



Monday Morning Quarterback Summary

Week of Jul 16, 2017

Single-family existing homes

- Sales of single-family homes decreased to 499 during the week of Jul 16, from 527 the week prior
- The median price of single family homes decreased to \$242,500, a change of -1.0%
- The number of single-family home foreclosure transactions increased to 31 last week, from 14 the week of Jul 9
- The number of single-family home short-sale transactions increased to 10 from 8 the week prior
- Single-family inventory increased by 30, and now sits at 8,671

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 148 during the week of Jul 16, from 157 the week prior
- The median price of condos, townhomes, and villas increased to \$154,250, a change of 1.5%
- The number of condo, townhome, and villa foreclosure transactions decreased to 6 last week, from 9 the week of Jul 9
- The number of condo, townhome and villa short-sale transactions increased to 4 from 2 the week prior
- Condo inventory decreased by 38, and now sits at 2,286

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	499	269	79	78	31	36	6
Bank Owned	31	23	4	2	0	1	1
Short Sales	10	6	1	3	0	0	0
Other	458	240	74	73	31	35	5
Active Listings	8,671	2,277	1,365	1,960	982	1,466	621
Bank Owned	193	114	21	29	14	11	4
Short Sales	89	37	19	18	6	9	0
Other	8,389	2,126	1,325	1,913	962	1,446	617
Months of Inventory	4	2	4	6	7	9	24

List Price

Average Original List Price	\$302,182	\$191,936	\$284,919	\$353,533	\$448,119	\$729,255	\$1,488,167
Average Final List Price	\$294,202	\$188,348	\$278,939	\$348,936	\$439,477	\$696,650	\$1,364,150

Sale Price

Average Price	\$284,794	\$183,946	\$272,100	\$341,311	\$432,822	\$660,953	\$1,216,833
Median Price	\$242,500	\$195,000	\$273,000	\$331,125	\$425,000	\$622,500	\$1,187,500

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$7,980	-\$3,588	-\$5,980	-\$4,597	-\$8,642	-\$32,605	-\$124,017
<i>Original</i> List to <i>Sale</i> Price - \$	-\$17,388	-\$7,990	-\$12,819	-\$12,222	-\$15,297	-\$68,302	-\$271,334
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,408	-\$4,402	-\$6,839	-\$7,625	-\$6,655	-\$35,697	-\$147,317
<i>Original</i> List to <i>Sale</i> Price - %	94.25%	95.84%	95.50%	96.54%	96.59%	90.63%	81.77%
<i>Final</i> List to <i>Sale</i> Price - %	96.80%	97.66%	97.55%	97.81%	98.49%	94.88%	89.20%

Days on the Market

Avg Days Listing to Contract	51	46	43	56	42	91	95
Combined Avg Days to Contract	52	40	50	61	56	113	93
Avg Days Listing to Closing	93	87	83	100	81	146	130
Avg Days Contract to Close	42	41	40	44	38	54	35

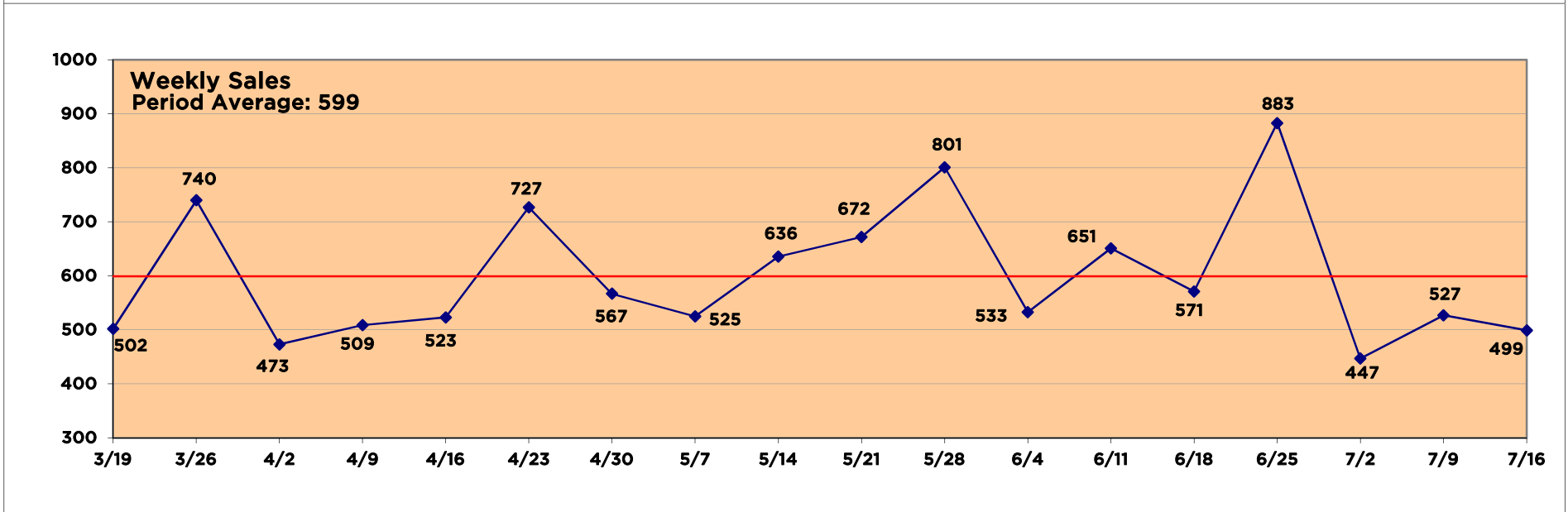
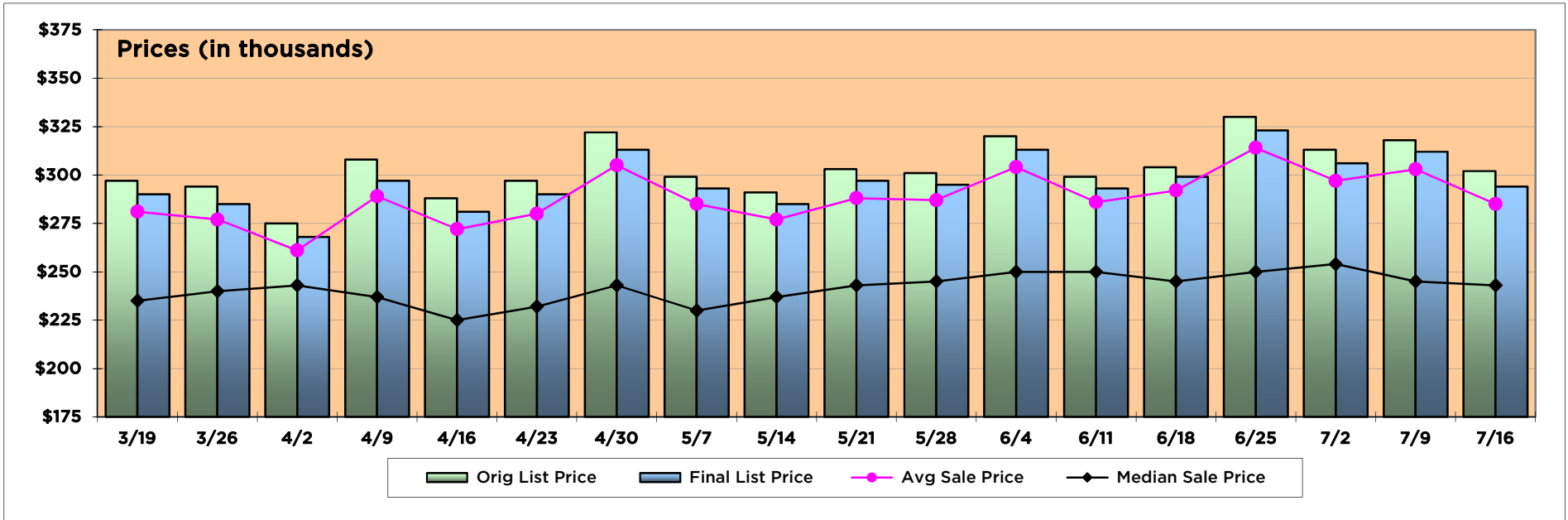
Beds / Baths

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

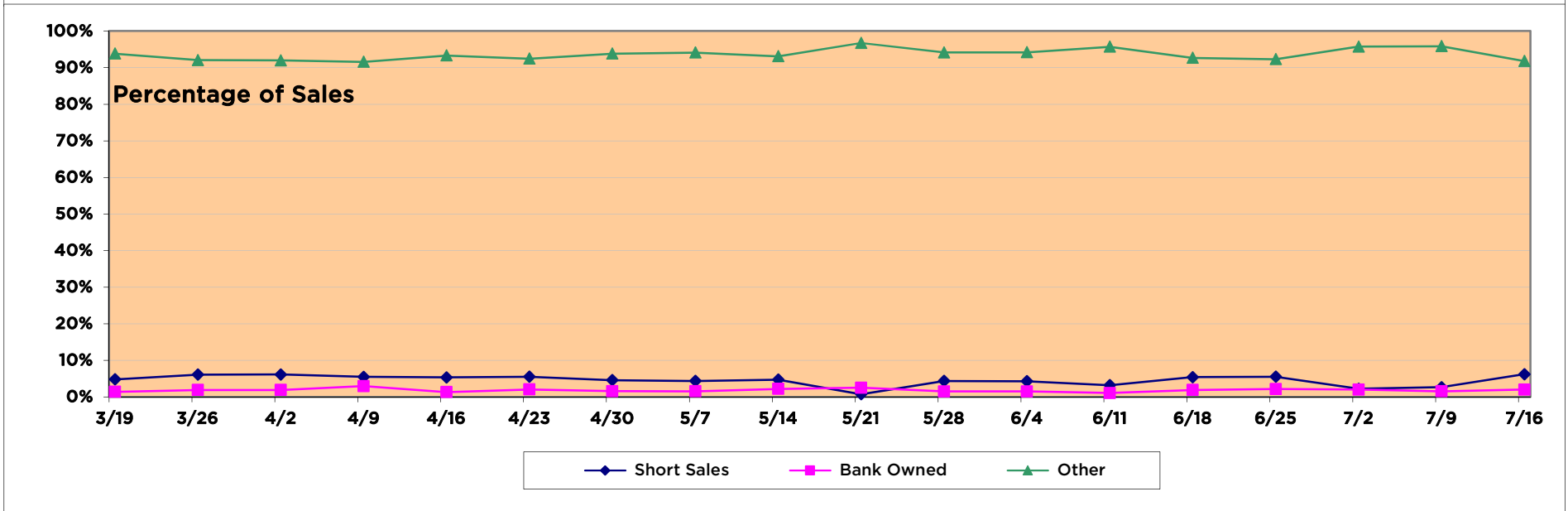
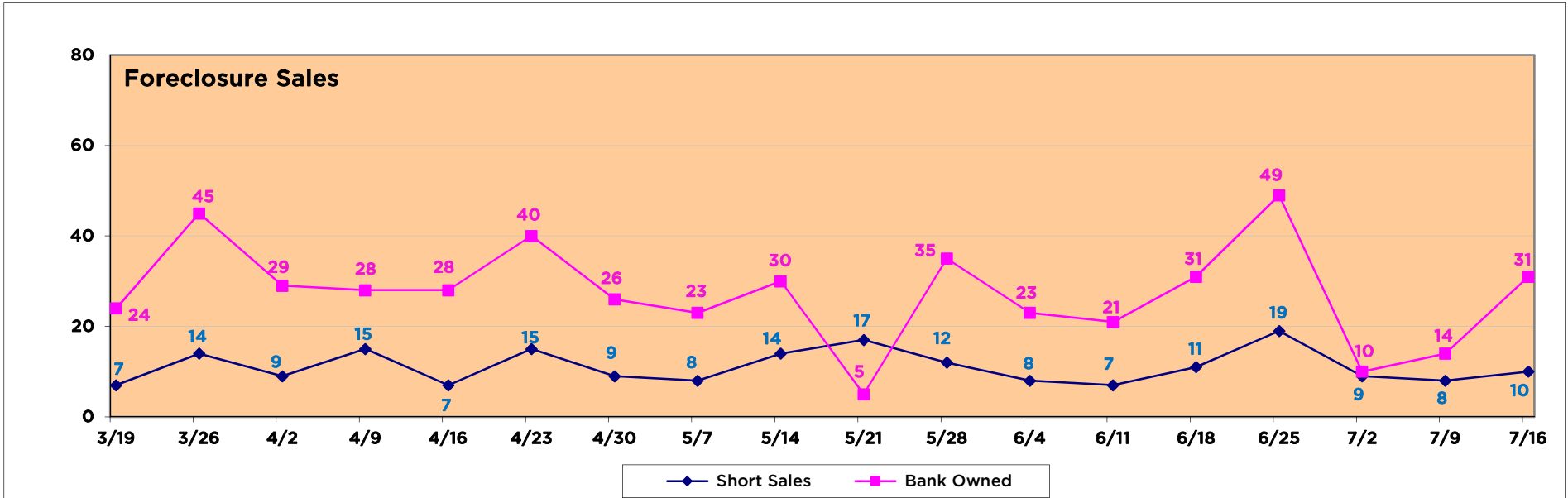
Square Footage

Average Square Feet	2,102	1,591	2,161	2,575	2,834	3,688	4,725
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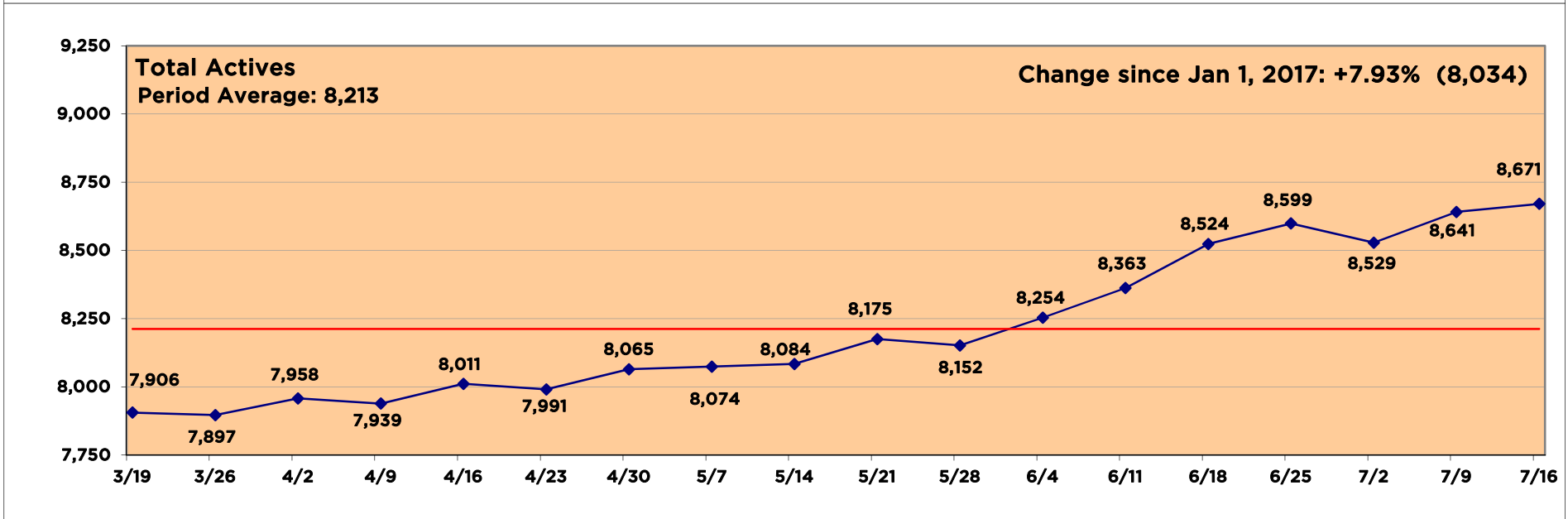
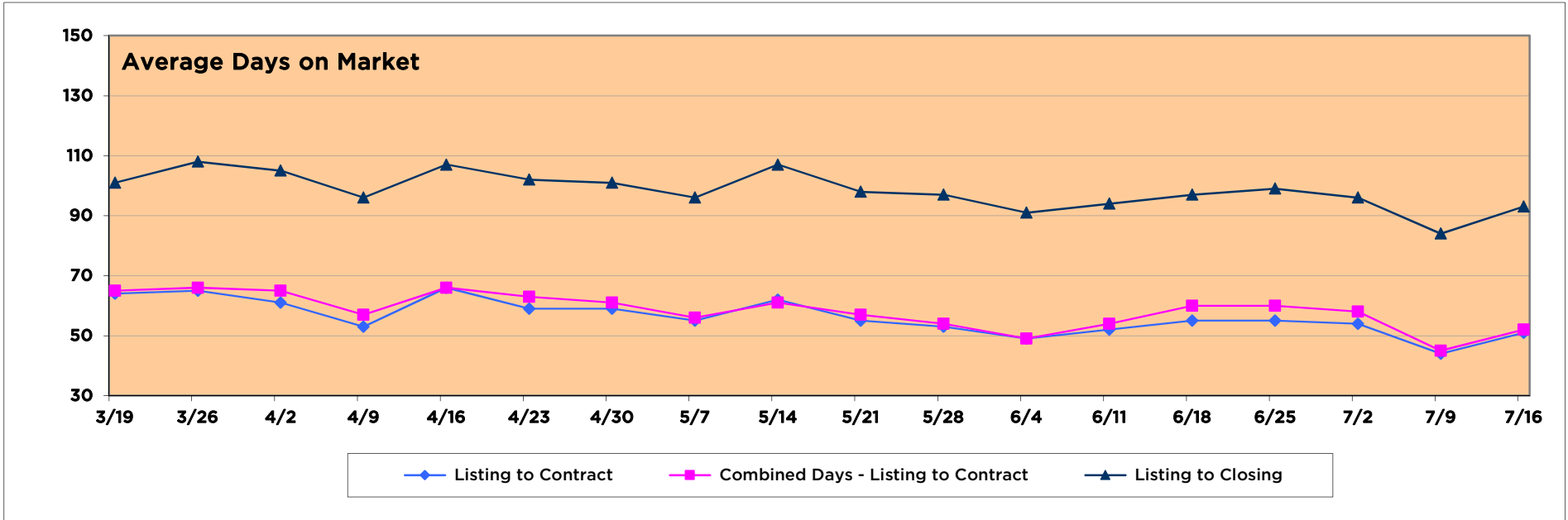
Single Family Homes



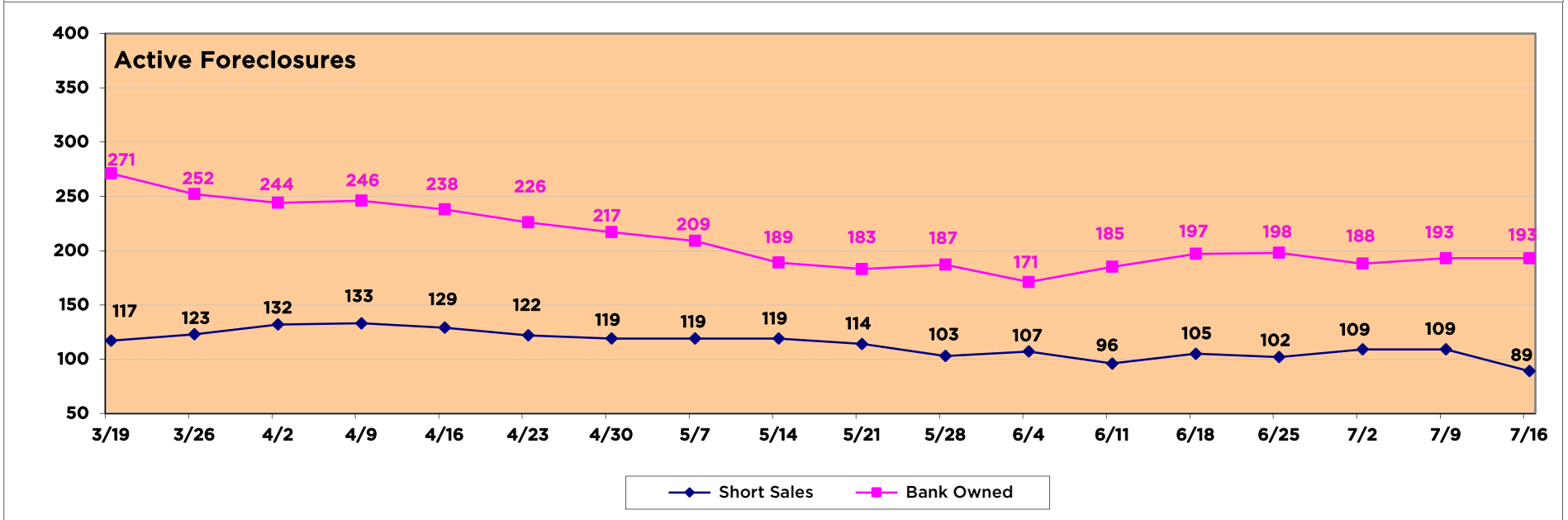
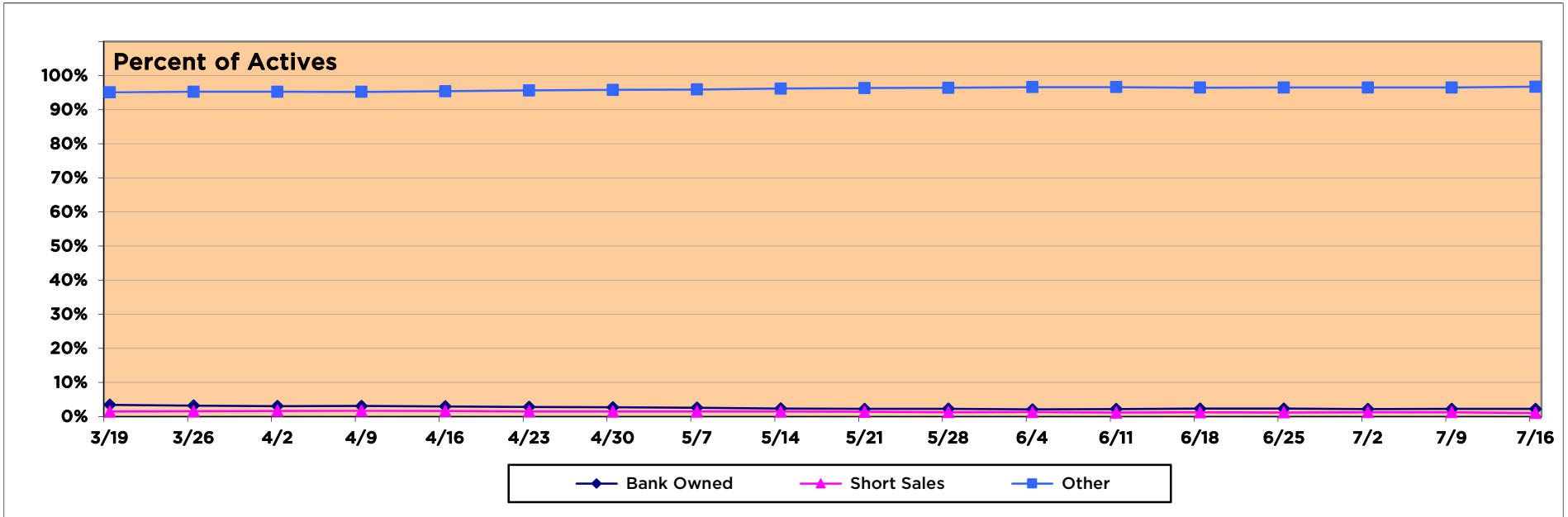
Single Family Homes



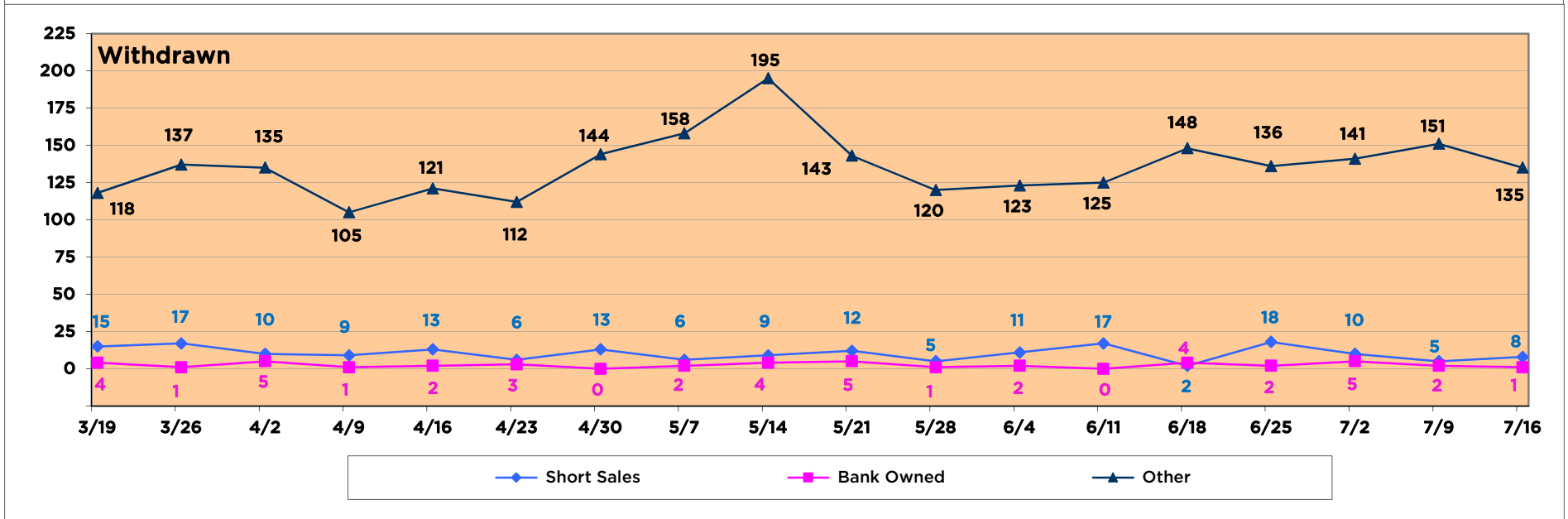
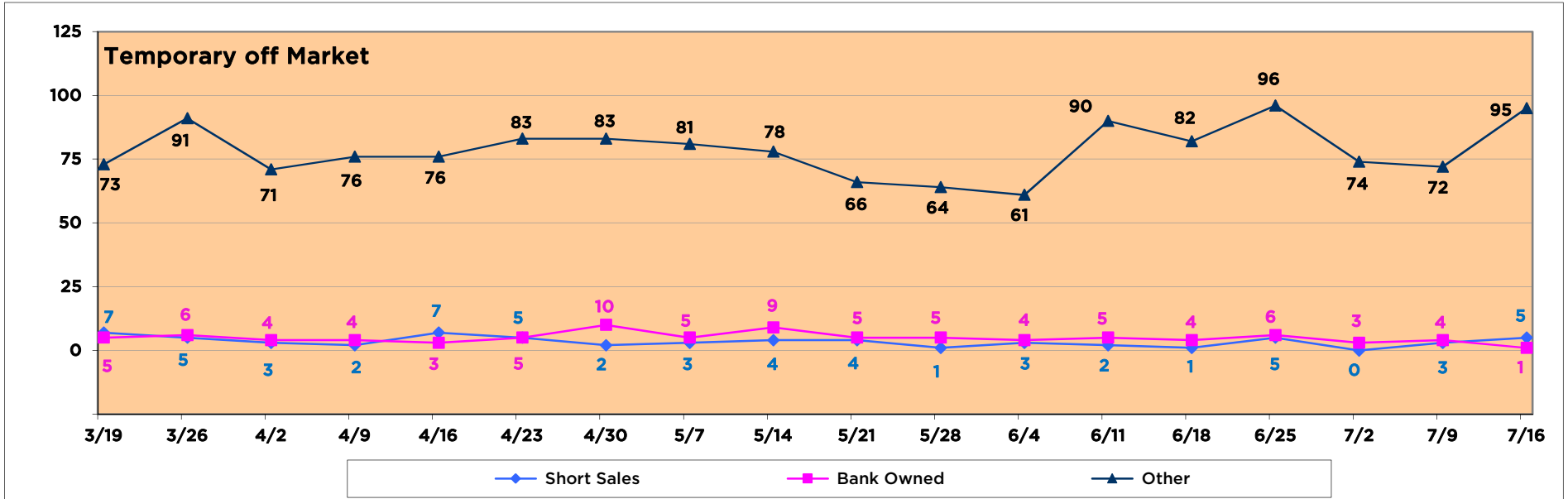
Single Family Homes



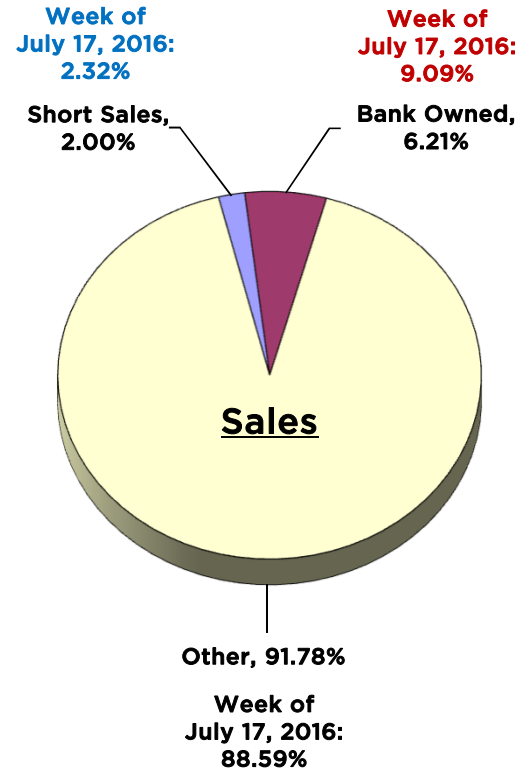
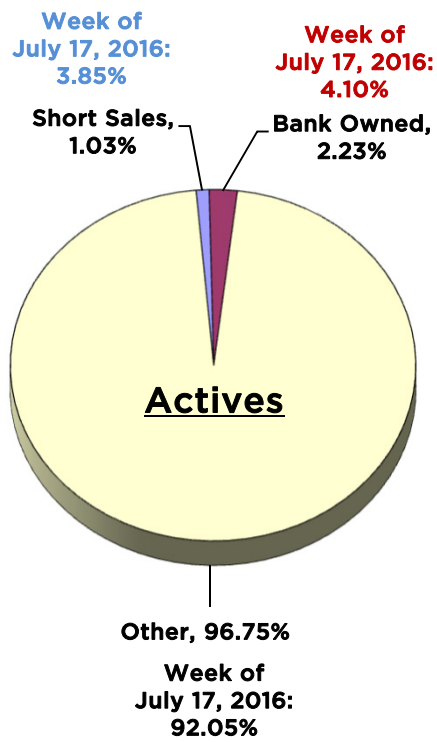
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 18 Single Family Homes available for the Median Price of \$242,500? (± \$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		1	\$242,500	4.0	3.0	2,179	\$111.29
Sanford (South)	32773	1	\$242,500	4.0	3.0	2,179	\$111.29
Orange County		7	\$242,500	3.1	1.9	1,525	\$158.97
Apopka / Hunt Club	32703	1	\$242,000	2.0	1.0	936	\$258.55
Delaney / Crystal Lake	32806	1	\$242,500	3.0	2.0	1,296	\$187.11
Azalea Park	32807	1	\$242,000	4.0	2.0	1,684	\$143.71
Rio Pinar / Union Park	32825	2	\$242,500	3.0	2.0	1,633	\$148.50
Metro West / Orlo Vista	32835	1	\$243,000	3.0	2.0	1,567	\$155.07
Hunters Creek	32837	1	\$243,000	4.0	2.0	1,929	\$125.97
Osceola County		3	\$242,697	3.0	2.0	1,983	\$122.41
Kissimmee (East)	34744	2	\$242,900	3.0	2.0	1,875	\$129.55
St Cloud / Harmony	34773	1	\$242,290	3.0	2.0	2,198	\$110.23
Lake County		7	\$242,466	3.3	2.0	2,274	\$106.63
Mount Dora	32757	1	\$242,000	3.0	2.0	2,162	\$111.93
Clermont (South)	34714	1	\$243,000	4.0	2.0	2,527	\$96.16
Groveland	34736	1	\$242,865	3.0	2.0	1,988	\$122.17
Leesburg (West)	34748	3	\$242,333	3.0	2.0	2,280	\$106.29
Mascotte	34753	1	\$242,400	4.0	2.0	2,401	\$100.96

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	148	130	11	4	2	1	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	138	120	11	4	2	1	0
Active Listings	2,286	1,619	264	243	72	61	27
Bank Owned	63	54	5	1	2	0	1
Short Sales	39	37	1	0	0	1	0
Other	2,184	1,528	258	242	70	60	26
Months of Inventory	4	3	6	14	8	14	0

List Price

Average Original List Price	\$169,547	\$147,138	\$275,200	\$358,450	\$444,500	\$615,000	\$0
Average Final List Price	\$167,251	\$145,683	\$271,655	\$337,700	\$430,198	\$615,000	\$0

Sale Price

Average Price	\$163,178	\$141,778	\$266,664	\$327,956	\$429,500	\$615,000	\$0
Median Price	\$154,250	\$142,500	\$262,572	\$319,500	\$429,500	\$615,000	\$0

Price Differences

Original to Final List Price	-\$2,296	-\$1,455	-\$3,545	-\$20,750	-\$14,302	\$0	\$0
Original List to Sale Price - \$	-\$6,369	-\$5,360	-\$8,536	-\$30,494	-\$15,000	\$0	\$0
Final List to Sale Price - \$	-\$4,073	-\$3,905	-\$4,991	-\$9,744	-\$698	\$0	\$0
Original List to Sale Price - %	96.24%	96.36%	96.90%	91.49%	96.63%	100.00%	0.00%
Final List to Sale Price - %	97.56%	97.32%	98.16%	97.11%	99.84%	100.00%	0.00%

Days on the Market

Avg Days Listing to Contract	53	48	66	166	118	0	0
Combined Avg Days to Contract	50	45	65	160	102	0	0
Avg Days Listing to Closing	89	82	106	232	191	0	0
Avg Days Contract to Close	35	34	40	65	72	0	0

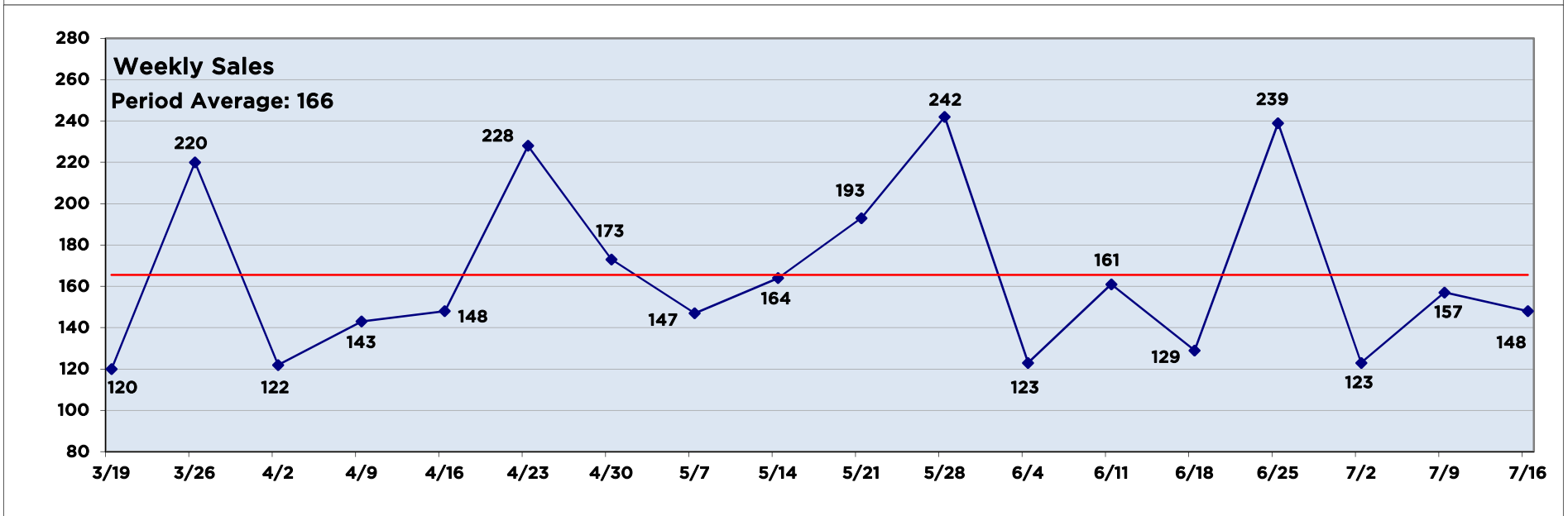
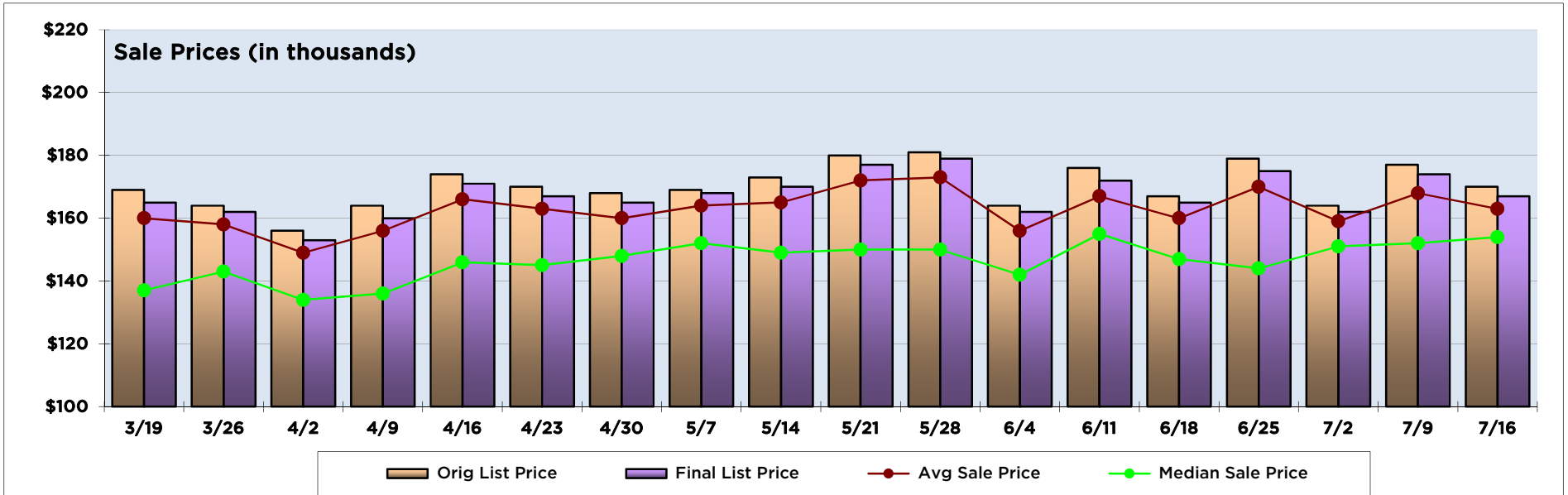
Beds / Baths

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

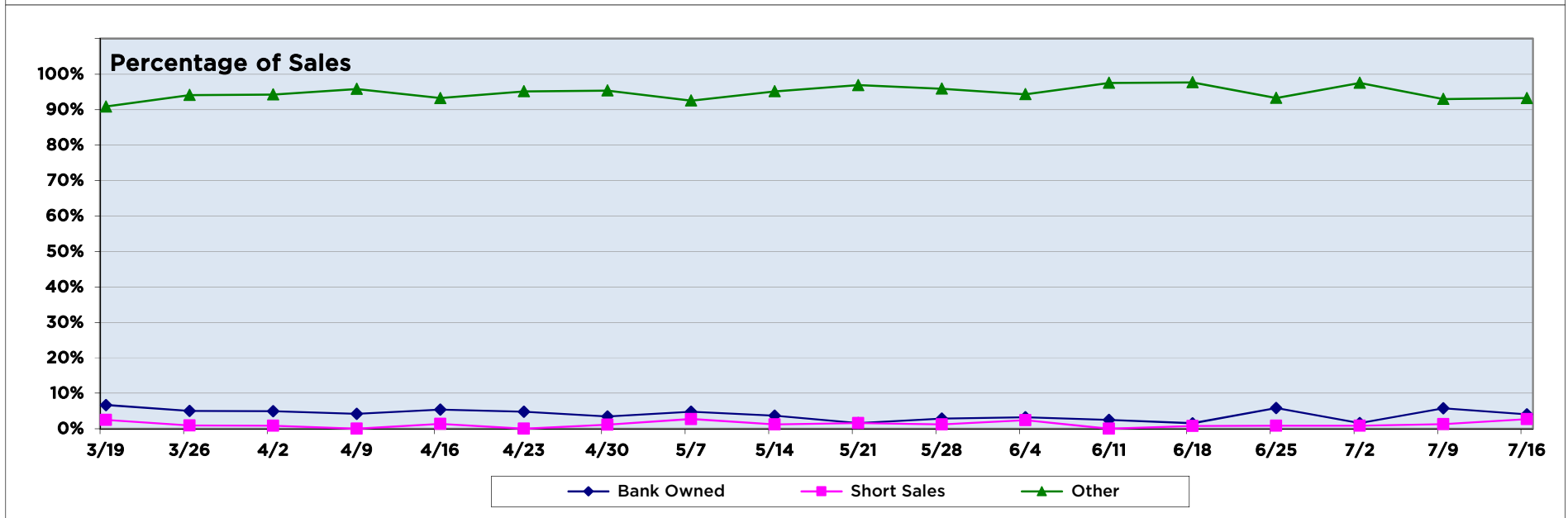
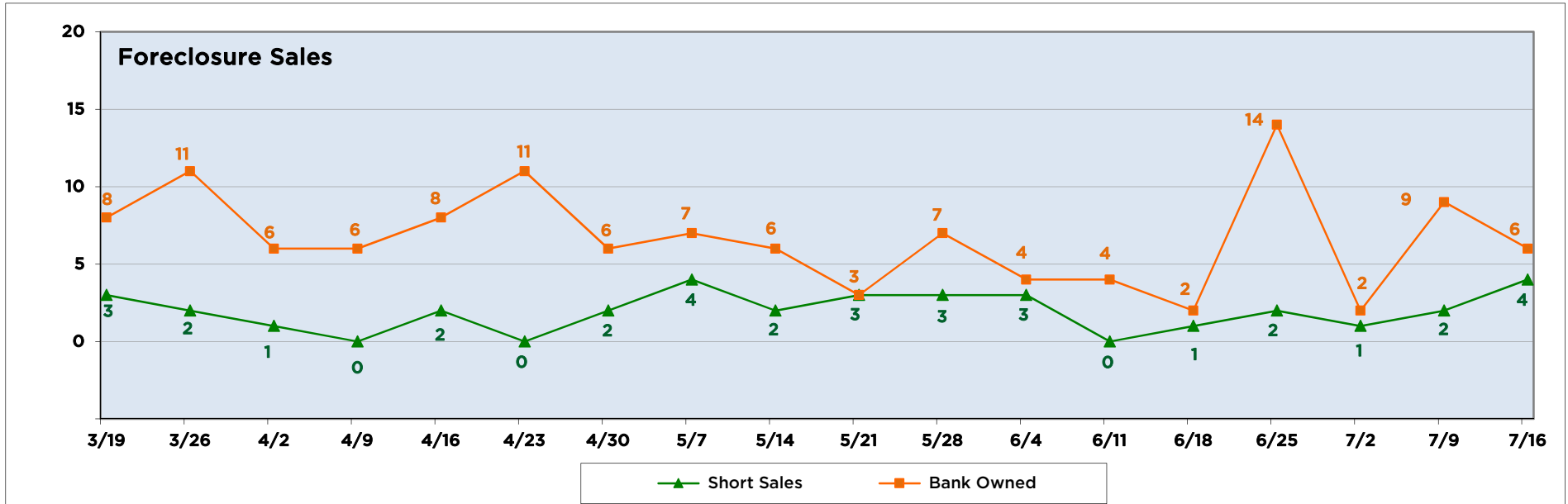
Square Footage

Average Square Feet	1,320	1,235	1,843	1,899	2,233	2,475	0
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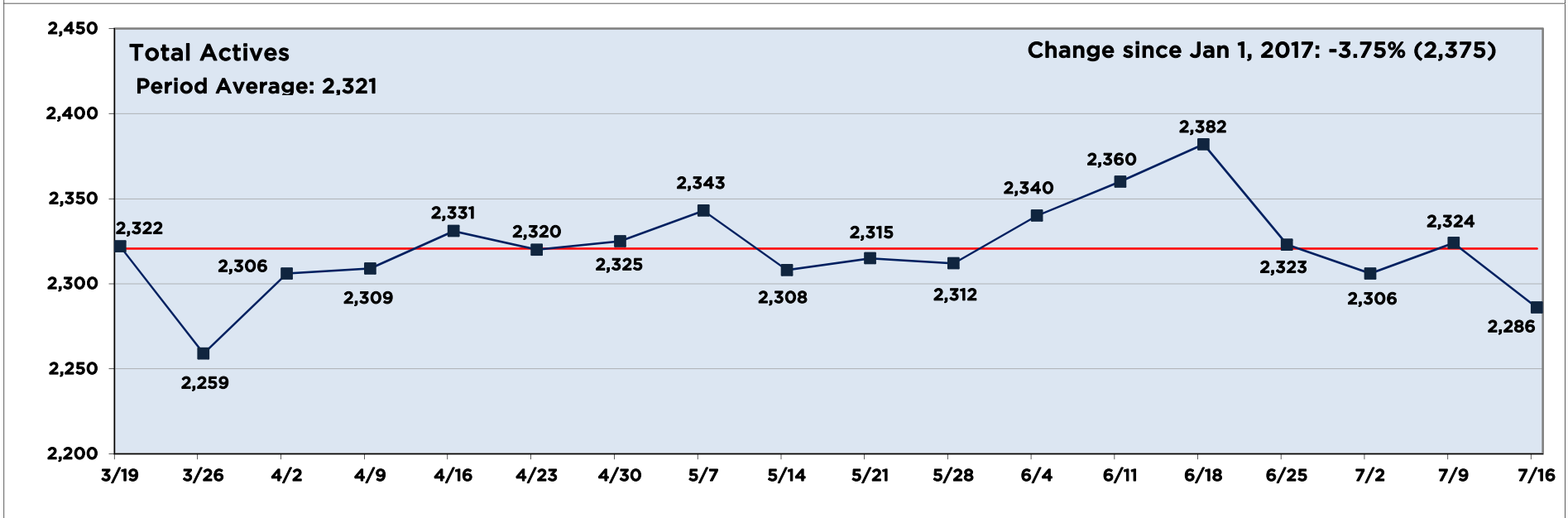
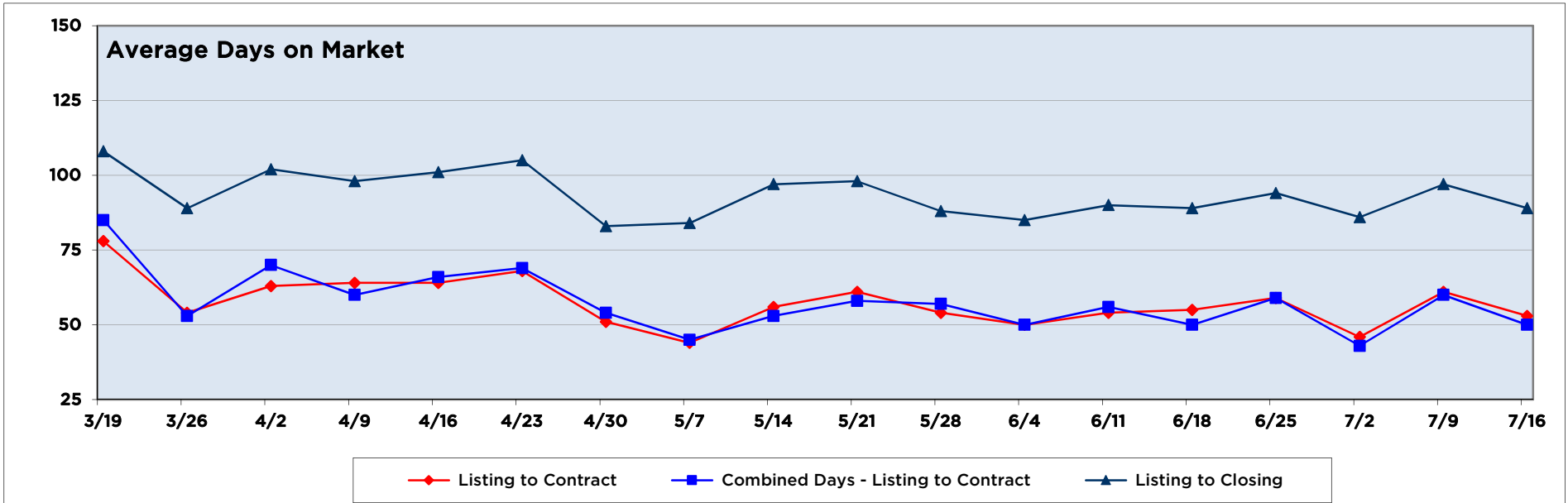
Condos, Townhomes, Villas



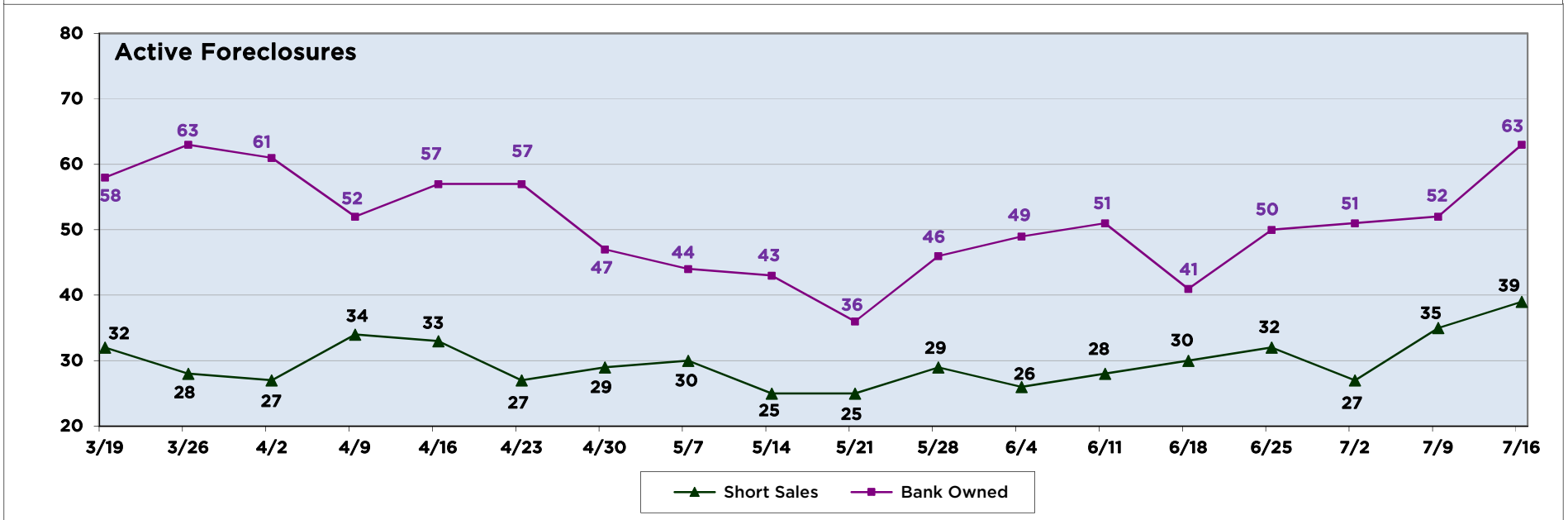
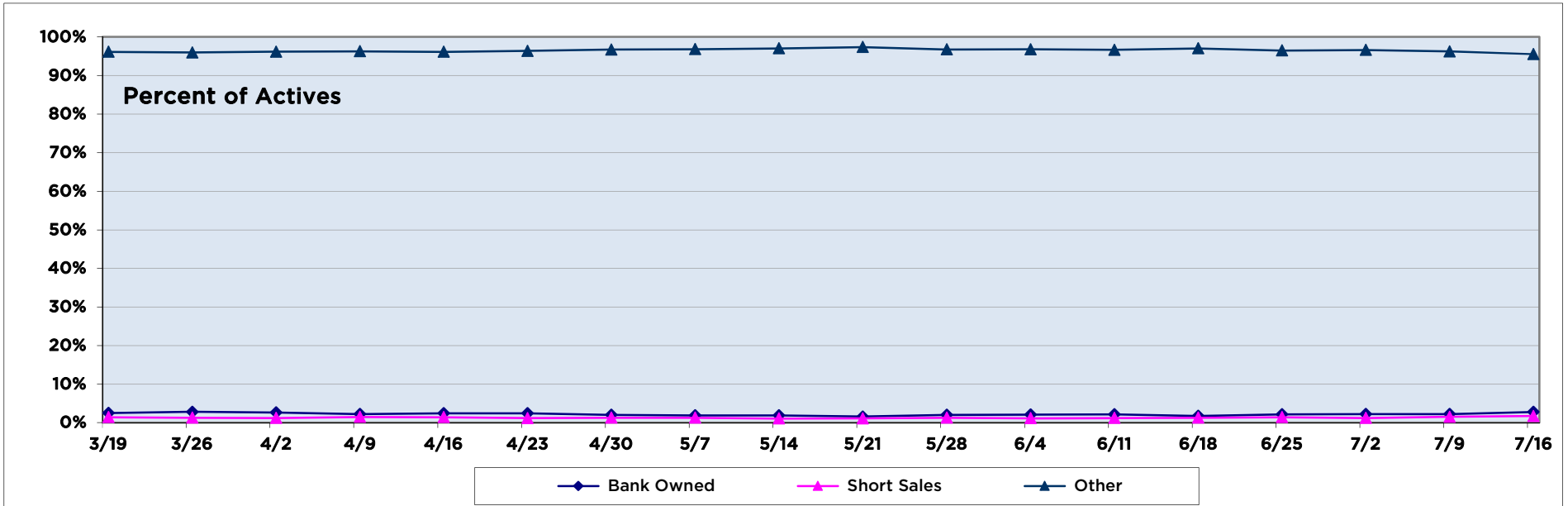
Condos, Townhomes, Villas



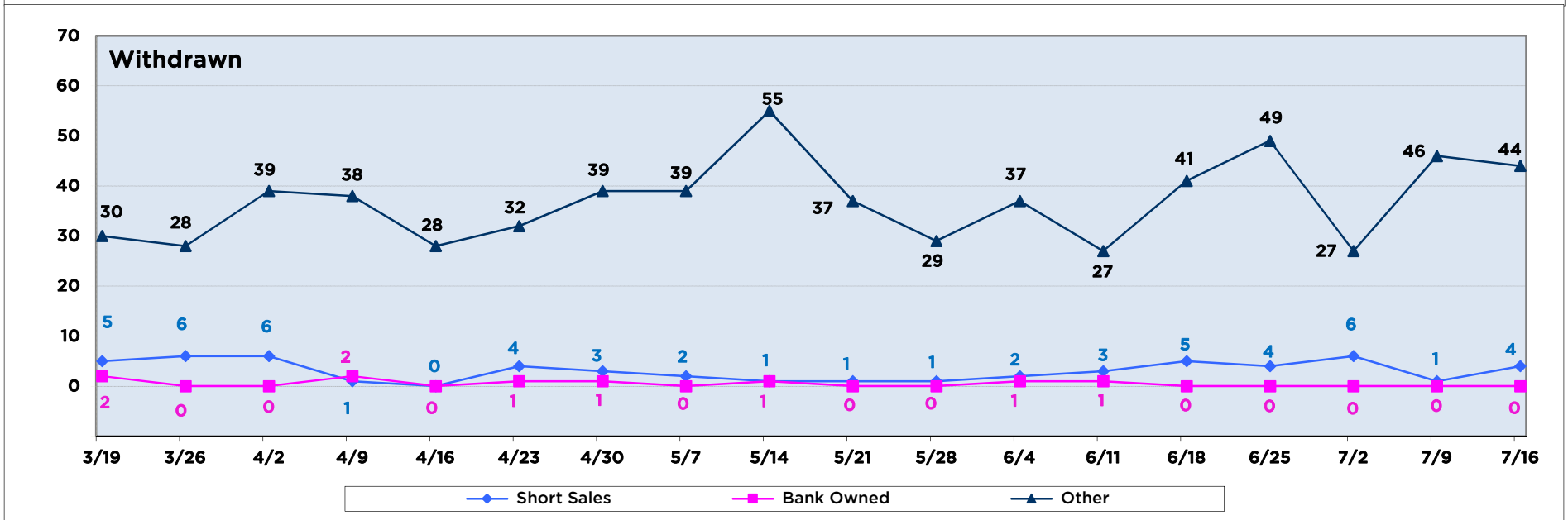
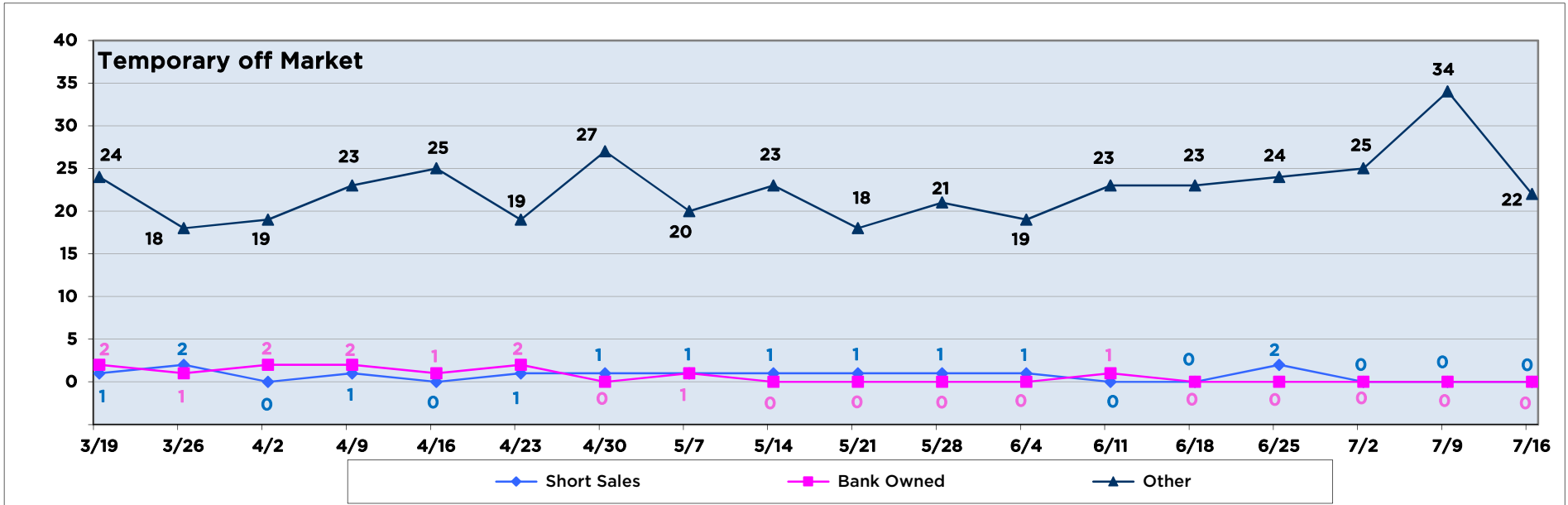
Condos, Townhomes, Villas



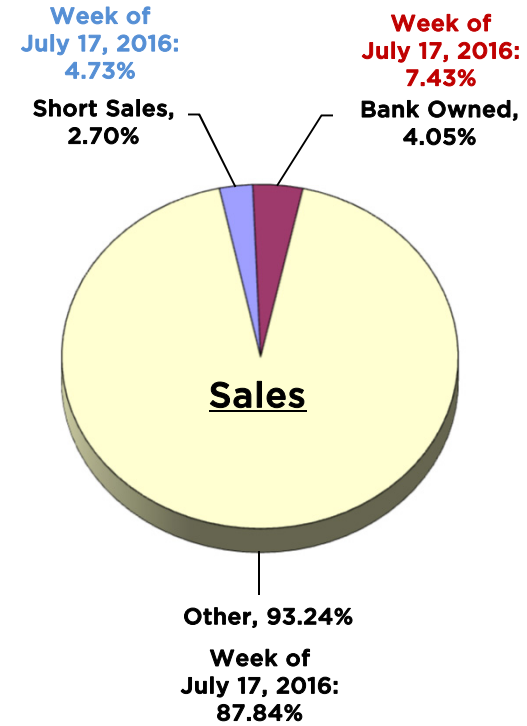
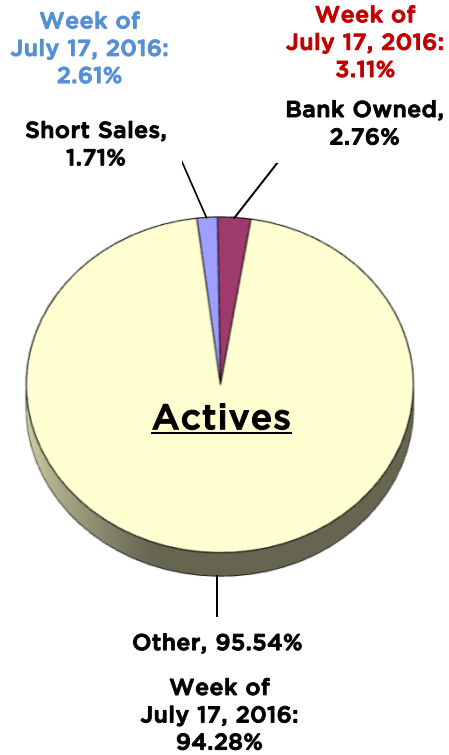
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$154,250? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
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Seminole County		1	\$154,000	2.0	2.0	1,555	\$99.04
Sanford / Lake Forest	32771	1	\$154,000	2.0	2.0	1,555	\$99.04
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Orange County		1	\$154,000	3.0	2.0	1,278	\$120.50
Metro West / Orlo Vista	32835	1	\$154,000	3.0	2.0	1,278	\$120.50
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Osceola County		1	\$153,910	3.0	2.0	1,410	\$109.16
Kissimmee / Celebration	34747	1	\$153,910	3.0	2.0	1,410	\$109.16