



Monday Morning Quarterback Summary

Week of May 29, 2016

Single-family existing homes

- Sales of single-family homes decreased to 625 during the week of May 29, from 695 the week prior
- The median price of single family homes increased to \$237,500, a change of 5.6%
- The number of single-family home foreclosure transactions increased to 59 last week, from 58 the week of May 22
- The number of single-family home short-sale transactions decreased to 9 from 20 the week prior
- Single-family inventory decreased by 23, and now sits at 9,831

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 211 during the week of May 29 from 170 the week prior
- The median price of condos, townhomes, and villas decreased to \$135,000, a change of -14.56%
- The number of condo, townhome, and villa foreclosure transactions increased to 23 last week, from 9 the week of May 22
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory decreased by 27, and now sits at 2,893

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

Monday Morning Quarterback
05/29/2016 - 06/04/2016
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	625	348	93	89	47	42	6
Bank Owned	59	51	2	2	3	1	0
Short Sales	9	5	3	1	0	0	0
Other	557	292	88	86	44	41	6
Active Listings	9,831	3,419	1,363	1,914	993	1,491	651
Bank Owned	424	284	44	56	18	18	4
Short Sales	416	273	50	55	16	17	5
Other	8,991	2,862	1,269	1,803	959	1,456	642
Months of Inventory	4	2	3	5	5	8	25

List Price

Average Original List Price	\$294,128	\$174,831	\$285,328	\$353,895	\$467,310	\$682,471	\$2,388,167
Average Final List Price	\$286,464	\$170,492	\$278,454	\$342,354	\$453,196	\$659,858	\$2,388,167

Sale Price

Average Price	\$276,041	\$166,347	\$271,675	\$335,892	\$438,938	\$628,970	\$2,071,667
Median Price	\$237,500	\$175,000	\$270,250	\$330,000	\$432,000	\$575,000	\$1,325,000

Price Differences

Original to Final List Price	-\$7,664	-\$4,339	-\$6,874	-\$11,541	-\$14,114	-\$22,613	\$0
Original List to Sale Price - \$	-\$18,087	-\$8,484	-\$13,653	-\$18,003	-\$28,372	-\$53,501	-\$316,500
Final List to Sale Price - \$	-\$10,423	-\$4,145	-\$6,779	-\$6,462	-\$14,258	-\$30,888	-\$316,500
Original List to Sale Price - %	93.85%	95.15%	95.21%	94.91%	93.93%	92.16%	86.75%
Final List to Sale Price - %	96.36%	97.57%	97.57%	98.11%	96.85%	95.32%	86.75%

Days on the Market

Avg Days Listing to Contract	70	64	56	87	82	86	129
Combined Avg Days to Contract	74	62	56	107	104	96	129
Avg Days Listing to Closing	117	110	105	137	129	134	162
Avg Days Contract to Close	46	46	49	79	46	47	33

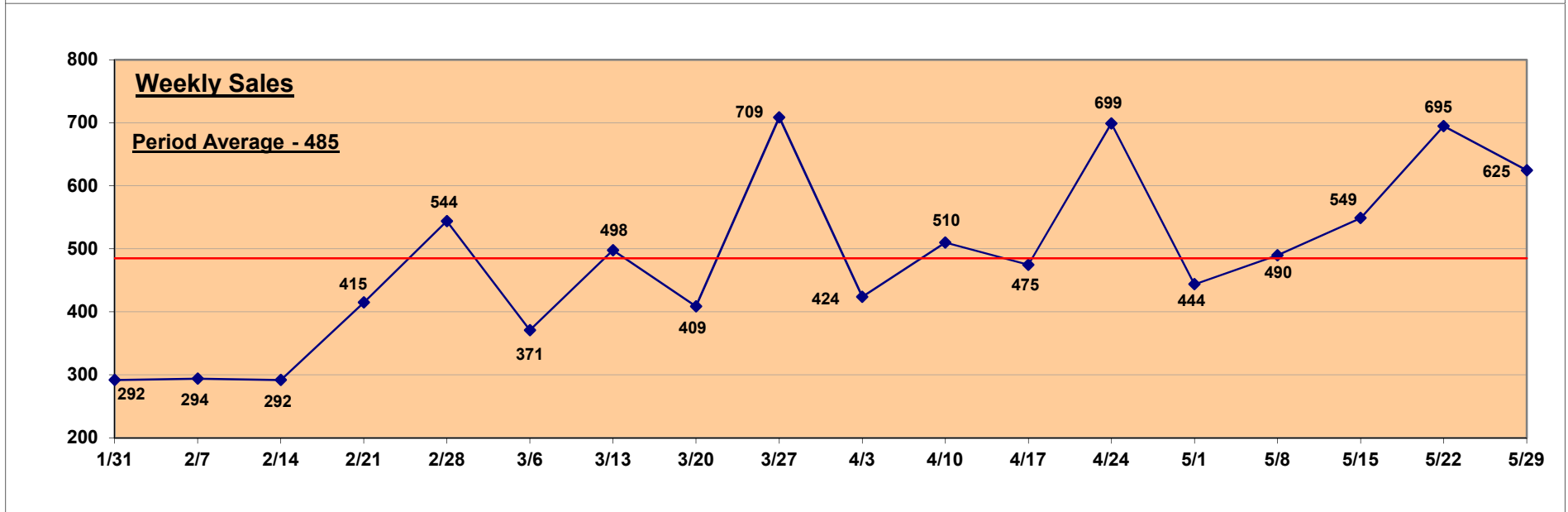
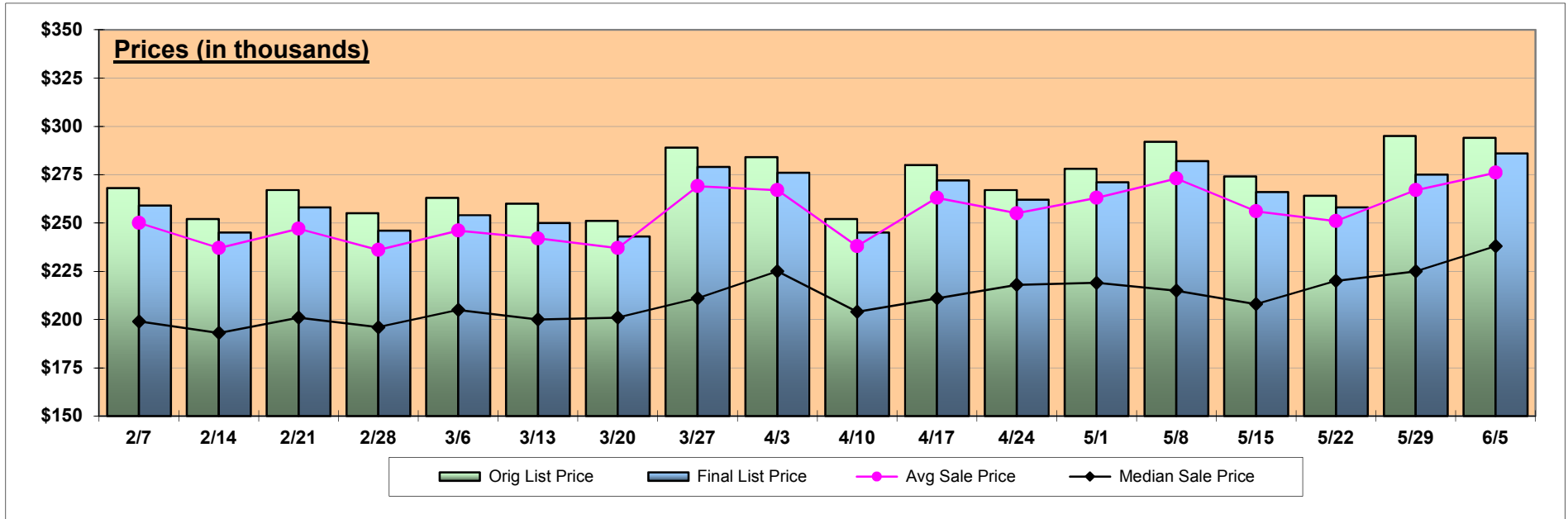
Beds / Baths

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

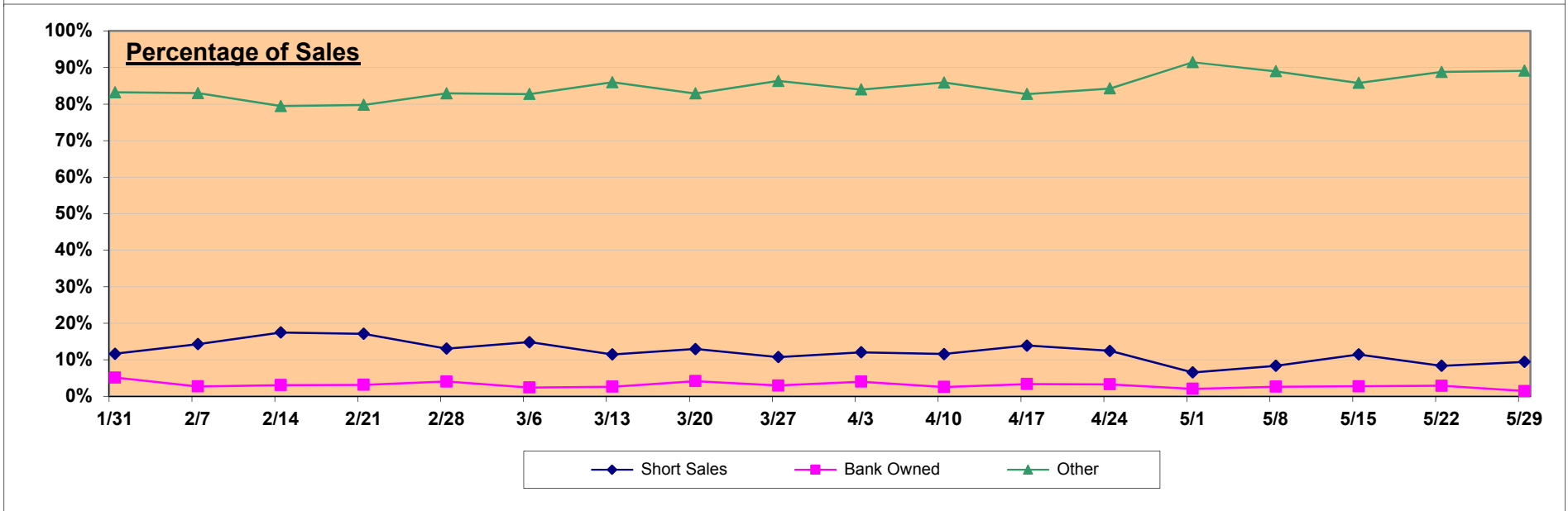
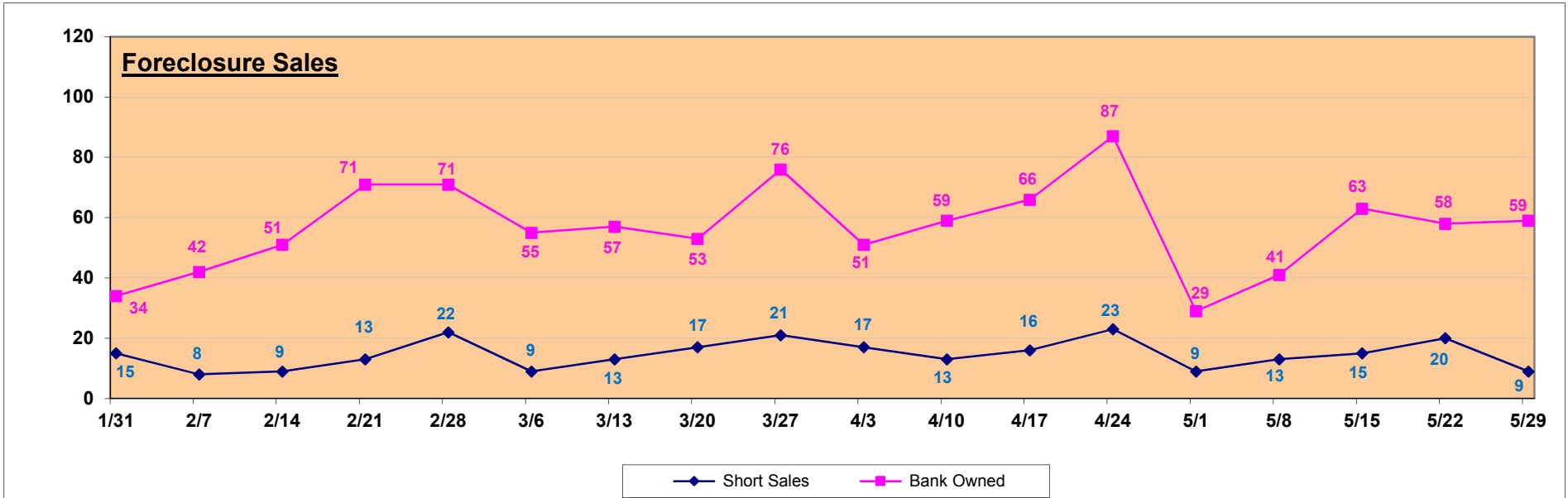
Square Footage

Average Square Feet	2,142	1,640	2,207	2,645	3,118	3,512	5,485
---------------------	-------	-------	-------	-------	-------	-------	-------

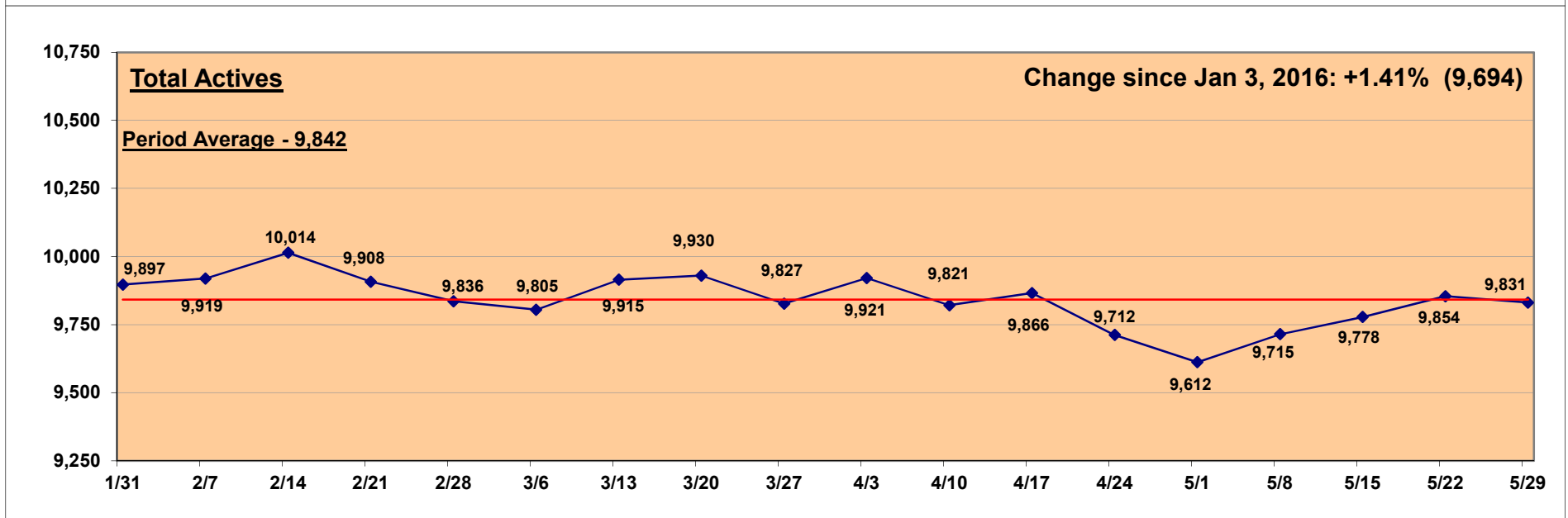
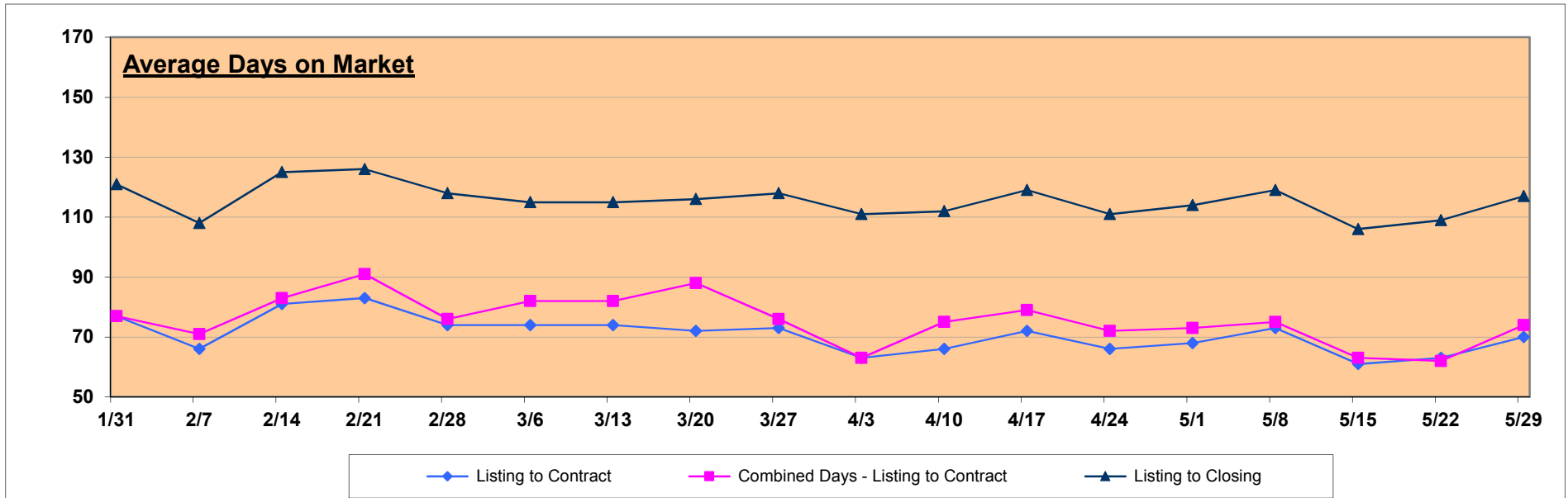
Single Family Homes



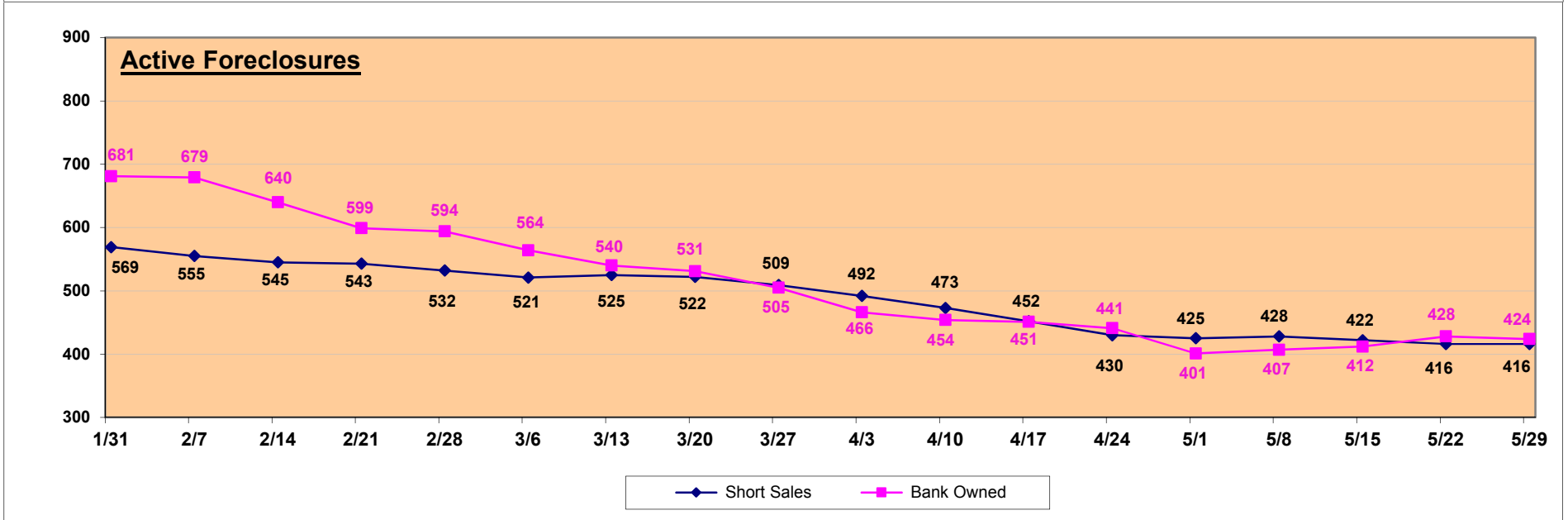
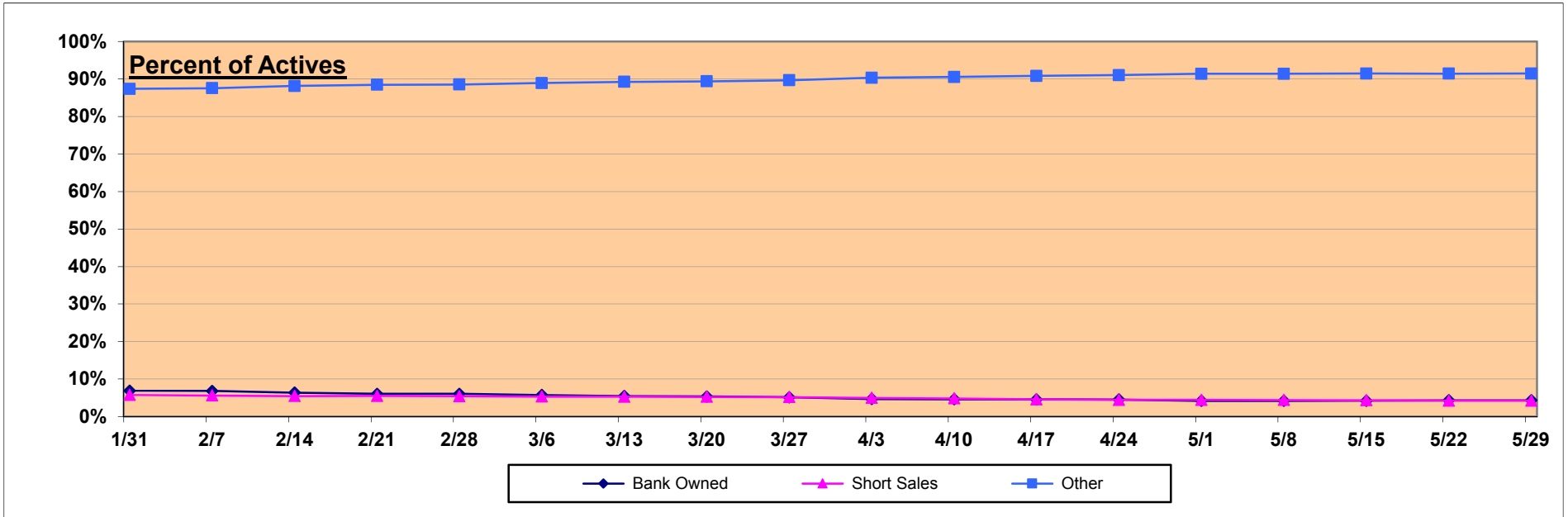
Single Family Homes



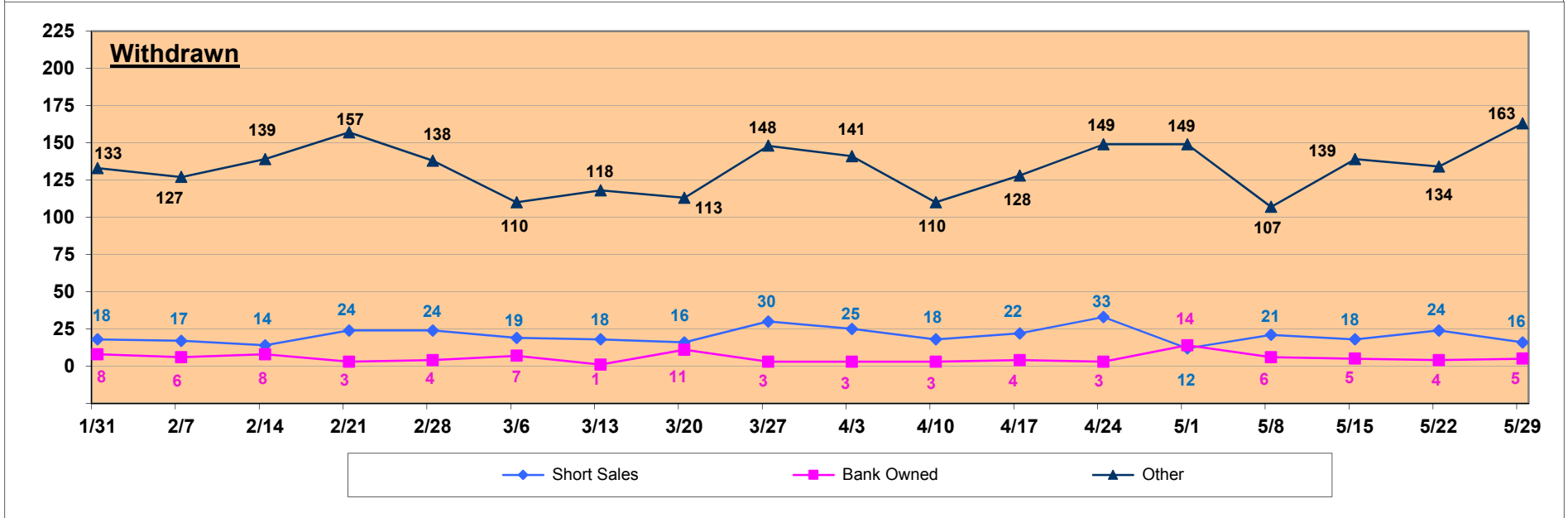
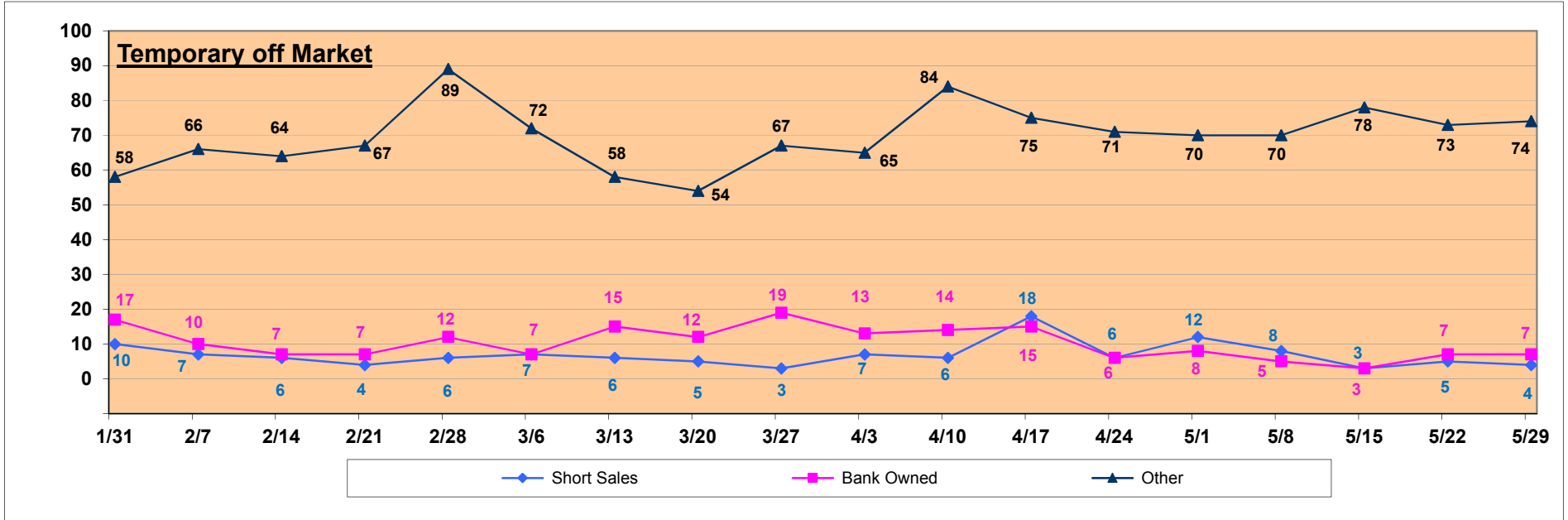
Single Family Homes



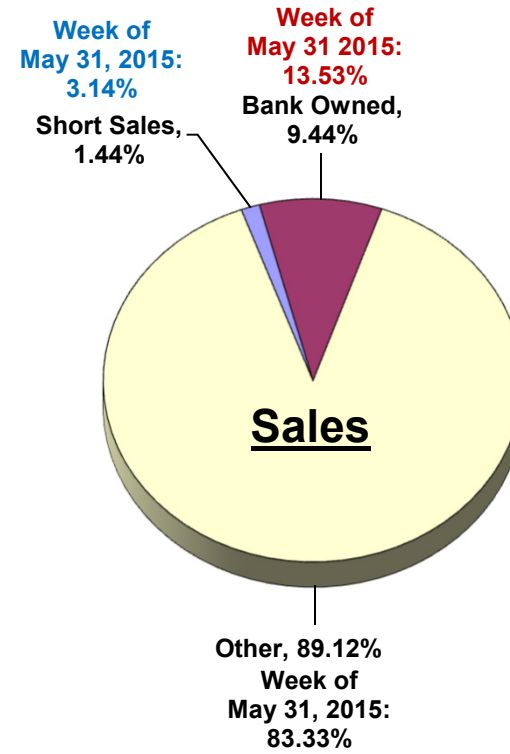
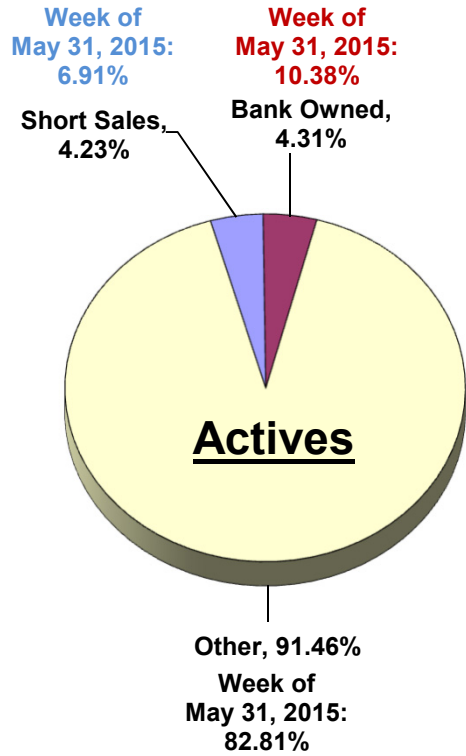
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 18 Single Family Homes available for the Median Price of \$237,500?

<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		1	\$237,900	3.0	2.0	1,653	\$143.92
Winter Springs / Tuskawilla	32708	1	\$237,900	3.0	2.0	1,653	\$143.92
Orange County		8	\$237,738	3.5	2.3	1,763	\$134.83
Apopka / Hunt Club	32703	1	\$237,500	4.0	2.0	2,331	\$101.89
Winter Park (East) / Aloma	32792	1	\$238,000	2.0	1.0	1,089	\$218.55
Colonialtown	32803	1	\$238,000	3.0	2.0	1,070	\$222.43
Delaney / Crystal Lake	32806	1	\$237,500	5.0	3.0	847	\$280.40
Conway	32812	1	\$237,900	4.0	3.0	2,433	\$97.78
Taft	32824	1	\$237,000	3.0	3.0	2,229	\$106.33
Pine Castle / Edgewood	32839	1	\$238,000	3.0	2.0	1,971	\$120.75
Ocoee	34761	1	\$238,000	4.0	2.0	2,136	\$111.42
Osceola County		2	\$238,000	4.0	2.0	2,247	\$105.94
Davenport	33896	1	\$238,000	4.0	2.0	2,799	\$85.03
Kissimmee / Celebration	34747	1	\$238,000	4.0	2.0	1,694	\$140.50
Lake County		7	\$237,629	3.0	2.0	1,909	\$124.49
Lady Lake / The Villages	32159	1	\$237,500	3.0	2.0	2,230	\$106.50
Eustis (East)	32736	1	\$237,900	3.0	2.0	1,512	\$157.34
Mount Dora	32757	1	\$238,000	3.0	2.0	1,922	\$123.83
Clermont (Central)	34711	2	\$237,500	3.0	2.0	1,796	\$132.24
Leesburg (West)	34748	1	\$238,000	3.0	2.0	2,242	\$106.16
Montverde	34756	1	\$237,000	3.0	2.0	1,864	\$127.15

Monday Morning Quarterback
05/29/2016 - 06/04/2016
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	211	182	16	7	3	1	2
Bank Owned	23	23	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	187	158	16	7	3	1	2
Active Listings	2,893	2,222	294	221	68	69	19
Bank Owned	109	102	5	1	0	1	0
Short Sales	65	60	4	1	0	0	0
Other	2,719	2,060	285	219	68	68	19
Months of Inventory	3	3	4	7	5	16	2

List Price

Average Original List Price	\$170,662	\$132,195	\$270,347	\$330,826	\$463,333	\$649,000	\$1,650,000
Average Final List Price	\$167,954	\$129,748	\$270,786	\$333,369	\$453,333	\$649,000	\$1,574,500

Sale Price

Average Price	\$162,672	\$126,029	\$267,199	\$326,320	\$442,333	\$600,000	\$1,450,000
Median Price	\$135,000	\$122,450	\$269,500	\$322,000	\$422,000	\$600,000	\$1,450,000

Price Differences

Original to Final List Price	-\$2,708	-\$2,447	\$439	\$2,543	-\$10,000	\$0	-\$75,500
Original List to Sale Price - \$	-\$7,990	-\$6,166	-\$3,148	-\$4,506	-\$21,000	-\$49,000	-\$200,000
Final List to Sale Price - \$	-\$5,282	-\$3,719	-\$3,587	-\$7,049	-\$11,000	-\$49,000	-\$124,500
Original List to Sale Price - %	95.32%	95.34%	98.84%	98.64%	95.47%	92.45%	87.88%
Final List to Sale Price - %	96.86%	97.13%	98.68%	97.89%	97.57%	92.45%	92.09%

Days on the Market

Avg Days Listing to Contract	59	54	112	98	12	32	695
Combined Avg Days to Contract	70	61	149	97	31	79	248
Avg Days Listing to Closing	102	93	200	132	51	79	95
Avg Days Contract to Close	43	39	87	33	38	46	29

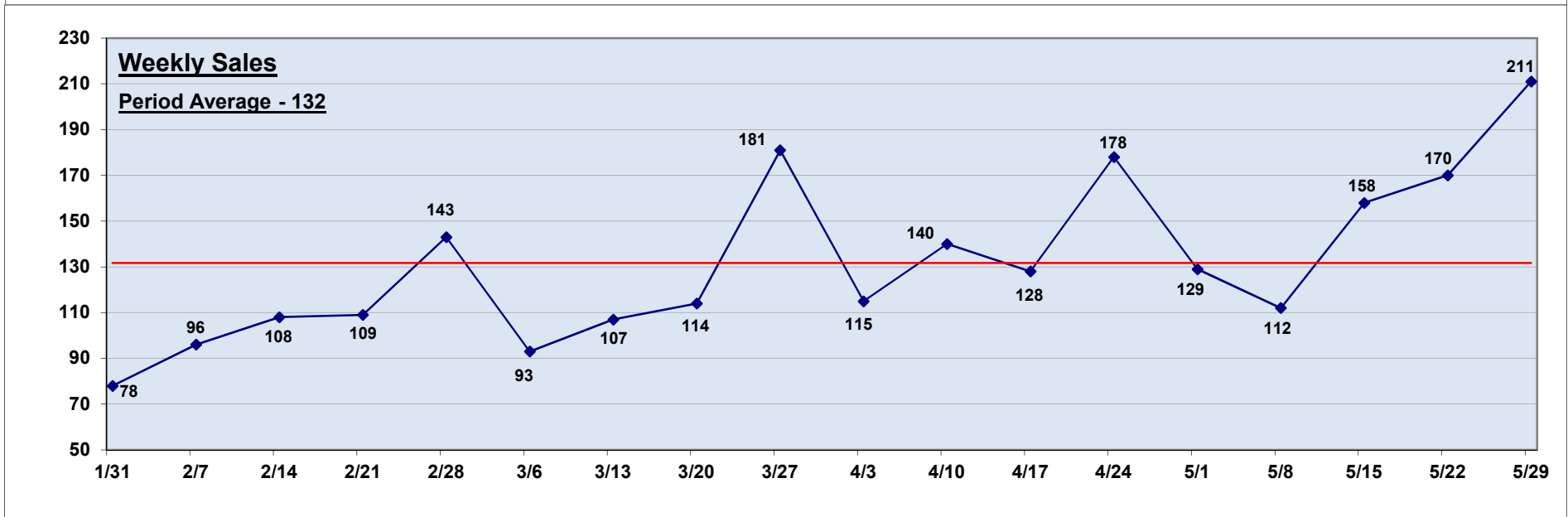
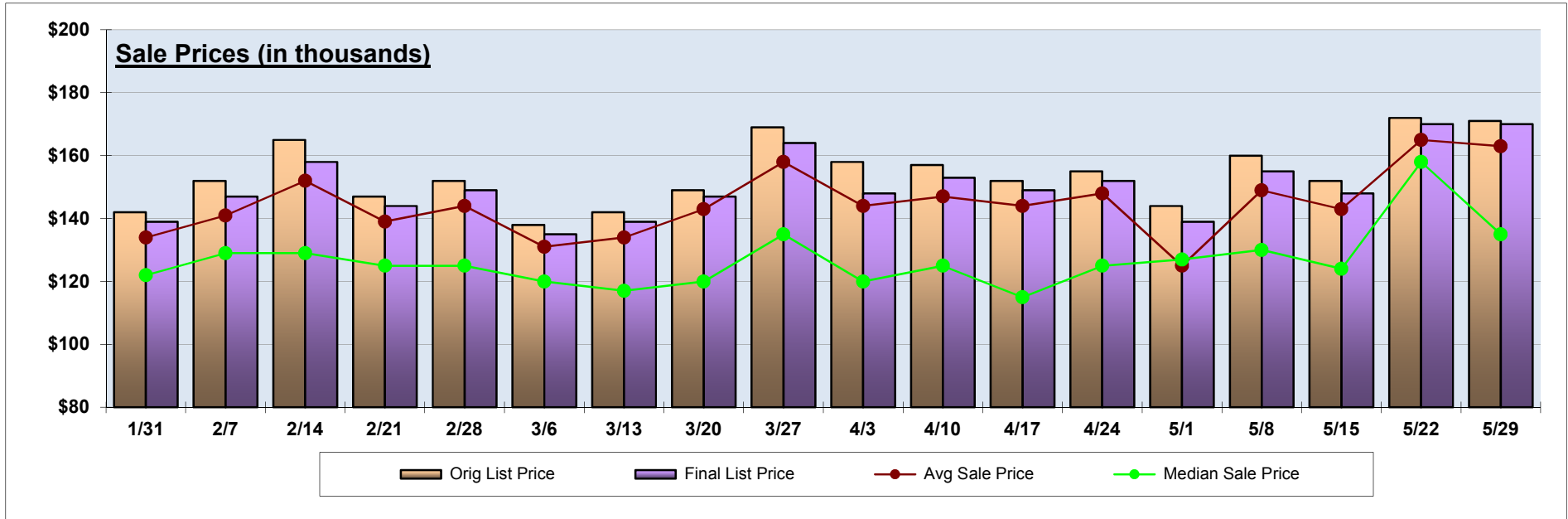
Beds / Baths

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

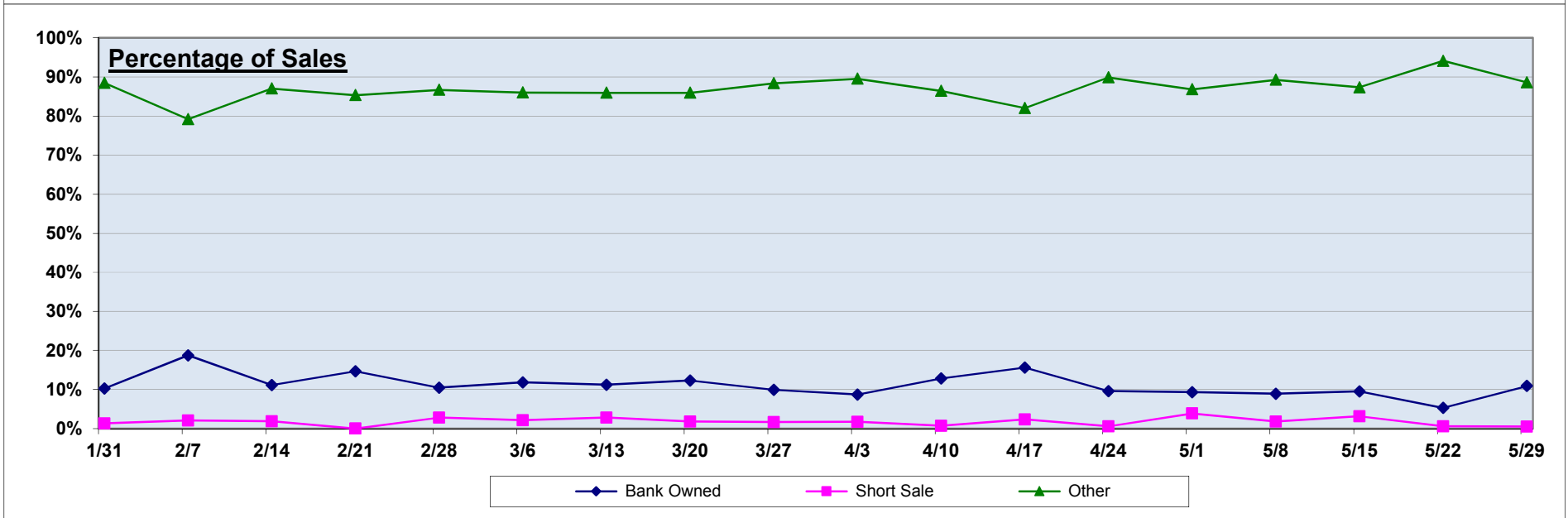
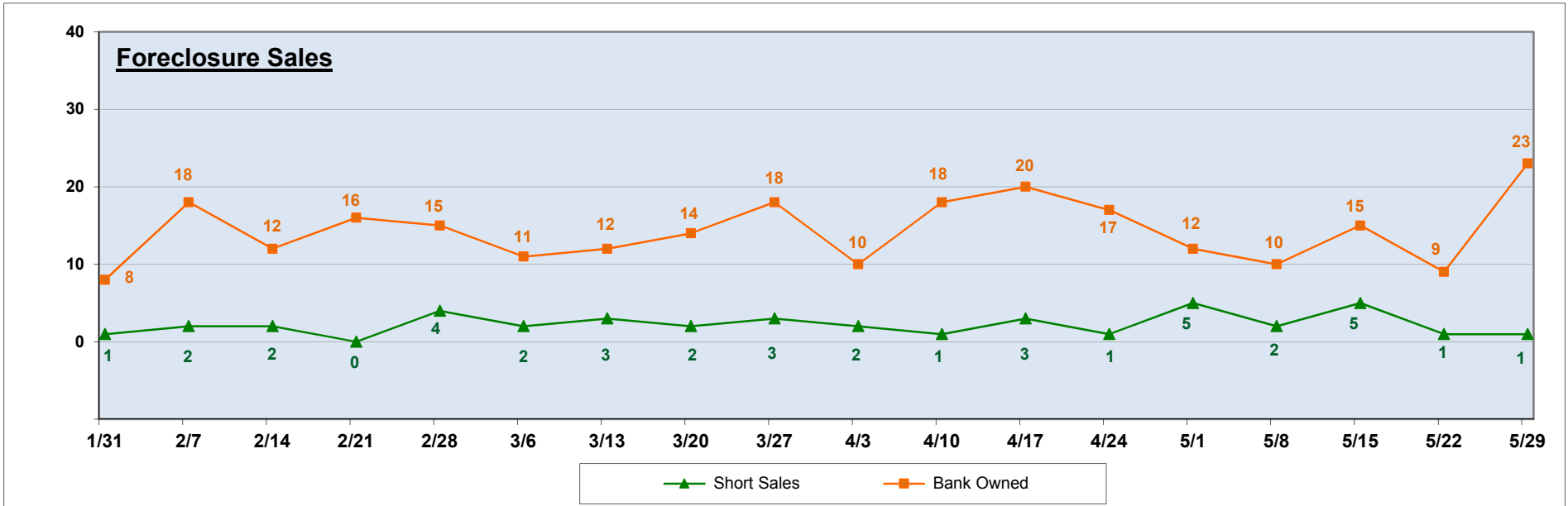
Square Footage

Average Square Feet	1,382	1,281	1,886	1,806	2,134	2,500	3,403
---------------------	-------	-------	-------	-------	-------	-------	-------

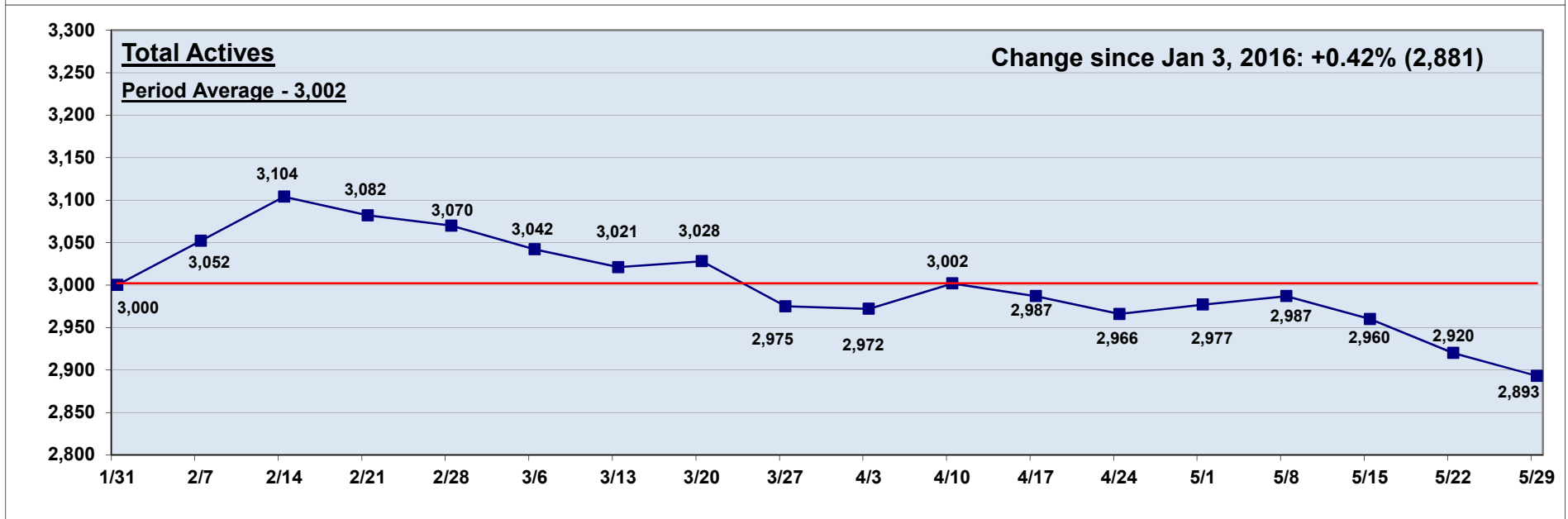
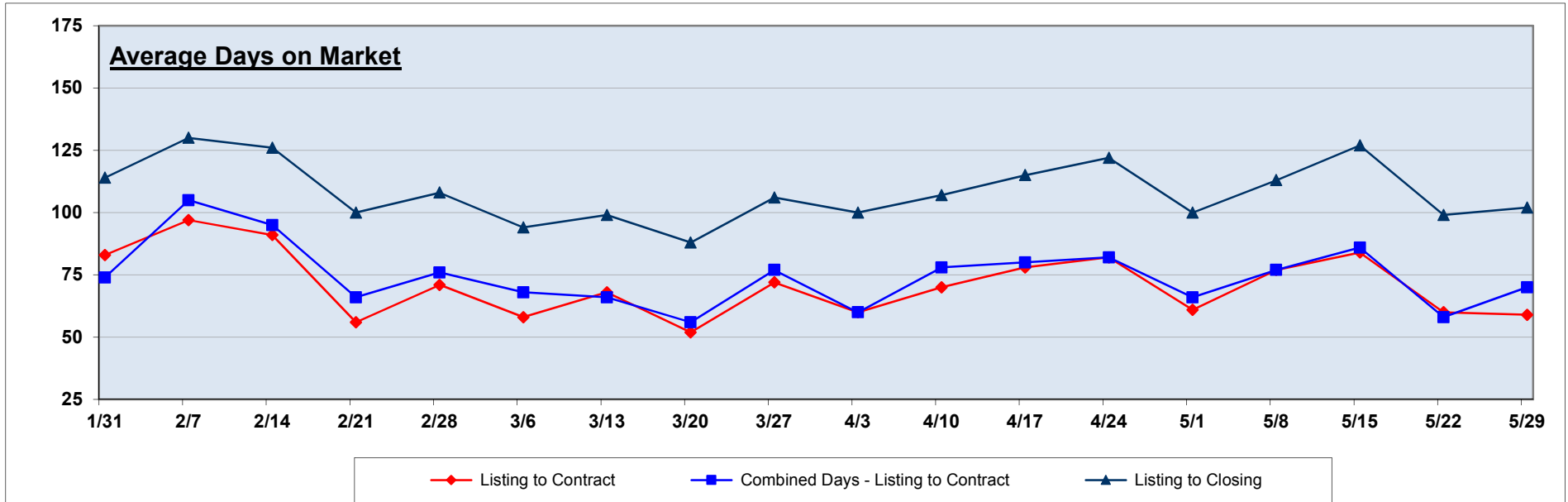
Condos, Townhomes, Villas



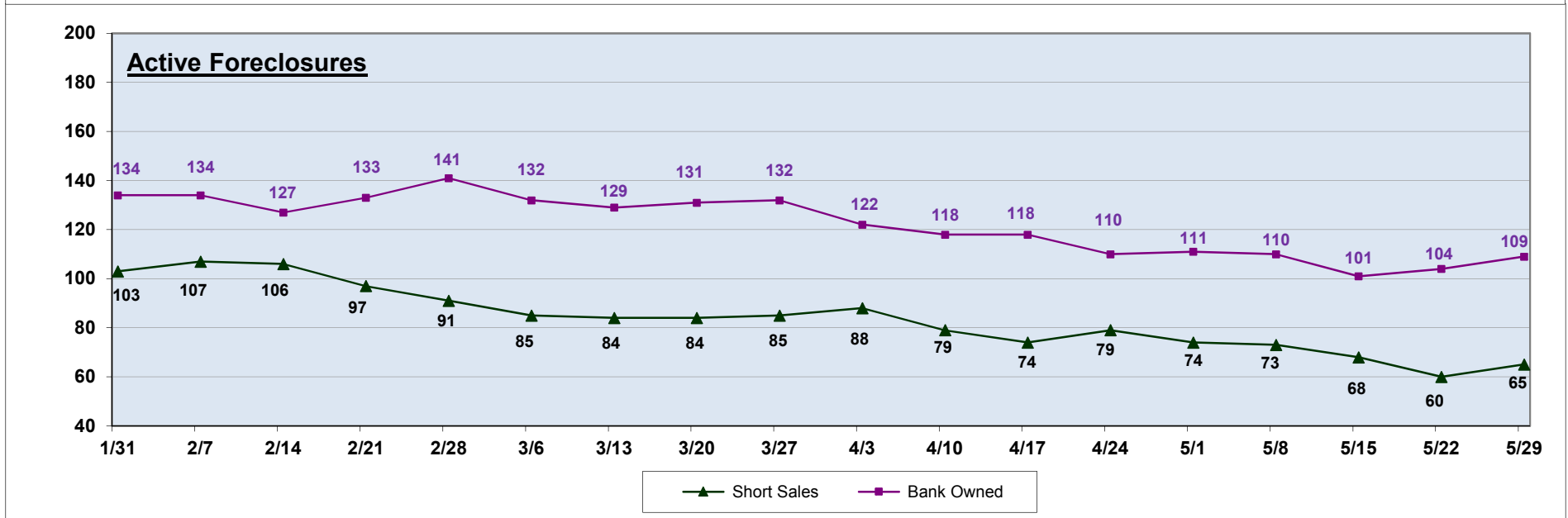
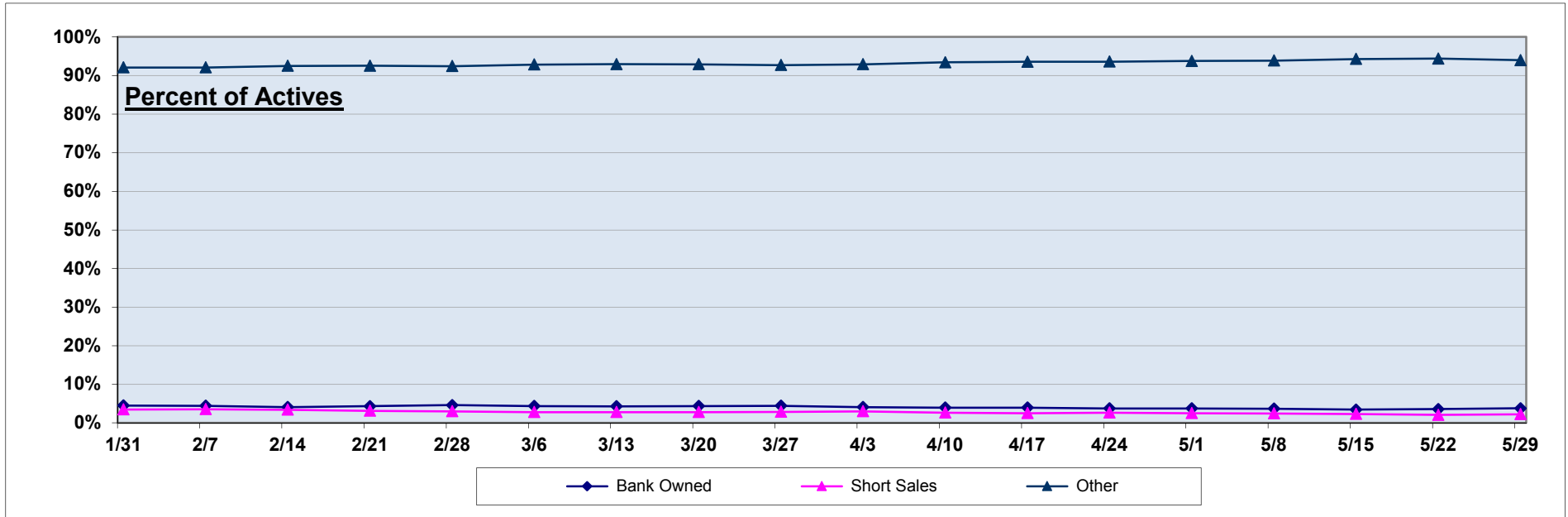
Condos, Townhomes, Villas



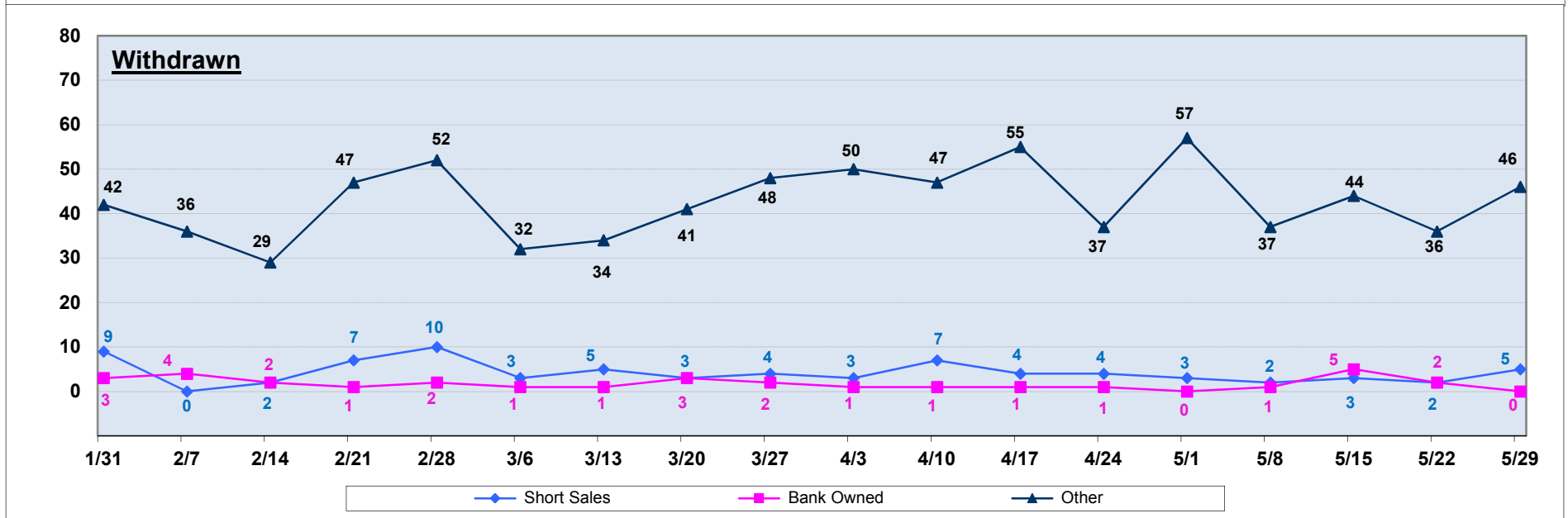
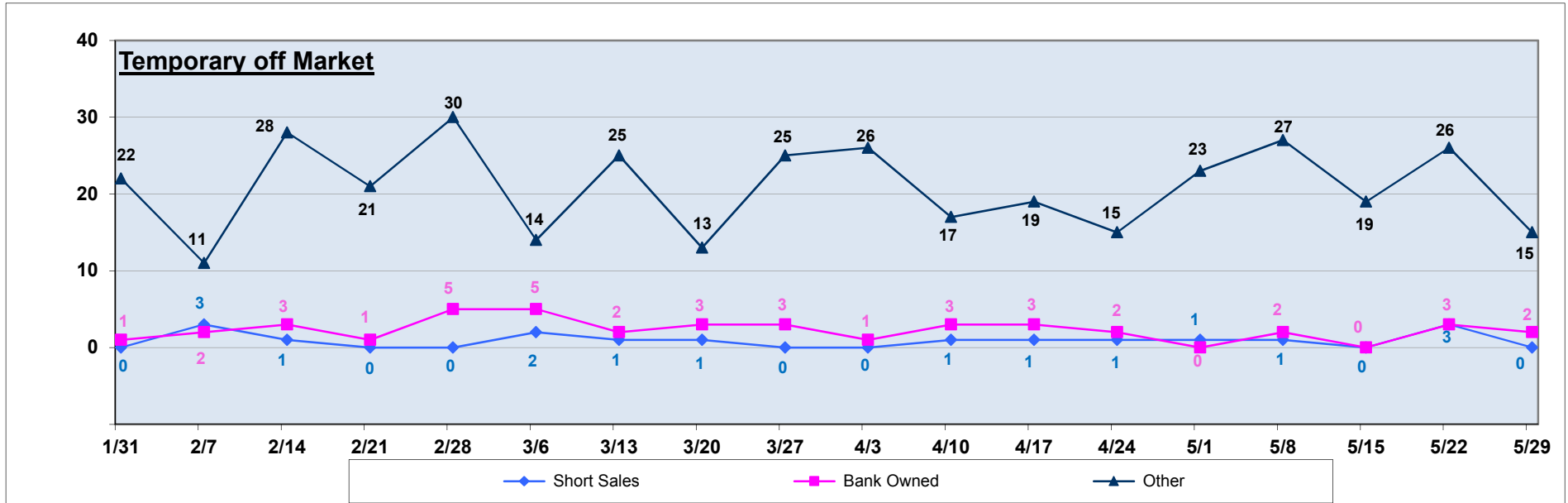
Condos, Townhomes, Villas



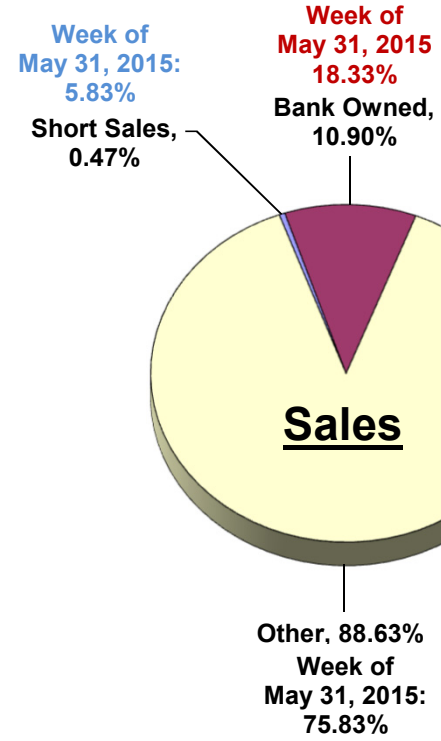
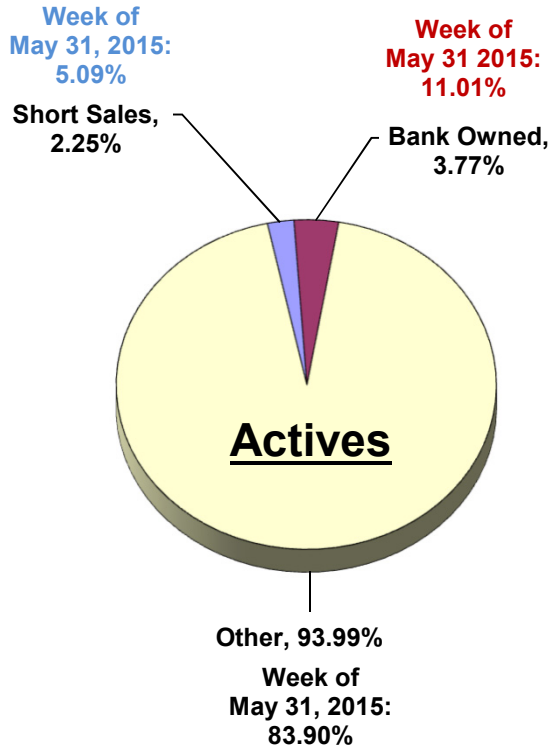
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 43 Condos, Townhomes, or Villas available for the Median Price of \$135,000?

<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		3	\$134,967	2.3	1.3	1,260	\$107.14
Winter Springs / Tuskawilla	32708	1	\$135,000	3.0	1.0	1,124	\$120.11
Lake Mary / Heathrow	32746	1	\$134,900	1.0	1.0	832	\$162.14
Sanford / Lake Forest	32771	1	\$135,000	3.0	2.0	1,823	\$74.05
Orange County		21	\$134,976	2.1	1.8	1,133	\$119.12
Winter Park (East) / Aloma	32792	1	\$135,000	3.0	2.0	1,350	\$100.00
Orlando (Downtown)	32801	3	\$134,967	1.0	1.0	723	\$186.68
Pine Hills / Rosemont	32808	1	\$135,000	3.0	1.0	1,178	\$114.60
Orlo Vista	32811	2	\$135,000	2.0	2.0	1,186	\$113.83
Williamsburg / Lake Bryan	32821	3	\$135,000	1.0	2.0	891	\$151.52
Taft	32824	2	\$134,950	3.0	2.0	1,588	\$84.98
Union Park / Chickasaw	32829	1	\$135,000	3.0	2.0	1,202	\$112.31
Moss Park	32832	1	\$135,000	2.0	2.0	987	\$136.78
Metro West / Orlo Vista	32835	3	\$135,000	3.0	2.0	1,239	\$108.96
Hunters Creek	32837	4	\$134,925	2.0	2.0	1,243	\$108.55
Osceola County		16	\$134,925	2.9	2.1	1,353	\$99.75
Davenport	33896	1	\$135,000	2.0	2.0	1,134	\$119.05
Kissimmee (Central)	34741	3	\$134,917	3.0	2.0	1,440	\$93.69
Kissimmee (West) / Pleasant Hill	34746	4	\$134,973	3.0	2.0	1,331	\$101.41
Kissimmee / Celebration	34747	7	\$134,879	3.0	2.0	1,337	\$100.88
Kissimmee / Poinciana	34758	1	\$135,000	3.0	3.0	1,504	\$89.76
Lake County		3	\$134,933	2.0	2.0	1,157	\$116.62
Mount Dora	32757	1	\$134,900	2.0	2.0	1,219	\$110.66
Tavares / Mt Plymouth	32778	1	\$134,900	2.0	2.0	1,179	\$114.42
Leesburg (East)/Haines Creek	34788	1	\$135,000	2.0	2.0	1,073	\$125.82