



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

***Week of Jun 25, 2017***

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

- Sales of single-family homes increased to 883 during the week of Jun 25, from 571 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 increased to 49 last week, from 31 the week of Jun 18
- The number of single-family home short-sale transactions increased to 19 from 11 the week prior
- Single-family inventory increased by 75, and now sits at 8,599

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

- Sales of condos, townhomes, and villas increased to 239 during the week of Jun 25, from 129 the week prior
- The median price of condos, townhomes, and villas decreased to \$143,500, a change of -2.4%
- The number of condo, townhome, and villa foreclosure transactions increased to 14 last week, from 2 the week of Jun 18
- The number of condo, townhome and villa short-sale transactions increased to 2 from 1 the week prior
- Condo inventory decreased by 59, and now sits at 2,323

*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>883</b>	431	127	168	71	64	22
Bank Owned	49	35	4	2	4	3	1
Short Sales	19	11	1	4	1	1	1
Other	815	385	122	162	66	60	20
<b>Active Listings</b>	<b>8,599</b>	2,265	1,328	1,976	964	1,445	621
Bank Owned	198	117	20	30	10	15	6
Short Sales	102	45	18	22	9	7	1
Other	8,299	2,103	1,290	1,924	945	1,423	614
<b>Months of Inventory</b>	<b>2</b>	1	2	3	3	5	7

#### *List Price*

Average Original List Price	\$330,104	\$187,169	\$283,744	\$358,078	\$467,316	\$713,688	\$1,625,613
Average Final List Price	\$322,740	\$185,331	\$277,747	\$353,922	\$455,517	\$680,429	\$1,567,257

#### *Sale Price*

Average Price	\$313,553	\$181,692	\$272,257	\$346,226	\$443,458	\$646,745	\$1,497,195
Median Price	\$250,000	\$190,000	\$272,000	\$348,450	\$438,000	\$589,950	\$1,315,000

#### *Price Differences*

<i>Original to Final</i> List Price	-\$7,364	-\$1,838	-\$5,997	-\$4,156	-\$11,799	-\$33,259	-\$58,356
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,551	-\$5,477	-\$11,487	-\$11,852	-\$23,858	-\$66,943	-\$128,418
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,187	-\$3,639	-\$5,490	-\$7,696	-\$12,059	-\$33,684	-\$70,062
<i>Original</i> List to <i>Sale</i> Price - %	94.99%	97.07%	95.95%	96.69%	94.89%	90.62%	92.10%
<i>Final</i> List to <i>Sale</i> Price - %	97.15%	98.04%	98.02%	97.83%	97.35%	95.05%	95.53%

#### *Days on the Market*

Avg Days Listing to Contract	55	47	43	51	64	106	126
Combined Avg Days to Contract	60	47	44	59	87	117	182
Avg Days Listing to Closing	99	90	86	96	108	150	187
Avg Days Contract to Close	43	43	42	44	43	43	59

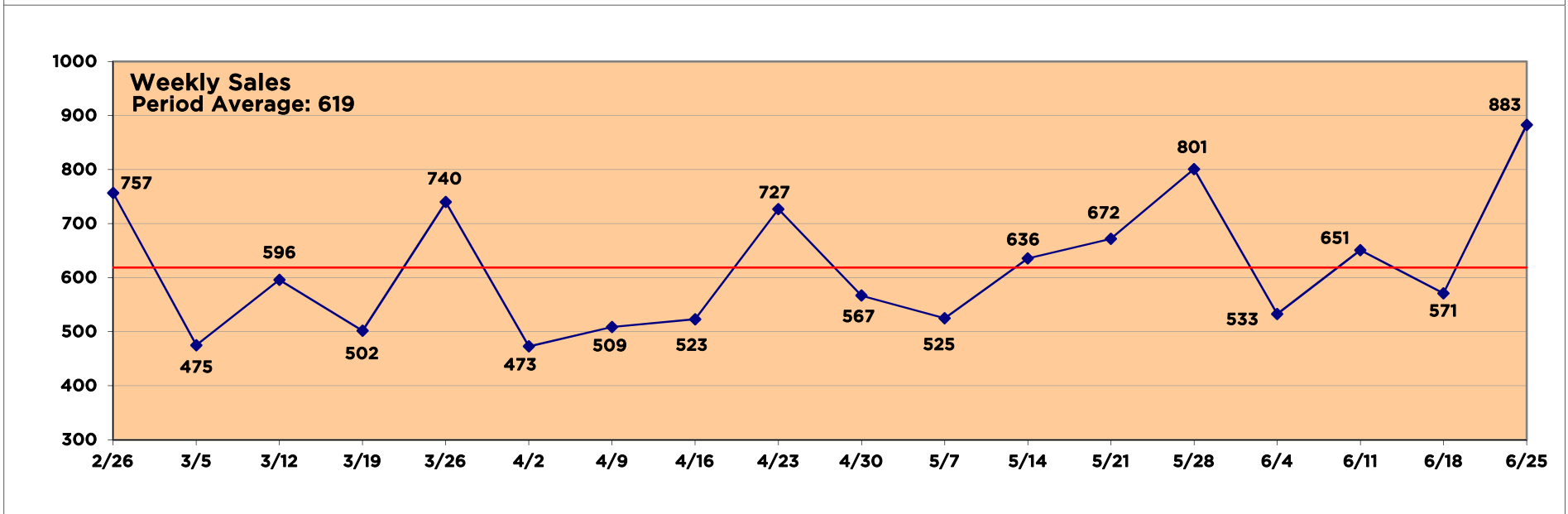
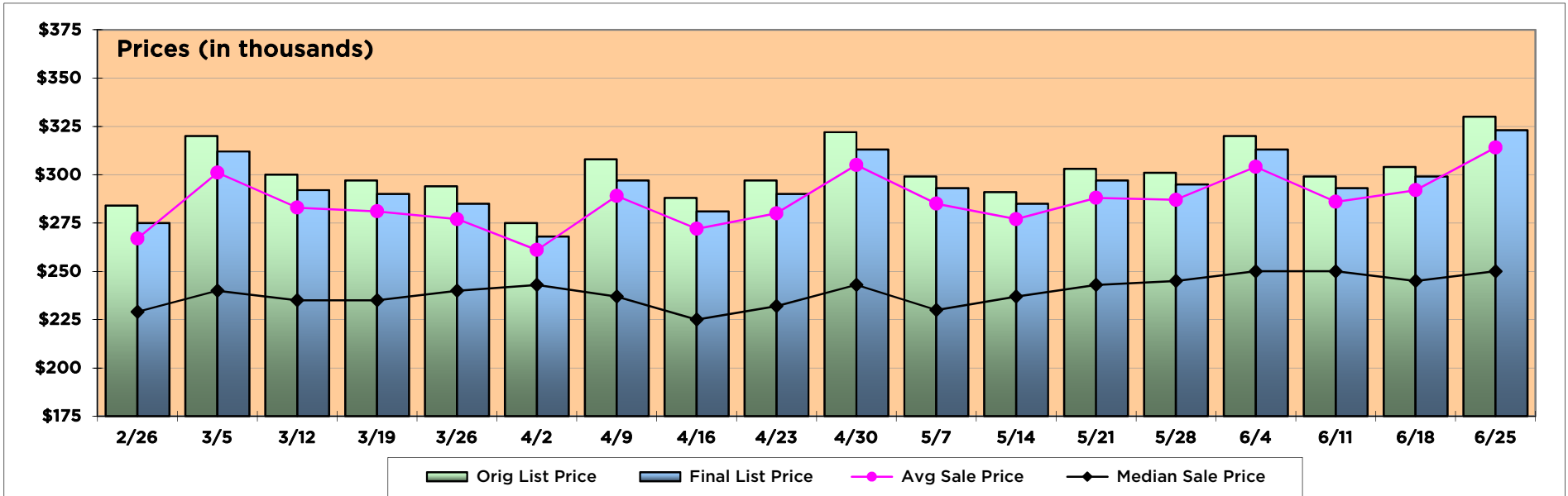
#### *Beds / Baths*

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

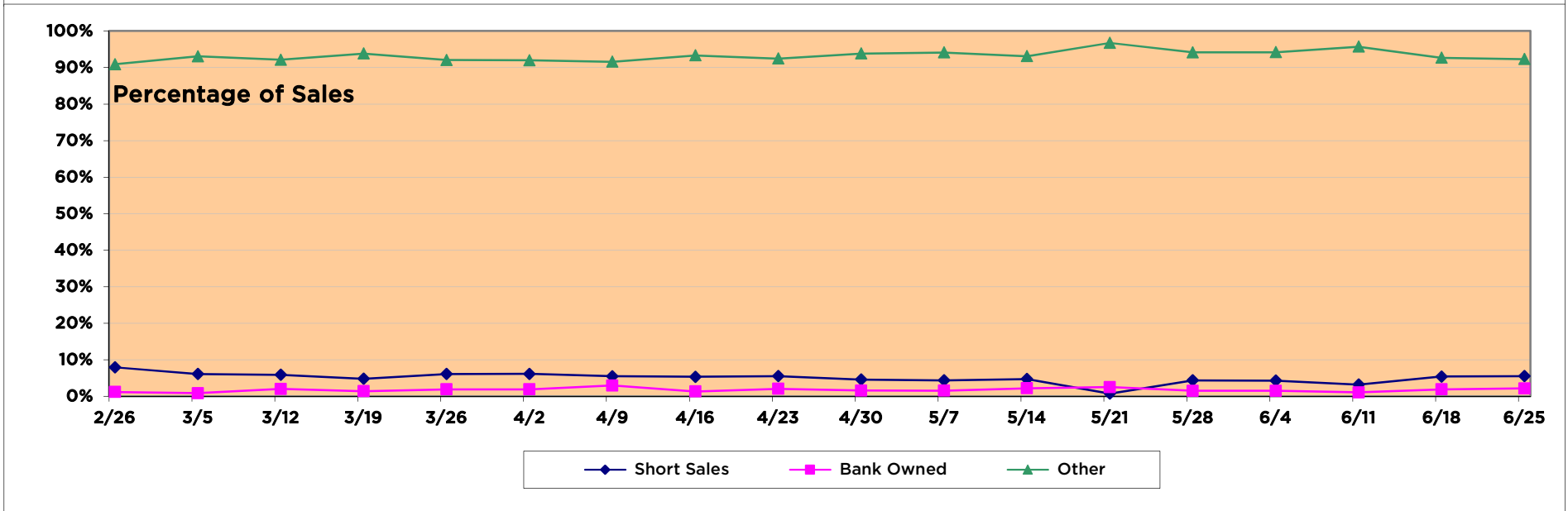
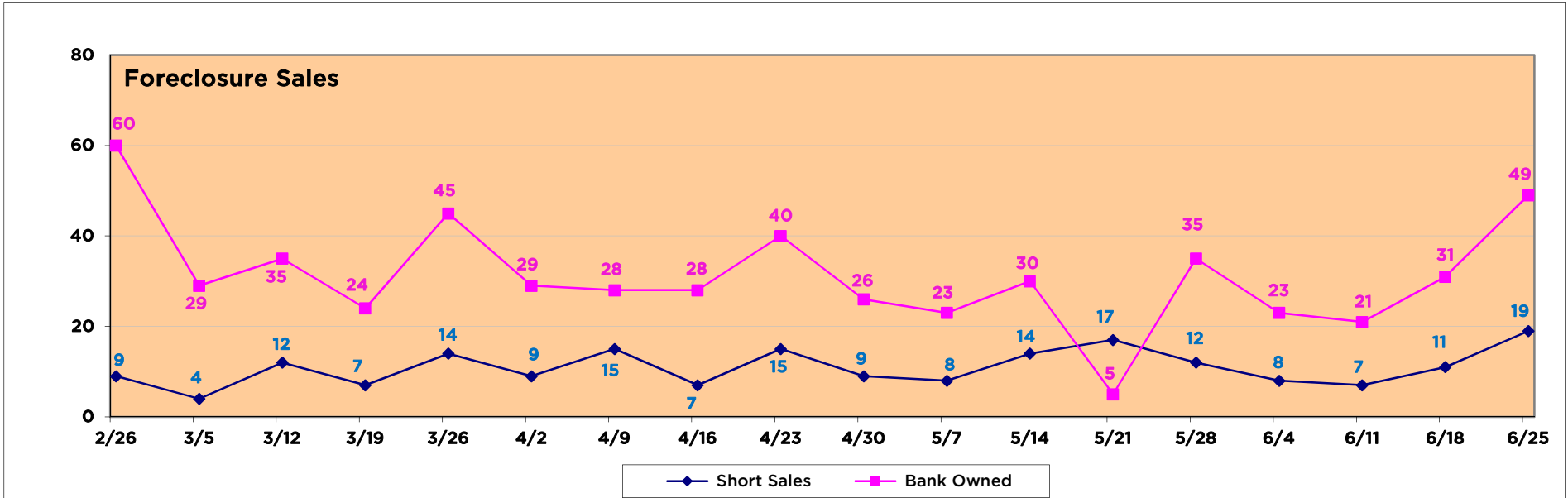
#### *Square Footage*

Average Square Feet	2,234	1,587	2,126	2,664	3,205	3,602	5,129
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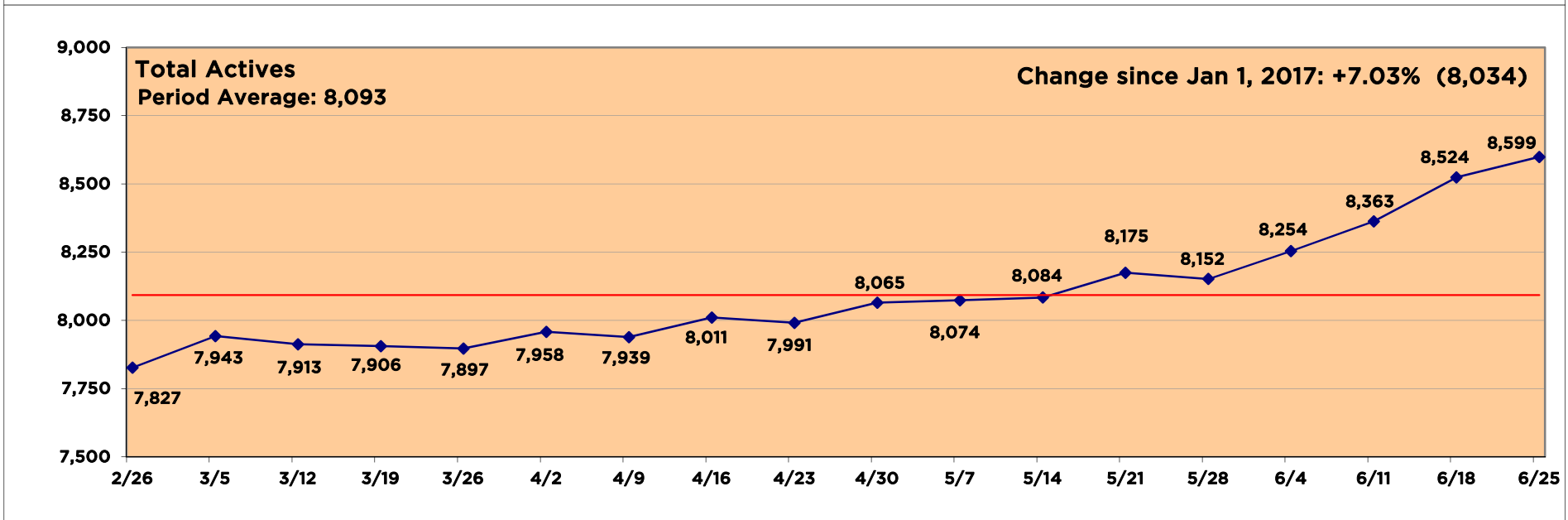
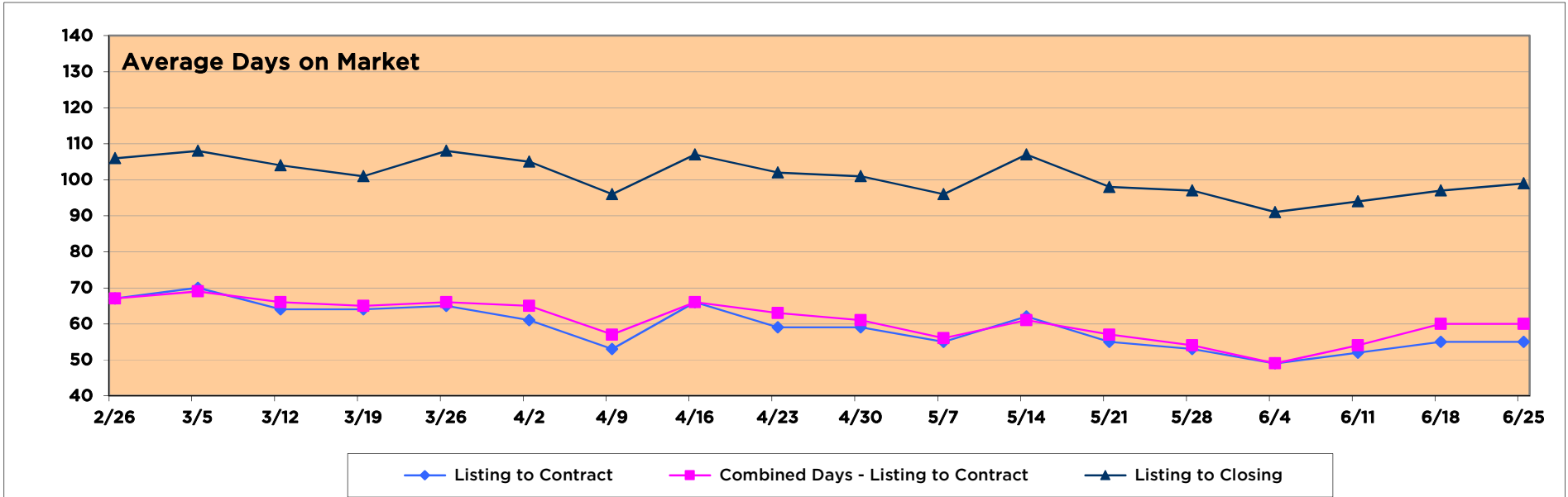
**Single Family Homes**



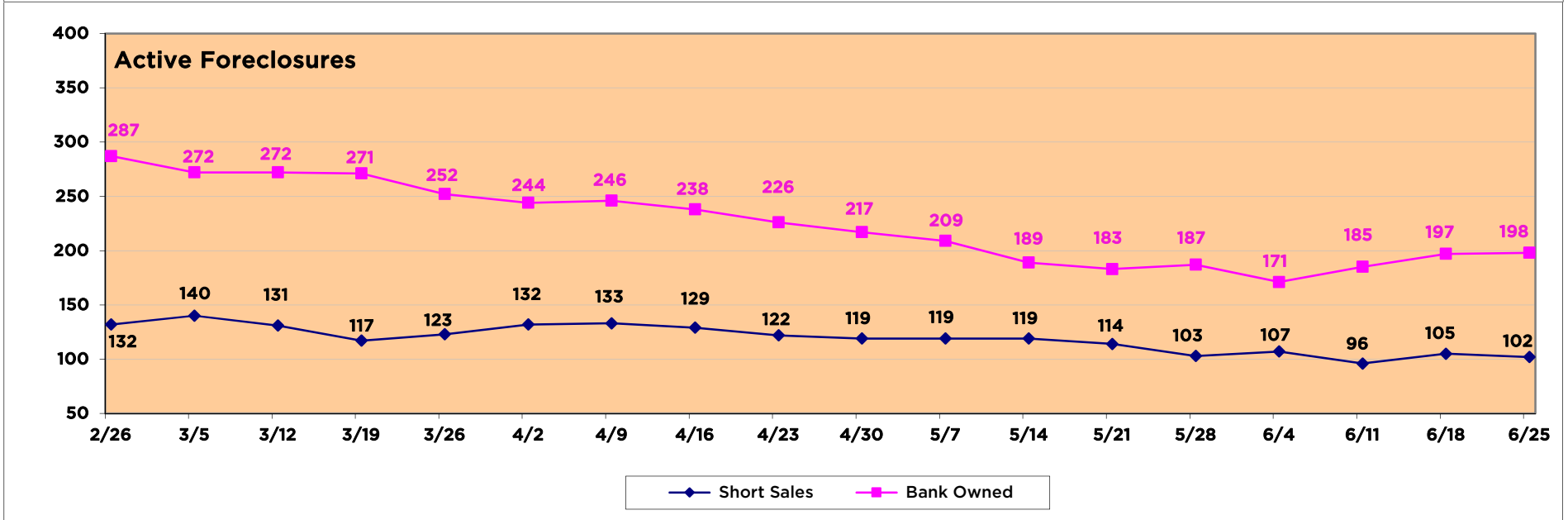
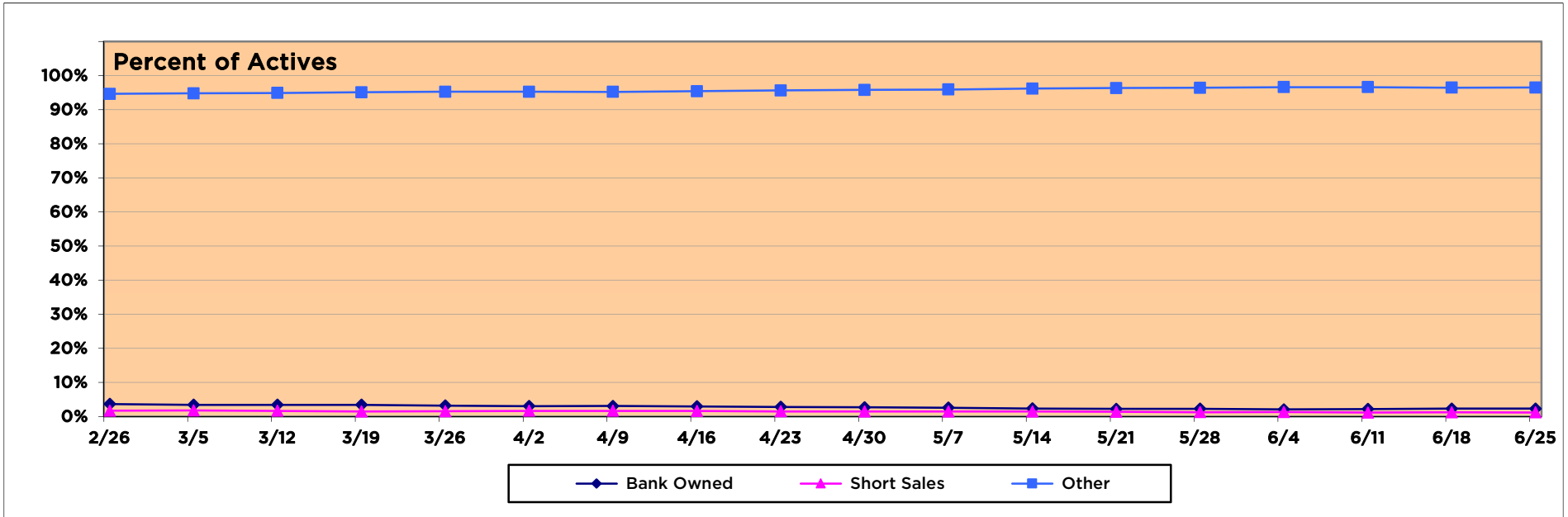
**Single Family Homes**



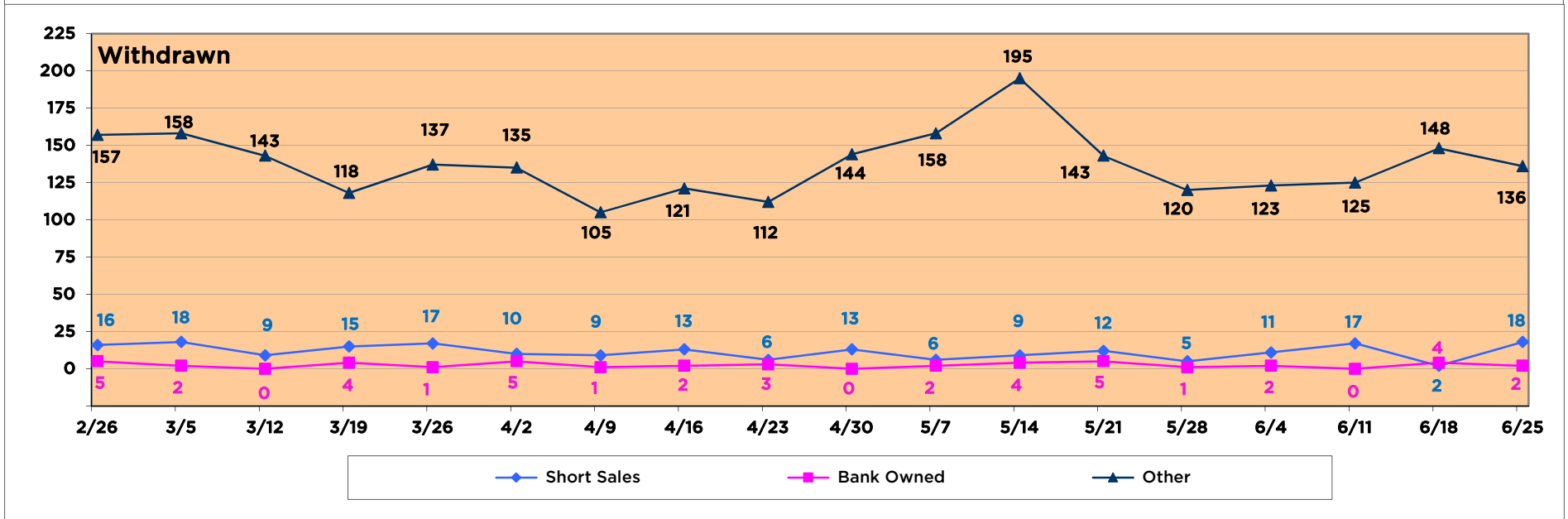
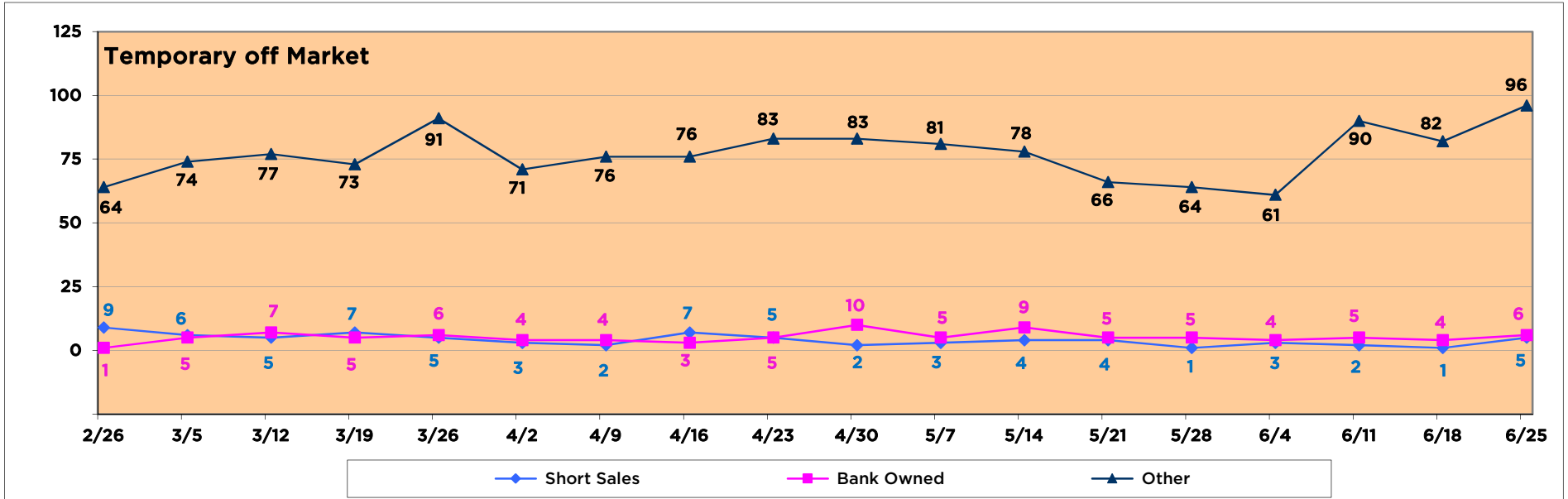
**Single Family Homes**



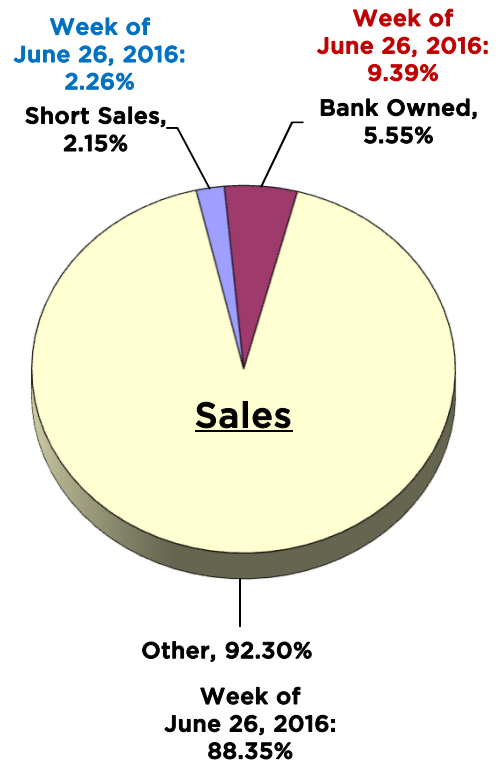
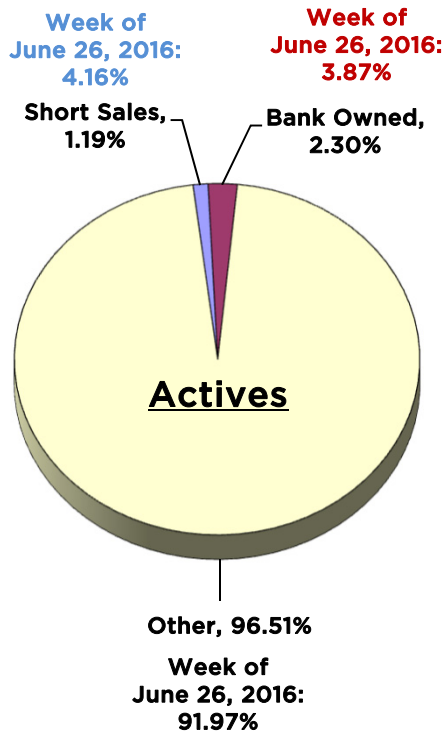
### Single Family Homes



**Single Family Homes**



**Single Family Homes**





**Where are the 125 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>
<b>Seminole County</b>		<b>22</b>	<b>\$249,918</b>	<b>3.2</b>	<b>2.1</b>	<b>1,828</b>	<b>\$136.74</b>
Altamonte Springs (East)	32701	1	\$249,500	3.0	2.0	1,828	\$136.49
Casselberry	32707	2	\$250,000	3.0	2.0	1,895	\$131.93
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
Fern Park/Casselberry	32730	1	\$249,900	4.0	2.0	2,080	\$120.14
Lake Mary / Heathrow	32746	2	\$249,900	3.0	2.0	1,680	\$148.75
Longwood (East)	32750	5	\$249,920	3.0	2.0	1,730	\$144.46
Maitland / Eatonville	32751	1	\$249,900	3.0	2.0	1,671	\$149.55
Oviedo	32765	3	\$249,933	3.0	2.0	1,545	\$161.77
Sanford / Lake Forest	32771	3	\$249,967	3.0	2.0	1,851	\$135.04
Longwood / Wekiva Springs	32779	1	\$249,900	4.0	2.0	2,129	\$117.38
<b>Orange County</b>		<b>42</b>	<b>\$249,954</b>	<b>3.6</b>	<b>2.1</b>	<b>1,919</b>	<b>\$130.23</b>
Apopka / Hunt Club	32703	5	\$249,958	4.0	3.0	2,348	\$106.46
Apopka (North)	32712	6	\$249,967	4.0	2.0	2,063	\$121.17
Maitland / Eatonville	32751	1	\$250,000	3.0	2.0	1,427	\$175.19
Colonialtown	32803	1	\$250,000	2.0	1.0	1,188	\$210.44
College Park	32804	1	\$249,999	3.0	2.0	1,644	\$152.07
Delaney / Crystal Lake	32806	3	\$249,967	3.0	2.0	1,508	\$165.76
Azalea Park	32807	2	\$250,000	3.0	2.0	2,039	\$122.61
Lockhart	32810	1	\$249,999	4.0	2.0	2,396	\$104.34
Conway	32812	1	\$249,900	3.0	2.0	1,724	\$144.95
Hiawassee	32818	1	\$249,900	3.0	2.0	1,958	\$127.63
Williamsburg / Lake Bryan	32821	2	\$249,950	3.0	2.0	1,776	\$140.74
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	2	\$249,900	4.0	2.0	1,750	\$142.80
Waterford Lakes	32828	3	\$249,933	3.0	2.0	1,834	\$136.28
Union Park / Chickasaw	32829	2	\$249,950	4.0	2.0	1,941	\$128.77
Moss Park	32832	1	\$249,900	3.0	2.0	1,910	\$130.84
Metro West / Orlo Vista	32835	1	\$249,900	3.0	2.0	1,548	\$161.43
Pine Castle / Edgewood	32839	1	\$249,900	3.0	2.0	1,855	\$134.72
Ocoee	34761	2	\$249,950	4.0	2.0	2,047	\$122.11
Winter Garden / Oakland	34787	2	\$250,000	4.0	2.0	1,847	\$135.35

**Where are the 125 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>
<b>Osceola County</b>		<b>31</b>	<b>\$249,917</b>	<b>3.6</b>	<b>2.5</b>	<b>2,188</b>	<b>\$114.21</b>
Davenport	33896	1	\$249,900	3.0	2.0	2,743	\$91.10
Kenansville	34739	1	\$249,900	2.0	2.0	1,922	\$130.02
Kissimmee / Buena Ventura Lakes	34743	1	\$249,900	4.0	2.0	3,177	\$78.66
Kissimmee (East)	34744	6	\$249,933	3.0	2.0	2,224	\$112.38
Kissimmee (West) / Pleasant Hill	34746	6	\$249,958	4.0	3.0	2,439	\$102.48
Kissimmee / Celebration	34747	8	\$249,887	4.0	3.0	1,932	\$129.34
Kissimmee / Poinciana	34758	2	\$249,900	4.0	3.0	2,124	\$117.66
St Cloud	34769	3	\$249,900	3.0	2.0	1,740	\$143.62
St Cloud / Narcoossee	34771	2	\$249,950	4.0	2.0	2,364	\$105.73
St Cloud / Harmony	34773	1	\$249,900	4.0	2.0	2,366	\$105.62
<b>Lake County</b>		<b>30</b>	<b>\$249,907</b>	<b>3.1</b>	<b>2.0</b>	<b>2,135</b>	<b>\$117.05</b>
Astor	32102	1	\$249,900	4.0	2.0	2,294	\$108.94
Lady Lake / The Villages	32159	1	\$250,000	2.0	2.0	700	\$357.14
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	5	\$249,900	3.0	2.0	2,125	\$117.60
Tavares / Mt Plymouth	32778	1	\$249,900	3.0	2.0	2,008	\$124.45
Clermont (Central)	34711	8	\$249,950	3.0	2.0	2,204	\$113.41
Clermont (South)	34714	1	\$249,500	4.0	2.0	2,708	\$92.13
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	7	\$249,943	3.0	2.0	2,354	\$106.18
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
<b>Sales</b>	<b>239</b>	205	12	16	4	1	1
Bank Owned	14	13	0	0	0	0	1
Short Sales	2	2	0	0	0	0	0
Other	223	190	12	16	4	1	0
<b>Active Listings</b>	<b>2,323</b>	1,640	270	259	62	62	30
Bank Owned	50	44	3	2	0	0	1
Short Sales	32	29	2	0	0	1	0
Other	2,241	1,567	265	257	62	61	29
<b>Months of Inventory</b>	<b>2</b>	2	5	4	4	14	7

**List Price**

Average Original List Price	\$179,309	\$143,145	\$286,246	\$366,222	\$444,375	\$839,000	\$1,599,000
Average Final List Price	\$175,496	\$141,161	\$284,896	\$356,010	\$441,375	\$775,000	\$1,350,000

**Sale Price**

Average Price	\$170,416	\$137,485	\$275,423	\$342,678	\$433,000	\$750,000	\$1,275,000
Median Price	\$143,500	\$130,000	\$274,790	\$336,478	\$427,500	\$750,000	\$1,275,000

**Price Differences**

Original to Final List Price	-\$3,813	-\$1,984	-\$1,350	-\$10,212	-\$3,000	-\$64,000	-\$249,000
Original List to Sale Price - \$	-\$8,893	-\$5,660	-\$10,823	-\$23,544	-\$11,375	-\$89,000	-\$324,000
Final List to Sale Price - \$	-\$5,080	-\$3,676	-\$9,473	-\$13,332	-\$8,375	-\$25,000	-\$75,000
Original List to Sale Price - %	95.04%	96.05%	96.22%	93.57%	97.44%	89.39%	79.74%
Final List to Sale Price - %	97.11%	97.40%	96.67%	96.26%	98.10%	96.77%	94.44%

**Days on the Market**

Avg Days Listing to Contract	59	57	36	82	19	266	265
Combined Avg Days to Contract	59	55	33	98	19	356	265
Avg Days Listing to Closing	94	92	75	116	60	385	273
Avg Days Contract to Close	35	35	39	33	41	117	8

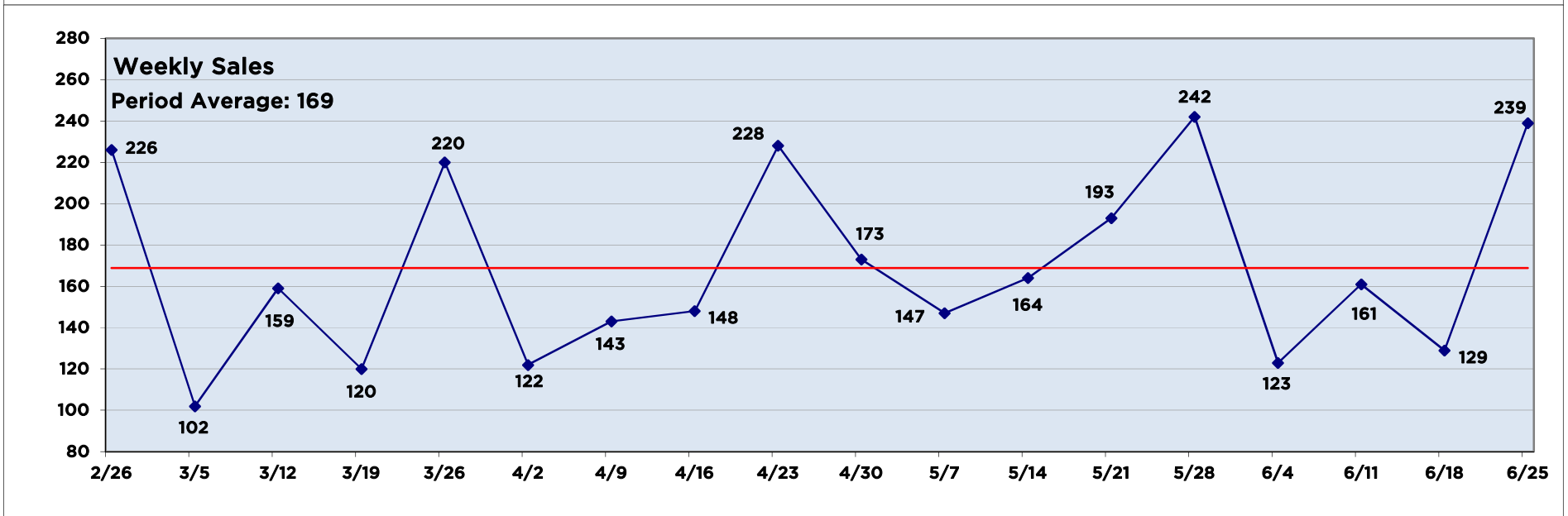
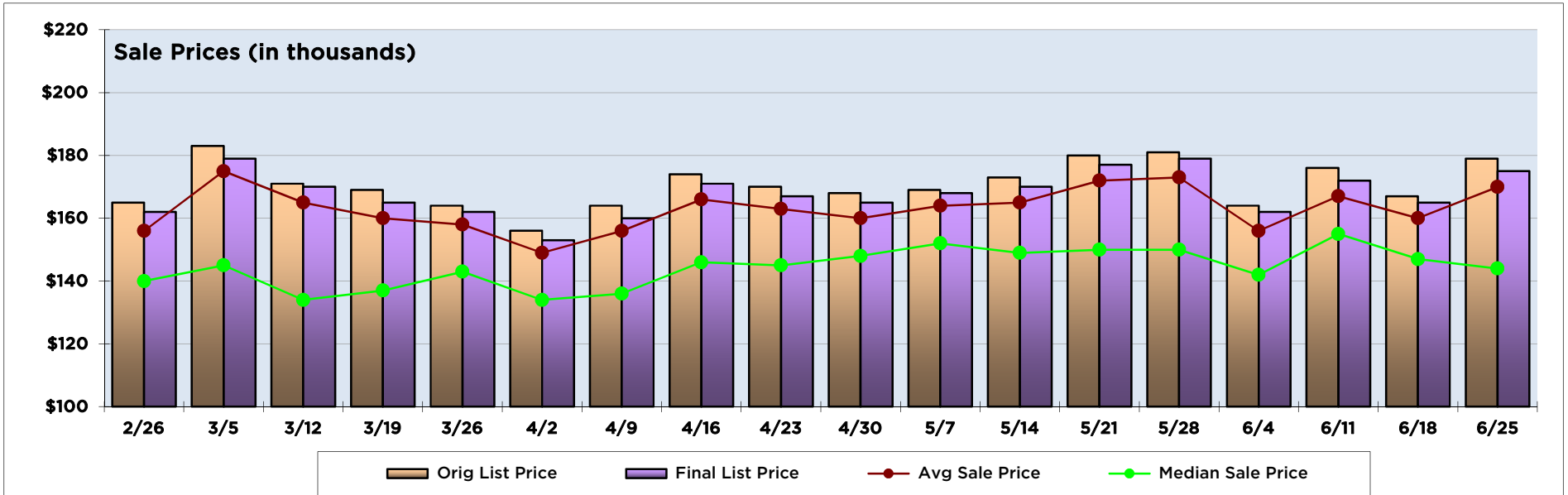
**Beds / Baths**

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

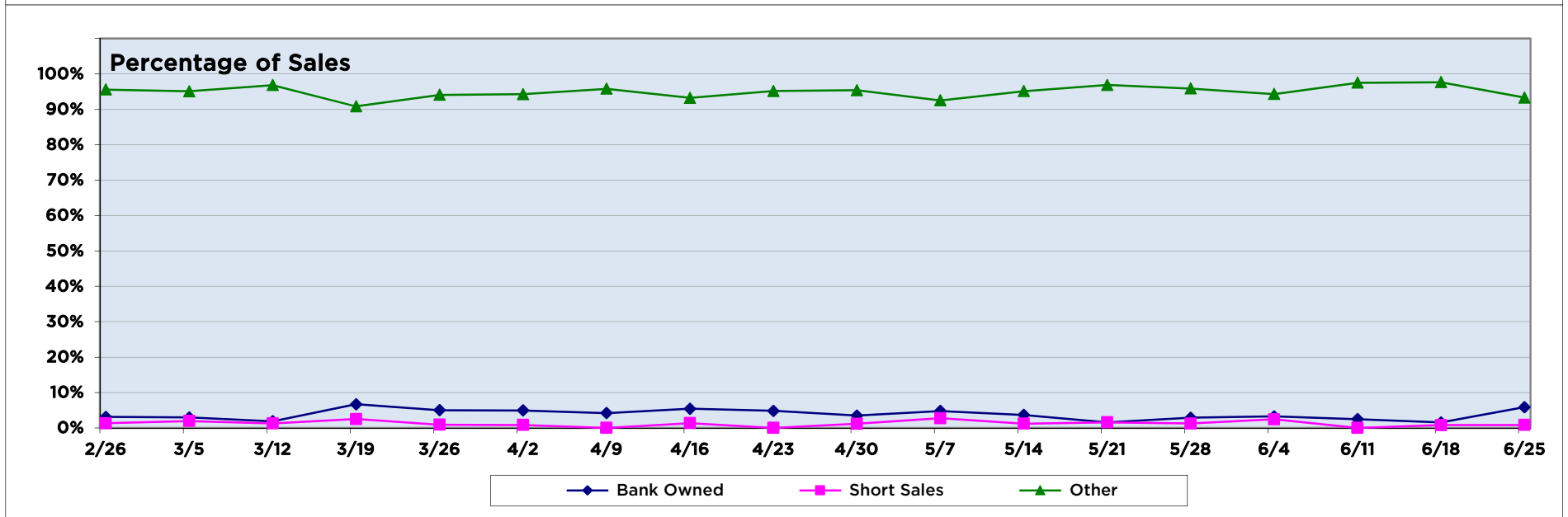
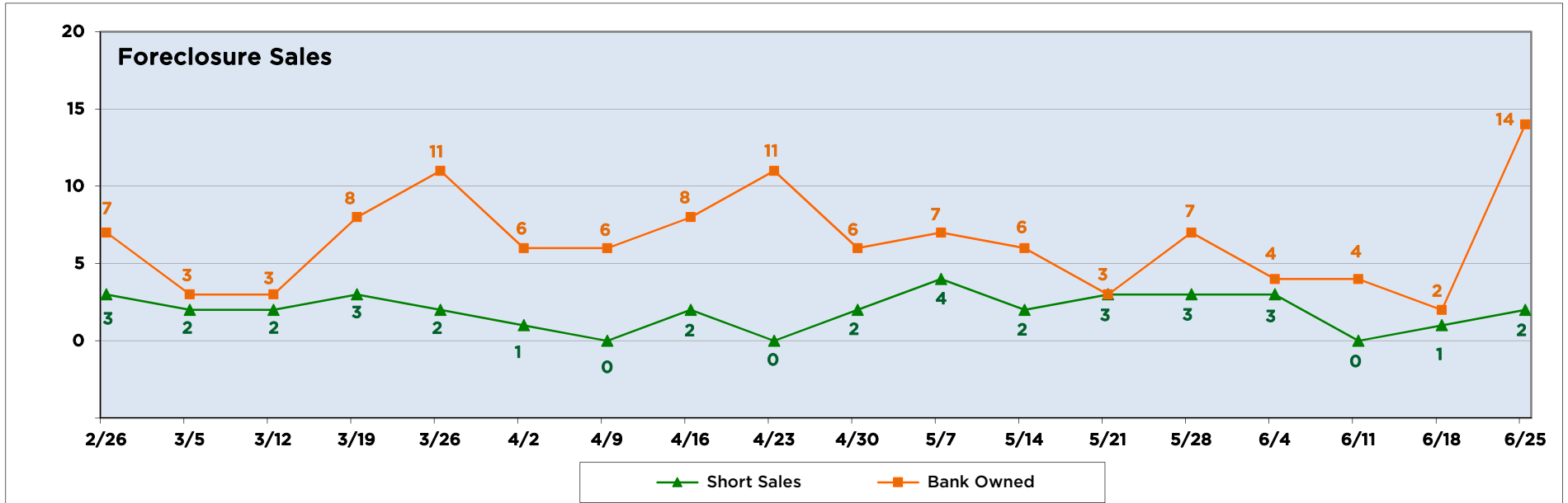
**Square Footage**

Average Square Feet	1,365	1,242	1,780	2,160	2,078	3,300	4,090
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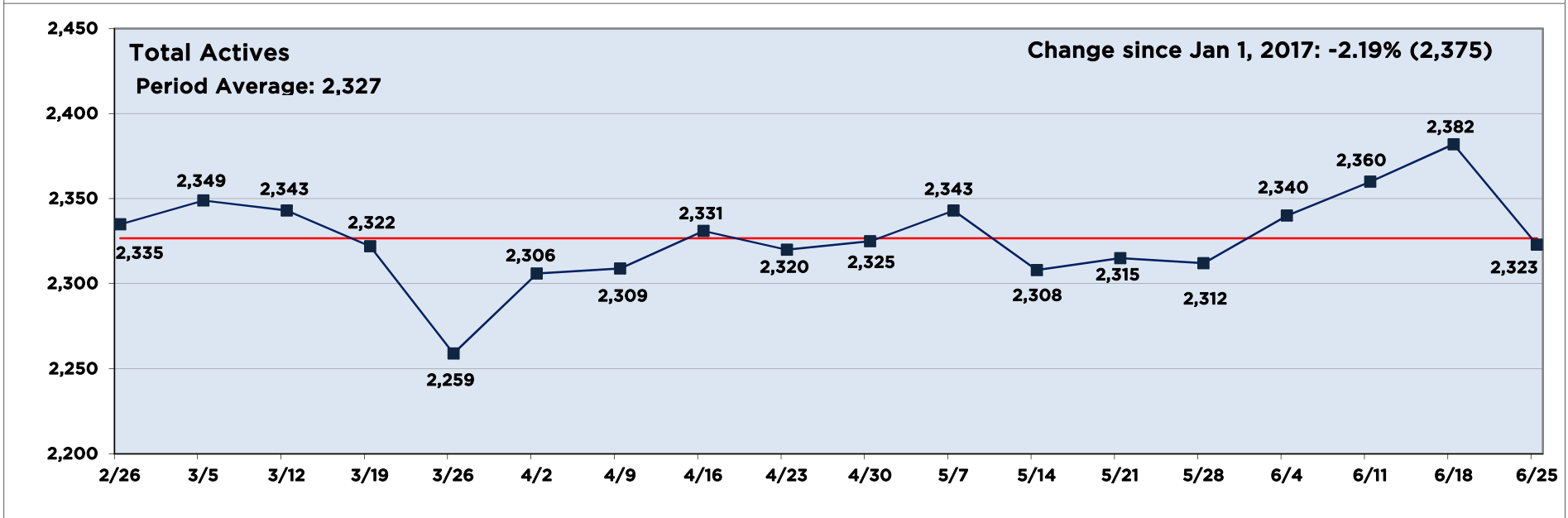
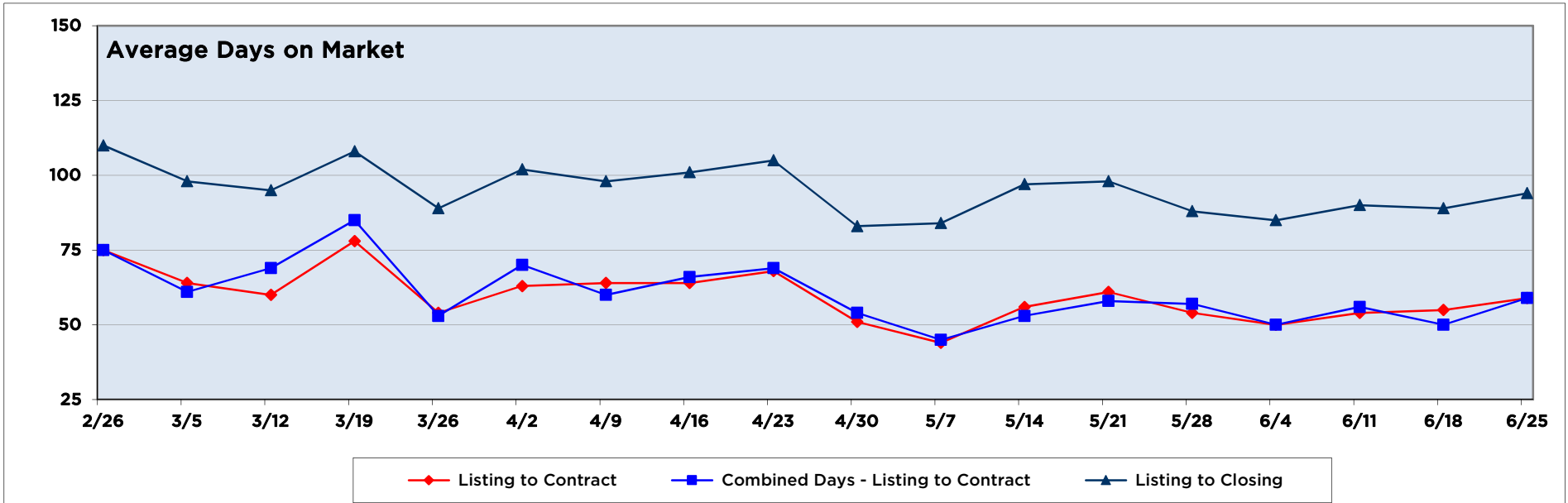
**Condos, Townhomes, Villas**



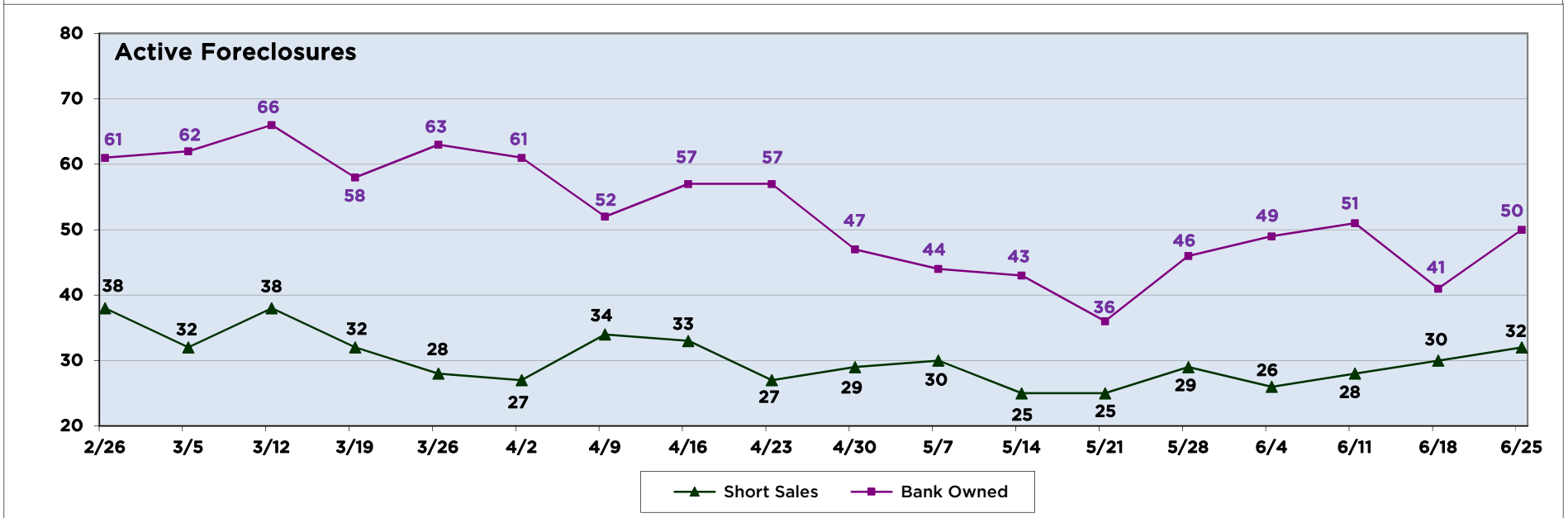
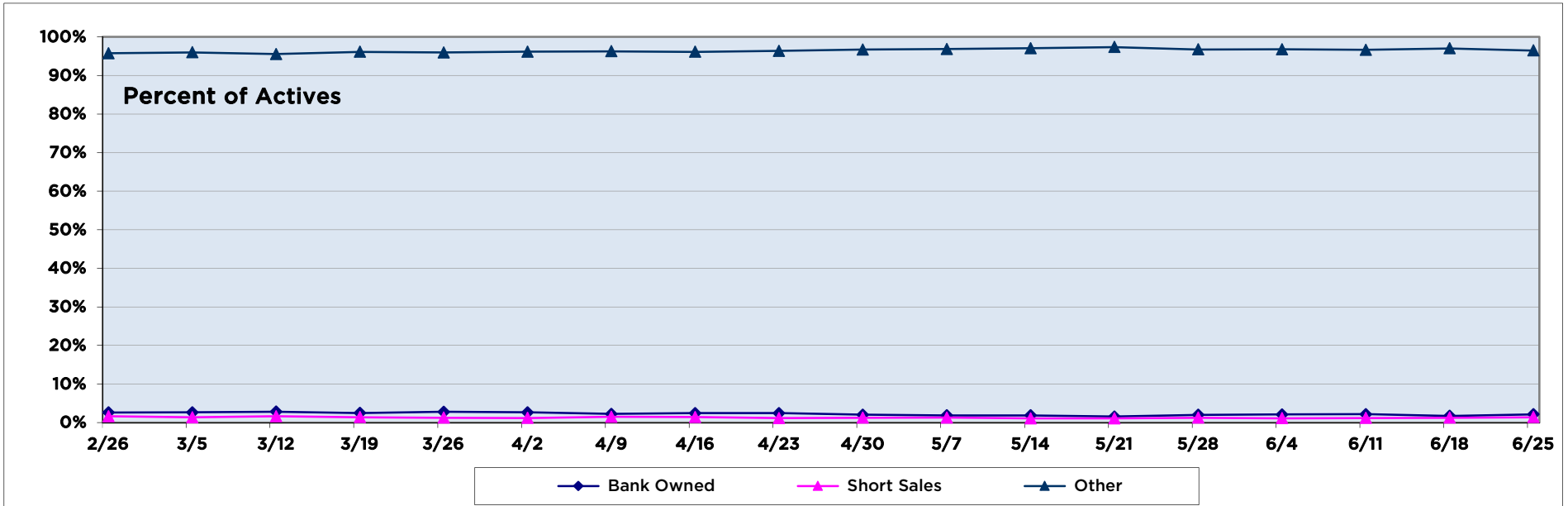
**Condos, Townhomes, Villas**



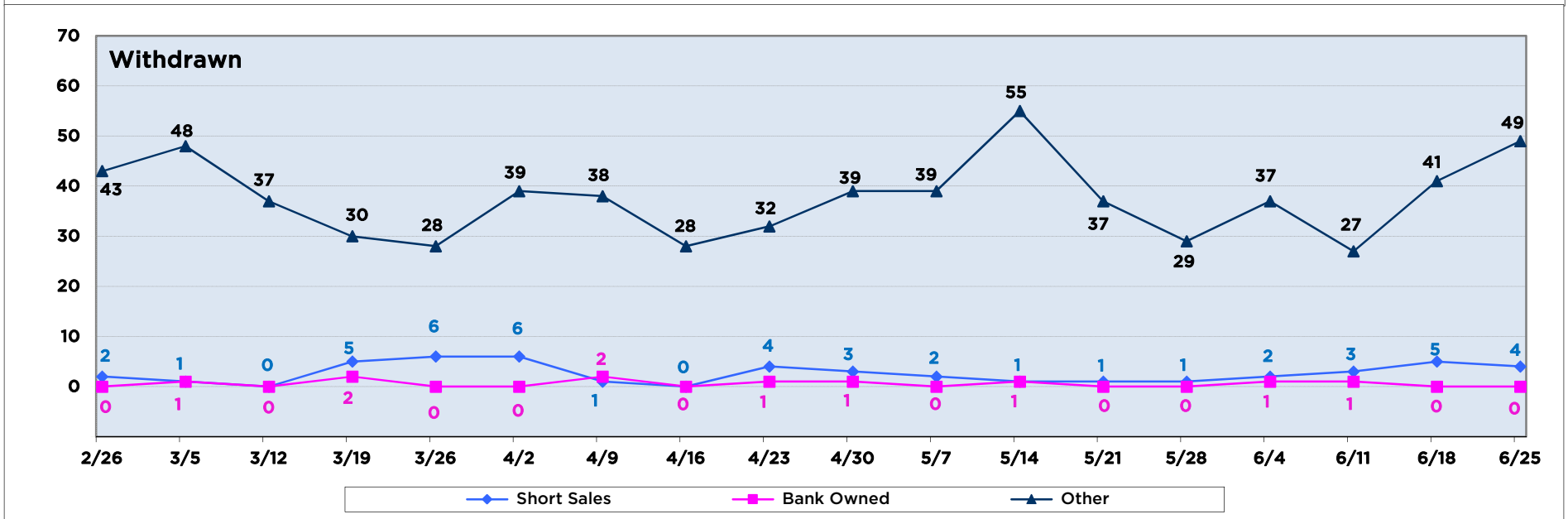
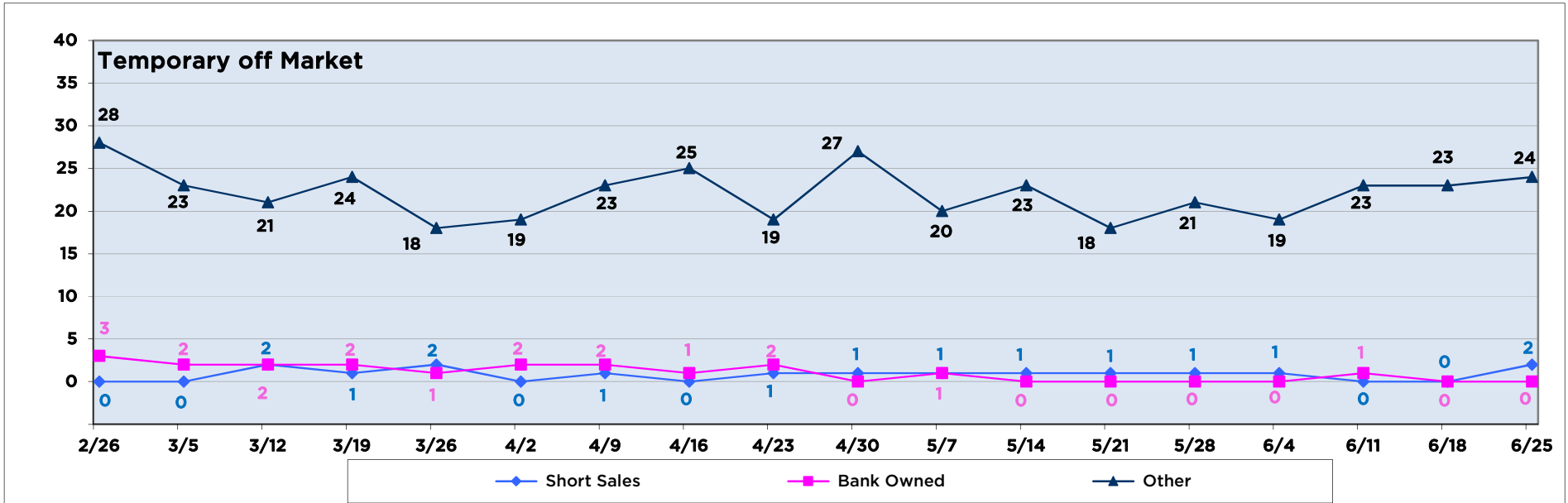
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

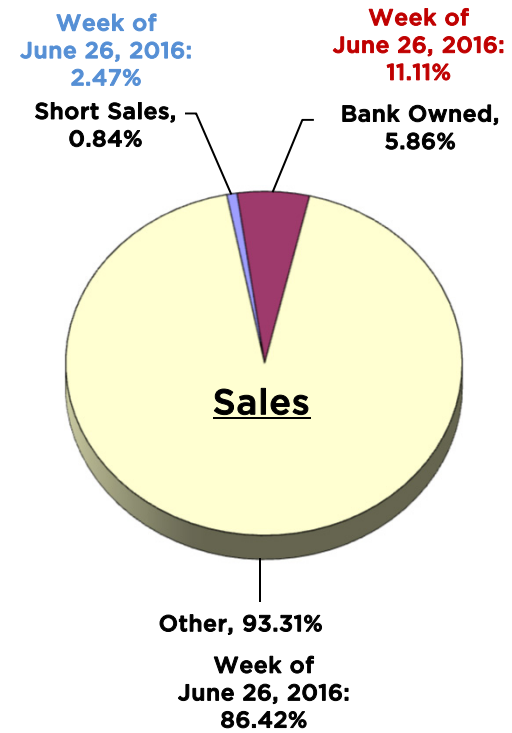
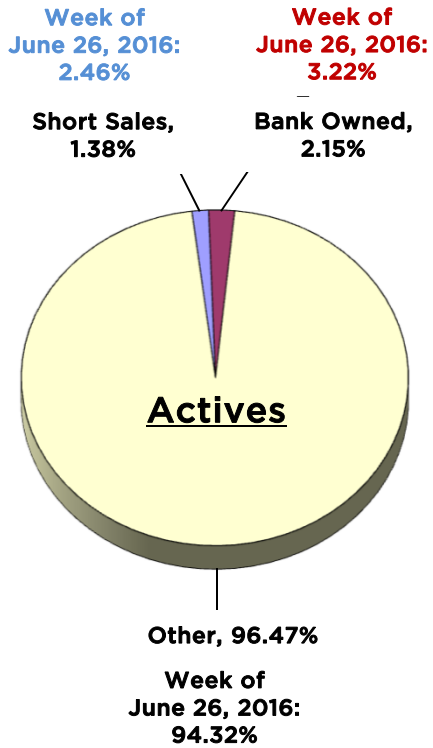


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Where are the 7 Condos, Townhomes, or Villas available for the Median Price of \$143,500? (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>							
Winter Springs / Tuskawilla	32708	1	\$143,999	2.0	2.0	1,132	\$127.21
<b>Orange County</b>							
Colonialtown	32803	1	\$144,000	4.0	2.0	1,400	\$102.86
Orlo Vista	32811	2	\$143,500	3.0	2.0	1,313	\$109.29
Conway	32812	1	\$144,000	3.0	2.0	1,787	\$80.58
<b>Osceola County</b>							
Kissimmee / Celebration	34747	2	\$143,750	3.0	2.0	1,329	\$108.16