



Monday Morning Quarterback Summary

Week of Jun 18, 2017

Single-family existing homes

- Sales of single-family homes decreased to 571 during the week of Jun 18, from 651 the week prior
- The median price of single family homes decreased to \$245,000, a change of -2.0%
- The number of single-family home foreclosure transactions increased to 31 last week, from 21 the week of Jun 11
- The number of single-family home short-sale transactions increased to 11 from 7 the week prior
- Single-family inventory increased by 161, and now sits at 8,524

Condos, townhomes, and villas

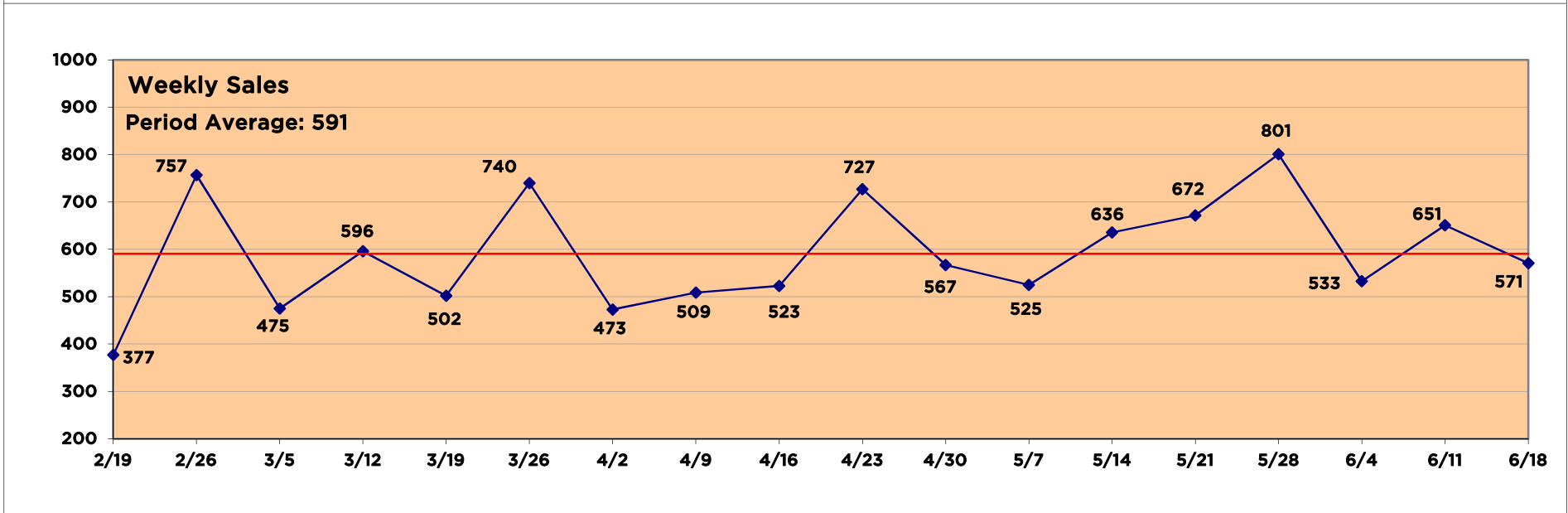
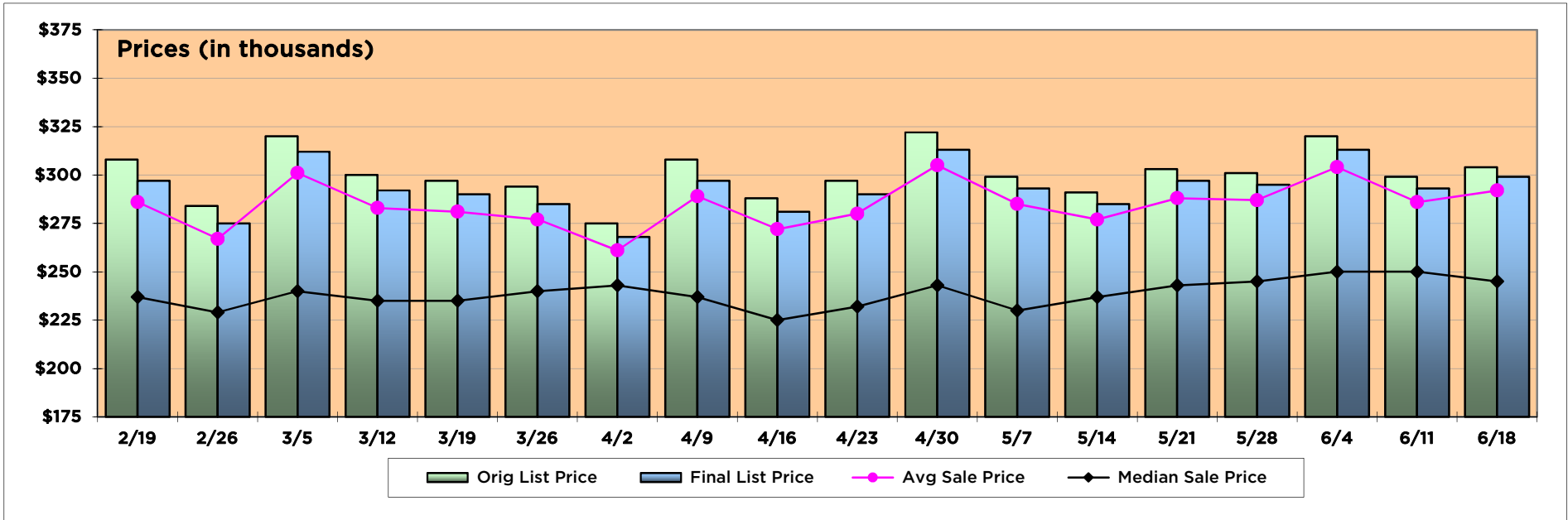
- Sales of condos, townhomes, and villas decreased to 129 during the week of Jun 18, from 161 the week prior
- The median price of condos, townhomes, and villas decreased to \$147,000, a change of -5.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 4 the week of Jun 11
- The number of condo, townhome and villa short-sale transactions increased to 1 from 0 the week prior
- Condo inventory increased by 22, and now sits at 2,382

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

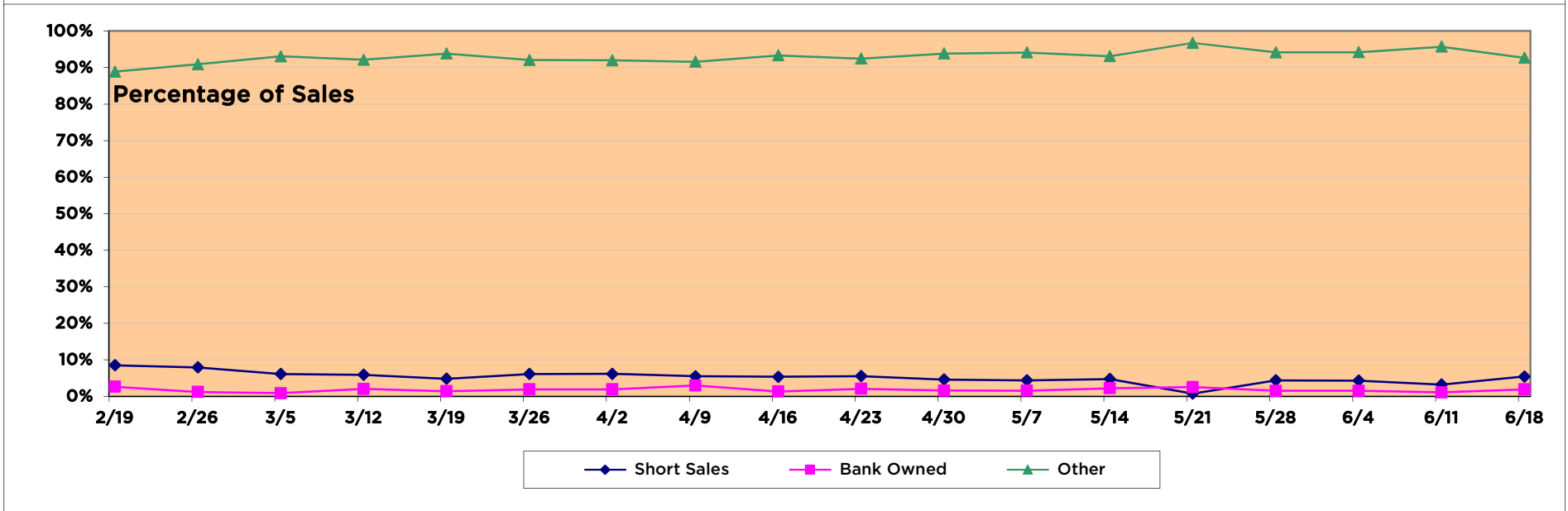
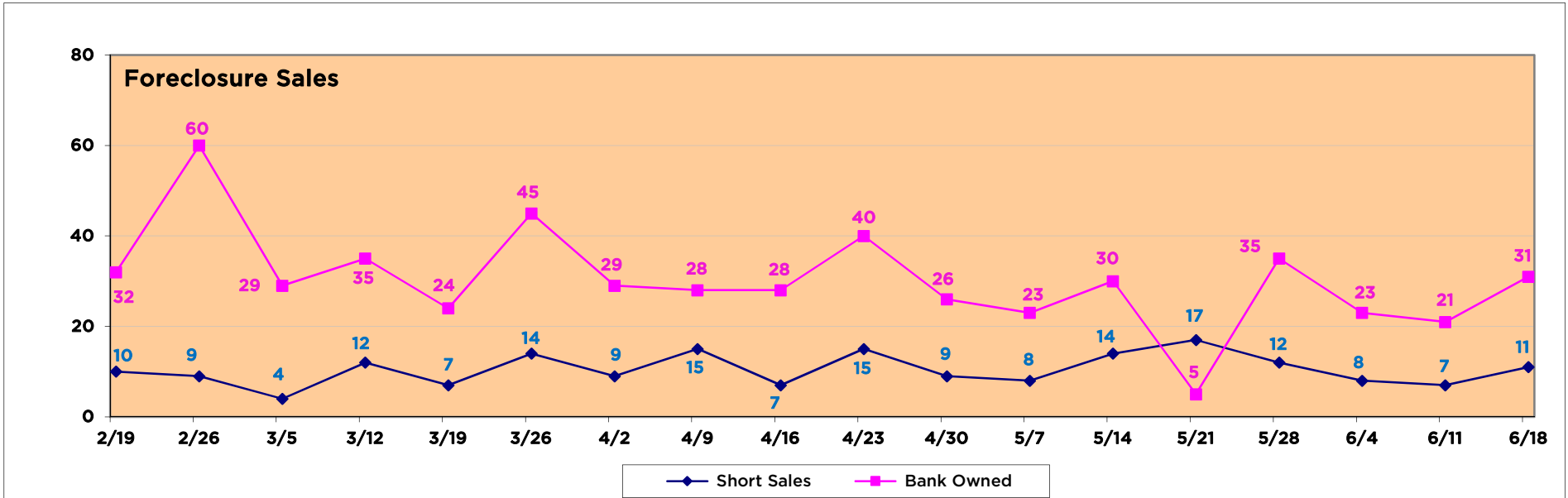
Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	571	292	97	93	40	40	9
Bank Owned	31	23	2	2	2	2	0
Short Sales	11	10	1	0	0	0	0
Other	529	259	94	91	38	38	9
Active Listings	8,524	2,264	1,296	1,953	959	1,419	633
Bank Owned	197	122	16	29	8	15	7
Short Sales	105	46	23	21	7	7	1
Other	8,222	2,096	1,257	1,903	944	1,397	625
Months of Inventory	3	2	3	5	6	8	16
<i>List Price</i>							
Average Original List Price	\$304,328	\$187,762	\$285,361	\$360,103	\$465,895	\$670,069	\$1,370,729
Average Final List Price	\$298,651	\$184,777	\$278,622	\$351,182	\$457,914	\$658,380	\$1,359,618
<i>Sale Price</i>							
Average Price	\$291,589	\$180,839	\$272,816	\$344,588	\$445,765	\$642,783	\$1,293,423
Median Price	\$245,000	\$190,000	\$271,950	\$340,000	\$445,000	\$622,500	\$1,293,150
<i>Price Differences</i>							
Original to Final List Price	-\$5,677	-\$2,985	-\$6,739	-\$8,921	-\$7,981	-\$11,689	-\$11,111
Original List to Sale Price - \$	-\$12,739	-\$6,923	-\$12,545	-\$15,515	-\$20,130	-\$27,286	-\$77,306
Final List to Sale Price - \$	-\$7,062	-\$3,938	-\$5,806	-\$6,594	-\$12,149	-\$15,597	-\$66,195
Original List to Sale Price - %	95.81%	96.31%	95.60%	95.69%	95.68%	95.93%	94.36%
Final List to Sale Price - %	97.64%	97.87%	97.92%	98.12%	97.35%	97.63%	95.13%
<i>Days on the Market</i>							
Avg Days Listing to Contract	55	54	44	52	79	74	57
Combined Avg Days to Contract	60	49	43	68	96	130	77
Avg Days Listing to Closing	97	95	85	94	119	121	100
Avg Days Contract to Close	41	40	40	42	40	46	43
<i>Beds / Baths</i>							
Average Bedrooms	4	3	3	4	4	4	5
Average Full Baths	2	2	2	3	3	0	5
Average Half Baths	0	0	0	0	0	1	1
<i>Square Footage</i>							
Average Square Feet	2,155	1,592	2,121	2,649	3,185	3,450	5,357

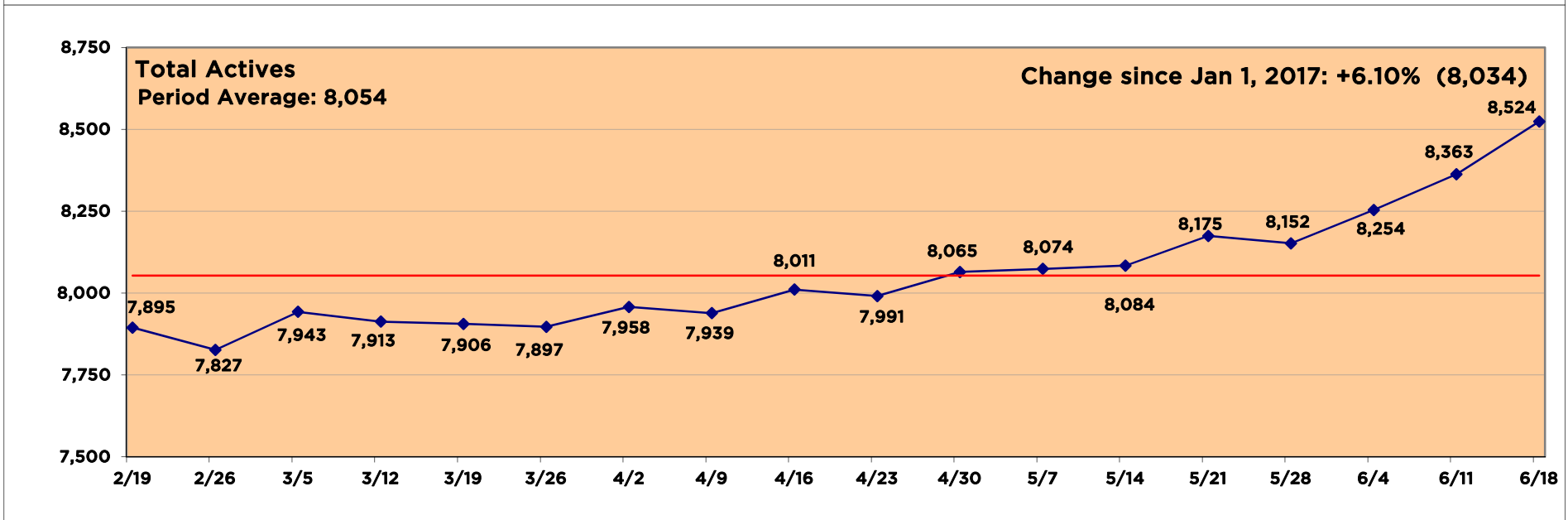
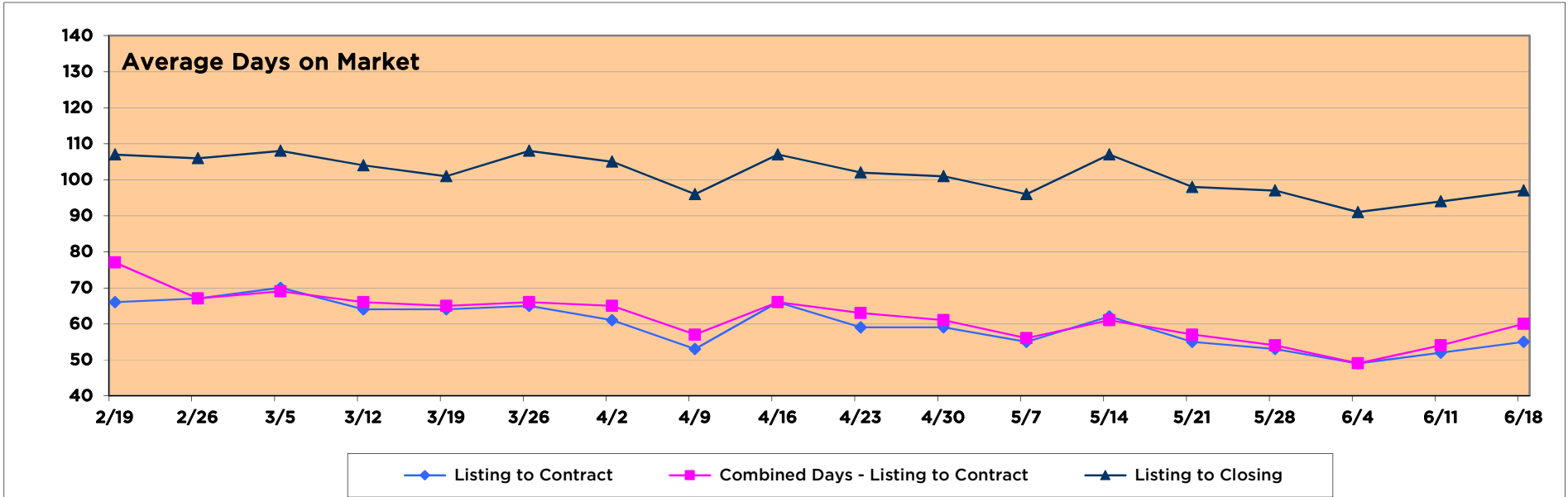
Single Family Homes



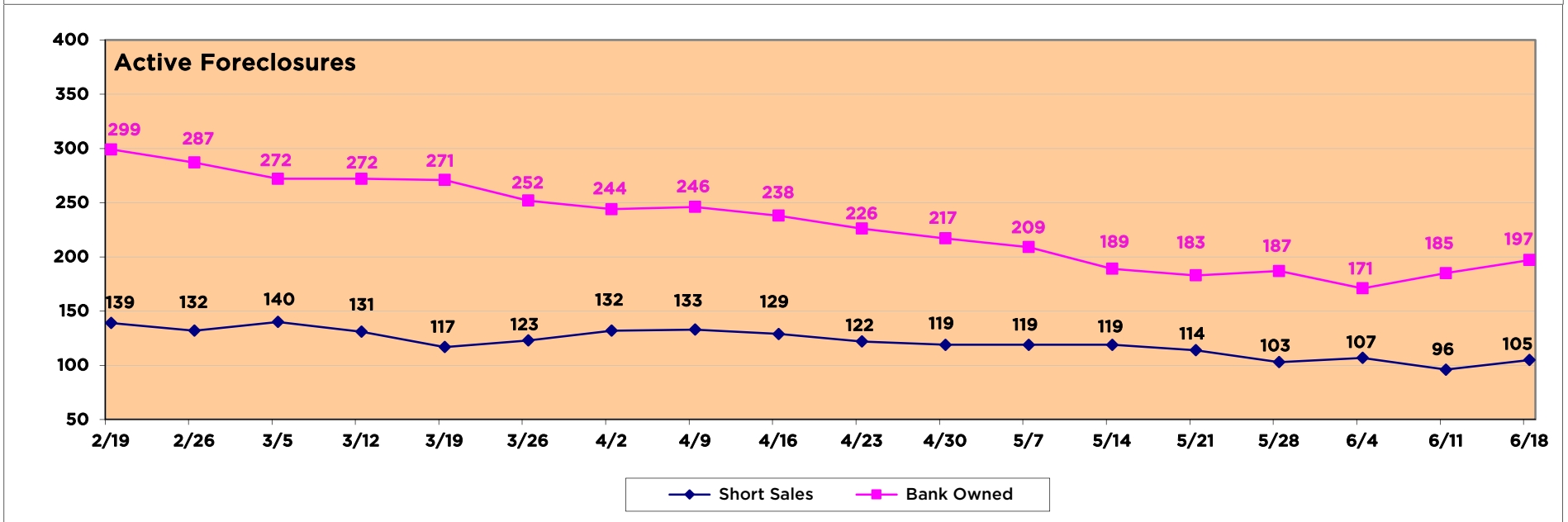
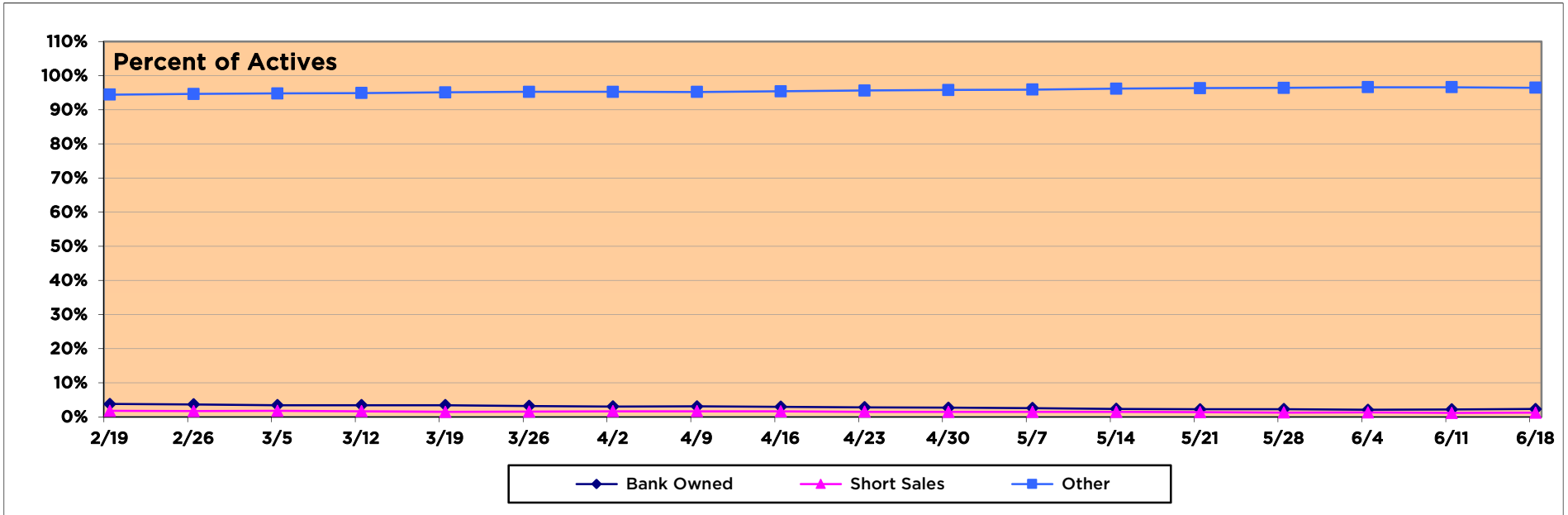
Single Family Homes



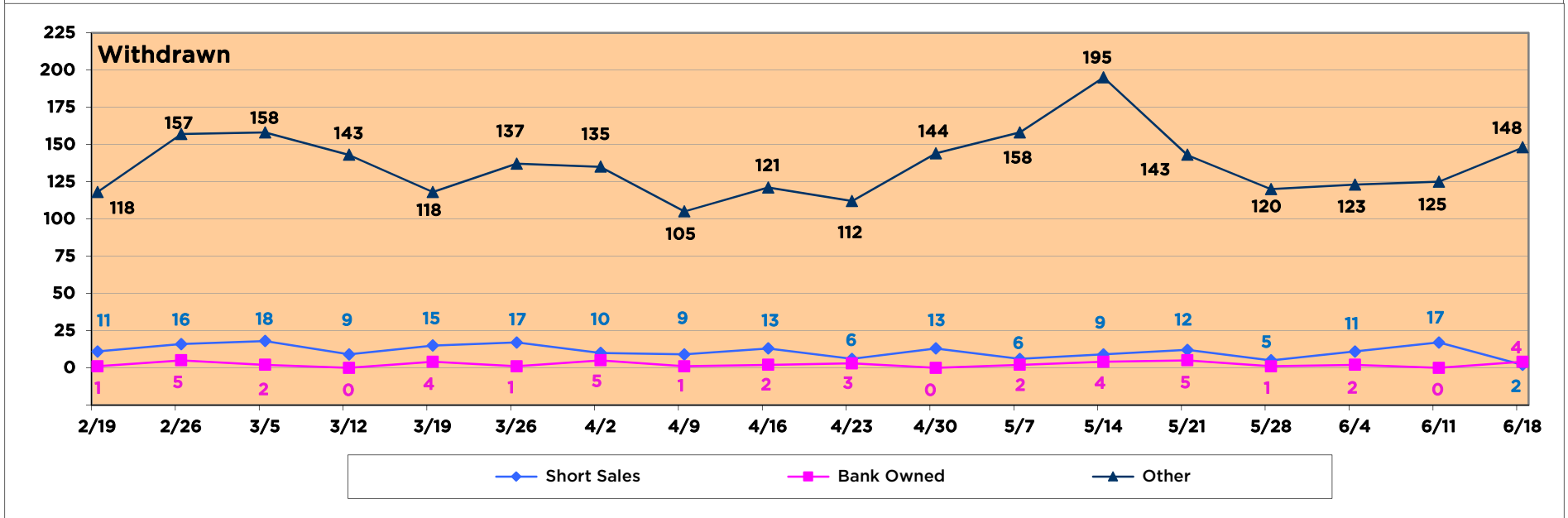
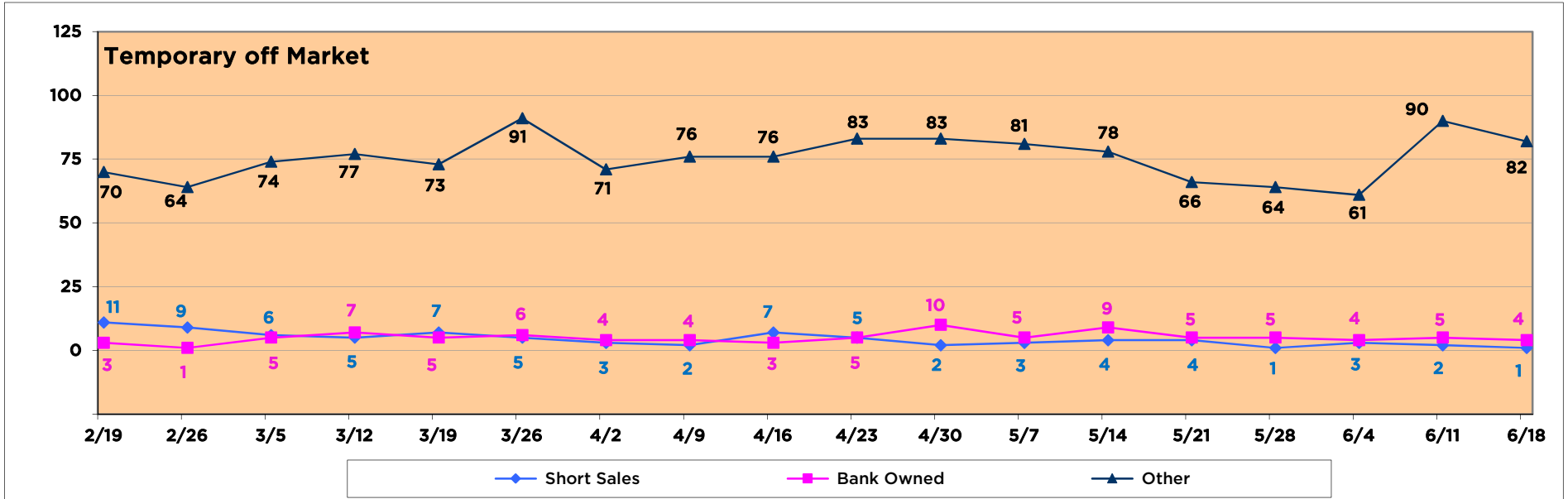
Single Family Homes



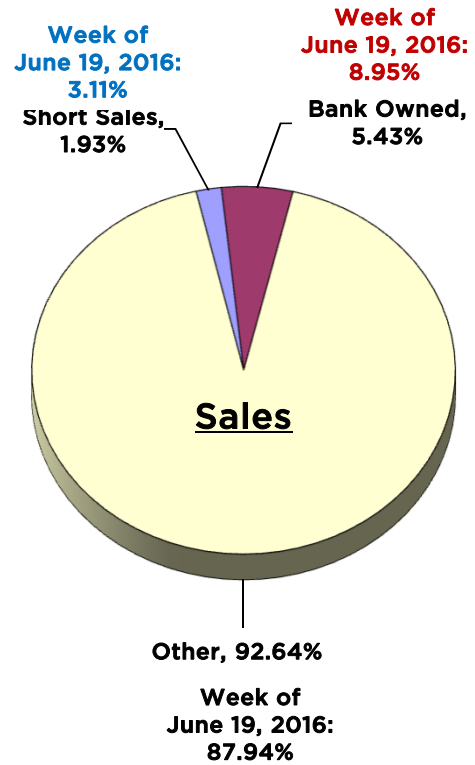
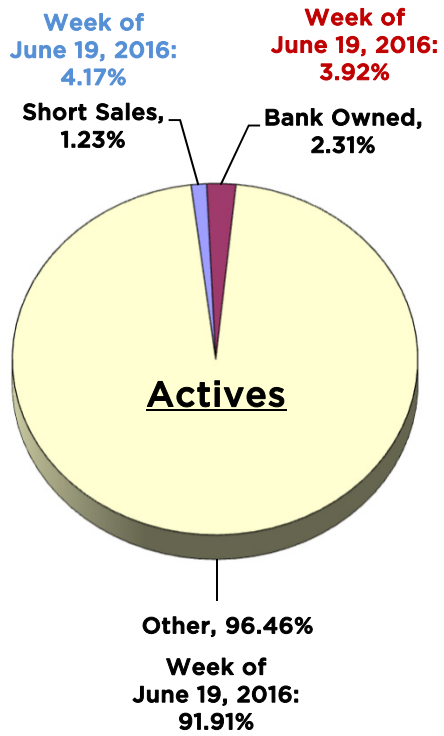
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
06/18/2017 - 06/24/2017
Lake, Orange, Osceola & Seminole Counties

Where are the 60 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>
Seminole County		8	\$244,938	3.3	2.0	1,798	\$136.24
Altamonte Springs / Forest City	32714	1	\$244,900	3.0	2.0	1,559	\$157.09
Lake Mary / Heathrow	32746	1	\$245,000	4.0	2.0	1,929	\$127.01
Longwood (East)	32750	1	\$245,000	4.0	2.0	1,674	\$146.36
Oviedo	32765	1	\$245,000	3.0	2.0	1,905	\$128.61
Sanford / Lake Forest	32771	3	\$244,900	3.0	2.0	1,858	\$131.81
Sanford (South)	32773	1	\$244,900	3.0	2.0	1,742	\$140.59
Orange County		18	\$244,983	3.3	2.1	1,920	\$127.60
Mount Dora	32757	1	\$245,000	4.0	3.0	3,025	\$80.99
Winter Park (West)	32789	1	\$245,000	3.0	2.0	1,631	\$150.21
Delaney / Crystal Lake	32806	1	\$245,000	3.0	2.0	1,745	\$140.40
Lockhart	32810	1	\$245,000	3.0	2.0	1,722	\$142.28
Taft	32824	1	\$245,000	4.0	3.0	2,022	\$121.17
Rio Pinar / Union Park	32825	1	\$244,900	3.0	2.0	1,804	\$135.75
Waterford Lakes	32828	4	\$244,950	3.0	2.0	1,955	\$125.29
Moss Park	32832	1	\$245,000	3.0	2.0	1,600	\$153.13
Wedgefield	32833	1	\$245,000	3.0	2.0	1,817	\$134.84
Metro West / Orlo Vista	32835	1	\$245,000	4.0	2.0	2,103	\$116.50
Hunters Creek	32837	2	\$244,750	4.0	2.0	1,812	\$135.07
Ocoee	34761	2	\$245,250	3.0	2.0	1,861	\$131.78
Winter Garden / Oakland	34787	1	\$245,000	4.0	2.0	1,923	\$127.41
Osceola County		15	\$244,965	3.9	2.0	2,150	\$113.95
Kissimmee (Central)	34741	1	\$245,000	3.0	2.0	2,180	\$112.39
Kissimmee (East)	34744	4	\$244,973	4.0	2.0	2,250	\$108.88
Kissimmee (West) / Pleasant Hill	34746	6	\$244,963	4.0	2.0	2,174	\$112.68
Kissimmee / Celebration	34747	3	\$244,933	4.0	2.0	2,056	\$119.13
St Cloud / Canoe Creek	34772	1	\$245,000	4.0	2.0	1,855	\$132.08

Where are the 60 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>
Lake County		19	\$244,881	3.4	2.2	2,112	\$115.93
Grand Island	32735	1	\$245,000	4.0	3.0	2,094	\$117.00
Mount Dora	32757	2	\$244,950	3.0	2.0	2,225	\$110.09
Tavares / Mt Plymouth	32778	2	\$244,700	3.0	2.0	2,242	\$109.14
Clermont (Central)	34711	2	\$244,900	3.0	3.0	2,093	\$117.01
Clermont (South)	34714	5	\$244,860	4.0	2.0	2,230	\$109.80
Minneola	34715	1	\$244,900	3.0	2.0	2,098	\$116.73
Fruitland Park	34731	1	\$244,900	3.0	2.0	1,914	\$127.95
Groveland	34736	1	\$244,900	4.0	2.0	1,912	\$128.09
Leesburg (West)	34748	2	\$245,000	3.0	2.0	2,033	\$120.51
Mascotte	34753	1	\$244,645	3.0	2.0	2,220	\$110.20
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
Sales	129	114	7	6	1	1	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	126	111	7	6	1	1	0
Active Listings	2,382	1,684	285	258	62	61	32
Bank Owned	41	36	2	2	0	0	1
Short Sales	30	26	3	0	0	1	0
Other	2,311	1,622	280	256	62	60	31
Months of Inventory	4	3	9	10	14	14	0

List Price

Average Original List Price	\$166,960	\$143,441	\$291,544	\$339,632	\$450,000	\$657,000	\$0
Average Final List Price	\$164,907	\$141,653	\$289,994	\$334,948	\$450,000	\$634,900	\$0

Sale Price

Average Price	\$160,036	\$138,261	\$267,451	\$325,165	\$430,000	\$629,714	\$0
Median Price	\$147,000	\$133,500	\$260,000	\$320,000	\$430,000	\$629,714	\$0

Price Differences

Original to Final List Price	-\$2,053	-\$1,788	-\$1,550	-\$4,684	\$0	-\$22,100	\$0
Original List to Sale Price - \$	-\$6,924	-\$5,180	-\$24,093	-\$14,467	-\$20,000	-\$27,286	\$0
Final List to Sale Price - \$	-\$4,871	-\$3,392	-\$22,543	-\$9,783	-\$20,000	-\$5,186	\$0
Original List to Sale Price - %	95.85%	96.39%	91.74%	95.74%	95.56%	95.85%	0.00%
Final List to Sale Price - %	97.05%	97.61%	92.23%	97.08%	95.56%	99.18%	0.00%

Days on the Market

Avg Days Listing to Contract	55	52	78	74	4	211	0
Combined Avg Days to Contract	50	44	89	69	4	360	0
Avg Days Listing to Closing	89	86	111	122	18	256	0
Avg Days Contract to Close	34	33	36	47	14	44	0

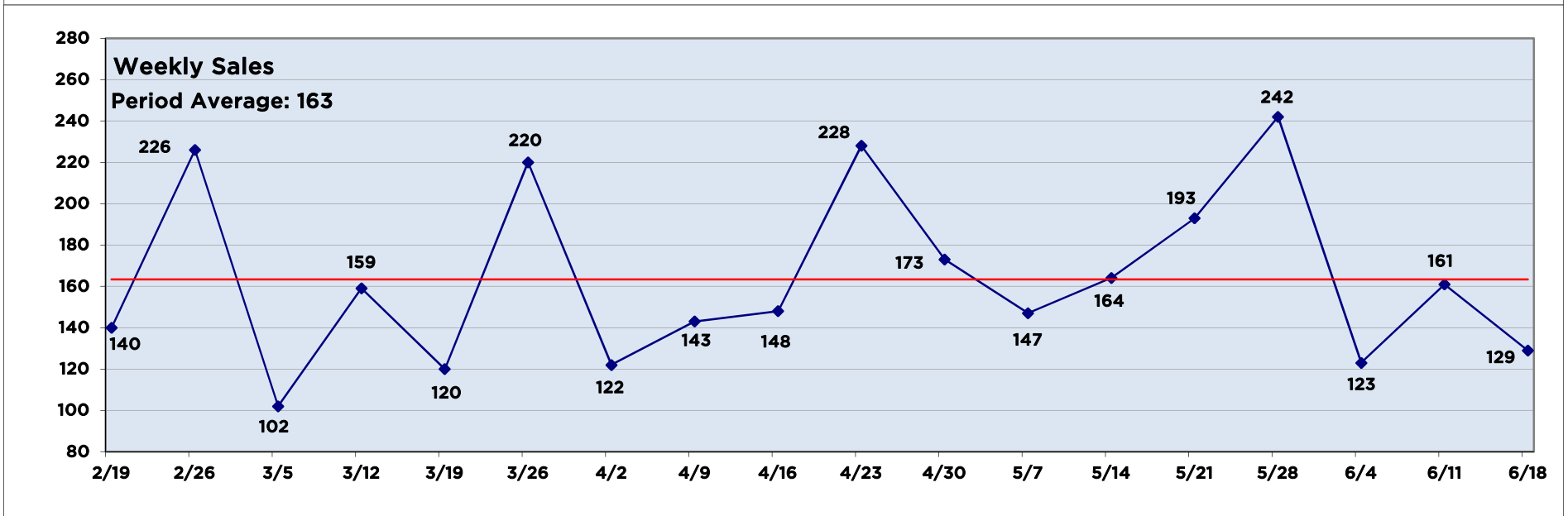
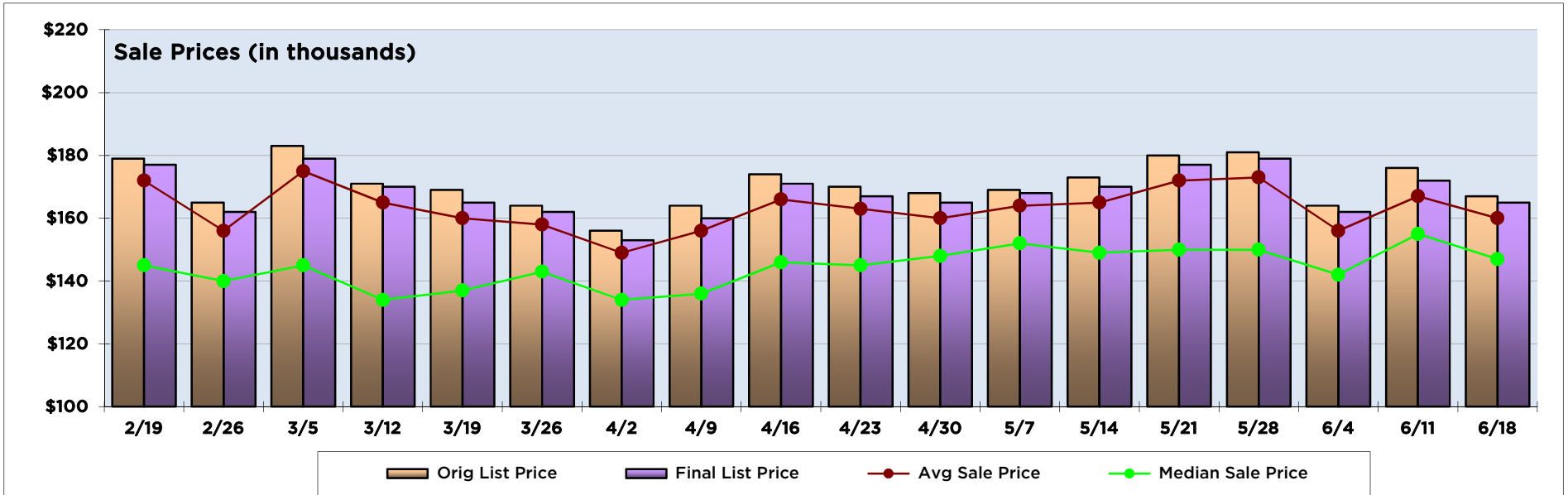
Beds / Baths

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

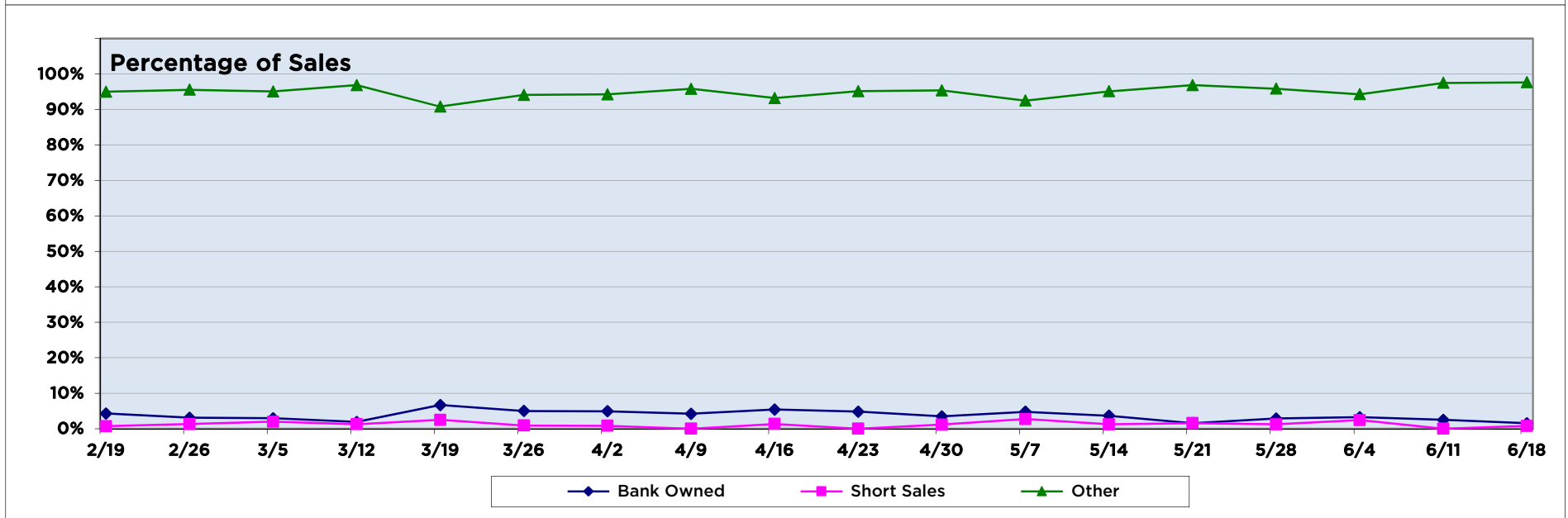
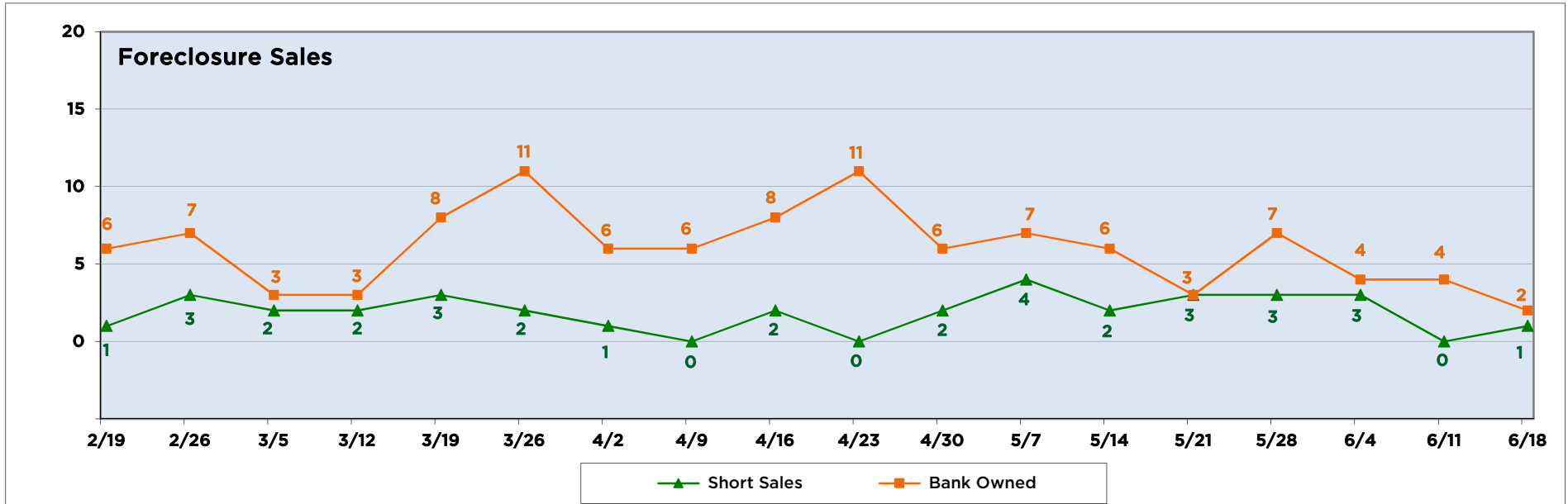
Square Footage

Average Square Feet	1,352	1,263	1,904	1,992	2,991	2,145	0
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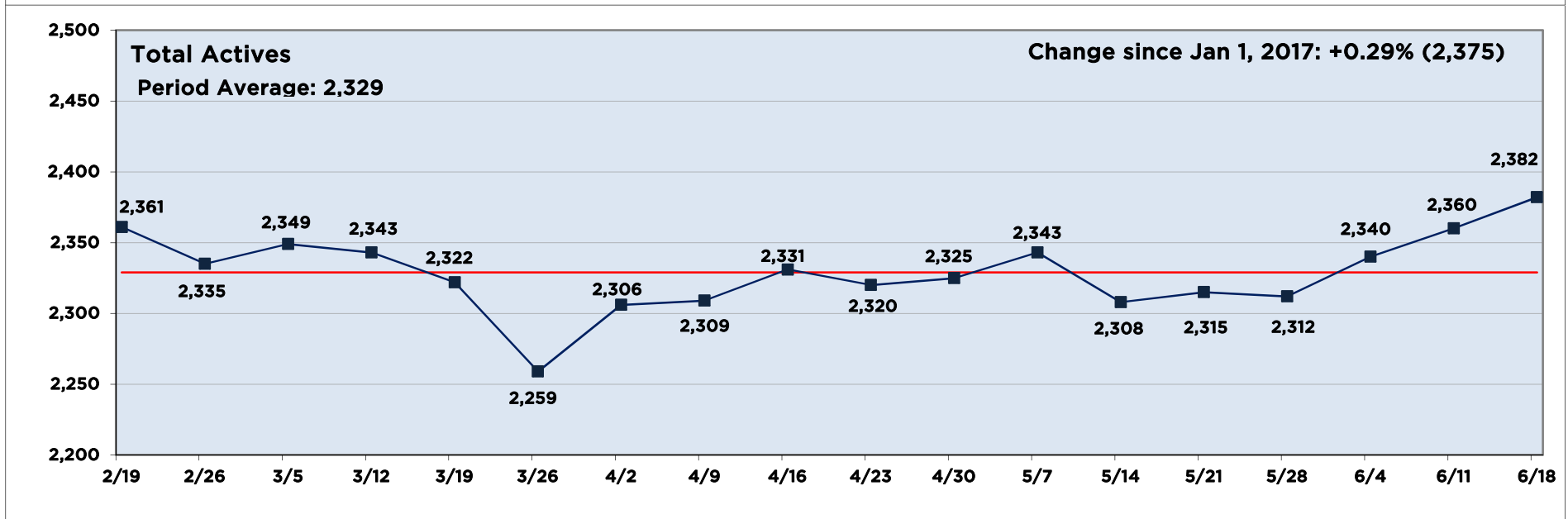
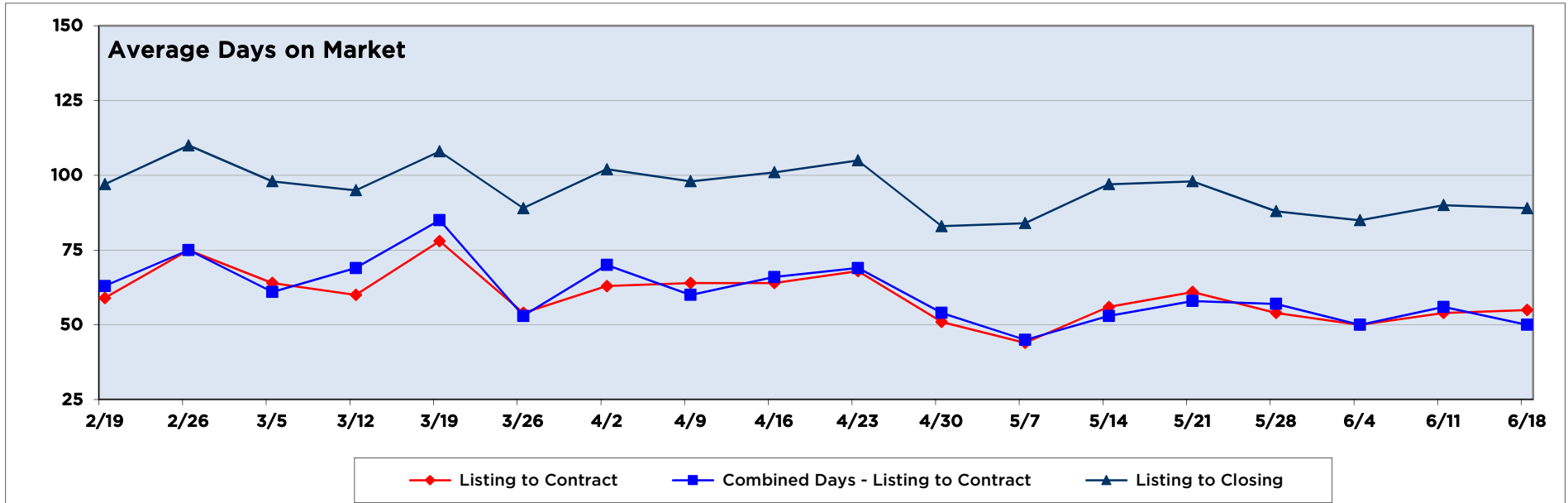
Condos, Townhomes, Villas



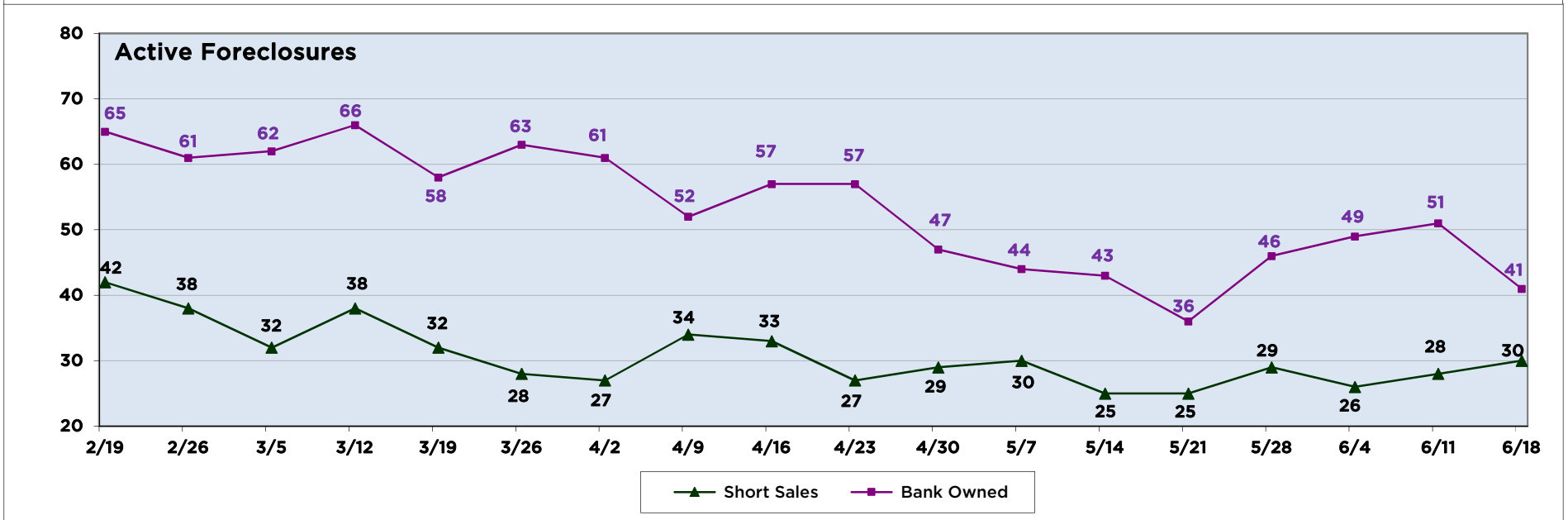
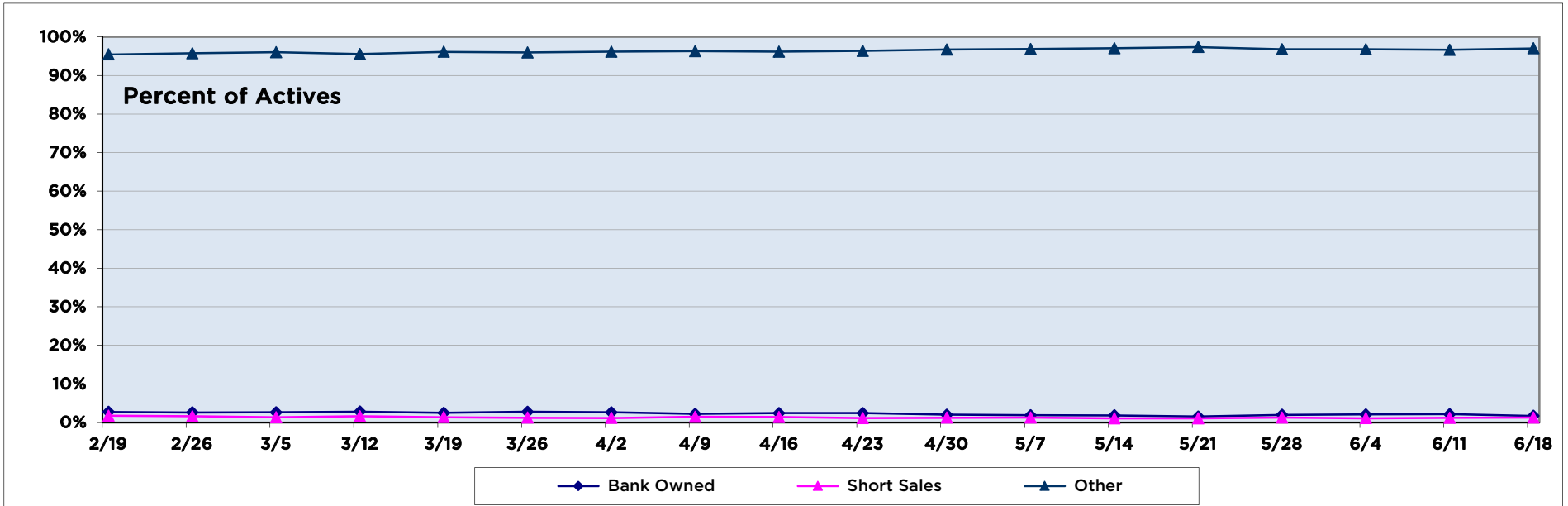
Condos, Townhomes, Villas



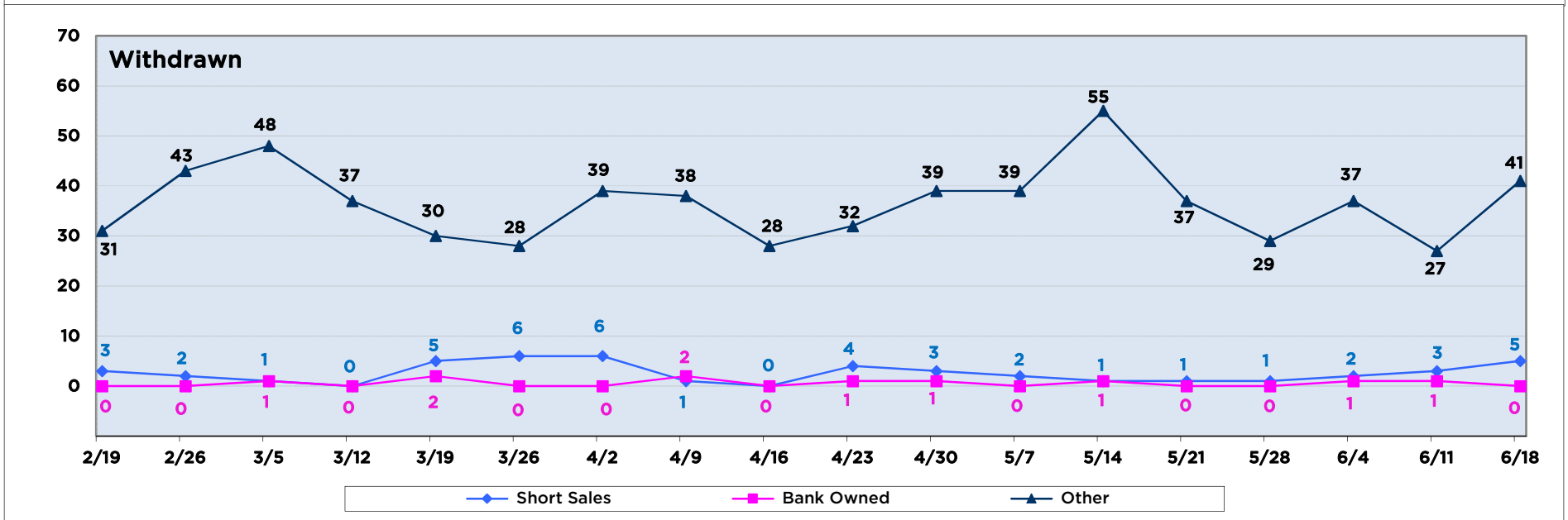
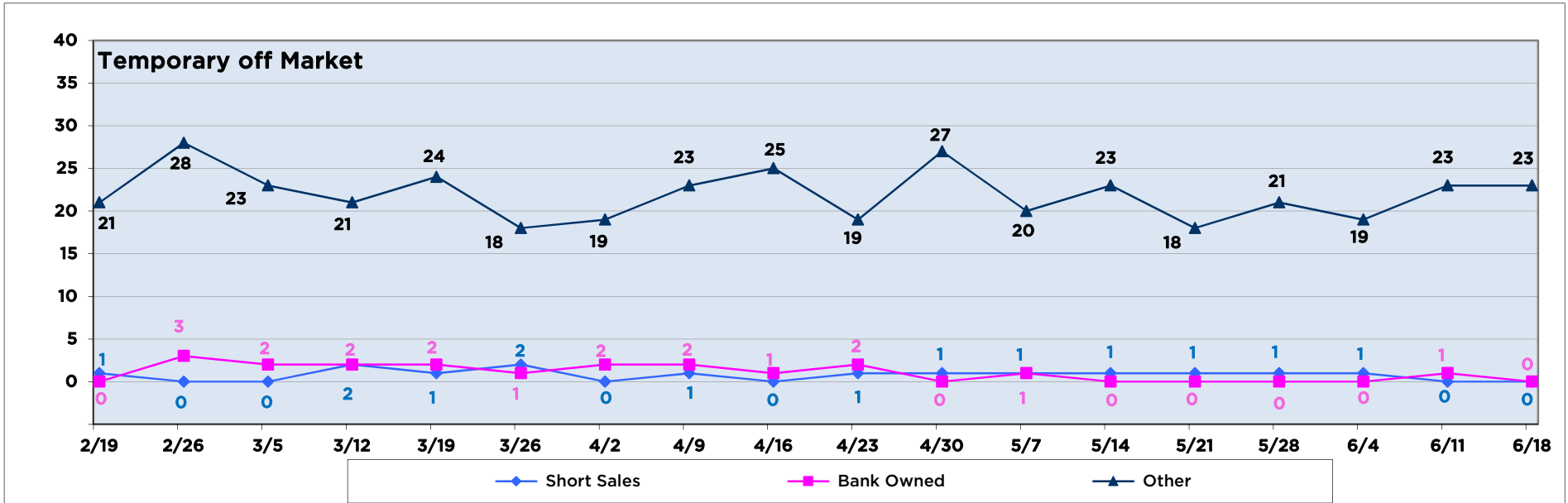
Condos, Townhomes, Villas



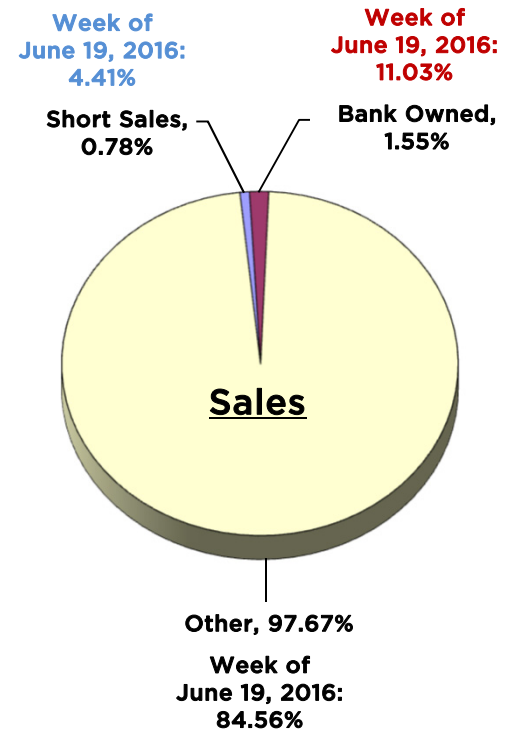
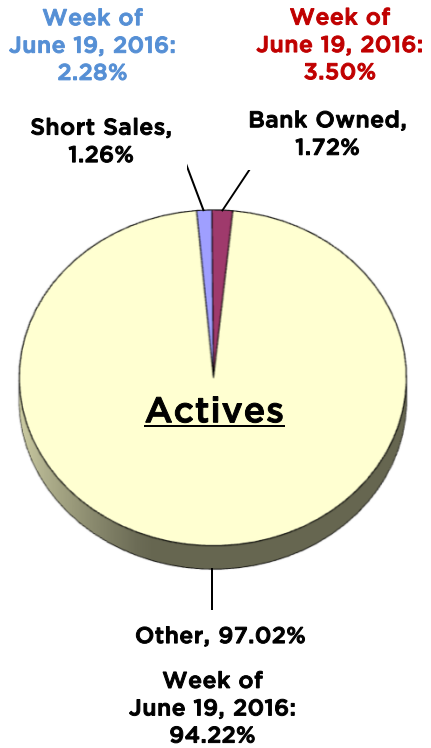
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 5 Condos, Townhomes, or Villas available for the Median Price of \$147,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$146,767	2.7	2.0	1,373	\$106.89
Altamonte Springs (East)	32701	1	\$146,900	3.0	2.0	1,613	\$91.07
Altamonte Springs / Forest City	32714	1	\$146,500	3.0	2.0	1,411	\$103.83
Lake Mary / Heathrow	32746	1	\$146,900	2.0	2.0	1,095	\$134.16
Orange County		1	\$147,500	3.0	2.0	1,202	\$122.71
Union Park / Chickasaw	32829	1	\$147,500	3.0	2.0	1,202	\$122.71
Osceola County		1	\$146,900	3.0	2.0	1,291	\$113.79
Kissimmee / Celebration	34747	1	\$146,900	3.0	2.0	1,291	\$113.79