



Monday Morning Quarterback Summary

Week of Sep 3, 2017

Single-family existing homes

- Sales of single-family homes decreased to 264 during the week of Sep 3, from 907 the week prior
- The median price of single family homes decreased to \$244,088, a change of -2.4%
- The number of single-family home foreclosure transactions decreased to 12 last week, from 33 the week of Aug 27
- The number of single-family home short-sale transactions decreased to 2 from 20 the week prior
- Single-family inventory decreased by 145, and now sits at 8,324

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 93 during the week of Sep 3, from 247 the week prior
- The median price of condos, townhomes, and villas decreased to \$145,000, a change of -7.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 3 last week, from 10 the week of Aug 27
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 2 the week prior
- Condo inventory decreased by 24, and now sits at 2,148

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	264	140	49	41	16	14	4
Bank Owned	12	9	2	1	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	250	129	47	40	16	14	4
Active Listings	8,324	2,250	1,266	1,898	923	1,394	593
Bank Owned	194	107	27	31	11	13	5
Short Sales	99	54	15	13	8	8	1
Other	8,031	2,089	1,224	1,854	904	1,373	587
Months of Inventory	7	4	6	11	13	23	34

List Price

Average Original List Price	\$305,341	\$187,882	\$282,018	\$350,524	\$460,912	\$638,048	\$2,452,250
Average Final List Price	\$294,845	\$184,554	\$276,165	\$342,846	\$451,582	\$601,673	\$2,191,000

Sale Price

Average Price	\$285,857	\$180,268	\$272,379	\$337,846	\$436,039	\$578,122	\$1,990,063
Median Price	\$244,088	\$189,000	\$270,000	\$325,000	\$419,950	\$525,000	\$1,627,000

Price Differences

<i>Original to Final</i> List Price	-\$10,496	-\$3,328	-\$5,853	-\$7,678	-\$9,330	-\$36,375	-\$261,250
<i>Original</i> List to <i>Sale</i> Price - \$	-\$19,484	-\$7,614	-\$9,639	-\$12,678	-\$24,873	-\$59,926	-\$462,187
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,988	-\$4,286	-\$3,786	-\$5,000	-\$15,543	-\$23,551	-\$200,937
<i>Original</i> List to <i>Sale</i> Price - %	93.62%	95.95%	96.58%	96.38%	94.60%	90.61%	81.15%
<i>Final</i> List to <i>Sale</i> Price - %	96.95%	97.68%	98.63%	98.54%	96.56%	96.09%	90.83%

Days on the Market

Avg Days Listing to Contract	54	40	53	58	70	117	210
Combined Avg Days to Contract	55	38	52	69	88	114	210
Avg Days Listing to Closing	96	88	87	91	107	171	254
Avg Days Contract to Close	41	47	33	32	35	53	43

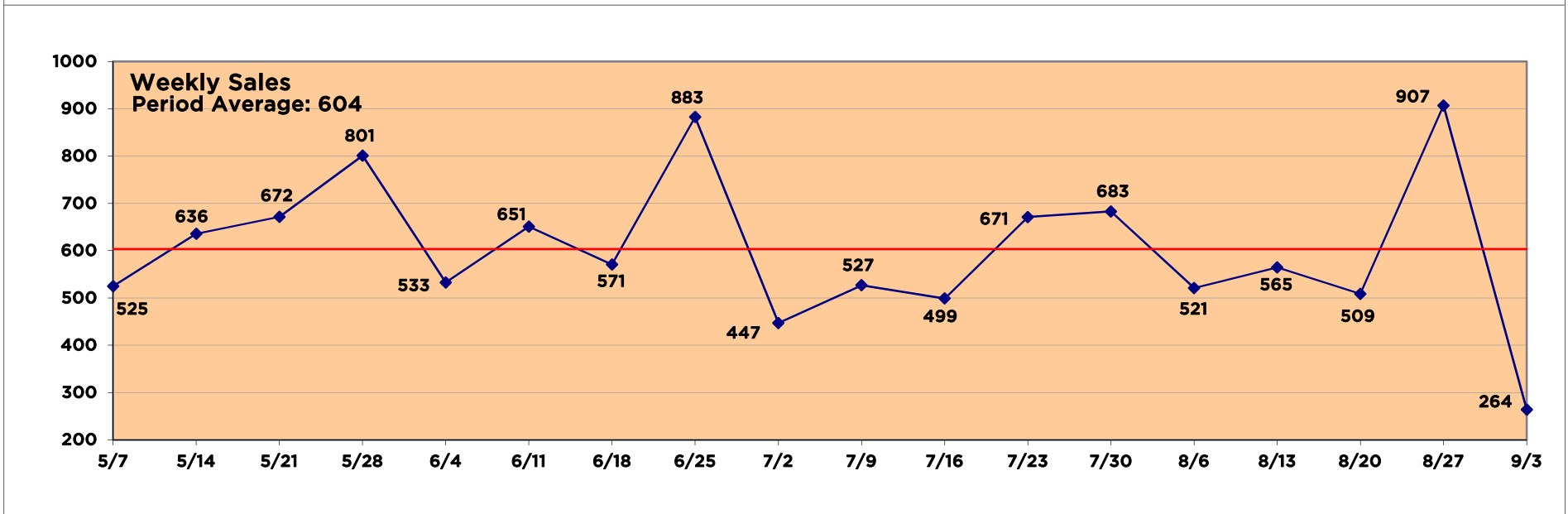
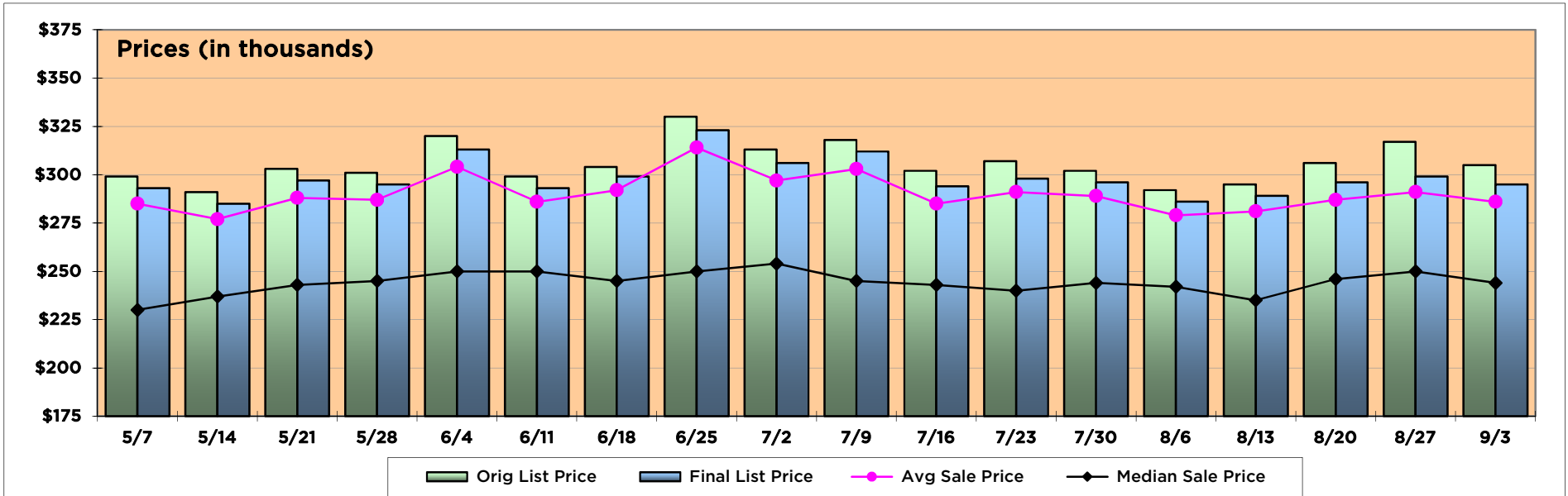
Beds / Baths

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	1	0	1

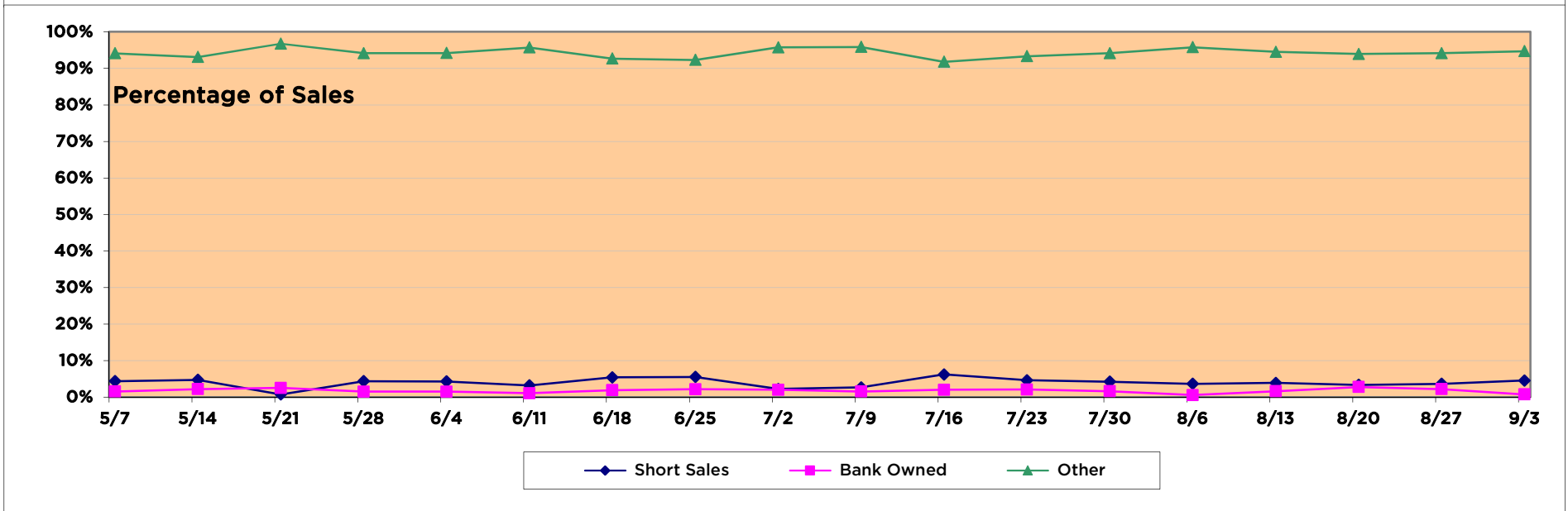
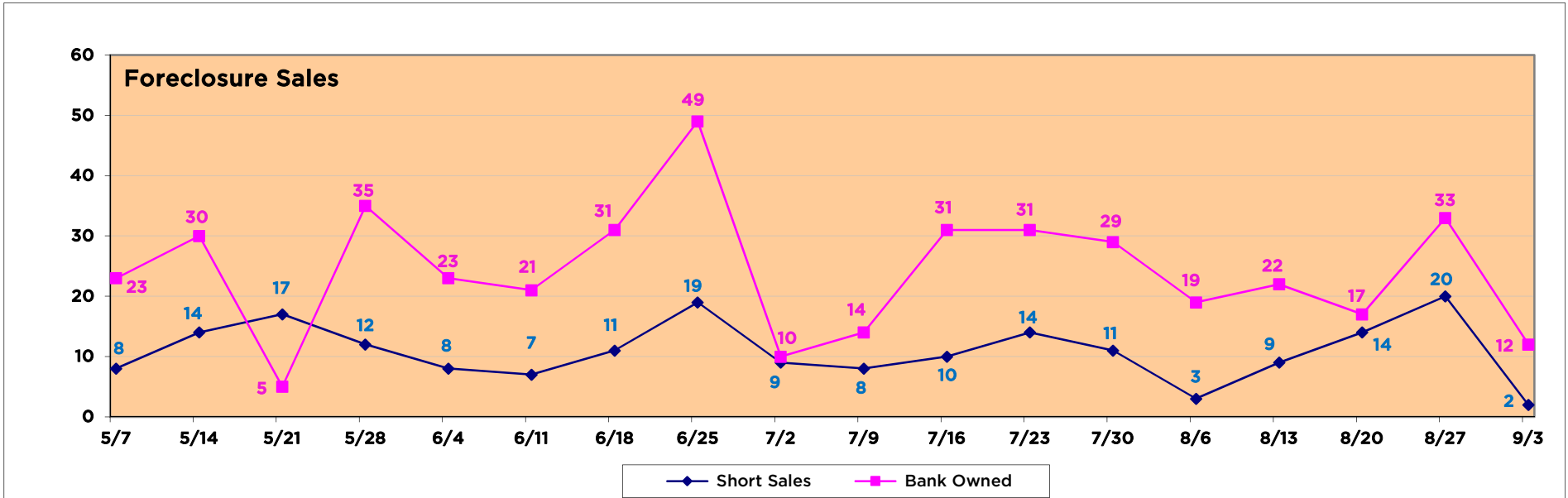
Square Footage

Average Square Feet	2,041	1,573	2,067	2,604	2,854	3,248	4,860
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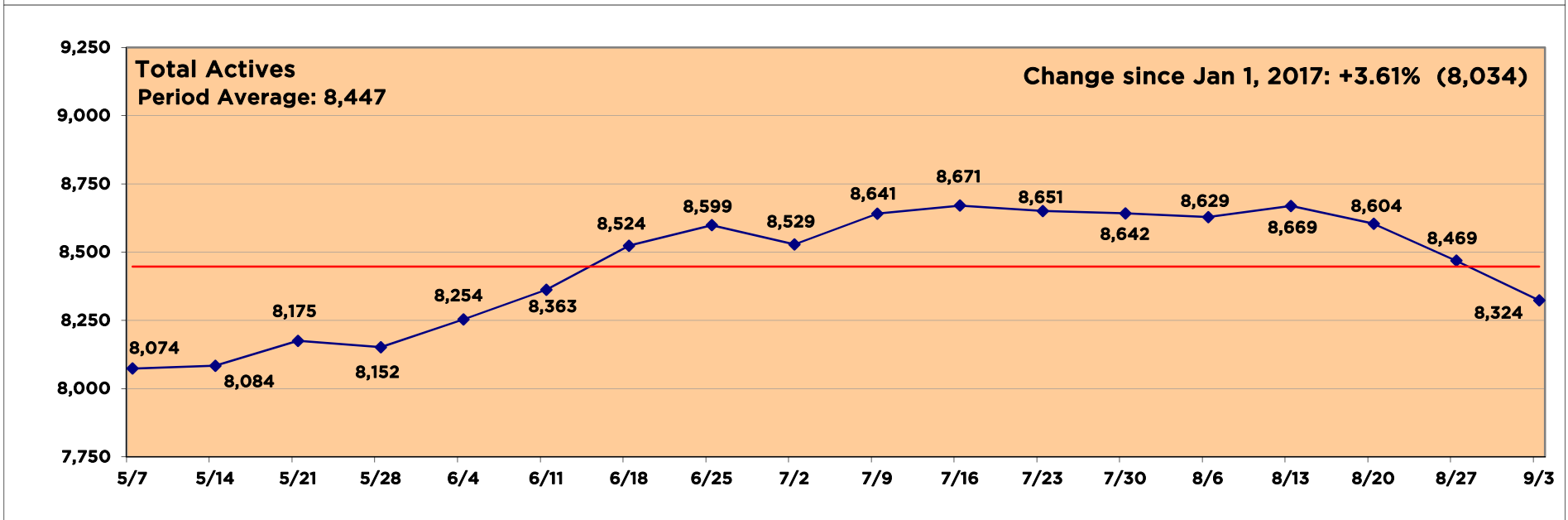
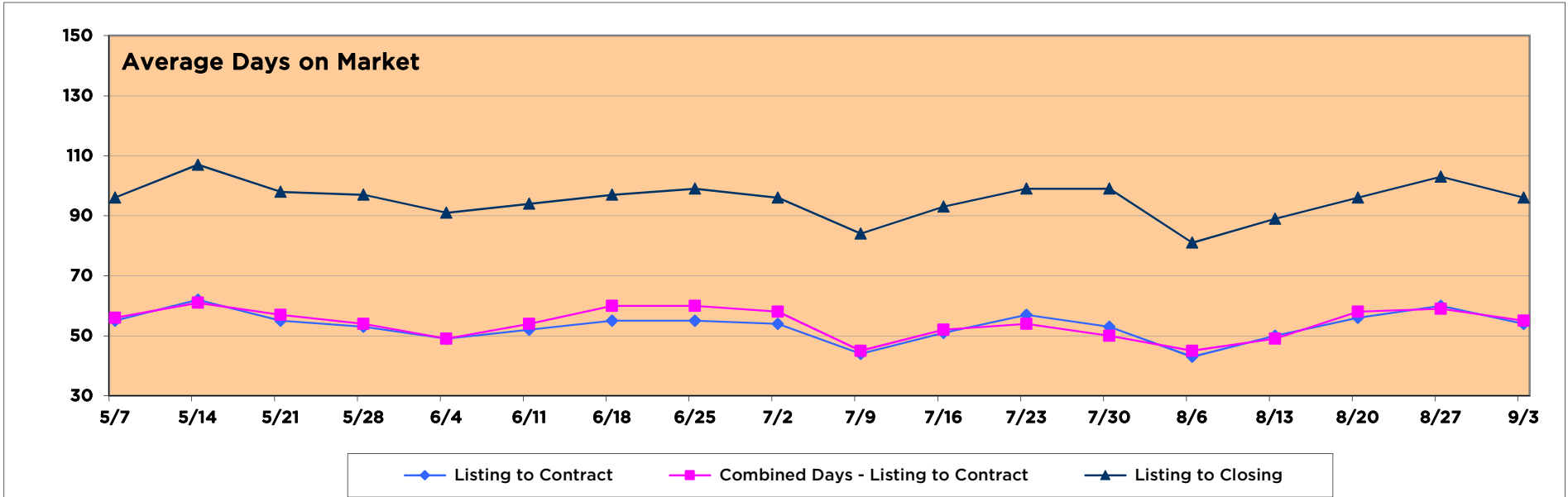
Single Family Homes



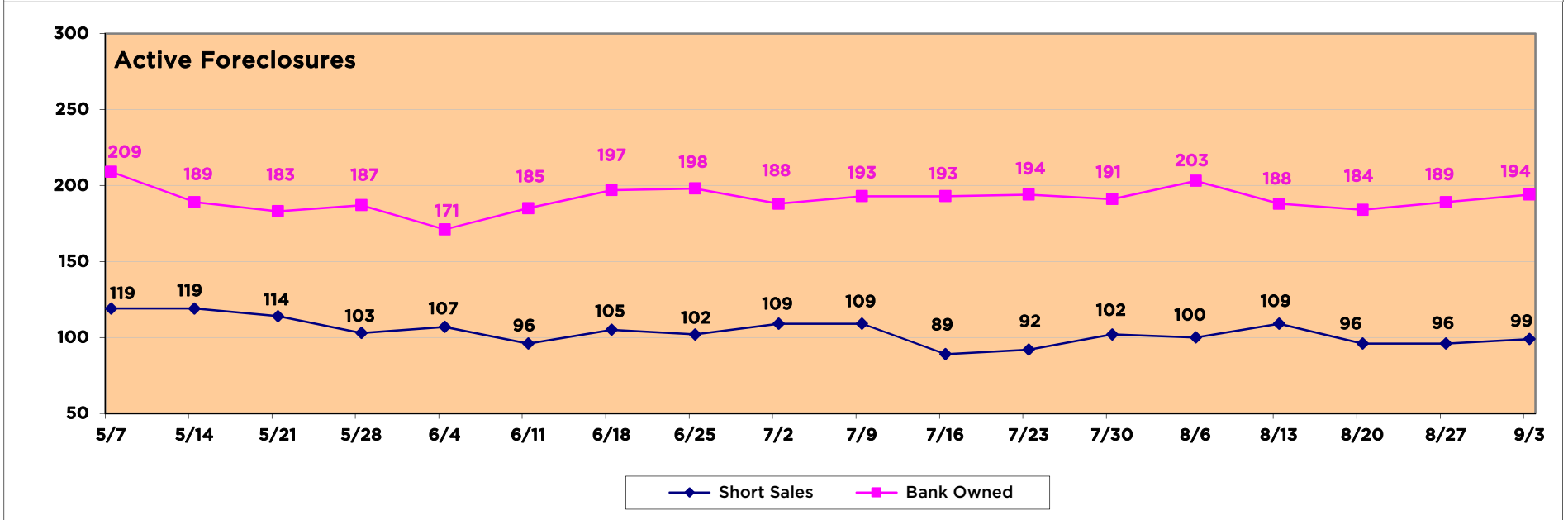
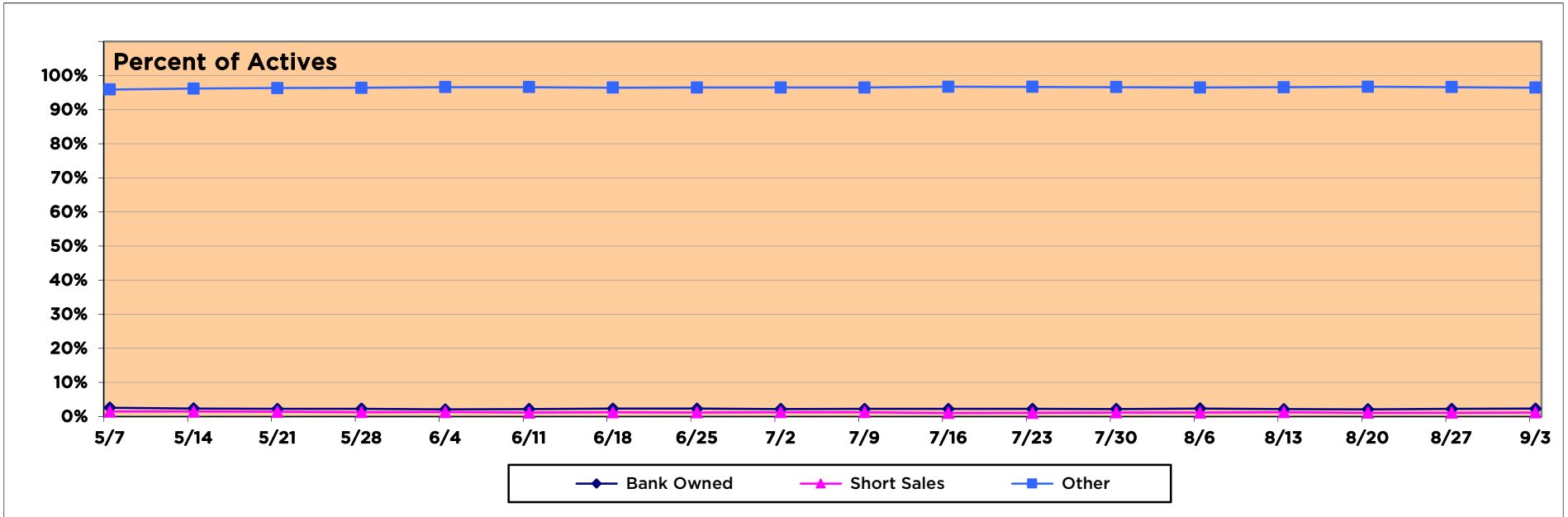
Single Family Homes



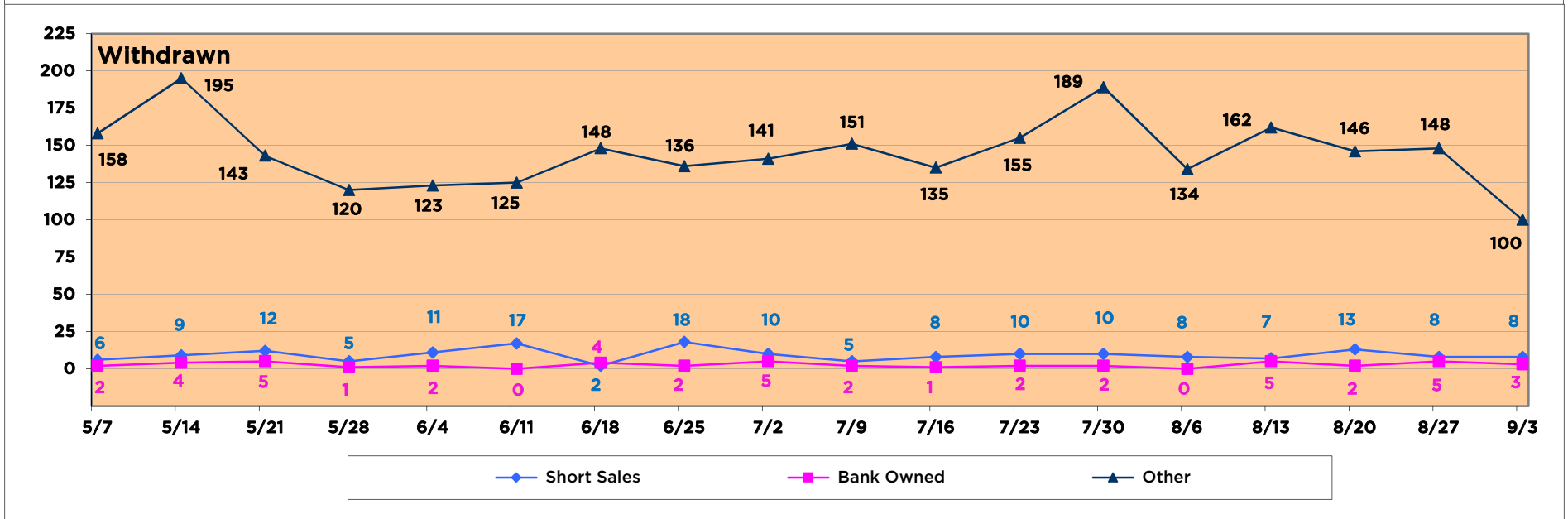
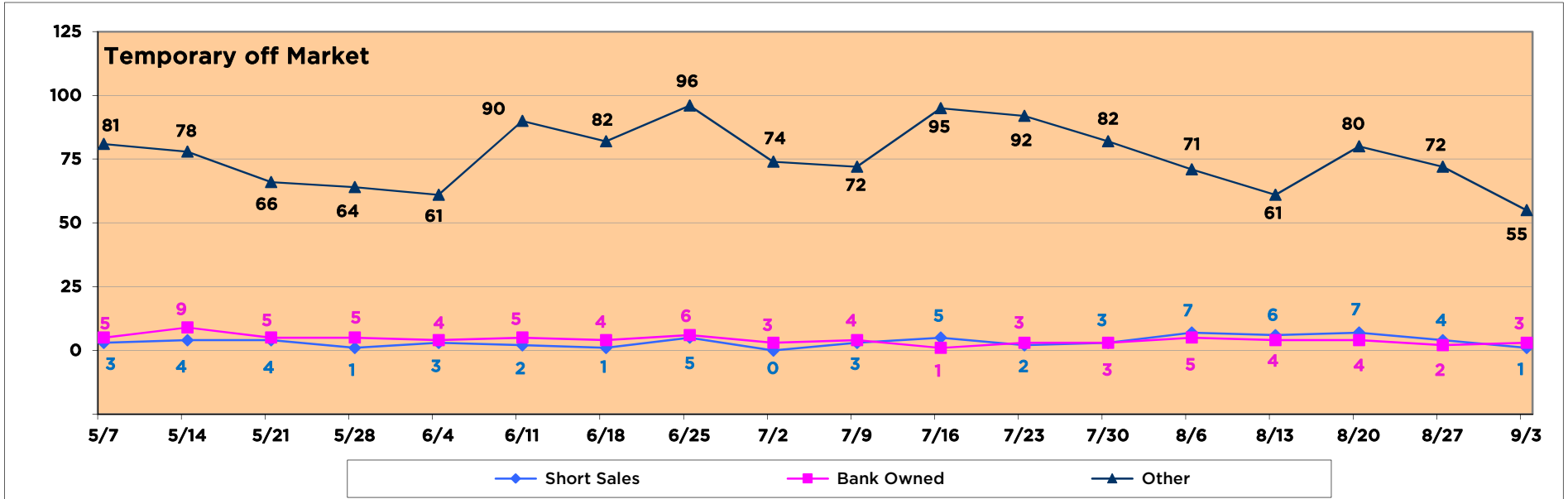
Single Family Homes



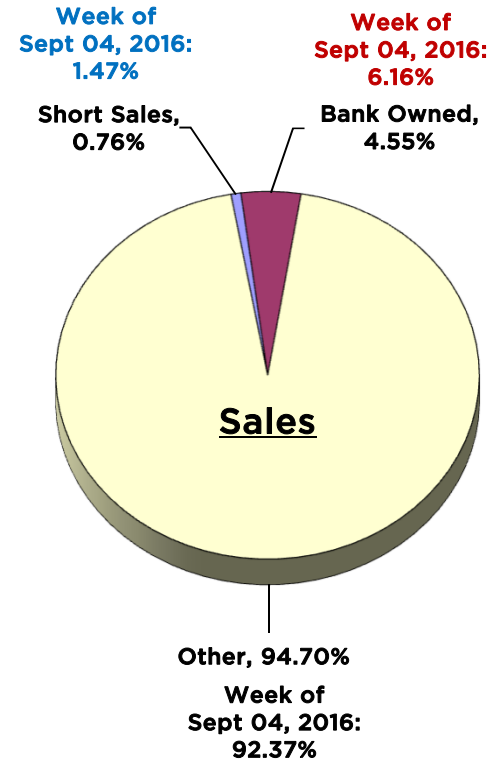
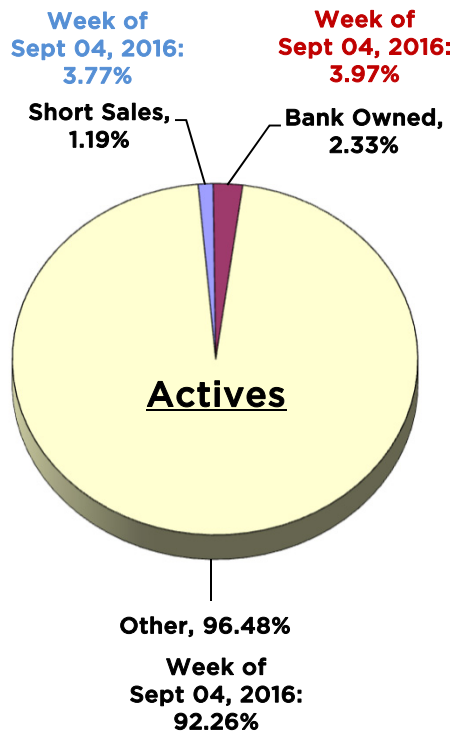
Single Family Homes



Single Family Homes



Single Family Homes



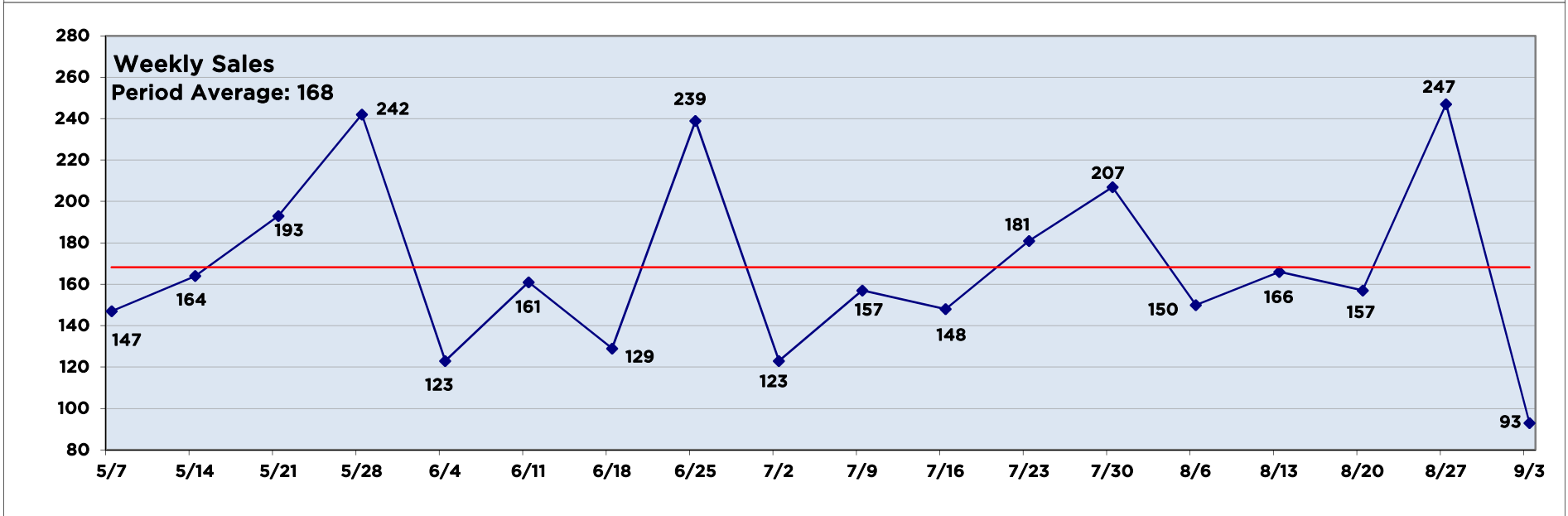
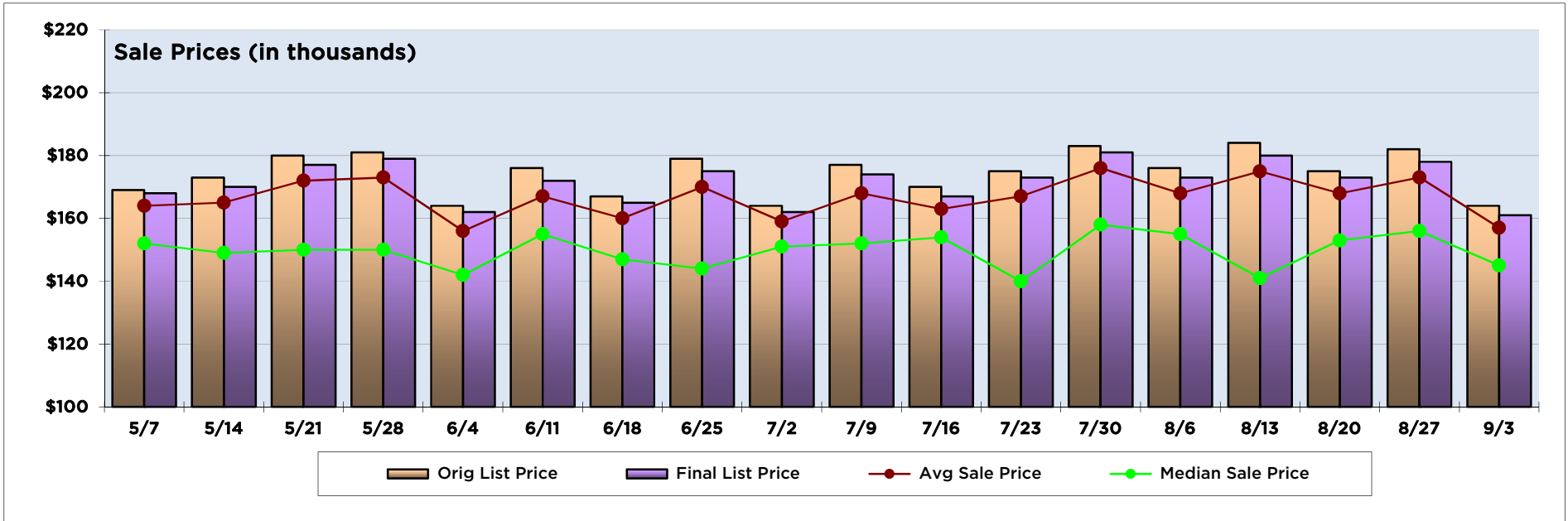
Where are the 9 Single Family Homes available for the Median Price of \$244,088? (± \$500)

<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>
Orange County		3	\$244,285	3.7	2.0	1,775	\$137.65
Taft	32824	2	\$244,250	4.0	2.0	1,764	\$138.46
Waterford Lakes	32828	1	\$244,355	3.0	2.0	1,796	\$136.06
Osceola County		1	\$243,900	4.0	2.0	1,960	\$124.44
Kissimmee (West) / Pleasant Hill	34746	1	\$243,900	4.0	2.0	1,960	\$124.44
Lake County		5	\$244,180	3.6	2.0	2,281	\$107.07
Eustis (West)	32726	1	\$243,900	4.0	2.0	2,714	\$89.87
Eustis (East)	32736	1	\$244,500	4.0	2.0	1,730	\$141.33
Mount Dora	32757	1	\$244,000	3.0	2.0	3,012	\$81.01
Tavares / Mt Plymouth	32778	1	\$244,500	3.0	2.0	2,008	\$121.76
Minneola	34715	1	\$244,000	4.0	2.0	1,939	\$125.84

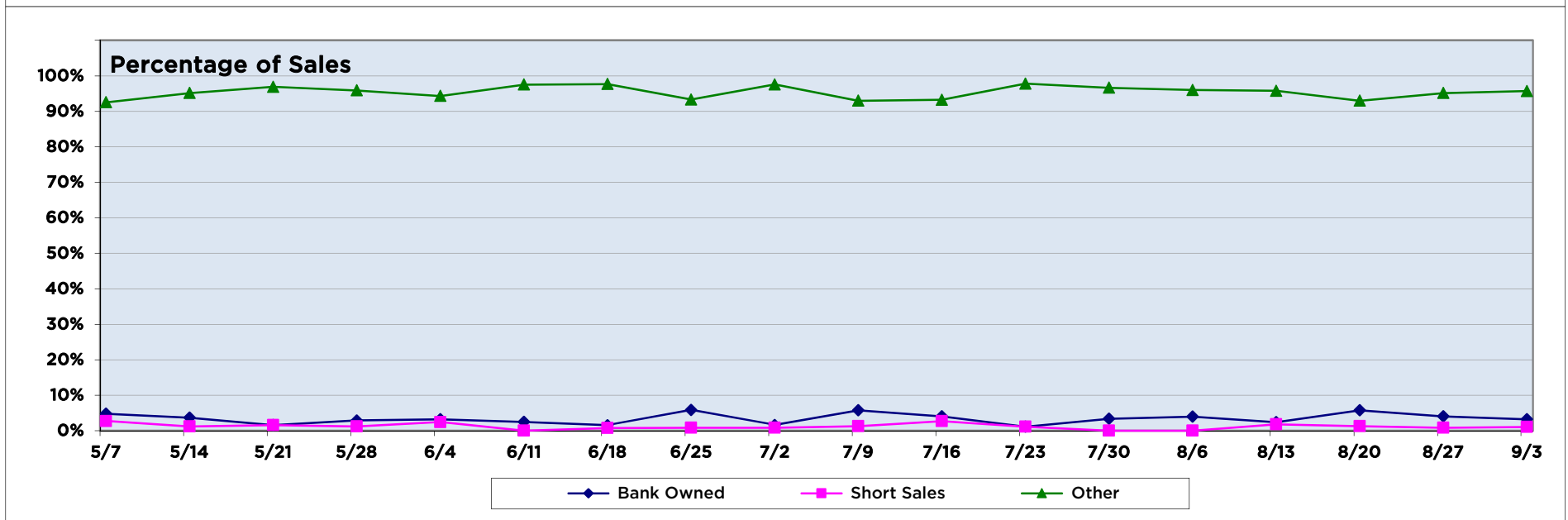
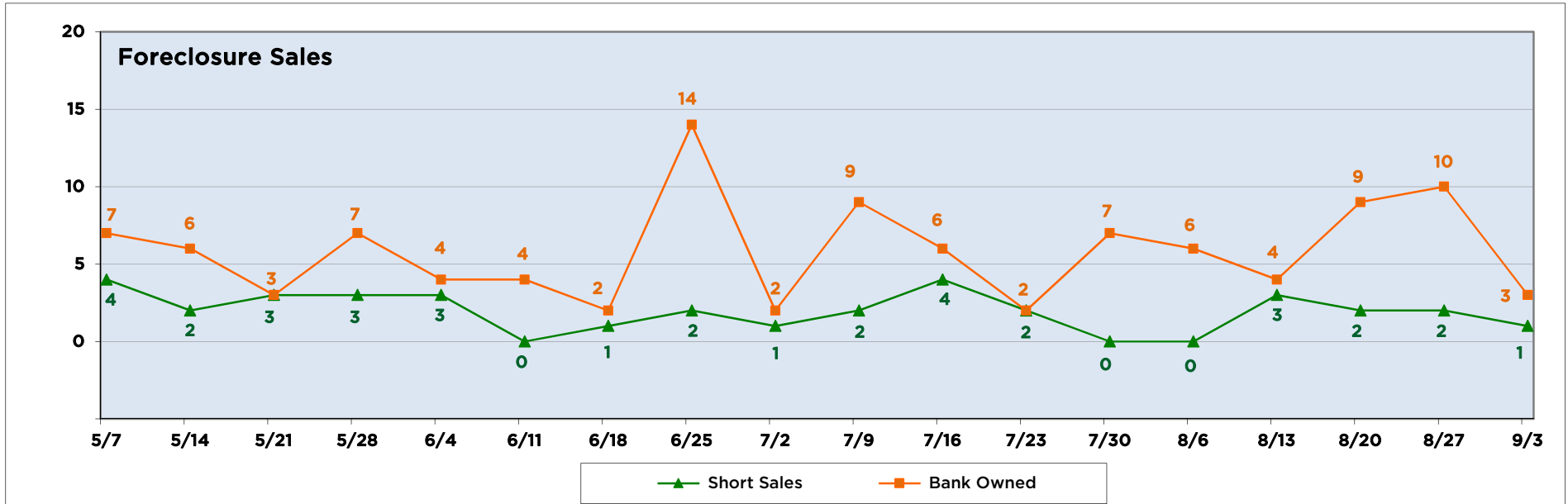
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	93	81	8	3	1	0	0
Bank Owned	3	3	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	89	77	8	3	1	0	0
Active Listings	2,148	1,508	256	224	71	63	26
Bank Owned	43	38	2	0	1	1	1
Short Sales	34	31	2	0	0	1	0
Other	2,071	1,439	252	224	70	61	25
Months of Inventory	5	4	7	17	16	0	0
<i>List Price</i>							
Average Original List Price	\$163,907	\$142,976	\$280,046	\$333,000	\$422,900	\$0	\$0
Average Final List Price	\$161,418	\$140,619	\$278,483	\$324,667	\$419,900	\$0	\$0
<i>Sale Price</i>							
Average Price	\$156,648	\$136,506	\$269,476	\$313,500	\$415,000	\$0	\$0
Median Price	\$145,000	\$132,000	\$264,408	\$314,000	\$415,000	\$0	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$2,489	-\$2,357	-\$1,563	-\$8,333	-\$3,000	\$0	\$0
Original List to Sale Price - \$	-\$7,259	-\$6,470	-\$10,570	-\$19,500	-\$7,900	\$0	\$0
Final List to Sale Price - \$	-\$4,770	-\$4,113	-\$9,007	-\$11,167	-\$4,900	\$0	\$0
Original List to Sale Price - %	95.57%	95.47%	96.23%	94.14%	98.13%	0.00%	0.00%
Final List to Sale Price - %	97.04%	97.08%	96.77%	96.56%	98.83%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	53	49	40	183	92	0	0
Combined Avg Days to Contract	51	44	71	176	62	0	0
Avg Days Listing to Closing	91	88	70	220	115	0	0
Avg Days Contract to Close	36	37	29	35	22	0	0
<i>Beds / Baths</i>							
Average Bedrooms	3	2	3	2	4	0	0
Average Full Baths	2	2	2	2	3	0	0
Average Half Baths	0	0	1	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,349	1,287	1,813	1,523	2,158	0	0

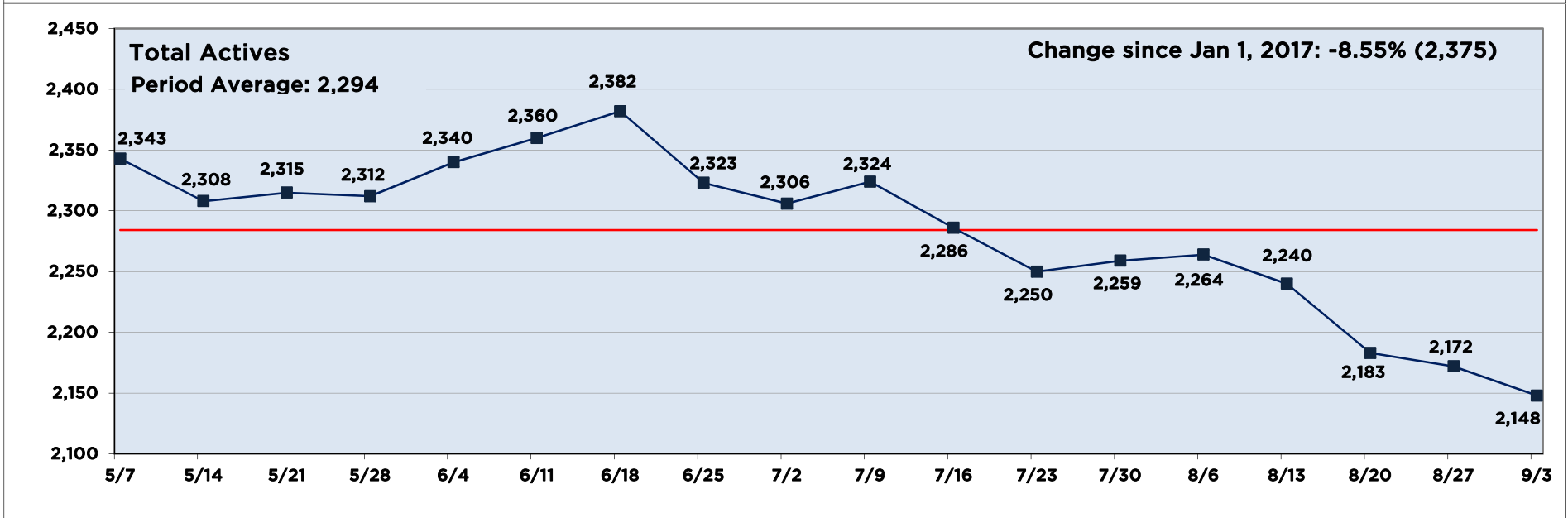
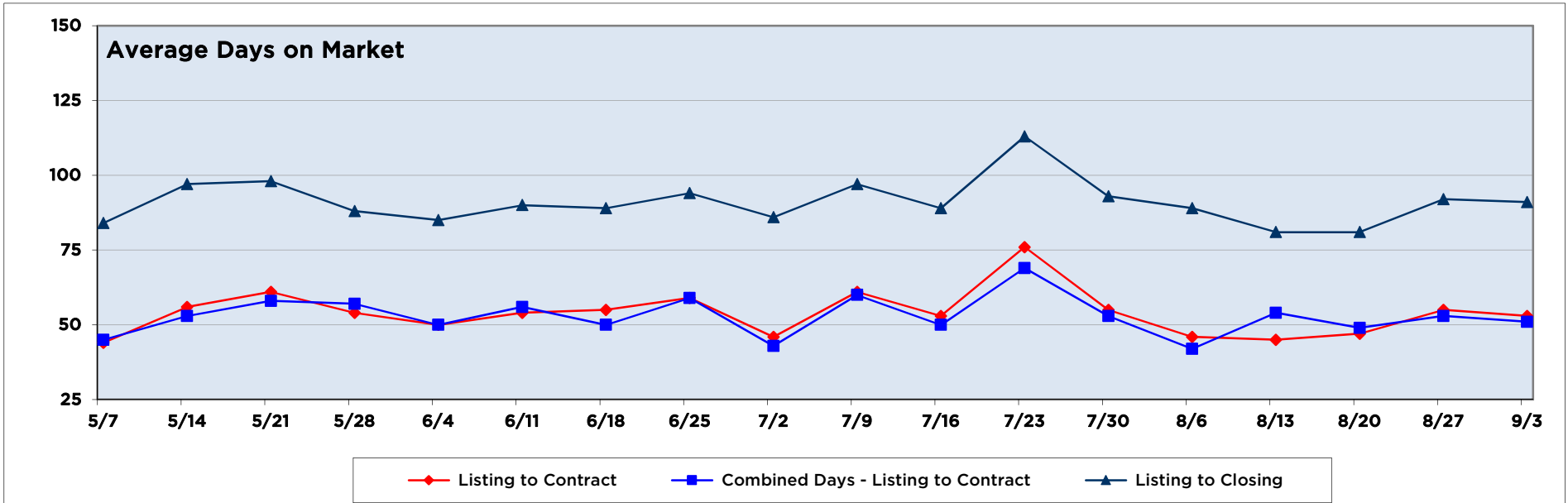
Condos, Townhomes, Villas



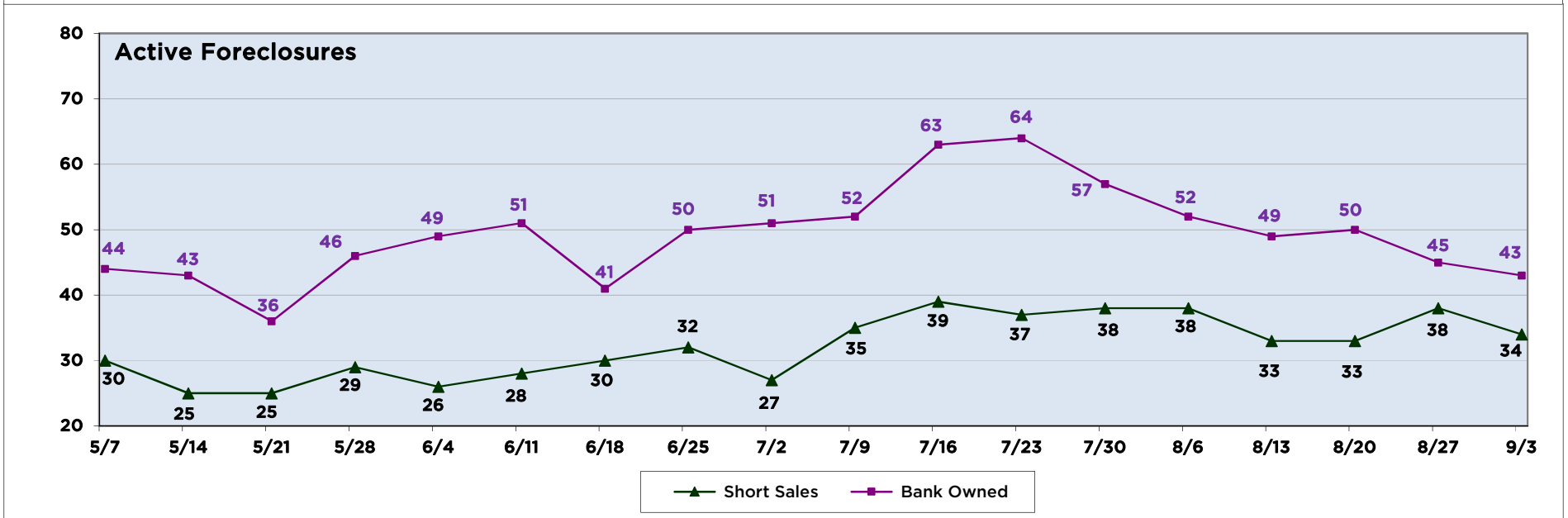
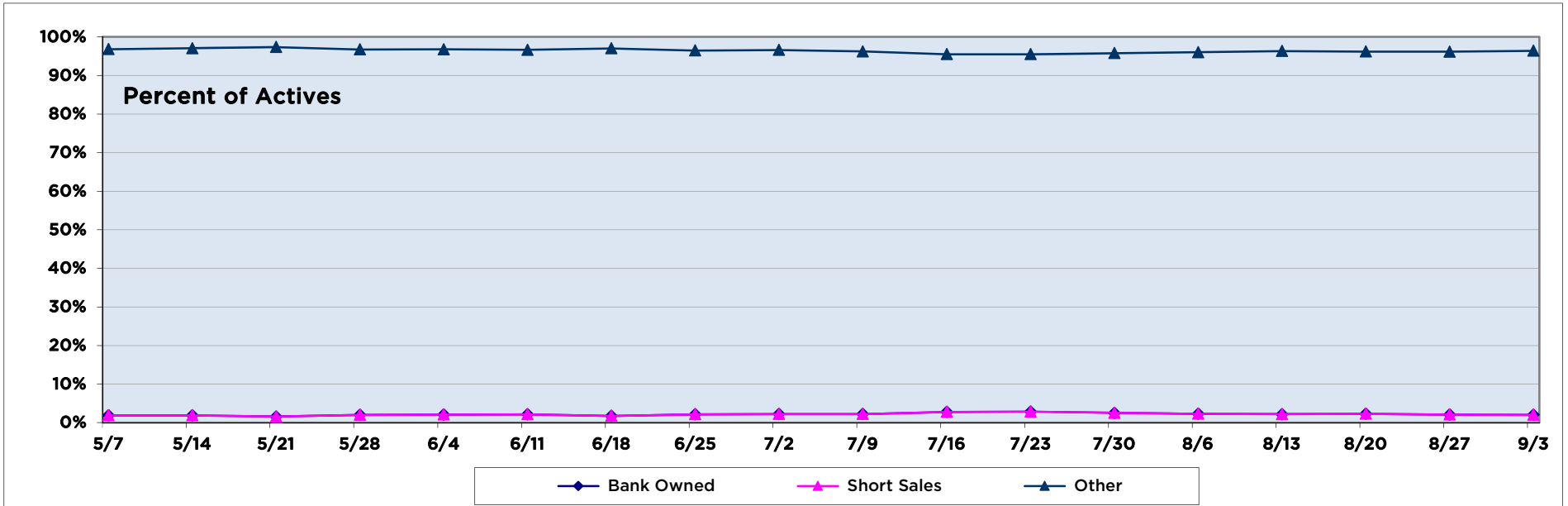
Condos, Townhomes, Villas



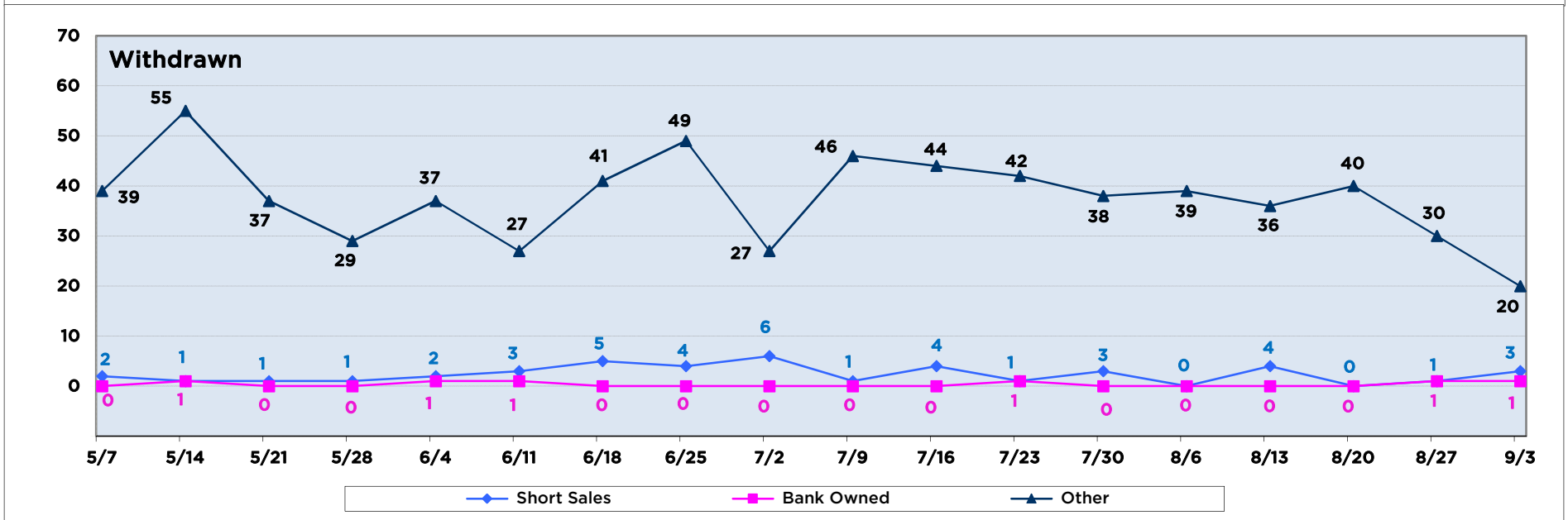
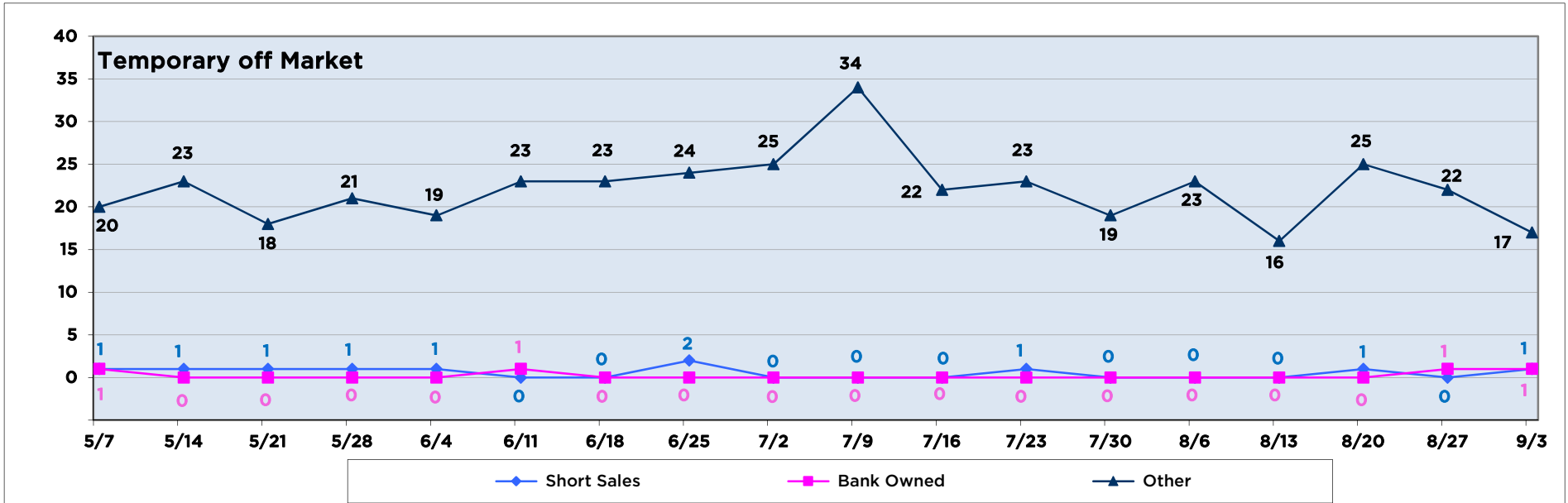
Condos, Townhomes, Villas



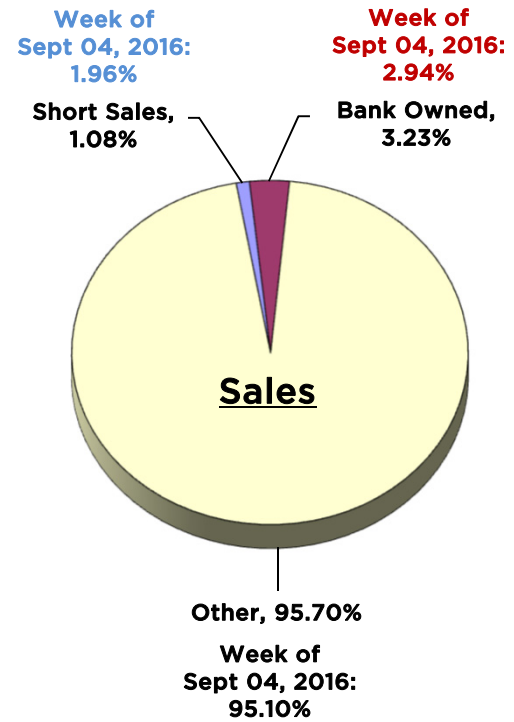
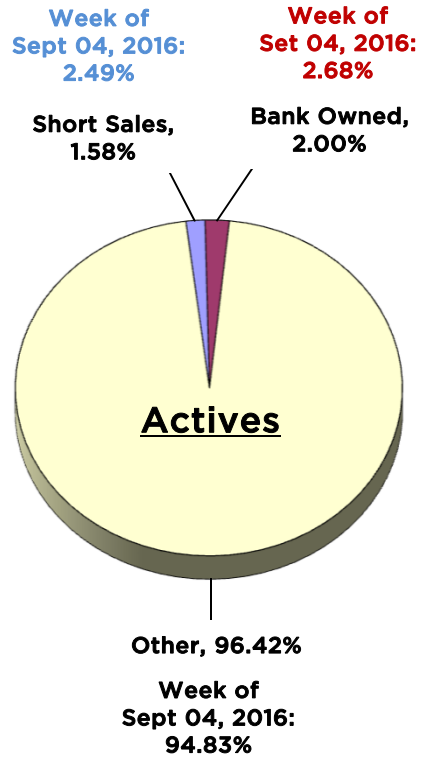
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 15 Condos, Townhomes, or Villas available for the Median Price of \$145,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$144,940	2.6	2.0	1,284	\$112.85
Casselberry	32707	2	\$144,950	3.0	2.0	1,258	\$115.22
Altamonte Springs / Forest City	32714	1	\$144,900	3.0	2.0	1,208	\$119.95
Sanford (South)	32773	2	\$144,950	2.0	2.0	1,349	\$107.45
Orange County		6	\$144,998	2.8	2.0	1,250	\$116.05
Orlo Vista	32811	1	\$145,500	3.0	2.0	1,263	\$115.20
Williamsburg / Lake Bryan	32821	2	\$144,995	3.0	2.0	1,421	\$102.04
Taft	32824	1	\$144,500	2.0	2.0	952	\$151.79
Metro West / Orlo Vista	32835	1	\$145,000	3.0	2.0	1,206	\$120.23
Ocoee	34761	1	\$145,000	3.0	2.0	1,234	\$117.50
Osceola County		3	\$144,950	2.0	1.7	1,040	\$139.42
Kissimmee (Central)	34741	1	\$144,900	1.0	1.0	742	\$195.28
Kissimmee (West) / Pleasant Hill	34746	1	\$145,000	3.0	2.0	1,296	\$111.88
Kissimmee / Celebration	34747	1	\$144,950	2.0	2.0	1,081	\$134.09
Lake County		1	\$144,900	3.0	3.0	1,494	\$96.99
Clermont (South)	34714	1	\$144,900	3.0	3.0	1,494	\$96.99