



Monday Morning Quarterback Summary

Week of July 10, 2016

Single-family existing homes

- Sales of single-family homes increased to 490 during the week of July 10, from 435 the week prior
- The median price of single family homes decreased to \$229,459, a change of -0.2%
- The number of single-family home foreclosure transactions increased to 45 last week, from 24 the week of July 3
- The number of single-family home short-sale transactions decreased to 11 from 18 the week prior
- Single-family inventory increased by 28, and now sits at 9,951

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 129 during the week of July 10 from 119 the week prior
- The median price of condos, townhomes, and villas increased to \$135,000, a change of 3.85%
- The number of condo, townhome, and villa foreclosure transactions increased to 12 last week, from 5 the week of July 3
- The number of condo, townhome and villa short-sale transactions decreased to 3 from 6 the week prior
- Condo inventory decreased by 9, and now sits at 2,922

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

Monday Morning Quarterback
07/10/2016 - 07/16/2016
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	490	289	75	70	25	26	5
Bank Owned	45	36	7	1	0	1	0
Short Sales	11	10	1	0	0	0	0
Other	434	243	67	69	25	25	5
Active Listings	9,951	3,467	1,406	1,932	1,002	1,467	677
Bank Owned	386	260	42	51	14	14	5
Short Sales	402	262	45	55	13	22	5
Other	9,163	2,945	1,319	1,826	975	1,431	667
Months of Inventory	5	3	4	6	9	13	31

List Price

Average Original List Price	\$287,925	\$180,257	\$285,004	\$355,683	\$470,916	\$715,107	\$2,470,000
Average Final List Price	\$282,893	\$177,236	\$281,120	\$352,385	\$456,786	\$687,537	\$2,470,000

Sale Price

Average Price	\$276,772	\$174,375	\$275,429	\$341,630	\$443,462	\$665,578	\$2,452,200
Median Price	\$229,459	\$185,000	\$277,000	\$335,750	\$440,000	\$644,500	\$1,865,000

Price Differences

Original to Final List Price	-\$5,032	-\$3,021	-\$3,884	-\$3,298	-\$14,130	-\$27,570	\$0
Original List to Sale Price - \$	-\$11,153	-\$5,882	-\$9,575	-\$14,053	-\$27,454	-\$49,529	-\$17,800
Final List to Sale Price - \$	-\$6,121	-\$2,861	-\$5,691	-\$10,755	-\$13,324	-\$21,959	-\$17,800
Original List to Sale Price - %	96.13%	96.74%	96.64%	96.05%	94.17%	93.07%	99.28%
Final List to Sale Price - %	97.84%	98.39%	97.98%	96.95%	97.08%	96.81%	99.28%

Days on the Market

Avg Days Listing to Contract	56	48	55	67	54	114	78
Combined Avg Days to Contract	61	49	71	71	63	134	78
Avg Days Listing to Closing	103	95	101	110	100	171	152
Avg Days Contract to Close	46	46	45	43	46	56	73

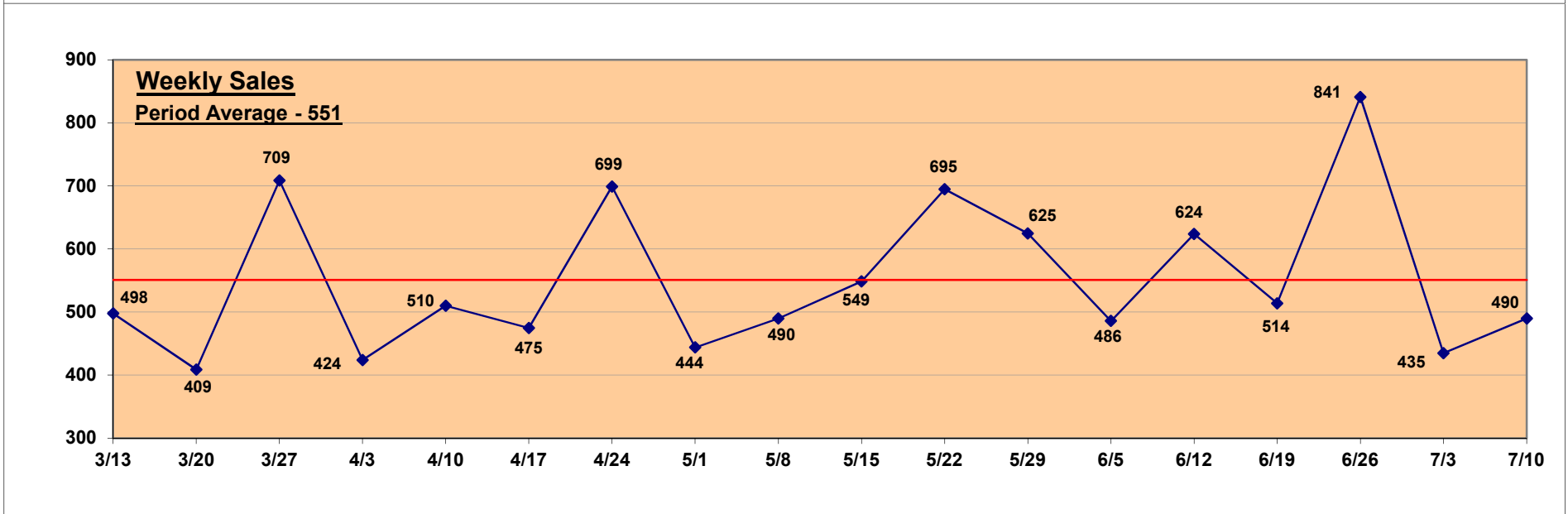
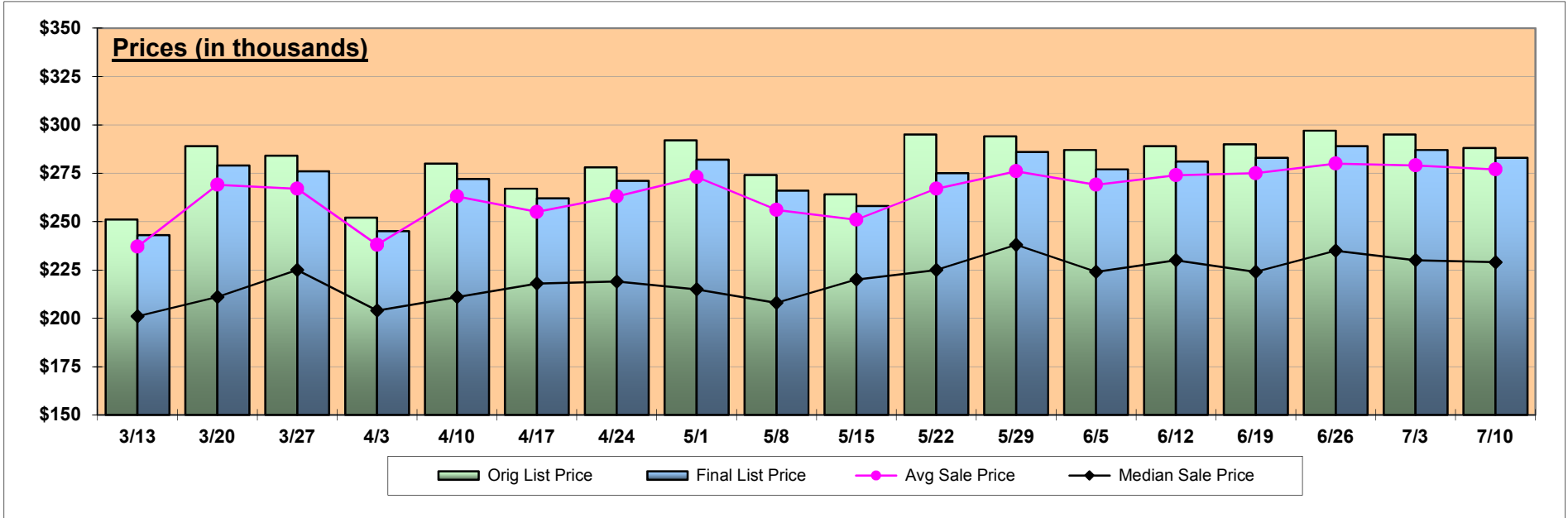
Beds / Baths

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	1	1	2

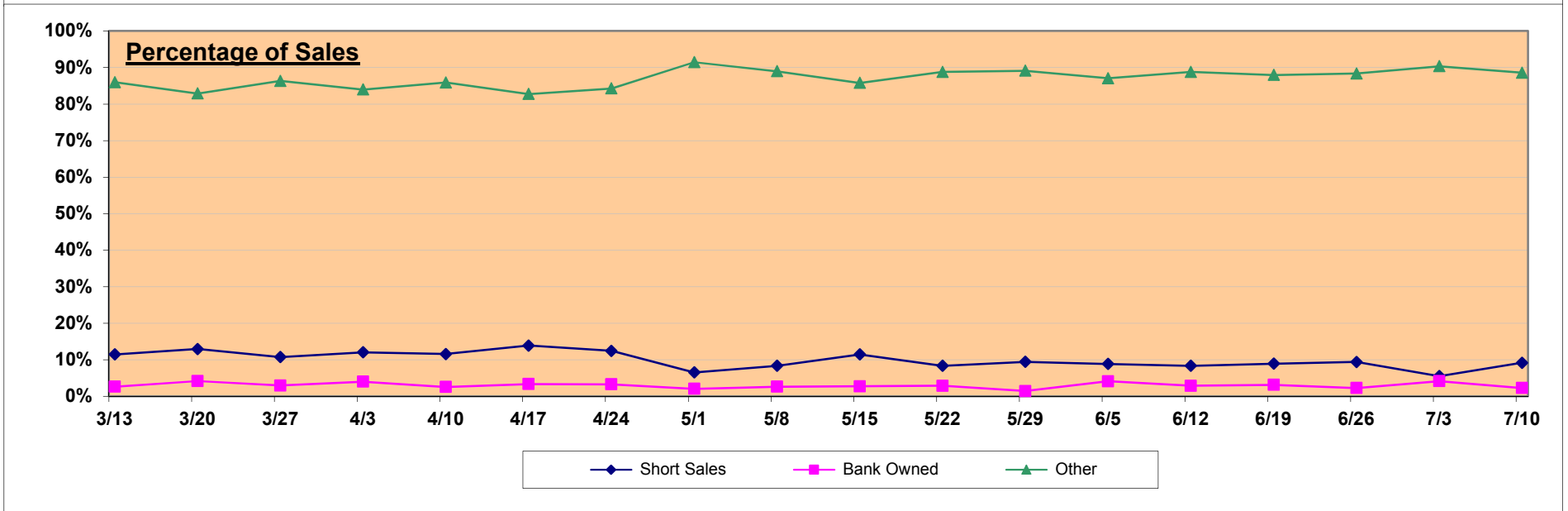
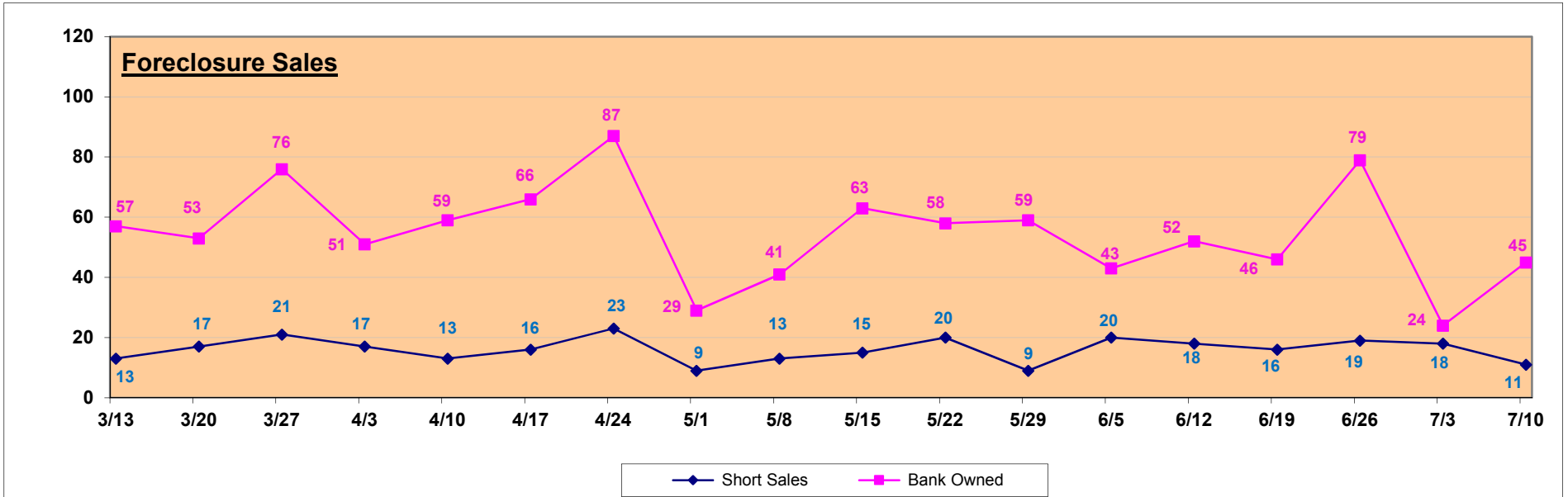
Square Footage

Average Square Feet	2,136	1,681	2,364	2,600	3,180	3,568	5,828
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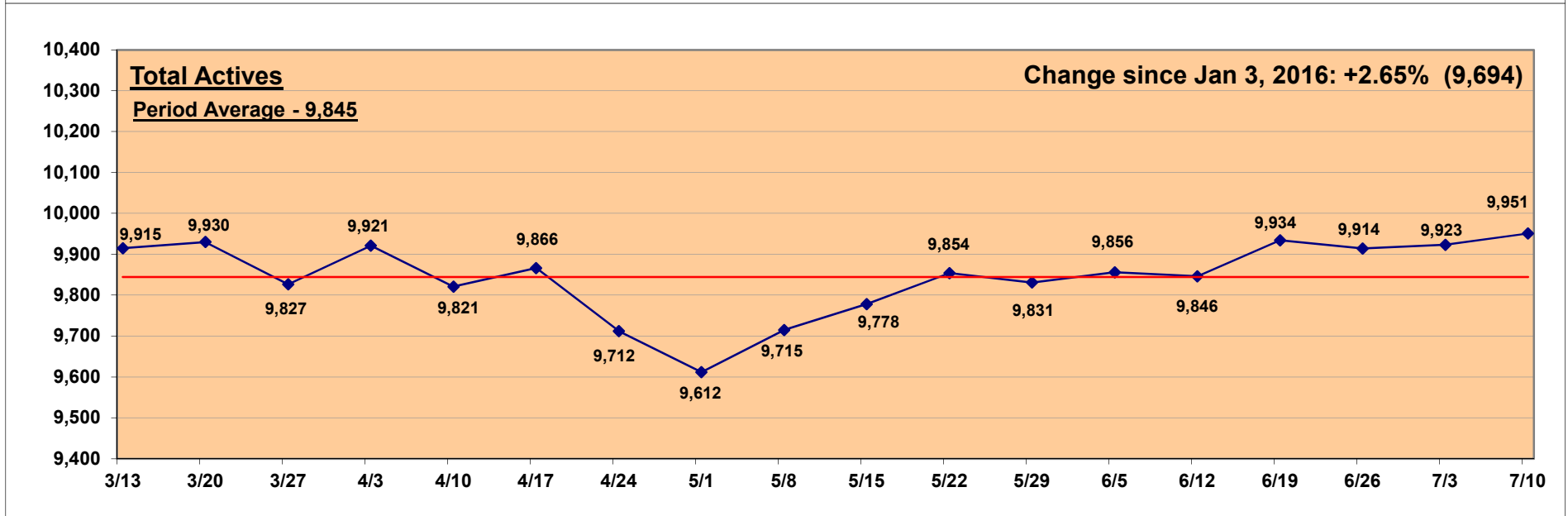
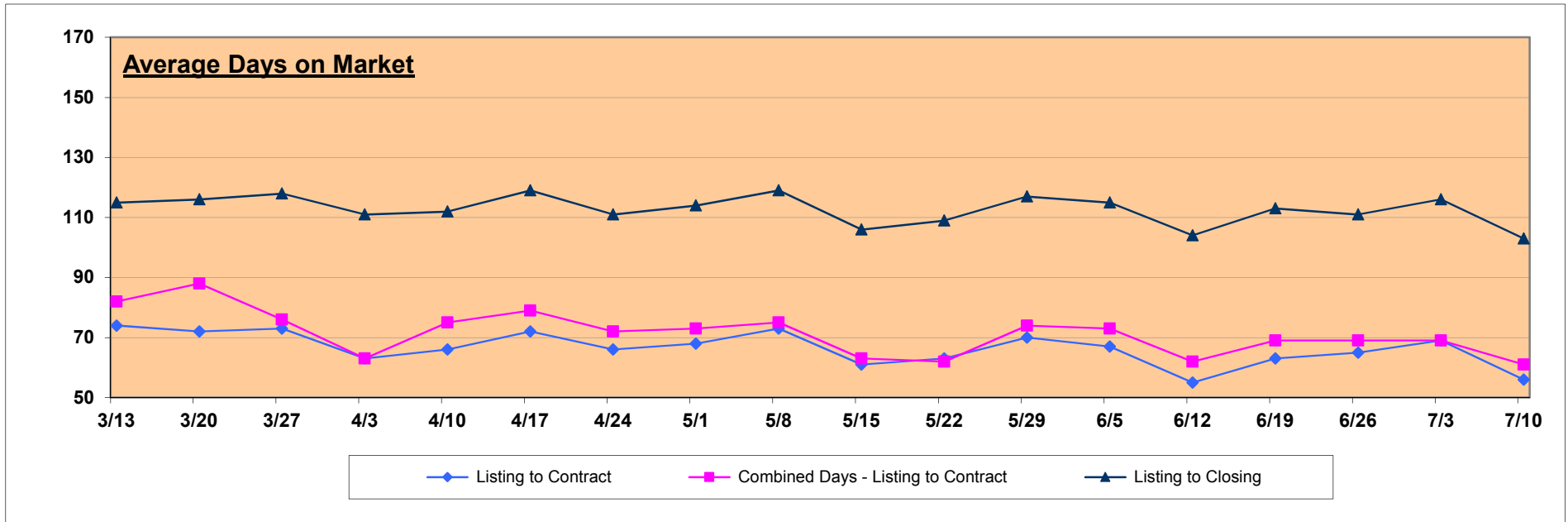
Single Family Homes



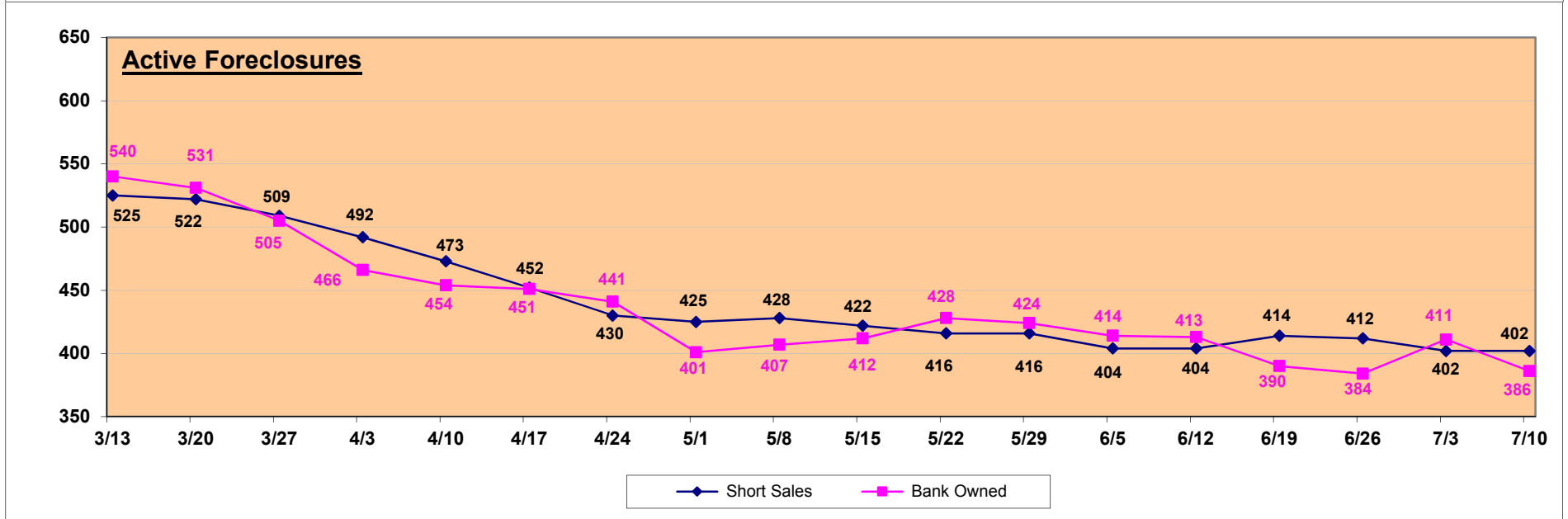
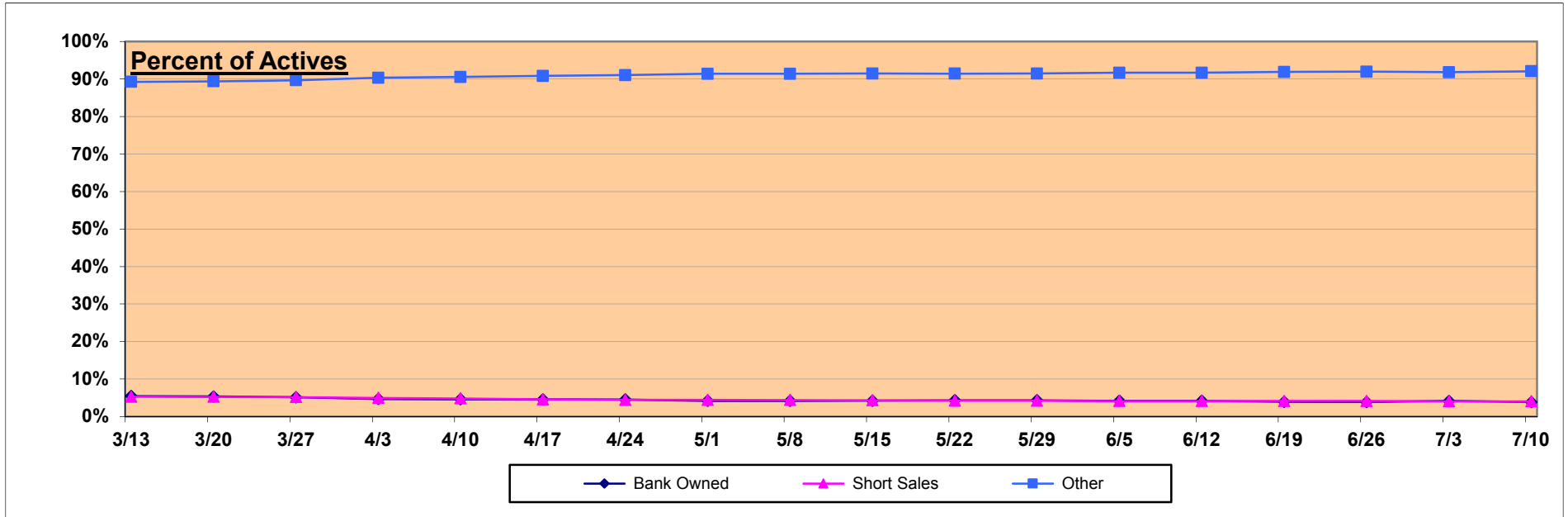
Single Family Homes



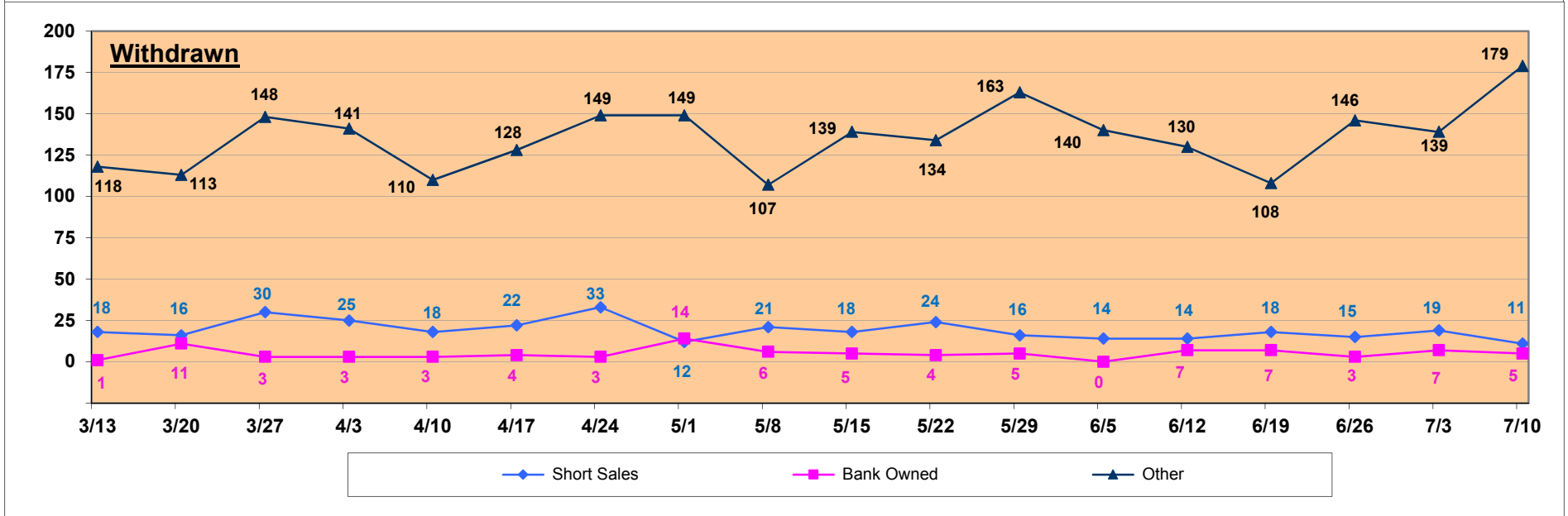
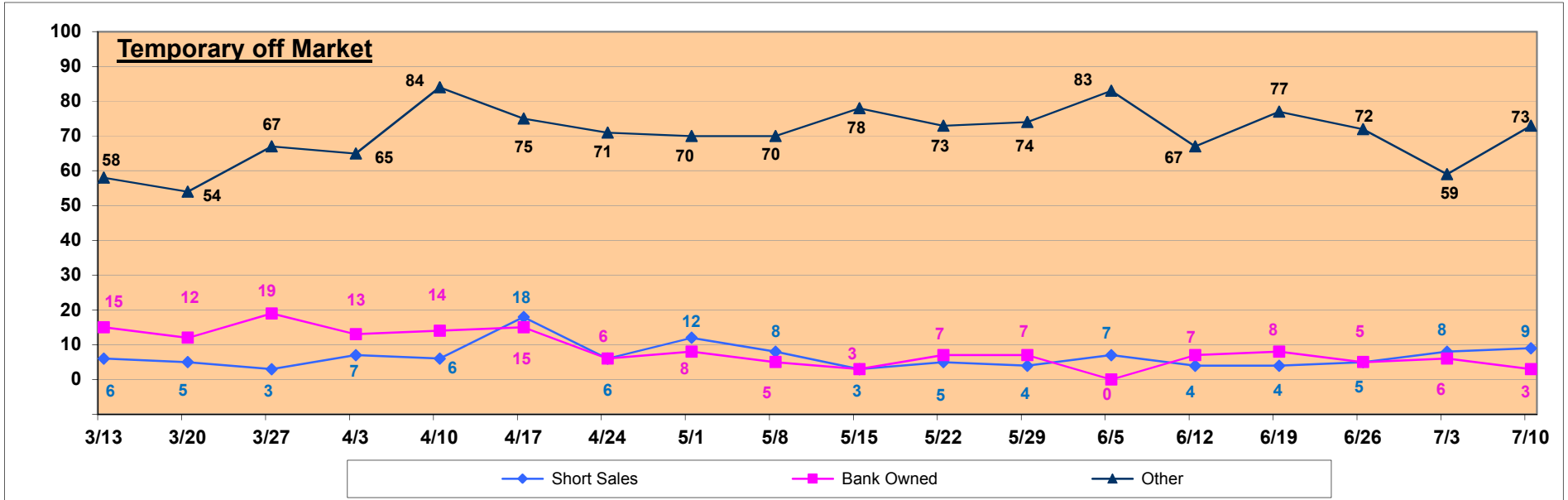
Single Family Homes



Single Family Homes



Single Family Homes



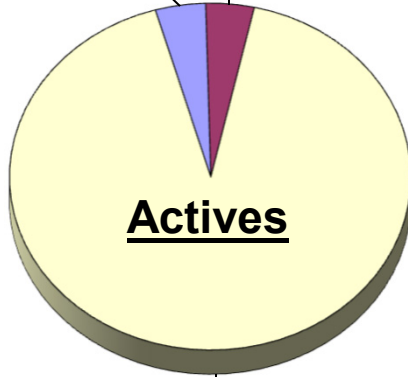
Single Family Homes

Week of
 July 12, 2015:
 6.97%

Short Sales,
 4.04%

Week of
 July 12, 2015:
 8.93%

Bank Owned,
 3.88%



Actives

Other, 92.08%

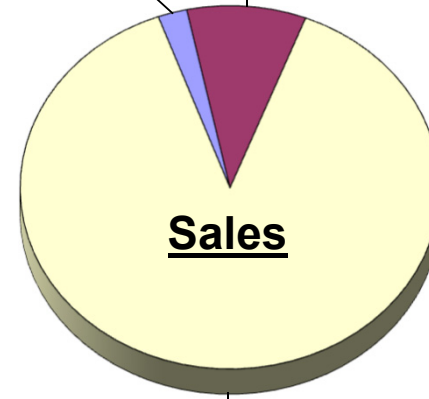
Week of
 July 12, 2015:
 84.10%

Week of
 July 12, 2015:
 3.29%

Short Sales,
 2.24%

Week of
 July 12, 2015:
 14.58%

Bank Owned,
 9.18%



Sales

Other, 88.57%

Week of
 July 12, 2015:
 82.13%

Monday Morning Quarterback
07/10/2016 - 07/16/2016
Lake, Orange, Osceola & Seminole Counties

Where are the 91 Single Family Homes available for the Median Price of \$229,459?

<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		14	\$229,293	3.4	2.1	1,772	\$129.41
Altamonte Springs (East)	32701	1	\$229,000	5.0	2.0	1,700	\$134.71
Apopka / Hunt Club	32703	1	\$229,000	3.0	2.0	2,258	\$101.42
Winter Springs / Tuskawilla	32708	1	\$229,000	3.0	4.0	2,308	\$99.22
Altamonte Springs / Forest City	32714	2	\$229,000	4.0	2.0	1,251	\$183.05
Lake Mary / Heathrow	32746	2	\$229,450	3.0	2.0	1,803	\$127.26
Longwood (East)	32750	1	\$229,900	3.0	2.0	1,464	\$157.04
Oviedo	32765	1	\$229,000	3.0	2.0	1,687	\$135.74
Chuluota/Oviedo	32766	1	\$229,900	3.0	2.0	1,812	\$126.88
Sanford (South)	32773	1	\$229,000	3.0	2.0	1,617	\$141.62
Longwood / Wekiva Springs	32779	1	\$229,000	3.0	2.0	2,306	\$99.31
Winter Park	32792	2	\$229,700	4.0	2.0	1,773	\$129.55
Orange County		30	\$229,503	3.1	1.9	1,706	\$134.51
Apopka / Hunt Club	32703	3	\$229,600	3.0	2.0	1,895	\$121.16
Apopka (North)	32712	2	\$229,450	3.0	2.0	2,212	\$103.73
Colonialtown	32803	2	\$229,900	2.0	1.0	1,035	\$222.13
College Park	32804	1	\$229,900	2.0	2.0	1,220	\$188.44
Delaney / Crystal Lake	32806	2	\$229,900	3.0	2.0	1,304	\$176.30
Azalea Park	32807	1	\$229,000	3.0	2.0	1,308	\$175.08
Pinecastle / Belle Isle	32809	1	\$229,000	3.0	2.0	1,718	\$133.29
Conway	32812	1	\$229,000	3.0	2.0	1,756	\$130.41
Union Park	32817	2	\$229,550	3.0	2.0	1,740	\$131.93
Ventura	32822	1	\$229,900	4.0	2.0	1,837	\$125.15
Taft	32824	6	\$229,300	4.0	2.0	1,817	\$126.20
Rio Pinar / Union Park	32825	1	\$229,900	3.0	2.0	2,107	\$109.11
Waterford Lakes	32828	1	\$229,500	3.0	2.0	1,601	\$143.35
Union Park / Chickasaw	32829	1	\$229,900	3.0	2.0	1,888	\$121.77
Pine Castle / Edgewood	32839	1	\$229,900	3.0	2.0	1,738	\$132.28
Oakland	34760	1	\$229,000	3.0	2.0	1,513	\$151.35
Ocoee	34761	3	\$229,300	3.0	2.0	1,777	\$129.04

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Lake, Orange, Osceola & Seminole Counties

Where are the 91 Single Family Homes available for the Median Price of \$229,459? (cont'd)

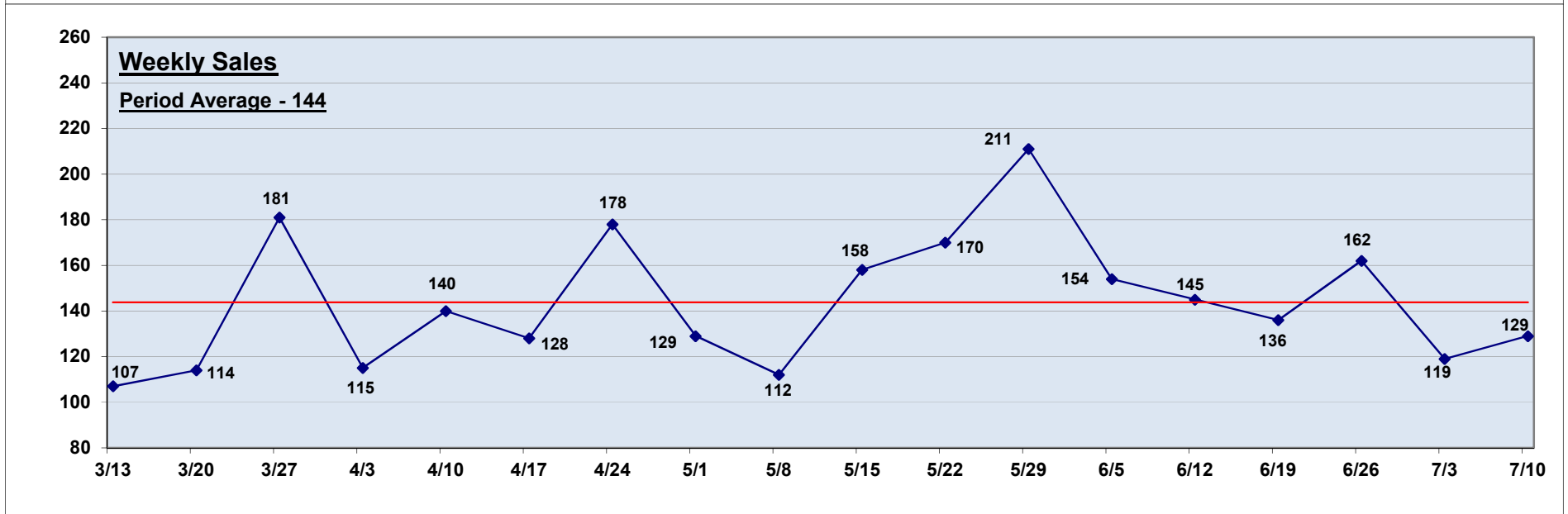
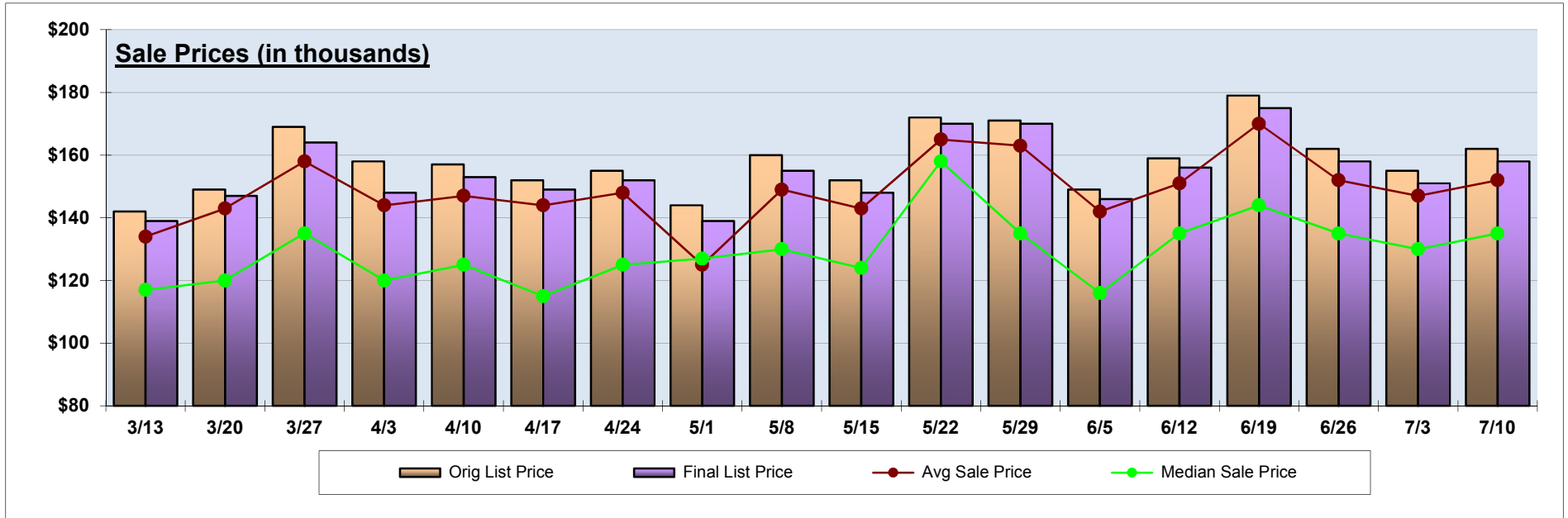
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Osceola County		20	\$229,542	3.9	2.7	1,929	\$118.99
Kissimmee (Central)	34741	1	\$229,000	3.0	2.0	1,617	\$141.62
Kissimmee / Buena Ventura Lakes	34743	2	\$229,450	4.0	3.0	1,917	\$119.69
Kissimmee (East)	34744	2	\$229,900	4.0	2.0	1,826	\$125.90
Kissimmee (West) / Pleasant Hill	34746	6	\$229,525	4.0	3.0	2,281	\$100.62
Kissimmee / Celebration	34747	3	\$229,467	4.0	3.0	1,651	\$138.99
Kissimmee / Poinciana	34758	2	\$229,450	4.0	2.0	2,185	\$105.01
St Cloud	34769	1	\$229,900	3.0	2.0	1,252	\$183.63
St Cloud / Narcoossee	34771	1	\$228,995	3.0	2.0	1,371	\$167.03
St Cloud / Canoe Creek	34772	2	\$229,900	4.0	3.0	1,923	\$119.55
Lake County		27	\$229,638	3.2	2.2	2,000	\$114.80
Lady Lake / The Villages	32159	2	\$229,900	2.0	2.0	1,811	\$126.95
Tavares / Mt Plymouth	32778	3	\$229,047	3.0	2.0	2,030	\$112.83
Clermont (Central)	34711	7	\$229,514	3.0	2.0	1,994	\$115.10
Clermont (South)	34714	3	\$229,600	4.0	3.0	1,823	\$125.95
Minneola	34715	2	\$229,450	4.0	2.0	1,963	\$116.89
Fruitland Park	34731	2	\$229,900	4.0	3.0	2,083	\$110.37
Groveland	34736	1	\$229,900	3.0	2.0	1,988	\$115.64
Howey in the Hills	34737	1	\$229,900	3.0	2.0	2,183	\$105.31
Leesburg (West)	34748	6	\$229,900	3.0	2.0	2,101	\$109.42

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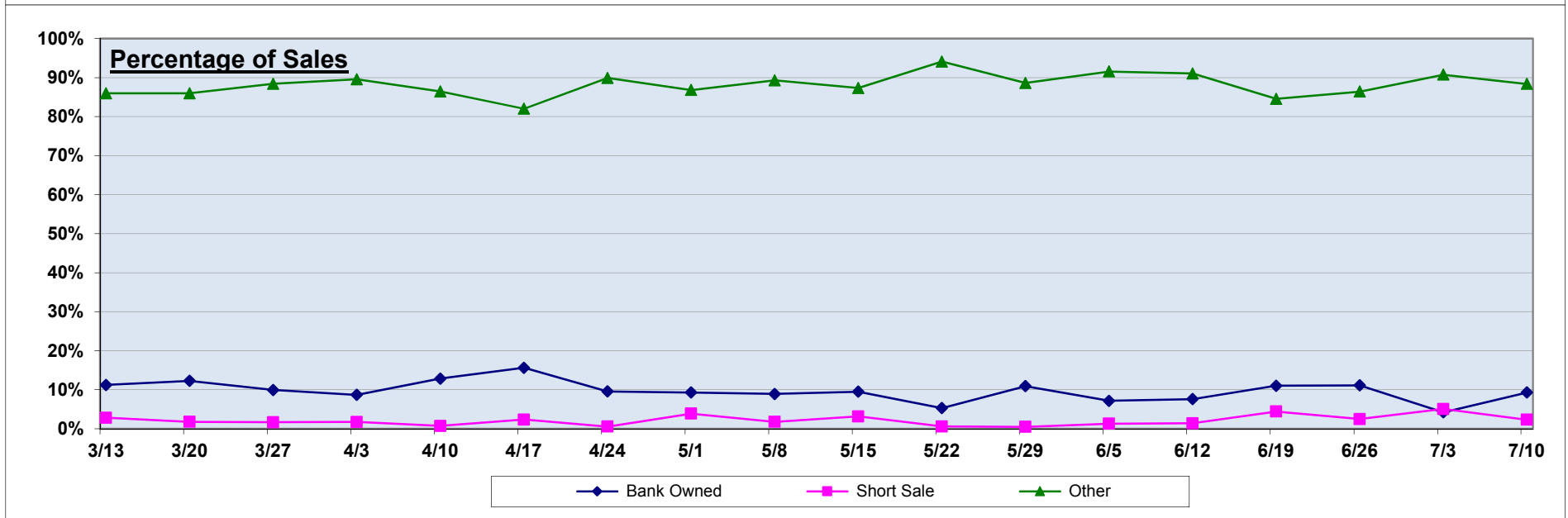
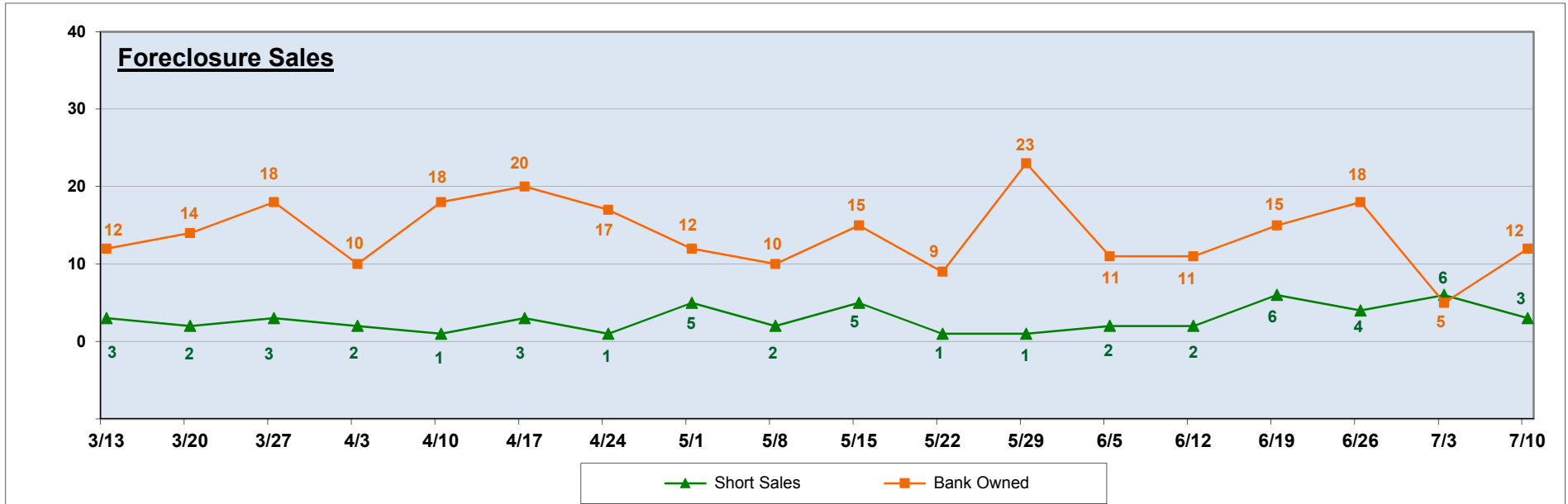
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	129	118	3	5	2	1	0
Bank Owned	12	12	0	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	114	103	3	5	2	1	0
Active Listings	2,922	2,208	319	217	80	66	32
Bank Owned	89	79	7	0	0	2	1
Short Sales	74	68	5	1	0	0	0
Other	2,759	2,061	307	216	80	64	31
Months of Inventory	5	4	25	10	9	15	0
<u>List Price</u>							
Average Original List Price	\$161,624	\$137,977	\$286,133	\$362,960	\$450,000	\$995,000	\$0
Average Final List Price	\$157,628	\$135,036	\$279,967	\$352,960	\$450,000	\$895,000	\$0
<u>Sale Price</u>							
Average Price	\$151,951	\$130,245	\$276,433	\$338,700	\$417,500	\$875,000	\$0
Median Price	\$135,000	\$125,000	\$265,300	\$345,000	\$417,500	\$875,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$3,996	-\$2,941	-\$6,166	-\$10,000	\$0	-\$100,000	\$0
Original List to Sale Price - \$	-\$9,673	-\$7,732	-\$9,700	-\$24,260	-\$32,500	-\$120,000	\$0
Final List to Sale Price - \$	-\$5,677	-\$4,791	-\$3,534	-\$14,260	-\$32,500	-\$20,000	\$0
Original List to Sale Price - %	94.02%	94.40%	96.61%	93.32%	92.78%	87.94%	0.00%
Final List to Sale Price - %	96.40%	96.45%	98.74%	95.96%	92.78%	97.77%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	70	72	47	43	8	195	0
Combined Avg Days to Contract	84	79	38	86	234	448	0
Avg Days Listing to Closing	114	112	90	77	292	250	0
Avg Days Contract to Close	44	40	43	34	281	54	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	0	1	0
<u>Square Footage</u>							
Average Square Feet	1,339	1,284	1,875	1,939	1,849	2,290	0

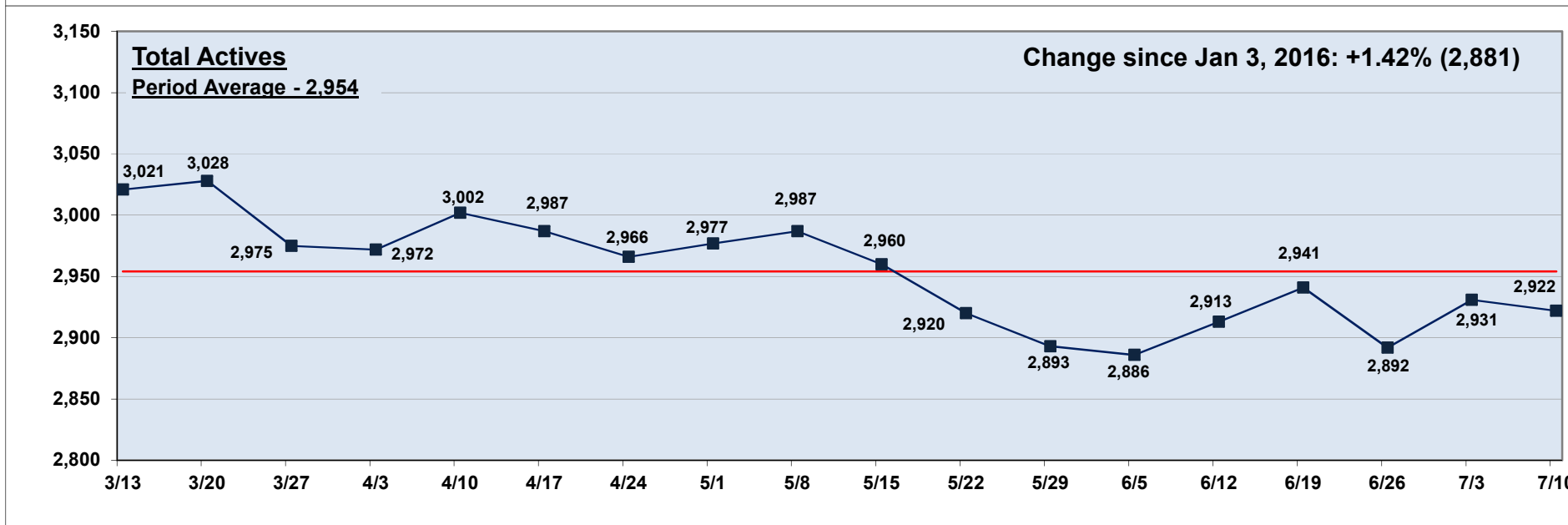
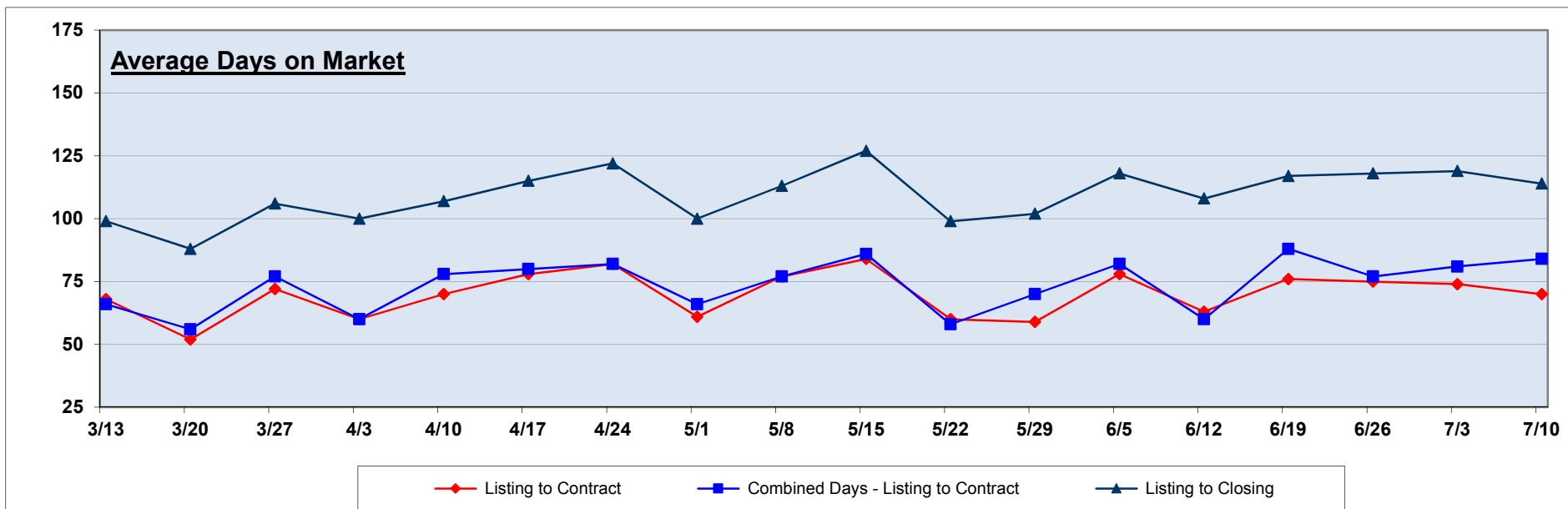
Condos, Townhomes, Villas



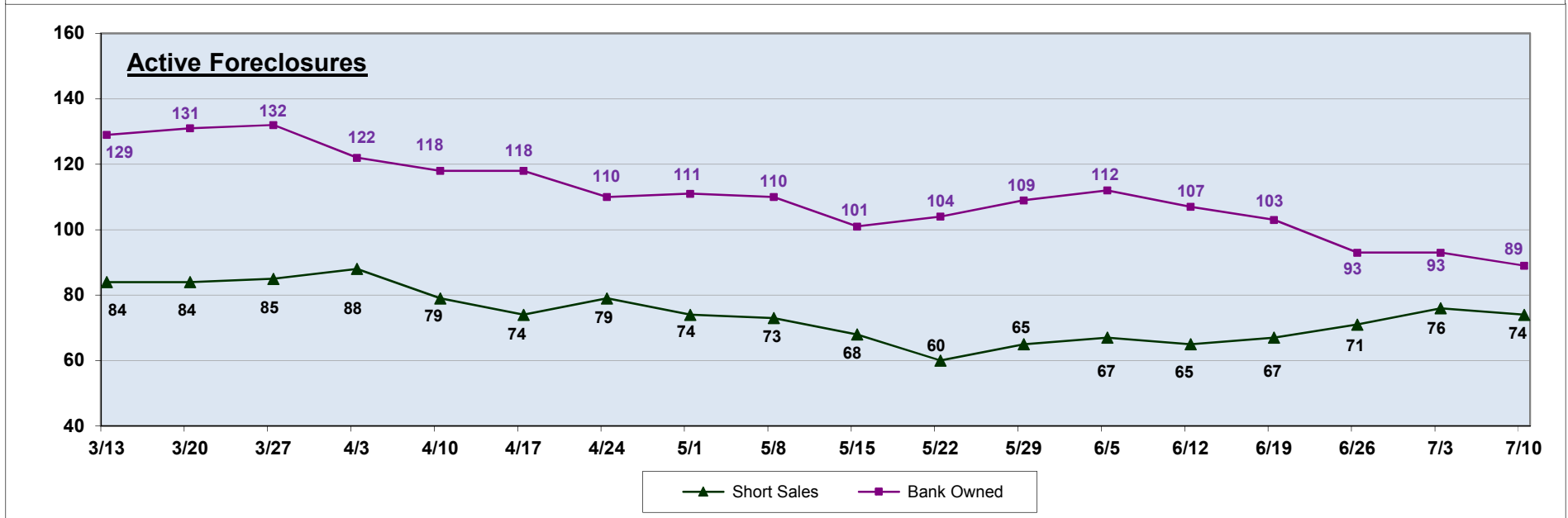
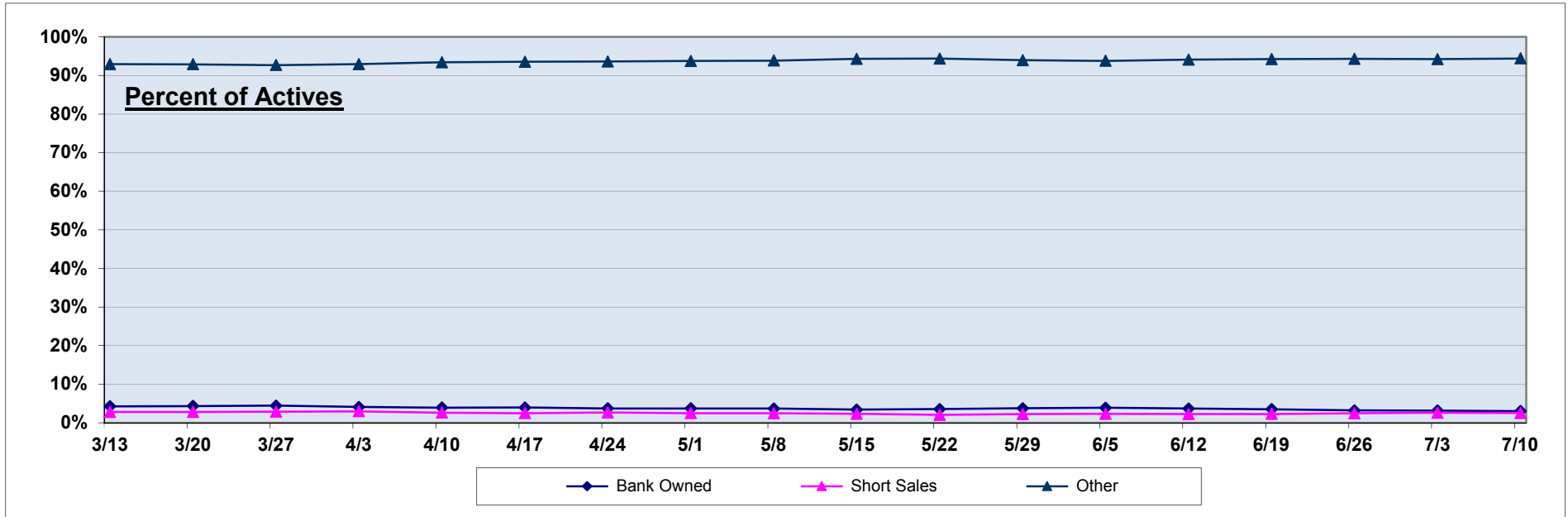
Condos, Townhomes, Villas



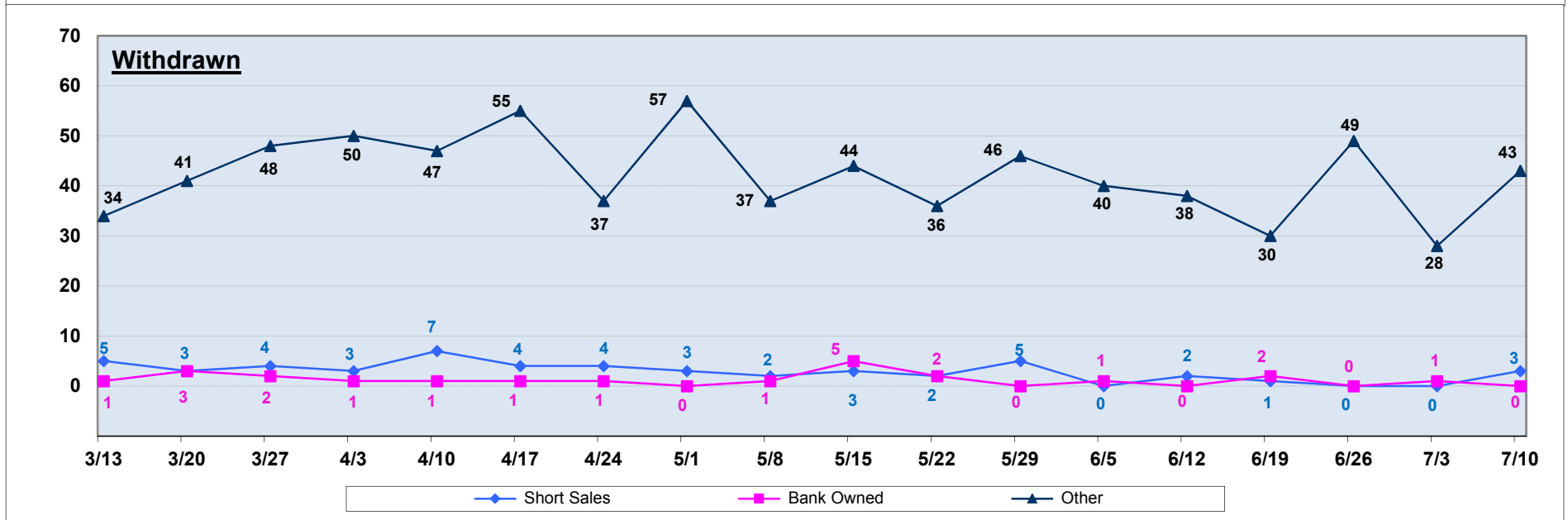
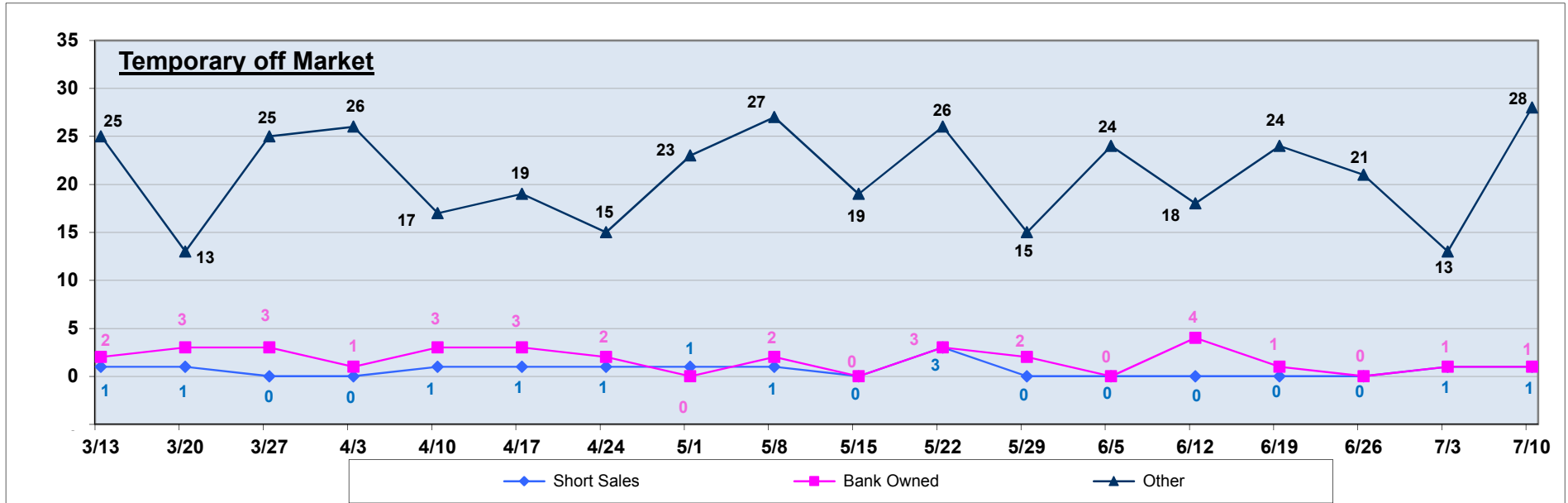
Condos, Townhomes, Villas



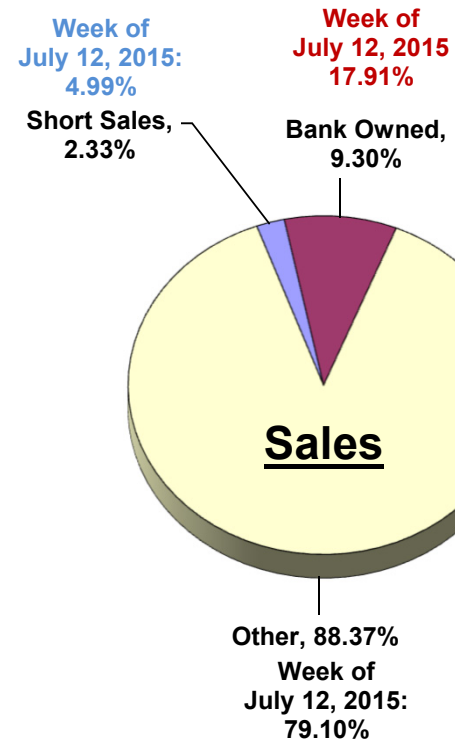
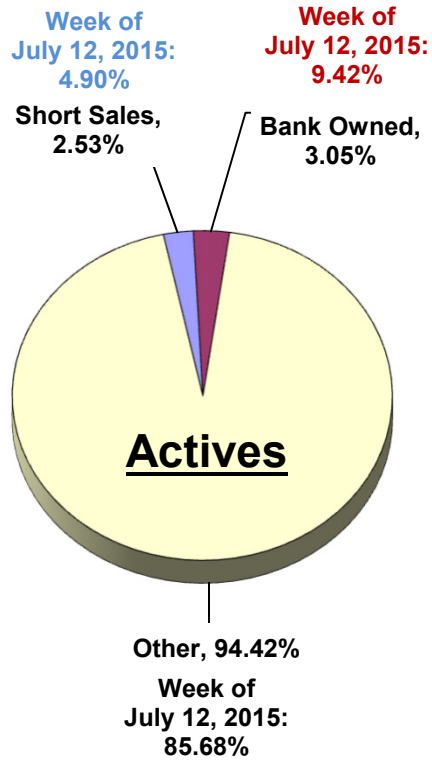
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 36 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		5	\$134,940	2.4	1.8	1,235	\$109.23
Altamonte Springs (East)	32701	2	\$134,900	3.0	2.0	1,478	\$91.27
Winter Springs / Tuskawilla	32708	1	\$135,000	3.0	2.0	1,400	\$96.43
Lake Mary / Heathrow	32746	1	\$135,000	1.0	1.0	846	\$159.57
Oviedo	32765	1	\$134,900	2.0	2.0	975	\$138.36
Orange County		16	\$134,988	2.3	1.8	1,120	\$120.57
Orlando (Downtown)	32801	2	\$135,000	1.0	1.0	715	\$188.81
Pine Hills / Rosemont	32808	2	\$135,000	3.0	1.0	1,209	\$111.66
Orlo Vista	32811	1	\$135,000	2.0	2.0	1,186	\$113.83
Williamsburg / Lake Bryan	32821	2	\$135,000	2.0	2.0	937	\$144.08
Taft	32824	2	\$134,950	2.0	2.0	1,158	\$116.54
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
Osceola County		12	\$134,908	3.2	2.0	1,254	\$107.61
Davenport	33896	4	\$134,950	3.0	2.0	1,246	\$108.31
Kissimmee (West) / Pleasant Hill	34746	2	\$134,945	4.0	2.0	1,268	\$106.42
Kissimmee / Celebration	34747	6	\$134,867	3.0	2.0	1,254	\$107.55
Lake County		3	\$134,933	2.3	2.3	1,249	\$108.06
Tavares / Mt Plymouth	32778	1	\$134,900	2.0	2.0	1,179	\$114.42
Clermont (South)	34714	1	\$134,900	3.0	3.0	1,494	\$90.29
Leesburg (East)/Haines Creek	34788	1	\$135,000	2.0	2.0	1,073	\$125.82