



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

- Sales of single-family homes increased to 548 during the week of Aug 14, from 462 the week prior
- The median price of single family homes increased to \$226,000, a change of 0.1%
- The number of single-family home foreclosure transactions increased to 47 last week, from 43 the week of Aug 7
- The number of single-family home short-sale transactions decreased to 7 from 13 the week prior
- Single-family inventory decreased by 96, and now sits at 9,918

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

- Sales of condos, townhomes, and villas increased to 148 during the week of Aug 14 from 129 the week prior
- The median price of condos, townhomes, and villas decreased to \$125,250, a change of -4.02%
- The number of condo, townhome, and villa foreclosure transactions increased to 15 last week, from 8 the week of Aug 7
- The number of condo, townhome and villa short-sale transactions increased to 4 from 3 the week prior
- Condo inventory increased by 2, and now sits at 2,806

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

**Monday Morning Quarterback**  
08/14/2016 - 08/20/2016  
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>548</b>	329	84	60	41	31	3
Bank Owned	47	41	3	1	2	0	0
Short Sales	7	7	0	0	0	0	0
Other	494	281	81	59	39	31	3
<b>Active Listings</b>	<b>9,918</b>	3,453	1,404	1,919	1,019	1,433	690
Bank Owned	380	248	45	53	17	13	4
Short Sales	385	248	40	54	18	20	5
Other	9,153	2,957	1,319	1,812	984	1,400	681
<b>Months of Inventory</b>	<b>4</b>	2	4	7	6	11	53

**List Price**

Average Original List Price	\$278,317	\$174,753	\$289,854	\$358,370	\$470,716	\$716,995	\$2,549,333
Average Final List Price	\$269,457	\$171,869	\$281,470	\$352,402	\$455,393	\$669,672	\$2,299,667

**Sale Price**

Average Price	\$261,942	\$168,140	\$274,685	\$342,863	\$441,691	\$649,117	\$2,116,333
Median Price	\$226,000	\$176,000	\$277,000	\$338,500	\$435,600	\$609,000	\$1,649,000

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$8,860</b>	-\$2,884	-\$8,384	-\$5,968	-\$15,323	-\$47,323	-\$249,666
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$16,375</b>	-\$6,613	-\$15,169	-\$15,507	-\$29,025	-\$67,878	-\$433,000
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$7,515</b>	-\$3,729	-\$6,785	-\$9,539	-\$13,702	-\$20,555	-\$183,334
<b>Original</b> List to <b>Sale</b> Price - %	<b>94.12%</b>	96.22%	94.77%	95.67%	93.83%	90.53%	83.02%
<b>Final</b> List to <b>Sale</b> Price - %	<b>97.21%</b>	97.83%	97.59%	97.29%	96.99%	96.93%	92.03%

**Days on the Market**

Avg Days Listing to Contract	60	49	64	57	57	149	215
Combined Avg Days to Contract	72	55	70	73	88	221	227
Avg Days Listing to Closing	104	93	110	100	102	197	270
Avg Days Contract to Close	43	43	45	42	44	46	54

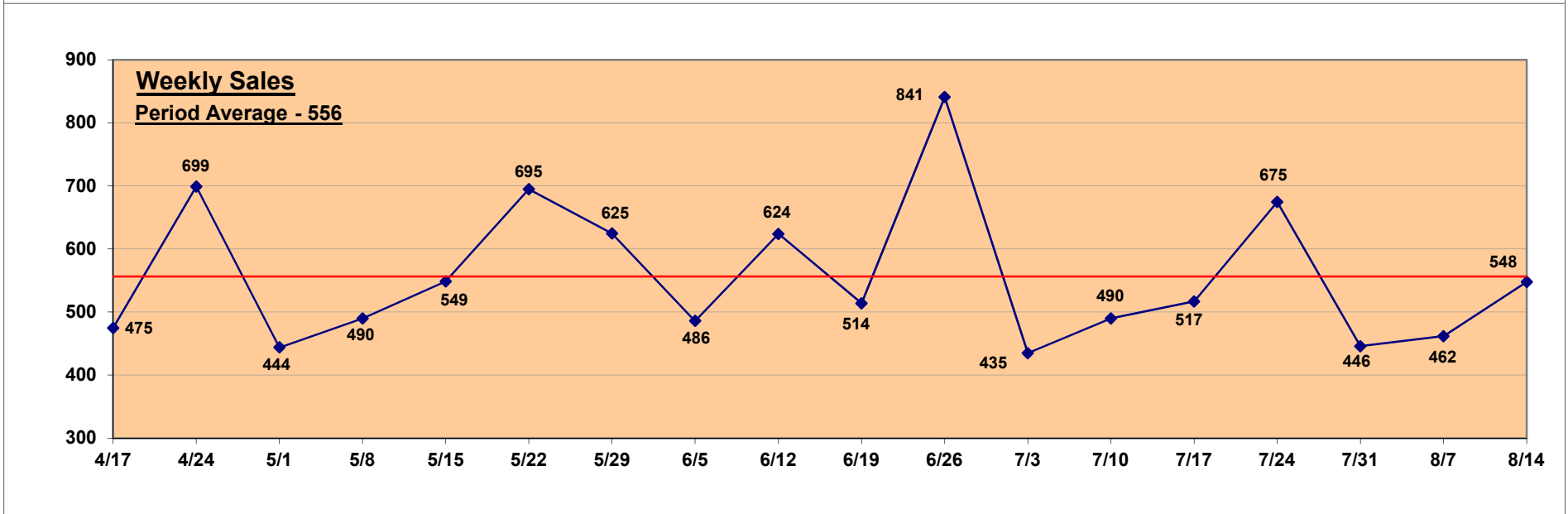
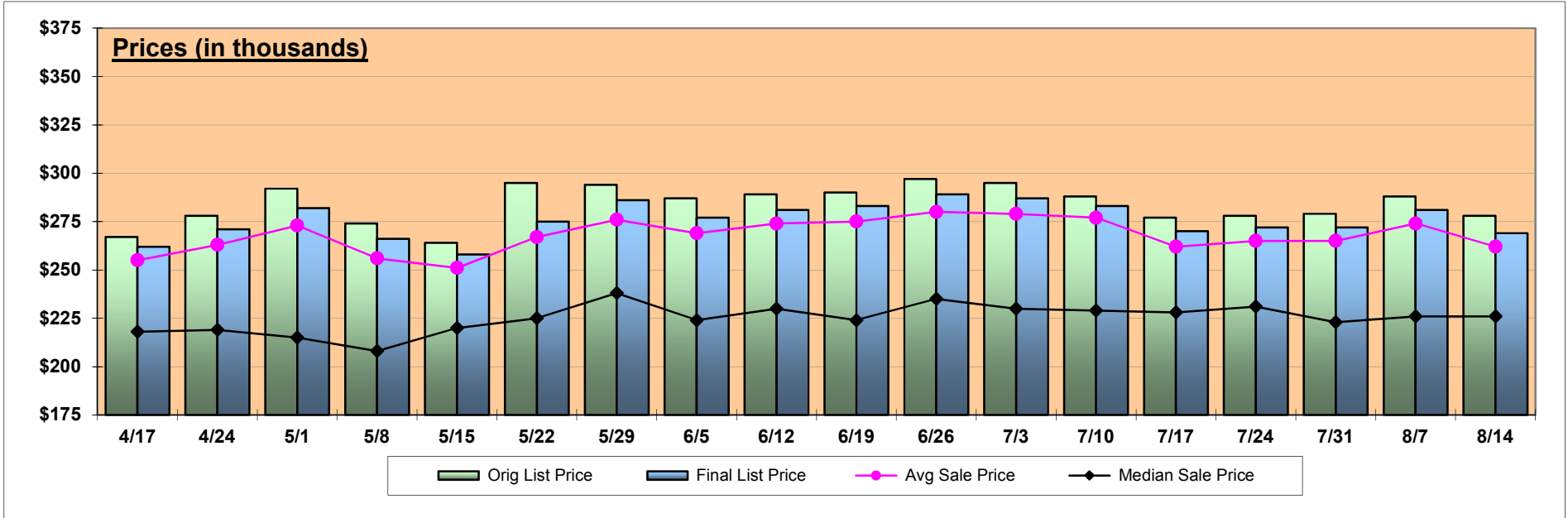
**Beds / Baths**

Average Bedrooms	3	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

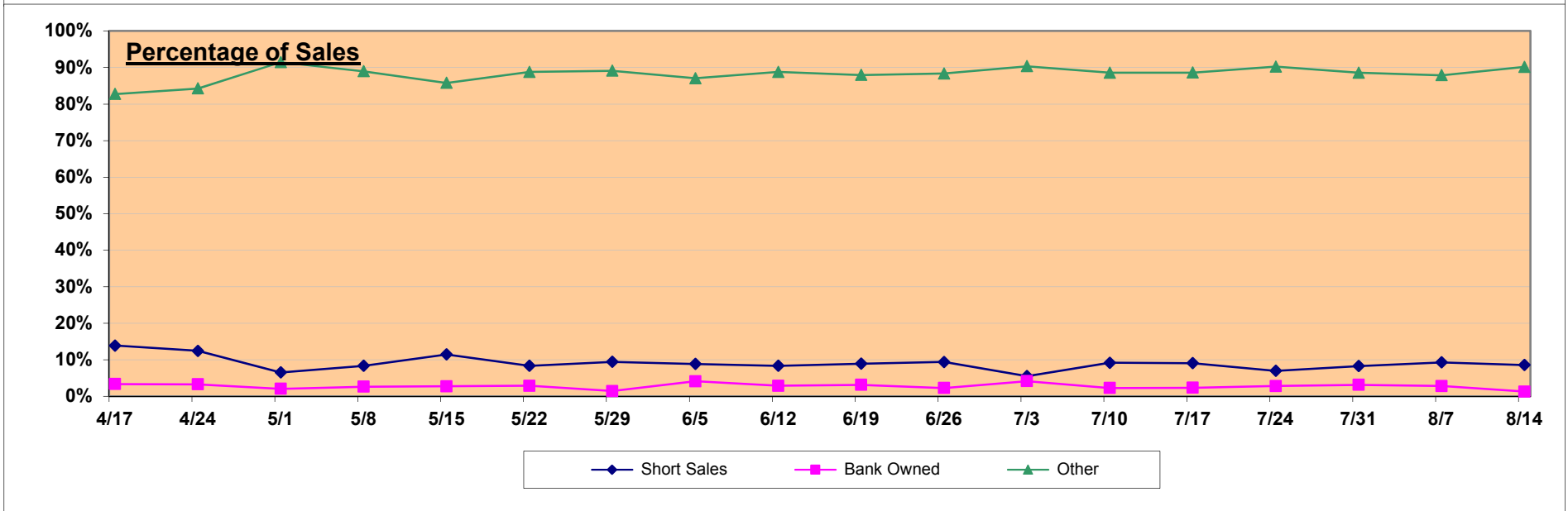
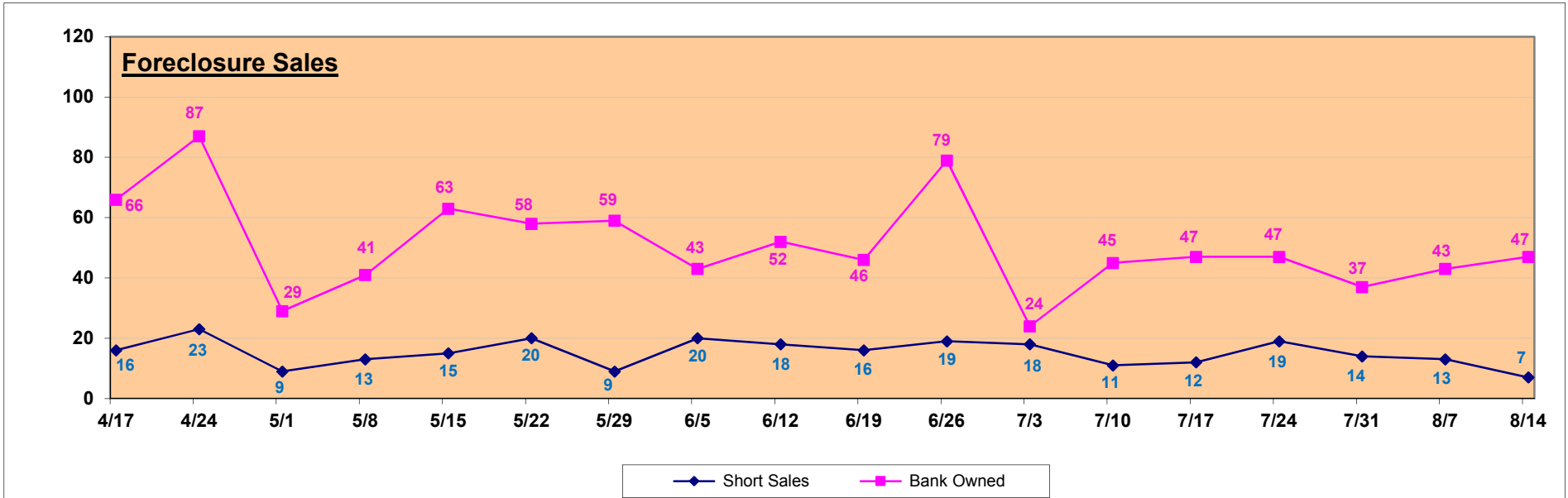
**Square Footage**

Average Square Feet	2,060	1,591	2,270	2,625	2,989	3,787	5,827
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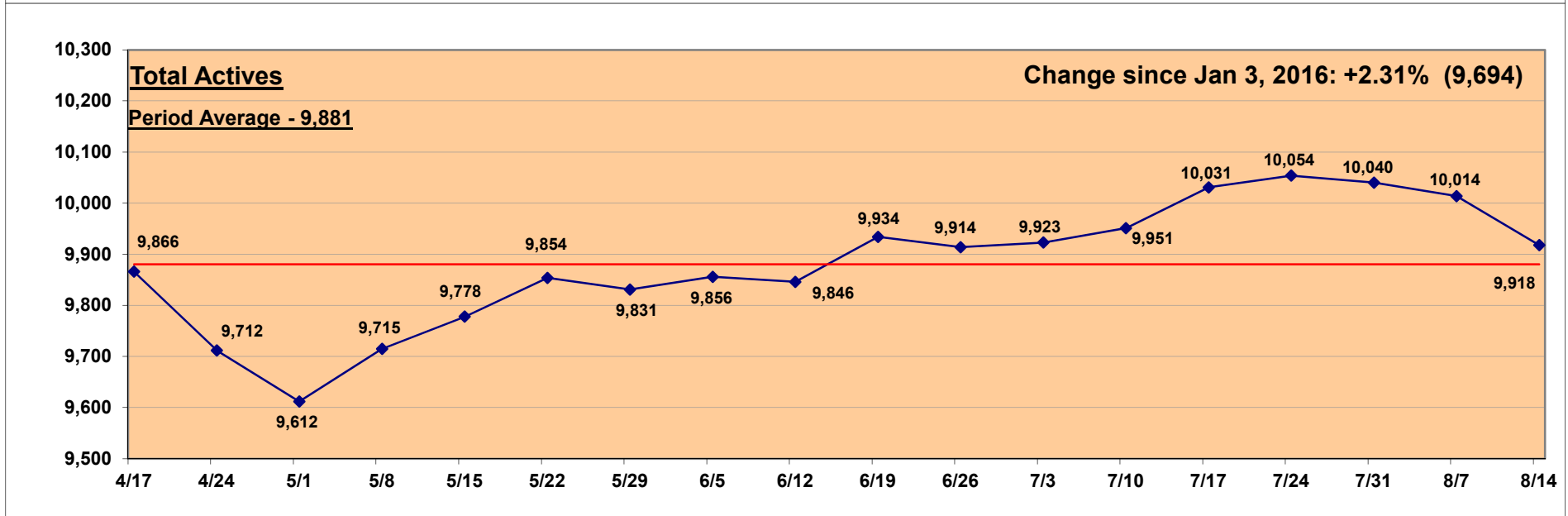
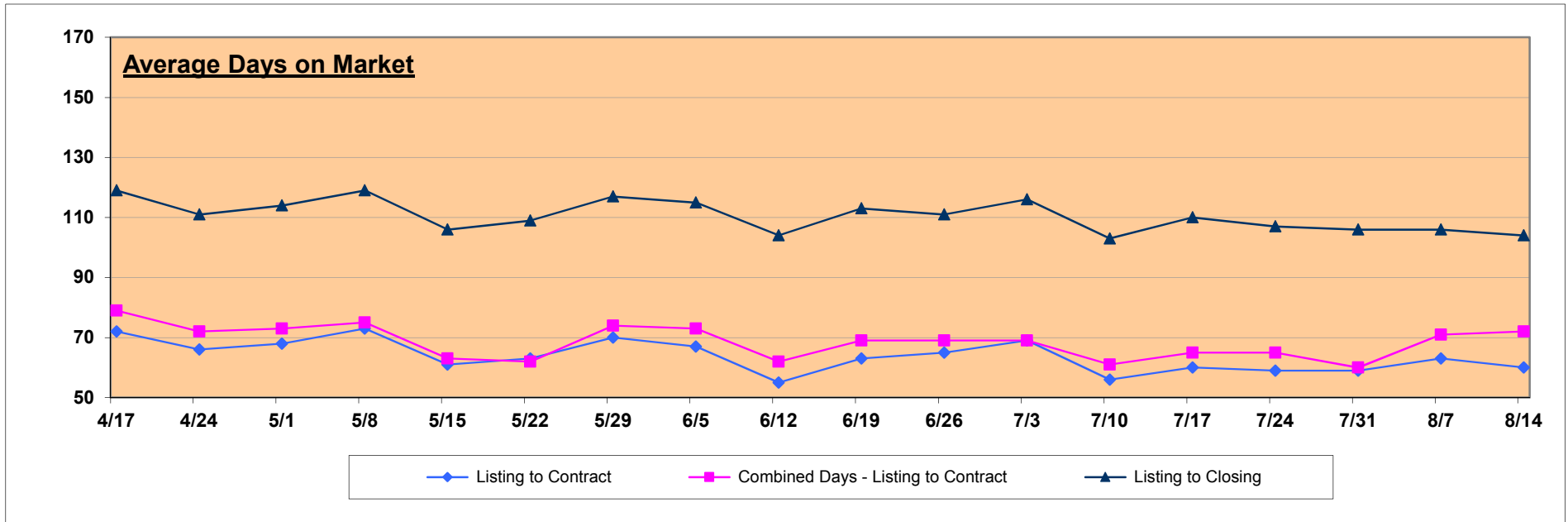
**Single Family Homes**



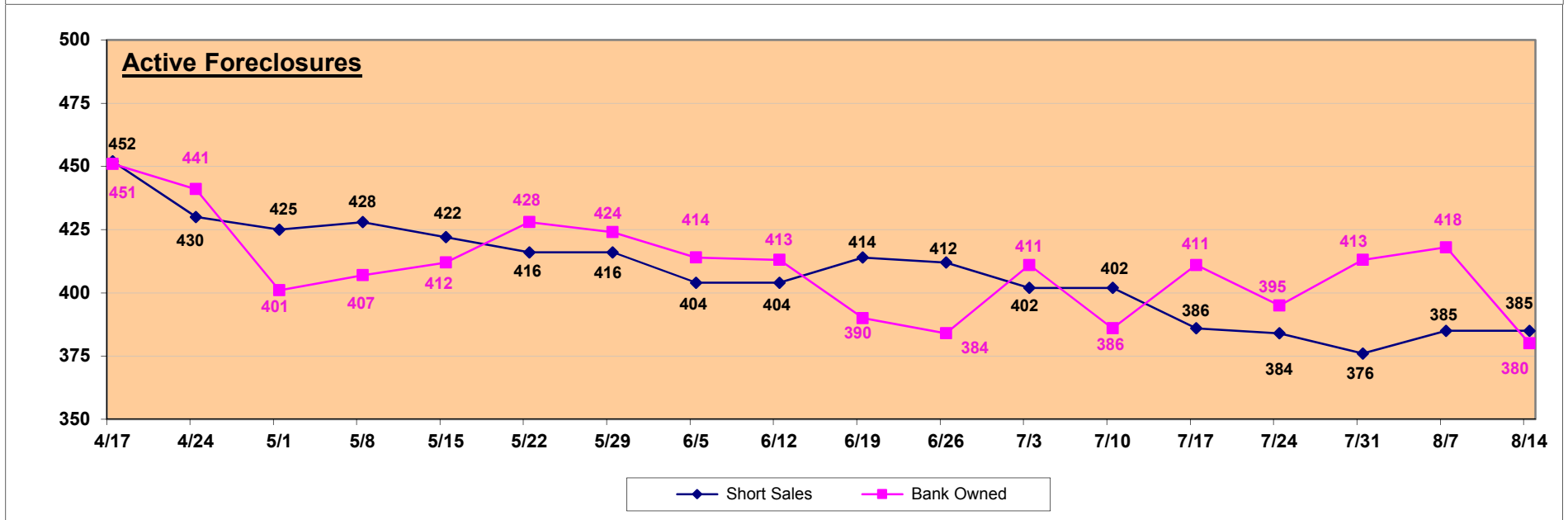
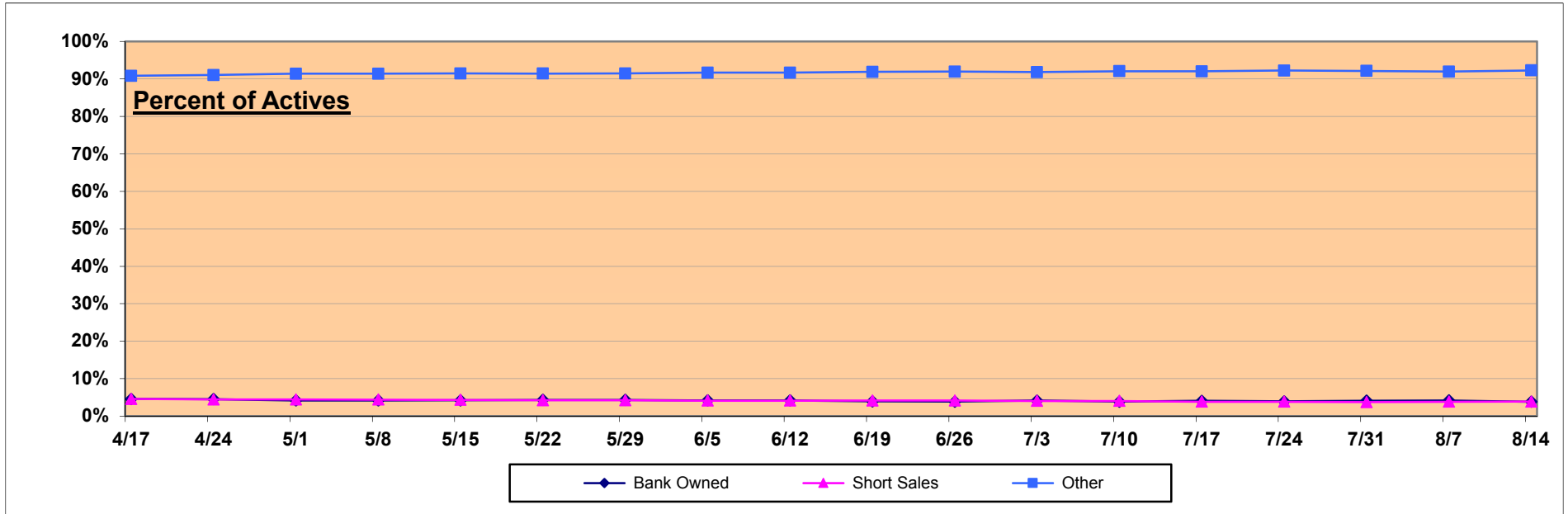
**Single Family Homes**



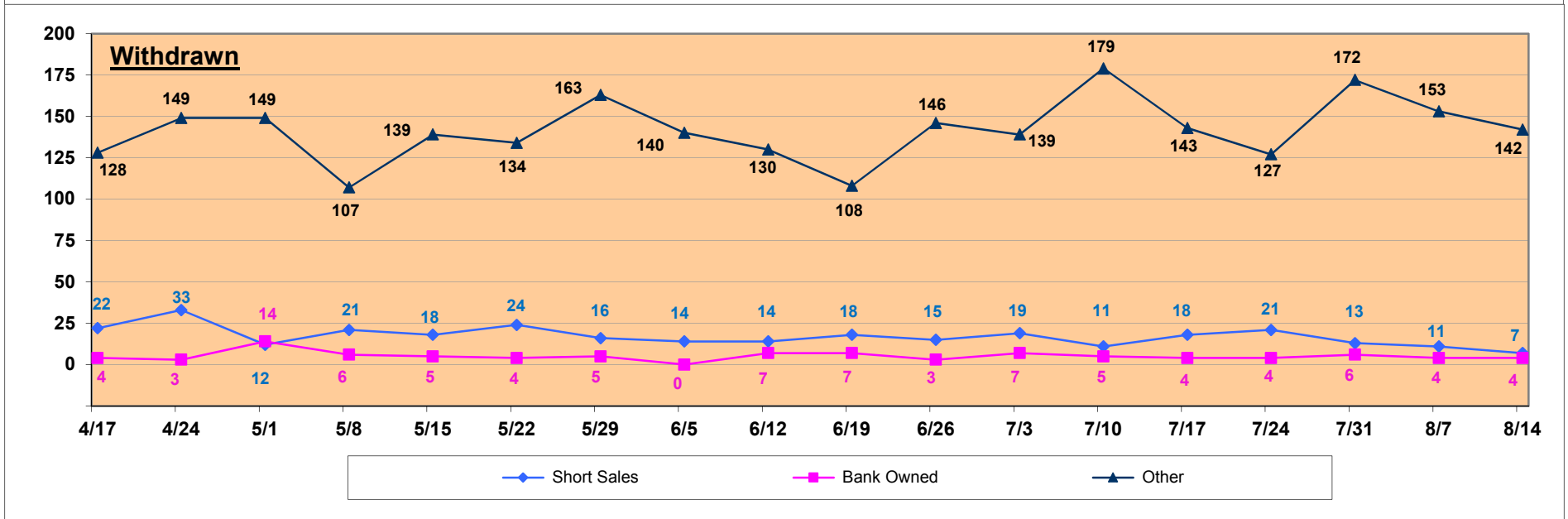
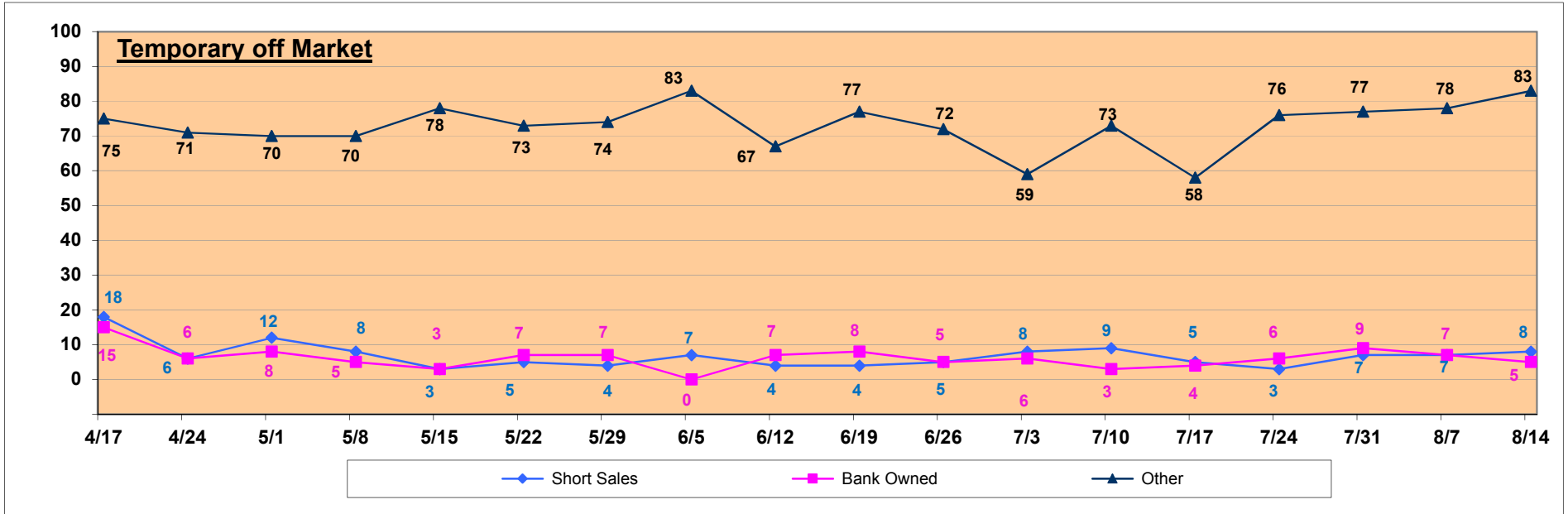
**Single Family Homes**



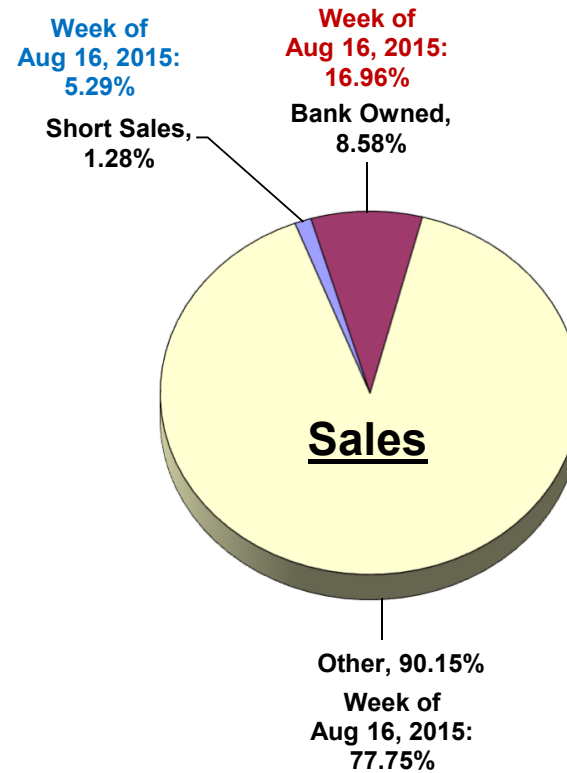
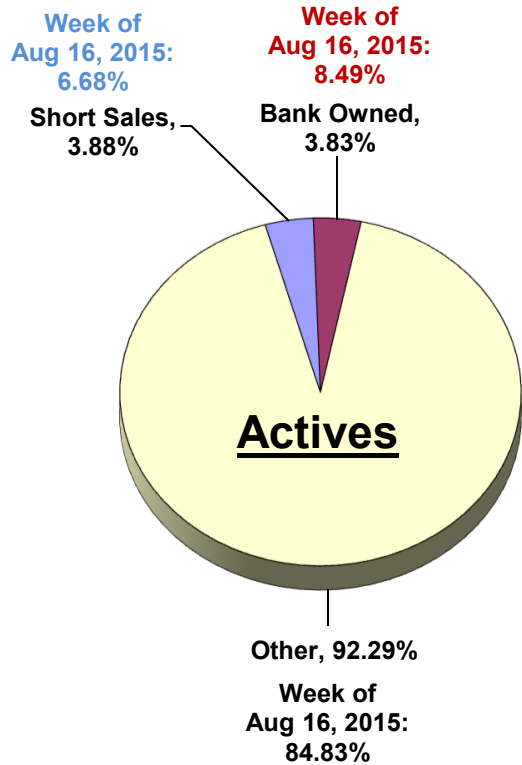
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Monday Morning Quarterback**  
08/14/2016 - 08/20/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 20 Single Family Homes available for the Median Price of \$226,000? (± \$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>2</b>	<b>\$225,950</b>	<b>3.0</b>	<b>2.0</b>	<b>1,571</b>	<b>\$143.83</b>
Altamonte Springs (East)	32701	1	\$225,900	3.0	2.0	1,561	\$144.71
Oviedo	32765	1	\$226,000	3.0	2.0	1,581	\$142.95
<b>Orange County</b>		<b>7</b>	<b>\$225,957</b>	<b>3.3</b>	<b>1.9</b>	<b>1,825</b>	<b>\$123.82</b>
Apopka (North)	32712	1	\$226,000	4.0	2.0	2,229	\$101.39
Mount Dora	32757	1	\$225,900	3.0	2.0	2,180	\$103.62
Delaney / Crystal Lake	32806	1	\$225,900	2.0	1.0	1,189	\$189.99
Union Park	32817	1	\$226,000	4.0	2.0	1,845	\$122.49
Research Park	32826	1	\$226,000	4.0	2.0	2,114	\$106.91
Waterford Lakes	32828	1	\$226,000	3.0	2.0	1,587	\$142.41
Winter Garden / Oakland	34787	1	\$225,900	3.0	2.0	1,630	\$138.59
<b>Osceola County</b>		<b>7</b>	<b>\$225,972</b>	<b>3.7</b>	<b>2.4</b>	<b>2,001</b>	<b>\$112.95</b>
Kissimmee (Central)	34741	2	\$225,750	3.0	2.0	1,952	\$115.65
Kissimmee (West) / Pleasant Hill	34746	2	\$225,900	4.0	2.0	2,238	\$100.94
Kissimmee / Celebration	34747	3	\$226,167	4.0	3.0	1,875	\$120.62
<b>Lake County</b>		<b>4</b>	<b>\$226,015</b>	<b>2.8</b>	<b>2.0</b>	<b>1,773</b>	<b>\$127.49</b>
Lady Lake / The Villages	32159	1	\$226,000	2.0	2.0	1,824	\$123.90
Eustis (East)	32736	1	\$226,490	2.0	2.0	1,714	\$132.14
Tavares / Mt Plymouth	32778	1	\$225,900	3.0	2.0	1,598	\$141.36
Groveland	34736	1	\$225,670	4.0	2.0	1,955	\$115.43

**Monday Morning Quarterback**  
08/14/2016 - 08/20/2016  
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>148</b>	131	7	7	2	1	0
Bank Owned	15	14	1	0	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	129	113	6	7	2	1	0
<b>Active Listings</b>	<b>2,806</b>	2,145	284	202	77	68	30
Bank Owned	78	70	4	1	0	2	1
Short Sales	68	60	7	1	0	0	0
Other	2,660	2,015	273	200	77	66	29
<b>Months of Inventory</b>	<b>4</b>	4	9	7	9	16	0

**List Price**

Average Original List Price	\$155,742	\$129,659	\$290,684	\$356,741	\$461,250	\$610,000	\$0
Average Final List Price	\$153,064	\$127,435	\$283,970	\$355,184	\$448,250	\$589,000	\$0

**Sale Price**

Average Price	\$148,257	\$123,588	\$272,714	\$347,857	\$431,500	\$545,000	\$0
Median Price	\$125,250	\$119,000	\$280,000	\$351,000	\$431,500	\$545,000	\$0

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$2,678</b>	-\$2,224	-\$6,714	-\$1,557	-\$13,000	-\$21,000	\$0
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$7,485</b>	-\$6,071	-\$17,970	-\$8,884	-\$29,750	-\$65,000	\$0
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$4,807</b>	-\$3,847	-\$11,256	-\$7,327	-\$16,750	-\$44,000	\$0
<b>Original</b> List to <b>Sale</b> Price - %	<b>95.19%</b>	95.32%	93.82%	97.51%	93.55%	89.34%	0.00%
<b>Final</b> List to <b>Sale</b> Price - %	<b>96.86%</b>	96.98%	96.04%	97.94%	96.26%	92.53%	0.00%

**Days on the Market**

Avg Days Listing to Contract	63	64	65	29	49	139	0
Combined Avg Days to Contract	59	56	61	98	49	139	0
Avg Days Listing to Closing	98	99	107	66	93	191	0
Avg Days Contract to Close	35	34	41	36	43	51	0

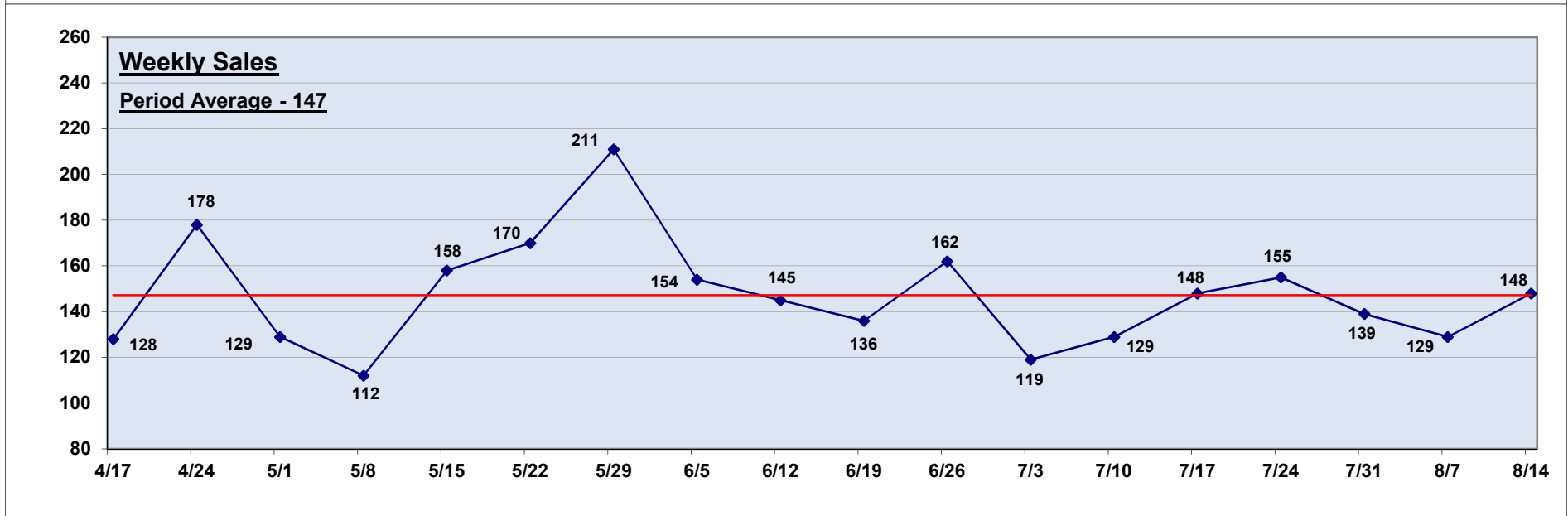
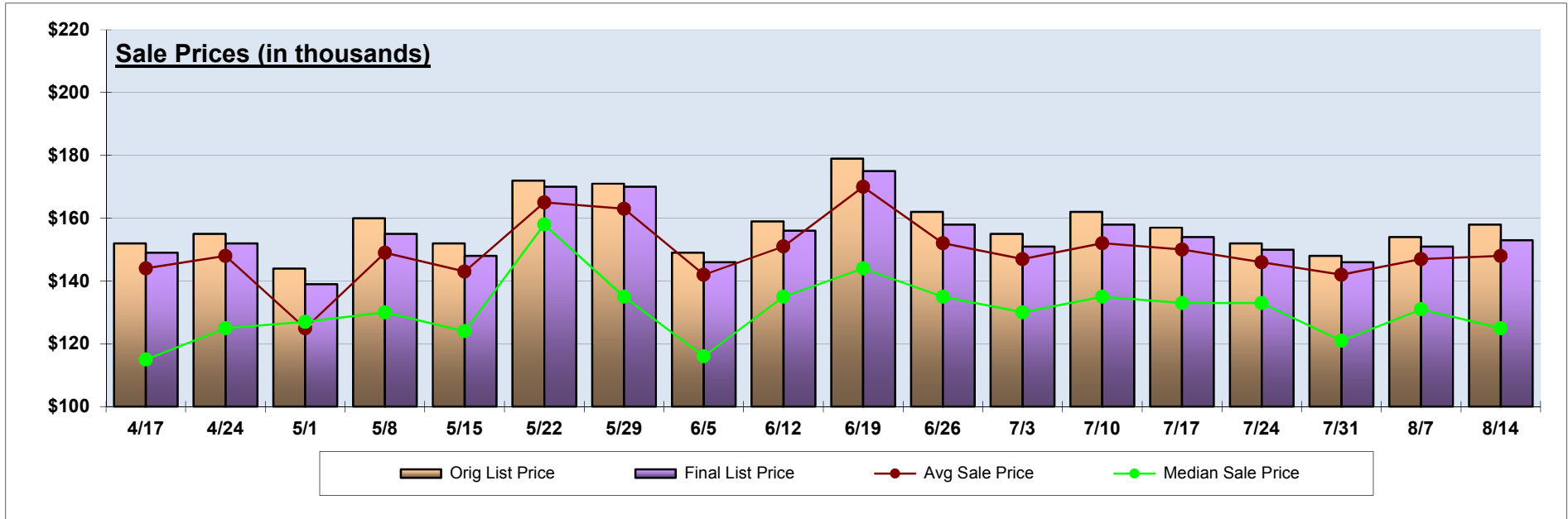
**Beds / Baths**

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

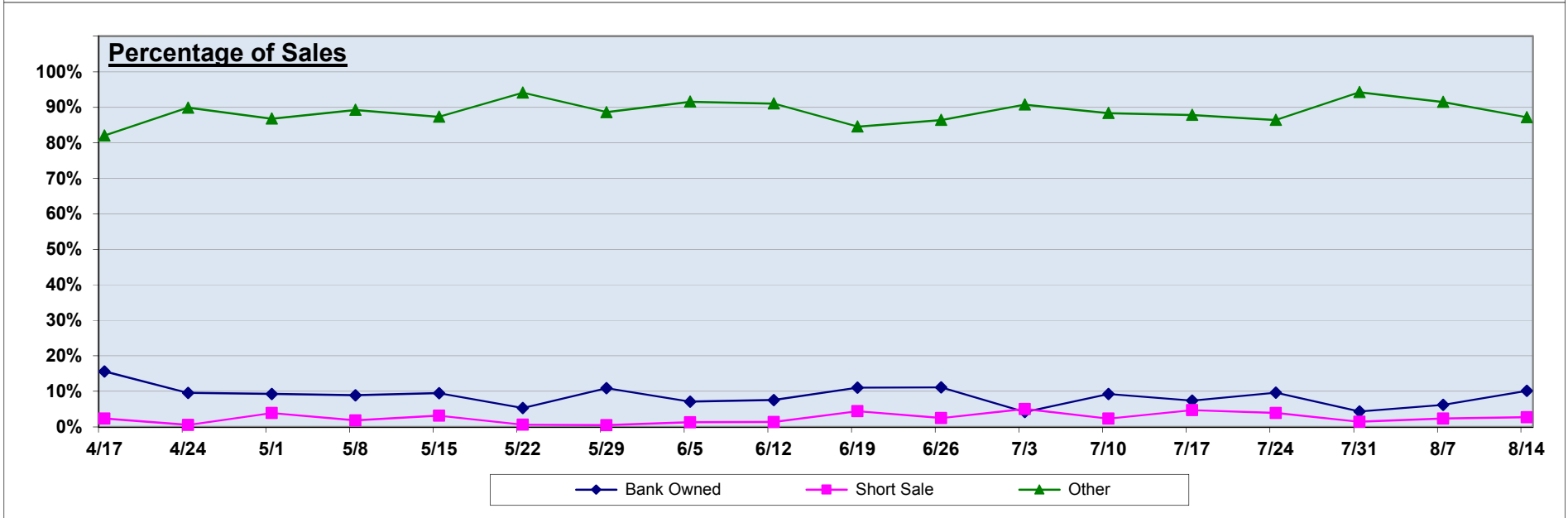
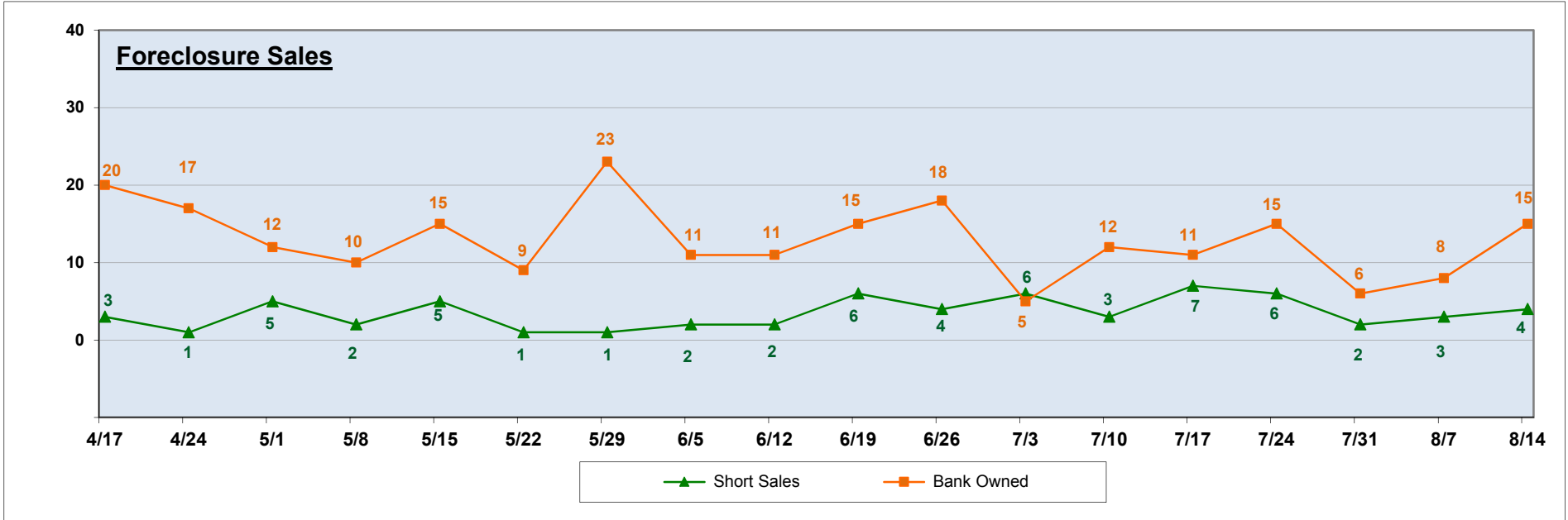
**Square Footage**

Average Square Feet	1,361	1,264	2,071	2,062	2,457	2,000	0
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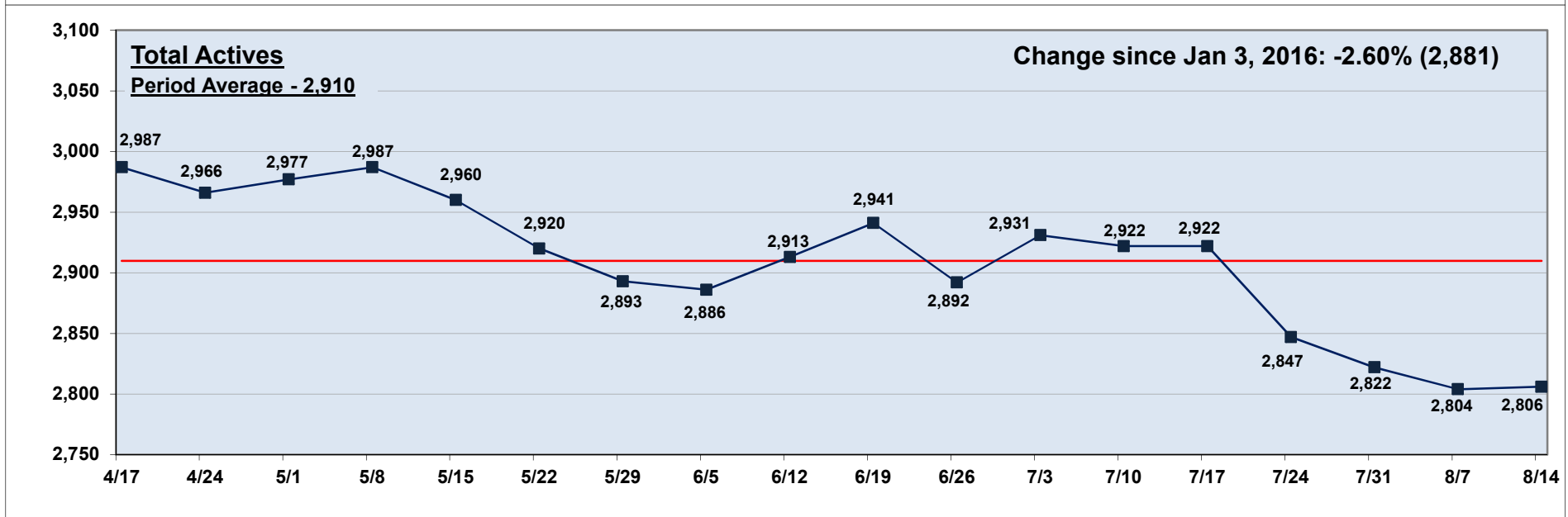
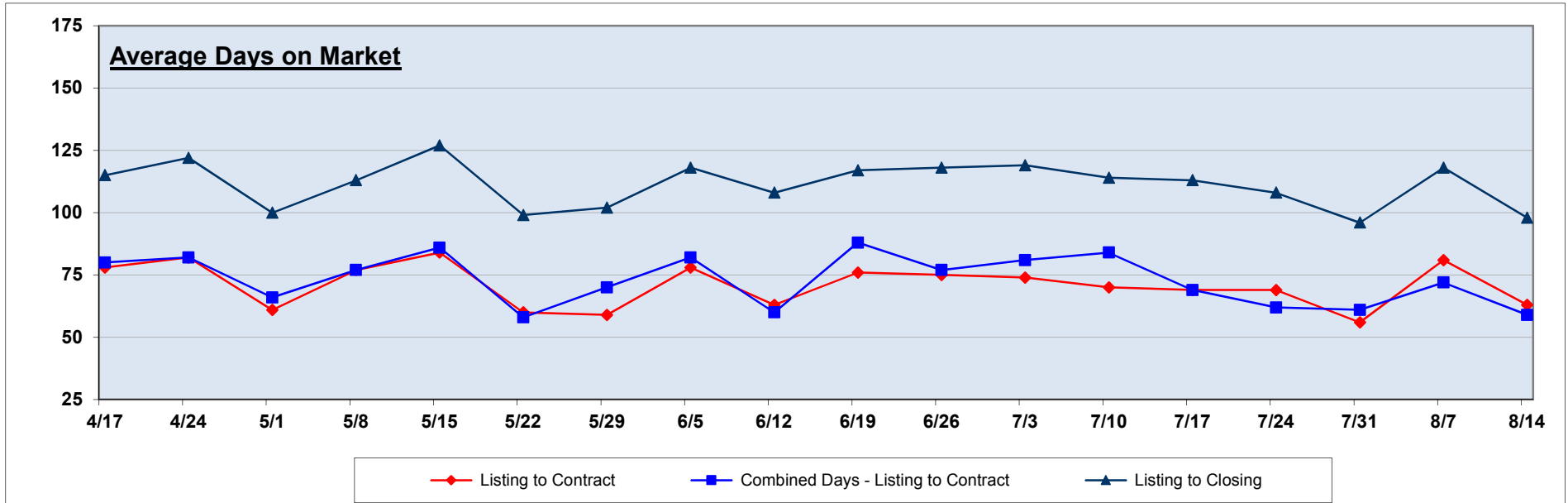
**Condos, Townhomes, Villas**



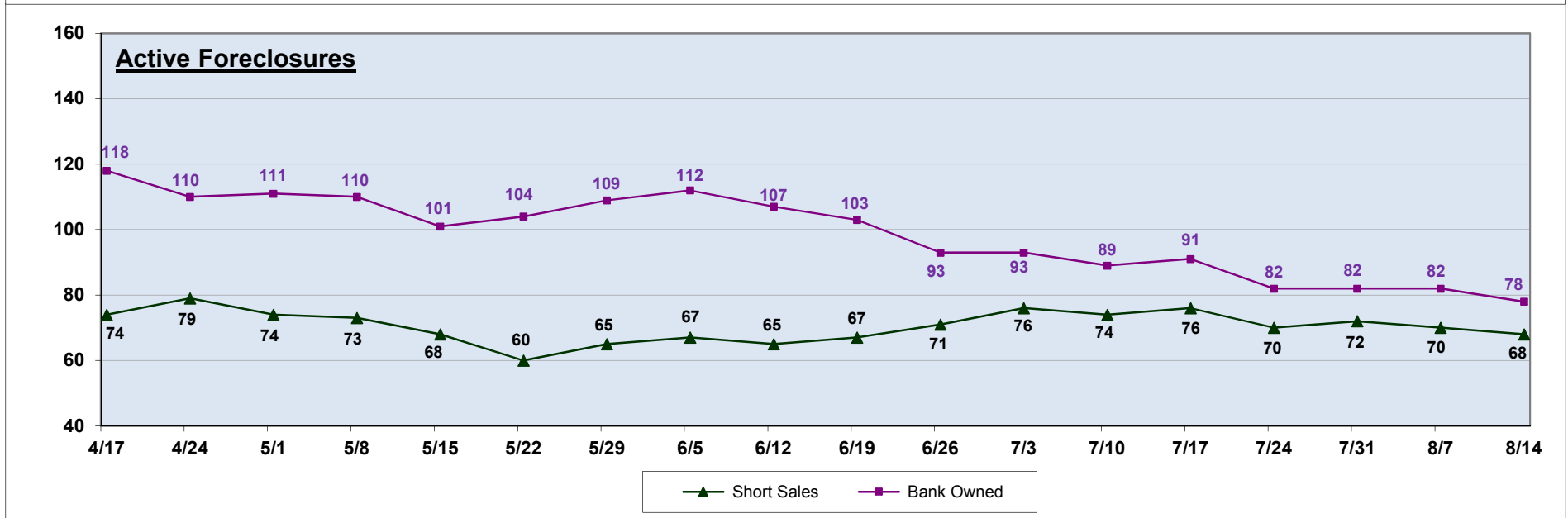
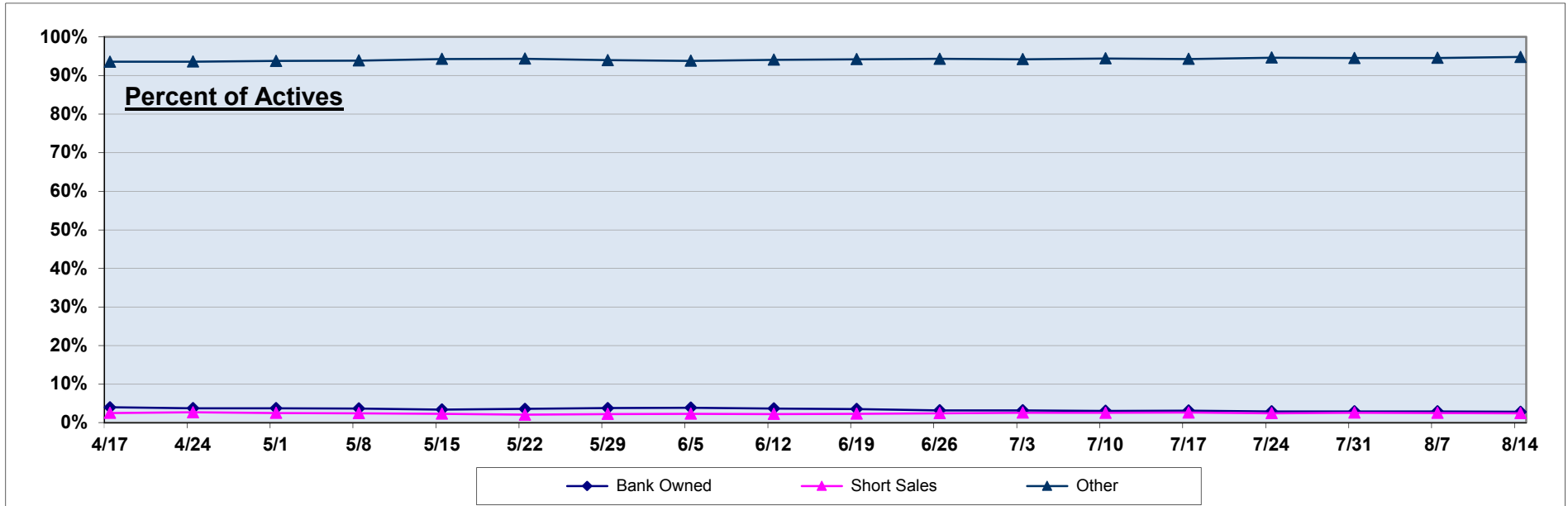
**Condos, Townhomes, Villas**



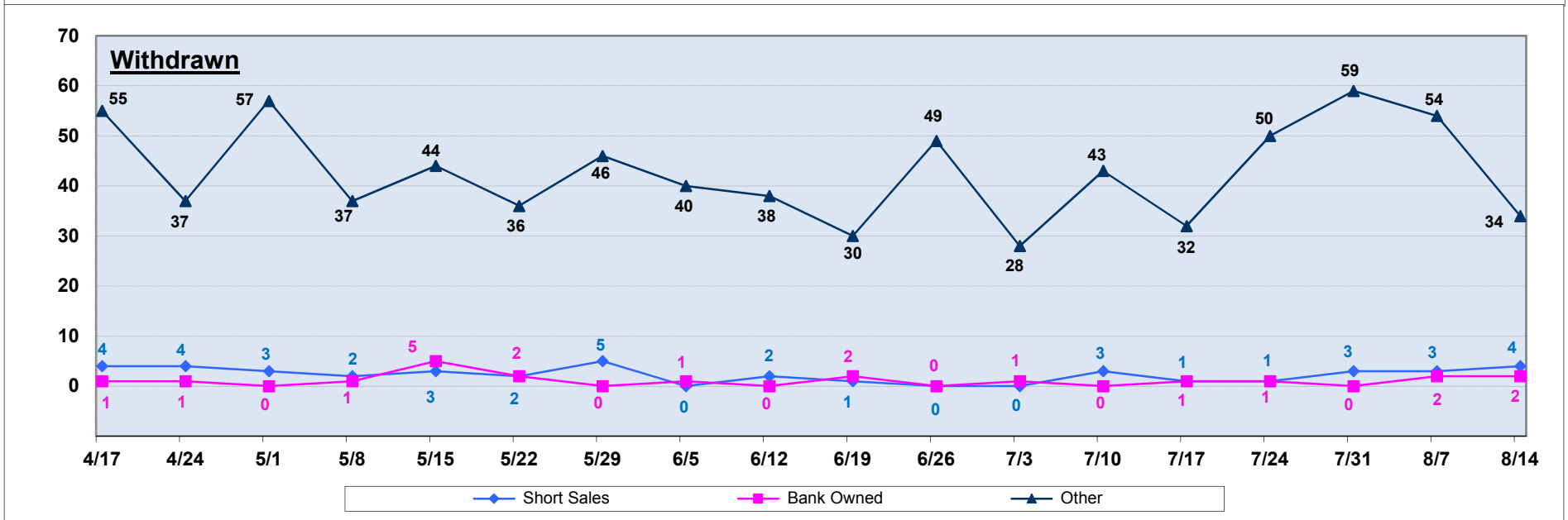
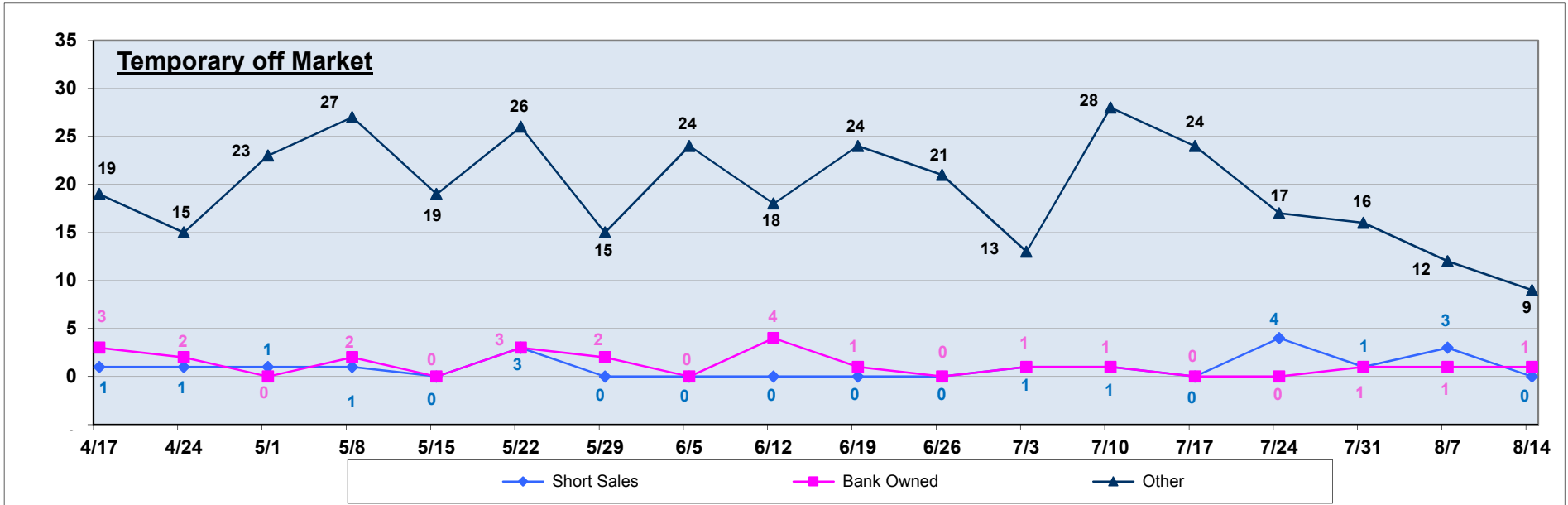
**Condos, Townhomes, Villas**



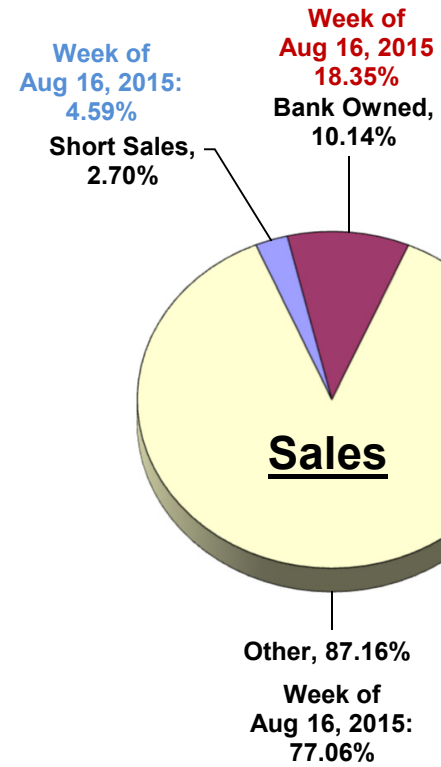
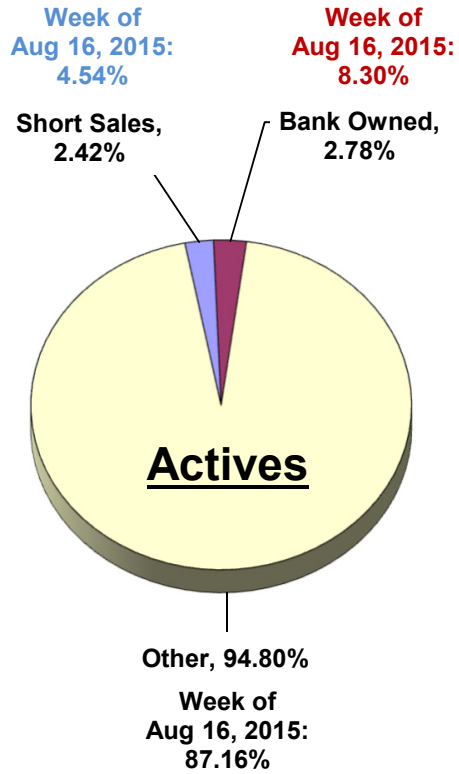
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
08/14/2016 - 08/20/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 40 Condos, Townhomes, or Villas available for the Median Price of \$125,250?** (± \$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>\$125,000</b>	<b>2.5</b>	<b>2.0</b>	<b>1,262</b>	<b>\$99.09</b>
Altamonte Springs (East)	32701	1	\$125,000	3.0	2.0	1,200	\$104.17
Apopka / Hunt Club	32703	1	\$125,000	2.0	2.0	1,125	\$111.11
Sanford (South)	32773	1	\$125,000	3.0	2.0	1,402	\$89.16
Winter Park	32792	1	\$125,000	2.0	2.0	1,319	\$94.77
<b>Orange County</b>		<b>16</b>	<b>\$125,002</b>	<b>2.2</b>	<b>1.9</b>	<b>1,112</b>	<b>\$112.38</b>
Colonialtown	32803	1	\$125,000	1.0	1.0	799	\$156.45
Orlo Vista	32811	6	\$124,983	3.0	2.0	1,268	\$98.57
Williamsburg / Lake Bryan	32821	4	\$124,960	1.0	2.0	827	\$151.10
Taft	32824	2	\$124,945	3.0	2.0	1,257	\$99.40
Union Park / Chickasaw	32829	1	\$125,000	2.0	2.0	1,060	\$117.92
Hunters Creek	32837	2	\$125,200	2.0	2.0	1,254	\$99.84
<b>Osceola County</b>		<b>17</b>	<b>\$124,994</b>	<b>2.9</b>	<b>2.0</b>	<b>1,270</b>	<b>\$98.44</b>
Davenport	33896	4	\$124,975	3.0	2.0	1,189	\$105.11
Kissimmee (Central)	34741	3	\$124,950	3.0	2.0	1,354	\$92.28
Kissimmee (West) / Pleasant Hill	34746	3	\$125,166	3.0	2.0	1,269	\$98.63
Kissimmee / Celebration	34747	6	\$124,942	3.0	2.0	1,282	\$97.46
St Cloud	34769	1	\$125,000	2.0	2.0	1,268	\$98.58
<b>Lake County</b>		<b>3</b>	<b>\$124,967</b>	<b>2.3</b>	<b>2.0</b>	<b>1,314</b>	<b>\$95.08</b>
Tavares / Mt Plymouth	32778	1	\$125,000	3.0	2.0	1,325	\$94.34
Leesburg (East)/Haines Creek	34788	2	\$124,950	2.0	2.0	1,309	\$95.45