

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

- Sales of single-family homes increased to 841 during the week of June 26, from 514 the week prior
- The median price of single family homes increased to \$235,000, a change of 5.0%
- The number of single-family home foreclosure transactions increased to 79 last week, from 46 the week of June 19
- The number of single-family home short-sale transactions increased to 19 from 16 the week prior
- Single-family inventory decreased by 20, and now sits at 9,914

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

- Sales of condos, townhomes, and villas increased to 217 during the week of June 26 from 136 the week prior
- The median price of condos, townhomes, and villas decreased to \$134,900, a change of -5.99%
- The number of condo, townhome, and villa foreclosure transactions increased to 18 last week, from 15 the week of June 19
- The number of condo, townhome and villa short-sale transactions decreased to 4 from 6 the week prior
- Condo inventory decreased by 49, and now sits at 2,892

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

**Monday Morning Quarterback**  
06/26/2016 - 07/02/2016  
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
<b>Sales</b>	<b>841</b>	472	125	130	47	54	13
Bank Owned	79	66	7	3	0	2	1
Short Sales	19	14	4	1	0	0	0
Other	743	392	114	126	47	52	12
<b>Active Listings</b>	<b>9,914</b>	3,457	1,396	1,894	1,001	1,497	669
Bank Owned	384	259	43	48	15	15	4
Short Sales	412	269	49	54	14	21	5
Other	9,118	2,929	1,304	1,792	972	1,461	660
<b>Months of Inventory</b>	<b>3</b>	2	3	3	5	6	12

**List Price**

Average Original List Price	\$296,875	\$180,342	\$284,686	\$364,837	\$451,410	\$768,973	\$1,445,752
Average Final List Price	\$288,772	\$177,302	\$277,036	\$353,928	\$445,934	\$732,047	\$1,387,744

**Sale Price**

Average Price	\$280,285	\$173,488	\$272,018	\$343,481	\$436,365	\$700,079	\$1,297,316
Median Price	\$235,000	\$183,500	\$270,000	\$338,495	\$433,000	\$680,000	\$1,300,000

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$8,103</b>	-\$3,040	-\$7,650	-\$10,909	-\$5,476	-\$36,926	-\$58,008
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$16,590</b>	-\$6,854	-\$12,668	-\$21,356	-\$15,045	-\$68,894	-\$148,436
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$8,487</b>	-\$3,814	-\$5,018	-\$10,447	-\$9,569	-\$31,968	-\$90,428
<b>Original</b> List to <b>Sale</b> Price - %	<b>94.41%</b>	96.20%	95.55%	94.15%	96.67%	91.04%	89.73%
<b>Final</b> List to <b>Sale</b> Price - %	<b>97.06%</b>	97.85%	98.19%	97.05%	97.85%	95.63%	93.48%

**Days on the Market**

Avg Days Listing to Contract	65	56	56	80	72	107	115
Combined Avg Days to Contract	69	55	56	87	98	140	121
Avg Days Listing to Closing	111	103	101	129	111	153	164
Avg Days Contract to Close	46	47	44	48	38	45	48

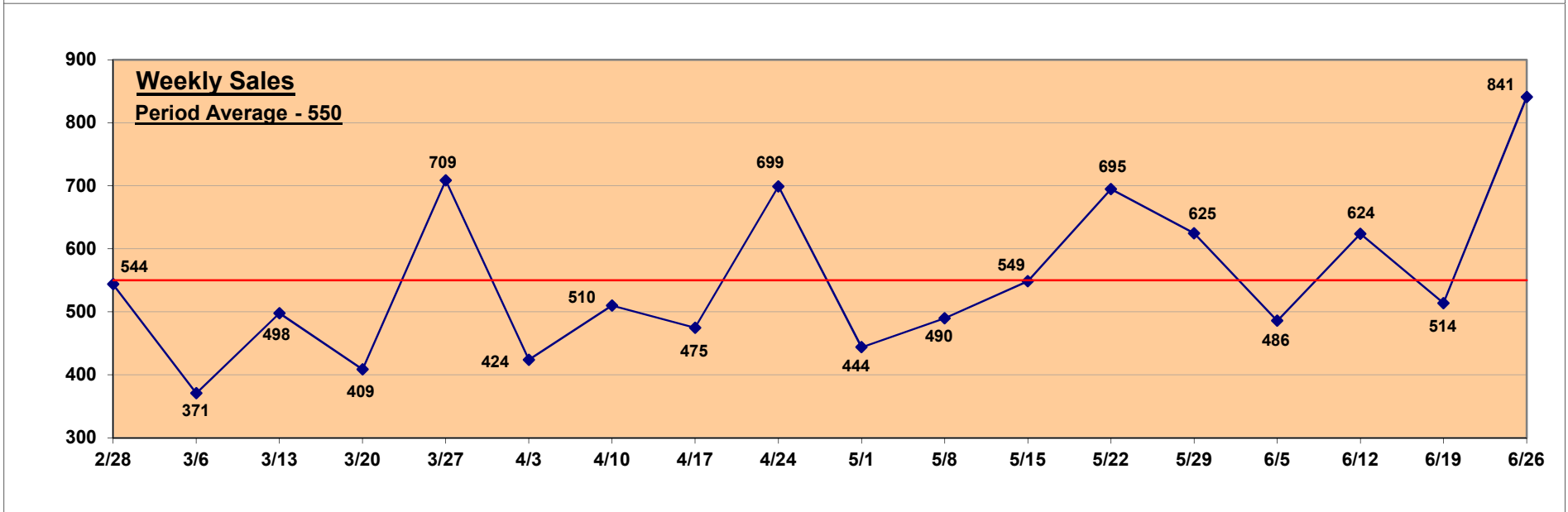
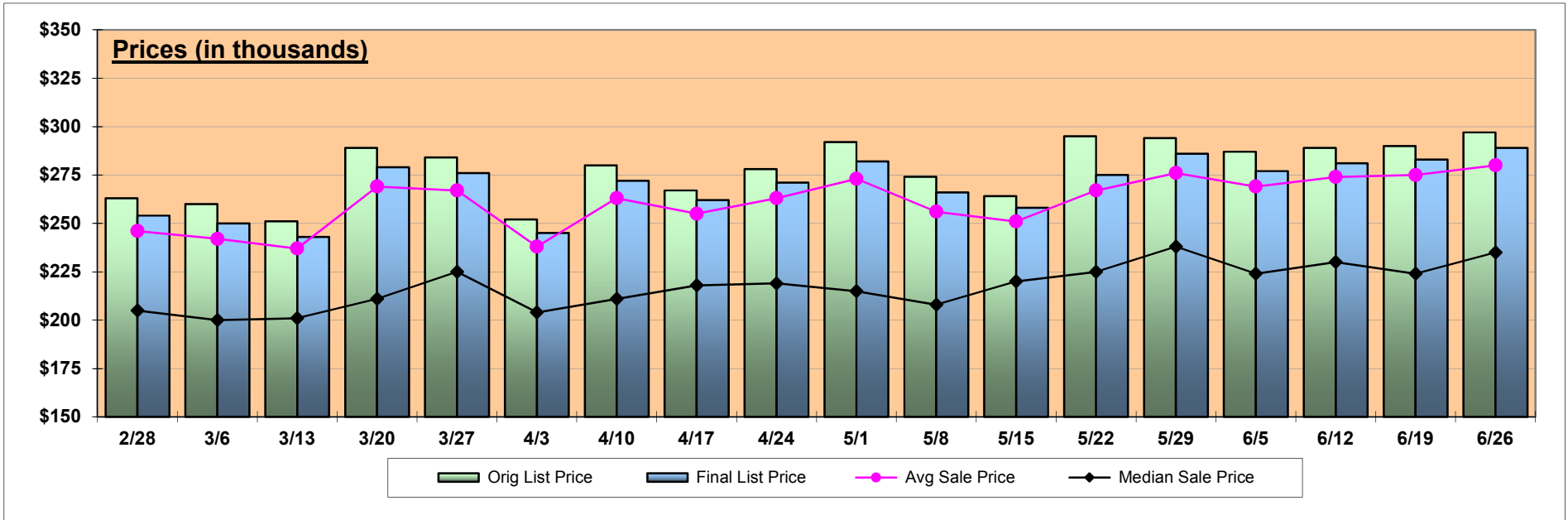
**Beds / Baths**

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

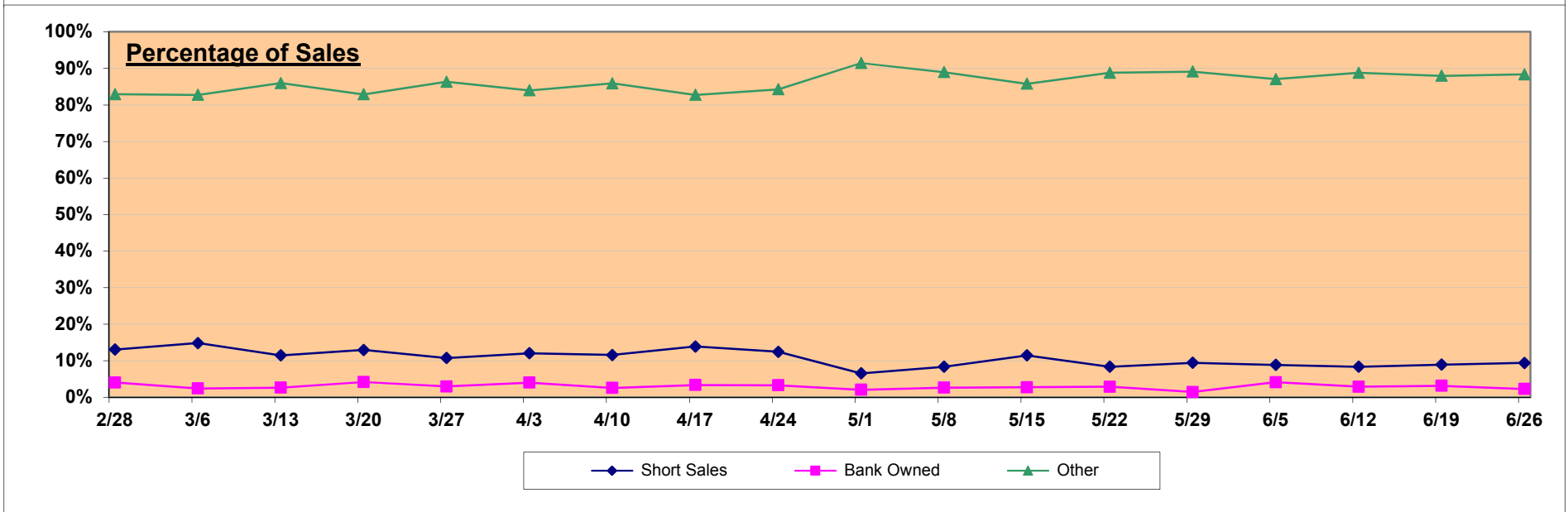
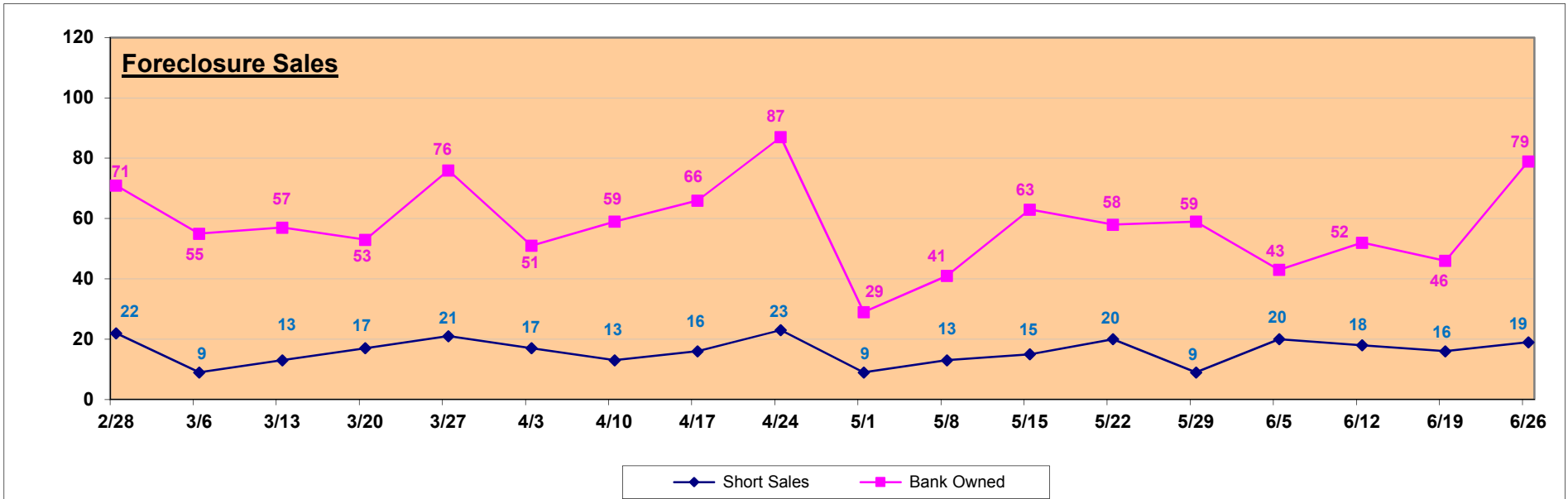
**Square Footage**

Average Square Feet	2,168	1,666	2,225	2,722	3,128	3,529	5,167
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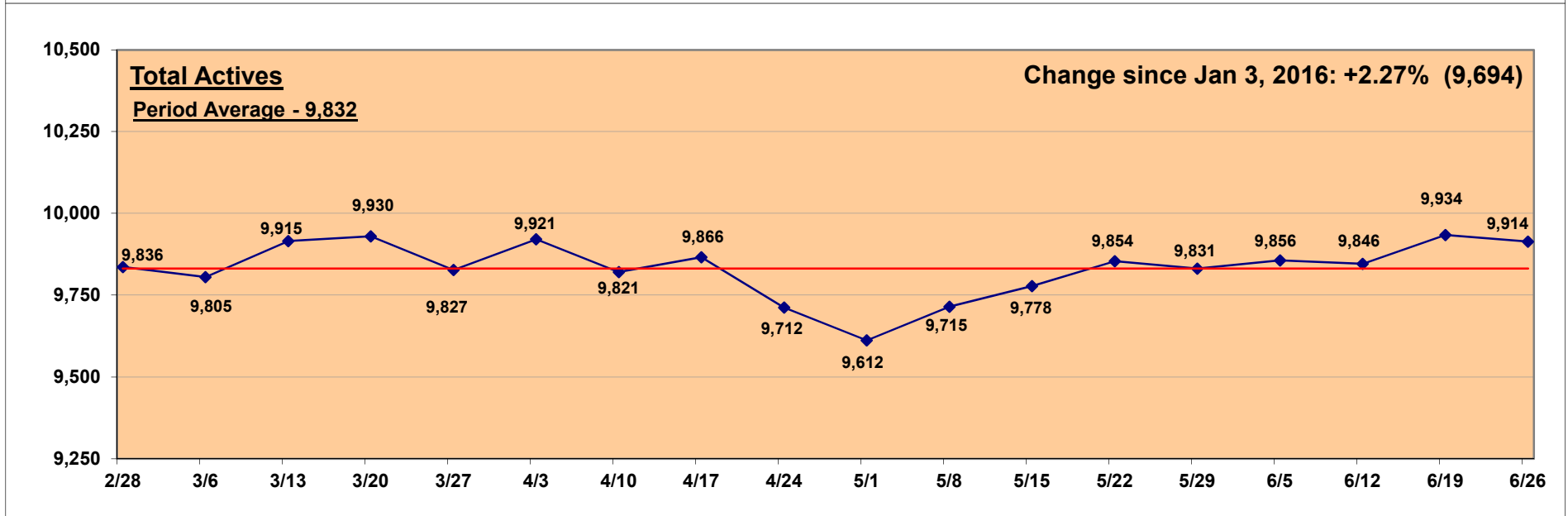
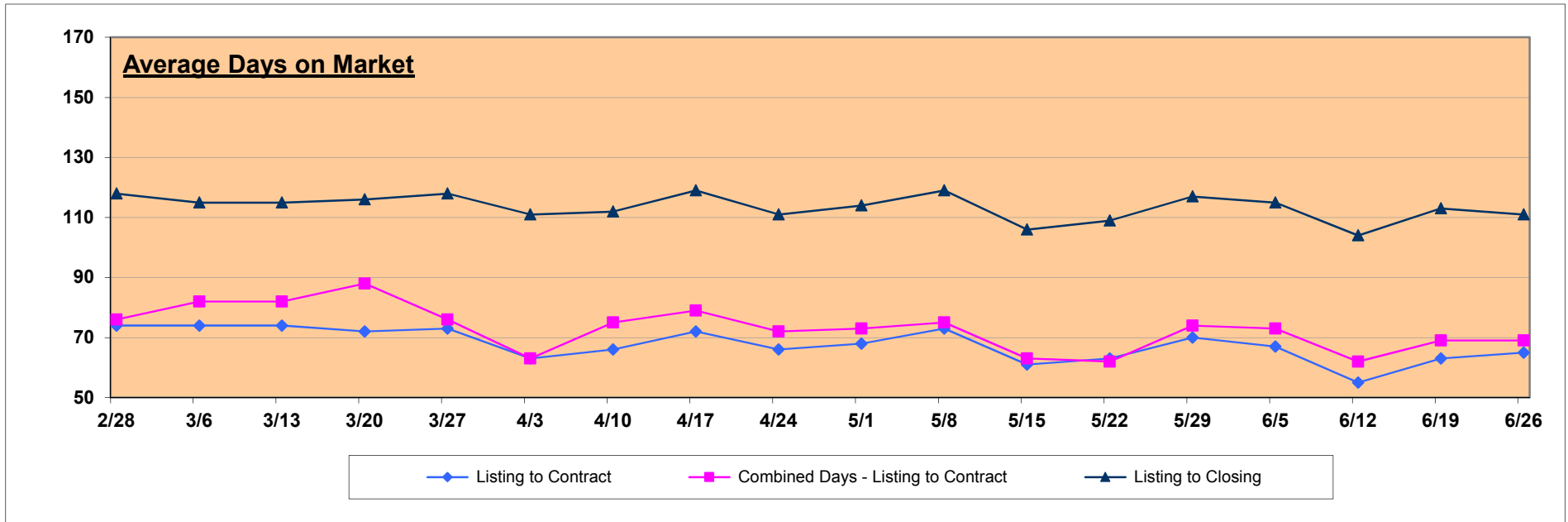
**Single Family Homes**



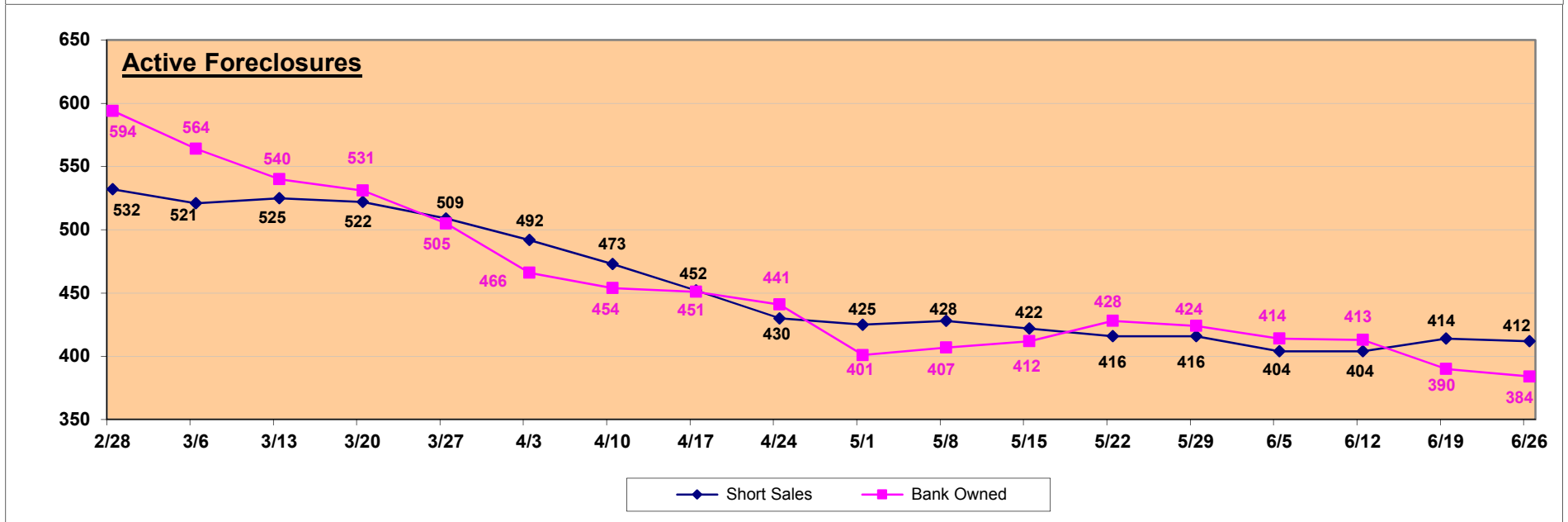
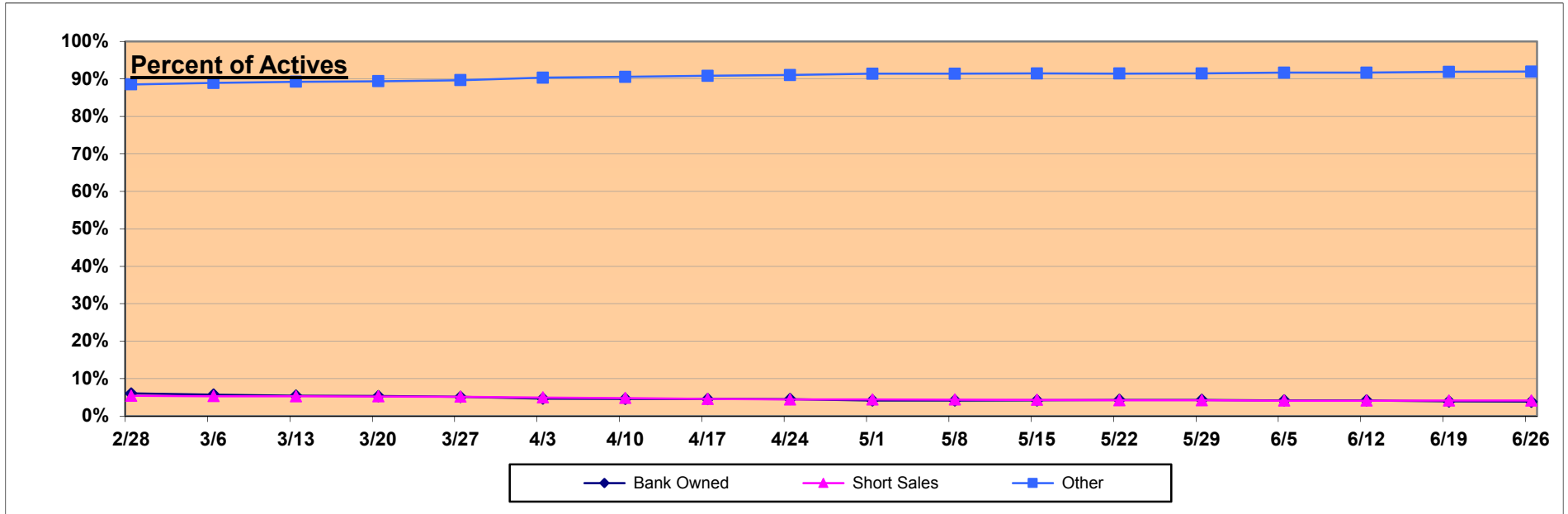
**Single Family Homes**



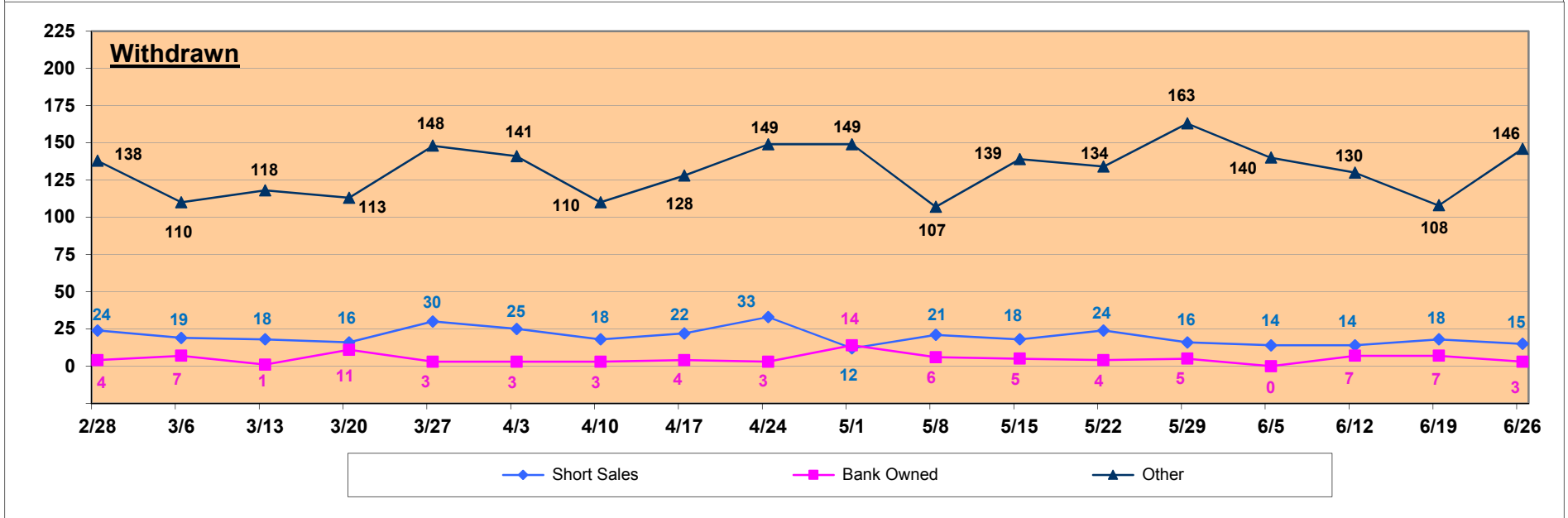
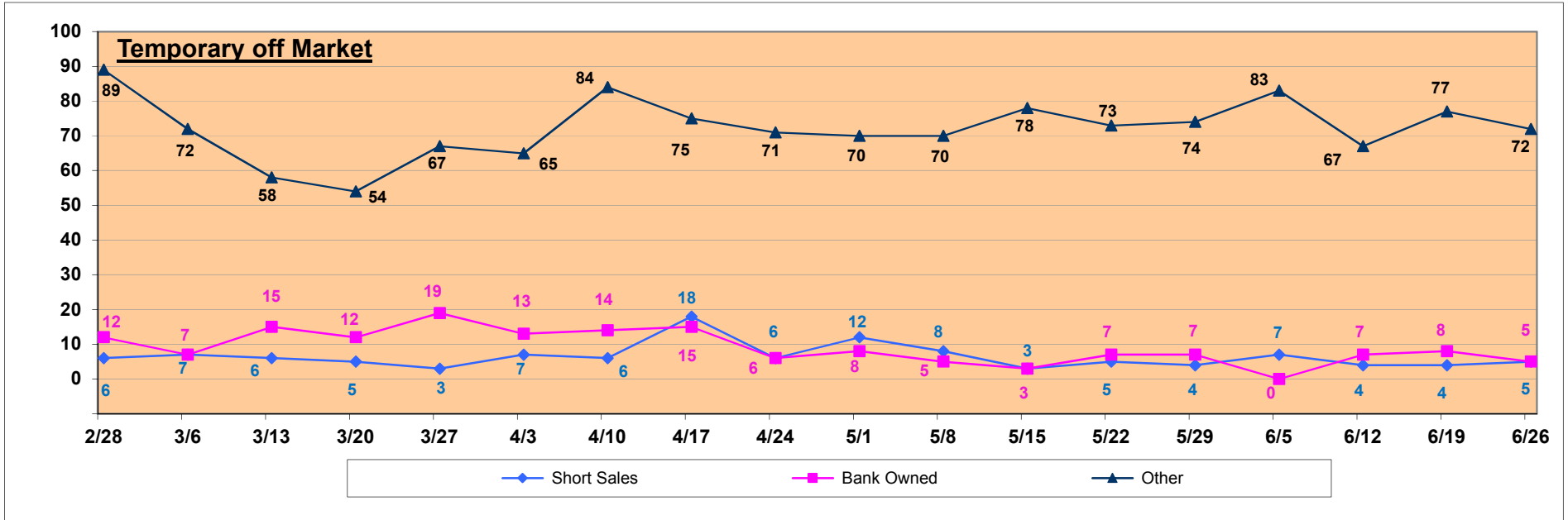
**Single Family Homes**



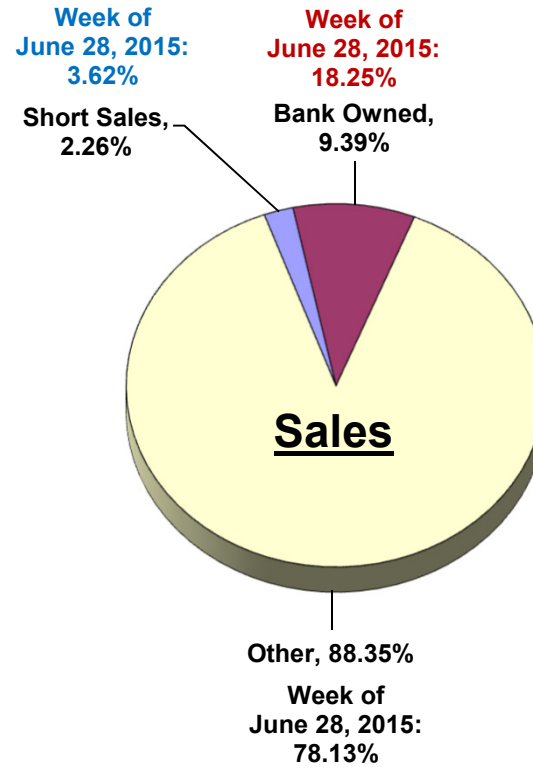
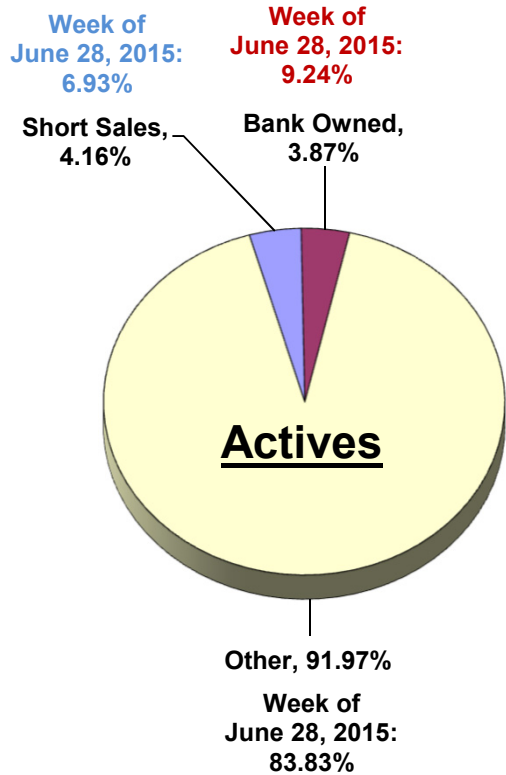
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Where are the 88 Single Family Homes available for the Median Price of \$235,000?**

<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>
<b>Seminole County</b>		<b>14</b>	<b>\$234,949</b>	<b>3.2</b>	<b>2.0</b>	<b>1,836</b>	<b>\$127.98</b>
Altamonte Springs (East)	32701	1	\$234,990	3.0	2.0	2,197	\$106.96
Casselberry	32707	1	\$234,900	3.0	2.0	2,100	\$111.86
Winter Springs / Tuskawilla	32708	2	\$235,000	4.0	2.0	1,982	\$118.57
Lake Mary / Heathrow	32746	1	\$234,600	3.0	2.0	1,991	\$117.83
Maitland / Eatonville	32751	1	\$235,000	3.0	2.0	1,660	\$141.57
Oviedo	32765	3	\$234,967	3.0	2.0	1,750	\$134.27
Sanford / Lake Forest	32771	2	\$234,950	3.0	2.0	1,631	\$144.05
Sanford (South)	32773	1	\$235,000	3.0	2.0	1,874	\$125.40
Longwood / Wekiva Springs	32779	1	\$235,000	3.0	2.0	1,689	\$139.14
Winter Park	32792	1	\$235,000	4.0	2.0	1,714	\$137.11
<b>Orange County</b>		<b>35</b>	<b>\$234,947</b>	<b>3.6</b>	<b>2.0</b>	<b>1,856</b>	<b>\$126.57</b>
Apopka (North)	32712	1	\$235,000	3.0	2.0	1,873	\$125.47
Winter Park (West)	32789	1	\$234,900	4.0	2.0	1,899	\$123.70
Colonialtown	32803	1	\$235,000	2.0	1.0	987	\$238.10
College Park	32804	1	\$234,900	3.0	2.0	1,152	\$203.91
Delaney / Crystal Lake	32806	2	\$234,995	3.0	2.0	1,316	\$178.57
Azalea Park	32807	1	\$234,900	5.0	2.0	1,695	\$138.58
Lockhart	32810	1	\$234,900	4.0	2.0	1,948	\$120.59
Conway	32812	1	\$234,900	3.0	2.0	2,247	\$104.54
Union Park	32817	3	\$235,000	4.0	2.0	2,028	\$115.88
Hiawassee	32818	2	\$234,950	4.0	2.0	2,384	\$98.55
Williamsburg / Lake Bryan	32821	1	\$234,500	2.0	2.0	1,720	\$136.34
Ventura	32822	1	\$235,000	4.0	2.0	1,780	\$132.02
Taft	32824	2	\$234,900	4.0	2.0	1,914	\$122.73
Rio Pinar / Union Park	32825	4	\$234,975	4.0	2.0	1,841	\$127.63
Research Park	32826	1	\$235,000	4.0	2.0	2,008	\$117.03
Waterford Lakes	32828	3	\$234,933	3.0	2.0	1,989	\$118.12
Union Park / Chickasaw	32829	1	\$235,000	3.0	2.0	1,888	\$124.47
Moss Park	32832	1	\$235,000	3.0	2.0	2,070	\$113.53
Wedgfield	32833	1	\$235,000	4.0	2.0	1,762	\$133.37
Metro West / Orlo Vista	32835	1	\$235,000	3.0	2.0	1,653	\$142.17
Hunters Creek	32837	2	\$234,975	4.0	2.0	1,867	\$125.86
Ocoee	34761	2	\$234,950	4.0	2.0	2,081	\$112.90
Winter Garden / Oakland	34787	1	\$234,900	4.0	2.0	1,749	\$134.31

**Where are the 88 Single Family Homes available for the Median Price of \$235,000? (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>
<b>Osceola County</b>		<b>21</b>	<b>\$234,905</b>	<b>3.9</b>	<b>2.6</b>	<b>2,071</b>	<b>\$113.41</b>
Kissimmee (Central)	34741	1	\$234,900	4.0	2.0	2,063	\$113.86
Kissimmee / Buena Ventura Lakes	34743	1	\$234,900	4.0	3.0	2,424	\$96.91
Kissimmee (East)	34744	5	\$234,840	4.0	2.0	1,962	\$119.69
Kissimmee (West) / Pleasant Hill	34746	2	\$235,000	5.0	3.0	2,728	\$86.14
Kissimmee / Celebration	34747	3	\$234,933	4.0	3.0	1,747	\$134.48
Kissimmee / Poinciana	34758	2	\$235,000	4.0	4.0	1,963	\$119.71
St Cloud	34769	1	\$234,500	3.0	2.0	1,675	\$140.00
St Cloud / Narcoossee	34771	2	\$234,900	3.0	2.0	2,301	\$102.09
St Cloud / Canoe Creek	34772	3	\$235,000	4.0	3.0	2,171	\$108.25
St Cloud / Harmony	34773	1	\$234,900	3.0	2.0	1,788	\$131.38
<b>Lake County</b>		<b>18</b>	<b>\$234,902</b>	<b>3.4</b>	<b>2.3</b>	<b>2,025</b>	<b>\$116.01</b>
Lady Lake / The Villages	32159	2	\$234,900	3.0	2.0	1,588	\$147.92
Eustis (West)	32726	1	\$235,000	3.0	2.0	2,004	\$117.27
Eustis (East)	32736	1	\$234,777	3.0	2.0	1,400	\$167.70
Mount Dora	32757	1	\$235,000	4.0	3.0	2,965	\$79.26
Clermont (Central)	34711	3	\$234,967	4.0	2.0	1,899	\$123.73
Clermont (South)	34714	2	\$234,925	5.0	3.0	2,311	\$101.66
Fruitland Park	34731	1	\$234,900	3.0	2.0	2,182	\$107.65
Groveland	34736	2	\$234,900	3.0	2.0	1,609	\$145.99
Howey in the Hills	34737	1	\$234,900	3.0	2.0	2,700	\$87.00
Leesburg (West)	34748	2	\$234,750	3.0	3.0	2,127	\$110.37
Winter Garden	34787	1	\$234,900	3.0	2.0	1,763	\$133.24
Leesburg (East) / Haines Creek	34788	1	\$234,900	3.0	2.0	2,465	\$95.29

**Monday Morning Quarterback**  
06/26/2016 - 07/02/2016  
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
<b>Sales</b>	<b>217</b>	192	16	7	0	1	1
Bank Owned	18	16	0	2	0	0	0
Short Sales	4	3	1	0	0	0	0
Other	195	173	15	5	0	1	1
<b>Active Listings</b>	<b>2,892</b>	2,188	313	215	81	69	26
Bank Owned	93	85	6	0	0	1	1
Short Sales	71	66	4	1	0	0	0
Other	2,728	2,037	303	214	81	68	25
<b>Months of Inventory</b>	<b>3</b>	3	5	7	0	16	6

**List Price**

Average Original List Price	\$161,767	\$134,375	\$279,301	\$337,128	\$0	\$724,900	\$1,750,000
Average Final List Price	\$157,636	\$131,669	\$274,358	\$330,414	\$0	\$724,900	\$1,499,000

**Sale Price**

Average Price	\$152,342	\$127,877	\$267,403	\$318,929	\$0	\$700,000	\$1,295,000
Median Price	\$134,900	\$120,450	\$268,950	\$310,000	\$0	\$700,000	\$1,295,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$4,131</b>	-\$2,706	-\$4,943	-\$6,714	\$0	\$0	-\$251,000
<b>Original List to Sale Price - \$</b>	<b>-\$9,425</b>	-\$6,498	-\$11,898	-\$18,199	\$0	-\$24,900	-\$455,000
<b>Final List to Sale Price - \$</b>	<b>-\$5,294</b>	-\$3,792	-\$6,955	-\$11,485	\$0	-\$24,900	-\$204,000
<b>Original List to Sale Price - %</b>	<b>94.17%</b>	95.16%	95.74%	94.60%	0.00%	96.57%	74.00%
<b>Final List to Sale Price - %</b>	<b>96.64%</b>	97.12%	97.46%	96.52%	0.00%	96.57%	86.39%

**Days on the Market**

Avg Days Listing to Contract	75	72	79	106	0	15	432
Combined Avg Days to Contract	77	74	82	83	0	321	429
Avg Days Listing to Closing	118	113	160	140	0	40	470
Avg Days Contract to Close	42	40	79	34	0	25	37

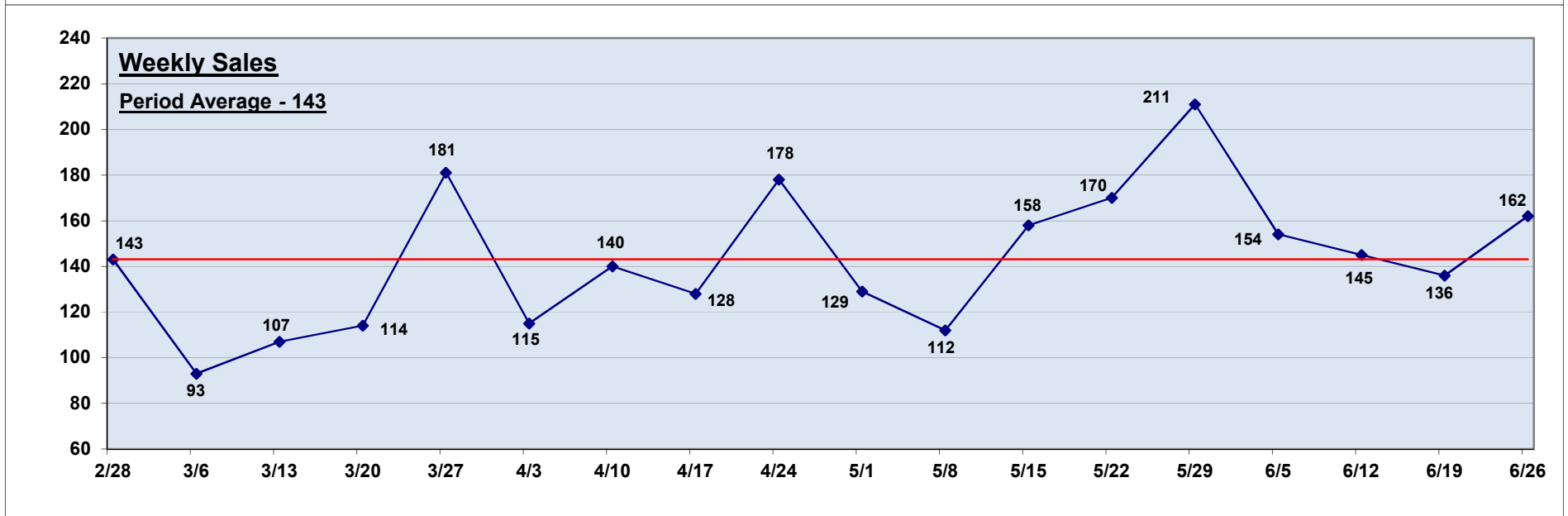
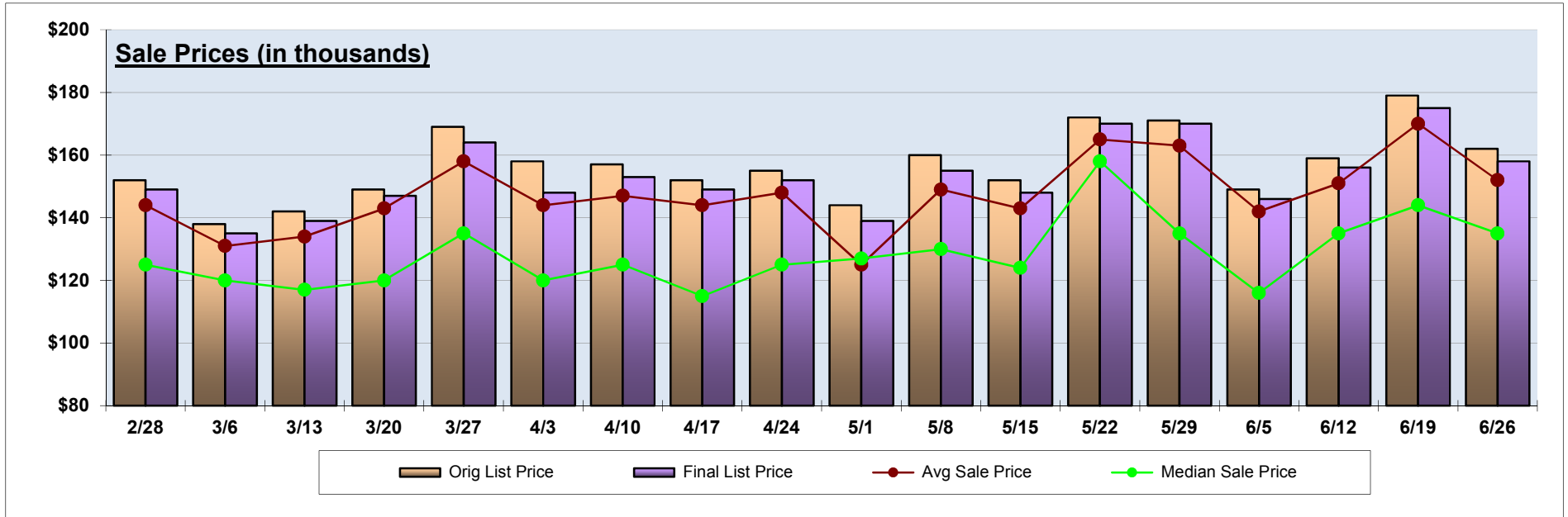
**Beds / Baths**

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

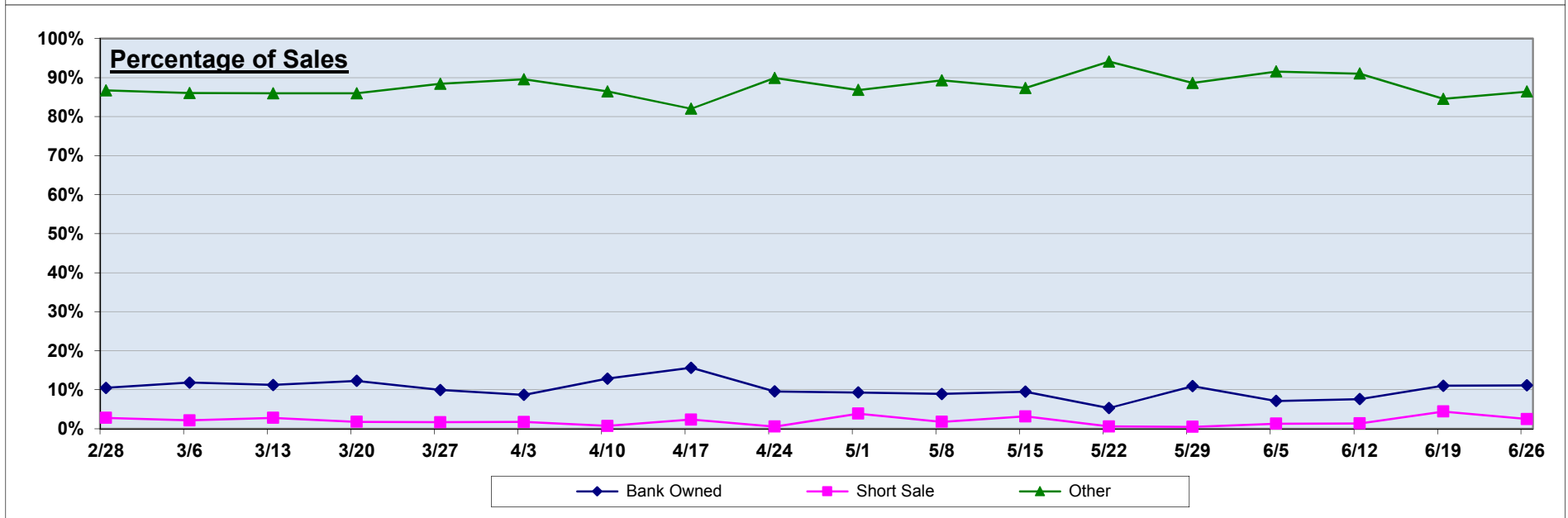
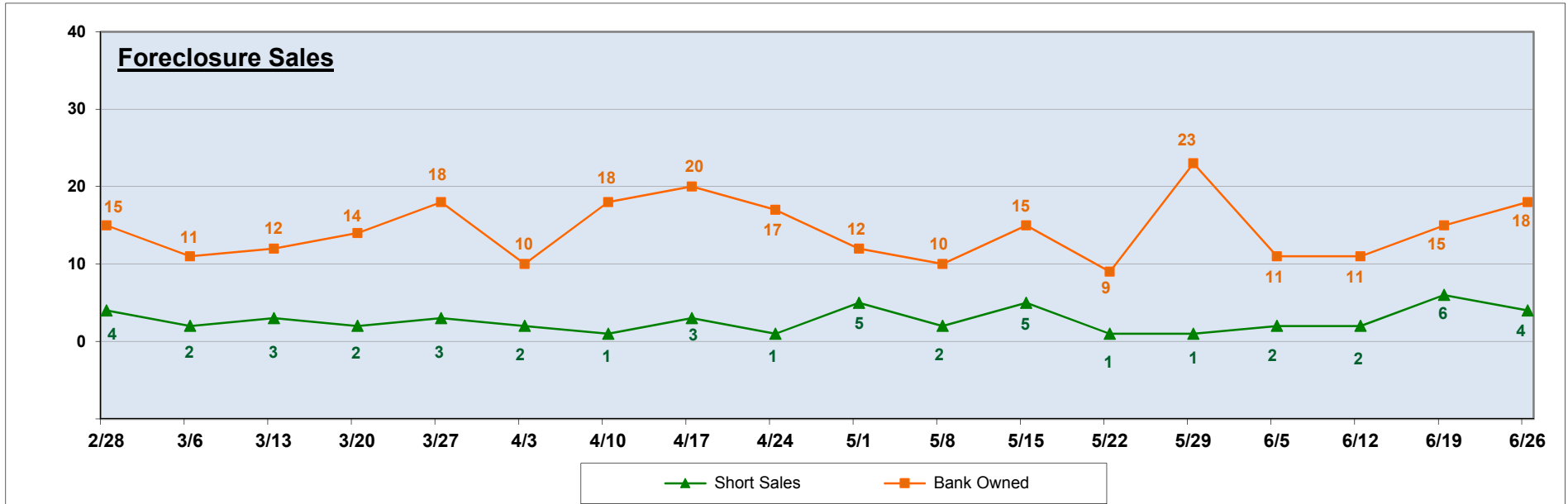
**Square Footage**

Average Square Feet	1,327	1,267	1,685	1,714	0	2,773	2,819
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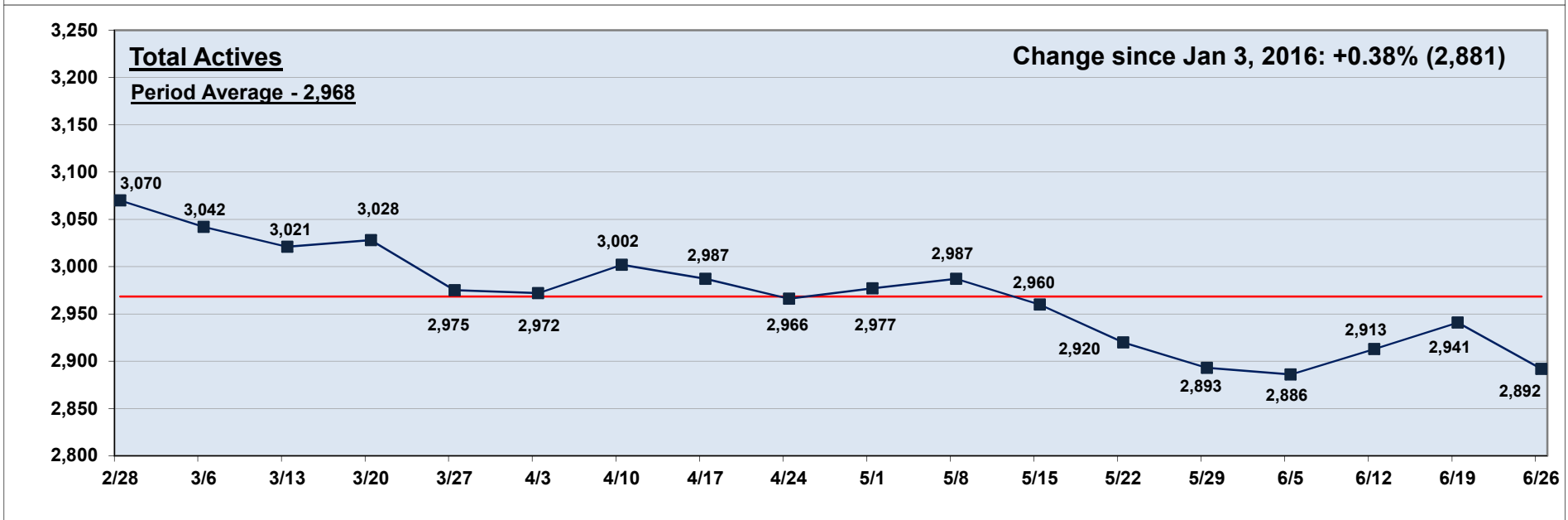
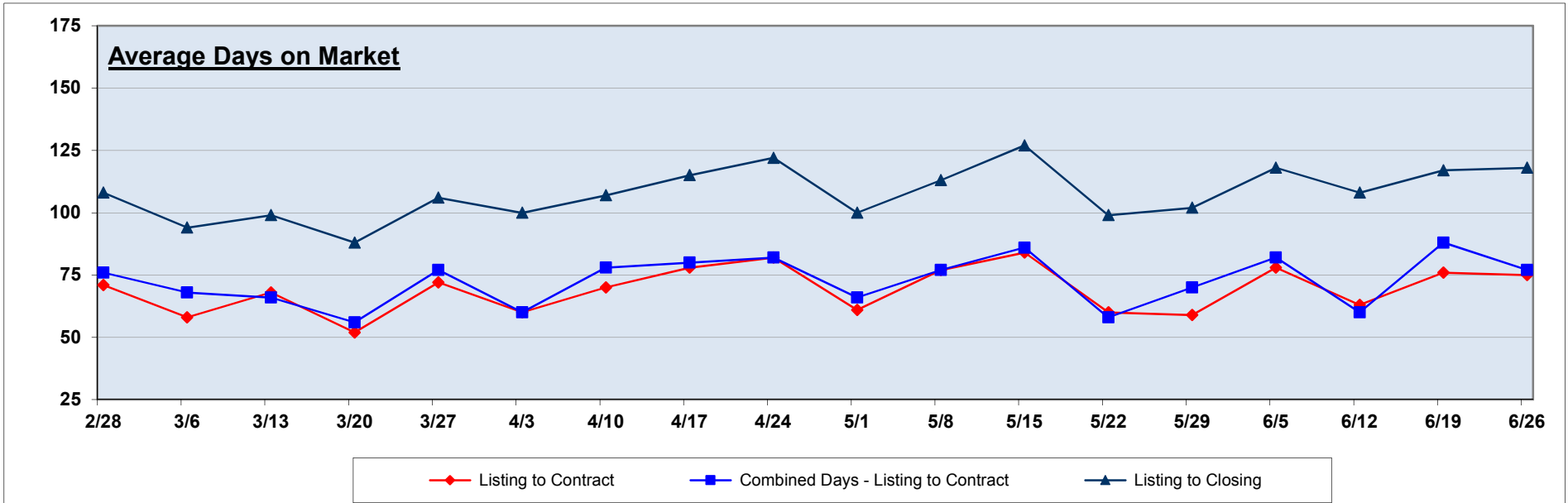
**Condos, Townhomes, Villas**



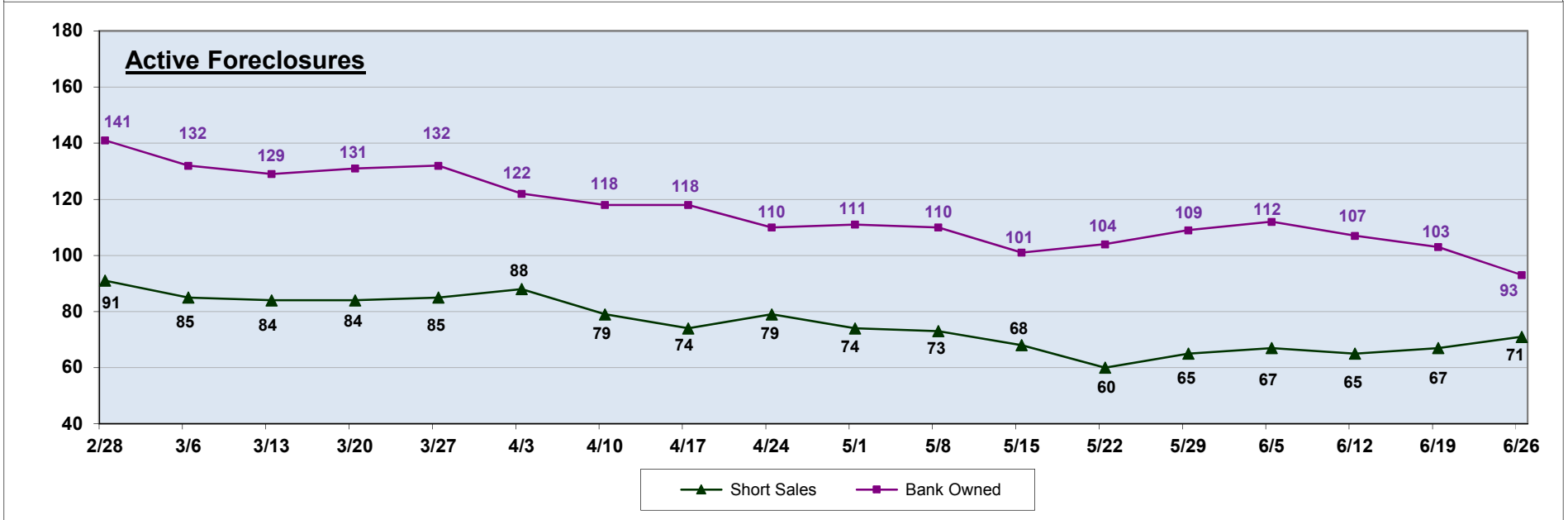
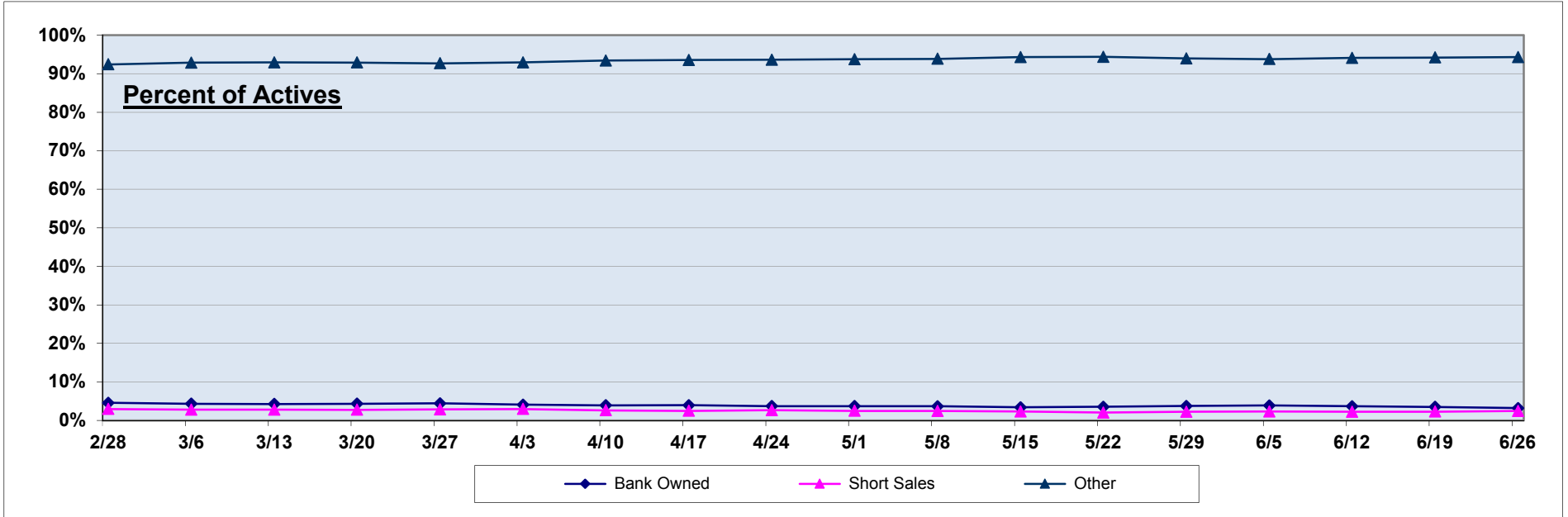
**Condos, Townhomes, Villas**



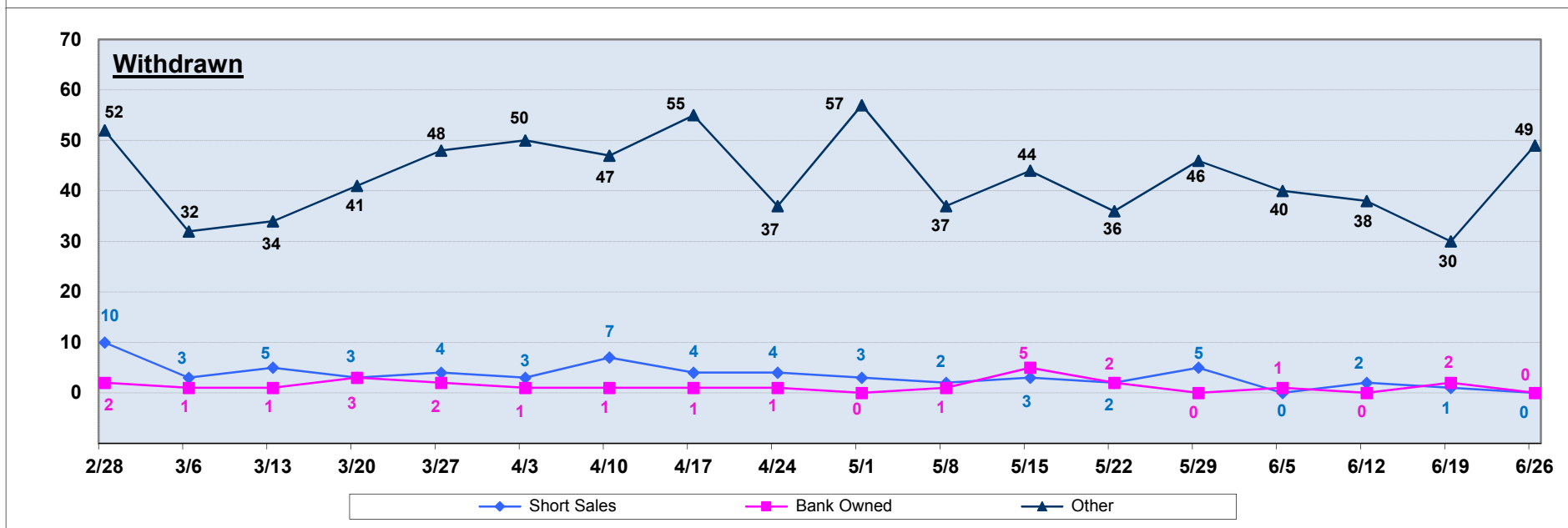
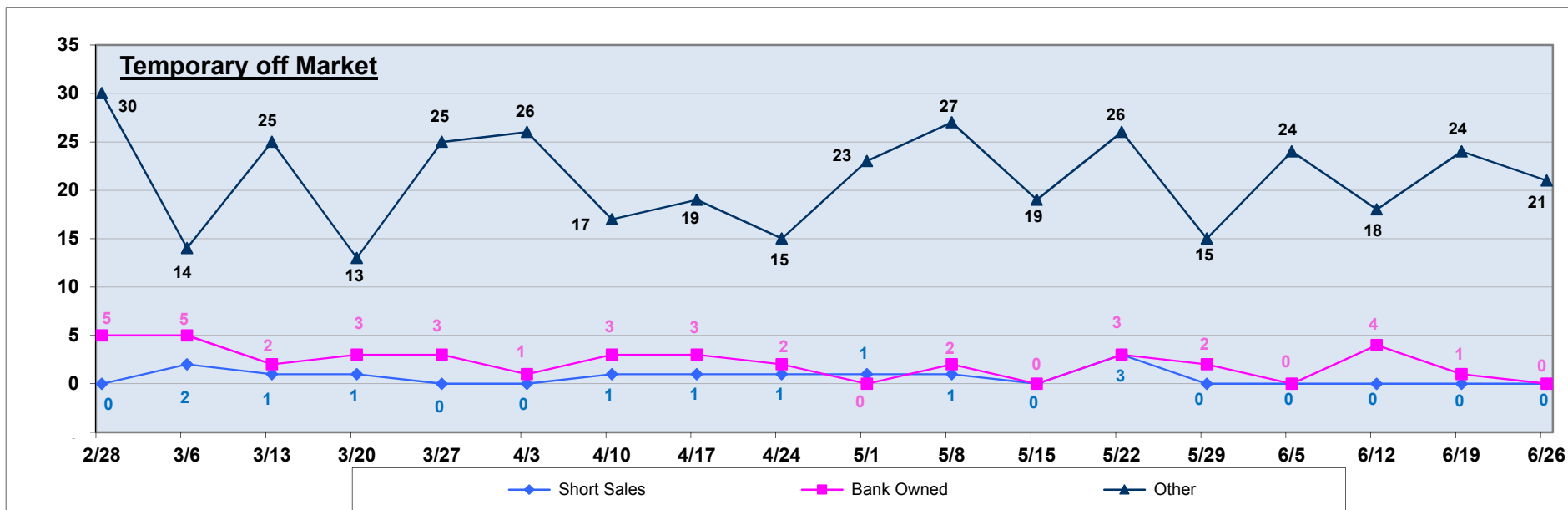
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

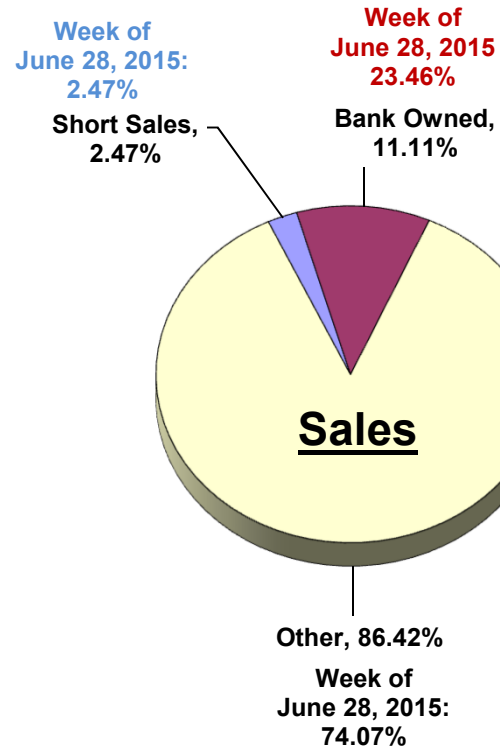
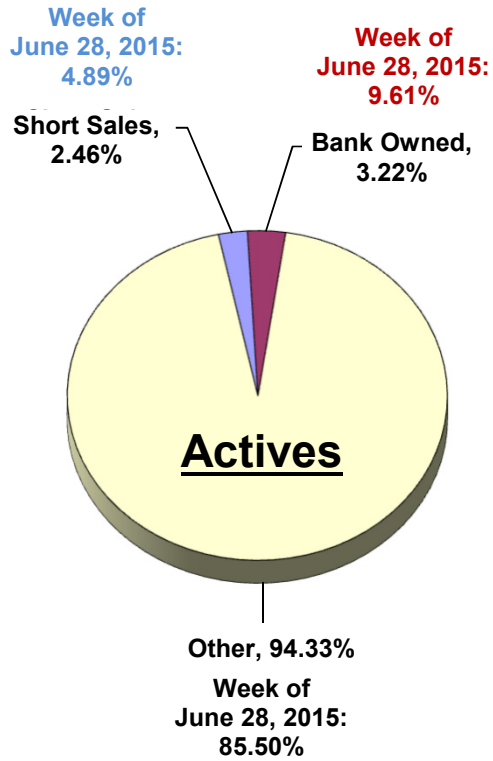


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Where are the 41 Condos, Townhomes, or Villas available for the Median Price of \$134,900?**

<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>2</b>	<b>\$134,900</b>	<b>2.5</b>	<b>2.0</b>	<b>1,441</b>	<b>\$93.62</b>
Altamonte Springs (East)	32701	1	\$134,900	3.0	2.0	1,482	\$91.03
Lake Mary / Heathrow	32746	1	\$134,900	2.0	2.0	1,400	\$96.36
<b>Orange County</b>		<b>22</b>	<b>\$134,959</b>	<b>2.3</b>	<b>1.7</b>	<b>1,120</b>	<b>\$120.46</b>
Maitland / Eatonville	32751	1	\$134,900	2.0	2.0	1,280	\$105.39
Orlando (Downtown)	32801	3	\$134,967	1.0	1.0	723	\$186.68
College Park	32804	1	\$135,000	2.0	1.0	1,111	\$121.51
Delaney / Crystal Lake	32806	1	\$135,000	2.0	2.0	1,278	\$105.63
Pine Hills / Rosemont	32808	2	\$135,000	3.0	1.0	1,209	\$111.66
Lockhart	32810	1	\$135,000	4.0	2.0	1,313	\$102.82
Orlo Vista	32811	1	\$135,000	2.0	2.0	1,186	\$113.83
Williamsburg / Lake Bryan	32821	3	\$135,000	2.0	2.0	974	\$138.60
Taft	32824	1	\$134,900	2.0	2.0	1,013	\$133.17
Waterford Lakes	32828	1	\$134,500	3.0	2.0	1,270	\$105.91
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	1,338	\$100.90
Hunters Creek	32837	2	\$134,950	2.0	2.0	1,243	\$108.57
<b>Osceola County</b>		<b>15</b>	<b>\$134,916</b>	<b>3.0</b>	<b>2.0</b>	<b>1,266</b>	<b>\$106.60</b>
Davenport	33896	4	\$134,950	3.0	2.0	1,219	\$110.71
Kissimmee (Central)	34741	1	\$134,950	3.0	2.0	1,296	\$104.13
Kissimmee / Buena Ventura Lakes	34743	1	\$134,900	3.0	2.0	1,344	\$100.37
Kissimmee (West) / Pleasant Hill	34746	3	\$134,963	3.0	2.0	1,315	\$102.63
Kissimmee / Celebration	34747	6	\$134,867	3.0	2.0	1,254	\$107.55
<b>Lake County</b>		<b>2</b>	<b>\$134,950</b>	<b>2.0</b>	<b>2.0</b>	<b>1,126</b>	<b>\$119.85</b>
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