



Monday Morning Quarterback Summary

Week of June 28, 2020 - July 4, 2020

Single-family existing homes

- Sales of single-family homes increased to 748 during the week of Jun 28, from 520 the week prior
- The median price of single family homes increased to \$304,000, a change of 5.2%
- The number of single-family home foreclosure transactions increased to 14 last week, from 9 the week of Jun 21
- The number of single-family home short-sale transactions increased to 3 from 1 the week prior
- Single-family inventory decreased by 145, and now sits at 5,117

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 195 during the week of Jun 28, from 107 the week prior
- The median price of condos, townhomes, and villas increased to \$185,000, a change of 5.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 3 last week, from 4 the week of Jun 21
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 24, and now sits at 2,245

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	748	220	144	200	92	80	12
Bank Owned	14	8	2	1	1	2	0
Short Sales	3	0	1	1	0	0	1
Other	731	212	141	198	91	78	11
Active Listings	5,117	1,086	645	1,144	680	1,119	443
Bank Owned	73	30	10	20	5	4	4
Short Sales	40	18	7	8	3	3	1
Other	5,004	1,038	628	1,116	672	1,112	438
Months of Inventory	2	1	1	1	2	3	9

List Price

Average Original List Price	\$363,323	\$205,488	\$281,123	\$356,585	\$459,695	\$670,324	\$1,570,167
Average Final List Price	\$356,906	\$201,281	\$277,223	\$352,425	\$453,374	\$656,298	\$1,505,417

Sale Price

Average Price	\$350,137	\$198,274	\$275,073	\$346,474	\$444,008	\$637,813	\$1,458,572
Median Price	\$304,000	\$215,000	\$275,000	\$345,000	\$440,000	\$625,000	\$1,397,500

Price Differences

<i>Original to Final</i> List Price	-\$6,417	-\$4,207	-\$3,900	-\$4,160	-\$6,321	-\$14,026	-\$64,750
<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,186	-\$7,214	-\$6,050	-\$10,111	-\$15,687	-\$32,511	-\$111,595
<i>Final</i> List to <i>Sale</i> Price - \$	-\$6,769	-\$3,007	-\$2,150	-\$5,951	-\$9,366	-\$18,485	-\$46,845
<i>Original</i> List to <i>Sale</i> Price - %	96.37%	96.49%	97.85%	97.16%	96.59%	95.15%	92.89%
<i>Final</i> List to <i>Sale</i> Price - %	98.10%	98.51%	99.22%	98.31%	97.93%	97.18%	96.89%

Days on the Market

Avg Days Listing to Contract	51	51	49	44	51	64	101
Combined Avg Days to Contract	48	44	47	42	50	67	95
Avg Days Listing to Closing	90	94	87	81	87	104	141
Avg Days Contract to Close	39	42	39	36	36	40	42

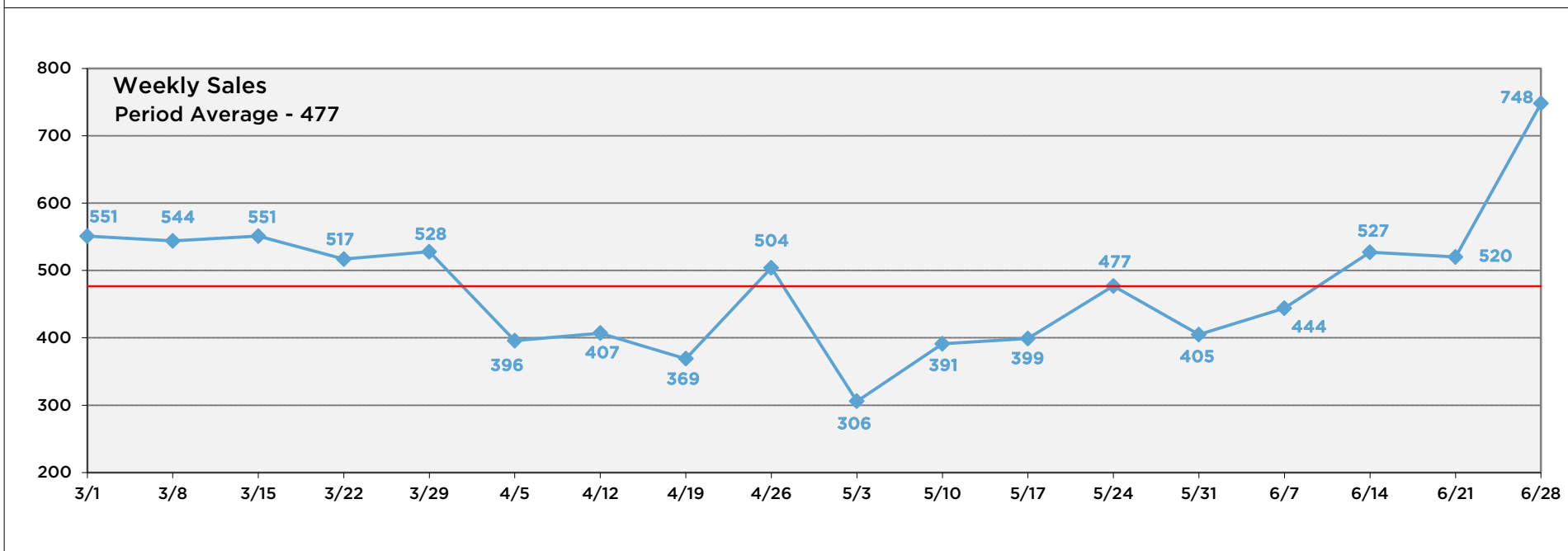
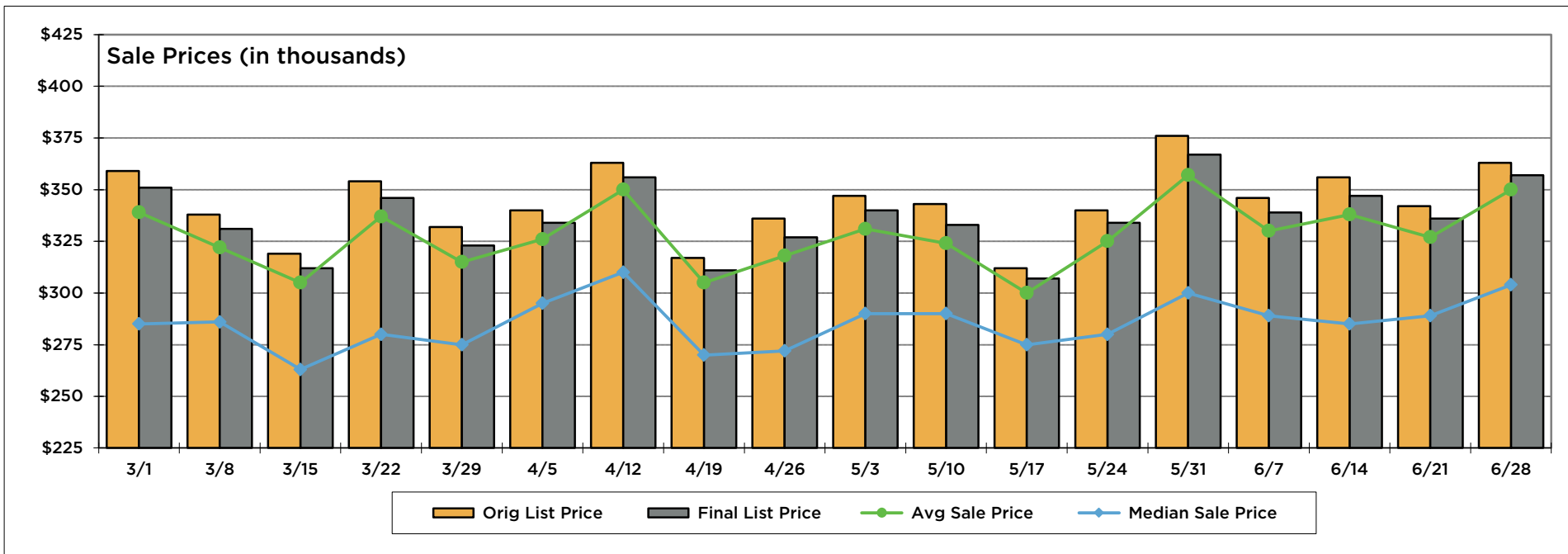
Beds / Baths

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

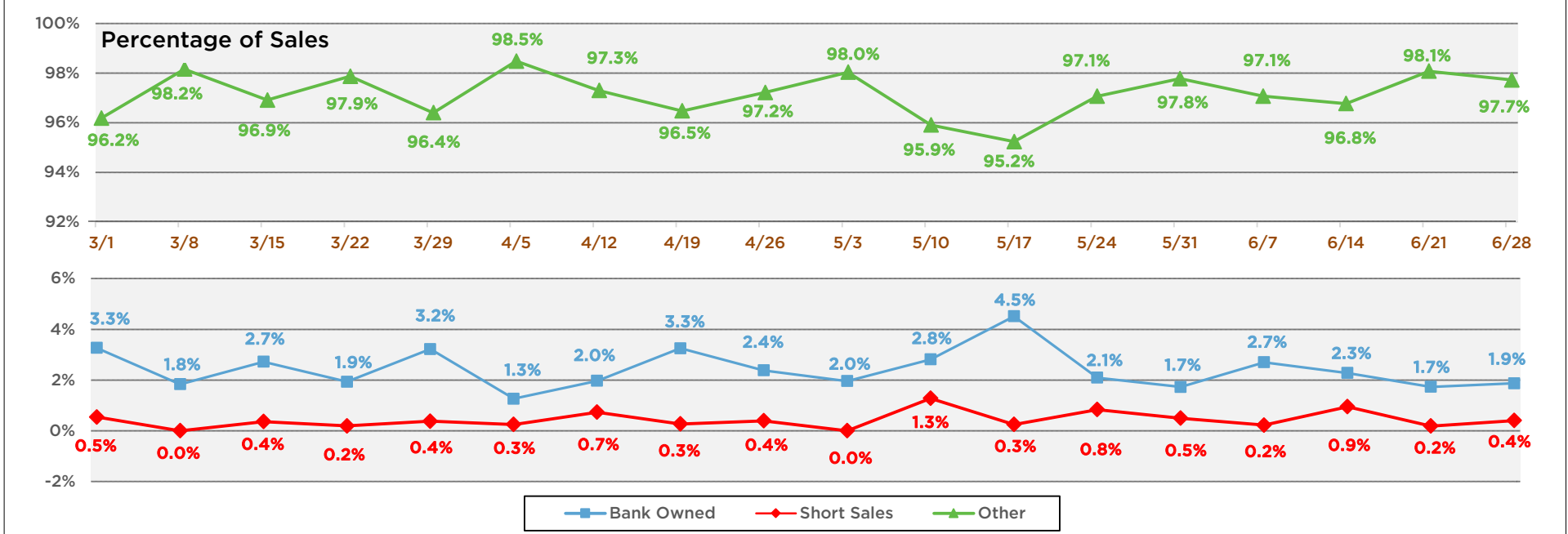
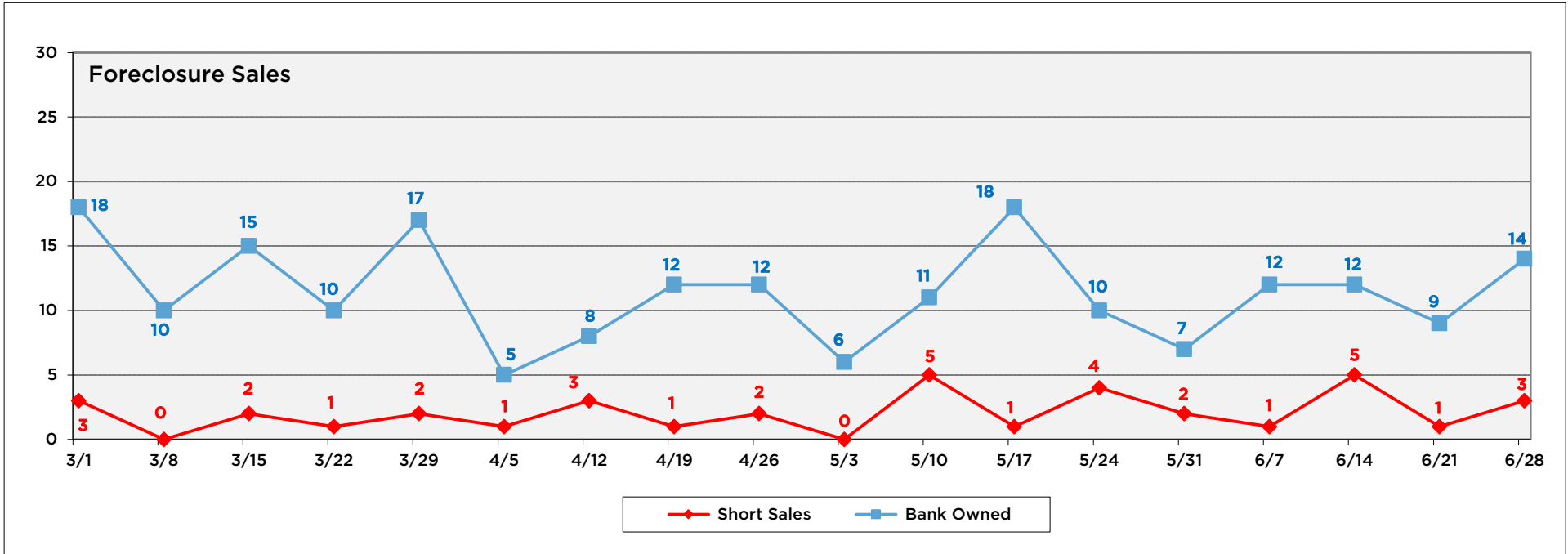
Square Footage

Average Square Feet	2,196	1,429	1,859	2,306	2,833	3,415	5,441
---------------------	-------	-------	-------	-------	-------	-------	-------

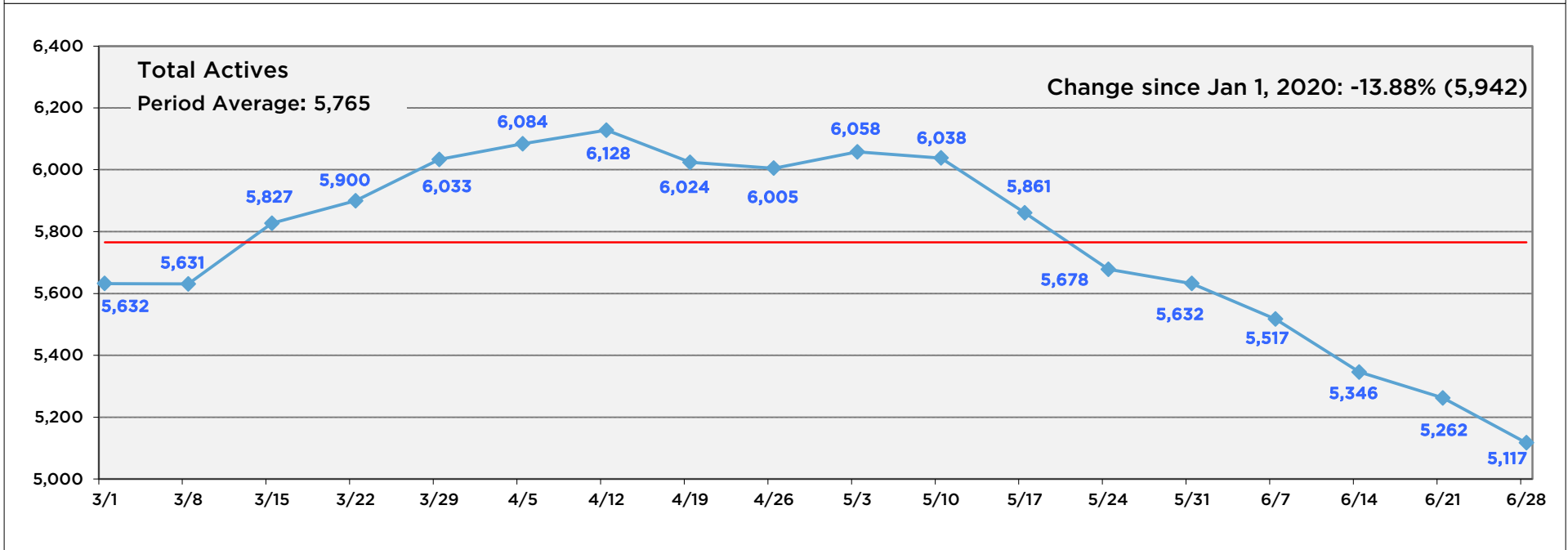
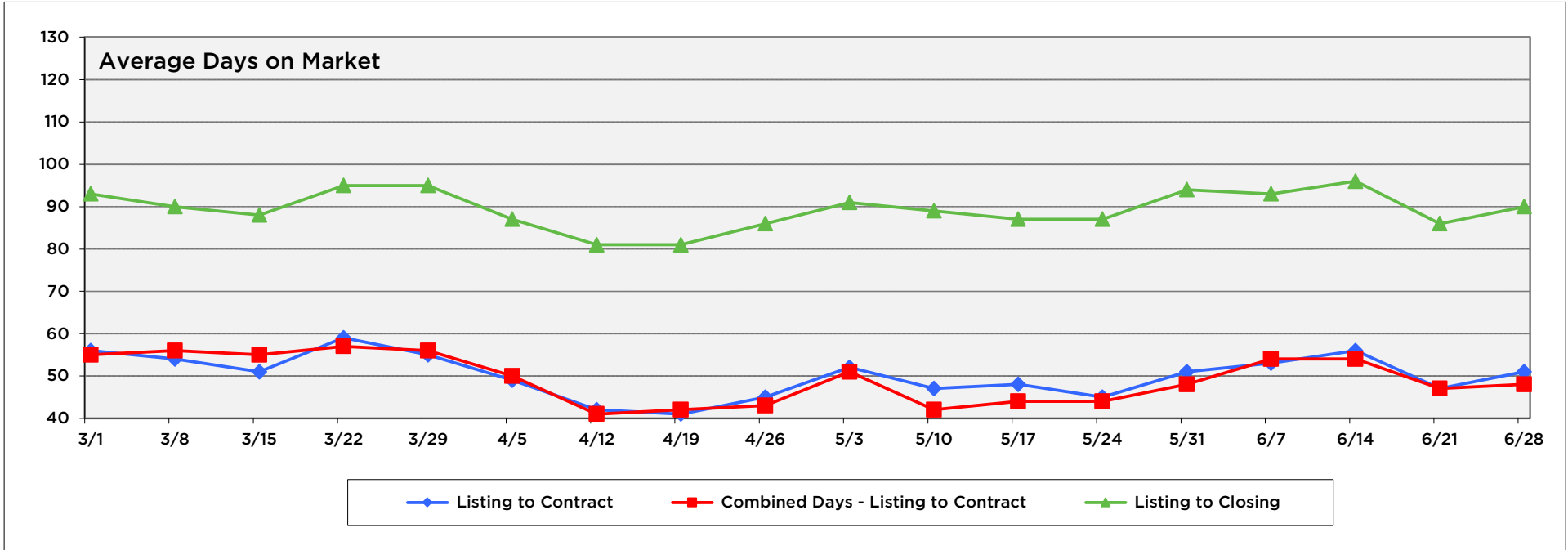
Single Family Homes



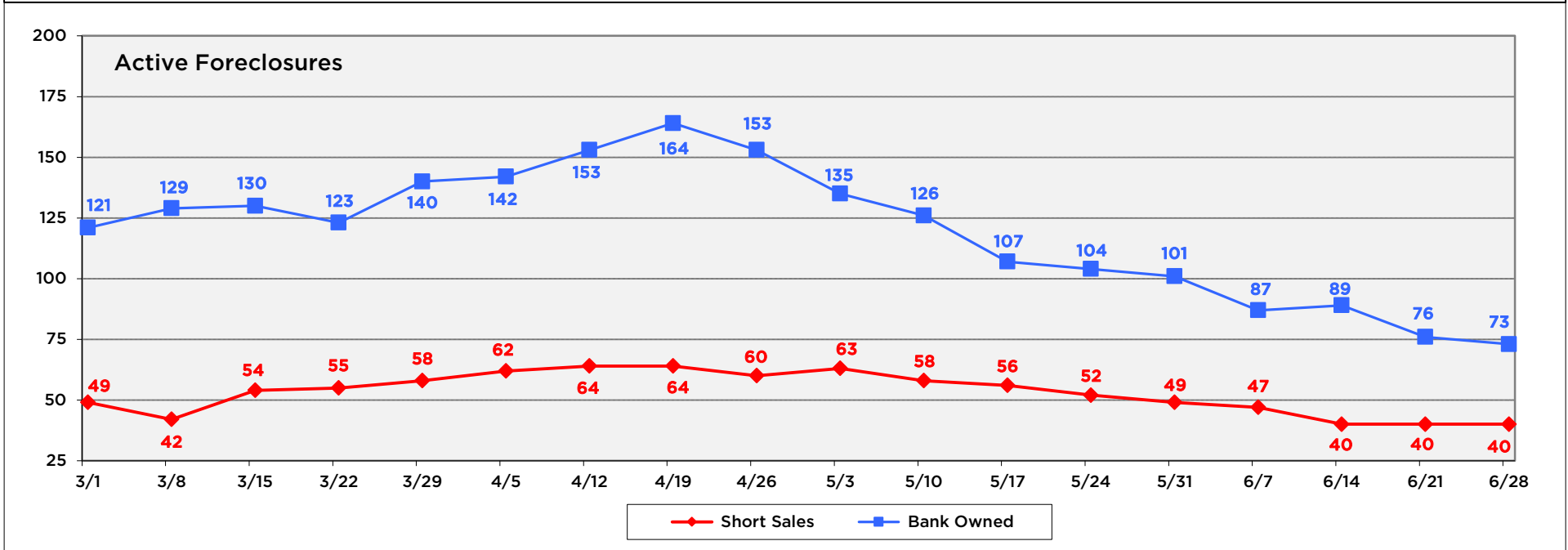
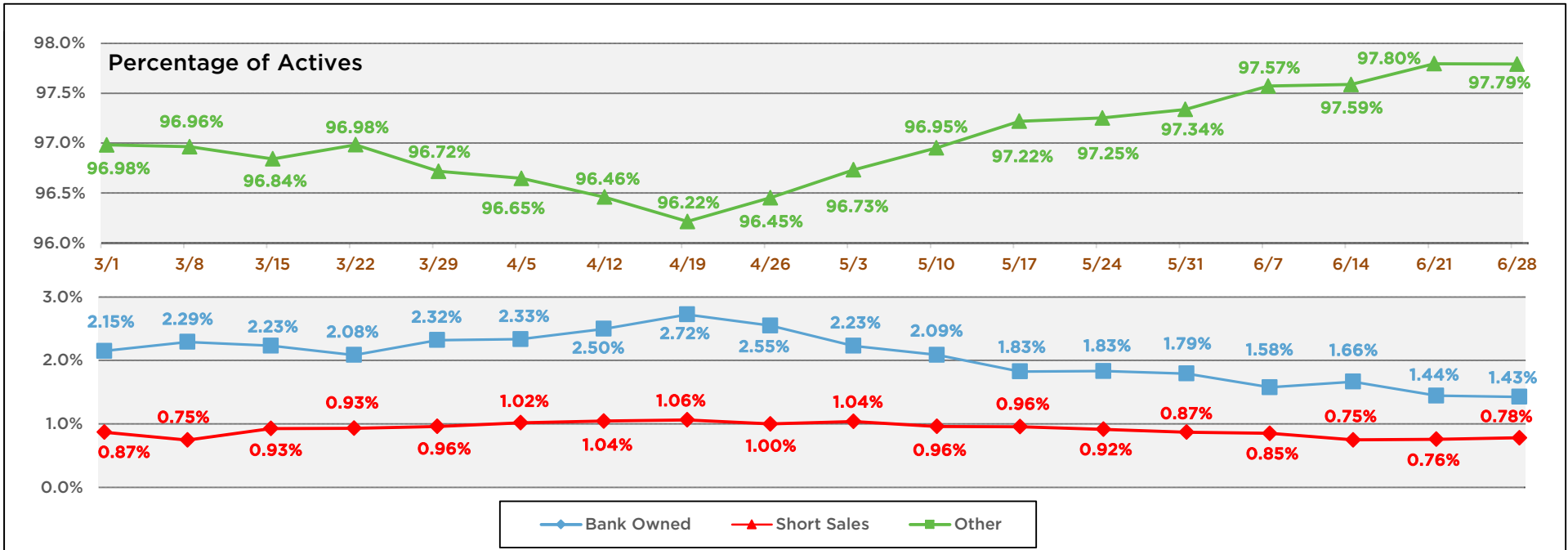
Single Family Homes



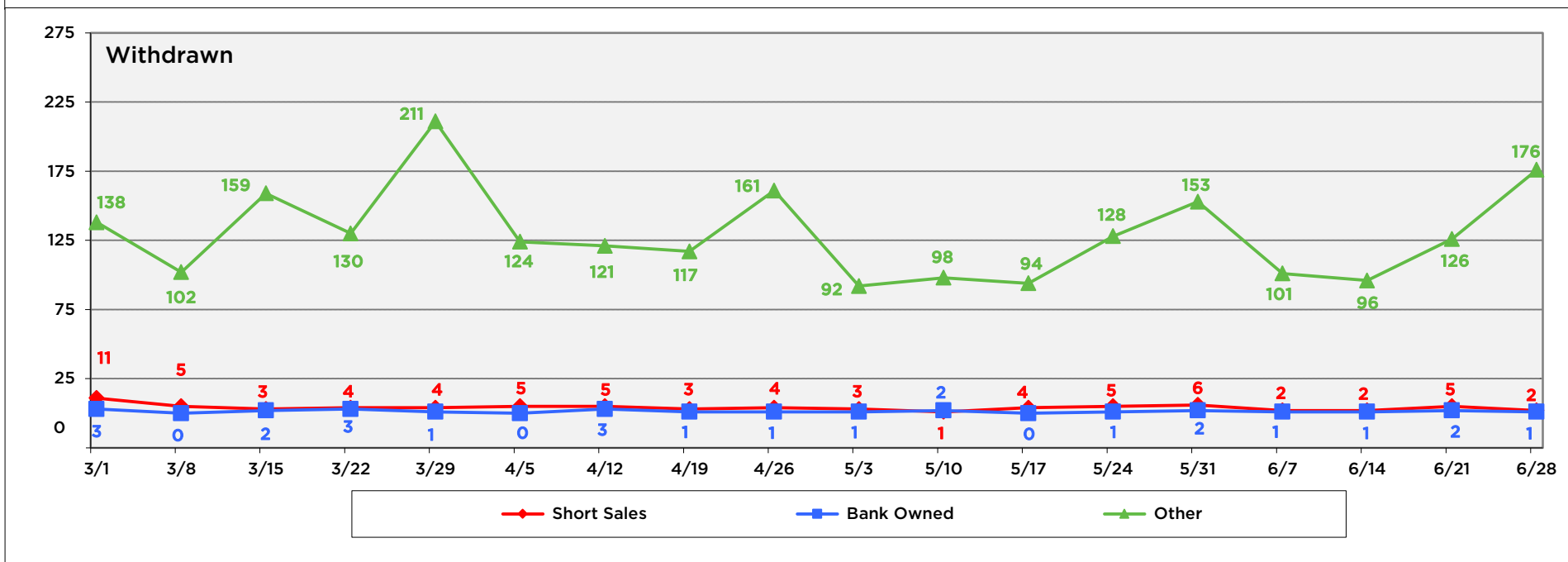
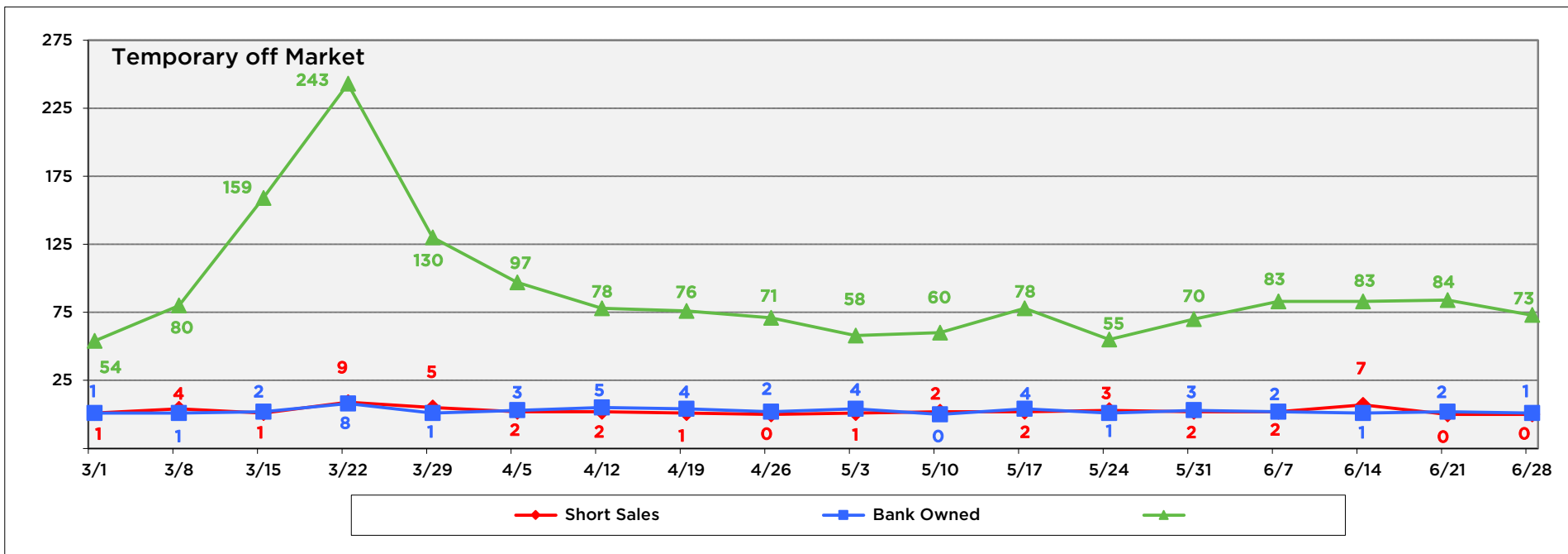
Single Family Homes



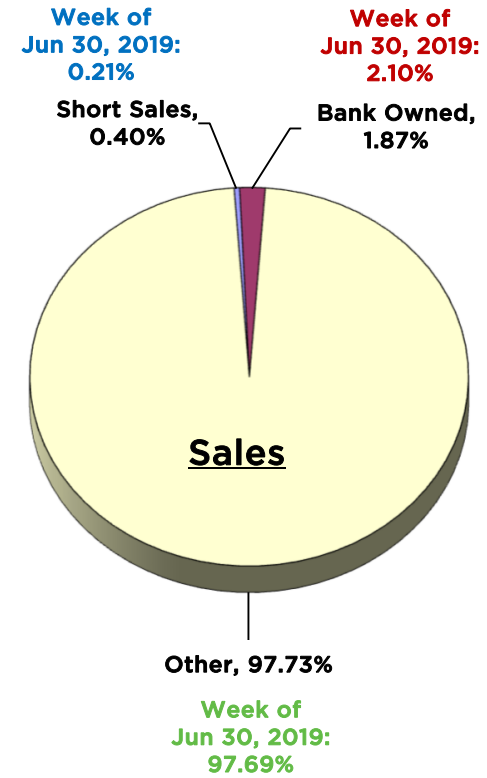
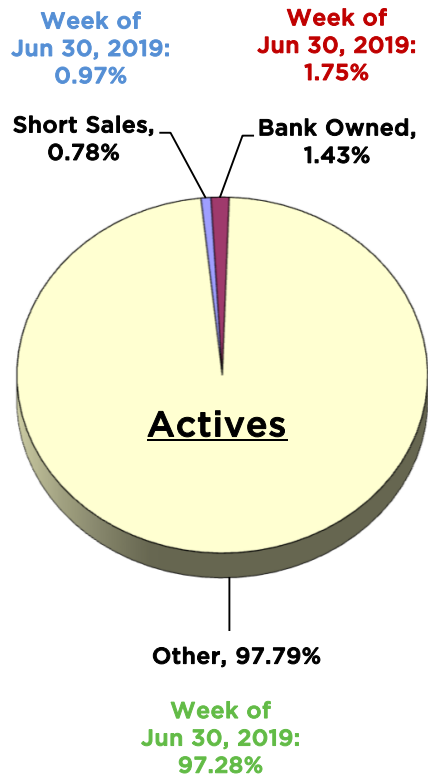
Single Family Homes



Single Family Homes



Single Family Homes





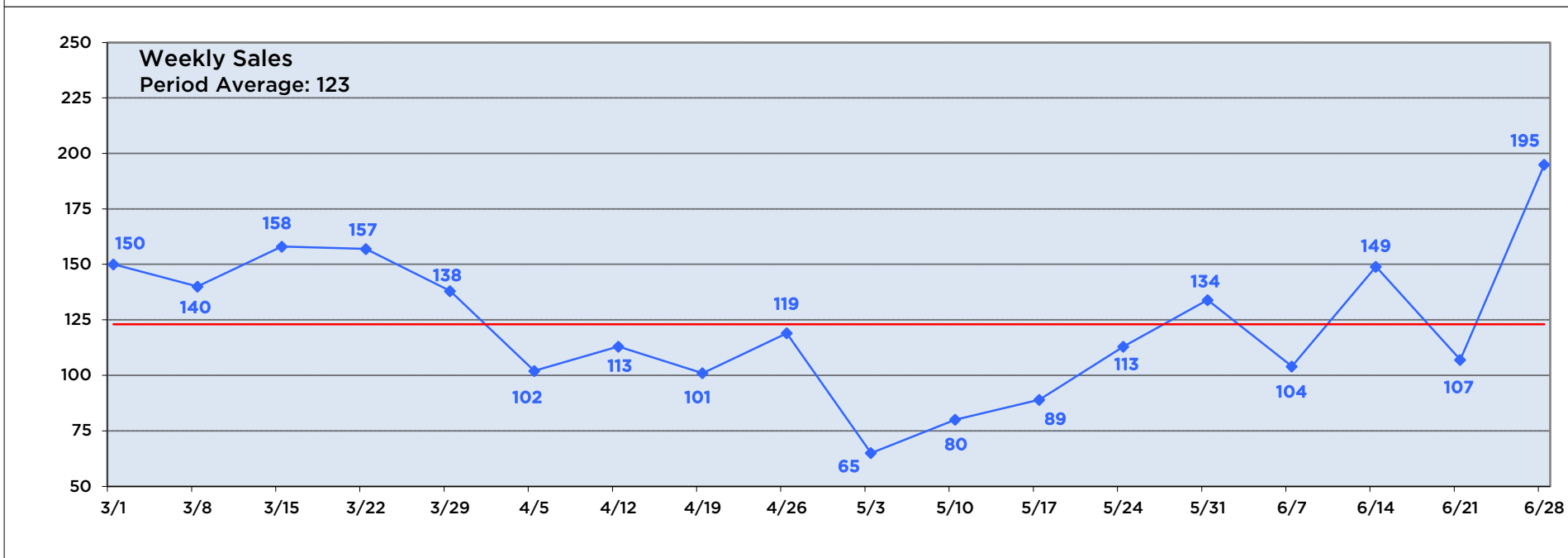
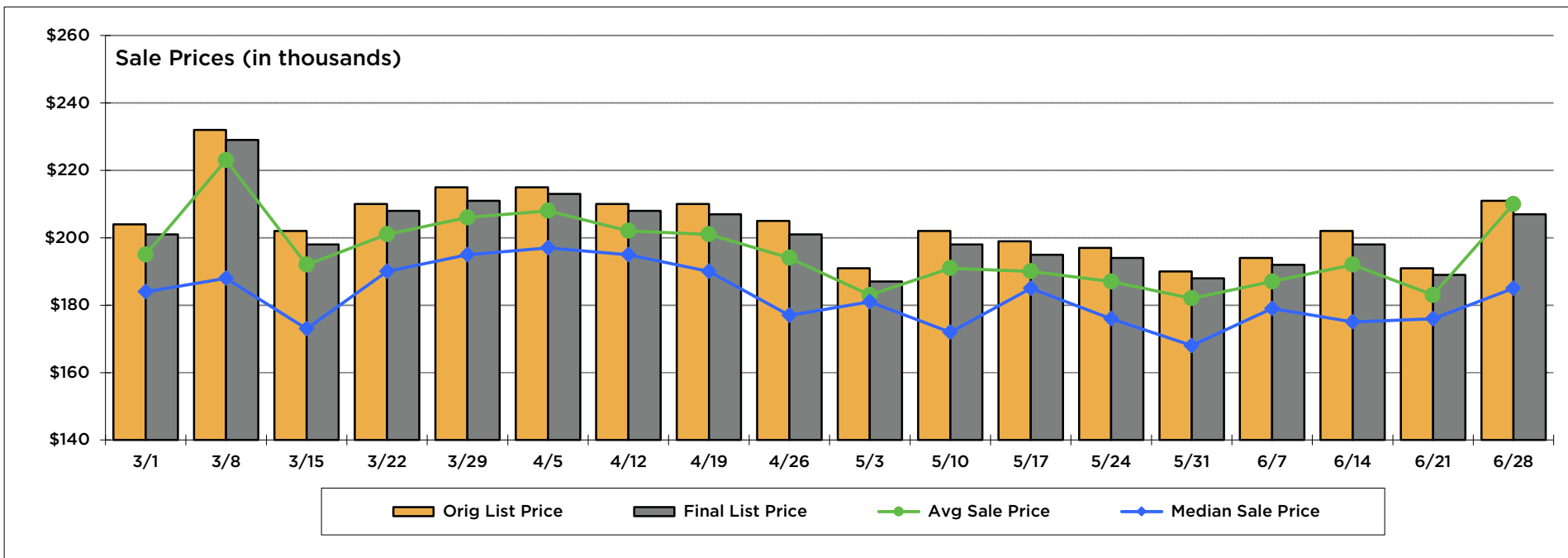
Where are the 2 Single Family Homes available for the Median Price of \$304,000? (± \$500)

<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>
Orange County		2	\$304,000	3.5	2.0	2,171	\$140.06
Apopka (North)	32712	1	\$304,000	4.0	2.0	2,417	\$125.78
Rio Pinar / Union Park	32825	1	\$304,000	3.0	2.0	1,924	\$158.00

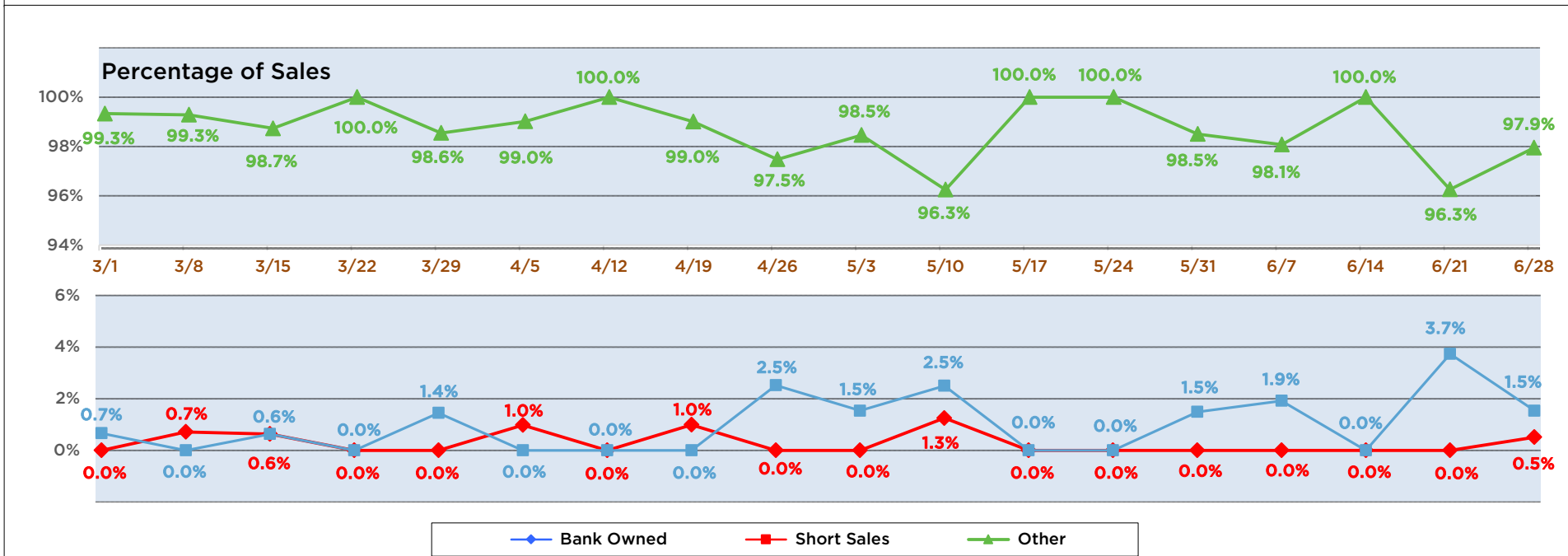
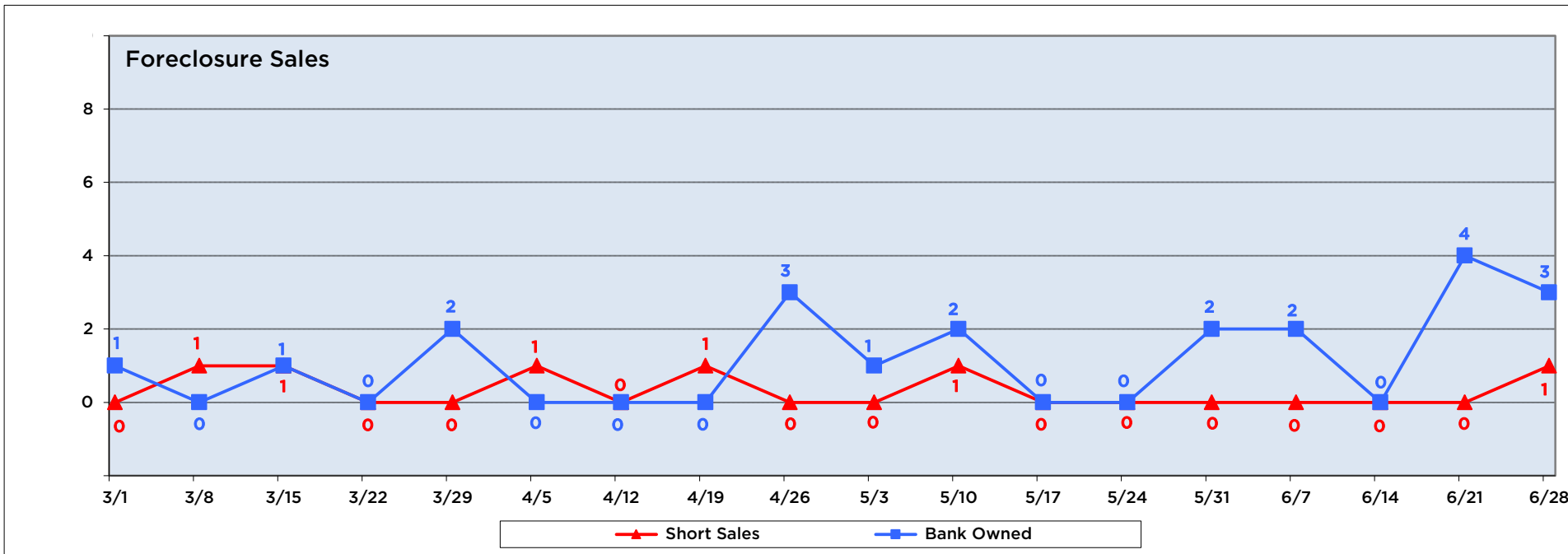
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	195	153	25	9	3	5	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	191	149	25	9	3	5	0
Active Listings	2,245	1,535	302	291	74	35	8
Bank Owned	24	20	3	0	1	0	0
Short Sales	5	5	0	0	0	0	0
Other	2,216	1,510	299	291	73	35	8
Months of Inventory	3	2	3	7	6	2	0
<i>List Price</i>							
Average Original List Price	\$210,689	\$169,731	\$283,992	\$350,633	\$466,500	\$692,080	\$0
Average Final List Price	\$207,418	\$167,382	\$280,480	\$343,078	\$459,833	\$671,580	\$0
<i>Sale Price</i>							
Average Price	\$210,400	\$162,381	\$273,262	\$331,000	\$448,333	\$654,600	\$0
Median Price	\$185,000	\$166,000	\$275,000	\$316,000	\$465,000	\$660,000	\$0
<i>Price Differences</i>							
<i>Original</i> to <i>Final</i> List Price	-\$3,271	-\$2,349	-\$3,512	-\$7,555	-\$6,667	-\$20,500	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$289	-\$7,350	-\$10,730	-\$19,633	-\$18,167	-\$37,480	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	\$2,982	-\$5,001	-\$7,218	-\$12,078	-\$11,500	-\$16,980	\$0
<i>Original</i> List to <i>Sale</i> Price - %	99.86%	95.67%	96.22%	94.40%	96.11%	94.58%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	101.44%	97.01%	97.43%	96.48%	97.50%	97.47%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	48	47	44	60	32	81	0
Combined Avg Days to Contract	47	43	40	58	49	174	0
Avg Days Listing to Closing	83	82	82	89	94	106	0
Avg Days Contract to Close	34	34	37	28	62	24	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,369	1,223	1,768	1,856	1,960	2,616	0

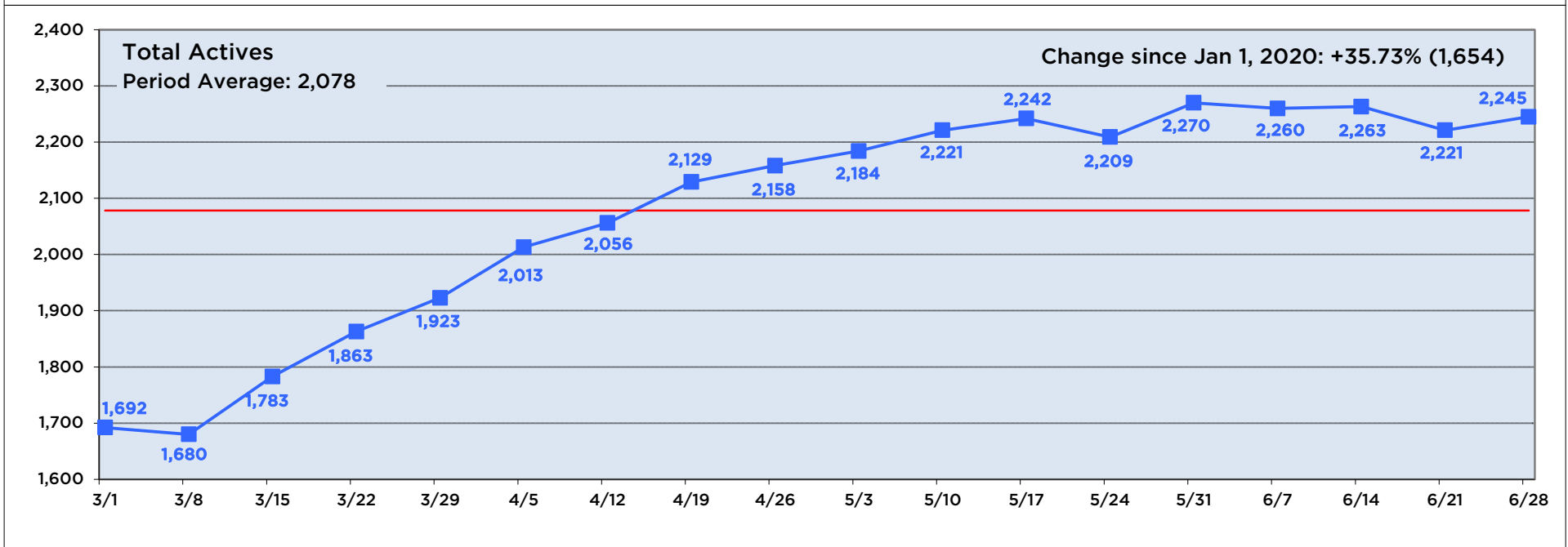
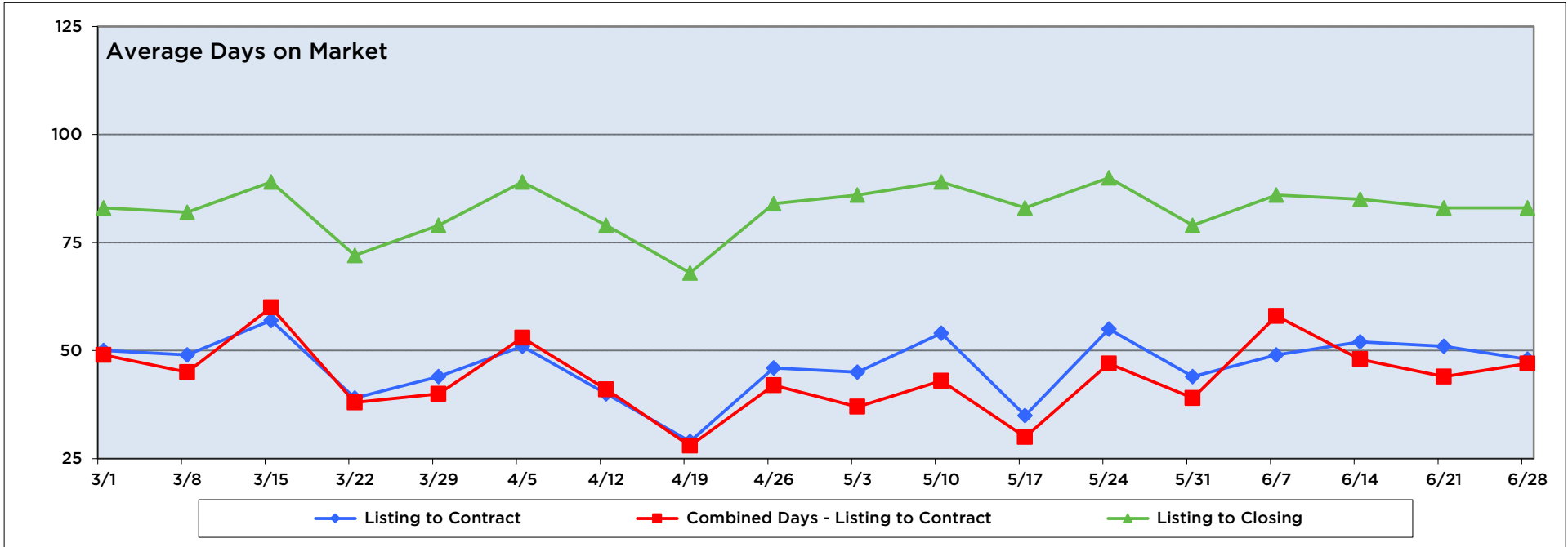
Condos, Townhomes, Villas



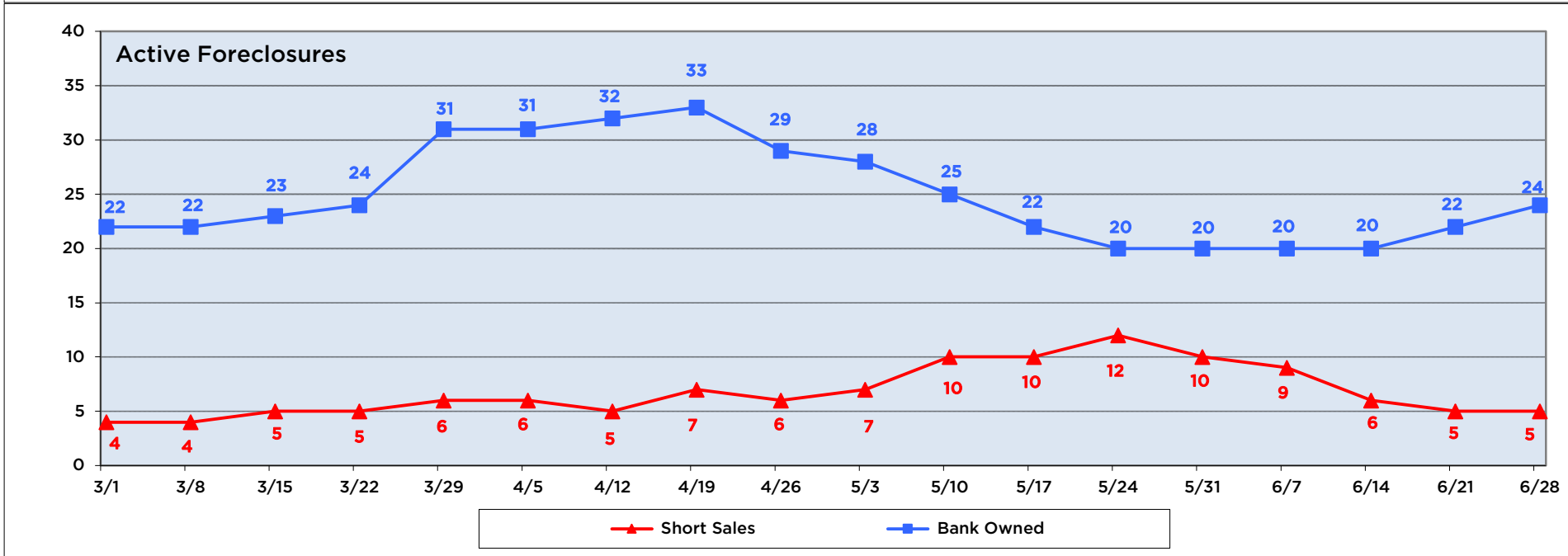
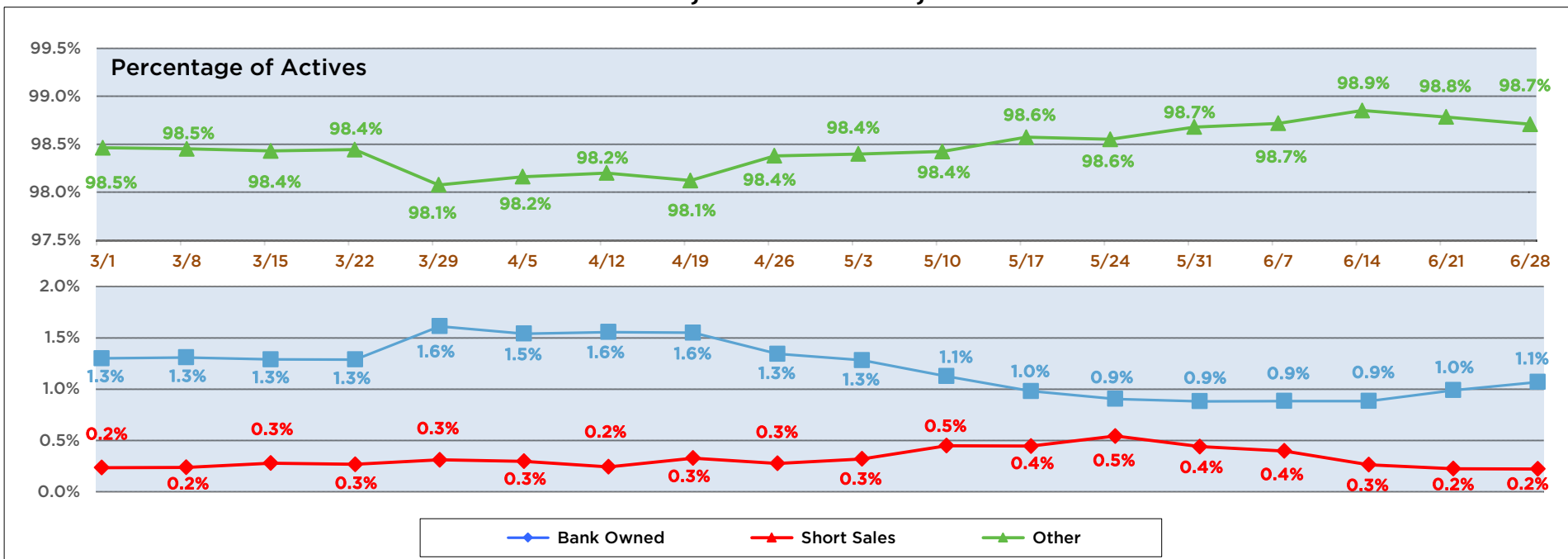
Condos, Townhomes, Villas



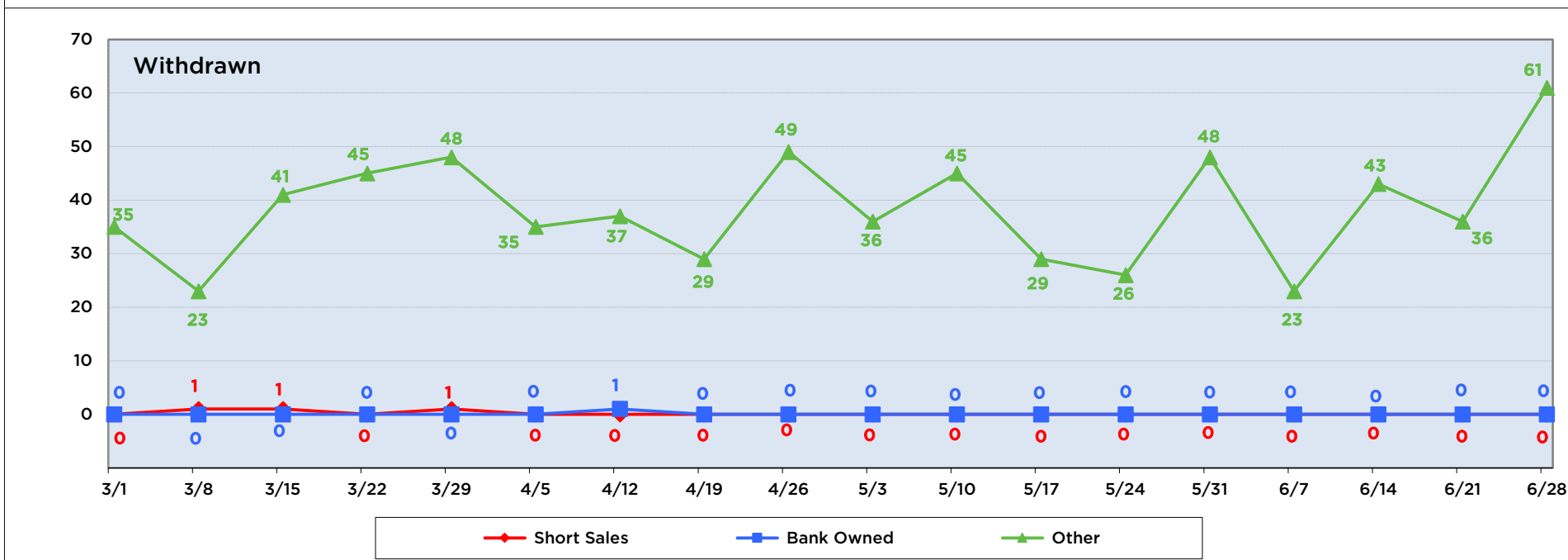
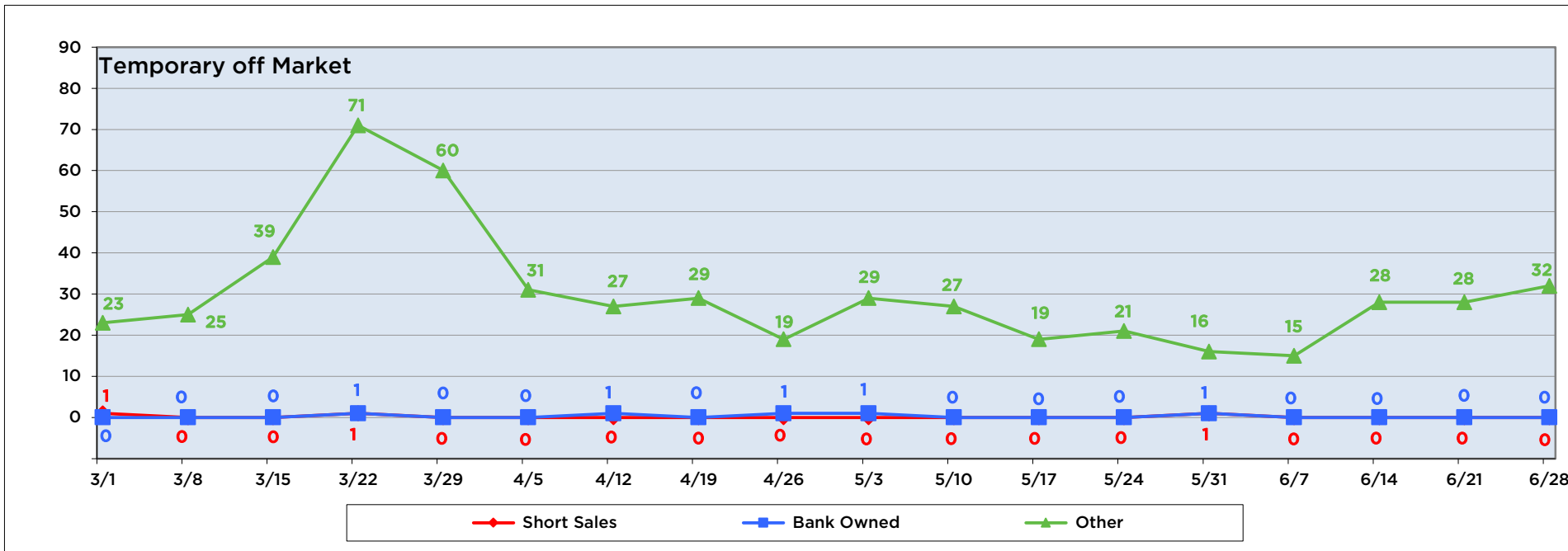
Condos, Townhomes, Villas



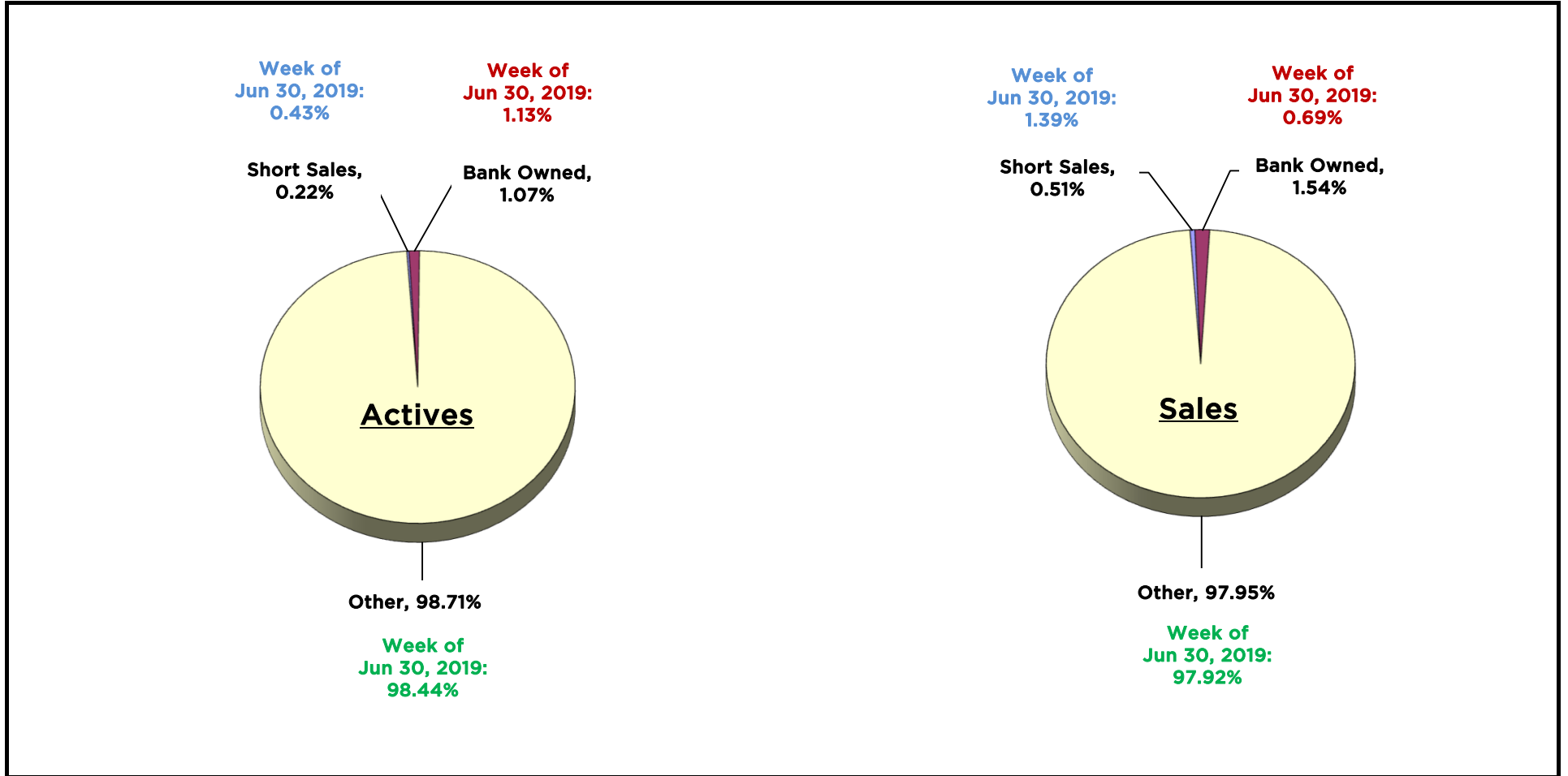
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 21 Condos, Townhomes, or Villas available for the Median Price of \$185,000?

(± \$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	\$184,950	2.8	2.0	1,513	\$122.24
Altamonte Springs / Forest City	32714	2	\$184,950	3.0	2.0	1,414	\$130.80
Sanford (South)	32773	1	\$185,000	3.0	2.0	1,819	\$101.70
Longwood / Wekiva Springs	32779	1	\$184,900	2.0	2.0	1,405	\$131.60
Orange County		8	\$185,025	2.5	2.0	1,223	\$151.32
Azalea Park	32807	1	\$184,900	2.0	2.0	884	\$209.16
Pine Hills / Rosemont	32808	1	\$184,900	2.0	2.0	1,147	\$161.20
Orlo Vista	32811	3	\$185,133	3.0	2.0	1,399	\$132.33
Ventura	32822	1	\$185,000	2.0	2.0	934	\$198.07
Metro West / Orlo Vista	32835	1	\$185,000	3.0	2.0	1,600	\$115.63
Hunters Creek	32837	1	\$185,000	2.0	2.0	1,020	\$181.37
Osceola County		9	\$184,977	2.9	2.0	1,350	\$137.00
Davenport	33896	1	\$184,900	2.0	2.0	1,857	\$99.57
Kissimmee (West) / Pleasant Hill	34746	5	\$184,998	3.0	2.0	1,318	\$140.36
Kissimmee / Celebration	34747	3	\$184,967	3.0	2.0	1,235	\$149.77