



Monday Morning Quarterback Summary

Week of May 1, 2016

Single-family existing homes

- Sales of single-family homes decreased to 444 during the week of May 1, from 699 the week prior
- The median price of single family homes decreased to \$215,000, a change of -1.8%
- The number of single-family home foreclosure transactions decreased to 29 last week, from 87 the week of Apr 24
- The number of single-family home short-sale transactions decreased to 9 from 23 the week prior
- Single-family inventory decreased by 100, and now sits at 9,612

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 129 during the week of May 1 from 178 the week prior
- The median price of condos, townhomes, and villas increased to \$127,000, a change of 1.60%
- The number of condo, townhome, and villa foreclosure transactions decreased to 12 last week, from 17 the week of Apr 24
- The number of condo, townhome and villa short-sale transactions increased to 5 from 1 the week prior
- Condo inventory increased by 11, and now sits at 2,977

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

Monday Morning Quarterback
05/01/2016 - 05/07/2016
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	444	270	53	59	20	30	12
Bank Owned	29	27	0	2	0	0	0
Short Sales	9	8	1	0	0	0	0
Other	406	235	52	57	20	30	12
Active Listings	9,612	3,415	1,304	1,844	949	1,453	647
Bank Owned	401	267	44	57	12	16	5
Short Sales	425	279	51	51	16	22	6
Other	8,786	2,869	1,209	1,736	921	1,415	636
Months of Inventory	5	3	6	7	11	11	12

List Price

Average Original List Price	\$292,013	\$169,121	\$292,017	\$367,346	\$465,948	\$686,188	\$1,411,333
Average Final List Price	\$282,405	\$165,822	\$282,943	\$353,579	\$452,134	\$644,966	\$1,363,908

Sale Price

Average Price	\$272,694	\$161,374	\$276,217	\$342,433	\$436,594	\$618,179	\$1,282,083
Median Price	\$215,000	\$166,200	\$277,000	\$338,000	\$435,000	\$577,500	\$1,195,000

Price Differences

Original to Final List Price	-\$9,608	-\$3,299	-\$9,074	-\$13,767	-\$13,814	-\$41,222	-\$47,425
Original List to Sale Price - \$	-\$19,319	-\$7,747	-\$15,800	-\$24,913	-\$29,354	-\$68,009	-\$129,250
Final List to Sale Price - \$	-\$9,711	-\$4,448	-\$6,726	-\$11,146	-\$15,540	-\$26,787	-\$81,825
Original List to Sale Price - %	93.38%	95.42%	94.59%	93.22%	93.70%	90.09%	90.84%
Final List to Sale Price - %	96.56%	97.32%	97.62%	96.85%	96.56%	95.85%	94.00%

Days on the Market

Avg Days Listing to Contract	68	56	75	69	67	117	197
Combined Avg Days to Contract	73	54	86	81	86	146	194
Avg Days Listing to Closing	114	102	121	118	107	161	236
Avg Days Contract to Close	47	46	48	55	42	43	39

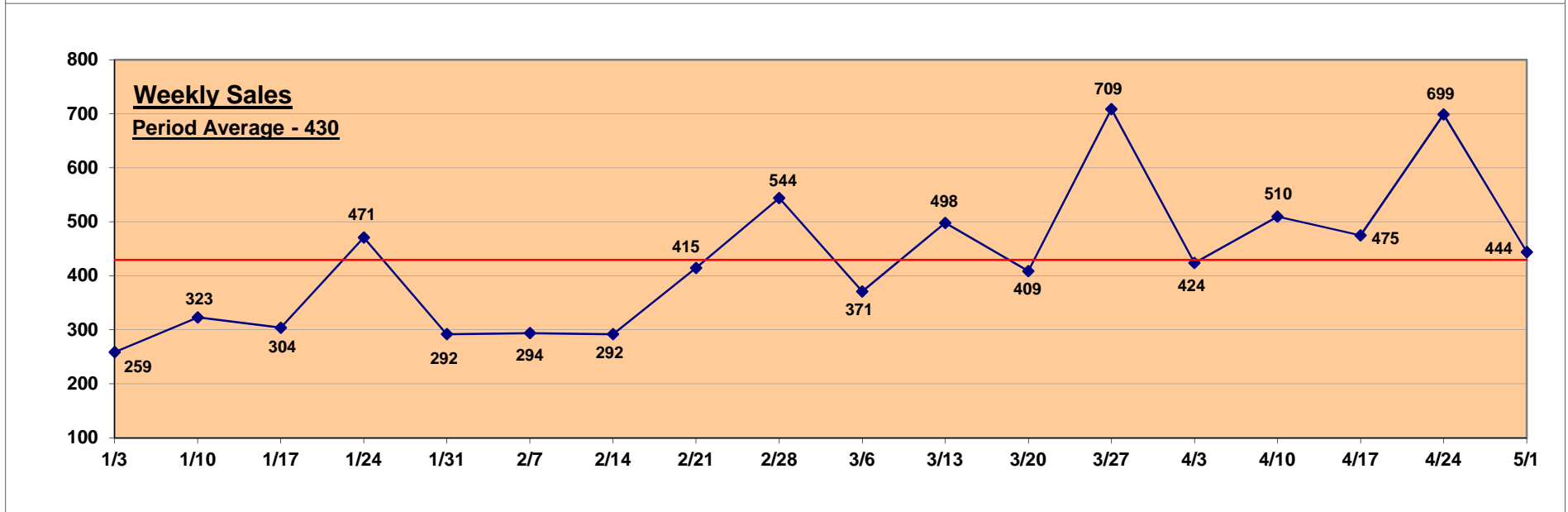
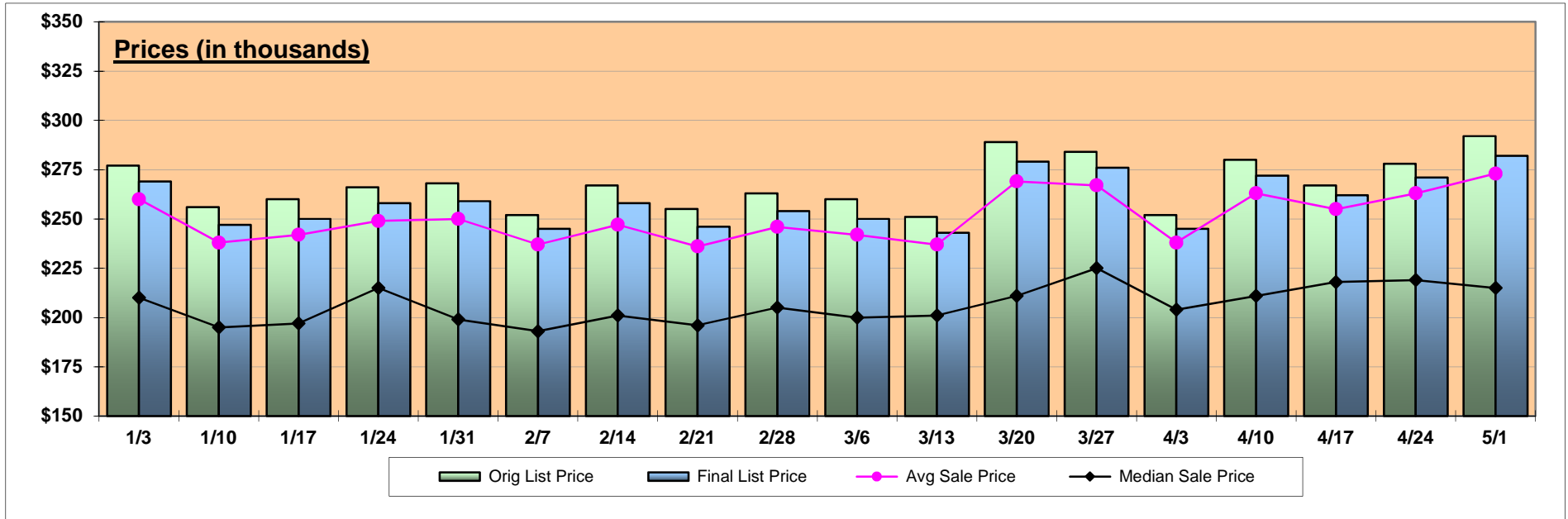
Beds / Baths

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

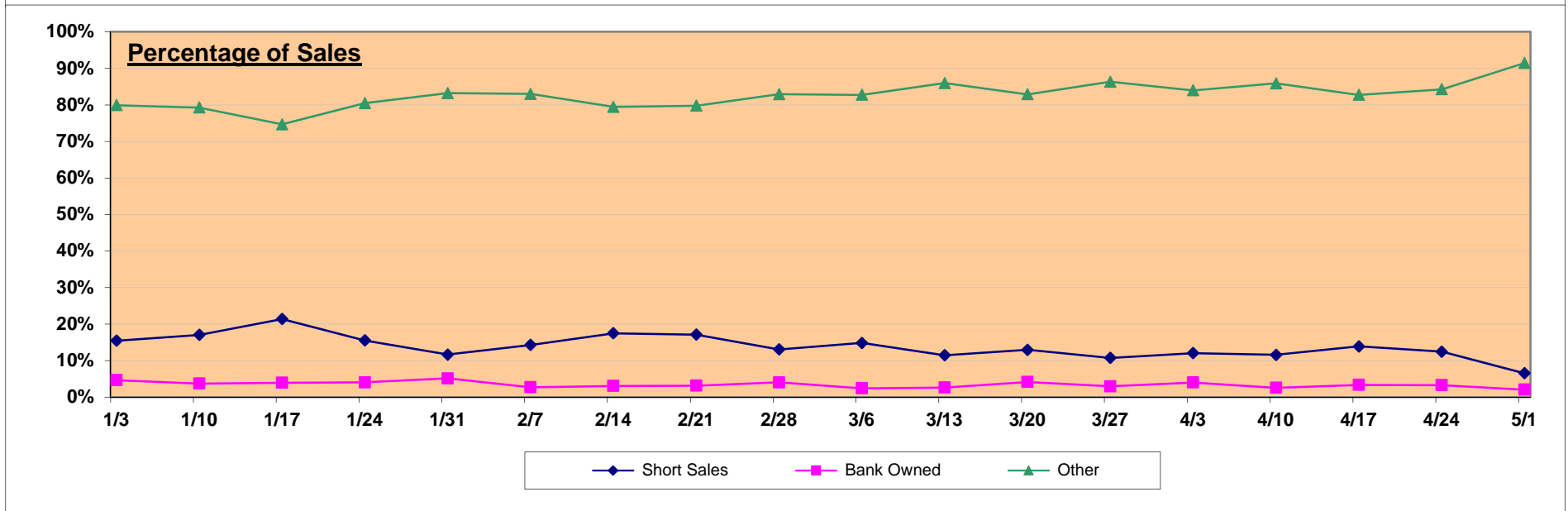
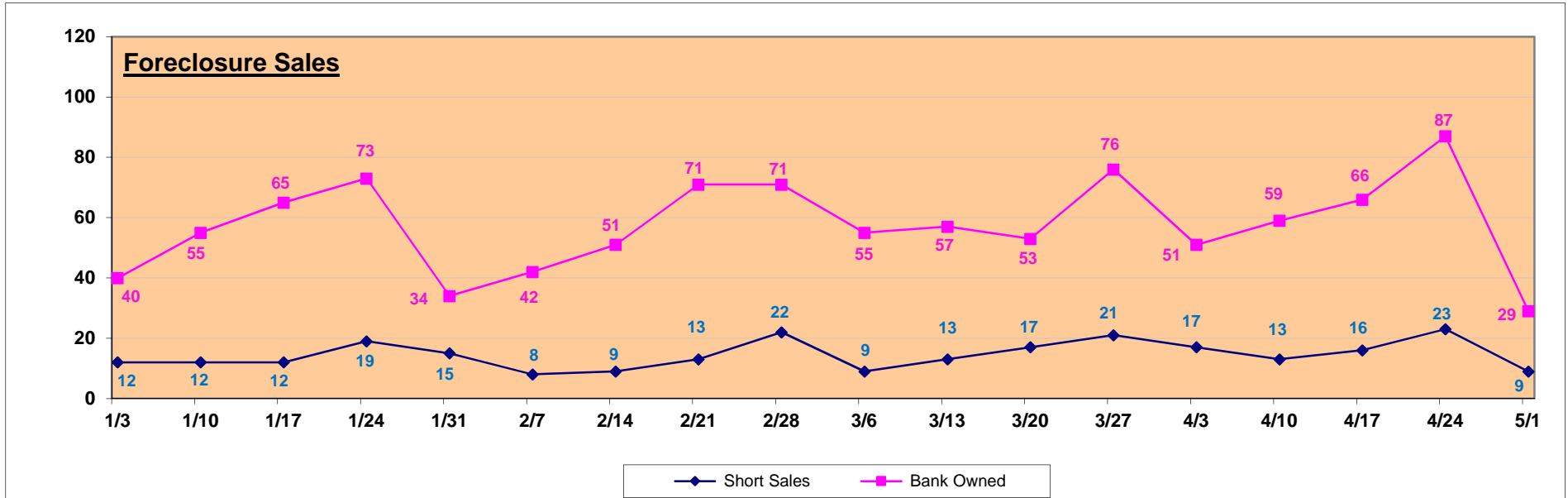
Square Footage

Average Square Feet	2,099	1,595	2,288	2,612	2,891	3,495	5,282
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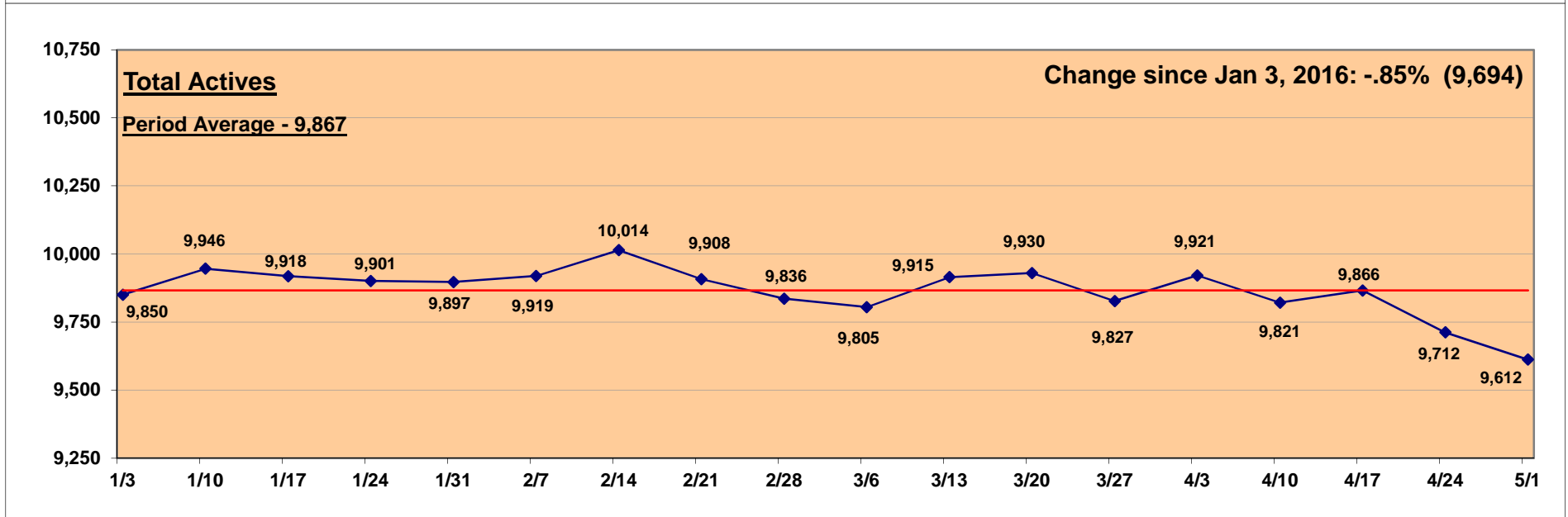
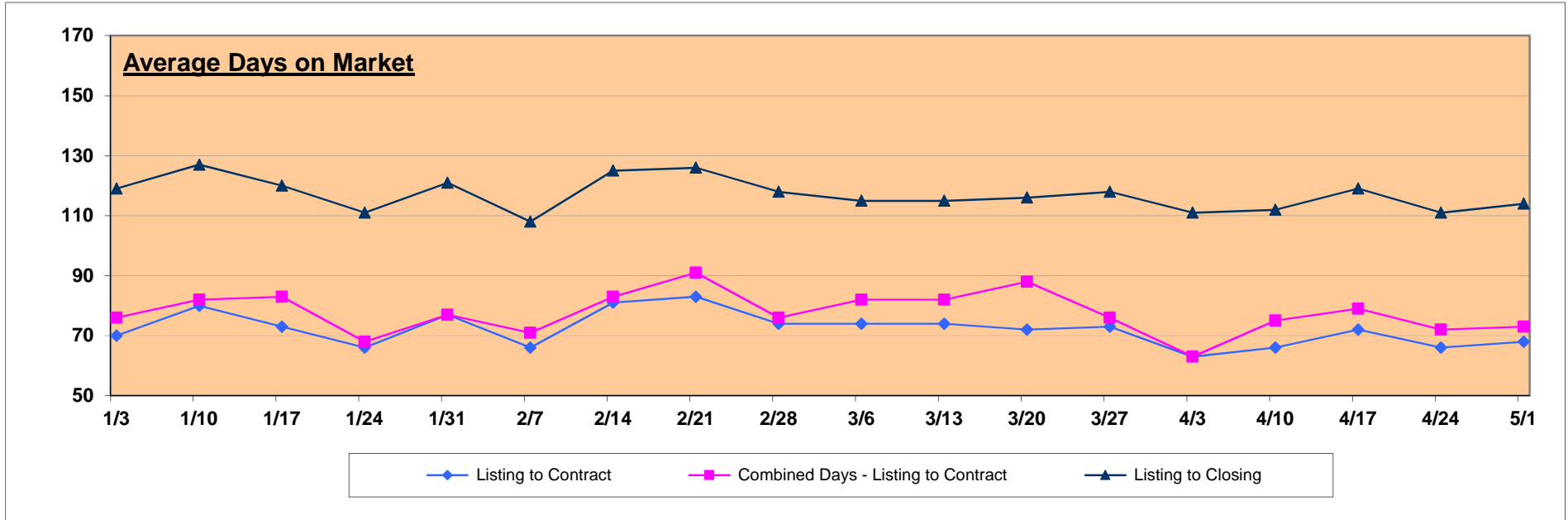
Single Family Homes



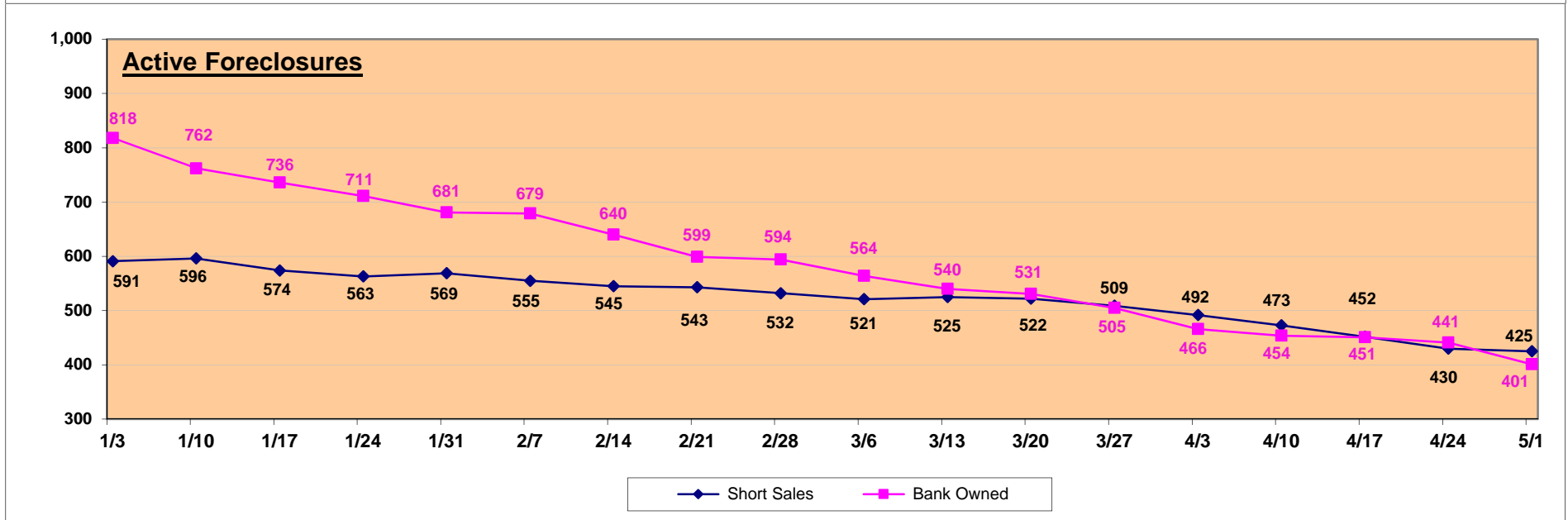
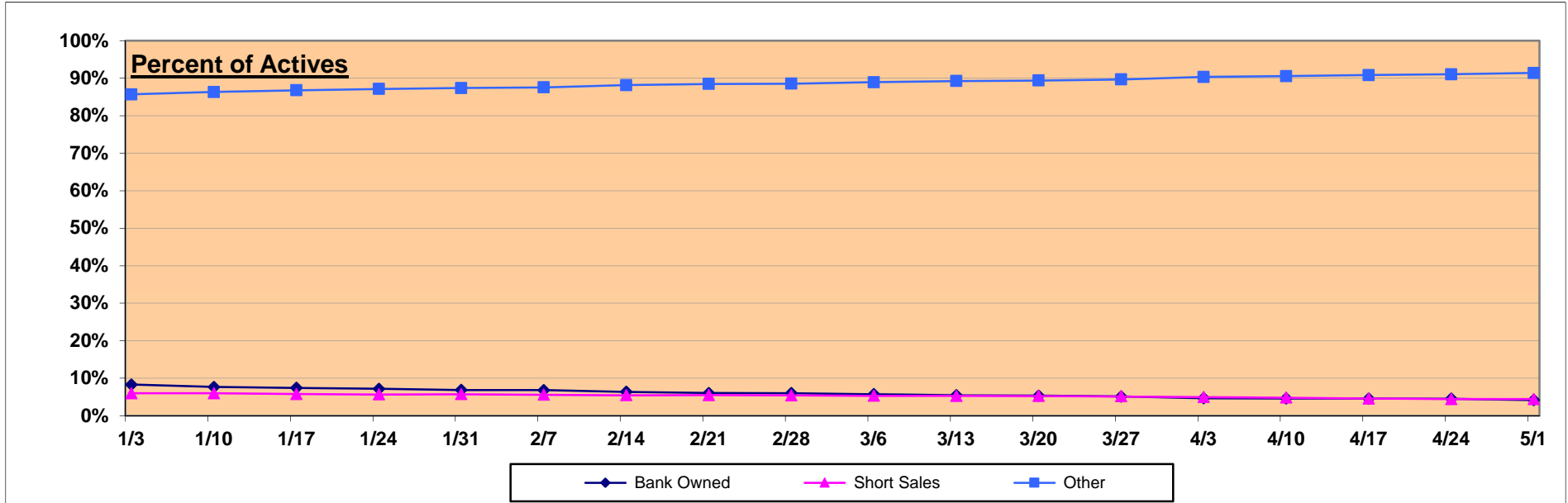
Single Family Homes



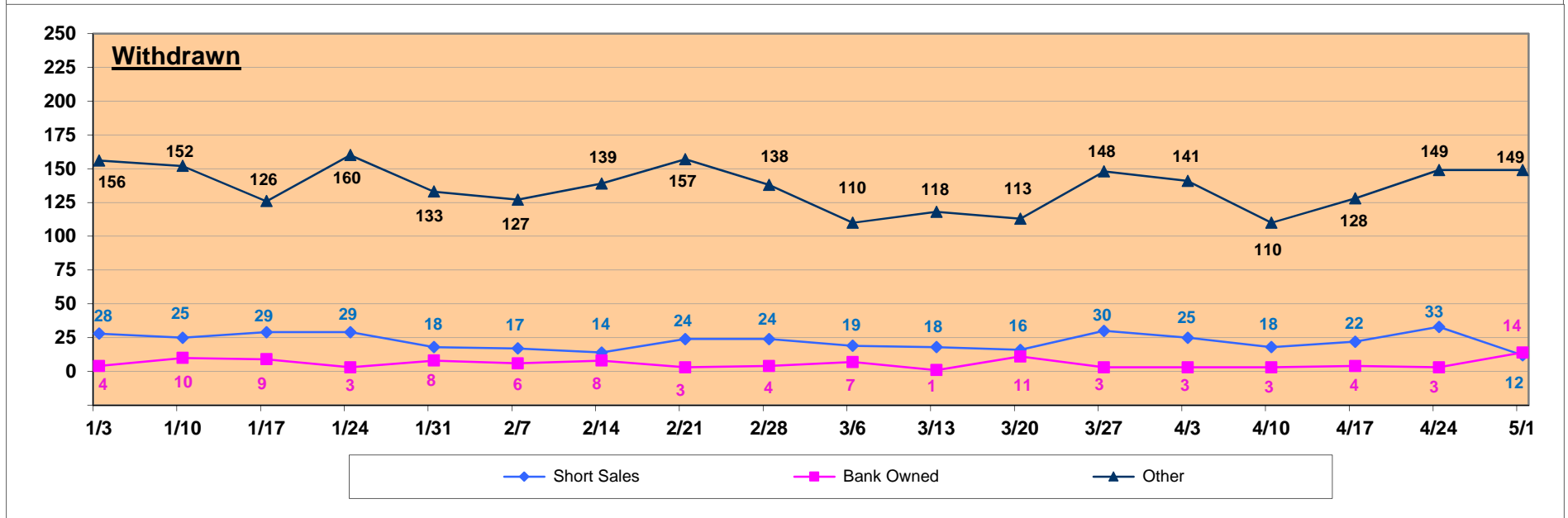
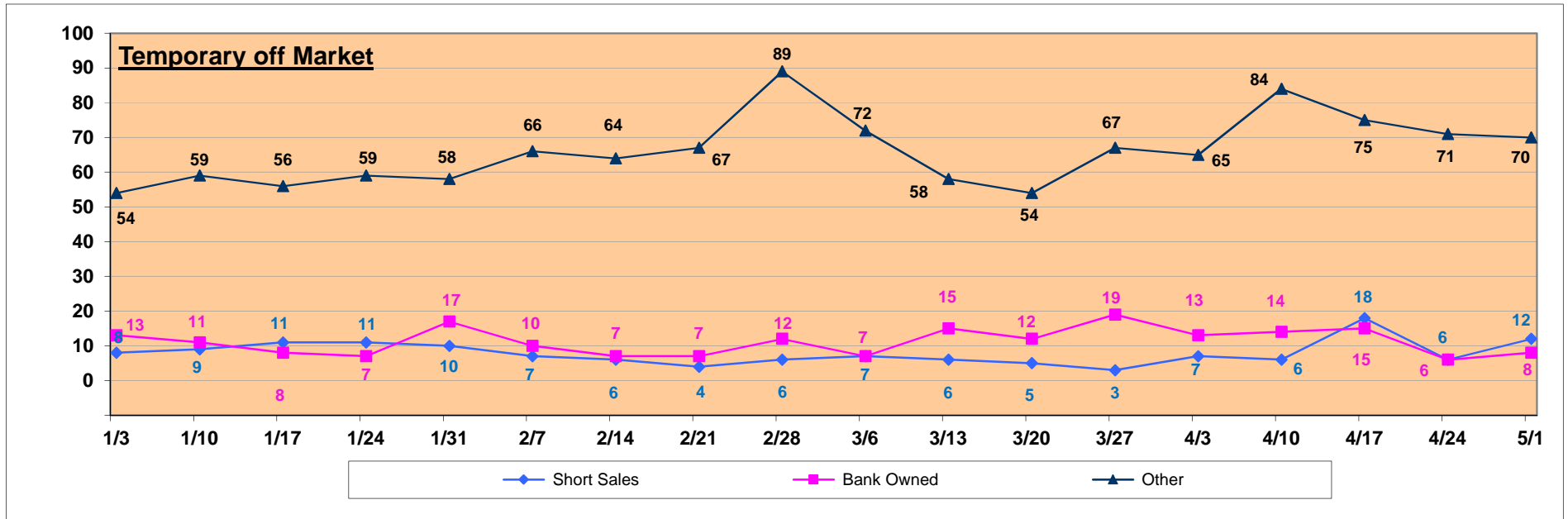
Single Family Homes



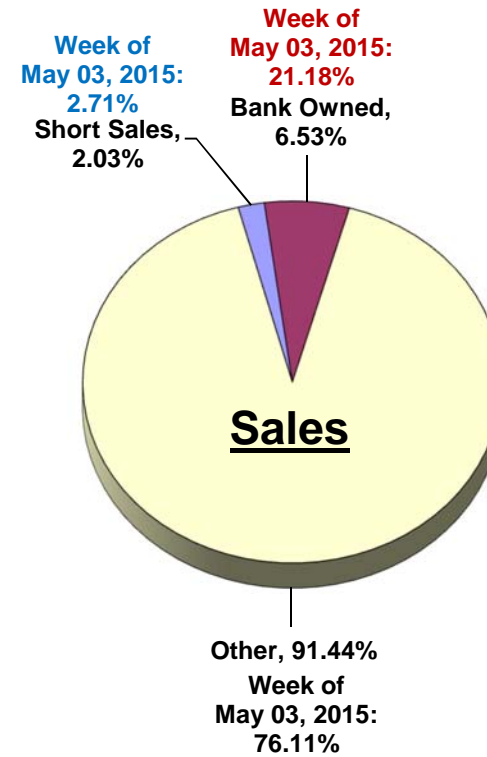
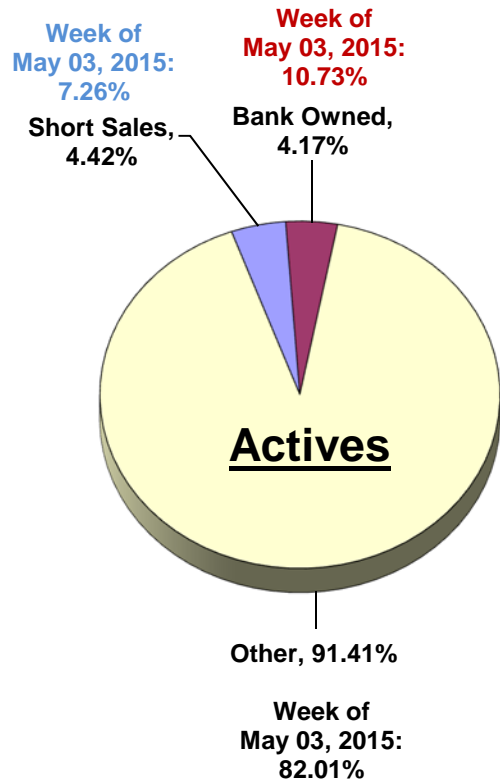
Single Family Homes



Single Family Homes



Single Family Homes



Monday Morning Quarterback
05/01/2016 - 05/07/2016
Lake, Orange, Osceola & Seminole Counties

Where are the 65 Single Family Homes available for the Median Price of \$215,000?

<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		8	\$214,975	3.3	2.0	1,657	\$129.73
Casselberry	32707	2	\$215,000	4.0	2.0	1,723	\$124.78
Winter Springs / Tuskawilla	32708	2	\$215,000	3.0	2.0	1,717	\$125.22
Geneva	32732	1	\$214,900	3.0	2.0	1,404	\$153.06
Lake Mary / Heathrow	32746	1	\$215,000	3.0	2.0	1,683	\$127.75
Longwood (East)	32750	2	\$214,950	3.0	2.0	1,645	\$130.67
Orange County		23	\$214,987	3.5	2.0	1,840	\$116.87
Apopka (North)	32712	1	\$215,000	3.0	2.0	1,367	\$157.28
Mount Dora	32757	1	\$215,000	4.0	2.0	2,024	\$106.23
College Park	32804	1	\$215,000	2.0	1.0	995	\$216.08
Pine Hills / Rosemont	32808	1	\$215,000	4.0	2.0	2,508	\$85.73
Pinecastle / Belle Isle	32809	1	\$215,000	4.0	2.0	1,910	\$112.57
Conway	32812	5	\$214,960	4.0	2.0	1,839	\$116.89
Hiawassee	32818	1	\$215,000	4.0	2.0	1,917	\$112.15
Ventura	32822	1	\$215,000	3.0	2.0	1,749	\$122.93
Taft	32824	3	\$215,000	3.0	2.0	2,383	\$90.22
Rio Pinar / Union Park	32825	3	\$215,000	3.0	2.0	1,659	\$129.60
Research Park	32826	1	\$214,900	4.0	2.0	1,715	\$125.31
Metro West / Orlo Vista	32835	1	\$215,000	4.0	2.0	1,515	\$141.91
Hunters Creek	32837	1	\$215,000	3.0	2.0	1,694	\$126.92
Pine Castle / Edgewood	32839	1	\$215,000	4.0	3.0	1,721	\$124.93
Ocoee	34761	1	\$215,000	3.0	2.0	1,874	\$114.73
Osceola County		18	\$214,961	3.8	2.1	1,973	\$108.97
Kissimmee / Buena Ventura Lakes	34743	2	\$214,950	4.0	2.0	1,882	\$114.21
Kissimmee (East)	34744	2	\$214,950	4.0	3.0	1,792	\$119.95
Kissimmee (West) / Pleasant Hill	34746	1	\$215,000	4.0	2.0	2,030	\$105.91
Kissimmee / Celebration	34747	5	\$214,980	4.0	2.0	1,902	\$113.03
Kissimmee / Poinciana	34758	2	\$215,000	4.0	2.0	2,524	\$85.18
St Cloud	34769	3	\$214,967	3.0	2.0	1,701	\$126.38
St Cloud / Canoe Creek	34772	1	\$215,000	3.0	2.0	1,921	\$111.92
St Cloud / Harmony	34773	2	\$214,850	4.0	2.0	2,274	\$94.48

Where are the 65 Single Family Homes available for the Median Price of \$215,000? (cont'd)

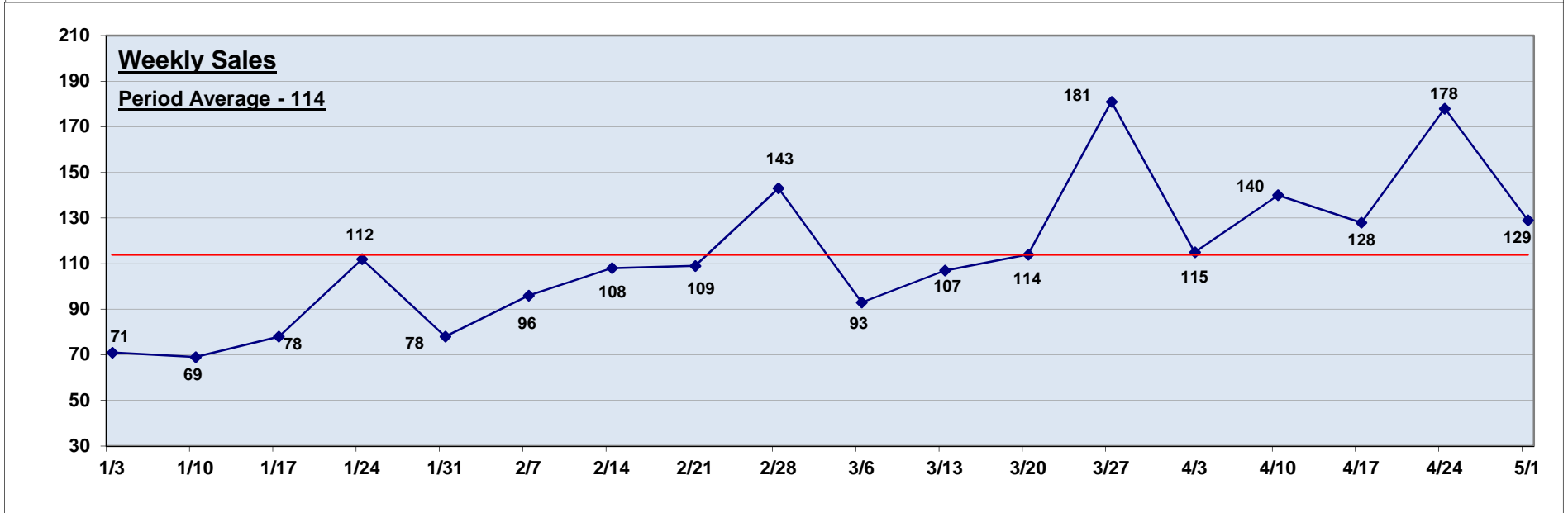
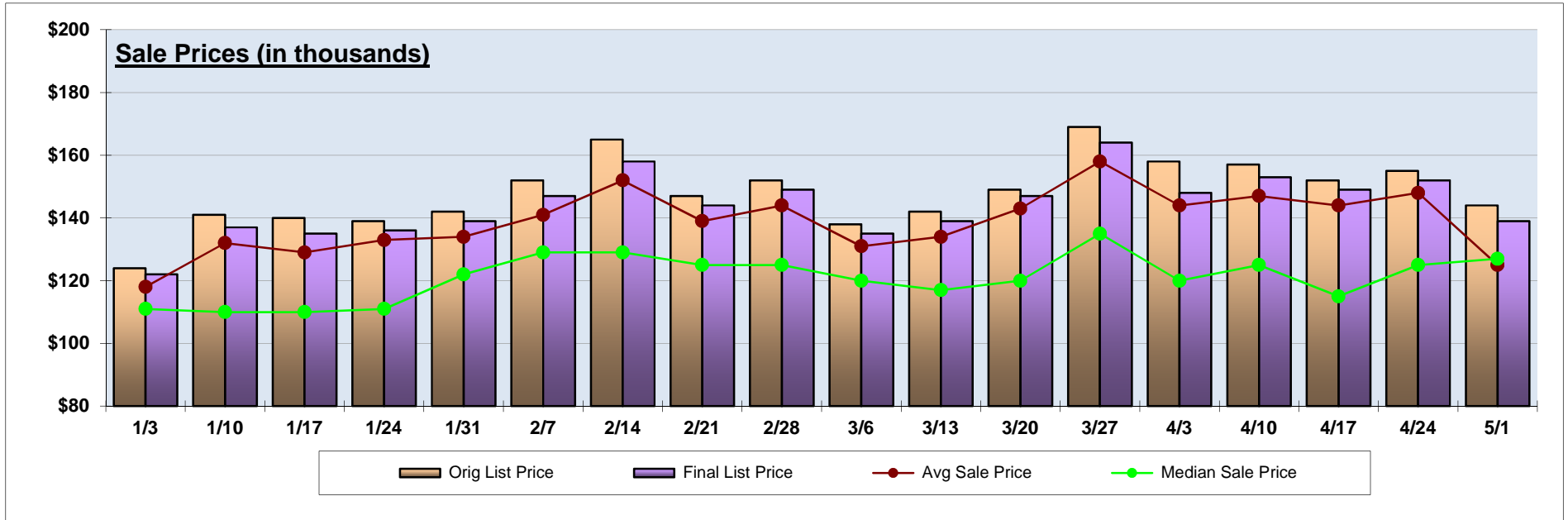
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
Lake County		16	\$215,006	3.7	2.4	2,018	\$106.56
Mount Dora	32757	1	\$215,000	2.0	2.0	984	\$218.50
Sorrento / Mt Plymouth	32776	2	\$215,000	3.0	2.0	2,087	\$103.02
Tavares / Mt Plymouth	32778	1	\$215,000	4.0	3.0	1,906	\$112.80
Clermont (Central)	34711	2	\$214,950	3.0	2.0	1,771	\$121.37
Clermont (South)	34714	4	\$214,950	4.0	3.0	1,941	\$110.74
Minneola	34715	2	\$215,000	4.0	2.0	2,016	\$106.65
Groveland	34736	3	\$215,166	4.0	2.0	2,252	\$95.54
Leesburg (West)	34748	1	\$214,900	5.0	3.0	3,124	\$68.79

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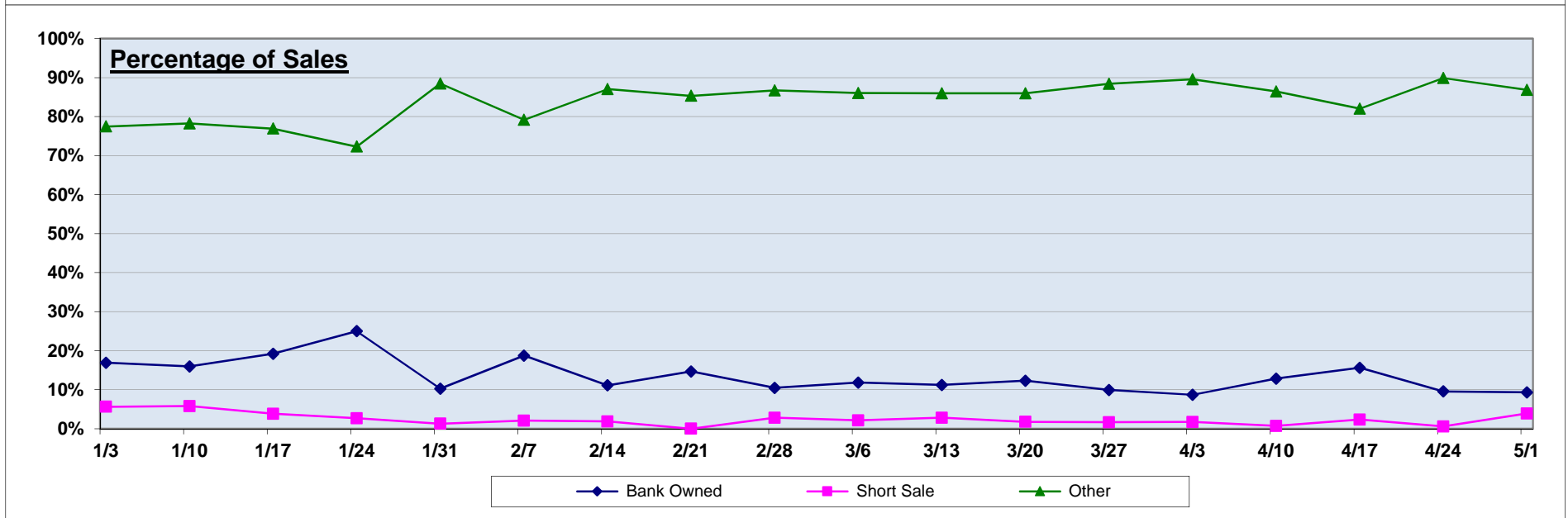
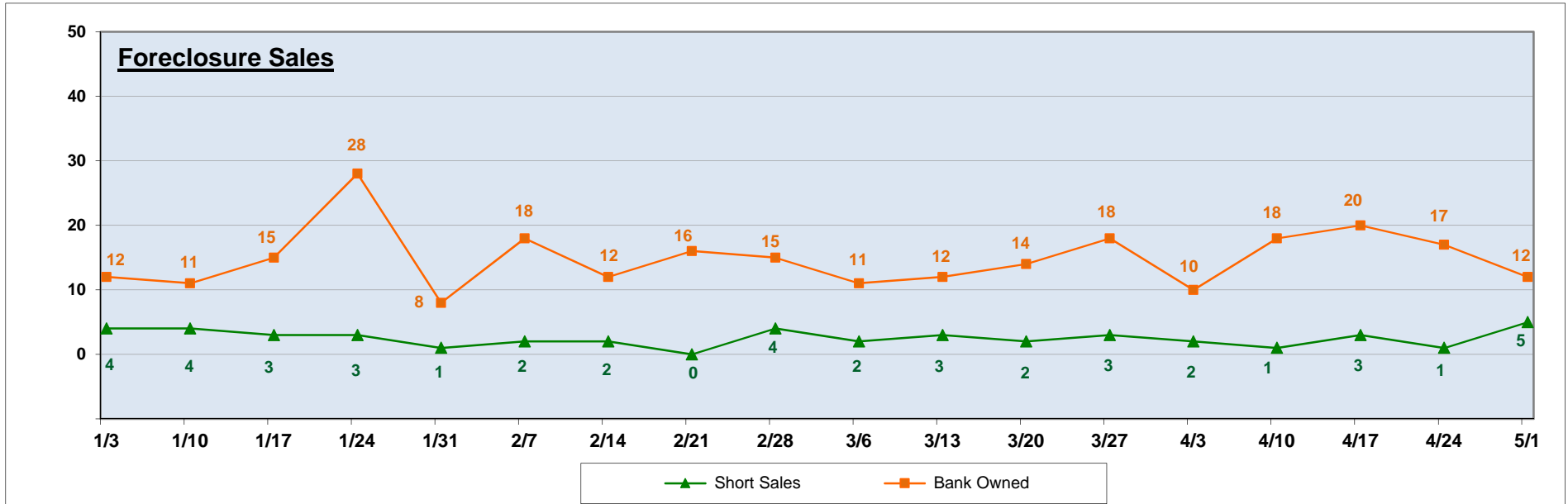
Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	129	123	2	4	0	0	0
Bank Owned	12	12	0	0	0	0	0
Short Sales	5	5	0	0	0	0	0
Other	112	106	2	4	0	0	0
Active Listings	2,977	2,295	296	213	81	68	24
Bank Owned	111	104	6	1	0	0	0
Short Sales	74	67	5	2	0	0	0
Other	2,792	2,124	285	210	81	68	24
Months of Inventory	5	4	34	12	0	0	0
<u>List Price</u>							
Average Original List Price	\$144,180	\$134,593	\$289,450	\$366,350	\$0	\$0	\$0
Average Final List Price	\$139,240	\$130,721	\$272,450	\$334,600	\$0	\$0	\$0
<u>Sale Price</u>							
Average Price	\$135,128	\$126,826	\$259,950	\$328,000	\$0	\$0	\$0
Median Price	\$127,000	\$125,000	\$259,950	\$324,000	\$0	\$0	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$4,940	-\$3,872	-\$17,000	-\$31,750	\$0	\$0	\$0
Original List to Sale Price - \$	-\$9,052	-\$7,767	-\$29,500	-\$38,350	\$0	\$0	\$0
Final List to Sale Price - \$	-\$4,112	-\$3,895	-\$12,500	-\$6,600	\$0	\$0	\$0
Original List to Sale Price - %	93.72%	94.23%	89.81%	89.53%	0.00%	0.00%	0.00%
Final List to Sale Price - %	97.05%	97.02%	95.41%	98.03%	0.00%	0.00%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	61	56	41	214	0	0	0
Combined Avg Days to Contract	66	62	41	205	0	0	0
Avg Days Listing to Closing	100	95	75	255	0	0	0
Avg Days Contract to Close	39	39	33	40	0	0	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	4	3	0	0	0
Average Full Baths	2	2	3	2	0	0	0
Average Half Baths	0	0	1	1	0	0	0
<u>Square Footage</u>							
Average Square Feet	1,252	1,227	1,783	1,727	0	0	0

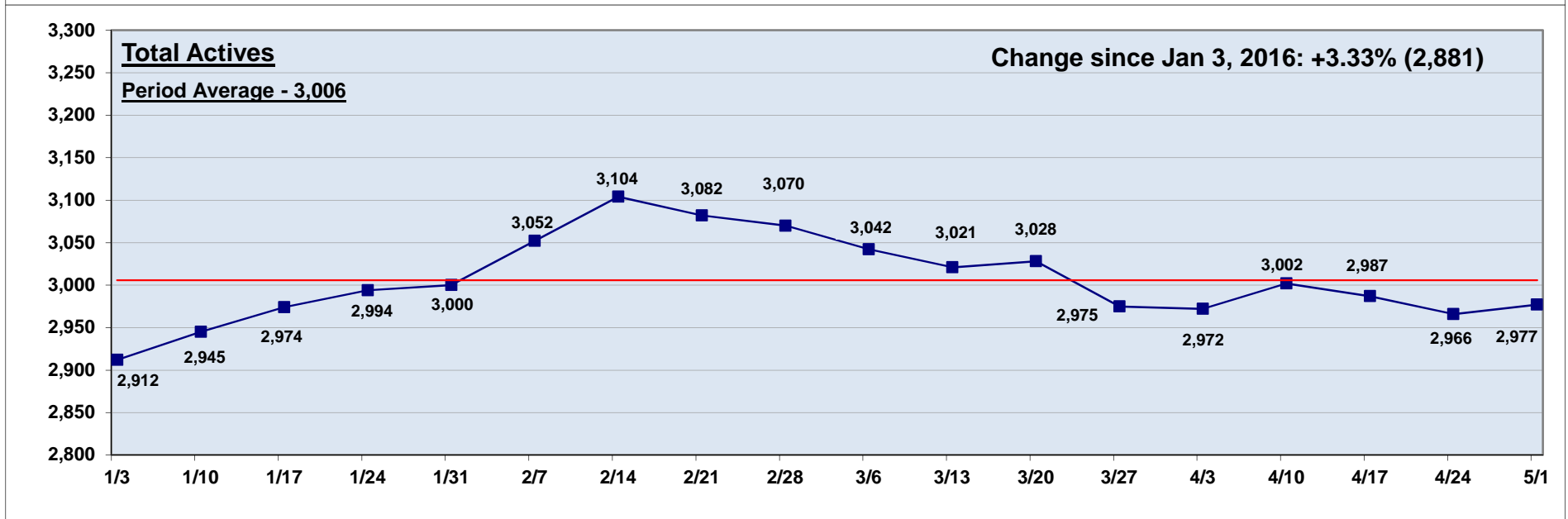
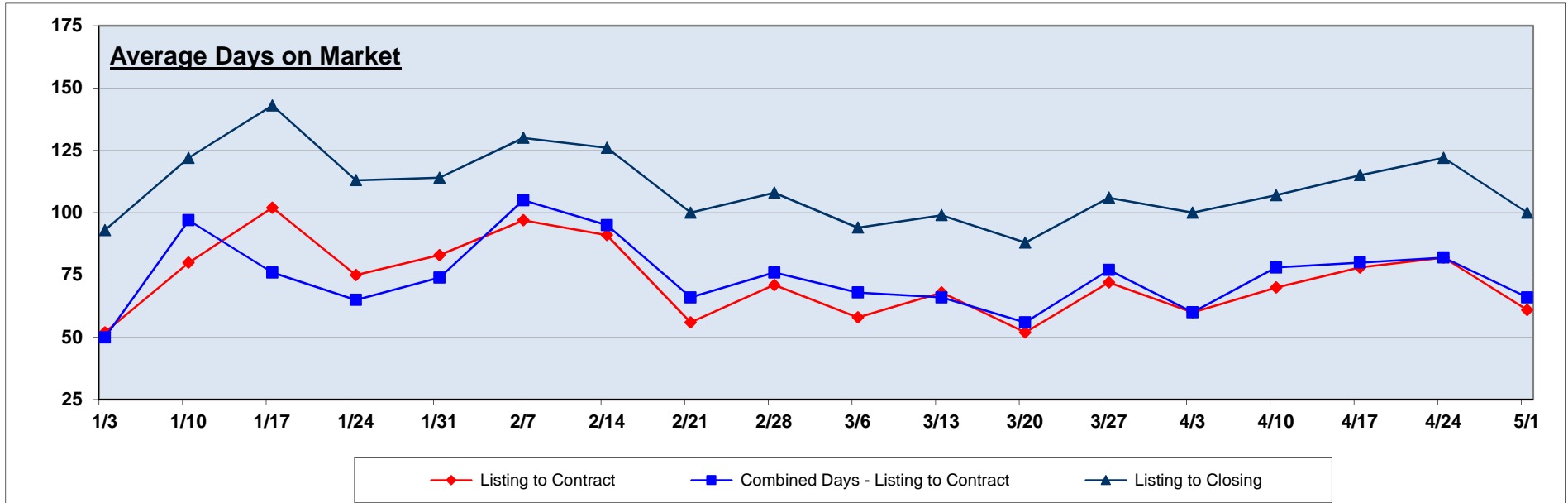
Condos, Townhomes, Villas



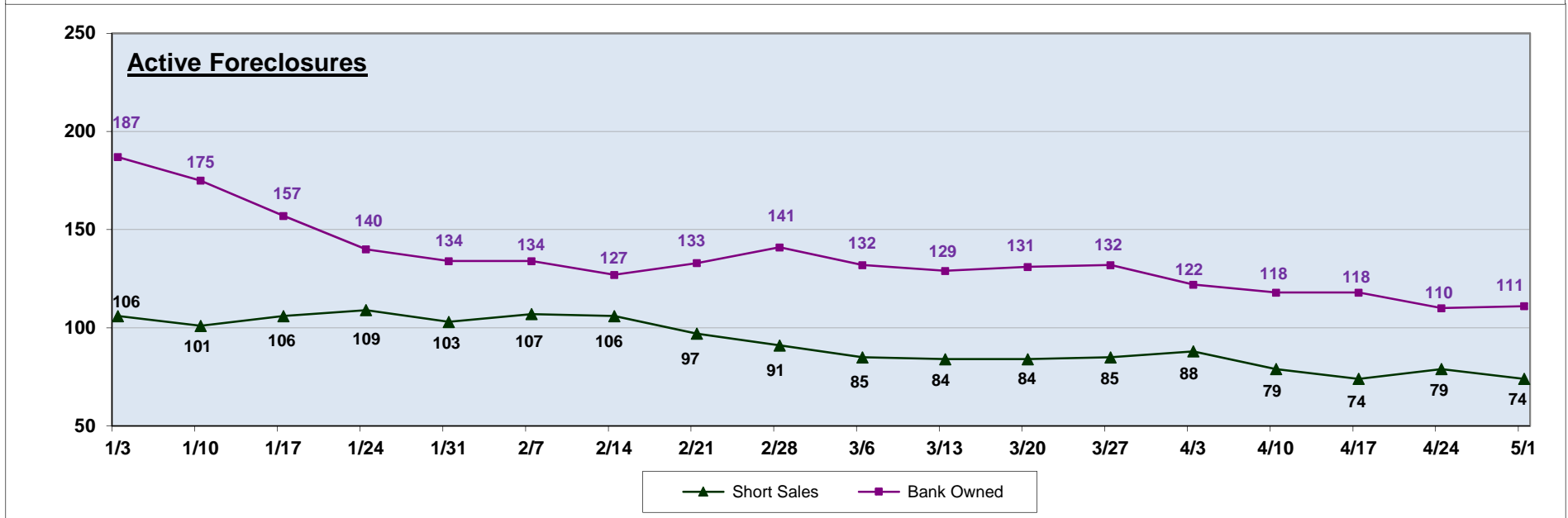
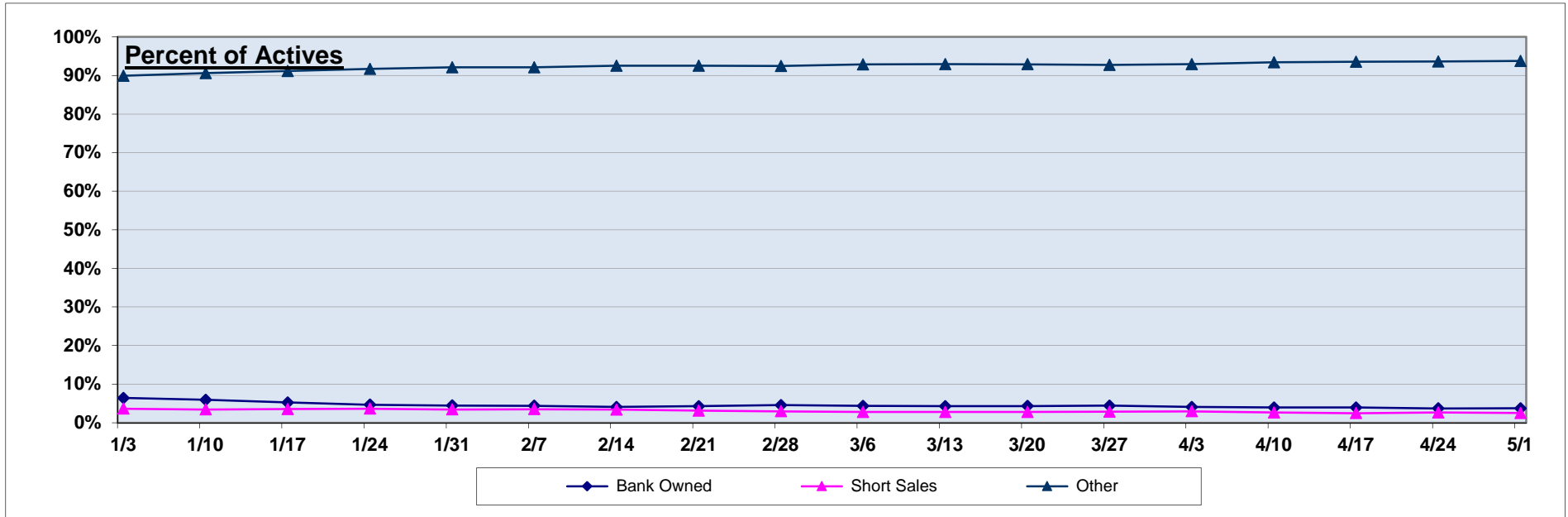
Condos, Townhomes, Villas



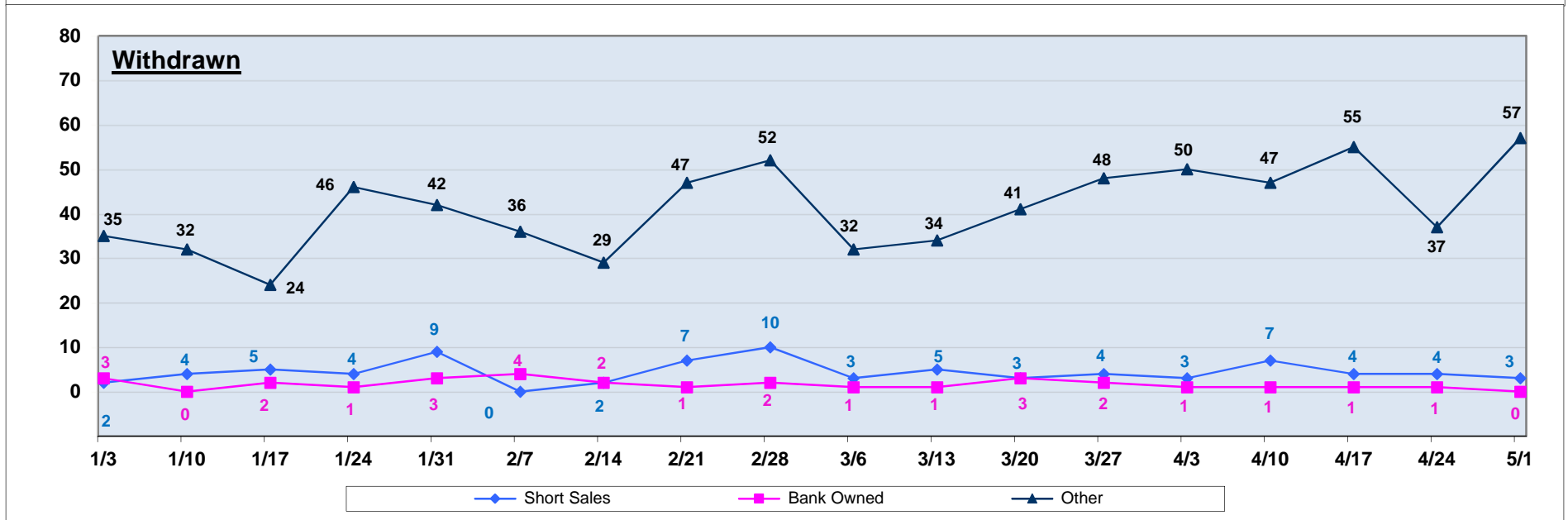
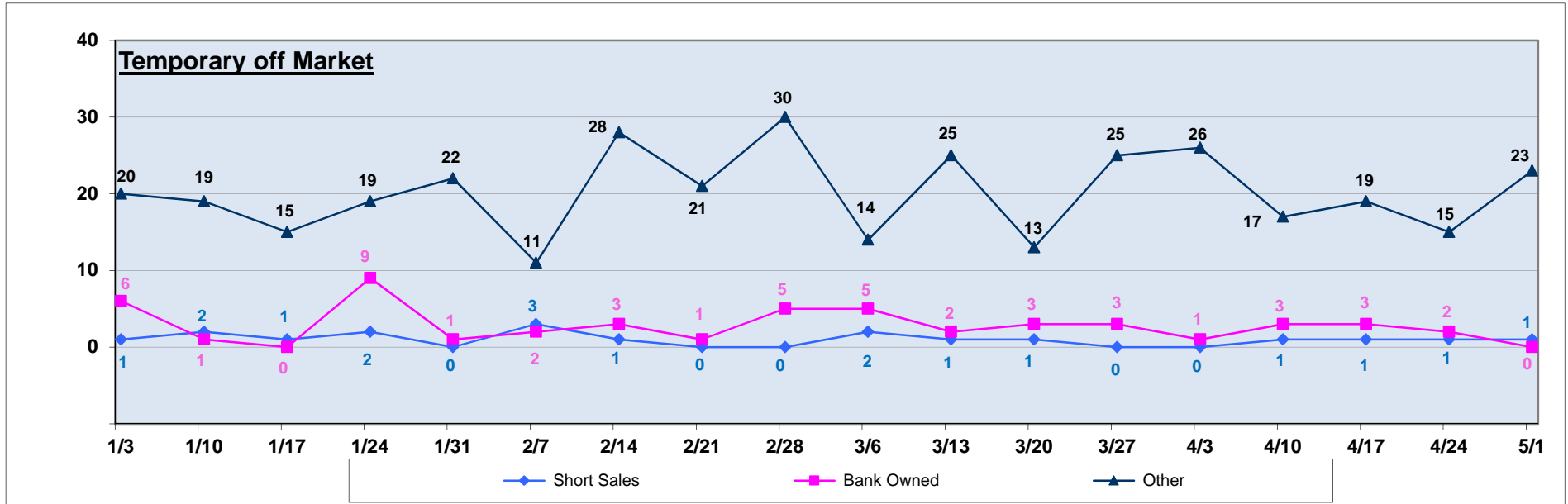
Condos, Townhomes, Villas



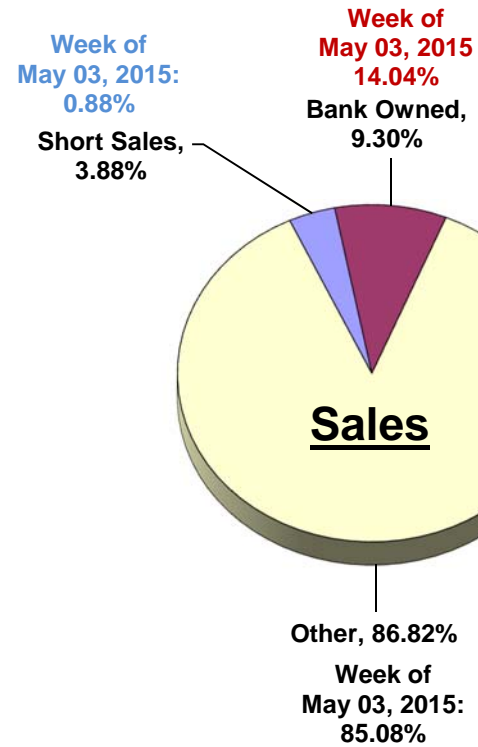
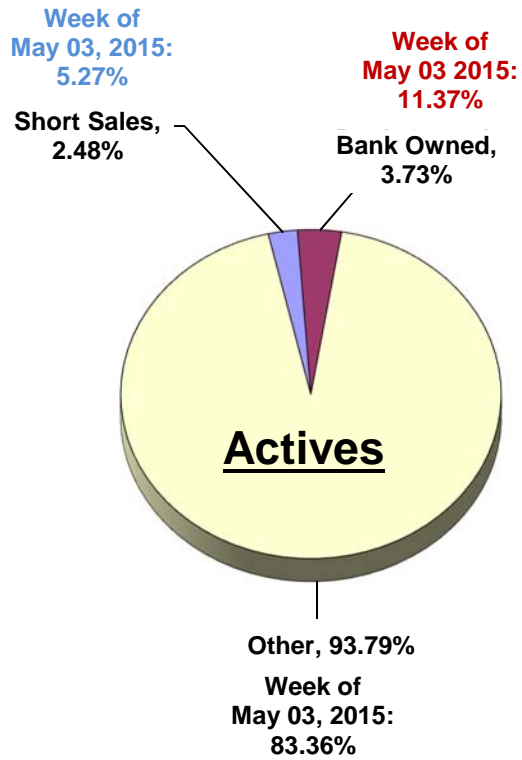
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 12 Condos, Townhomes, or Villas available for the Median Price of \$127,000?

<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							
Longwood / Wekiva Springs	32779	1	\$127,000	2.0	2.0	1,274	\$99.69
Orange County		6	\$126,933	2.3	2.0	1,205	\$105.34
Taft	32824	1	\$127,000	2.0	2.0	1,303	\$97.47
Research Park	32826	1	\$126,900	2.0	2.0	1,163	\$109.11
Union Park / Chickasaw	32829	2	\$127,000	3.0	2.0	1,248	\$101.76
Metro West / Orlo Vista	32835	1	\$126,900	2.0	2.0	1,248	\$101.68
Hunters Creek	32837	1	\$126,800	2.0	2.0	1,020	\$124.31
Osceola County		5	\$126,960	3.0	2.0	1,381	\$91.92
Kissimmee (West) / Pleasant Hill	34746	3	\$127,100	3.0	2.0	1,412	\$90.01
Kissimmee / Celebration	34747	2	\$126,750	3.0	2.0	1,335	\$94.94