-\$10,518	-\$13,463	-\$19,355	-\$57,622	-\$243,734
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,128	-\$4,340	-\$5,344	-\$7,363	-\$12,660	-\$28,336	-\$91,234
<i>Original</i> List to <i>Sale</i> Price - %	94.60%	95.43%	96.31%	96.16%	95.74%	92.00%	86.21%
<i>Final</i> List to <i>Sale</i> Price - %	97.26%	97.74%	98.09%	97.86%	97.17%	95.90%	94.35%

Days on the Market

Avg Days Listing to Contract	47	50	37	35	66	83	115
Combined Avg Days to Contract	42	38	32	33	80	81	104
Avg Days Listing to Closing	89	91	82	73	109	132	166
Avg Days Contract to Close	42	41	45	39	42	48	51

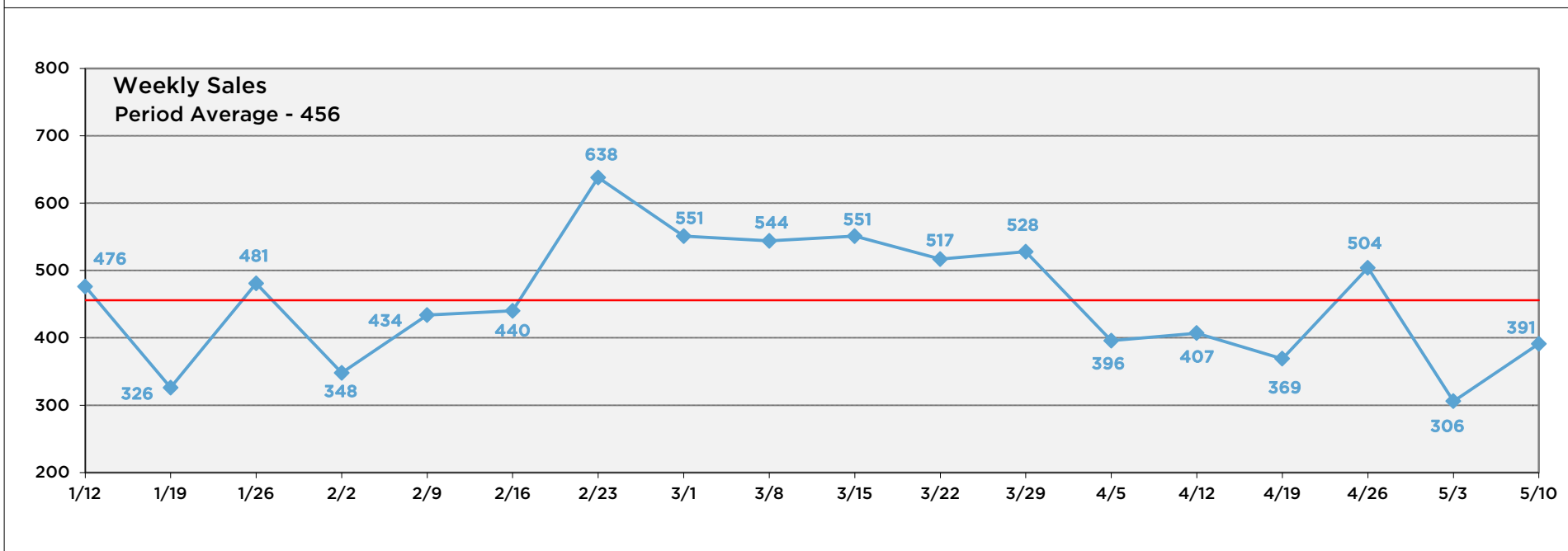
Beds / Baths

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

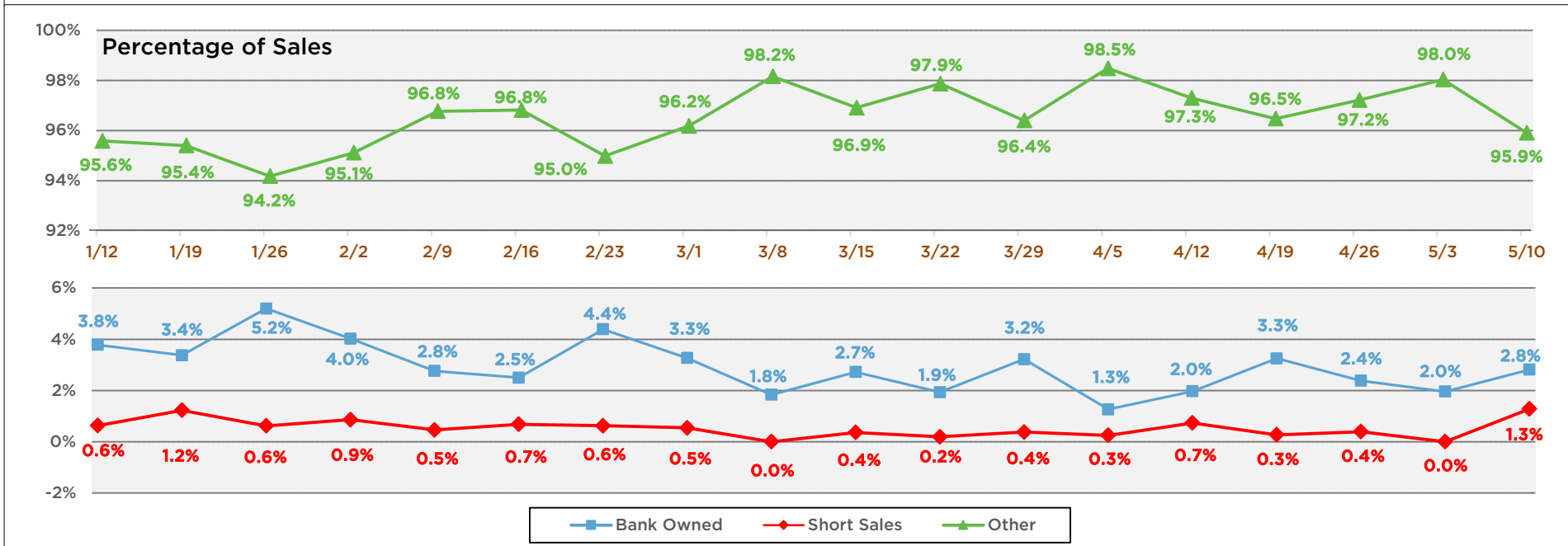
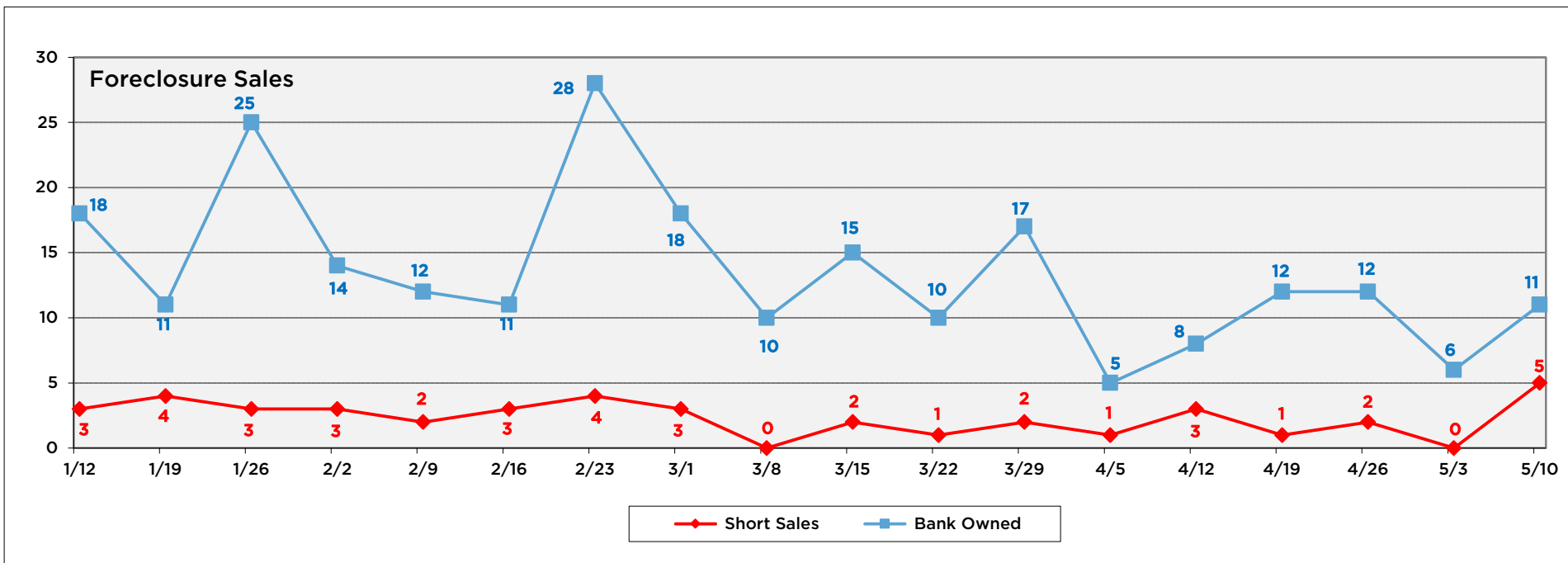
Square Footage

Average Square Feet	2,104	1,428	1,904	2,270	2,782	3,692	5,226
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Single Family Homes

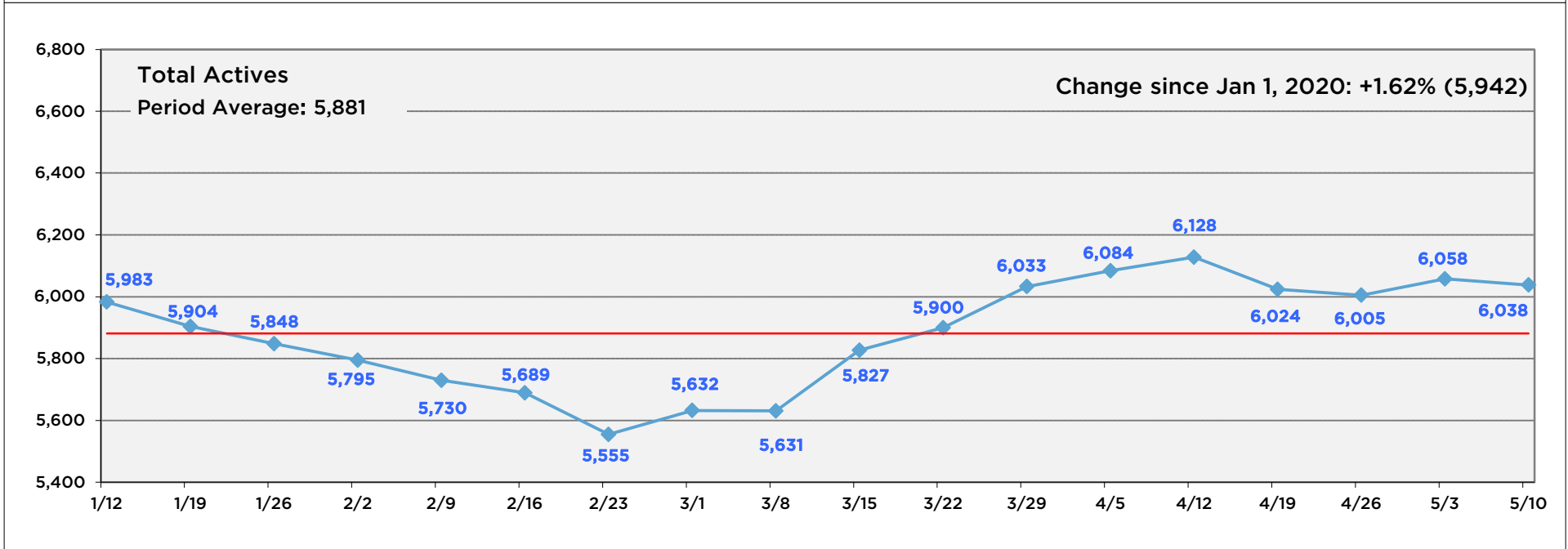
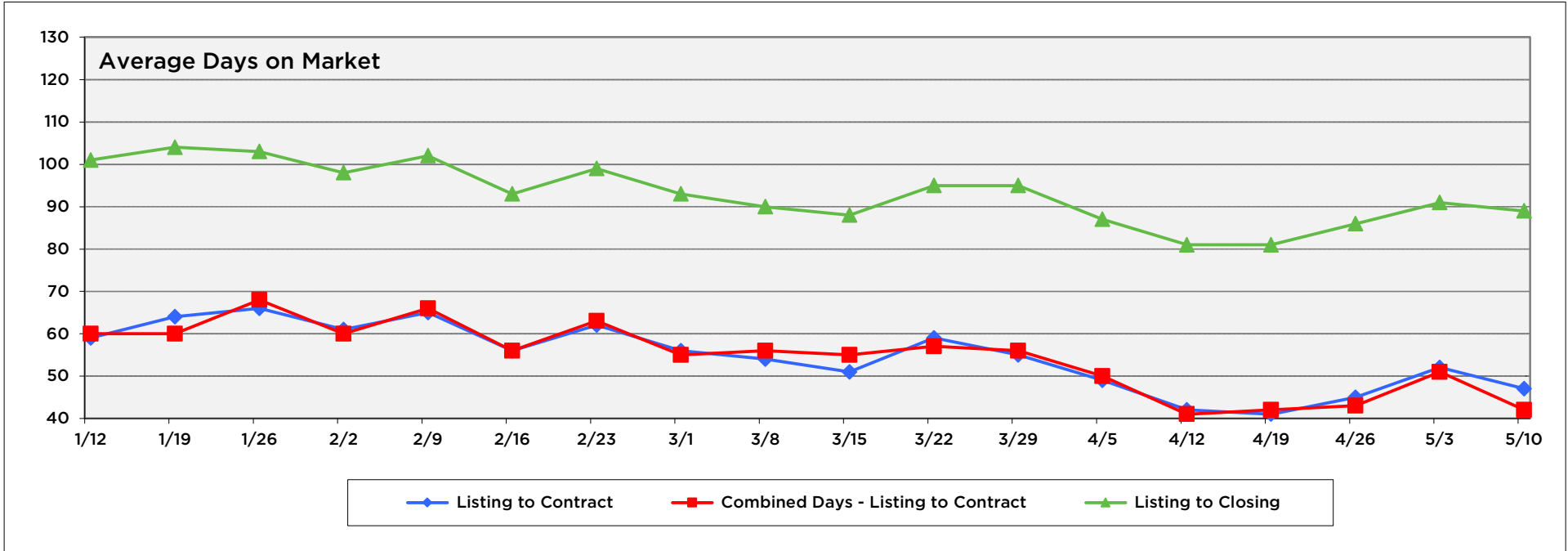


Single Family Homes

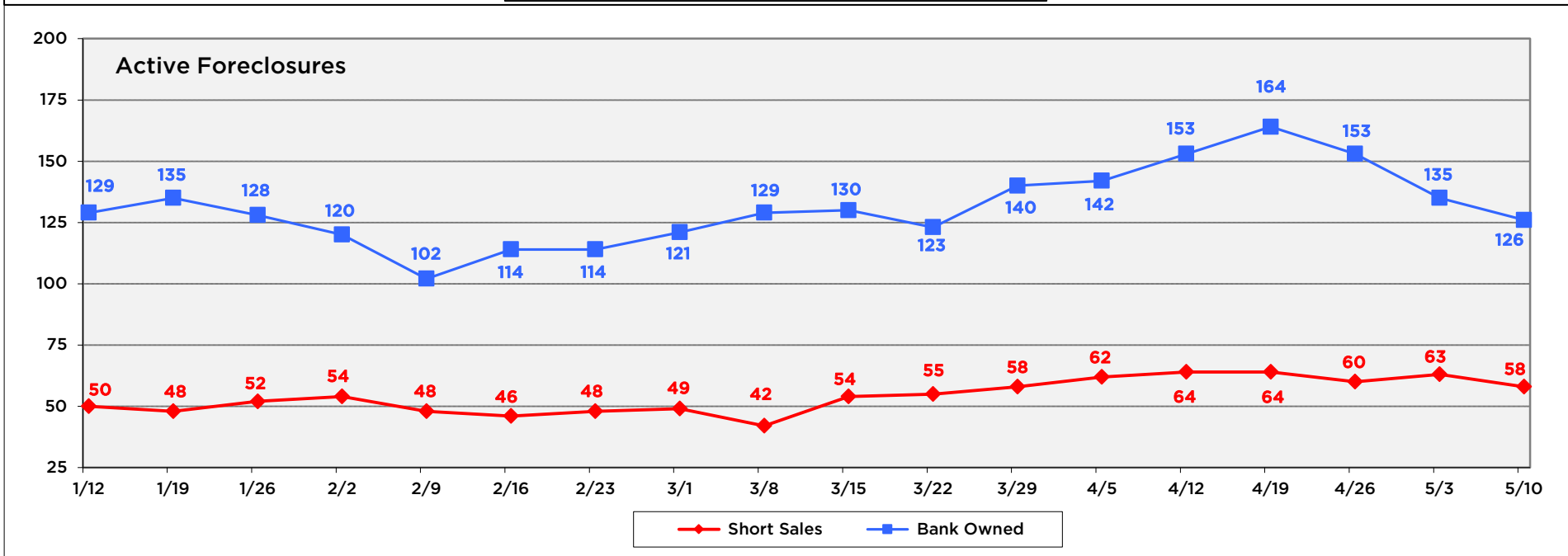
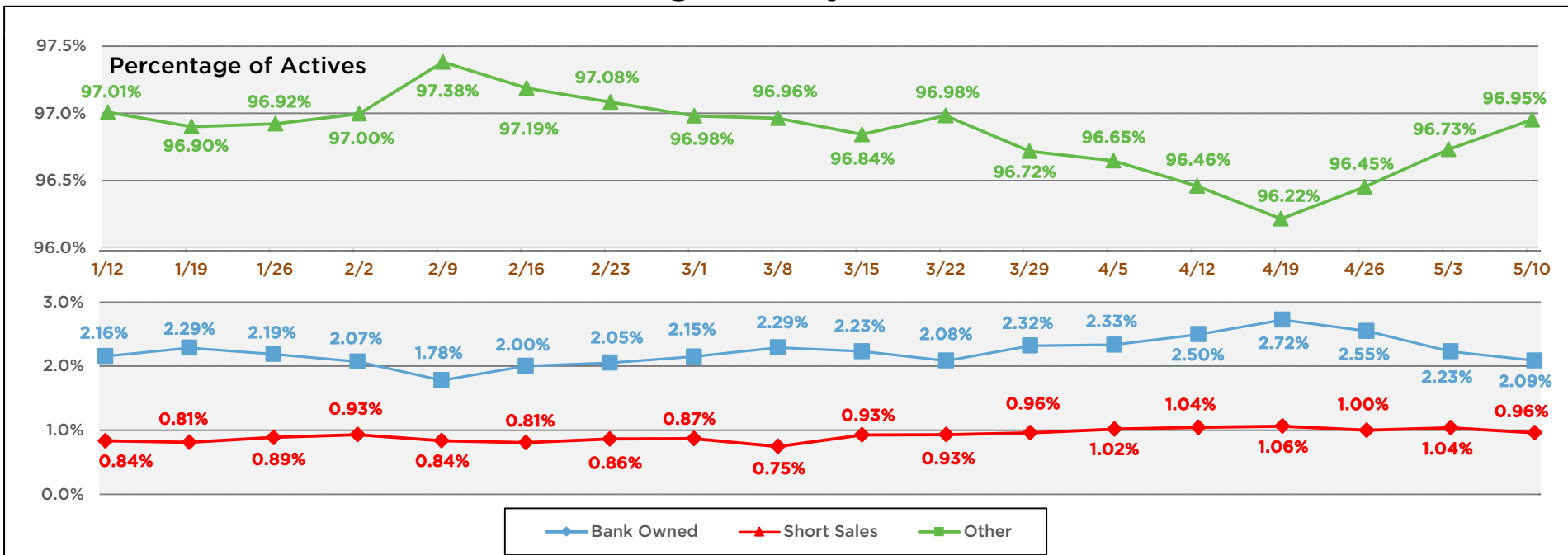




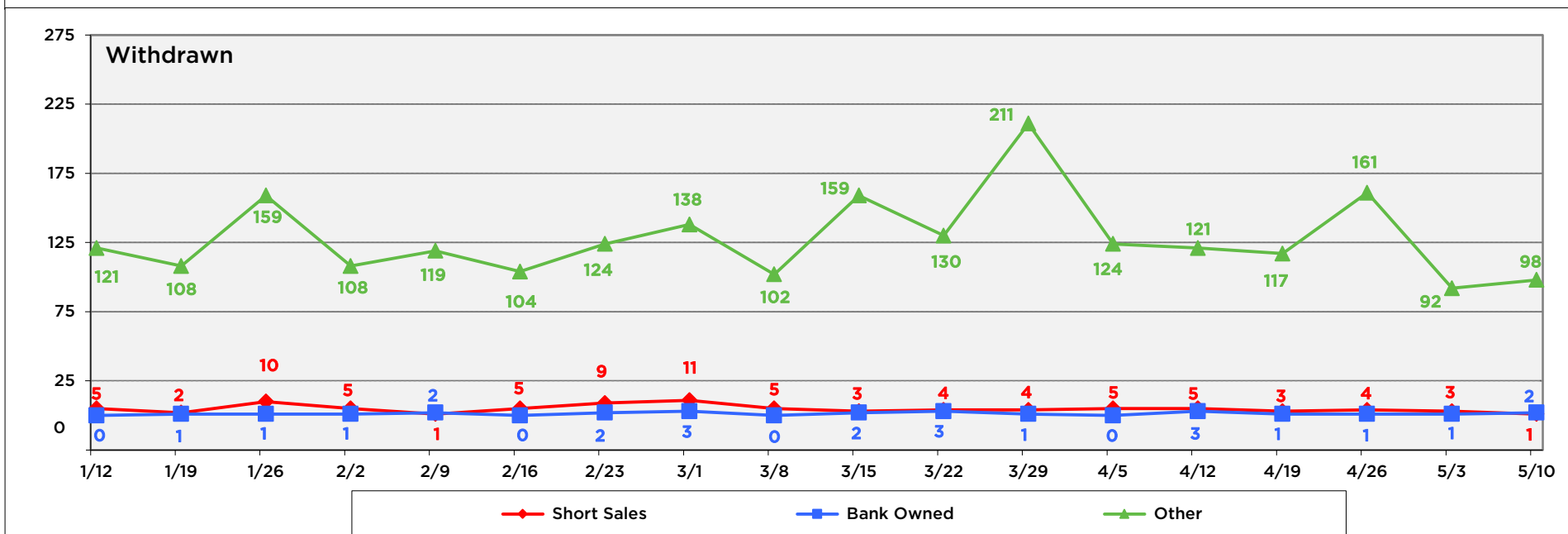
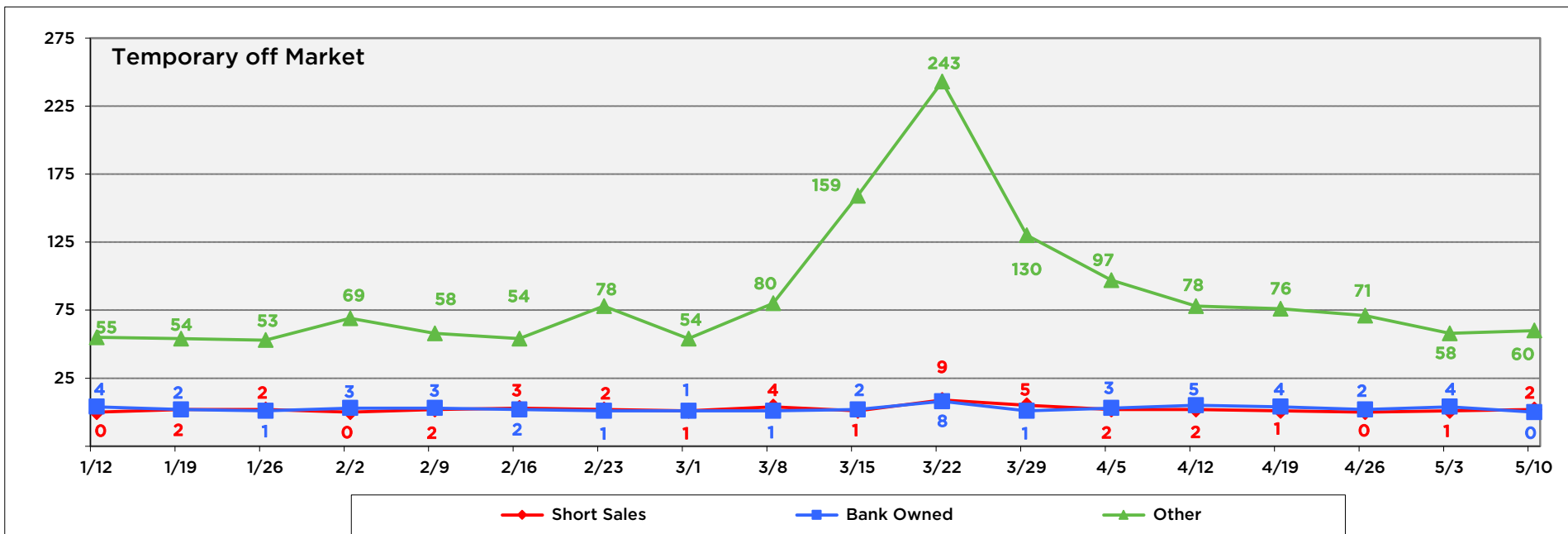
Single Family Homes



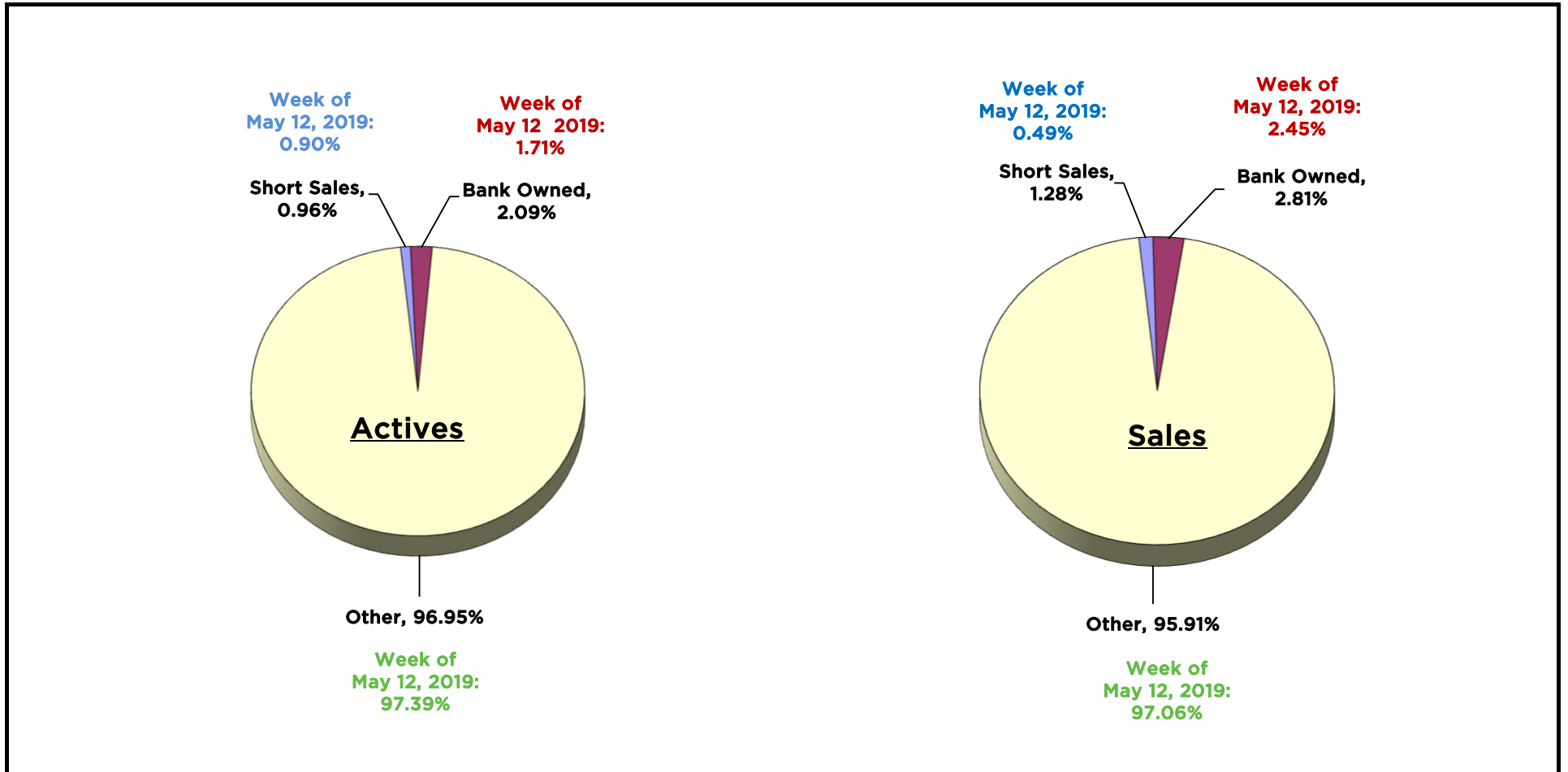
Single Family Homes



Single Family Homes



Single Family Homes



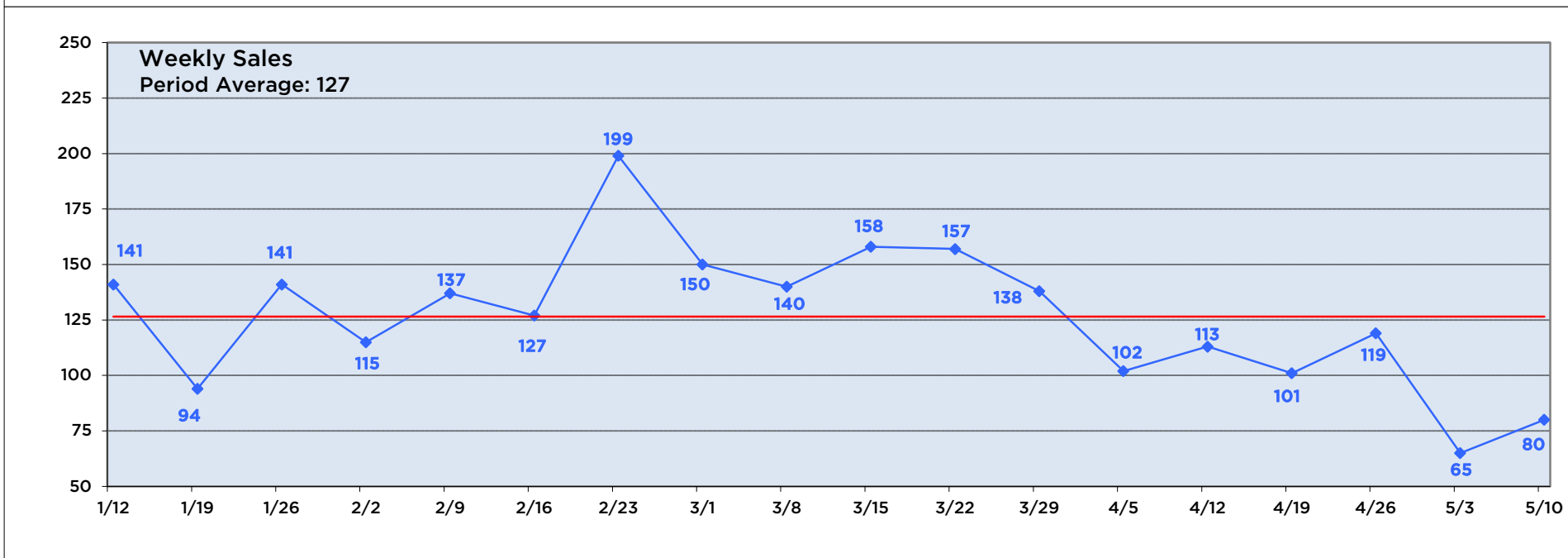
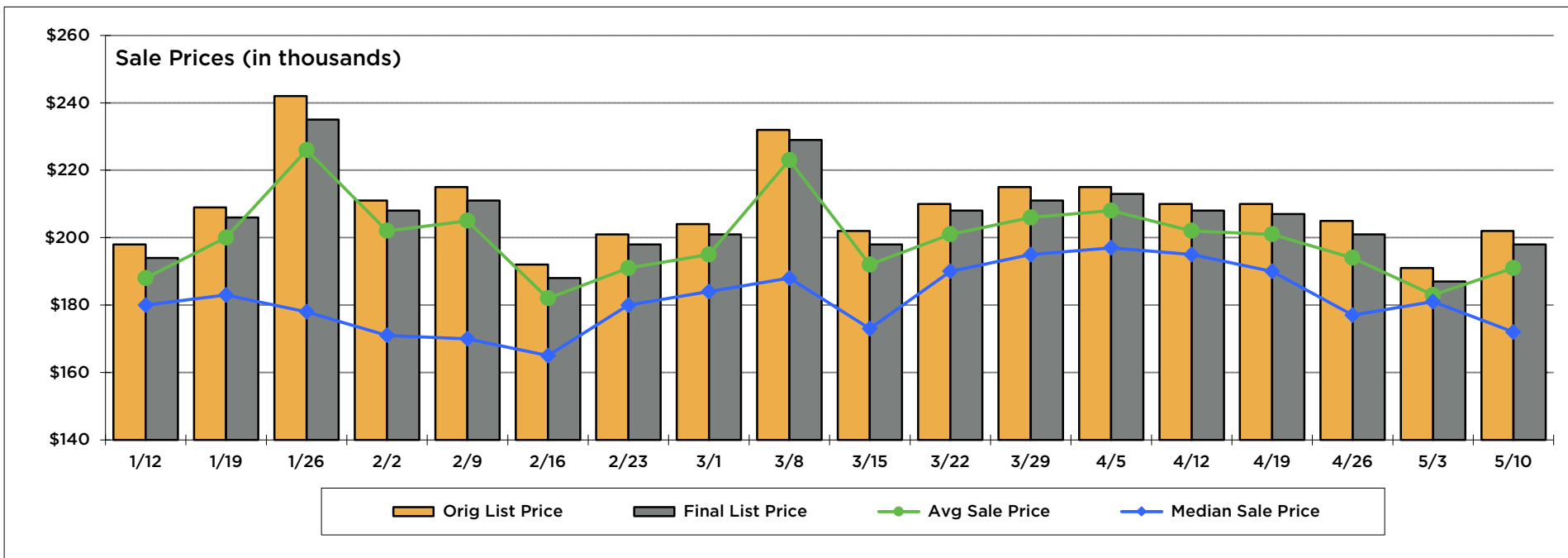
Where are the 47 Single Family Homes available for the Median Price of \$290,000? (± \$500)

<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>
Seminole County		4	\$289,925	3.5	2.0	1,681	\$172.45
Fern Park/Casselberry	32730	1	\$289,900	3.0	1.0	1,338	\$216.67
Lake Mary / Heathrow	32746	1	\$290,000	3.0	2.0	1,762	\$164.59
Oviedo	32765	1	\$289,900	4.0	2.0	1,677	\$172.87
Winter Park	32792	1	\$289,900	4.0	3.0	1,948	\$148.82
Orange County		17	\$289,893	3.6	2.1	1,884	\$153.88
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
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
Ventura	32822	1	\$289,900	4.0	2.0	1,902	\$152.42
Taft	32824	2	\$289,995	4.0	2.0	1,829	\$158.55
Research Park	32826	1	\$290,000	4.0	2.0	1,849	\$156.84
Waterford Lakes	32828	1	\$290,000	4.0	2.0	1,952	\$148.57
Moss Park	32832	1	\$289,900	3.0	2.0	1,784	\$162.50
Metro West / Orlo Vista	32835	1	\$289,990	3.0	2.0	1,869	\$155.16
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	2	\$289,800	4.0	3.0	1,991	\$145.55
Osceola County		14	\$289,992	4.0	2.6	2,319	\$125.05
Kissimmee (Central)	34741	1	\$290,000	3.0	2.0	1,869	\$155.16
Kissimmee / Buena Ventura Lakes	34743	1	\$289,999	3.0	2.0	1,418	\$204.51
Kissimmee (East)	34744	4	\$289,975	4.0	2.0	2,201	\$131.75
Kissimmee (West) / Pleasant Hill	34746	6	\$289,998	4.0	3.0	2,455	\$118.13
Kissimmee / Poinciana	34758	2	\$290,000	5.0	3.0	2,823	\$102.73
Lake County		12	\$289,863	3.5	2.3	2,116	\$136.98
Sorrento / Mt Plymouth	32776	2	\$289,700	4.0	3.0	2,079	\$139.35
Tavares / Mt Plymouth	32778	3	\$289,861	4.0	2.0	2,613	\$110.93
Clermont (Central)	34711	3	\$289,800	4.0	2.0	2,326	\$124.59
Clermont (South)	34714	1	\$290,000	4.0	3.0	2,113	\$137.25
Groveland	34736	3	\$289,991	2.0	2.0	1,435	\$202.08

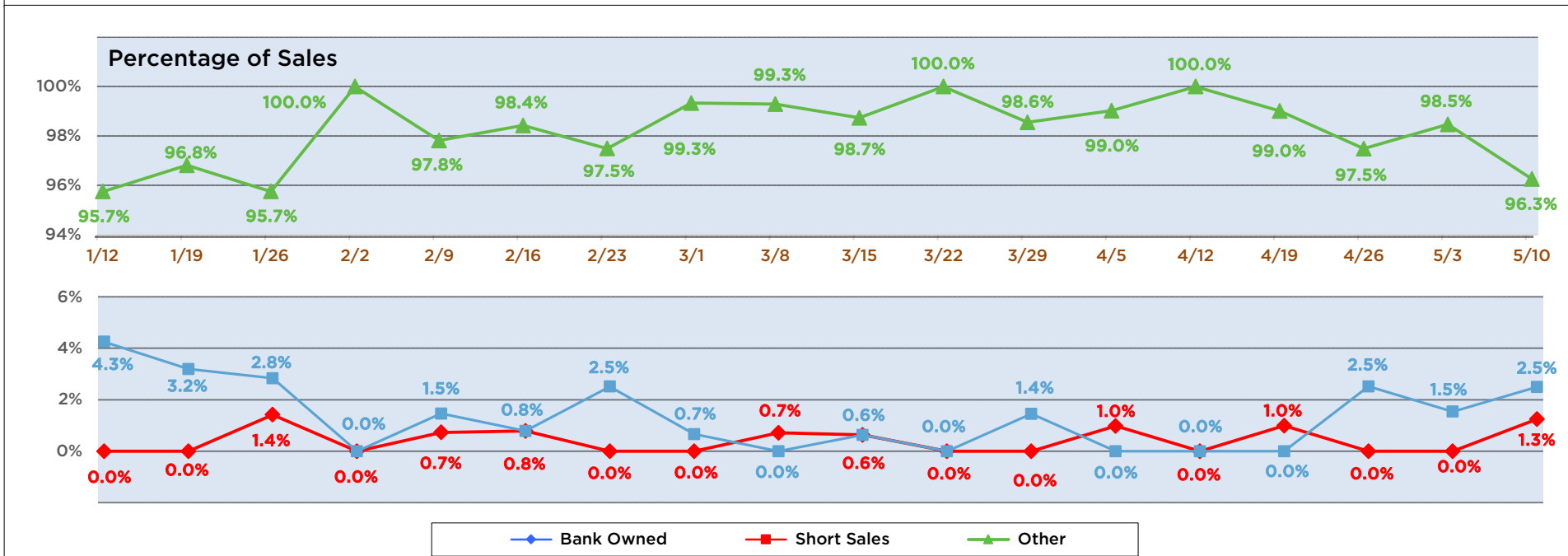
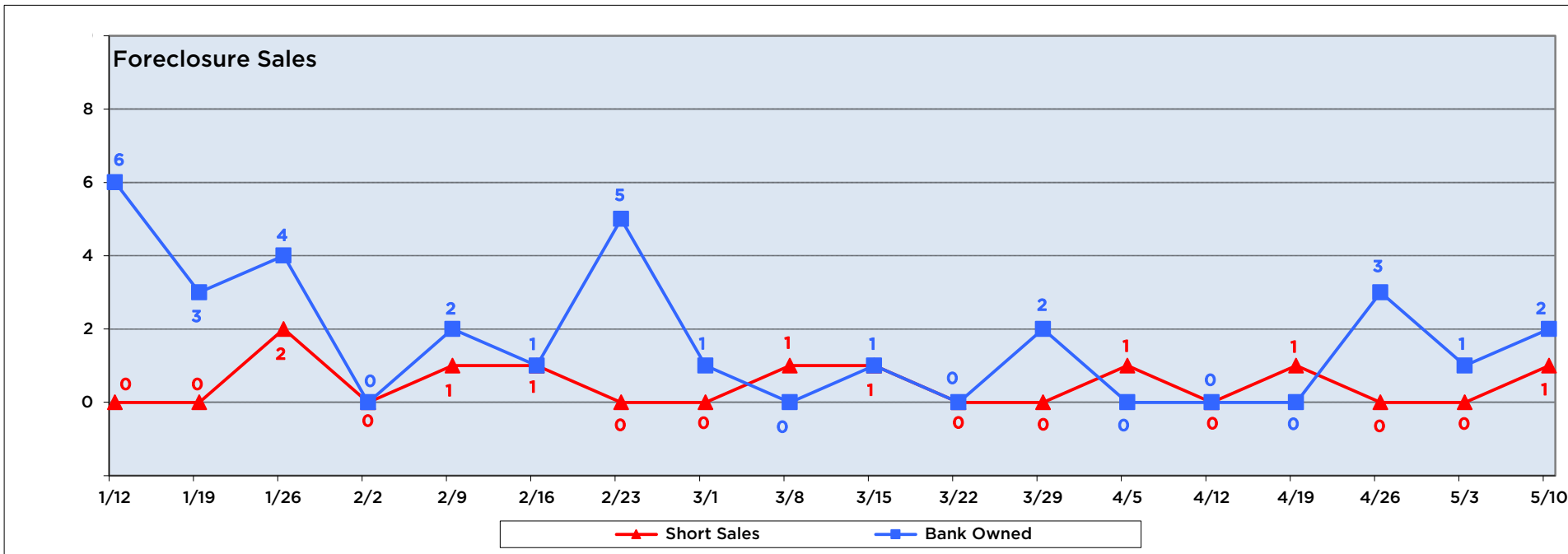
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	80	66	10	1	2	1	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	0	1	0	0	0	0
Other	77	64	9	1	2	1	0
Active Listings	2,221	1,555	288	263	65	41	9
Bank Owned	25	20	4	0	1	0	0
Short Sales	10	9	1	0	0	0	0
Other	2,186	1,526	283	263	64	41	9
Months of Inventory	6	5	7	61	8	9	0
<i>List Price</i>							
Average Original List Price	\$202,087	\$173,273	\$287,299	\$300,000	\$469,000	\$620,000	\$0
Average Final List Price	\$197,960	\$170,176	\$281,119	\$300,000	\$442,500	\$609,000	\$0
<i>Sale Price</i>							
Average Price	\$191,226	\$163,820	\$274,900	\$300,000	\$420,000	\$597,000	\$0
Median Price	\$172,000	\$163,250	\$275,000	\$300,000	\$420,000	\$597,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$4,127	-\$3,097	-\$6,180	\$0	-\$26,500	-\$11,000	\$0
Original List to Sale Price - \$	-\$10,861	-\$9,453	-\$12,399	\$0	-\$49,000	-\$23,000	\$0
Final List to Sale Price - \$	-\$6,734	-\$6,356	-\$6,219	\$0	-\$22,500	-\$12,000	\$0
Original List to Sale Price - %	94.63%	94.54%	95.68%	100.00%	89.55%	96.29%	0.00%
Final List to Sale Price - %	96.60%	96.27%	97.79%	100.00%	94.92%	98.03%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	54	39	117	2	245	79	0
Combined Avg Days to Contract	43	30	85	2	245	79	0
Avg Days Listing to Closing	89	70	169	1	297	199	0
Avg Days Contract to Close	36	31	52	63	51	119	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,392	1,281	1,818	1,606	2,106	2,854	0

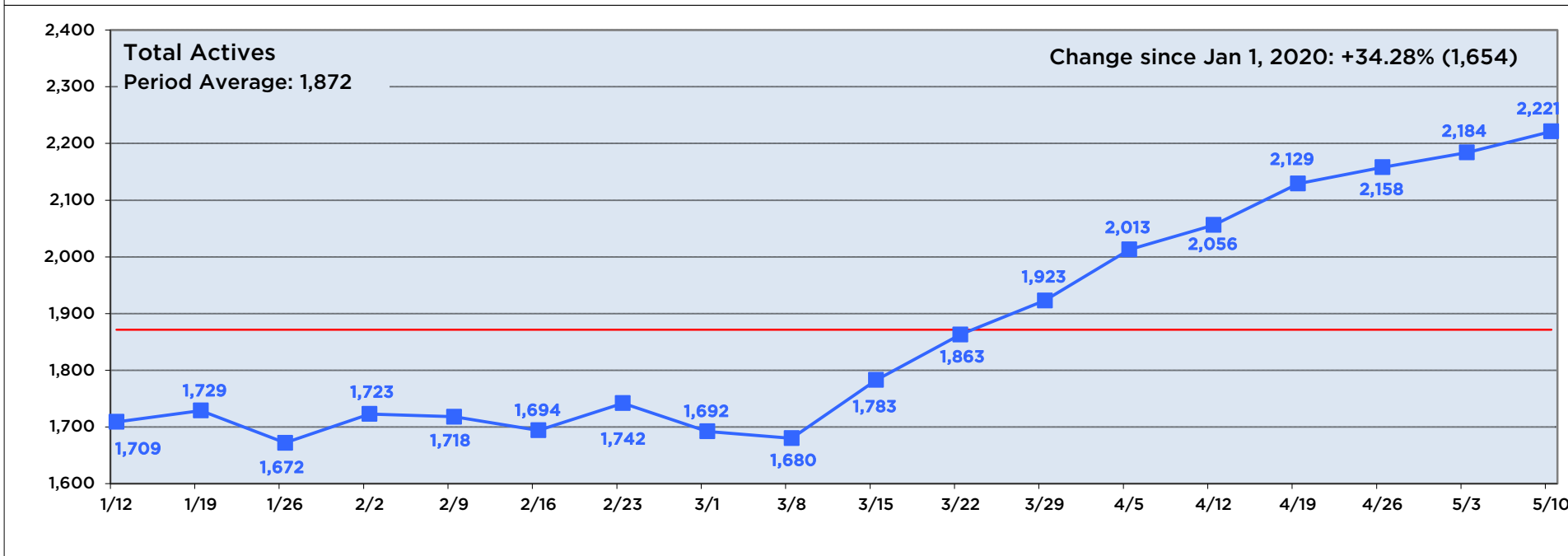
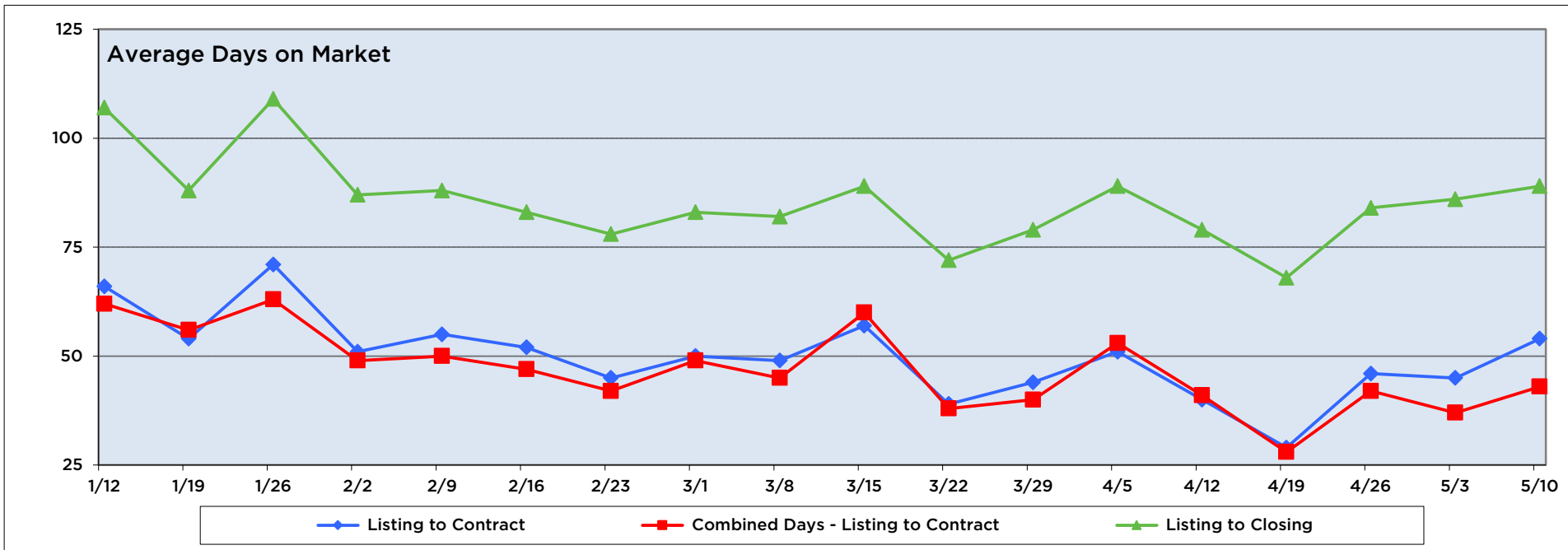
Condos, Townhomes, Villas



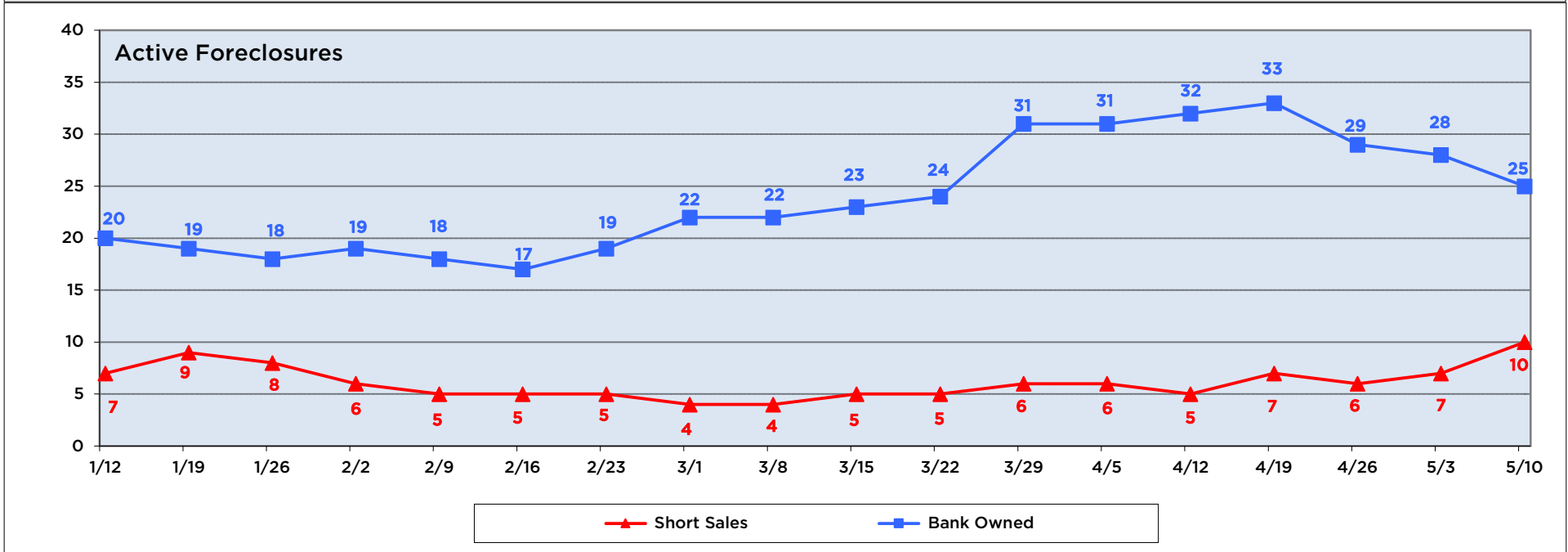
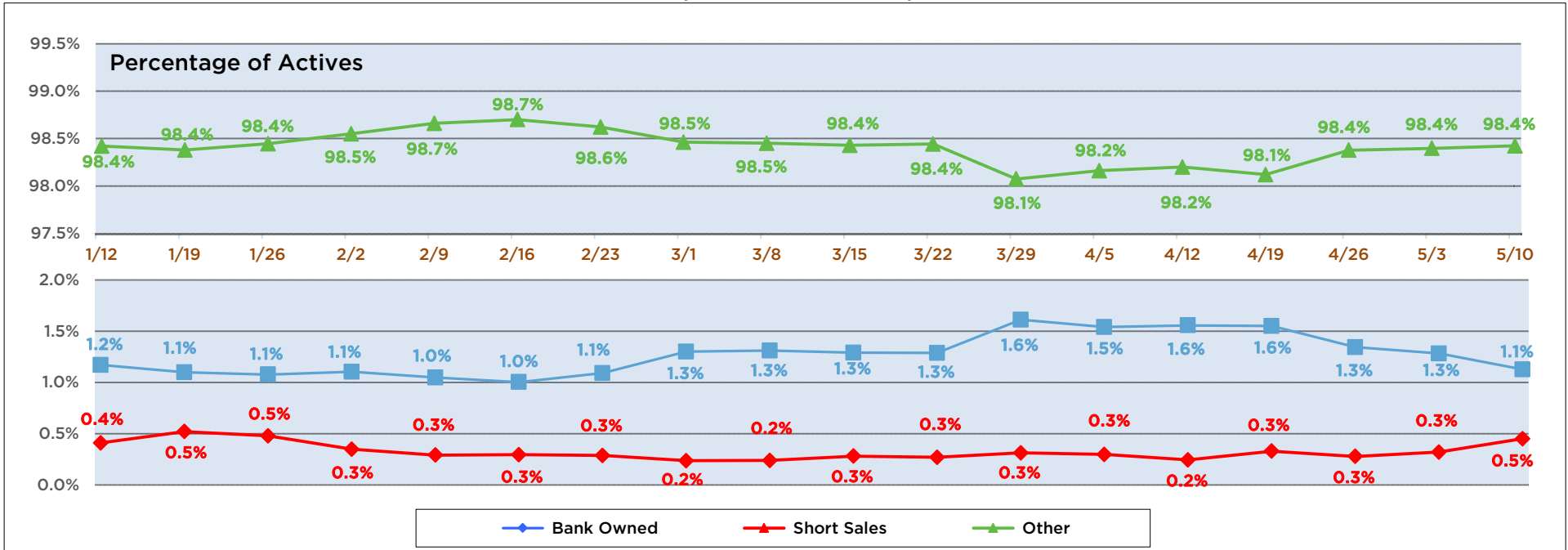
Condos, Townhomes, Villas



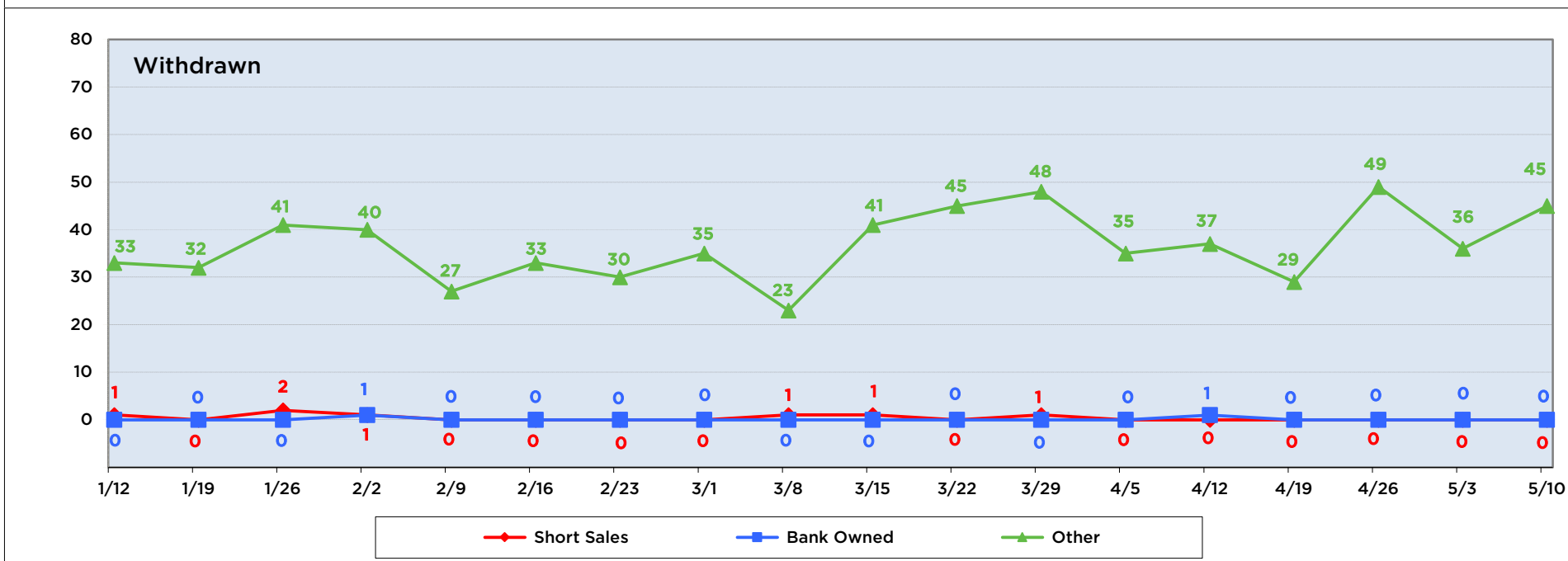
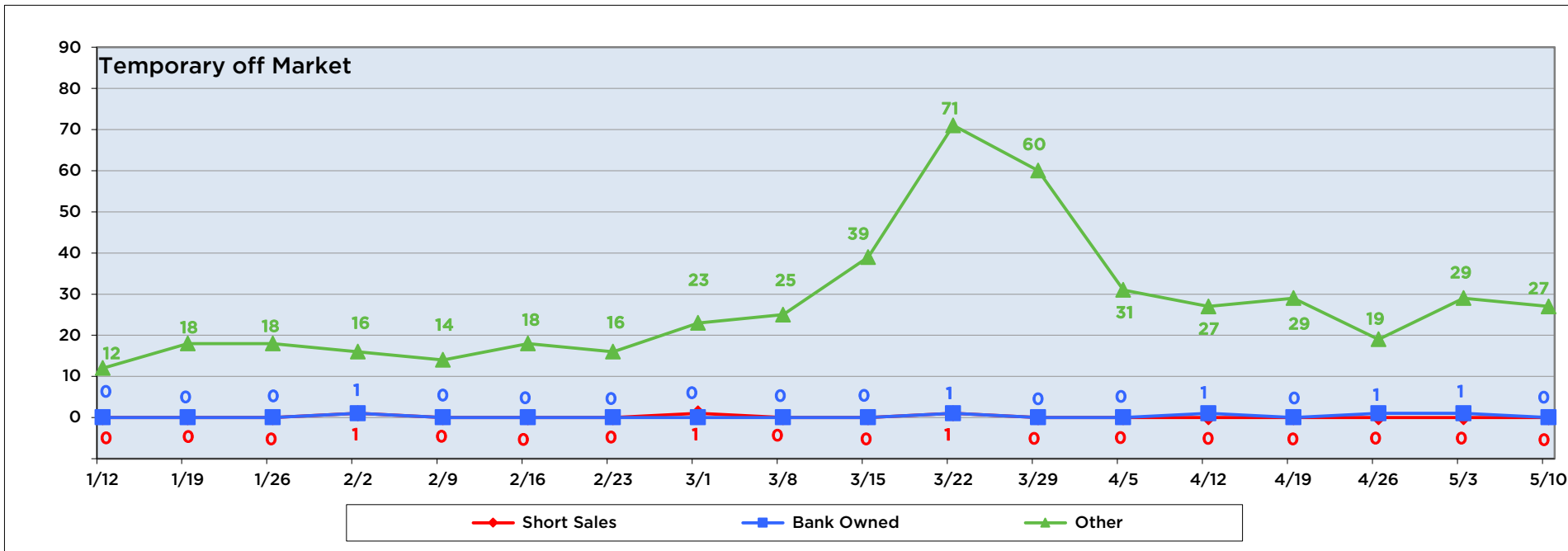
Condos, Townhomes, Villas



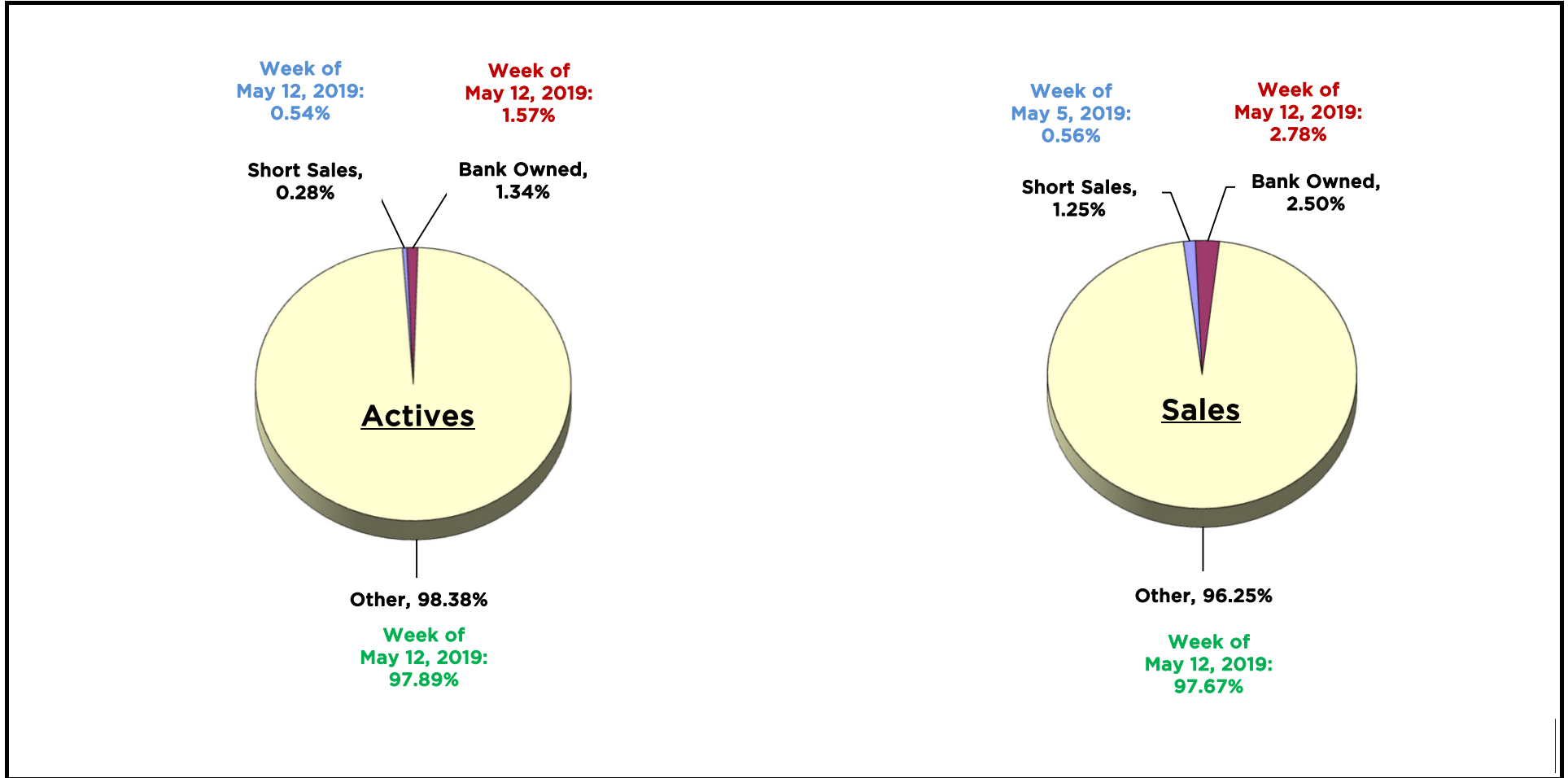
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$172,000?

(± \$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							
Sanford (South)	32773	1	\$172,500	2.0	2.0	1,420	\$121.48
Orange County							
Delaney / Crystal Lake	32806	1	\$172,000	1.0	1.0	751	\$229.03
Orlo Vista	32811	1	\$172,000	3.0	2.0	1,379	\$124.73
Osceola County							
Kissimmee / Buena Ventura Lakes	34743	1	\$172,000	2.0	2.0	1,217	\$141.33
Kissimmee / Celebration	34747	1	\$171,900	3.0	2.0	1,402	\$122.61