



## ***Monday Morning Quarterback Summary***

***Week of May 8, 2016***

### ***Single-family existing homes***

- Sales of single-family homes increased to 490 during the week of May 8, from 444 the week prior
- The median price of single family homes decreased to \$207,750, a change of -3.4%
- The number of single-family home foreclosure transactions increased to 41 last week, from 29 the week of May 1
- The number of single-family home short-sale transactions increased to 16 from 9 the week prior
- Single-family inventory increased by 103, and now sits at 9,715

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas decreased to 112 during the week of May 8 from 129 the week prior
- The median price of condos, townhomes, and villas increased to \$129,950, a change of 2.32%
- The number of condo, townhome, and villa foreclosure transactions decreased to 10 last week, from 12 the week of May 1
- The number of condo, townhome and villa short-sale transactions decreased to 2 from 5 the week prior
- Condo inventory increased by 10, and now sits at 2,987

*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
<b>Sales</b>	<b>490</b>	311	62	56	28	25	8
Bank Owned	41	35	3	3	0	0	0
Short Sales	16	11	1	2	0	2	0
Other	433	265	58	51	28	23	8
<b>Active Listings</b>	<b>9,715</b>	3,472	1,305	1,859	959	1,470	650
Bank Owned	407	274	44	54	12	18	5
Short Sales	428	280	53	53	15	21	6
Other	8,880	2,918	1,208	1,752	932	1,431	639
<b>Months of Inventory</b>	<b>5</b>	3	5	8	8	14	19

**List Price**

Average Original List Price	<b>\$274,404</b>	\$167,890	\$285,261	\$362,719	\$469,071	\$676,801	\$1,773,953
Average Final List Price	<b>\$266,084</b>	\$164,507	\$280,154	\$346,345	\$454,953	\$658,621	\$1,656,328

**Sale Price**

Average Price	<b>\$257,798</b>	\$161,354	\$274,317	\$338,084	\$441,014	\$637,046	\$1,490,625
Median Price	<b>\$207,750</b>	\$170,000	\$275,000	\$330,000	\$439,500	\$610,000	\$1,162,500

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$8,320</b>	-\$3,383	-\$5,107	-\$16,374	-\$14,118	-\$18,180	-\$117,625
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$16,606</b>	-\$6,536	-\$10,944	-\$24,635	-\$28,057	-\$39,755	-\$283,328
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$8,286</b>	-\$3,153	-\$5,837	-\$8,261	-\$13,939	-\$21,575	-\$165,703
<b>Original</b> List to <b>Sale</b> Price - %	<b>93.95%</b>	96.11%	96.16%	93.21%	94.02%	94.13%	84.03%
<b>Final</b> List to <b>Sale</b> Price - %	<b>96.89%</b>	98.08%	97.92%	97.61%	96.94%	96.72%	90.00%

**Days on the Market**

Avg Days Listing to Contract	<b>73</b>	67	54	85	119	81	213
Combined Avg Days to Contract	<b>75</b>	65	72	83	121	96	212
Avg Days Listing to Closing	<b>119</b>	110	101	134	158	145	252
Avg Days Contract to Close	<b>45</b>	43	46	48	39	64	39

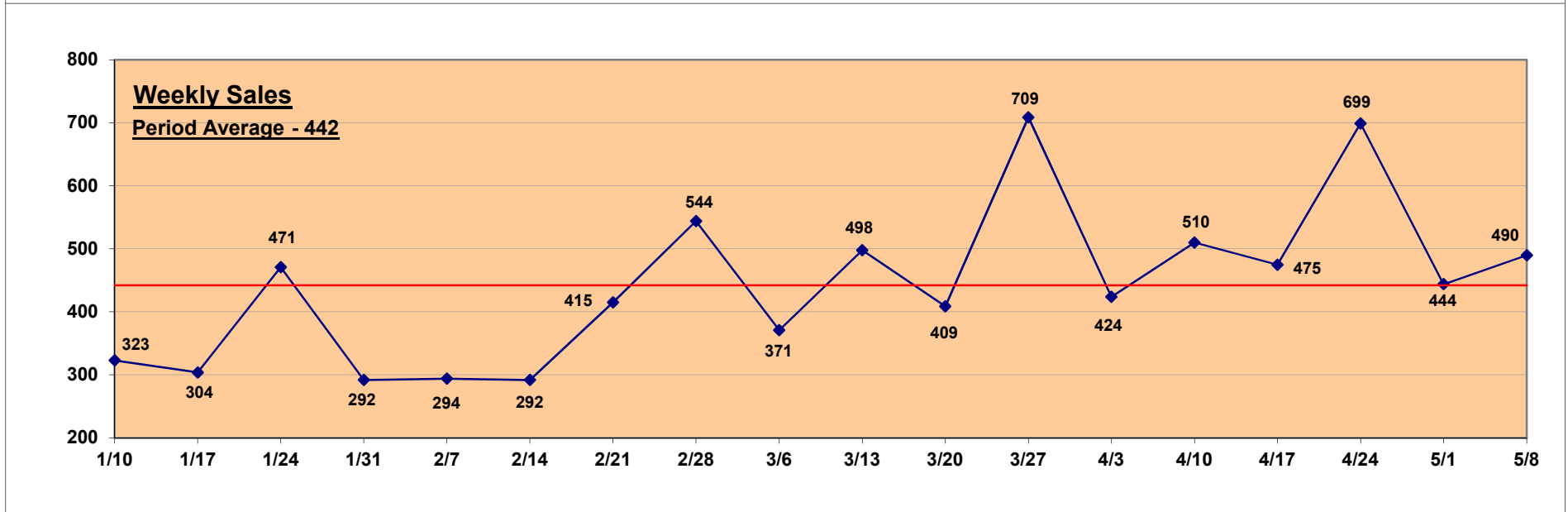
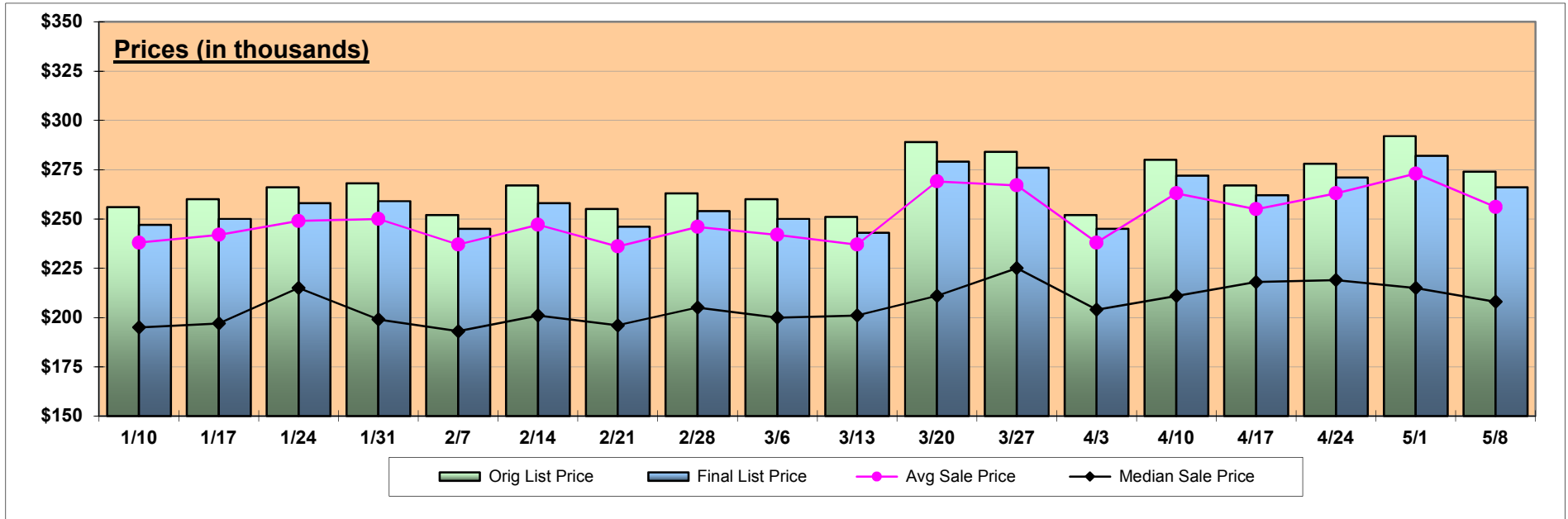
**Beds / Baths**

Average Bedrooms	<b>3</b>	3	4	4	4	4	5
Average Full Baths	<b>2</b>	2	2	3	3	4	5
Average Half Baths	<b>0</b>	0	0	0	1	1	1

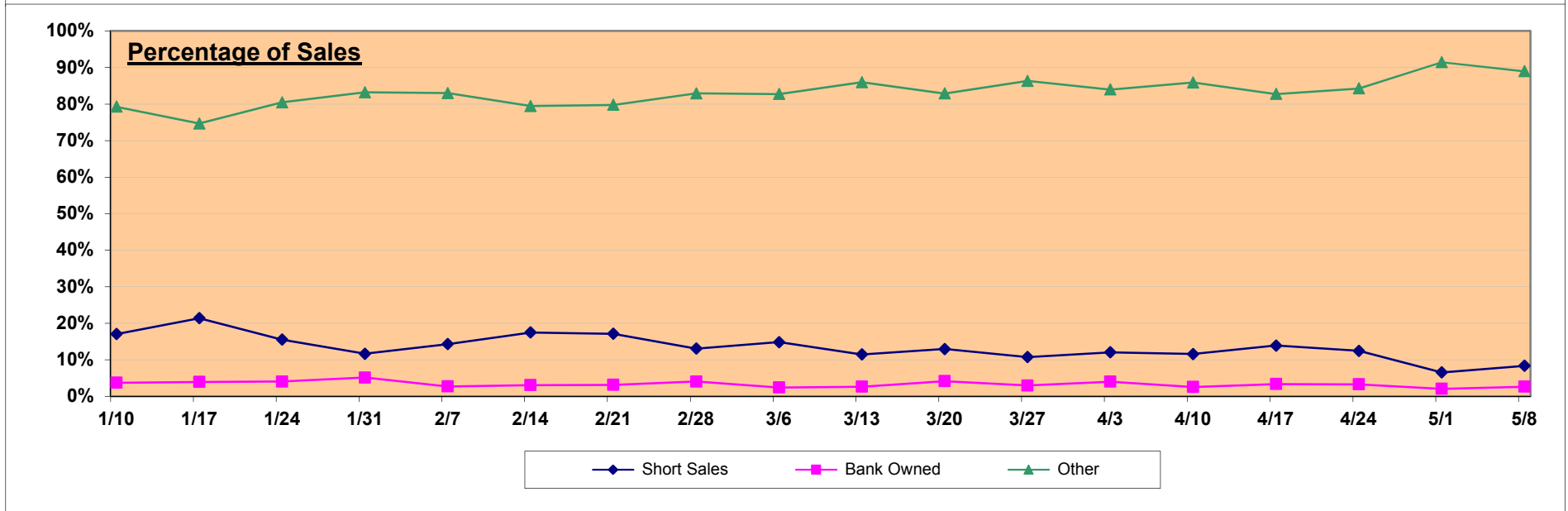
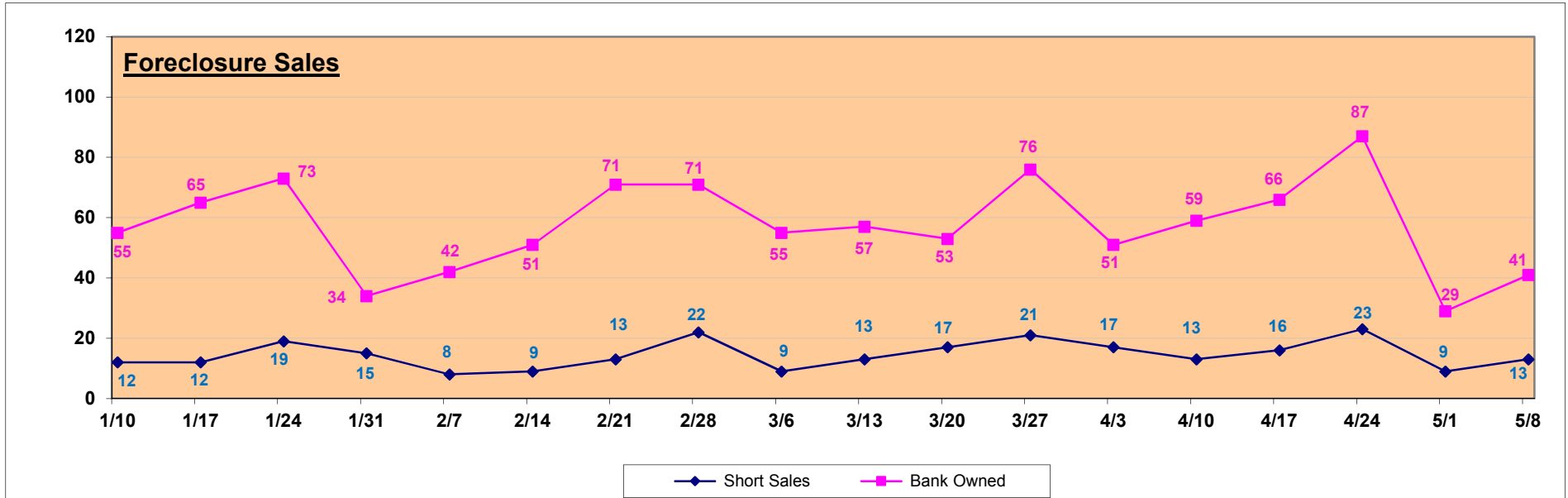
**Square Footage**

Average Square Feet	<b>2,073</b>	1,608	2,420	2,588	3,081	3,588	5,583
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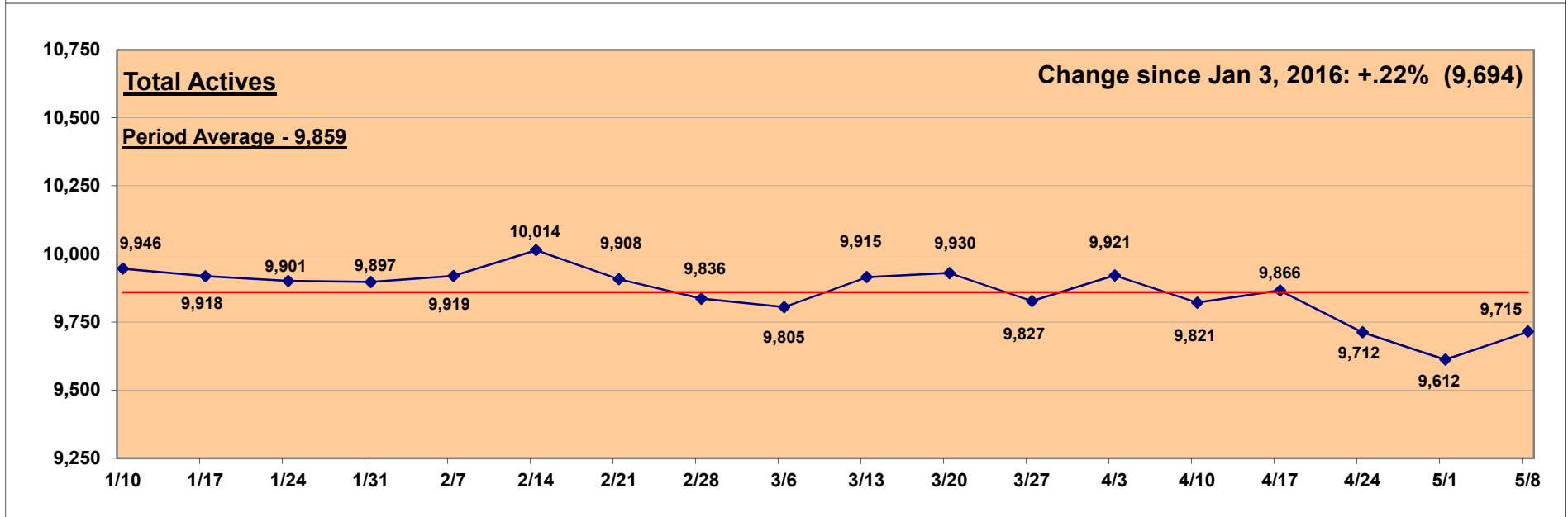
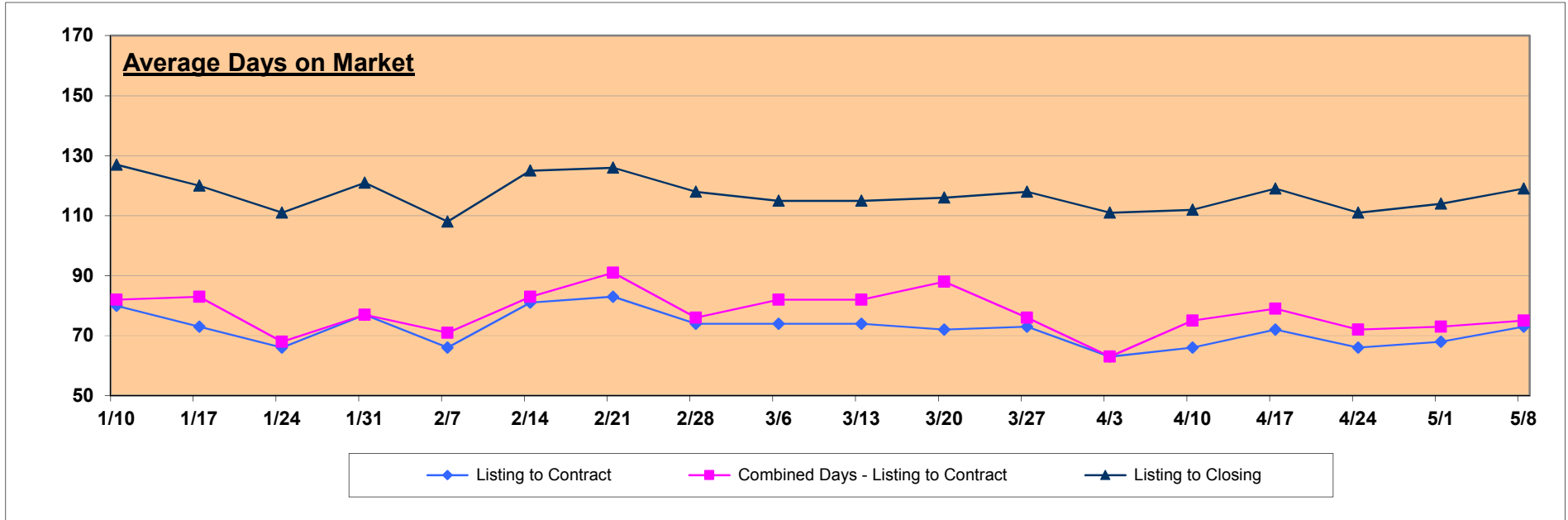
**Single Family Homes**



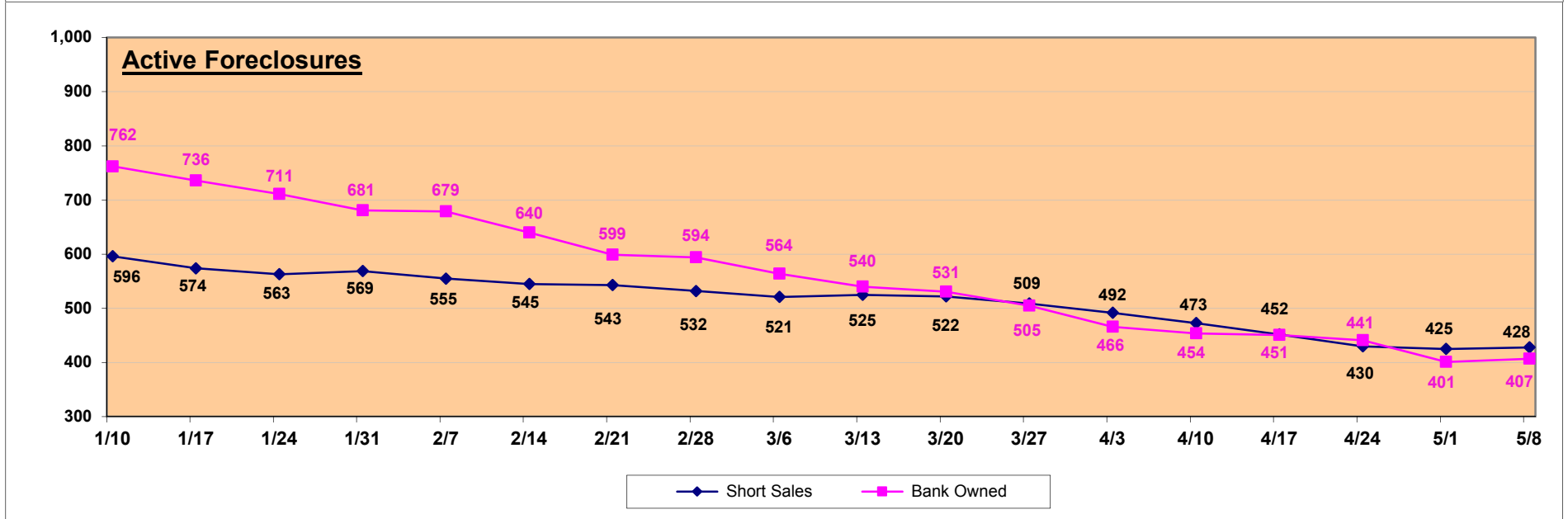
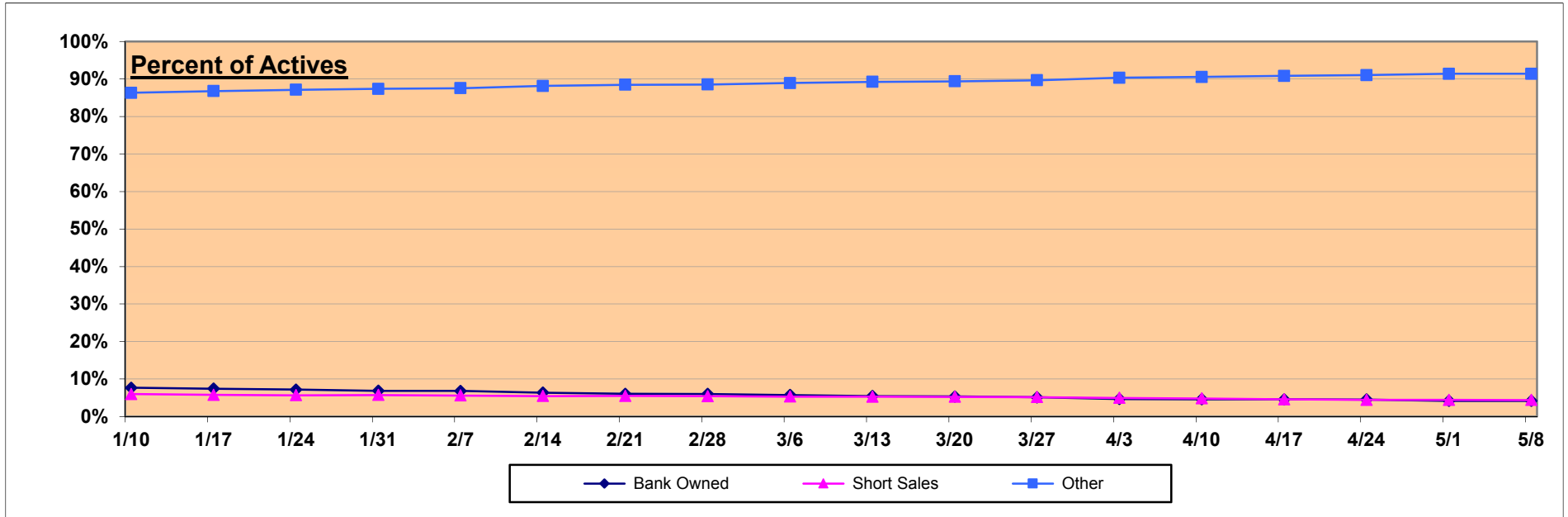
**Single Family Homes**



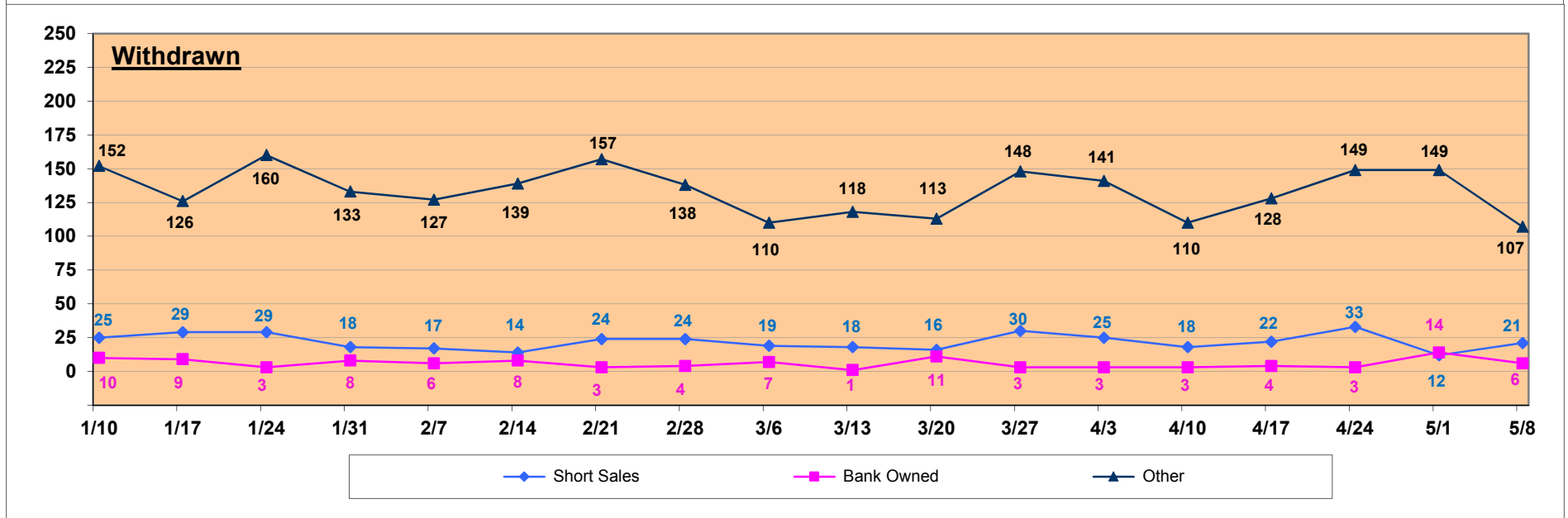
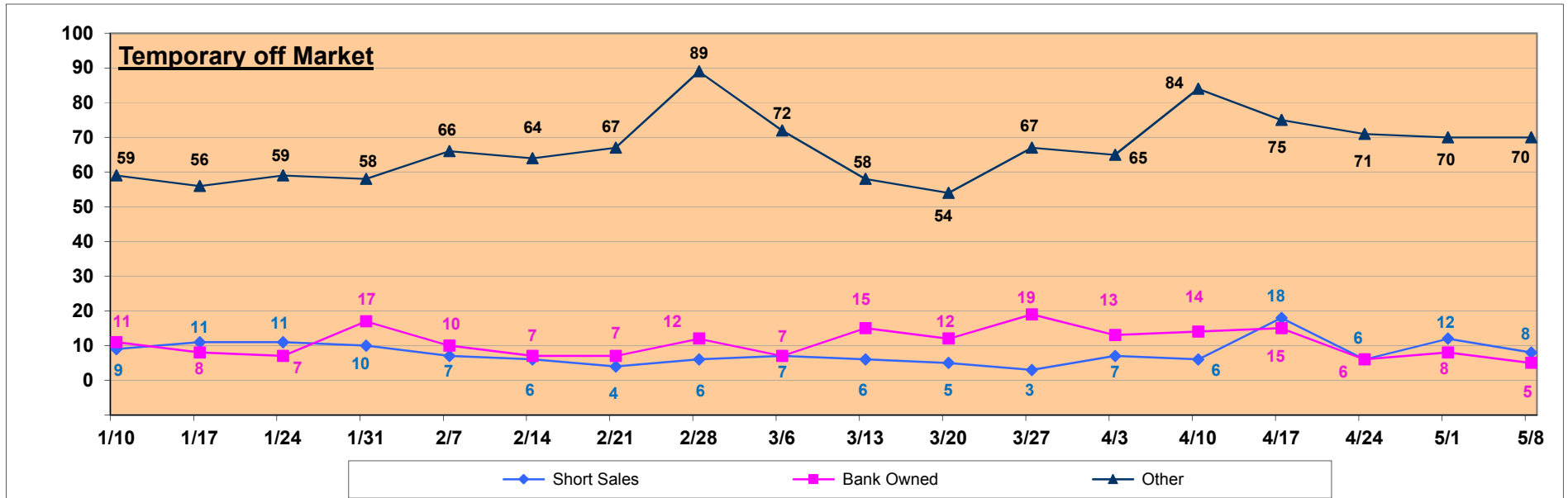
**Single Family Homes**



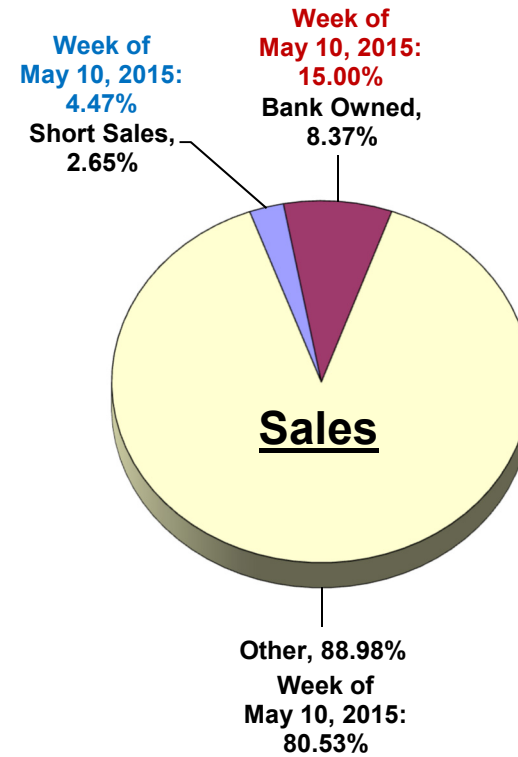
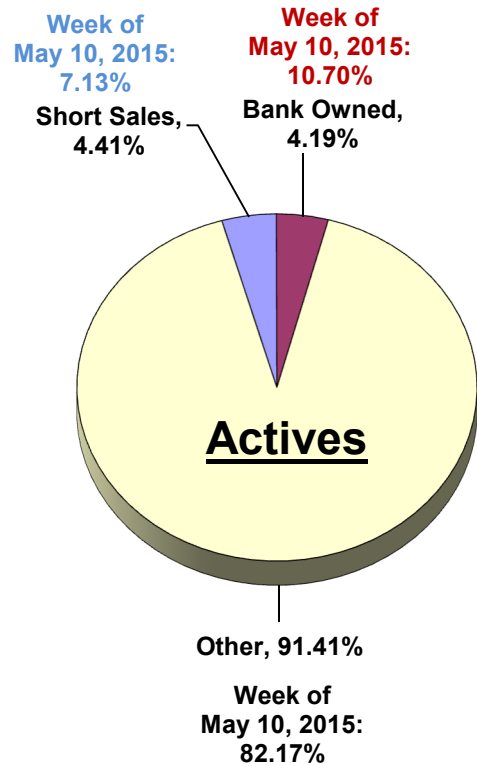
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Where are the 10 Single Family Homes available for the Median Price of \$207,750?**

<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>
<b>Seminole County</b>		<b>3</b>	<b>\$208,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,535</b>	<b>\$135.48</b>
Winter Springs / Tuskawilla	32708	1	\$208,000	3.0	2.0	1,424	\$146.07
Longwood (East)	32750	1	\$208,000	3.0	2.0	1,630	\$127.61
Oviedo	32765	1	\$208,000	3.0	2.0	1,552	\$134.02
<b>Orange County</b>		<b>2</b>	<b>\$208,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,565</b>	<b>\$132.95</b>
Taft	32824	1	\$207,999	3.0	2.0	1,758	\$118.32
Research Park	32826	1	\$208,000	3.0	2.0	1,371	\$151.71
<b>Osceola County</b>		<b>1</b>	<b>\$208,000</b>	<b>4.0</b>	<b>2.0</b>	<b>1,825</b>	<b>\$113.97</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$208,000	4.0	2.0	1,825	\$113.97
<b>Lake County</b>		<b>4</b>	<b>\$207,763</b>	<b>3.0</b>	<b>2.3</b>	<b>1,871</b>	<b>\$111.06</b>
Sorrento / Mt Plymouth	32776	1	\$207,500	3.0	2.0	2,057	\$100.88
Tavares / Mt Plymouth	32778	1	\$207,900	3.0	3.0	1,889	\$110.06
Clermont (Central)	34711	1	\$207,500	2.0	2.0	1,769	\$117.30
Groveland	34736	1	\$208,150	4.0	2.0	1,768	\$117.73

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>112</b>	103	4	2	1	2	0
Bank Owned	10	10	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	100	91	4	2	1	2	0
<b>Active Listings</b>	<b>2,987</b>	2,303	294	213	81	73	23
Bank Owned	110	104	5	1	0	0	0
Short Sales	73	66	5	2	0	0	0
Other	2,804	2,133	284	210	81	73	23
<b>Months of Inventory</b>	<b>6</b>	5	17	25	19	8	0

**List Price**

Average Original List Price	\$159,823	\$139,923	\$315,475	\$325,734	\$409,900	\$582,400	\$0
Average Final List Price	\$155,293	\$136,213	\$284,196	\$325,734	\$409,800	\$582,400	\$0

**Sale Price**

Average Price	\$149,100	\$130,264	\$280,750	\$327,150	\$409,800	\$547,500	\$0
Median Price	\$129,950	\$127,000	\$285,000	\$327,150	\$409,800	\$547,500	\$0

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$4,530</b>	-\$3,710	-\$31,279	\$0	-\$100	\$0	\$0
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$10,723</b>	-\$9,659	-\$34,725	\$1,416	-\$100	-\$34,900	\$0
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$6,193</b>	-\$5,949	-\$3,446	\$1,416	\$0	-\$34,900	\$0
<b>Original</b> List to <b>Sale</b> Price - %	<b>93.29%</b>	93.10%	88.99%	100.43%	99.98%	94.01%	0.00%
<b>Final</b> List to <b>Sale</b> Price - %	<b>96.01%</b>	95.63%	98.79%	100.43%	100.00%	94.01%	0.00%

**Days on the Market**

Avg Days Listing to Contract	77	74	154	68	113	53	0
Combined Avg Days to Contract	77	71	164	147	113	115	0
Avg Days Listing to Closing	113	109	208	108	139	109	0
Avg Days Contract to Close	36	35	53	40	26	57	0

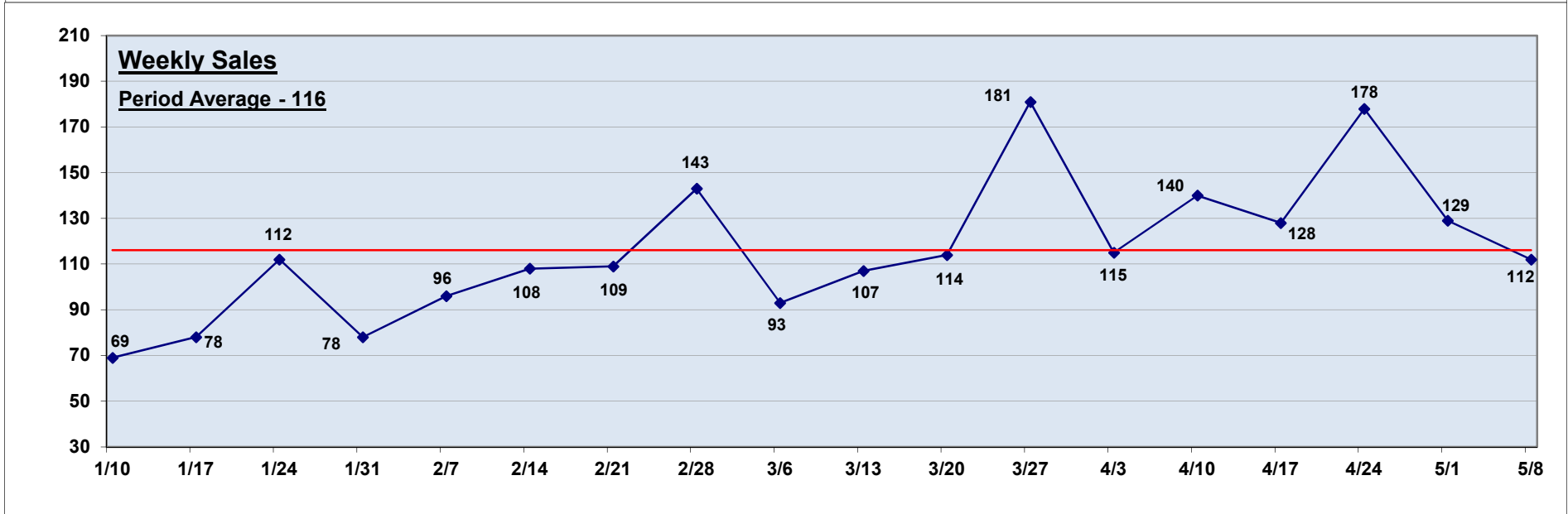
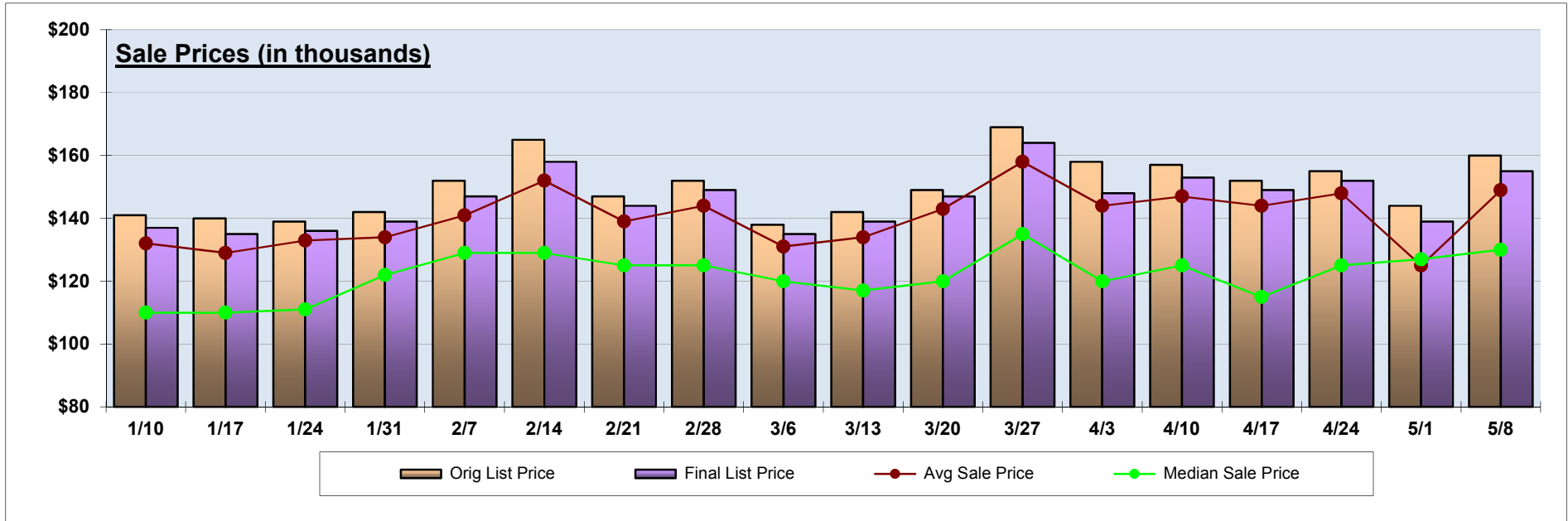
**Beds / Baths**

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

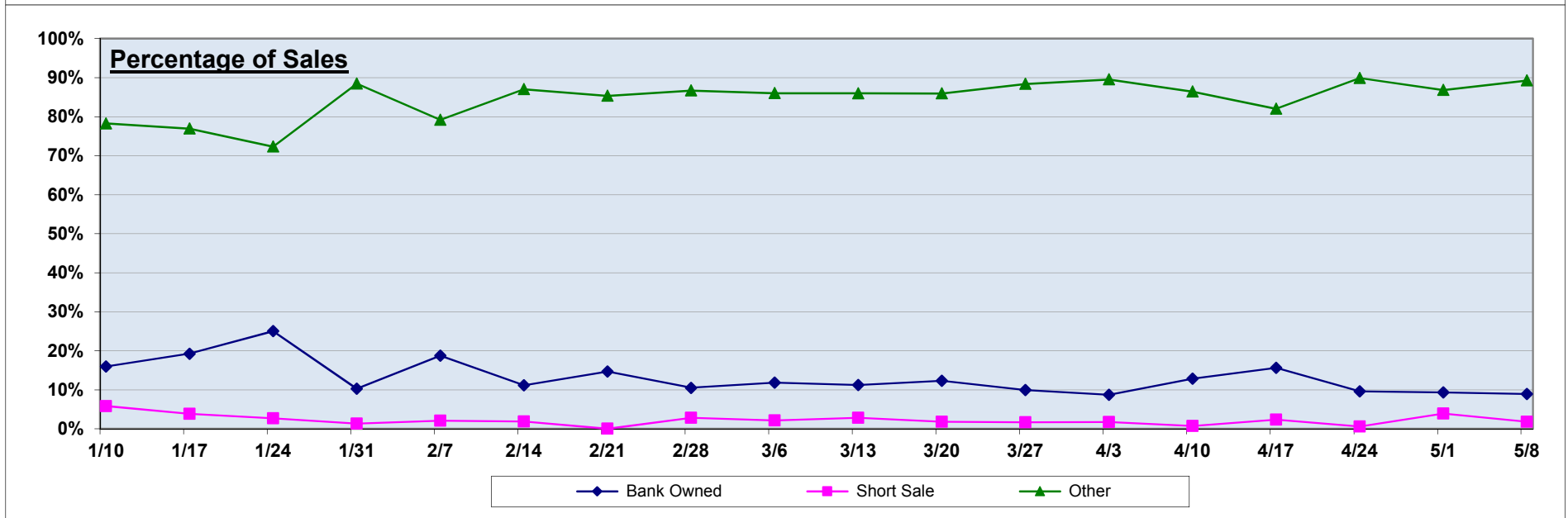
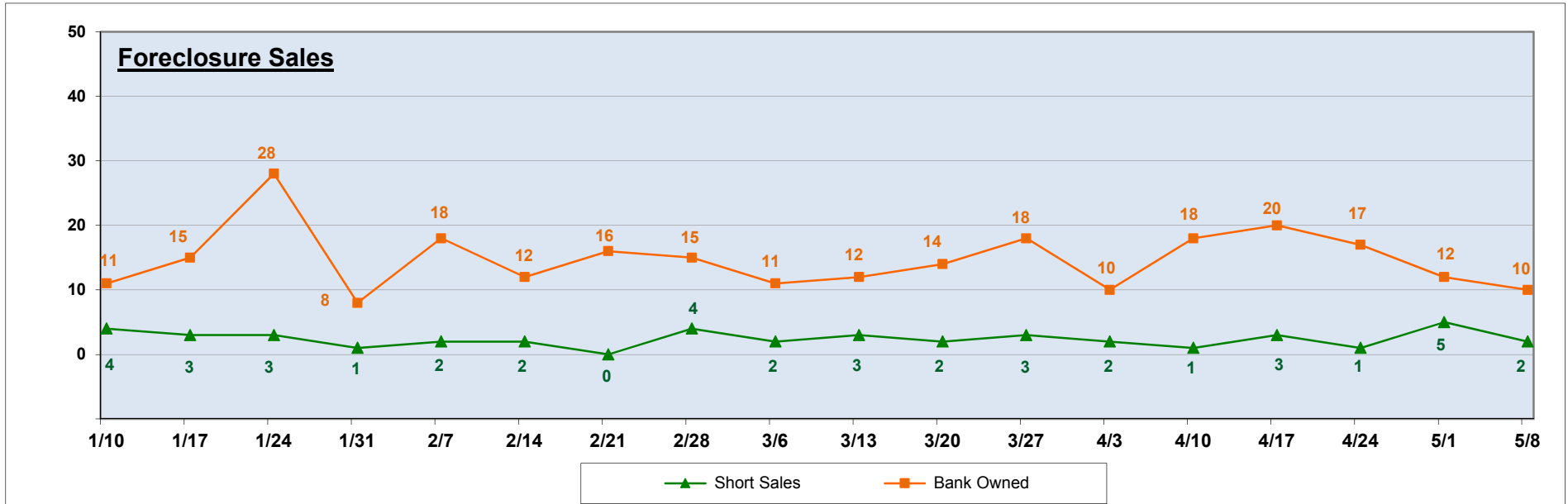
**Square Footage**

Average Square Feet	1,395	1,338	1,877	2,154	2,124	2,277	0
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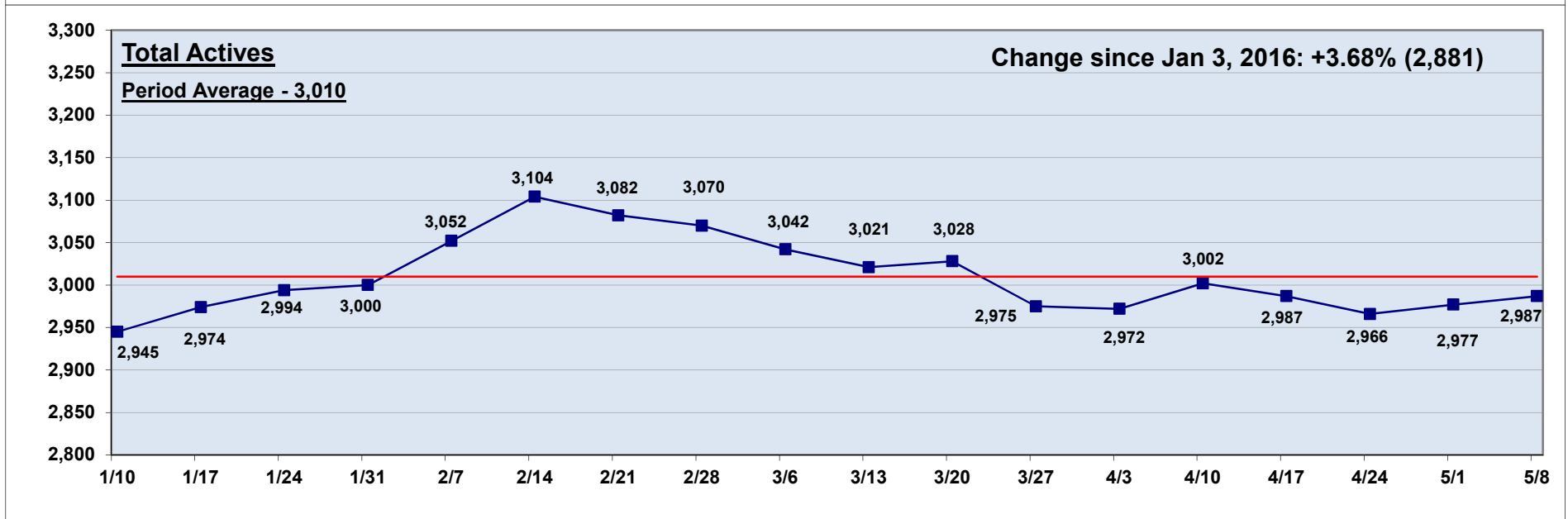
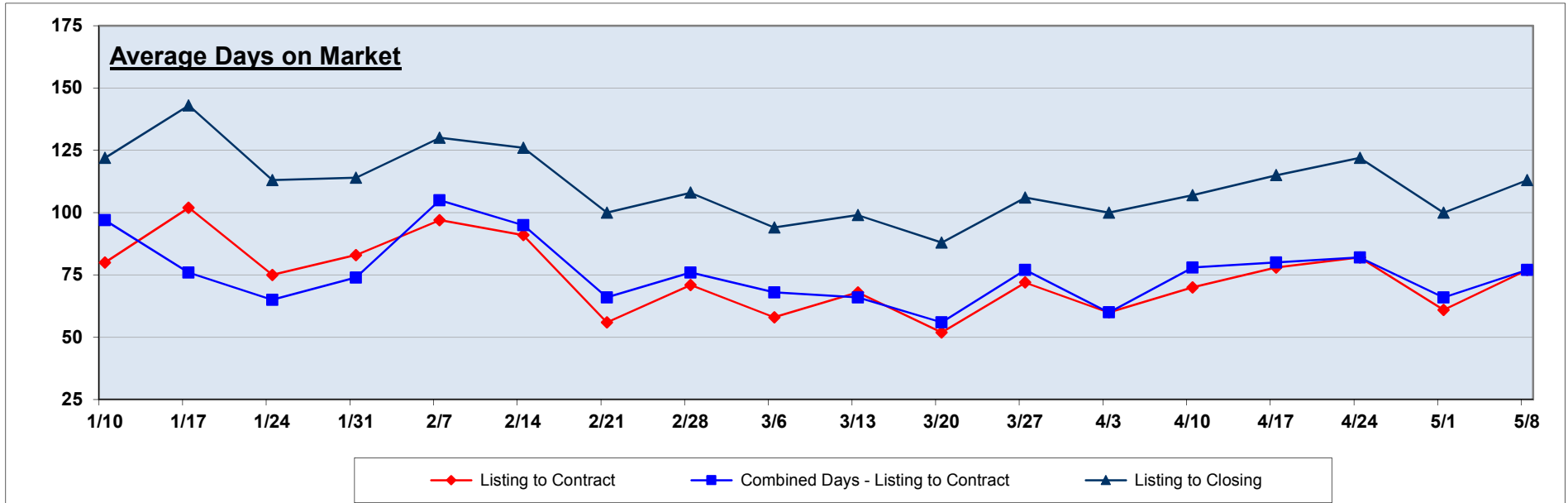
**Condos, Townhomes, Villas**



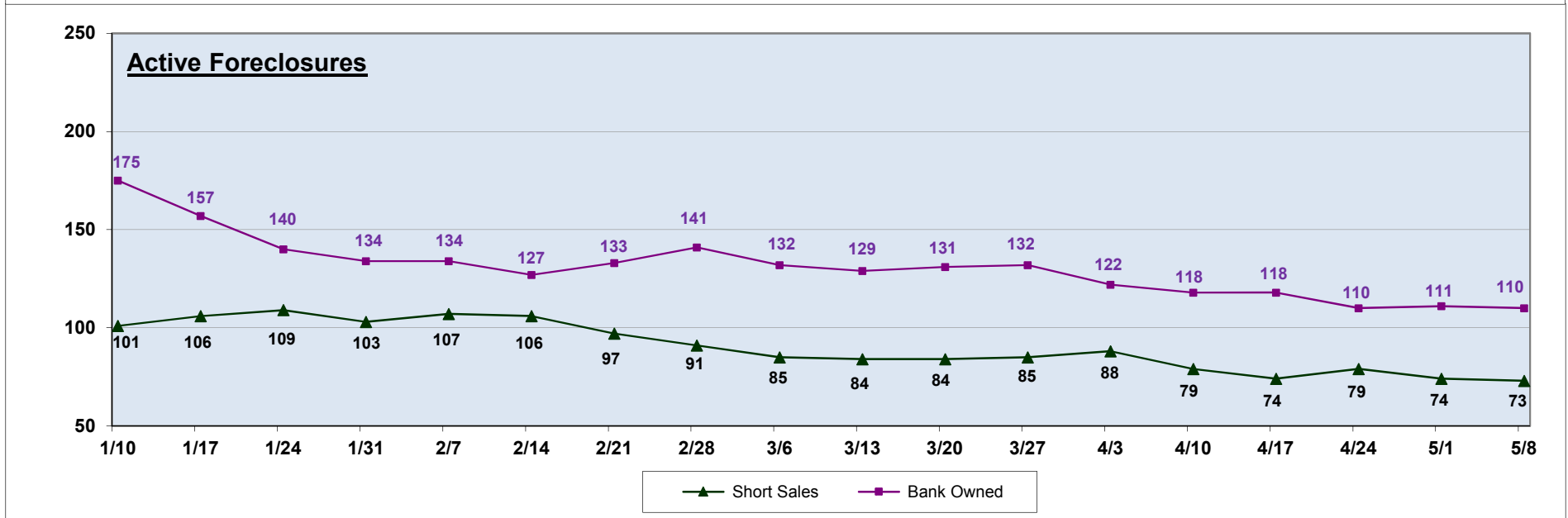
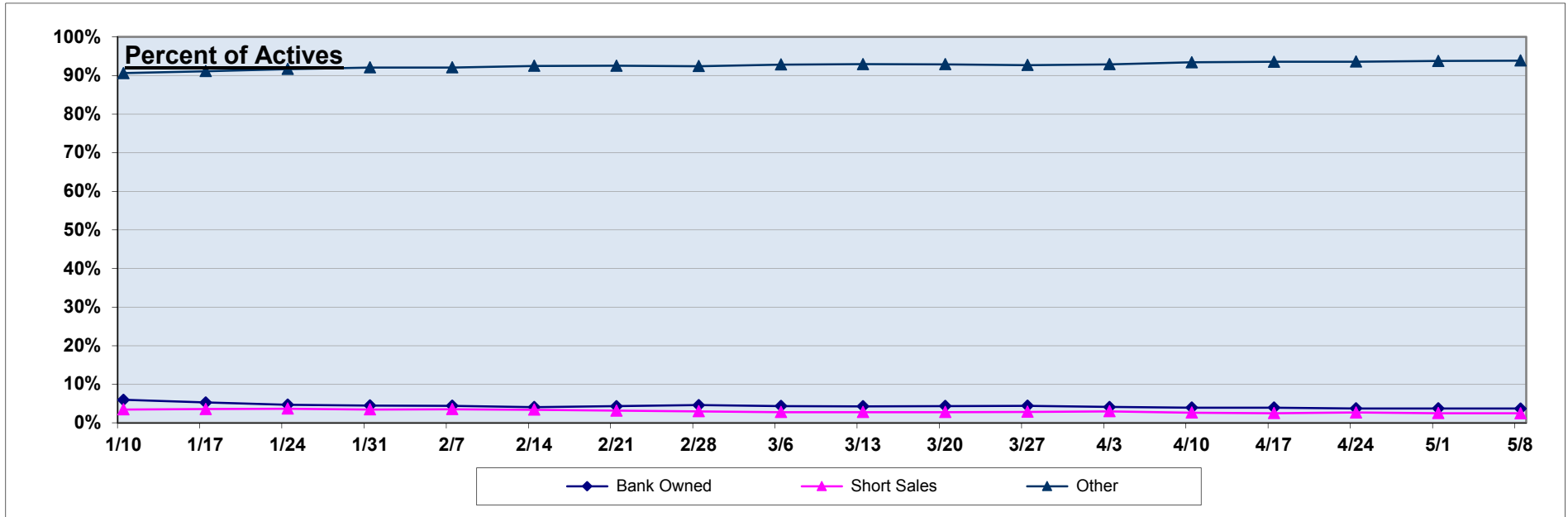
**Condos, Townhomes, Villas**



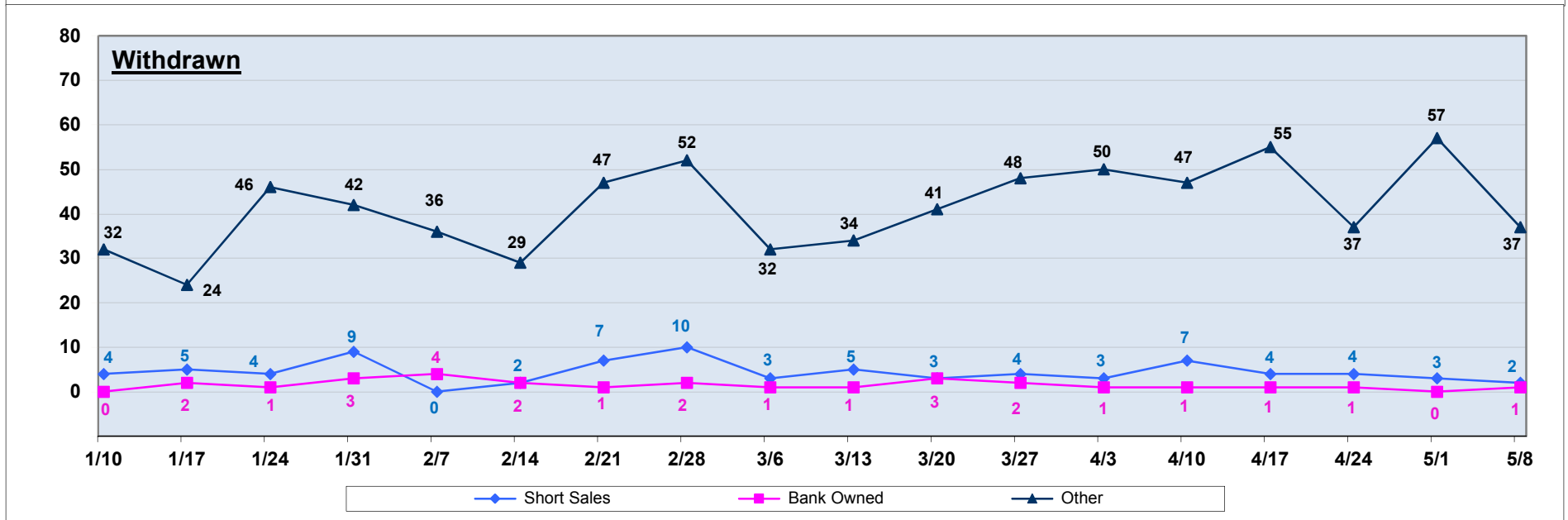
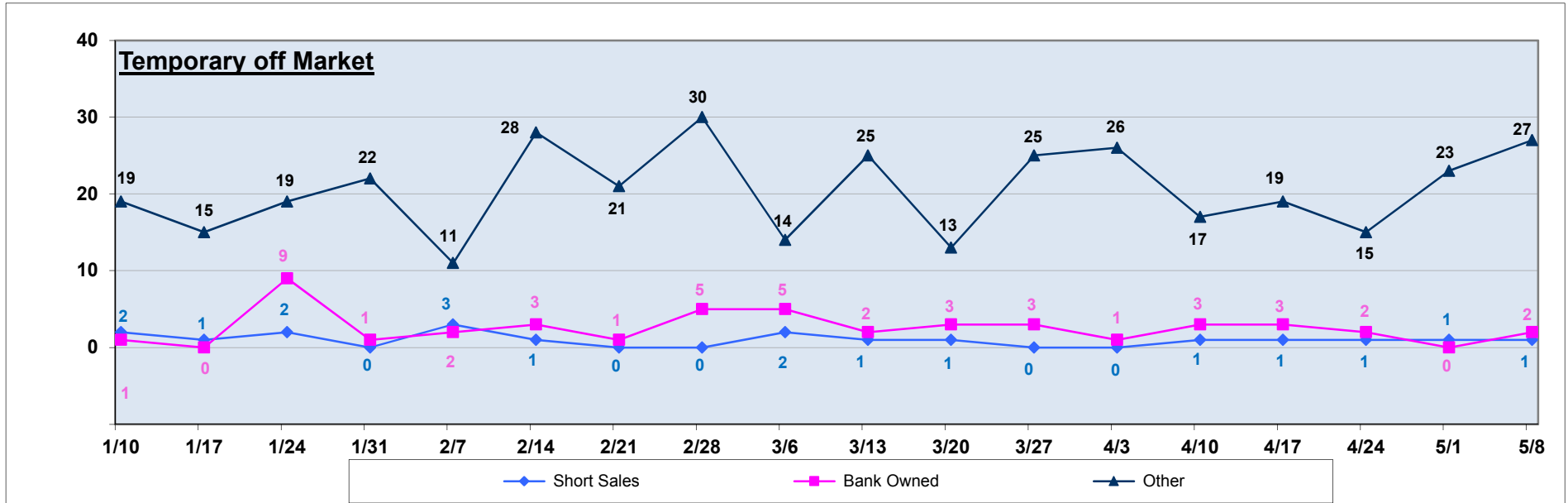
**Condos, Townhomes, Villas**



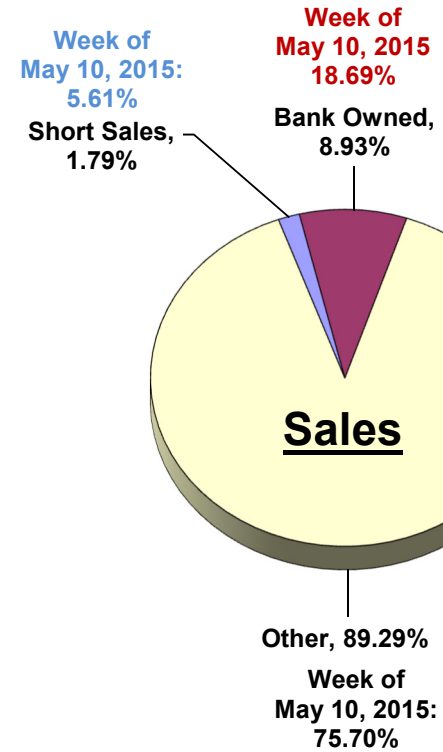
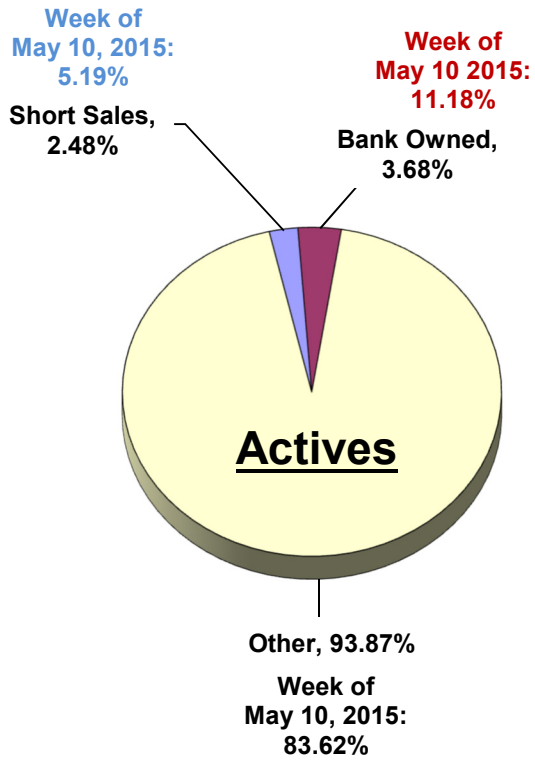
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
05/08/2016 - 05/14/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 63 Condos, Townhomes, or Villas available for the Median Price of \$129,950?**

<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>
<b>Seminole County</b>		<b>6</b>	<b>\$129,950</b>	<b>2.2</b>	<b>2.0</b>	<b>1,268</b>	<b>\$102.46</b>
Altamonte Springs (East)	32701	1	\$129,900	2.0	2.0	948	\$137.03
Apopka / Hunt Club	32703	1	\$130,000	3.0	2.0	1,406	\$92.46
Lake Mary / Heathrow	32746	1	\$129,999	2.0	2.0	1,095	\$118.72
Sanford / Lake Forest	32771	3	\$129,933	2.0	2.0	1,387	\$93.68
<b>Orange County</b>		<b>27</b>	<b>\$129,881</b>	<b>2.3</b>	<b>1.9</b>	<b>1,158</b>	<b>\$112.20</b>
Apopka (North)	32712	1	\$129,995	3.0	2.0	1,828	\$71.11
Maitland / Eatonville	32751	2	\$129,750	3.0	2.0	1,210	\$107.23
Orlando (Downtown)	32801	2	\$129,750	1.0	1.0	657	\$197.49
Colonialtown	32803	1	\$130,000	1.0	1.0	799	\$162.70
Delaney / Crystal Lake	32806	1	\$129,900	3.0	2.0	1,316	\$98.71
Azalea Park	32807	1	\$129,900	3.0	2.0	1,792	\$72.49
Orlo Vista	32811	2	\$129,944	2.0	2.0	1,092	\$119.00
Williamsburg / Lake Bryan	32821	9	\$129,949	2.0	2.0	1,047	\$124.12
Ventura	32822	1	\$129,450	3.0	2.0	1,423	\$90.97
Union Park / Chickasaw	32829	1	\$129,900	3.0	2.0	1,408	\$92.26
Metro West / Orlo Vista	32835	2	\$129,750	3.0	2.0	1,384	\$93.75
Hunters Creek	32837	1	\$130,000	3.0	1.0	1,026	\$126.71
Pine Castle / Edgewood	32839	1	\$129,900	2.0	2.0	1,250	\$103.92
Winter Garden / Oakland	34787	2	\$129,900	2.0	2.0	1,152	\$112.76
<b>Osceola County</b>		<b>28</b>	<b>\$129,943</b>	<b>2.9</b>	<b>2.0</b>	<b>1,297</b>	<b>\$100.19</b>
Davenport	33896	9	\$129,989	3.0	2.0	1,264	\$102.84
Kissimmee (Central)	34741	4	\$129,925	2.0	2.0	1,187	\$109.46
Kissimmee (West) / Pleasant Hill	34746	4	\$129,975	3.0	2.0	1,249	\$104.06
Kissimmee / Celebration	34747	9	\$129,900	3.0	2.0	1,408	\$92.26
St Cloud	34769	2	\$129,900	3.0	2.0	1,262	\$102.93
<b>Lake County</b>		<b>2</b>	<b>\$130,000</b>	<b>3.0</b>	<b>2.5</b>	<b>1,410</b>	<b>\$92.23</b>
Tavares / Mt Plymouth	32778	1	\$130,000	3.0	2.0	1,325	\$98.11
Clermont (South)	34714	1	\$130,000	3.0	3.0	1,494	\$87.01