



Monday Morning Quarterback Summary

Week of Dec 2, 2018

Single-family existing homes

- Sales of single-family homes decreased to 396 during the week of Dec 2, from 583 the week prior
- The median price of single family homes increased to \$262,000, a change of 0.8%
- The number of single-family home foreclosure transactions decreased to 8 last week, from 23 the week of Nov 25
- The number of single-family home short-sale transactions increased to 5 from 3 the week prior
- Single-family inventory decreased by 38, and now sits at 7,503

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 134 during the week of Dec 2, from 189 the week prior
- The median price of condos, townhomes, and villas decreased to \$151,500, a change of -12.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 6 the week of Nov 25
- The number of condo, townhome and villa short-sale transactions increased to 2 from 1 the week prior
- Condo inventory increased by 15, and now sits at 1,907

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	396	179	80	77	27	26	7
Bank Owned	8	4	2	1	1	0	0
Short Sales	5	2	1	2	0	0	0
Other	383	173	77	74	26	26	7
Active Listings	7,503	2,221	1,245	1,630	766	1,142	499
Bank Owned	164	100	18	24	9	11	2
Short Sales	79	28	20	14	3	13	1
Other	7,260	2,093	1,207	1,592	754	1,118	496
Months of Inventory	4	3	4	5	7	10	16

List Price

Average Original List Price	\$359,539	\$198,933	\$286,380	\$358,507	\$466,150	\$835,541	\$3,134,714
Average Final List Price	\$344,217	\$194,065	\$277,357	\$347,487	\$453,554	\$728,785	\$3,061,857

Sale Price

Average Price	\$331,504	\$187,896	\$272,660	\$339,092	\$441,830	\$692,248	\$2,827,357
Median Price	\$262,000	\$200,000	\$270,000	\$338,000	\$440,000	\$667,500	\$1,650,000

Price Differences

Original to Final List Price	-\$15,322	-\$4,868	-\$9,023	-\$11,020	-\$12,596	-\$106,756	-\$72,857
Original List to Sale Price - \$	-\$28,035	-\$11,037	-\$13,720	-\$19,415	-\$24,320	-\$143,293	-\$307,357
Final List to Sale Price - \$	-\$12,713	-\$6,169	-\$4,697	-\$8,395	-\$11,724	-\$36,537	-\$234,500
Original List to Sale Price - %	92.20%	94.45%	95.21%	94.58%	94.78%	82.85%	90.20%
Final List to Sale Price - %	96.31%	96.82%	98.31%	97.58%	97.42%	94.99%	92.34%

Days on the Market

Avg Days Listing to Contract	60	47	48	72	62	151	66
Combined Avg Days to Contract	59	44	49	68	71	155	67
Avg Days Listing to Closing	99	86	87	111	101	192	86
Avg Days Contract to Close	38	38	39	39	38	40	19

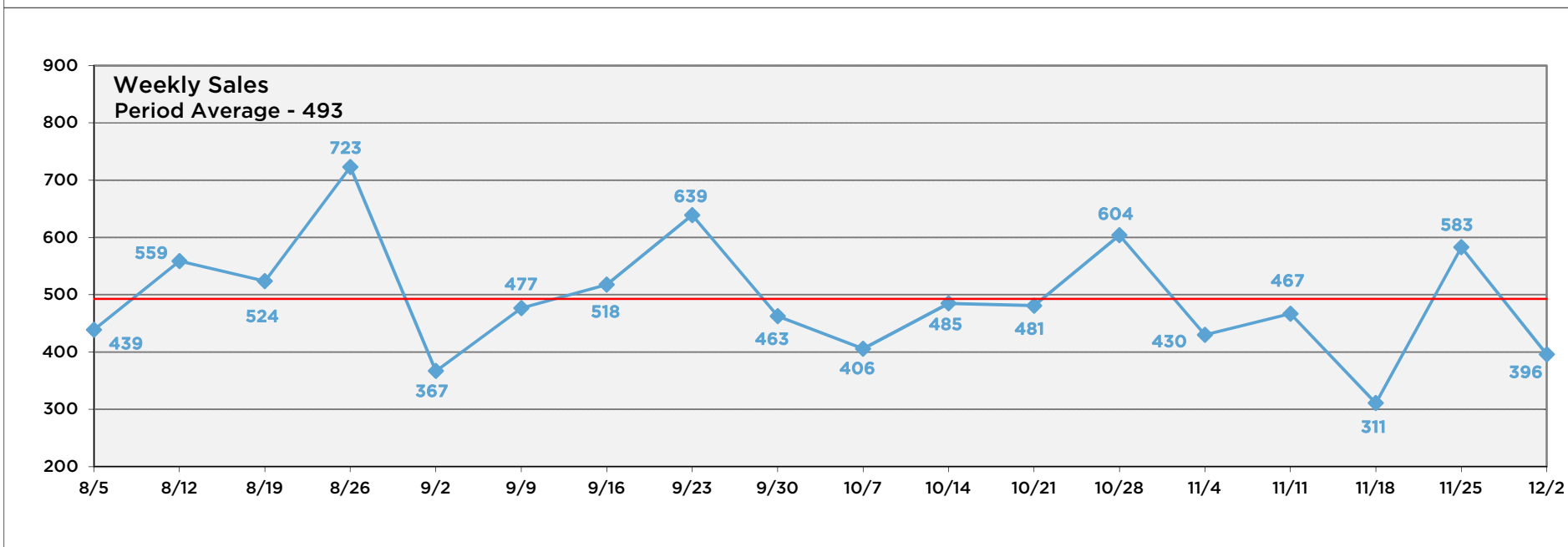
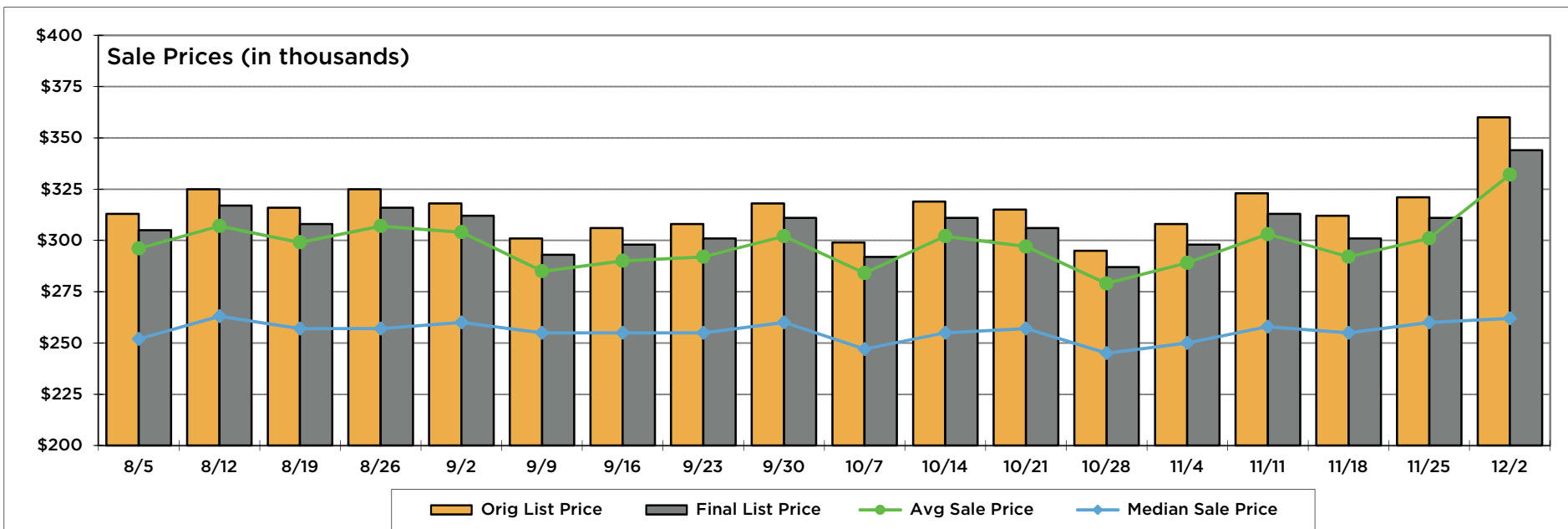
Beds / Baths

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

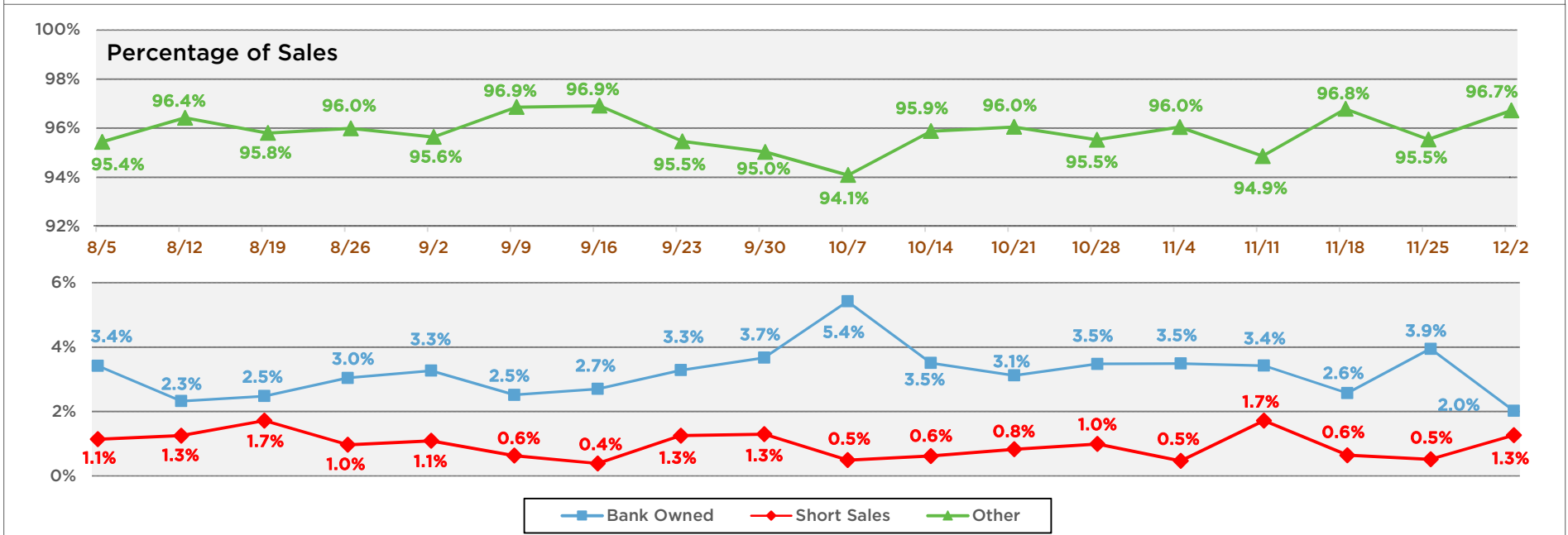
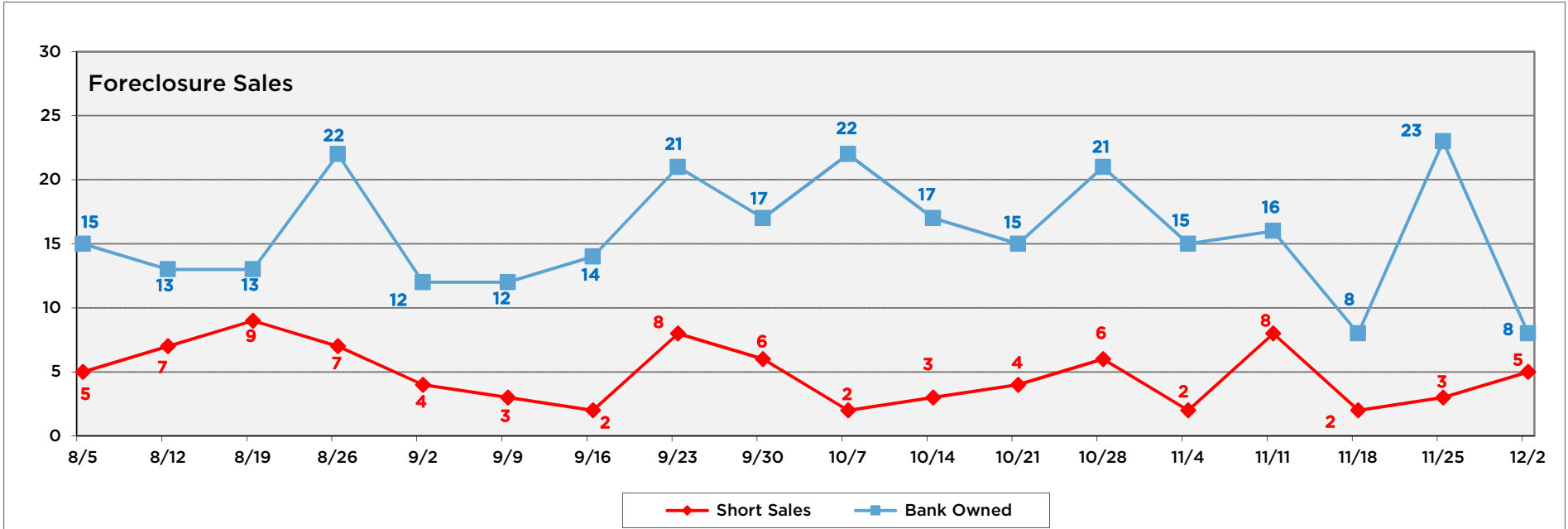
Square Footage

Average Square Feet	2,096	1,479	2,007	2,501	2,625	3,669	6,526
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Single Family Homes

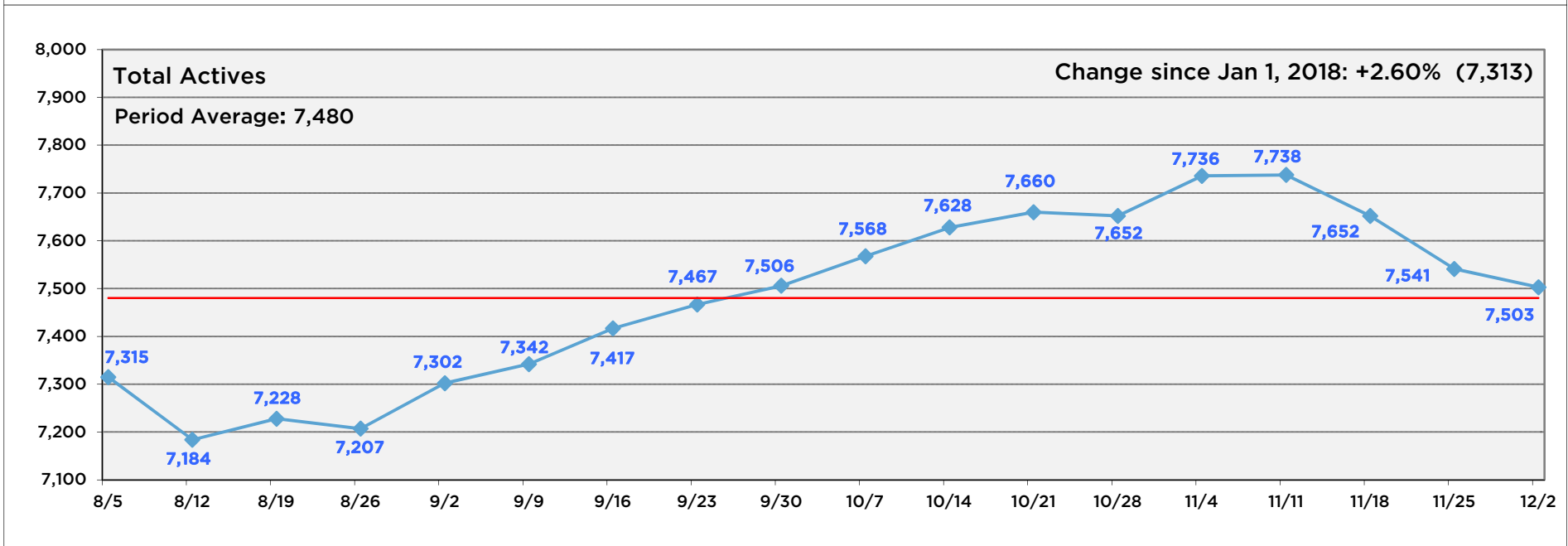
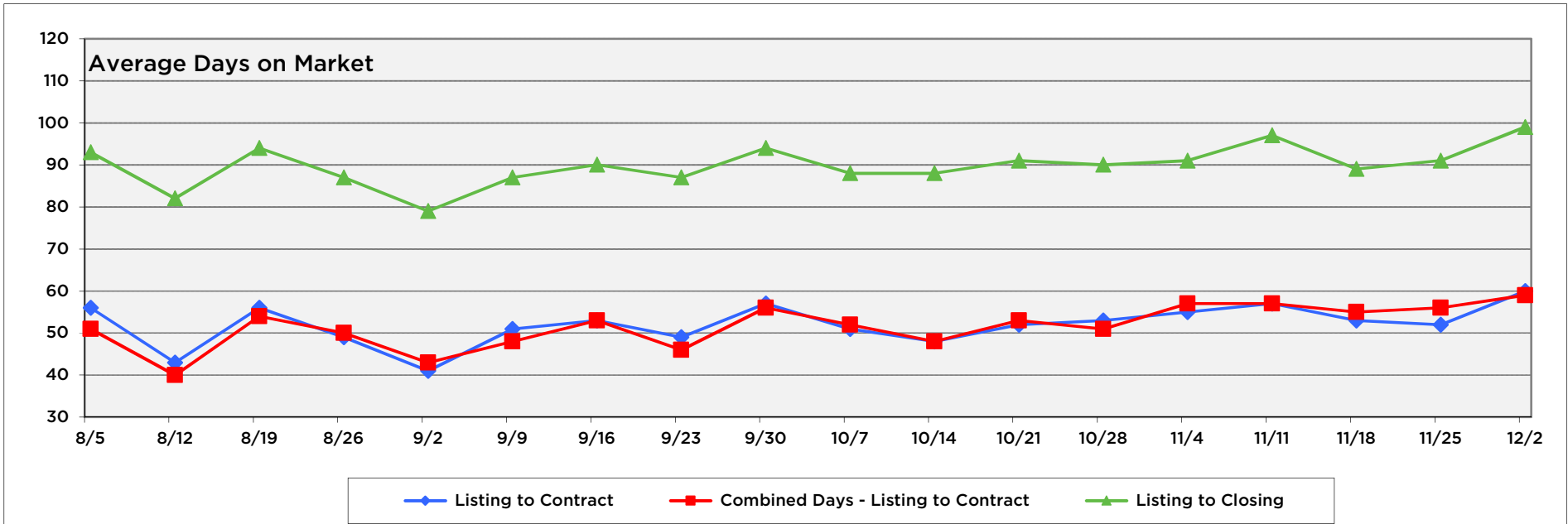


Single Family Homes



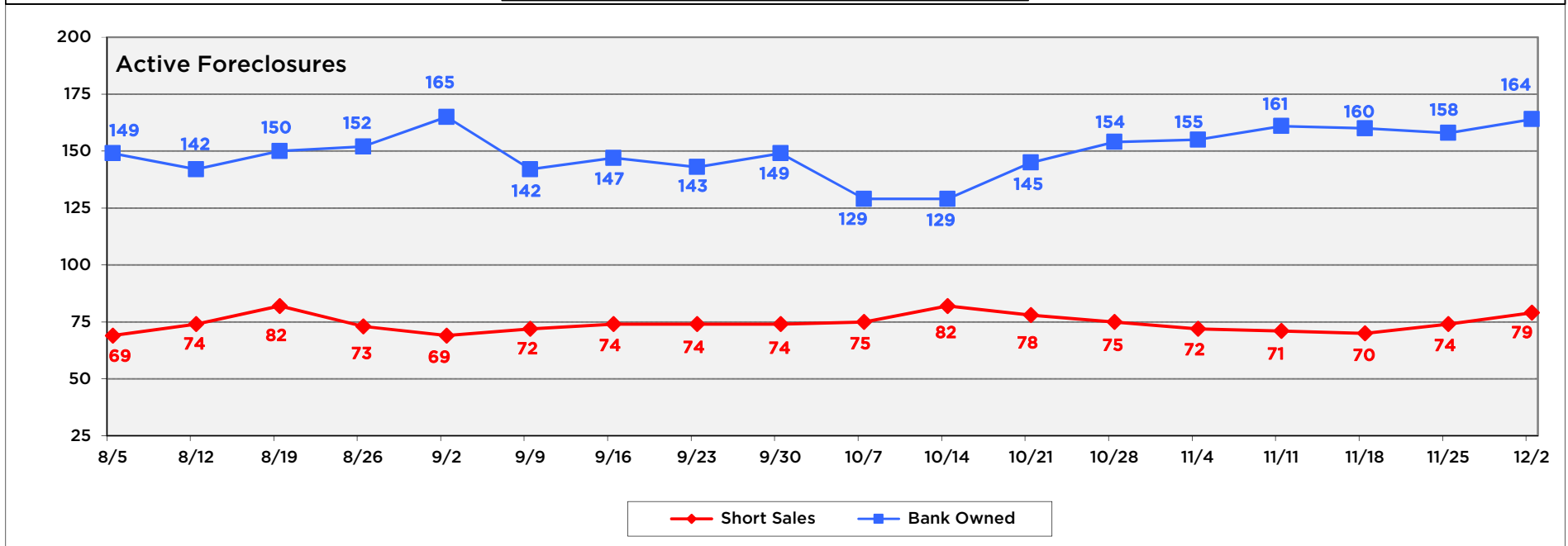
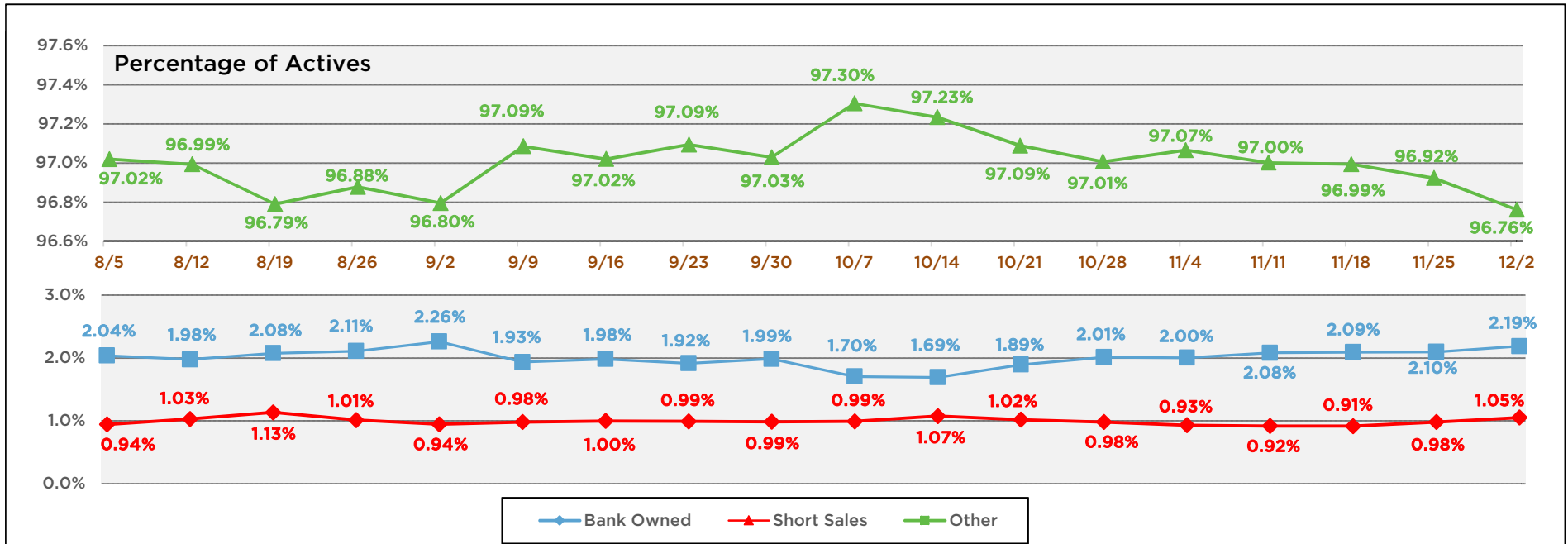


Single Family Homes



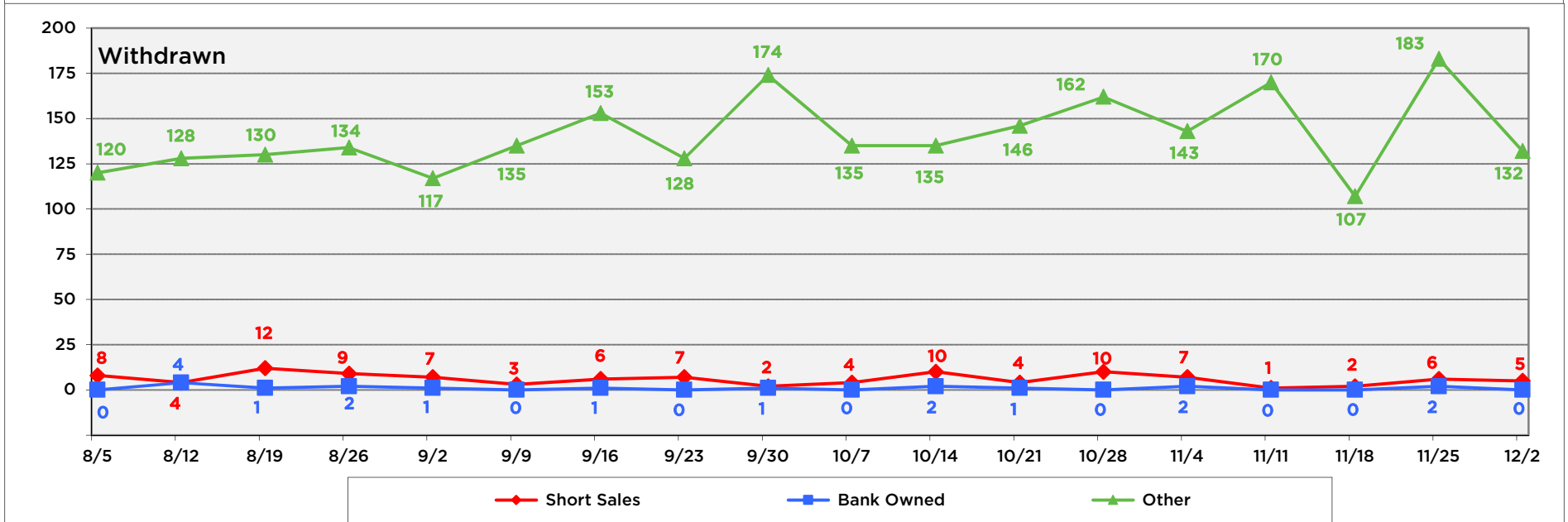
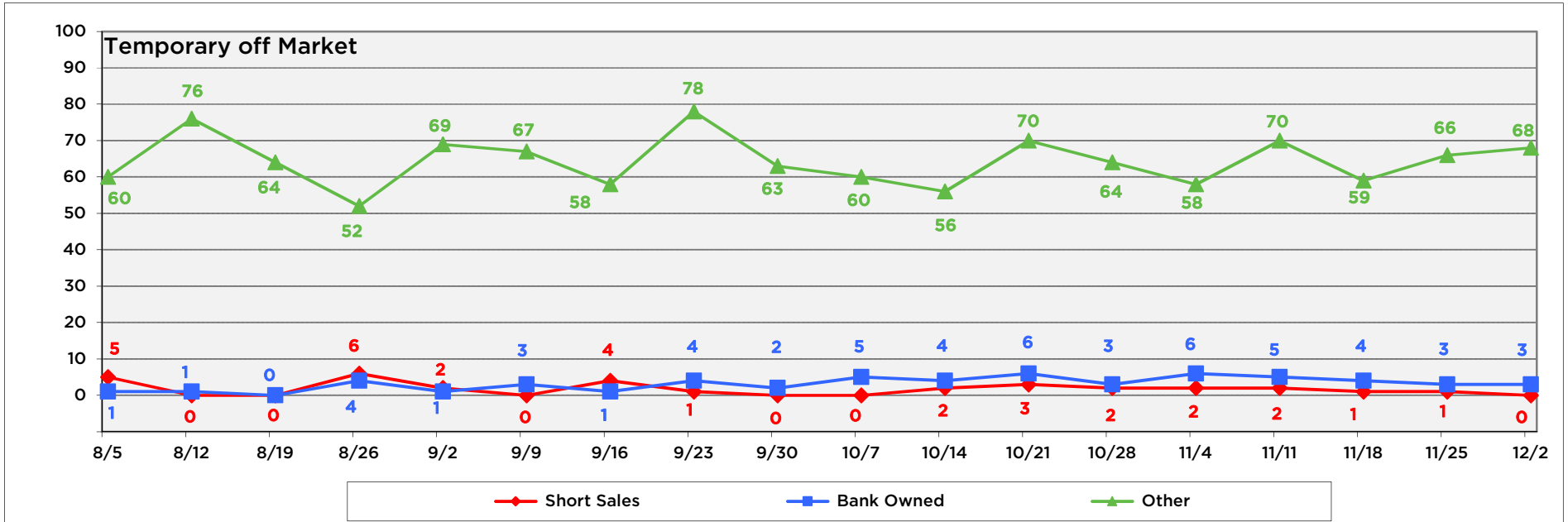


Single Family Homes

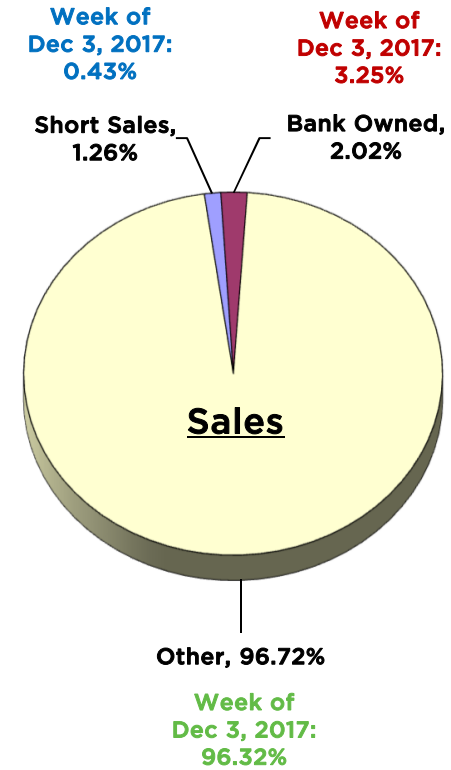
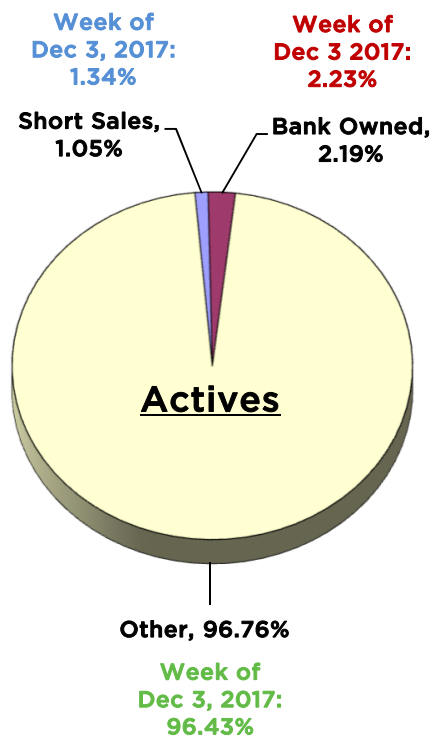




Single Family Homes



Single Family Homes



Where are the 13 Single Family Homes available for the Median Price of \$262,000? (± \$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		1	\$262,000	3.0	2.0	1,336	\$196.11
Winter Park	32792	1	\$262,000	3.0	2.0	1,336	\$196.11
Orange County		5	\$262,100	3.2	1.8	1,800	\$145.64
College Park	32804	1	\$262,000	3.0	1.0	1,431	\$183.09
Washington Shores	32805	1	\$262,000	3.0	2.0	2,223	\$117.86
Delaney / Crystal Lake	32806	1	\$262,500	3.0	2.0	1,419	\$184.99
Ventura	32822	1	\$262,000	3.0	2.0	1,404	\$186.61
Hunters Creek	32837	1	\$262,000	4.0	2.0	2,521	\$103.93
Osceola County		2	\$262,250	3.0	2.0	2,162	\$121.30
Kissimmee (Central)	34741	1	\$262,500	3.0	2.0	2,055	\$127.74
Kissimmee (West) / Pleasant Hill	34746	1	\$262,000	3.0	2.0	2,269	\$115.47
Lake County		5	\$262,300	3.2	2.2	2,098	\$125.00
Grand Island	32735	1	\$262,500	3.0	2.0	2,010	\$130.60
Clermont (South)	34714	1	\$262,500	4.0	3.0	2,033	\$129.12
Groveland	34736	1	\$262,500	3.0	2.0	1,360	\$193.01
Leesburg (West)	34748	1	\$262,000	3.0	2.0	2,441	\$107.33
Leesburg (East) / Haines Creek	34788	1	\$262,000	3.0	2.0	2,648	\$98.94

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	134	115	8	7	2	2	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	130	111	8	7	2	2	0
Active Listings	1,907	1,384	211	202	47	48	15
Bank Owned	21	20	1	0	0	0	0
Short Sales	11	7	3	0	1	0	0
Other	1,875	1,357	207	202	46	48	15
Months of Inventory	3	3	6	7	5	6	0

List Price

Average Original List Price	\$185,481	\$153,846	\$297,111	\$359,614	\$494,450	\$639,494	\$0
Average Final List Price	\$181,512	\$151,079	\$286,550	\$351,043	\$477,450	\$622,000	\$0

Sale Price

Average Price	\$176,794	\$147,347	\$276,188	\$350,129	\$452,500	\$590,000	\$0
Median Price	\$151,500	\$145,000	\$276,250	\$354,000	\$452,500	\$590,000	\$0

Price Differences

Original to Final List Price	-\$3,969	-\$2,767	-\$10,561	-\$8,571	-\$17,000	-\$17,494	\$0
Original List to Sale Price - \$	-\$8,687	-\$6,499	-\$20,923	-\$9,485	-\$41,950	-\$49,494	\$0
Final List to Sale Price - \$	-\$4,718	-\$3,732	-\$10,362	-\$914	-\$24,950	-\$32,000	\$0
Original List to Sale Price - %	95.32%	95.78%	92.96%	97.36%	91.52%	92.26%	0.00%
Final List to Sale Price - %	97.40%	97.53%	96.38%	99.74%	94.77%	94.86%	0.00%

Days on the Market

Avg Days Listing to Contract	45	40	52	92	147	45	0
Combined Avg Days to Contract	44	38	51	103	185	45	0
Avg Days Listing to Closing	80	74	81	141	183	82	0
Avg Days Contract to Close	34	33	28	48	36	37	0

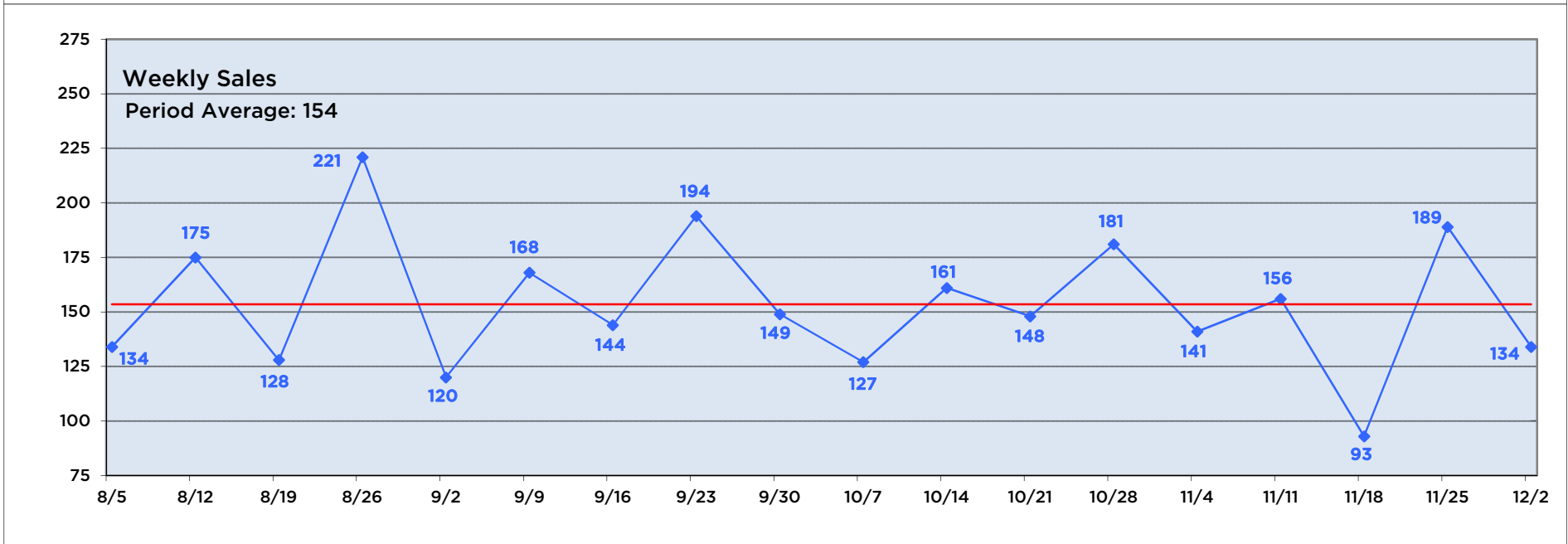
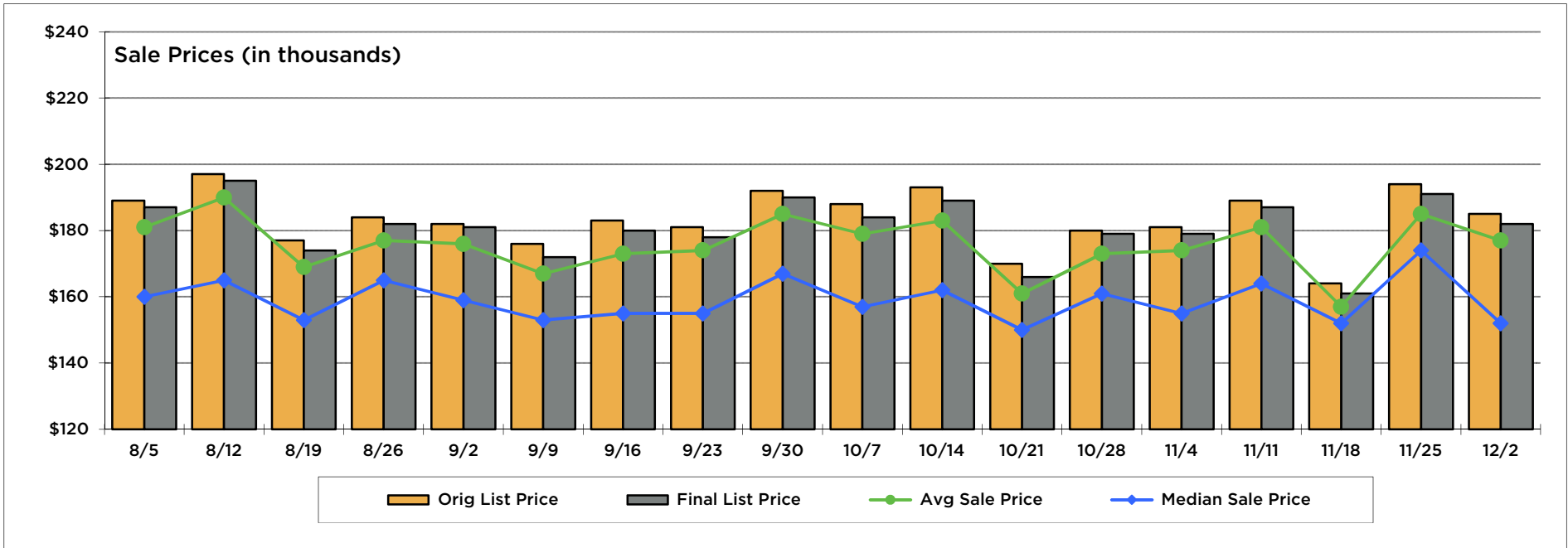
Beds / Baths

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

Square Footage

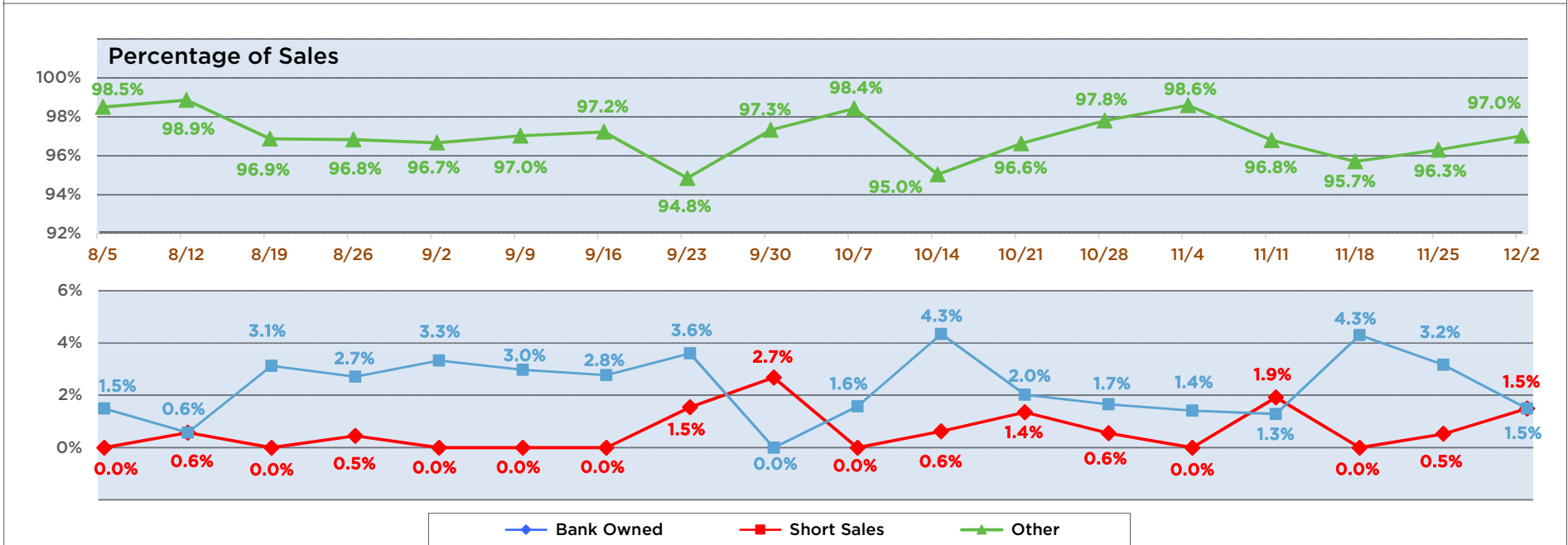
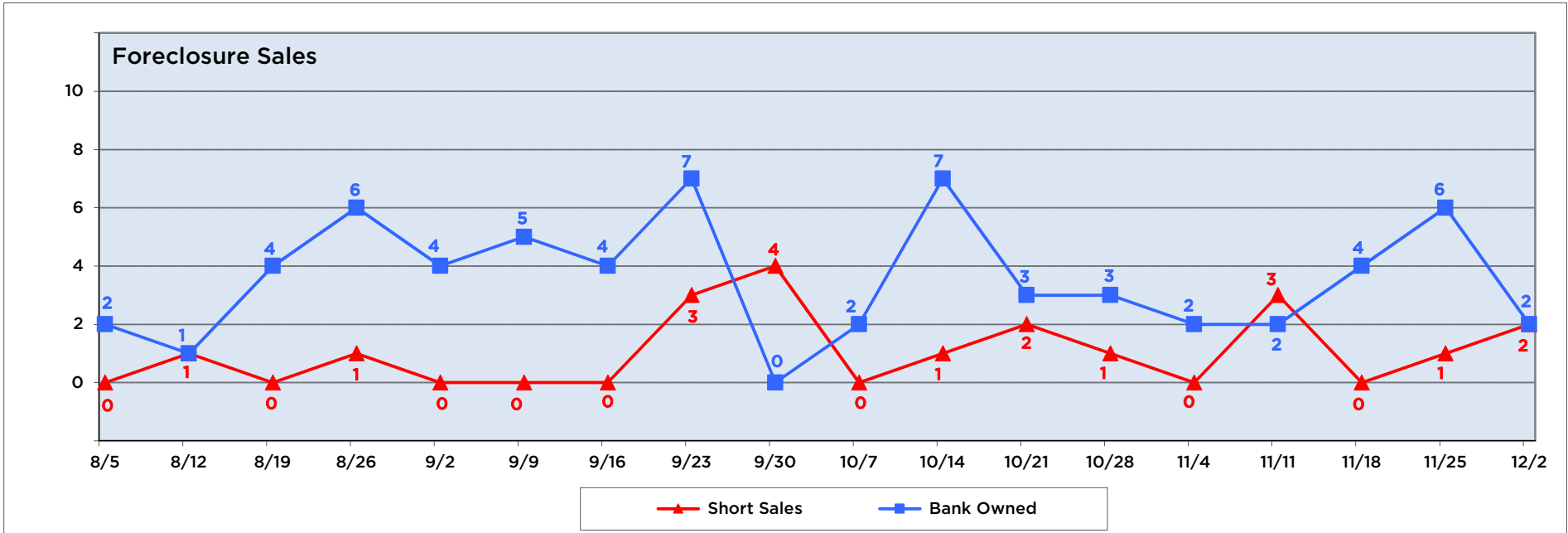
Average Square Feet	1,300	1,193	1,810	1,832	1,629	3,215	0
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Condos, Townhomes, Villas



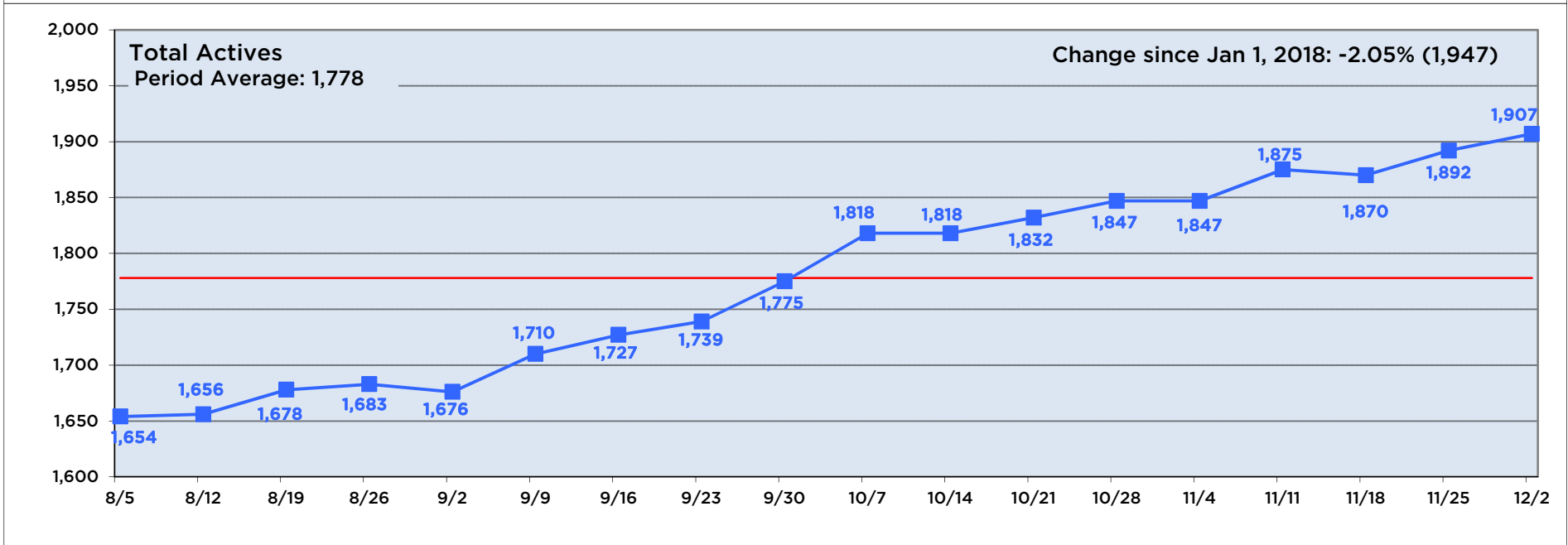
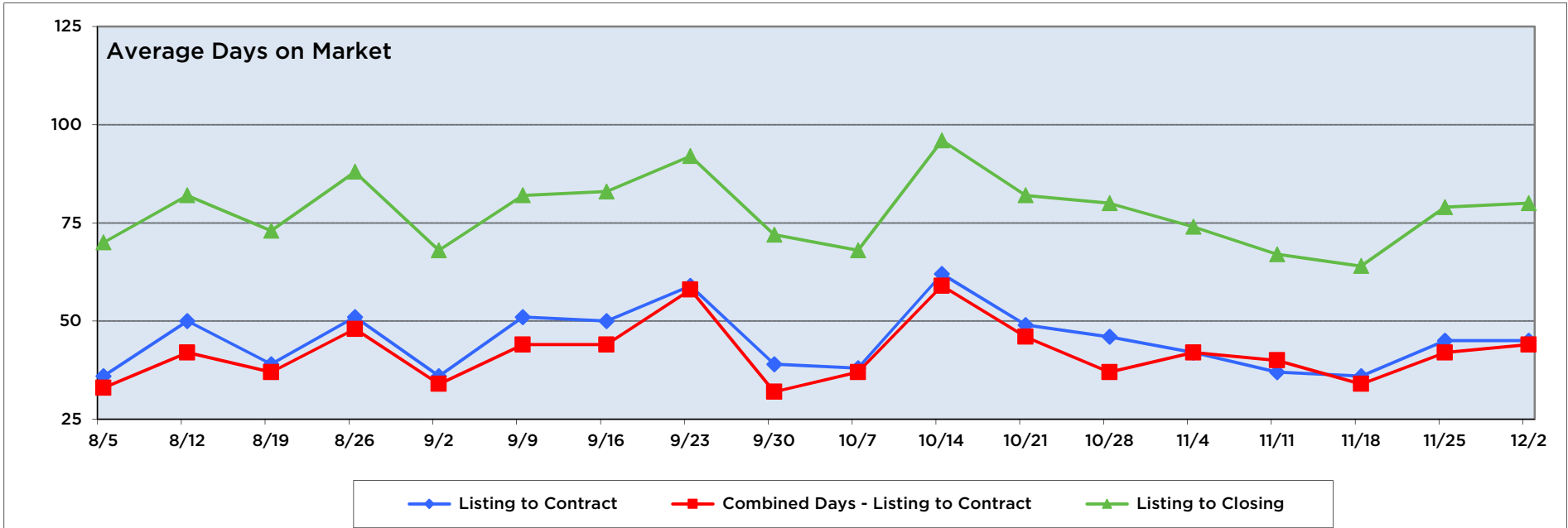


Condos, Townhomes, Villas

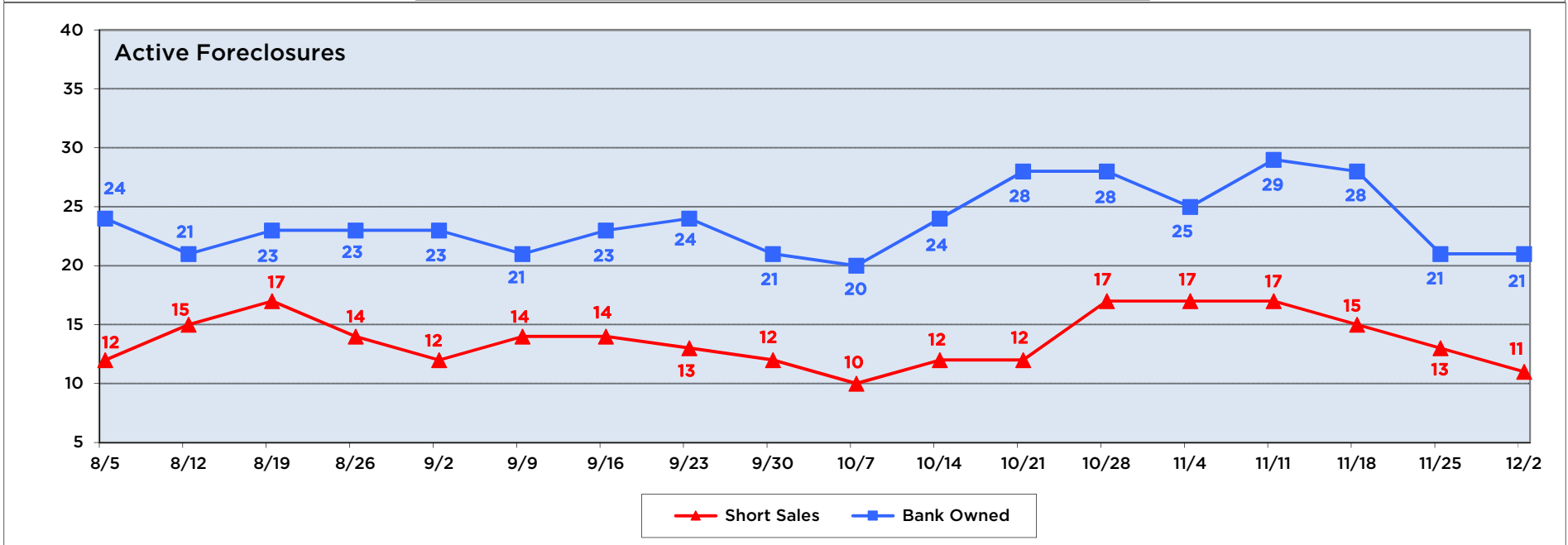
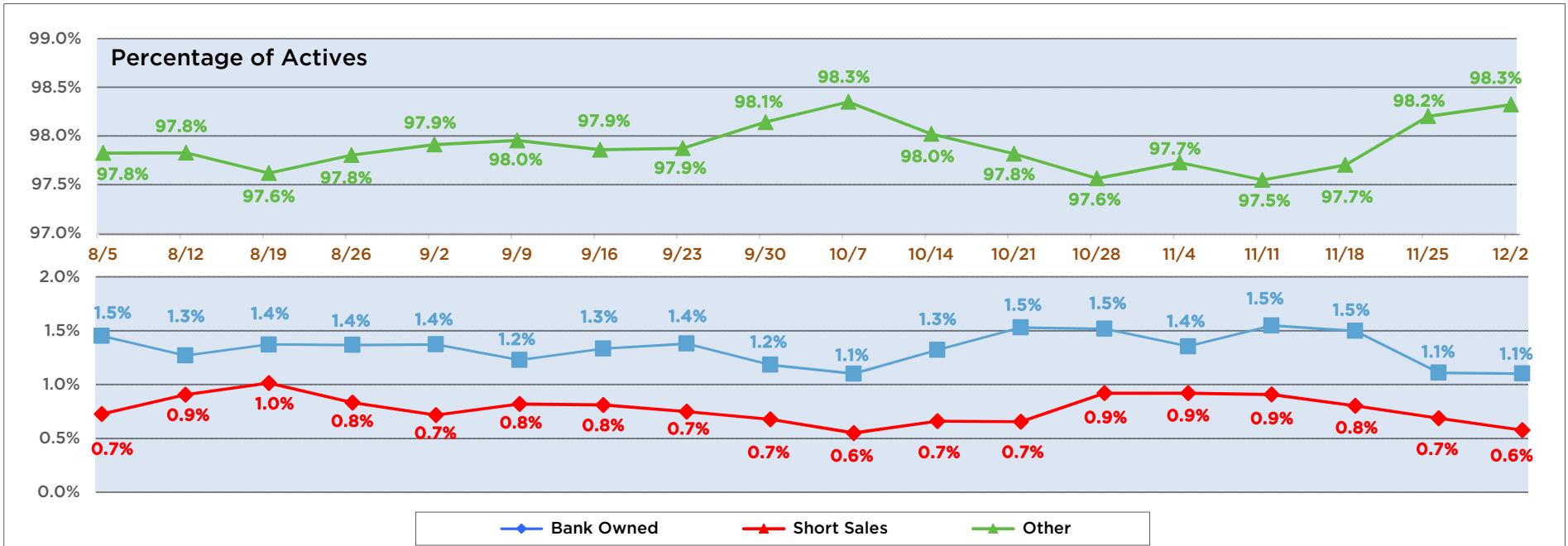




Condos, Townhomes, Villas

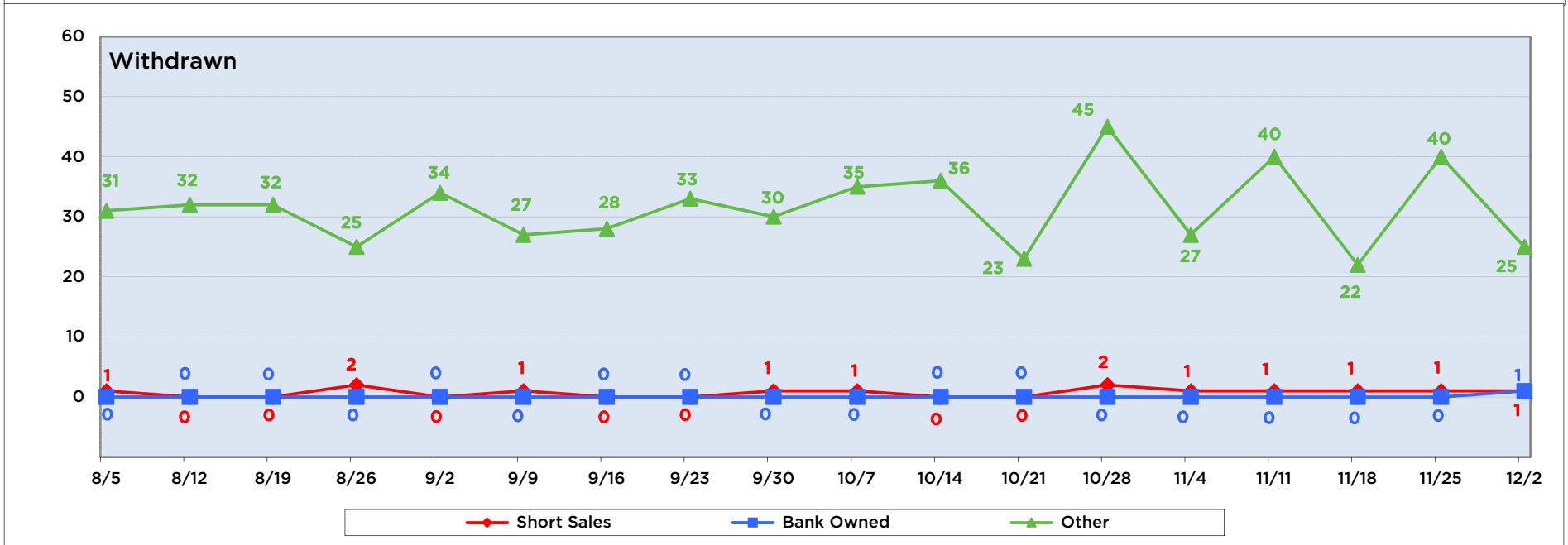
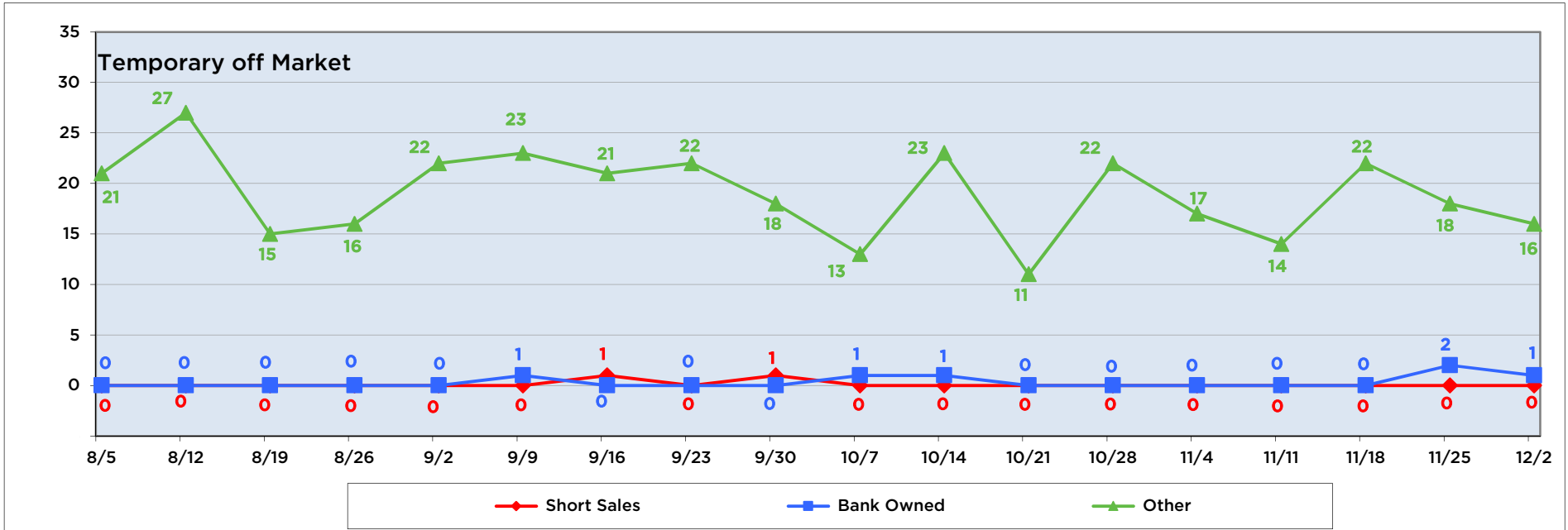


Condos, Townhomes, Villas

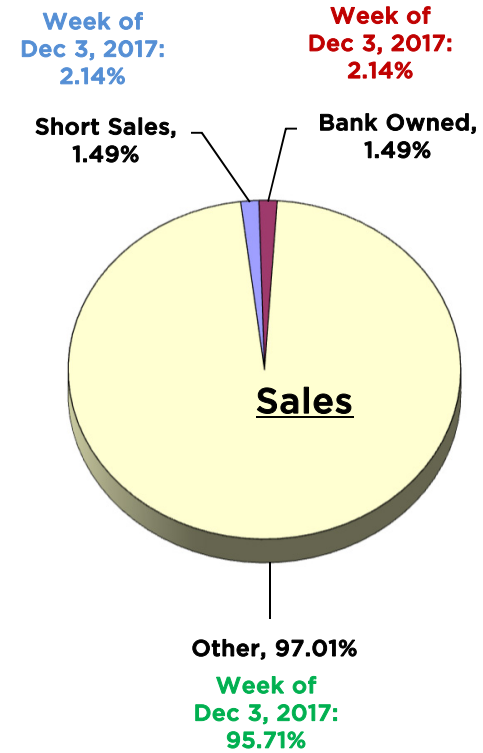
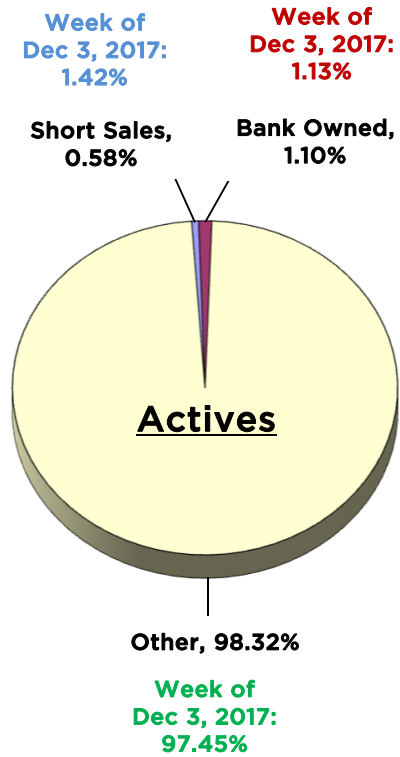




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$151,500? (± \$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		1	\$151,999	3.0	2.0	1,292	\$117.65
Ventura	32822	1	\$151,999	3.0	2.0	1,292	\$117.65