



Monday Morning Quarterback Summary

Week of Jul 9, 2017

Single-family existing homes

- Sales of single-family homes increased to 527 during the week of Jul 9, from 447 the week prior
- The median price of single family homes decreased to \$245,000, a change of -3.6%
- The number of single-family home foreclosure transactions increased to 14 last week, from 10 the week of Jul 2
- The number of single-family home short-sale transactions decreased to 8 from 9 the week prior
- Single-family inventory increased by 112, and now sits at 8,641

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 157 during the week of Jul 9, from 123 the week prior
- The median price of condos, townhomes, and villas increased to \$152,000, a change of 1.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 9 last week, from 2 the week of Jul 2
- The number of condo, townhome and villa short-sale transactions increased to 2 from 1 the week prior
- Condo inventory increased by 18, and now sits at 2,324

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	527	274	64	119	29	30	11
Bank Owned	14	12	0	1	0	1	0
Short Sales	8	4	0	3	1	0	0
Other	505	258	64	115	28	29	11
Active Listings	8,641	2,274	1,351	1,953	986	1,455	622
Bank Owned	193	115	20	28	13	13	4
Short Sales	109	54	18	20	7	10	0
Other	8,339	2,105	1,313	1,905	966	1,432	618
Months of Inventory	4	2	5	4	8	11	13

List Price

Average Original List Price	\$318,366	\$192,385	\$277,619	\$357,821	\$465,319	\$729,667	\$1,757,518
Average Final List Price	\$312,091	\$189,364	\$274,417	\$349,811	\$457,609	\$717,213	\$1,691,718

Sale Price

Average Price	\$303,411	\$185,098	\$269,753	\$341,977	\$446,045	\$697,684	\$1,577,782
Median Price	\$245,000	\$195,000	\$267,450	\$335,000	\$454,000	\$723,750	\$1,400,000

Price Differences

Original to Final List Price	-\$6,275	-\$3,021	-\$3,202	-\$8,010	-\$7,710	-\$12,454	-\$65,800
Original List to Sale Price - \$	-\$14,955	-\$7,287	-\$7,866	-\$15,844	-\$19,274	-\$31,983	-\$179,736
Final List to Sale Price - \$	-\$8,680	-\$4,266	-\$4,664	-\$7,834	-\$11,564	-\$19,529	-\$113,936
Original List to Sale Price - %	95.30%	96.21%	97.17%	95.57%	95.86%	95.62%	89.77%
Final List to Sale Price - %	97.22%	97.75%	98.30%	97.76%	97.47%	97.28%	93.27%

Days on the Market

Avg Days Listing to Contract	44	35	43	52	35	62	159
Combined Avg Days to Contract	45	32	39	56	42	73	216
Avg Days Listing to Closing	84	74	81	91	84	106	210
Avg Days Contract to Close	40	38	38	39	49	43	50

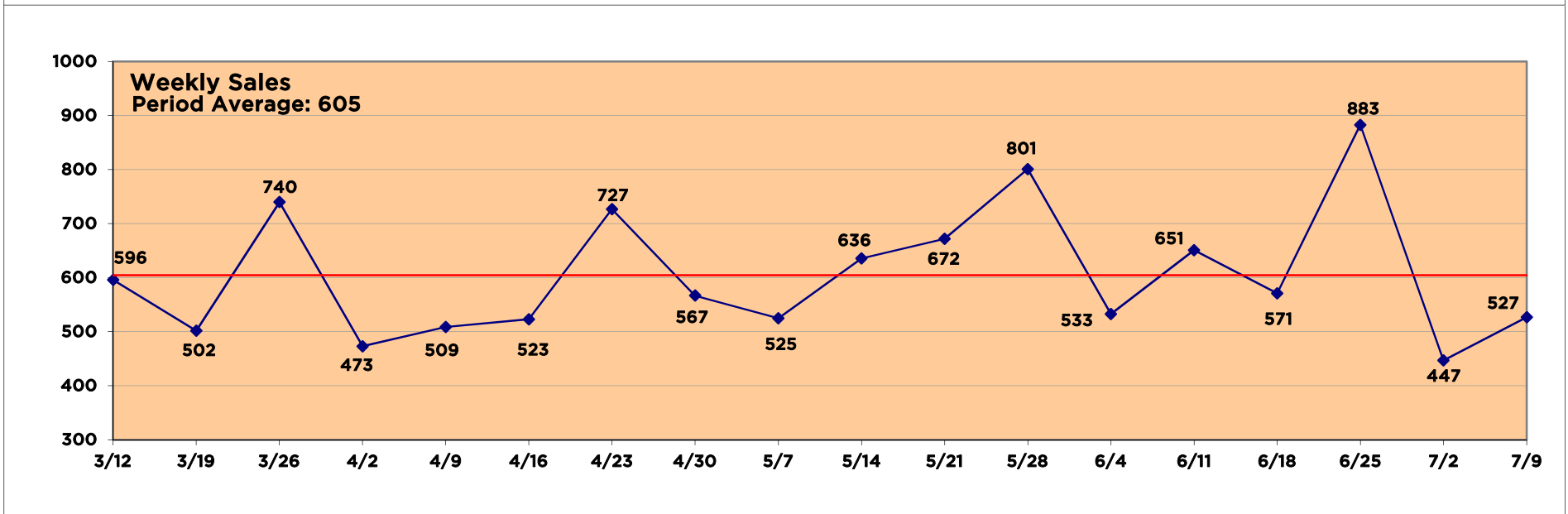
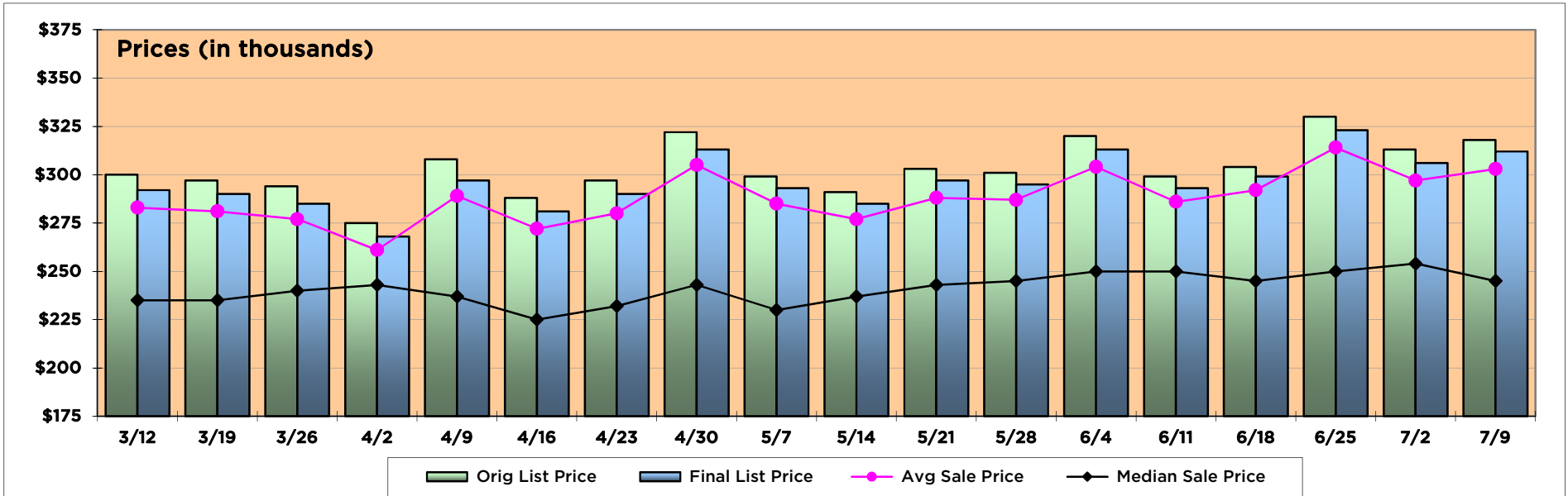
Beds / Baths

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	0	1

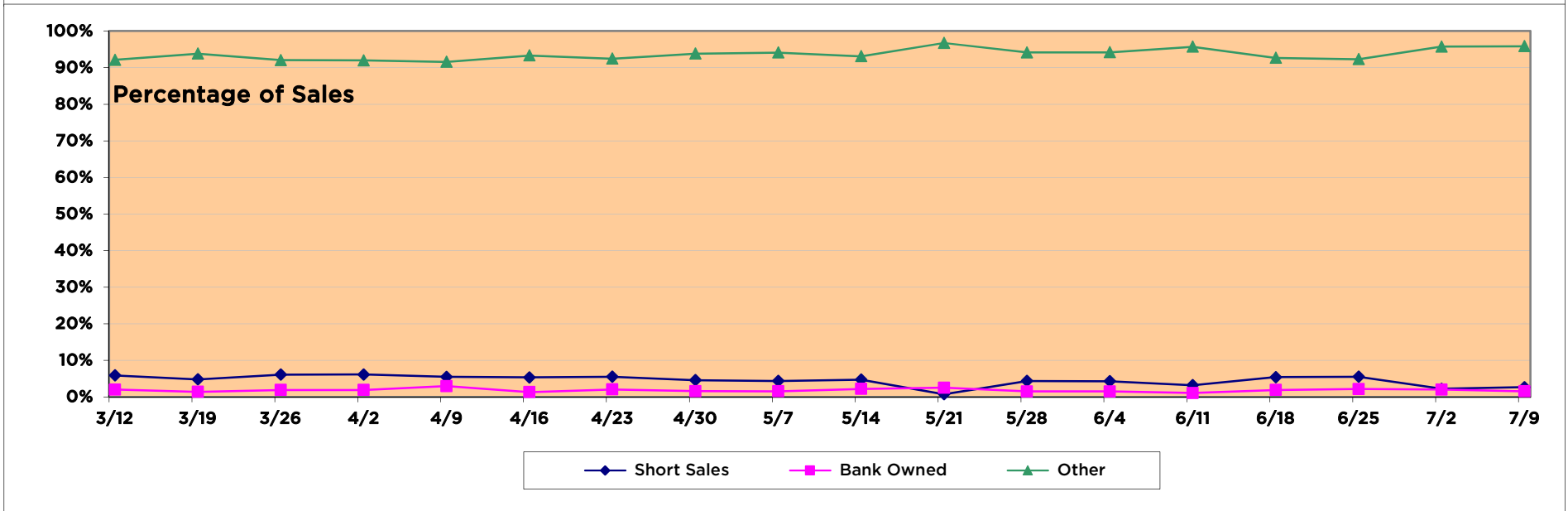
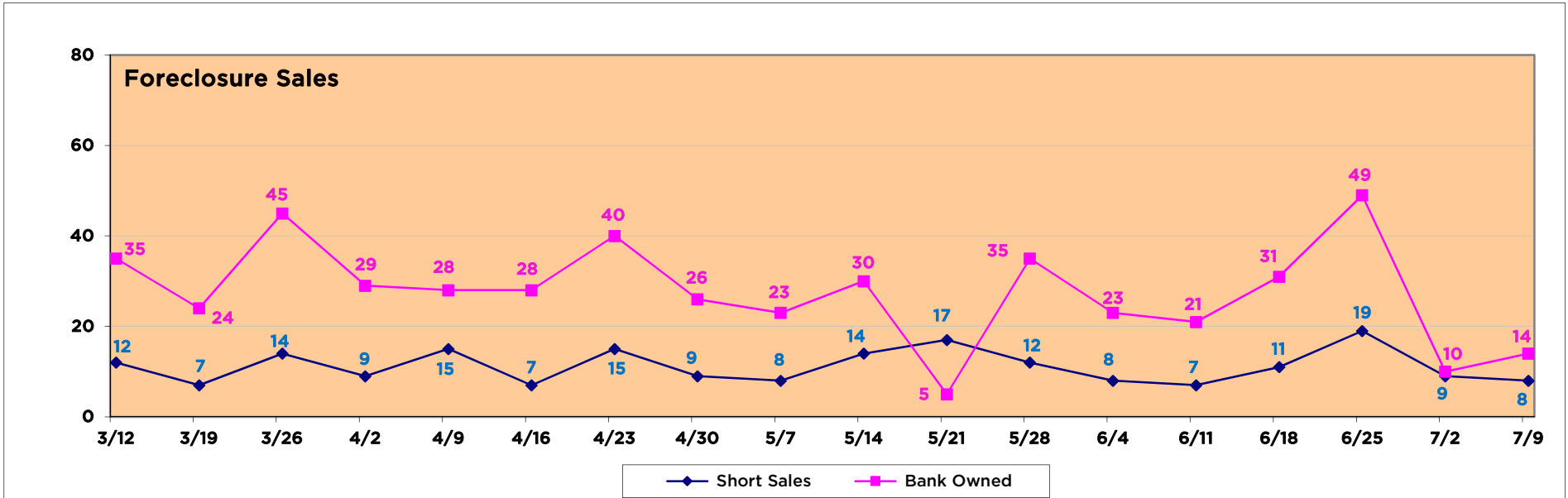
Square Footage

Average Square Feet	2,109	1,565	2,091	2,524	2,832	3,680	5,104
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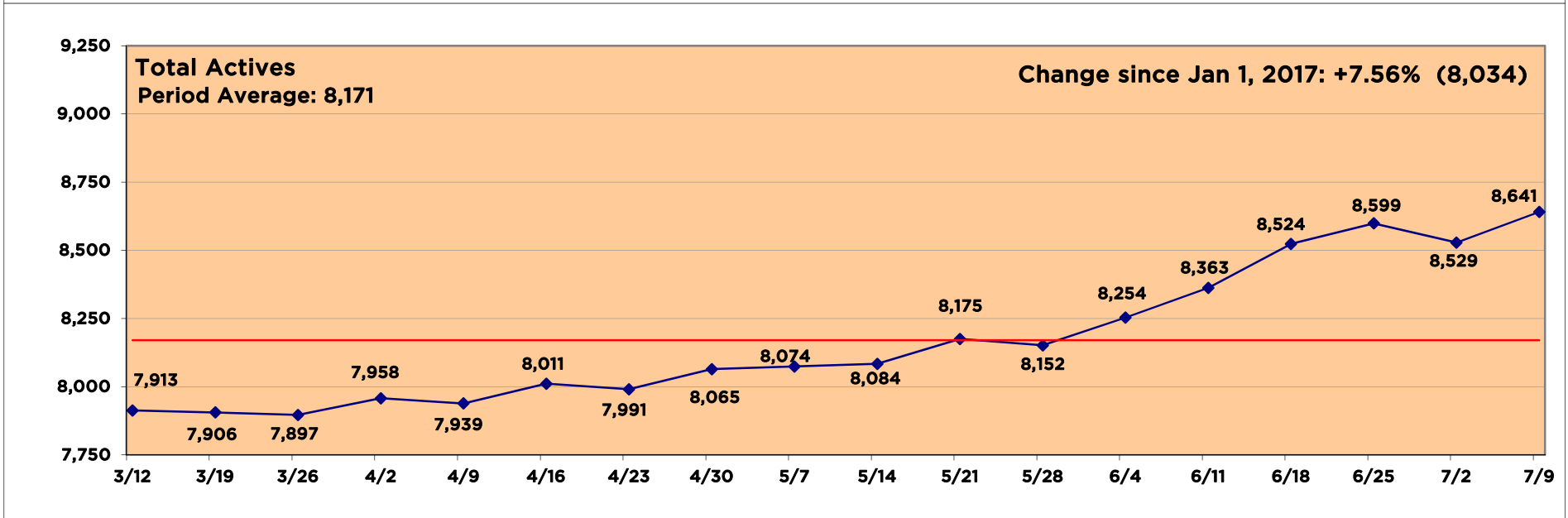
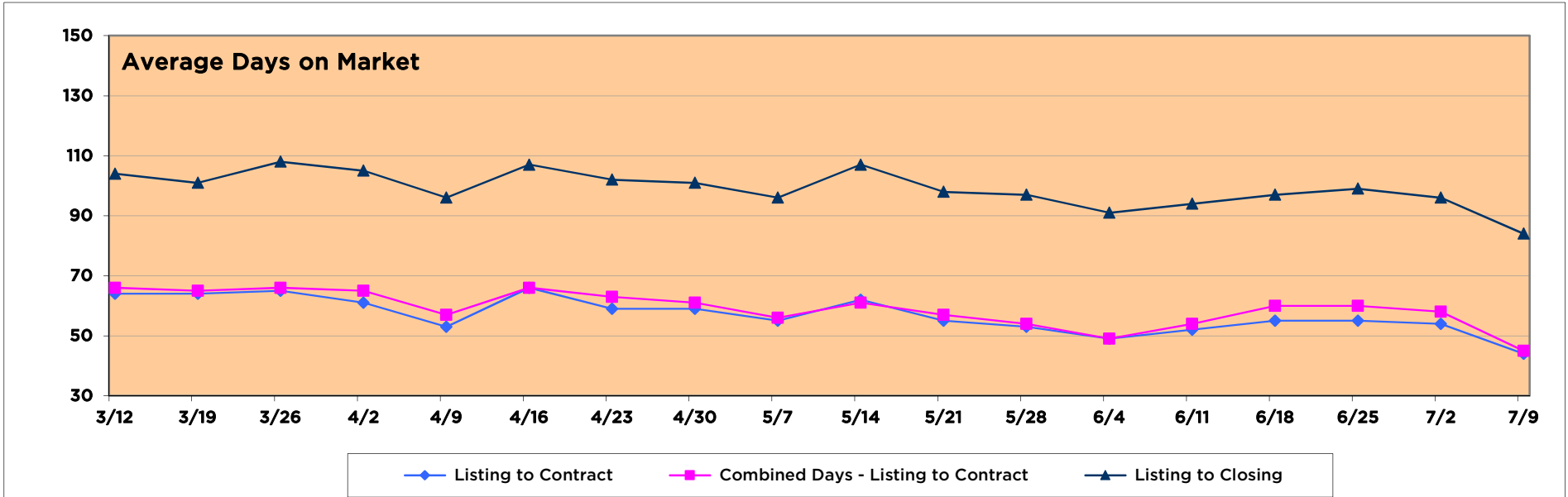
Single Family Homes



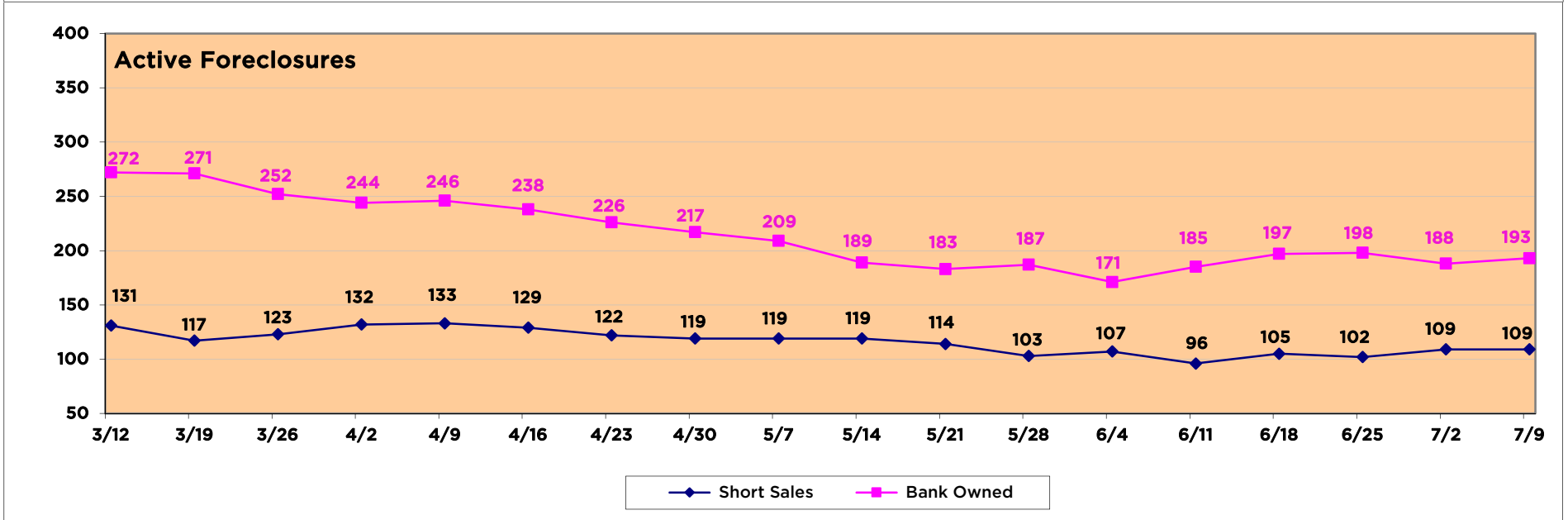
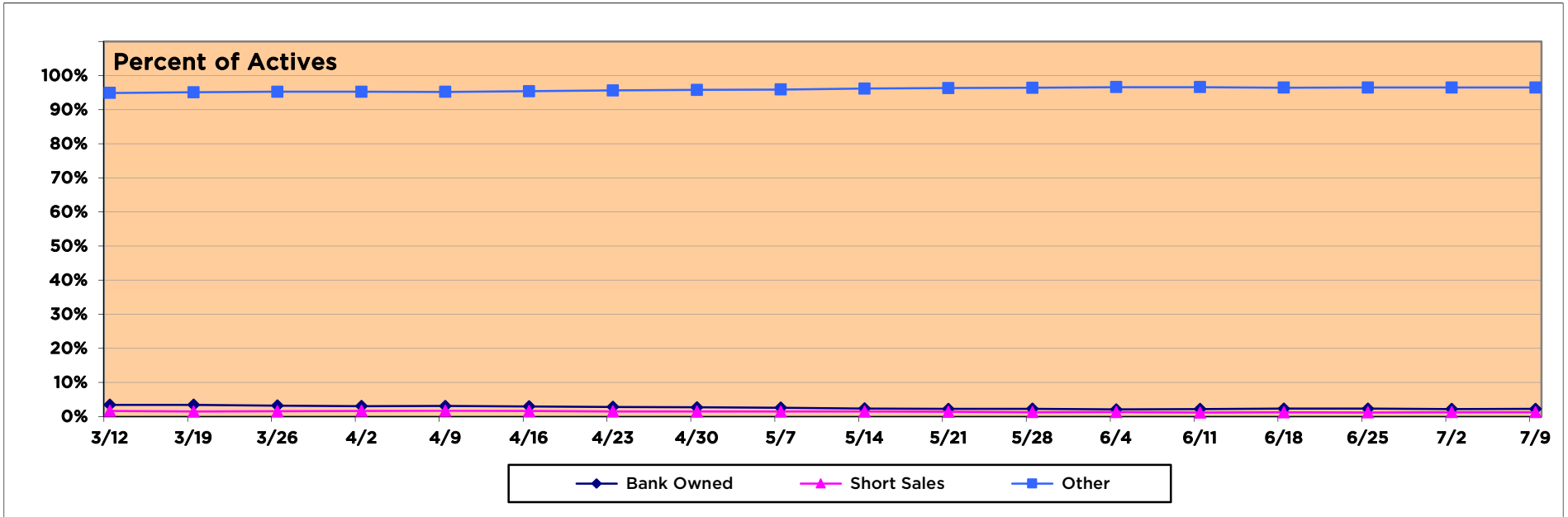
Single Family Homes



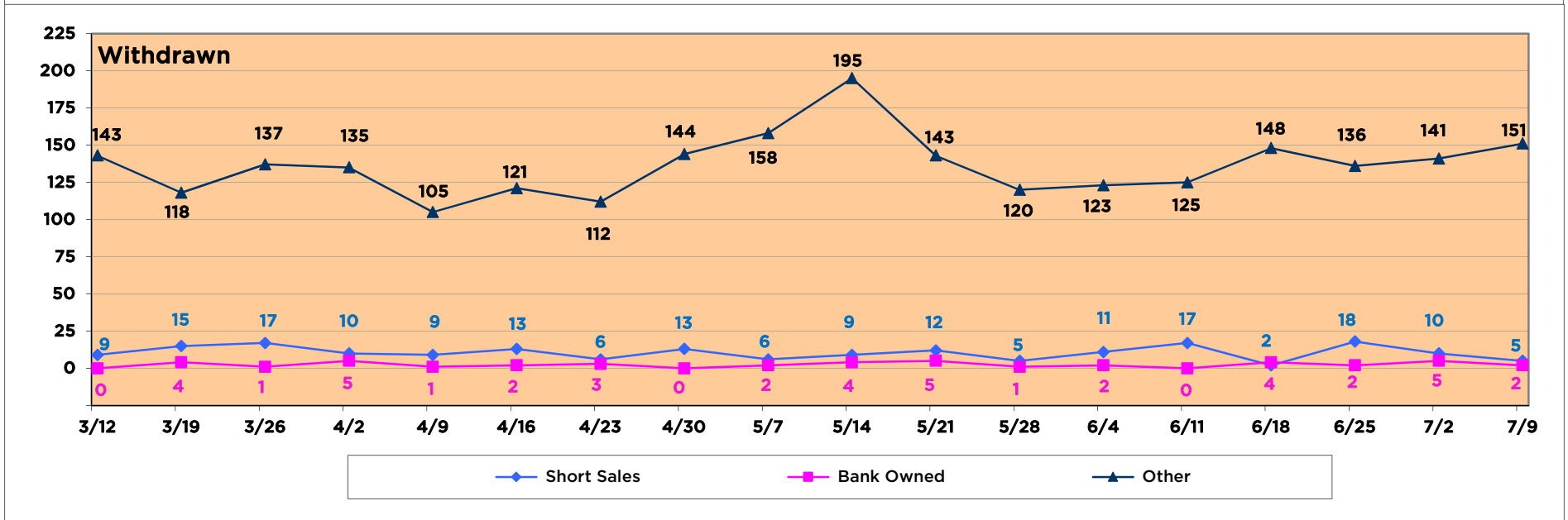
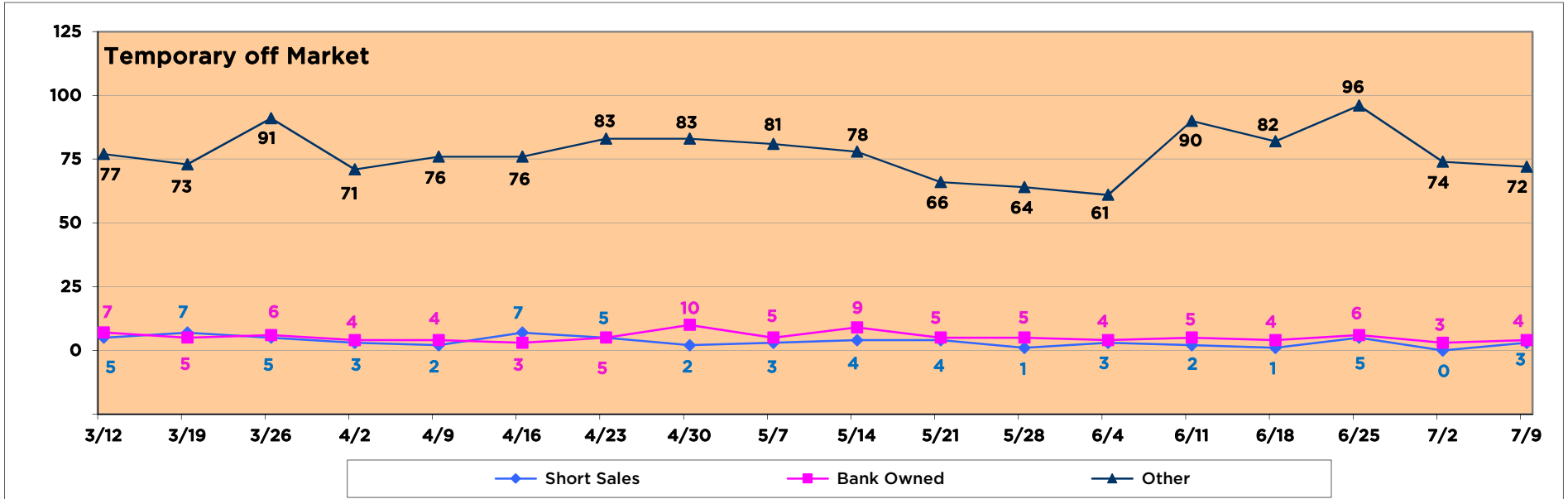
Single Family Homes



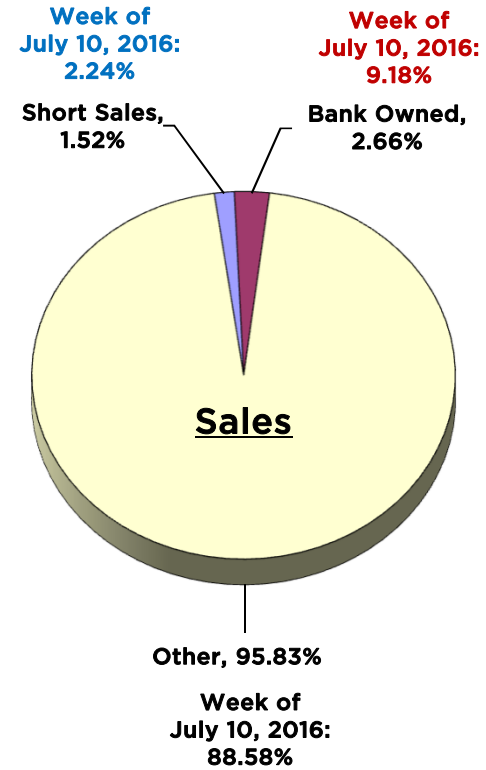
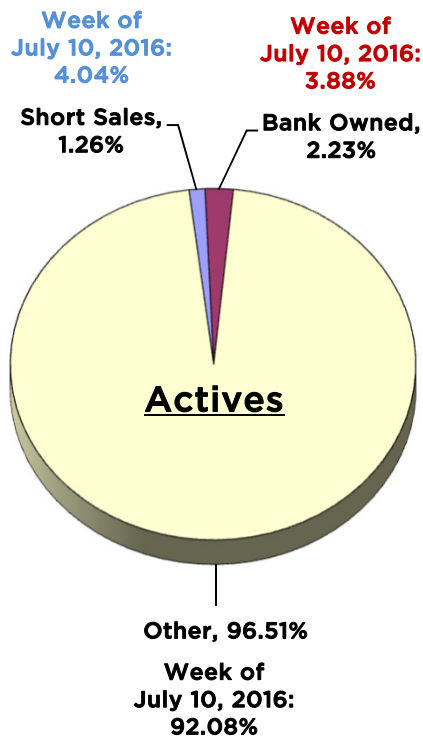
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 59 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		11	\$244,955	3.4	2.0	1,715	\$142.79
Winter Springs / Tuskawilla	32708	2	\$244,950	4.0	2.0	1,804	\$135.78
Altamonte Springs / Forest City	32714	1	\$245,000	3.0	2.0	1,554	\$157.66
Longwood (East)	32750	2	\$245,000	4.0	2.0	1,598	\$153.32
Sanford / Lake Forest	32771	4	\$244,925	3.0	2.0	1,778	\$137.75
Sanford (South)	32773	1	\$244,900	3.0	2.0	1,742	\$140.59
Longwood / Wekiva Springs	32779	1	\$245,000	3.0	2.0	1,658	\$147.77
Orange County		21	\$244,986	3.6	2.1	1,837	\$133.34
Apopka (North)	32712	3	\$245,000	3.0	2.0	1,713	\$143.02
Mount Dora	32757	2	\$244,950	4.0	3.0	2,498	\$98.06
Winter Park (East) / Aloma	32792	1	\$245,000	3.0	2.0	1,300	\$188.46
Hiawassee	32818	1	\$245,000	4.0	2.0	2,463	\$99.47
Williamsburg / Lake Bryan	32821	1	\$245,000	3.0	2.0	1,929	\$127.01
Ventura	32822	1	\$244,900	5.0	3.0	1,984	\$123.44
Rio Pinar / Union Park	32825	1	\$245,000	3.0	2.0	1,609	\$152.27
Waterford Lakes	32828	3	\$244,967	3.0	2.0	1,668	\$146.86
Union Park / Chickasaw	32829	2	\$244,750	4.0	2.0	1,941	\$126.09
Moss Park	32832	1	\$245,000	4.0	2.0	1,705	\$143.70
Metro West / Orlo Vista	32835	1	\$245,000	4.0	2.0	2,103	\$116.50
Hunters Creek	32837	3	\$245,000	4.0	2.0	1,619	\$151.33
Ocoee	34761	1	\$245,500	3.0	2.0	1,613	\$152.20
Osceola County		12	\$244,966	3.9	2.3	2,079	\$117.81
Kissimmee (Central)	34741	1	\$245,000	3.0	2.0	2,180	\$112.39
Kissimmee (East)	34744	1	\$245,000	4.0	2.0	1,960	\$125.00
Kissimmee (West) / Pleasant Hill	34746	5	\$244,978	4.0	2.0	2,154	\$113.73
Kissimmee / Celebration	34747	4	\$244,950	4.0	3.0	1,958	\$125.10
St Cloud	34769	1	\$244,900	4.0	2.0	2,210	\$110.81

Where are the 59 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		15	\$244,873	3.3	2.1	2,085	\$117.44
Grand Island	32735	1	\$245,000	4.0	3.0	2,094	\$117.00
Mount Dora	32757	1	\$244,900	3.0	2.0	1,437	\$170.42
Tavares / Mt Plymouth	32778	2	\$244,700	3.0	2.0	2,242	\$109.14
Clermont (Central)	34711	4	\$244,938	3.0	2.0	1,963	\$124.78
Clermont (South)	34714	3	\$244,833	4.0	2.0	2,403	\$101.89
Fruitland Park	34731	1	\$244,900	3.0	2.0	1,914	\$127.95
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

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	157	137	8	10	1	1	0
Bank Owned	9	9	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	146	126	8	10	1	1	0
Active Listings	2,324	1,657	257	247	68	65	30
Bank Owned	52	44	5	1	1	0	1
Short Sales	35	33	1	0	0	1	0
Other	2,237	1,580	251	246	67	64	29
Months of Inventory	3	3	7	6	16	15	0

List Price

Average Original List Price	\$177,015	\$150,486	\$276,438	\$366,929	\$499,000	\$795,000	\$0
Average Final List Price	\$174,259	\$148,159	\$269,700	\$360,919	\$499,000	\$795,000	\$0

Sale Price

Average Price	\$168,472	\$143,660	\$262,863	\$341,078	\$495,000	\$760,000	\$0
Median Price	\$152,000	\$140,000	\$260,000	\$344,000	\$495,000	\$760,000	\$0

Price Differences

Original to Final List Price	-\$2,756	-\$2,327	-\$6,738	-\$6,010	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,543	-\$6,826	-\$13,575	-\$25,851	-\$4,000	-\$35,000	\$0
Final List to Sale Price - \$	-\$5,787	-\$4,499	-\$6,837	-\$19,841	-\$4,000	-\$35,000	\$0
Original List to Sale Price - %	95.17%	95.46%	95.09%	92.95%	99.20%	95.60%	0.00%
Final List to Sale Price - %	96.68%	96.96%	97.46%	94.50%	99.20%	95.60%	0.00%

Days on the Market

Avg Days Listing to Contract	61	63	52	51	82	66	0
Combined Avg Days to Contract	60	61	51	49	82	66	0
Avg Days Listing to Closing	97	98	89	87	113	110	0
Avg Days Contract to Close	35	35	36	36	31	43	0

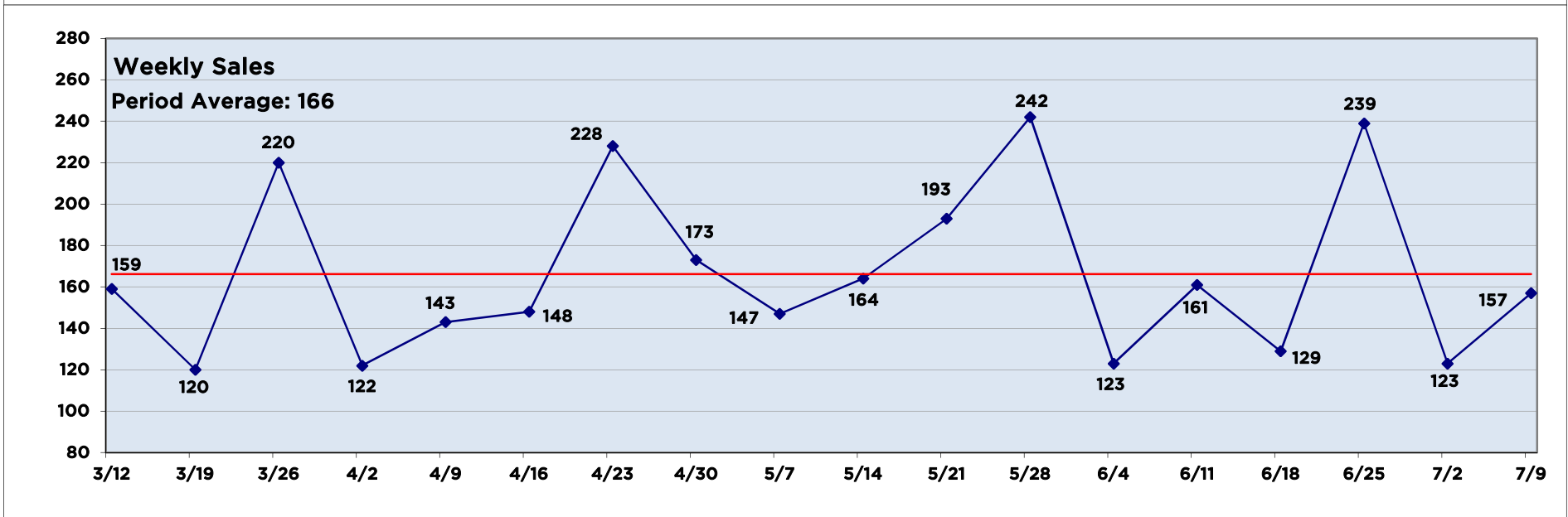
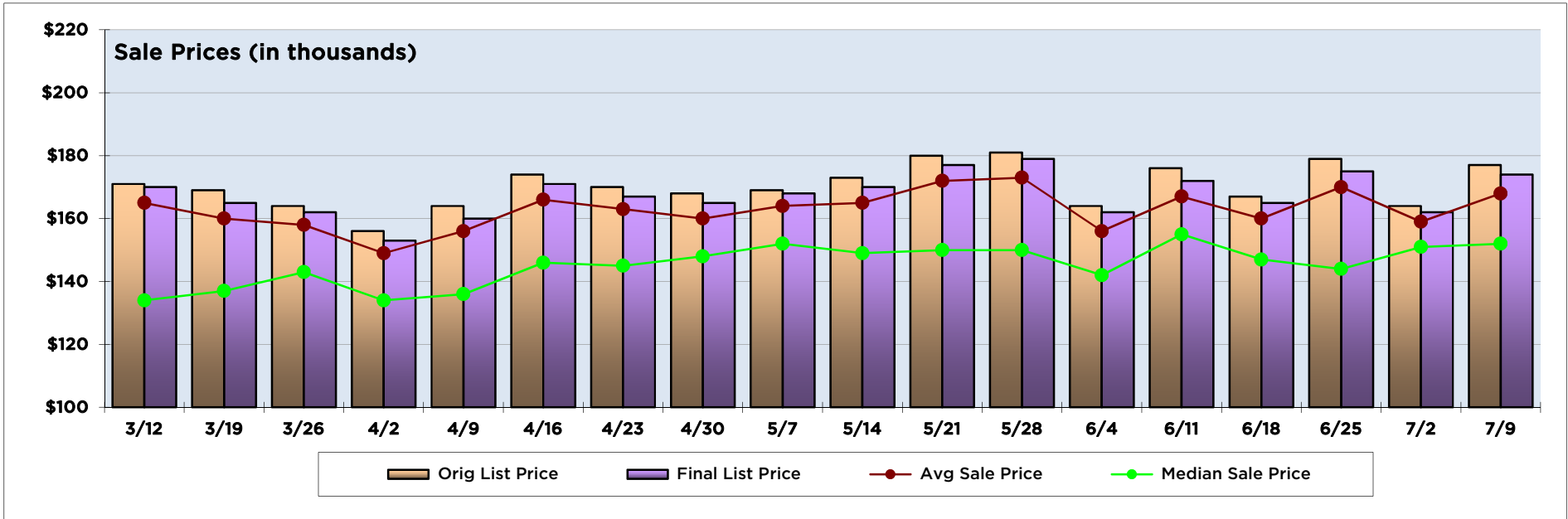
Beds / Baths

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	0	0	0

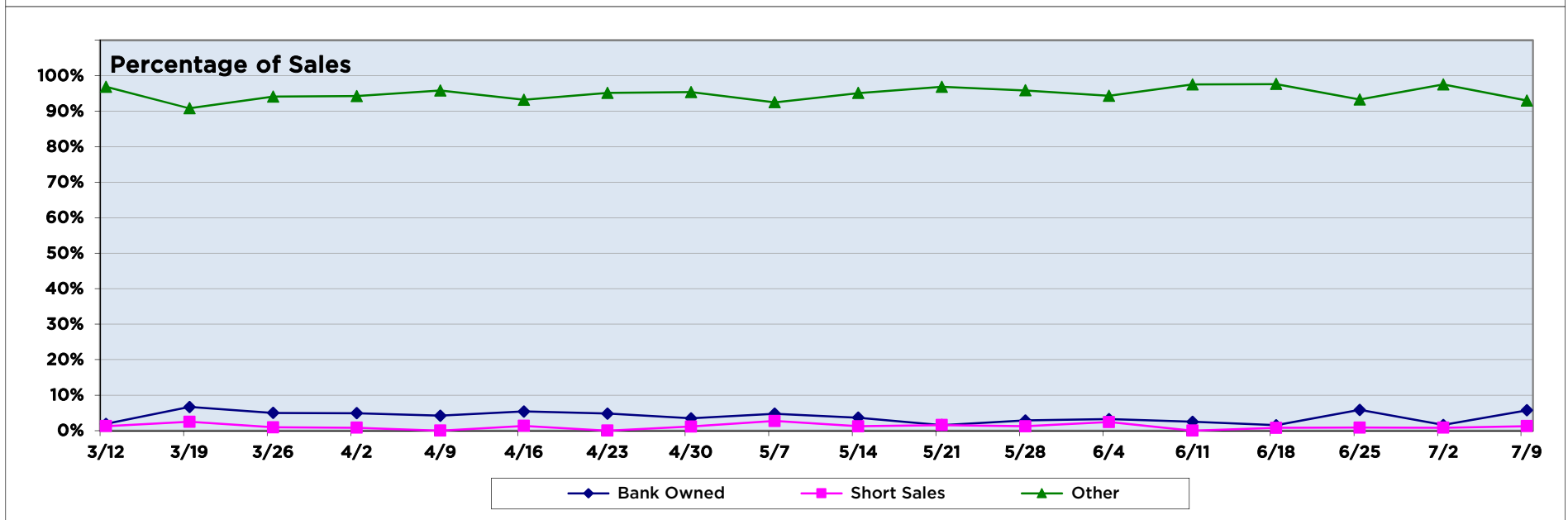
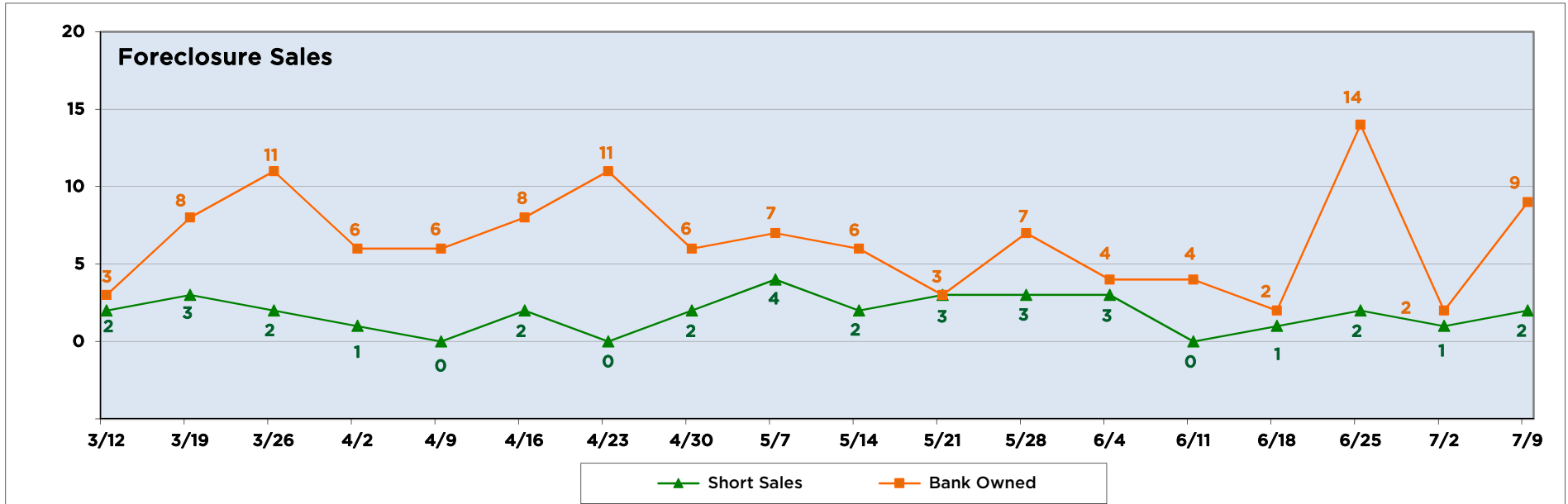
Square Footage

Average Square Feet	1,380	1,283	1,872	2,159	2,368	2,011	0
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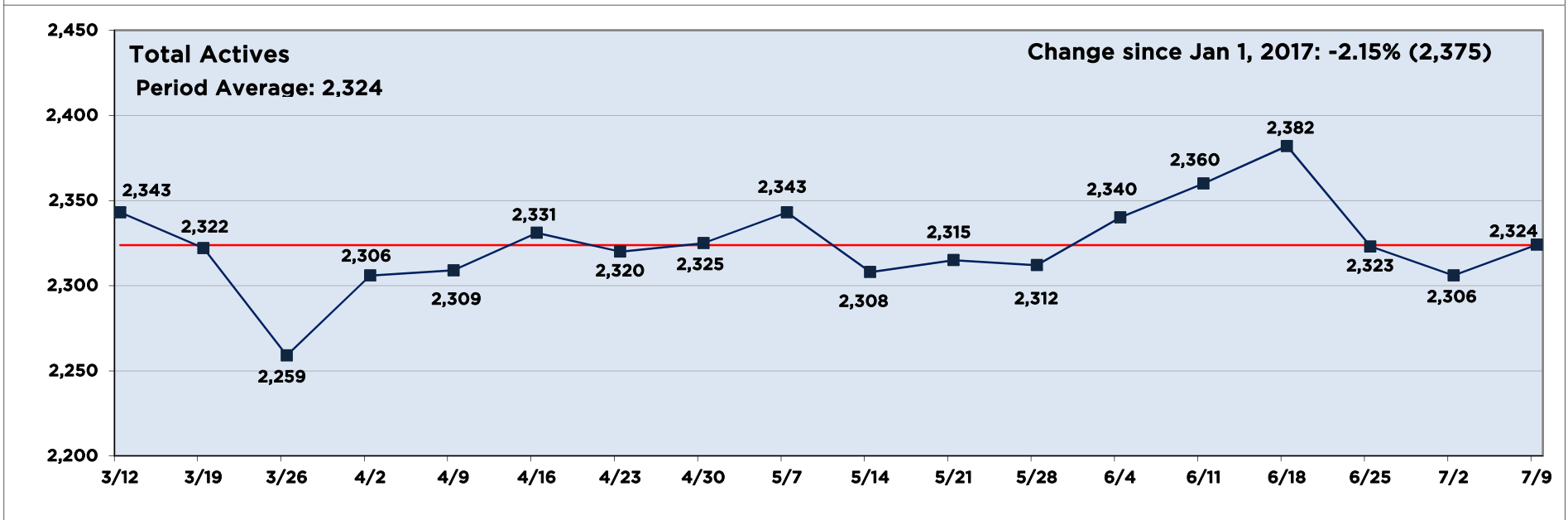
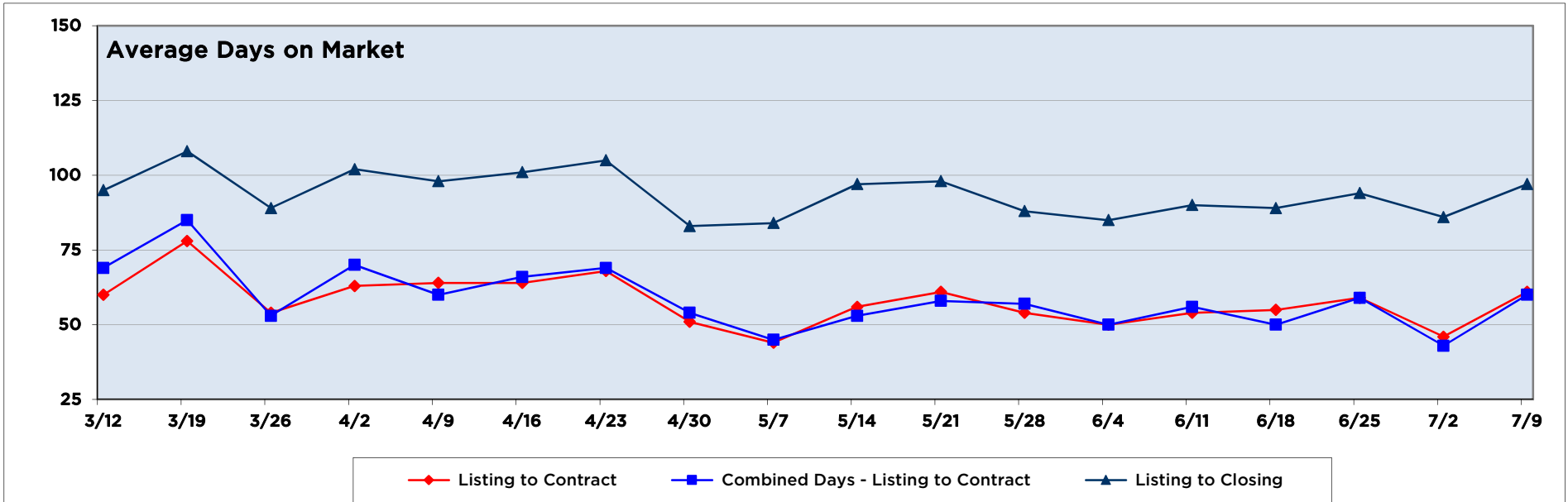
Condos, Townhomes, Villas



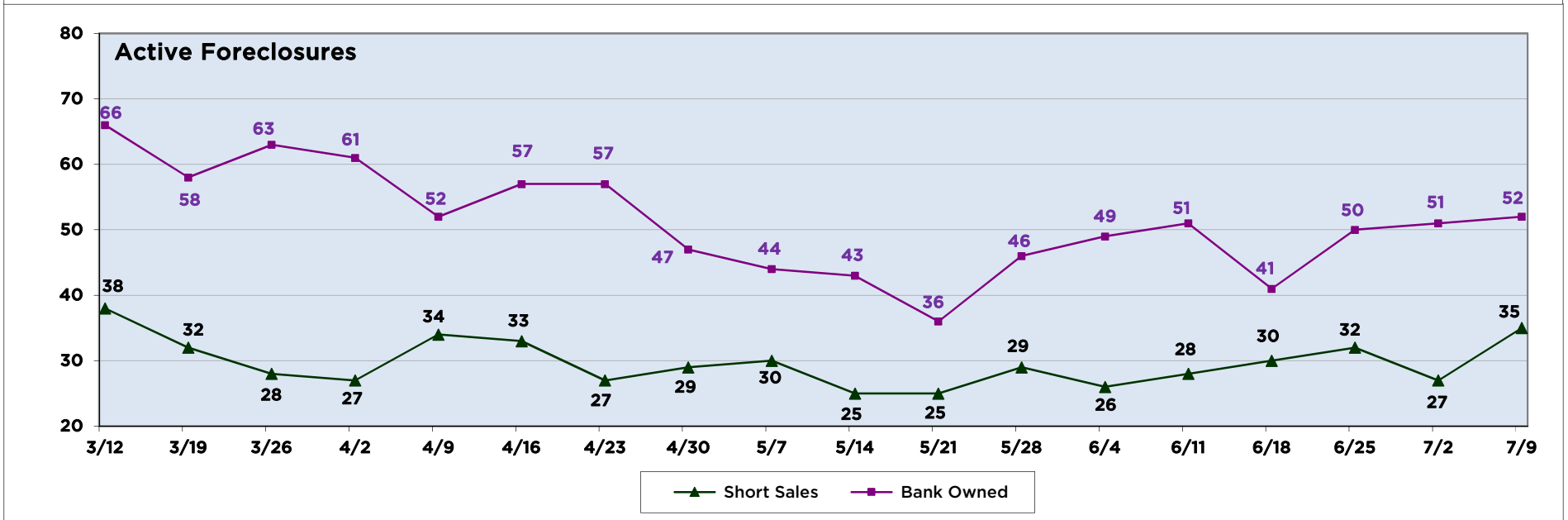
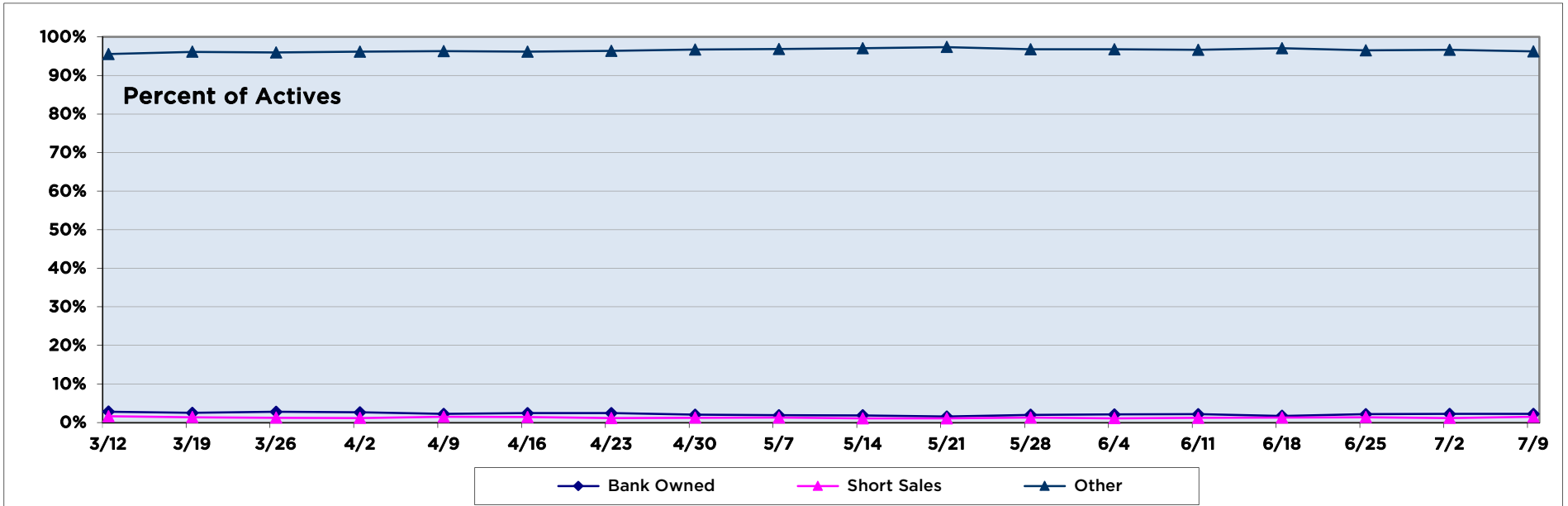
Condos, Townhomes, Villas



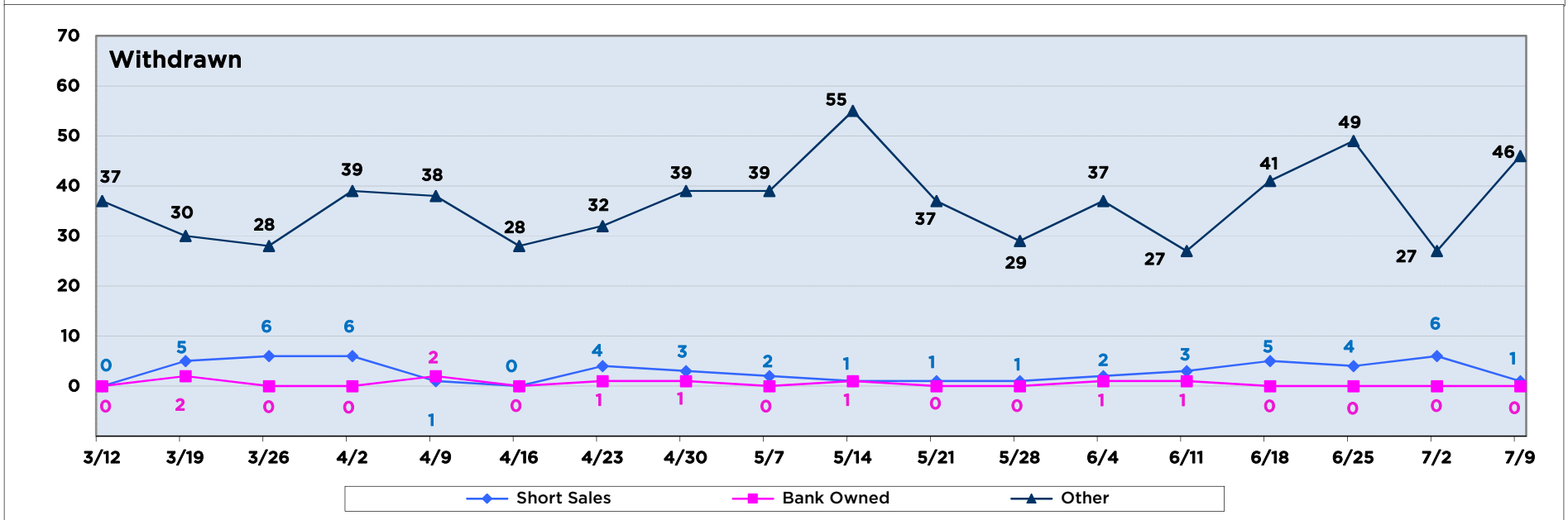
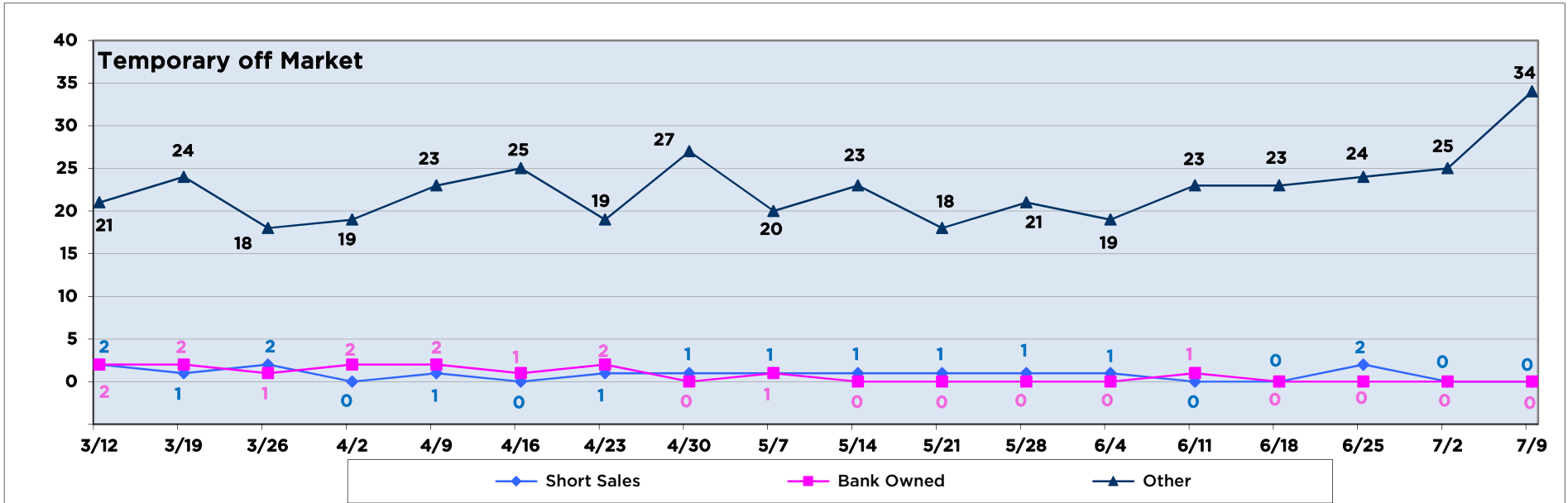
Condos, Townhomes, Villas



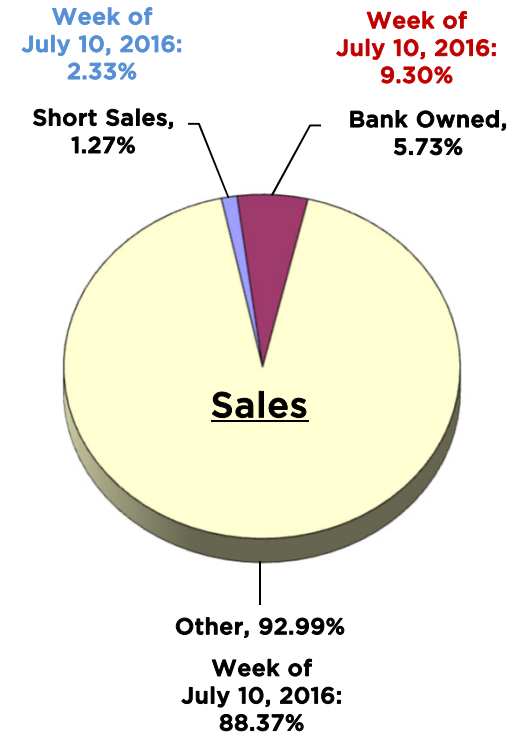
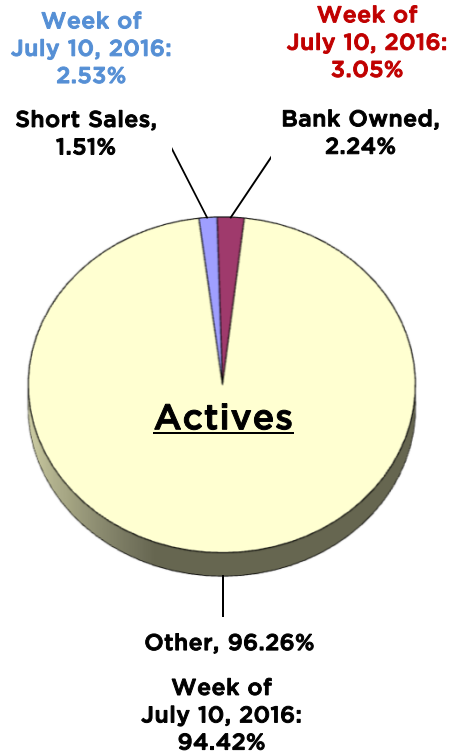
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$152,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Longwood / Wekiva Springs	32779	2	\$152,500	2.0	2.0	1,257	\$121.32
Orange County							
Orlo Vista	32811	1	\$151,999	3.0	2.0	1,351	\$112.51
Williamsburg / Lake Bryan	32821	1	\$152,000	2.0	2.0	1,169	\$130.03