



Monday Morning Quarterback Summary

Week of May 7, 2017

Single-family existing homes

- Sales of single-family homes decreased to 525 during the week of May 7, from 567 the week prior
- The median price of single family homes decreased to \$230,000, a change of -5.3%
- The number of single-family home foreclosure transactions decreased to 23 last week, from 26 the week of Apr 30
- The number of single-family home short-sale transactions decreased to 8 from 9 the week prior
- Single-family inventory increased by 9, and now sits at 8,074

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 147 during the week of May 7, from 173 the week prior
- The median price of condos, townhomes, and villas increased to \$152,000, a change of 2.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 7 last week, from 6 the week of Apr 30
- The number of condo, townhome and villa short-sale transactions increased to 4 from 2 the week prior
- Condo inventory increased by 18, and now sits at 2,343

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	525	303	66	80	27	41	8
Bank Owned	23	20	2	1	0	0	0
Short Sales	8	8	0	0	0	0	0
Other	494	275	64	79	27	41	8
Active Listings	8,074	2,138	1,206	1,807	945	1,354	624
Bank Owned	209	128	20	31	7	18	5
Short Sales	119	58	17	24	6	11	3
Other	7,746	1,952	1,169	1,752	932	1,325	616
Months of Inventory	4	2	4	5	8	8	18

List Price

Average Original List Price	\$298,664	\$183,122	\$282,586	\$354,989	\$458,098	\$694,468	\$1,677,652
Average Final List Price	\$293,195	\$180,062	\$277,562	\$348,320	\$457,831	\$671,514	\$1,661,290

Sale Price

Average Price	\$284,895	\$175,907	\$272,578	\$339,503	\$443,879	\$648,674	\$1,567,401
Median Price	\$230,000	\$186,000	\$270,000	\$337,500	\$440,000	\$619,000	\$1,380,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,469	-\$3,060	-\$5,024	-\$6,669	-\$267	-\$22,954	-\$16,362
<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,769	-\$7,215	-\$10,008	-\$15,486	-\$14,219	-\$45,794	-\$110,251
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,300	-\$4,155	-\$4,984	-\$8,817	-\$13,952	-\$22,840	-\$93,889
<i>Original</i> List to <i>Sale</i> Price - %	95.39%	96.06%	96.46%	95.64%	96.90%	93.41%	93.43%
<i>Final</i> List to <i>Sale</i> Price - %	97.17%	97.69%	98.20%	97.47%	96.95%	96.60%	94.35%

Days on the Market

Avg Days Listing to Contract	55	48	28	61	82	118	54
Combined Avg Days to Contract	56	46	40	59	116	116	53
Avg Days Listing to Closing	96	91	68	97	122	162	89
Avg Days Contract to Close	41	42	39	36	39	44	35

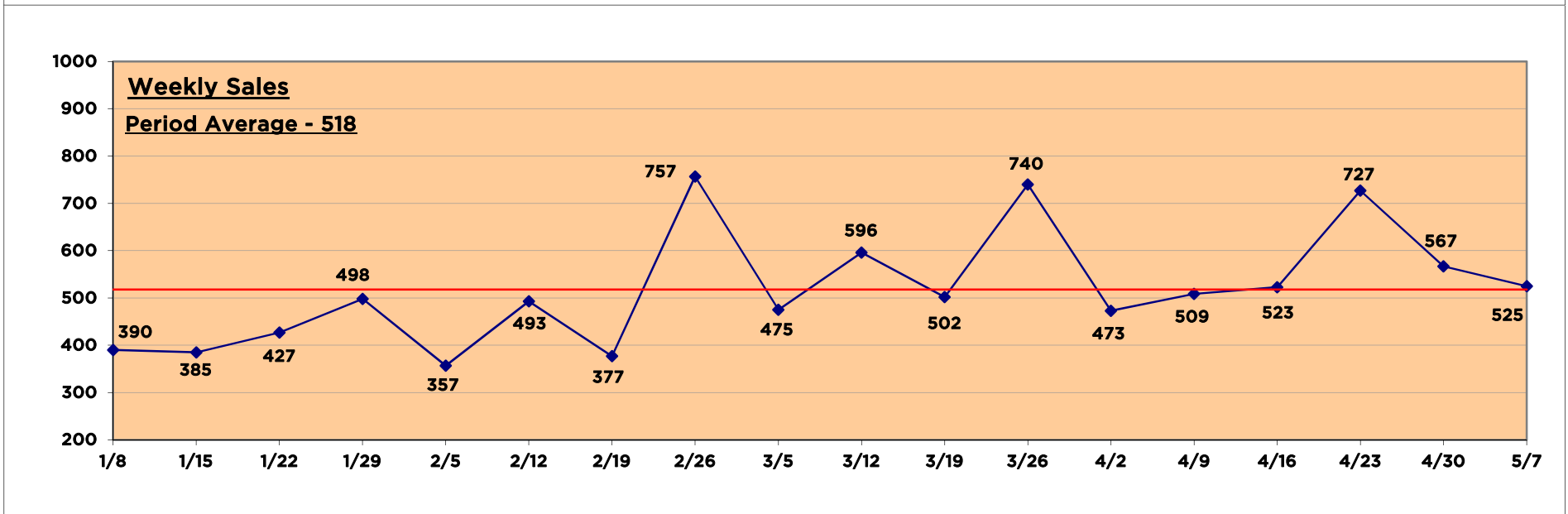
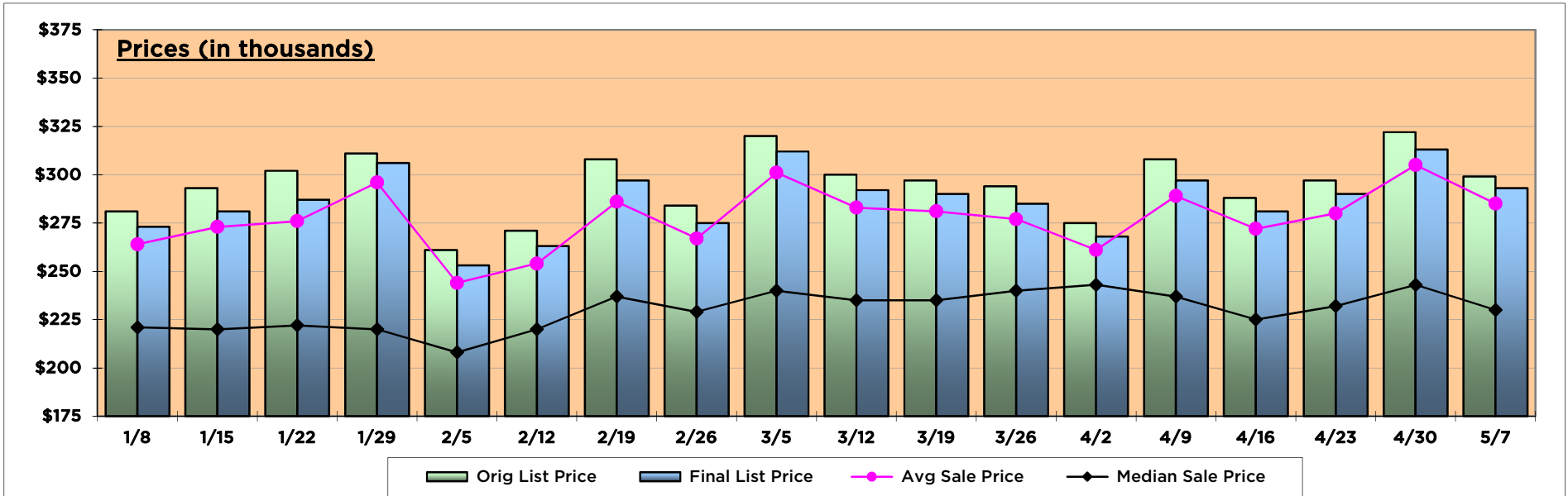
Beds / Baths

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

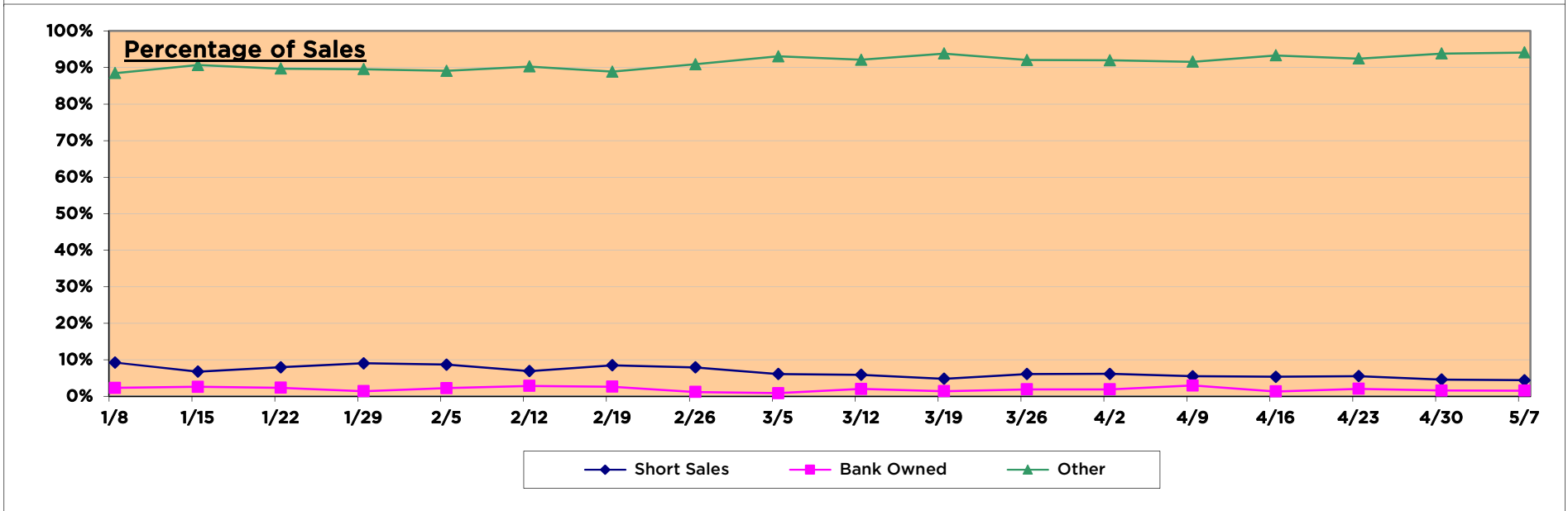
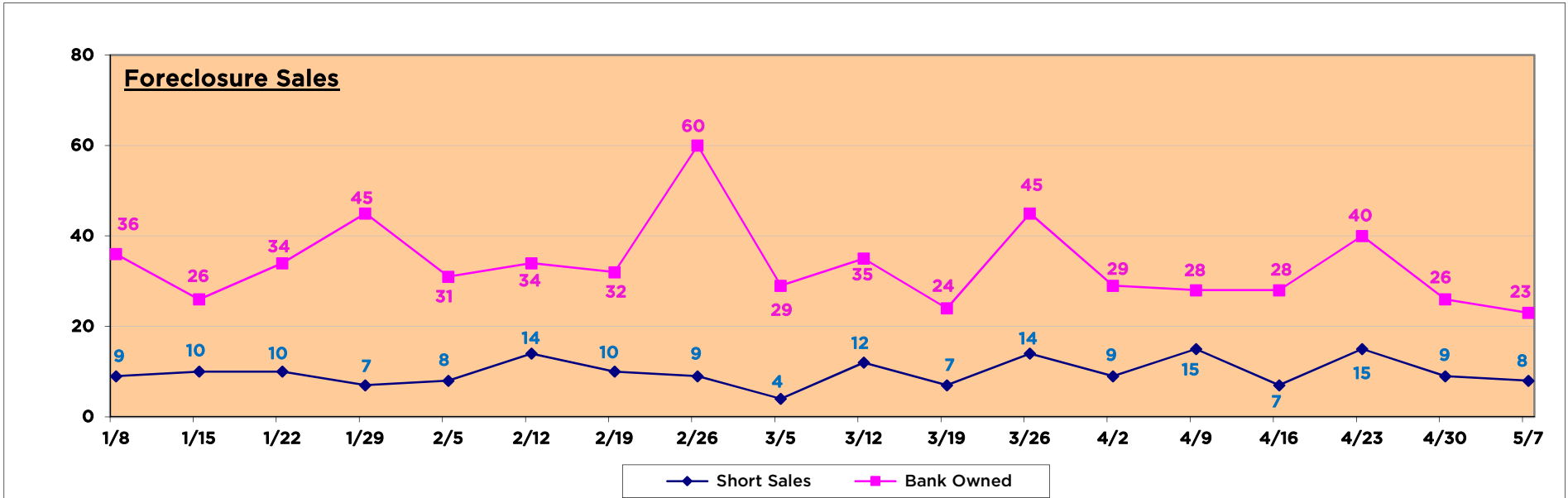
Square Footage

Average Square Feet	2,065	1,547	2,187	2,529	2,915	3,715	4,719
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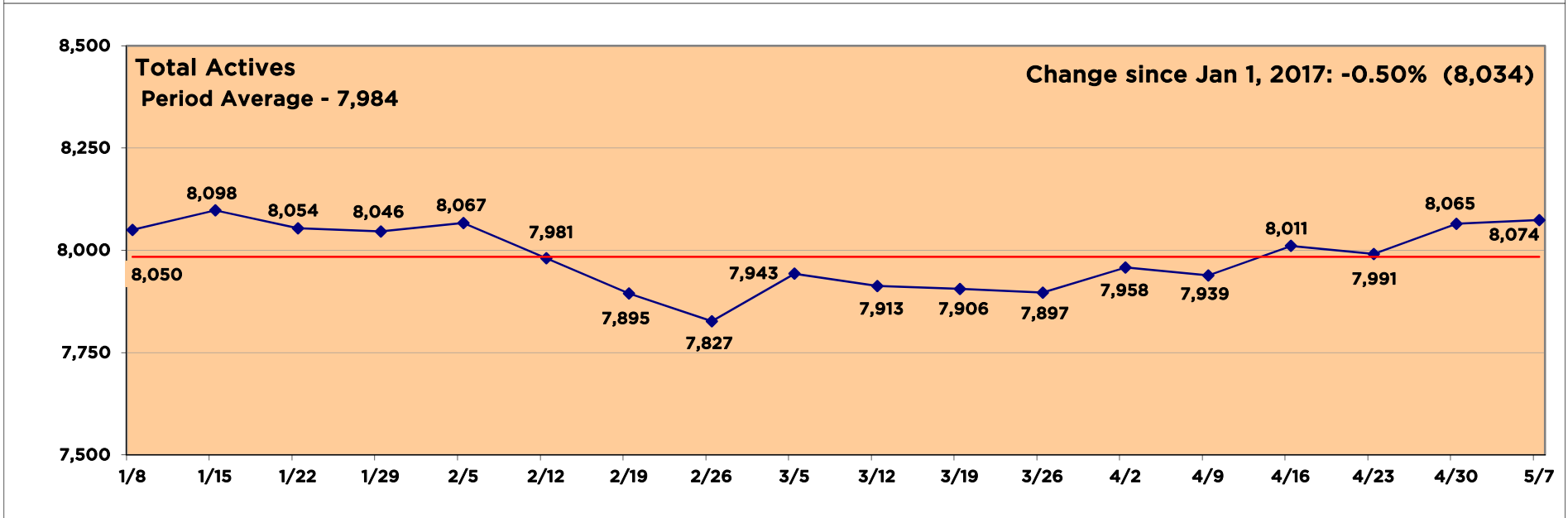
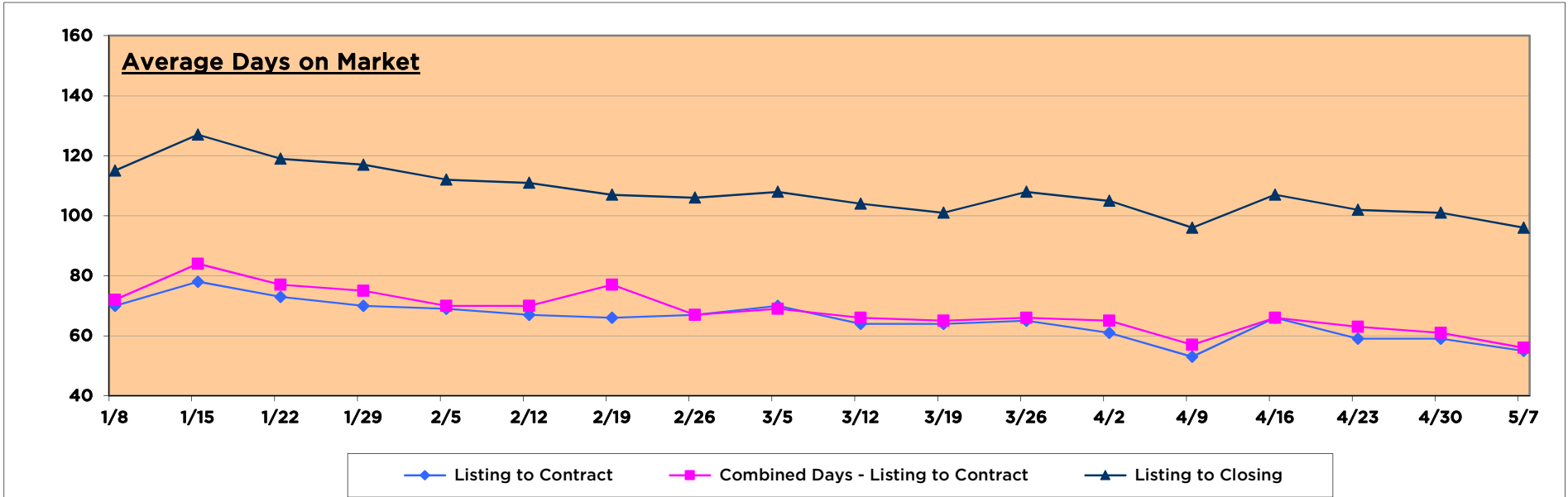
Single Family Homes



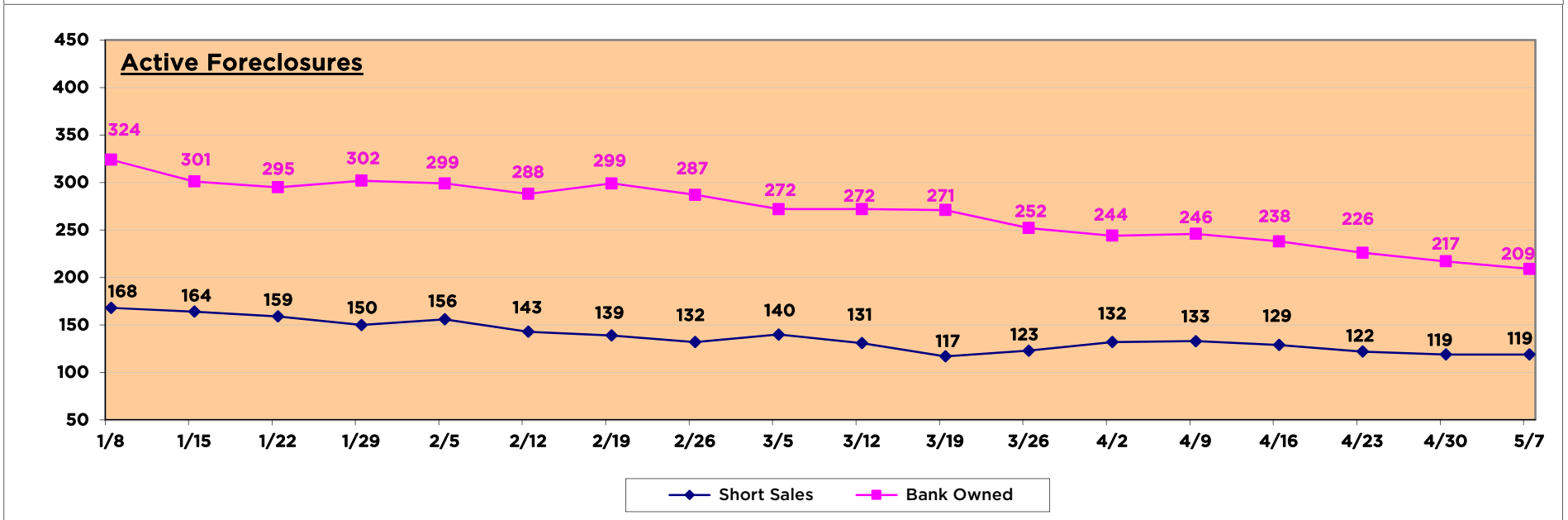
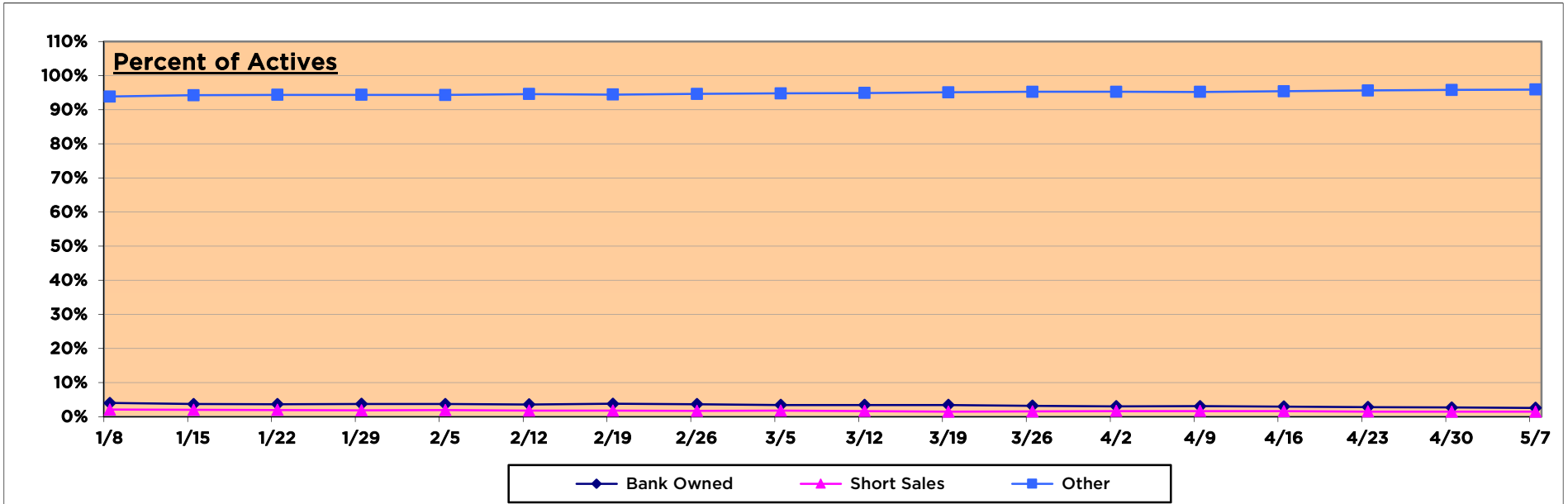
Single Family Homes



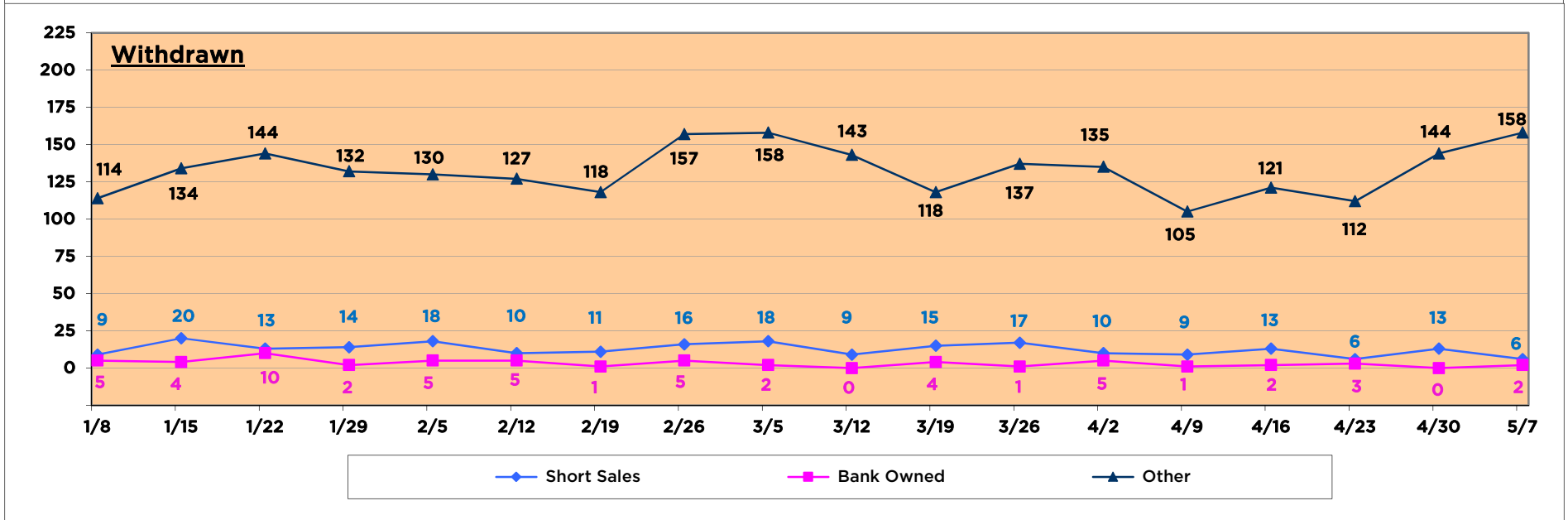
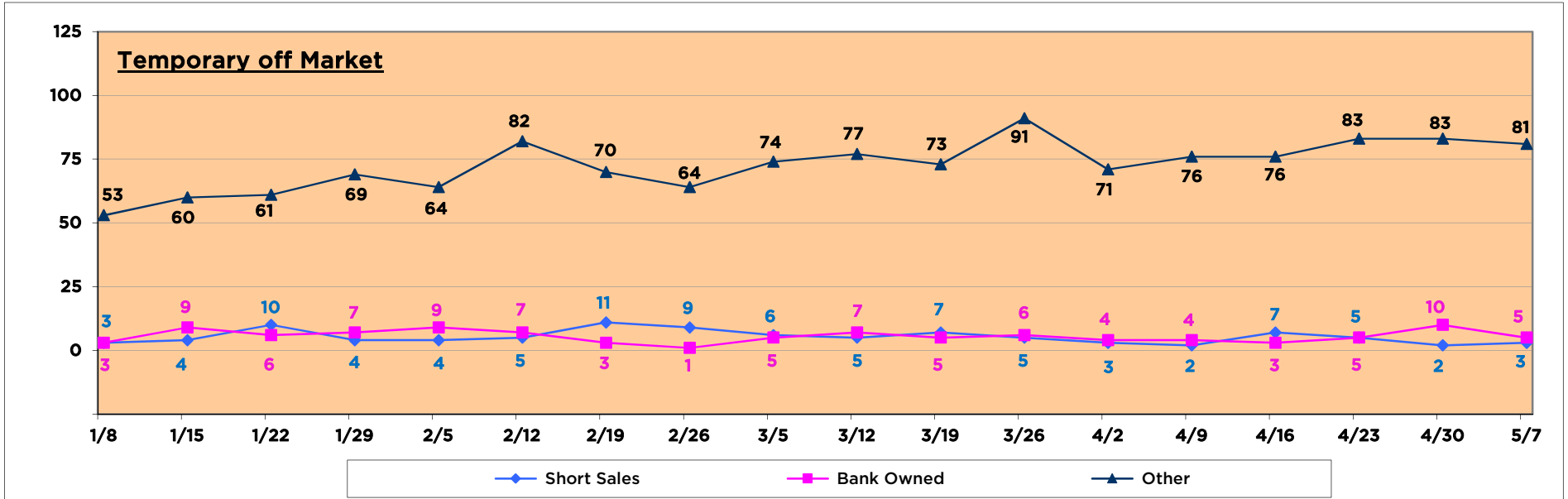
Single Family Homes



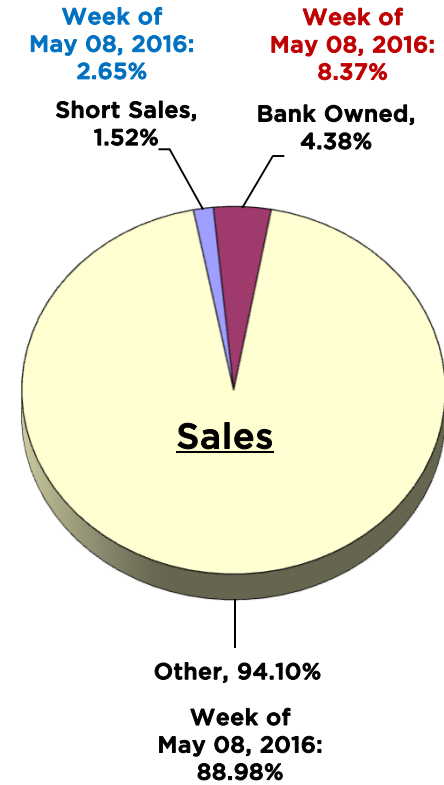
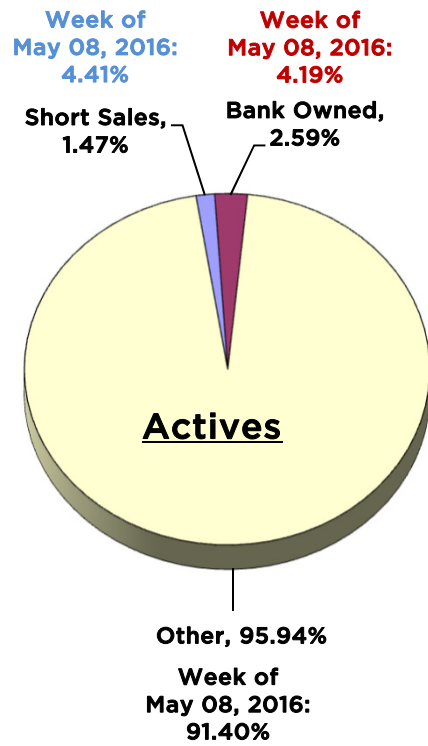
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 87 Single Family Homes available for the Median Price of \$230,000? (± \$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		7	\$229,935	3.3	2.0	1,665	\$138.11
Altamonte Springs (East)	32701	2	\$229,984	4.0	2.0	1,788	\$128.63
Apopka / Hunt Club	32703	1	\$229,900	3.0	2.0	1,462	\$157.25
Casselberry	32707	1	\$229,875	3.0	2.0	2,102	\$109.36
Altamonte Springs / Forest City	32714	1	\$229,900	3.0	2.0	1,448	\$158.77
Lake Mary / Heathrow	32746	1	\$230,000	3.0	2.0	1,501	\$153.23
Oviedo	32765	1	\$229,900	3.0	2.0	1,565	\$146.90
Orange County		17	\$229,899	3.5	2.1	1,739	\$132.22
Apopka / Hunt Club	32703	1	\$230,000	5.0	3.0	2,257	\$101.91
Apopka (North)	32712	2	\$229,950	5.0	2.0	1,971	\$116.67
Mount Dora	32757	1	\$229,900	4.0	2.0	1,759	\$130.70
Winter Park (West)	32789	1	\$229,500	2.0	2.0	1,256	\$182.72
Delaney / Crystal Lake	32806	1	\$229,990	3.0	2.0	1,165	\$197.42
Union Park	32817	1	\$229,900	3.0	2.0	1,449	\$158.66
Hiawassee	32818	1	\$229,900	3.0	2.0	1,707	\$134.68
Williamsburg / Lake Bryan	32821	2	\$229,700	3.0	2.0	1,884	\$121.92
Ventura	32822	1	\$230,000	3.0	2.0	1,511	\$152.22
Taft	32824	1	\$229,900	3.0	2.0	1,810	\$127.02
Union Park / Chickasaw	32829	1	\$230,000	3.0	2.0	1,651	\$139.31
Hunters Creek	32837	1	\$230,000	3.0	2.0	1,584	\$145.20
Oakland	34760	1	\$229,900	4.0	2.0	2,076	\$110.74
Ocoee	34761	2	\$230,000	4.0	2.0	1,812	\$126.93
Osceola County		35	\$229,915	3.8	2.2	2,021	\$113.77
Davenport	33896	1	\$230,000	3.0	2.0	1,880	\$122.34
Kissimmee (Central)	34741	2	\$230,000	4.0	2.0	2,559	\$89.88
Kissimmee / Buena Ventura Lakes	34743	3	\$229,933	3.0	2.0	1,711	\$134.39
Kissimmee (East)	34744	4	\$229,910	4.0	2.0	1,895	\$121.32
Kissimmee (West) / Pleasant Hill	34746	12	\$229,925	4.0	2.0	2,069	\$111.13
Kissimmee / Celebration	34747	5	\$229,960	4.0	3.0	1,681	\$136.80
Kissimmee / Poinciana	34758	3	\$229,933	4.0	3.0	2,686	\$85.60
St Cloud	34769	2	\$229,750	3.0	2.0	1,758	\$130.69
St Cloud / Narcoossee	34771	1	\$230,000	4.0	2.0	2,064	\$111.43
St Cloud / Canoe Creek	34772	2	\$229,700	4.0	2.0	2,073	\$110.81



Monday Morning Quarterback
05/07/2017 - 05/13/2017
Lake, Orange, Osceola & Seminole Counties

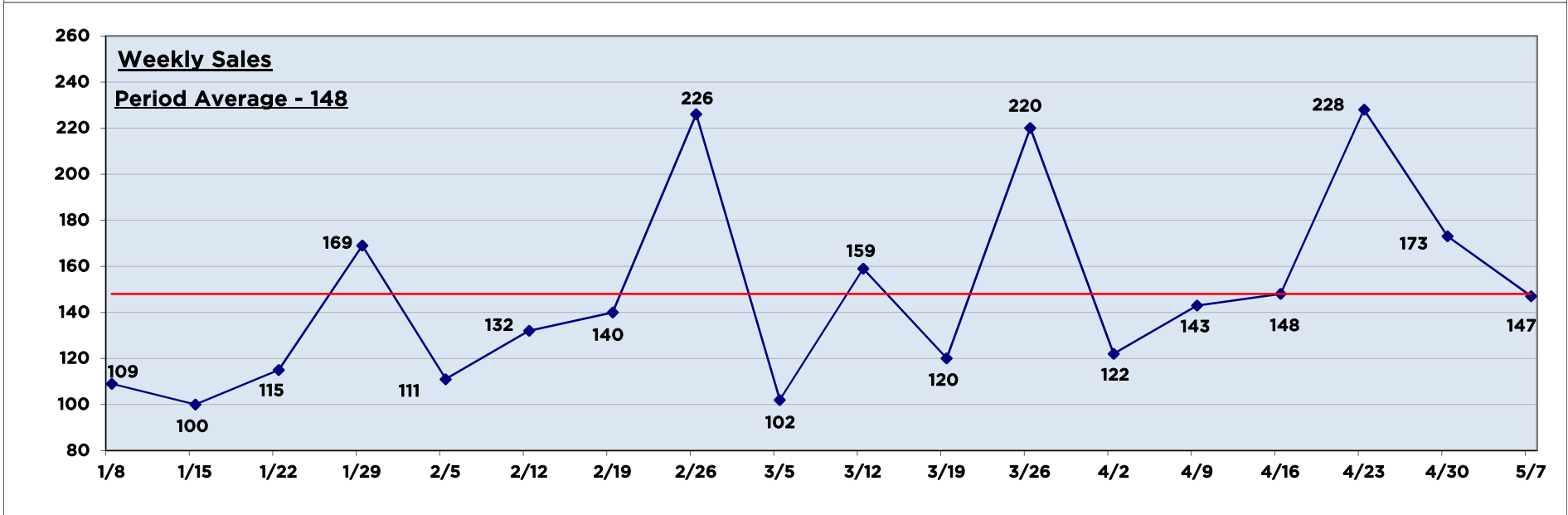
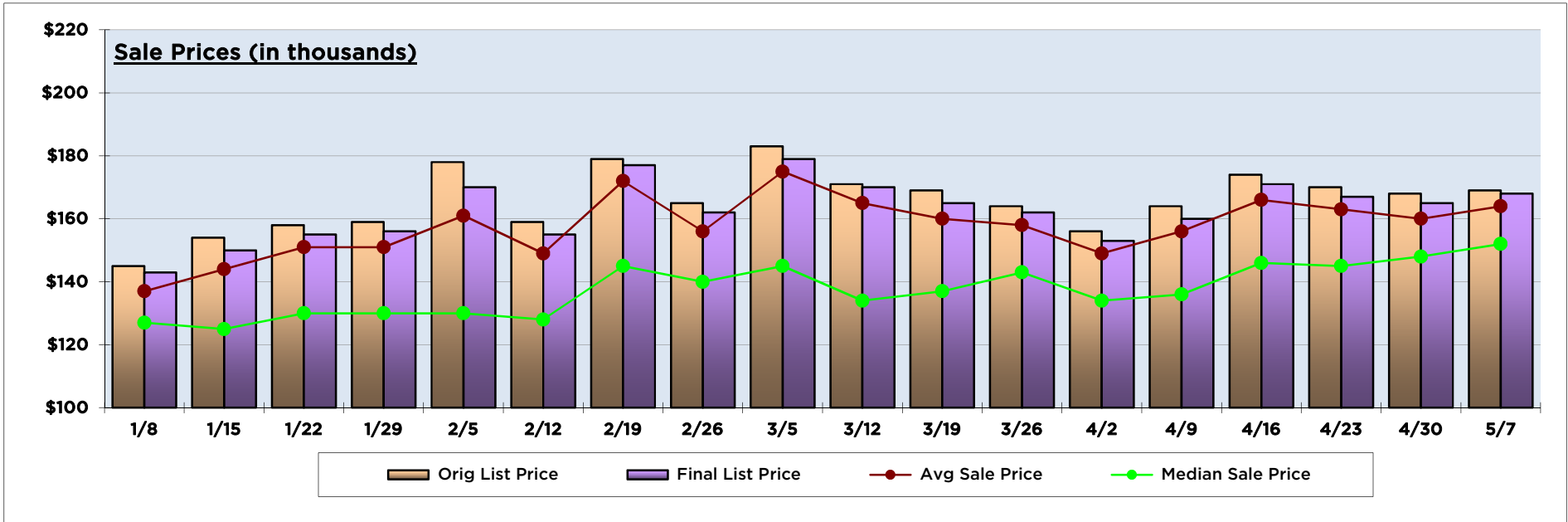
Where are the 87 Single Family Homes available for the Median Price of \$230,000? (cont'd) (± \$500)

<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	\$229,882	3.4	1.9	2,007	\$114.53
Lady Lake / The Villages	32159	3	\$229,933	3.0	2.0	1,825	\$125.99
Eustis (West)	32726	2	\$229,900	3.0	2.0	1,859	\$123.67
Grand Island	32735	1	\$229,900	3.0	2.0	2,068	\$111.17
Mount Dora	32757	2	\$229,850	2.0	1.0	1,231	\$186.72
Sorrento / Mt Plymouth	32776	1	\$229,900	4.0	2.0	2,656	\$86.56
Tavares / Mt Plymouth	32778	3	\$229,933	4.0	2.0	2,380	\$96.61
Clermont (Central)	34711	4	\$229,931	3.0	2.0	1,604	\$143.35
Clermont (South)	34714	3	\$229,633	4.0	2.0	2,073	\$110.77
Minneola	34715	2	\$229,889	4.0	2.0	1,848	\$124.40
Groveland	34736	1	\$229,900	2.0	2.0	1,305	\$176.17
Leesburg (West)	34748	3	\$229,900	3.0	2.0	2,471	\$93.04
Mascotte	34753	1	\$229,999	5.0	2.0	3,072	\$74.87
Leesburg (East) / Haines Creek	34788	2	\$229,900	4.0	2.0	2,281	\$100.79

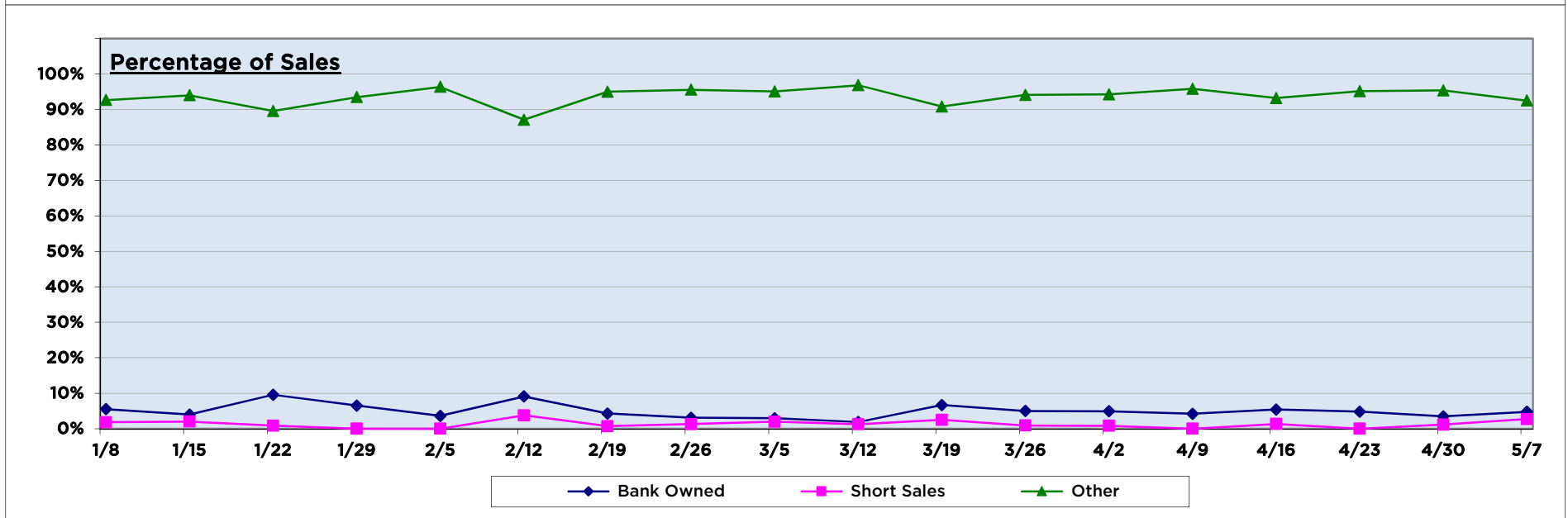
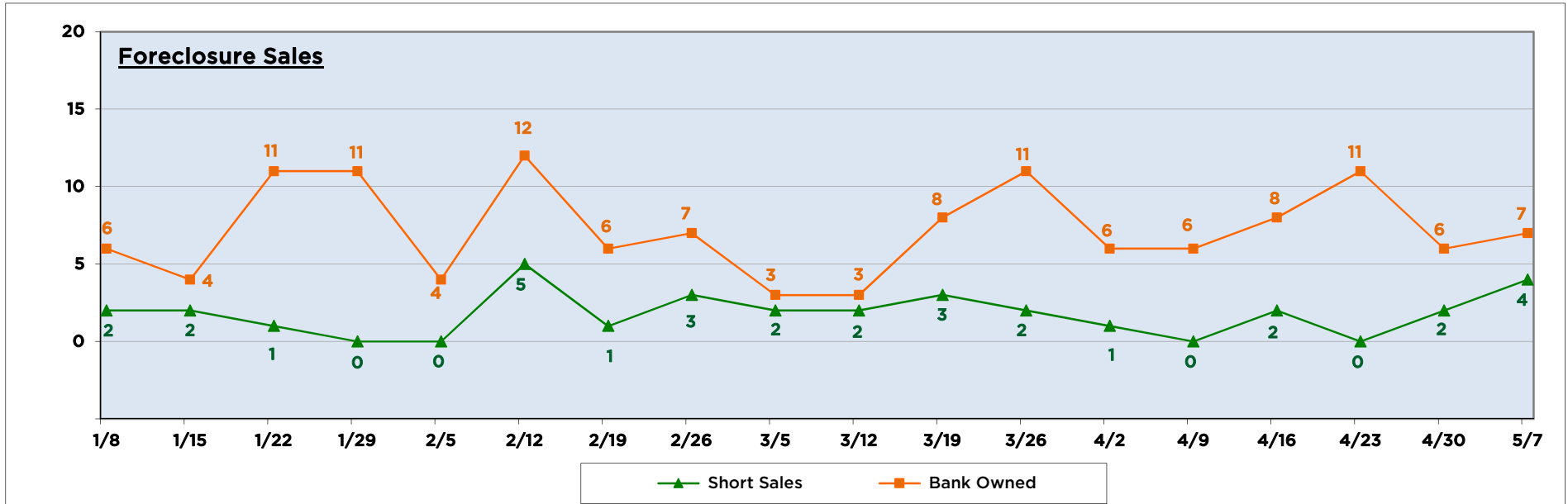
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	147	129	10	7	0	1	0
Bank Owned	7	7	0	0	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	136	118	10	7	0	1	0
Active Listings	2,343	1,642	292	256	57	63	33
Bank Owned	44	38	3	1	0	0	2
Short Sales	30	25	4	1	0	0	0
Other	2,269	1,579	285	254	57	63	31
Months of Inventory	4	3	7	8	0	15	0
<i>List Price</i>							
Average Original List Price	\$169,478	\$148,941	\$274,792	\$314,587	\$0	\$749,900	\$0
Average Final List Price	\$167,816	\$147,112	\$274,557	\$316,585	\$0	\$729,900	\$0
<i>Sale Price</i>							
Average Price	\$164,085	\$143,460	\$270,692	\$313,885	\$0	\$710,000	\$0
Median Price	\$152,000	\$141,500	\$270,495	\$304,571	\$0	\$710,000	\$0
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$1,662	-\$1,829	-\$235	\$1,998	\$0	-\$20,000	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$5,393	-\$5,481	-\$4,100	-\$702	\$0	-\$39,900	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$3,731	-\$3,652	-\$3,865	-\$2,700	\$0	-\$19,900	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.82%	96.32%	98.51%	99.78%	0.00%	94.68%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.78%	97.52%	98.59%	99.15%	0.00%	97.27%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	44	40	64	62	0	258	0
Combined Avg Days to Contract	45	40	80	65	0	258	0
Avg Days Listing to Closing	84	79	114	114	0	304	0
Avg Days Contract to Close	40	39	50	52	0	45	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	0	3	0
Average Full Baths	2	2	2	3	0	2	0
Average Half Baths	0	0	1	1	0	1	0
<i>Square Footage</i>							
Average Square Feet	1,346	1,276	1,713	1,937	0	2,575	0

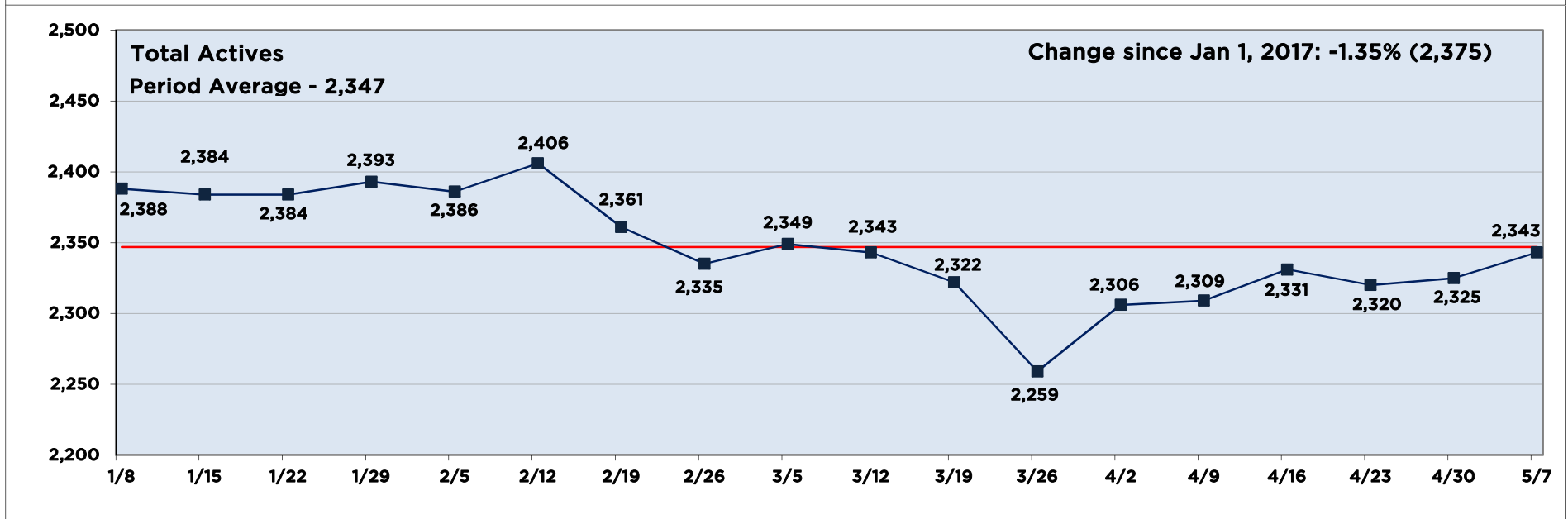
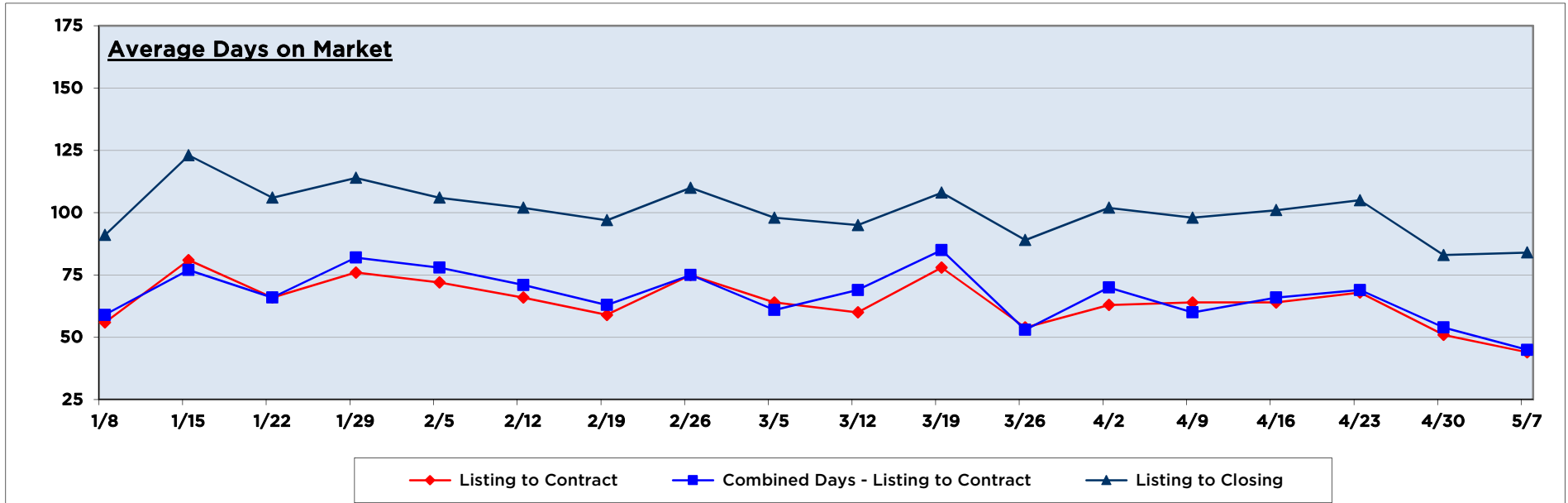
Condos, Townhomes, Villas



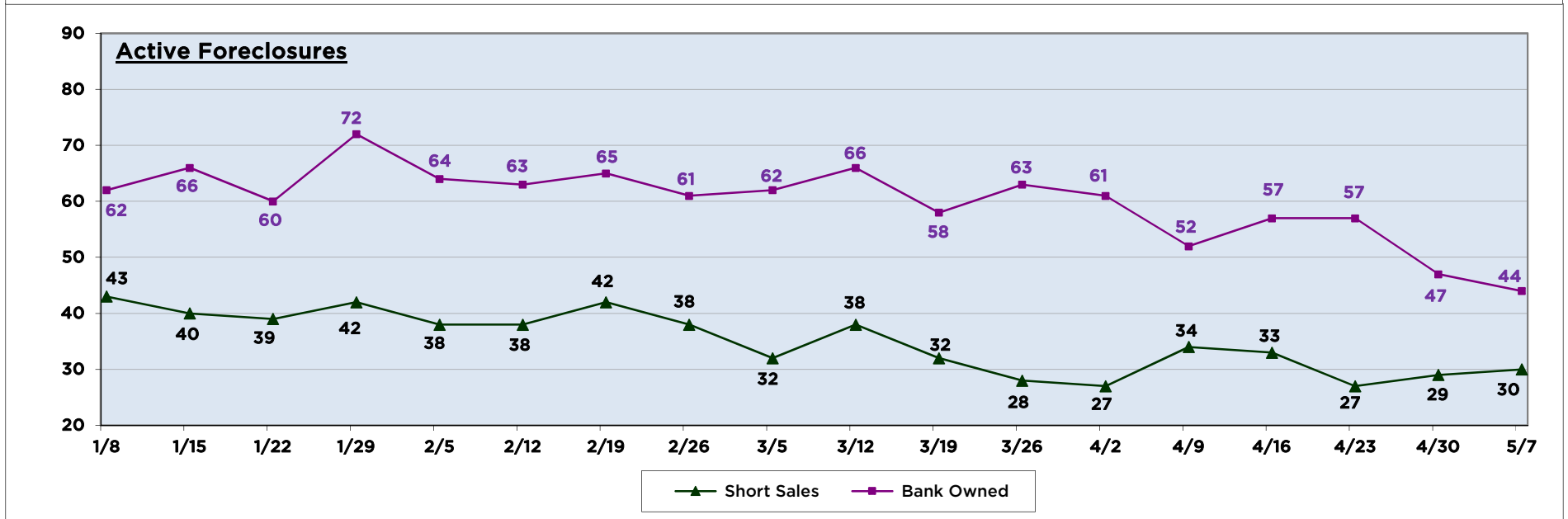
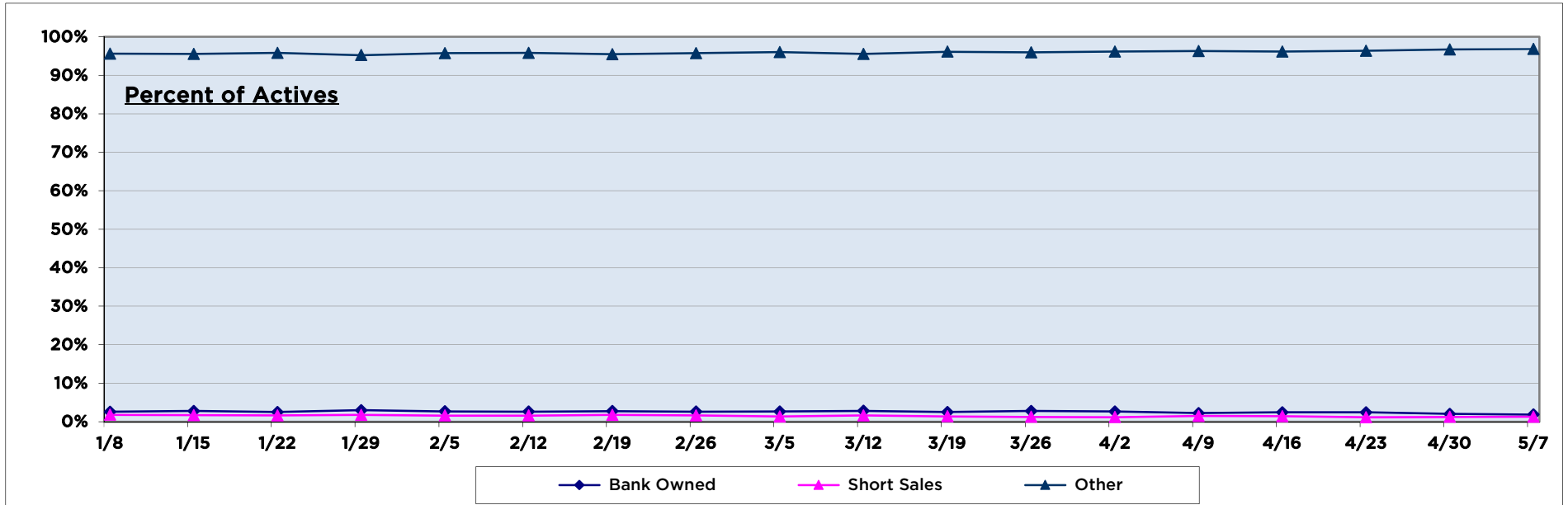
Condos, Townhomes, Villas



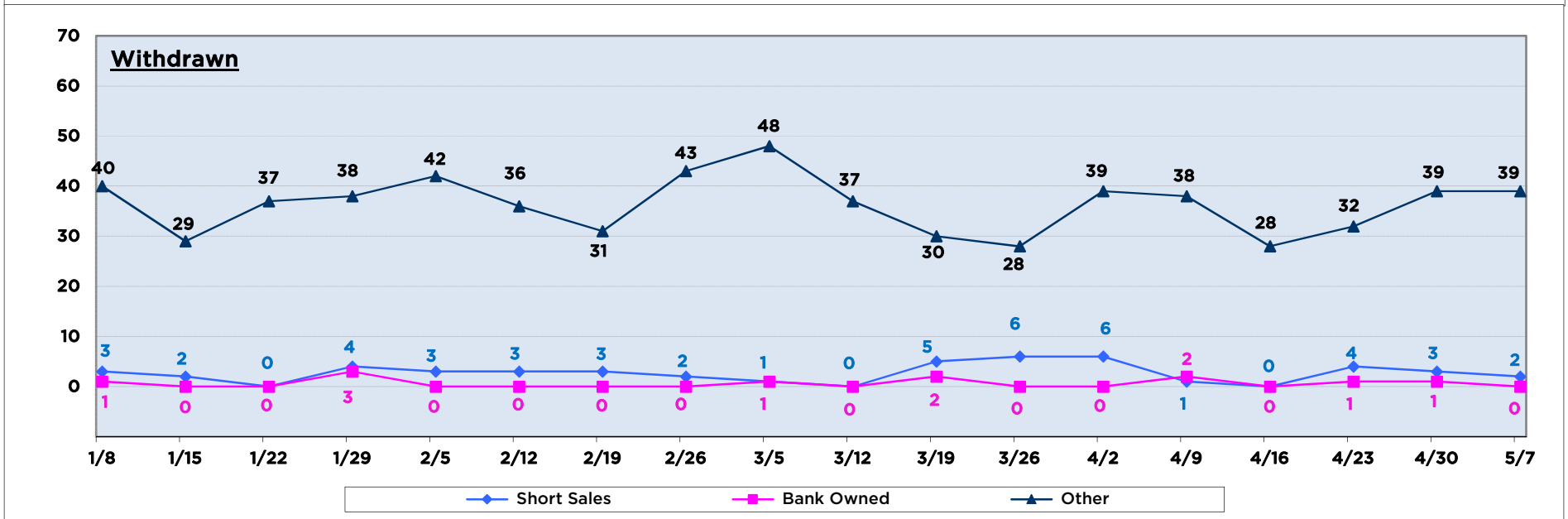
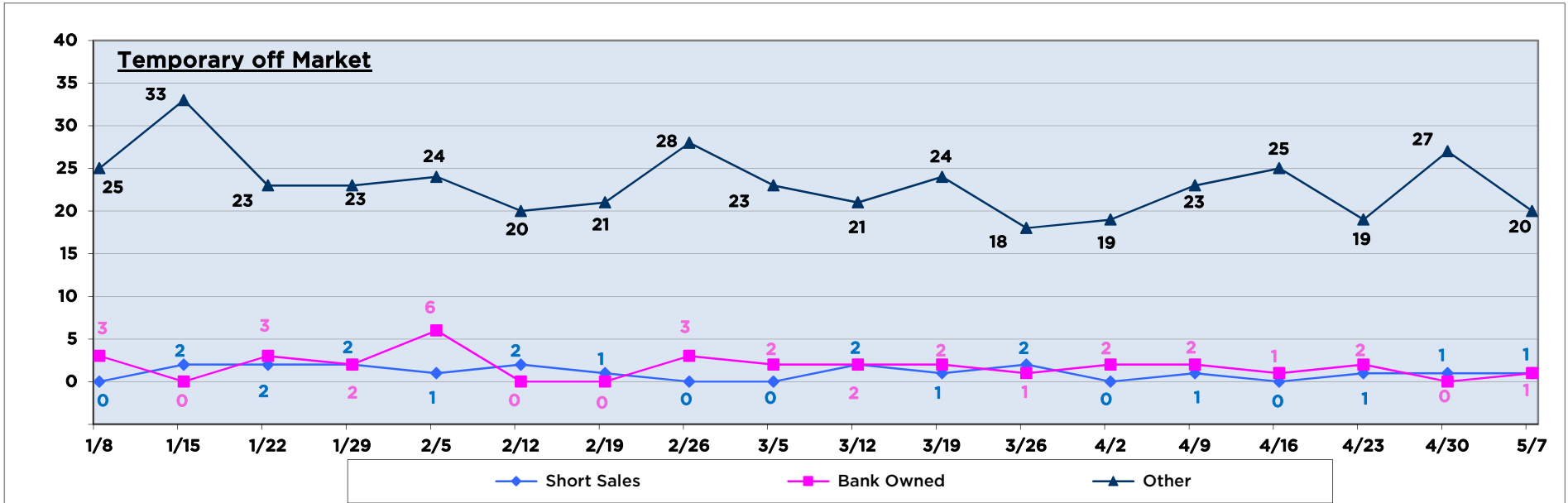
Condos, Townhomes, Villas



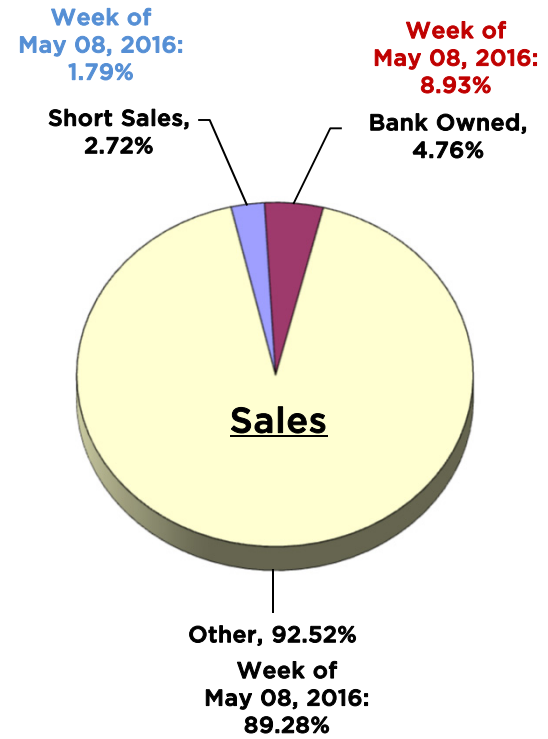
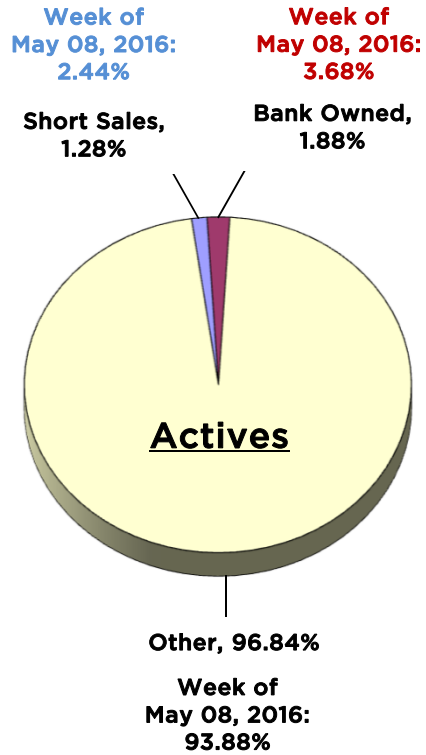
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$152,000? (± \$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	\$151,975	3.0	2.0	1,394	\$109.02
Orlo Vista	32811	1	\$151,999	3.0	2.0	1,351	\$112.51
Williamsburg / Lake Bryan	32821	1	\$151,950	3.0	2.0	1,437	\$105.74
Osceola County		1	\$152,000	3.0	2.0	1,716	\$88.58
Kissimmee (Central)	34741	1	\$152,000	3.0	2.0	1,716	\$88.58
Lake County		1	\$152,000	2.0	2.0	1,124	\$135.23
Clermont (Central)	34711	1	\$152,000	2.0	2.0	1,124	\$135.23