



Monday Morning Quarterback Summary

Week of Apr 7, 2019

Single-family existing homes

- Sales of single-family homes decreased to 467 during the week of Apr 7, from 515 the week prior
- The median price of single family homes decreased to \$254,000, a change of -2.3%
- The number of single-family home foreclosure transactions decreased to 3 last week, from 20 the week of Mar 31
- The number of single-family home short-sale transactions decreased to 2 from 5 the week prior
- Single-family inventory decreased by 56, and now sits at 6,992

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 147 during the week of Apr 7, from 167 the week prior
- The median price of condos, townhomes, and villas increased to \$170,000, a change of 9.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 4 the week of Mar 31
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory decreased by 7, and now sits at 1,882

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	467	223	87	87	36	27	7
Bank Owned	3	1	1	1	0	0	0
Short Sales	2	1	0	1	0	0	0
Other	462	221	86	85	36	27	7
Active Listings	6,992	1,740	1,031	1,629	804	1,245	543
Bank Owned	130	66	25	21	10	7	1
Short Sales	62	29	11	6	10	5	1
Other	6,800	1,645	995	1,602	784	1,233	541
Months of Inventory	3	2	3	4	5	11	18

List Price

Average Original List Price	\$315,249	\$198,103	\$280,808	\$357,138	\$465,797	\$661,283	\$1,845,686
Average Final List Price	\$308,422	\$193,069	\$275,195	\$348,168	\$456,762	\$645,662	\$1,838,543

Sale Price

Average Price	\$299,579	\$187,858	\$271,874	\$339,656	\$440,718	\$627,931	\$1,712,571
Median Price	\$254,000	\$200,000	\$269,500	\$336,000	\$433,500	\$604,000	\$1,485,000

Price Differences

Original to Final List Price	-\$6,827	-\$5,034	-\$5,613	-\$8,970	-\$9,035	-\$15,621	-\$7,143
Original List to Sale Price - \$	-\$15,670	-\$10,245	-\$8,934	-\$17,482	-\$25,079	-\$33,352	-\$133,115
Final List to Sale Price - \$	-\$8,843	-\$5,211	-\$3,321	-\$8,512	-\$16,044	-\$17,731	-\$125,972
Original List to Sale Price - %	95.03%	94.83%	96.82%	95.10%	94.62%	94.96%	92.79%
Final List to Sale Price - %	97.13%	97.30%	98.79%	97.56%	96.49%	97.25%	93.15%

Days on the Market

Avg Days Listing to Contract	60	54	48	75	58	94	69
Combined Avg Days to Contract	59	51	47	75	59	106	87
Avg Days Listing to Closing	96	89	83	114	103	130	95
Avg Days Contract to Close	37	35	35	40	47	35	28

Beds / Baths

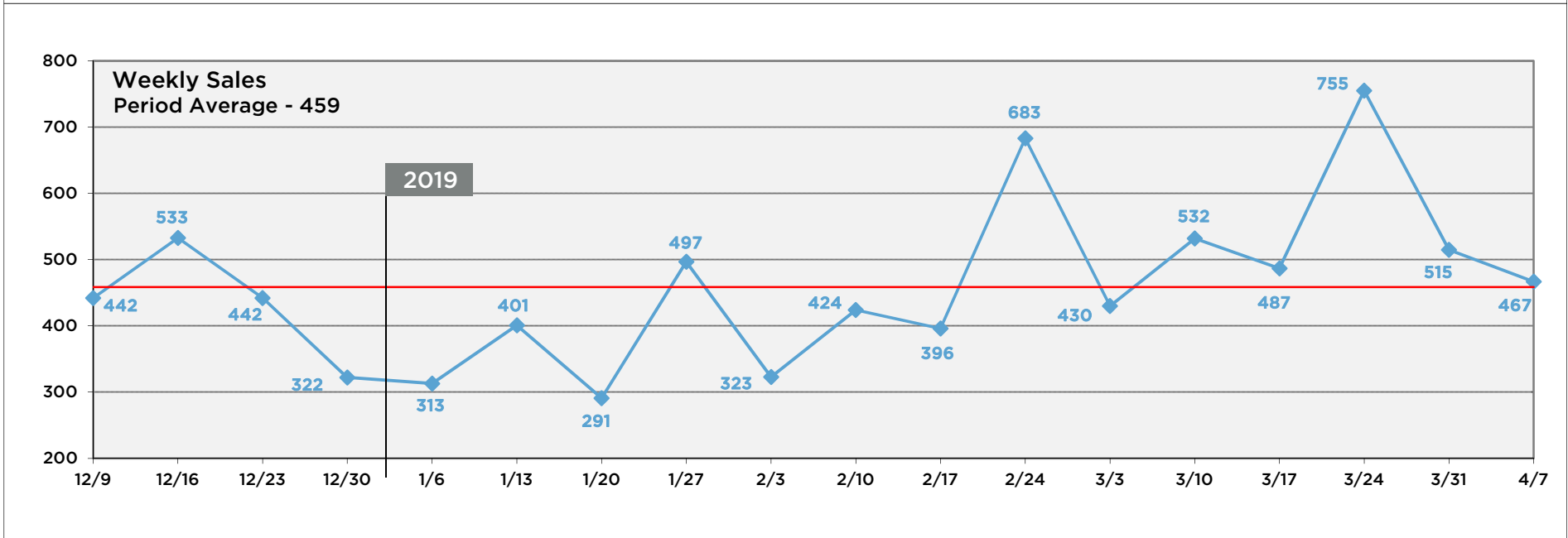
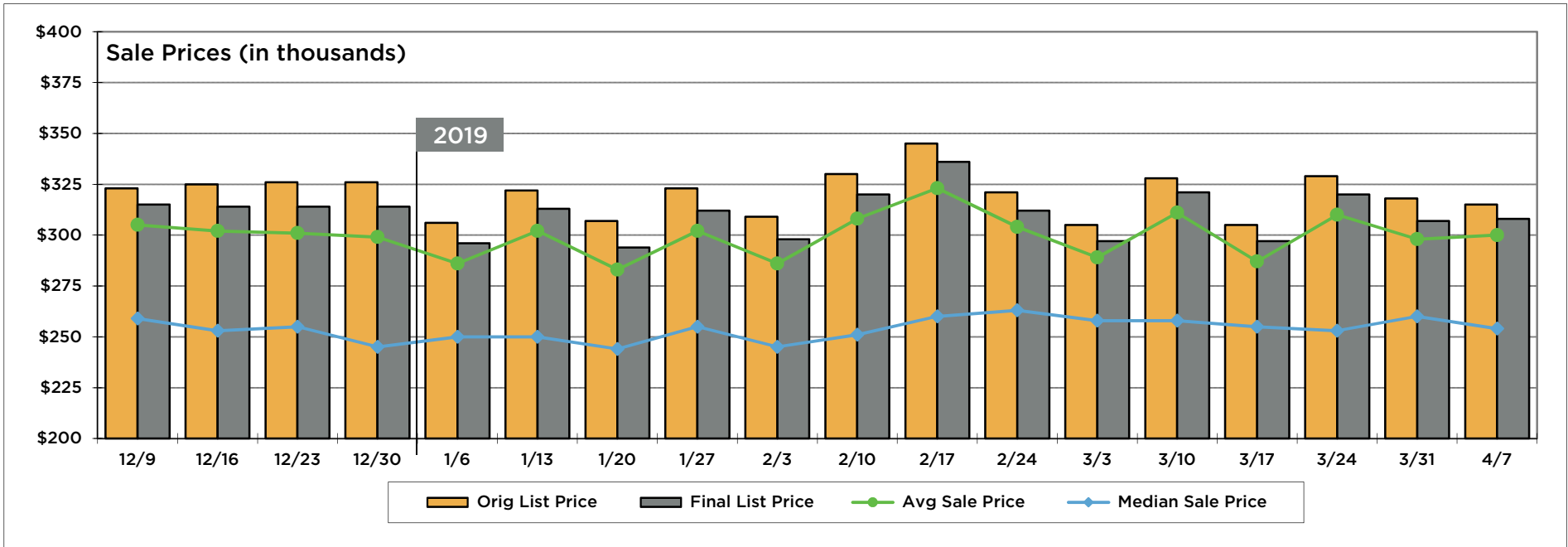
Average Bedrooms	3	3	3	4	4	5	5
Average Full Baths	2	2	2	2	3	3	5
Average Half Baths	0	0	0	0	0	1	1

Square Footage

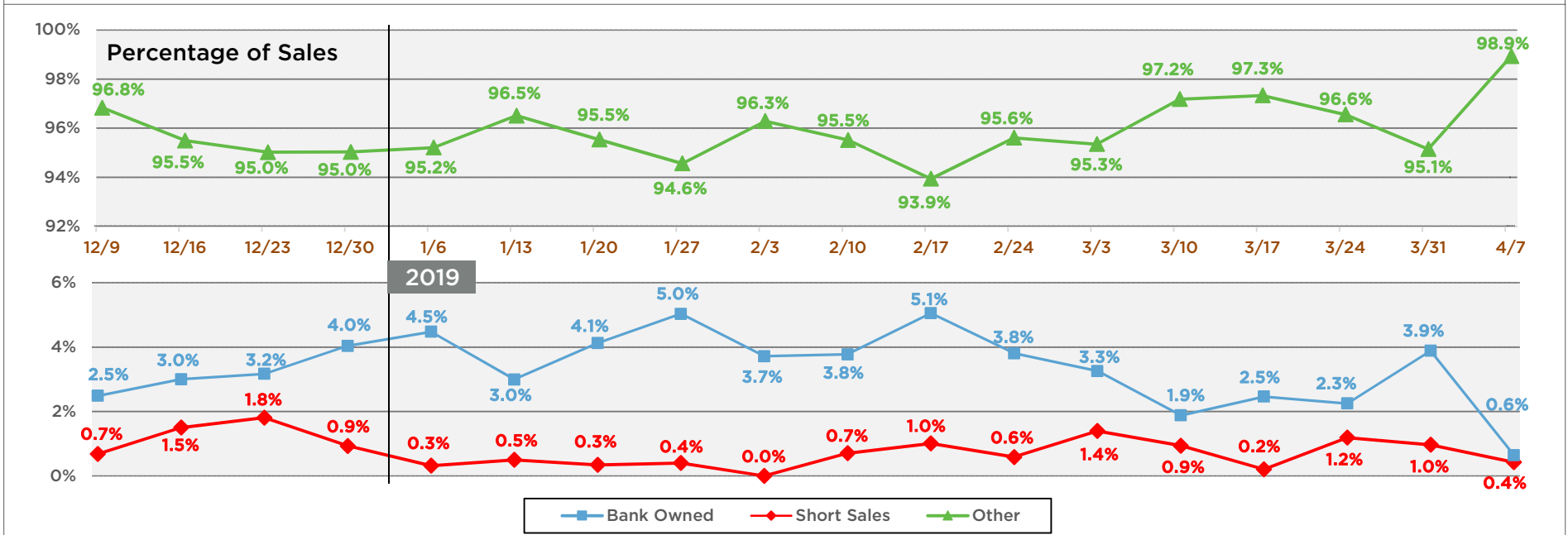
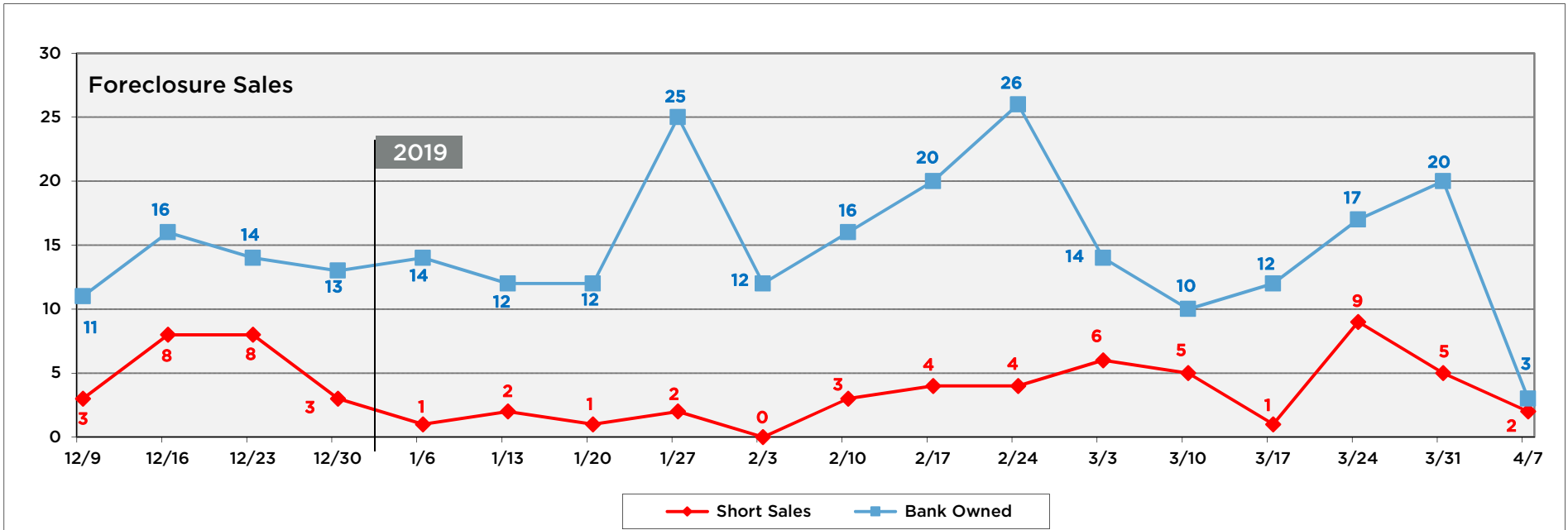
Average Square Feet	2,046	1,498	1,958	2,400	2,914	3,615	5,655
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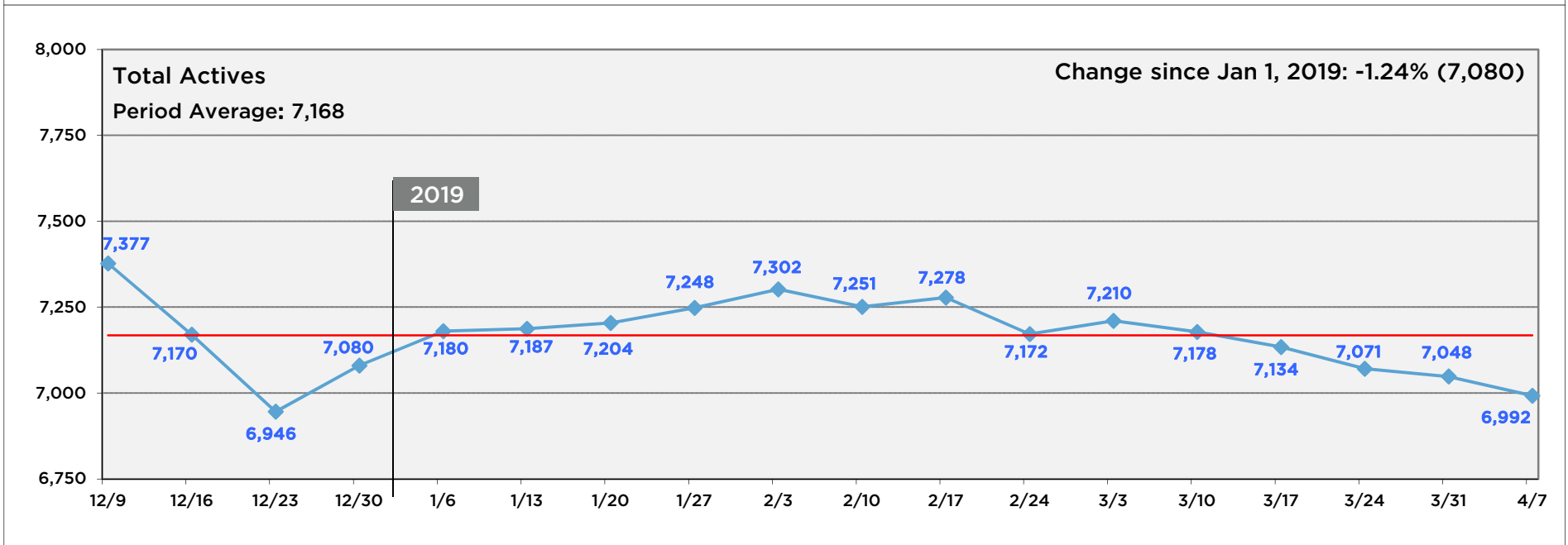
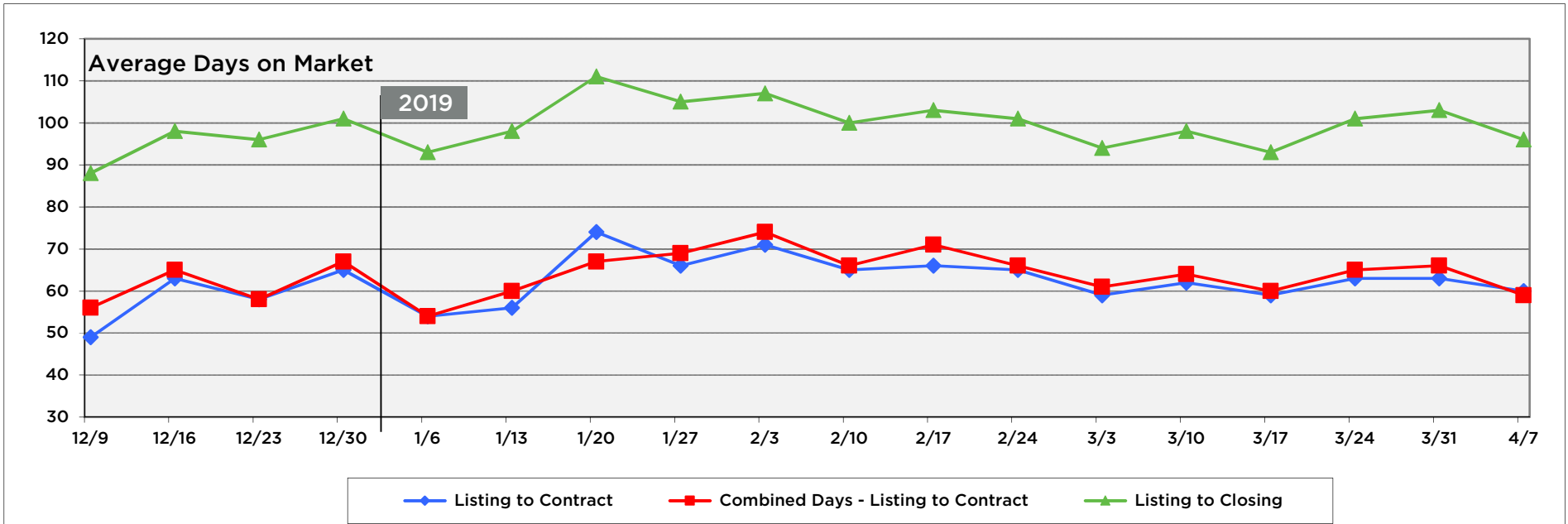
Single Family Homes



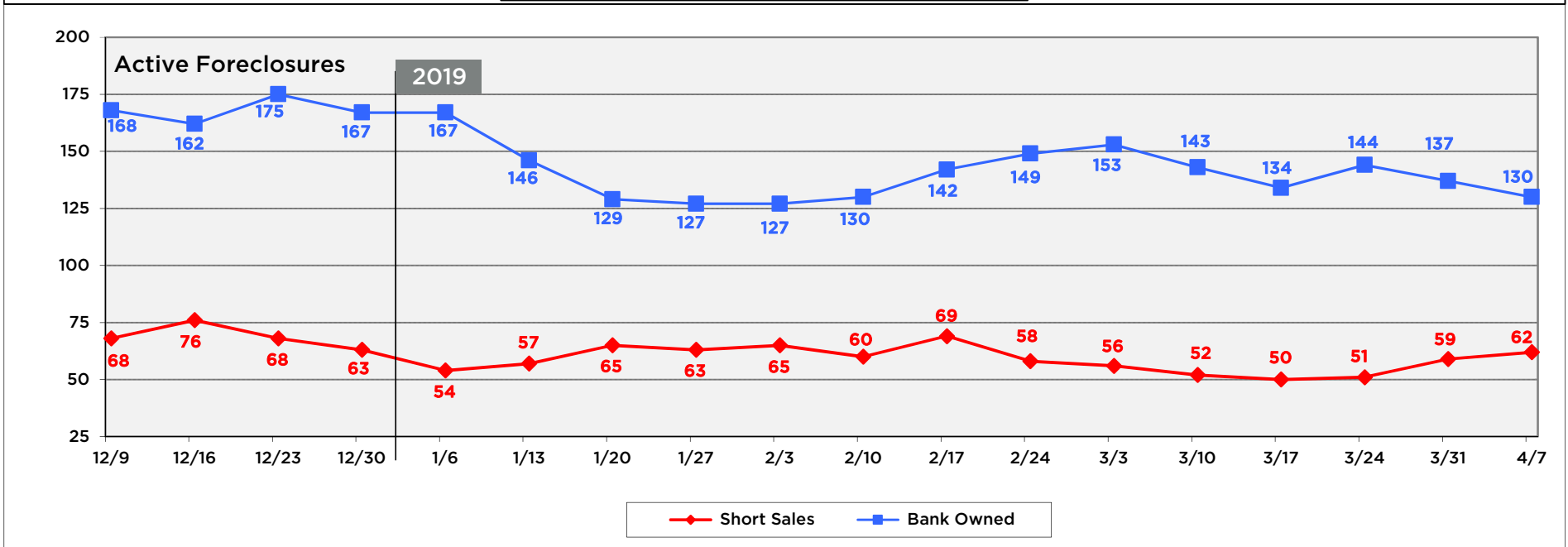
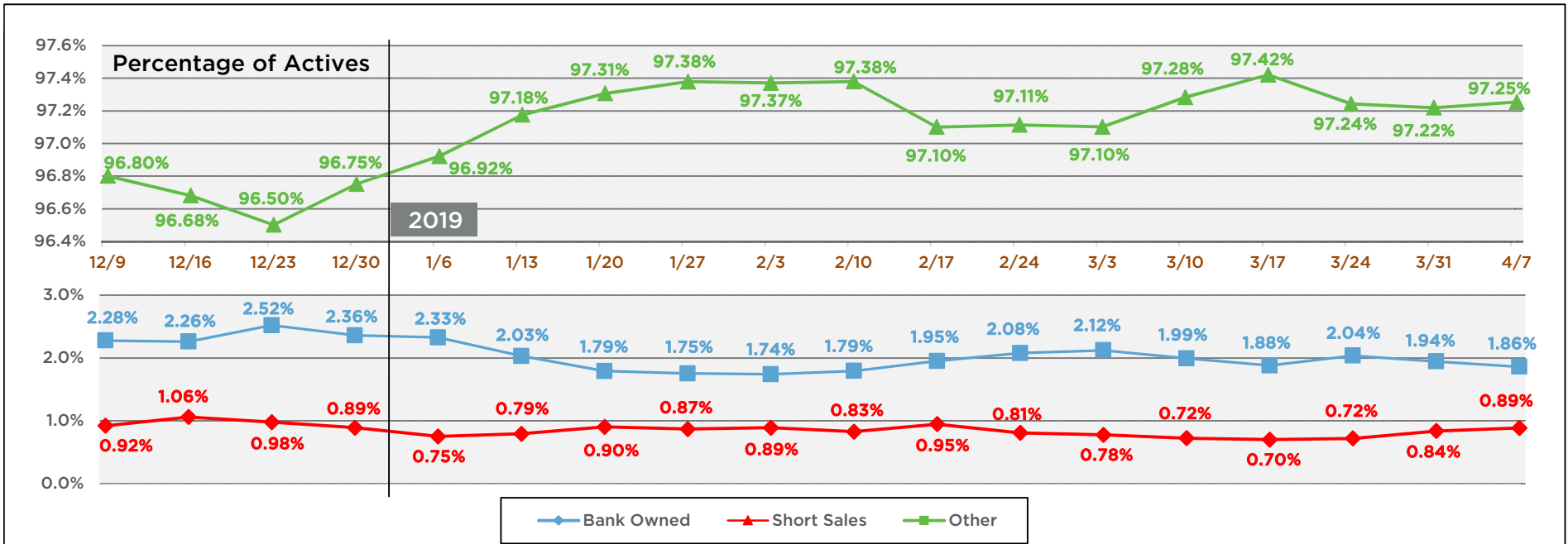
Single Family Homes



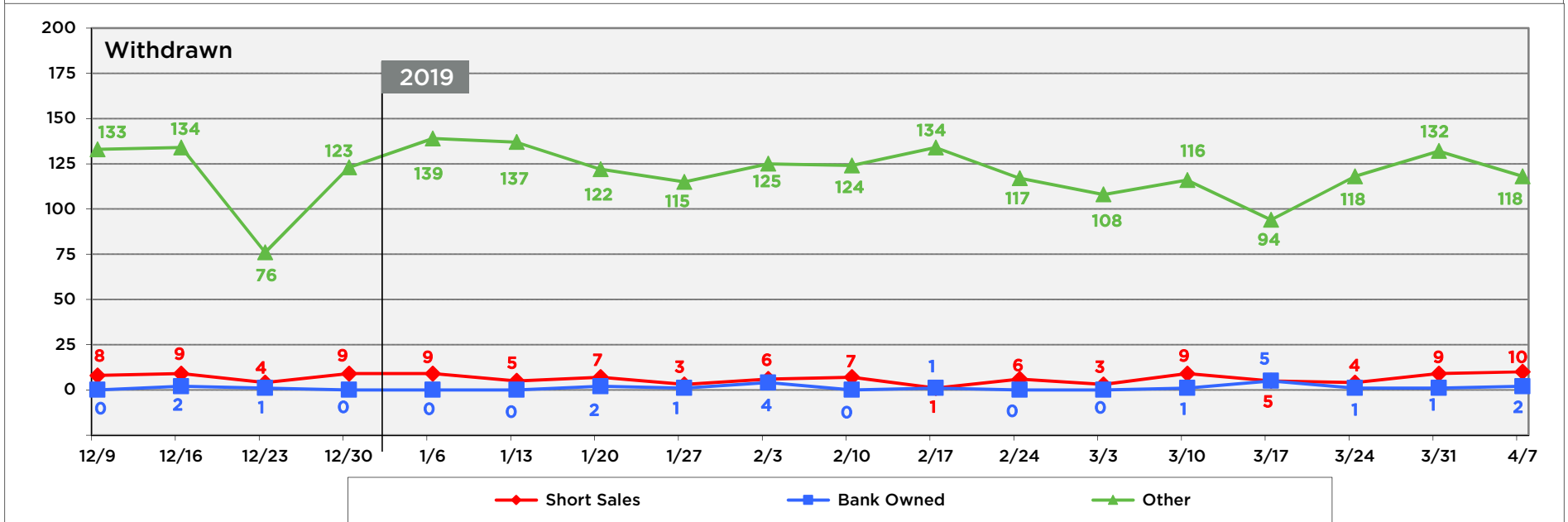
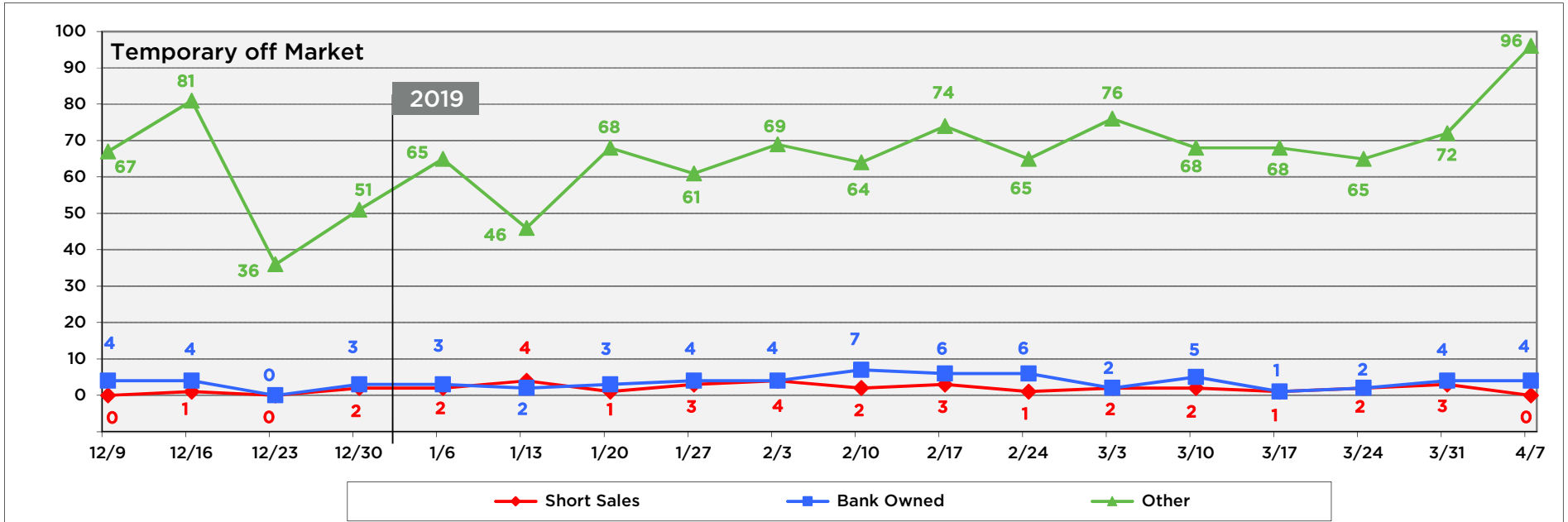
Single Family Homes



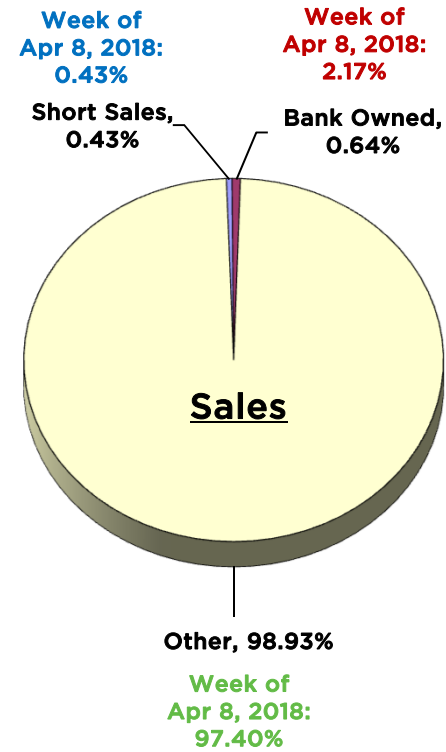
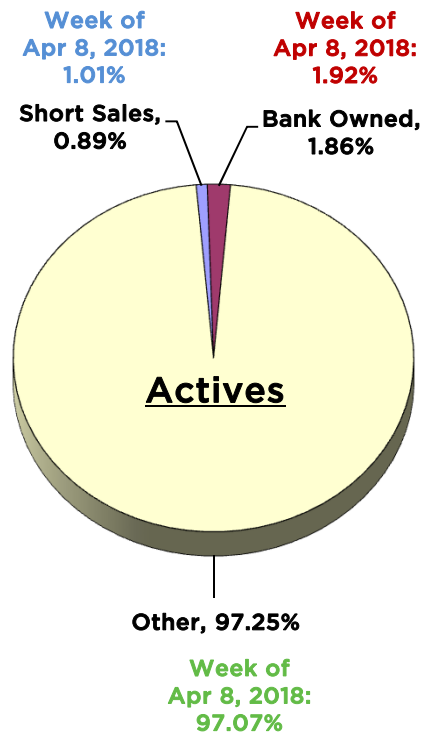
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 4 Single Family Homes available for the Median Price of \$254,000? (± \$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>
Osceola County		2	\$254,250	3.5	2.0	1,815	\$140.12
Kissimmee (East)	34744	1	\$254,500	3.0	2.0	1,770	\$143.79
St Cloud / Canoe Creek	34772	1	\$254,000	4.0	2.0	1,859	\$136.63
Lake County		2	\$253,945	3.5	2.0	1,787	\$142.15
Mount Dora	32757	1	\$253,900	3.0	2.0	1,574	\$161.31
Groveland	34736	1	\$253,990	4.0	2.0	1,999	\$127.06

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	147	124	12	6	2	3	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	145	122	12	6	2	3	0
Active Listings	1,882	1,367	214	202	41	46	12
Bank Owned	29	25	1	2	0	1	0
Short Sales	5	3	0	2	0	0	0
Other	1,848	1,339	213	198	41	45	12
Months of Inventory	3	3	4	8	5	4	0

List Price

Average Original List Price	\$196,622	\$162,009	\$274,399	\$342,750	\$472,500	\$840,000	\$0
Average Final List Price	\$193,043	\$159,673	\$272,524	\$330,100	\$466,000	\$798,333	\$0

Sale Price

Average Price	\$187,876	\$155,324	\$266,542	\$327,917	\$454,570	\$760,833	\$0
Median Price	\$170,000	\$150,500	\$260,000	\$328,750	\$454,570	\$785,000	\$0

Price Differences

Original to Final List Price	-\$3,579	-\$2,336	-\$1,875	-\$12,650	-\$6,500	-\$41,667	\$0
Original List to Sale Price - \$	-\$8,746	-\$6,685	-\$7,857	-\$14,833	-\$17,930	-\$79,167	\$0
Final List to Sale Price - \$	-\$5,167	-\$4,349	-\$5,982	-\$2,183	-\$11,430	-\$37,500	\$0
Original List to Sale Price - %	95.55%	95.87%	97.14%	95.67%	96.21%	90.58%	0.00%
Final List to Sale Price - %	97.32%	97.28%	97.80%	99.34%	97.55%	95.30%	0.00%

Days on the Market

Avg Days Listing to Contract	47	45	30	107	14	96	0
Combined Avg Days to Contract	47	45	38	100	14	94	0
Avg Days Listing to Closing	79	75	65	150	47	157	0
Avg Days Contract to Close	32	30	35	43	33	60	0

Beds / Baths

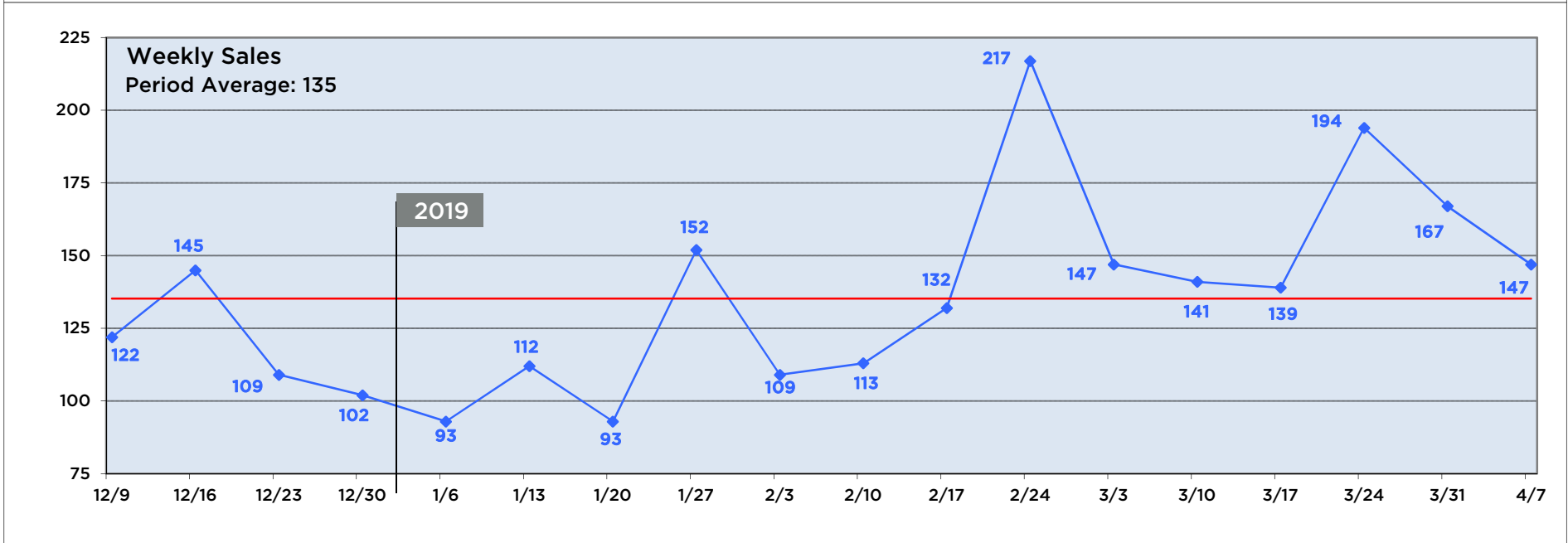
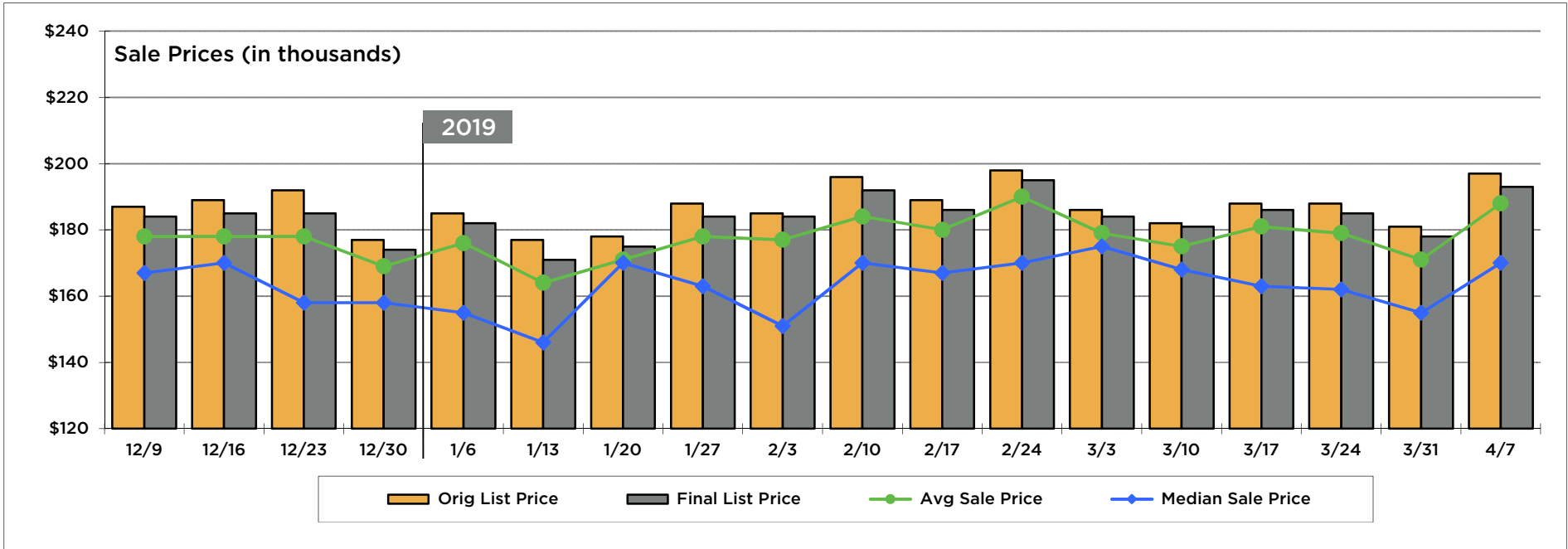
Average Bedrooms	2	2	3	3	4	2	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	0	1	0	0

Square Footage

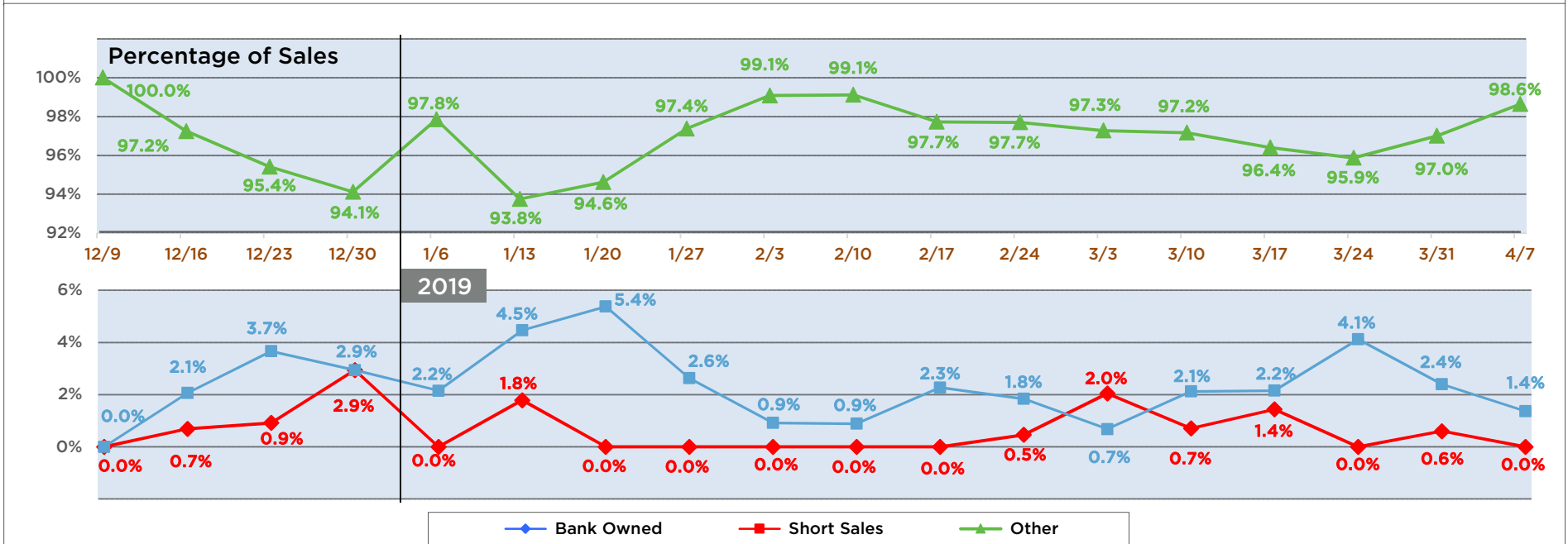
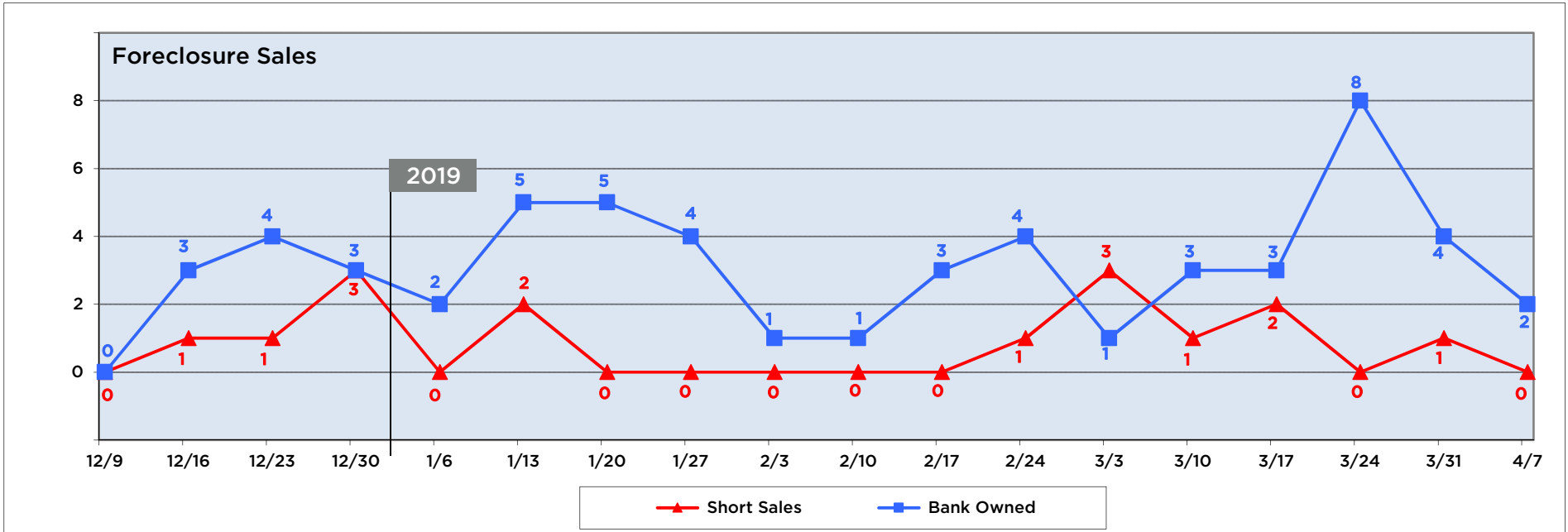
Average Square Feet	1,327	1,214	1,832	1,815	2,931	1,934	0
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Condos, Townhomes, Villas

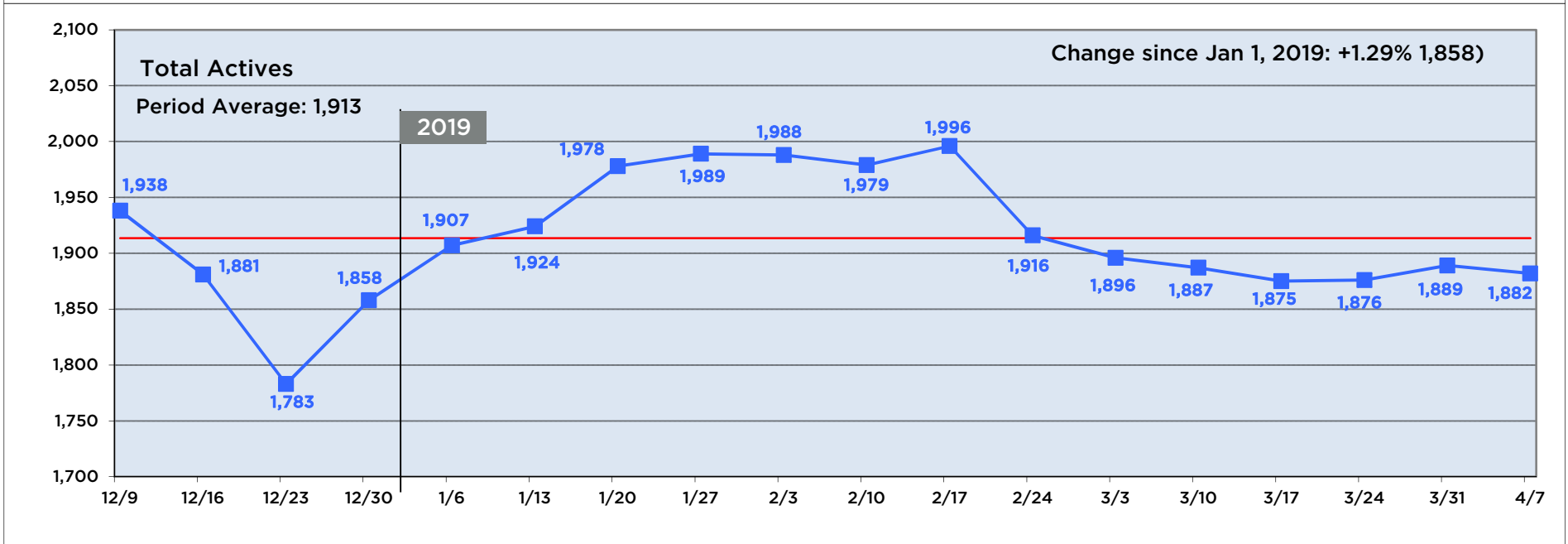
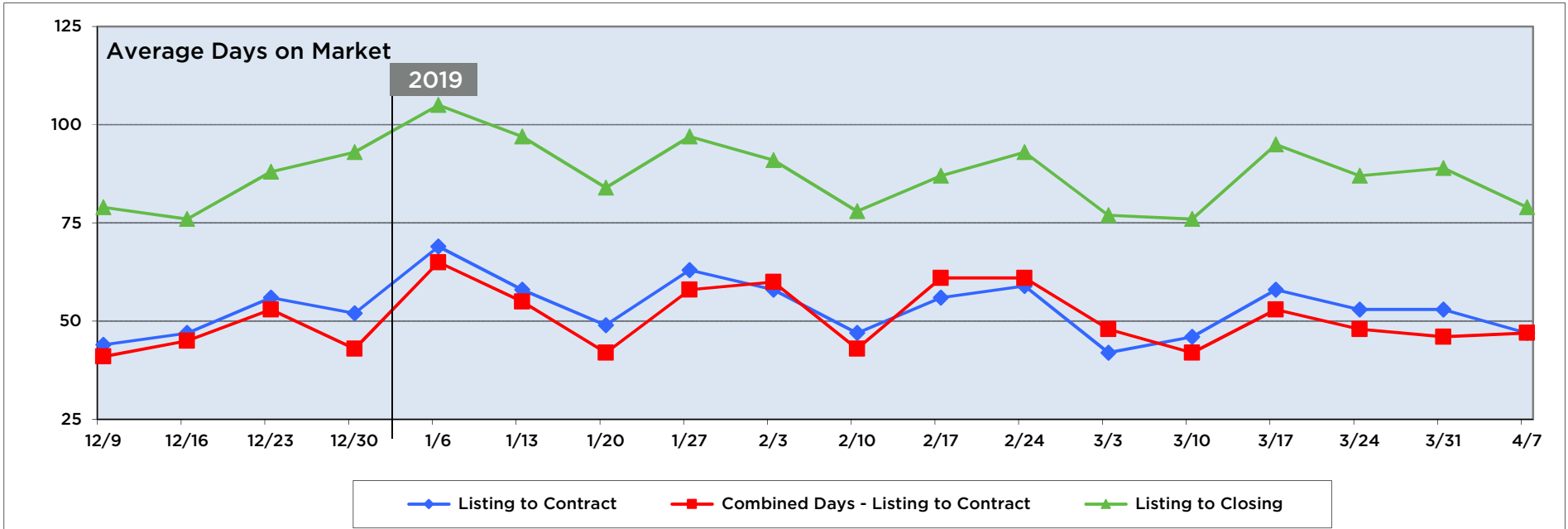


Condos, Townhomes, Villas



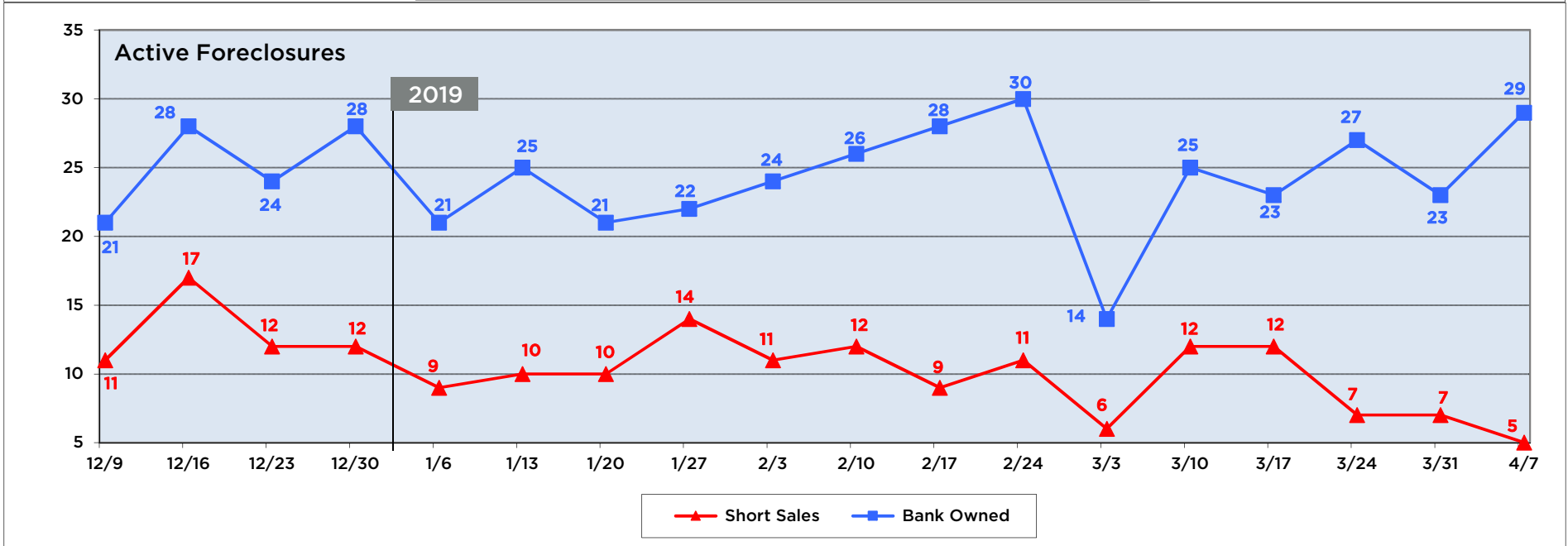
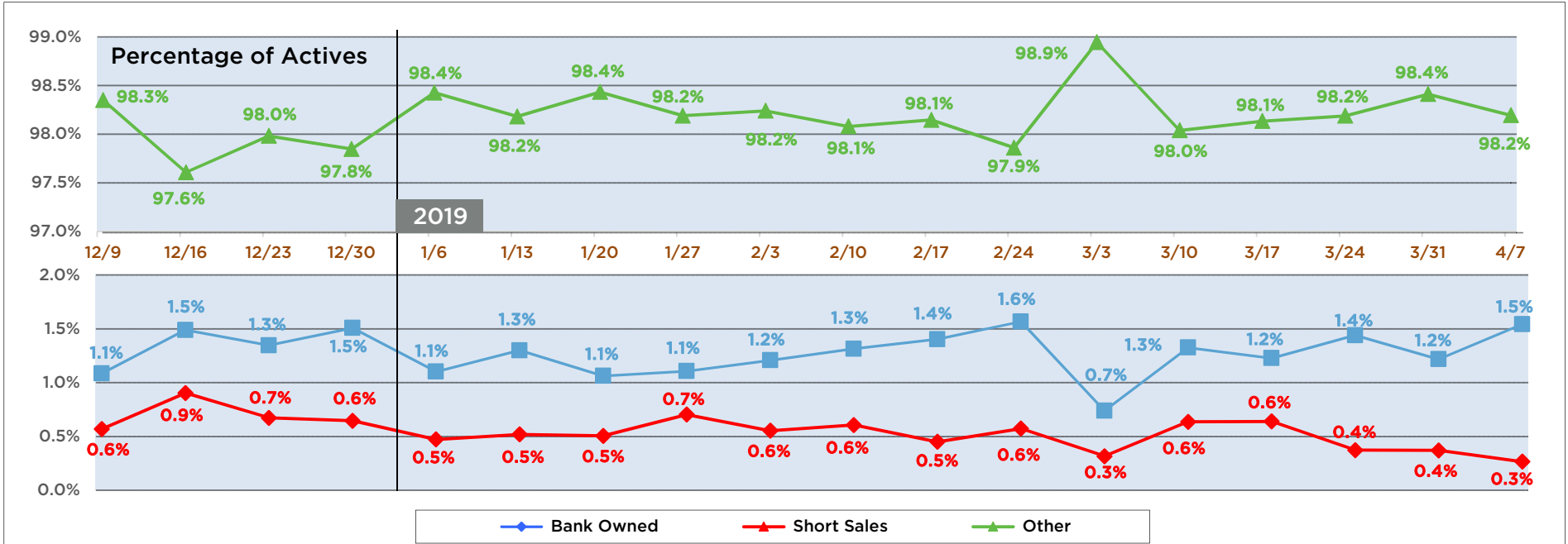


Condos, Townhomes, Villas



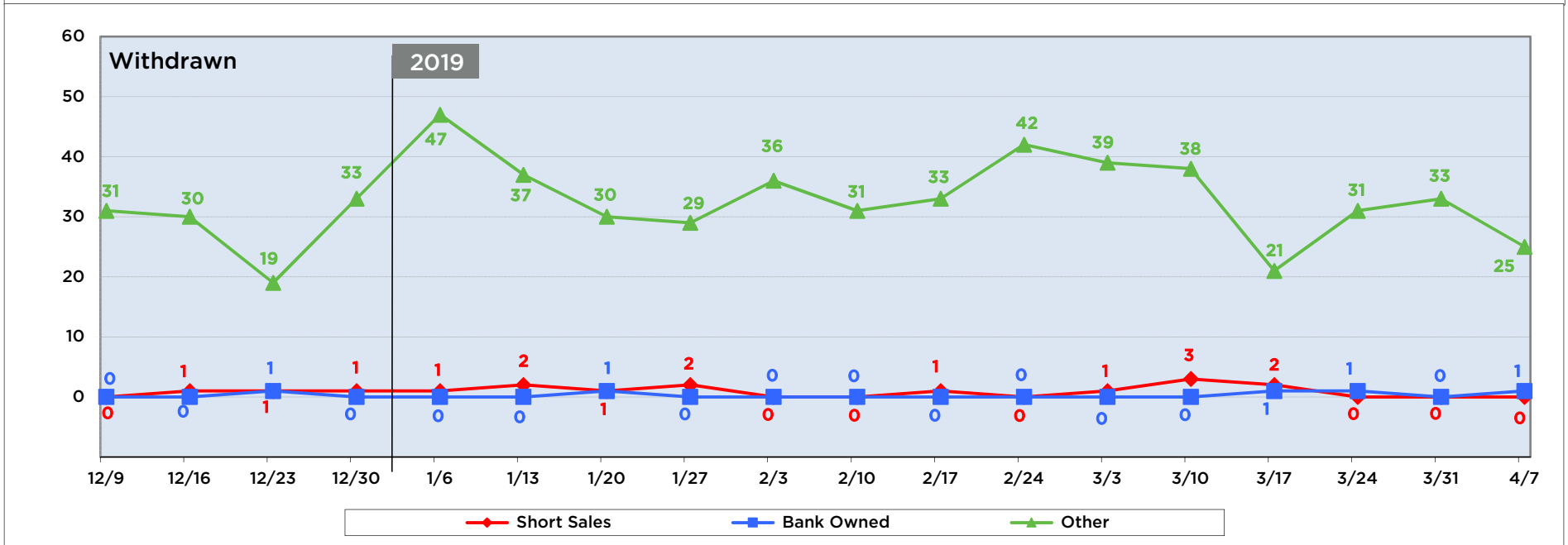
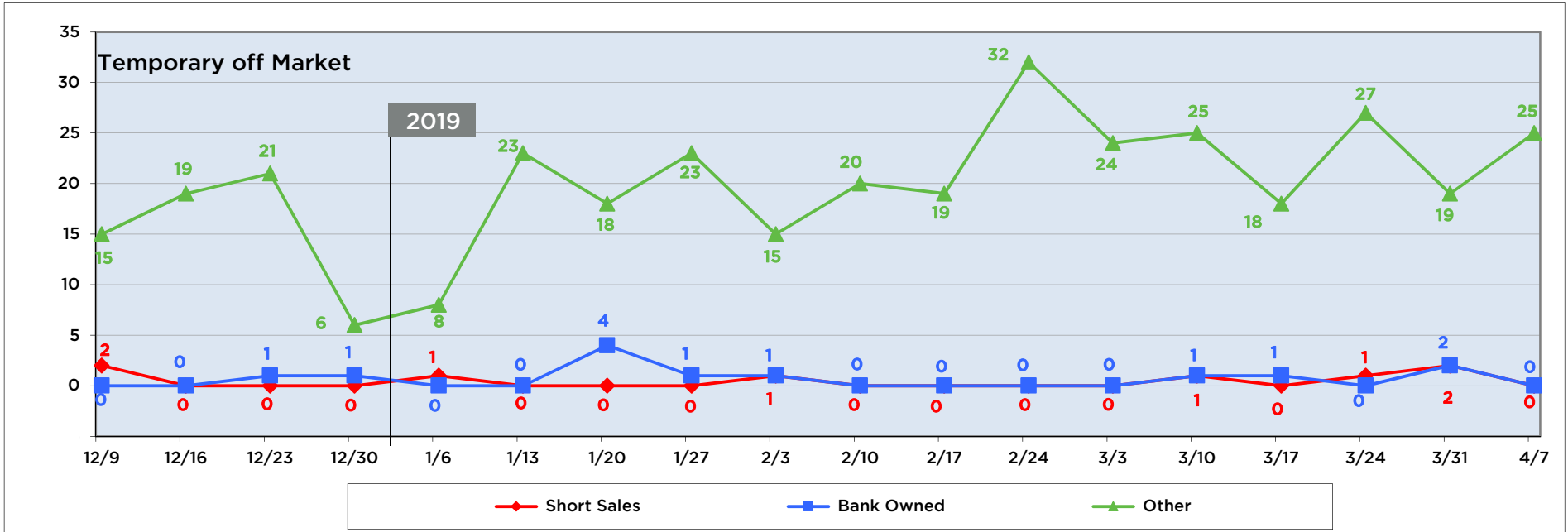


Condos, Townhomes, Villas



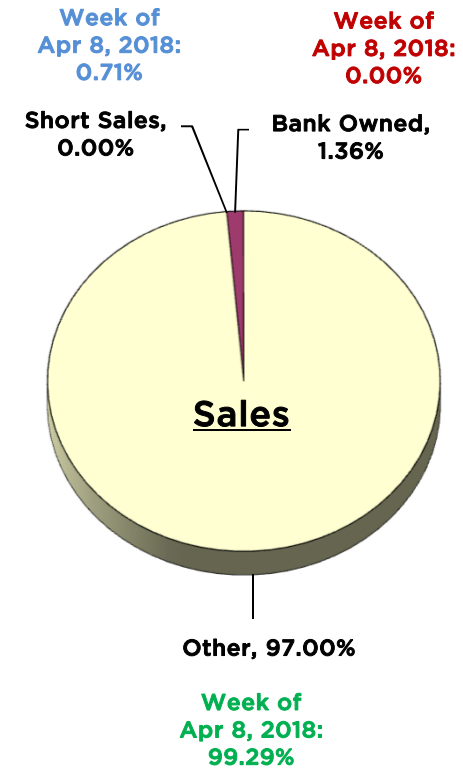
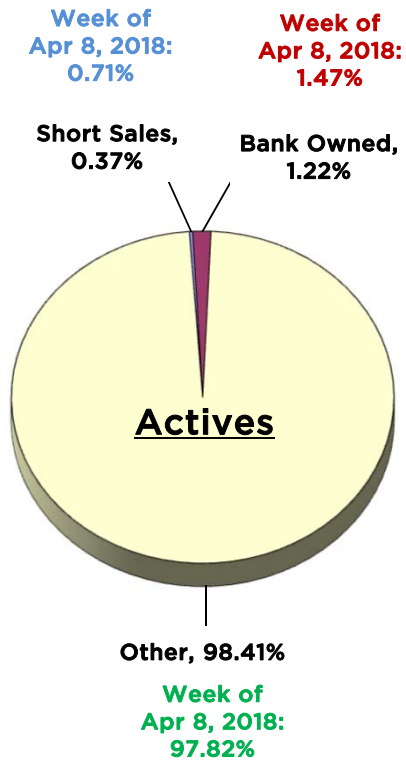


Condos, Townhomes, Villas





Condos, Townhomes, Villas



Where are the 23 Condos, Townhomes, or Villas available for the Median Price of \$170,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$169,940	3.2	2.0	1,355	\$125.40
Casselberry	32707	1	\$169,900	2.0	2.0	1,224	\$138.81
Altamonte Springs / Forest City	32714	2	\$169,900	4.0	2.0	1,404	\$121.01
Sanford (South)	32773	2	\$170,000	3.0	2.0	1,372	\$123.91
Orange County		13	\$169,904	2.2	2.0	1,142	\$148.84
Apopka (North)	32712	1	\$169,900	2.0	2.0	1,420	\$119.65
Azalea Park	32807	1	\$169,958	2.0	2.0	917	\$185.34
Williamsburg / Lake Bryan	32821	4	\$169,925	2.0	2.0	1,137	\$149.45
Taft	32824	1	\$170,000	3.0	2.0	1,200	\$141.67
Research Park	32826	1	\$170,000	2.0	2.0	1,044	\$162.84
Waterford Lakes	32828	2	\$169,700	2.0	2.0	1,013	\$167.52
Union Park / Chickasaw	32829	1	\$169,900	2.0	2.0	1,032	\$164.63
Metro West / Orlo Vista	32835	1	\$169,900	3.0	2.0	1,317	\$129.01
Pine Castle / Edgewood	32839	1	\$170,000	3.0	2.0	1,336	\$127.25
Osceola County		4	\$169,962	3.0	2.0	1,344	\$126.48
Kissimmee (Central)	34741	1	\$169,900	2.0	2.0	940	\$180.74
Kissimmee (East)	34744	1	\$169,999	3.0	2.0	1,512	\$112.43
Kissimmee / Celebration	34747	1	\$170,000	3.0	2.0	1,291	\$131.68
St Cloud / Canoe Creek	34772	1	\$169,950	4.0	2.0	1,632	\$104.14
Lake County		1	\$170,000	2.0	2.0	1,523	\$111.62
Howey in the Hills	34737	1	\$170,000	2.0	2.0	1,523	\$111.62