



Monday Morning Quarterback Summary

Week of Apr 17, 2016

Single-family existing homes

- Sales of single-family homes decreased to 475 during the week of Apr 17, from 510 the week prior
- The median price of single family homes increased to \$217,500, a change of 3.1%
- The number of single-family home foreclosure transactions increased to 66 last week, from 59 the week of Apr 10
- The number of single-family home short-sale transactions increased to 16 from 13 the week prior
- Single-family inventory increased by 45, and now sits at 9,866

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 128 during the week of Apr 17 from 140 the week prior
- The median price of condos, townhomes, and villas decreased to \$114,820, a change of -8.14%
- The number of condo, townhome, and villa foreclosure transactions increased to 20 last week, from 18 the week of Apr 10
- The number of condo, townhome and villa short-sale transactions increased to 3 from 1 the week prior
- Condo inventory decreased by 15, and now sits at 2,987

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

Monday Morning Quarterback
04/17/2016 - 04/23/2016
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	475	299	64	65	23	19	5
Bank Owned	66	54	4	6	1	1	0
Short Sales	16	13	1	2	0	0	0
Other	393	232	59	57	22	18	5
Active Listings	9,866	3,630	1,336	1,852	995	1,404	649
Bank Owned	451	310	55	46	16	21	3
Short Sales	452	305	52	58	12	20	5
Other	8,963	3,015	1,229	1,748	967	1,363	641
Months of Inventory	5	3	5	7	10	17	30

List Price

Average Original List Price	\$267,098	\$172,148	\$286,101	\$359,253	\$474,803	\$736,708	\$1,763,868
Average Final List Price	\$261,831	\$168,298	\$279,543	\$350,462	\$465,485	\$729,080	\$1,763,868

Sale Price

Average Price	\$254,637	\$164,176	\$273,416	\$340,927	\$449,357	\$706,125	\$1,690,680
Median Price	\$217,500	\$173,000	\$270,000	\$335,000	\$440,000	\$678,880	\$1,300,000

Price Differences

Original to Final List Price	-\$5,267	-\$3,850	-\$6,558	-\$8,791	-\$9,318	-\$7,628	\$0
Original List to Sale Price - \$	-\$12,461	-\$7,972	-\$12,685	-\$18,326	-\$25,446	-\$30,583	-\$73,188
Final List to Sale Price - \$	-\$7,194	-\$4,122	-\$6,127	-\$9,535	-\$16,128	-\$22,955	-\$73,188
Original List to Sale Price - %	95.33%	95.37%	95.57%	94.90%	94.64%	95.85%	95.85%
Final List to Sale Price - %	97.25%	97.55%	97.81%	97.28%	96.54%	96.85%	95.85%

Days on the Market

Avg Days Listing to Contract	72	60	69	93	88	129	313
Combined Avg Days to Contract	79	58	85	103	168	135	316
Avg Days Listing to Closing	119	108	114	137	131	167	350
Avg Days Contract to Close	46	47	45	44	43	51	37

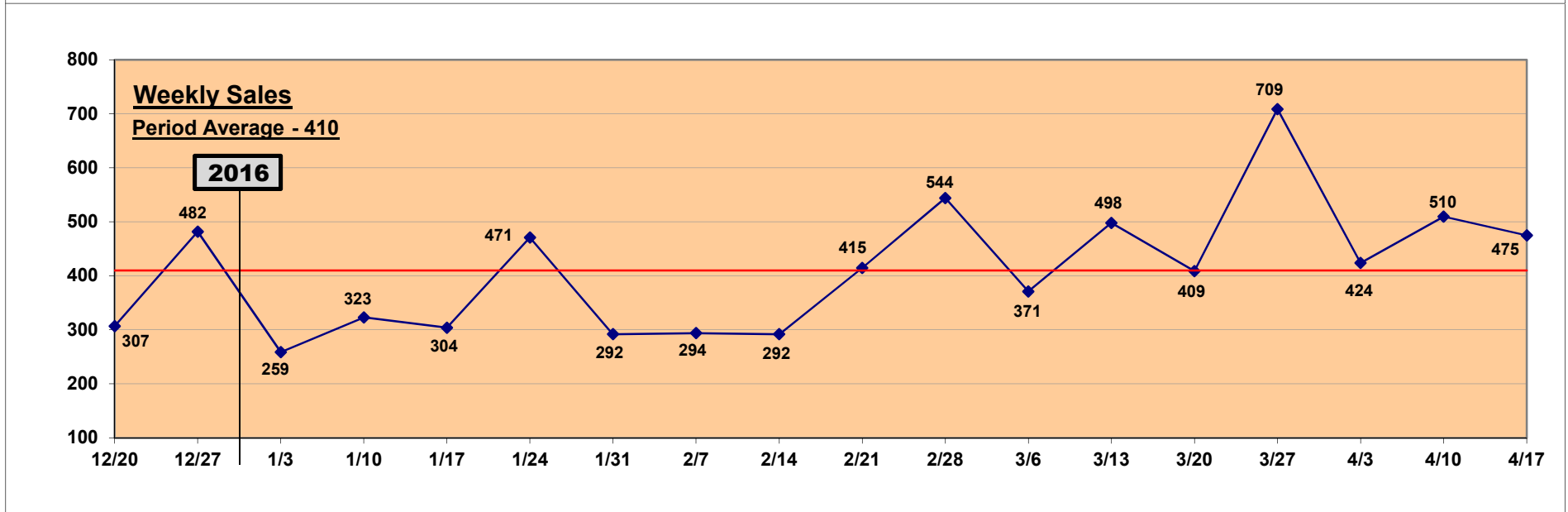
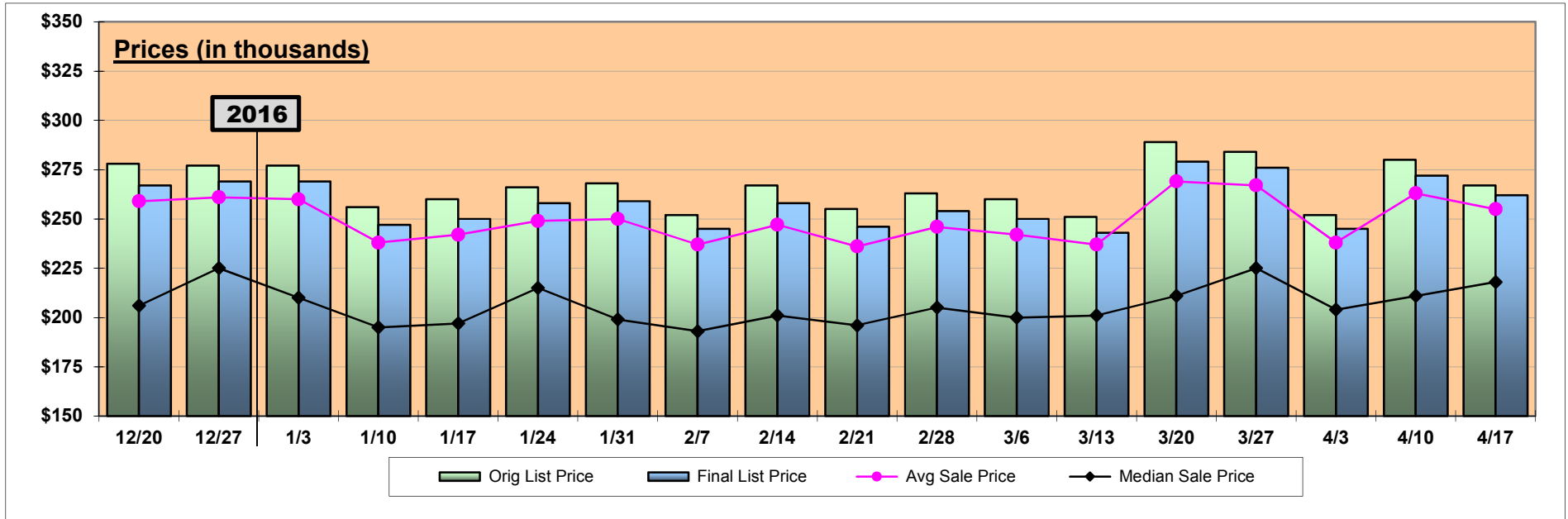
Beds / Baths

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	0

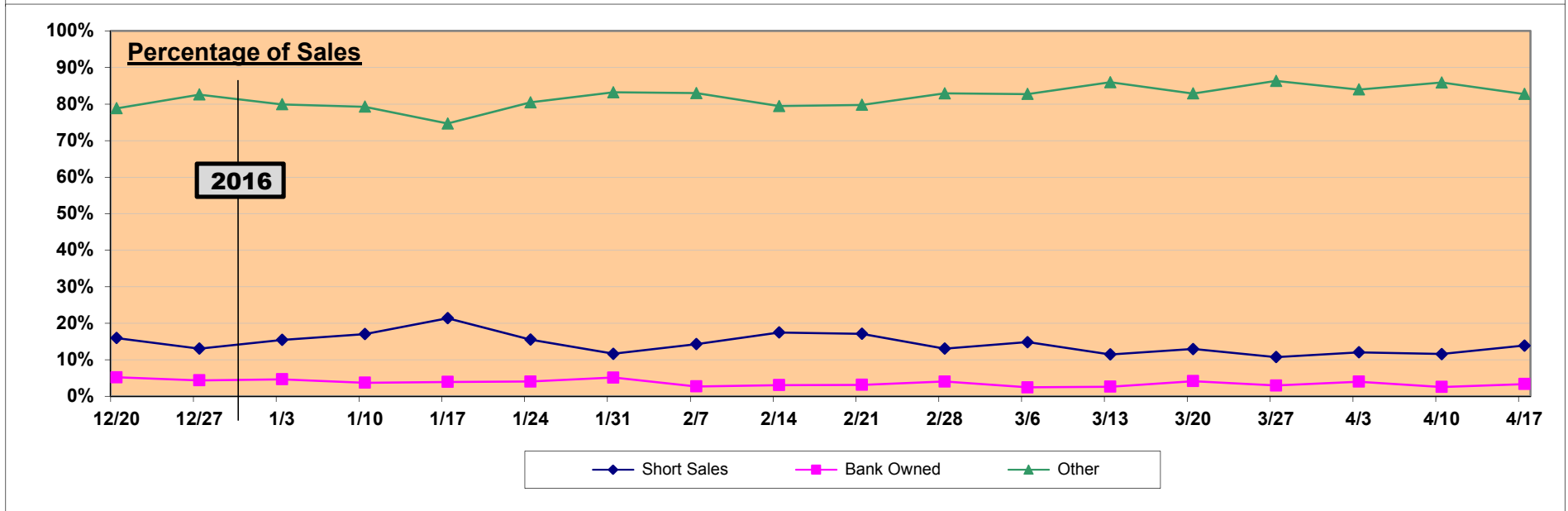
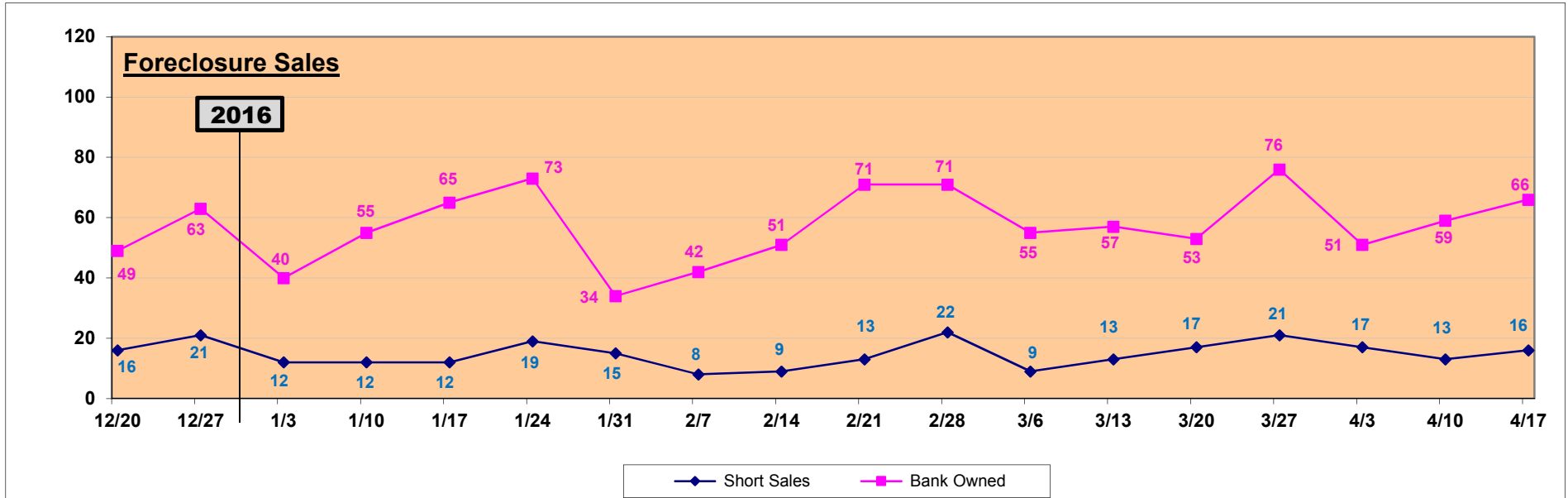
Square Footage

Average Square Feet	2,063	1,636	2,361	2,580	3,097	4,055	4,768
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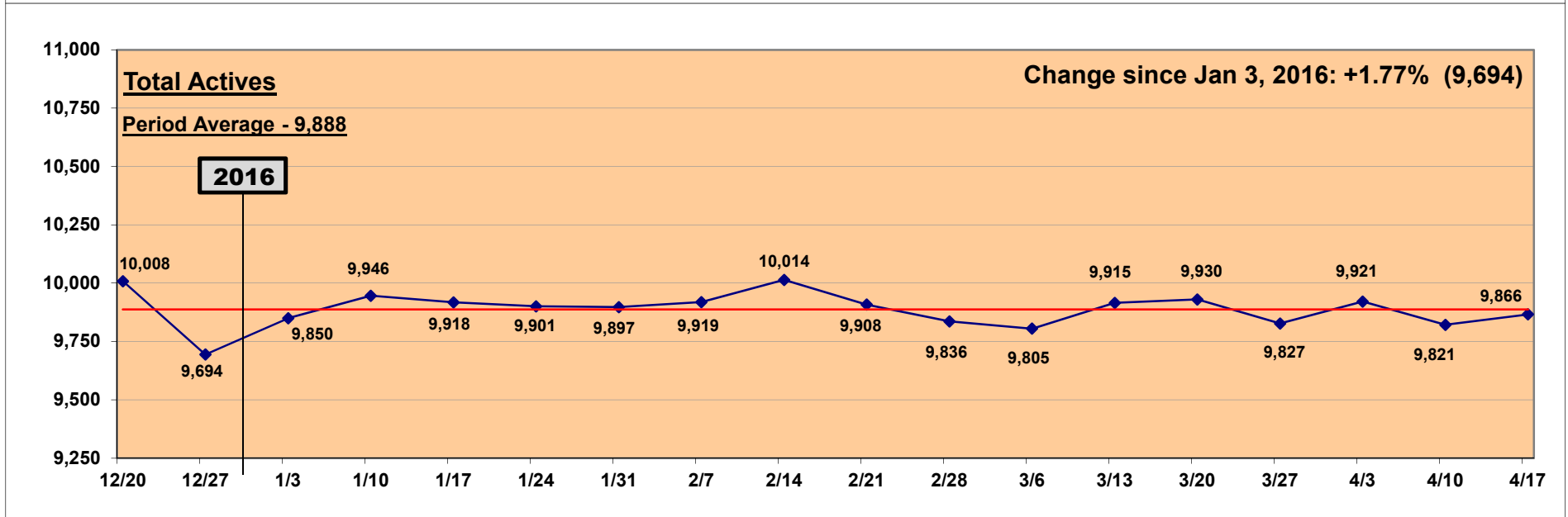
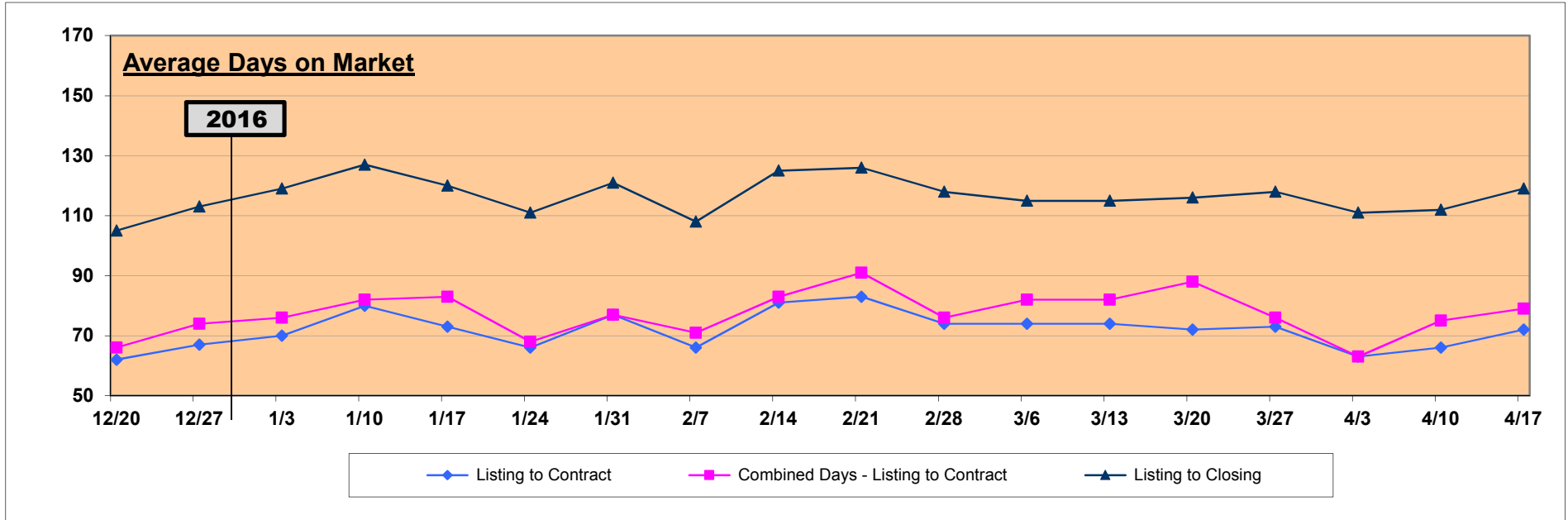
Single Family Homes



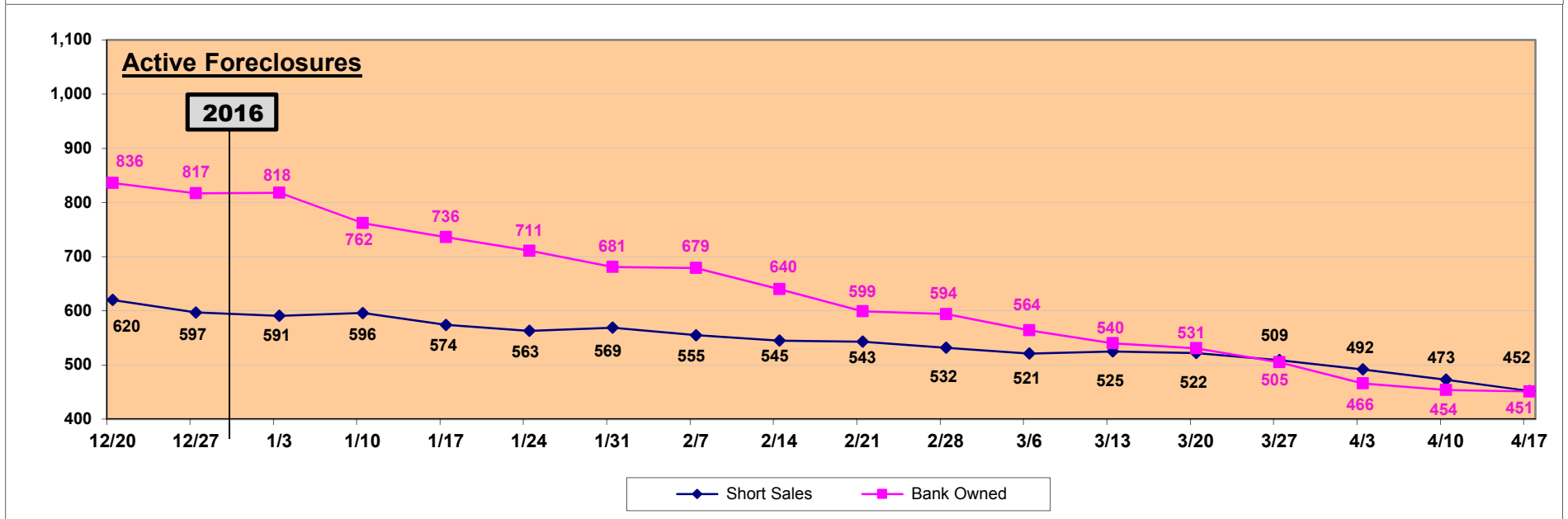
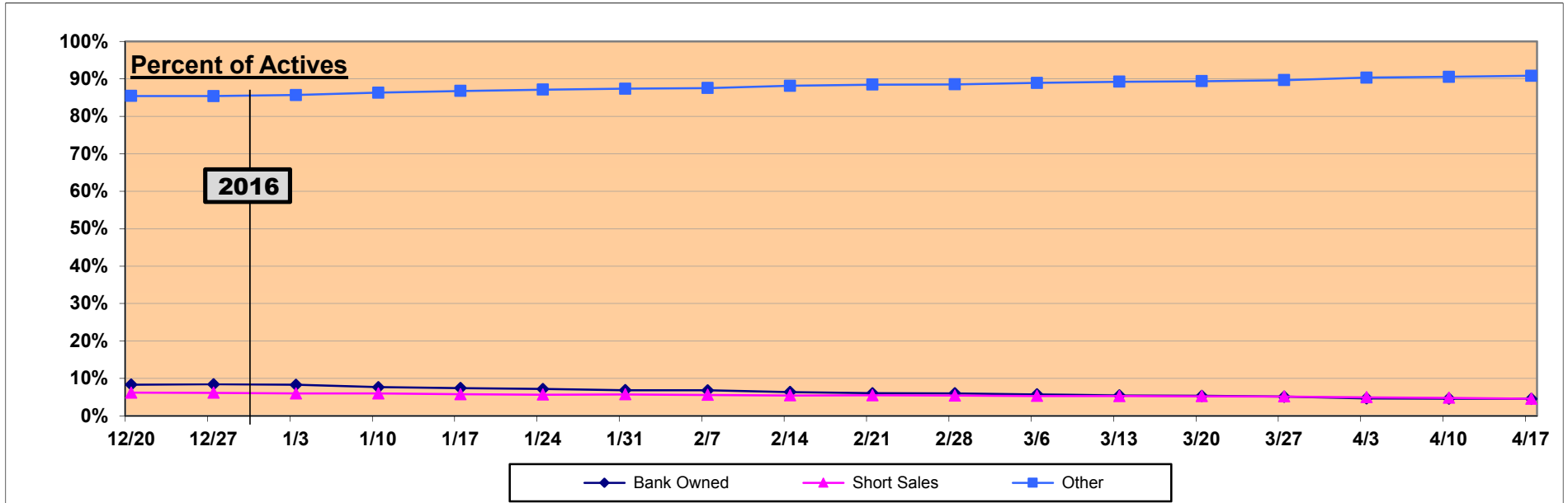
Single Family Homes



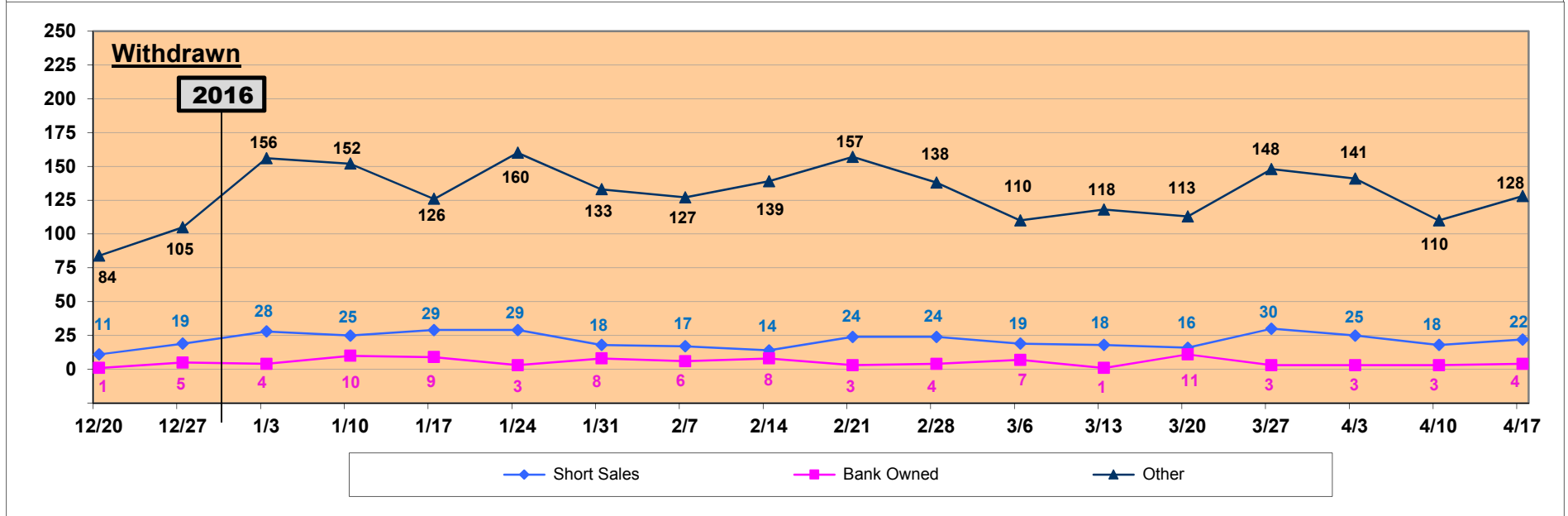
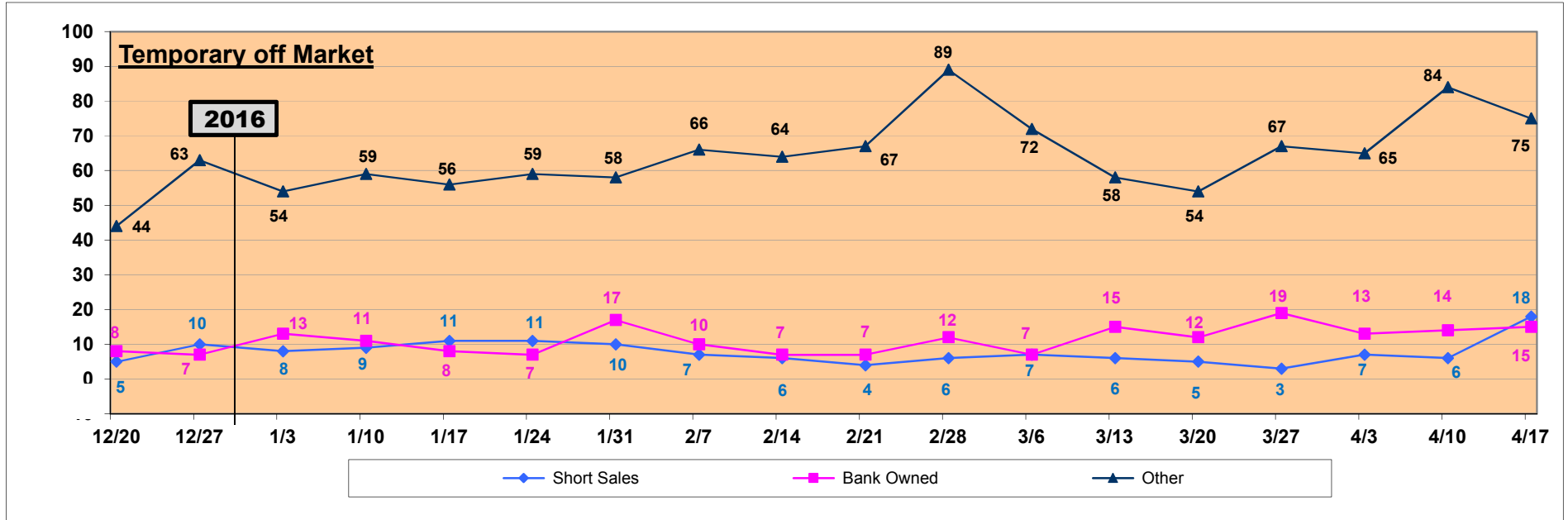
Single Family Homes



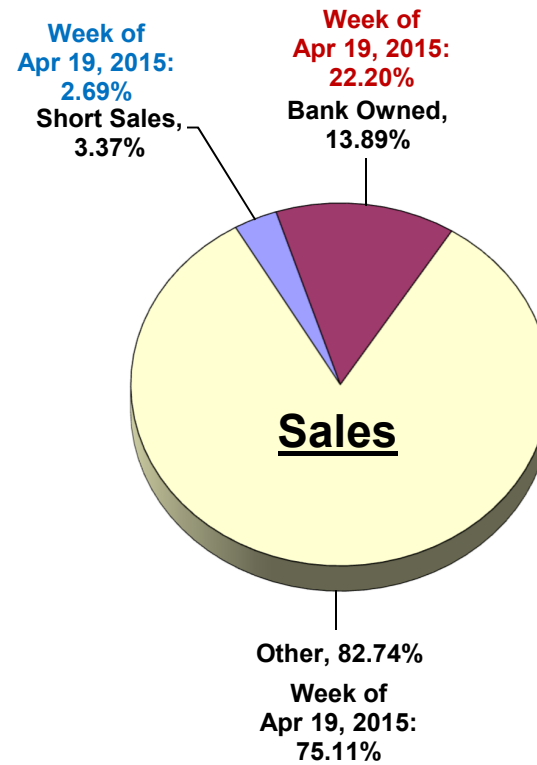
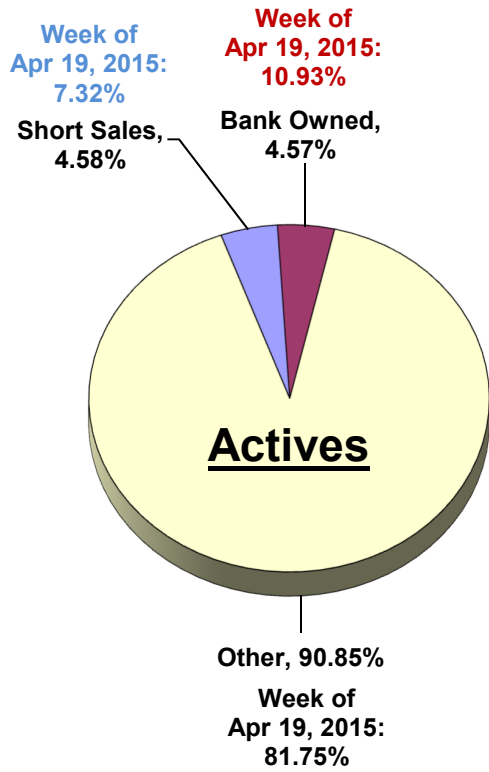
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 19 Single Family Homes available for the Median Price of \$217,500?

<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		3	\$217,700	3.7	2.0	1,796	\$121.19
Altamonte Springs (East)	32701	1	\$217,900	3.0	2.0	1,767	\$123.32
Winter Springs / Tuskawilla	32708	2	\$217,600	4.0	2.0	1,811	\$120.15
Orange County		3	\$217,967	2.7	2.0	1,367	\$159.41
College Park	32804	1	\$218,000	2.0	2.0	1,004	\$217.13
Taft	32824	1	\$218,000	3.0	2.0	1,626	\$134.07
Rio Pinar / Union Park	32825	1	\$217,900	3.0	2.0	1,472	\$148.03
Osceola County		3	\$217,667	3.0	2.0	1,821	\$119.51
Davenport	33896	1	\$218,000	4.0	2.0	1,976	\$110.32
Kenansville	34739	1	\$217,000	2.0	2.0	1,500	\$144.67
Kissimmee / Poinciana	34758	1	\$218,000	3.0	2.0	1,988	\$109.66
Lake County		10	\$217,780	3.1	2.2	1,904	\$114.37
Grand Island	32735	1	\$218,000	4.0	2.0	2,428	\$89.79
Clermont (Central)	34711	6	\$217,733	3.0	2.0	1,758	\$123.85
Clermont (South)	34714	1	\$217,900	3.0	2.0	1,669	\$130.56
Leesburg (West)	34748	2	\$217,750	3.0	3.0	2,198	\$99.07

Monday Morning Quarterback
04/17/2016 - 04/23/2016
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	128	118	4	4	0	1	1
Bank Owned	20	19	1	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	105	96	3	4	0	1	1
Active Listings	2,987	2,295	291	236	73	67	25
Bank Owned	118	112	4	2	0	0	0
Short Sales	74	65	6	3	0	0	0
Other	2,795	2,118	281	231	73	67	25
Months of Inventory	5	4	17	14	0	15	6

List Price

Average Original List Price	\$152,231	\$123,983	\$289,675	\$384,725	\$0	\$517,938	\$1,640,000
Average Final List Price	\$149,285	\$121,584	\$278,450	\$372,450	\$0	\$517,938	\$1,640,000

Sale Price

Average Price	\$143,761	\$117,021	\$268,750	\$356,250	\$0	\$517,938	\$1,575,000
Median Price	\$114,820	\$108,000	\$267,500	\$362,500	\$0	\$517,938	\$1,575,000

Price Differences

Original to Final List Price	-\$2,946	-\$2,399	-\$11,225	-\$12,275	\$0	\$0	\$0
Original List to Sale Price - \$	-\$8,470	-\$6,962	-\$20,925	-\$28,475	\$0	\$0	-\$65,000
Final List to Sale Price - \$	-\$5,524	-\$4,563	-\$9,700	-\$16,200	\$0	\$0	-\$65,000
Original List to Sale Price - %	94.44%	94.38%	92.78%	92.60%	0.00%	100.00%	96.04%
Final List to Sale Price - %	96.30%	96.25%	96.52%	95.65%	0.00%	100.00%	96.04%

Days on the Market

Avg Days Listing to Contract	78	80	54	53	0	0	60
Combined Avg Days to Contract	80	82	54	50	0	0	60
Avg Days Listing to Closing	115	118	76	90	0	0	96
Avg Days Contract to Close	37	38	22	36	0	0	35

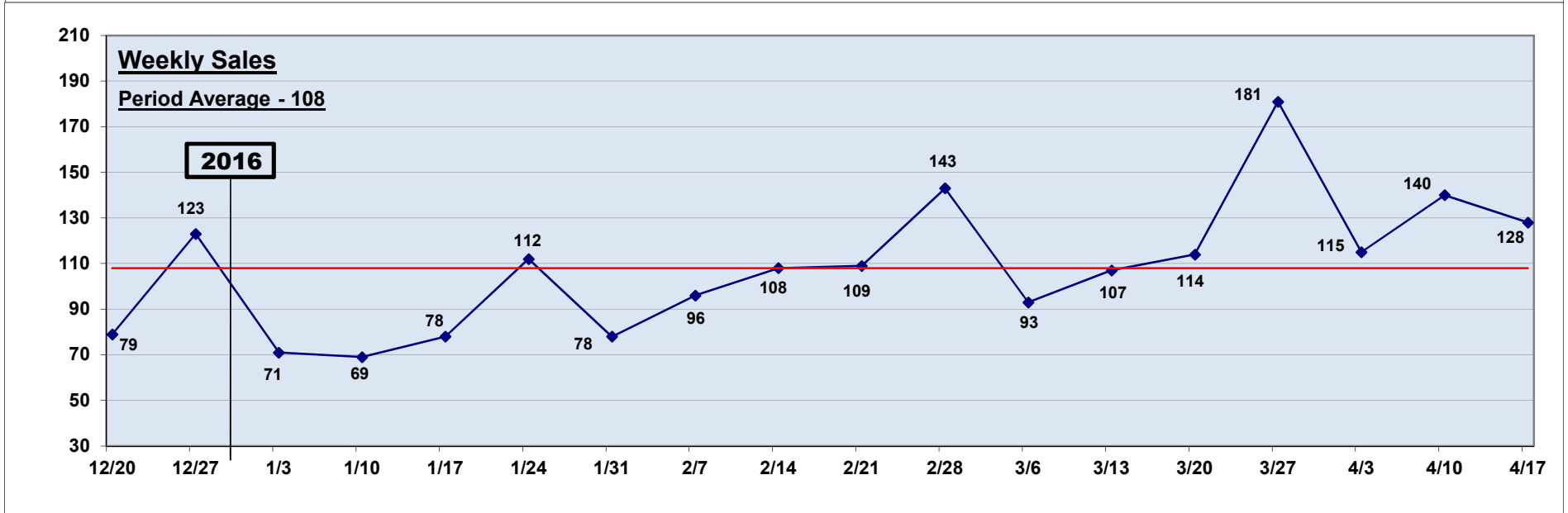
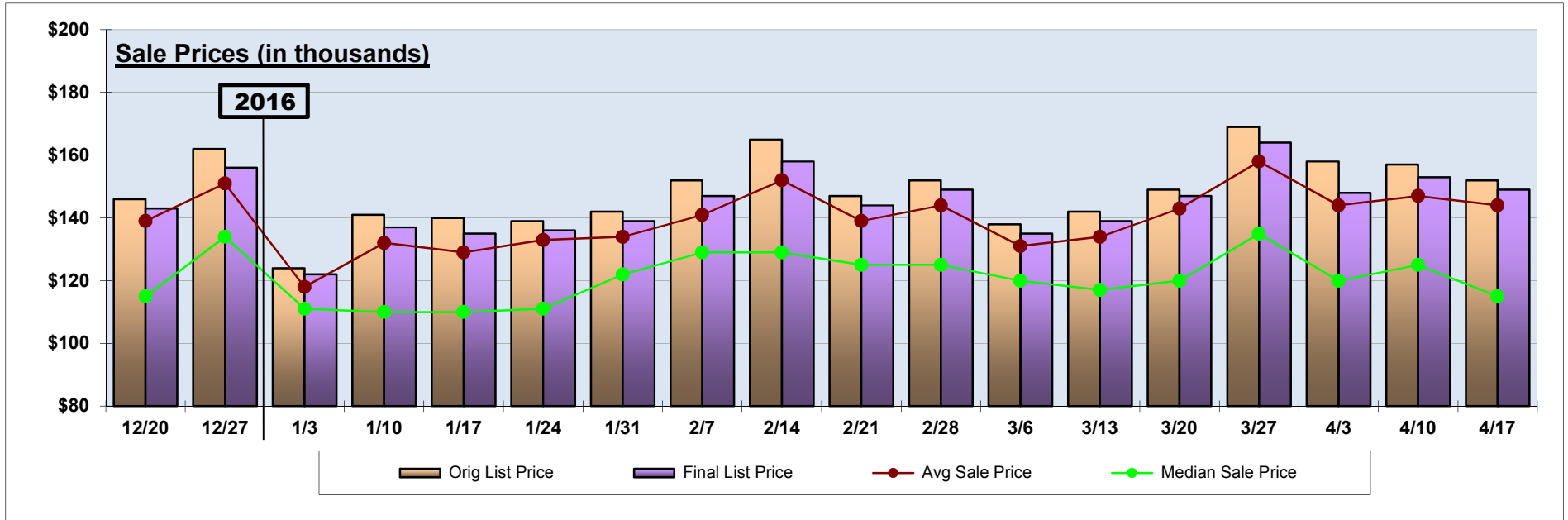
Beds / Baths

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

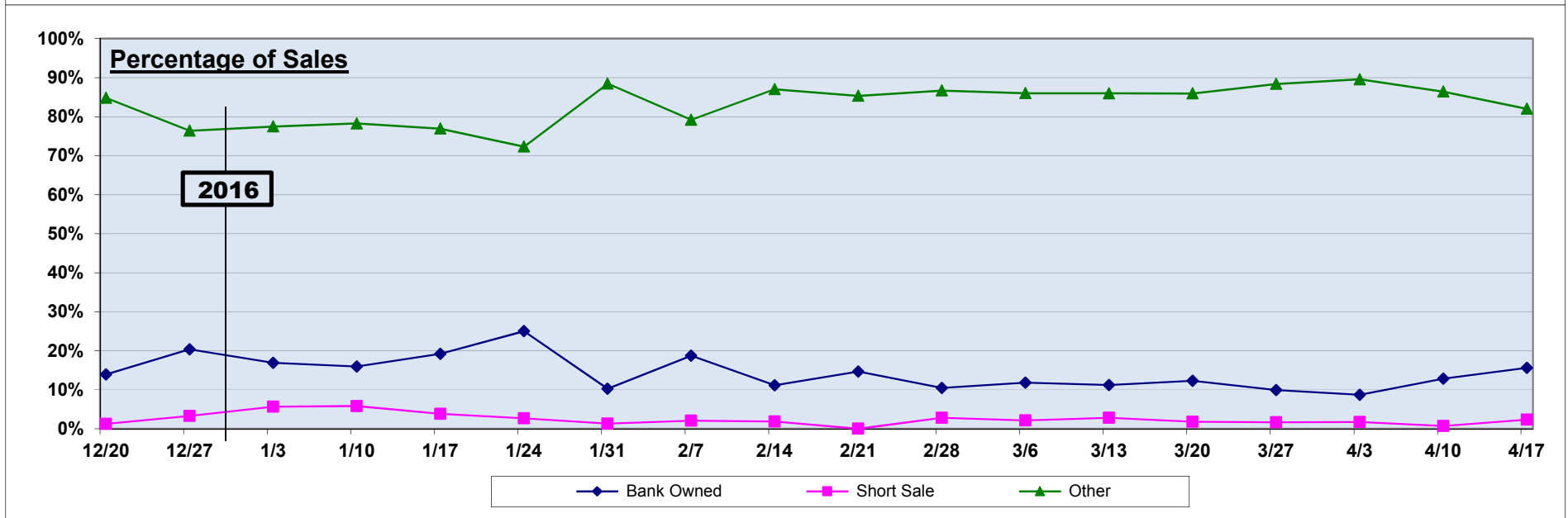
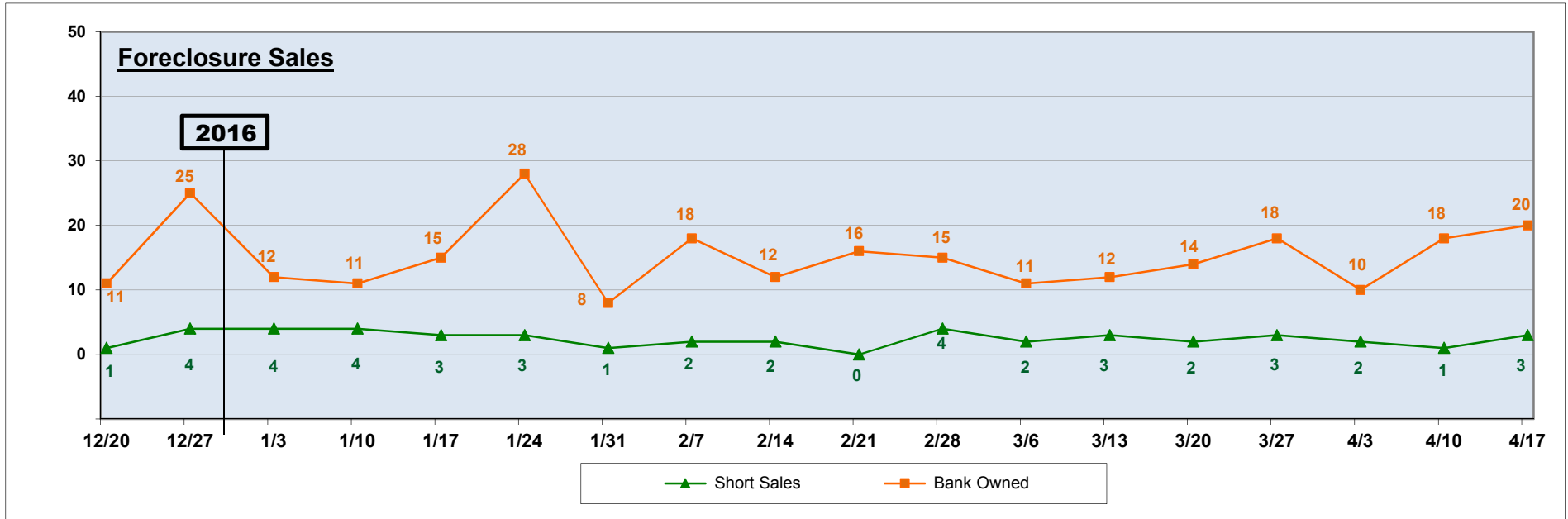
Square Footage

Average Square Feet	1,306	1,232	1,795	2,183	0	2,504	3,355
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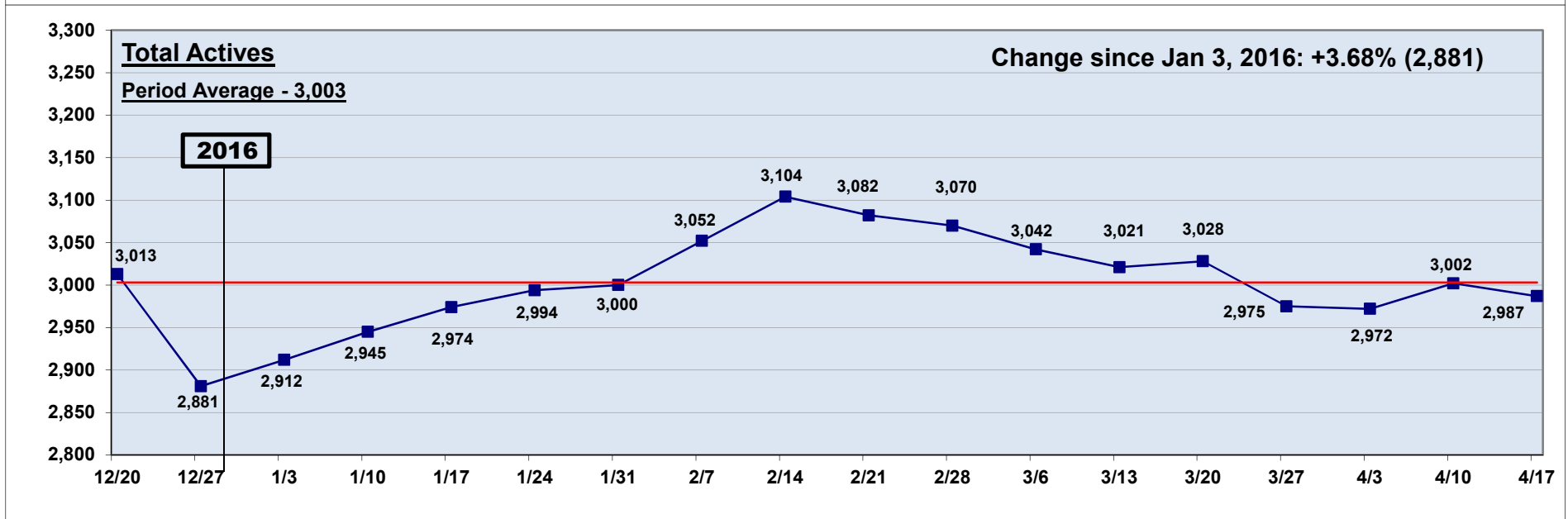
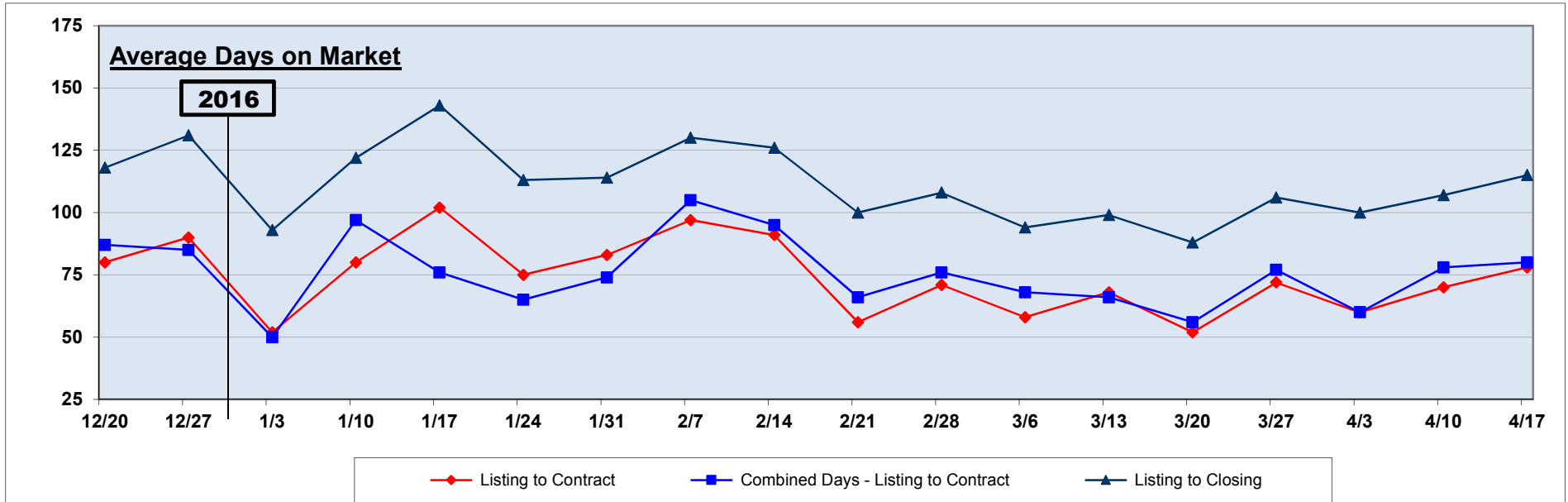
Condos, Townhomes, Villas



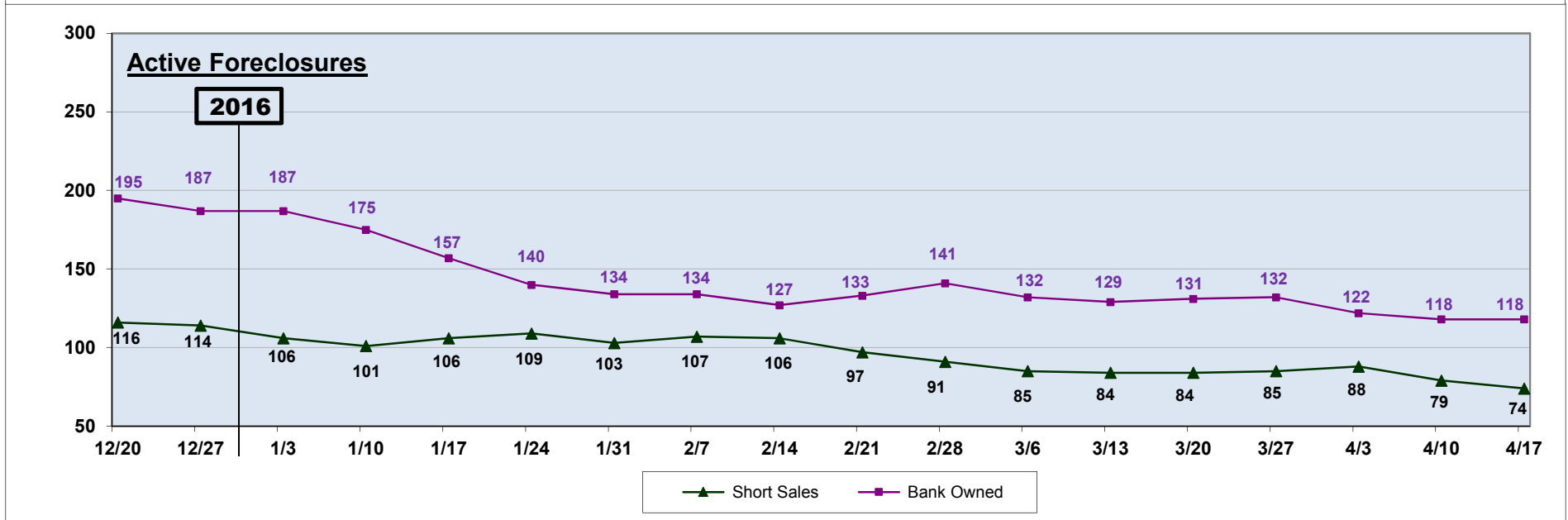
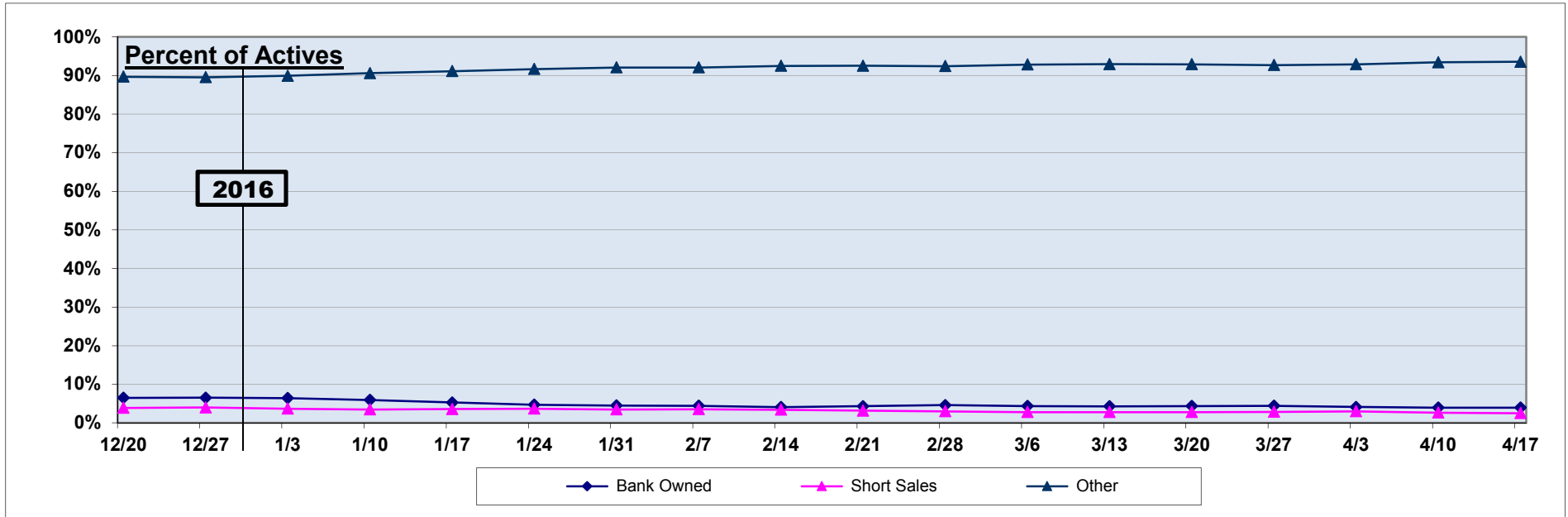
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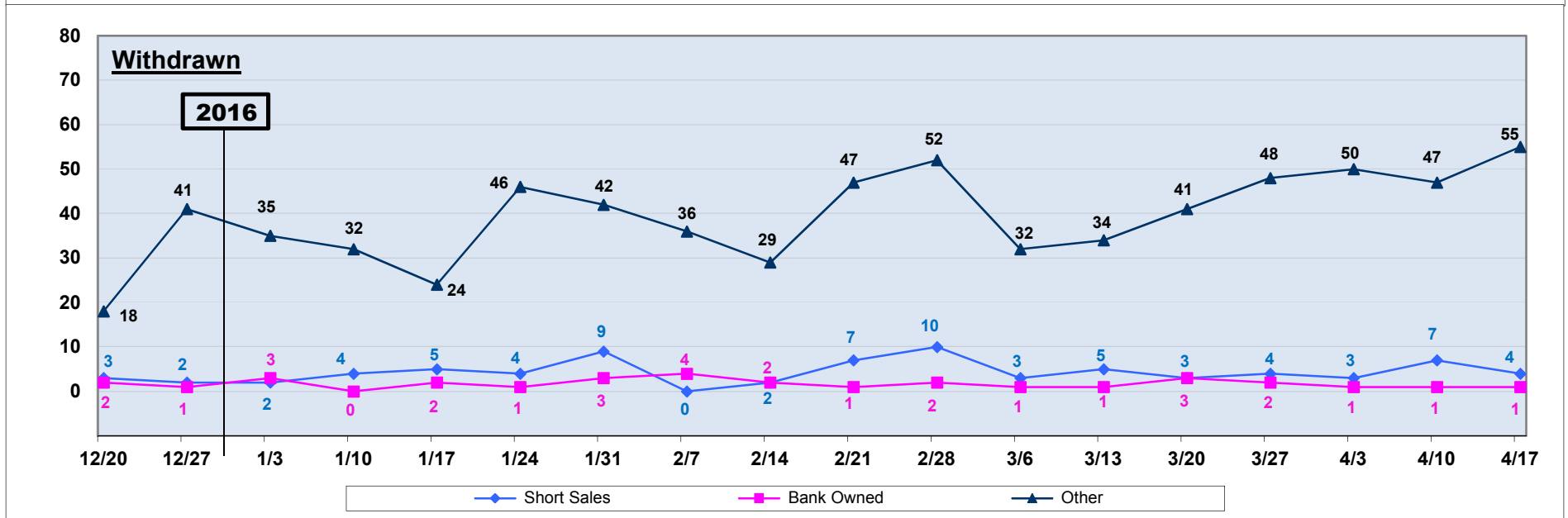
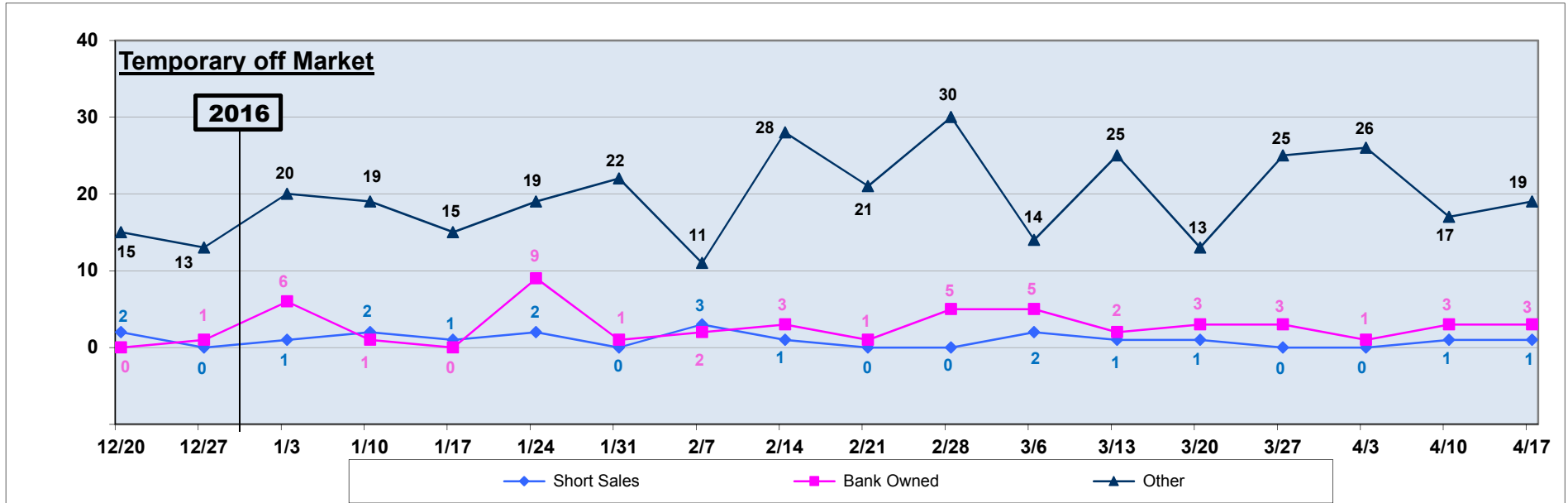
Condos, Townhomes, Villas



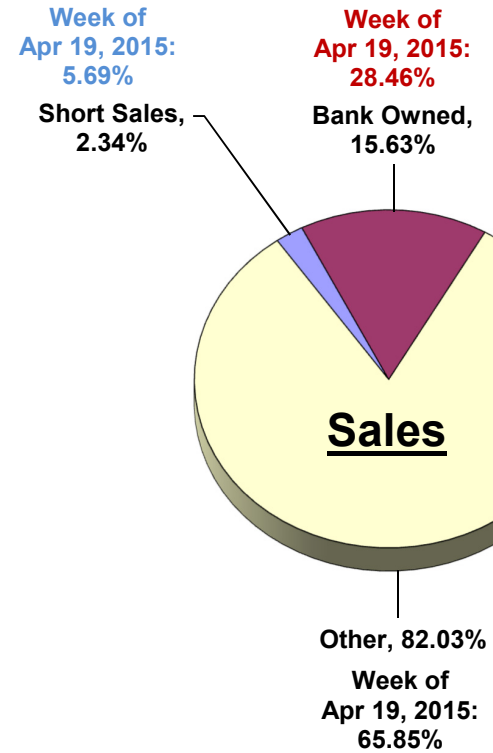
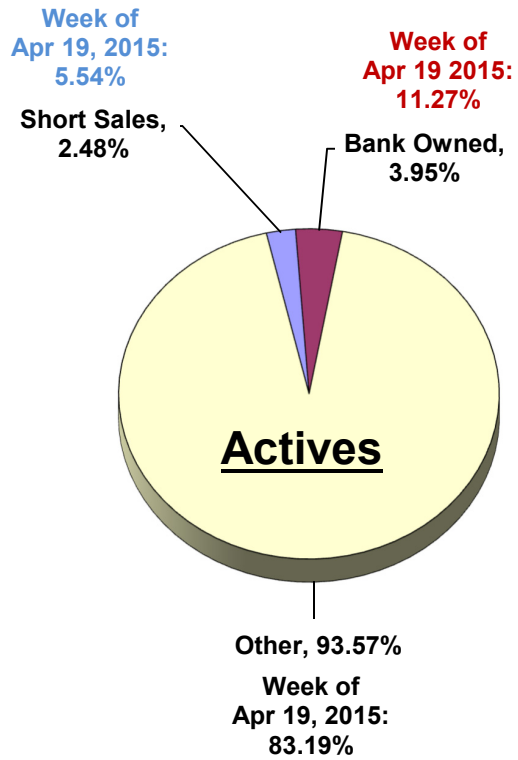
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 38 Condos, Townhomes, or Villas available for the Median Price of \$114,820?

<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		5	\$114,980	2.4	1.8	1,184	\$97.10
Casselberry	32707	1	\$115,000	3.0	2.0	1,365	\$84.25
Altamonte Springs / Forest City	32714	2	\$115,000	3.0	2.0	1,383	\$83.15
Lake Mary / Heathrow	32746	1	\$114,900	1.0	1.0	574	\$200.17
Sanford / Lake Forest	32771	1	\$115,000	2.0	2.0	1,216	\$94.57
Orange County		15	\$114,947	2.1	2.0	1,067	\$107.69
Maitland / Eatonville	32751	1	\$114,900	2.0	2.0	1,048	\$109.64
Winter Park (East) / Aloma	32792	1	\$115,000	2.0	2.0	1,119	\$102.77
Orlo Vista	32811	2	\$114,950	3.0	2.0	1,187	\$96.84
Williamsburg / Lake Bryan	32821	2	\$114,950	2.0	2.0	992	\$115.88
Ventura	32822	2	\$115,000	2.0	2.0	949	\$121.18
Metro West / Orlo Vista	32835	5	\$114,920	2.0	2.0	1,083	\$106.11
Hunters Creek	32837	1	\$114,900	2.0	2.0	999	\$115.02
Pine Castle / Edgewood	32839	1	\$115,000	2.0	2.0	1,174	\$97.96
Osceola County		18	\$114,900	1.9	1.8	1,097	\$104.77
Davenport	33896	4	\$114,950	2.0	2.0	1,163	\$98.84
Kissimmee (Central)	34741	5	\$114,900	1.0	1.0	840	\$136.79
Kissimmee / Buena Ventura Lakes	34743	1	\$114,400	3.0	2.0	1,382	\$82.78
Kissimmee (West) / Pleasant Hill	34746	2	\$115,000	3.0	2.0	1,212	\$94.88
Kissimmee / Celebration	34747	5	\$114,900	2.0	2.0	1,162	\$98.88
St Cloud	34769	1	\$114,995	3.0	3.0	1,273	\$90.33