



Monday Morning Quarterback Summary

Week of Dec 23, 2018

Single-family existing homes

- Sales of single-family homes decreased to 442 during the week of Dec 23, from 533 the week prior
- The median price of single family homes increased to \$255,000, a change of 1.0%
- The number of single-family home foreclosure transactions decreased to 14 last week, from 16 the week of Dec 16
- The number of single-family home short-sale transactions remained constant at 8
- Single-family inventory decreased by 224, and now sits at 6,946

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 109 during the week of Dec 23, from 45 the week prior
- The median price of condos, townhomes, and villas decreased to \$158,000, a change of -7.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 3 the week of Dec 16
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory decreased by 98, and now sits at 1,783

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	442	202	91	89	28	24	8
Bank Owned	14	7	2	4	1	0	0
Short Sales	8	6	0	2	0	0	0
Other	420	189	89	83	27	24	8
Active Listings	6,946	2,068	1,142	1,555	676	1,036	469
Bank Owned	175	111	17	23	8	13	3
Short Sales	68	25	17	11	3	10	2
Other	6,703	1,932	1,108	1,521	665	1,013	464
Months of Inventory	4	2	3	4	6	10	14

List Price

Average Original List Price	\$326,385	\$191,117	\$285,584	\$361,291	\$482,364	\$695,725	\$2,163,750
Average Final List Price	\$313,939	\$186,507	\$276,927	\$347,819	\$457,474	\$657,168	\$2,043,625

Sale Price

Average Price	\$300,736	\$180,939	\$269,718	\$338,132	\$443,889	\$624,604	\$1,789,750
Median Price	\$255,000	\$190,500	\$269,000	\$330,000	\$447,500	\$586,500	\$1,771,500

Price Differences

Original to Final List Price	-\$12,446	-\$4,610	-\$8,657	-\$13,472	-\$24,890	-\$38,557	-\$120,125
Original List to Sale Price - \$	-\$25,649	-\$10,178	-\$15,866	-\$23,159	-\$38,475	-\$71,121	-\$374,000
Final List to Sale Price - \$	-\$13,203	-\$5,568	-\$7,209	-\$9,687	-\$13,585	-\$32,564	-\$253,875
Original List to Sale Price - %	92.14%	94.67%	94.44%	93.59%	92.02%	89.78%	82.72%
Final List to Sale Price - %	95.79%	97.01%	97.40%	97.21%	97.03%	95.04%	87.58%

Days on the Market

Avg Days Listing to Contract	58	46	49	56	86	97	260
Combined Avg Days to Contract	58	39	50	66	83	109	288
Avg Days Listing to Closing	96	86	84	93	122	131	330
Avg Days Contract to Close	39	40	37	37	36	37	69

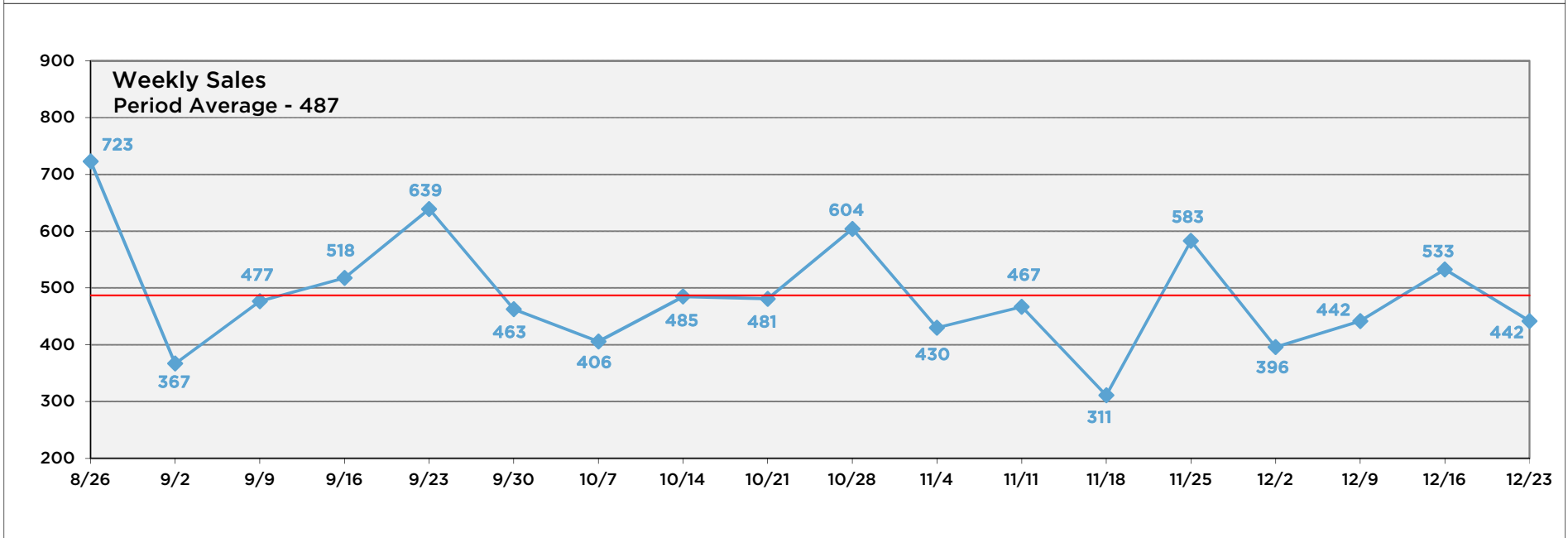
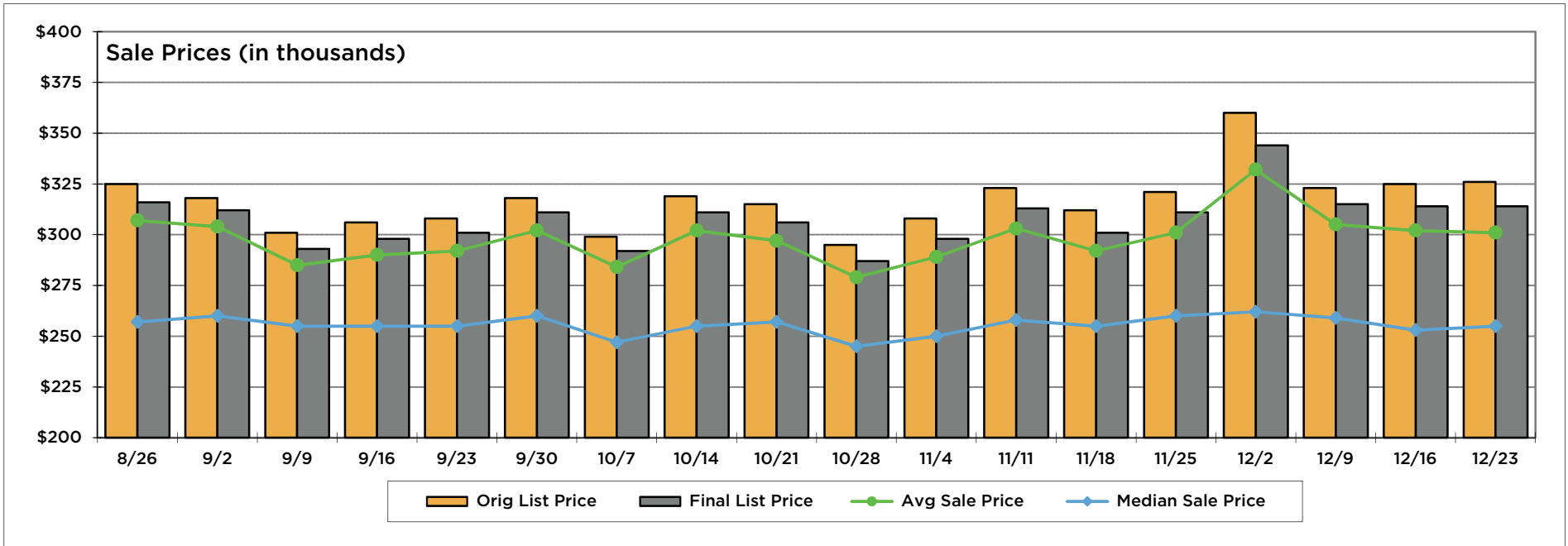
Beds / Baths

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

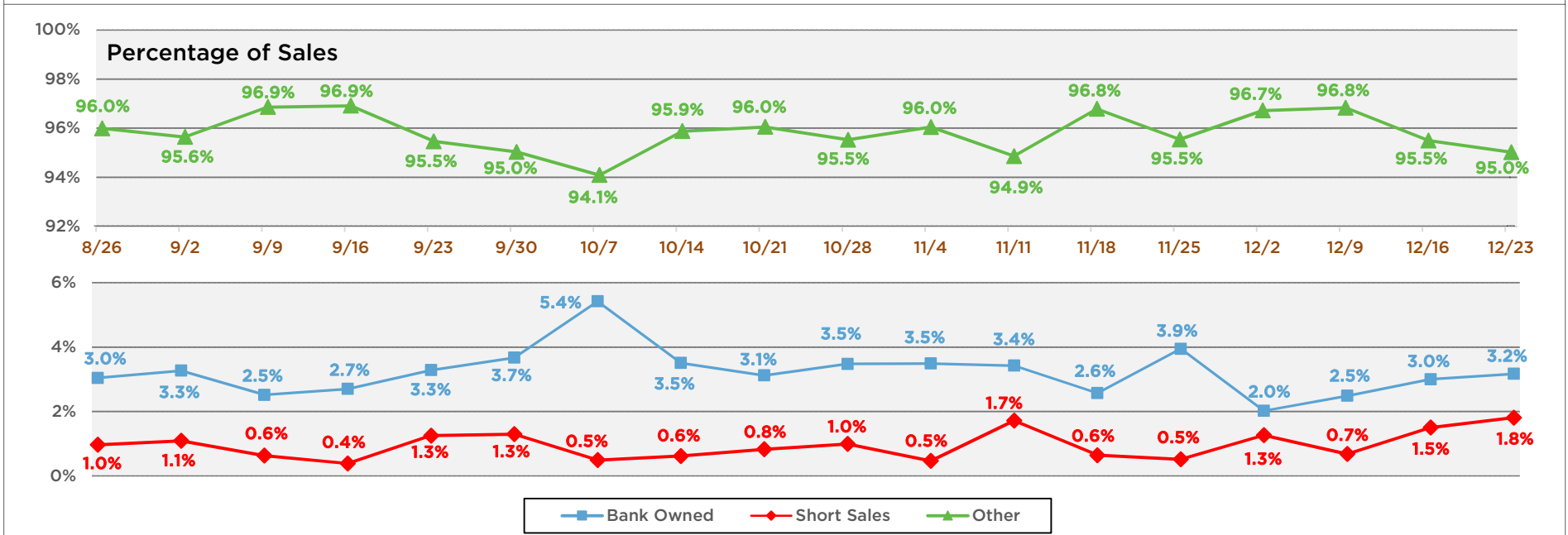
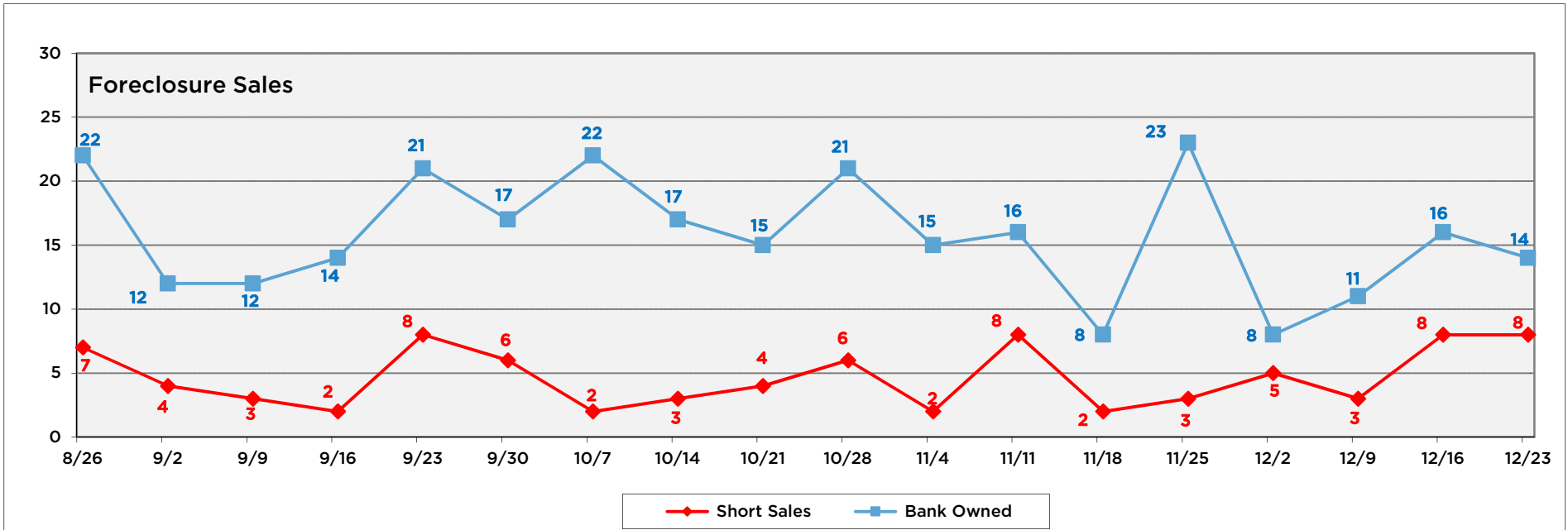
Square Footage

Average Square Feet	2,045	1,448	2,046	2,382	3,003	3,447	5,836
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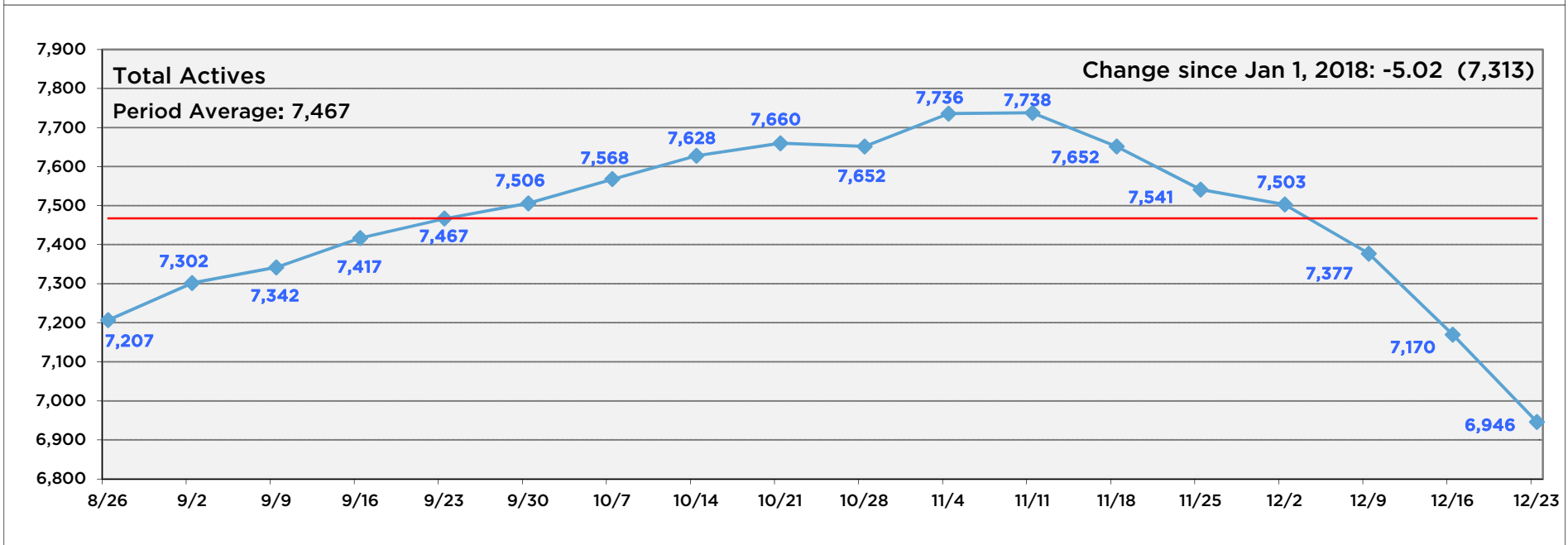
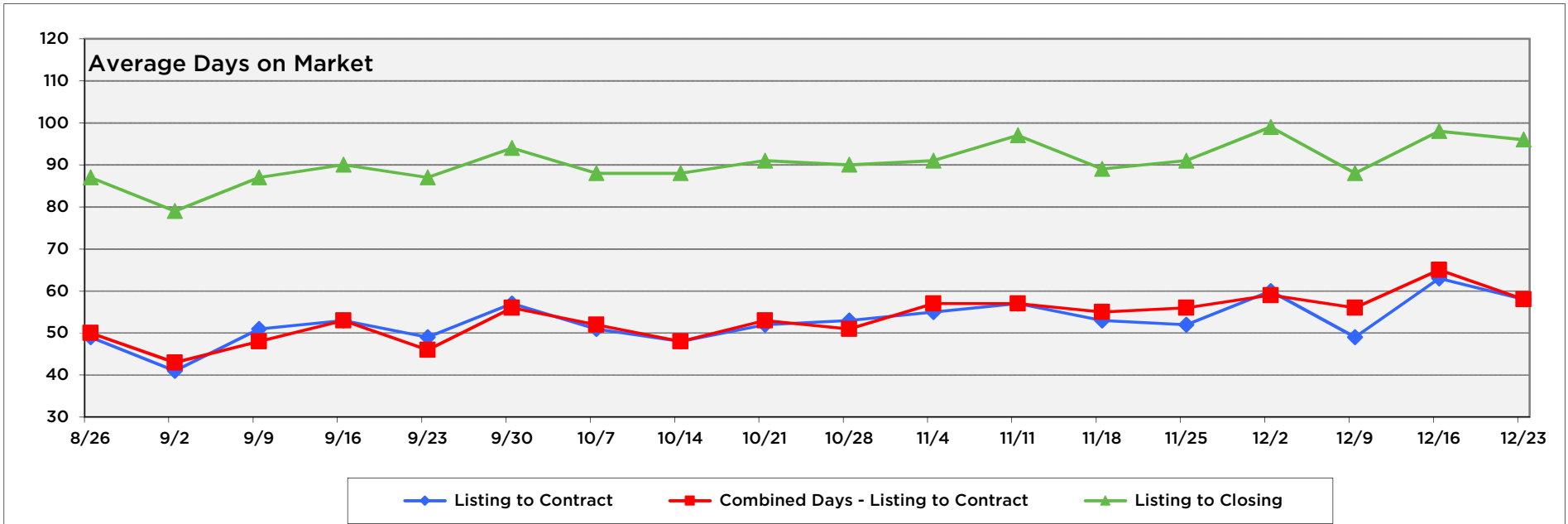
Single Family Homes



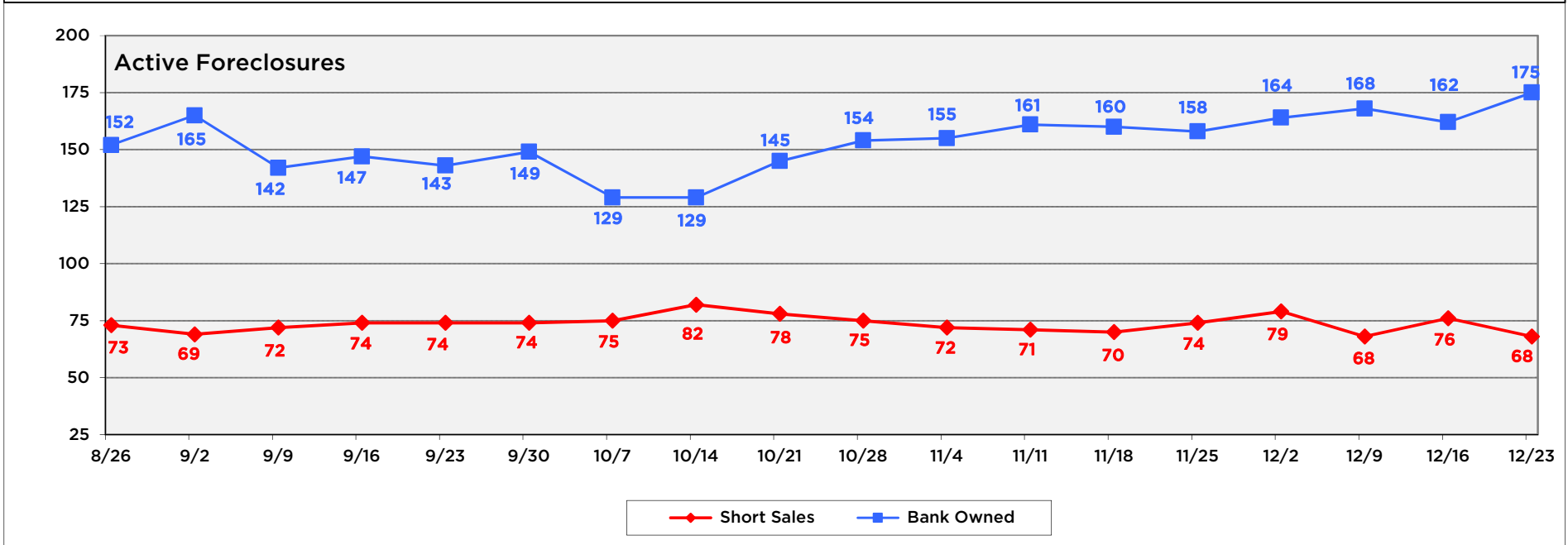
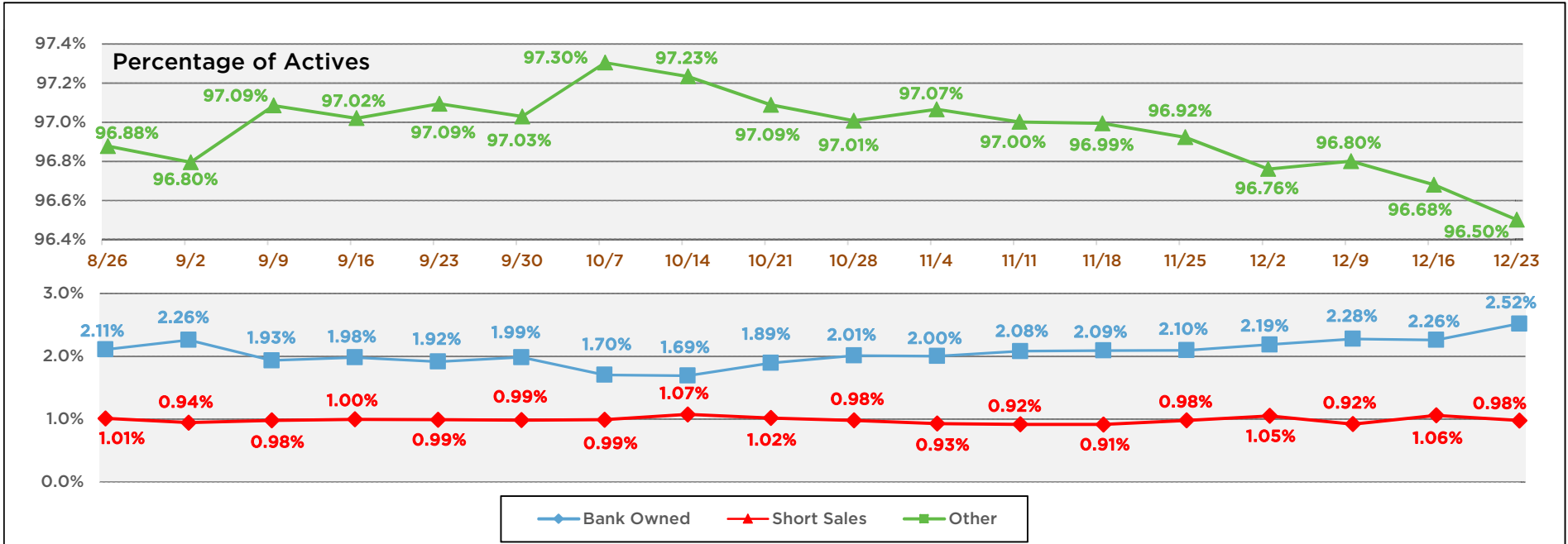
Single Family Homes



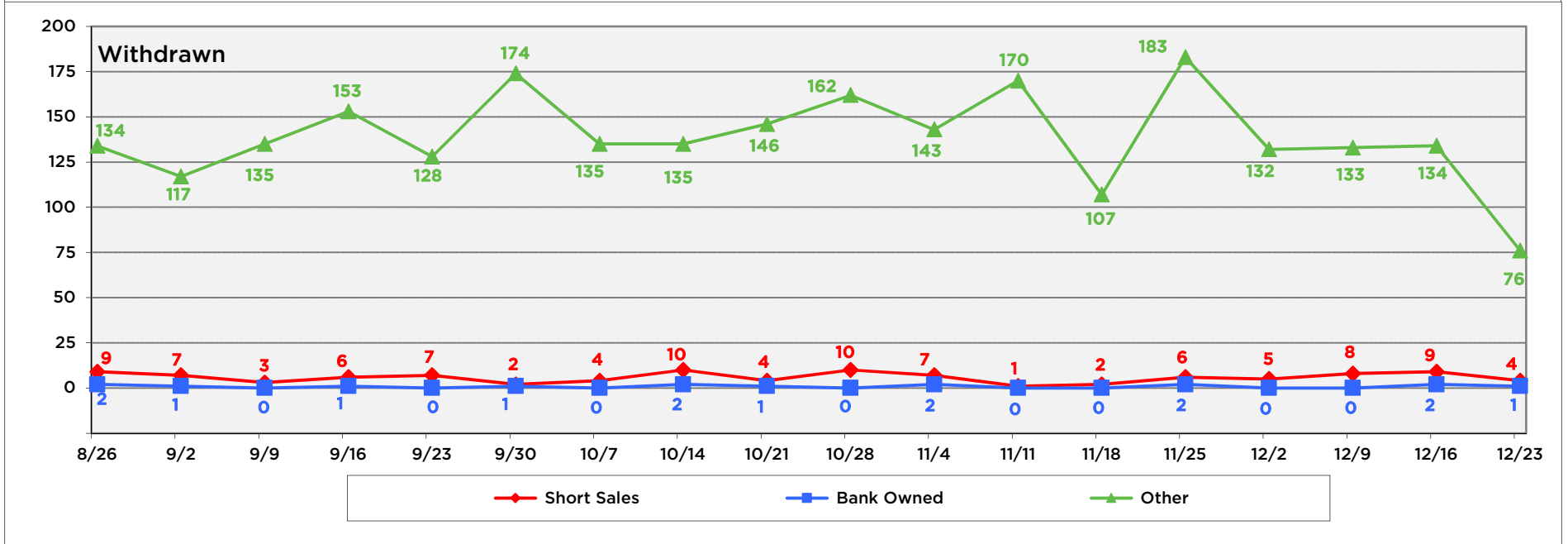
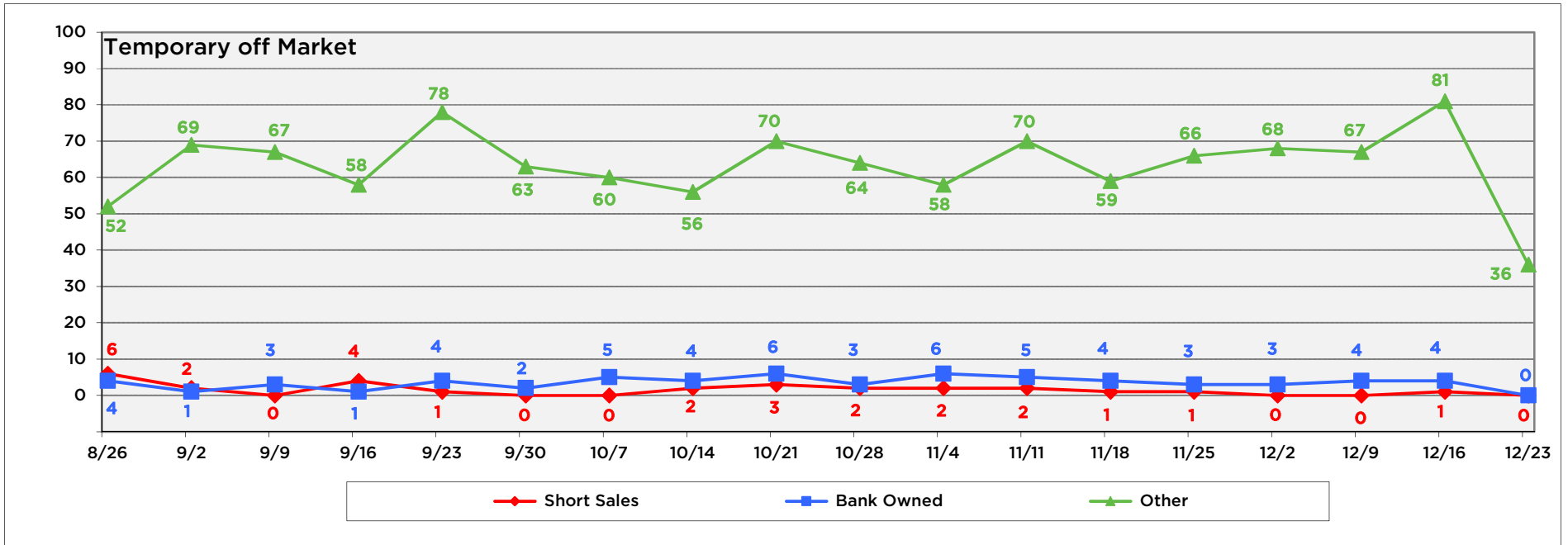
Single Family Homes



Single Family Homes

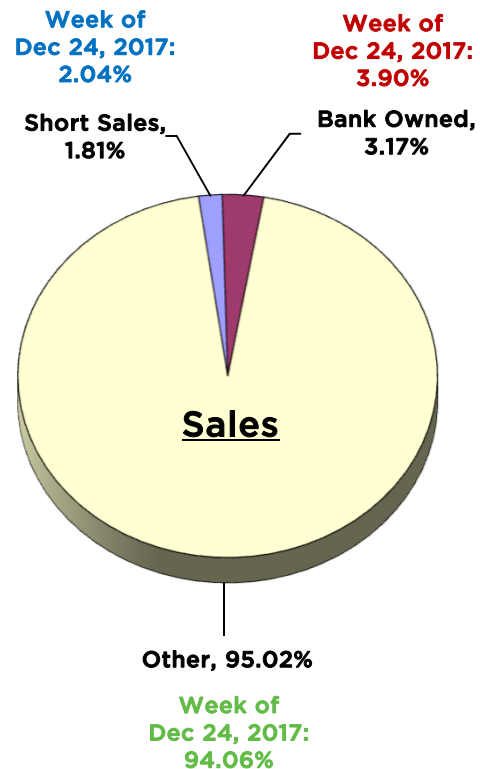
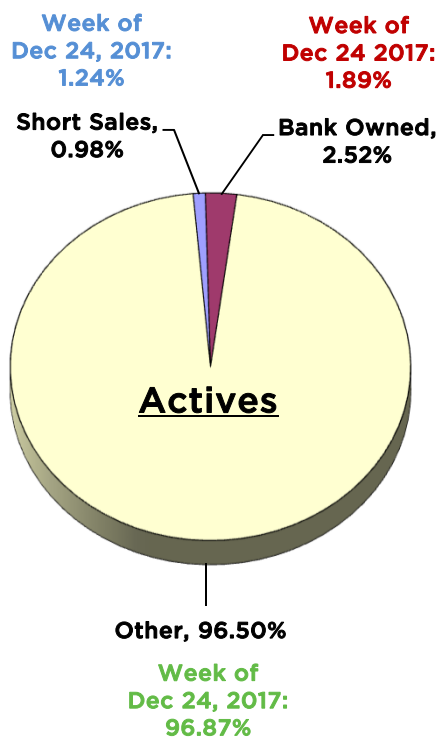


Single Family Homes





Single Family Homes



Monday Morning Quarterback
12/23/2018 - 12/29/2018
Lake, Orange, Osceola & Seminole Counties

Where are the 61 Single Family Homes available for the Median Price of \$255,000? (± \$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		7	\$254,986	3.4	2.0	1,769	\$144.14
Casselberry	32707	1	\$255,000	4.0	2.0	2,340	\$108.97
Winter Springs / Tuskawilla	32708	1	\$255,000	3.0	2.0	1,735	\$146.97
Geneva	32732	1	\$255,000	3.0	2.0	1,386	\$183.98
Lake Mary / Heathrow	32746	2	\$255,000	4.0	2.0	1,591	\$160.28
Sanford / Lake Forest	32771	1	\$254,900	3.0	2.0	2,042	\$124.83
Winter Park	32792	1	\$255,000	3.0	2.0	1,698	\$150.18
Orange County		17	\$254,976	3.5	1.9	1,675	\$152.27
Apopka / Hunt Club	32703	2	\$255,000	3.0	2.0	1,741	\$146.47
Winter Park (West)	32789	1	\$254,900	3.0	1.0	1,035	\$246.28
Azalea Park	32807	1	\$255,000	4.0	2.0	1,992	\$128.01
Conway	32812	1	\$255,000	3.0	2.0	1,619	\$157.50
Hiawassee	32818	3	\$255,000	4.0	2.0	1,928	\$132.26
Taft	32824	2	\$254,900	4.0	2.0	1,758	\$144.99
Research Park	32826	1	\$254,900	3.0	2.0	1,888	\$135.01
Waterford Lakes	32828	2	\$255,000	3.0	2.0	1,420	\$179.58
Metro West / Orlo Vista	32835	1	\$255,000	3.0	2.0	1,322	\$192.89
Hunters Creek	32837	2	\$255,000	4.0	2.0	1,736	\$146.89
Winter Garden / Oakland	34787	1	\$255,000	3.0	2.0	1,517	\$168.09
Osceola County		23	\$254,946	4.0	2.0	1,938	\$131.57
Kissimmee (East)	34744	6	\$254,867	4.0	2.0	1,947	\$130.90
Kissimmee (West) / Pleasant Hill	34746	9	\$254,917	4.0	2.0	1,958	\$130.19
Kissimmee / Celebration	34747	1	\$255,500	4.0	2.0	2,136	\$119.62
St Cloud	34769	1	\$255,000	4.0	3.0	2,482	\$102.74
St Cloud / Canoe Creek	34772	6	\$254,967	4.0	2.0	1,774	\$143.72
Lake County		14	\$254,986	3.6	2.5	2,216	\$115.05
Lady Lake / The Villages	32159	2	\$255,250	3.0	2.0	2,547	\$100.22
Eustis (West)	32726	1	\$255,000	4.0	2.0	2,362	\$107.96
Grand Island	32735	2	\$254,950	4.0	3.0	1,998	\$127.60
Clermont (Central)	34711	3	\$254,900	3.0	2.0	2,236	\$114.00
Clermont (South)	34714	1	\$254,900	4.0	3.0	1,942	\$131.26
Minneola	34715	1	\$255,000	5.0	3.0	2,142	\$119.05
Groveland	34736	2	\$254,950	4.0	3.0	2,420	\$105.35
Leesburg (West)	34748	1	\$254,999	3.0	3.0	2,124	\$120.06
Leesburg (East) / Haines Creek	34788	1	\$254,900	3.0	2.0	1,821	\$139.98

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	109	99	4	4	1	0	1
Bank Owned	4	4	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	104	94	4	4	1	0	1
Active Listings	1,783	1,279	202	199	44	44	15
Bank Owned	24	23	1	0	0	0	0
Short Sales	12	9	2	0	1	0	0
Other	1,747	1,247	199	199	43	44	15
Months of Inventory	4	3	12	11	10	0	3

List Price

Average Original List Price	\$191,638	\$164,124	\$296,825	\$378,725	\$689,000	\$0	\$1,249,000
Average Final List Price	\$184,972	\$159,512	\$280,575	\$368,500	\$525,000	\$0	\$1,249,000

Sale Price

Average Price	\$178,380	\$154,868	\$275,625	\$355,625	\$466,500	\$0	\$1,120,000
Median Price	\$158,000	\$155,000	\$278,750	\$360,000	\$466,500	\$0	\$1,120,000

Price Differences

Original to Final List Price	-\$6,666	-\$4,612	-\$16,250	-\$10,225	-\$164,000	\$0	\$0
Original List to Sale Price - \$	-\$13,258	-\$9,256	-\$21,200	-\$23,100	-\$222,500	\$0	-\$129,000
Final List to Sale Price - \$	-\$6,592	-\$4,644	-\$4,950	-\$12,875	-\$58,500	\$0	-\$129,000
Original List to Sale Price - %	93.08%	94.36%	92.86%	93.90%	67.71%	0.00%	89.67%
Final List to Sale Price - %	96.44%	97.09%	98.24%	96.51%	88.86%	0.00%	89.67%

Days on the Market

Avg Days Listing to Contract	56	51	56	160	144	0	44
Combined Avg Days to Contract	53	46	53	156	144	0	250
Avg Days Listing to Closing	88	83	74	214	172	0	59
Avg Days Contract to Close	31	31	21	54	28	0	15

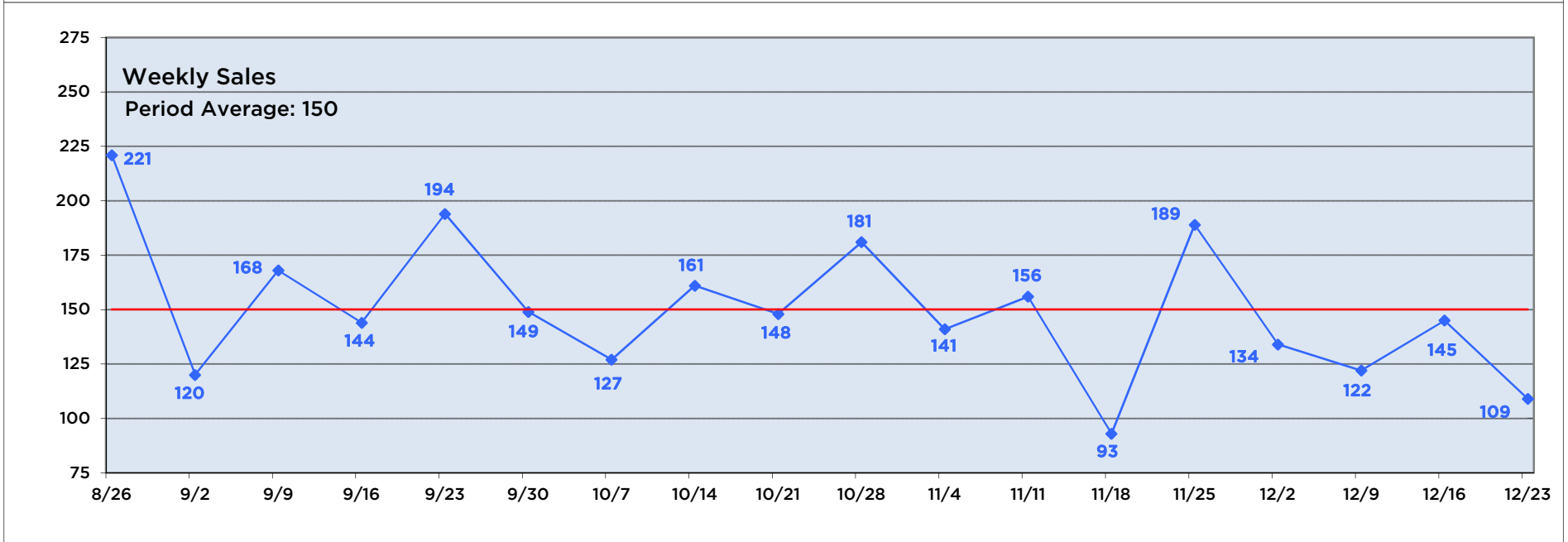
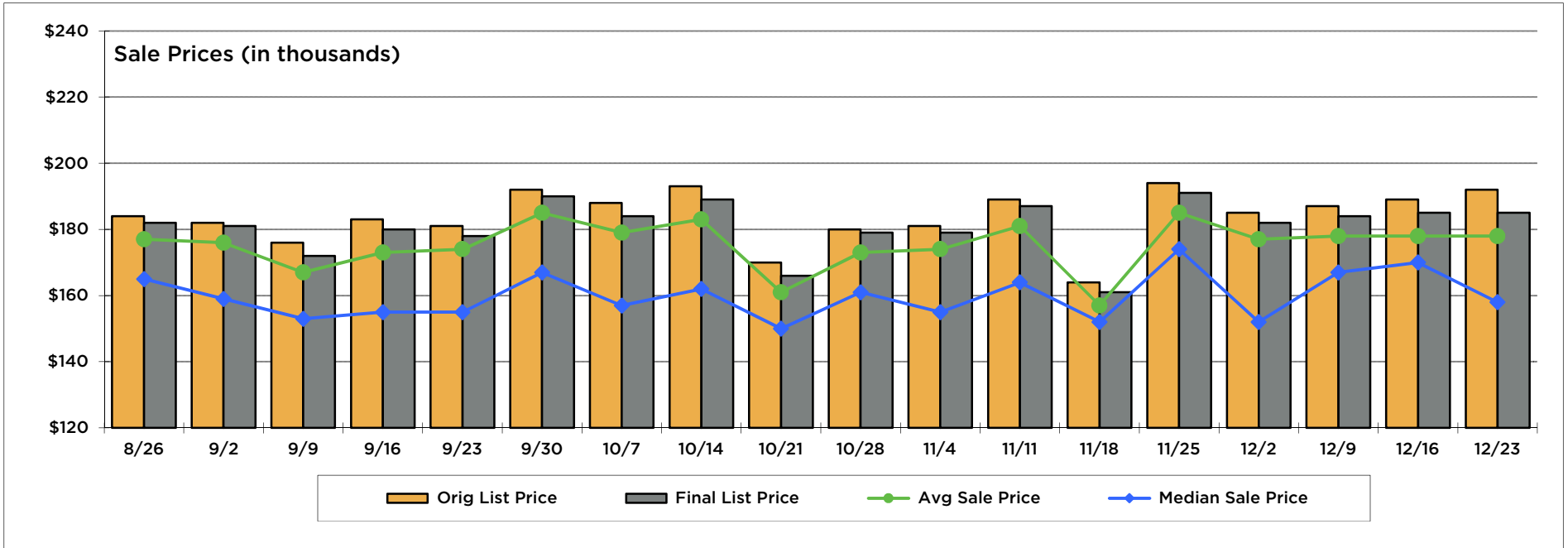
Beds / Baths

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

Square Footage

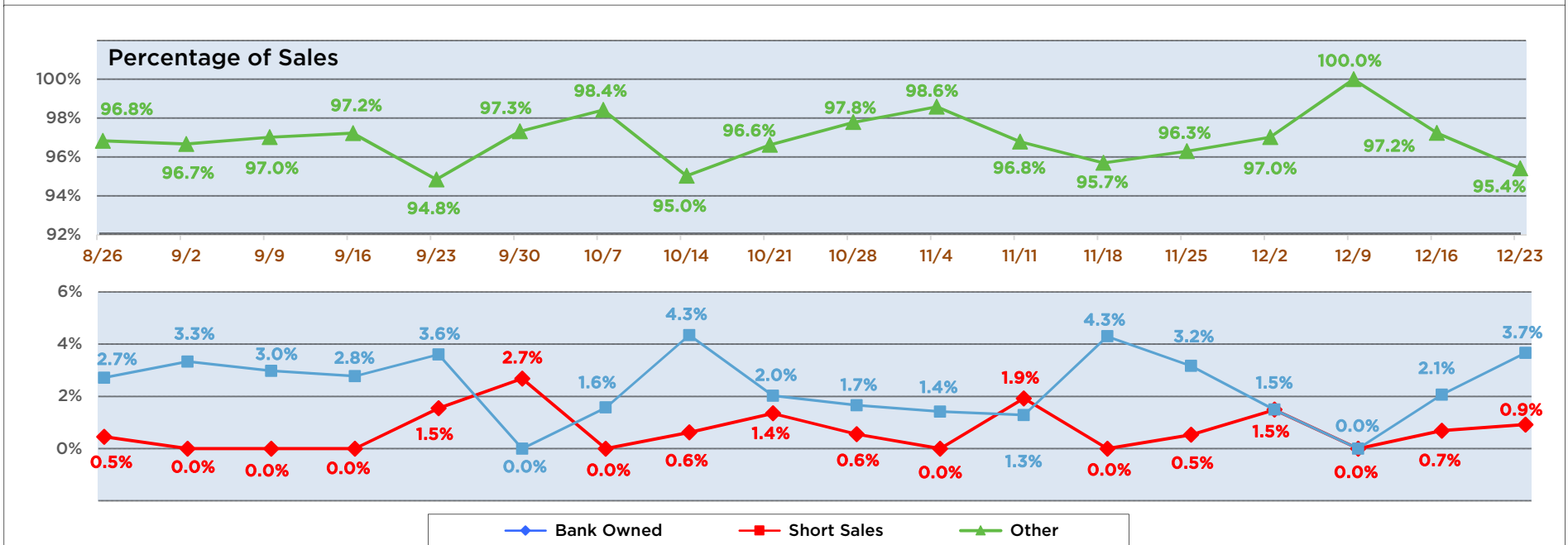
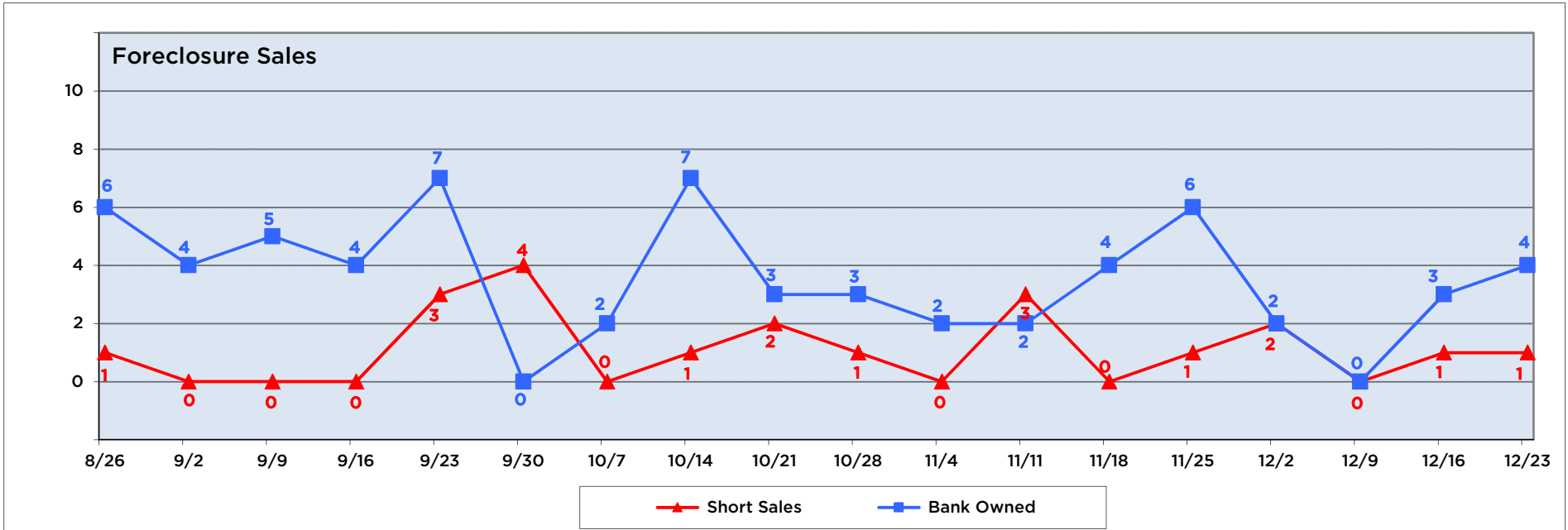
Average Square Feet	1,328	1,267	1,662	1,953	1,057	0	3,778
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Condos, Townhomes, Villas



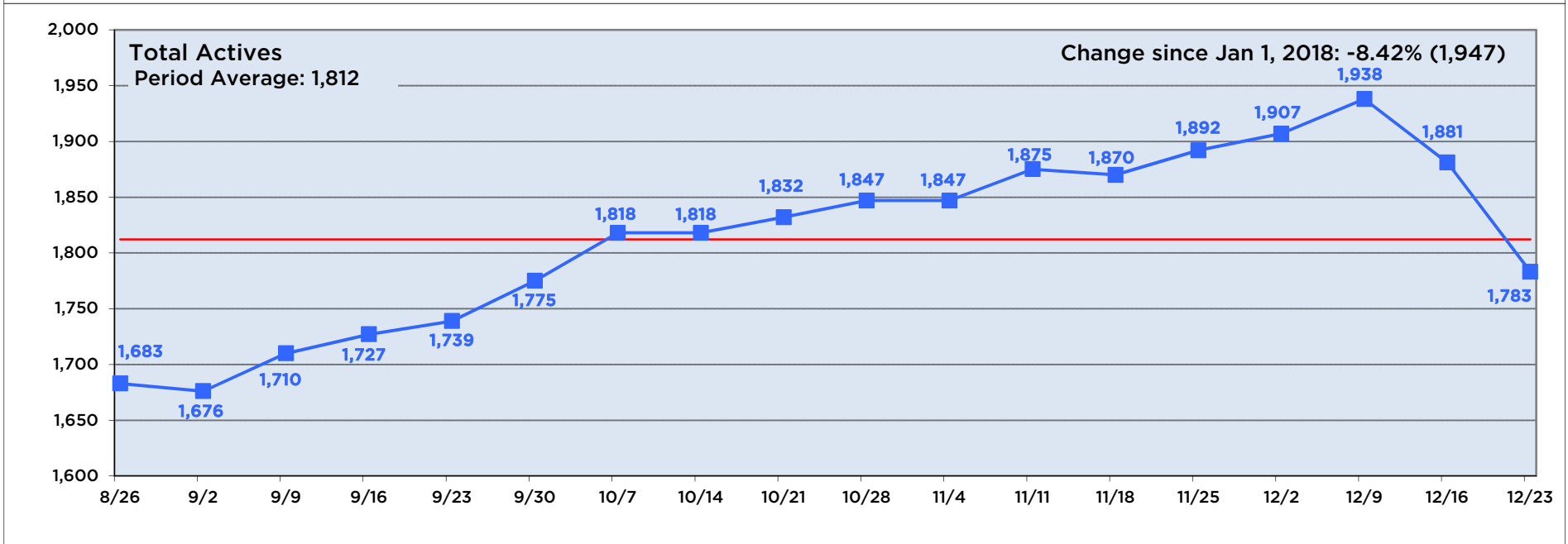
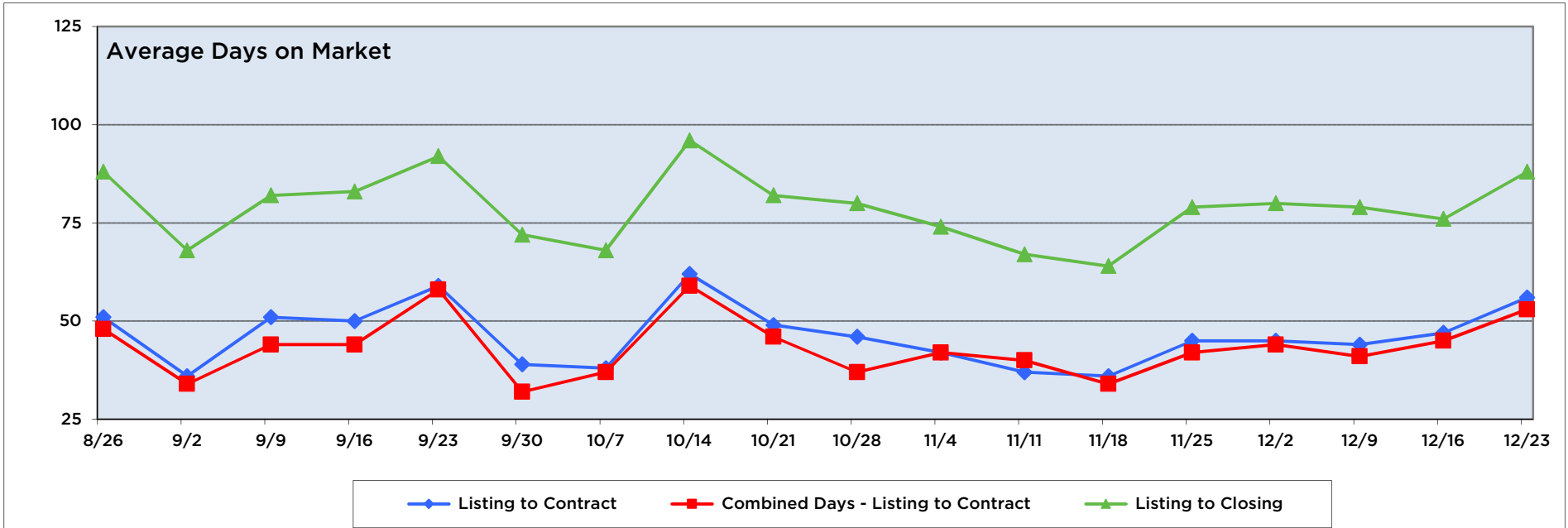


Condos, Townhomes, Villas

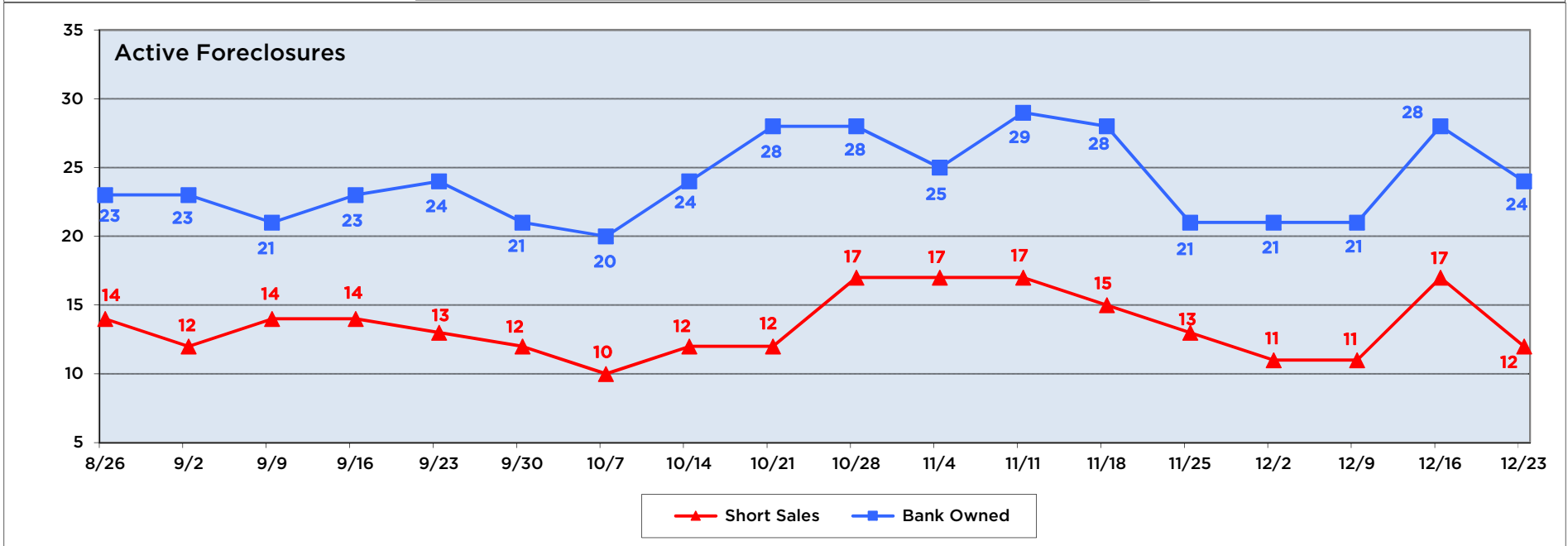
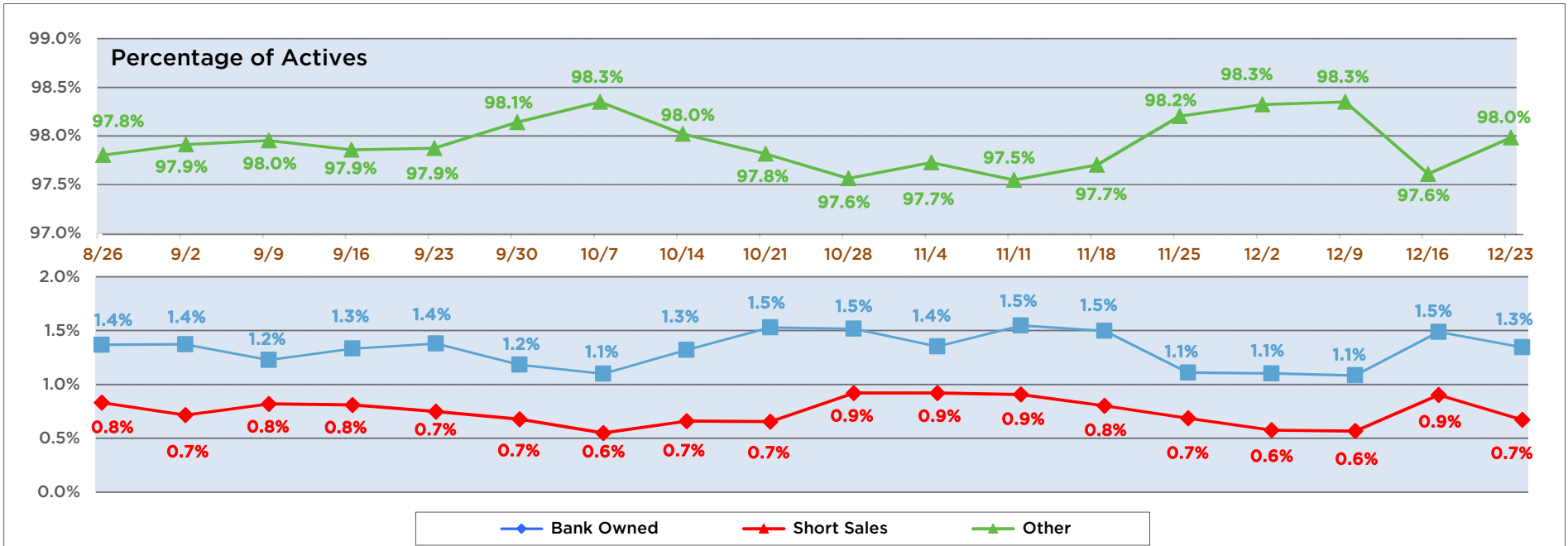




Condos, Townhomes, Villas

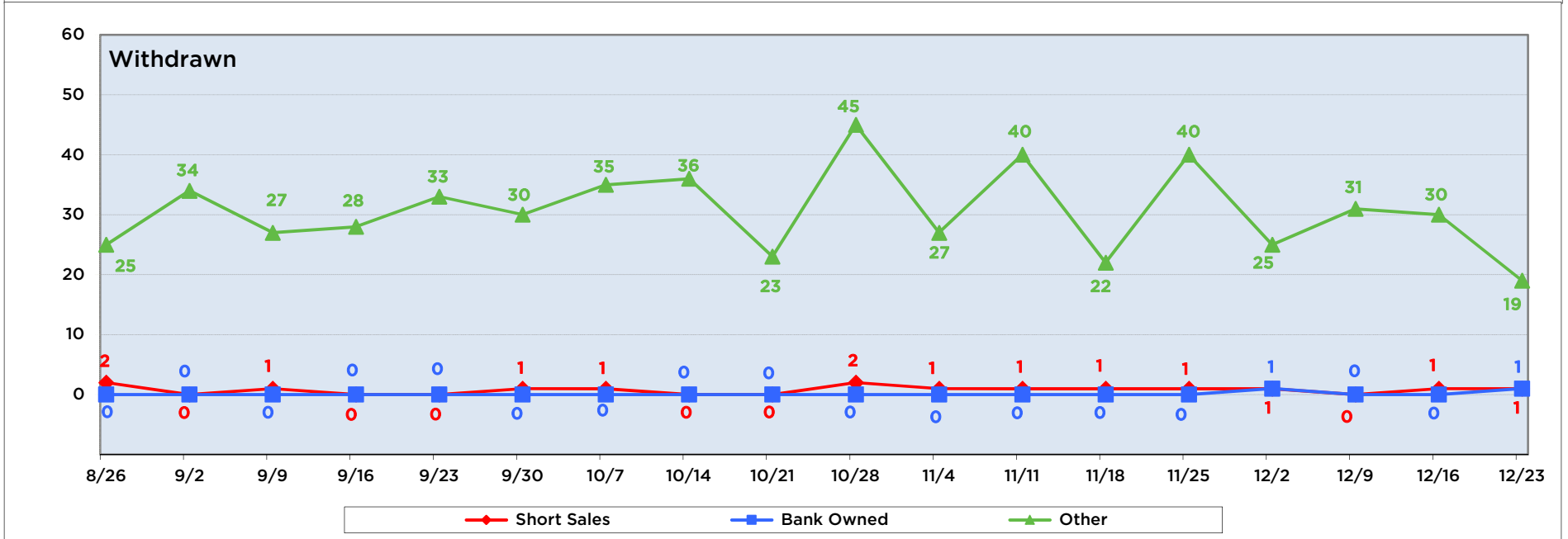
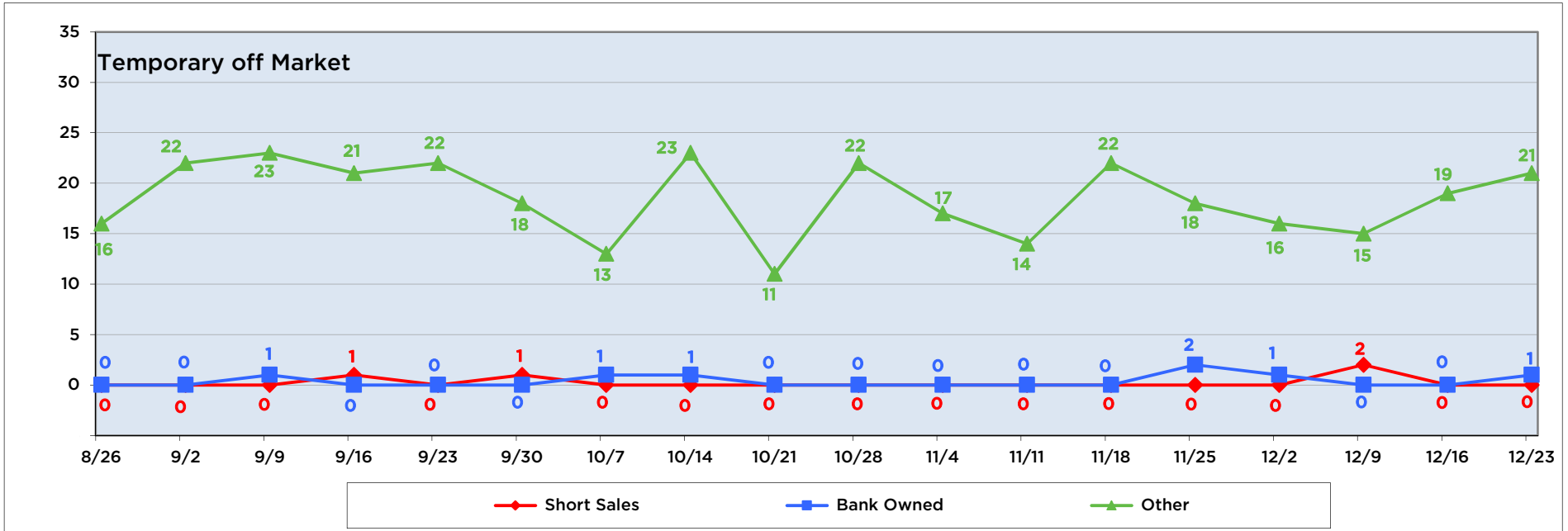


Condos, Townhomes, Villas

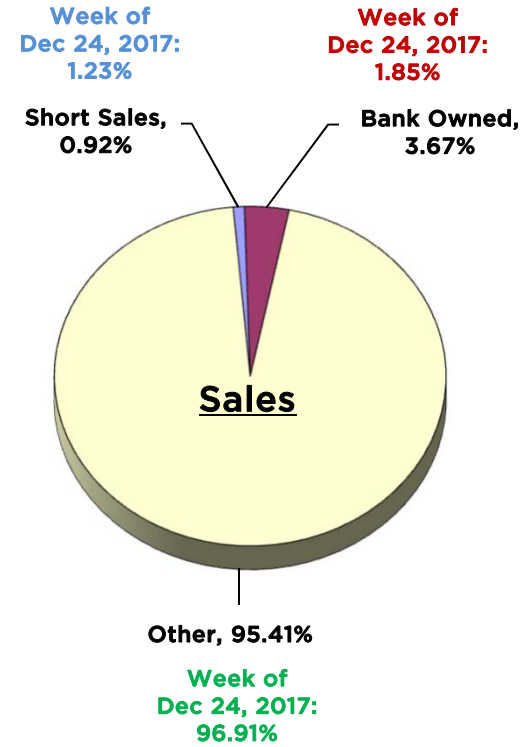
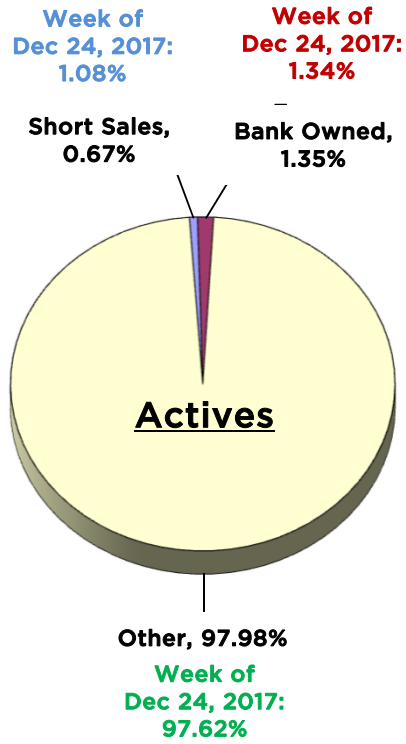




Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$158,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		4	\$157,825	2.5	2.0	1,290	\$122.32
Apopka / Hunt Club	32703	1	\$157,500	2.0	2.0	1,400	\$112.50
Metro West / Orlo Vista	32835	1	\$158,000	3.0	2.0	1,408	\$112.22
Hunters Creek	32837	1	\$157,900	2.0	2.0	1,020	\$154.80
Pine Castle / Edgewood	32839	1	\$157,900	3.0	2.0	1,333	\$118.45
Osceola County		1	\$158,400	1.0	1.0	823	\$192.47
Kissimmee / Celebration	34747	1	\$158,400	1.0	1.0	823	\$192.47
Lake County		1	\$158,000	2.0	2.0	1,104	\$143.12
Tavares / Mt Plymouth	32778	1	\$158,000	2.0	2.0	1,104	\$143.12