



## ***Monday Morning Quarterback Summary***

***Week of Jan 6, 2019***

### ***Single-family existing homes***

- Sales of single-family homes decreased to 313 during the week of Jan 6, from 322 the week prior
- The median price of single family homes increased to \$249,900, a change of 2.0%
- The number of single-family home foreclosure transactions increased to 14 last week, from 13 the week of Dec 30
- The number of single-family home short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory increased by 100, and now sits at 7,180

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 93 during the week of Jan 6, from 102 the week prior
- The median price of condos, townhomes, and villas decreased to \$155,000, a change of -2.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 3 the week of Dec 30
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 3 the week prior
- Condo inventory increased by 49, 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
<b>Sales</b>	<b>313</b>	157	61	58	14	17	6
Bank Owned	14	12	0	1	1	0	0
Short Sales	1	0	1	0	0	0	0
Other	298	145	60	57	13	17	6
<b>Active Listings</b>	<b>7,180</b>	2,177	1,176	1,554	721	1,071	481
Bank Owned	167	108	18	20	7	11	3
Short Sales	54	16	15	9	3	8	3
Other	6,959	2,053	1,143	1,525	711	1,052	475
<b>Months of Inventory</b>	<b>5</b>	3	4	6	12	15	19

**List Price**

Average Original List Price	\$306,155	\$195,824	\$283,897	\$353,855	\$470,036	\$689,029	\$1,491,167
Average Final List Price	\$295,566	\$187,714	\$277,316	\$345,384	\$456,785	\$666,500	\$1,394,500

**Sale Price**

Average Price	\$285,753	\$181,288	\$272,252	\$337,105	\$437,993	\$647,185	\$1,280,833
Median Price	\$249,900	\$196,000	\$270,000	\$331,000	\$429,250	\$610,000	\$1,307,500

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$10,589</b>	-\$8,110	-\$6,581	-\$8,471	-\$13,251	-\$22,529	-\$96,667
<b>Original List to Sale Price - \$</b>	<b>-\$20,402</b>	-\$14,536	-\$11,645	-\$16,750	-\$32,043	-\$41,844	-\$210,334
<b>Final List to Sale Price - \$</b>	<b>-\$9,813</b>	-\$6,426	-\$5,064	-\$8,279	-\$18,792	-\$19,315	-\$113,667
<b>Original List to Sale Price - %</b>	<b>93.34%</b>	92.58%	95.90%	95.27%	93.18%	93.93%	85.89%
<b>Final List to Sale Price - %</b>	<b>96.68%</b>	96.58%	98.17%	97.60%	95.89%	97.10%	91.85%

**Days on the Market**

Avg Days Listing to Contract	54	48	47	61	71	71	122
Combined Avg Days to Contract	54	44	46	70	77	71	126
Avg Days Listing to Closing	93	85	88	97	113	124	191
Avg Days Contract to Close	39	37	39	36	41	52	67

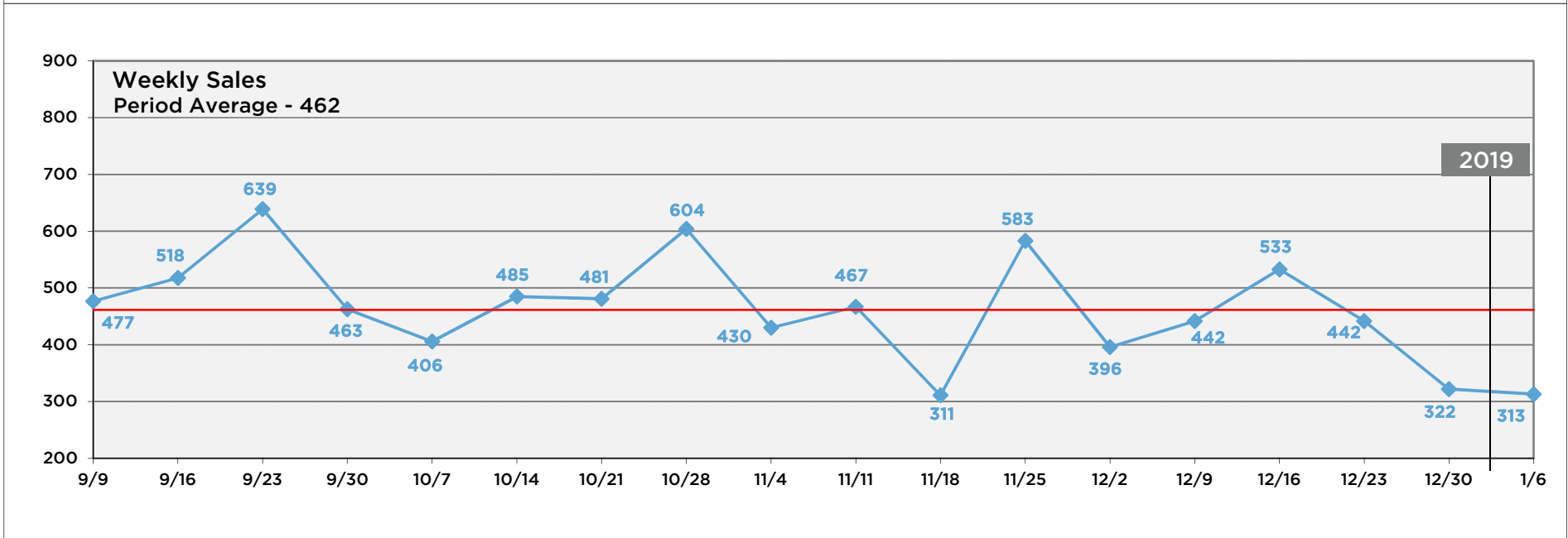
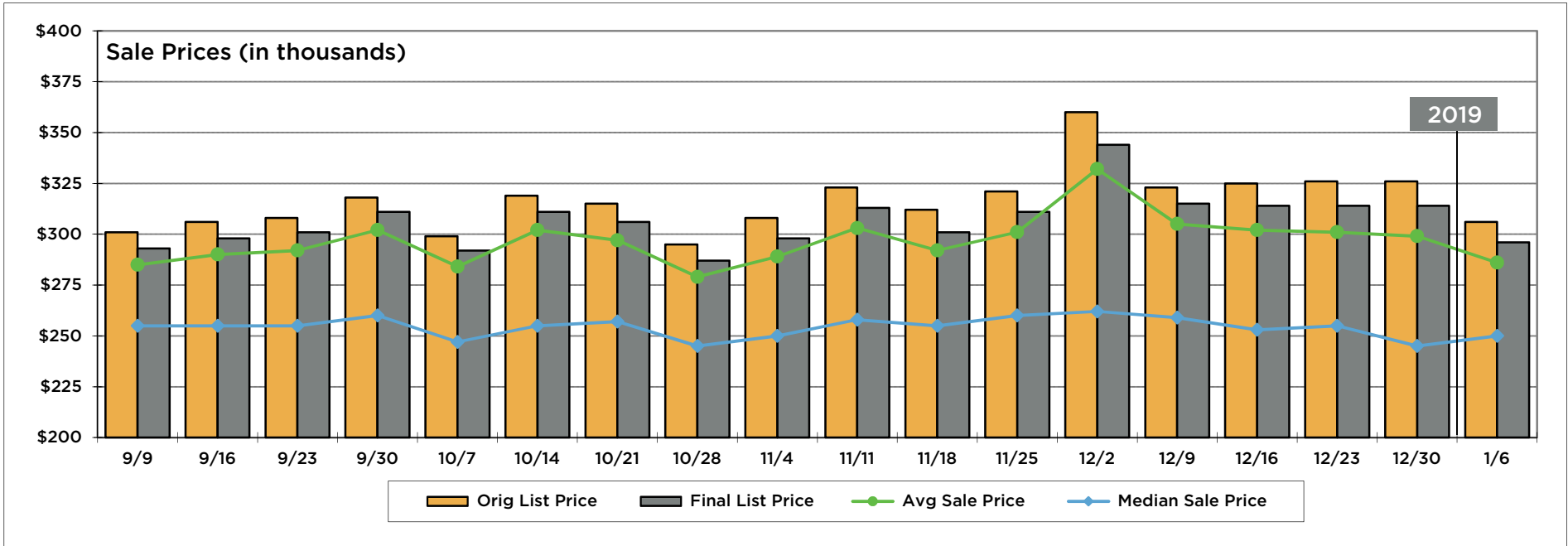
**Beds / Baths**

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

**Square Footage**

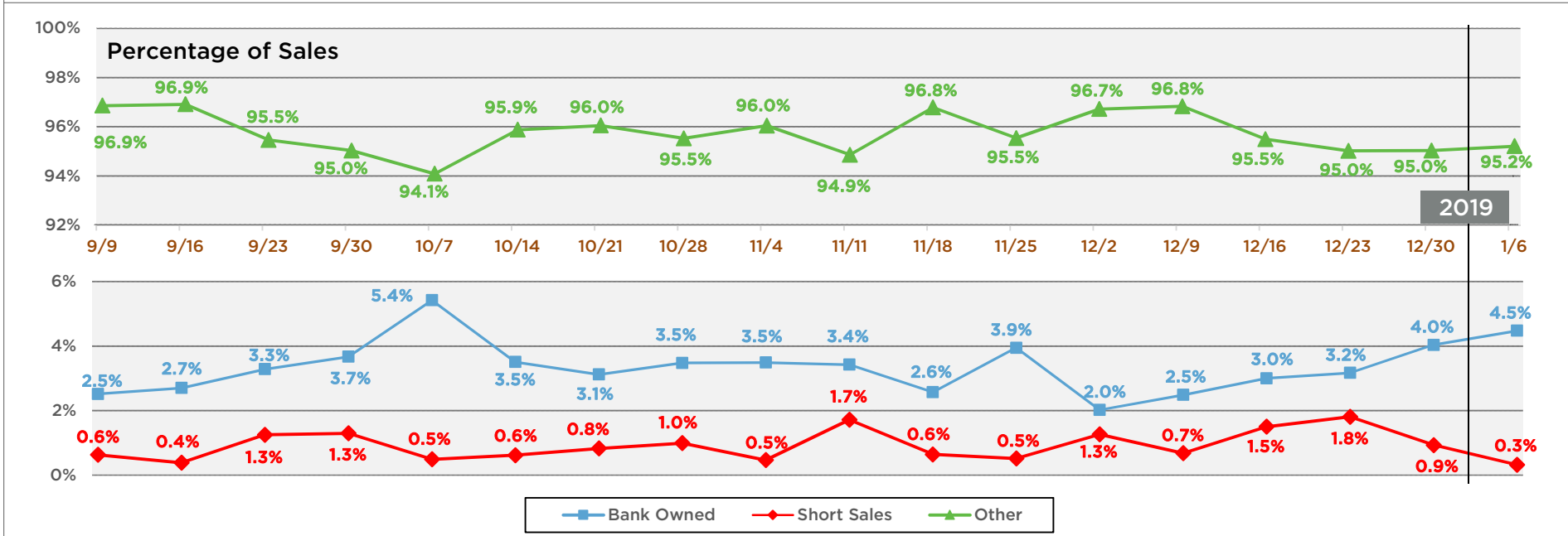
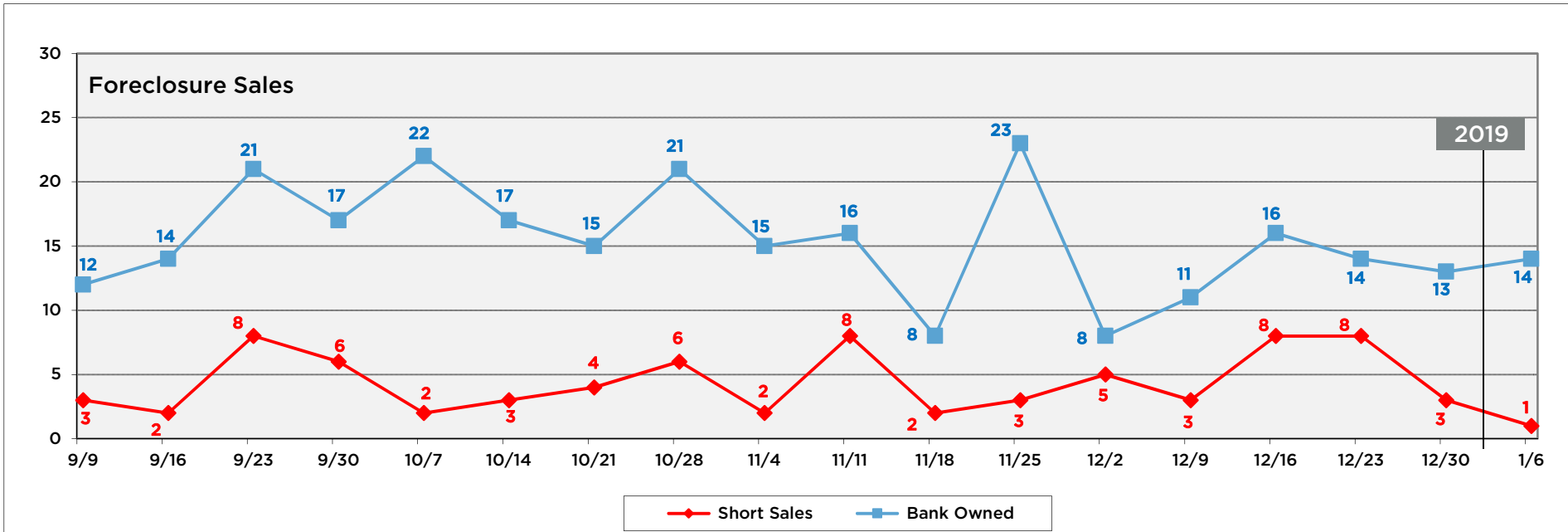
Average Square Feet	1,986	1,473	2,012	2,437	2,840	3,378	4,843
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**Single Family Homes**



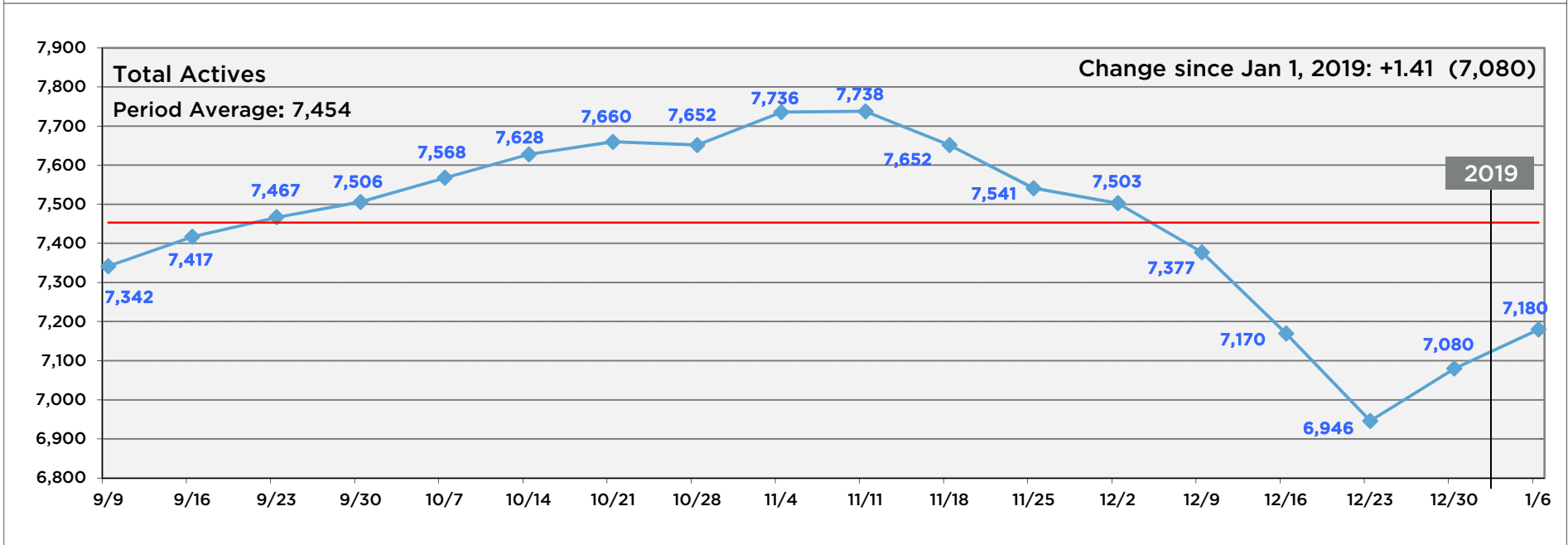
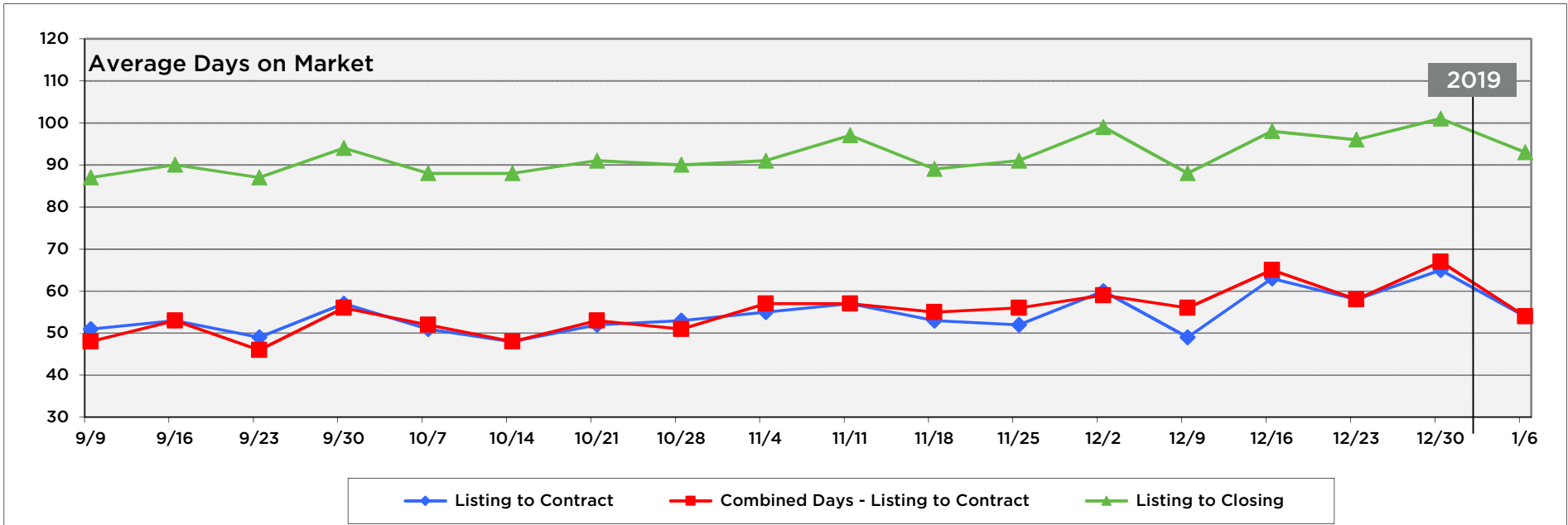


**Single Family Homes**

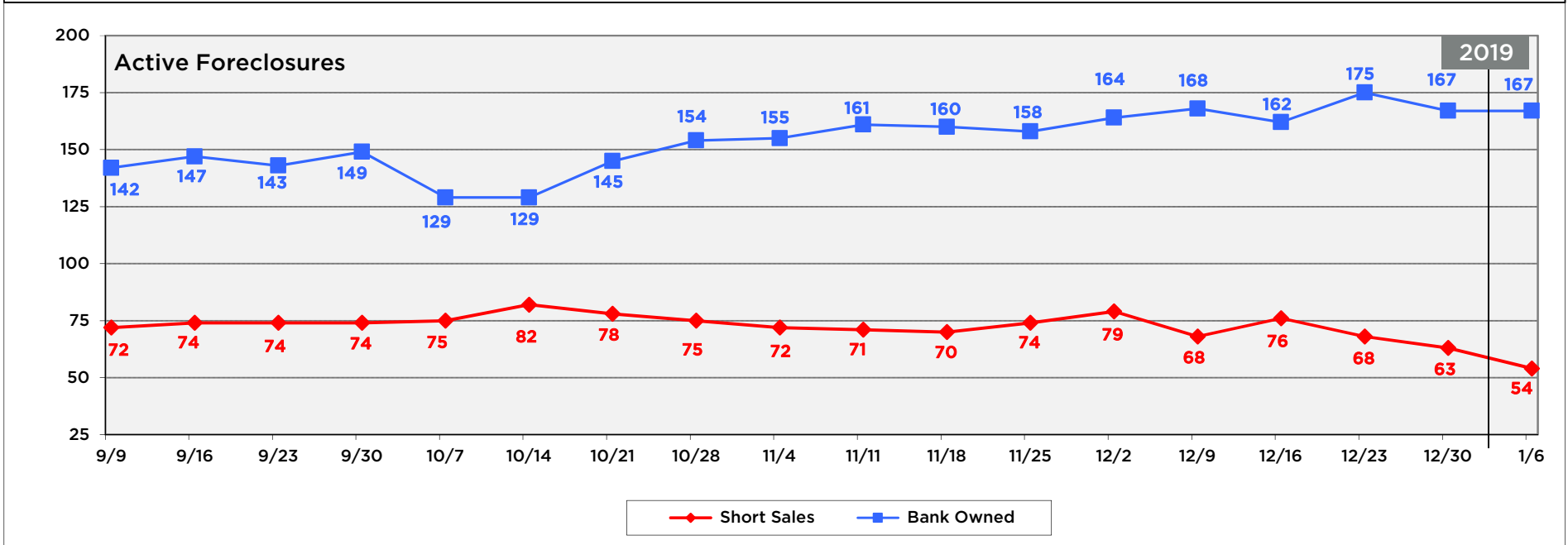
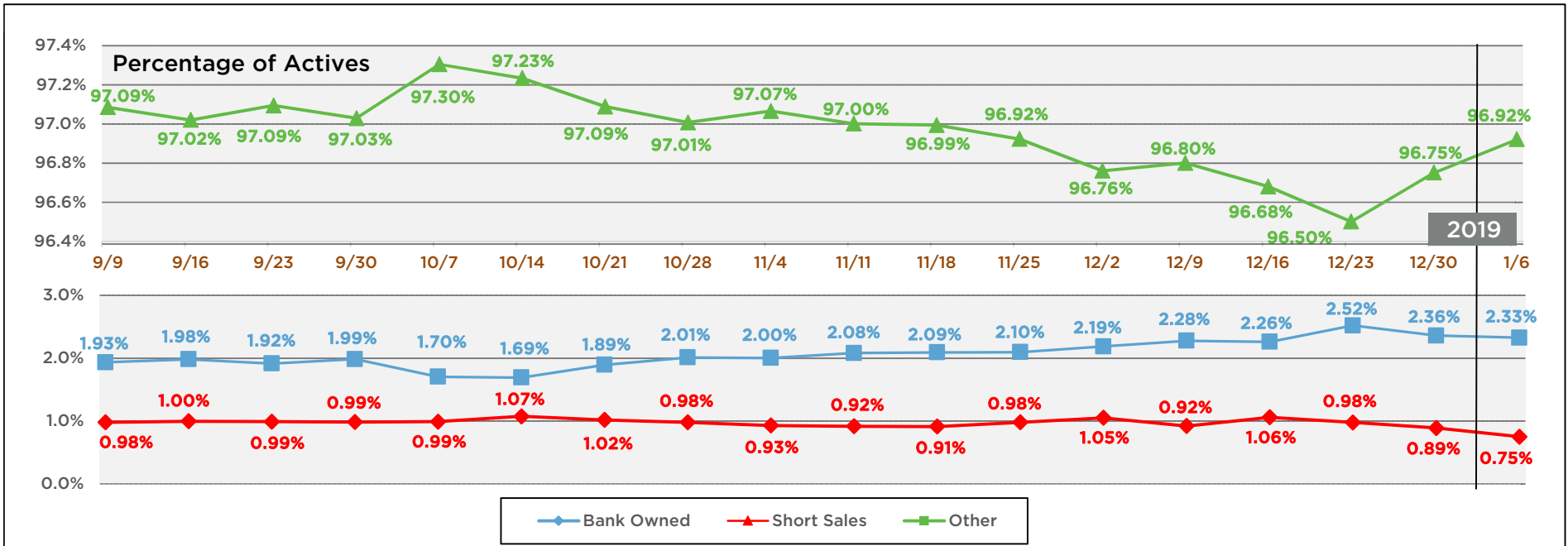




**Single Family Homes**

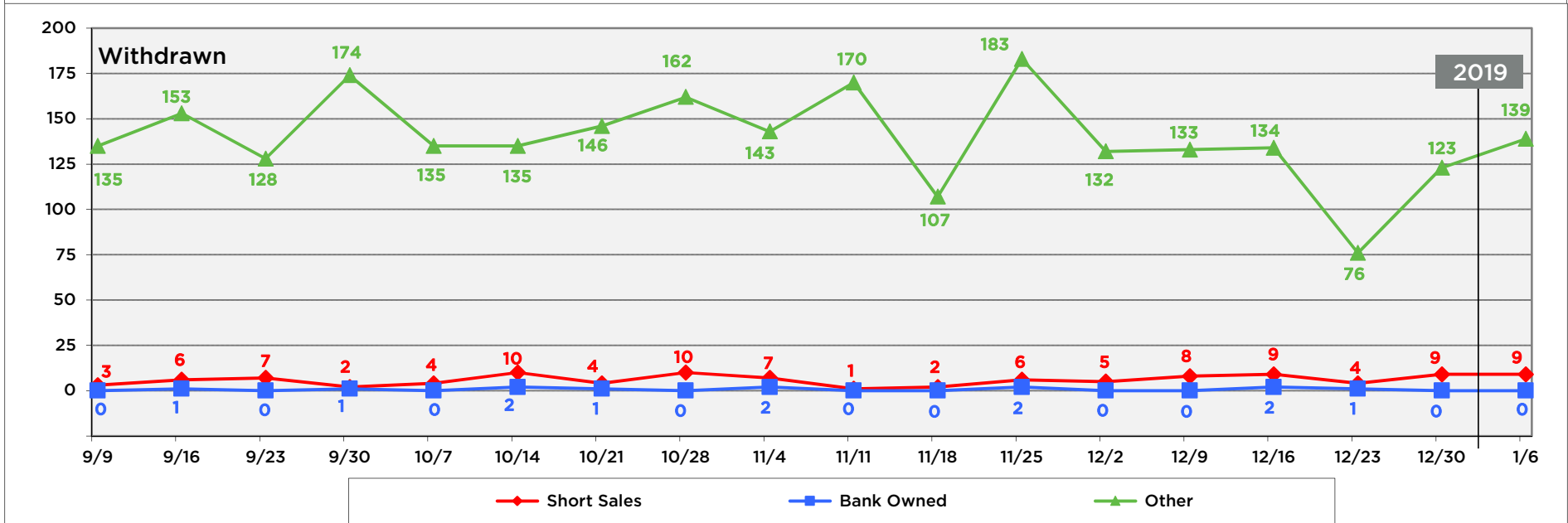
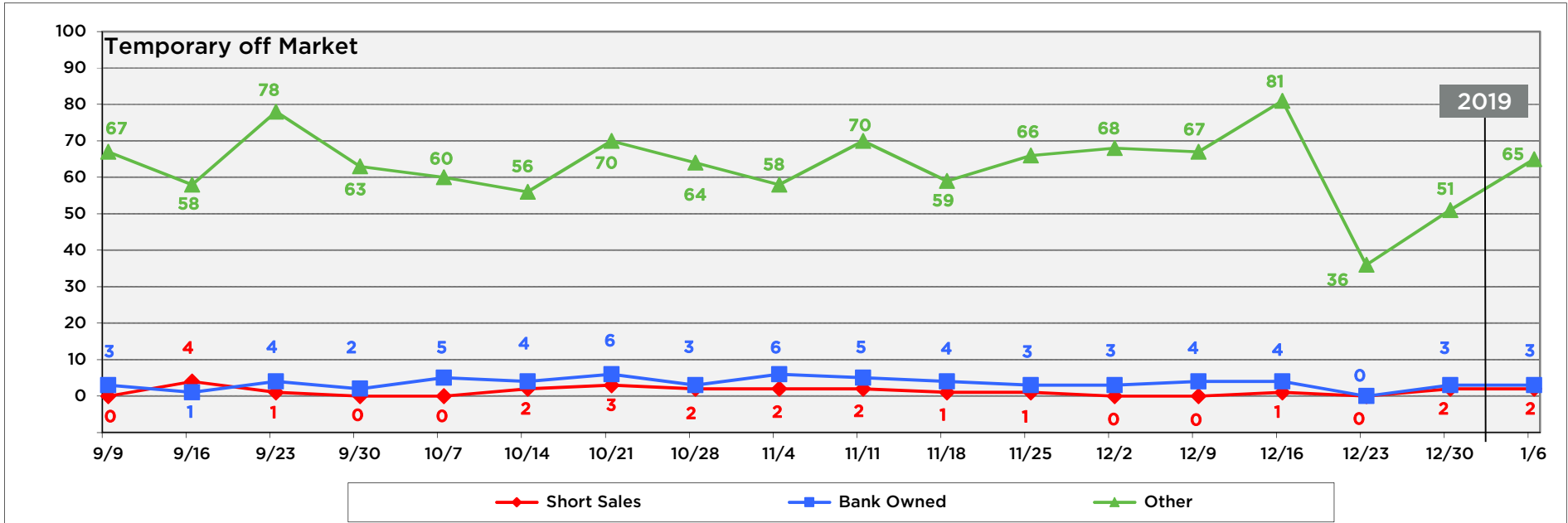


**Single Family Homes**

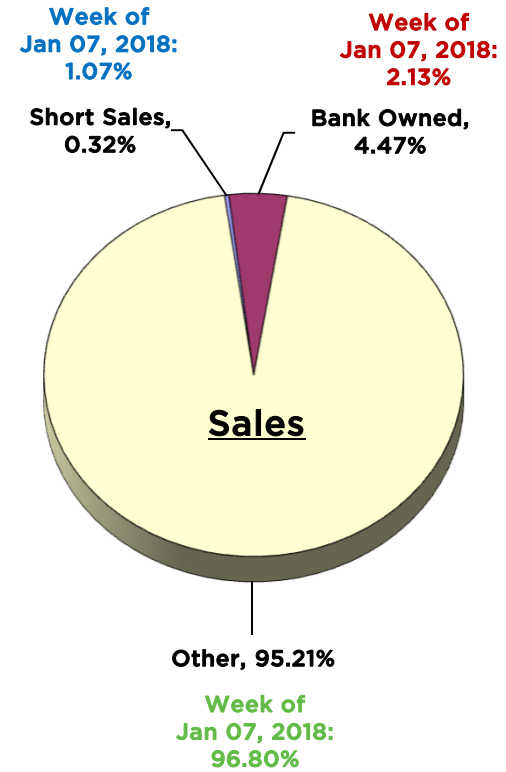
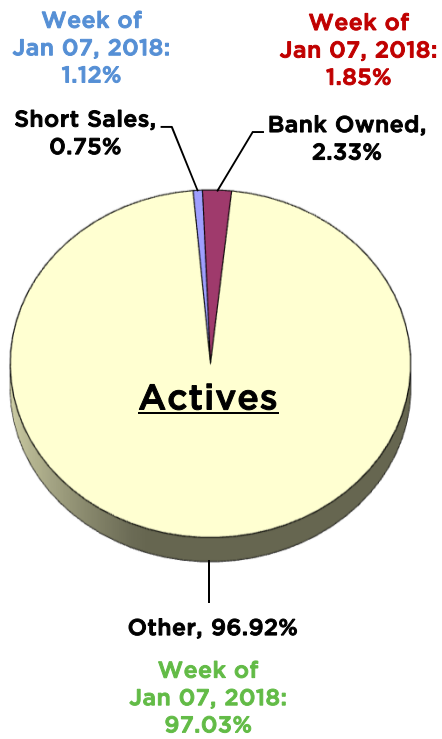




**Single Family Homes**



**Single Family Homes**





**Where are the 145 Single Family Homes available for the Median Price of \$249,900? (± \$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>
<b>Seminole County</b>		<b>25</b>	<b>\$249,962</b>	<b>3.1</b>	<b>2.1</b>	<b>1,656</b>	<b>\$150.95</b>
Apopka / Hunt Club	32703	1	\$249,900	2.0	2.0	1,279	\$195.39
Casselberry	32707	3	\$250,000	3.0	2.0	1,768	\$141.40
Winter Springs / Tuskawilla	32708	5	\$249,960	3.0	2.0	1,569	\$159.31
Altamonte Springs / Forest City	32714	2	\$250,000	4.0	2.0	1,865	\$134.05
Fern Park/Casselberry	32730	1	\$249,900	3.0	2.0	1,720	\$145.29
Geneva	32732	2	\$249,925	3.0	2.0	1,706	\$146.50
Lake Mary / Heathrow	32746	1	\$249,900	4.0	2.0	1,570	\$159.17
Maitland / Eatonville	32751	1	\$249,900	2.0	2.0	1,406	\$177.74
Oviedo	32765	2	\$250,000	3.0	3.0	1,589	\$157.33
Sanford / Lake Forest	32771	3	\$250,000	3.0	2.0	1,678	\$148.99
Sanford (South)	32773	1	\$249,904	4.0	2.0	1,874	\$133.35
Winter Park	32792	3	\$249,967	3.0	2.0	1,682	\$148.61
<b>Orange County</b>		<b>52</b>	<b>\$249,945</b>	<b>3.4</b>	<b>2.0</b>	<b>1,678</b>	<b>\$148.91</b>
Apopka / Hunt Club	32703	2	\$250,000	3.0	2.0	1,741	\$143.60
Apopka (North)	32712	5	\$249,960	3.0	2.0	1,766	\$141.54
Mount Dora	32757	2	\$250,049	4.0	3.0	1,865	\$134.07
Winter Park (West)	32789	1	\$250,000	3.0	2.0	1,144	\$218.53
Colonialtown	32803	1	\$250,000	3.0	1.0	1,096	\$228.10
College Park	32804	2	\$249,900	3.0	1.0	1,148	\$217.68
Delaney / Crystal Lake	32806	1	\$249,900	3.0	2.0	1,754	\$142.47
Pine Hills / Rosemont	32808	2	\$249,950	4.0	2.0	2,130	\$117.35
Pinecastle / Belle Isle	32809	3	\$249,963	4.0	2.0	1,886	\$132.54
Lockhart	32810	1	\$250,000	3.0	2.0	1,599	\$156.35
Conway	32812	3	\$249,967	3.0	2.0	1,566	\$159.62
Union Park	32817	2	\$249,950	4.0	2.0	1,655	\$151.03
Hiawassee	32818	1	\$250,000	4.0	2.0	2,553	\$97.92
Bithlo	32820	1	\$249,900	3.0	2.0	1,612	\$155.02
Ventura	32822	6	\$249,792	4.0	2.0	1,688	\$147.98
Taft	32824	6	\$249,967	3.0	2.0	1,579	\$158.31
Rio Pinar / Union Park	32825	3	\$249,933	3.0	2.0	1,493	\$167.40
Waterford Lakes	32828	2	\$249,950	3.0	2.0	1,543	\$161.99
Union Park / Chickasaw	32829	2	\$250,000	4.0	2.0	1,657	\$150.88
Wedgfield	32833	1	\$249,900	4.0	3.0	2,546	\$98.15
Metro West / Orlo Vista	32835	2	\$249,995	3.0	2.0	1,621	\$154.22
Hunters Creek	32837	2	\$249,950	4.0	2.0	1,685	\$148.34
Ocoee	34761	1	\$249,999	3.0	2.0	1,620	\$154.32

**Where are the 145 Single Family Homes available for the Median Price of \$249,900? (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>
<b>Osceola County</b>		<b>38</b>	<b>\$249,944</b>	<b>3.5</b>	<b>2.0</b>	<b>1,965</b>	<b>\$127.23</b>
Kissimmee (Central)	34741	1	\$249,900	2.0	2.0	1,650	\$151.45
Kissimmee / Buena Ventura Lakes	34743	2	\$249,950	4.0	2.0	1,892	\$132.11
Kissimmee (East)	34744	3	\$249,917	3.0	2.0	1,409	\$177.37
Kissimmee (West) / Pleasant Hill	34746	6	\$249,958	4.0	2.0	2,257	\$110.75
Kissimmee / Celebration	34747	4	\$249,925	4.0	2.0	1,899	\$131.61
Kissimmee / Poinciana	34758	3	\$249,933	4.0	2.0	2,478	\$100.86
Kissimmee	34759	1	\$249,900	4.0	2.0	2,166	\$115.37
St Cloud	34769	1	\$249,900	4.0	3.0	1,895	\$131.87
St Cloud / Narcoossee	34771	3	\$250,000	4.0	2.0	1,630	\$153.37
St Cloud / Canoe Creek	34772	11	\$249,951	3.0	2.0	1,877	\$133.17
St Cloud / Harmony	34773	3	\$249,933	3.0	2.0	2,274	\$109.91
<b>Lake County</b>		<b>30</b>	<b>\$249,902</b>	<b>3.3</b>	<b>2.2</b>	<b>2,170</b>	<b>\$115.15</b>
Astor	32102	1	\$249,900	3.0	2.0	2,500	\$99.96
Lady Lake / The Villages	32159	1	\$249,900	3.0	2.0	1,350	\$185.11
Eustis (West)	32726	3	\$249,933	3.0	2.0	2,251	\$111.03
Grand Island	32735	3	\$249,966	4.0	3.0	2,412	\$103.63
Eustis (East)	32736	1	\$249,900	3.0	2.0	1,520	\$164.41
Paisley	32767	1	\$250,000	3.0	2.0	1,456	\$171.70
Tavares / Mt Plymouth	32778	5	\$249,820	3.0	2.0	2,112	\$118.29
Clermont (Central)	34711	5	\$249,960	3.0	2.0	2,023	\$123.56
Clermont (South)	34714	2	\$249,925	5.0	3.0	2,431	\$102.81
Minneola	34715	1	\$250,000	3.0	2.0	1,734	\$144.18
Fruitland Park	34731	1	\$249,900	3.0	2.0	2,208	\$113.18
Groveland	34736	3	\$249,733	4.0	2.0	2,199	\$113.57
Leesburg (West)	34748	2	\$249,900	3.0	3.0	2,928	\$85.35
Leesburg (East) / Haines Creek	34788	1	\$249,999	3.0	2.0	2,360	\$105.93

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>93</b>	78	5	8	1	1	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	91	76	5	8	1	1	0
<b>Active Listings</b>	<b>1,907</b>	1,358	232	213	46	43	15
Bank Owned	21	19	2	0	0	0	0
Short Sales	9	6	2	0	1	0	0
Other	1,877	1,333	228	213	45	43	15
<b>Months of Inventory</b>	<b>5</b>	4	11	6	11	10	0

***List Price***

Average Original List Price	<b>\$185,365</b>	\$149,595	\$283,560	\$352,838	\$435,000	\$895,000	\$0
Average Final List Price	<b>\$182,377</b>	\$146,588	\$282,560	\$348,050	\$435,000	\$895,000	\$0

***Sale Price***

Average Price	<b>\$176,441</b>	\$142,194	\$273,500	\$333,800	\$425,000	\$855,000	\$0
Median Price	<b>\$155,000</b>	\$132,000	\$277,500	\$321,750	\$425,000	\$855,000	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,988</b>	-\$3,007	-\$1,000	-\$4,788	\$0	\$0	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$8,924</b>	-\$7,401	-\$10,060	-\$19,038	-\$10,000	-\$40,000	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$5,936</b>	-\$4,394	-\$9,060	-\$14,250	-\$10,000	-\$40,000	\$0
<b>Original List to Sale Price - %</b>	<b>95.19%</b>	95.05%	96.45%	94.60%	97.70%	95.53%	0.00%
<b>Final List to Sale Price - %</b>	<b>96.75%</b>	97.00%	96.79%	95.91%	97.70%	95.53%	0.00%

***Days on the Market***

Avg Days Listing to Contract	<b>69</b>	71	25	70	53	161	0
Combined Avg Days to Contract	<b>65</b>	65	25	91	36	147	0
Avg Days Listing to Closing	<b>105</b>	106	58	115	93	182	0
Avg Days Contract to Close	<b>34</b>	34	32	43	39	20	0

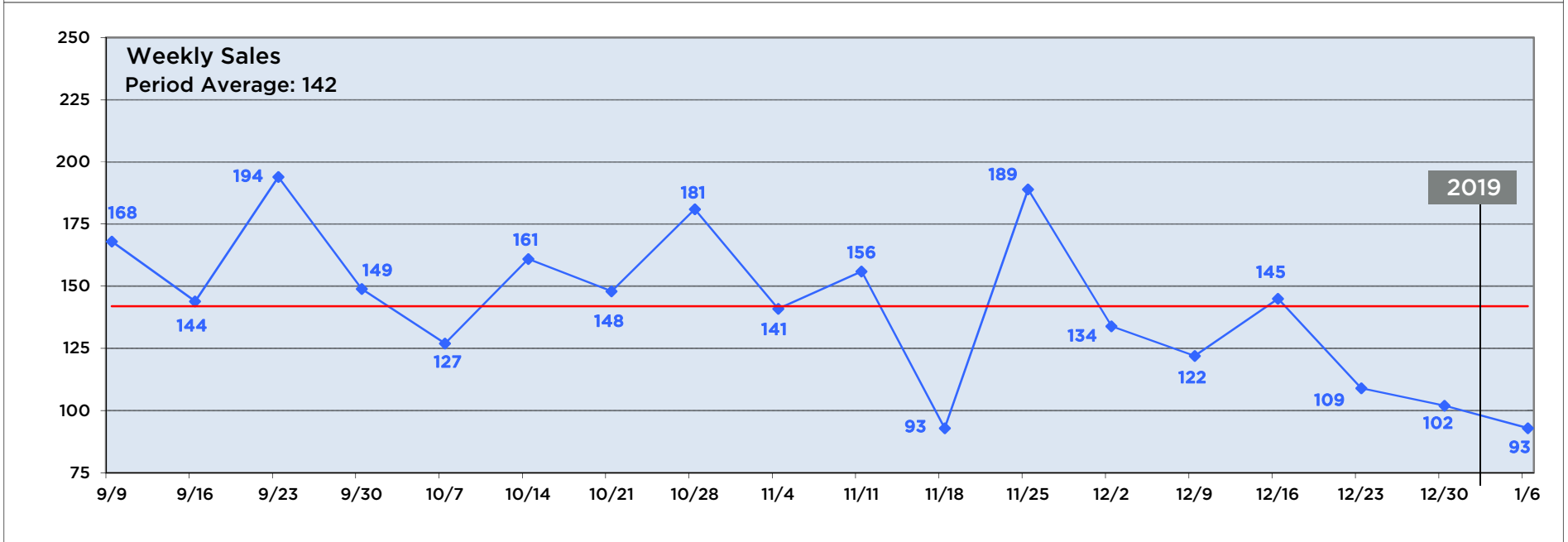
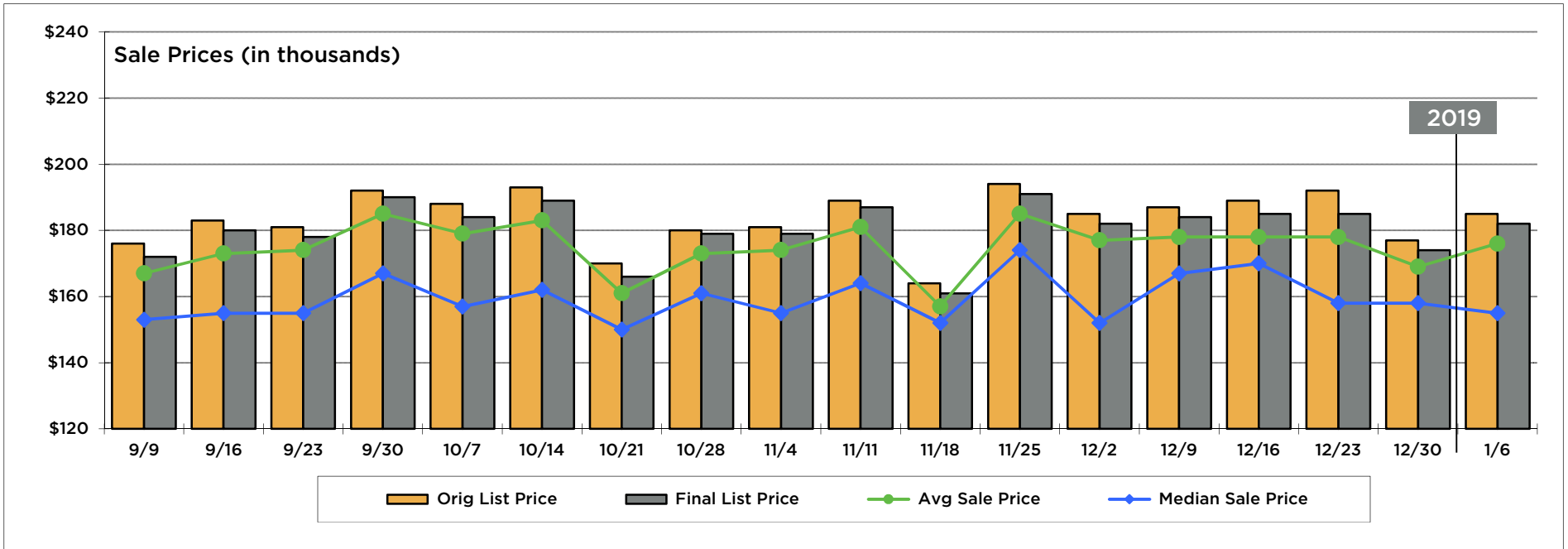
***Beds / Baths***

Average Bedrooms	<b>2</b>	2	3	3	2	2	0
Average Full Baths	<b>2</b>	2	2	3	2	2	0
Average Half Baths	<b>0</b>	0	1	0	1	0	0

***Square Footage***

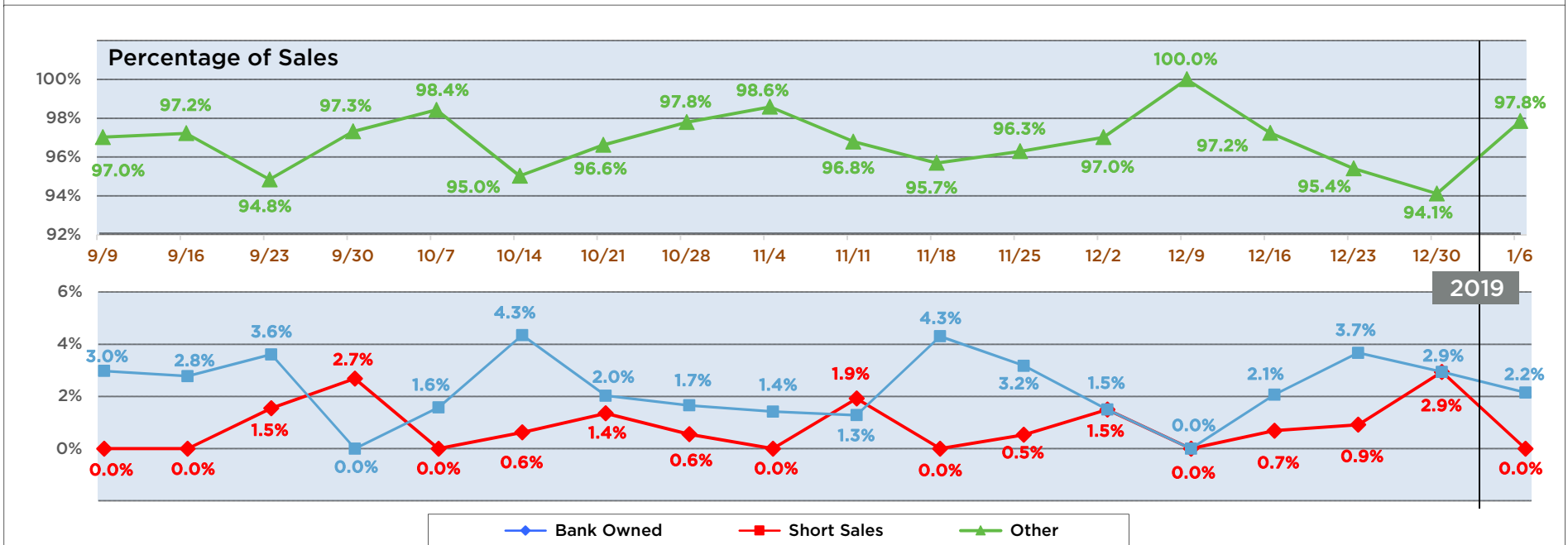
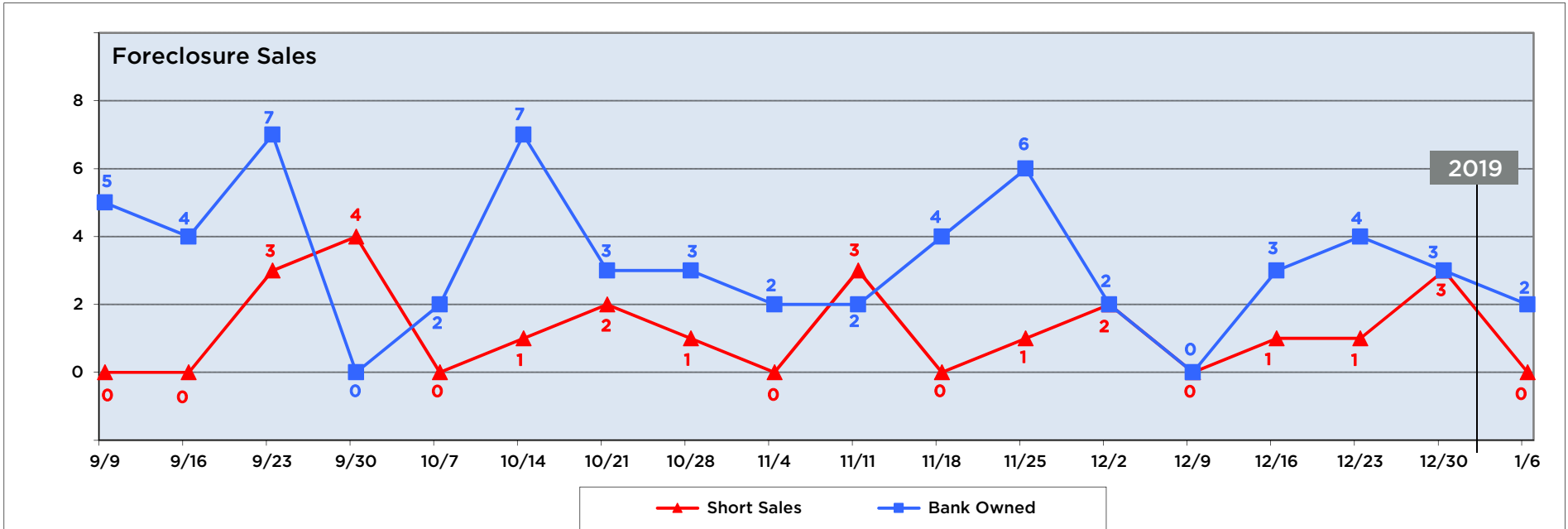
Average Square Feet	<b>1,248</b>	1,160	1,701	1,679	2,055	1,602	0
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**Condos, Townhomes, Villas**

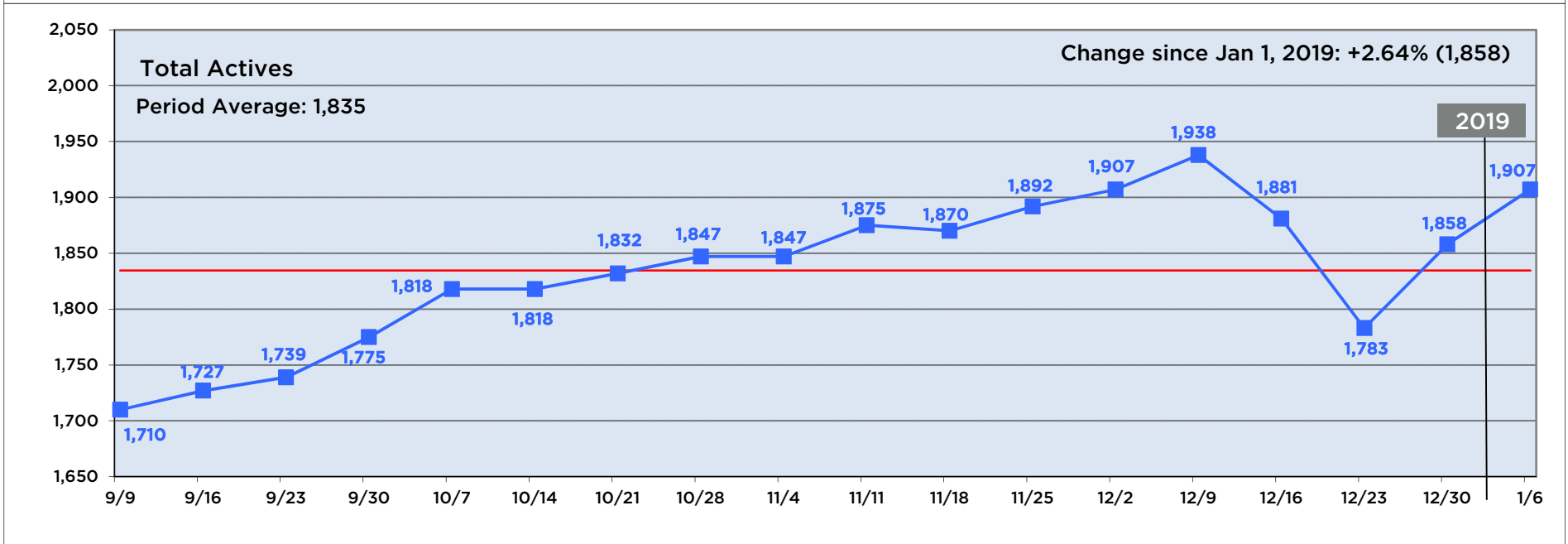
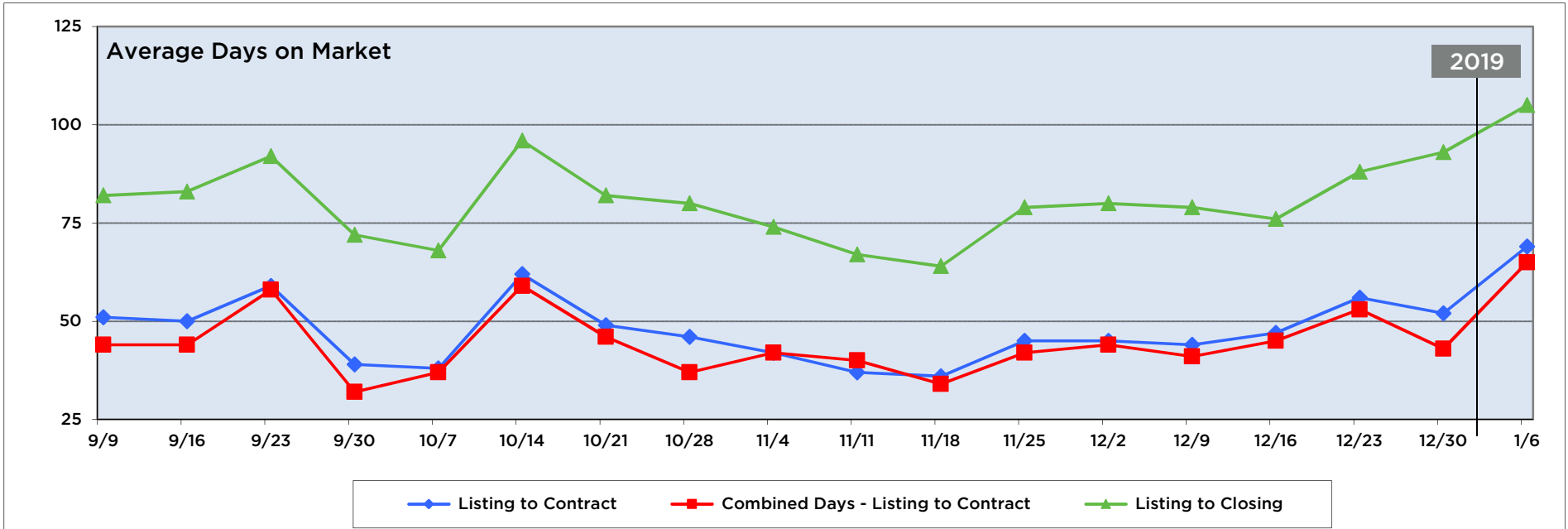




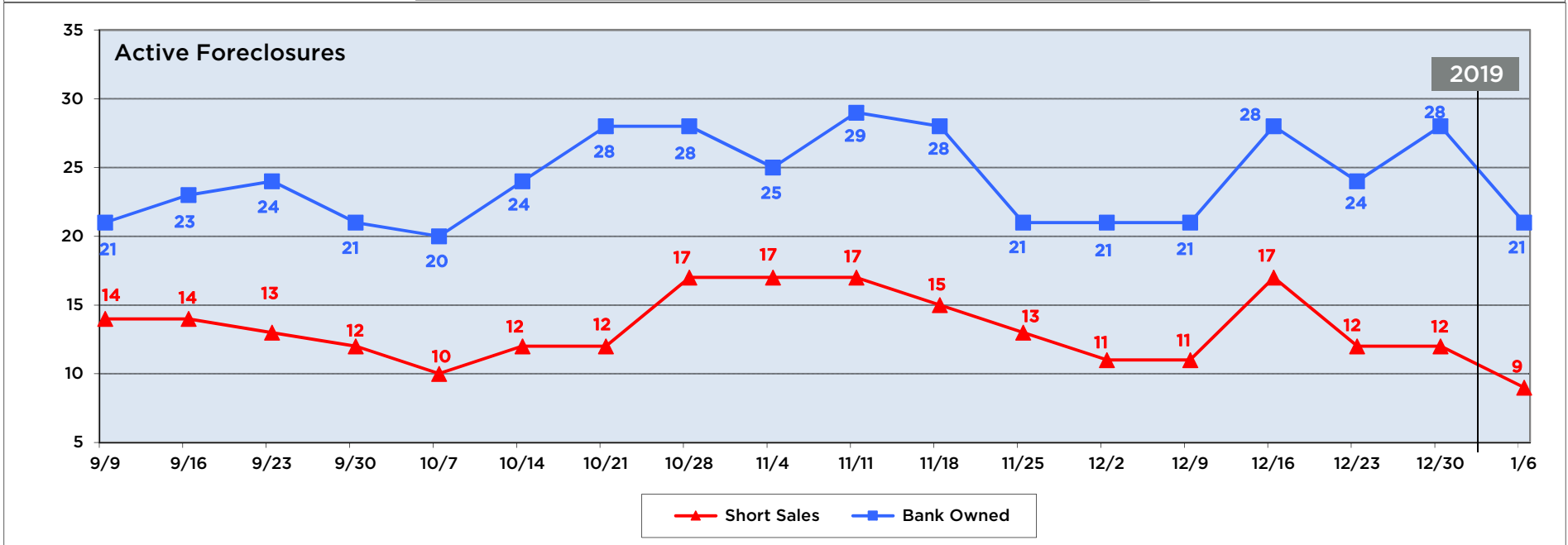
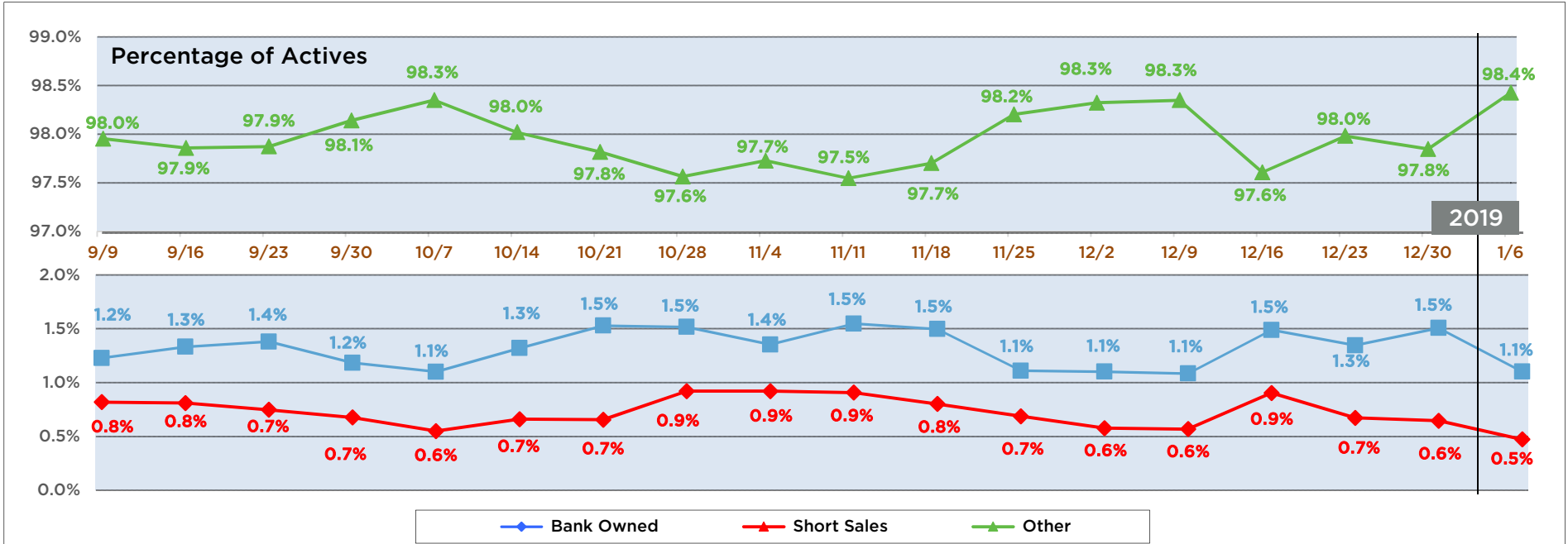
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

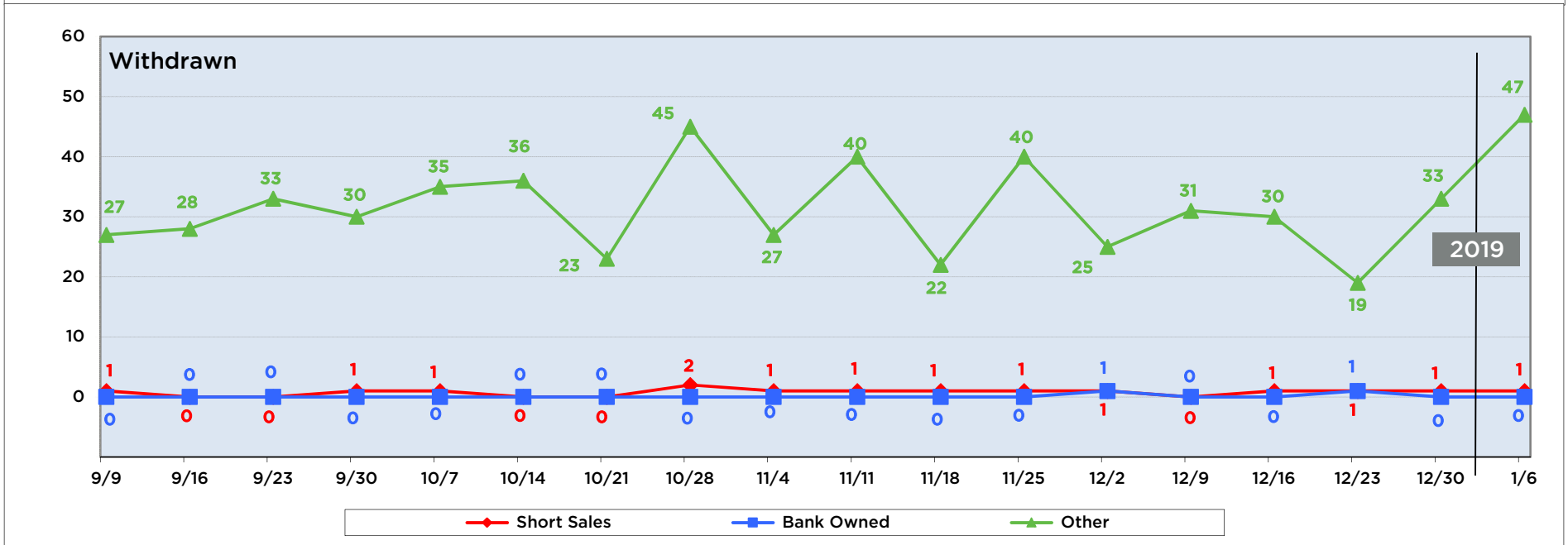
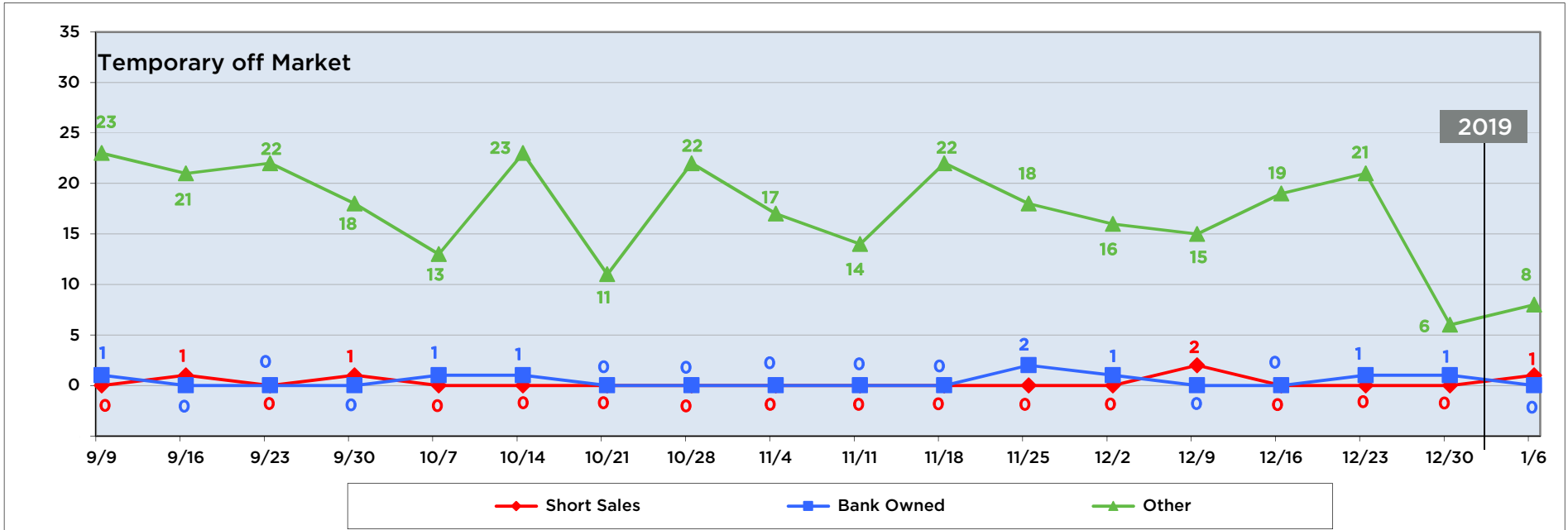


**Condos, Townhomes, Villas**



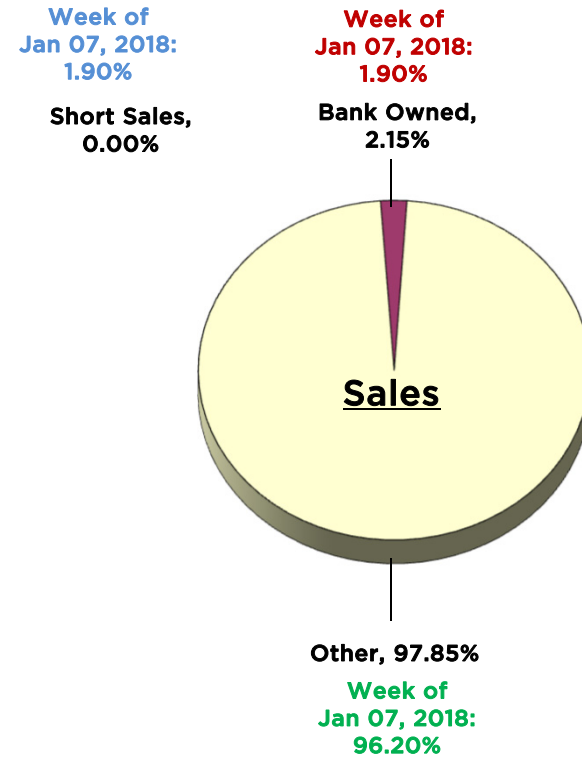
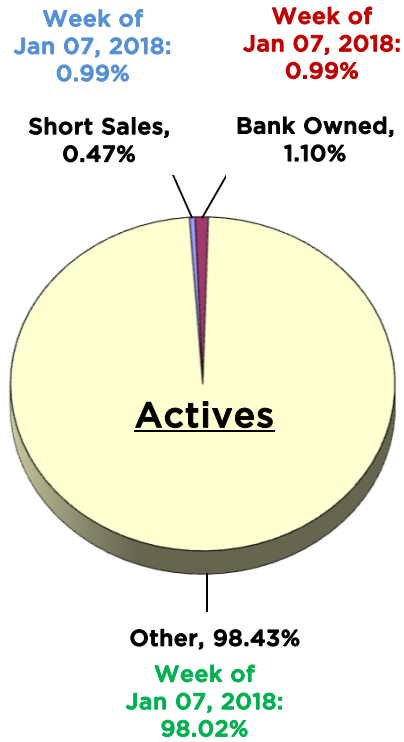


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Where are the 27 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
<b>Seminole County</b>		<b>6</b>	<b>\$154,967</b>	<b>3.2</b>	<b>2.0</b>	<b>1,404</b>	<b>\$110.40</b>
Altamonte Springs (East)	32701	3	\$154,933	3.0	2.0	1,647	\$94.07
Casselberry	32707	1	\$155,000	2.0	2.0	905	\$171.27
Altamonte Springs / Forest City	32714	2	\$155,000	4.0	2.0	1,288	\$120.34
<b>Orange County</b>		<b>16</b>	<b>\$154,968</b>	<b>2.4</b>	<b>2.1</b>	<b>1,187</b>	<b>\$130.53</b>
Pine Hills / Rosemont	32808	2	\$154,995	2.0	2.0	1,130	\$137.16
Orlo Vista	32811	2	\$155,000	3.0	2.0	1,324	\$117.07
Conway	32812	1	\$154,900	3.0	2.0	1,334	\$116.12
Williamsburg / Lake Bryan	32821	2	\$154,750	3.0	3.0	1,440	\$107.47
Ventura	32822	1	\$155,000	3.0	2.0	1,050	\$147.62
Research Park	32826	1	\$154,900	2.0	2.0	837	\$185.07
Union Park / Chickasaw	32829	2	\$154,900	2.0	2.0	1,029	\$150.53
Metro West / Orlo Vista	32835	4	\$154,974	2.0	2.0	1,203	\$128.82
Hunters Creek	32837	1	\$155,500	2.0	2.0	1,116	\$139.34
<b>Osceola County</b>		<b>4</b>	<b>\$154,950</b>	<b>2.3</b>	<b>2.3</b>	<b>1,322</b>	<b>\$117.23</b>
Davenport	33896	1	\$155,000	2.0	2.0	1,134	\$136.68
Kissimmee / Celebration	34747	1	\$155,000	2.0	2.0	1,110	\$139.64
Kissimmee / Poinciana	34758	1	\$154,900	3.0	3.0	1,504	\$102.99
St Cloud	34769	1	\$154,900	2.0	2.0	1,539	\$100.65
<b>Lake County</b>		<b>1</b>	<b>\$155,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,710</b>	<b>\$90.64</b>
Leesburg (East)/Haines Creek	34788	1	\$155,000	2.0	2.0	1,710	\$90.64