



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

***Week of May 22, 2016***

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

- Sales of single-family homes increased to 695 during the week of May 22, from 549 the week prior
- The median price of single family homes increased to \$225,000, a change of 2.3%
- The number of single-family home foreclosure transactions decreased to 58 last week, from 63 the week of May 15
- The number of single-family home short-sale transactions increased to 20 from 15 the week prior
- Single-family inventory increased by 76, and now sits at 9,854

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

- Sales of condos, townhomes, and villas increased to 170 during the week of May 22 from 158 the week prior
- The median price of condos, townhomes, and villas increased to \$158,000, a change of 27.94%
- The number of condo, townhome, and villa foreclosure transactions decreased to 9 last week, from 15 the week of May 15
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 5 the week prior
- Condo inventory decreased by 40, and now sits at 2,920

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

**Monday Morning Quarterback**  
05/22/2016 - 05/28/2016  
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
<b>Sales</b>	<b>695</b>	412	109	93	38	35	8
Bank Owned	58	43	8	6	0	1	0
Short Sales	20	15	3	2	0	0	0
Other	617	354	98	85	38	34	8
<b>Active Listings</b>	<b>9,854</b>	3,476	1,337	1,906	993	1,496	646
Bank Owned	428	289	44	57	17	17	4
Short Sales	416	275	47	56	16	17	5
Other	9,010	2,912	1,246	1,793	960	1,462	637
<b>Months of Inventory</b>	<b>3</b>	2	3	5	6	10	19

**List Price**

Week of:	Average Original List Price	\$295,252	\$177,616	\$284,138	\$364,680	\$463,575	\$989,631	\$1,860,375
	Average Final List Price	\$274,865	\$174,498	\$274,837	\$354,382	\$454,560	\$682,711	\$1,881,875

**Sale Price**

	Average Price	\$267,444	\$171,169	\$268,922	\$345,780	\$441,513	\$650,292	\$1,793,000
	Median Price	\$225,000	\$177,750	\$265,000	\$345,587	\$434,938	\$620,000	\$1,405,000

**Price Differences**

	<b>Original to Final List Price</b>	<b>-\$20,387</b>	-\$3,118	-\$9,301	-\$10,298	-\$9,015	-\$306,920	\$21,500
	<b>Original List to Sale Price - \$</b>	<b>-\$27,808</b>	-\$6,447	-\$15,216	-\$18,900	-\$22,062	-\$339,339	-\$67,375
	<b>Final List to Sale Price - \$</b>	<b>-\$7,421</b>	-\$3,329	-\$5,915	-\$8,602	-\$13,047	-\$32,419	-\$88,875
	<b>Original List to Sale Price - %</b>	<b>90.58%</b>	96.37%	94.64%	94.82%	95.24%	65.71%	96.38%
	<b>Final List to Sale Price - %</b>	<b>97.30%</b>	98.09%	97.85%	97.57%	97.13%	95.25%	95.28%

**Days on the Market**

	Avg Days Listing to Contract	63	51	82	74	82	93	79
	Combined Avg Days to Contract	62	48	78	76	87	105	86
	Avg Days Listing to Closing	109	97	130	117	128	137	141
	Avg Days Contract to Close	46	46	47	43	46	44	62

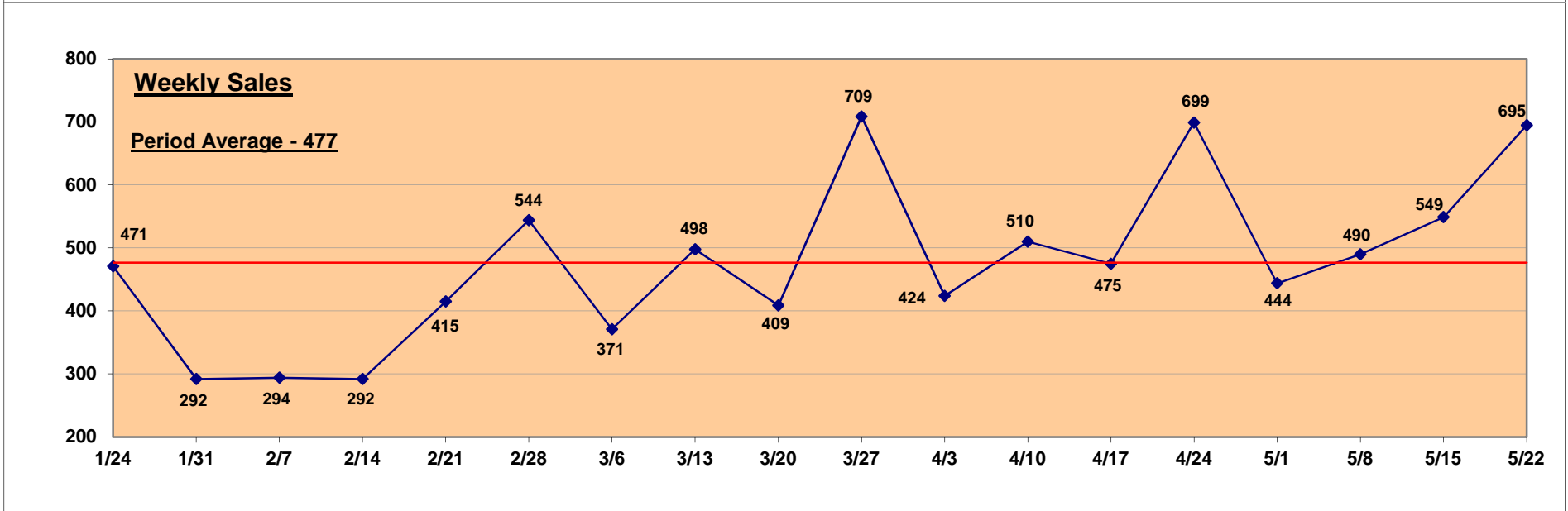
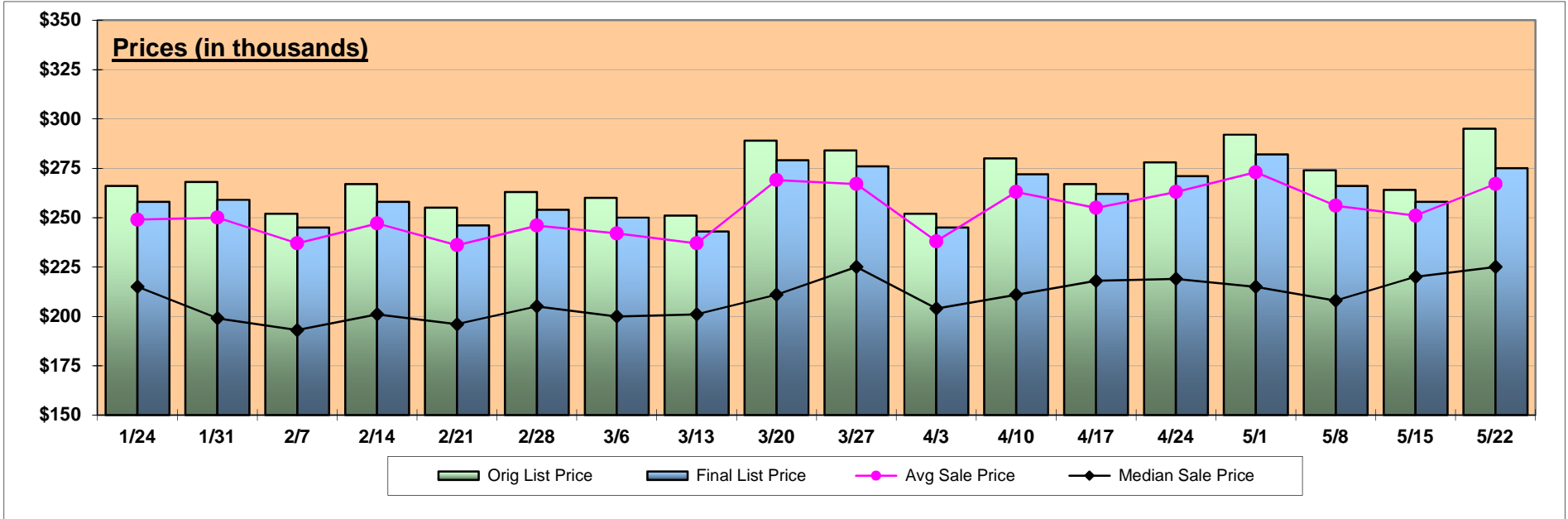
**Beds / Baths**

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

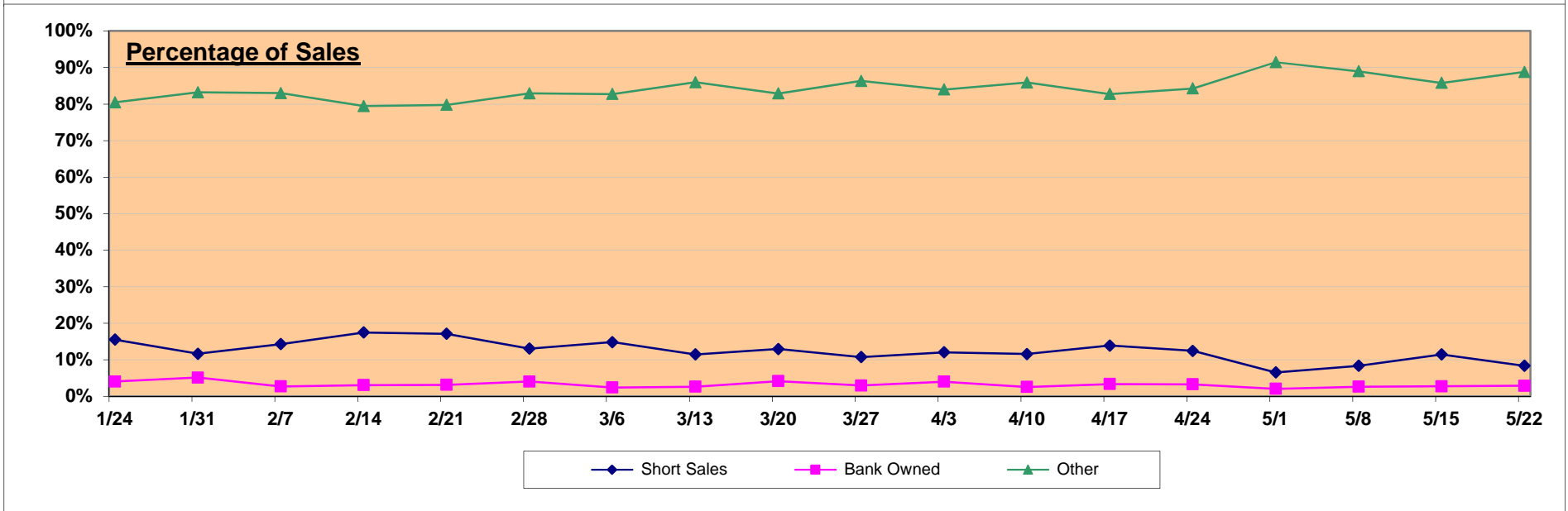
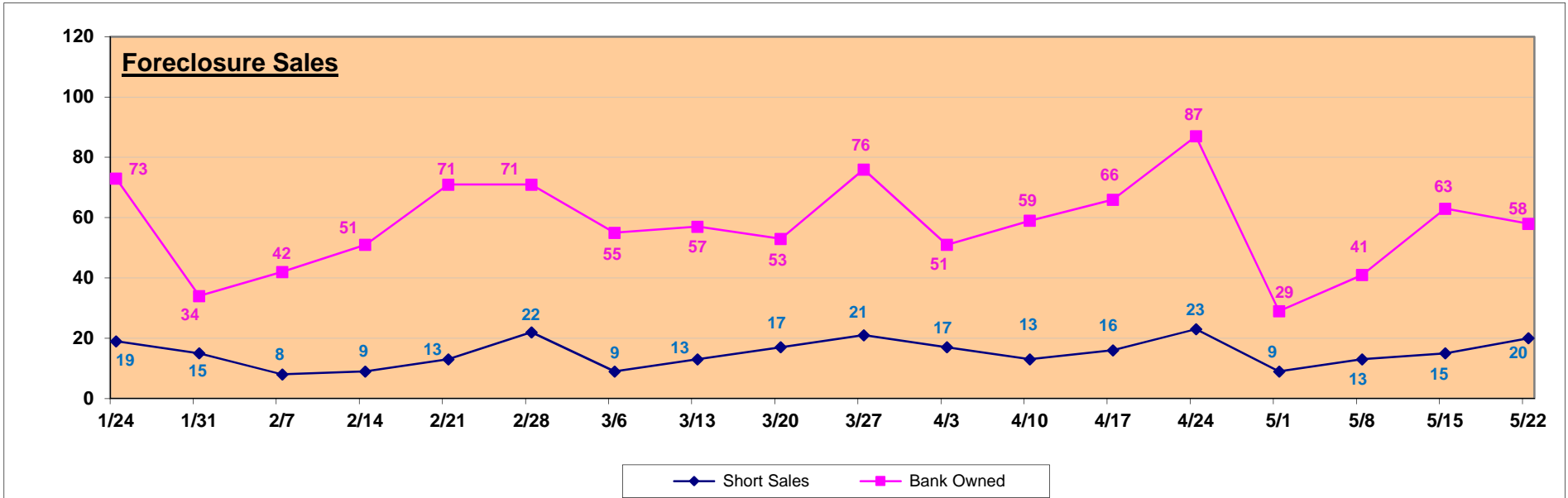
**Square Footage**

	Average Square Feet	2,100	1,633	2,299	2,602	3,280	3,803	4,553
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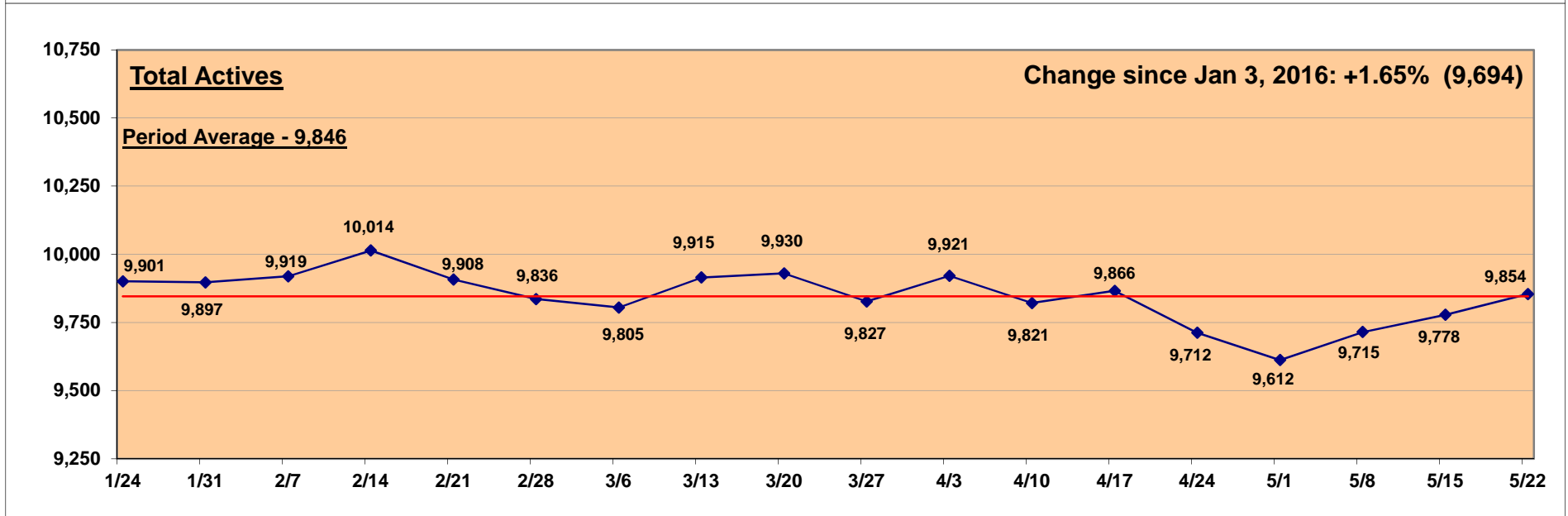
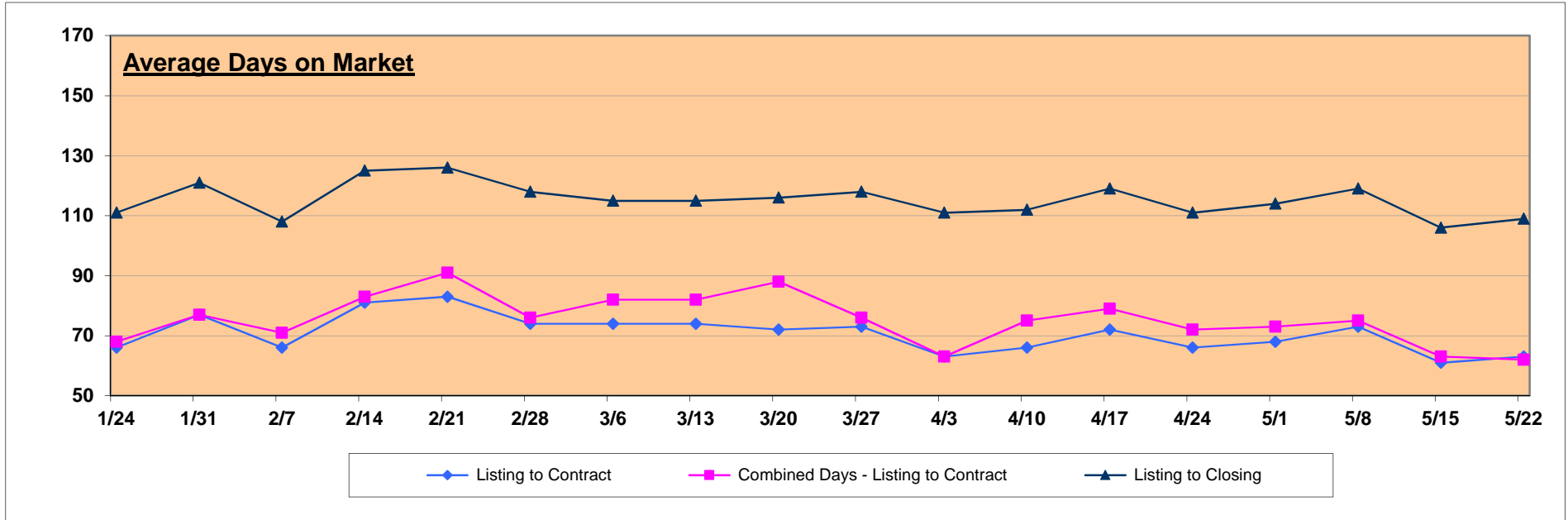
**Single Family Homes**



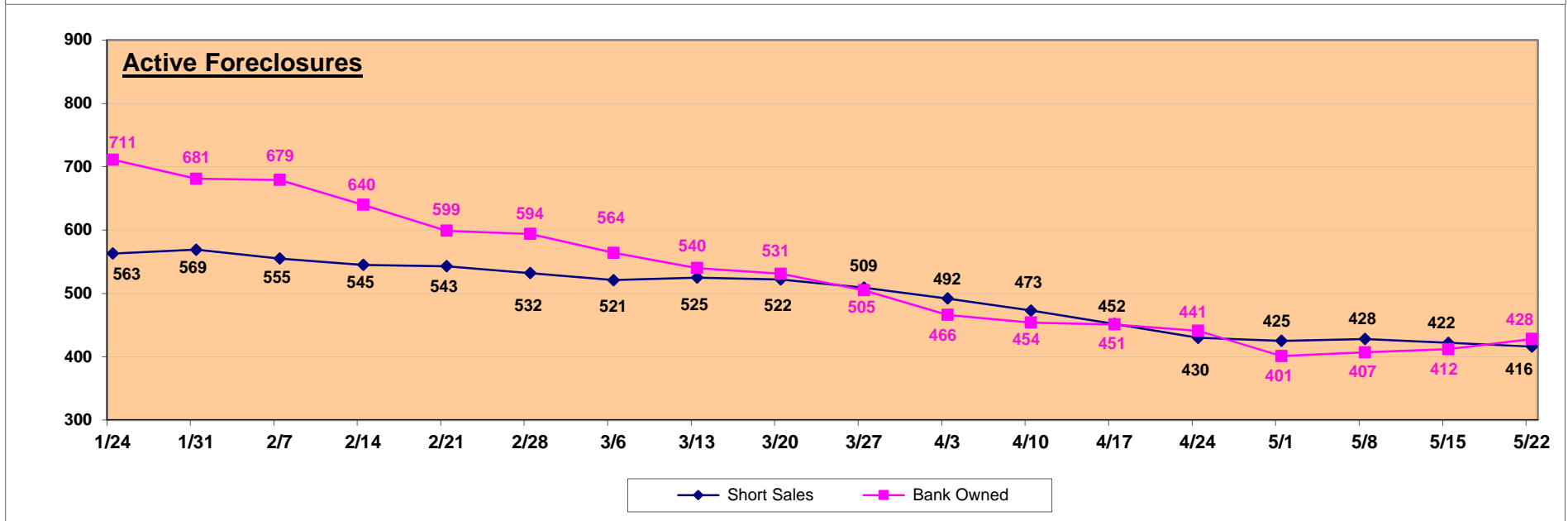
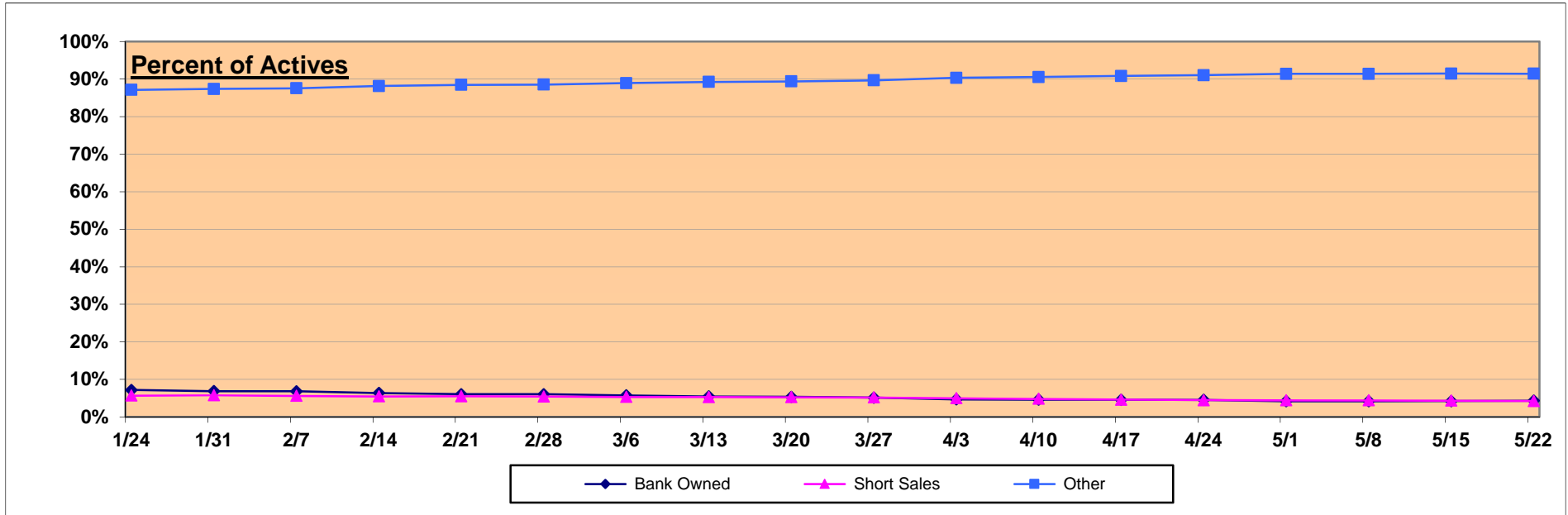
**Single Family Homes**



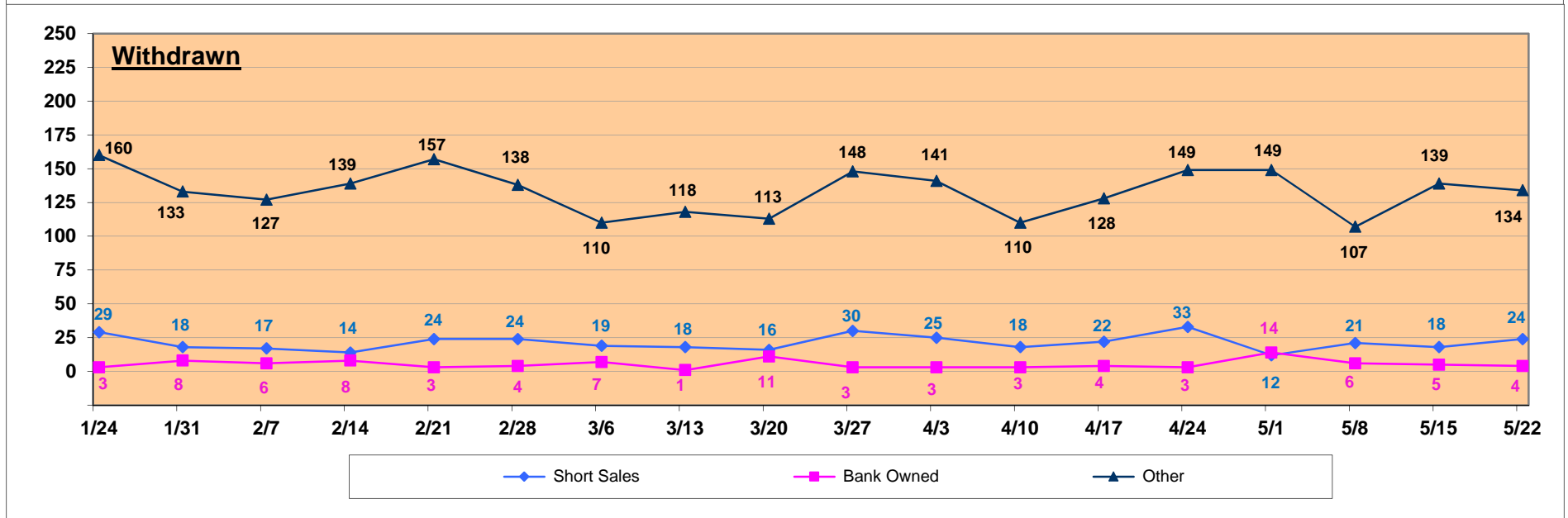
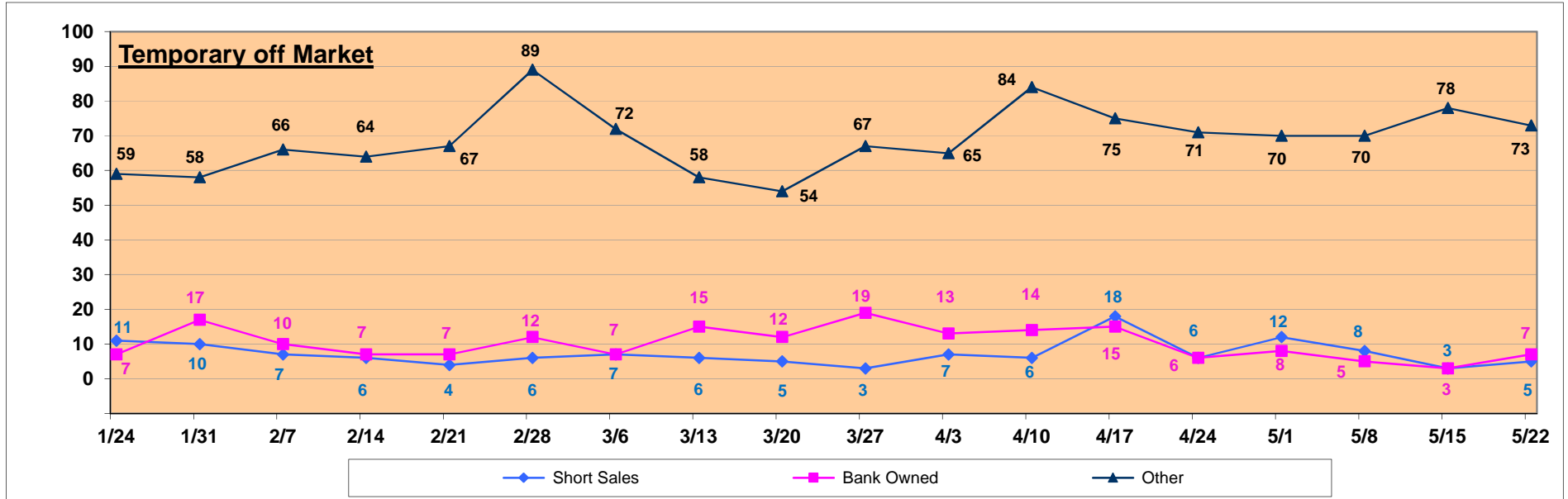
**Single Family Homes**



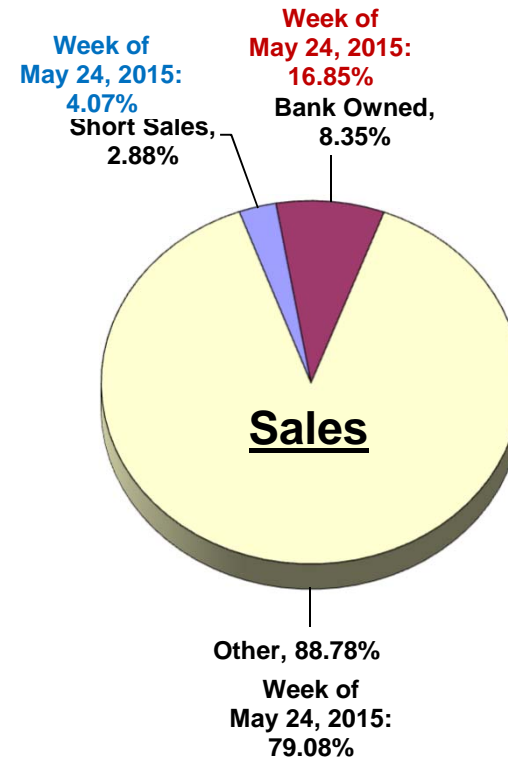
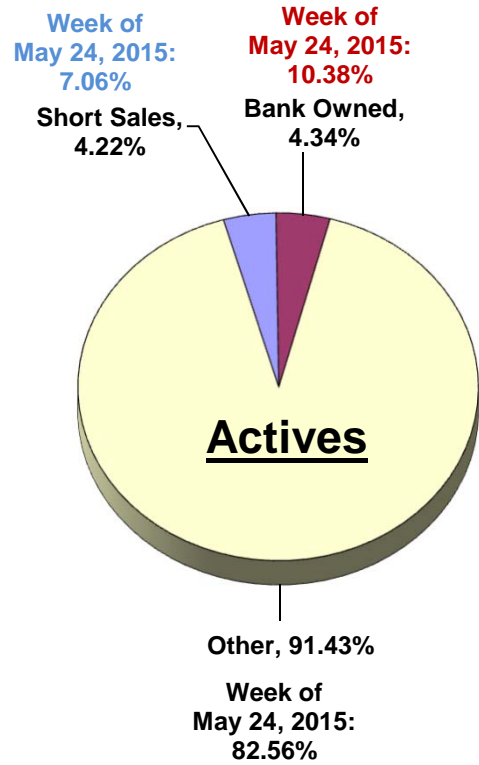
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Monday Morning Quarterback**  
05/22/2016 - 05/28/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 116 Single Family Homes available for the Median Price of \$225,000?**

<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>
<b>Seminole County</b>		<b>17</b>	<b>\$224,971</b>	<b>3.2</b>	<b>2.2</b>	<b>1,943</b>	<b>\$115.77</b>
Winter Springs / Tuskawilla	32708	3	\$225,000	3.0	2.0	1,742	\$129.16
Altamonte Springs / Forest City	32714	2	\$224,950	4.0	3.0	2,994	\$75.13
Lake Mary / Heathrow	32746	3	\$224,967	3.0	2.0	1,790	\$125.68
Maitland / Eatonville	32751	1	\$224,900	3.0	2.0	1,516	\$148.35
Oviedo	32765	1	\$225,000	3.0	2.0	1,588	\$141.69
Chuluota/Oviedo	32766	1	\$224,900	4.0	4.0	1,984	\$113.36
Sanford / Lake Forest	32771	3	\$225,000	3.0	2.0	2,145	\$104.90
Longwood / Wekiva Springs	32779	1	\$225,000	3.0	2.0	1,756	\$128.13
Winter Park	32792	2	\$224,950	3.0	2.0	1,586	\$141.83
<b>Orange County</b>		<b>35</b>	<b>\$224,974</b>	<b>3.4</b>	<b>2.0</b>	<b>1,783</b>	<b>\$126.17</b>
Apopka / Hunt Club	32703	1	\$225,000	3.0	2.0	1,666	\$135.05
Apopka (North)	32712	5	\$224,980	4.0	2.0	2,058	\$109.32
Mount Dora	32757	1	\$225,000	4.0	2.0	4,027	\$55.87
Winter Park (West)	32789	1	\$225,000	3.0	2.0	1,568	\$143.49
Colonialtown	32803	2	\$224,950	3.0	2.0	1,023	\$219.89
College Park	32804	2	\$224,750	3.0	2.0	1,095	\$205.25
Delaney / Crystal Lake	32806	1	\$225,000	3.0	1.0	979	\$229.83
Conway	32812	1	\$225,000	4.0	1.0	1,721	\$130.74
Hiawassee	32818	1	\$224,900	3.0	2.0	1,964	\$114.51
Sand Lake / Bay Hill	32819	1	\$225,500	4.0	2.0	1,824	\$123.63
Taft	32824	2	\$224,950	4.0	2.0	1,734	\$129.73
Rio Pinar / Union Park	32825	4	\$225,000	3.0	2.0	1,845	\$121.95
Research Park	32826	1	\$225,000	4.0	2.0	2,222	\$101.26
Waterford Lakes	32828	2	\$224,950	4.0	2.0	1,836	\$122.52
Union Park / Chickasaw	32829	1	\$224,999	3.0	2.0	1,797	\$125.21
Wedgfield	32833	2	\$225,000	3.0	2.0	1,759	\$127.91
Metro West / Orlo Vista	32835	2	\$224,900	3.0	2.0	1,775	\$126.70
Hunters Creek	32837	2	\$224,950	3.0	2.0	1,458	\$154.29
Ocoee	34761	2	\$225,000	4.0	3.0	1,999	\$112.56
Winter Garden / Oakland	34787	1	\$224,900	3.0	2.0	1,614	\$139.34

**Where are the 116 Single Family Homes available for the Median Price of \$225,000? (cont'd)**

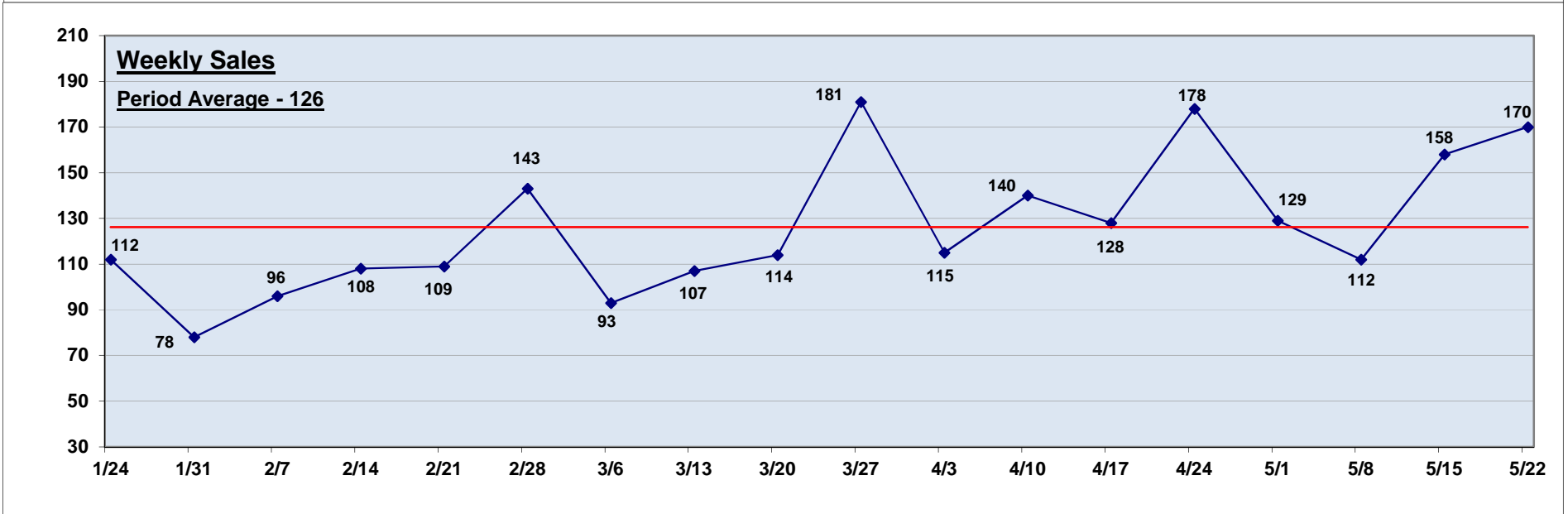
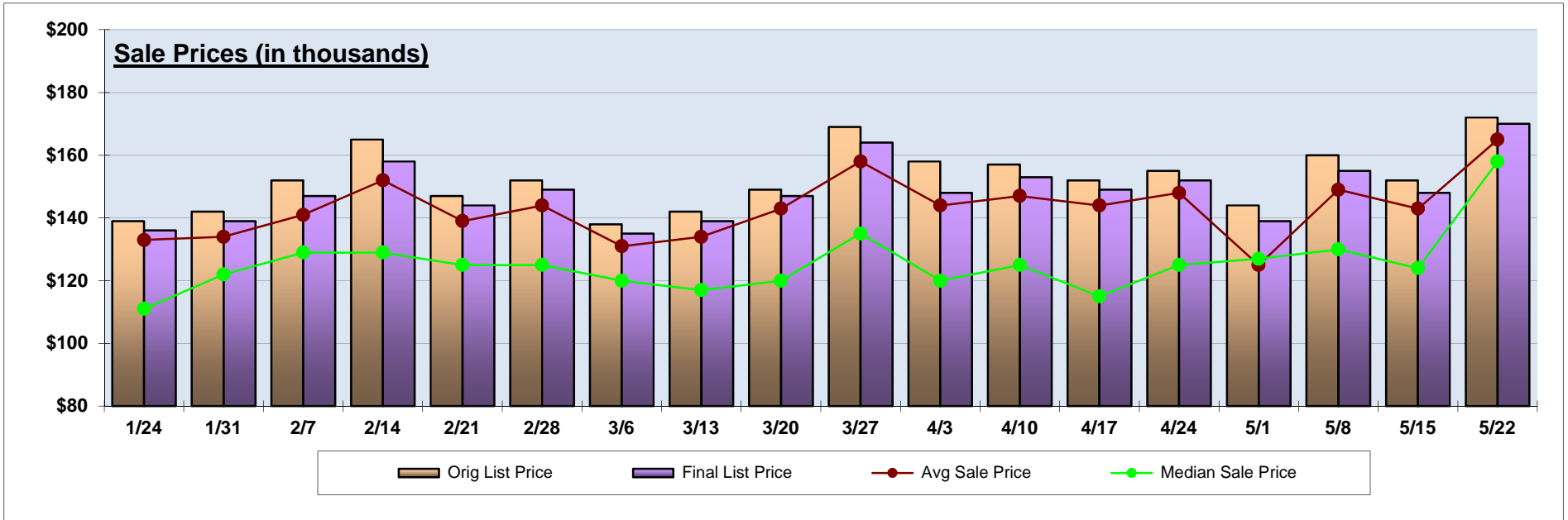
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Osceola County</b>		<b>33</b>	<b>\$224,974</b>	<b>3.9</b>	<b>2.0</b>	<b>2,124</b>	<b>\$105.92</b>
Davenport	33896	1	\$225,000	4.0	2.0	1,691	\$133.06
Kissimmee (Central)	34741	2	\$225,250	4.0	2.0	2,287	\$98.49
Kissimmee / Buena Ventura Lakes	34743	1	\$224,900	4.0	2.0	2,292	\$98.12
Kissimmee (East)	34744	1	\$224,900	3.0	2.0	1,579	\$142.43
Kissimmee (West) / Pleasant Hill	34746	6	\$224,958	4.0	2.0	2,192	\$102.63
Kissimmee / Celebration	34747	6	\$224,950	4.0	2.0	1,765	\$127.45
Kissimmee / Poinciana	34758	3	\$224,963	4.0	2.0	2,481	\$90.67
St Cloud	34769	5	\$224,960	4.0	2.0	2,485	\$90.53
St Cloud / Canoe Creek	34772	7	\$224,971	4.0	2.0	1,997	\$112.65
St Cloud / Harmony	34773	1	\$224,900	3.0	2.0	2,366	\$95.05
<b>Lake County</b>		<b>31</b>	<b>\$224,964</b>	<b>3.3</b>	<b>2.1</b>	<b>2,013</b>	<b>\$111.74</b>
Astor	32102	1	\$225,000	2.0	2.0	960	\$234.38
Lady Lake / The Villages	32159	3	\$224,996	3.0	2.0	1,927	\$116.76
Eustis (West)	32726	2	\$224,900	5.0	3.0	2,695	\$83.45
Mount Dora	32757	3	\$224,900	3.0	2.0	2,382	\$94.42
Sorrento / Mt Plymouth	32776	2	\$224,950	4.0	2.0	1,723	\$130.56
Tavares / Mt Plymouth	32778	1	\$225,000	3.0	2.0	1,790	\$125.70
Clermont (Central)	34711	5	\$224,980	3.0	2.0	1,902	\$118.29
Clermont (South)	34714	4	\$224,975	4.0	2.0	1,698	\$132.49
Groveland	34736	3	\$224,960	3.0	2.0	2,118	\$106.21
Leesburg (West)	34748	6	\$224,967	3.0	2.0	2,080	\$108.16
Leesburg (East) / Haines Creek	34788	1	\$225,000	3.0	3.0	2,760	\$81.52

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05/22/2016 - 05/28/2016  
Lake, Orange, Osceola & Seminole Counties

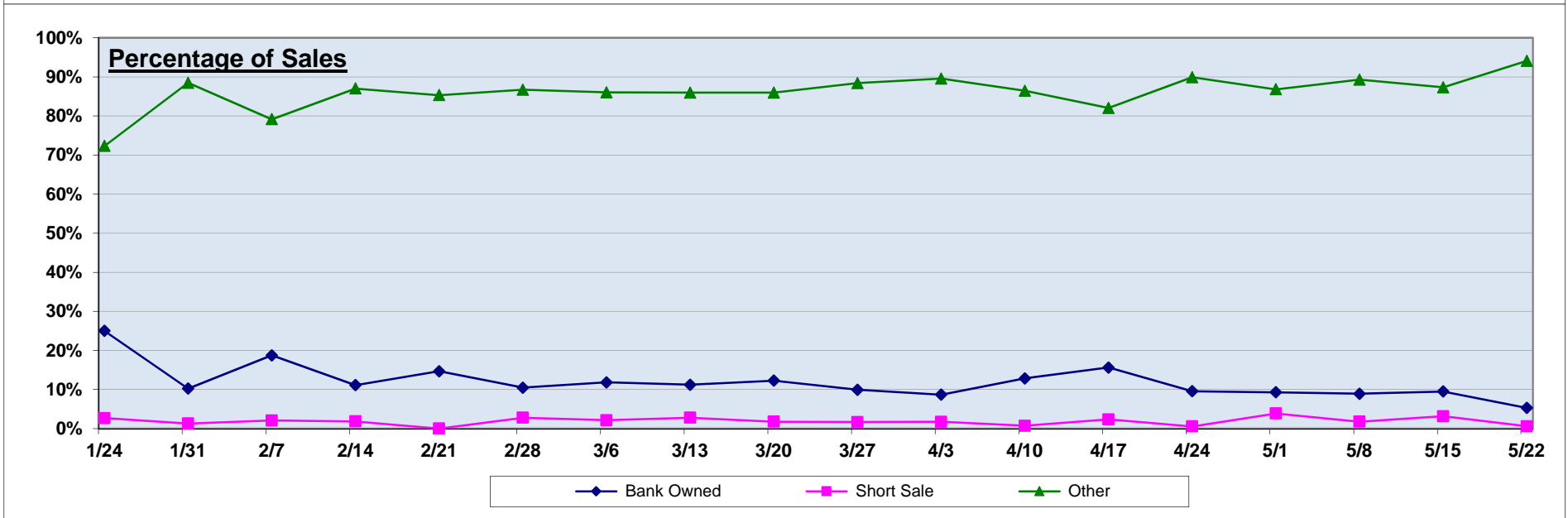
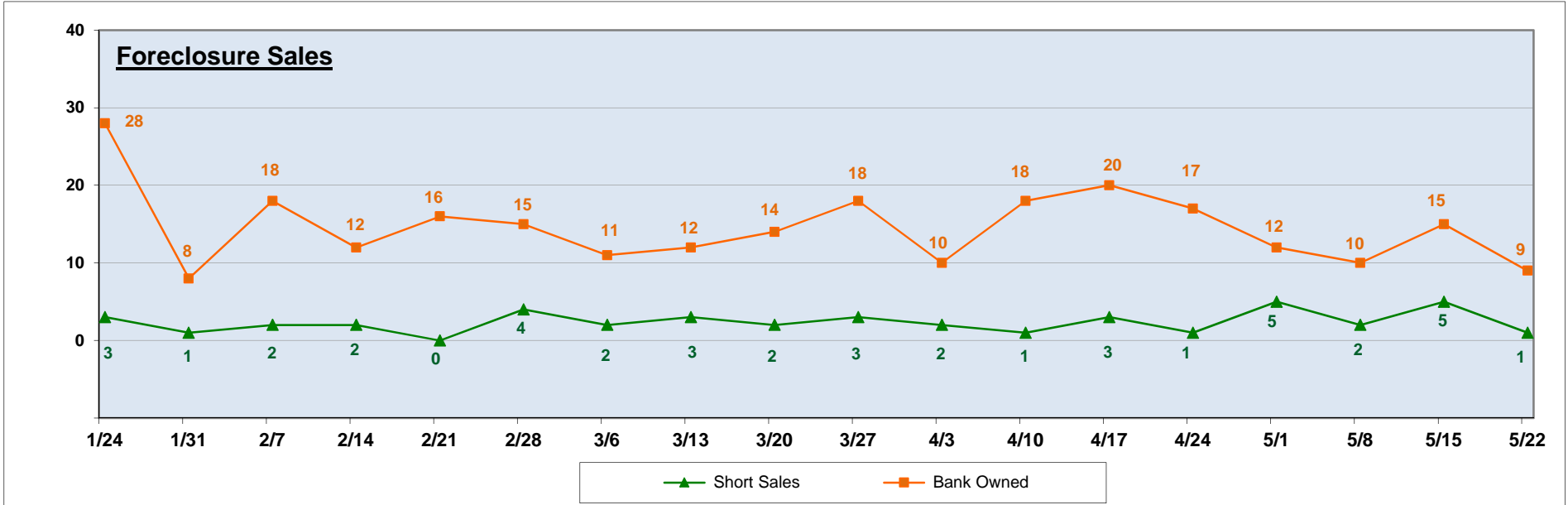
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>170</b>	146	12	7	4	1	0
Bank Owned	9	9	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	160	136	12	7	4	1	0
<b>Active Listings</b>	<b>2,920</b>	2,247	296	216	75	66	20
Bank Owned	104	98	5	1	0	0	0
Short Sales	60	55	4	1	0	0	0
Other	2,756	2,094	287	214	75	66	20
<b>Months of Inventory</b>	<b>4</b>	4	6	7	4	15	0
<b><u>List Price</u></b>							
Average Original List Price	\$172,438	\$142,359	\$281,180	\$362,714	\$497,975	\$624,995	\$0
Average Final List Price	\$170,419	\$141,085	\$277,502	\$356,843	\$479,975	\$624,995	\$0
<b><u>Sale Price</u></b>							
Average Price	\$164,805	\$136,304	\$270,263	\$346,634	\$461,750	\$600,000	\$0
Median Price	\$158,000	\$133,250	\$269,716	\$350,000	\$474,000	\$600,000	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$2,019	-\$1,274	-\$3,678	-\$5,871	-\$18,000	\$0	\$0
Original List to Sale Price - \$	-\$7,633	-\$6,055	-\$10,917	-\$16,080	-\$36,225	-\$24,995	\$0
Final List to Sale Price - \$	-\$5,614	-\$4,781	-\$7,239	-\$10,209	-\$18,225	-\$24,995	\$0
Original List to Sale Price - %	95.57%	95.75%	96.12%	95.57%	92.73%	96.00%	0.00%
Final List to Sale Price - %	96.71%	96.61%	97.39%	97.14%	96.20%	96.00%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	60	58	67	29	159	17	0
Combined Avg Days to Contract	58	56	67	33	148	17	0
Avg Days Listing to Closing	99	97	99	70	205	42	0
Avg Days Contract to Close	39	39	32	41	45	25	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	3	4	0
Average Full Baths	2	2	3	2	2	3	0
Average Half Baths	0	0	1	0	1	0	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,402	1,304	1,984	1,834	2,108	2,944	0

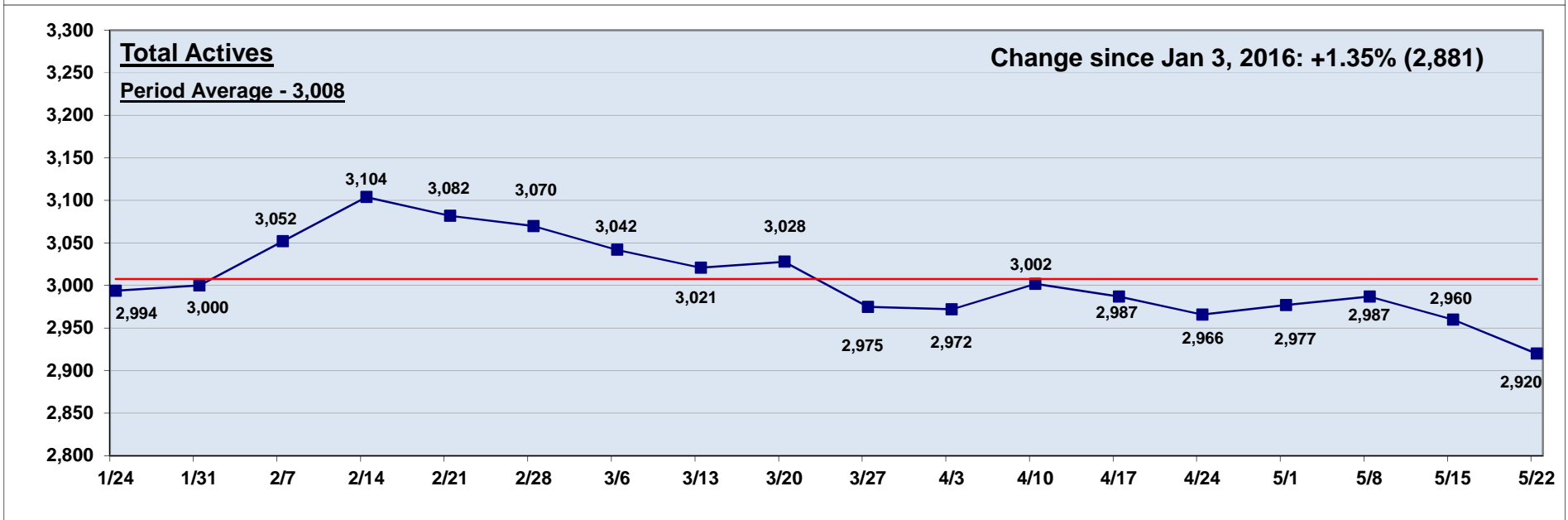
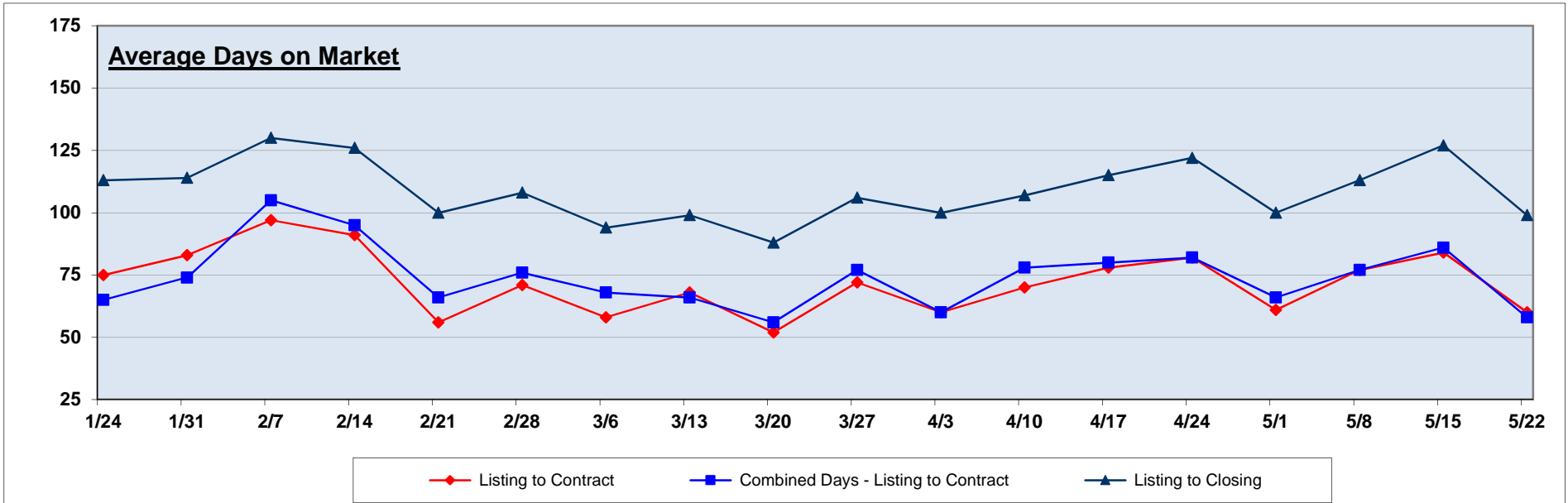
**Condos, Townhomes, Villas**



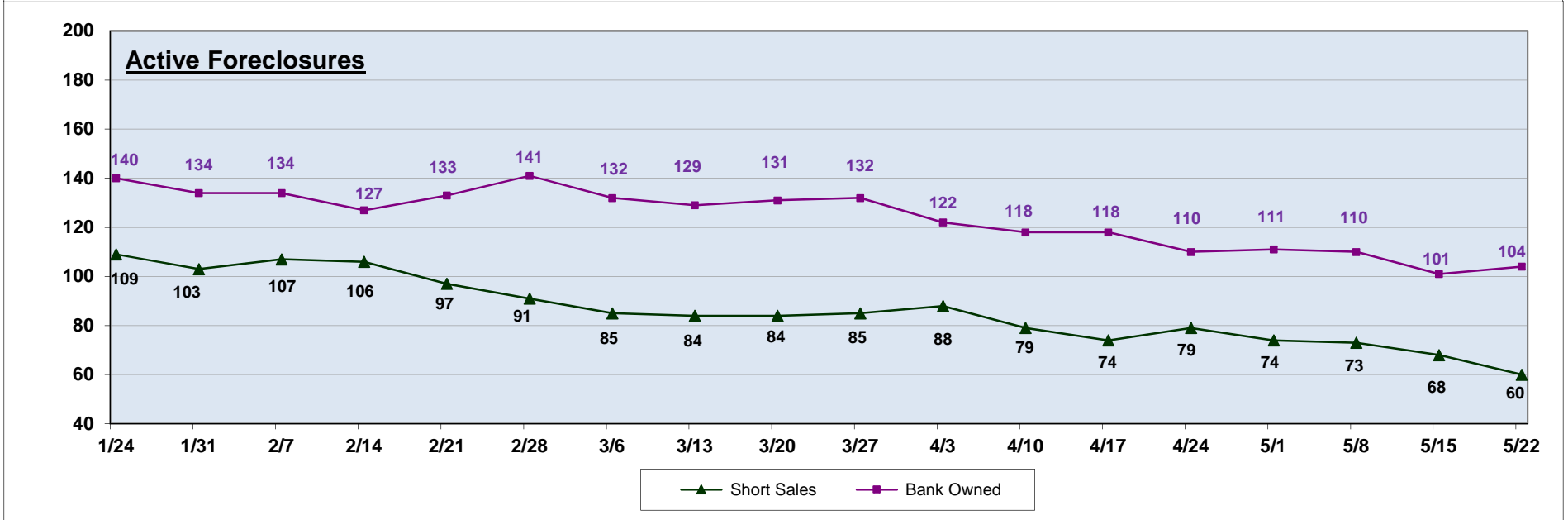
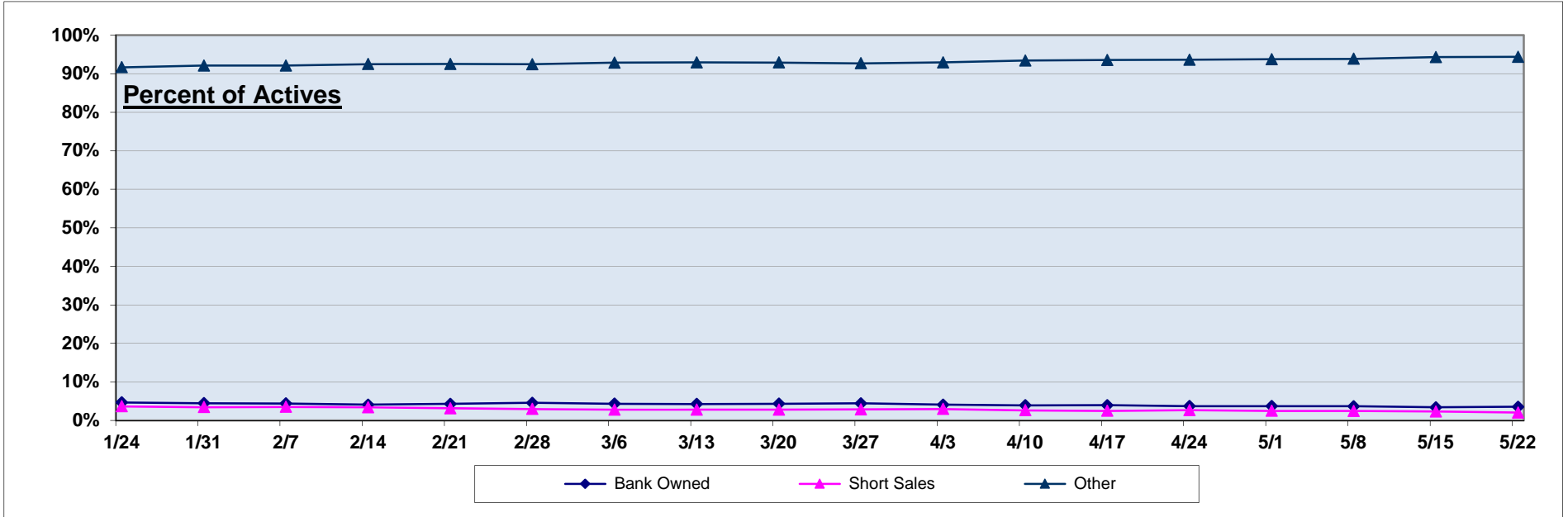
**Condos, Townhomes, Villas**



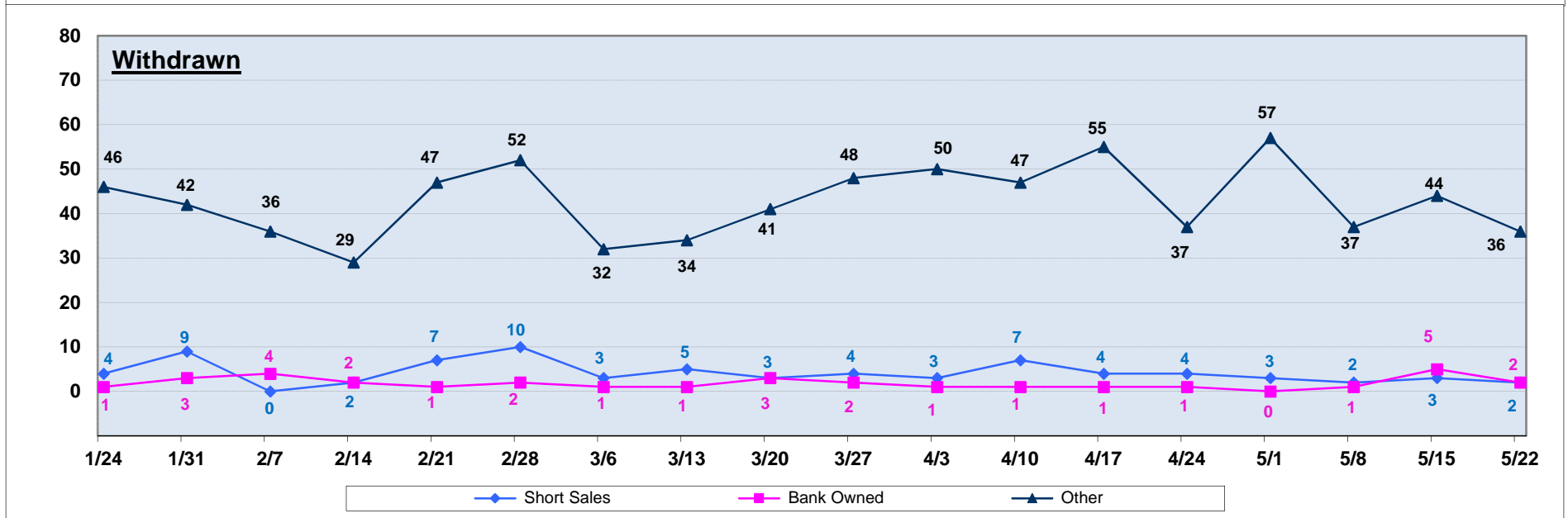
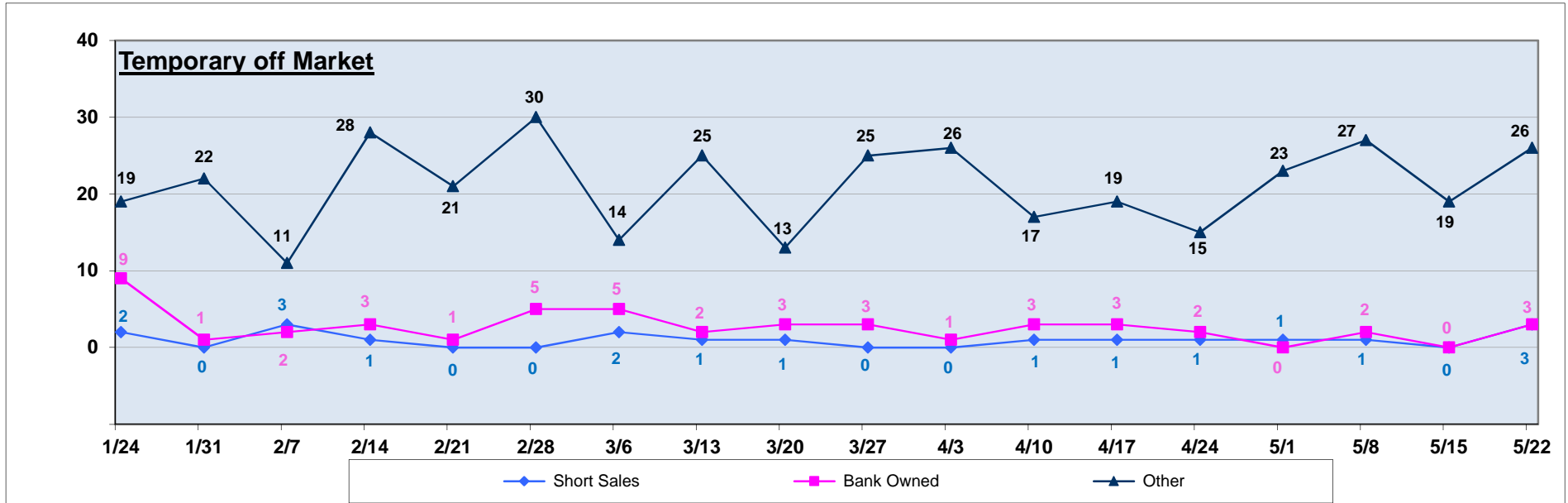
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

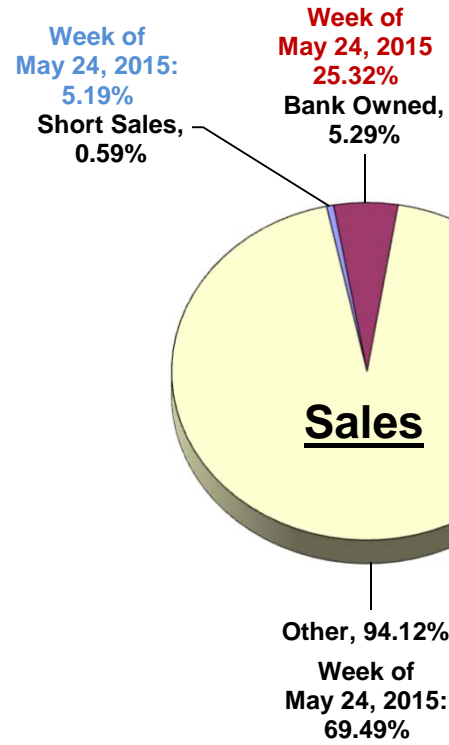
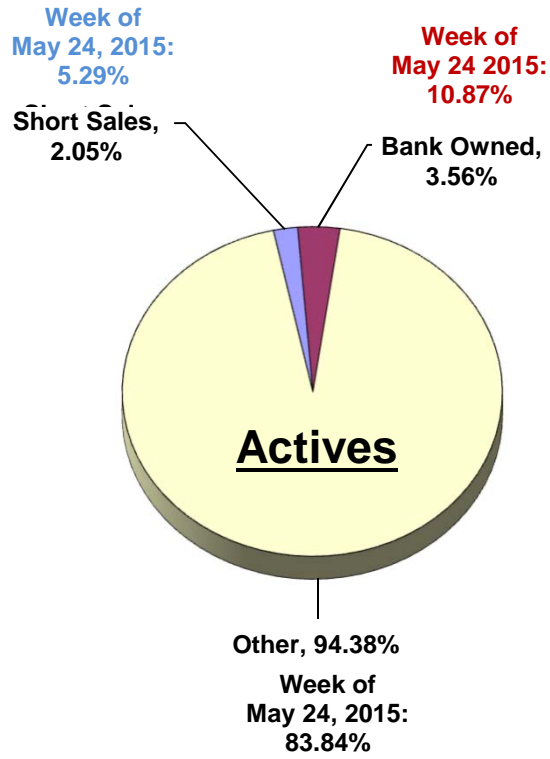


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$158,000?**

<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>
<b>Seminole County</b>		<b>2</b>	<b>\$158,000</b>	<b>2.5</b>	<b>2.0</b>	<b>1,426</b>	<b>\$110.80</b>
Longwood (East)	32750	1	\$158,000	2.0	2.0	1,195	\$132.22
Oviedo	32765	1	\$158,000	3.0	2.0	1,657	\$95.35
<b>Osceola County</b>		<b>1</b>	<b>\$158,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,373</b>	<b>\$115.08</b>
St Cloud / Canoe Creek	34772	1	\$158,000	2.0	2.0	1,373	\$115.08