



Monday Morning Quarterback Summary

Week of May 14, 2017

Single-family existing homes

- Sales of single-family homes increased to 636 during the week of May 14, from 525 the week prior
- The median price of single family homes increased to \$236,750, a change of 2.9%
- The number of single-family home foreclosure transactions increased to 30 last week, from 23 the week of May 7
- The number of single-family home short-sale transactions increased to 14 from 8 the week prior
- Single-family inventory increased by 10, and now sits at 8,084

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 164 during the week of May 14, from 147 the week prior
- The median price of condos, townhomes, and villas decreased to \$148,900, a change of -2.0%
- The number of condo, townhome, and villa foreclosure transactions decreased to 6 last week, from 7 the week of May 7
- The number of condo, townhome and villa short-sale transactions decreased to 2 from 4 the week prior
- Condo inventory decreased by 35, and now sits at 2,308

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	636	346	97	103	41	43	6
Bank Owned	30	23	4	1	1	1	0
Short Sales	14	12	2	0	0	0	0
Other	592	311	91	102	40	42	6
Active Listings	8,084	2,134	1,193	1,825	936	1,384	612
Bank Owned	189	113	16	35	4	16	5
Short Sales	119	59	17	25	5	10	3
Other	7,776	1,962	1,160	1,765	927	1,358	604
Months of Inventory	3	1	3	4	5	7	24

List Price

Average Original List Price	\$290,963	\$181,481	\$287,684	\$360,230	\$472,530	\$672,360	\$1,494,333
Average Final List Price	\$284,562	\$178,224	\$280,067	\$351,170	\$461,954	\$665,055	\$1,406,833

Sale Price

Average Price	\$276,964	\$174,357	\$272,760	\$342,394	\$449,446	\$645,739	\$1,317,250
Median Price	\$236,750	\$185,000	\$270,000	\$344,500	\$449,900	\$600,000	\$1,243,750

Price Differences

Original to Final List Price	-\$6,401	-\$3,257	-\$7,617	-\$9,060	-\$10,576	-\$7,305	-\$87,500
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Original List to Sale Price - \$	-\$13,999	-\$7,124	-\$14,924	-\$17,836	-\$23,084	-\$26,621	-\$177,083
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Final List to Sale Price - \$	-\$7,598	-\$3,867	-\$7,307	-\$8,776	-\$12,508	-\$19,316	-\$89,583
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Original List to Sale Price - %	95.19%	96.07%	94.81%	95.05%	95.11%	96.04%	88.15%
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Final List to Sale Price - %	97.33%	97.83%	97.39%	97.50%	97.29%	97.10%	93.63%
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Days on the Market

Avg Days Listing to Contract	62	53	63	72	58	81	277
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Combined Avg Days to Contract	61	48	63	81	67	81	269
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Avg Days Listing to Closing	107	97	105	111	124	129	331
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Avg Days Contract to Close	45	44	41	39	66	48	54
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Beds / Baths

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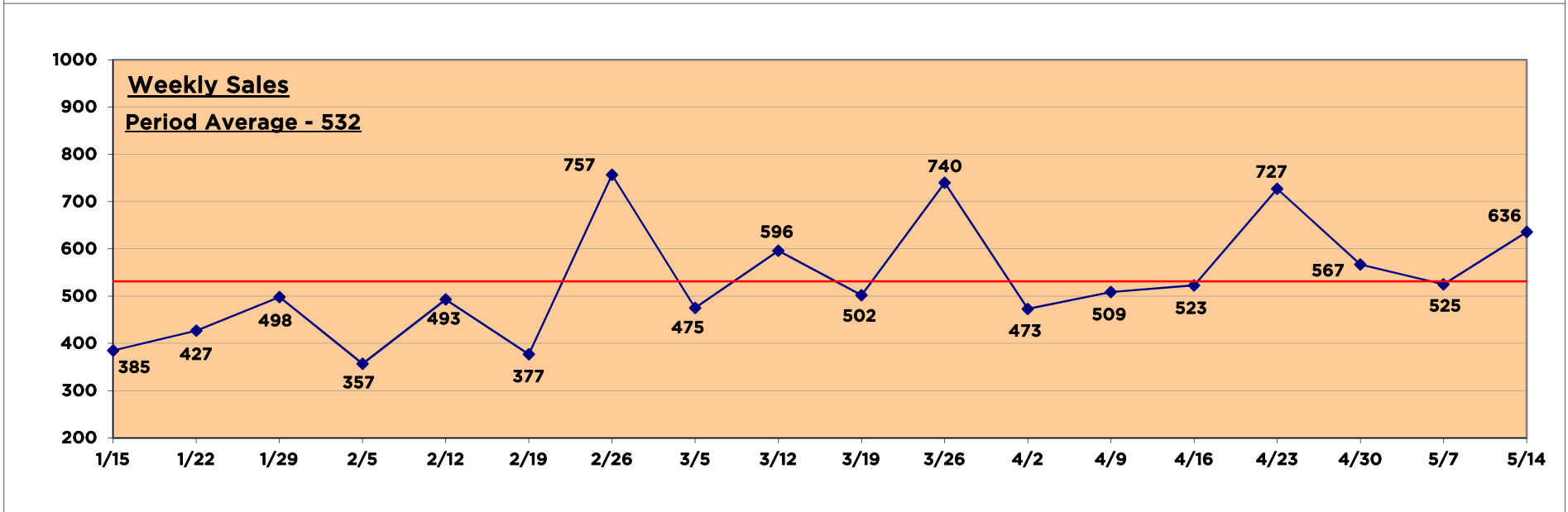
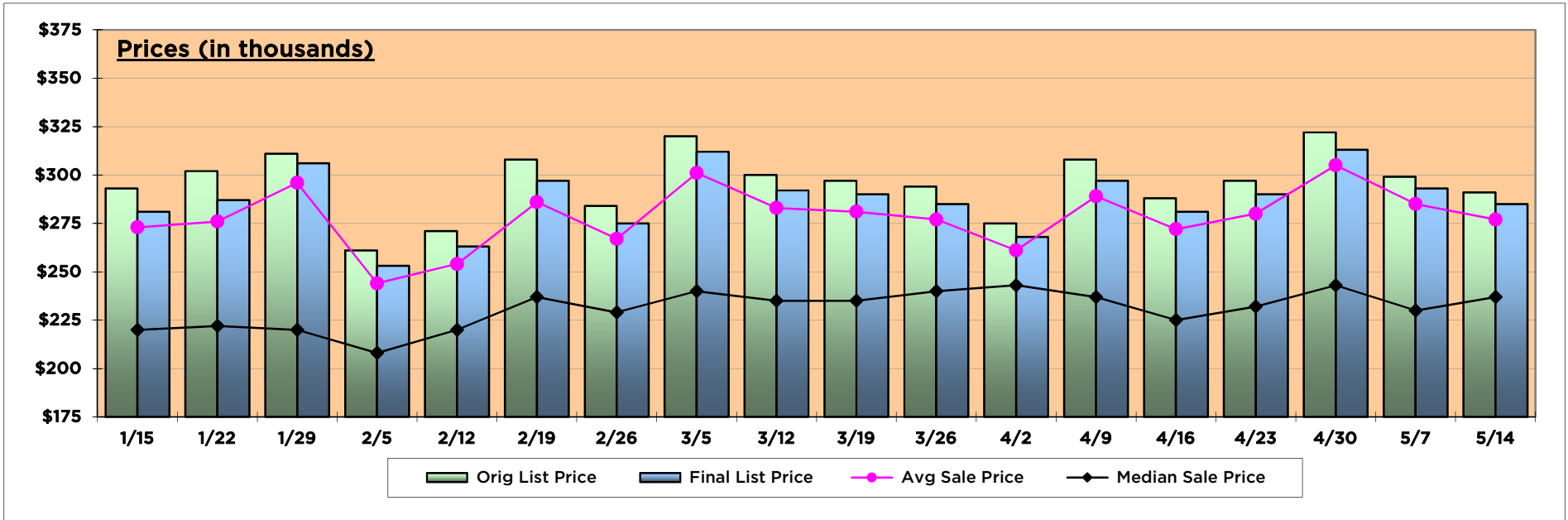
Average Full Baths	2	2	2	3	3	3	4
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Average Half Baths	0	0	0	0	0	0	1
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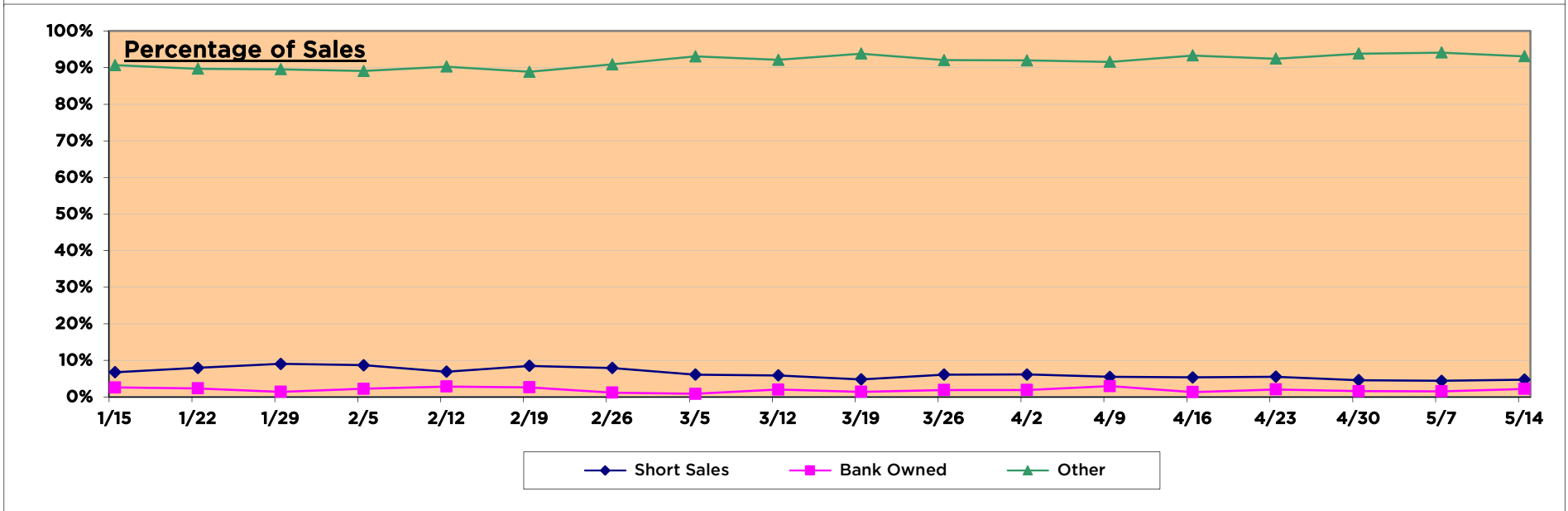
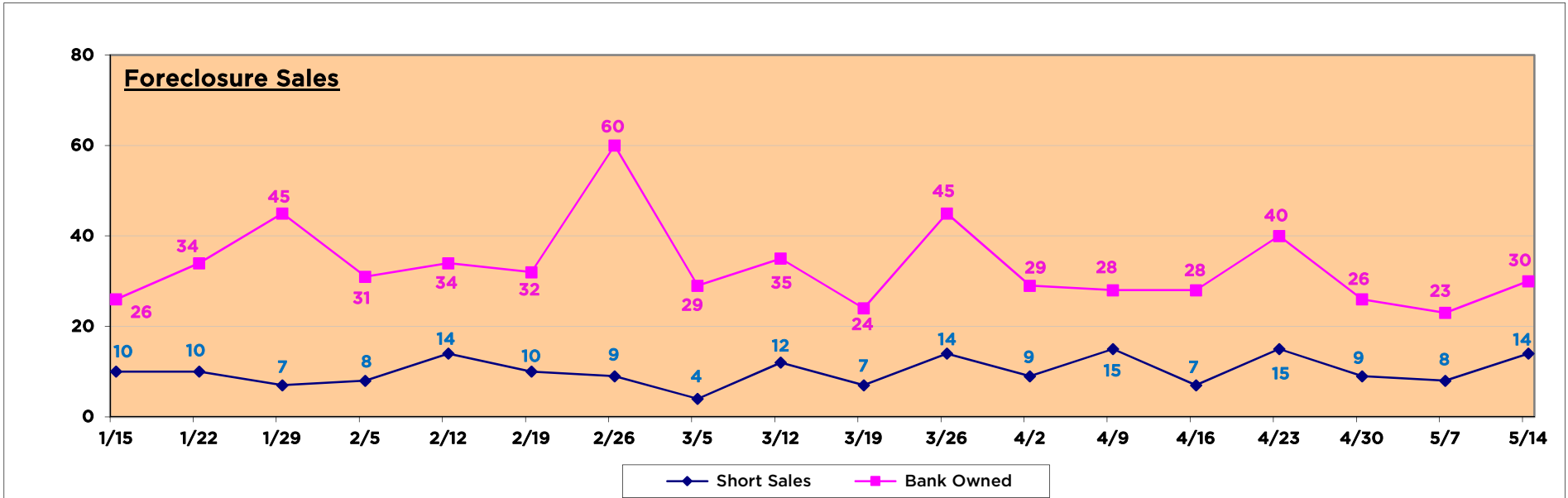
Square Footage

Average Square Feet	2,073	1,540	2,209	2,632	3,012	3,399	5,101
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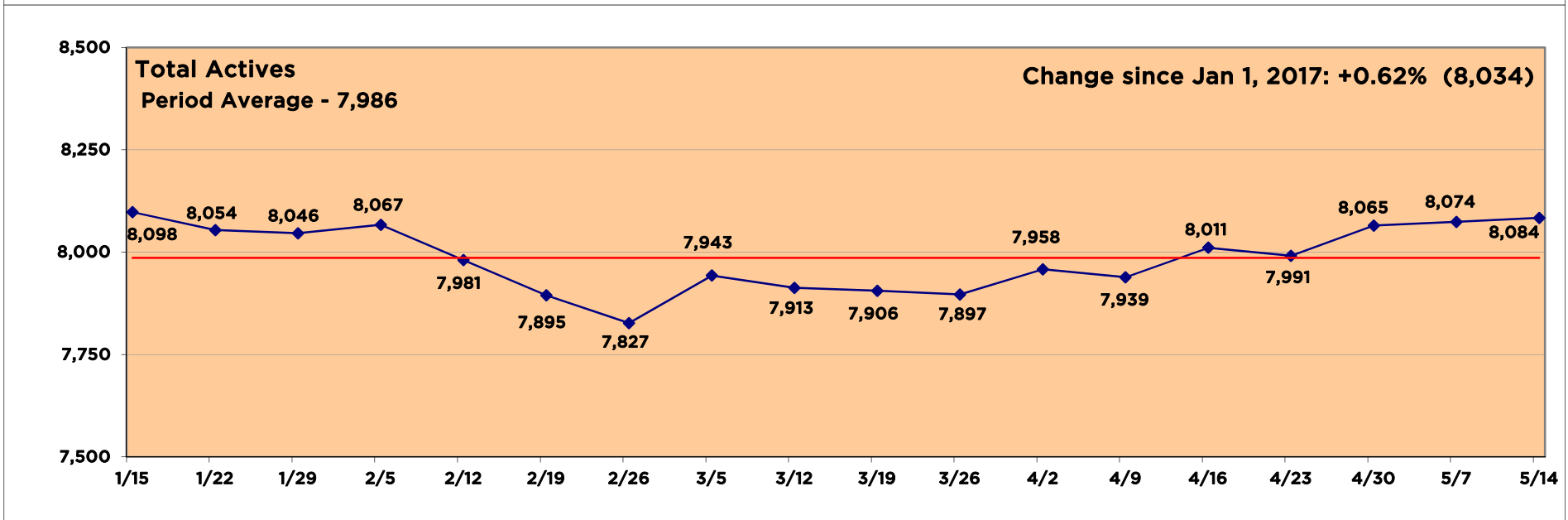
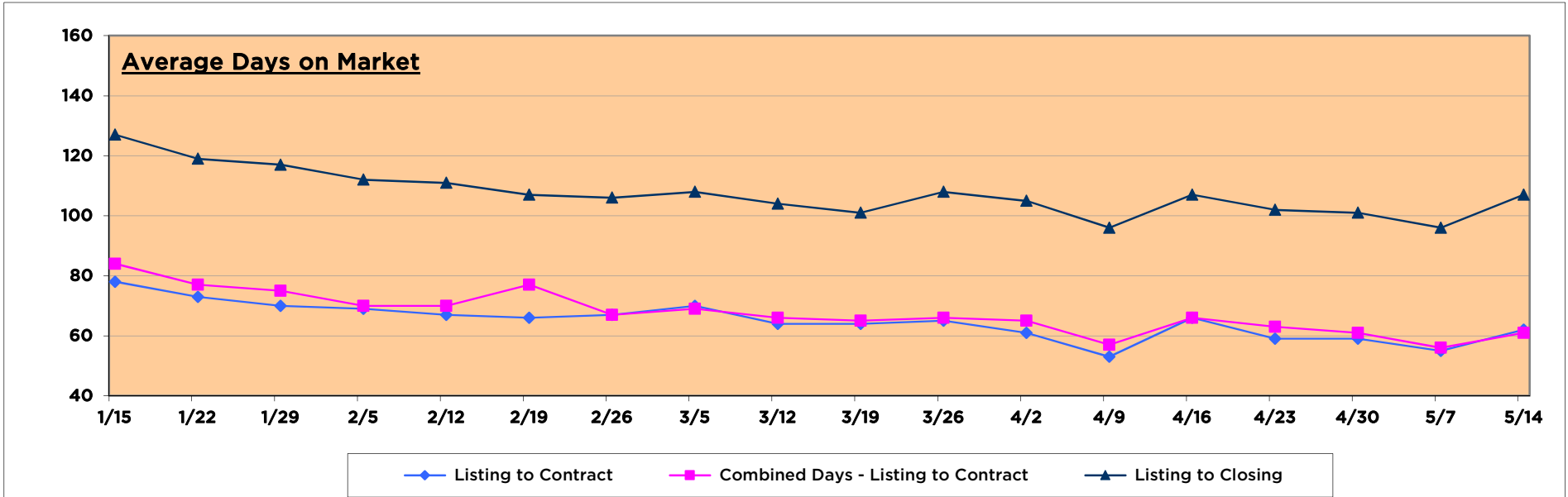
Single Family Homes



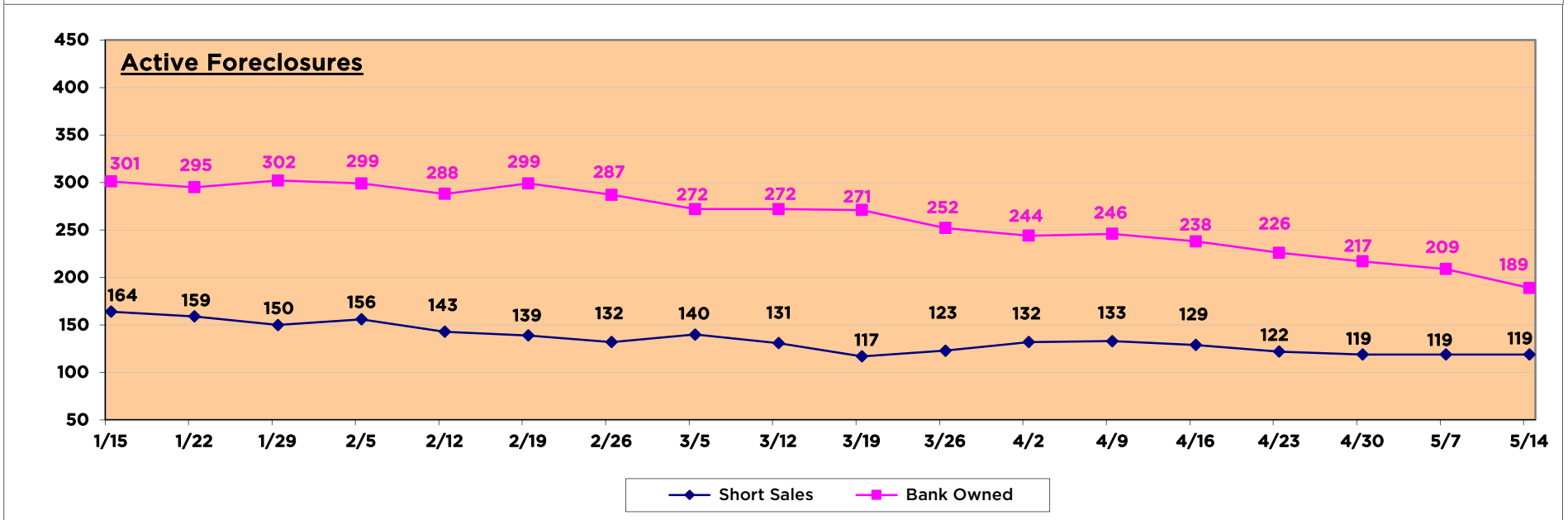
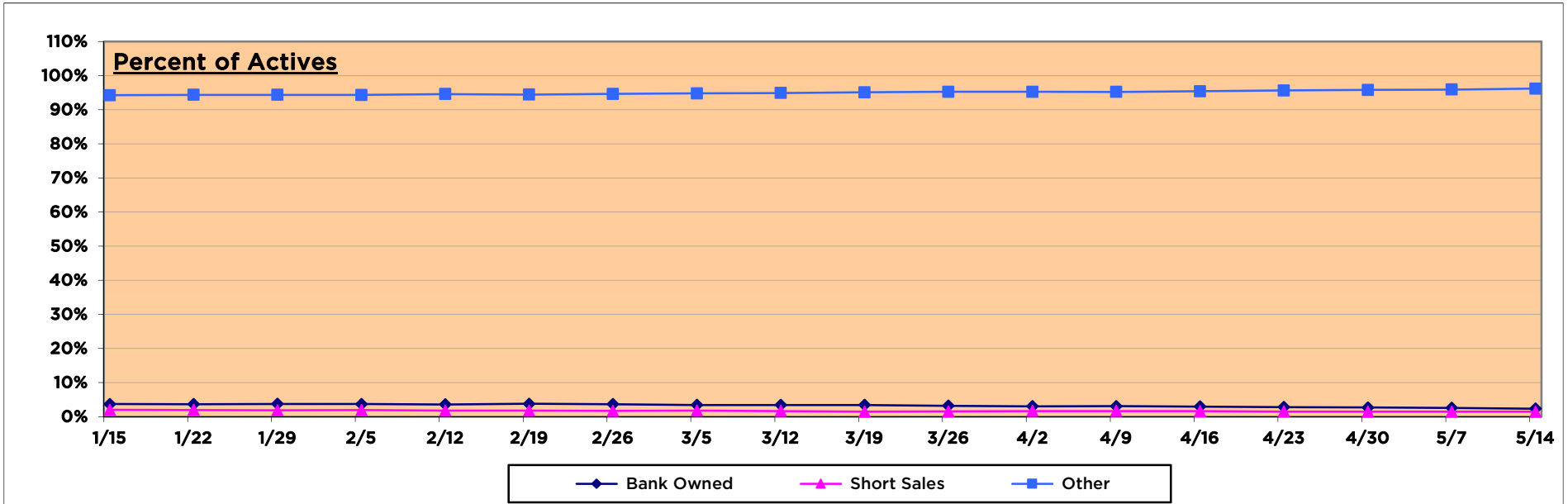
Single Family Homes



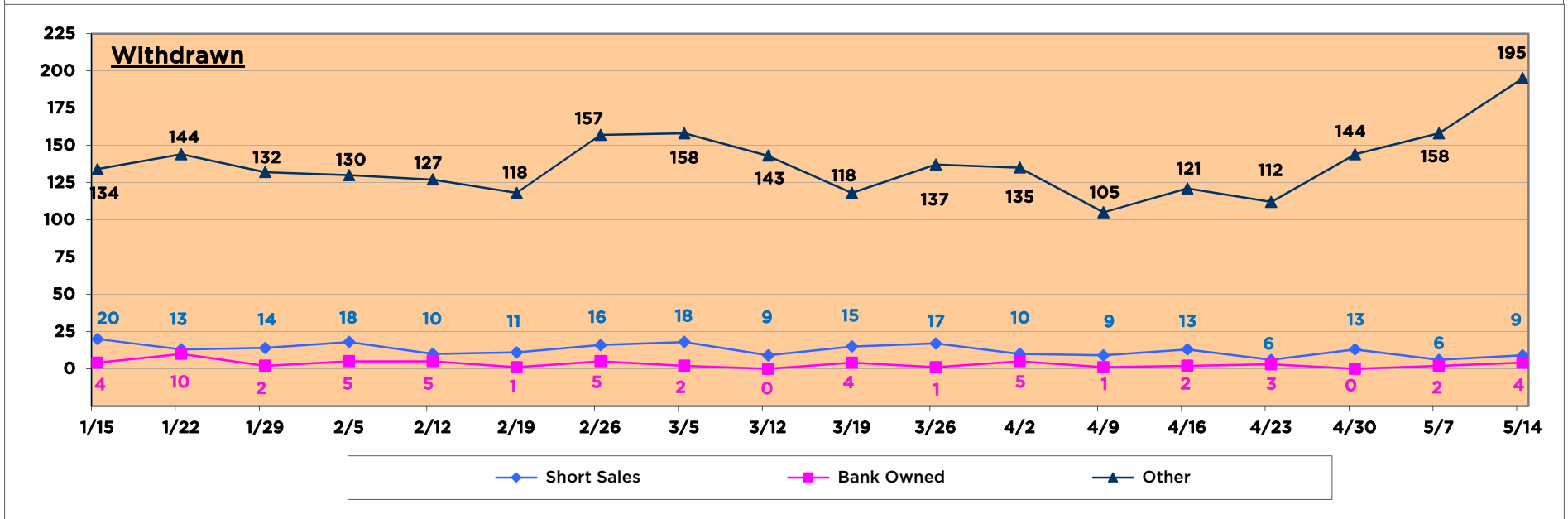
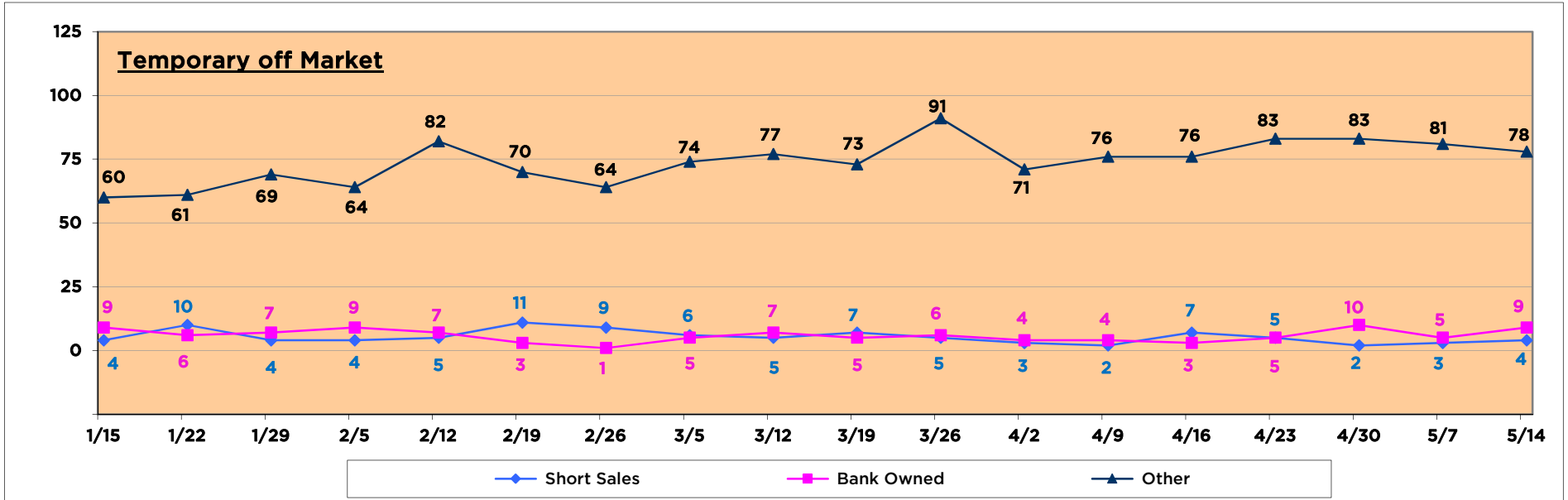
Single Family Homes



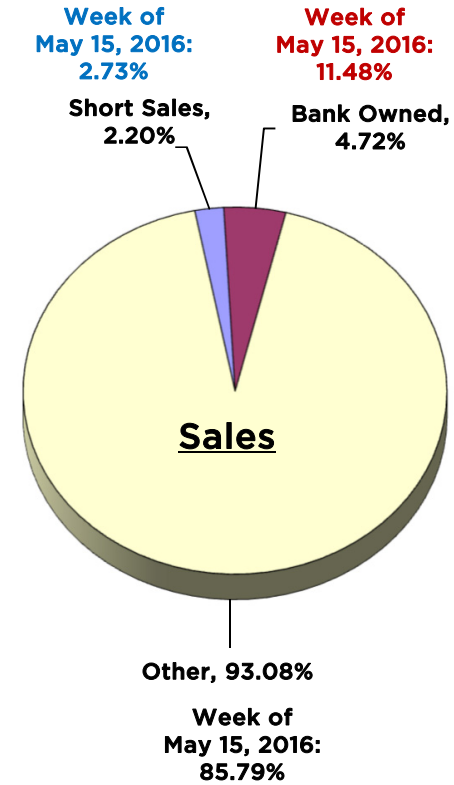
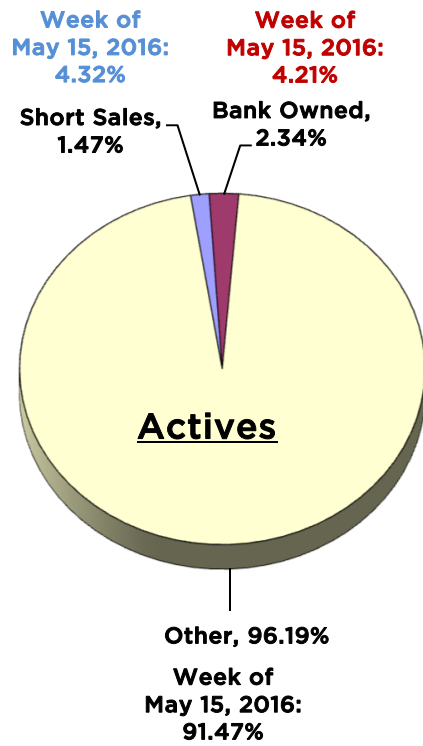
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 7 Single Family Homes available for the Median Price of \$236,750? (± \$500)

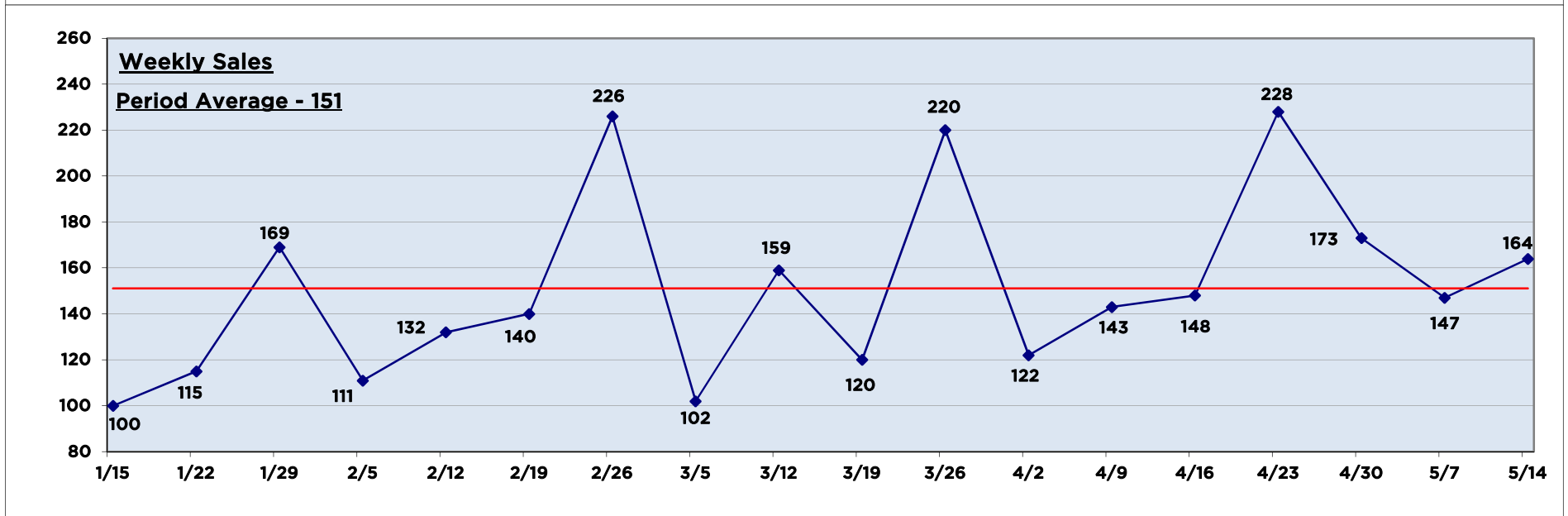
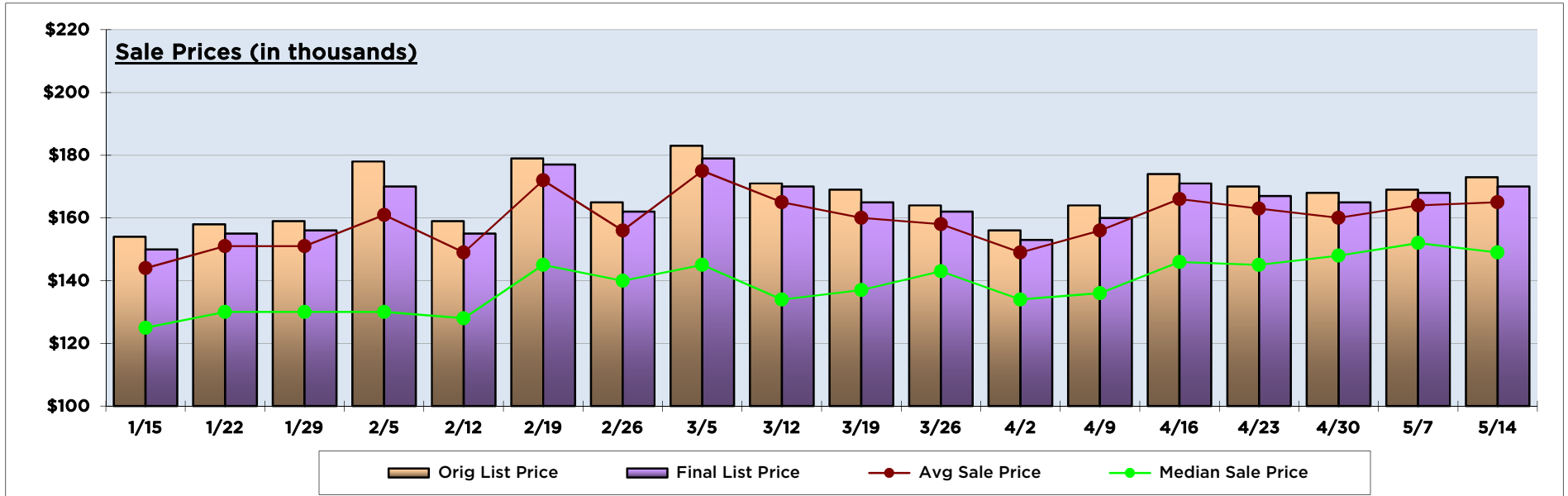
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Seminole County		1	\$237,000	3.0	2.0	1,518	\$156.13
Oviedo	32765	1	\$237,000	3.0	2.0	1,518	\$156.13
Orange County		2	\$236,950	3.5	2.0	1,935	\$122.49
Research Park	32826	1	\$236,900	4.0	2.0	2,114	\$112.06
Metro West / Orlo Vista	32835	1	\$237,000	3.0	2.0	1,755	\$135.04
Osceola County		1	\$237,000	3.0	2.0	1,927	\$122.99
St Cloud / Canoe Creek	34772	1	\$237,000	3.0	2.0	1,927	\$122.99
Lake County		3	\$236,900	3.7	2.3	2,072	\$114.33
Minneola	34715	1	\$236,900	4.0	2.0	1,644	\$144.10
Groveland	34736	1	\$236,900	3.0	3.0	2,200	\$107.68
Leesburg (West)	34748	1	\$236,900	4.0	2.0	2,372	\$99.87

Monday Morning Quarterback
05/14/2017 - 05/20/2017
Lake, Orange, Osceola & Seminole Counties

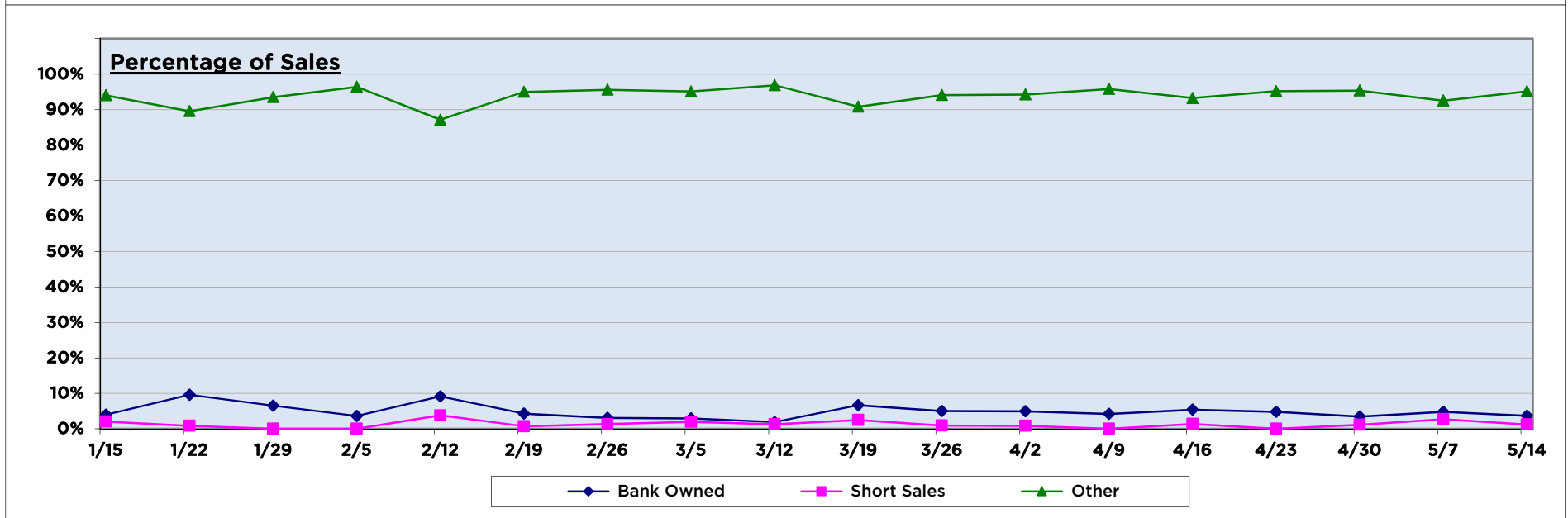
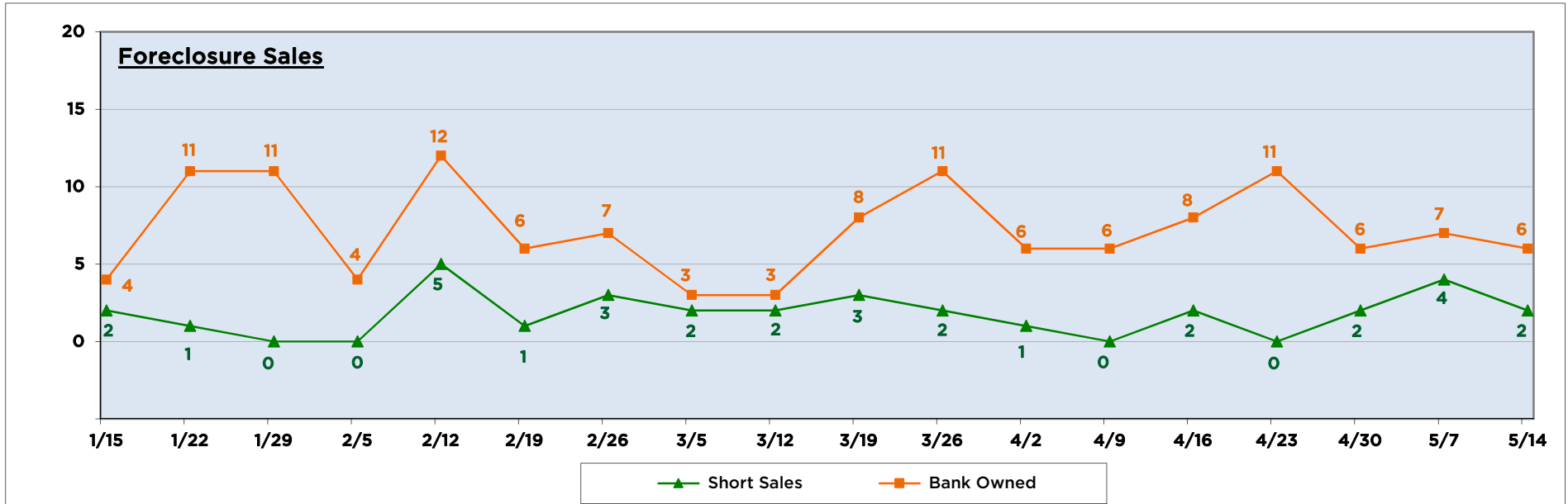
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	164	141	10	8	3	2	0
Bank Owned	6	5	0	1	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	156	135	9	7	3	2	0
Active Listings	2,308	1,624	282	248	56	65	33
Bank Owned	43	39	1	1	0	0	2
Short Sales	25	21	3	1	0	0	0
Other	2,240	1,564	278	246	56	65	31
Months of Inventory	3	3	7	7	4	8	0
<i>List Price</i>							
Average Original List Price	\$172,612	\$141,237	\$269,318	\$351,691	\$469,600	\$739,250	\$0
Average Final List Price	\$170,454	\$139,141	\$286,778	\$339,941	\$439,633	\$714,700	\$0
<i>Sale Price</i>							
Average Price	\$165,488	\$135,511	\$276,386	\$328,278	\$423,000	\$687,000	\$0
Median Price	\$148,900	\$137,450	\$279,495	\$322,500	\$430,000	\$687,000	\$0
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$2,158	-\$2,096	\$17,460	-\$11,750	-\$29,967	-\$24,550	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,124	-\$5,726	\$7,068	-\$23,413	-\$46,600	-\$52,250	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,966	-\$3,630	-\$10,392	-\$11,663	-\$16,633	-\$27,700	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.87%	95.95%	102.62%	93.34%	90.08%	92.93%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.09%	97.39%	96.38%	96.57%	96.22%	96.12%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	56	51	60	106	79	131	0
Combined Avg Days to Contract	53	50	39	97	79	112	0
Avg Days Listing to Closing	97	92	102	161	119	171	0
Avg Days Contract to Close	41	40	42	55	40	40	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	2	0
Average Half Baths	0	0	1	0	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,369	1,271	1,893	1,899	2,240	2,205	0

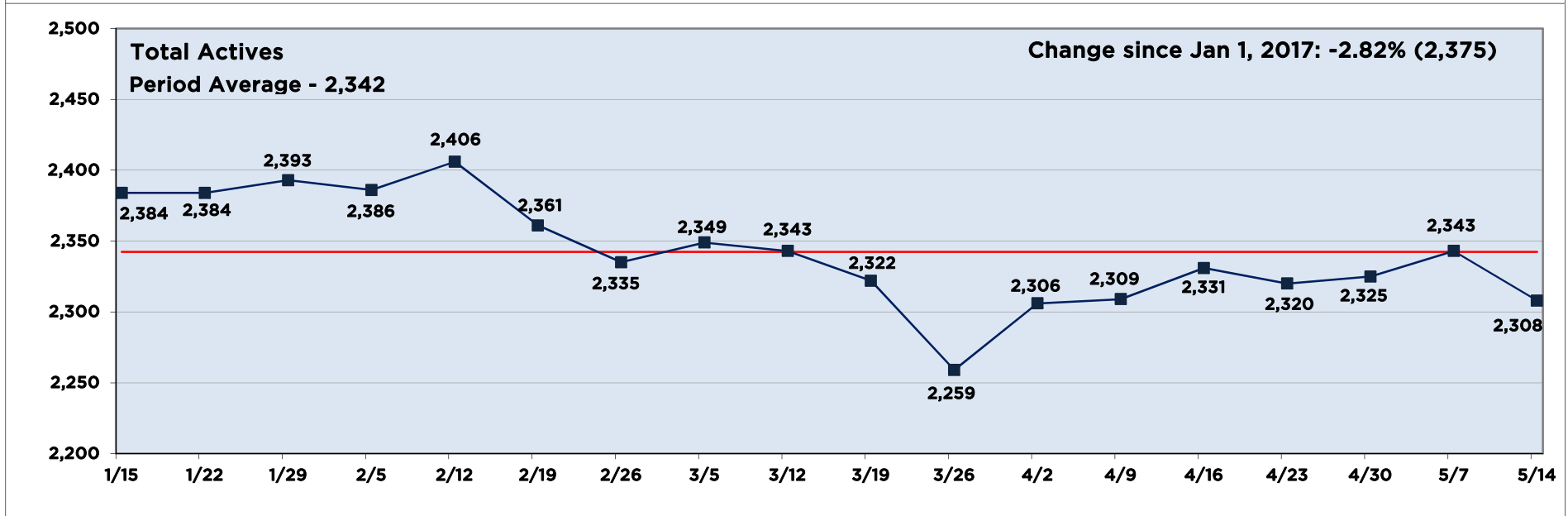
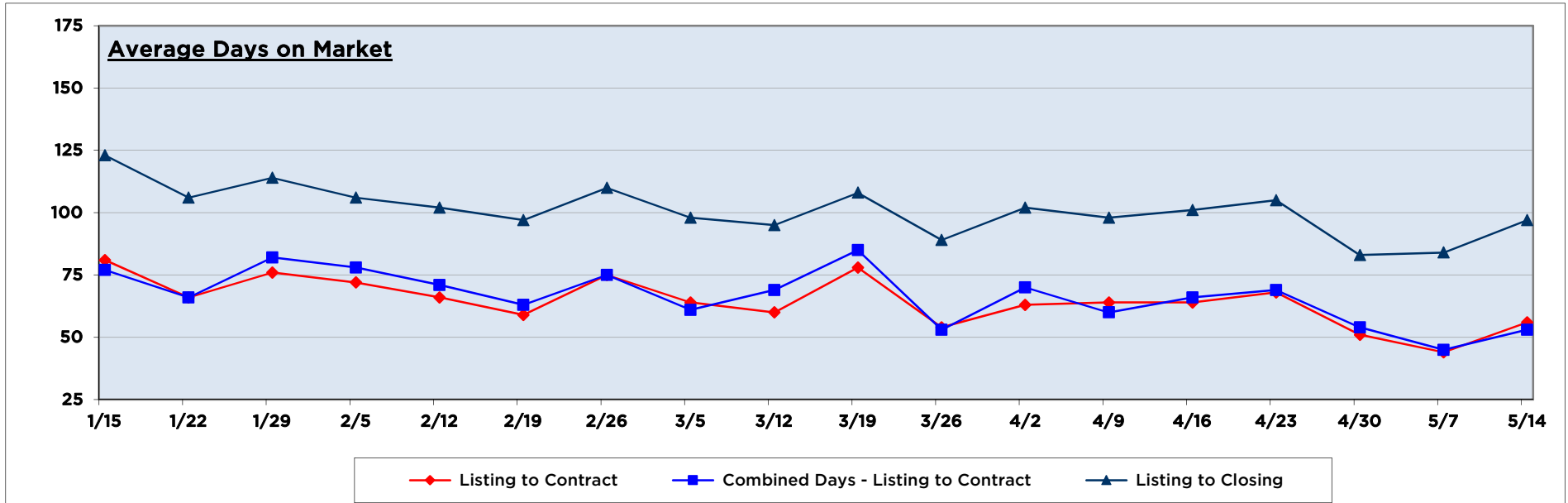
Condos, Townhomes, Villas



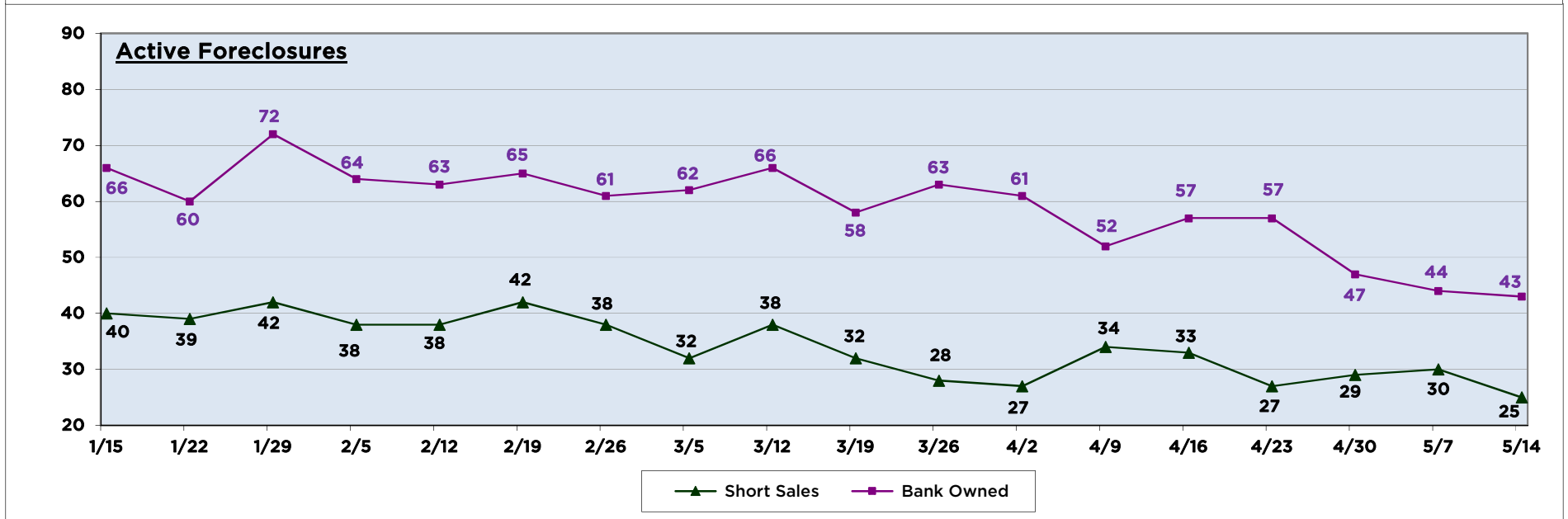
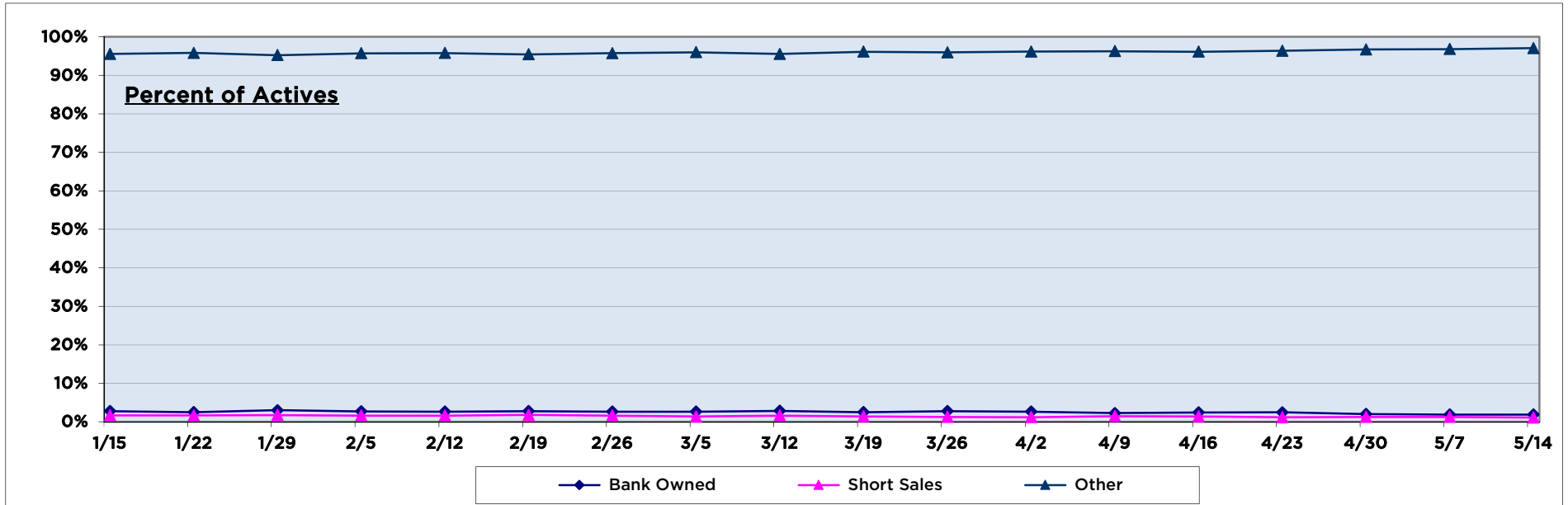
Condos, Townhomes, Villas



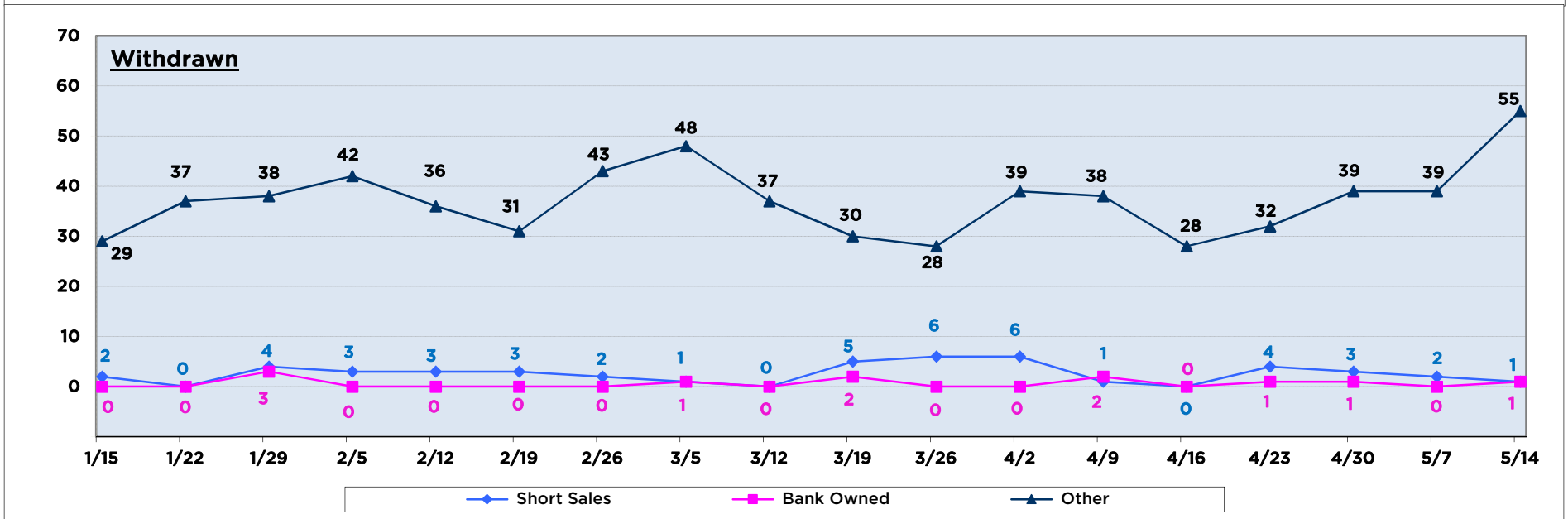
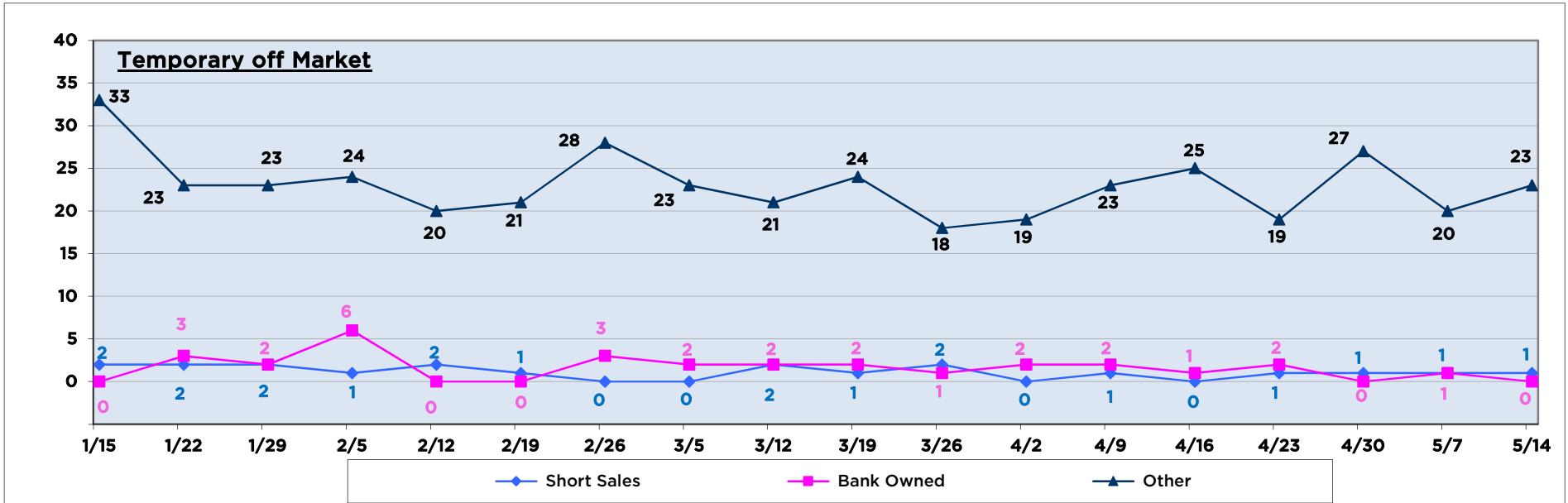
Condos, Townhomes, Villas



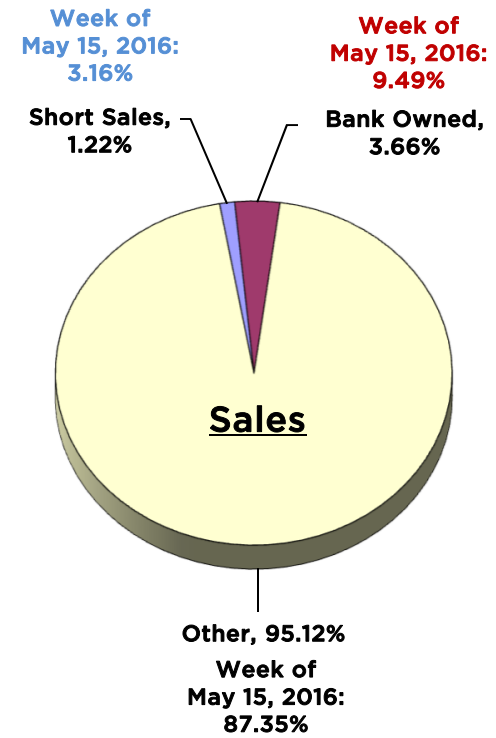
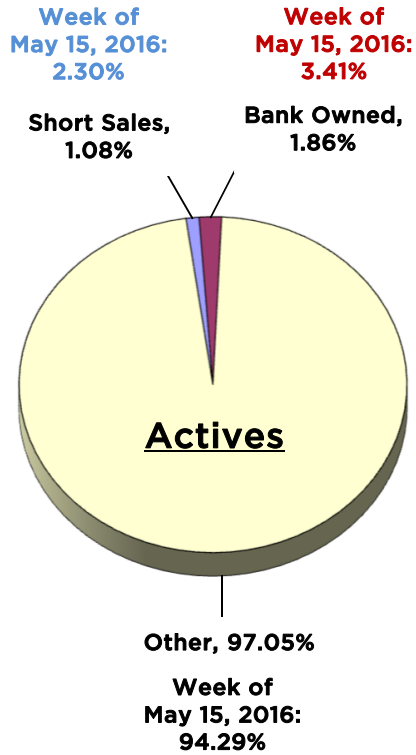
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 14 Condos, Townhomes, or Villas available for the Median Price of \$148,900? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$148,700	2.5	2.0	1,329	\$111.93
Altamonte Springs (East)	32701	1	\$148,500	2.0	2.0	1,127	\$131.77
Sanford / Lake Forest	32771	1	\$148,900	3.0	2.0	1,530	\$97.32
Orange County		9	\$148,944	2.6	2.0	1,307	\$113.94
Pinecastle / Belle Isle	32809	1	\$149,000	3.0	2.0	1,479	\$100.74
Orlo Vista	32811	2	\$149,000	3.0	2.0	1,153	\$129.23
Conway	32812	1	\$149,000	3.0	2.0	1,787	\$83.38
Williamsburg / Lake Bryan	32821	3	\$149,000	2.0	2.0	1,210	\$123.14
Taft	32824	1	\$149,000	2.0	2.0	1,303	\$114.35
Rio Pinar / Union Park	32825	1	\$148,500	3.0	2.0	1,260	\$117.86
Osceola County		3	\$149,000	2.0	2.0	1,197	\$124.48
Kissimmee / Celebration	34747	3	\$149,000	2.0	2.0	1,197	\$124.48