



Monday Morning Quarterback Summary

Week of Apr 30, 2017

Single-family existing homes

- Sales of single-family homes decreased to 567 during the week of Apr 30, from 727 the week prior
- The median price of single family homes increased to \$243,000, a change of 4.5%
- The number of single-family home foreclosure transactions decreased to 26 last week, from 40 the week of Apr 23
- The number of single-family home short-sale transactions decreased to 9 from 15 the week prior
- Single-family inventory increased by 74, and now sits at 8,065

Condos, townhomes, and villas

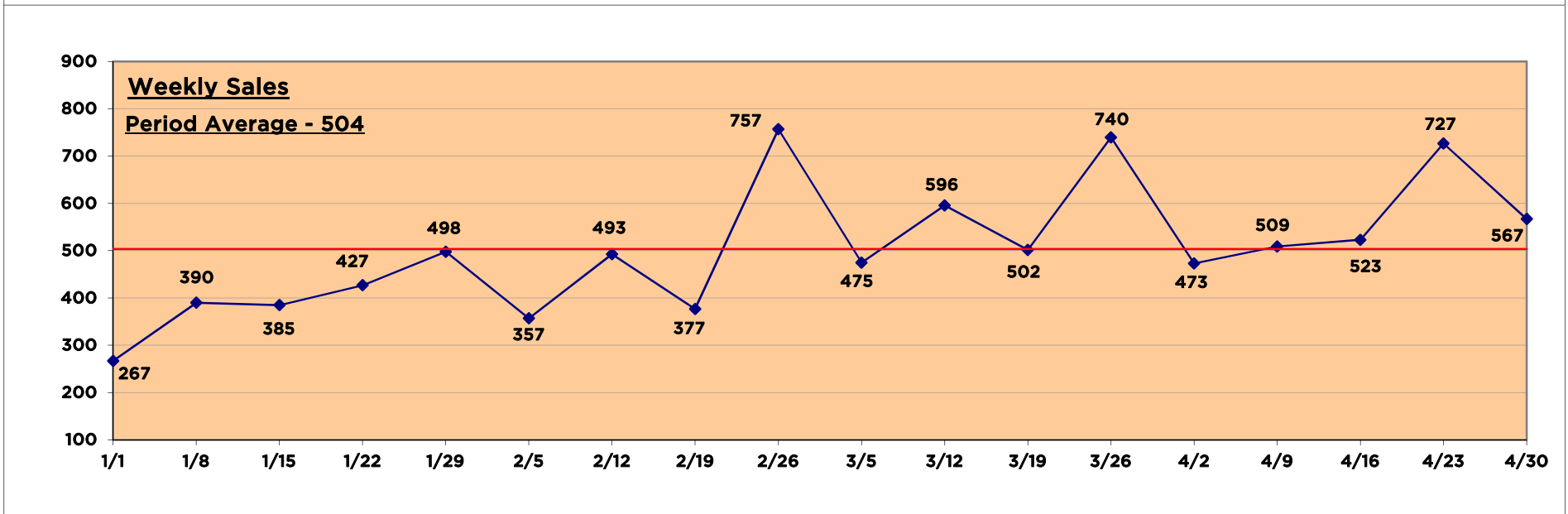
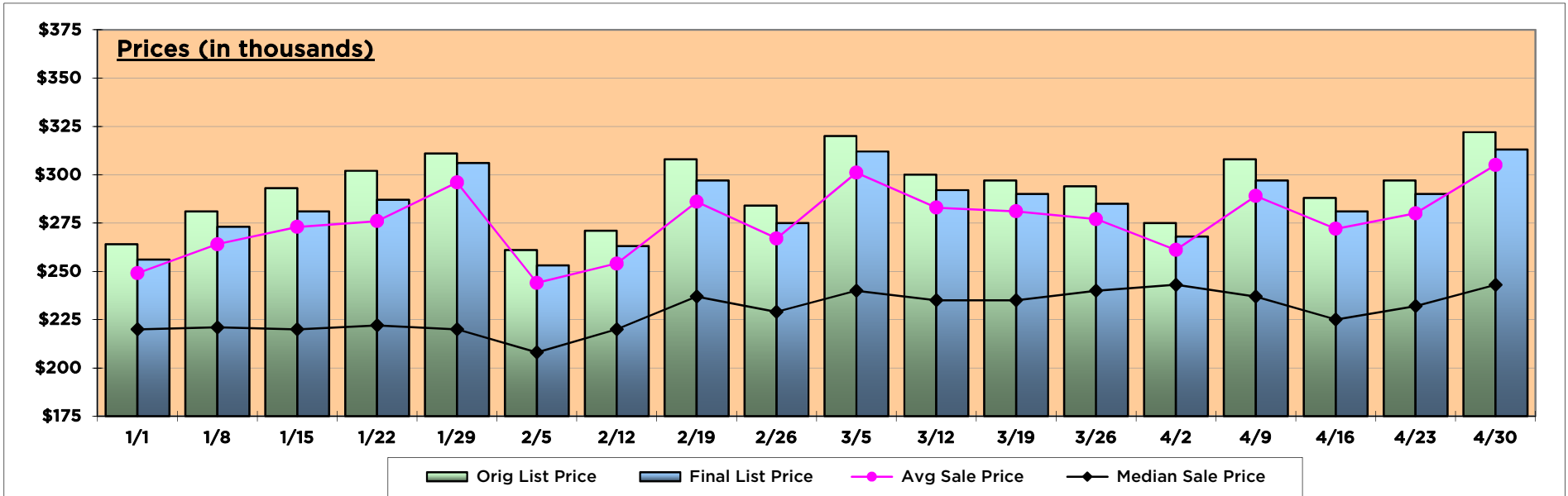
- Sales of condos, townhomes, and villas decreased to 173 during the week of Apr 30, from 228 the week prior
- The median price of condos, townhomes, and villas increased to \$148,000, a change of 2.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 6 last week, from 11 the week of Apr 23
- The number of condo, townhome and villa short-sale transactions increased to 2 from 0 the week prior
- Condo inventory increased by 5, and now sits at 2,325

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

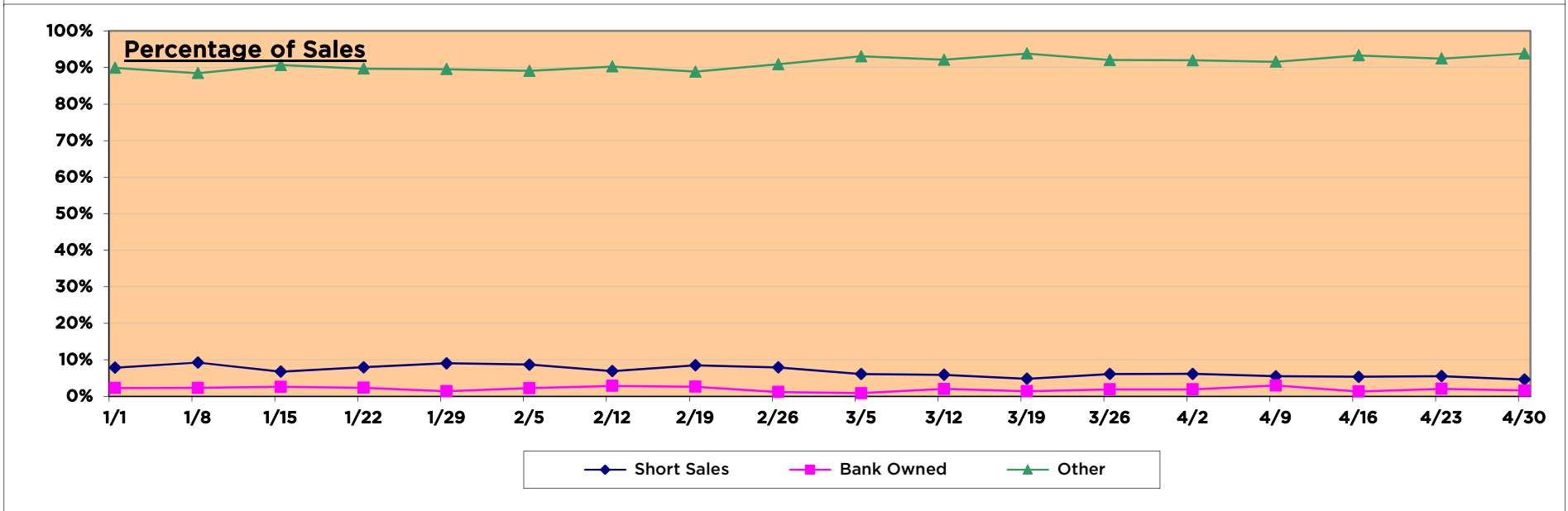
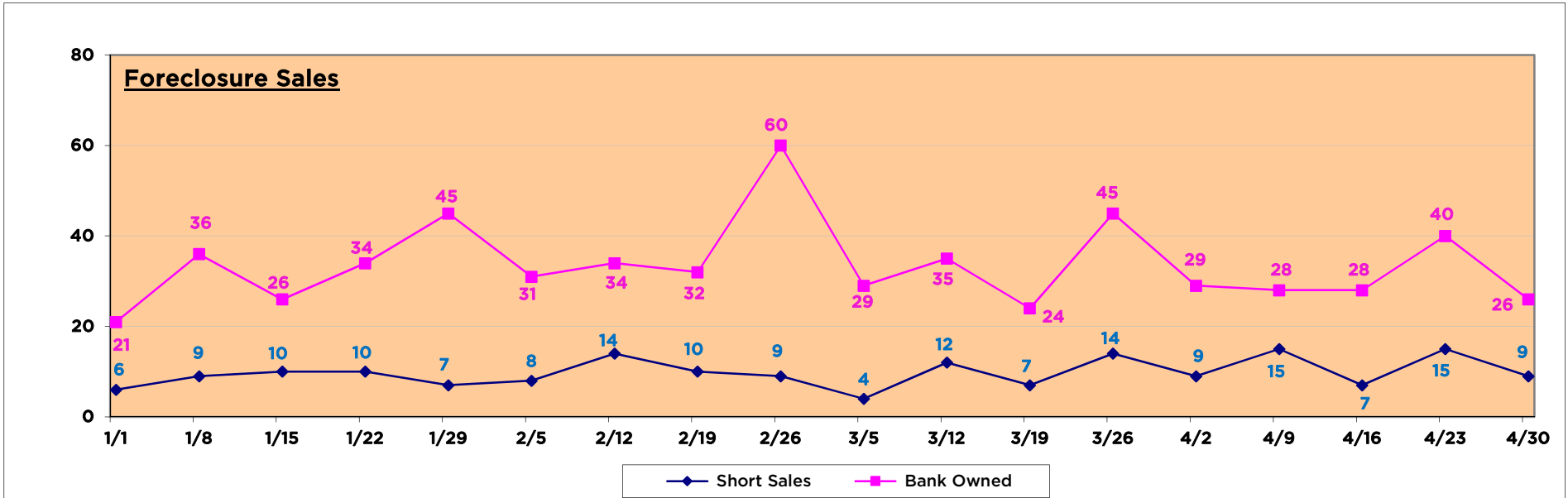
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	567	296	91	98	26	47	9
Bank Owned	26	18	4	3	0	1	0
Short Sales	9	8	1	0	0	0	0
Other	532	270	86	95	26	46	9
Active Listings	8,065	2,182	1,167	1,795	931	1,362	628
Bank Owned	217	131	18	35	11	19	3
Short Sales	119	63	17	24	4	9	2
Other	7,729	1,988	1,132	1,736	916	1,334	623
Months of Inventory	3	2	3	4	8	7	16
List Price							
Average Original List Price	\$322,370	\$183,615	\$283,372	\$363,083	\$461,767	\$668,802	\$2,625,000
Average Final List Price	\$313,429	\$180,317	\$278,160	\$352,880	\$456,491	\$649,585	\$2,449,611
Sale Price							
Average Price	\$305,277	\$176,500	\$274,134	\$344,051	\$444,510	\$632,986	\$2,319,664
Median Price	\$243,000	\$185,000	\$275,000	\$340,000	\$442,263	\$583,000	\$1,200,000
Price Differences							
Original to Final List Price	-\$8,941	-\$3,298	-\$5,212	-\$10,203	-\$5,276	-\$19,217	-\$175,389
Original List to Sale Price - \$	-\$17,093	-\$7,115	-\$9,238	-\$19,032	-\$17,257	-\$35,816	-\$305,336
Final List to Sale Price - \$	-\$8,152	-\$3,817	-\$4,026	-\$8,829	-\$11,981	-\$16,599	-\$129,947
Original List to Sale Price - %	94.70%	96.13%	96.74%	94.76%	96.26%	94.64%	88.37%
Final List to Sale Price - %	97.40%	97.88%	98.55%	97.50%	97.38%	97.44%	94.70%
Days on the Market							
Avg Days Listing to Contract	59	49	46	70	61	90	260
Combined Avg Days to Contract	61	44	51	79	87	112	174
Avg Days Listing to Closing	101	92	87	106	95	137	314
Avg Days Contract to Close	42	43	41	36	34	46	54
Beds / Baths							
Average Bedrooms	4	3	4	4	4	4	5
Average Full Baths	2	2	2	3	3	3	5
Average Half Baths	0	0	0	0	1	1	1
Square Footage							
Average Square Feet	2,128	1,564	2,236	2,614	2,884	3,332	5,797

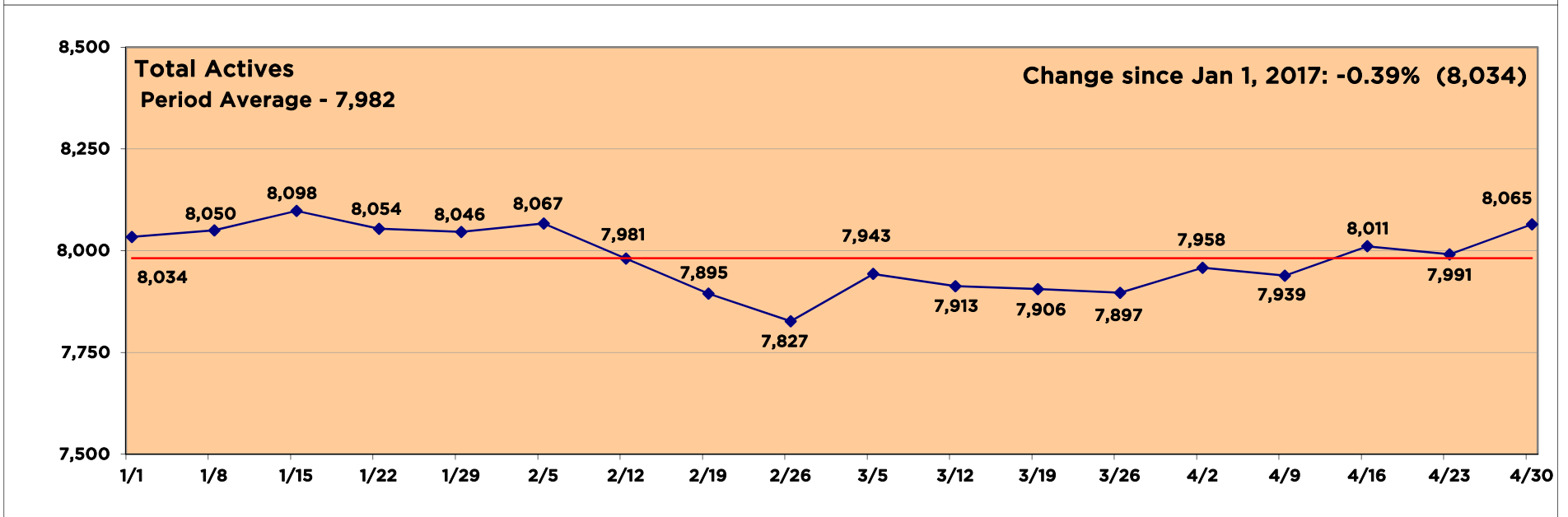
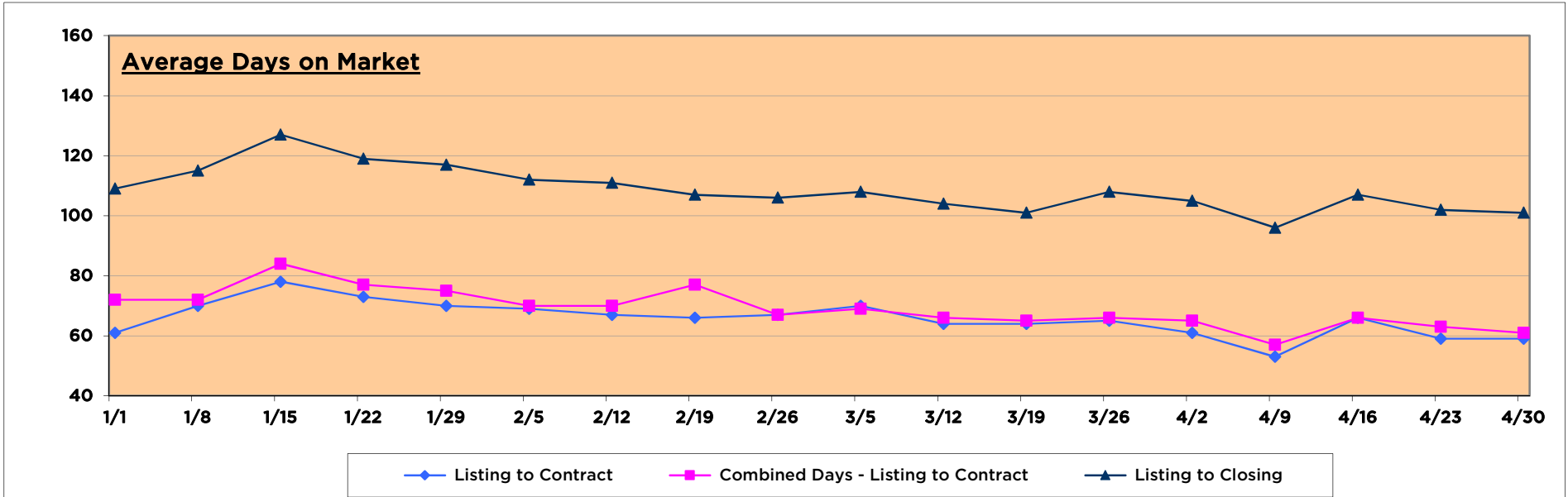
Single Family Homes



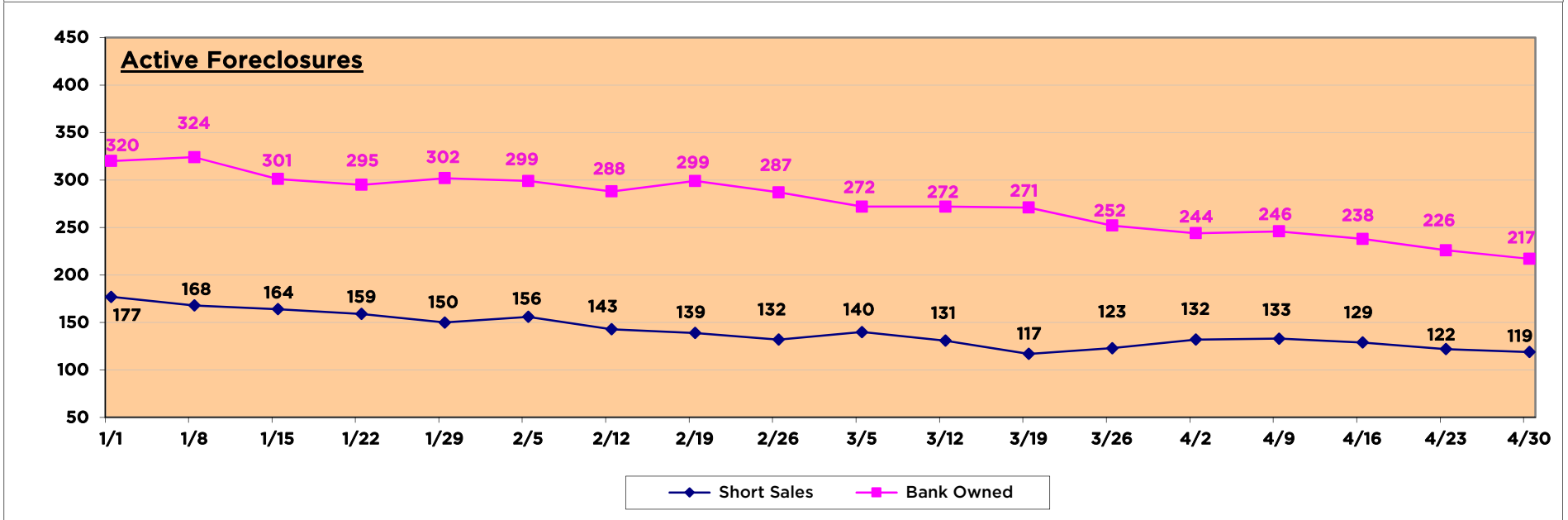
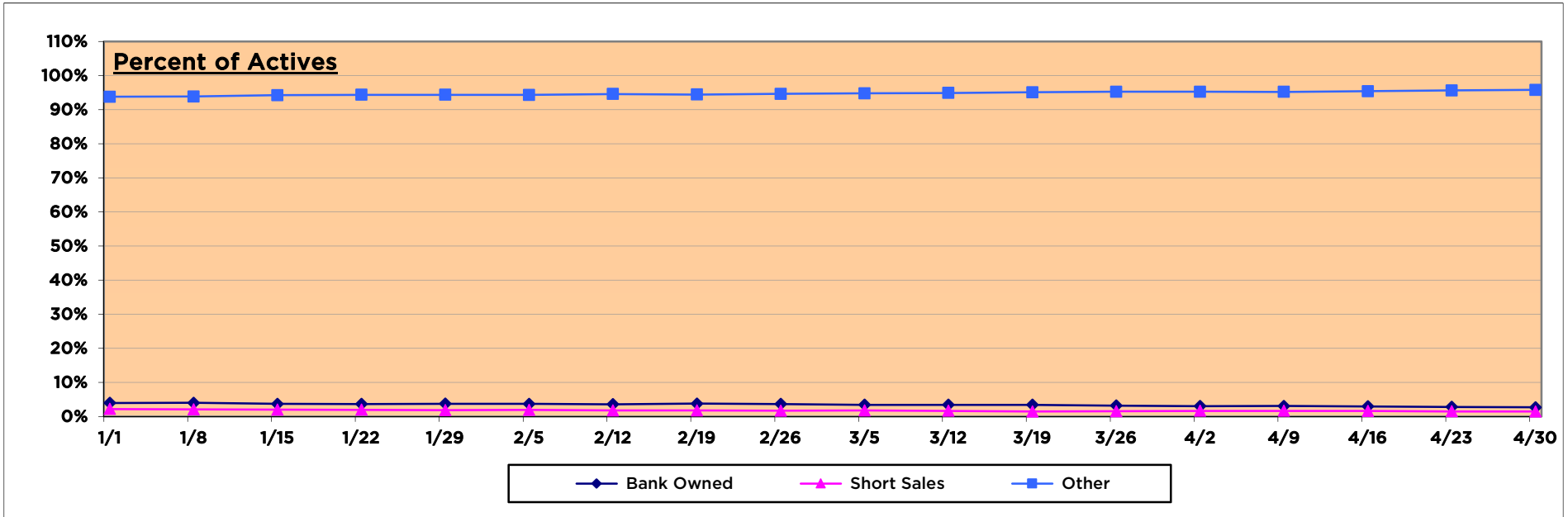
Single Family Homes



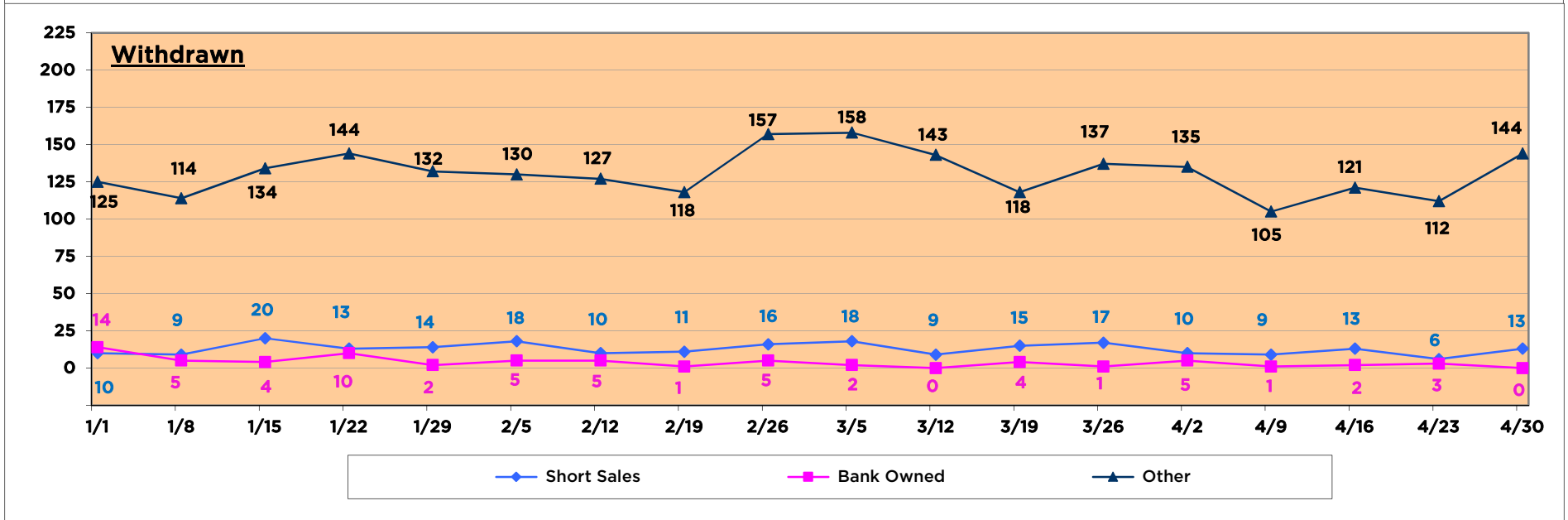
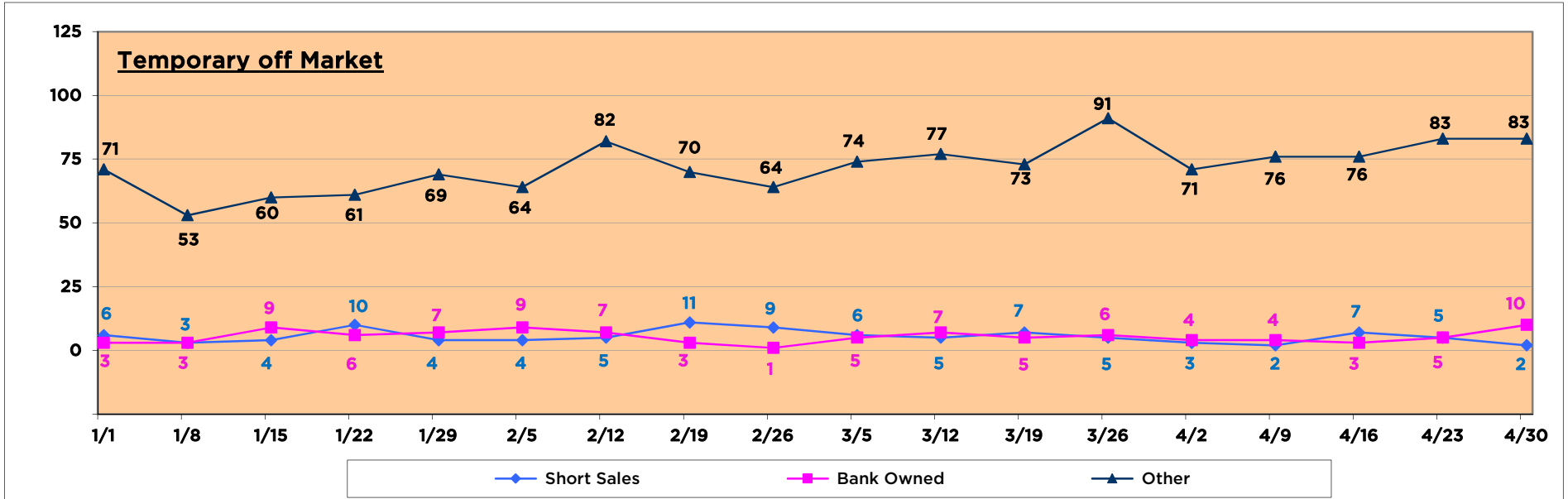
Single Family Homes



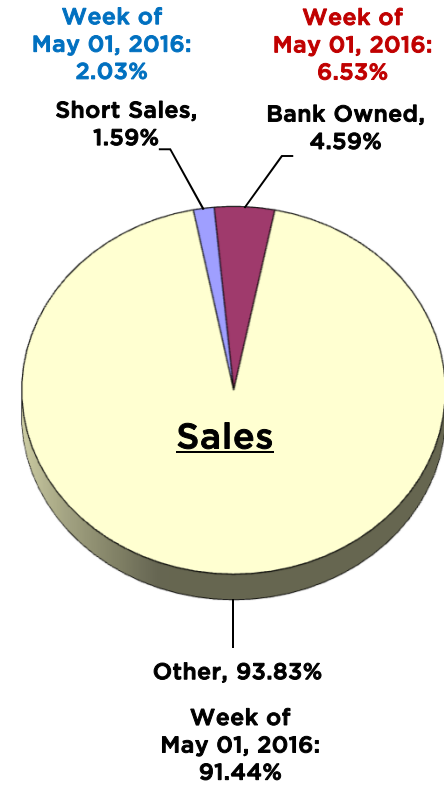
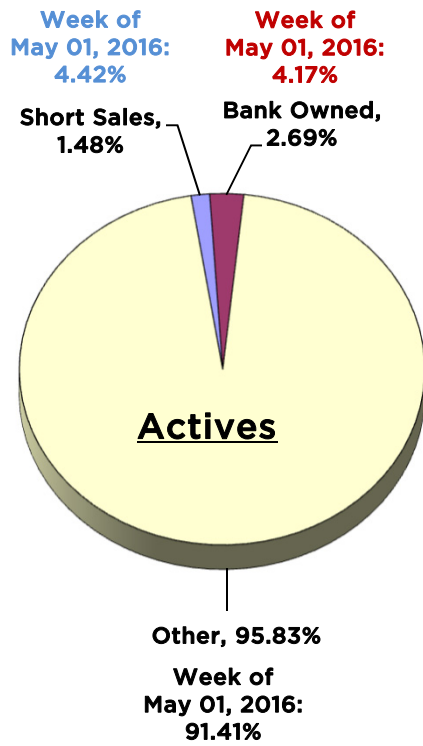
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 13 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>
Seminole County		2	\$242,500	3.0	2.0	1,665	\$145.65
Lake Mary / Heathrow	32746	1	\$242,500	3.0	2.0	1,631	\$148.68
Longwood (East)	32750	1	\$242,500	3.0	2.0	1,699	\$142.73
Orange County		4	\$242,950	2.8	2.0	1,589	\$152.94
Apopka (North)	32712	1	\$243,400	2.0	2.0	1,795	\$135.60
Williamsburg / Lake Bryan	32821	1	\$242,500	3.0	2.0	1,414	\$171.50
Hunters Creek	32837	1	\$243,000	3.0	2.0	1,614	\$150.56
Winter Garden / Oakland	34787	1	\$242,900	3.0	2.0	1,531	\$158.65
Osceola County		2	\$242,700	4.0	3.0	1,922	\$126.27
Kissimmee (West) / Pleasant Hill	34746	2	\$242,700	4.0	3.0	1,922	\$126.27
Lake County		5	\$242,793	3.8	2.2	2,406	\$100.90
Mount Dora	32757	2	\$242,600	4.0	2.0	2,543	\$95.40
Clermont (South)	34714	1	\$243,000	4.0	2.0	2,527	\$96.16
Groveland	34736	1	\$242,865	3.0	2.0	1,988	\$122.17
Leesburg (West)	34748	1	\$242,900	4.0	3.0	2,430	\$99.96

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	173	157	7	7	1	1	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	165	149	7	7	1	1	0
Active Listings	2,325	1,636	287	245	57	68	32
Bank Owned	47	41	3	1	0	0	2
Short Sales	29	24	3	2	0	0	0
Other	2,249	1,571	281	242	57	68	30
Months of Inventory	3	2	9	8	13	16	0

List Price

Average Original List Price	\$167,887	\$149,356	\$290,837	\$369,243	\$425,000	\$550,000	\$0
Average Final List Price	\$165,064	\$147,140	\$286,759	\$357,100	\$425,000	\$523,000	\$0

Sale Price

Average Price	\$160,104	\$142,903	\$278,834	\$337,929	\$435,000	\$510,000	\$0
Median Price	\$148,000	\$143,000	\$283,000	\$340,000	\$435,000	\$510,000	\$0

Price Differences

Original to Final List Price	-\$2,823	-\$2,216	-\$4,078	-\$12,143	\$0	-\$27,000	\$0
Original List to Sale Price - \$	-\$7,783	-\$6,453	-\$12,003	-\$31,314	\$10,000	-\$40,000	\$0
Final List to Sale Price - \$	-\$4,960	-\$4,237	-\$7,925	-\$19,171	\$10,000	-\$13,000	\$0
Original List to Sale Price - %	95.36%	95.68%	95.87%	91.52%	102.35%	92.73%	0.00%
Final List to Sale Price - %	97.00%	97.12%	97.24%	94.63%	102.35%	97.51%	0.00%

Days on the Market

Avg Days Listing to Contract	51	48	93	84	2	200	0
Combined Avg Days to Contract	54	50	93	81	2	200	0
Avg Days Listing to Closing	83	79	128	118	27	229	0
Avg Days Contract to Close	31	31	34	34	25	29	0

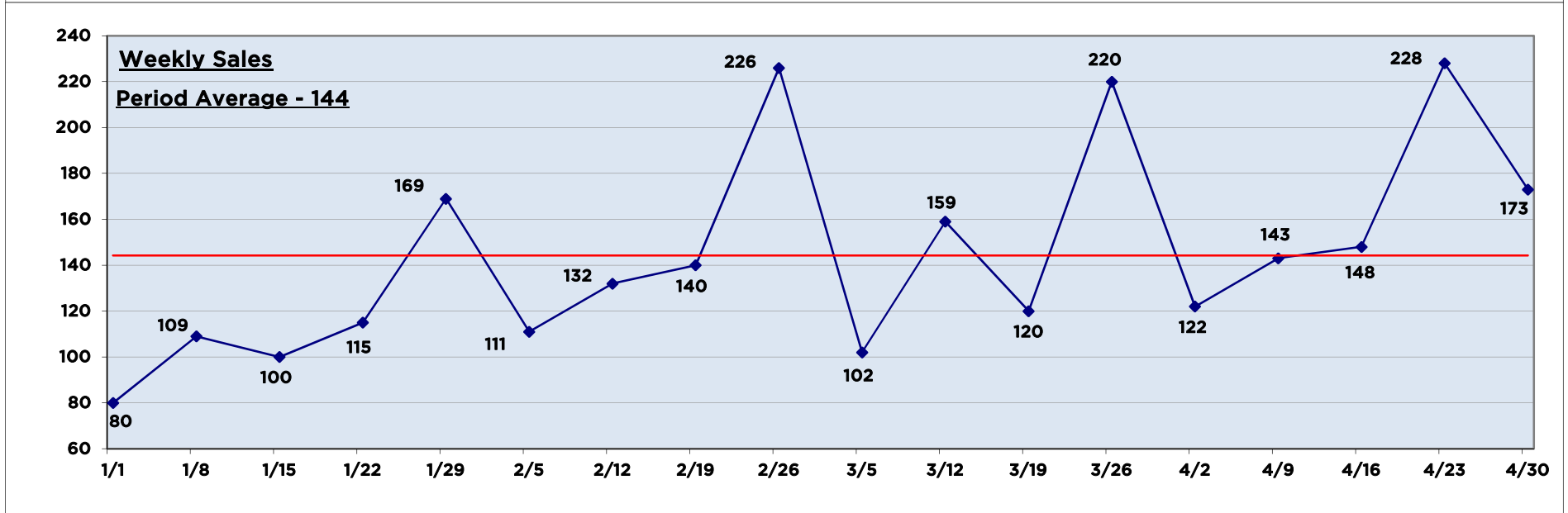
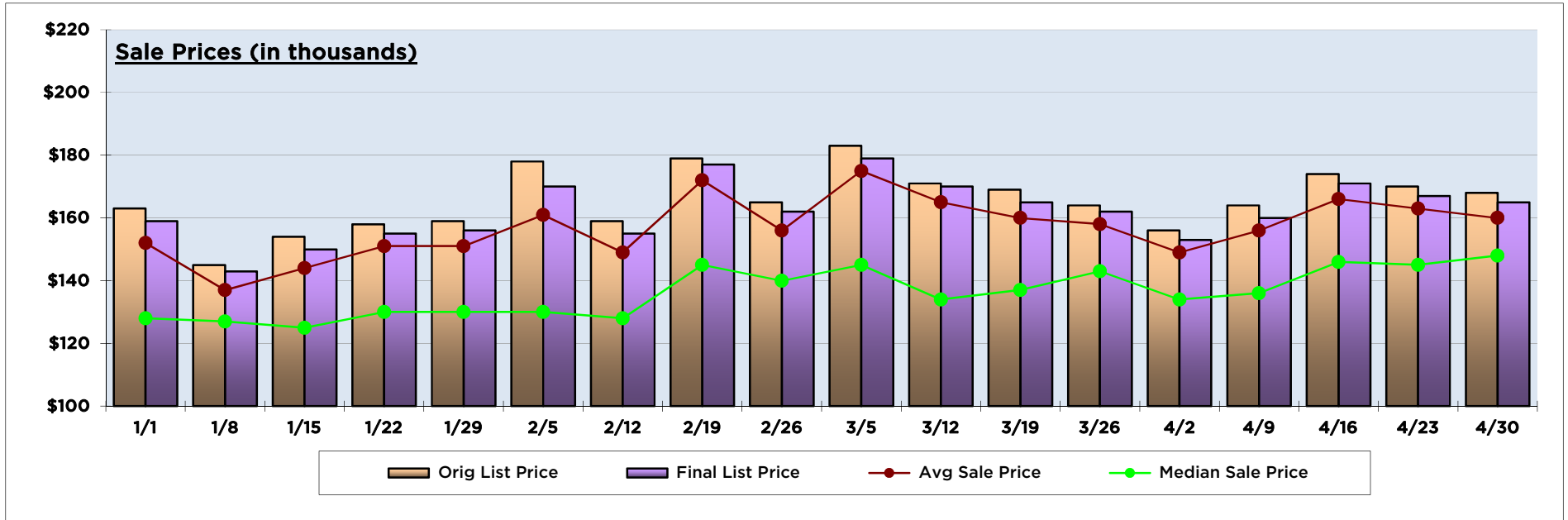
Beds / Baths

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

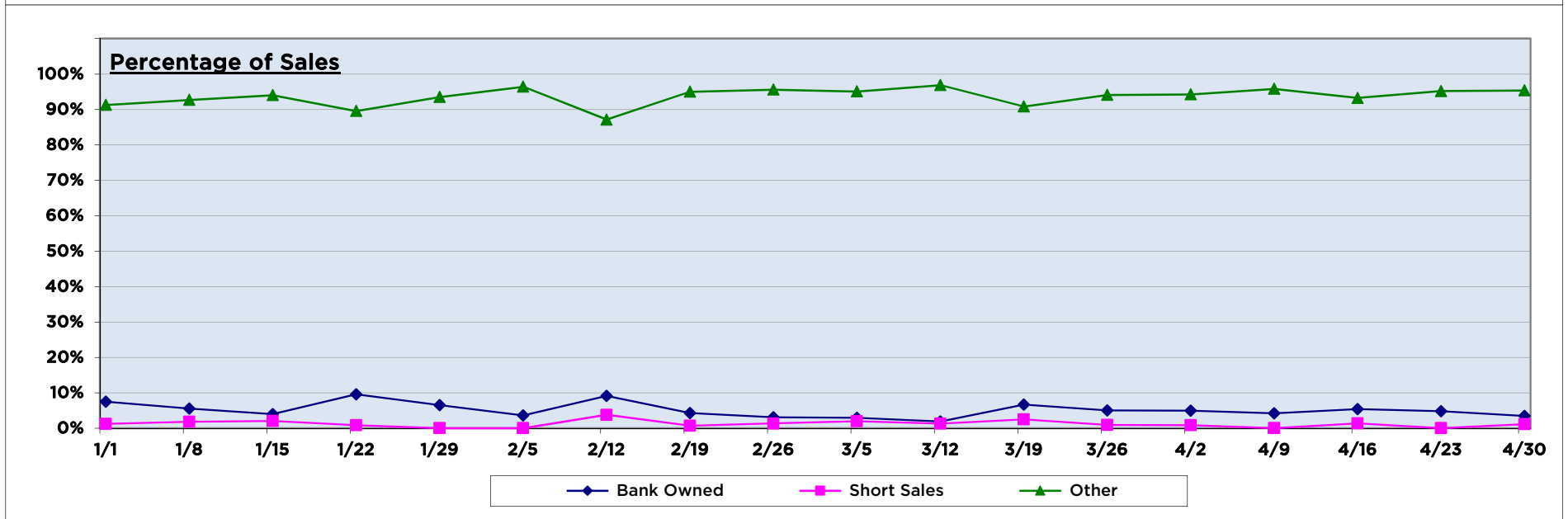
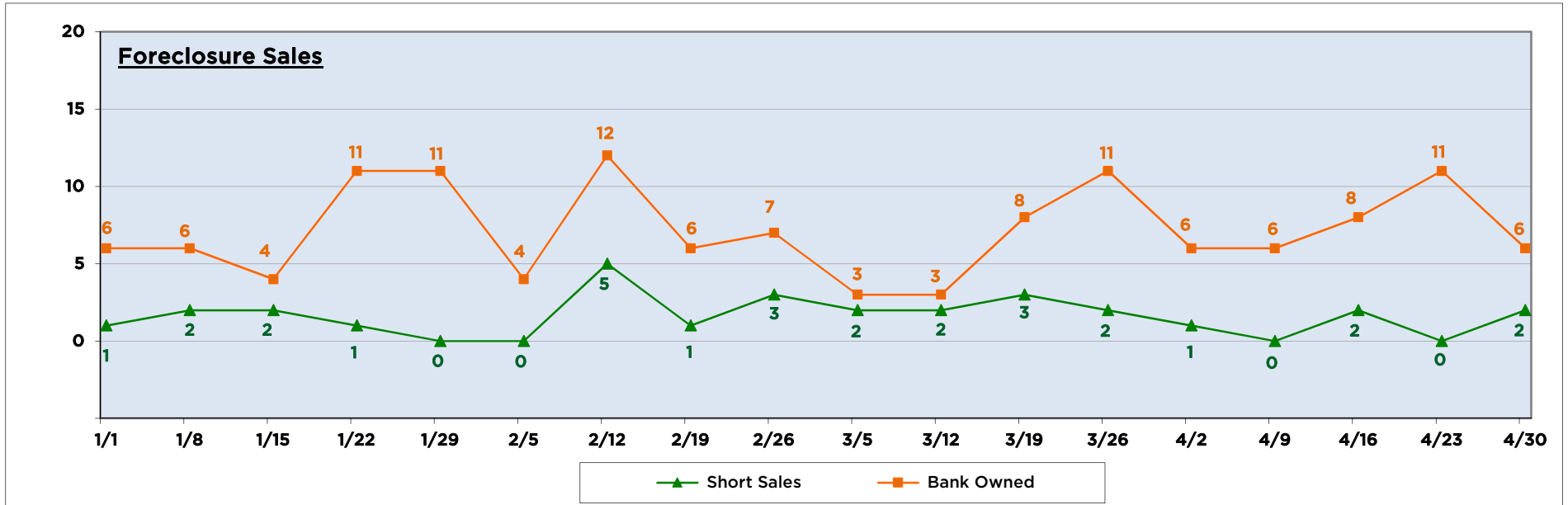
Square Footage

Average Square Feet	1,346	1,300	1,705	1,975	1,143	1,970	0
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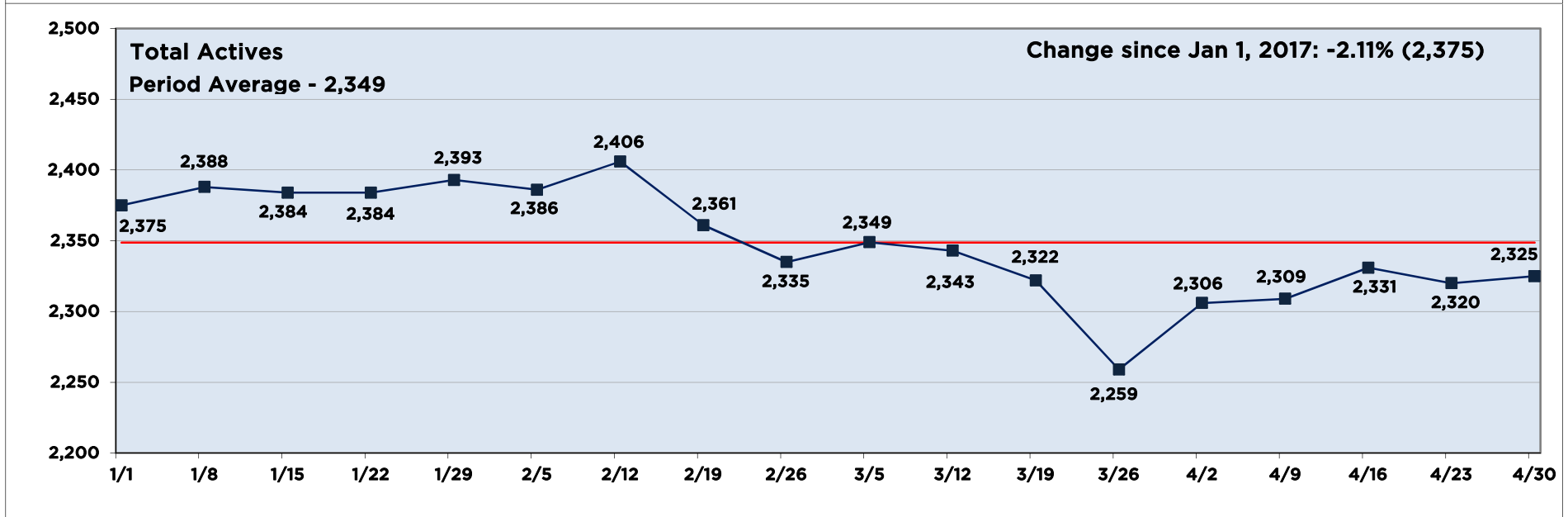
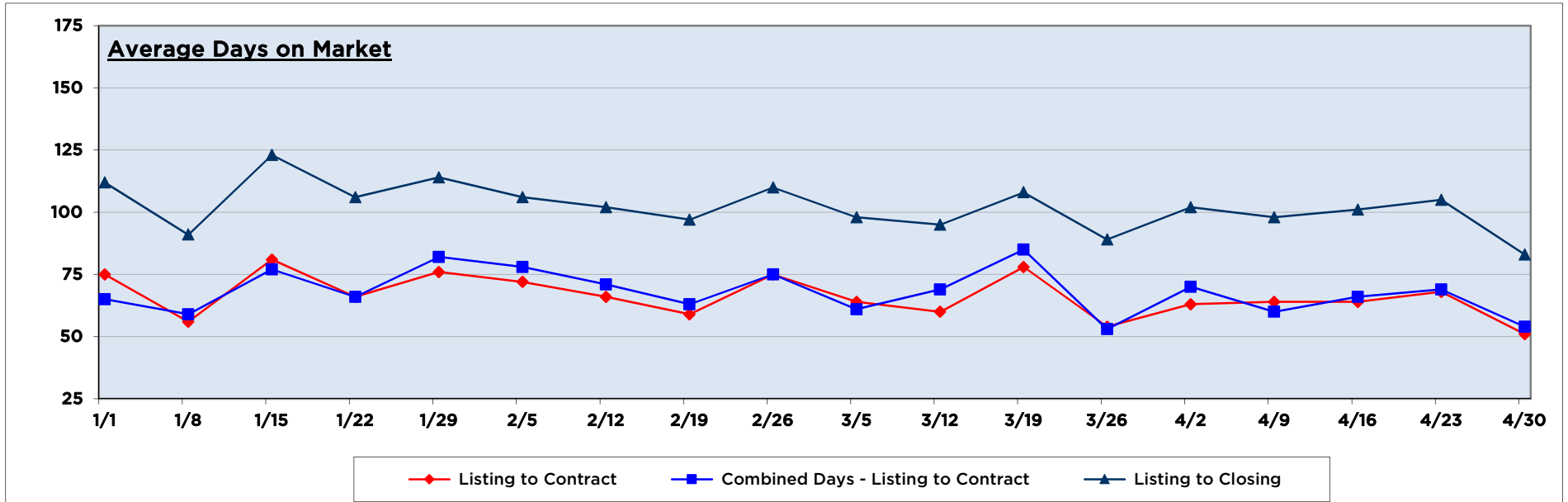
Condos, Townhomes, Villas



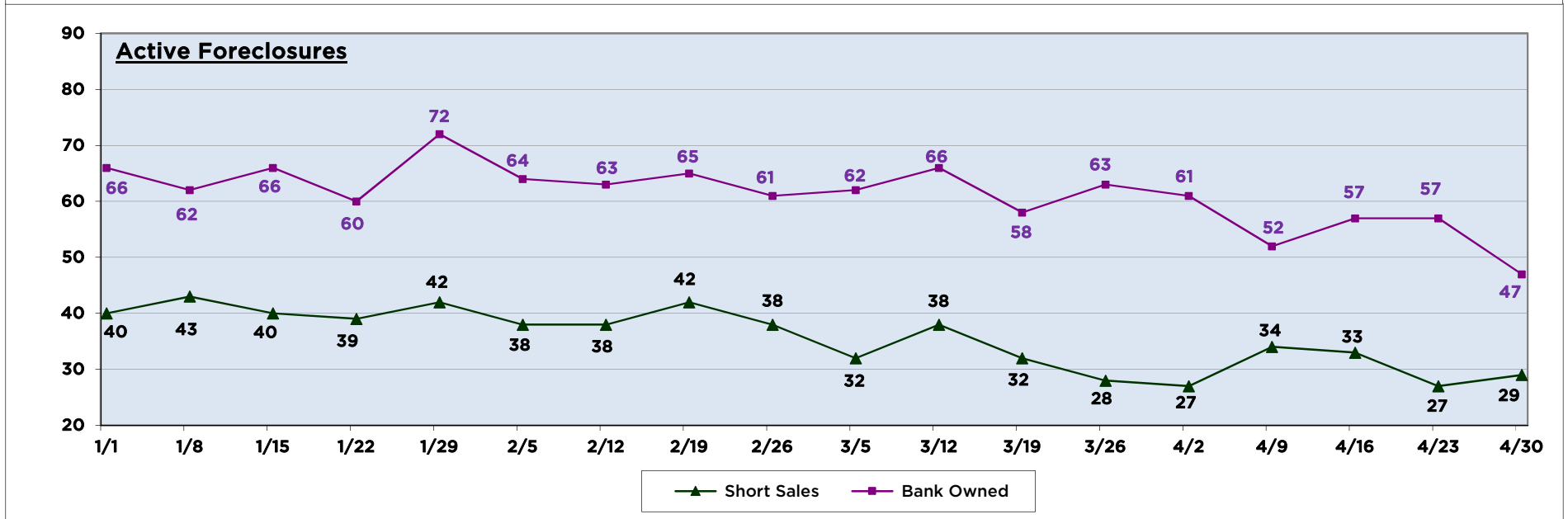
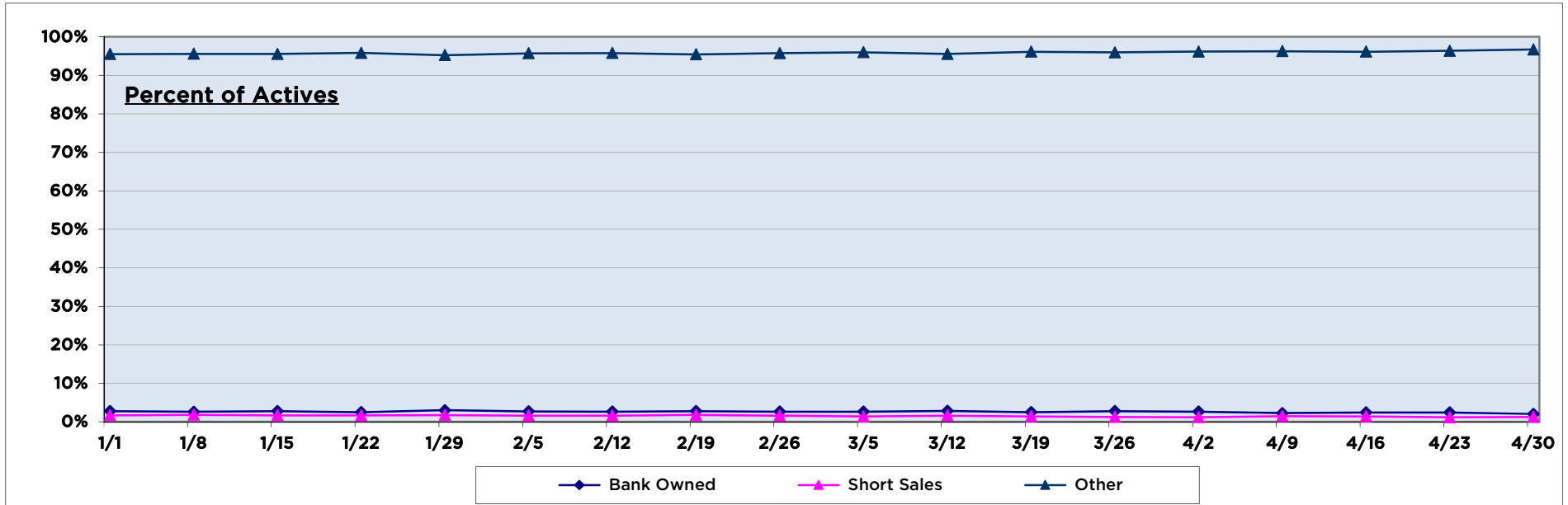
Condos, Townhomes, Villas



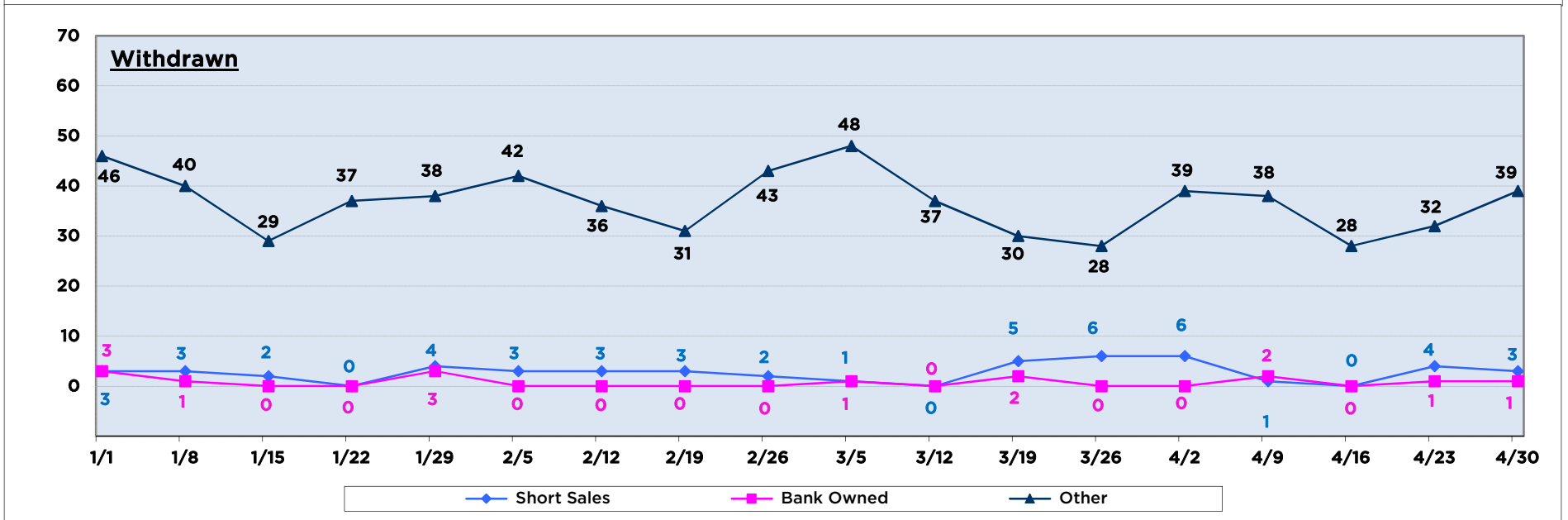
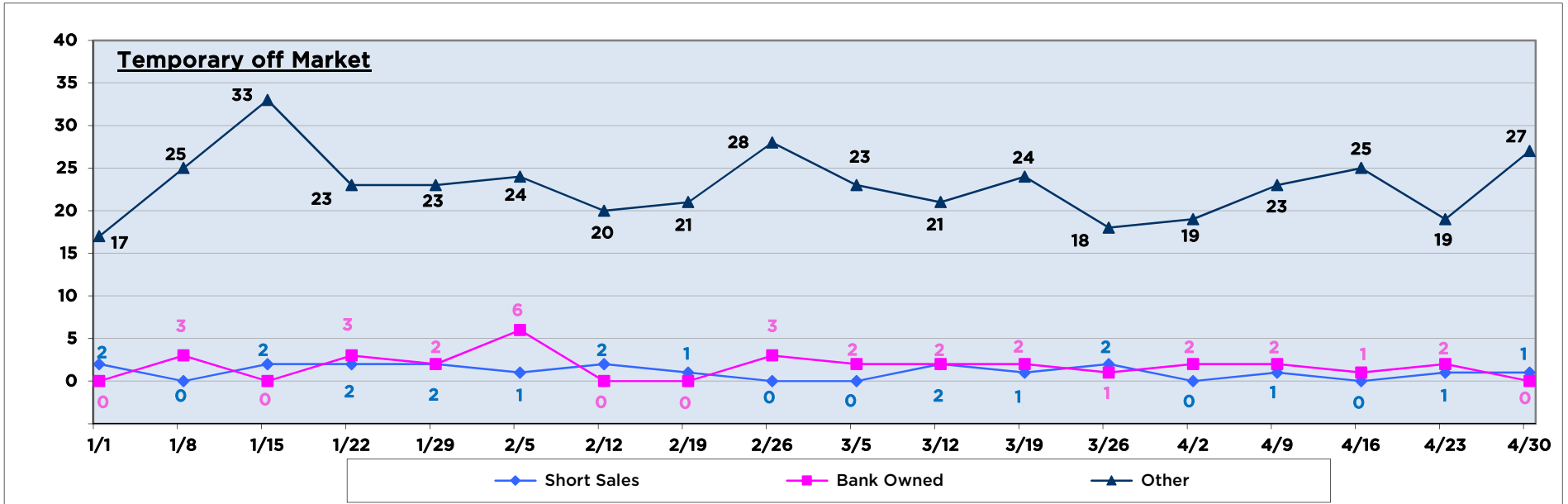
Condos, Townhomes, Villas



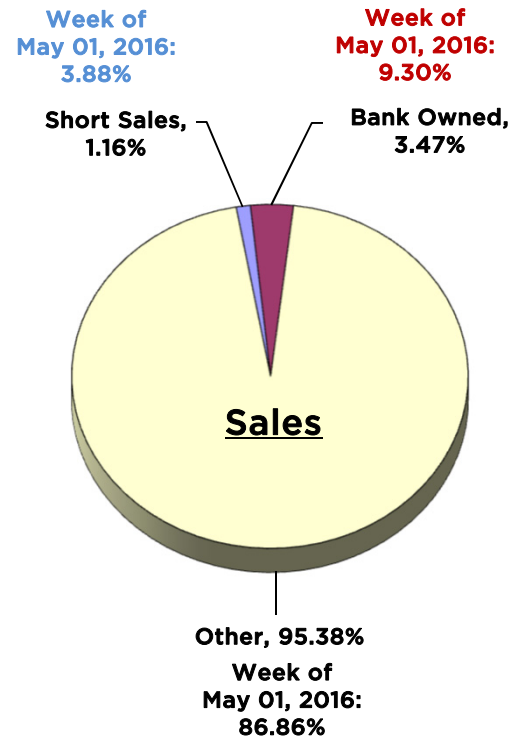
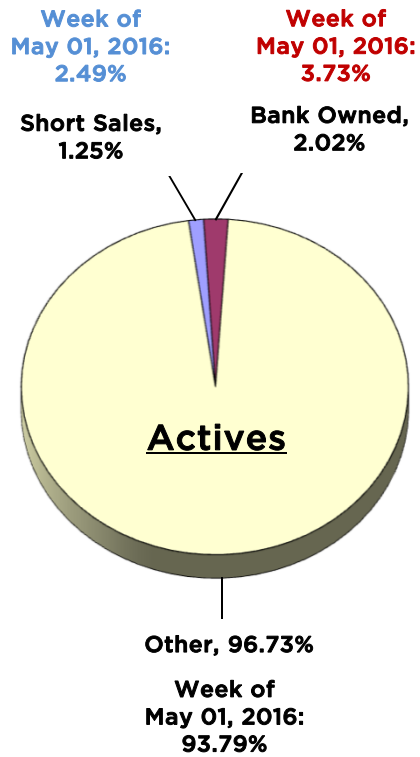
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$148,000? (± \$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		3	\$148,000	2.3	1.7	1,149	\$128.81
Orlando (Downtown)	32801	1	\$148,000	1.0	1.0	739	\$200.27
Metro West / Orlo Vista	32835	2	\$148,000	3.0	2.0	1,354	\$109.31
Osceola County		1	\$148,000	4.0	3.0	1,873	\$79.02
Kissimmee (West) / Pleasant Hill	34746	1	\$148,000	4.0	3.0	1,873	\$79.02