

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

- Sales of single-family homes increased to 471 during the week of Jan 24, from 304 the week prior
- The median price of single family homes increased to \$215,000, a change of 9.2%
- The number of single-family home foreclosure transactions increased to 73 last week, from 65 the week of Jan 17
- The number of single-family home short-sale transactions increased to 19 from 12 the week prior
- Single-family inventory decreased by 17, and now sits at 9,901

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

- Sales of condos, townhomes, and villas increased to 112 during the week of Jan 24 from 78 the week prior
- The median price of condos, townhomes, and villas increased to \$110,500, a change of 0.50%
- The number of condo, townhome, and villa foreclosure transactions increased to 28 last week, from 15 the week of Jan 17
- The number of condo, townhome and villa short-sale transactions remained constant at 3
- Condo inventory increased by 20, and now sits at 2,994

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

**Monday Morning Quarterback**  
01/24/2016 - 01/30/2016  
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
<b>Sales</b>	<b>471</b>	299	73	49	24	22	4
Bank Owned	73	63	6	2	2	0	0
Short Sales	19	15	4	0	0	0	0
Other	379	221	63	47	22	22	4
<b>Active Listings</b>	<b>9,901</b>	4,216	1,309	1,718	840	1,266	552
Bank Owned	711	503	82	64	20	35	7
Short Sales	563	415	49	53	17	22	7
Other	8,627	3,298	1,178	1,601	803	1,209	538
<b>Months of Inventory</b>	<b>5</b>	3	4	8	8	13	32

**List Price**

Average Original List Price	\$266,206	\$172,167	\$294,056	\$367,900	\$491,308	\$667,068	\$1,986,225
Average Final List Price	\$257,711	\$166,529	\$284,905	\$356,687	\$461,675	\$647,893	\$1,994,975

**Sale Price**

Average Price	\$249,119	\$162,544	\$276,585	\$343,970	\$446,082	\$619,935	\$1,836,250
Median Price	\$215,000	\$170,000	\$244,500	\$337,000	\$444,500	\$585,000	\$1,800,000

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$8,495</b>	-\$5,638	-\$9,151	-\$11,213	-\$29,633	-\$19,175	\$8,750
<b>Original List to Sale Price - \$</b>	<b>-\$17,087</b>	-\$9,623	-\$17,471	-\$23,930	-\$45,226	-\$47,133	-\$149,975
<b>Final List to Sale Price - \$</b>	<b>-\$8,592</b>	-\$3,985	-\$8,320	-\$12,717	-\$15,593	-\$27,958	-\$158,725
<b>Original List to Sale Price - %</b>	<b>93.58%</b>	94.41%	94.06%	93.50%	90.79%	92.93%	92.45%
<b>Final List to Sale Price - %</b>	<b>96.67%</b>	97.61%	97.08%	96.43%	96.62%	95.68%	92.04%

**Days on the Market**

Avg Days Listing to Contract	66	60	60	81	89	93	195
Combined Avg Days to Contract	68	59	68	89	98	89	237
Avg Days Listing to Closing	111	104	109	125	129	136	265
Avg Days Contract to Close	44	43	48	43	40	43	69

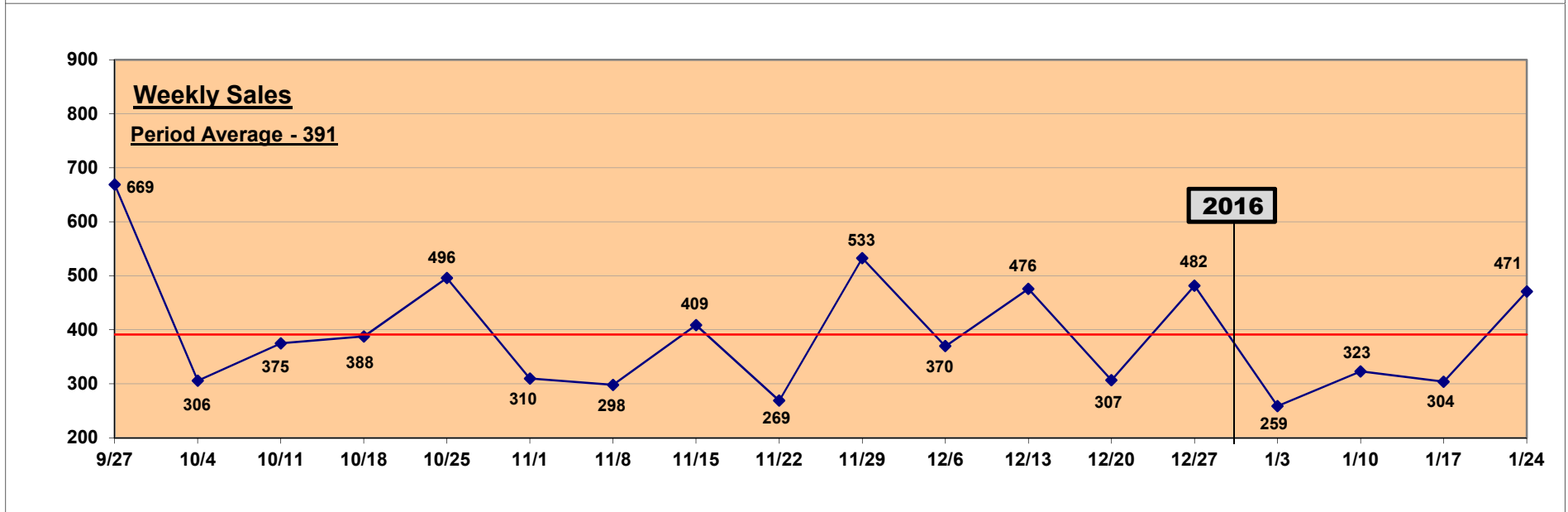
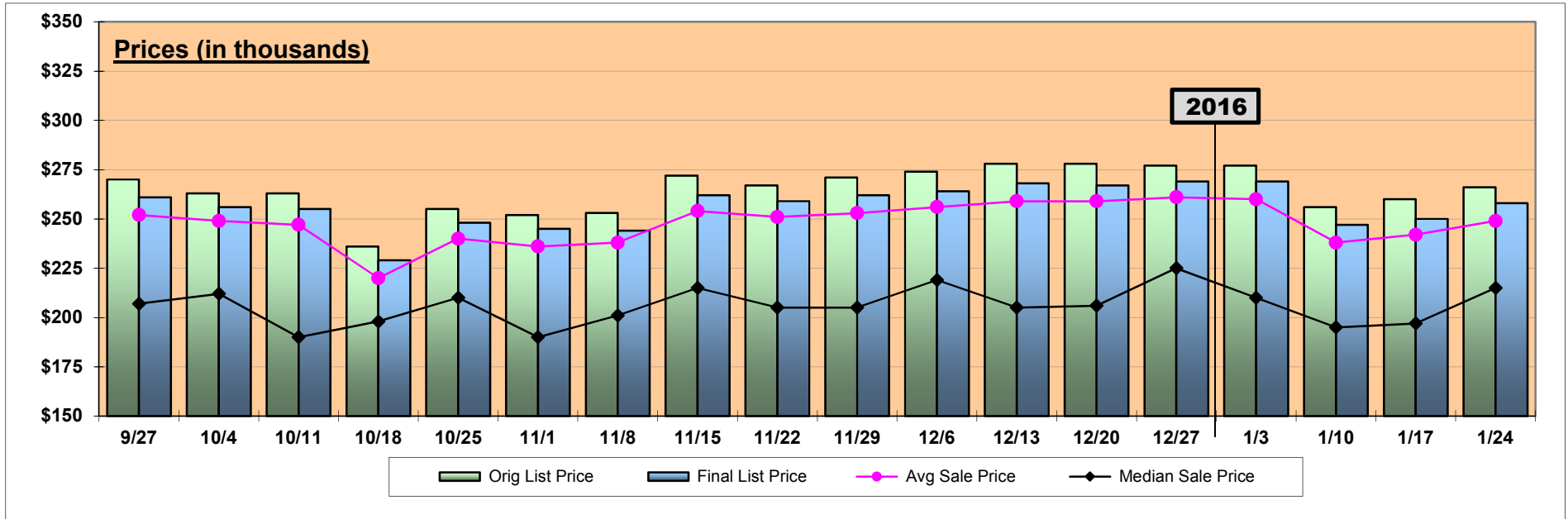
**Beds / Baths**

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

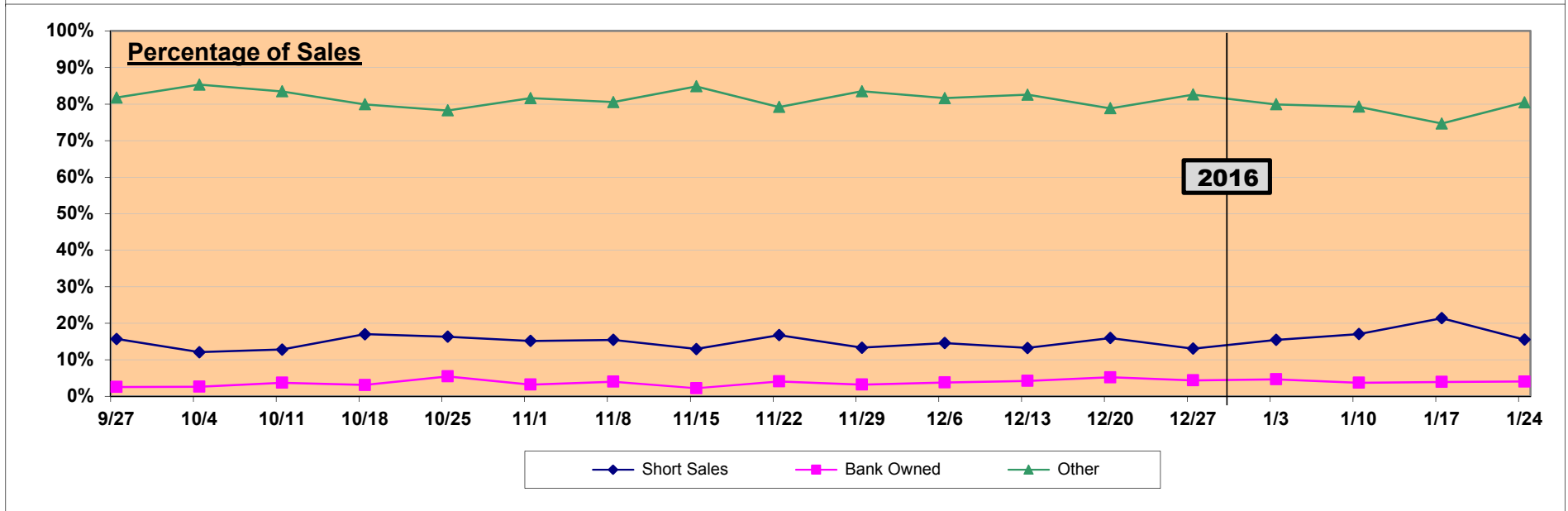
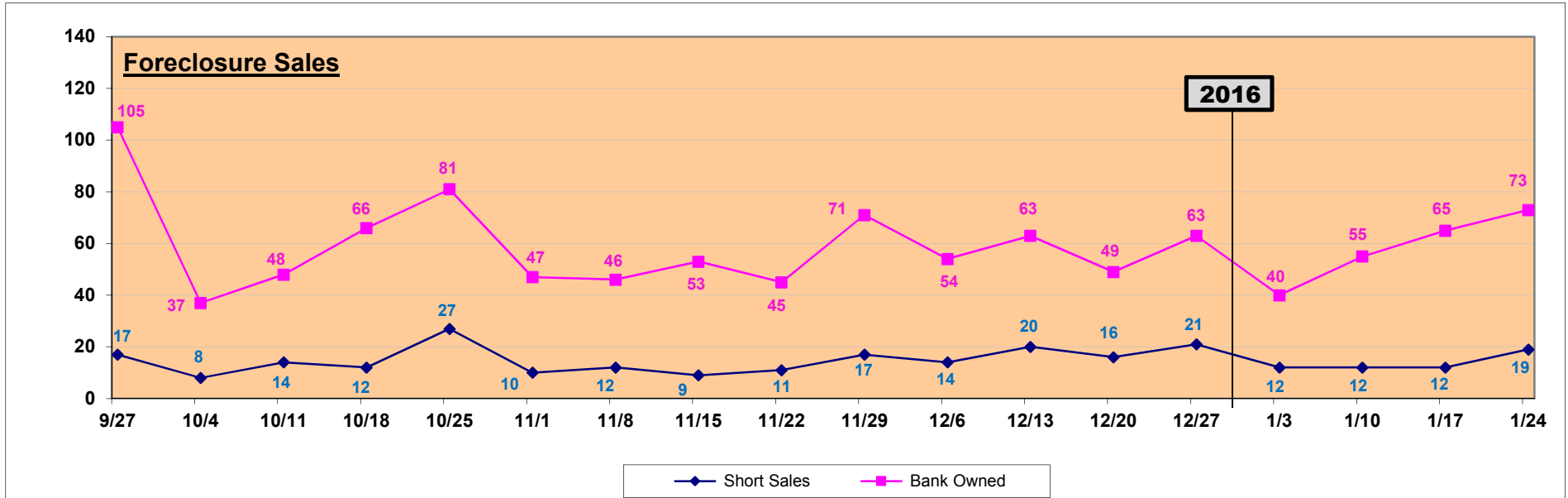
**Square Footage**

Average Square Feet	2,051	1,658	2,313	2,573	3,220	3,508	5,184
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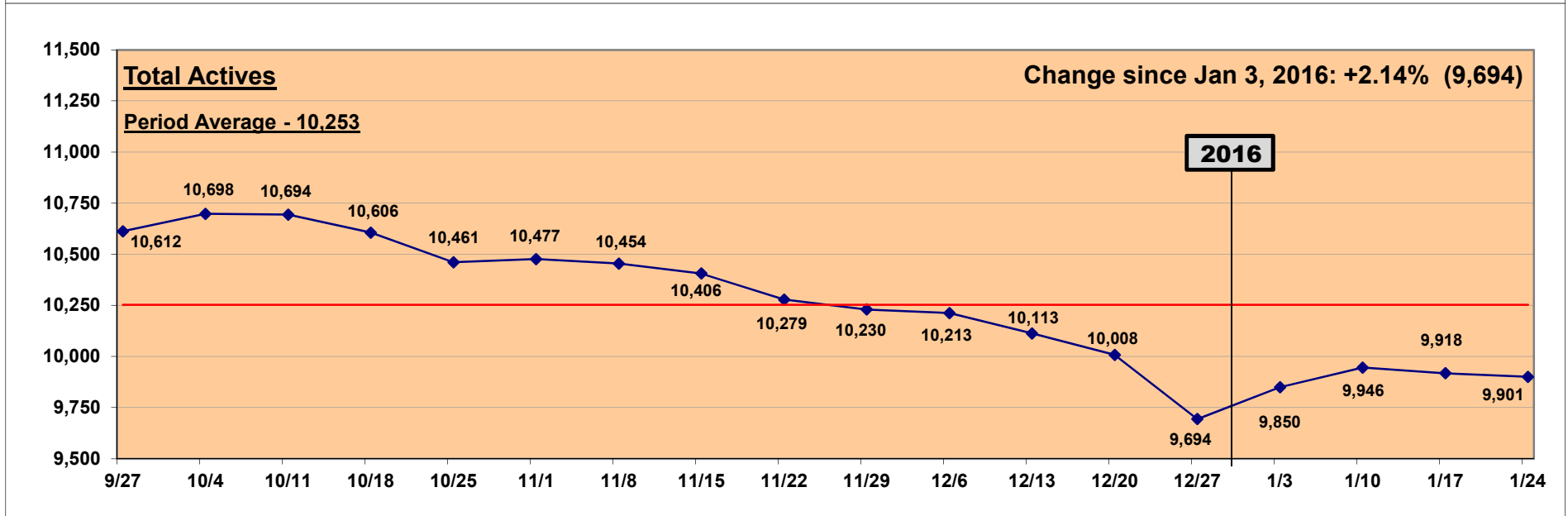
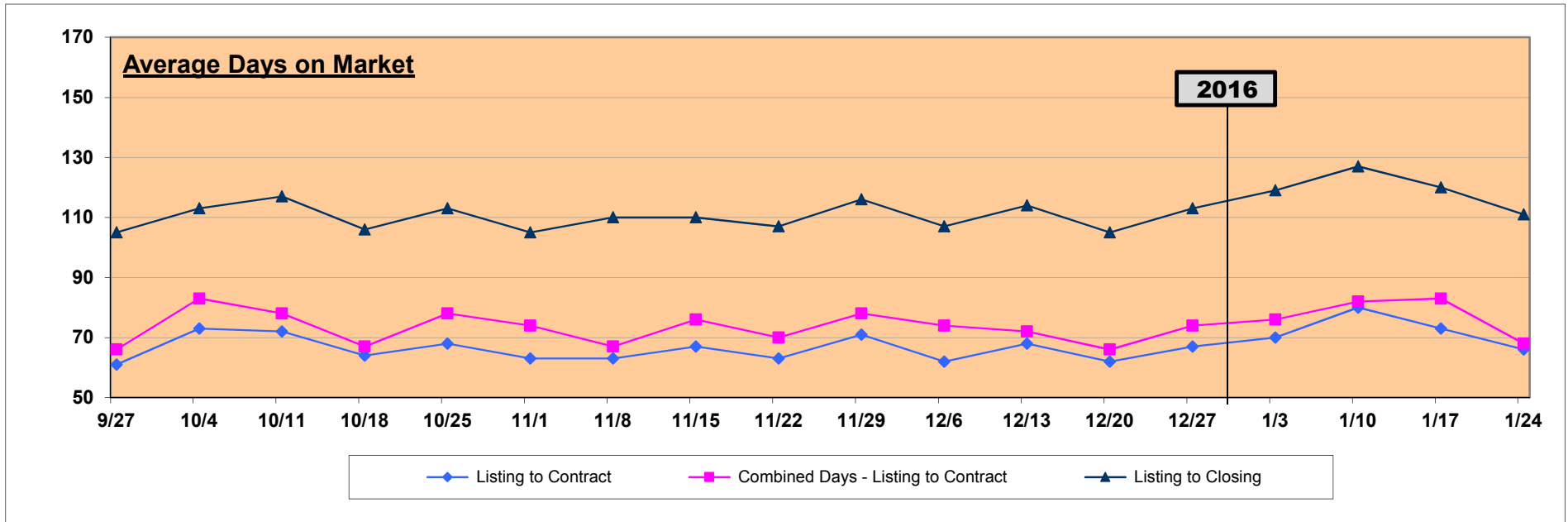
**Single Family Homes**



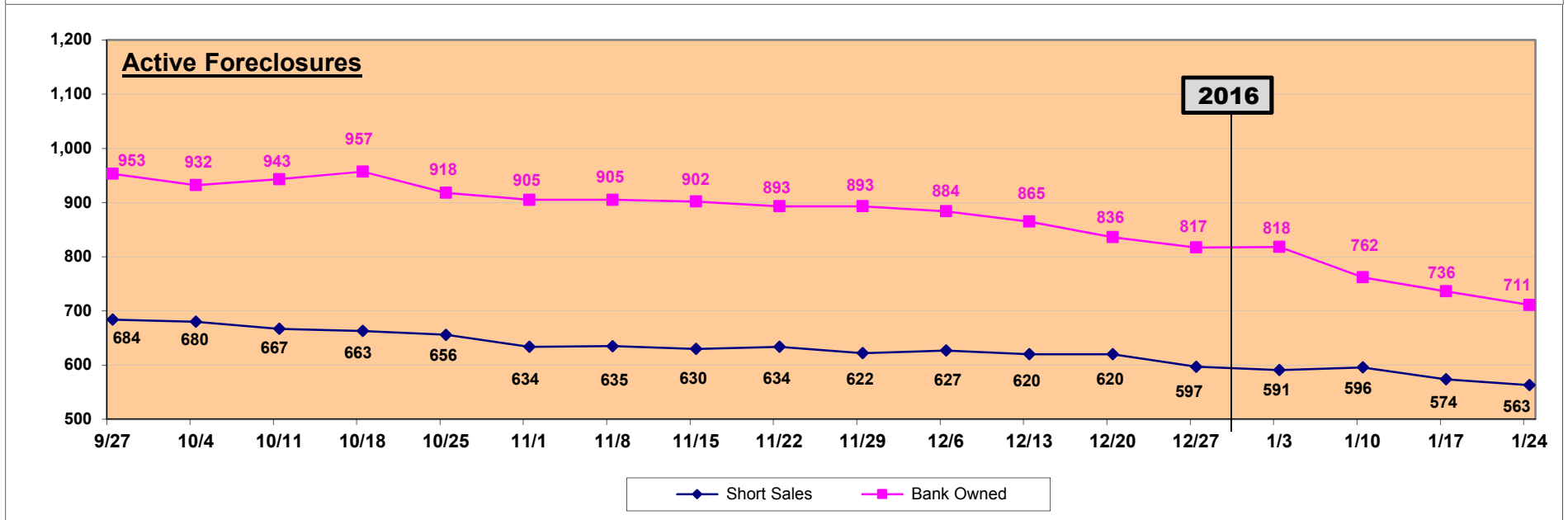
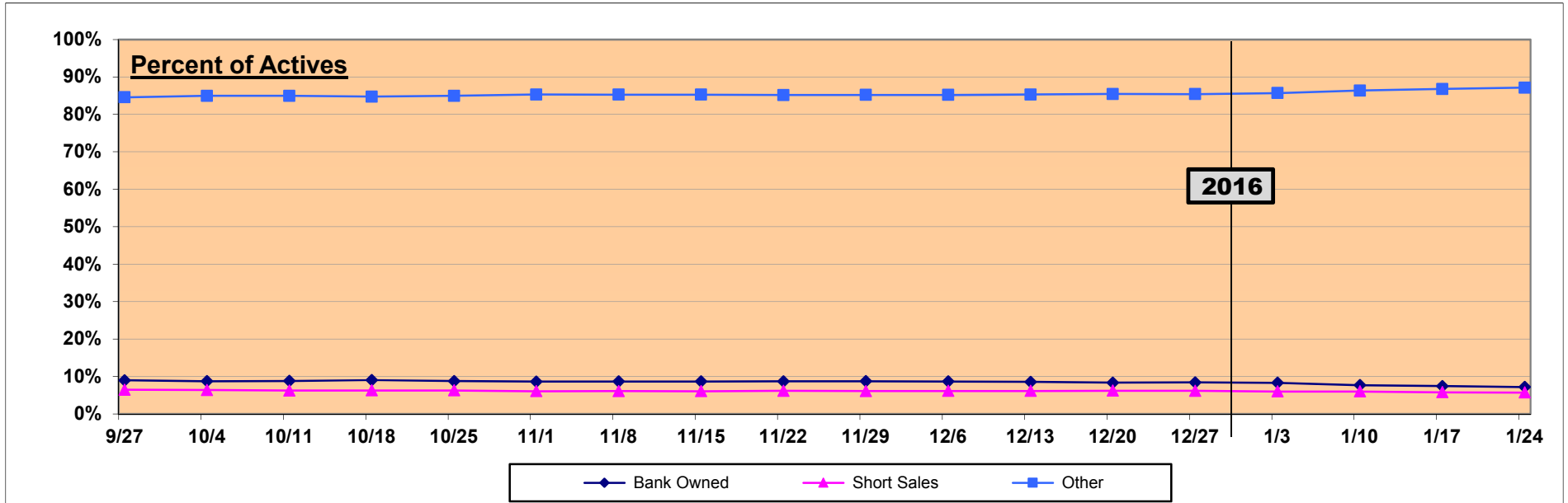
**Single Family Homes**



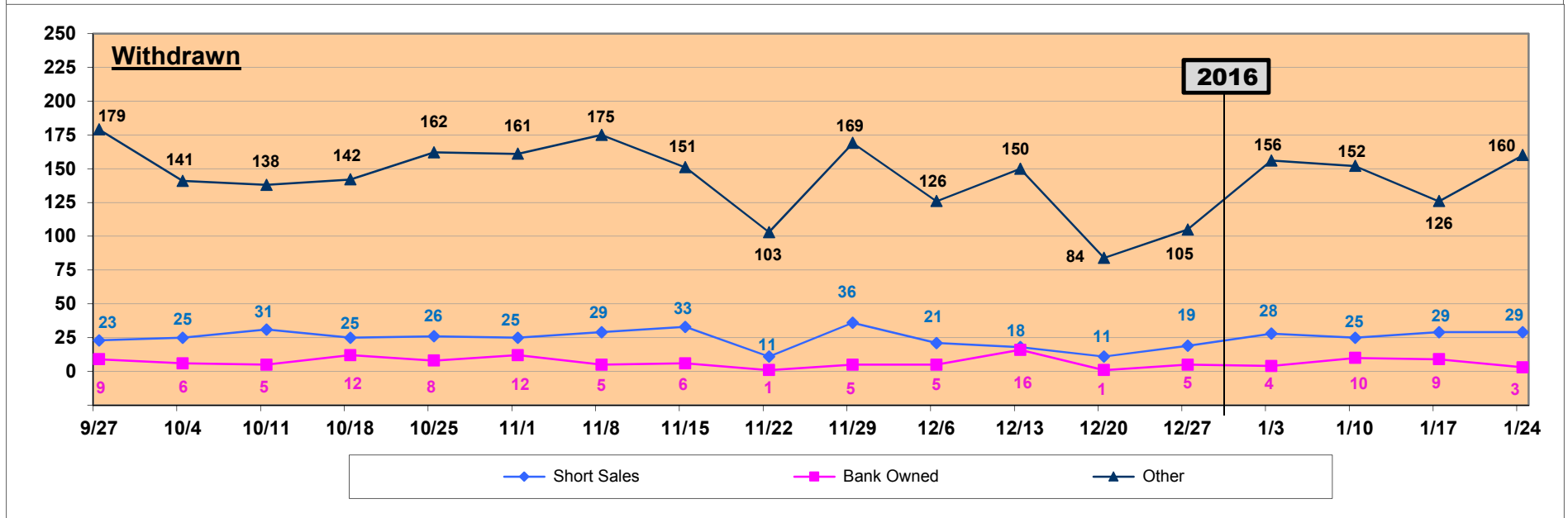
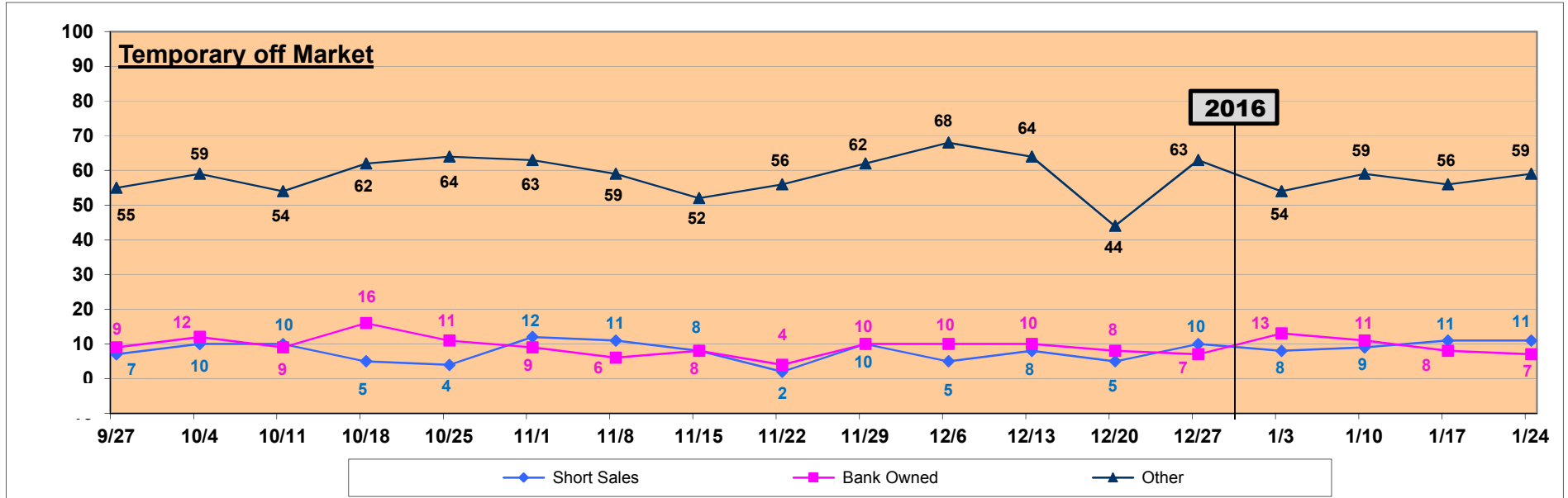
**Single Family Homes**



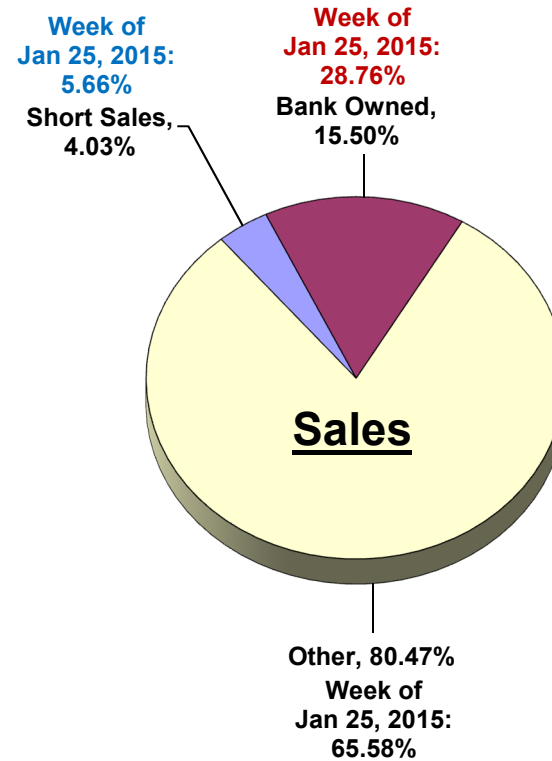
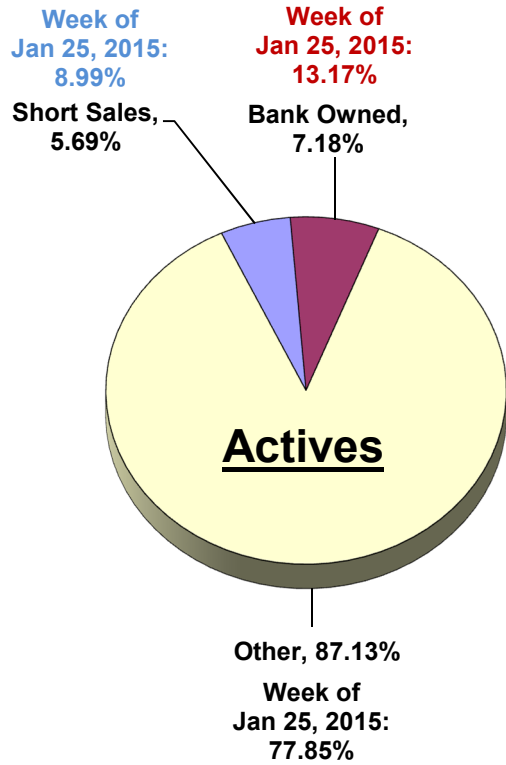
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Monday Morning Quarterback**  
01/24/2016 - 01/30/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 91 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>
<b>Seminole County</b>		<b>14</b>	<b>\$214,957</b>	<b>3.8</b>	<b>2.2</b>	<b>1,929</b>	<b>\$111.46</b>
Casselberry	32707	1	\$215,000	3.0	2.0	1,829	\$117.55
Winter Springs / Tuskawilla	32708	3	\$215,000	3.0	2.0	1,651	\$130.22
Altamonte Springs / Forest City	32714	2	\$215,000	5.0	3.0	2,110	\$101.90
Lake Mary / Heathrow	32746	2	\$214,900	4.0	2.0	1,847	\$116.35
Maitland / Eatonville	32751	1	\$214,900	5.0	3.0	2,416	\$88.95
Oviedo	32765	1	\$215,000	3.0	2.0	1,804	\$119.18
Sanford / Lake Forest	32771	1	\$214,900	3.0	2.0	1,592	\$134.99
Sanford (South)	32773	1	\$214,999	4.0	2.0	1,874	\$114.73
Longwood / Wekiva Springs	32779	2	\$214,900	4.0	2.0	2,309	\$93.07
<b>Orange County</b>		<b>36</b>	<b>\$214,922</b>	<b>3.6</b>	<b>2.1</b>	<b>1,888</b>	<b>\$113.81</b>
Apopka (North)	32712	4	\$214,950	3.0	2.0	1,906	\$112.78
Winter Park (West)	32789	2	\$214,700	4.0	2.0	1,560	\$137.63
College Park	32804	1	\$215,000	3.0	2.0	1,350	\$159.26
Pine Hills / Rosemont	32808	1	\$215,000	5.0	3.0	2,642	\$81.38
Lockhart	32810	2	\$214,950	4.0	2.0	2,212	\$97.17
Union Park	32817	3	\$215,000	3.0	2.0	1,676	\$128.28
Hiawassee	32818	2	\$214,850	4.0	2.0	2,052	\$104.70
Sand Lake / Bay Hill	32819	1	\$214,900	3.0	2.0	1,936	\$111.00
Williamsburg / Lake Bryan	32821	2	\$214,700	3.0	2.0	1,748	\$122.83
Taft	32824	4	\$214,975	4.0	2.0	2,292	\$93.79
Rio Pinar / Union Park	32825	2	\$214,950	4.0	2.0	1,624	\$132.36
Waterford Lakes	32828	1	\$215,000	3.0	2.0	1,684	\$127.67
Union Park / Chickasaw	32829	1	\$215,000	3.0	2.0	1,651	\$130.22
Metro West / Orlo Vista	32835	1	\$215,000	3.0	2.0	1,654	\$129.99
Hunters Creek	32837	3	\$214,967	4.0	2.0	1,848	\$116.32
Pine Castle / Edgewood	32839	1	\$215,000	4.0	3.0	1,721	\$124.93
Ocoee	34761	3	\$215,000	4.0	2.0	2,053	\$104.72
Winter Garden / Oakland	34787	2	\$214,700	3.0	2.0	1,716	\$125.12

**Where are the 91 Single Family Homes available for the Median Price of \$215,000? (cont'd)**

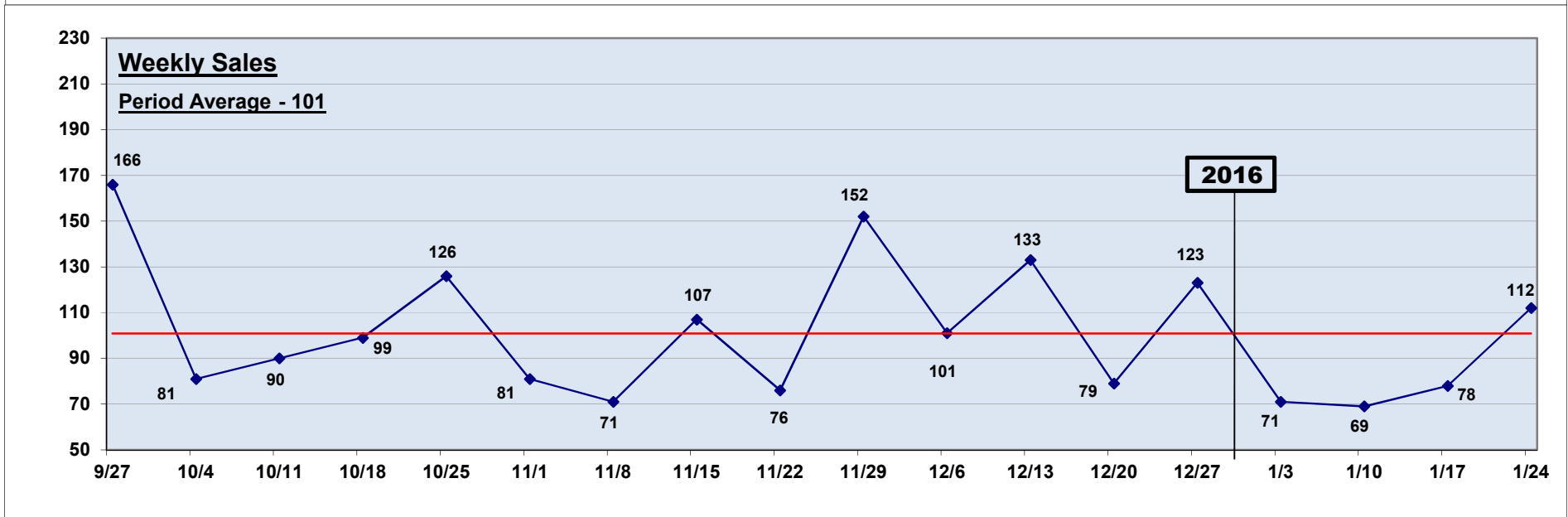
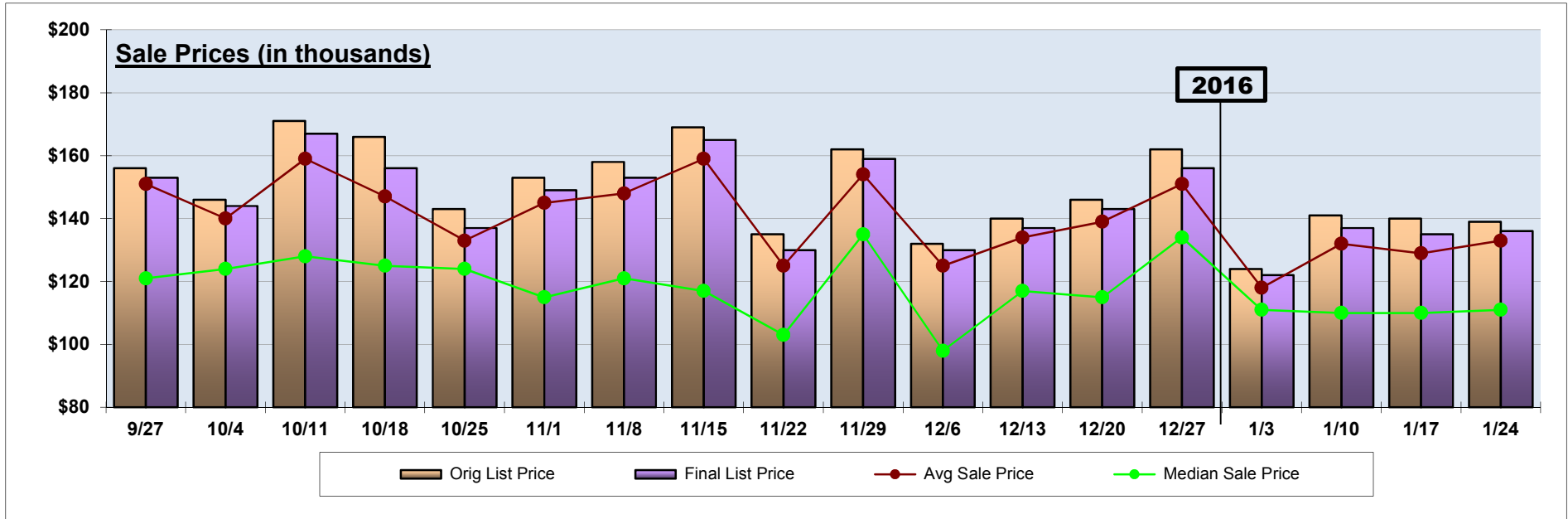
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Osceola County</b>		<b>22</b>	<b>\$214,981</b>	<b>4.2</b>	<b>2.2</b>	<b>2,117</b>	<b>\$101.57</b>
Davenport	33896	1	\$215,000	4.0	2.0	1,976	\$108.81
Kissimmee (Central)	34741	1	\$214,900	4.0	2.0	2,063	\$104.17
Kissimmee (East)	34744	7	\$214,949	4.0	2.0	1,875	\$114.64
Kissimmee (West) / Pleasant Hill	34746	3	\$215,000	4.0	2.0	2,034	\$105.70
Kissimmee / Celebration	34747	2	\$214,925	5.0	3.0	1,920	\$111.94
Kissimmee / Poinciana	34758	2	\$215,000	4.0	2.0	2,524	\$85.18
St Cloud	34769	2	\$215,150	5.0	3.0	2,686	\$80.10
St Cloud / Canoe Creek	34772	3	\$214,997	4.0	2.0	2,292	\$93.80
St Cloud / Harmony	34773	1	\$214,900	4.0	2.0	2,165	\$99.26
<b>Lake County</b>		<b>19</b>	<b>\$214,973</b>	<b>3.5</b>	<b>2.1</b>	<b>2,176</b>	<b>\$98.80</b>
Eustis (West)	32726	1	\$215,000	3.0	2.0	2,158	\$99.63
Eustis (East)	32736	1	\$214,900	4.0	2.0	2,318	\$92.71
Mount Dora	32757	1	\$215,000	4.0	2.0	2,165	\$99.31
Sorrento / Mt Plymouth	32776	1	\$214,900	4.0	2.0	2,823	\$76.12
Tavares / Mt Plymouth	32778	2	\$214,950	4.0	2.0	2,475	\$86.85
Umatilla / Dona Vista	32784	1	\$215,000	3.0	2.0	1,683	\$127.75
Clermont (Central)	34711	6	\$214,983	3.0	2.0	1,980	\$108.58
Clermont (South)	34714	2	\$214,999	4.0	3.0	2,151	\$99.95
Minneola	34715	1	\$215,000	4.0	2.0	2,005	\$107.23
Leesburg (West)	34748	2	\$214,950	3.0	2.0	2,074	\$103.64
Mascotte	34753	1	\$215,000	5.0	2.0	2,909	\$73.91

**Monday Morning Quarterback**  
01/24/2016 - 01/30/2016  
Lake, Orange, Osceola & Seminole Counties

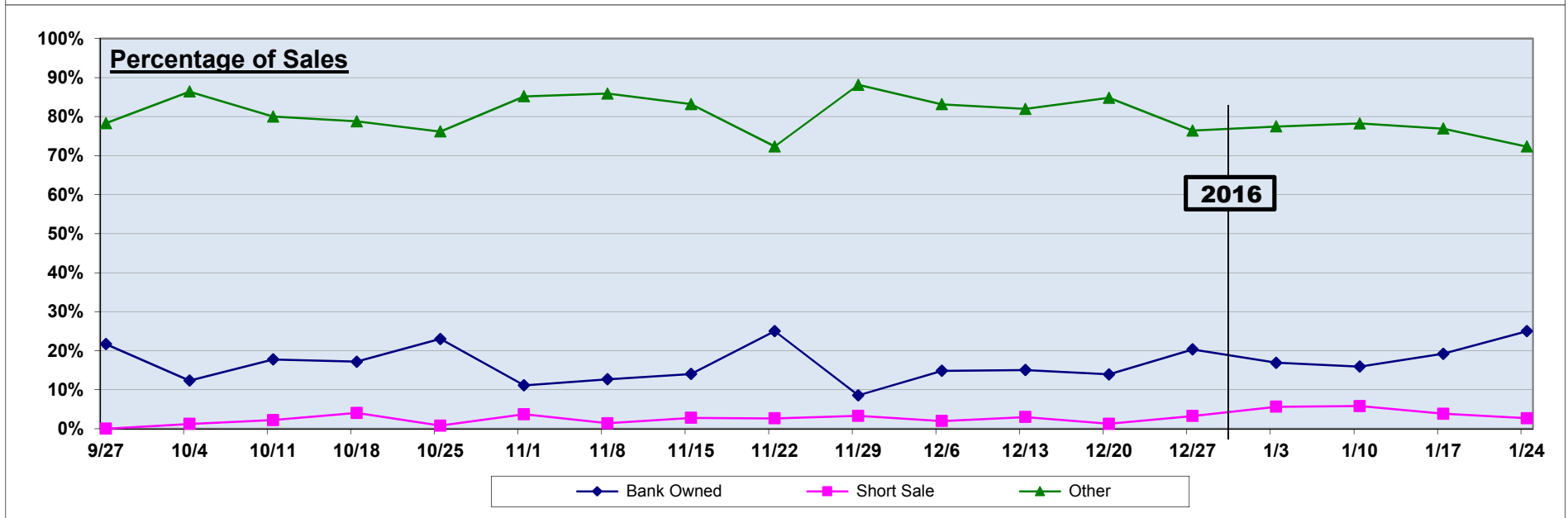
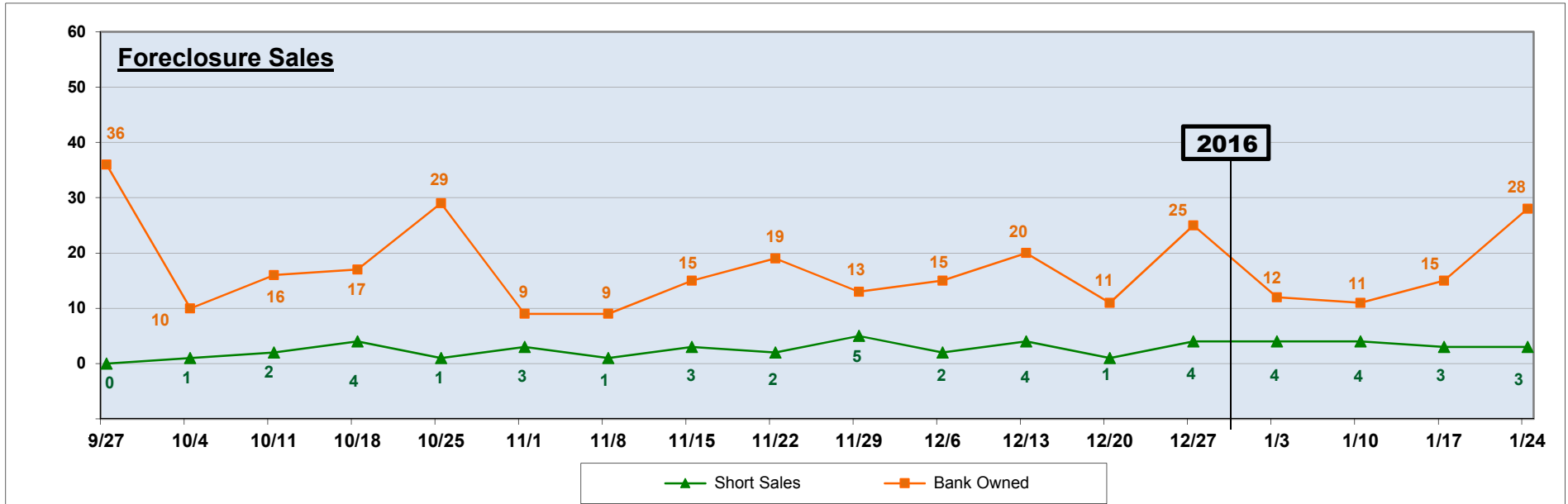
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>112</b>	101	6	4	1	0	0
Bank Owned	28	28	0	0	0	0	0
Short Sales	3	3	0	0	0	0	0
Other	81	70	6	4	1	0	0
<b>Active Listings</b>	<b>2,994</b>	2,408	247	214	50	53	22
Bank Owned	140	130	6	3	1	0	0
Short Sales	109	104	3	1	0	1	0
Other	2,745	2,174	238	210	49	52	22
<b>Months of Inventory</b>	<b>6</b>	6	10	12	12	0	0
<b><u>List Price</u></b>							
Average Original List Price	\$139,469	\$119,076	\$285,298	\$358,248	\$449,000	\$0	\$0
Average Final List Price	\$136,012	\$116,427	\$279,115	\$337,621	\$449,000	\$0	\$0
<b><u>Sale Price</u></b>							
Average Price	\$132,672	\$113,508	\$269,998	\$339,998	\$415,000	\$0	\$0
Median Price	\$110,500	\$108,800	\$269,495	\$332,500	\$415,000	\$0	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$3,457	-\$2,649	-\$6,183	-\$20,627	\$0	\$0	\$0
Original List to Sale Price - \$	-\$6,797	-\$5,568	-\$15,300	-\$18,250	-\$34,000	\$0	\$0
Final List to Sale Price - \$	-\$3,340	-\$2,919	-\$9,117	\$2,377	-\$34,000	\$0	\$0
Original List to Sale Price - %	95.13%	95.32%	94.64%	94.91%	92.43%	0.00%	0.00%
Final List to Sale Price - %	97.54%	97.49%	96.73%	100.70%	92.43%	0.00%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	75	76	36	126	13	0	0
Combined Avg Days to Contract	65	64	36	161	13	0	0
Avg Days Listing to Closing	113	114	70	177	50	0	0
Avg Days Contract to Close	38	38	33	50	36	0	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	3	3	2	0	0
Average Full Baths	2	2	2	3	2	0	0
Average Half Baths	0	0	1	0	0	0	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,264	1,210	1,795	1,782	1,486	0	0

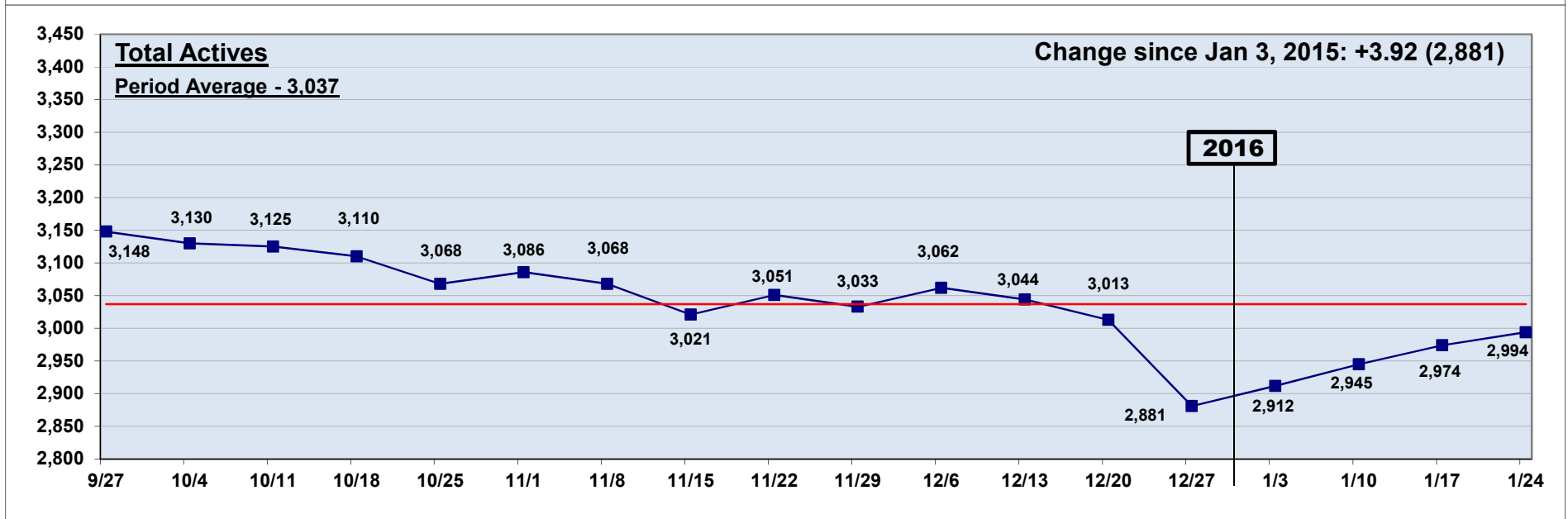
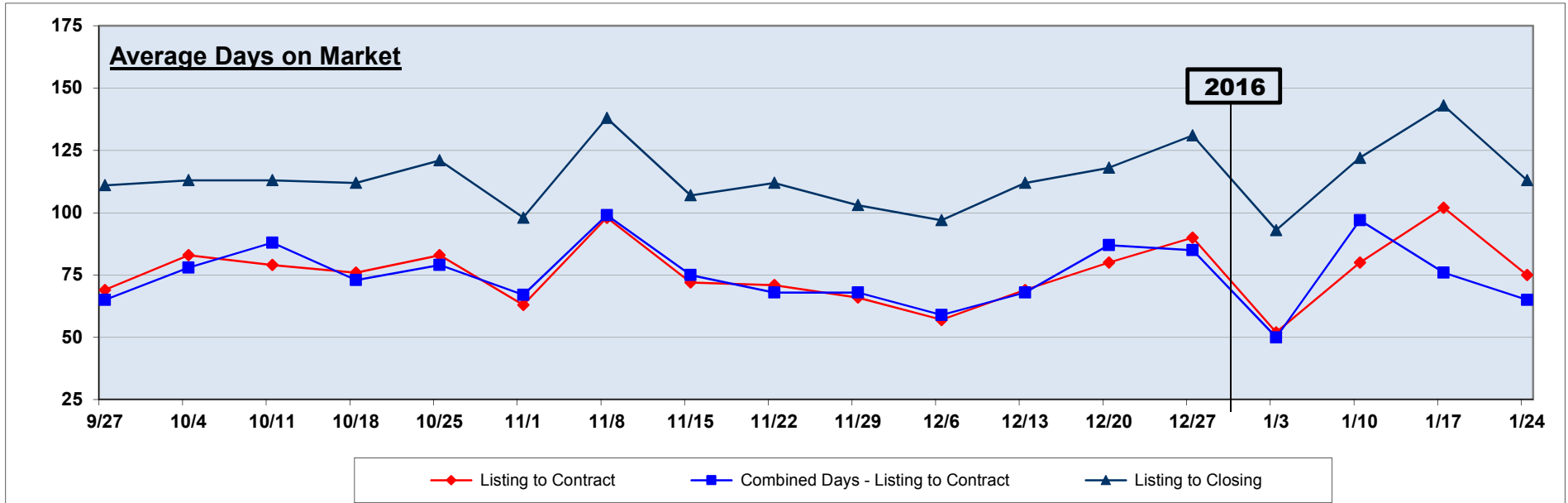
**Condos, Townhomes, Villas**



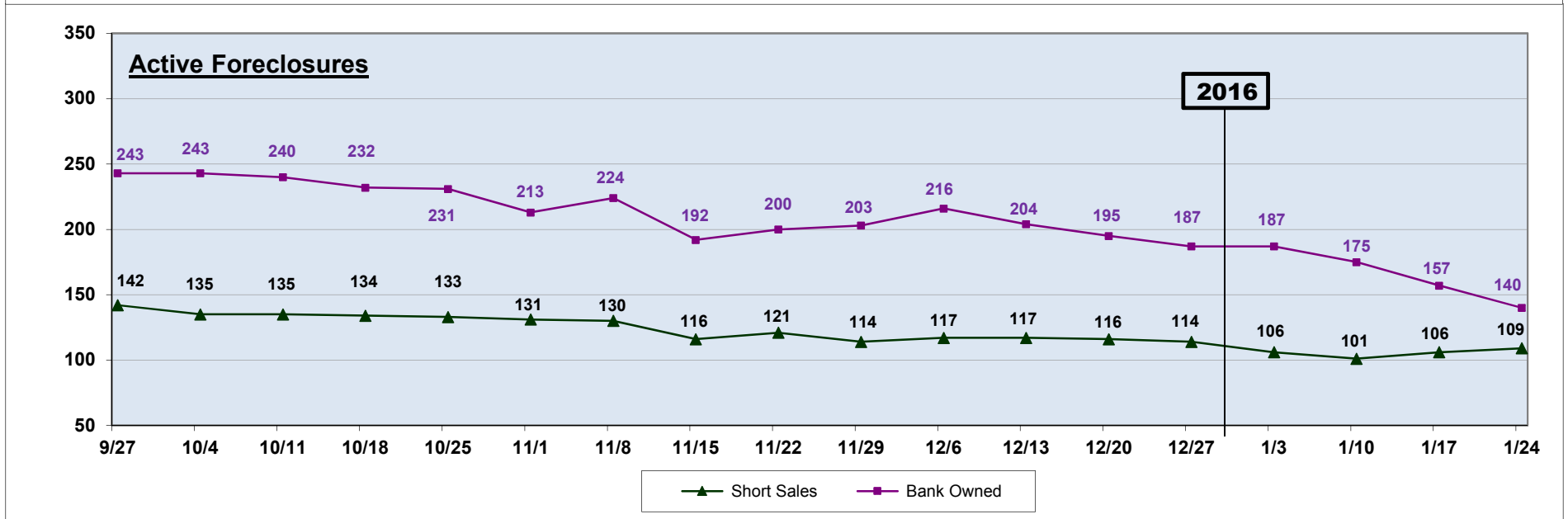
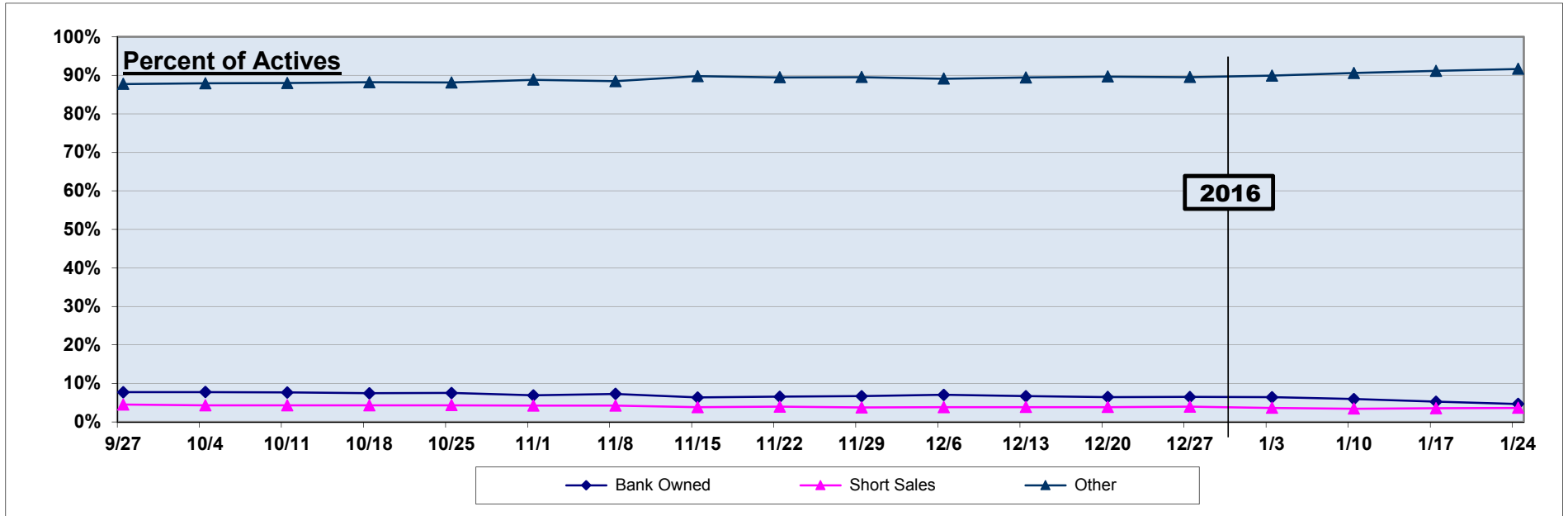
**Condos, Townhomes, Villas**



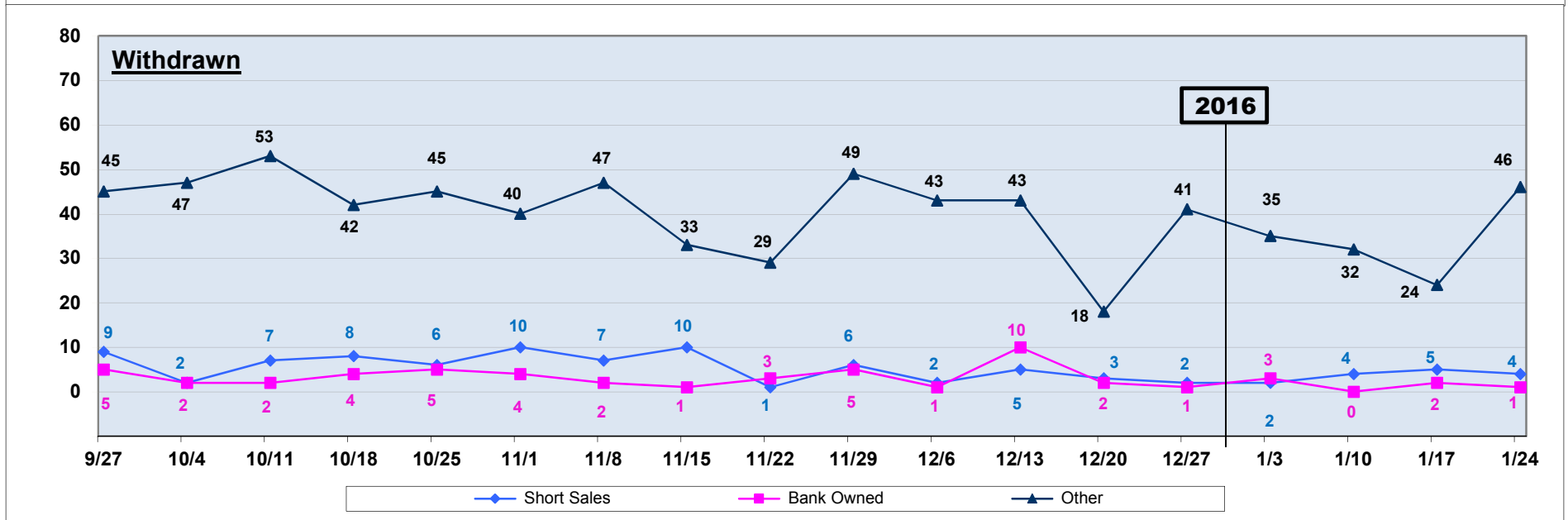
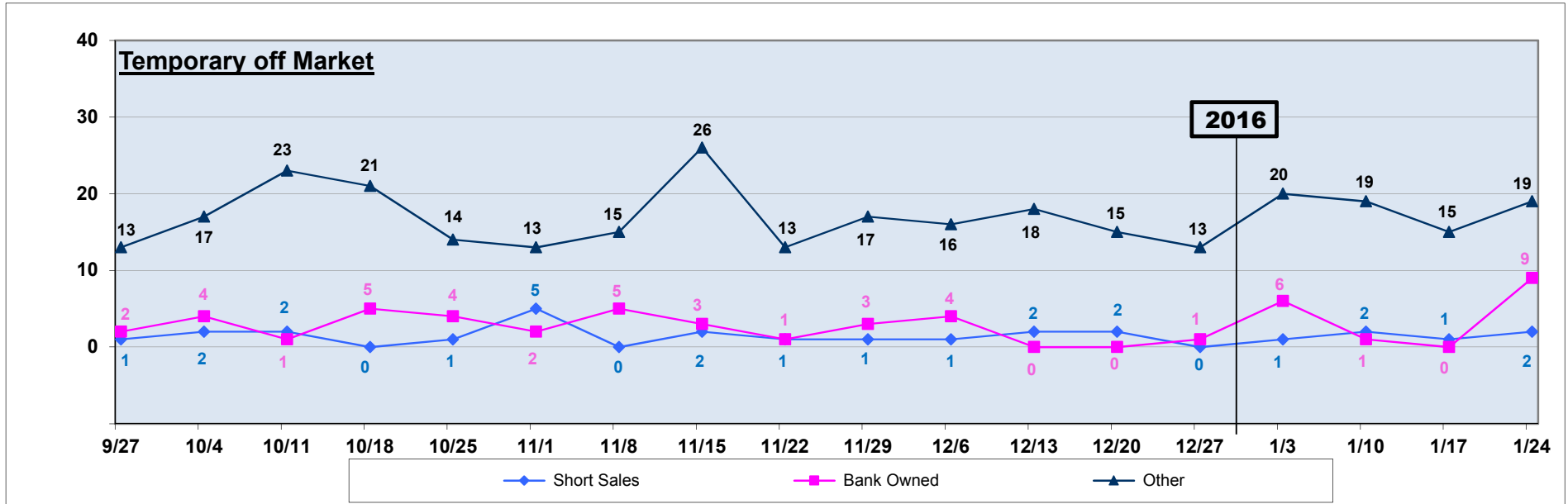
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

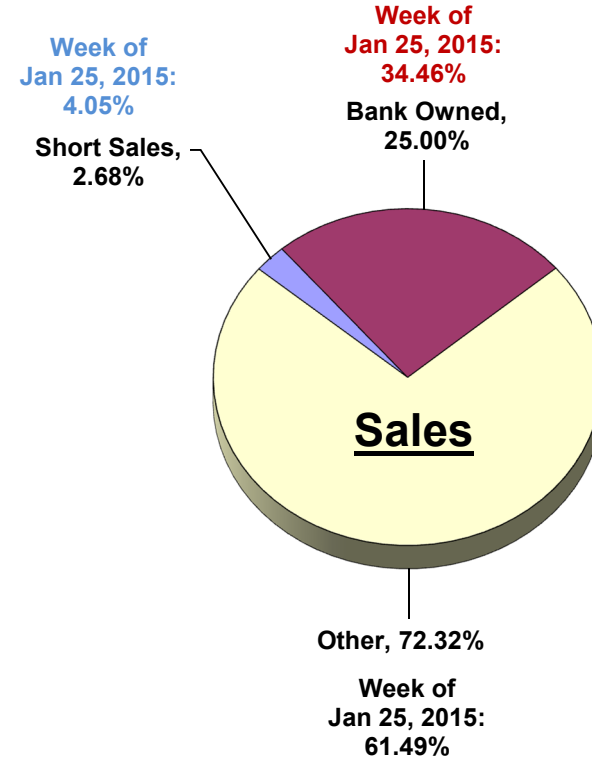
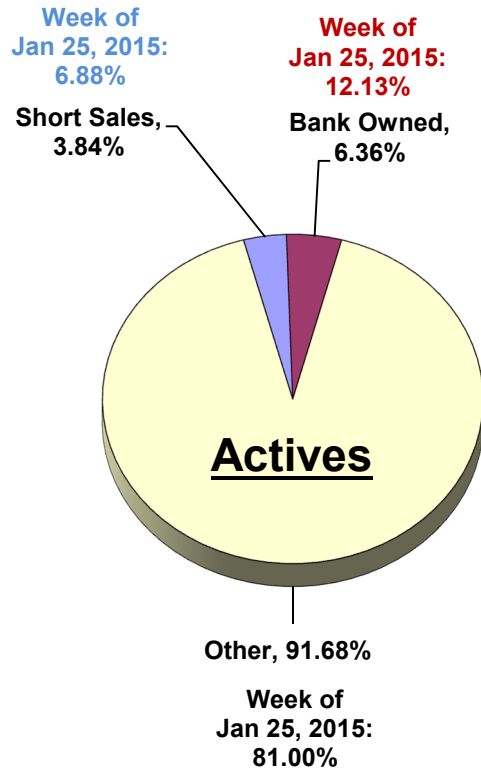


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Where are the 36 Condos, Townhomes, or Villas available for the Median Price of \$110,500?**

<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>7</b>	<b>\$110,143</b>	<b>2.6</b>	<b>2.0</b>	<b>1,271</b>	<b>\$86.63</b>
Altamonte Springs (East)	32701	2	\$110,000	3.0	2.0	1,234	\$89.14
Winter Springs / Tuskawilla	32708	1	\$110,000	2.0	2.0	1,344	\$81.85
Altamonte Springs / Forest City	32714	1	\$111,000	4.0	2.0	1,440	\$77.08
Sanford (South)	32773	3	\$110,000	2.0	2.0	1,216	\$90.46
<b>Orange County</b>		<b>23</b>	<b>\$110,039</b>	<b>1.8</b>	<b>1.8</b>	<b>1,041</b>	<b>\$105.74</b>
Azalea Park	32807	1	\$110,000	2.0	2.0	924	\$119.05
Orlo Vista	32811	4	\$110,000	2.0	2.0	1,088	\$101.10
Union Park	32817	1	\$110,000	2.0	2.0	1,093	\$100.64
Williamsburg / Lake Bryan	32821	4	\$110,000	1.0	1.0	785	\$140.13
Ventura	32822	5	\$110,000	2.0	2.0	1,104	\$99.64
Taft	32824	1	\$110,000	3.0	2.0	1,100	\$100.00
Union Park / Chickasaw	32829	1	\$110,000	2.0	2.0	1,112	\$98.92
Wedgfield	32833	1	\$110,000	2.0	2.0	1,036	\$106.18
Metro West / Orlo Vista	32835	4	\$110,225	2.0	2.0	1,199	\$91.93
Hunters Creek	32837	1	\$110,000	1.0	1.0	861	\$127.76
<b>Osceola County</b>		<b>5</b>	<b>\$110,160</b>	<b>3.0</b>	<b>2.0</b>	<b>1,244</b>	<b>\$88.52</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$110,000	3.0	2.0	1,070	\$102.80
Kissimmee (West) / Pleasant Hill	34746	2	\$110,000	3.0	2.0	1,246	\$88.28
Kissimmee / Celebration	34747	2	\$110,400	3.0	2.0	1,330	\$83.01
<b>Lake County</b>		<b>1</b>	<b>\$110,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,064</b>	<b>\$103.38</b>
Tavares / Mt Plymouth	32778	1	\$110,000	2.0	2.0	1,064	\$103.38