



Monday Morning Quarterback Summary

Week of Aug 20, 2017

Single-family existing homes

- Sales of single-family homes decreased to 509 during the week of Aug 20, from 565 the week prior
- The median price of single family homes increased to \$246,000, a change of 4.7%
- The number of single-family home foreclosure transactions decreased to 17 last week, from 22 the week of Aug 13
- The number of single-family home short-sale transactions increased to 14 from 9 the week prior
- Single-family inventory decreased by 65, and now sits at 8,604

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 157 during the week of Aug 20, from 166 the week prior
- The median price of condos, townhomes, and villas increased to \$153,000, a change of 8.5%
- The number of condo, townhome, and villa foreclosure transactions increased to 9 last week, from 4 the week of Aug 13
- The number of condo, townhome and villa short-sale transactions decreased to 2 from 3 the week prior
- Condo inventory decreased by 57, and now sits at 2,183

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	509	264	101	84	26	25	9
Bank Owned	17	14	0	1	0	1	1
Short Sales	14	12	1	1	0	0	0
Other	478	238	100	82	26	24	8
Active Listings	8,604	2,353	1,342	1,942	960	1,406	601
Bank Owned	184	105	20	33	11	10	5
Short Sales	96	52	19	10	8	6	1
Other	8,324	2,196	1,303	1,899	941	1,390	595
Months of Inventory	4	2	3	5	9	13	15

List Price

Average Original List Price	\$305,520	\$189,027	\$284,067	\$351,302	\$467,055	\$706,034	\$1,956,889
Average Final List Price	\$295,736	\$185,474	\$279,198	\$344,646	\$456,841	\$673,896	\$1,743,333

Sale Price

Average Price	\$287,241	\$180,399	\$272,177	\$336,047	\$442,340	\$658,580	\$1,655,250
Median Price	\$246,000	\$195,000	\$270,880	\$331,000	\$436,495	\$635,000	\$1,550,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$9,784	-\$3,553	-\$4,869	-\$6,656	-\$10,214	-\$32,138	-\$213,556
<i>Original</i> List to <i>Sale</i> Price - \$	-\$18,279	-\$8,628	-\$11,890	-\$15,255	-\$24,715	-\$47,454	-\$301,639
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,495	-\$5,075	-\$7,021	-\$8,599	-\$14,501	-\$15,316	-\$88,083
<i>Original</i> List to <i>Sale</i> Price - %	94.02%	95.44%	95.81%	95.66%	94.71%	93.28%	84.59%
<i>Final</i> List to <i>Sale</i> Price - %	97.13%	97.26%	97.49%	97.50%	96.83%	97.73%	94.95%

Days on the Market

Avg Days Listing to Contract	56	44	49	55	93	100	262
Combined Avg Days to Contract	58	39	53	67	114	94	320
Avg Days Listing to Closing	96	87	87	90	126	145	303
Avg Days Contract to Close	40	43	37	35	33	44	41

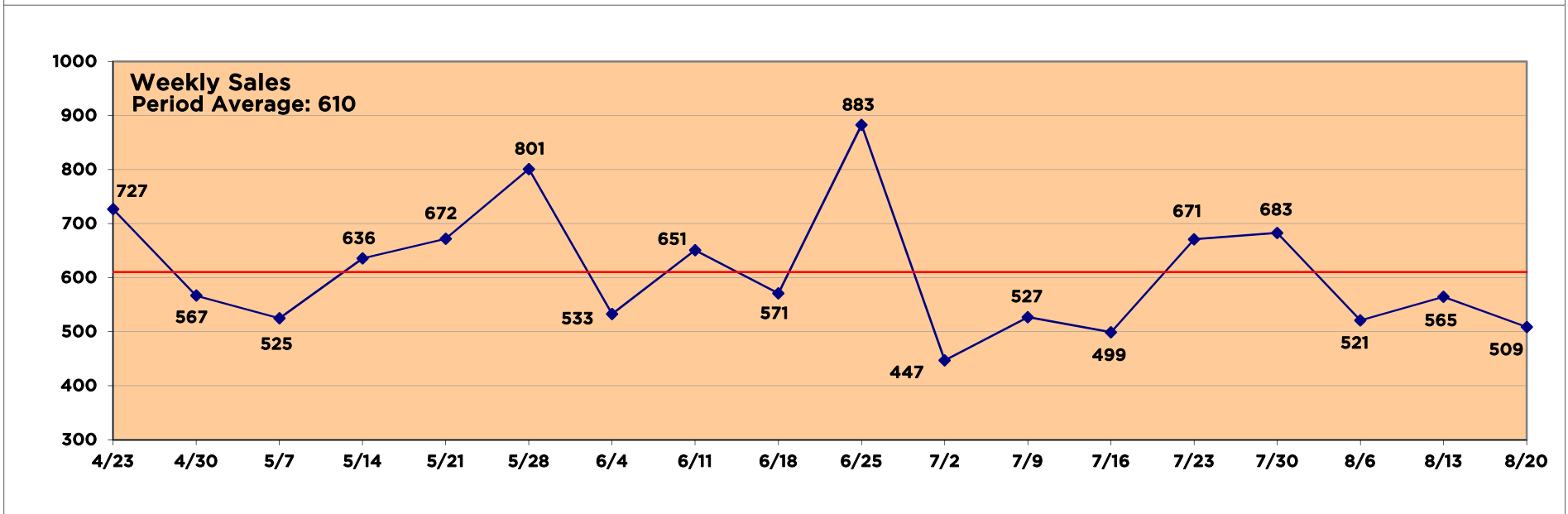
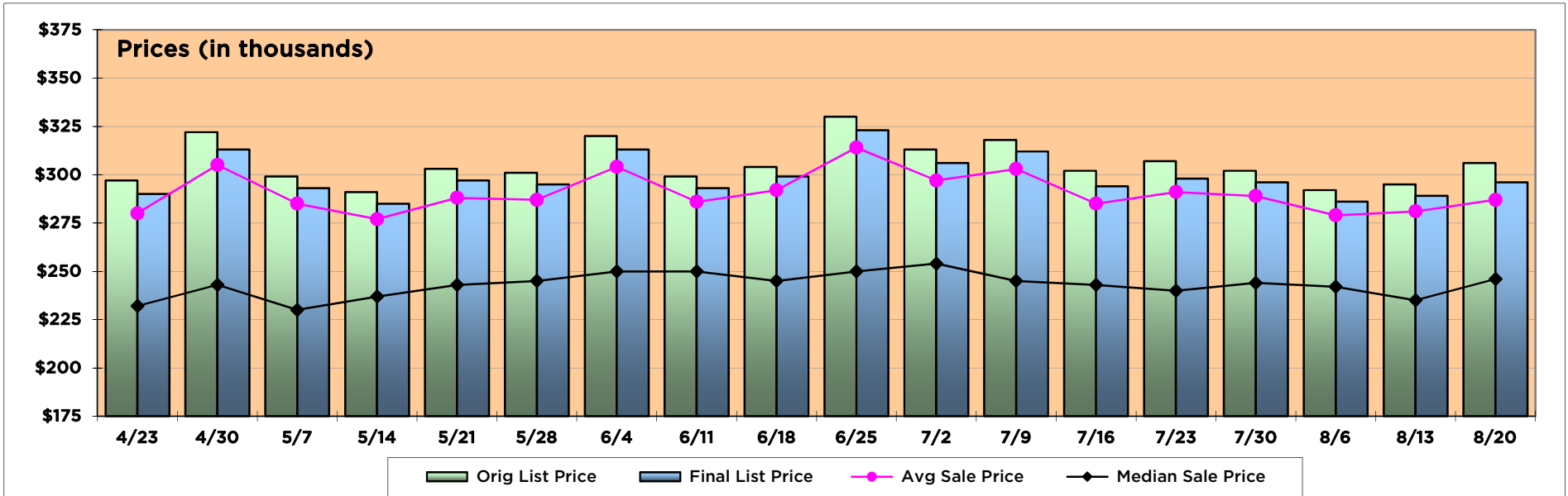
Beds / Baths

Average Bedrooms	4	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

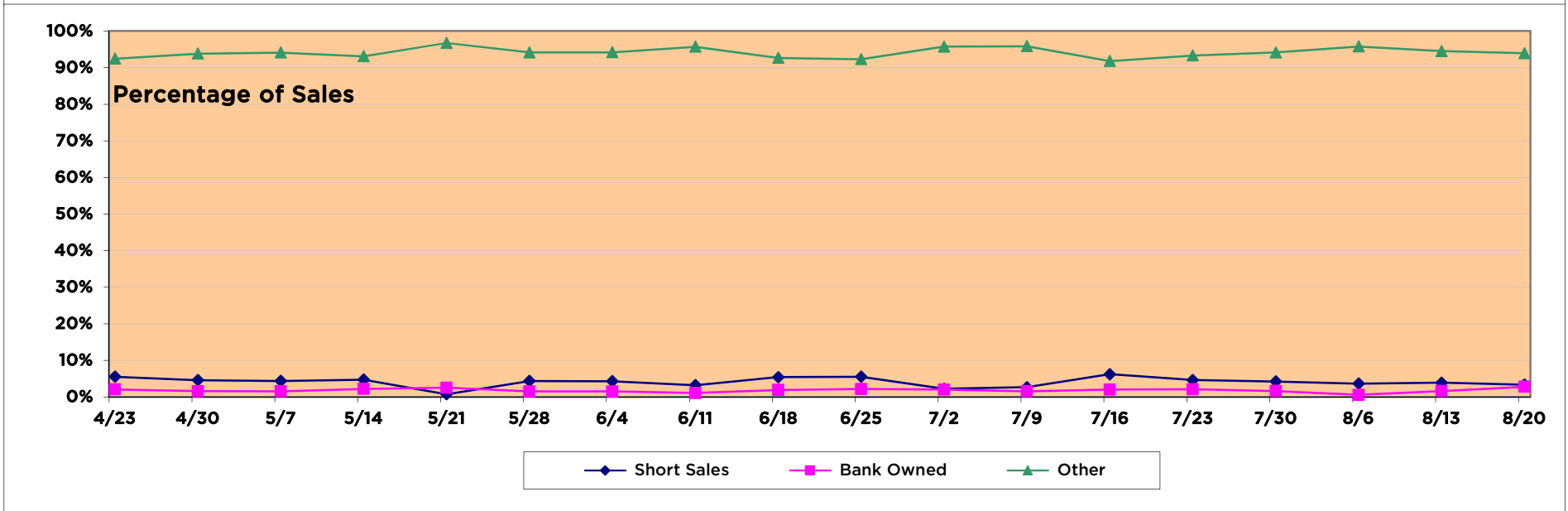
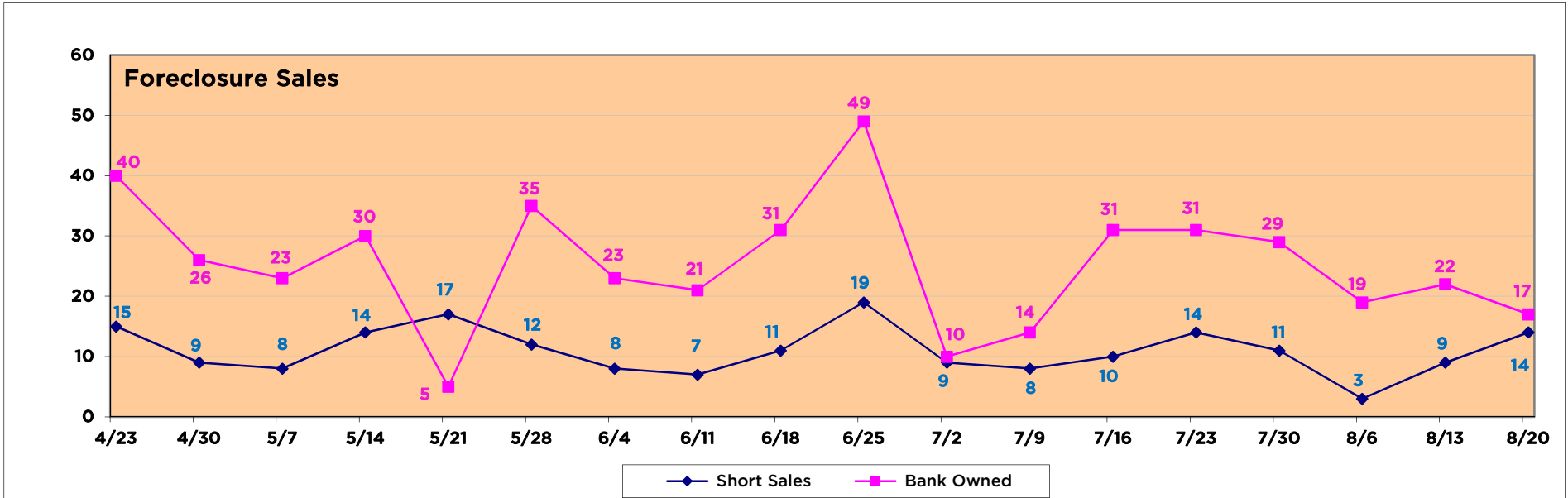
Square Footage

Average Square Feet	2,105	1,591	2,198	2,433	3,145	3,622	5,828
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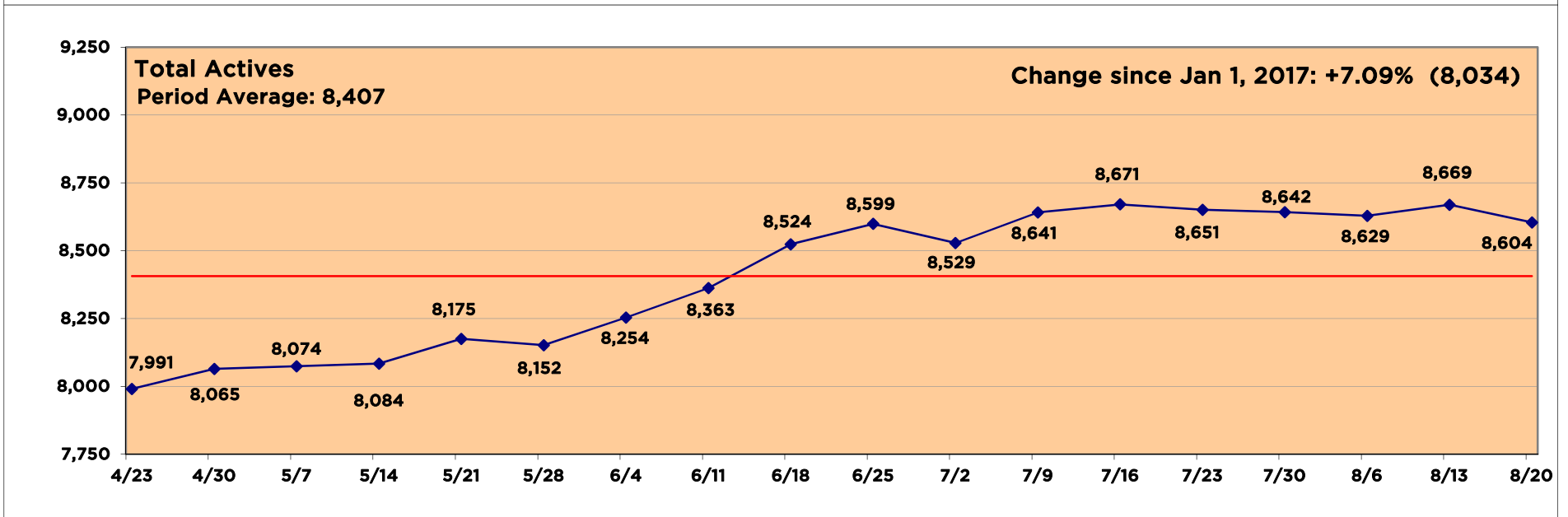
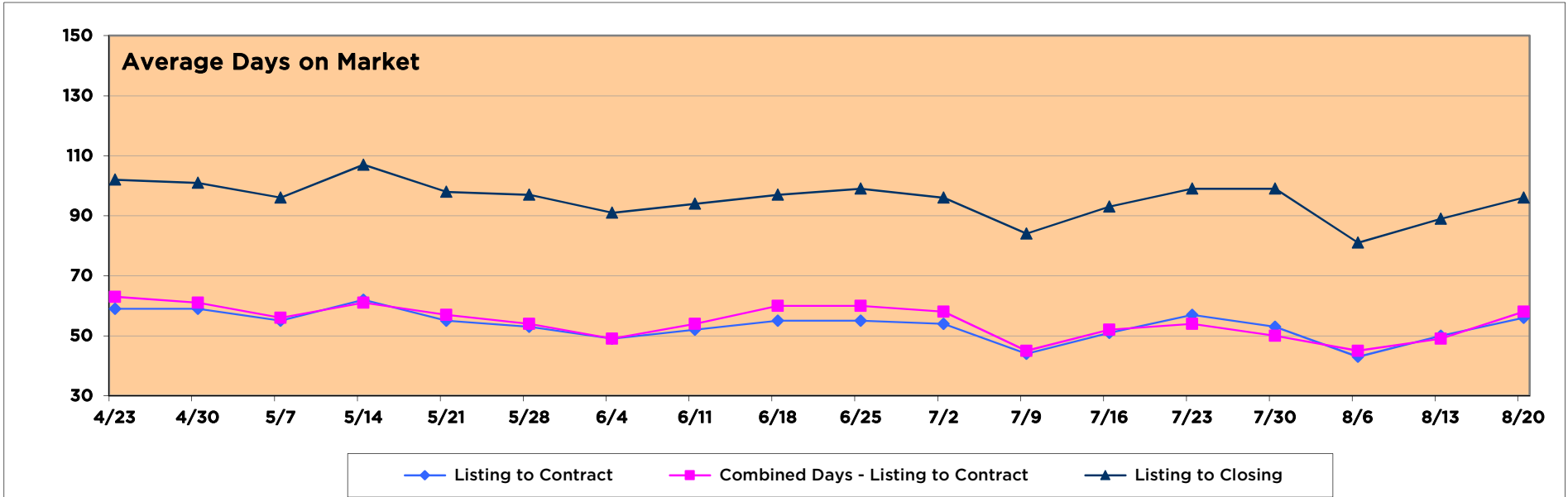
Single Family Homes



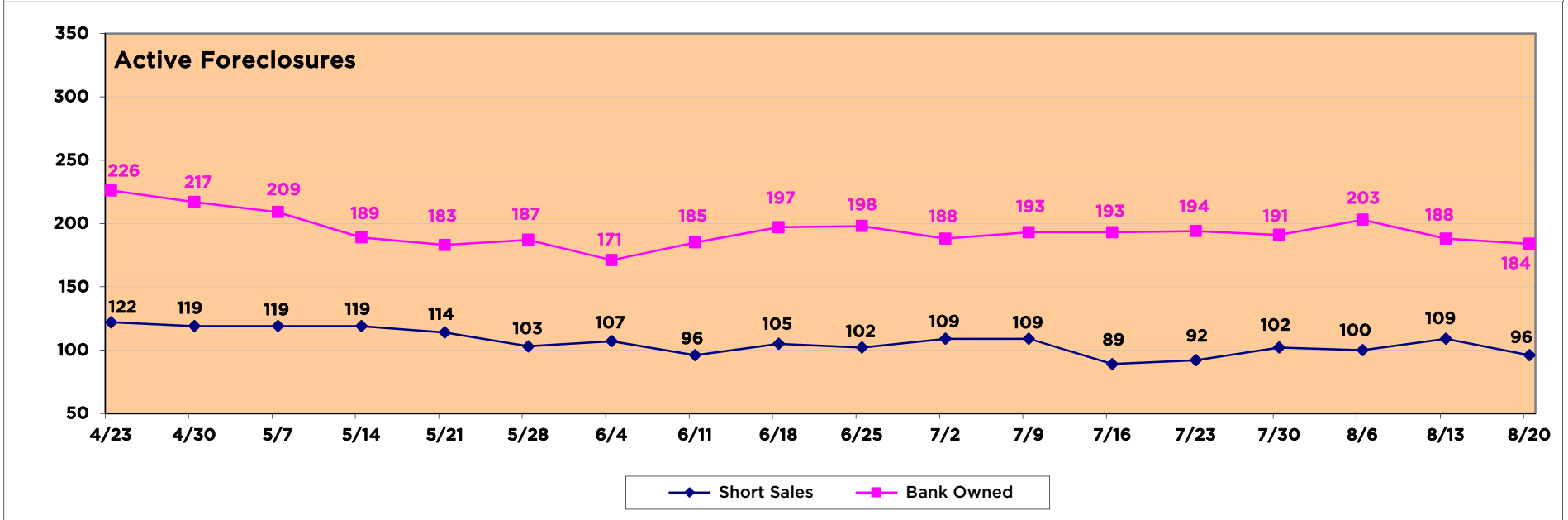
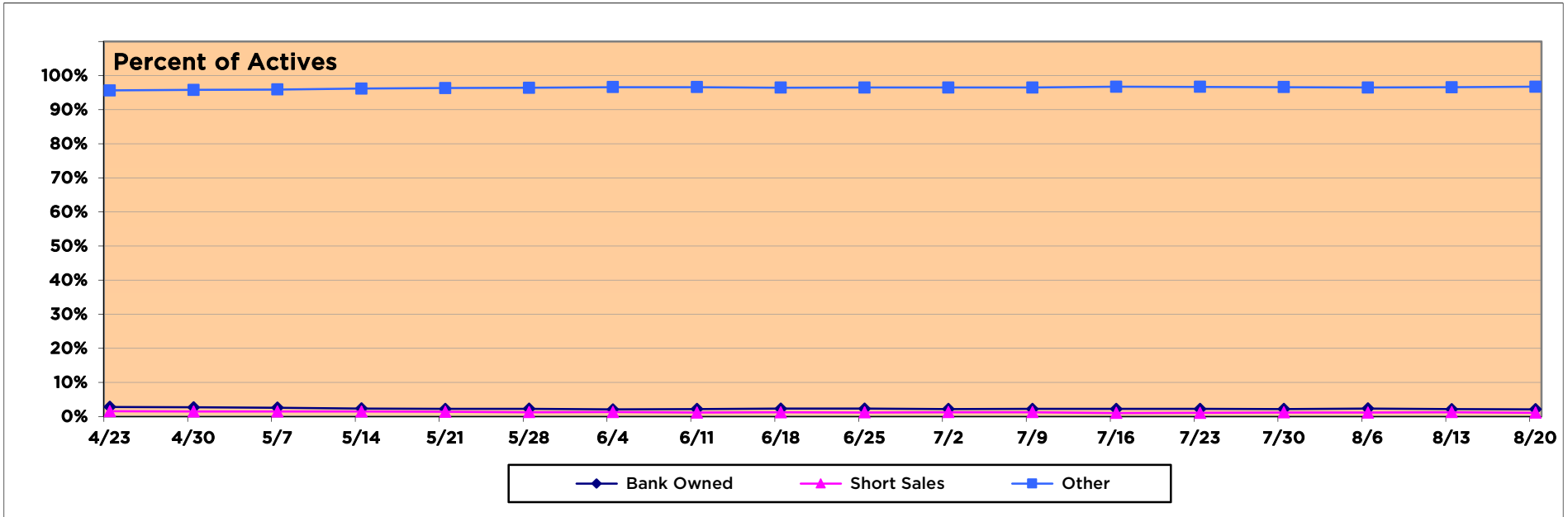
Single Family Homes



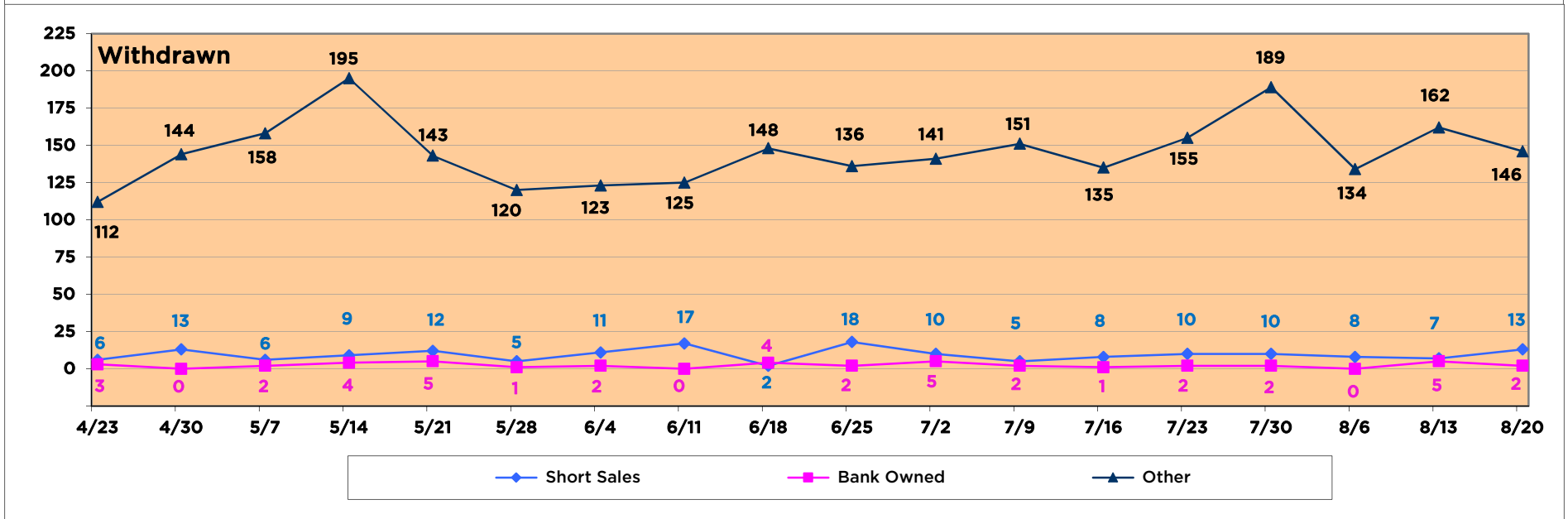
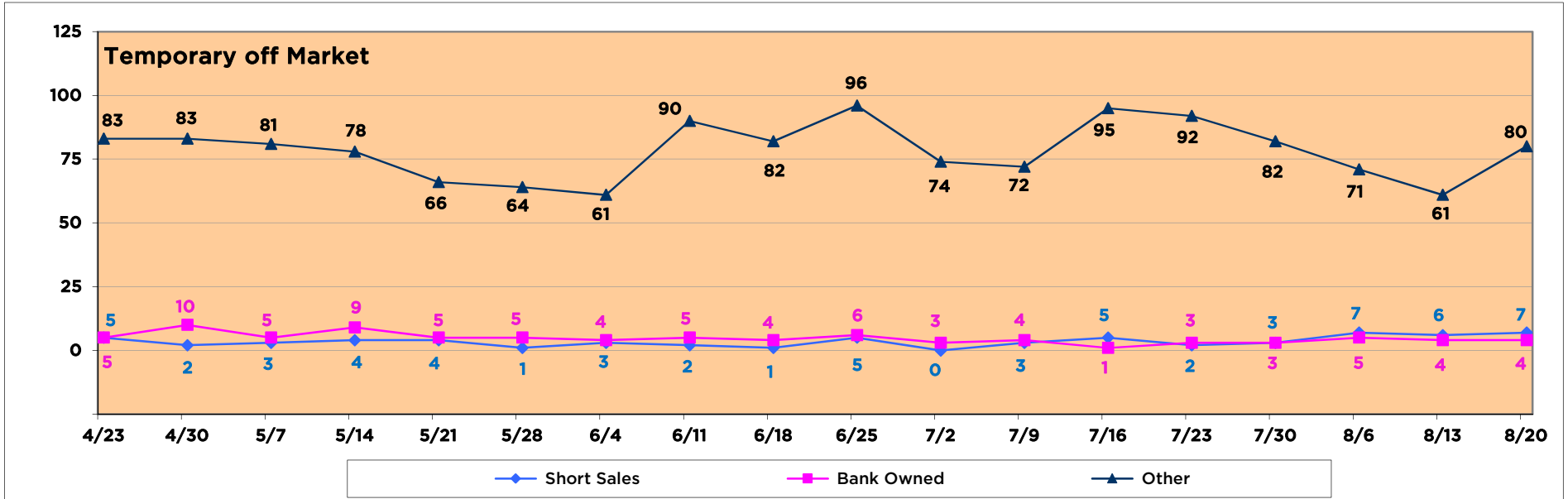
Single Family Homes



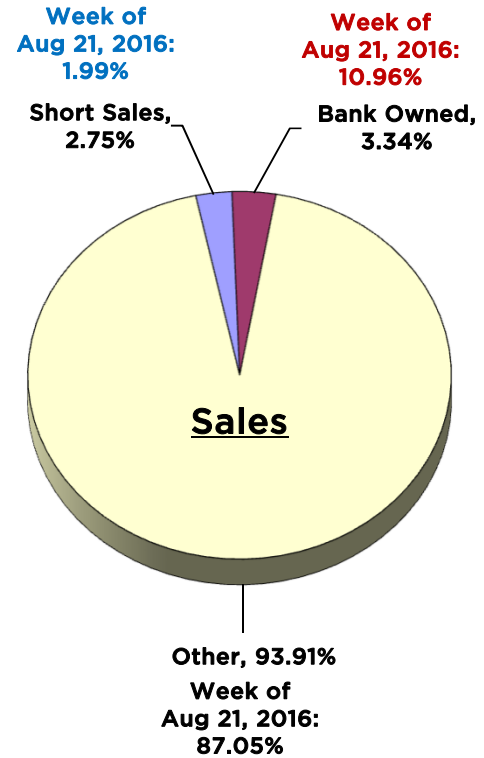
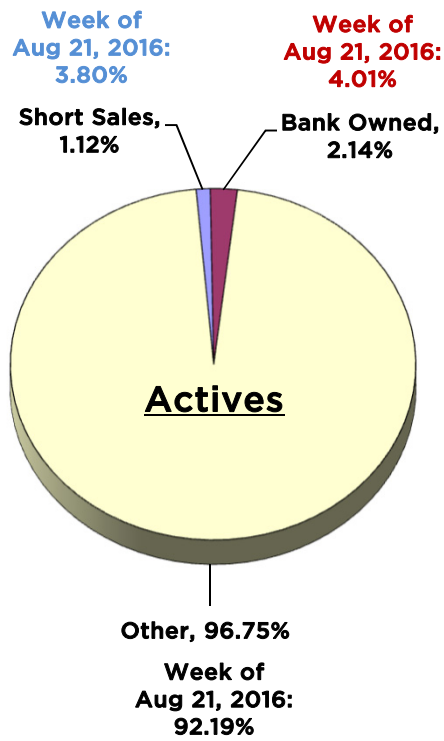
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 11 Single Family Homes available for the Median Price of \$246,000? (± \$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		2	\$245,700	3.5	2.0	1,839	\$133.61
Altamonte Springs / Forest City	32714	1	\$245,900	3.0	2.0	1,508	\$163.06
Sanford / Lake Forest	32771	1	\$245,500	4.0	2.0	2,170	\$113.13
Orange County		3	\$245,897	3.7	2.0	1,878	\$130.94
Apopka / Hunt Club	32703	2	\$245,846	4.0	2.0	1,997	\$123.11
Union Park	32817	1	\$245,999	3.0	2.0	1,640	\$150.00
Osceola County		2	\$245,750	3.5	2.5	1,878	\$130.89
Kissimmee / Poinciana	34758	1	\$246,000	4.0	3.0	2,384	\$103.19
St Cloud	34769	1	\$245,500	3.0	2.0	1,371	\$179.07
Lake County		4	\$246,025	3.0	2.3	1,913	\$128.59
Eustis (East)	32736	1	\$245,900	3.0	2.0	1,998	\$123.07
Mount Dora	32757	1	\$245,800	3.0	2.0	1,409	\$174.45
Tavares / Mt Plymouth	32778	1	\$246,500	3.0	3.0	1,971	\$125.06
Leesburg (East) / Haines Creek	34788	1	\$245,900	3.0	2.0	2,275	\$108.09

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	157	141	6	6	4	0	0
Bank Owned	9	9	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	146	130	6	6	4	0	0
Active Listings	2,183	1,523	262	234	74	62	28
Bank Owned	50	42	5	0	1	1	1
Short Sales	33	30	2	0	0	1	0
Other	2,100	1,451	255	234	73	60	27
Months of Inventory	3	2	10	9	4	0	0

List Price

Average Original List Price	\$175,154	\$155,784	\$283,105	\$346,014	\$439,725	\$0	\$0
Average Final List Price	\$172,622	\$153,476	\$275,771	\$344,014	\$435,725	\$0	\$0

Sale Price

Average Price	\$167,781	\$149,126	\$269,221	\$337,584	\$418,500	\$0	\$0
Median Price	\$153,000	\$142,500	\$265,750	\$325,751	\$420,500	\$0	\$0

Price Differences

Original to Final List Price	-\$2,532	-\$2,308	-\$7,334	-\$2,000	-\$4,000	\$0	\$0
Original List to Sale Price - \$	-\$7,373	-\$6,658	-\$13,884	-\$8,430	-\$21,225	\$0	\$0
Final List to Sale Price - \$	-\$4,841	-\$4,350	-\$6,550	-\$6,430	-\$17,225	\$0	\$0
Original List to Sale Price - %	95.79%	95.73%	95.10%	97.56%	95.17%	0.00%	0.00%
Final List to Sale Price - %	97.20%	97.17%	97.62%	98.13%	96.05%	0.00%	0.00%

Days on the Market

Avg Days Listing to Contract	47	43	65	133	40	0	0
Combined Avg Days to Contract	49	45	66	131	40	0	0
Avg Days Listing to Closing	81	77	104	151	69	0	0
Avg Days Contract to Close	33	33	38	18	29	0	0

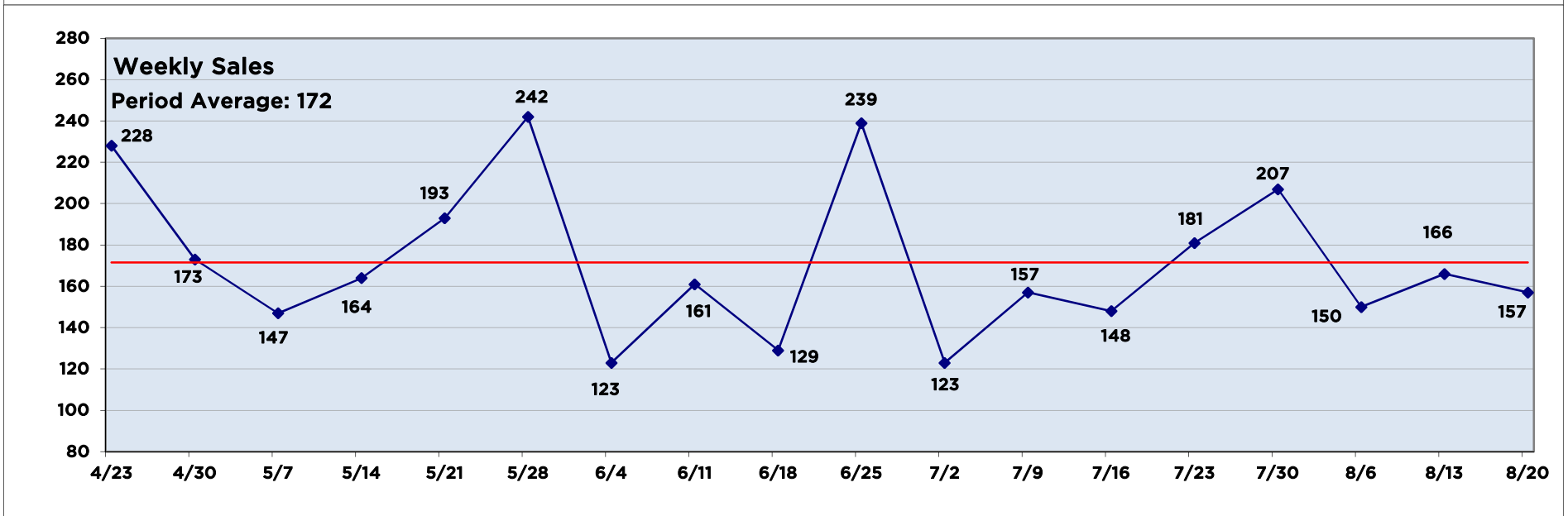
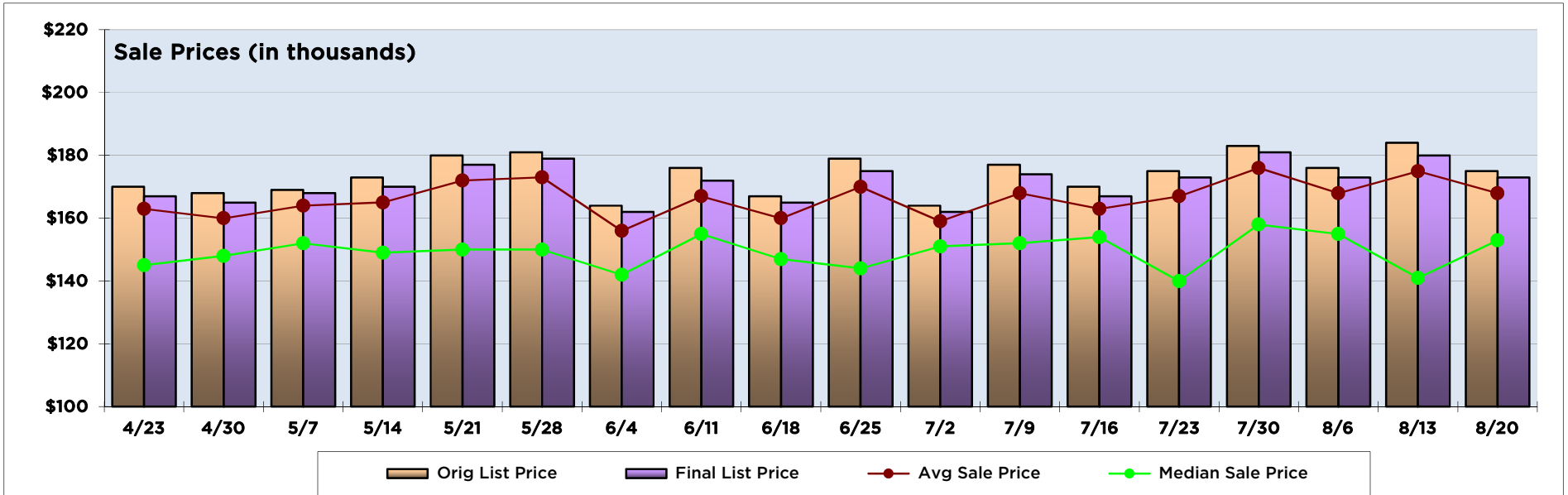
Beds / Baths

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

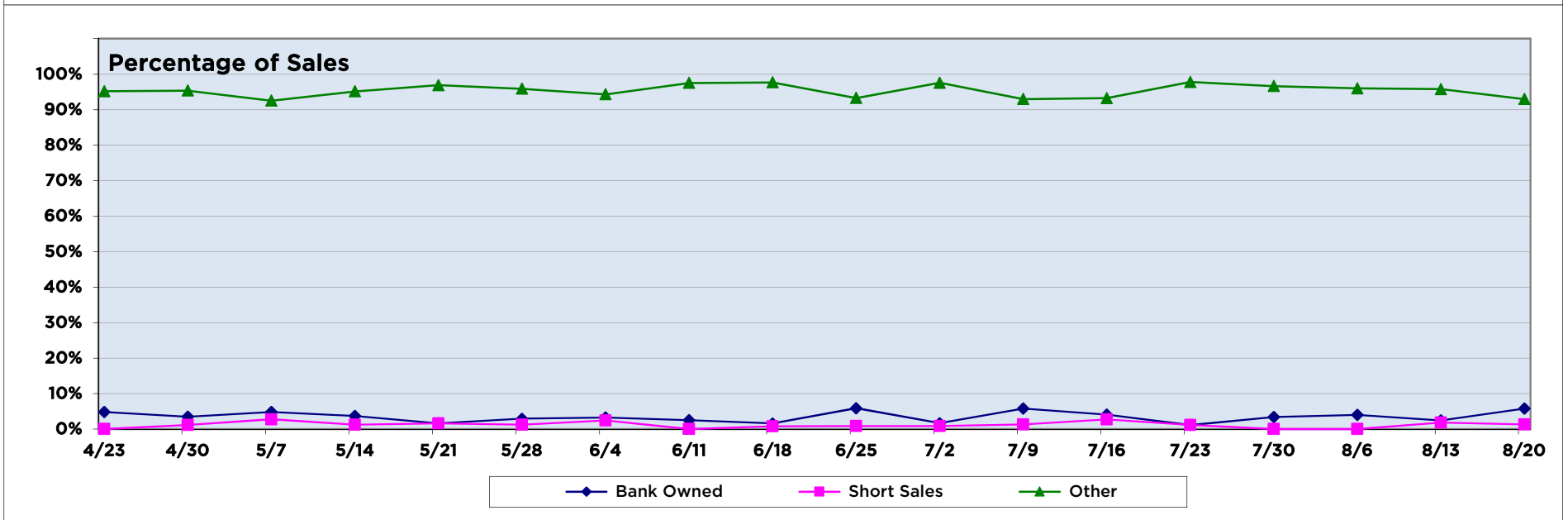
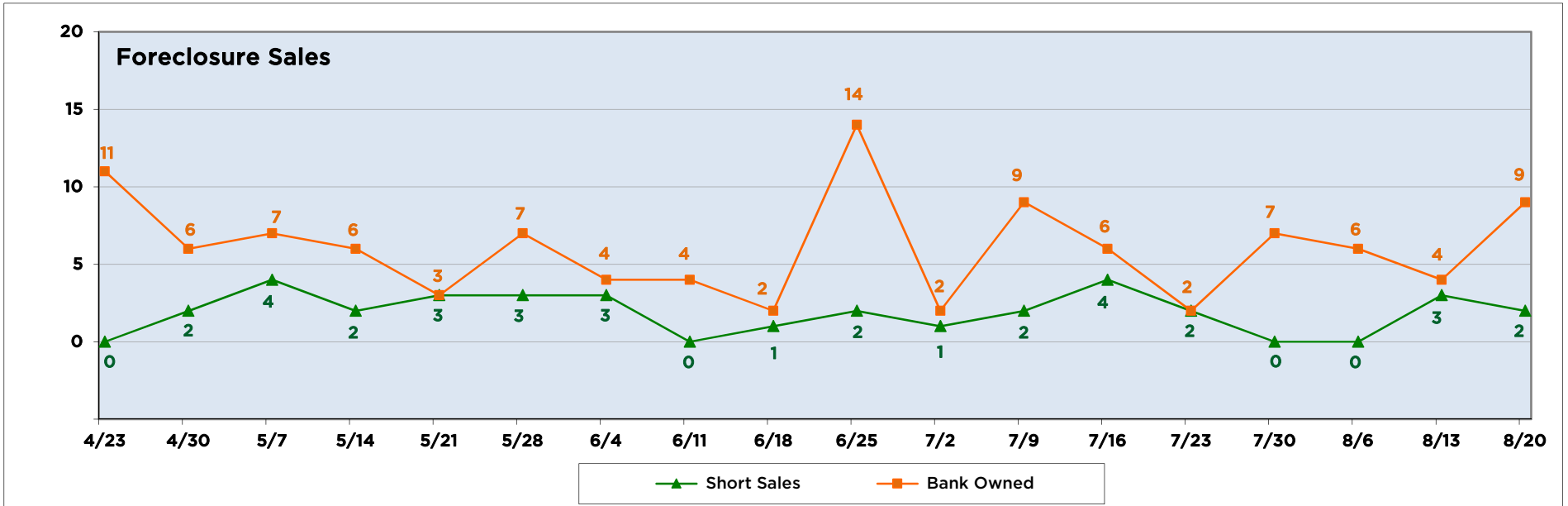
Square Footage

Average Square Feet	1,377	1,314	1,853	1,938	2,034	0	0
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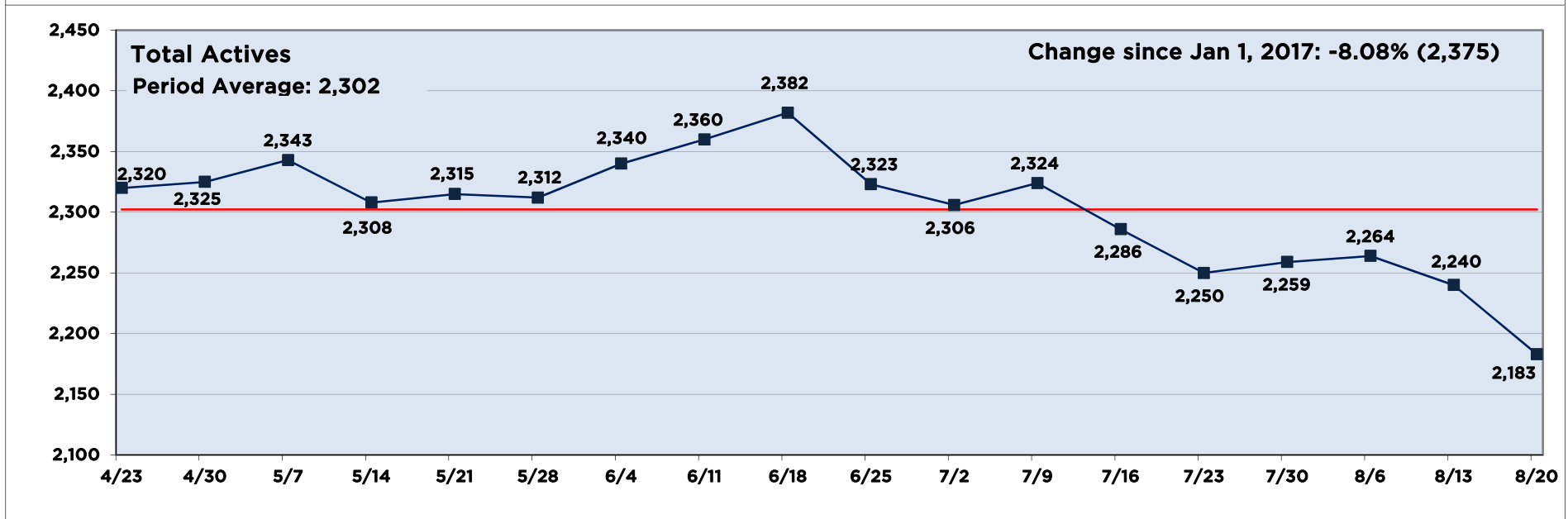
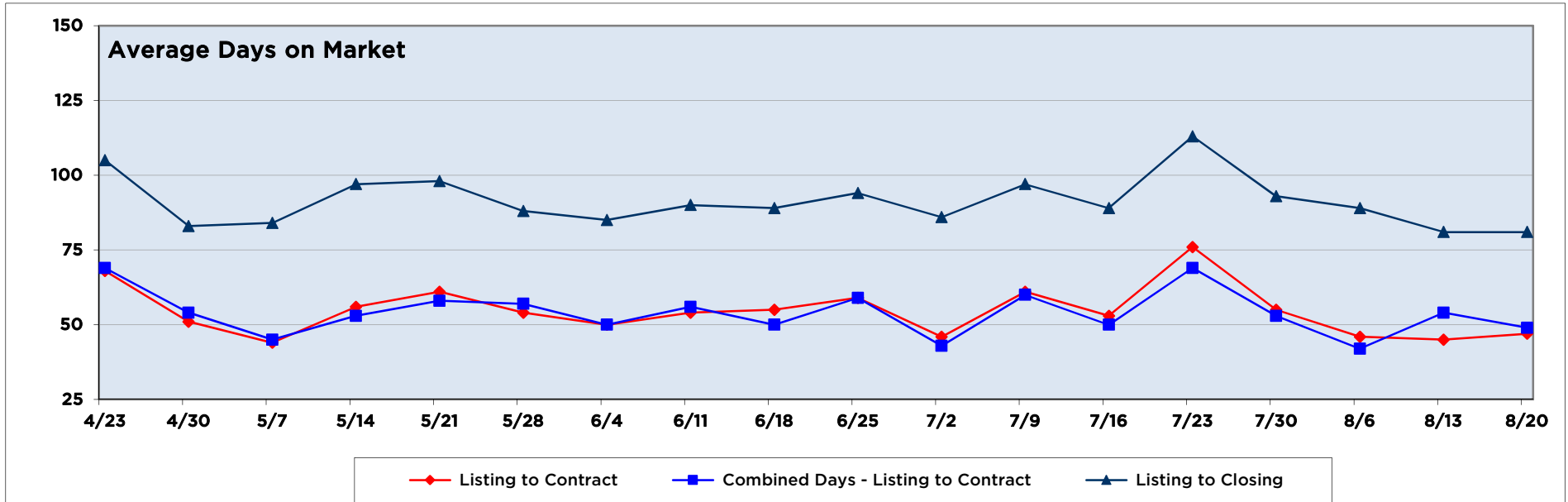
Condos, Townhomes, Villas



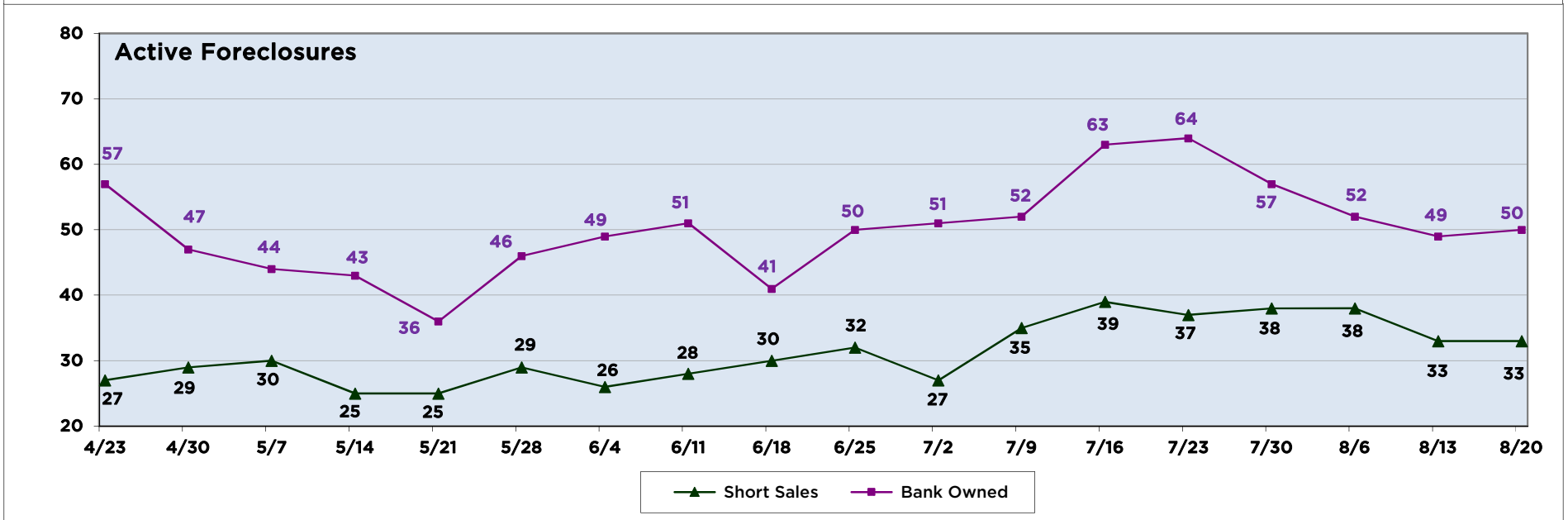
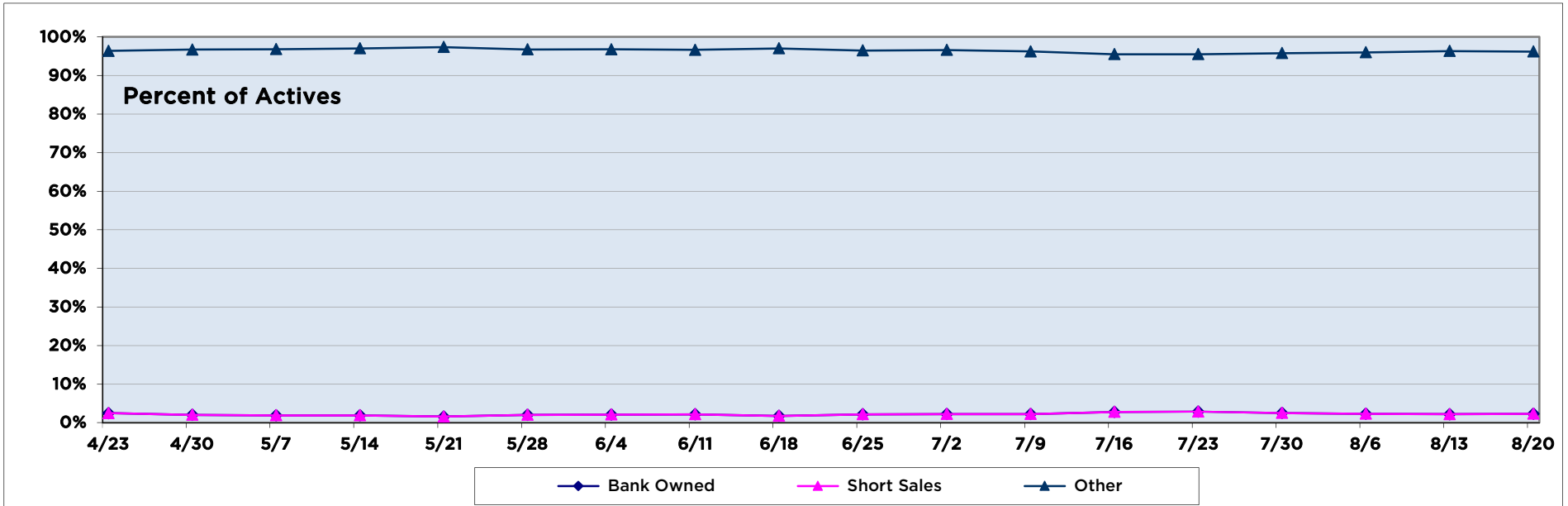
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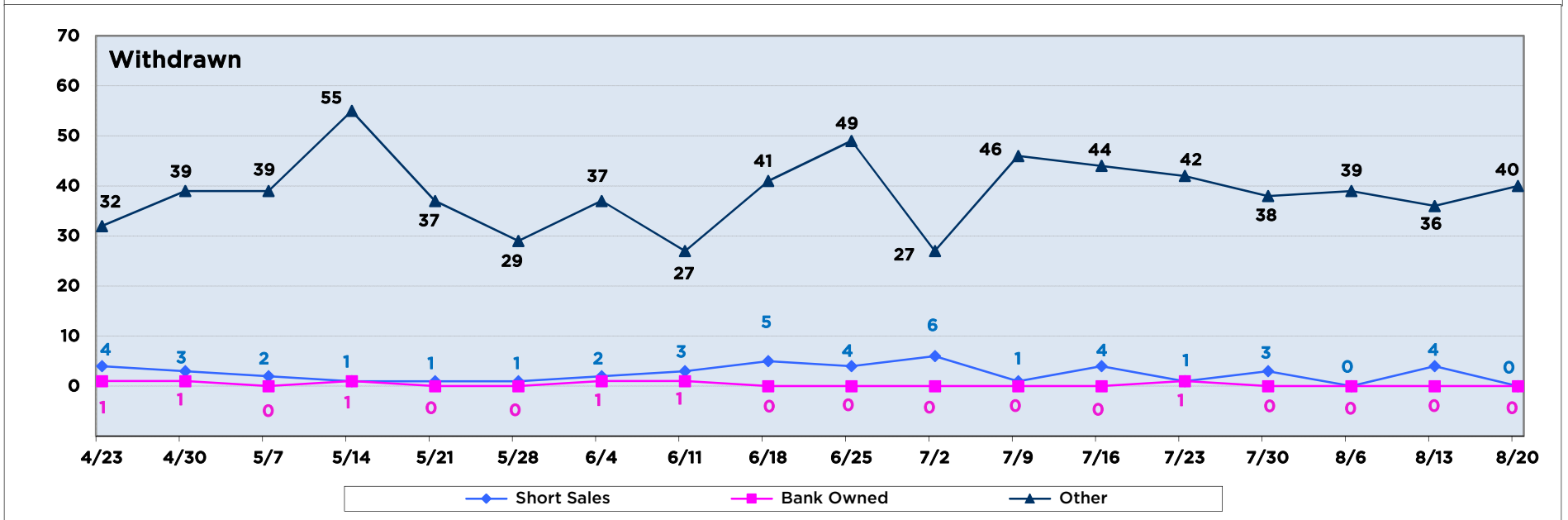
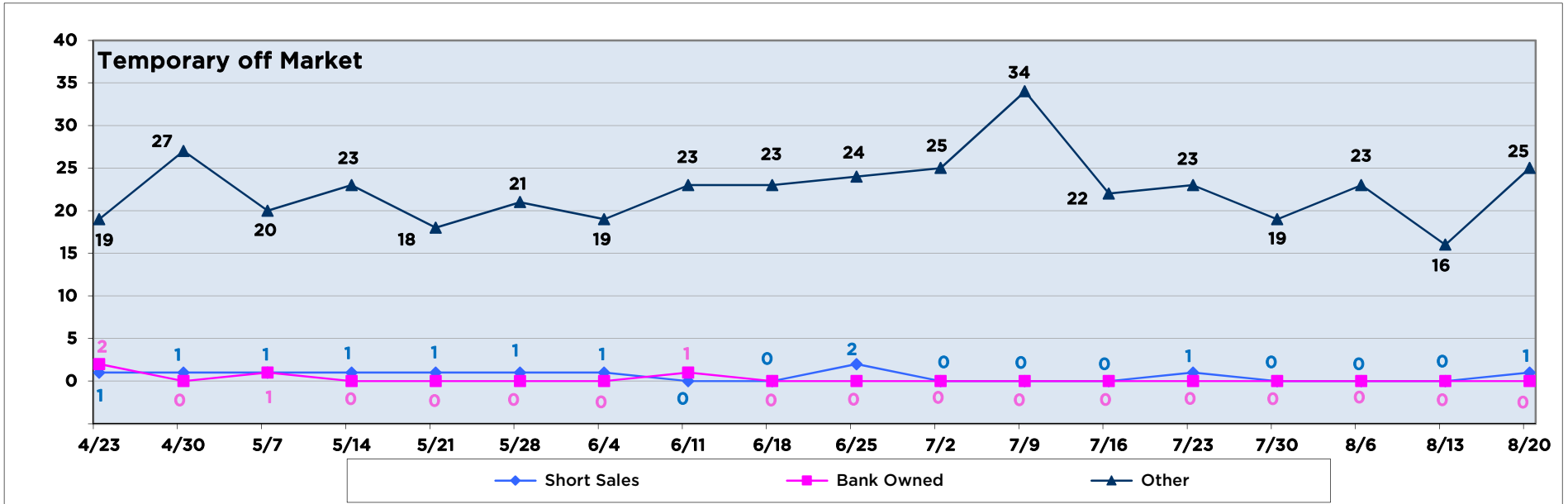
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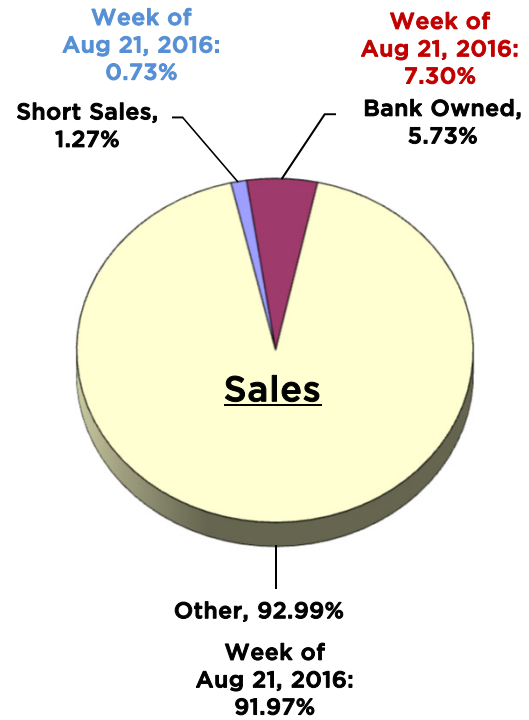
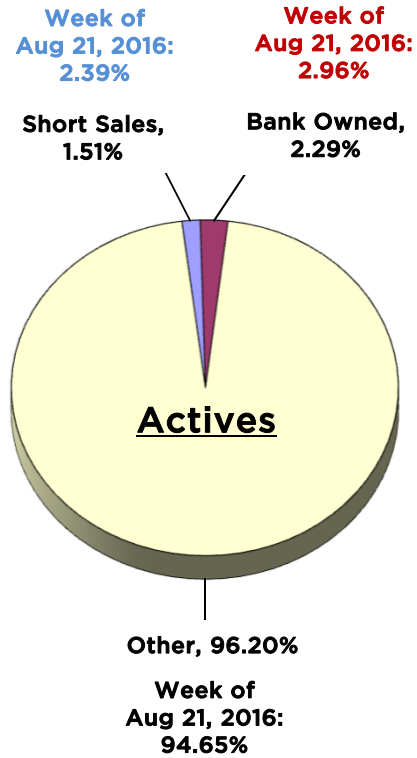
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$153,000? (± \$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>
Osceola County		1	\$152,500	3.0	2.0	1,392	\$109.55
Kissimmee (West) / Pleasant Hill	34746	1	\$152,500	3.0	2.0	1,392	\$109.55