



Monday Morning Quarterback Summary

Week of Apr 24, 2016

Single-family existing homes

- Sales of single-family homes increased to 699 during the week of Apr 24, from 475 the week prior
- The median price of single family homes increased to \$219,000, a change of 0.7%
- The number of single-family home foreclosure transactions increased to 87 last week, from 66 the week of Apr 17
- The number of single-family home short-sale transactions increased to 23 from 16 the week prior
- Single-family inventory decreased by 154, and now sits at 9,712

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 178 during the week of Apr 24 from 128 the week prior
- The median price of condos, townhomes, and villas increased to \$125,000, a change of 8.87%
- The number of condo, townhome, and villa foreclosure transactions decreased to 17 last week, from 20 the week of Apr 17
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 3 the week prior
- Condo inventory decreased by 21, and now sits at 2,966

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

Monday Morning Quarterback
04/24/2016 - 04/30/2016
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	699	425	106	85	34	38	11
Bank Owned	87	74	6	4	0	3	0
Short Sales	23	20	1	2	0	0	0
Other	589	331	99	79	34	35	11
Active Listings	9,712	3,487	1,323	1,860	975	1,418	649
Bank Owned	441	294	56	56	14	18	3
Short Sales	430	281	51	55	14	23	6
Other	8,841	2,912	1,216	1,749	947	1,377	640
Months of Inventory	3	2	3	5	7	9	14

List Price

Average Original List Price	\$278,214	\$174,326	\$283,877	\$355,080	\$476,227	\$673,958	\$1,664,364
Average Final List Price	\$271,335	\$170,844	\$277,335	\$346,929	\$461,838	\$656,572	\$1,592,364

Sale Price

Average Price	\$263,217	\$166,728	\$271,615	\$338,502	\$444,801	\$635,768	\$1,480,273
Median Price	\$219,000	\$175,000	\$270,000	\$333,990	\$442,614	\$608,174	\$1,385,000

Price Differences

Original to Final List Price	-\$6,879	-\$3,482	-\$6,542	-\$8,151	-\$14,389	-\$17,386	-\$72,000
Original List to Sale Price - \$	-\$14,997	-\$7,598	-\$12,262	-\$16,578	-\$31,426	-\$38,190	-\$184,091
Final List to Sale Price - \$	-\$8,118	-\$4,116	-\$5,720	-\$8,427	-\$17,037	-\$20,804	-\$112,091
Original List to Sale Price - %	94.61%	95.64%	95.68%	95.33%	93.40%	94.33%	88.94%
Final List to Sale Price - %	97.01%	97.59%	97.94%	97.57%	96.31%	96.83%	92.96%

Days on the Market

Avg Days Listing to Contract	66	59	64	75	88	92	152
Combined Avg Days to Contract	72	60	72	81	94	114	257
Avg Days Listing to Closing	111	104	106	117	134	143	197
Avg Days Contract to Close	44	45	41	42	45	50	45

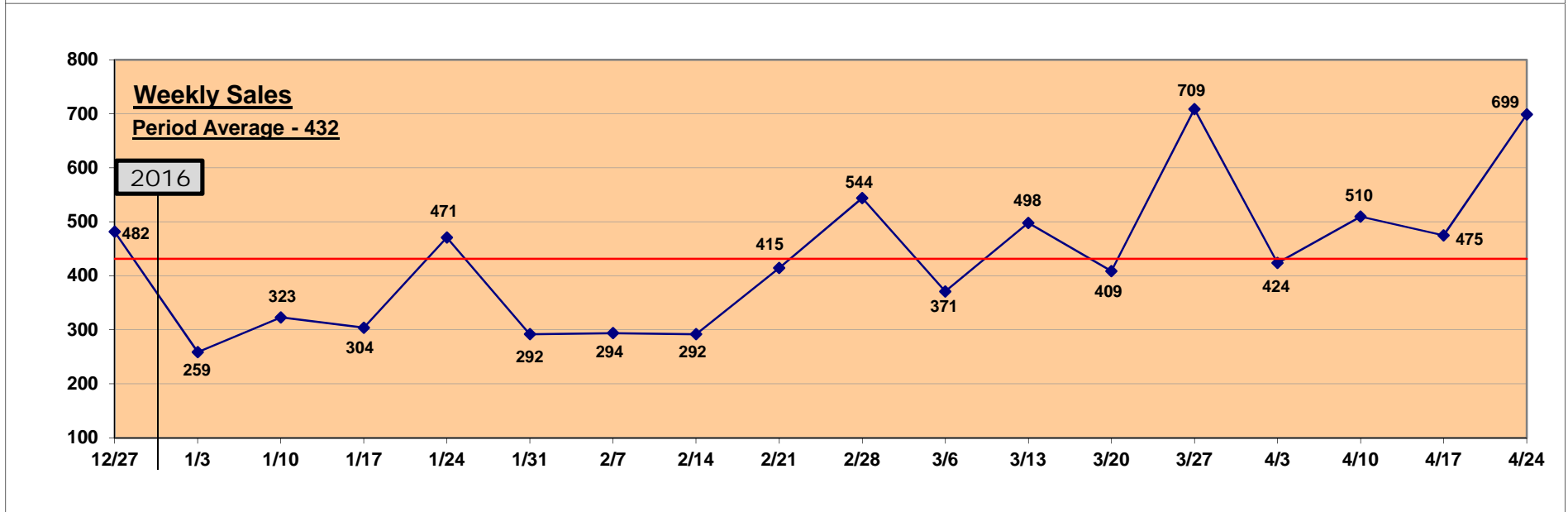
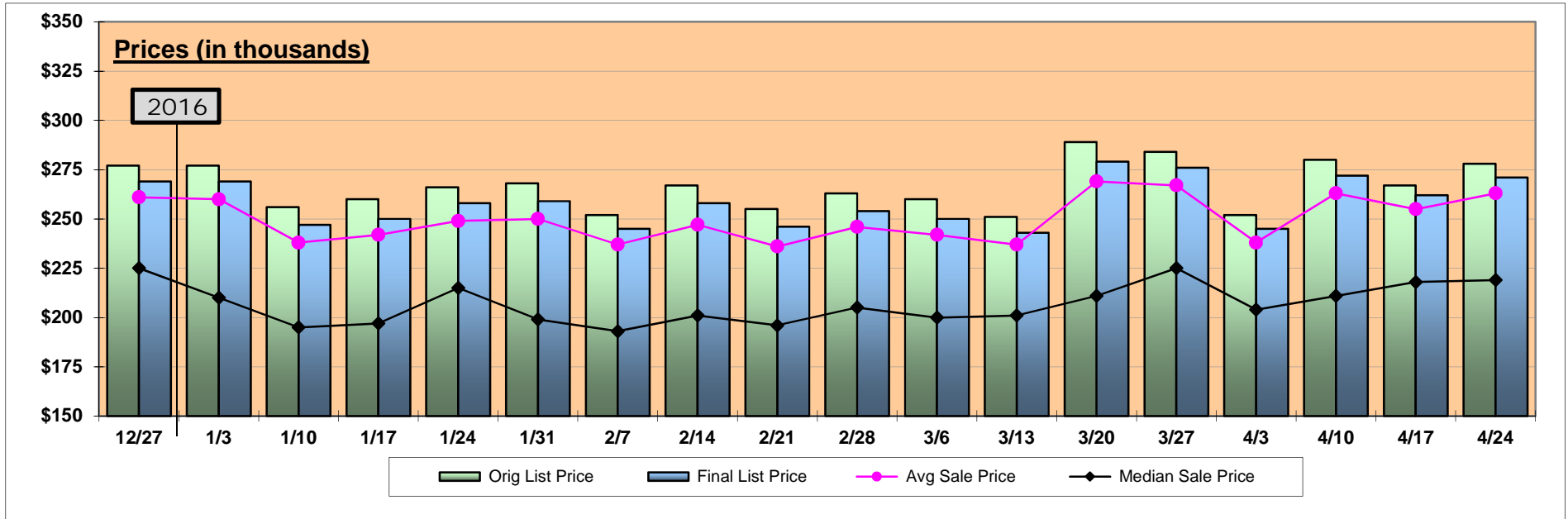
Beds / Baths

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

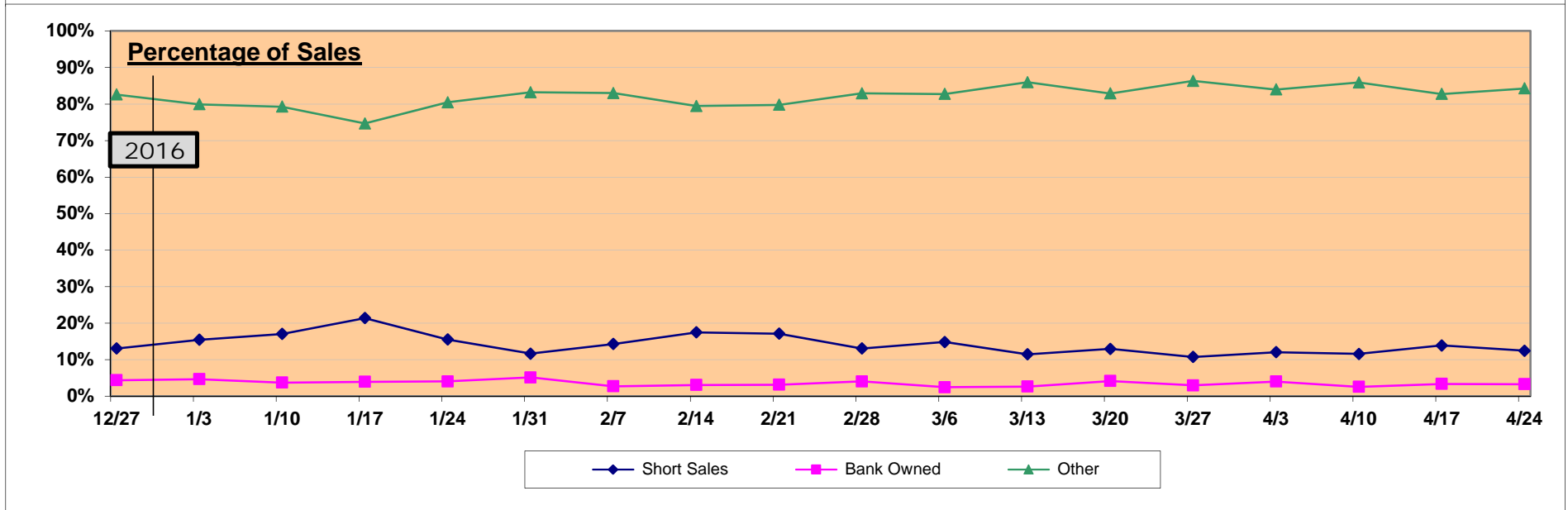
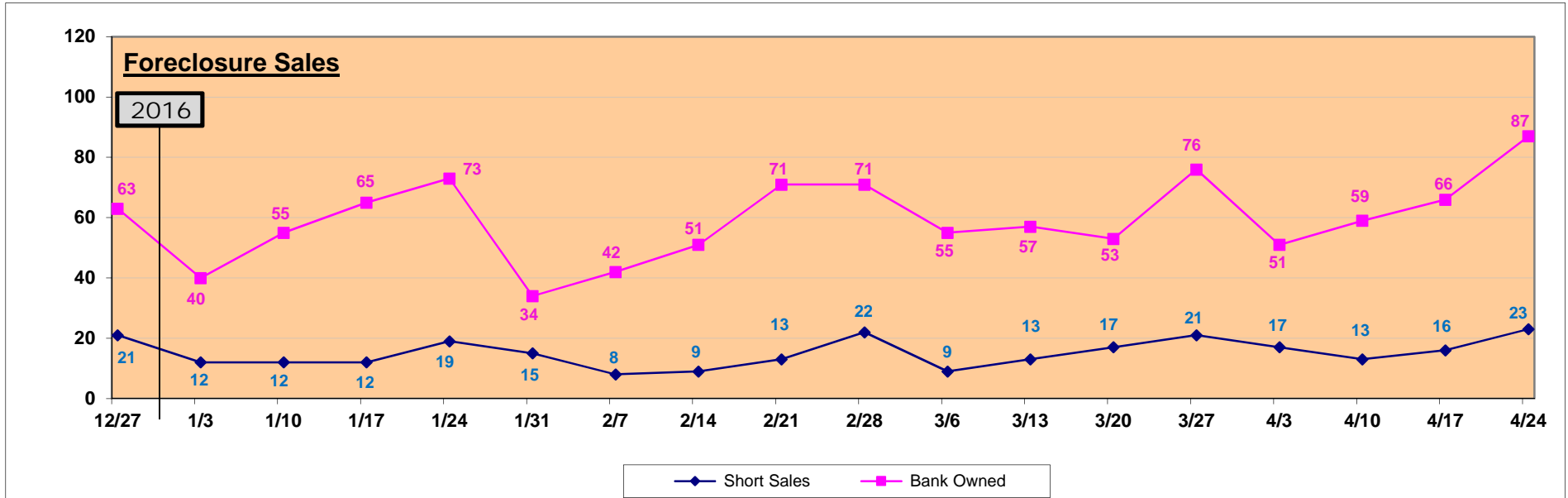
Square Footage

Average Square Feet	2,080	1,653	2,243	2,547	3,036	3,621	5,145
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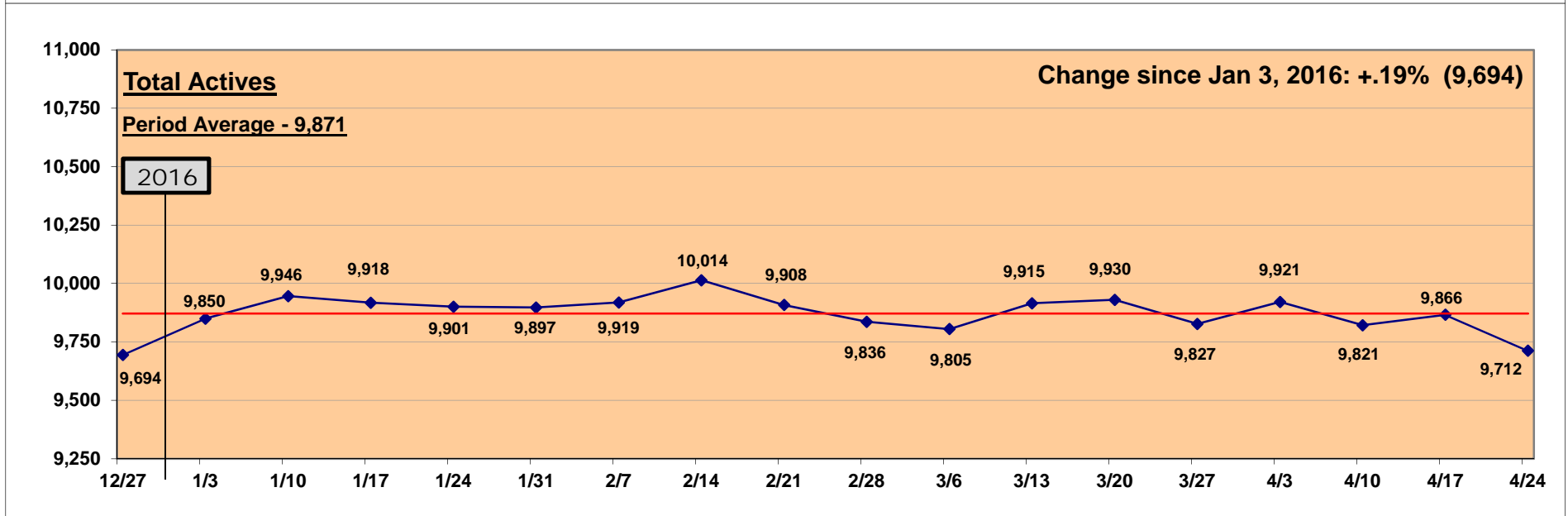
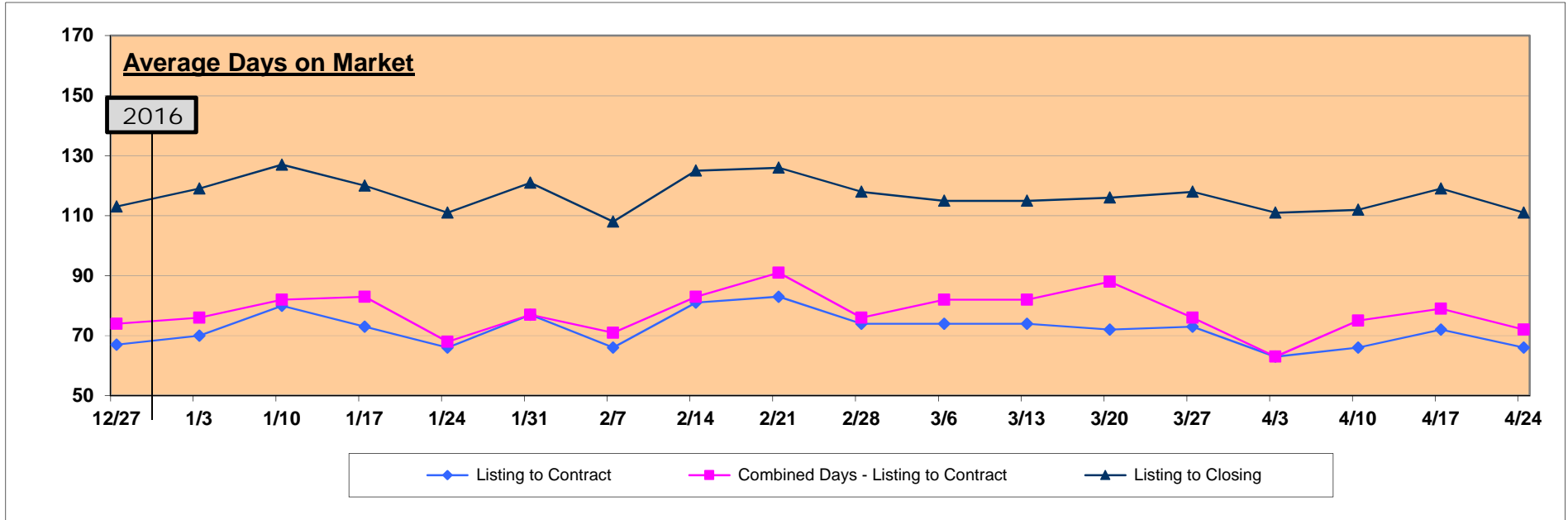
Single Family Homes



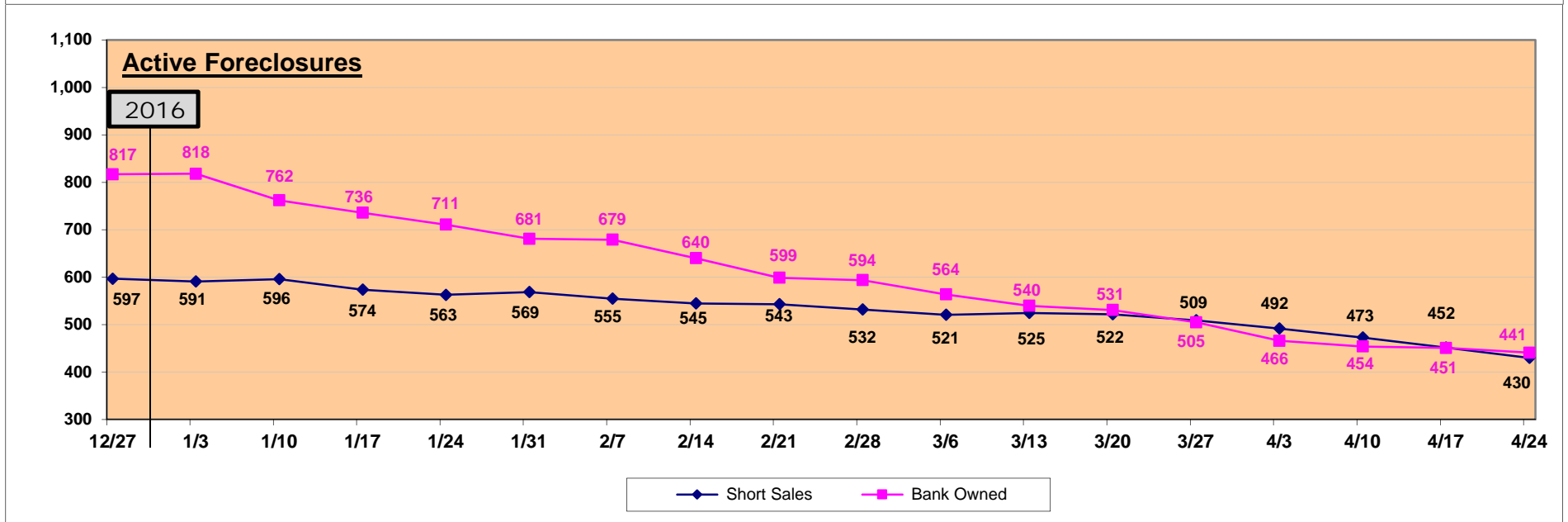
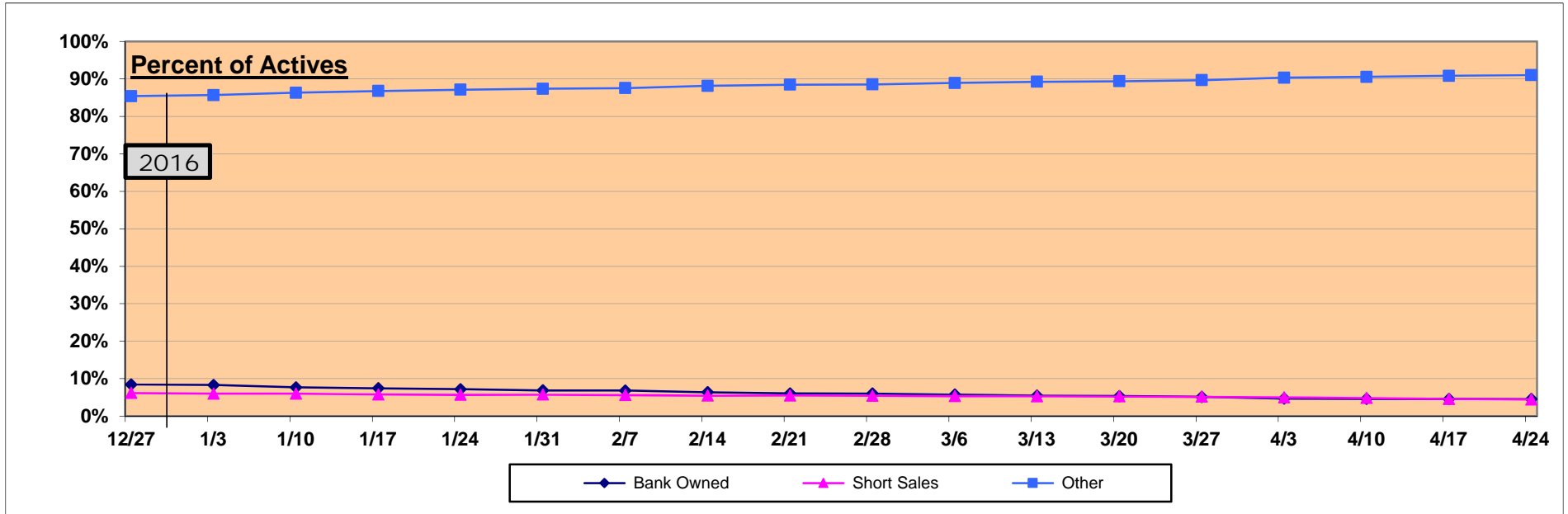
Single Family Homes



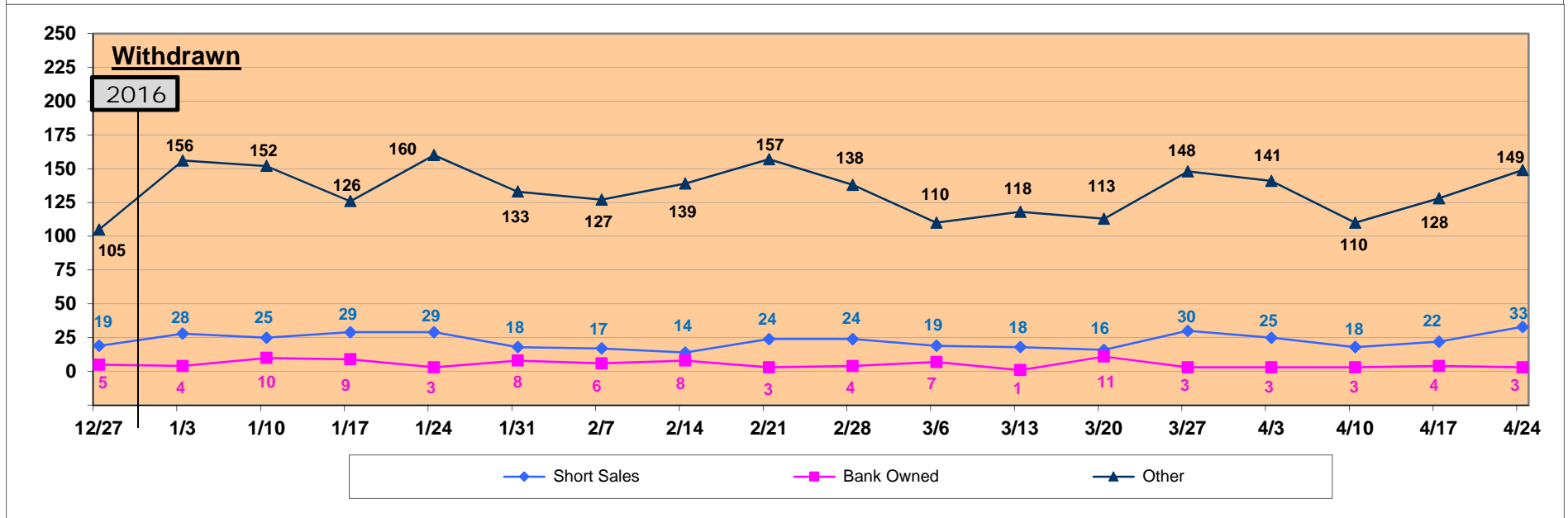
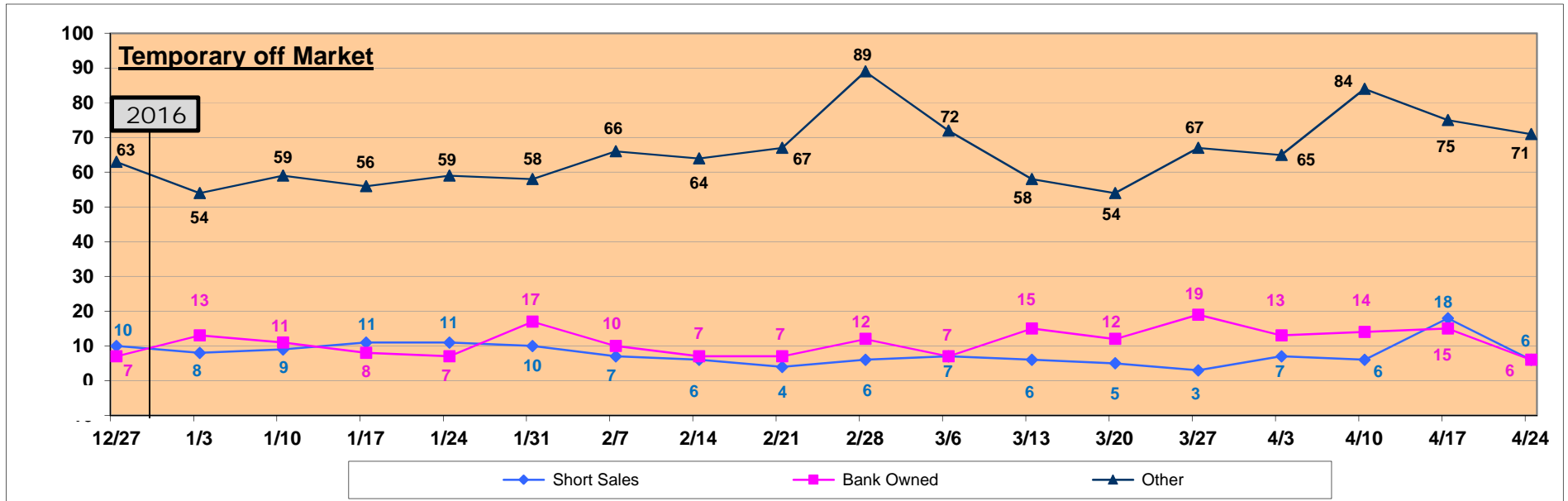
Single Family Homes



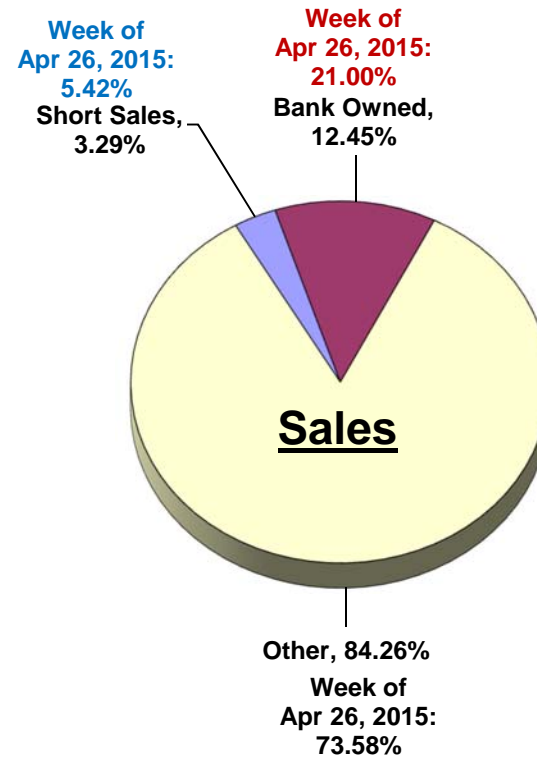
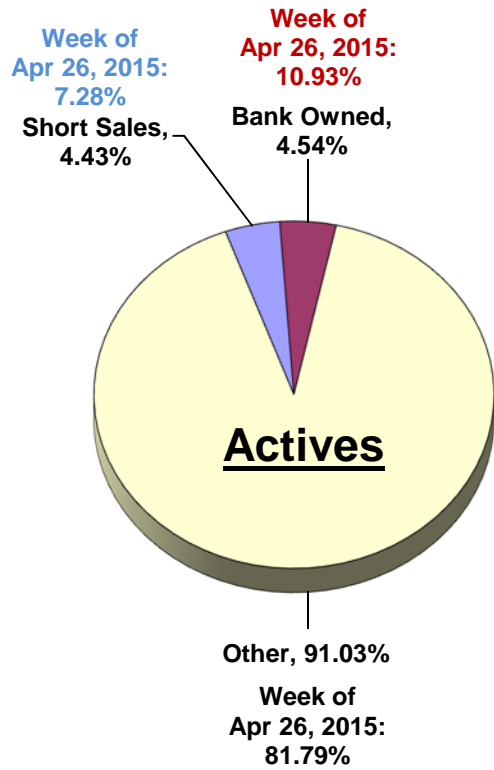
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
04/24/2016 - 04/30/2016
Lake, Orange, Osceola & Seminole Counties

Where are the 38 Single Family Homes available for the Median Price of \$219,000?

<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		6	\$219,000	3.7	2.0	1,871	\$117.04
Apopka / Hunt Club	32703	2	\$219,000	4.0	2.0	1,669	\$131.22
Fern Park/Casselberry	32730	1	\$219,000	4.0	2.0	1,915	\$114.36
Longwood (East)	32750	1	\$219,000	3.0	2.0	2,188	\$100.09
Oviedo	32765	1	\$219,000	4.0	2.0	2,030	\$107.88
Longwood / Wekiva Springs	32779	1	\$219,000	3.0	2.0	1,756	\$124.72
Orange County		7	\$219,000	3.4	2.0	1,850	\$118.39
Apopka (North)	32712	1	\$219,000	3.0	2.0	1,634	\$134.03
Azalea Park	32807	1	\$219,000	4.0	2.0	1,800	\$121.67
Pine Hills / Rosemont	32808	1	\$219,000	3.0	2.0	2,876	\$76.15
Conway	32812	1	\$219,000	4.0	2.0	1,635	\$133.94
Union Park	32817	1	\$219,000	3.0	2.0	1,666	\$131.45
Bithlo	32820	1	\$219,000	4.0	2.0	1,829	\$119.74
Research Park	32826	1	\$219,000	3.0	2.0	1,509	\$145.13
Osceola County		12	\$218,949	3.8	2.1	1,983	\$110.42
Kissimmee (Central)	34741	1	\$219,000	4.0	2.0	1,894	\$115.63
Kissimmee / Buena Ventura Lakes	34743	1	\$218,990	3.0	2.0	1,542	\$142.02
Kissimmee (East)	34744	6	\$218,899	4.0	2.0	1,982	\$110.44
Kissimmee (West) / Pleasant Hill	34746	2	\$219,000	4.0	2.0	2,305	\$95.01
Kissimmee / Celebration	34747	1	\$219,000	4.0	3.0	1,822	\$120.20
St Cloud / Canoe Creek	34772	1	\$219,000	3.0	2.0	2,035	\$107.62
Lake County		13	\$219,034	3.4	2.3	2,008	\$109.10
Astor	32102	1	\$219,454	3.0	2.0	1,498	\$146.50
Eustis (East)	32736	1	\$218,990	3.0	2.0	1,817	\$120.52
Mount Dora	32757	1	\$219,000	4.0	2.0	2,018	\$108.52
Clermont (Central)	34711	1	\$219,000	3.0	2.0	1,602	\$136.70
Clermont (South)	34714	4	\$219,000	4.0	3.0	2,262	\$96.82
Fruitland Park	34731	2	\$219,000	3.0	2.0	2,088	\$104.89
Leesburg (West)	34748	3	\$219,000	3.0	2.0	1,980	\$110.61

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	178	157	7	11	1	2	0
Bank Owned	17	17	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	160	139	7	11	1	2	0
Active Listings	2,966	2,277	296	223	78	67	25
Bank Owned	110	105	3	2	0	0	0
Short Sales	79	72	5	2	0	0	0
Other	2,777	2,100	288	219	78	67	25
Months of Inventory	4	3	10	5	18	8	0

List Price

Average Original List Price	\$154,586	\$128,081	\$284,078	\$342,657	\$415,000	\$617,450	\$0
Average Final List Price	\$152,340	\$125,837	\$281,155	\$340,373	\$415,000	\$616,450	\$0

Sale Price

Average Price	\$147,525	\$121,343	\$272,064	\$337,918	\$412,000	\$587,500	\$0
Median Price	\$125,000	\$112,500	\$272,500	\$329,868	\$412,000	\$587,500	\$0

Price Differences

Original to Final List Price	-\$2,246	-\$2,244	-\$2,923	-\$2,284	\$0	-\$1,000	\$0
Original List to Sale Price - \$	-\$7,061	-\$6,738	-\$12,014	-\$4,739	-\$3,000	-\$29,950	\$0
Final List to Sale Price - \$	-\$4,815	-\$4,494	-\$9,091	-\$2,455	-\$3,000	-\$28,950	\$0
Original List to Sale Price - %	95.43%	94.74%	95.77%	98.62%	99.28%	95.15%	0.00%
Final List to Sale Price - %	96.84%	96.43%	96.77%	99.28%	99.28%	95.30%	0.00%

Days on the Market

Avg Days Listing to Contract	82	81	57	121	9	96	0
Combined Avg Days to Contract	82	82	57	102	9	96	0
Avg Days Listing to Closing	122	117	111	217	56	126	0
Avg Days Contract to Close	40	35	54	95	46	30	0

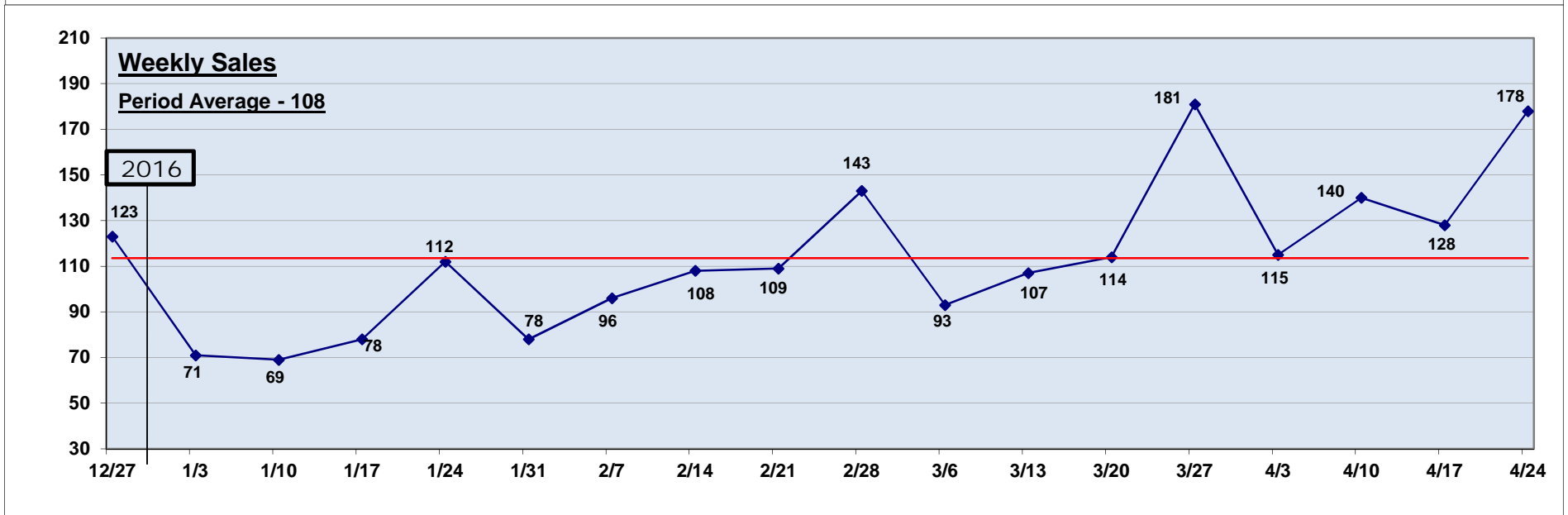
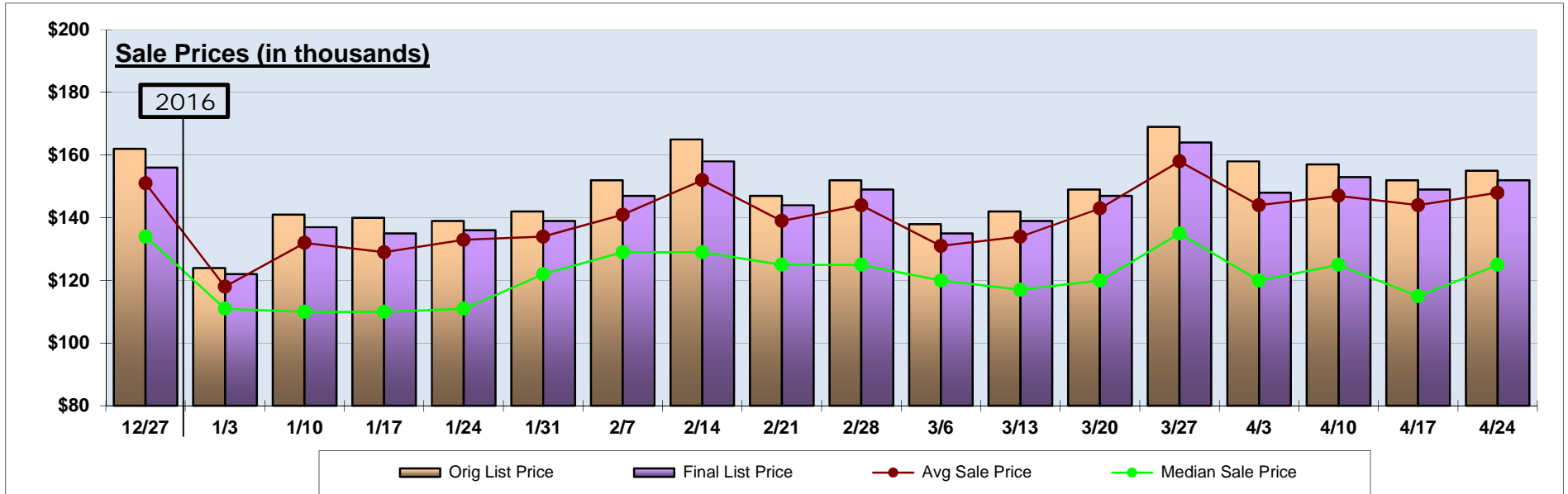
Beds / Baths

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

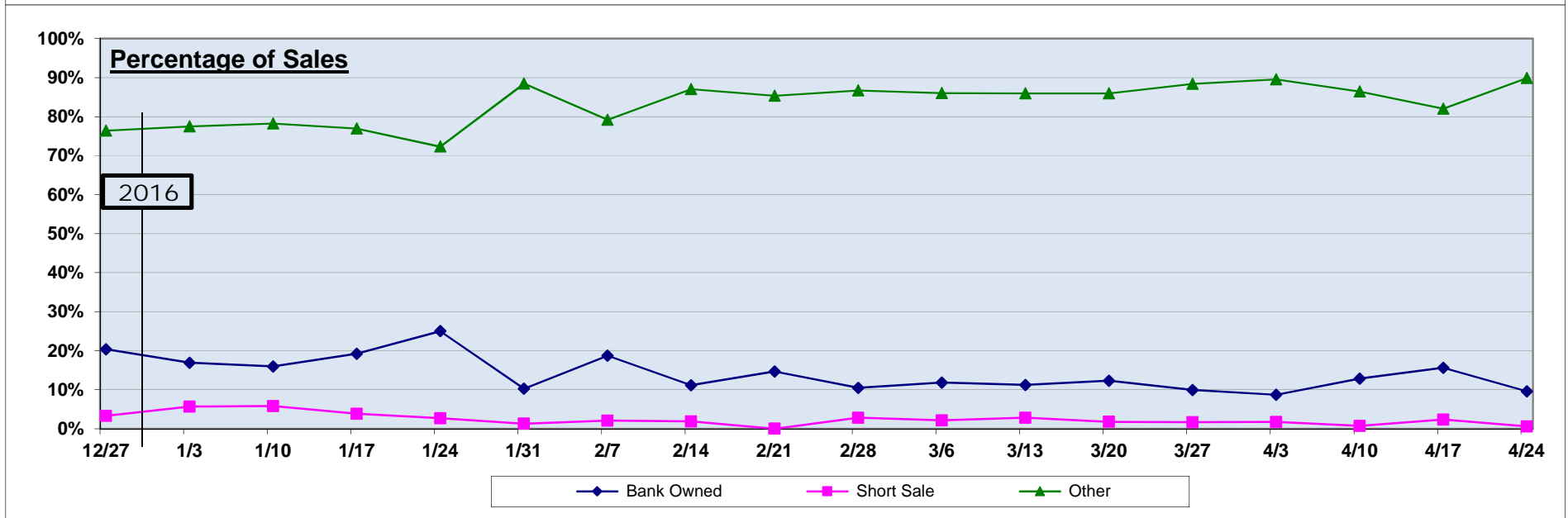
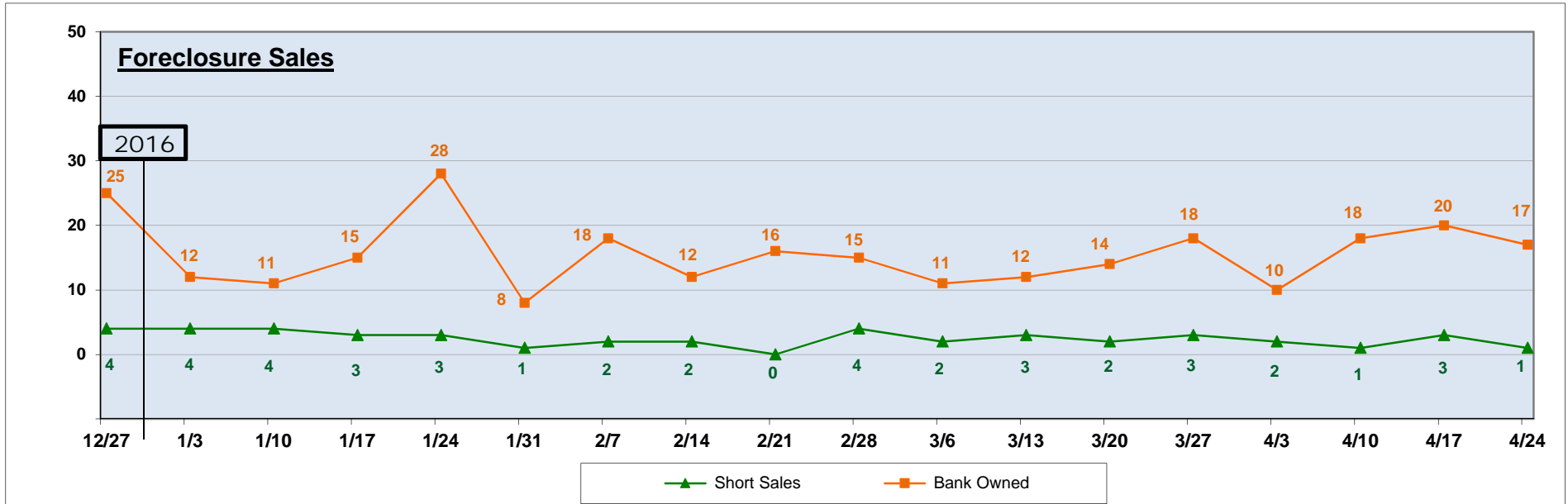
Square Footage

Average Square Feet	1,354	1,272	1,927	2,003	2,208	1,811	0
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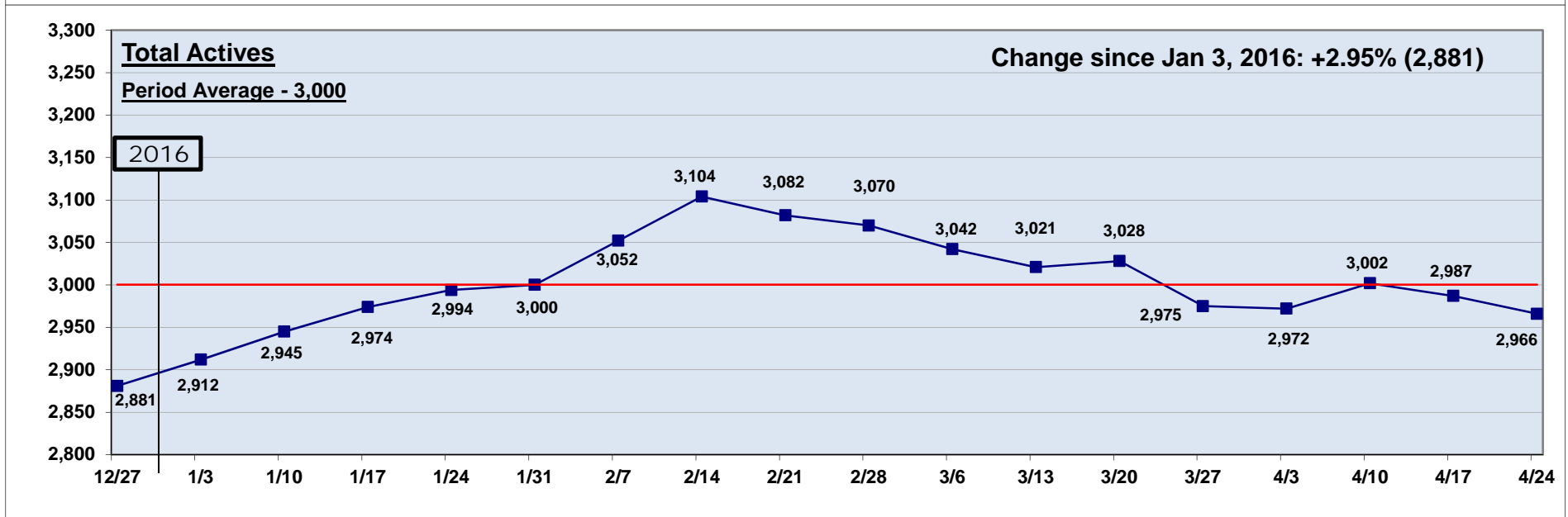
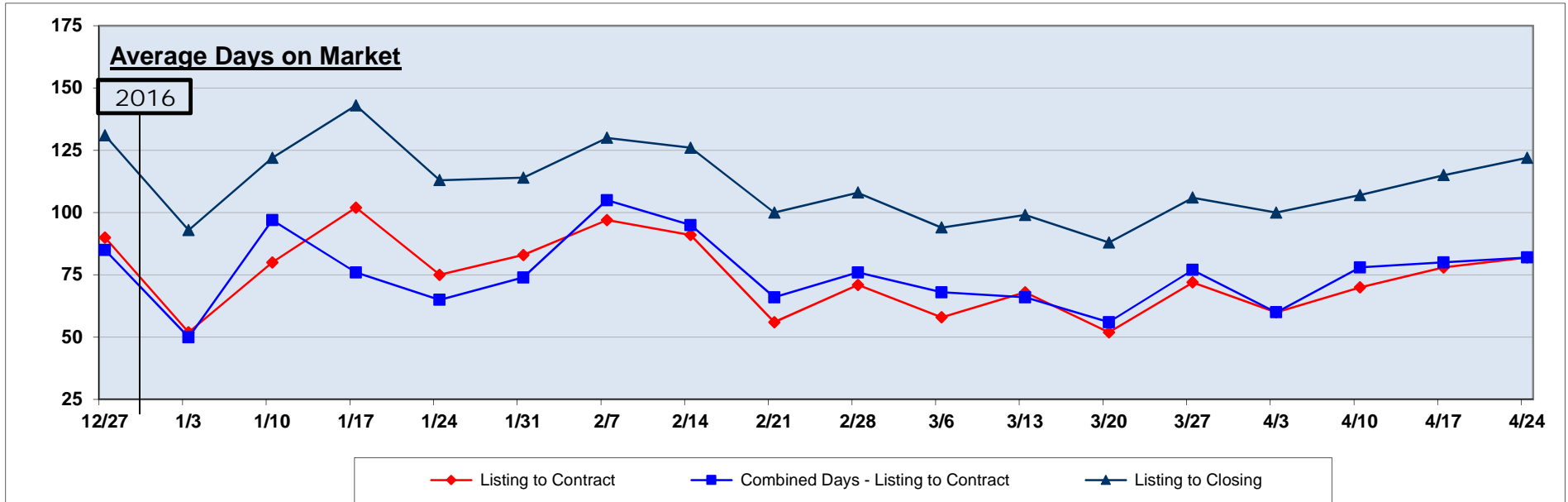
Condos, Townhomes, Villas



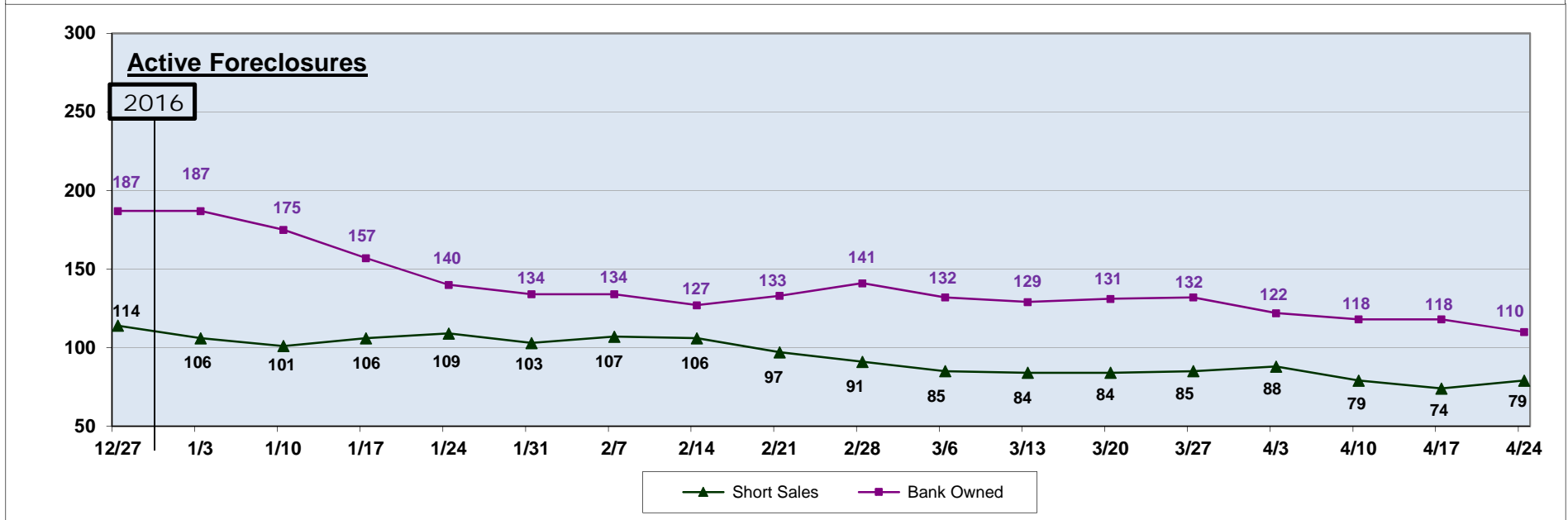
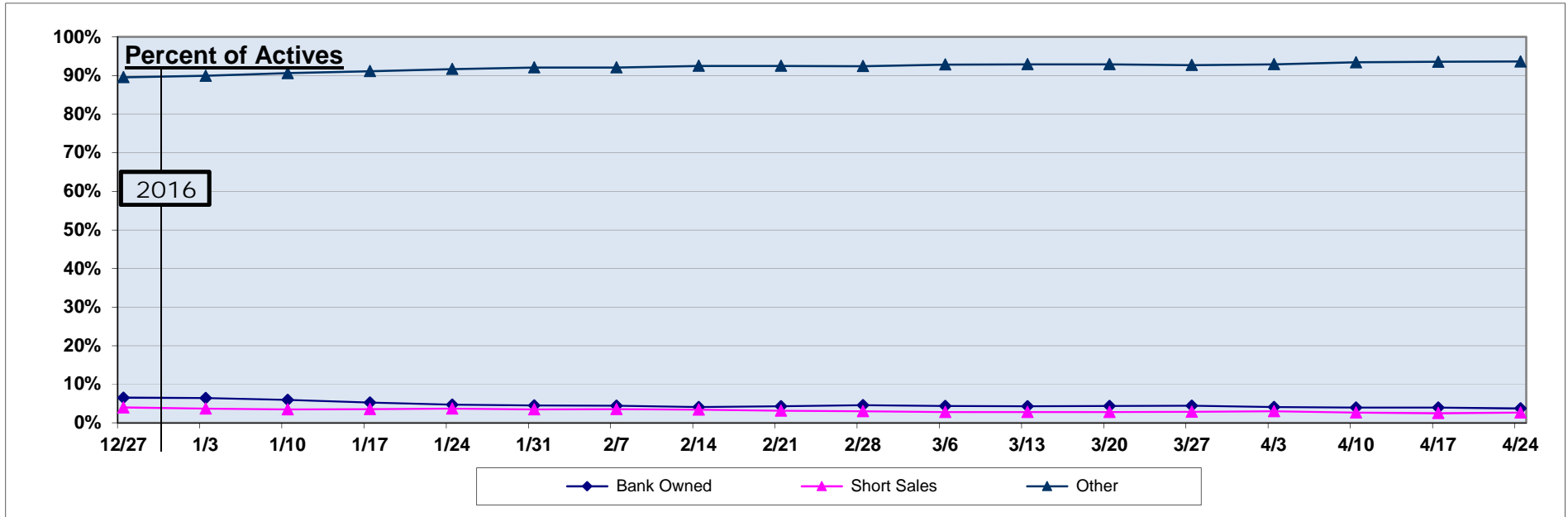
Condos, Townhomes, Villas



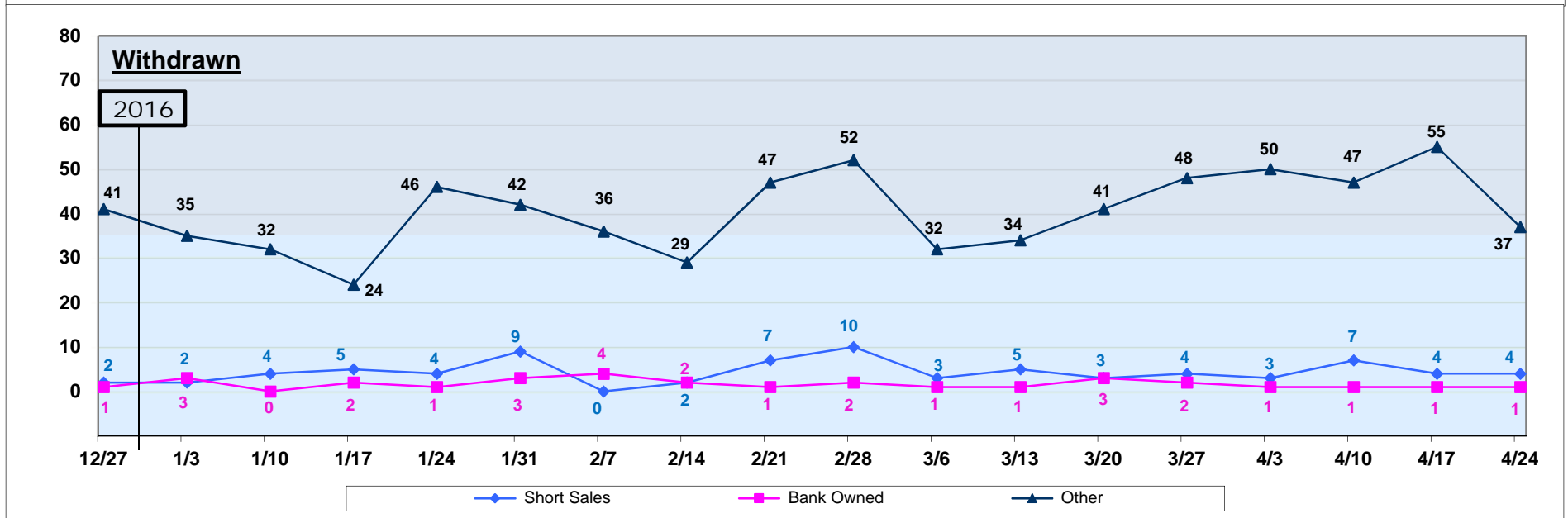
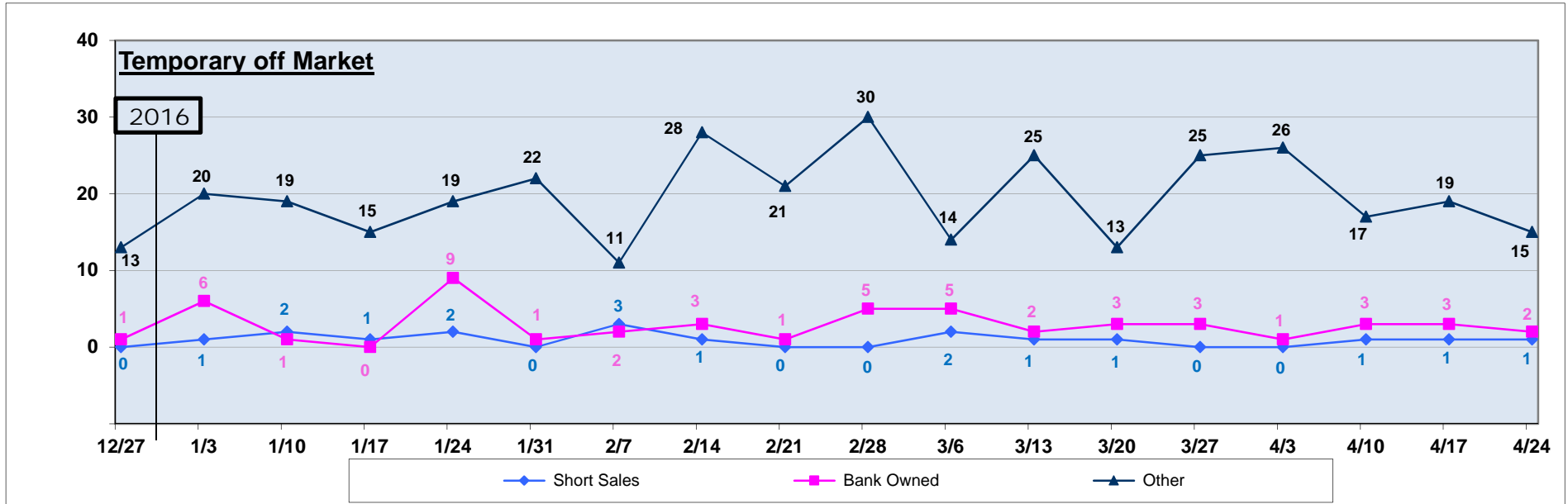
Condos, Townhomes, Villas



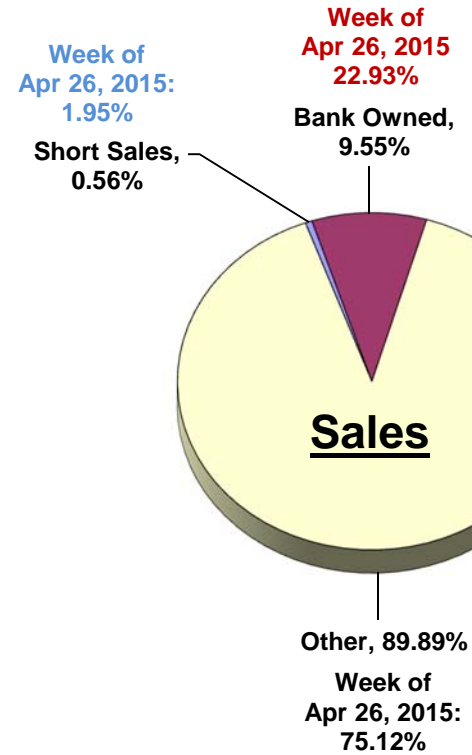
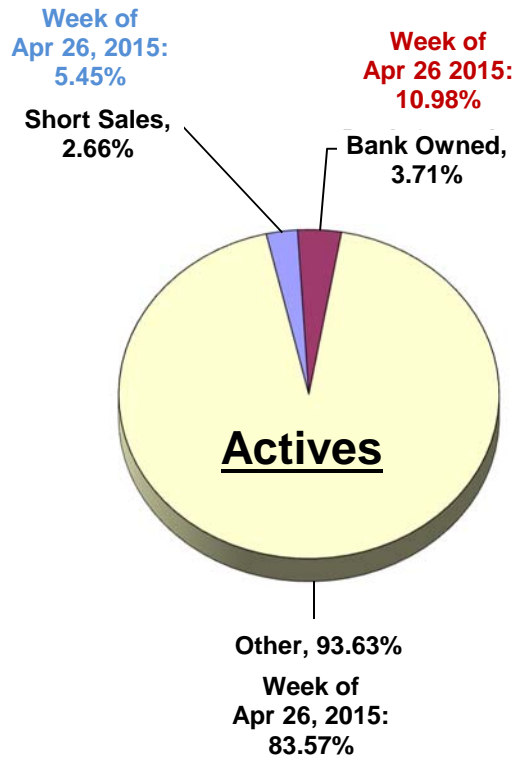
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 44 Condos, Townhomes, or Villas available for the Median Price of \$125,000?

<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		6	\$124,983	2.3	2.0	1,274	\$98.10
Apopka / Hunt Club	32703	1	\$125,000	2.0	2.0	1,125	\$111.11
Casselberry	32707	1	\$125,000	2.0	2.0	982	\$127.29
Winter Springs / Tuskawilla	32708	1	\$125,000	2.0	2.0	1,434	\$87.17
Altamonte Springs / Forest City	32714	1	\$125,000	4.0	2.0	1,440	\$86.81
Sanford / Lake Forest	32771	1	\$124,900	2.0	2.0	1,074	\$116.29
Sanford (South)	32773	1	\$125,000	2.0	2.0	1,589	\$78.67
Orange County		19	\$124,973	2.5	2.0	1,226	\$101.91
Apopka (North)	32712	1	\$124,900	3.0	2.0	1,828	\$68.33
Pine Hills / Rosemont	32808	1	\$125,000	3.0	2.0	1,872	\$66.77
Orlo Vista	32811	1	\$125,000	3.0	2.0	1,379	\$90.65
Sand Lake / Bay Hill	32819	3	\$124,967	3.0	2.0	1,155	\$108.20
Williamsburg / Lake Bryan	32821	3	\$124,997	2.0	2.0	930	\$134.41
Ventura	32822	3	\$124,967	3.0	2.0	1,384	\$90.29
Rio Pinar / Union Park	32825	1	\$124,900	2.0	2.0	1,120	\$111.52
Union Park / Chickasaw	32829	2	\$125,000	2.0	2.0	1,024	\$122.07
Moss Park	32832	1	\$125,000	2.0	2.0	1,071	\$116.71
Metro West / Orlo Vista	32835	1	\$124,900	3.0	2.0	1,423	\$87.77
Pine Castle / Edgewood	32839	1	\$125,000	2.0	2.0	1,174	\$106.47
Ocoee	34761	1	\$125,000	2.0	2.0	977	\$127.94
Osceola County		19	\$124,957	3.0	2.0	1,296	\$96.45
Davenport	33896	4	\$124,925	3.0	2.0	1,217	\$102.65
Kissimmee (Central)	34741	3	\$124,980	3.0	2.0	1,296	\$96.44
Kissimmee / Buena Ventura Lakes	34743	1	\$125,000	3.0	2.0	1,070	\$116.82
Kissimmee (West) / Pleasant Hill	34746	4	\$124,975	3.0	2.0	1,214	\$102.94
Kissimmee / Celebration	34747	7	\$124,950	3.0	2.0	1,419	\$88.05