



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

***Week of Feb 3, 2019***

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

- Sales of single-family homes decreased to 323 during the week of Feb 3, from 497 the week prior
- The median price of single family homes decreased to \$245,000, a change of -3.9%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 25 the week of Jan 27
- The number of single-family home short-sale transactions decreased to 0 from 2 the week prior
- Single-family inventory increased by 54, and now sits at 7,302

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

- Sales of condos, townhomes, and villas decreased to 109 during the week of Feb 3, from 152 the week prior
- The median price of condos, townhomes, and villas decreased to \$151,000, a change of -7.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 4 the week of Jan 27
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory decreased by 1, and now sits at 1,988

*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>323</b>	167	55	55	21	21	4
Bank Owned	12	9	2	0	1	0	0
Short Sales	0	0	0	0	0	0	0
Other	311	158	53	55	20	21	4
<b>Active Listings</b>	<b>7,302</b>	2,106	1,196	1,640	736	1,112	512
Bank Owned	127	71	20	14	10	12	0
Short Sales	65	28	15	9	5	6	2
Other	7,110	2,007	1,161	1,617	721	1,094	510
<b>Months of Inventory</b>	<b>5</b>	3	5	7	8	12	30

**List Price**

Average Original List Price	<b>\$308,593</b>	\$198,916	\$285,651	\$355,580	\$468,350	\$713,357	\$1,593,225
Average Final List Price	<b>\$297,693</b>	\$193,415	\$280,049	\$346,542	\$442,545	\$667,595	\$1,519,750

**Sale Price**

Average Price	<b>\$285,930</b>	\$186,408	\$274,644	\$337,345	\$434,310	\$633,357	\$1,286,250
Median Price	<b>\$245,000</b>	\$200,000	\$274,200	\$330,000	\$425,000	\$570,000	\$1,306,250

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$10,900</b>	-\$5,501	-\$5,602	-\$9,038	-\$25,805	-\$45,762	-\$73,475
<b>Original List to Sale Price - \$</b>	<b>-\$22,663</b>	-\$12,508	-\$11,007	-\$18,235	-\$34,040	-\$80,000	-\$306,975
<b>Final List to Sale Price - \$</b>	<b>-\$11,763</b>	-\$7,007	-\$5,405	-\$9,197	-\$8,235	-\$34,238	-\$233,500
<b>Original List to Sale Price - %</b>	<b>92.66%</b>	93.71%	96.15%	94.87%	92.73%	88.79%	80.73%
<b>Final List to Sale Price - %</b>	<b>96.05%</b>	96.38%	98.07%	97.35%	98.14%	94.87%	84.64%

**Days on the Market**

Avg Days Listing to Contract	<b>71</b>	56	61	66	100	137	402
Combined Avg Days to Contract	<b>74</b>	58	64	76	90	154	290
Avg Days Listing to Closing	<b>107</b>	92	97	102	136	170	449
Avg Days Contract to Close	<b>35</b>	35	34	35	35	32	46

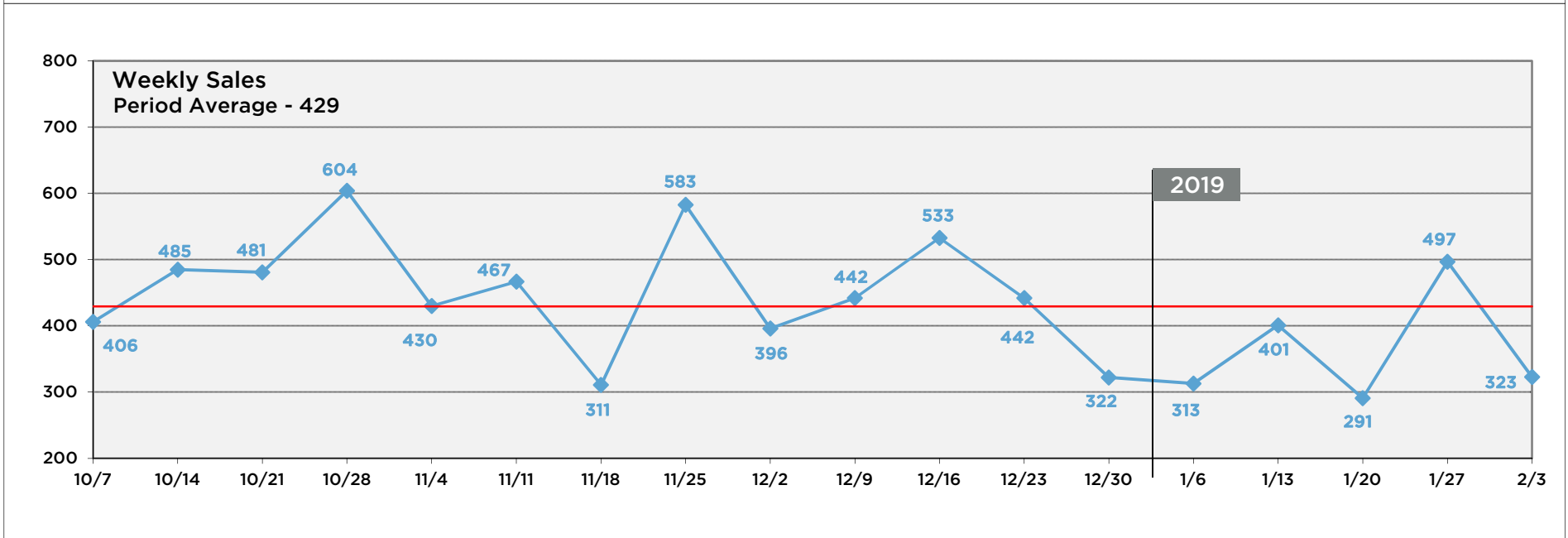
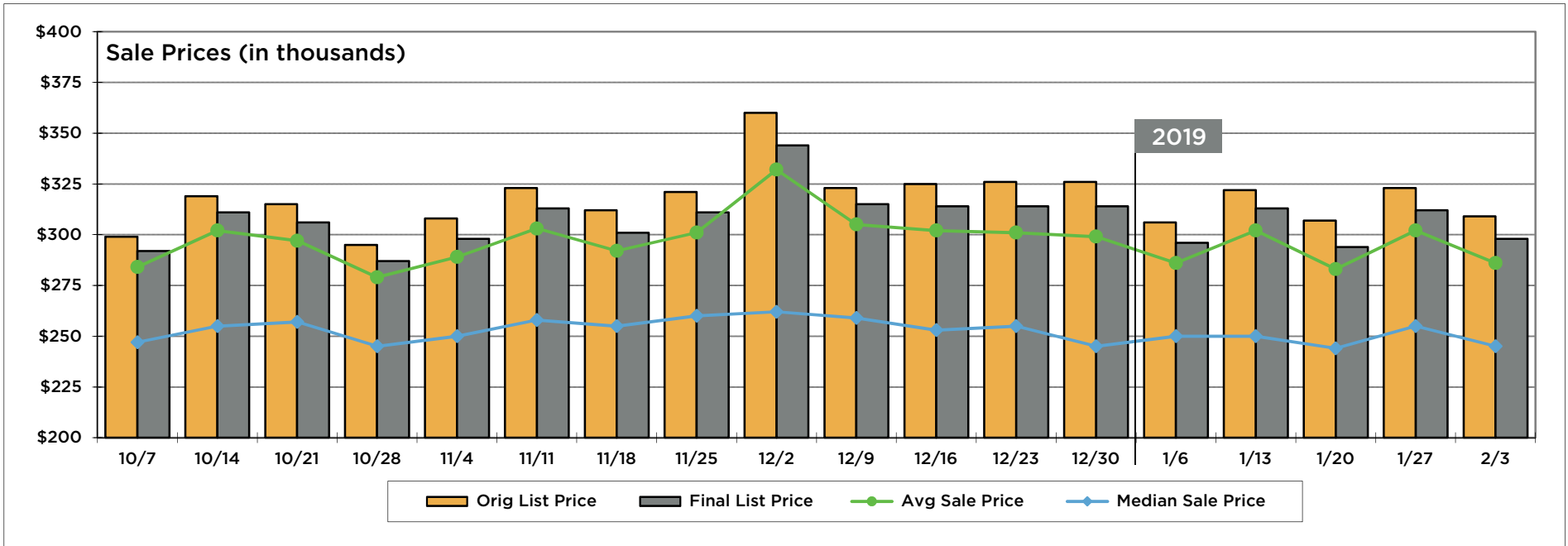
**Beds / Baths**

Average Bedrooms	<b>3</b>	3	3	4	4	5	6
Average Full Baths	<b>2</b>	2	2	3	3	3	5
Average Half Baths	<b>0</b>	0	0	0	0	1	2

**Square Footage**

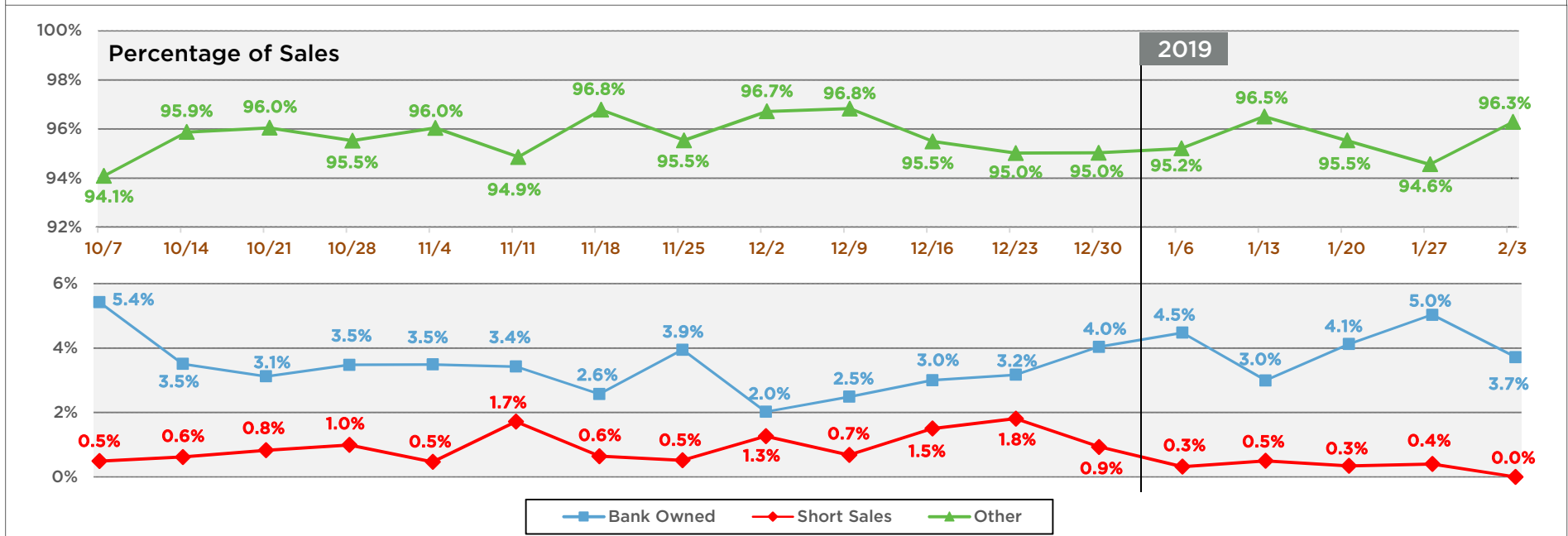
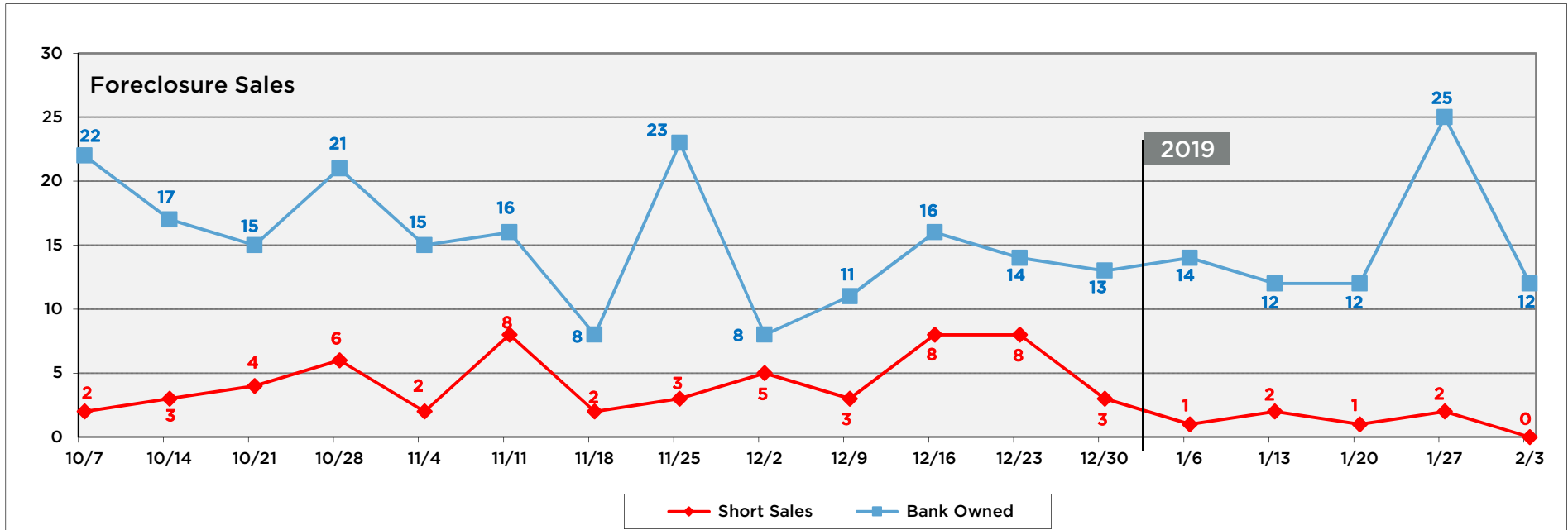
Average Square Feet	<b>2,071</b>	1,506	2,052	2,445	3,005	3,679	7,446
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**Single Family Homes**

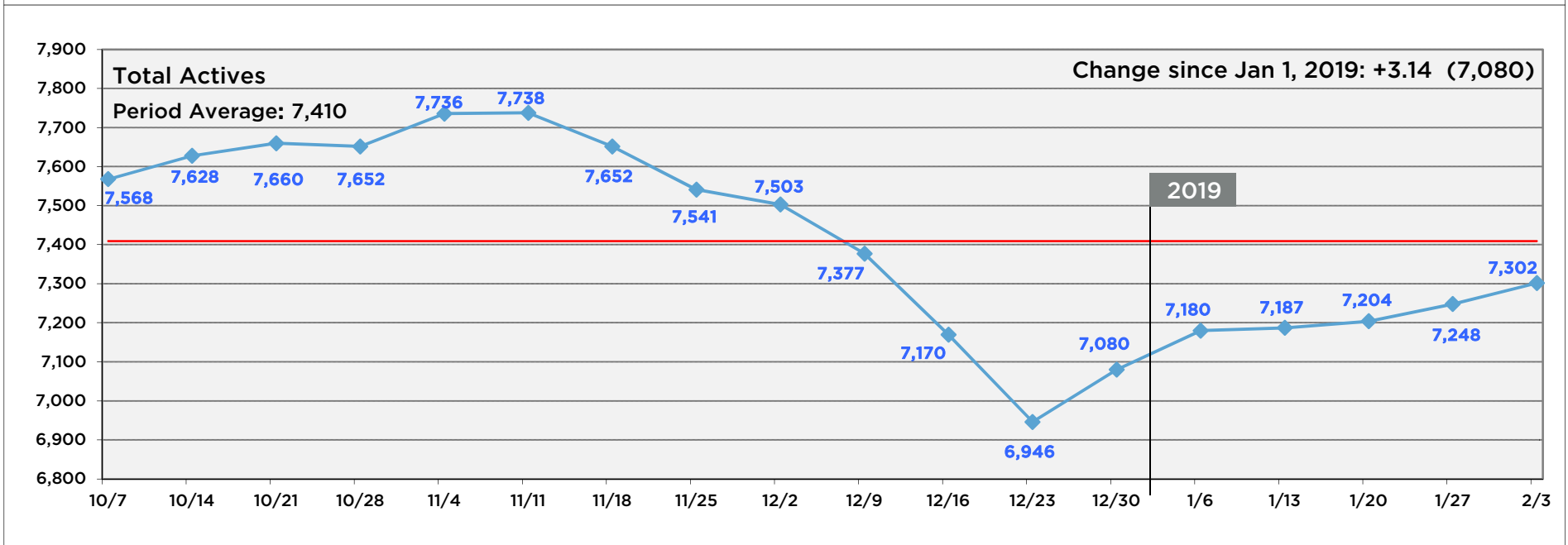
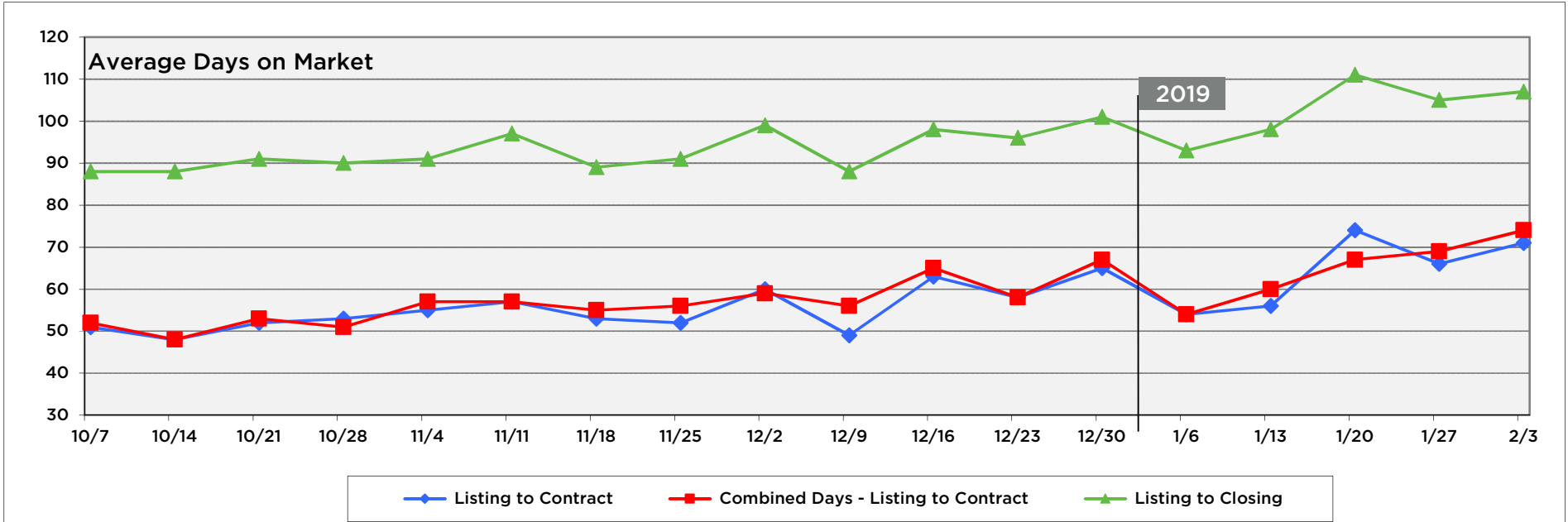




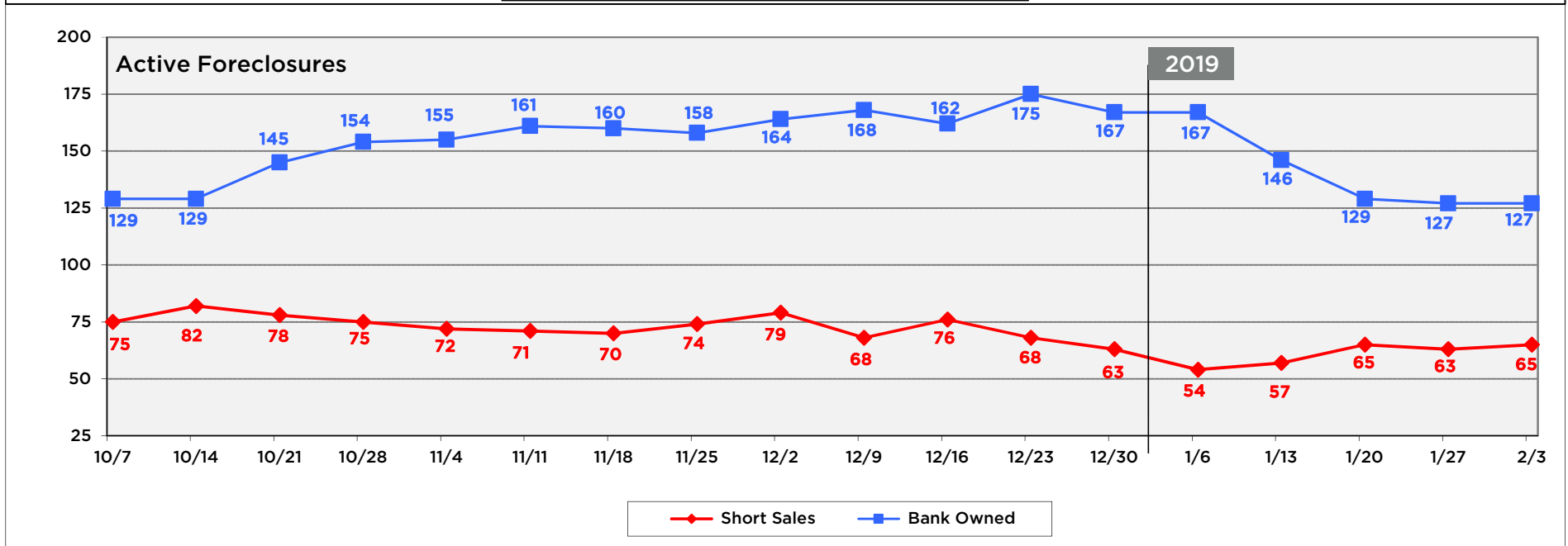
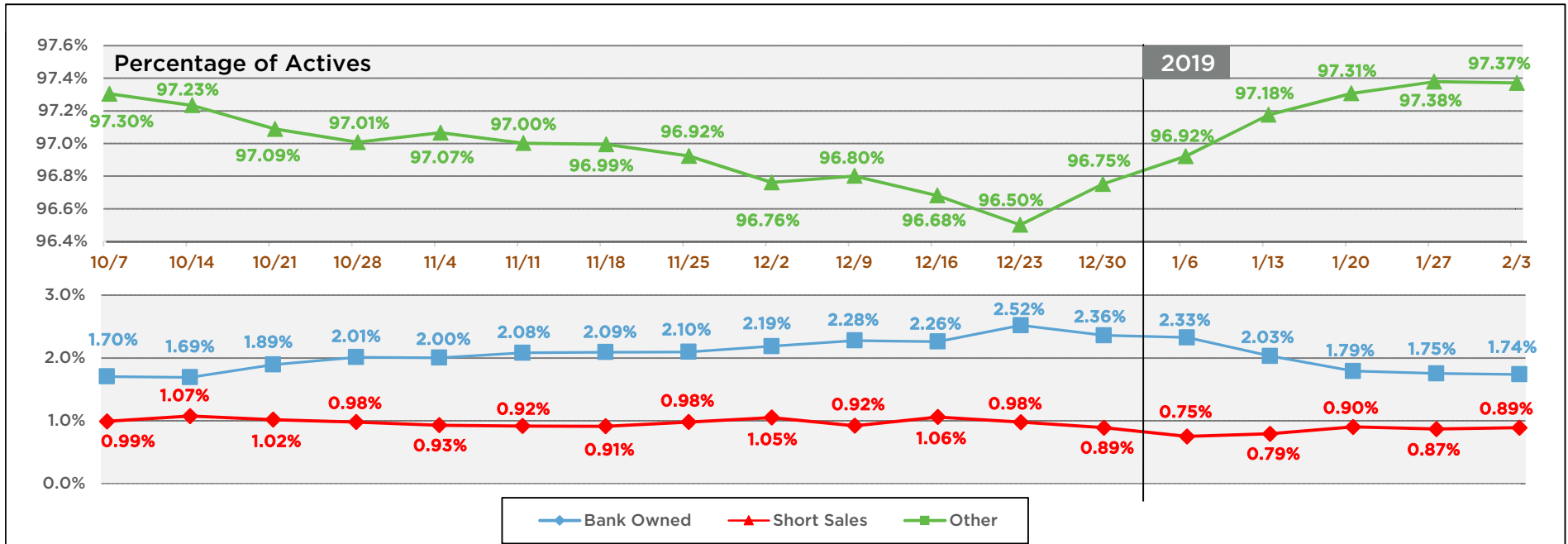
**Single Family Homes**



**Single Family Homes**

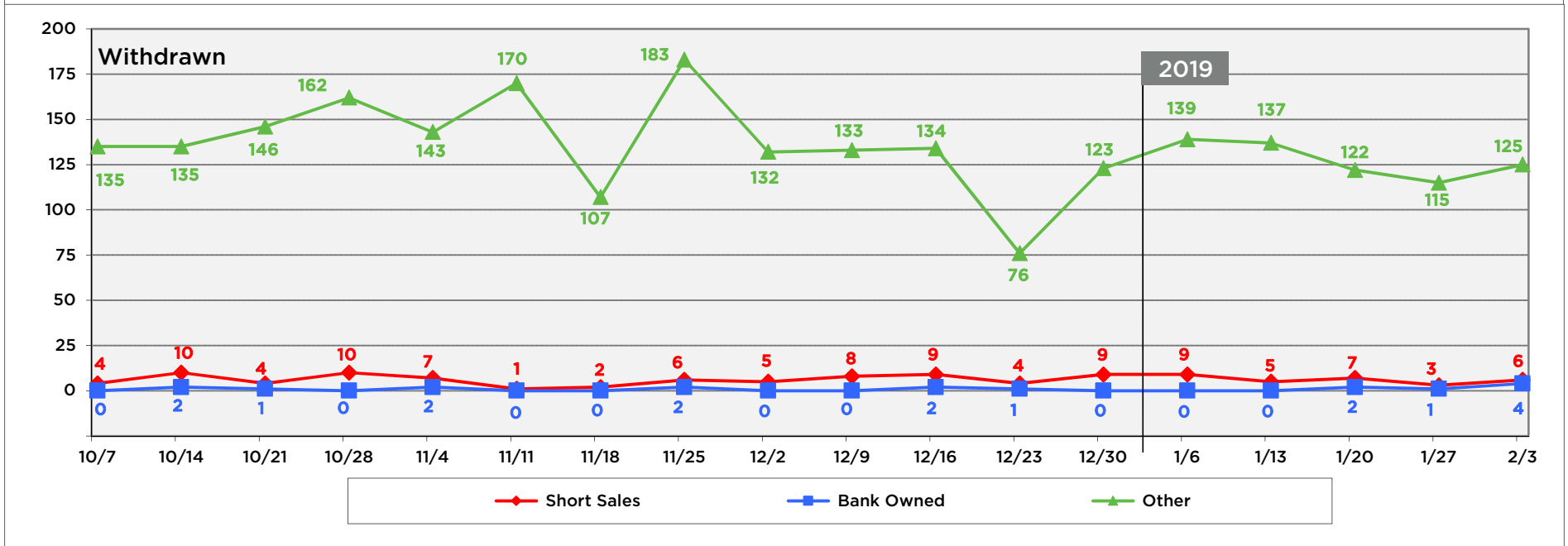
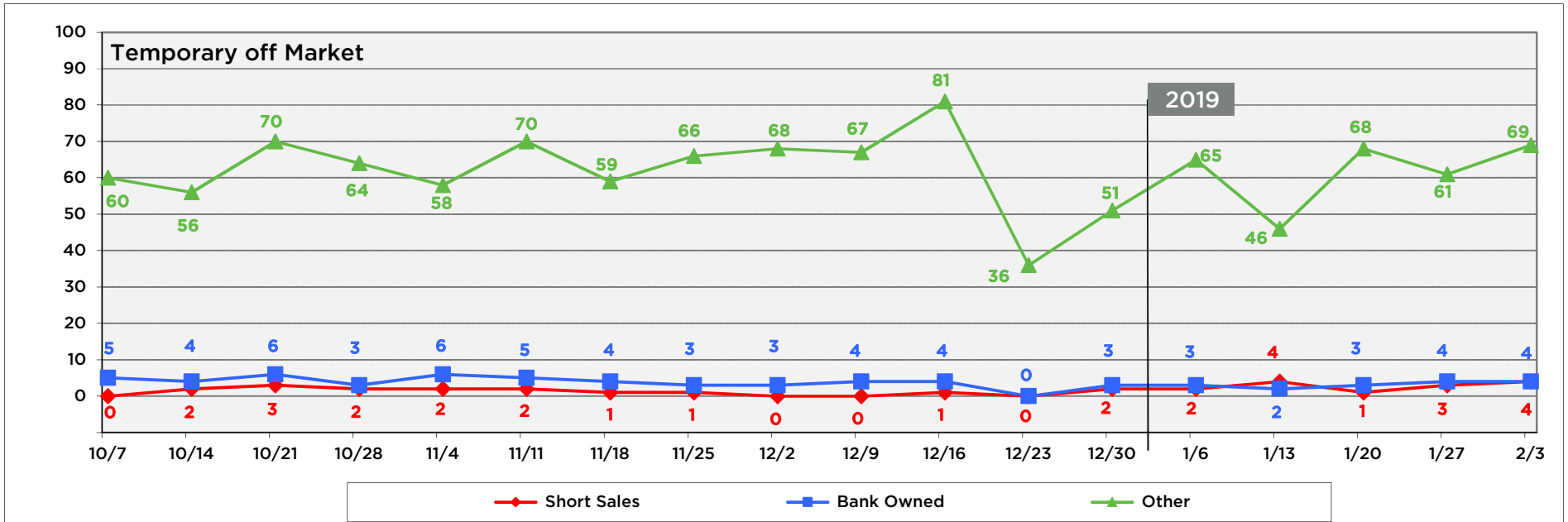


**Single Family Homes**



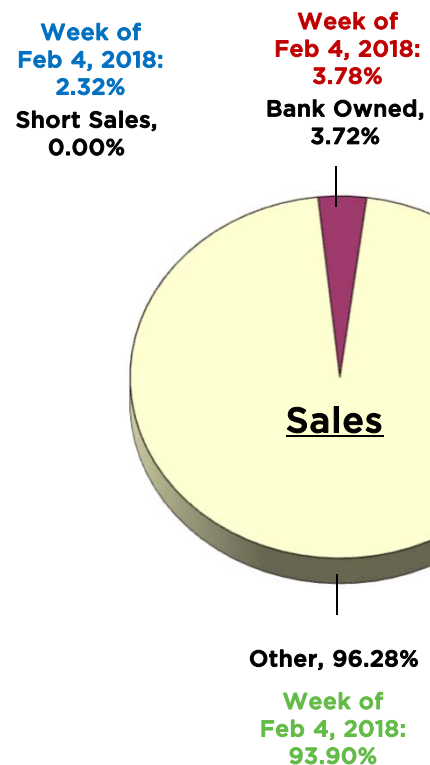
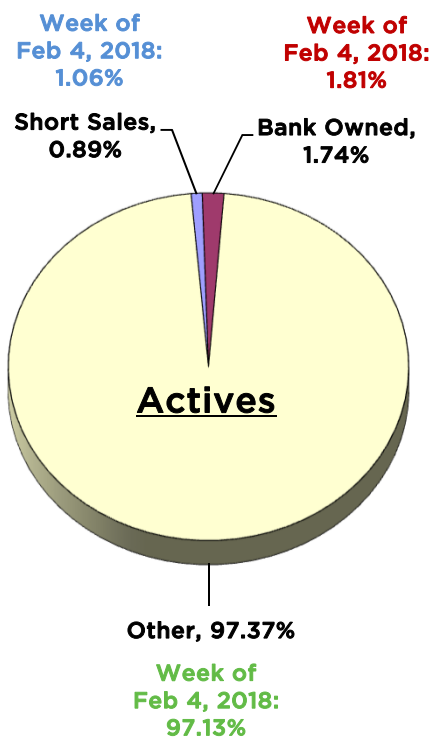


**Single Family Homes**





## Single Family Homes





**Where are the 68 Single Family Homes available for the Median Price of \$245,000? (± \$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>
<b>Seminole County</b>		<b>7</b>	<b>\$244,986</b>	<b>3.6</b>	<b>2.0</b>	<b>1,663</b>	<b>\$147.32</b>
Altamonte Springs (East)	32701	2	\$245,000	4.0	2.0	1,547	\$158.37
Apopka / Hunt Club	32703	1	\$245,000	4.0	2.0	2,016	\$121.53
Oviedo	32765	1	\$245,000	3.0	2.0	1,514	\$161.82
Sanford / Lake Forest	32771	2	\$244,950	3.0	2.0	1,694	\$144.60
Winter Park	32792	1	\$245,000	4.0	2.0	1,629	\$150.40
<b>Orange County</b>		<b>28</b>	<b>\$244,982</b>	<b>3.5</b>	<b>1.9</b>	<b>1,539</b>	<b>\$159.23</b>
Apopka / Hunt Club	32703	2	\$245,000	4.0	2.0	1,760	\$139.20
Mount Dora	32757	1	\$244,900	3.0	2.0	1,572	\$155.79
Winter Park (West)	32789	1	\$244,900	3.0	1.0	1,035	\$236.62
Winter Park (East) / Aloma	32792	2	\$245,000	4.0	2.0	1,565	\$156.55
Colonialtown	32803	1	\$245,000	3.0	1.0	1,364	\$179.62
College Park	32804	1	\$245,000	3.0	1.0	1,185	\$206.75
Delaney / Crystal Lake	32806	1	\$245,000	3.0	2.0	1,118	\$219.14
Azalea Park	32807	1	\$245,000	4.0	2.0	1,552	\$157.86
Pinecastle / Belle Isle	32809	1	\$245,000	4.0	2.0	1,910	\$128.27
Union Park	32817	1	\$245,000	3.0	2.0	1,775	\$138.03
Hiawassee	32818	1	\$244,900	3.0	2.0	1,916	\$127.82
Sand Lake / Bay Hill	32819	1	\$245,000	4.0	1.0	1,350	\$181.48
Bithlo	32820	1	\$245,000	3.0	2.0	1,631	\$150.21
Williamsburg / Lake Bryan	32821	1	\$245,000	4.0	2.0	1,873	\$130.81
Ventura	32822	1	\$245,000	3.0	2.0	1,369	\$178.96
Taft	32824	2	\$244,900	4.0	2.0	1,652	\$148.24
Rio Pinar / Union Park	32825	4	\$245,000	4.0	2.0	1,510	\$162.25
Research Park	32826	1	\$245,000	3.0	2.0	1,541	\$158.99
Metro West / Orlo Vista	32835	3	\$245,000	3.0	2.0	1,497	\$163.66
Ocoee	34761	1	\$245,000	3.0	2.0	1,403	\$174.63
<b>Osceola County</b>		<b>15</b>	<b>\$244,966</b>	<b>3.4</b>	<b>2.0</b>	<b>1,947</b>	<b>\$125.80</b>
Kissimmee (East)	34744	3	\$244,897	3.0	2.0	1,594	\$153.64
Kissimmee (West) / Pleasant Hill	34746	4	\$244,975	3.0	2.0	1,919	\$127.66
Kissimmee / Celebration	34747	1	\$245,000	4.0	2.0	1,960	\$125.00
Kissimmee / Poinciana	34758	5	\$244,980	4.0	2.0	2,176	\$112.58
St Cloud	34769	1	\$245,000	2.0	2.0	1,952	\$125.51
St Cloud / Canoe Creek	34772	1	\$245,000	4.0	2.0	1,960	\$125.00

**Where are the 68 Single Family Homes available for the Median Price of \$245,000? (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>
<b>Lake County</b>		<b>18</b>	<b>\$244,994</b>	<b>3.6</b>	<b>2.1</b>	<b>2,002</b>	<b>\$122.35</b>
Grand Island	32735	2	\$245,000	4.0	3.0	2,307	\$106.20
Mount Dora	32757	1	\$245,000	3.0	2.0	1,620	\$151.23
Sorrento / Mt Plymouth	32776	1	\$244,900	4.0	2.0	1,557	\$157.29
Tavares / Mt Plymouth	32778	2	\$245,250	3.0	2.0	1,707	\$143.67
Clermont (Central)	34711	3	\$244,933	3.0	2.0	1,955	\$125.29
Clermont (South)	34714	5	\$244,960	4.0	2.0	1,945	\$125.94
Fruitland Park	34731	1	\$245,000	5.0	2.0	3,080	\$79.55
Groveland	34736	1	\$245,000	4.0	2.0	1,952	\$125.51
Leesburg (West)	34748	2	\$244,950	3.0	2.0	2,108	\$116.20

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>109</b>	90	7	7	3	2	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	108	89	7	7	3	2	0
<b>Active Listings</b>	<b>1,988</b>	1,434	228	221	42	49	14
Bank Owned	24	23	0	1	0	0	0
Short Sales	11	8	2	0	1	0	0
Other	1,953	1,403	226	220	41	49	14
<b>Months of Inventory</b>	<b>4</b>	4	8	7	3	6	0

***List Price***

Average Original List Price	\$185,173	\$143,908	\$286,929	\$372,829	\$439,967	\$646,944	\$0
Average Final List Price	\$183,661	\$144,222	\$283,479	\$363,100	\$419,667	\$627,010	\$0

***Sale Price***

Average Price	\$176,576	\$137,853	\$275,000	\$349,143	\$411,667	\$618,000	\$0
Median Price	\$151,000	\$135,680	\$274,500	\$348,000	\$415,000	\$618,000	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$1,512</b>	\$314	-\$3,450	-\$9,729	-\$20,300	-\$19,934	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$8,597</b>	-\$6,055	-\$11,929	-\$23,686	-\$28,300	-\$28,944	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$7,085</b>	-\$6,369	-\$8,479	-\$13,957	-\$8,000	-\$9,010	\$0
<b>Original List to Sale Price - %</b>	<b>95.36%</b>	95.79%	95.84%	93.65%	93.57%	95.53%	0.00%
<b>Final List to Sale Price - %</b>	<b>96.14%</b>	95.58%	97.01%	96.16%	98.09%	98.56%	0.00%

***Days on the Market***

Avg Days Listing to Contract	58	52	58	84	184	50	0
Combined Avg Days to Contract	60	51	86	105	183	50	0
Avg Days Listing to Closing	91	84	90	128	217	90	0
Avg Days Contract to Close	32	31	31	43	32	39	0

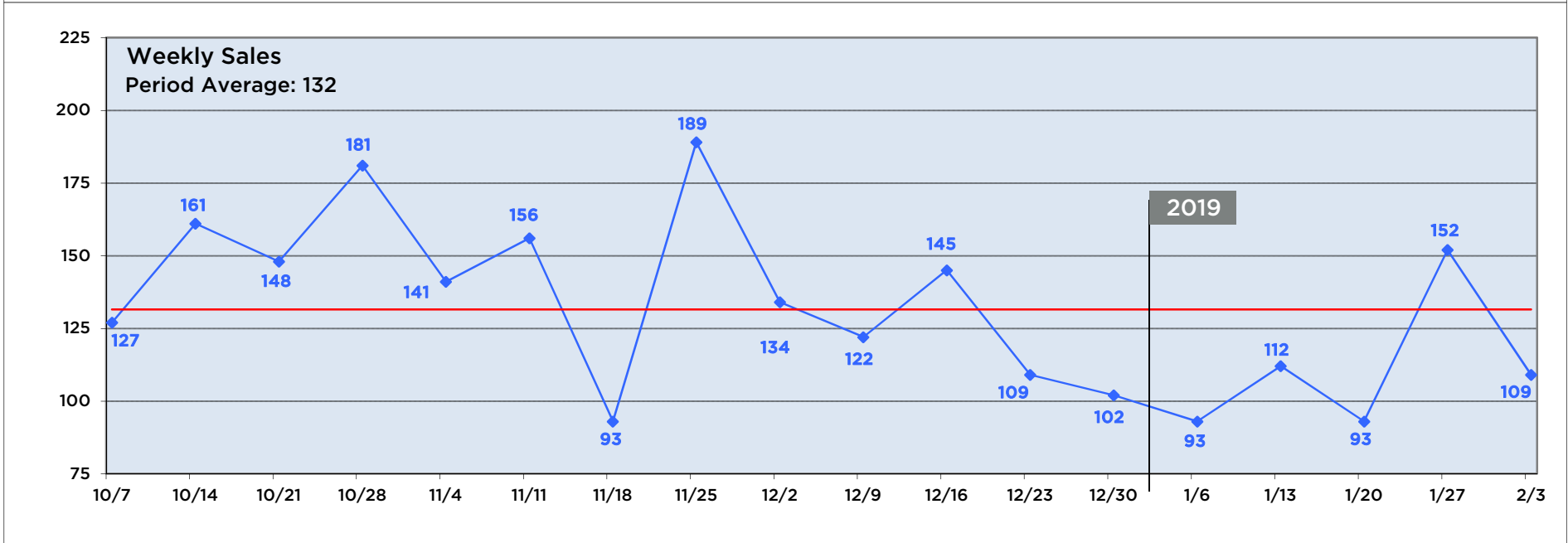
***Beds / Baths***

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

***Square Footage***

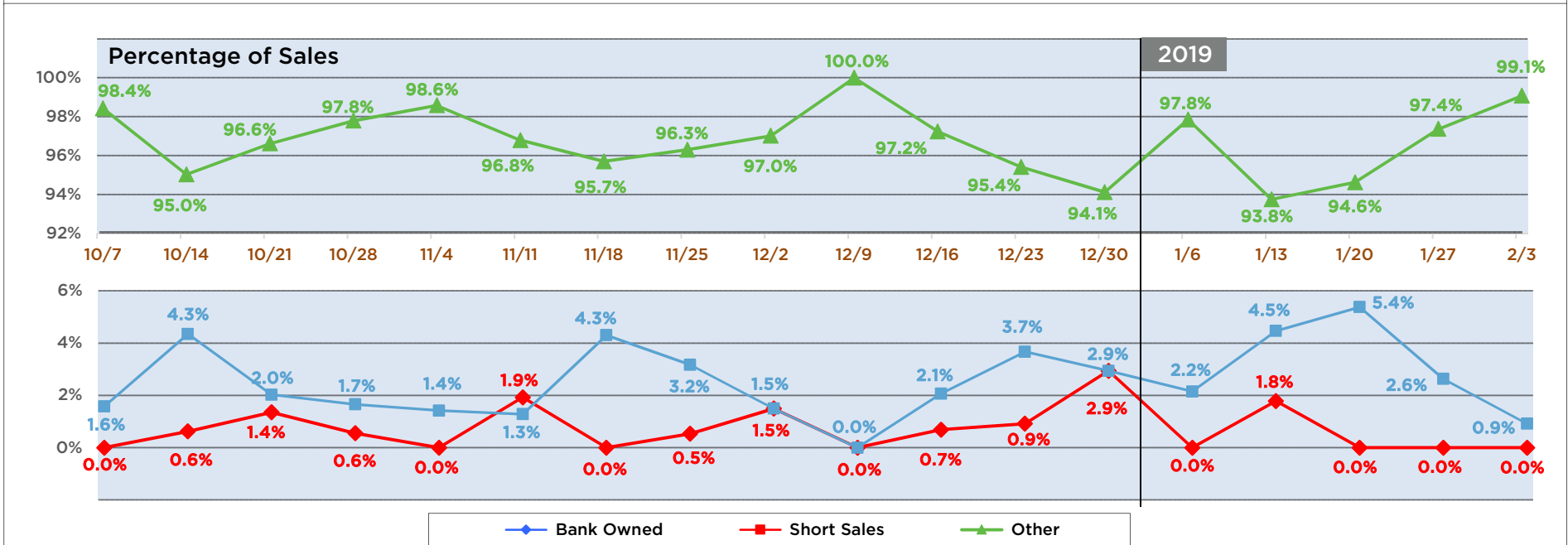
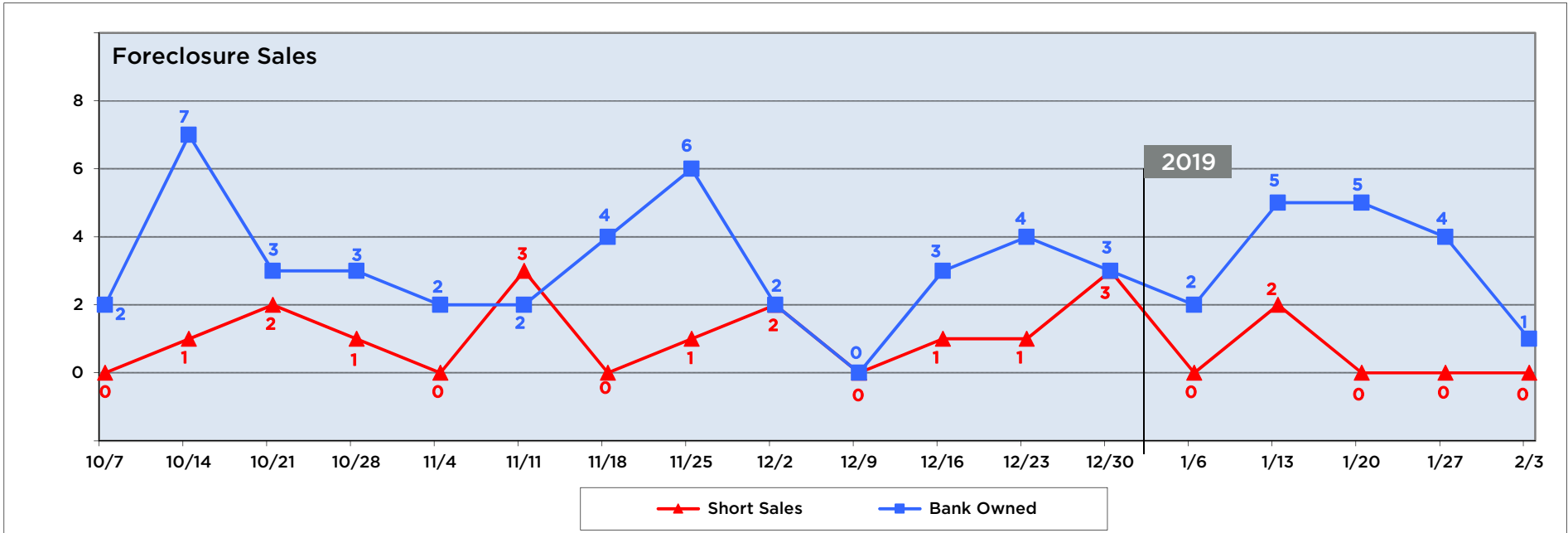
Average Square Feet	1,289	1,161	1,580	1,895	2,139	2,628	0
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**Condos, Townhomes, Villas**



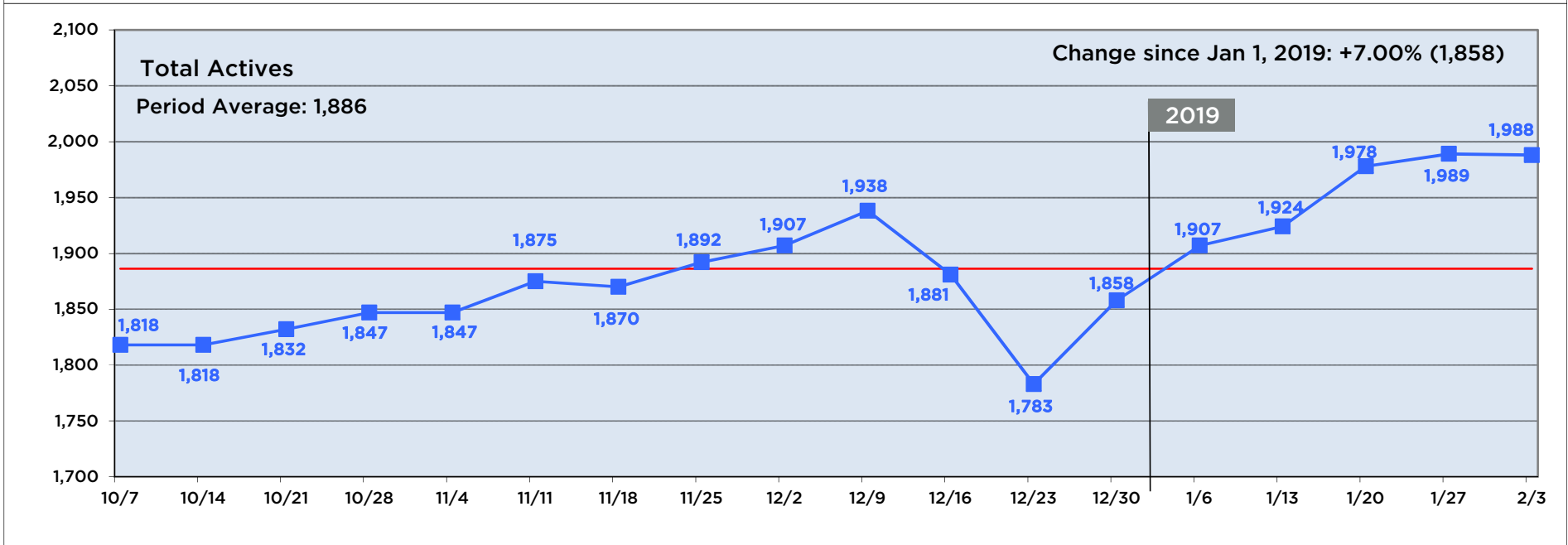
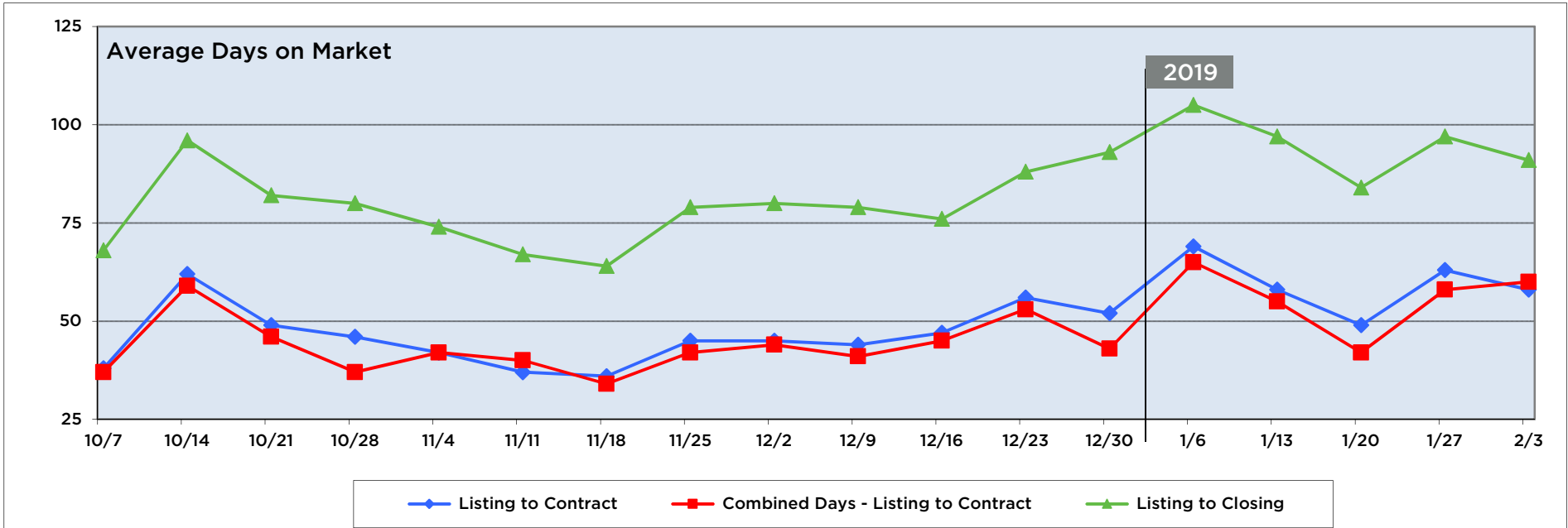


**Condos, Townhomes, Villas**

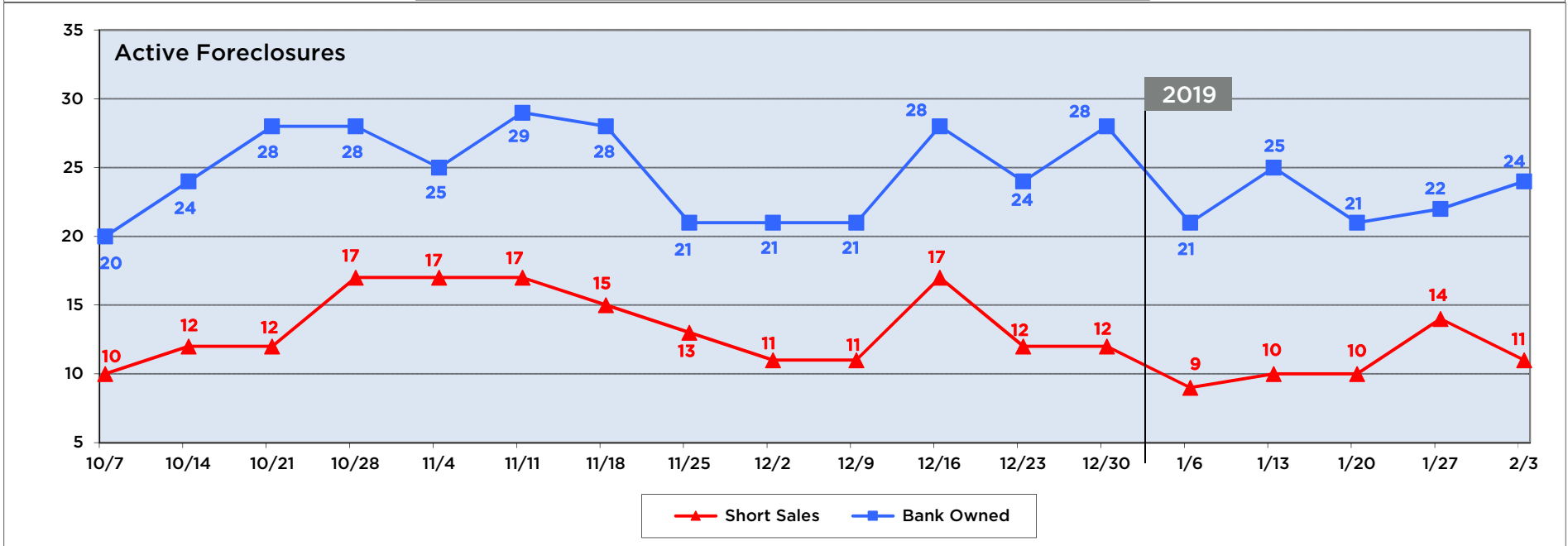
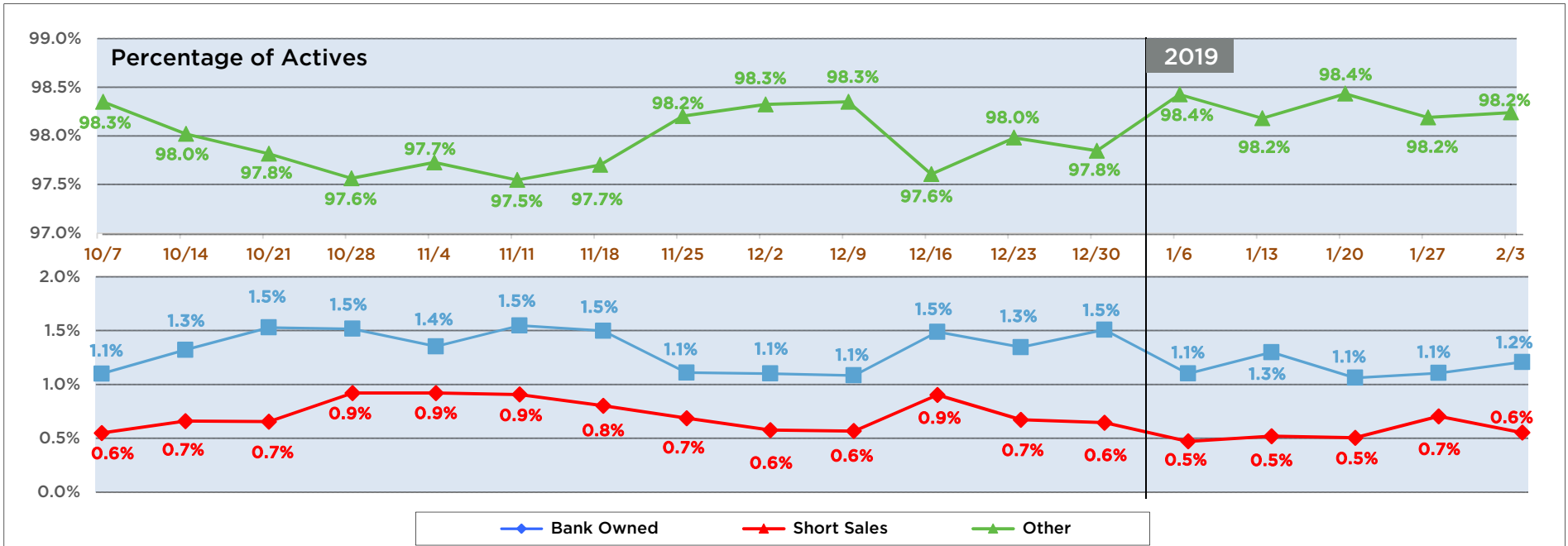




**Condos, Townhomes, Villas**

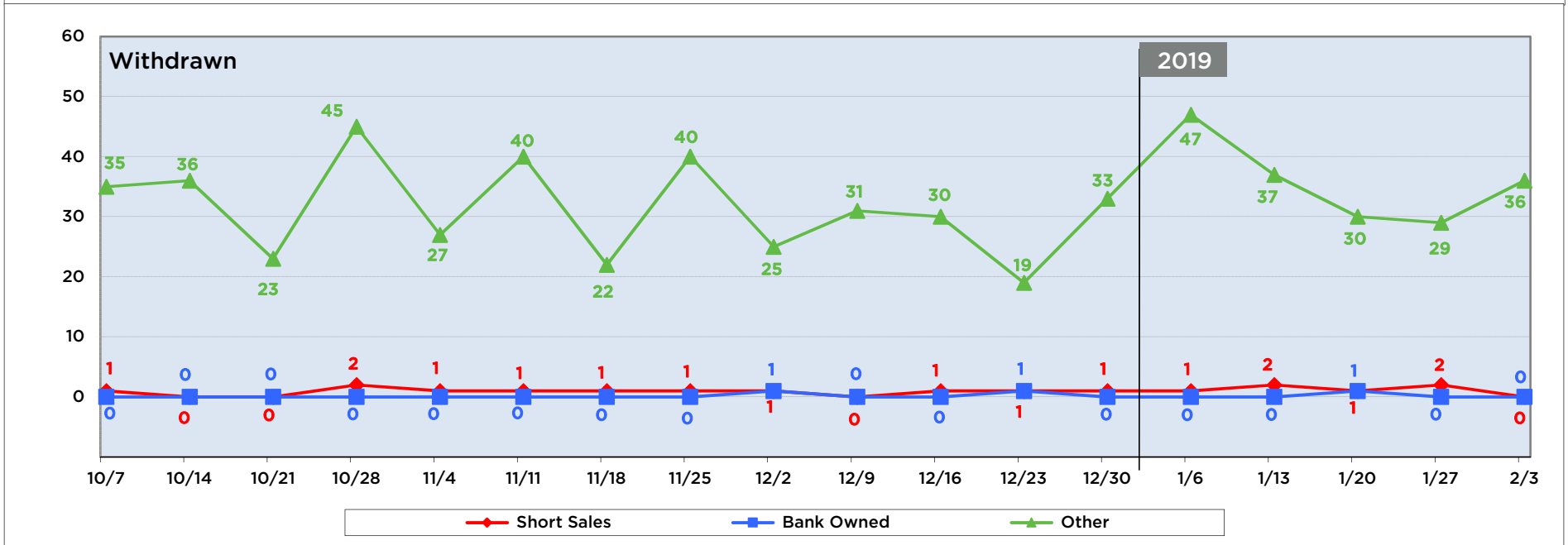
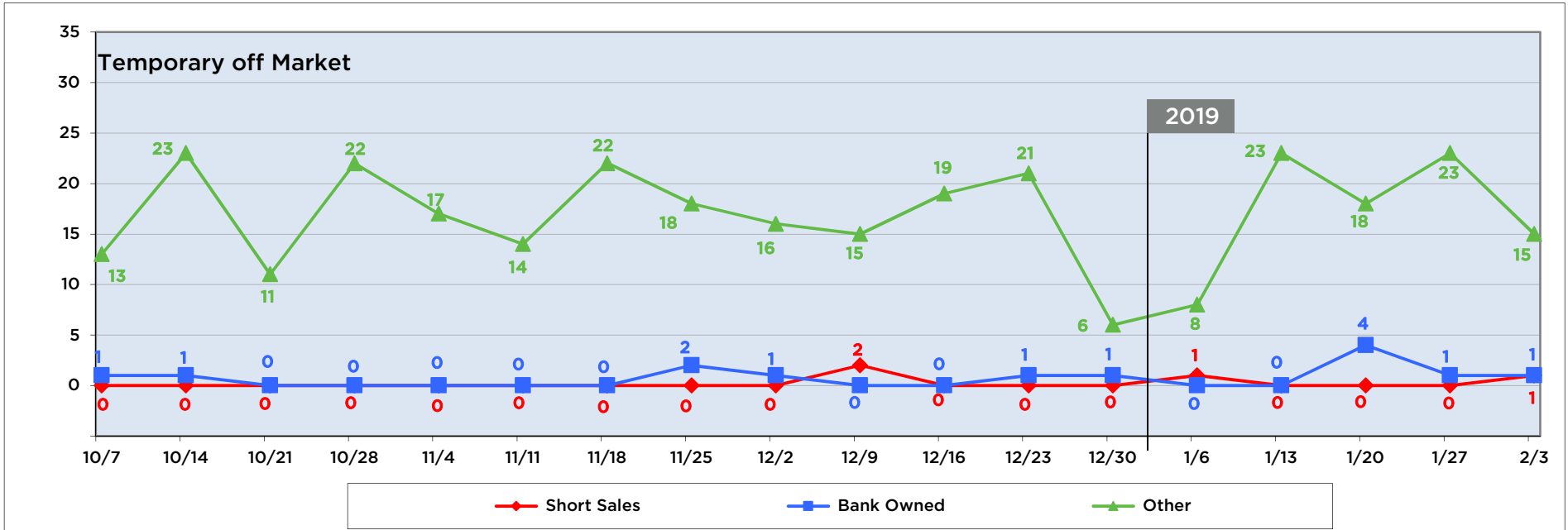


**Condos, Townhomes, Villas**





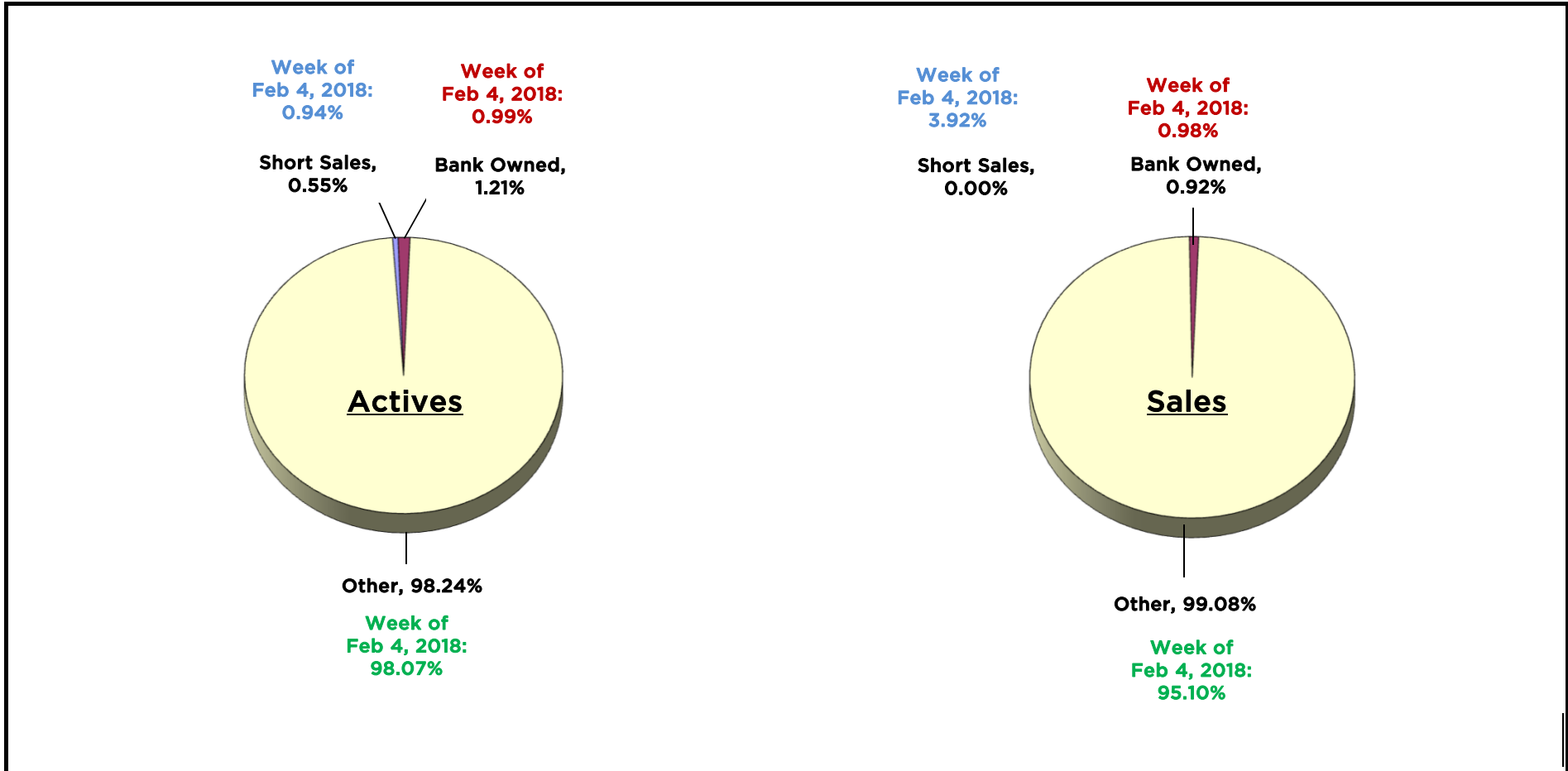
**Condos, Townhomes, Villas**







### Condos, Townhomes, Villas





**Monday Morning Quarterback**  
**02/03/2019 - 02/09/2019**  
**Lake, Orange, Osceola & Seminole Counties**

**There are no Condos, Townhomes, or Villas available for the Median Price of \$151,000 ( ± \$500 )**