



Monday Morning Quarterback Summary

Week of Aug 27, 2017

Single-family existing homes

- Sales of single-family homes increased to 907 during the week of Aug 27, from 509 the week prior
- The median price of single family homes increased to \$250,000, a change of 1.6%
- The number of single-family home foreclosure transactions increased to 33 last week, from 17 the week of Aug 20
- The number of single-family home short-sale transactions increased to 20 from 14 the week prior
- Single-family inventory decreased by 135, and now sits at 8,469

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 247 during the week of Aug 27, from 157 the week prior
- The median price of condos, townhomes, and villas increased to \$157,500, a change of 2.9%
- The number of condo, townhome, and villa foreclosure transactions increased to 10 last week, from 9 the week of Aug 20
- The number of condo, townhome and villa short-sale transactions remained constant at 2
- Condo inventory decreased by 11, and now sits at 2,172

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	907	448	148	186	51	64	10
Bank Owned	33	23	4	2	2	2	0
Short Sales	20	15	2	2	0	1	0
Other	854	410	142	182	49	61	10
Active Listings	8,469	2,296	1,307	1,944	925	1,392	605
Bank Owned	189	106	18	35	13	12	5
Short Sales	96	51	17	9	10	8	1
Other	8,184	2,139	1,272	1,900	902	1,372	599
Months of Inventory	2	1	2	2	4	5	14

List Price

Average Original List Price	\$317,047	\$191,820	\$285,946	\$354,177	\$476,203	\$714,253	\$2,343,090
Average Final List Price	\$298,964	\$188,617	\$279,881	\$346,712	\$462,237	\$677,225	\$1,383,289

Sale Price

Average Price	\$291,214	\$184,039	\$273,498	\$340,028	\$449,161	\$654,293	\$1,317,670
Median Price	\$250,000	\$190,000	\$273,250	\$333,500	\$450,000	\$604,931	\$1,053,350

Price Differences

Original to Final List Price	-\$18,083	-\$3,203	-\$6,065	-\$7,465	-\$13,966	-\$37,028	-\$959,801
Original List to Sale Price - \$	-\$25,833	-\$7,781	-\$12,448	-\$14,149	-\$27,042	-\$59,960	-\$1,025,420
Final List to Sale Price - \$	-\$7,750	-\$4,578	-\$6,383	-\$6,684	-\$13,076	-\$22,932	-\$65,619
Original List to Sale Price - %	91.85%	95.94%	95.65%	96.01%	94.32%	91.61%	56.24%
Final List to Sale Price - %	97.41%	97.57%	97.72%	98.07%	97.17%	96.61%	95.26%

Days on the Market

Avg Days Listing to Contract	60	47	64	66	92	95	105
Combined Avg Days to Contract	59	40	64	70	95	108	120
Avg Days Listing to Closing	103	92	101	107	128	142	146
Avg Days Contract to Close	42	44	36	41	36	46	41

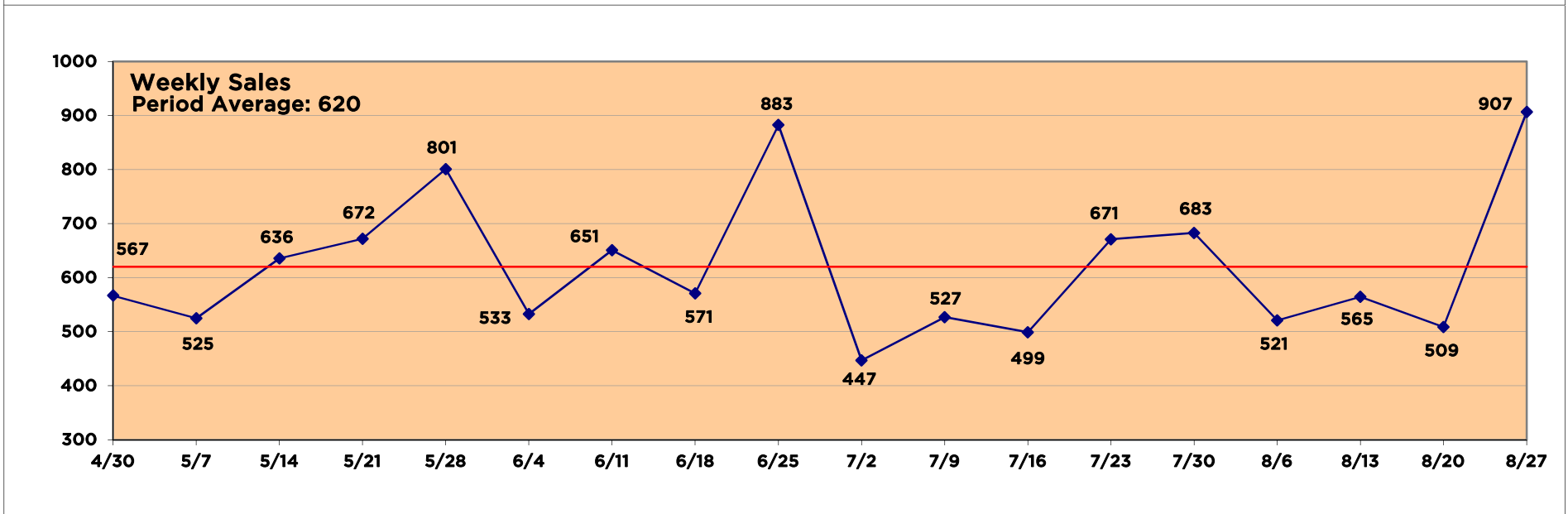
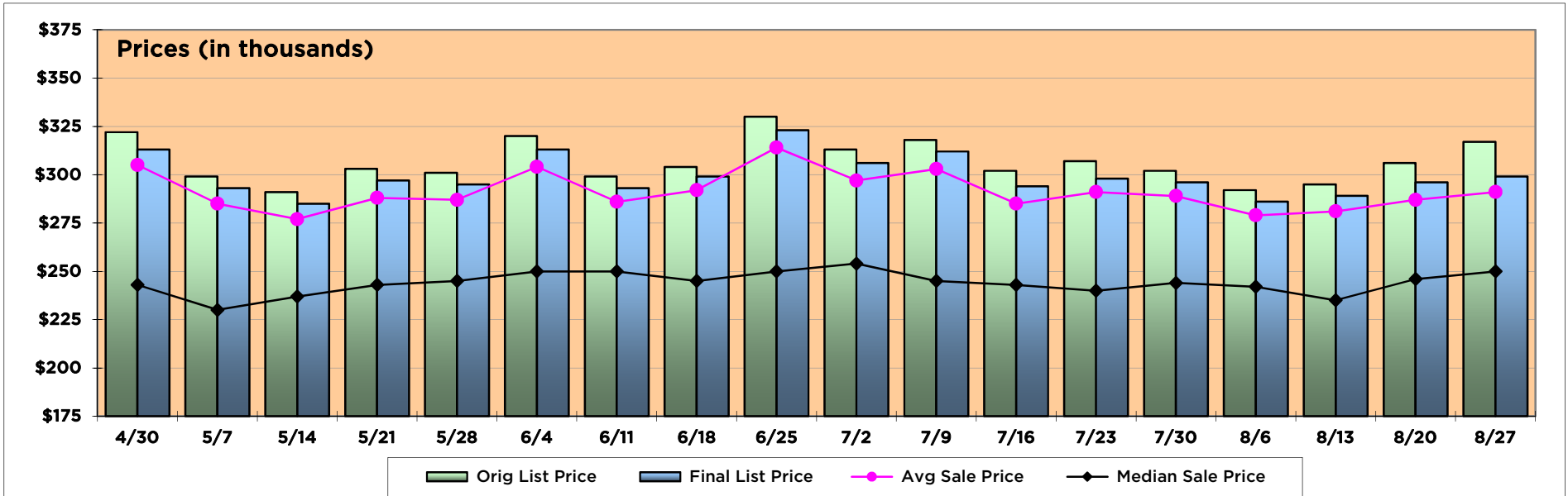
Beds / Baths

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

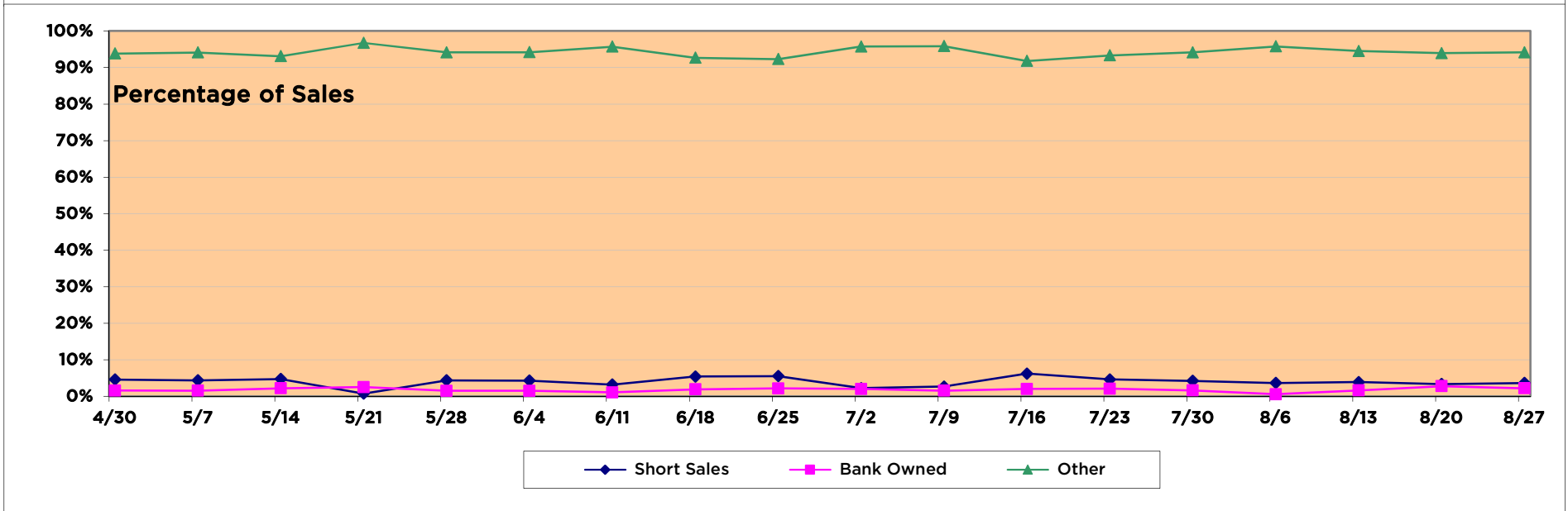
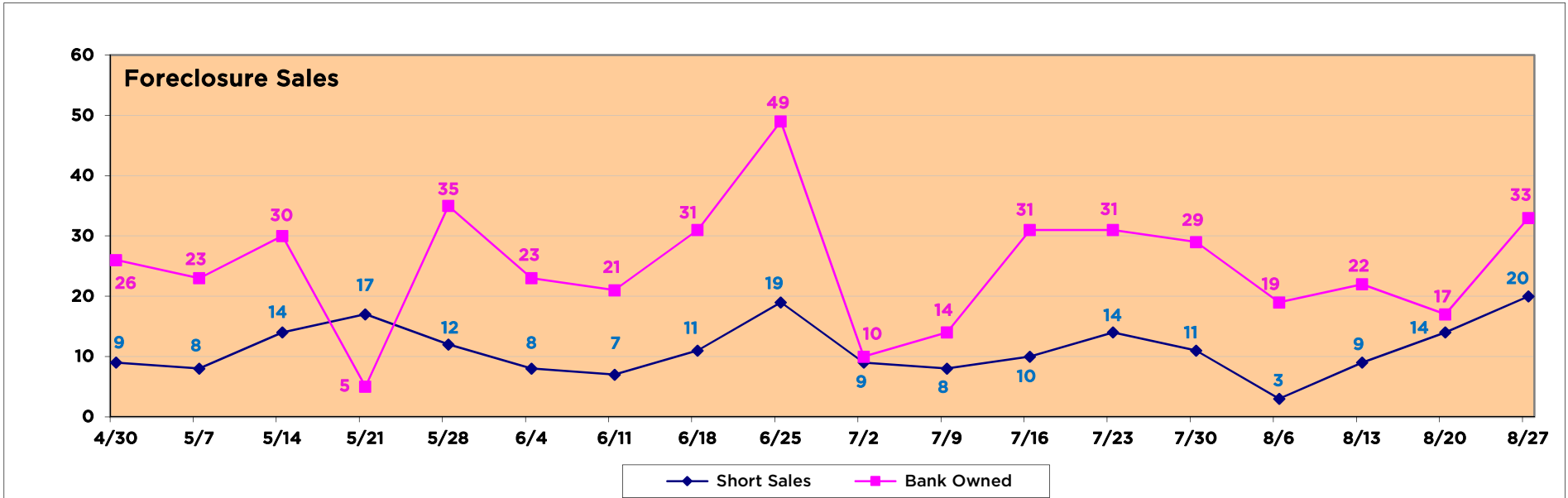
Square Footage

Average Square Feet	2,119	1,570	2,217	2,494	2,975	3,548	4,813
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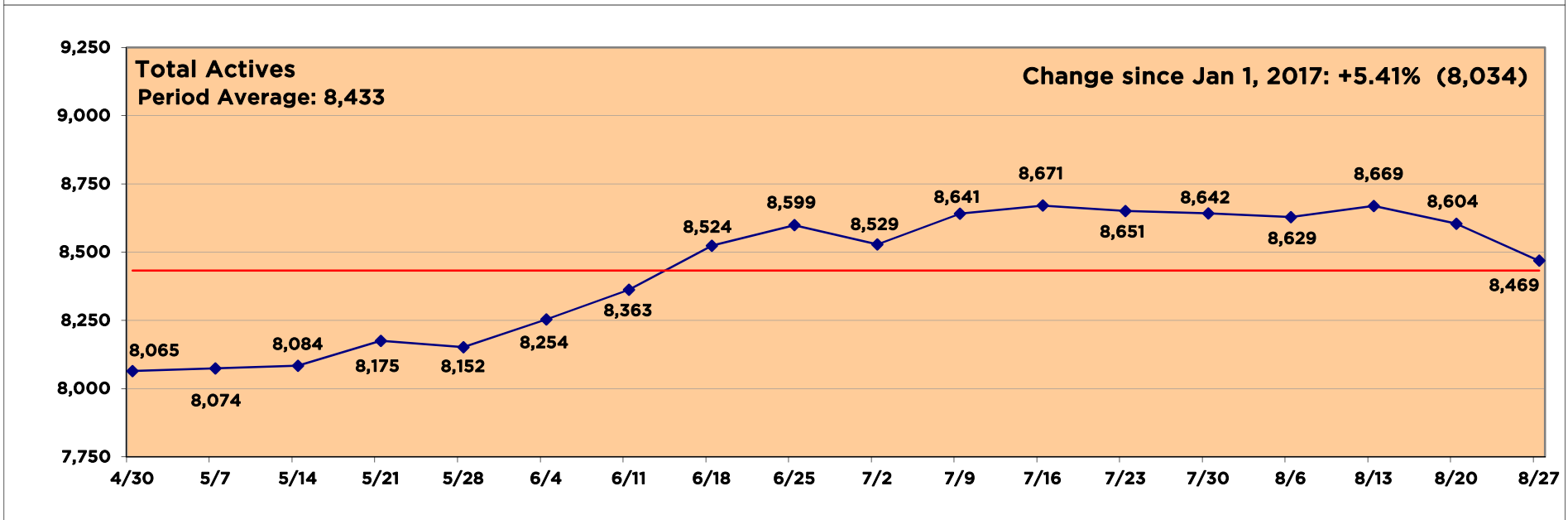
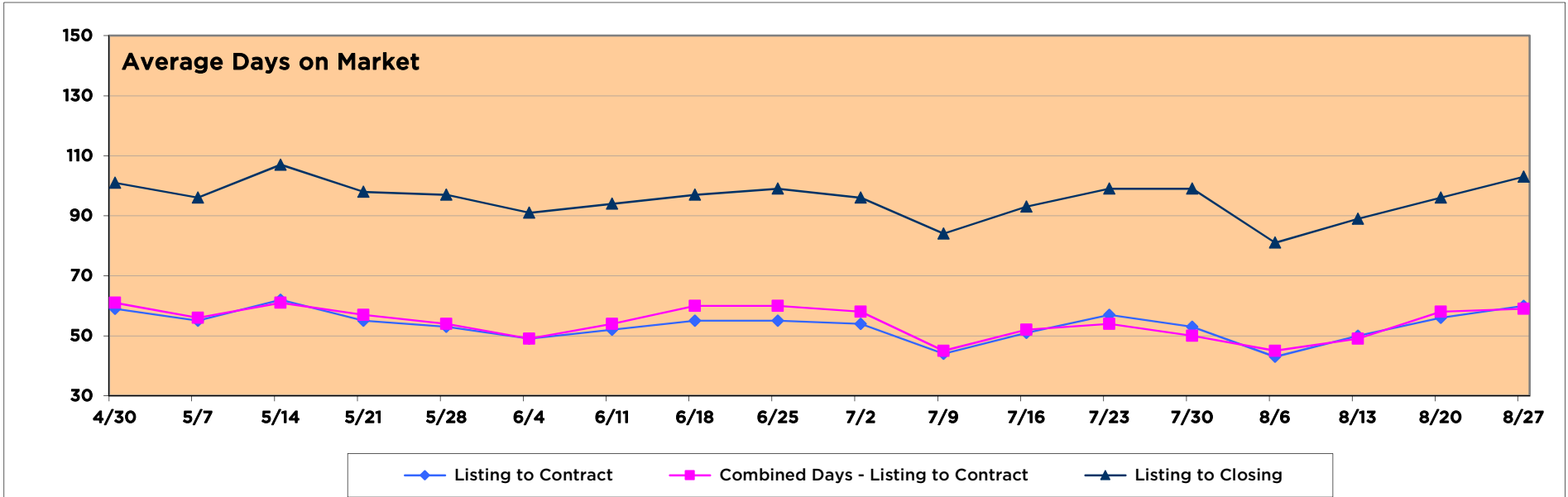
Single Family Homes



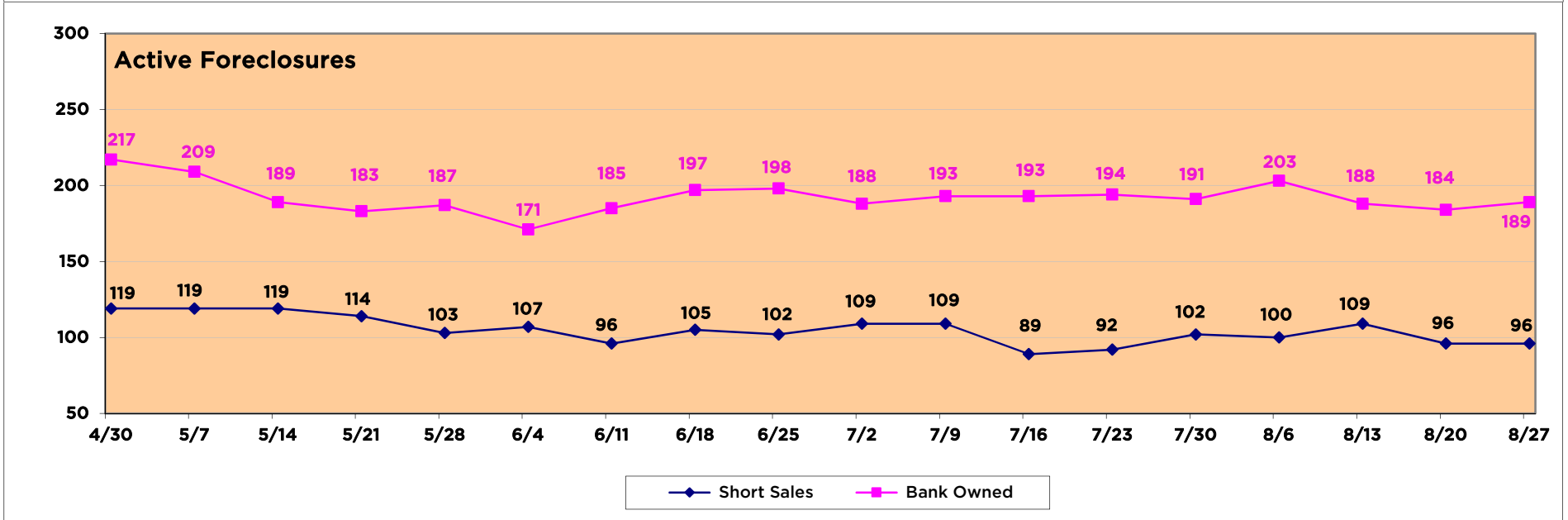
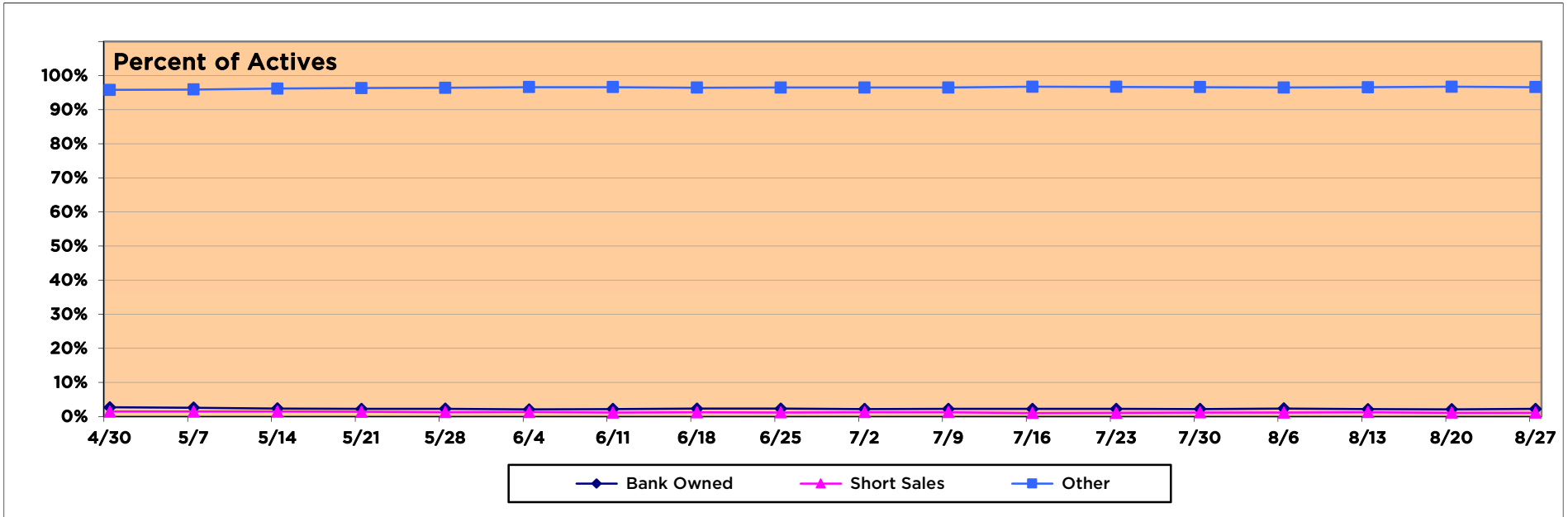
Single Family Homes



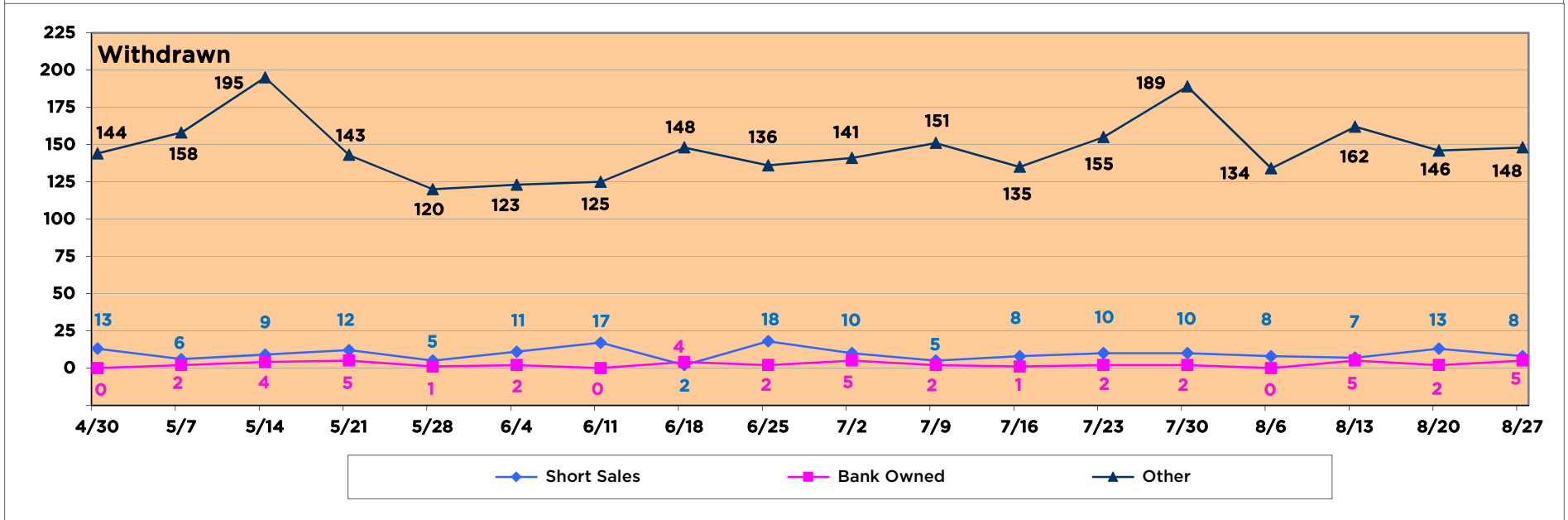
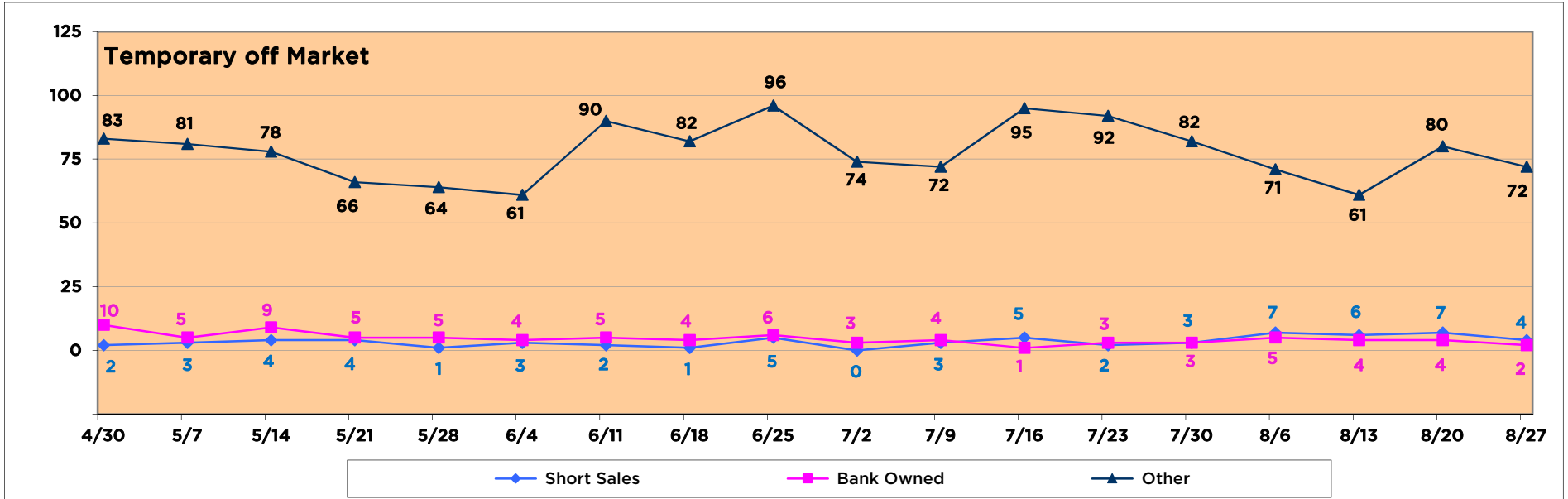
Single Family Homes



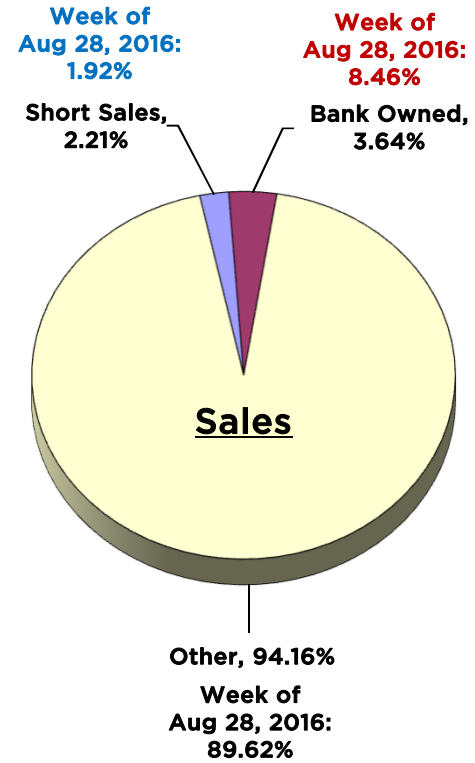
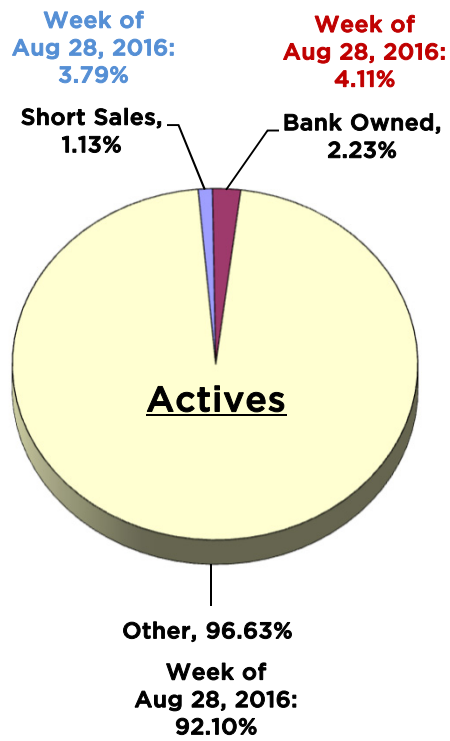
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 153 Single Family Homes available for the Median Price of \$250,000? (± \$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		27	\$249,941	3.3	2.0	1,783	\$140.19
Casselberry	32707	2	\$249,900	3.0	2.0	1,624	\$153.88
Winter Springs / Tuskawilla	32708	2	\$249,900	3.0	2.0	1,655	\$151.00
Altamonte Springs / Forest City	32714	3	\$249,967	4.0	2.0	2,063	\$121.17
Lake Mary / Heathrow	32746	6	\$249,950	3.0	2.0	1,742	\$143.48
Longwood (East)	32750	3	\$249,900	4.0	2.0	1,771	\$141.11
Oviedo	32765	1	\$250,000	3.0	2.0	1,737	\$143.93
Sanford / Lake Forest	32771	4	\$249,950	3.0	2.0	1,962	\$127.40
Longwood / Wekiva Springs	32779	2	\$250,000	4.0	2.0	1,648	\$151.70
Winter Park	32792	4	\$249,925	3.0	2.0	1,686	\$148.24
Orange County		51	\$249,931	3.5	2.0	1,812	\$137.95
Apopka / Hunt Club	32703	1	\$249,900	3.0	2.0	1,615	\$154.74
Apopka (North)	32712	1	\$250,000	3.0	2.0	1,848	\$135.28
Maitland / Eatonville	32751	1	\$249,800	4.0	3.0	2,914	\$85.72
Winter Park (West)	32789	1	\$250,000	3.0	2.0	1,440	\$173.61
Winter Park (East) / Aloma	32792	1	\$249,900	4.0	2.0	1,347	\$185.52
Colonialtown	32803	1	\$249,900	3.0	3.0	1,344	\$185.94
Delaney / Crystal Lake	32806	3	\$249,767	3.0	2.0	1,622	\$153.99
Azalea Park	32807	1	\$250,000	3.0	2.0	2,353	\$106.25
Union Park	32817	2	\$250,000	4.0	2.0	1,819	\$137.44
Hiawassee	32818	3	\$249,967	4.0	2.0	2,371	\$105.43
Bithlo	32820	1	\$250,000	3.0	2.0	2,158	\$115.85
Williamsburg / Lake Bryan	32821	1	\$250,000	3.0	2.0	1,583	\$157.93
Taft	32824	9	\$249,965	4.0	2.0	1,926	\$129.78
Rio Pinar / Union Park	32825	2	\$249,900	4.0	2.0	1,650	\$151.45
Research Park	32826	1	\$250,000	4.0	2.0	2,002	\$124.88
Waterford Lakes	32828	10	\$249,930	3.0	2.0	1,720	\$145.31
Union Park / Chickasaw	32829	2	\$249,950	4.0	2.0	1,698	\$147.20
Metro West / Orlo Vista	32835	1	\$249,900	3.0	2.0	1,413	\$176.86
Hunters Creek	32837	2	\$250,000	4.0	2.0	1,639	\$152.53
Ocoee	34761	3	\$249,963	3.0	2.0	1,686	\$148.26
Winter Garden / Oakland	34787	4	\$249,825	4.0	2.0	1,799	\$138.87

Where are the 153 Single Family Homes available for the Median Price of \$250,000? (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		38	\$249,910	3.7	2.2	2,136	\$116.97
Davenport	33896	1	\$249,900	3.0	2.0	2,743	\$91.10
Kenansville	34739	1	\$249,900	2.0	2.0	1,922	\$130.02
Kissimmee / Buena Ventura Lakes	34743	1	\$249,900	4.0	2.0	3,177	\$78.66
Kissimmee (East)	34744	9	\$249,964	4.0	2.0	2,097	\$119.20
Kissimmee (West) / Pleasant Hill	34746	7	\$249,879	4.0	2.0	2,078	\$120.25
Kissimmee / Celebration	34747	6	\$249,875	4.0	3.0	2,071	\$120.65
Kissimmee / Poinciana	34758	2	\$249,950	4.0	2.0	2,669	\$93.65
St Cloud	34769	5	\$249,900	3.0	2.0	1,806	\$138.37
St Cloud / Narcoossee	34771	4	\$249,975	3.0	2.0	2,143	\$116.65
St Cloud / Canoe Creek	34772	2	\$249,750	4.0	3.0	2,279	\$109.59
Lake County		37	\$249,889	3.2	2.1	2,030	\$123.09
Lady Lake / The Villages	32159	6	\$249,851	3.0	2.0	1,750	\$142.77
Deland	32720	1	\$250,000	3.0	2.0	2,052	\$121.83
Eustis (West)	32726	2	\$249,950	4.0	3.0	2,337	\$106.95
Eustis (East)	32736	1	\$250,000	3.0	2.0	1,885	\$132.63
Mount Dora	32757	6	\$249,917	3.0	2.0	2,087	\$119.75
Sorrento / Mt Plymouth	32776	1	\$250,000	4.0	3.0	2,067	\$120.95
Clermont (Central)	34711	8	\$249,825	3.0	2.0	2,108	\$118.51
Minneola	34715	3	\$249,967	3.0	2.0	1,683	\$148.52
Fruitland Park	34731	1	\$250,000	4.0	2.0	2,513	\$99.48
Groveland	34736	2	\$249,900	4.0	2.0	1,916	\$130.43
Howey in the Hills	34737	1	\$249,900	4.0	2.0	2,700	\$92.56
Leesburg (West)	34748	4	\$249,925	3.0	2.0	2,333	\$107.13
Mascotte	34753	1	\$249,500	3.0	2.0	1,125	\$221.78

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	247	204	26	11	5	1	0
Bank Owned	10	9	0	0	1	0	0
Short Sales	2	2	0	0	0	0	0
Other	235	193	26	11	4	1	0
Active Listings	2,172	1,523	262	224	76	61	26
Bank Owned	45	39	3	0	1	1	1
Short Sales	38	35	2	0	0	1	0
Other	2,089	1,449	257	224	75	59	25
Months of Inventory	2	2	2	5	4	14	0

List Price

Average Original List Price	\$181,687	\$147,647	\$282,251	\$355,687	\$486,100	\$1,075,000	\$0
Average Final List Price	\$178,300	\$145,211	\$275,888	\$352,505	\$474,280	\$995,000	\$0

Sale Price

Average Price	\$173,476	\$141,644	\$269,125	\$343,718	\$445,000	\$950,000	\$0
Median Price	\$157,500	\$138,000	\$266,495	\$345,000	\$435,000	\$950,000	\$0

Price Differences

Original to Final List Price	-\$3,387	-\$2,436	-\$6,363	-\$3,182	-\$11,820	-\$80,000	\$0
Original List to Sale Price - \$	-\$8,211	-\$6,003	-\$13,126	-\$11,969	-\$41,100	-\$125,000	\$0
Final List to Sale Price - \$	-\$4,824	-\$3,567	-\$6,763	-\$8,787	-\$29,280	-\$45,000	\$0
Original List to Sale Price - %	95.48%	95.93%	95.35%	96.63%	91.54%	88.37%	0.00%
Final List to Sale Price - %	97.29%	97.54%	97.55%	97.51%	93.83%	95.48%	0.00%

Days on the Market

Avg Days Listing to Contract	55	51	69	97	45	96	0
Combined Avg Days to Contract	53	48	72	113	45	96	0
Avg Days Listing to Closing	92	87	111	146	89	144	0
Avg Days Contract to Close	36	35	41	48	43	46	0

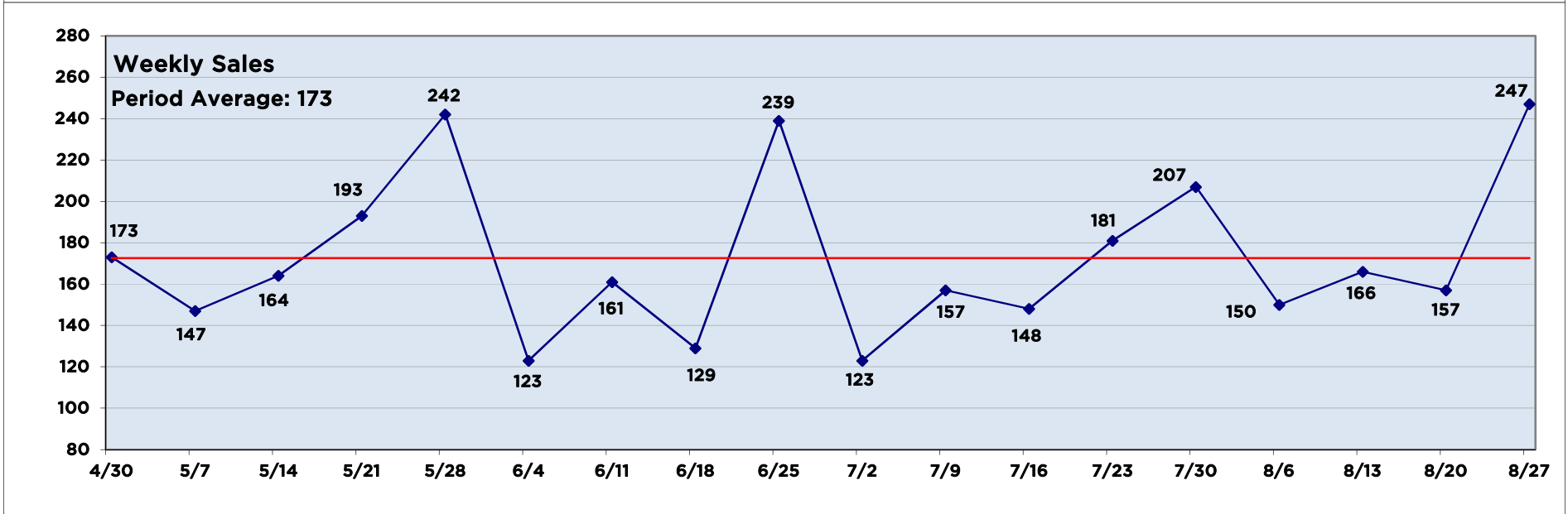
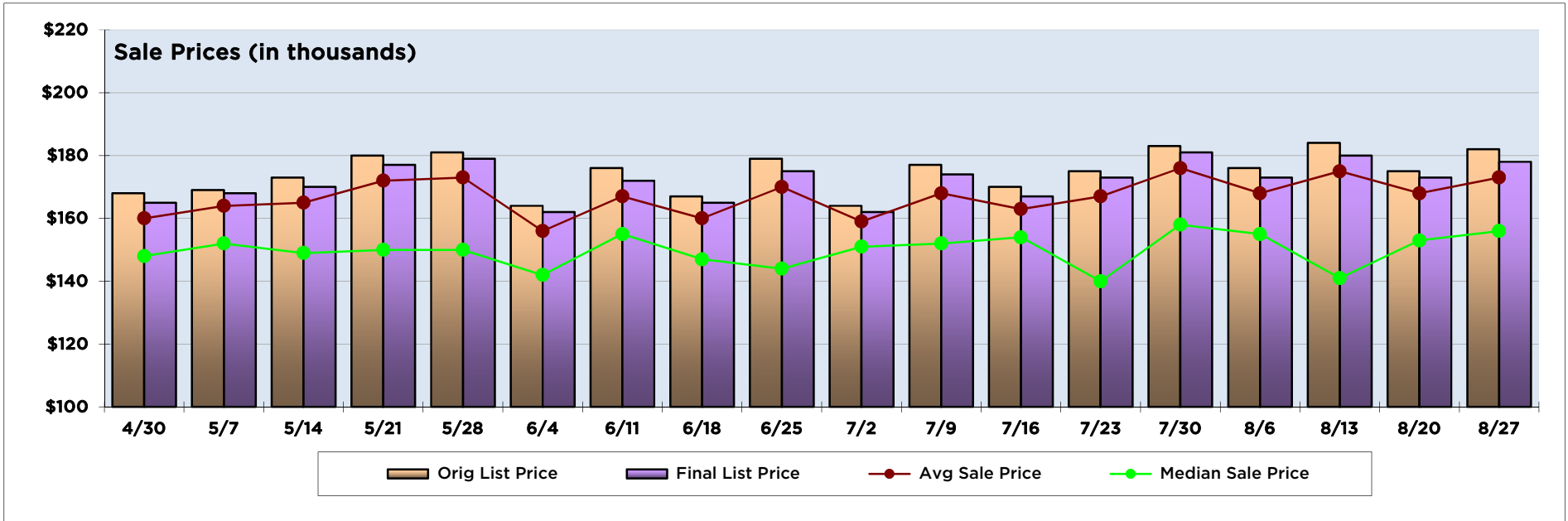
Beds / Baths

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

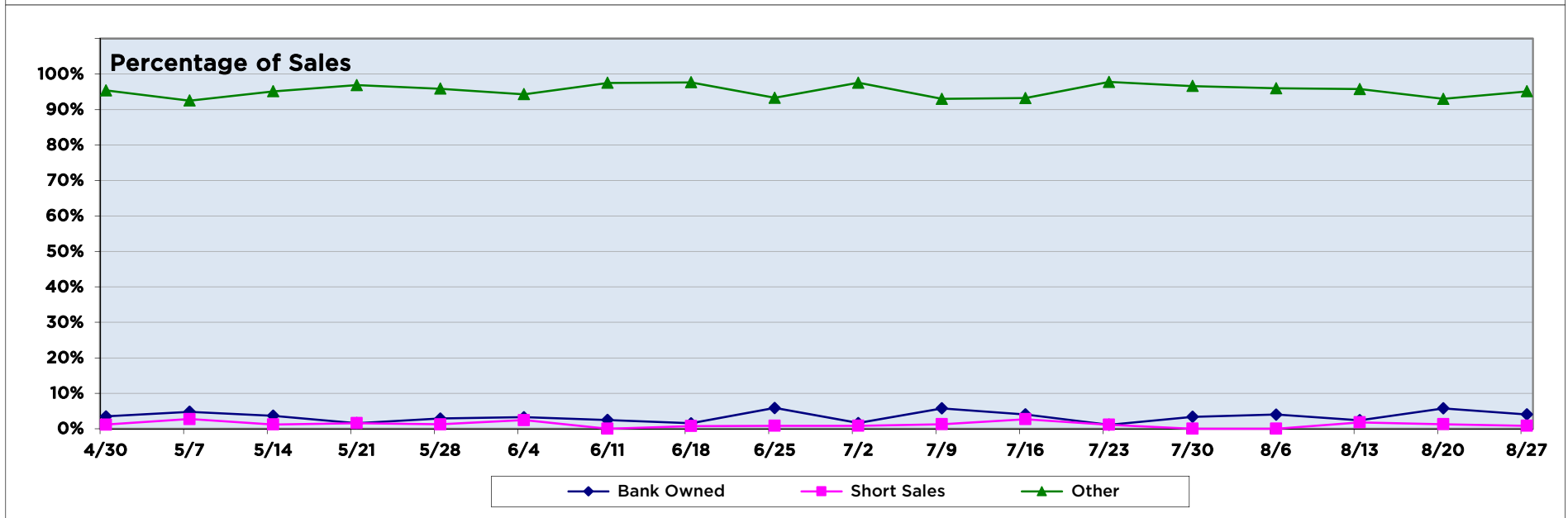
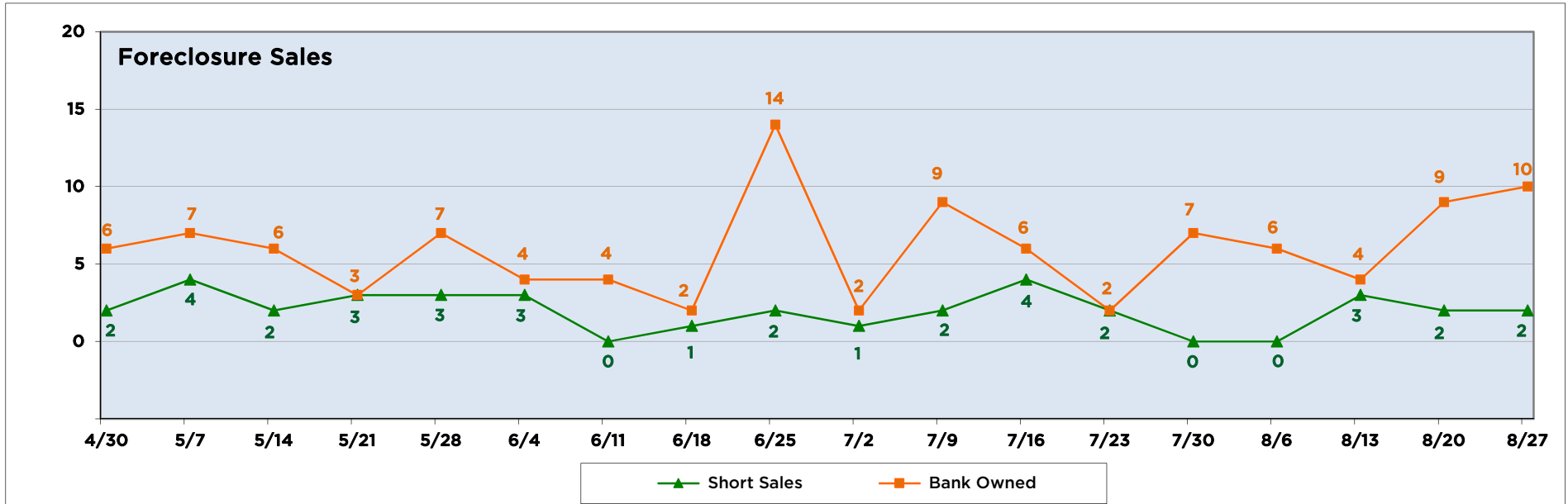
Square Footage

Average Square Feet	1,369	1,263	1,736	1,897	2,342	2,629	0
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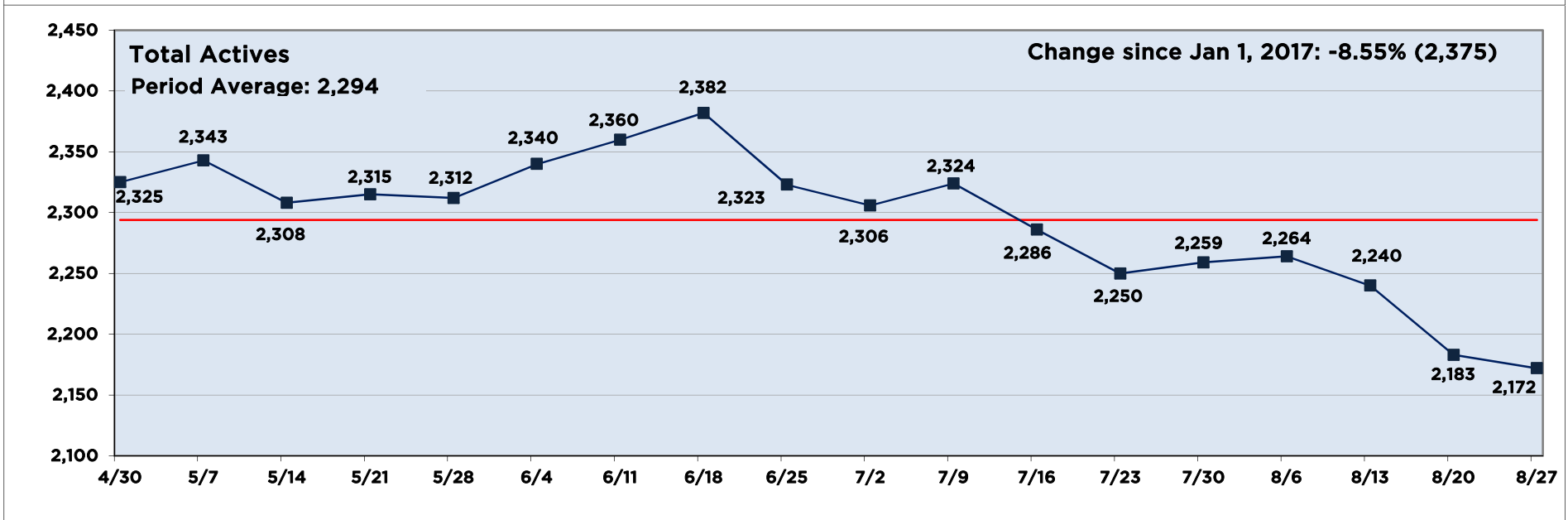
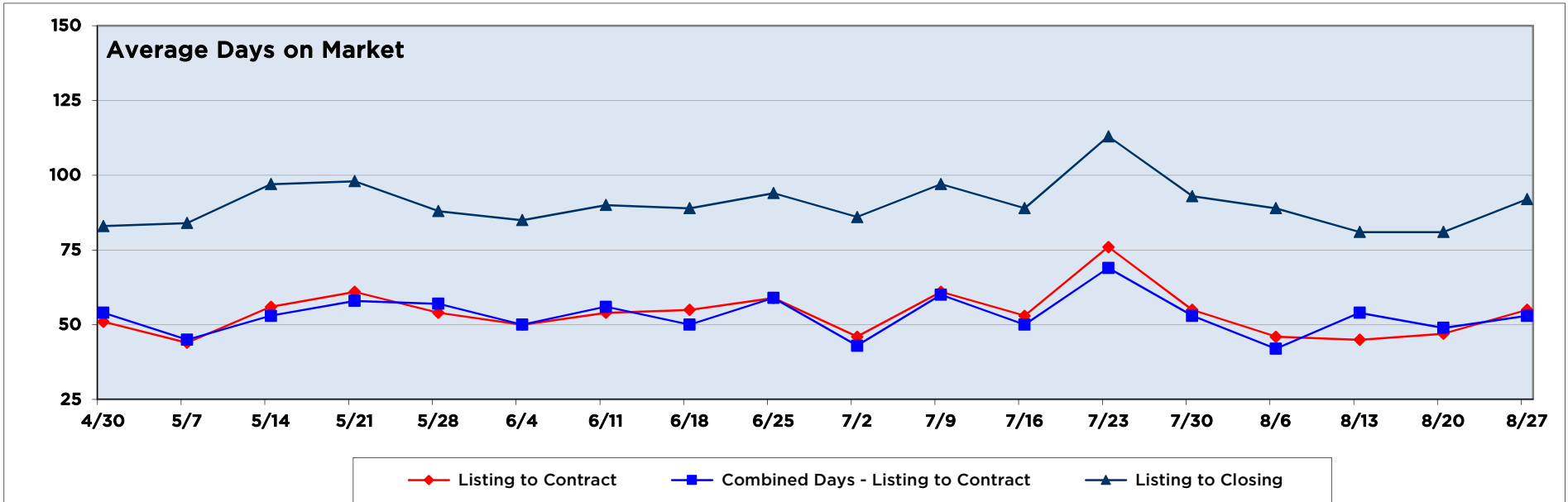
Condos, Townhomes, Villas



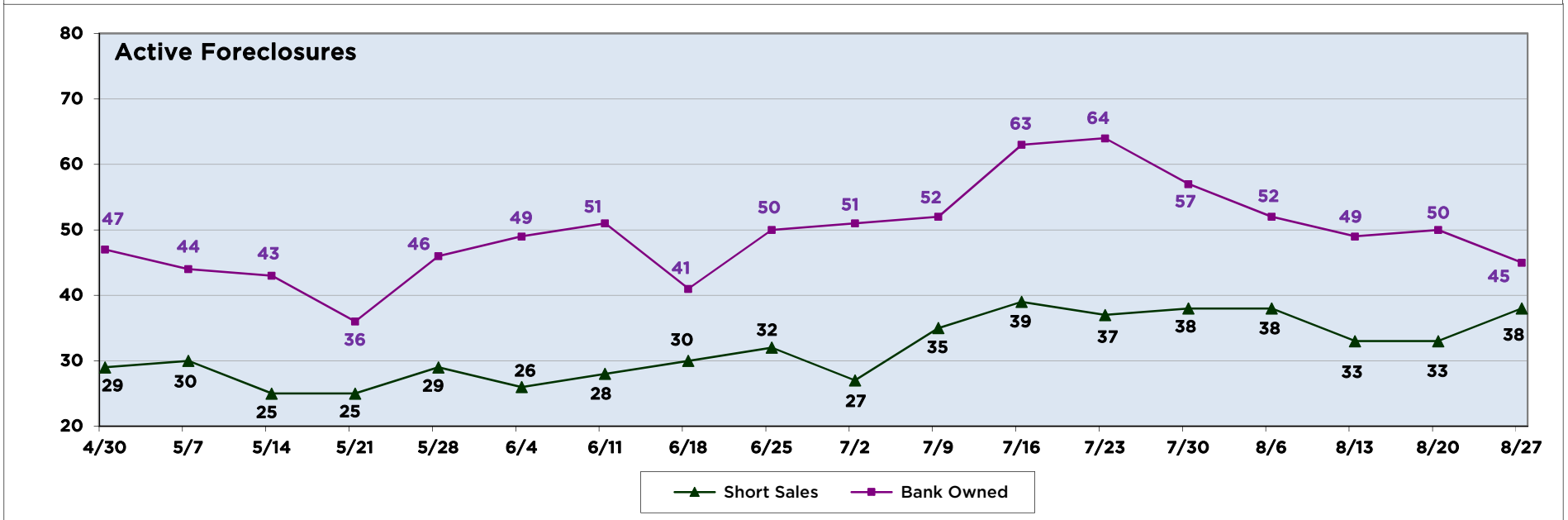
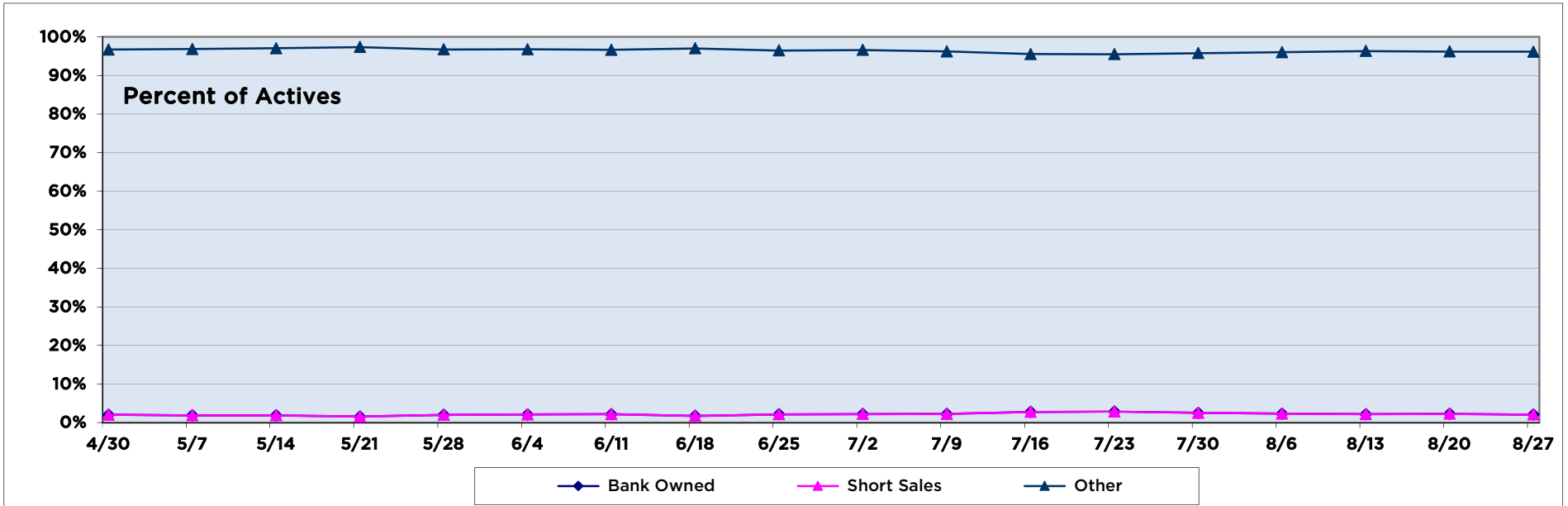
Condos, Townhomes, Villas



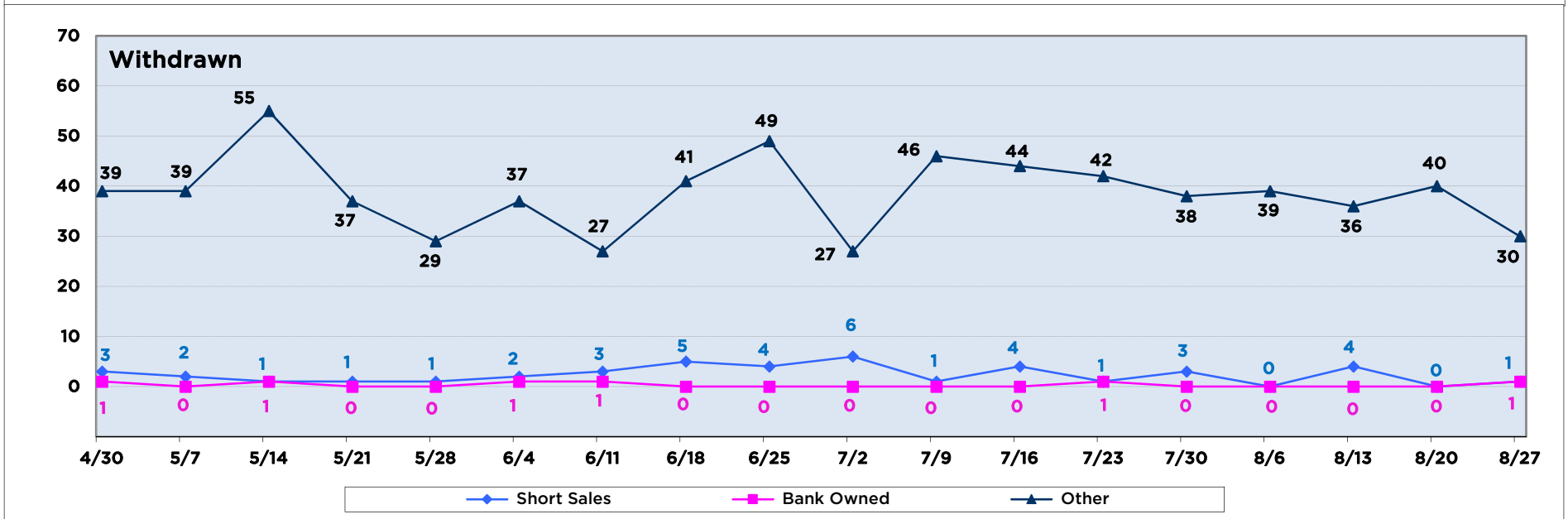
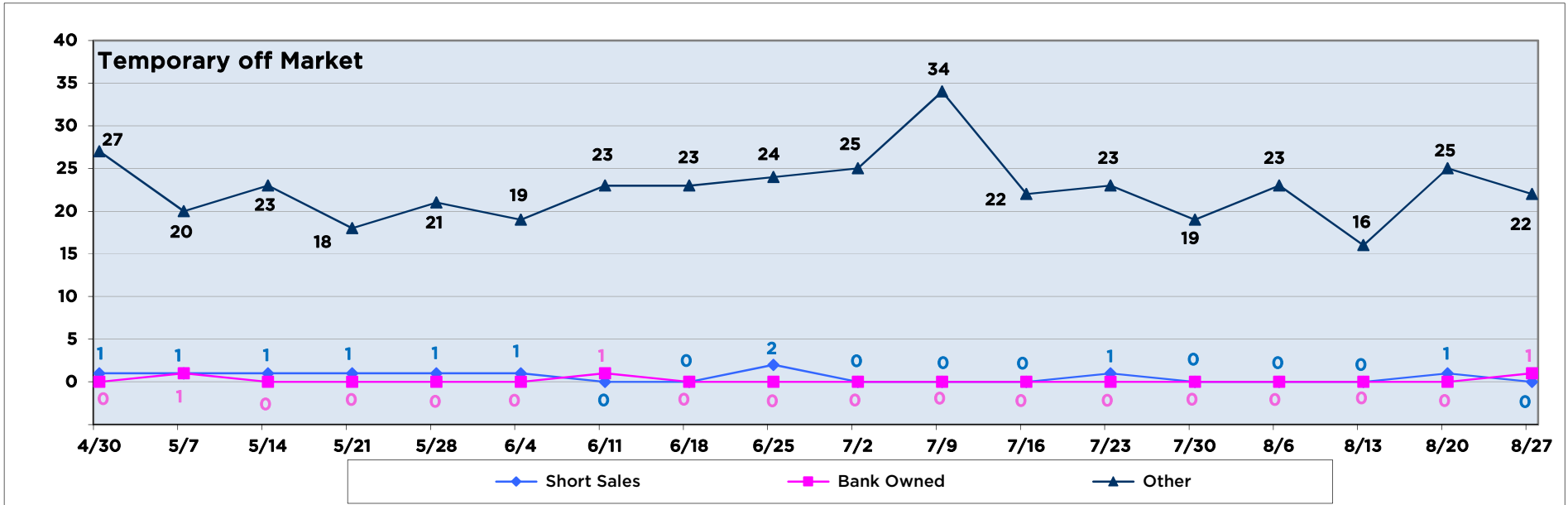
Condos, Townhomes, Villas



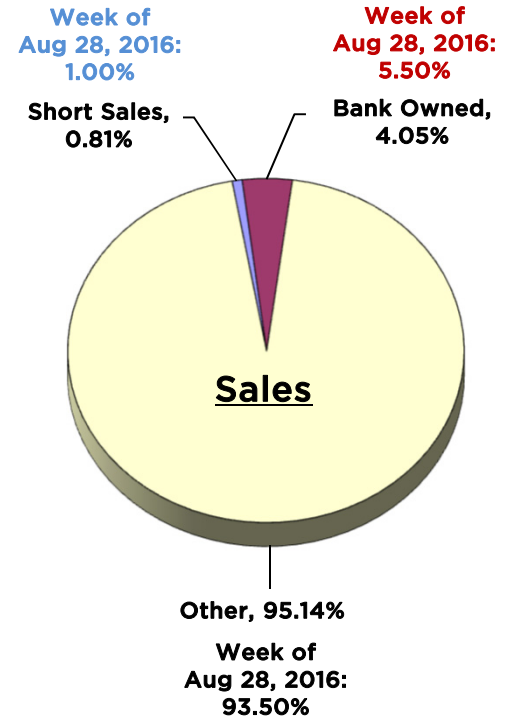
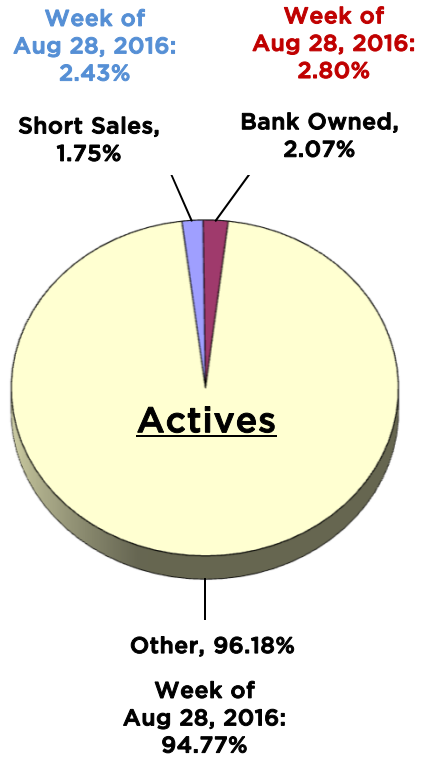
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$157,500? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County							
Altamonte Springs / Forest City	32714	1	\$157,500	2.0	2.0	1,230	\$128.05
Orange County							
		4	\$157,475	2.5	2.0	1,228	\$128.21
Apopka (North)	32712	1	\$157,000	3.0	2.0	1,404	\$111.82
Orlando (Downtown)	32801	1	\$157,000	1.0	1.0	645	\$243.41
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
Osceola County							
		1	\$157,900	3.0	2.0	1,296	\$121.84
Kissimmee (West) / Pleasant Hill	34746	1	\$157,900	3.0	2.0	1,296	\$121.84