



Monday Morning Quarterback Summary

Week of Dec 18, 2016

Single-family existing homes

- Sales of single-family homes increased to 514 during the week of Dec 18, from 510 the week prior
- The median price of single family homes decreased to \$220,000, a change of -4.3%
- The number of single-family home foreclosure transactions increased to 42 last week, from 34 the week of Dec 11
- The number of single-family home short-sale transactions increased to 14 from 12 the week prior
- Single-family inventory decreased by 192, and now sits at 8,271

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 150 during the week of Dec 18, from 126 the week prior
- The median price of condos, townhomes, and villas decreased to \$135,000, a change of -10.89%
- The number of condo, townhome, and villa foreclosure transactions increased to 8 last week, from 7 the week of Dec 11
- The number of condo, townhome and villa short-sale transactions increased to 5 from 1 the week prior
- Condo inventory decreased by 64, and now sits at 2,430

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

Monday Morning Quarterback
12/18/2016 - 12/24/2016
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	514	311	74	63	25	33	8
Bank Owned	42	32	3	3	1	2	1
Short Sales	14	13	0	1	0	0	0
Other	458	266	71	59	24	31	7
Active Listings	8,271	2,870	1,182	1,617	844	1,184	574
Bank Owned	327	209	38	40	14	20	6
Short Sales	186	113	19	36	7	9	2
Other	7,758	2,548	1,125	1,541	823	1,155	566
Months of Inventory	4	2	4	6	8	8	17

List Price

Average Original List Price	\$287,248	\$177,823	\$286,761	\$363,796	\$482,244	\$708,489	\$1,595,875
Average Final List Price	\$279,196	\$175,160	\$278,861	\$353,461	\$457,759	\$682,498	\$1,520,250

Sale Price

Average Price	\$270,668	\$170,568	\$271,601	\$347,444	\$440,775	\$651,588	\$1,445,938
Median Price	\$220,000	\$180,000	\$269,952	\$345,000	\$437,500	\$629,035	\$1,178,000

Price Differences

Original to Final List Price	-\$8,052	-\$2,663	-\$7,900	-\$10,335	-\$24,485	-\$25,991	-\$75,625
Original List to Sale Price - \$	-\$16,580	-\$7,255	-\$15,160	-\$16,352	-\$41,469	-\$56,901	-\$149,937
Final List to Sale Price - \$	-\$8,528	-\$4,592	-\$7,260	-\$6,017	-\$16,984	-\$30,910	-\$74,312
Original List to Sale Price - %	94.23%	95.92%	94.71%	95.51%	91.40%	91.97%	90.60%
Final List to Sale Price - %	96.95%	97.38%	97.40%	98.30%	96.29%	95.47%	95.11%

Days on the Market

Avg Days Listing to Contract	65	54	63	82	100	126	60
Combined Avg Days to Contract	70	49	63	118	118	155	78
Avg Days Listing to Closing	109	99	103	123	139	169	132
Avg Days Contract to Close	44	45	40	41	39	43	71

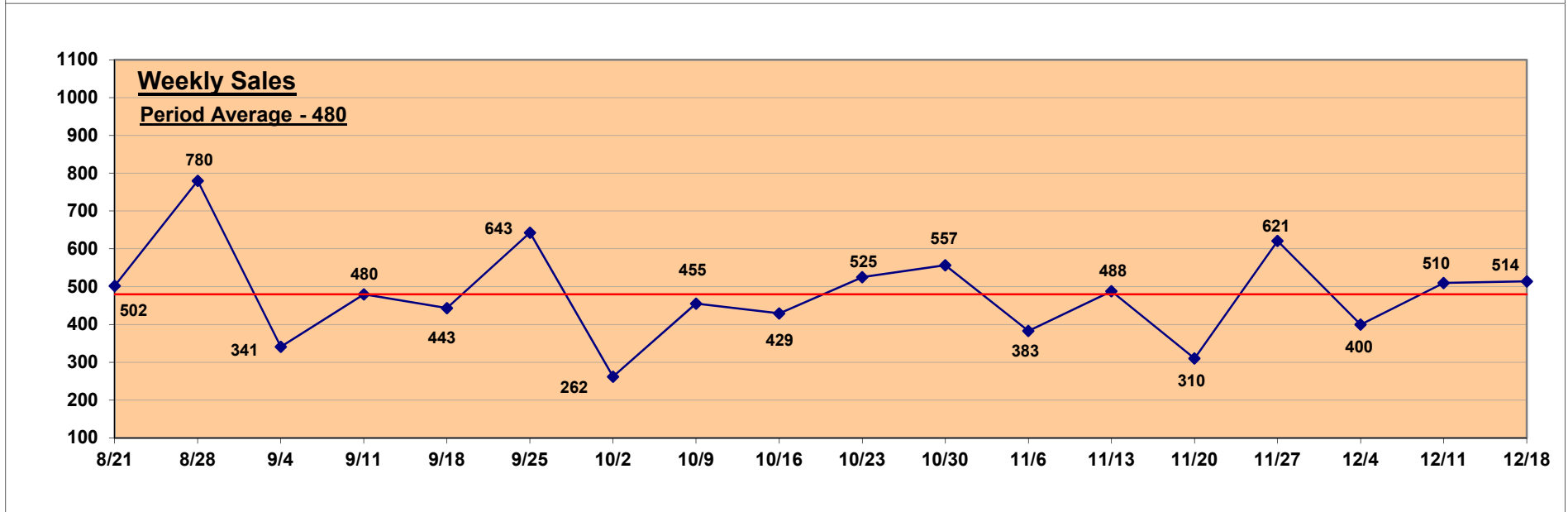
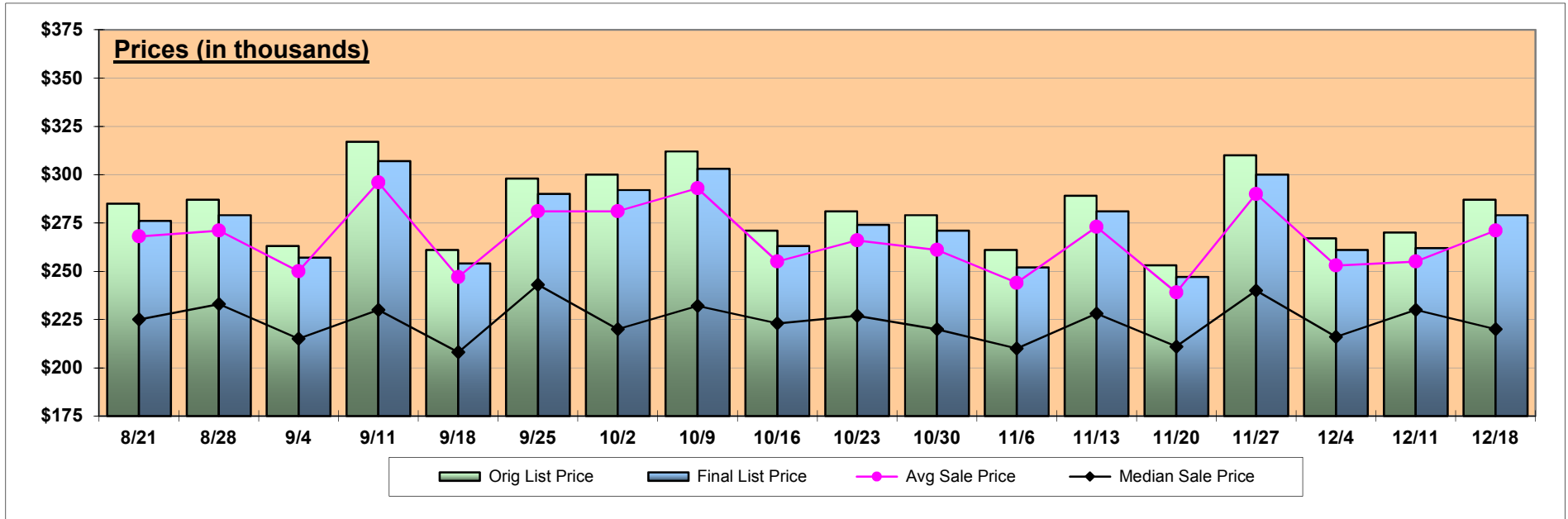
Beds / Baths

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

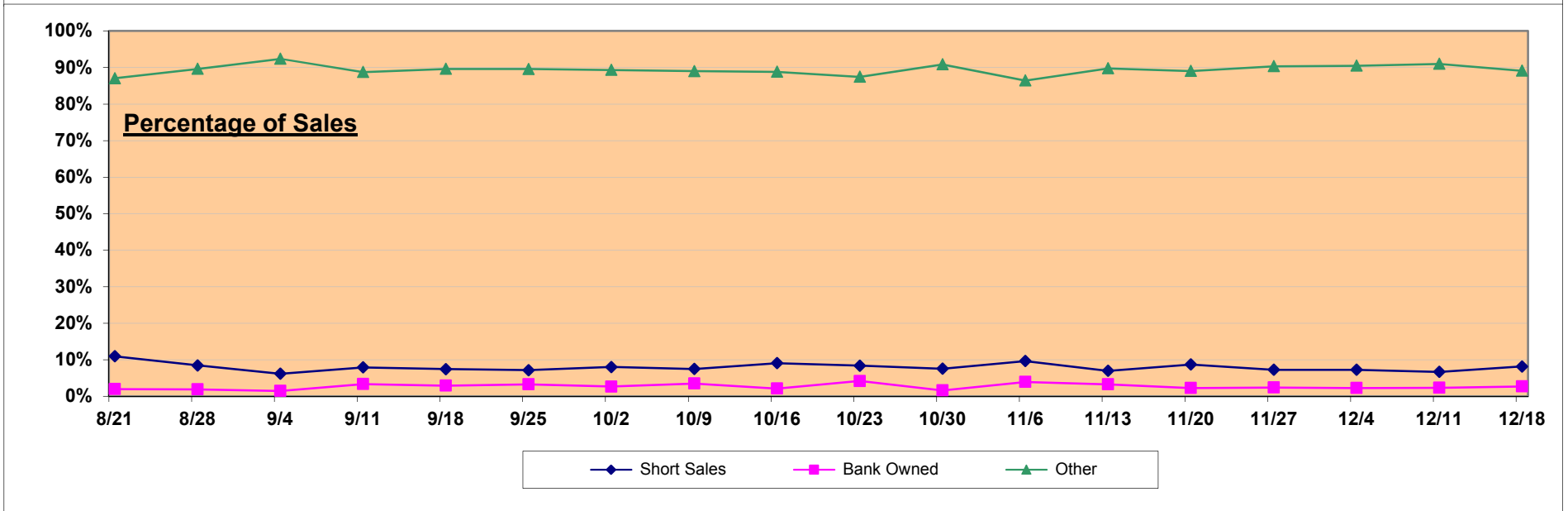
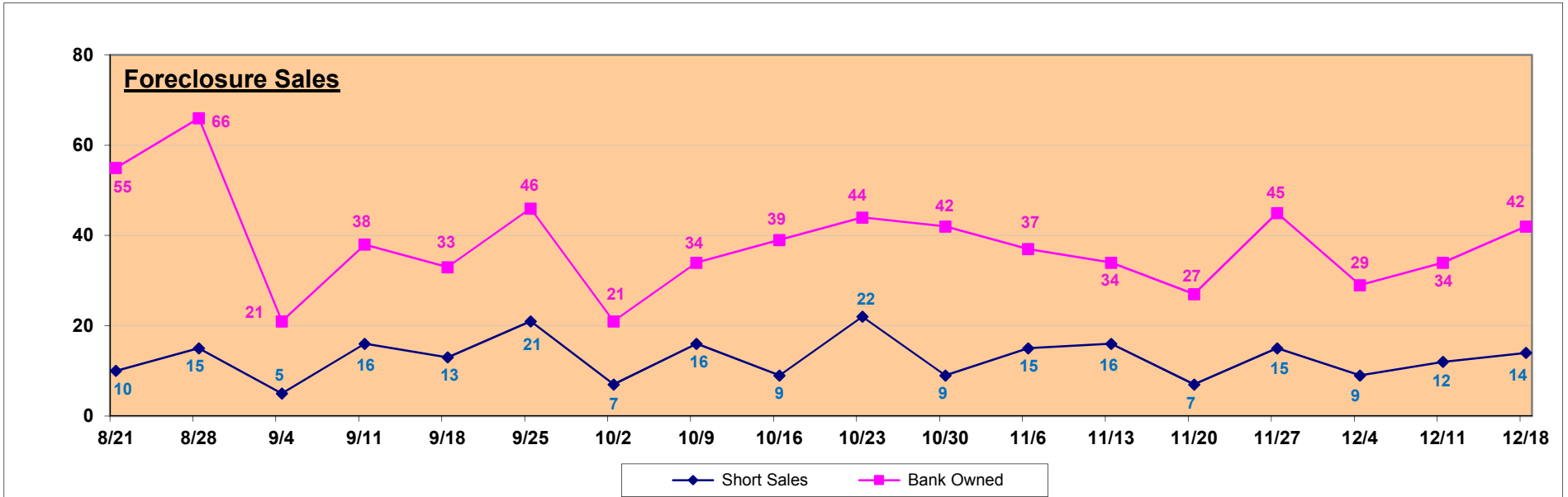
Square Footage

Average Square Feet	2,051	1,599	2,173	2,566	3,194	3,695	4,108
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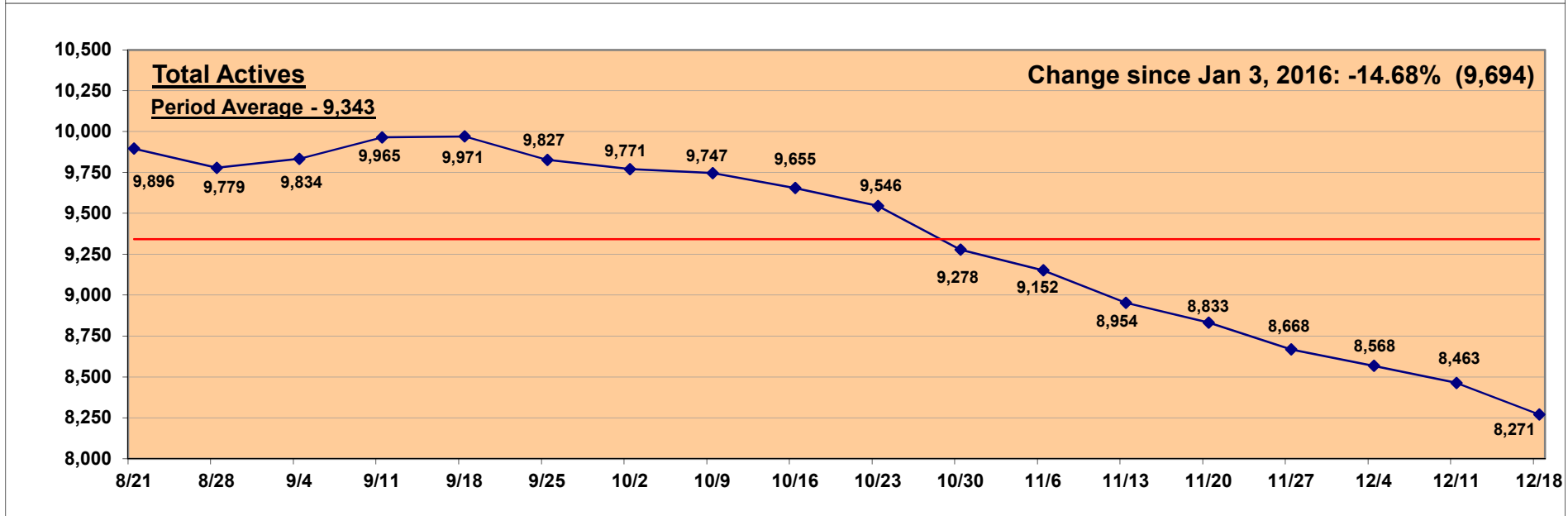
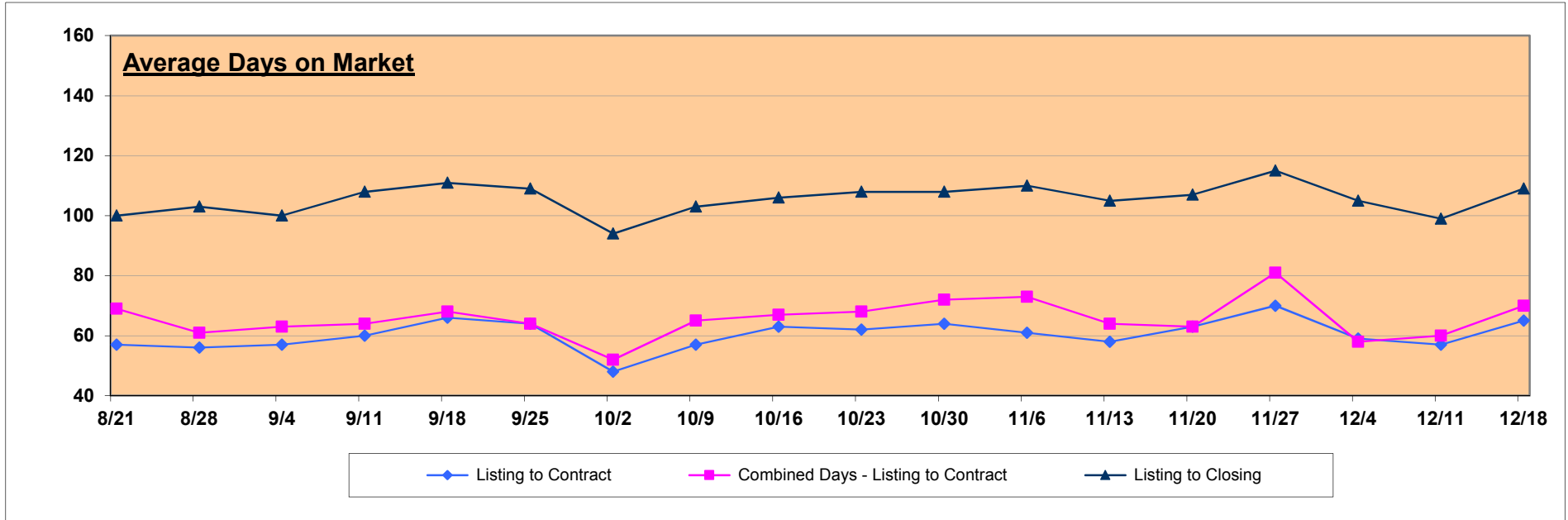
Single Family Homes



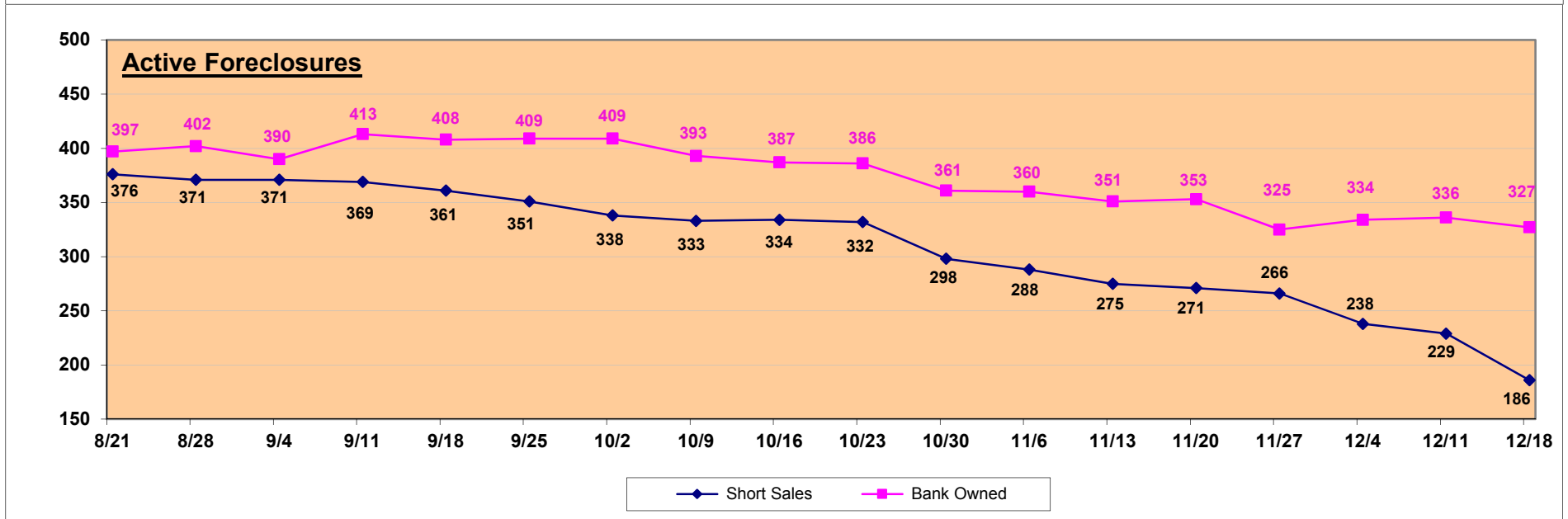
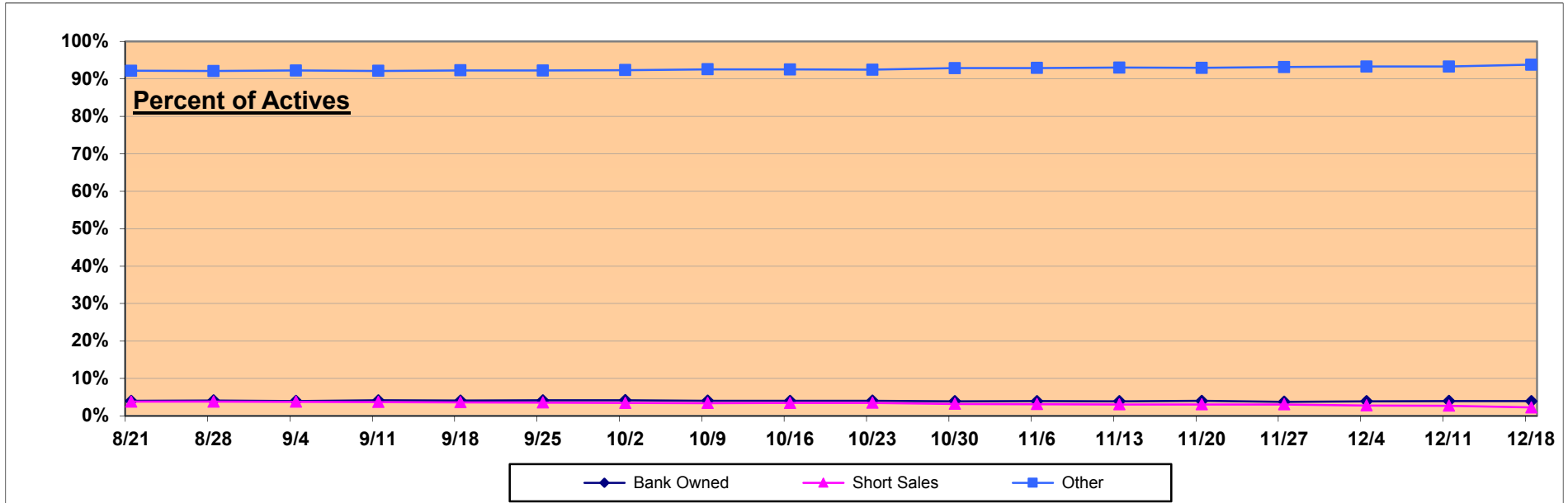
Single Family Homes



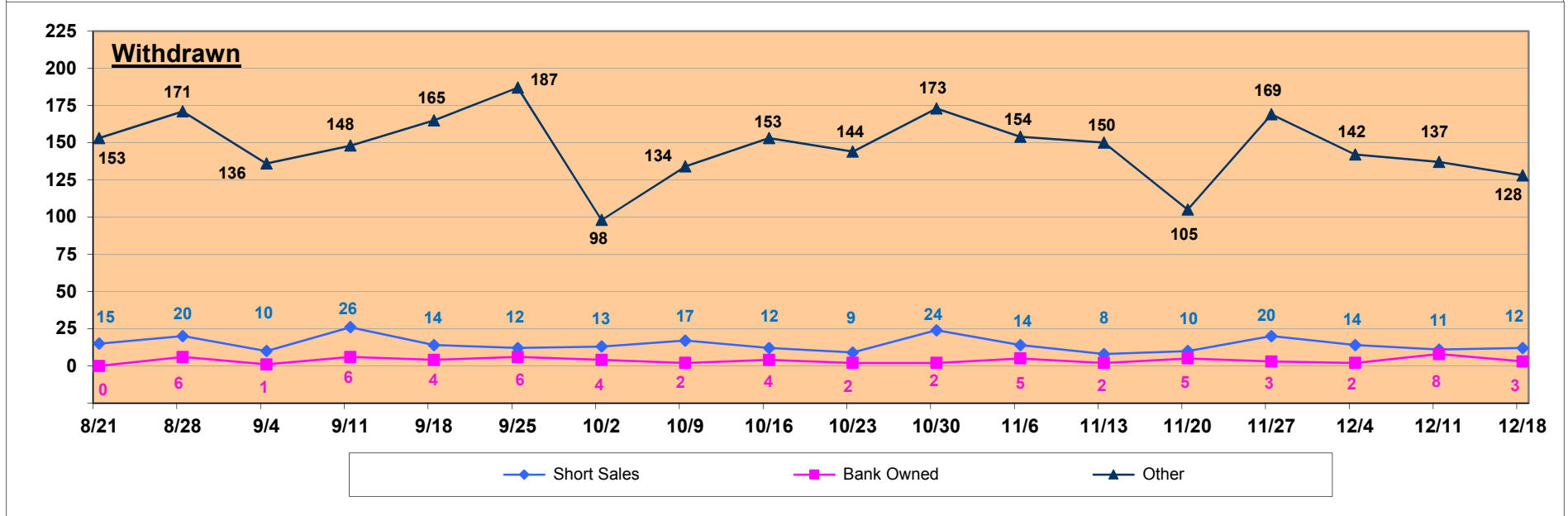
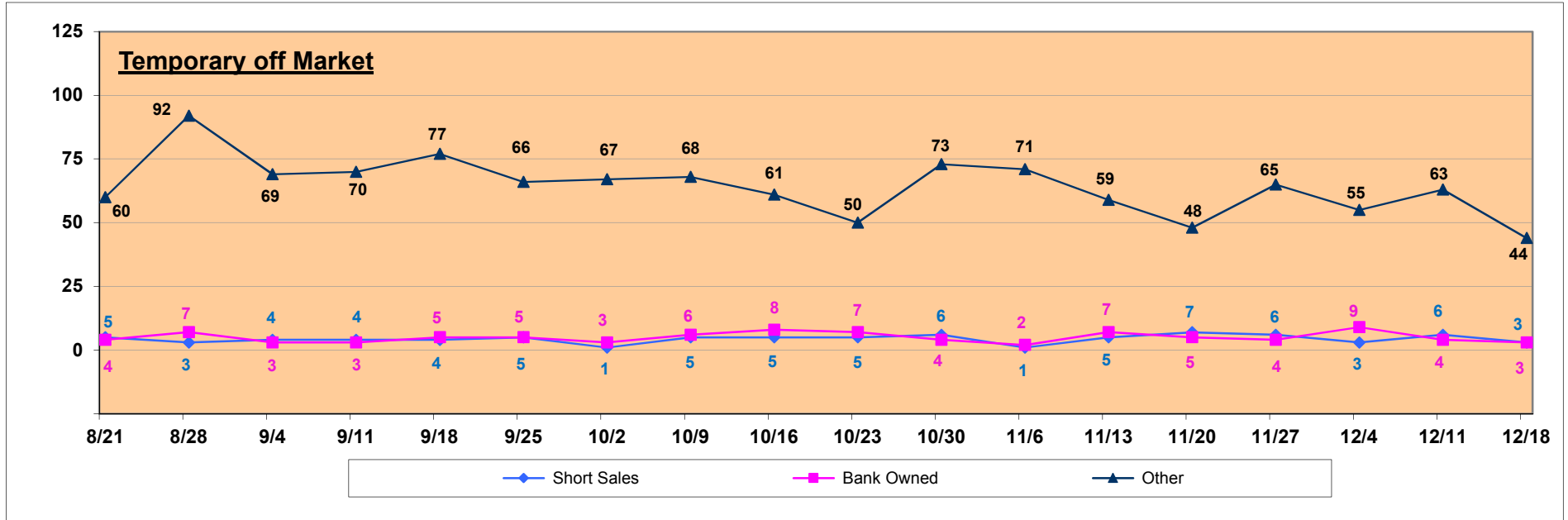
Single Family Homes



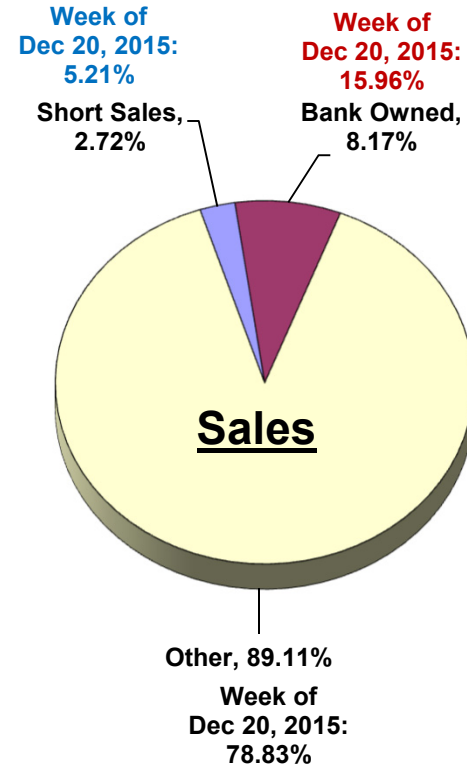
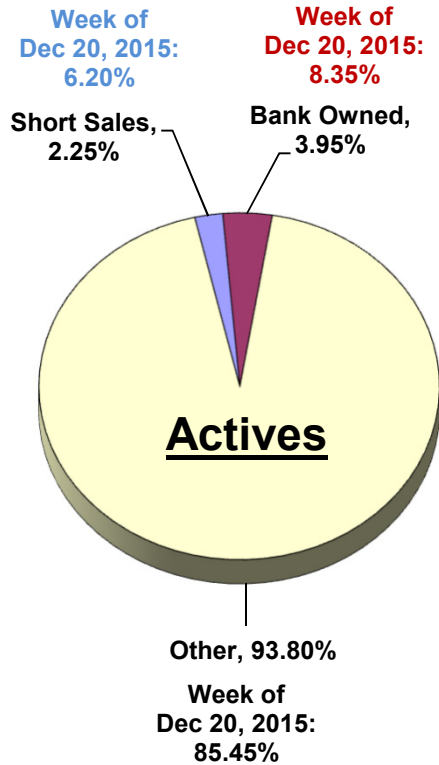
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
12/18/2016 - 12/24/2016
Lake, Orange, Osceola & Seminole Counties

Where are the 99 Single Family Homes available for the Median Price of \$220,000? (± \$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>
Seminole County		16	\$219,918	3.2	2.1	1,671	\$131.59
Casselberry	32707	2	\$219,745	3.0	2.0	1,646	\$133.50
Winter Springs / Tuskawilla	32708	2	\$219,700	3.0	2.0	1,421	\$154.61
Altamonte Springs / Forest City	32714	1	\$220,000	3.0	2.0	1,681	\$130.87
Longwood (East)	32750	3	\$220,100	3.0	2.0	1,798	\$122.41
Maitland / Eatonville	32751	1	\$219,900	4.0	2.0	1,674	\$131.36
Oviedo	32765	1	\$219,900	3.0	2.0	1,475	\$149.08
Sanford / Lake Forest	32771	2	\$219,950	4.0	3.0	1,900	\$115.76
Longwood / Wekiva Springs	32779	1	\$220,000	3.0	2.0	1,410	\$156.03
Winter Park	32792	3	\$219,933	3.0	2.0	1,724	\$127.57
Orange County		22	\$219,940	3.3	2.0	1,660	\$132.48
Apopka / Hunt Club	32703	3	\$219,970	3.0	2.0	1,954	\$112.57
College Park	32804	1	\$219,987	3.0	1.0	967	\$227.49
Delaney / Crystal Lake	32806	3	\$219,933	3.0	2.0	1,397	\$157.43
Conway	32812	2	\$219,750	3.0	2.0	1,372	\$160.17
Ventura	32822	1	\$220,000	3.0	2.0	2,074	\$106.08
Taft	32824	3	\$220,000	3.0	2.0	1,833	\$120.02
Rio Pinar / Union Park	32825	2	\$219,950	4.0	2.0	1,662	\$132.34
Research Park	32826	1	\$219,900	4.0	2.0	2,024	\$108.65
Metro West / Orlo Vista	32835	1	\$220,000	3.0	2.0	1,465	\$150.17
Hunters Creek	32837	2	\$219,995	3.0	2.0	1,460	\$150.68
Ocoee	34761	2	\$219,900	4.0	2.0	1,786	\$123.12
Winter Garden / Oakland	34787	1	\$219,900	4.0	3.0	1,882	\$116.84
Osceola County		33	\$219,955	4.0	2.0	1,911	\$115.10
Kissimmee / Buena Ventura Lakes	34743	1	\$219,500	4.0	2.0	1,863	\$117.82
Kissimmee (East)	34744	5	\$219,920	4.0	2.0	1,978	\$111.18
Kissimmee (West) / Pleasant Hill	34746	10	\$219,969	4.0	2.0	1,900	\$115.77
Kissimmee / Celebration	34747	7	\$220,048	4.0	2.0	1,648	\$133.52
Kissimmee / Poinciana	34758	4	\$219,946	4.0	2.0	2,343	\$93.87
St Cloud	34769	1	\$219,900	4.0	2.0	2,329	\$94.42
St Cloud / Canoe Creek	34772	4	\$219,950	4.0	2.0	1,775	\$123.92
St Cloud / Harmony	34773	1	\$219,900	3.0	2.0	1,971	\$111.57

Monday Morning Quarterback
12/18/2016 - 12/24/2016
Lake, Orange, Osceola & Seminole Counties

Where are the 99 Single Family Homes available for the Median Price of \$220,000? (cont'd) (± \$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>
Lake County		28	\$219,955	3.2	2.0	1,999	\$110.03
Lady Lake / The Villages	32159	2	\$219,856	3.0	2.0	1,891	\$116.26
Eustis (West)	32726	1	\$220,000	3.0	2.0	1,427	\$154.17
Grand Island	32735	2	\$219,900	3.0	2.0	2,064	\$106.54
Tavares / Mt Plymouth	32778	3	\$219,930	4.0	2.0	2,154	\$102.10
Astatula	34705	1	\$220,000	3.0	2.0	1,799	\$122.29
Clermont (Central)	34711	5	\$219,920	3.0	2.0	1,837	\$119.72
Clermont (South)	34714	2	\$219,950	4.0	2.0	1,652	\$133.14
Minneola	34715	1	\$220,000	4.0	3.0	2,704	\$81.36
Groveland	34736	3	\$219,983	3.0	2.0	2,210	\$99.54
Leesburg (West)	34748	6	\$220,033	3.0	2.0	1,992	\$110.46
Leesburg (East) / Haines Creek	34788	2	\$219,900	3.0	2.0	2,300	\$95.61

Monday Morning Quarterback
12/18/2016 - 12/24/2016
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	150	133	8	6	2	1	0
Bank Owned	8	7	0	0	1	0	0
Short Sales	5	4	1	0	0	0	0
Other	137	122	7	6	1	1	0
Active Listings	2,430	1,832	236	211	60	60	31
Bank Owned	71	64	4	1	0	0	2
Short Sales	40	36	2	2	0	0	0
Other	2,319	1,732	230	208	60	60	29
Months of Inventory	4	3	7	8	7	14	0

List Price

Average Original List Price	\$161,729	\$137,677	\$285,823	\$360,065	\$511,200	\$479,000	\$0
Average Final List Price	\$158,484	\$135,175	\$283,198	\$349,232	\$477,200	\$479,000	\$0

Sale Price

Average Price	\$152,354	\$129,988	\$275,186	\$333,332	\$430,000	\$503,245	\$0
Median Price	\$135,000	\$127,000	\$271,500	\$322,495	\$430,000	\$503,245	\$0

Price Differences

Original to Final List Price	-\$3,245	-\$2,502	-\$2,625	-\$10,833	-\$34,000	\$0	\$0
Original List to Sale Price - \$	-\$9,375	-\$7,689	-\$10,637	-\$26,733	-\$81,200	\$24,245	\$0
Final List to Sale Price - \$	-\$6,130	-\$5,187	-\$8,012	-\$15,900	-\$47,200	\$24,245	\$0
Original List to Sale Price - %	94.20%	94.42%	96.28%	92.58%	84.12%	105.06%	0.00%
Final List to Sale Price - %	96.13%	96.16%	97.17%	95.45%	90.11%	105.06%	0.00%

Days on the Market

Avg Days Listing to Contract	60	57	84	91	87	20	0
Combined Avg Days to Contract	76	72	121	100	86	20	0
Avg Days Listing to Closing	100	94	140	129	112	281	0
Avg Days Contract to Close	39	37	56	38	26	257	0

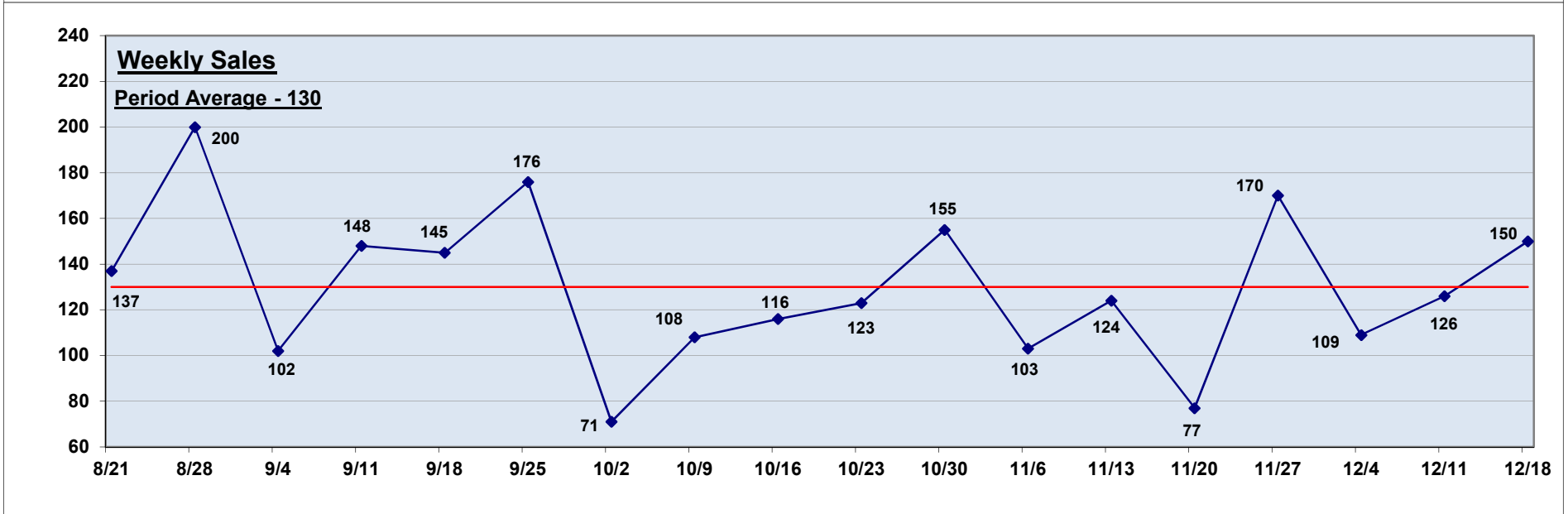
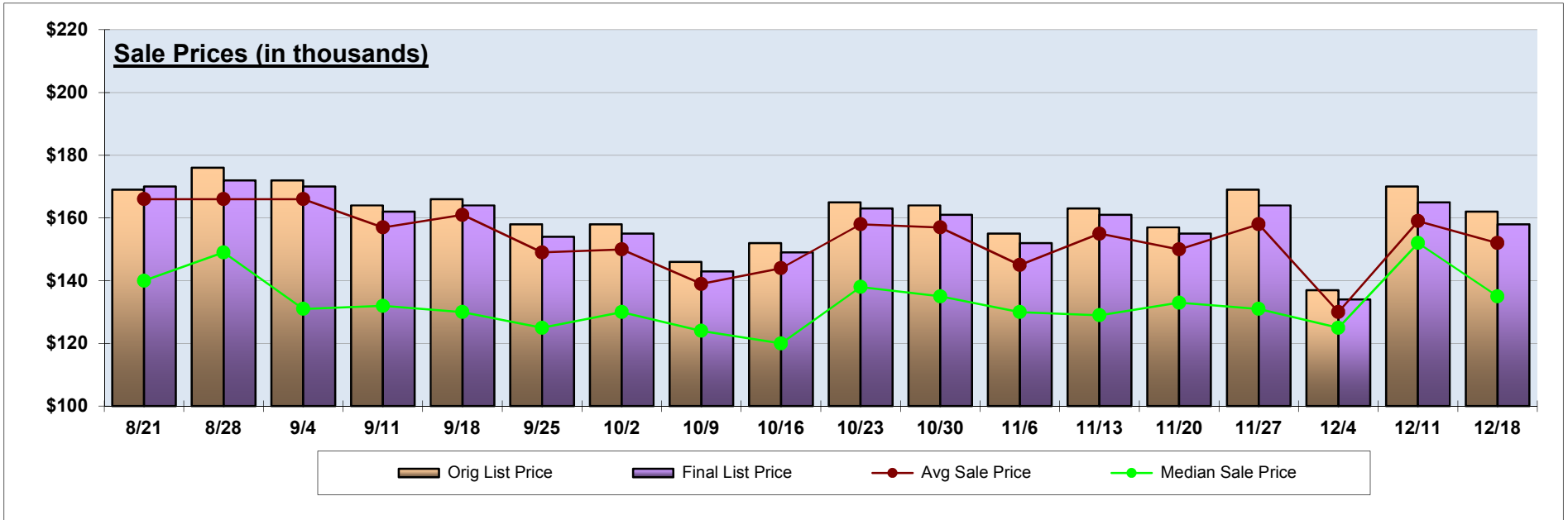
Beds / Baths

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

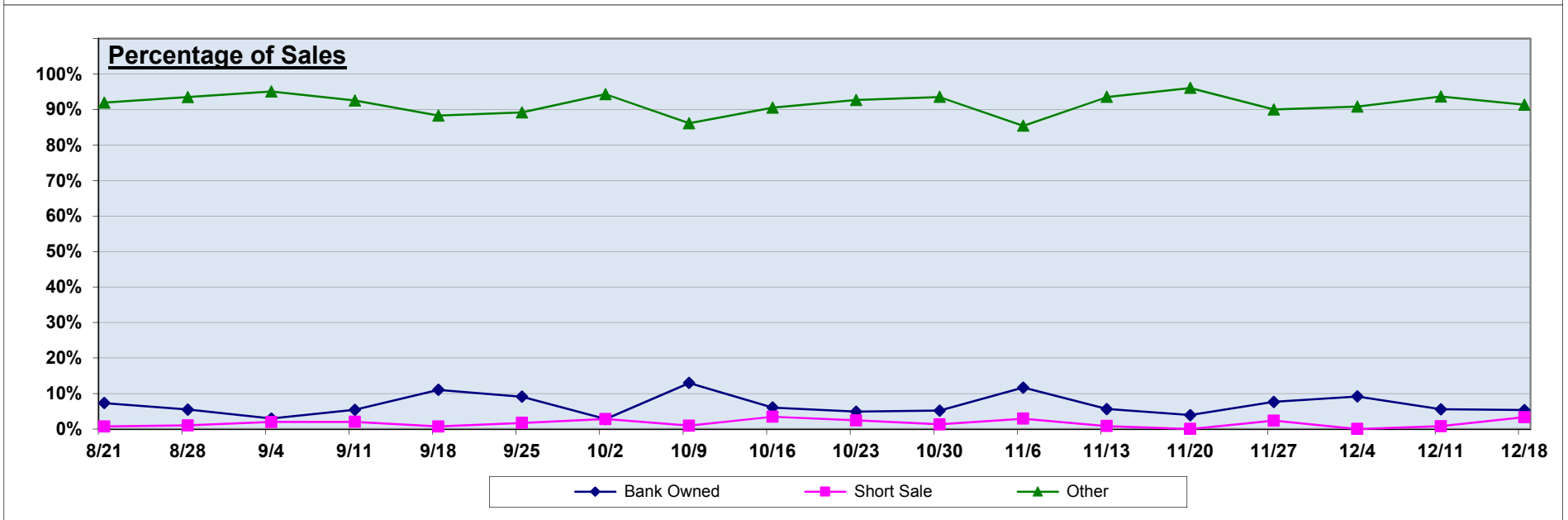
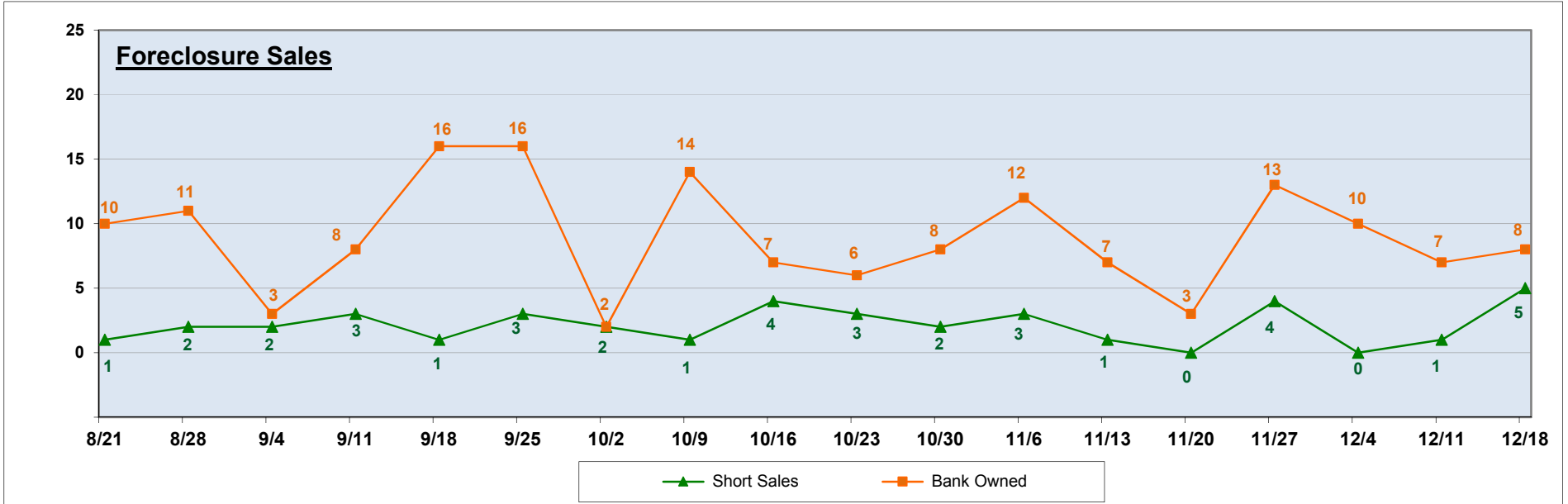
Square Footage

Average Square Feet	1,339	1,265	1,872	1,973	2,062	1,737	0
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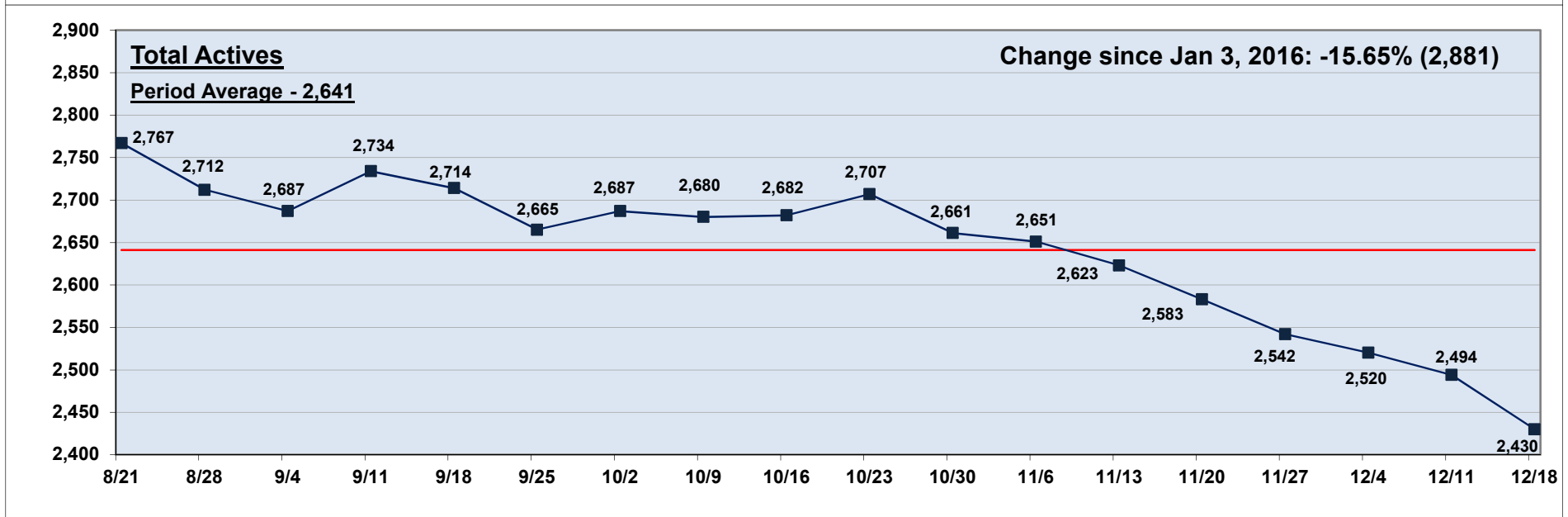
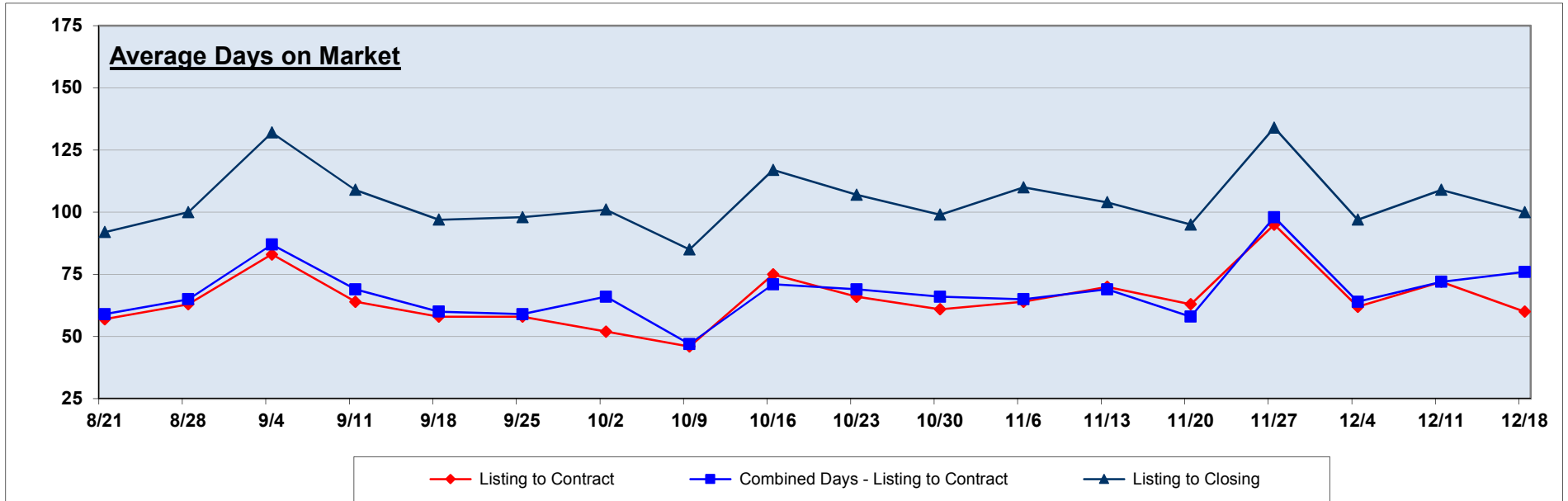
Condos, Townhomes, Villas



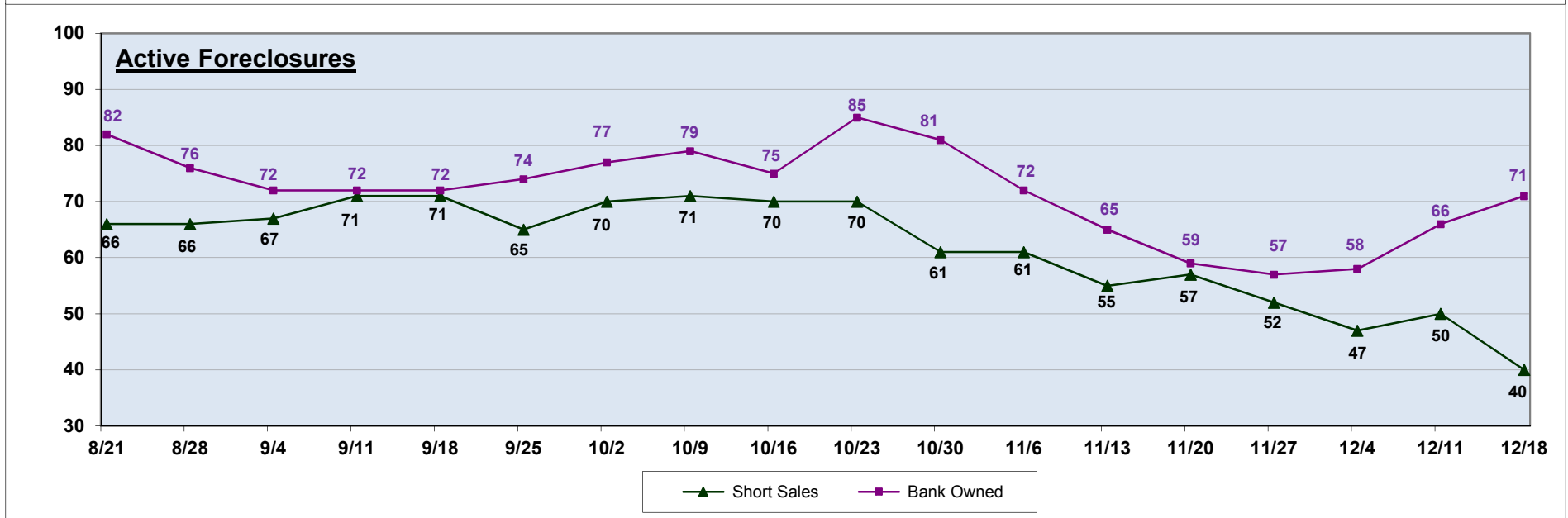
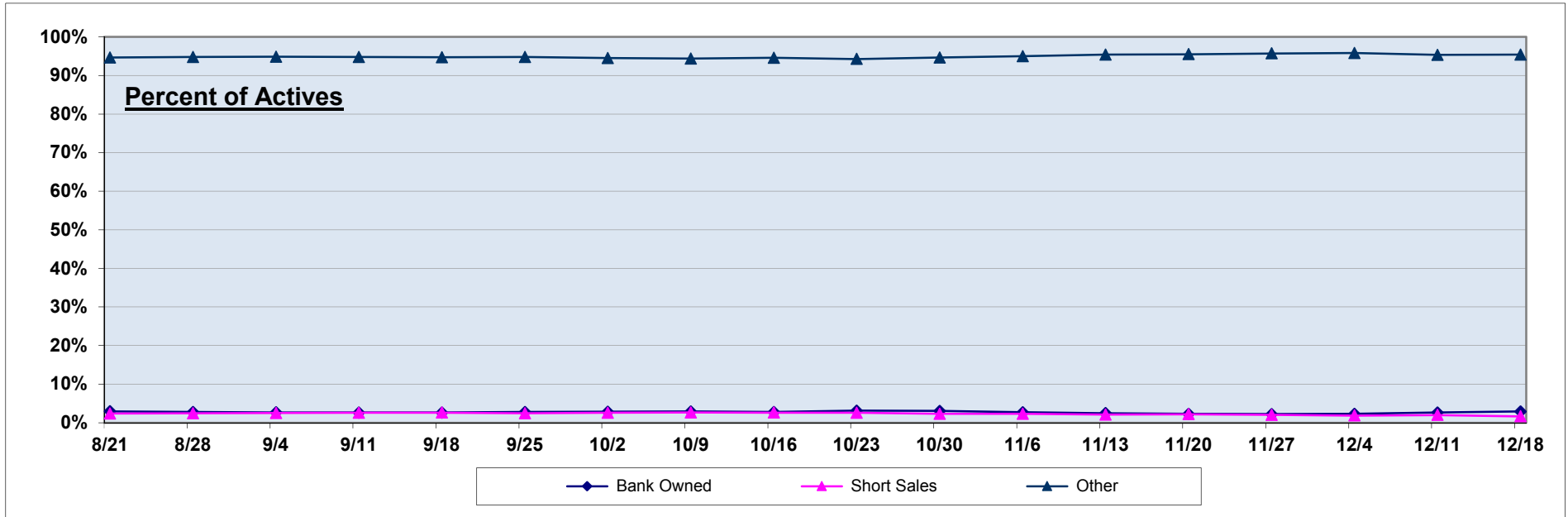
Condos, Townhomes, Villas



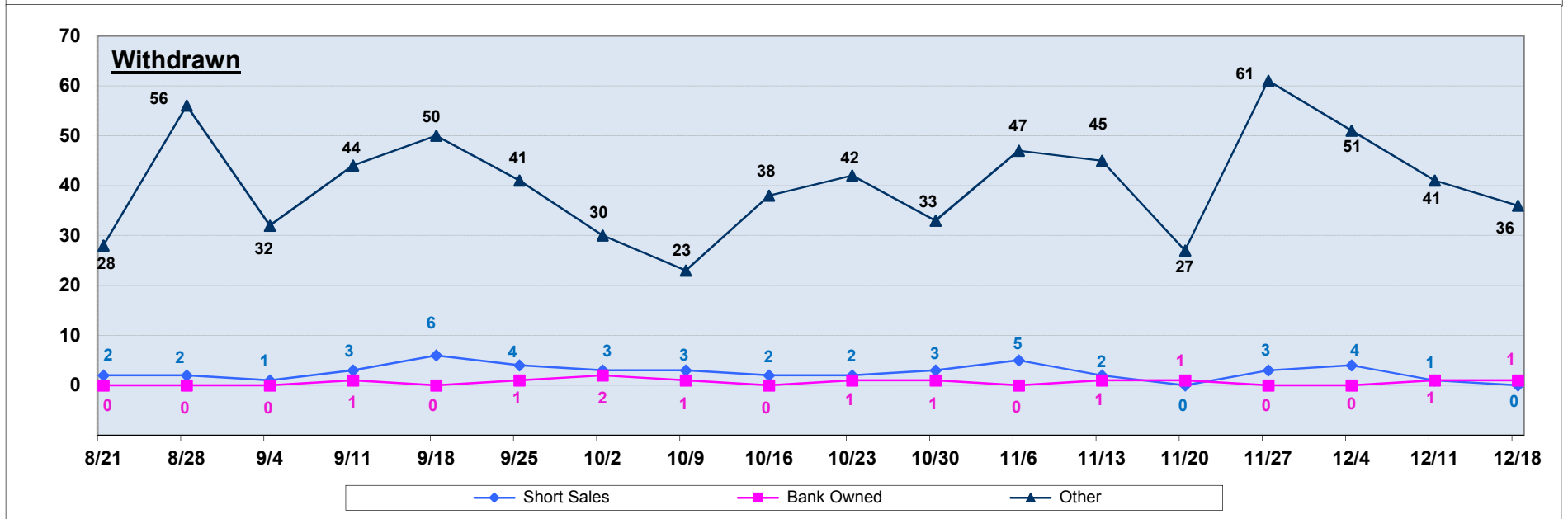
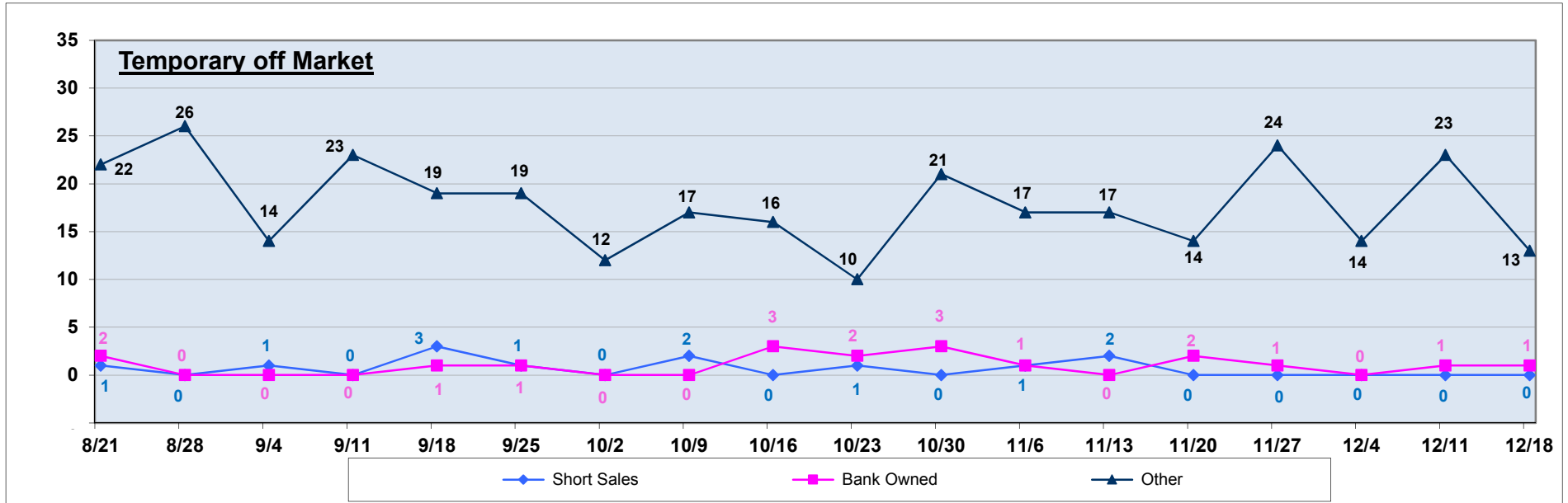
Condos, Townhomes, Villas



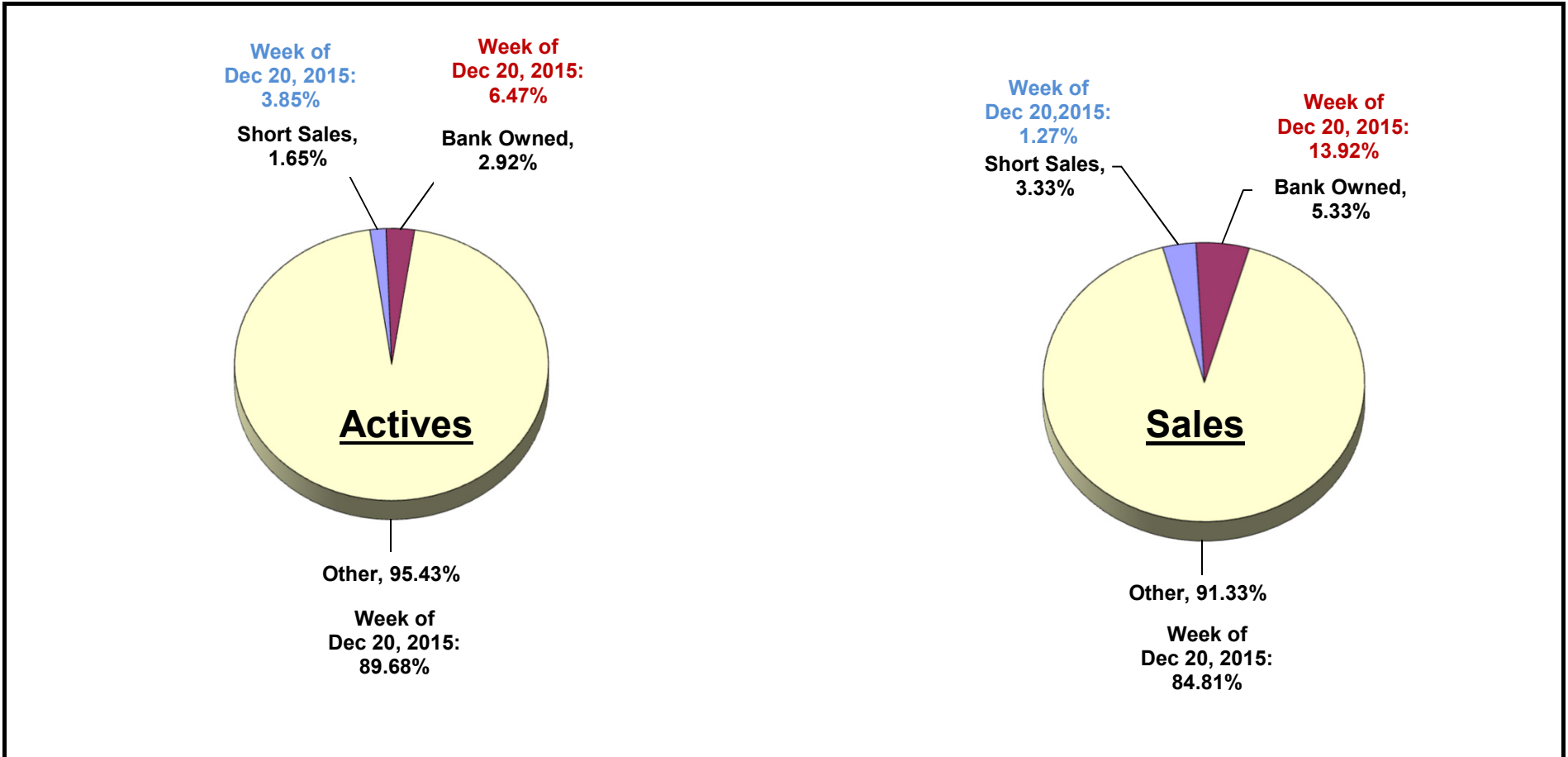
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Monday Morning Quarterback
12/18/2016 - 12/24/2016
Lake, Orange, Osceola & Seminole Counties

Where are the 29 Condos, Townhomes, or Villas available for the Median Price of \$135,000? (± \$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>
Seminole County		2	\$134,950	2.0	2.0	1,022	\$132.11
Oviedo	32765	1	\$135,000	2.0	2.0	975	\$138.46
Winter Park	32792	1	\$134,900	2.0	2.0	1,068	\$126.31
Orange County		17	\$134,964	2.5	1.8	1,224	\$110.31
Maitland / Eatonville	32751	1	\$134,900	2.0	1.0	1,353	\$99.70
Orlando (Downtown)	32801	1	\$135,000	1.0	1.0	664	\$203.31
Delaney / Crystal Lake	32806	2	\$134,900	3.0	2.0	1,278	\$105.56
Azalea Park	32807	1	\$135,000	3.0	2.0	1,374	\$98.25
Pine Hills / Rosemont	32808	1	\$135,000	3.0	1.0	1,178	\$114.60
Orlo Vista	32811	3	\$134,967	3.0	2.0	1,234	\$109.37
Williamsburg / Lake Bryan	32821	3	\$134,997	2.0	2.0	1,144	\$118.00
Metro West / Orlo Vista	32835	3	\$134,967	3.0	2.0	1,341	\$100.65
Hunters Creek	32837	1	\$134,900	2.0	2.0	1,466	\$92.02
Ocoee	34761	1	\$135,000	2.0	2.0	1,052	\$128.33
Osceola County		10	\$134,878	2.3	2.0	1,201	\$112.29
Davenport	33896	2	\$134,975	3.0	2.0	1,248	\$108.15
Kissimmee (Central)	34741	3	\$134,967	2.0	2.0	1,237	\$109.11
Kissimmee (West) / Pleasant Hill	34746	1	\$134,900	3.0	2.0	1,136	\$118.75
Kissimmee / Celebration	34747	4	\$134,756	2.0	2.0	1,167	\$115.47