



Monday Morning Quarterback Summary

Week of Nov 11, 2018

Single-family existing homes

- Sales of single-family homes increased to 467 during the week of Nov 11, from 430 the week prior
- The median price of single family homes increased to \$258,000, a change of 3.2%
- The number of single-family home foreclosure transactions increased to 16 last week, from 15 the week of Nov 4
- The number of single-family home short-sale transactions increased to 8 from 2 the week prior
- Single-family inventory increased by 2, and now sits at 7,738

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 156 during the week of Nov 11, from 141 the week prior
- The median price of condos, townhomes, and villas increased to \$163,500, a change of 5.5%
- The number of condo, townhome, and villa foreclosure transactions remained constant at 2 last week, from 2 the week of Nov 4
- The number of condo, townhome and villa short-sale transactions increased to 3 from 0 the week prior
- Condo inventory increased by 28, and now sits at 1,875

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	216	92	81	36	36	6
Bank Owned	16	11	4	0	0	1	0
Short Sales	8	7	0	1	0	0	0
Other	443	198	88	80	36	35	6
Active Listings	7,738	2,273	1,222	1,749	805	1,174	515
Bank Owned	161	81	25	28	12	12	3
Short Sales	71	24	12	19	2	12	2
Other	7,506	2,168	1,185	1,702	791	1,150	510
Months of Inventory	4	2	3	5	5	8	20

List Price

Average Original List Price	\$323,406	\$193,133	\$286,814	\$361,377	\$462,946	\$748,756	\$1,672,333
Average Final List Price	\$313,016	\$188,627	\$278,999	\$352,166	\$448,220	\$713,133	\$1,572,167

Sale Price

Average Price	\$303,391	\$184,274	\$271,975	\$344,072	\$438,597	\$682,640	\$1,437,333
Median Price	\$258,000	\$197,550	\$270,000	\$348,000	\$439,875	\$657,500	\$1,349,500

Price Differences

Original to Final List Price	-\$10,390	-\$4,506	-\$7,815	-\$9,211	-\$14,726	-\$35,623	-\$100,166
Original List to Sale Price - \$	-\$20,015	-\$8,859	-\$14,839	-\$17,305	-\$24,349	-\$66,116	-\$235,000
Final List to Sale Price - \$	-\$9,625	-\$4,353	-\$7,024	-\$8,094	-\$9,623	-\$30,493	-\$134,834
Original List to Sale Price - %	93.81%	95.41%	94.83%	95.21%	94.74%	91.17%	85.95%
Final List to Sale Price - %	96.93%	97.69%	97.48%	97.70%	97.85%	95.72%	91.42%

Days on the Market

Avg Days Listing to Contract	57	48	51	63	52	99	162
Combined Avg Days to Contract	57	44	48	67	58	114	187
Avg Days Listing to Closing	97	92	89	97	88	145	193
Avg Days Contract to Close	39	42	38	33	36	45	31

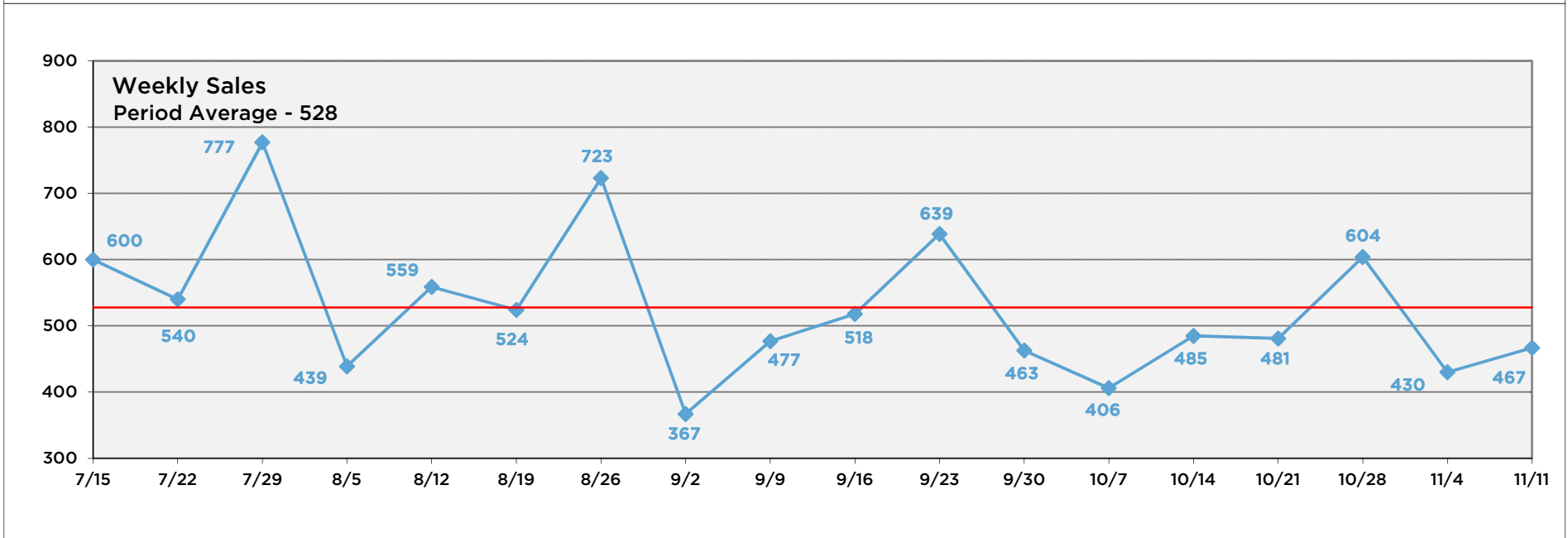
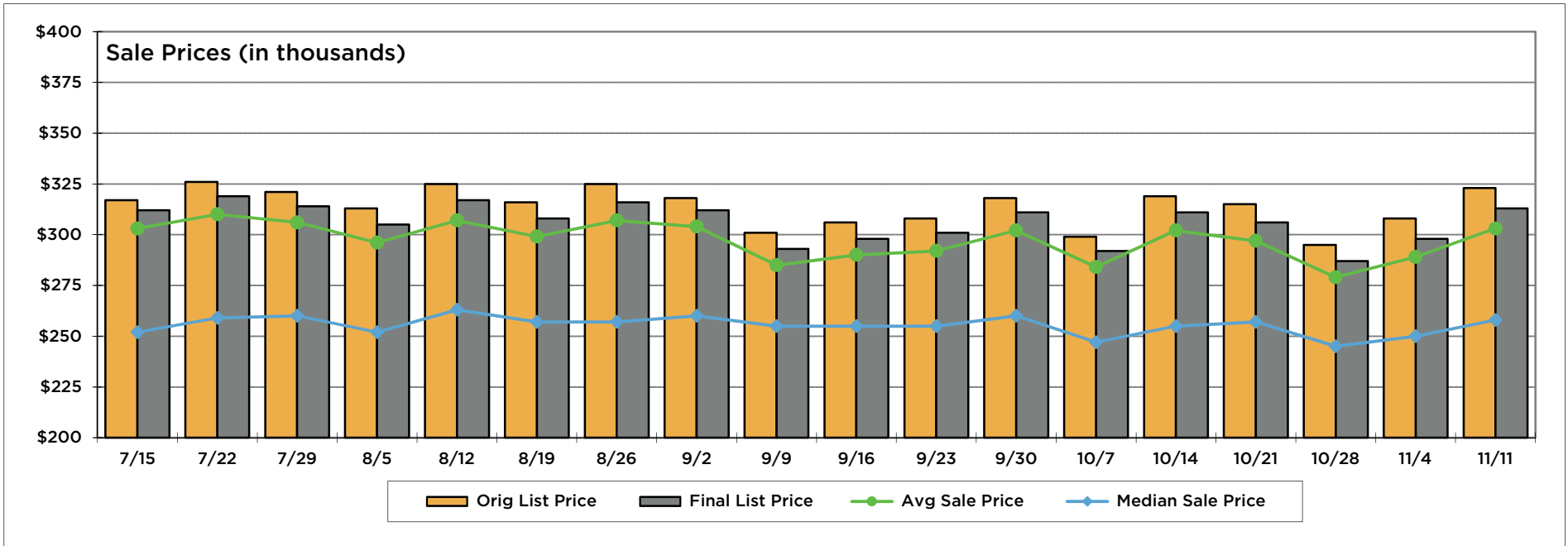
Beds / Baths

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

Square Footage

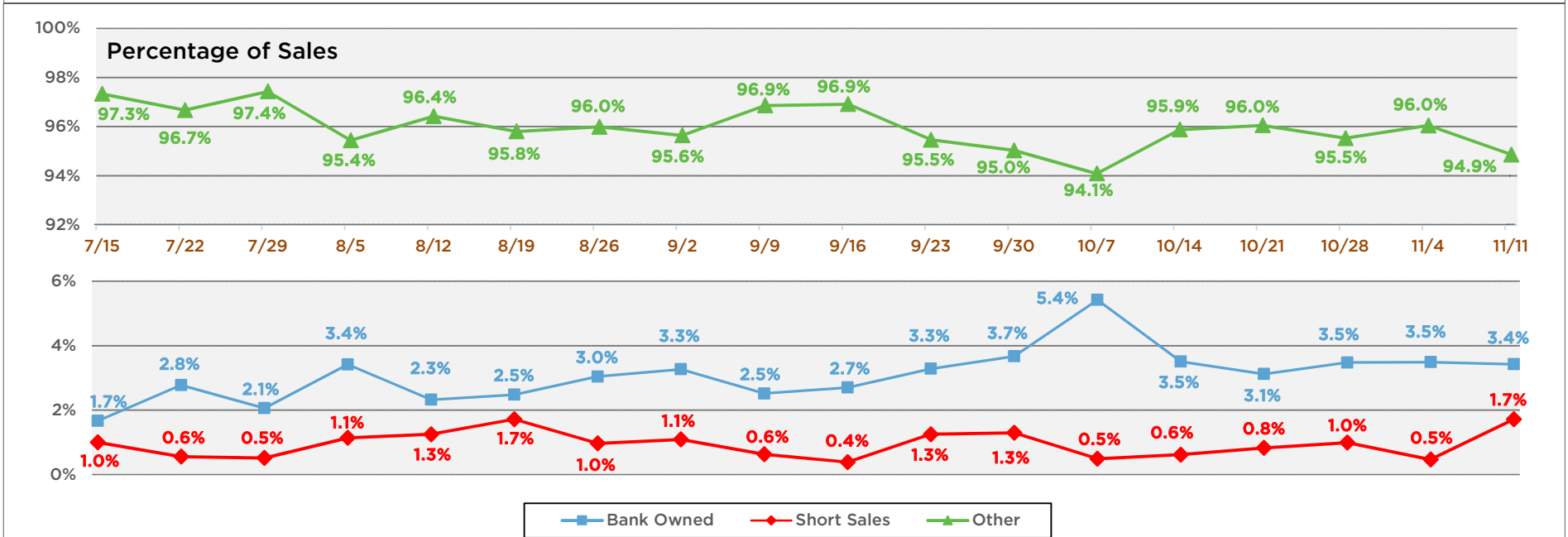
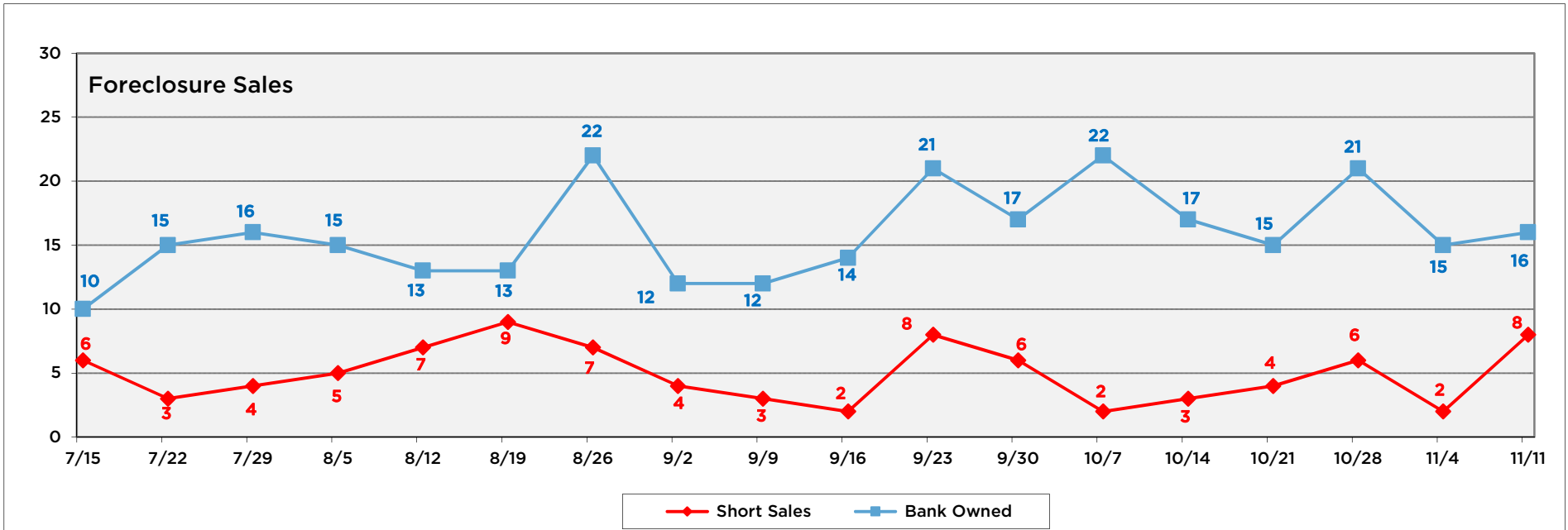
Average Square Feet	2,073	1,491	1,985	2,429	2,808	3,730	5,223
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Single Family Homes



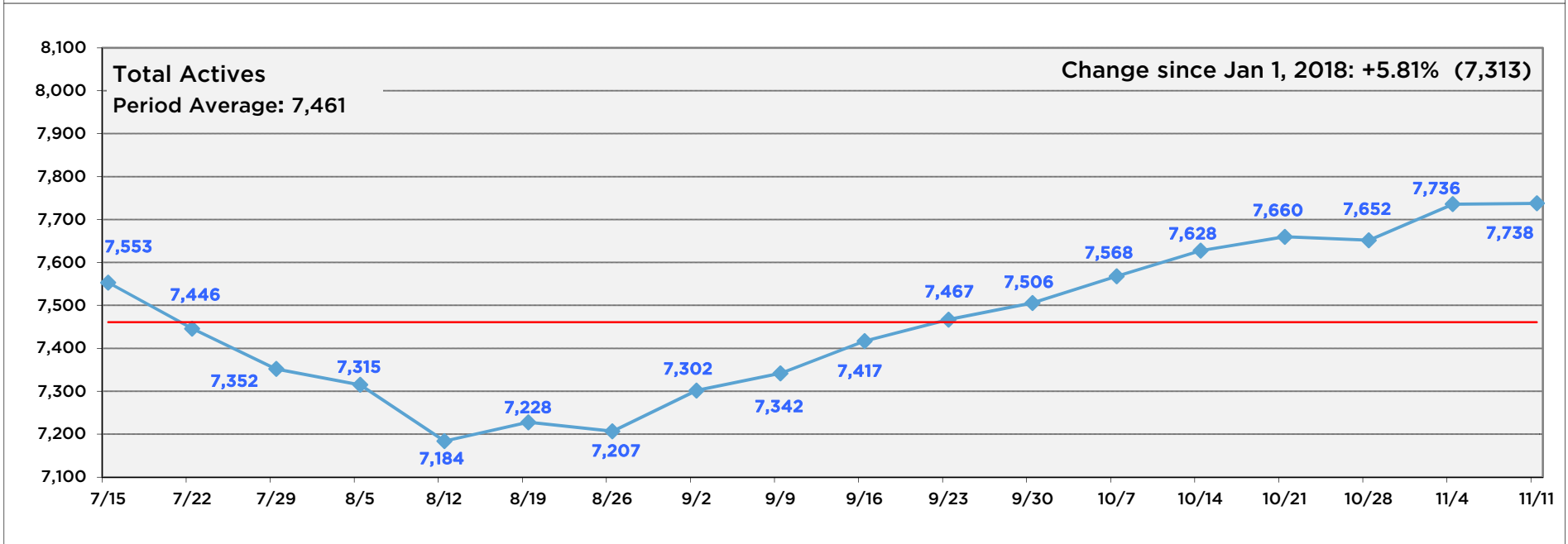
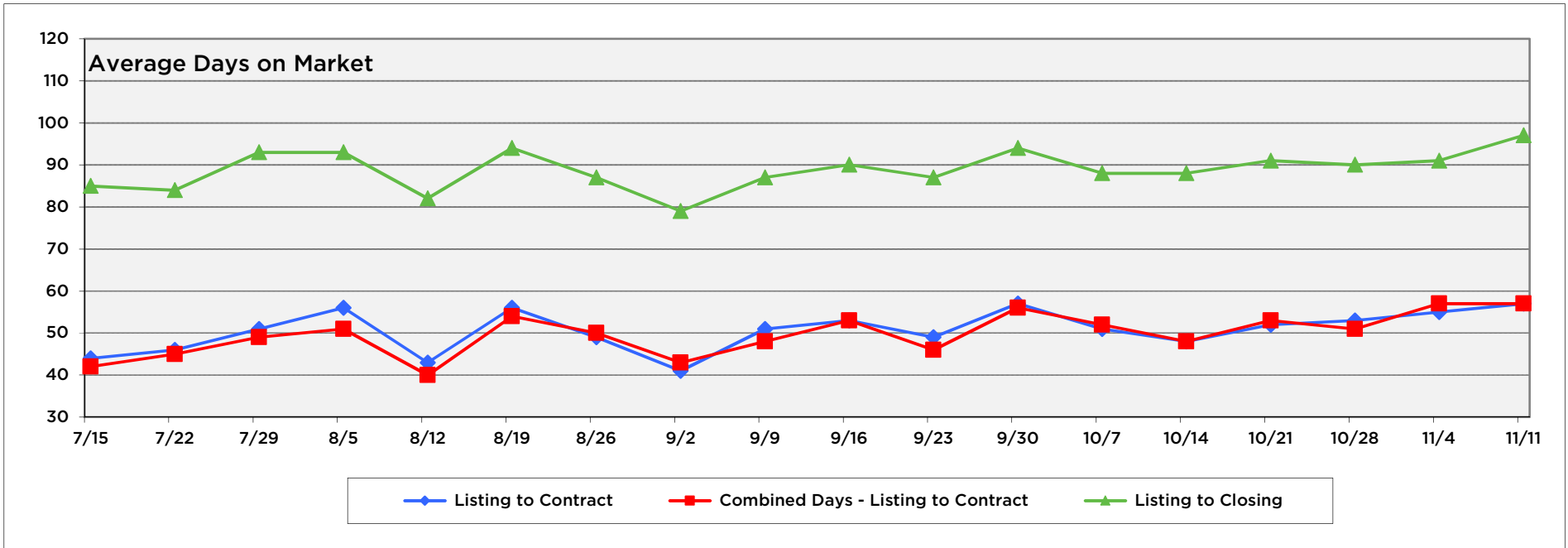


Single Family Homes

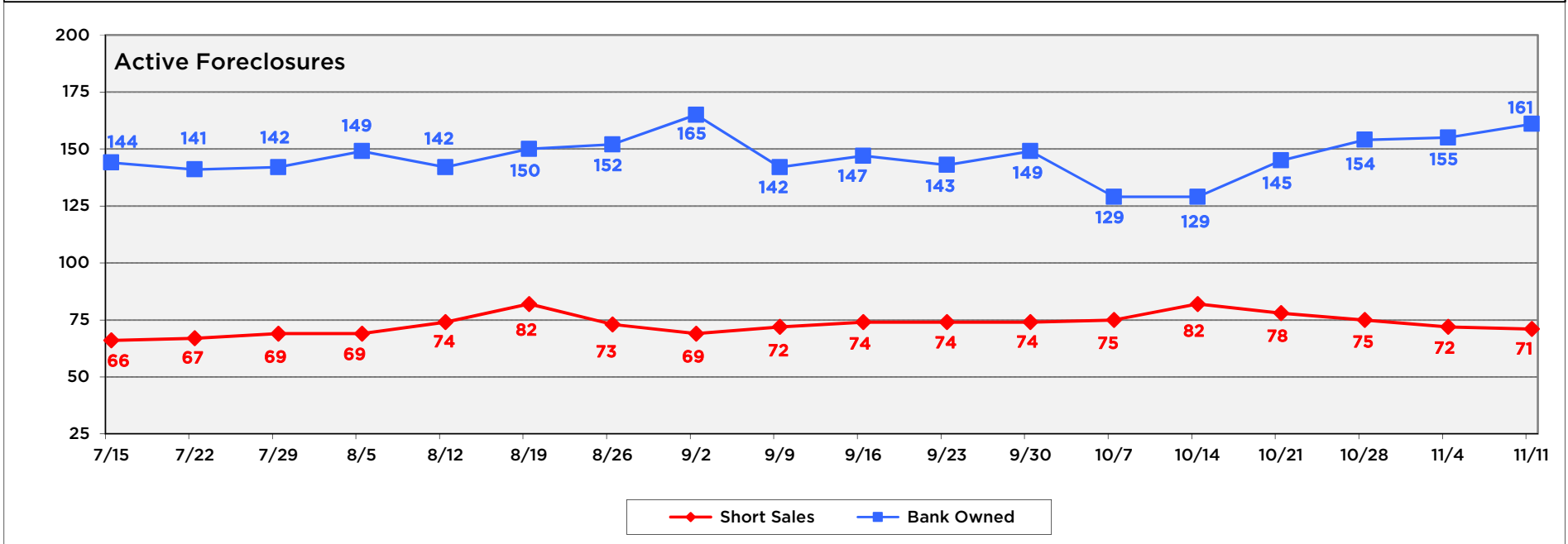
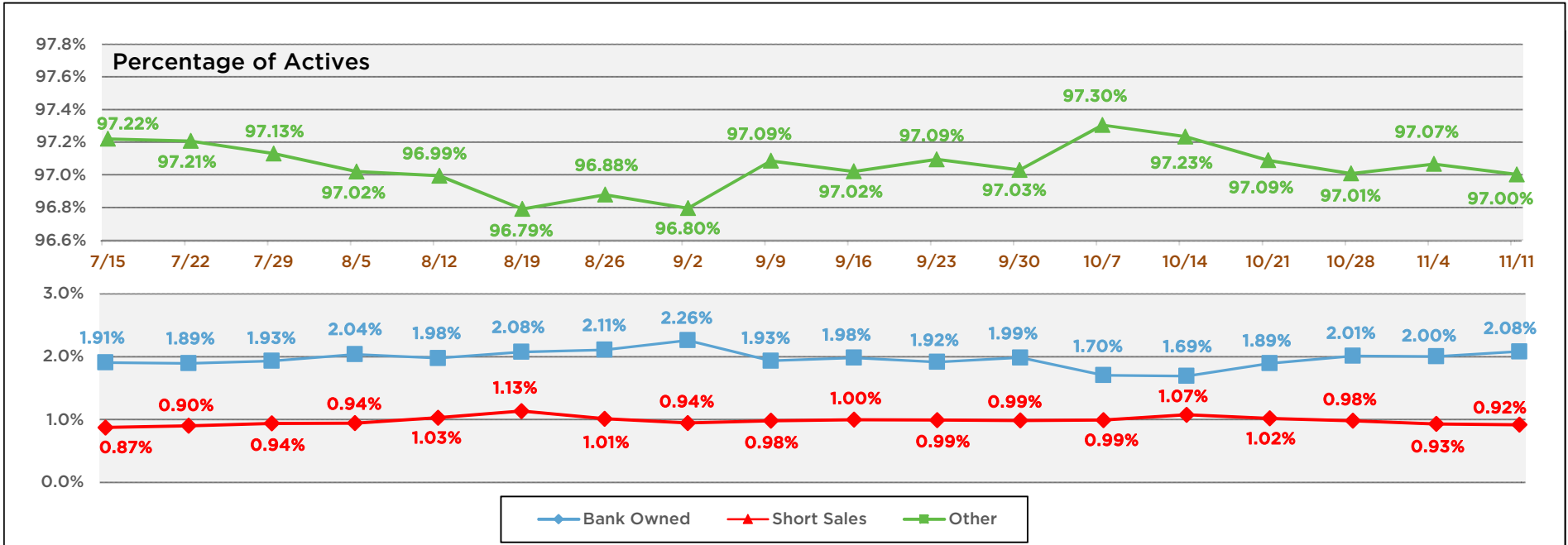




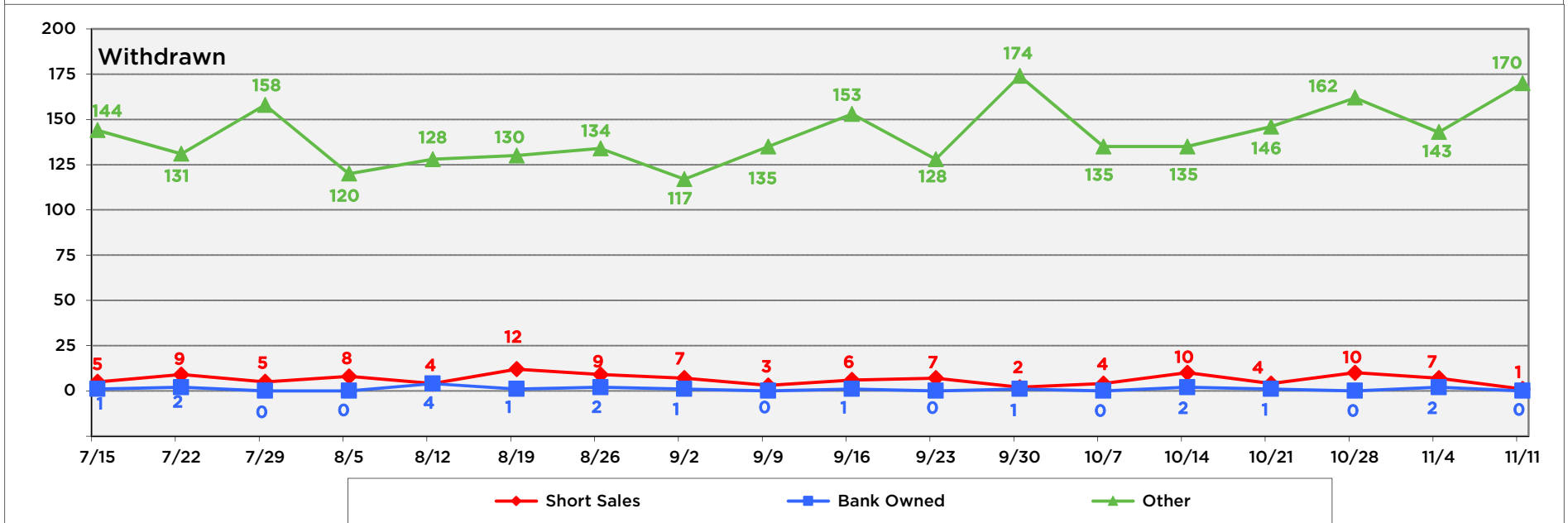
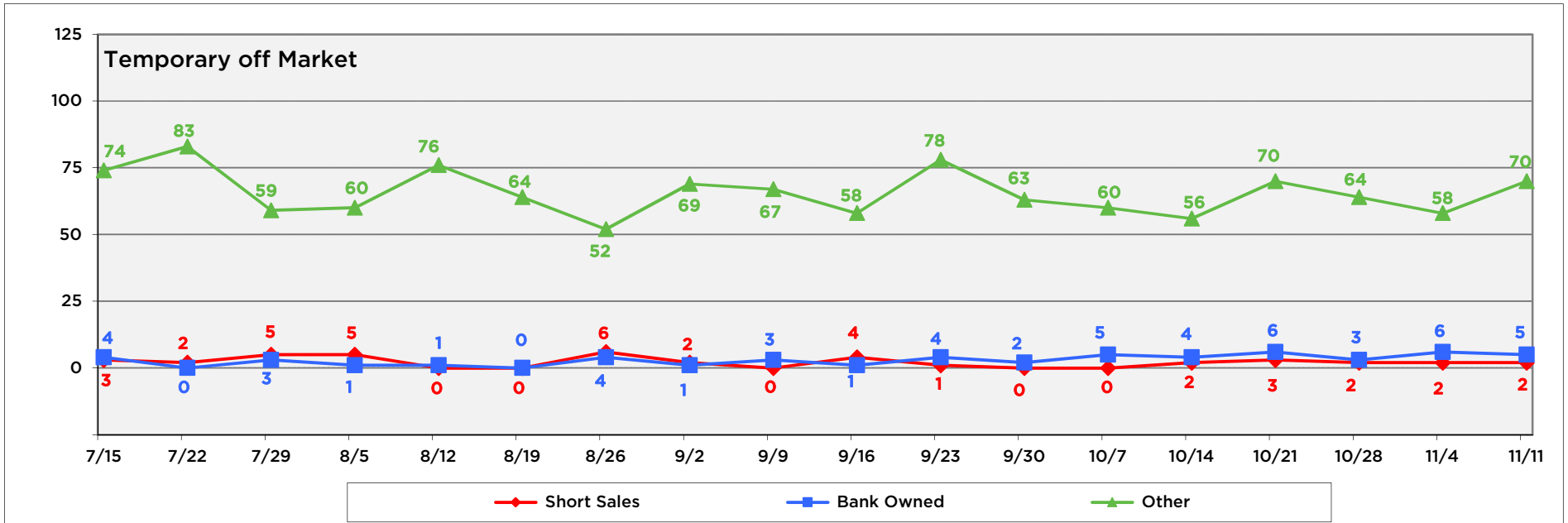
Single Family Homes



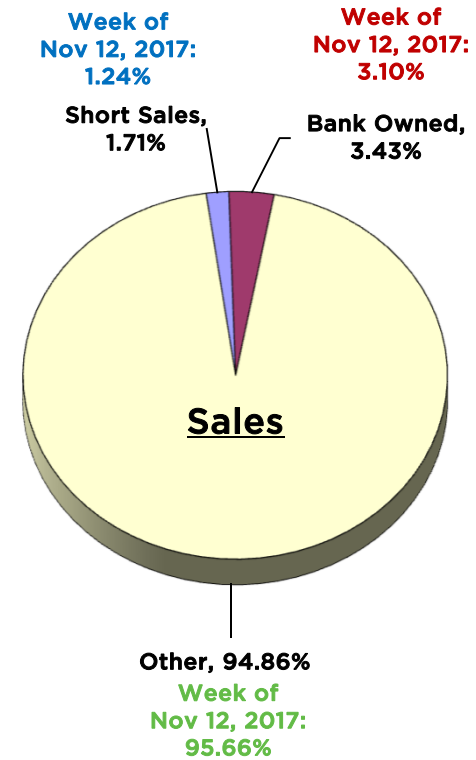
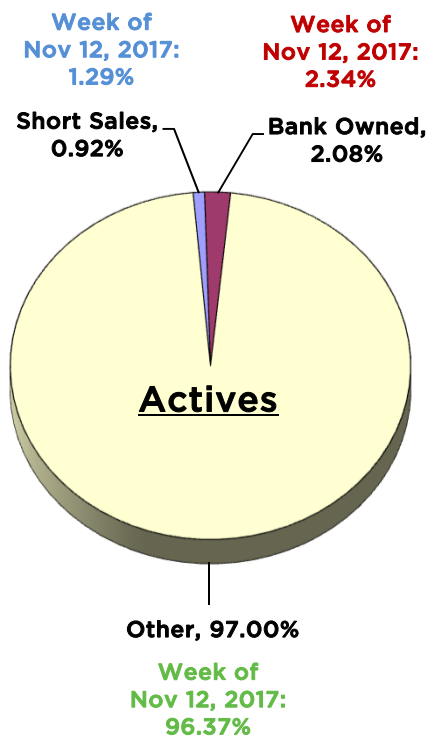
Single Family Homes



Single Family Homes



Single Family Homes



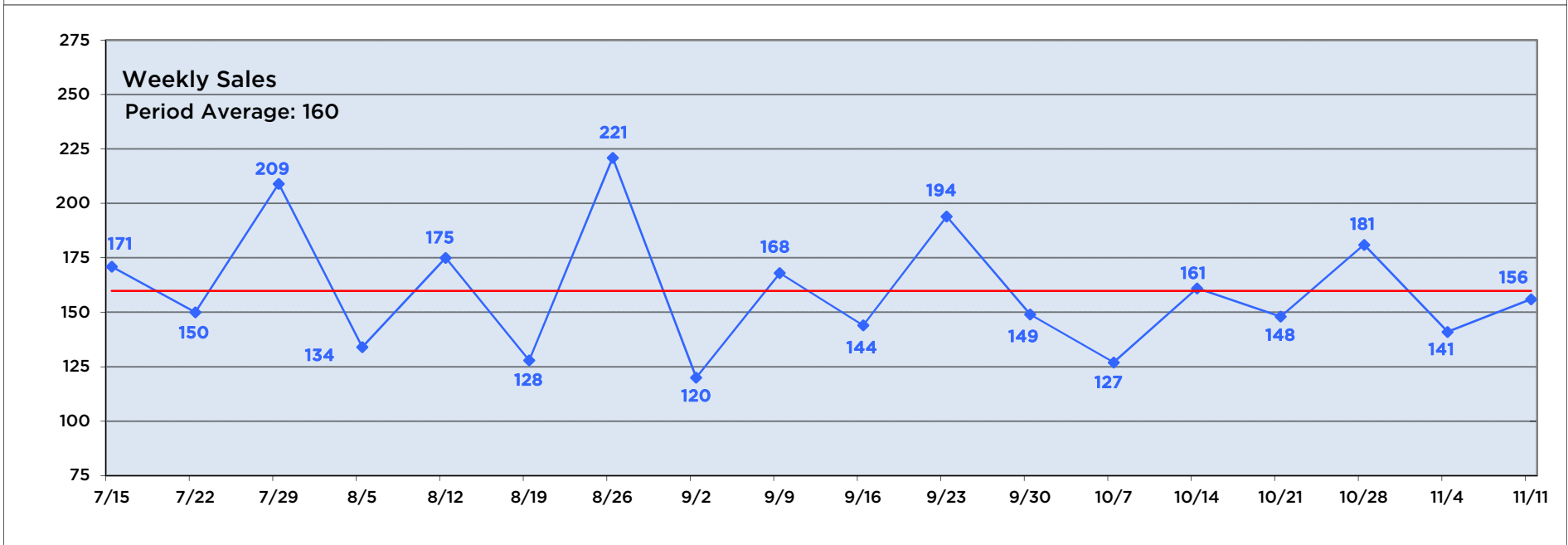
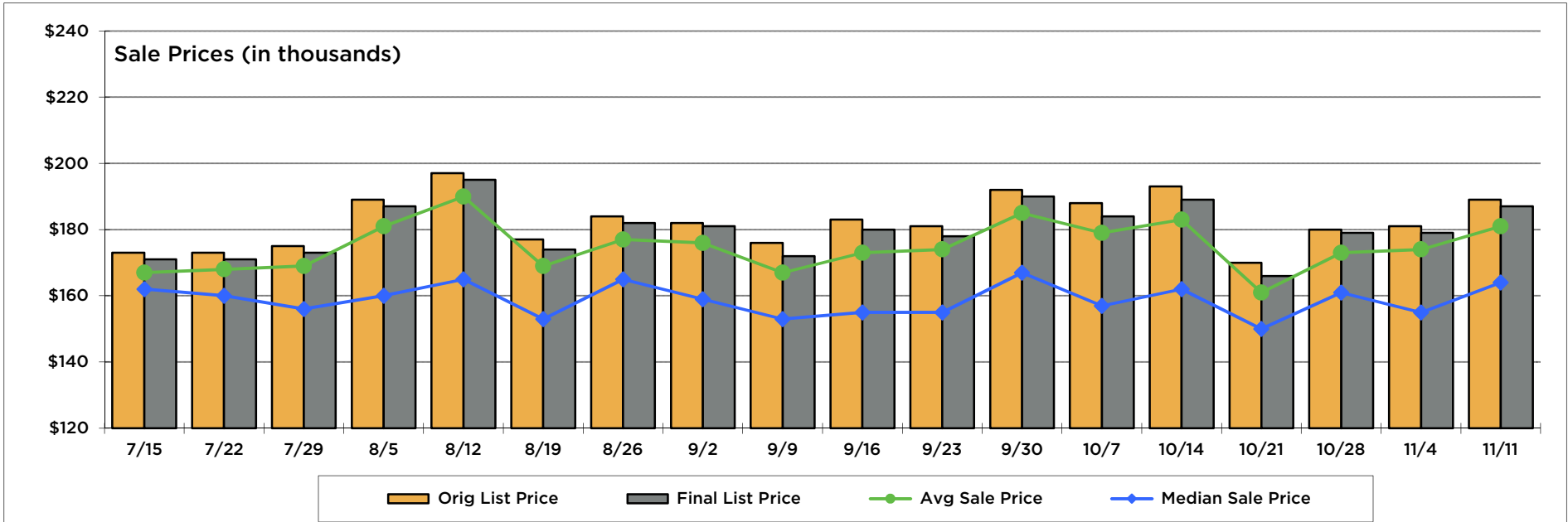
Where are the 16 Single Family Homes available for the Median Price of \$258,000? (± \$500)

<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	\$258,000	3.5	2.3	1,782	\$144.82
Lake Mary / Heathrow	32746	1	\$258,000	3.0	2.0	1,589	\$162.37
Longwood (East)	32750	1	\$257,500	4.0	2.0	1,947	\$132.25
Oviedo	32765	1	\$258,000	3.0	3.0	1,854	\$139.16
Sanford (South)	32773	1	\$258,500	4.0	2.0	1,736	\$148.91
Orange County		4	\$257,625	3.8	2.3	1,983	\$129.93
Apopka (North)	32712	1	\$257,500	3.0	2.0	1,924	\$133.84
Delaney / Crystal Lake	32806	1	\$257,500	4.0	2.0	1,780	\$144.66
Ventura	32822	1	\$257,500	4.0	2.0	1,956	\$131.65
Metro West / Orlo Vista	32835	1	\$258,000	4.0	3.0	2,271	\$113.61
Osceola County		4	\$257,975	3.8	2.5	2,131	\$121.07
Kissimmee (East)	34744	1	\$258,500	3.0	2.0	1,770	\$146.05
Kissimmee (West) / Pleasant Hill	34746	1	\$257,500	4.0	2.0	2,099	\$122.68
Kissimmee / Poinciana	34758	1	\$257,900	5.0	4.0	2,620	\$98.44
St Cloud / Canoe Creek	34772	1	\$258,000	3.0	2.0	2,034	\$126.84
Lake County		4	\$257,894	3.5	2.5	2,371	\$108.79
Mount Dora	32757	1	\$257,975	3.0	3.0	2,400	\$107.49
Groveland	34736	1	\$258,000	5.0	3.0	3,040	\$84.87
Leesburg (West)	34748	1	\$257,700	3.0	2.0	2,221	\$116.03
Leesburg (East) / Haines Creek	34788	1	\$257,900	3.0	2.0	1,821	\$141.63

Condos, Townhomes, Villas

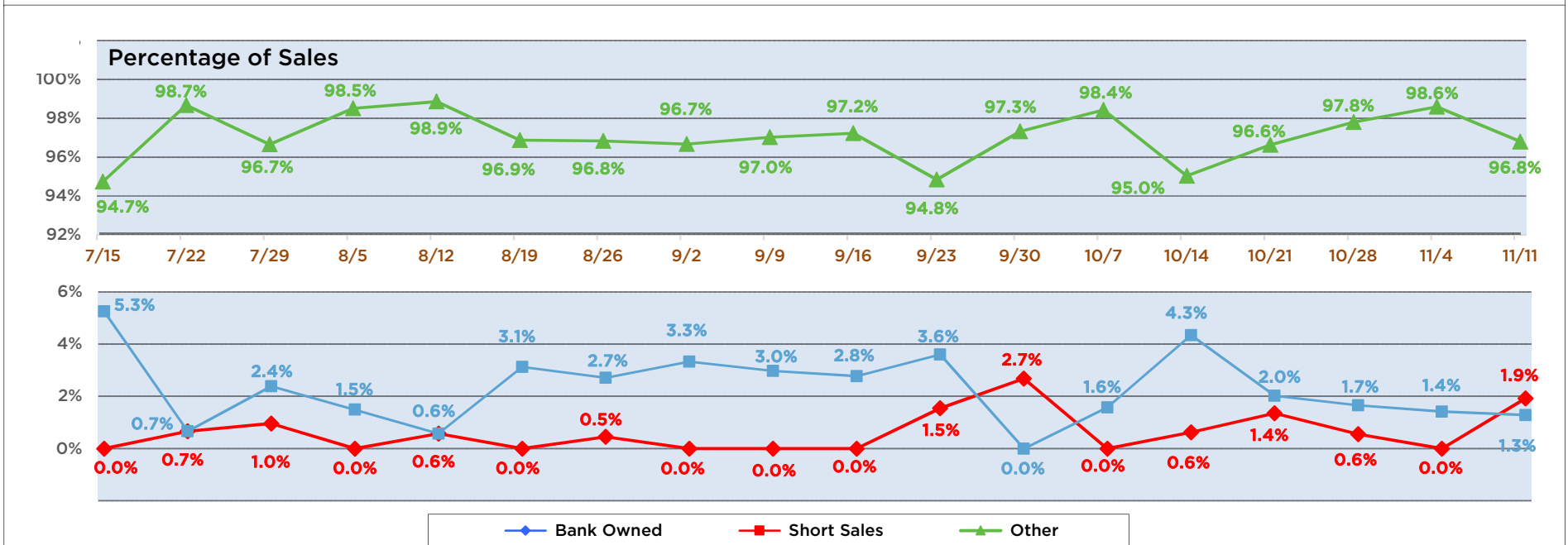
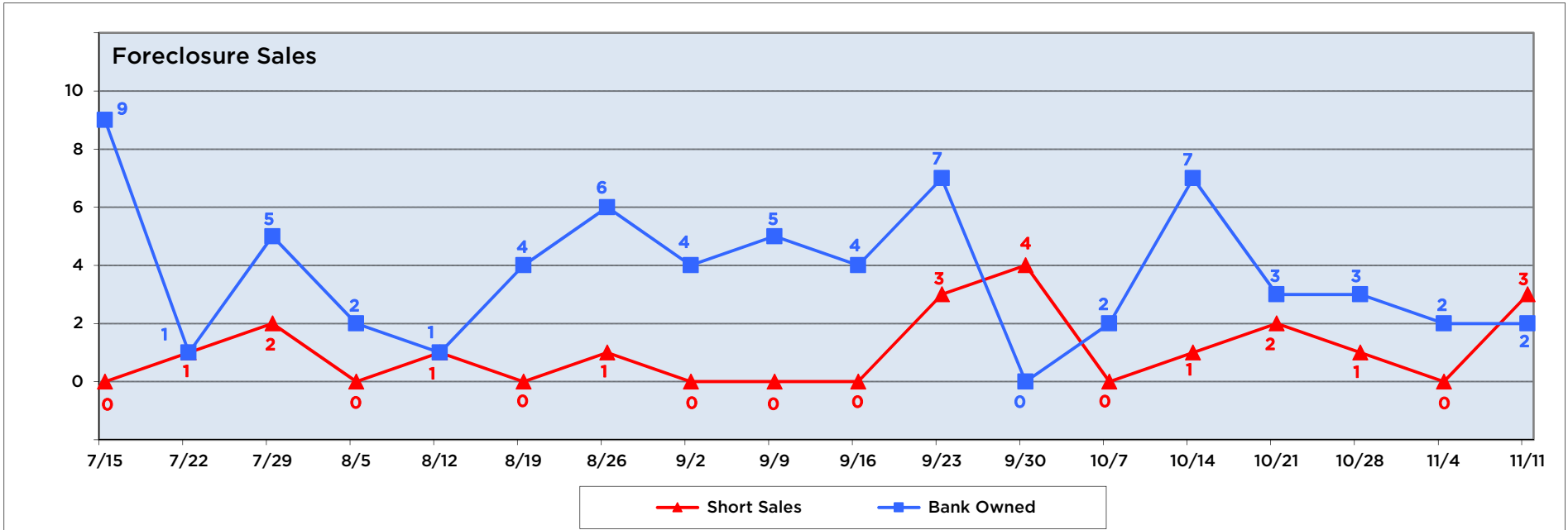
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	156	132	10	10	4	0	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	151	127	10	10	4	0	0
Active Listings	1,875	1,358	206	196	49	52	14
Bank Owned	29	28	1	0	0	0	0
Short Sales	17	10	3	1	3	0	0
Other	1,829	1,320	202	195	46	52	14
Months of Inventory	3	2	5	5	3	0	0
<i>List Price</i>							
Average Original List Price	\$189,134	\$160,816	\$281,460	\$359,059	\$467,975	\$0	\$0
Average Final List Price	\$187,006	\$159,376	\$274,770	\$353,059	\$464,225	\$0	\$0
<i>Sale Price</i>							
Average Price	\$181,074	\$153,909	\$265,660	\$348,499	\$447,500	\$0	\$0
Median Price	\$163,500	\$150,000	\$256,250	\$347,495	\$442,500	\$0	\$0
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$2,128	-\$1,440	-\$6,690	-\$6,000	-\$3,750	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,060	-\$6,907	-\$15,800	-\$10,560	-\$20,475	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,932	-\$5,467	-\$9,110	-\$4,560	-\$16,725	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.74%	95.71%	94.39%	97.06%	95.62%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	96.83%	96.57%	96.68%	98.71%	96.40%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	37	34	71	37	34	0	0
Combined Avg Days to Contract	40	38	68	29	91	0	0
Avg Days Listing to Closing	67	63	101	86	67	0	0
Avg Days Contract to Close	27	28	29	48	32	0	0
<i>Beds / Baths</i>							
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	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,350	1,236	1,816	2,029	2,263	0	0

Condos, Townhomes, Villas



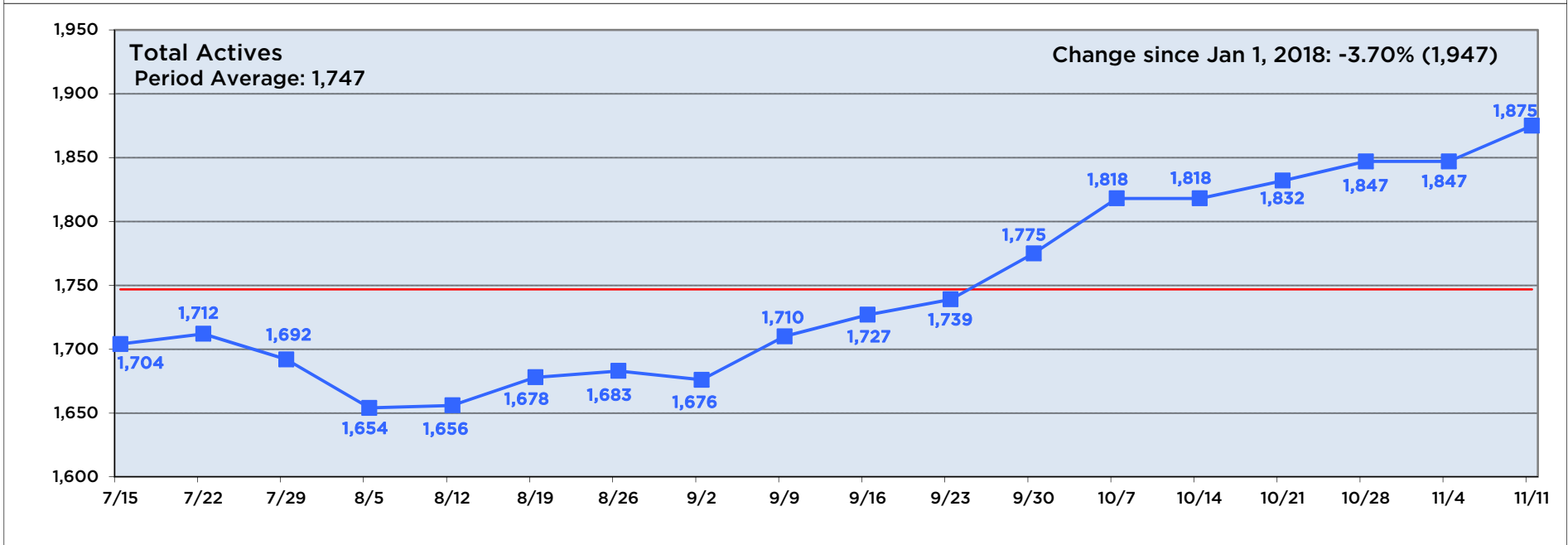
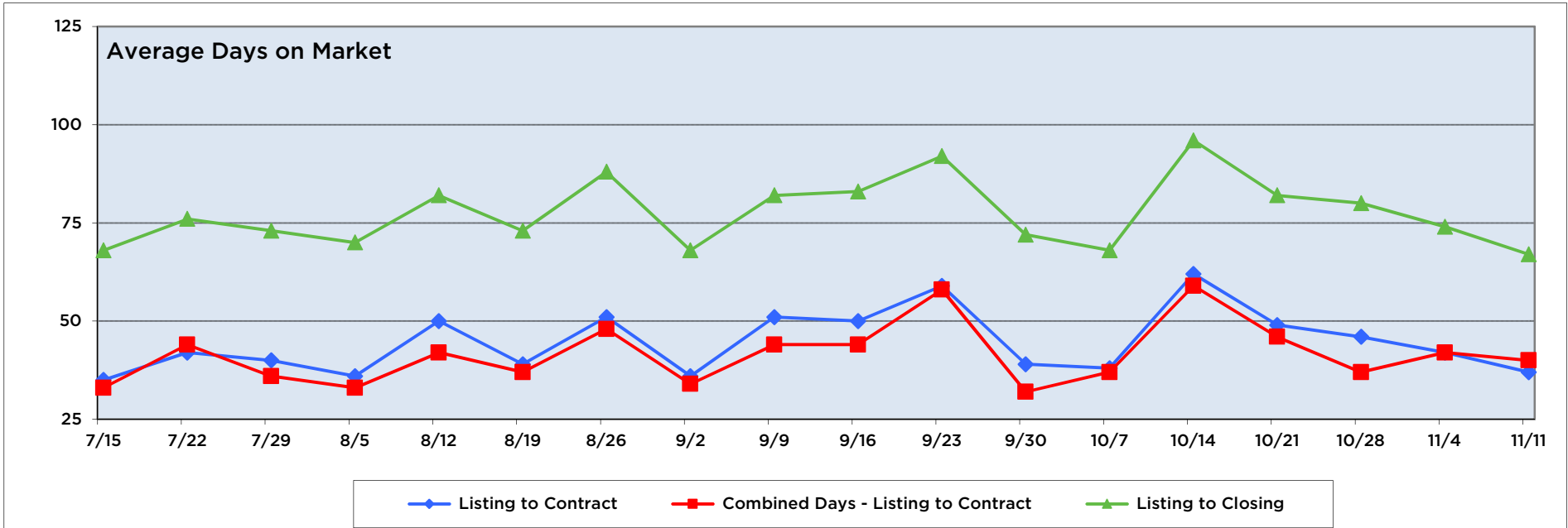


Condos, Townhomes, Villas

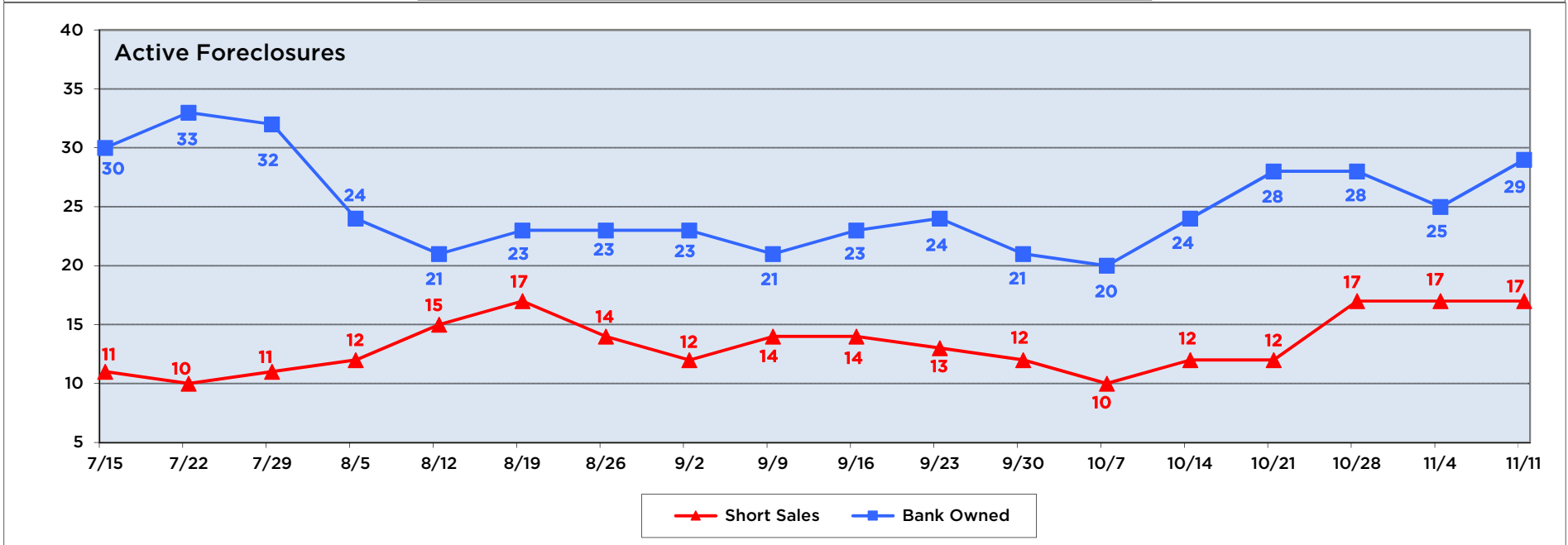
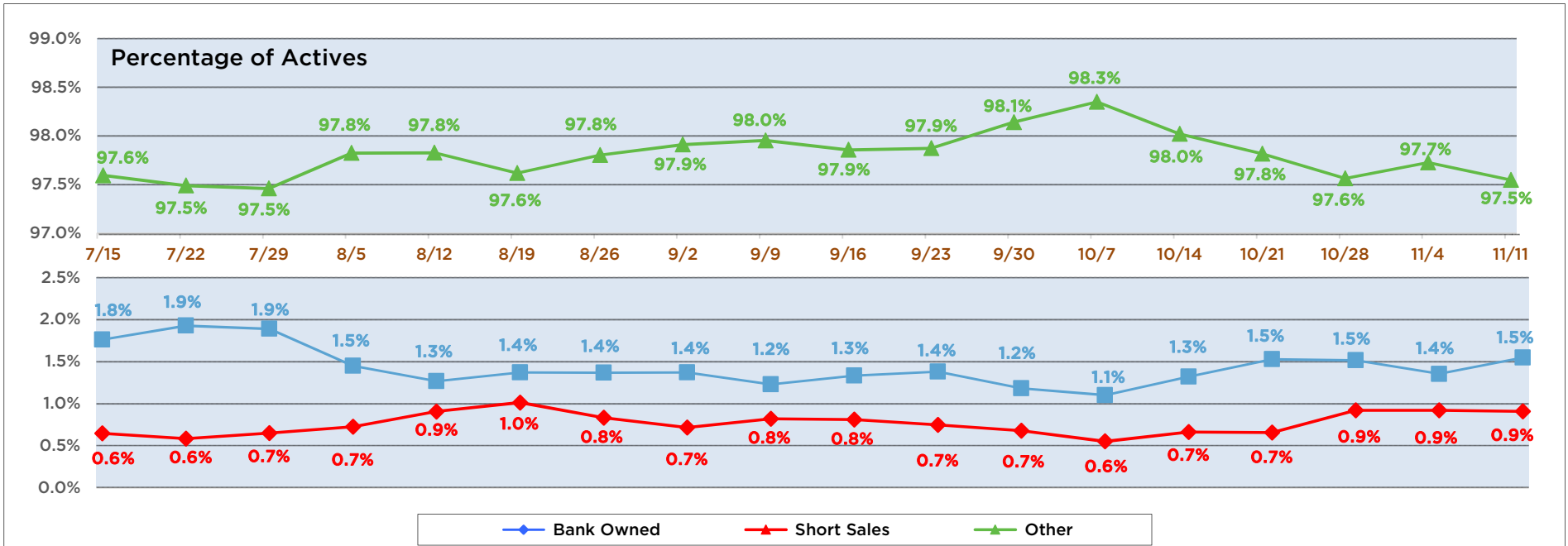




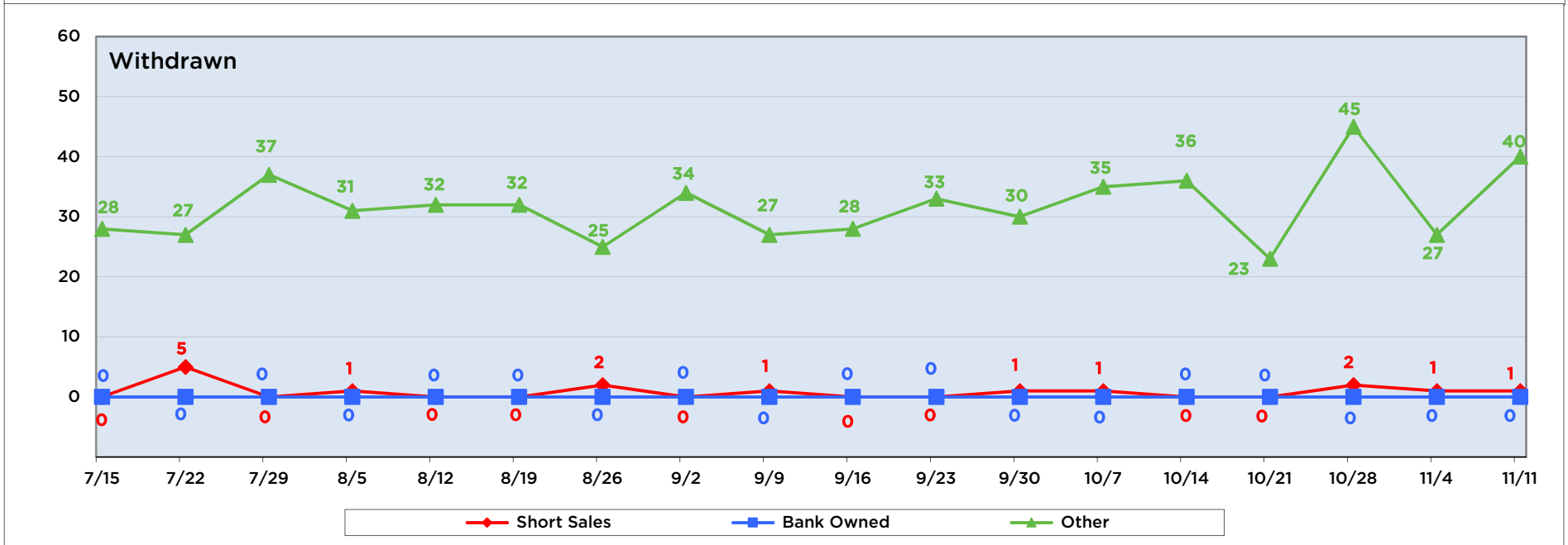
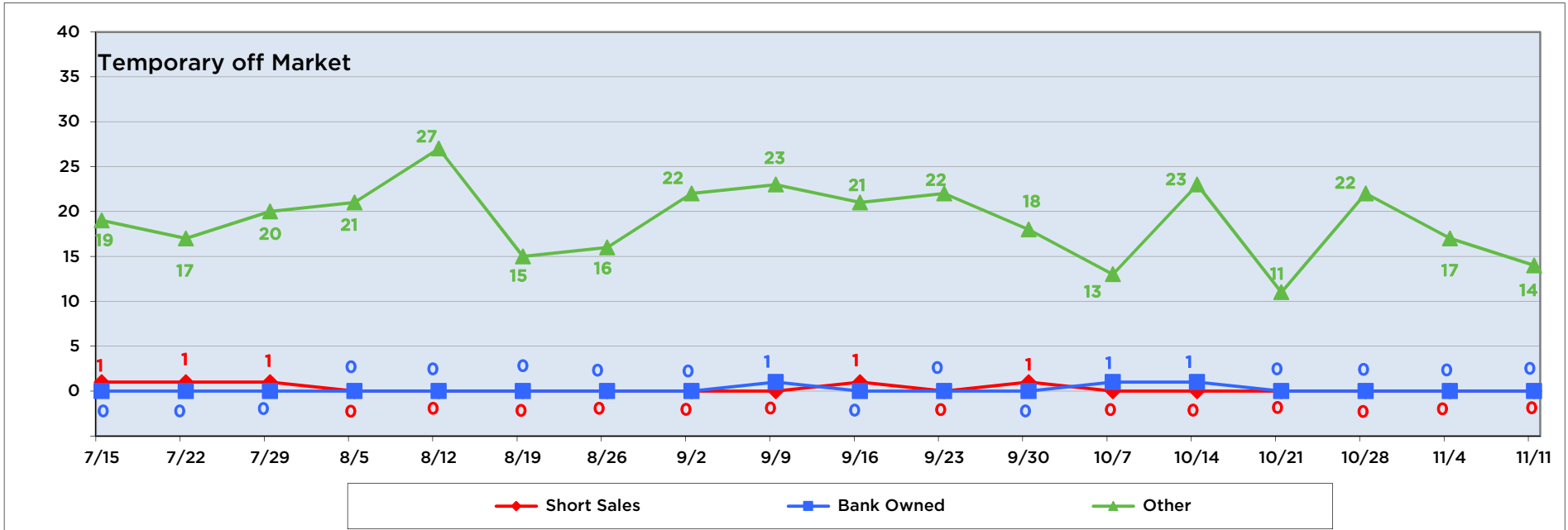
Condos, Townhomes, Villas



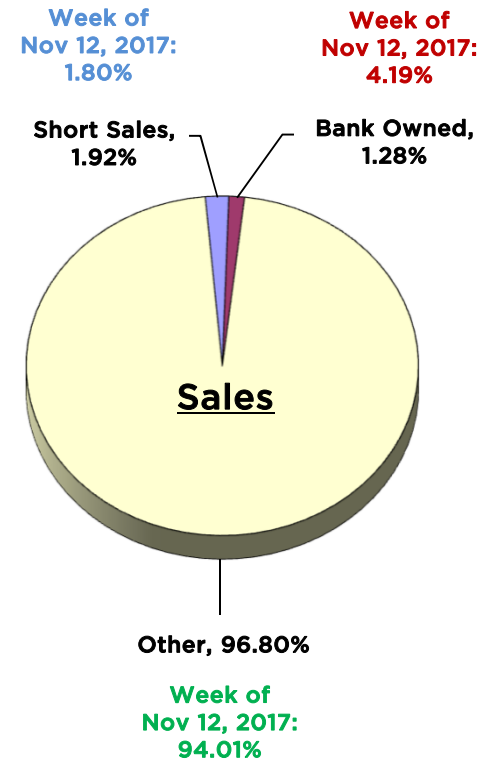
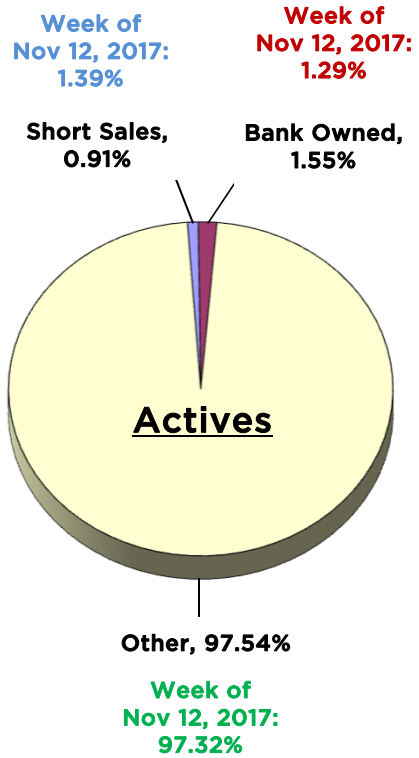
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 2 Condos, Townhomes, or Villas available for the Median Price of \$163,500? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<hr/>							
Seminole County		1	\$163,000	3.0	2.0	1,402	\$116.26
Sanford (South)	32773	1	\$163,000	3.0	2.0	1,402	\$116.26
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Orange County		1	\$164,000	2.0	2.0	1,026	\$159.84
Taft	32824	1	\$164,000	2.0	2.0	1,026	\$159.84