



Monday Morning Quarterback Summary

Week of Nov 4, 2018

Single-family existing homes

- Sales of single-family homes decreased to 430 during the week of Nov 4, from 604 the week prior
- The median price of single family homes increased to \$250,000, a change of 2.0%
- The number of single-family home foreclosure transactions decreased to 15 last week, from 21 the week of Oct 28
- The number of single-family home short-sale transactions decreased to 2 from 6 the week prior
- Single-family inventory increased by 84, and now sits at 7,736

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 141 during the week of Nov 4, from 181 the week prior
- The median price of condos, townhomes, and villas decreased to \$155,000, a change of -3.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 3 the week of Oct 28
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory remains constant at 1,847

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	430	213	85	74	26	26	6
Bank Owned	15	11	1	2	1	0	0
Short Sales	2	2	0	0	0	0	0
Other	413	200	84	72	25	26	6
Active Listings	7,736	2,261	1,230	1,750	801	1,180	514
Bank Owned	155	75	24	27	13	12	4
Short Sales	72	25	13	20	2	11	1
Other	7,509	2,161	1,193	1,703	786	1,157	509
Months of Inventory	4	2	3	5	7	10	20

List Price

Average Original List Price	\$308,353	\$199,350	\$283,913	\$361,818	\$469,715	\$709,292	\$1,428,167
Average Final List Price	\$297,928	\$194,272	\$276,972	\$351,049	\$453,292	\$654,630	\$1,400,500

Sale Price

Average Price	\$288,939	\$188,525	\$269,941	\$343,928	\$442,455	\$621,862	\$1,336,667
Median Price	\$250,000	\$200,000	\$266,250	\$339,950	\$432,500	\$600,000	\$1,137,500

Price Differences

Original to Final List Price	-\$10,425	-\$5,078	-\$6,941	-\$10,769	-\$16,423	-\$54,662	-\$27,667
Original List to Sale Price - \$	-\$19,414	-\$10,825	-\$13,972	-\$17,890	-\$27,260	-\$87,430	-\$91,500
Final List to Sale Price - \$	-\$8,989	-\$5,747	-\$7,031	-\$7,121	-\$10,837	-\$32,768	-\$63,833
Original List to Sale Price - %	93.70%	94.57%	95.08%	95.06%	94.20%	87.67%	93.59%
Final List to Sale Price - %	96.98%	97.04%	97.46%	97.97%	97.61%	94.99%	95.44%

Days on the Market

Avg Days Listing to Contract	55	46	48	55	103	101	77
Combined Avg Days to Contract	57	43	52	63	100	128	75
Avg Days Listing to Closing	91	80	82	95	146	139	119
Avg Days Contract to Close	35	32	33	38	42	37	41

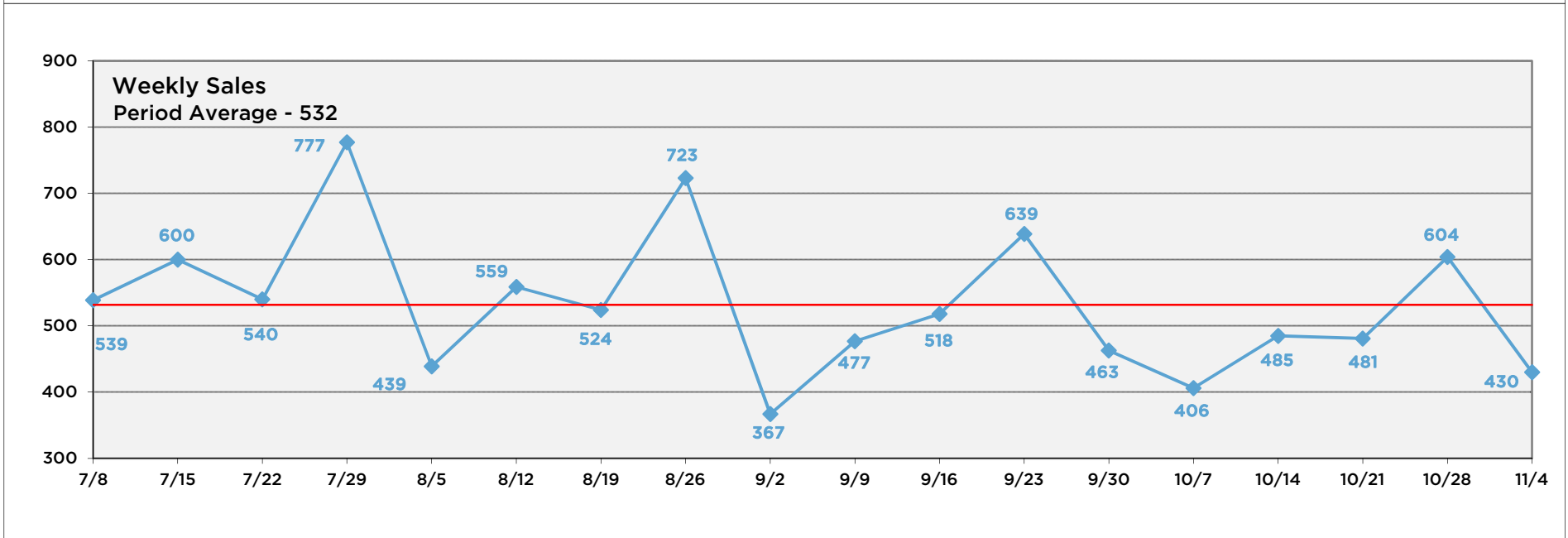
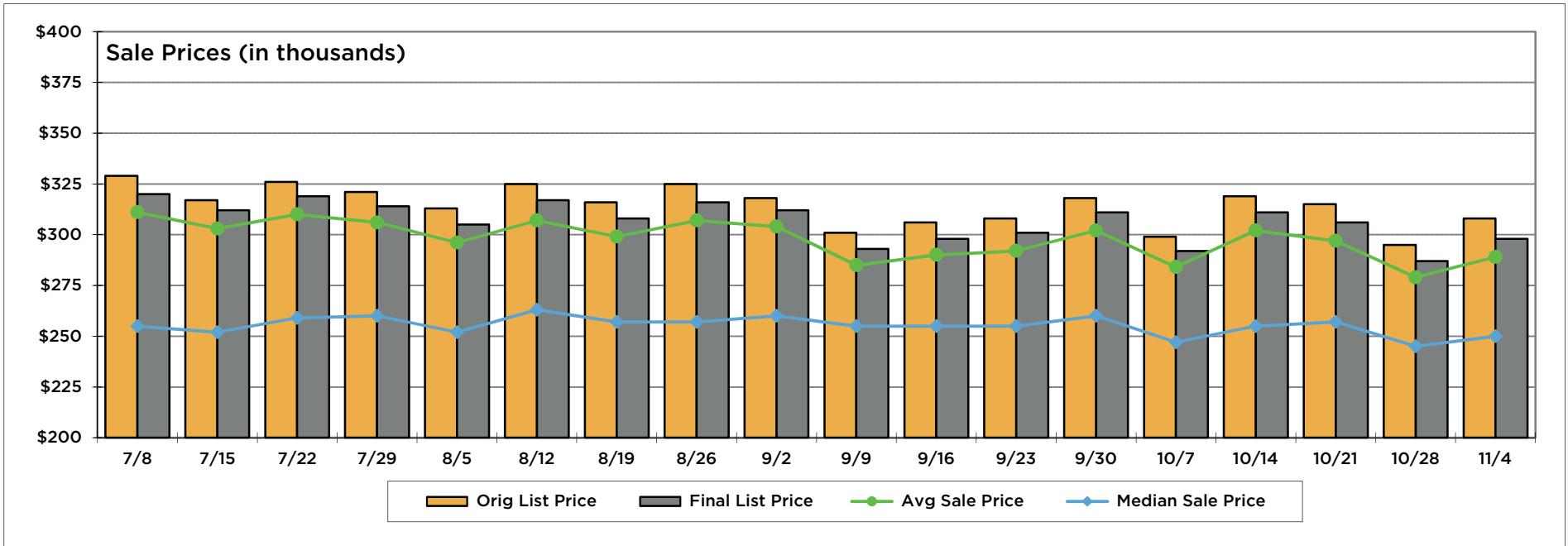
Beds / Baths

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

Square Footage

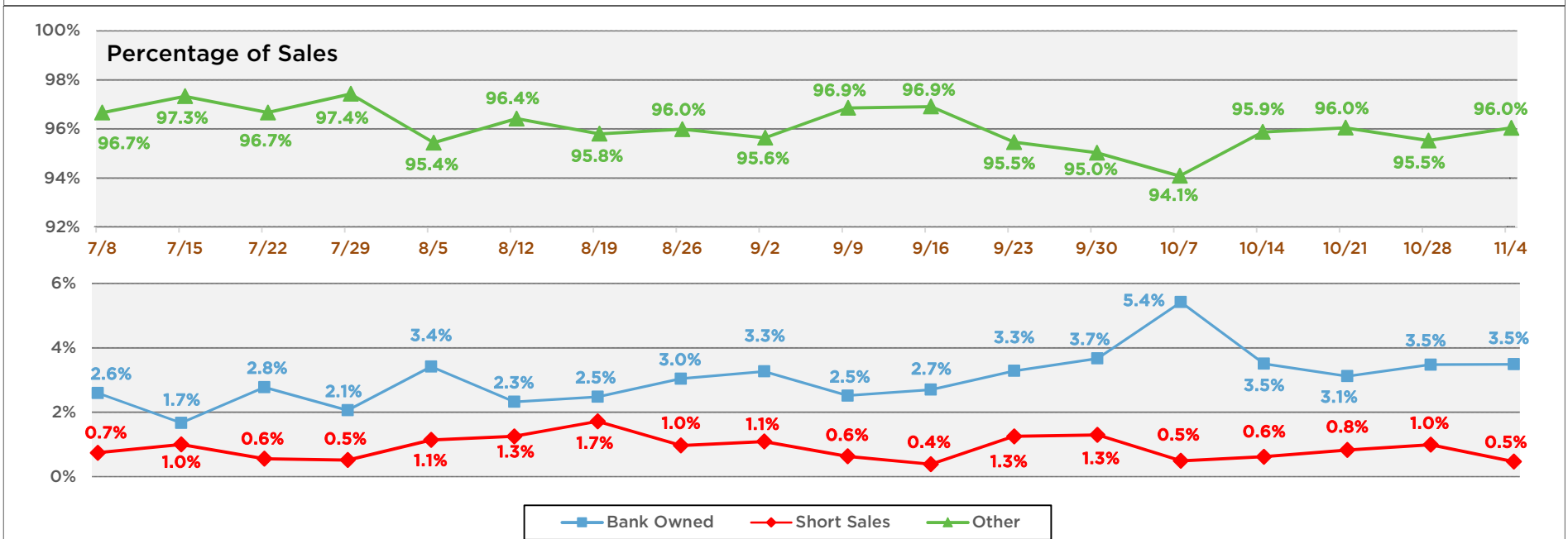
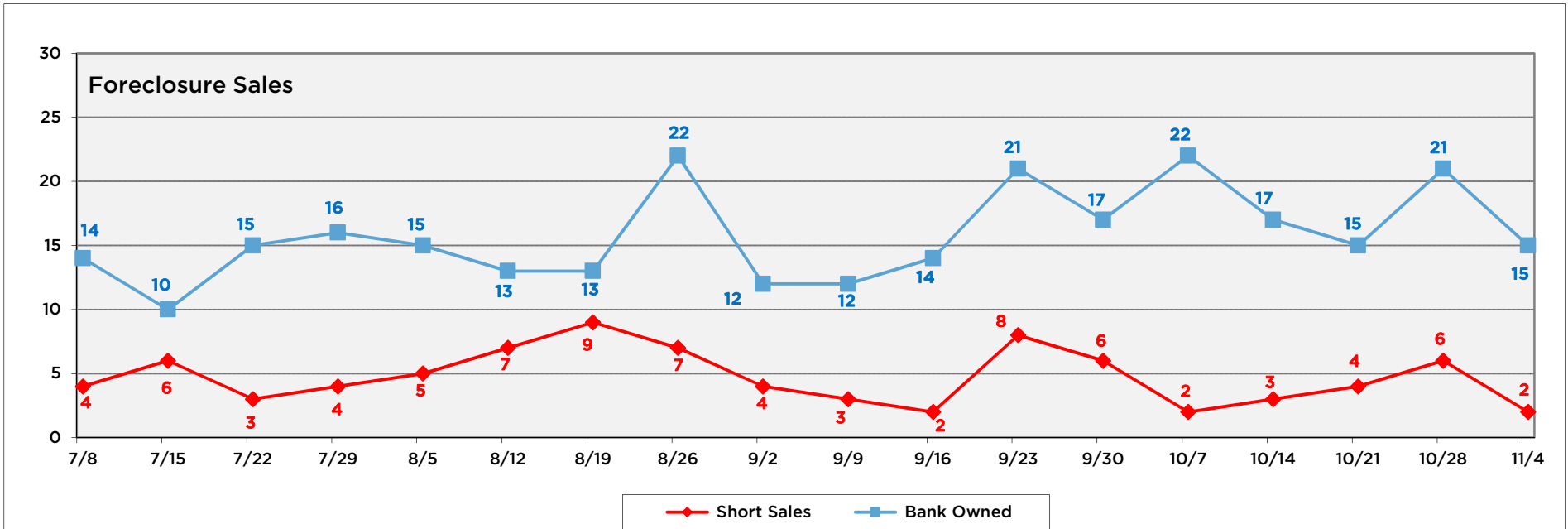
Average Square Feet	2,008	1,486	1,977	2,431	2,981	3,530	4,988
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Single Family Homes

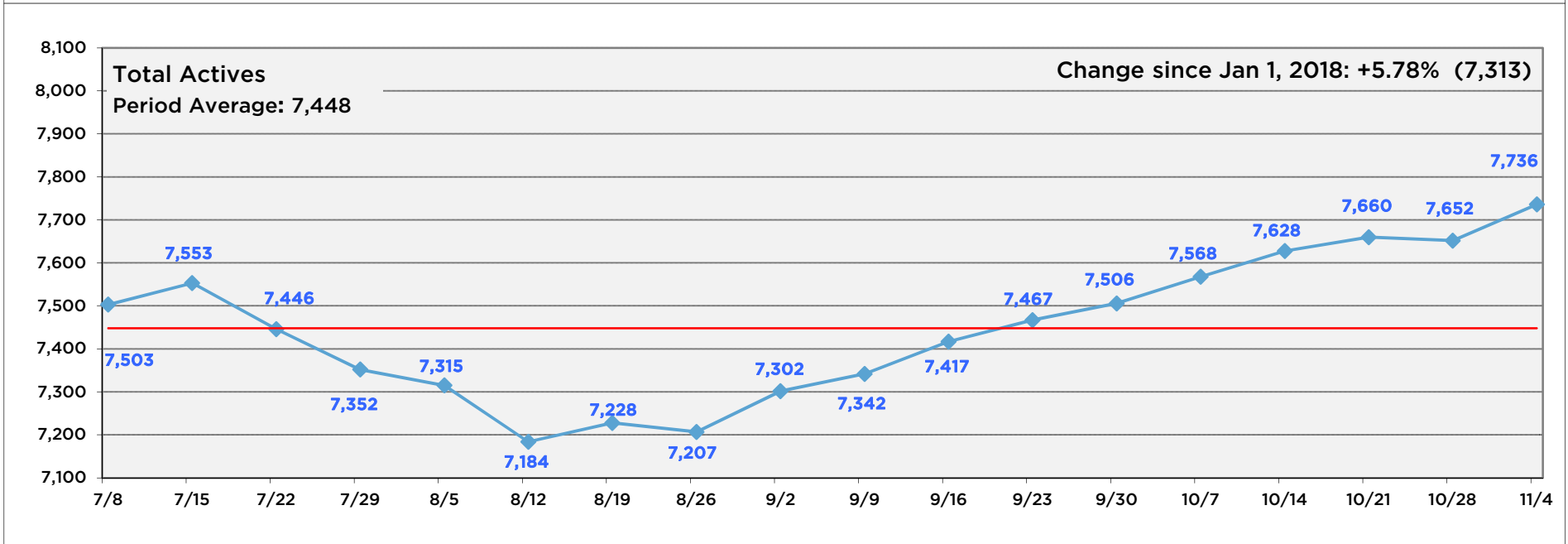
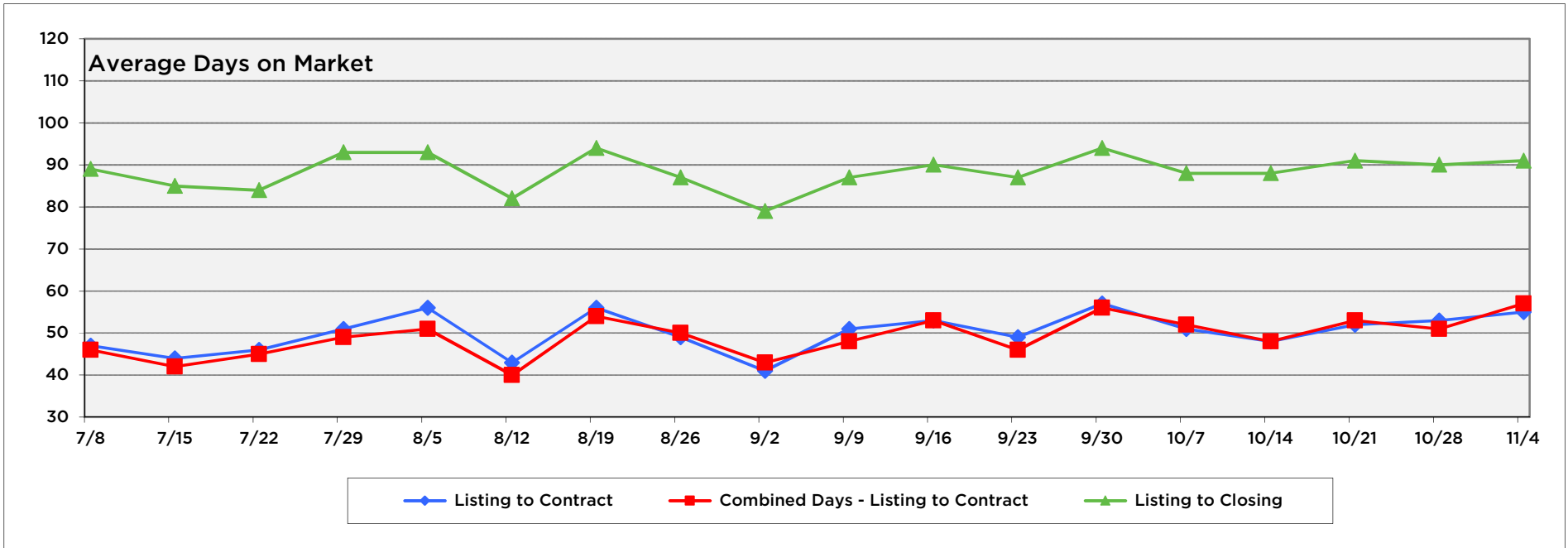




Single Family Homes

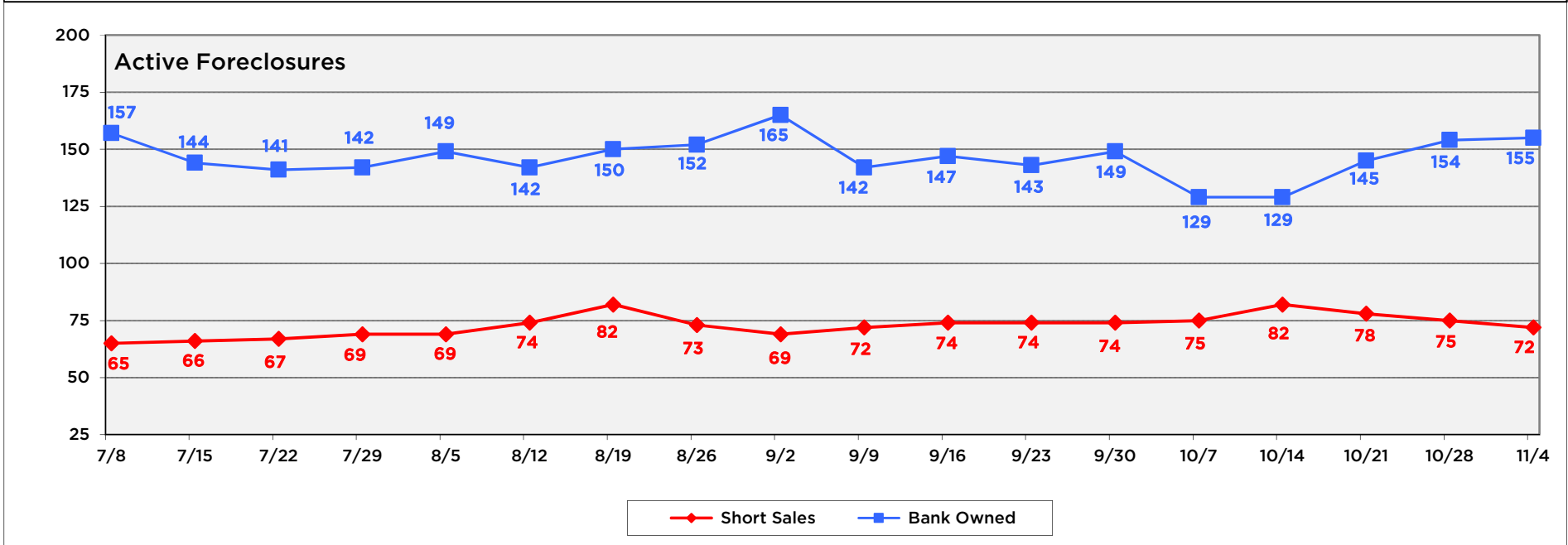
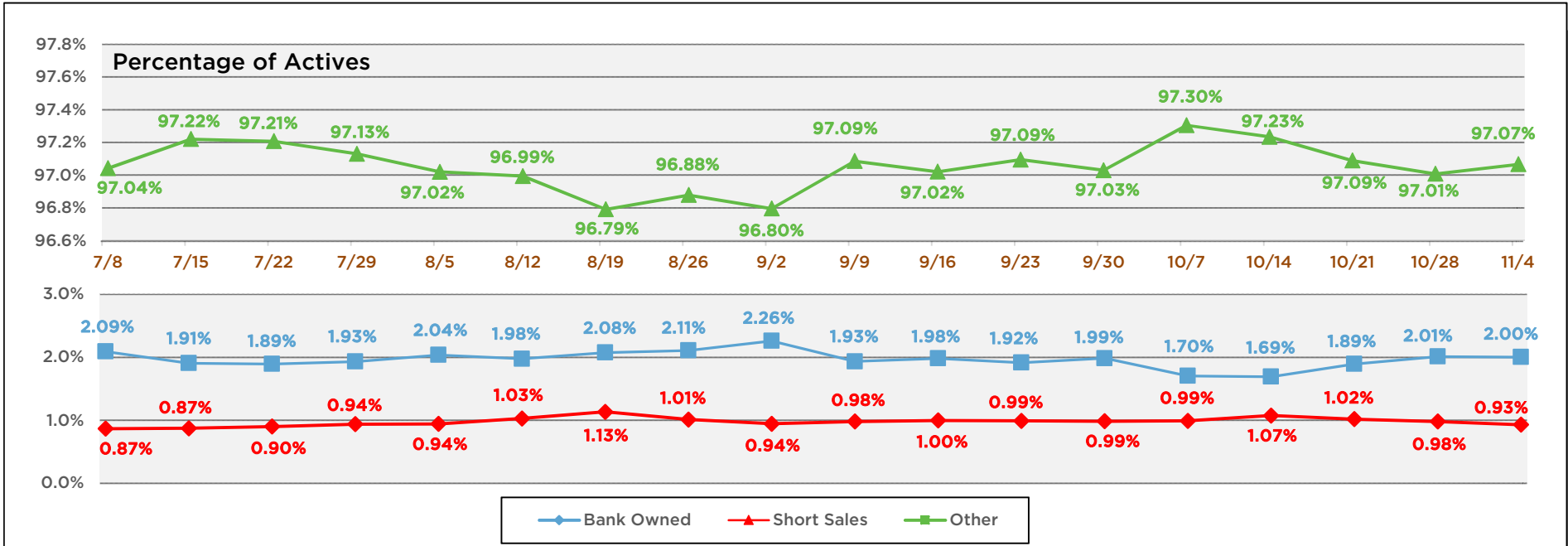


Single Family Homes



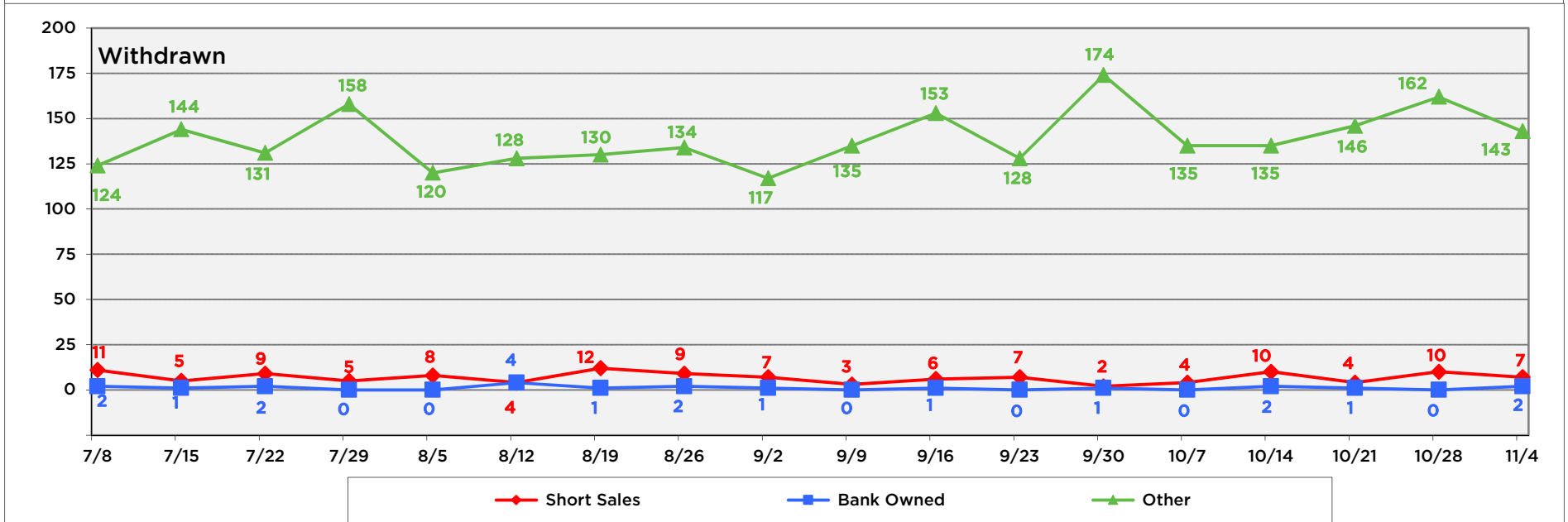
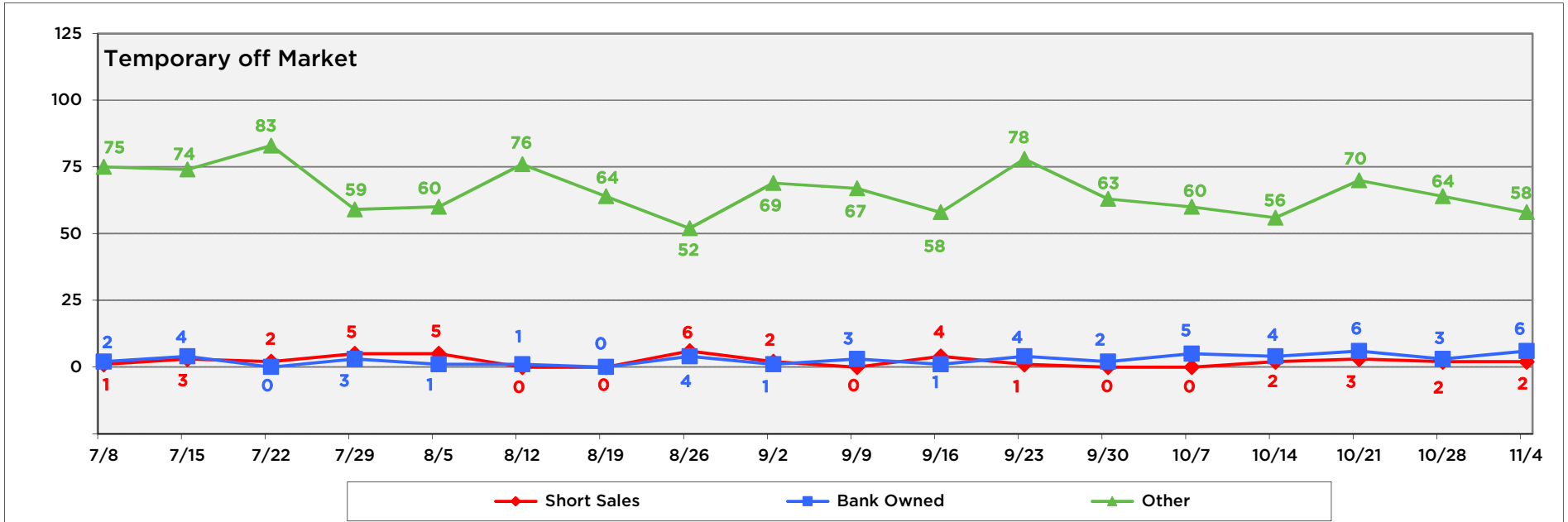


Single Family Homes

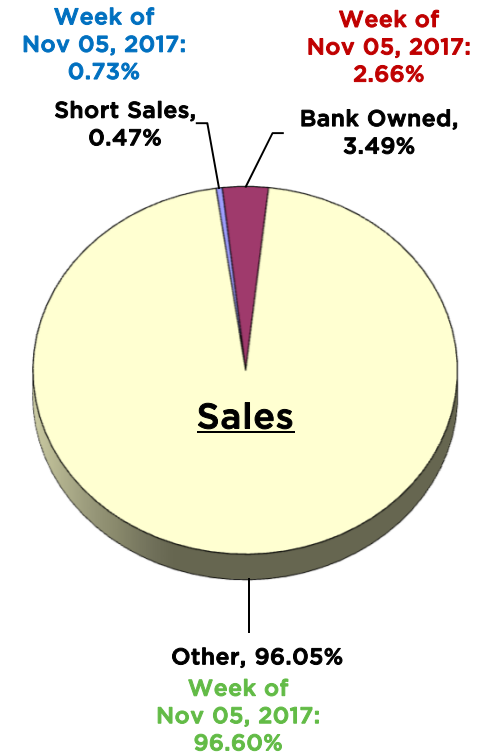
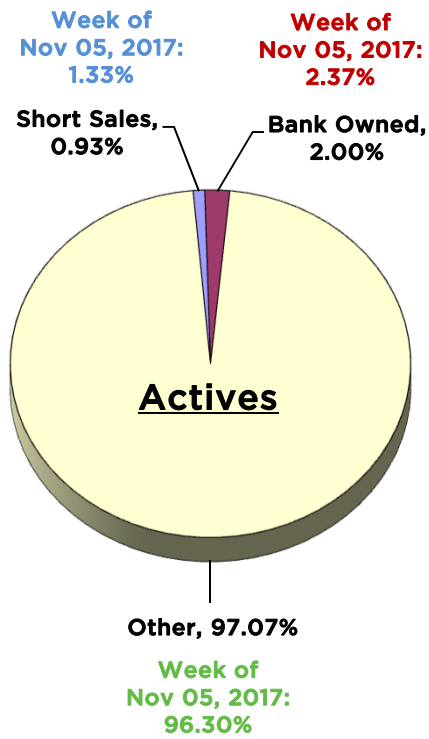




Single Family Homes



Single Family Homes



Where are the 124 Single Family Homes available for the Median Price of \$250,000? (± \$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		23	\$249,956	3.2	2.0	1,452	\$172.14
Apopka / Hunt Club	32703	3	\$249,933	3.0	2.0	1,417	\$176.38
Casselberry	32707	5	\$249,960	3.0	2.0	1,343	\$186.12
Winter Springs / Tuskawilla	32708	2	\$249,900	4.0	2.0	1,576	\$158.57
Altamonte Springs / Forest City	32714	2	\$250,000	4.0	2.0	1,928	\$129.67
Longwood (East)	32750	1	\$249,900	3.0	2.0	1,534	\$162.91
Maitland / Eatonville	32751	1	\$250,000	4.0	2.0	2,055	\$121.65
Oviedo	32765	2	\$249,900	3.0	2.0	1,437	\$173.90
Sanford / Lake Forest	32771	4	\$249,973	3.0	2.0	1,364	\$183.26
Sanford (South)	32773	3	\$250,000	3.0	2.0	1,168	\$214.04
Orange County		46	\$249,919	3.2	2.0	1,717	\$145.55
Apopka / Hunt Club	32703	3	\$249,800	3.0	2.0	1,890	\$132.17
Apopka (North)	32712	6	\$249,967	3.0	2.0	2,026	\$123.38
Mount Dora	32757	1	\$250,097	4.0	3.0	1,862	\$134.32
Winter Park (West)	32789	1	\$249,900	2.0	1.0	1,010	\$247.43
College Park	32804	1	\$250,000	3.0	2.0	1,613	\$154.99
Delaney / Crystal Lake	32806	1	\$249,900	3.0	2.0	1,500	\$166.60
Pinecastle / Belle Isle	32809	3	\$249,800	4.0	2.0	1,762	\$141.77
Lockhart	32810	2	\$250,000	4.0	2.0	1,894	\$132.00
Union Park	32817	4	\$249,925	3.0	2.0	1,721	\$145.22
Hiawassee	32818	2	\$249,900	4.0	2.0	2,059	\$121.37
Ventura	32822	2	\$249,750	3.0	2.0	1,776	\$140.63
Taft	32824	4	\$249,975	3.0	2.0	1,438	\$173.84
Rio Pinar / Union Park	32825	5	\$249,978	3.0	2.0	1,510	\$165.55
Waterford Lakes	32828	3	\$249,767	3.0	2.0	1,631	\$153.14
Union Park / Chickasaw	32829	2	\$249,950	3.0	2.0	1,761	\$141.94
Wedgfield	32833	1	\$250,000	4.0	2.0	2,288	\$109.27
Hunters Creek	32837	5	\$249,960	3.0	2.0	1,508	\$165.76
Osceola County		24	\$249,921	3.6	2.2	1,956	\$127.77
Kissimmee (Central)	34741	1	\$249,900	2.0	2.0	1,650	\$151.45
Kissimmee / Buena Ventura Lakes	34743	1	\$250,000	3.0	2.0	1,550	\$161.29
Kissimmee (East)	34744	1	\$249,900	4.0	2.0	2,014	\$124.08
Kissimmee (West) / Pleasant Hill	34746	5	\$249,880	3.0	2.0	1,813	\$137.83

Where are the 124 Single Family Homes available for the Median Price of \$250,000? (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 (cont'd)							
Kissimmee / Celebration	34747	2	\$249,900	4.0	3.0	1,899	\$131.60
Kissimmee / Poinciana	34758	3	\$249,933	4.0	3.0	2,375	\$105.23
St Cloud	34769	1	\$249,990	4.0	2.0	2,035	\$122.85
St Cloud / Narcoossee	34771	1	\$250,000	3.0	2.0	1,439	\$173.73
St Cloud / Canoe Creek	34772	8	\$249,913	4.0	2.0	1,988	\$125.71
St Cloud / Harmony	34773	1	\$250,000	3.0	2.0	2,366	\$105.66
Lake County		31	\$249,908	3.4	2.2	2,027	\$123.29
Eustis (West)	32726	4	\$249,900	3.0	2.0	1,898	\$131.66
Grand Island	32735	2	\$250,000	4.0	3.0	2,625	\$95.24
Mount Dora	32757	1	\$249,900	3.0	2.0	1,650	\$151.45
Tavares / Mt Plymouth	32778	3	\$249,767	3.0	2.0	1,931	\$129.35
Clermont (Central)	34711	9	\$249,900	3.0	2.0	1,828	\$136.71
Clermont (South)	34714	3	\$249,950	5.0	3.0	2,523	\$99.07
Minneola	34715	2	\$250,000	4.0	2.0	1,643	\$152.16
Groveland	34736	2	\$249,900	4.0	2.0	2,159	\$115.75
Leesburg (West)	34748	3	\$249,900	3.0	2.0	2,256	\$110.77
Leesburg (East) / Haines Creek	34788	2	\$249,950	3.0	2.0	2,080	\$120.17

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	141	120	13	5	3	0	0
Bank Owned	2	1	0	1	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	139	119	13	4	3	0	0
Active Listings	1,847	1,339	203	193	46	52	14
Bank Owned	25	23	2	0	0	0	0
Short Sales	17	12	1	1	3	0	0
Other	1,805	1,304	200	192	43	52	14
Months of Inventory	3	3	4	9	4	0	0

List Price

Average Original List Price	\$181,140	\$155,835	\$293,615	\$334,940	\$449,600	\$0	\$0
Average Final List Price	\$179,205	\$154,930	\$283,523	\$332,520	\$442,633	\$0	\$0

Sale Price

Average Price	\$173,885	\$150,375	\$274,523	\$324,200	\$427,667	\$0	\$0
Median Price	\$155,000	\$144,450	\$273,000	\$315,000	\$425,000	\$0	\$0

Price Differences

Original to Final List Price	-\$1,935	-\$905	-\$10,092	-\$2,420	-\$6,967	\$0	\$0
Original List to Sale Price - \$	-\$7,255	-\$5,460	-\$19,092	-\$10,740	-\$21,933	\$0	\$0
Final List to Sale Price - \$	-\$5,320	-\$4,555	-\$9,000	-\$8,320	-\$14,966	\$0	\$0
Original List to Sale Price - %	95.99%	96.50%	93.50%	96.79%	95.12%	0.00%	0.00%
Final List to Sale Price - %	97.03%	97.06%	96.83%	97.50%	96.62%	0.00%	0.00%

Days on the Market

Avg Days Listing to Contract	42	34	97	88	34	0	0
Combined Avg Days to Contract	42	28	162	70	34	0	0
Avg Days Listing to Closing	74	66	129	123	64	0	0
Avg Days Contract to Close	31	31	31	34	29	0	0

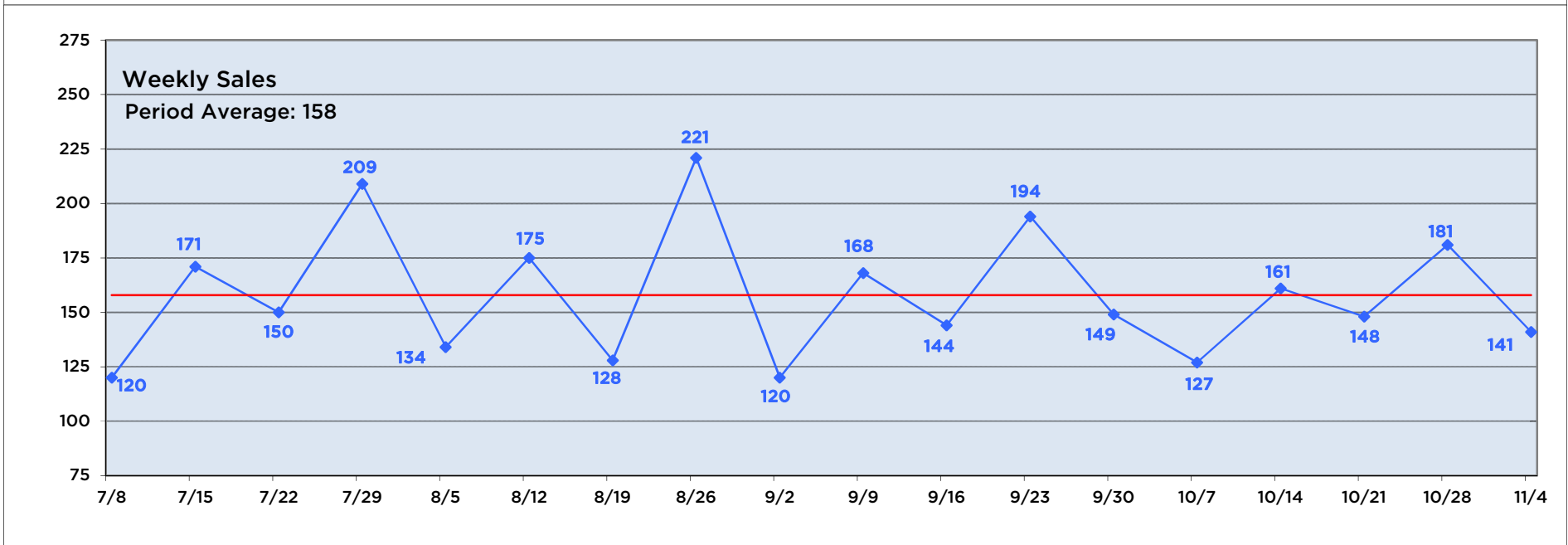
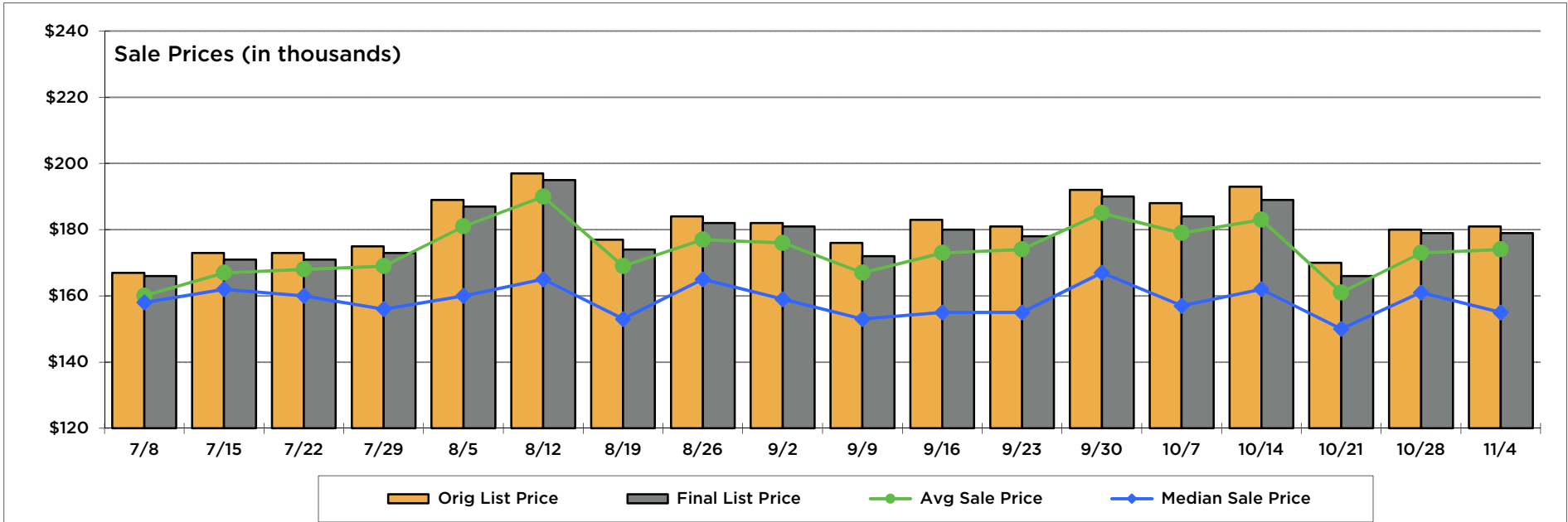
Beds / Baths

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

Square Footage

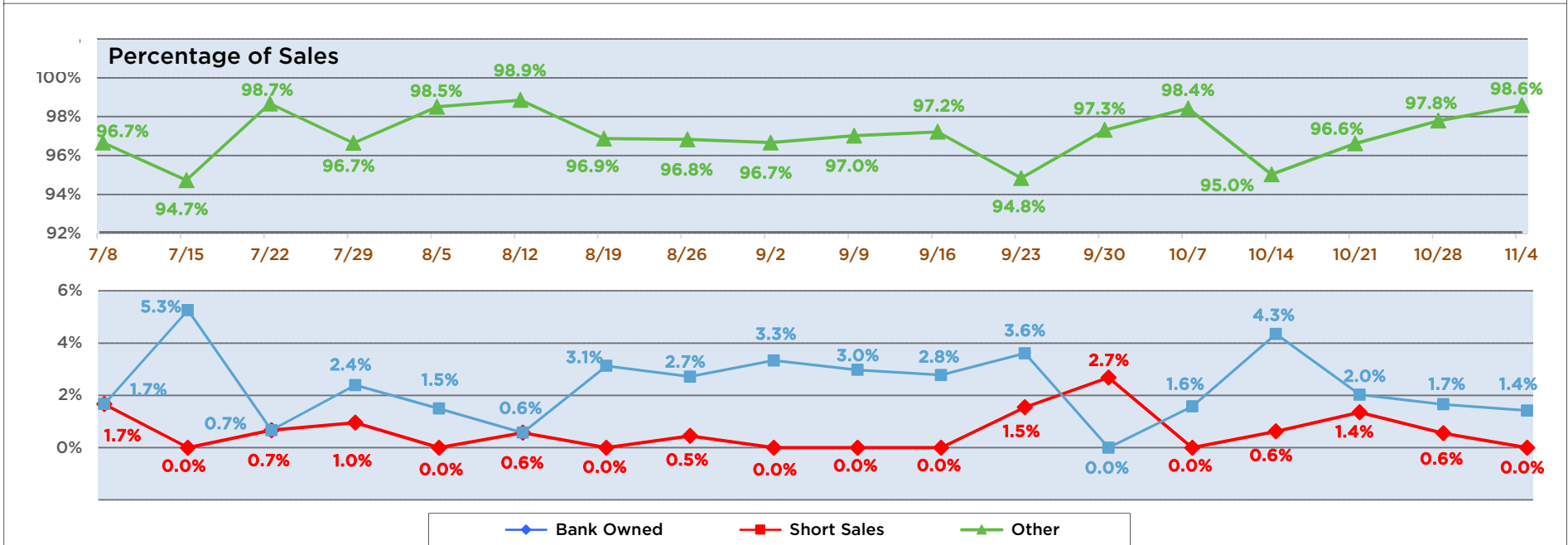
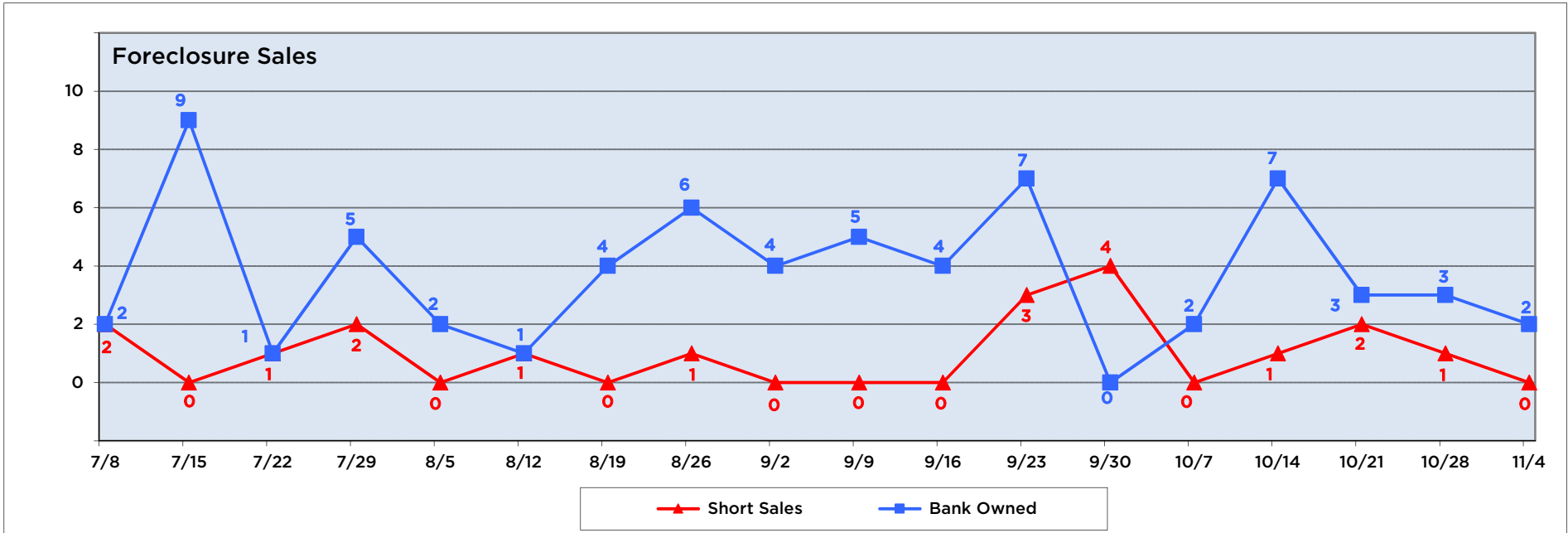
Average Square Feet	1,306	1,204	1,811	2,038	1,970	0	0
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Condos, Townhomes, Villas



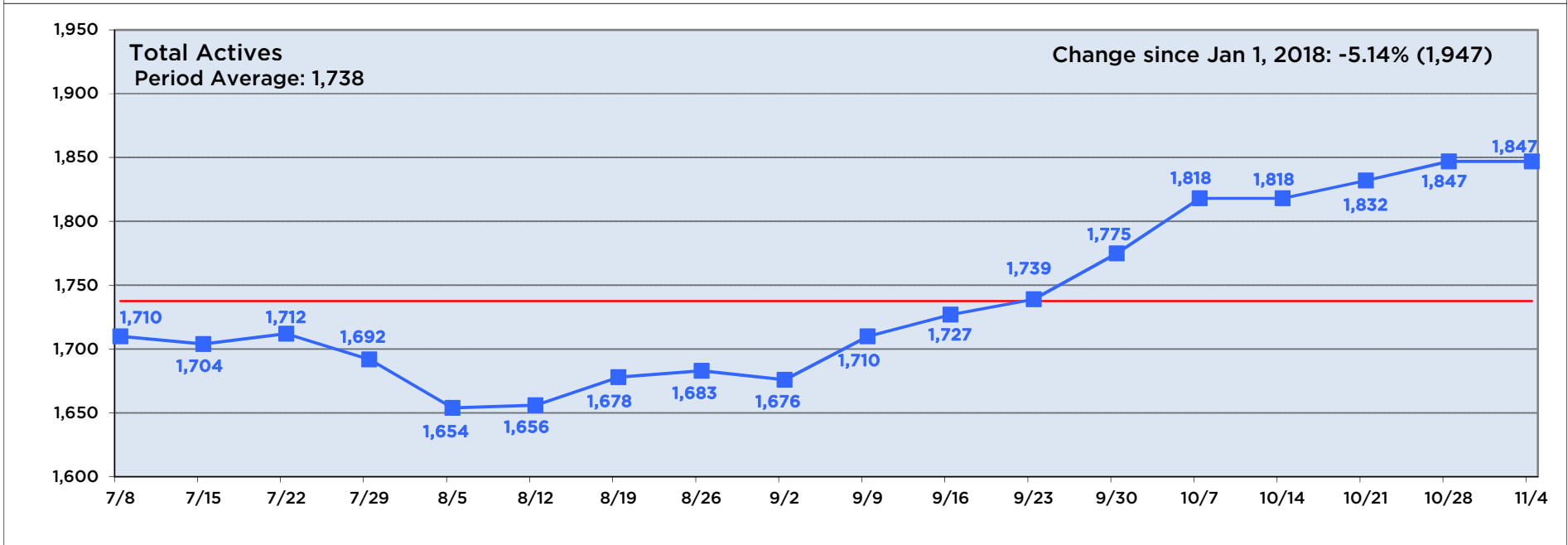
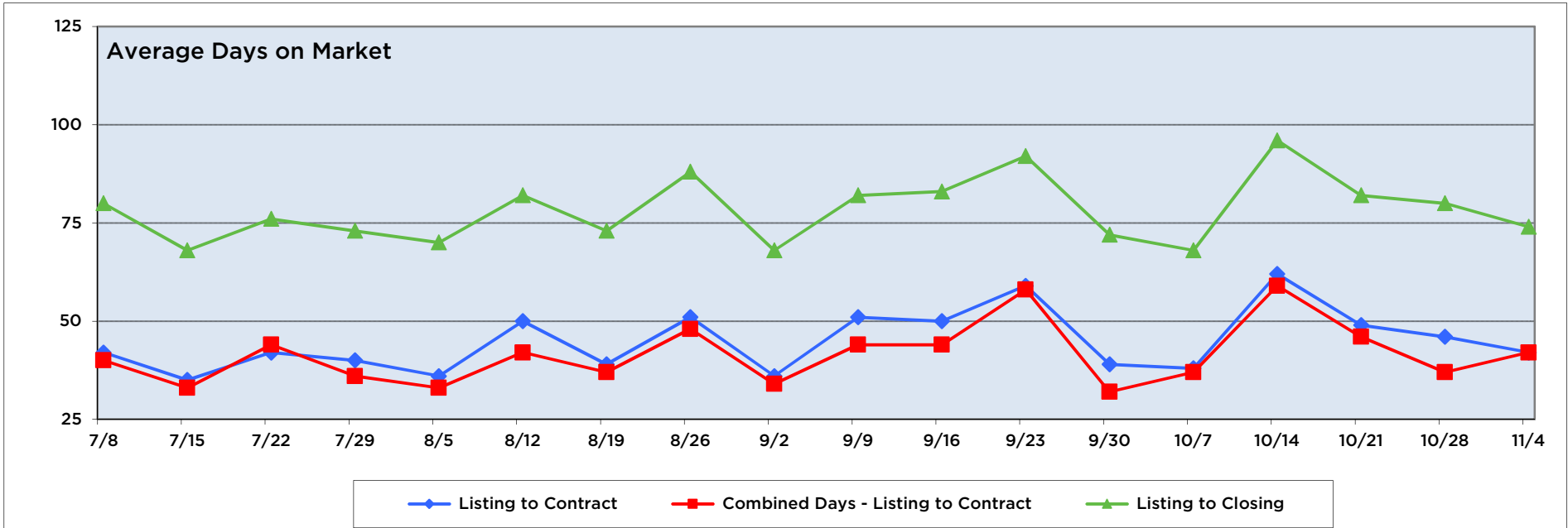


Condos, Townhomes, Villas

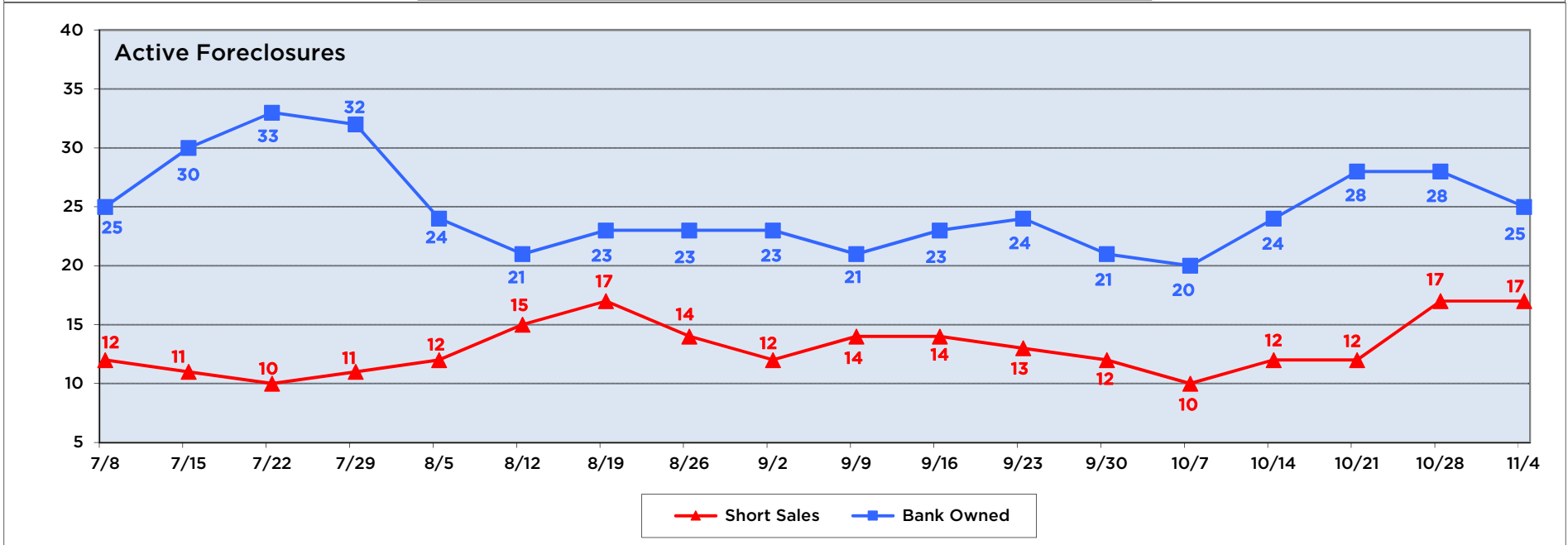
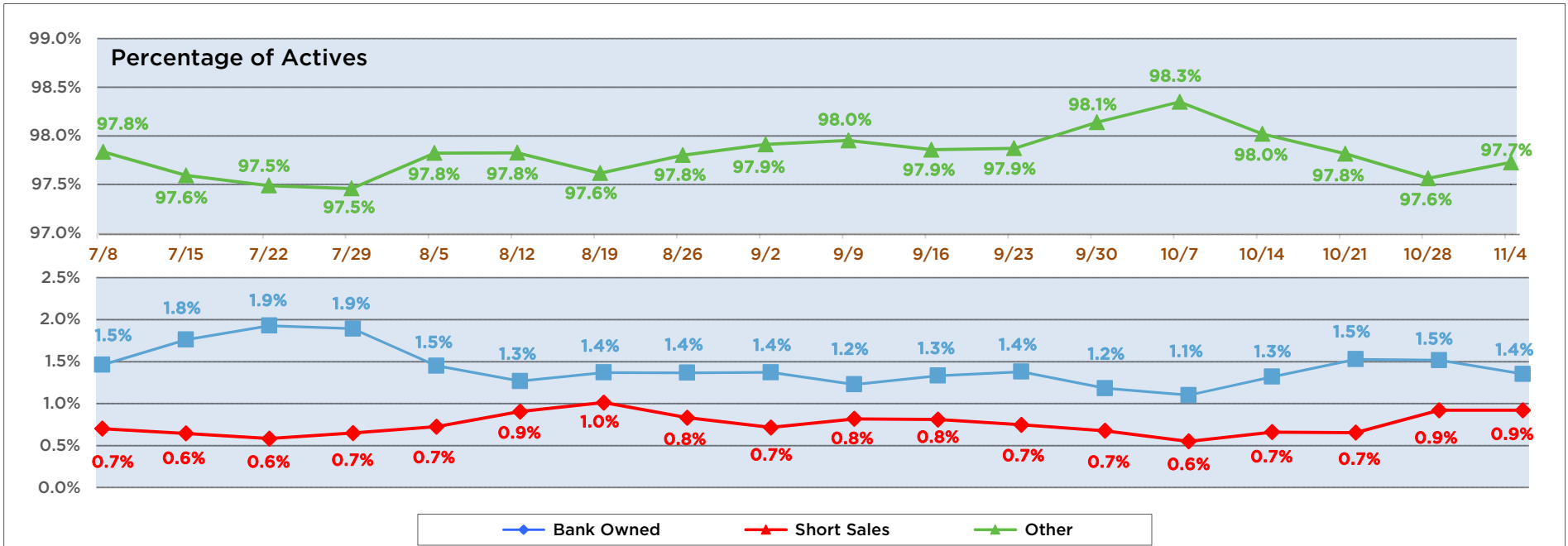




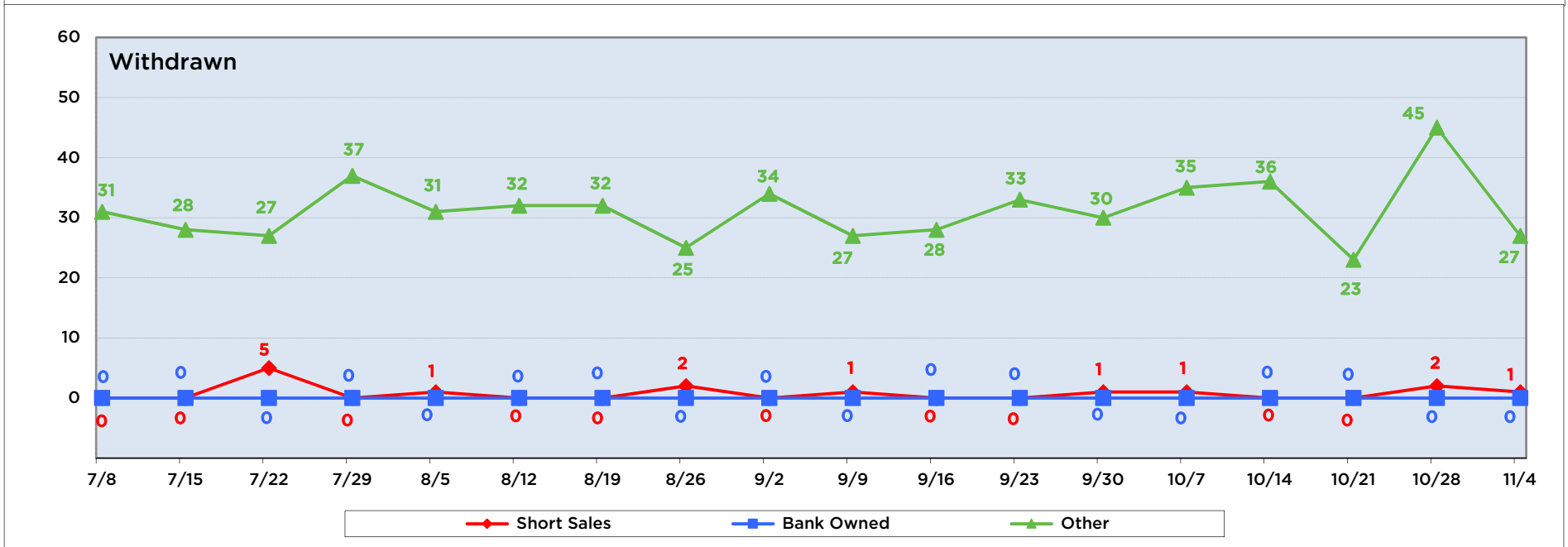
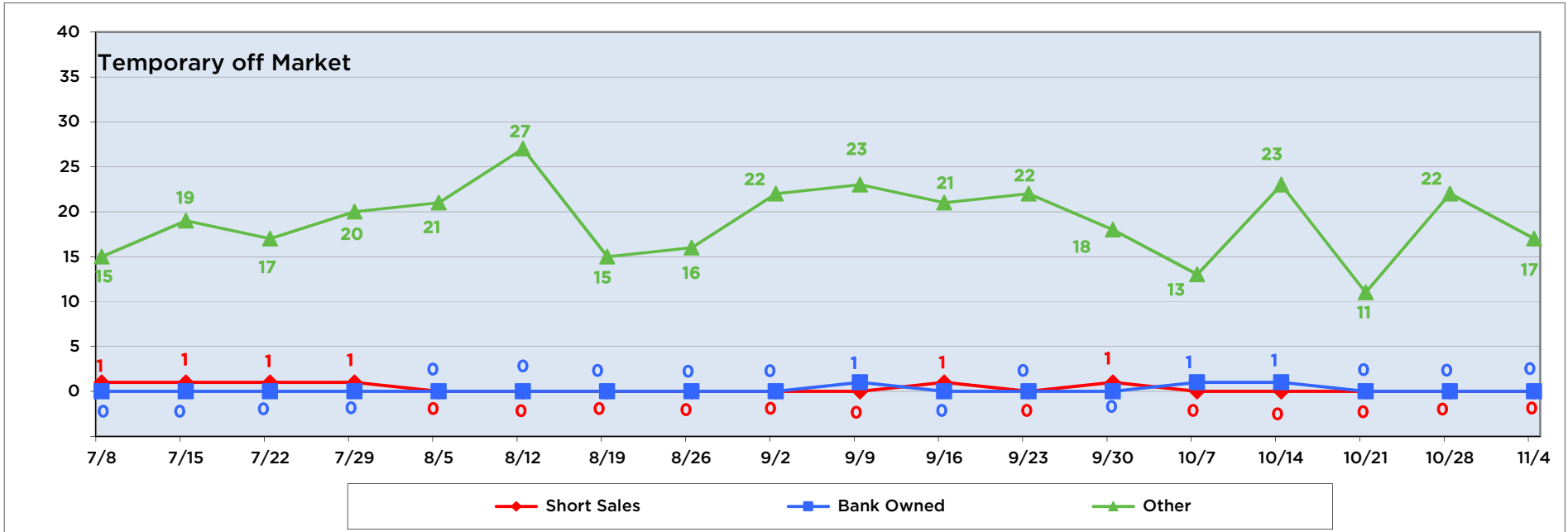
Condos, Townhomes, Villas



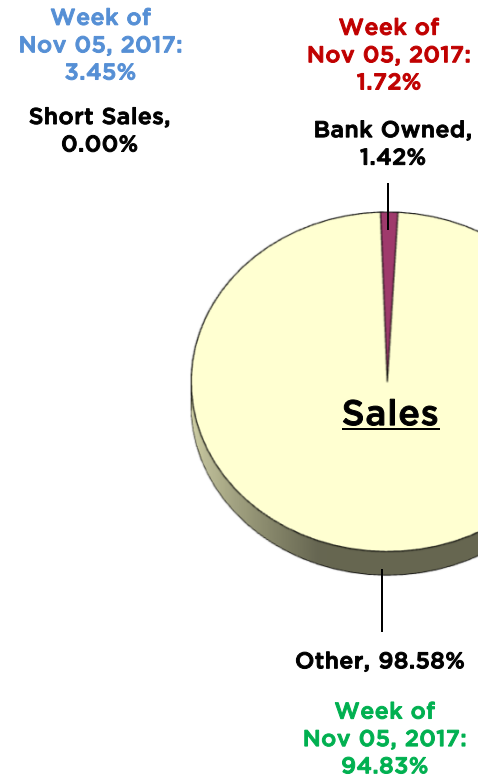
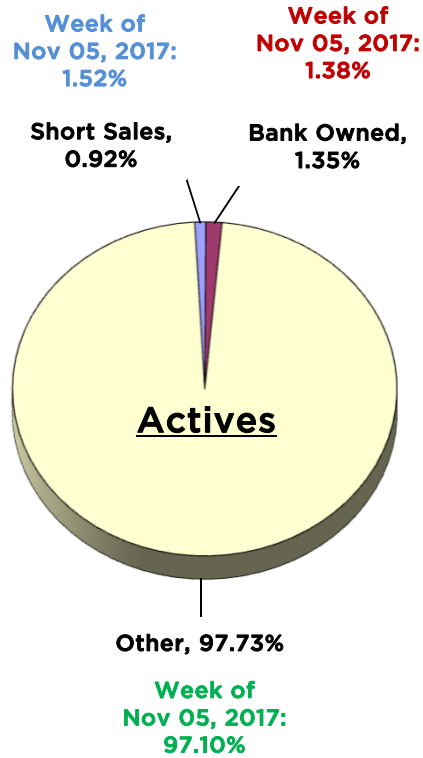
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 21 Condos, Townhomes, or Villas available for the Median Price of \$155,000?

(± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$154,980	2.8	2.0	1,286	\$120.48
Altamonte Springs (East)	32701	1	\$155,000	3.0	2.0	1,822	\$85.07
Casselberry	32707	1	\$155,000	2.0	2.0	905	\$171.27
Altamonte Springs / Forest City	32714	3	\$154,967	3.0	2.0	1,235	\$125.48
Orange County		11	\$154,909	2.4	1.8	1,219	\$127.03
Apopka (North)	32712	1	\$154,900	2.0	2.0	1,420	\$109.08
Orlando (Downtown)	32801	2	\$154,900	1.0	1.0	744	\$208.20
Orlo Vista	32811	2	\$154,950	2.0	2.0	1,204	\$128.70
Williamsburg / Lake Bryan	32821	5	\$154,880	3.0	2.0	1,353	\$114.47
Pine Castle / Edgewood	32839	1	\$155,000	3.0	2.0	1,333	\$116.28
Osceola County		4	\$154,950	2.8	2.5	1,306	\$118.64
Kissimmee / Buena Ventura Lakes	34743	1	\$155,000	3.0	3.0	1,516	\$102.24
Kissimmee / Celebration	34747	1	\$154,900	2.0	2.0	1,048	\$147.81
Kissimmee / Poinciana	34758	1	\$154,900	3.0	3.0	1,504	\$102.99
St Cloud	34769	1	\$155,000	3.0	2.0	1,156	\$134.08
Lake County		1	\$154,900	2.0	1.0	805	\$192.42
Mount Dora	32757	1	\$154,900	2.0	1.0	805	\$192.42