



Monday Morning Quarterback Summary

Week of Sep 10, 2017

Single-family existing homes

- Sales of single-family homes decreased to 167 during the week of Sep 10, from 264 the week prior
- The median price of single family homes increased to \$250,000, a change of 2.4%
- The number of single-family home foreclosure transactions decreased to 6 last week, from 12 the week of Sep 3
- The number of single-family home short-sale transactions decreased to 1 from 2 the week prior
- Single-family inventory decreased by 95, and now sits at 8,229

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 77 during the week of Sep 10, from 93 the week prior
- The median price of condos, townhomes, and villas increased to \$165,000, a change of 13.8%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 last week, from 3 the week of Sep 3
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory decreased by 13, and now sits at 2,135

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	167	83	28	29	8	15	4
Bank Owned	6	5	0	0	0	1	0
Short Sales	1	1	0	0	0	0	0
Other	160	77	28	29	8	14	4
Active Listings	8,229	2,238	1,247	1,861	914	1,384	585
Bank Owned	191	103	28	30	13	12	5
Short Sales	96	56	14	14	4	7	1
Other	7,942	2,079	1,205	1,817	897	1,365	579
Months of Inventory	11	6	10	15	26	21	34

List Price

Average Original List Price	\$364,293	\$193,009	\$284,342	\$353,521	\$476,224	\$709,720	\$3,037,000
Average Final List Price	\$353,412	\$189,295	\$279,211	\$348,479	\$453,950	\$678,933	\$2,892,250

Sale Price

Average Price	\$338,984	\$184,734	\$272,378	\$339,264	\$428,500	\$649,279	\$2,661,250
Median Price	\$250,000	\$195,000	\$270,000	\$335,000	\$422,500	\$627,000	\$2,535,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$10,881	-\$3,714	-\$5,131	-\$5,042	-\$22,274	-\$30,787	-\$144,750
<i>Original</i> List to <i>Sale</i> Price - \$	-\$25,309	-\$8,275	-\$11,964	-\$14,257	-\$47,724	-\$60,441	-\$375,750
<i>Final</i> List to <i>Sale</i> Price - \$	-\$14,428	-\$4,561	-\$6,833	-\$9,215	-\$25,450	-\$29,654	-\$231,000
<i>Original</i> List to <i>Sale</i> Price - %	93.05%	95.71%	95.79%	95.97%	89.98%	91.48%	87.63%
<i>Final</i> List to <i>Sale</i> Price - %	95.92%	97.59%	97.55%	97.36%	94.39%	95.63%	92.01%

Days on the Market

Avg Days Listing to Contract	64	47	36	69	91	142	219
Combined Avg Days to Contract	64	40	42	58	91	176	299
Avg Days Listing to Closing	103	85	75	116	125	180	271
Avg Days Contract to Close	38	36	38	46	33	37	50

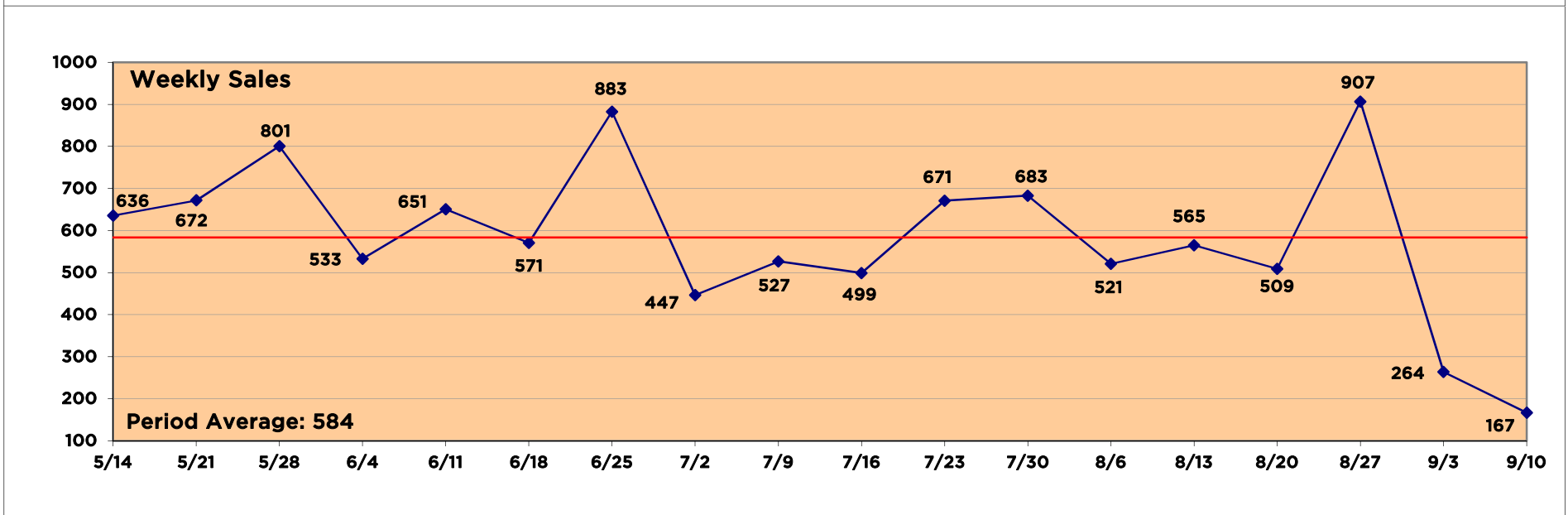
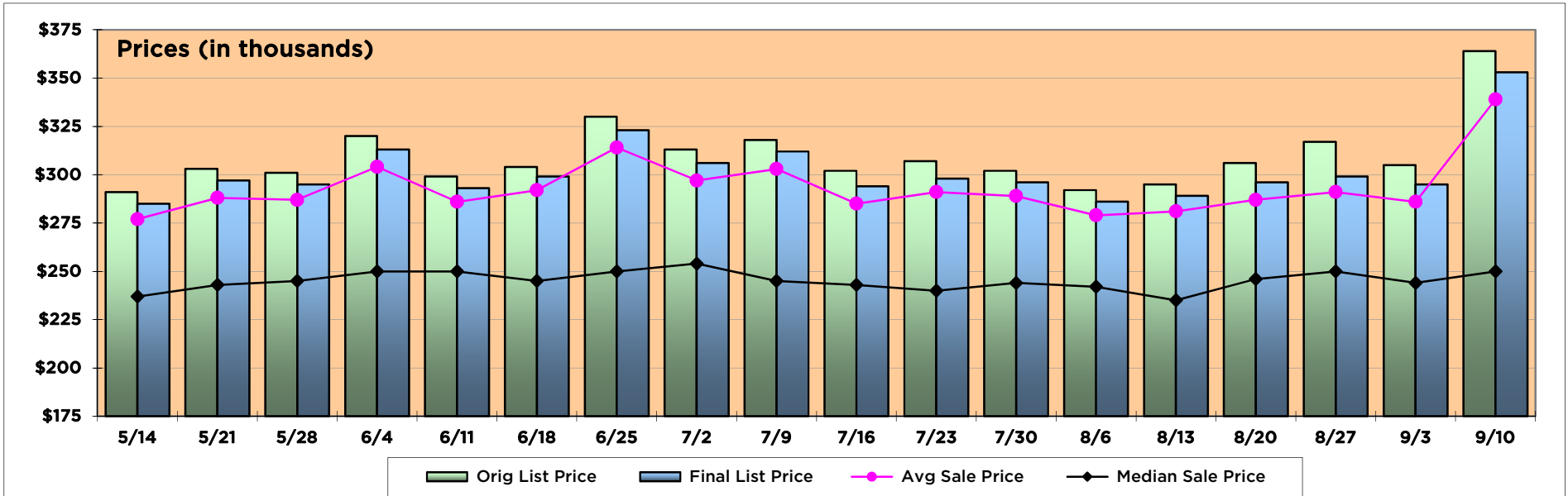
Beds / Baths

Average Bedrooms	4	3	3	4	5	5	6
Average Full Baths	2	2	2	3	3	4	6
Average Half Baths	0	0	0	0	1	0	1

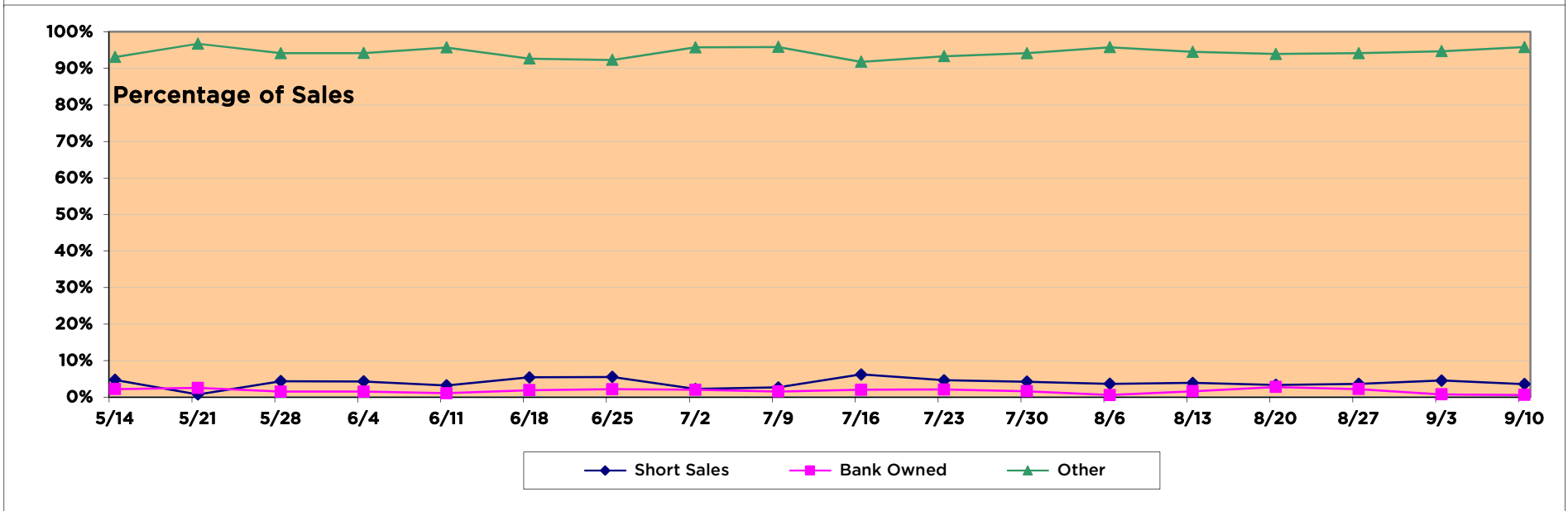
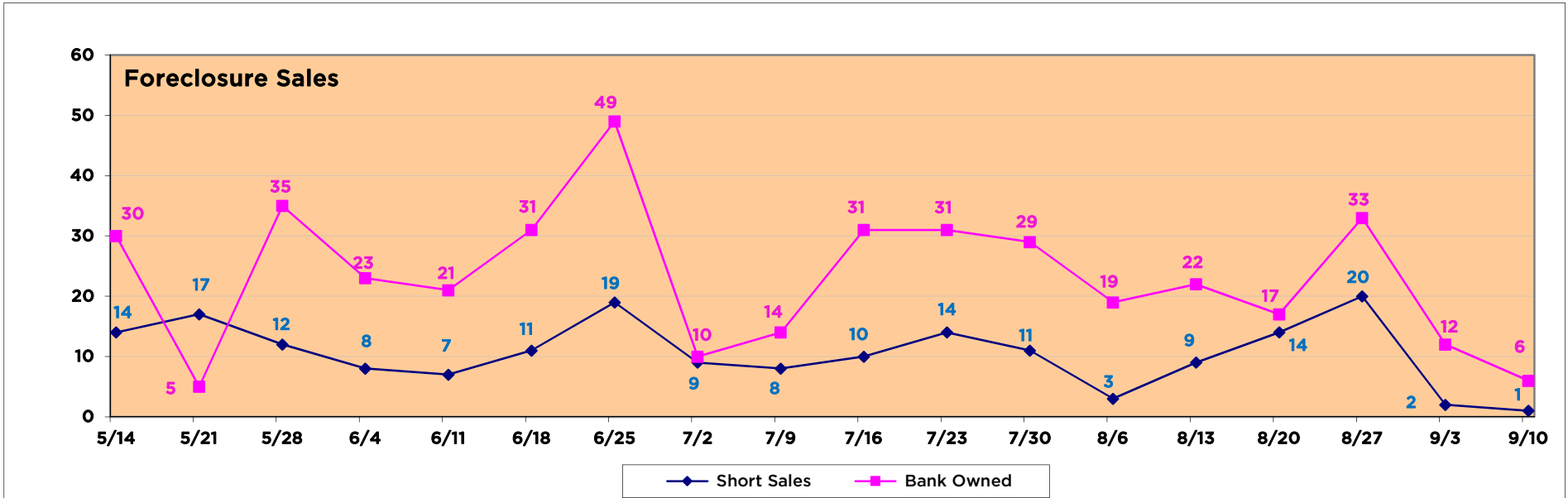
Square Footage

Average Square Feet	2,196	1,549	1,914	2,615	3,356	3,646	6,791
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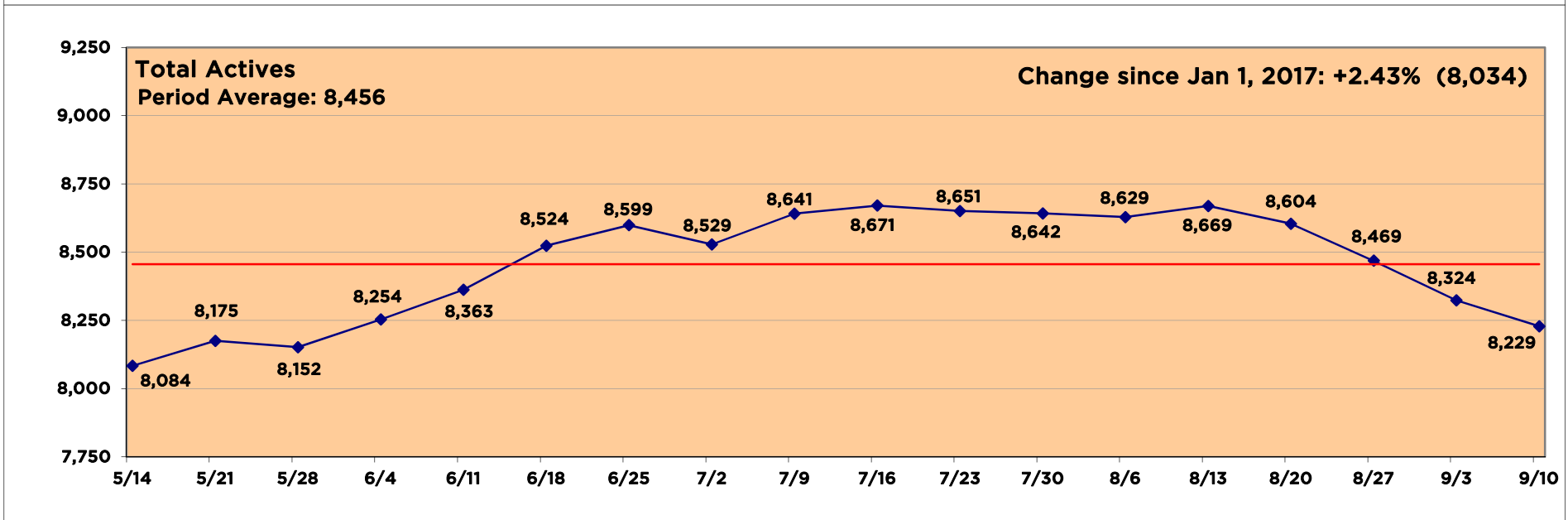
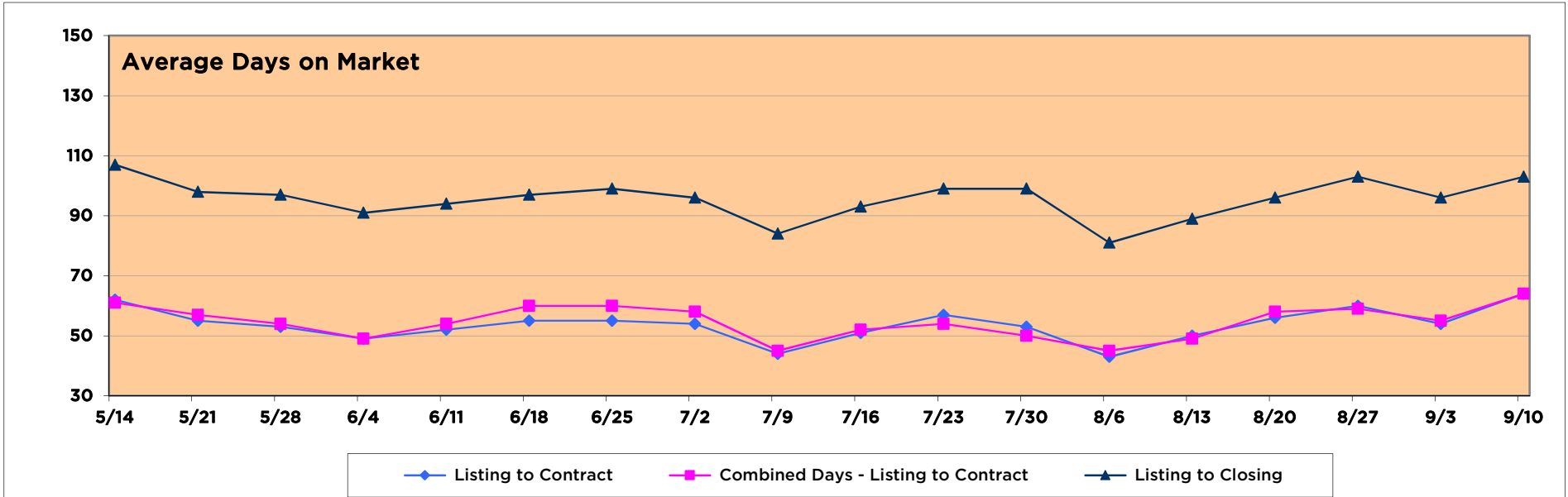
Single Family Homes



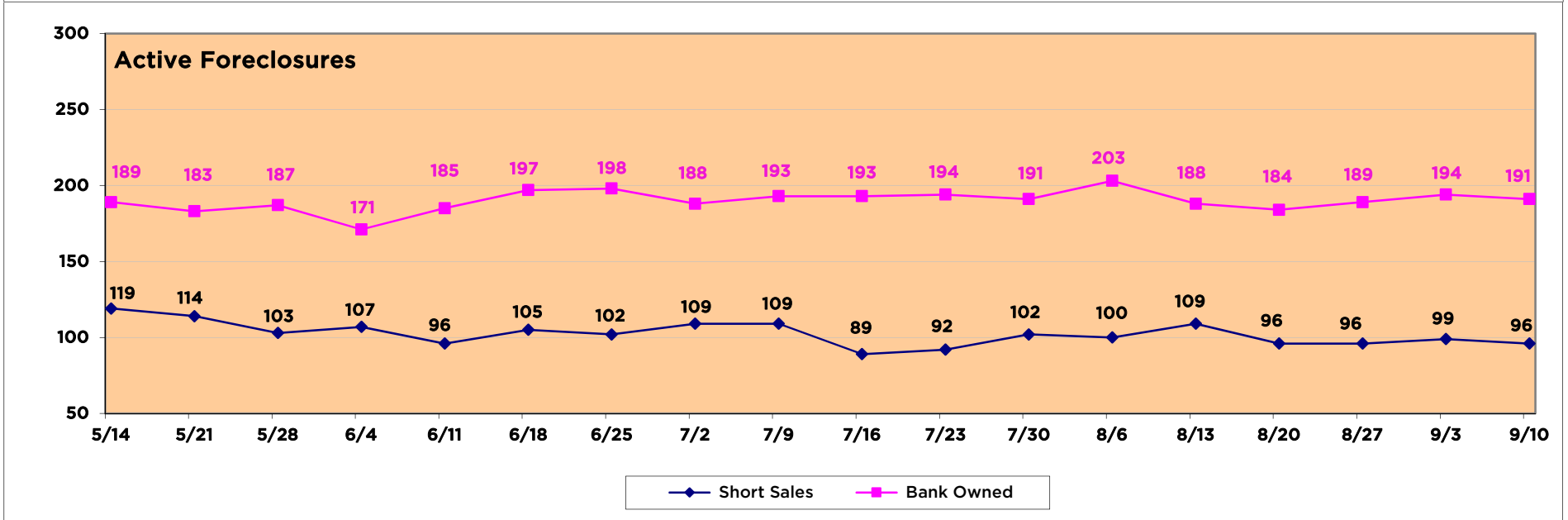
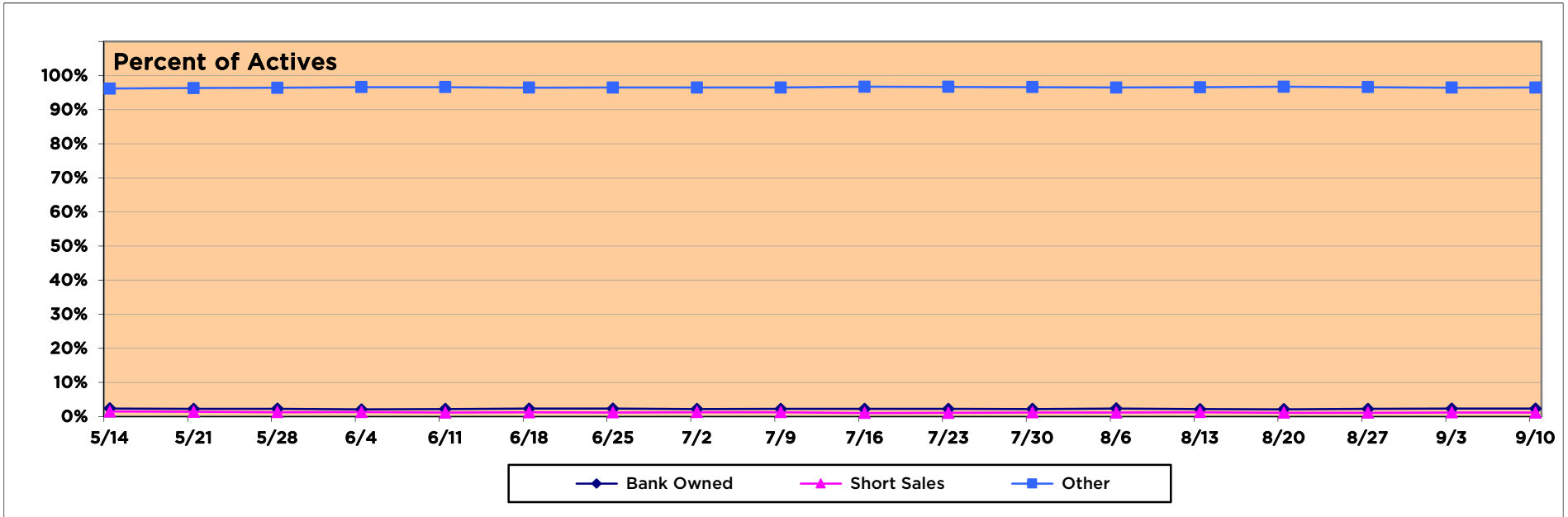
Single Family Homes



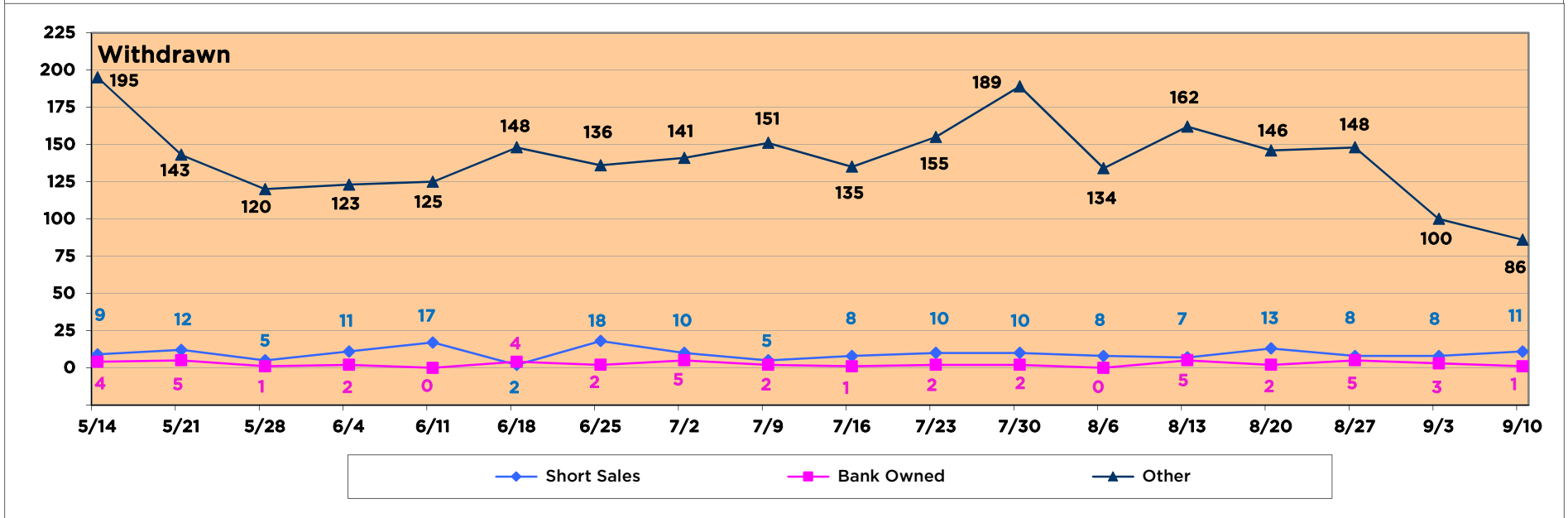
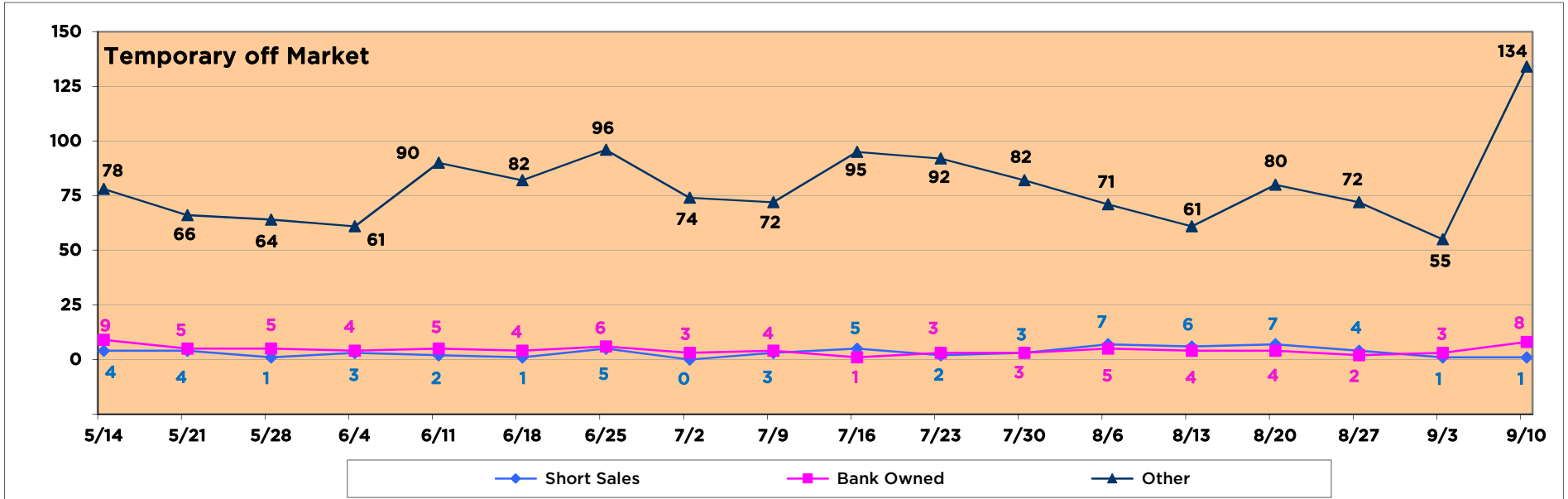
Single Family Homes



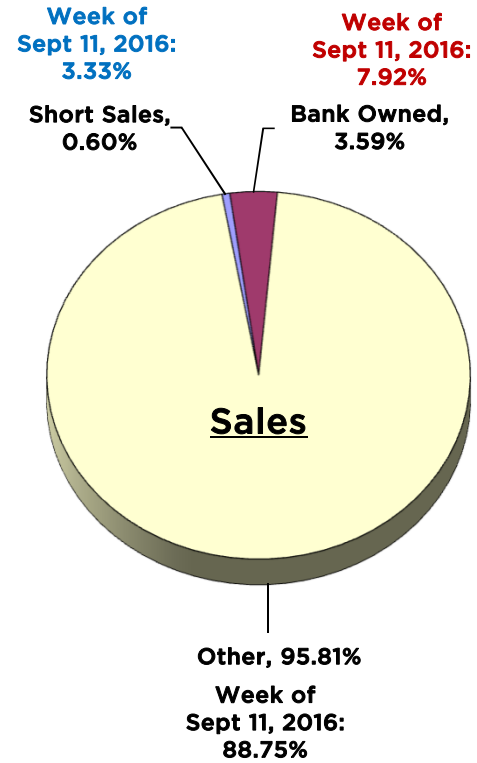
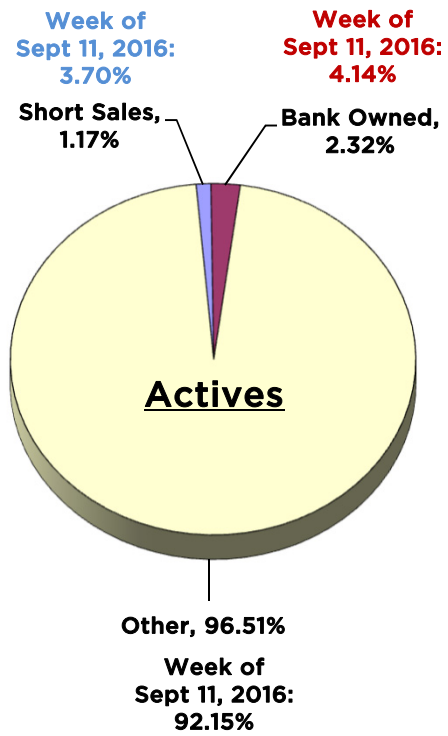
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 148 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		32	\$249,918	3.3	2.0	1,842	\$135.65
Altamonte Springs (East)	32701	1	\$249,500	3.0	2.0	1,828	\$136.49
Apopka / Hunt Club	32703	1	\$250,000	4.0	2.0	1,988	\$125.75
Casselberry	32707	2	\$249,700	3.0	2.0	1,988	\$125.60
Winter Springs / Tuskawilla	32708	2	\$249,900	3.0	2.0	1,655	\$151.00
Altamonte Springs / Forest City	32714	4	\$249,950	4.0	2.0	1,974	\$126.62
Lake Mary / Heathrow	32746	6	\$249,950	3.0	2.0	1,757	\$142.26
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	\$249,975	3.0	2.0	2,279	\$109.69
Sanford (South)	32773	1	\$249,990	2.0	2.0	1,617	\$154.60
Longwood / Wekiva Springs	32779	3	\$249,967	4.0	2.0	1,630	\$153.35
Winter Park	32792	4	\$249,925	3.0	2.0	1,686	\$148.24
Orange County		42	\$249,935	3.6	2.0	1,835	\$136.20
Apopka / Hunt Club	32703	2	\$249,900	4.0	2.0	1,851	\$135.01
Colonialtown	32803	1	\$249,900	3.0	3.0	1,344	\$185.94
Delaney / Crystal Lake	32806	2	\$249,700	3.0	2.0	1,750	\$142.69
Azalea Park	32807	1	\$250,000	3.0	2.0	2,353	\$106.25
Lockhart	32810	2	\$249,900	4.0	2.0	2,418	\$103.35
Union Park	32817	2	\$250,000	4.0	2.0	1,819	\$137.44
Hiawassee	32818	3	\$249,967	4.0	2.0	2,266	\$110.31
Williamsburg / Lake Bryan	32821	1	\$250,000	3.0	2.0	1,583	\$157.93
Taft	32824	6	\$249,948	4.0	2.0	1,912	\$130.73
Rio Pinar / Union Park	32825	2	\$249,900	4.0	2.0	1,650	\$151.45
Waterford Lakes	32828	9	\$249,944	3.0	2.0	1,803	\$138.63
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	4	\$249,950	4.0	2.0	1,644	\$152.04
Ocoee	34761	4	\$249,973	4.0	2.0	1,733	\$144.24

Where are the 148 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		35	\$249,900	3.6	2.1	2,103	\$118.83
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	7	\$249,954	4.0	2.0	1,984	\$125.98
Kissimmee (West) / Pleasant Hill	34746	6	\$249,858	4.0	2.0	2,157	\$115.84
Kissimmee / Celebration	34747	5	\$249,860	4.0	3.0	2,100	\$118.98
Kissimmee / Poinciana	34758	2	\$249,950	4.0	2.0	2,669	\$93.65
St Cloud	34769	6	\$249,900	3.0	2.0	1,802	\$138.68
St Cloud / Narcoossee	34771	4	\$249,975	3.0	2.0	2,143	\$116.65
St Cloud / Canoe Creek	34772	2	\$249,744	4.0	2.0	1,857	\$134.49
Lake County		39	\$249,919	3.1	2.0	1,960	\$127.49
Lady Lake / The Villages	32159	5	\$249,921	3.0	2.0	1,677	\$149.03
Deland	32720	1	\$250,000	3.0	2.0	2,052	\$121.83
Eustis (West)	32726	4	\$249,925	3.0	2.0	1,698	\$147.19
Mount Dora	32757	6	\$249,917	3.0	2.0	2,087	\$119.75
Clermont (Central)	34711	8	\$249,915	3.0	2.0	1,940	\$128.82
Minneola	34715	2	\$250,000	3.0	2.0	1,287	\$194.25
Fruitland Park	34731	1	\$250,000	4.0	2.0	2,516	\$99.36
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	7	\$249,943	3.0	2.0	2,379	\$105.06
Mascotte	34753	1	\$249,500	3.0	2.0	1,125	\$221.78
Leesburg (East) / Haines Creek	34788	1	\$249,900	3.0	2.0	1,782	\$140.24

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	77	60	4	10	1	1	1
Bank Owned	1	1	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	75	58	4	10	1	1	1
Active Listings	2,135	1,499	250	226	74	60	26
Bank Owned	43	40	2	0	1	0	0
Short Sales	33	31	1	0	0	1	0
Other	2,059	1,428	247	226	73	59	26
Months of Inventory	6	6	14	5	17	14	6

List Price

Average Original List Price	\$212,811	\$147,384	\$283,354	\$359,519	\$469,770	\$595,000	\$1,750,000
Average Final List Price	\$210,820	\$145,618	\$283,354	\$358,769	\$430,000	\$595,000	\$1,750,000

Sale Price

Average Price	\$205,519	\$141,040	\$271,975	\$349,970	\$430,000	\$595,000	\$1,750,000
Median Price	\$165,000	\$137,000	\$270,450	\$348,000	\$430,000	\$595,000	\$1,750,000

Price Differences

Original to Final List Price	-\$1,991	-\$1,766	\$0	-\$750	-\$39,770	\$0	\$0
Original List to Sale Price - \$	-\$7,292	-\$6,344	-\$11,379	-\$9,549	-\$39,770	\$0	\$0
Final List to Sale Price - \$	-\$5,301	-\$4,578	-\$11,379	-\$8,799	\$0	\$0	\$0
Original List to Sale Price - %	96.57%	95.70%	95.98%	97.34%	91.53%	100.00%	100.00%
Final List to Sale Price - %	97.49%	96.86%	95.98%	97.55%	100.00%	100.00%	100.00%

Days on the Market

Avg Days Listing to Contract	53	52	74	61	16	7	0
Combined Avg Days to Contract	49	45	137	48	16	7	0
Avg Days Listing to Closing	92	92	121	94	61	56	0
Avg Days Contract to Close	38	39	46	32	43	47	0

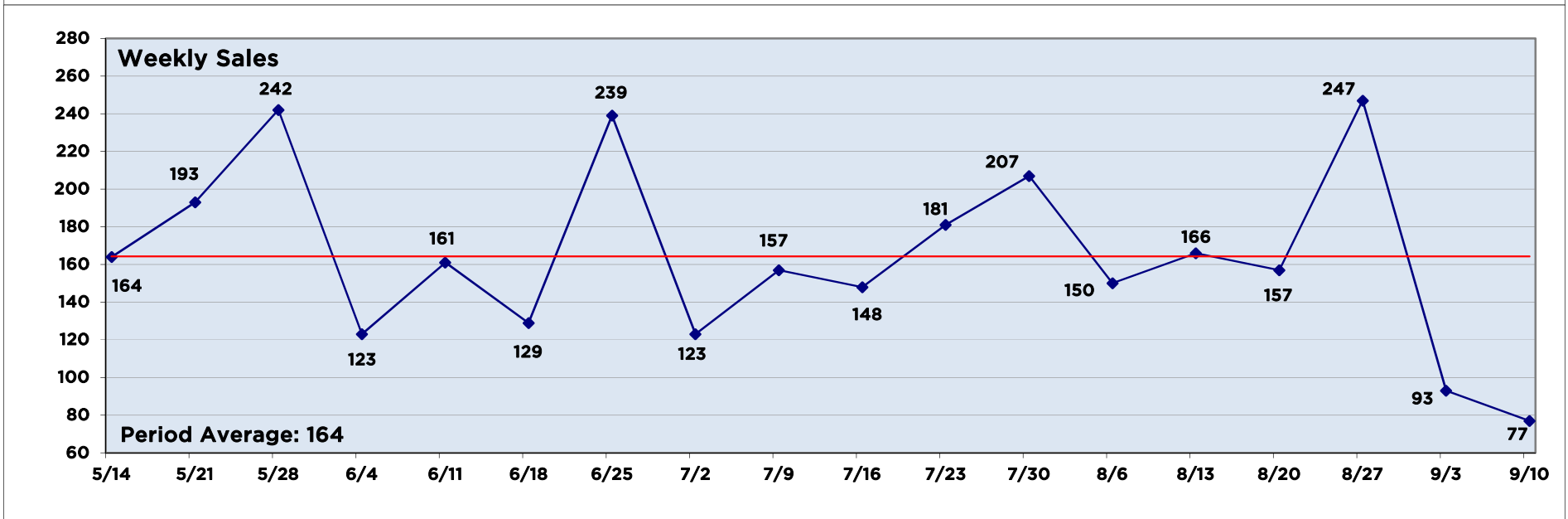
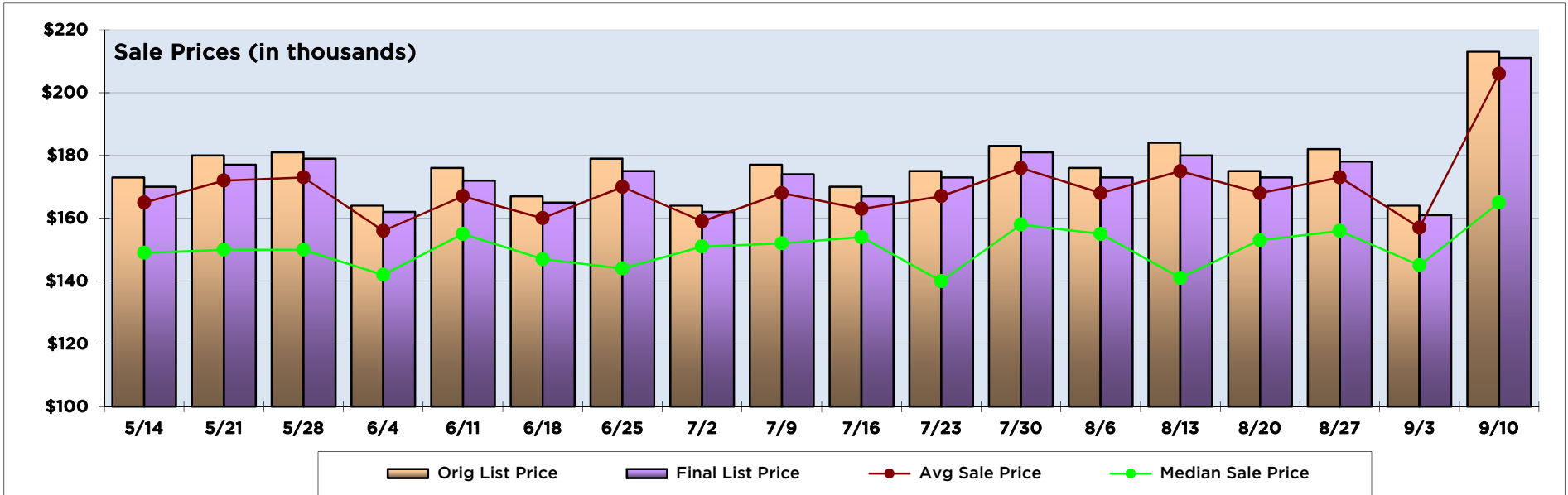
Beds / Baths

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

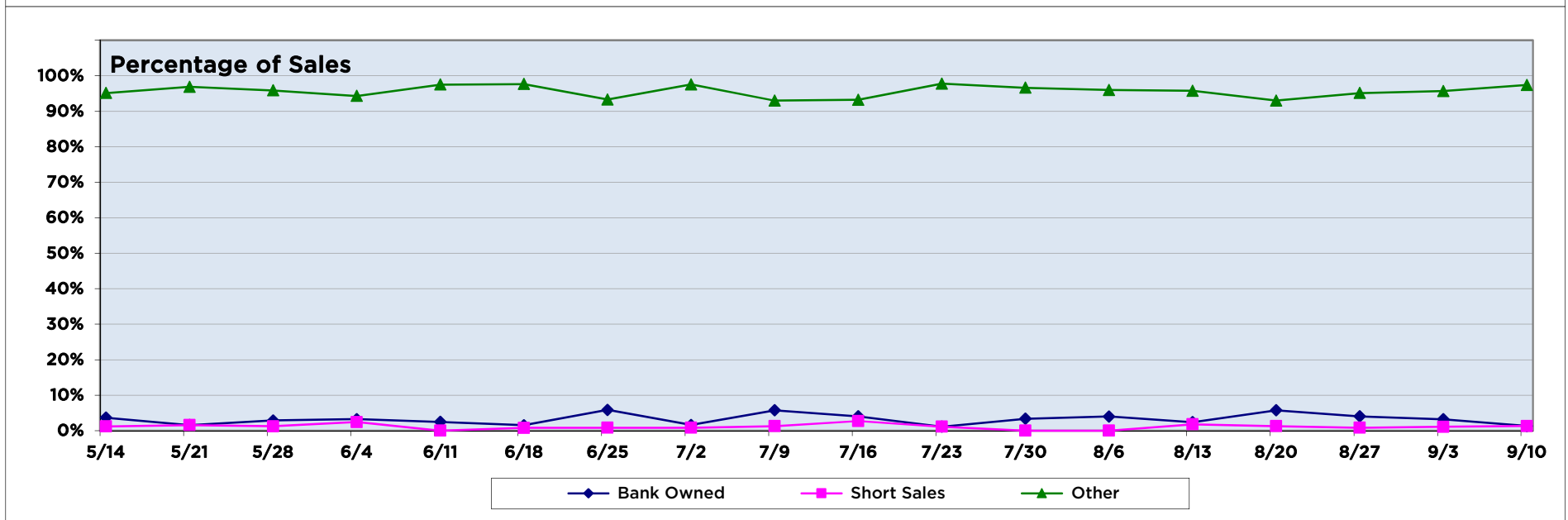
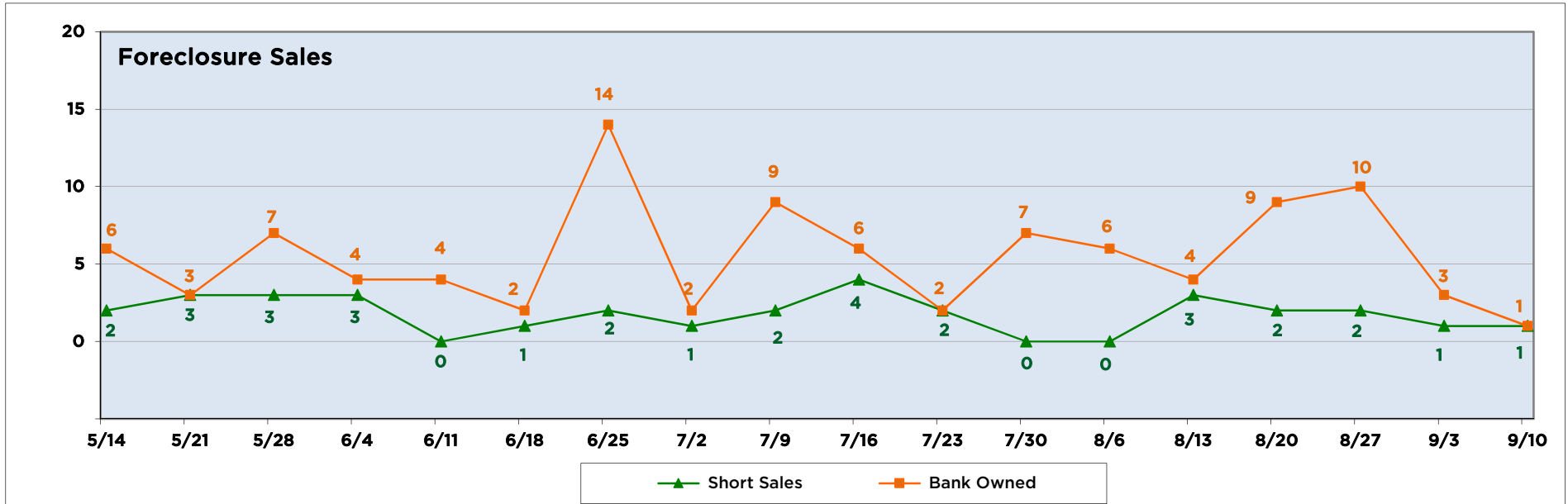
Square Footage

Average Square Feet	1,415	1,261	1,484	1,813	2,135	3,009	4,090
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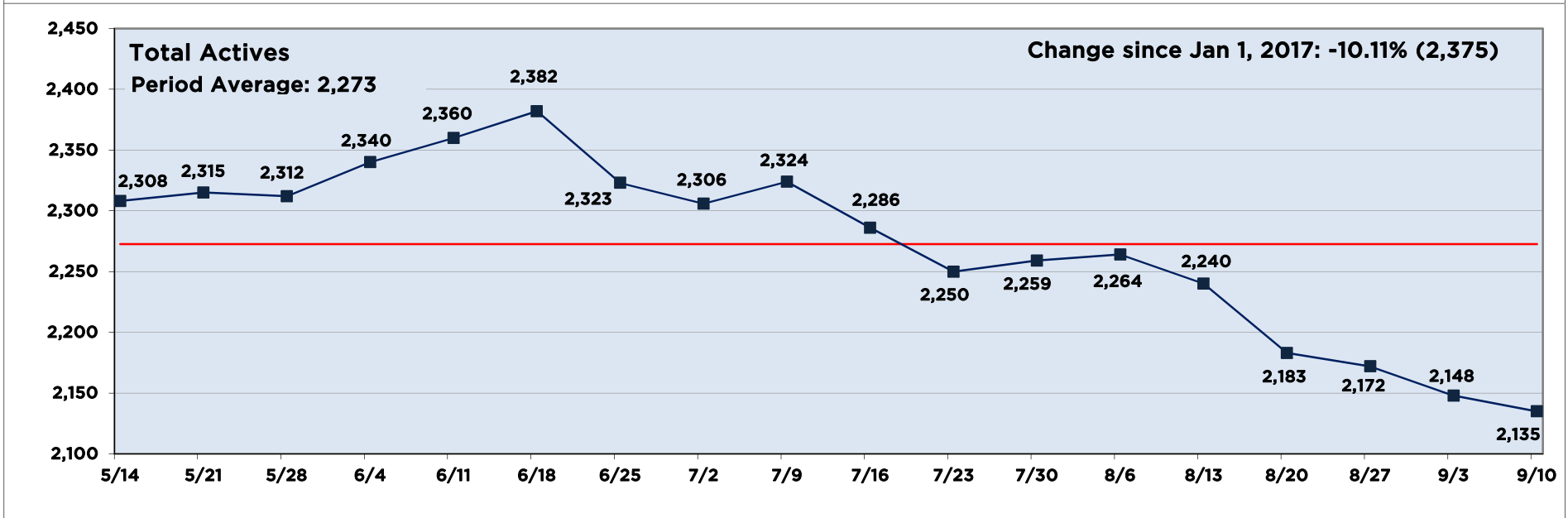
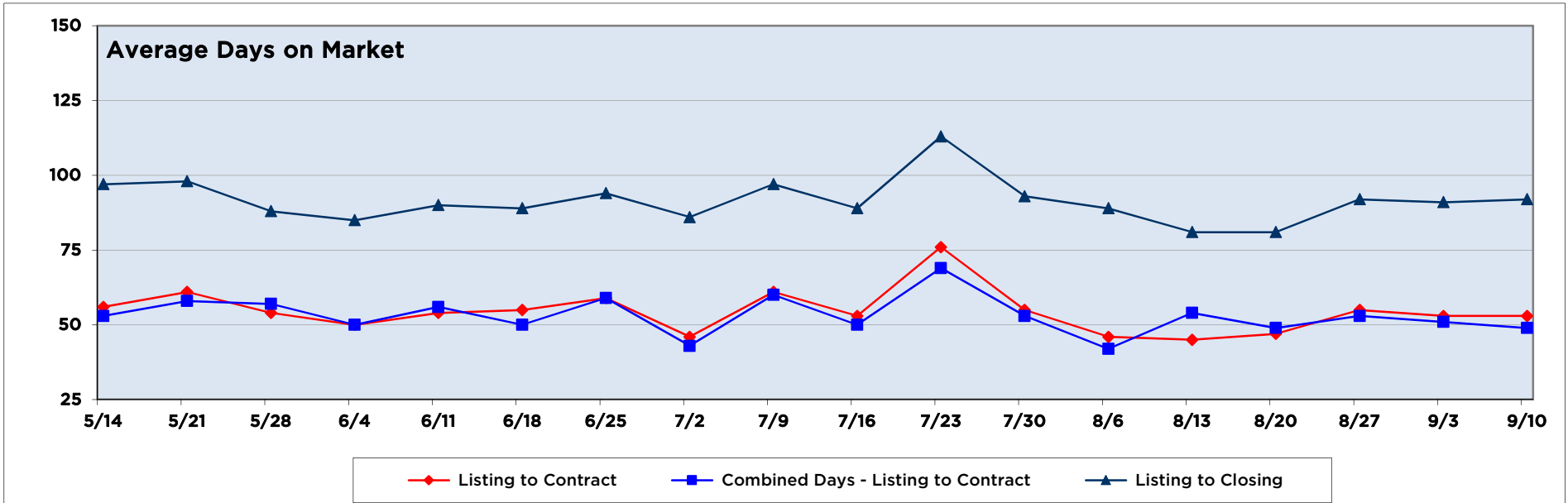
Condos, Townhomes, Villas



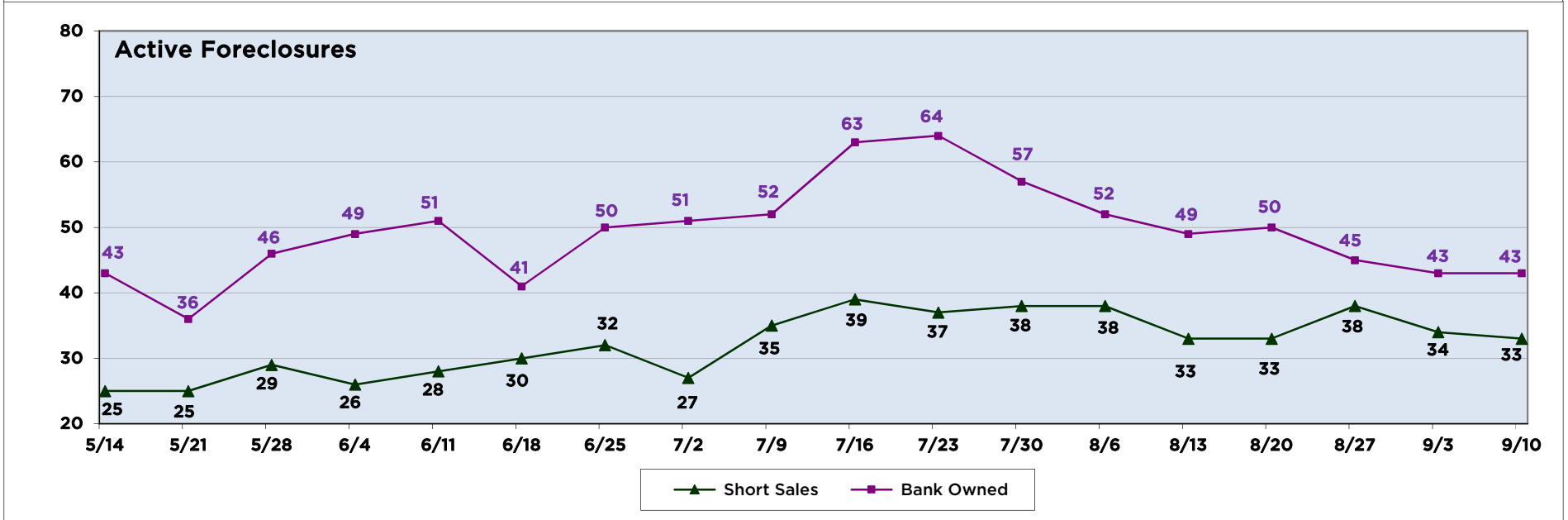
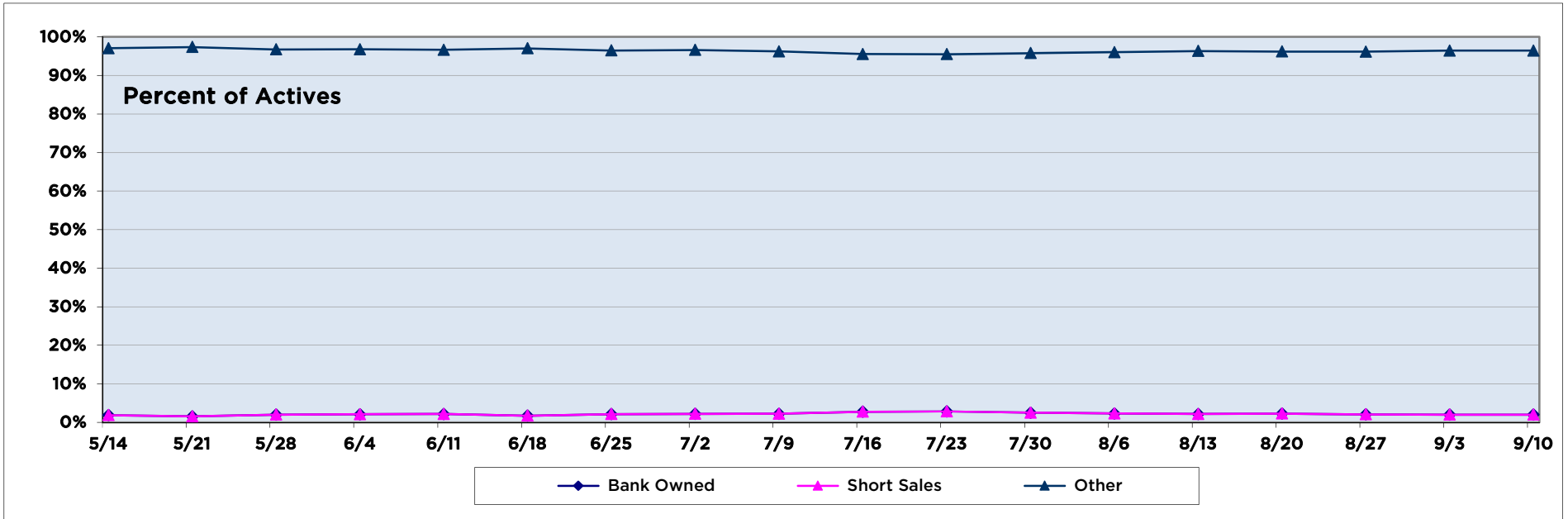
Condos, Townhomes, Villas



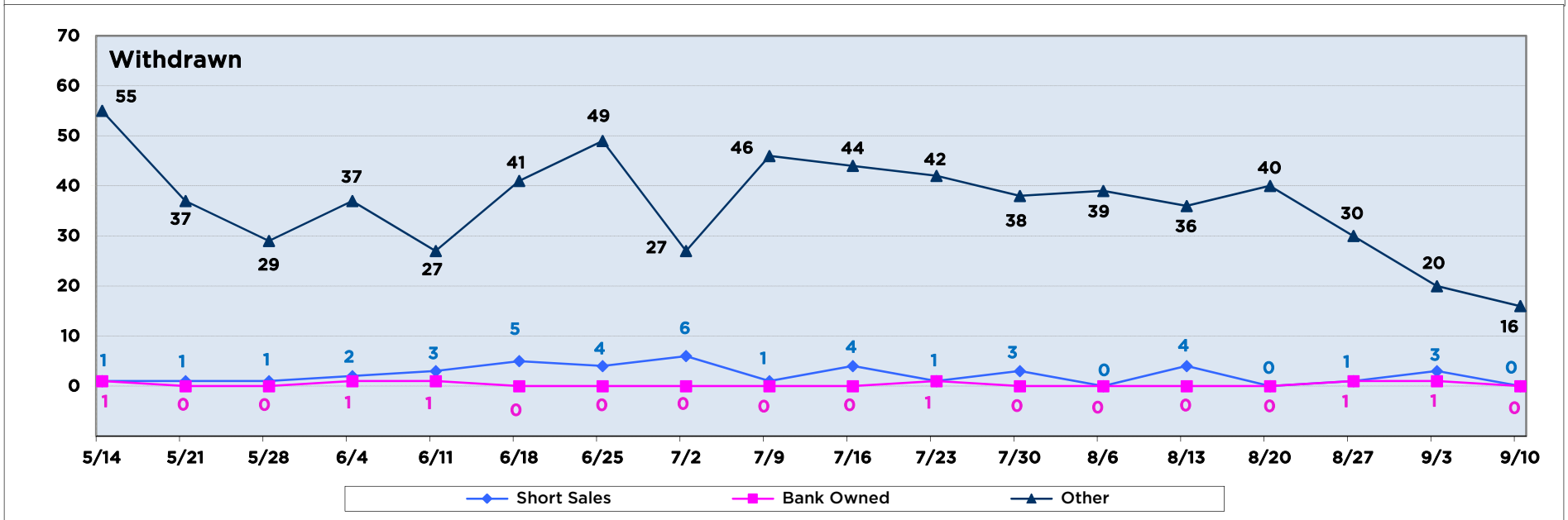
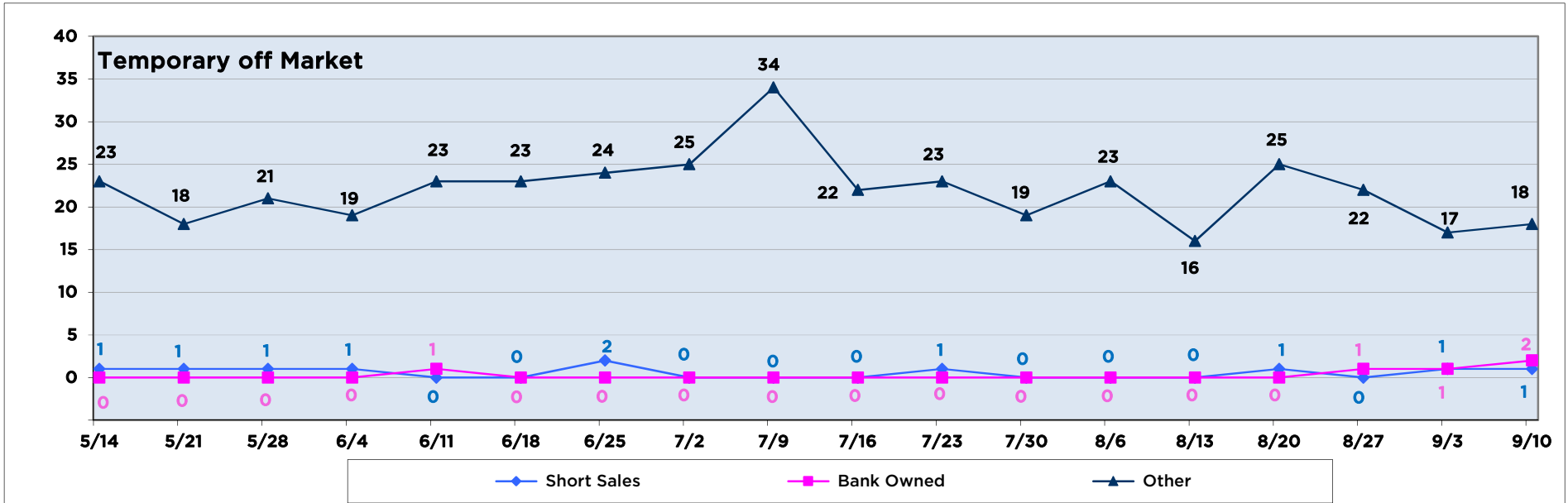
Condos, Townhomes, Villas



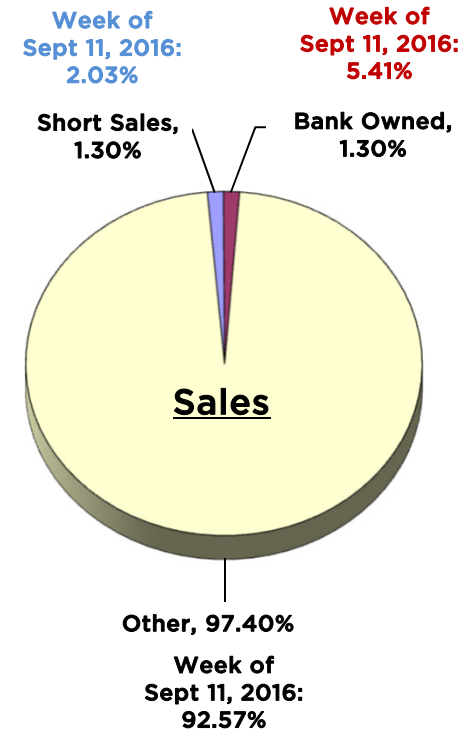
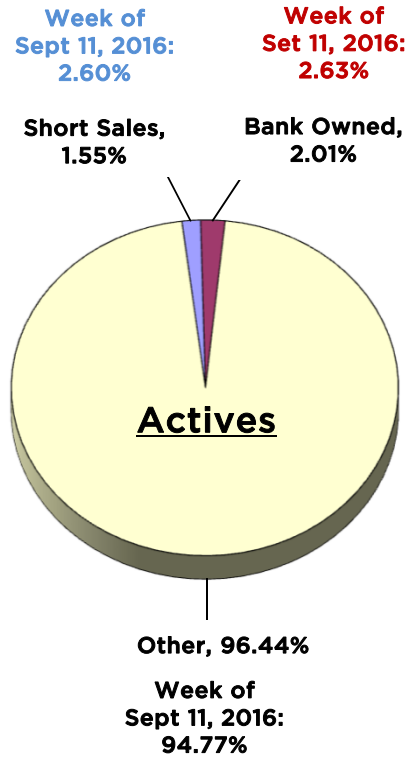
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 23 Condos, Townhomes, or Villas available for the Median Price of \$165,000? (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		4	\$164,975	2.3	2.0	1,420	\$116.18
Altamonte Springs (East)	32701	1	\$164,900	3.0	2.0	1,686	\$97.81
Sanford / Lake Forest	32771	2	\$165,000	2.0	2.0	1,379	\$119.65
Winter Park	32792	1	\$165,000	2.0	2.0	1,236	\$133.50
Orange County		6	\$164,967	2.3	2.0	1,264	\$130.55
Pine Hills / Rosemont	32808	1	\$165,000	3.0	2.0	1,872	\$88.14
Orlo Vista	32811	1	\$165,000	2.0	2.0	1,043	\$158.20
Williamsburg / Lake Bryan	32821	1	\$164,900	2.0	2.0	1,076	\$153.25
Ventura	32822	1	\$165,000	3.0	2.0	1,500	\$110.00
Moss Park	32832	1	\$165,000	2.0	2.0	1,071	\$154.06
Hunters Creek	32837	1	\$164,900	2.0	2.0	1,020	\$161.67
Osceola County		13	\$164,976	2.8	2.2	1,379	\$119.67
Davenport	33896	4	\$165,000	2.0	2.0	1,134	\$145.50
Kissimmee (Central)	34741	2	\$164,950	3.0	2.0	1,360	\$121.29
Kissimmee (East)	34744	1	\$165,000	3.0	2.0	1,728	\$95.49
Kissimmee (West) / Pleasant Hill	34746	2	\$165,000	4.0	3.0	1,466	\$112.55
Kissimmee / Celebration	34747	2	\$164,950	3.0	2.0	1,293	\$127.57
Kissimmee / Poinciana	34758	1	\$164,900	3.0	3.0	1,831	\$90.06
St Cloud	34769	1	\$164,990	3.0	2.0	1,588	\$103.90