

Single-family existing homes

- Sales of single-family homes decreased to 292 during the week of Jan 31, from 471 the week prior
- The median price of single family homes decreased to \$199,450, a change of -7.2%
- The number of single-family home foreclosure transactions decreased to 34 last week, from 73 the week of Jan 24
- The number of single-family home short-sale transactions decreased to 15 from 19 the week prior
- Single-family inventory decreased by 4, and now sits at 9,897

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 78 during the week of Jan 31 from 112 the week prior
- The median price of condos, townhomes, and villas increased to \$122,000, a change of 10.41%
- The number of condo, townhome, and villa foreclosure transactions decreased to 8 last week, from 28 the week of Jan 24
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 3 the week prior
- Condo inventory increased by 6, and now sits at 3,000

Detailed charts and graphs begin on page 2 of this report.

Monday Morning Quarterback
01/31/2016 - 02/06/2016
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	292	200	29	32	7	19	5
Bank Owned	34	28	2	1	0	3	0
Short Sales	15	12	0	2	0	1	0
Other	243	160	27	29	7	15	5
Active Listings	9,897	4,153	1,313	1,732	869	1,282	548
Bank Owned	681	474	78	68	21	35	5
Short Sales	569	413	54	54	19	22	7
Other	8,647	3,266	1,181	1,610	829	1,225	536
Months of Inventory	8	5	10	12	29	16	25

List Price

Average Original List Price	\$268,113	\$166,904	\$287,976	\$367,891	\$491,344	\$681,608	\$1,678,895
Average Final List Price	\$258,602	\$162,378	\$277,736	\$354,566	\$459,559	\$652,595	\$1,603,895

Sale Price

Average Price	\$249,920	\$156,833	\$271,459	\$346,553	\$449,143	\$619,498	\$1,546,735
Median Price	\$199,450	\$160,000	\$270,000	\$346,250	\$450,000	\$574,900	\$1,499,200

Price Differences

Original to Final List Price	-\$9,511	-\$4,526	-\$10,240	-\$13,325	-\$31,785	-\$29,013	-\$75,000
Original List to Sale Price - \$	-\$18,193	-\$10,071	-\$16,517	-\$21,338	-\$42,201	-\$62,110	-\$132,160
Final List to Sale Price - \$	-\$8,682	-\$5,545	-\$6,277	-\$8,013	-\$10,416	-\$33,097	-\$57,160
Original List to Sale Price - %	93.21%	93.97%	94.26%	94.20%	91.41%	90.89%	92.13%
Final List to Sale Price - %	96.64%	96.59%	97.74%	97.74%	97.73%	94.93%	96.44%

Days on the Market

Avg Days Listing to Contract	77	63	135	108	60	89	76
Combined Avg Days to Contract	77	65	132	92	89	98	74
Avg Days Listing to Closing	121	106	166	154	93	166	90
Avg Days Contract to Close	42	42	30	44	32	75	13

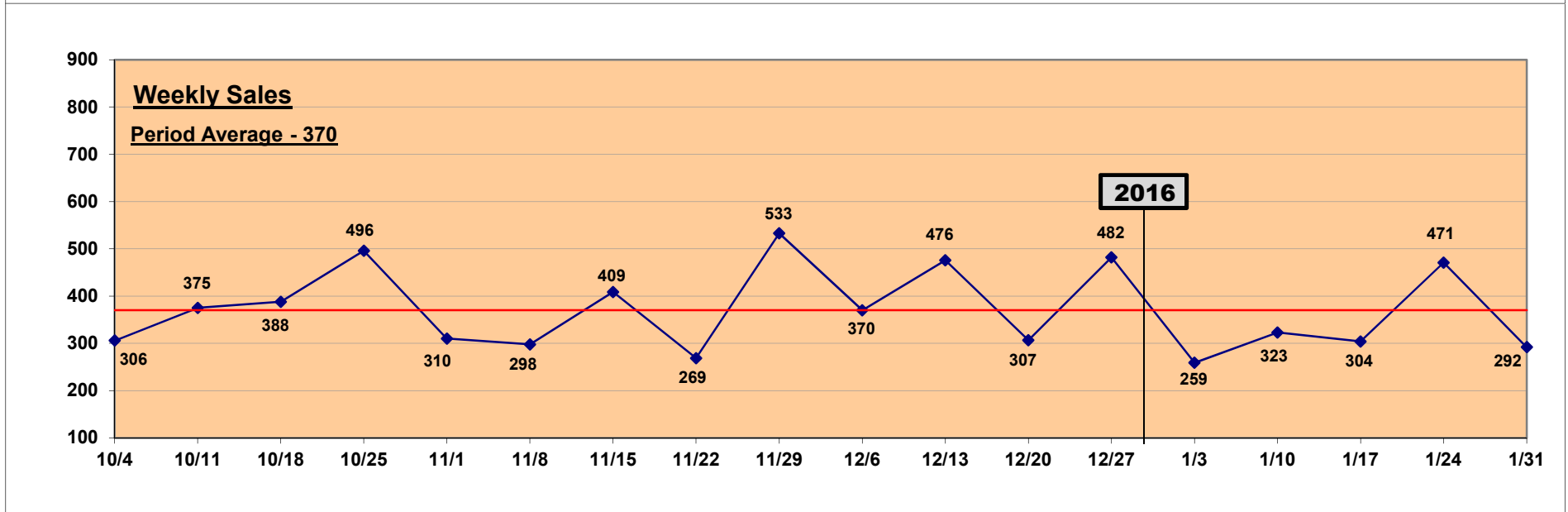
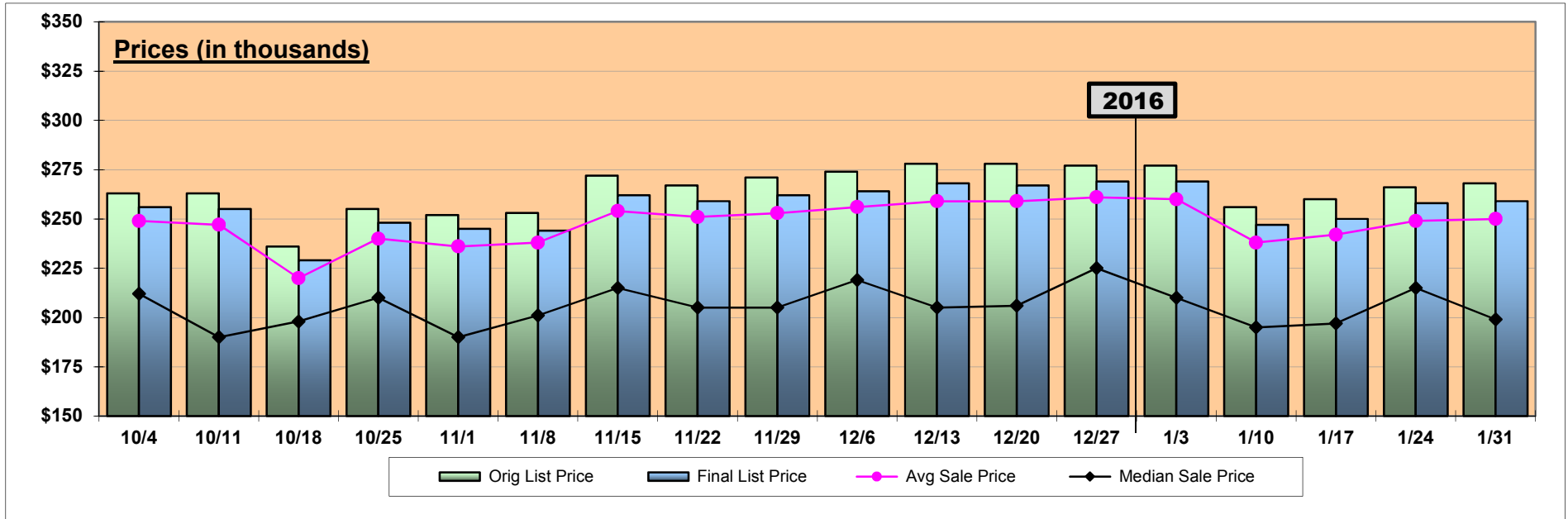
Beds / Baths

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

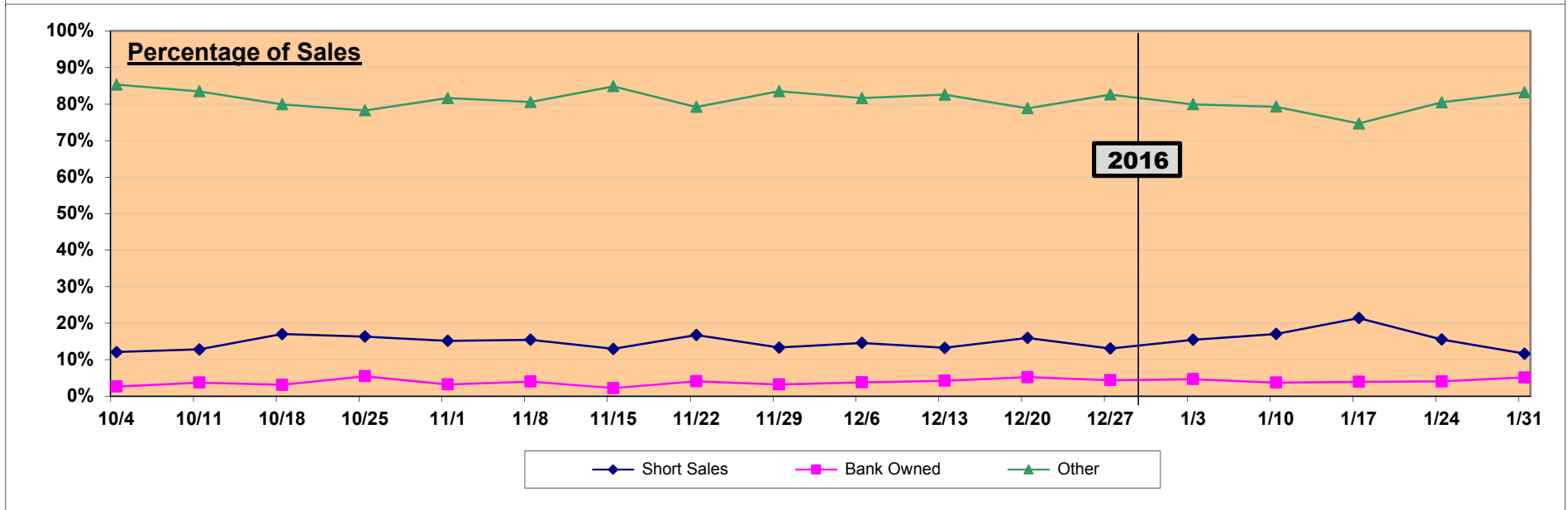
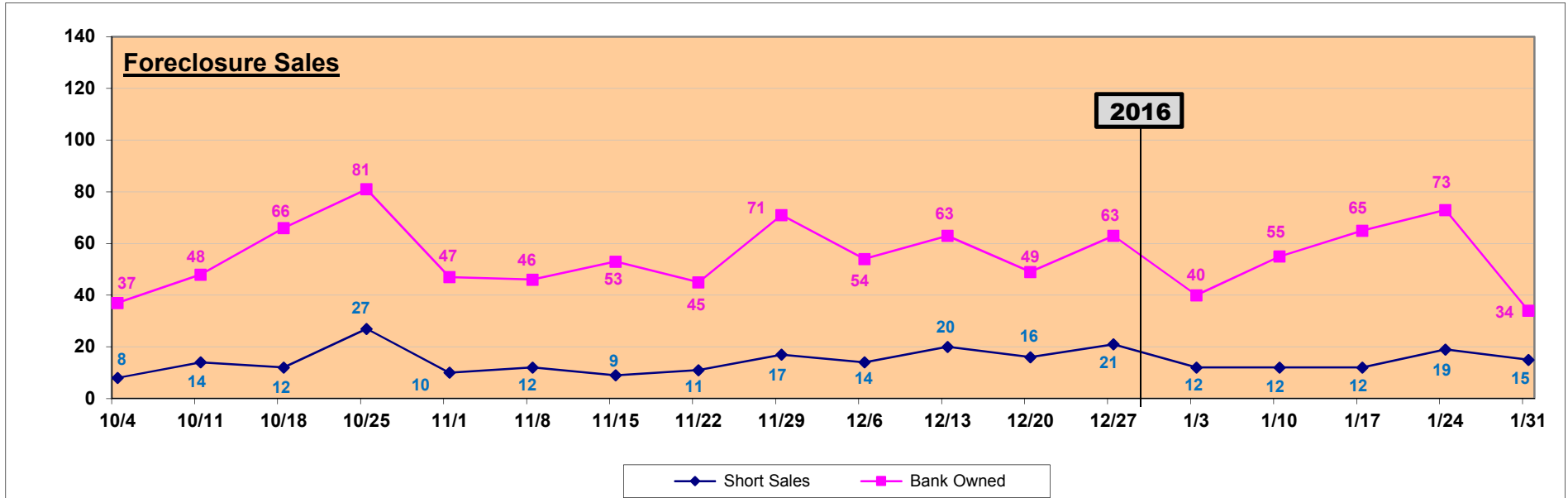
Square Footage

Average Square Feet	2,042	1,606	2,253	2,848	3,227	3,474	5,992
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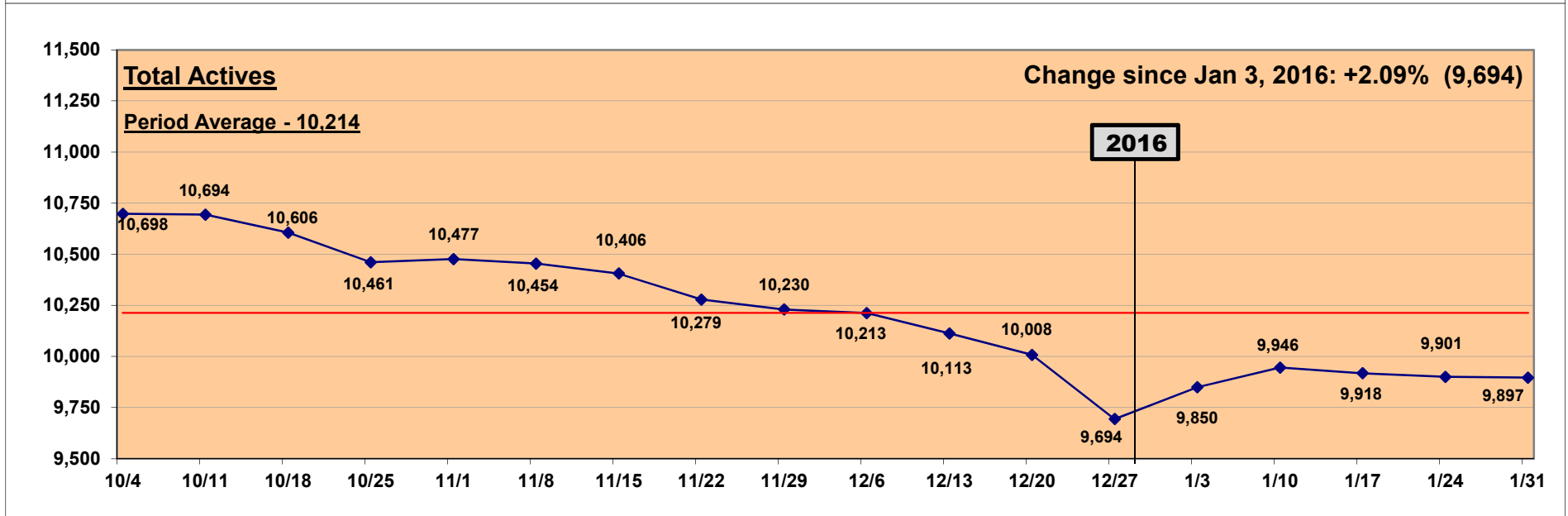
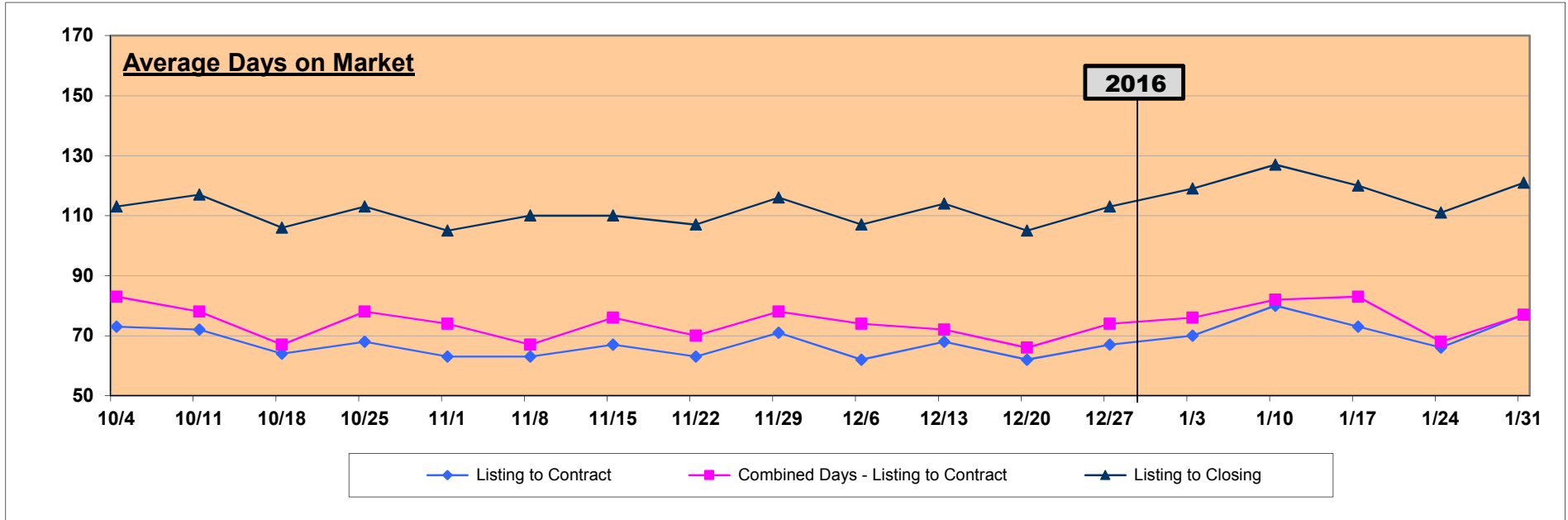
Single Family Homes



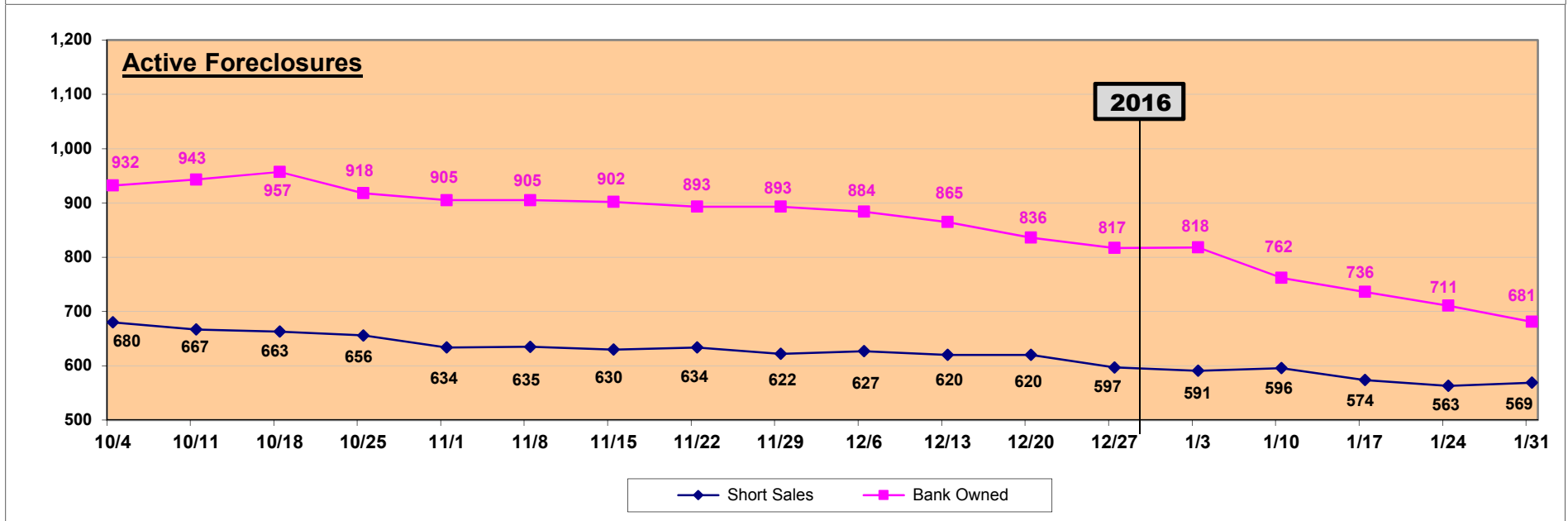
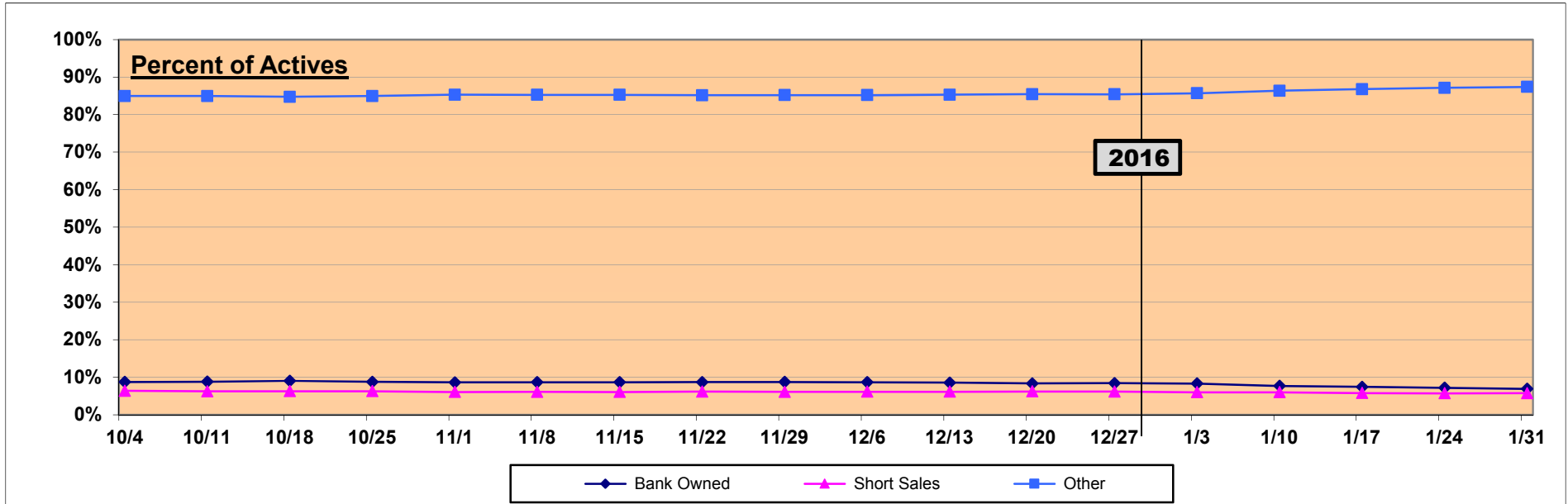
Single Family Homes



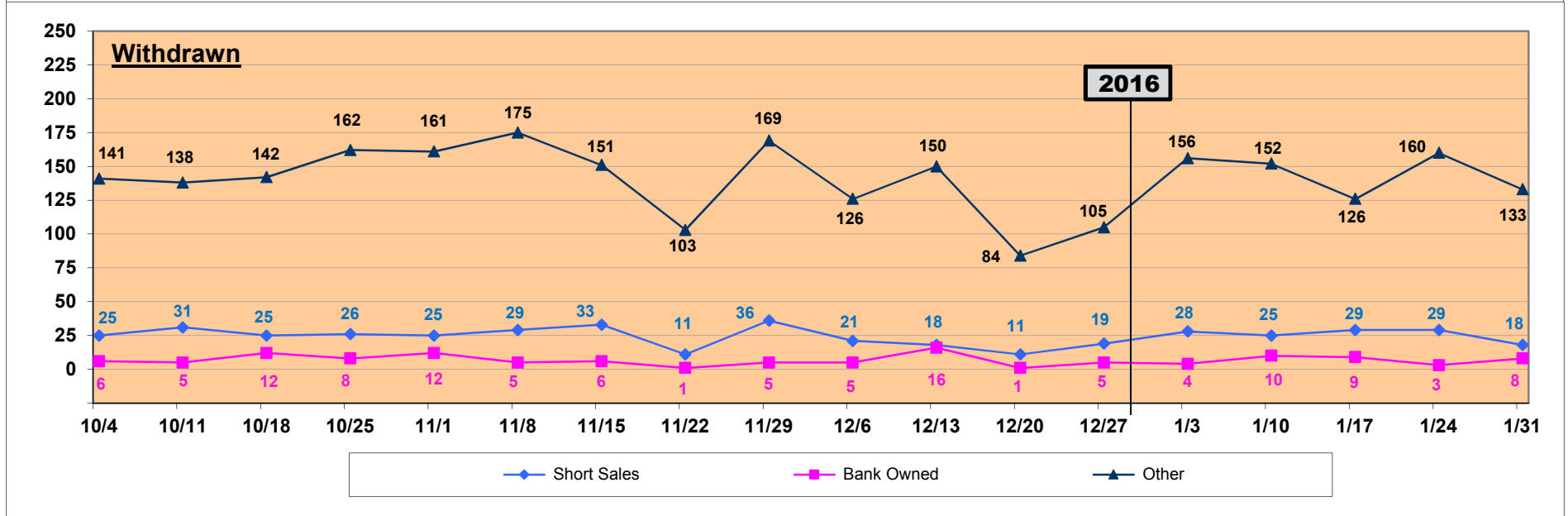
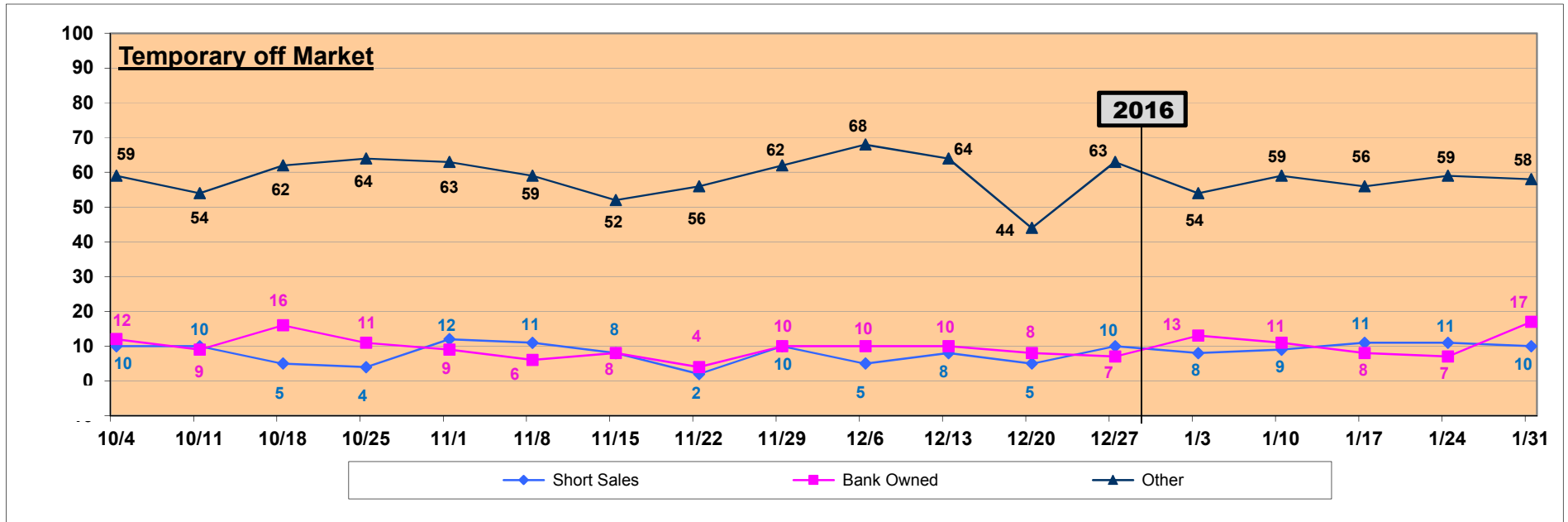
Single Family Homes



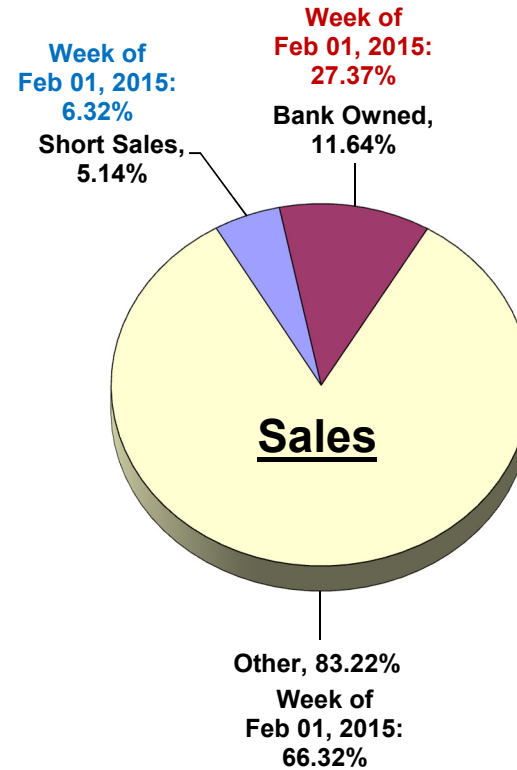
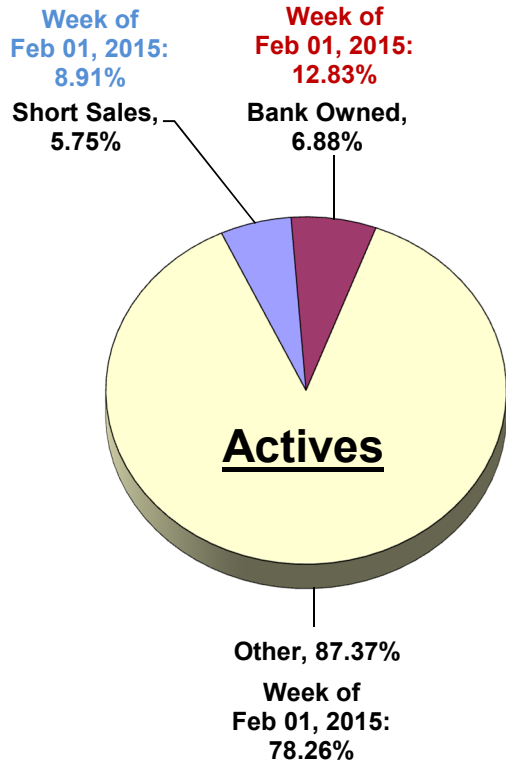
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
01/31/2016 - 02/06/2016
Lake, Orange, Osceola & Seminole Counties

Where are the 116 Single Family Homes available for the Median Price of \$199,450?

<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		12	\$199,508	3.4	2.3	1,676	\$119.07
Casselberry	32707	1	\$199,900	4.0	2.0	1,783	\$112.11
Winter Springs / Tuskawilla	32708	1	\$199,700	4.0	2.0	1,960	\$101.89
Altamonte Springs / Forest City	32714	1	\$199,000	3.0	2.0	1,512	\$131.61
Fern Park/Casselberry	32730	1	\$199,900	4.0	3.0	1,915	\$104.39
Lake Mary / Heathrow	32746	2	\$199,000	3.0	3.0	1,741	\$114.30
Longwood (East)	32750	2	\$199,900	4.0	2.0	1,495	\$133.71
Oviedo	32765	1	\$199,000	3.0	2.0	1,408	\$141.34
Sanford / Lake Forest	32771	1	\$199,900	3.0	2.0	1,874	\$106.67
Longwood / Wekiva Springs	32779	2	\$199,450	3.0	2.0	1,591	\$125.36
Orange County		36	\$199,572	3.3	2.0	1,784	\$111.84
Apopka / Hunt Club	32703	4	\$199,650	4.0	2.0	1,932	\$103.34
Apopka (North)	32712	5	\$199,540	4.0	2.0	2,008	\$99.37
Winter Park (East) / Aloma	32792	1	\$199,000	3.0	2.0	1,210	\$164.46
Colonialtown	32803	3	\$199,300	2.0	1.0	1,021	\$195.20
College Park	32804	2	\$199,475	3.0	2.0	1,228	\$162.44
Delaney / Crystal Lake	32806	2	\$199,900	3.0	2.0	1,468	\$136.17
Azalea Park	32807	1	\$199,000	4.0	3.0	2,447	\$81.32
Pinecastle / Belle Isle	32809	1	\$199,000	3.0	1.0	2,255	\$88.25
Hiawassee	32818	2	\$199,125	4.0	3.0	2,431	\$81.91
Bithlo	32820	1	\$199,900	3.0	2.0	1,538	\$129.97
Ventura	32822	1	\$199,490	2.0	2.0	1,516	\$131.59
Taft	32824	1	\$199,900	3.0	2.0	1,773	\$112.75
Rio Pinar / Union Park	32825	4	\$199,700	3.0	2.0	1,765	\$113.14
Research Park	32826	1	\$199,900	3.0	2.0	1,644	\$121.59
Union Park / Chickasaw	32829	2	\$199,900	4.0	2.0	1,822	\$109.71
Oakland	34760	1	\$199,000	4.0	2.0	1,682	\$118.31
Ocoee	34761	1	\$199,900	4.0	2.0	2,708	\$73.82
Winter Garden / Oakland	34787	3	\$199,900	3.0	2.0	1,893	\$105.60

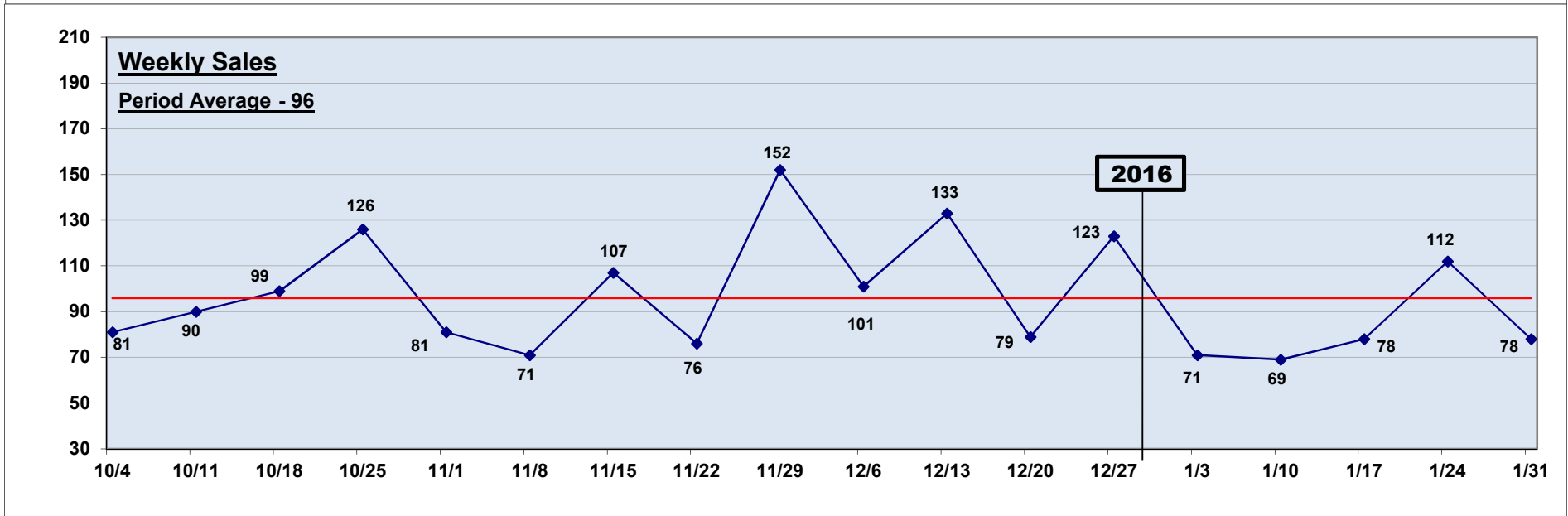
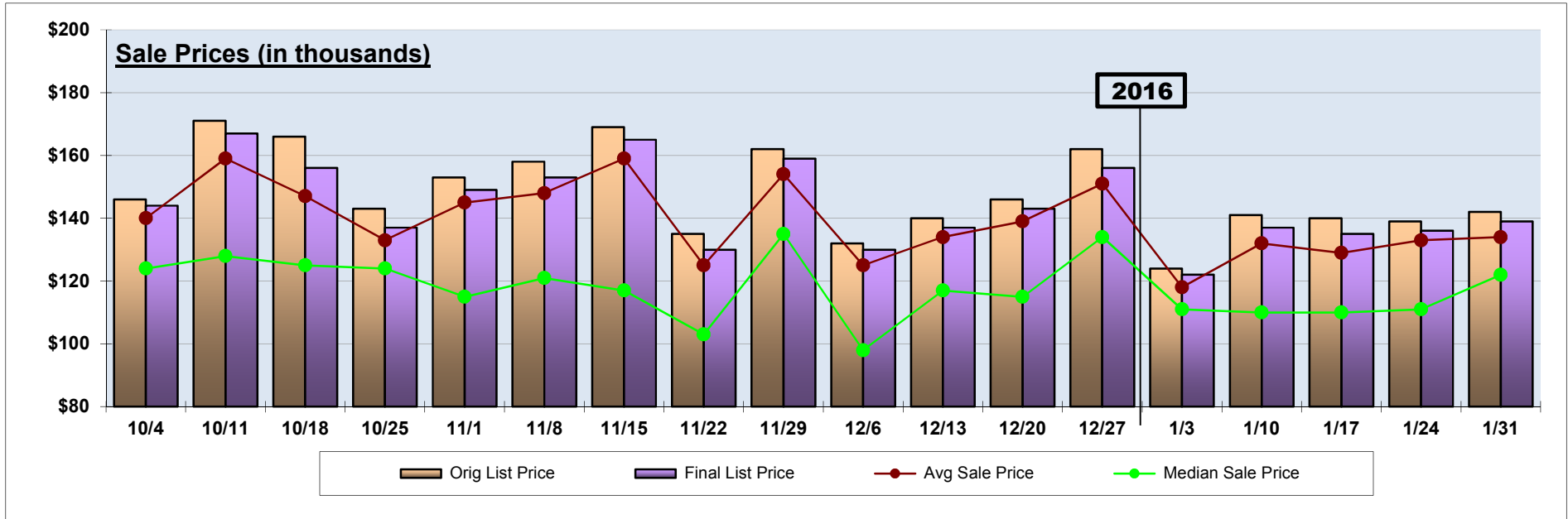
Where are the 116 Single Family Homes available for the Median Price of \$199,450? (cont'd)

<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>
Osceola County		36	\$199,617	3.8	2.1	2,130	\$93.73
Davenport	33896	1	\$199,500	2.0	2.0	1,690	\$118.05
Kissimmee / Buena Ventura Lakes	34743	4	\$199,450	4.0	3.0	2,535	\$78.68
Kissimmee (East)	34744	3	\$199,600	3.0	2.0	2,108	\$94.69
Kissimmee (West) / Pleasant Hill	34746	11	\$199,700	4.0	2.0	2,171	\$91.99
Kissimmee / Celebration	34747	3	\$199,600	4.0	2.0	1,892	\$105.50
Kissimmee / Poinciana	34758	8	\$199,400	4.0	2.0	2,371	\$84.10
St Cloud	34769	4	\$199,900	4.0	2.0	1,819	\$109.90
St Cloud / Narcoossee	34771	1	\$199,900	3.0	2.0	920	\$217.28
St Cloud / Canoe Creek	34772	1	\$199,900	3.0	2.0	1,797	\$111.24
Lake County		32	\$199,577	3.2	2.1	1,913	\$104.35
Lady Lake / The Villages	32159	1	\$199,925	3.0	2.0	1,757	\$113.79
Eustis (West)	32726	1	\$199,900	3.0	3.0	1,836	\$108.88
Grand Island	32735	1	\$199,900	3.0	2.0	2,231	\$89.60
Mount Dora	32757	1	\$199,900	4.0	2.0	2,569	\$77.81
Sorrento / Mt Plymouth	32776	1	\$199,900	4.0	2.0	2,656	\$75.26
Tavares / Mt Plymouth	32778	5	\$199,900	3.0	2.0	1,782	\$112.18
Umatilla / Dona Vista	32784	1	\$199,000	3.0	2.0	2,064	\$96.41
Clermont (Central)	34711	3	\$199,600	2.0	2.0	1,649	\$121.04
Clermont (South)	34714	3	\$199,317	4.0	3.0	1,745	\$114.22
Minneola	34715	1	\$199,000	3.0	2.0	1,825	\$109.04
Fruitland Park	34731	2	\$199,700	4.0	2.0	1,992	\$100.25
Groveland	34736	1	\$199,900	3.0	2.0	1,680	\$118.99
Leesburg (West)	34748	6	\$199,542	3.0	2.0	2,180	\$91.53
Mascotte	34753	1	\$199,125	3.0	2.0	1,600	\$124.45
Leesburg (East) / Haines Creek	34788	3	\$199,333	3.0	2.0	1,619	\$123.12
Yalaha	34797	1	\$199,000	4.0	2.0	1,971	\$100.96

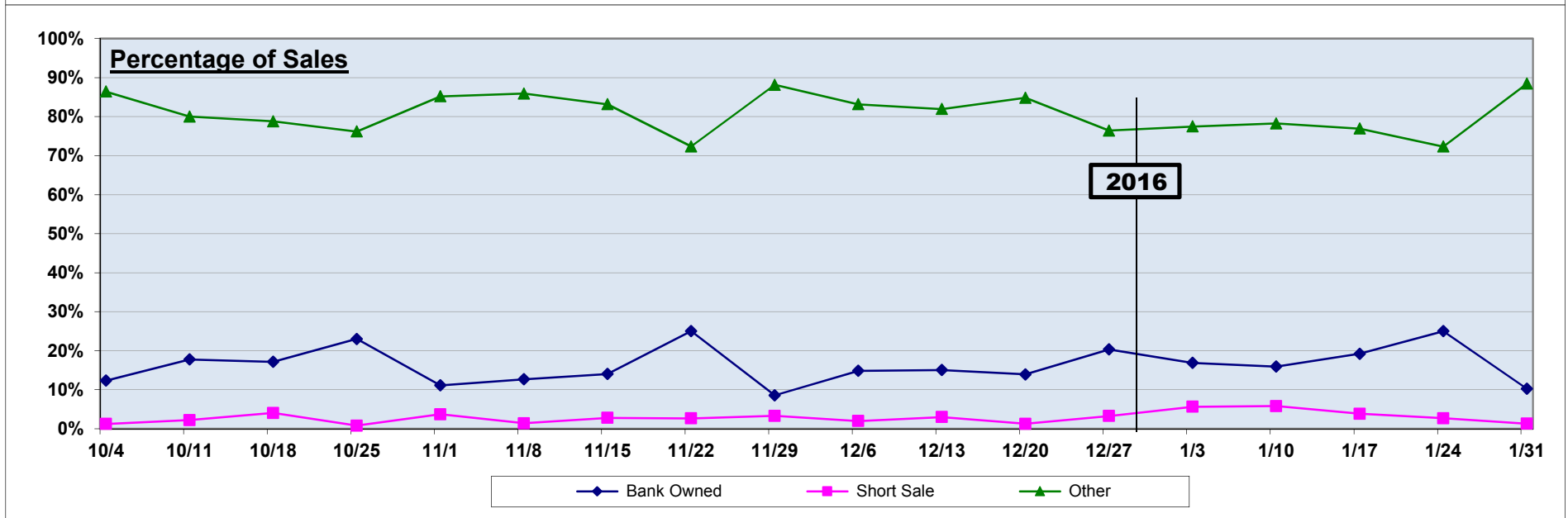
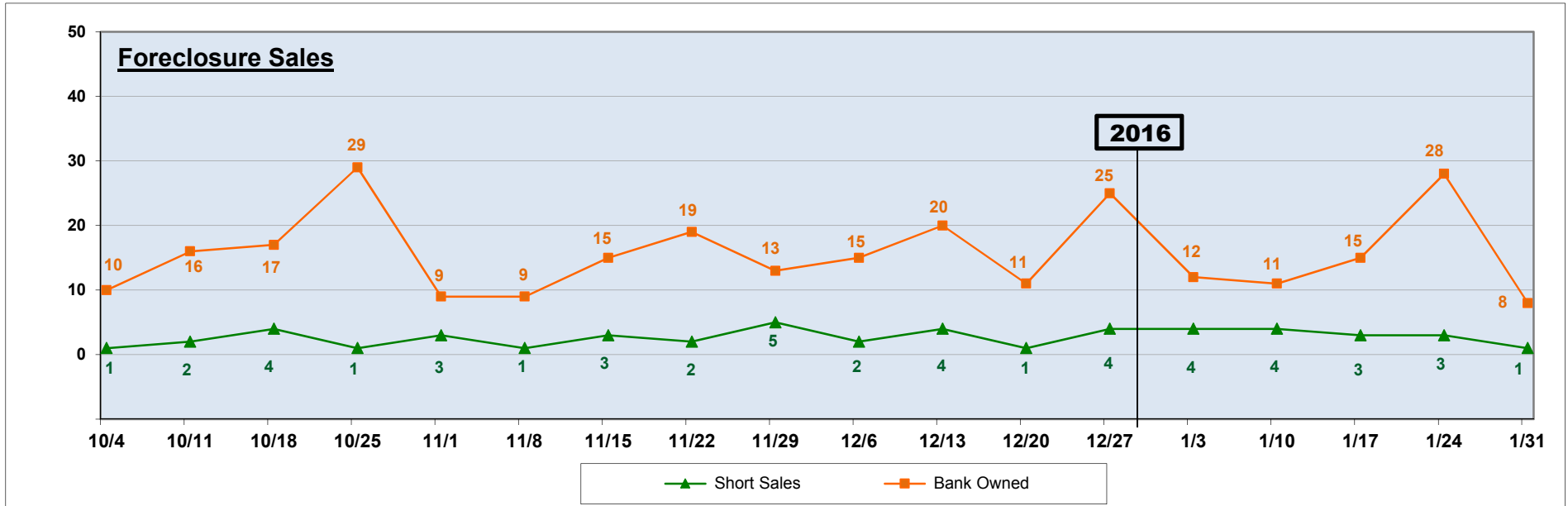
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	78	71	3	2	2	0	0
Bank Owned	8	8	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	69	62	3	2	2	0	0
Active Listings	3,000	2,416	248	211	50	53	22
Bank Owned	134	125	6	3	0	0	0
Short Sales	103	97	4	1	0	1	0
Other	2,763	2,194	238	207	50	52	22
Months of Inventory	9	8	19	24	6	0	0
<u>List Price</u>							
Average Original List Price	\$142,220	\$120,489	\$295,495	\$367,500	\$458,500	\$0	\$0
Average Final List Price	\$138,946	\$118,036	\$293,159	\$354,950	\$433,950	\$0	\$0
<u>Sale Price</u>							
Average Price	\$134,359	\$114,049	\$284,383	\$342,500	\$421,500	\$0	\$0
Median Price	\$122,000	\$115,000	\$284,614	\$342,500	\$421,500	\$0	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$3,274	-\$2,453	-\$2,336	-\$12,550	-\$24,550	\$0	\$0
Original List to Sale Price - \$	-\$7,861	-\$6,440	-\$11,112	-\$25,000	-\$37,000	\$0	\$0
Final List to Sale Price - \$	-\$4,587	-\$3,987	-\$8,776	-\$12,450	-\$12,450	\$0	\$0
Original List to Sale Price - %	94.47%	94.66%	96.24%	93.20%	91.93%	0.00%	0.00%
Final List to Sale Price - %	96.70%	96.62%	97.01%	96.49%	97.13%	0.00%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	83	83	97	91	85	0	0
Combined Avg Days to Contract	74	72	114	91	85	0	0
Avg Days Listing to Closing	114	113	129	119	112	0	0
Avg Days Contract to Close	29	29	31	28	27	0	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	2	3	0	0
Average Full Baths	2	2	2	2	3	0	0
Average Half Baths	0	0	1	0	0	0	0
<u>Square Footage</u>							
Average Square Feet	1,257	1,202	2,059	1,371	1,922	0	0

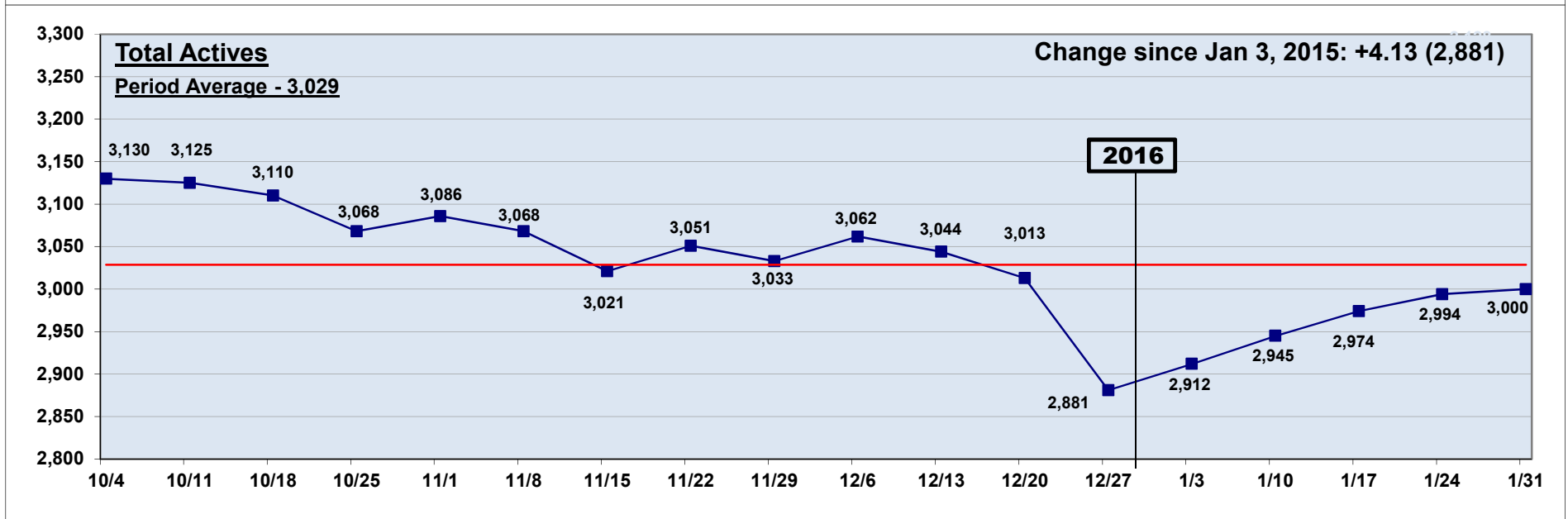
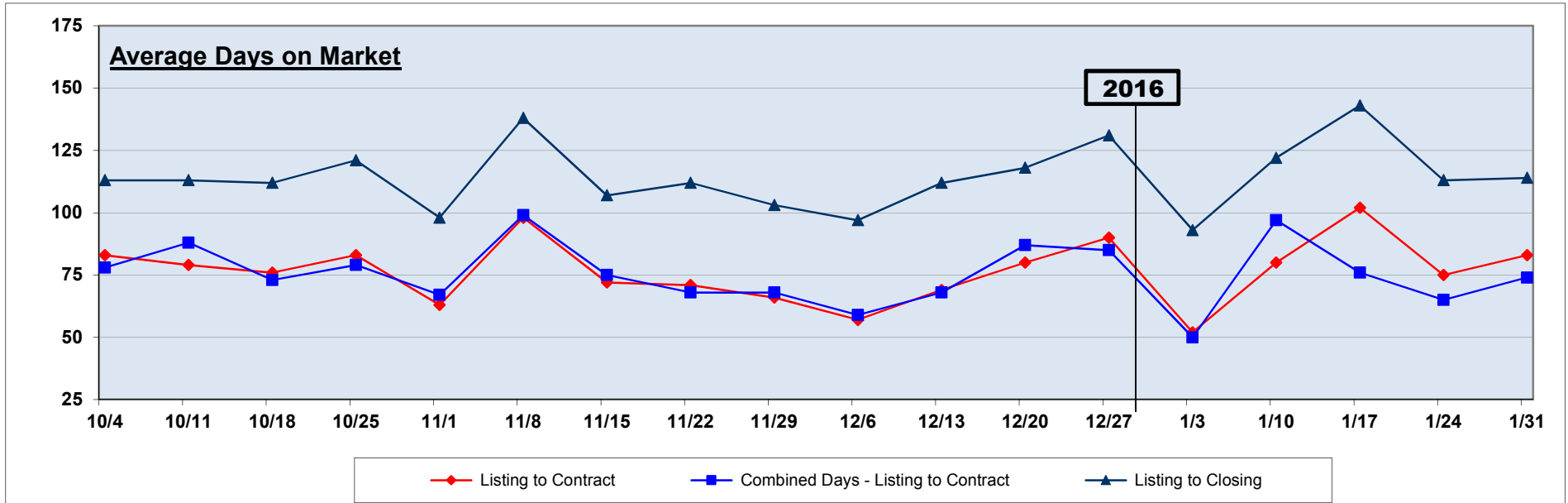
Condos, Townhomes, Villas



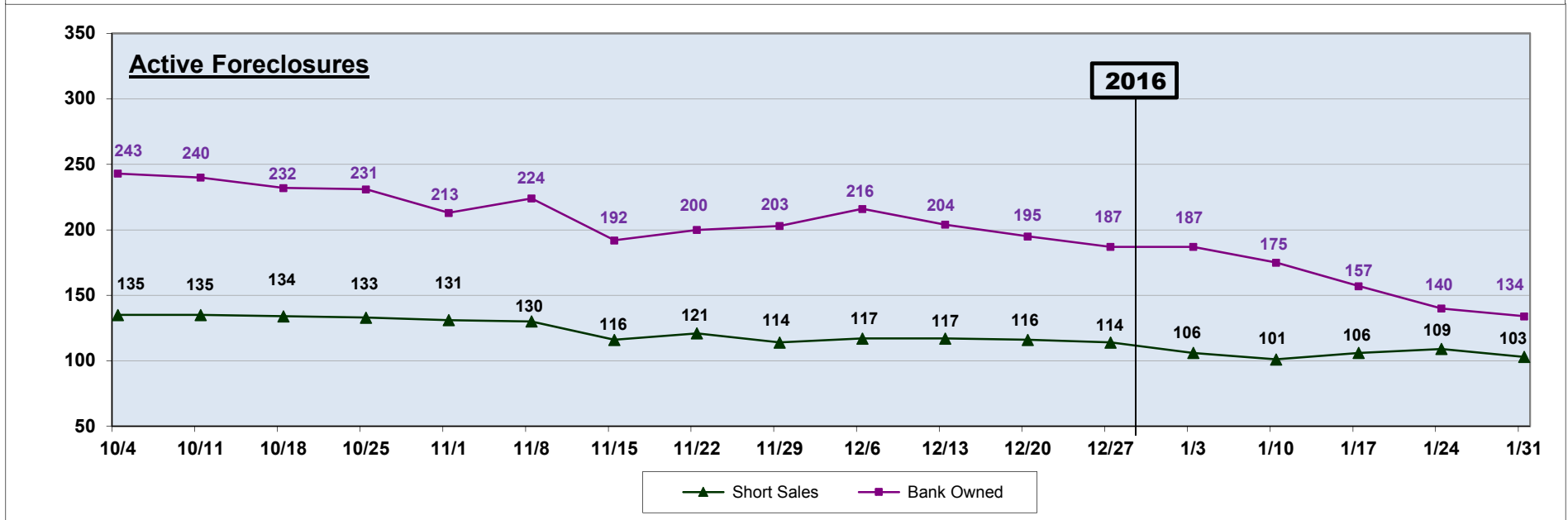
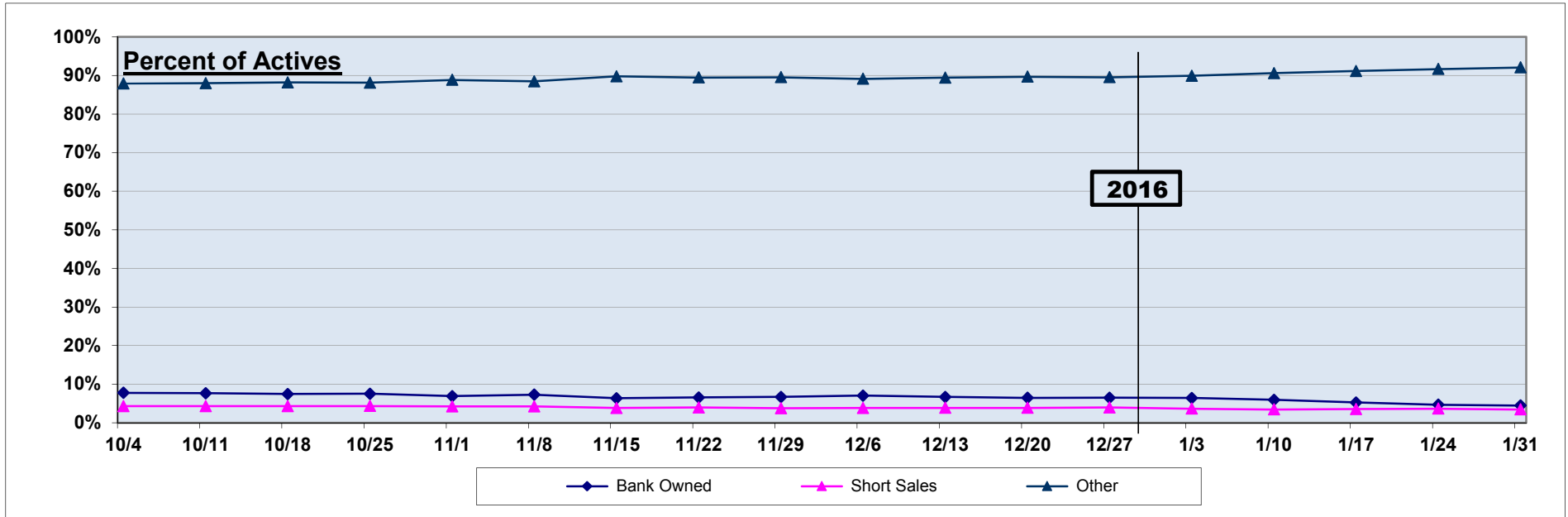
Condos, Townhomes, Villas



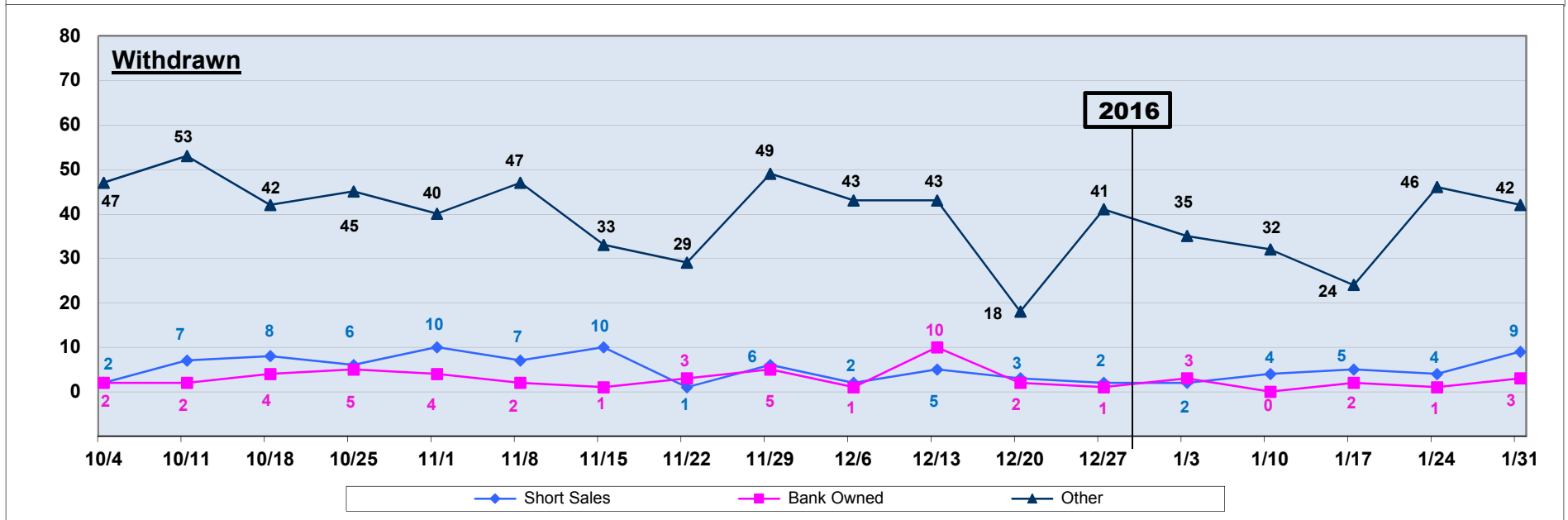
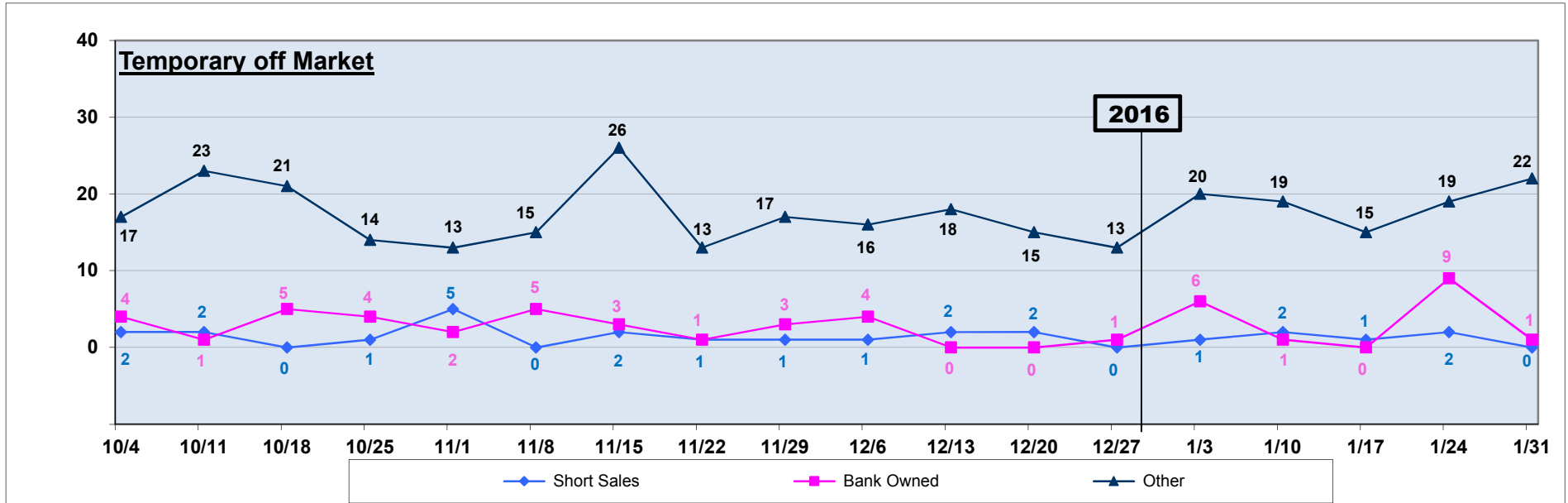
Condos, Townhomes, Villas



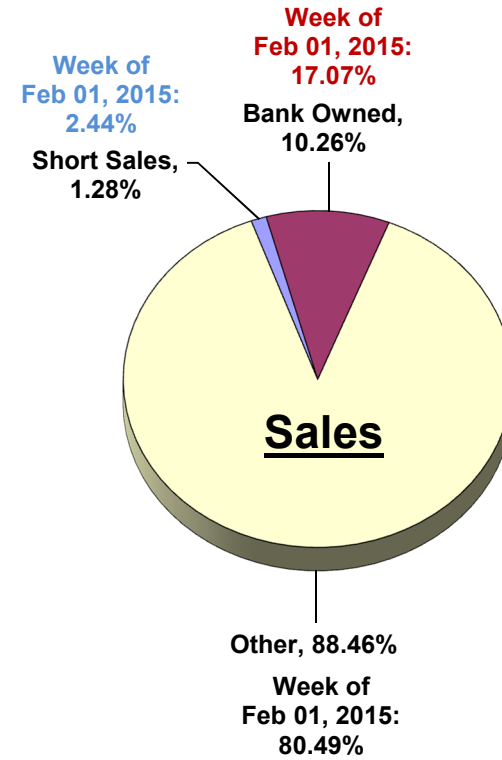
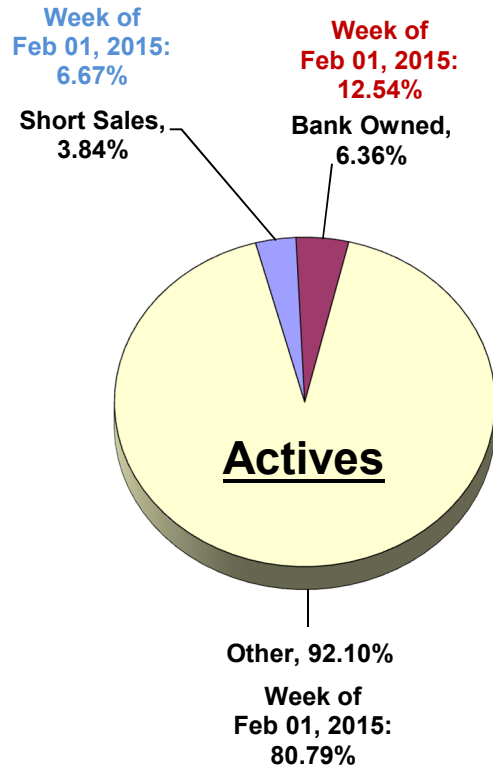
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 7 Condos, Townhomes, or Villas available for the Median Price of \$122,000?

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Orange County		7	\$121,914	2.0	2.0	1,137	\$107.20
Sand Lake / Bay Hill	32819	1	\$122,000	2.0	2.0	1,003	\$121.64
Williamsburg / Lake Bryan	32821	1	\$122,000	2.0	2.0	1,076	\$113.38
Metro West / Orlo Vista	32835	2	\$121,700	2.0	2.0	1,180	\$103.14
Pine Castle / Edgewood	32839	3	\$122,000	2.0	2.0	1,174	\$103.92