



Monday Morning Quarterback Summary

Week of Apr 3, 2016

Single-family existing homes

- Sales of single-family homes decreased to 424 during the week of Apr 3, from 709 the week prior
- The median price of single family homes decreased to \$203,500, a change of -9.6%
- The number of single-family home foreclosure transactions decreased to 51 last week, from 76 the week of Mar 27
- The number of single-family home short-sale transactions decreased to 17 from 21 the week prior
- Single-family inventory increased by 97, and now sits at 9,921

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 115 during the week of Apr 3 from 181 the week prior
- The median price of condos, townhomes, and villas decreased to \$120,000, a change of -11.11%
- The number of condo, townhome, and villa foreclosure transactions decreased to 10 last week, from 18 the week of Mar 27
- The number of condo, townhome and villa short-sale transactions decreased to 2 from 3 the week prior
- Condo inventory decreased by 3, and now sits at 2,972

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

Monday Morning Quarterback
04/03/2016 - 04/09/2016
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	424	283	53	50	18	18	2
Bank Owned	51	44	4	3	0	0	0
Short Sales	17	14	2	1	0	0	0
Other	356	225	47	46	18	18	2
Active Listings	9,921	3,773	1,367	1,834	970	1,359	618
Bank Owned	466	320	49	53	16	24	4
Short Sales	492	332	58	63	13	19	7
Other	8,963	3,121	1,260	1,718	941	1,316	607
Months of Inventory	5	3	6	8	12	17	71

List Price

Average Original List Price	\$252,141	\$171,707	\$276,719	\$359,988	\$487,829	\$719,055	\$1,962,500
Average Final List Price	\$244,665	\$167,929	\$271,703	\$348,194	\$465,243	\$698,992	\$1,724,000

Sale Price

Average Price	\$237,962	\$164,743	\$267,423	\$338,323	\$447,618	\$665,389	\$1,575,000
Median Price	\$203,500	\$175,000	\$265,000	\$334,000	\$447,170	\$645,500	\$1,575,000

Price Differences

Original to Final List Price	-\$7,476	-\$3,778	-\$5,016	-\$11,794	-\$22,586	-\$20,063	-\$238,500
Original List to Sale Price - \$	-\$14,179	-\$6,964	-\$9,296	-\$21,665	-\$40,211	-\$53,666	-\$387,500
Final List to Sale Price - \$	-\$6,703	-\$3,186	-\$4,280	-\$9,871	-\$17,625	-\$33,603	-\$149,000
Original List to Sale Price - %	94.38%	95.94%	96.64%	93.98%	91.76%	92.54%	80.25%
Final List to Sale Price - %	97.26%	98.10%	98.42%	97.17%	96.21%	95.19%	91.36%

Days on the Market

Avg Days Listing to Contract	63	55	54	79	109	111	219
Combined Avg Days to Contract	63	53	57	98	146	114	219
Avg Days Listing to Closing	111	103	103	125	152	158	278
Avg Days Contract to Close	48	49	48	45	43	48	59

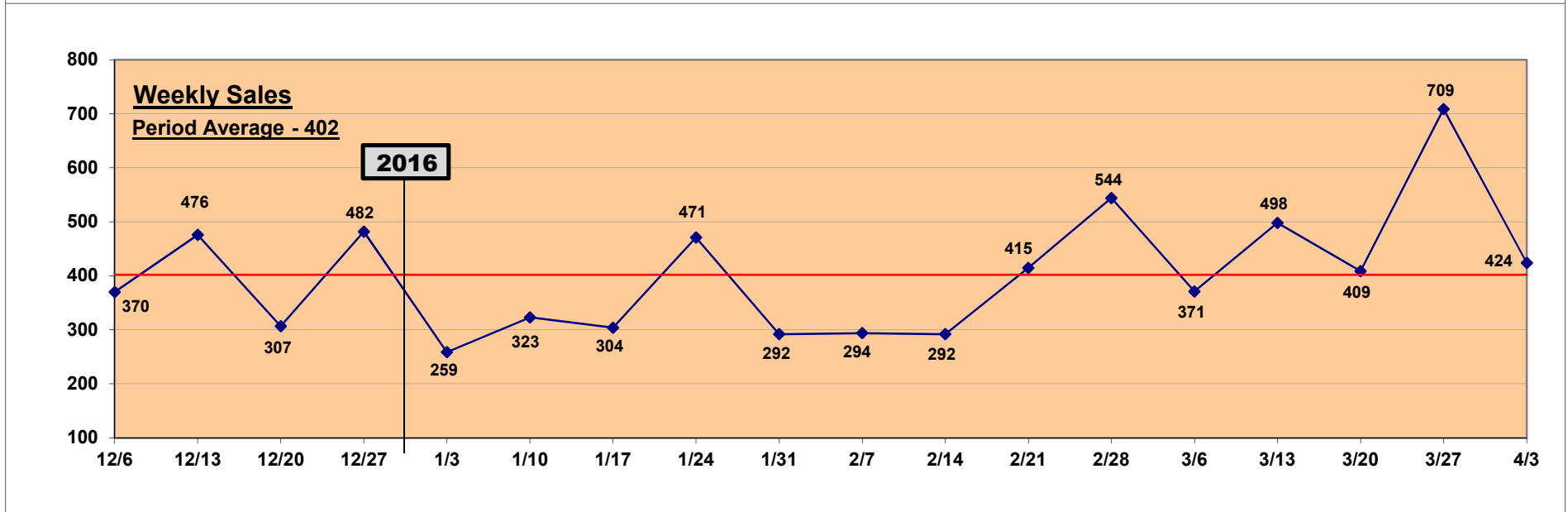
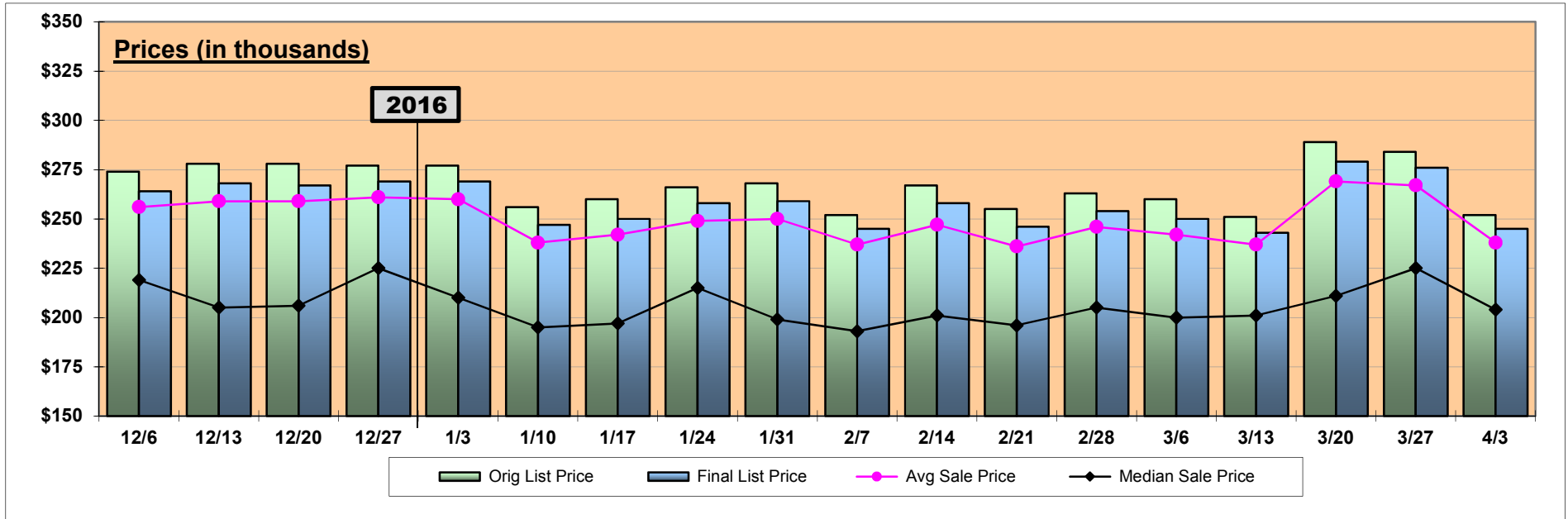
Beds / Baths

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

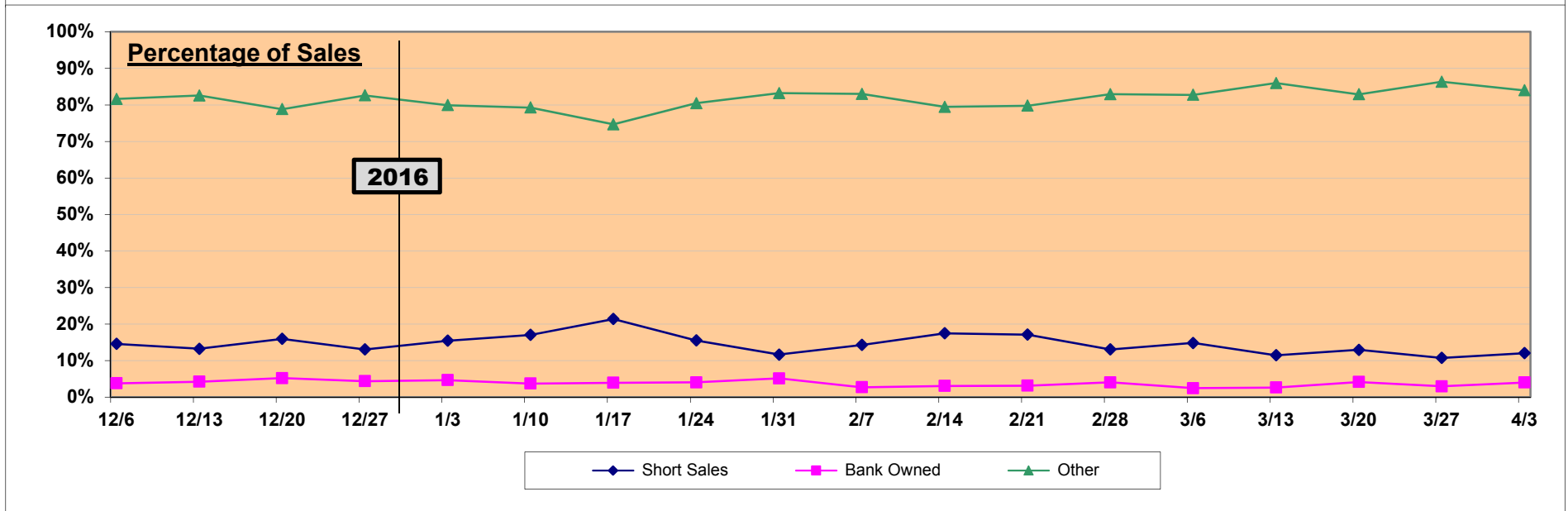
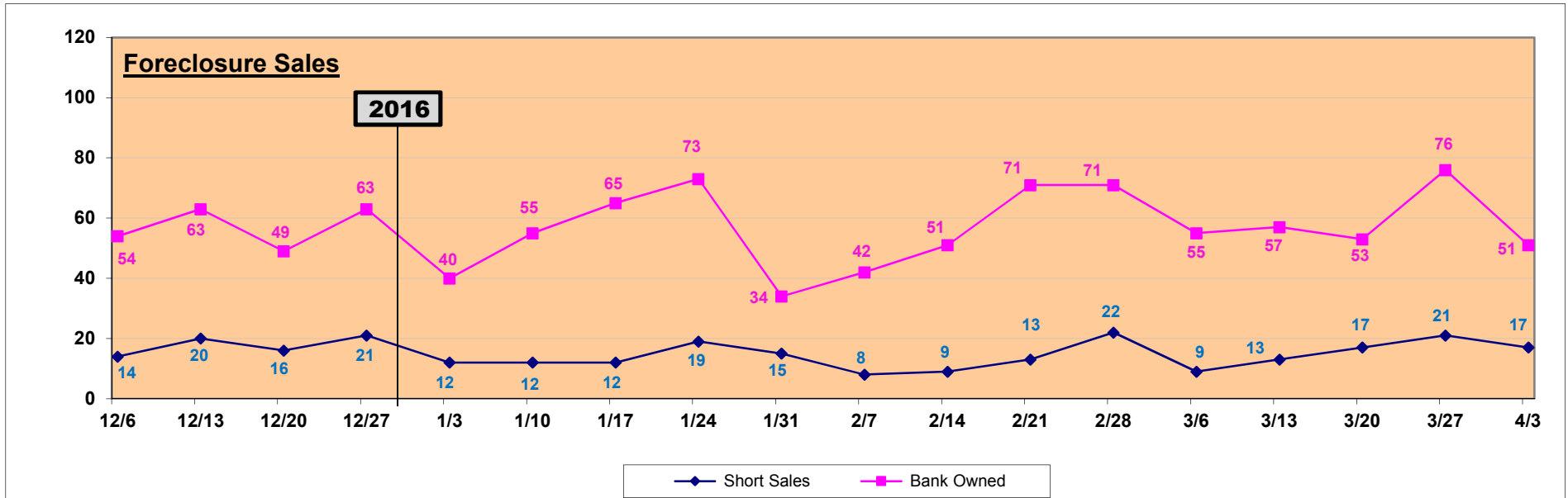
Square Footage

Average Square Feet	2,005	1,633	2,280	2,564	3,475	3,554	6,244
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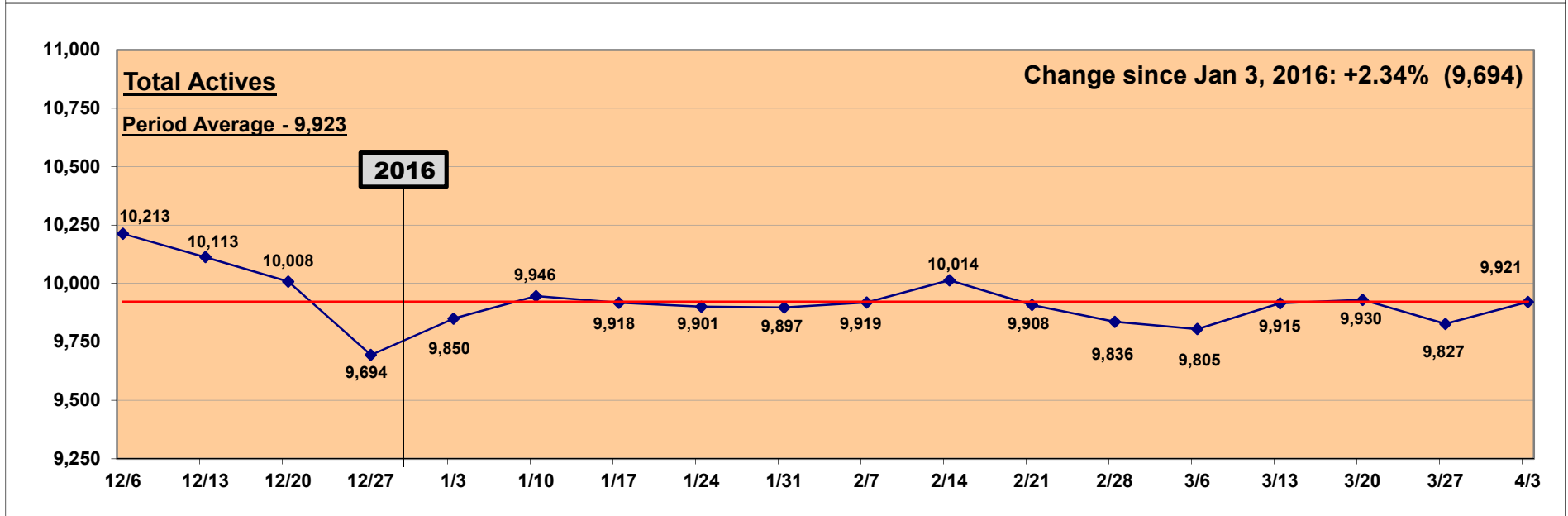
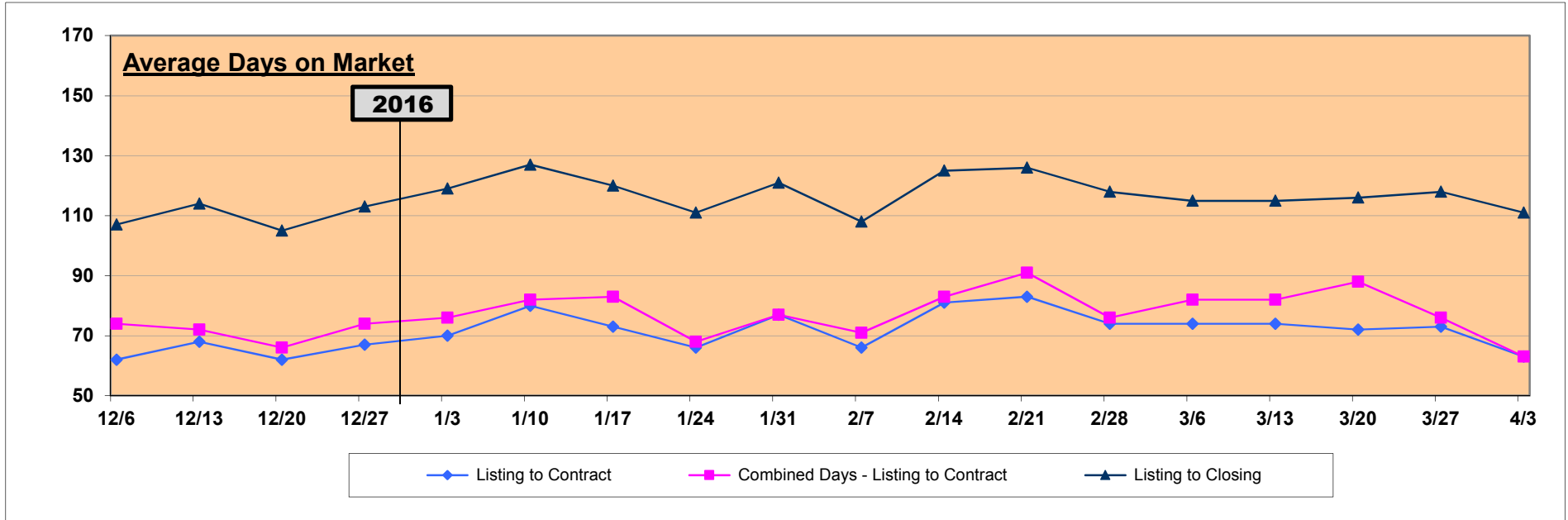
Single Family Homes



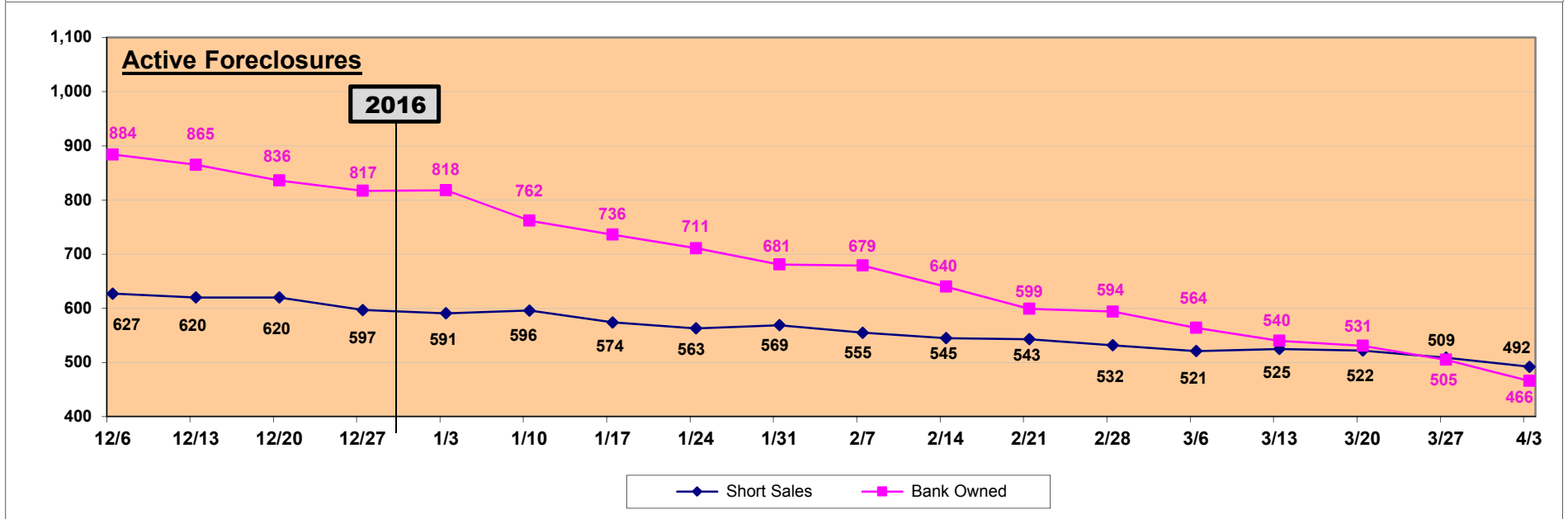
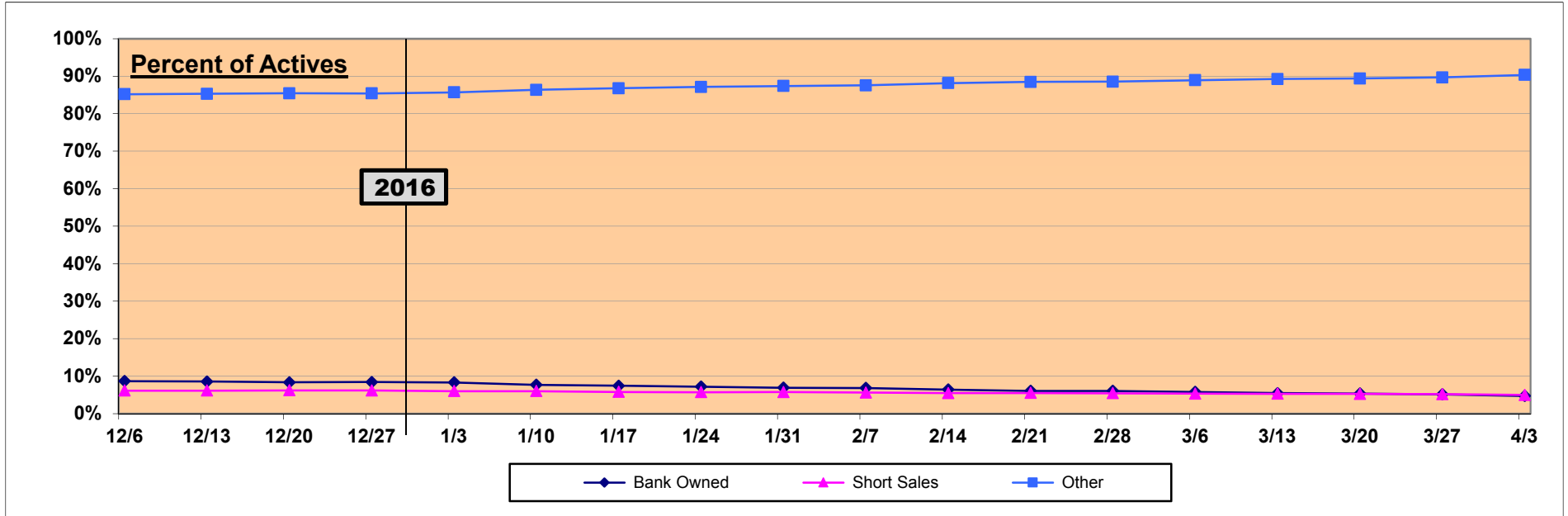
Single Family Homes



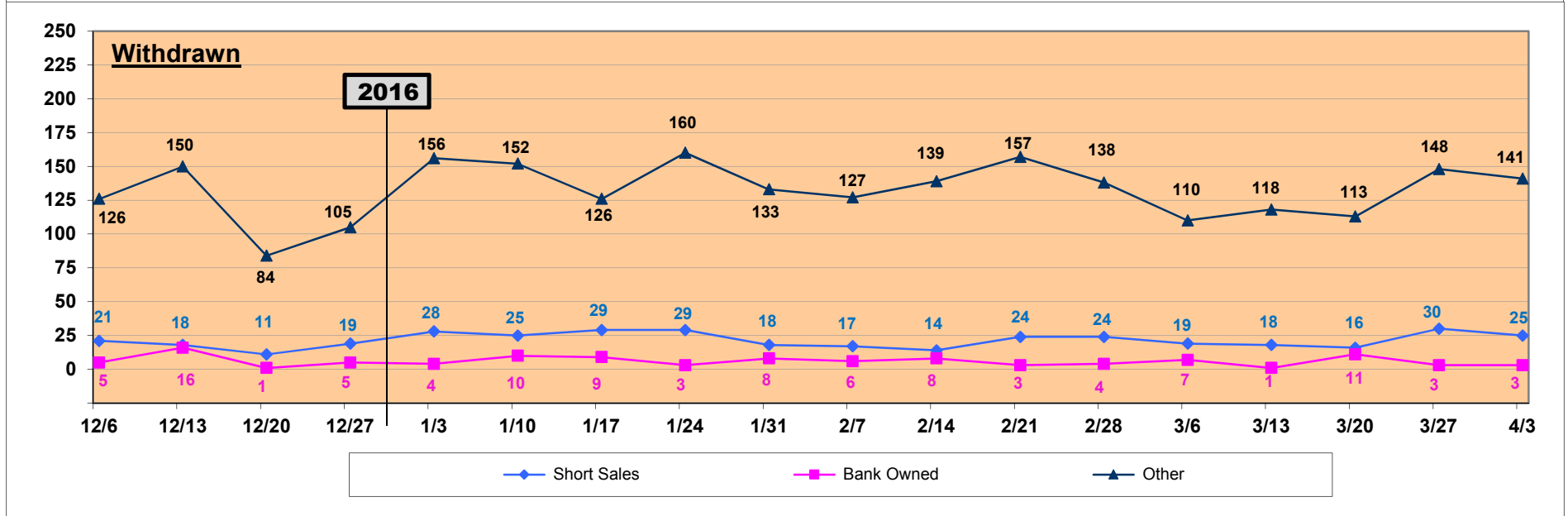
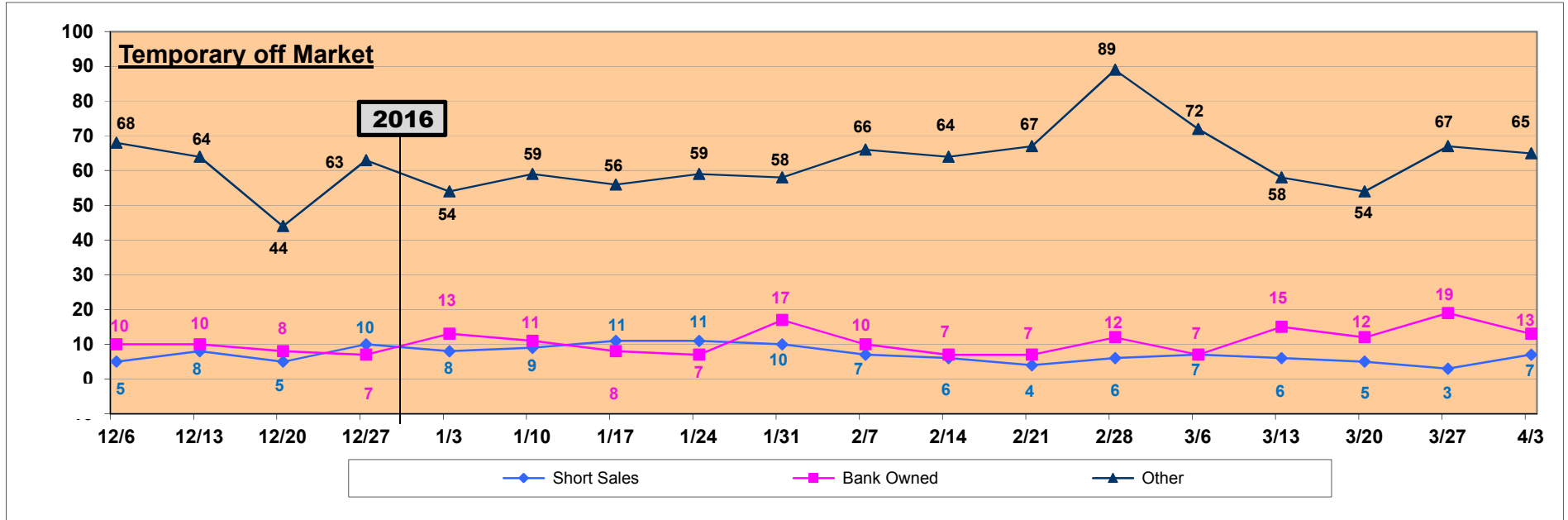
Single Family Homes



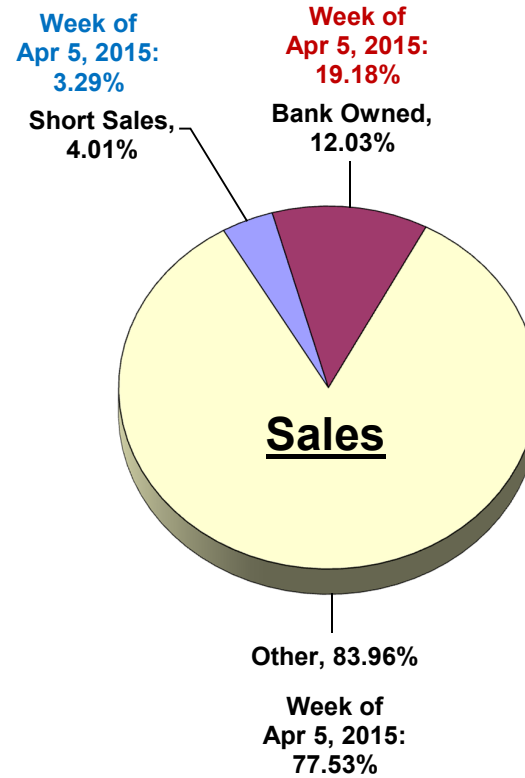
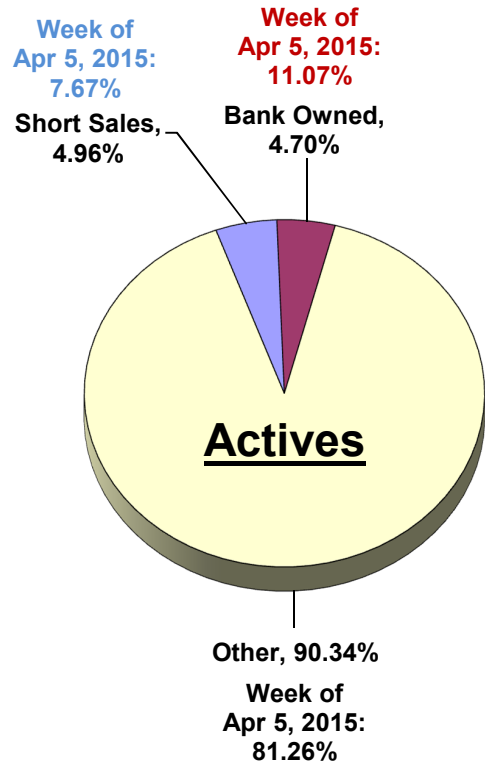
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 13 Single Family Homes available for the Median Price of \$203,500?

<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	\$203,500	2.5	2.0	1,786	\$113.97
Oviedo	32765	1	\$203,000	3.0	2.0	1,542	\$131.65
Sanford / Lake Forest	32771	1	\$204,000	2.0	2.0	2,029	\$100.54
Orange County		5	\$203,600	3.2	2.0	1,725	\$118.03
Apopka (North)	32712	1	\$203,000	3.0	2.0	1,632	\$124.39
Delaney / Crystal Lake	32806	1	\$204,000	3.0	2.0	1,394	\$146.34
Pinecastle / Belle Isle	32809	1	\$204,000	4.0	2.0	1,895	\$107.65
Conway	32812	1	\$203,000	3.0	2.0	1,849	\$109.79
Research Park	32826	1	\$203,999	3.0	2.0	1,855	\$109.97
Lake County		6	\$203,798	3.2	2.3	1,860	\$109.57
Mount Dora	32757	2	\$203,945	3.0	2.0	1,897	\$107.51
Clermont (Central)	34711	1	\$203,000	2.0	2.0	1,968	\$103.15
Clermont (South)	34714	2	\$203,950	4.0	3.0	1,825	\$111.75
Groveland	34736	1	\$204,000	3.0	2.0	1,748	\$116.70

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	115	103	4	6	2	0	0
Bank Owned	10	9	0	1	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	103	92	4	5	2	0	0
Active Listings	2,972	2,283	301	225	72	65	26
Bank Owned	122	116	4	2	0	0	0
Short Sales	88	78	7	3	0	0	0
Other	2,762	2,089	290	220	72	65	26
Months of Inventory	6	5	17	9	8	0	0

List Price

Average Original List Price	\$157,575	\$135,731	\$281,425	\$356,192	\$439,000	\$0	\$0
Average Final List Price	\$147,714	\$125,142	\$281,425	\$348,958	\$439,000	\$0	\$0

Sale Price

Average Price	\$143,653	\$121,447	\$277,000	\$342,337	\$424,500	\$0	\$0
Median Price	\$120,000	\$116,000	\$277,000	\$346,500	\$424,500	\$0	\$0

Price Differences

Original to Final List Price	-\$9,861	-\$10,589	\$0	-\$7,234	\$0	\$0	\$0
Original List to Sale Price - \$	-\$13,922	-\$14,284	-\$4,425	-\$13,855	-\$14,500	\$0	\$0
Final List to Sale Price - \$	-\$4,061	-\$3,695	-\$4,425	-\$6,621	-\$14,500	\$0	\$0
Original List to Sale Price - %	91.16%	89.48%	98.43%	96.11%	96.70%	0.00%	0.00%
Final List to Sale Price - %	97.25%	97.05%	98.43%	98.10%	96.70%	0.00%	0.00%

Days on the Market

Avg Days Listing to Contract	60	63	20	60	8	0	0
Combined Avg Days to Contract	60	61	32	80	8	0	0
Avg Days Listing to Closing	100	101	50	131	48	0	0
Avg Days Contract to Close	42	38	102	68	39	0	0

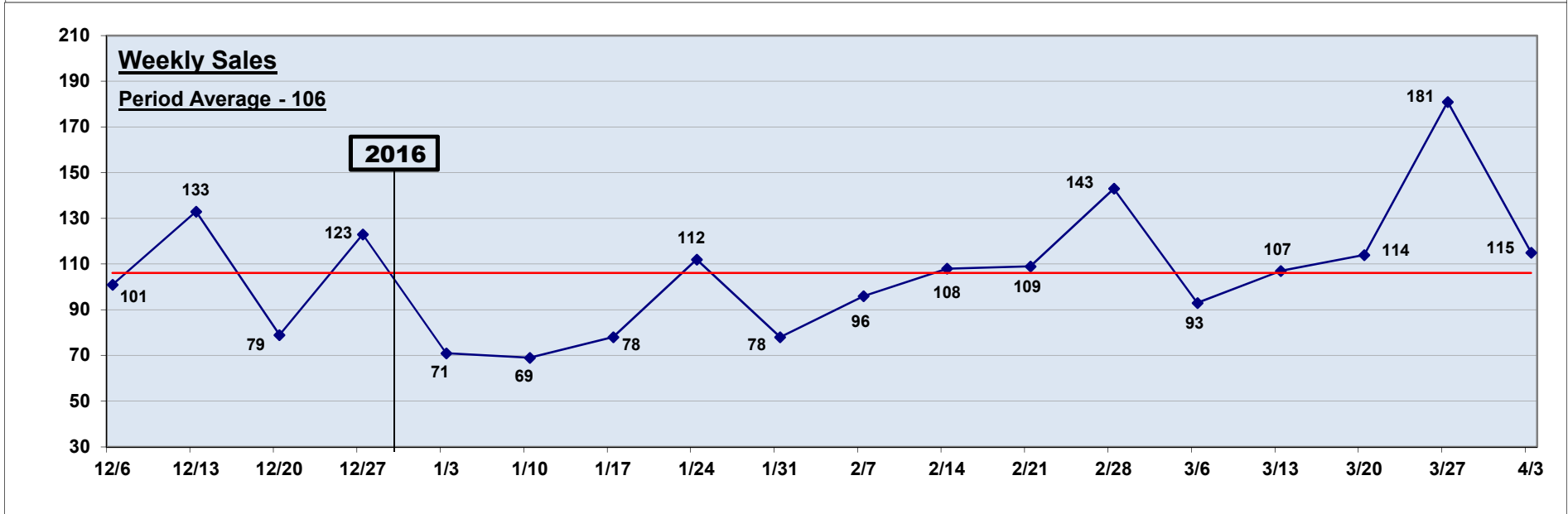
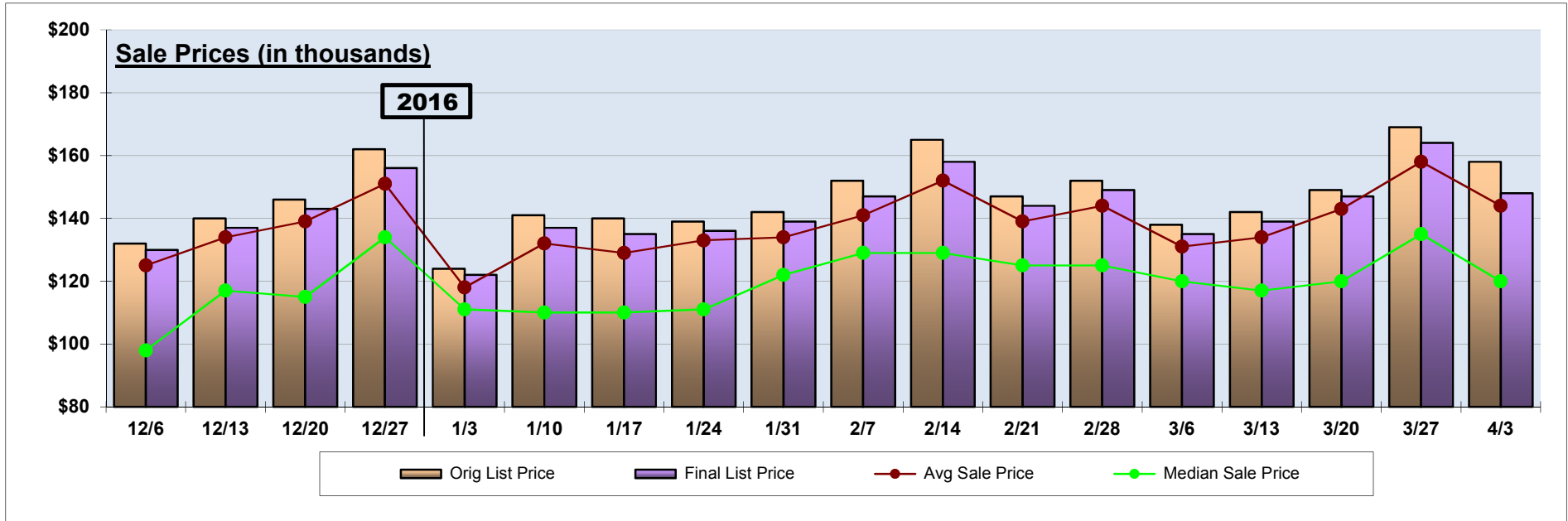
Beds / Baths

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

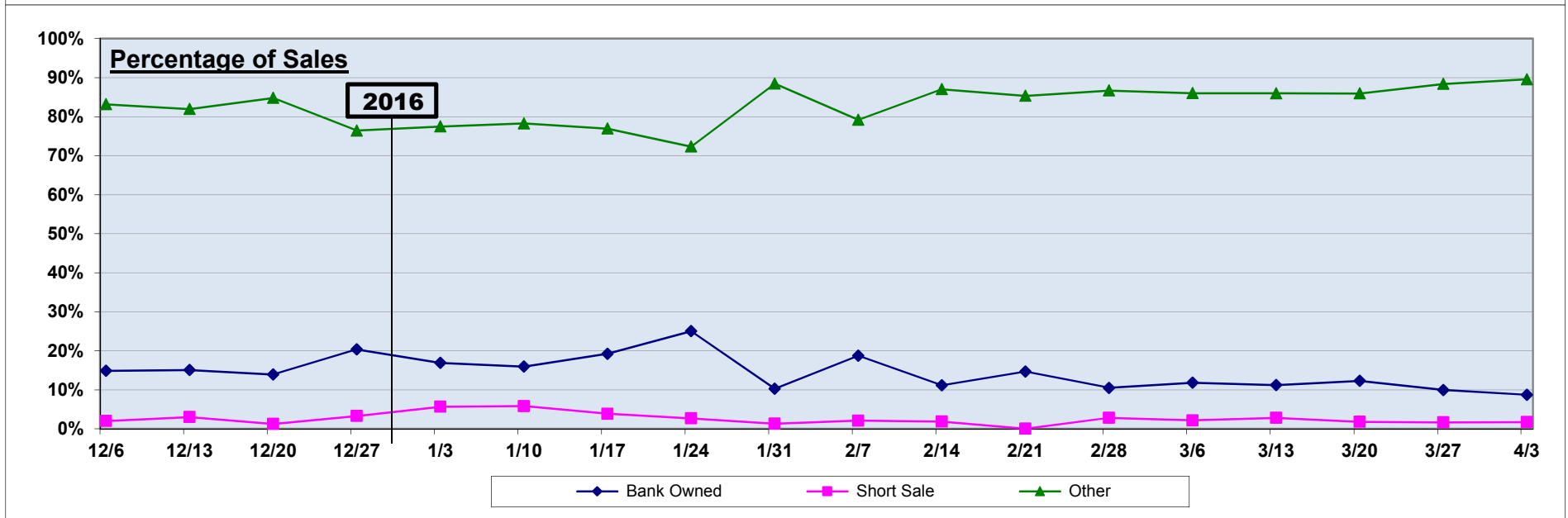
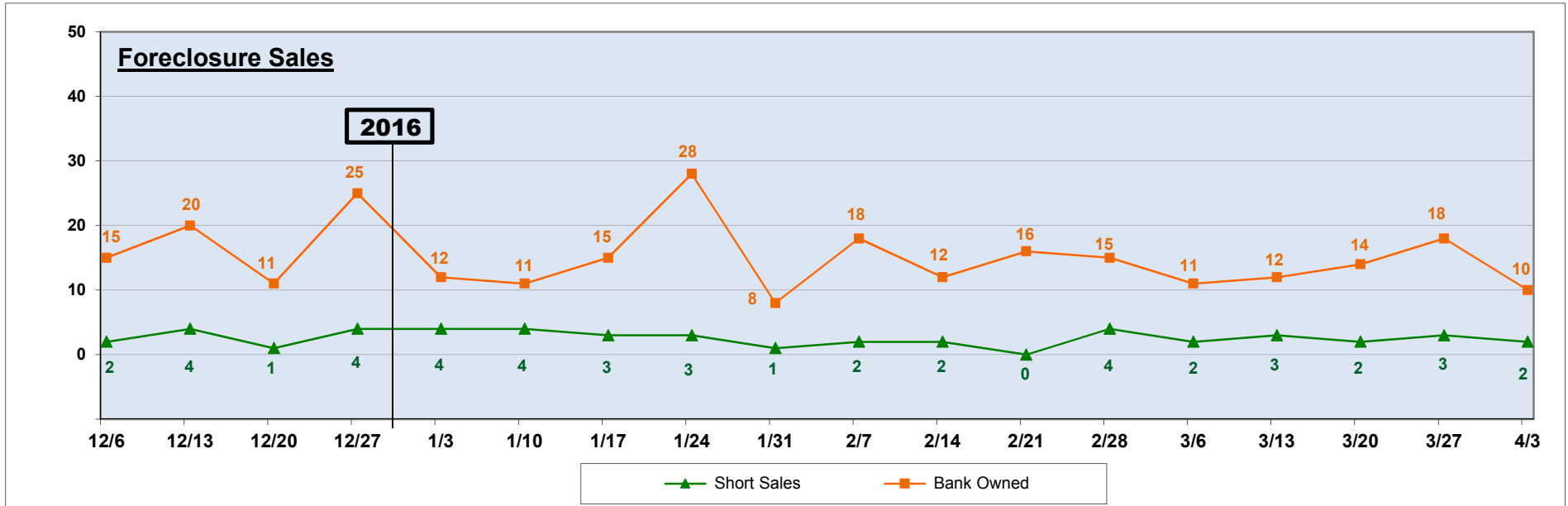
Square Footage

Average Square Feet	1,312	1,245	1,762	2,093	1,525	0	0
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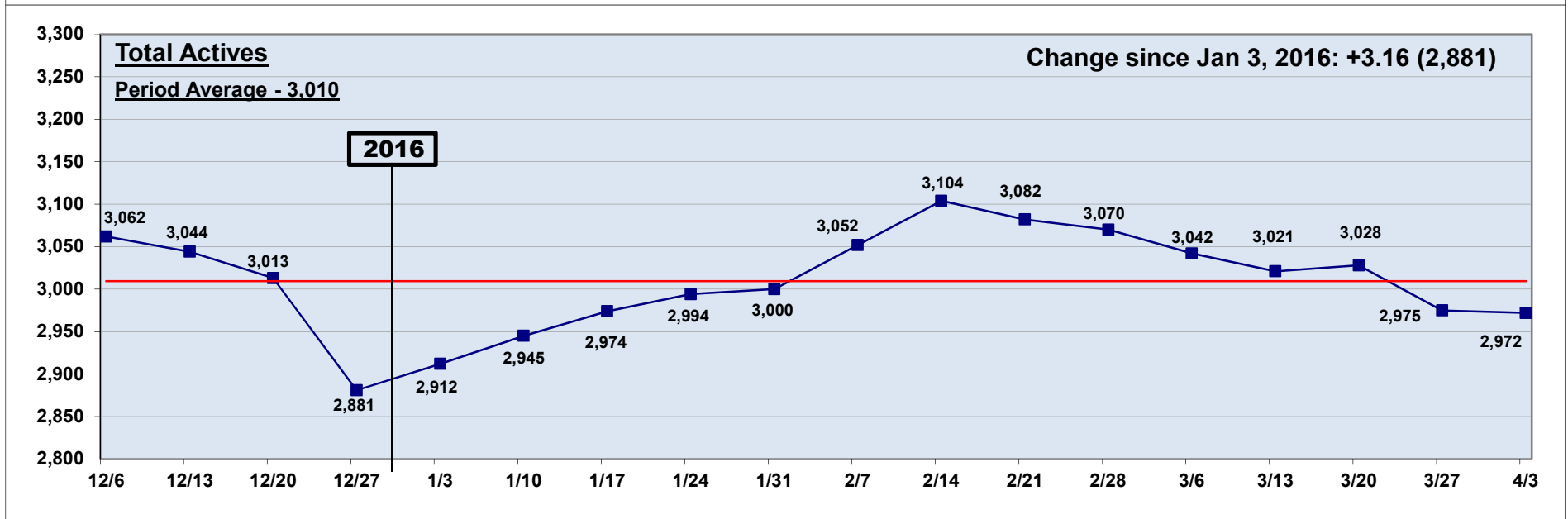
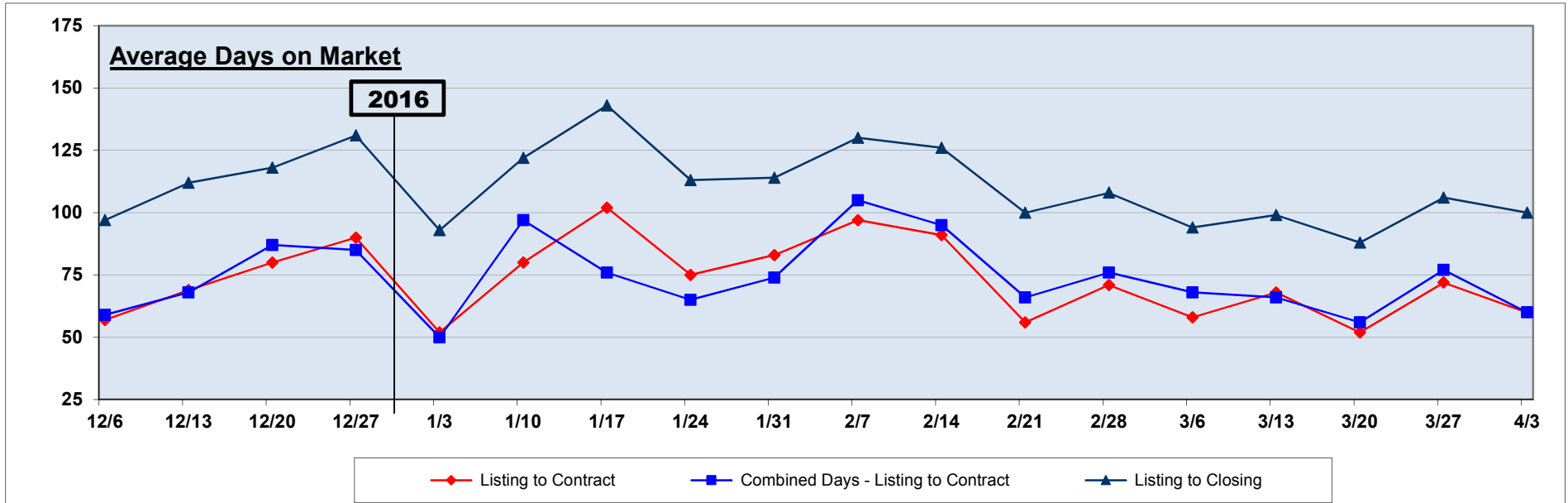
Condos, Townhomes, Villas



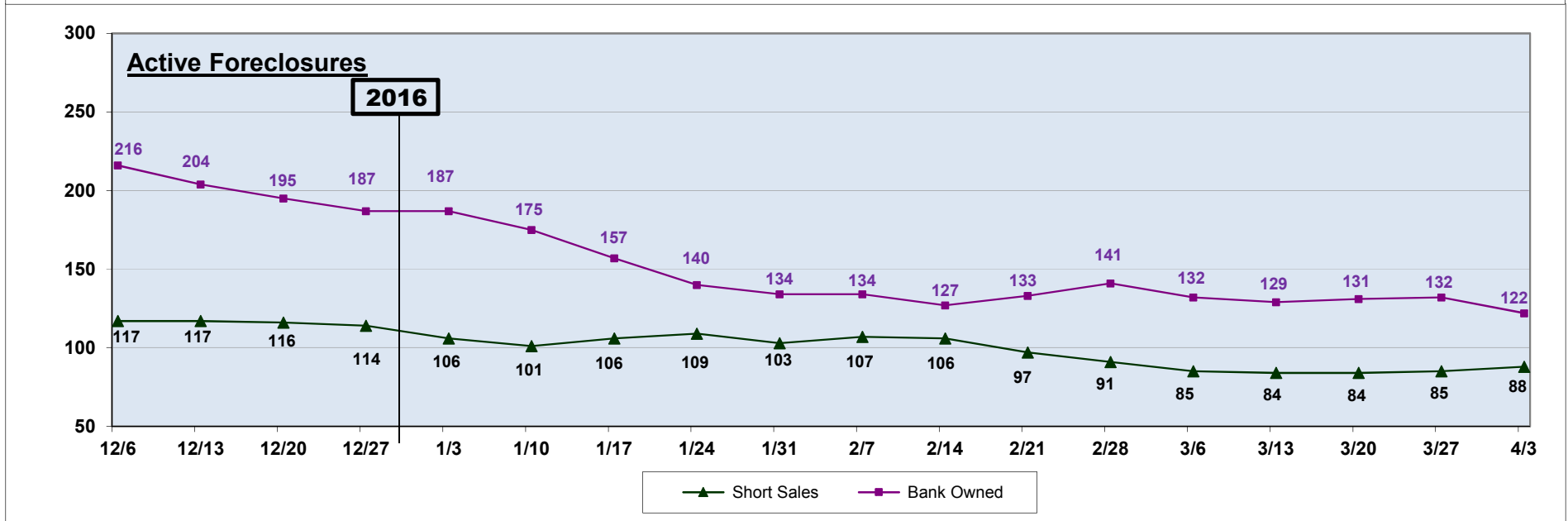
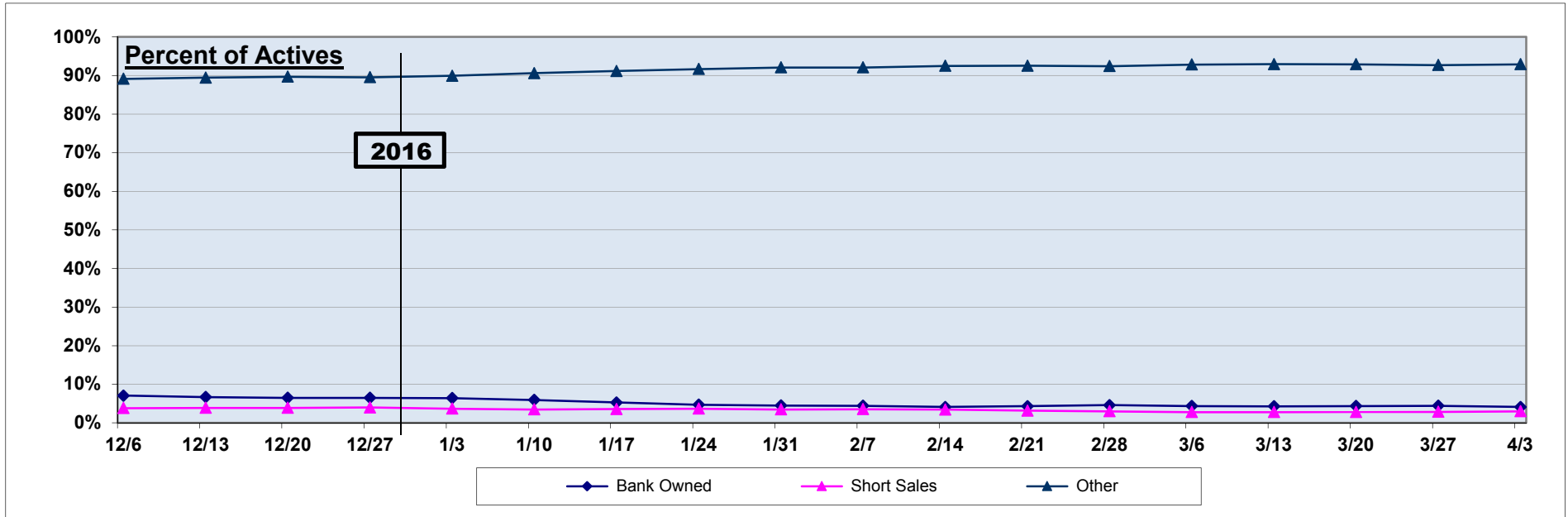
Condos, Townhomes, Villas



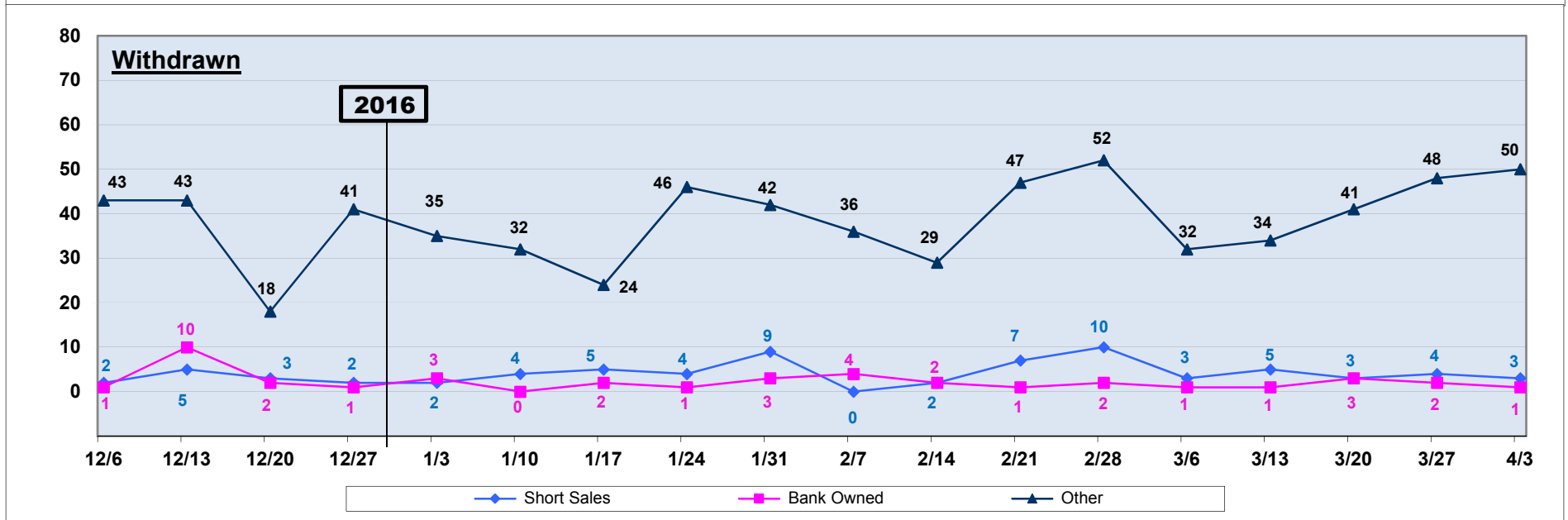
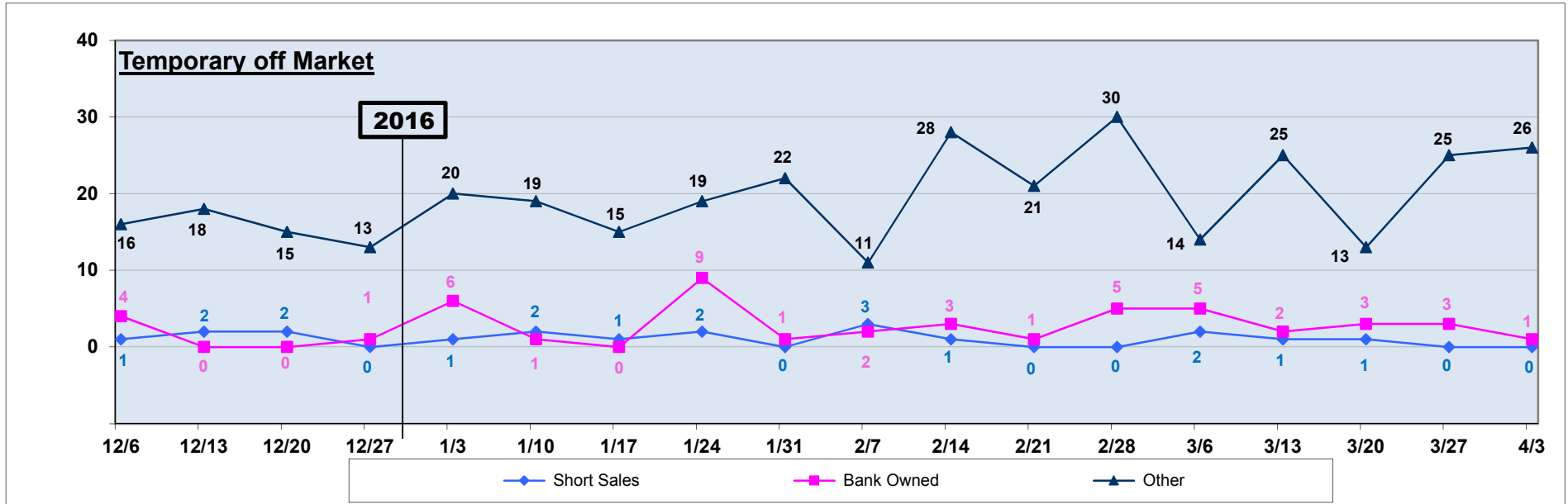
Condos, Townhomes, Villas



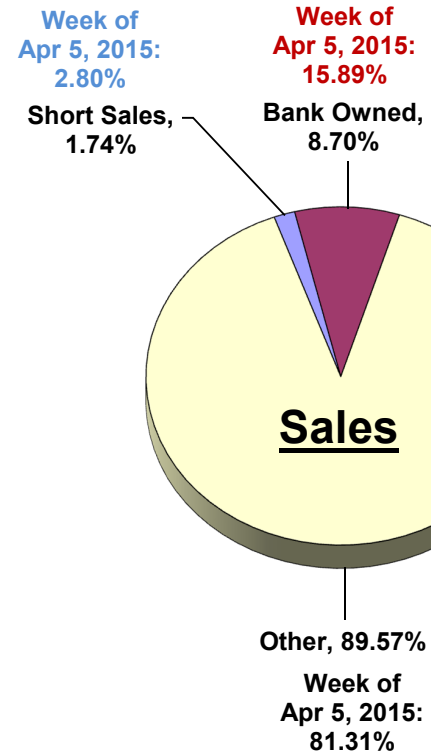
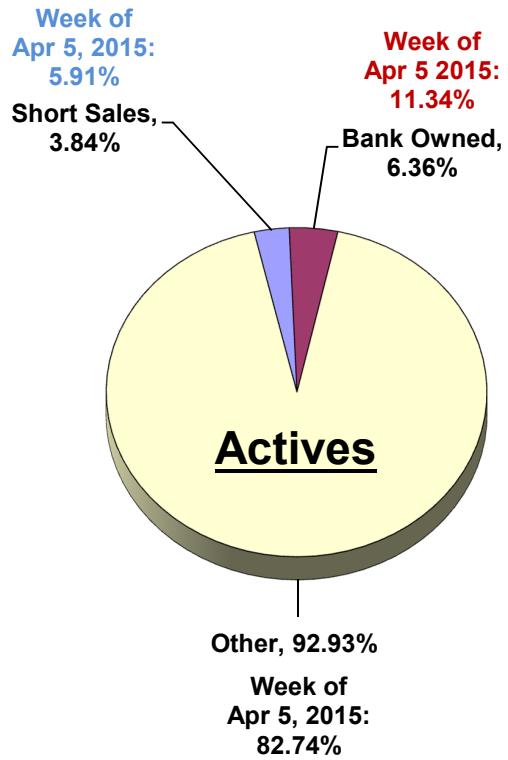
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 44 Condos, Townhomes, or Villas available for the Median Price of \$120,000?

<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		4	\$120,000	2.0	2.0	1,300	\$92.29
Altamonte Springs (East)	32701	1	\$120,000	2.0	2.0	1,341	\$89.49
Sanford / Lake Forest	32771	1	\$120,000	2.0	2.0	1,214	\$98.85
Sanford (South)	32773	2	\$120,000	2.0	2.0	1,323	\$90.70
Orange County		25	\$119,917	2.4	2.0	1,219	\$98.35
Apopka (North)	32712	1	\$119,995	3.0	2.0	1,828	\$65.64
Maitland / Eatonville	32751	3	\$120,000	2.0	2.0	1,226	\$97.88
Winter Park (East) / Aloma	32792	1	\$120,000	2.0	2.0	1,119	\$107.24
Orlando (Downtown)	32801	1	\$119,900	1.0	1.0	645	\$185.89
Pine Hills / Rosemont	32808	1	\$120,000	3.0	2.0	1,872	\$64.10
Orlo Vista	32811	3	\$119,900	3.0	2.0	1,271	\$94.34
Sand Lake / Bay Hill	32819	2	\$120,000	2.0	2.0	1,102	\$108.89
Williamsburg / Lake Bryan	32821	1	\$119,900	2.0	2.0	759	\$157.97
Ventura	32822	2	\$119,750	3.0	2.0	1,485	\$80.64
Taft	32824	1	\$120,000	3.0	2.0	1,200	\$100.00
Rio Pinar / Union Park	32825	3	\$119,717	3.0	2.0	1,417	\$84.49
Metro West / Orlo Vista	32835	3	\$119,965	2.0	2.0	1,137	\$105.51
Hunters Creek	32837	2	\$119,948	2.0	2.0	929	\$129.12
Pine Castle / Edgewood	32839	1	\$120,000	2.0	2.0	874	\$137.30
Osceola County		14	\$119,936	2.9	2.1	1,309	\$91.64
Davenport	33896	2	\$119,900	3.0	2.0	1,246	\$96.23
Kissimmee (Central)	34741	2	\$120,000	3.0	2.0	1,506	\$79.68
Kissimmee (East)	34744	1	\$120,000	4.0	3.0	1,760	\$68.18
Kissimmee (West) / Pleasant Hill	34746	2	\$119,900	3.0	2.0	1,249	\$96.00
Kissimmee / Celebration	34747	5	\$119,940	3.0	2.0	1,235	\$97.12
St Cloud	34769	2	\$119,900	2.0	2.0	1,193	\$100.50
Lake County		1	\$120,000	3.0	2.0	1,500	\$80.00
Leesburg (East)/Haines Creek	34788	1	\$120,000	3.0	2.0	1,500	\$80.00