



Monday Morning Quarterback Summary

Week of May 24, 2020 - May 30, 2020

Single-family existing homes

- Sales of single-family homes increased to 477 during the week of May 24, from 399 the week prior
- The median price of single family homes increased to \$280,000, a change of 1.8%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 18 the week of May 17
- The number of single-family home short-sale transactions increased to 4 from 1 the week prior
- Single-family inventory decreased by 183, and now sits at 5,678

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 113 during the week of May 24, from 89 the week prior
- The median price of condos, townhomes, and villas decreased to \$176,000, a change of -4.9%
- The number of condo, townhome and villa foreclosure transactions remained constant at 0
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 33, and now sits at 2,209

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	477	163	106	118	41	41	8
Bank Owned	10	7	1	2	0	0	0
Short Sales	4	2	1	1	0	0	0
Other	463	154	104	115	41	41	8
Active Listings	5,678	1,269	797	1,281	748	1,154	429
Bank Owned	104	57	14	20	6	4	3
Short Sales	52	25	10	7	4	5	1
Other	5,522	1,187	773	1,254	738	1,145	425
Months of Inventory	3	2	2	3	4	6	12

List Price

Average Original List Price	\$339,642	\$200,445	\$279,245	\$353,736	\$450,749	\$683,948	\$1,434,175
Average Final List Price	\$333,681	\$198,169	\$274,994	\$347,883	\$448,422	\$658,929	\$1,407,938

Sale Price

Average Price	\$325,367	\$192,980	\$270,990	\$341,447	\$441,661	\$636,152	\$1,317,313
Median Price	\$280,000	\$210,000	\$269,900	\$335,000	\$435,000	\$617,000	\$1,093,000

Price Differences

<i>Original to Final</i> List Price	-\$5,961	-\$2,276	-\$4,251	-\$5,853	-\$2,327	-\$25,019	-\$26,237
<i>Original</i> List to <i>Sale</i> Price - \$	-\$14,275	-\$7,465	-\$8,255	-\$12,289	-\$9,088	-\$47,796	-\$116,862
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,314	-\$5,189	-\$4,004	-\$6,436	-\$6,761	-\$22,777	-\$90,625
<i>Original</i> List to <i>Sale</i> Price - %	95.80%	96.28%	97.04%	96.53%	97.98%	93.01%	91.85%
<i>Final</i> List to <i>Sale</i> Price - %	97.51%	97.38%	98.54%	98.15%	98.49%	96.54%	93.56%

Days on the Market

Avg Days Listing to Contract	45	37	47	44	38	79	55
Combined Avg Days to Contract	44	35	46	41	40	80	47
Avg Days Listing to Closing	87	79	91	81	79	127	113
Avg Days Contract to Close	42	42	44	38	41	48	58

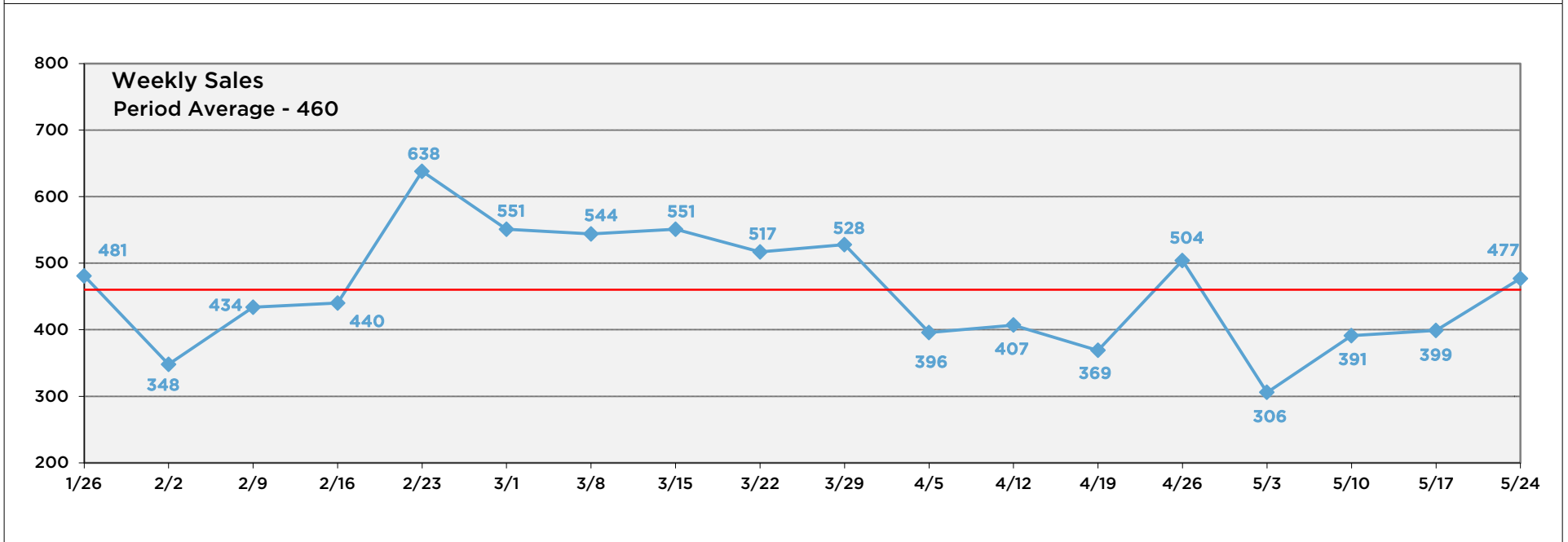
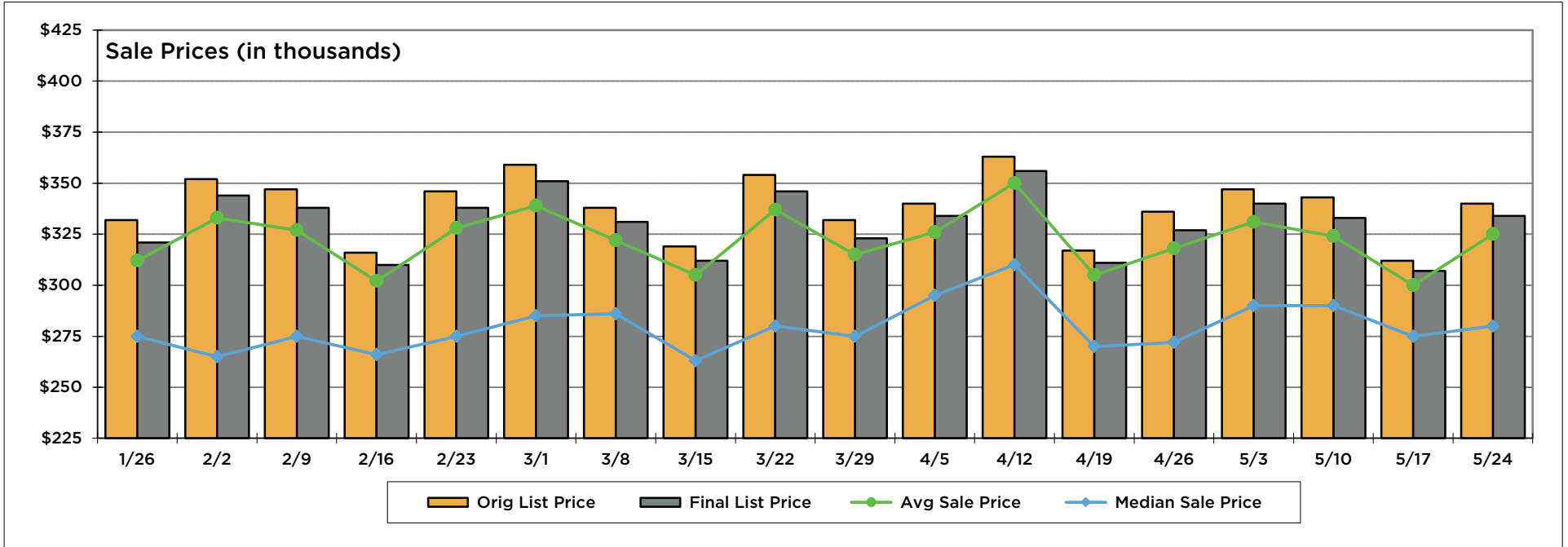
Beds / Baths

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

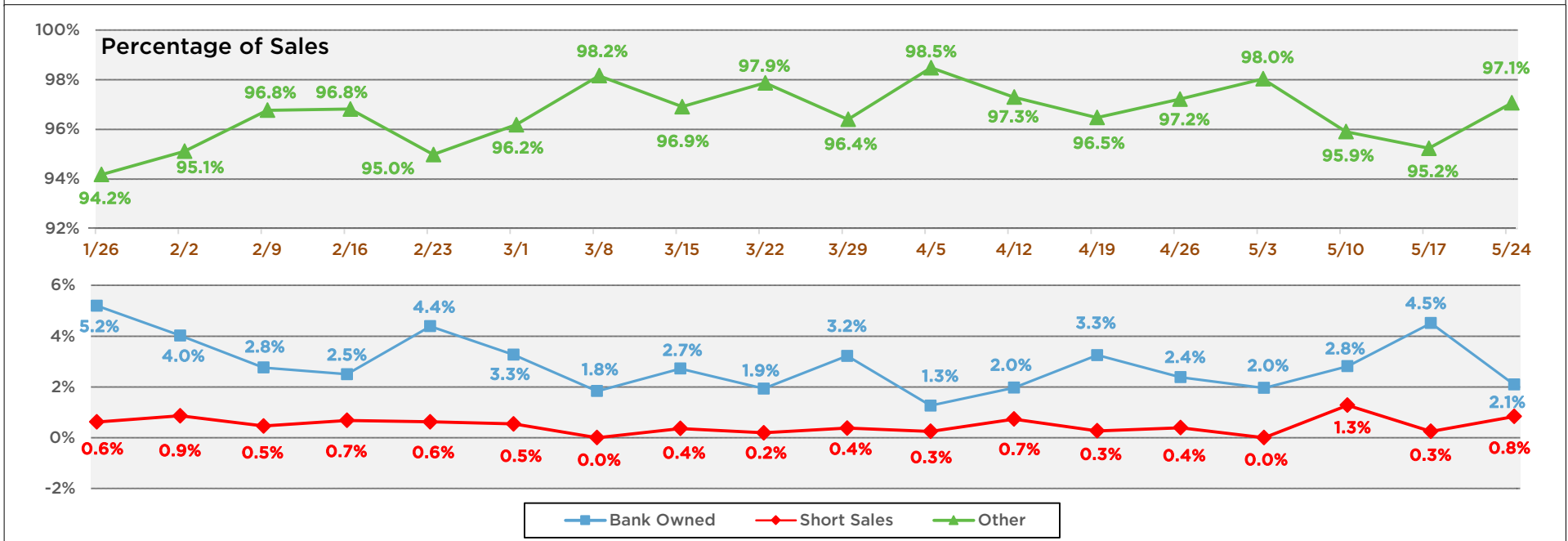
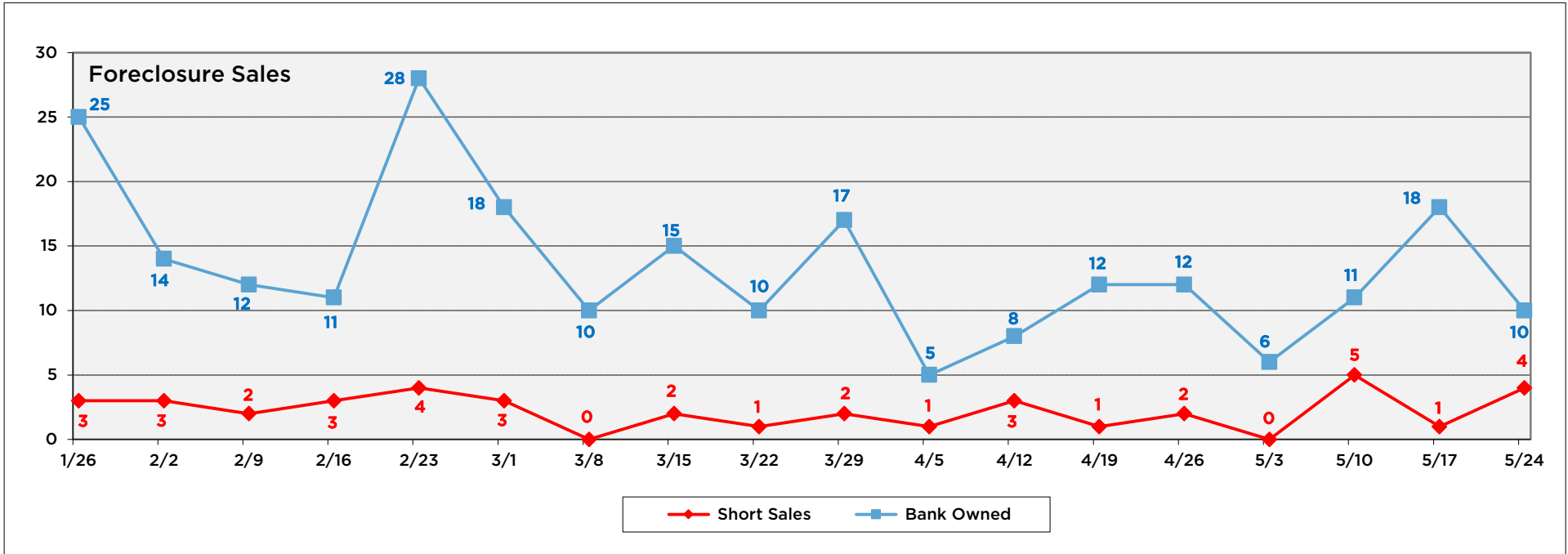
Square Footage

Average Square Feet	2,115	1,450	1,922	2,290	2,926	3,497	4,397
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Single Family Homes

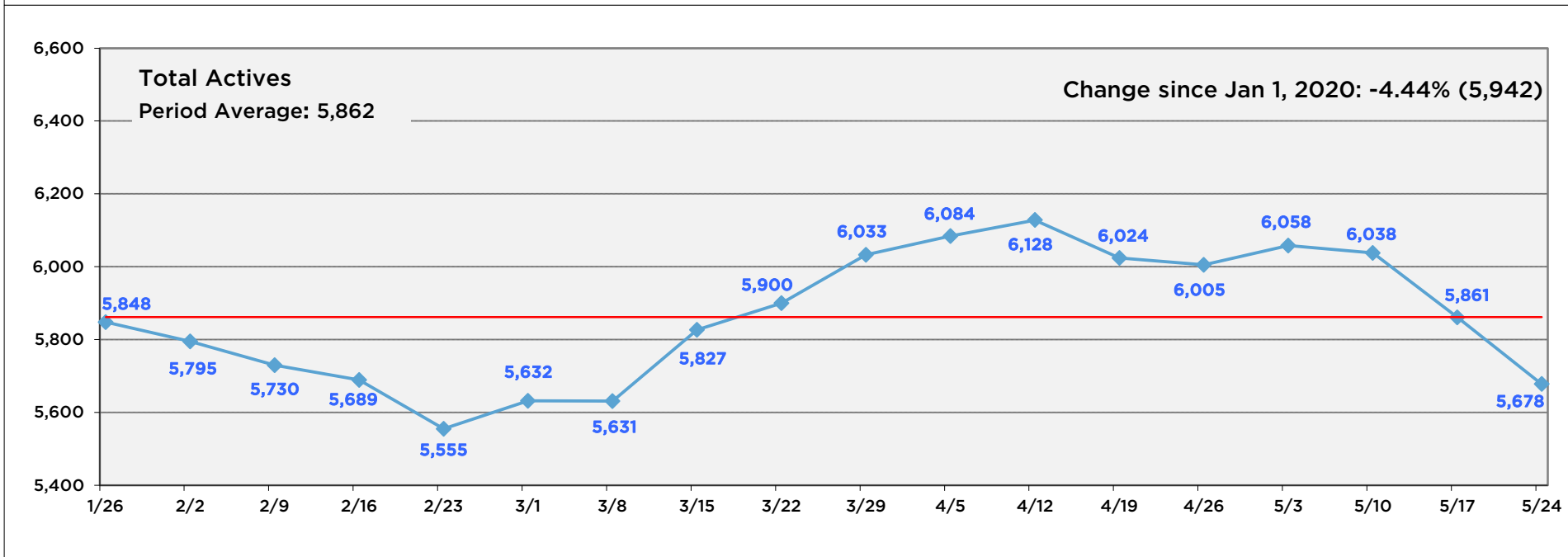
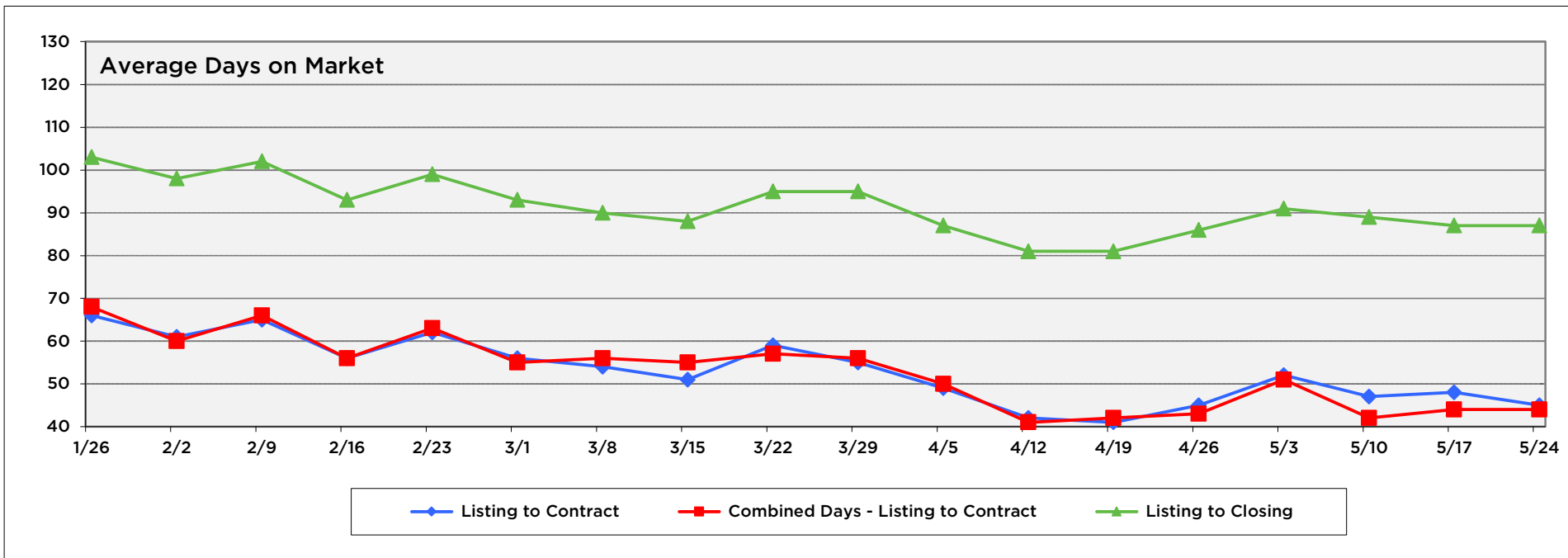


Single Family Homes

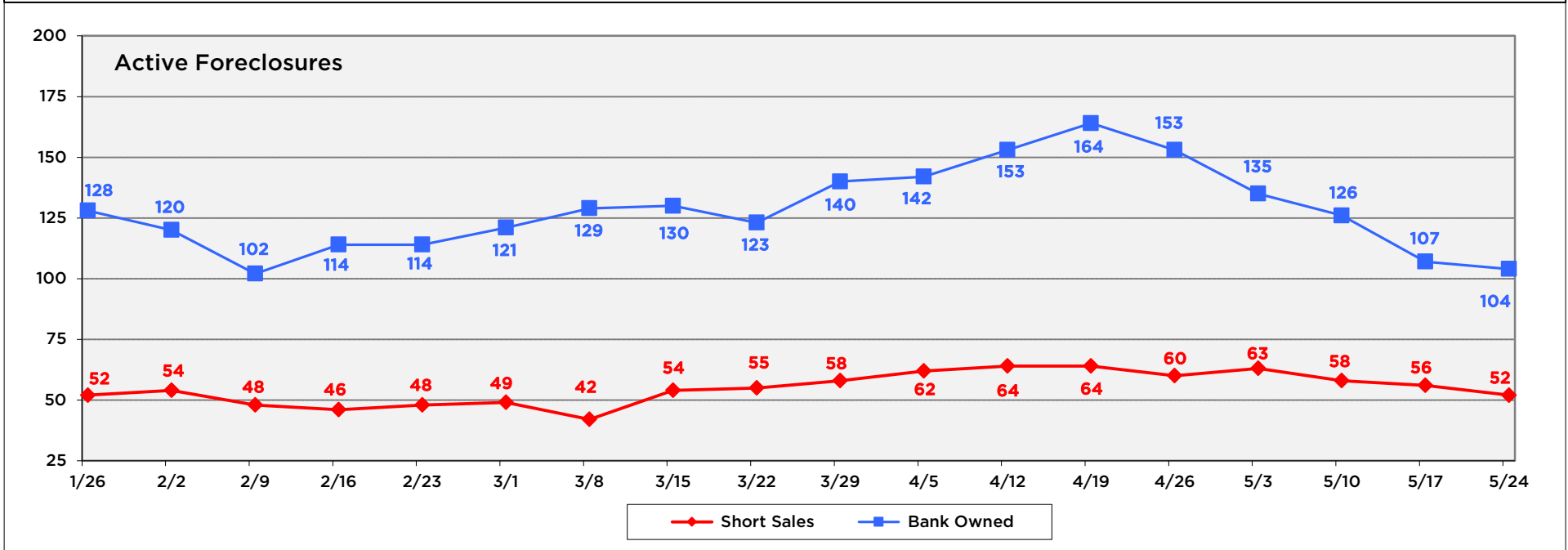
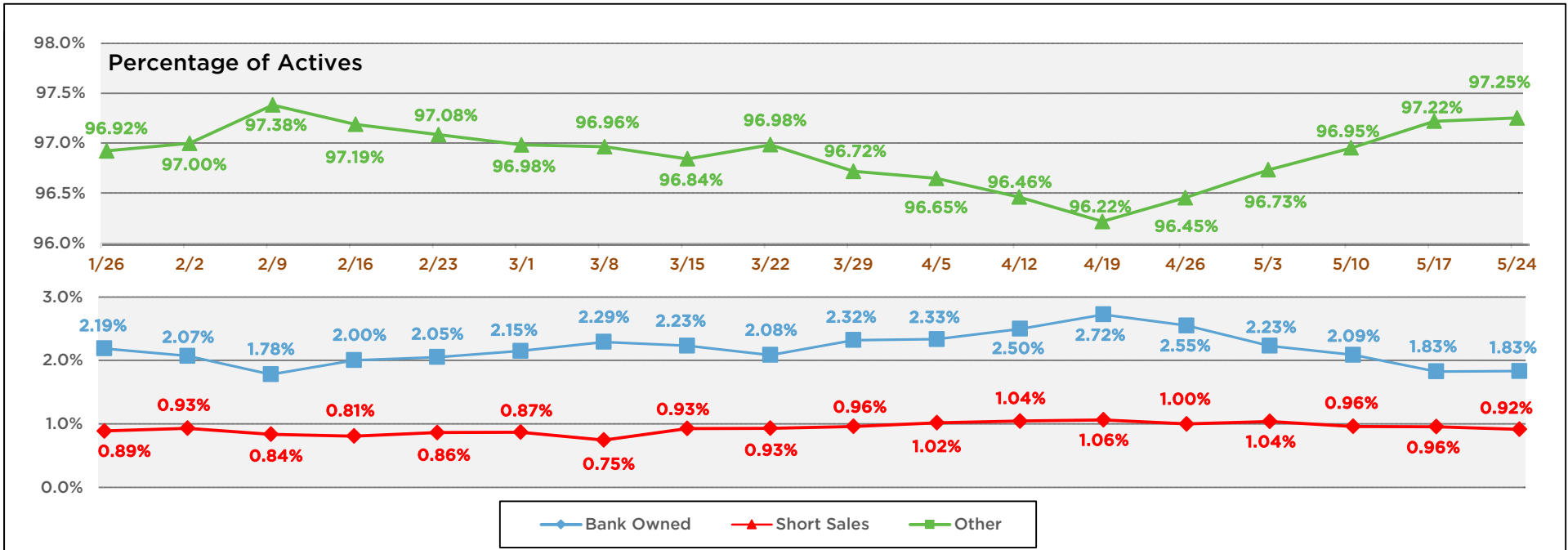




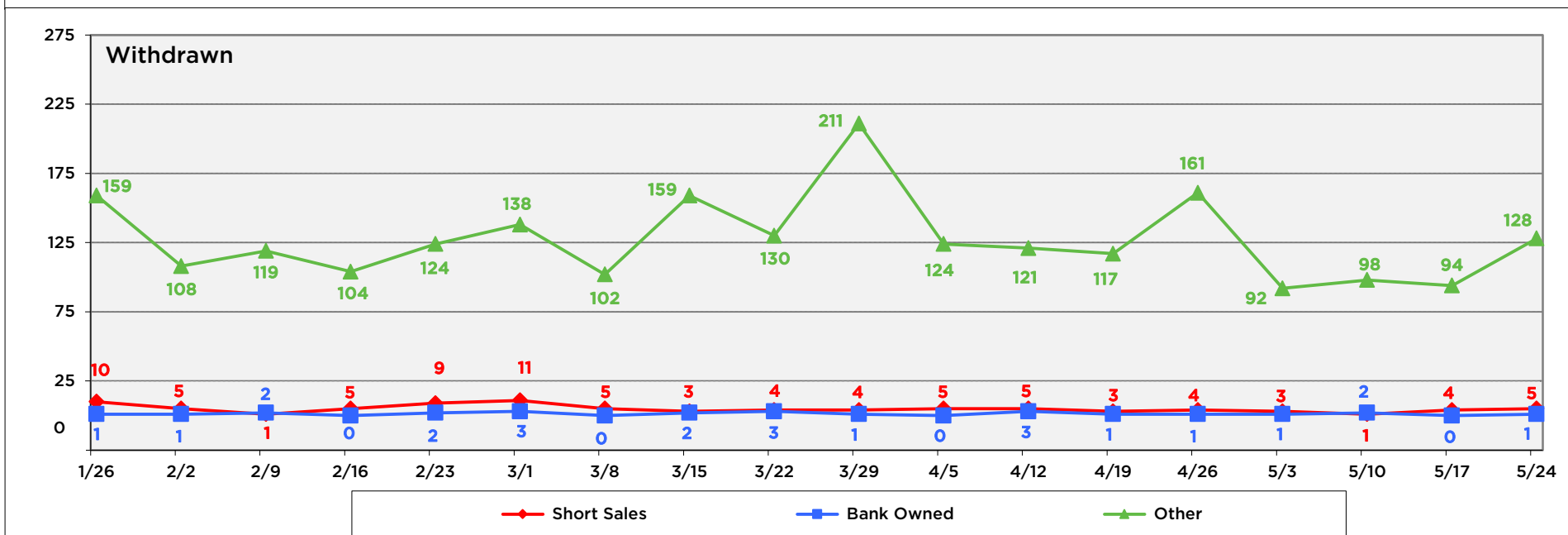
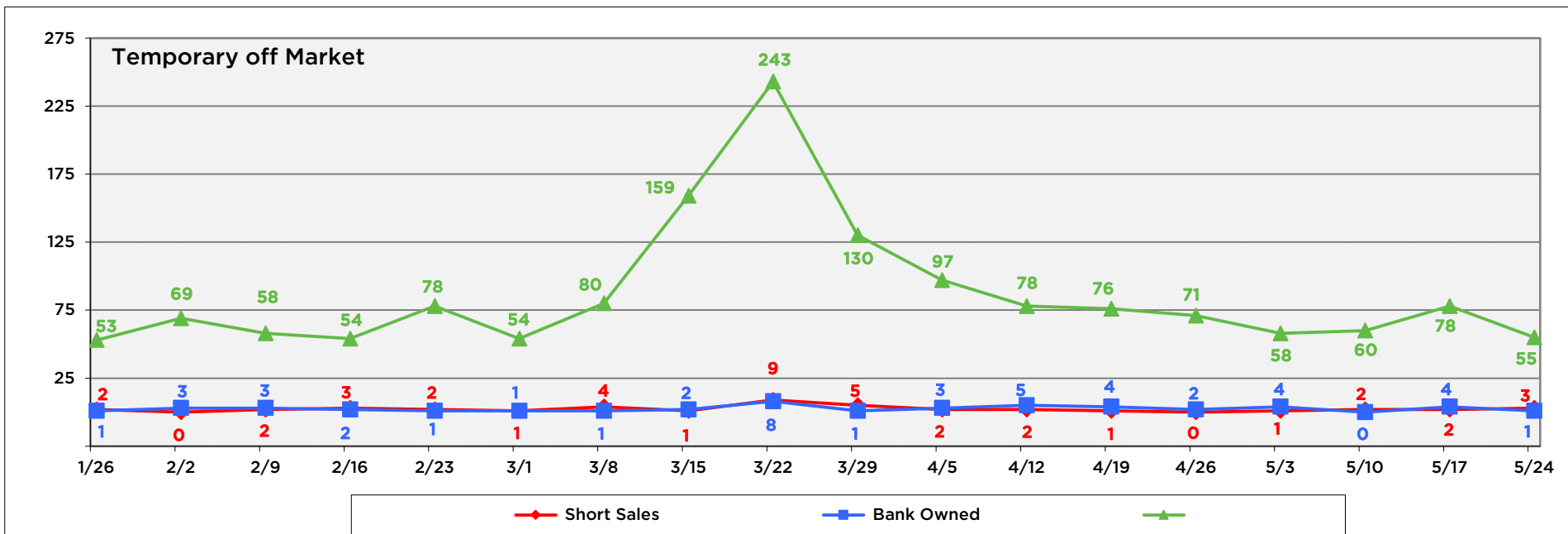
Single Family Homes



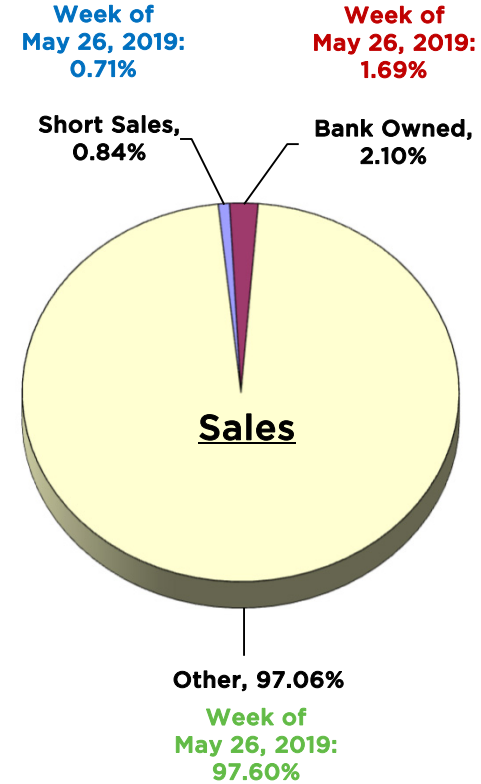
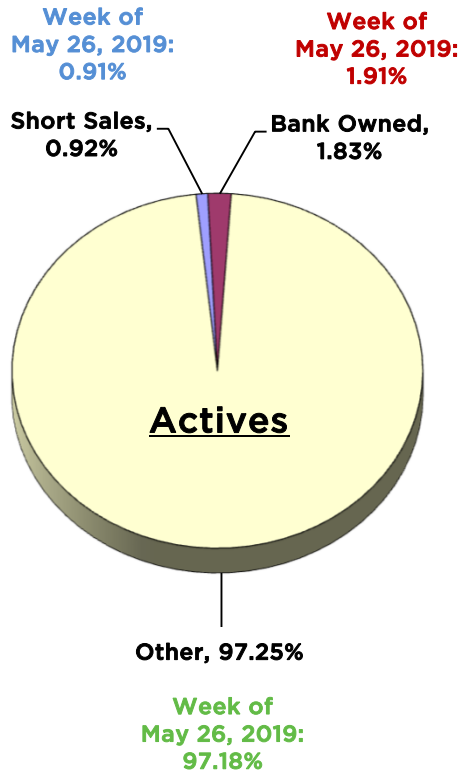
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 55 Single Family Homes available for the Median Price of \$280,000? (± \$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		11	\$279,935	3.8	2.0	1,681	\$166.57
Casselberry	32707	3	\$279,933	4.0	2.0	1,656	\$169.04
Altamonte Springs / Forest City	32714	1	\$279,900	4.0	2.0	1,474	\$189.89
Lake Mary / Heathrow	32746	1	\$280,000	4.0	2.0	1,375	\$203.64
Longwood (East)	32750	1	\$279,900	3.0	2.0	1,594	\$175.60
Oviedo	32765	2	\$279,950	4.0	2.0	1,878	\$149.07
Sanford / Lake Forest	32771	2	\$279,900	4.0	2.0	1,778	\$157.42
Winter Park	32792	1	\$279,990	3.0	2.0	1,763	\$158.81
Orange County		22	\$279,938	3.5	2.0	1,661	\$168.51
Apopka / Hunt Club	32703	2	\$279,950	4.0	3.0	1,746	\$160.34
Apopka (North)	32712	3	\$279,933	3.0	2.0	1,694	\$165.25
Winter Park (East) / Aloma	32792	1	\$279,999	3.0	2.0	1,198	\$233.72
College Park	32804	1	\$280,000	3.0	2.0	1,152	\$243.06
Delaney / Crystal Lake	32806	2	\$279,900	3.0	1.0	1,100	\$254.45
Azalea Park	32807	1	\$279,900	4.0	2.0	2,393	\$116.97
Conway	32812	1	\$279,750	3.0	2.0	1,295	\$216.02
Hiawassee	32818	1	\$279,999	4.0	2.0	1,904	\$147.06
Sand Lake / Bay Hill	32819	1	\$280,000	4.0	2.0	1,378	\$203.19
Rio Pinar / Union Park	32825	1	\$279,900	3.0	2.0	1,537	\$182.11
Research Park	32826	1	\$279,900	3.0	2.0	1,874	\$149.36
Waterford Lakes	32828	2	\$279,950	4.0	2.0	1,912	\$146.42
Hunters Creek	32837	2	\$280,000	3.0	2.0	1,566	\$178.80
Ocoee	34761	3	\$279,933	4.0	2.0	2,029	\$137.97
Osceola County		10	\$279,920	4.2	2.5	2,155	\$129.90
Kissimmee (Central)	34741	2	\$279,950	4.0	2.0	2,493	\$112.29
Kissimmee / Buena Ventura Lakes	34743	1	\$279,900	3.0	2.0	1,352	\$207.03
Kissimmee / Celebration	34747	3	\$279,967	4.0	3.0	1,831	\$152.90
Kissimmee / Poinciana	34758	1	\$279,999	7.0	4.0	2,679	\$104.52
St Cloud / Narcoossee	34771	1	\$279,900	4.0	2.0	1,853	\$151.05
St Cloud / Canoe Creek	34772	2	\$279,800	4.0	2.0	2,593	\$107.91

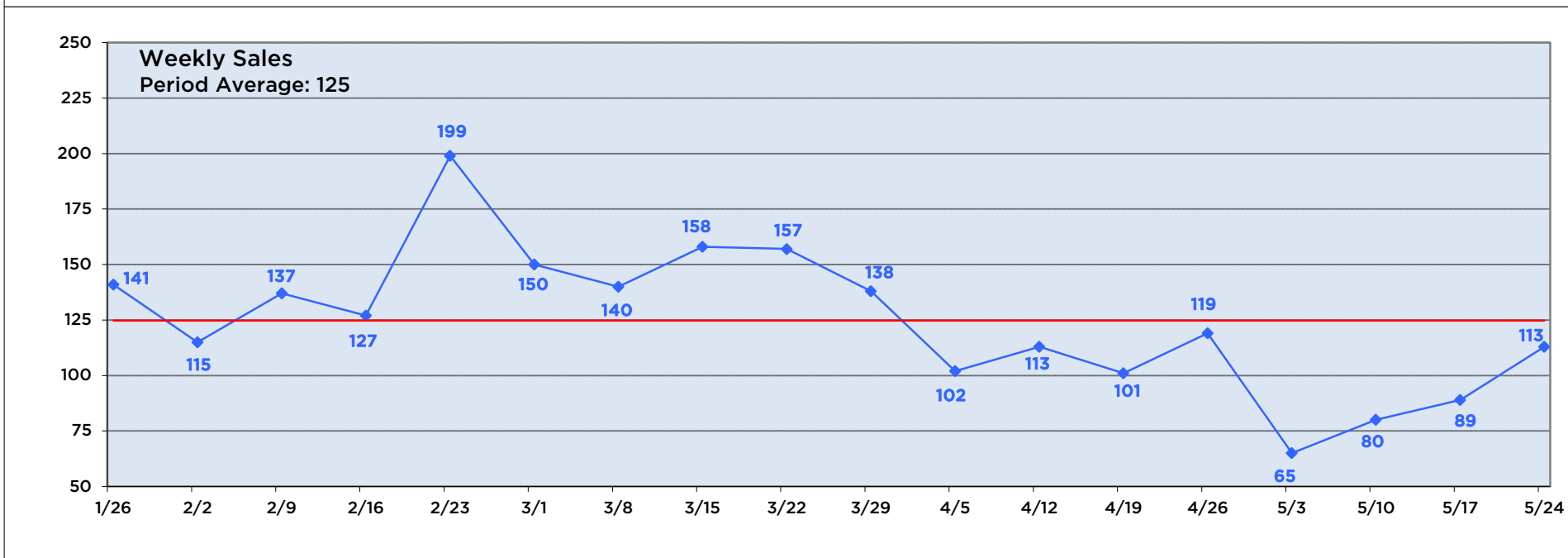
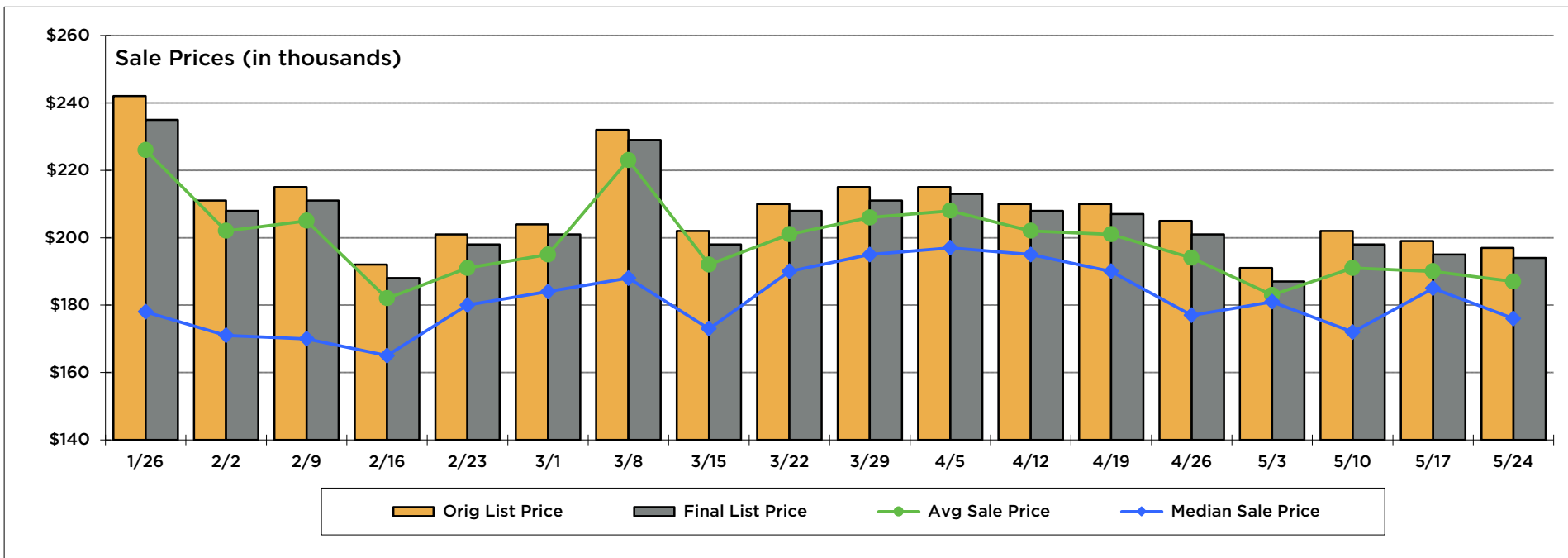
Where are the 55 Single Family Homes available for the Median Price of \$280,000? (cont'd) (± \$500)

<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		12	\$279,858	3.6	2.3	2,198	\$127.31
Lady Lake / The Villages	32159	1	\$279,500	3.0	2.0	2,483	\$112.57
Deland	32720	1	\$279,900	5.0	4.0	2,793	\$100.21
Tavares / Mt Plymouth	32778	1	\$279,900	4.0	2.0	2,486	\$112.59
Clermont (Central)	34711	2	\$279,900	4.0	2.0	1,932	\$144.88
Clermont (South)	34714	2	\$279,950	4.0	3.0	1,947	\$143.79
Howey in the Hills	34737	1	\$280,000	3.0	2.0	2,270	\$123.35
Leesburg (West)	34748	4	\$279,825	3.0	2.0	2,147	\$130.33

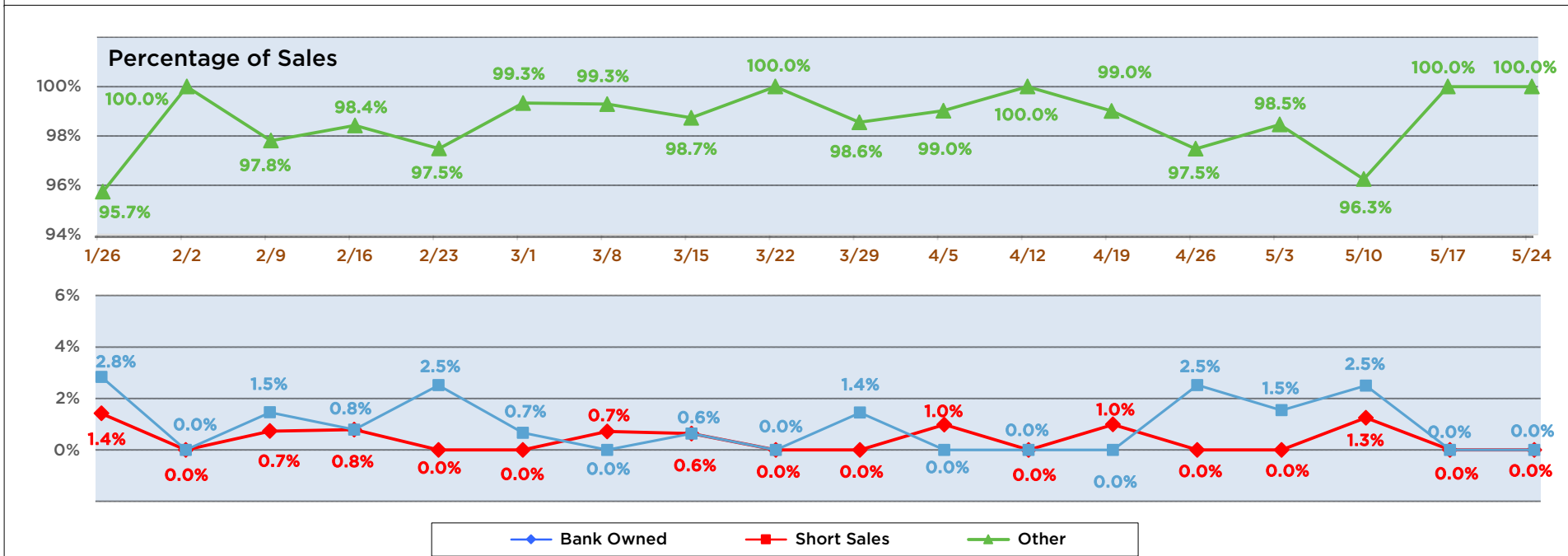
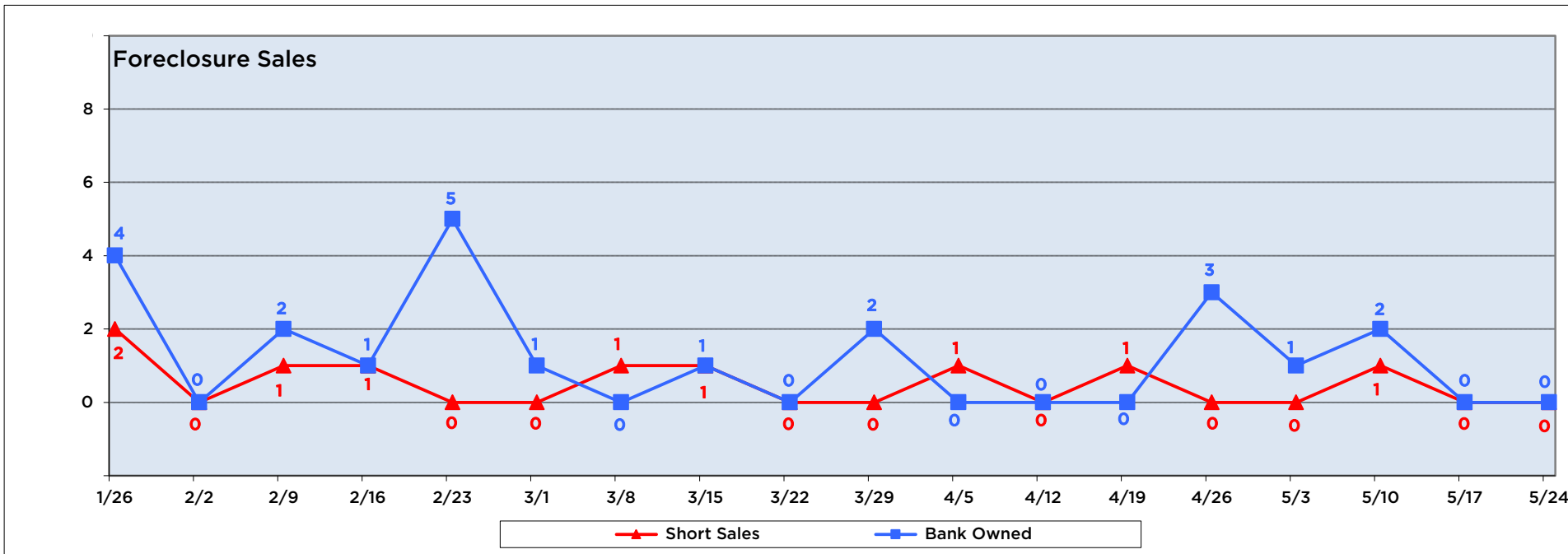
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	113	97	8	6	2	0	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	113	97	8	6	2	0	0
Active Listings	2,209	1,536	288	268	71	37	9
Bank Owned	20	16	3	0	1	0	0
Short Sales	12	11	1	0	0	0	0
Other	2,177	1,509	284	268	70	37	9
Months of Inventory	5	4	8	10	8	0	0
<i>List Price</i>							
Average Original List Price	\$197,386	\$177,184	\$277,488	\$337,967	\$435,000	\$0	\$0
Average Final List Price	\$193,766	\$173,848	\$276,250	\$328,883	\$424,500	\$0	\$0
<i>Sale Price</i>							
Average Price	\$186,556	\$166,906	\$267,750	\$320,150	\$414,000	\$0	\$0
Median Price	\$176,000	\$170,000	\$266,500	\$314,950	\$414,000	\$0	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$3,620	-\$3,336	-\$1,238	-\$9,084	-\$10,500	\$0	\$0
Original List to Sale Price - \$	-\$10,830	-\$10,278	-\$9,738	-\$17,817	-\$21,000	\$0	\$0
Final List to Sale Price - \$	-\$7,210	-\$6,942	-\$8,500	-\$8,733	-\$10,500	\$0	\$0
Original List to Sale Price - %	94.51%	94.20%	96.49%	94.73%	95.17%	0.00%	0.00%
Final List to Sale Price - %	96.28%	96.01%	96.92%	97.34%	97.53%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	55	58	21	74	14	0	0
Combined Avg Days to Contract	47	49	17	63	14	0	0
Avg Days Listing to Closing	90	93	58	101	81	0	0
Avg Days Contract to Close	35	34	37	27	67	0	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	3	2	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,333	1,248	1,638	2,204	1,580	0	0

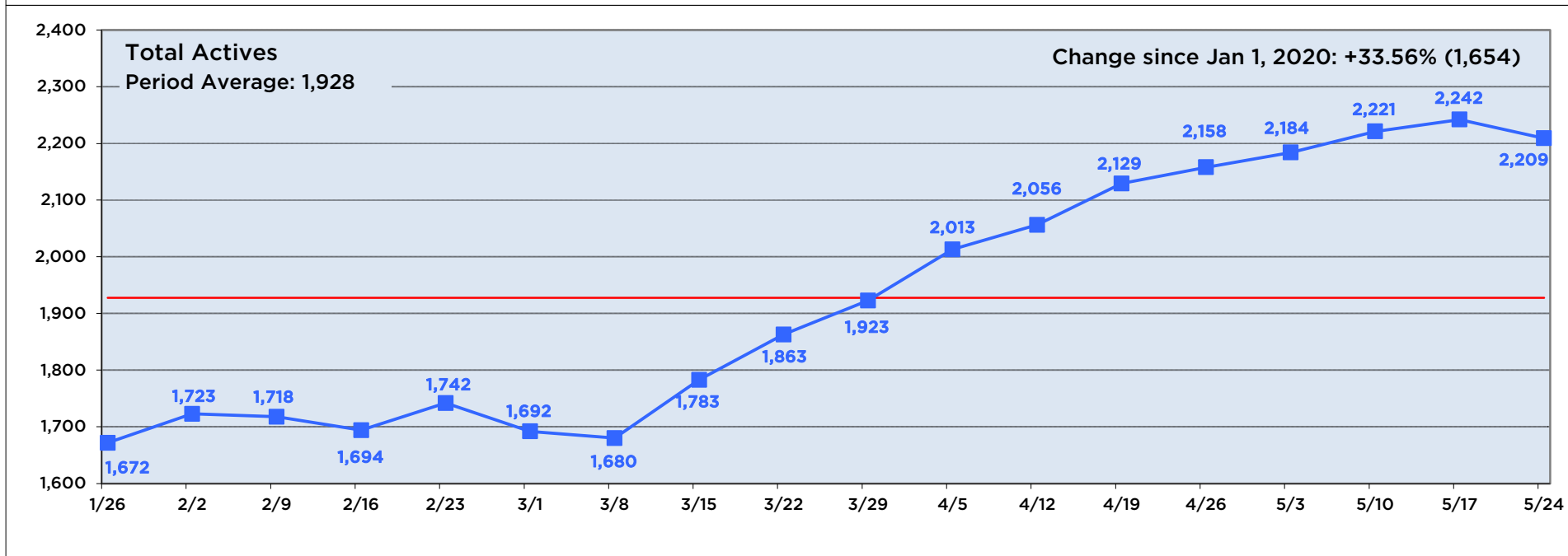
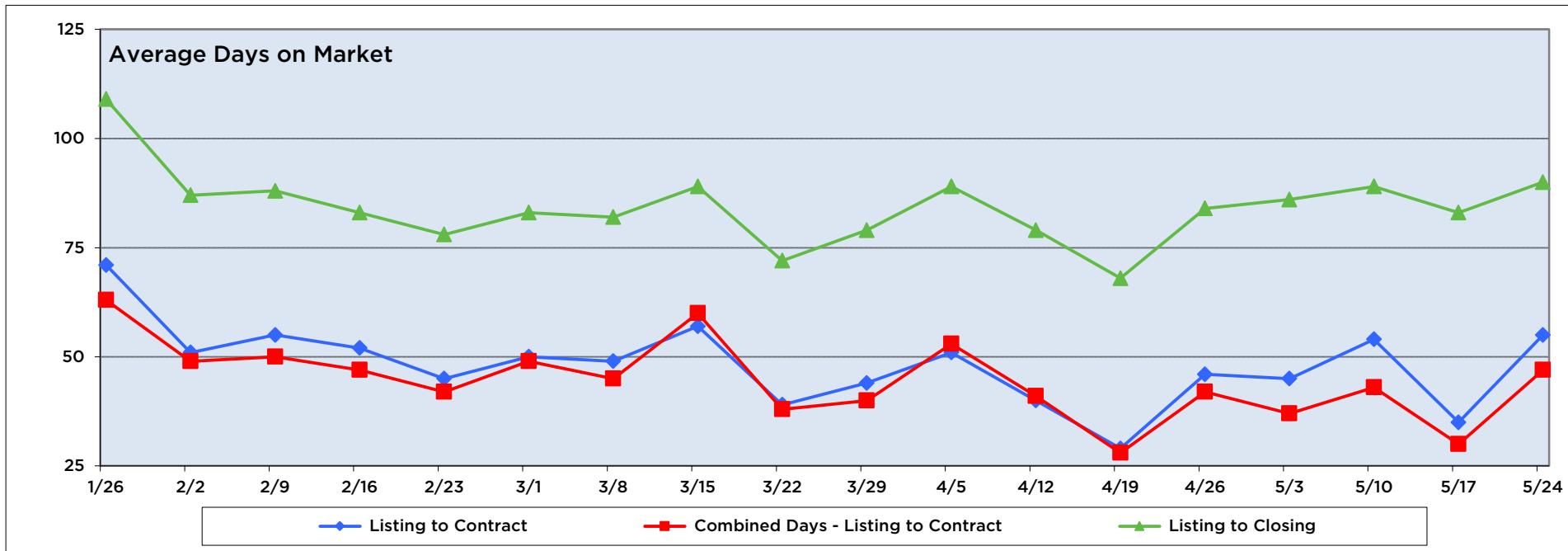
Condos, Townhomes, Villas



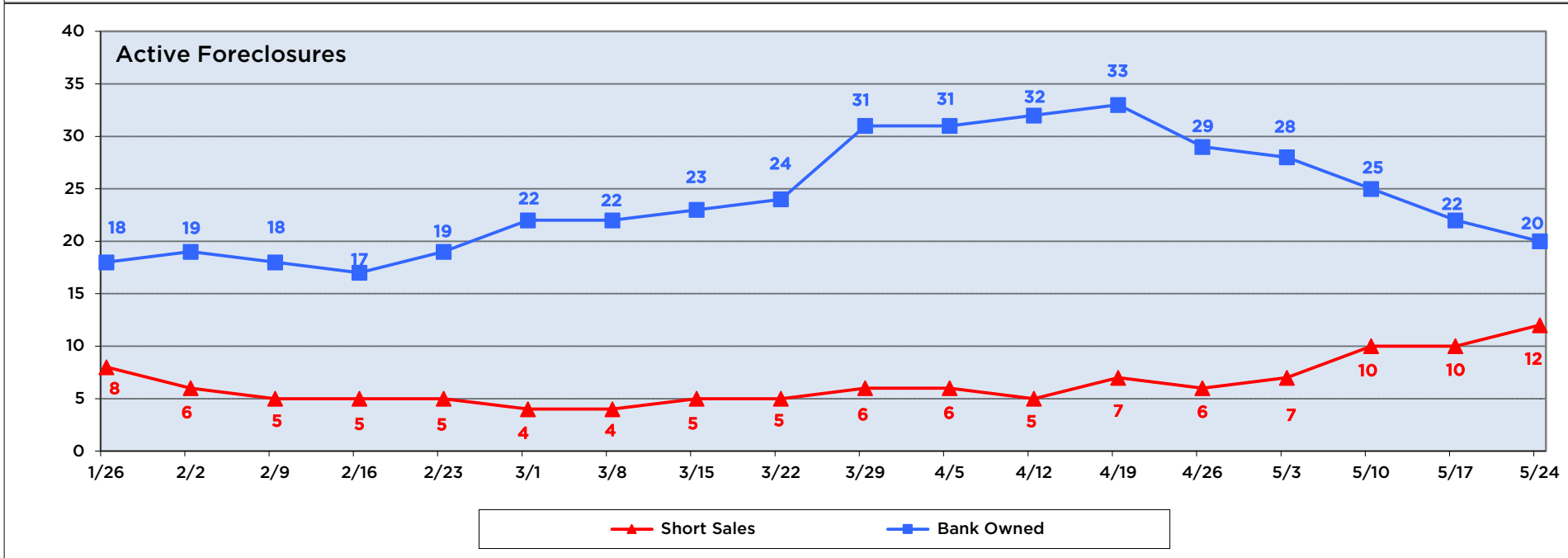
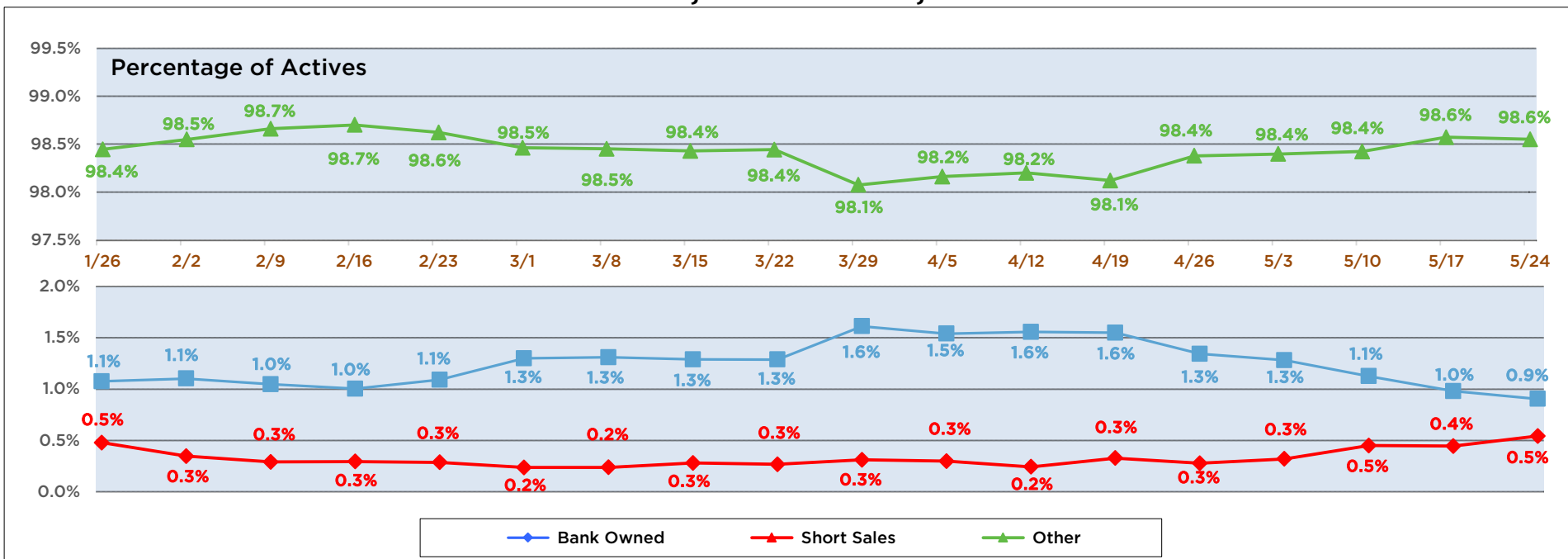
Condos, Townhomes, Villas



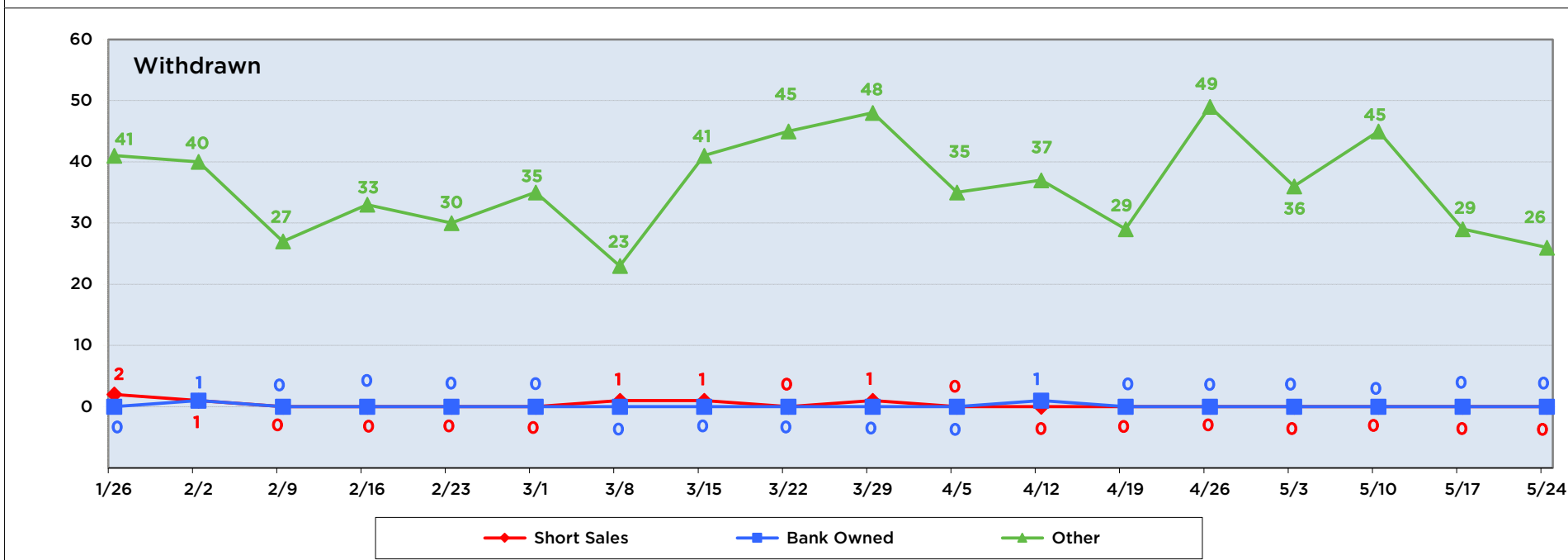
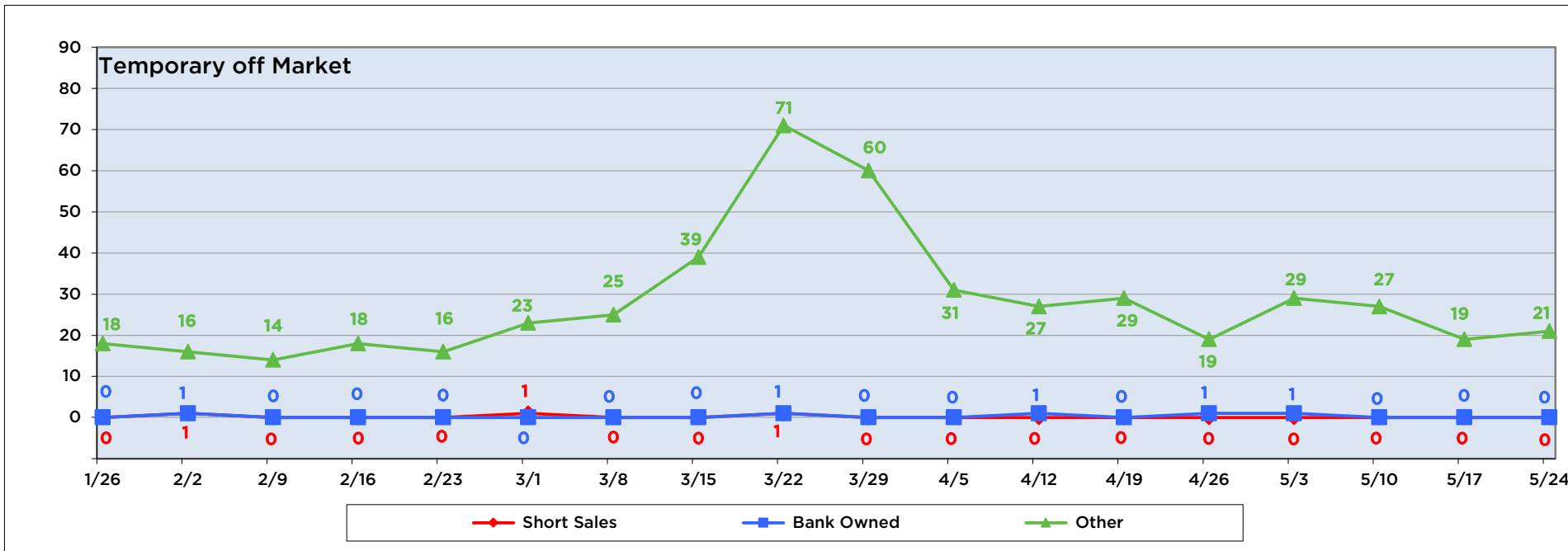
Condos, Townhomes, Villas



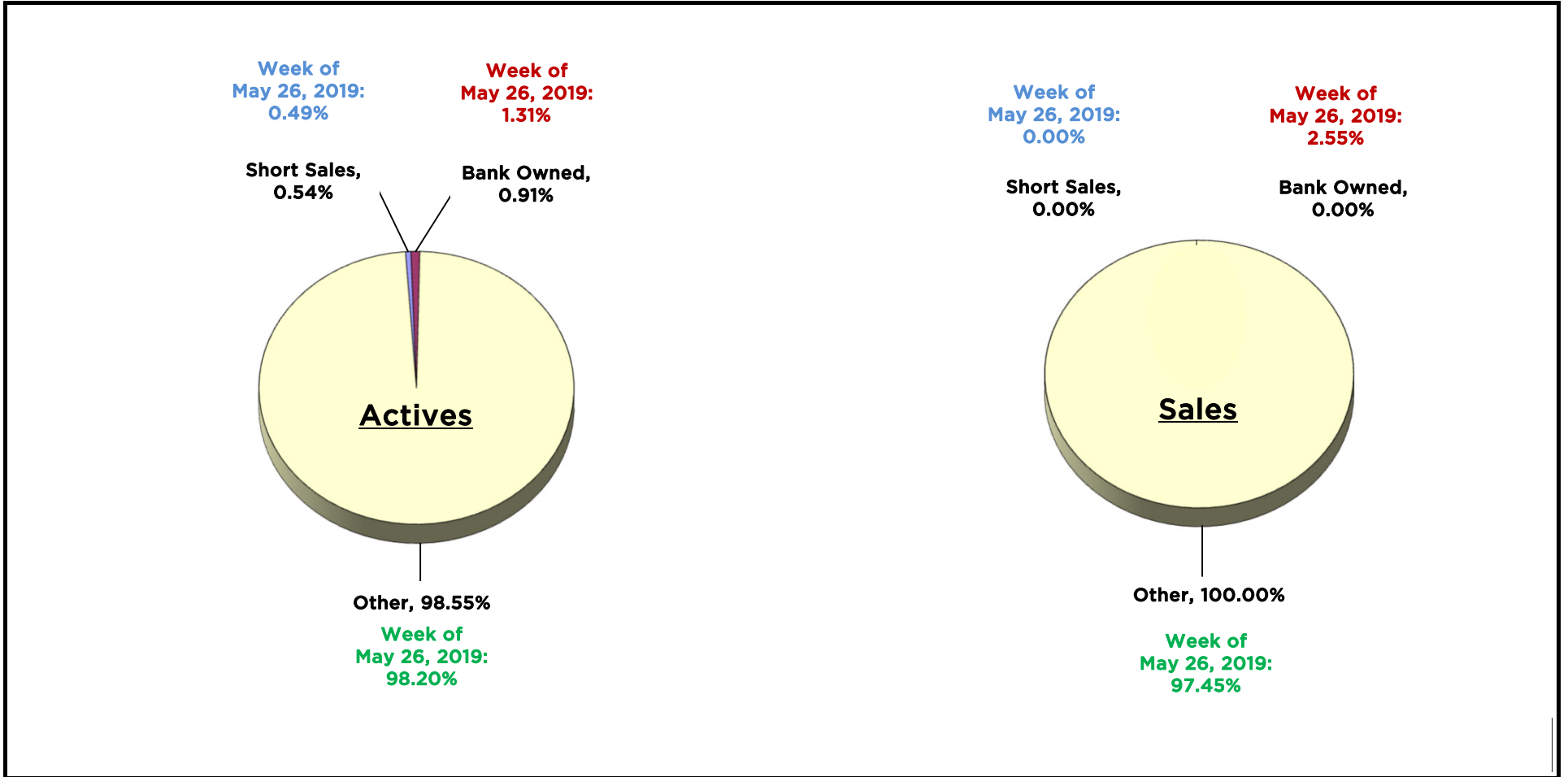
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$176,000?

(± \$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		1	\$176,500	2.0	2.0	1,296	\$136.19
Winter Park	32792	1	\$176,500	2.0	2.0	1,296	\$136.19
Osceola County		2	\$175,900	2.5	2.0	1,127	\$156.15
Kissimmee / Buena Ventura Lakes	34743	1	\$175,800	3.0	2.0	1,172	\$150.00
Kissimmee / Celebration	34747	1	\$176,000	2.0	2.0	1,081	\$162.81