



Monday Morning Quarterback Summary

Week of Apr 2, 2017

Single-family existing homes

- Sales of single-family homes decreased to 473 during the week of Apr 2, from 740 the week prior
- The median price of single family homes increased to \$243,000, a change of 1.3%
- The number of single-family home foreclosure transactions decreased to 29 last week, from 45 the week of Mar 26
- The number of single-family home short-sale transactions decreased to 9 from 14 the week prior
- Single-family inventory increased by 61, and now sits at 7,958

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 122 during the week of Apr 2, from 220 the week prior
- The median price of condos, townhomes, and villas decreased to \$133,750, a change of -6.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 6 last week, from 11 the week of Mar 26
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 2 the week prior
- Condo inventory increased by 47, and now sits at 2,306

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

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	473	259	87	77	27	21	2
Bank Owned	29	19	5	3	0	2	0
Short Sales	9	8	1	0	0	0	0
Other	435	232	81	74	27	19	2
Active Listings	7,958	2,293	1,125	1,681	907	1,324	628
Bank Owned	244	145	31	35	10	19	4
Short Sales	132	66	19	32	5	8	2
Other	7,582	2,082	1,075	1,614	892	1,297	622
Months of Inventory	4	2	3	5	8	15	72

List Price

Average Original List Price	\$274,877	\$179,578	\$284,526	\$359,184	\$454,848	\$682,818	\$2,237,450
Average Final List Price	\$267,725	\$175,592	\$278,447	\$352,979	\$448,177	\$644,080	\$2,062,450

Sale Price

Average Price	\$260,761	\$171,804	\$272,685	\$342,402	\$437,222	\$635,430	\$1,802,500
Median Price	\$243,000	\$184,000	\$270,000	\$340,000	\$430,000	\$602,358	\$1,802,500

Price Differences

Original to Final List Price	-\$7,152	-\$3,986	-\$6,079	-\$6,205	-\$6,671	-\$38,738	-\$175,000
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Original List to Sale Price - \$	-\$14,116	-\$7,774	-\$11,841	-\$16,782	-\$17,626	-\$47,388	-\$434,950
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Final List to Sale Price - \$	-\$6,964	-\$3,788	-\$5,762	-\$10,577	-\$10,955	-\$8,650	-\$259,950
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Original List to Sale Price - %	94.86%	95.67%	95.84%	95.33%	96.12%	93.06%	80.56%
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Final List to Sale Price - %	97.40%	97.84%	97.93%	97.00%	97.56%	98.66%	87.40%
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Days on the Market

Avg Days Listing to Contract	61	50	74	71	54	107	138
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Combined Avg Days to Contract	65	51	78	82	68	105	138
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Avg Days Listing to Closing	105	97	116	111	95	148	175
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Avg Days Contract to Close	44	46	43	40	41	41	38
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Beds / Baths

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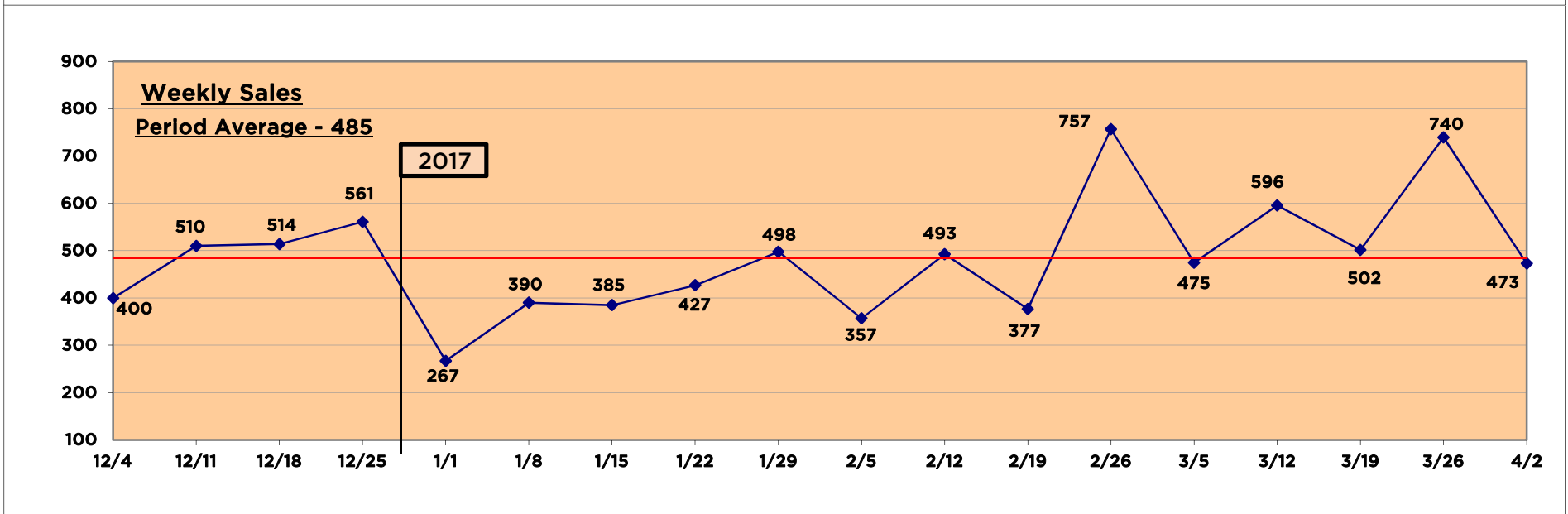
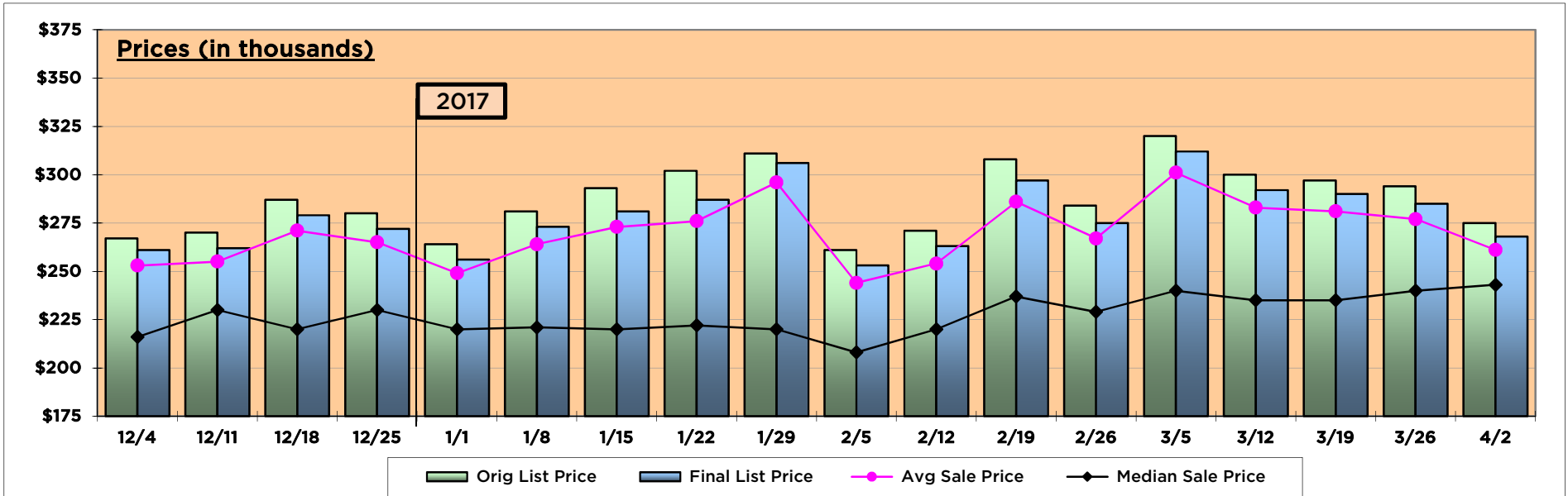
Average Full Baths	2	2	2	3	3	3	5
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Average Half Baths	0	0	0	0	1	1	2
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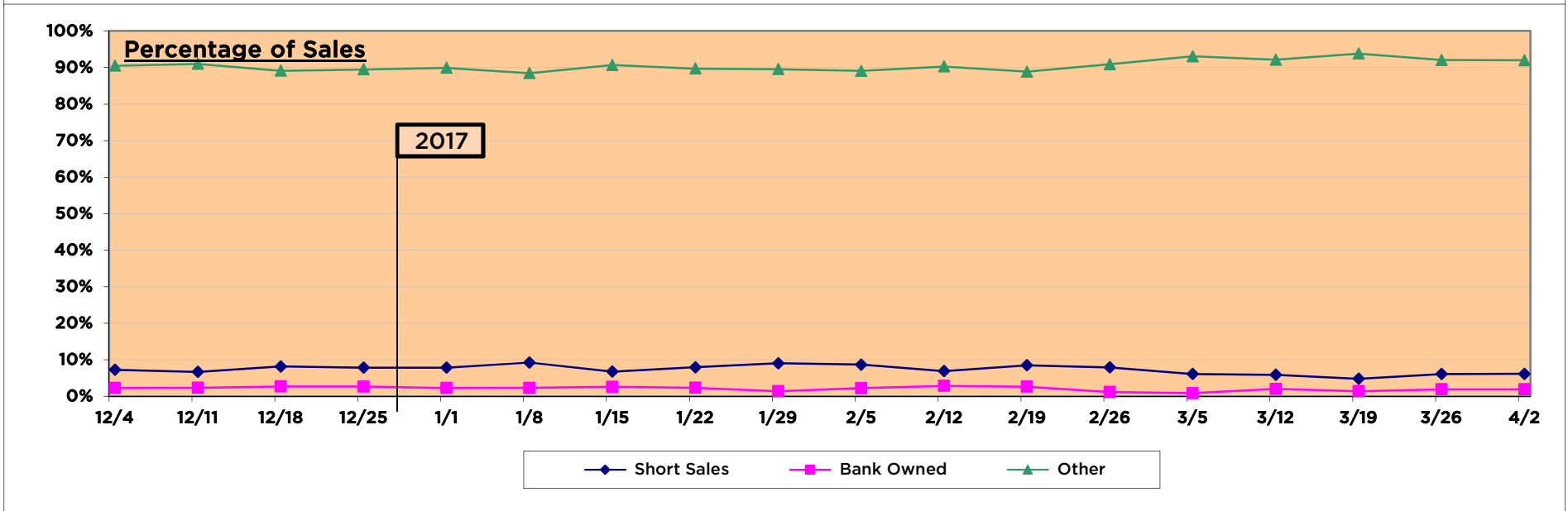
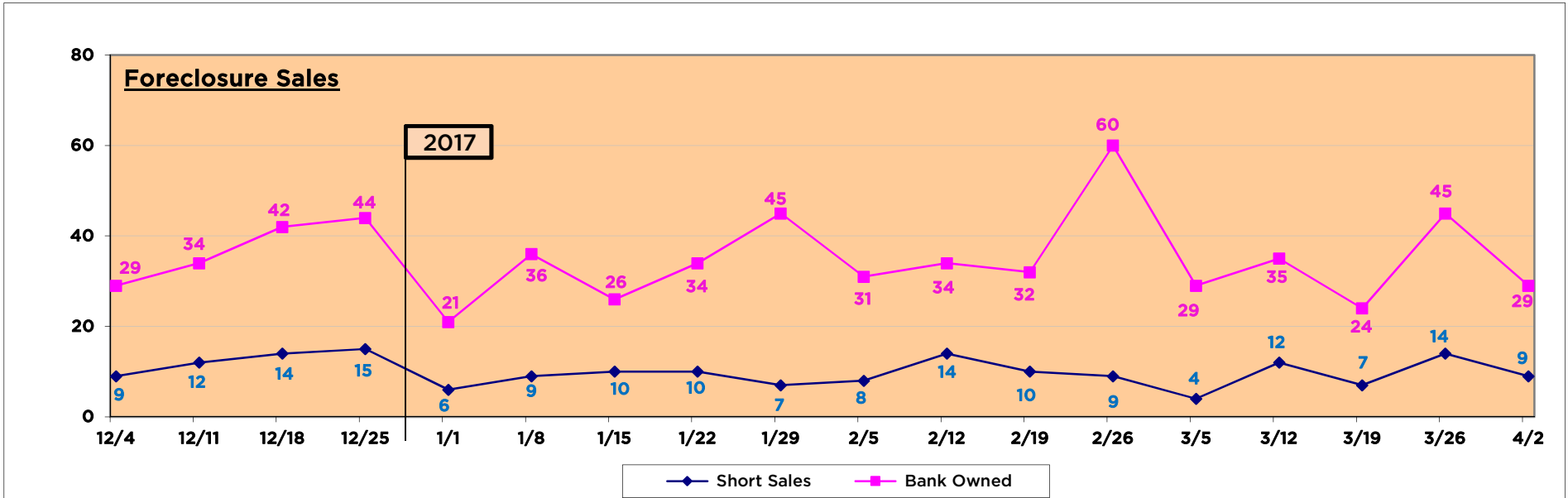
Square Footage

Average Square Feet	2,035	1,583	2,199	2,482	3,199	3,569	4,456
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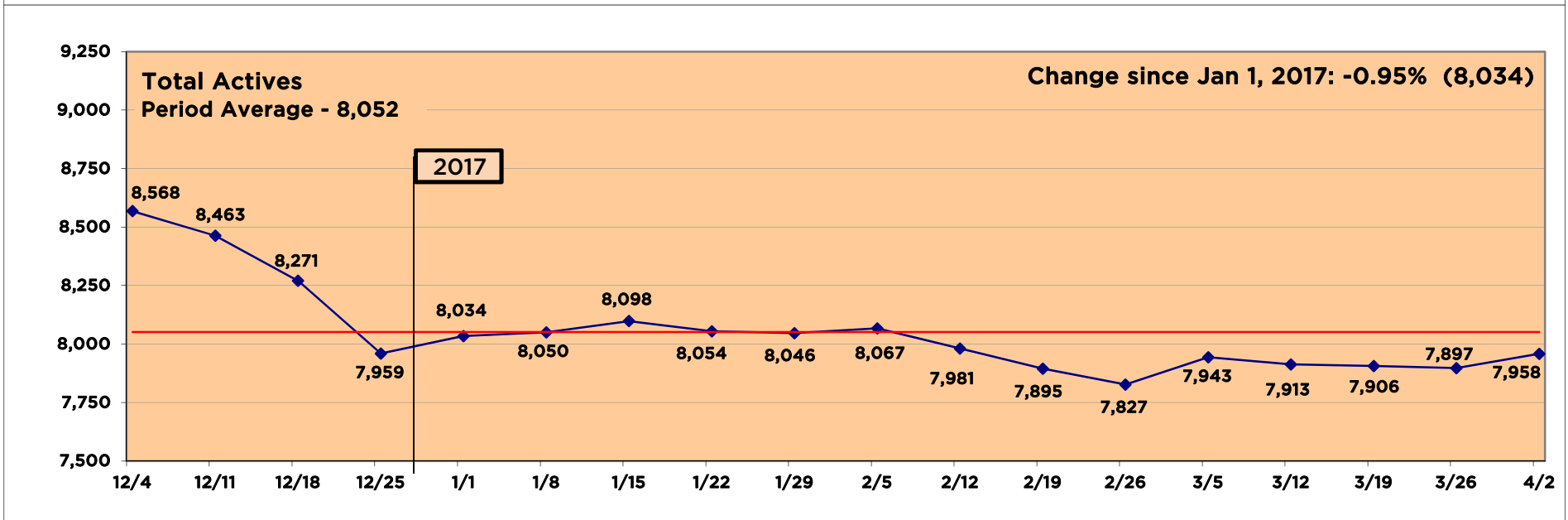
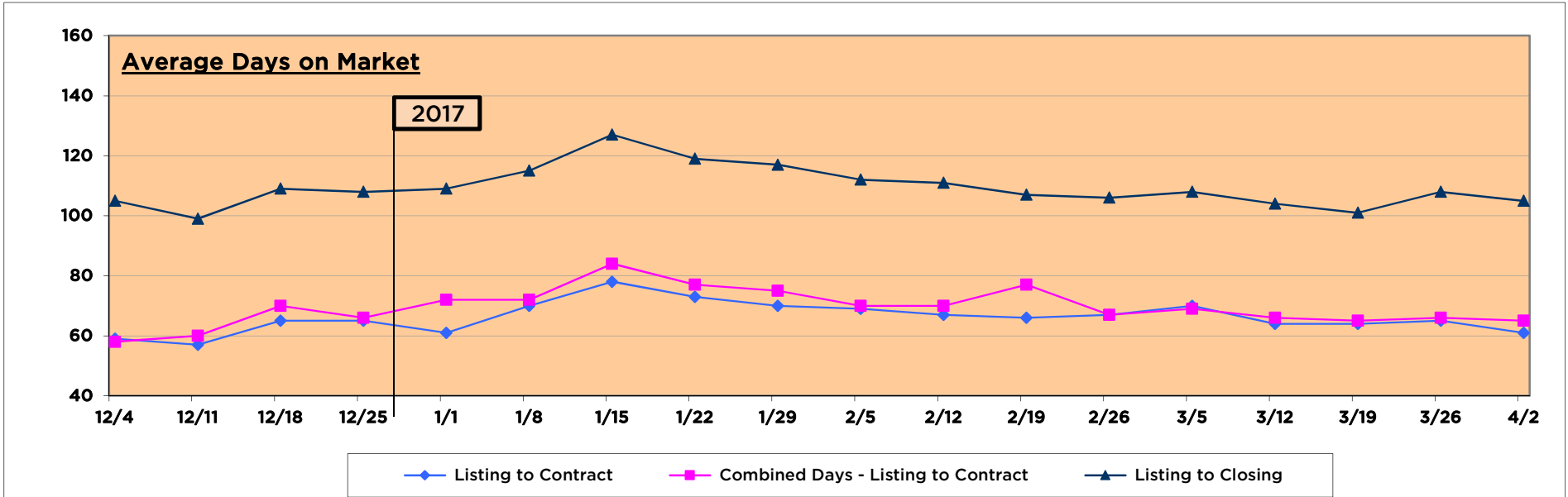
Single Family Homes



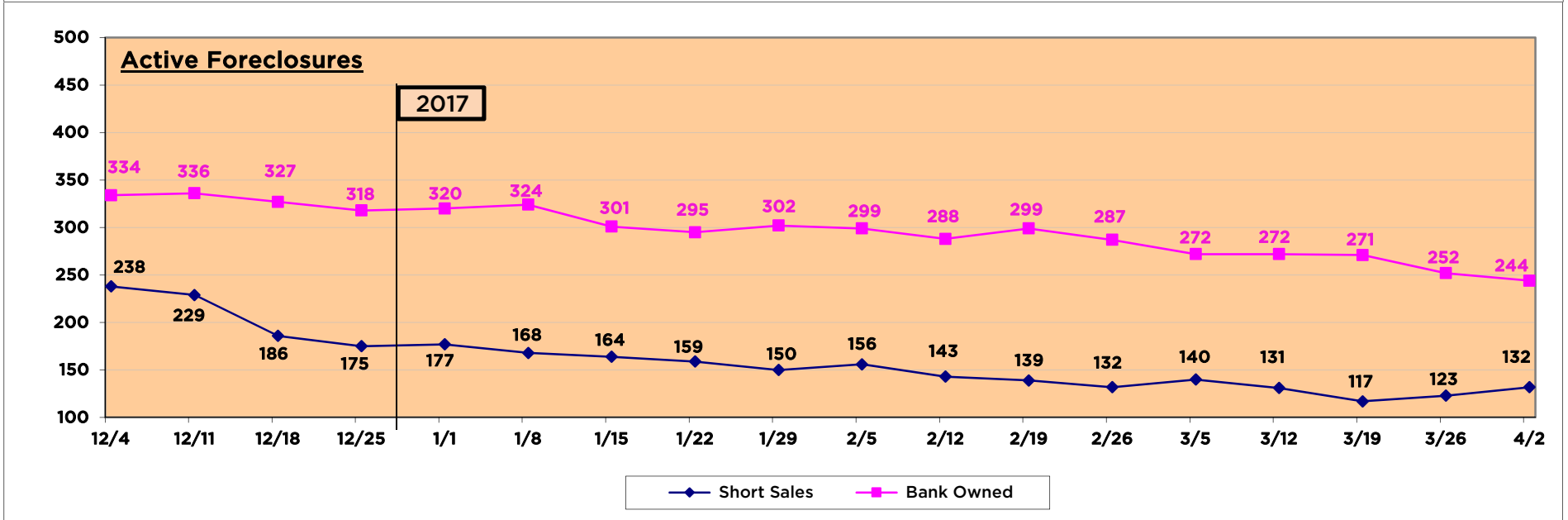
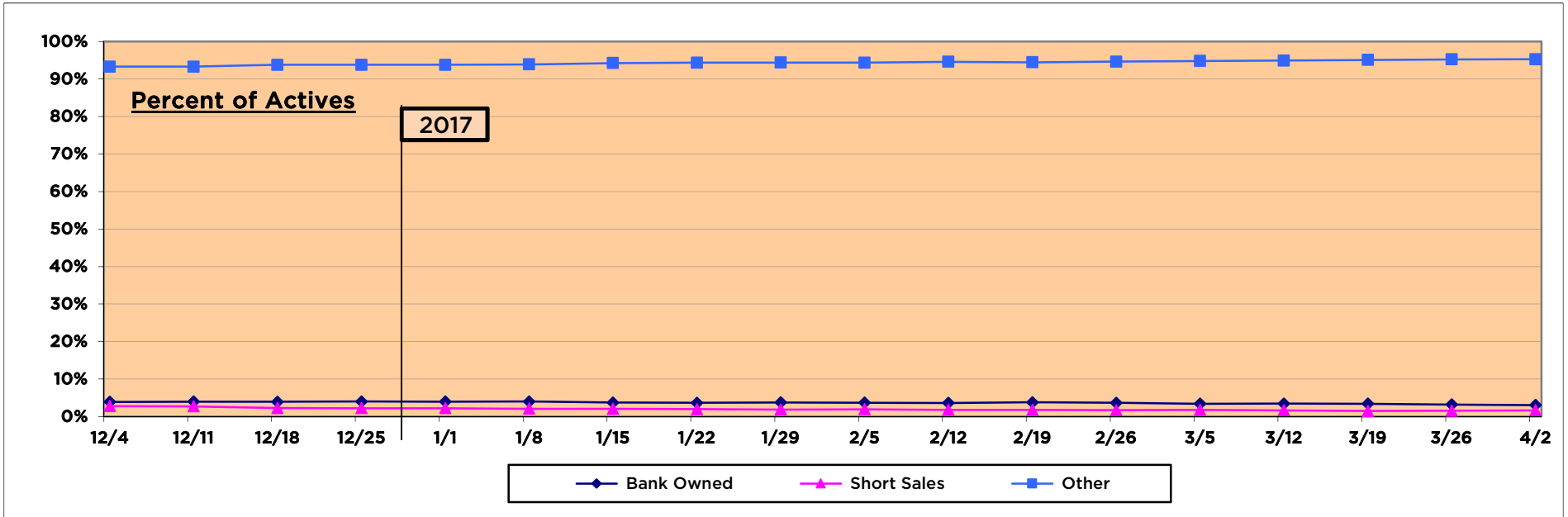
Single Family Homes



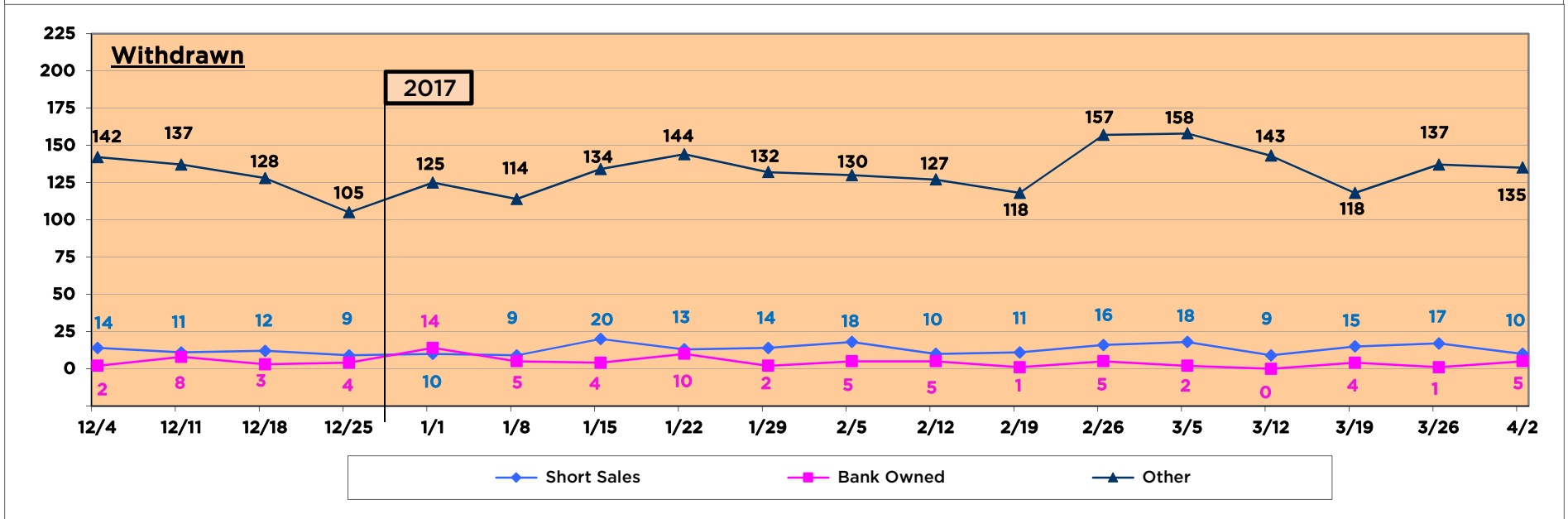
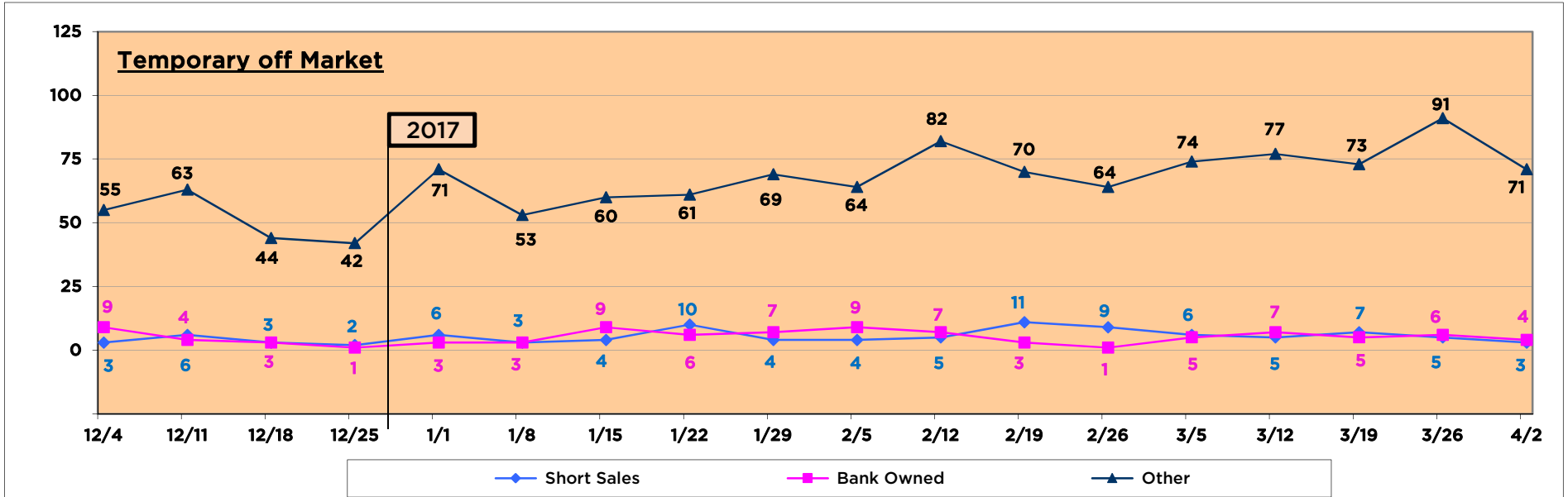
Single Family Homes



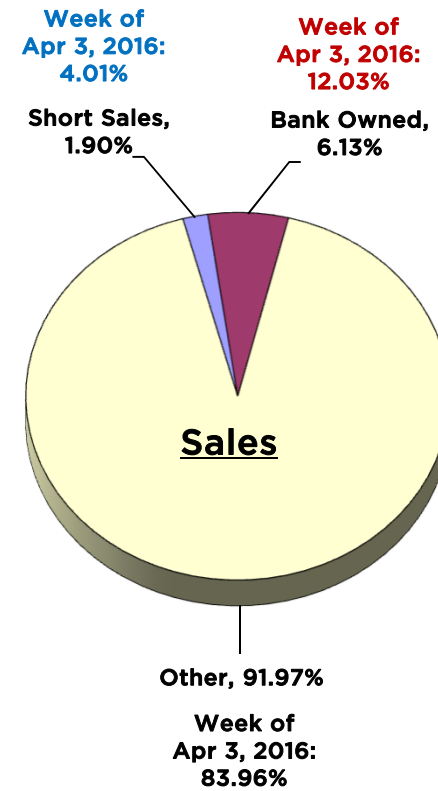
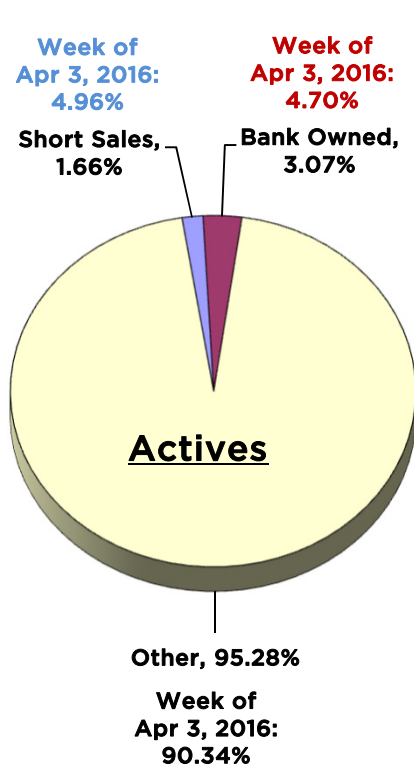
Single Family Homes



Single Family Homes



Single Family Homes



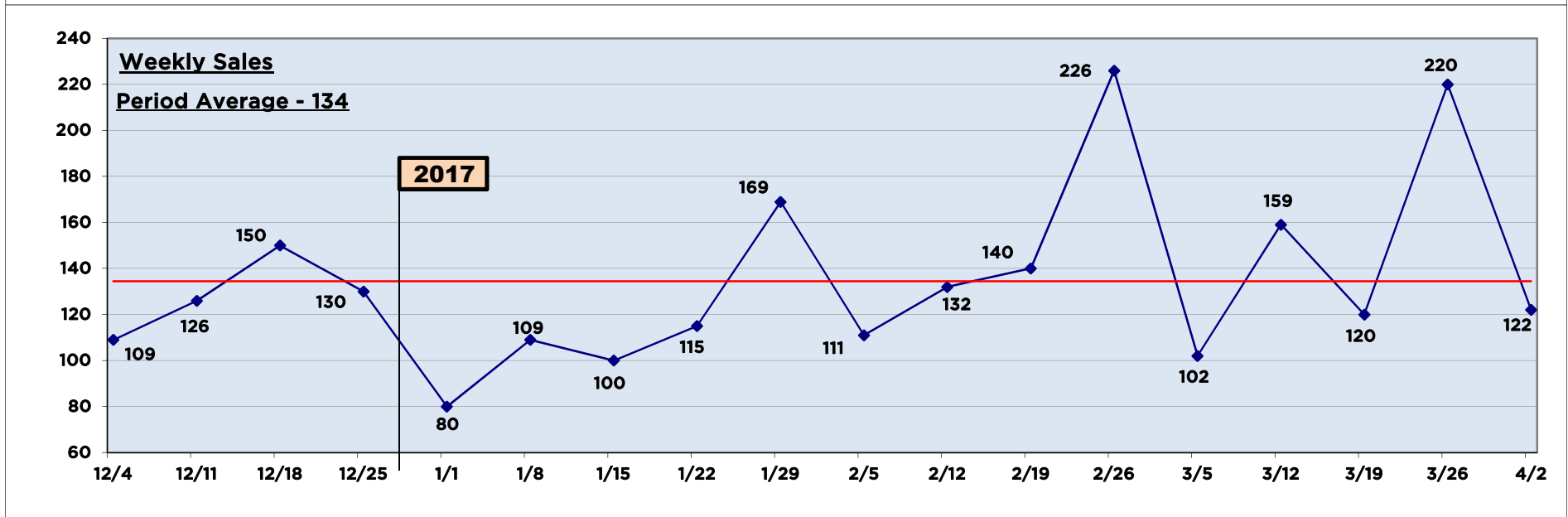
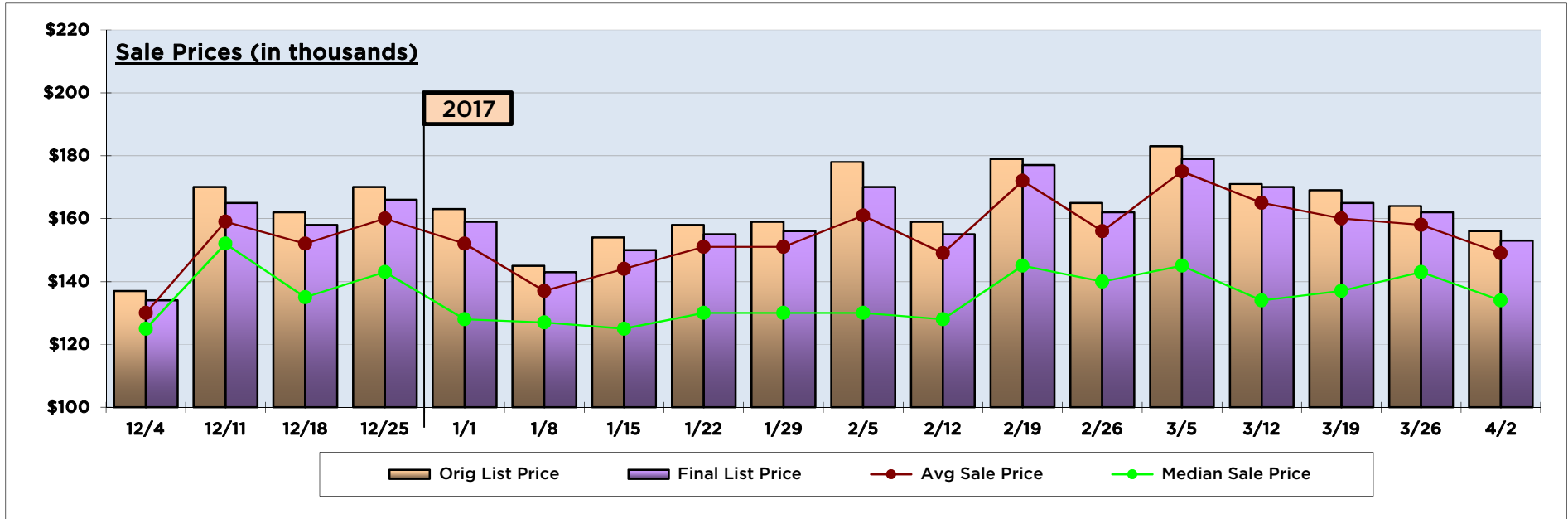
Where are the 9 Single Family Homes available for the Median Price of \$243,000? (± \$500)

<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>
Orange County		2	\$242,750	3.0	2.0	2,020	\$120.20
Apopka / Hunt Club	32703	1	\$242,500	3.0	2.0	2,378	\$101.98
Ventura	32822	1	\$243,000	3.0	2.0	1,661	\$146.30
Osceola County		3	\$242,767	4.0	2.0	2,262	\$107.32
Kissimmee (West) / Pleasant Hill	34746	3	\$242,767	4.0	2.0	2,262	\$107.32
Lake County		4	\$242,950	2.8	2.0	2,010	\$120.87
Clermont (South)	34714	1	\$243,000	4.0	2.0	2,527	\$96.16
Groveland	34736	2	\$242,950	2.0	2.0	1,728	\$140.60
Leesburg (West)	34748	1	\$242,900	3.0	2.0	2,057	\$118.08

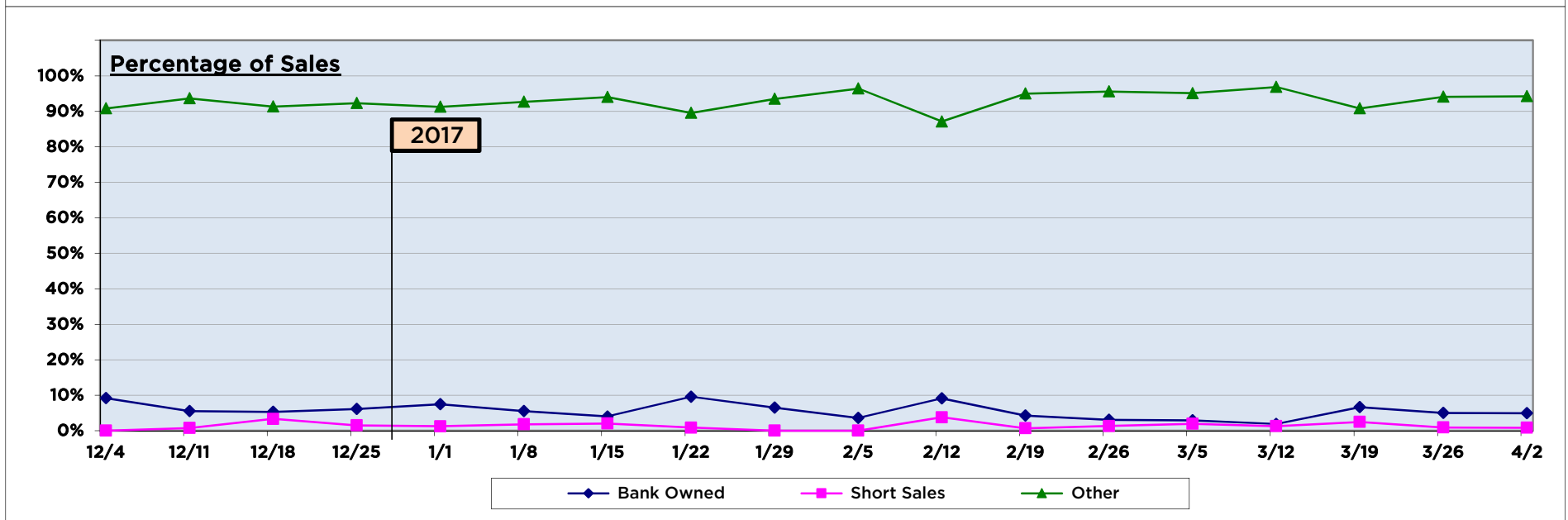
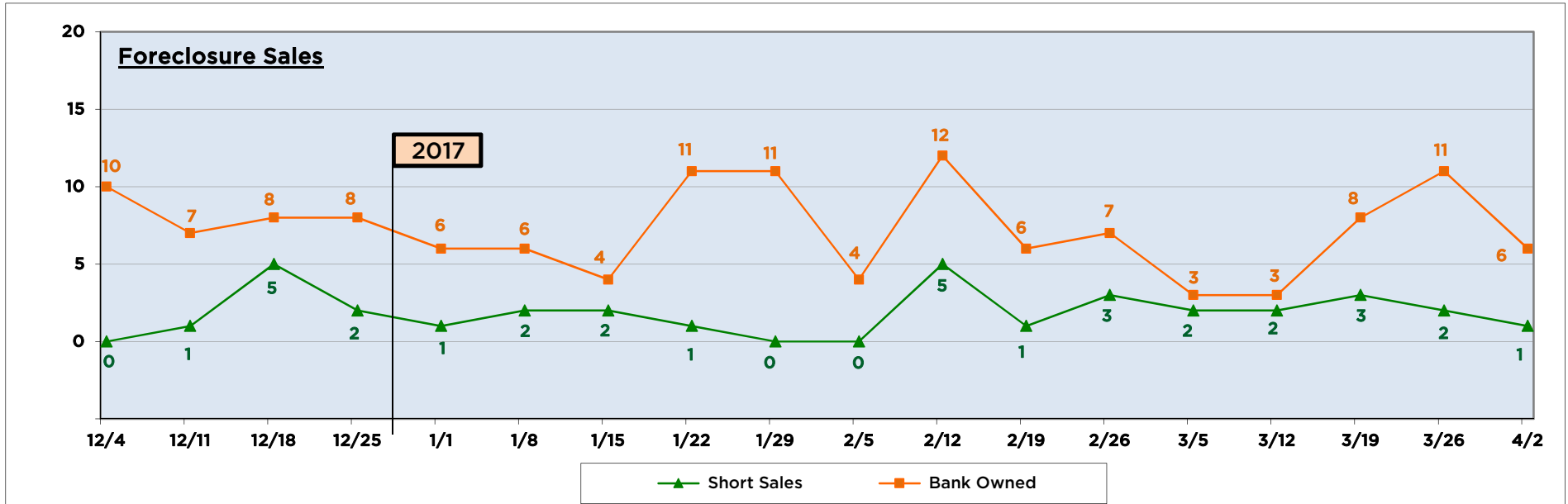
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	122	111	6	5	0	0	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	115	104	6	5	0	0	0
Active Listings	2,306	1,679	252	218	54	73	30
Bank Owned	61	58	0	1	0	0	2
Short Sales	27	21	2	4	0	0	0
Other	2,218	1,600	250	213	54	73	28
Months of Inventory	4	3	10	10	0	0	0
List Price							
Average Original List Price	\$155,929	\$140,015	\$278,233	\$362,460	\$0	\$0	\$0
Average Final List Price	\$153,131	\$137,660	\$274,450	\$355,460	\$0	\$0	\$0
Sale Price							
Average Price	\$149,027	\$133,747	\$270,550	\$342,410	\$0	\$0	\$0
Median Price	\$133,750	\$125,000	\$268,900	\$339,900	\$0	\$0	\$0
Price Differences							
Original to Final List Price	-\$2,798	-\$2,355	-\$3,783	-\$7,000	\$0	\$0	\$0
Original List to Sale Price - \$	-\$6,902	-\$6,268	-\$7,683	-\$20,050	\$0	\$0	\$0
Final List to Sale Price - \$	-\$4,104	-\$3,913	-\$3,900	-\$13,050	\$0	\$0	\$0
Original List to Sale Price - %	95.57%	95.52%	97.24%	94.47%	0.00%	0.00%	0.00%
Final List to Sale Price - %	97.32%	97.16%	98.58%	96.33%	0.00%	0.00%	0.00%
Days on the Market							
Avg Days Listing to Contract	63	65	39	54	0	0	0
Combined Avg Days to Contract	70	72	39	54	0	0	0
Avg Days Listing to Closing	102	104	72	94	0	0	0
Avg Days Contract to Close	39	39	33	39	0	0	0
Beds / Baths							
Average Bedrooms	2	2	3	3	0	0	0
Average Full Baths	2	2	2	2	0	0	0
Average Half Baths	0	0	1	0	0	0	0
Square Footage							
Average Square Feet	1,317	1,265	2,034	1,615	0	0	0

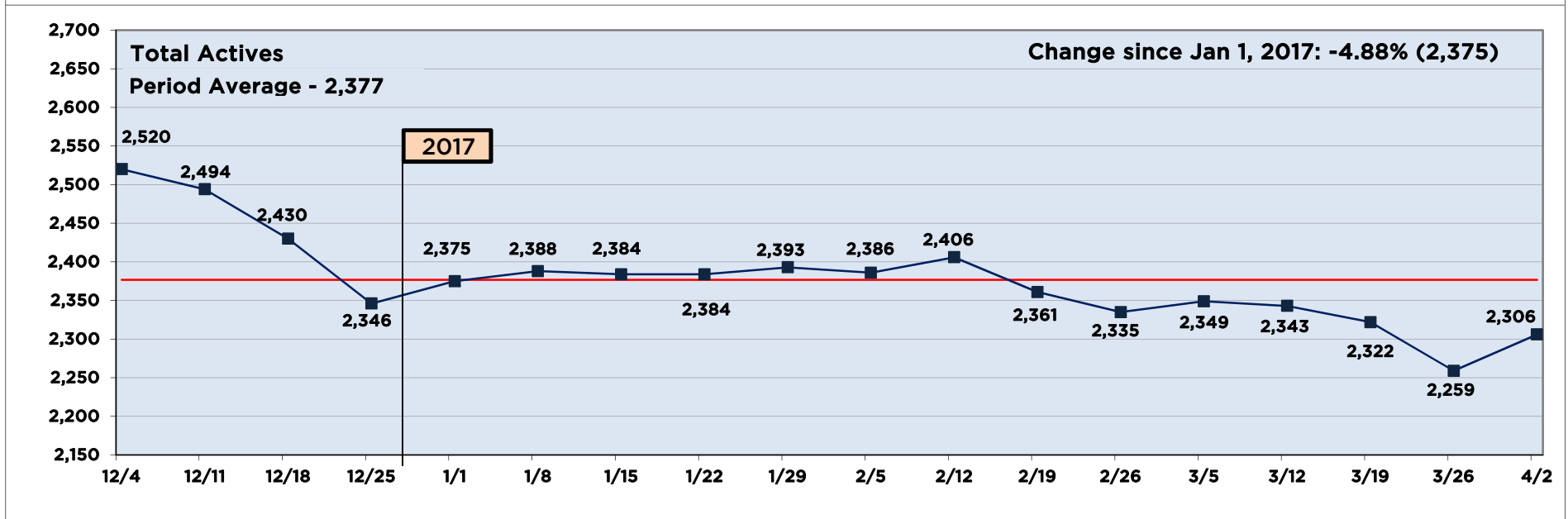
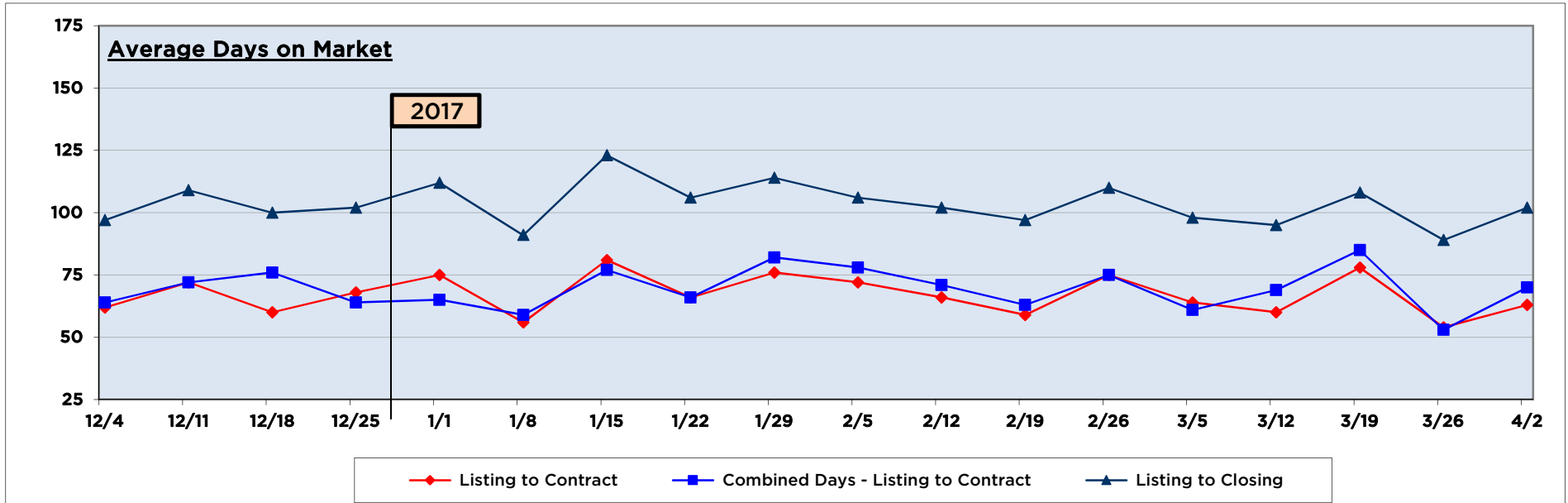
Condos, Townhomes, Villas



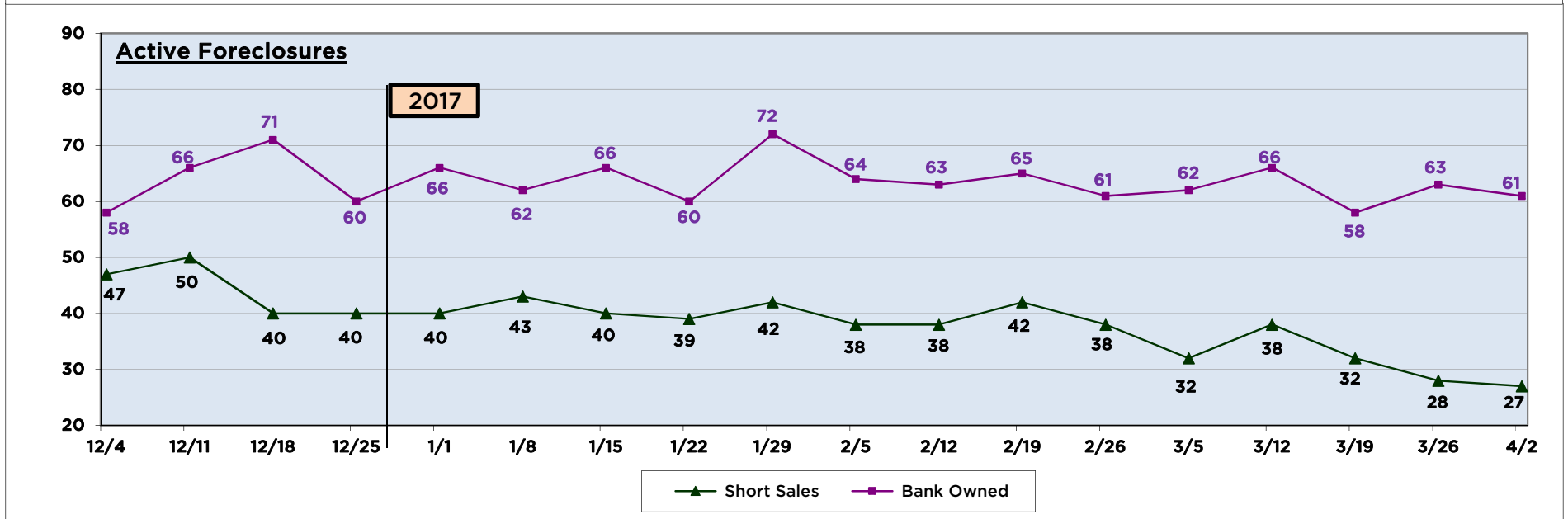
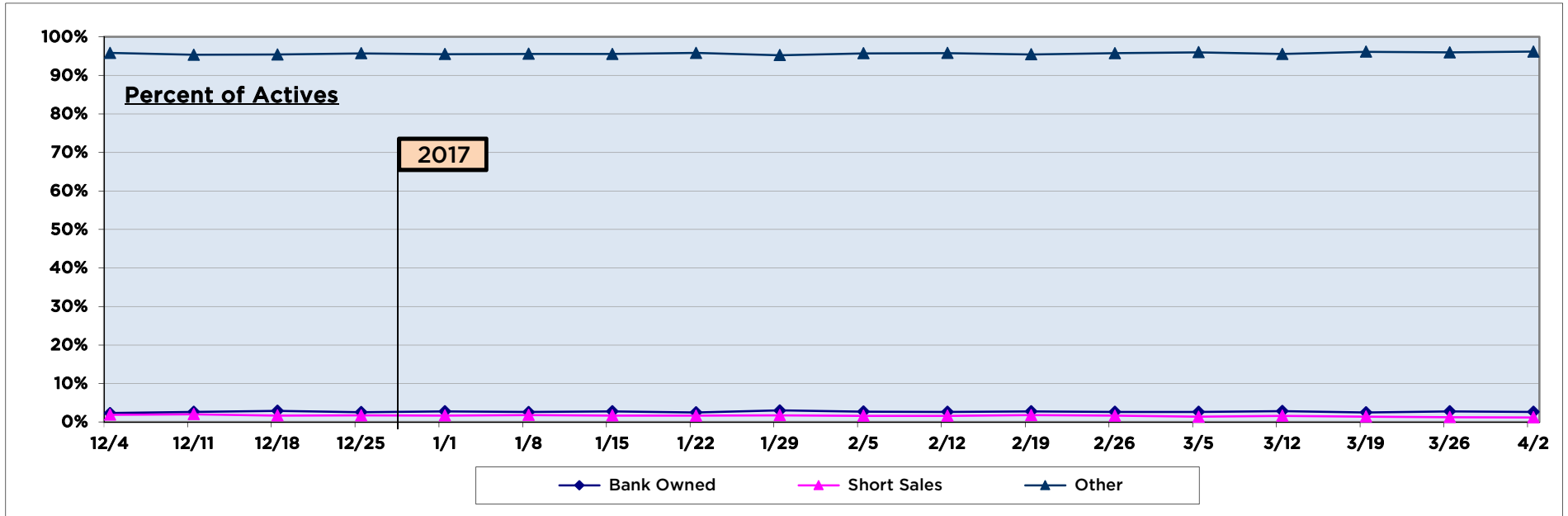
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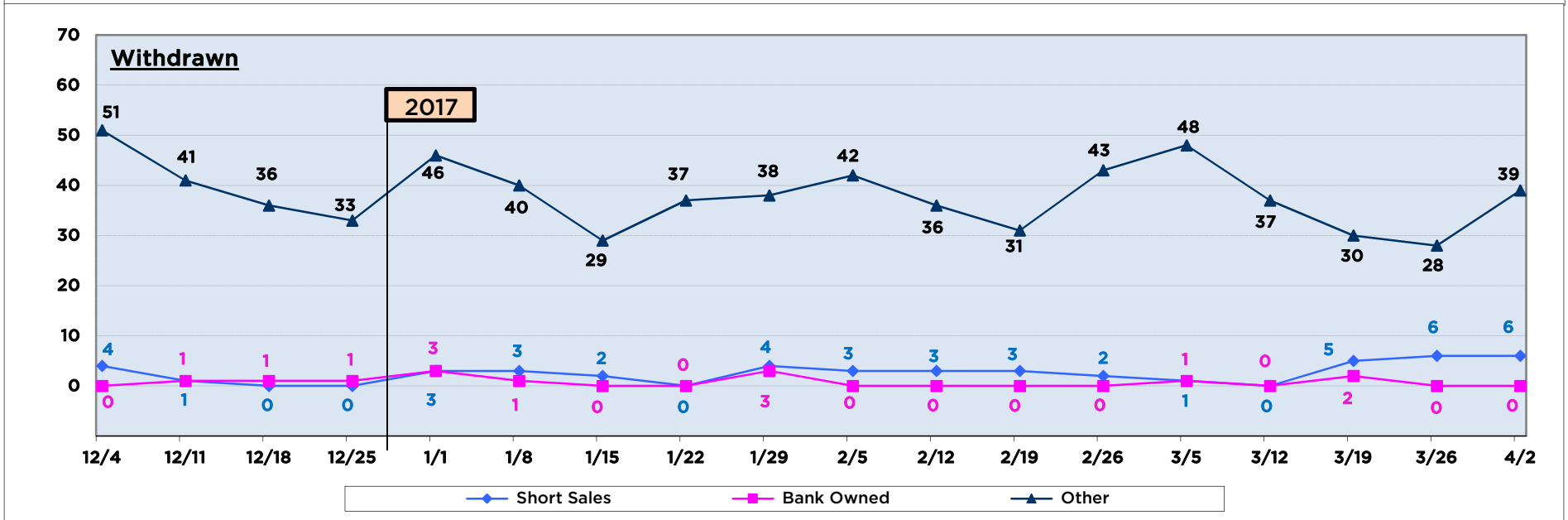
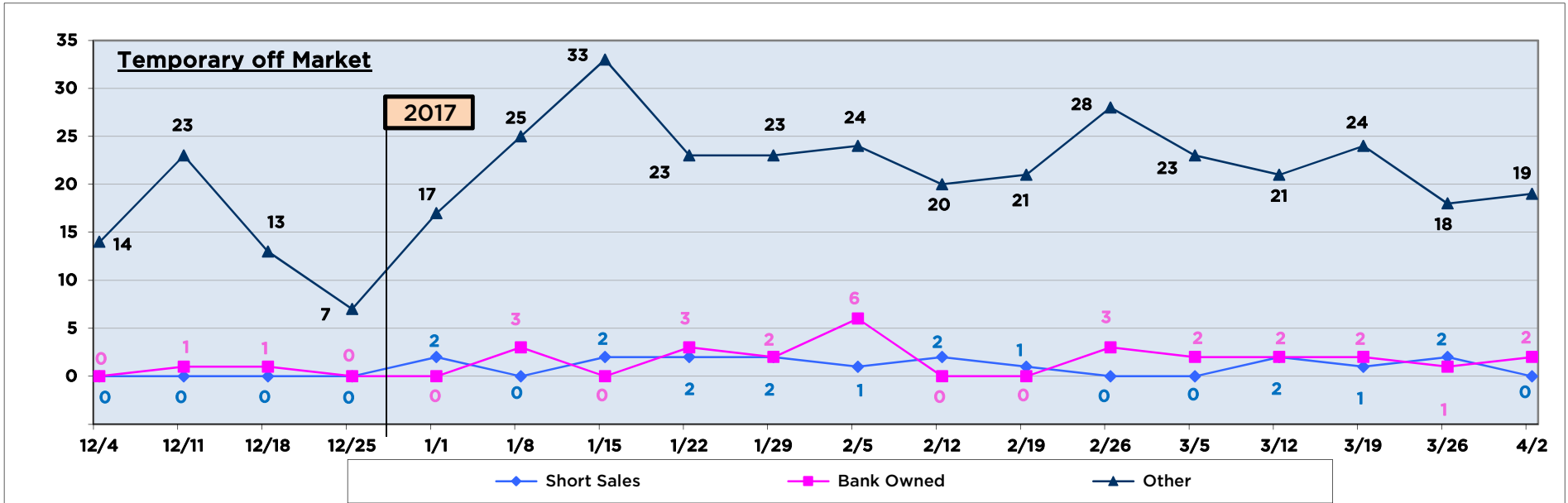
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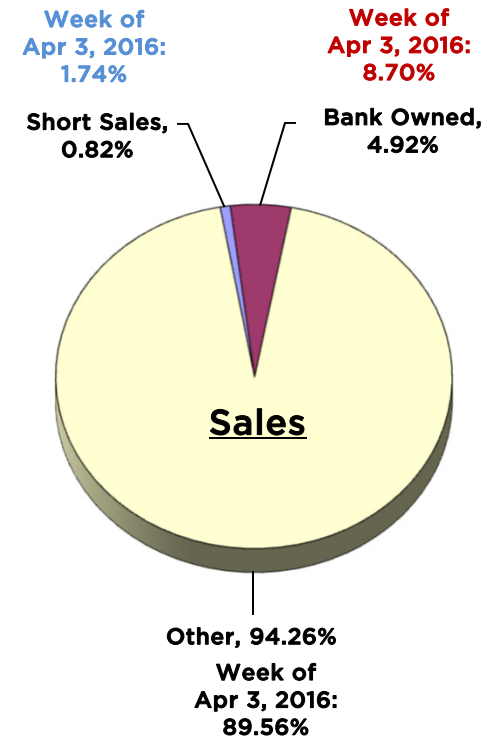
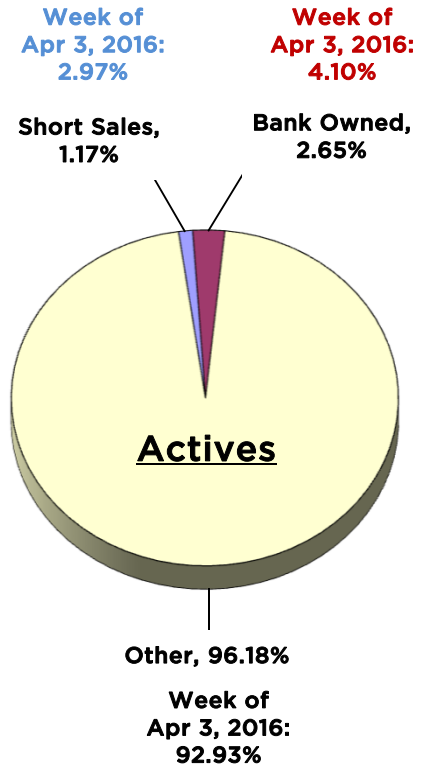
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$133,750? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		1	\$134,000	2.0	2.0	1,214	\$110.38
Sanford / Lake Forest	32771	1	\$134,000	2.0	2.0	1,214	\$110.38