



## ***Monday Morning Quarterback Summary***

***Week of May 28, 2017***

### ***Single-family existing homes***

- Sales of single-family homes increased to 801 during the week of May 28, from 672 the week prior
- The median price of single family homes increased to \$245,000, a change of 0.9%
- The number of single-family home foreclosure transactions increased to 35 last week, from 5 the week of May 21
- The number of single-family home short-sale transactions decreased to 12 from 17 the week prior
- Single-family inventory decreased by 23, and now sits at 8,152

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 242 during the week of May 28, from 193 the week prior
- The median price of condos, townhomes, and villas remained constant at \$150,000
- The number of condo, townhome, and villa foreclosure transactions increased to 7 last week, from 3 the week of May 21
- The number of condo, townhome and villa short-sale transactions remained constant at 3
- Condo inventory decreased by 3, and now sits at 2,312

*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
<b>Sales</b>	<b>801</b>	<b>417</b>	<b>152</b>	<b>130</b>	<b>45</b>	<b>45</b>	<b>12</b>
Bank Owned	35	22	4	6	1	2	0
Short Sales	12	7	4	0	0	1	0
Other	754	388	144	124	44	42	12
<b>Active Listings</b>	<b>8,152</b>	<b>2,152</b>	<b>1,203</b>	<b>1,846</b>	<b>937</b>	<b>1,398</b>	<b>616</b>
Bank Owned	187	118	13	31	4	15	6
Short Sales	103	53	17	18	5	9	1
Other	7,862	1,981	1,173	1,797	928	1,374	609
<b>Months of Inventory</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>7</b>	<b>12</b>

#### List Price

Average Original List Price	\$301,210	\$188,563	\$280,845	\$356,888	\$456,720	\$694,322	\$1,813,167
Average Final List Price	\$295,165	\$185,348	\$277,063	\$349,899	\$448,600	\$671,998	\$1,759,167

#### Sale Price

Average Price	\$287,253	\$181,021	\$272,443	\$341,784	\$436,369	\$648,044	\$1,663,500
Median Price	\$245,000	\$189,900	\$272,957	\$338,700	\$430,000	\$635,000	\$1,399,000

#### Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$6,045	-\$3,215	-\$3,782	-\$6,989	-\$8,120	-\$22,324	-\$54,000
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<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,957	-\$7,542	-\$8,402	-\$15,104	-\$20,351	-\$46,278	-\$149,667
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<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,912	-\$4,327	-\$4,620	-\$8,115	-\$12,231	-\$23,954	-\$95,667
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<i>Original</i> List to <i>Sale</i> Price - %	95.37%	96.00%	97.01%	95.77%	95.54%	93.33%	91.75%
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<i>Final</i> List to <i>Sale</i> Price - %	97.32%	97.67%	98.33%	97.68%	97.27%	96.44%	94.56%
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#### Days on the Market

Avg Days Listing to Contract	53	45	42	70	78	85	96
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Combined Avg Days to Contract	54	40	36	77	96	114	109
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Avg Days Listing to Closing	97	90	82	112	125	131	144
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Avg Days Contract to Close	44	44	41	42	46	45	47
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#### Beds / Baths

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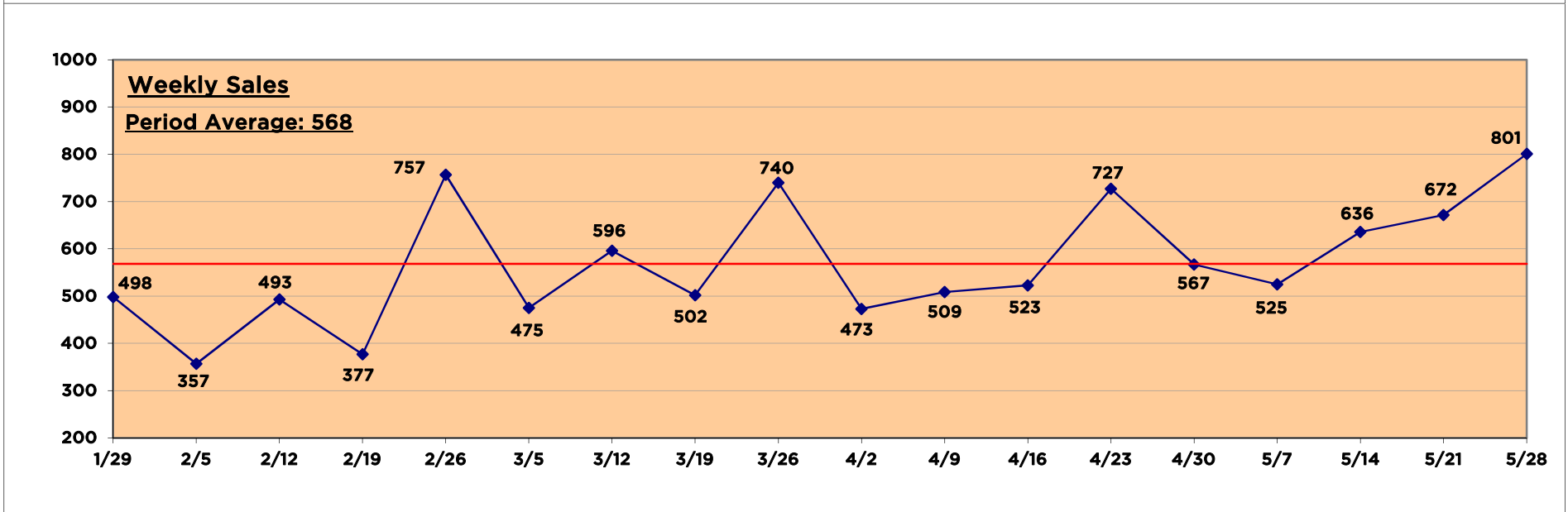
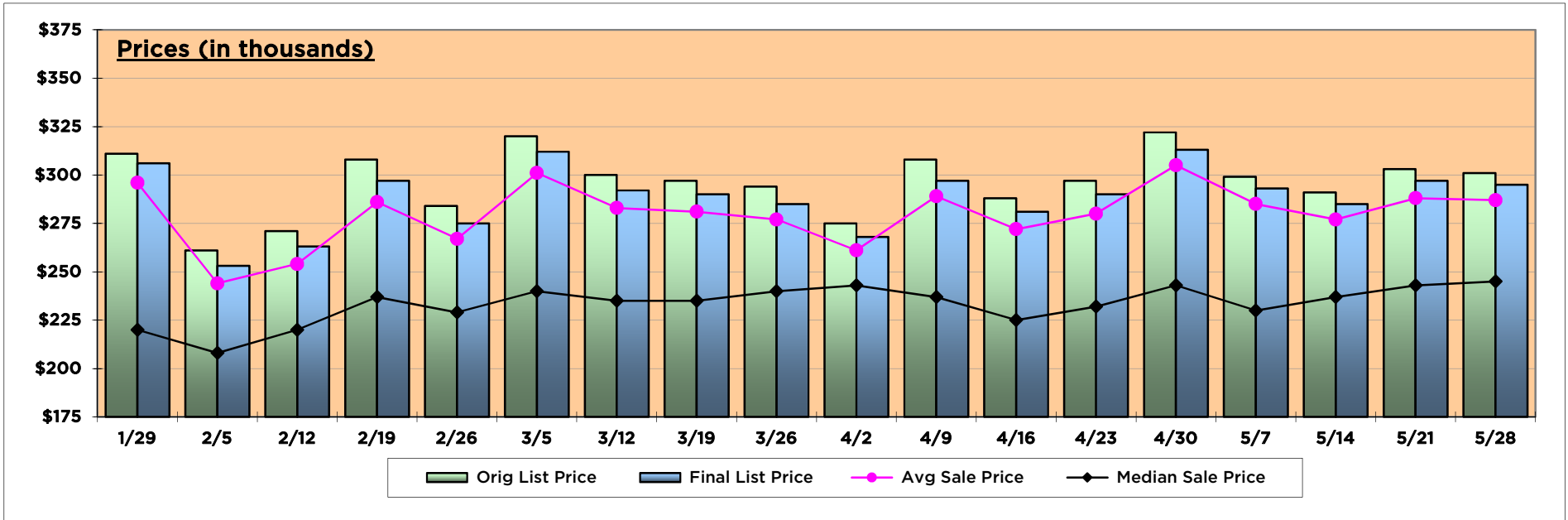
Average Full Baths	2	2	2	3	3	3	4
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Average Half Baths	0	0	0	0	0	1	1
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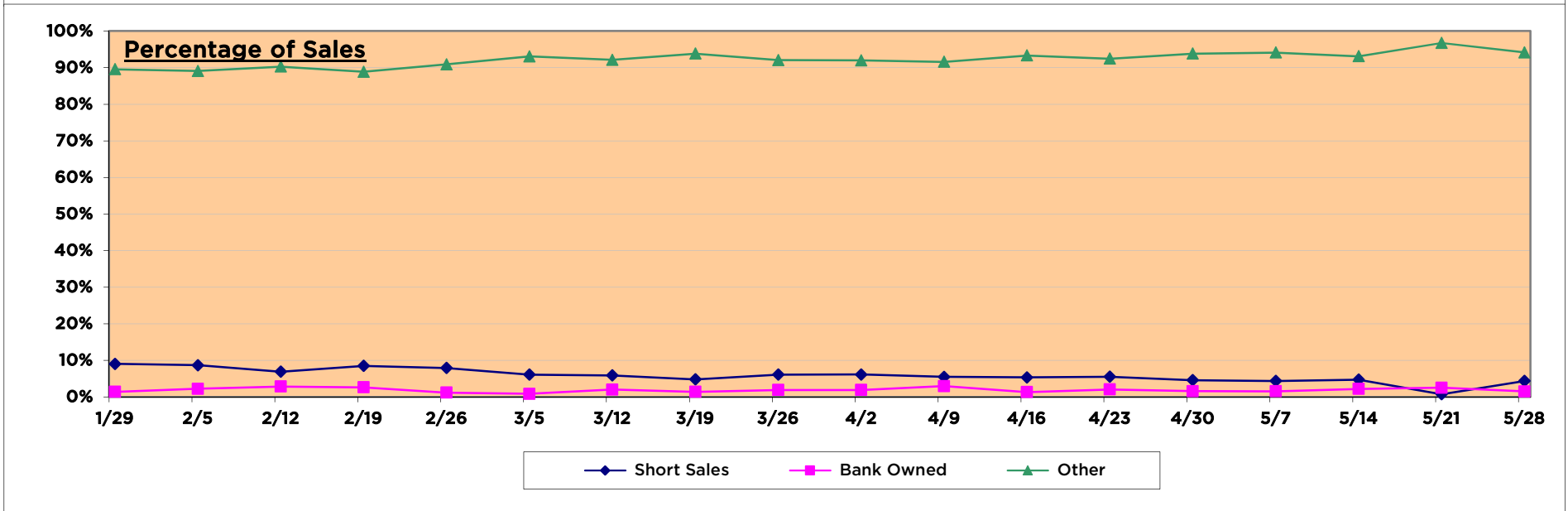
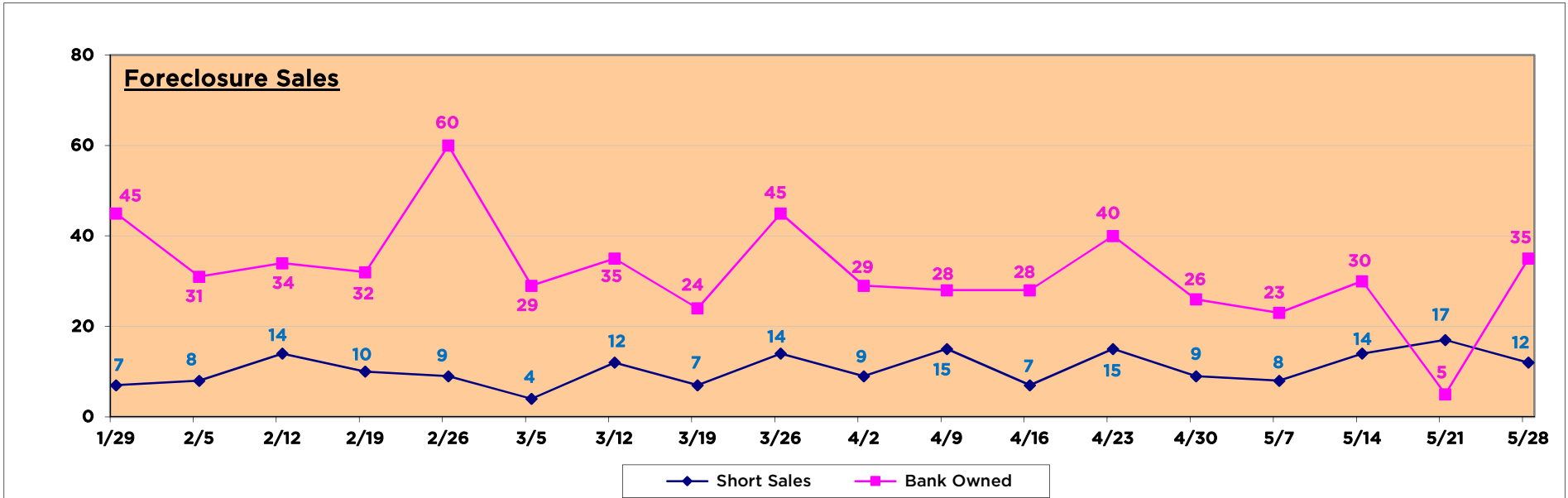
#### Square Footage

Average Square Feet	2,091	1,612	2,124	2,572	2,872	3,576	4,615
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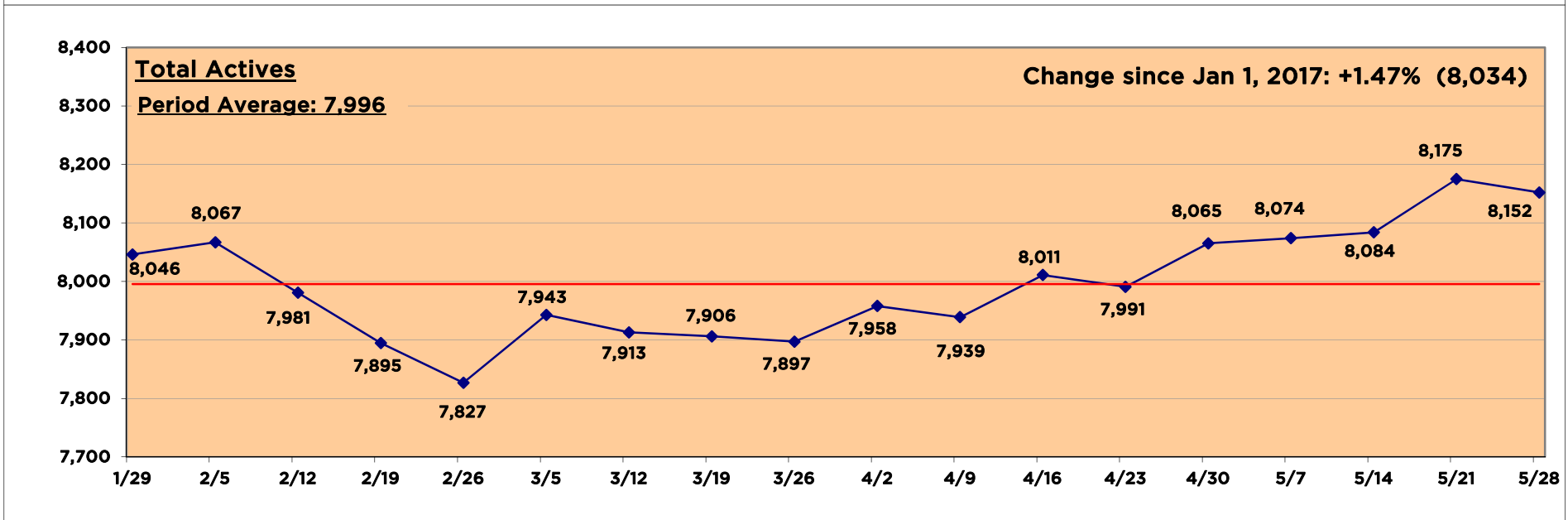
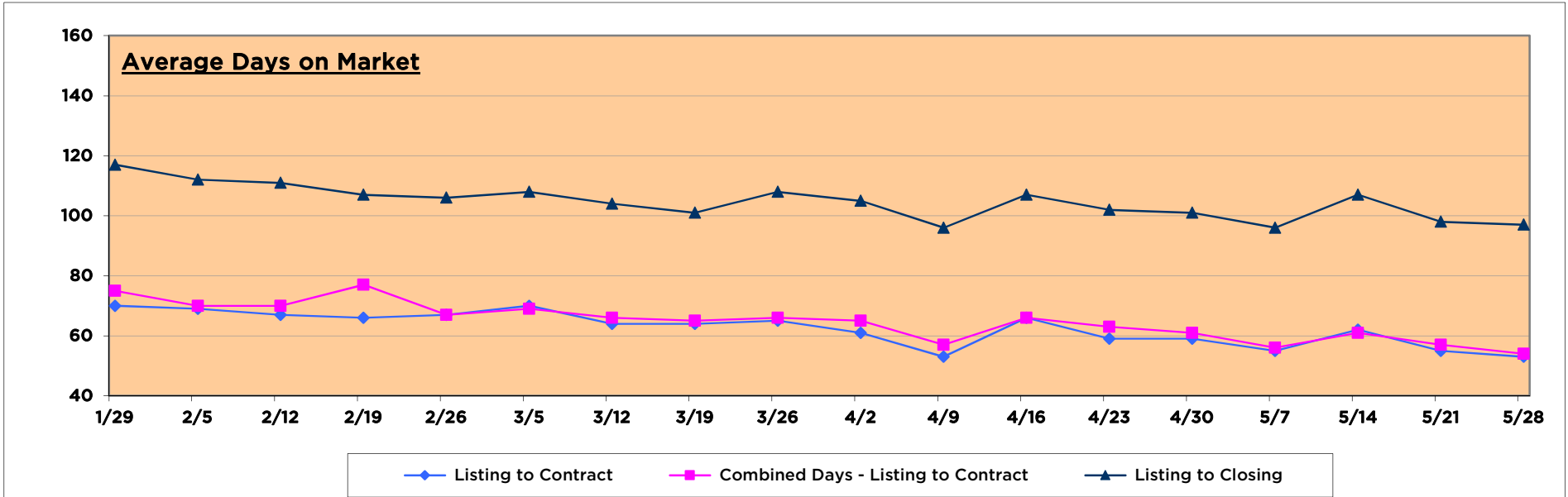
**Single Family Homes**



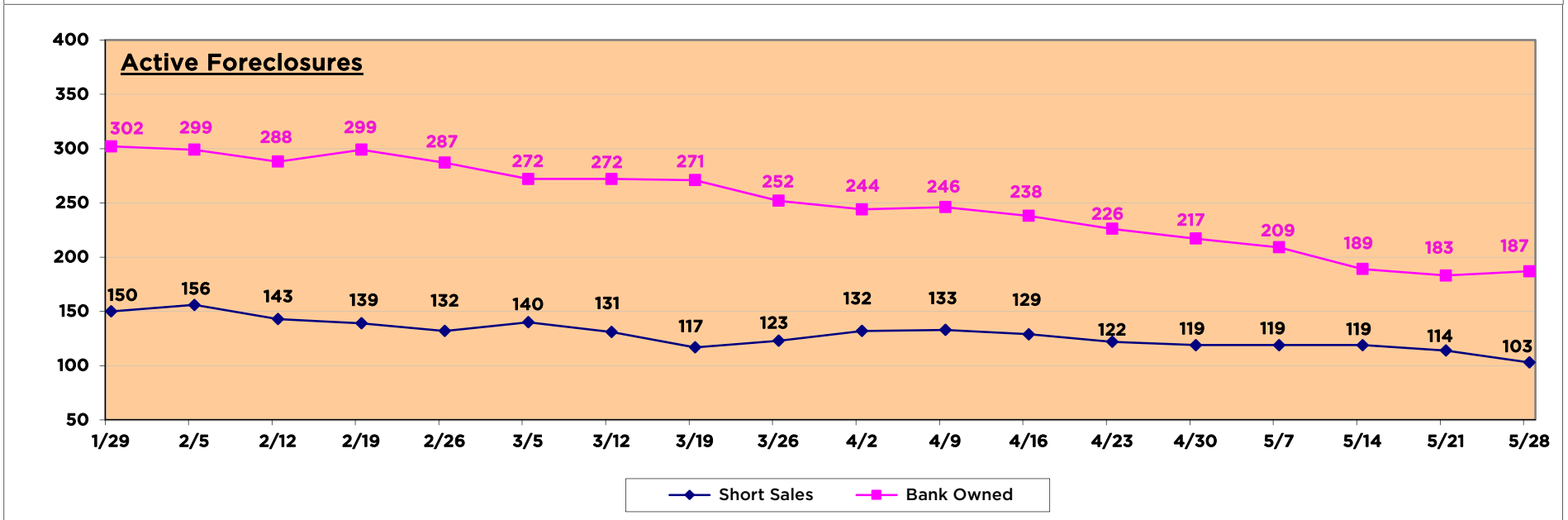
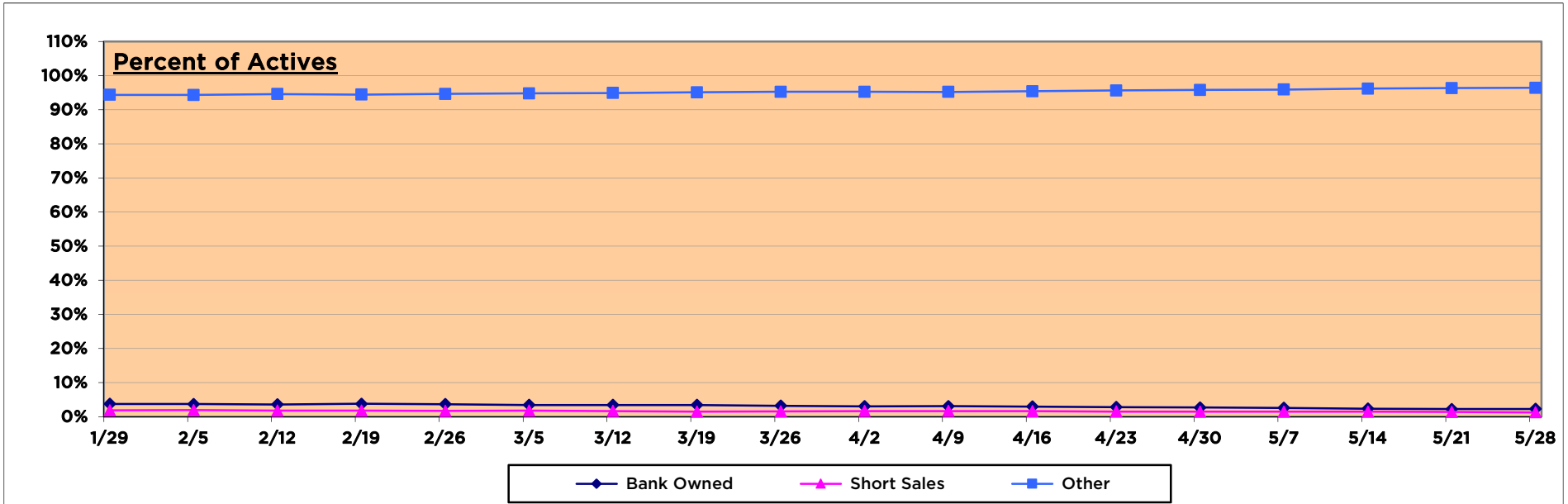
**Single Family Homes**



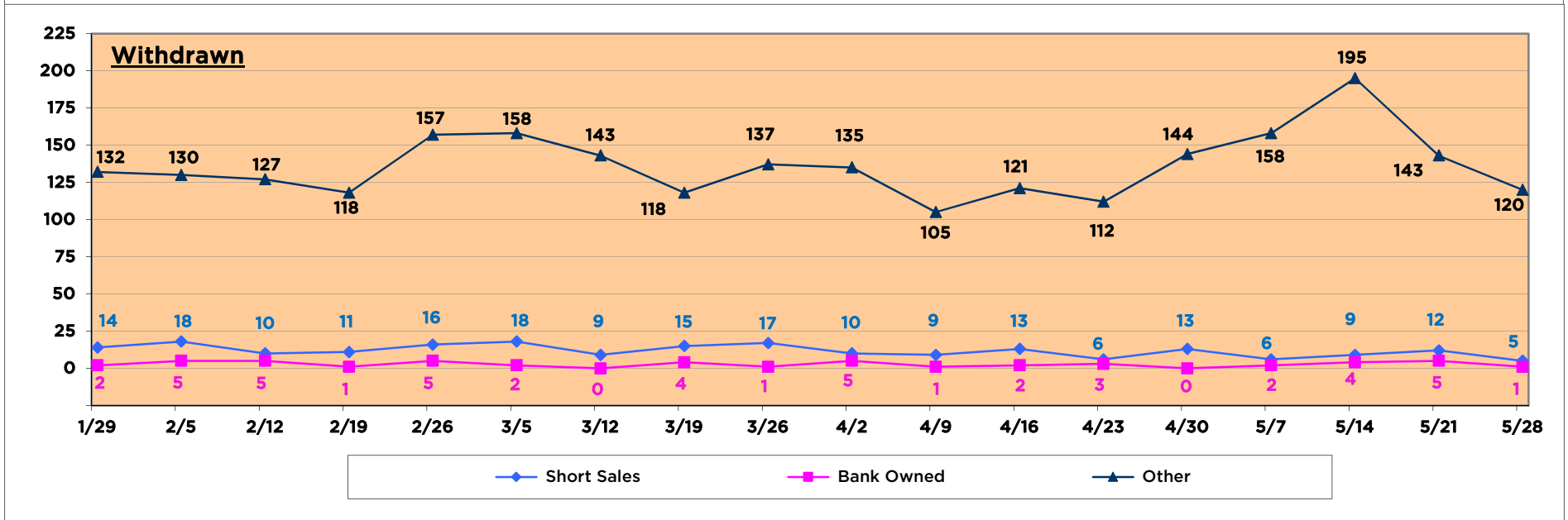
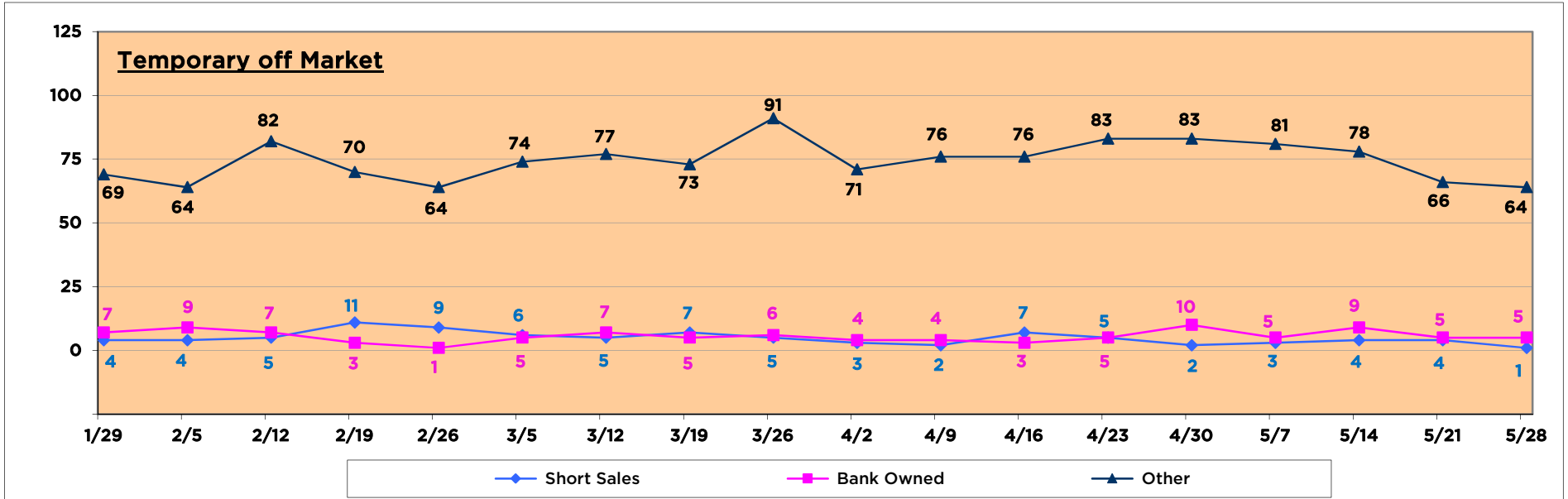
**Single Family Homes**



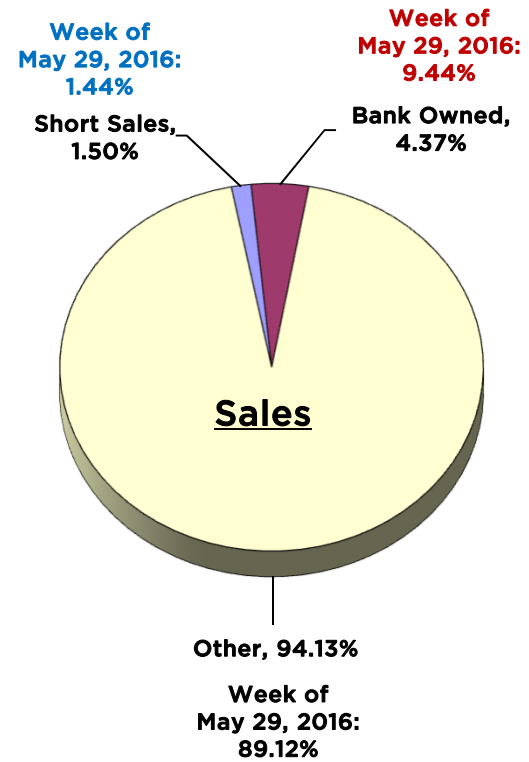
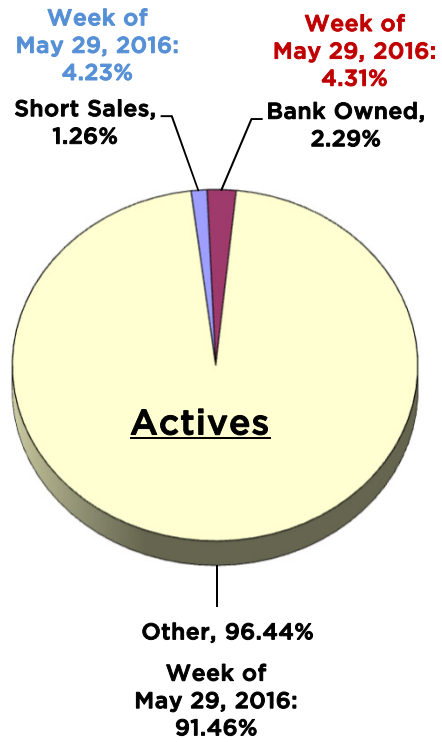
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Where are the 48 Single Family Homes available for the Median Price of \$245,000? (± \$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>
<b>Seminole County</b>		<b>4</b>	<b>\$244,975</b>	<b>3.0</b>	<b>2.0</b>	<b>1,651</b>	<b>\$148.38</b>
Casselberry	32707	1	\$245,000	3.0	2.0	1,747	\$140.24
Lake Mary / Heathrow	32746	2	\$244,950	3.0	2.0	1,476	\$165.96
Oviedo	32765	1	\$245,000	3.0	2.0	1,905	\$128.61
<b>Orange County</b>		<b>13</b>	<b>\$244,977</b>	<b>3.4</b>	<b>2.3</b>	<b>1,812</b>	<b>\$135.20</b>
Mount Dora	32757	1	\$245,000	4.0	3.0	3,025	\$80.99
Winter Park (East) / Aloma	32792	1	\$245,000	3.0	2.0	1,515	\$161.72
Delaney / Crystal Lake	32806	2	\$245,000	4.0	3.0	1,964	\$124.75
Azalea Park	32807	1	\$245,000	3.0	2.0	1,478	\$165.76
Lockhart	32810	1	\$245,000	3.0	2.0	1,722	\$142.28
Union Park	32817	1	\$244,900	3.0	2.0	1,561	\$156.89
Williamsburg / Lake Bryan	32821	1	\$244,900	3.0	2.0	1,576	\$155.39
Taft	32824	1	\$245,000	4.0	3.0	2,022	\$121.17
Rio Pinar / Union Park	32825	1	\$245,000	3.0	2.0	1,668	\$146.88
Waterford Lakes	32828	1	\$244,900	3.0	2.0	1,710	\$143.22
Wedgfield	32833	1	\$245,000	3.0	2.0	1,703	\$143.86
Hunters Creek	32837	1	\$245,000	4.0	2.0	1,648	\$148.67
<b>Osceola County</b>		<b>18</b>	<b>\$244,926</b>	<b>3.9</b>	<b>2.3</b>	<b>2,037</b>	<b>\$120.23</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$245,000	4.0	3.0	3,300	\$74.24
Kissimmee (East)	34744	5	\$244,978	4.0	2.0	2,040	\$120.09
Kissimmee (West) / Pleasant Hill	34746	5	\$244,938	4.0	2.0	2,184	\$112.15
Kissimmee / Celebration	34747	2	\$244,950	4.0	3.0	1,776	\$137.92
Kissimmee / Poinciana	34758	1	\$244,888	4.0	2.0	1,731	\$141.47
St Cloud	34769	2	\$244,900	4.0	3.0	1,740	\$140.75
St Cloud / Narcoossee	34771	1	\$244,500	3.0	2.0	1,628	\$150.18
St Cloud / Canoe Creek	34772	1	\$245,000	4.0	2.0	1,858	\$131.86

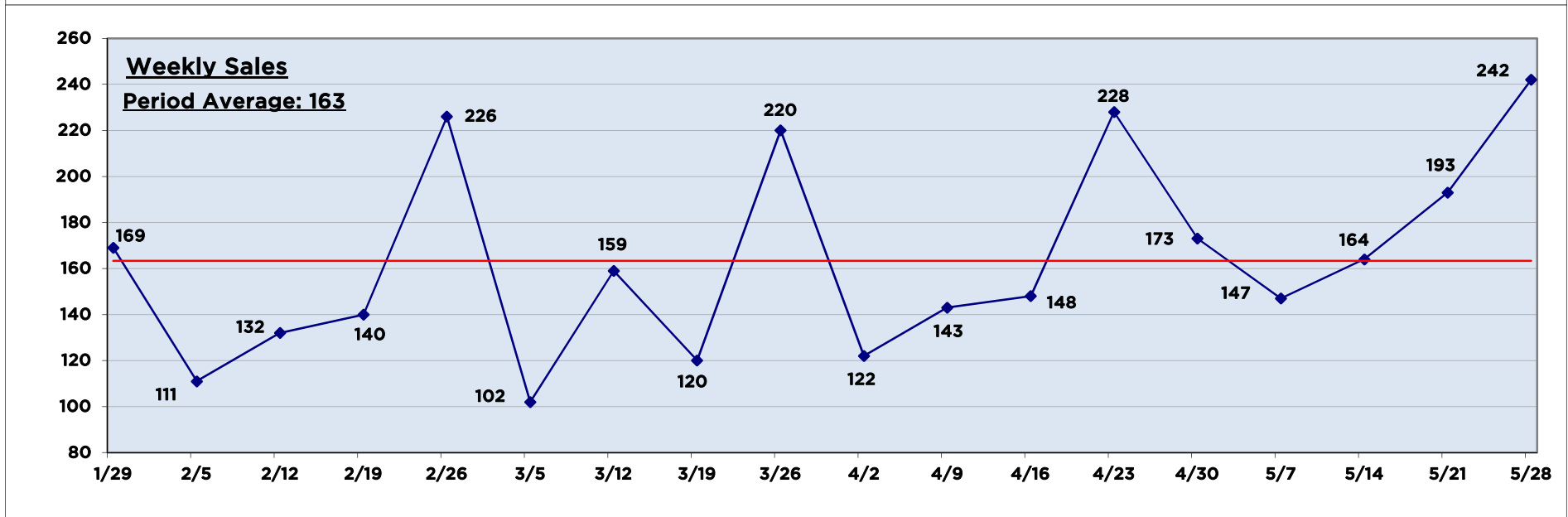
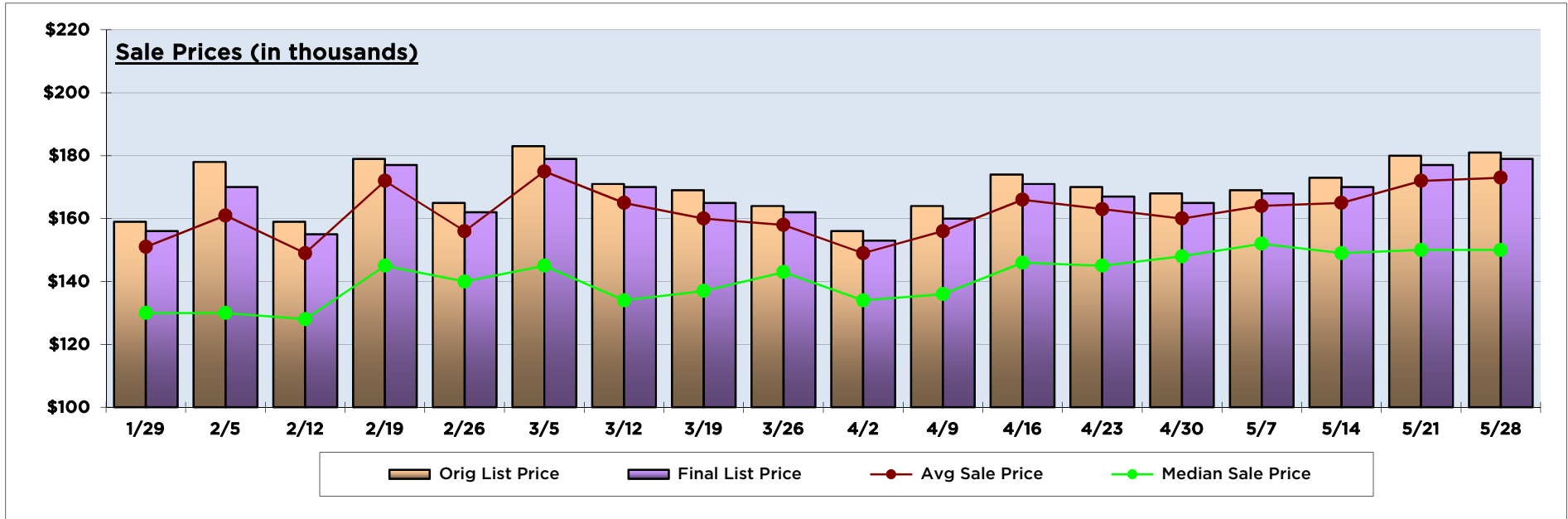
**Where are the 48 Single Family Homes available for the Median Price of \$245,000? (cont'd) (± \$500)**

<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>
<b>Lake County</b>		<b>13</b>	<b>\$244,931</b>	<b>3.4</b>	<b>2.0</b>	<b>1,968</b>	<b>\$124.49</b>
Mount Dora	32757	1	\$244,900	3.0	2.0	1,626	\$150.62
Tavares / Mt Plymouth	32778	1	\$244,900	3.0	2.0	2,530	\$96.80
Clermont (Central)	34711	1	\$244,900	4.0	2.0	1,820	\$134.56
Clermont (South)	34714	4	\$244,925	4.0	2.0	2,191	\$111.79
Fruitland Park	34731	1	\$244,900	3.0	2.0	1,914	\$127.95
Groveland	34736	2	\$244,900	3.0	2.0	1,649	\$148.51
Leesburg (West)	34748	2	\$245,000	3.0	2.0	2,033	\$120.51
Leesburg (East) / Haines Creek	34788	1	\$245,000	3.0	2.0	1,560	\$157.05

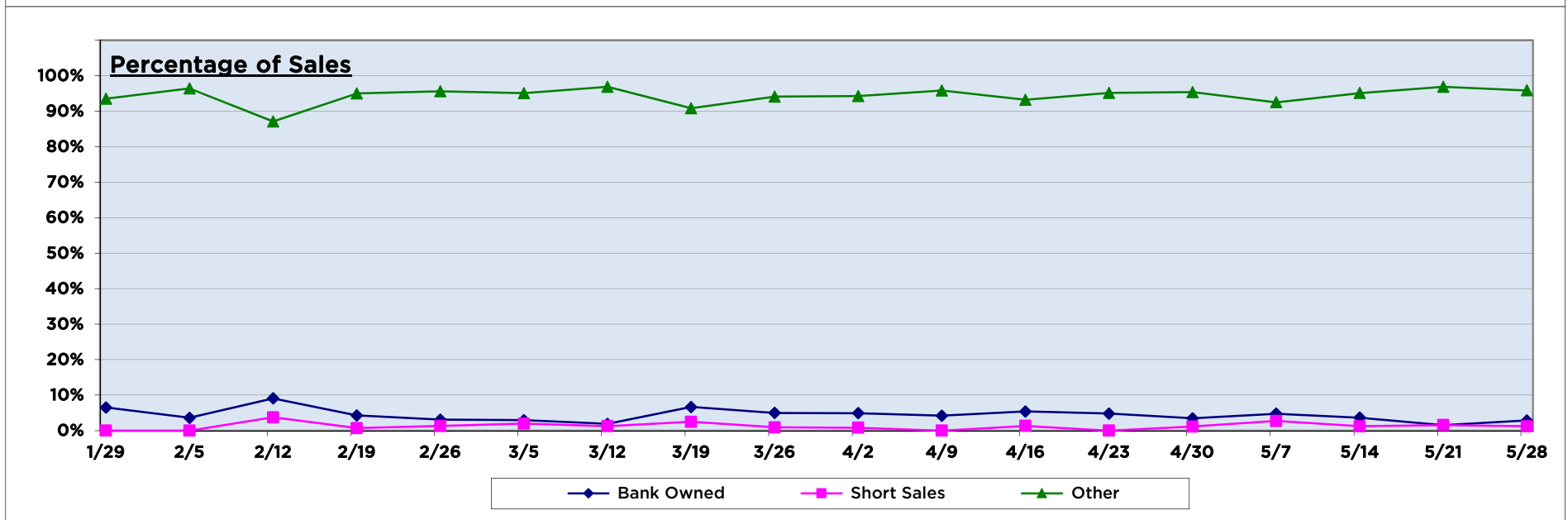
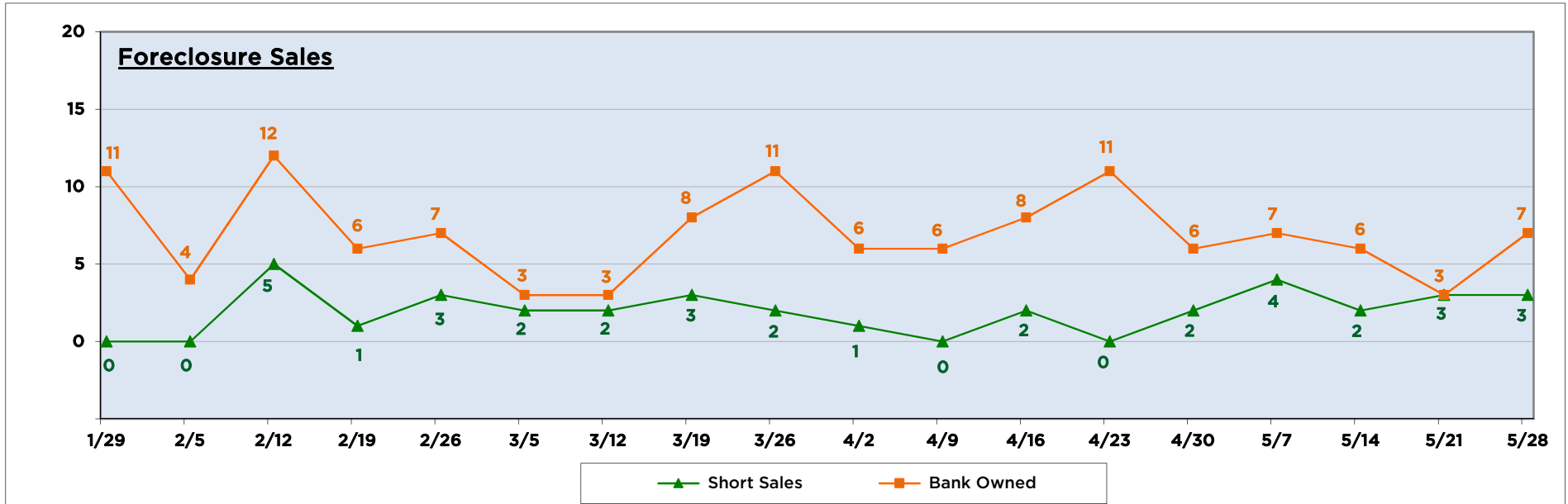
### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>242</b>	201	24	12	4	0	1
Bank Owned	7	7	0	0	0	0	0
Short Sales	3	2	0	0	1	0	0
Other	232	192	24	12	3	0	1
<b>Active Listings</b>	<b>2,312</b>	1,642	266	251	56	62	35
Bank Owned	46	41	1	2	0	0	2
Short Sales	29	25	3	1	0	0	0
Other	2,237	1,576	262	248	56	62	33
<b>Months of Inventory</b>	<b>2</b>	2	3	5	3	0	8
<b><i>List Price</i></b>							
Average Original List Price	\$181,158	\$146,368	\$286,381	\$359,853	\$508,450	\$0	\$1,195,000
Average Final List Price	\$178,570	\$144,293	\$284,544	\$354,003	\$484,725	\$0	\$1,195,000
<b><i>Sale Price</i></b>							
Average Price	\$173,183	\$140,010	\$275,549	\$345,521	\$470,975	\$0	\$1,125,000
Median Price	\$150,000	\$134,000	\$280,500	\$351,683	\$479,950	\$0	\$1,125,000
<b><i>Price Differences</i></b>							
<i>Original to Final</i> List Price	-\$2,588	-\$2,075	-\$1,837	-\$5,850	-\$23,725	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,975	-\$6,358	-\$10,832	-\$14,332	-\$37,475	\$0	-\$70,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,387	-\$4,283	-\$8,995	-\$8,482	-\$13,750	\$0	-\$70,000
<i>Original</i> List to <i>Sale</i> Price - %	95.60%	95.66%	96.22%	96.02%	92.63%	0.00%	94.14%
<i>Final</i> List to <i>Sale</i> Price - %	96.98%	97.03%	96.84%	97.60%	97.16%	0.00%	94.14%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	54	53	57	42	91	0	61
Combined Avg Days to Contract	57	53	91	46	72	0	48
Avg Days Listing to Closing	88	86	102	77	140	0	92
Avg Days Contract to Close	34	33	45	35	49	0	30
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	3	3	3	0	3
Average Full Baths	2	2	2	2	2	0	3
Average Half Baths	0	0	1	1	1	0	1
<b><i>Square Footage</i></b>							
Average Square Feet	1,365	1,263	1,804	1,785	2,284	0	2,714

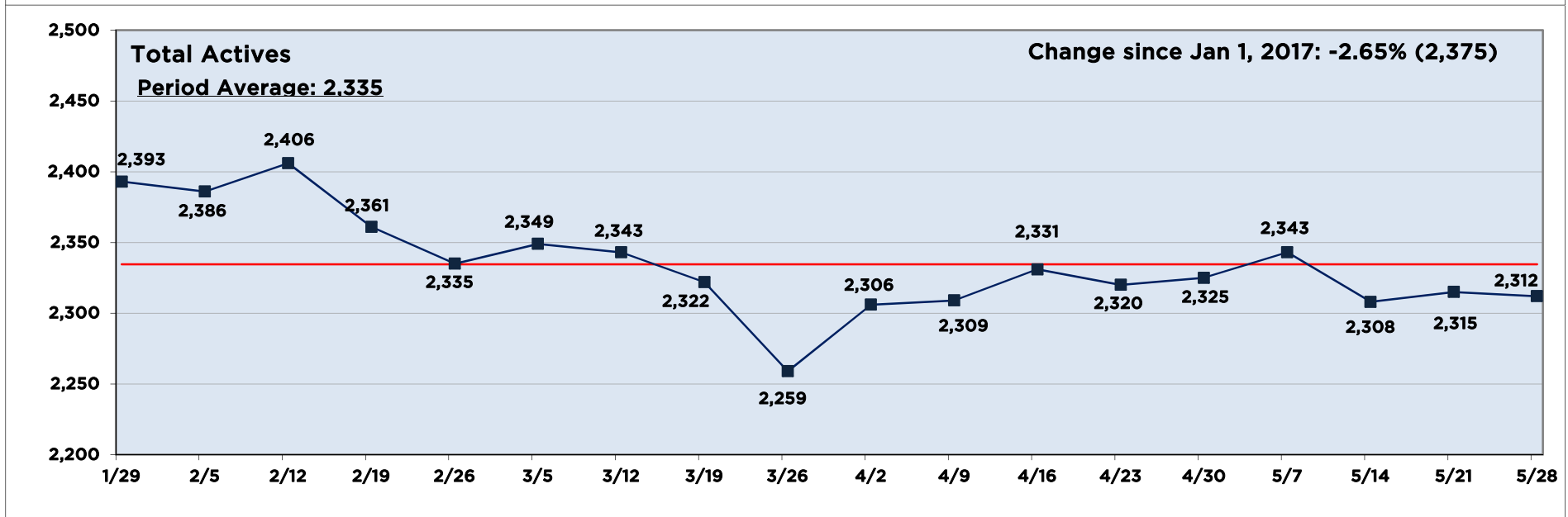
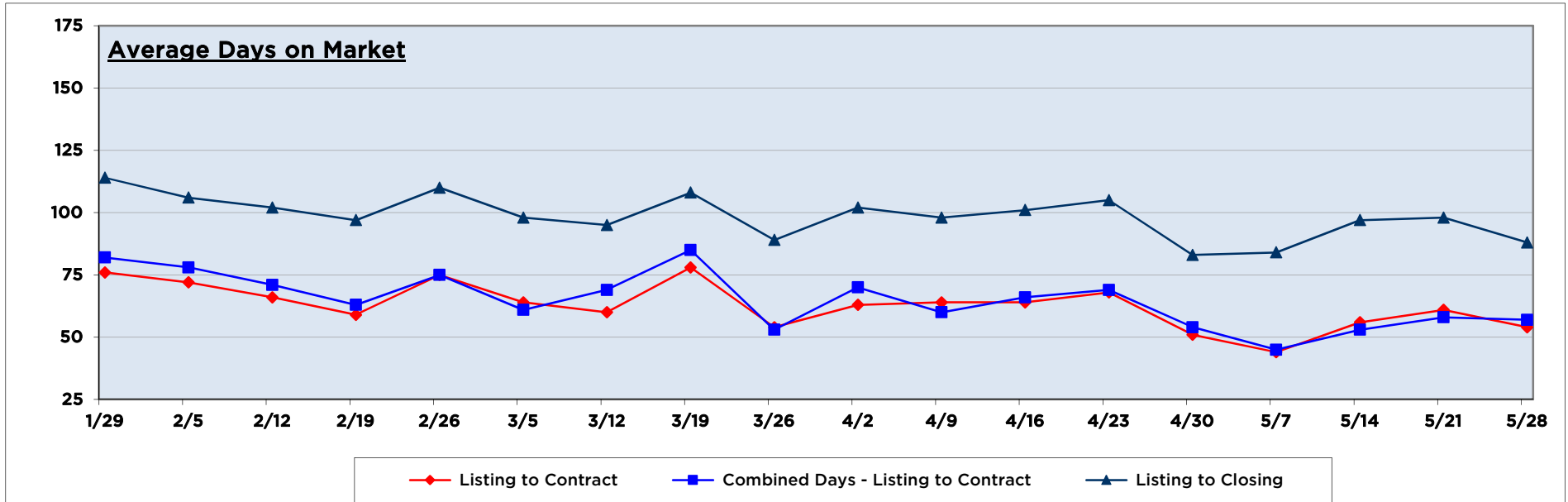
**Condos, Townhomes, Villas**



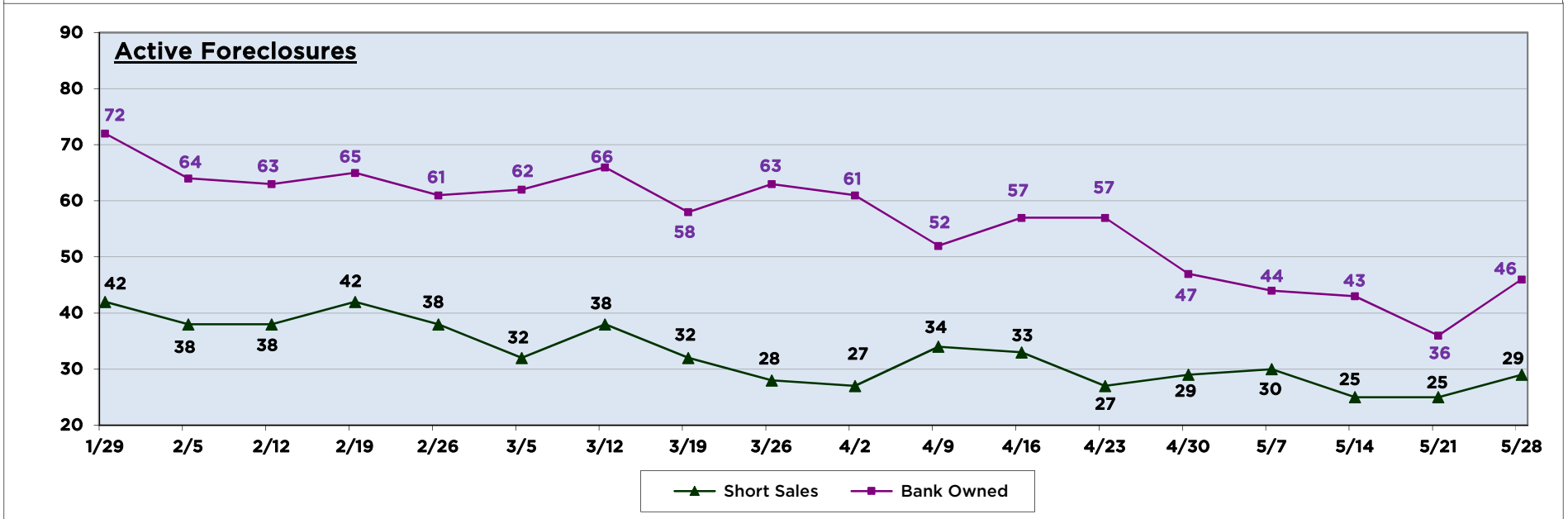
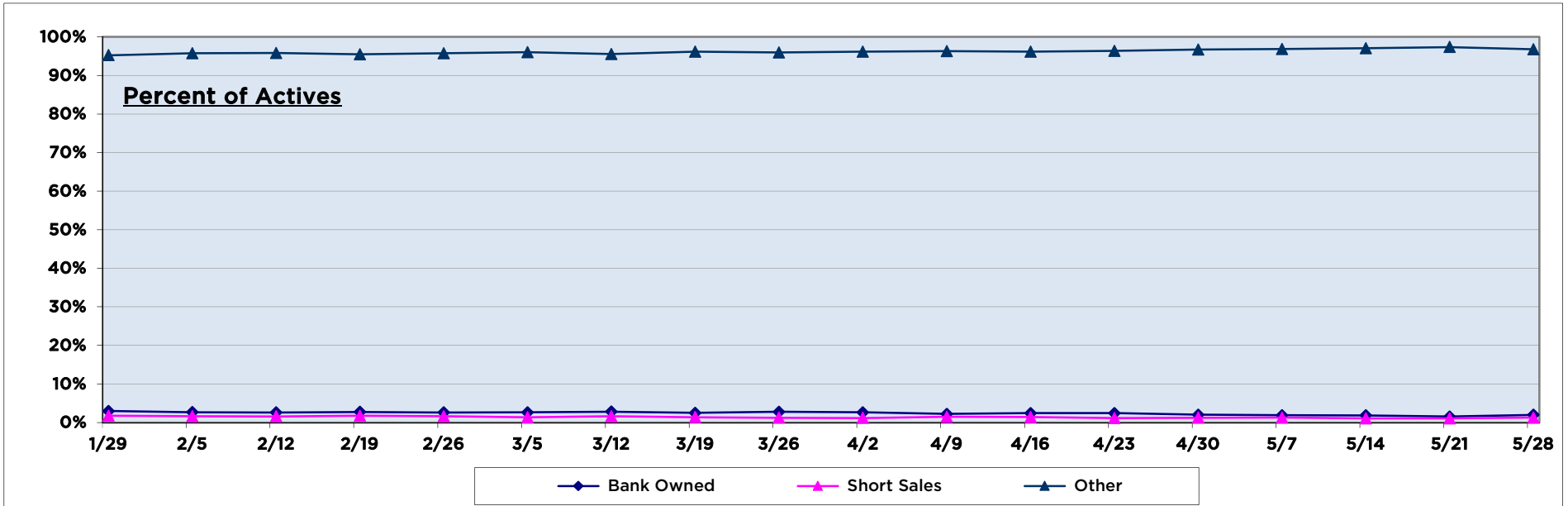
**Condos, Townhomes, Villas**



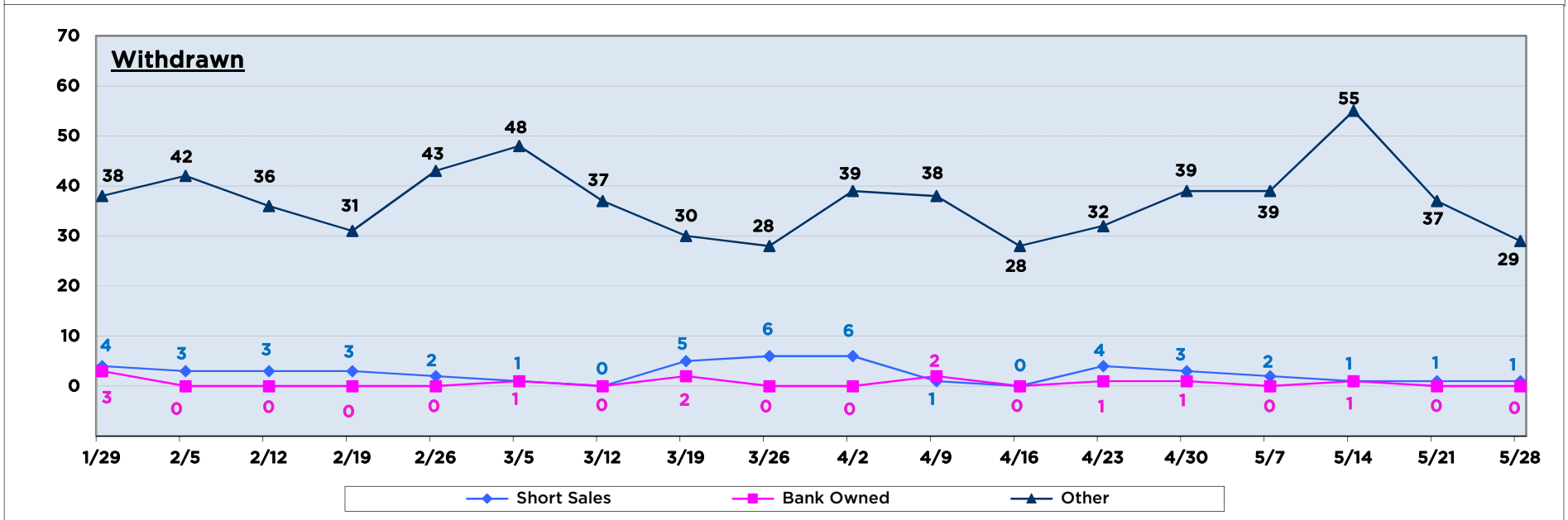
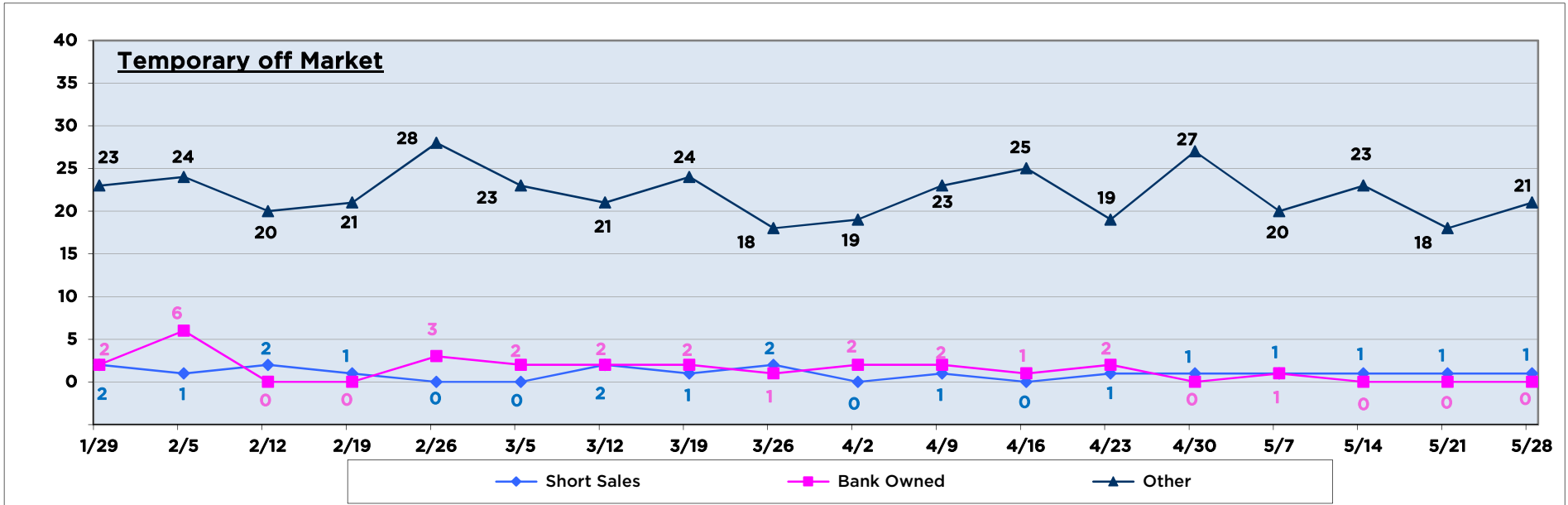
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

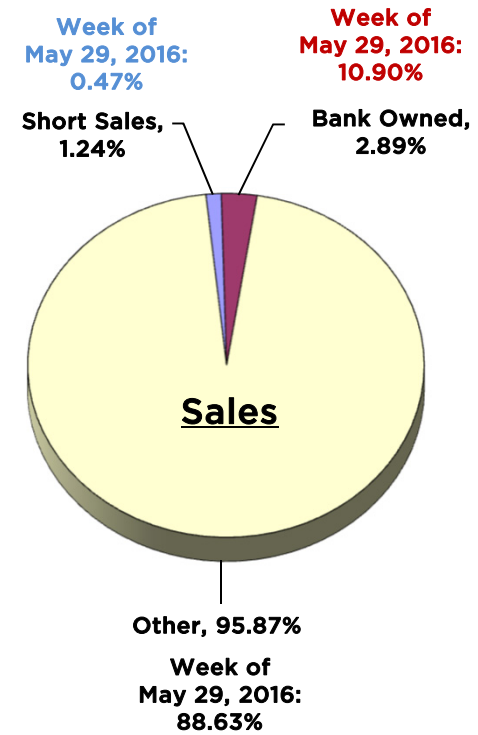
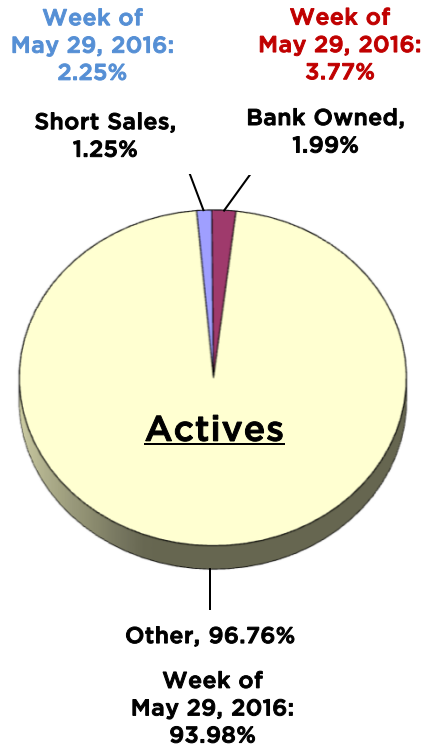


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Where are the 26 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
<b>Seminole County</b>		<b>6</b>	<b>\$149,932</b>	<b>2.2</b>	<b>2.0</b>	<b>1,337</b>	<b>\$112.13</b>
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 / Lake Forest	32771	1	\$149,900	3.0	2.0	1,530	\$97.97
Sanford (South)	32773	1	\$149,990	2.0	2.0	1,144	\$131.11
Winter Park	32792	1	\$150,000	2.0	2.0	1,652	\$90.80
<b>Orange County</b>		<b>10</b>	<b>\$149,960</b>	<b>2.4</b>	<b>1.9</b>	<b>1,221</b>	<b>\$122.85</b>
Apopka (North)	32712	2	\$149,950	3.0	2.0	1,453	\$103.20
Orlando (Downtown)	32801	1	\$150,000	1.0	1.0	667	\$224.89
Colonialtown	32803	1	\$150,000	2.0	2.0	890	\$168.54
Delaney / Crystal Lake	32806	1	\$150,000	2.0	1.0	1,116	\$134.41
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
Taft	32824	1	\$149,900	3.0	2.0	1,352	\$110.87
Waterford Lakes	32828	1	\$150,000	2.0	2.0	1,087	\$137.99
Metro West / Orlo Vista	32835	1	\$149,900	3.0	3.0	1,515	\$98.94
<b>Osceola County</b>		<b>10</b>	<b>\$149,935</b>	<b>3.1</b>	<b>2.1</b>	<b>1,332</b>	<b>\$112.53</b>
Kissimmee (Central)	34741	1	\$150,000	3.0	2.0	1,296	\$115.74
Kissimmee (West) / Pleasant Hill	34746	4	\$149,963	3.0	2.0	1,348	\$111.25
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