



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

***Week of Aug 6, 2017***

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

- Sales of single-family homes decreased to 521 during the week of Aug 6, from 683 the week prior
- The median price of single family homes decreased to \$242,000, a change of -0.8%
- The number of single-family home foreclosure transactions decreased to 19 last week, from 29 the week of Jul 30
- The number of single-family home short-sale transactions decreased to 3 from 11 the week prior
- Single-family inventory decreased by 13, and now sits at 8,629

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

- Sales of condos, townhomes, and villas decreased to 150 during the week of Aug 6, from 207 the week prior
- The median price of condos, townhomes, and villas decreased to \$154,625, a change of -2.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 6 last week, from 7 the week of Jul 30
- The number of condo, townhome and villa short-sale transactions remained constant at 0
- Condo inventory increased by 5, and now sits at 2,264

*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>521</b>	<b>273</b>	<b>100</b>	<b>83</b>	<b>31</b>	<b>30</b>	<b>4</b>
Bank Owned	19	15	1	1	2	0	0
Short Sales	3	3	0	0	0	0	0
Other	499	255	99	82	29	30	4
<b>Active Listings</b>	<b>8,629</b>	<b>2,365</b>	<b>1,350</b>	<b>1,946</b>	<b>959</b>	<b>1,410</b>	<b>599</b>
Bank Owned	203	119	25	36	9	10	4
Short Sales	100	49	20	14	9	7	1
Other	8,326	2,197	1,305	1,896	941	1,393	594
<b>Months of Inventory</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>7</b>	<b>11</b>	<b>35</b>

#### *List Price*

Average Original List Price	\$292,345	\$188,848	\$286,254	\$355,773	\$470,444	\$676,403	\$1,931,453
Average Final List Price	\$286,380	\$186,853	\$279,822	\$350,208	\$464,147	\$640,980	\$1,881,453

#### *Sale Price*

Average Price	\$278,591	\$182,376	\$272,903	\$342,737	\$447,135	\$620,896	\$1,782,953
Median Price	\$242,000	\$194,000	\$270,000	\$339,000	\$445,000	\$562,500	\$1,640,907

#### *Price Differences*

<i>Original to Final</i> List Price	-\$5,965	-\$1,995	-\$6,432	-\$5,565	-\$6,297	-\$35,423	-\$50,000
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<i>Original</i> List to <i>Sale</i> Price - \$	-\$13,754	-\$6,472	-\$13,351	-\$13,036	-\$23,309	-\$55,507	-\$148,500
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<i>Final</i> List to <i>Sale</i> Price - \$	-\$7,789	-\$4,477	-\$6,919	-\$7,471	-\$17,012	-\$20,084	-\$98,500
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<i>Original</i> List to <i>Sale</i> Price - %	95.30%	96.57%	95.34%	96.34%	95.05%	91.79%	92.31%
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<i>Final</i> List to <i>Sale</i> Price - %	97.28%	97.60%	97.53%	97.87%	96.33%	96.87%	94.76%
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#### *Days on the Market*

Avg Days Listing to Contract	43	35	46	54	39	88	28
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Combined Avg Days to Contract	45	30	62	60	41	91	71
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Avg Days Listing to Closing	81	72	84	93	78	130	41
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Avg Days Contract to Close	37	36	37	38	38	41	13
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#### *Beds / Baths*

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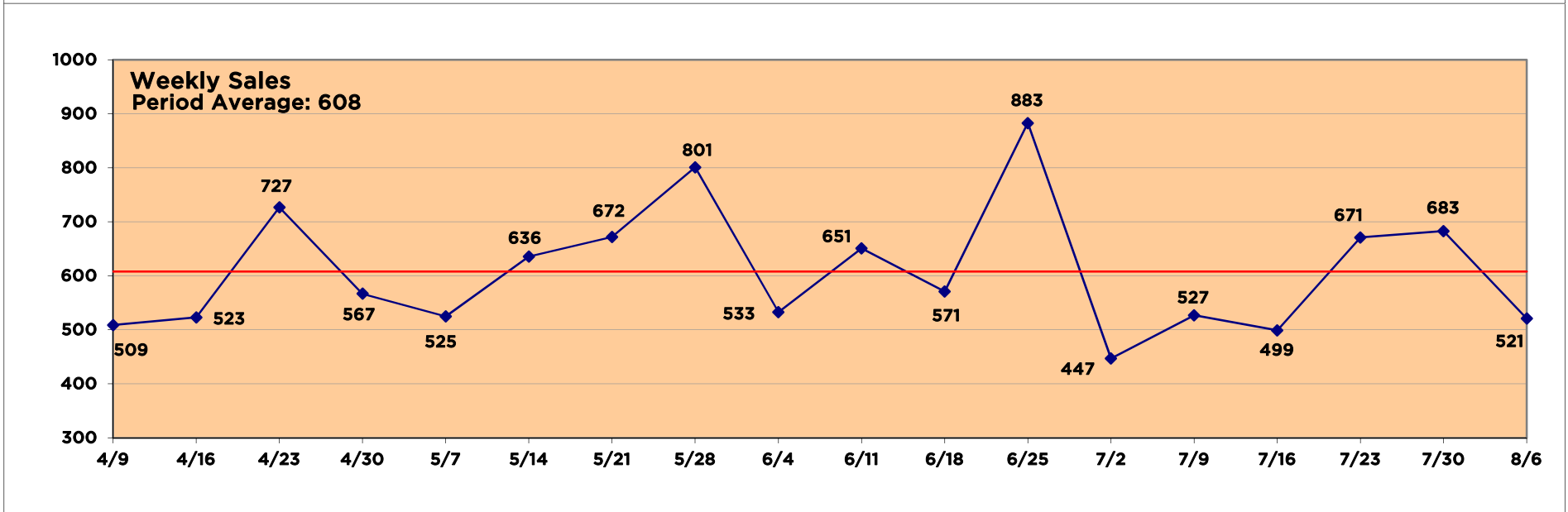
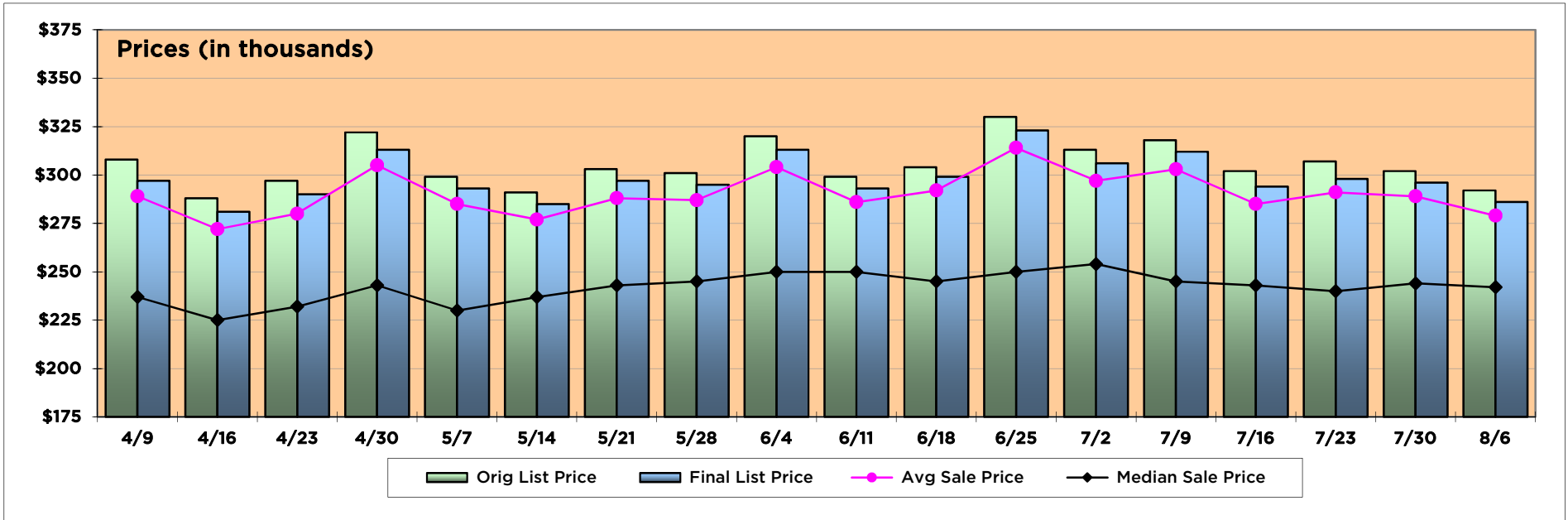
Average Full Baths	2	2	2	3	3	3	5
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Average Half Baths	0	0	0	0	0	1	2
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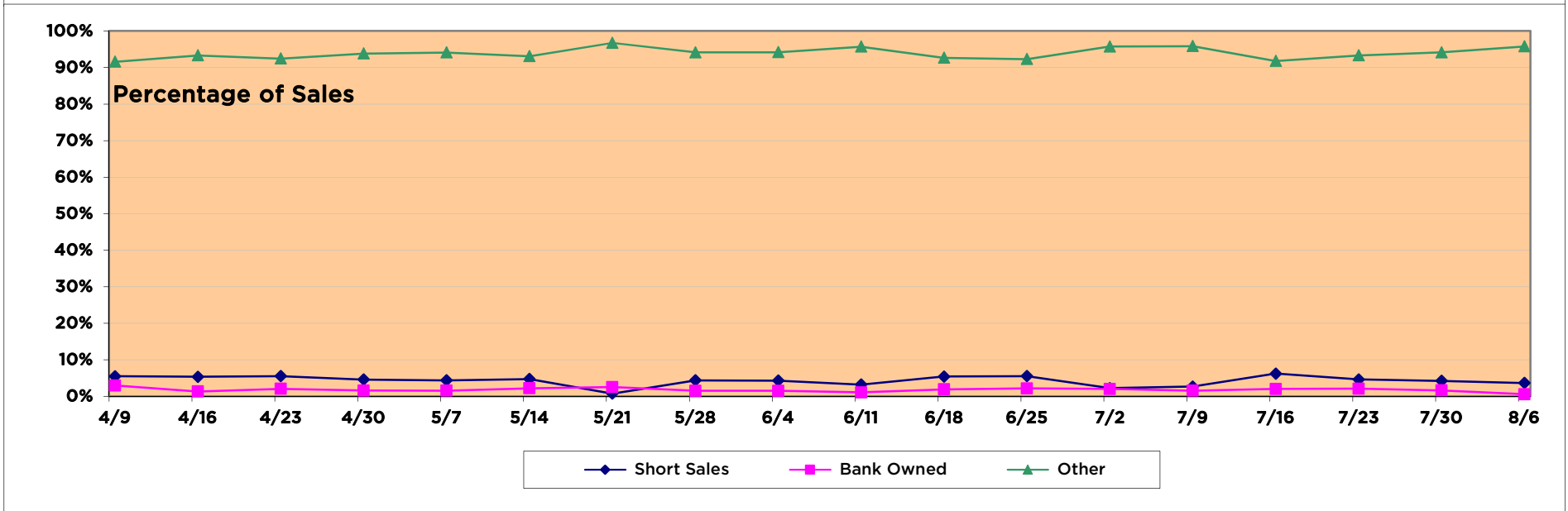
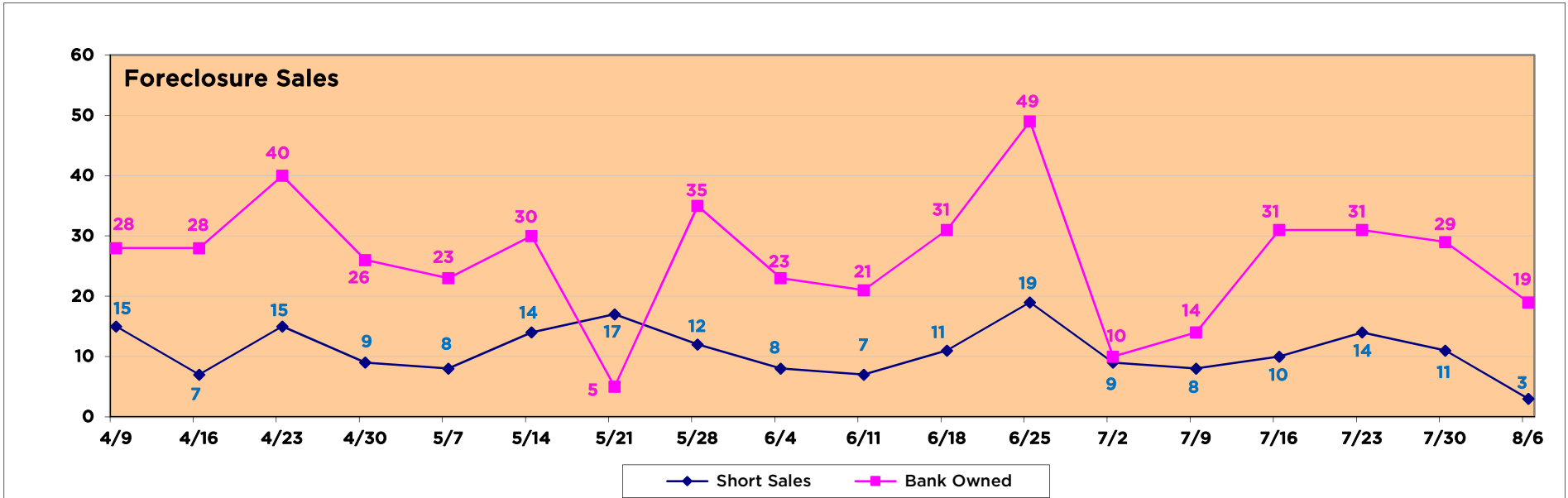
#### *Square Footage*

Average Square Feet	2,076	1,559	2,160	2,563	3,073	3,618	5,865
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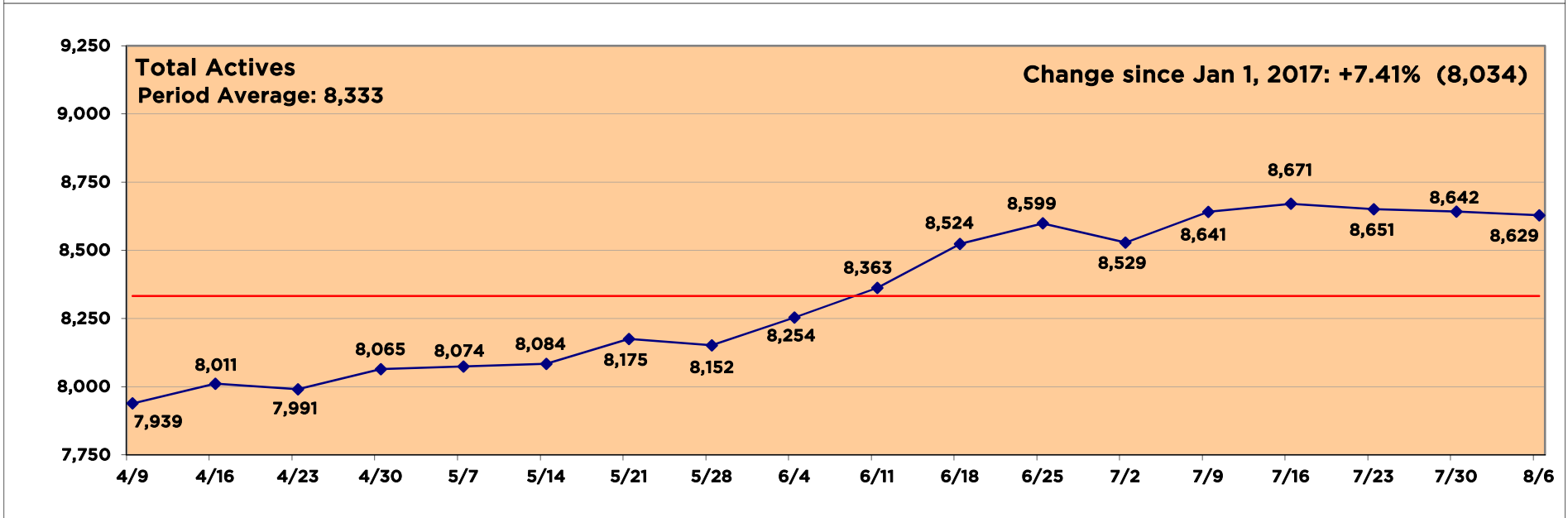
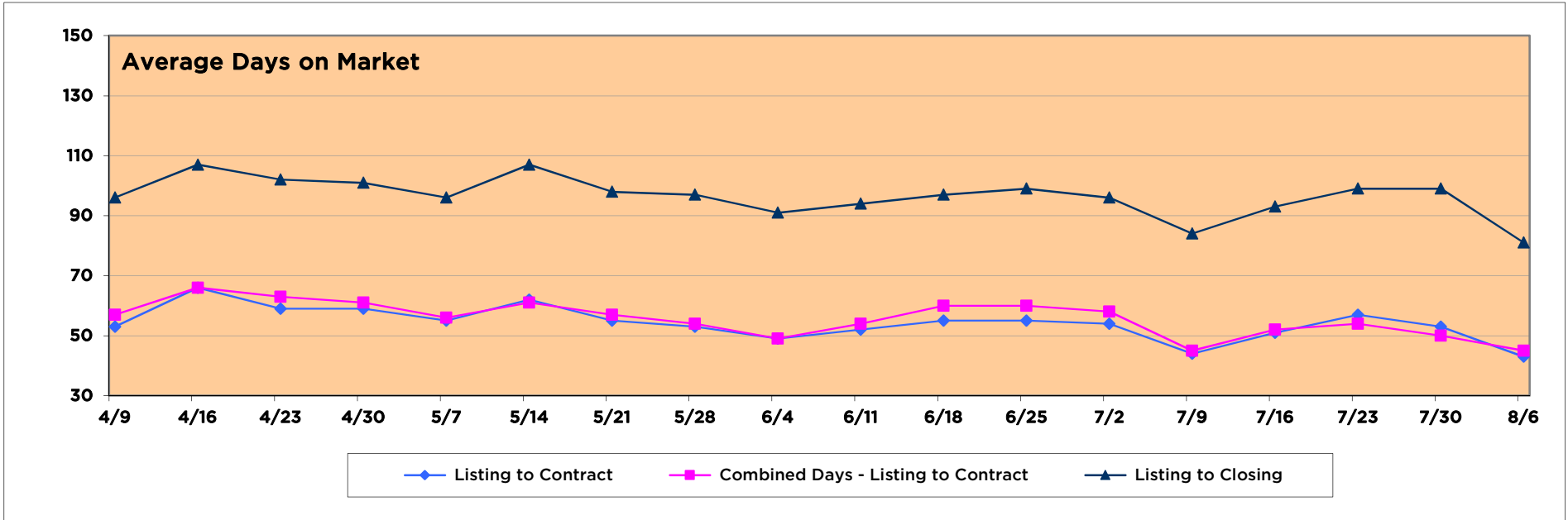
**Single Family Homes**



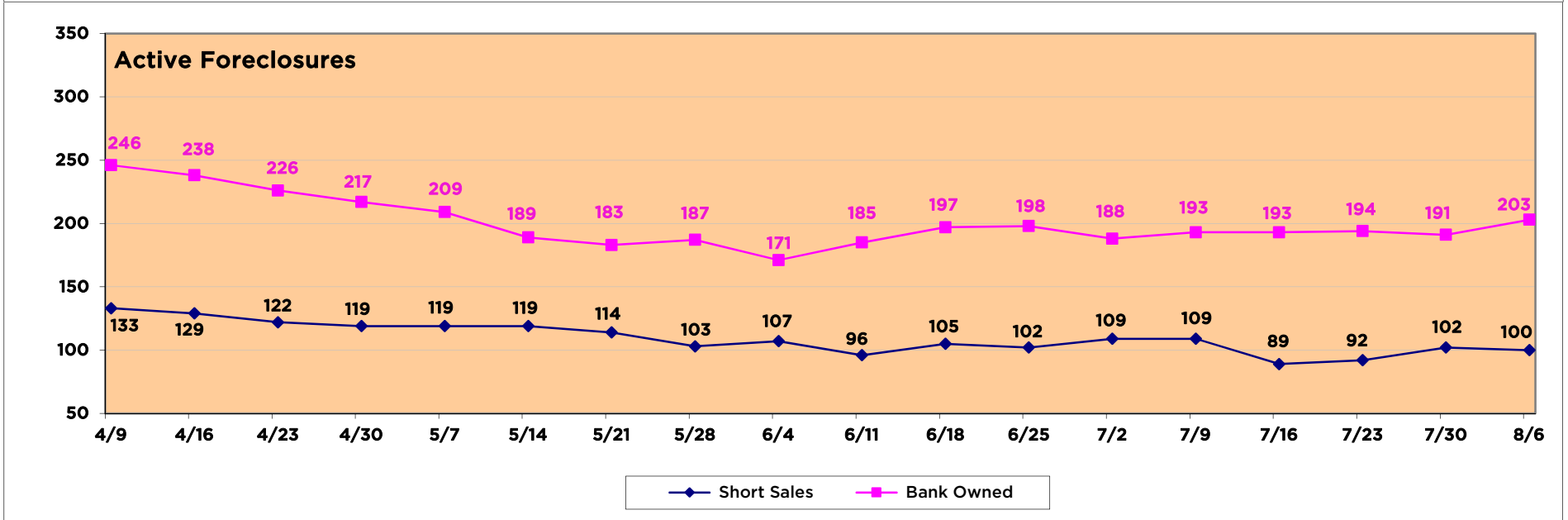
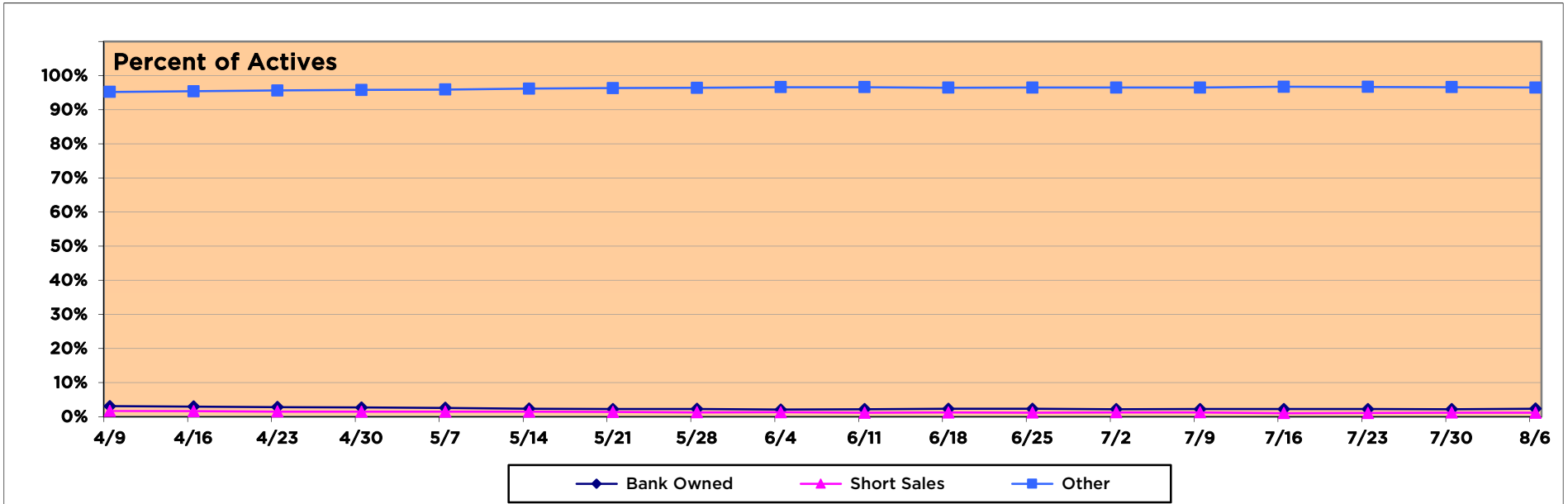
**Single Family Homes**



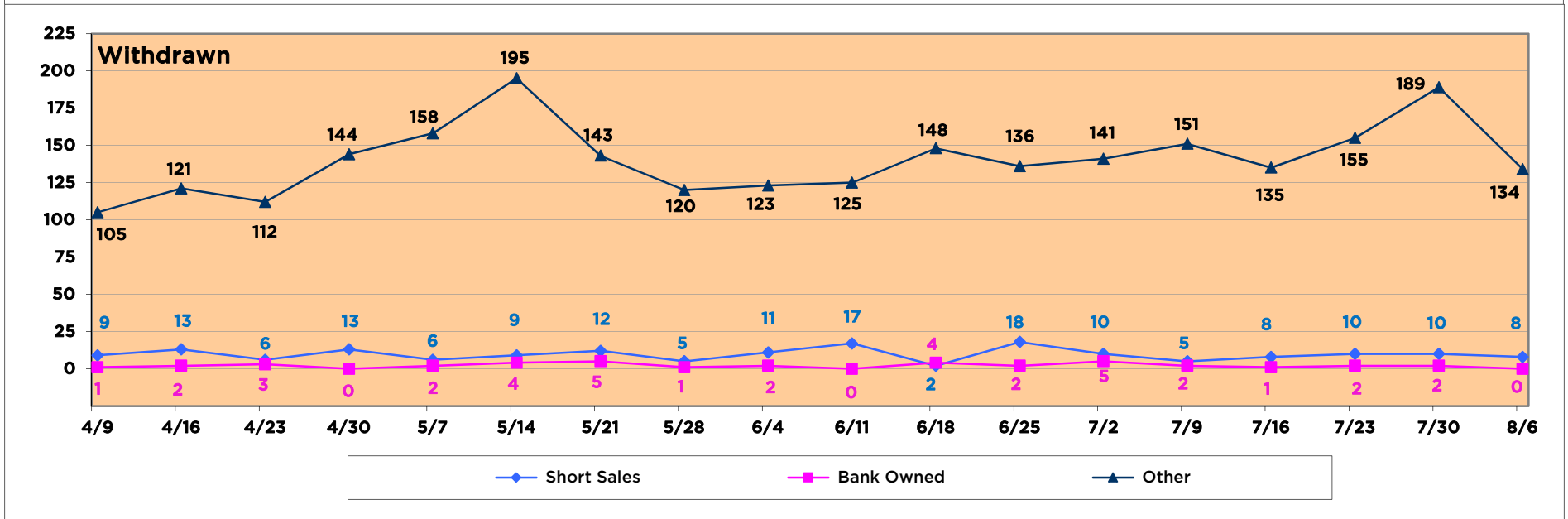
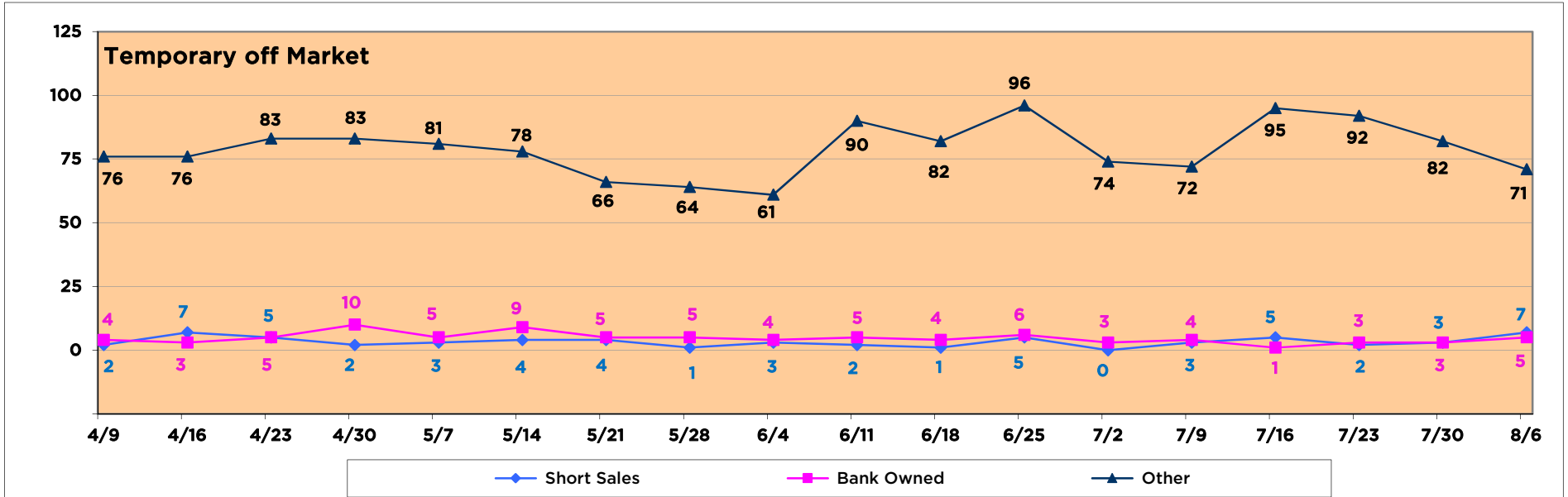
**Single Family Homes**



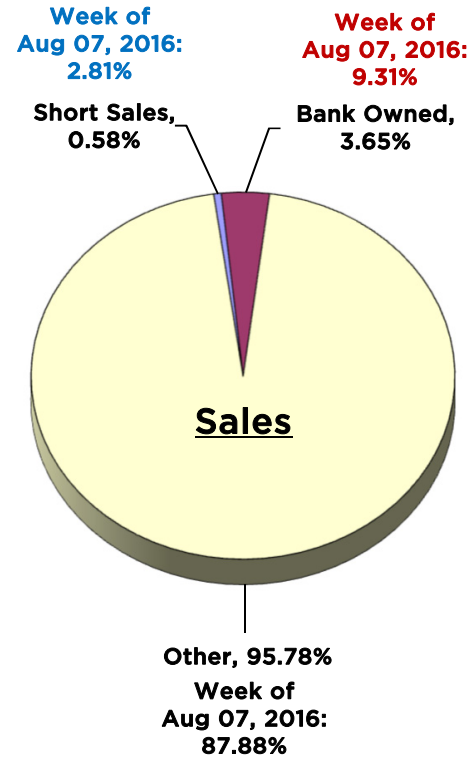
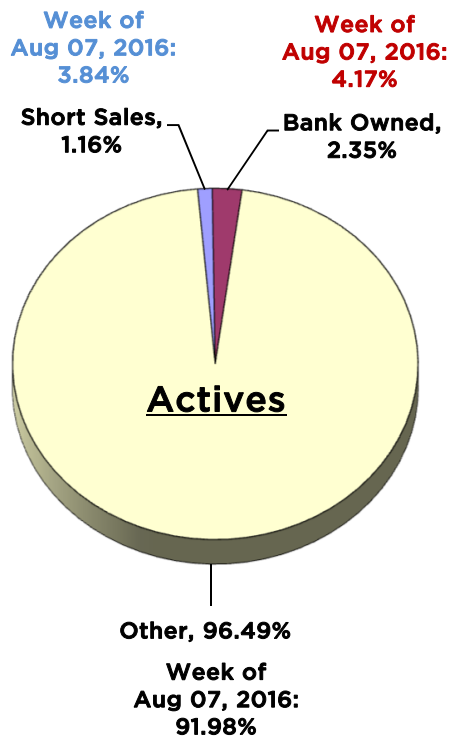
### Single Family Homes



**Single Family Homes**



**Single Family Homes**





**Where are the 13 Single Family Homes available for the Median Price of \$242,000? ( ± \$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>2</b>	<b>\$241,950</b>	<b>3.5</b>	<b>2.0</b>	<b>1,848</b>	<b>\$130.93</b>
Winter Springs / Tuskawilla	32708	1	\$242,000	4.0	2.0	2,012	\$120.28
Sanford / Lake Forest	32771	1	\$241,900	3.0	2.0	1,684	\$143.65
<b>Orange County</b>		<b>2</b>	<b>\$242,250</b>	<b>3.5</b>	<b>2.0</b>	<b>1,619</b>	<b>\$149.68</b>
Hunters Creek	32837	1	\$242,000	3.0	2.0	1,388	\$174.35
Ocoee	34761	1	\$242,500	4.0	2.0	1,849	\$131.15
<b>Osceola County</b>		<b>2</b>	<b>\$242,095</b>	<b>3.5</b>	<b>2.5</b>	<b>2,016</b>	<b>\$120.09</b>
Kissimmee / Celebration	34747	1	\$241,900	4.0	3.0	1,834	\$131.90
St Cloud / Harmony	34773	1	\$242,290	3.0	2.0	2,198	\$110.23
<b>Lake County</b>		<b>7</b>	<b>\$242,157</b>	<b>3.6</b>	<b>2.0</b>	<b>2,113</b>	<b>\$114.58</b>
Groveland	34736	3	\$241,900	4.0	2.0	1,851	\$130.69
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
<b>Sales</b>	<b>150</b>	130	8	9	3	0	0
Bank Owned	6	6	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	144	124	8	9	3	0	0
<b>Active Listings</b>	<b>2,264</b>	1,599	272	235	73	59	26
Bank Owned	52	44	4	1	1	1	1
Short Sales	38	35	2	0	0	1	0
Other	2,174	1,520	266	234	72	57	25
<b>Months of Inventory</b>	<b>3</b>	3	8	6	6	0	0

***List Price***

Average Original List Price	\$175,670	\$150,456	\$285,456	\$349,854	\$452,967	\$0	\$0
Average Final List Price	\$173,172	\$147,949	\$279,506	\$353,826	\$440,657	\$0	\$0

***Sale Price***

Average Price	\$168,434	\$143,487	\$272,156	\$348,004	\$434,173	\$0	\$0
Median Price	\$154,625	\$142,000	\$272,000	\$350,000	\$407,520	\$0	\$0

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,498</b>	-\$2,507	-\$5,950	\$3,972	-\$12,310	\$0	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$7,236</b>	-\$6,969	-\$13,300	-\$1,850	-\$18,794	\$0	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$4,738</b>	-\$4,462	-\$7,350	-\$5,822	-\$6,484	\$0	\$0
<b>Original List to Sale Price - %</b>	<b>95.88%</b>	95.37%	95.34%	99.47%	95.85%	0.00%	0.00%
<b>Final List to Sale Price - %</b>	<b>97.26%</b>	96.98%	97.37%	98.35%	98.53%	0.00%	0.00%

***Days on the Market***

Avg Days Listing to Contract	46	41	45	38	257	0	0
Combined Avg Days to Contract	42	38	47	41	225	0	0
Avg Days Listing to Closing	89	77	72	159	428	0	0
Avg Days Contract to Close	42	35	27	119	168	0	0

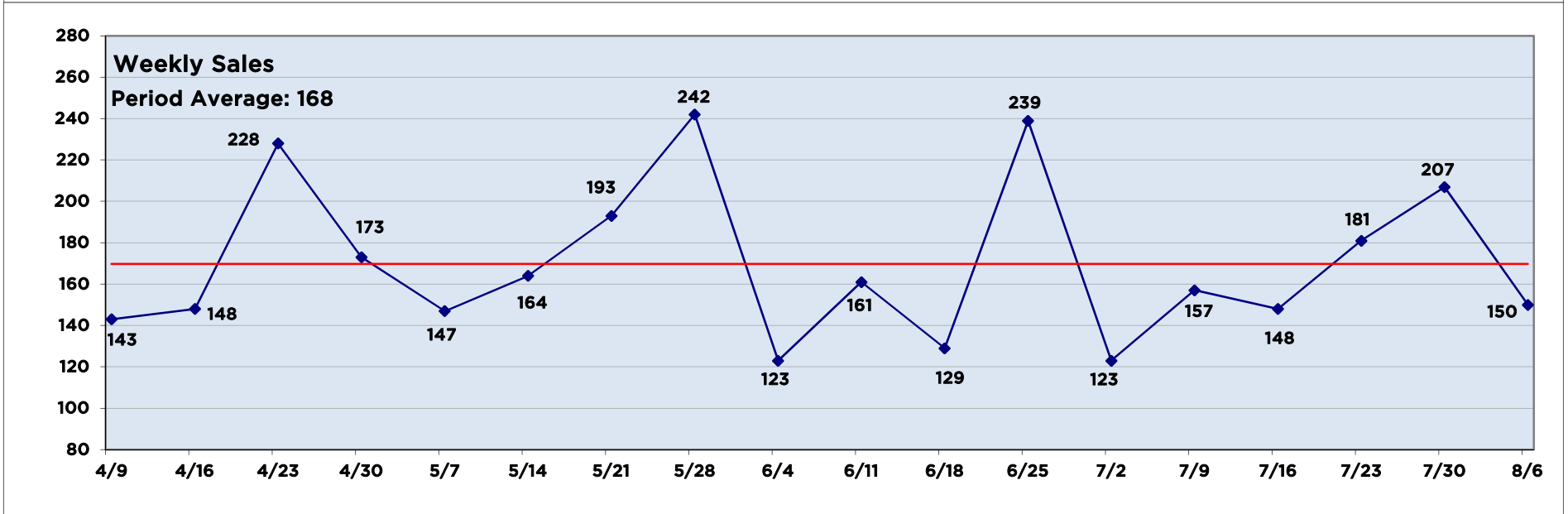
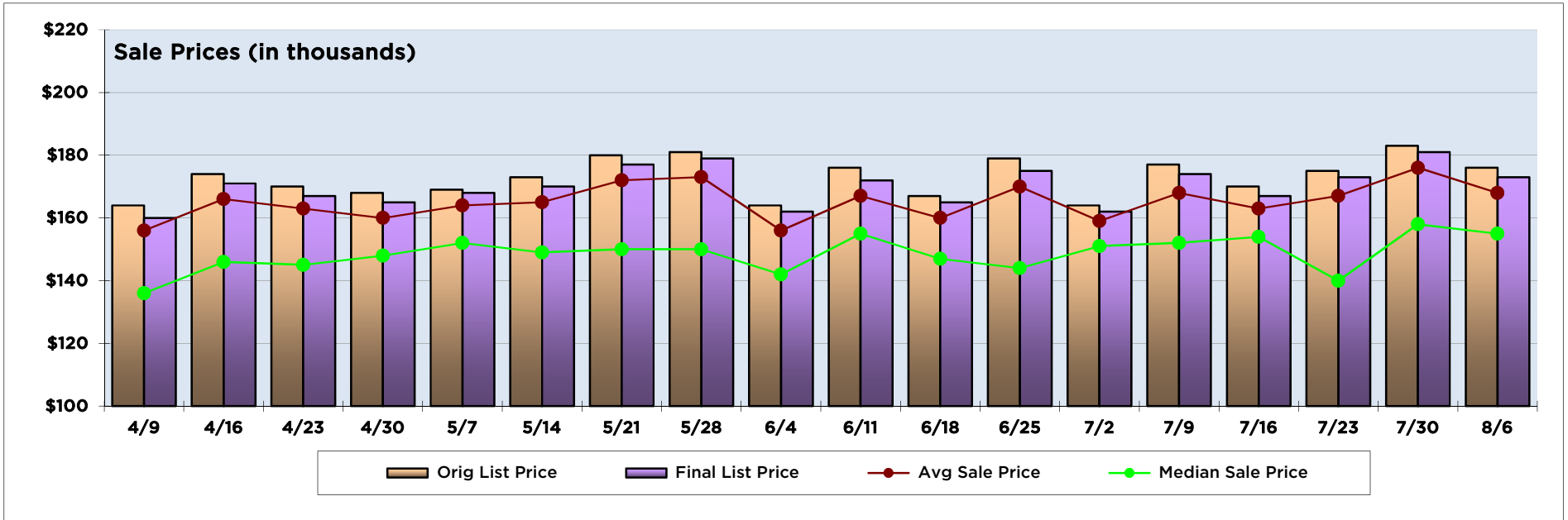
***Beds / Baths***

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

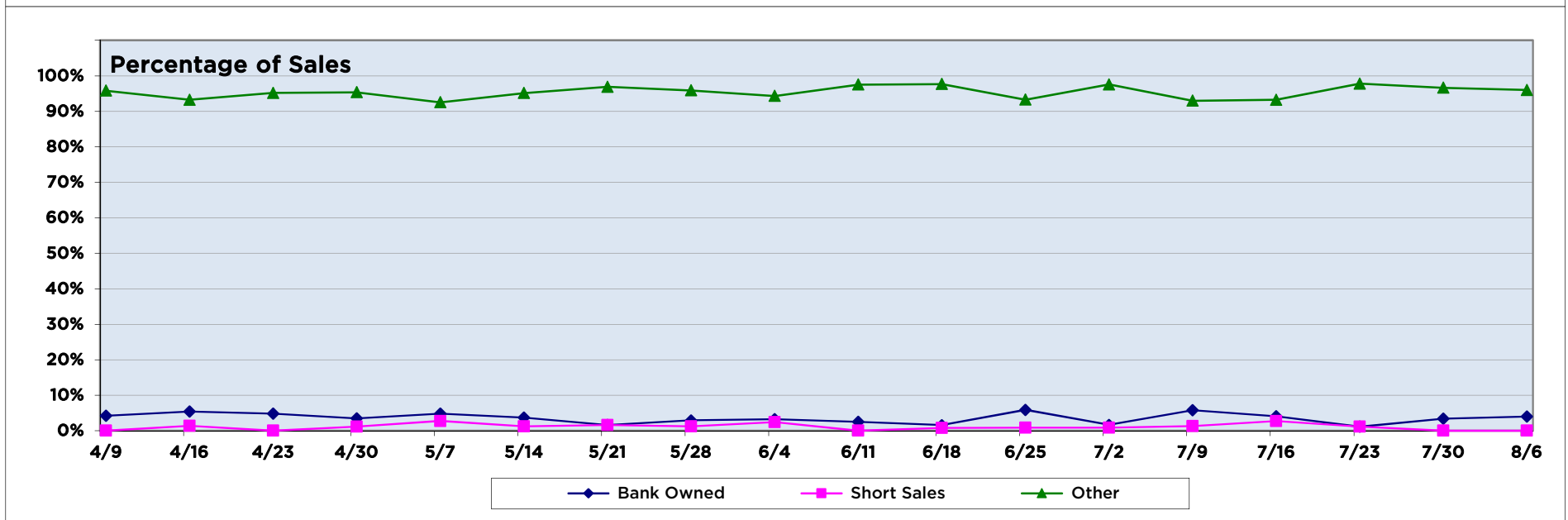
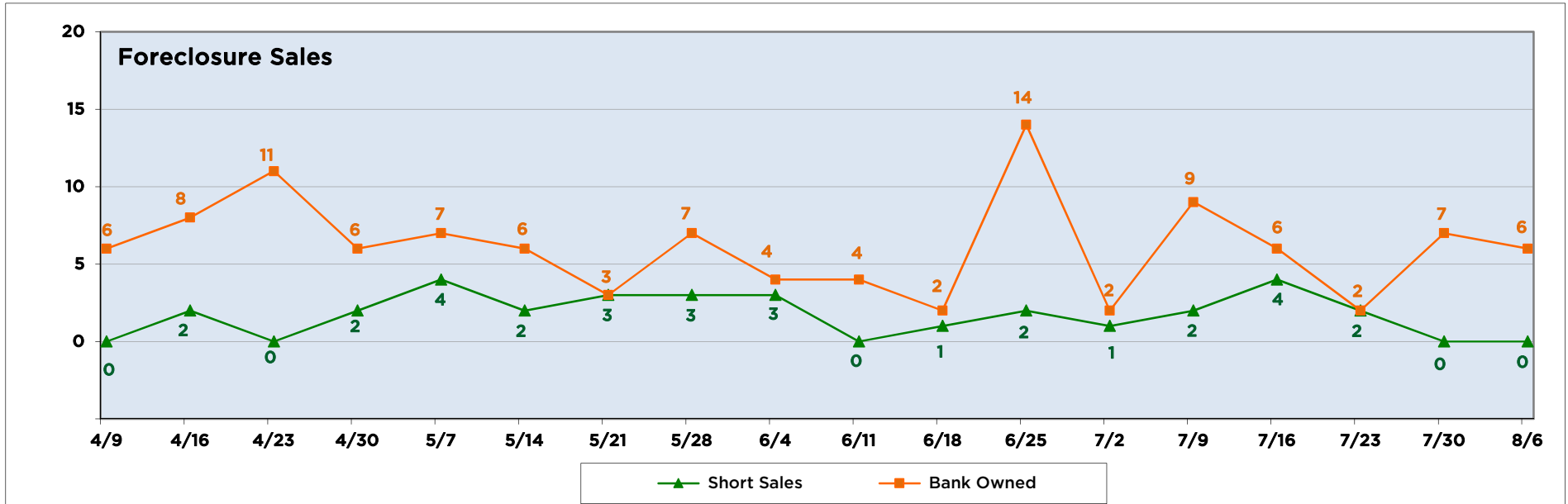
***Square Footage***

Average Square Feet	1,364	1,283	1,829	1,955	1,860	0	0
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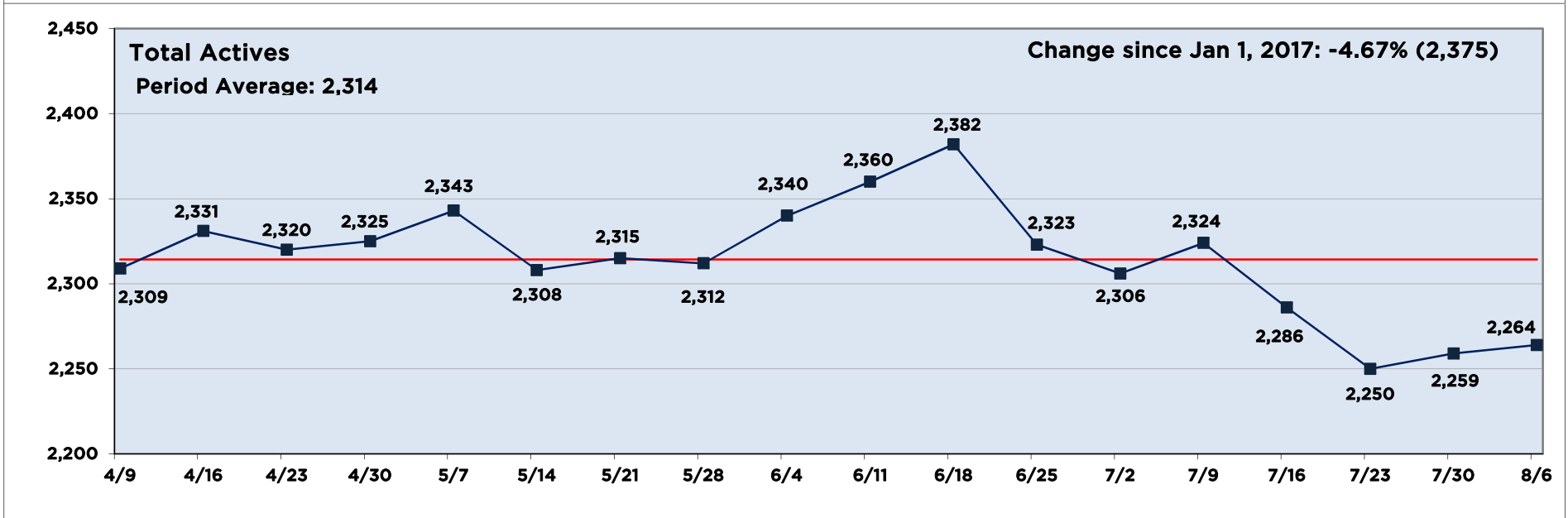
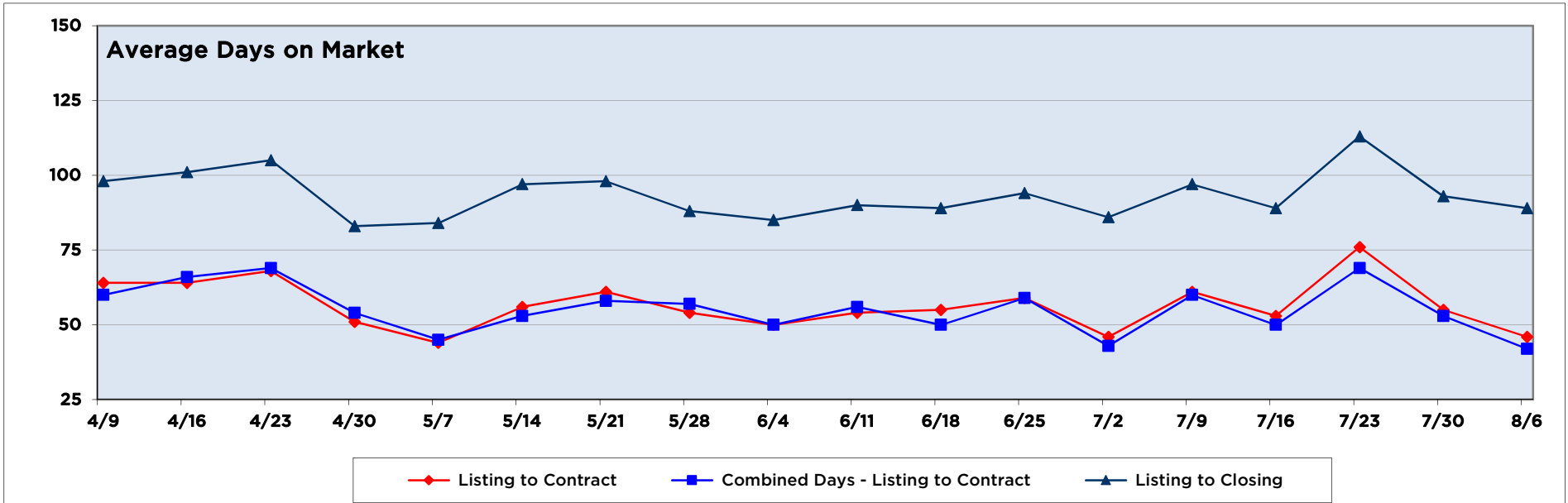
**Condos, Townhomes, Villas**



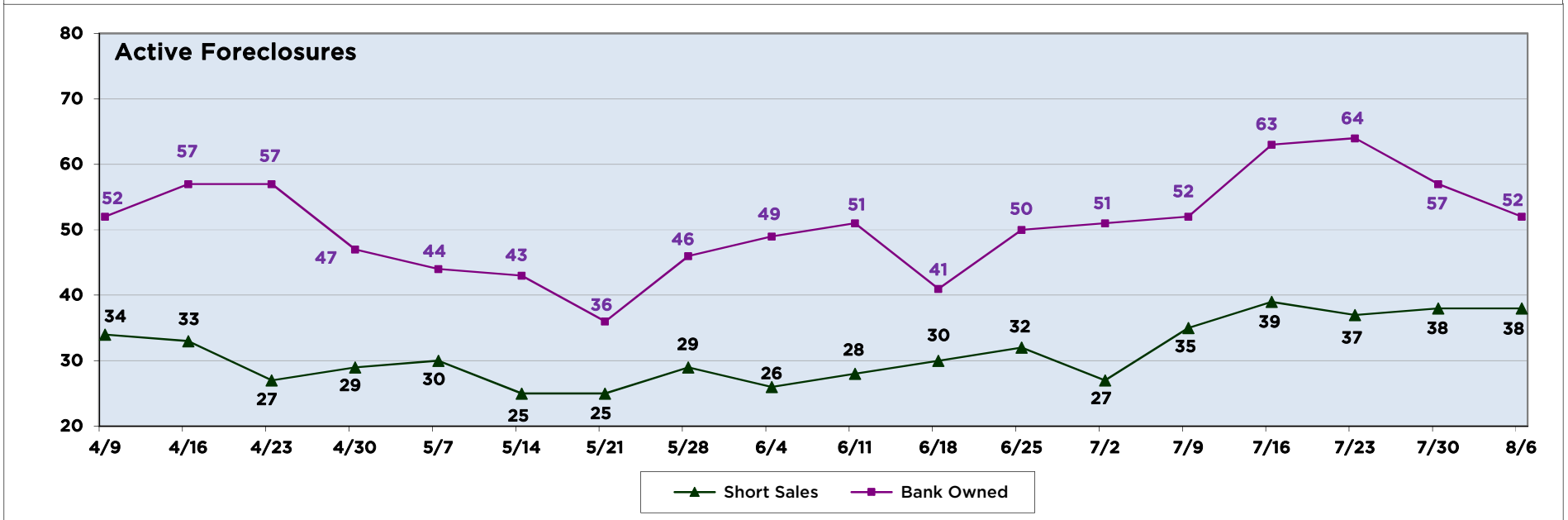
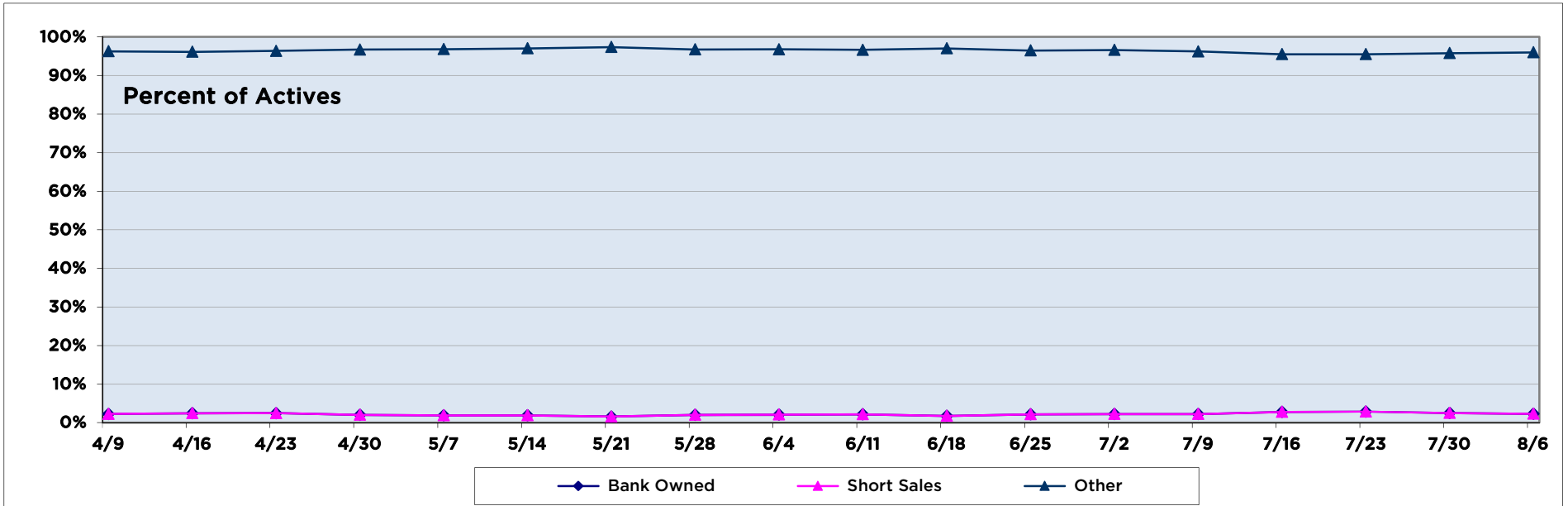
**Condos, Townhomes, Villas**



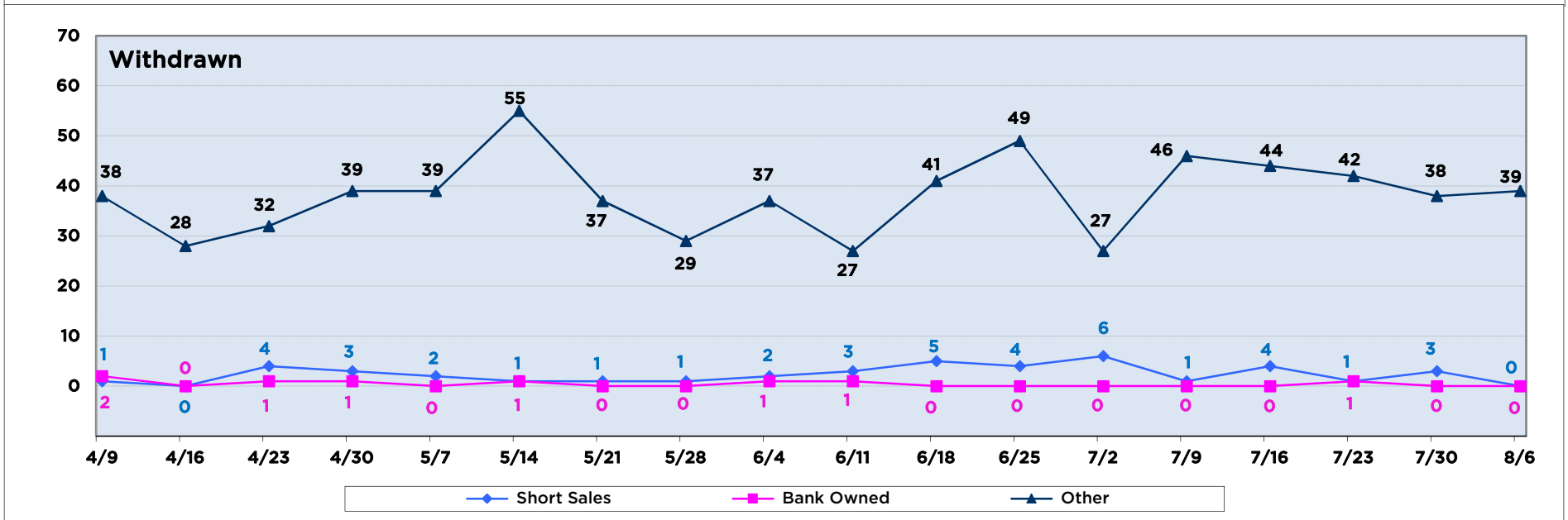
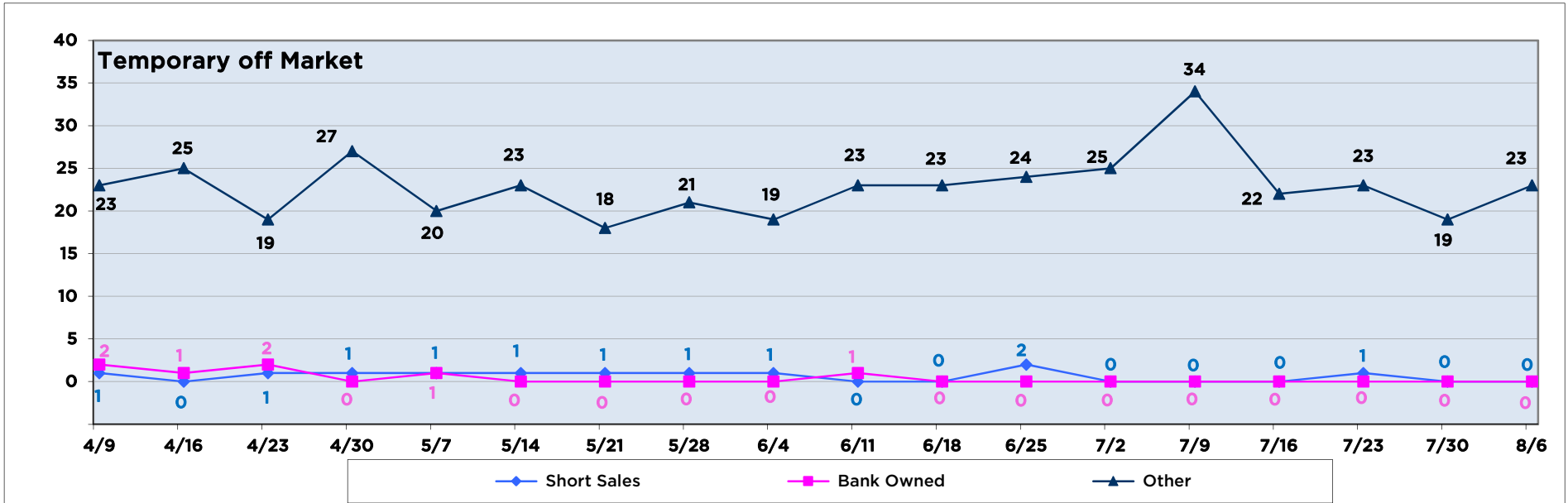
**Condos, Townhomes, Villas**



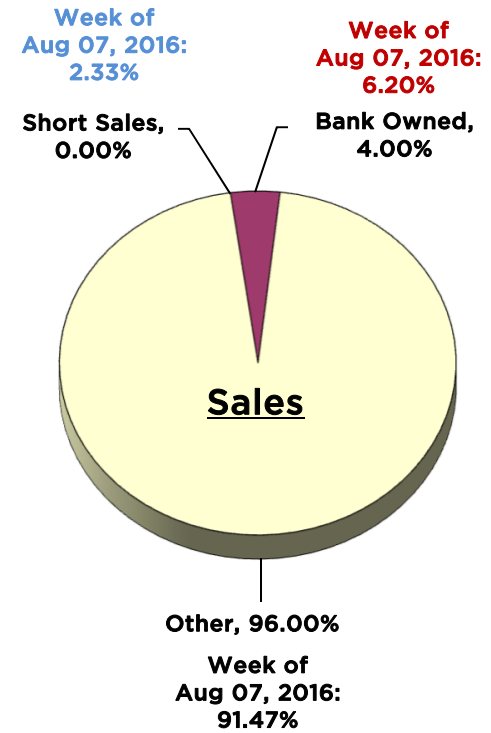
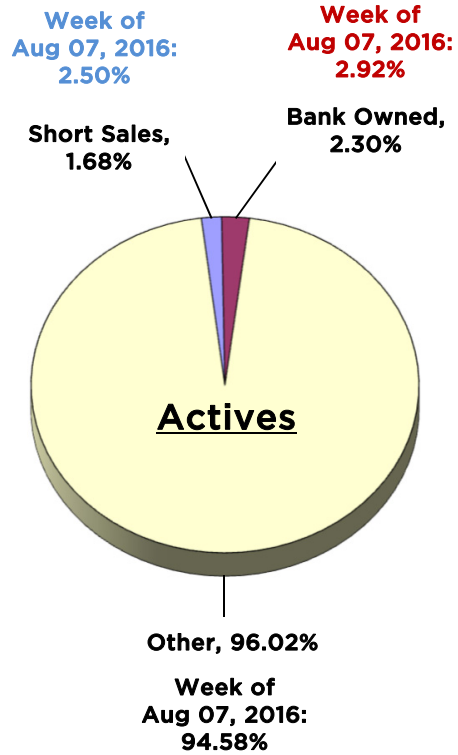
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Where are the 21 Condos, Townhomes, or Villas available for the Median Price of \$154,625? (± \$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>\$154,967</b>	<b>1.7</b>	<b>1.7</b>	<b>1,288</b>	<b>\$120.28</b>
Fern Park/Casselberry	32730	1	\$155,000	2.0	2.0	1,296	\$119.60
Lake Mary / Heathrow	32746	1	\$155,000	1.0	1.0	980	\$158.16
Sanford (South)	32773	1	\$154,900	2.0	2.0	1,589	\$97.48
<b>Orange County</b>		<b>9</b>	<b>\$154,976</b>	<b>2.4</b>	<b>1.9</b>	<b>1,236</b>	<b>\$125.36</b>
Maitland / Eatonville	32751	1	\$155,000	2.0	2.0	1,013	\$153.01
Winter Park (East) / Aloma	32792	1	\$155,000	2.0	1.0	1,219	\$127.15
Orlando (Downtown)	32801	1	\$155,000	2.0	2.0	831	\$186.52
Orlo Vista	32811	1	\$155,000	3.0	2.0	1,447	\$107.12
Sand Lake / Bay Hill	32819	1	\$155,000	2.0	2.0	1,003	\$154.54
Williamsburg / Lake Bryan	32821	1	\$154,900	3.0	2.0	1,437	\$107.79
Metro West / Orlo Vista	32835	1	\$154,988	3.0	2.0	1,412	\$109.76
Ocoee	34761	1	\$154,900	3.0	2.0	1,548	\$100.06
Winter Garden / Oakland	34787	1	\$155,000	2.0	2.0	1,216	\$127.47
<b>Osceola County</b>		<b>9</b>	<b>\$154,955</b>	<b>3.0</b>	<b>2.1</b>	<b>1,349</b>	<b>\$114.84</b>
Kissimmee (Central)	34741	1	\$154,900	3.0	2.0	1,296	\$119.52
Kissimmee (West) / Pleasant Hill	34746	3	\$154,967	3.0	2.0	1,326	\$116.87
Kissimmee / Celebration	34747	3	\$154,966	3.0	2.0	1,249	\$124.07
Kissimmee / Poinciana	34758	1	\$154,900	4.0	3.0	1,866	\$83.01
St Cloud	34769	1	\$155,000	2.0	2.0	1,257	\$123.31