



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

***Week of Jul 30, 2017***

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

- Sales of single-family homes increased to 683 during the week of Jul 30, from 671 the week prior
- The median price of single family homes increased to \$244,000, a change of 1.7%
- The number of single-family home foreclosure transactions decreased to 29 last week, from 31 the week of Jul 23
- The number of single-family home short-sale transactions decreased to 11 from 14 the week prior
- Single-family inventory decreased by 9, and now sits at 8,642

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

- Sales of condos, townhomes, and villas increased to 207 during the week of Jul 30, from 181 the week prior
- The median price of condos, townhomes, and villas increased to \$158,000, a change of 12.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 7 last week, from 2 the week of Jul 23
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory increased by 9, and now sits at 2,259

*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>683</b>	356	112	119	36	51	9
Bank Owned	29	21	2	4	1	0	1
Short Sales	11	10	0	1	0	0	0
Other	643	325	110	114	35	51	8
<b>Active Listings</b>	<b>8,642</b>	2,312	1,366	1,933	981	1,443	607
Bank Owned	191	110	24	30	10	12	5
Short Sales	102	48	18	17	7	11	1
Other	8,349	2,154	1,324	1,886	964	1,420	601
<b>Months of Inventory</b>	<b>3</b>	1	3	4	6	7	16

### List Price

Average Original List Price	\$301,735	\$188,205	\$283,792	\$365,212	\$478,103	\$655,219	\$1,467,956
Average Final List Price	\$295,815	\$185,100	\$280,079	\$355,363	\$457,907	\$644,232	\$1,460,934

### Sale Price

Average Price	\$288,773	\$181,200	\$275,126	\$346,563	\$448,447	\$625,907	\$1,400,538
Median Price	\$244,000	\$190,000	\$275,500	\$342,000	\$442,250	\$591,000	\$1,212,000

### Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$5,920	-\$3,105	-\$3,713	-\$9,849	-\$20,196	-\$10,987	-\$7,022
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<i>Original</i> List to <i>Sale</i> Price - \$	-\$12,962	-\$7,005	-\$8,666	-\$18,649	-\$29,656	-\$29,312	-\$67,418
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<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,042	-\$3,900	-\$4,953	-\$8,800	-\$9,460	-\$18,325	-\$60,396
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<i>Original</i> List to <i>Sale</i> Price - %	95.70%	96.28%	96.95%	94.89%	93.80%	95.53%	95.41%
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<i>Final</i> List to <i>Sale</i> Price - %	97.62%	97.89%	98.23%	97.52%	97.93%	97.16%	95.87%
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### Days on the Market

Avg Days Listing to Contract	53	43	44	60	116	60	178
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Combined Avg Days to Contract	50	35	49	59	109	63	201
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Avg Days Listing to Closing	95	86	86	101	160	98	218
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Avg Days Contract to Close	42	43	41	41	43	37	39
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### Beds / Baths

Average Bedrooms	4	3	4	4	4	4	5
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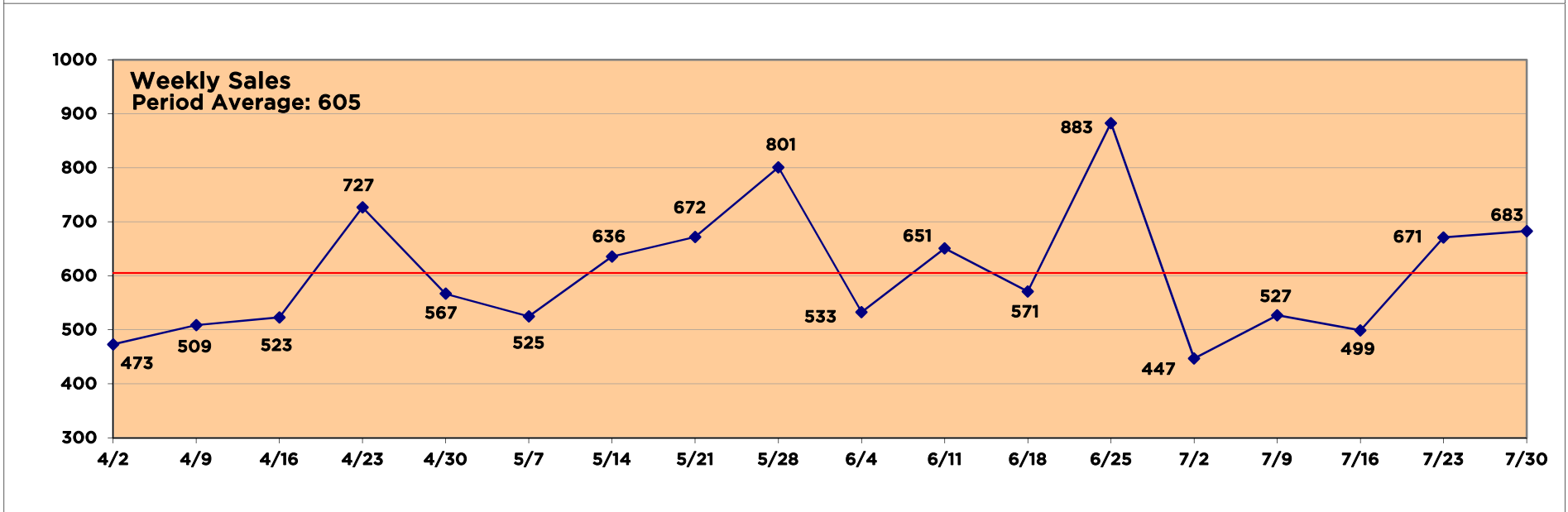
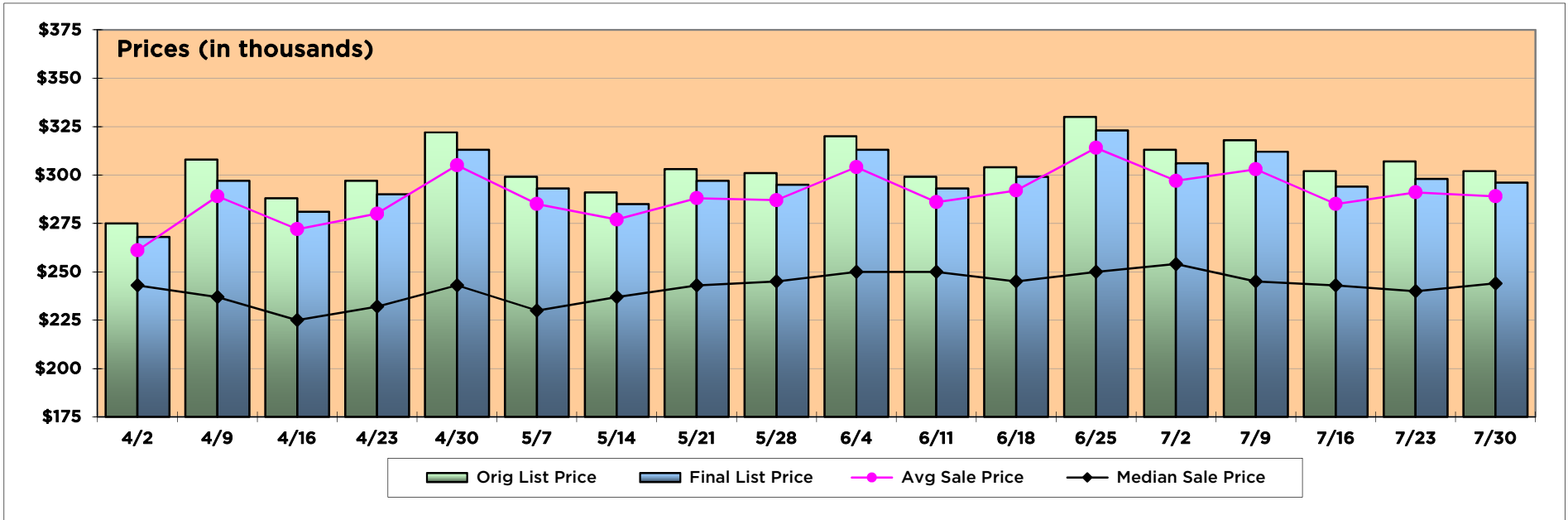
Average Full Baths	2	2	2	3	3	3	4
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Average Half Baths	0	0	0	0	0	1	1
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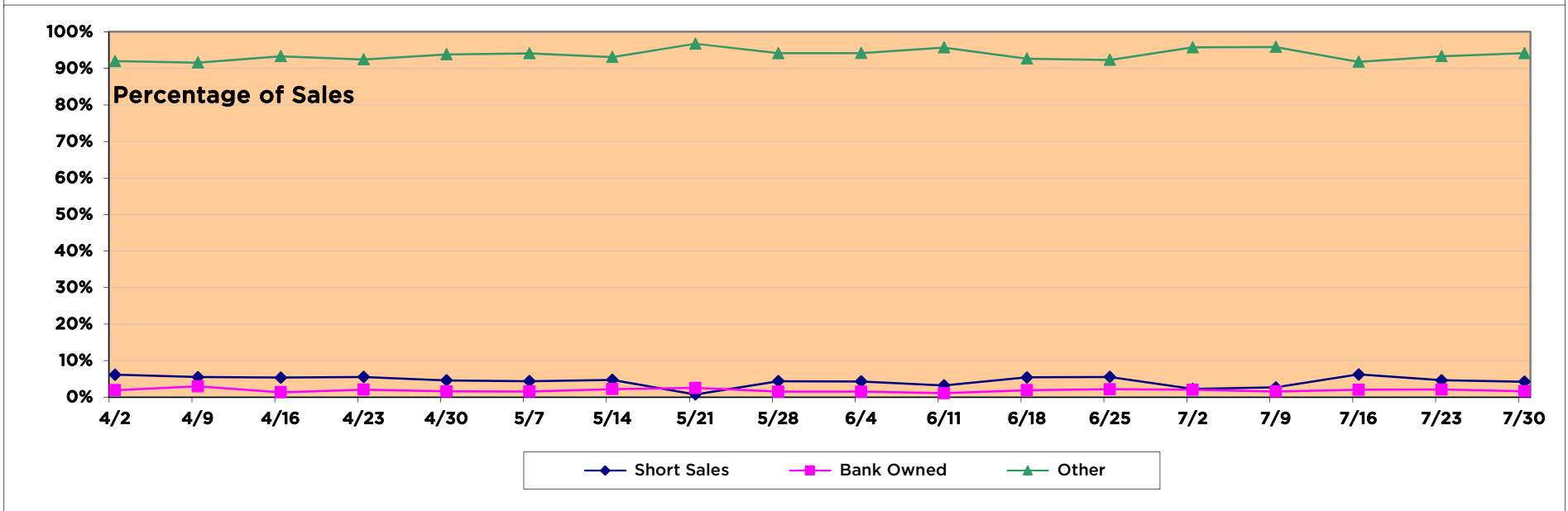
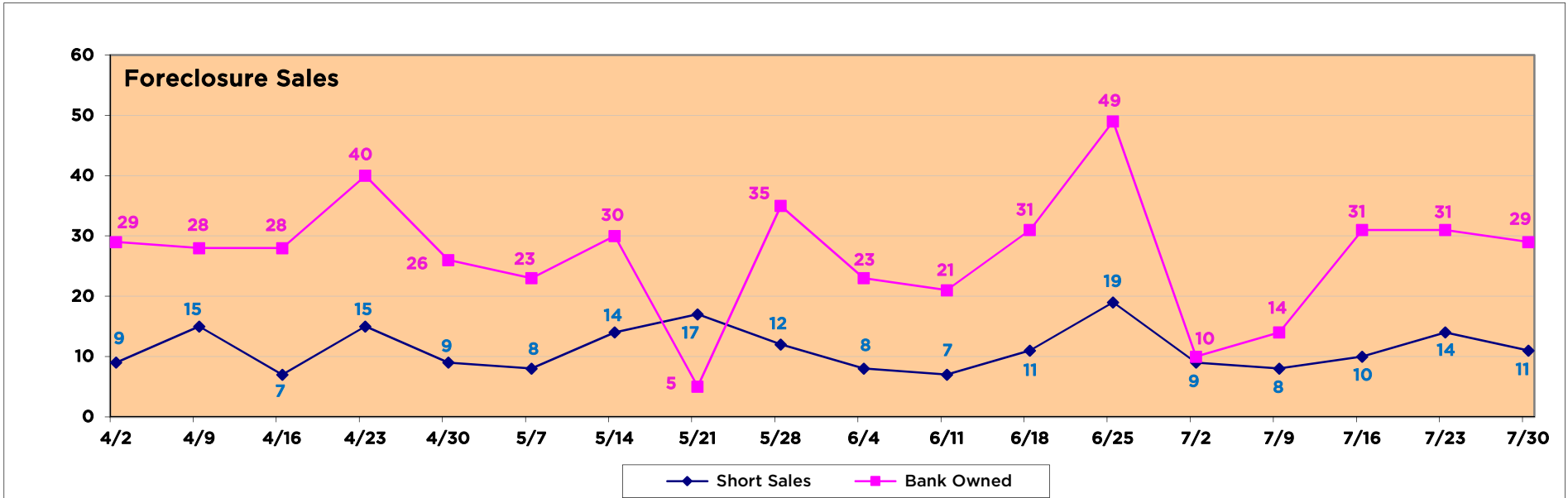
### Square Footage

Average Square Feet	2,104	1,539	2,177	2,619	3,111	3,468	4,971
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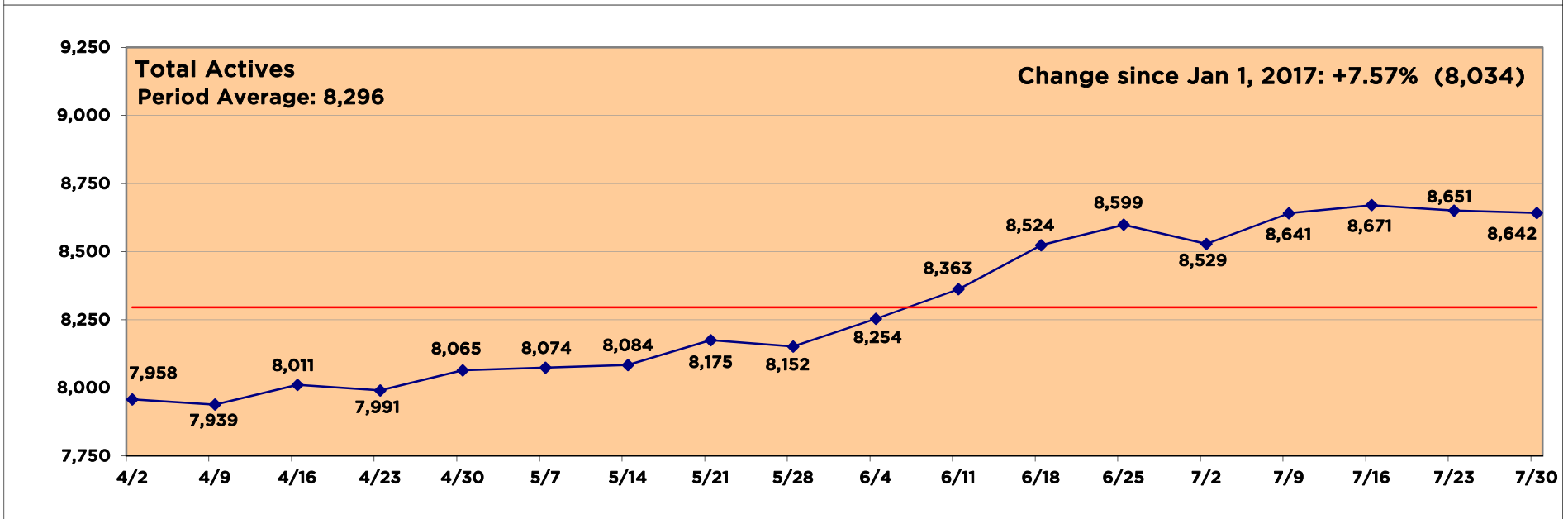
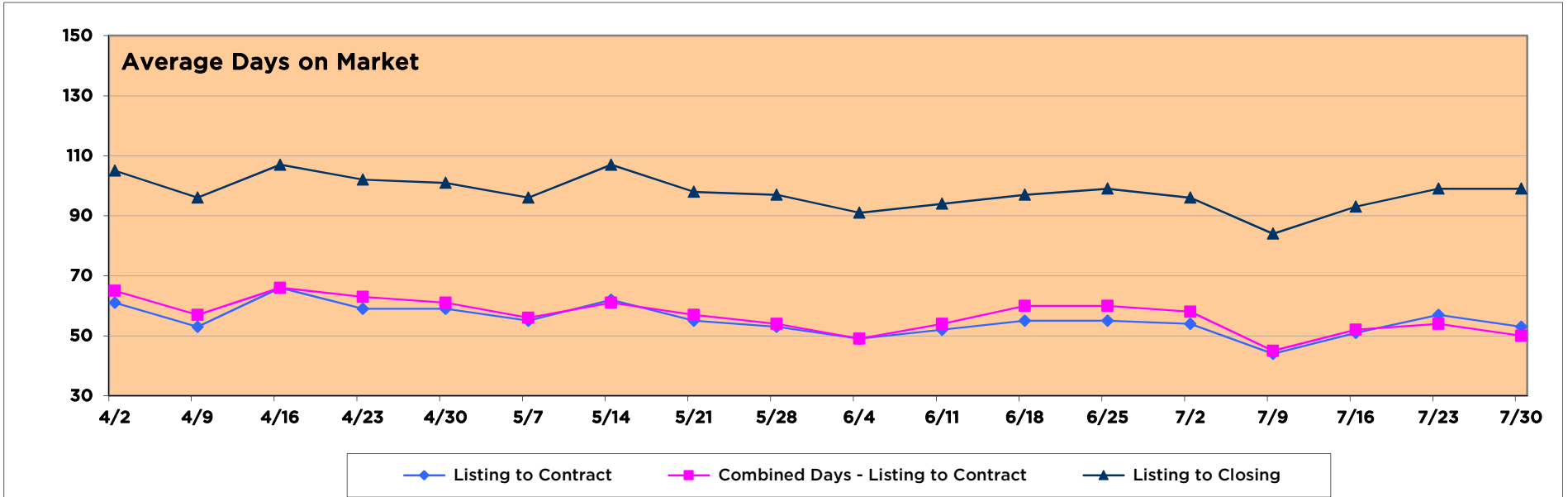
**Single Family Homes**



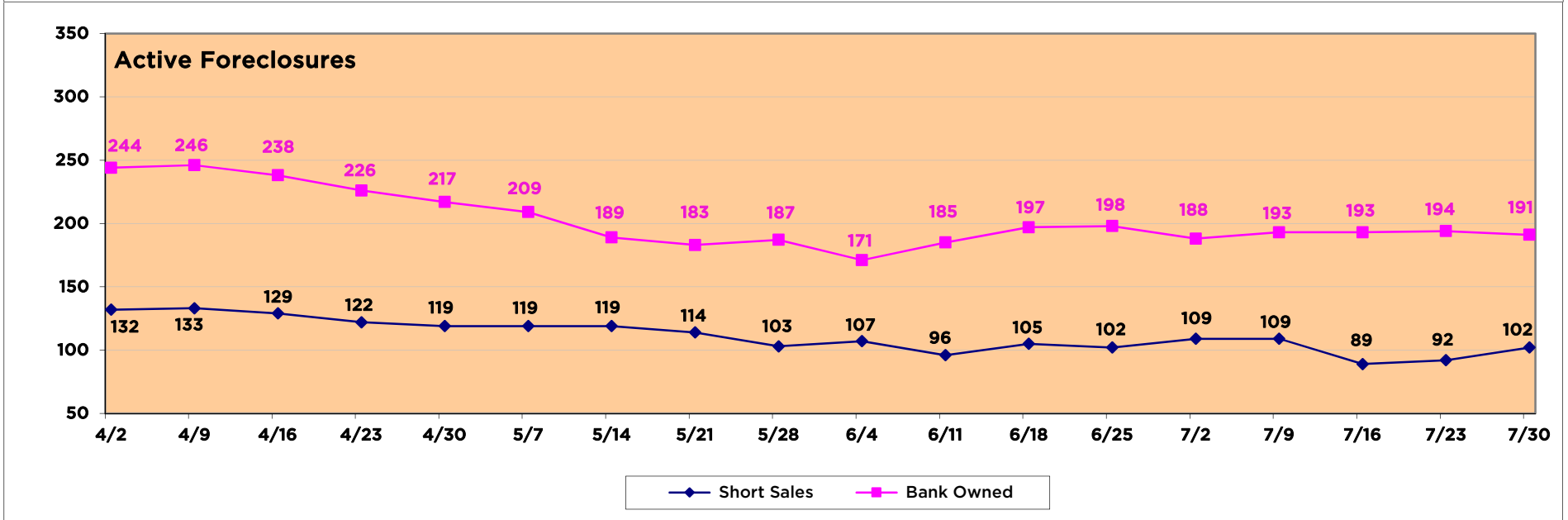
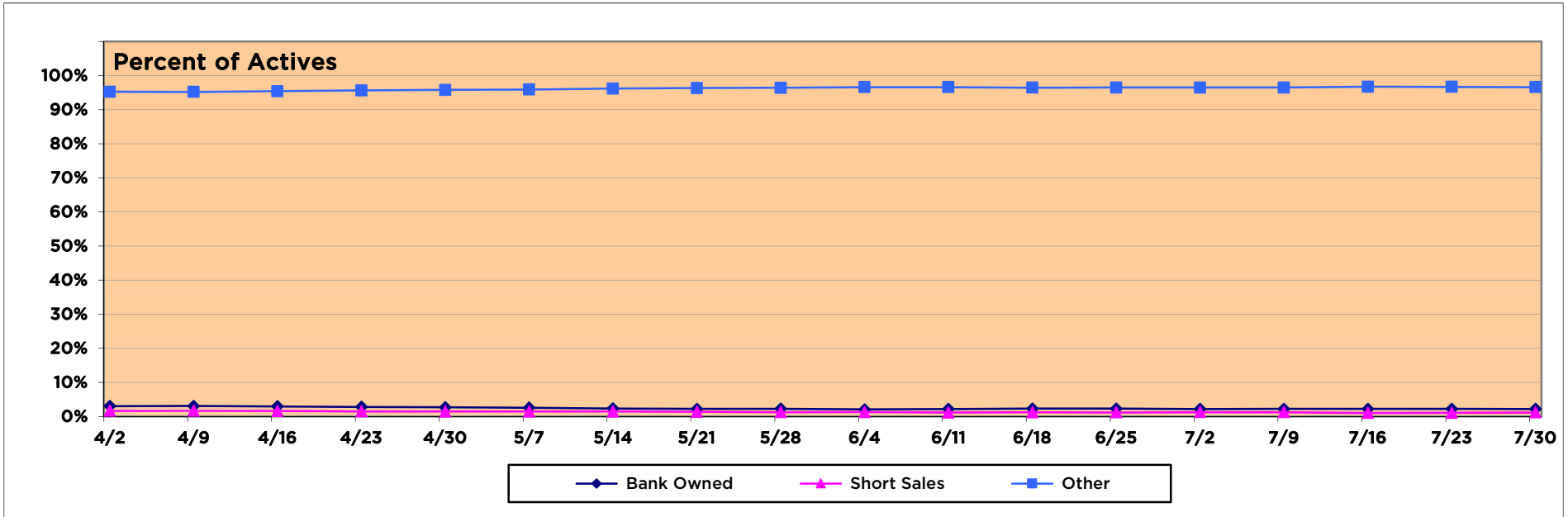
**Single Family Homes**



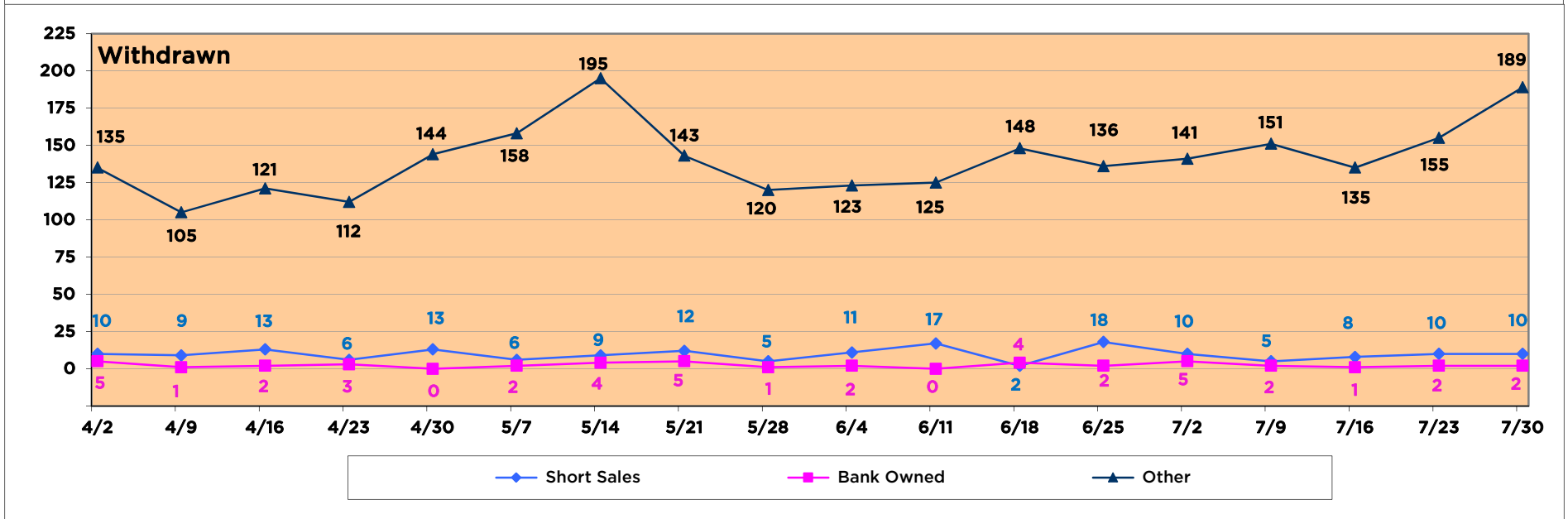
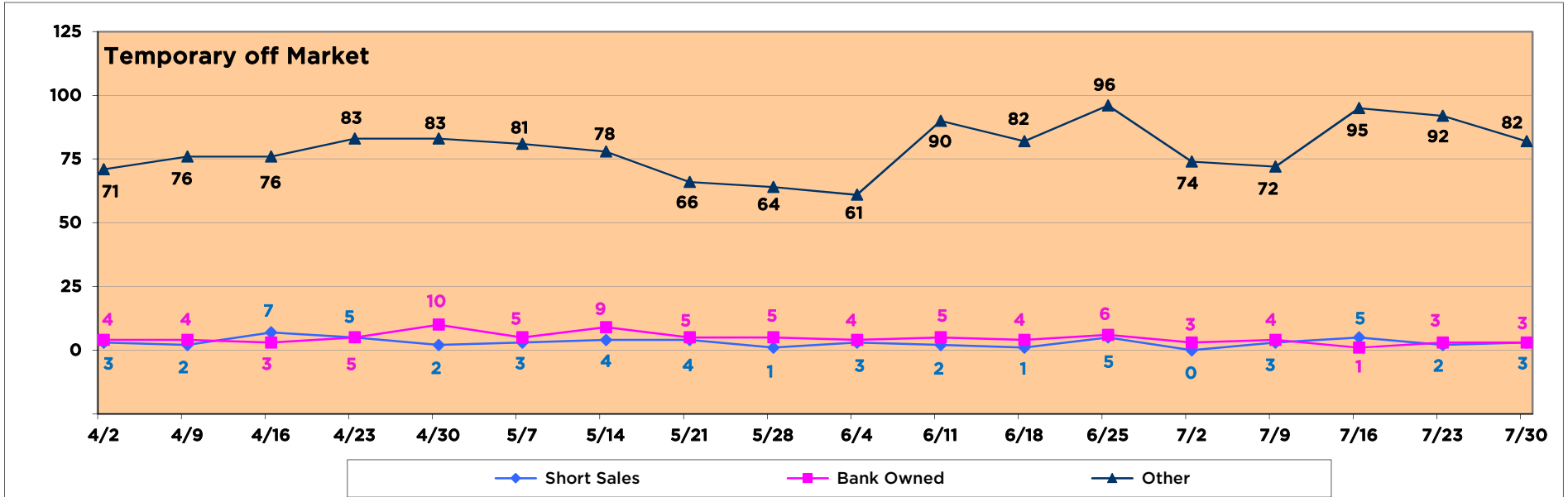
**Single Family Homes**



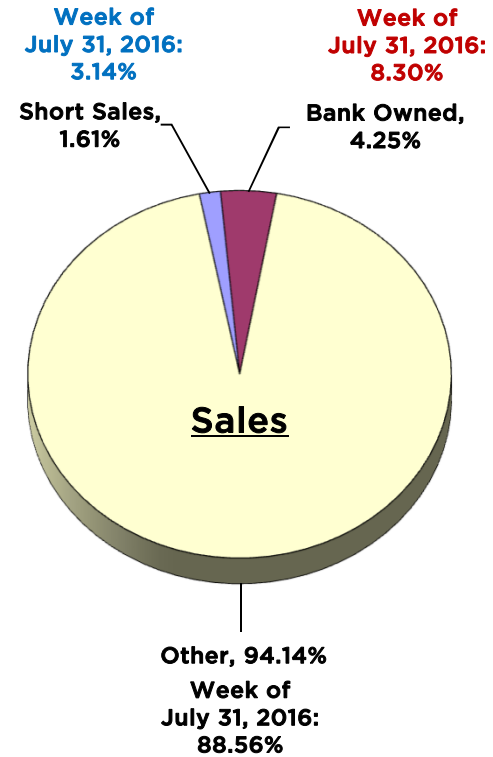
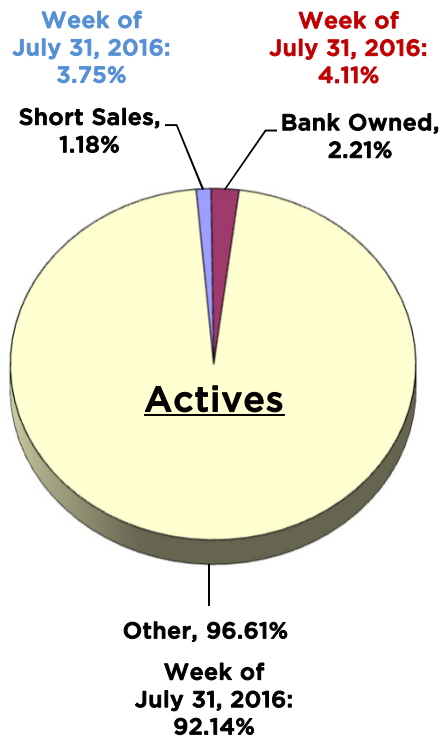
### Single Family Homes



### Single Family Homes



**Single Family Homes**





**Where are the 10 Single Family Homes available for the Median Price of \$244,000? (± \$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>1</b>	<b>\$244,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,874</b>	<b>\$130.20</b>
Longwood (East)	32750	1	\$244,000	3.0	2.0	1,874	\$130.20
<b>Orange County</b>		<b>1</b>	<b>\$244,500</b>	<b>4.0</b>	<b>3.0</b>	<b>1,967</b>	<b>\$124.30</b>
Pine Castle / Edgewood	32839	1	\$244,500	4.0	3.0	1,967	\$124.30
<b>Osceola County</b>		<b>2</b>	<b>\$243,870</b>	<b>3.5</b>	<b>2.5</b>	<b>2,124</b>	<b>\$114.82</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$243,900	3.0	3.0	2,398	\$101.71
St Cloud	34769	1	\$243,839	4.0	2.0	1,850	\$131.80
<b>Lake County</b>		<b>6</b>	<b>\$244,050</b>	<b>3.5</b>	<b>2.2</b>	<b>2,425</b>	<b>\$100.63</b>
Eustis (East)	32736	1	\$244,500	4.0	2.0	1,730	\$141.33
Mount Dora	32757	2	\$243,750	3.0	2.0	2,816	\$86.56
Tavares / Mt Plymouth	32778	1	\$244,500	3.0	2.0	1,954	\$125.13
Clermont (South)	34714	1	\$243,900	4.0	3.0	2,201	\$110.81
Fruitland Park	34731	1	\$243,900	4.0	2.0	3,035	\$80.36

### Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>207</b>	173	15	13	5	1	0
Bank Owned	7	7	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	200	166	15	13	5	1	0
<b>Active Listings</b>	<b>2,259</b>	1,592	274	237	70	59	27
Bank Owned	57	49	5	1	1	0	1
Short Sales	38	35	2	0	0	1	0
Other	2,164	1,508	267	236	69	58	26
<b>Months of Inventory</b>	<b>3</b>	2	4	4	3	14	0

**List Price**

Average Original List Price	\$182,571	\$151,068	\$289,454	\$345,782	\$436,300	\$639,000	\$0
Average Final List Price	\$180,792	\$148,991	\$286,060	\$355,436	\$422,360	\$625,000	\$0

**Sale Price**

Average Price	\$176,198	\$144,183	\$276,838	\$351,105	\$434,486	\$640,000	\$0
Median Price	\$158,000	\$145,000	\$275,465	\$351,756	\$435,000	\$640,000	\$0

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$1,779</b>	-\$2,077	-\$3,394	\$9,654	-\$13,940	-\$14,000	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$6,373</b>	-\$6,885	-\$12,616	\$5,323	-\$1,814	\$1,000	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$4,594</b>	-\$4,808	-\$9,222	-\$4,331	\$12,126	\$15,000	\$0
<b>Original List to Sale Price - %</b>	<b>96.51%</b>	95.44%	95.64%	101.54%	99.58%	100.16%	0.00%
<b>Final List to Sale Price - %</b>	<b>97.46%</b>	96.77%	96.78%	98.78%	102.87%	102.40%	0.00%

**Days on the Market**

Avg Days Listing to Contract	55	47	65	105	145	46	0
Combined Avg Days to Contract	53	45	68	86	226	46	0
Avg Days Listing to Closing	93	81	104	203	197	84	0
Avg Days Contract to Close	38	33	38	97	51	38	0

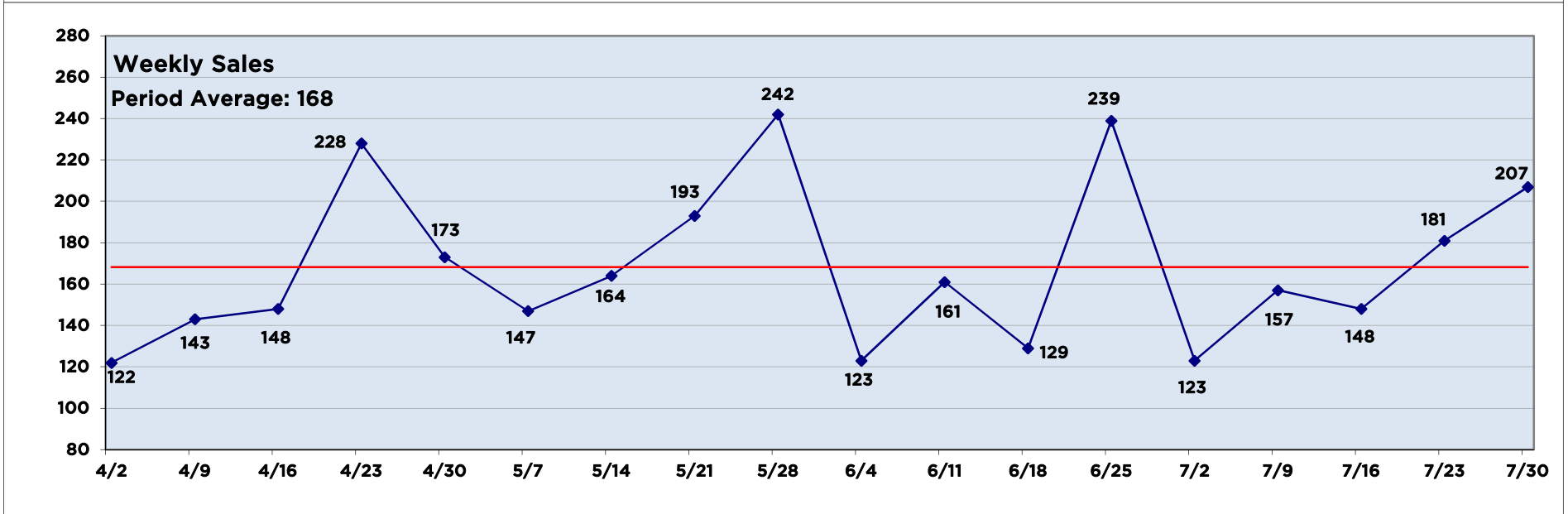
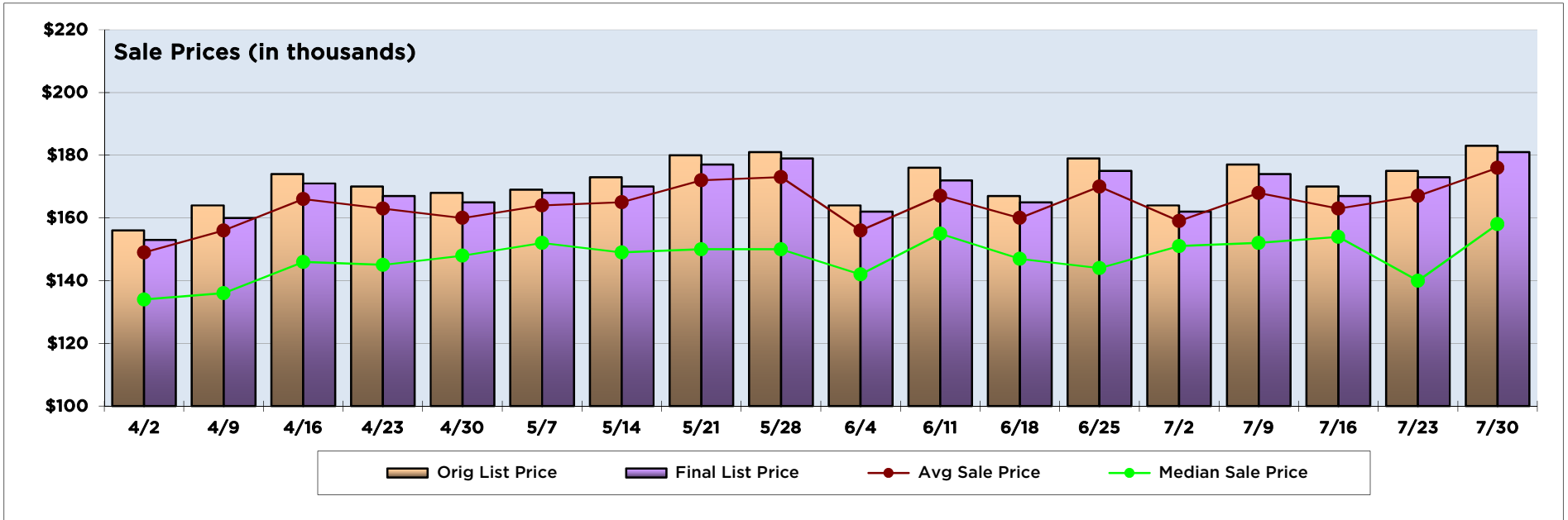
**Beds / Baths**

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

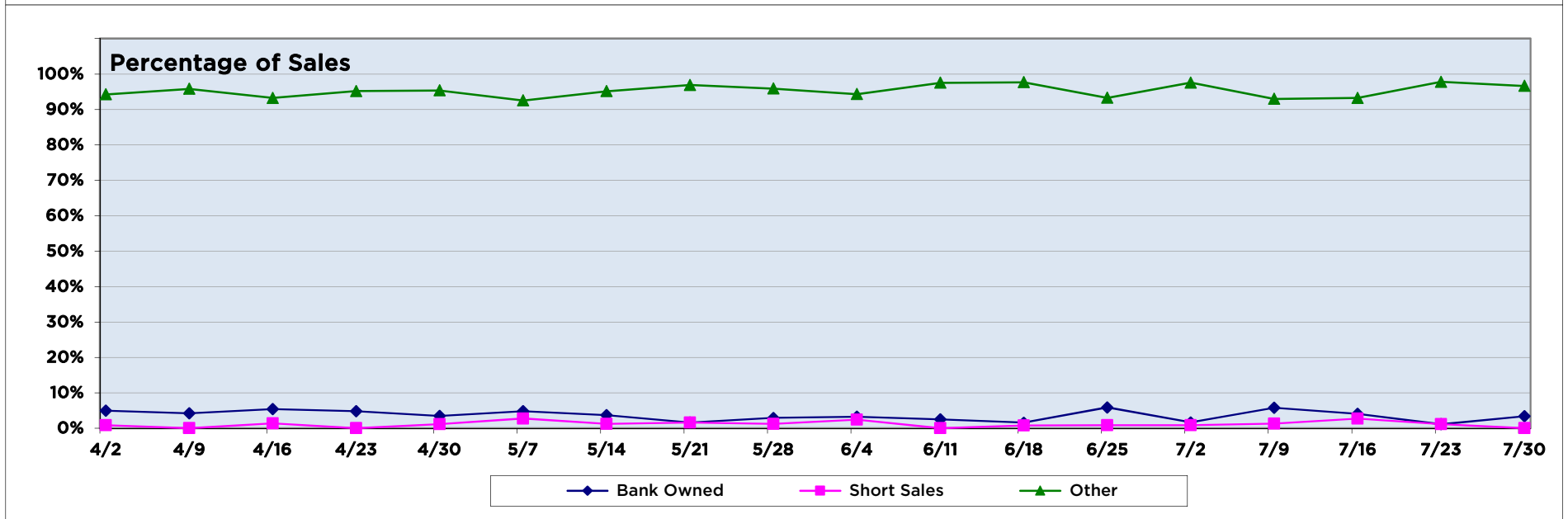
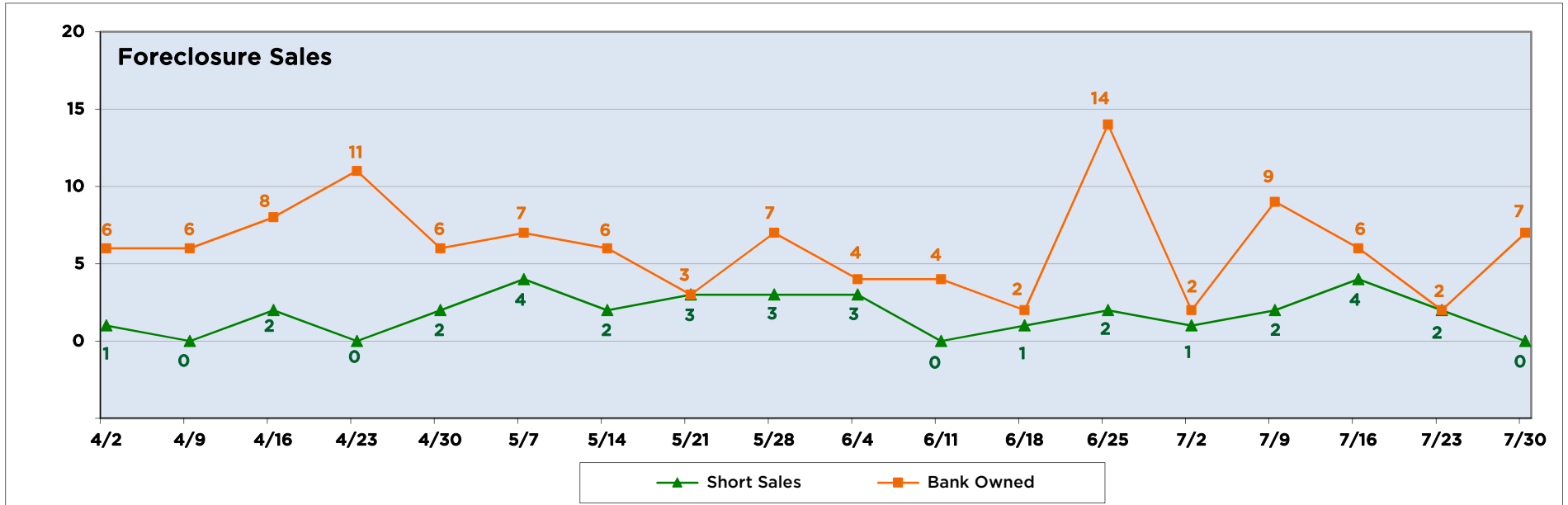
**Square Footage**

Average Square Feet	1,410	1,292	1,816	1,875	2,697	3,267	0
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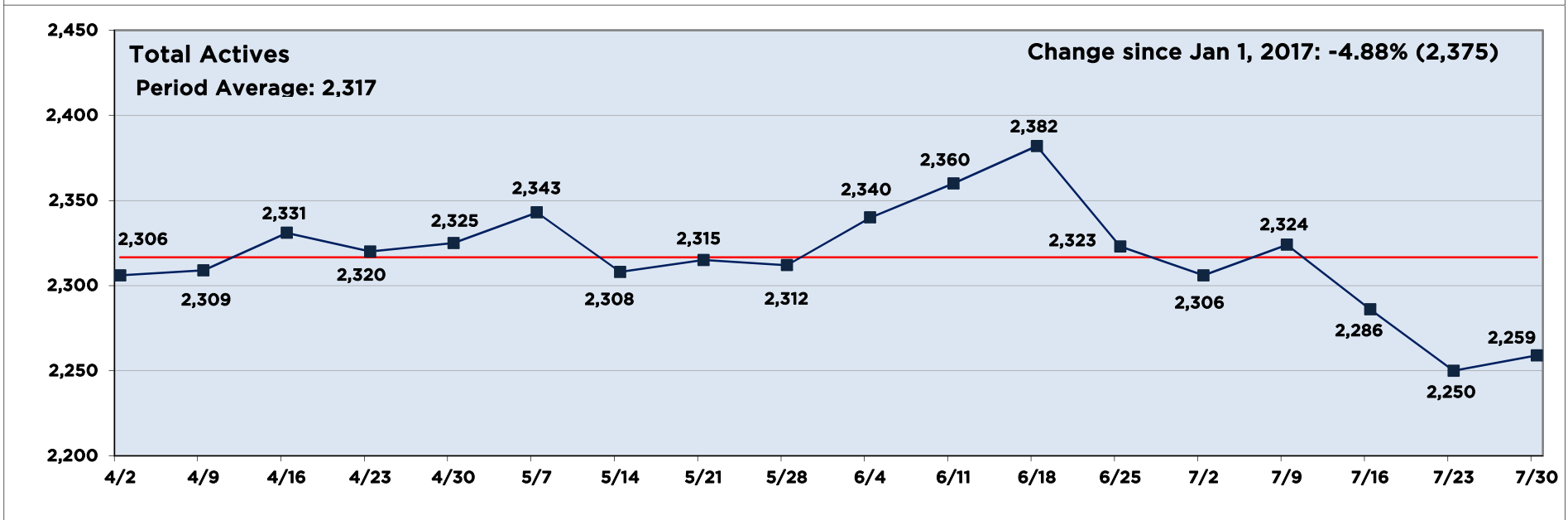
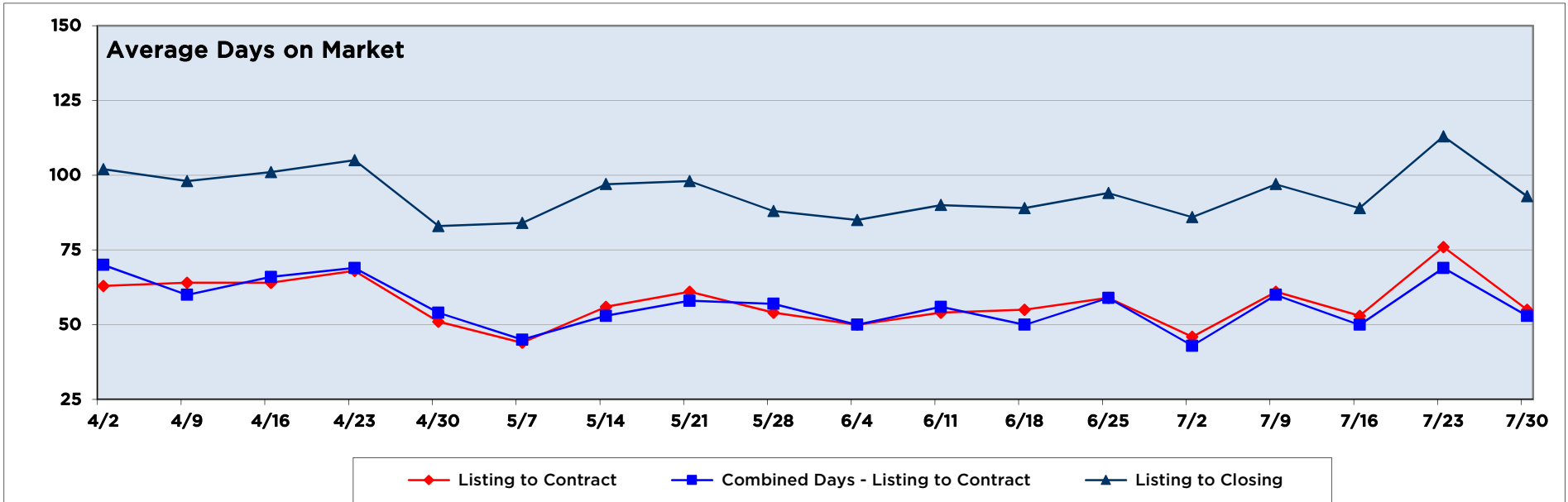
**Condos, Townhomes, Villas**



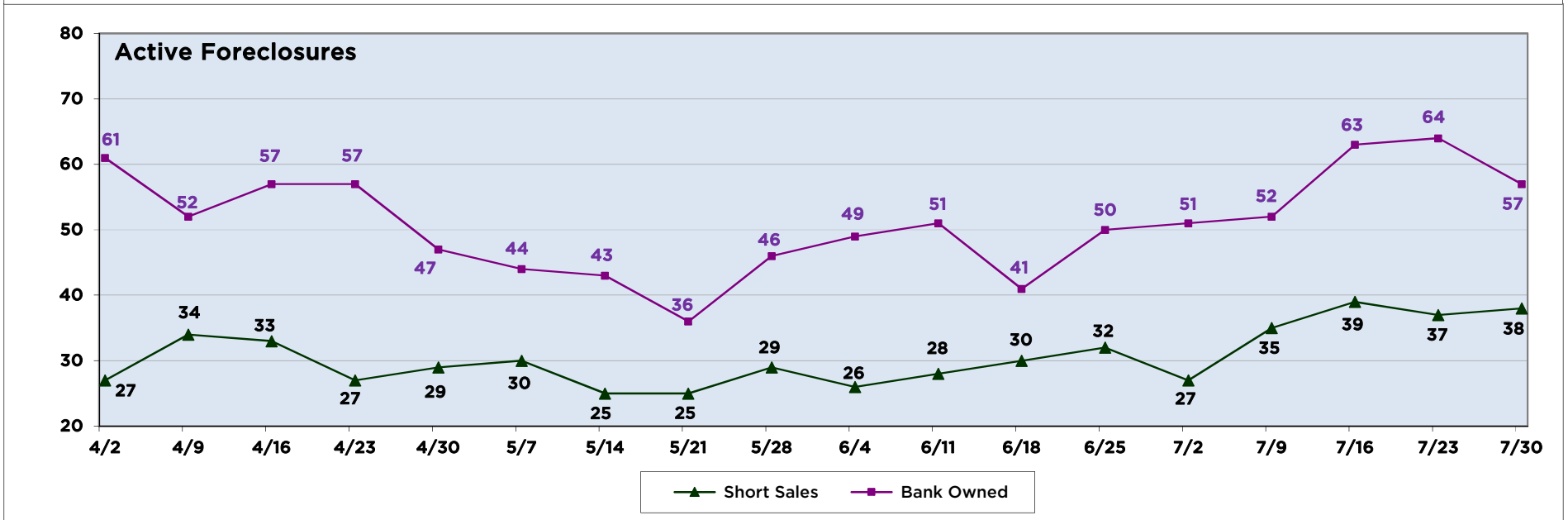
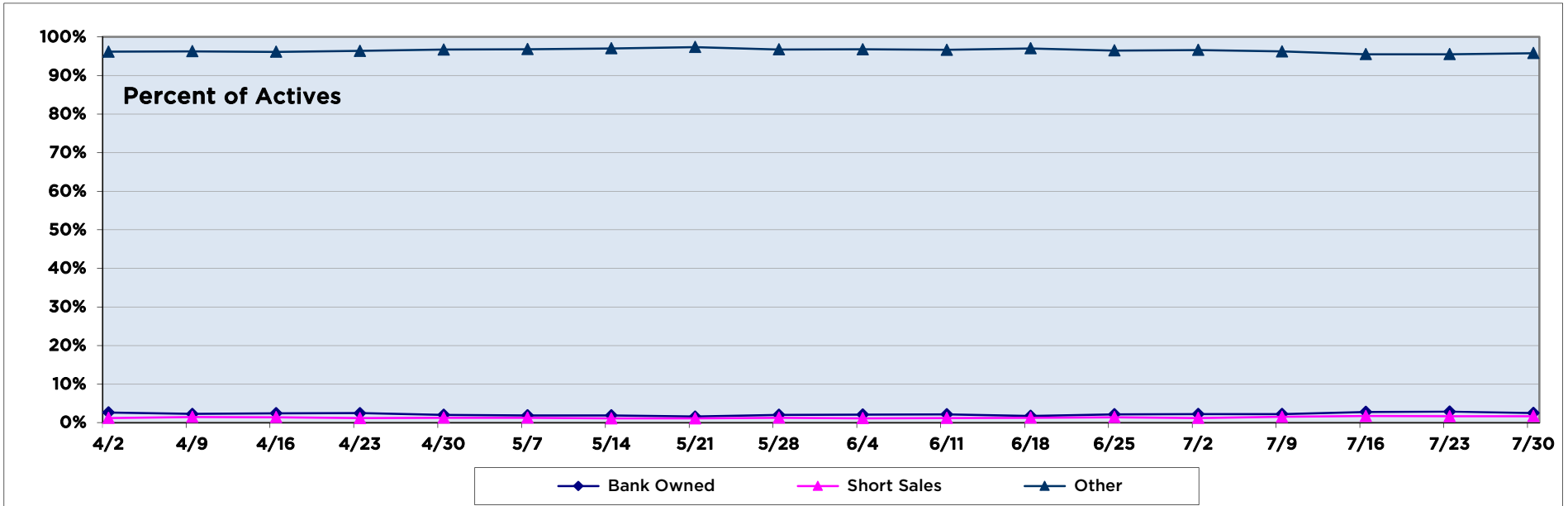
**Condos, Townhomes, Villas**



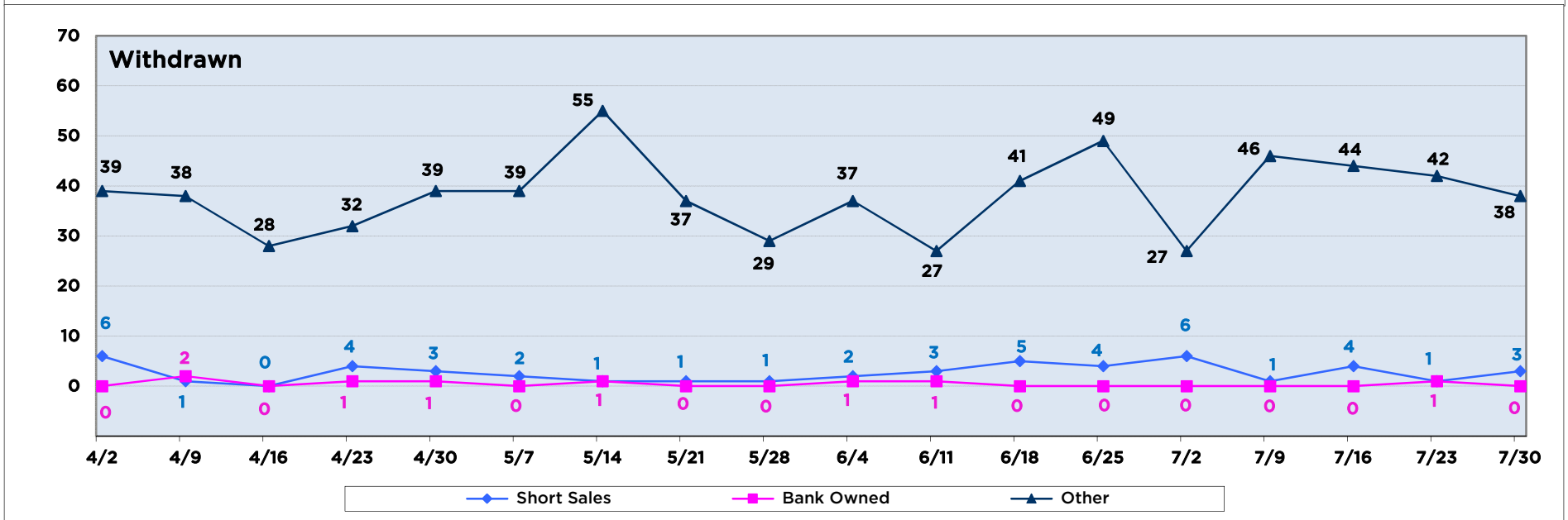
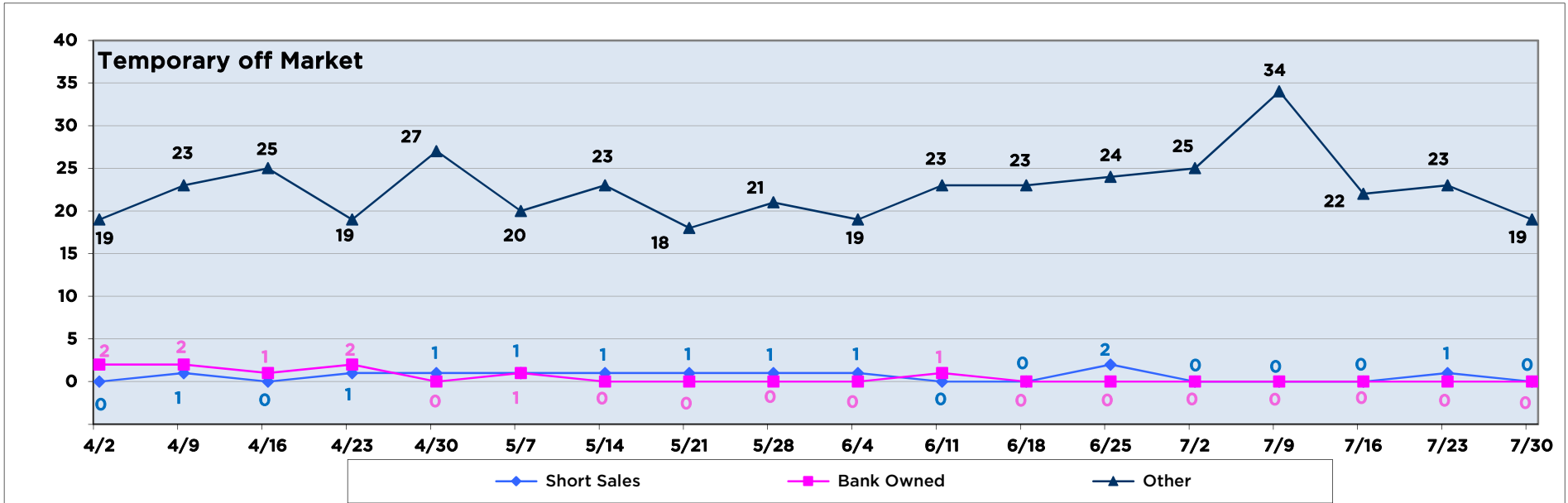
**Condos, Townhomes, Villas**



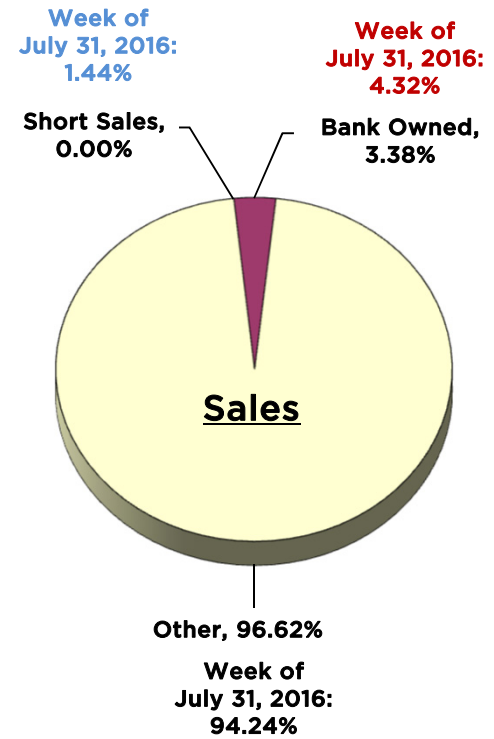
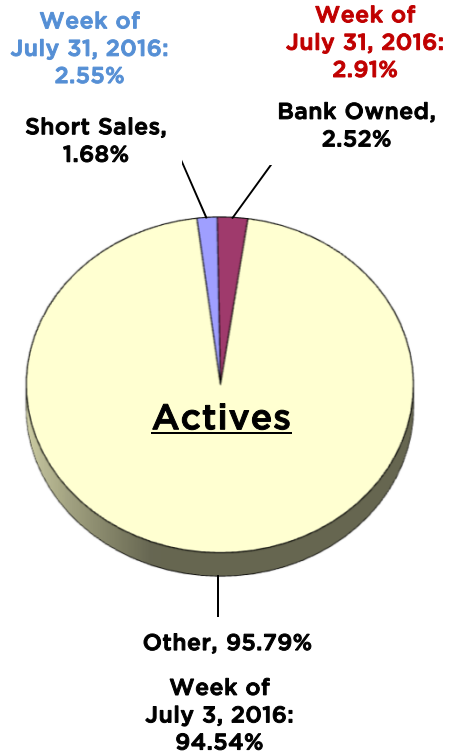
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Where are the 10 Condos, Townhomes, or Villas available for the Median Price of \$158,000? (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>3</b>	<b>\$157,833</b>	<b>2.3</b>	<b>2.0</b>	<b>1,228</b>	<b>\$128.49</b>
Casselberry	32707	2	\$157,750	2.0	2.0	1,249	\$126.30
Winter Park	32792	1	\$158,000	3.0	2.0	1,187	\$133.11
<b>Orange County</b>		<b>3</b>	<b>\$157,800</b>	<b>3.0</b>	<b>2.3</b>	<b>1,366</b>	<b>\$115.52</b>
Orlo Vista	32811	1	\$157,900	3.0	2.0	1,405	\$112.38
Williamsburg / Lake Bryan	32821	1	\$158,000	3.0	3.0	1,459	\$108.29
Ocoee	34761	1	\$157,500	3.0	2.0	1,234	\$127.63
<b>Osceola County</b>		<b>4</b>	<b>\$157,950</b>	<b>2.5</b>	<b>1.8</b>	<b>1,239</b>	<b>\$127.53</b>
Kissimmee (Central)	34741	2	\$157,950	3.0	2.0	1,433	\$110.22
Kissimmee (West) / Pleasant Hill	34746	1	\$157,900	3.0	2.0	1,296	\$121.84
Kissimmee / Celebration	34747	1	\$158,000	1.0	1.0	792	\$199.49