



Monday Morning Quarterback Summary

Week of Oct 1, 2017

Single-family existing homes

- Sales of single-family homes decreased to 488 during the week of Oct 1, from 727 the week prior
- The median price of a single family home remained constant at \$248,000
- The number of single-family home foreclosure transactions decreased to 16 last week, from 22 the week of Sep 24
- The number of single-family home short-sale transactions increased to 11 from 4 the week prior
- Single-family inventory increased by 20, and now sits at 8,215

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 139 during the week of Oct 1, from 219 the week prior
- The median price of condos, townhomes, and villas decreased to \$145,000, a change of -9.4%
- The number of condo, townhome, and villa foreclosure transactions decreased to 6 last week, from 11 the week of Sep 24
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 2 the week prior
- Condo inventory increased by 20, and now sits at 2,120

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	488	246	89	90	24	36	3
Bank Owned	16	14	1	1	0	0	0
Short Sales	11	8	0	1	0	2	0
Other	461	224	88	88	24	34	3
Active Listings	8,215	2,335	1,243	1,856	856	1,344	581
Bank Owned	192	105	29	30	13	11	4
Short Sales	116	68	16	19	5	7	1
Other	7,907	2,162	1,198	1,807	838	1,326	576
Months of Inventory	4	2	3	5	8	9	45

List Price

Average Original List Price	\$304,482	\$192,961	\$286,050	\$357,407	\$470,598	\$708,664	\$2,229,167
Average Final List Price	\$296,756	\$189,184	\$279,055	\$349,566	\$457,208	\$680,294	\$2,172,483

Sale Price

Average Price	\$288,523	\$183,262	\$274,329	\$341,659	\$450,425	\$656,277	\$2,038,667
Median Price	\$248,000	\$193,000	\$273,500	\$339,500	\$446,250	\$608,500	\$2,116,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$7,726	-\$3,777	-\$6,995	-\$7,841	-\$13,390	-\$28,370	-\$56,684
<i>Original</i> List to <i>Sale</i> Price - \$	-\$15,959	-\$9,699	-\$11,721	-\$15,748	-\$20,173	-\$52,387	-\$190,500
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,233	-\$5,922	-\$4,726	-\$7,907	-\$6,783	-\$24,017	-\$133,816
<i>Original</i> List to <i>Sale</i> Price - %	94.76%	94.97%	95.90%	95.59%	95.71%	92.61%	91.45%
<i>Final</i> List to <i>Sale</i> Price - %	97.23%	96.87%	98.31%	97.74%	98.52%	96.47%	93.84%

Days on the Market

Avg Days Listing to Contract	53	43	49	63	55	102	145
Combined Avg Days to Contract	54	38	50	69	70	111	145
Avg Days Listing to Closing	99	91	91	106	98	153	186
Avg Days Contract to Close	45	47	41	43	42	50	40

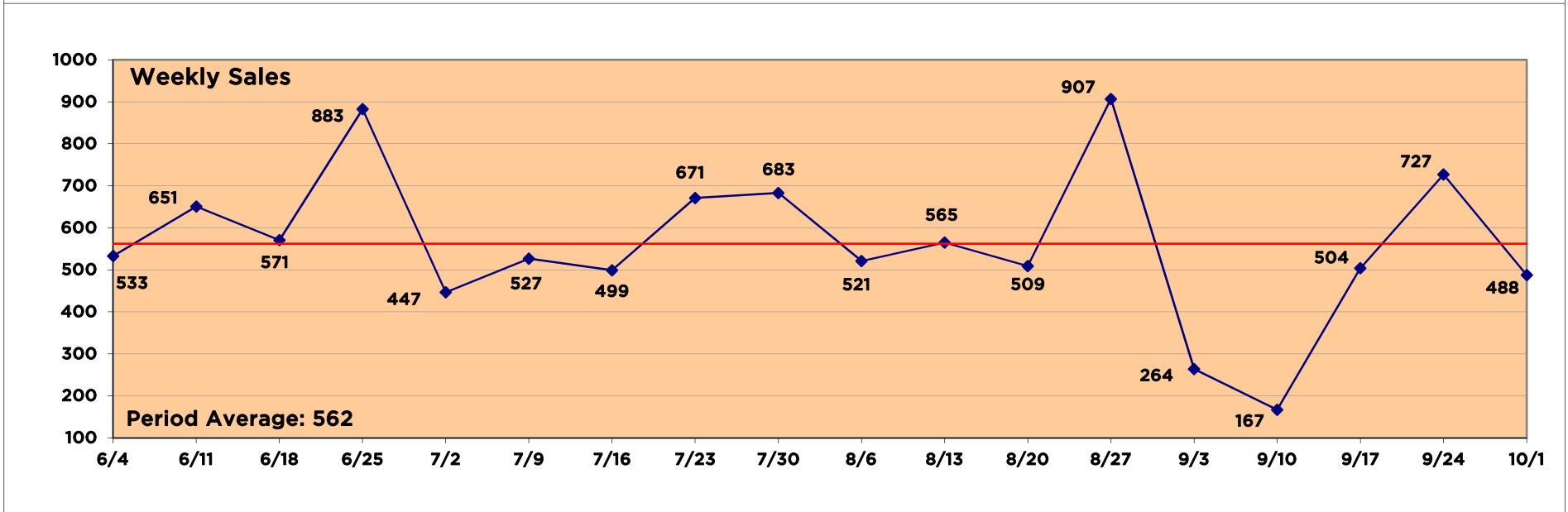
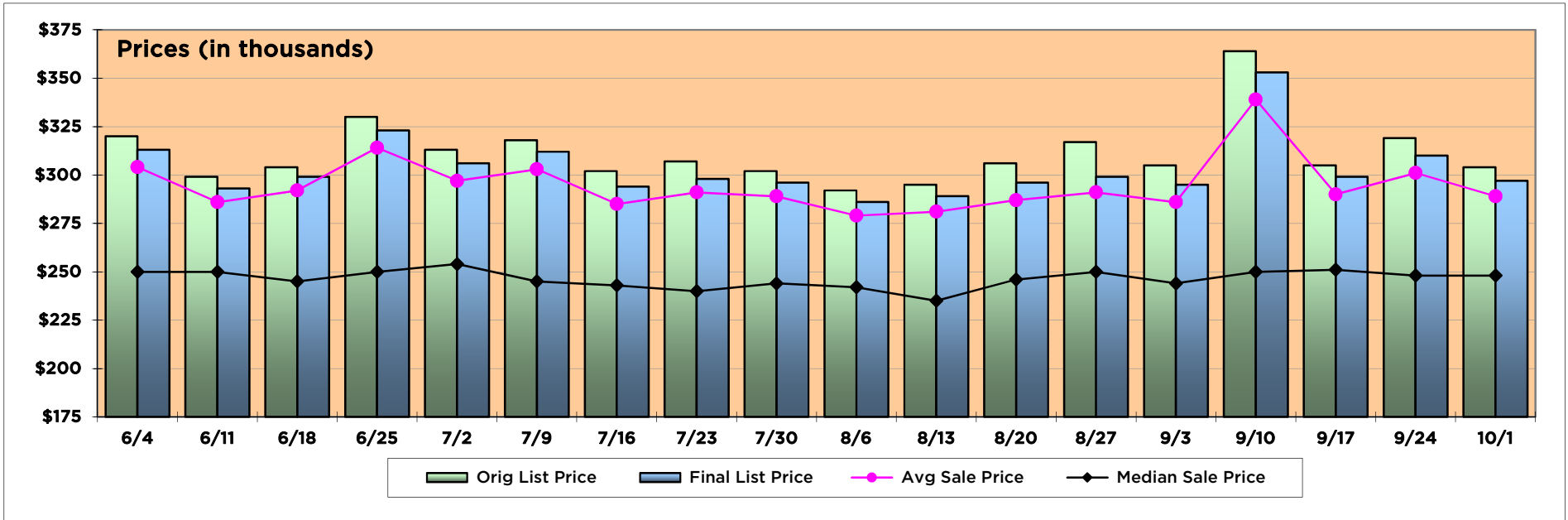
Beds / Baths

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

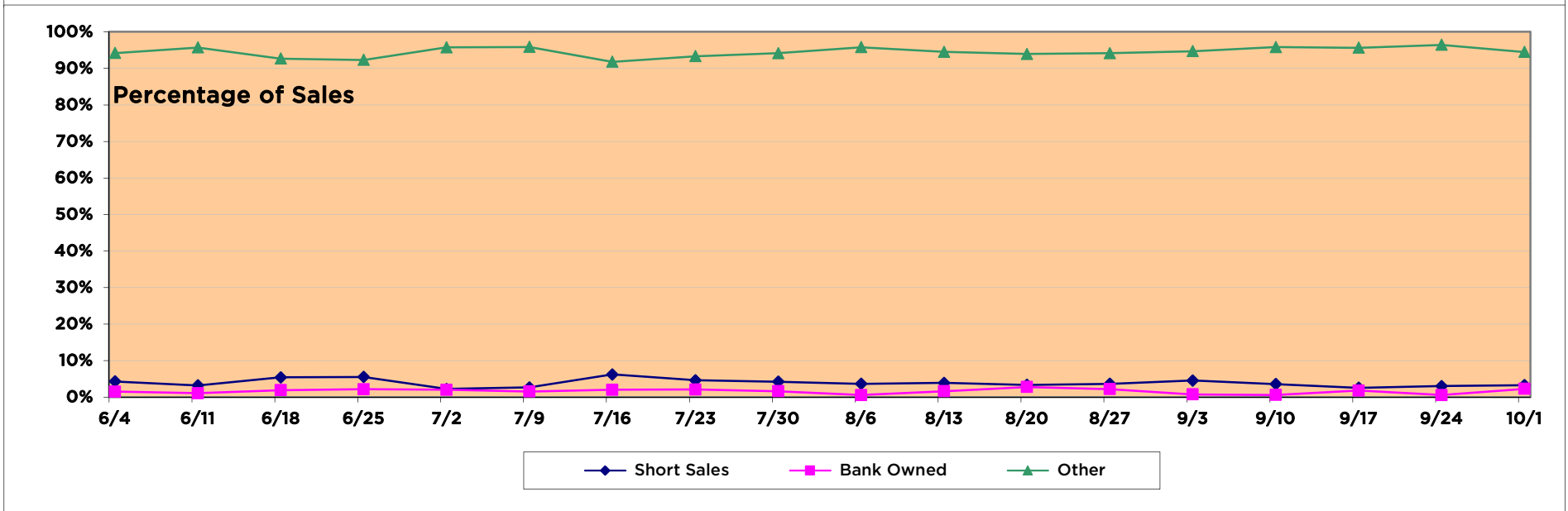
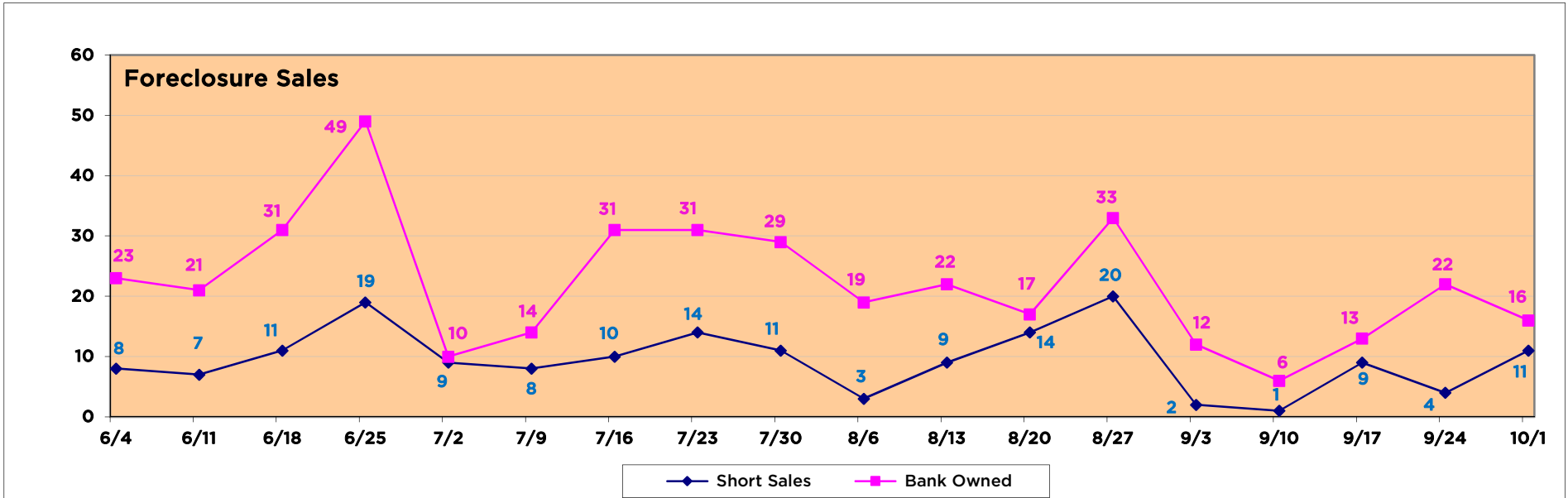
Square Footage

Average Square Feet	2,126	1,553	2,197	2,595	2,977	3,780	6,360
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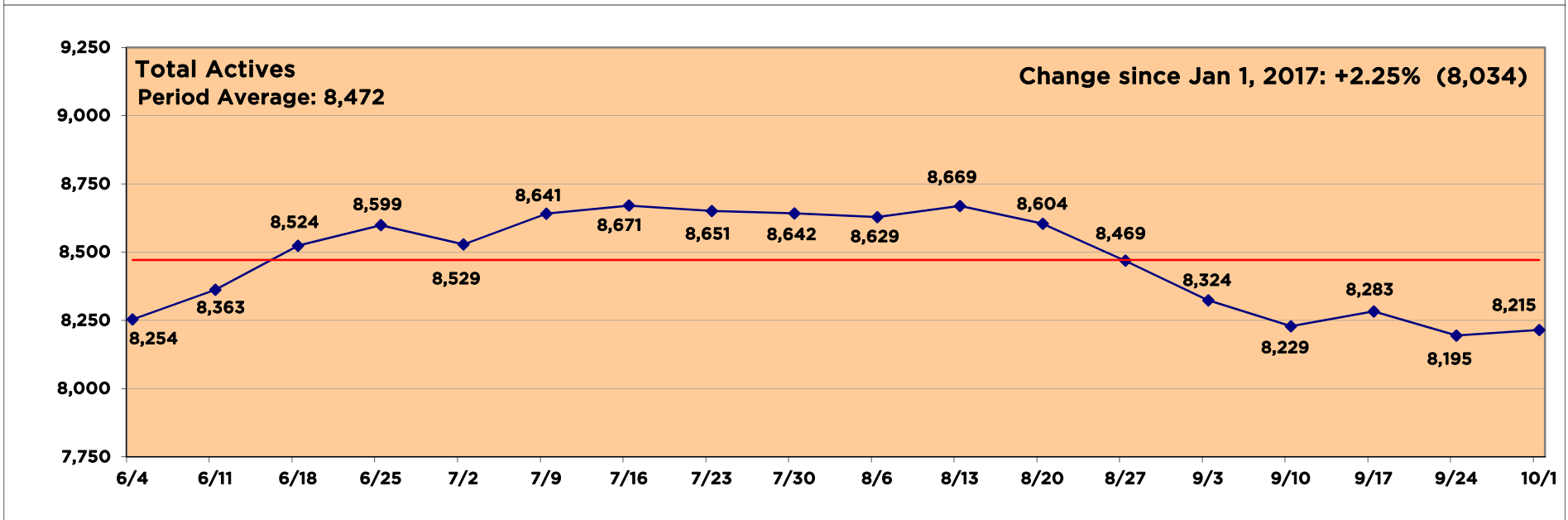
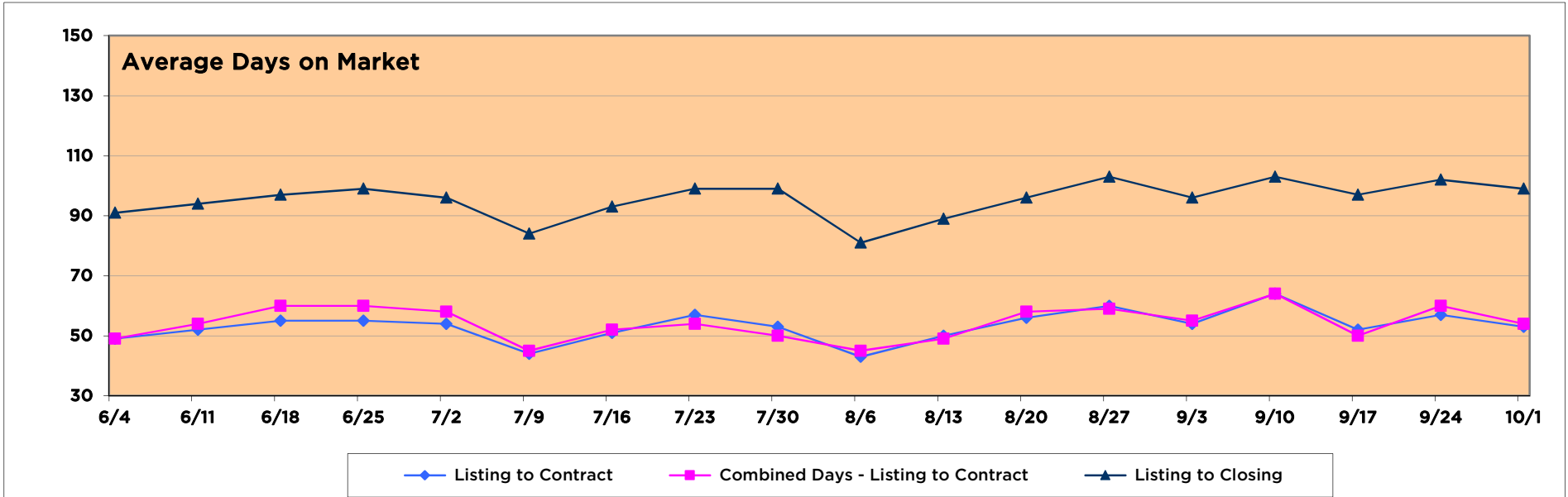
Single Family Homes



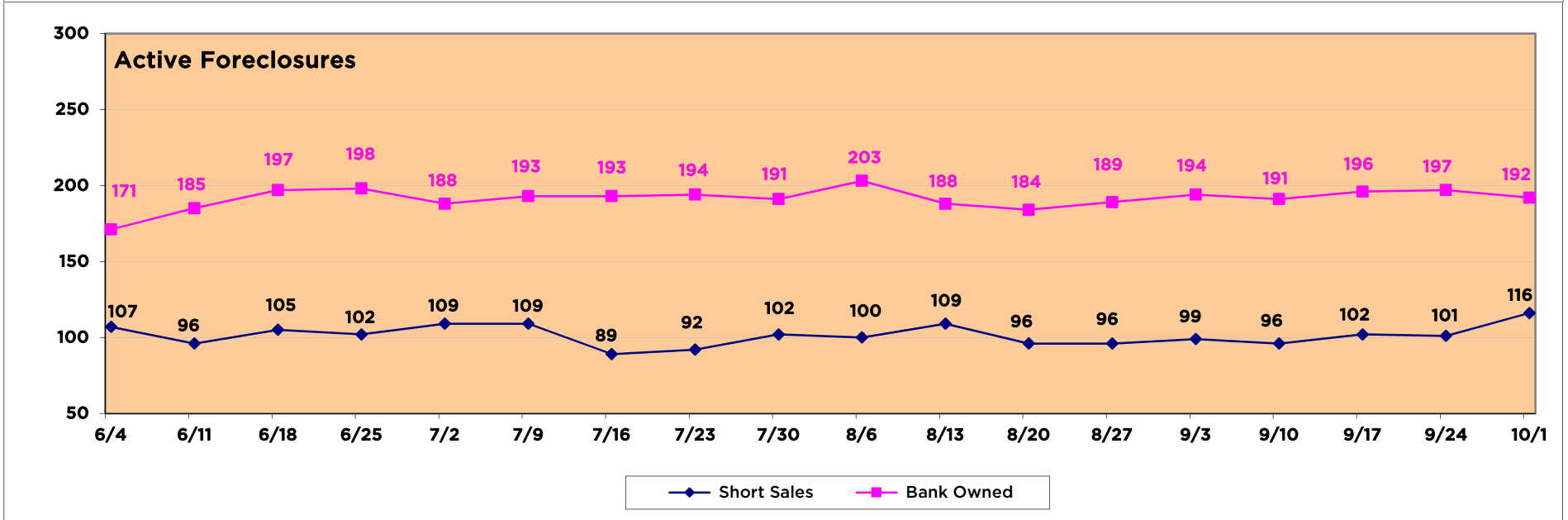
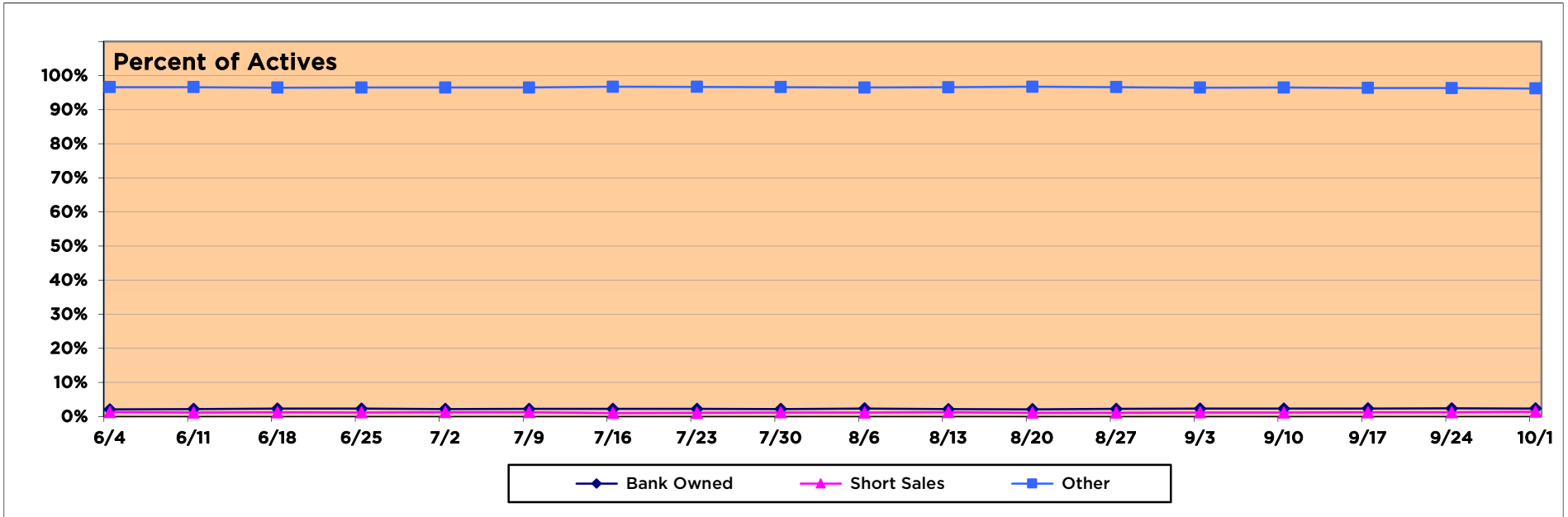
Single Family Homes



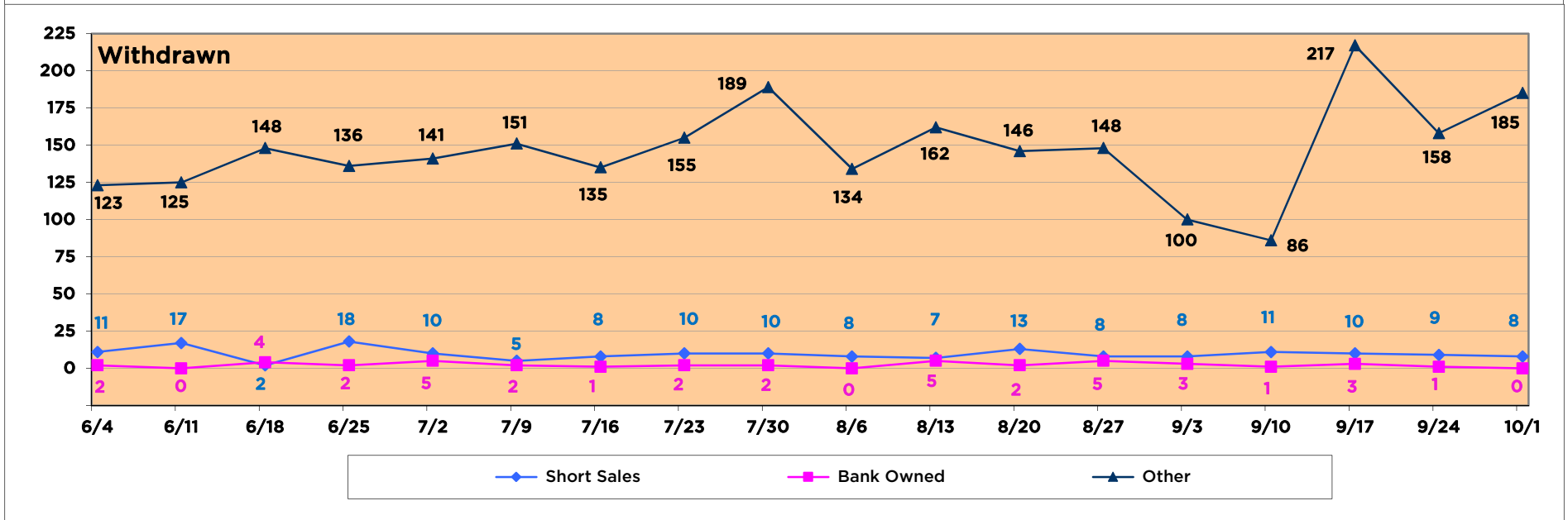
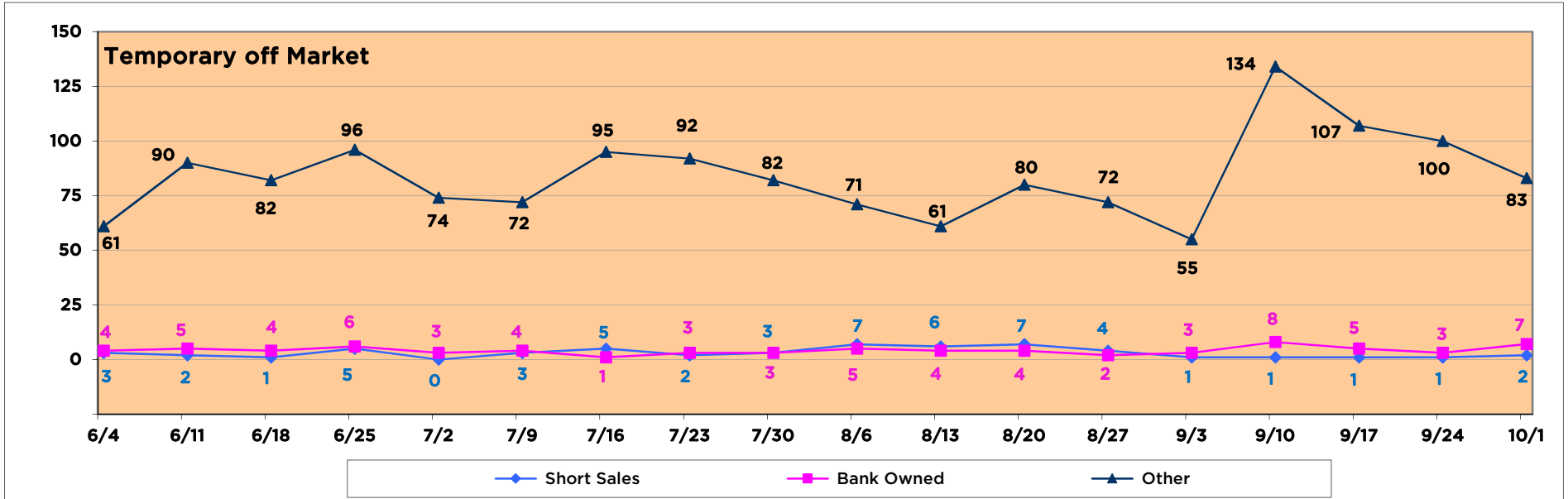
Single Family Homes



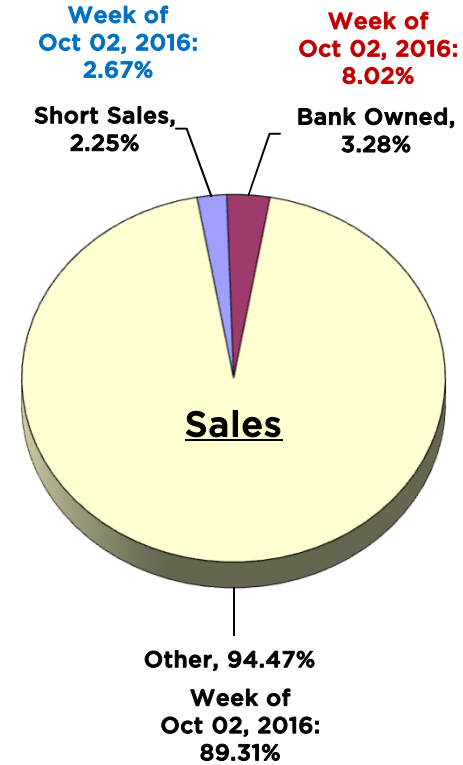
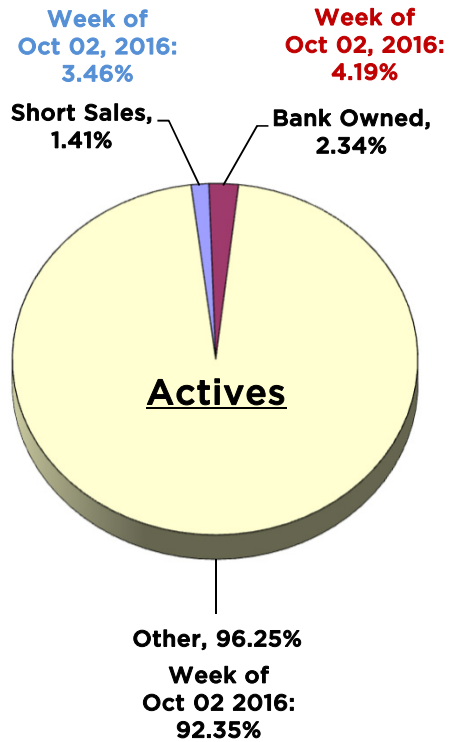
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 17 Single Family Homes available for the Median Price of \$248,000? (± \$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	\$247,750	3.0	2.0	1,696	\$146.08
Apopka / Hunt Club	32703	1	\$248,000	3.0	2.0	1,502	\$165.11
Geneva	32732	1	\$247,500	3.0	2.0	1,890	\$130.95
Orange County		5	\$247,840	3.6	2.0	1,762	\$140.69
Delaney / Crystal Lake	32806	1	\$247,900	3.0	2.0	1,593	\$155.62
Taft	32824	1	\$247,900	4.0	2.0	2,415	\$102.65
Union Park / Chickasaw	32829	1	\$248,000	3.0	2.0	1,698	\$146.05
Hunters Creek	32837	2	\$247,700	4.0	2.0	1,551	\$159.70
Osceola County		5	\$247,956	4.2	2.6	2,108	\$117.63
Kissimmee (West) / Pleasant Hill	34746	1	\$248,000	4.0	3.0	1,582	\$156.76
Kissimmee / Celebration	34747	1	\$247,900	4.0	2.0	2,646	\$93.69
Kissimmee / Poinciana	34758	1	\$247,900	5.0	4.0	2,656	\$93.34
St Cloud / Narcoossee	34771	2	\$247,990	4.0	2.0	1,828	\$135.66
Lake County		5	\$247,920	3.8	2.6	1,868	\$132.75
Mount Dora	32757	1	\$247,800	3.0	2.0	1,399	\$177.13
Clermont (Central)	34711	2	\$247,950	3.0	2.0	1,810	\$136.99
Clermont (South)	34714	1	\$247,900	5.0	4.0	2,186	\$113.40
Groveland	34736	1	\$248,000	5.0	3.0	2,133	\$116.27

Monday Morning Quarterback
10/01/2017 - 10/07/2017
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	139	121	9	6	0	2	1
Bank Owned	6	6	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	133	115	9	6	0	2	1
Active Listings	2,120	1,484	244	239	71	57	25
Bank Owned	34	31	1	1	0	0	1
Short Sales	33	28	3	0	1	1	0
Other	2,053	1,425	240	238	70	56	24
Months of Inventory	4	3	6	9	0	7	6

List Price

Average Original List Price	\$181,965	\$144,256	\$290,824	\$357,967	\$0	\$786,950	\$1,499,000
Average Final List Price	\$175,777	\$141,900	\$279,491	\$354,817	\$0	\$786,950	\$1,045,000

Sale Price

Average Price	\$170,709	\$137,674	\$271,169	\$346,583	\$0	\$742,500	\$1,065,000
Median Price	\$145,000	\$133,420	\$269,729	\$350,000	\$0	\$742,500	\$1,065,000

Price Differences

Original to Final List Price	-\$6,188	-\$2,356	-\$11,333	-\$3,150	\$0	\$0	-\$454,000
Original List to Sale Price - \$	-\$11,256	-\$6,582	-\$19,655	-\$11,384	\$0	-\$44,450	-\$434,000
Final List to Sale Price - \$	-\$5,068	-\$4,226	-\$8,322	-\$8,234	\$0	-\$44,450	\$20,000
Original List to Sale Price - %	93.81%	95.44%	93.24%	96.82%	0.00%	94.35%	71.05%
Final List to Sale Price - %	97.12%	97.02%	97.02%	97.68%	0.00%	94.35%	101.91%

Days on the Market

Avg Days Listing to Contract	57	53	113	27	0	35	257
Combined Avg Days to Contract	51	48	101	27	0	35	249
Avg Days Listing to Closing	99	92	194	68	0	81	294
Avg Days Contract to Close	41	38	80	41	0	45	36

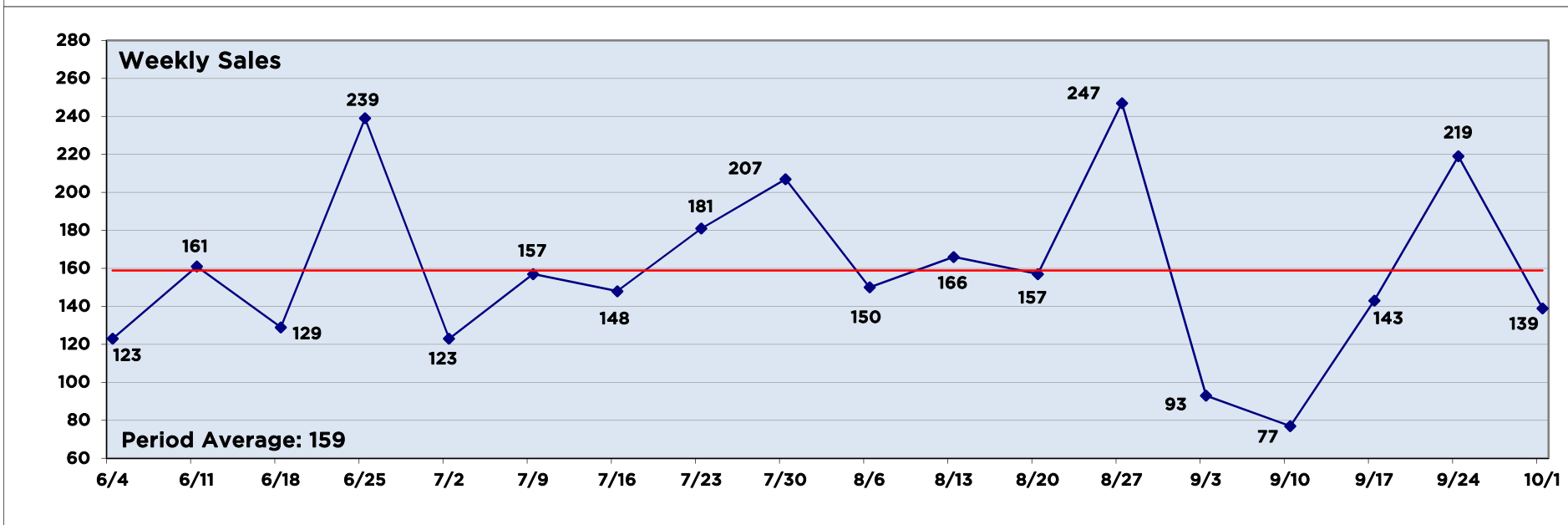
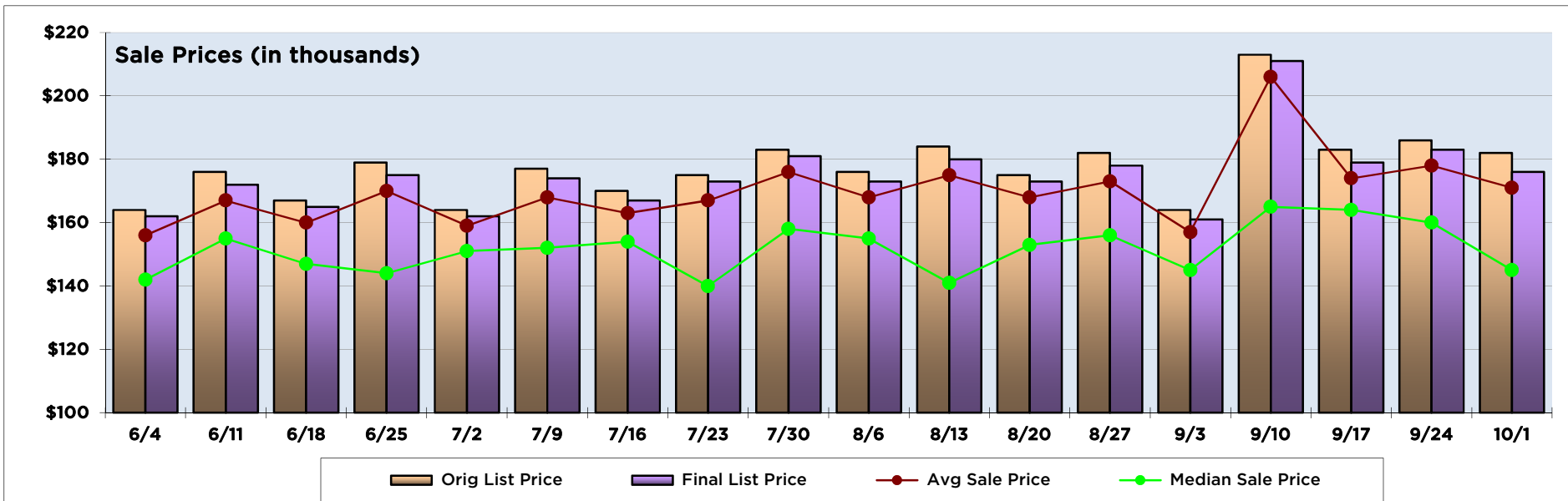
Beds / Baths

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

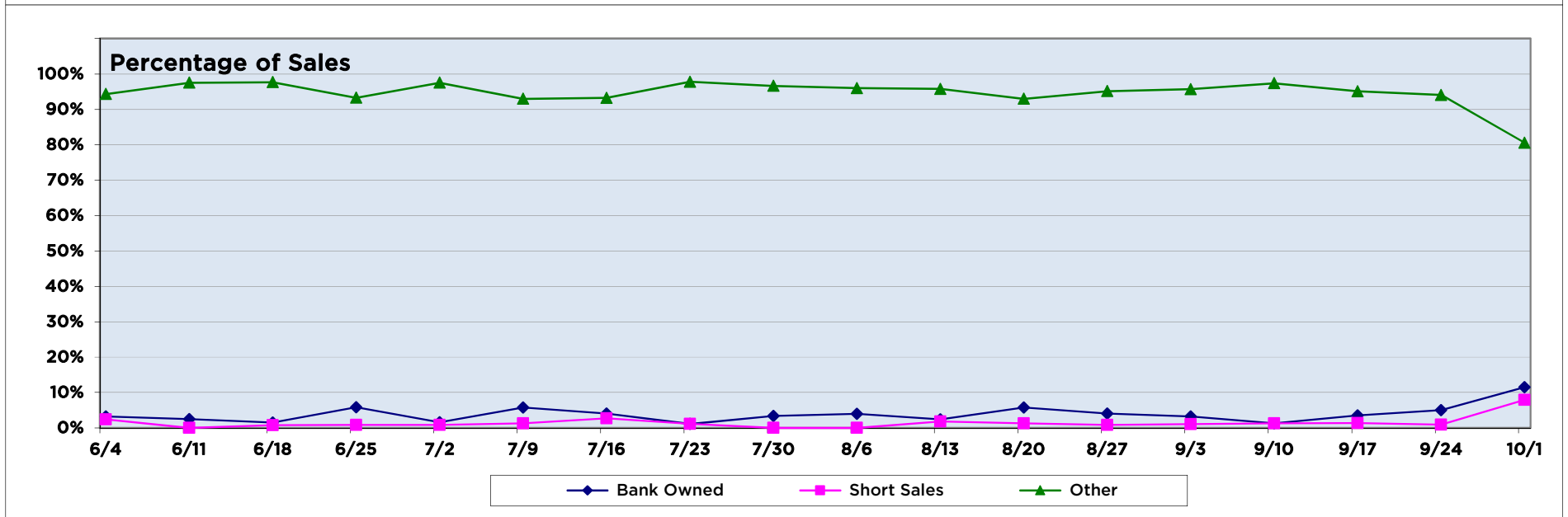
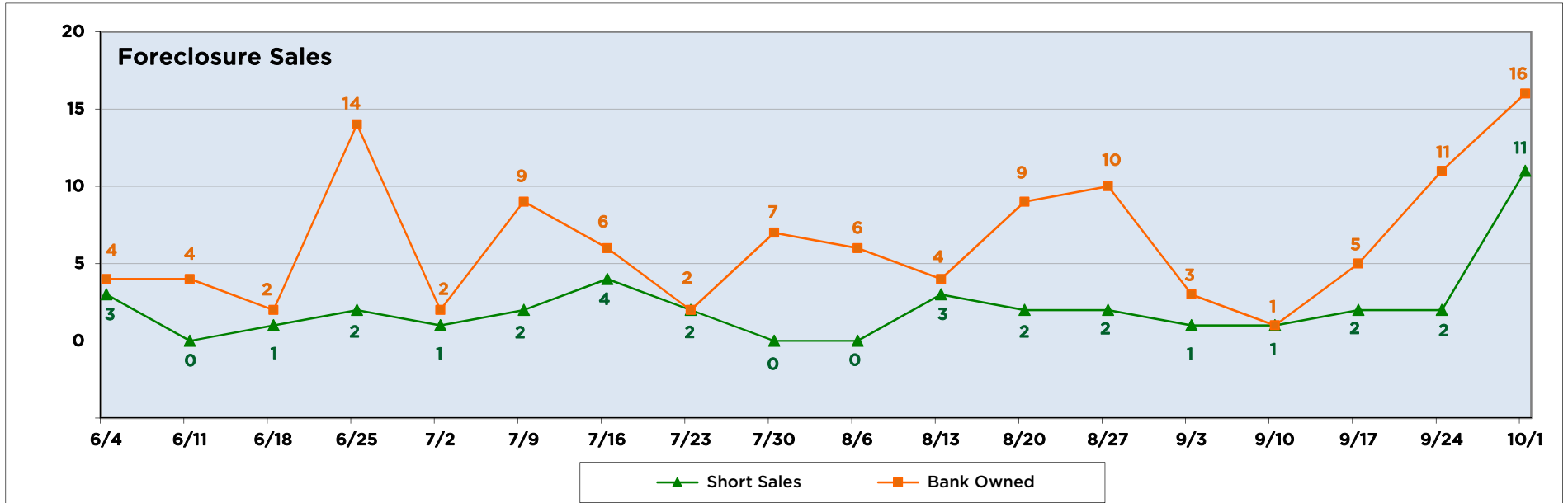
Square Footage

Average Square Feet	1,379	1,297	1,630	1,968	0	2,338	3,515
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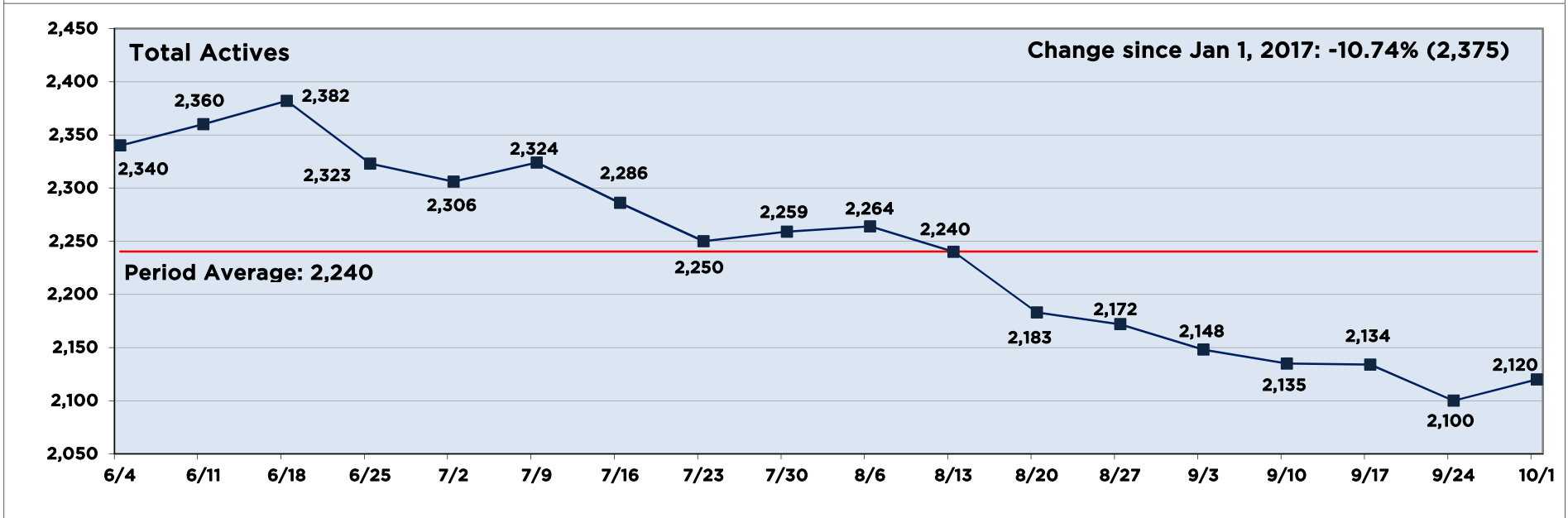
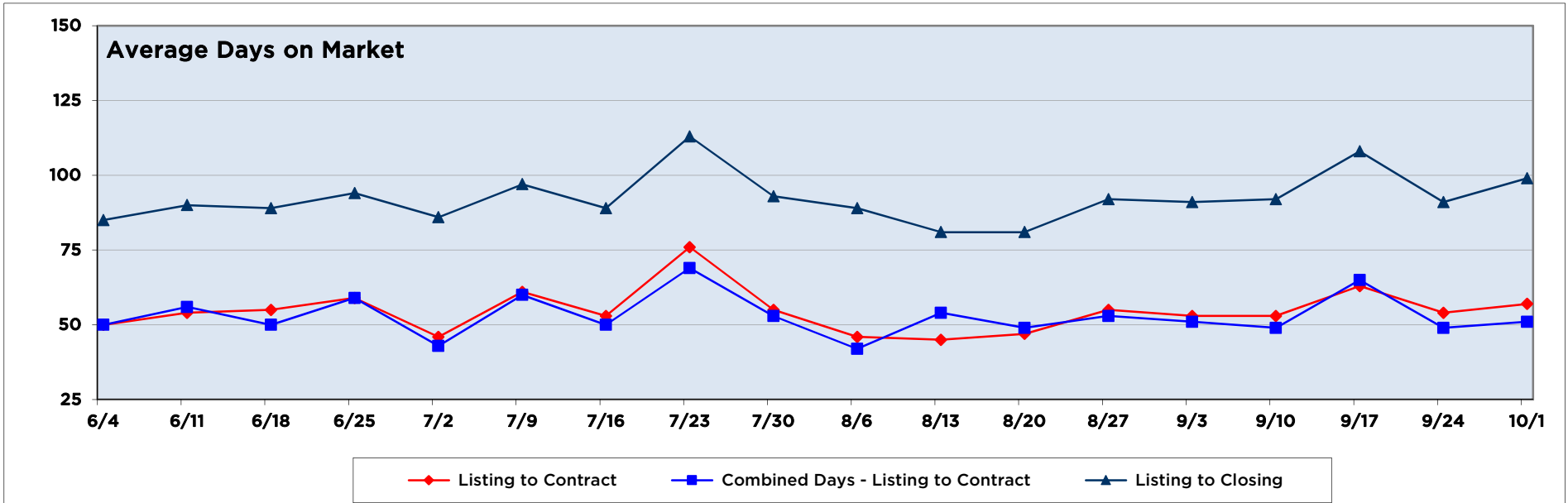
Condos, Townhomes, Villas



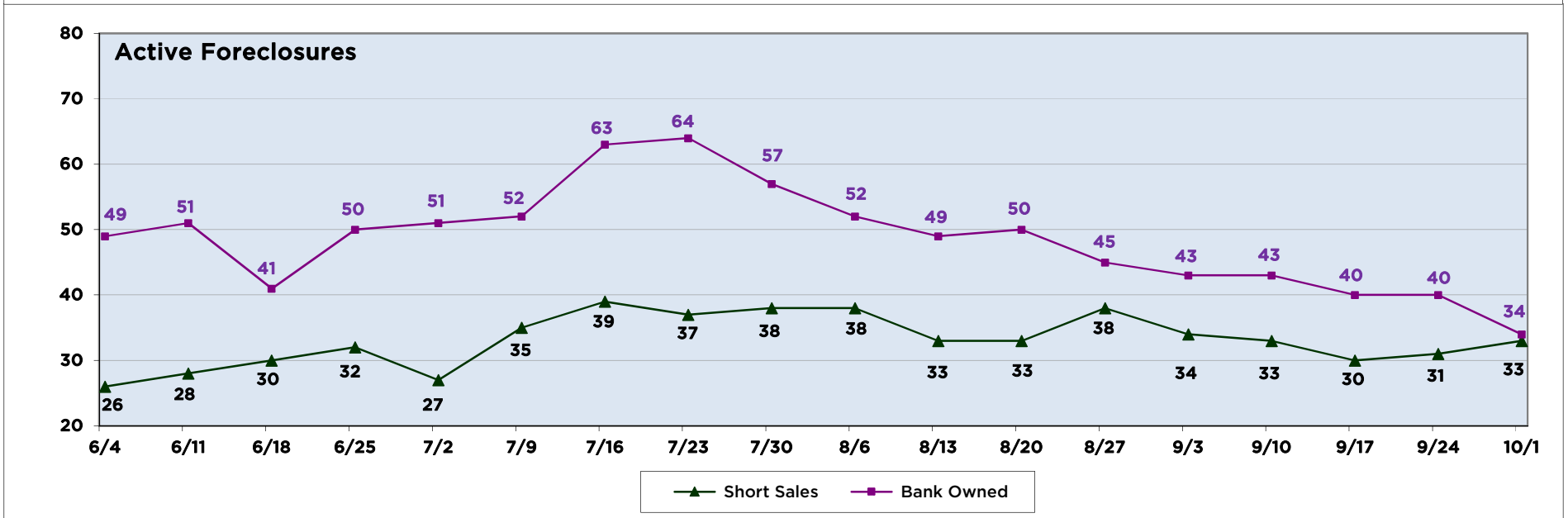
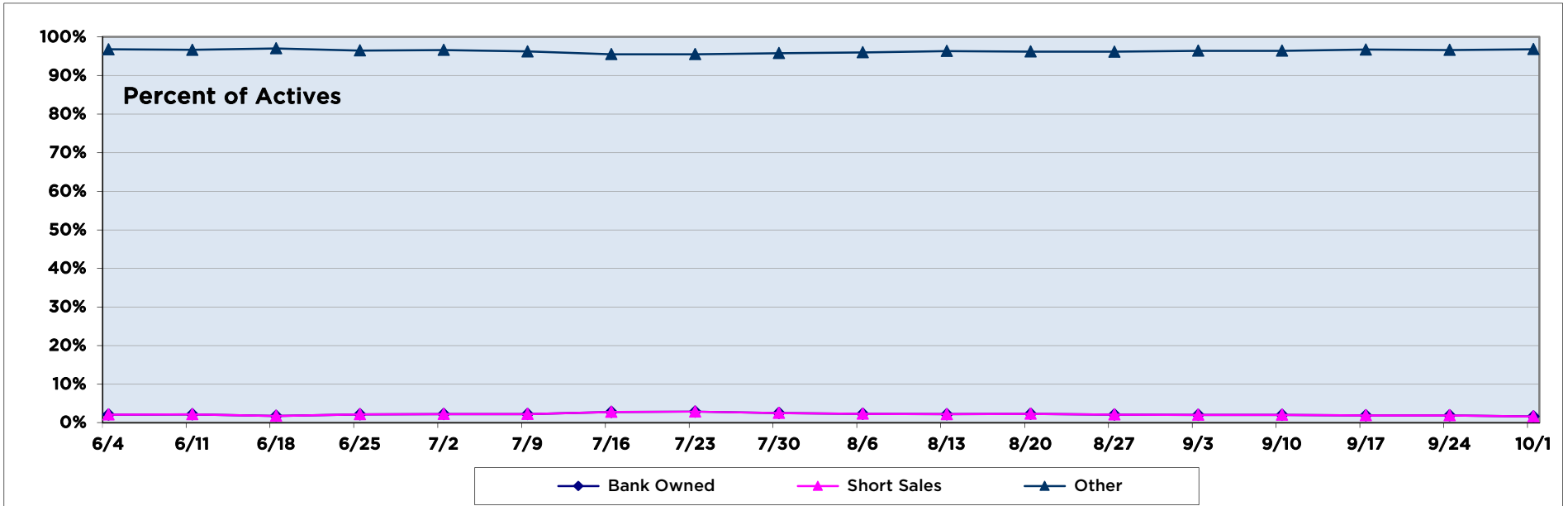
Condos, Townhomes, Villas



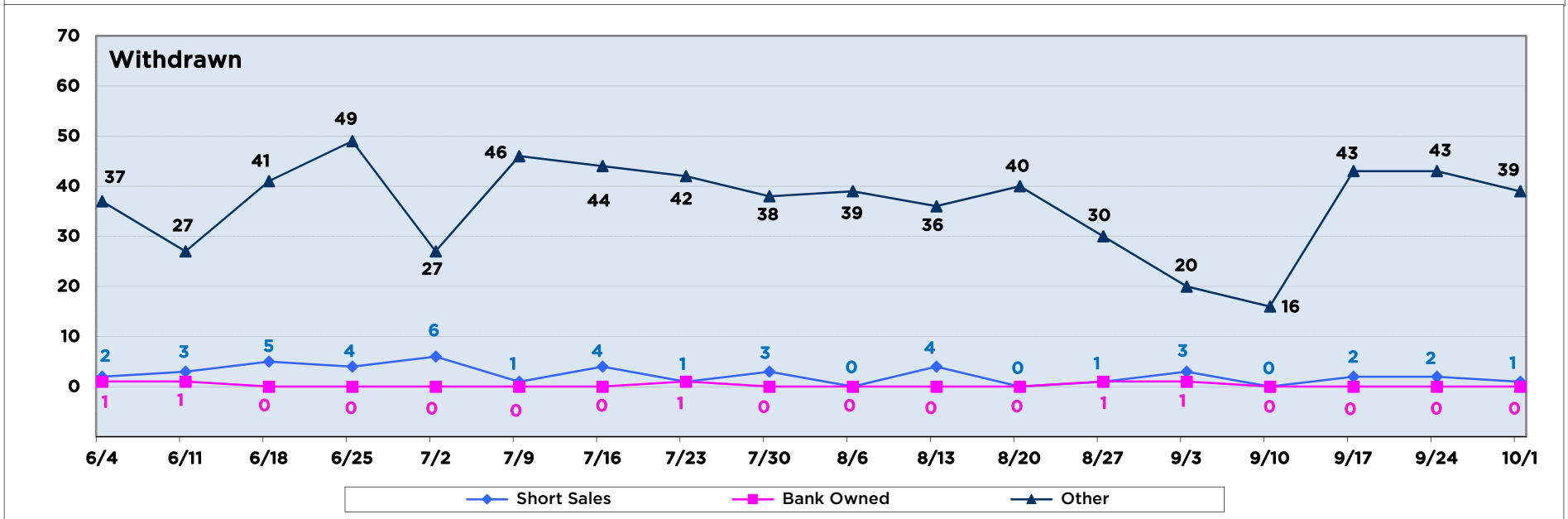
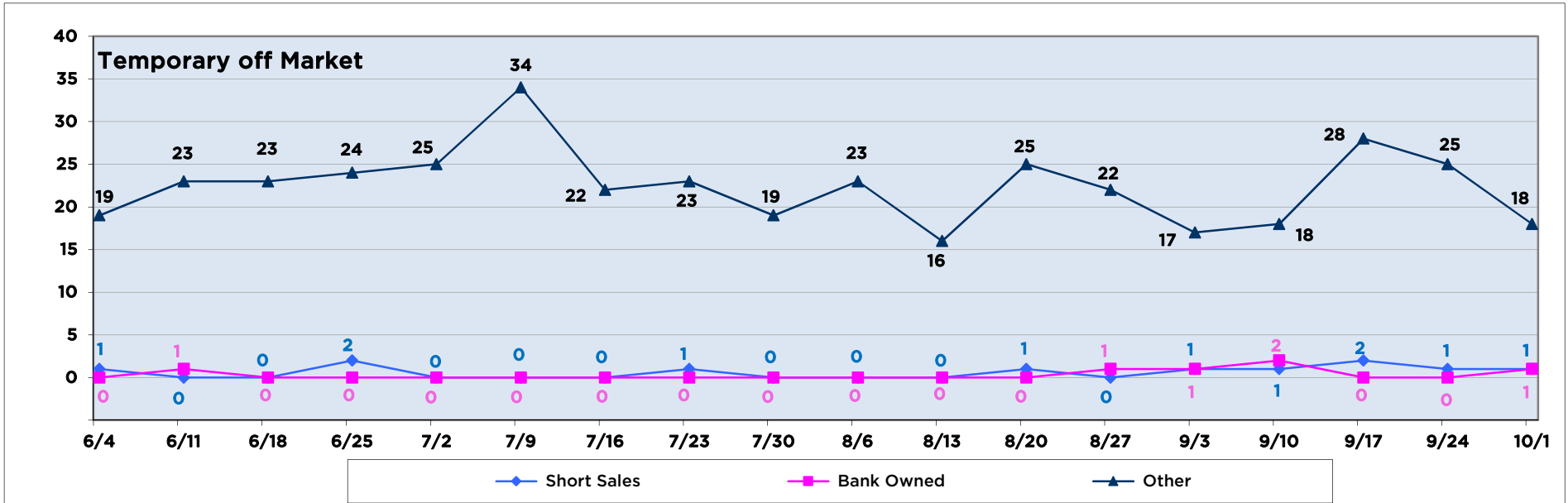
Condos, Townhomes, Villas



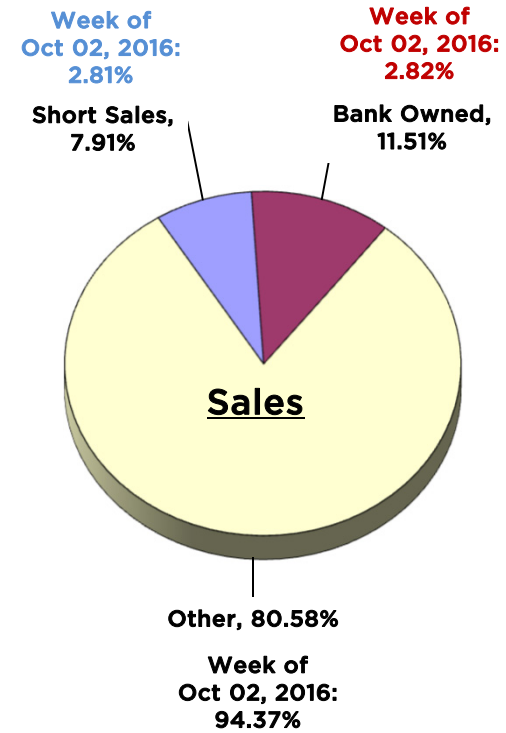
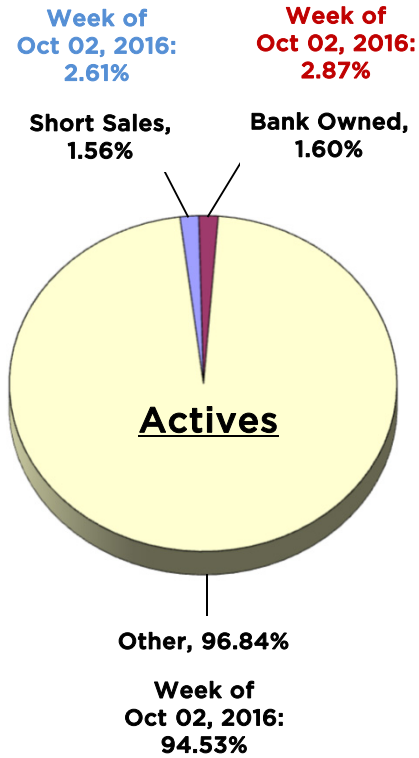
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 14 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		4	\$144,900	2.5	2.0	1,172	\$123.69
Altamonte Springs / Forest City	32714	1	\$144,900	3.0	2.0	1,208	\$119.95
Sanford (South)	32773	2	\$144,900	2.0	2.0	1,124	\$128.91
Winter Park	32792	1	\$144,900	3.0	2.0	1,230	\$117.80
Orange County		6	\$144,998	2.8	2.0	1,289	\$112.49
Williamsburg / Lake Bryan	32821	2	\$144,995	3.0	2.0	1,421	\$102.04
Rio Pinar / Union Park	32825	1	\$145,000	3.0	2.0	1,460	\$99.32
Metro West / Orlo Vista	32835	2	\$145,000	3.0	2.0	1,206	\$120.23
Hunters Creek	32837	1	\$145,000	2.0	2.0	1,020	\$142.16
Osceola County		4	\$144,938	2.3	1.8	1,197	\$121.11
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
St Cloud / Harmony	34773	1	\$144,900	3.0	2.0	1,668	\$86.87