



Monday Morning Quarterback Summary

Week of Jul 23, 2017

Single-family existing homes

- Sales of single-family homes increased to 671 during the week of Jul 23, from 499 the week prior
- The median price of single family homes decreased to \$240,000, a change of -1.0%
- The number of single-family home foreclosure transactions remained constant at 31
- The number of single-family home short-sale transactions increased to 14 from 10 the week prior
- Single-family inventory decreased by 20, and now sits at 8,651

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 181 during the week of Jul 23, from 148 the week prior
- The median price of condos, townhomes, and villas decreased to \$140,000, a change of -9.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 6 the week of Jul 16
- The number of condo, townhome and villa short-sale transactions decreased to 2 from 4 the week prior
- Condo inventory decreased by 36, and now sits at 2,250

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	671	365	116	90	46	45	9
Bank Owned	31	26	2	1	0	2	0
Short Sales	14	13	0	0	0	1	0
Other	626	326	114	89	46	42	9
Active Listings	8,651	2,295	1,372	1,948	977	1,447	612
Bank Owned	194	114	23	28	14	11	4
Short Sales	92	43	19	15	4	11	0
Other	8,365	2,138	1,330	1,905	959	1,425	608
Months of Inventory	3	1	3	5	5	7	16

List Price

Average Original List Price	\$306,690	\$192,290	\$282,656	\$362,804	\$466,158	\$723,650	\$1,795,022
Average Final List Price	\$298,194	\$188,491	\$279,066	\$355,633	\$451,083	\$694,848	\$1,654,689

Sale Price

Average Price	\$290,945	\$184,254	\$273,324	\$348,832	\$440,154	\$668,964	\$1,613,344
Median Price	\$240,000	\$195,000	\$270,995	\$350,000	\$434,950	\$640,000	\$1,485,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$8,496	-\$3,799	-\$3,590	-\$7,171	-\$15,075	-\$28,802	-\$140,333
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,745	-\$8,036	-\$9,332	-\$13,972	-\$26,004	-\$54,686	-\$181,678
<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,249	-\$4,237	-\$5,742	-\$6,801	-\$10,929	-\$25,884	-\$41,345
<i>Original</i> List to <i>Sale</i> Price - %	94.87%	95.82%	96.70%	96.15%	94.42%	92.44%	89.88%
<i>Final</i> List to <i>Sale</i> Price - %	97.57%	97.75%	97.94%	98.09%	97.58%	96.27%	97.50%

Days on the Market

Avg Days Listing to Contract	57	46	42	70	95	105	187
Combined Avg Days to Contract	54	36	42	74	96	114	215
Avg Days Listing to Closing	99	87	81	112	138	150	228
Avg Days Contract to Close	42	42	39	42	43	44	41

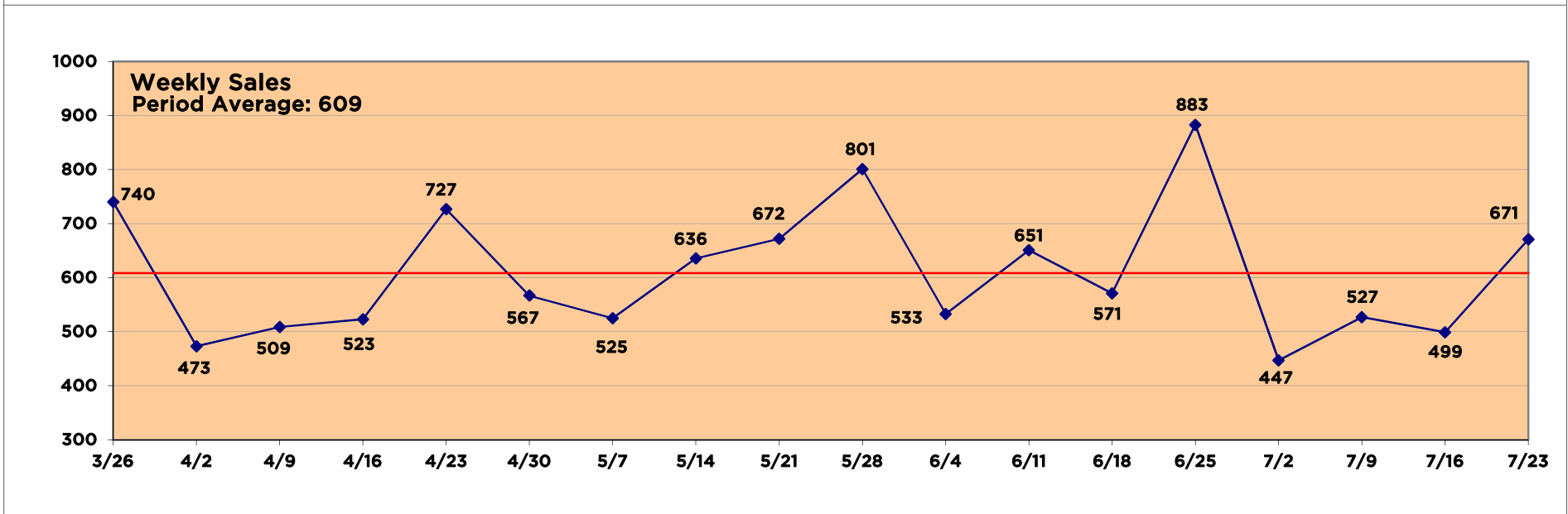
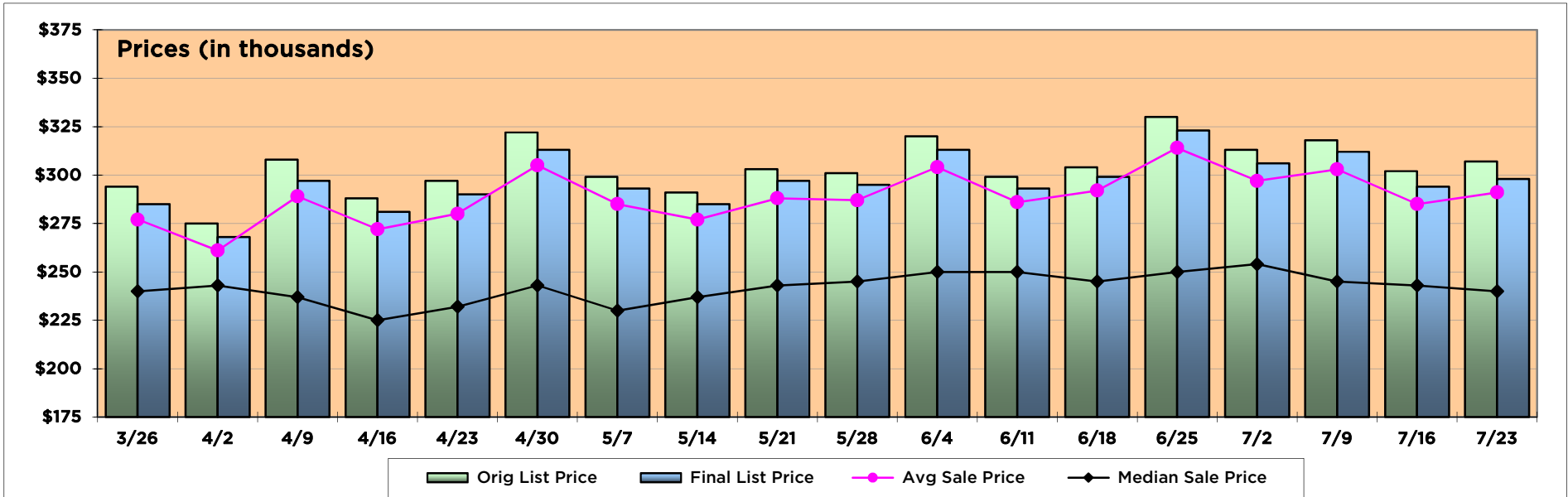
Beds / Baths

Average Bedrooms	3	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

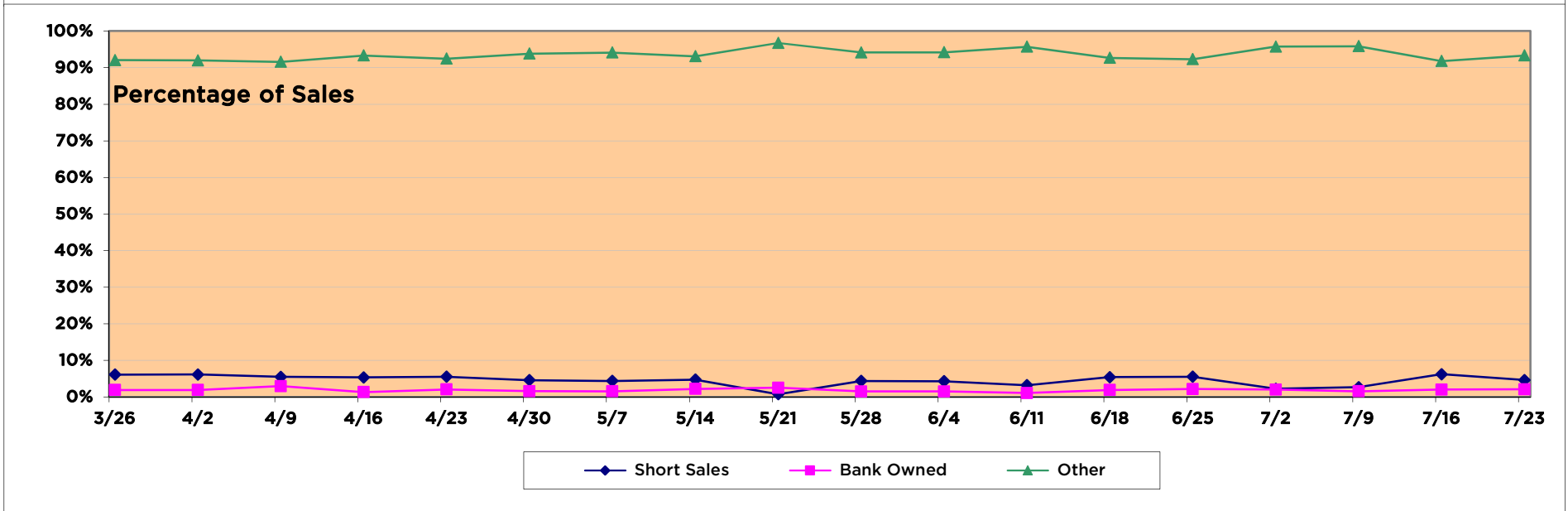
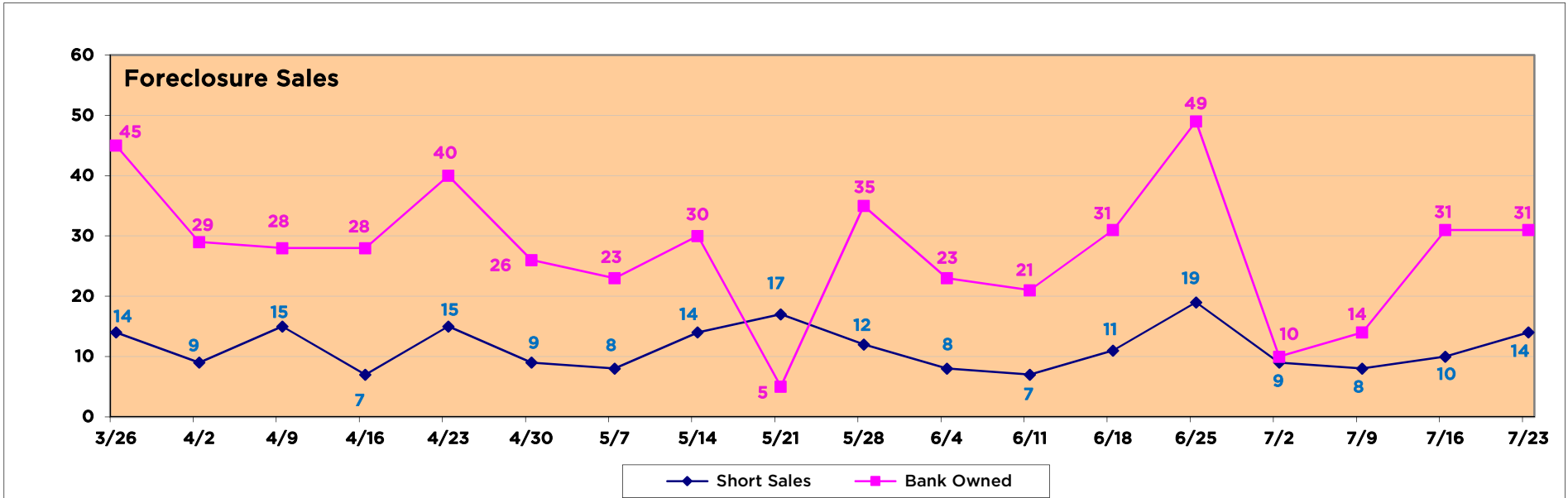
Square Footage

Average Square Feet	2,112	1,617	2,148	2,498	2,999	3,615	5,854
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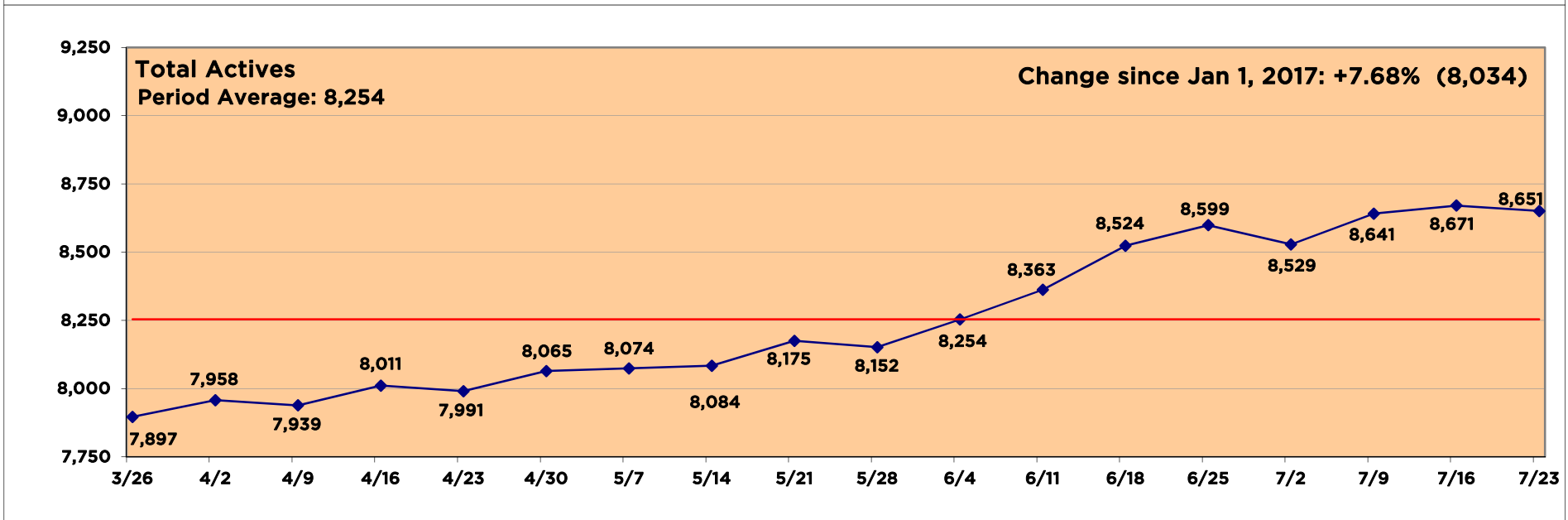
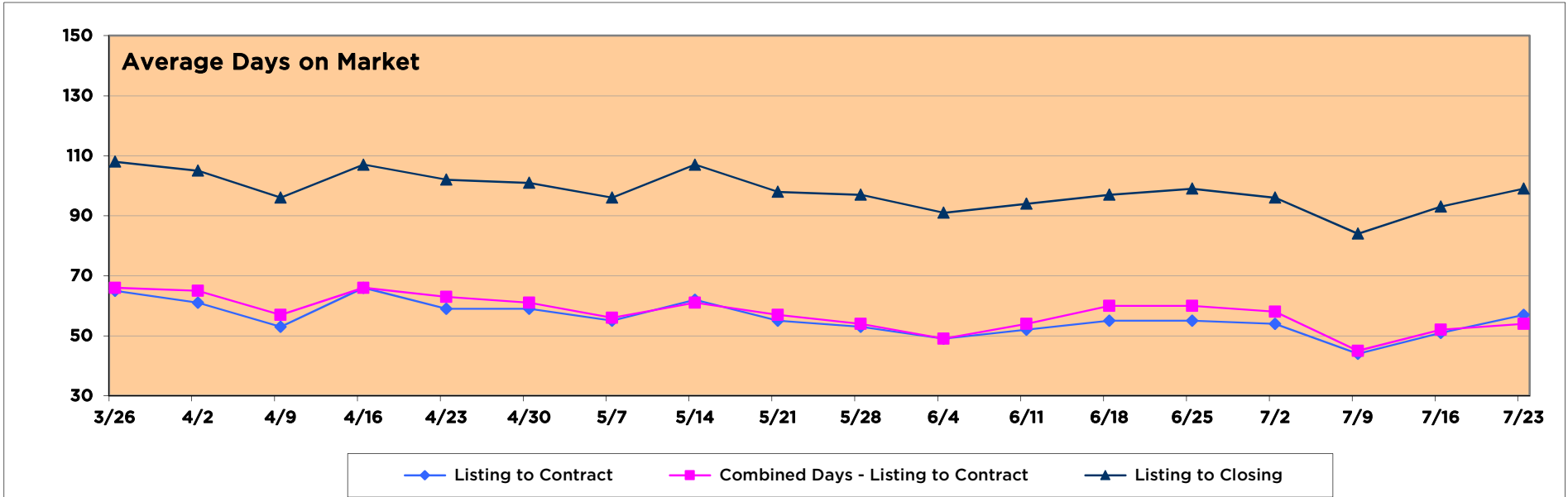
Single Family Homes



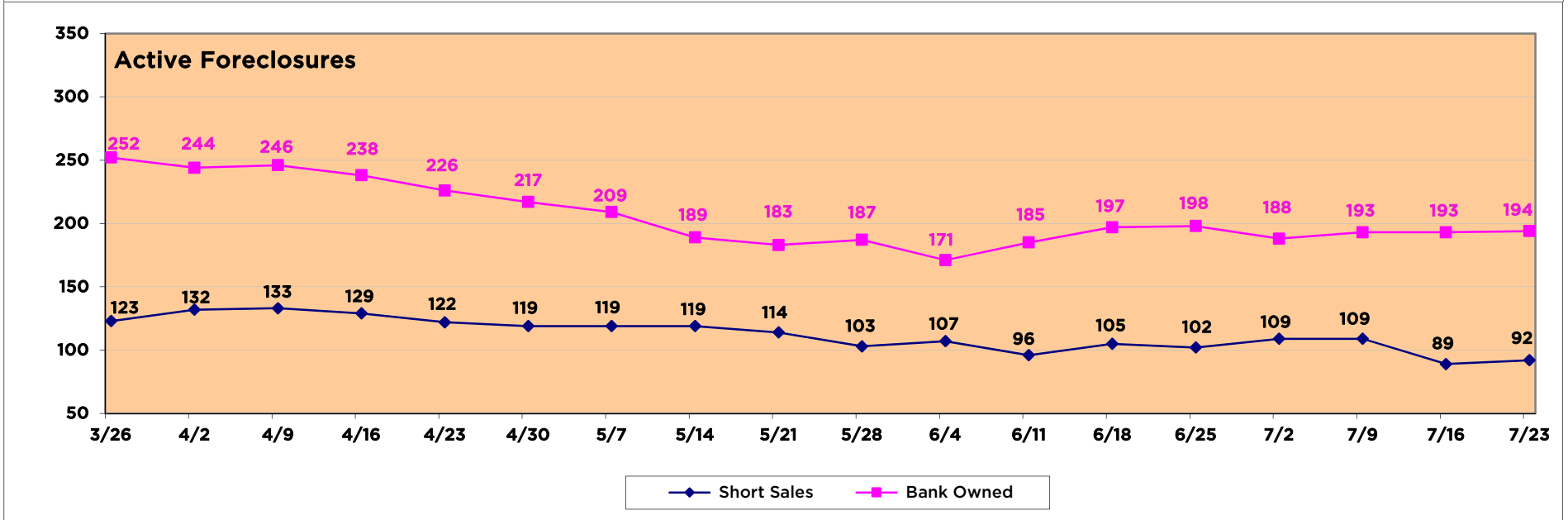
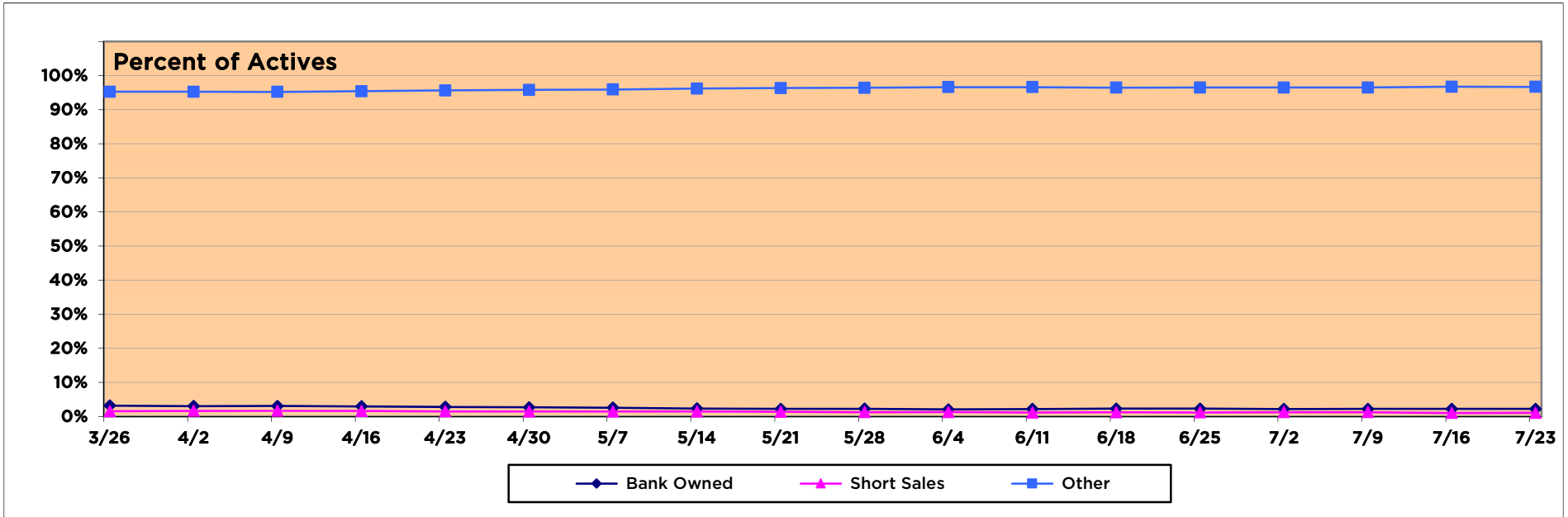
Single Family Homes



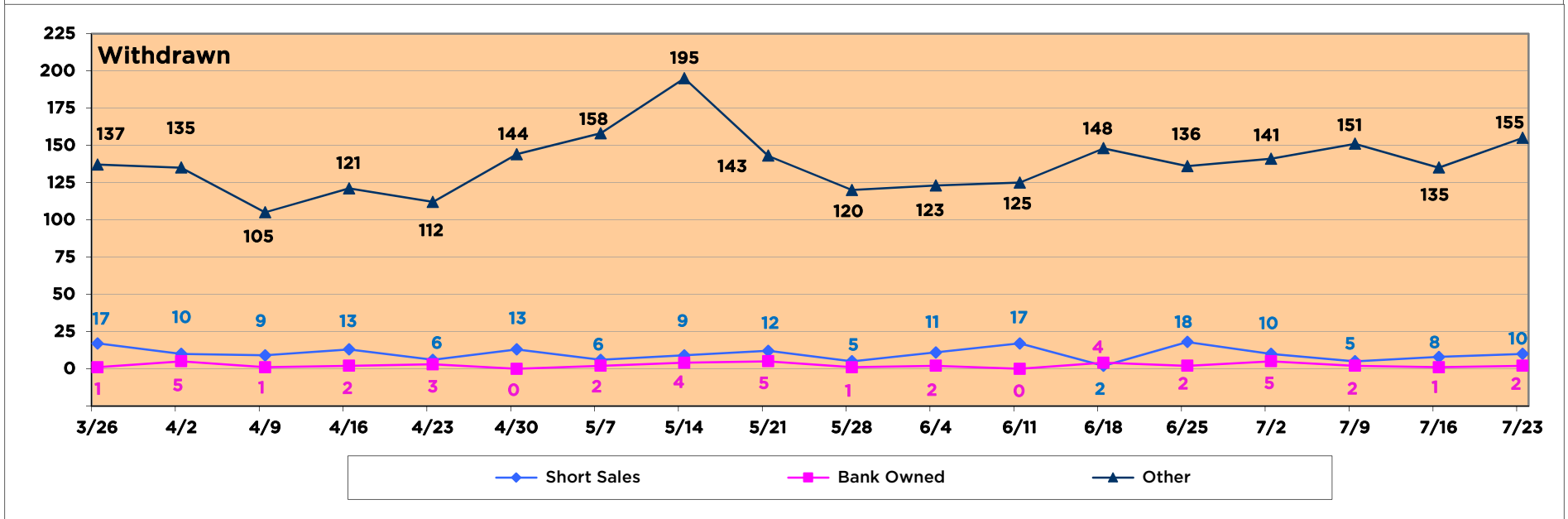
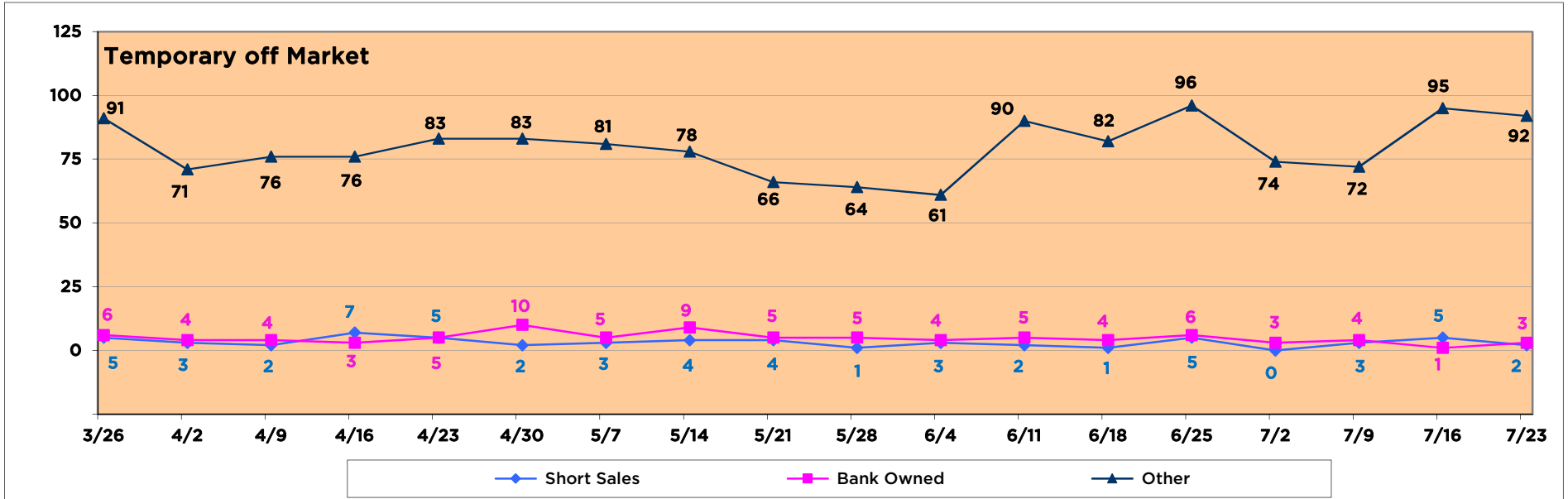
Single Family Homes



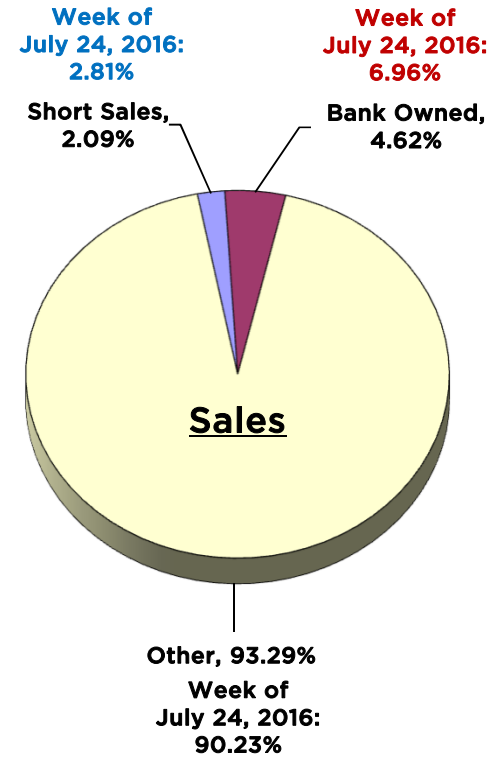
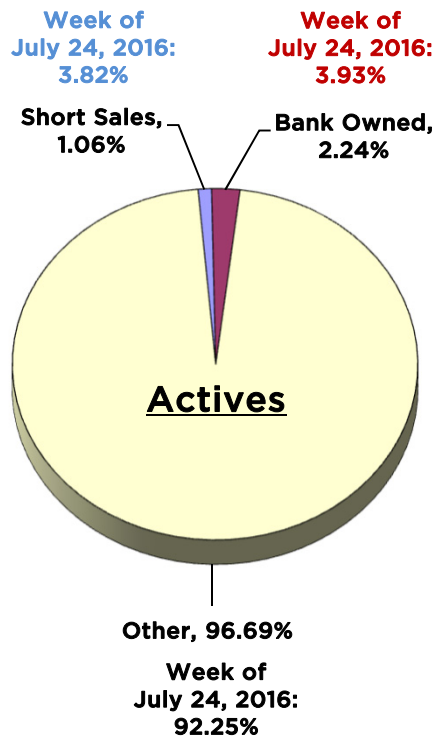
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 95 Single Family Homes available for the Median Price of \$240,000? (± \$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		15	\$239,924	3.2	2.0	1,597	\$150.25
Altamonte Springs (East)	32701	1	\$239,900	3.0	2.0	1,625	\$147.63
Casselberry	32707	3	\$239,933	3.0	2.0	1,842	\$130.26
Winter Springs / Tuskawilla	32708	3	\$239,818	4.0	2.0	1,499	\$159.99
Lake Mary / Heathrow	32746	3	\$239,967	3.0	2.0	1,578	\$152.07
Longwood (East)	32750	1	\$239,900	3.0	2.0	1,232	\$194.72
Maitland / Eatonville	32751	1	\$240,000	3.0	2.0	1,494	\$160.64
Oviedo	32765	2	\$240,000	3.0	2.0	1,597	\$150.28
Winter Park	32792	1	\$239,900	3.0	2.0	1,650	\$145.39
Orange County		28	\$239,907	3.4	2.2	1,733	\$138.47
Apopka (North)	32712	4	\$239,900	4.0	2.0	1,952	\$122.90
Winter Park (East) / Aloma	32792	1	\$239,900	3.0	2.0	1,210	\$198.26
College Park	32804	1	\$239,900	3.0	2.0	1,524	\$157.41
Azalea Park	32807	2	\$239,900	4.0	2.0	1,838	\$130.52
Pinecastle / Belle Isle	32809	1	\$239,900	3.0	2.0	1,584	\$151.45
Lockhart	32810	1	\$239,900	3.0	2.0	1,310	\$183.13
Conway	32812	1	\$239,900	3.0	2.0	1,558	\$153.98
Ventura	32822	2	\$239,900	4.0	3.0	1,818	\$131.96
Taft	32824	1	\$239,900	3.0	2.0	1,782	\$134.62
Research Park	32826	1	\$239,900	4.0	2.0	1,987	\$120.73
Waterford Lakes	32828	2	\$239,950	4.0	2.0	1,724	\$139.18
Union Park / Chickasaw	32829	1	\$239,900	3.0	2.0	1,529	\$156.90
Moss Park	32832	1	\$240,000	3.0	2.0	1,600	\$150.00
Wedgefield	32833	2	\$239,900	3.0	3.0	1,984	\$120.92
Metro West / Orlo Vista	32835	2	\$239,950	3.0	2.0	1,434	\$167.33
Pine Castle / Edgewood	32839	1	\$239,900	3.0	2.0	1,738	\$138.03
Ocoee	34761	3	\$239,867	3.0	2.0	1,801	\$133.19
Winter Garden / Oakland	34787	1	\$239,900	4.0	3.0	1,882	\$127.47
Osceola County		39	\$239,930	3.8	2.0	2,027	\$118.35
Kissimmee / Buena Ventura Lakes	34743	3	\$239,966	3.0	2.0	1,932	\$124.21
Kissimmee (East)	34744	7	\$239,941	4.0	2.0	1,881	\$127.56
Kissimmee (West) / Pleasant Hill	34746	17	\$239,885	4.0	2.0	2,185	\$109.79
Kissimmee / Celebration	34747	4	\$239,950	4.0	2.0	1,852	\$129.56

Where are the 95 Single Family Homes available for the Median Price of \$240,000? (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 (cont'd)							
Kissimmee / Poinciana	34758	4	\$240,000	4.0	2.0	2,178	\$110.19
St Cloud	34769	2	\$239,950	3.0	2.0	1,430	\$167.80
St Cloud / Narcoossee	34771	1	\$240,000	4.0	2.0	2,222	\$108.01
St Cloud / Harmony	34773	1	\$240,025	3.0	2.0	1,757	\$136.61
Lake County		13	\$239,946	3.3	2.0	1,952	\$122.92
Sorrento / Mt Plymouth	32776	2	\$239,950	4.0	2.0	1,878	\$127.77
Clermont (Central)	34711	2	\$239,950	3.0	2.0	1,621	\$148.03
Clermont (South)	34714	5	\$239,960	4.0	2.0	2,058	\$116.60
Minneola	34715	1	\$239,900	3.0	2.0	2,362	\$101.57
Leesburg (West)	34748	3	\$239,933	2.0	2.0	1,909	\$125.69

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	181	158	8	11	1	2	1
Bank Owned	2	2	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	177	154	8	11	1	2	1
Active Listings	2,250	1,577	266	243	75	62	27
Bank Owned	64	57	4	1	1	0	1
Short Sales	37	33	3	0	0	1	0
Other	2,149	1,487	259	242	74	61	26
Months of Inventory	3	2	8	5	17	7	6

List Price

Average Original List Price	\$174,999	\$142,134	\$269,400	\$350,955	\$420,000	\$893,500	\$995,000
Average Final List Price	\$173,307	\$140,011	\$268,775	\$348,136	\$420,000	\$893,500	\$1,060,000

Sale Price

Average Price	\$167,482	\$134,857	\$263,063	\$341,678	\$420,000	\$854,500	\$1,015,000
Median Price	\$140,000	\$128,350	\$263,500	\$339,311	\$420,000	\$854,500	\$1,015,000

Price Differences

Original to Final List Price	-\$1,692	-\$2,123	-\$625	-\$2,819	\$0	\$0	\$65,000
Original List to Sale Price - \$	-\$7,517	-\$7,277	-\$6,337	-\$9,277	\$0	-\$39,000	\$20,000
Final List to Sale Price - \$	-\$5,825	-\$5,154	-\$5,712	-\$6,458	\$0	-\$39,000	-\$45,000
Original List to Sale Price - %	95.70%	94.88%	97.65%	97.36%	100.00%	95.64%	102.01%
Final List to Sale Price - %	96.64%	96.32%	97.87%	98.14%	100.00%	95.64%	95.75%

Days on the Market

Avg Days Listing to Contract	76	72	24	115	39	33	746
Combined Avg Days to Contract	69	65	23	108	39	33	746
Avg Days Listing to Closing	113	108	59	168	113	72	772
Avg Days Contract to Close	37	35	35	53	73	39	26

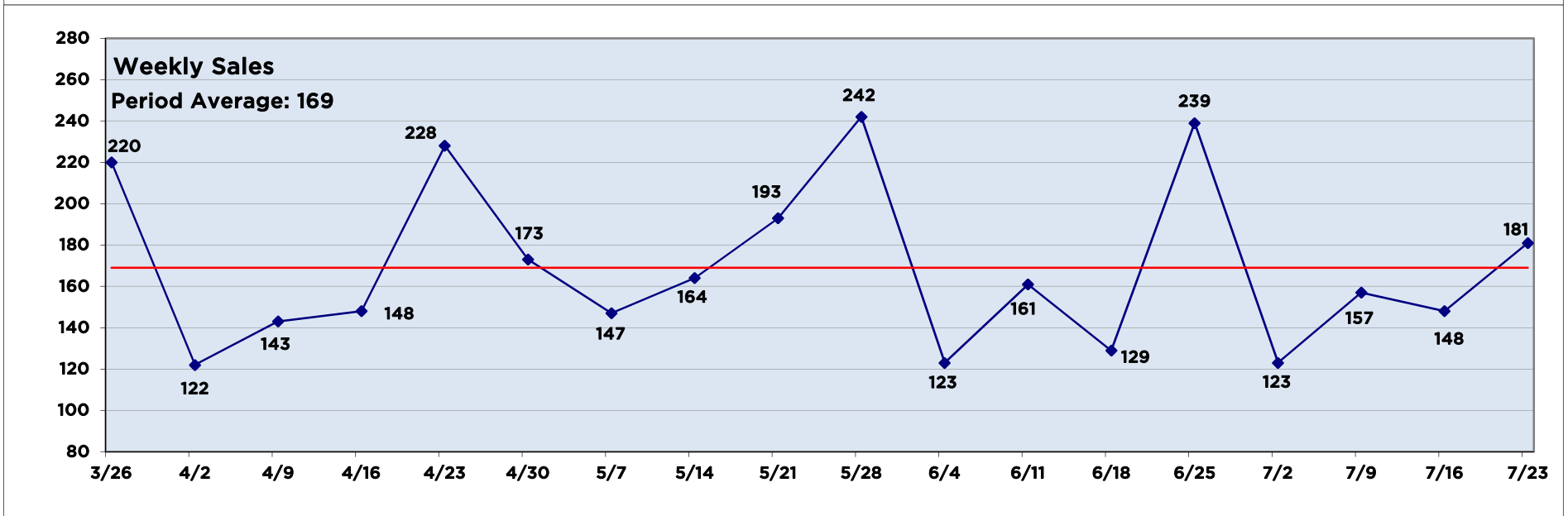
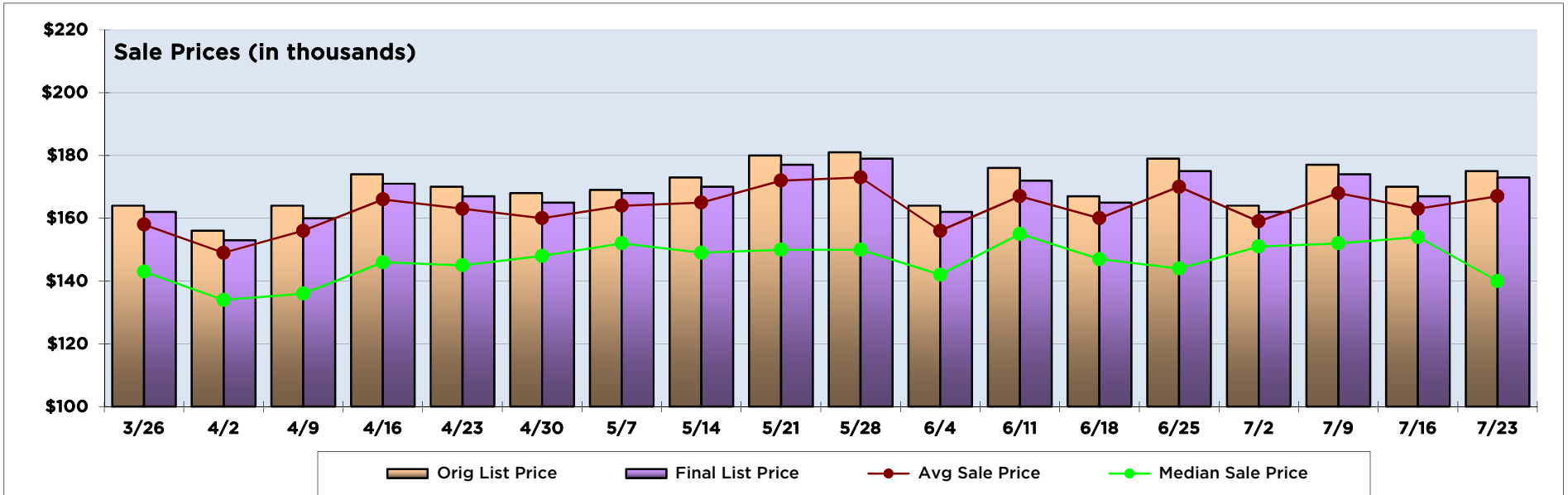
Beds / Baths

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

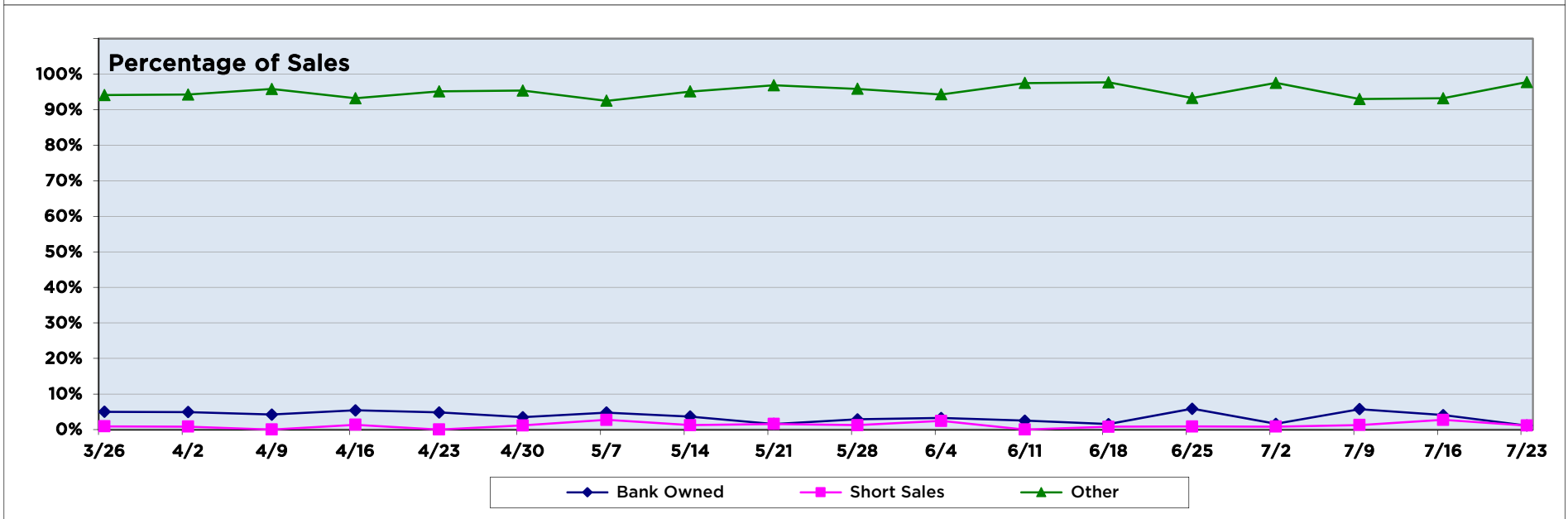
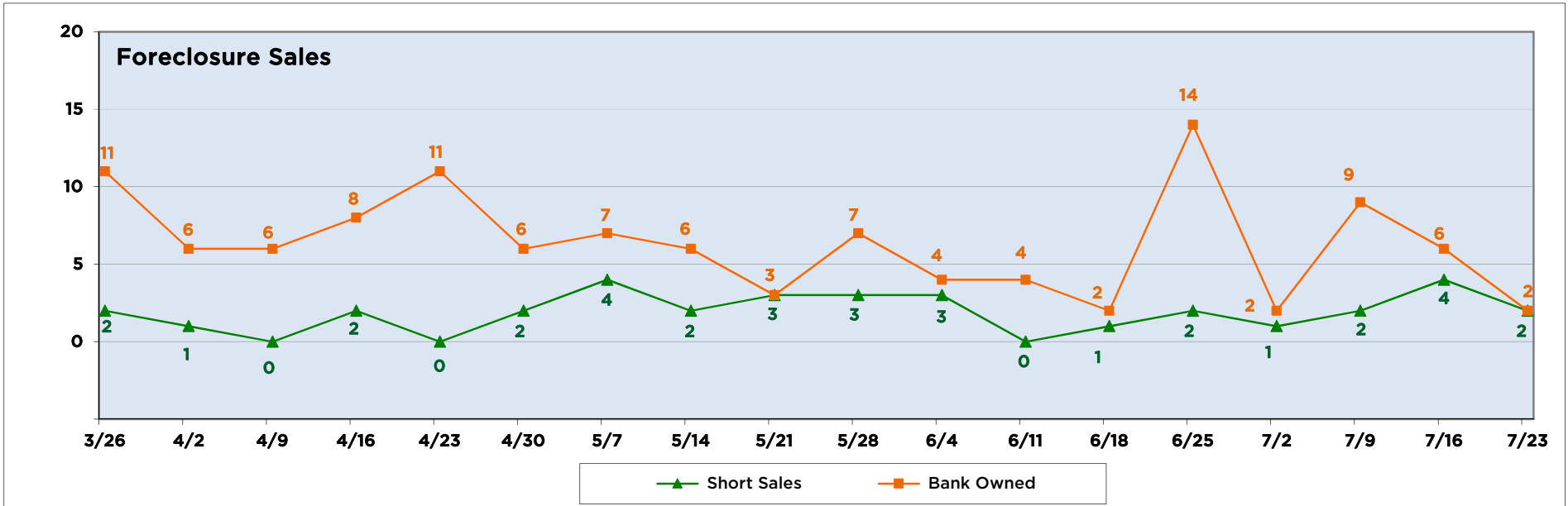
Square Footage

Average Square Feet	1,327	1,225	2,229	1,613	2,950	2,533	3,083
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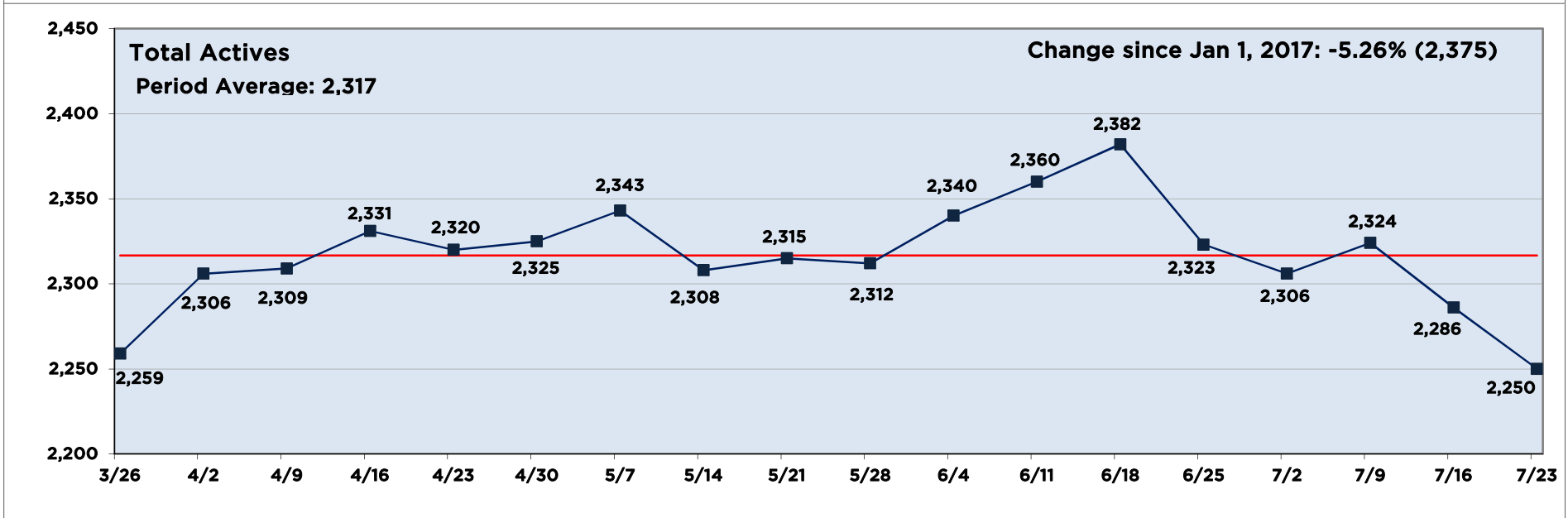
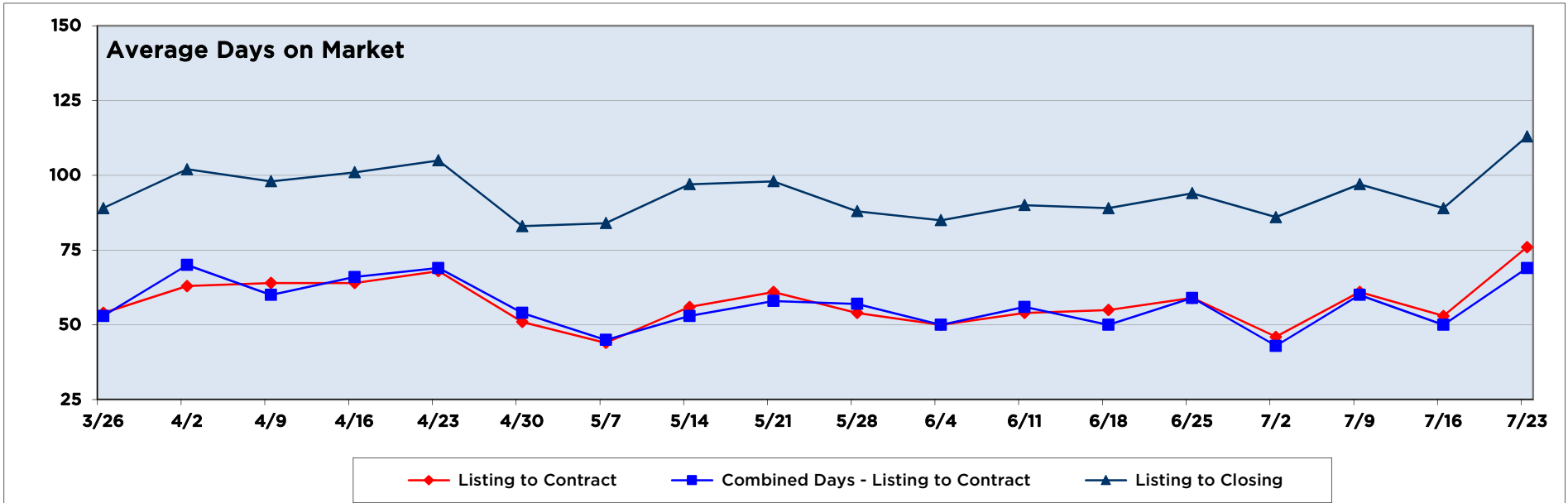
Condos, Townhomes, Villas



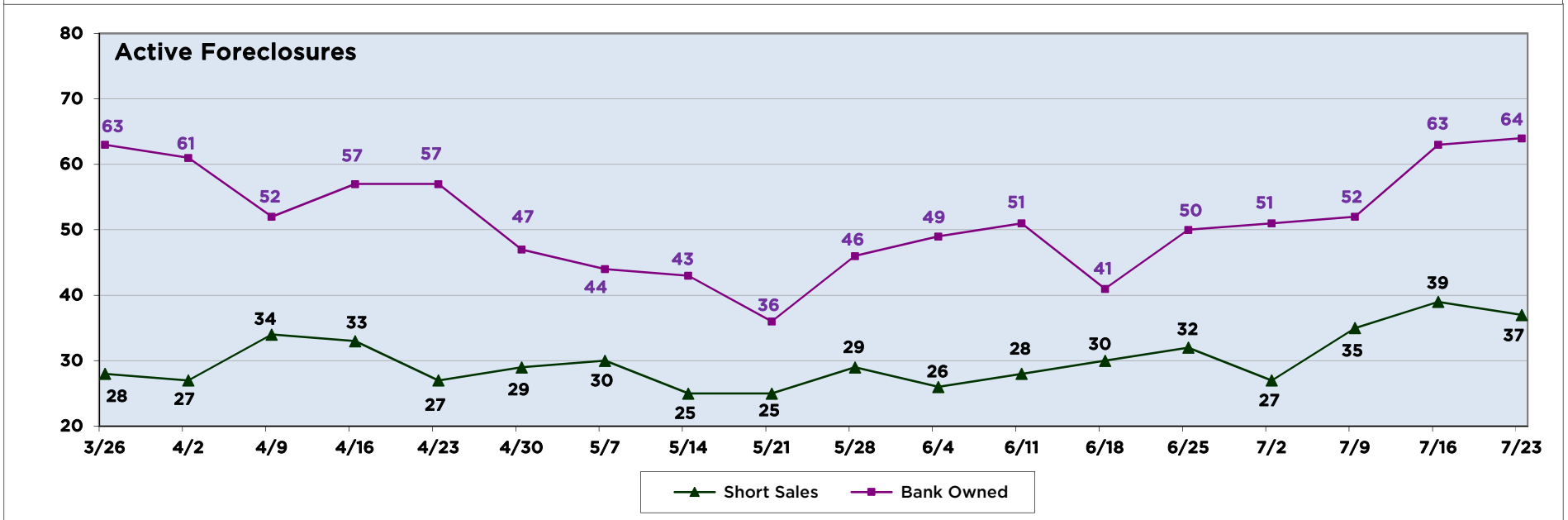
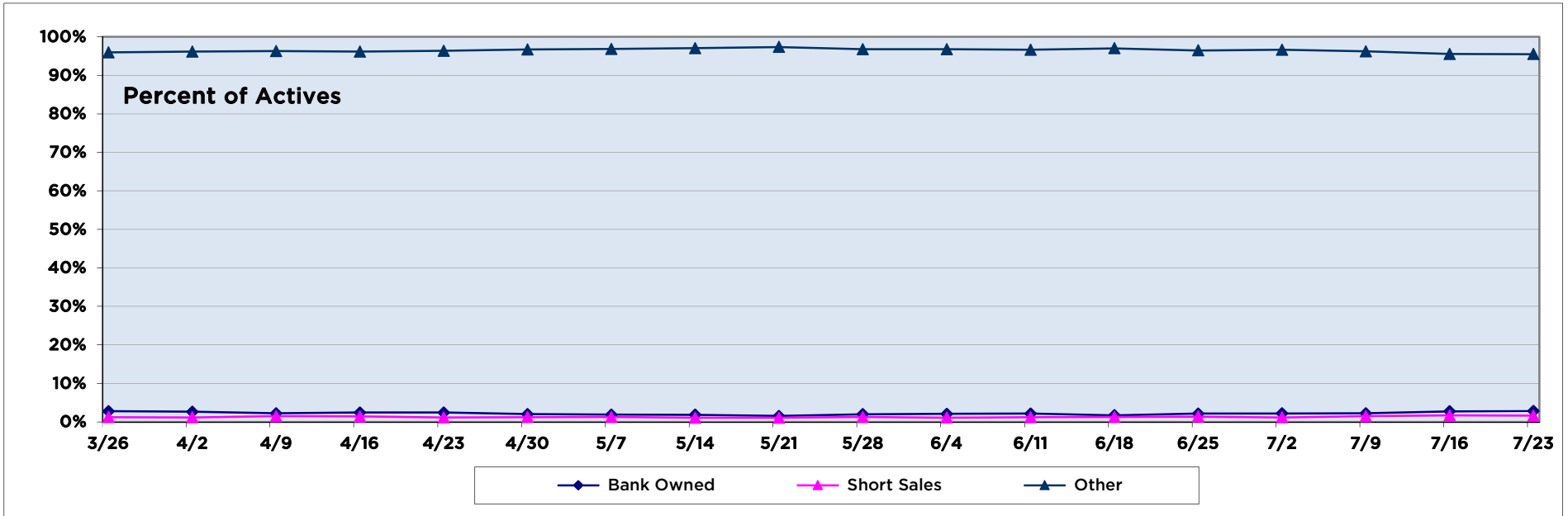
Condos, Townhomes, Villas



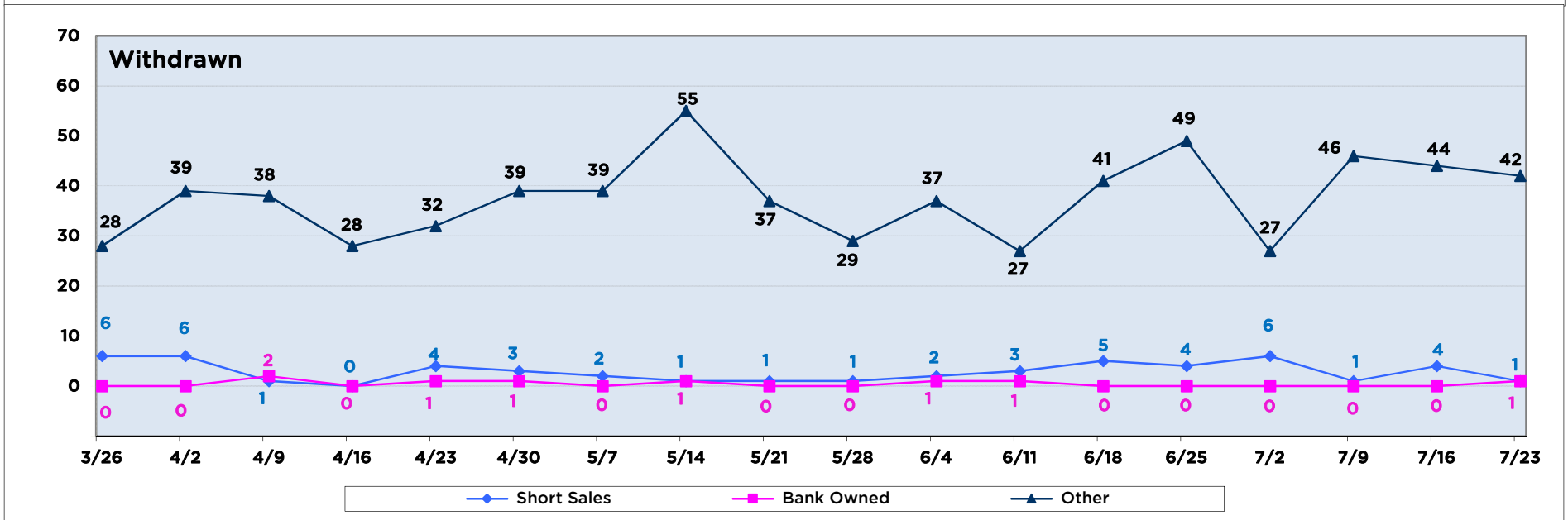
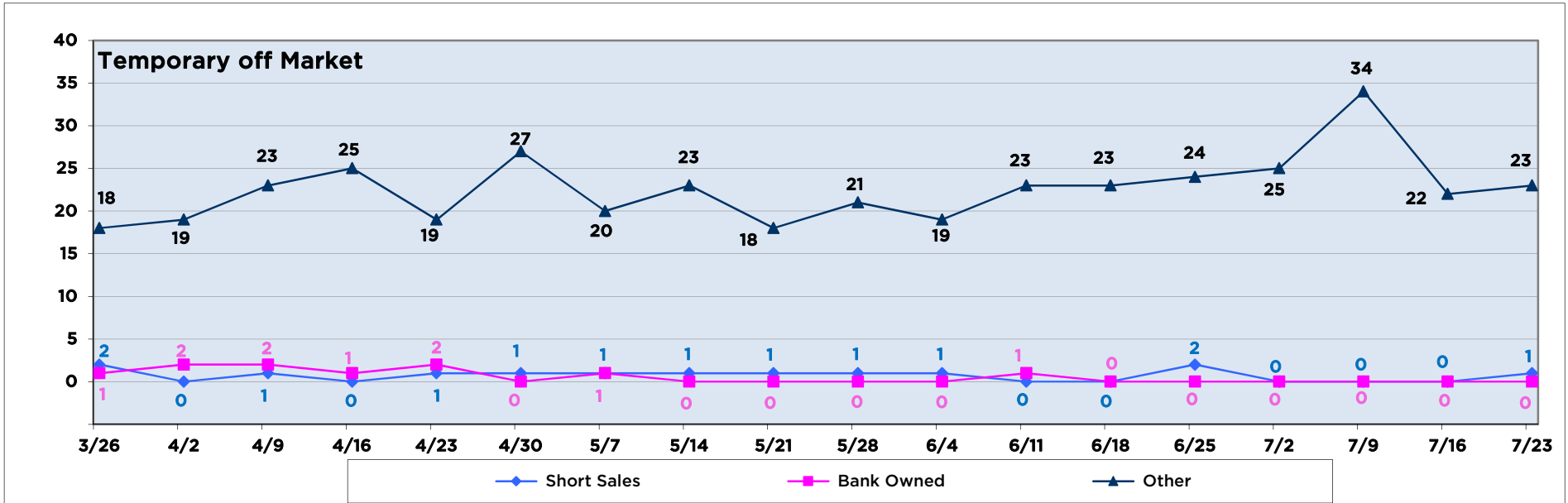
Condos, Townhomes, Villas



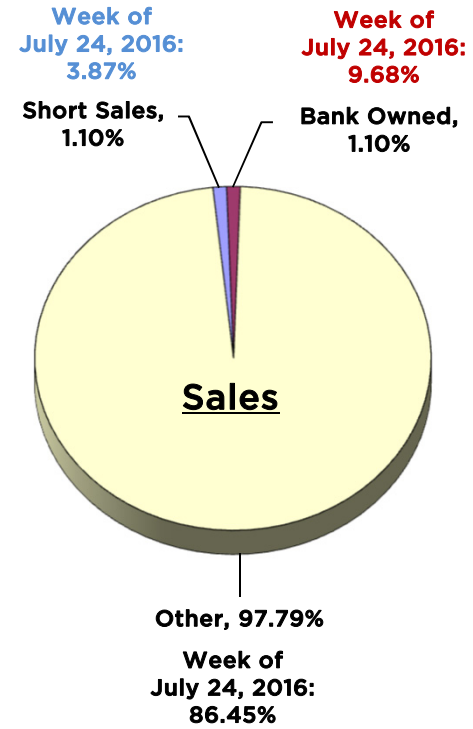
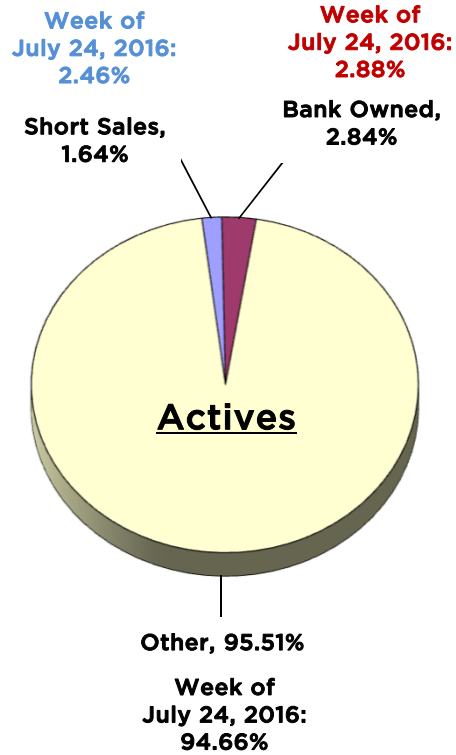
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 35 Condos, Townhomes, or Villas available for the Median Price of \$140,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		10	\$139,960	2.3	1.9	1,248	\$112.14
Altamonte Springs (East)	32701	2	\$139,950	3.0	2.0	1,345	\$104.05
Casselberry	32707	3	\$139,967	2.0	2.0	1,174	\$119.22
Altamonte Springs / Forest City	32714	1	\$139,900	3.0	2.0	1,620	\$86.36
Lake Mary / Heathrow	32746	1	\$139,900	2.0	1.0	1,095	\$127.76
Oviedo	32765	1	\$140,000	2.0	2.0	975	\$143.59
Sanford / Lake Forest	32771	1	\$140,000	2.0	2.0	1,214	\$115.32
Longwood / Wekiva Springs	32779	1	\$140,000	2.0	2.0	1,365	\$102.56
Orange County		17	\$139,987	2.5	1.9	1,174	\$119.20
Orlando (Downtown)	32801	1	\$139,900	1.0	1.0	645	\$216.90
Lockhart	32810	1	\$139,900	3.0	2.0	1,227	\$114.02
Orlo Vista	32811	1	\$140,000	3.0	2.0	1,245	\$112.45
Sand Lake / Bay Hill	32819	1	\$139,900	3.0	2.0	1,193	\$117.27
Williamsburg / Lake Bryan	32821	1	\$139,900	3.0	2.0	1,437	\$97.36
Ventura	32822	3	\$139,993	2.0	2.0	1,001	\$139.85
Waterford Lakes	32828	2	\$140,000	2.0	2.0	1,050	\$133.33
Union Park / Chickasaw	32829	2	\$140,000	3.0	2.0	1,202	\$116.47
Metro West / Orlo Vista	32835	4	\$140,075	3.0	2.0	1,463	\$95.75
Hunters Creek	32837	1	\$139,900	1.0	1.0	858	\$163.05
Osceola County		8	\$139,900	3.1	2.0	1,365	\$102.49
Davenport	33896	3	\$139,933	3.0	2.0	1,292	\$108.31
Kissimmee / Buena Ventura Lakes	34743	1	\$140,000	4.0	2.0	1,703	\$82.21
Kissimmee (West) / Pleasant Hill	34746	3	\$139,833	3.0	2.0	1,350	\$103.58
Kissimmee / Celebration	34747	1	\$139,900	3.0	2.0	1,291	\$108.37