



Monday Morning Quarterback Summary

Week of Nov 19, 2017

Single-family existing homes

- Sales of single-family homes decreased to 372 during the week of Nov 19, from 484 the week prior
- The median price of single family homes decreased to \$238,413, a change of -1.1%
- The number of single-family home foreclosure transactions decreased to 11 last week, from 15 the week of Nov 12
- The number of single-family home short-sale transactions decreased to 5 from 6 the week prior
- Single-family inventory decreased by 133, and now sits at 7,830

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 96 during the week of Nov 19, from 167 the week prior
- The median price of condos, townhomes, and villas decreased to \$153,450, a change of -2.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 5 last week, from 7 the week of Nov 12
- The number of condo, townhome and villa short-sale transactions decreased to 2 from 3 the week prior
- Condo inventory decreased by 47, and now sits at 2,043

Detailed charts and graphs begin on page 2 of this report.



Monday Morning Quarterback
 11/19/2017 - 11/25/2017
 Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	372	208	64	63	17	17	3
Bank Owned	11	9	1	1	0	0	0
Short Sales	5	4	1	0	0	0	0
Other	356	195	62	62	17	17	3
Active Listings	7,830	2,206	1,175	1,760	848	1,273	568
Bank Owned	172	99	25	24	7	14	3
Short Sales	101	49	19	17	7	7	2
Other	7,557	2,058	1,131	1,719	834	1,252	563
Months of Inventory	5	2	4	6	12	17	44

List Price

Average Original List Price	\$279,604	\$187,648	\$284,825	\$361,532	\$456,746	\$678,054	\$1,561,667
Average Final List Price	\$271,649	\$183,222	\$277,280	\$352,866	\$443,466	\$661,989	\$1,391,333

Sale Price

Average Price	\$263,055	\$178,772	\$272,155	\$342,040	\$431,028	\$627,819	\$1,235,000
Median Price	\$238,413	\$189,900	\$274,700	\$337,000	\$430,000	\$625,000	\$1,315,000

Price Differences

<i>Original</i> to <i>Final</i> List Price	-\$7,955	-\$4,426	-\$7,545	-\$8,666	-\$13,280	-\$16,065	-\$170,334
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,549	-\$8,876	-\$12,670	-\$19,492	-\$25,718	-\$50,235	-\$326,667
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,594	-\$4,450	-\$5,125	-\$10,826	-\$12,438	-\$34,170	-\$156,333
<i>Original</i> List to <i>Sale</i> Price - %	94.08%	95.27%	95.55%	94.61%	94.37%	92.59%	79.08%
<i>Final</i> List to <i>Sale</i> Price - %	96.84%	97.57%	98.15%	96.93%	97.20%	94.84%	88.76%

Days on the Market

Avg Days Listing to Contract	65	58	79	60	56	105	148
Combined Avg Days to Contract	69	54	97	64	80	112	276
Avg Days Listing to Closing	105	96	122	97	112	158	200
Avg Days Contract to Close	39	37	42	36	55	52	50

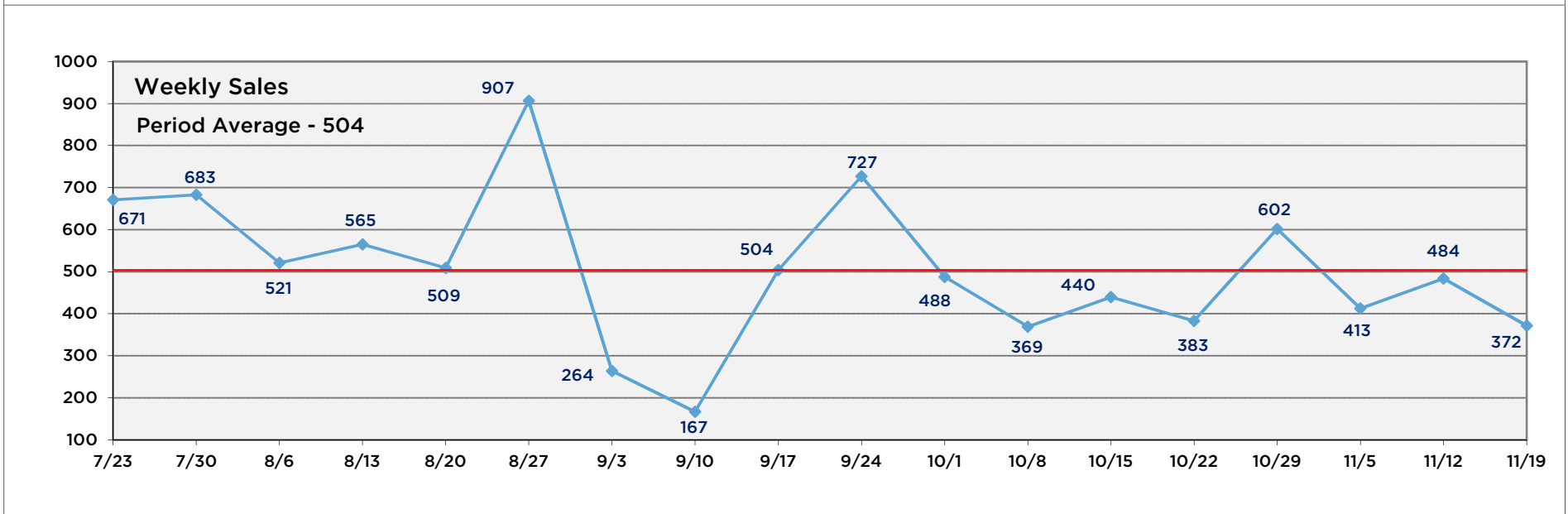
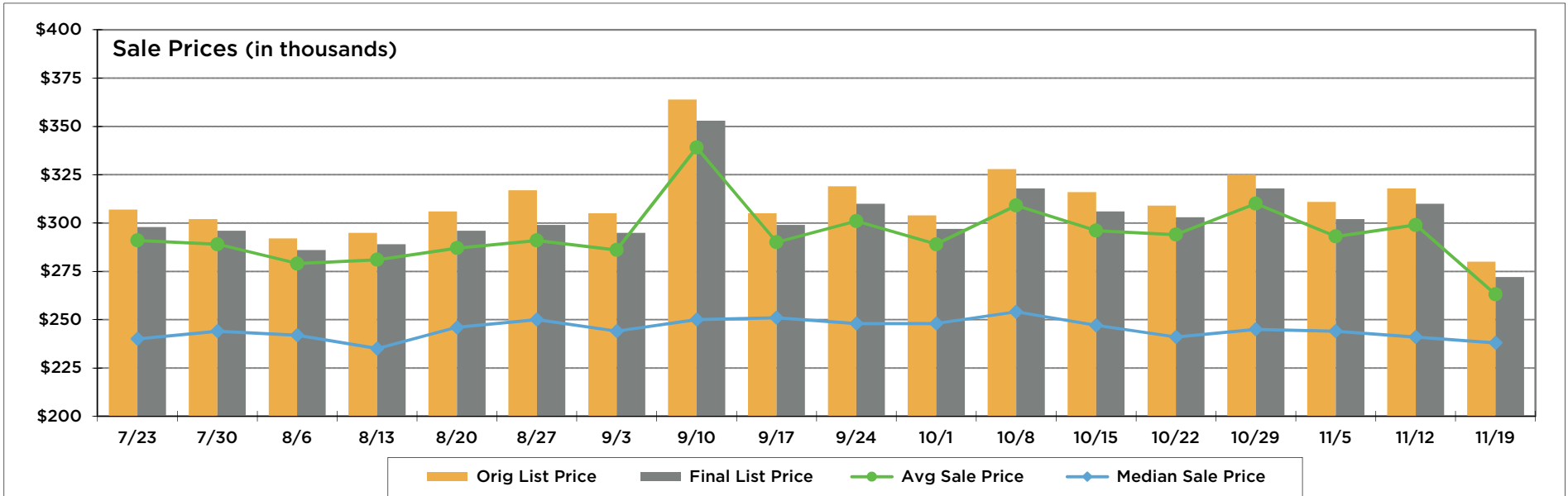
Beds / Baths

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

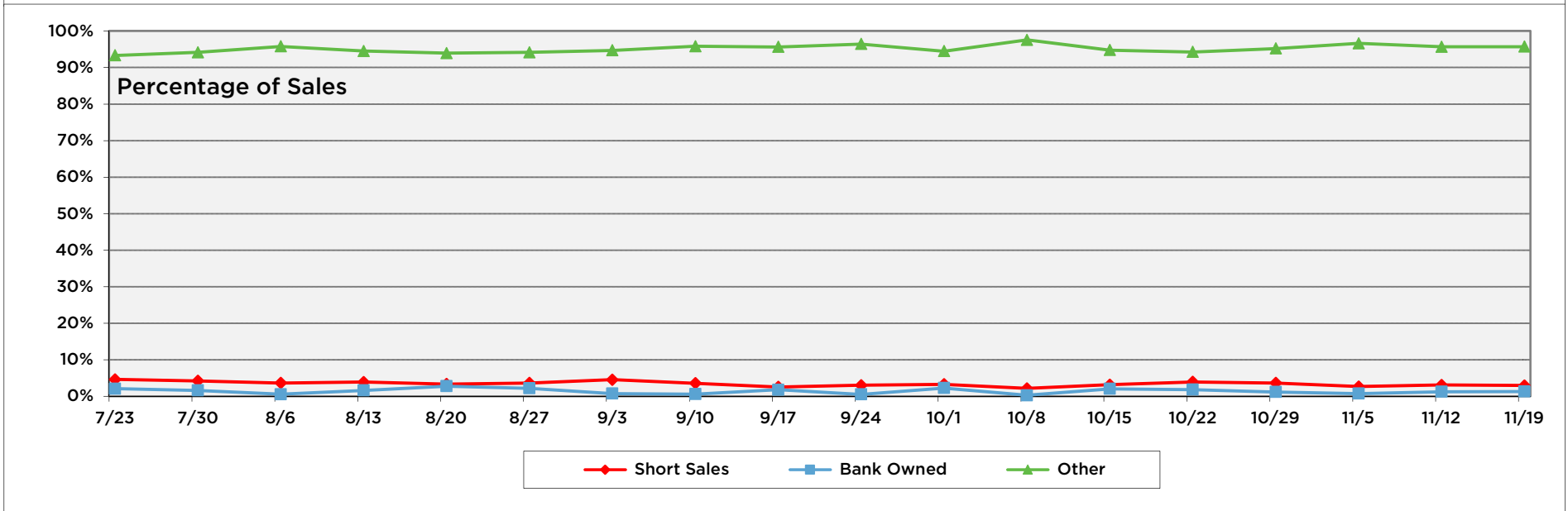
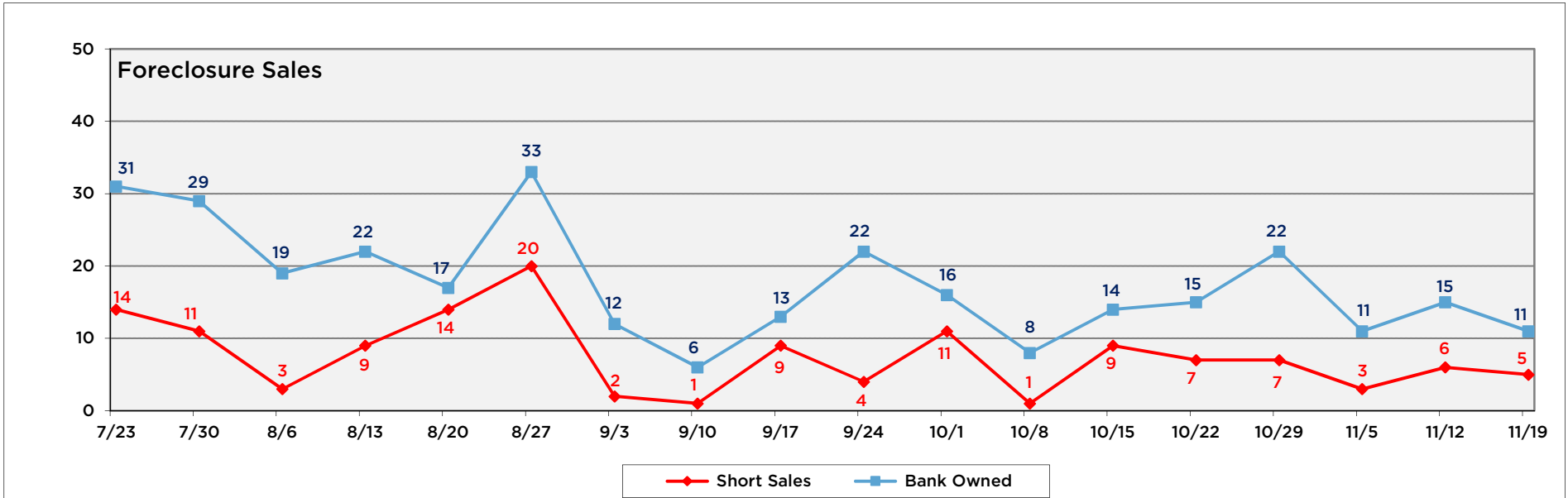
Square Footage

Average Square Feet	2,024	1,564	2,224	2,537	2,961	3,683	4,181
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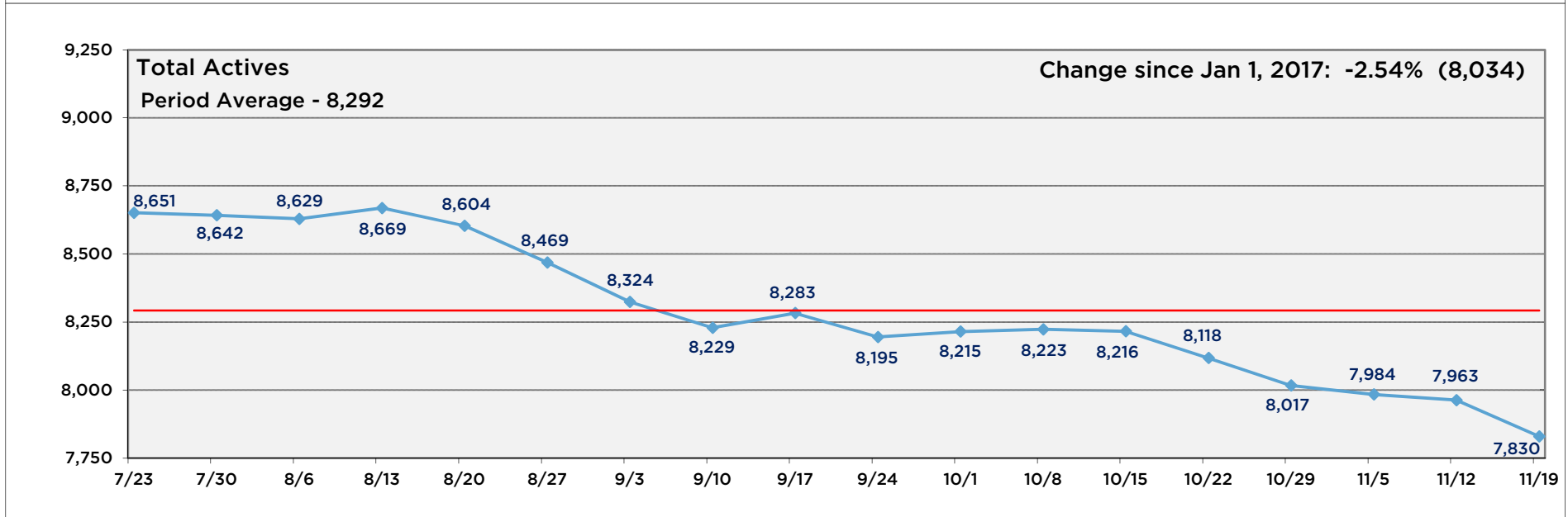
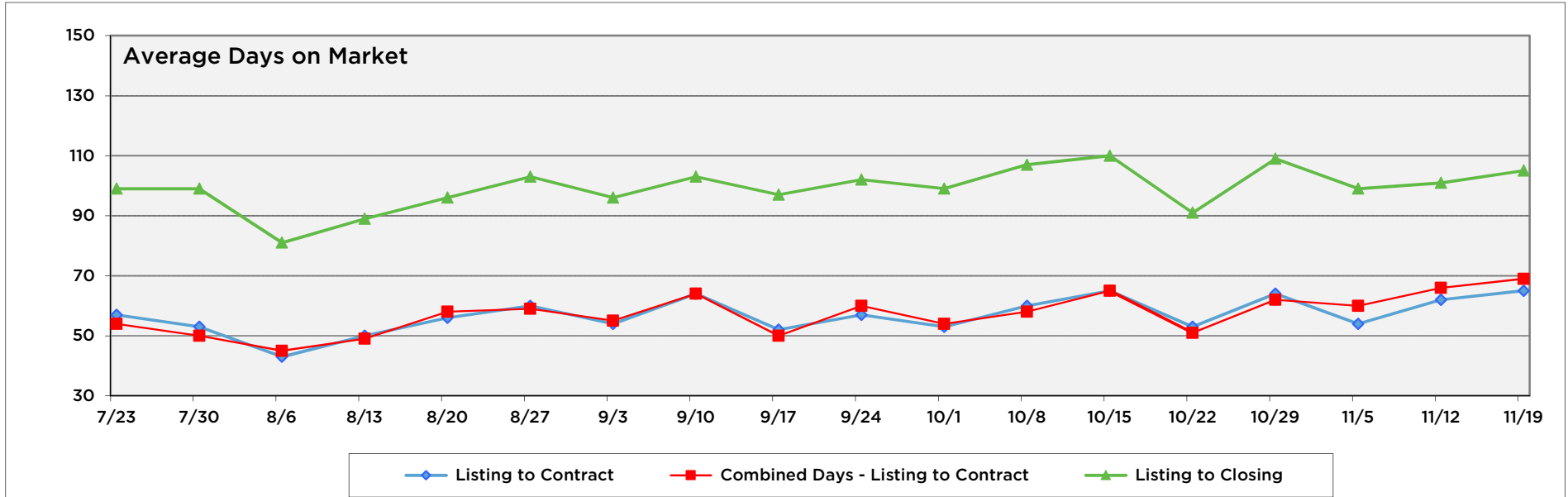
Single Family Homes



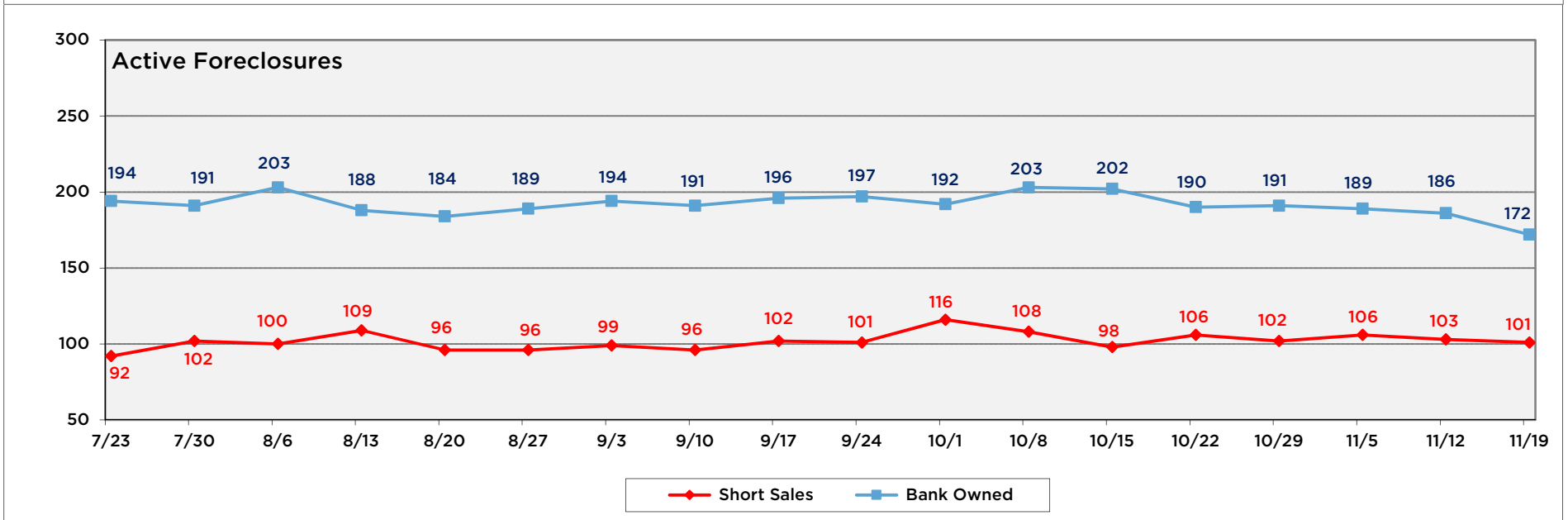
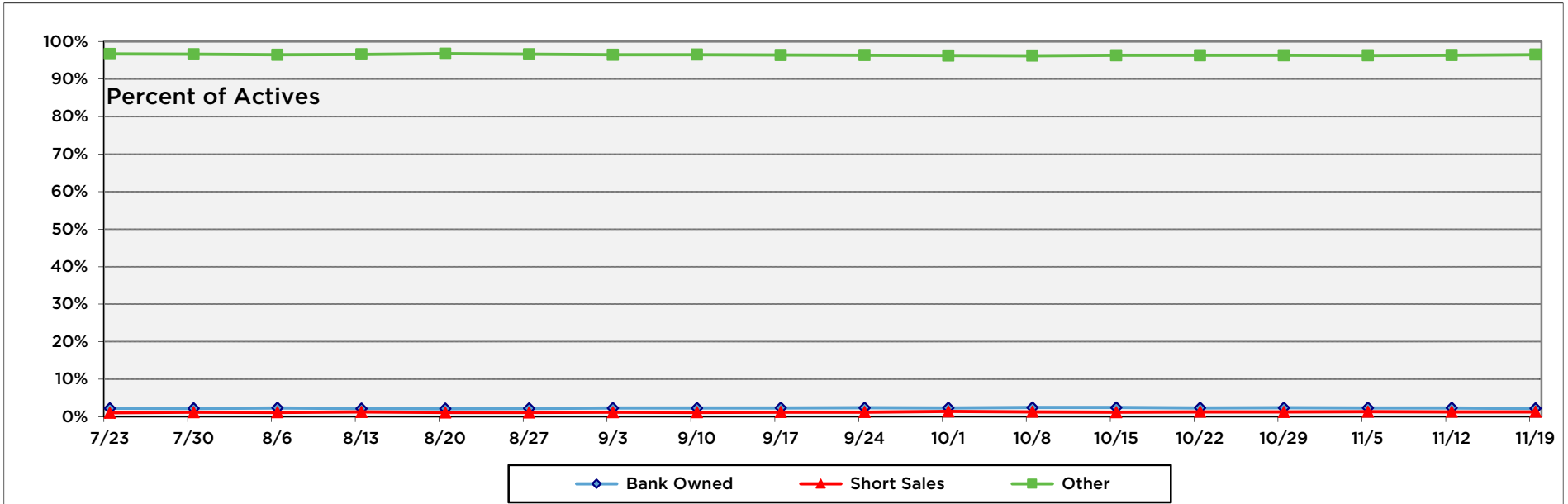
Single Family Homes



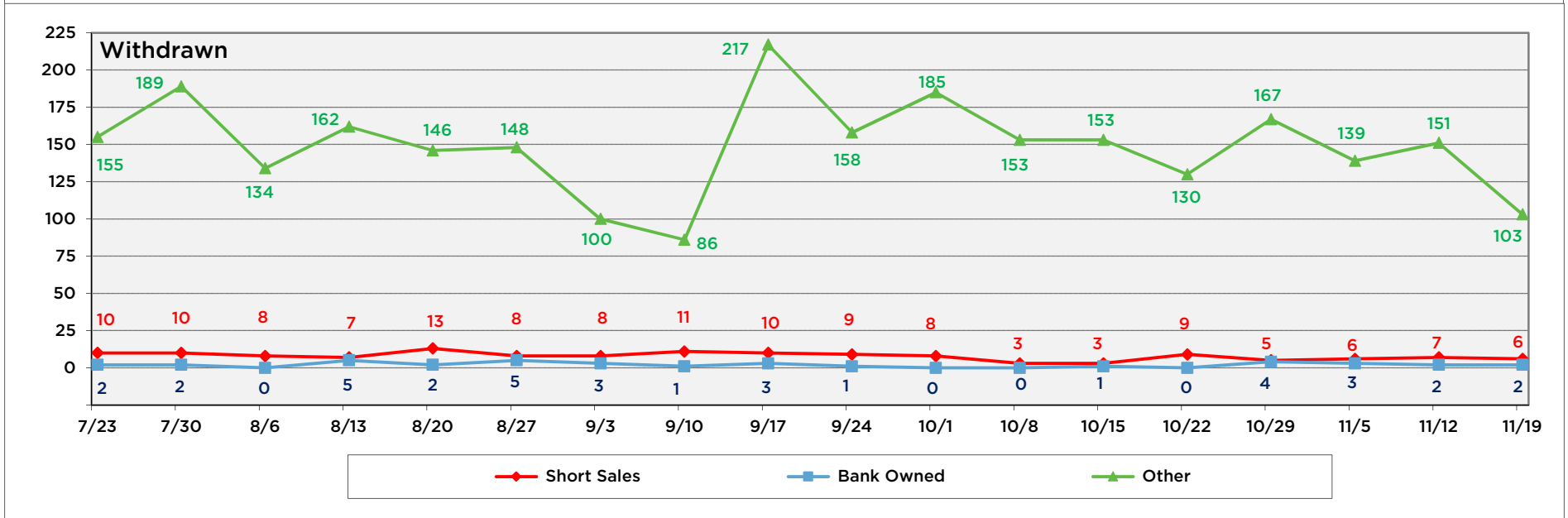
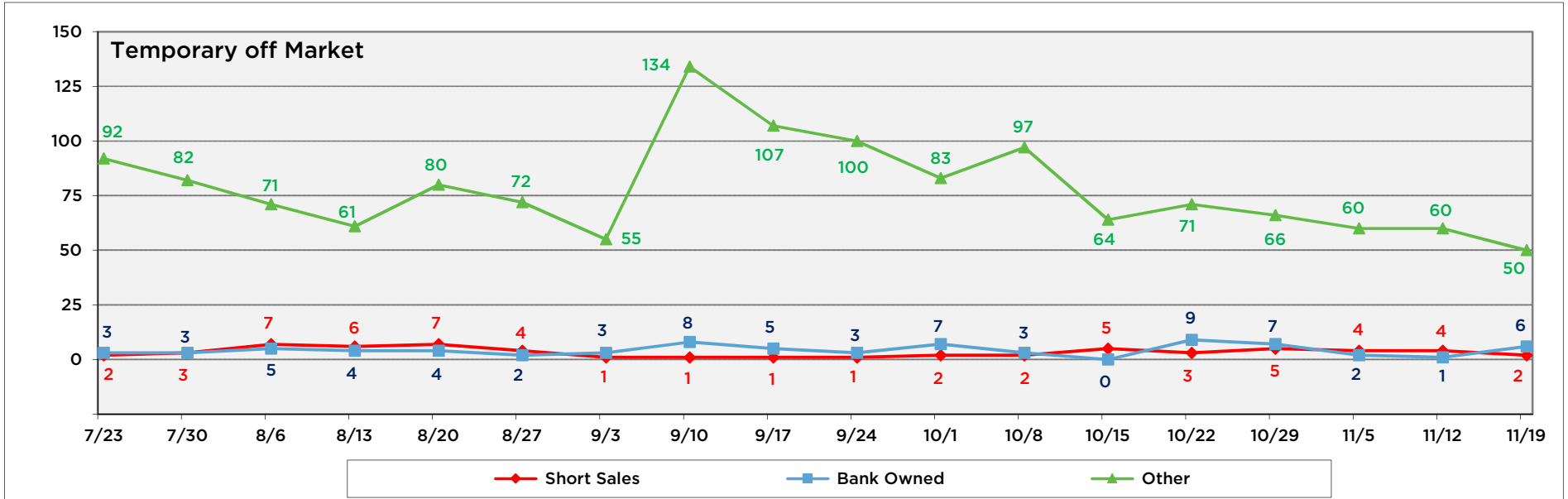
Single Family Homes



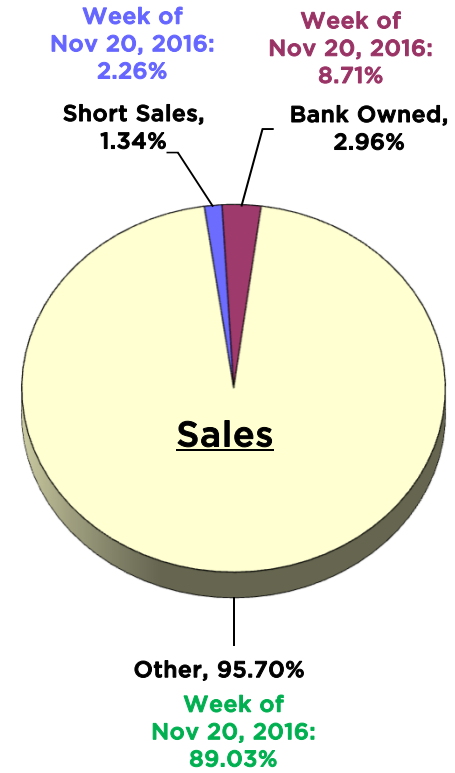
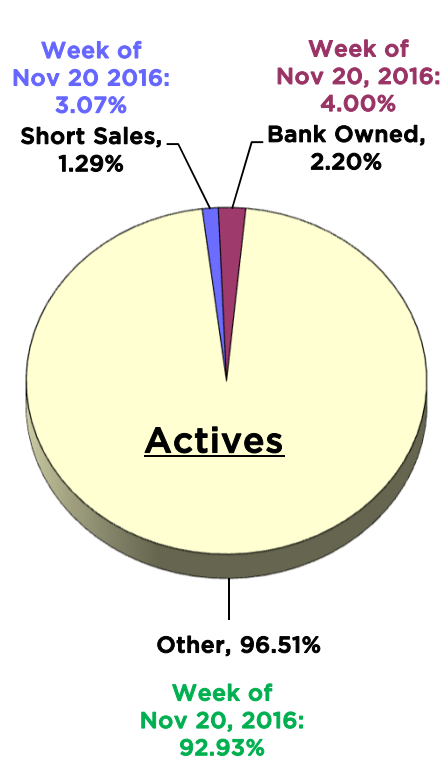
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
11/19/2017 - 11/25/2017
Lake, Orange, Osceola & Seminole Counties

Where are the 7 Single Family Homes available for the Median Price of \$238,413? (± \$500)

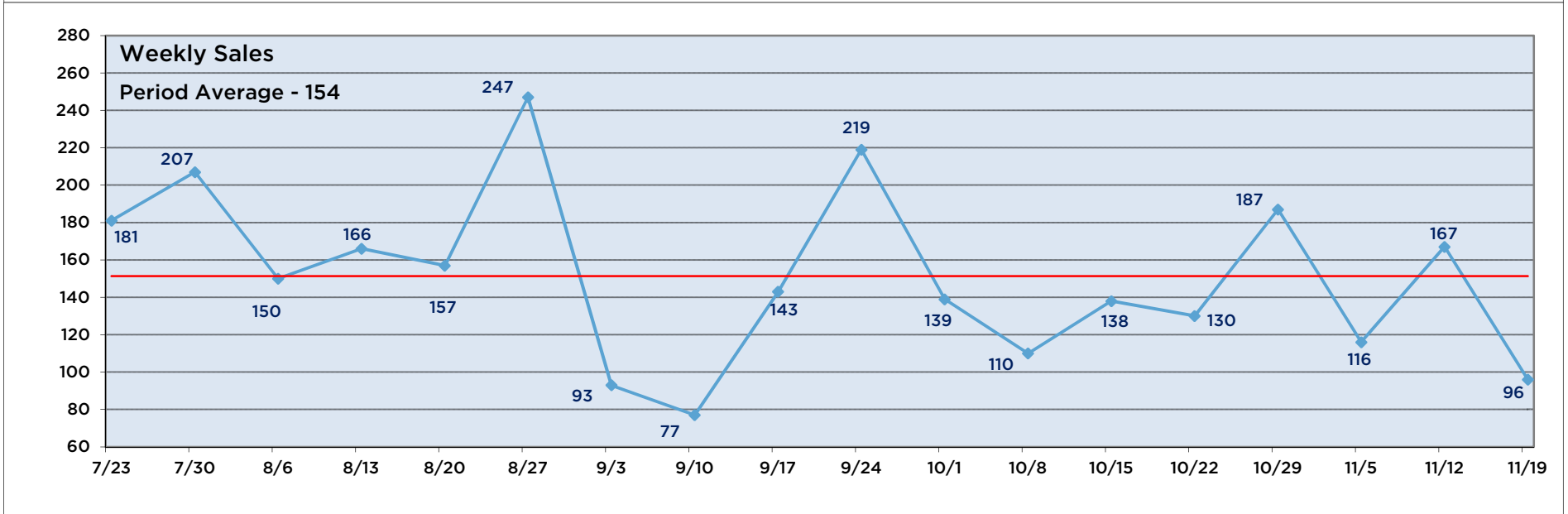
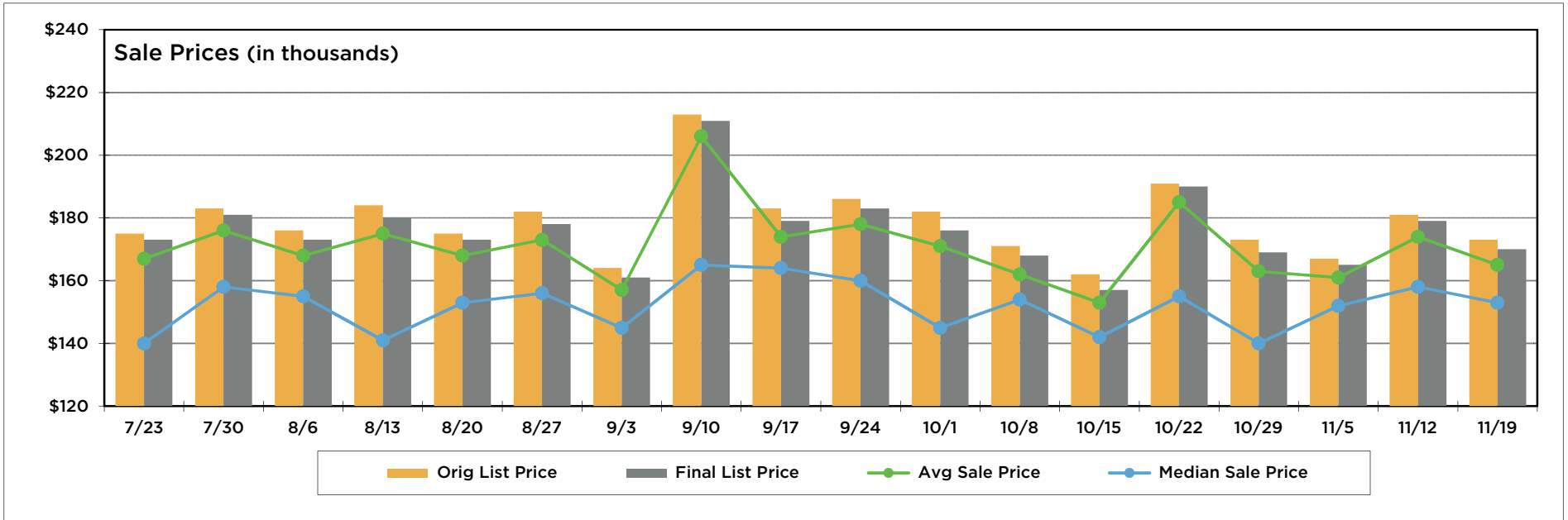
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$238,250	3.0	2.0	1,565	\$152.29
Altamonte Springs / Forest City	32714	1	\$238,000	3.0	2.0	1,445	\$164.71
Sanford / Lake Forest	32771	1	\$238,500	3.0	2.0	1,684	\$141.63
Orange County		1	\$238,000	2.0	1.0	900	\$264.44
College Park	32804	1	\$238,000	2.0	1.0	900	\$264.44
Osceola County		2	\$238,450	4.5	2.5	1,955	\$121.97
Kissimmee (Central)	34741	1	\$238,000	4.0	3.0	2,021	\$117.76
Kissimmee / Celebration	34747	1	\$238,900	5.0	2.0	1,889	\$126.47
Lake County		2	\$238,450	4.0	2.0	1,873	\$127.31
Clermont (South)	34714	1	\$238,000	4.0	2.0	1,895	\$125.59
Groveland	34736	1	\$238,900	4.0	2.0	1,851	\$129.07

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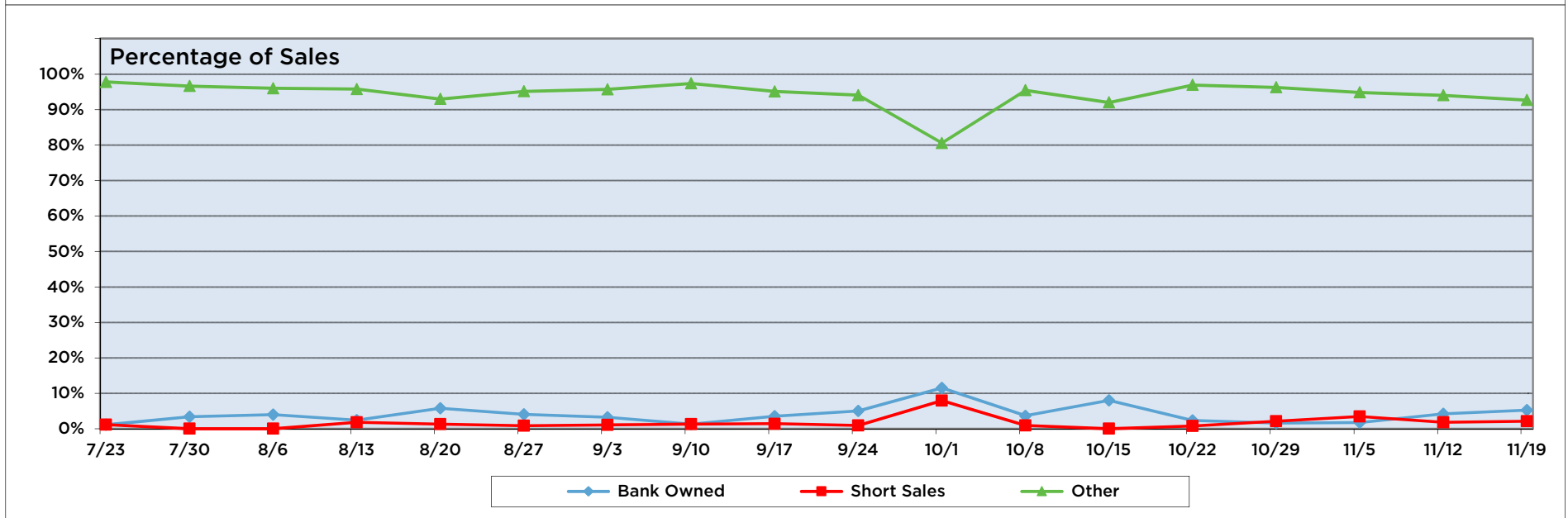
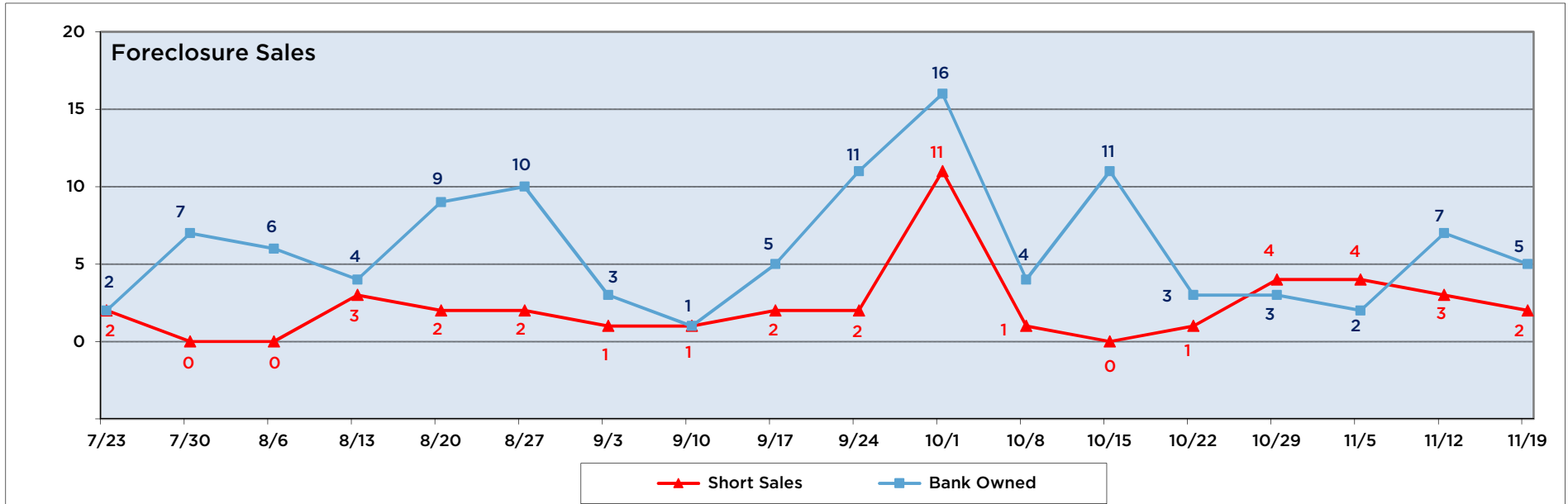
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	96	85	5	5	1	0	0
Bank Owned	5	5	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	89	78	5	5	1	0	0
Active Listings	2,043	1,375	279	232	69	58	30
Bank Owned	26	21	4	1	0	0	0
Short Sales	29	24	3	1	0	1	0
Other	1,988	1,330	272	230	69	57	30
Months of Inventory	5	4	13	11	16	0	0
<i>List Price</i>							
Average Original List Price	\$172,755	\$153,546	\$286,311	\$336,503	\$419,000	\$0	\$0
Average Final List Price	\$170,329	\$151,481	\$283,111	\$329,023	\$415,000	\$0	\$0
<i>Sale Price</i>							
Average Price	\$165,272	\$146,726	\$276,037	\$322,843	\$400,000	\$0	\$0
Median Price	\$153,450	\$140,900	\$271,910	\$320,000	\$400,000	\$0	\$0
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$2,426	-\$2,065	-\$3,200	-\$7,480	-\$4,000	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$7,483	-\$6,820	-\$10,274	-\$13,660	-\$19,000	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,057	-\$4,755	-\$7,074	-\$6,180	-\$15,000	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	95.67%	95.56%	96.41%	95.94%	95.47%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.03%	96.86%	97.50%	98.12%	96.39%	0.00%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	69	71	42	70	73	0	0
Combined Avg Days to Contract	73	70	34	90	397	0	0
Avg Days Listing to Closing	103	106	88	85	84	0	0
Avg Days Contract to Close	33	34	45	15	11	0	0
<i>Beds / Baths</i>							
Average Bedrooms	3	3	3	3	3	0	0
Average Full Baths	2	2	2	2	2	0	0
Average Half Baths	0	0	0	1	1	0	0
<i>Square Footage</i>							
Average Square Feet	1,462	1,347	2,104	2,510	2,801	0	0

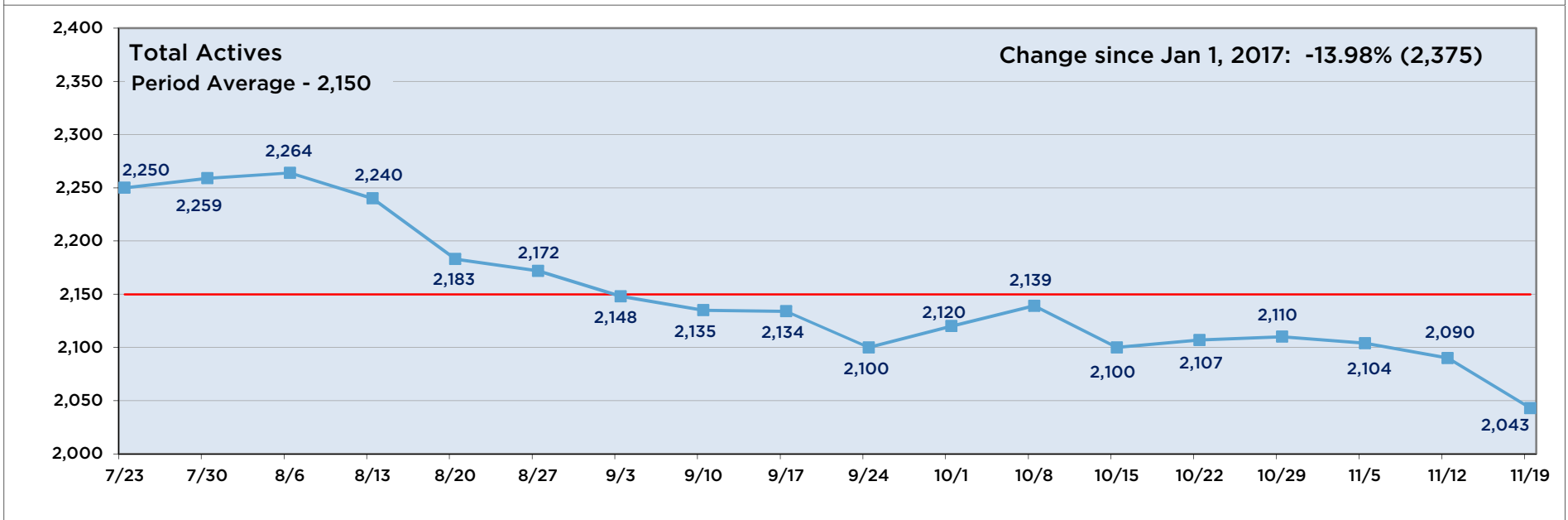
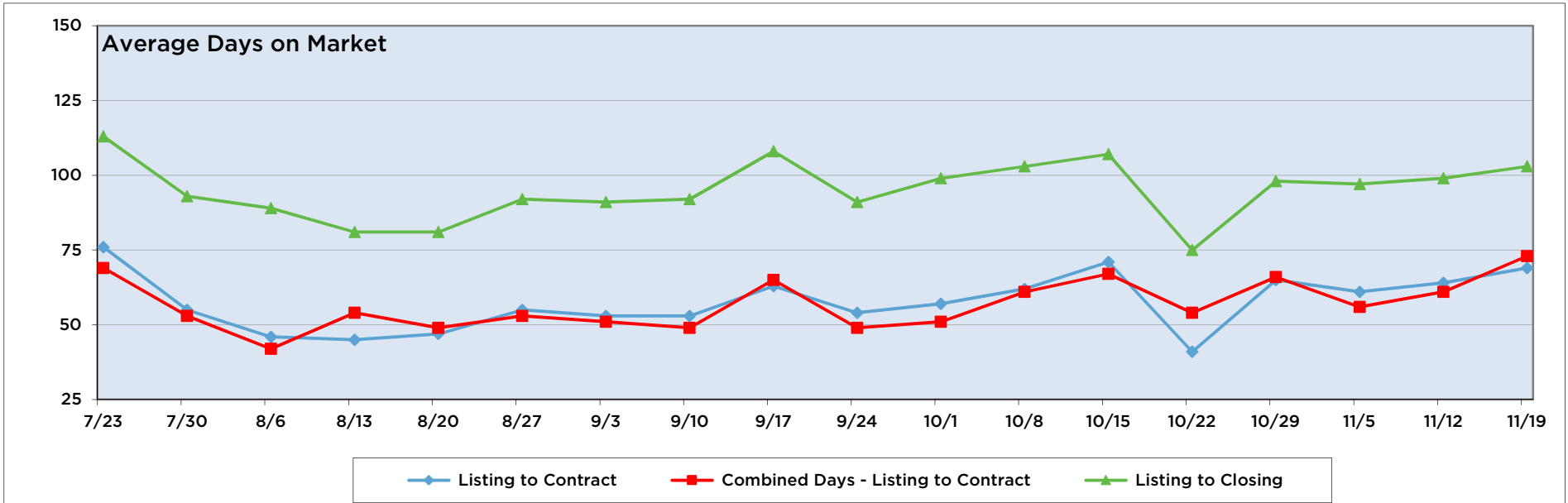
Condos, Townhomes, Villas



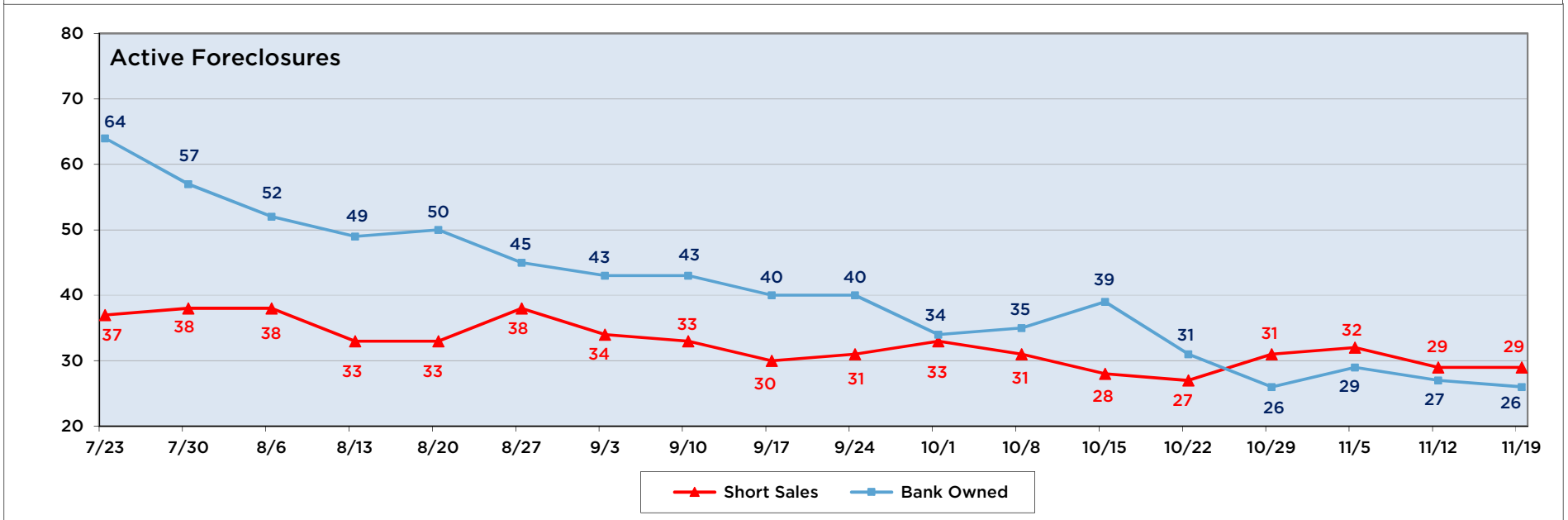
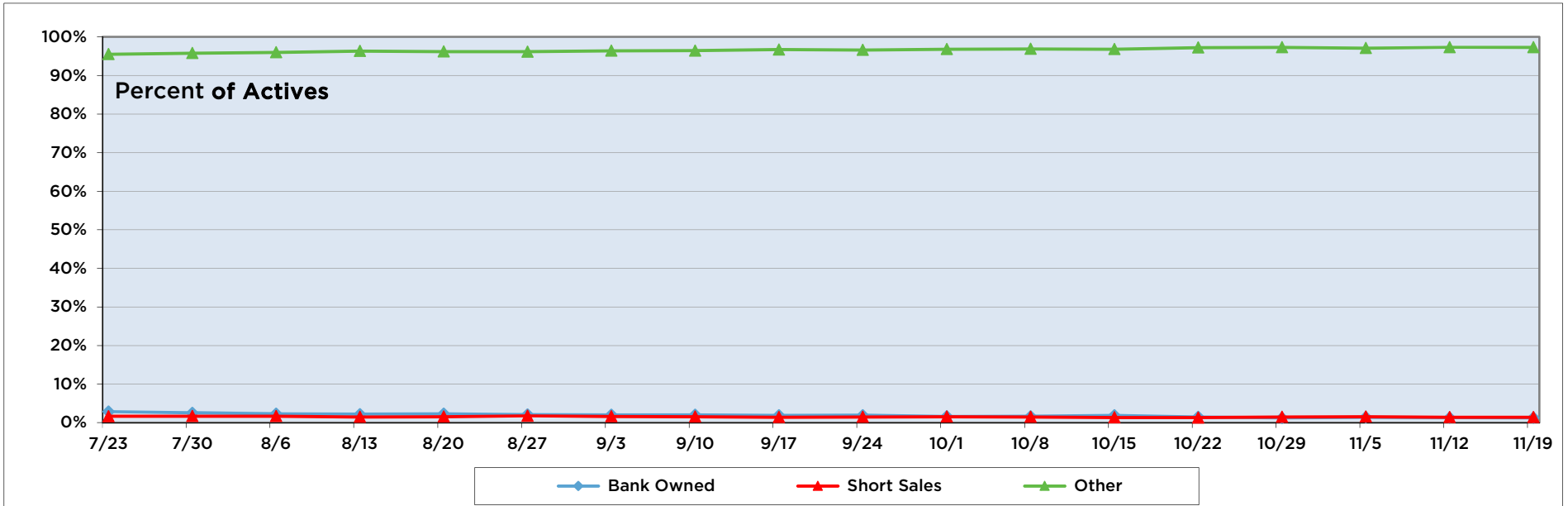
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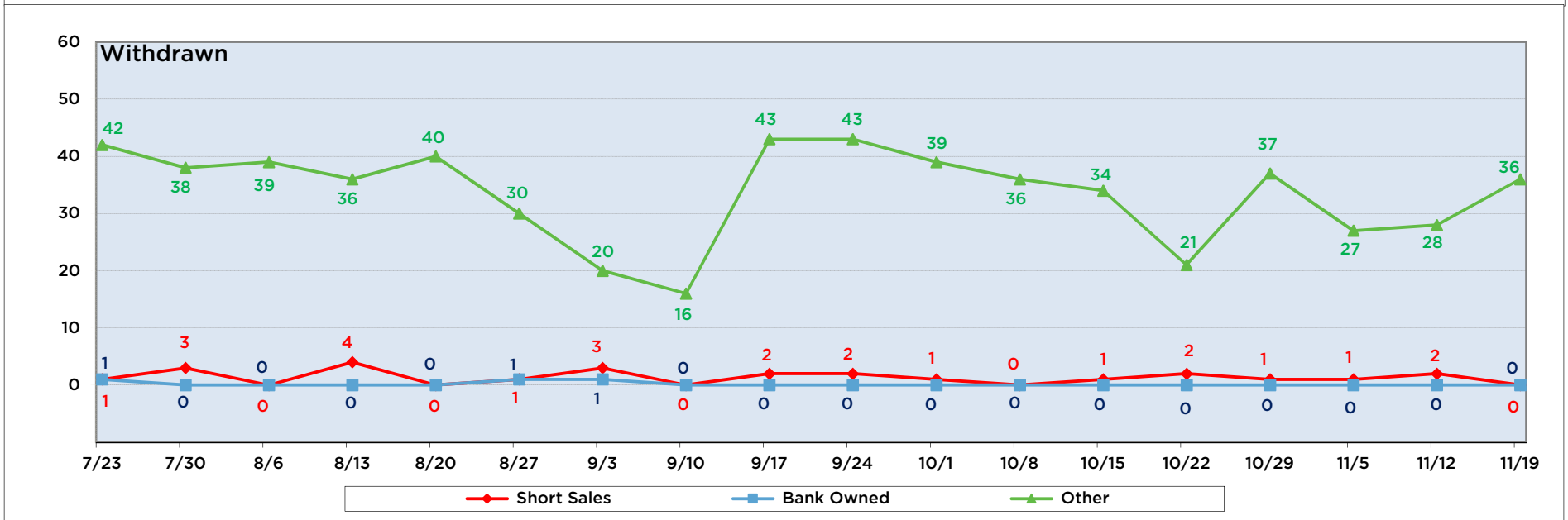
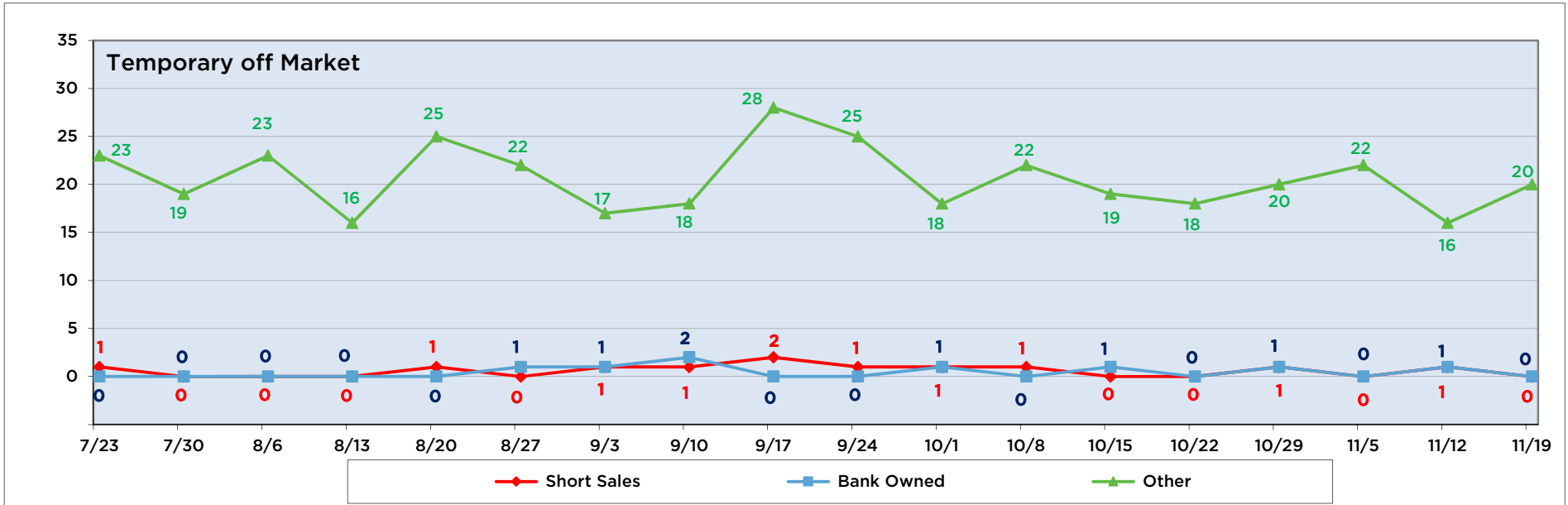
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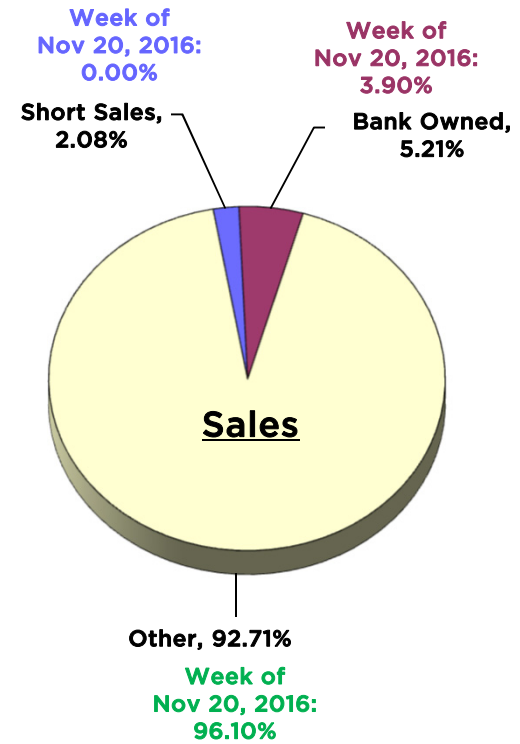
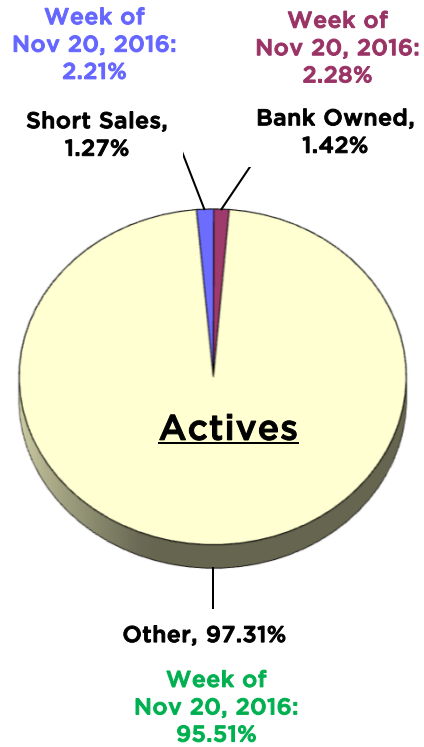
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas





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There are no Condos, Townhomes, or Villas available for the Median Price of \$153,450 (± \$500)