



Monday Morning Quarterback Summary

Week of Jun 4, 2017

Single-family existing homes

- Sales of single-family homes decreased to 533 during the week of Jun 4, from 801 the week prior
- The median price of single family homes increased to \$250,000, a change of 2.0%
- The number of single-family home foreclosure transactions decreased to 23 last week, from 35 the week of May 28
- The number of single-family home short-sale transactions decreased to 8 from 12 the week prior
- Single-family inventory increased by 102, and now sits at 8,254

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 123 during the week of Jun 4, from 242 the week prior
- The median price of condos, townhomes, and villas decreased to \$141,900, a change of -5.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 4 last week, from 7 the week of May 28
- The number of condo, townhome and villa short-sale transactions remained constant at 3
- Condo inventory increased by 28, and now sits at 2,340

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



Monday Morning Quarterback
06/04/2017 - 06/10/2017
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	533	261	97	87	34	45	9
Bank Owned	23	20	1	1	1	0	0
Short Sales	8	5	1	2	0	0	0
Other	502	236	95	84	33	45	9
Active Listings	8,254	2,179	1,255	1,881	936	1,385	618
Bank Owned	171	104	14	29	6	13	5
Short Sales	107	55	20	19	4	8	1
Other	7,976	2,020	1,221	1,833	926	1,364	612
Months of Inventory	4	2	3	5	6	7	16

List Price

Average Original List Price	\$320,180	\$187,203	\$284,132	\$357,297	\$458,472	\$679,046	\$1,889,428
Average Final List Price	\$313,433	\$184,294	\$276,928	\$351,098	\$447,804	\$662,472	\$1,834,967

Sale Price

Average Price	\$304,470	\$179,778	\$272,392	\$344,385	\$436,694	\$644,229	\$1,682,078
Median Price	\$250,000	\$189,900	\$270,000	\$340,000	\$437,000	\$595,000	\$1,310,000

Price Differences

<i>Original to Final</i> List Price	-\$6,747	-\$2,909	-\$7,204	-\$6,199	-\$10,668	-\$16,574	-\$54,461
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,710	-\$7,425	-\$11,740	-\$12,912	-\$21,778	-\$34,817	-\$207,350
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,963	-\$4,516	-\$4,536	-\$6,713	-\$11,110	-\$18,243	-\$152,889
<i>Original</i> List to <i>Sale</i> Price - %	95.09%	96.03%	95.87%	96.39%	95.25%	94.87%	89.03%
<i>Final</i> List to <i>Sale</i> Price - %	97.14%	97.55%	98.36%	98.09%	97.52%	97.25%	91.67%

Days on the Market

Avg Days Listing to Contract	49	42	40	46	51	98	116
Combined Avg Days to Contract	49	37	38	46	65	109	152
Avg Days Listing to Closing	91	84	79	87	102	138	168
Avg Days Contract to Close	41	41	39	40	50	39	52

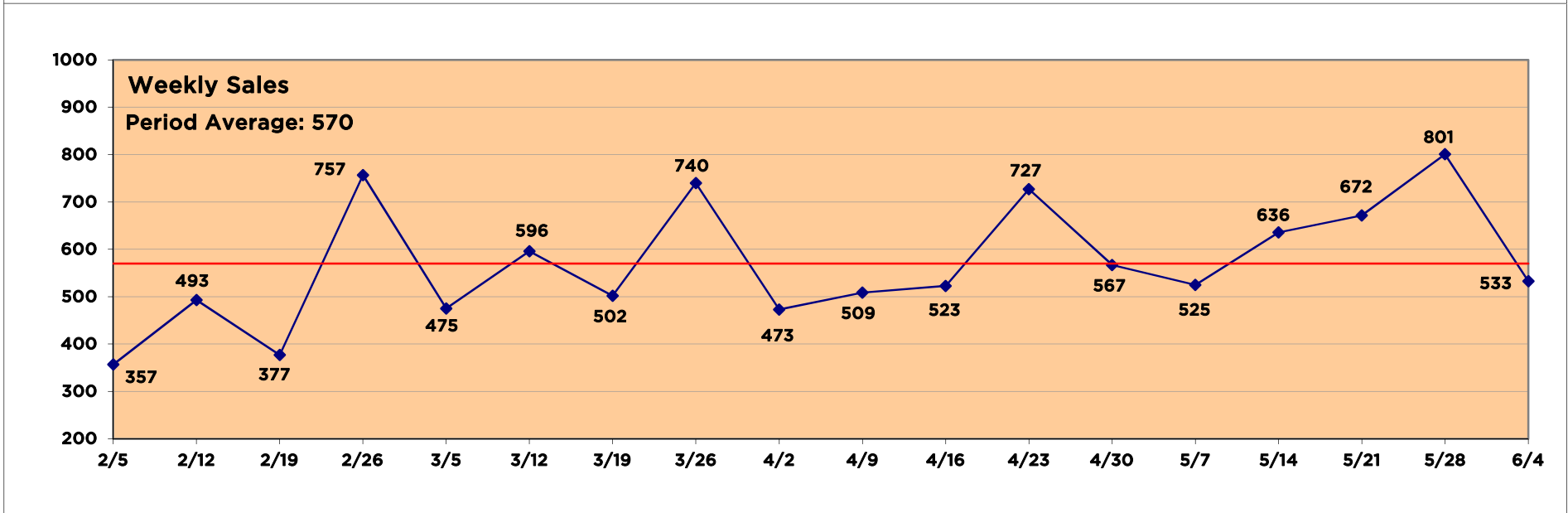
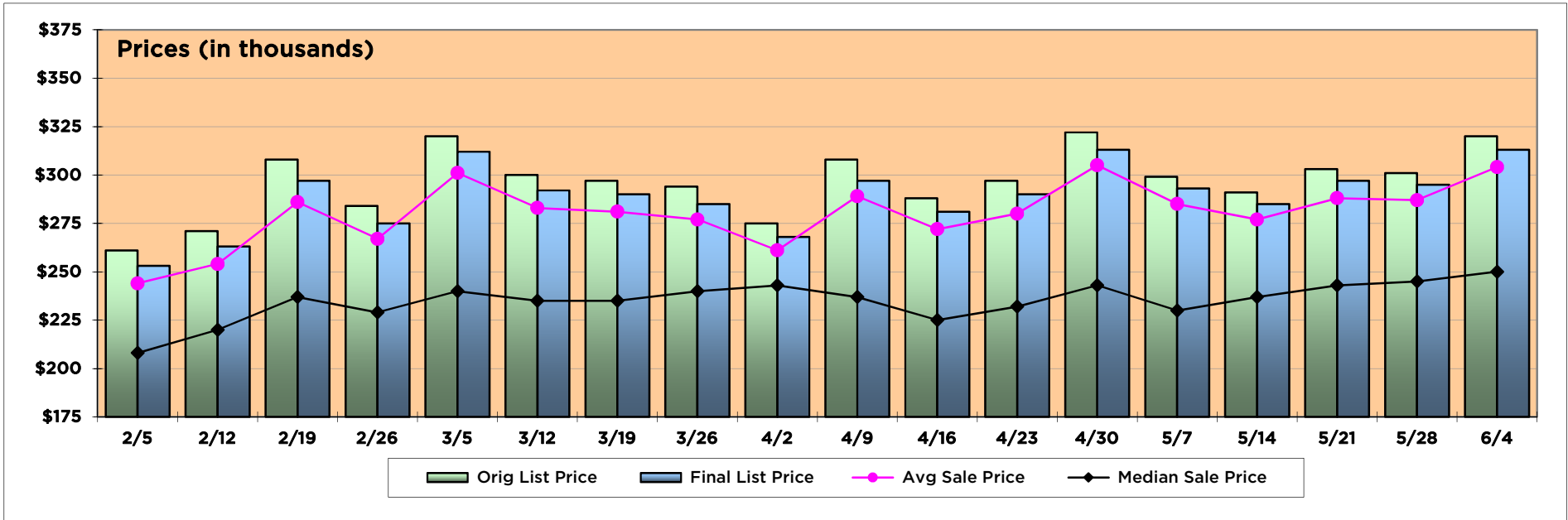
Beds / Baths

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

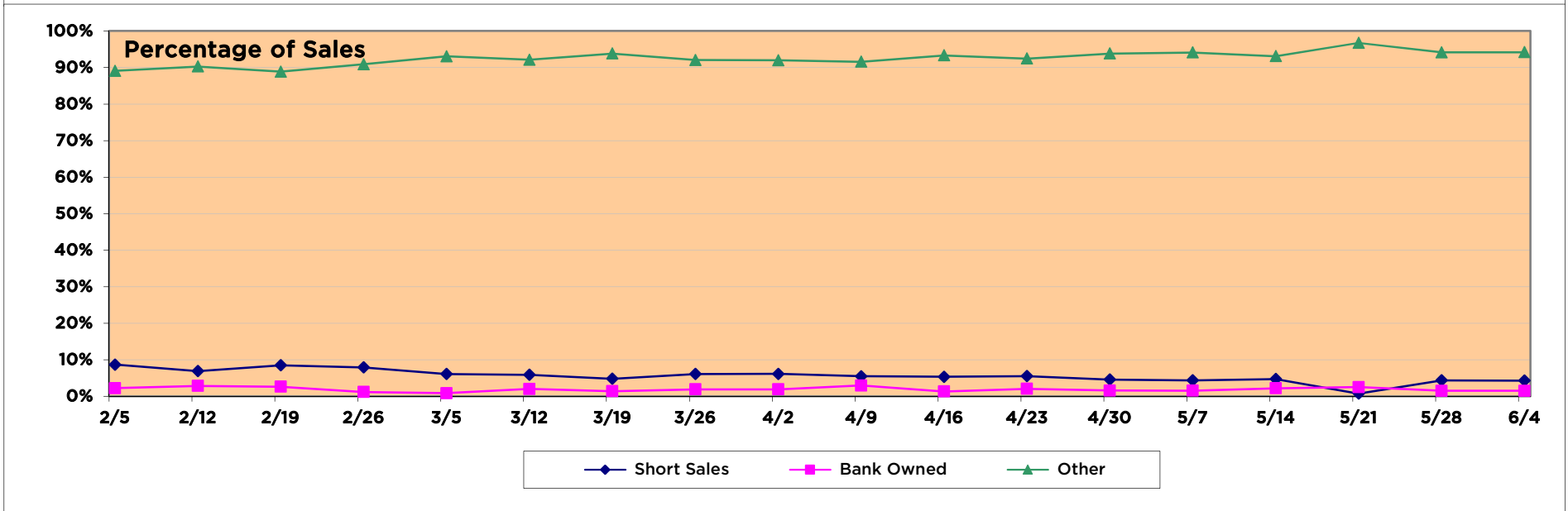
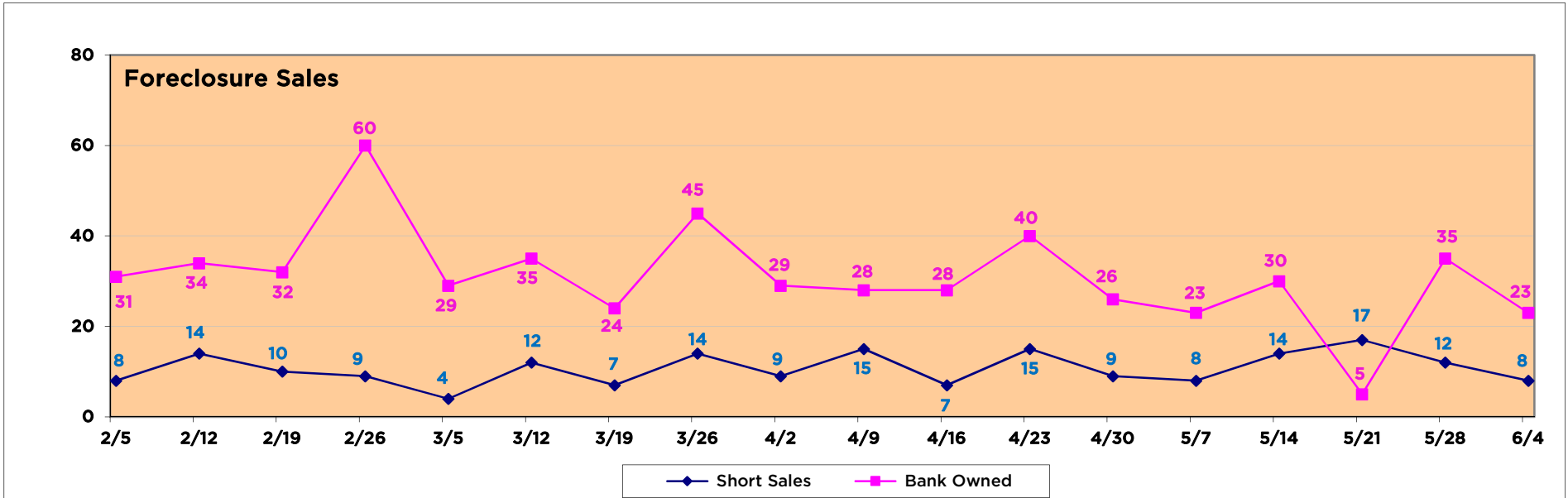
Square Footage

Average Square Feet	2,150	1,544	2,096	2,603	2,959	3,556	5,830
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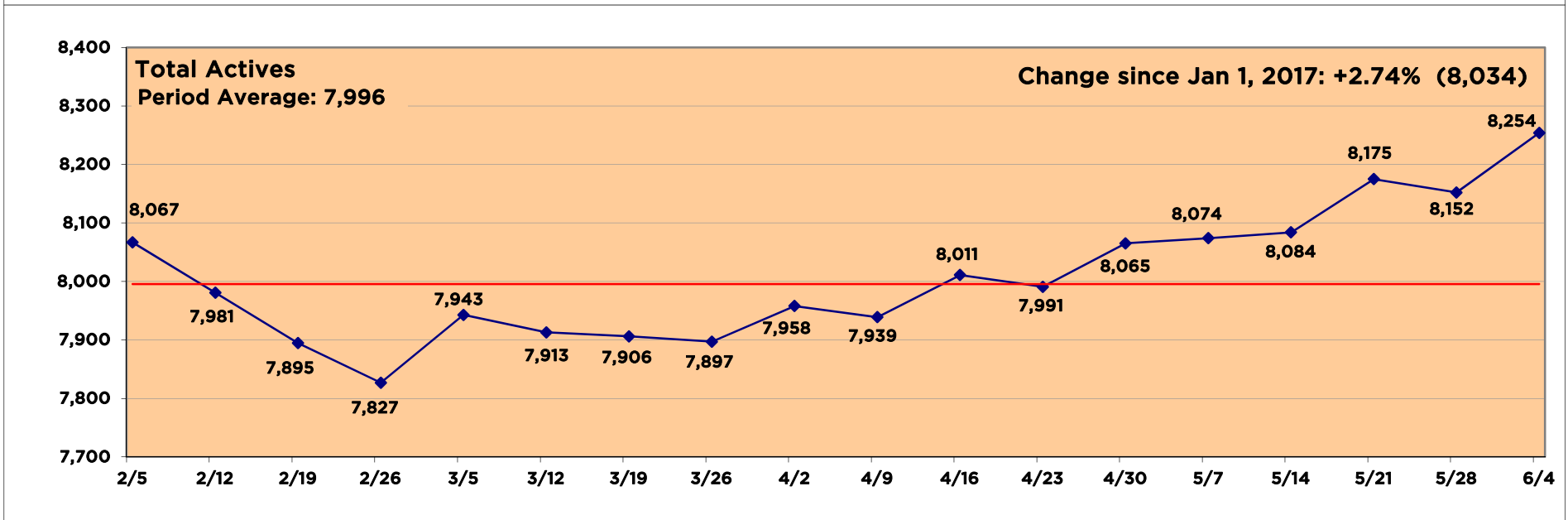
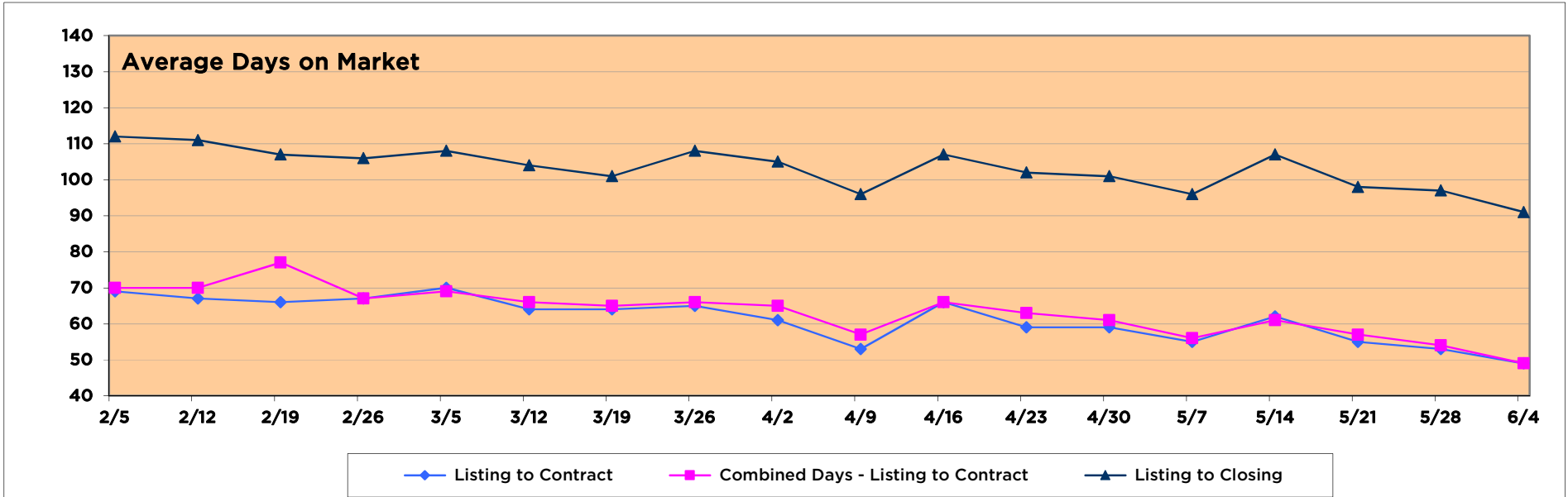
Single Family Homes



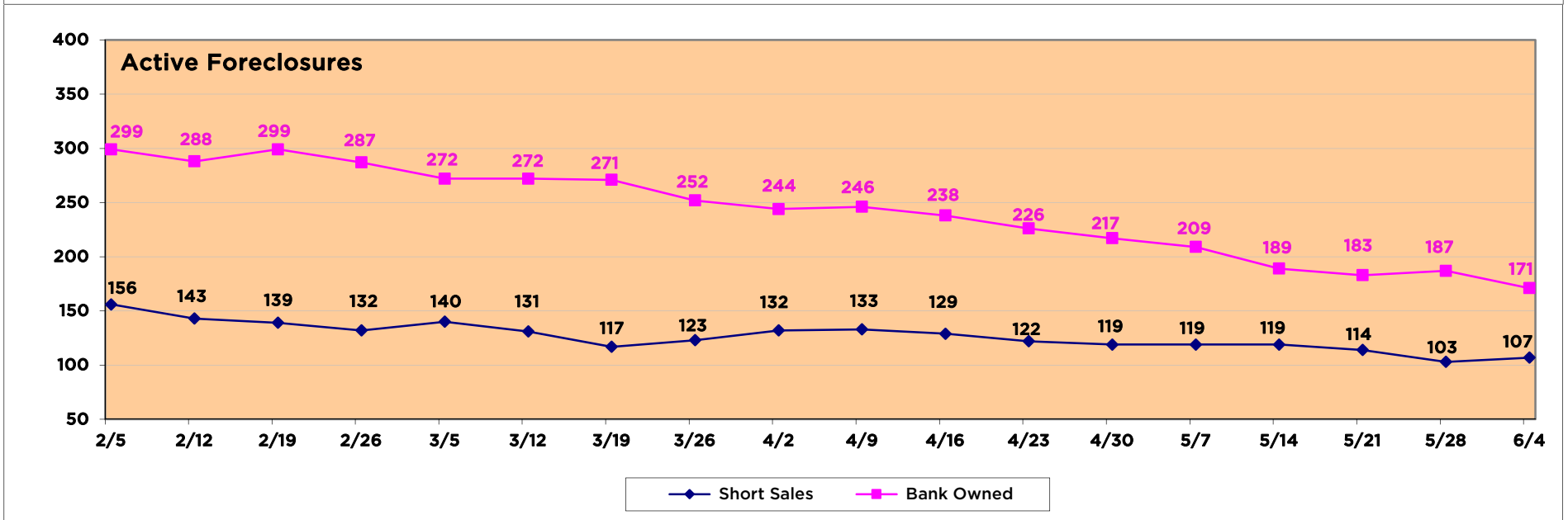
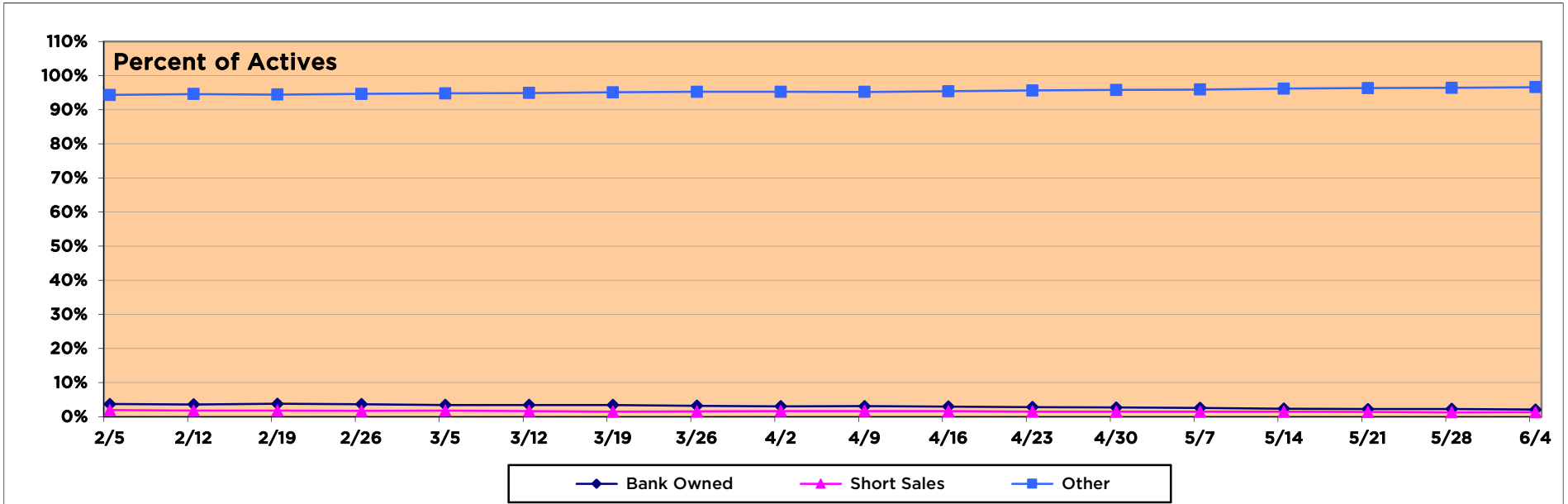
Single Family Homes



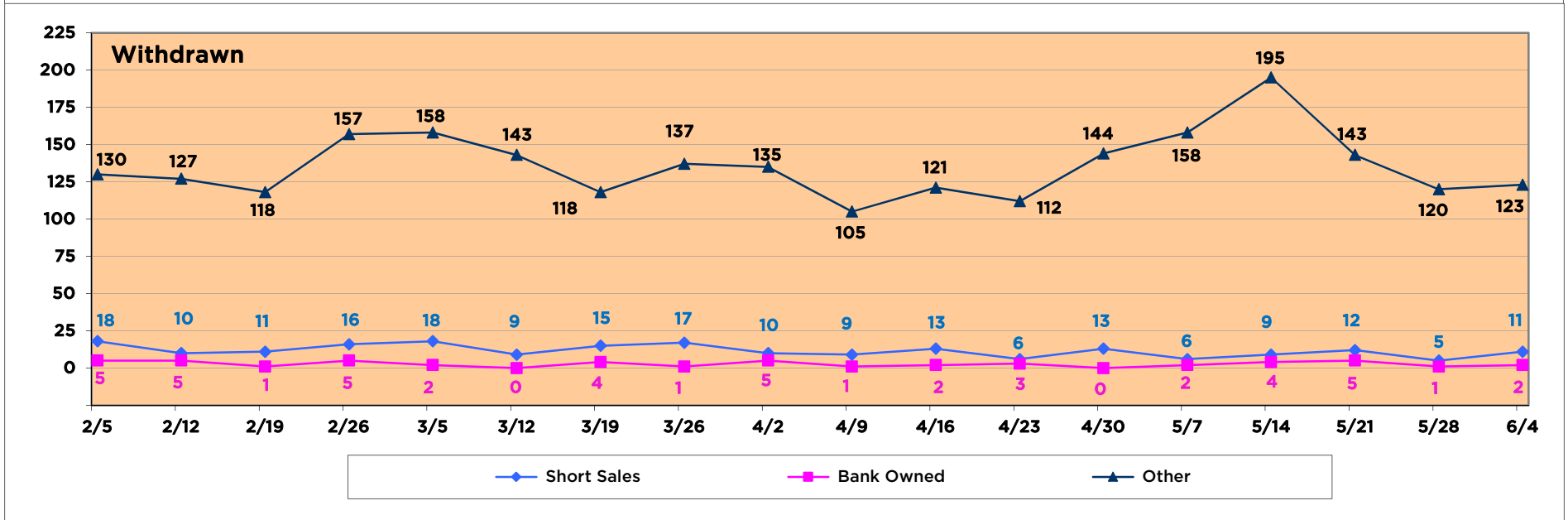
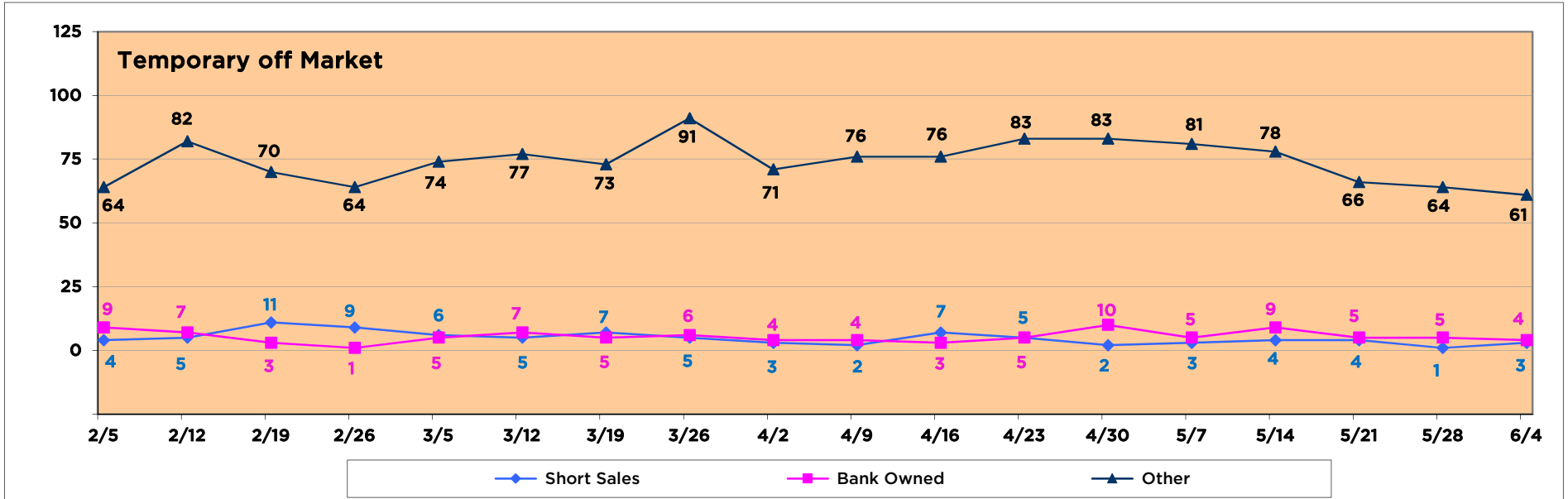
Single Family Homes



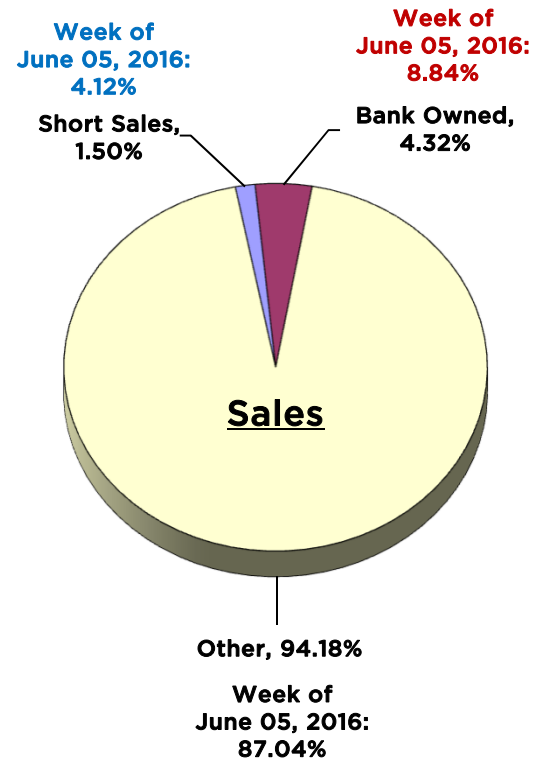
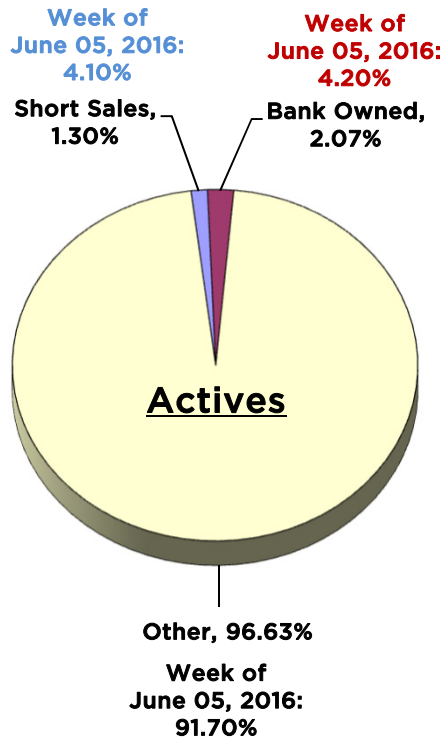
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 140 Single Family Homes available for the Median Price of \$250,000? (± \$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		25	\$249,920	3.4	2.1	1,825	\$136.96
Altamonte Springs (East)	32701	1	\$249,900	5.0	3.0	1,930	\$129.48
Apopka / Hunt Club	32703	2	\$249,950	4.0	3.0	2,062	\$121.22
Casselberry	32707	3	\$249,933	3.0	2.0	1,766	\$141.52
Winter Springs / Tuskawilla	32708	1	\$250,000	4.0	2.0	2,252	\$111.01
Altamonte Springs / Forest City	32714	3	\$249,967	4.0	2.0	2,029	\$123.20
Lake Mary / Heathrow	32746	3	\$249,800	3.0	2.0	1,708	\$146.25
Longwood (East)	32750	3	\$249,967	3.0	2.0	1,885	\$132.61
Maitland / Eatonville	32751	1	\$250,000	3.0	2.0	1,494	\$167.34
Oviedo	32765	4	\$249,825	3.0	2.0	1,672	\$149.42
Chuluota/Oviedo	32766	1	\$250,000	3.0	2.0	1,537	\$162.65
Sanford / Lake Forest	32771	1	\$250,000	4.0	2.0	1,983	\$126.07
Winter Park	32792	2	\$249,950	4.0	2.0	1,723	\$145.07
Orange County		51	\$249,942	3.5	2.1	1,860	\$134.35
Apopka / Hunt Club	32703	5	\$249,940	4.0	3.0	2,303	\$108.53
Apopka (North)	32712	3	\$249,966	4.0	2.0	2,107	\$118.64
Colonialtown	32803	2	\$249,950	3.0	1.0	1,202	\$207.95
College Park	32804	2	\$249,900	3.0	1.0	1,350	\$185.11
Delaney / Crystal Lake	32806	3	\$249,933	3.0	2.0	1,674	\$149.30
Azalea Park	32807	1	\$250,000	3.0	2.0	2,353	\$106.25
Pinecastle / Belle Isle	32809	1	\$250,000	3.0	2.0	1,619	\$154.42
Lockhart	32810	1	\$249,999	4.0	2.0	2,396	\$104.34
Conway	32812	3	\$249,933	3.0	2.0	1,639	\$152.49
Union Park	32817	1	\$249,900	3.0	2.0	1,660	\$150.54
Bithlo	32820	1	\$250,000	3.0	2.0	1,635	\$152.91
Williamsburg / Lake Bryan	32821	2	\$249,900	3.0	2.0	1,734	\$144.12
Ventura	32822	1	\$249,900	5.0	3.0	1,984	\$125.96
Taft	32824	3	\$249,967	4.0	2.0	2,115	\$118.19
Rio Pinar / Union Park	32825	4	\$249,938	4.0	2.0	1,890	\$132.24
Research Park	32826	2	\$249,900	4.0	2.0	1,729	\$144.53
Waterford Lakes	32828	7	\$249,929	3.0	2.0	1,676	\$149.12
Union Park / Chickasaw	32829	2	\$249,950	4.0	2.0	1,889	\$132.32
Moss Park	32832	1	\$249,900	3.0	2.0	1,910	\$130.84

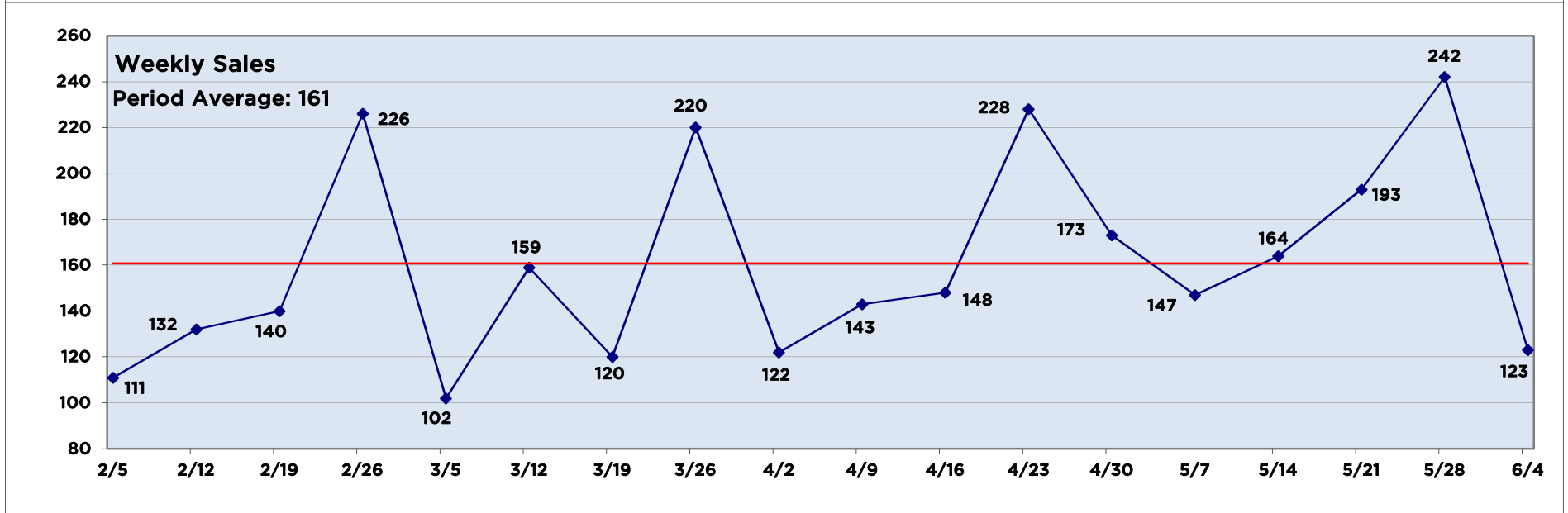
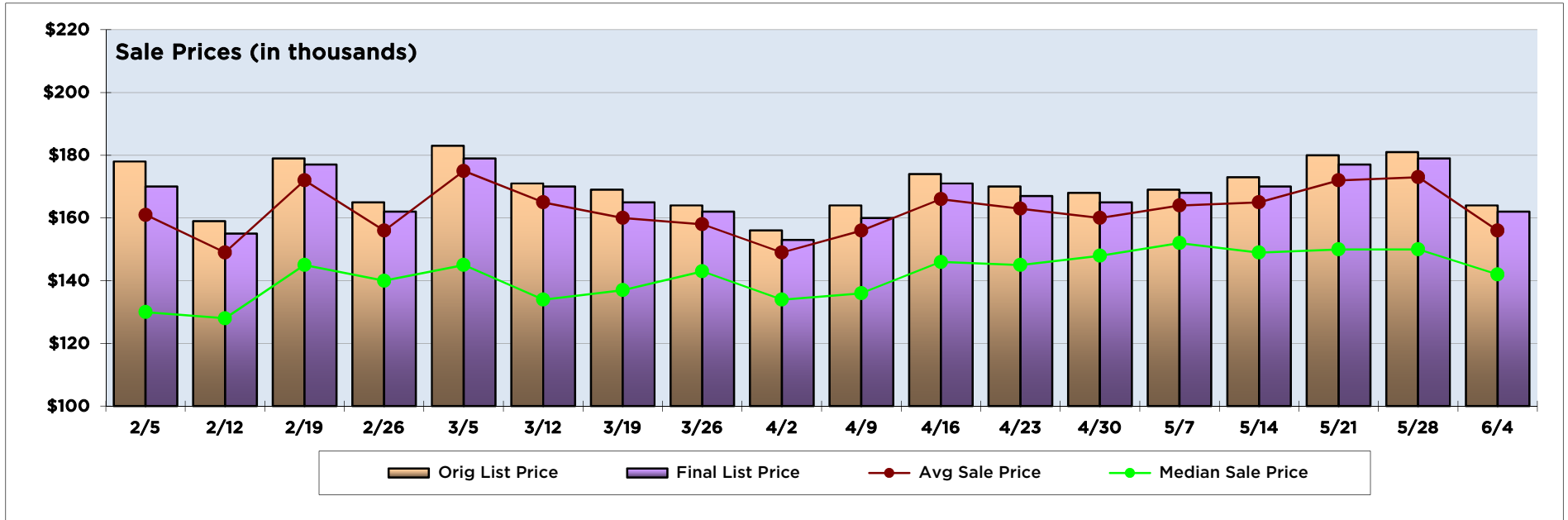
Where are the 140 Single Family Homes available for the Median Price of \$250,000? (cont'd) (± \$500)

<u>County / City</u>	<u>Zip</u>	<u>Available</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>Average</u>	<u>List \$</u>
Orange County (cont'd)	Code		List Price	Beds	Baths	SqFt	per SqFt
Wedgfield	32833	1	\$249,900	2.0	3.0	2,304	\$108.46
Hunters Creek	32837	1	\$249,990	3.0	2.0	1,687	\$148.19
Ocoee	34761	2	\$249,950	4.0	3.0	2,047	\$122.11
Winter Garden / Oakland	34787	2	\$250,000	4.0	2.0	2,008	\$124.50
Osceola County		35	\$249,926	3.6	2.5	2,151	\$116.21
Davenport	33896	2	\$249,940	3.0	2.0	2,582	\$96.80
Kenansville	34739	1	\$249,900	2.0	2.0	1,922	\$130.02
Kissimmee / Buena Ventura Lakes	34743	2	\$249,900	4.0	3.0	2,693	\$92.80
Kissimmee (East)	34744	5	\$249,940	3.0	2.0	2,120	\$117.90
Kissimmee (West) / Pleasant Hill	34746	8	\$249,955	4.0	3.0	2,361	\$105.87
Kissimmee / Celebration	34747	7	\$249,871	4.0	3.0	1,807	\$138.28
St Cloud	34769	3	\$249,900	4.0	2.0	1,696	\$147.35
St Cloud / Narcoossee	34771	3	\$249,997	3.0	2.0	2,165	\$115.47
St Cloud / Canoe Creek	34772	1	\$250,000	3.0	2.0	1,894	\$132.00
St Cloud / Harmony	34773	3	\$249,900	4.0	2.0	2,396	\$104.30
Lake County		29	\$249,913	3.2	2.0	2,019	\$123.78
Astor	32102	1	\$249,900	4.0	2.0	2,294	\$108.94
Lady Lake / The Villages	32159	2	\$249,950	3.0	2.0	1,152	\$216.97
Eustis (West)	32726	1	\$249,900	3.0	2.0	2,221	\$112.52
Eustis (East)	32736	1	\$250,000	3.0	2.0	1,885	\$132.63
Mount Dora	32757	3	\$249,900	3.0	2.0	2,533	\$98.66
Sorrento / Mt Plymouth	32776	1	\$250,000	3.0	2.0	1,828	\$136.76
Clermont (Central)	34711	9	\$249,897	3.0	2.0	1,961	\$127.43
Clermont (South)	34714	1	\$250,000	5.0	2.0	2,906	\$86.03
Fruitland Park	34731	1	\$250,000	4.0	2.0	2,516	\$99.36
Groveland	34736	3	\$249,933	4.0	2.0	1,551	\$161.14
Leesburg (West)	34748	5	\$249,940	3.0	2.0	2,314	\$108.01
Mascotte	34753	1	\$249,500	3.0	2.0	1,125	\$221.78

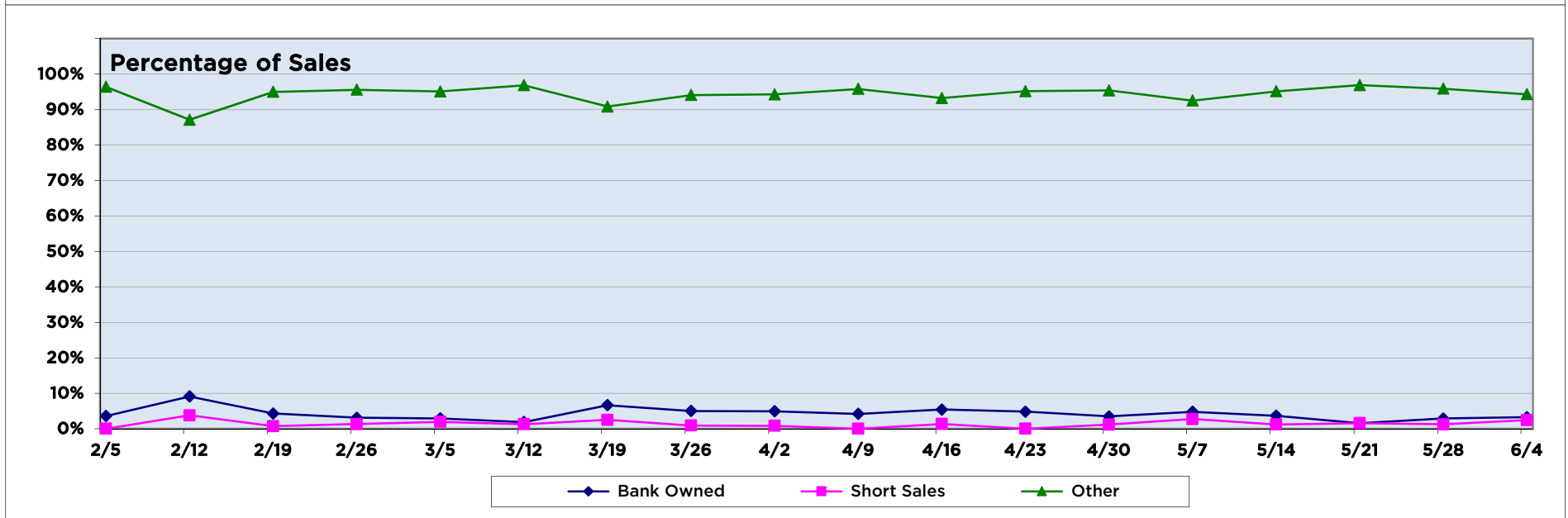
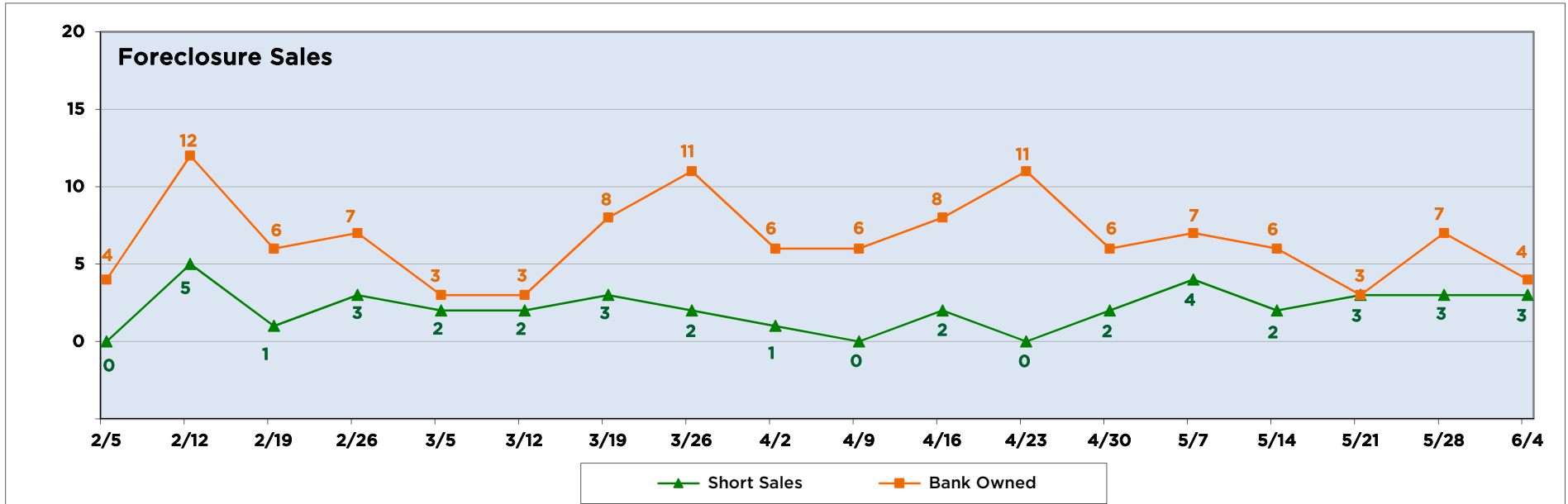
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	123	102	12	6	3	0	0
Bank Owned	4	3	1	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	116	96	11	6	3	0	0
Active Listings	2,340	1,681	261	246	58	59	35
Bank Owned	49	44	2	1	0	0	2
Short Sales	26	23	2	1	0	0	0
Other	2,265	1,614	257	244	58	59	33
Months of Inventory	4	4	5	9	4	0	0
<i>List Price</i>							
Average Original List Price	\$163,849	\$132,288	\$275,713	\$334,451	\$448,267	\$0	\$0
Average Final List Price	\$161,654	\$130,657	\$270,400	\$330,451	\$442,967	\$0	\$0
<i>Sale Price</i>							
Average Price	\$156,489	\$126,278	\$265,524	\$322,417	\$415,667	\$0	\$0
Median Price	\$141,900	\$125,000	\$260,050	\$311,000	\$410,000	\$0	\$0
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$2,195	-\$1,631	-\$5,313	-\$4,000	-\$5,300	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,360	-\$6,010	-\$10,189	-\$12,034	-\$32,600	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,165	-\$4,379	-\$4,876	-\$8,034	-\$27,300	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.51%	95.46%	96.30%	96.40%	92.73%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	96.80%	96.65%	98.20%	97.57%	93.84%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	50	49	53	51	82	0	0
Combined Avg Days to Contract	50	47	66	48	82	0	0
Avg Days Listing to Closing	85	82	90	101	104	0	0
Avg Days Contract to Close	33	32	36	49	21	0	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	2	0	0
Average Full Baths	2	2	2	2	2	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,326	1,242	1,696	1,752	1,846	0	0

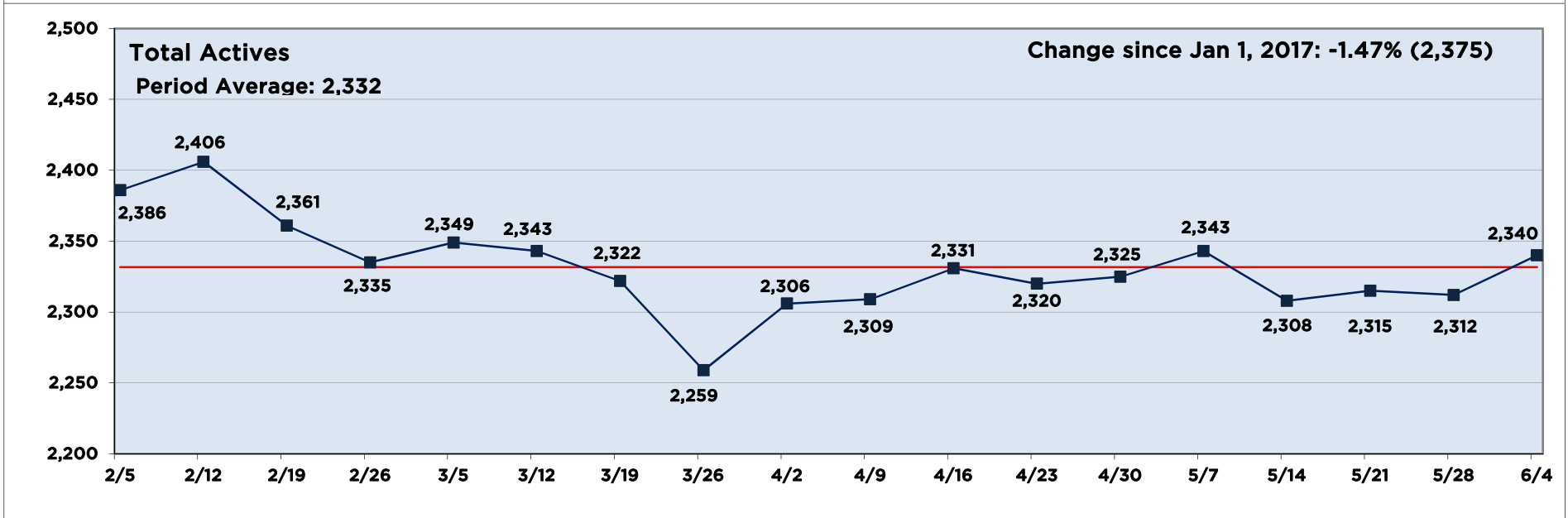
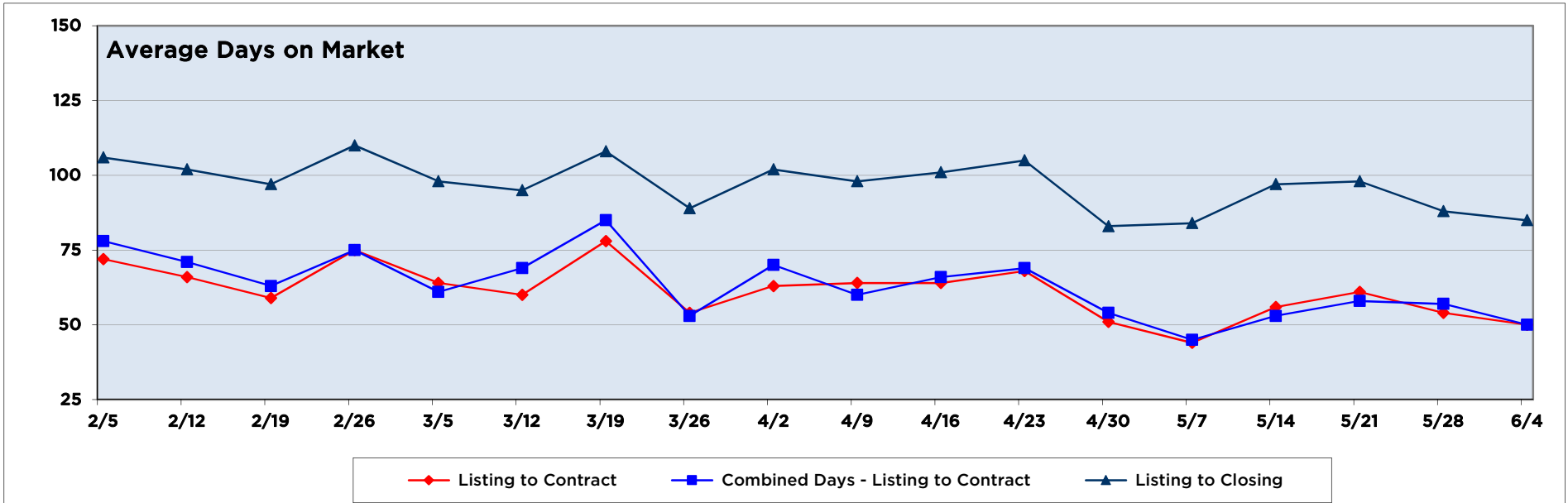
Condos, Townhomes, Villas



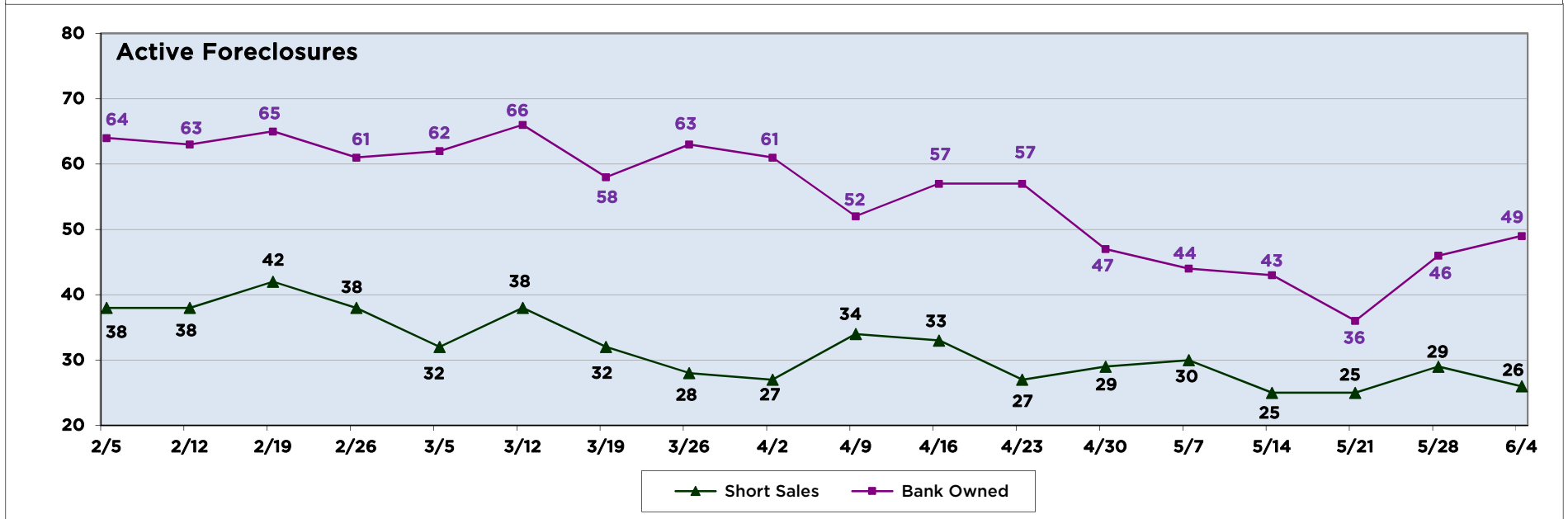
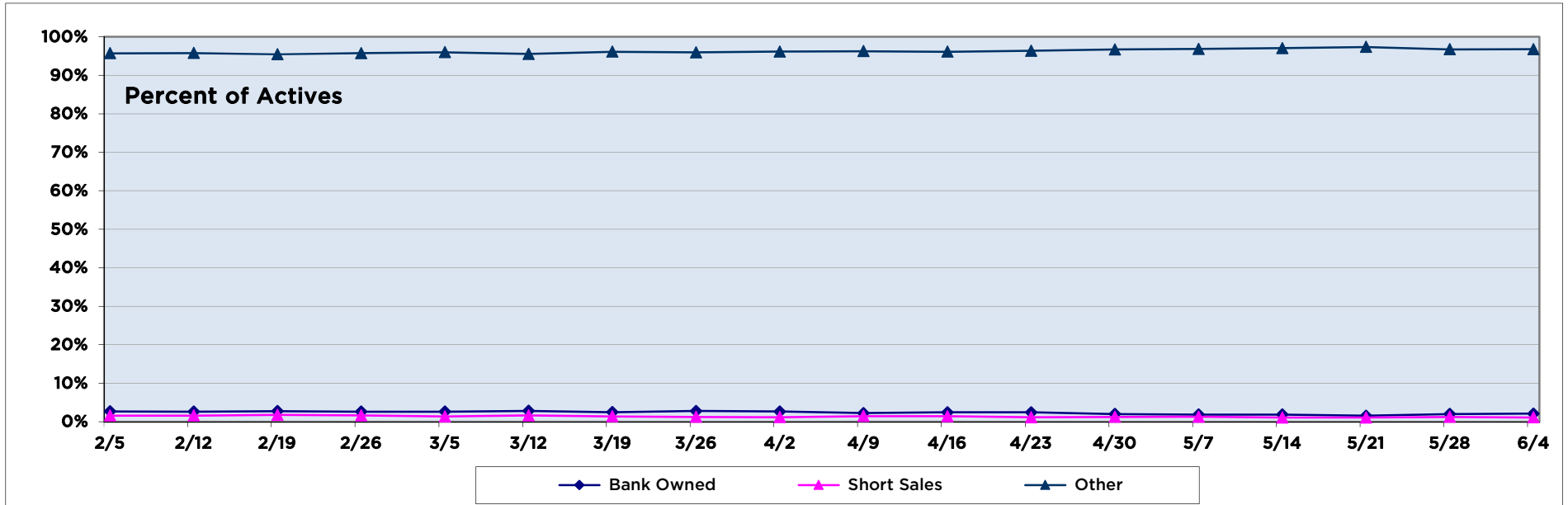
Condos, Townhomes, Villas



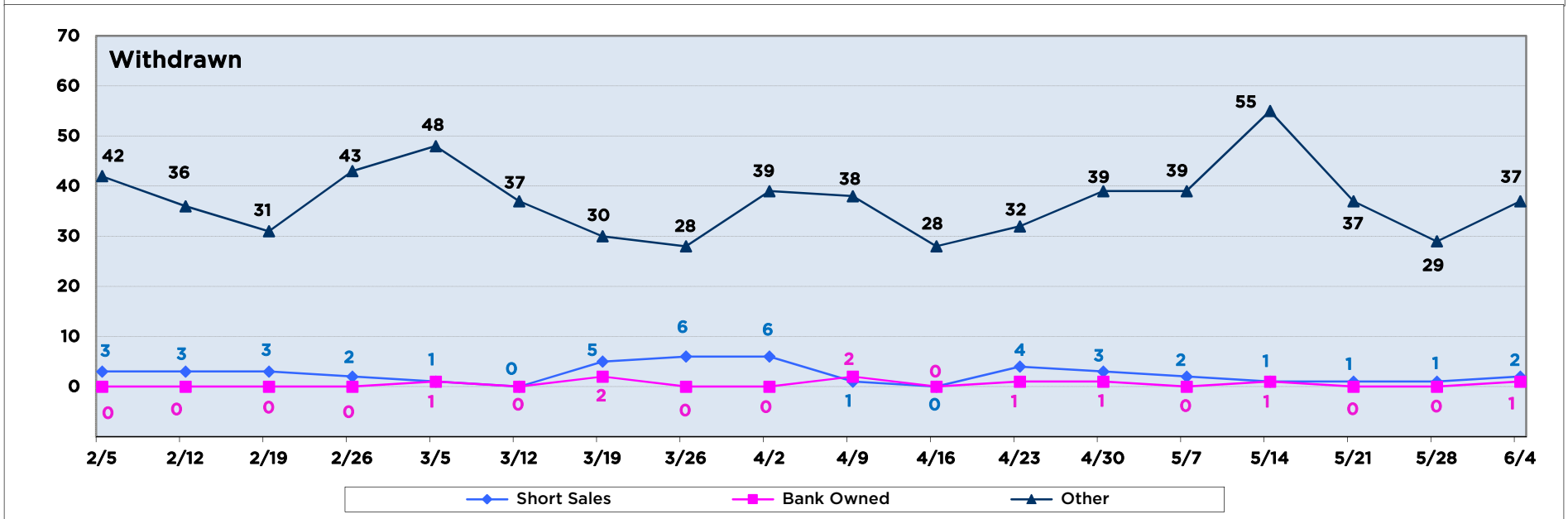
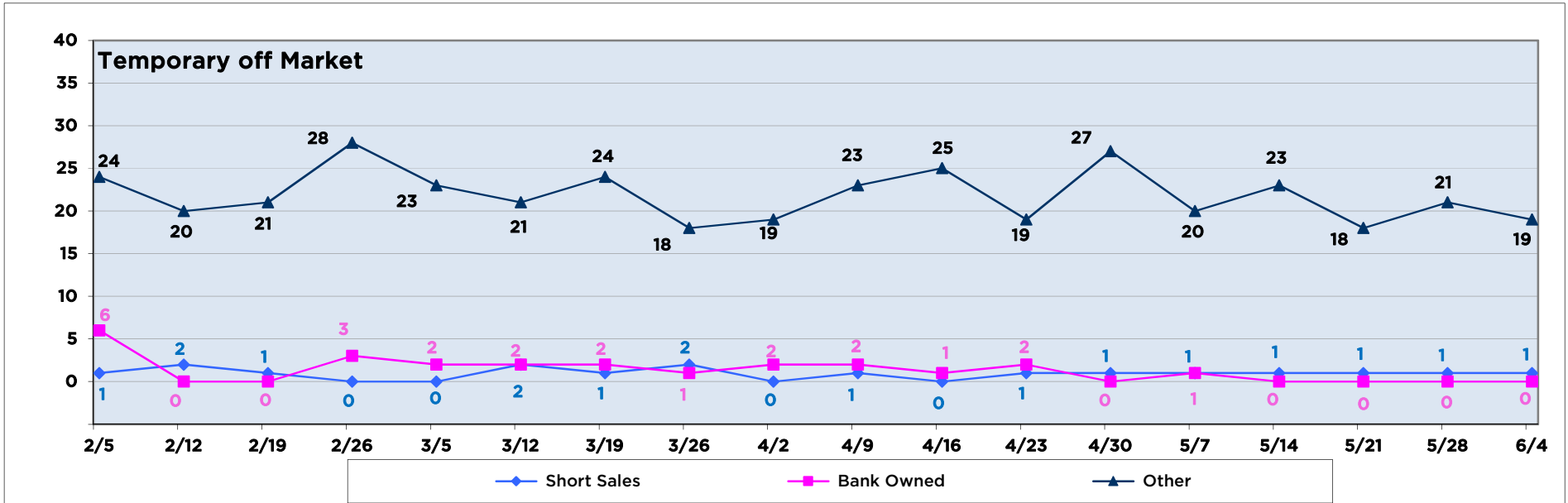
Condos, Townhomes, Villas



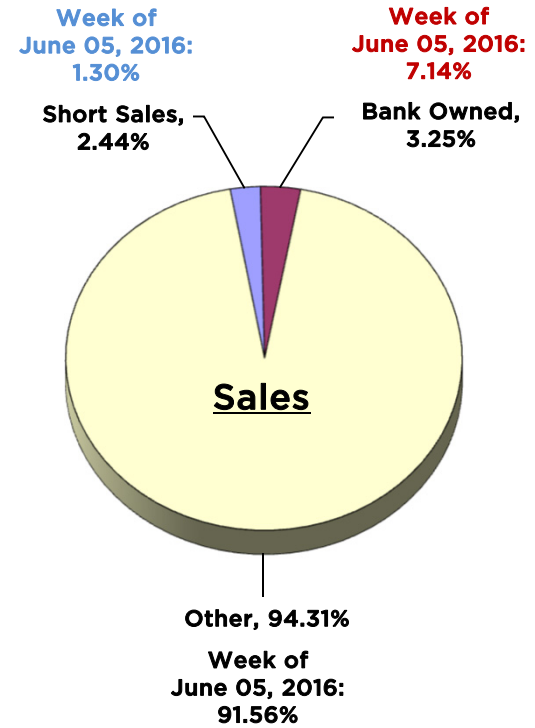
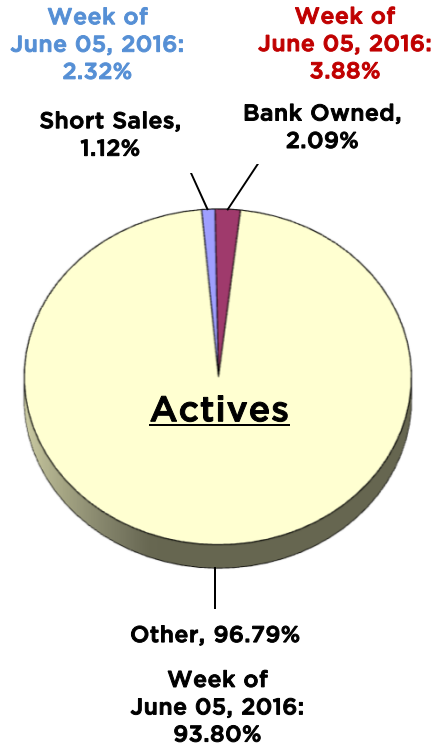
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$141,900? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Winter Springs / Tuskawilla	32708	1	\$142,000	2.0	1.0	952	\$149.16
Orange County							
Winter Park (East) / Aloma	32792	2	\$142,000	3.0	2.0	1,302	\$109.06
Williamsburg / Lake Bryan	32821	1	\$141,900	1.0	1.0	814	\$174.32
Osceola County							
Kissimmee (West) / Pleasant Hill	34746	1	\$141,900	3.0	2.0	1,296	\$109.49