



Monday Morning Quarterback Summary

Week of Jun 5, 2016

Single-family existing homes

- Sales of single-family homes decreased to 486 during the week of Jun 5, from 625 the week prior
- The median price of single family homes decreased to \$223,950, a change of -5.7%
- The number of single-family home foreclosure transactions decreased to 43 last week, from 59 the week of May 29
- The number of single-family home short-sale transactions increased to 20 from 9 the week prior
- Single-family inventory increased by 25, and now sits at 9,856

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 154 during the week of Jun 5 from 211 the week prior
- The median price of condos, townhomes, and villas decreased to \$116,000, a change of -14.07%
- The number of condo, townhome, and villa foreclosure transactions decreased to 11 last week, from 23 the week of May 29
- The number of condo, townhome and villa short-sale transactions increased to 2
- Condo inventory decreased by 7, and now sits at 2,886

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

Monday Morning Quarterback
06/05/2016 - 06/11/2016
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	486	289	71	67	19	33	7
Bank Owned	43	32	4	3	1	3	0
Short Sales	20	17	0	3	0	0	0
Other	423	240	67	61	18	30	7
Active Listings	9,856	3,435	1,383	1,893	990	1,496	659
Bank Owned	414	275	50	49	18	18	4
Short Sales	404	254	52	59	16	18	5
Other	9,038	2,906	1,281	1,785	956	1,460	650
Months of Inventory	5	3	4	7	12	10	22

List Price

Average Original List Price	\$237,036	\$173,673	\$282,742	\$358,191	\$472,637	\$741,981	\$1,681,271
Average Final List Price	\$276,726	\$169,879	\$276,583	\$352,208	\$441,490	\$714,764	\$1,454,714

Sale Price

Average Price	\$268,598	\$166,524	\$271,390	\$344,555	\$430,194	\$691,854	\$1,293,472
Median Price	\$223,950	\$173,000	\$271,900	\$347,500	\$420,000	\$683,000	\$1,075,000

Price Differences

Original to Final List Price	\$39,690	-\$3,794	-\$6,159	-\$5,983	-\$31,147	-\$27,217	-\$226,557
Original List to Sale Price - \$	\$31,562	-\$7,149	-\$11,352	-\$13,636	-\$42,443	-\$50,127	-\$387,799
Final List to Sale Price - \$	-\$8,128	-\$3,355	-\$5,193	-\$7,653	-\$11,296	-\$22,910	-\$161,242
Original List to Sale Price - %	113.32%	95.88%	95.99%	96.19%	91.02%	93.24%	76.93%
Final List to Sale Price - %	97.06%	98.03%	98.12%	97.83%	97.44%	96.79%	88.92%

Days on the Market

Avg Days Listing to Contract	67	61	69	66	95	93	144
Combined Avg Days to Contract	73	60	87	73	93	117	172
Avg Days Listing to Closing	115	110	113	108	136	147	182
Avg Days Contract to Close	47	49	43	41	41	53	38

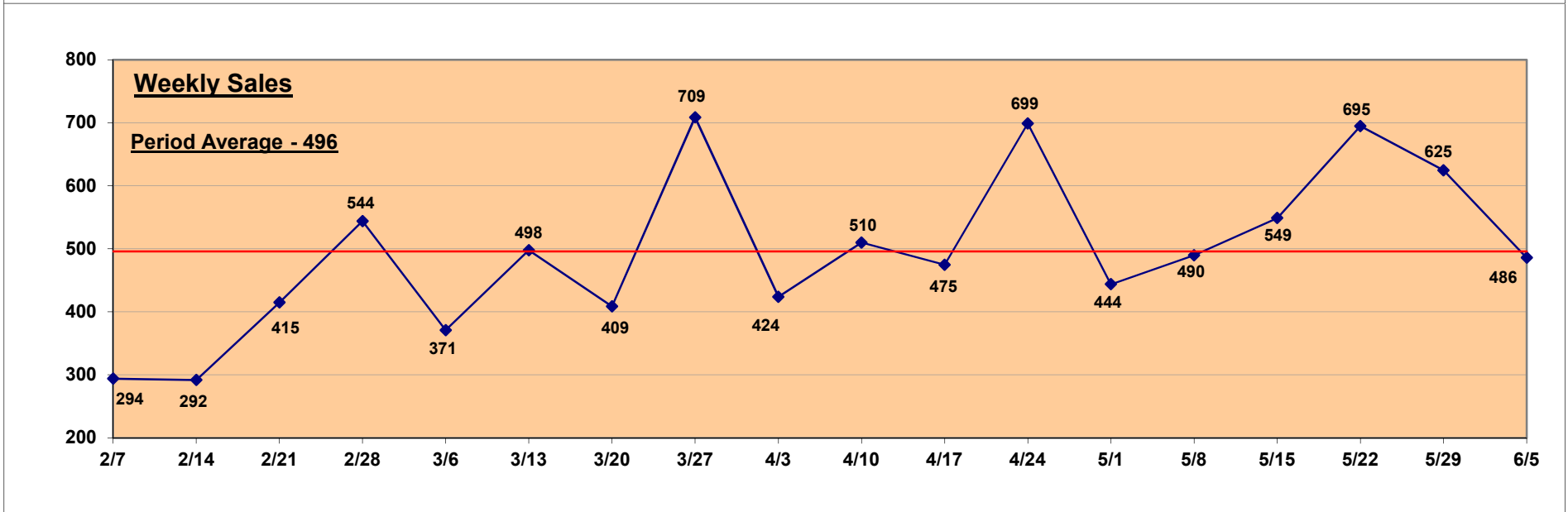
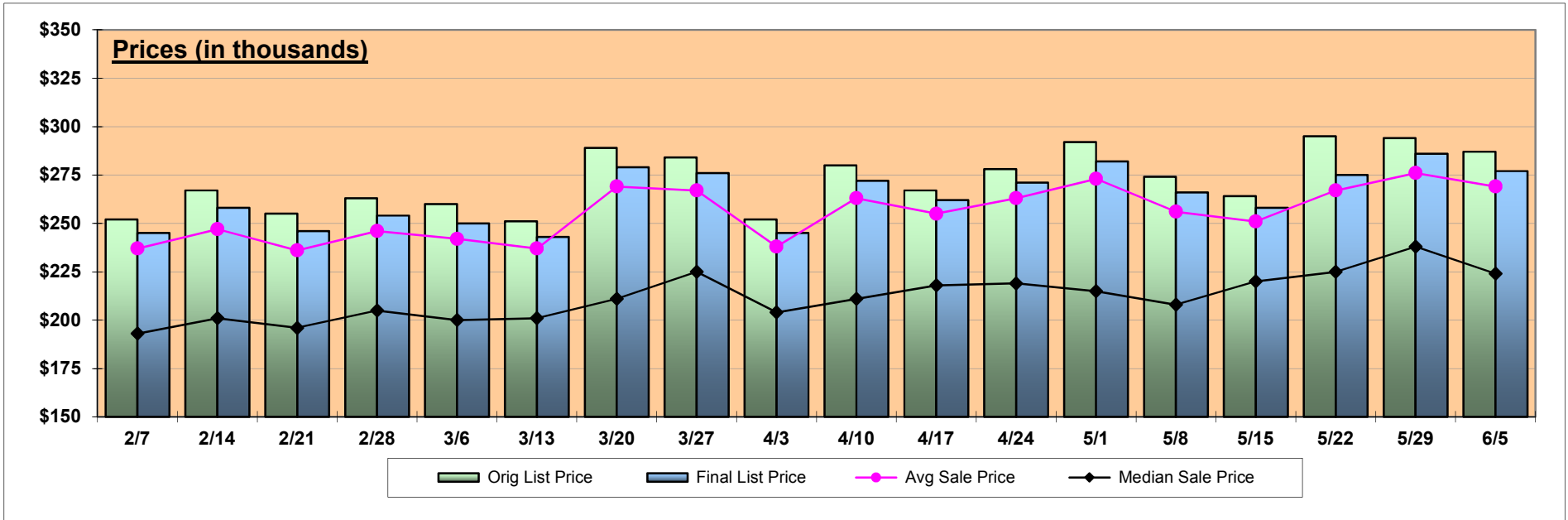
Beds / Baths

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

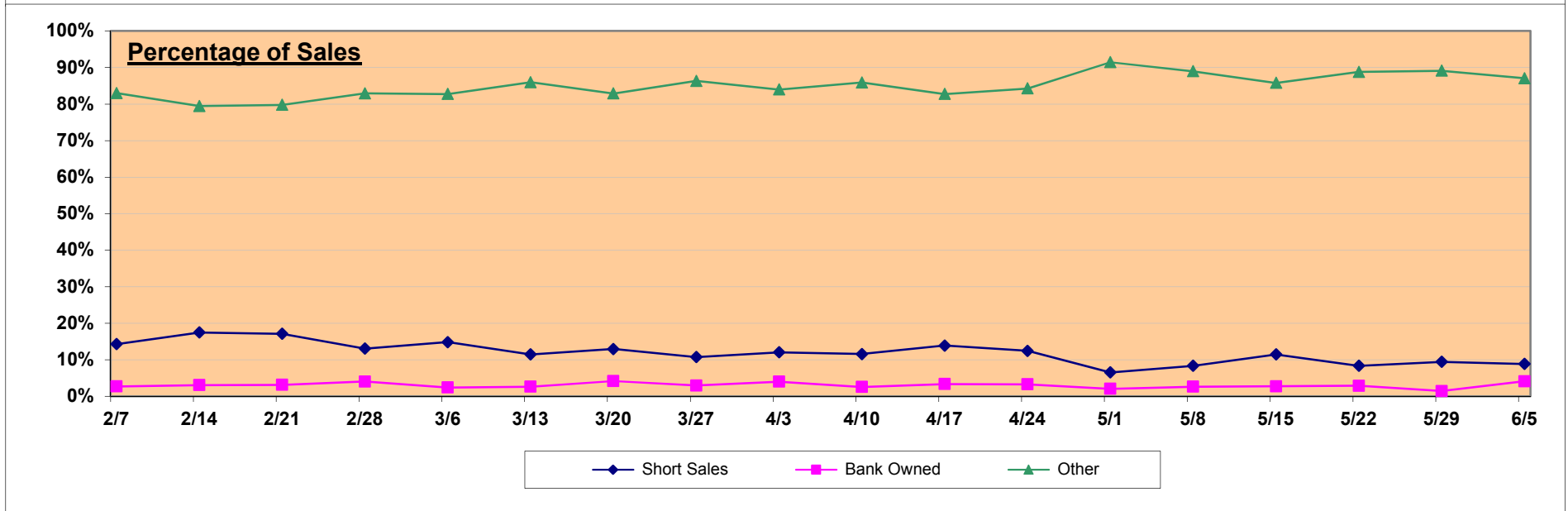
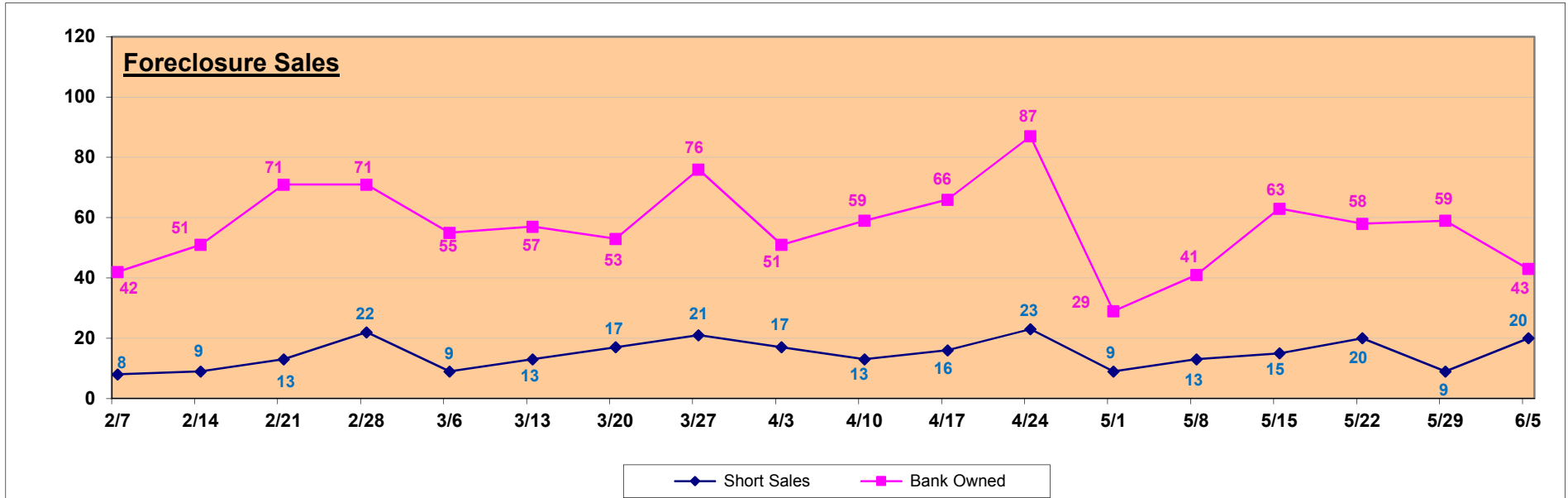
Square Footage

Average Square Feet	2,079	1,606	2,203	2,649	2,953	3,701	4,906
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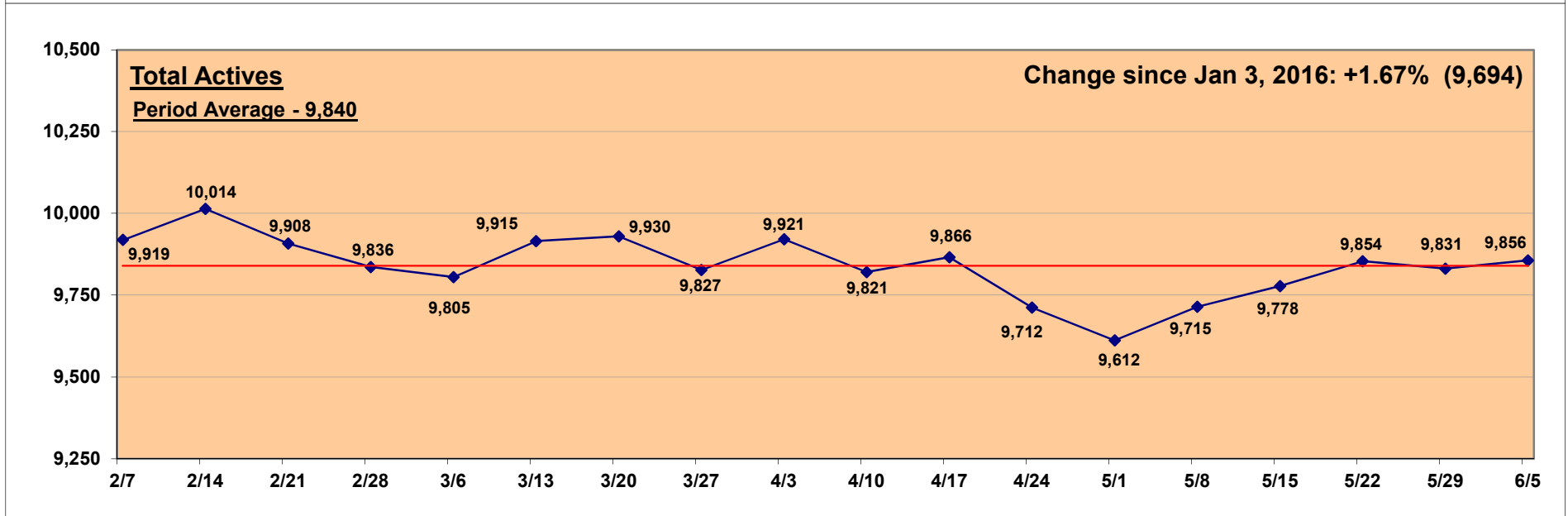
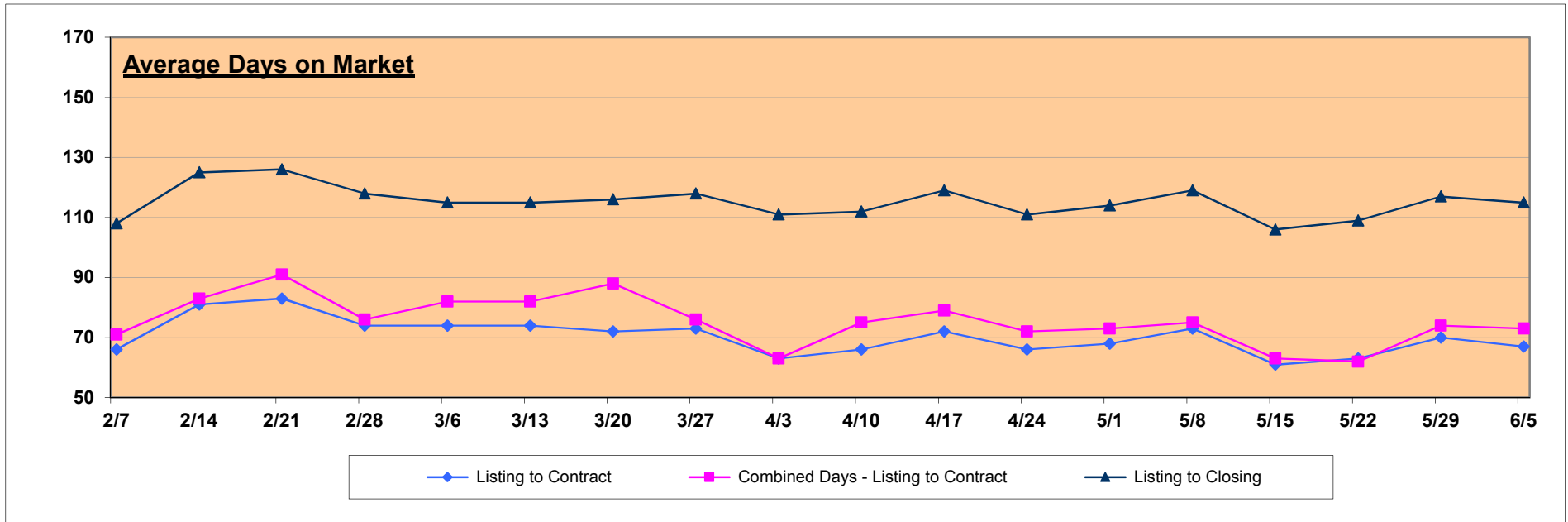
Single Family Homes



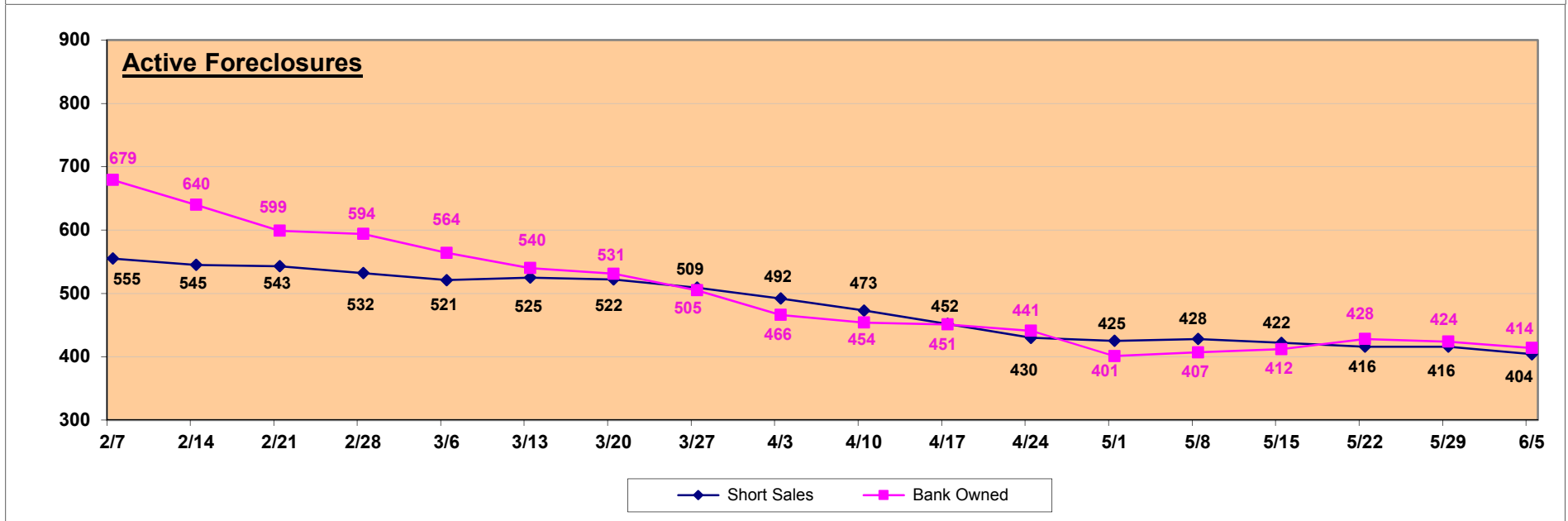
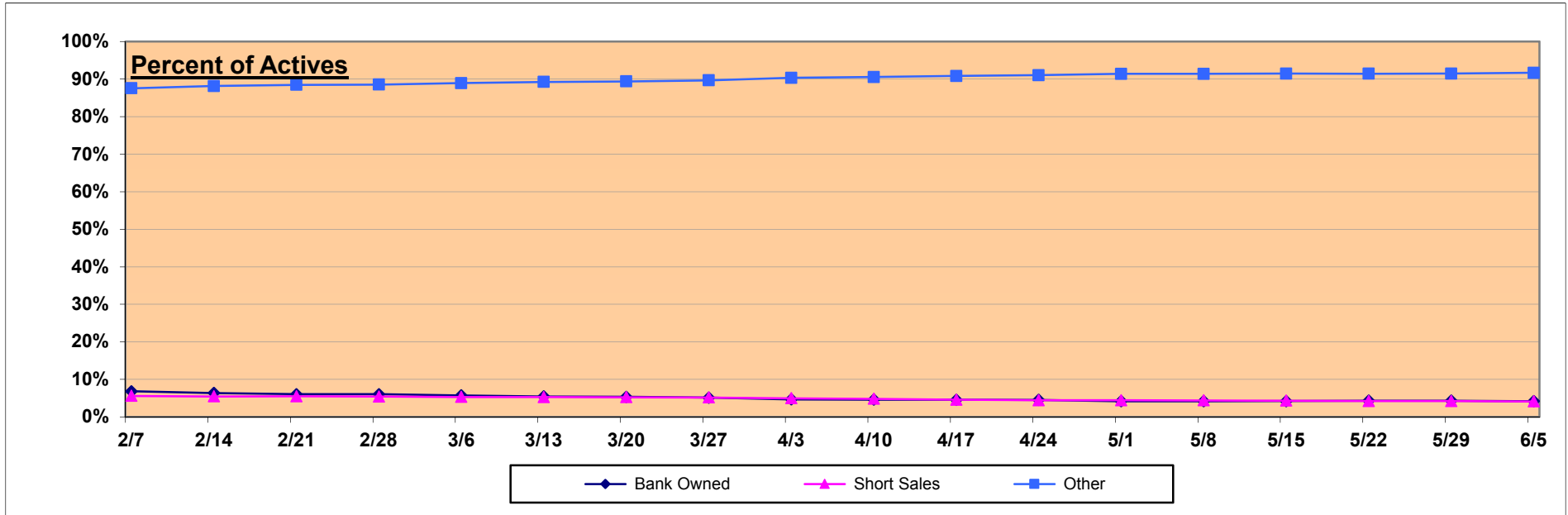
Single Family Homes



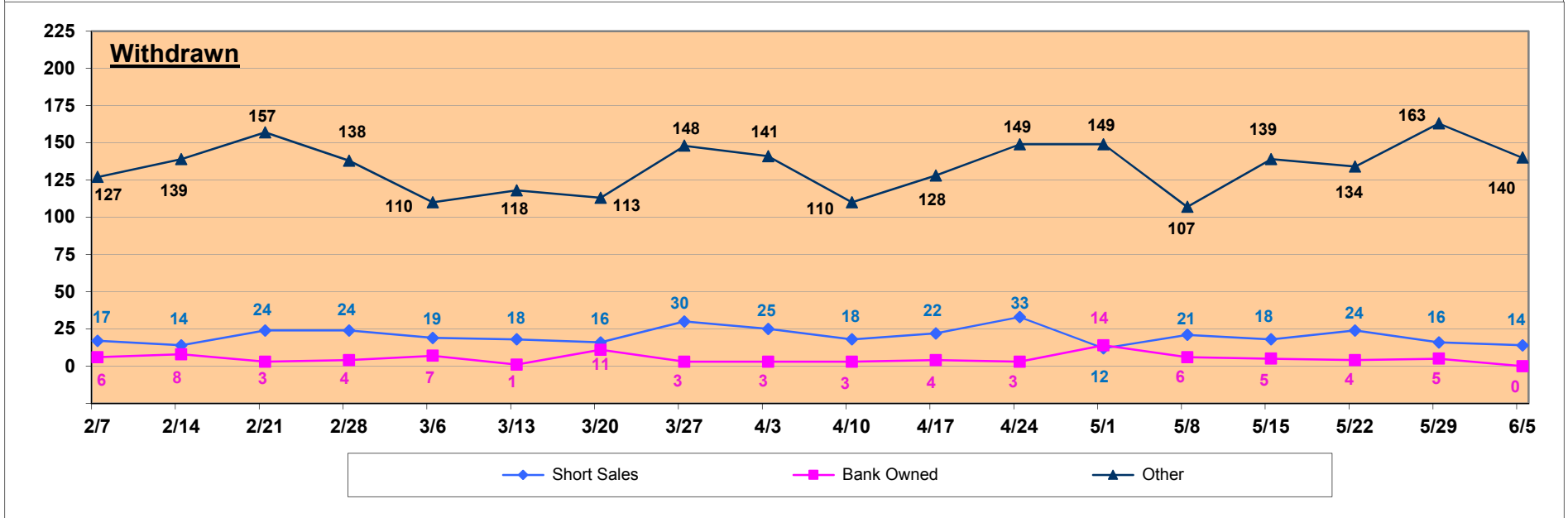
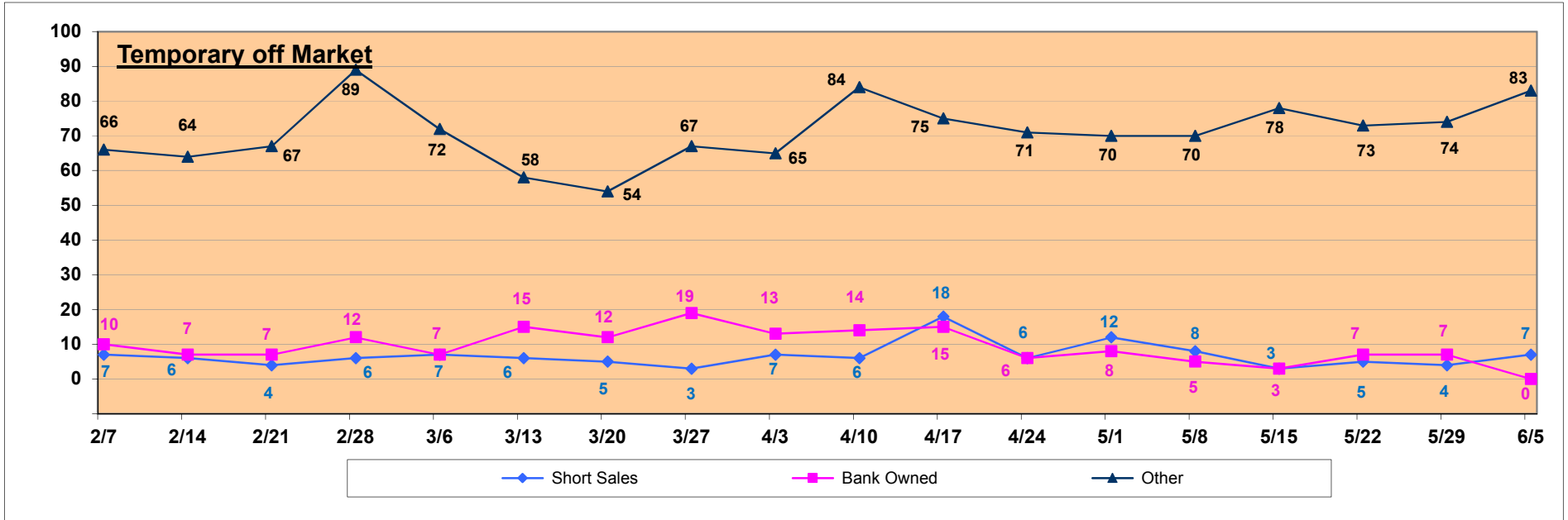
Single Family Homes



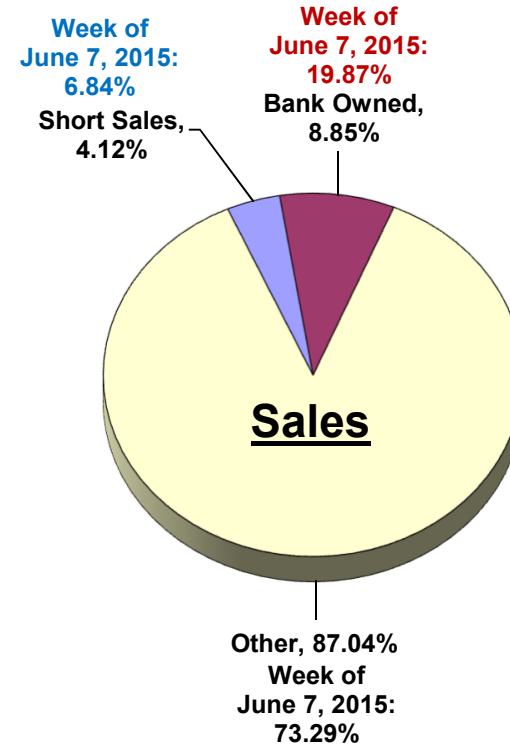
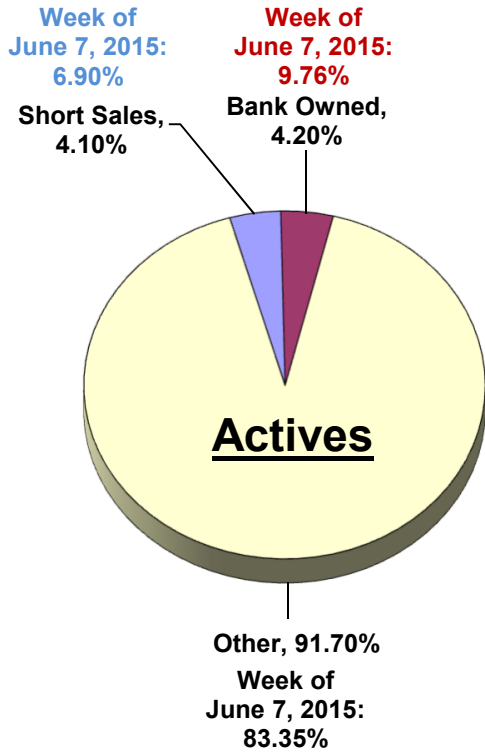
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 9 Single Family Homes available for the Median Price of \$223,950?

<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>
Seminole County		3	\$223,900	3.3	2.0	1,735	\$129.05
Altamonte Springs (East)	32701	1	\$223,900	3.0	2.0	1,473	\$152.00
Winter Springs / Tuskawilla	32708	1	\$224,000	3.0	2.0	1,731	\$129.40
Maitland / Eatonville	32751	1	\$223,800	4.0	2.0	2,001	\$111.84
Orange County		2	\$223,700	3.0	2.0	1,571	\$142.39
Moss Park	32832	1	\$223,500	2.0	2.0	1,335	\$167.42
Ocoee	34761	1	\$223,900	4.0	2.0	1,807	\$123.91
Osceola County		1	\$224,000	3.0	2.0	1,852	\$120.95
Kissimmee / Celebration	34747	1	\$224,000	3.0	2.0	1,852	\$120.95
Lake County		3	\$223,904	3.3	2.0	1,945	\$115.14
Lady Lake / The Villages	32159	1	\$223,711	3.0	2.0	2,109	\$106.07
Clermont (Central)	34711	1	\$224,000	3.0	2.0	1,856	\$120.69
Groveland	34736	1	\$224,000	4.0	2.0	1,869	\$119.85

Monday Morning Quarterback
06/05/2016 - 06/11/2016
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	154	139	5	5	4	1	0
Bank Owned	11	11	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	141	126	5	5	4	1	0
Active Listings	2,886	2,209	301	220	69	66	21
Bank Owned	112	106	5	0	0	1	0
Short Sales	67	63	3	1	0	0	0
Other	2,707	2,040	293	219	69	65	21
Months of Inventory	4	4	14	10	4	15	0

List Price

Average Original List Price	\$148,967	\$124,598	\$291,980	\$326,198	\$433,977	\$795,000	\$0
Average Final List Price	\$146,464	\$122,473	\$285,960	\$321,198	\$431,502	\$769,900	\$0

Sale Price

Average Price	\$141,882	\$118,498	\$276,800	\$319,680	\$424,042	\$700,000	\$0
Median Price	\$116,000	\$109,000	\$274,000	\$317,400	\$418,500	\$700,000	\$0

Price Differences

Original to Final List Price	-\$2,503	-\$2,125	-\$6,020	-\$5,000	-\$2,475	-\$25,100	\$0
Original List to Sale Price - \$	-\$7,085	-\$6,100	-\$15,180	-\$6,518	-\$9,935	-\$95,000	\$0
Final List to Sale Price - \$	-\$4,582	-\$3,975	-\$9,160	-\$1,518	-\$7,460	-\$69,900	\$0
Original List to Sale Price - %	95.24%	95.10%	94.80%	98.00%	97.71%	88.05%	0.00%
Final List to Sale Price - %	96.87%	96.75%	96.80%	99.53%	98.27%	90.92%	0.00%

Days on the Market

Avg Days Listing to Contract	78	77	155	78	38	86	0
Combined Avg Days to Contract	82	80	155	74	47	86	0
Avg Days Listing to Closing	118	115	189	122	132	137	0
Avg Days Contract to Close	39	37	33	43	93	50	0

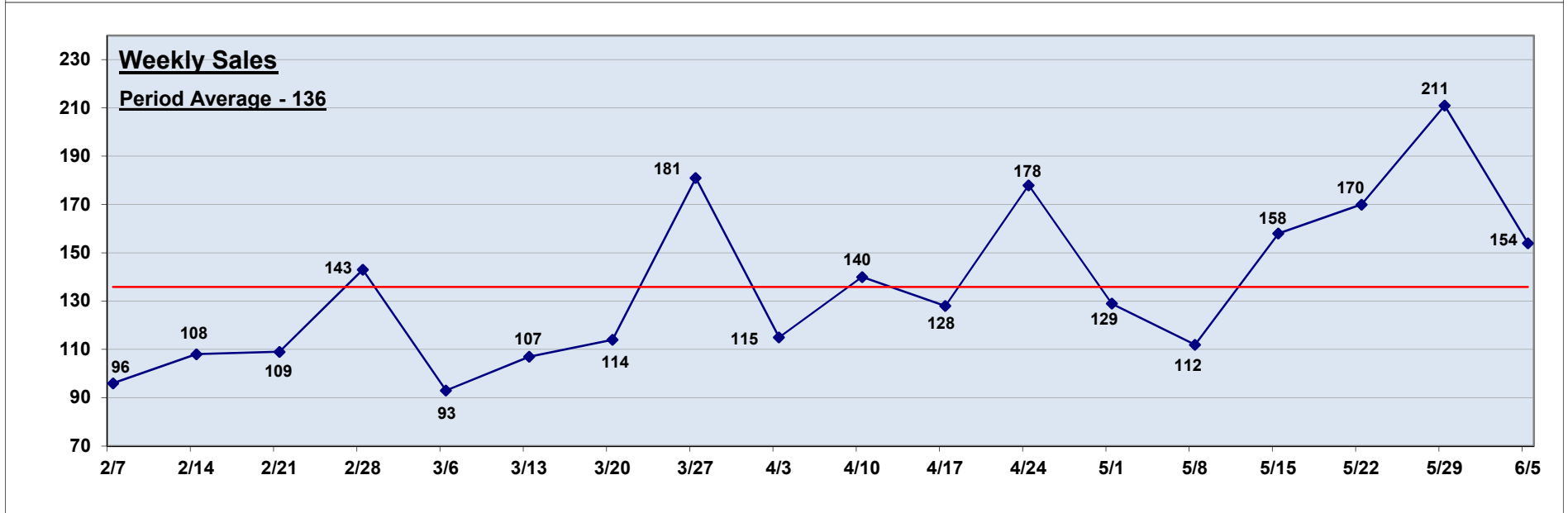
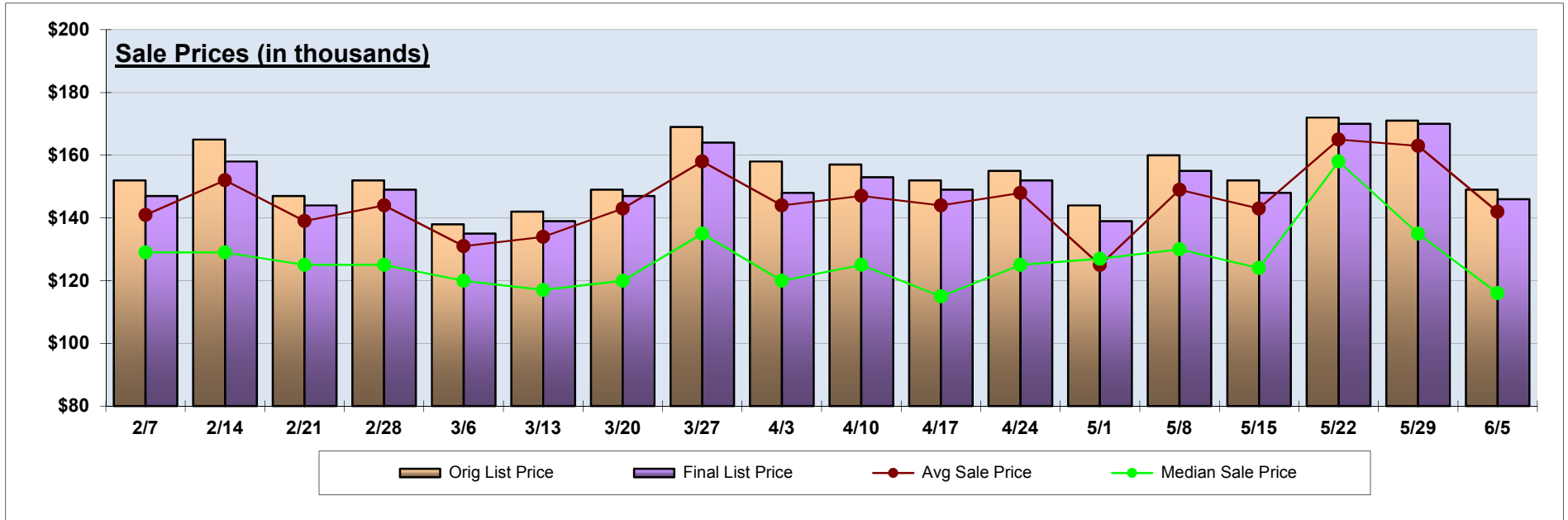
Beds / Baths

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

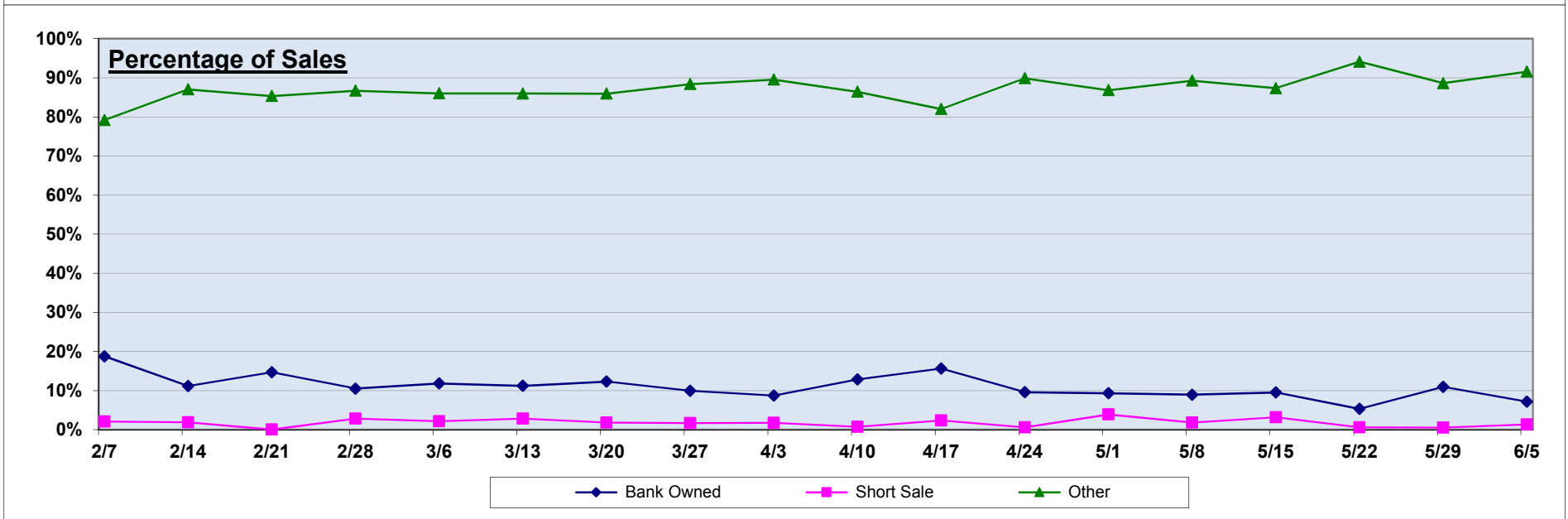
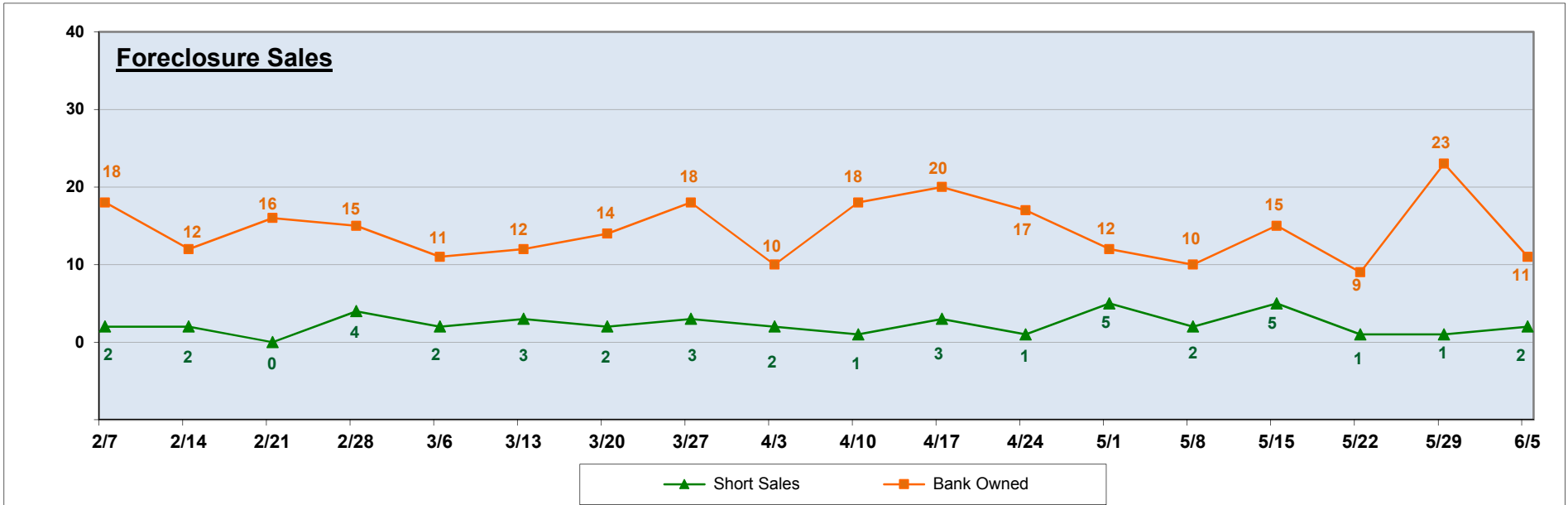
Square Footage

Average Square Feet	1,250	1,193	1,651	1,678	1,880	2,575	0
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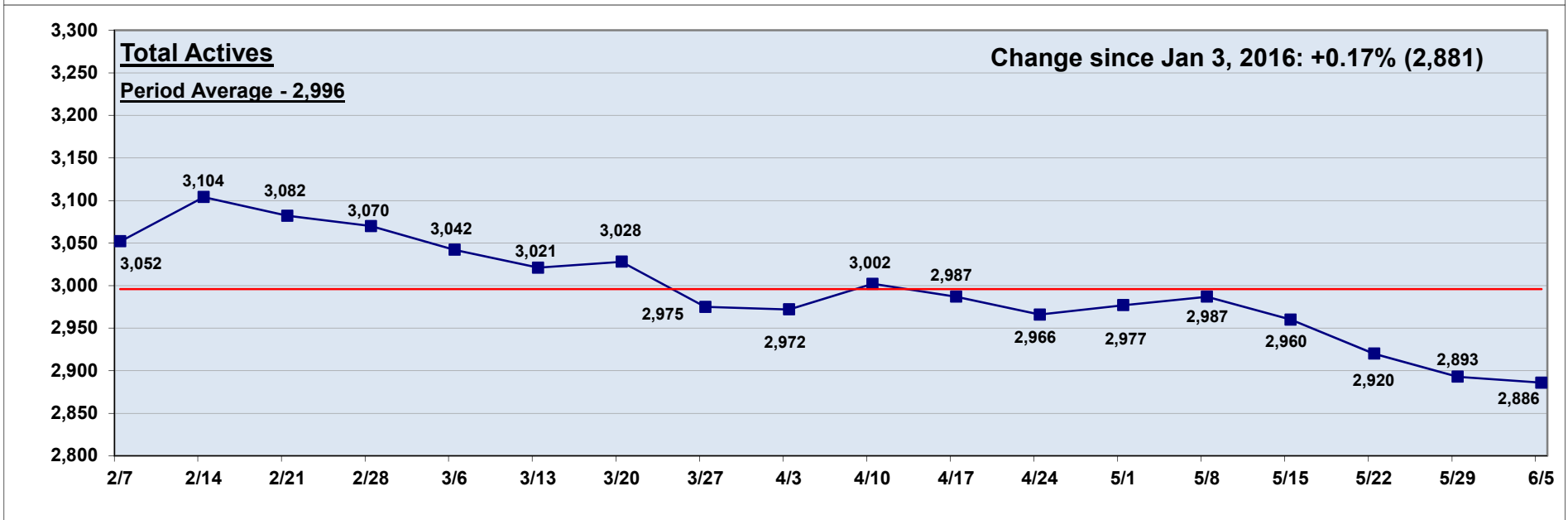
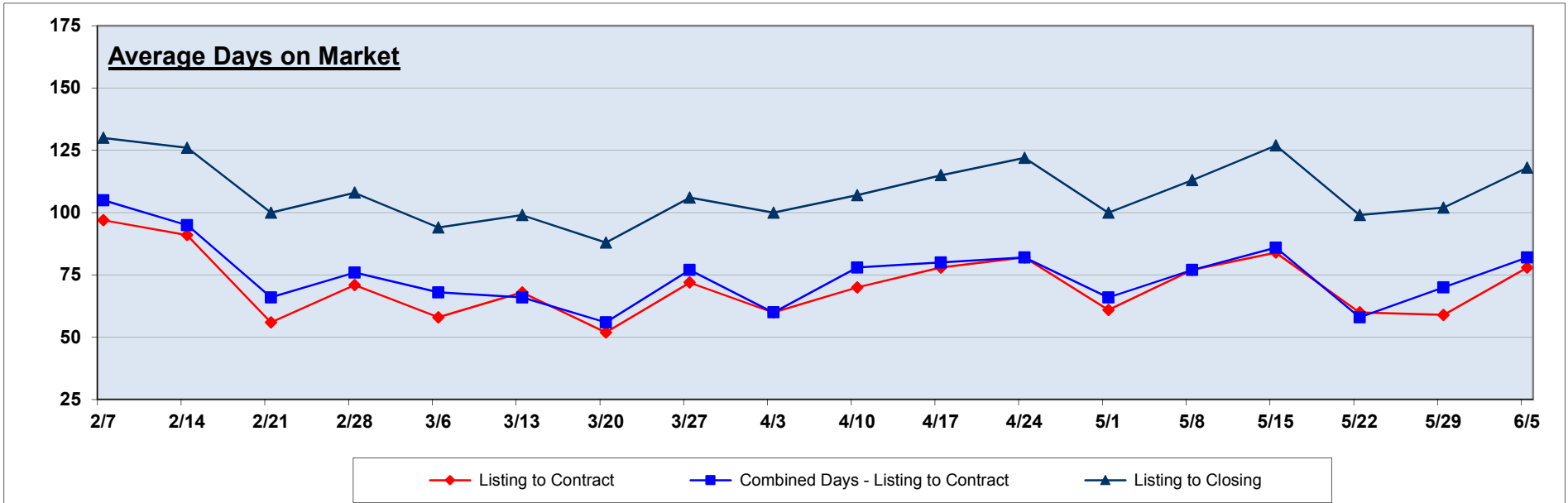
Condos, Townhomes, Villas



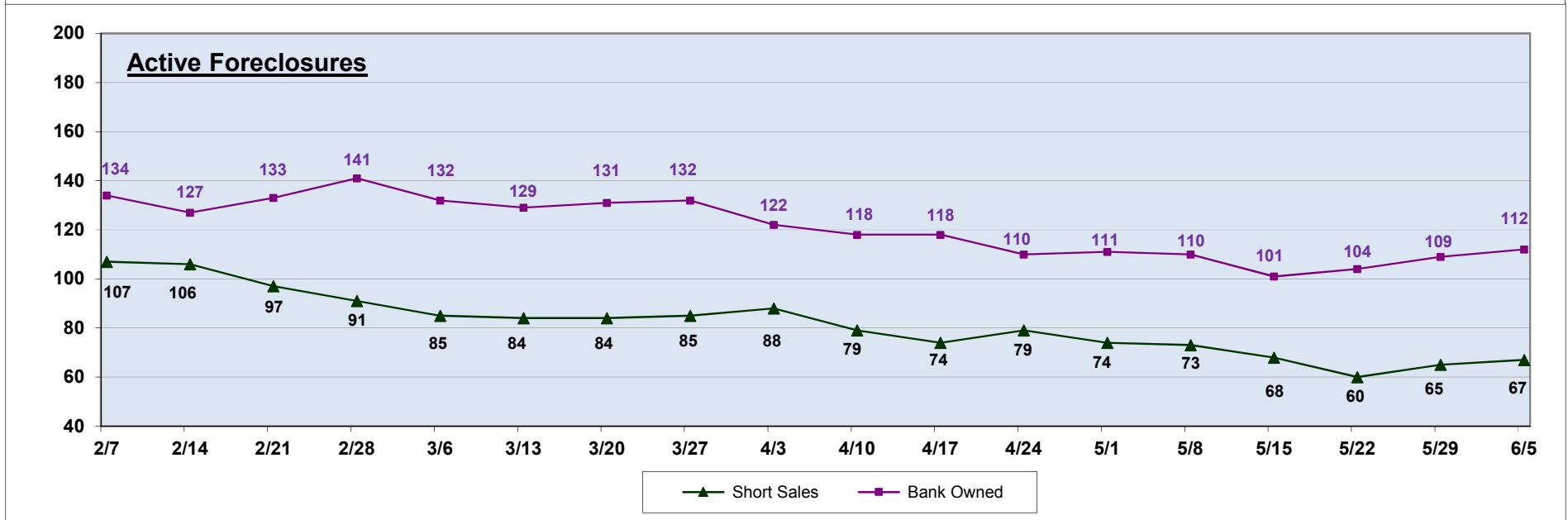
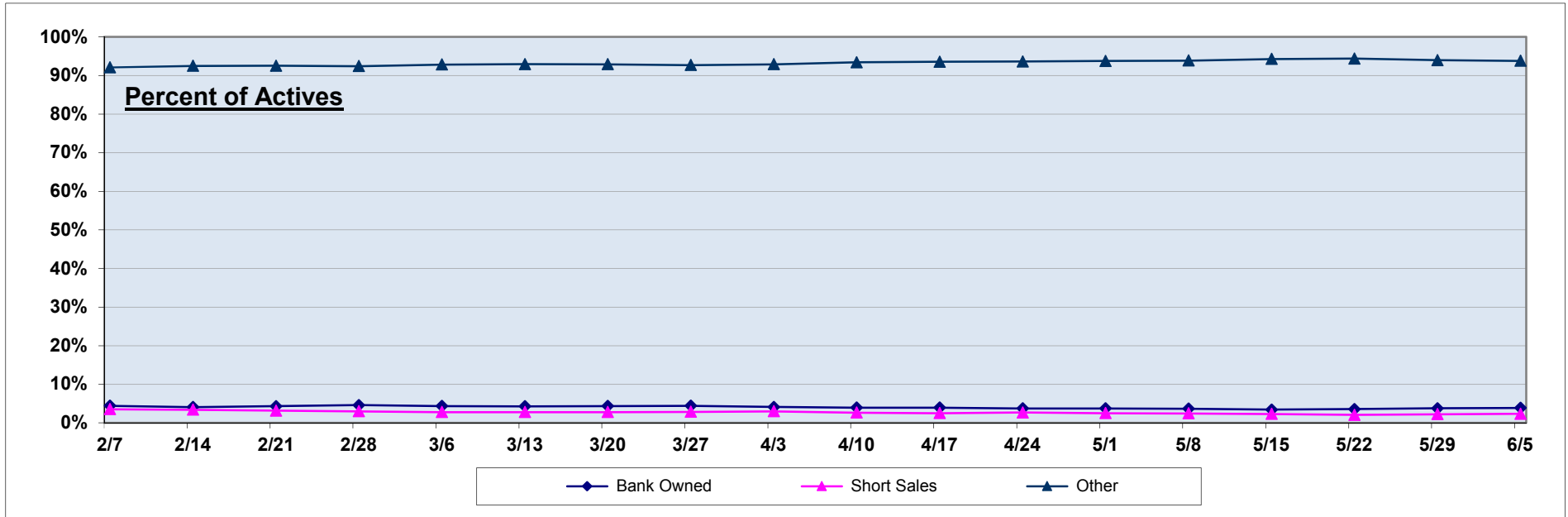
Condos, Townhomes, Villas



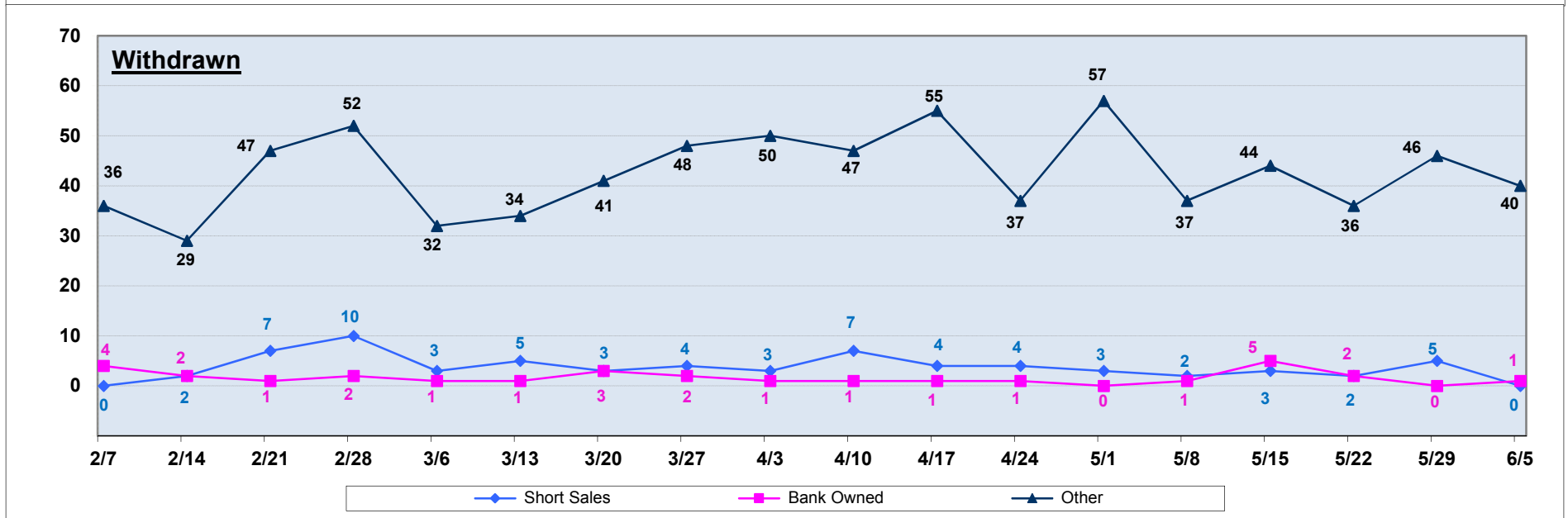
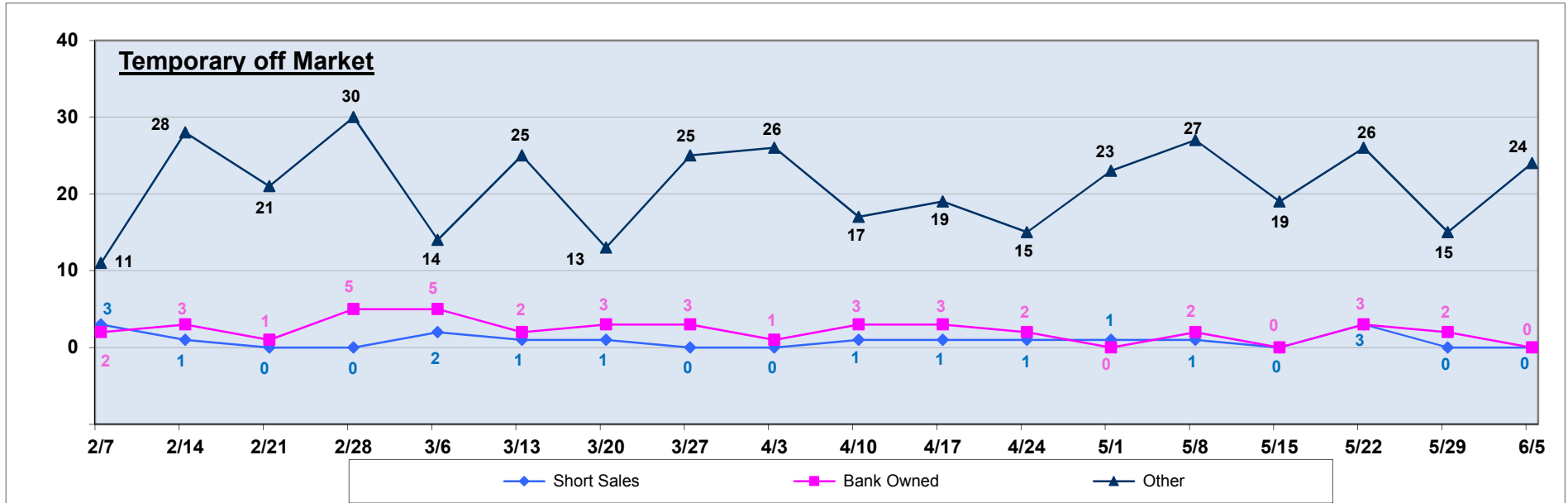
Condos, Townhomes, Villas



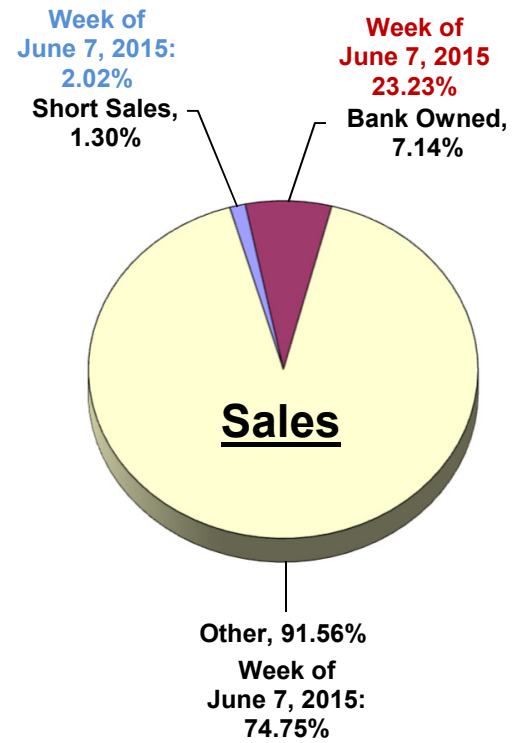
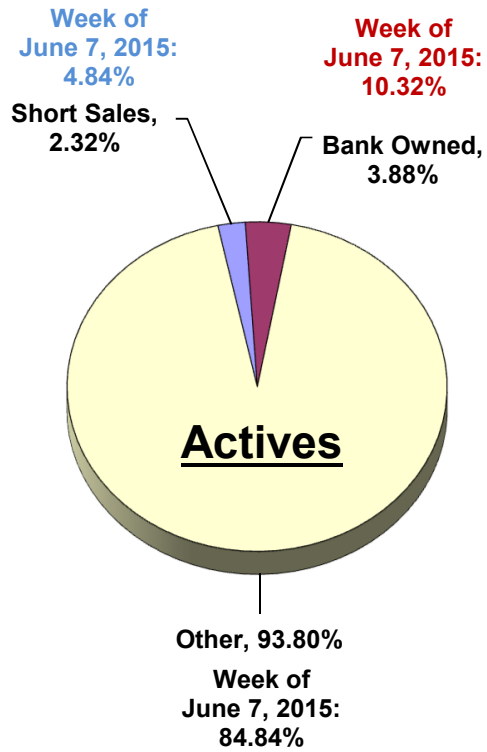
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 4 Condos, Townhomes, or Villas available for the Median Price of \$116,000?

<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>
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Orange County		2	\$116,500	2.0	1.0	1,023	\$113.88
Ventura	32822	2	\$116,500	2.0	1.0	1,023	\$113.88
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Osceola County		2	\$117,000	3.0	3.0	1,567	\$74.66
Kissimmee / Celebration	34747	2	\$117,000	3.0	3.0	1,567	\$74.66