



Monday Morning Quarterback Summary

Week of May 31, 2020 - Jun 6, 2020

Single-family existing homes

- Sales of single-family homes decreased to 405 during the week of May 31, from 477 the week prior
- The median price of single family homes increased to \$300,000, a change of 7.1%
- The number of single-family home foreclosure transactions decreased to 7 last week, from 10 the week of May 24
- The number of single-family home short-sale transactions decreased to 2 from 4 the week prior
- Single-family inventory decreased by 46, and now sits at 5,632

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 134 during the week of May 31, from 113 the week prior
- The median price of condos, townhomes, and villas decreased to \$168,000, a change of -4.5%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 last week, from 0 the week of May 24
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 61, and now sits at 2,270

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	405	110	92	113	43	34	13
Bank Owned	7	6	0	1	0	0	0
Short Sales	2	0	2	0	0	0	0
Other	396	104	90	112	43	34	13
Active Listings	5,632	1,277	748	1,271	744	1,157	435
Bank Owned	101	54	14	20	5	4	4
Short Sales	49	20	8	10	4	5	2
Other	5,482	1,203	726	1,241	735	1,148	429
Months of Inventory	3	3	2	3	4	8	8

List Price

Average Original List Price	\$375,841	\$190,872	\$279,502	\$356,226	\$459,487	\$675,708	\$1,732,307
Average Final List Price	\$366,866	\$186,304	\$276,233	\$351,462	\$452,042	\$658,848	\$1,624,615

Sale Price

Average Price	\$356,641	\$183,427	\$271,711	\$344,178	\$443,440	\$637,581	\$1,509,796
Median Price	\$300,000	\$200,500	\$270,000	\$342,000	\$435,000	\$617,500	\$1,300,000

Price Differences

<i>Original to Final</i> List Price	-\$8,975	-\$4,568	-\$3,269	-\$4,764	-\$7,445	-\$16,860	-\$107,692
<i>Original</i> List to <i>Sale</i> Price - \$	-\$19,200	-\$7,445	-\$7,791	-\$12,048	-\$16,047	-\$38,127	-\$222,511
<i>Final</i> List to <i>Sale</i> Price - \$	-\$10,225	-\$2,877	-\$4,522	-\$7,284	-\$8,602	-\$21,267	-\$114,819
<i>Original</i> List to <i>Sale</i> Price - %	94.89%	96.10%	97.21%	96.62%	96.51%	94.36%	87.16%
<i>Final</i> List to <i>Sale</i> Price - %	97.21%	98.46%	98.36%	97.93%	98.10%	96.77%	92.93%

Days on the Market

Avg Days Listing to Contract	51	50	39	44	60	68	137
Combined Avg Days to Contract	48	44	34	43	55	61	157
Avg Days Listing to Closing	94	92	83	86	100	106	197
Avg Days Contract to Close	43	41	48	41	39	36	59

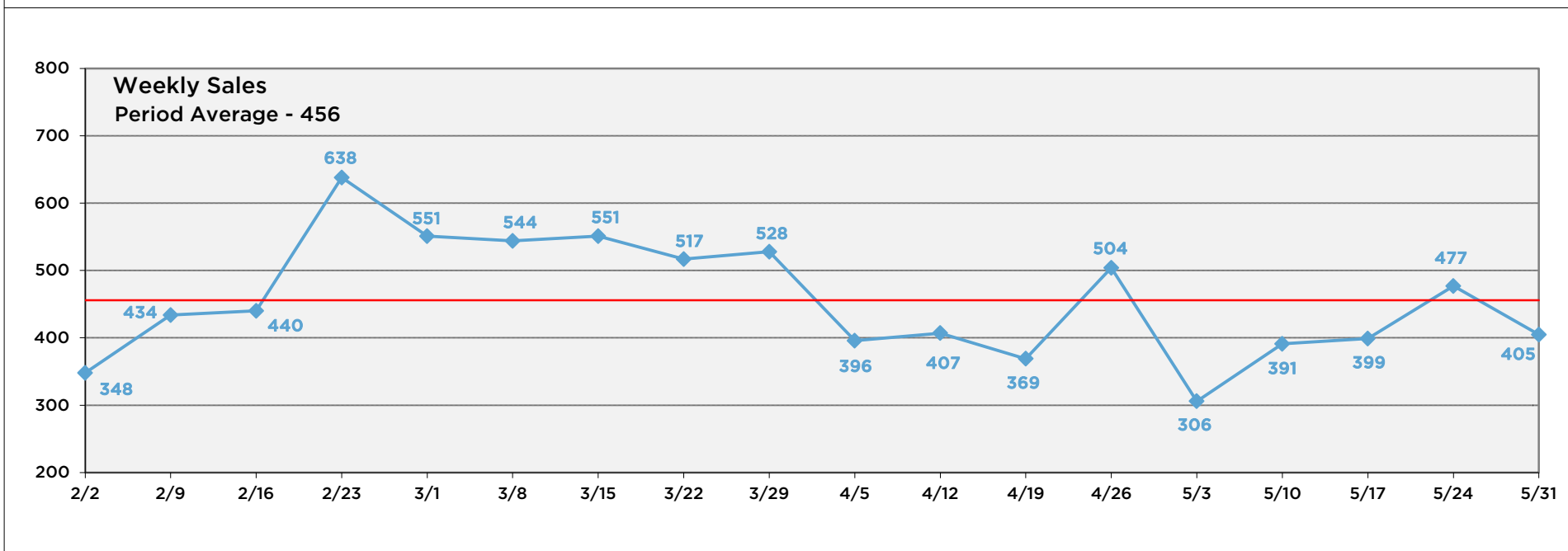
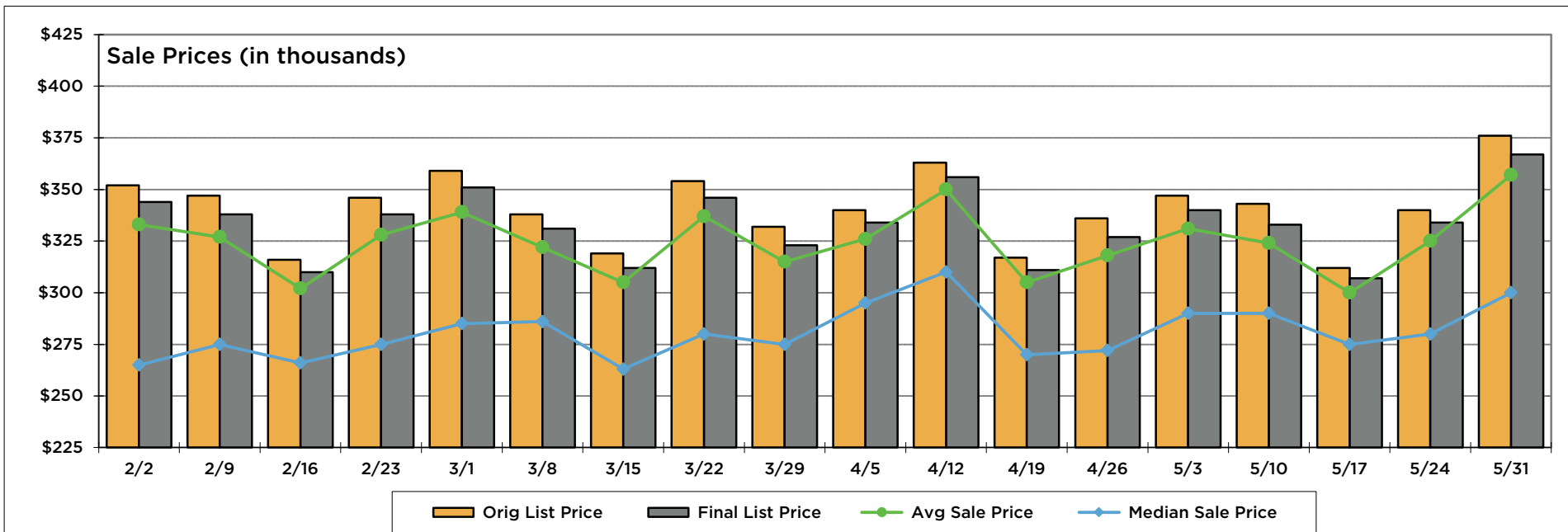
Beds / Baths

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

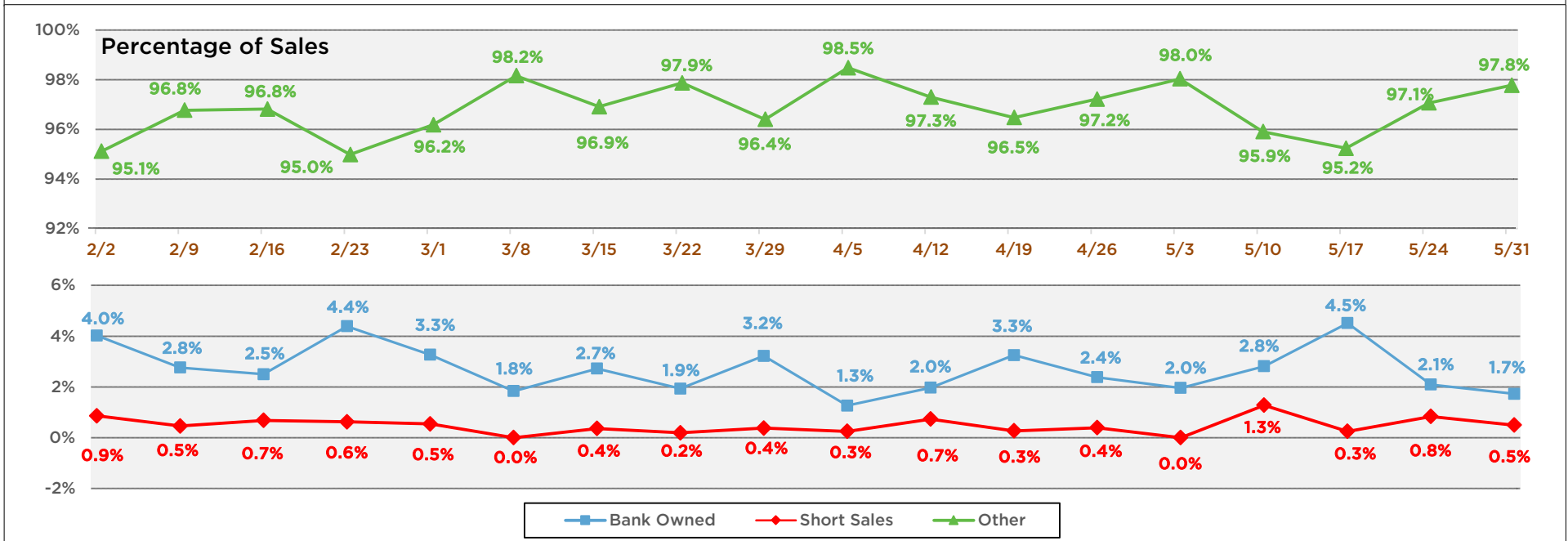
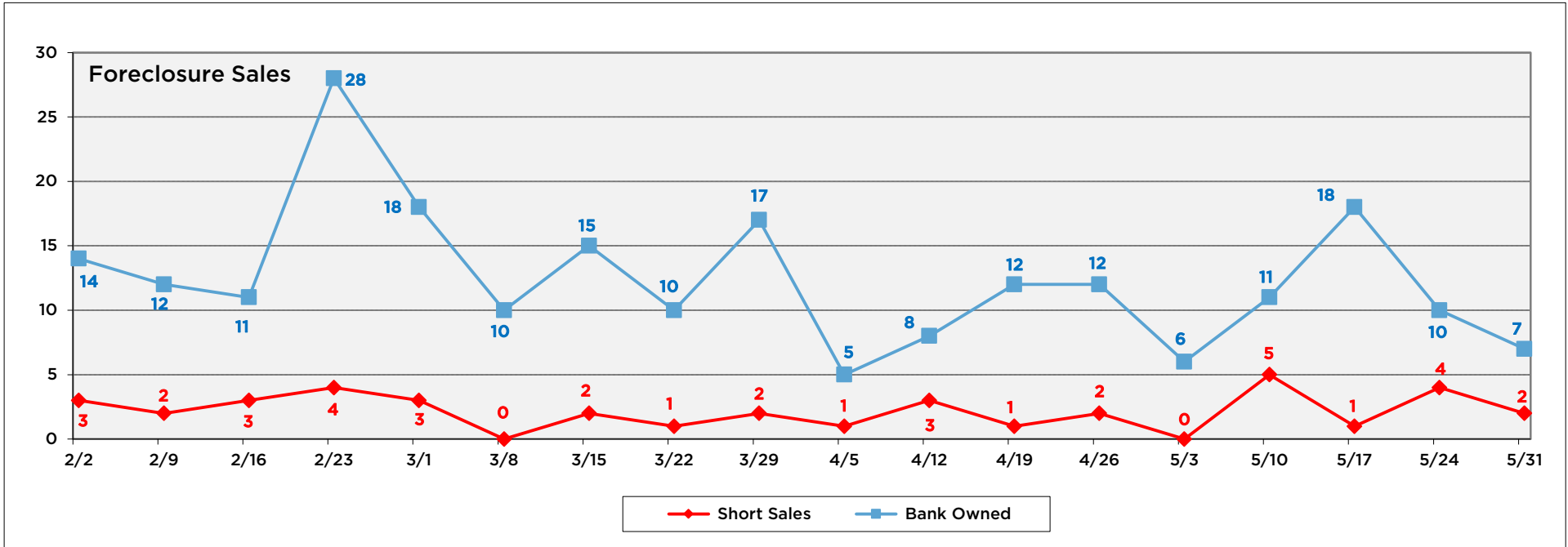
Square Footage

Average Square Feet	2,217	1,437	1,871	2,266	2,813	3,489	5,530
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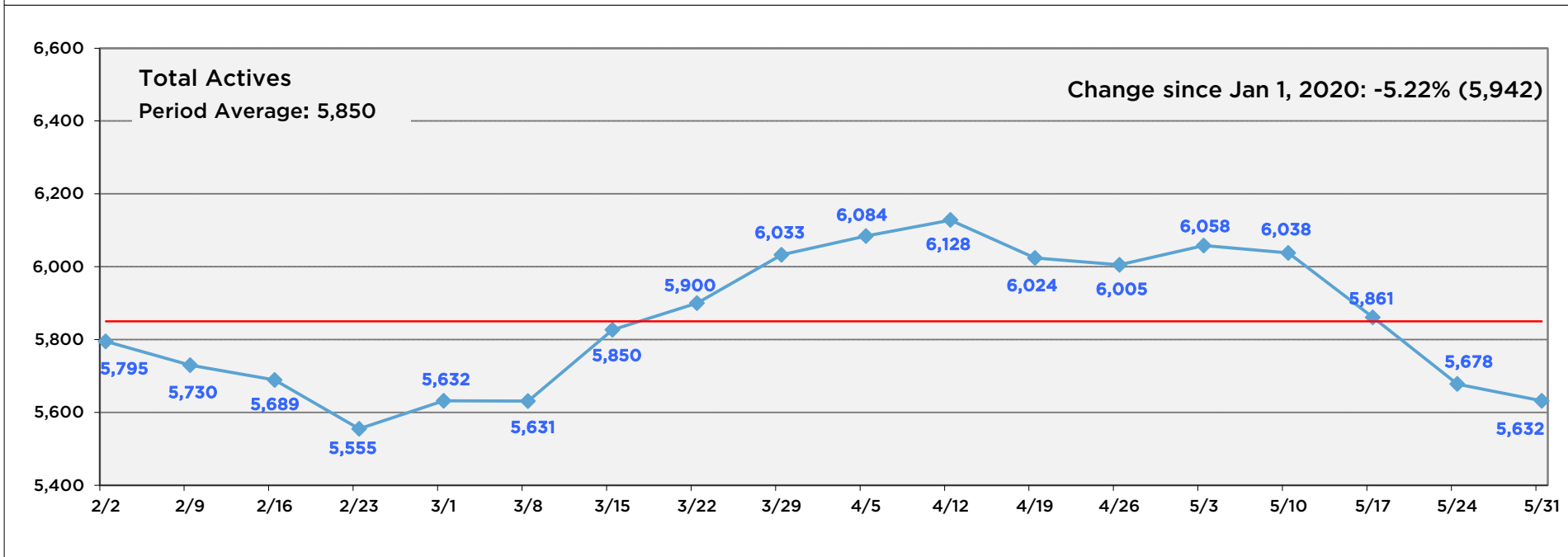
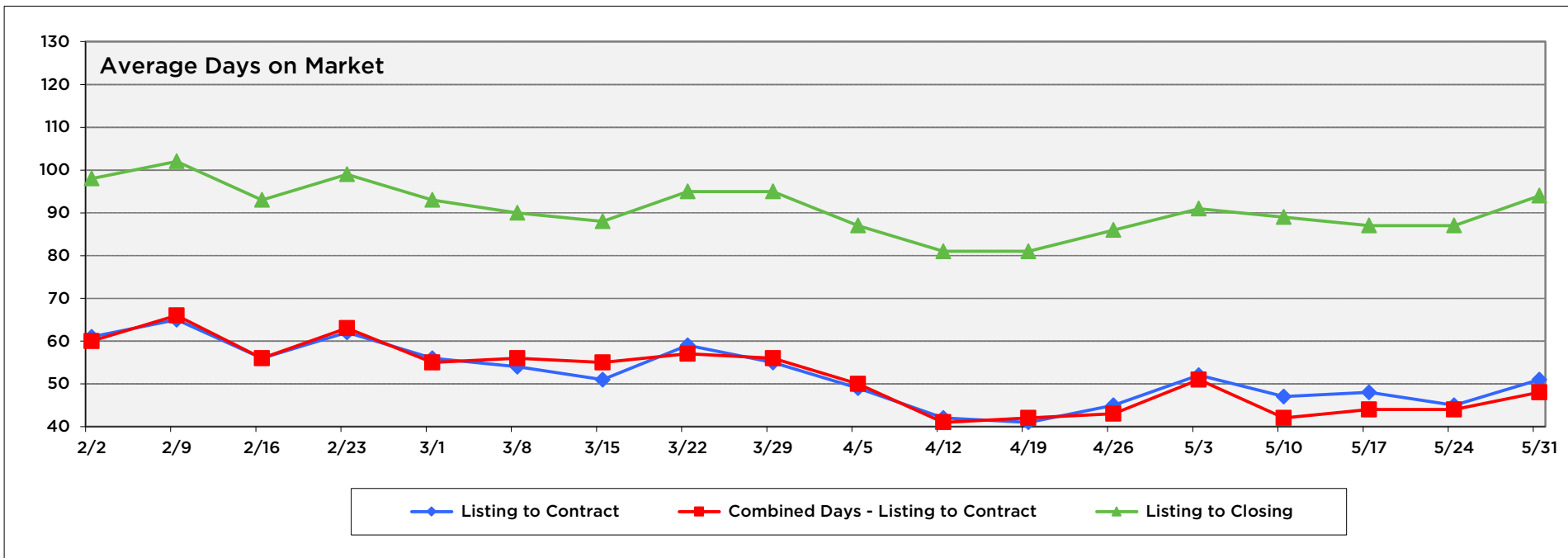
Single Family Homes



Single Family Homes

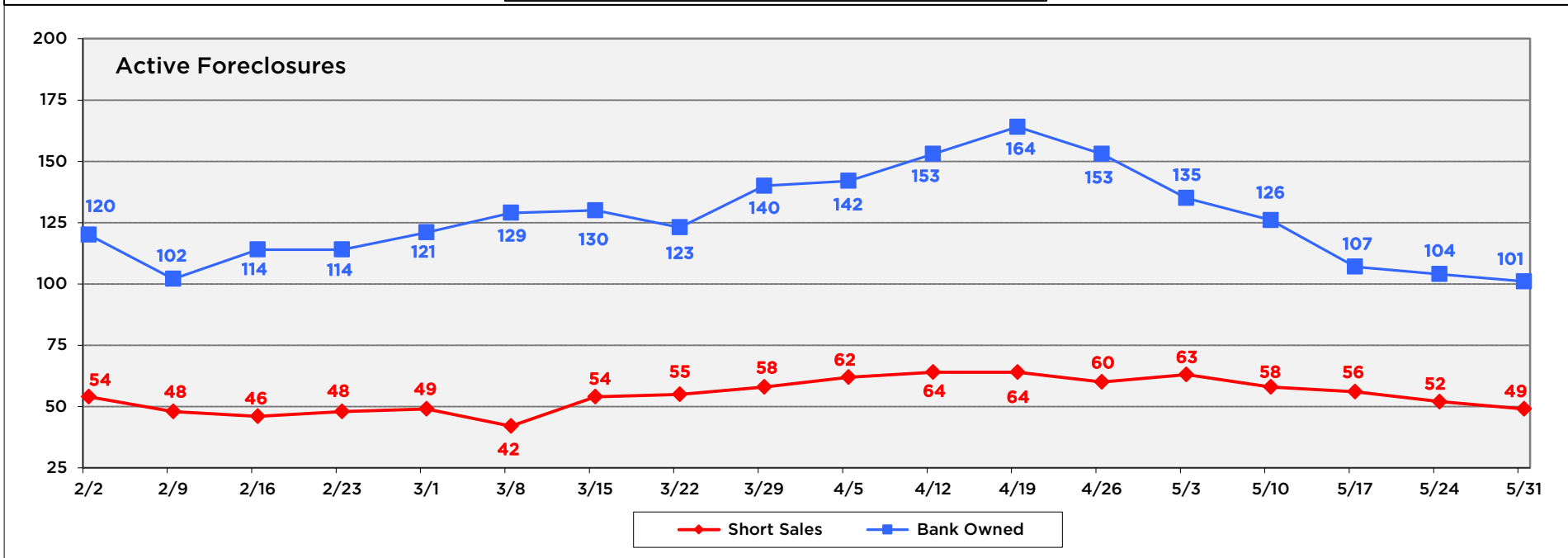
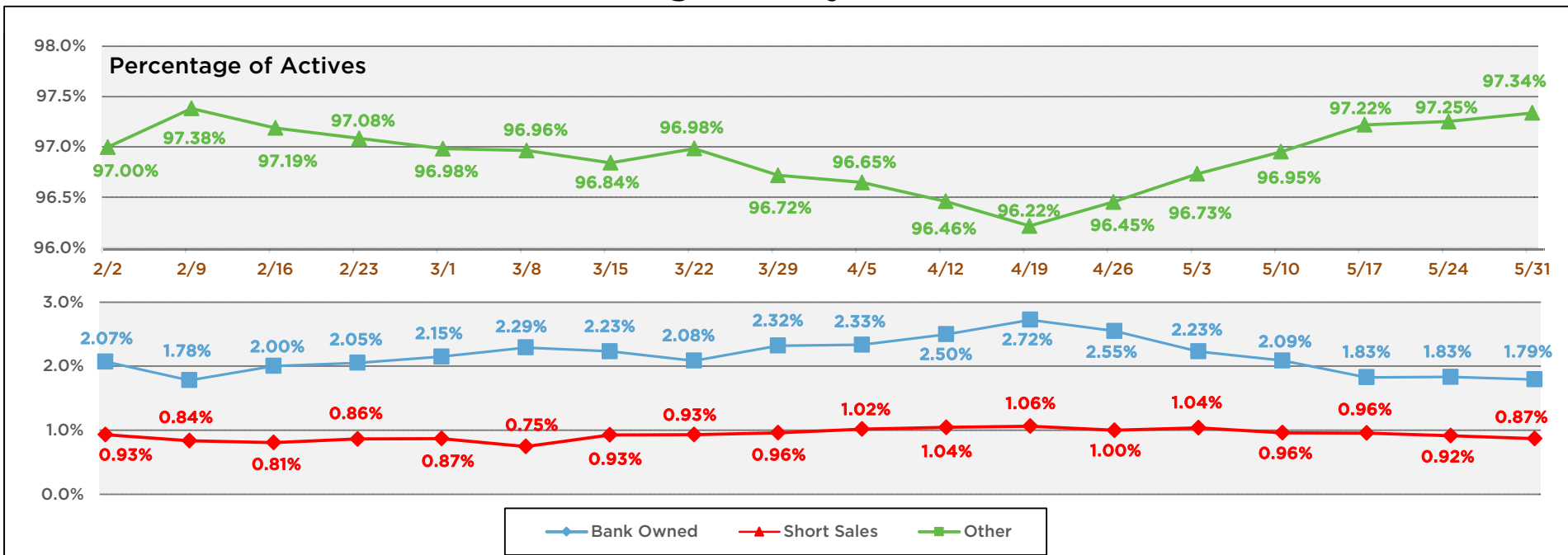


Single Family Homes

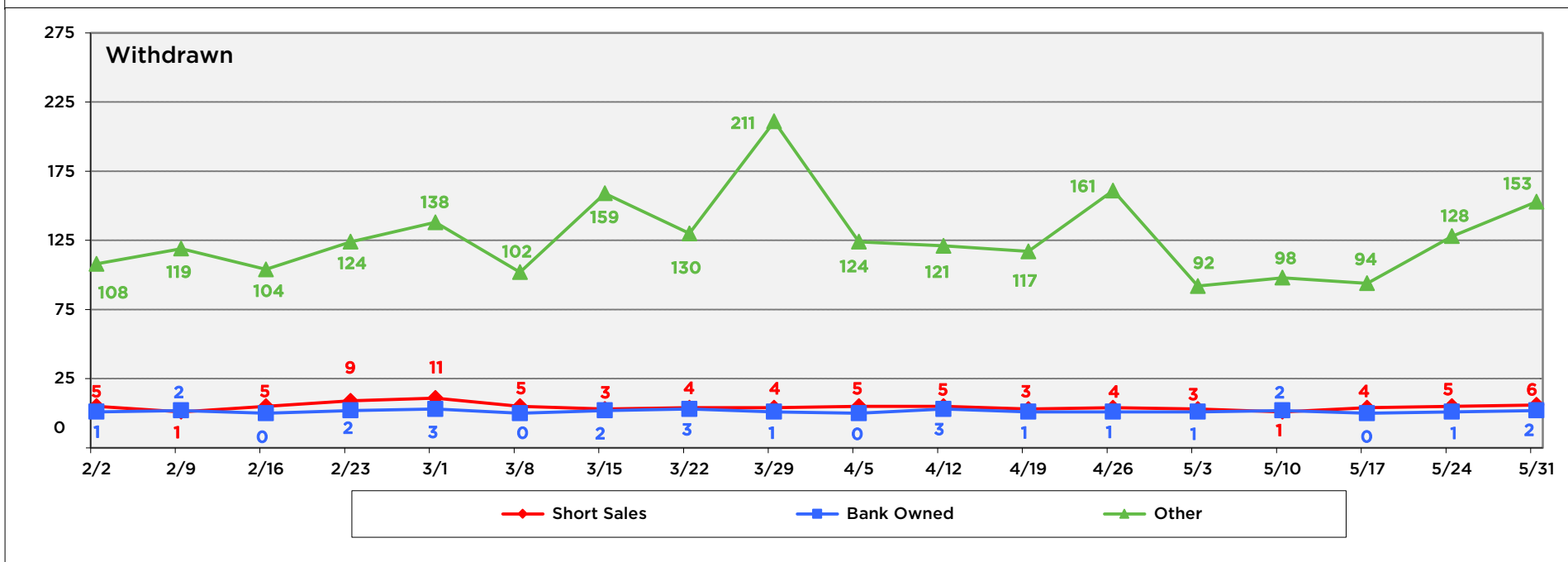
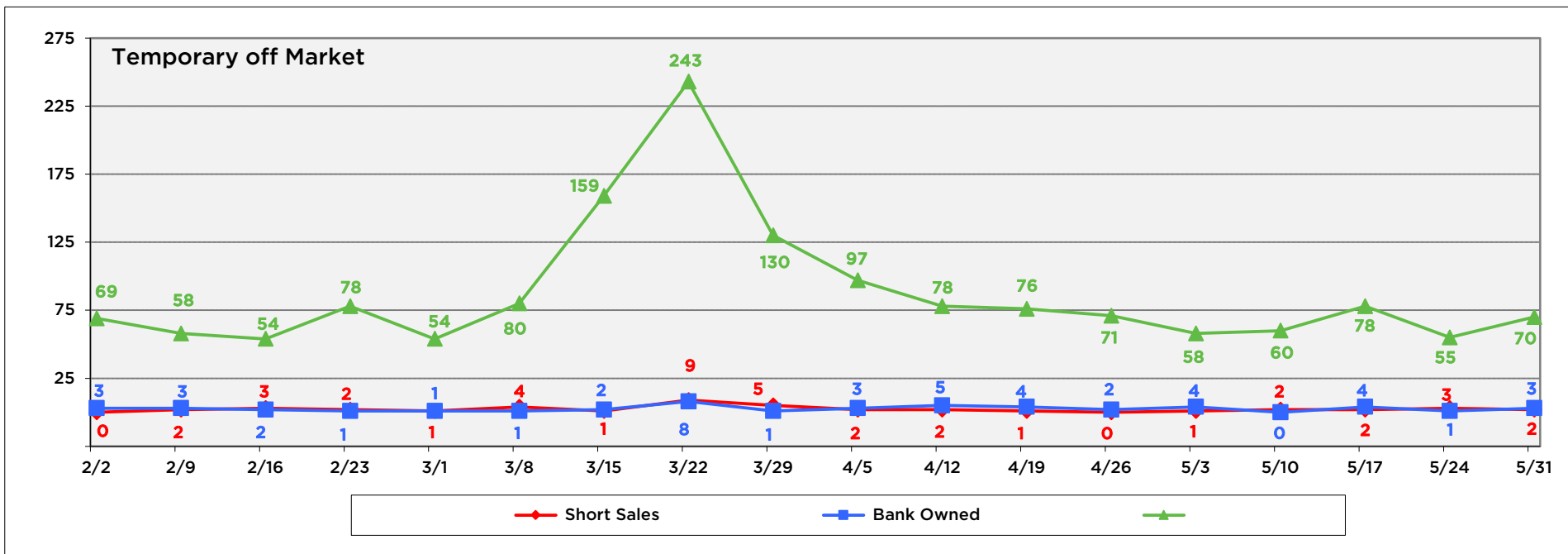




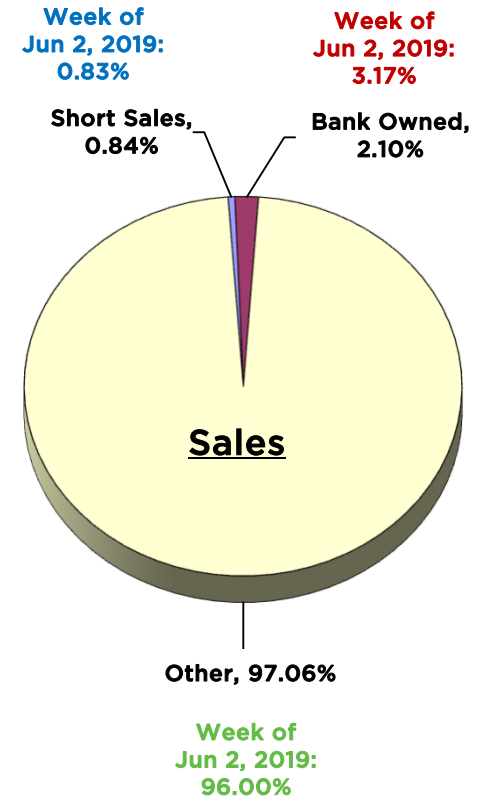
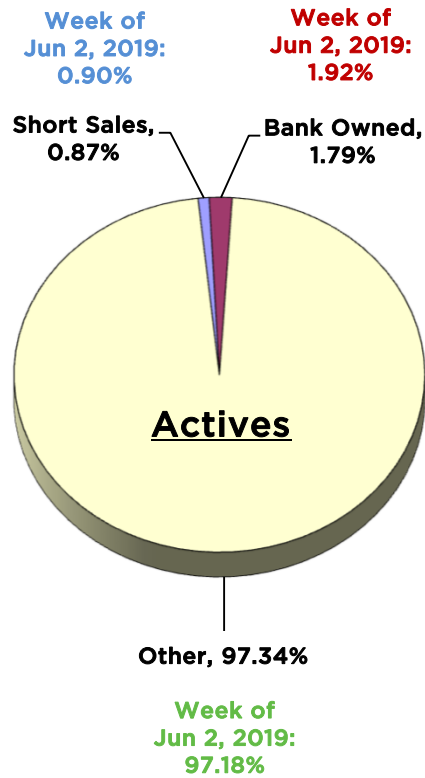
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 63 Single Family Homes available for the Median Price of \$300,000? (± \$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		8	\$299,942	3.6	2.3	1,919	\$156.28
Casselberry	32707	1	\$299,900	4.0	2.0	2,172	\$138.08
Winter Springs / Tuskawilla	32708	1	\$300,000	3.0	2.0	1,708	\$175.64
Altamonte Springs / Forest City	32714	1	\$299,950	3.0	2.0	1,933	\$155.17
Lake Mary / Heathrow	32746	1	\$299,900	3.0	2.0	1,842	\$162.81
Oviedo	32765	2	\$299,945	4.0	3.0	1,640	\$182.89
Sanford / Lake Forest	32771	1	\$299,900	5.0	2.0	2,721	\$110.22
Sanford (South)	32773	1	\$299,999	3.0	2.0	1,698	\$176.68
Orange County		23	\$299,930	3.4	2.0	1,883	\$159.27
Apopka / Hunt Club	32703	3	\$299,933	4.0	2.0	2,143	\$139.96
Apopka (North)	32712	1	\$299,900	4.0	2.0	2,529	\$118.58
Winter Park (West)	32789	1	\$299,900	3.0	2.0	1,384	\$216.69
Colonialtown	32803	1	\$300,000	3.0	1.0	1,235	\$242.91
College Park	32804	4	\$299,950	3.0	2.0	1,357	\$221.04
Conway	32812	1	\$300,000	3.0	2.0	1,783	\$168.26
Union Park	32817	1	\$299,900	3.0	2.0	1,597	\$187.79
Taft	32824	1	\$299,500	3.0	2.0	3,098	\$96.68
Waterford Lakes	32828	4	\$299,925	4.0	2.0	2,052	\$146.16
Moss Park	32832	1	\$300,000	3.0	2.0	2,112	\$142.05
Wedgefield	32833	1	\$300,000	4.0	3.0	2,225	\$134.83
Hunters Creek	32837	3	\$300,000	3.0	2.0	1,880	\$159.57
Pine Castle / Edgewood	32839	1	\$299,900	3.0	2.0	1,644	\$182.42
Osceola County		18	\$299,963	3.7	2.7	2,230	\$134.49
Davenport	33896	1	\$300,000	3.0	2.0	1,979	\$151.59
Kissimmee (Central)	34741	1	\$300,000	3.0	2.0	2,338	\$128.31
Kissimmee (East)	34744	1	\$299,900	3.0	2.0	1,512	\$198.35
Kissimmee (West) / Pleasant Hill	34746	10	\$299,970	4.0	3.0	2,521	\$118.99
Kissimmee / Celebration	34747	3	\$299,943	4.0	3.0	1,899	\$157.95
St Cloud / Narcoossee	34771	2	\$299,950	3.0	2.0	1,706	\$175.82

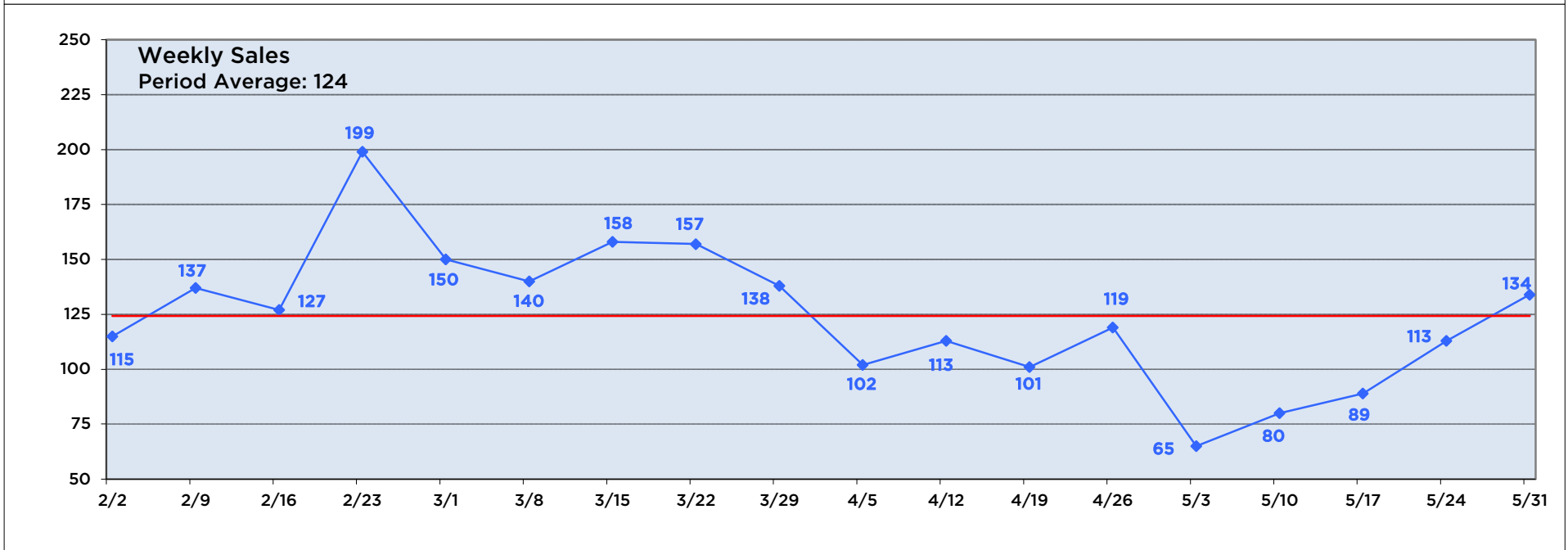
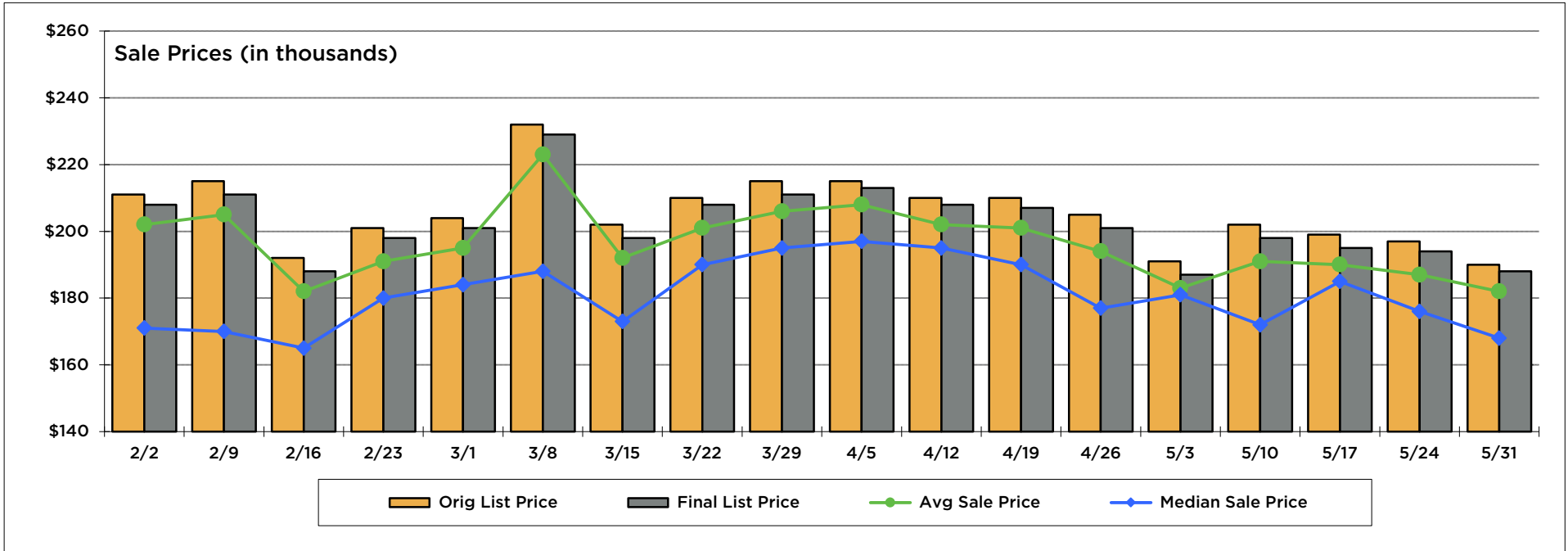
Where are the 63 Single Family Homes available for the Median Price of \$300,000? (cont'd) (± \$500)

<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		14	\$299,906	3.2	2.1	2,036	\$147.28
Lady Lake / The Villages	32159	1	\$299,900	3.0	2.0	1,500	\$199.93
Grand Island	32735	1	\$300,000	4.0	2.0	1,864	\$160.94
Eustis (East)	32736	1	\$299,900	4.0	2.0	2,566	\$116.87
Mount Dora	32757	1	\$300,000	3.0	2.0	2,030	\$147.78
Clermont (Central)	34711	3	\$299,933	3.0	2.0	2,276	\$131.78
Clermont (South)	34714	1	\$299,900	4.0	3.0	2,205	\$136.01
Minneola	34715	1	\$299,900	3.0	3.0	2,483	\$120.78
Groveland	34736	2	\$299,950	3.0	2.0	1,491	\$201.17
Howey in the Hills	34737	1	\$299,990	3.0	2.0	2,307	\$130.03
Leesburg (West)	34748	2	\$299,700	3.0	2.0	1,872	\$160.10

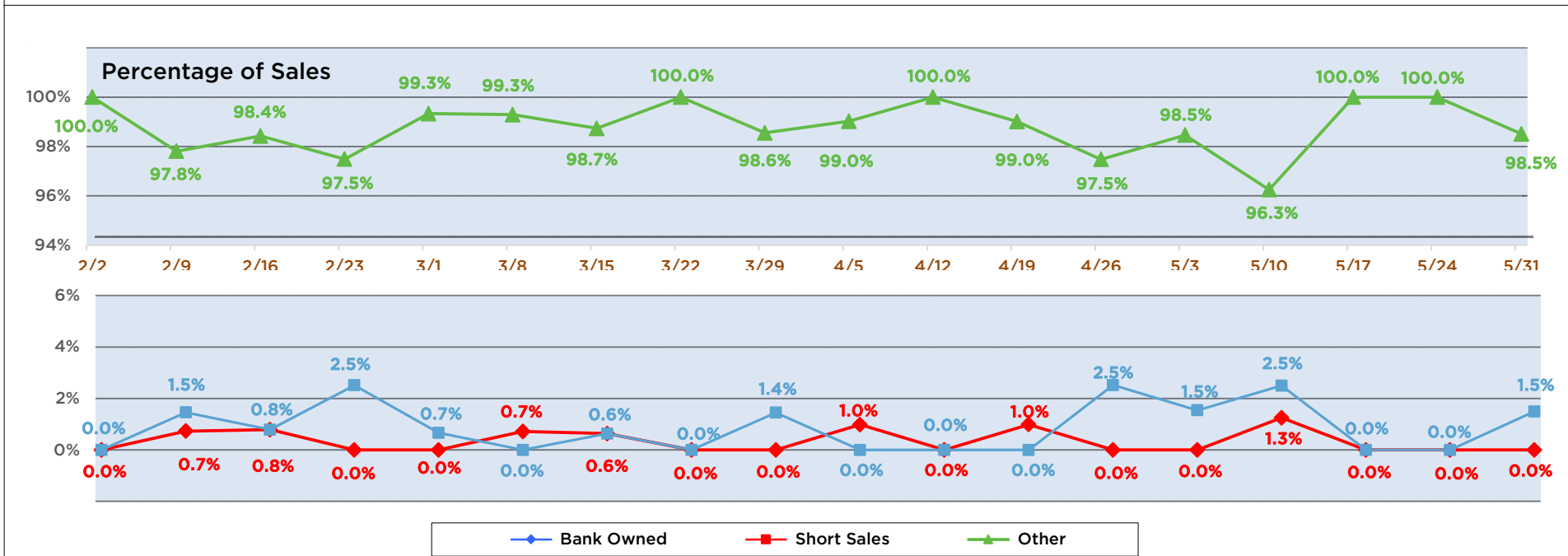
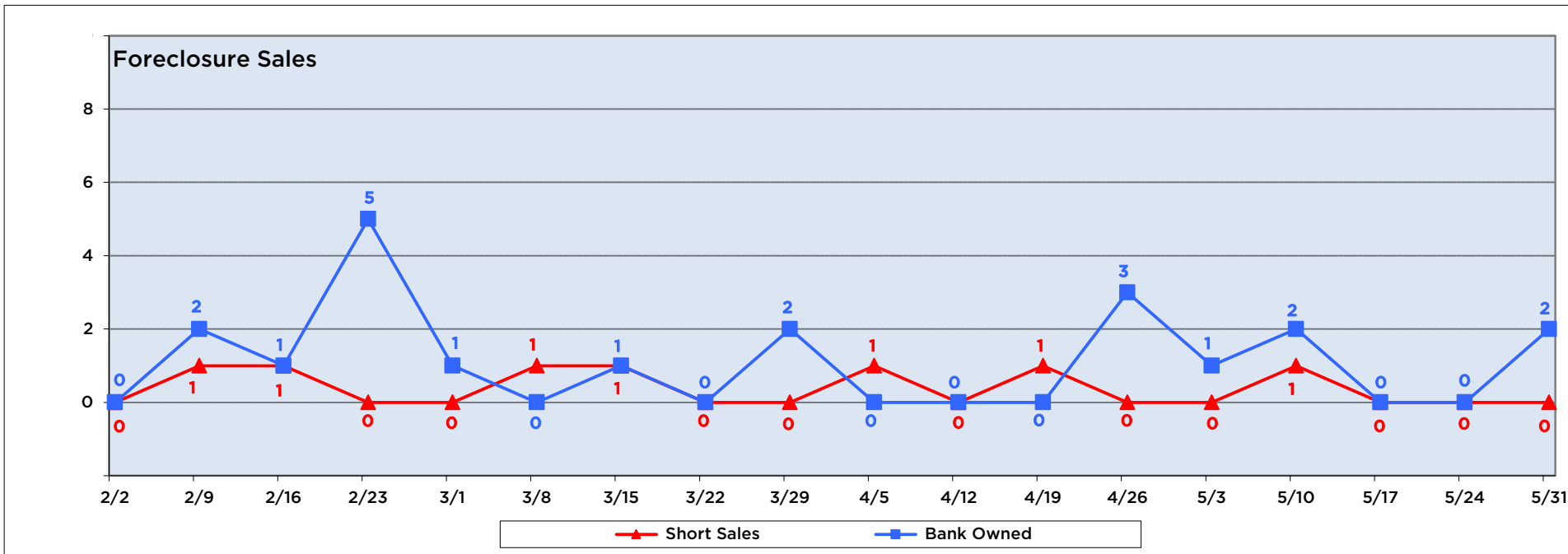
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	134	114	9	11	0	0	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	132	112	9	11	0	0	0
Active Listings	2,270	1,563	296	284	79	38	10
Bank Owned	20	15	3	1	1	0	0
Short Sales	10	10	0	0	0	0	0
Other	2,240	1,538	293	283	78	38	10
Months of Inventory	4	3	8	6	0	0	0
<i>List Price</i>							
Average Original List Price	\$190,071	\$167,481	\$276,111	\$353,791	\$0	\$0	\$0
Average Final List Price	\$188,047	\$165,411	\$273,289	\$352,891	\$0	\$0	\$0
<i>Sale Price</i>							
Average Price	\$181,604	\$159,535	\$266,878	\$340,545	\$0	\$0	\$0
Median Price	\$168,000	\$160,000	\$262,500	\$335,000	\$0	\$0	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,024	-\$2,070	-\$2,822	-\$900	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,467	-\$7,946	-\$9,233	-\$13,246	\$0	\$0	\$0
Final List to Sale Price - \$	-\$6,443	-\$5,876	-\$6,411	-\$12,346	\$0	\$0	\$0
Original List to Sale Price - %	95.55%	95.26%	96.66%	96.26%	0.00%	0.00%	0.00%
Final List to Sale Price - %	96.57%	96.45%	97.65%	96.50%	0.00%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	44	41	59	62	0	0	0
Combined Avg Days to Contract	39	37	48	56	0	0	0
Avg Days Listing to Closing	79	75	98	104	0	0	0
Avg Days Contract to Close	34	33	38	41	0	0	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	0	0	0
Average Full Baths	2	2	2	3	0	0	0
Average Half Baths	0	0	1	1	0	0	0
<i>Square Footage</i>							
Average Square Feet	1,321	1,212	1,823	2,047	0	0	0

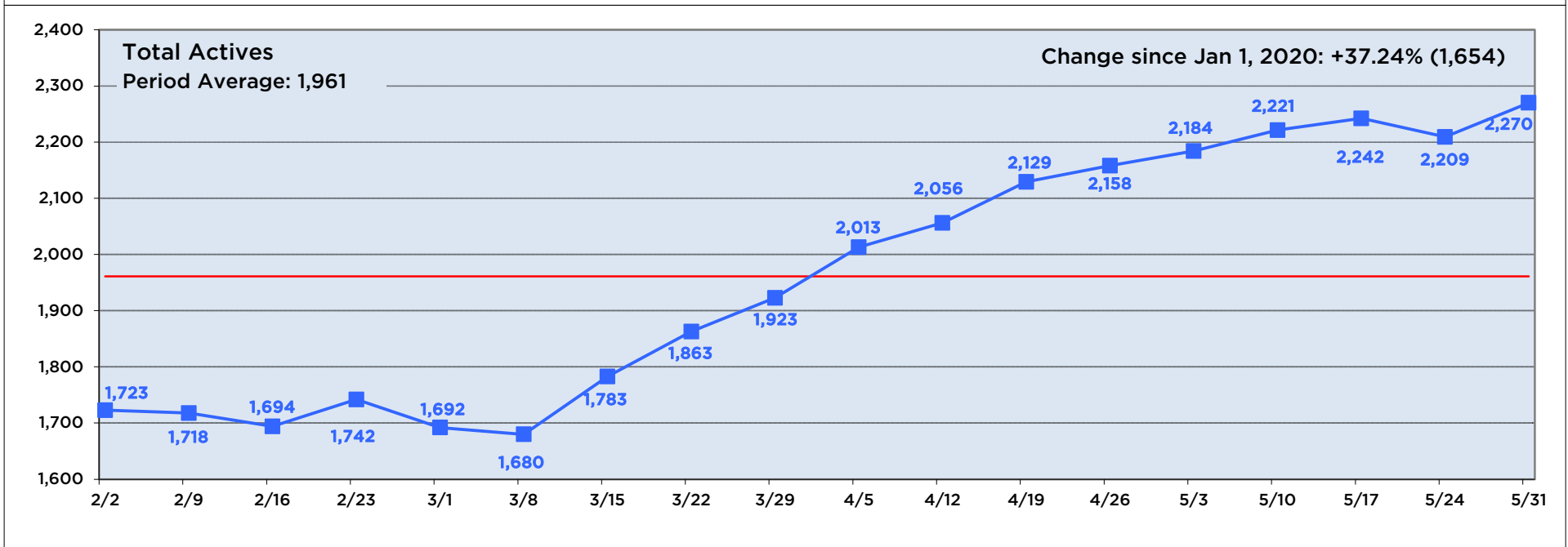
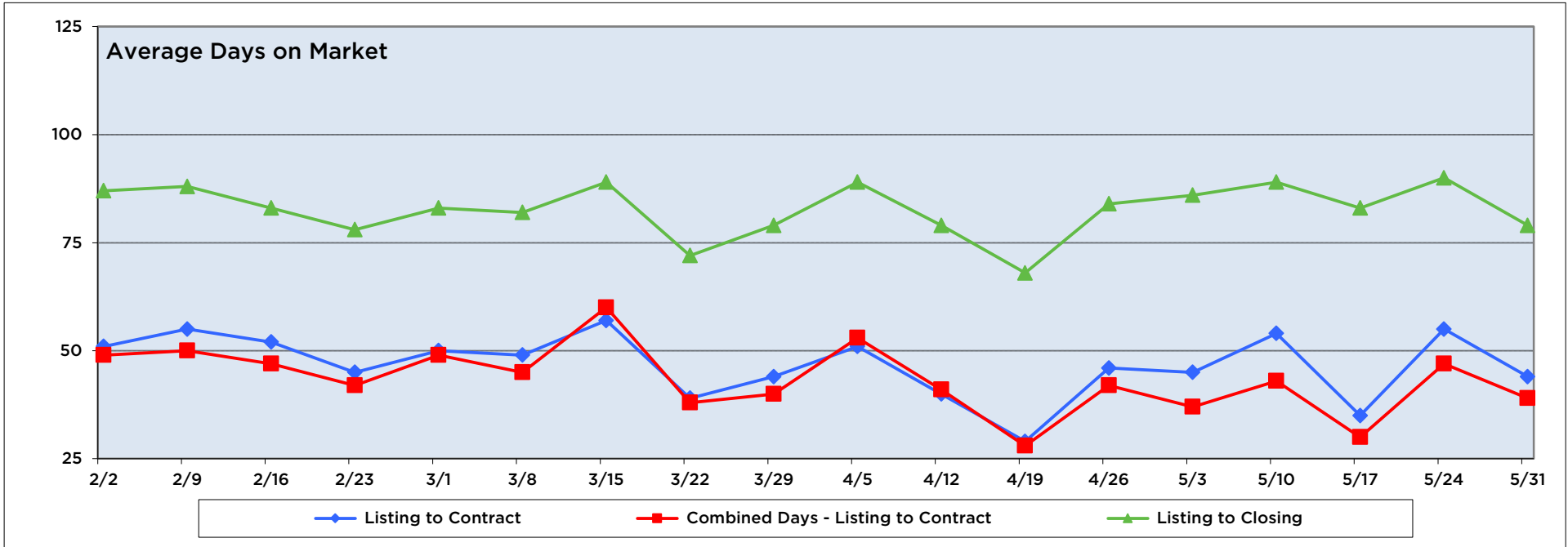
Condos, Townhomes, Villas



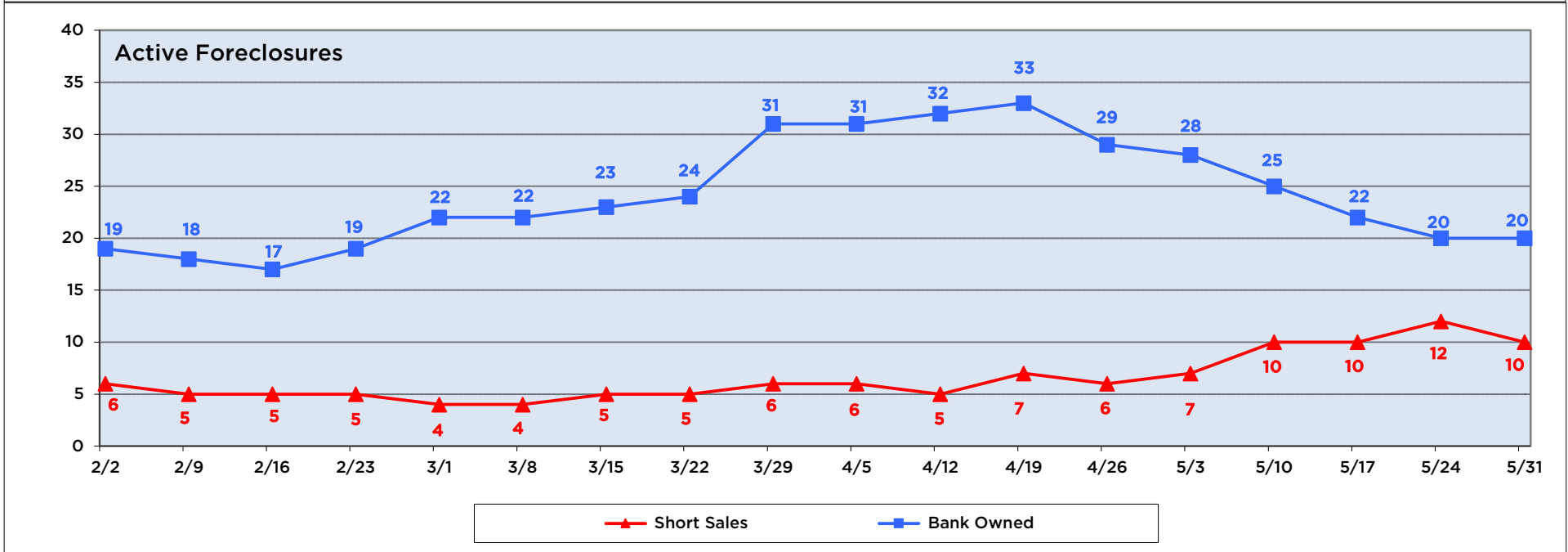
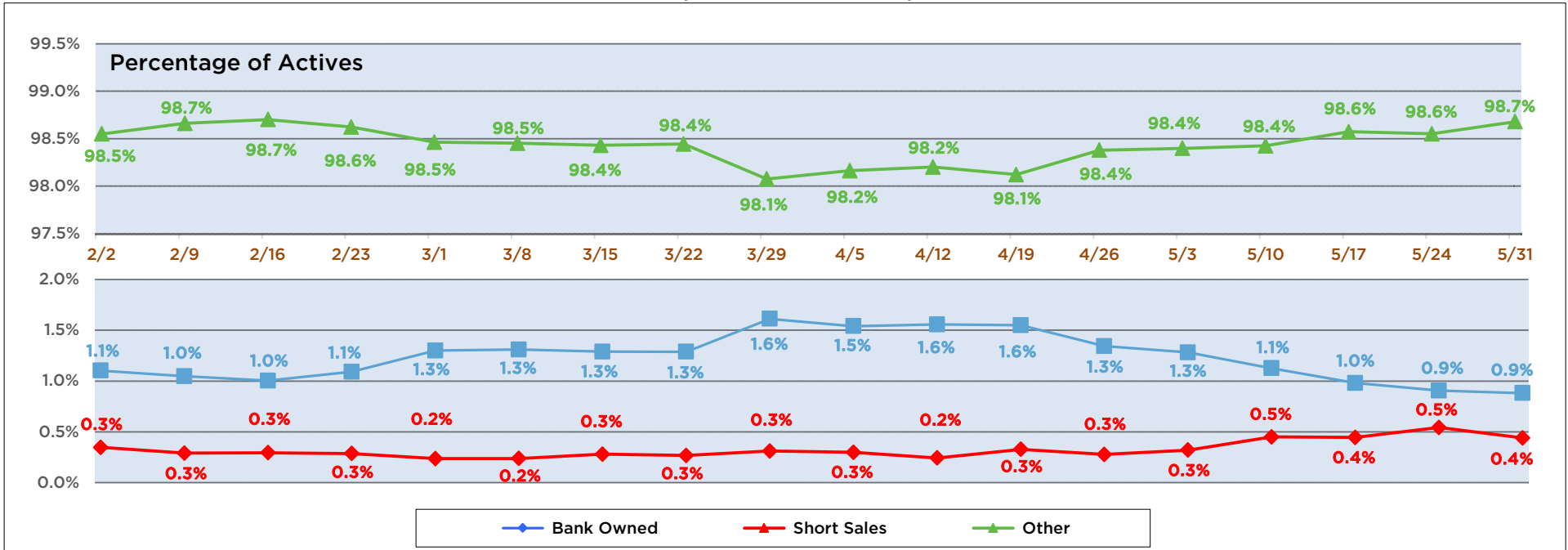
Condos, Townhomes, Villas



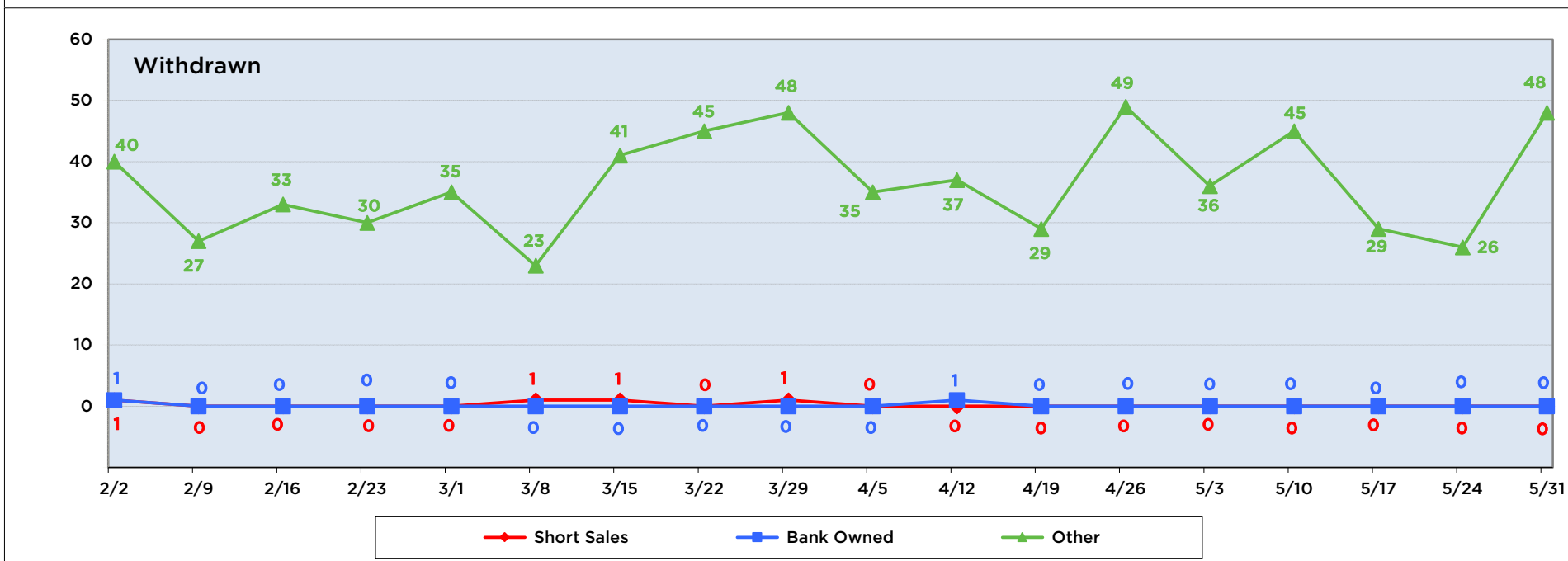
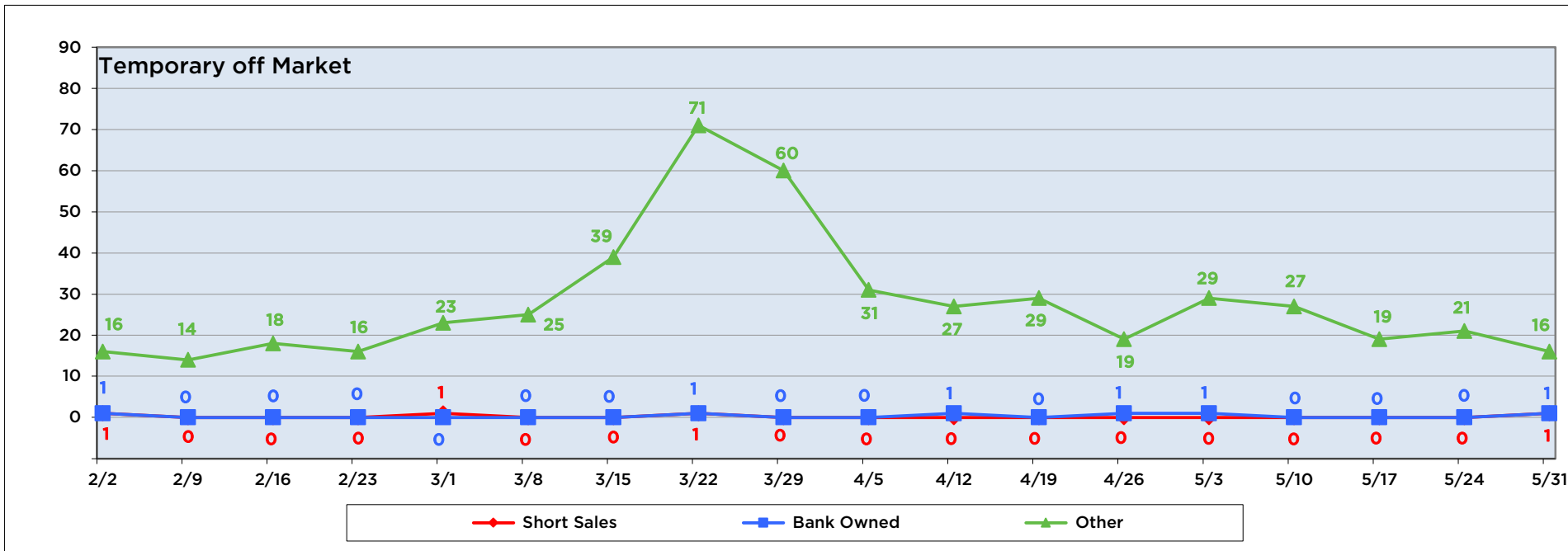
Condos, Townhomes, Villas



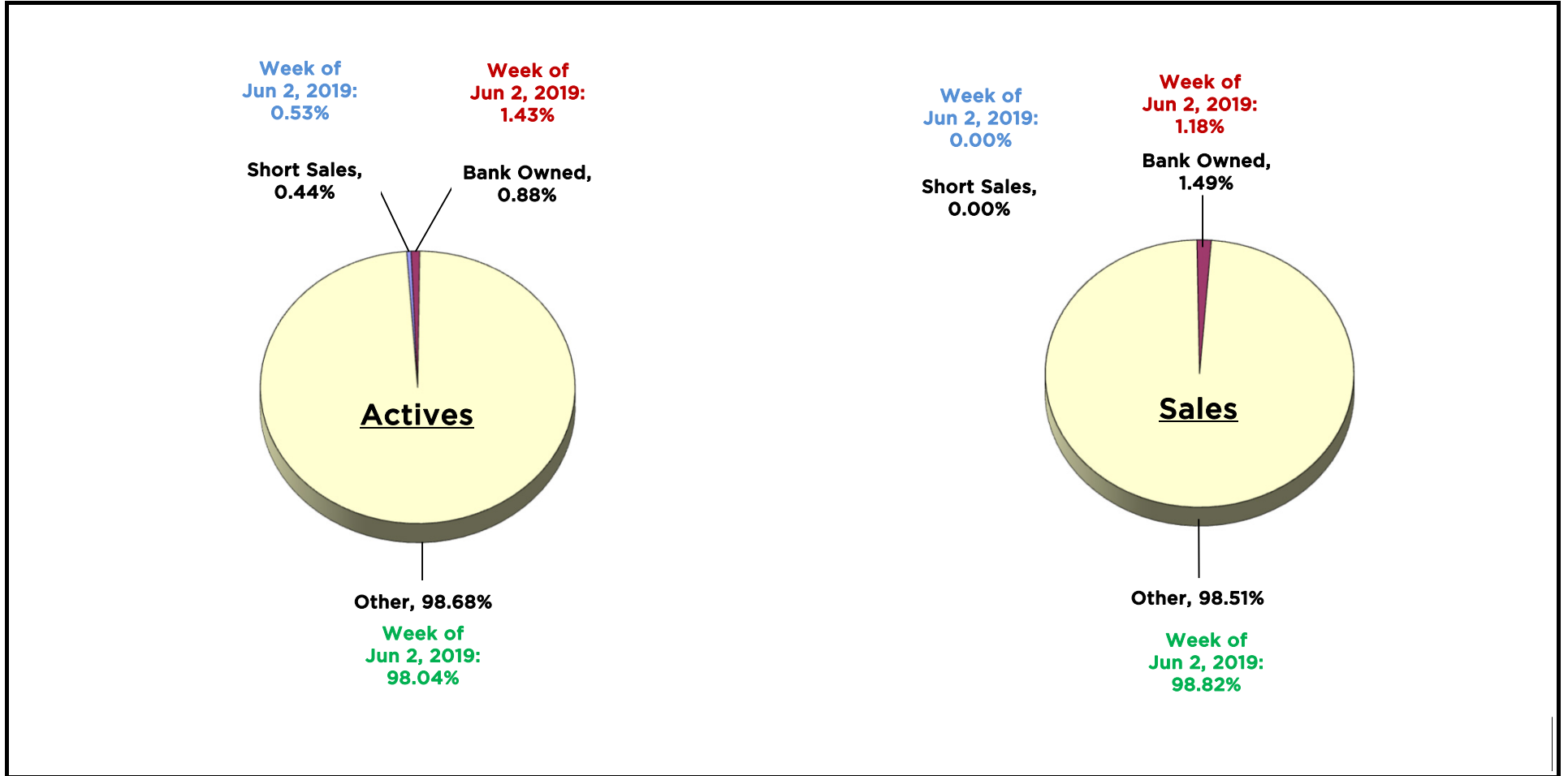
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 11 Condos, Townhomes, or Villas available for the Median Price of \$168,000?

(± \$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	\$168,000	2.0	2.0	1,144	\$146.85
Sanford (South)	32773	1	\$168,000	2.0	2.0	1,144	\$146.85
Orange County		3	\$168,163	2.7	2.0	1,211	\$138.90
Orlo Vista	32811	1	\$168,000	2.0	2.0	1,285	\$130.74
Taft	32824	1	\$168,500	3.0	2.0	1,100	\$153.18
Metro West / Orlo Vista	32835	1	\$167,990	3.0	2.0	1,247	\$134.72
Osceola County		7	\$167,985	3.0	2.0	1,358	\$123.70
Davenport	33896	1	\$168,000	3.0	2.0	1,424	\$117.98
Kissimmee (Central)	34741	1	\$167,995	3.0	2.0	1,296	\$129.63
Kissimmee (West) / Pleasant Hill	34746	1	\$168,000	3.0	2.0	1,402	\$119.83
Kissimmee / Celebration	34747	4	\$167,975	3.0	2.0	1,346	\$124.80