



Monday Morning Quarterback Summary

Week of Jul 2, 2017

Single-family existing homes

- Sales of single-family homes decreased to 447 during the week of Jul 2, from 883 the week prior
- The median price of single family homes increased to \$254,203, a change of 1.7%
- The number of single-family home foreclosure transactions decreased to 10 last week, from 49 the week of Jun 25
- The number of single-family home short-sale transactions decreased to 9 from 19 the week prior
- Single-family inventory decreased by 70, and now sits at 8,529

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 123 during the week of Jul 2, from 239 the week prior
- The median price of condos, townhomes, and villas increased to \$150,500, a change of 4.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 14 the week of Jun 25
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 2 the week prior
- Condo inventory decreased by 17, and now sits at 2,306

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	447	214	77	80	38	33	5
Bank Owned	10	6	2	2	0	0	0
Short Sales	9	7	1	1	0	0	0
Other	428	201	74	77	38	33	5
Active Listings	8,529	2,254	1,295	1,945	974	1,441	620
Bank Owned	188	106	18	34	10	14	6
Short Sales	109	53	17	23	7	8	1
Other	8,232	2,095	1,260	1,888	957	1,419	613
Months of Inventory	4	2	4	6	6	10	29

List Price

Average Original List Price	\$313,242	\$190,550	\$286,434	\$358,365	\$473,676	\$697,400	\$1,500,560
Average Final List Price	\$305,724	\$187,779	\$281,063	\$351,667	\$462,656	\$668,639	\$1,410,560

Sale Price

Average Price	\$297,277	\$184,511	\$274,070	\$344,872	\$446,259	\$646,255	\$1,284,000
Median Price	\$254,203	\$193,000	\$275,000	\$345,000	\$445,000	\$595,000	\$1,210,000

Price Differences

Original to Final List Price	-\$7,518	-\$2,771	-\$5,371	-\$6,698	-\$11,020	-\$28,761	-\$90,000
Original List to Sale Price - \$	-\$15,965	-\$6,039	-\$12,364	-\$13,493	-\$27,417	-\$51,145	-\$216,560
Final List to Sale Price - \$	-\$8,447	-\$3,268	-\$6,993	-\$6,795	-\$16,397	-\$22,384	-\$126,560
Original List to Sale Price - %	94.90%	96.83%	95.68%	96.23%	94.21%	92.67%	85.57%
Final List to Sale Price - %	97.24%	98.26%	97.51%	98.07%	96.46%	96.65%	91.03%

Days on the Market

Avg Days Listing to Contract	54	42	69	54	58	79	156
Combined Avg Days to Contract	58	42	51	73	67	88	309
Avg Days Listing to Closing	96	82	108	101	97	122	217
Avg Days Contract to Close	41	40	38	47	39	43	61

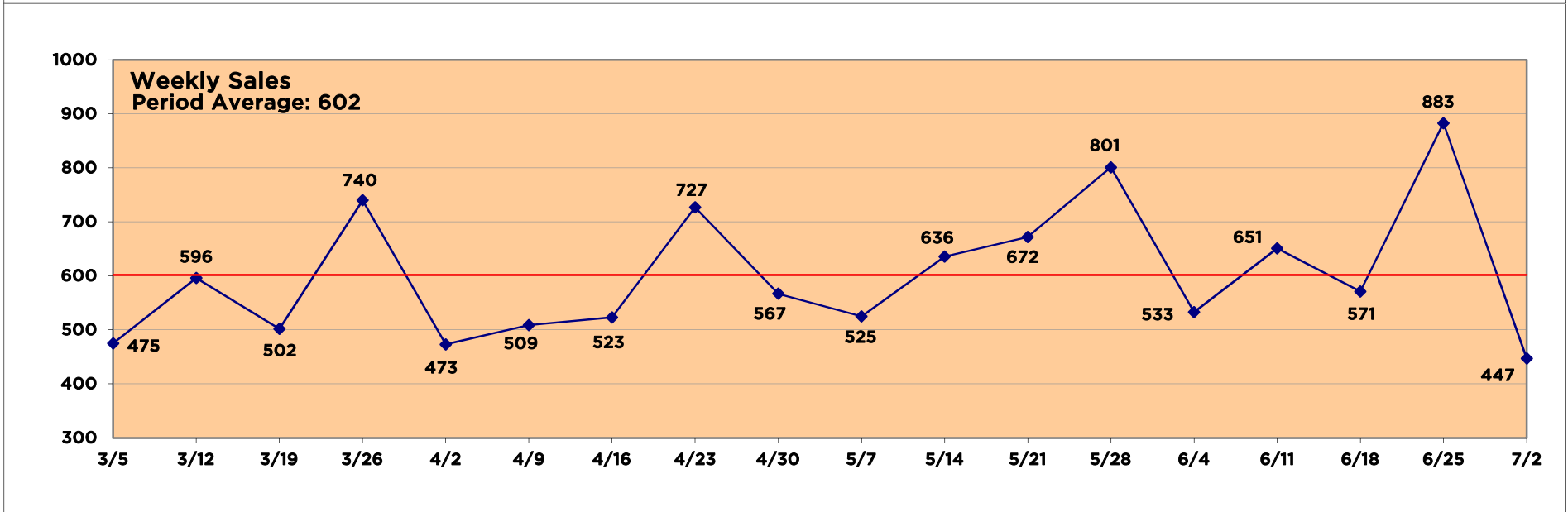
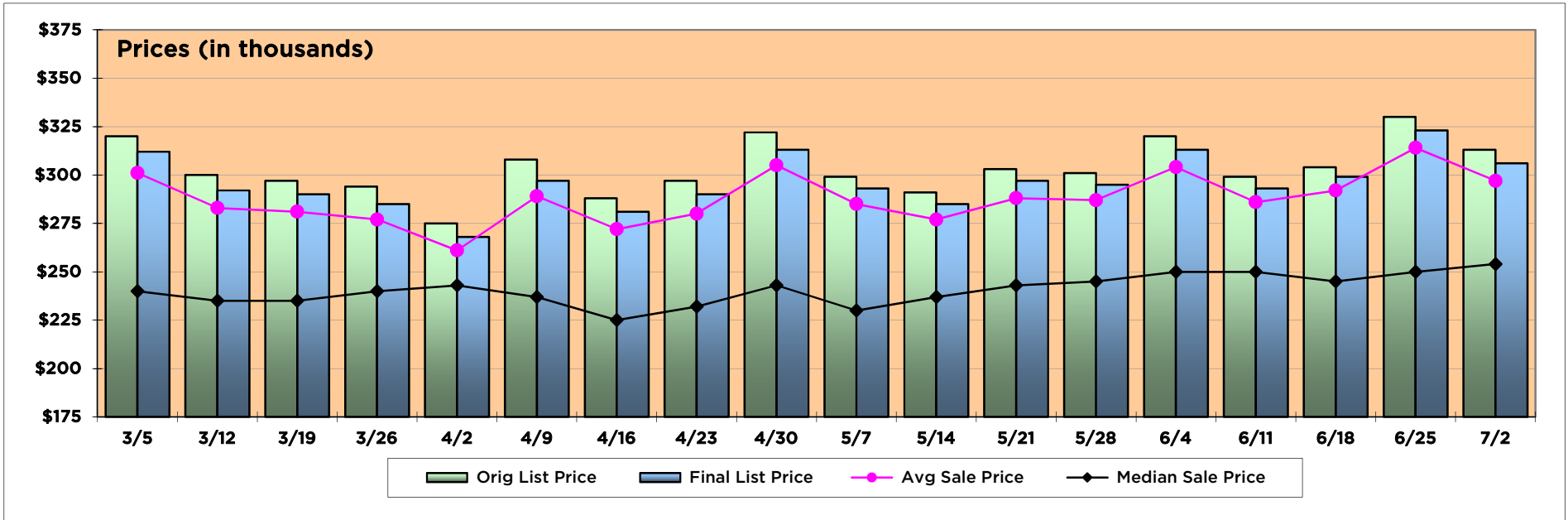
Beds / Baths

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

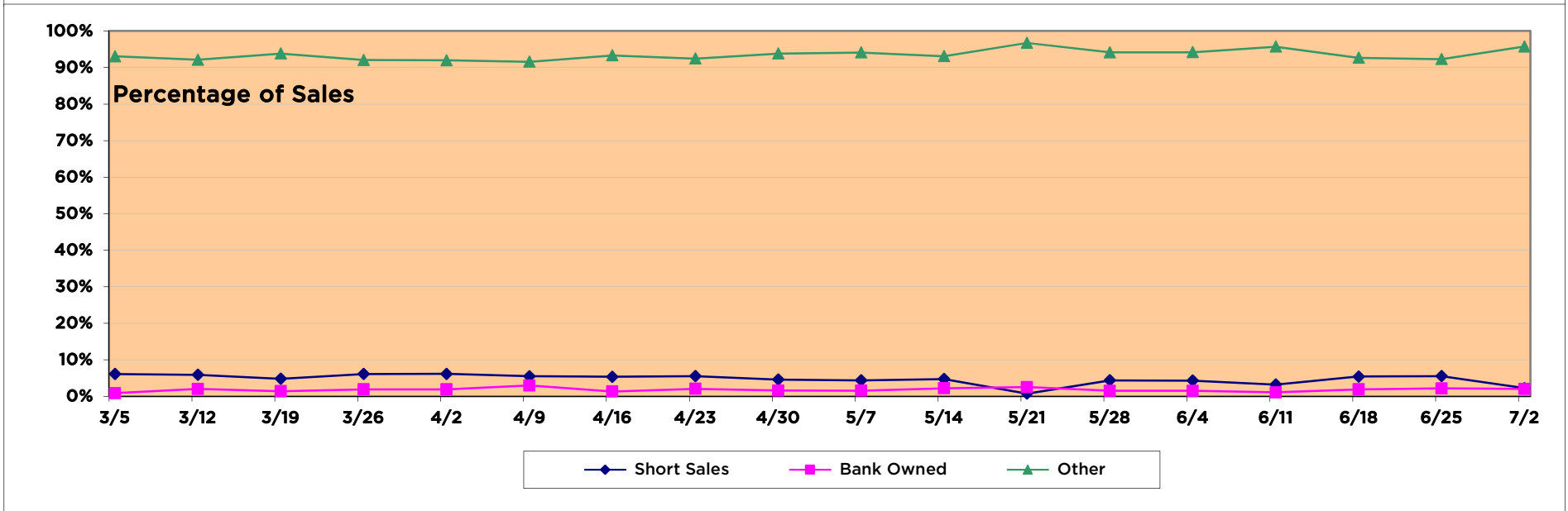
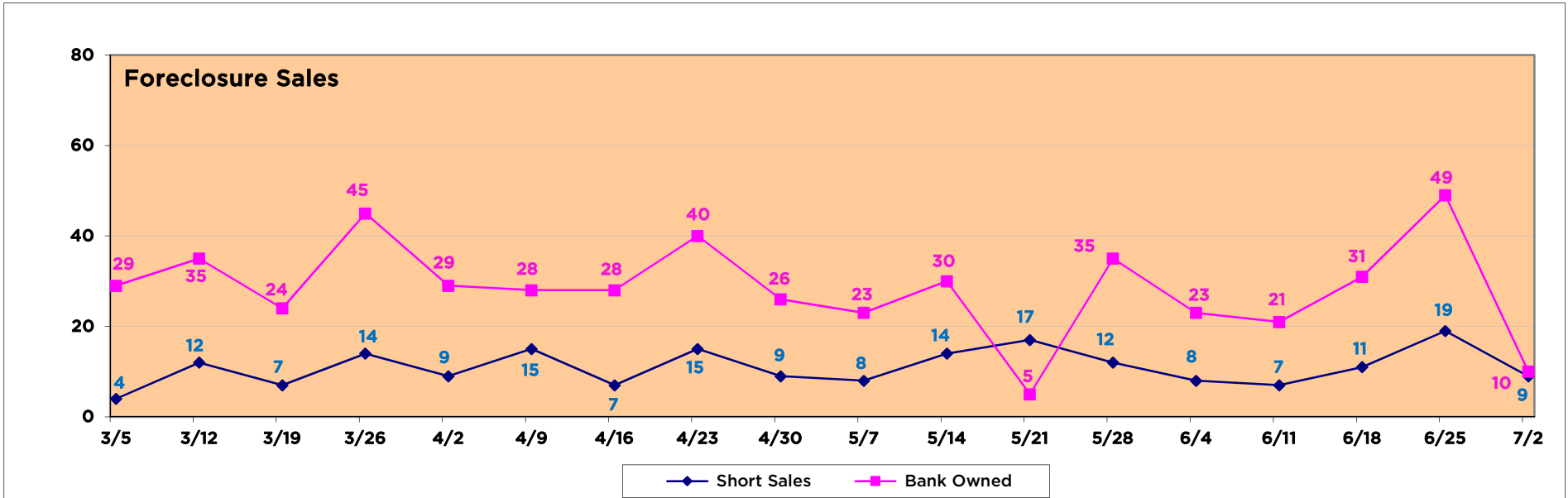
Square Footage

Average Square Feet	2,186	1,574	2,166	2,631	2,965	3,756	5,305
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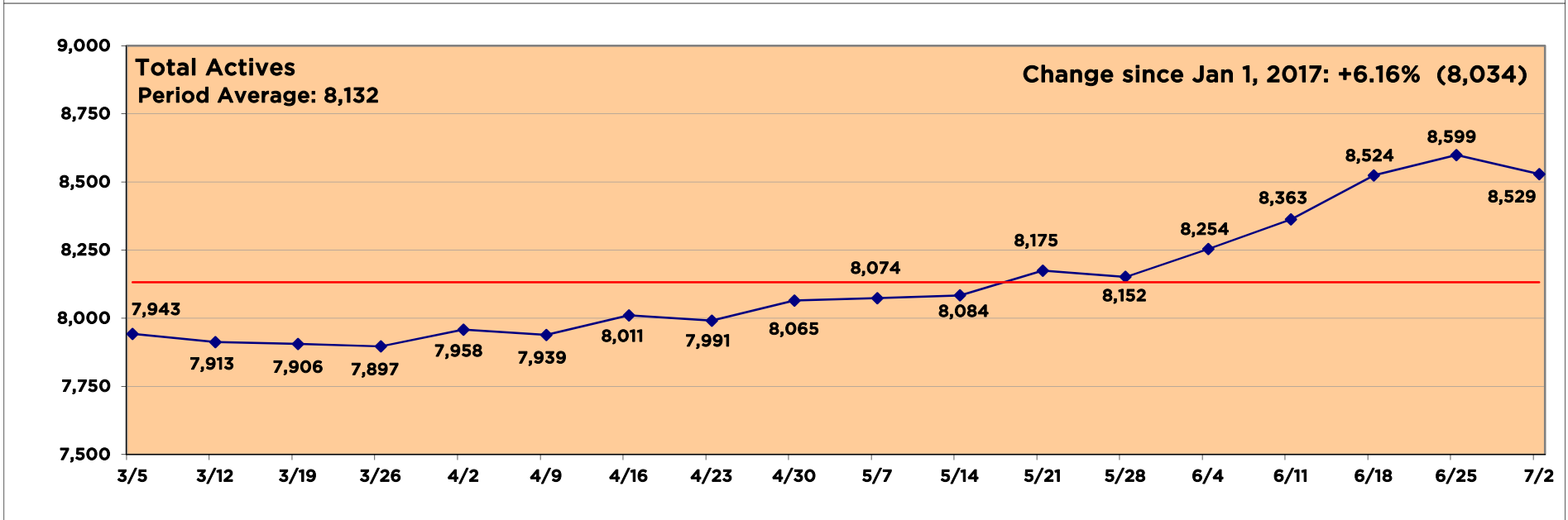
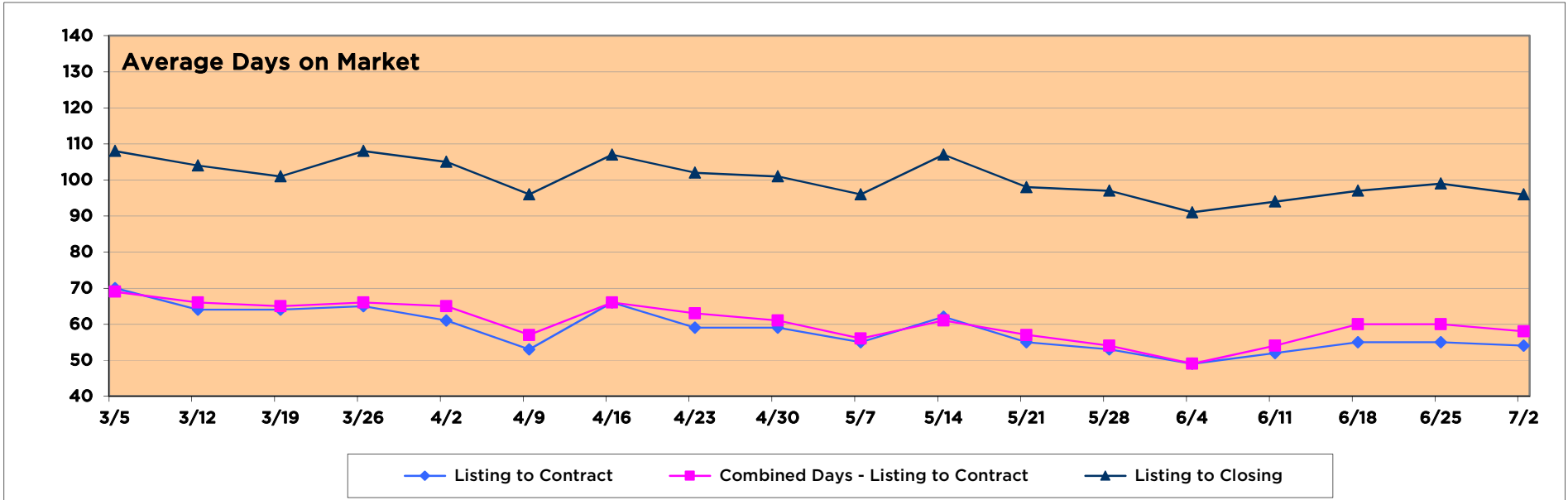
Single Family Homes



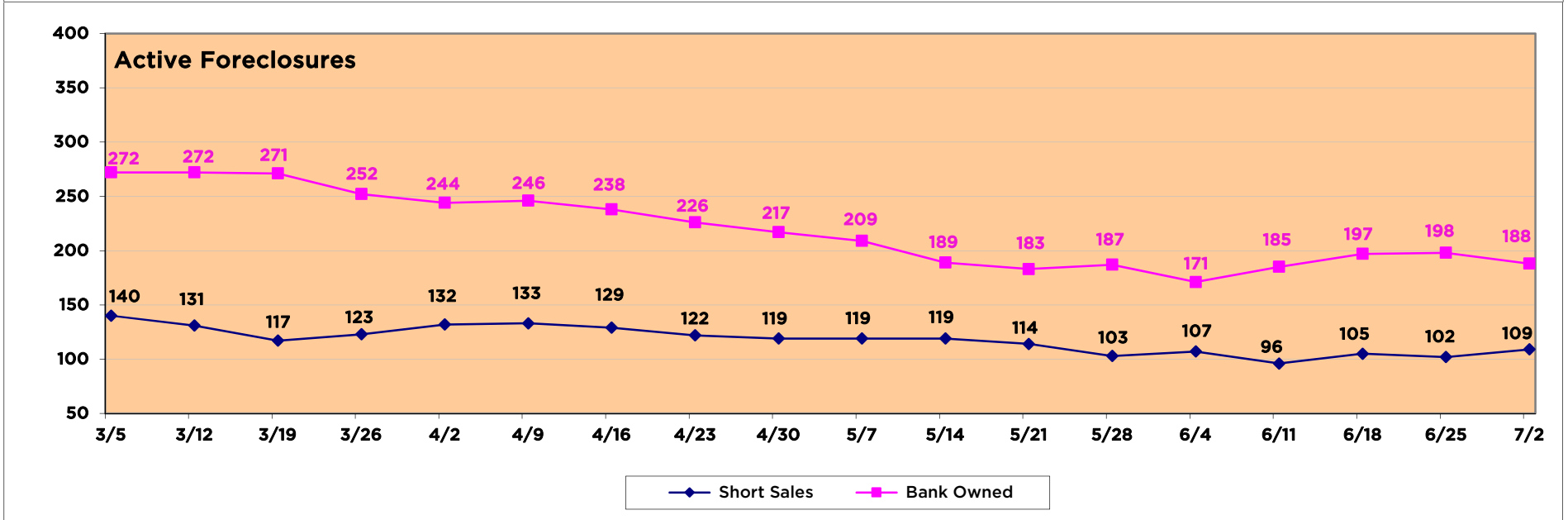
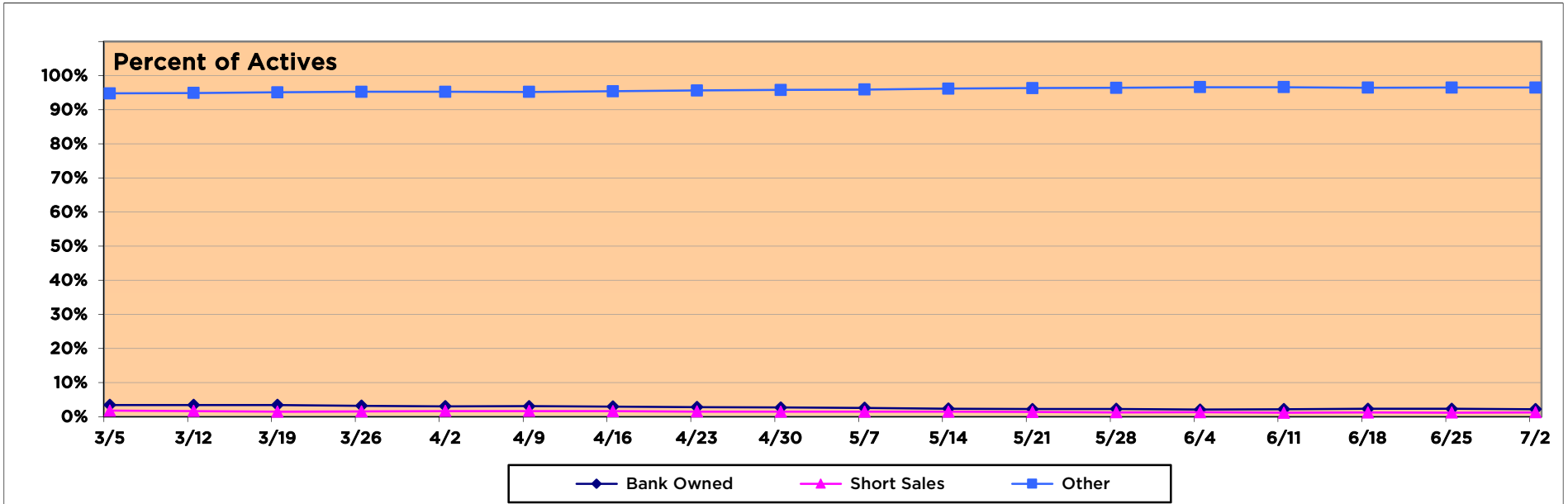
Single Family Homes



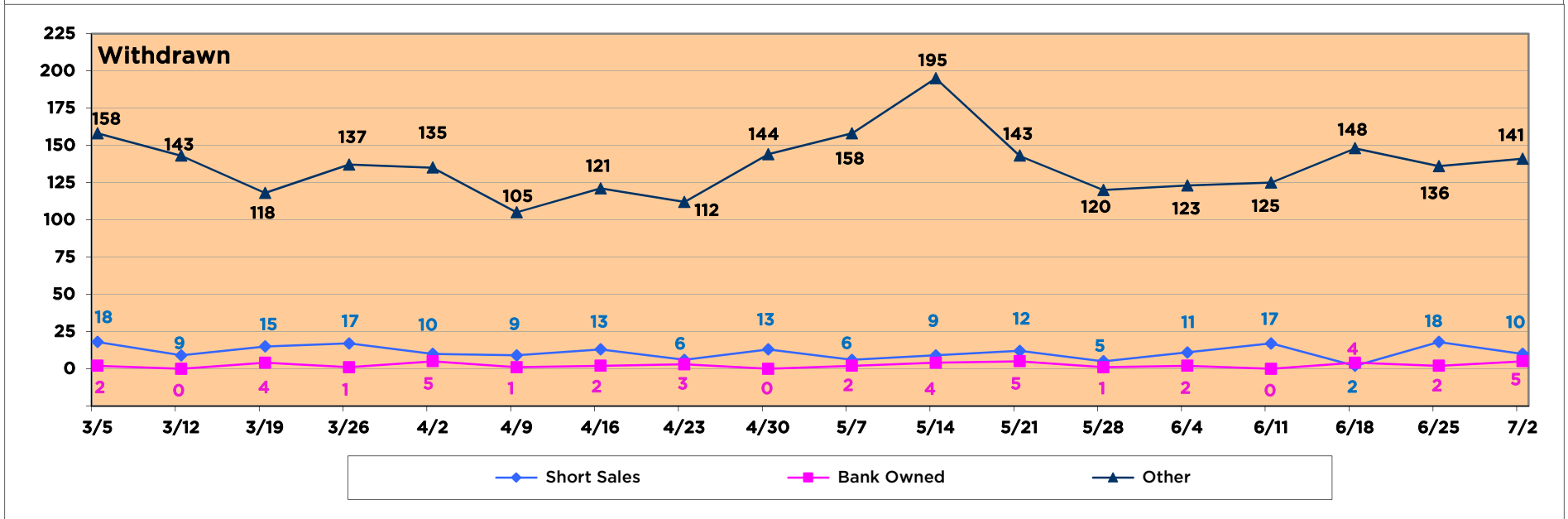
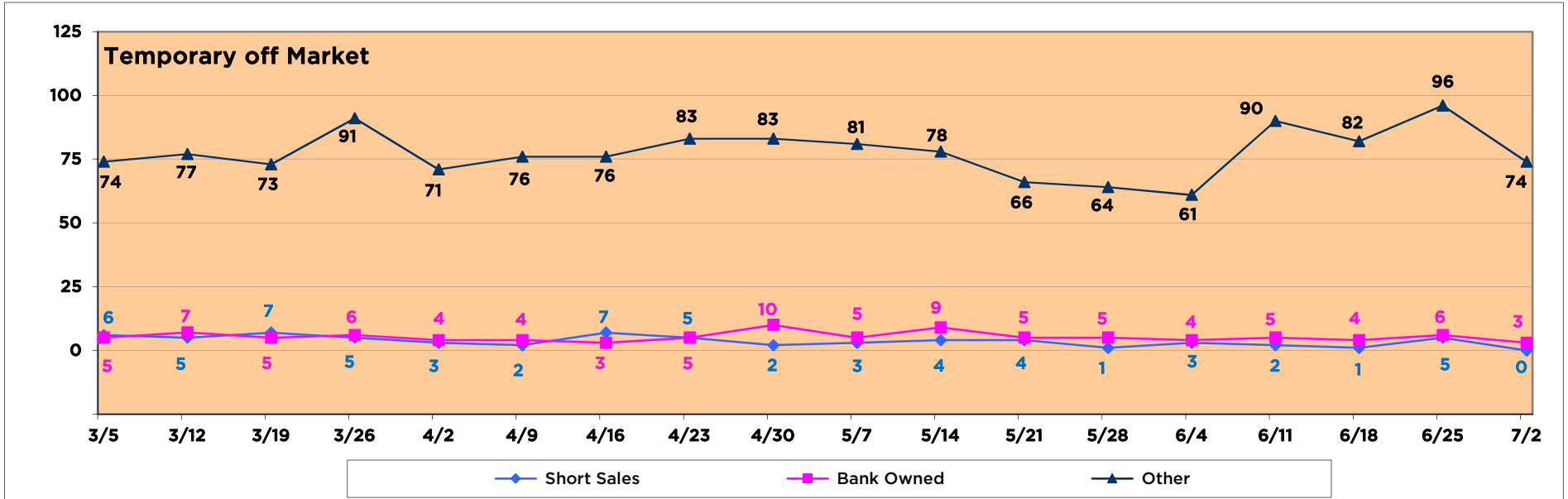
Single Family Homes



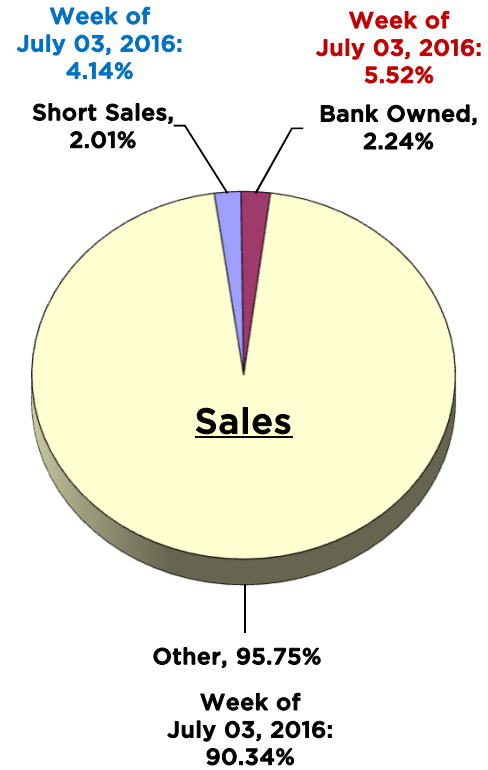
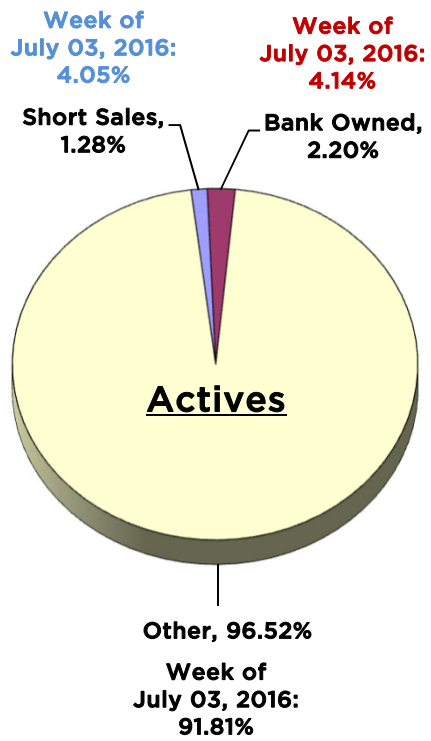
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 13 Single Family Homes available for the Median Price of \$254,203? (± \$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>
Orange County		4	\$254,045	3.3	2.3	1,634	\$155.50
College Park	32804	1	\$254,000	3.0	2.0	1,524	\$166.67
Taft	32824	1	\$253,890	3.0	2.0	1,512	\$167.92
Pine Castle / Edgewood	32839	1	\$254,500	4.0	3.0	1,967	\$129.38
Ocoee	34761	1	\$253,790	3.0	2.0	1,532	\$165.66
Osceola County		5	\$253,931	4.2	2.8	1,985	\$127.92
Kissimmee (West) / Pleasant Hill	34746	1	\$254,000	4.0	2.0	2,132	\$119.14
Kissimmee / Celebration	34747	2	\$253,950	5.0	4.0	2,108	\$120.47
St Cloud / Narcoossee	34771	1	\$253,755	3.0	2.0	1,605	\$158.10
St Cloud / Canoe Creek	34772	1	\$254,000	4.0	2.0	1,972	\$128.80
Lake County		4	\$253,788	3.0	2.0	1,562	\$162.53
Mount Dora	32757	2	\$253,800	3.0	2.0	1,446	\$175.52
Clermont (Central)	34711	2	\$253,775	3.0	2.0	1,677	\$151.33

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	123	111	6	5	1	0	0
Bank Owned	2	2	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	120	108	6	5	1	0	0
Active Listings	2,306	1,641	263	248	62	61	31
Bank Owned	51	44	5	1	0	0	1
Short Sales	27	24	2	0	0	1	0
Other	2,228	1,573	256	247	62	60	30
Months of Inventory	4	3	10	11	14	0	0

List Price

Average Original List Price	\$163,802	\$147,198	\$268,606	\$354,400	\$425,000	\$0	\$0
Average Final List Price	\$162,446	\$146,147	\$267,981	\$345,143	\$425,000	\$0	\$0

Sale Price

Average Price	\$158,764	\$142,607	\$265,711	\$335,863	\$425,000	\$0	\$0
Median Price	\$150,500	\$142,000	\$264,024	\$327,500	\$425,000	\$0	\$0

Price Differences

Original to Final List Price	-\$1,356	-\$1,051	-\$625	-\$9,257	\$0	\$0	\$0
Original List to Sale Price - \$	-\$5,038	-\$4,591	-\$2,895	-\$18,537	\$0	\$0	\$0
Final List to Sale Price - \$	-\$3,682	-\$3,540	-\$2,270	-\$9,280	\$0	\$0	\$0
Original List to Sale Price - %	96.92%	96.88%	98.92%	94.77%	100.00%	0.00%	0.00%
Final List to Sale Price - %	97.73%	97.58%	99.15%	97.31%	100.00%	0.00%	0.00%

Days on the Market

Avg Days Listing to Contract	46	45	59	45	12	0	0
Combined Avg Days to Contract	43	40	59	101	12	0	0
Avg Days Listing to Closing	86	86	97	88	52	0	0
Avg Days Contract to Close	40	40	37	43	39	0	0

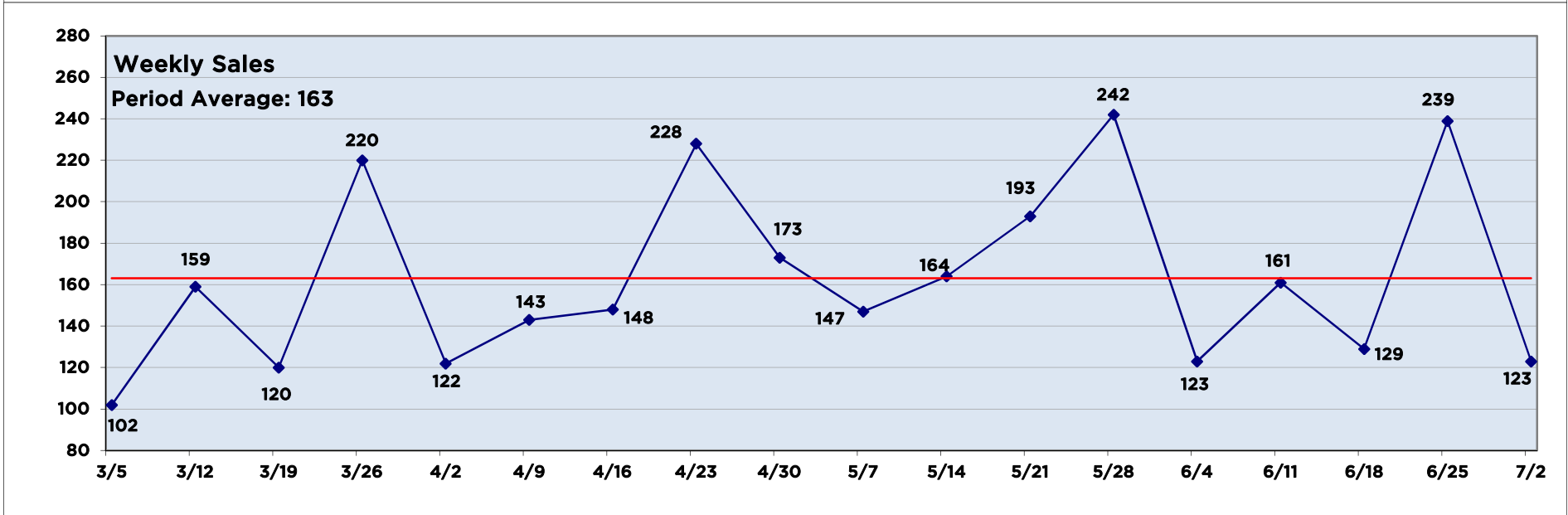
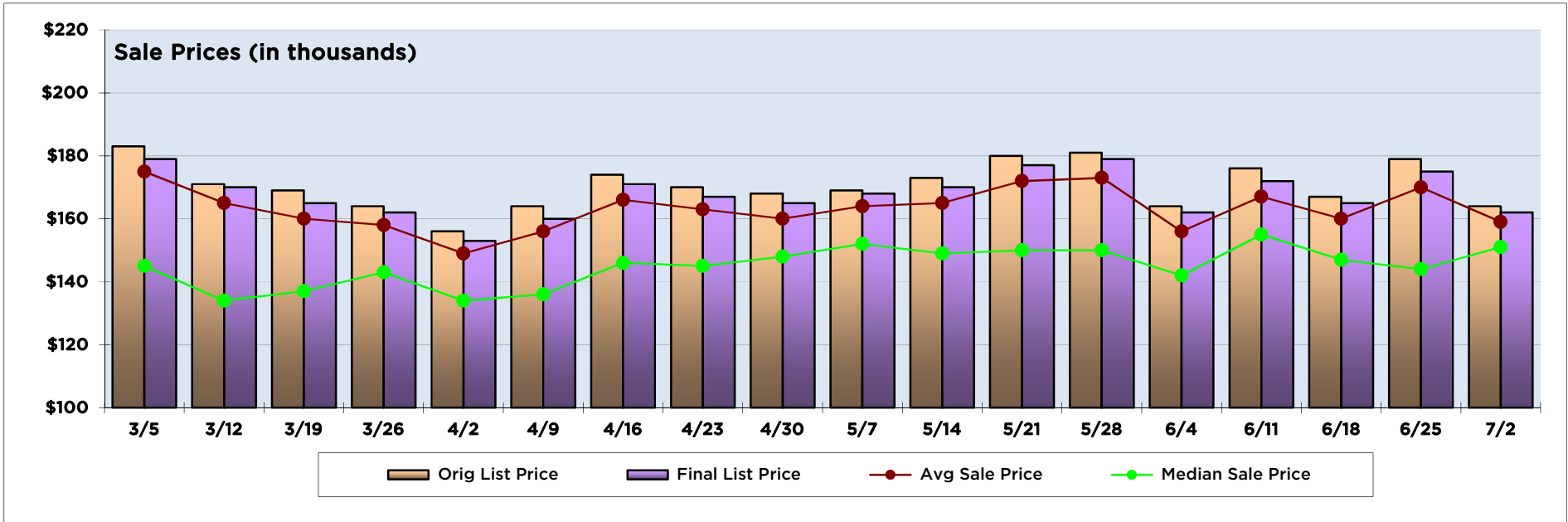
Beds / Baths

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

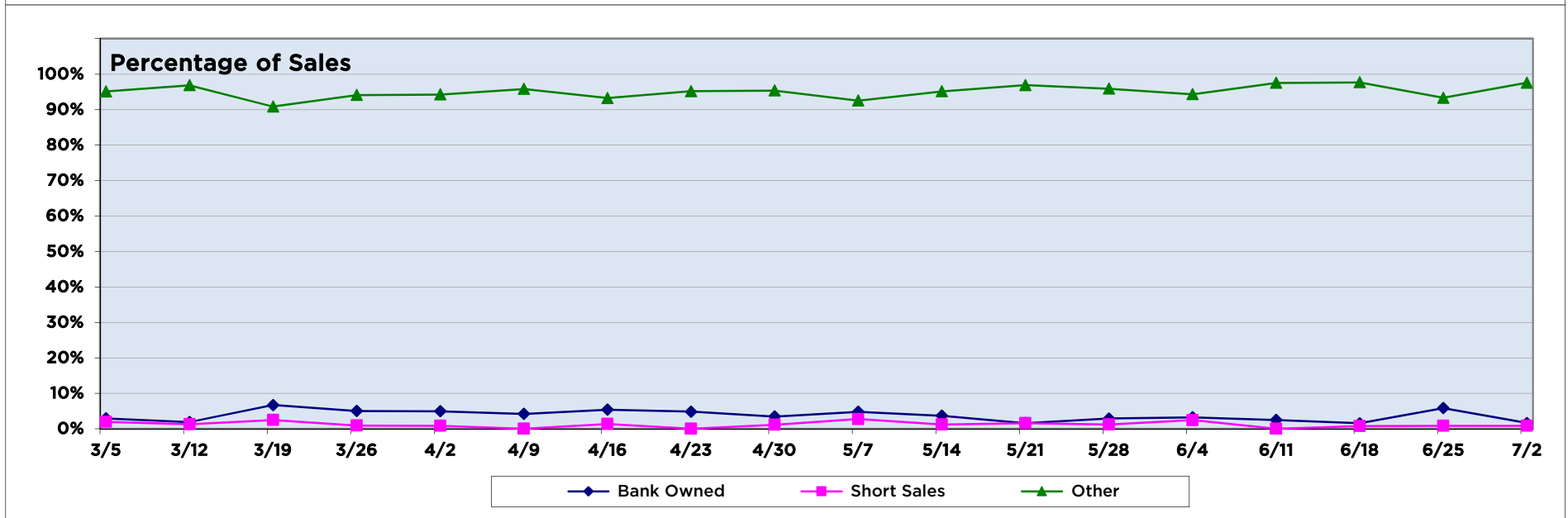
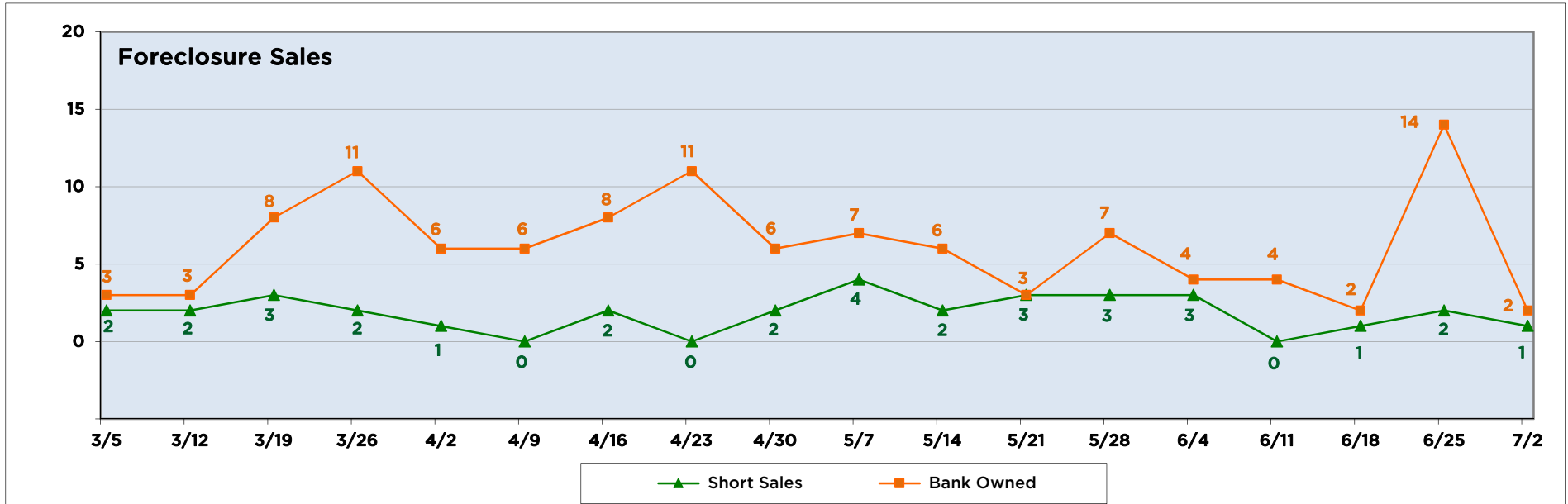
Square Footage

Average Square Feet	1,344	1,293	1,837	1,765	2,039	0	0
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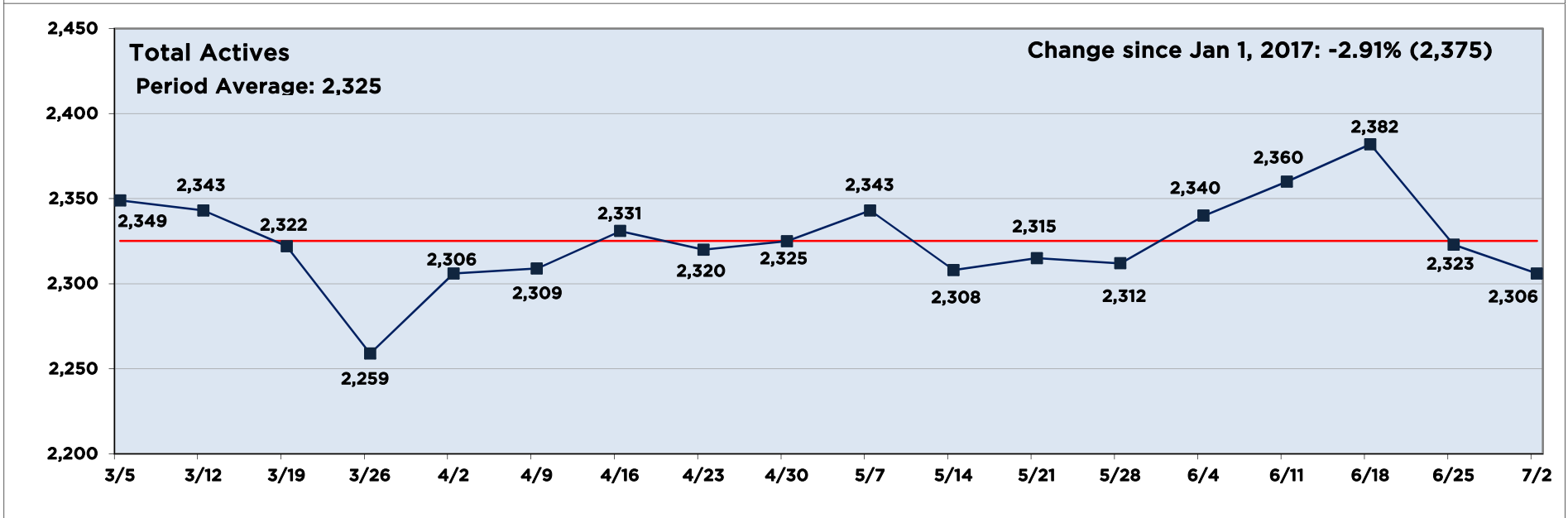
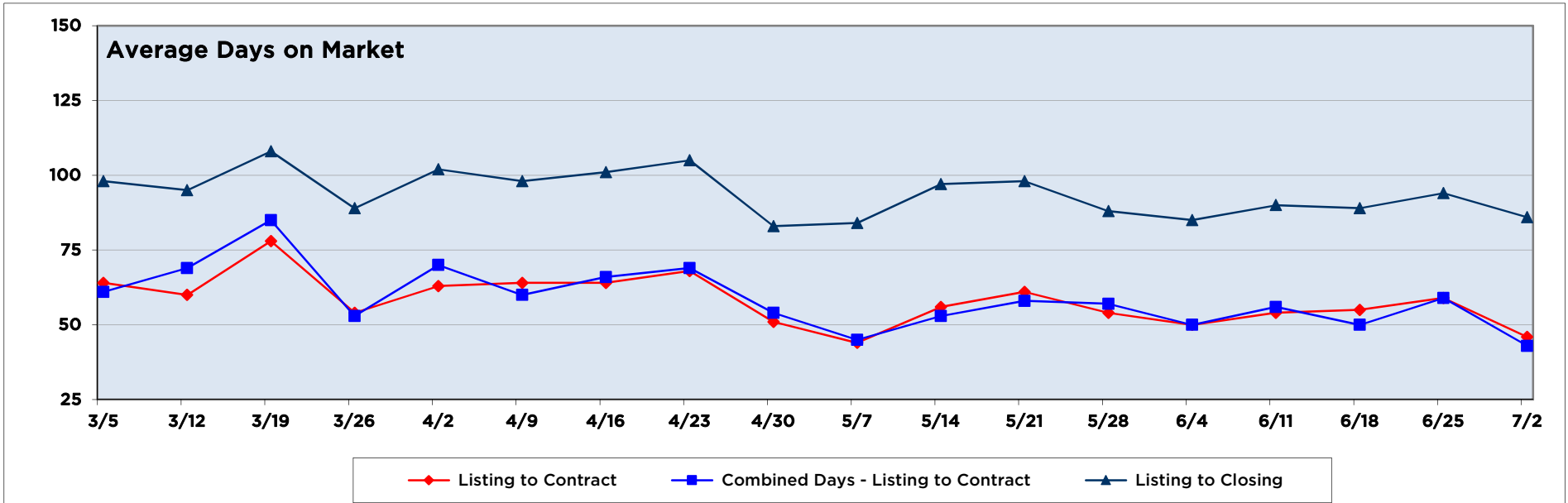
Condos, Townhomes, Villas



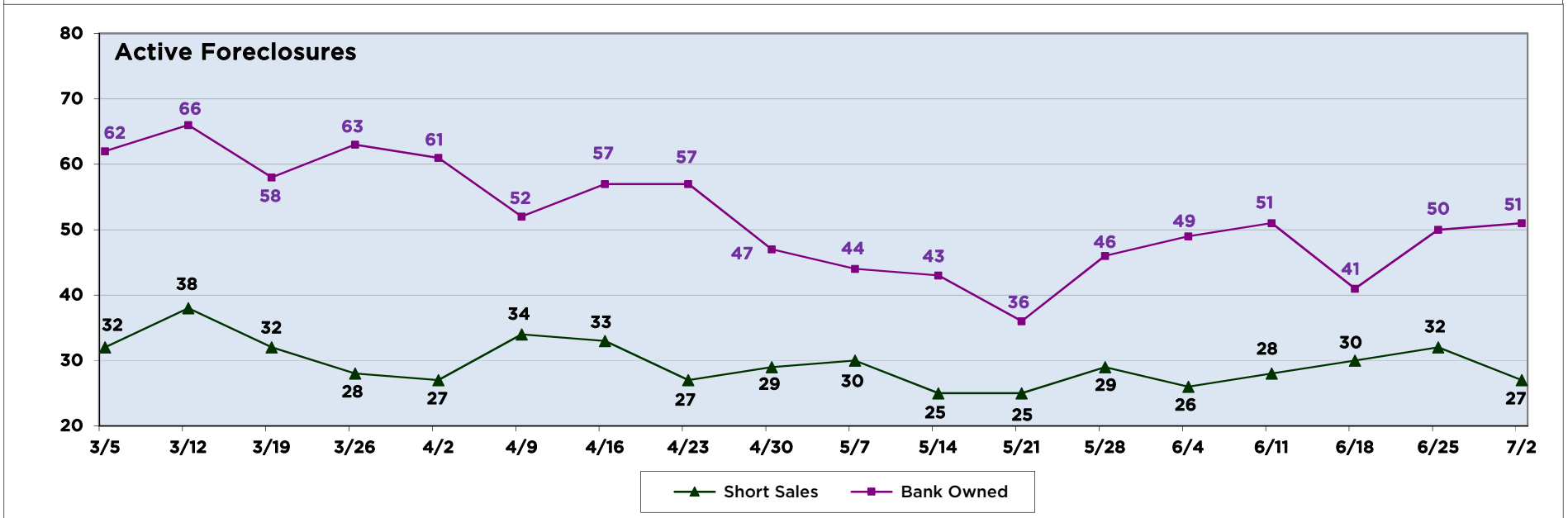
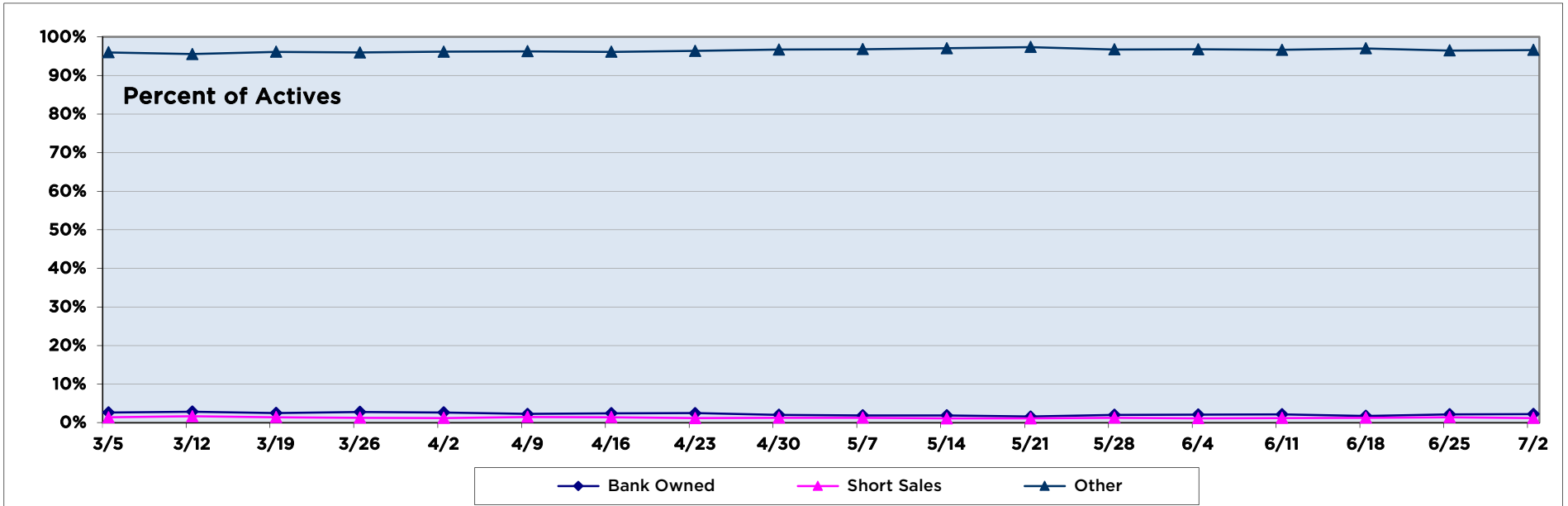
Condos, Townhomes, Villas



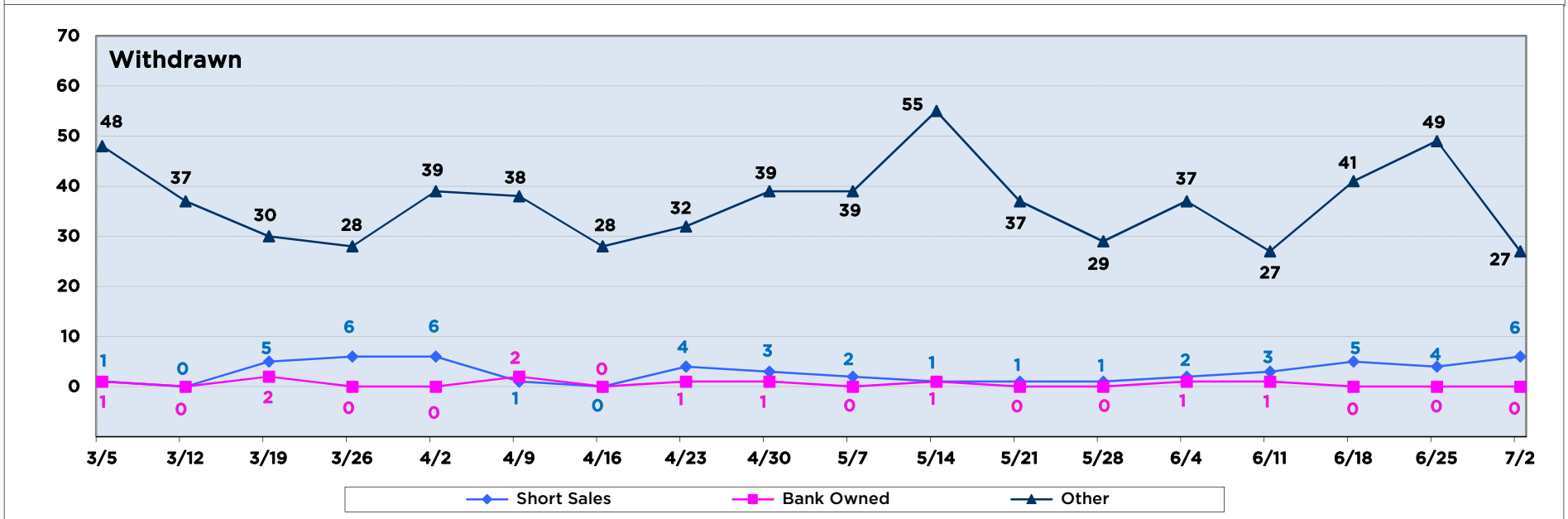
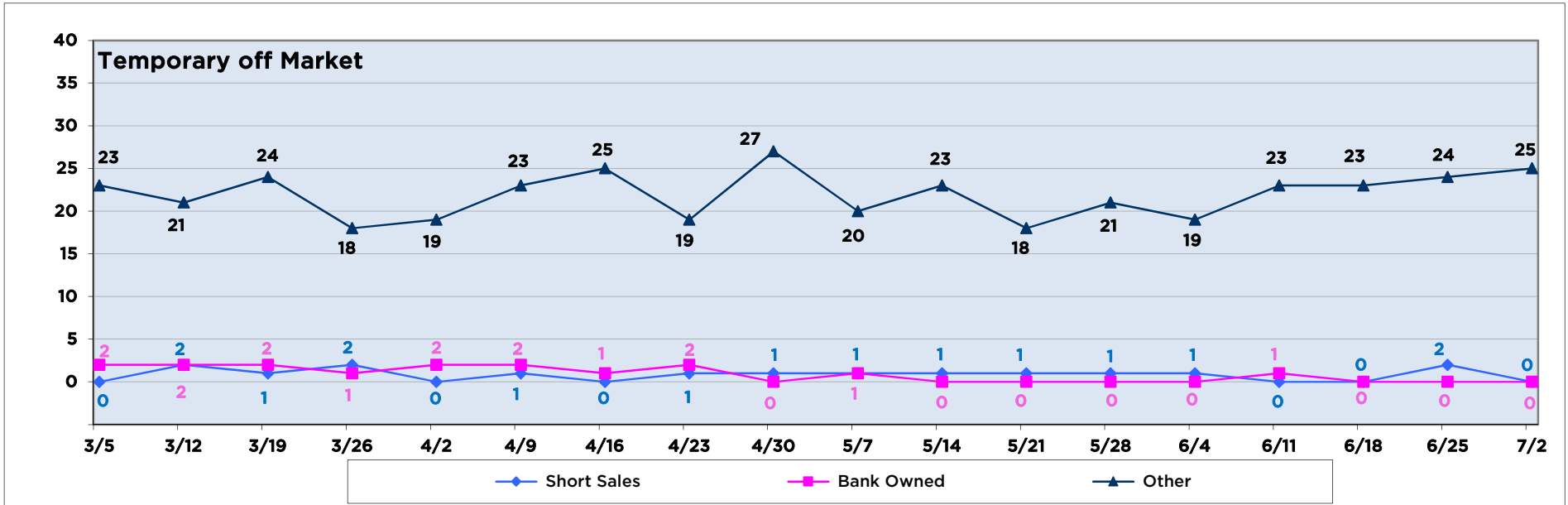
Condos, Townhomes, Villas



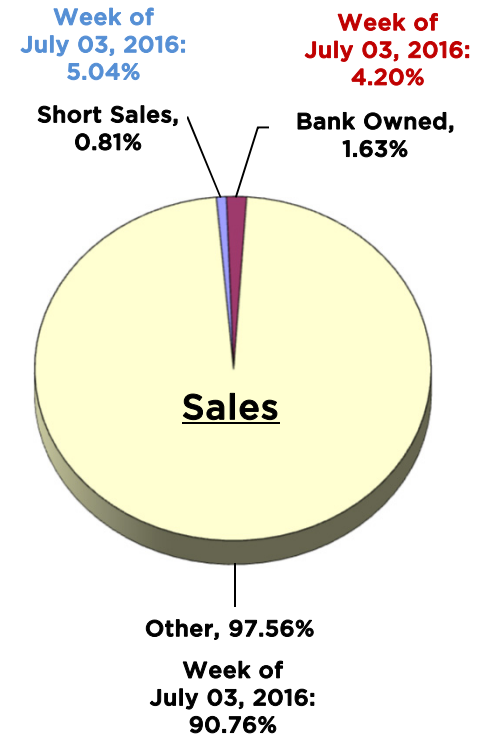
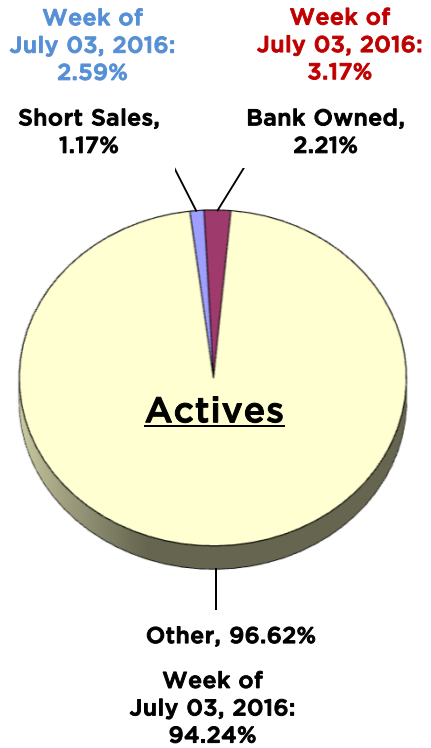
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 8 Condos, Townhomes, or Villas available for the Median Price of \$150,500? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Casselberry	32707	1	\$150,000	3.0	2.0	1,770	\$84.75
Orange County							
Orlando (Downtown)	32801	1	\$150,000	1.0	1.0	744	\$201.61
Williamsburg / Lake Bryan	32821	1	\$150,000	3.0	2.0	1,369	\$109.57
Taft	32824	1	\$150,000	3.0	2.0	1,495	\$100.33
Waterford Lakes	32828	1	\$150,000	2.0	2.0	1,087	\$137.99
Union Park / Chickasaw	32829	1	\$150,000	2.0	2.0	1,071	\$140.06
Hunters Creek	32837	1	\$150,000	2.0	2.0	1,020	\$147.06
Osceola County							
St Cloud	34769	1	\$150,000	3.0	2.0	1,483	\$101.15