



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

***Week of Feb 24, 2019***

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

- Sales of single-family homes increased to 683 during the week of Feb 24, from 396 the week prior
- The median price of single family homes increased to \$263,000, a change of 1.2%
- The number of single-family home foreclosure transactions increased to 26 last week, from 20 the week of Feb 17
- The number of single-family home short-sale transactions remained constant at 4
- Single-family inventory decreased by 106, and now sits at 7,172

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

- Sales of condos, townhomes, and villas increased to 217 during the week of Feb 24, from 132 the week prior
- The median price of condos, townhomes, and villas increased to \$169,900, a change of 1.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 4 last week, from 3 the week of Feb 17
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory decreased by 80, and now sits at 1,916

*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>683</b>	296	134	149	49	50	5
Bank Owned	26	16	3	6	1	0	0
Short Sales	4	3	1	0	0	0	0
Other	<b>653</b>	277	130	143	48	50	5
<b>Active Listings</b>	<b>7,172</b>	1,957	1,152	1,637	742	1,179	505
Bank Owned	149	76	23	23	14	11	2
Short Sales	58	23	13	11	5	3	3
Other	<b>6,965</b>	1,858	1,116	1,603	723	1,165	500
<b>Months of Inventory</b>	<b>2</b>	2	2	3	3	5	23

**List Price**

Average Original List Price	<b>\$320,618</b>	\$199,478	\$283,770	\$354,027	\$472,998	\$687,123	\$2,325,600
Average Final List Price	<b>\$312,474</b>	\$194,020	\$277,602	\$343,665	\$462,447	\$666,965	\$2,315,400

**Sale Price**

Average Price	<b>\$303,983</b>	\$188,708	\$271,311	\$336,849	\$451,580	\$644,980	\$2,168,000
Median Price	<b>\$263,000</b>	\$200,000	\$270,000	\$333,000	\$455,000	\$627,500	\$2,300,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$8,144</b>	-\$5,458	-\$6,168	-\$10,362	-\$10,551	-\$20,158	-\$10,200
<b>Original List to Sale Price - \$</b>	<b>-\$16,635</b>	-\$10,770	-\$12,459	-\$17,178	-\$21,418	-\$42,143	-\$157,600
<b>Final List to Sale Price - \$</b>	<b>-\$8,491</b>	-\$5,312	-\$6,291	-\$6,816	-\$10,867	-\$21,985	-\$147,400
<b>Original List to Sale Price - %</b>	<b>94.81%</b>	94.60%	95.61%	95.15%	95.47%	93.87%	93.22%
<b>Final List to Sale Price - %</b>	<b>97.28%</b>	97.26%	97.73%	98.02%	97.65%	96.70%	93.63%

**Days on the Market**

Avg Days Listing to Contract	<b>65</b>	60	64	71	61	91	26
Combined Avg Days to Contract	<b>66</b>	53	65	78	64	110	65
Avg Days Listing to Closing	<b>101</b>	97	99	107	97	125	65
Avg Days Contract to Close	<b>36</b>	37	35	36	36	35	44

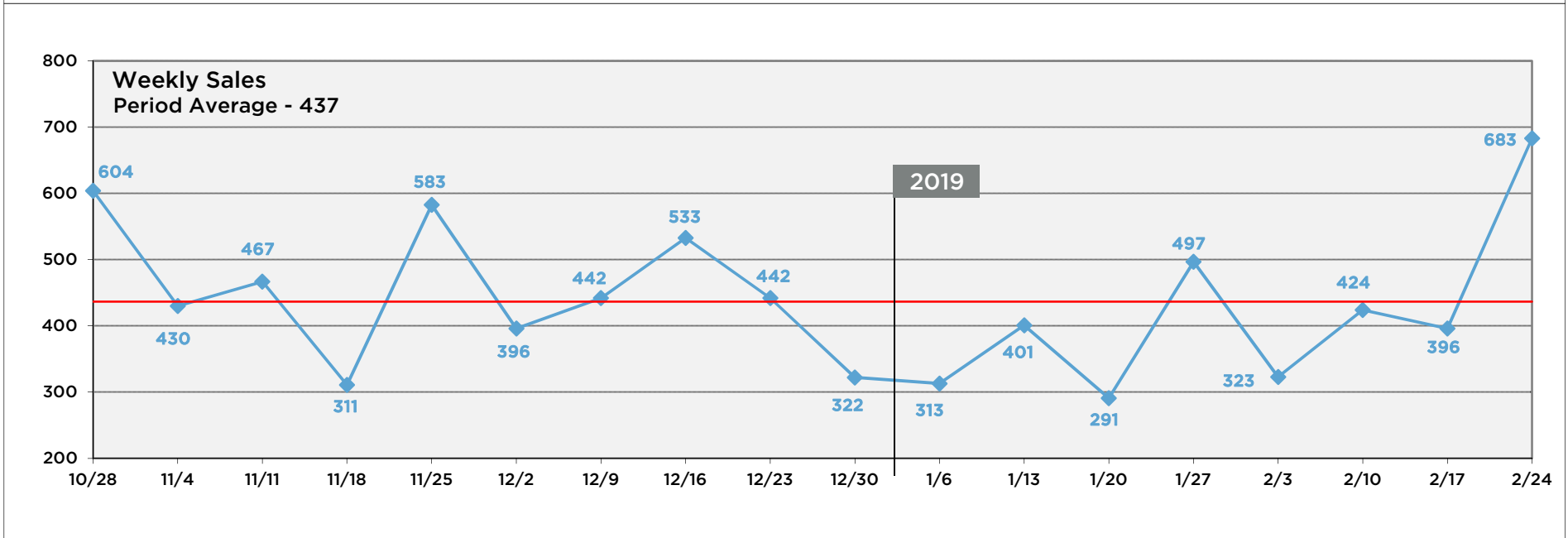
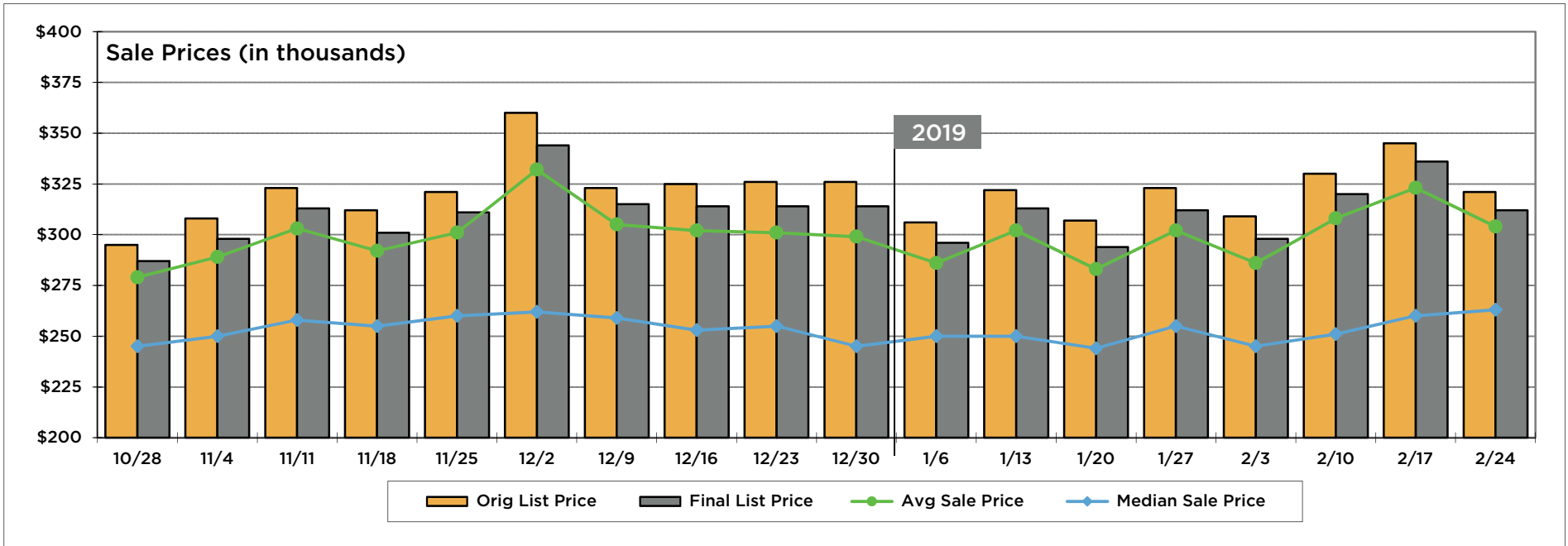
**Beds / Baths**

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

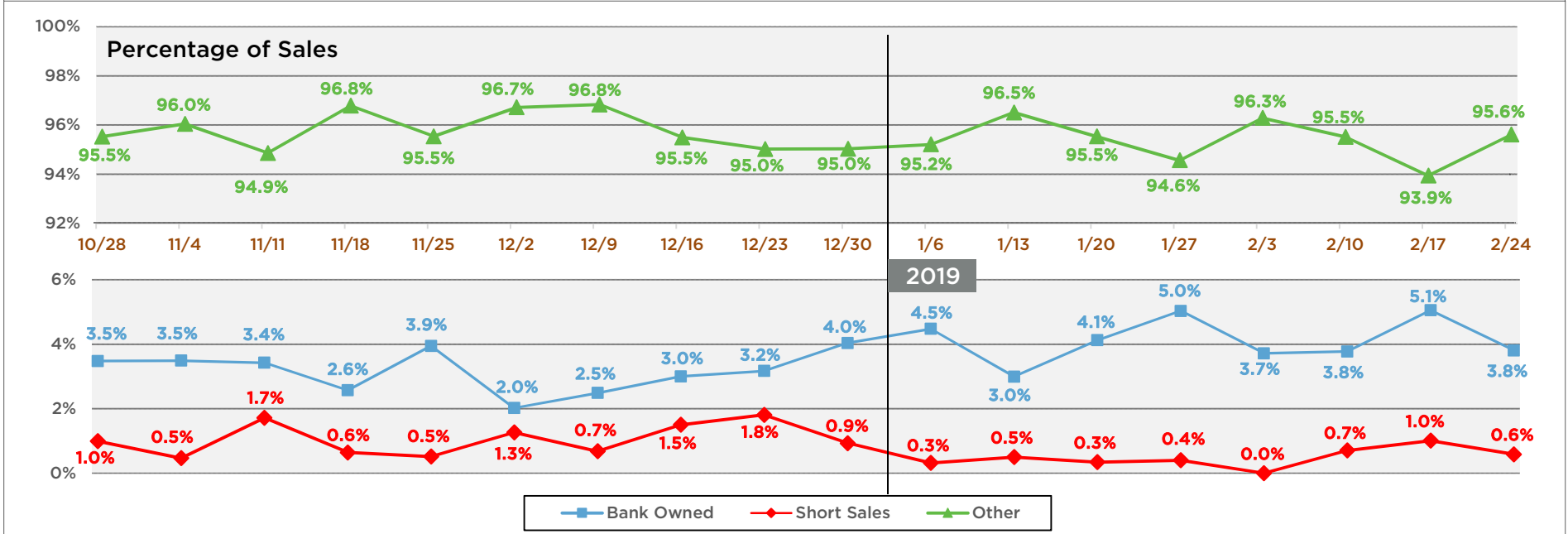
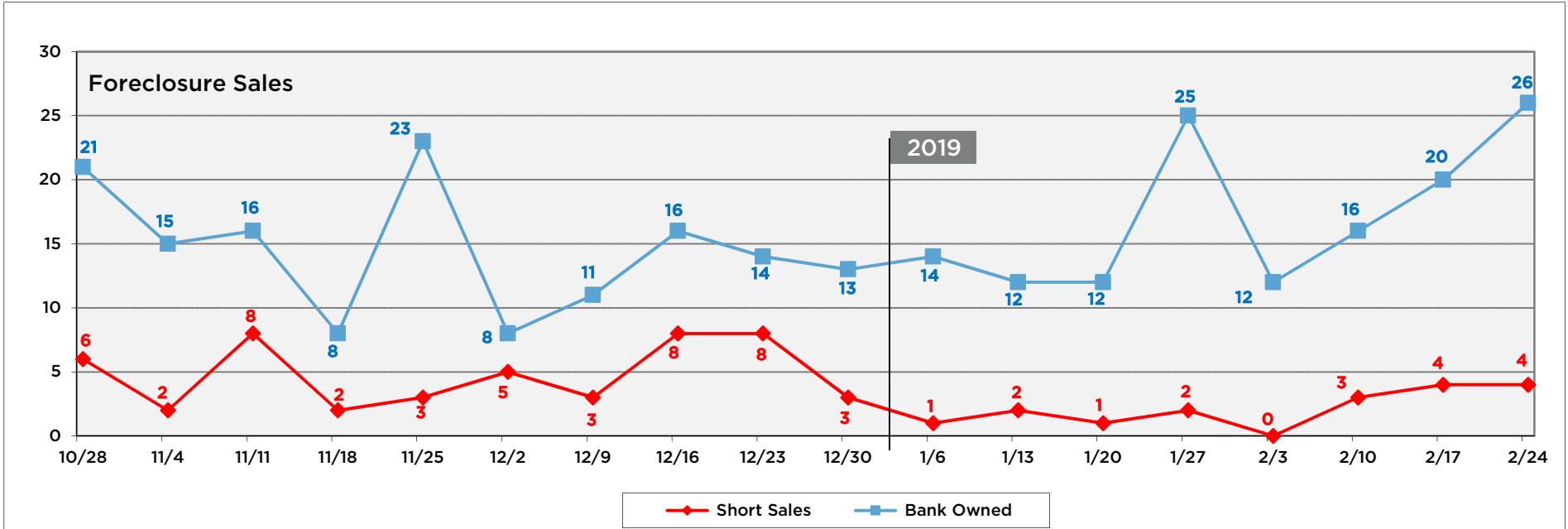
**Square Footage**

Average Square Feet	<b>2,051</b>	1,512	1,984	2,358	2,782	3,356	6,433
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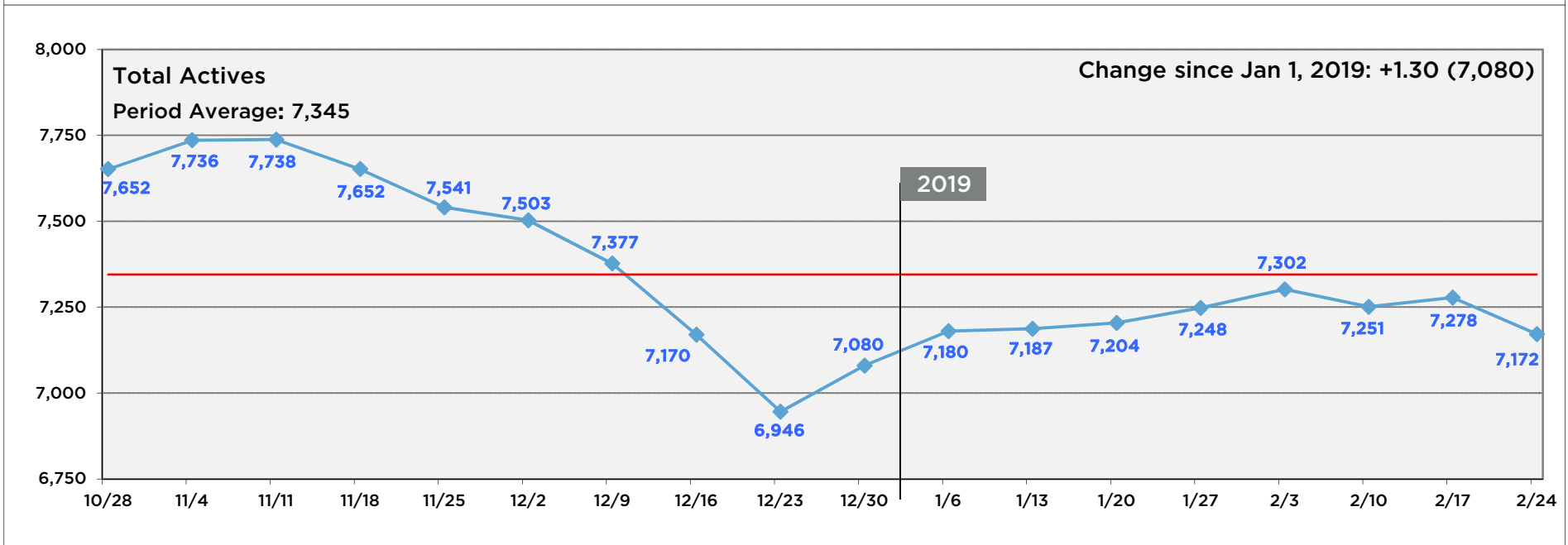
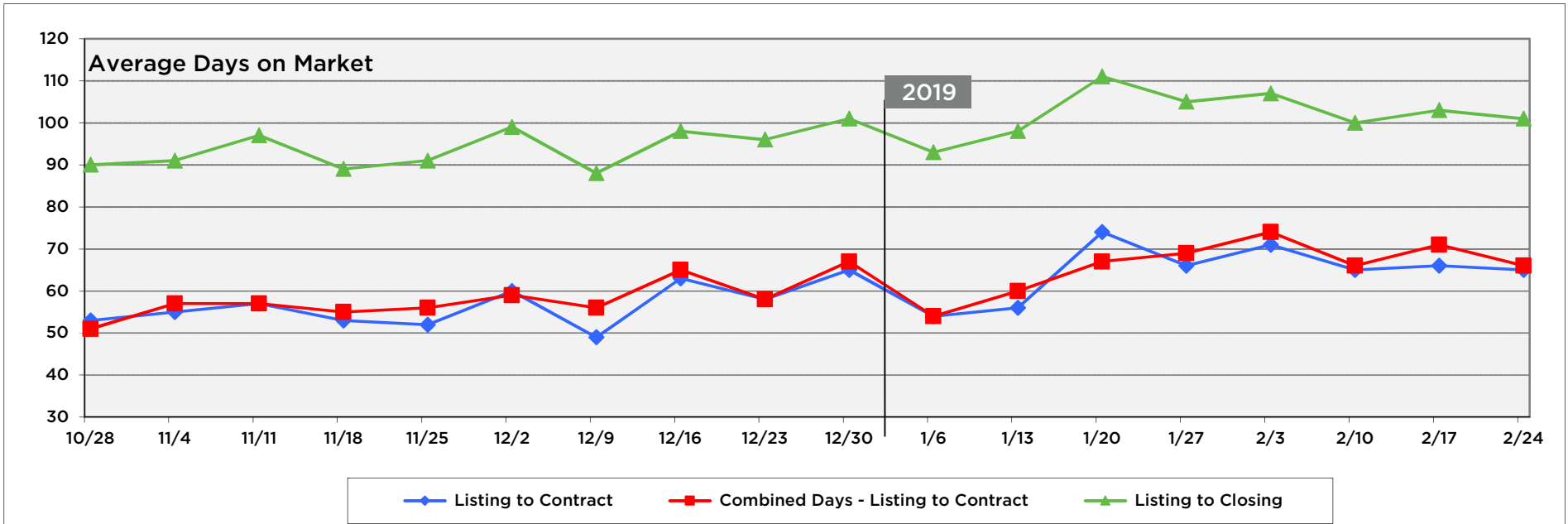
**Single Family Homes**



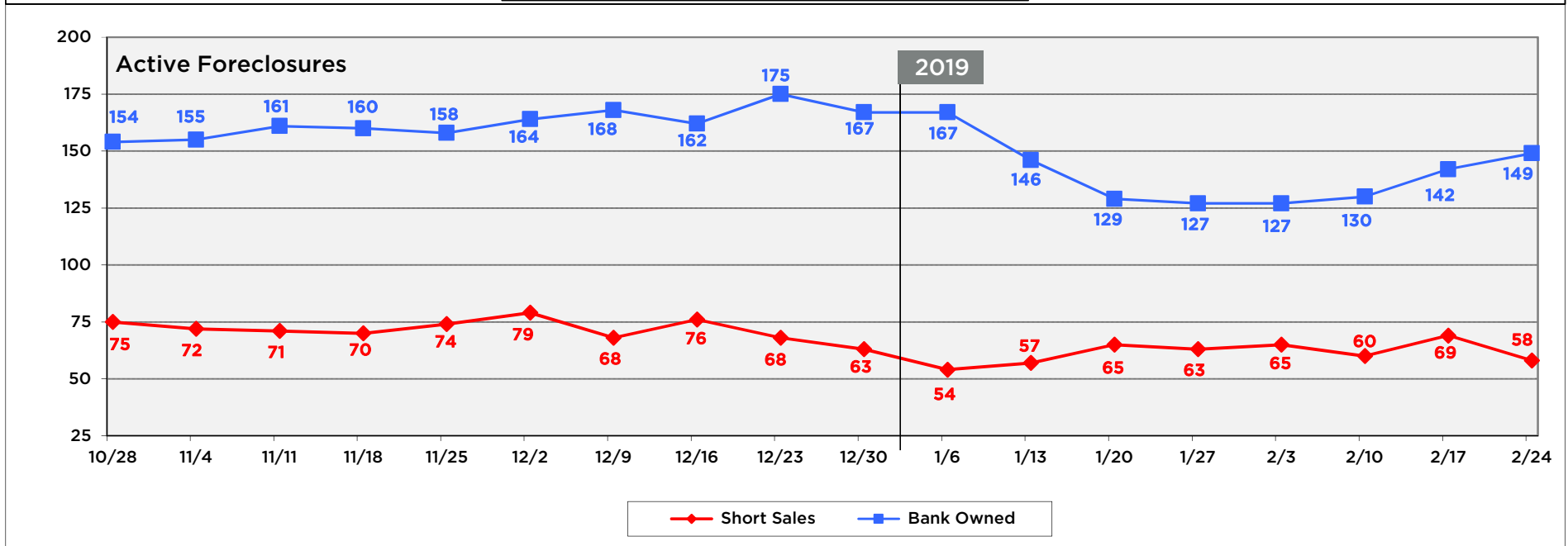
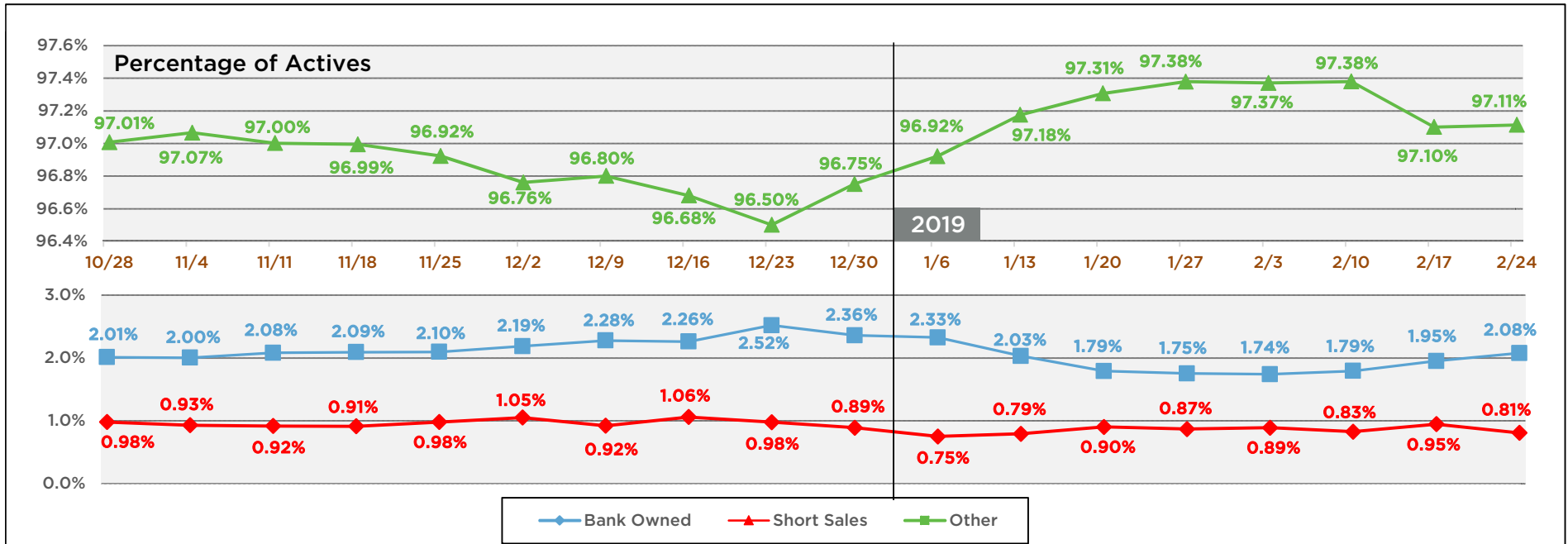
**Single Family Homes**



### Single Family Homes

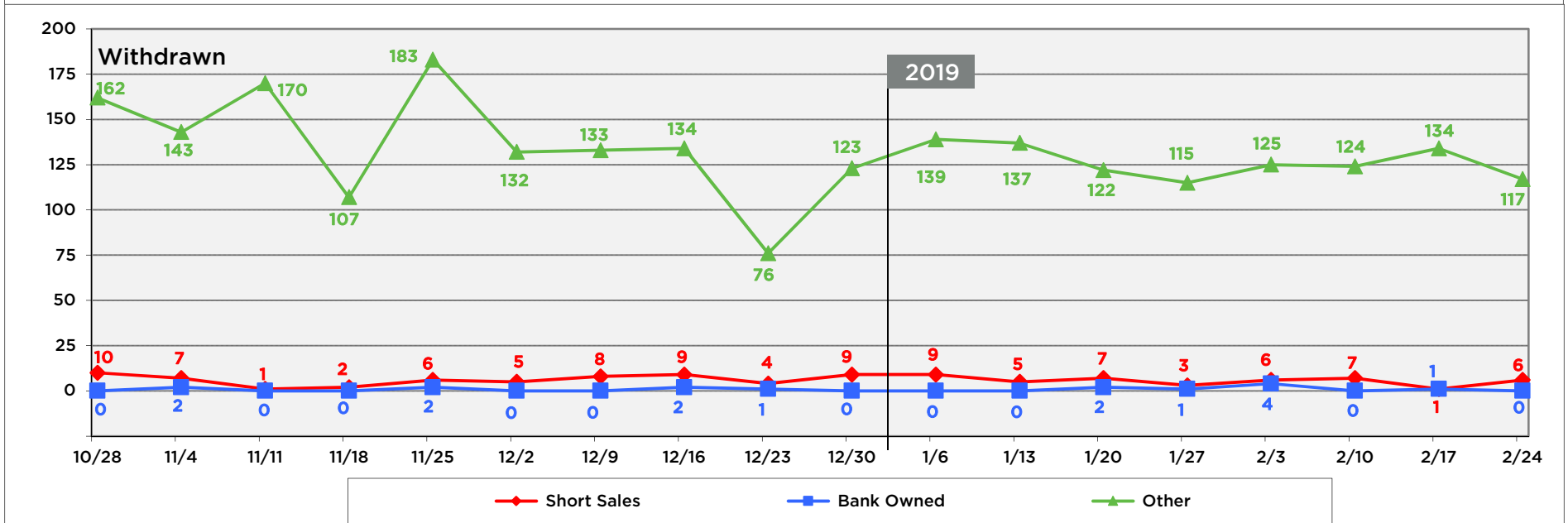
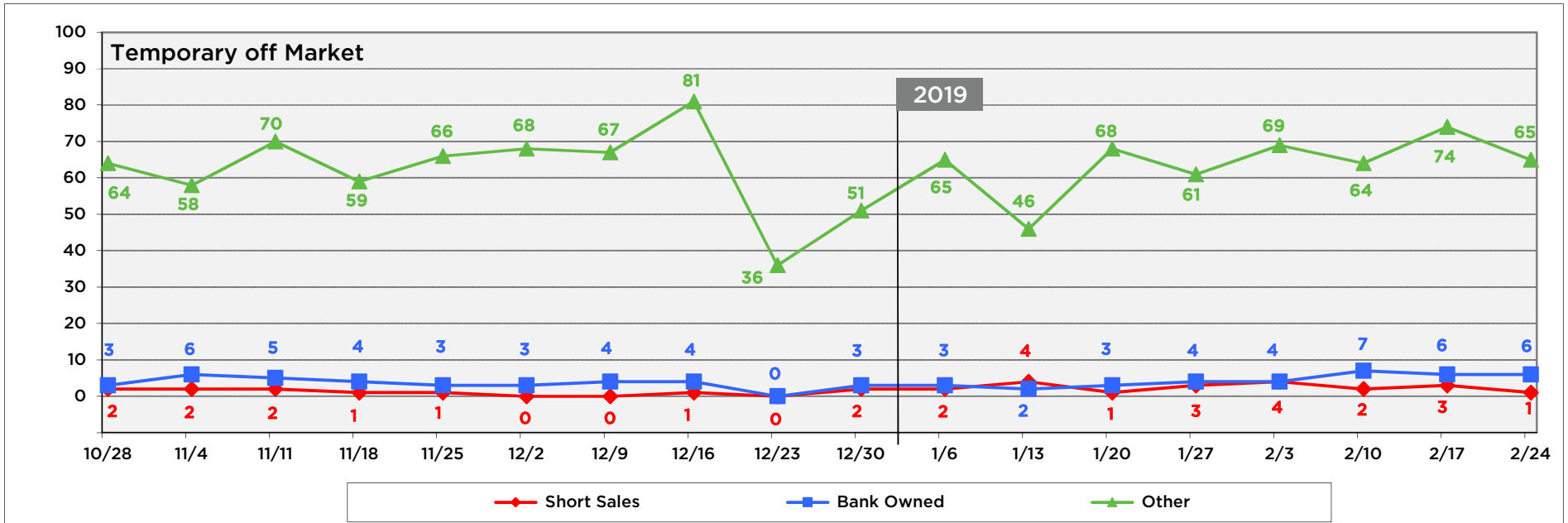


**Single Family Homes**

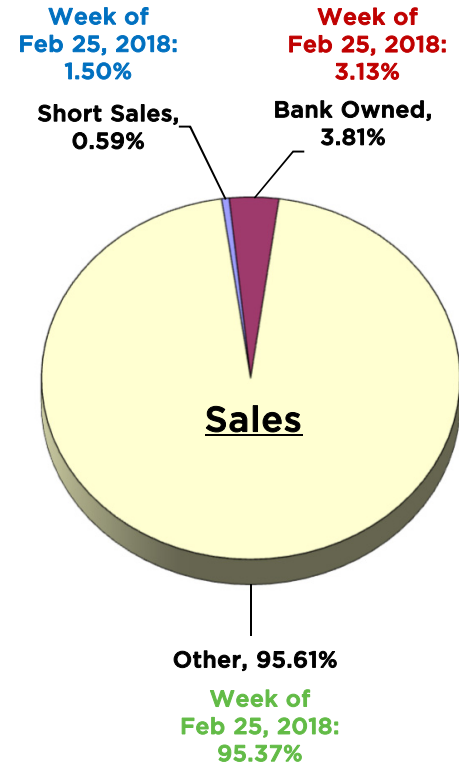
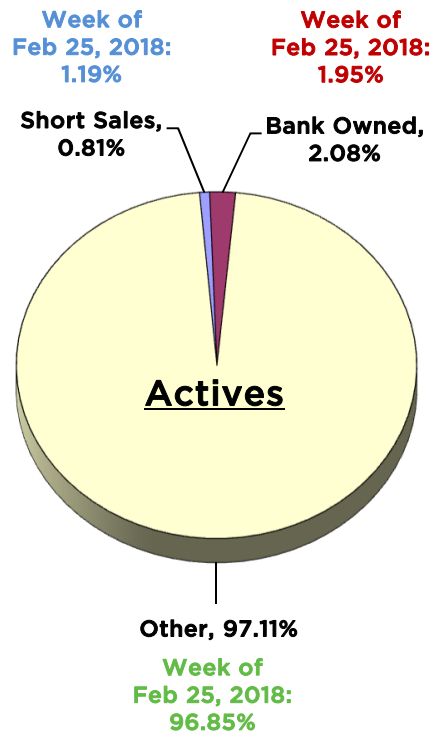




**Single Family Homes**



**Single Family Homes**





**Where are the 9 Single Family Homes available for the Median Price of \$263,000? (± \$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>4</b>	<b>\$262,875</b>	<b>3.0</b>	<b>2.0</b>	<b>1,638</b>	<b>\$160.46</b>
Casselberry	32707	1	\$262,999	3.0	2.0	1,618	\$162.55
Altamonte Springs / Forest City	32714	1	\$263,000	3.0	2.0	1,824	\$144.19
Lake Mary / Heathrow	32746	1	\$263,000	3.0	2.0	1,543	\$170.45
Oviedo	32765	1	\$262,500	3.0	2.0	1,568	\$167.41
<b>Osceola County</b>		<b>3</b>	<b>\$263,033</b>	<b>4.0</b>	<b>2.3</b>	<b>2,155</b>	<b>\$122.08</b>
Kissimmee (East)	34744	1	\$262,700	4.0	2.0	2,274	\$115.52
Kissimmee / Poinciana	34758	1	\$262,900	5.0	3.0	2,333	\$112.69
St Cloud / Canoe Creek	34772	1	\$263,500	3.0	2.0	1,857	\$141.90
<b>Lake County</b>		<b>2</b>	<b>\$262,750</b>	<b>3.5</b>	<b>2.0</b>	<b>2,154</b>	<b>\$121.98</b>
Groveland	34736	1	\$262,500	3.0	2.0	1,360	\$193.01
Leesburg (West)	34748	1	\$263,000	4.0	2.0	2,948	\$89.21

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>217</b>	173	22	16	3	3	0
Bank Owned	4	4	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	212	168	22	16	3	3	0
<b>Active Listings</b>	<b>1,916</b>	1,390	224	197	44	46	15
Bank Owned	30	28	0	2	0	0	0
Short Sales	11	9	1	1	0	0	0
Other	1,875	1,353	223	194	44	46	15
<b>Months of Inventory</b>	<b>2</b>	2	2	3	3	4	0

***List Price***

Average Original List Price	<b>\$197,807</b>	\$160,023	\$273,545	\$342,919	\$452,667	\$792,467	\$0
Average Final List Price	<b>\$195,193</b>	\$157,997	\$268,431	\$337,344	\$439,333	\$800,800	\$0

***Sale Price***

Average Price	<b>\$189,781</b>	\$152,871	\$267,609	\$329,281	\$424,167	\$769,167	\$0
Median Price	<b>\$169,900</b>	\$155,000	\$266,750	\$316,500	\$418,500	\$752,500	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,614</b>	-\$2,026	-\$5,114	-\$5,575	-\$13,334	\$8,333	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$8,026</b>	-\$7,152	-\$5,936	-\$13,638	-\$28,500	-\$23,300	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$5,412</b>	-\$5,126	-\$822	-\$8,063	-\$15,166	-\$31,633	\$0
<b>Original List to Sale Price - %</b>	<b>95.94%</b>	95.53%	97.83%	96.02%	93.70%	97.06%	0.00%
<b>Final List to Sale Price - %</b>	<b>97.23%</b>	96.76%	99.69%	97.61%	96.55%	96.05%	0.00%

***Days on the Market***

Avg Days Listing to Contract	<b>59</b>	54	87	79	57	65	0
Combined Avg Days to Contract	<b>61</b>	55	89	81	57	62	0
Avg Days Listing to Closing	<b>93</b>	88	128	106	96	92	0
Avg Days Contract to Close	<b>34</b>	33	41	27	39	28	0

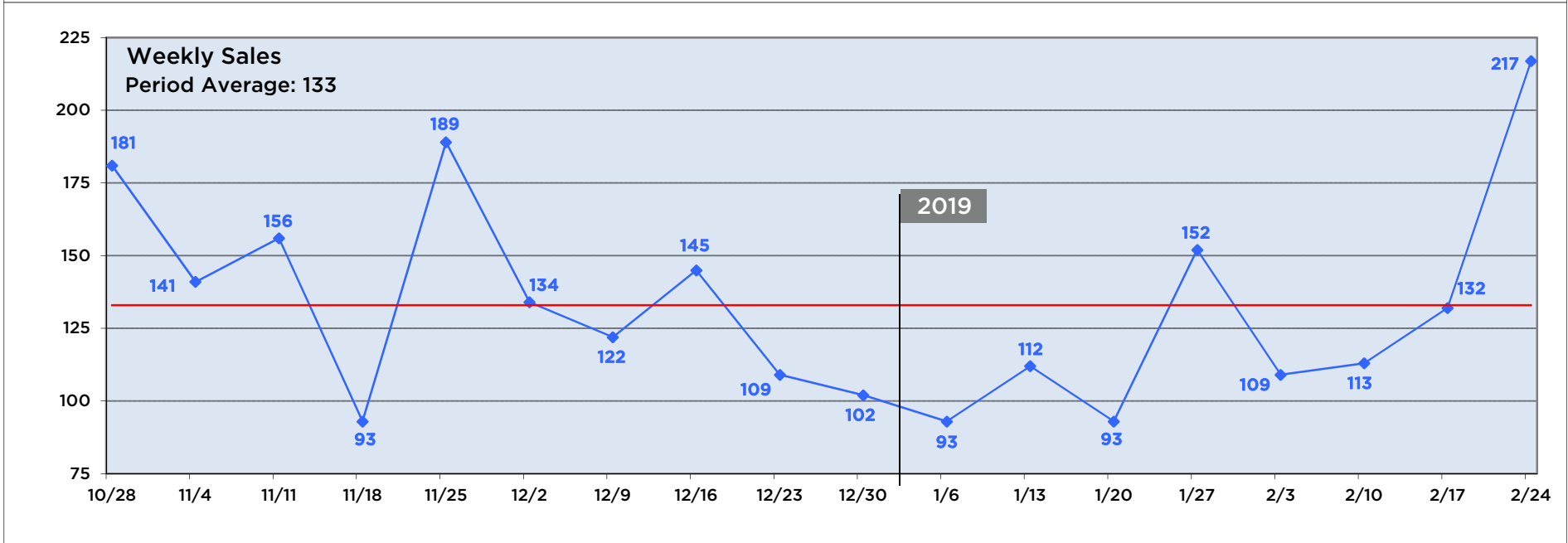
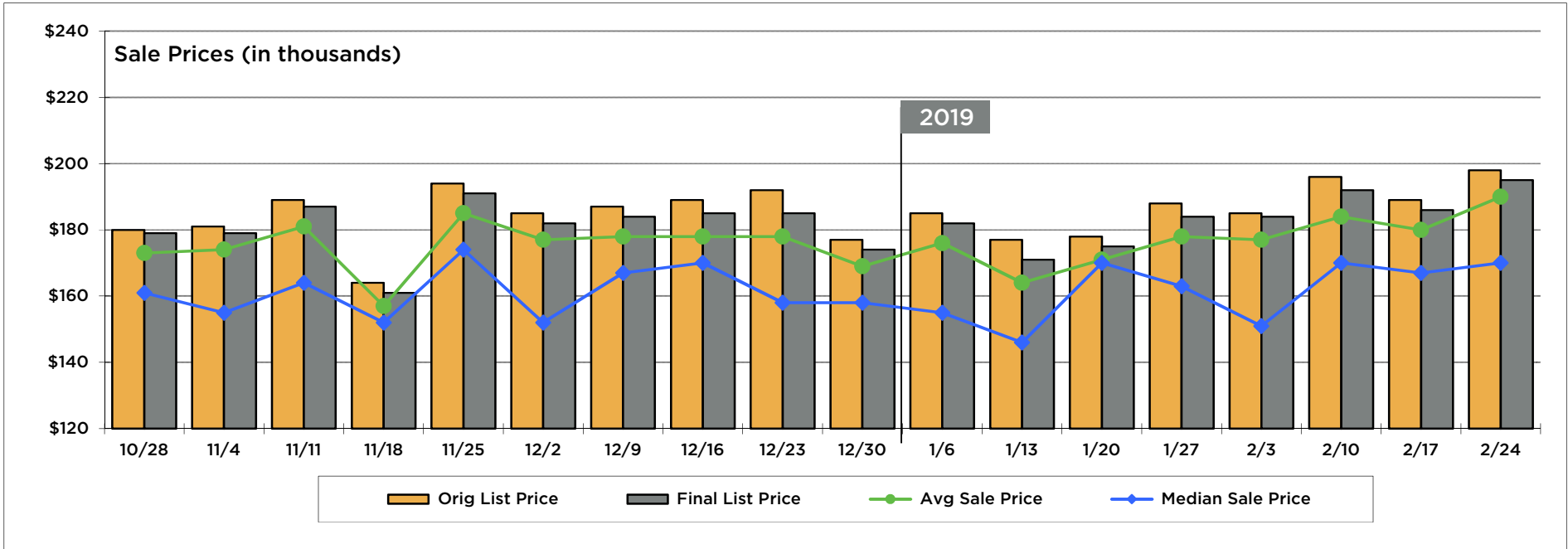
***Beds / Baths***

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

***Square Footage***

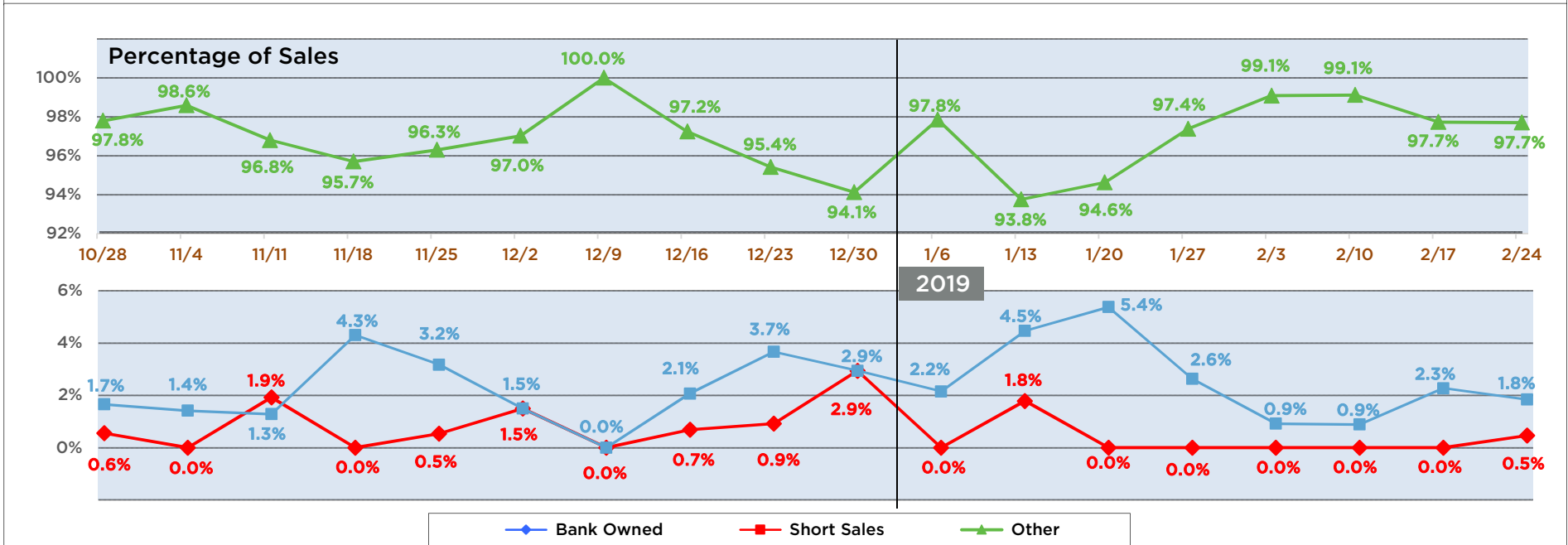
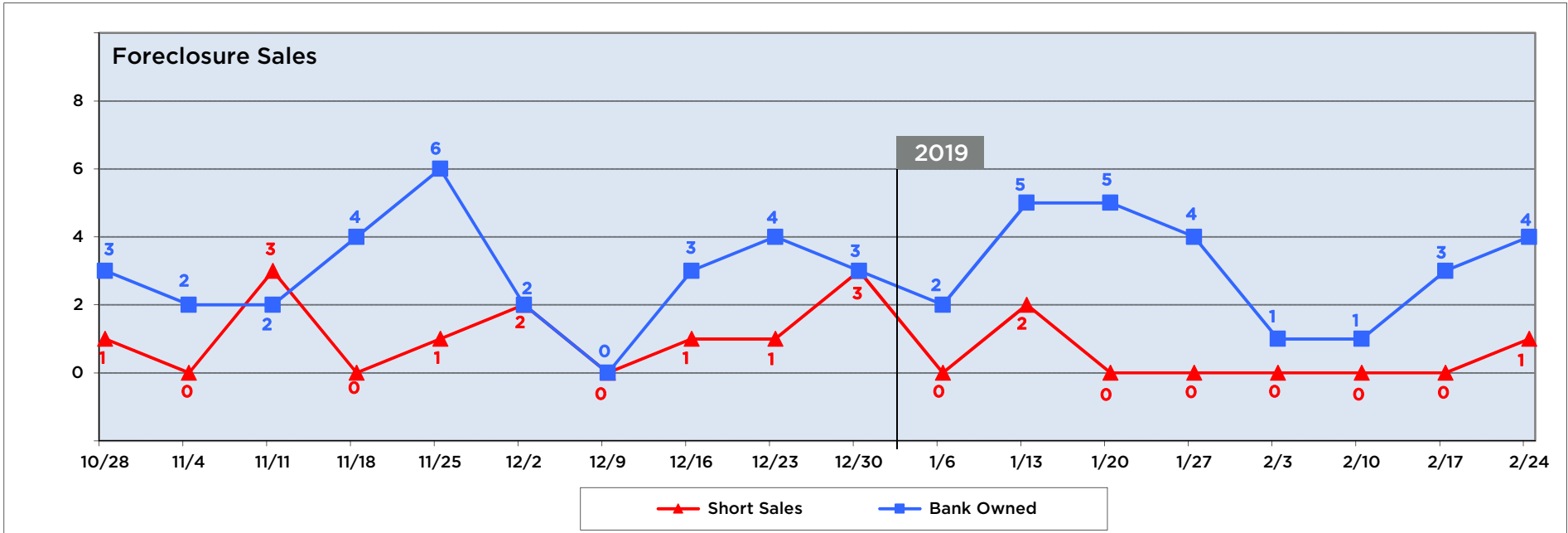
Average Square Feet	<b>1,344</b>	1,228	1,682	1,919	1,711	2,140	0
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**Condos, Townhomes, Villas**

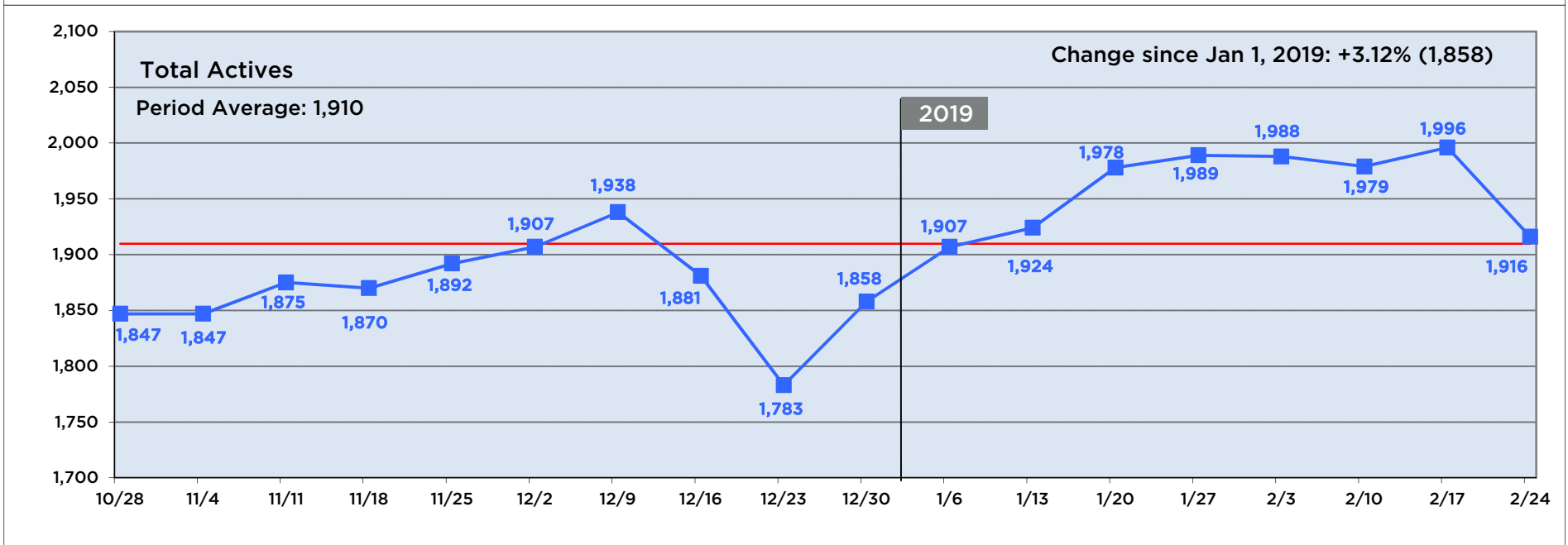
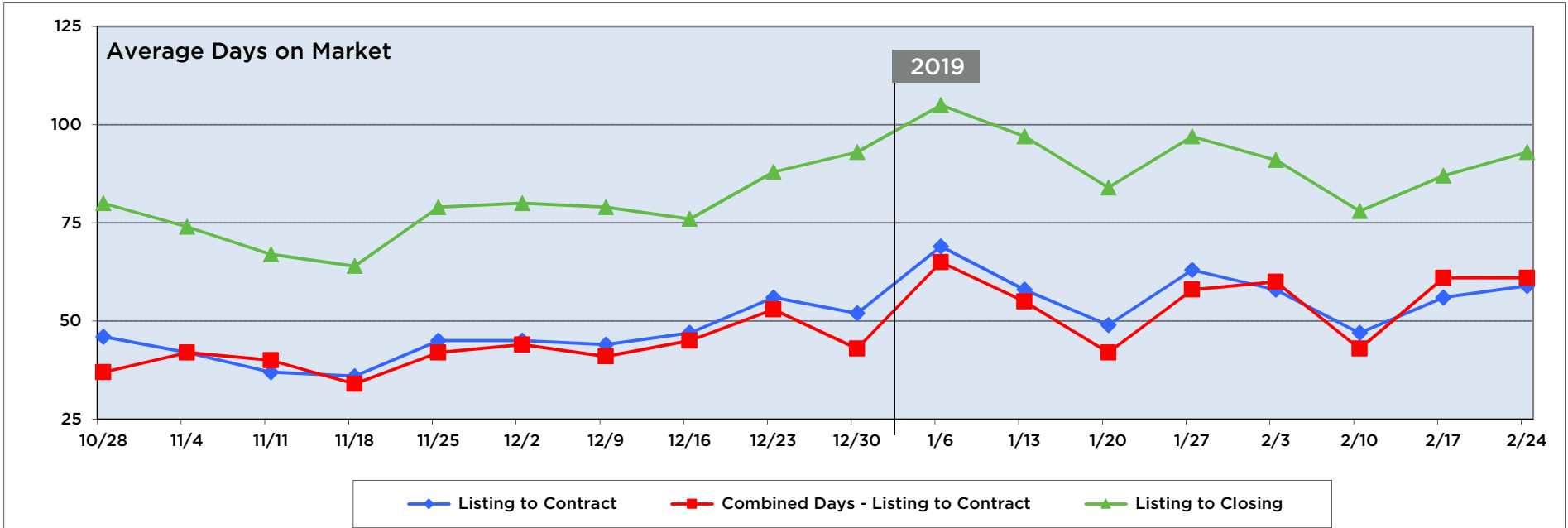




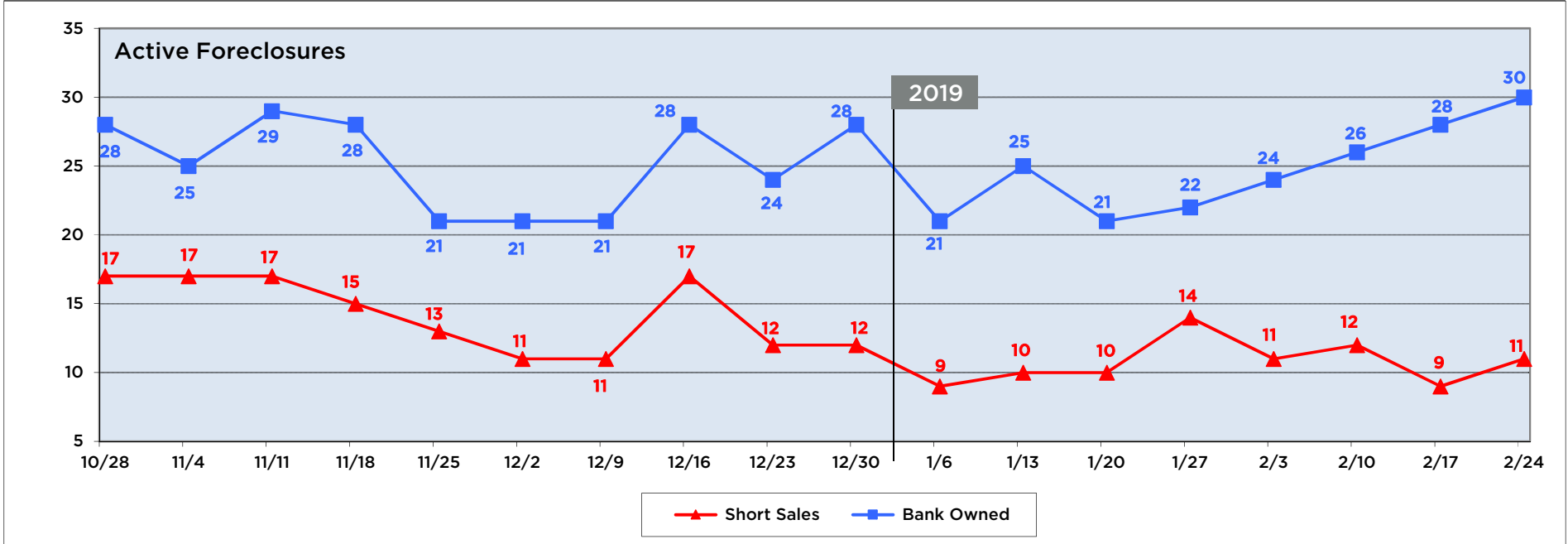
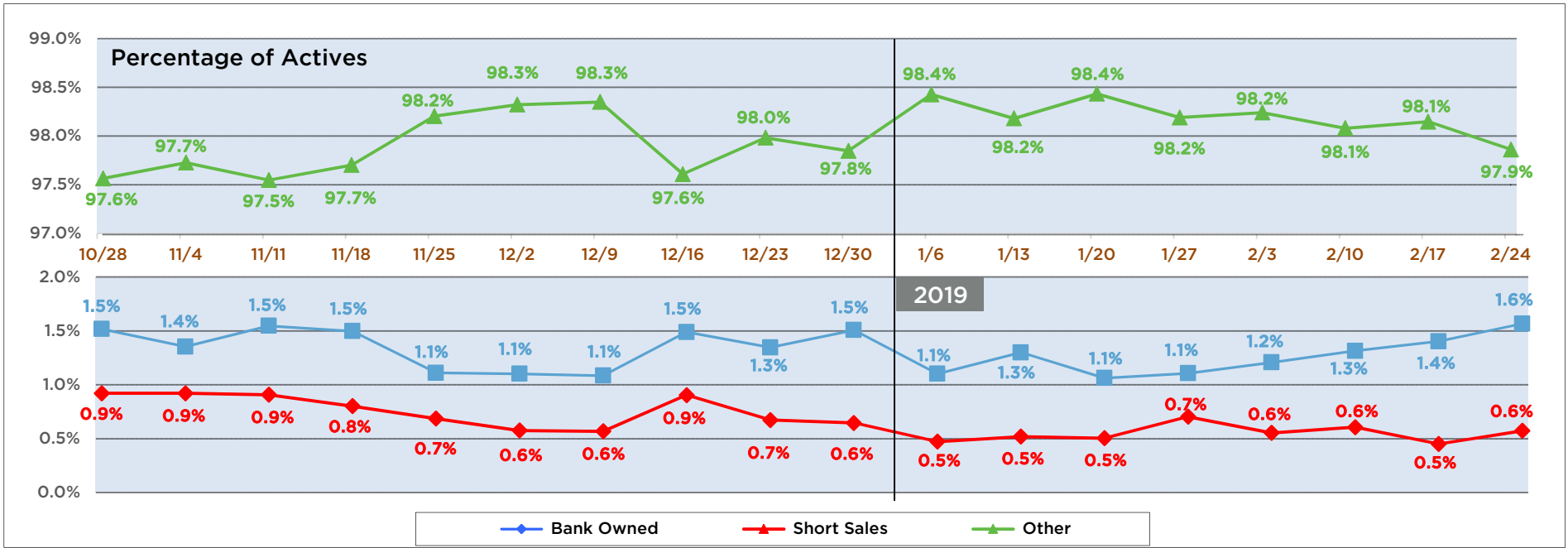
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

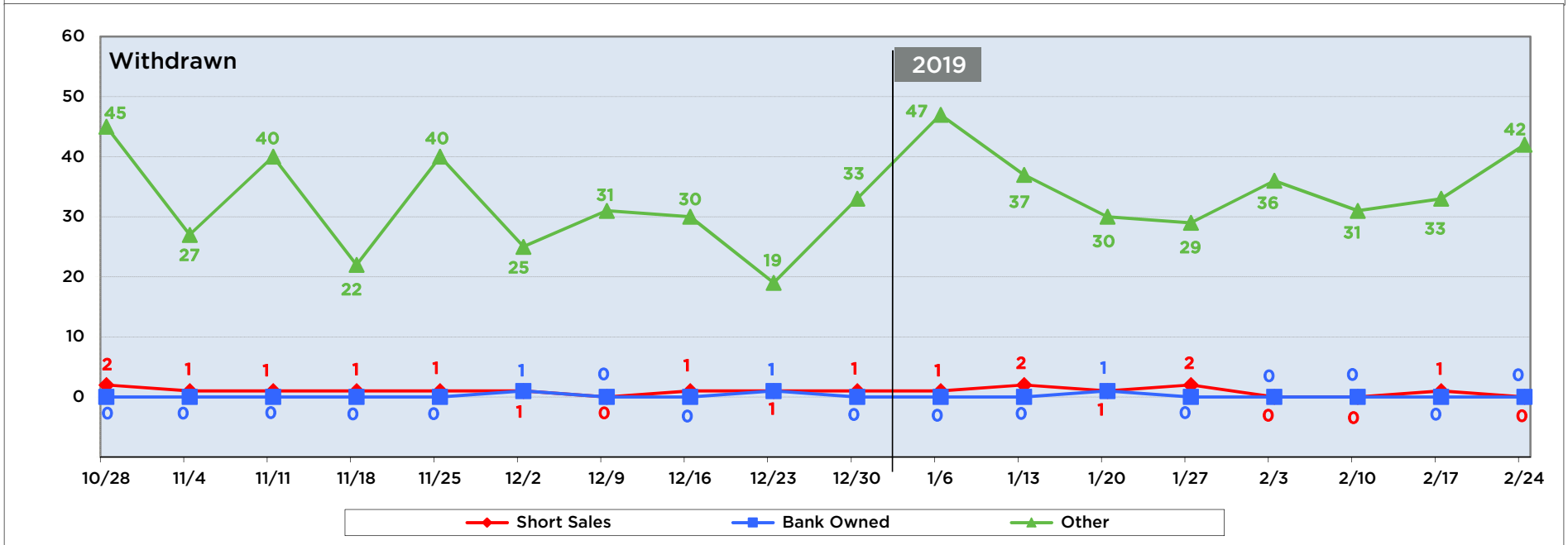
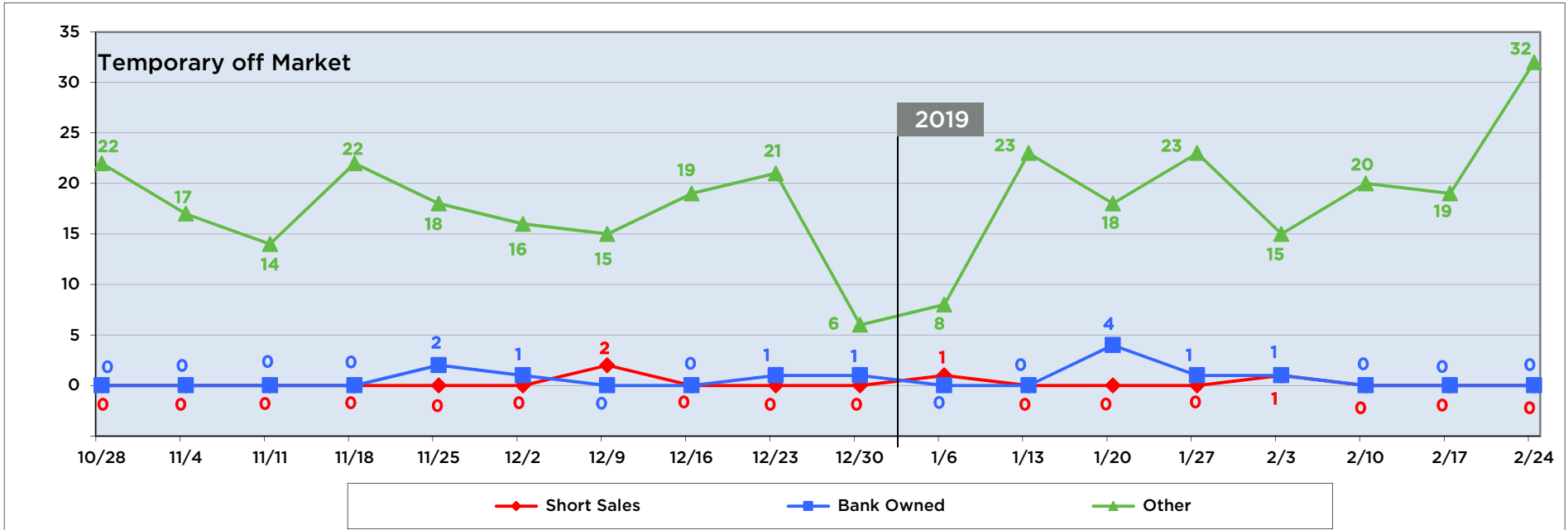


**Condos, Townhomes, Villas**

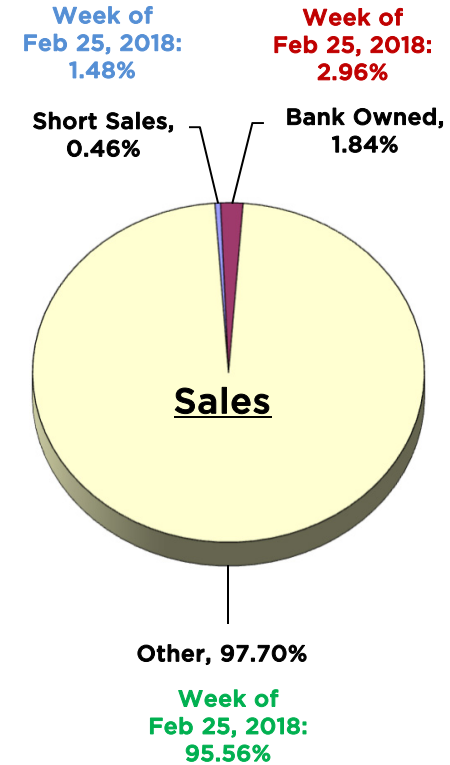
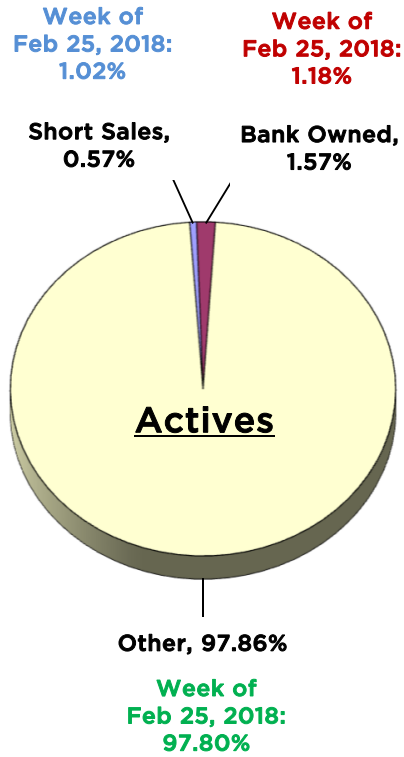




**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Where are the 26 Condos, Townhomes, or Villas available for the Median Price of \$169,900? ( ± \$500 )**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>3</b>	<b>\$169,900</b>	<b>3.3</b>	<b>2.0</b>	<b>1,337</b>	<b>\$127.04</b>
Altamonte Springs / Forest City	32714	2	\$169,900	4.0	2.0	1,404	\$121.01
Lake Mary / Heathrow	32746	1	\$169,900	2.0	2.0	1,204	\$141.11
<b>Orange County</b>		<b>12</b>	<b>\$169,908</b>	<b>2.0</b>	<b>1.8</b>	<b>1,025</b>	<b>\$165.80</b>
Orlando (Downtown)	32801	2	\$169,950	1.0	1.0	875	\$194.23
Azalea Park	32807	1	\$169,900	3.0	2.0	1,307	\$129.99
Williamsburg / Lake Bryan	32821	3	\$169,933	2.0	2.0	1,163	\$146.12
Taft	32824	1	\$170,000	3.0	2.0	1,200	\$141.67
Rio Pinar / Union Park	32825	2	\$170,000	2.0	2.0	815	\$208.59
Research Park	32826	1	\$169,900	2.0	2.0	837	\$202.99
Waterford Lakes	32828	1	\$169,500	2.0	2.0	1,013	\$167.32
Union Park / Chickasaw	32829	1	\$169,900	2.0	2.0	1,071	\$158.64
<b>Osceola County</b>		<b>10</b>	<b>\$169,915</b>	<b>3.2</b>	<b>2.2</b>	<b>1,453</b>	<b>\$116.95</b>
Davenport	33896	2	\$169,950	3.0	2.0	1,342	\$126.64
Kissimmee (Central)	34741	1	\$169,900	2.0	2.0	940	\$180.74
Kissimmee / Buena Ventura Lakes	34743	2	\$170,000	3.0	2.0	1,464	\$116.12
Kissimmee (East)	34744	1	\$170,000	3.0	2.0	1,728	\$98.38
Kissimmee / Celebration	34747	1	\$169,500	3.0	2.0	1,291	\$131.29
Kissimmee / Poinciana	34758	2	\$169,950	4.0	3.0	1,663	\$102.19
St Cloud / Canoe Creek	34772	1	\$169,950	4.0	2.0	1,632	\$104.14
<b>Lake County</b>		<b>1</b>	<b>\$169,900</b>	<b>2.0</b>	<b>2.0</b>	<b>1,446</b>	<b>\$117.50</b>
Tavares / Mt Plymouth	32778	1	\$169,900	2.0	2.0	1,446	\$117.50