



Monday Morning Quarterback Summary

Week of May 21, 2017

Single-family existing homes

- Sales of single-family homes increased to 672 during the week of May 21, from 636 the week prior
- The median price of single family homes increased to \$242,933, a change of 2.6%
- The number of single-family home foreclosure transactions decreased to 5 last week, from 30 the week of May 14
- The number of single-family home short-sale transactions increased to 17 from 14 the week prior
- Single-family inventory increased by 91, and now sits at 8,175

Condos, townhomes, and villas

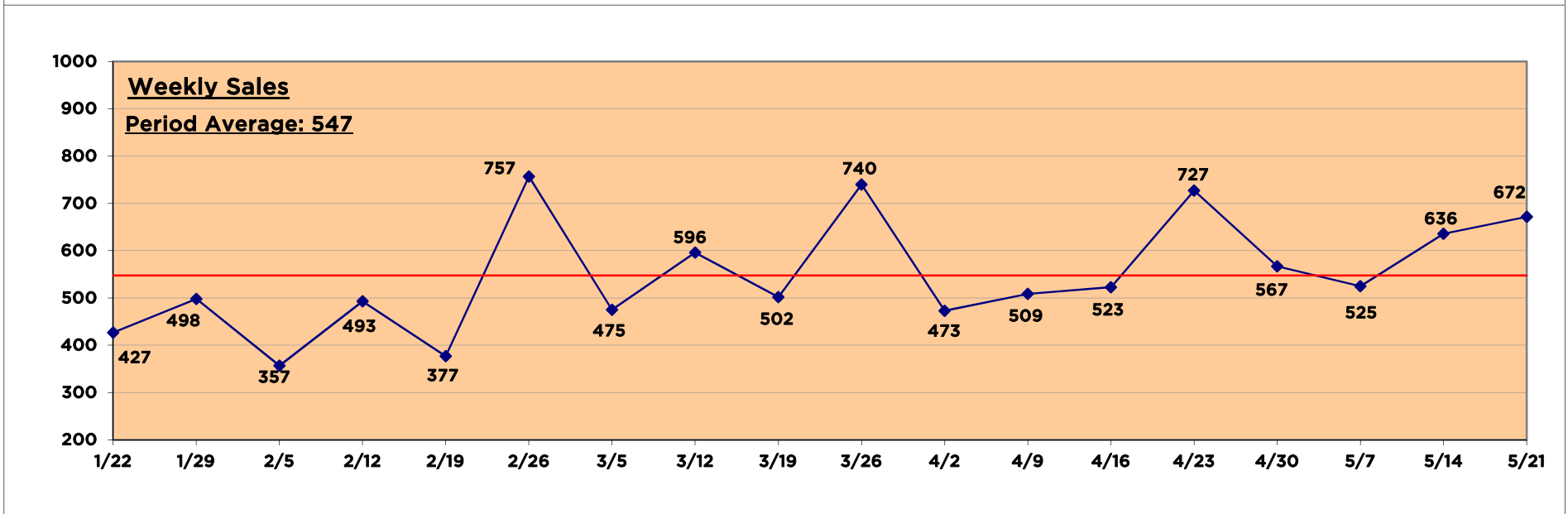
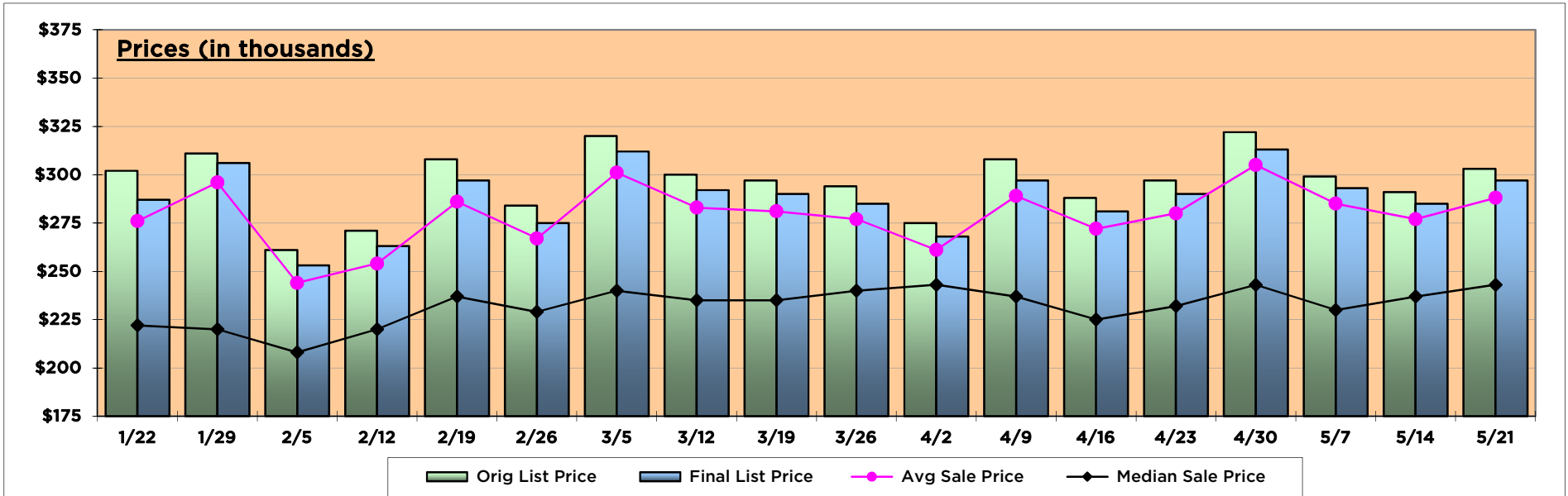
- Sales of condos, townhomes, and villas increased to 193 during the week of May 21, from 164 the week prior
- The median price of condos, townhomes, and villas increased to \$150,000, a change of 0.7%
- The number of condo, townhome, and villa foreclosure transactions decreased to 3 last week, from 6 the week of May 14
- The number of condo, townhome and villa short-sale transactions increased to 3 from 2 the week prior
- Condo inventory increased by 7, and now sits at 2,315

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

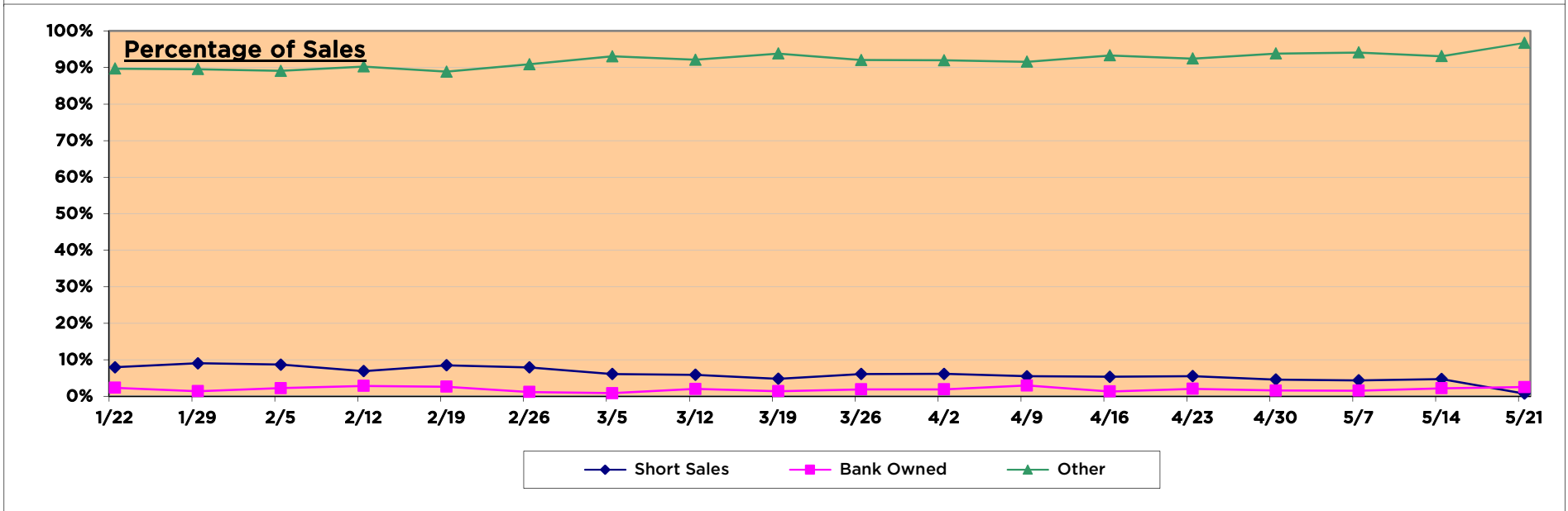
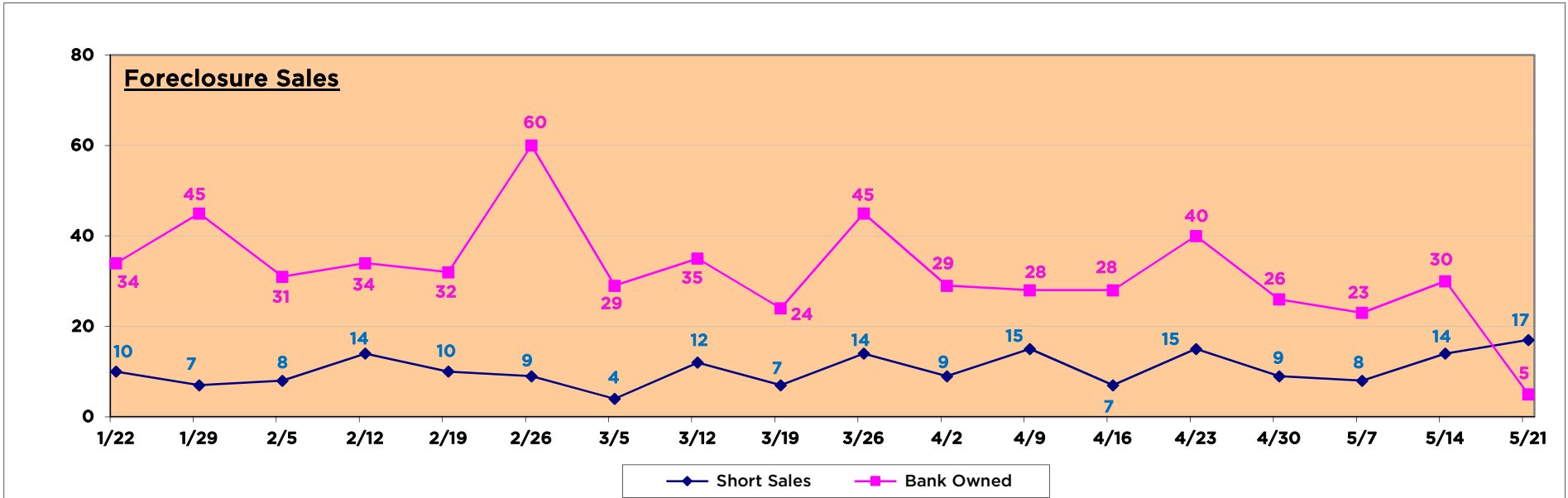
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	672	353	107	115	57	31	9
Bank Owned	5	3	1	1	0	0	0
Short Sales	17	12	2	1	1	1	0
Other	650	338	104	113	56	30	9
Active Listings	8,175	2,158	1,189	1,870	950	1,396	612
Bank Owned	183	112	10	37	2	17	5
Short Sales	114	58	18	22	6	8	2
Other	7,878	1,988	1,161	1,811	942	1,371	605
Months of Inventory	3	1	3	4	4	10	16
<i>List Price</i>							
Average Original List Price	\$302,796	\$188,407	\$282,850	\$352,331	\$466,878	\$704,341	\$1,971,285
Average Final List Price	\$296,569	\$186,192	\$279,397	\$344,695	\$453,392	\$679,136	\$1,904,062
<i>Sale Price</i>							
Average Price	\$288,064	\$182,051	\$273,194	\$338,985	\$438,820	\$651,546	\$1,765,512
Median Price	\$242,933	\$190,000	\$272,000	\$330,000	\$435,000	\$628,000	\$1,425,000
<i>Price Differences</i>							
Original to Final List Price	-\$6,227	-\$2,215	-\$3,453	-\$7,636	-\$13,486	-\$25,205	-\$67,223
Original List to Sale Price - \$	-\$14,732	-\$6,356	-\$9,656	-\$13,346	-\$28,058	-\$52,795	-\$205,773
Final List to Sale Price - \$	-\$8,505	-\$4,141	-\$6,203	-\$5,710	-\$14,572	-\$27,590	-\$138,550
Original List to Sale Price - %	95.13%	96.63%	96.59%	96.21%	93.99%	92.50%	89.56%
Final List to Sale Price - %	97.13%	97.78%	97.78%	98.34%	96.79%	95.94%	92.72%
<i>Days on the Market</i>							
Avg Days Listing to Contract	55	44	56	56	83	100	169
Combined Avg Days to Contract	57	40	55	60	100	123	164
Avg Days Listing to Closing	98	86	97	96	128	134	266
Avg Days Contract to Close	42	42	41	39	45	33	96
<i>Beds / Baths</i>							
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	0	1	1
<i>Square Footage</i>							
Average Square Feet	2,113	1,564	2,226	2,585	3,031	3,581	5,415

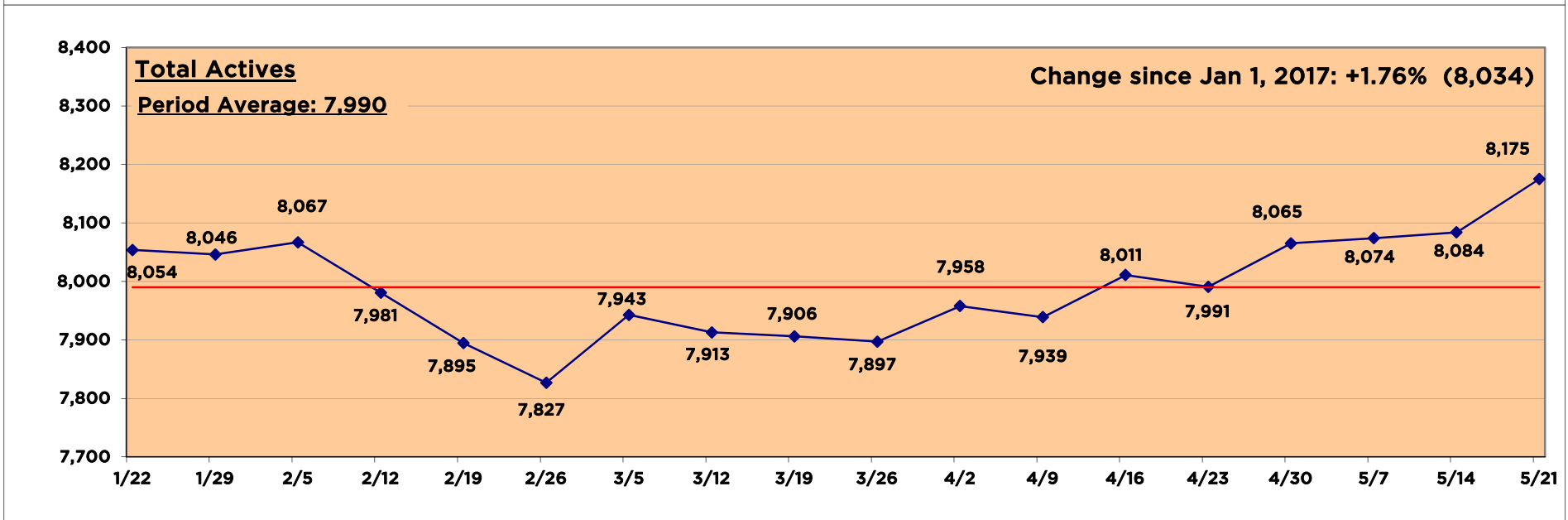
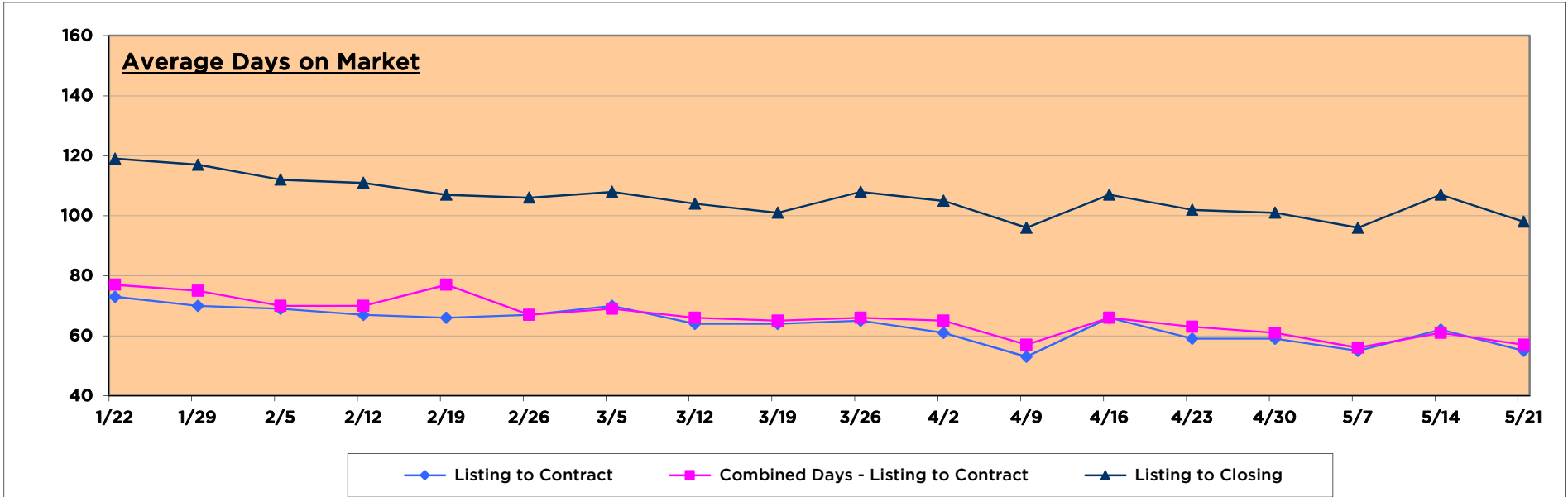
Single Family Homes



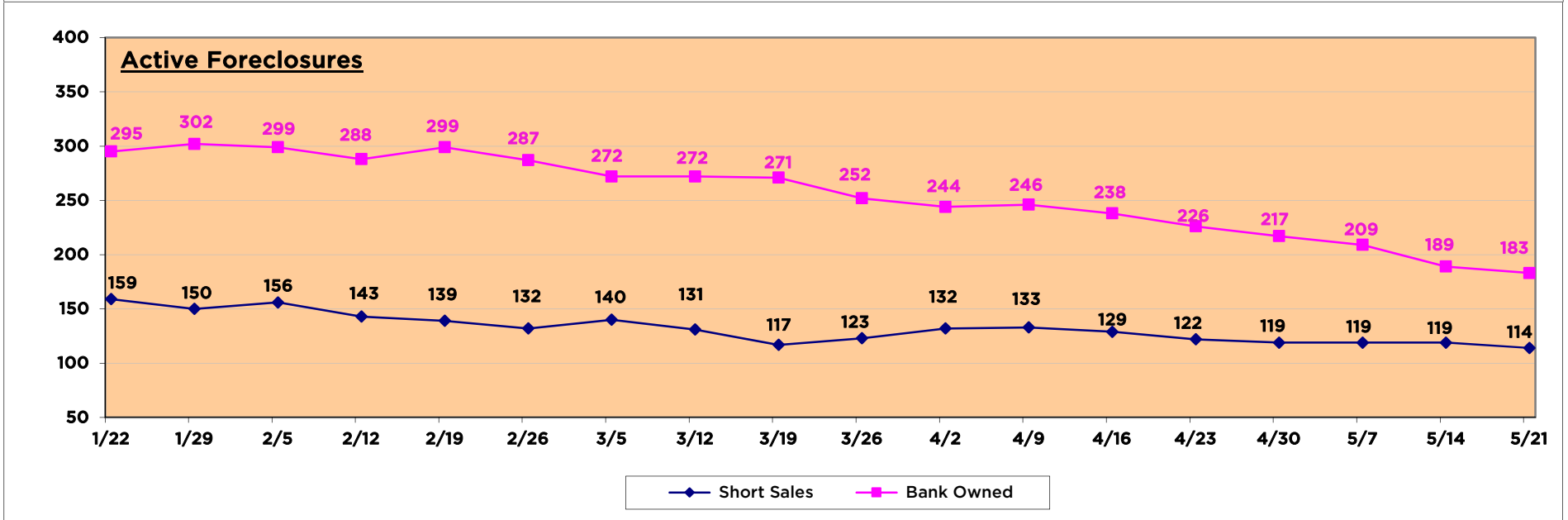
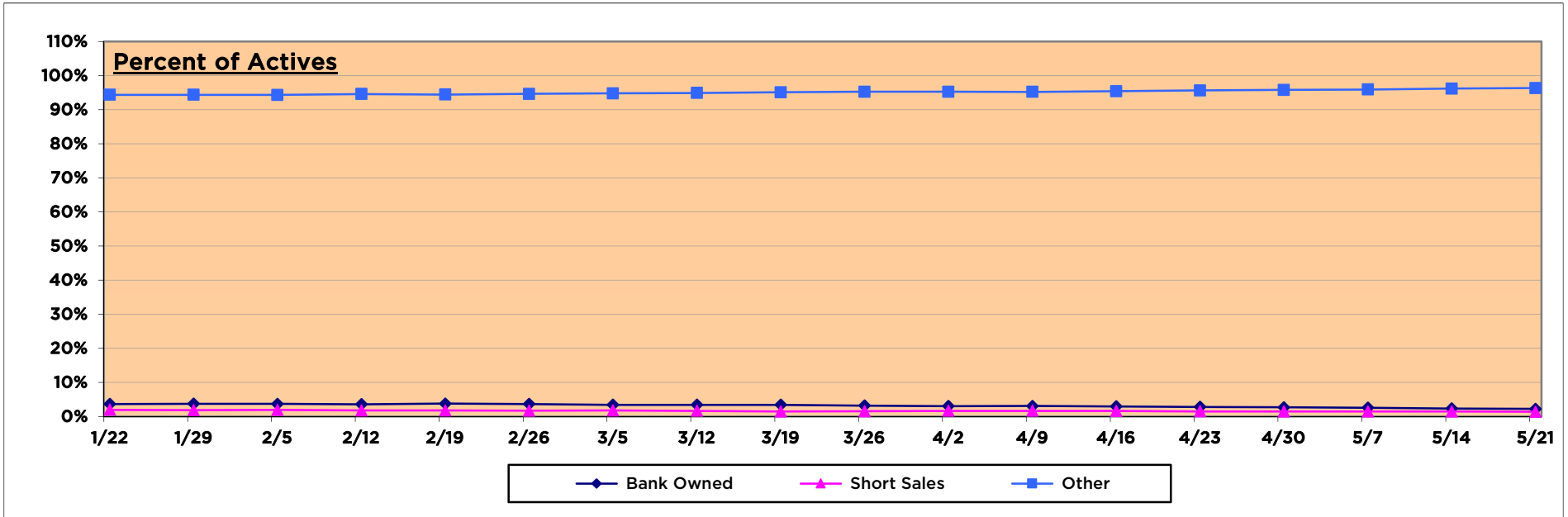
Single Family Homes



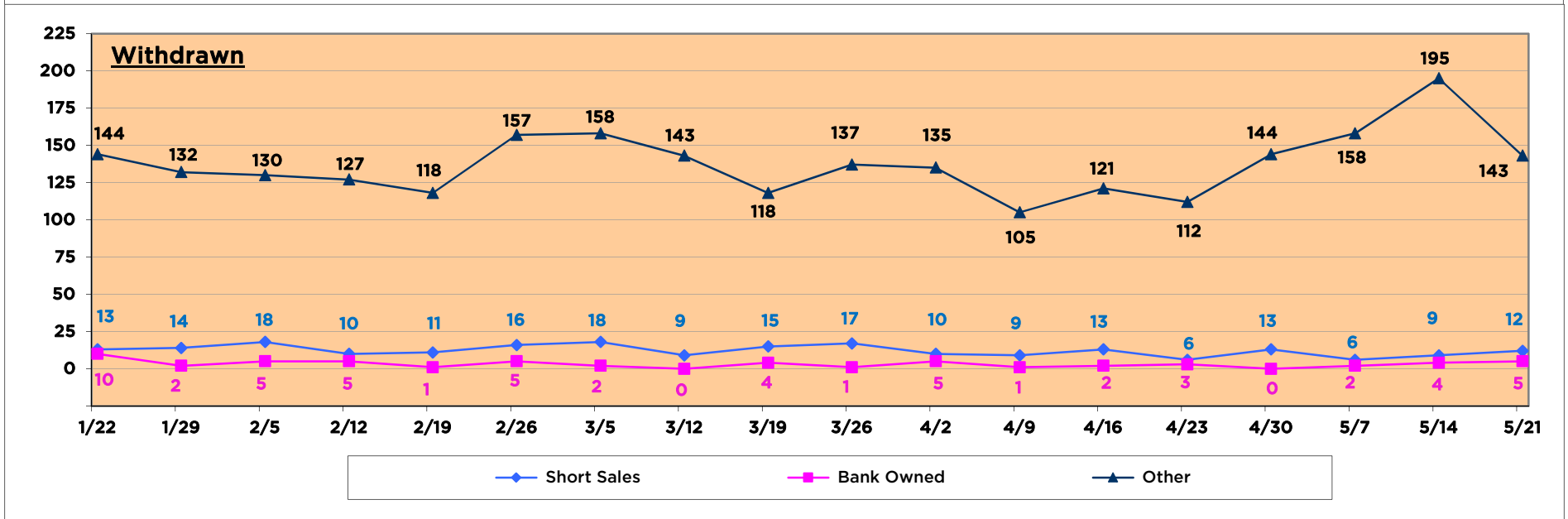
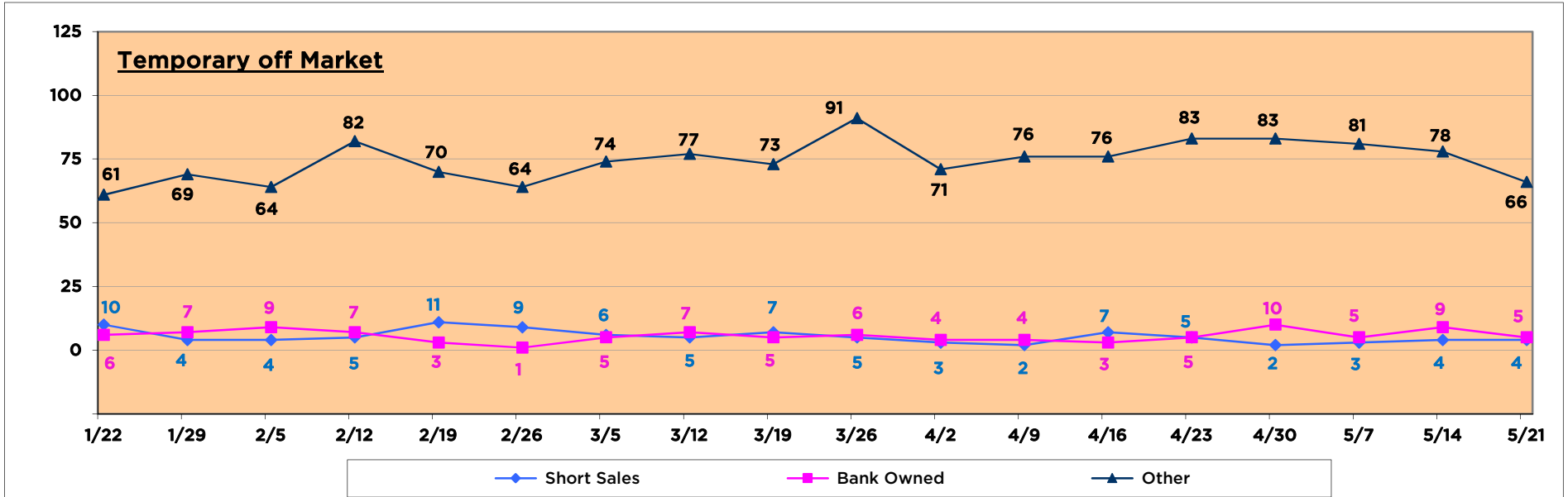
Single Family Homes



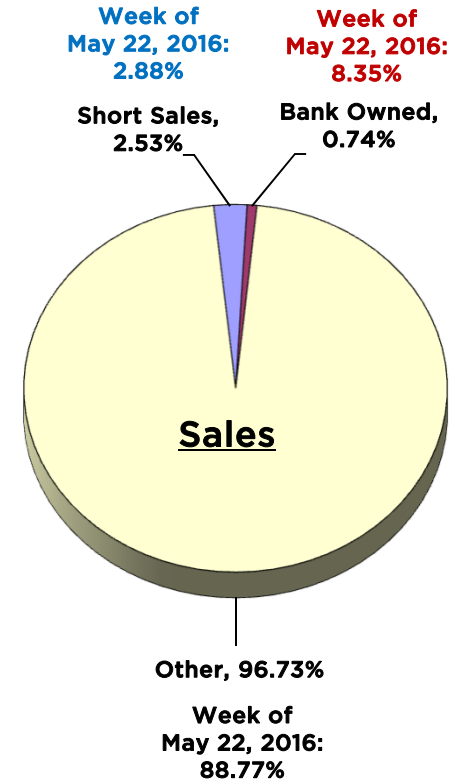
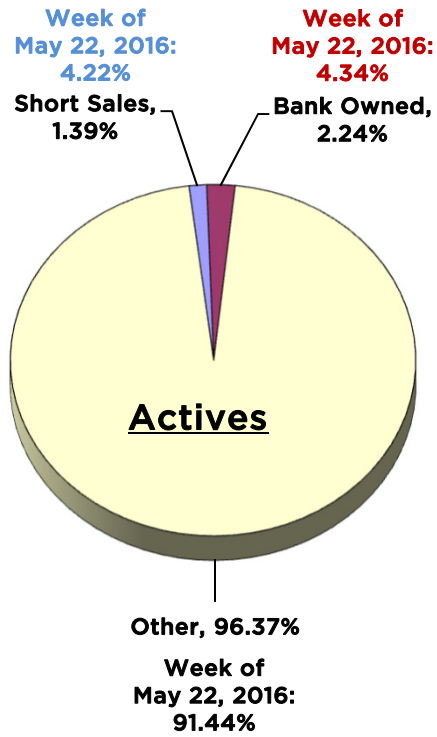
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 8 Single Family Homes available for the Median Price of \$242,933? (± \$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	\$242,750	3.0	2.0	2,006	\$121.01
Wedgefield	32833	1	\$242,500	3.0	2.0	2,398	\$101.13
Hunters Creek	32837	1	\$243,000	3.0	2.0	1,614	\$150.56
Osceola County		1	\$243,000	5.0	3.0	2,514	\$96.66
Kissimmee / Poinciana	34758	1	\$243,000	5.0	3.0	2,514	\$96.66
Lake County		5	\$242,813	3.8	2.2	2,253	\$107.77
Mount Dora	32757	2	\$242,650	4.0	2.0	2,160	\$112.34
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	193	165	12	12	1	2	1
Bank Owned	3	3	0	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	187	159	12	12	1	2	1
Active Listings	2,315	1,628	280	250	58	66	33
Bank Owned	36	32	1	1	0	0	2
Short Sales	25	21	3	1	0	0	0
Other	2,254	1,575	276	248	58	66	31
Months of Inventory	3	2	5	5	13	8	8

List Price

Average Original List Price	\$179,798	\$145,629	\$277,995	\$354,940	\$439,990	\$743,450	\$1,150,000
Average Final List Price	\$177,129	\$143,107	\$276,185	\$347,175	\$441,156	\$743,450	\$1,164,900

Sale Price

Average Price	\$171,833	\$138,912	\$270,925	\$331,337	\$436,156	\$715,000	\$1,150,000
Median Price	\$150,000	\$130,000	\$270,386	\$326,022	\$436,156	\$715,000	\$1,150,000

Price Differences

Original to Final List Price	-\$2,669	-\$2,522	-\$1,810	-\$7,765	\$1,166	\$0	\$14,900
Original List to Sale Price - \$	-\$7,965	-\$6,717	-\$7,070	-\$23,603	-\$3,834	-\$28,450	\$0
Final List to Sale Price - \$	-\$5,296	-\$4,195	-\$5,260	-\$15,838	-\$5,000	-\$28,450	-\$14,900
Original List to Sale Price - %	95.57%	95.39%	97.46%	93.35%	99.13%	96.17%	100.00%
Final List to Sale Price - %	97.01%	97.07%	98.10%	95.44%	98.87%	96.17%	98.72%

Days on the Market

Avg Days Listing to Contract	61	59	47	104	217	32	61
Combined Avg Days to Contract	58	53	51	115	217	26	114
Avg Days Listing to Closing	98	94	105	134	246	62	102
Avg Days Contract to Close	36	35	58	30	29	31	41

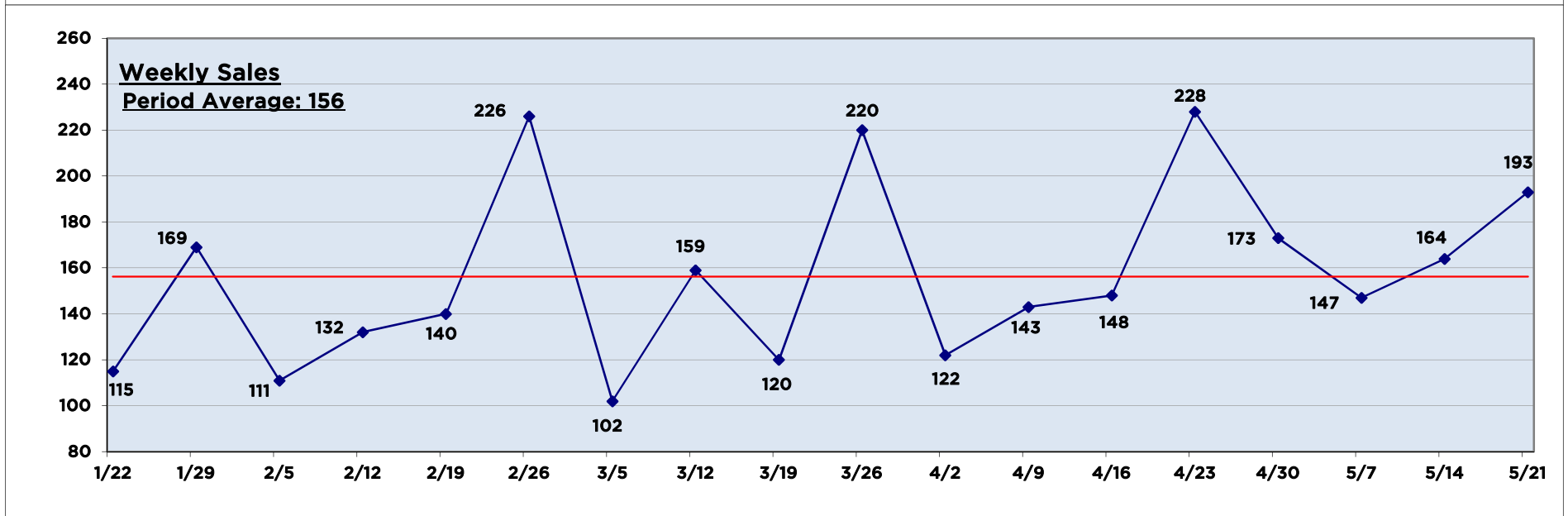
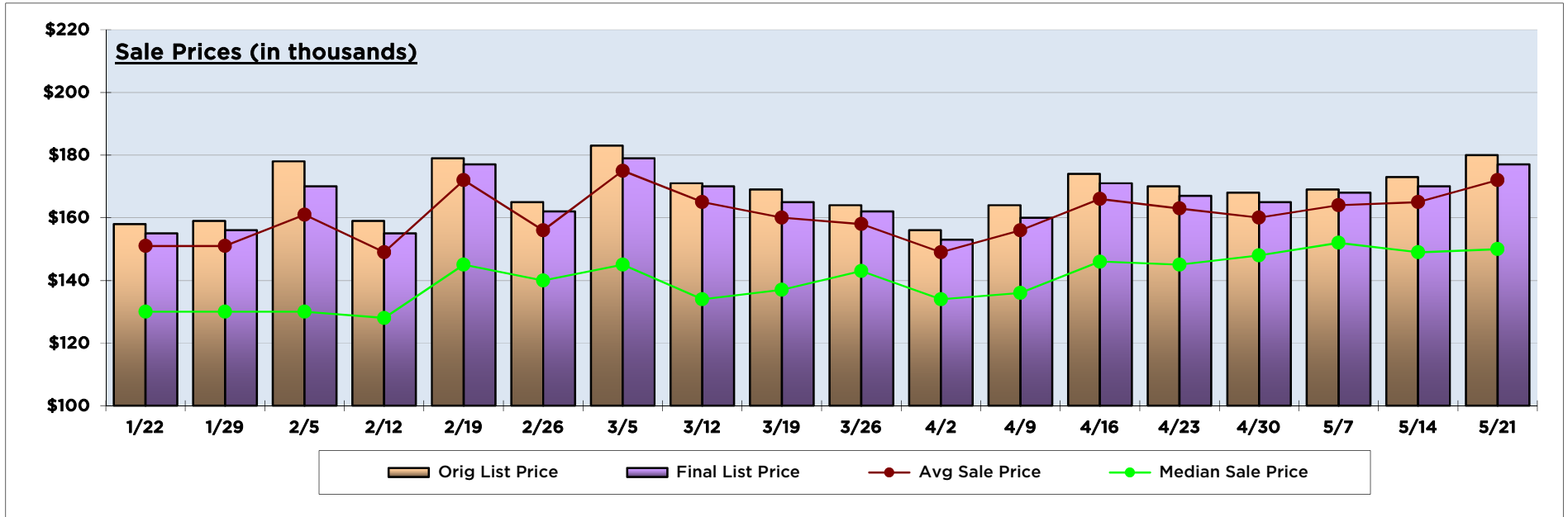
Beds / Baths

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

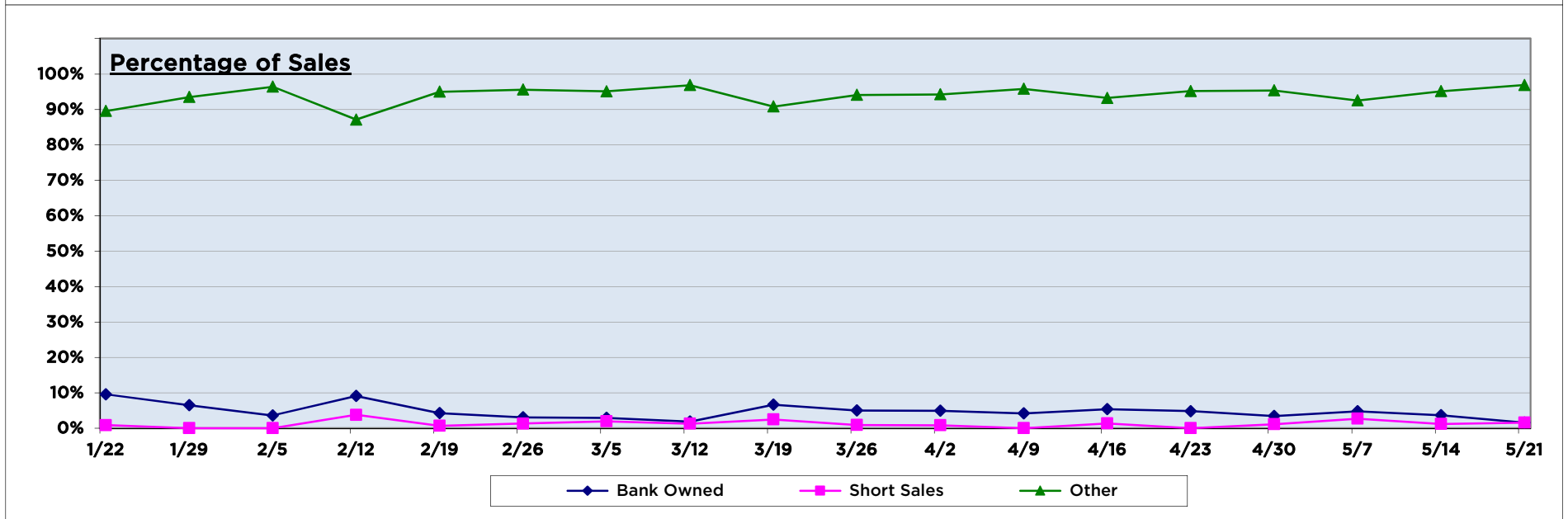
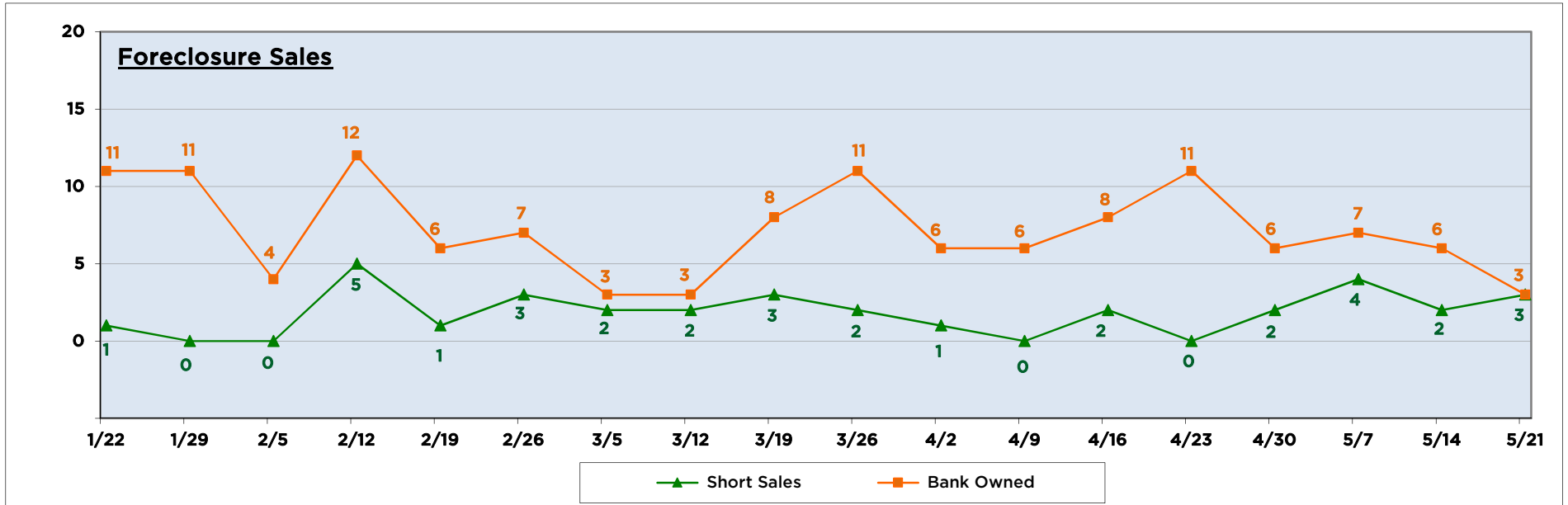
Square Footage

Average Square Feet	1,392	1,308	1,754	1,816	2,175	2,350	3,229
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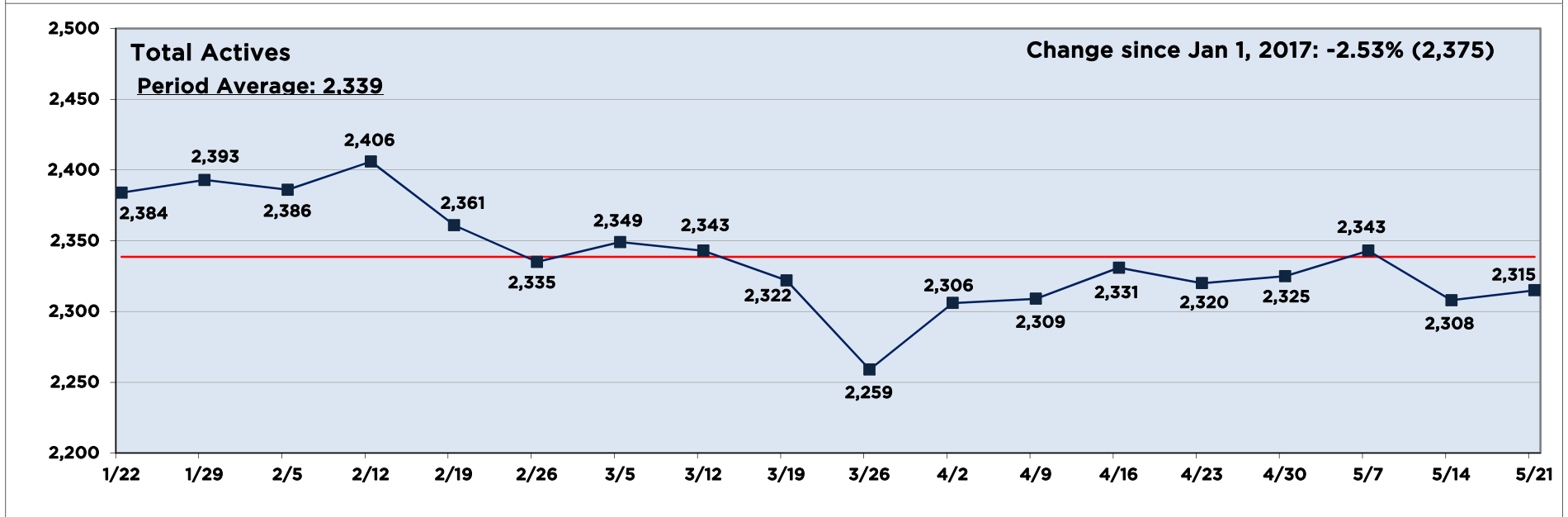
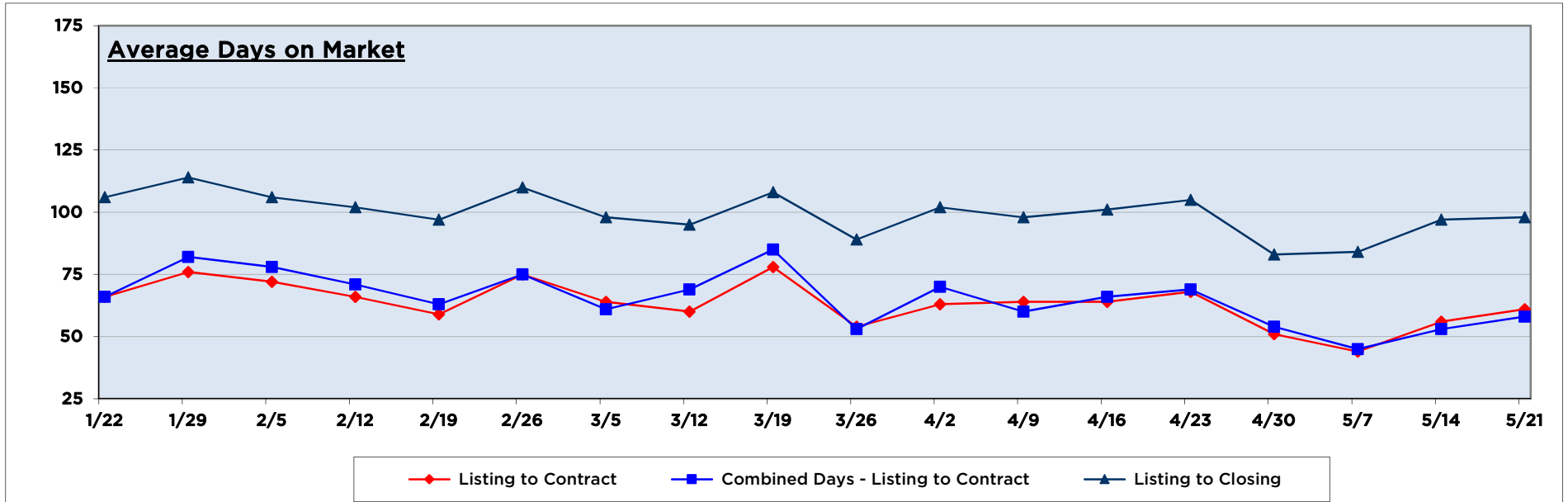
Condos, Townhomes, Villas



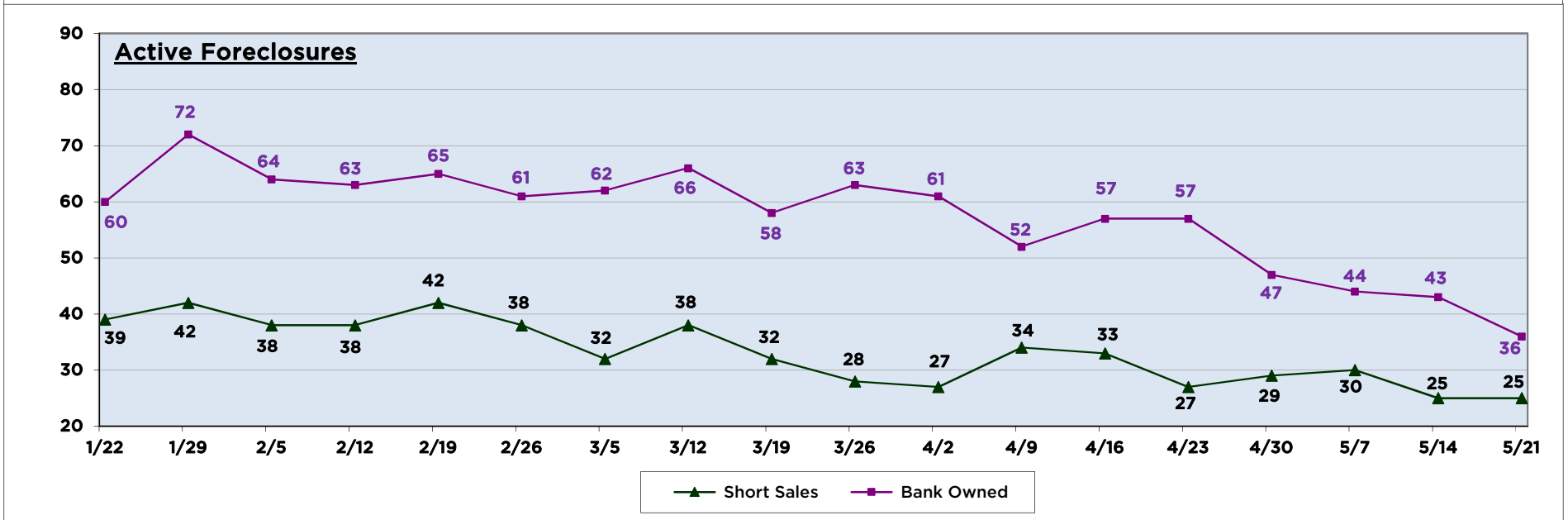
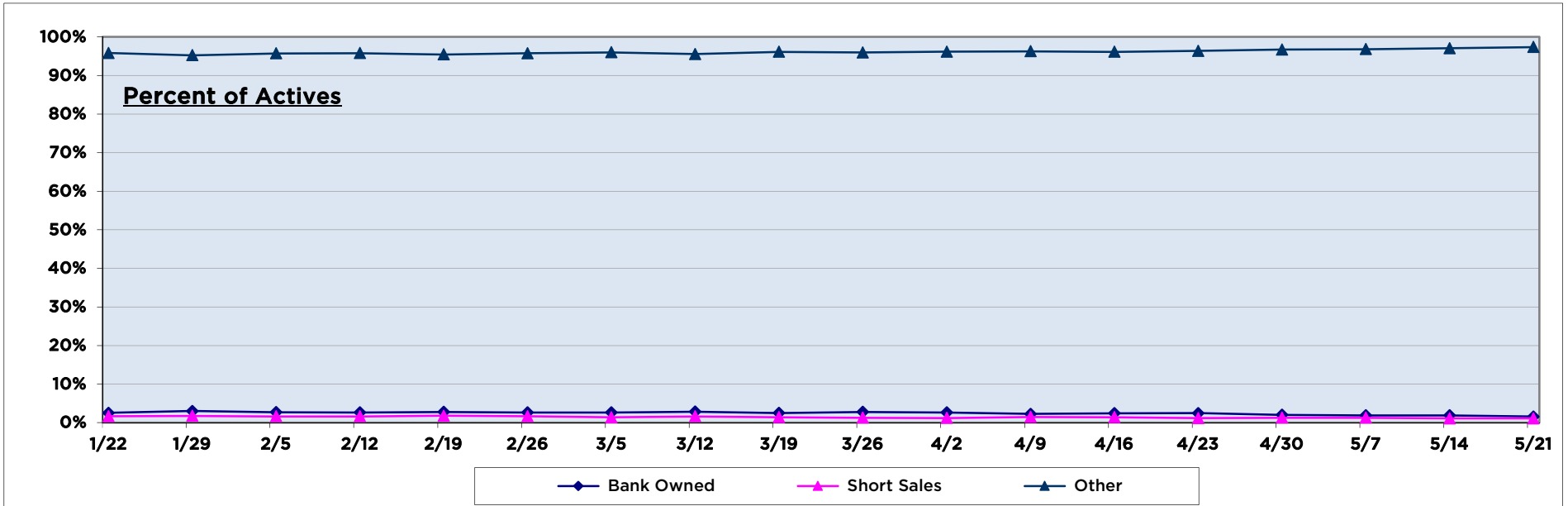
Condos, Townhomes, Villas



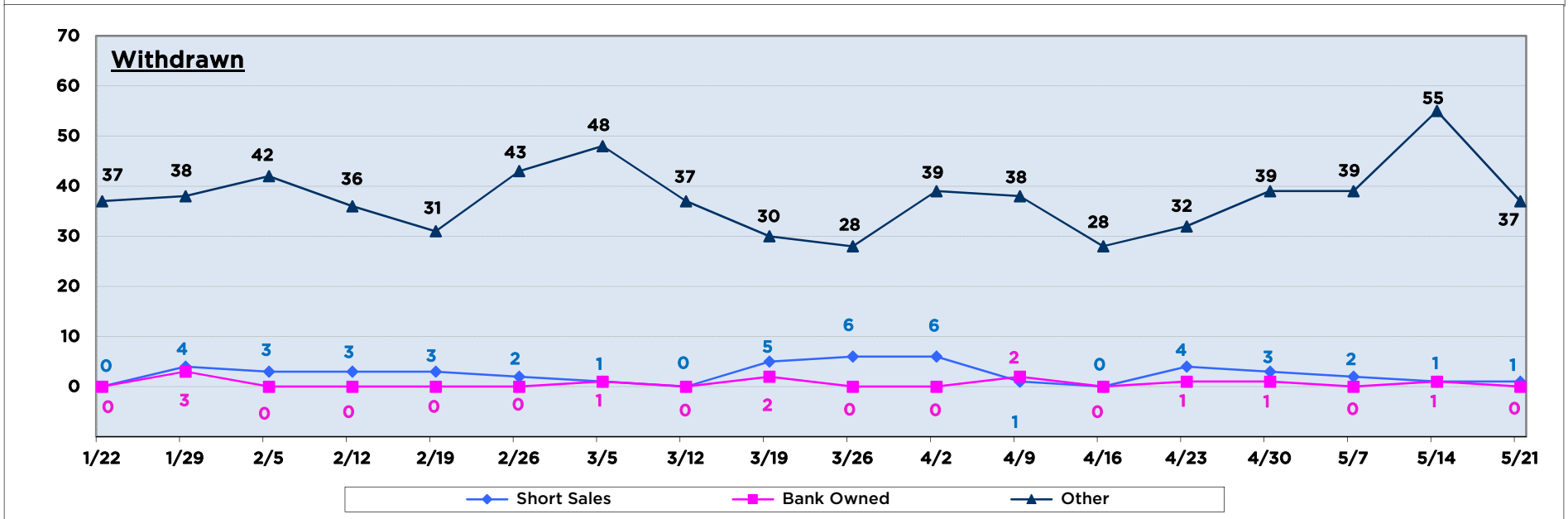
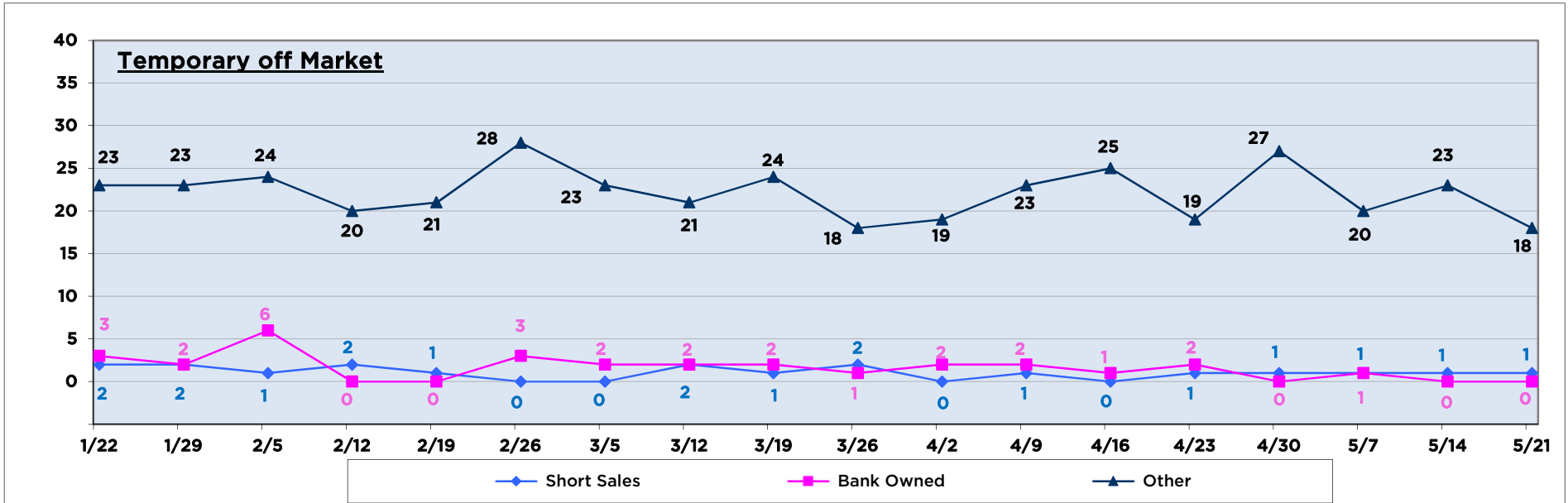
Condos, Townhomes, Villas



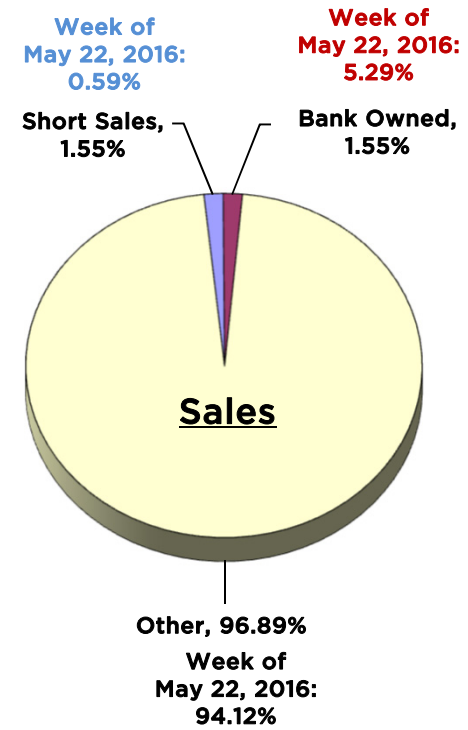
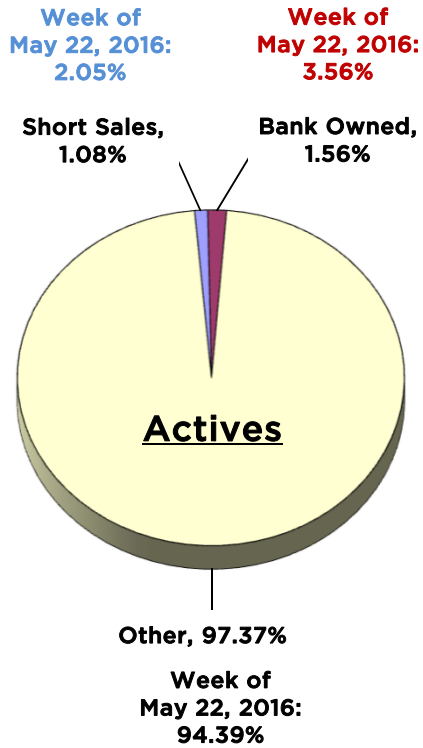
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 22 Condos, Townhomes, or Villas available for the Median Price of \$150,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$149,923	2.0	2.0	1,210	\$123.88
Casselberry	32707	1	\$149,900	2.0	2.0	1,224	\$122.47
Altamonte Springs / Forest City	32714	1	\$149,900	2.0	2.0	1,378	\$108.78
Lake Mary / Heathrow	32746	1	\$149,900	2.0	2.0	1,095	\$136.89
Sanford (South)	32773	1	\$149,990	2.0	2.0	1,144	\$131.11
Orange County		8	\$149,912	2.1	1.6	1,122	\$133.66
Apopka (North)	32712	1	\$149,900	3.0	2.0	1,448	\$103.52
Orlando (Downtown)	32801	1	\$149,500	1.0	1.0	806	\$185.48
Colonialtown	32803	1	\$150,000	2.0	2.0	890	\$168.54
Delaney / Crystal Lake	32806	2	\$150,000	2.0	1.0	1,057	\$141.91
Williamsburg / Lake Bryan	32821	1	\$150,000	3.0	2.0	1,369	\$109.57
Ventura	32822	1	\$149,900	2.0	2.0	1,305	\$114.87
Hunters Creek	32837	1	\$149,995	2.0	2.0	1,041	\$144.09
Osceola County		10	\$149,940	3.2	2.3	1,380	\$108.68
Kissimmee (Central)	34741	1	\$150,000	3.0	2.0	1,296	\$115.74
Kissimmee (West) / Pleasant Hill	34746	2	\$149,950	4.0	3.0	1,378	\$108.82
Kissimmee / Celebration	34747	4	\$149,900	3.0	2.0	1,187	\$126.28
Kissimmee / Poinciana	34758	1	\$149,900	4.0	3.0	1,888	\$79.40
St Cloud	34769	1	\$150,000	2.0	2.0	1,254	\$119.62
St Cloud / Harmony	34773	1	\$150,000	3.0	2.0	1,855	\$80.86