



Monday Morning Quarterback Summary

Week of Apr 23, 2017

Single-family existing homes

- Sales of single-family homes increased to 727 during the week of Apr 23, from 523 the week prior
- The median price of single family homes increased to \$232,425, a change of 3.3%
- The number of single-family home foreclosure transactions increased to 40 last week, from 28 the week of Apr 16
- The number of single-family home short-sale transactions increased to 15 from 7 the week prior
- Single-family inventory decreased by 20, and now sits at 7,991

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 228 during the week of Apr 23, from 148 the week prior
- The median price of condos, townhomes, and villas decreased to \$144,500, a change of -1.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 11 last week, from 8 the week of Apr 16
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory decreased by 11, and now sits at 2,320

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	727	411	105	111	44	47	9
Bank Owned	40	36	2	1	0	1	0
Short Sales	15	14	1	0	0	0	0
Other	672	361	102	110	44	46	9
Active Listings	7,991	2,203	1,134	1,752	921	1,352	629
Bank Owned	226	137	22	35	8	20	4
Short Sales	122	63	19	26	4	9	1
Other	7,643	2,003	1,093	1,691	909	1,323	624
Months of Inventory	3	1	2	4	5	7	16

List Price

Average Original List Price	\$296,639	\$184,879	\$278,386	\$353,907	\$466,992	\$725,855	\$1,832,667
Average Final List Price	\$289,902	\$181,179	\$277,490	\$348,712	\$454,031	\$698,368	\$1,738,889

Sale Price

Average Price	\$280,286	\$176,706	\$271,655	\$341,457	\$445,403	\$664,194	\$1,544,556
Median Price	\$232,425	\$185,000	\$270,435	\$339,000	\$438,500	\$637,000	\$1,265,000

Price Differences

Original to Final List Price	-\$6,737	-\$3,700	-\$896	-\$5,195	-\$12,961	-\$27,487	-\$93,778
-------------------------------------	-----------------	----------	--------	----------	-----------	-----------	-----------

Original List to Sale Price - \$	-\$16,353	-\$8,173	-\$6,731	-\$12,450	-\$21,589	-\$61,661	-\$288,111
---	------------------	----------	----------	-----------	-----------	-----------	------------

Final List to Sale Price - \$	-\$9,616	-\$4,473	-\$5,835	-\$7,255	-\$8,628	-\$34,174	-\$194,333
--------------------------------------	-----------------	----------	----------	----------	----------	-----------	------------

Original List to Sale Price - %	94.49%	95.58%	97.58%	96.48%	95.38%	91.51%	84.28%
--	---------------	--------	--------	--------	--------	--------	--------

Final List to Sale Price - %	96.68%	97.53%	97.90%	97.92%	98.10%	95.11%	88.82%
-------------------------------------	---------------	--------	--------	--------	--------	--------	--------

Days on the Market

Avg Days Listing to Contract	59	52	52	54	62	144	97
------------------------------	-----------	----	----	----	----	-----	----

Combined Avg Days to Contract	63	46	57	66	89	166	170
-------------------------------	-----------	----	----	----	----	-----	-----

Avg Days Listing to Closing	102	95	94	97	98	181	176
-----------------------------	------------	----	----	----	----	-----	-----

Avg Days Contract to Close	42	42	41	43	35	36	78
----------------------------	-----------	----	----	----	----	----	----

Beds / Baths

Average Bedrooms	4	3	4	4	4	4	5
------------------	----------	---	---	---	---	---	---

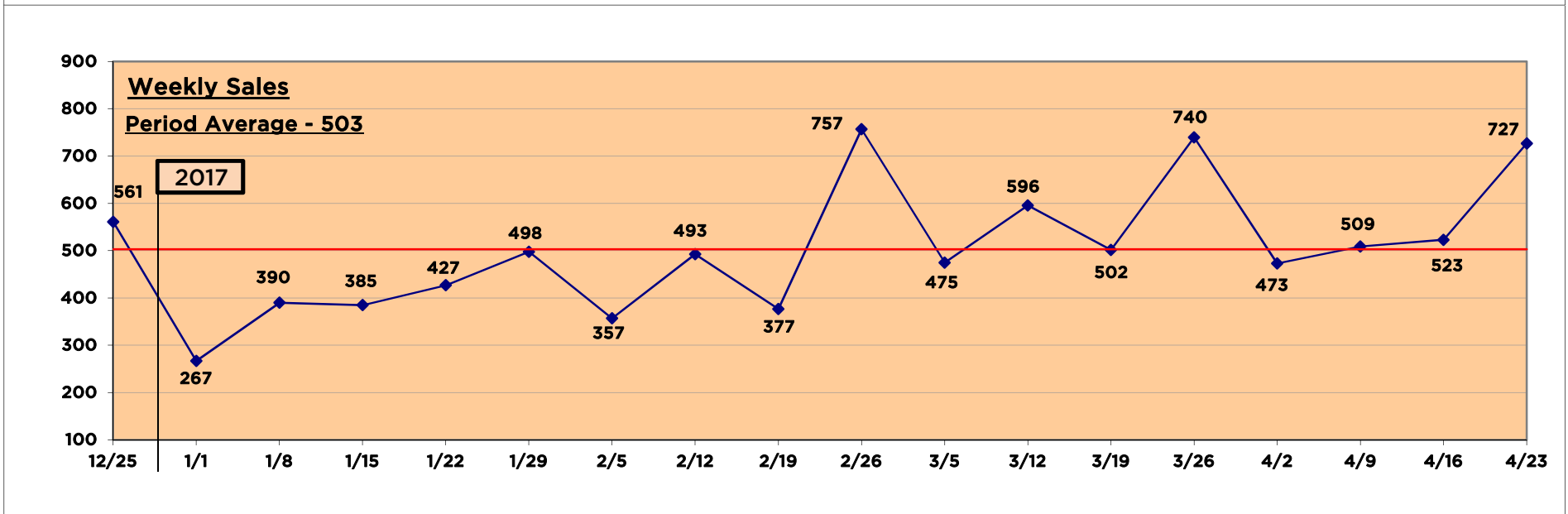
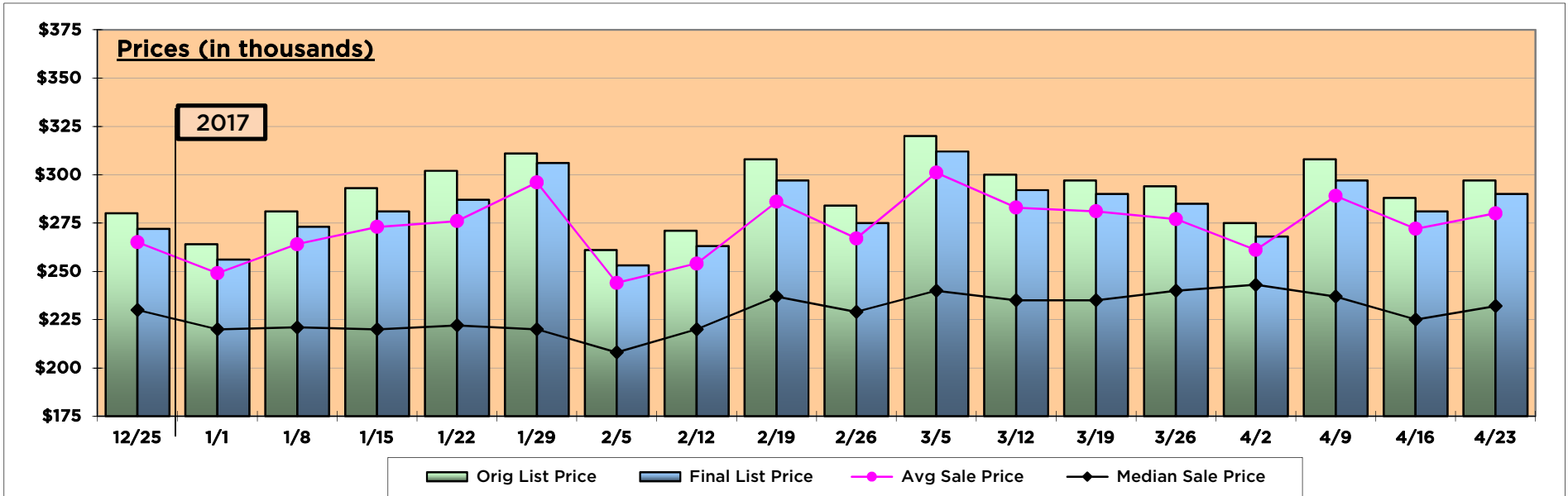
Average Full Baths	2	2	2	3	3	4	4
--------------------	----------	---	---	---	---	---	---

Average Half Baths	0	0	0	0	0	1	1
--------------------	----------	---	---	---	---	---	---

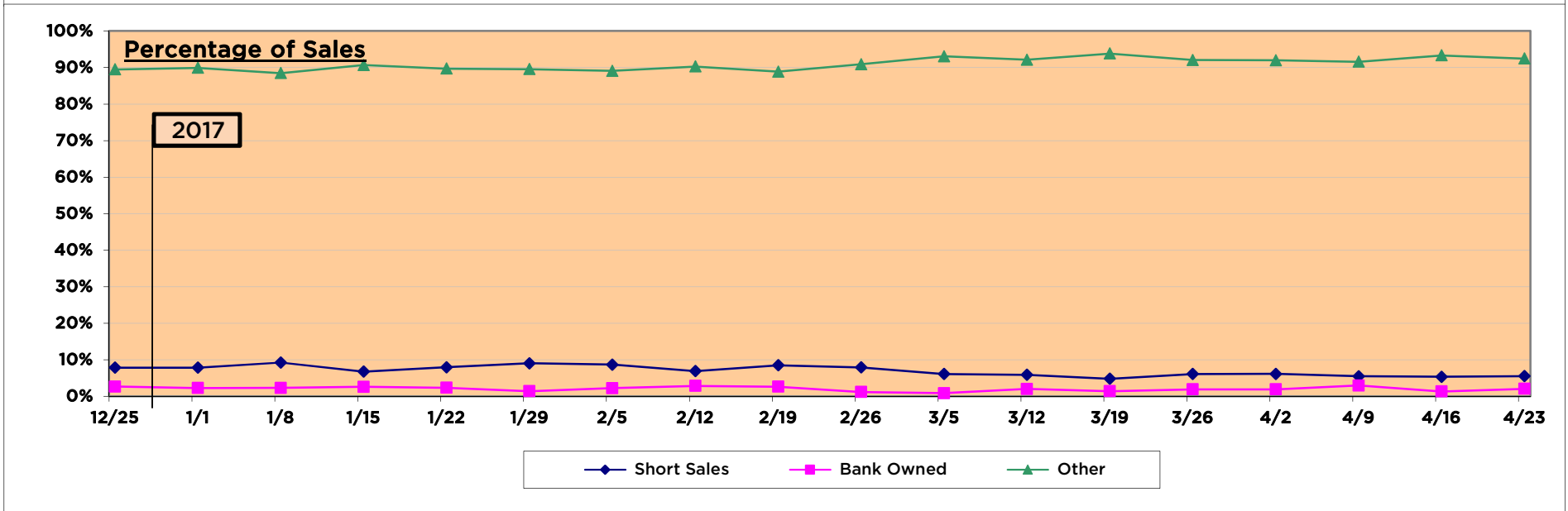
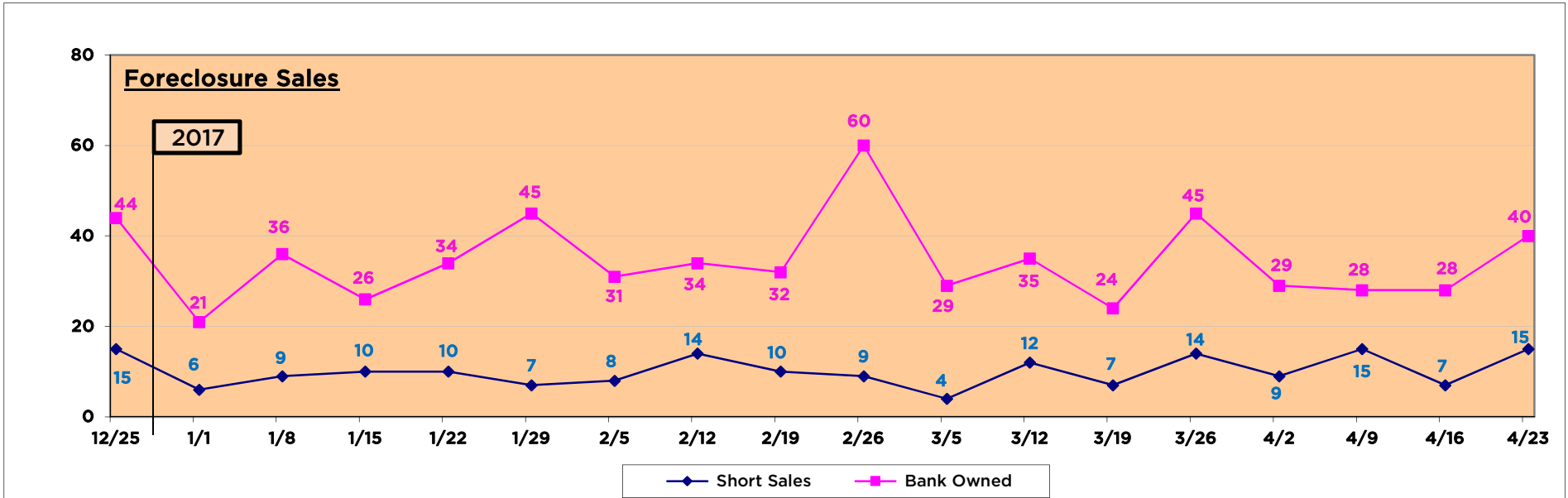
Square Footage

Average Square Feet	2,074	1,606	2,165	2,576	2,809	3,580	4,756
---------------------	--------------	-------	-------	-------	-------	-------	-------

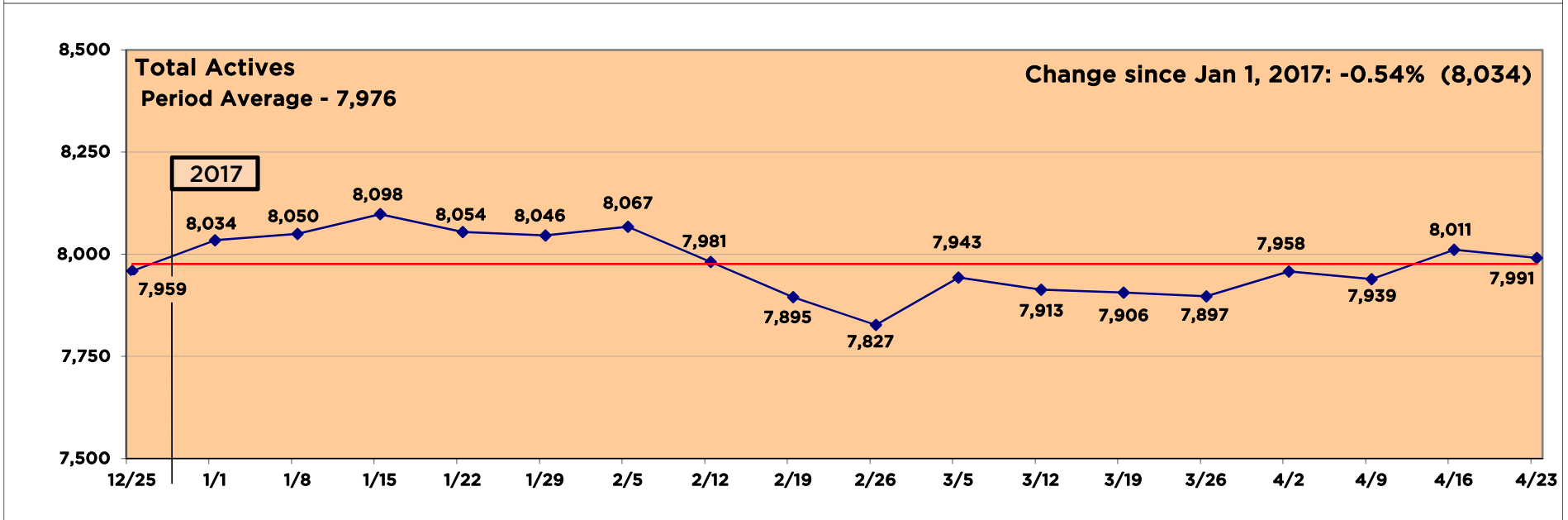
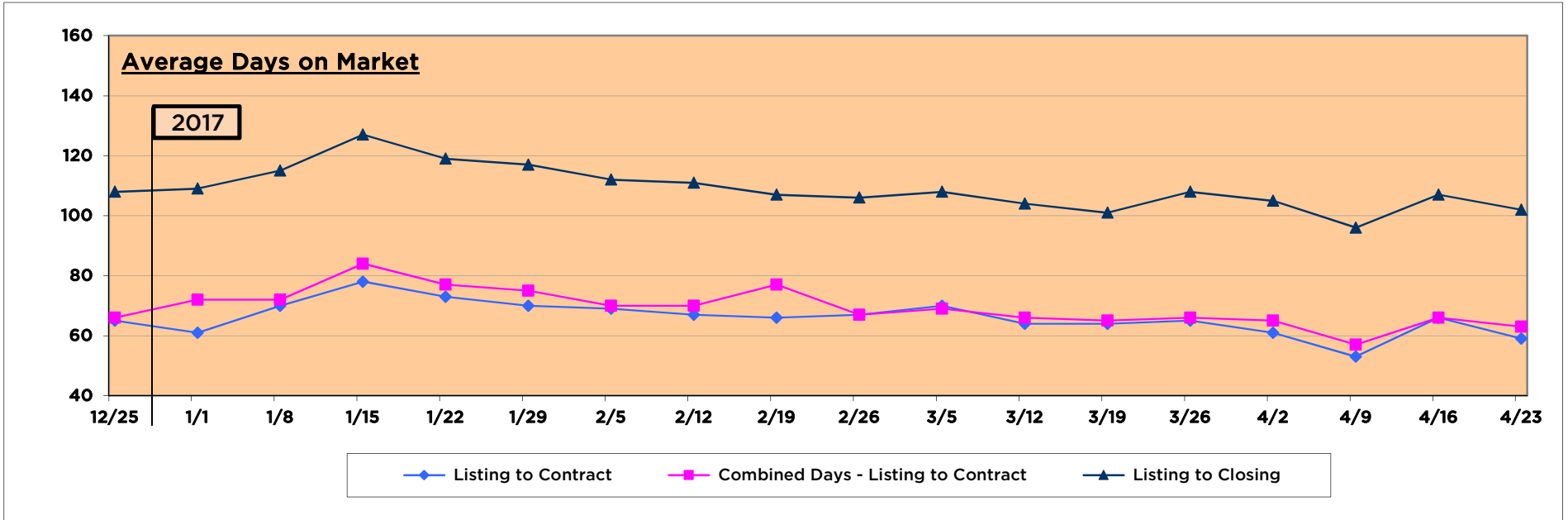
Single Family Homes



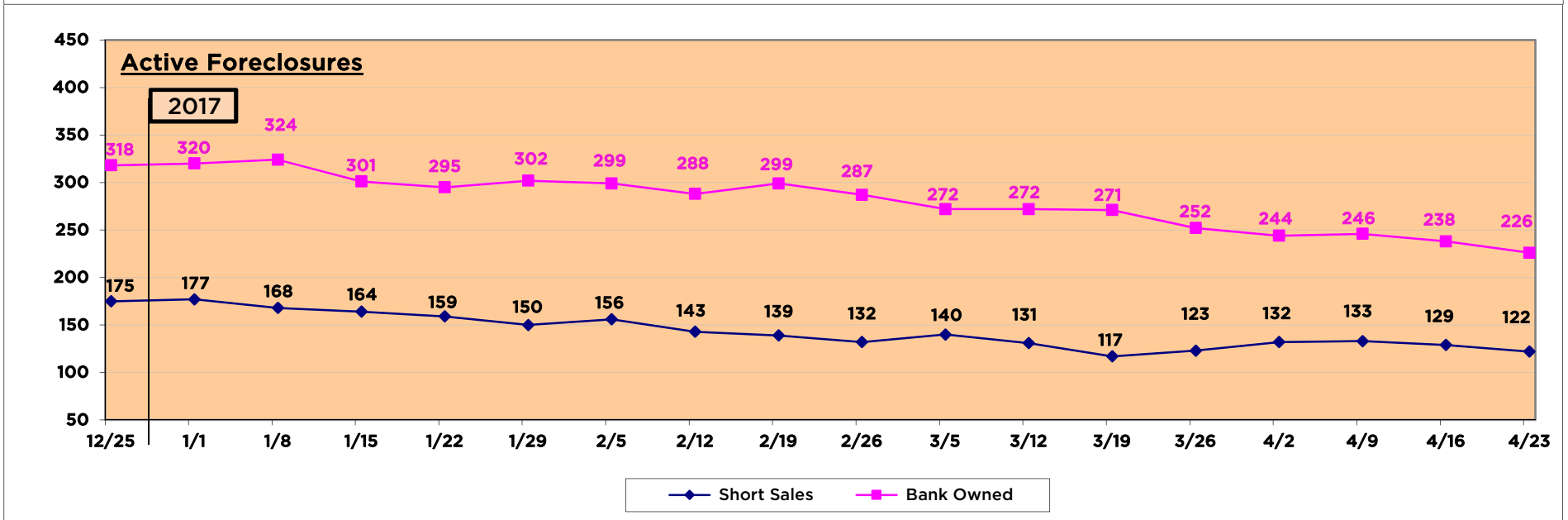
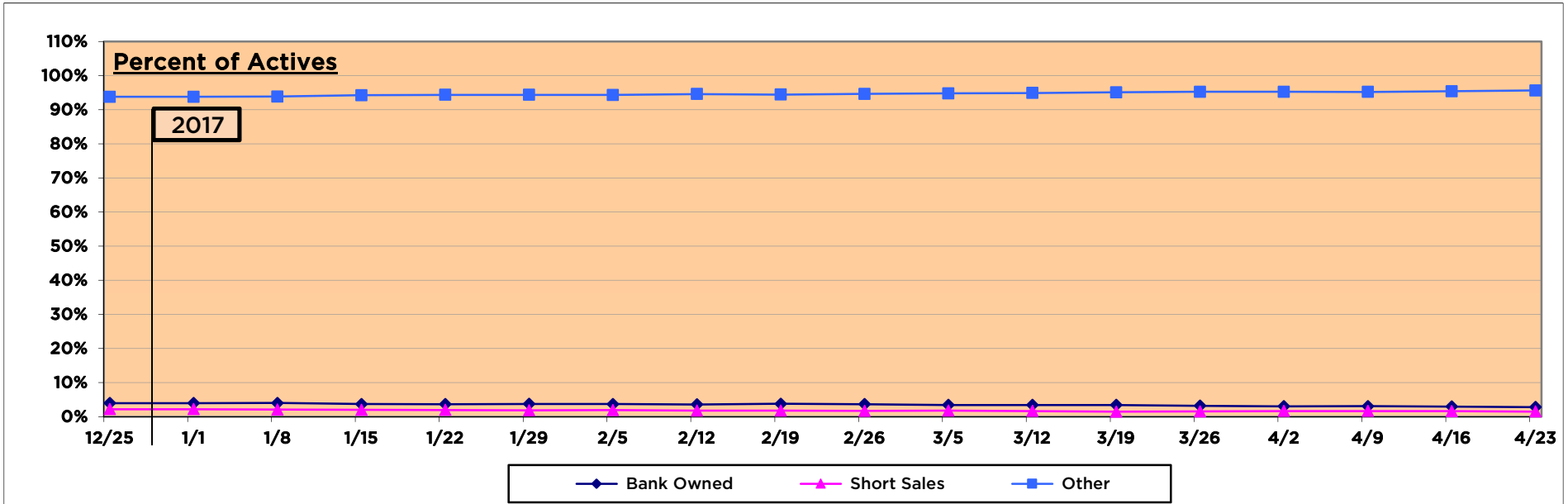
Single Family Homes



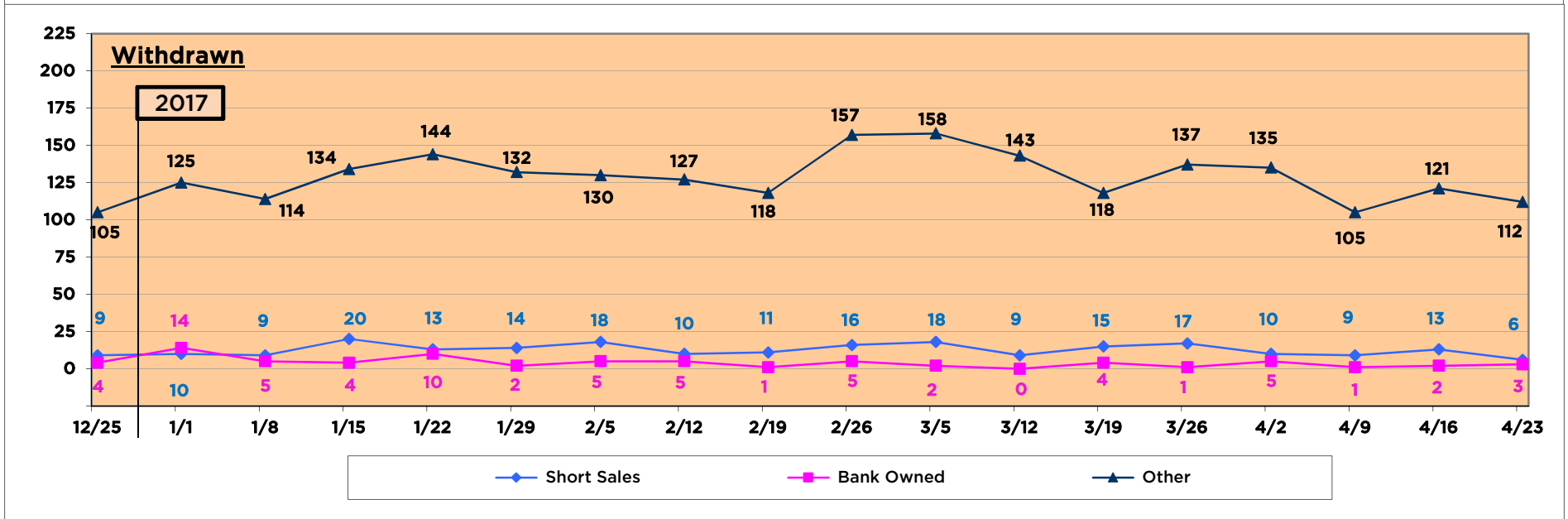
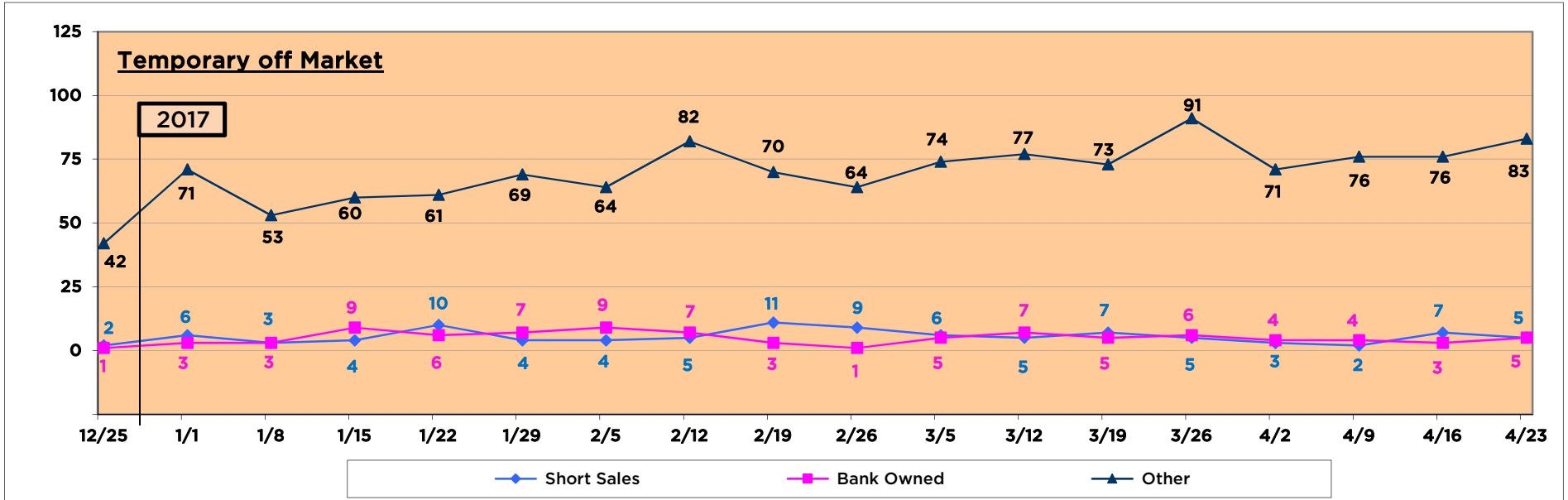
Single Family Homes



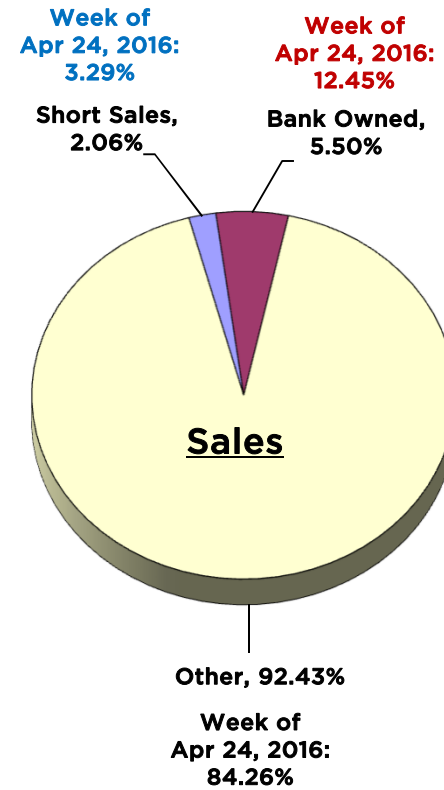
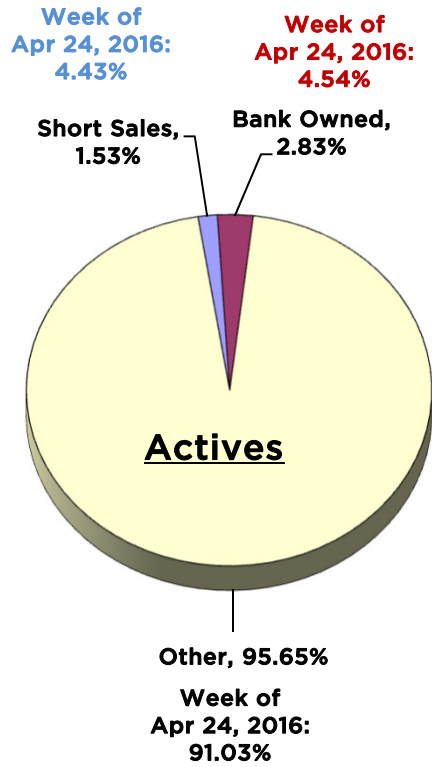
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 11 Single Family Homes available for the Median Price of \$232,425? (± \$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		4	\$232,449	3.3	2.0	1,815	\$128.05
Apopka / Hunt Club	32703	1	\$231,995	3.0	2.0	1,634	\$141.98
Hiawassee	32818	1	\$232,000	3.0	2.0	1,873	\$123.87
Research Park	32826	1	\$232,900	4.0	2.0	1,850	\$125.89
Union Park / Chickasaw	32829	1	\$232,900	3.0	2.0	1,904	\$122.32
Osceola County		2	\$232,250	4.0	2.5	2,362	\$98.35
Kissimmee (West) / Pleasant Hill	34746	1	\$232,000	4.0	3.0	2,163	\$107.26
Kissimmee / Poinciana	34758	1	\$232,500	4.0	2.0	2,560	\$90.82
Lake County		5	\$232,480	3.4	2.2	2,114	\$109.98
Grand Island	32735	1	\$232,500	4.0	3.0	2,090	\$111.24
Mount Dora	32757	1	\$232,500	4.0	2.0	2,965	\$78.41
Sorrento / Mt Plymouth	32776	1	\$232,000	3.0	2.0	1,756	\$132.12
Groveland	34736	1	\$232,900	4.0	2.0	1,841	\$126.51
Leesburg (West)	34748	1	\$232,500	2.0	2.0	1,917	\$121.28

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	228	203	12	7	2	3	1
Bank Owned	11	11	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	217	192	12	7	2	3	1
Active Listings	2,320	1,661	271	234	51	70	33
Bank Owned	57	51	3	1	0	0	2
Short Sales	27	22	3	2	0	0	0
Other	2,236	1,588	265	231	51	70	31
Months of Inventory	2	2	5	8	6	5	8

List Price

Average Original List Price	\$169,809	\$141,092	\$268,024	\$365,636	\$464,500	\$573,333	\$1,650,000
Average Final List Price	\$167,472	\$138,052	\$270,229	\$351,556	\$512,200	\$593,633	\$1,650,000

Sale Price

Average Price	\$163,103	\$134,605	\$265,351	\$339,450	\$490,500	\$607,133	\$1,500,000
Median Price	\$144,500	\$135,000	\$262,765	\$335,000	\$490,500	\$545,000	\$1,500,000

Price Differences

Original to Final List Price	-\$2,337	-\$3,040	\$2,205	-\$14,080	\$47,700	\$20,300	\$0
Original List to Sale Price - \$	-\$6,706	-\$6,487	-\$2,673	-\$26,186	\$26,000	\$33,800	-\$150,000
Final List to Sale Price - \$	-\$4,369	-\$3,447	-\$4,878	-\$12,106	-\$21,700	\$13,500	-\$150,000
Original List to Sale Price - %	96.05%	95.40%	99.00%	92.84%	105.60%	105.90%	90.91%
Final List to Sale Price - %	97.39%	97.50%	98.19%	96.56%	95.76%	102.27%	90.91%

Days on the Market

Avg Days Listing to Contract	68	69	27	107	79	69	16
Combined Avg Days to Contract	69	67	41	127	201	69	16
Avg Days Listing to Closing	105	104	107	137	122	113	108
Avg Days Contract to Close	37	34	80	30	42	44	92

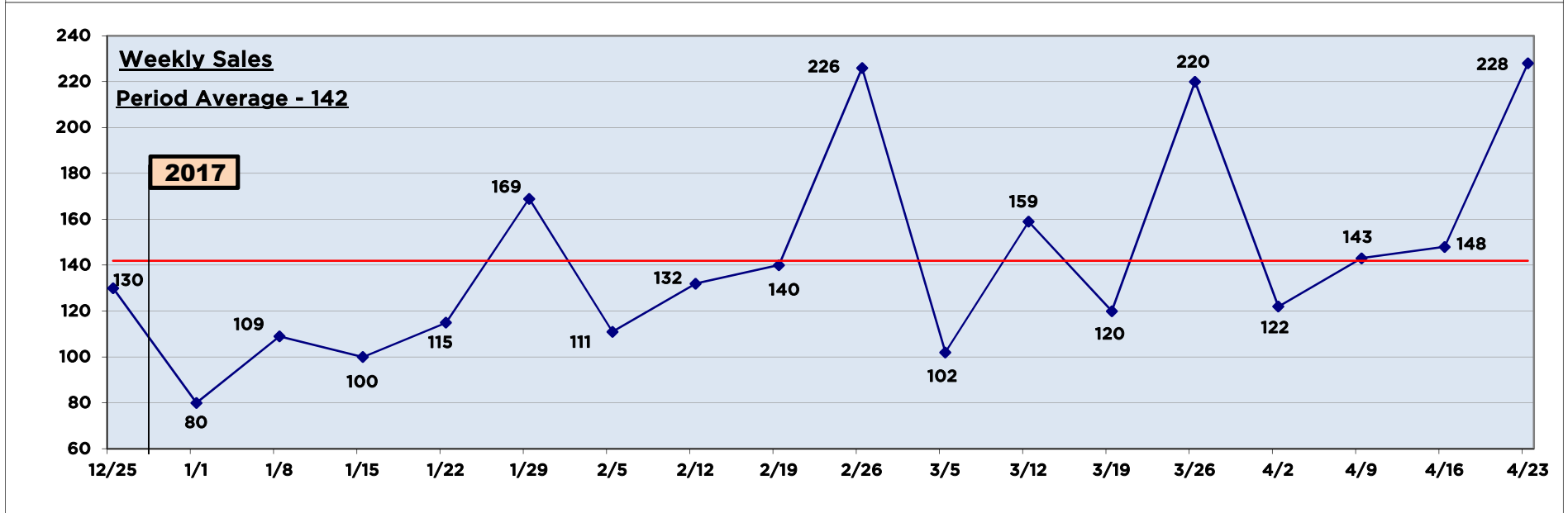
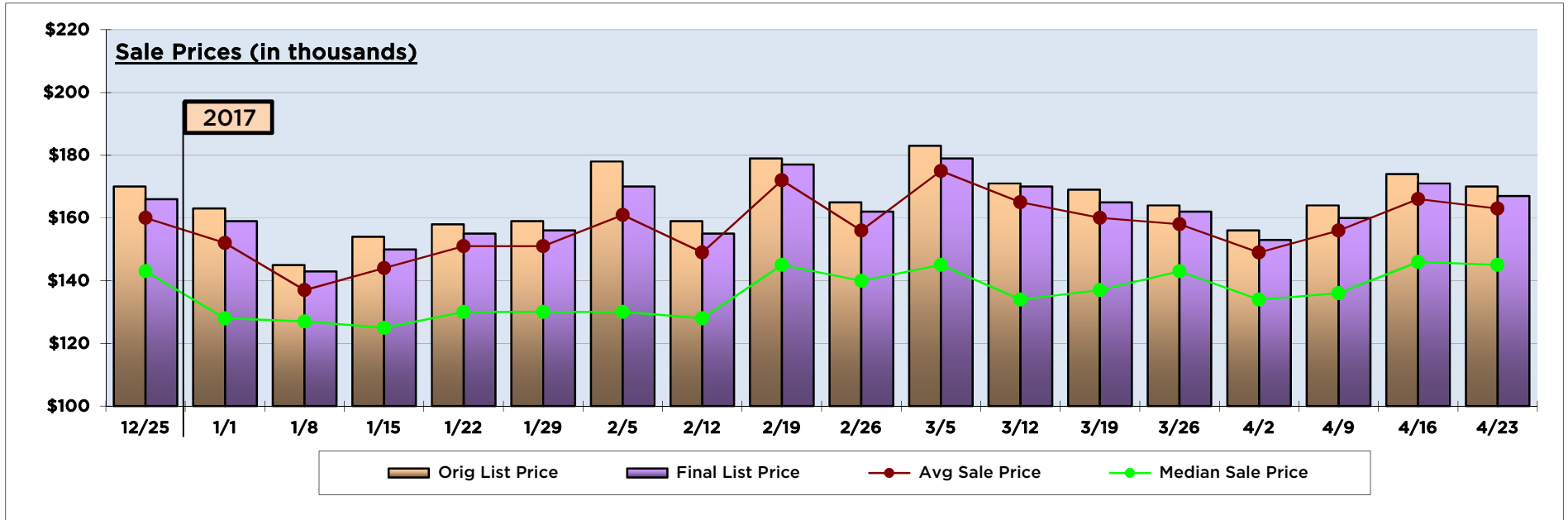
Beds / Baths

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

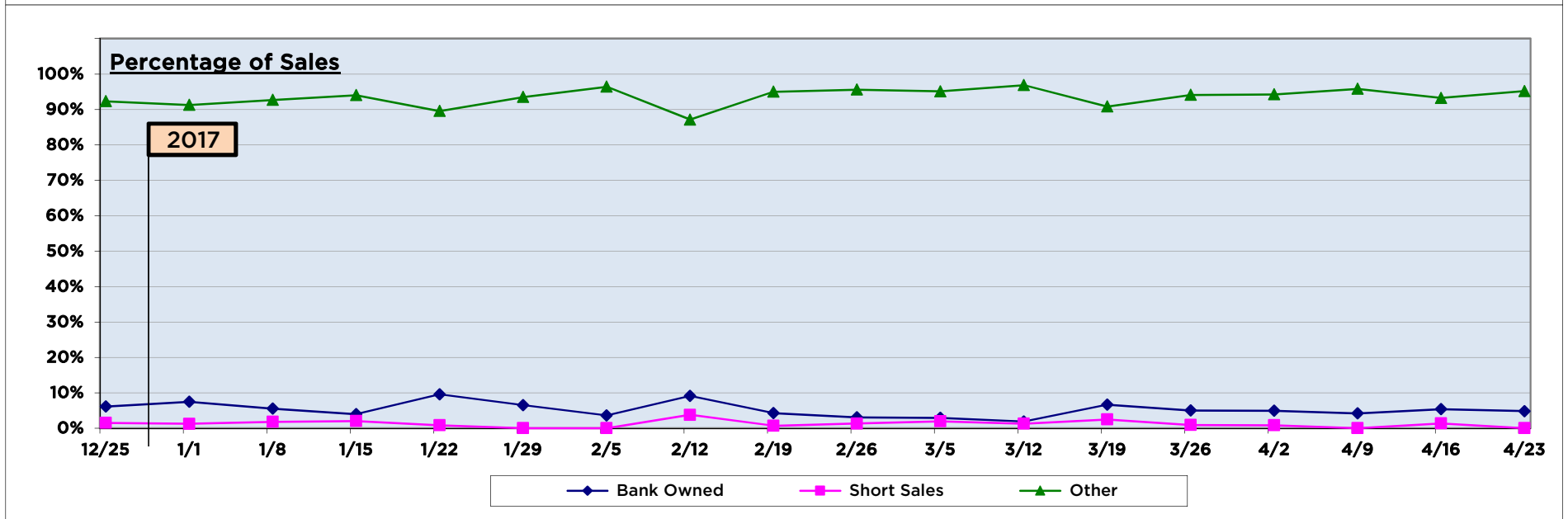
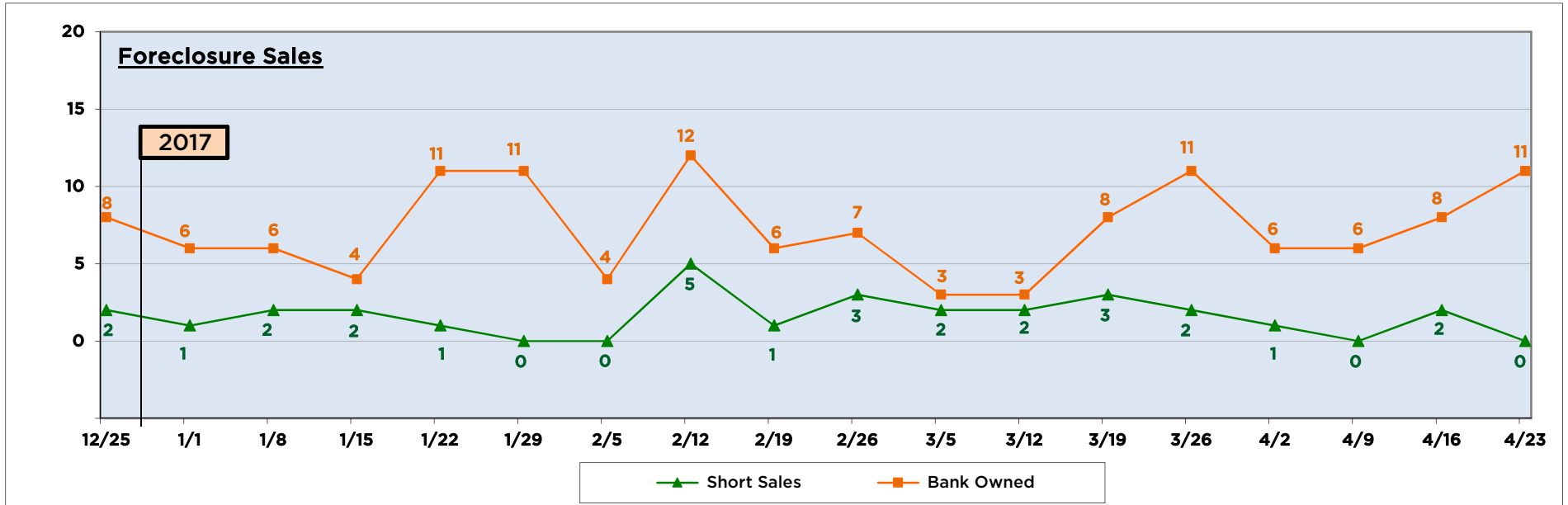
Square Footage

Average Square Feet	1,319	1,249	1,792	1,898	1,871	2,101	2,457
---------------------	-------	-------	-------	-------	-------	-------	-------

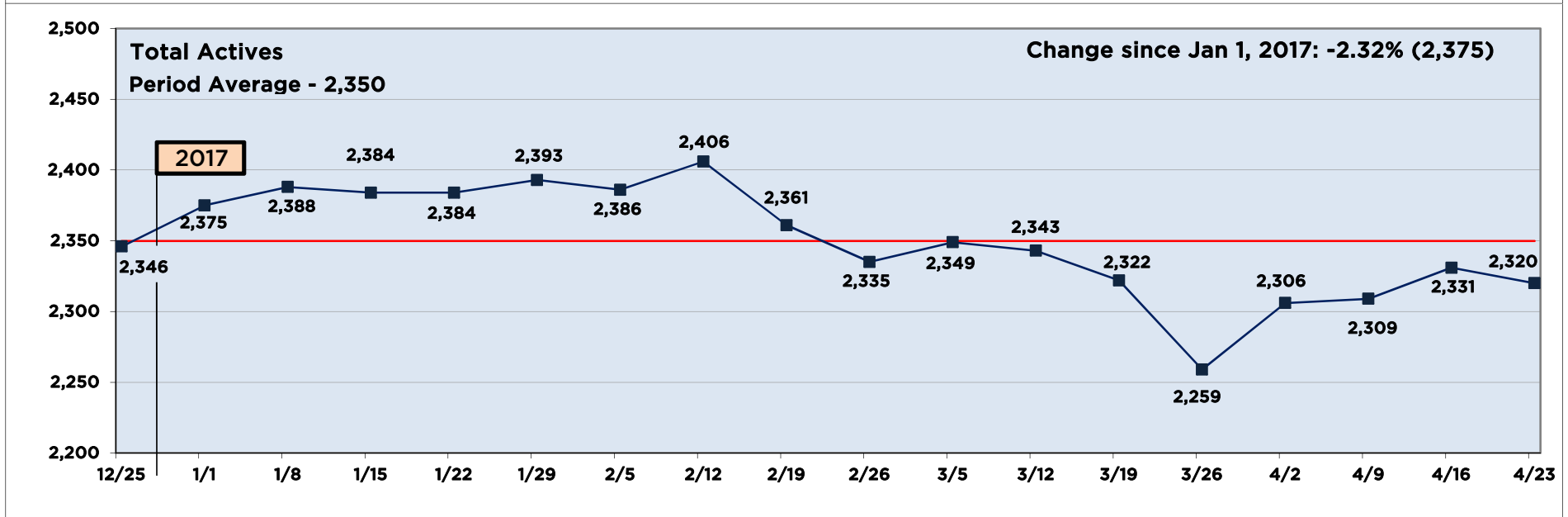
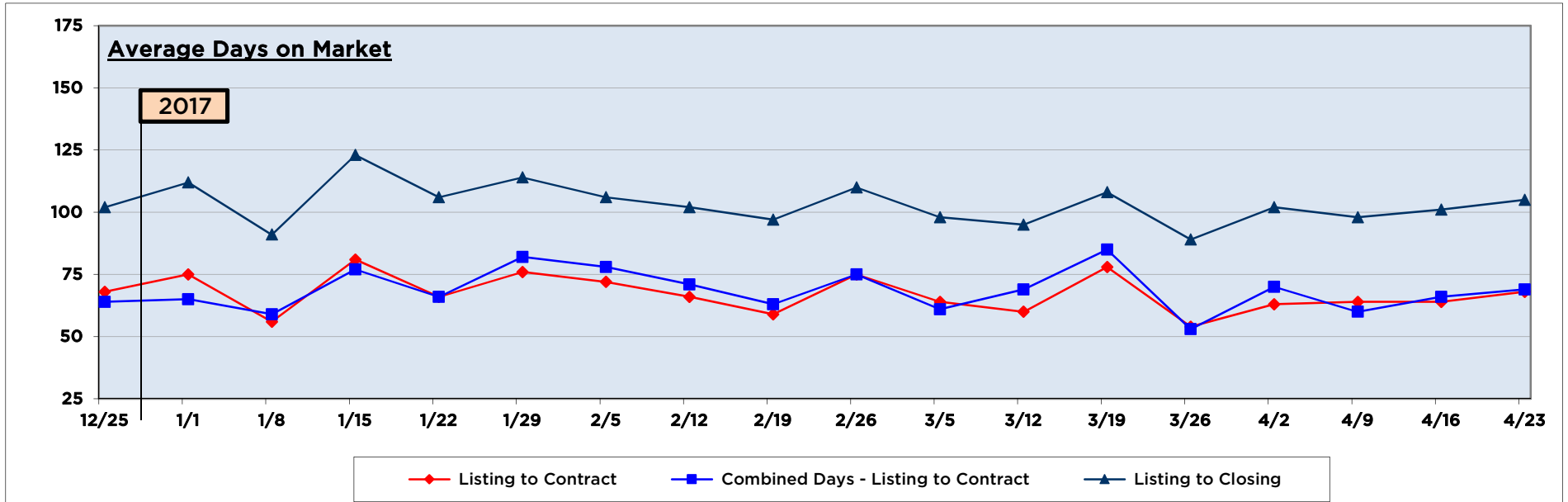
Condos, Townhomes, Villas



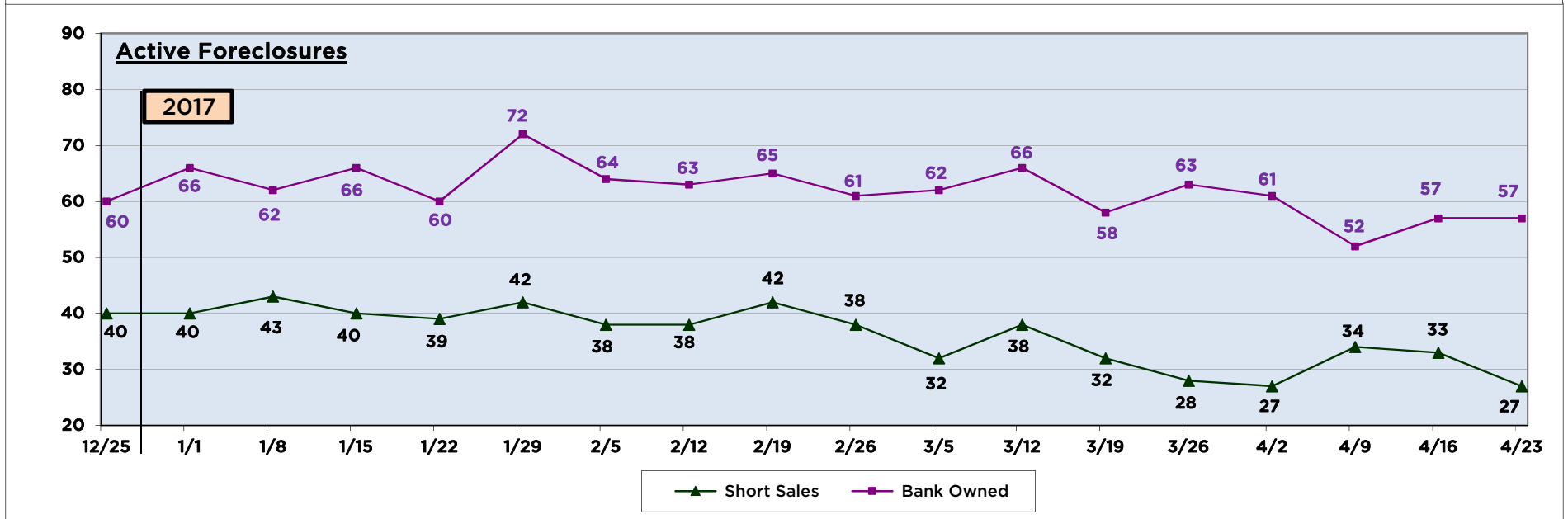
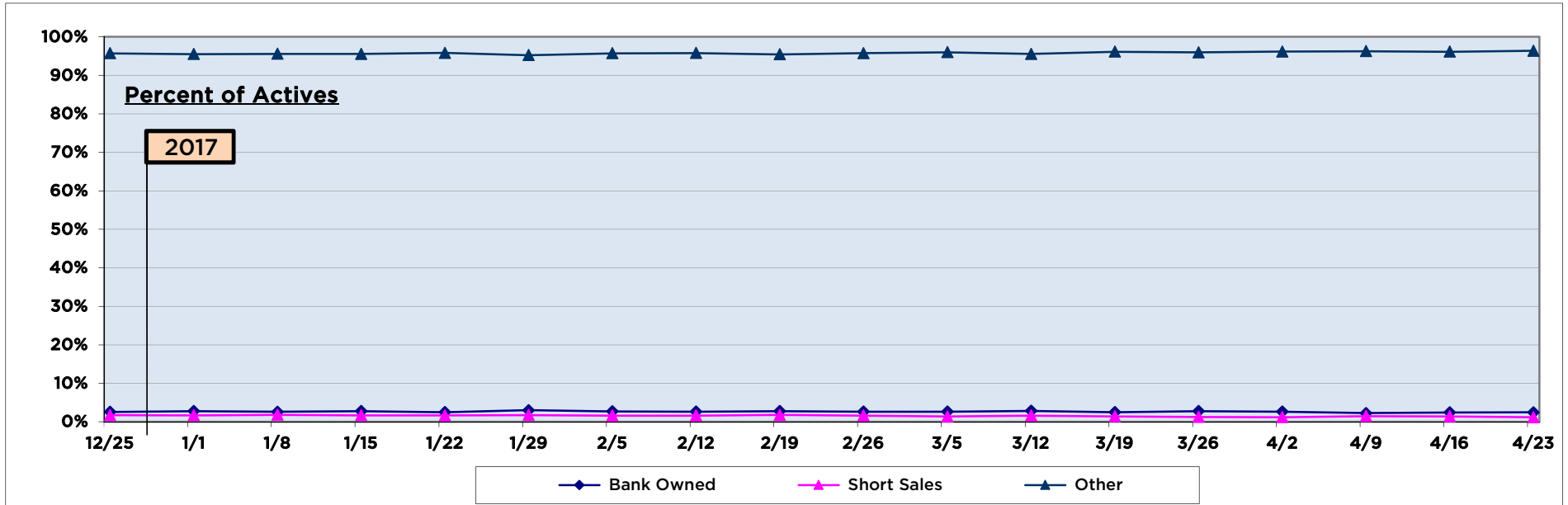
Condos, Townhomes, Villas



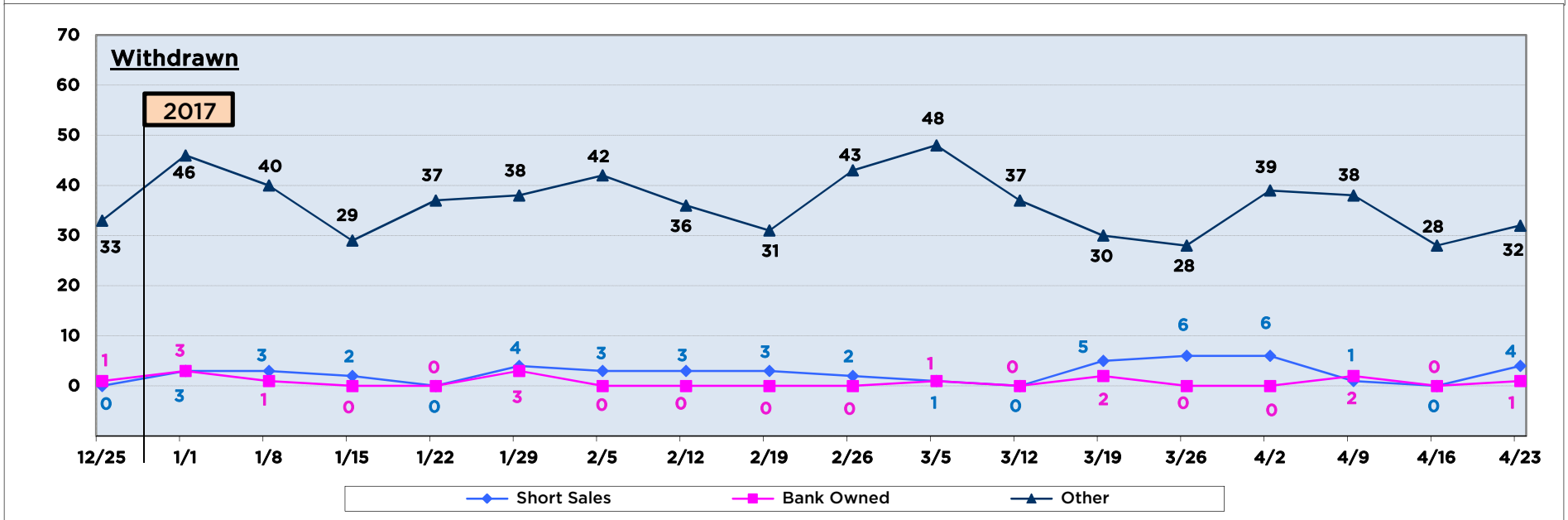
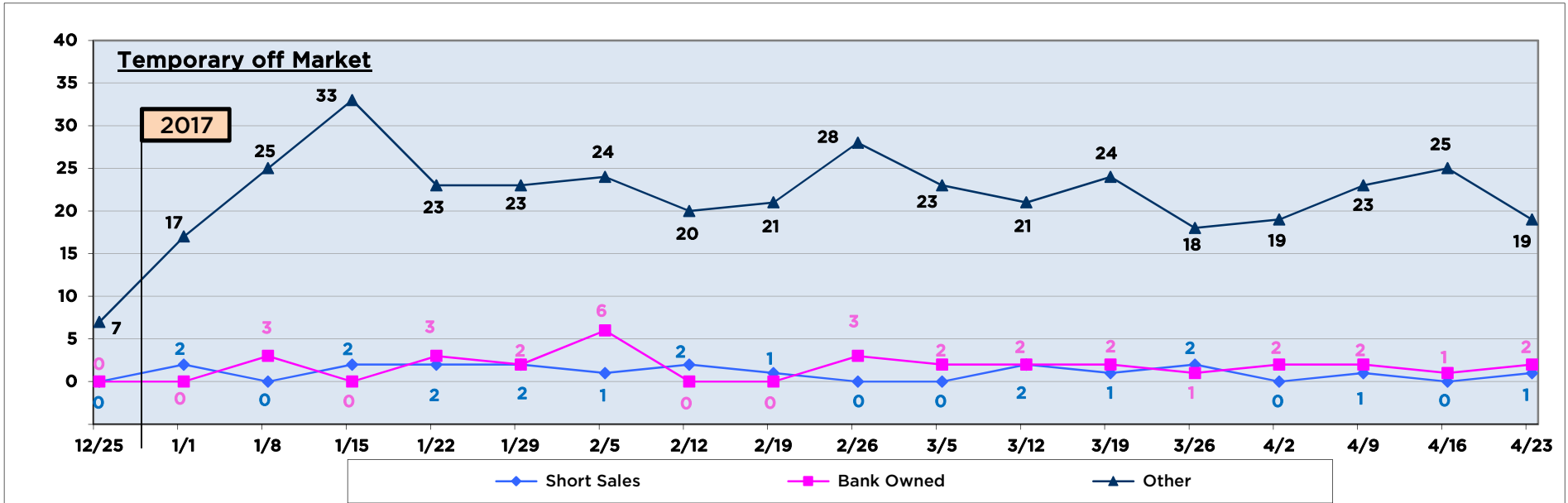
Condos, Townhomes, Villas



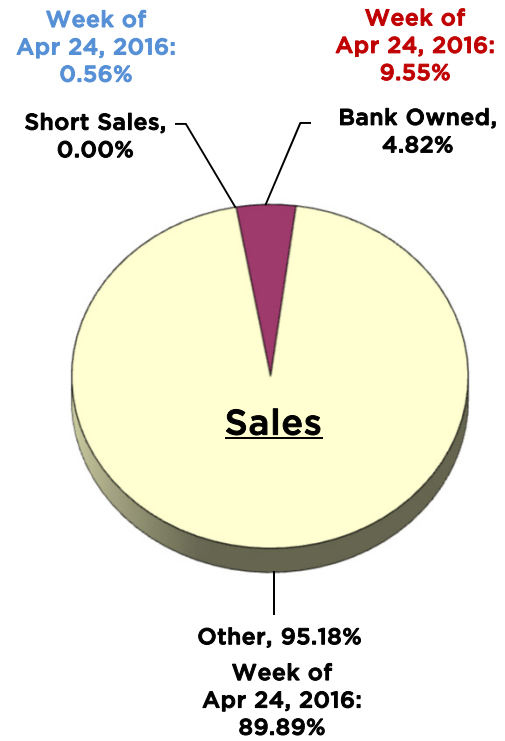
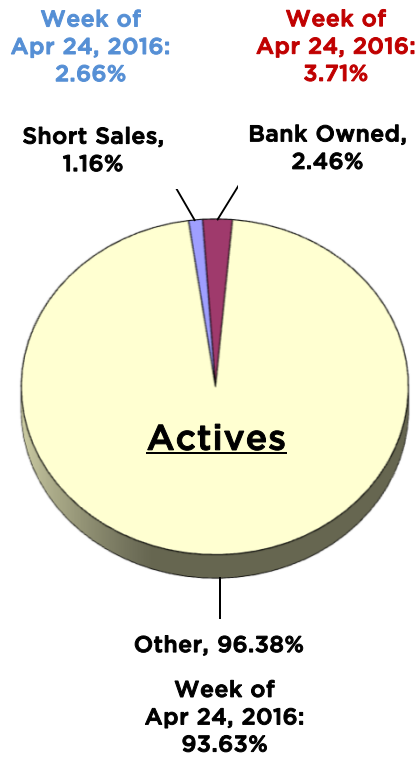
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 19 Condos, Townhomes, or Villas available for the Median Price of \$144,500? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Lake Mary / Heathrow	32746	1	\$144,900	3.0	2.0	1,380	\$105.00
Orange County		10	\$144,969	2.4	1.8	1,191	\$121.71
Maitland / Eatonville	32751	1	\$145,000	4.0	2.0	1,372	\$105.69
Pine Hills / Rosemont	32808	1	\$145,000	2.0	1.0	1,103	\$131.46
Williamsburg / Lake Bryan	32821	1	\$144,990	3.0	2.0	1,421	\$102.03
Taft	32824	1	\$144,900	2.0	2.0	1,108	\$130.78
Union Park / Chickasaw	32829	1	\$145,000	3.0	2.0	1,248	\$116.19
Metro West / Orlo Vista	32835	1	\$145,000	3.0	2.0	1,454	\$99.72
Hunters Creek	32837	3	\$144,933	2.0	2.0	1,099	\$131.88
Pine Castle / Edgewood	32839	1	\$145,000	1.0	1.0	908	\$159.69
Osceola County		8	\$144,955	2.8	2.1	1,262	\$114.84
Kissimmee (Central)	34741	1	\$145,000	4.0	3.0	1,470	\$98.64
Kissimmee (West) / Pleasant Hill	34746	3	\$144,917	3.0	2.0	1,320	\$109.79
Kissimmee / Celebration	34747	3	\$144,996	2.0	2.0	1,000	\$145.00
St Cloud / Harmony	34773	1	\$144,900	3.0	2.0	1,668	\$86.87