



Monday Morning Quarterback Summary

Week of Apr 9, 2017

Single-family existing homes

- Sales of single-family homes increased to 509 during the week of Apr 9, from 473 the week prior
- The median price of single family homes decreased to \$237,000, a change of -2.5%
- The number of single-family home foreclosure transactions decreased to 28 last week, from 29 the week of Apr 2
- The number of single-family home short-sale transactions increased to 15 from 9 the week prior
- Single-family inventory decreased by 19, and now sits at 7,939

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 143 during the week of Apr 9, from 122 the week prior
- The median price of condos, townhomes, and villas increased to \$136,000, a change of 1.7%
- The number of condo, townhome and villa foreclosure transactions remained constant at 6
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 3, and now sits at 2,309

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



Monday Morning Quarterback
04/09/2017 - 04/15/2017
 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	509	279	89	69	28	33	11
Bank Owned	28	24	0	3	0	1	0
Short Sales	15	11	2	1	0	1	0
Other	466	244	87	65	28	31	11
Active Listings	7,939	2,219	1,150	1,690	910	1,338	632
Bank Owned	246	145	31	34	12	19	5
Short Sales	133	67	21	29	6	9	1
Other	7,560	2,007	1,098	1,627	892	1,310	626
Months of Inventory	4	2	3	6	8	9	13

List Price

Average Original List Price	\$308,037	\$183,541	\$286,250	\$355,657	\$449,772	\$709,532	\$1,777,991
Average Final List Price	\$297,358	\$180,989	\$279,079	\$346,368	\$443,636	\$661,738	\$1,623,900

Sale Price

Average Price	\$289,368	\$176,782	\$272,139	\$339,732	\$432,438	\$646,423	\$1,533,082
Median Price	\$237,000	\$189,900	\$272,500	\$339,000	\$427,500	\$650,000	\$1,300,000

Price Differences

<i>Original to Final</i> List Price	-\$10,679	-\$2,552	-\$7,171	-\$9,289	-\$6,136	-\$47,794	-\$154,091
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,669	-\$6,759	-\$14,111	-\$15,925	-\$17,334	-\$63,109	-\$244,909
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,990	-\$4,207	-\$6,940	-\$6,636	-\$11,198	-\$15,315	-\$90,818
<i>Original</i> List to <i>Sale</i> Price - %	93.94%	96.32%	95.07%	95.52%	96.15%	91.11%	86.23%
<i>Final</i> List to <i>Sale</i> Price - %	97.31%	97.68%	97.51%	98.08%	97.48%	97.69%	94.41%

Days on the Market

Avg Days Listing to Contract	53	44	49	64	63	82	123
Combined Avg Days to Contract	57	43	56	75	79	95	123
Avg Days Listing to Closing	96	88	89	107	103	124	171
Avg Days Contract to Close	42	43	39	42	41	42	48

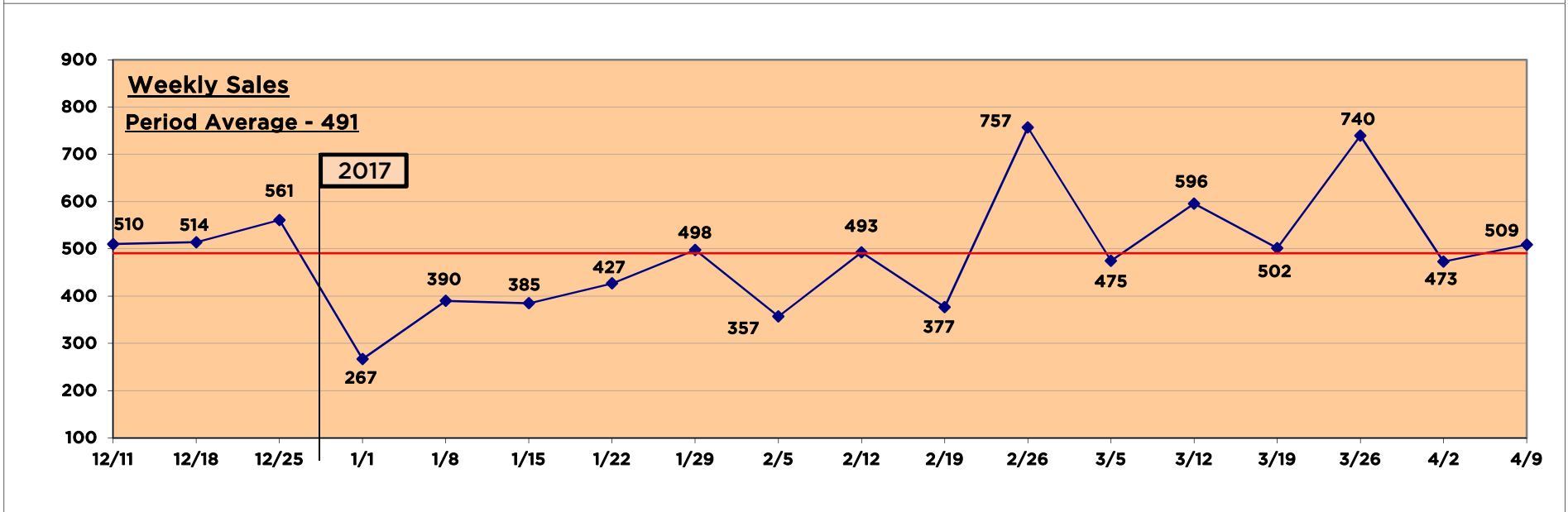
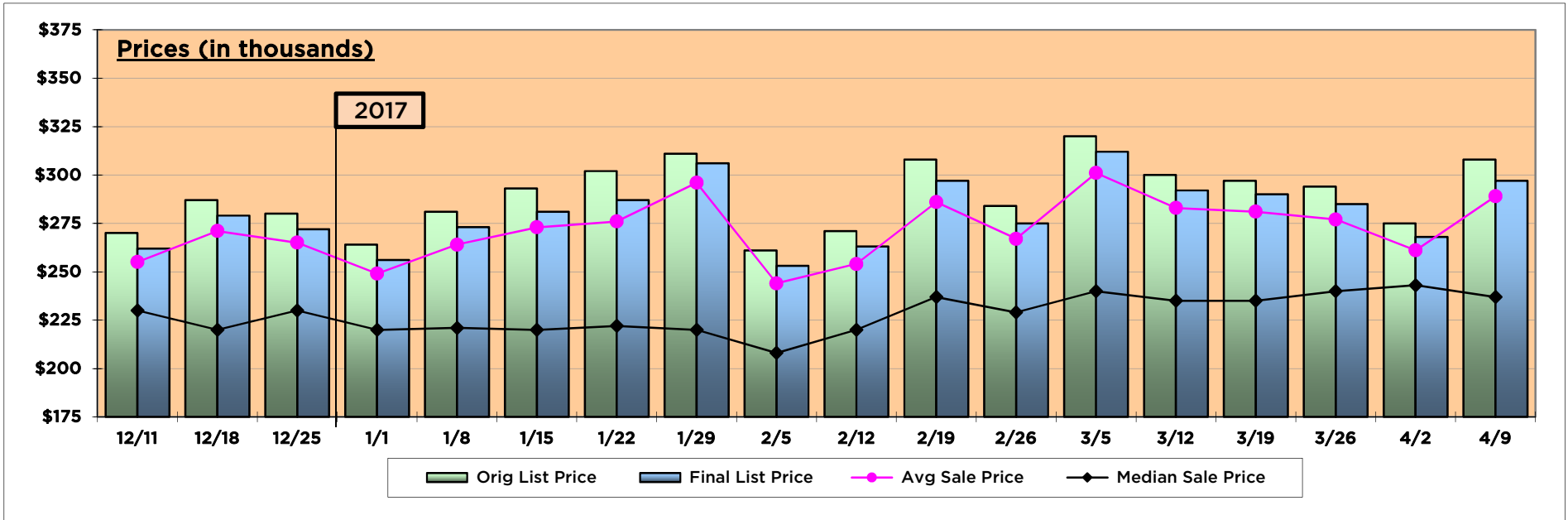
Beds / Baths

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

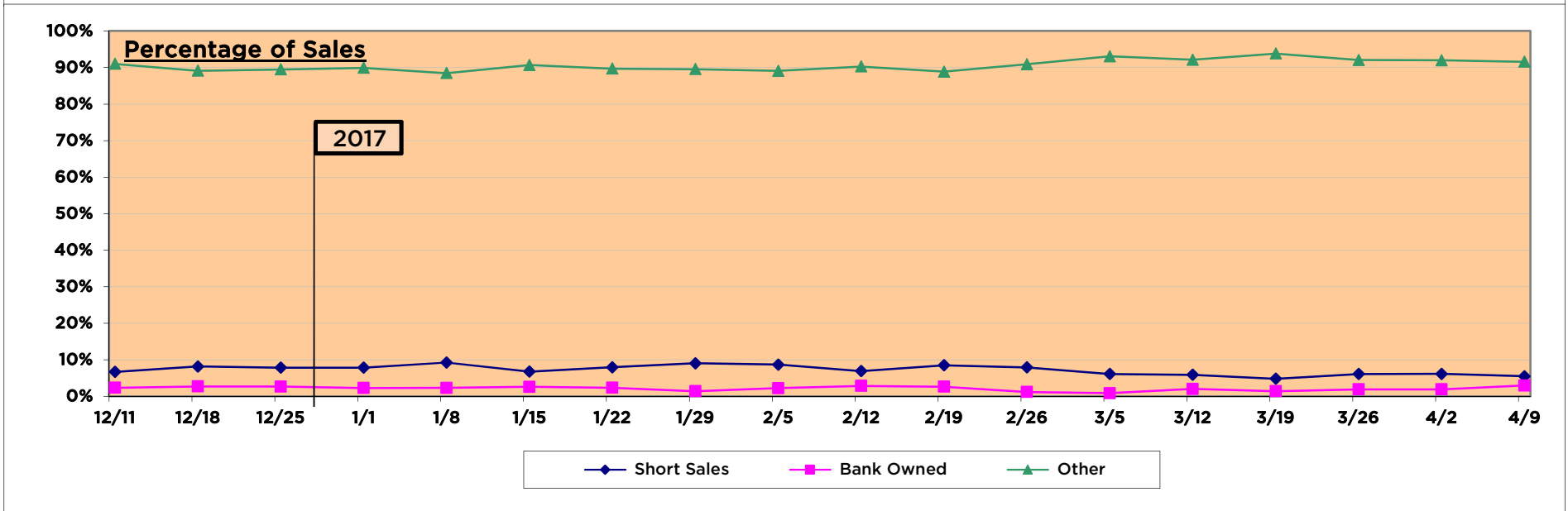
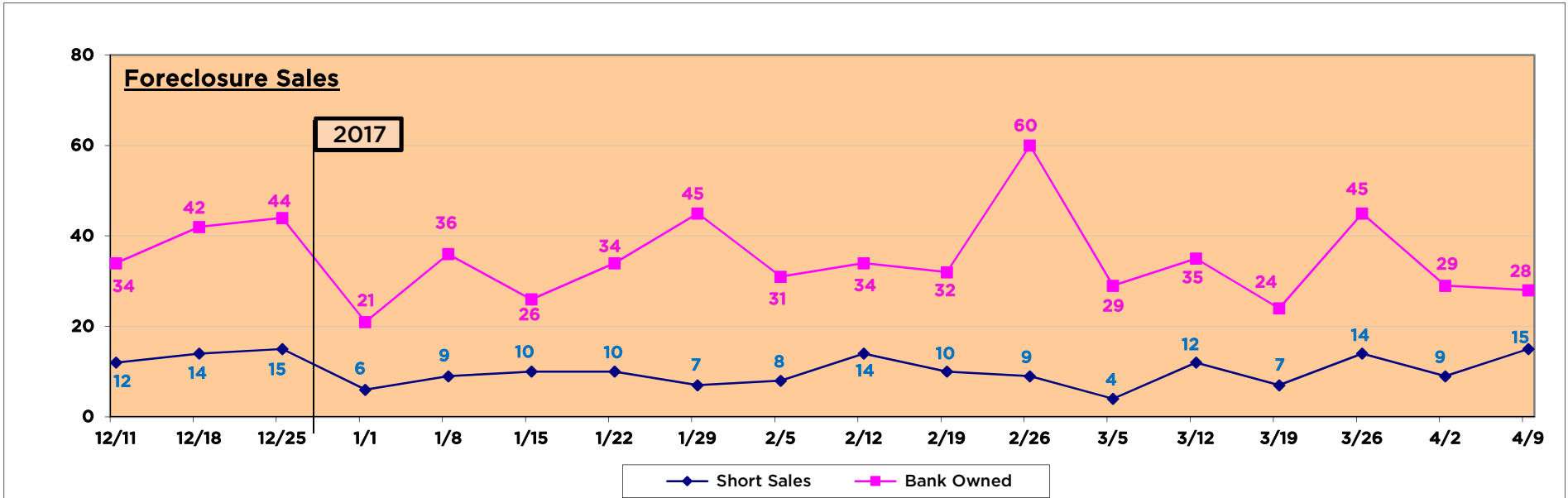
Square Footage

Average Square Feet	2,116	1,598	2,219	2,600	2,841	3,662	4,925
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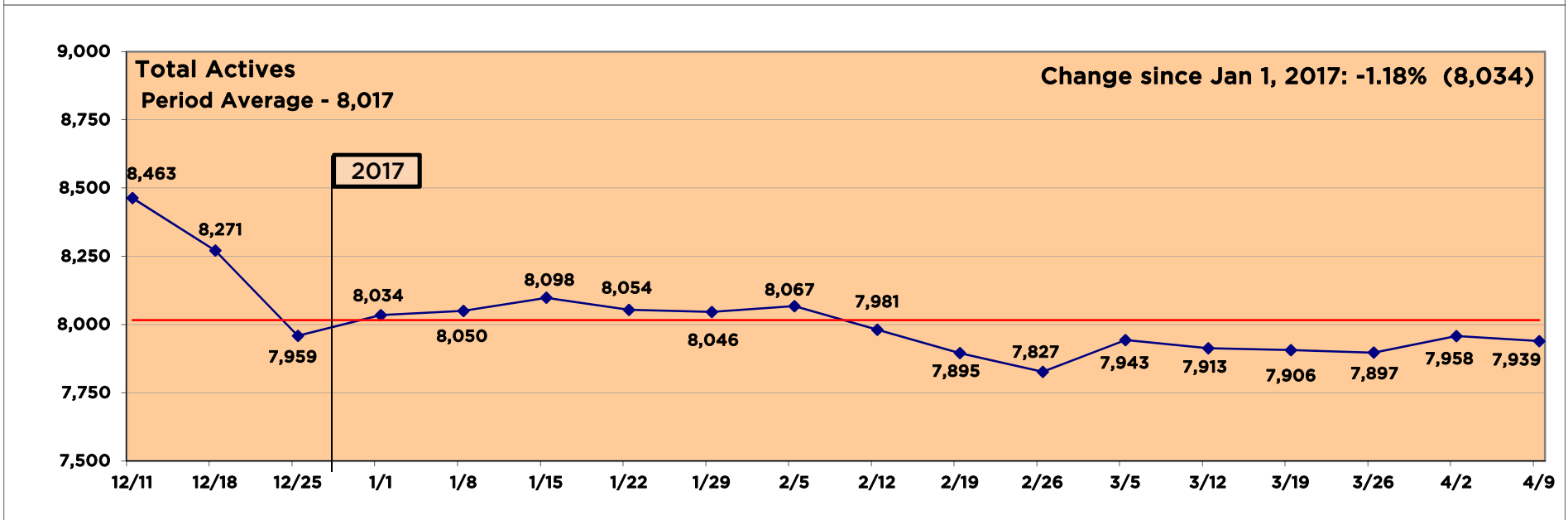
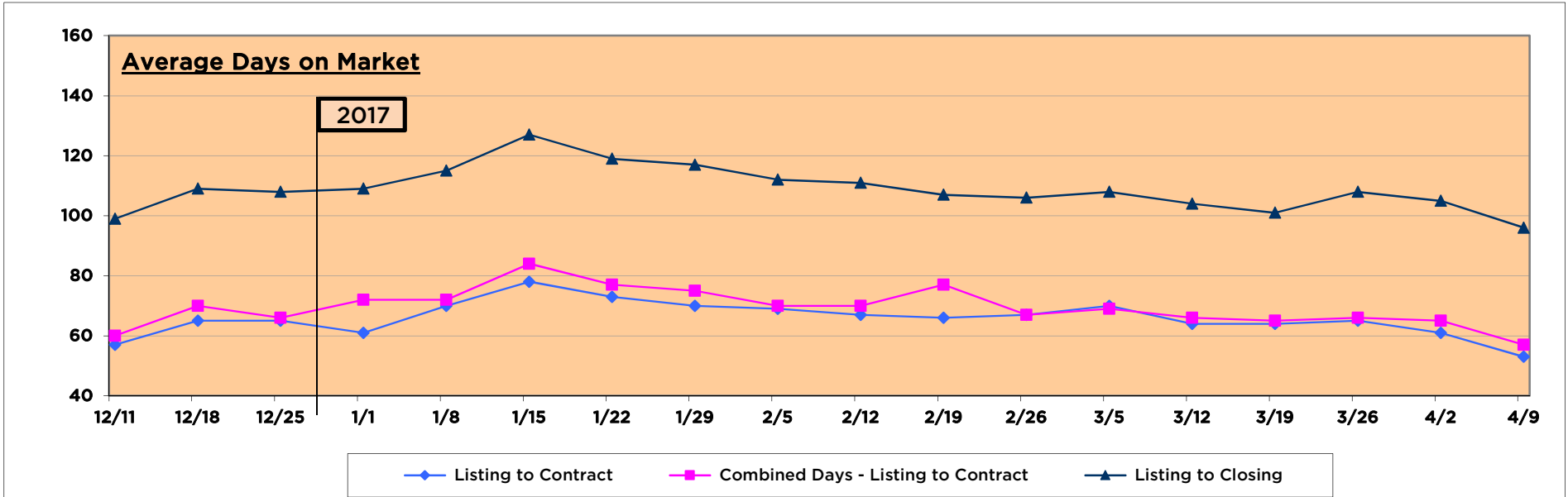
Single Family Homes



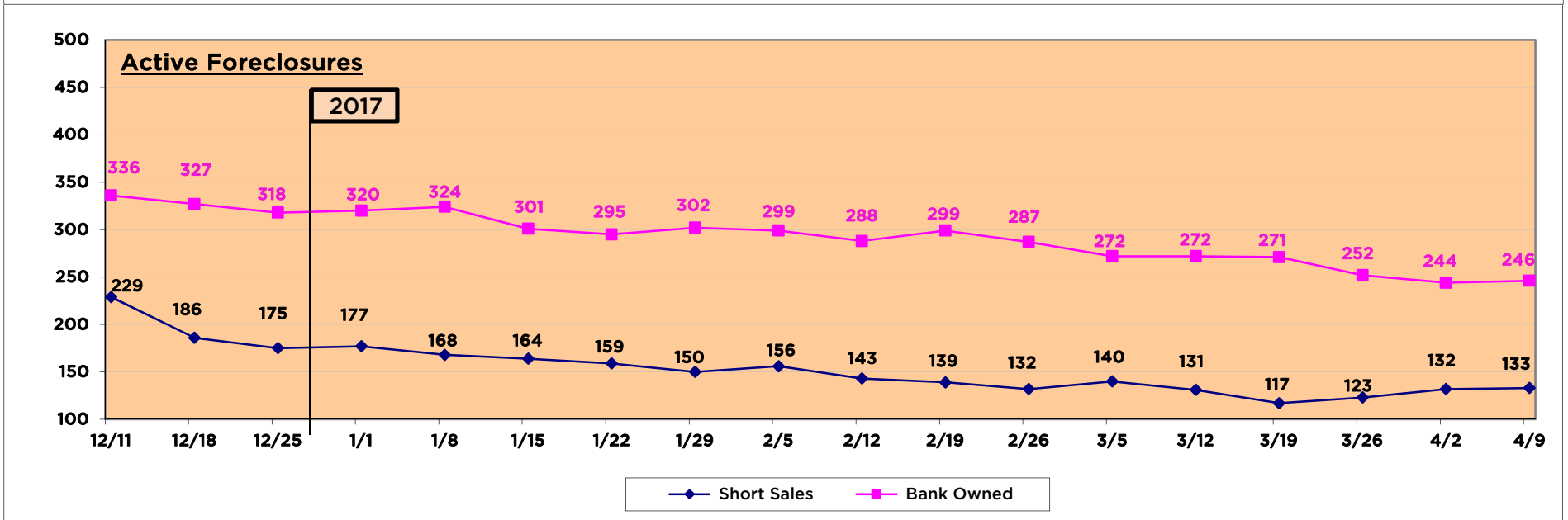
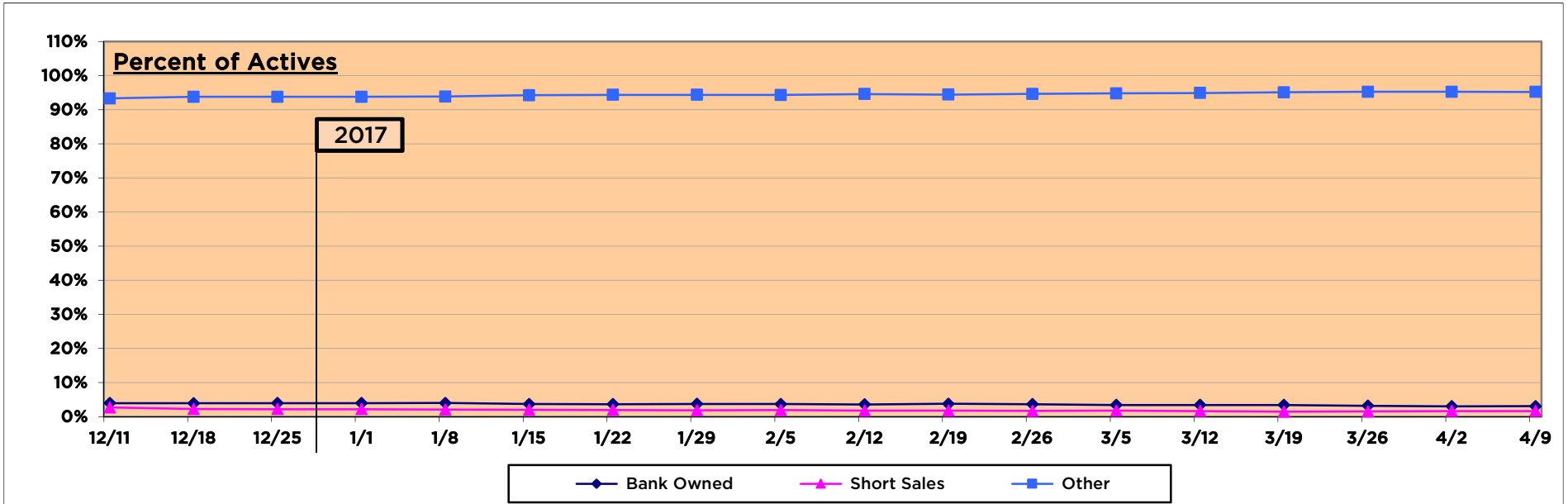
Single Family Homes



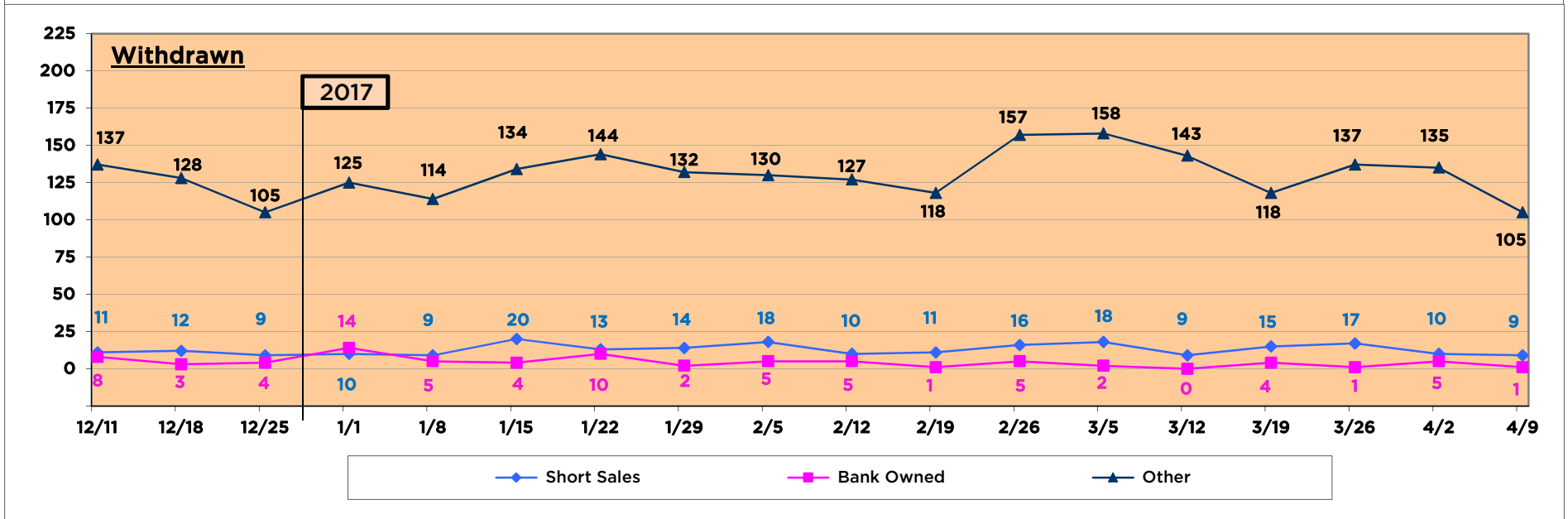
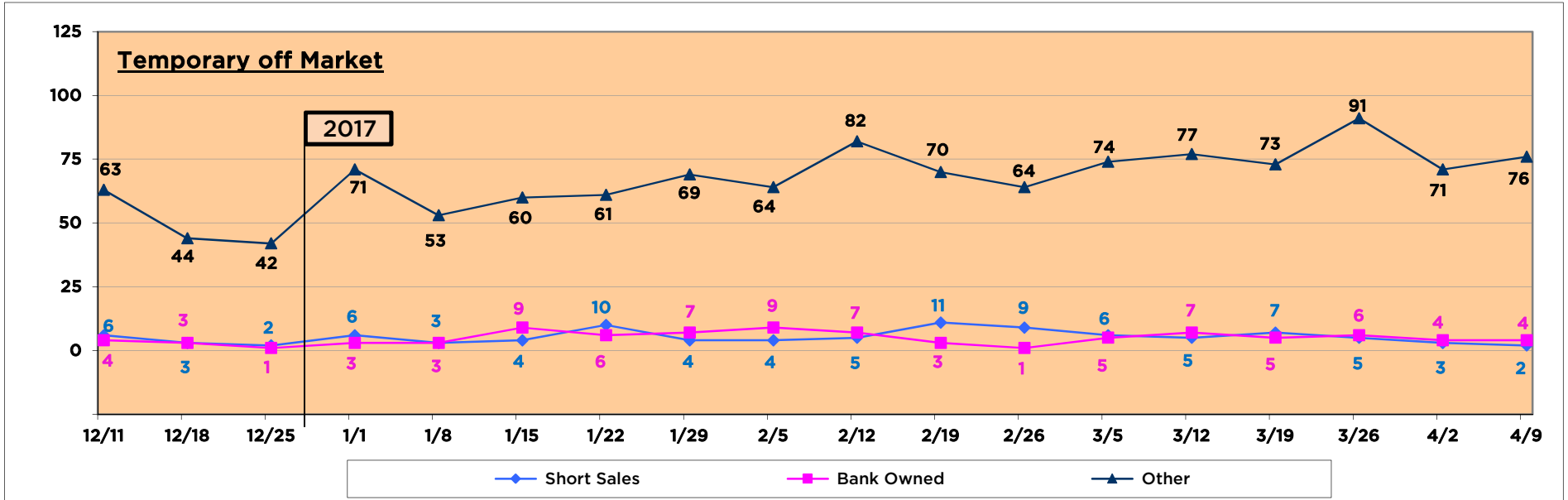
Single Family Homes



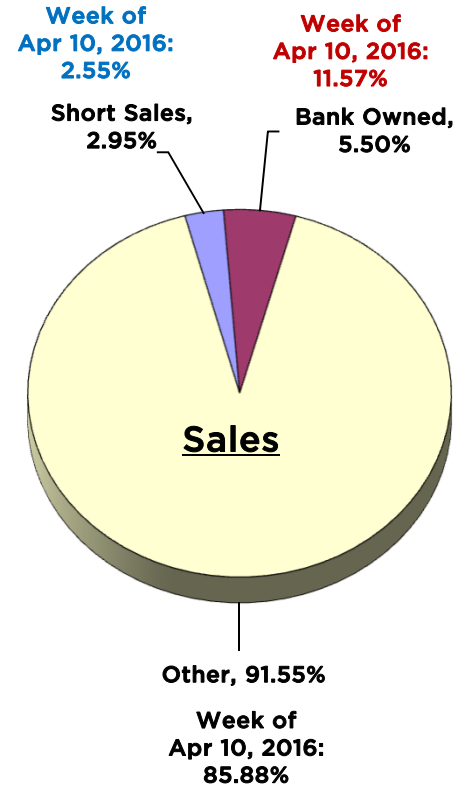
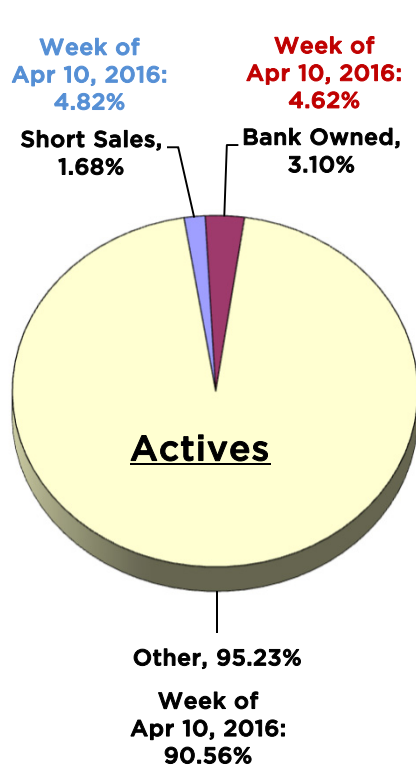
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 9 Single Family Homes available for the Median Price of \$237,000? (± \$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		1	\$237,000	3.0	2.0	1,518	\$156.13
Oviedo	32765	1	\$237,000	3.0	2.0	1,518	\$156.13
Orange County		3	\$237,500	3.3	2.0	1,687	\$140.75
College Park	32804	1	\$237,500	3.0	2.0	1,442	\$164.70
Union Park	32817	1	\$237,500	3.0	2.0	1,641	\$144.73
Hunters Creek	32837	1	\$237,500	4.0	2.0	1,979	\$120.01
Osceola County		4	\$237,125	4.3	3.3	2,214	\$107.13
Kissimmee (West) / Pleasant Hill	34746	1	\$237,000	4.0	3.0	2,190	\$108.22
Kissimmee / Poinciana	34758	1	\$237,000	5.0	4.0	2,656	\$89.23
St Cloud / Canoe Creek	34772	2	\$237,250	4.0	3.0	2,004	\$118.39
Lake County		1	\$236,900	4.0	2.0	2,372	\$99.87
Leesburg (West)	34748	1	\$236,900	4.0	2.0	2,372	\$99.87

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	143	128	7	6	1	1	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	137	122	7	6	1	1	0
Active Listings	2,309	1,666	263	225	49	75	31
Bank Owned	52	50	1	1	0	0	0
Short Sales	34	27	1	4	0	0	2
Other	2,223	1,589	261	220	49	75	29
Months of Inventory	4	3	9	9	11	17	0

List Price

Average Original List Price	\$164,097	\$141,100	\$284,686	\$357,233	\$419,000	\$849,900	\$0
Average Final List Price	\$160,333	\$137,489	\$279,686	\$350,383	\$419,000	\$849,900	\$0

Sale Price

Average Price	\$155,774	\$133,720	\$274,071	\$335,833	\$411,000	\$815,000	\$0
Median Price	\$136,000	\$129,250	\$279,000	\$337,000	\$411,000	\$815,000	\$0

Price Differences

Original to Final List Price	-\$3,764	-\$3,611	-\$5,000	-\$6,850	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,323	-\$7,380	-\$10,615	-\$21,400	-\$8,000	-\$34,900	\$0
Final List to Sale Price - \$	-\$4,559	-\$3,769	-\$5,615	-\$14,550	-\$8,000	-\$34,900	\$0
Original List to Sale Price - %	94.93%	94.77%	96.27%	94.01%	98.09%	95.89%	0.00%
Final List to Sale Price - %	97.16%	97.26%	97.99%	95.85%	98.09%	95.89%	0.00%

Days on the Market

Avg Days Listing to Contract	64	62	87	84	28	19	0
Combined Avg Days to Contract	60	58	86	84	23	19	0
Avg Days Listing to Closing	98	96	125	133	97	83	0
Avg Days Contract to Close	34	33	38	49	70	65	0

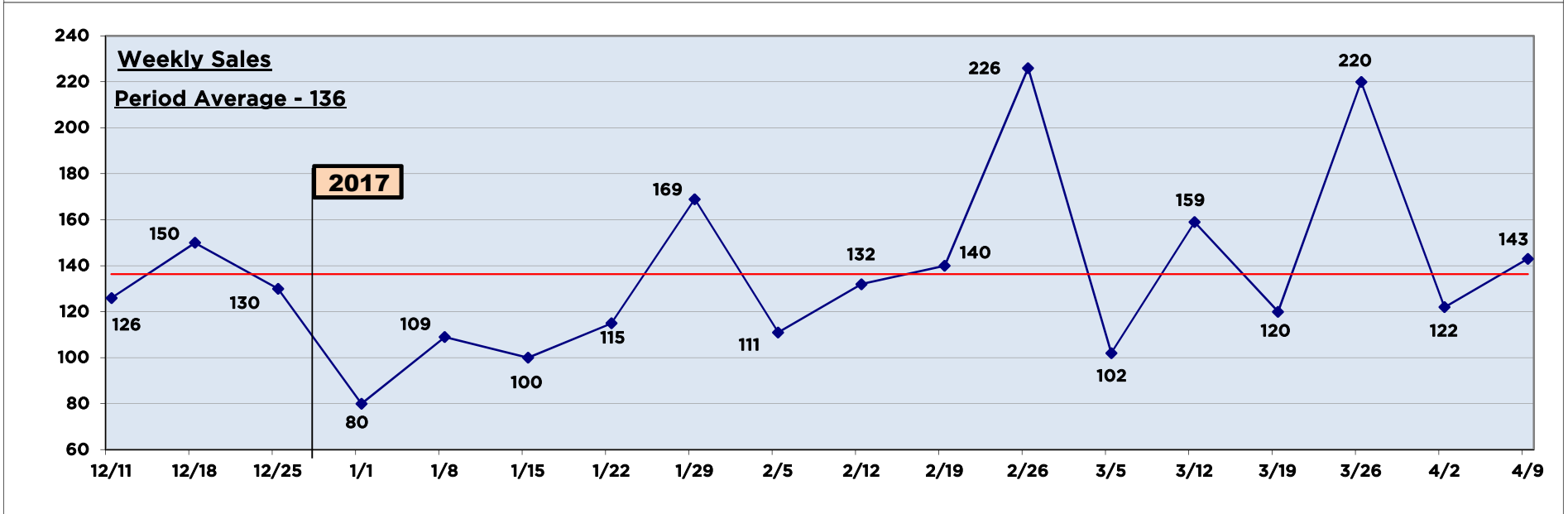
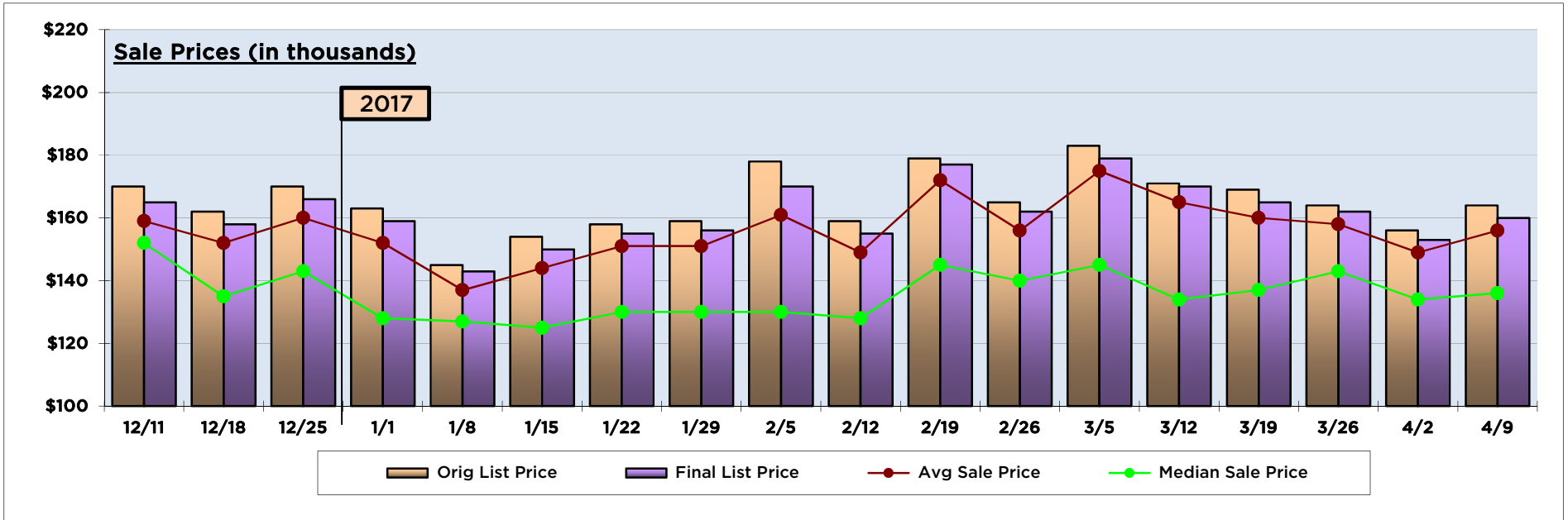
Beds / Baths

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

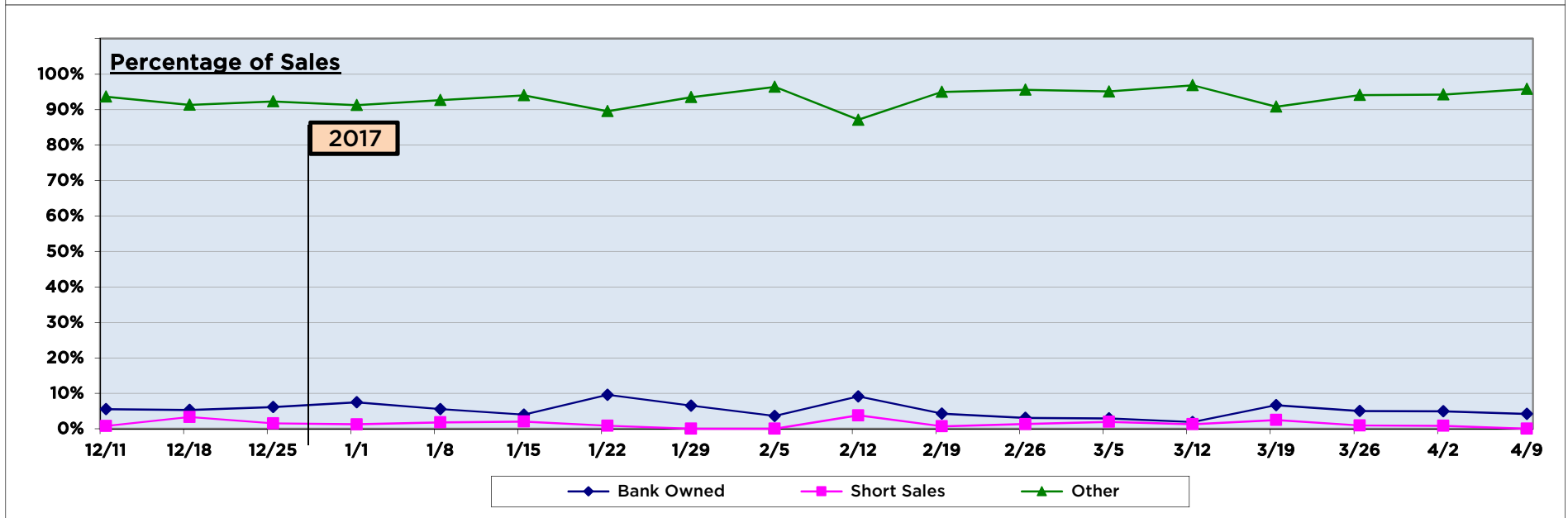
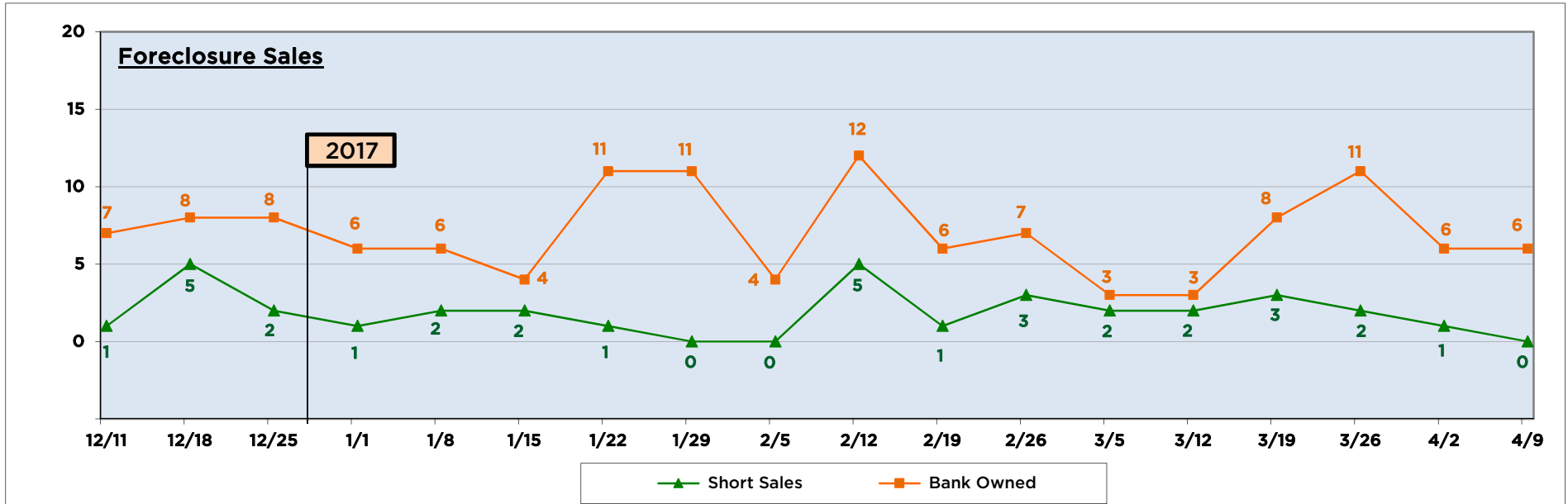
Square Footage

Average Square Feet	1,357	1,303	1,747	1,808	2,080	2,159	0
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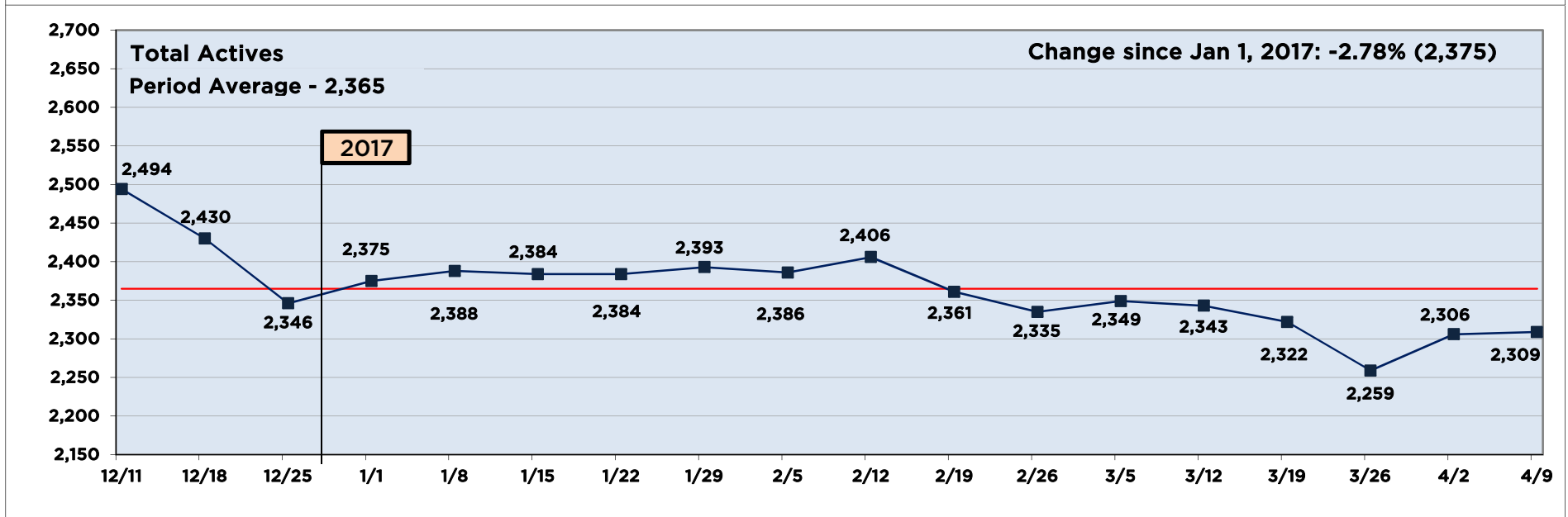
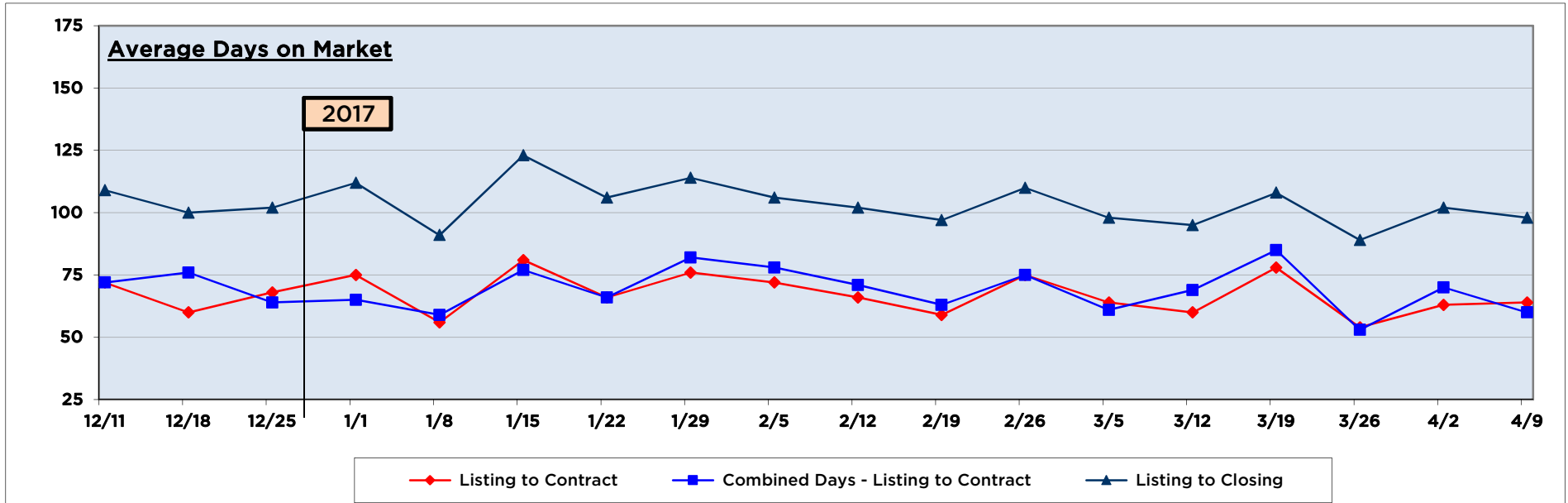
Condos, Townhomes, Villas



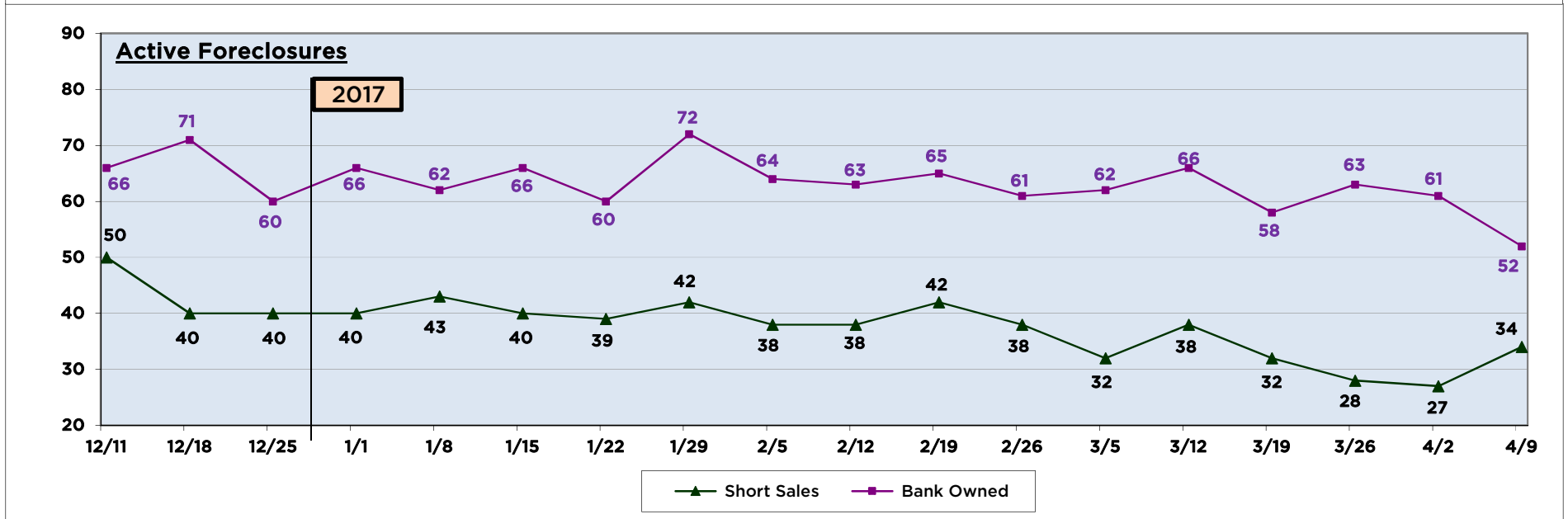
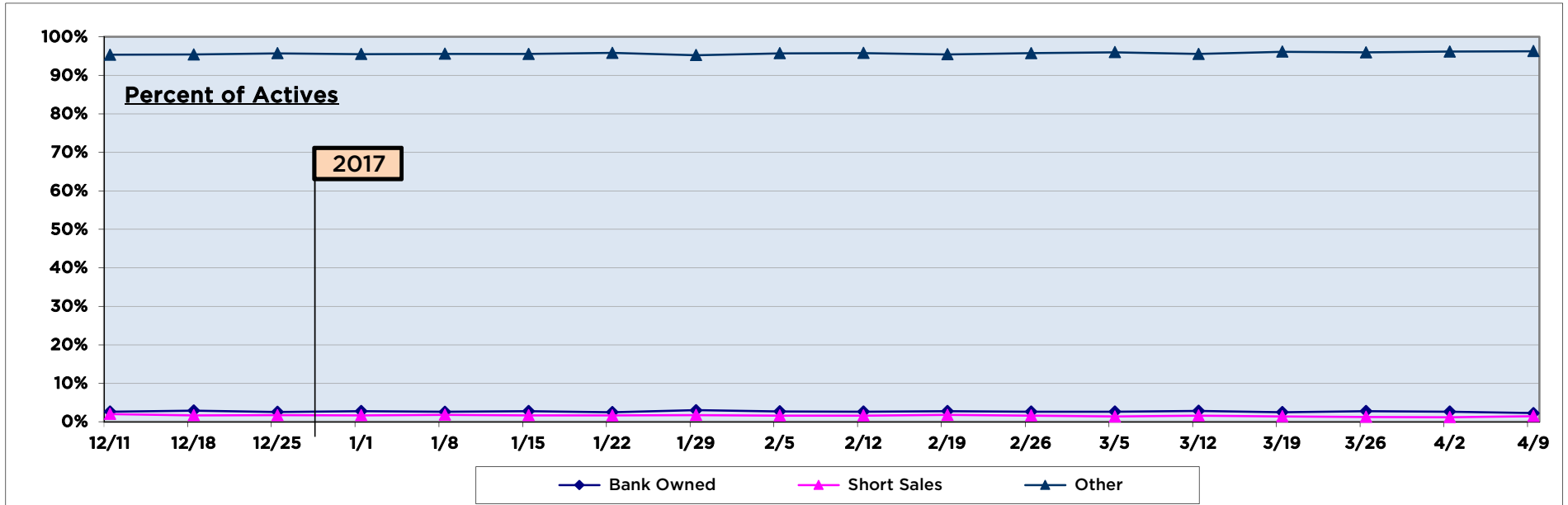
Condos, Townhomes, Villas



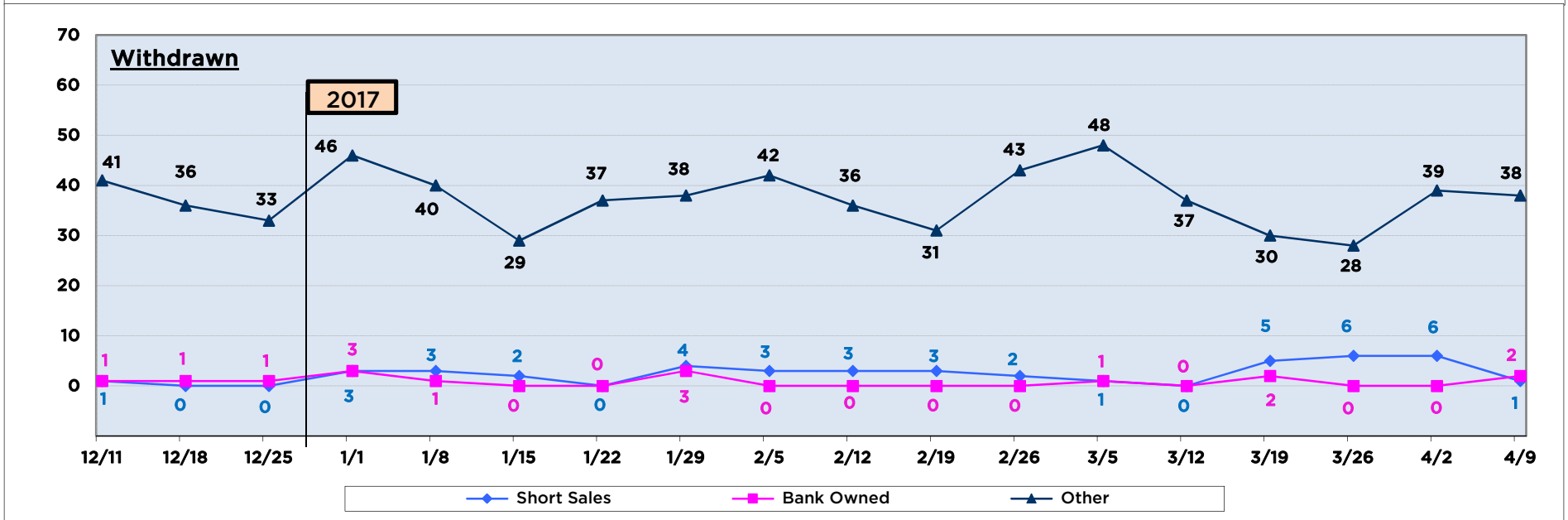
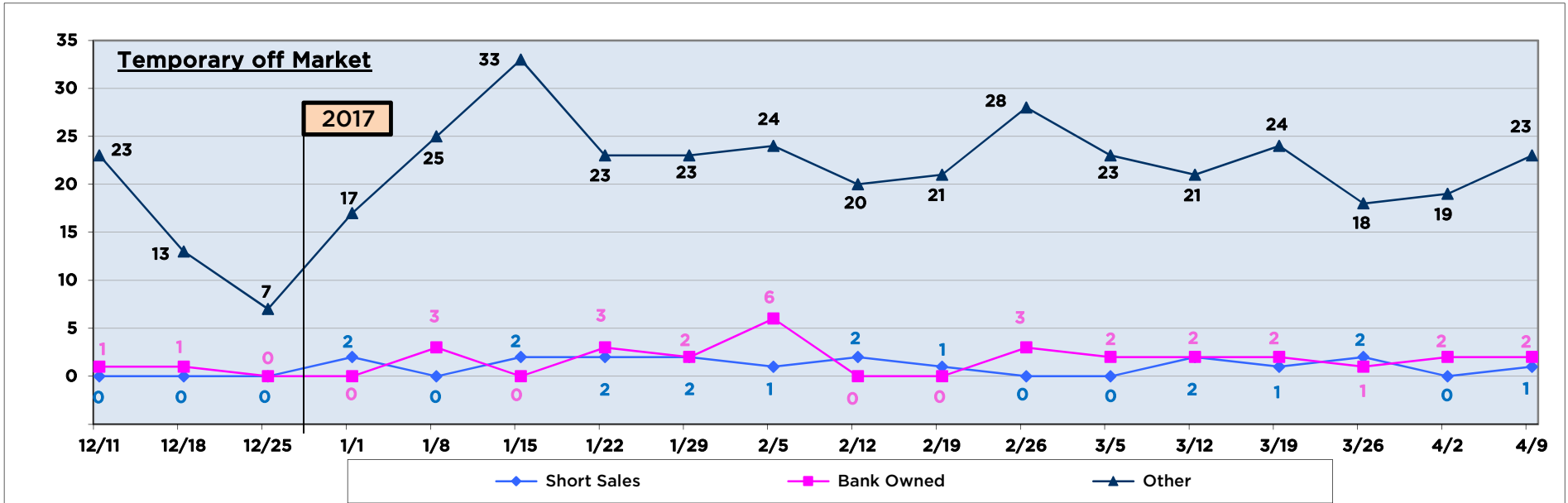
Condos, Townhomes, Villas



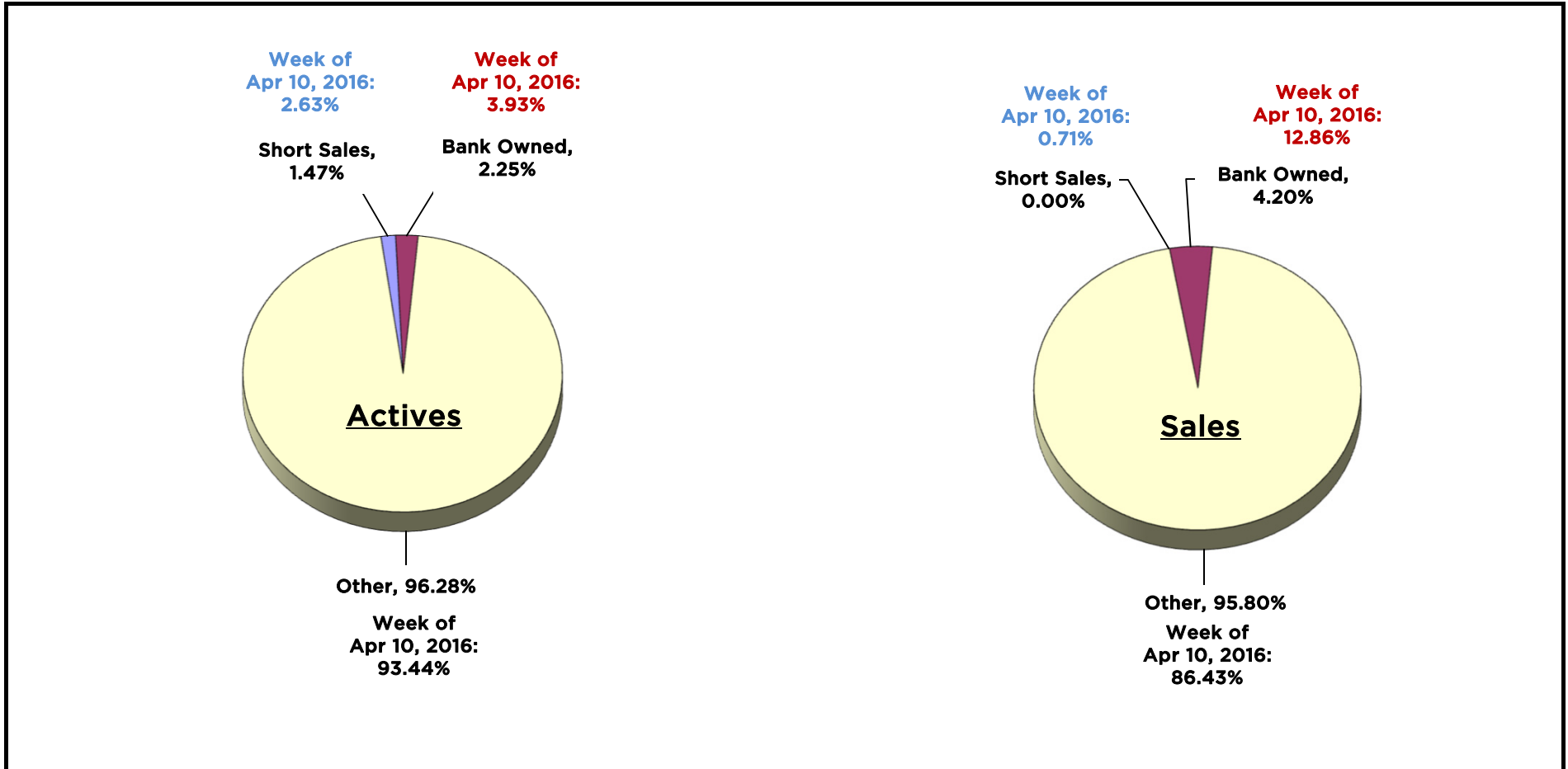
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$136,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Osceola County		3	\$135,800	2.7	2.0	1,206	\$112.60
Davenport	33896	1	\$136,000	2.0	2.0	1,134	\$119.93
Kissimmee / Celebration	34747	2	\$135,700	3.0	2.0	1,242	\$109.26