



Monday Morning Quarterback Summary

Week of Nov 25, 2018

Single-family existing homes

- Sales of single-family homes increased to 583 during the week of Nov 25, from 311 the week prior
- The median price of single family homes increased to \$260,000, a change of 2.0%
- The number of single-family home foreclosure transactions increased to 23 last week, from 8 the week of Nov 18
- The number of single-family home short-sale transactions increased to 3 from 2 the week prior
- Single-family inventory decreased by 111, and now sits at 7,541

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 189 during the week of Nov 25, from 93 the week prior
- The median price of condos, townhomes, and villas increased to \$174,000, a change of 14.5%
- The number of condo, townhome, and villa foreclosure transactions increased to 6 last week, from 4 the week of Nov 18
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 22, and now sits at 1,892

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	583	261	120	117	41	36	8
Bank Owned	23	15	6	2	0	0	0
Short Sales	3	2	1	0	0	0	0
Other	557	244	113	115	41	36	8
Active Listings	7,541	2,240	1,238	1,654	766	1,151	492
Bank Owned	158	87	20	30	9	10	2
Short Sales	74	27	17	16	1	12	1
Other	7,309	2,126	1,201	1,608	756	1,129	489
Months of Inventory	3	2	2	3	4	7	14

List Price

Average Original List Price	\$320,917	\$200,467	\$283,389	\$356,611	\$464,487	\$724,692	\$1,738,738
Average Final List Price	\$311,077	\$195,352	\$277,932	\$347,960	\$452,840	\$691,467	\$1,606,113

Sale Price

Average Price	\$301,448	\$189,379	\$271,570	\$340,363	\$443,258	\$665,818	\$1,470,313
Median Price	\$260,000	\$202,000	\$270,000	\$337,000	\$440,000	\$654,950	\$1,431,250

Price Differences

Original to Final List Price	-\$9,840	-\$5,115	-\$5,457	-\$8,651	-\$11,647	-\$33,225	-\$132,625
Original List to Sale Price - \$	-\$19,469	-\$11,088	-\$11,819	-\$16,248	-\$21,229	-\$58,874	-\$268,425
Final List to Sale Price - \$	-\$9,629	-\$5,973	-\$6,362	-\$7,597	-\$9,582	-\$25,649	-\$135,800
Original List to Sale Price - %	93.93%	94.47%	95.83%	95.44%	95.43%	91.88%	84.56%
Final List to Sale Price - %	96.90%	96.94%	97.71%	97.82%	97.88%	96.29%	91.54%

Days on the Market

Avg Days Listing to Contract	52	44	49	54	65	75	149
Combined Avg Days to Contract	56	38	53	66	75	103	206
Avg Days Listing to Closing	91	84	85	92	102	117	196
Avg Days Contract to Close	38	39	36	37	36	41	47

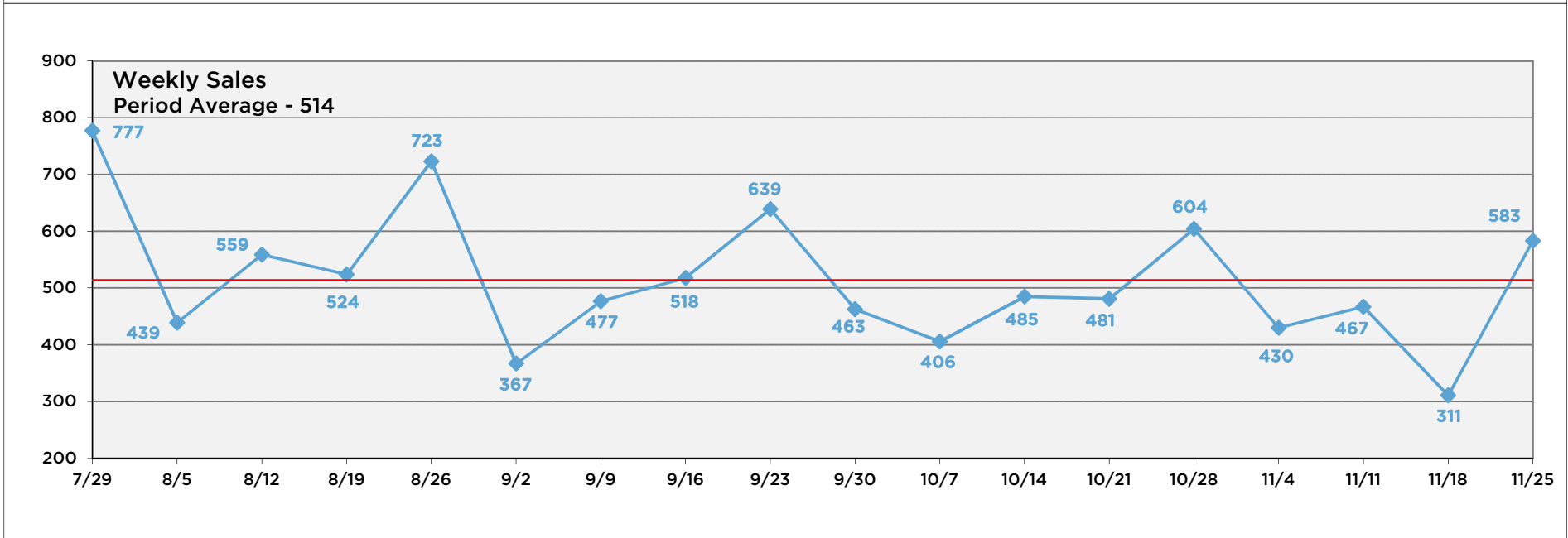
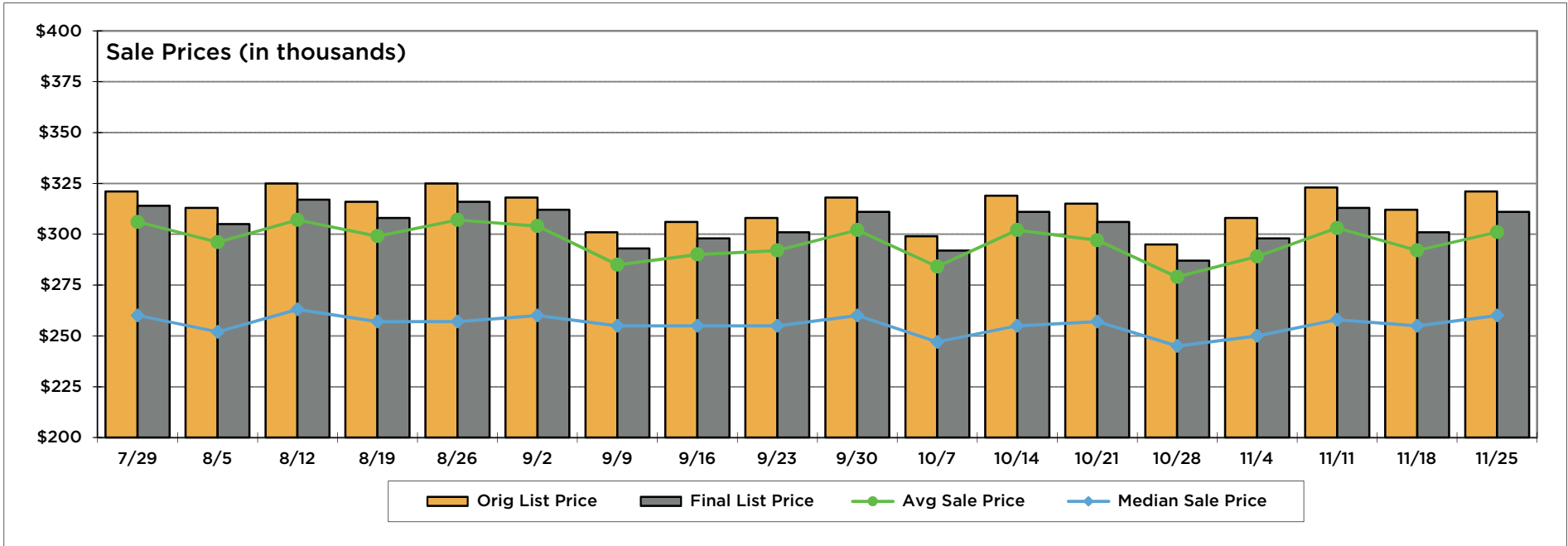
Beds / Baths

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

Square Footage

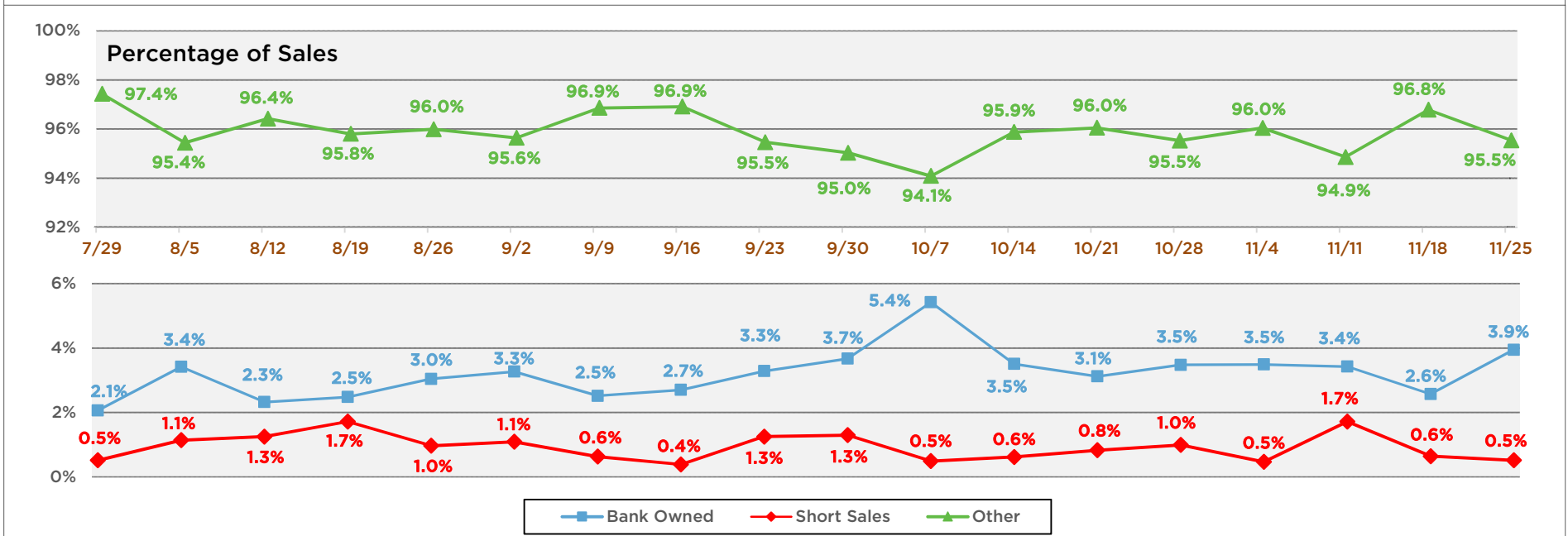
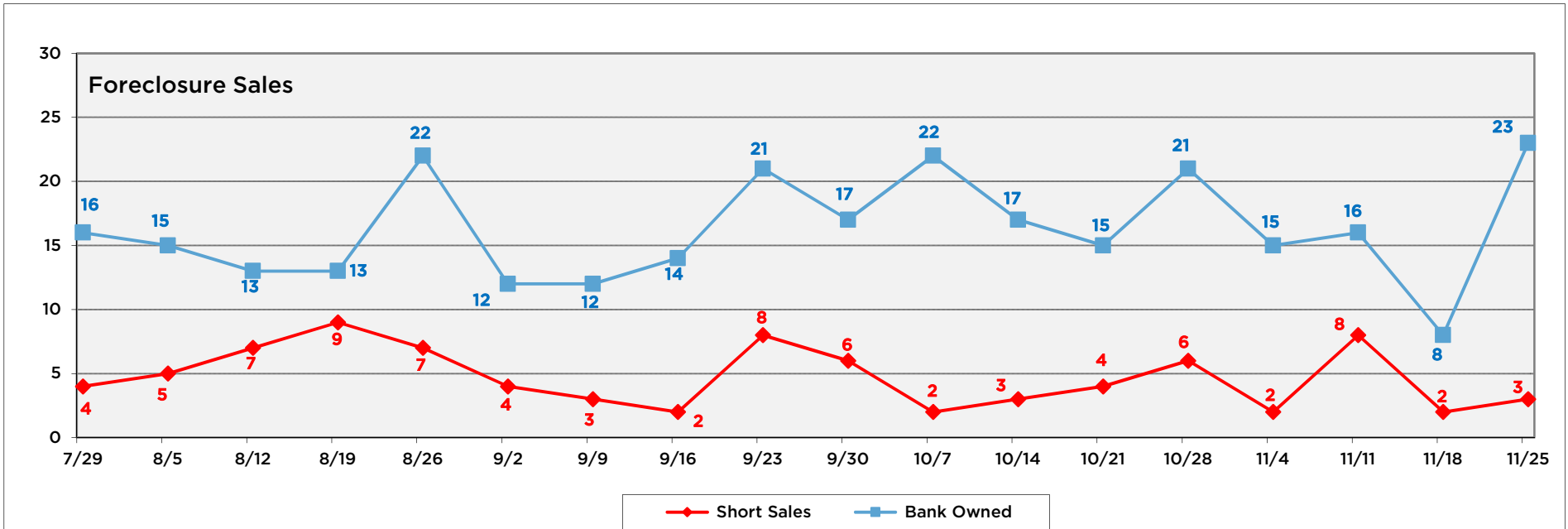
Average Square Feet	2,064	1,500	1,982	2,461	2,885	3,450	5,486
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Single Family Homes

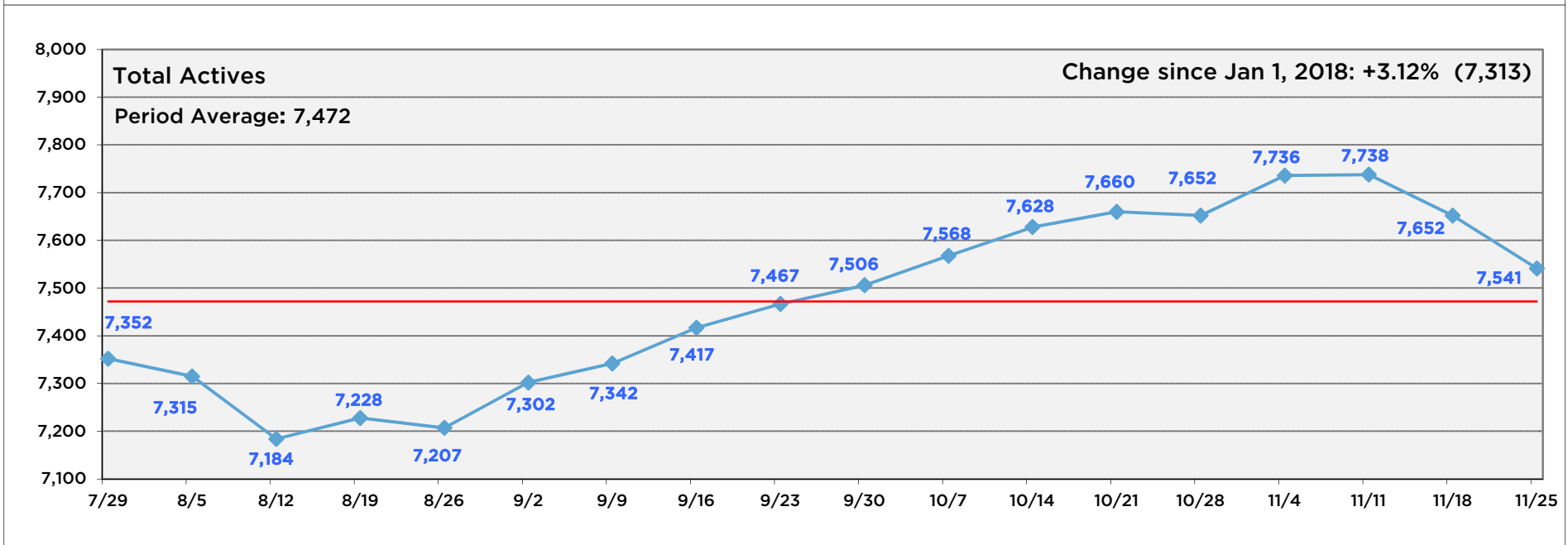
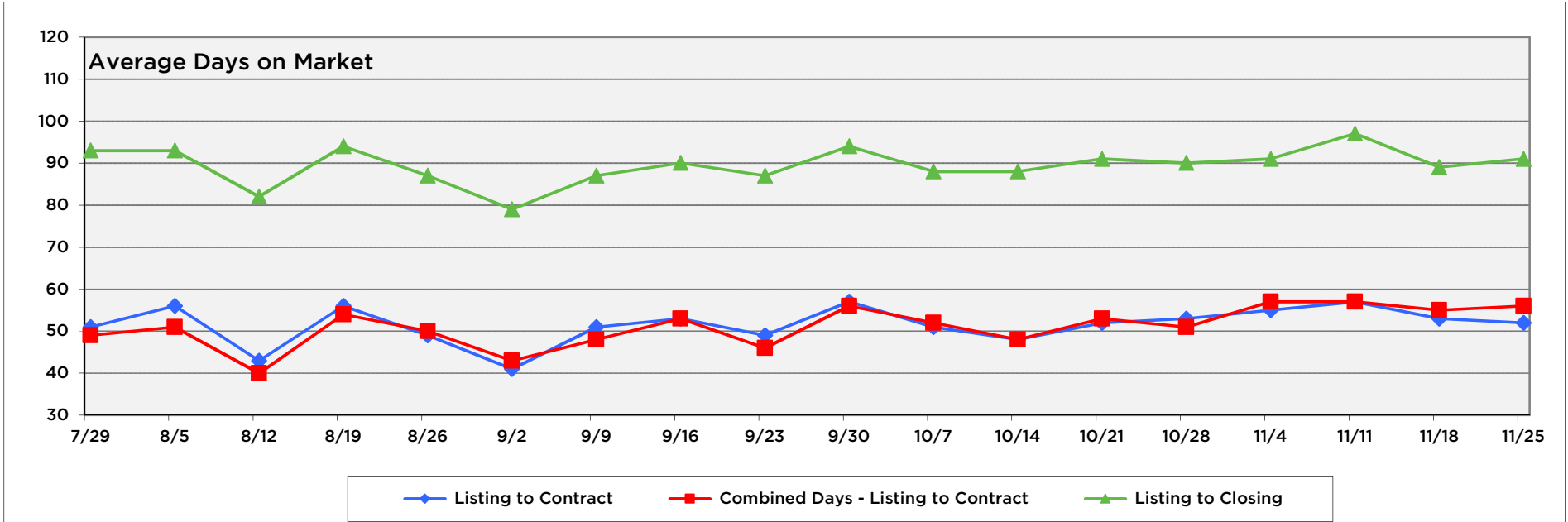




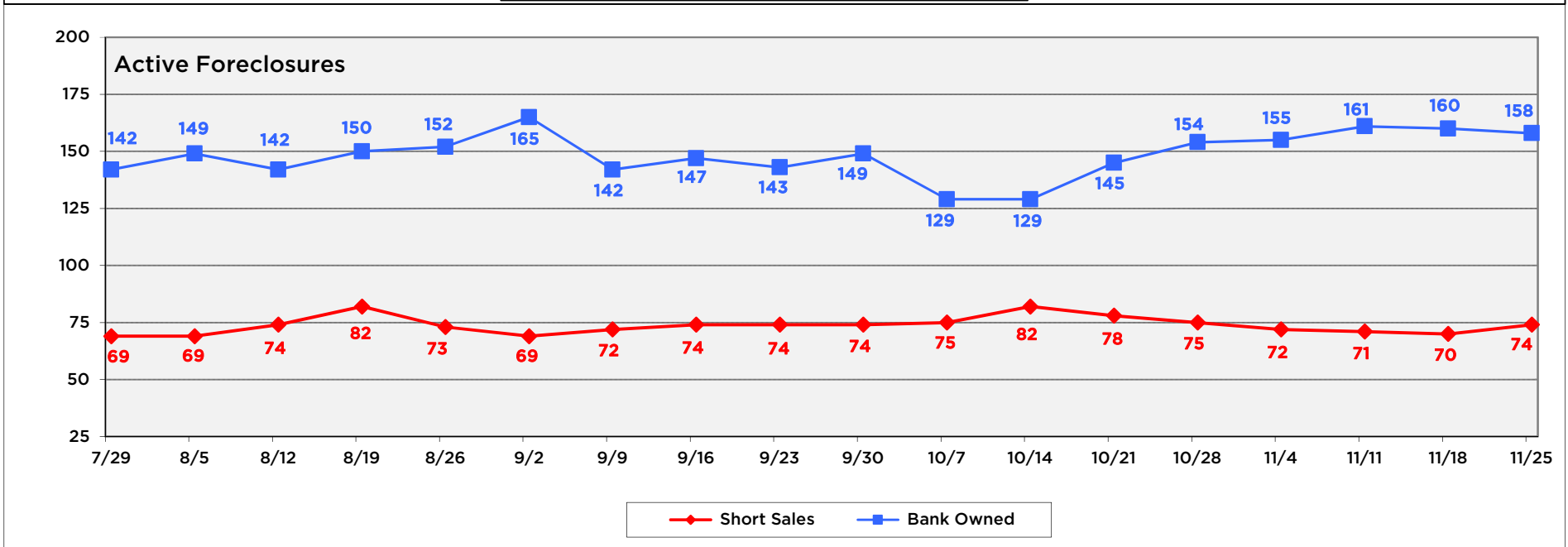
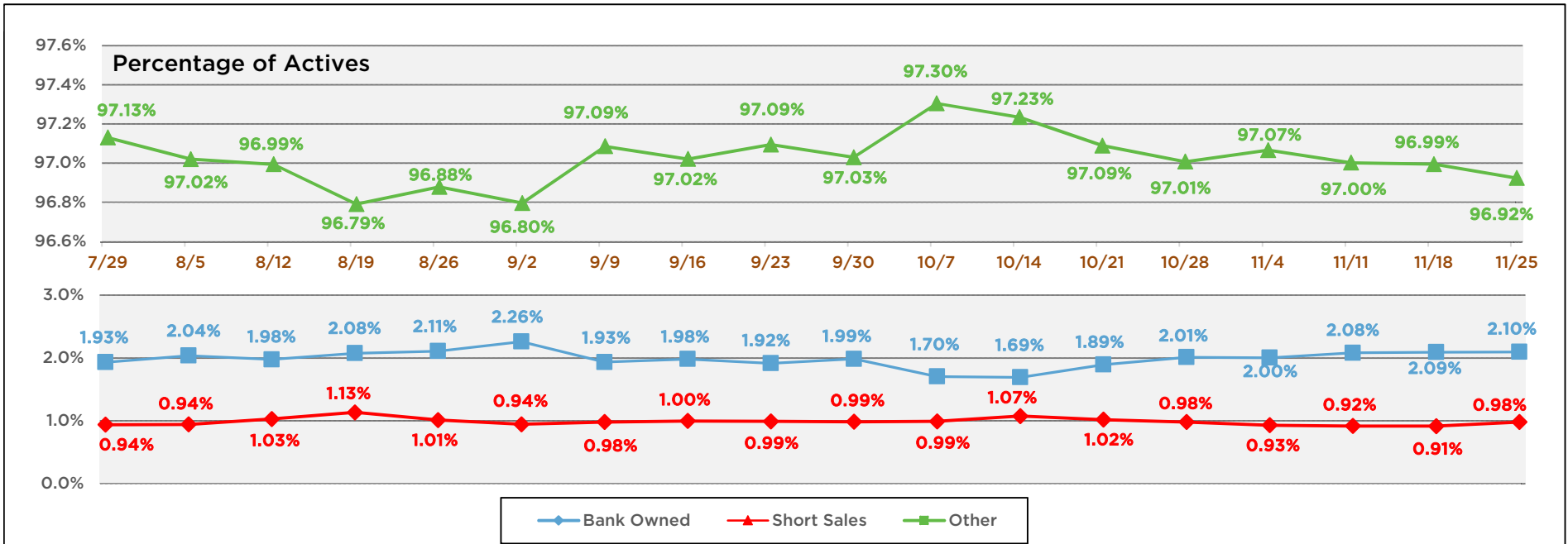
Single Family Homes



Single Family Homes

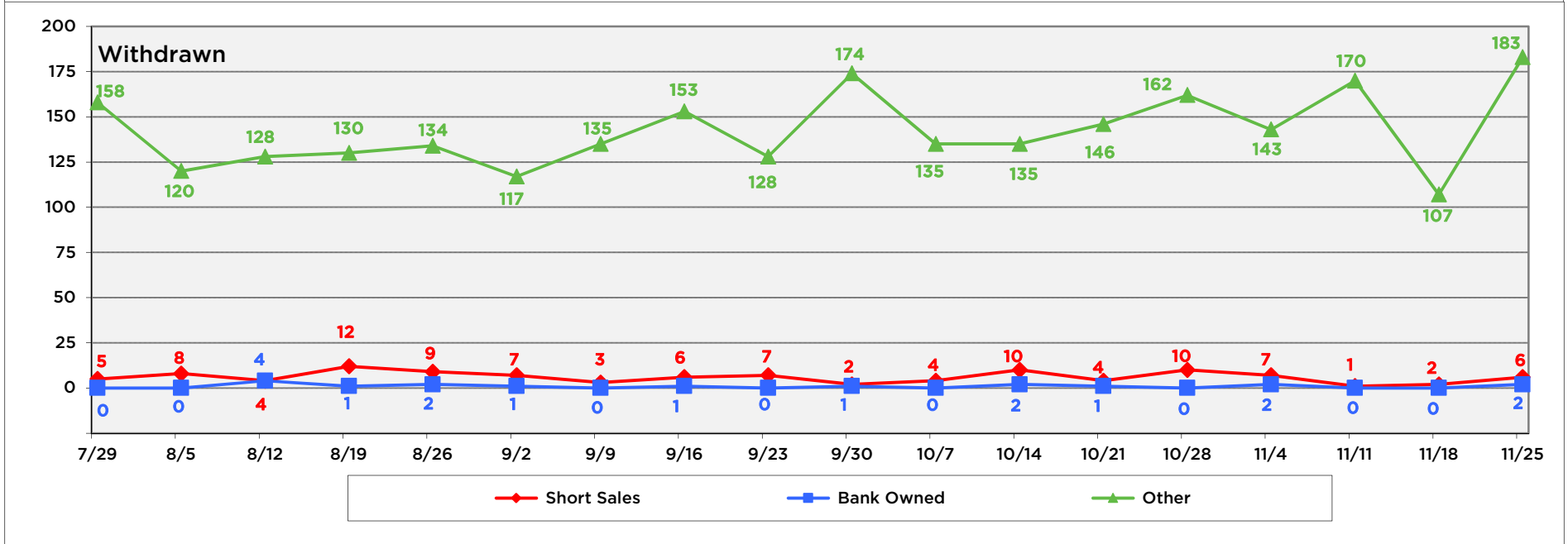
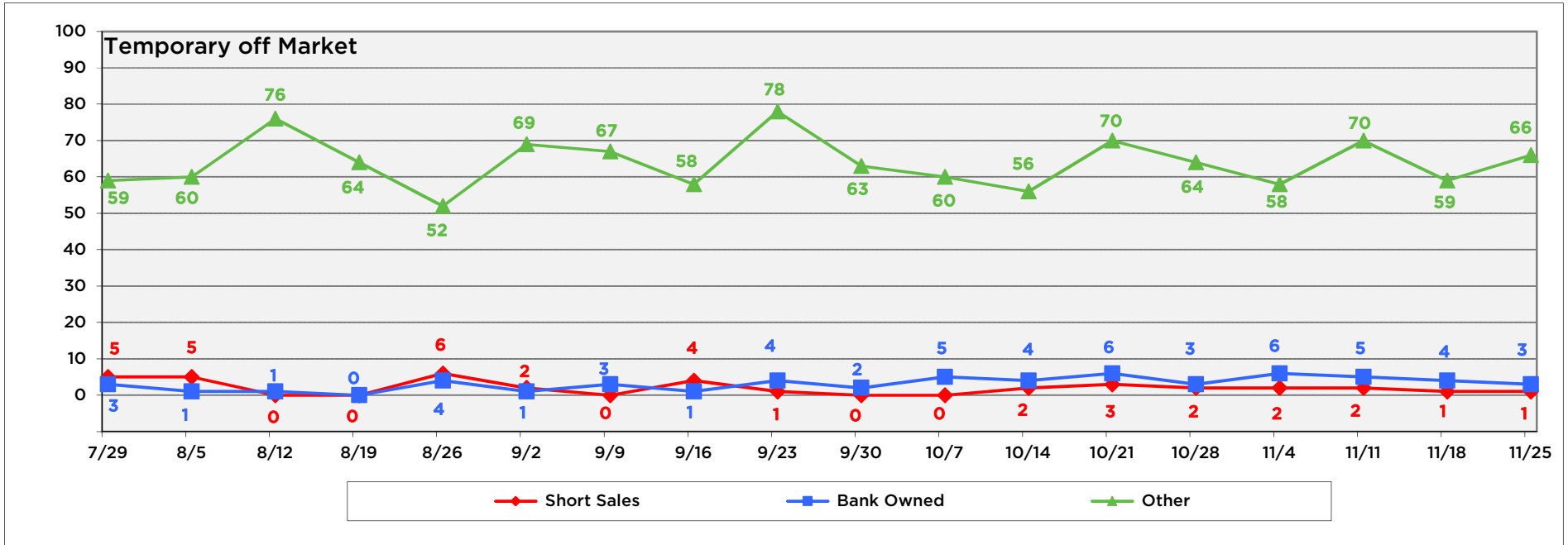


Single Family Homes

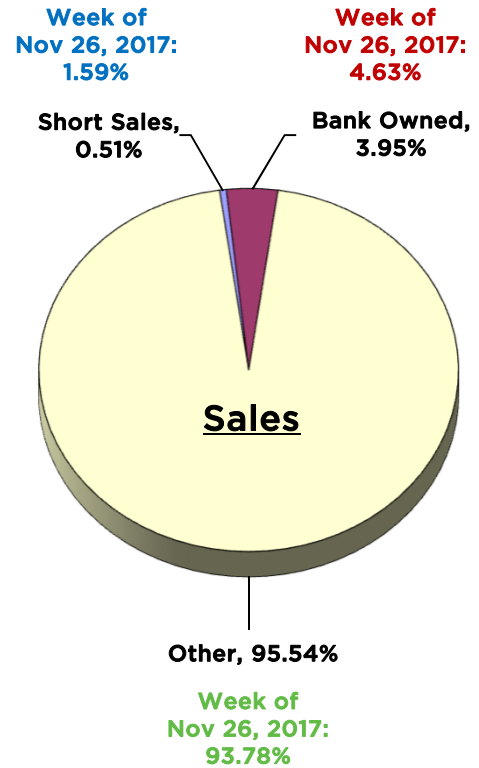
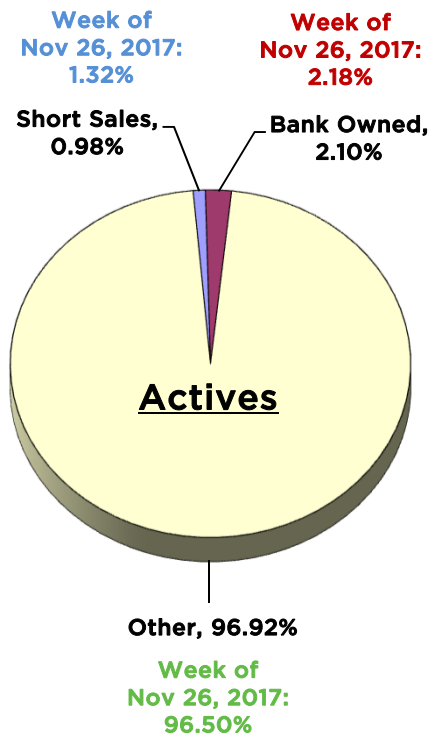




Single Family Homes



Single Family Homes



Monday Morning Quarterback
11/25/2018 - 12/01/2018
Lake, Orange, Osceola & Seminole Counties

Where are the 126 Single Family Homes available for the Median Price of \$260,000? (± \$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		22	\$259,932	3.3	2.0	1,643	\$158.21
Apopka / Hunt Club	32703	1	\$259,900	3.0	2.0	1,489	\$174.55
Casselberry	32707	3	\$259,933	3.0	2.0	1,665	\$156.12
Winter Springs / Tuskawilla	32708	2	\$259,900	4.0	2.0	1,804	\$144.07
Altamonte Springs / Forest City	32714	4	\$259,950	4.0	2.0	1,597	\$162.77
Fern Park/Casselberry	32730	1	\$259,900	4.0	2.0	1,788	\$145.36
Geneva	32732	1	\$259,900	3.0	2.0	2,026	\$128.28
Lake Mary / Heathrow	32746	3	\$259,933	3.0	2.0	1,660	\$156.59
Longwood (East)	32750	1	\$259,900	3.0	2.0	1,488	\$174.66
Oviedo	32765	4	\$259,950	3.0	2.0	1,483	\$175.29
Sanford / Lake Forest	32771	1	\$259,900	3.0	2.0	2,042	\$127.28
Winter Park	32792	1	\$260,000	2.0	2.0	1,408	\$184.66
Orange County		46	\$259,952	3.5	2.0	1,729	\$150.32
Apopka / Hunt Club	32703	1	\$260,000	3.0	2.0	1,838	\$141.46
Apopka (North)	32712	5	\$259,980	4.0	2.0	2,078	\$125.11
Mount Dora	32757	1	\$260,000	4.0	3.0	2,117	\$122.82
Winter Park (West)	32789	3	\$259,967	3.0	2.0	1,018	\$255.37
College Park	32804	2	\$259,900	3.0	2.0	1,383	\$187.92
Delaney / Crystal Lake	32806	3	\$260,000	3.0	2.0	1,268	\$205.05
Azalea Park	32807	1	\$259,900	5.0	3.0	2,012	\$129.17
Lockhart	32810	1	\$260,000	4.0	2.0	2,283	\$113.89
Bithlo	32820	2	\$259,950	4.0	2.0	2,064	\$125.94
Williamsburg / Lake Bryan	32821	3	\$259,933	3.0	2.0	1,678	\$154.91
Ventura	32822	2	\$259,950	3.0	2.0	1,729	\$150.35
Taft	32824	3	\$259,966	4.0	2.0	1,917	\$135.61
Rio Pinar / Union Park	32825	5	\$259,960	3.0	2.0	1,786	\$145.55
Waterford Lakes	32828	3	\$259,833	4.0	2.0	1,872	\$138.80
Union Park / Chickasaw	32829	1	\$260,000	3.0	2.0	1,615	\$160.99
Metro West / Orlo Vista	32835	1	\$259,900	3.0	2.0	1,607	\$161.73
Hunters Creek	32837	4	\$259,950	4.0	2.0	1,732	\$150.09
Pine Castle / Edgewood	32839	1	\$259,995	2.0	2.0	1,320	\$196.97
Ocoee	34761	3	\$259,966	4.0	2.0	1,857	\$139.99
Winter Garden / Oakland	34787	1	\$259,900	3.0	2.0	1,325	\$196.15

Monday Morning Quarterback
11/25/2018 - 12/01/2018
Lake, Orange, Osceola & Seminole Counties

Where are the 126 Single Family Homes available for the Median Price of \$260,000? (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>
Osceola County		33	\$259,918	3.8	2.8	2,047	\$126.99
Kissimmee / Buena Ventura Lakes	34743	3	\$259,933	4.0	2.0	2,205	\$117.88
Kissimmee (East)	34744	6	\$259,883	3.0	3.0	1,740	\$149.36
Kissimmee (West) / Pleasant Hill	34746	12	\$259,936	4.0	3.0	2,152	\$120.79
Kissimmee / Celebration	34747	4	\$259,812	4.0	3.0	1,826	\$142.28
Kissimmee / Poinciana	34758	3	\$259,967	5.0	3.0	2,718	\$95.65
St Cloud	34769	1	\$259,900	3.0	2.0	1,686	\$154.15
St Cloud / Canoe Creek	34772	3	\$259,967	3.0	2.0	1,837	\$141.52
St Cloud / Harmony	34773	1	\$260,000	3.0	2.0	2,008	\$129.48
Lake County		25	\$259,928	3.2	2.1	1,997	\$130.16
Grand Island	32735	1	\$259,900	4.0	3.0	1,986	\$130.87
Eustis (East)	32736	1	\$260,000	3.0	2.0	1,791	\$145.17
Mount Dora	32757	2	\$259,900	4.0	2.0	1,920	\$135.36
Sorrento / Mt Plymouth	32776	1	\$259,900	3.0	2.0	1,390	\$186.98
Clermont (Central)	34711	6	\$259,900	3.0	2.0	2,009	\$129.37
Minneola	34715	3	\$259,933	3.0	2.0	1,797	\$144.65
Fruitland Park	34731	2	\$259,950	4.0	3.0	2,464	\$105.50
Groveland	34736	1	\$259,900	4.0	2.0	2,290	\$113.49
Howey in the Hills	34737	1	\$260,000	3.0	2.0	2,175	\$119.54
Leesburg (West)	34748	5	\$259,960	3.0	2.0	2,096	\$124.03
Montverde	34756	1	\$259,900	3.0	2.0	1,844	\$140.94
Leesburg (East) / Haines Creek	34788	1	\$259,900	3.0	2.0	1,754	\$148.18

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	189	155	18	10	5	1	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	182	148	18	10	5	1	0
Active Listings	1,892	1,355	215	205	52	50	15
Bank Owned	21	20	1	0	0	0	0
Short Sales	13	8	3	0	2	0	0
Other	1,858	1,327	211	205	50	50	15
Months of Inventory	2	2	3	5	2	12	0

List Price

Average Original List Price	\$194,154	\$161,936	\$285,245	\$359,369	\$459,598	\$569,000	\$0
Average Final List Price	\$190,929	\$159,727	\$278,940	\$355,919	\$439,778	\$549,000	\$0

Sale Price

Average Price	\$185,132	\$154,786	\$273,346	\$341,800	\$427,400	\$523,000	\$0
Median Price	\$174,000	\$159,000	\$272,915	\$343,250	\$430,000	\$523,000	\$0

Price Differences

Original to Final List Price	-\$3,225	-\$2,209	-\$6,305	-\$3,450	-\$19,820	-\$20,000	\$0
Original List to Sale Price - \$	-\$9,022	-\$7,150	-\$11,899	-\$17,569	-\$32,198	-\$46,000	\$0
Final List to Sale Price - \$	-\$5,797	-\$4,941	-\$5,594	-\$14,119	-\$12,378	-\$26,000	\$0
Original List to Sale Price - %	95.35%	95.58%	95.83%	95.11%	92.99%	91.92%	0.00%
Final List to Sale Price - %	96.96%	96.91%	97.99%	96.03%	97.19%	95.26%	0.00%

Days on the Market

Avg Days Listing to Contract	45	42	46	69	82	36	0
Combined Avg Days to Contract	42	39	39	83	72	36	0
Avg Days Listing to Closing	79	75	85	114	112	76	0
Avg Days Contract to Close	34	32	39	44	29	39	0

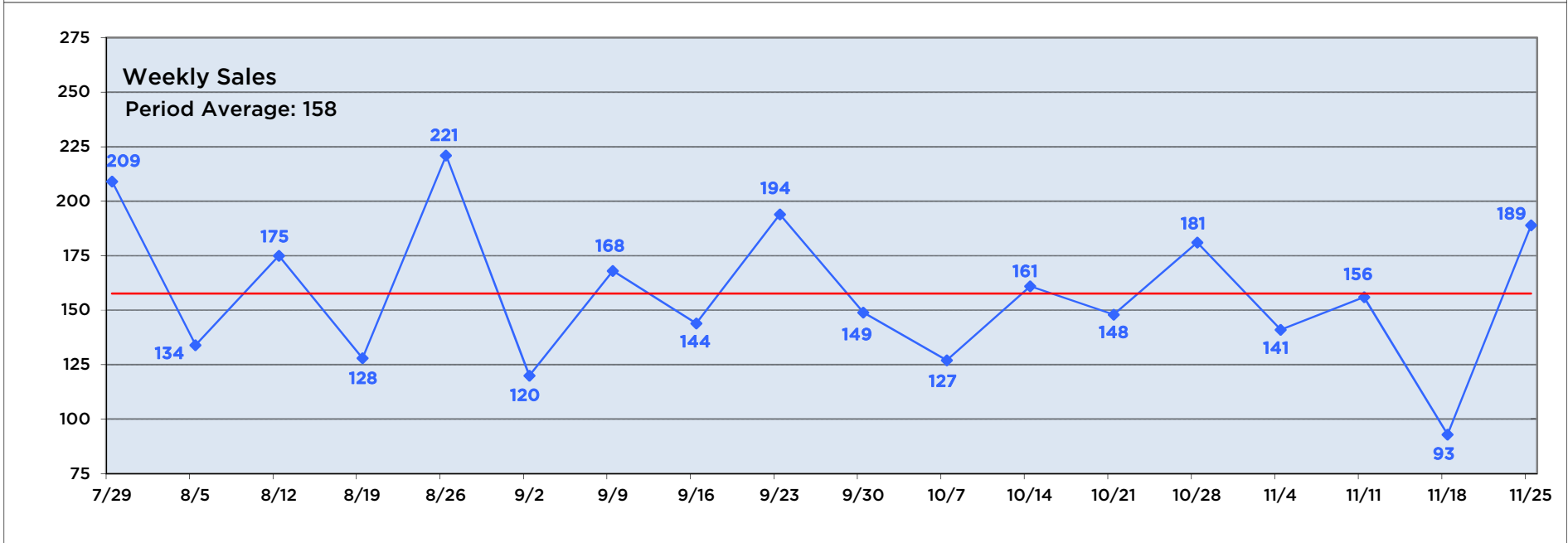
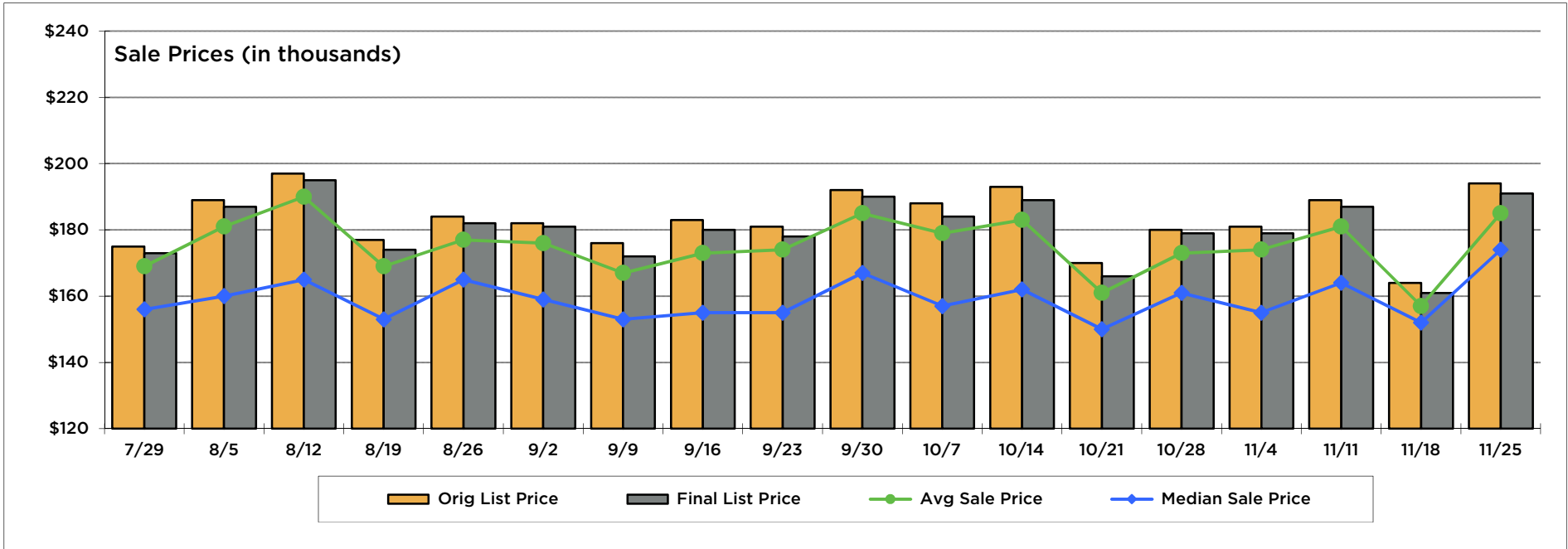
Beds / Baths

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

Square Footage

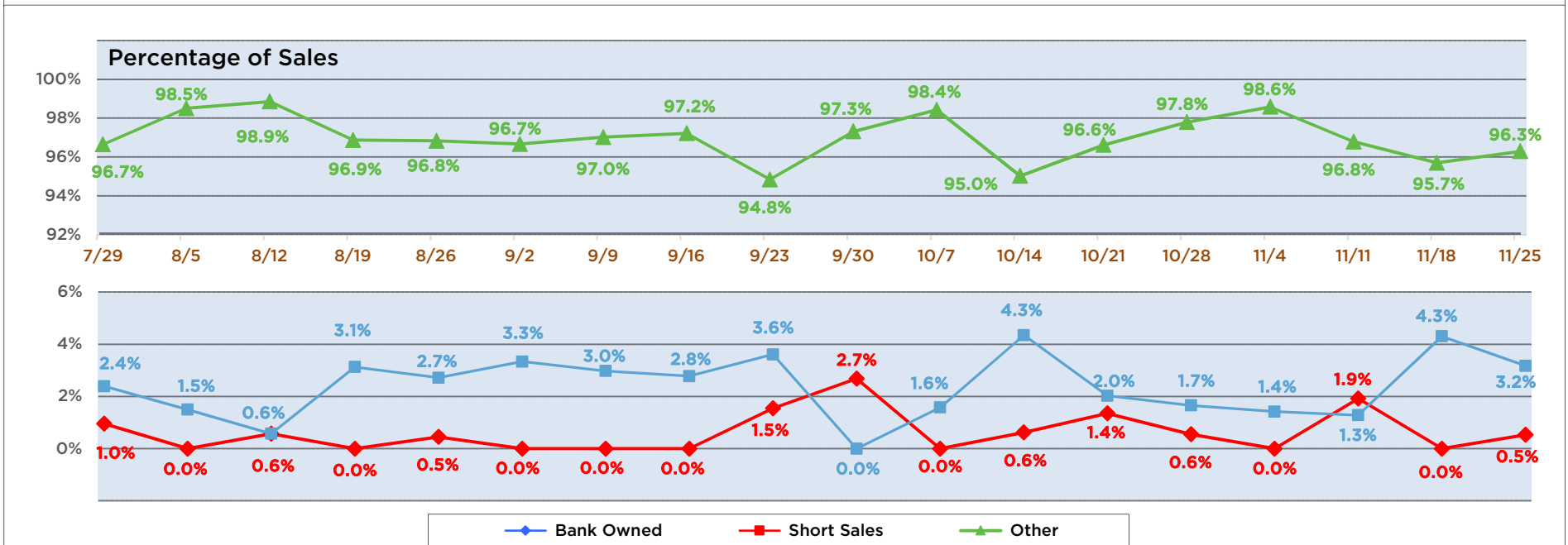
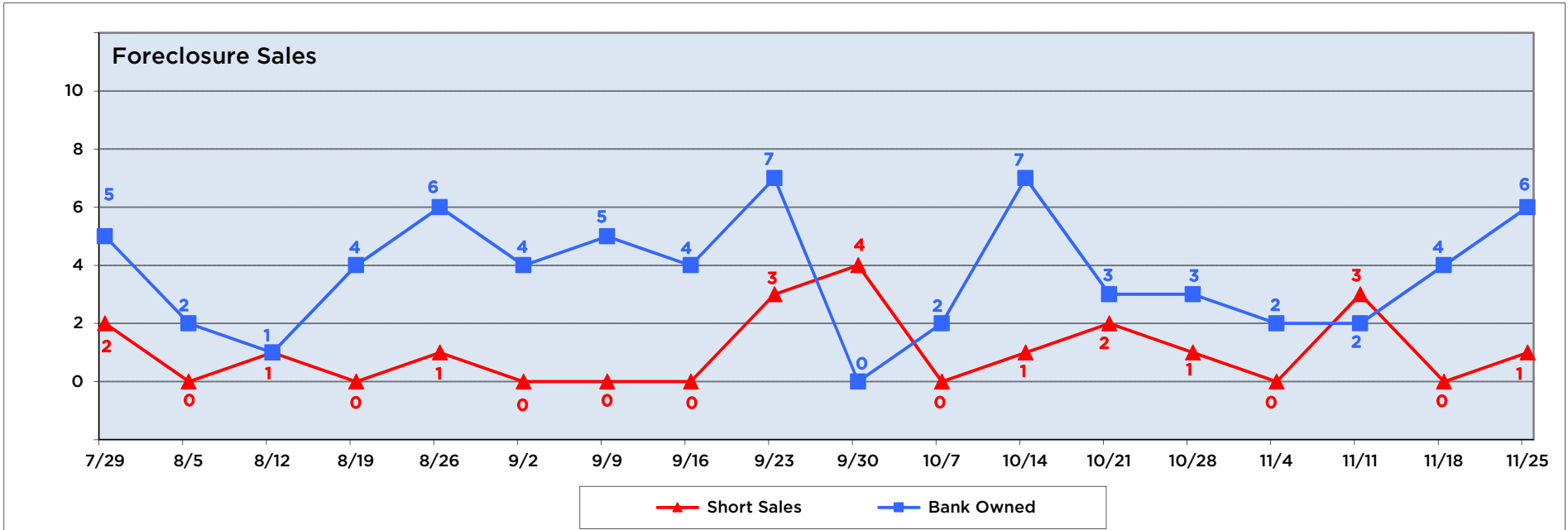
Average Square Feet	1,378	1,274	1,775	1,889	1,954	2,237	0
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Condos, Townhomes, Villas



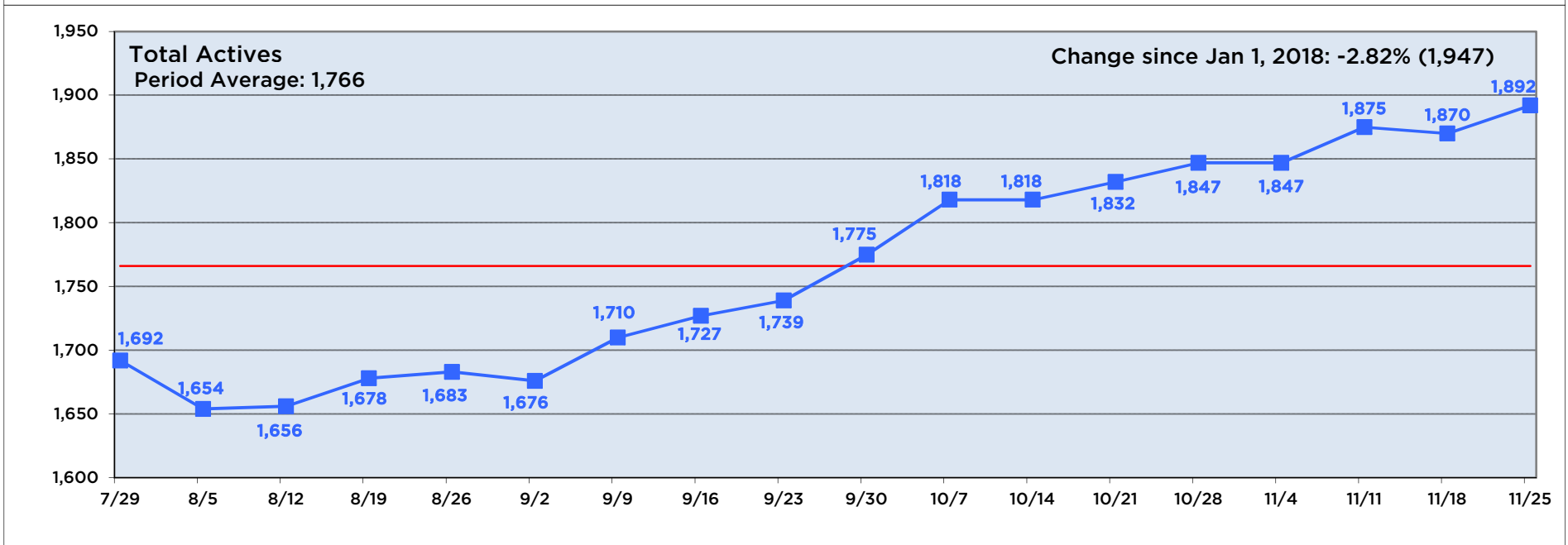
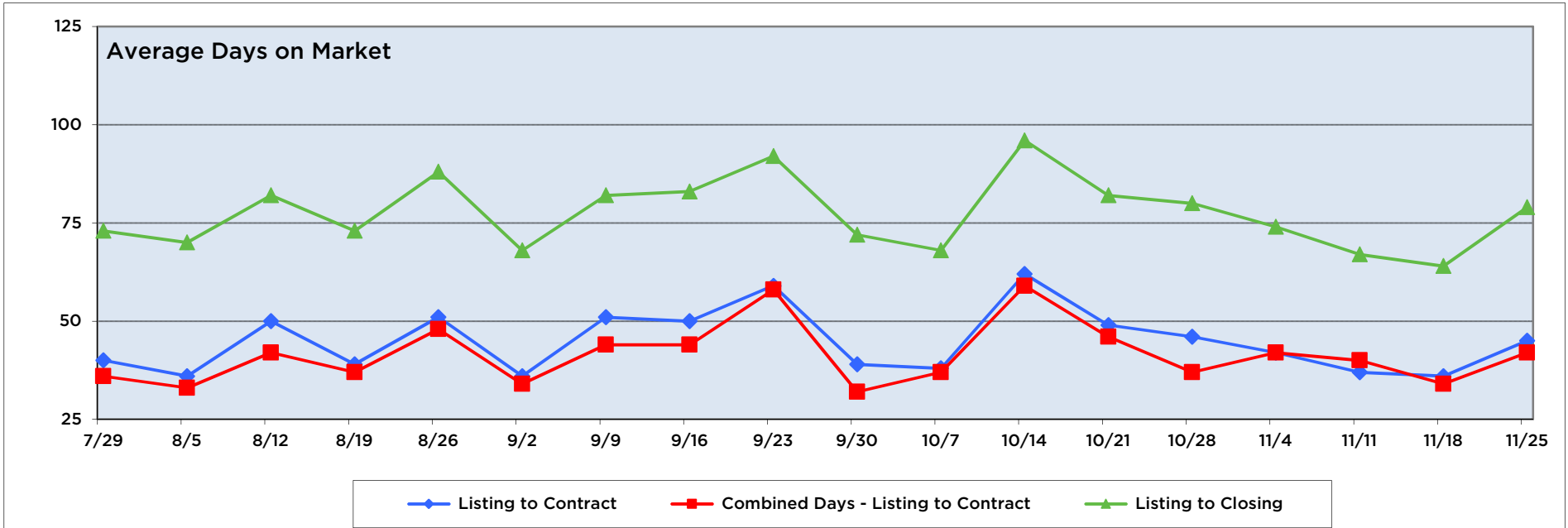


Condos, Townhomes, Villas

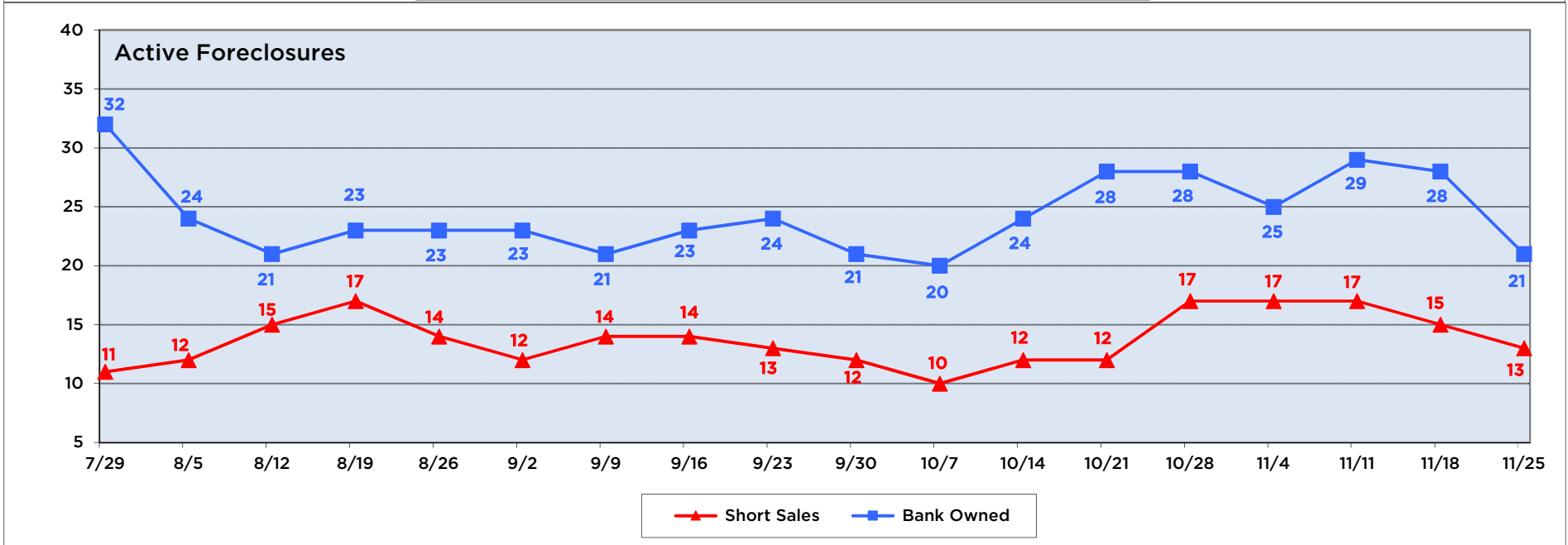
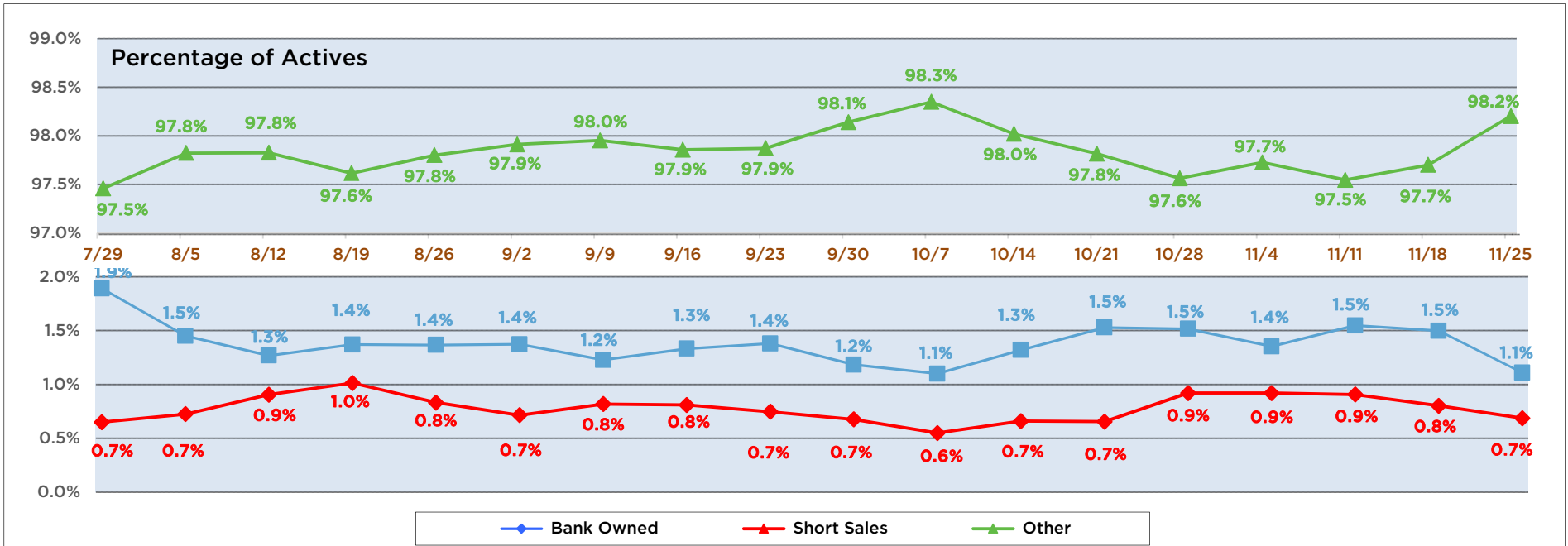




Condos, Townhomes, Villas

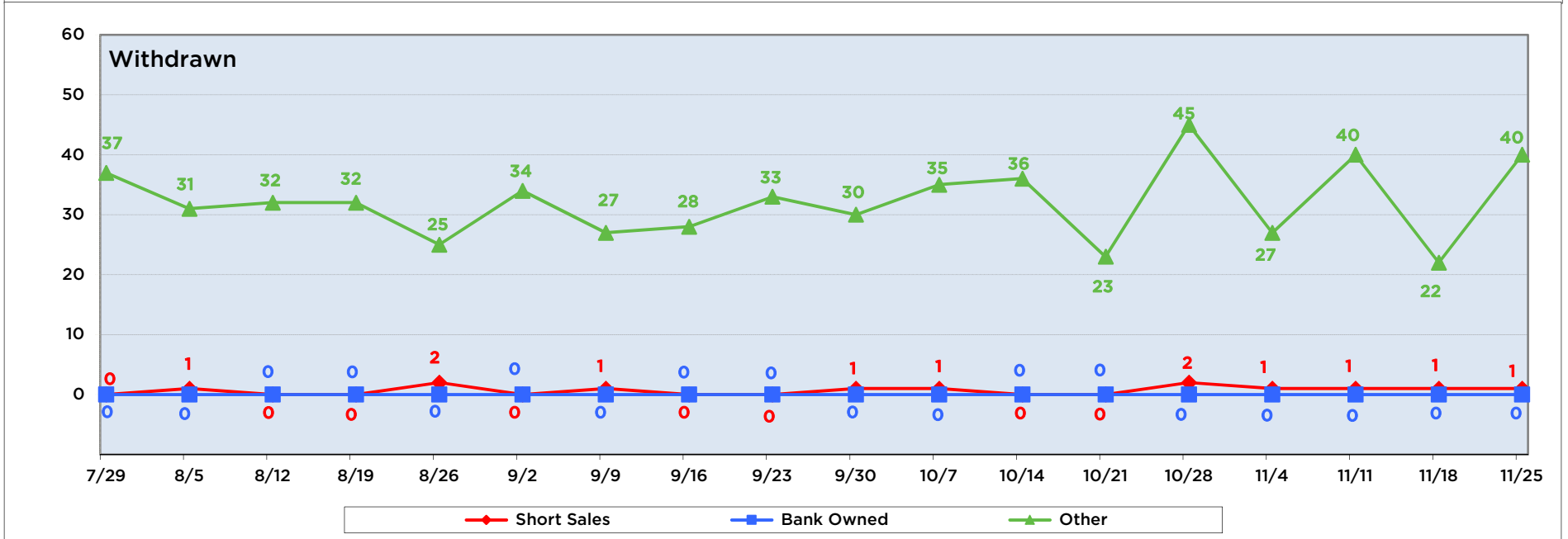
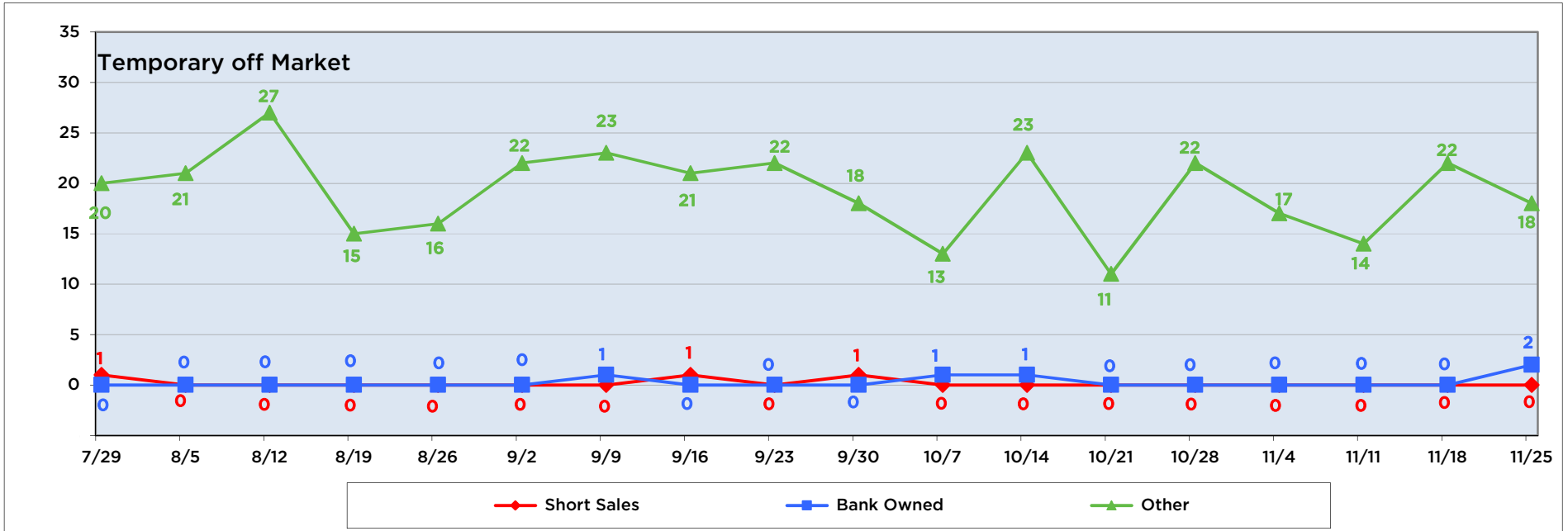


Condos, Townhomes, Villas

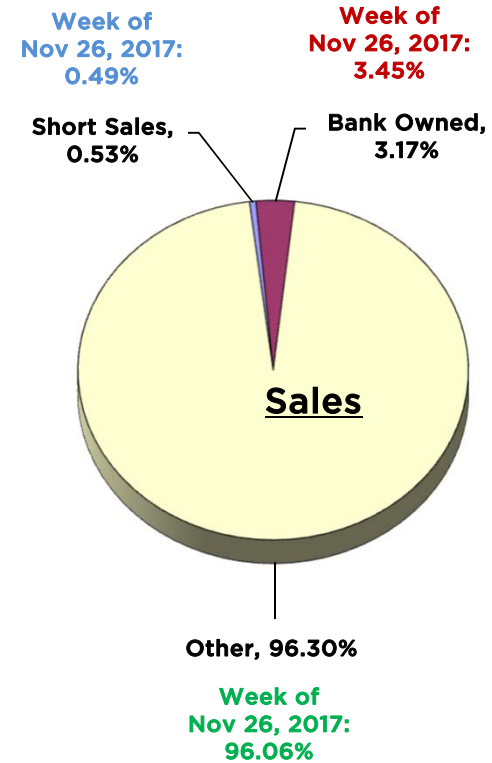
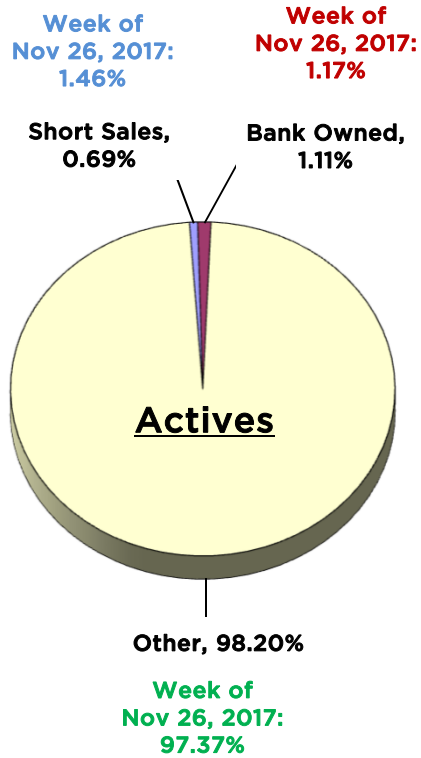




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$174,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$173,750	2.5	2.0	1,325	\$131.18
Altamonte Springs / Forest City	32714	1	\$173,500	3.0	2.0	1,365	\$127.11
Longwood (East)	32750	1	\$174,000	2.0	2.0	1,284	\$135.51
Orange County		1	\$174,000	2.0	2.0	1,382	\$125.90
Orlando (Downtown)	32801	1	\$174,000	2.0	2.0	1,382	\$125.90
Lake County		1	\$174,500	3.0	3.0	1,872	\$93.22
Yalaha	34797	1	\$174,500	3.0	3.0	1,872	\$93.22