



Monday Morning Quarterback Summary

Week of Dec 3, 2017

Single-family existing homes

- Sales of single-family homes decreased to 462 during the week of Dec 3, from 691 the week prior
- The median price of single family homes decreased to \$246,259, a change of -2.3%
- The number of single-family home foreclosure transactions decreased to 15 last week, from 32 the week of Nov 26
- The number of single-family home short-sale transactions decreased to 2 from 11 the week prior
- Single-family inventory decreased by 78, and now sits at 7,671

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 140 during the week of Dec 3, from 203 the week prior
- The median price of condos, townhomes, and villas decreased to \$156,250, a change of -8.1%
- The number of condo, townhome, and villa foreclosure transactions decreased to 3 last week, from 7 the week of Nov 26
- The number of condo, townhome and villa short-sale transactions increased to 3 from 1 the week prior
- Condo inventory decreased by 19, and now sits at 2,036

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	462	241	70	87	28	30	6
Bank Owned	15	11	1	3	0	0	0
Short Sales	2	1	0	0	1	0	0
Other	445	229	69	84	27	30	6
Active Listings	7,671	2,162	1,159	1,683	836	1,279	552
Bank Owned	171	97	26	22	6	16	4
Short Sales	103	46	20	19	9	7	2
Other	7,397	2,019	1,113	1,642	821	1,256	546
Months of Inventory	4	2	4	4	7	10	21

List Price

Average Original List Price	\$312,166	\$195,772	\$283,813	\$358,426	\$466,825	\$753,862	\$1,717,117
Average Final List Price	\$303,634	\$191,392	\$278,281	\$350,331	\$447,800	\$726,427	\$1,643,983

Sale Price

Average Price	\$294,959	\$186,402	\$272,799	\$343,190	\$436,159	\$699,679	\$1,532,000
Median Price	\$246,259	\$197,000	\$274,250	\$339,000	\$427,500	\$704,500	\$1,362,500

Price Differences

<i>Original to Final</i> List Price	-\$8,532	-\$4,380	-\$5,532	-\$8,095	-\$19,025	-\$27,435	-\$73,134
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<i>Original</i> List to <i>Sale</i> Price - \$	-\$17,207	-\$9,370	-\$11,014	-\$15,236	-\$30,666	-\$54,183	-\$185,117
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<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,675	-\$4,990	-\$5,482	-\$7,141	-\$11,641	-\$26,748	-\$111,983
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<i>Original</i> List to <i>Sale</i> Price - %	94.49%	95.21%	96.12%	95.75%	93.43%	92.81%	89.22%
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<i>Final</i> List to <i>Sale</i> Price - %	97.14%	97.39%	98.03%	97.96%	97.40%	96.32%	93.19%
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Days on the Market

Avg Days Listing to Contract	59	50	54	61	79	104	116
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Combined Avg Days to Contract	60	44	55	70	79	134	163
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Avg Days Listing to Closing	98	90	89	98	135	141	158
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Avg Days Contract to Close	39	40	35	37	55	36	42
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Beds / Baths

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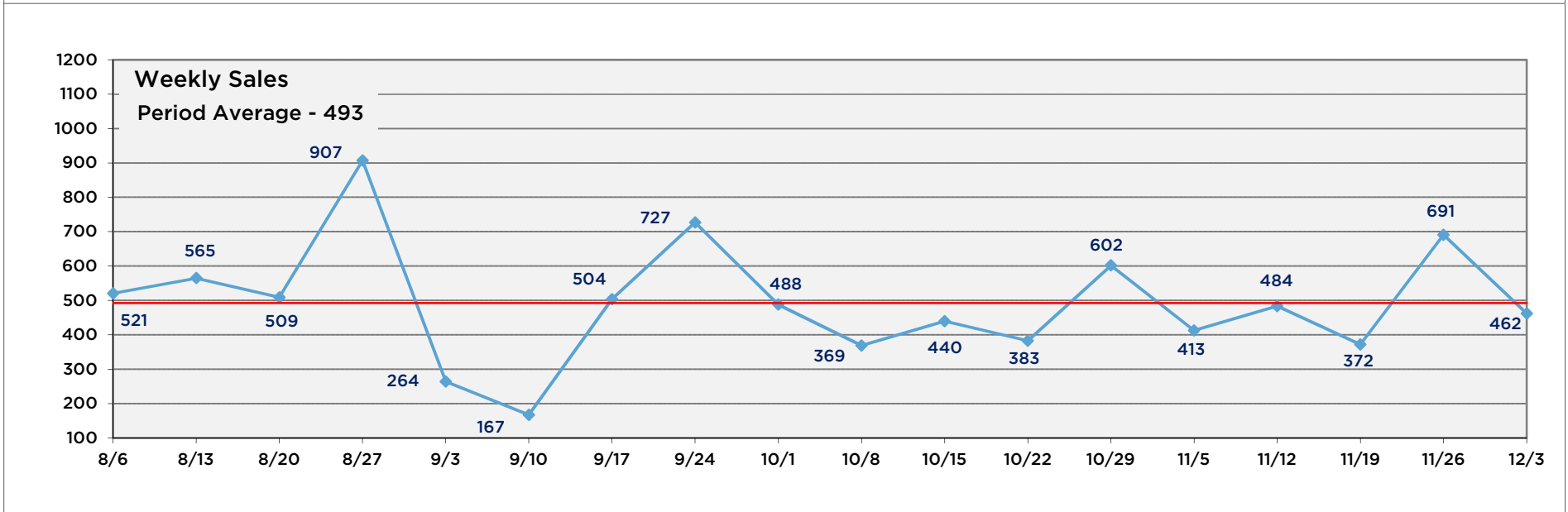
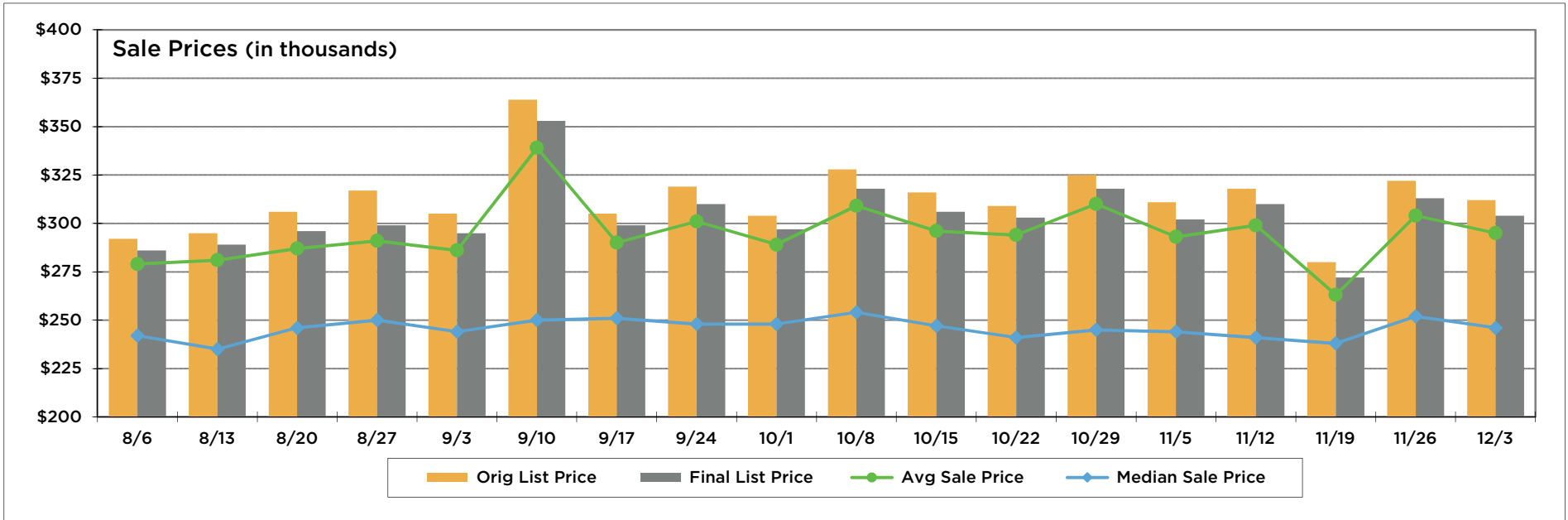
Average Full Baths	2	2	2	3	3	4	5
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Average Half Baths	0	0	0	0	0	1	1
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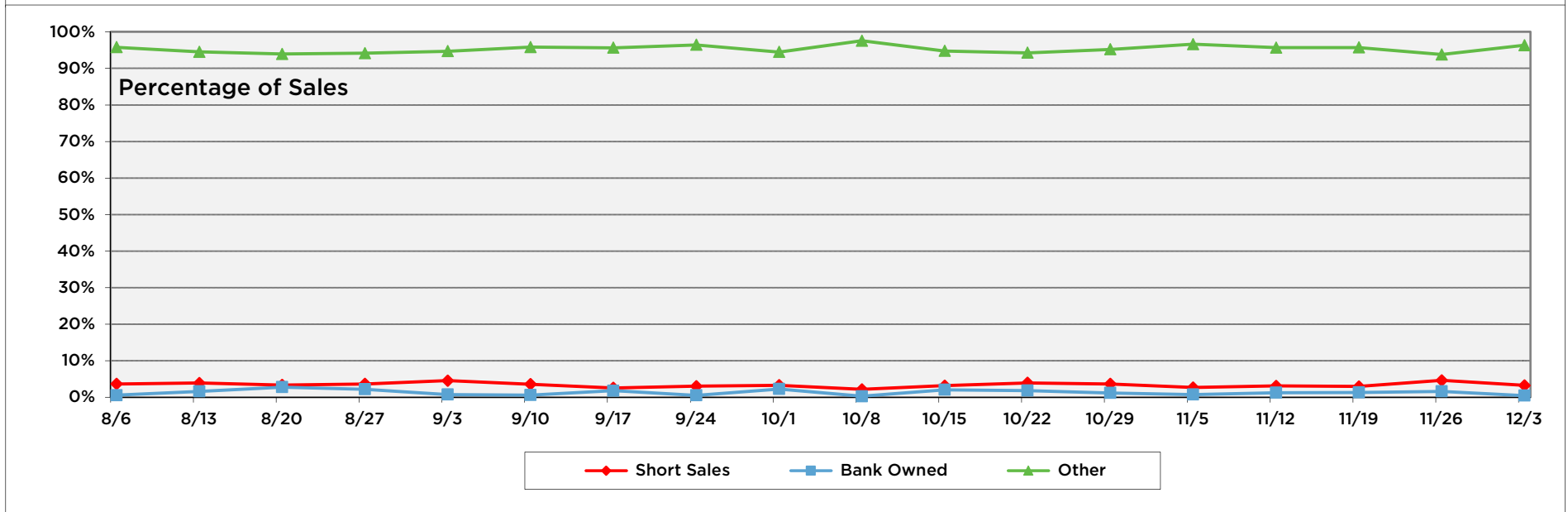
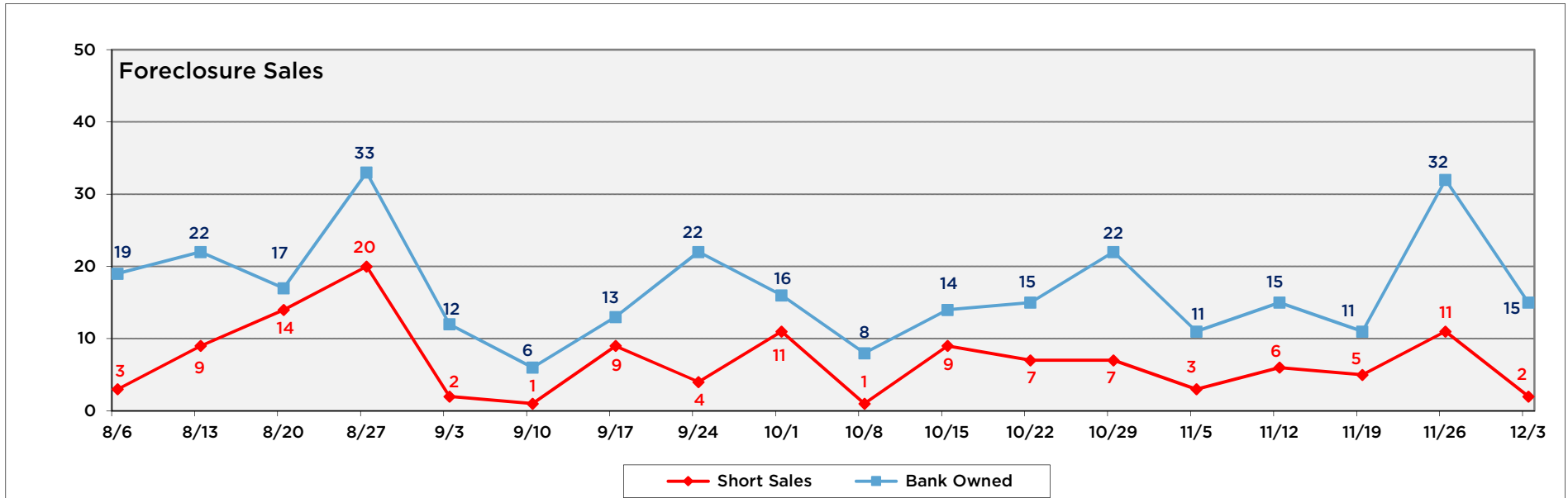
Square Footage

Average Square Feet	2,111	1,550	2,111	2,610	3,110	3,697	4,839
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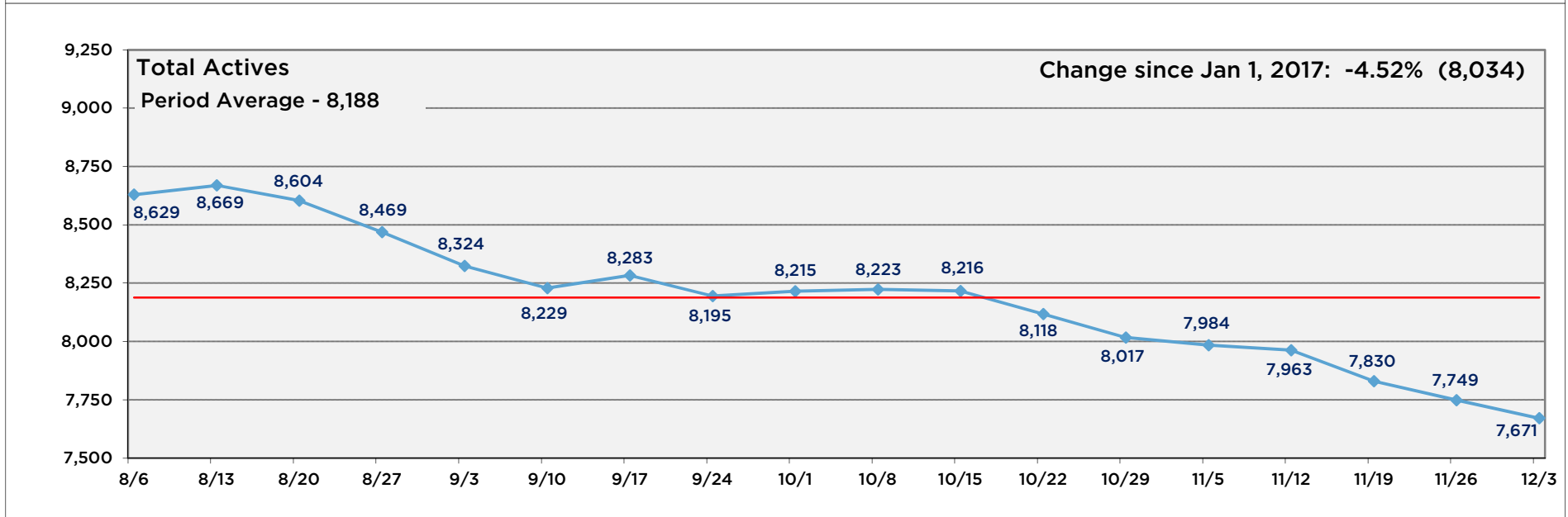
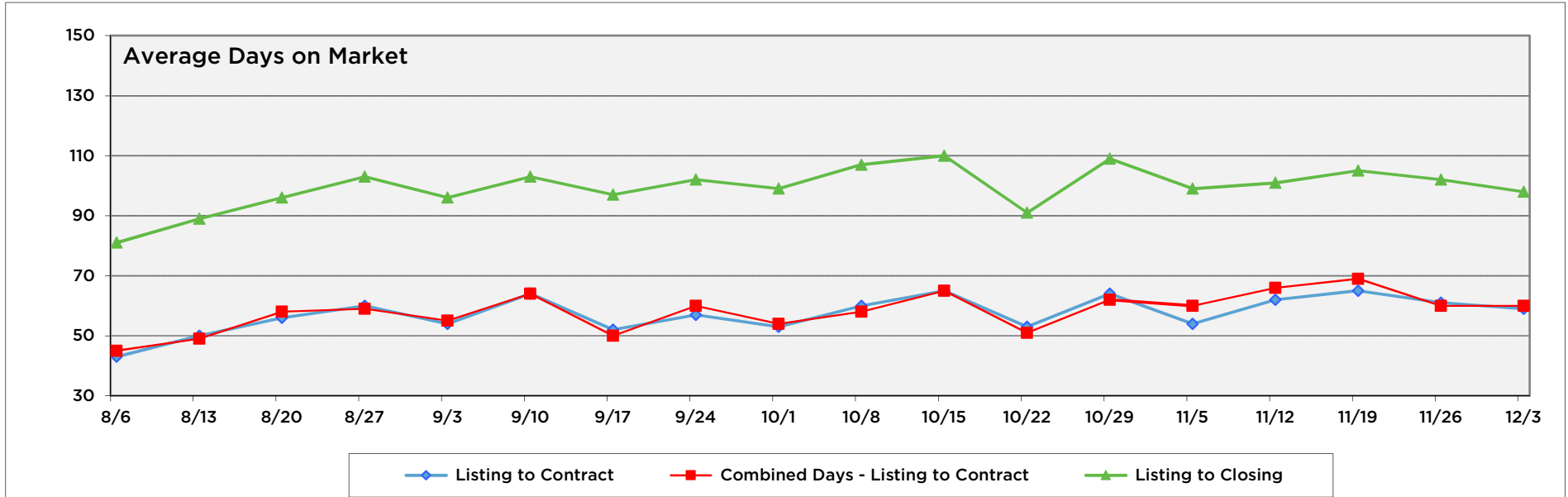
Single Family Homes



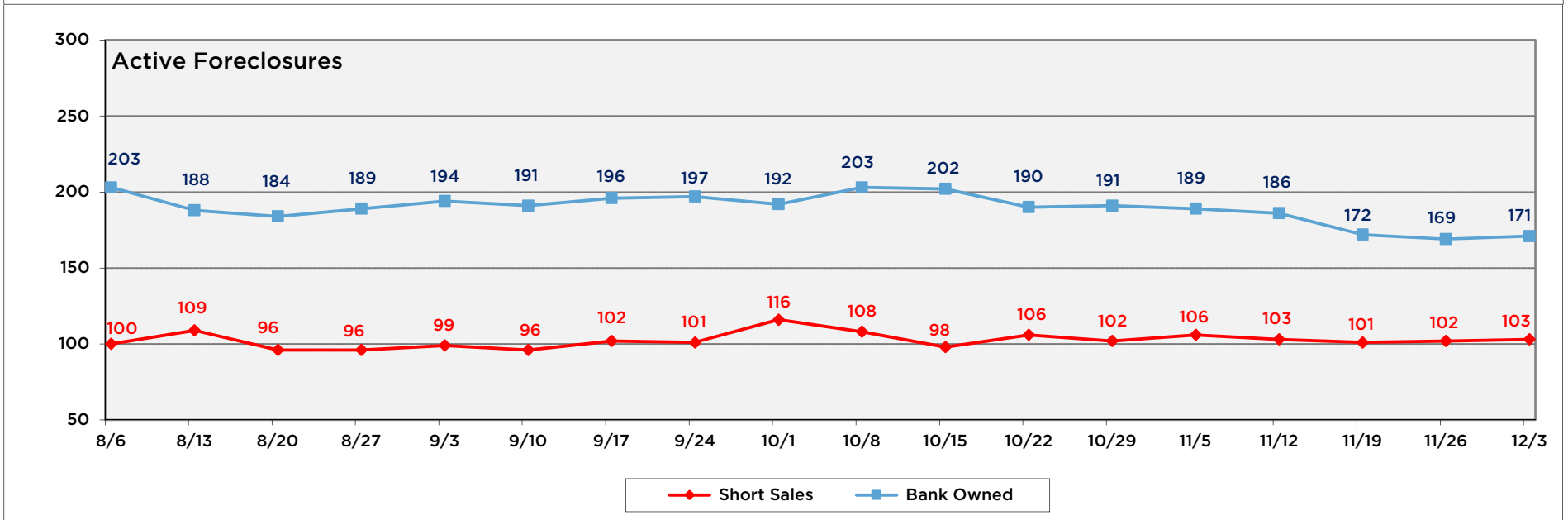
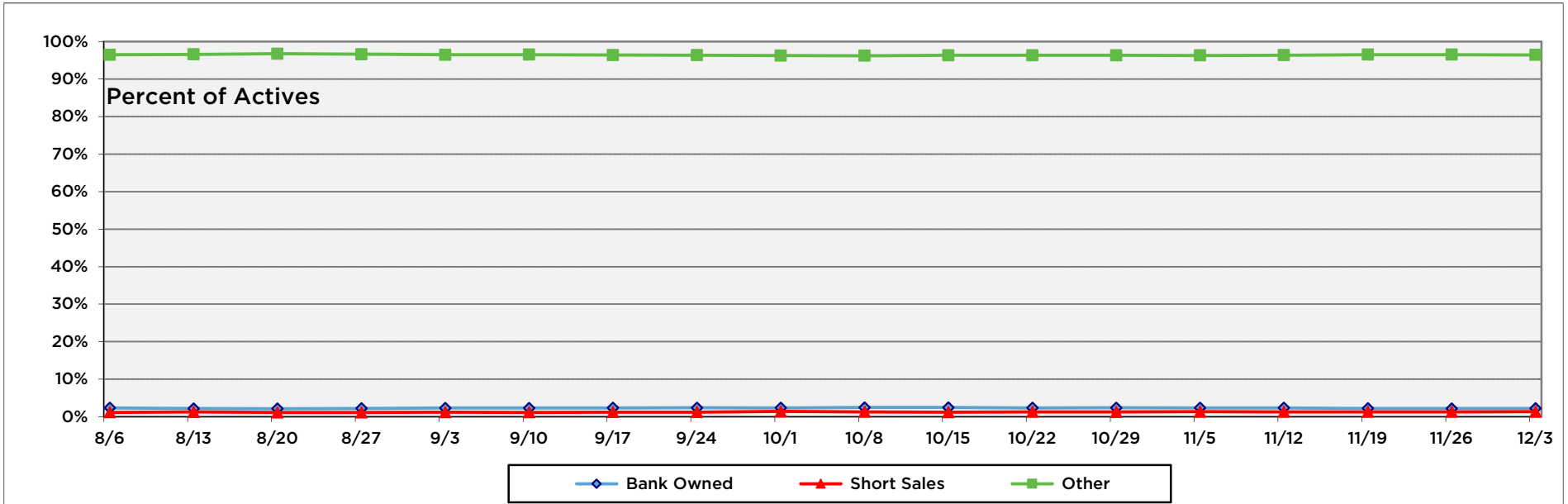
Single Family Homes



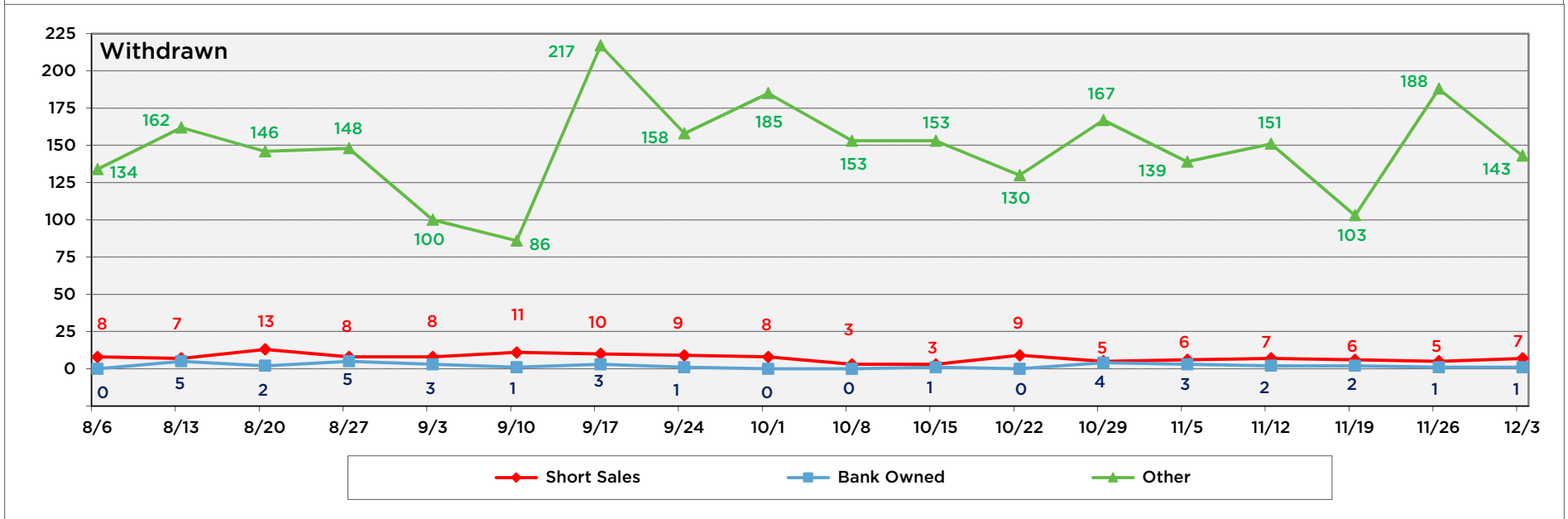
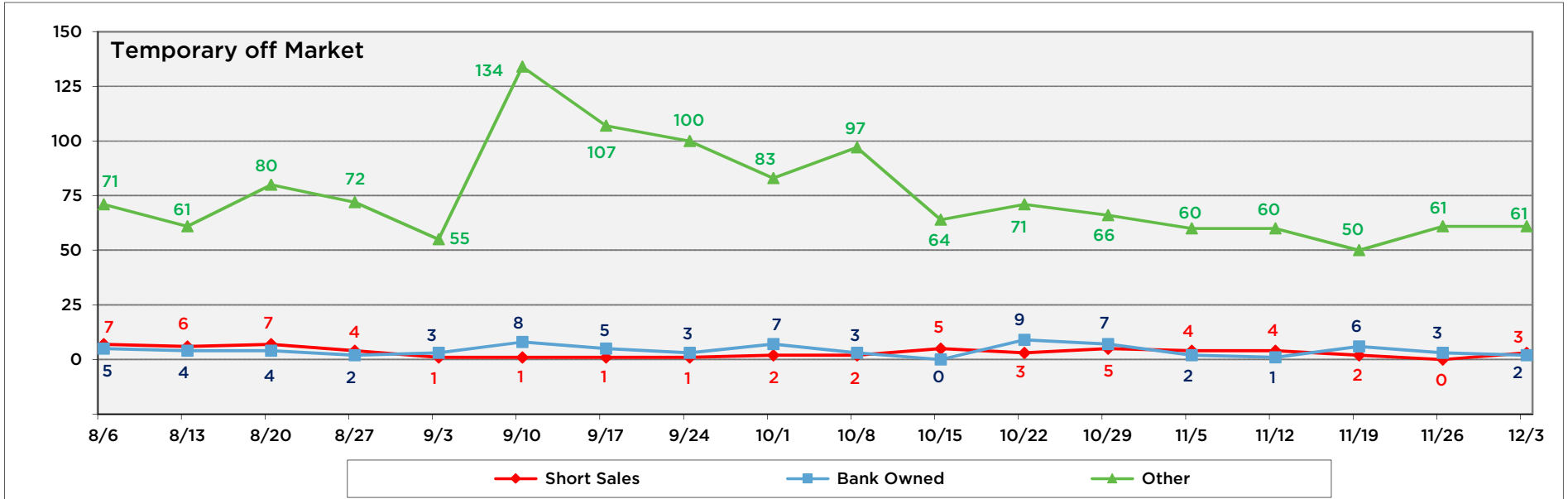
Single Family Homes



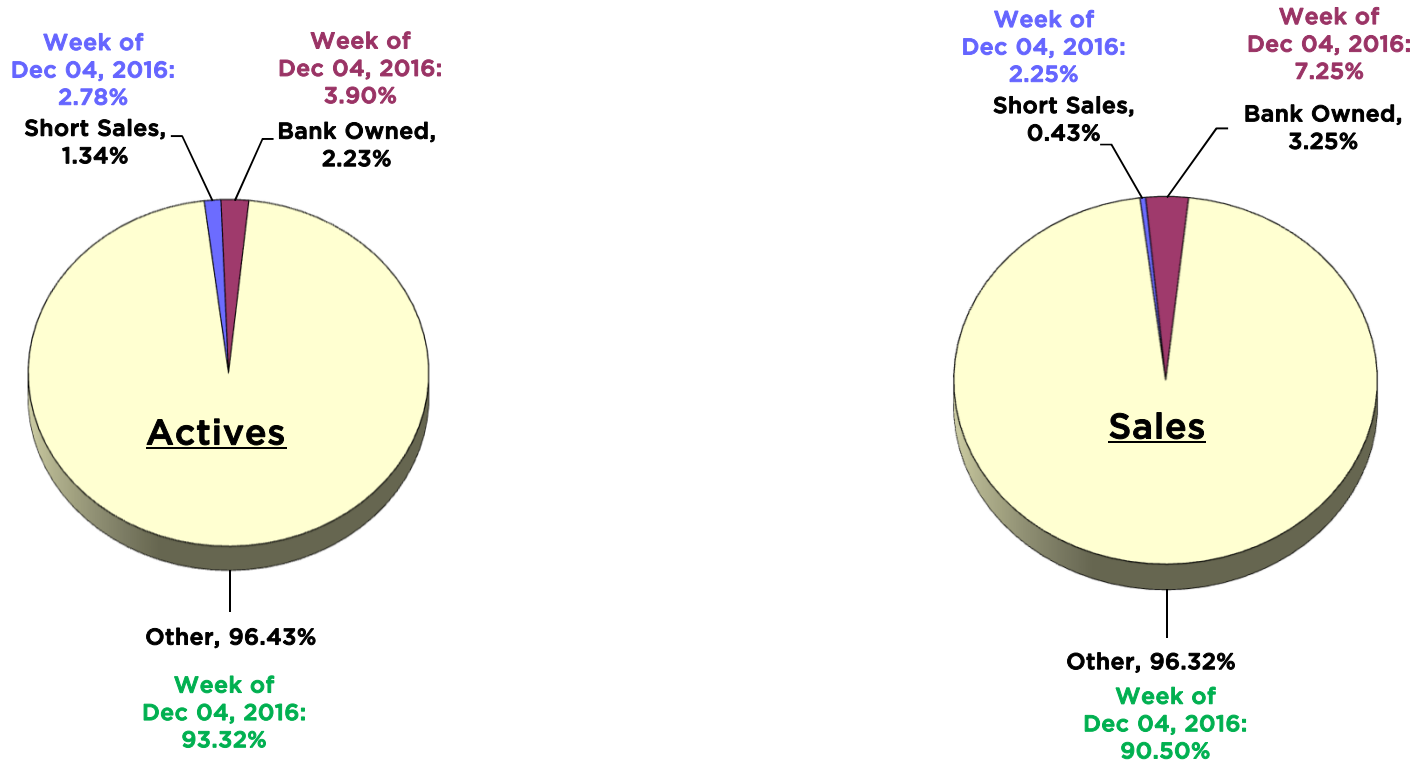
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
12/03/2017 - 12/09/2017
Lake, Orange, Osceola & Seminole Counties

Where are the 12 Single Family Homes available for the Median Price of \$246,259? (± \$500)

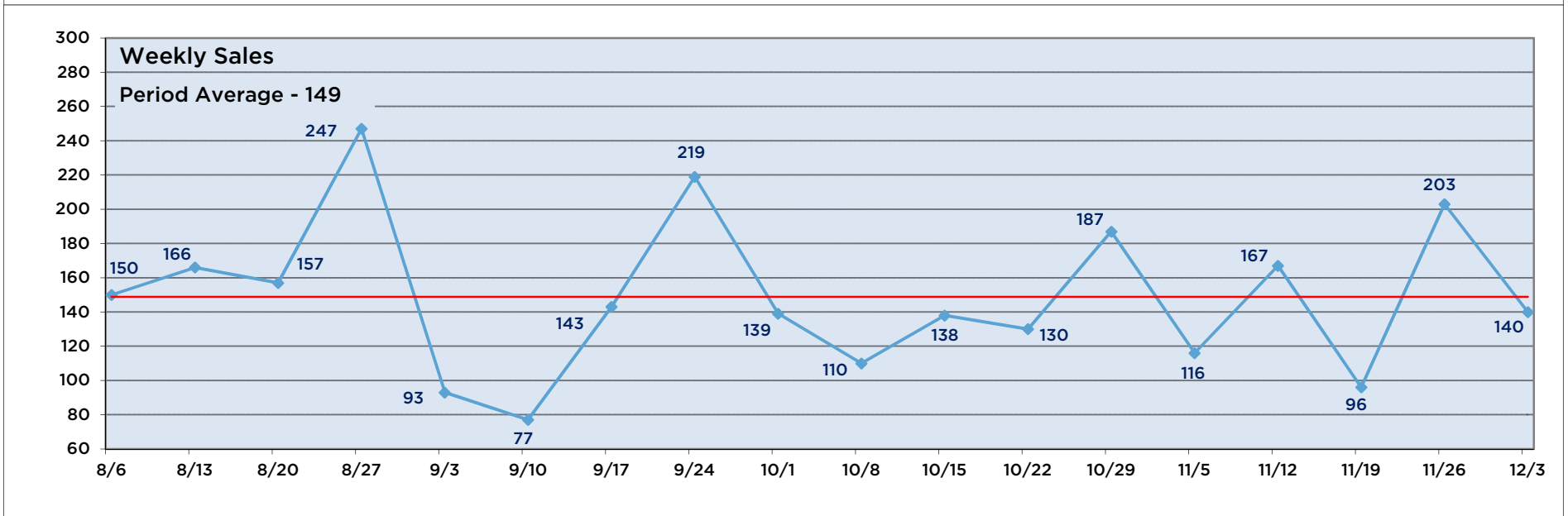
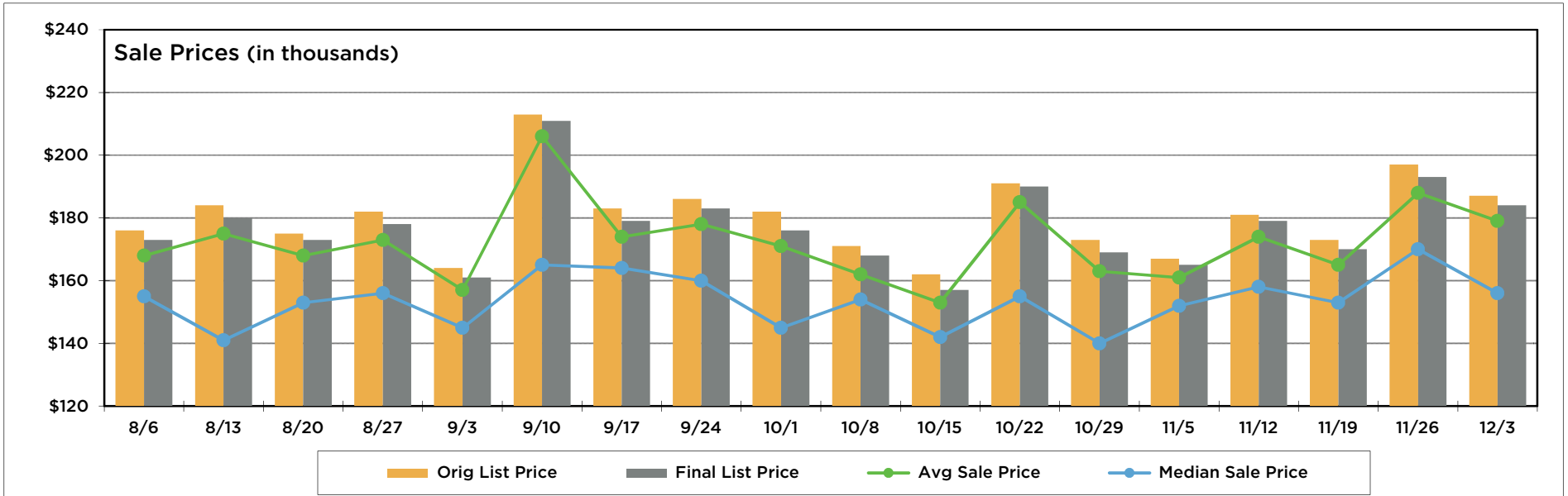
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		2	\$245,950	4.0	2.0	1,696	\$145.02
Lake Mary / Heathrow	32746	1	\$246,000	3.0	2.0	1,592	\$154.52
Winter Park	32792	1	\$245,900	5.0	2.0	1,800	\$136.61
Orange County		2	\$246,295	4.0	2.0	1,947	\$126.50
Apopka / Hunt Club	32703	2	\$246,295	4.0	2.0	1,947	\$126.50
Osceola County		3	\$246,133	4.7	3.0	1,961	\$125.51
Davenport	33896	1	\$246,000	4.0	2.0	1,927	\$127.66
Kissimmee (West) / Pleasant Hill	34746	1	\$246,500	4.0	3.0	1,582	\$155.82
Kissimmee / Poinciana	34758	1	\$245,900	6.0	4.0	2,374	\$103.58
Lake County		5	\$246,154	3.6	2.6	2,189	\$112.43
Tavares / Mt Plymouth	32778	2	\$246,200	4.0	3.0	2,216	\$111.10
Fruitland Park	34731	1	\$245,870	4.0	3.0	2,427	\$101.31
Leesburg (West)	34748	2	\$246,250	3.0	2.0	2,044	\$120.47

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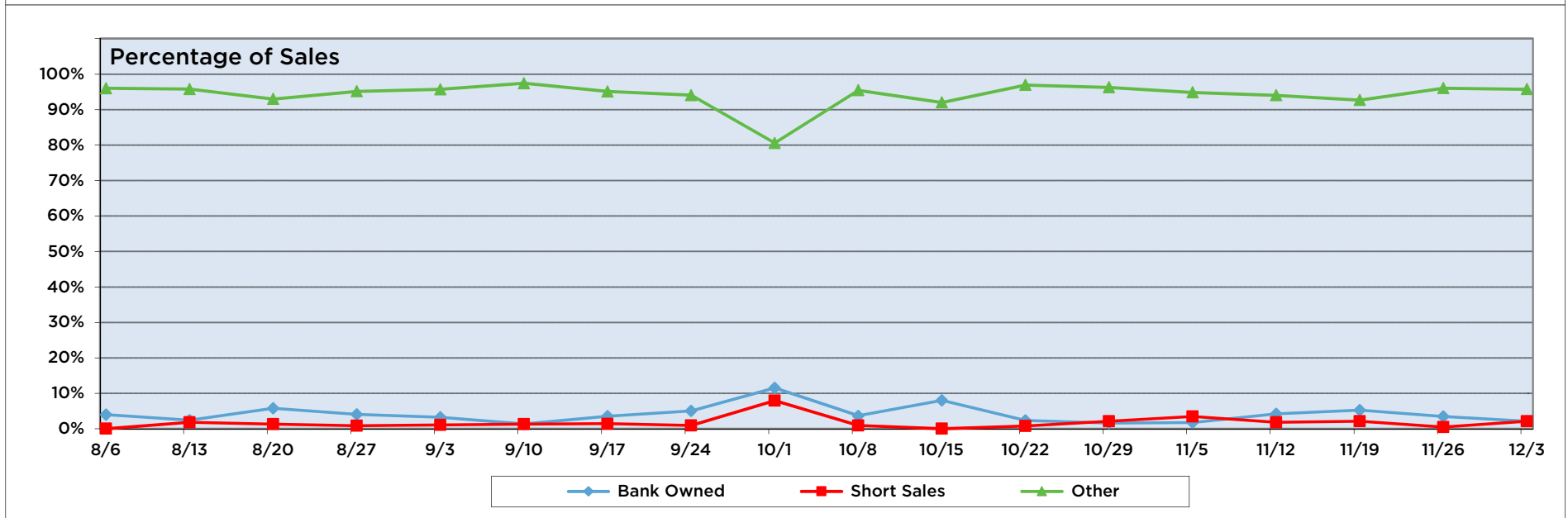
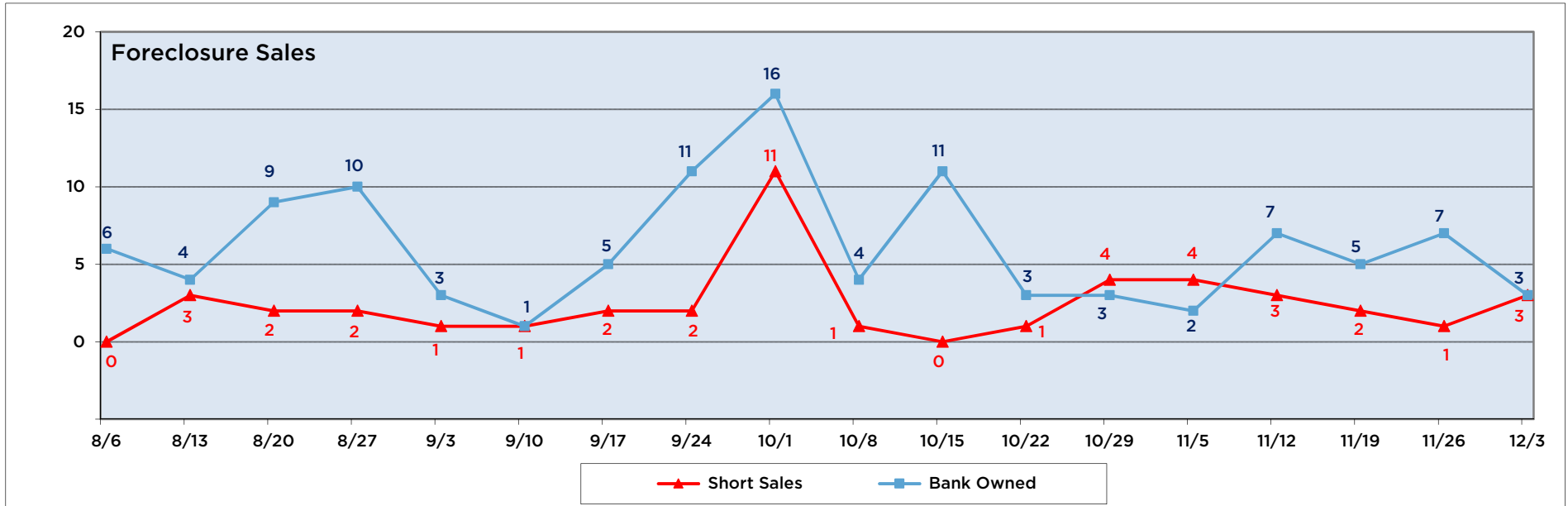
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	140	119	4	11	4	1	1
Bank Owned	3	3	0	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	134	113	4	11	4	1	1
Active Listings	2,036	1,382	290	216	68	52	28
Bank Owned	23	18	3	1	0	0	1
Short Sales	29	25	3	1	0	0	0
Other	1,984	1,339	284	214	68	52	27
Months of Inventory	3	3	17	5	4	12	6
<i>List Price</i>							
Average Original List Price	\$187,260	\$149,394	\$285,700	\$340,699	\$449,500	\$500,000	\$1,250,000
Average Final List Price	\$183,774	\$146,726	\$281,200	\$332,921	\$432,750	\$500,000	\$1,250,000
<i>Sale Price</i>							
Average Price	\$178,514	\$142,190	\$275,750	\$326,482	\$419,250	\$500,000	\$1,200,000
Median Price	\$156,250	\$139,900	\$278,500	\$322,000	\$420,500	\$500,000	\$1,200,000
<i>Price Differences</i>							
<i>Original to Final</i> List Price	-\$3,486	-\$2,668	-\$4,500	-\$7,778	-\$16,750	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$8,746	-\$7,204	-\$9,950	-\$14,217	-\$30,250	\$0	-\$50,000
<i>Final</i> List to <i>Sale</i> Price - \$	-\$5,260	-\$4,536	-\$5,450	-\$6,439	-\$13,500	\$0	-\$50,000
<i>Original</i> List to <i>Sale</i> Price - %	95.33%	95.18%	96.52%	95.83%	93.27%	100.00%	96.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.14%	96.91%	98.06%	98.07%	96.88%	100.00%	96.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	58	60	41	53	47	0	49
Combined Avg Days to Contract	58	59	41	69	46	0	49
Avg Days Listing to Closing	98	98	85	103	82	0	235
Avg Days Contract to Close	39	38	44	49	34	0	183
<i>Beds / Baths</i>							
Average Bedrooms	2	2	3	3	3	3	3
Average Full Baths	2	2	2	2	3	2	3
Average Half Baths	0	0	1	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,373	1,261	1,833	1,848	2,191	2,801	2,935

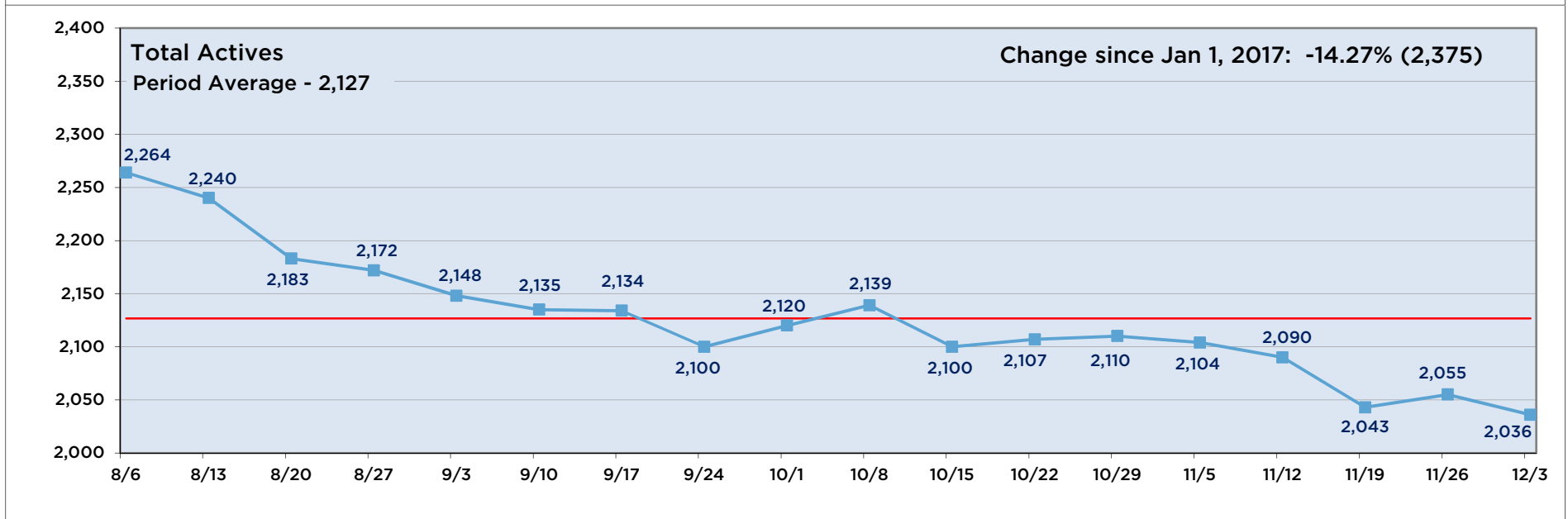
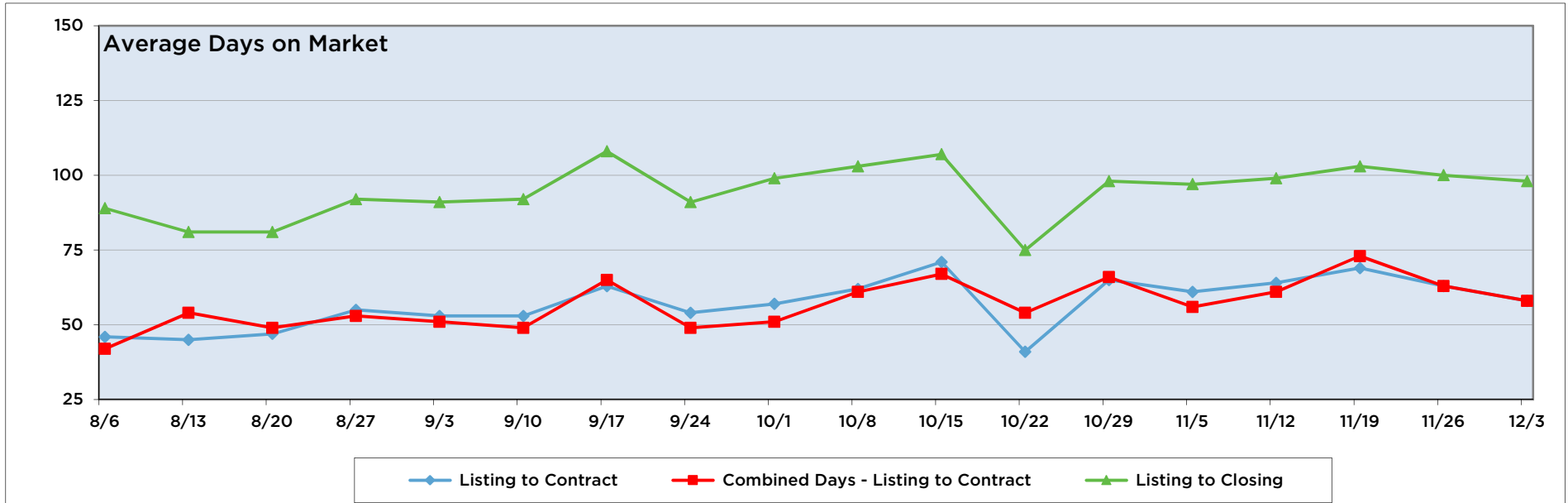
Condos, Townhomes, Villas



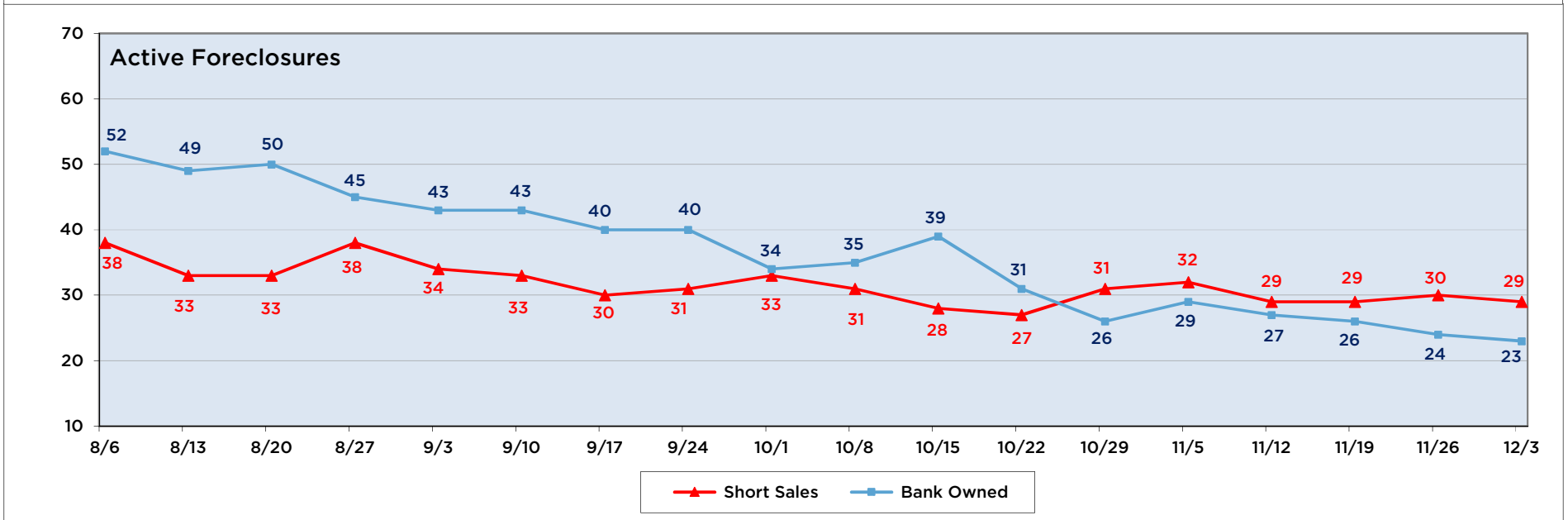
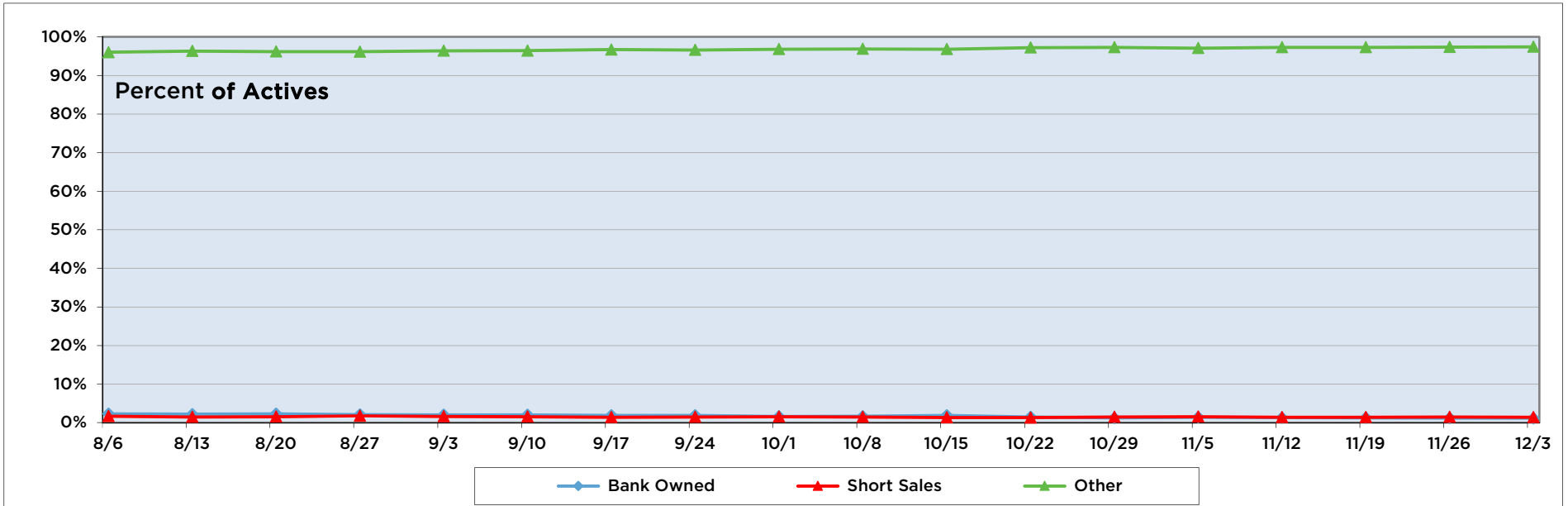
Condos, Townhomes, Villas



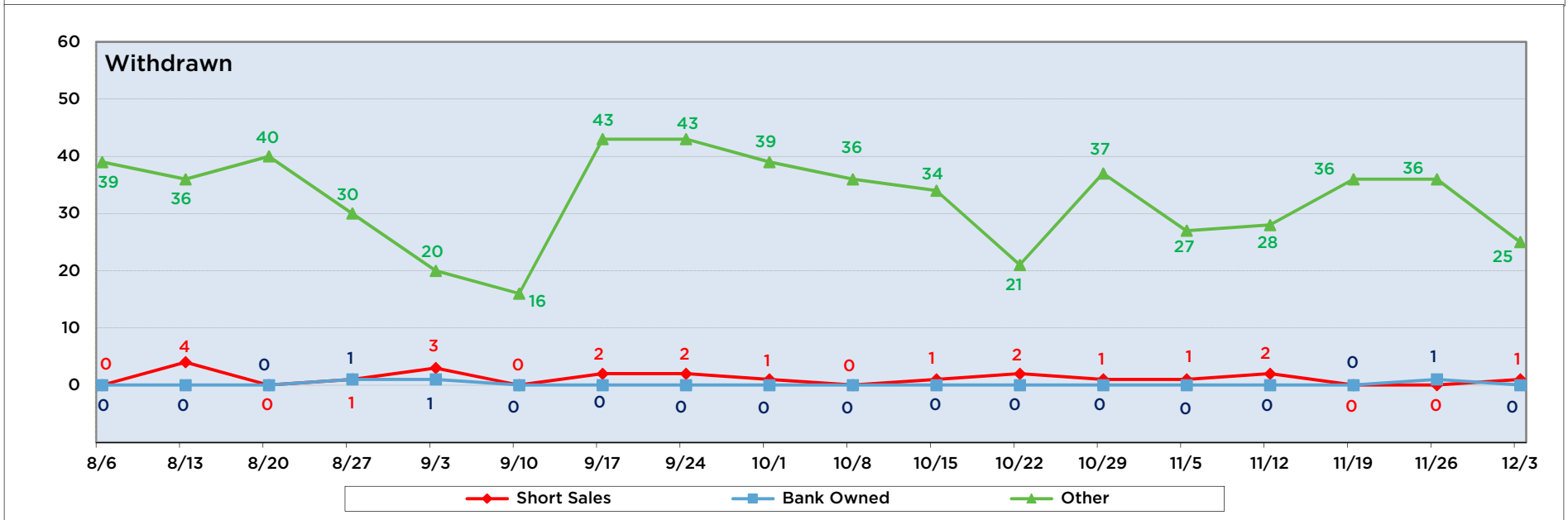
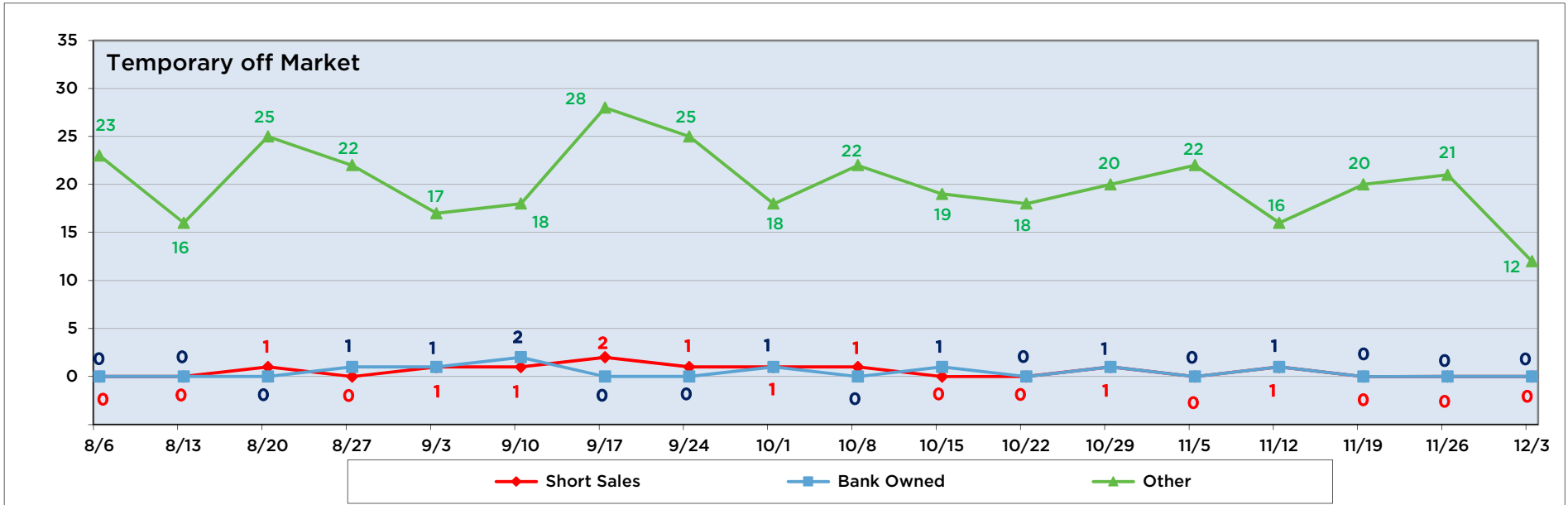
Condos, Townhomes, Villas



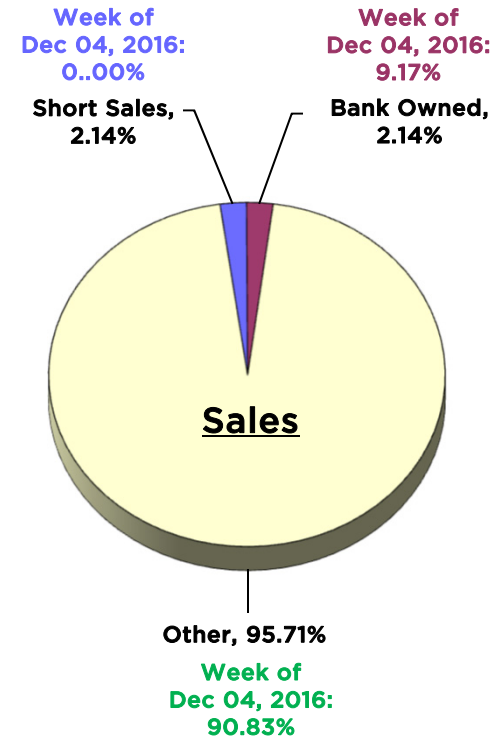
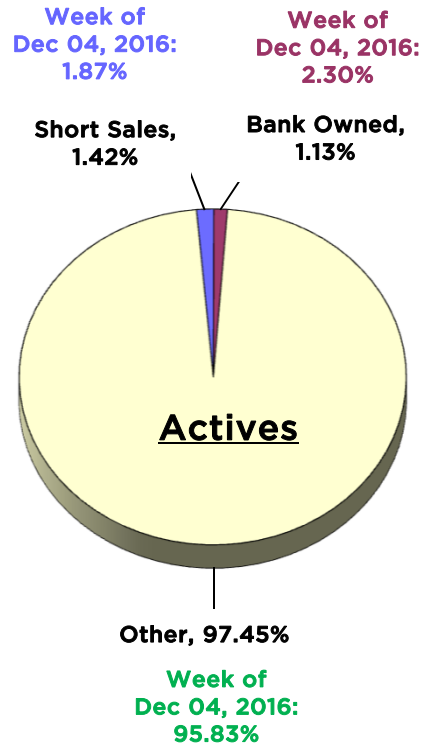
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas





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There are no Condos, Townhomes, or Villas available for the Median Price of \$156,250 (\pm \$500)