



Monday Morning Quarterback Summary

Week of Jun 11, 2017

Single-family existing homes

- Sales of single-family homes increased to 651 during the week of Jun 11, from 533 the week prior
- The median price of a single family home remained constant at \$250,000
- The number of single-family home foreclosure transactions decreased to 21 last week, from 23 the week of Jun 4
- The number of single-family home short-sale transactions decreased to 7 from 8 the week prior
- Single-family inventory increased by 109, and now sits at 8,363

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 161 during the week of Jun 11, from 123 the week prior
- The median price of condos, townhomes, and villas increased to \$155,000, a change of 9.2%
- The number of condo, townhome and villa foreclosure transactions remained constant at 4
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 3 the week prior
- Condo inventory increased by 20, and now sits at 2,360

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	651	322	110	112	57	45	5
Bank Owned	21	15	2	2	0	2	0
Short Sales	7	3	2	1	0	0	1
Other	623	304	106	109	57	43	4
Active Listings	8,363	2,218	1,279	1,886	946	1,410	624
Bank Owned	185	116	16	25	5	16	7
Short Sales	96	45	18	20	4	8	1
Other	8,082	2,057	1,245	1,841	937	1,386	616
Months of Inventory	3	2	3	4	4	7	29

List Price

Average Original List Price	\$299,043	\$182,800	\$281,697	\$358,488	\$465,486	\$685,216	\$1,462,190
Average Final List Price	\$293,451	\$179,996	\$277,228	\$350,087	\$456,558	\$669,851	\$1,441,190

Sale Price

Average Price	\$286,074	\$176,636	\$272,572	\$342,182	\$441,197	\$643,887	\$1,385,390
Median Price	\$250,000	\$186,000	\$271,000	\$339,450	\$435,000	\$612,500	\$1,315,000

Price Differences

<i>Original to Final</i> List Price	-\$5,592	-\$2,804	-\$4,469	-\$8,401	-\$8,928	-\$15,365	-\$21,000
-------------------------------------	----------	----------	----------	----------	----------	-----------	-----------

<i>Original</i> List to <i>Sale</i> Price - \$	-\$12,969	-\$6,164	-\$9,125	-\$16,306	-\$24,289	-\$41,329	-\$76,800
--	-----------	----------	----------	-----------	-----------	-----------	-----------

<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,377	-\$3,360	-\$4,656	-\$7,905	-\$15,361	-\$25,964	-\$55,800
---	----------	----------	----------	----------	-----------	-----------	-----------

<i>Original</i> List to <i>Sale</i> Price - %	95.66%	96.63%	96.76%	95.45%	94.78%	93.97%	94.75%
---	--------	--------	--------	--------	--------	--------	--------

<i>Final</i> List to <i>Sale</i> Price - %	97.49%	98.13%	98.32%	97.74%	96.64%	96.12%	96.13%
--	--------	--------	--------	--------	--------	--------	--------

Days on the Market

Avg Days Listing to Contract	52	39	44	71	66	73	249
------------------------------	----	----	----	----	----	----	-----

Combined Avg Days to Contract	54	35	51	76	76	96	248
-------------------------------	----	----	----	----	----	----	-----

Avg Days Listing to Closing	94	78	90	115	106	122	304
-----------------------------	----	----	----	-----	-----	-----	-----

Avg Days Contract to Close	41	38	45	43	38	48	54
----------------------------	----	----	----	----	----	----	----

Beds / Baths

Average Bedrooms	4	3	3	4	4	5	5
------------------	---	---	---	---	---	---	---

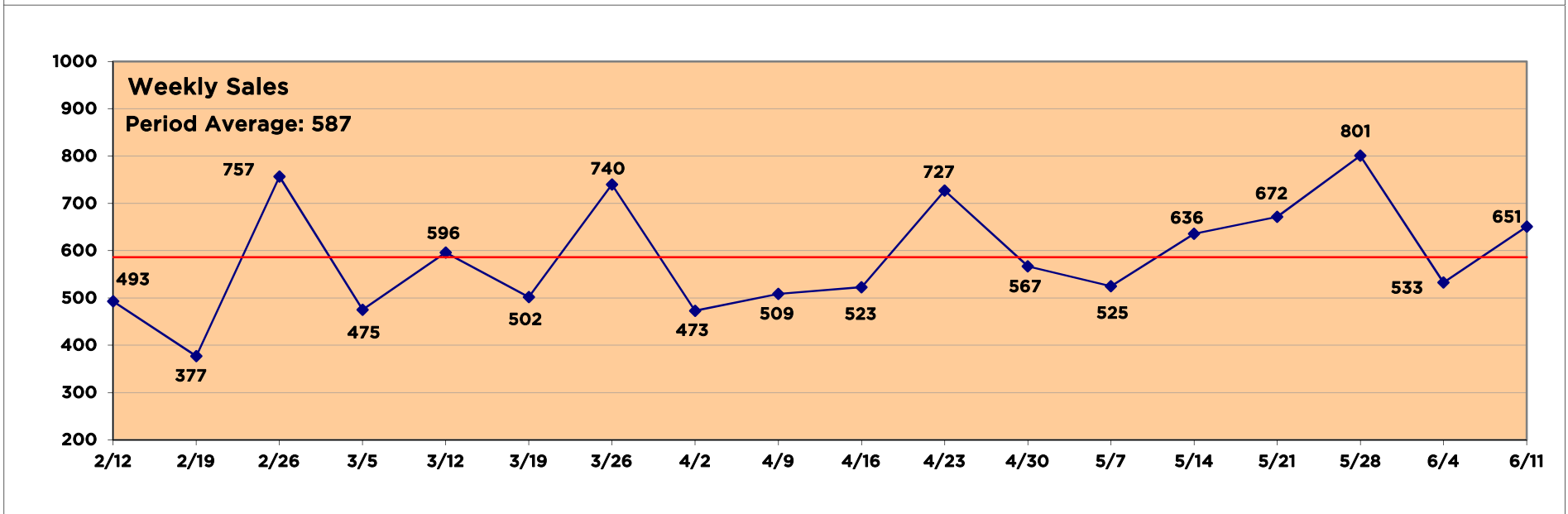
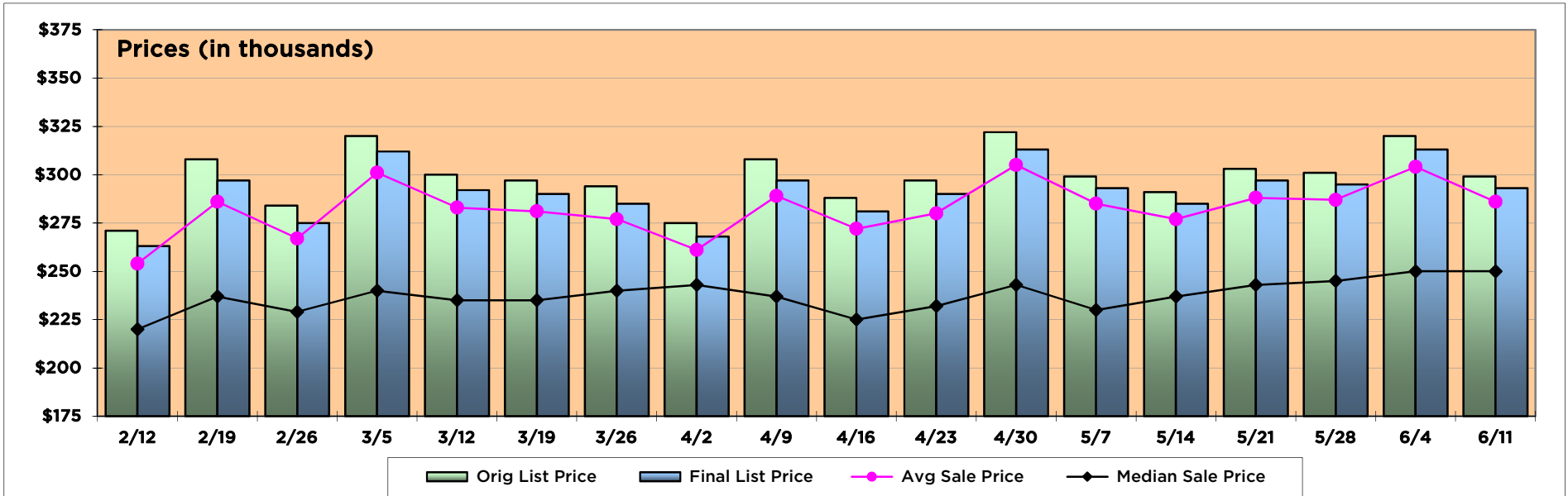
Average Full Baths	2	2	2	3	3	3	4
--------------------	---	---	---	---	---	---	---

Average Half Baths	0	0	0	0	0	1	1
--------------------	---	---	---	---	---	---	---

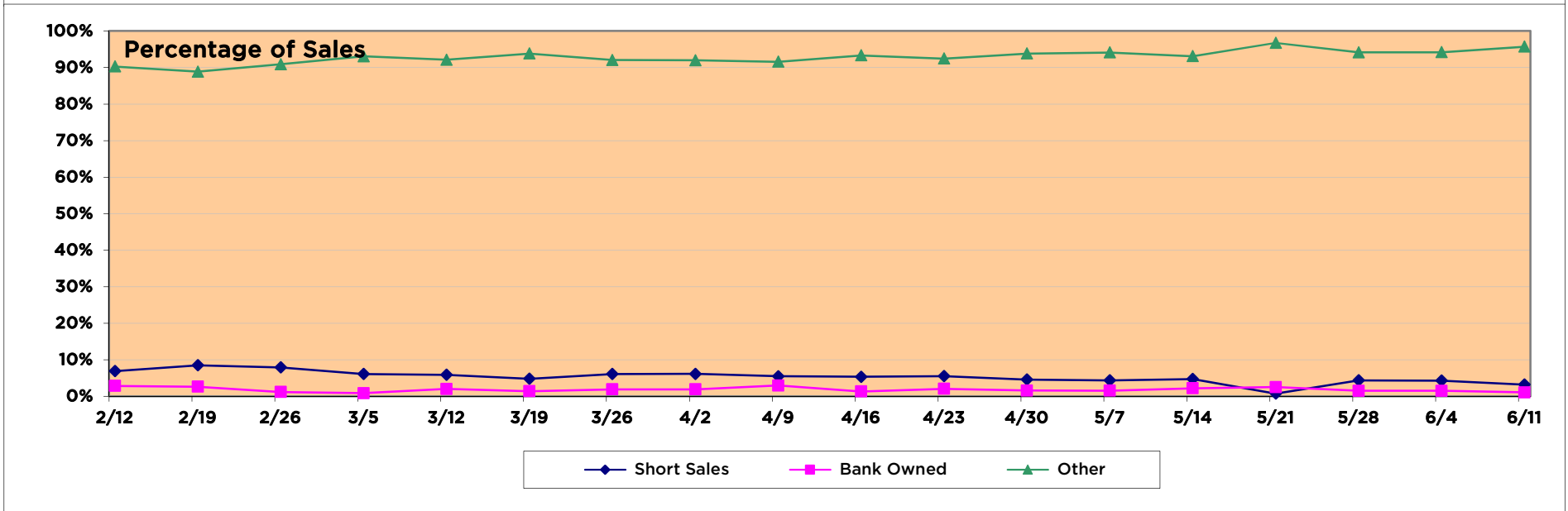
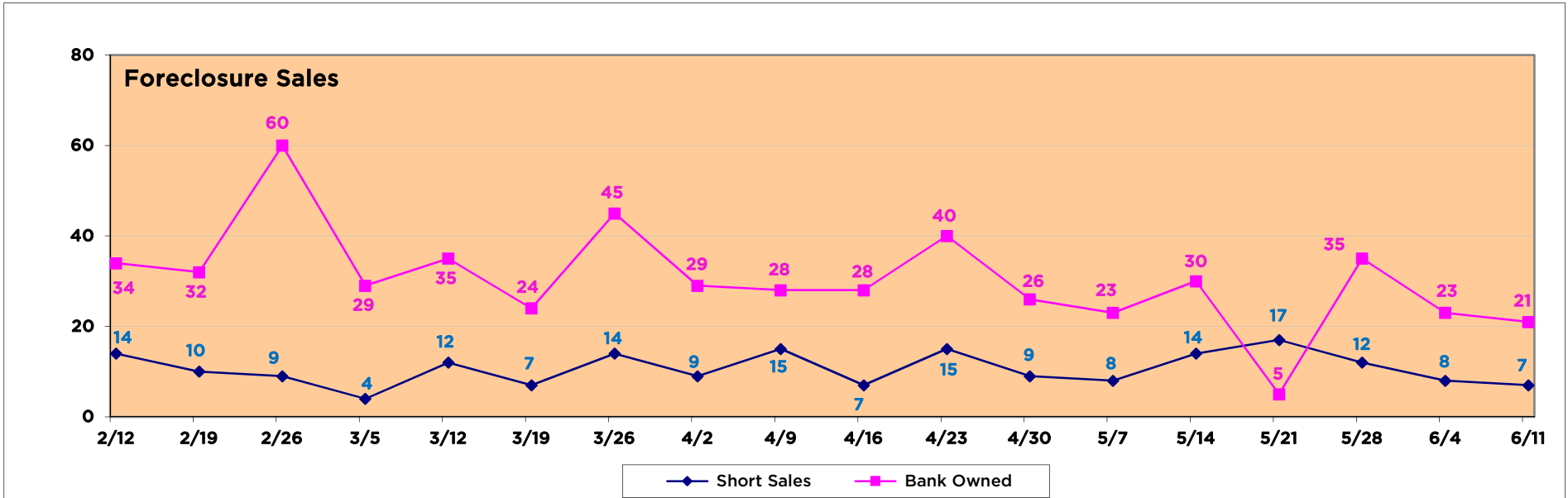
Square Footage

Average Square Feet	2,085	1,538	2,031	2,551	2,888	3,631	4,940
---------------------	-------	-------	-------	-------	-------	-------	-------

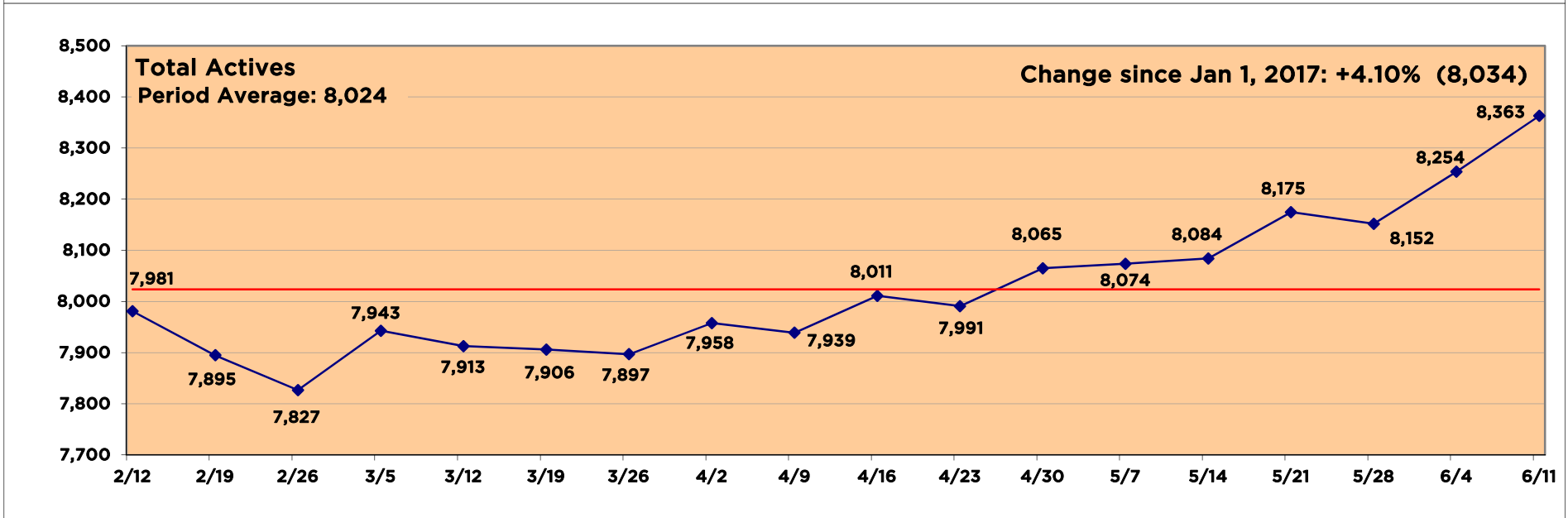
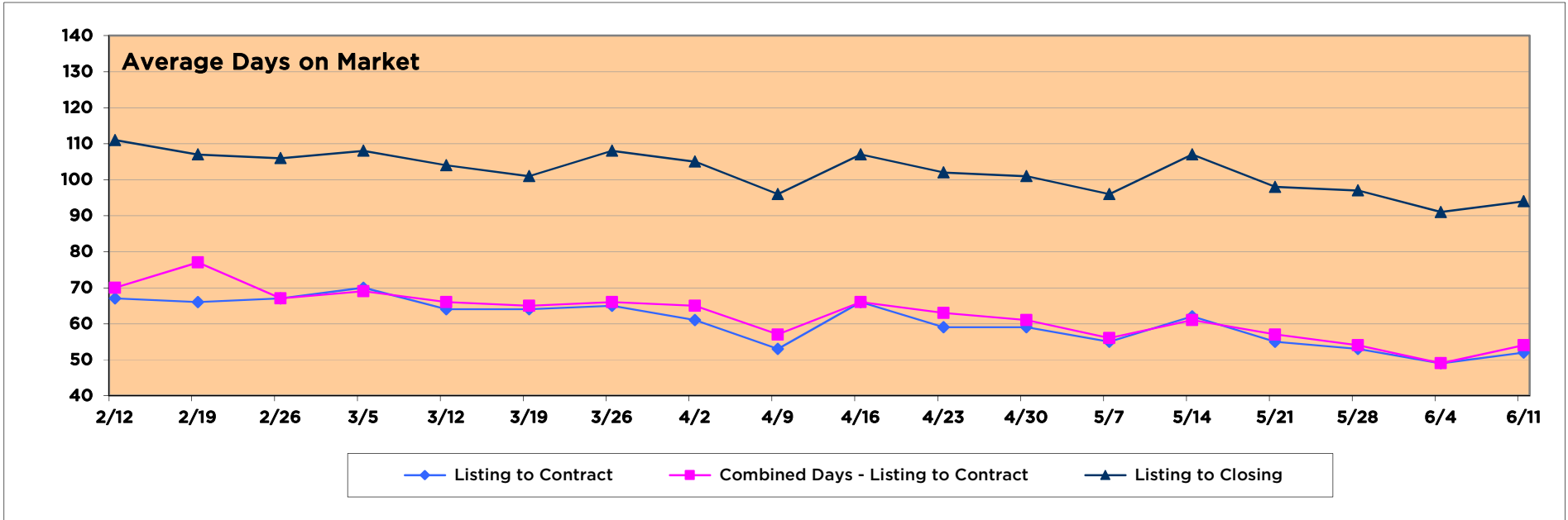
Single Family Homes



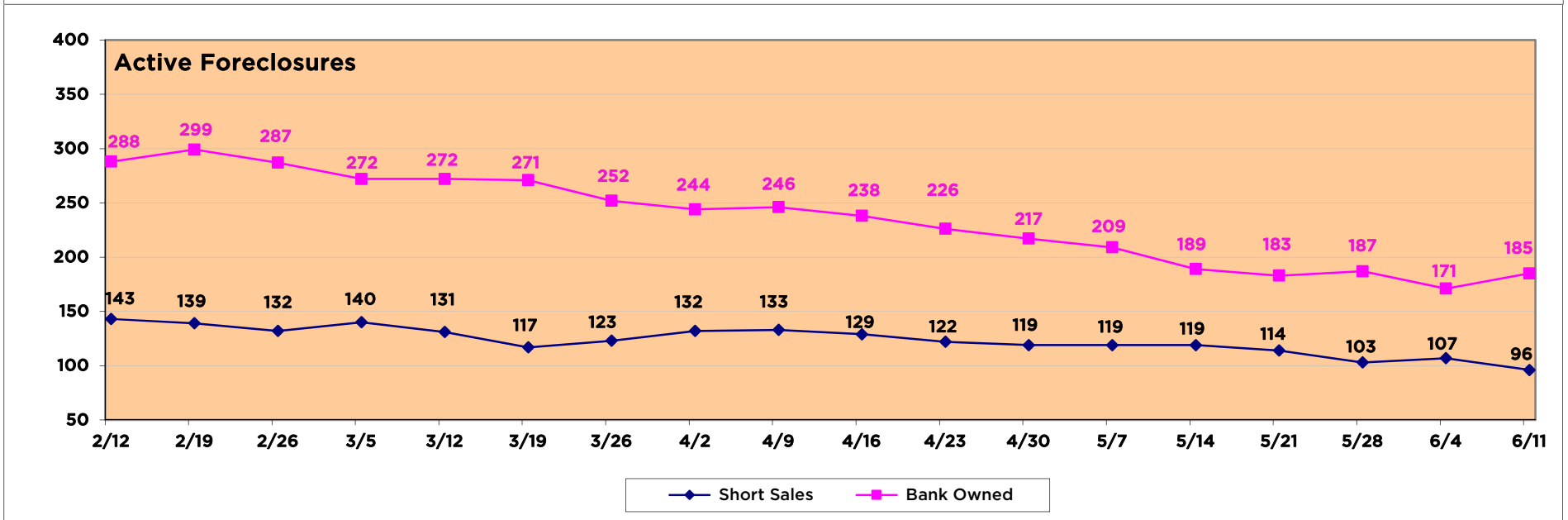
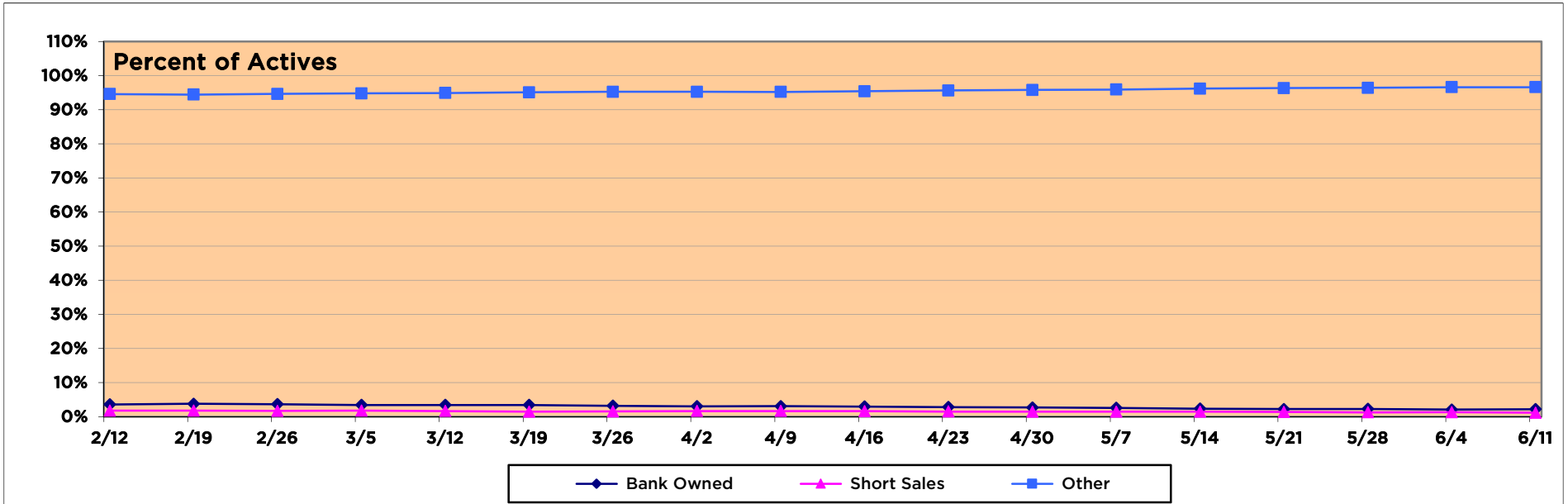
Single Family Homes



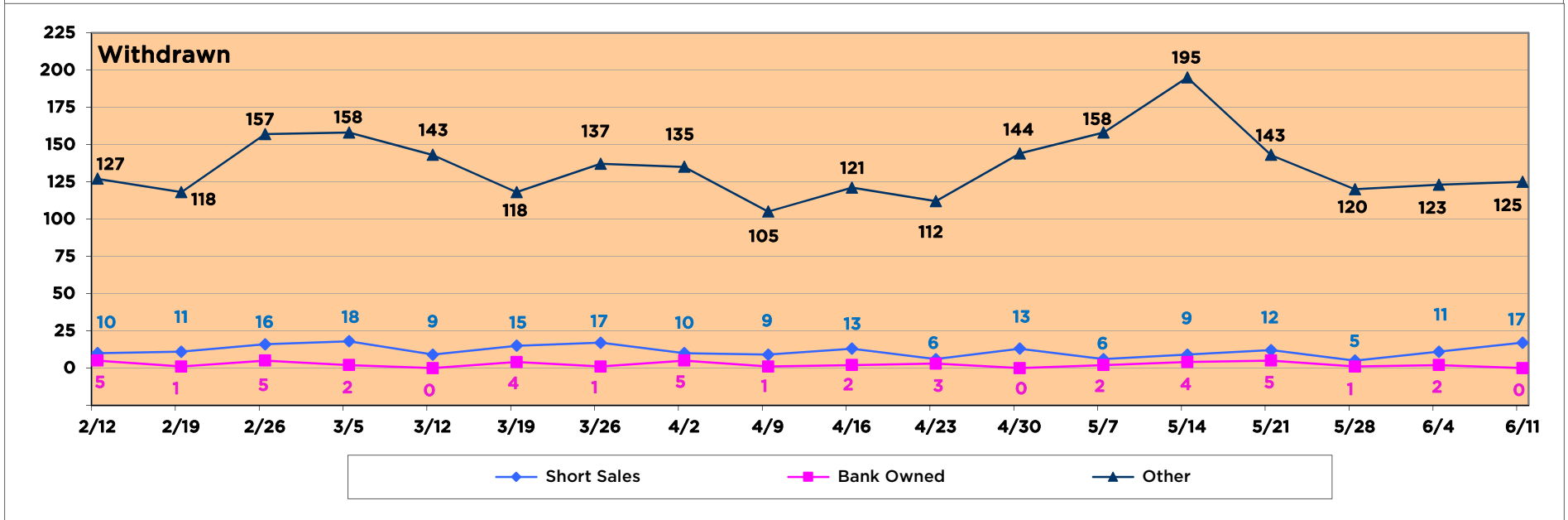
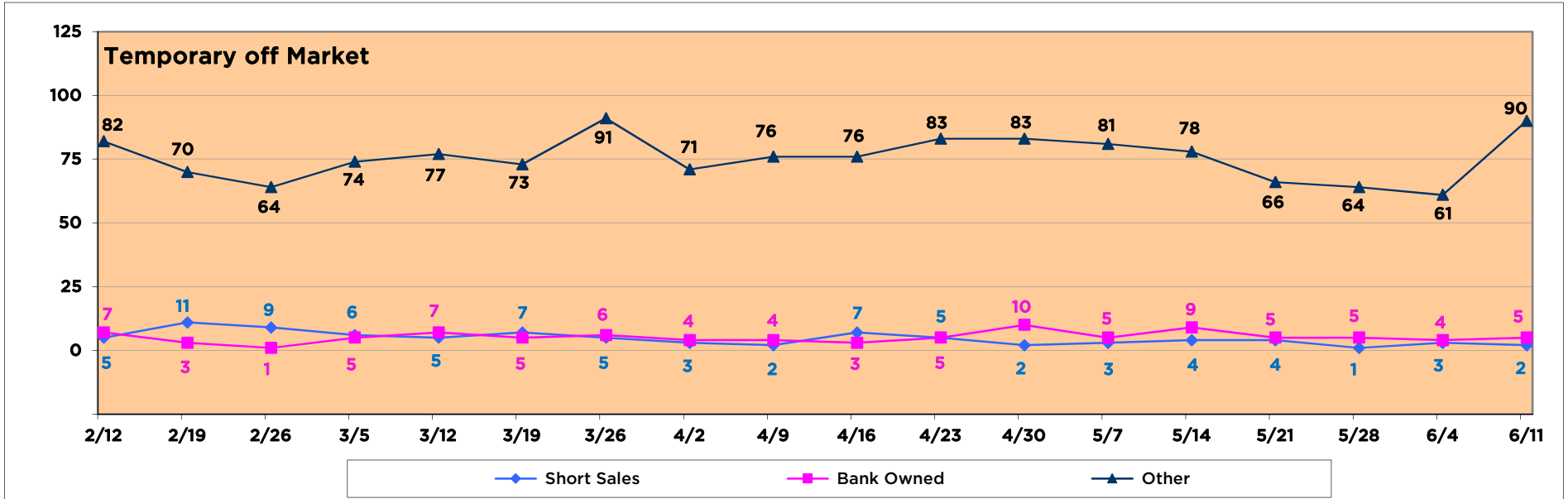
Single Family Homes



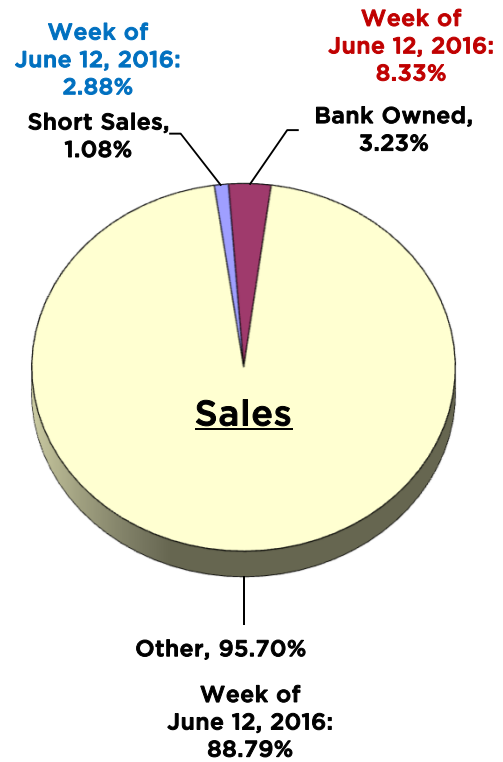
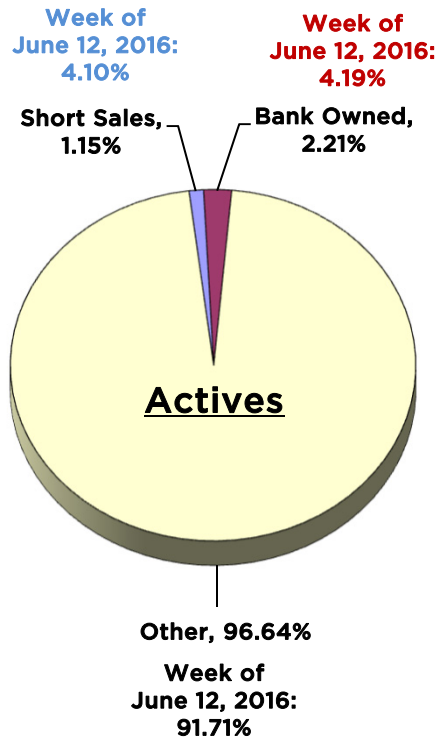
Single Family Homes



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	3.6	2.2	1,885	\$132.55
Altamonte Springs (East)	32701	1	\$249,900	3.0	2.0	1,764	\$141.67
Apopka / Hunt Club	32703	2	\$249,950	4.0	3.0	2,062	\$121.22
Casselberry	32707	3	\$249,967	3.0	2.0	1,849	\$135.19
Winter Springs / Tuskawilla	32708	1	\$250,000	4.0	2.0	2,282	\$109.55
Altamonte Springs / Forest City	32714	2	\$249,950	4.0	3.0	2,116	\$118.12
Lake Mary / Heathrow	32746	2	\$249,900	3.0	2.0	1,680	\$148.75
Longwood (East)	32750	3	\$249,933	4.0	2.0	2,005	\$124.65
Maitland / Eatonville	32751	1	\$250,000	3.0	2.0	1,494	\$167.34
Oviedo	32765	3	\$249,800	4.0	2.0	1,853	\$134.81
Sanford / Lake Forest	32771	3	\$249,933	3.0	2.0	1,721	\$145.23
Longwood / Wekiva Springs	32779	2	\$249,900	4.0	2.0	1,953	\$127.96
Winter Park	32792	2	\$249,900	4.0	2.0	1,845	\$135.45
Orange County		46	\$249,942	3.5	2.1	1,901	\$131.50
Apopka / Hunt Club	32703	5	\$249,940	4.0	3.0	2,303	\$108.53
Apopka (North)	32712	6	\$249,967	4.0	2.0	2,080	\$120.18
Winter Park (West)	32789	1	\$249,900	3.0	2.0	1,417	\$176.36
Colonialtown	32803	1	\$250,000	2.0	1.0	1,188	\$210.44
College Park	32804	1	\$249,900	2.0	1.0	1,100	\$227.18
Delaney / Crystal Lake	32806	2	\$249,950	3.0	2.0	1,556	\$160.64
Azalea Park	32807	1	\$250,000	3.0	2.0	2,353	\$106.25
Lockhart	32810	1	\$249,999	4.0	2.0	2,396	\$104.34
Conway	32812	4	\$249,925	3.0	2.0	1,668	\$149.84
Hiawassee	32818	1	\$249,900	3.0	2.0	1,958	\$127.63
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	\$249,966	4.0	2.0	2,011	\$124.30
Rio Pinar / Union Park	32825	3	\$249,917	3.0	2.0	1,688	\$148.06
Research Park	32826	1	\$249,900	4.0	2.0	1,818	\$137.46
Waterford Lakes	32828	5	\$249,940	3.0	2.0	1,749	\$142.90
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
Wedgfield	32833	1	\$249,900	2.0	3.0	2,304	\$108.46
Ocoee	34761	2	\$249,945	4.0	2.0	2,060	\$121.33
Winter Garden / Oakland	34787	2	\$250,000	4.0	2.0	2,008	\$124.50

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

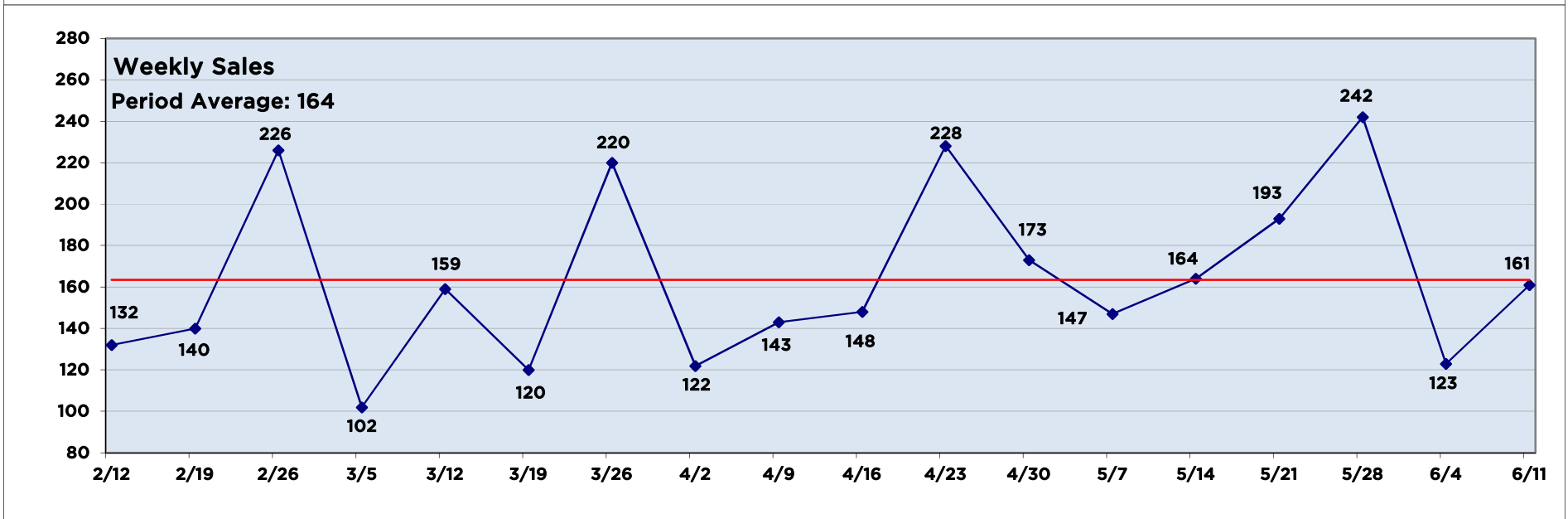
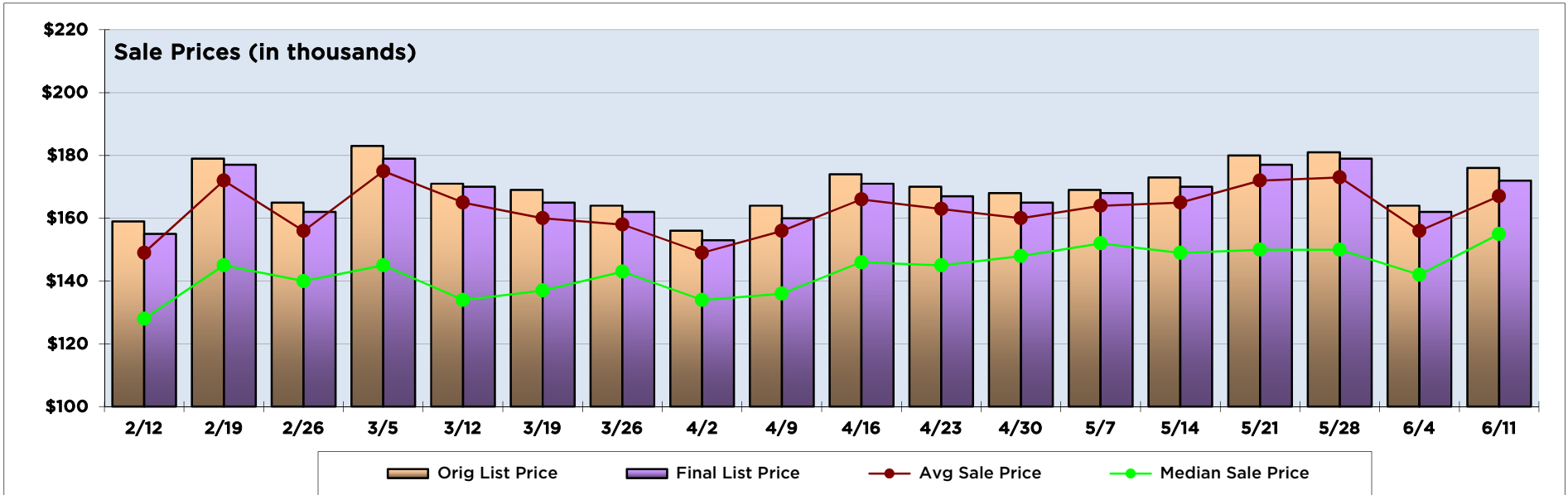
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Osceola County		35	\$249,926	3.6	2.3	2,136	\$117.03
Davenport	33896	2	\$249,940	3.0	2.0	2,582	\$96.80
Kenansville	34739	1	\$249,900	2.0	2.0	1,922	\$130.02
Kissimmee (Central)	34741	2	\$249,945	4.0	3.0	2,096	\$119.25
Kissimmee / Buena Ventura Lakes	34743	2	\$249,900	4.0	3.0	2,693	\$92.80
Kissimmee (East)	34744	6	\$249,949	3.0	2.0	2,127	\$117.51
Kissimmee (West) / Pleasant Hill	34746	5	\$249,950	4.0	2.0	2,354	\$106.18
Kissimmee / Celebration	34747	7	\$249,871	4.0	3.0	1,807	\$138.28
Kissimmee / Poinciana	34758	1	\$249,900	3.0	2.0	2,116	\$118.10
St Cloud	34769	3	\$249,900	4.0	2.0	1,696	\$147.35
St Cloud / Narcoossee	34771	3	\$249,967	3.0	2.0	2,182	\$114.56
St Cloud / Canoe Creek	34772	1	\$250,000	4.0	2.0	2,115	\$118.20
St Cloud / Harmony	34773	2	\$249,950	4.0	2.0	2,517	\$99.30
Lake County		34	\$249,927	3.4	2.2	2,107	\$118.64
Astor	32102	1	\$249,900	4.0	2.0	2,294	\$108.94
Lady Lake / The Villages	32159	3	\$249,967	3.0	3.0	1,567	\$159.52
Eustis (West)	32726	2	\$249,950	3.0	3.0	2,387	\$104.71
Eustis (East)	32736	1	\$250,000	3.0	2.0	1,885	\$132.63
Mount Dora	32757	5	\$249,900	3.0	2.0	2,167	\$115.32
Sorrento / Mt Plymouth	32776	1	\$250,000	3.0	2.0	1,828	\$136.76
Tavares / Mt Plymouth	32778	1	\$249,900	3.0	2.0	1,624	\$153.88
Clermont (Central)	34711	8	\$249,938	3.0	2.0	2,168	\$115.29
Clermont (South)	34714	2	\$249,950	5.0	3.0	2,554	\$97.87
Minneola	34715	1	\$249,900	3.0	2.0	1,785	\$140.00
Fruitland Park	34731	1	\$250,000	4.0	2.0	2,516	\$99.36
Groveland	34736	2	\$249,900	4.0	2.0	1,930	\$129.48
Leesburg (West)	34748	5	\$249,960	4.0	2.0	2,389	\$104.63
Mascotte	34753	1	\$249,500	3.0	2.0	1,125	\$221.78

Monday Morning Quarterback
06/11/2017 - 06/17/2017
Lake, Orange, Osceola & Seminole Counties

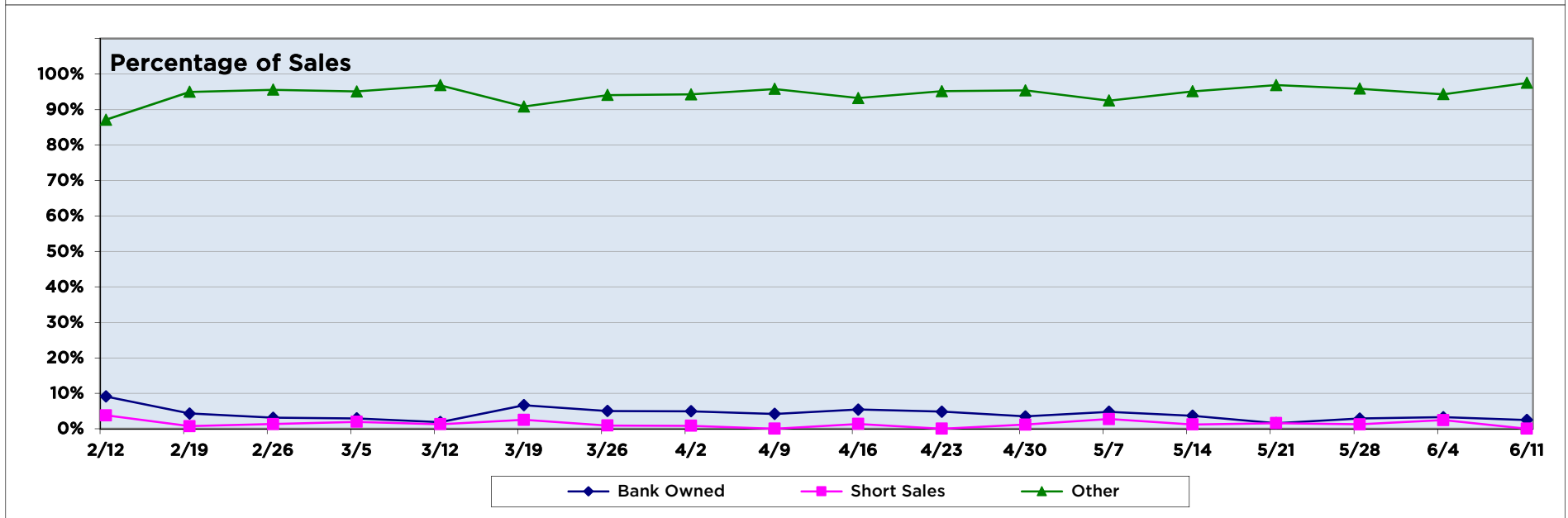
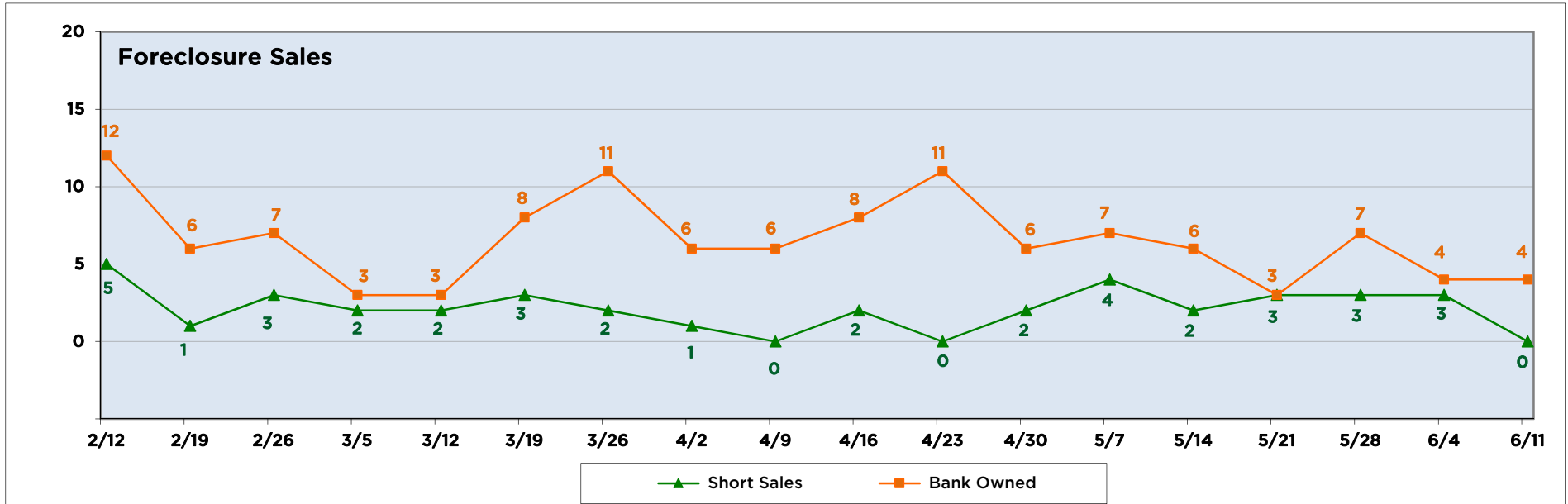
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	161	139	14	3	4	1	0
Bank Owned	4	4	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	157	135	14	3	4	1	0
Active Listings	2,360	1,689	268	249	62	59	33
Bank Owned	51	46	2	1	0	0	2
Short Sales	28	25	2	1	0	0	0
Other	2,281	1,618	264	247	62	59	31
Months of Inventory	3	3	4	19	4	14	0
<i>List Price</i>							
Average Original List Price	\$175,837	\$147,702	\$280,618	\$360,406	\$509,825	\$729,999	\$0
Average Final List Price	\$172,397	\$145,693	\$270,746	\$353,538	\$480,850	\$729,999	\$0
<i>Sale Price</i>							
Average Price	\$167,426	\$141,370	\$263,837	\$336,667	\$471,625	\$715,000	\$0
Median Price	\$155,000	\$138,000	\$260,657	\$325,000	\$473,750	\$715,000	\$0
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$3,440	-\$2,009	-\$9,872	-\$6,868	-\$28,975	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,411	-\$6,332	-\$16,781	-\$23,739	-\$38,200	-\$14,999	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,971	-\$4,323	-\$6,909	-\$16,871	-\$9,225	-\$14,999	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.22%	95.71%	94.02%	93.41%	92.51%	97.95%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.12%	97.03%	97.45%	95.23%	98.08%	97.95%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	54	50	52	216	80	39	0
Combined Avg Days to Contract	56	51	67	216	80	39	0
Avg Days Listing to Closing	90	85	101	262	114	79	0
Avg Days Contract to Close	36	34	48	46	33	39	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	3	3	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,367	1,282	1,765	1,745	2,360	2,434	0

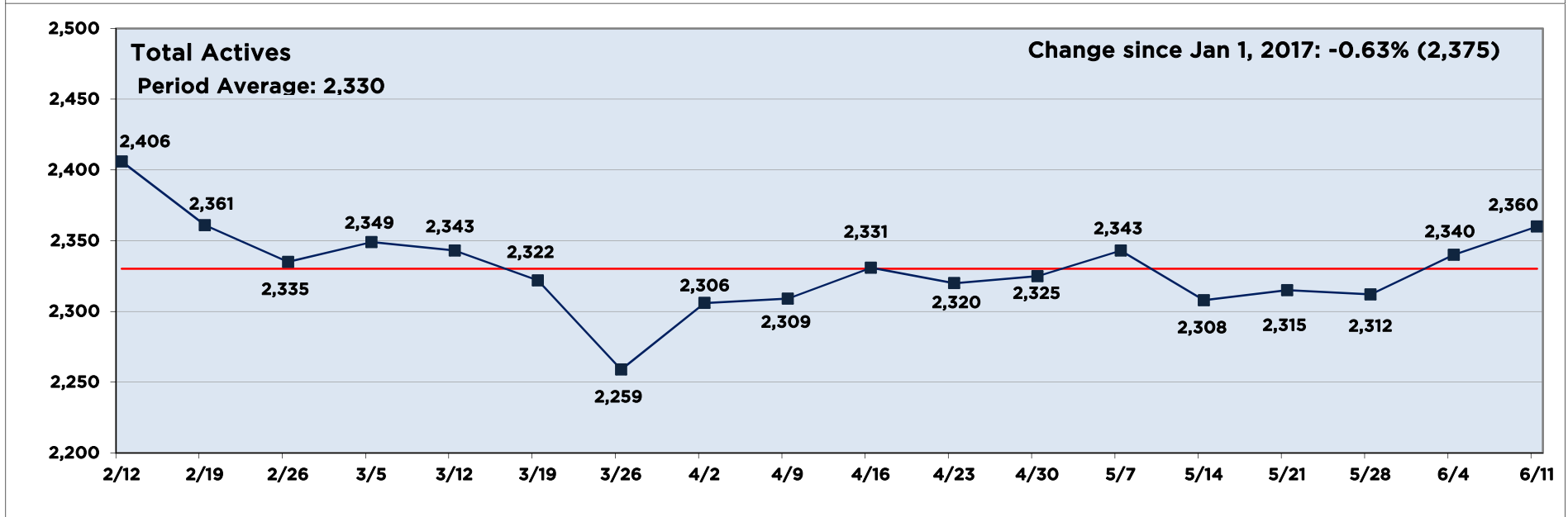
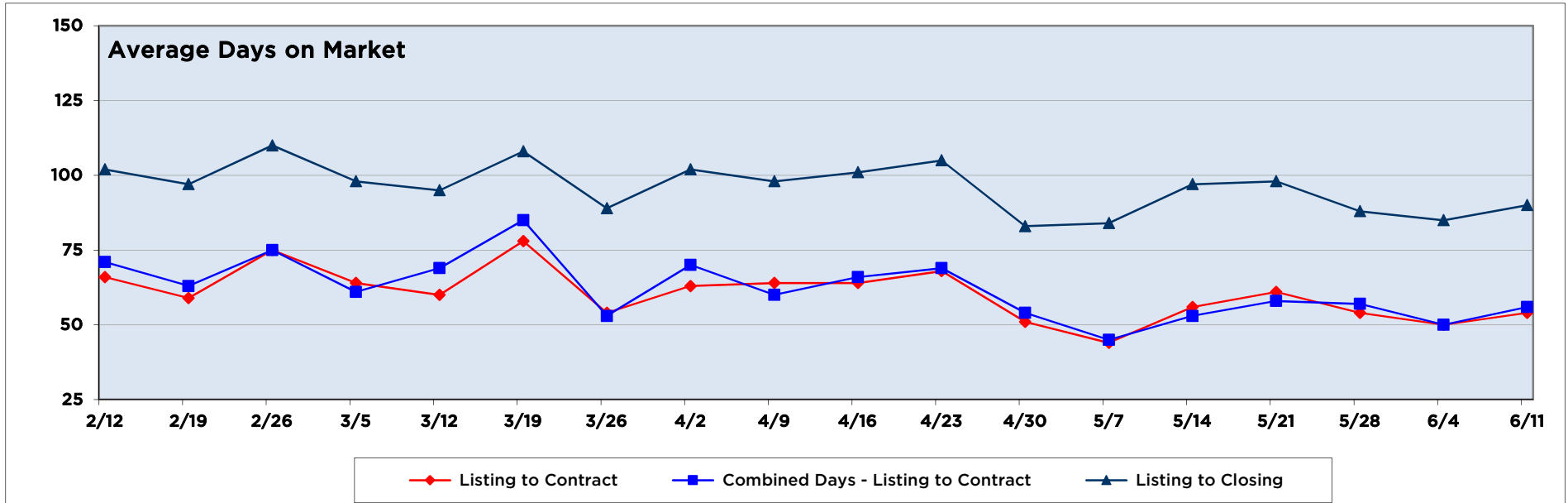
Condos, Townhomes, Villas



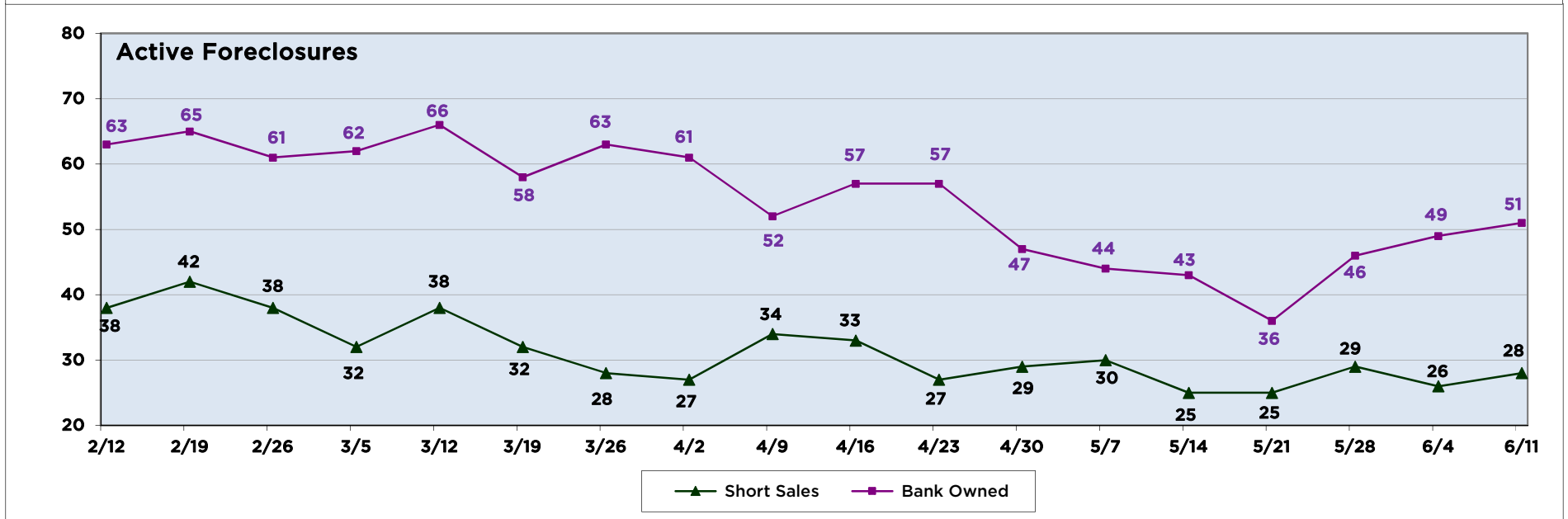
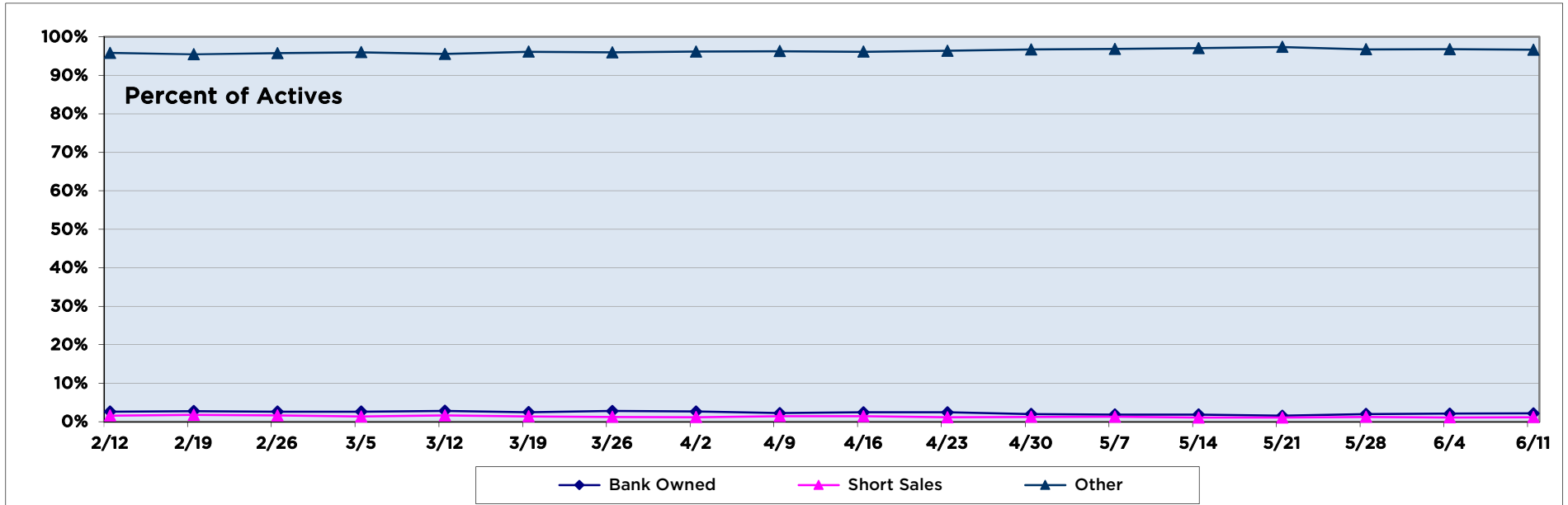
Condos, Townhomes, Villas



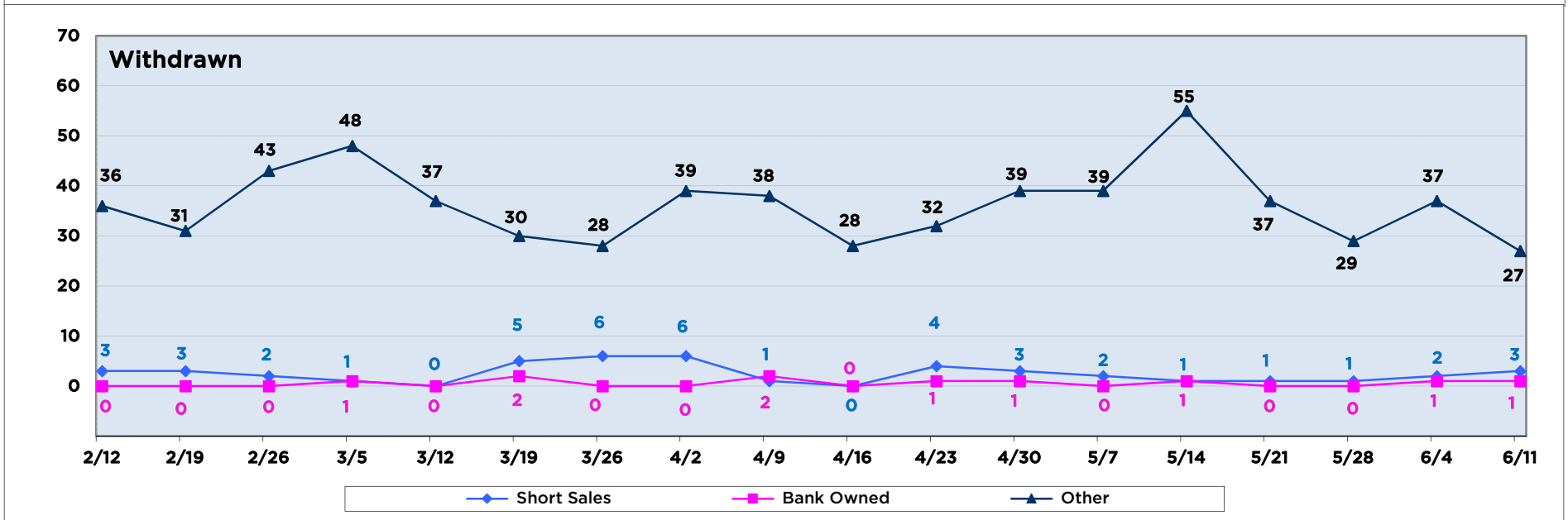
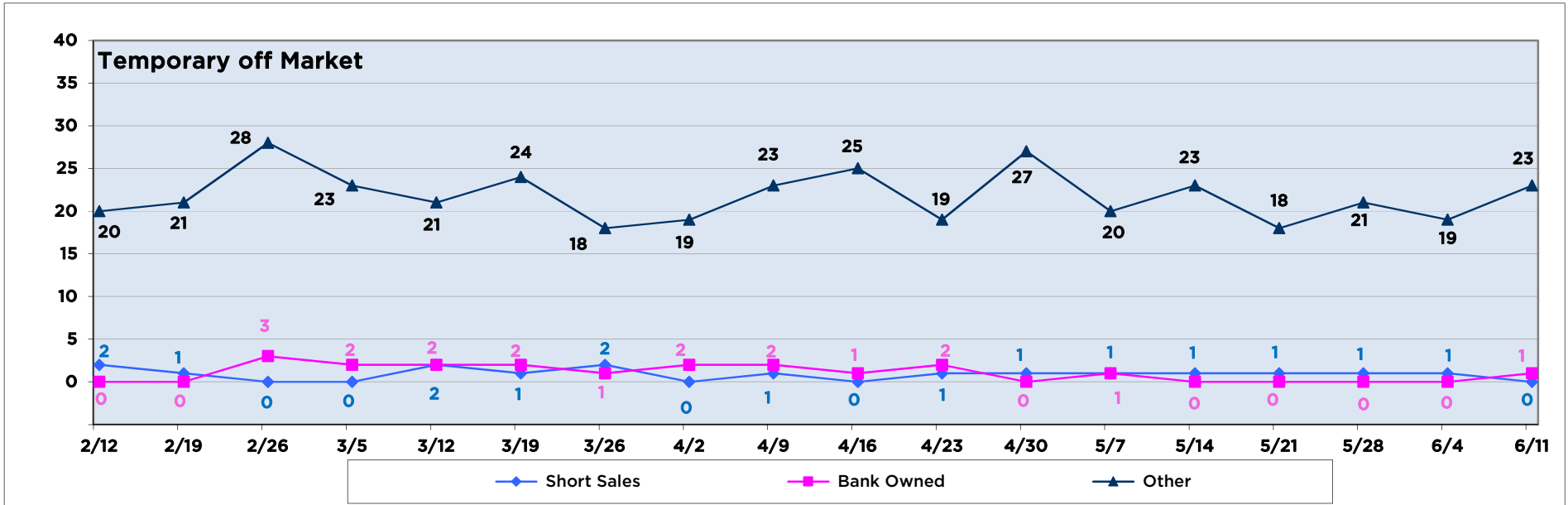
Condos, Townhomes, Villas



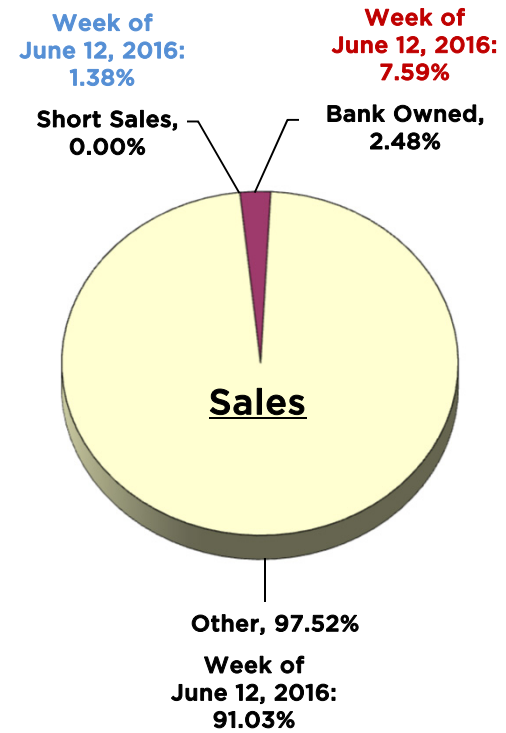
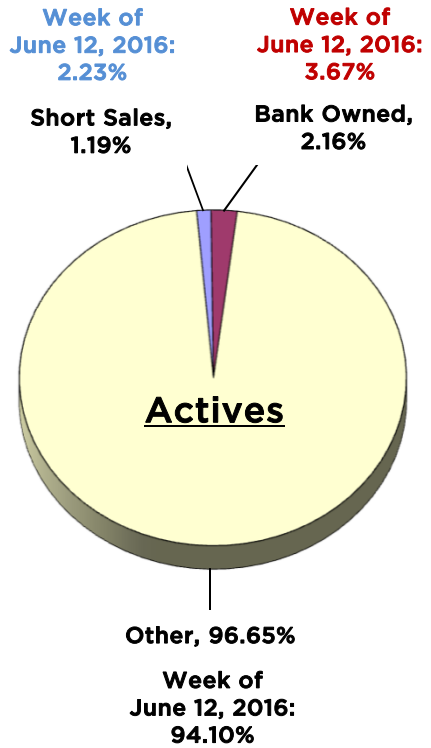
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 24 Condos, Townhomes, or Villas available for the Median Price of \$155,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		3	\$154,967	1.7	1.7	1,170	\$132.41
Apopka / Hunt Club	32703	1	\$155,000	2.0	2.0	1,308	\$118.50
Casselberry	32707	1	\$154,900	2.0	2.0	1,223	\$126.66
Lake Mary / Heathrow	32746	1	\$155,000	1.0	1.0	980	\$158.16
Orange County		11	\$154,932	2.4	1.9	1,191	\$130.09
Winter Park (East) / Aloma	32792	1	\$155,000	2.0	1.0	1,219	\$127.15
Orlando (Downtown)	32801	1	\$155,000	2.0	2.0	1,121	\$138.27
Colonialtown	32803	1	\$154,500	2.0	2.0	890	\$173.60
Orlo Vista	32811	1	\$155,000	3.0	2.0	1,447	\$107.12
Williamsburg / Lake Bryan	32821	3	\$154,917	2.0	2.0	1,215	\$127.50
Taft	32824	1	\$155,000	3.0	2.0	1,370	\$113.14
Union Park / Chickasaw	32829	1	\$155,000	2.0	2.0	1,071	\$144.72
Metro West / Orlo Vista	32835	2	\$155,000	3.0	2.0	1,169	\$132.59
Osceola County		10	\$154,984	3.0	2.0	1,317	\$117.72
Kissimmee (West) / Pleasant Hill	34746	5	\$155,000	3.0	2.0	1,340	\$115.67
Kissimmee / Celebration	34747	5	\$154,968	3.0	2.0	1,293	\$119.85