



## ***Monday Morning Quarterback Summary***

***Week of Oct 9, 2016***

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

- Sales of single-family homes increased to 455 during the week of Oct 9, from 262 the week prior
- The median price of single family homes increased to \$232,000, a change of 5.5%
- The number of single-family home foreclosure transactions increased to 34 last week, from 21 the week of Oct 2
- The number of single-family home short-sale transactions increased to 16 from 7 the week prior
- Single-family inventory decreased by 24, and now sits at 9,747

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

- Sales of condos, townhomes, and villas increased to 108 during the week of Oct 9 from 71 the week prior
- The median price of condos, townhomes, and villas decreased to \$124,450, a change of -4.27%
- The number of condo, townhome, and villa foreclosure transactions increased to 14 last week, from 2 the week of Oct 2
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 2 the week prior
- Condo inventory decreased by 7, and now sits at 2,680

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

**Monday Morning Quarterback**  
10/09/2016 - 10/15/2016  
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>455</b>	257	67	57	37	23	14
Bank Owned	34	26	2	0	4	1	1
Short Sales	16	11	3	1	1	0	0
Other	405	220	62	56	32	22	13
<b>Active Listings</b>	<b>9,747</b>	3,460	1,407	1,896	959	1,368	657
Bank Owned	393	249	48	55	17	18	6
Short Sales	333	215	40	47	12	15	4
Other	9,021	2,996	1,319	1,794	930	1,335	647
<b>Months of Inventory</b>	<b>5</b>	3	5	8	6	14	11

**List Price**

Average Original List Price	\$312,333	\$174,932	\$286,378	\$358,936	\$481,100	\$700,538	\$1,682,043
Average Final List Price	\$302,943	\$170,981	\$276,398	\$353,746	\$458,782	\$677,934	\$1,617,686

**Sale Price**

Average Price	\$292,791	\$167,325	\$270,565	\$341,005	\$441,943	\$638,315	\$1,544,232
Median Price	\$232,000	\$175,000	\$270,000	\$339,000	\$437,000	\$622,000	\$1,362,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$9,390</b>	-\$3,951	-\$9,980	-\$5,190	-\$22,318	-\$22,604	-\$64,357
<b>Original List to Sale Price - \$</b>	<b>-\$19,542</b>	-\$7,607	-\$15,813	-\$17,931	-\$39,157	-\$62,223	-\$137,811
<b>Final List to Sale Price - \$</b>	<b>-\$10,152</b>	-\$3,656	-\$5,833	-\$12,741	-\$16,839	-\$39,619	-\$73,454
<b>Original List to Sale Price - %</b>	<b>93.74%</b>	95.65%	94.48%	95.00%	91.86%	91.12%	91.81%
<b>Final List to Sale Price - %</b>	<b>96.65%</b>	97.86%	97.89%	96.40%	96.33%	94.16%	95.46%

**Days on the Market**

Avg Days Listing to Contract	57	45	61	51	92	80	143
Combined Avg Days to Contract	65	44	65	65	136	96	202
Avg Days Listing to Closing	103	92	107	93	137	119	206
Avg Days Contract to Close	45	46	45	41	44	38	63

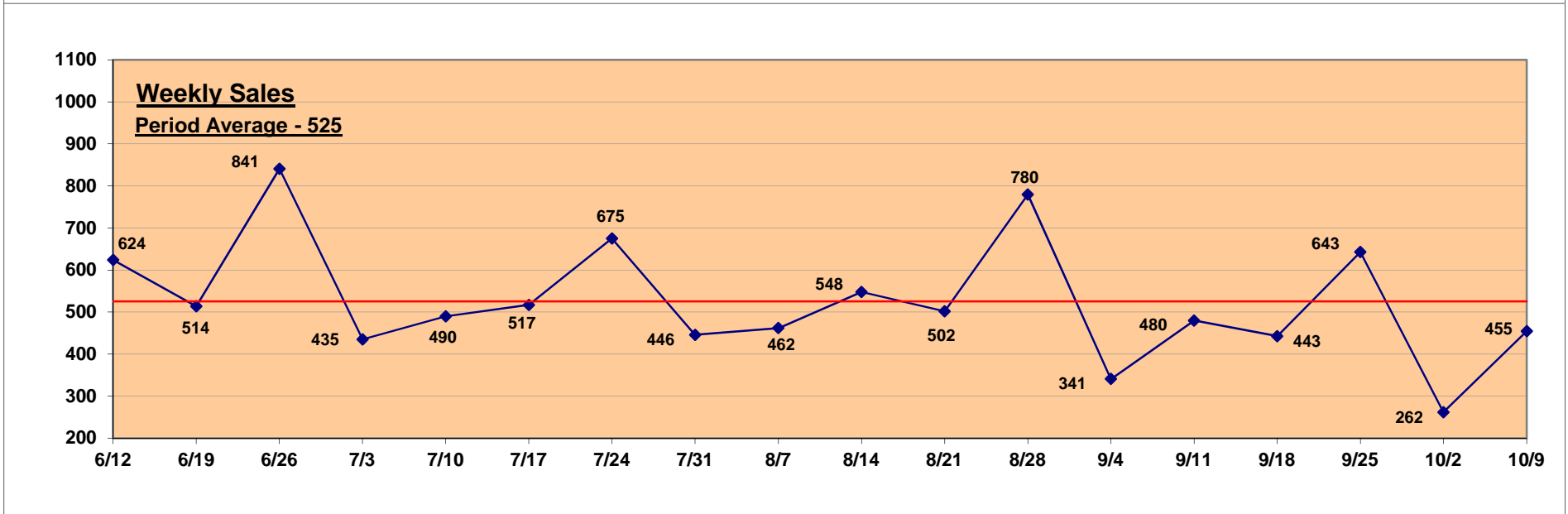
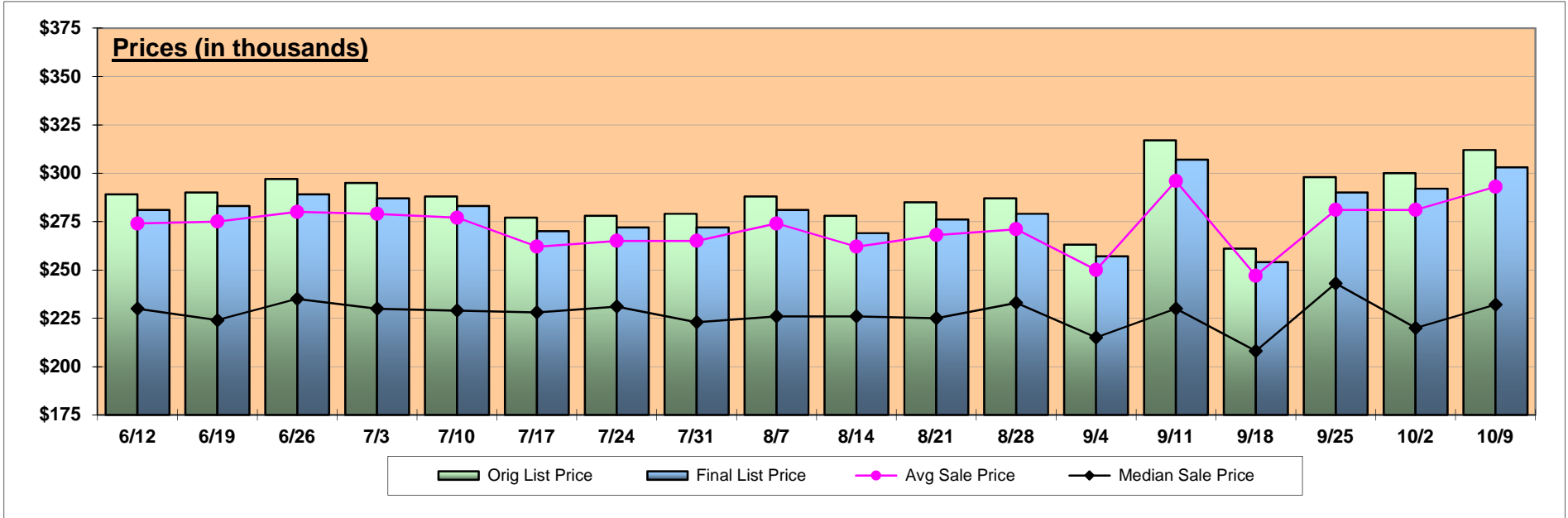
**Beds / Baths**

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

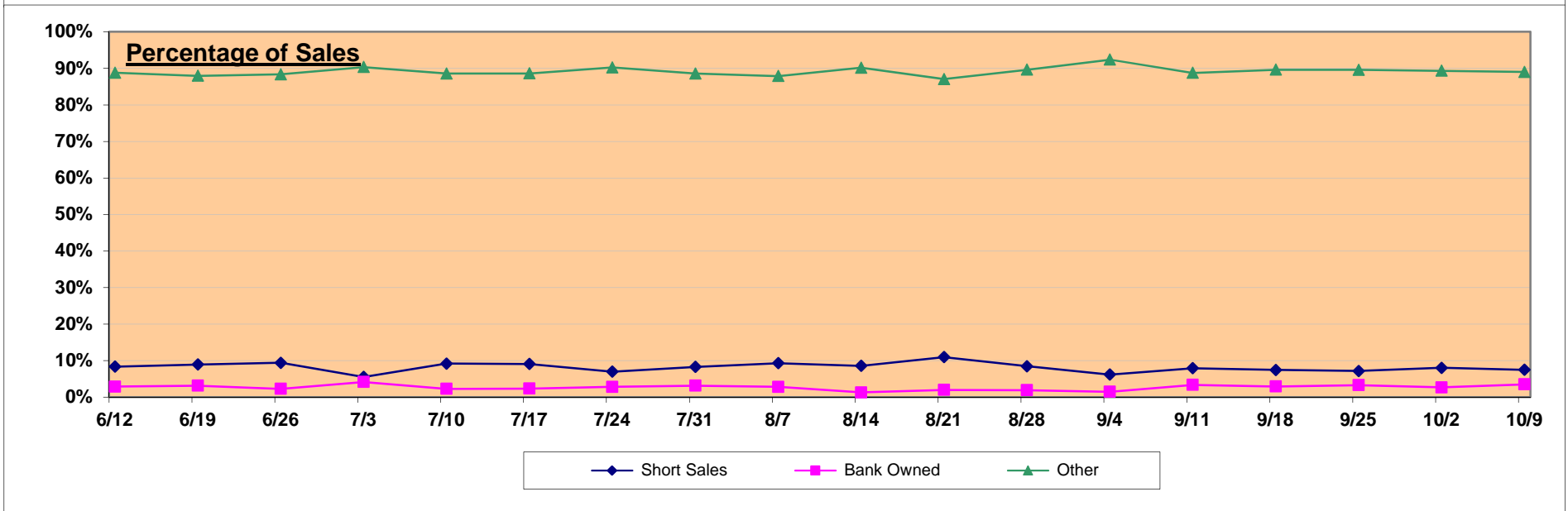
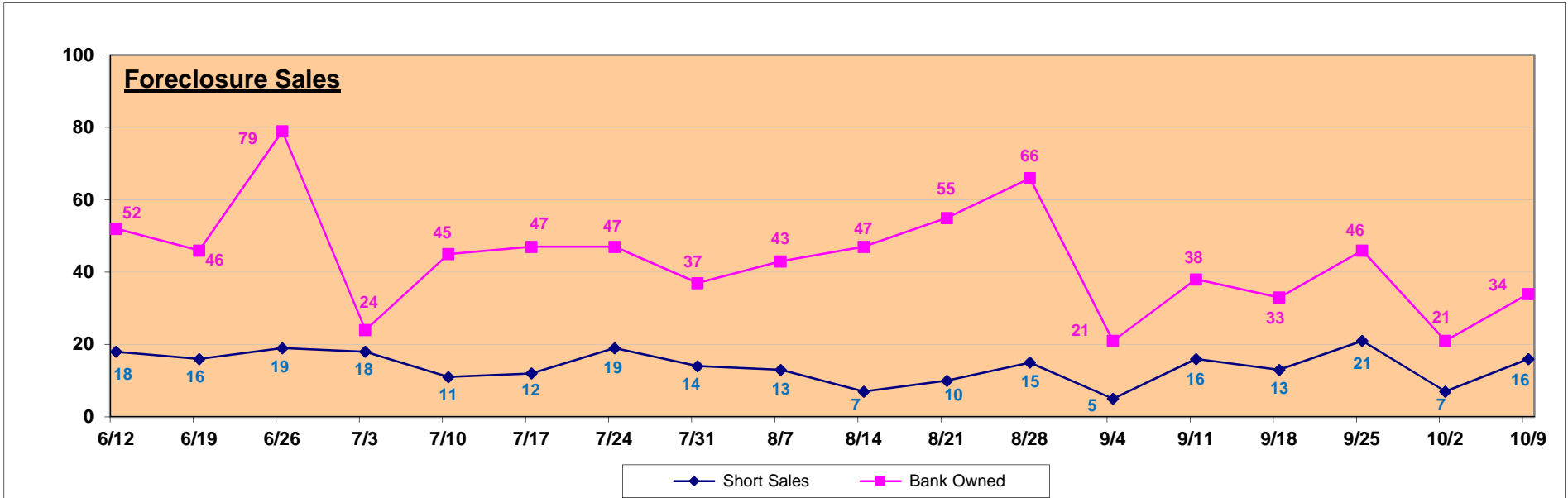
**Square Footage**

Average Square Feet	2,131	1,594	2,237	2,505	3,061	3,545	5,186
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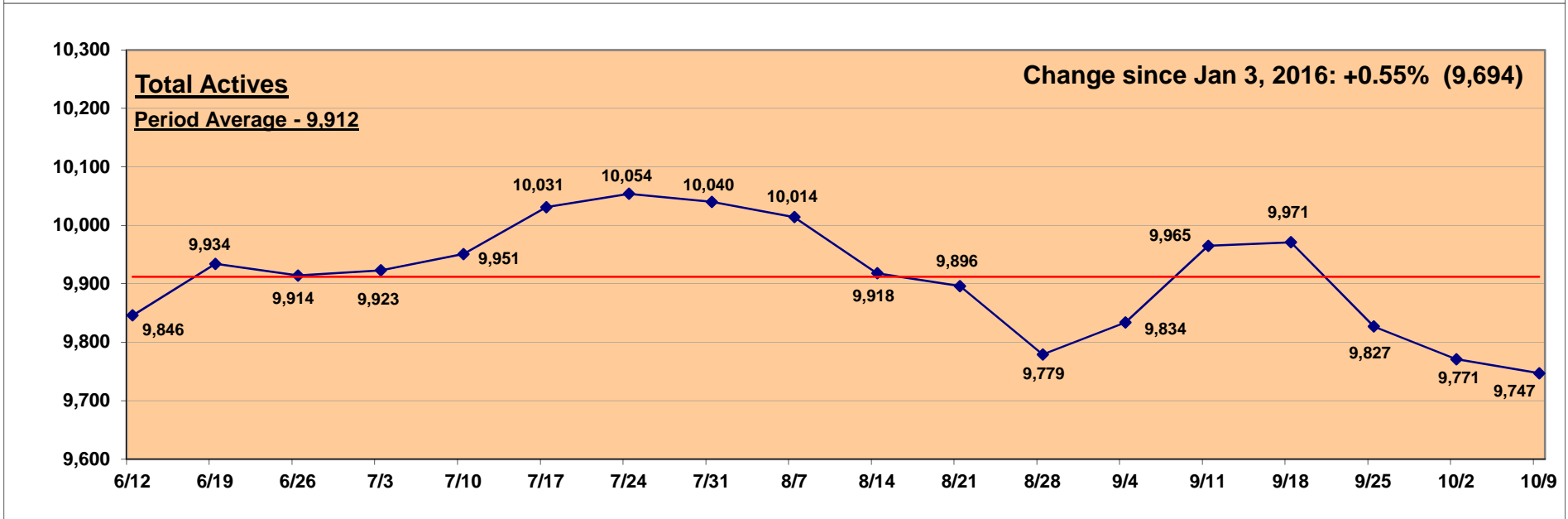
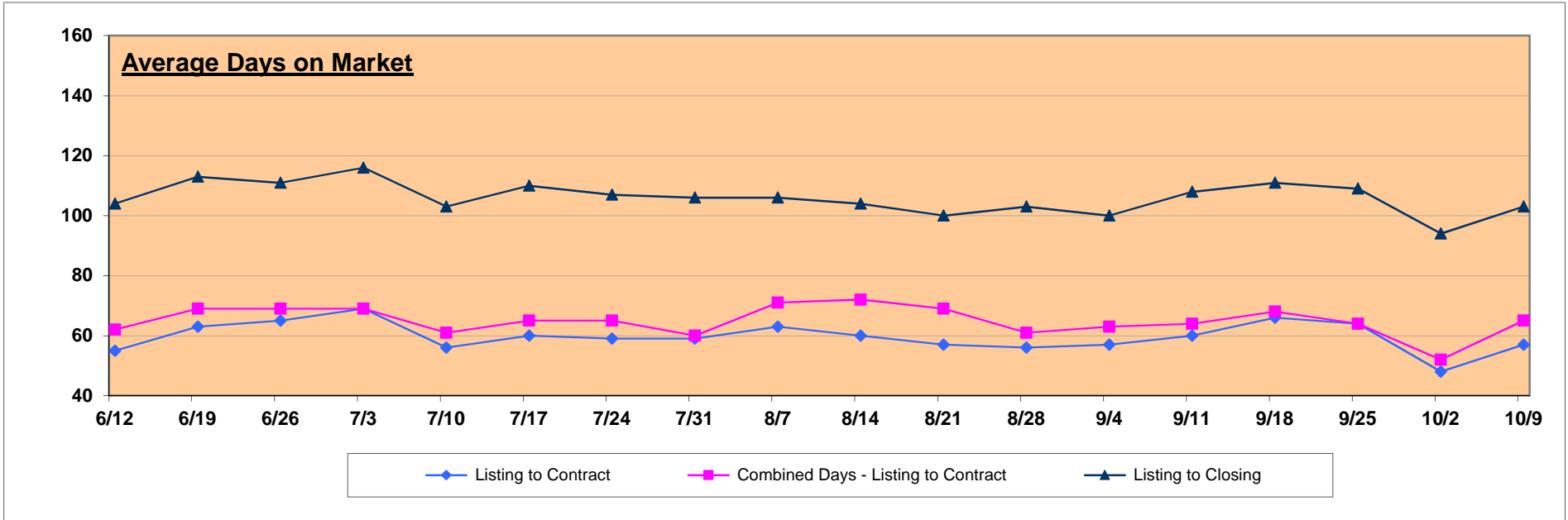
**Single Family Homes**



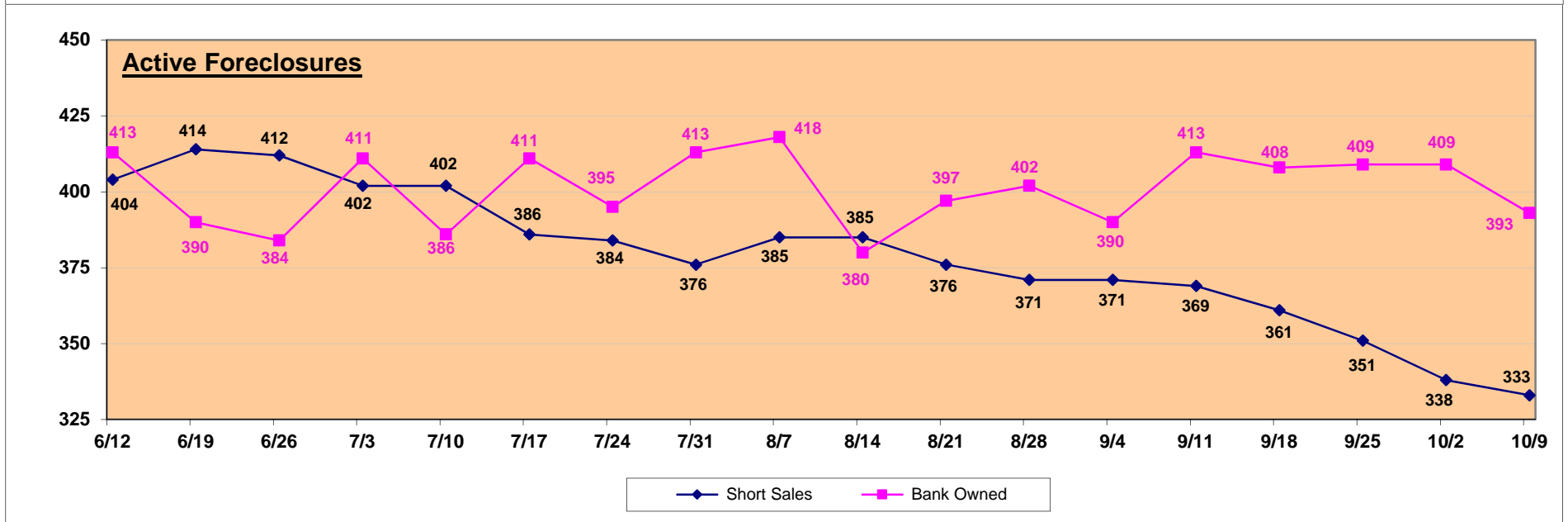
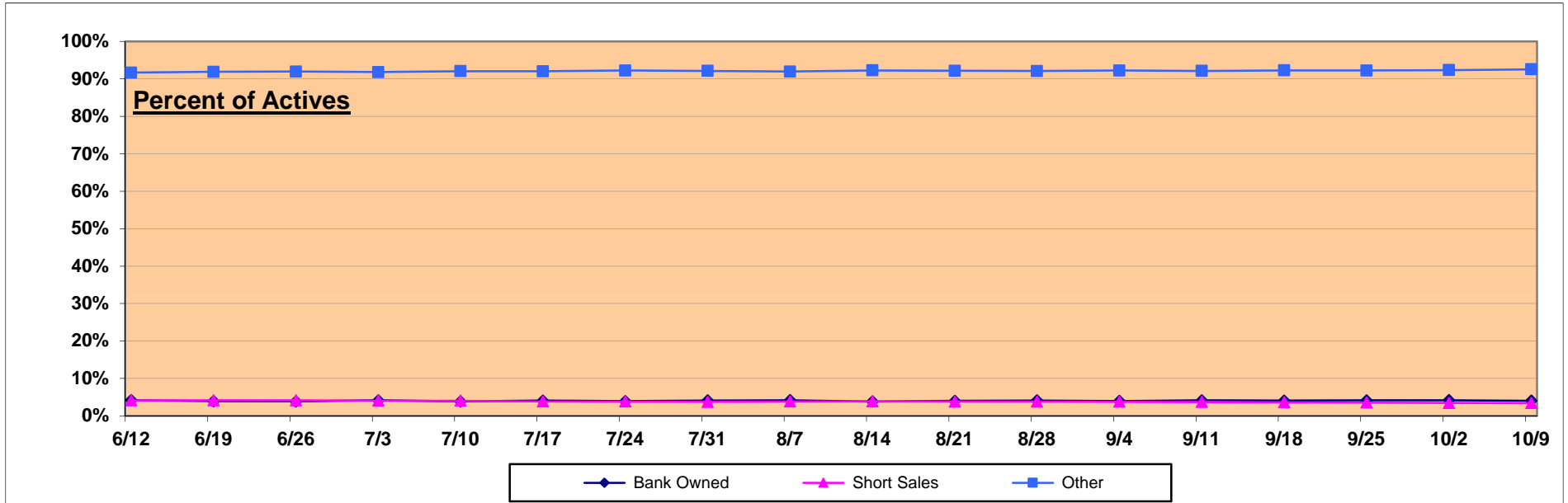
**Single Family Homes**



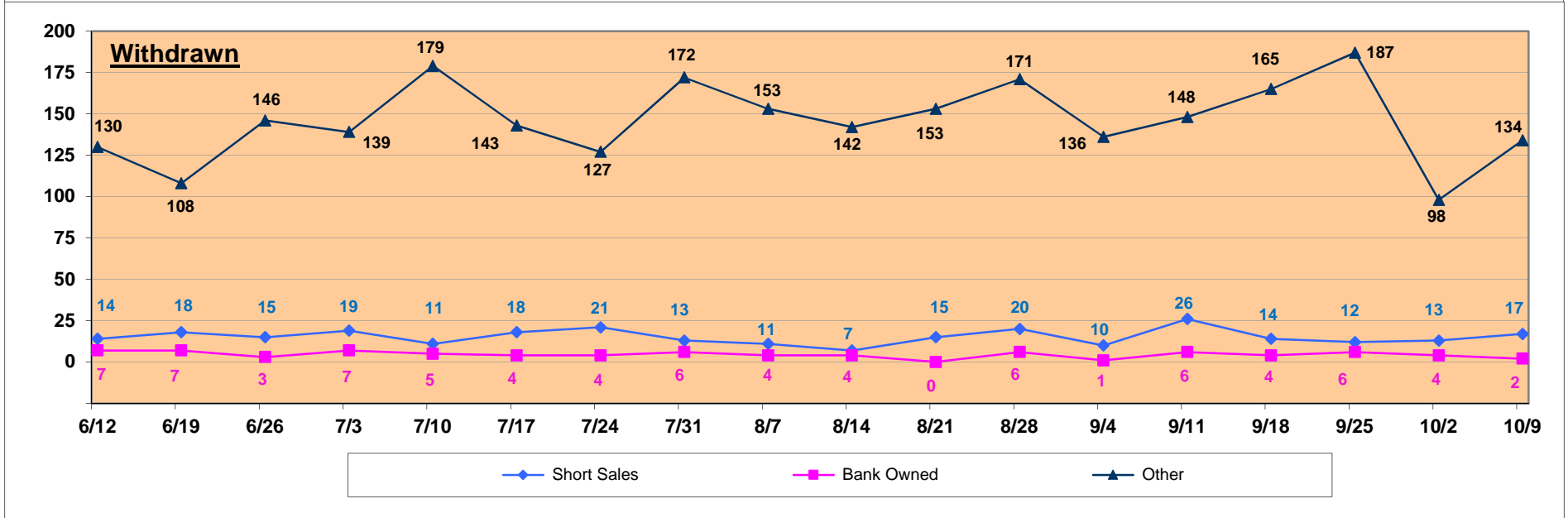
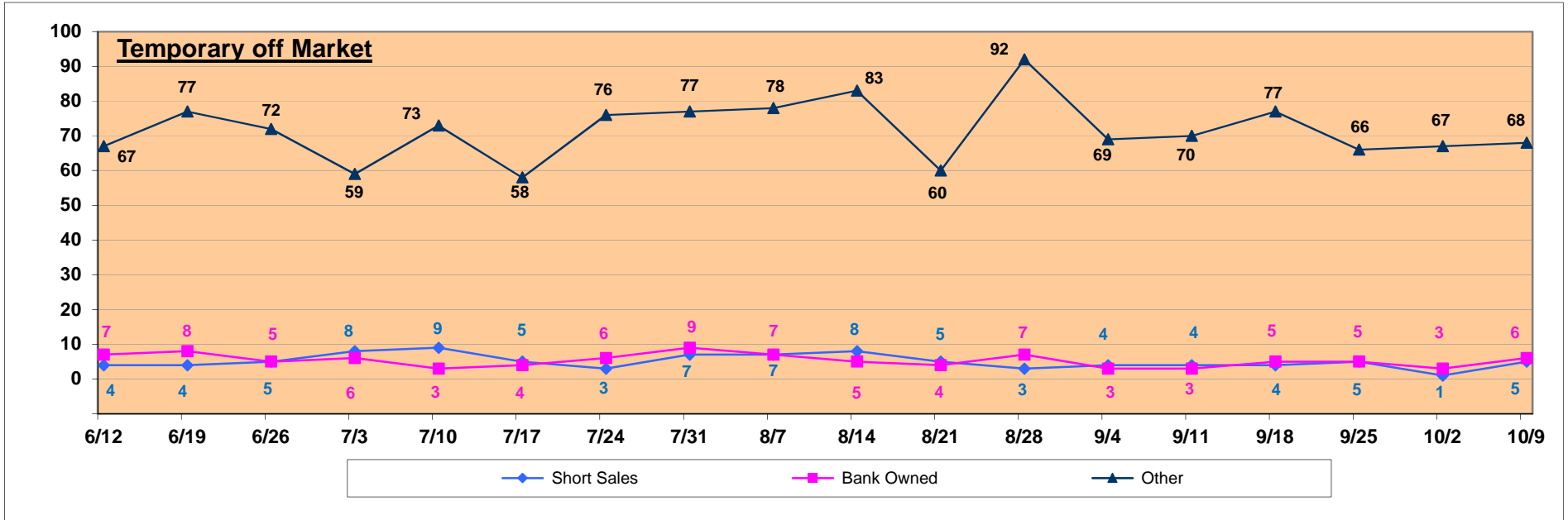
**Single Family Homes**



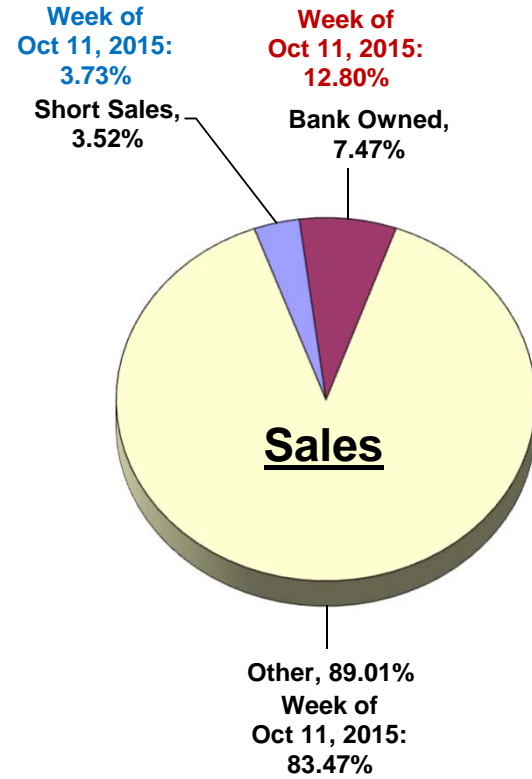
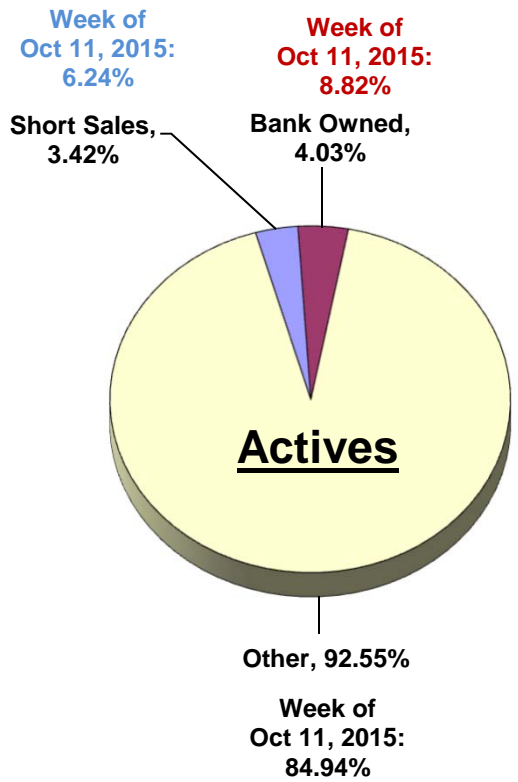
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Monday Morning Quarterback**  
10/09/2016 - 10/15/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 7 Single Family Homes available for the Median Price of \$232,000? (± \$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>Orange County</b>		<b>5</b>	<b>\$232,142</b>	<b>3.0</b>	<b>1.8</b>	<b>1,577</b>	<b>\$147.24</b>
Mount Dora	32757	1	\$232,000	4.0	2.0	2,024	\$114.62
College Park	32804	1	\$232,500	2.0	1.0	974	\$238.71
Bithlo	32820	1	\$231,921	3.0	2.0	1,872	\$123.89
Taft	32824	1	\$231,890	3.0	2.0	1,512	\$153.37
Winter Garden / Oakland	34787	1	\$232,400	3.0	2.0	1,501	\$154.83
<b>Osceola County</b>		<b>1</b>	<b>\$232,500</b>	<b>3.0</b>	<b>2.0</b>	<b>2,055</b>	<b>\$113.14</b>
Kissimmee (Central)	34741	1	\$232,500	3.0	2.0	2,055	\$113.14
<b>Lake County</b>		<b>1</b>	<b>\$232,000</b>	<b>3.0</b>	<b>2.0</b>	<b>2,004</b>	<b>\$115.77</b>
Eustis (West)	32726	1	\$232,000	3.0	2.0	2,004	\$115.77

**Monday Morning Quarterback**  
10/09/2016 - 10/15/2016  
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>108</b>	98	4	5	1	0	0
Bank Owned	14	14	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	93	83	4	5	1	0	0
<b>Active Listings</b>	<b>2,680</b>	2,055	257	205	65	68	30
Bank Owned	79	72	3	0	2	0	2
Short Sales	71	66	5	0	0	0	0
Other	2,530	1,917	249	205	63	68	28
<b>Months of Inventory</b>	<b>6</b>	5	15	9	15	0	0

**List Price**

Average Original List Price	\$146,492	\$127,774	\$281,373	\$350,760	\$420,000	\$0	\$0
Average Final List Price	\$143,355	\$124,705	\$274,363	\$350,760	\$409,999	\$0	\$0

**Sale Price**

Average Price	\$139,000	\$120,693	\$272,750	\$338,600	\$400,000	\$0	\$0
Median Price	\$124,450	\$115,000	\$273,500	\$324,000	\$400,000	\$0	\$0

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$3,137</b>	-\$3,069	-\$7,010	\$0	-\$10,001	\$0	\$0
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$7,492</b>	-\$7,081	-\$8,623	-\$12,160	-\$20,000	\$0	\$0
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$4,355</b>	-\$4,012	-\$1,613	-\$12,160	-\$9,999	\$0	\$0
<b>Original</b> List to <b>Sale</b> Price - %	<b>94.89%</b>	94.46%	96.94%	96.53%	95.24%	0.00%	0.00%
<b>Final</b> List to <b>Sale</b> Price - %	<b>96.96%</b>	96.78%	99.41%	96.53%	97.56%	0.00%	0.00%

**Days on the Market**

Avg Days Listing to Contract	46	47	64	17	85	0	0
Combined Avg Days to Contract	47	48	64	17	85	0	0
Avg Days Listing to Closing	85	85	101	52	112	0	0
Avg Days Contract to Close	38	38	36	35	27	0	0

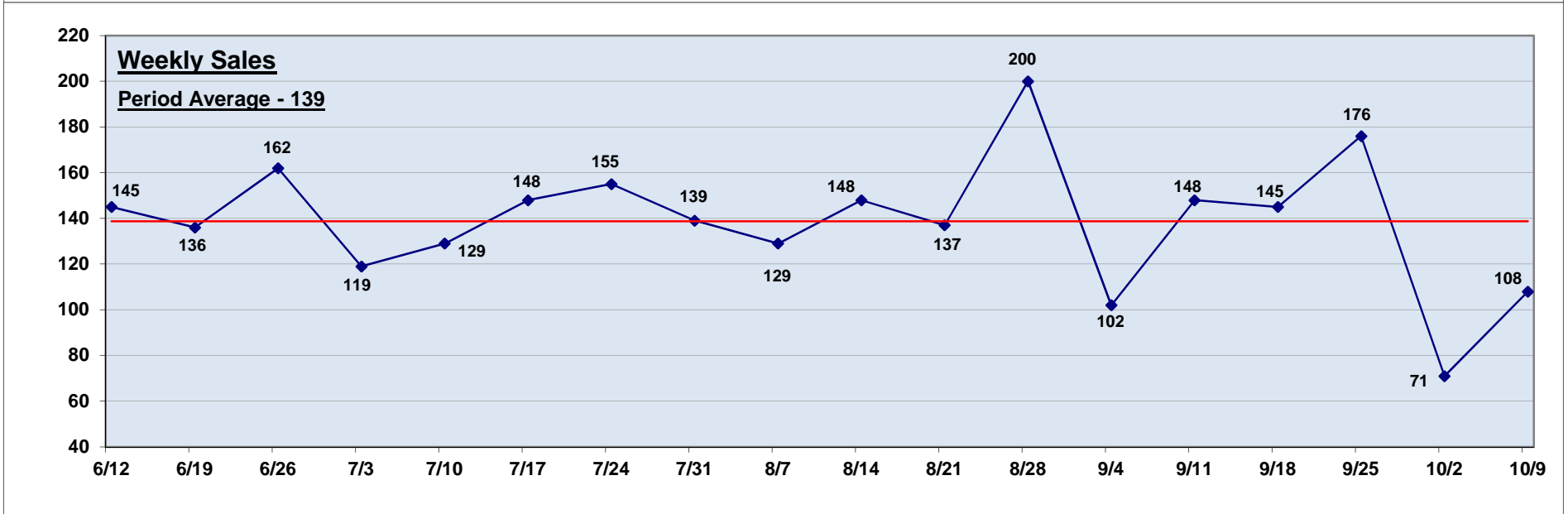
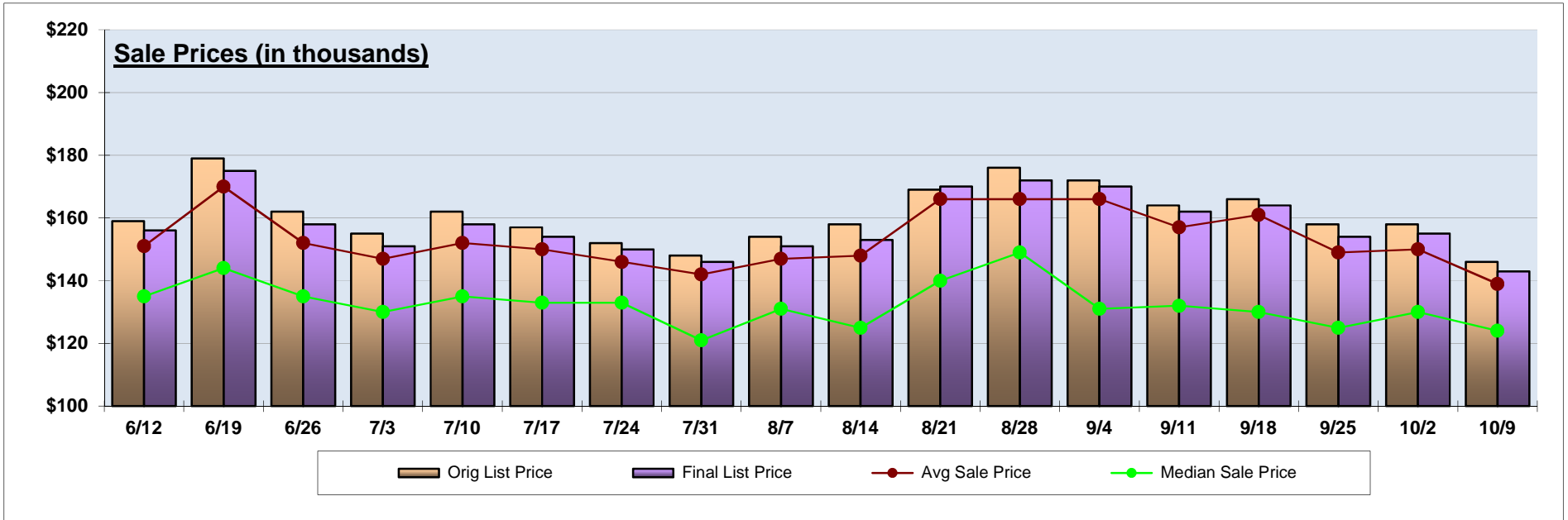
**Beds / Baths**

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

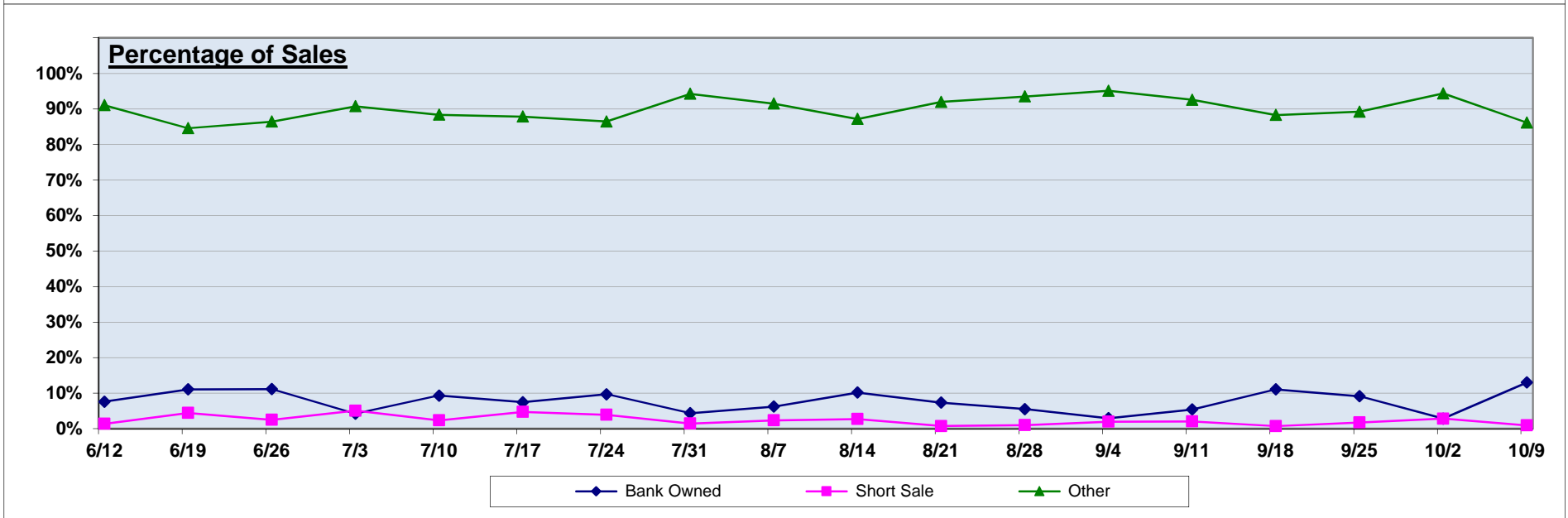
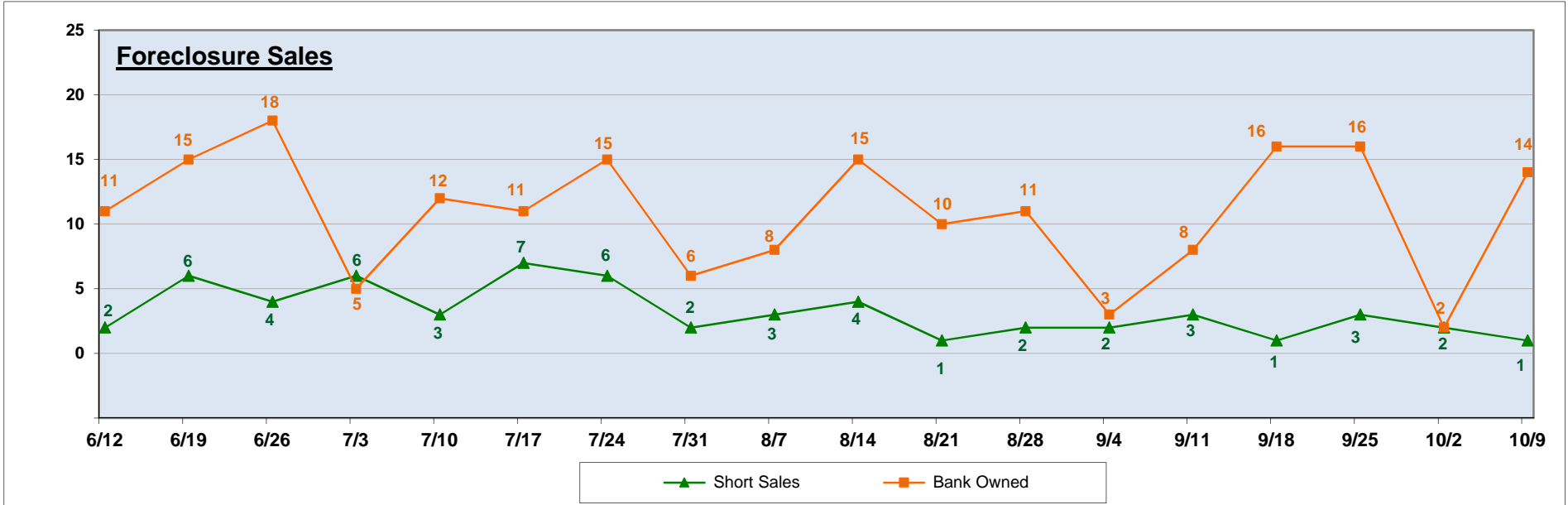
**Square Footage**

Average Square Feet	1,313	1,265	1,560	1,882	2,170	0	0
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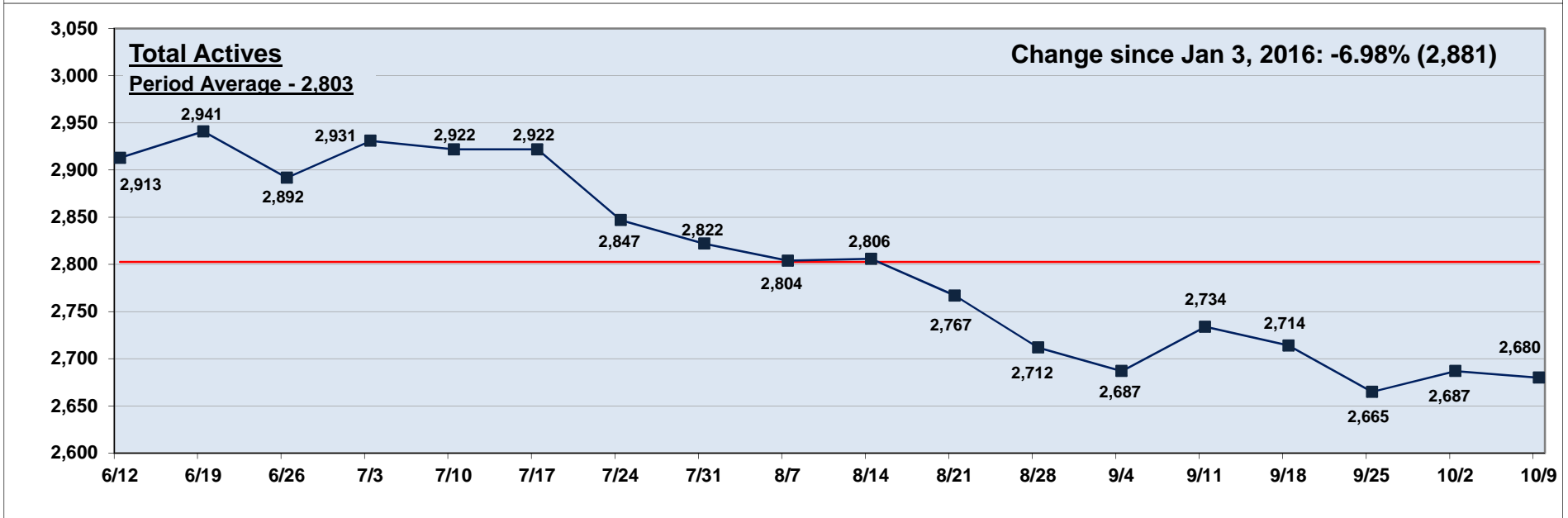
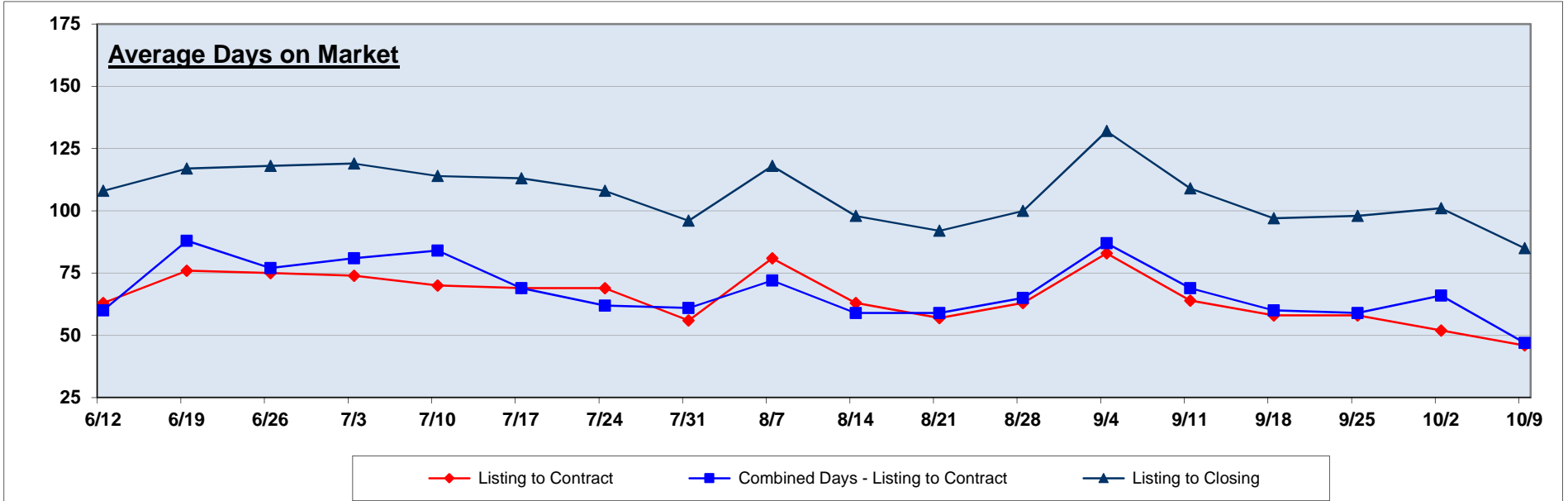
**Condos, Townhomes, Villas**



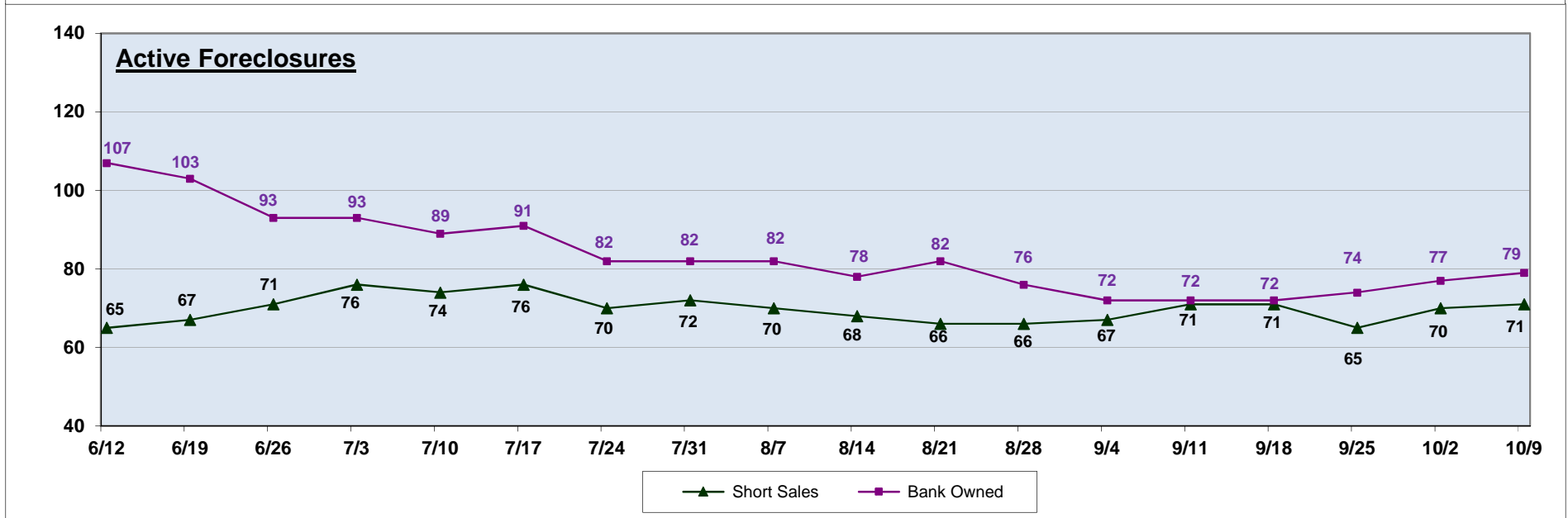
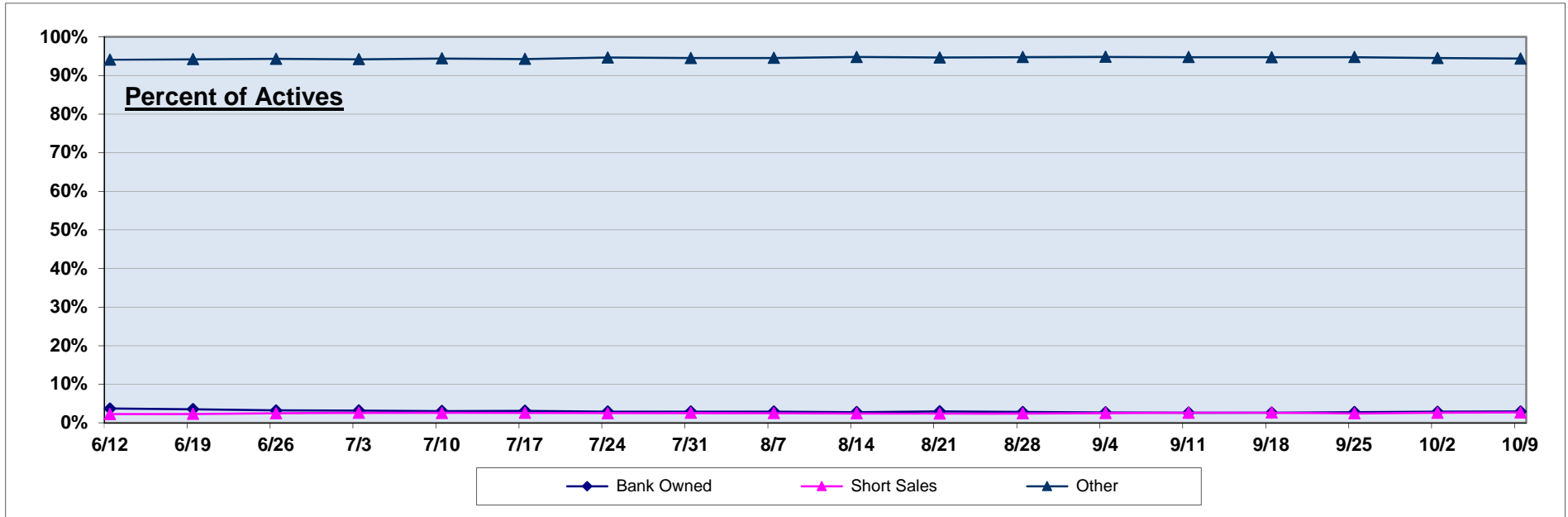
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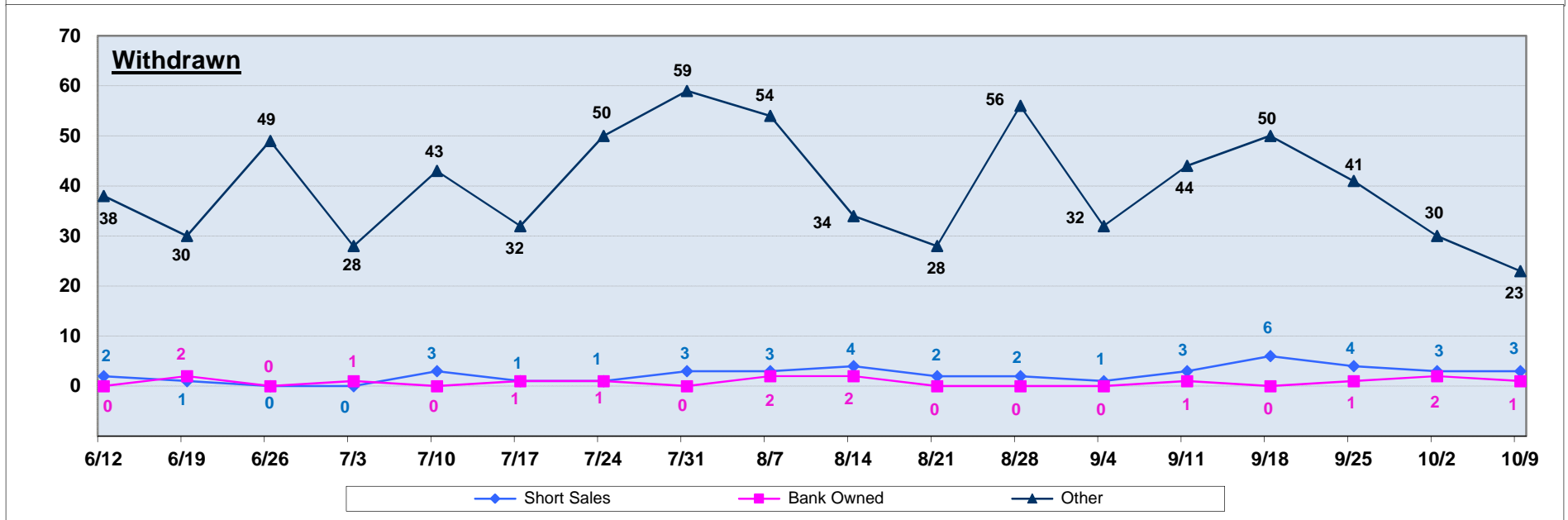
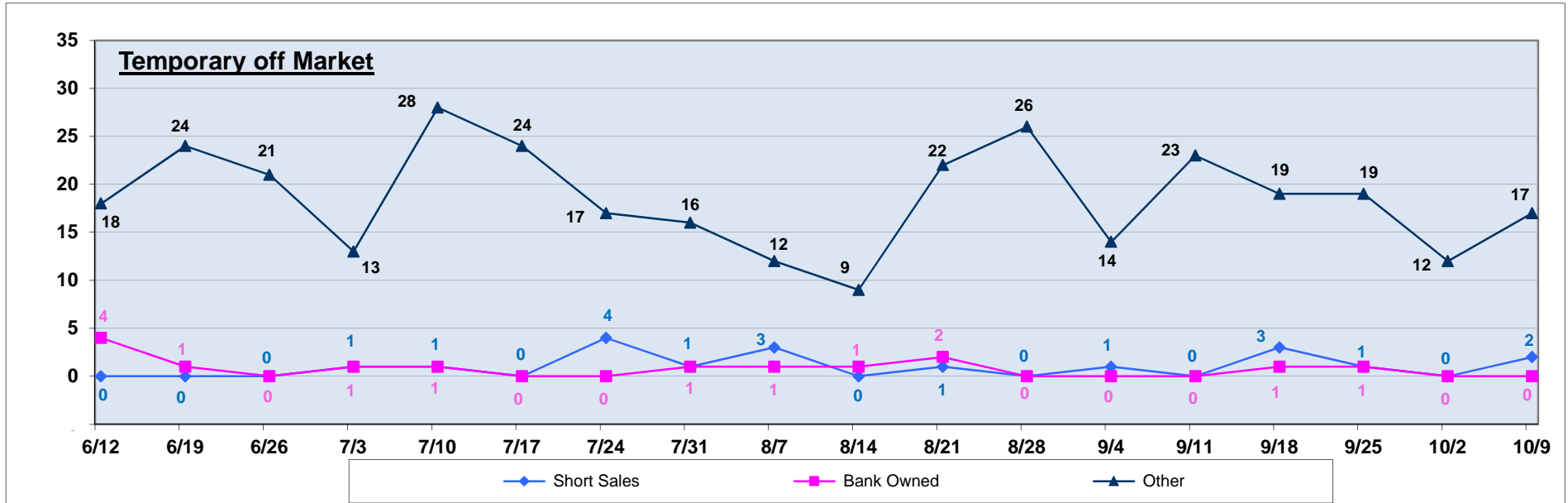
**Condos, Townhomes, Villas**



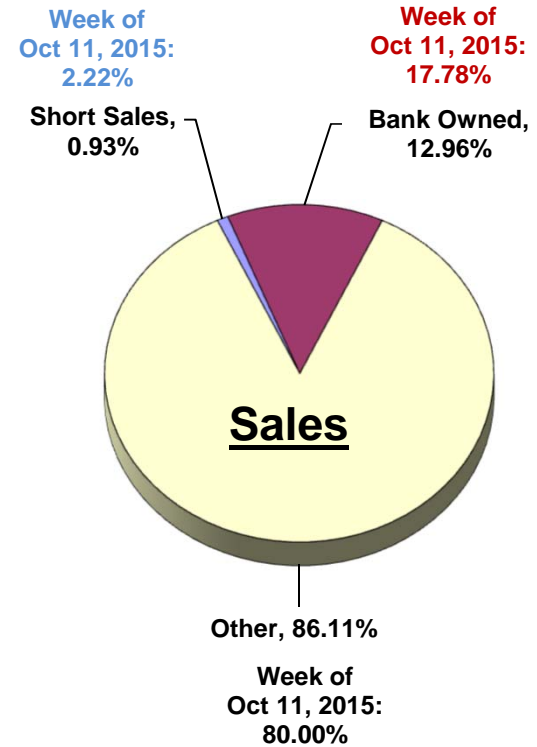
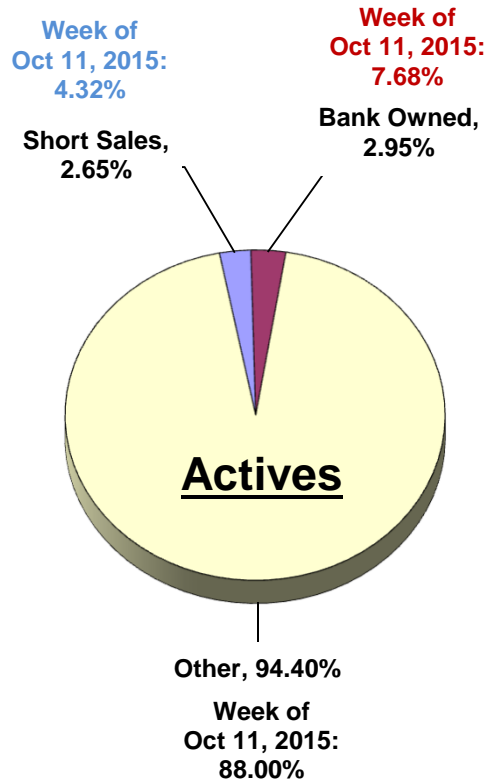
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
10/09/2016 - 10/15/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 20 Condos, Townhomes, or Villas available for the Median Price of \$124,450?** (± \$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>							
Lake Mary / Heathrow	32746	1	\$124,000	1.0	1.0	935	\$132.62
<b>Orange County</b>		<b>11</b>	<b>\$124,900</b>	<b>2.2</b>	<b>2.0</b>	<b>1,093</b>	<b>\$114.32</b>
Apopka (North)	32712	1	\$124,900	2.0	2.0	1,129	\$110.63
Maitland / Eatonville	32751	2	\$124,900	3.0	2.0	1,071	\$116.62
Delaney / Crystal Lake	32806	1	\$124,900	2.0	2.0	994	\$125.65
Conway	32812	1	\$124,900	2.0	2.0	1,078	\$115.86
Williamsburg / Lake Bryan	32821	1	\$124,900	1.0	2.0	798	\$156.52
Taft	32824	1	\$124,900	3.0	2.0	1,313	\$95.13
Metro West / Orlo Vista	32835	2	\$124,900	2.0	2.0	1,134	\$110.14
Hunters Creek	32837	1	\$124,900	2.0	2.0	1,020	\$122.45
Winter Garden / Oakland	34787	1	\$124,900	2.0	2.0	1,276	\$97.88
<b>Osceola County</b>		<b>8</b>	<b>\$124,625</b>	<b>3.0</b>	<b>2.0</b>	<b>1,374</b>	<b>\$90.73</b>
Davenport	33896	2	\$124,900	3.0	2.0	1,244	\$100.40
Kissimmee (Central)	34741	1	\$124,900	3.0	2.0	1,296	\$96.37
Kissimmee / Celebration	34747	5	\$124,460	3.0	2.0	1,441	\$86.37