



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

- Sales of single-family homes decreased to 435 during the week of July 3, from 841 the week prior
- The median price of single family homes decreased to \$229,995, a change of -2.1%
- The number of single-family home foreclosure transactions decreased to 24 last week, from 79 the week of June 26
- The number of single-family home short-sale transactions decreased to 18 from 19 the week prior
- Single-family inventory increased by 9, and now sits at 9,923

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

- Sales of condos, townhomes, and villas decreased to 119 during the week of July 3 from 217 the week prior
- The median price of condos, townhomes, and villas decreased to \$130,000, a change of -3.63%
- The number of condo, townhome, and villa foreclosure transactions decreased to 5 last week, from 18 the week of June 26
- The number of condo, townhome and villa short-sale transactions increased to 6 from 4 the week prior
- Condo inventory increased by 39, and now sits at 2,931

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

**Monday Morning Quarterback**  
07/03/2016 - 07/09/2016  
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>435</b>	255	68	60	19	26	7
Bank Owned	24	21	1	2	0	0	0
Short Sales	18	13	2	1	0	1	1
Other	393	221	65	57	19	25	6
<b>Active Listings</b>	<b>9,923</b>	3,462	1,404	1,898	1,007	1,478	674
Bank Owned	411	277	42	55	14	18	5
Short Sales	402	266	46	52	13	20	5
Other	9,110	2,919	1,316	1,791	980	1,440	664
<b>Months of Inventory</b>	<b>5</b>	3	5	7	12	13	22

**List Price**

Average Original List Price	\$295,412	\$180,094	\$283,152	\$364,782	\$481,164	\$692,738	\$2,040,783
Average Final List Price	\$286,888	\$176,960	\$277,032	\$354,022	\$464,438	\$673,393	\$1,894,195

**Sale Price**

Average Price	\$278,638	\$172,070	\$272,441	\$341,709	\$451,954	\$658,221	\$1,800,069
Median Price	\$229,995	\$181,000	\$270,035	\$335,000	\$448,000	\$618,228	\$1,205,000

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$8,524</b>	-\$3,134	-\$6,120	-\$10,760	-\$16,726	-\$19,345	-\$146,588
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$16,774</b>	-\$8,024	-\$10,711	-\$23,073	-\$29,210	-\$34,517	-\$240,714
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$8,250</b>	-\$4,890	-\$4,591	-\$12,313	-\$12,484	-\$15,172	-\$94,126
<b>Original</b> List to <b>Sale</b> Price - %	<b>94.32%</b>	95.54%	96.22%	93.67%	93.93%	95.02%	88.20%
<b>Final</b> List to <b>Sale</b> Price - %	<b>97.12%</b>	97.24%	98.34%	96.52%	97.31%	97.75%	95.03%

**Days on the Market**

Avg Days Listing to Contract	69	59	76	70	69	91	286
Combined Avg Days to Contract	69	52	80	80	84	103	308
Avg Days Listing to Closing	116	107	120	118	109	135	318
Avg Days Contract to Close	46	48	43	47	40	43	31

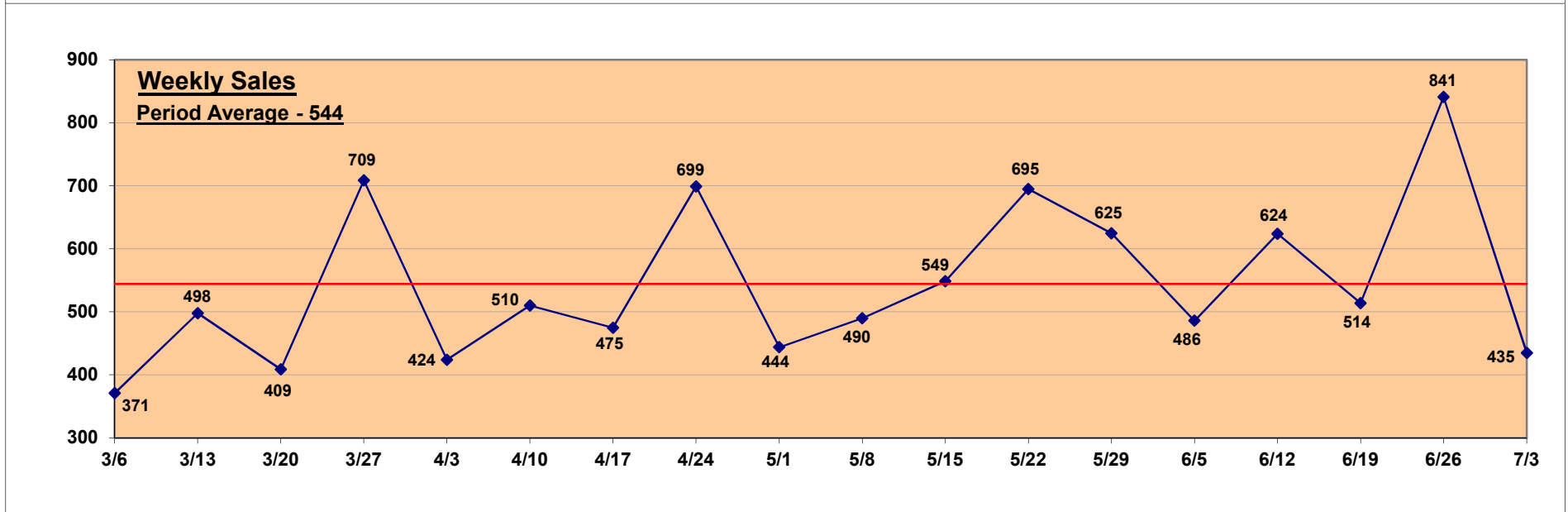
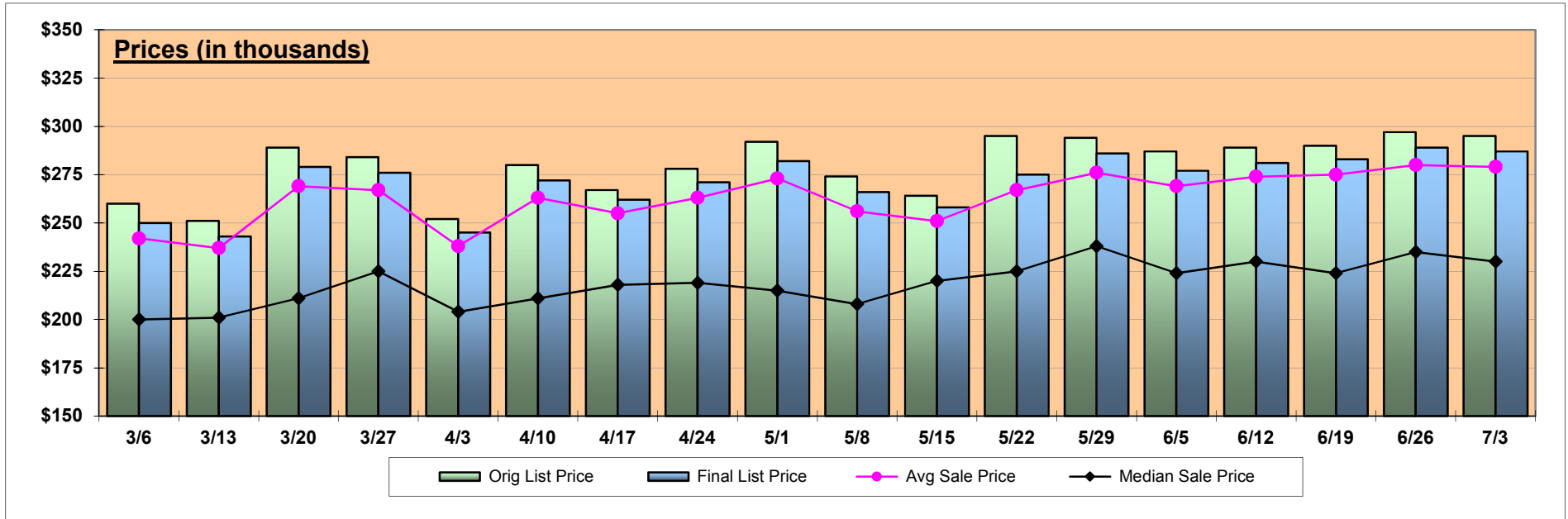
**Beds / Baths**

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

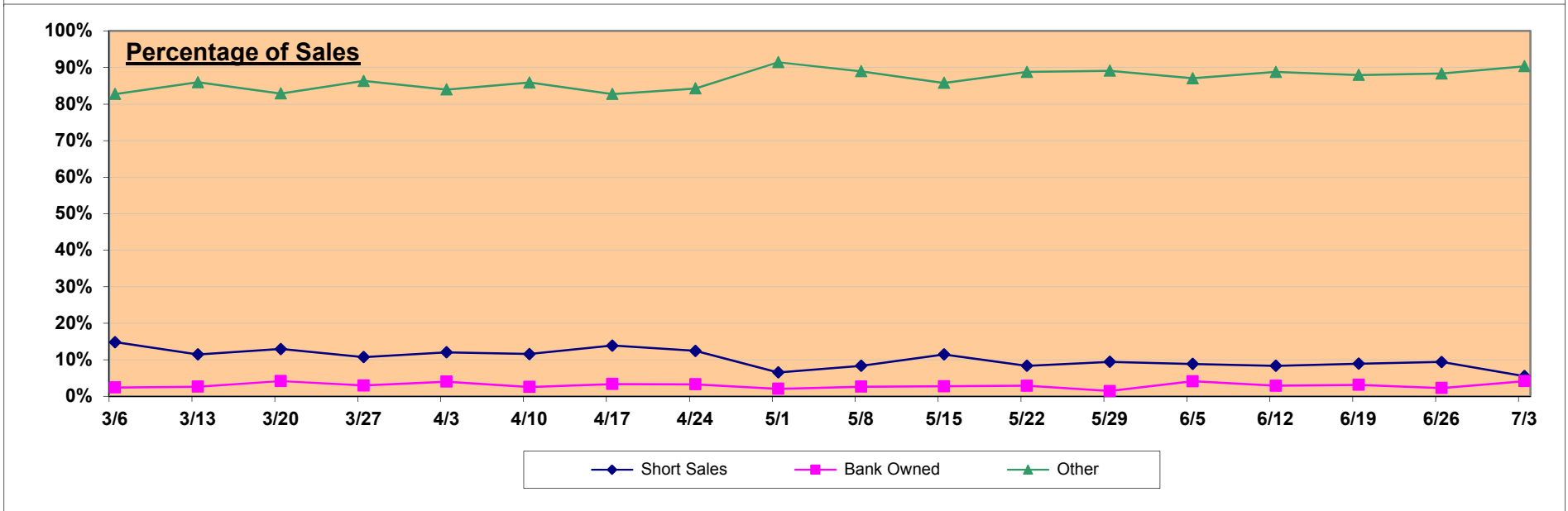
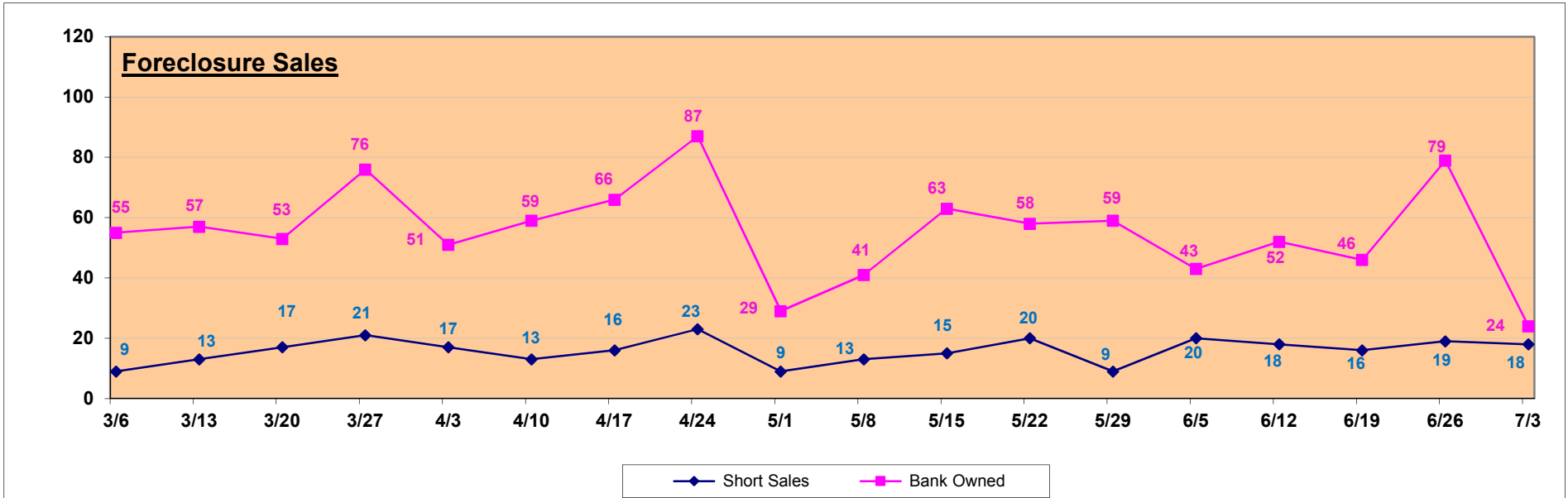
**Square Footage**

Average Square Feet	2,104	1,651	2,308	2,544	2,834	3,620	5,262
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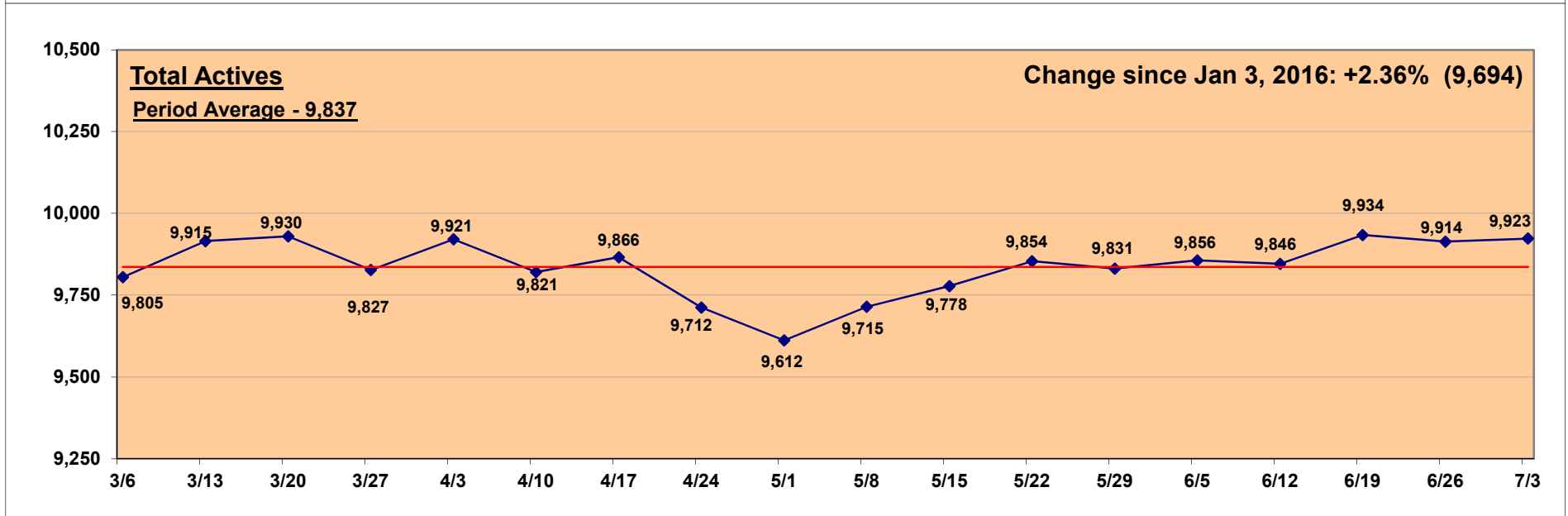
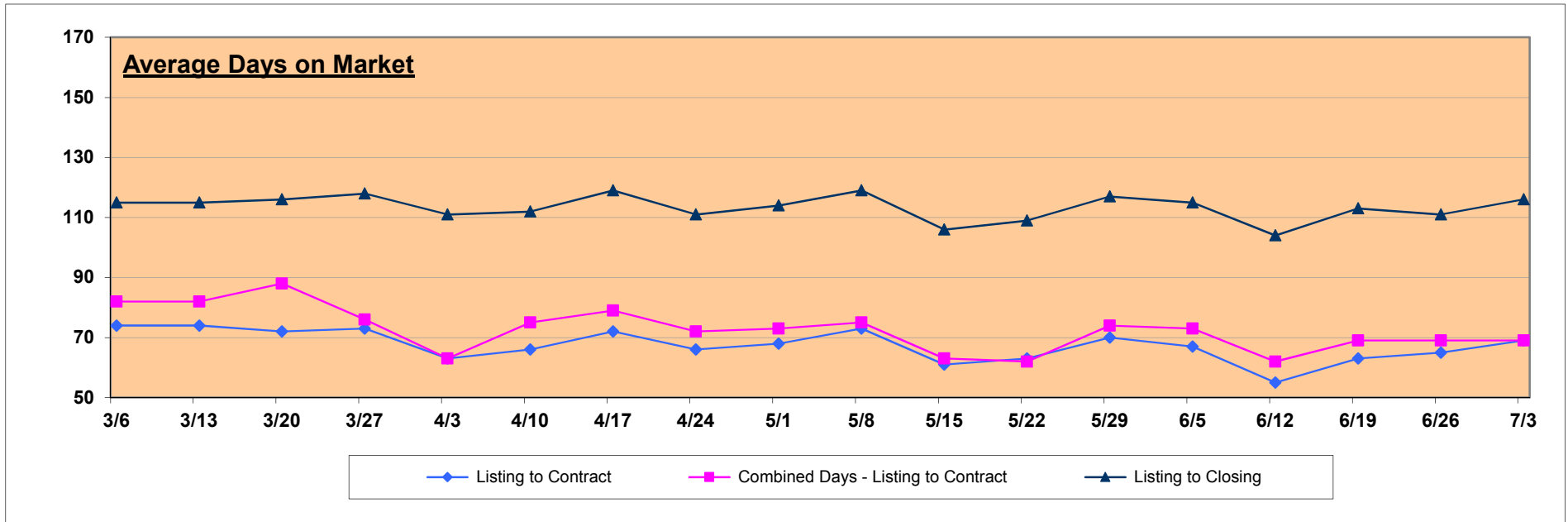
**Single Family Homes**



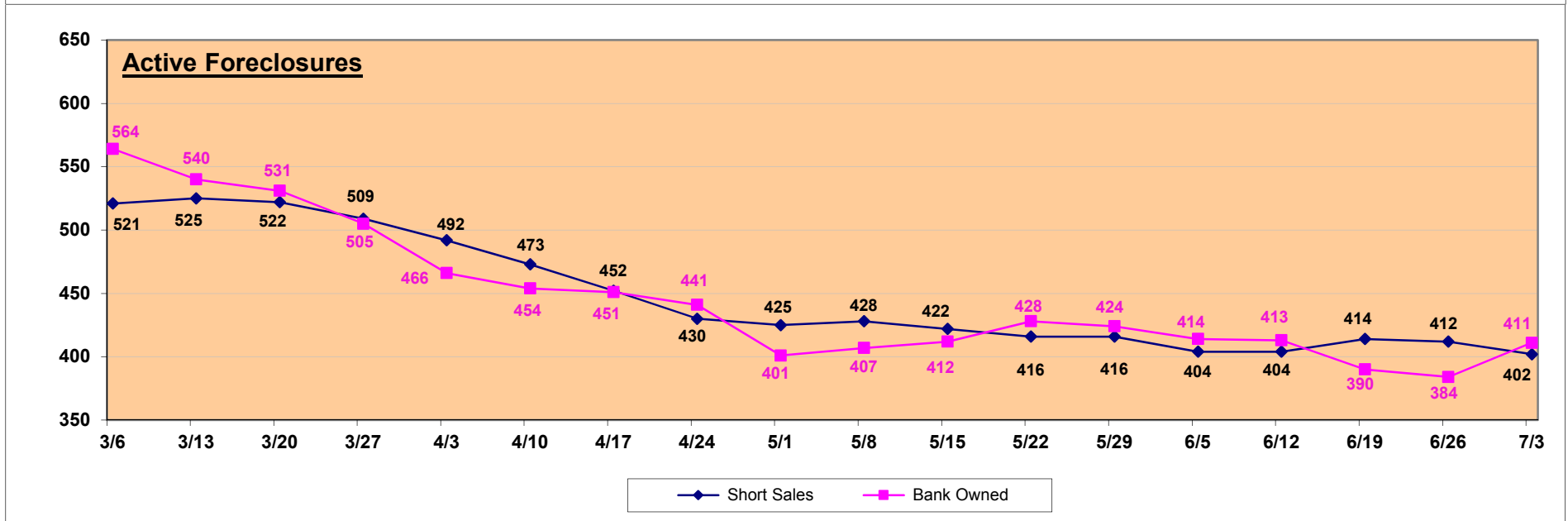
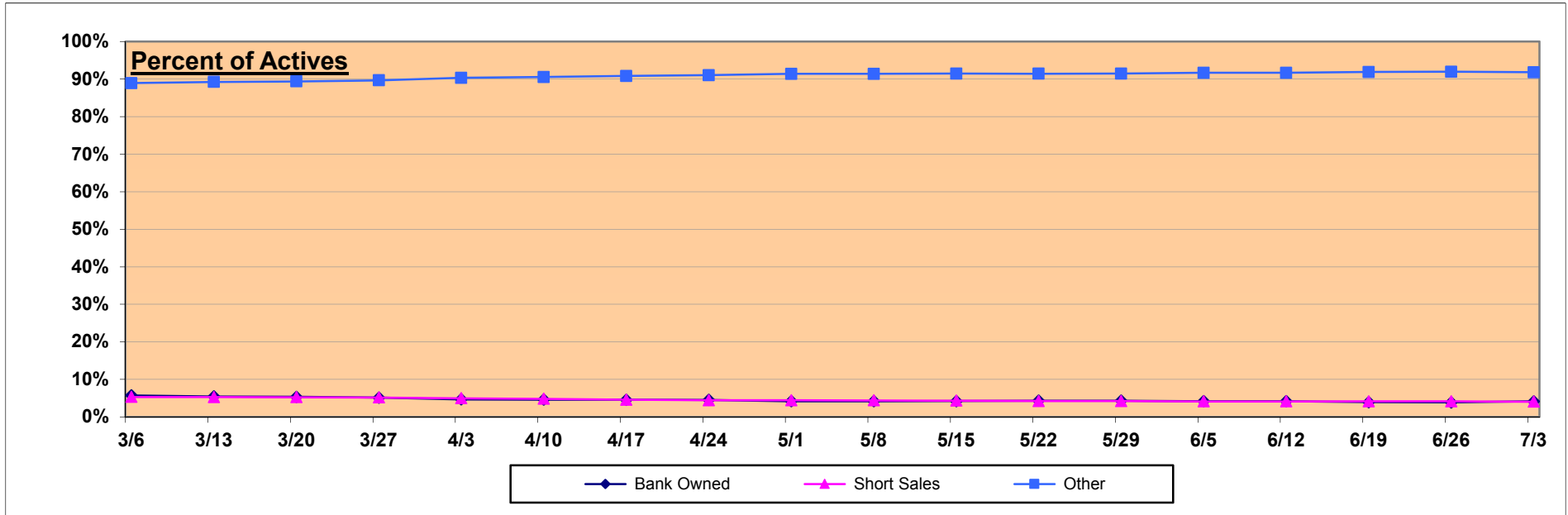
**Single Family Homes**



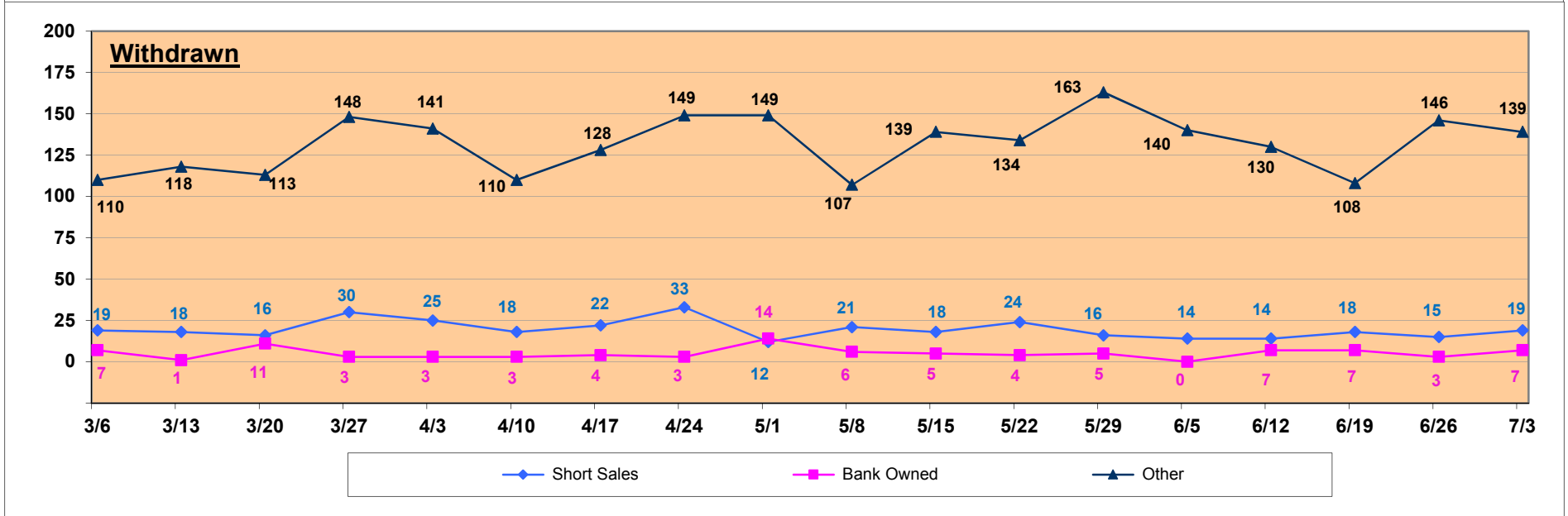
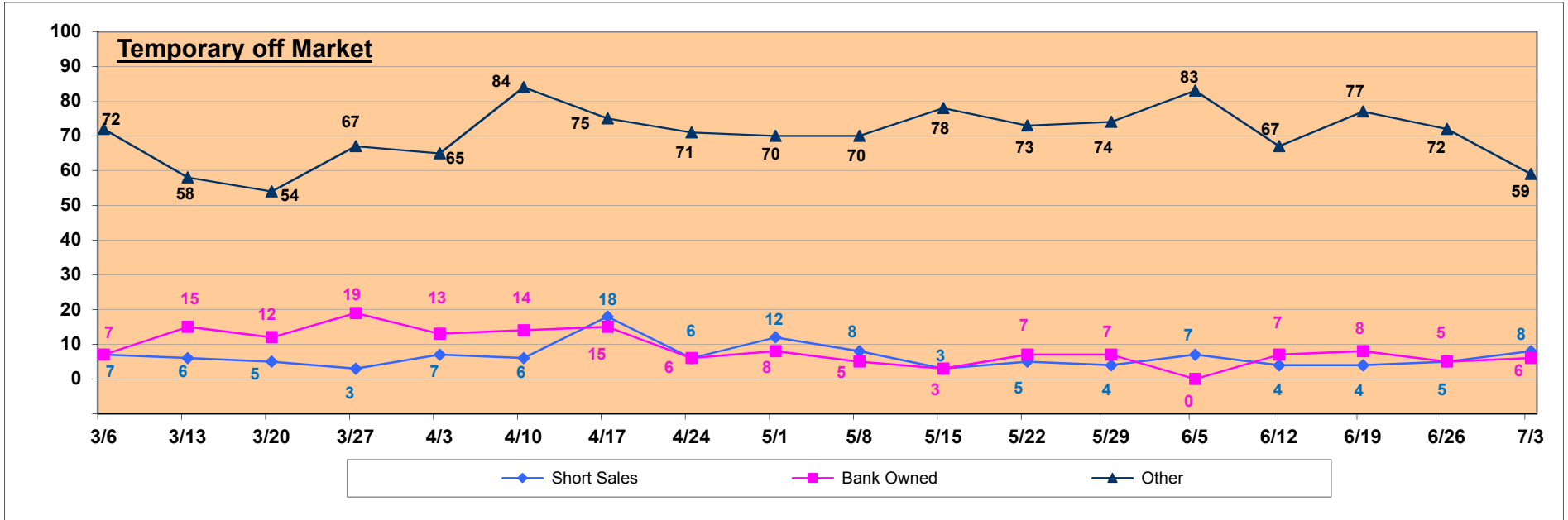
**Single Family Homes**



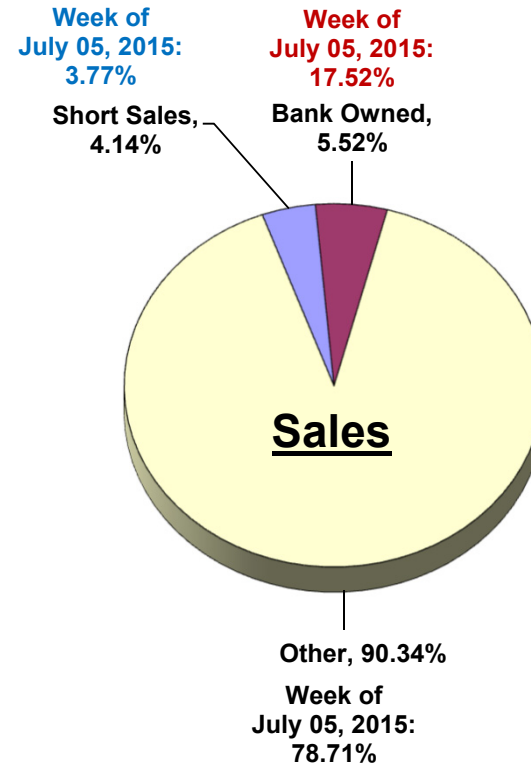
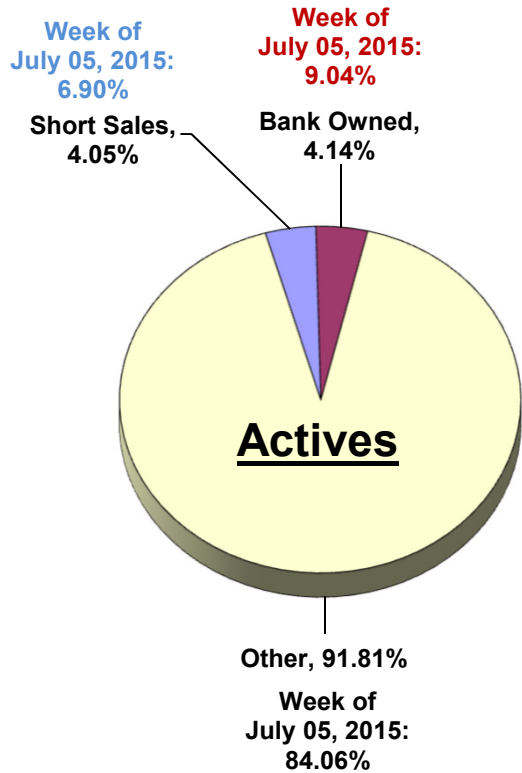
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Where are the 99 Single Family Homes available for the Median Price of \$229,995?**

<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>13</b>	<b>\$229,915</b>	<b>3.0</b>	<b>2.0</b>	<b>1,745</b>	<b>\$131.79</b>
Altamonte Springs (East)	32701	1	\$230,000	3.0	2.0	1,722	\$133.57
Casselberry	32707	1	\$229,900	3.0	2.0	1,617	\$142.18
Fern Park/Casselberry	32730	1	\$229,900	3.0	2.0	1,711	\$134.37
Lake Mary / Heathrow	32746	1	\$229,900	3.0	2.0	1,686	\$136.36
Longwood (East)	32750	2	\$229,950	3.0	2.0	1,766	\$130.21
Oviedo	32765	3	\$230,000	3.0	2.0	1,740	\$132.18
Chuluota/Oviedo	32766	1	\$229,900	3.0	2.0	1,812	\$126.88
Winter Park	32792	3	\$229,800	3.0	2.0	1,793	\$128.17
<b>Orange County</b>		<b>29</b>	<b>\$229,925</b>	<b>3.2</b>	<b>2.1</b>	<b>1,831</b>	<b>\$125.57</b>
Apopka / Hunt Club	32703	2	\$229,900	3.0	3.0	1,913	\$120.18
Apopka (North)	32712	3	\$229,933	3.0	2.0	2,188	\$105.09
Winter Park (West)	32789	1	\$229,999	3.0	2.0	1,876	\$122.60
Colonialtown	32803	1	\$229,900	2.0	1.0	1,181	\$194.67
College Park	32804	1	\$229,900	2.0	2.0	1,220	\$188.44
Delaney / Crystal Lake	32806	3	\$229,933	2.0	2.0	1,317	\$174.59
Union Park	32817	1	\$230,000	3.0	2.0	1,731	\$132.87
Hiawassee	32818	1	\$230,000	4.0	3.0	2,369	\$97.09
Sand Lake / Bay Hill	32819	1	\$230,000	3.0	2.0	1,632	\$140.93
Ventura	32822	1	\$229,999	4.0	2.0	1,609	\$142.95
Taft	32824	2	\$229,900	4.0	2.0	1,925	\$119.43
Rio Pinar / Union Park	32825	4	\$229,950	4.0	2.0	1,774	\$129.62
Waterford Lakes	32828	3	\$229,796	3.0	2.0	1,856	\$123.81
Union Park / Chickasaw	32829	1	\$229,900	3.0	2.0	1,888	\$121.77
Hunters Creek	32837	2	\$229,925	5.0	3.0	2,613	\$87.99
Pine Castle / Edgewood	32839	1	\$229,900	3.0	2.0	1,738	\$132.28
Ocoee	34761	1	\$230,000	3.0	2.0	1,777	\$129.43
<b>Osceola County</b>		<b>27</b>	<b>\$229,919</b>	<b>3.8</b>	<b>2.2</b>	<b>2,017</b>	<b>\$113.99</b>
Kissimmee (Central)	34741	2	\$230,000	4.0	2.0	2,120	\$108.49
Kissimmee / Buena Ventura Lakes	34743	1	\$229,900	4.0	3.0	2,424	\$94.84
Kissimmee (East)	34744	2	\$229,900	4.0	2.0	1,807	\$127.23
Kissimmee (West) / Pleasant Hill	34746	9	\$229,904	4.0	2.0	2,224	\$103.37
Kissimmee / Celebration	34747	4	\$229,849	4.0	3.0	1,813	\$126.78

**Where are the 99 Single Family Homes available for the Median Price of \$229,995? (cont'd)**

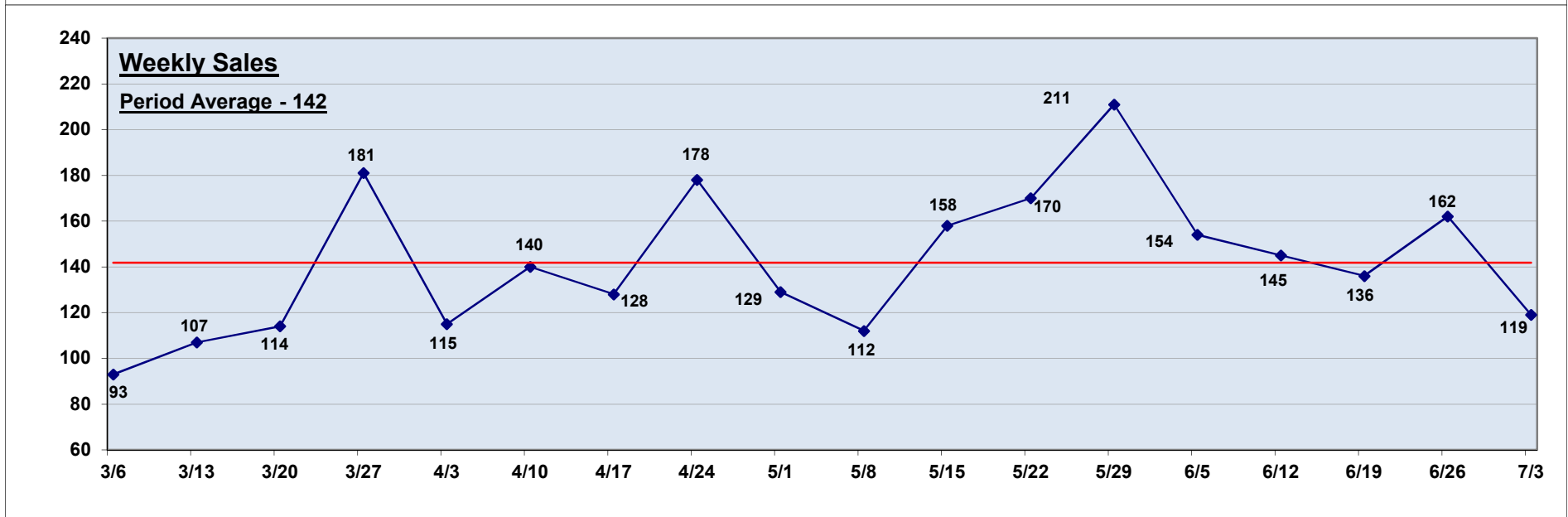
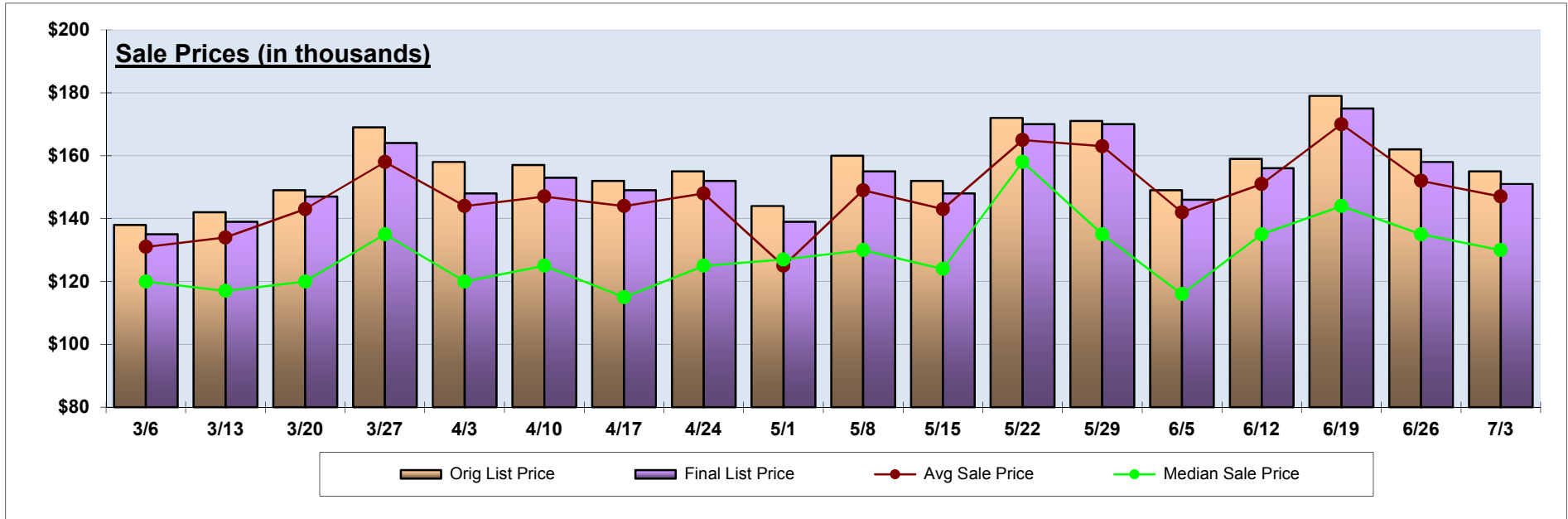
<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Osceola County (cont'd)</b>							
Kissimmee / Poinciana	34758	3	\$229,960	3.0	2.0	1,845	\$124.64
St Cloud	34769	1	\$229,900	3.0	2.0	1,252	\$183.63
St Cloud / Narcoossee	34771	1	\$229,990	2.0	2.0	2,190	\$105.02
St Cloud / Canoe Creek	34772	4	\$229,950	4.0	2.0	1,984	\$115.90
<b>Lake County</b>		<b>30</b>	<b>\$229,906</b>	<b>3.2</b>	<b>2.2</b>	<b>2,001</b>	<b>\$114.87</b>
Astor	32102	1	\$230,000	3.0	2.0	1,512	\$152.12
Lady Lake / The Villages	32159	5	\$229,960	3.0	2.0	1,892	\$121.54
Eustis (East)	32736	1	\$230,000	3.0	2.0	1,702	\$135.14
Umatilla / Dona Vista	32784	1	\$230,000	4.0	2.0	1,964	\$117.11
Clermont (Central)	34711	4	\$229,850	3.0	2.0	1,844	\$124.65
Clermont (South)	34714	4	\$229,950	4.0	3.0	2,017	\$114.01
Minneola	34715	2	\$229,950	3.0	2.0	1,969	\$116.79
Fruitland Park	34731	2	\$229,800	4.0	3.0	2,083	\$110.32
Groveland	34736	3	\$229,793	3.0	2.0	2,136	\$107.58
Howey in the Hills	34737	1	\$229,900	3.0	2.0	2,183	\$105.31
Leesburg (West)	34748	6	\$229,900	3.0	2.0	2,211	\$103.98

**Monday Morning Quarterback**  
07/03/2016 - 07/09/2016  
Lake, Orange, Osceola & Seminole Counties

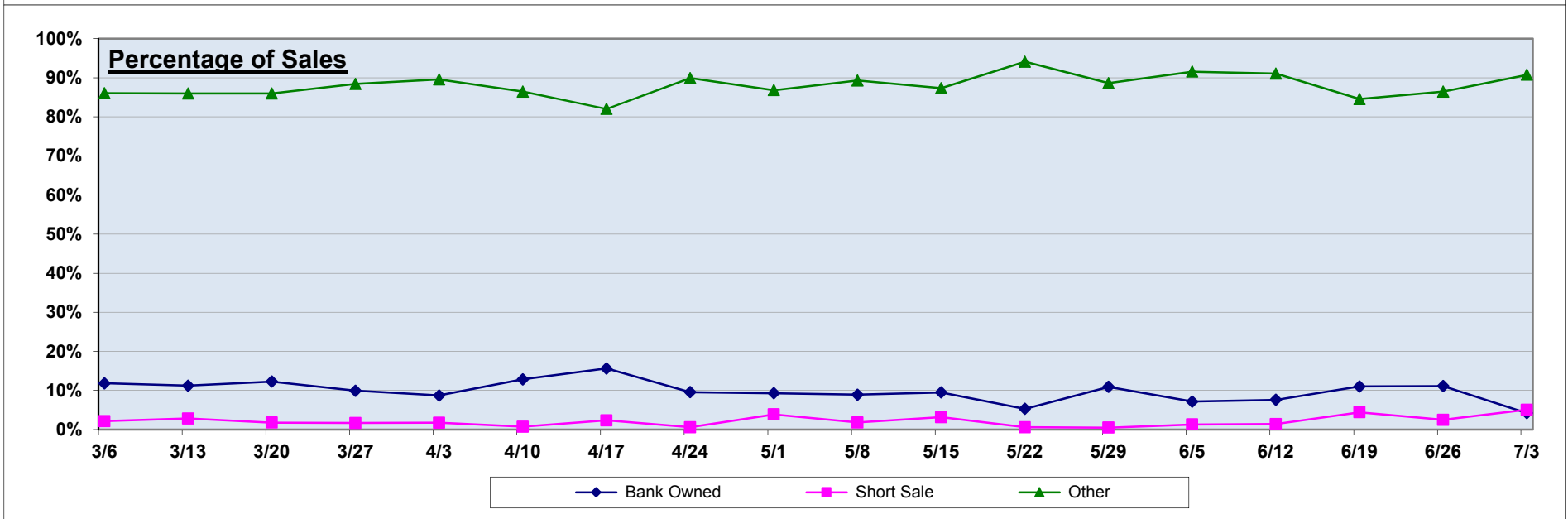
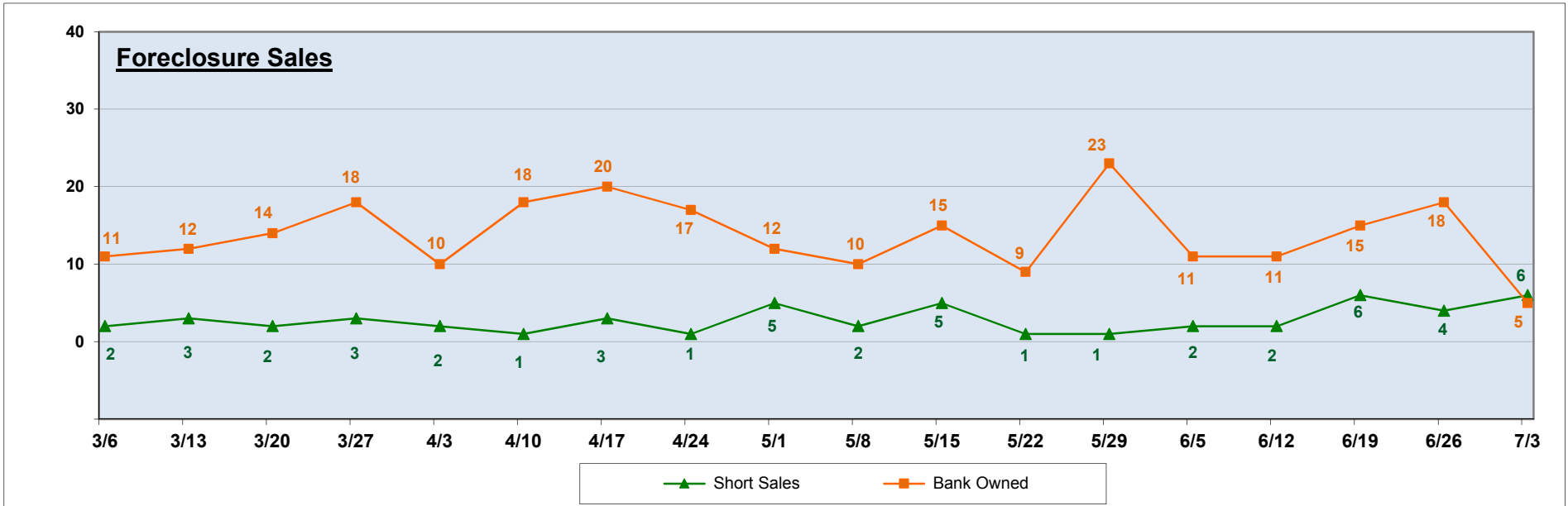
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>119</b>	108	4	7	0	0	0
Bank Owned	5	5	0	0	0	0	0
Short Sales	6	6	0	0	0	0	0
Other	108	97	4	7	0	0	0
<b>Active Listings</b>	<b>2,931</b>	2,215	316	224	80	67	29
Bank Owned	93	84	6	0	0	2	1
Short Sales	76	71	4	1	0	0	0
Other	2,762	2,060	306	223	80	65	28
<b>Months of Inventory</b>	<b>6</b>	5	18	7	0	0	0
<b><u>List Price</u></b>							
Average Original List Price	\$154,746	\$135,180	\$279,500	\$385,341	\$0	\$0	\$0
Average Final List Price	\$151,438	\$133,120	\$272,000	\$365,169	\$0	\$0	\$0
<b><u>Sale Price</u></b>							
Average Price	\$146,773	\$129,256	\$266,375	\$348,700	\$0	\$0	\$0
Median Price	\$130,000	\$120,000	\$266,250	\$345,000	\$0	\$0	\$0
<b><u>Price Differences</u></b>							
Original to Final List Price	-\$3,308	-\$2,060	-\$7,500	-\$20,172	\$0	\$0	\$0
Original List to Sale Price - \$	-\$7,973	-\$5,924	-\$13,125	-\$36,641	\$0	\$0	\$0
Final List to Sale Price - \$	-\$4,665	-\$3,864	-\$5,625	-\$16,469	\$0	\$0	\$0
Original List to Sale Price - %	94.85%	95.62%	95.30%	90.49%	0.00%	0.00%	0.00%
Final List to Sale Price - %	96.92%	97.10%	97.93%	95.49%	0.00%	0.00%	0.00%
<b><u>Days on the Market</u></b>							
Avg Days Listing to Contract	74	73	98	79	0	0	0
Combined Avg Days to Contract	81	76	140	126	0	0	0
Avg Days Listing to Closing	119	119	126	111	0	0	0
Avg Days Contract to Close	44	46	28	31	0	0	0
<b><u>Beds / Baths</u></b>							
Average Bedrooms	2	2	4	3	0	0	0
Average Full Baths	2	2	3	2	0	0	0
Average Half Baths	0	0	0	1	0	0	0
<b><u>Square Footage</u></b>							
Average Square Feet	1,323	1,278	1,791	1,764	0	0	0

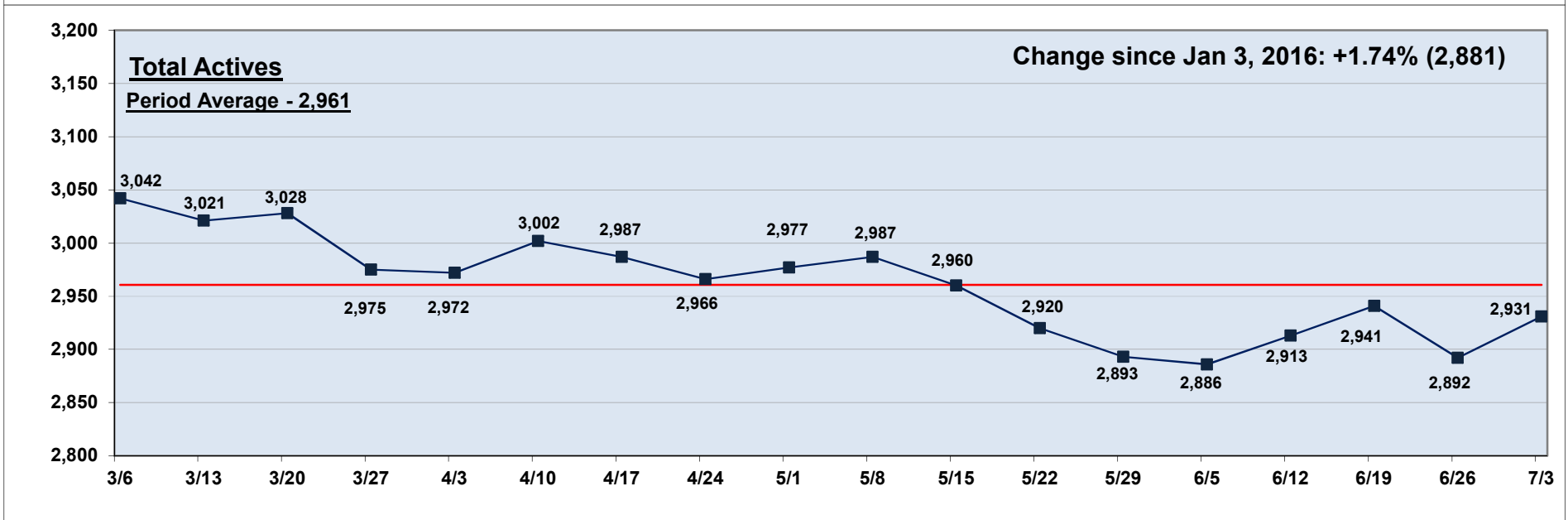
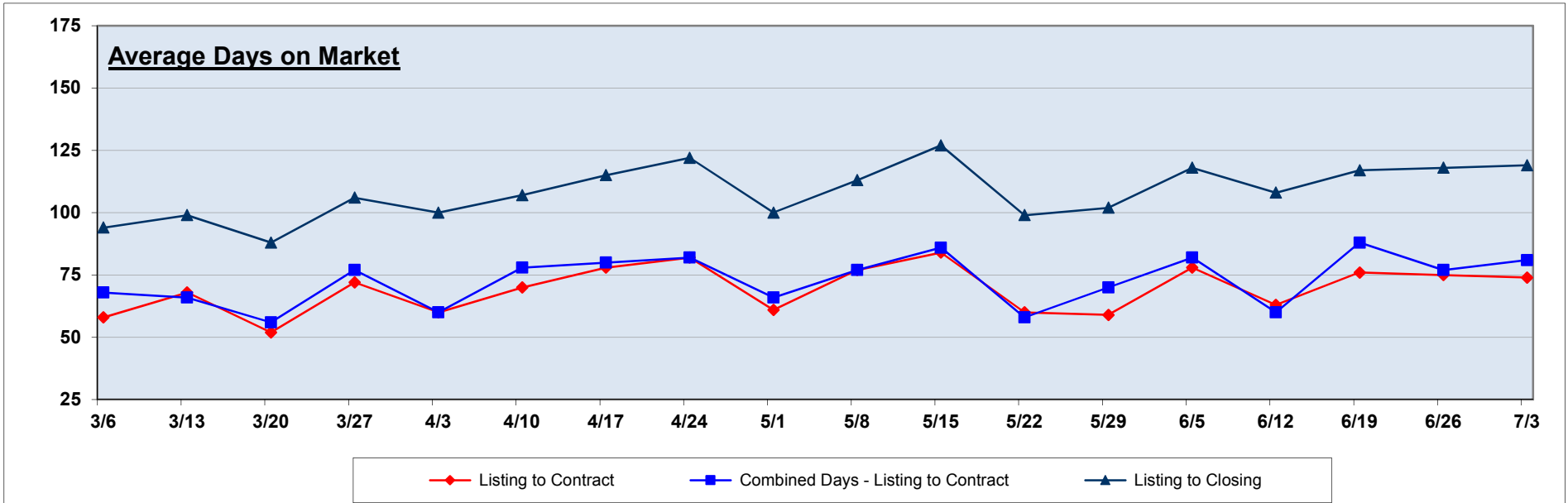
**Condos, Townhomes, Villas**



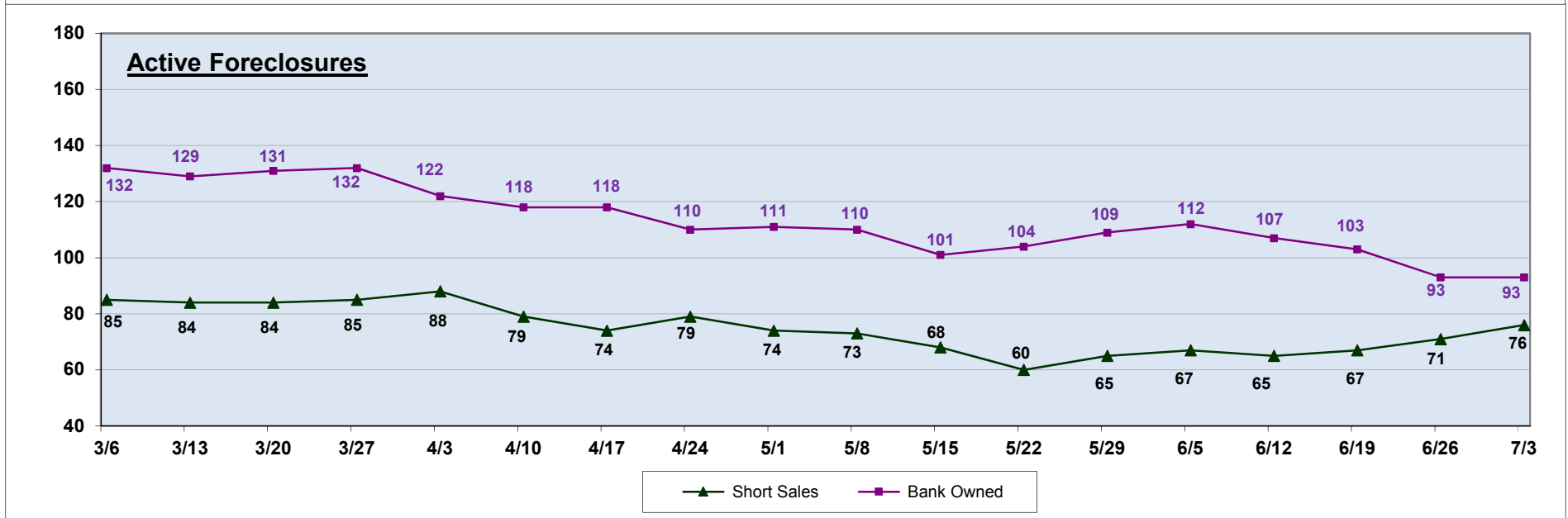
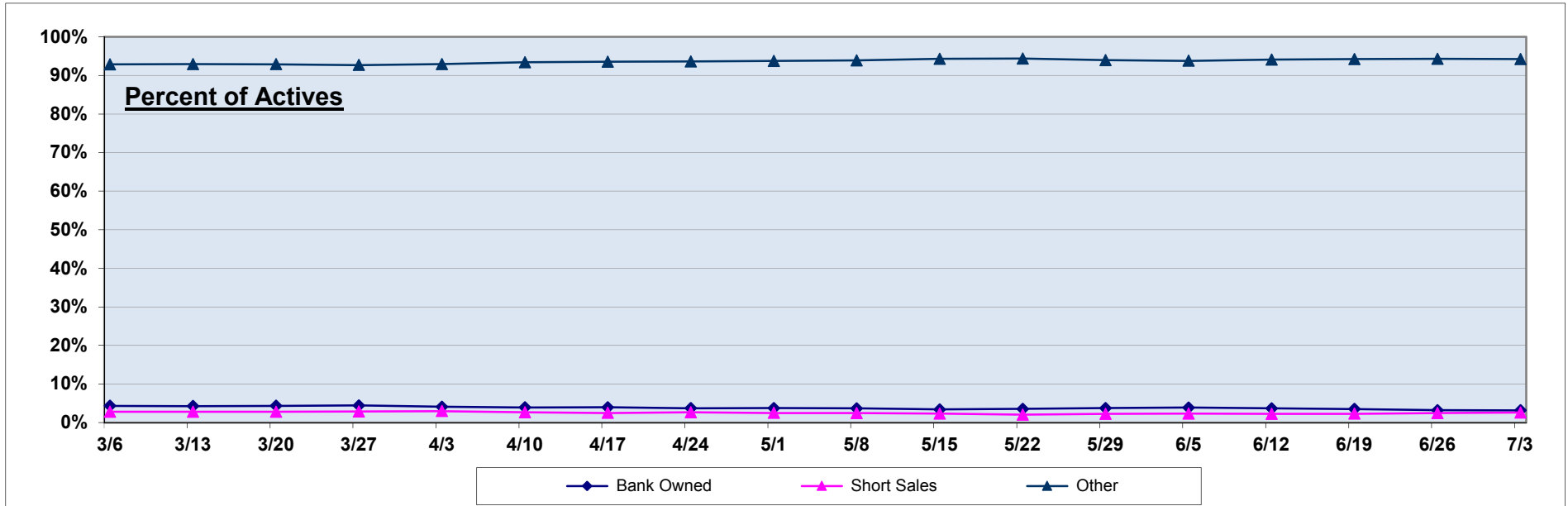
**Condos, Townhomes, Villas**



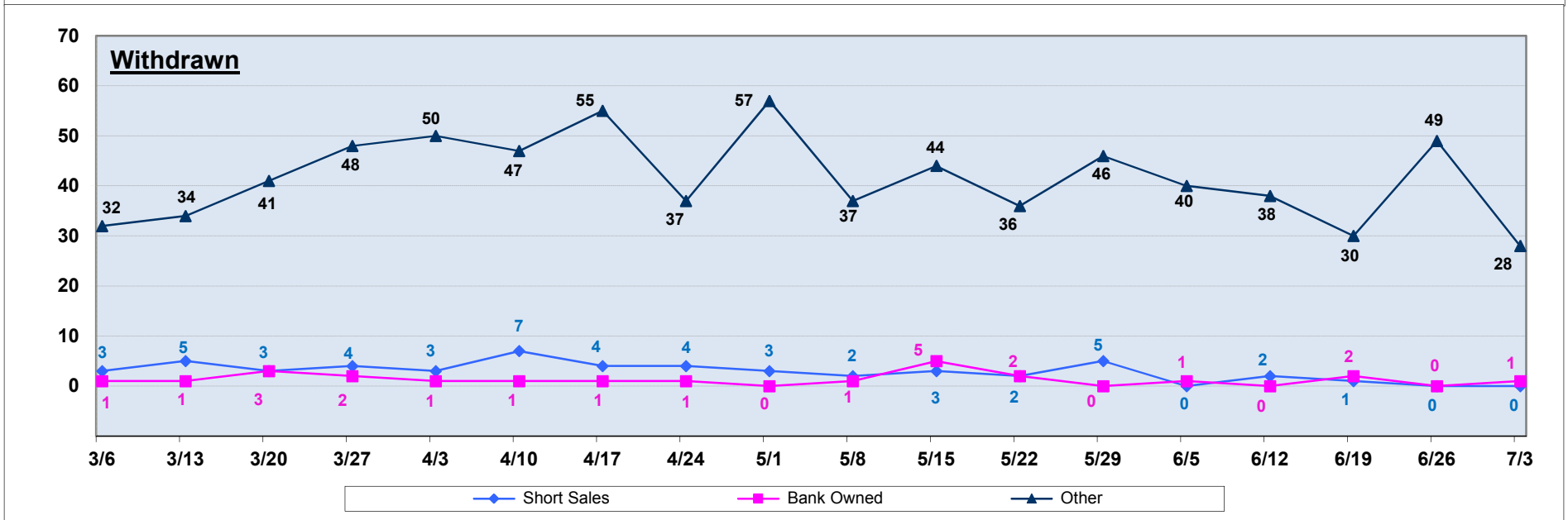
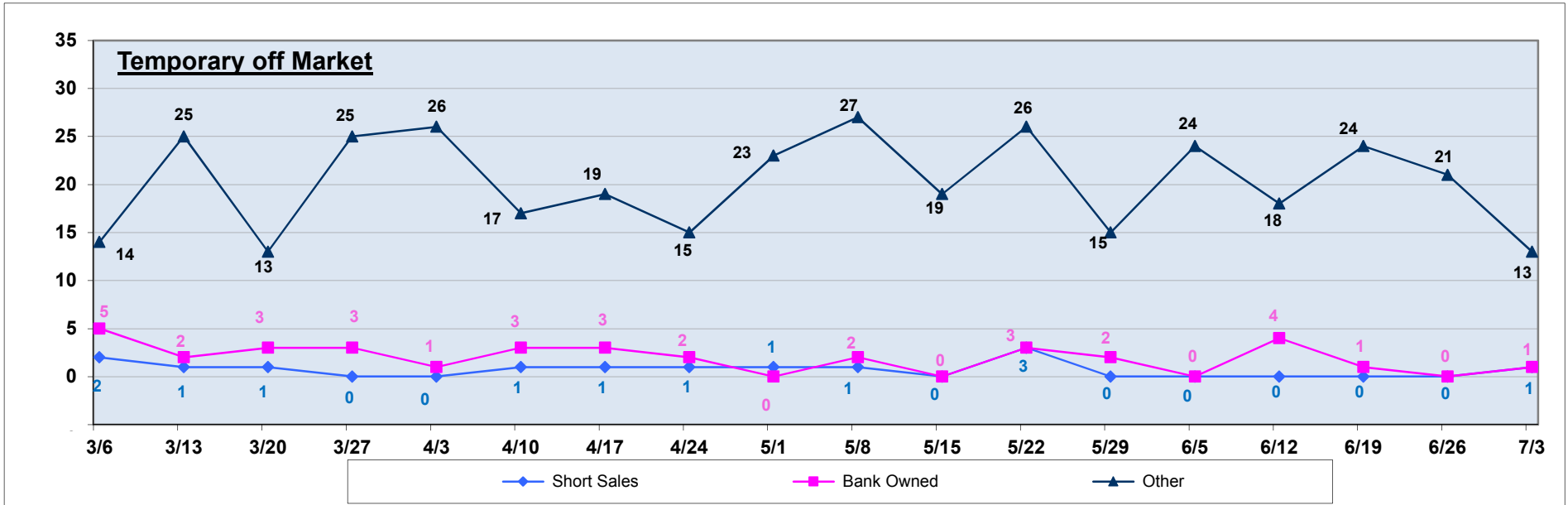
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

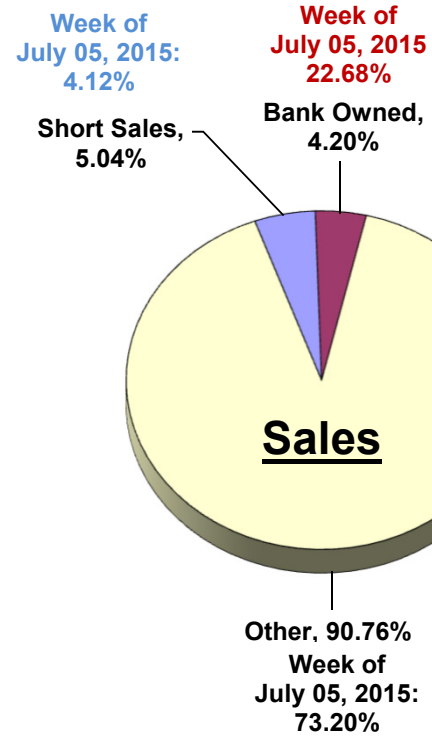
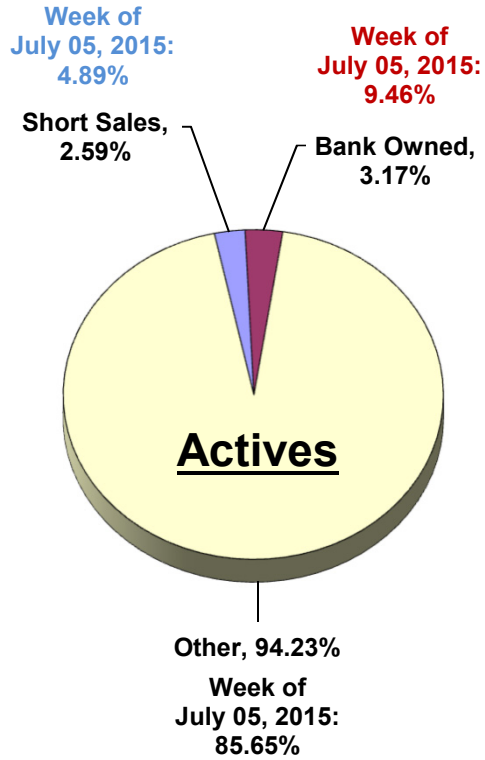


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
07/03/2016 - 07/09/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 54 Condos, Townhomes, or Villas available for the Median Price of \$130,000?**

<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>8</b>	<b>\$129,975</b>	<b>2.3</b>	<b>2.0</b>	<b>1,363</b>	<b>\$95.35</b>
Altamonte Springs (East)	32701	1	\$129,900	3.0	2.0	1,778	\$73.06
Apopka / Hunt Club	32703	1	\$130,000	2.0	2.0	1,223	\$106.30
Casselberry	32707	1	\$129,900	2.0	2.0	1,136	\$114.35
Altamonte Springs / Forest City	32714	1	\$130,000	3.0	2.0	1,411	\$92.13
Sanford / Lake Forest	32771	1	\$130,000	2.0	2.0	1,216	\$106.91
Sanford (South)	32773	1	\$130,000	2.0	2.0	1,289	\$100.85
Winter Park	32792	2	\$130,000	2.0	2.0	1,426	\$91.16
<b>Orange County</b>		<b>21</b>	<b>\$129,895</b>	<b>2.3</b>	<b>1.9</b>	<b>1,229</b>	<b>\$105.72</b>
Apopka (North)	32712	1	\$129,995	3.0	2.0	1,828	\$71.11
Zellwood	32798	1	\$129,900	3.0	2.0	1,932	\$67.24
Orlando (Downtown)	32801	2	\$129,650	1.0	1.0	706	\$183.64
Colonialtown	32803	1	\$129,500	2.0	2.0	823	\$157.35
Azalea Park	32807	2	\$129,950	3.0	2.0	1,299	\$100.04
Orlo Vista	32811	2	\$130,000	2.0	2.0	1,147	\$113.34
Conway	32812	1	\$129,900	3.0	2.0	1,466	\$88.61
Williamsburg / Lake Bryan	32821	2	\$129,900	2.0	2.0	937	\$138.63
Taft	32824	1	\$129,900	3.0	2.0	1,495	\$86.89
Metro West / Orlo Vista	32835	3	\$129,967	3.0	2.0	1,316	\$98.76
Hunters Creek	32837	4	\$129,950	2.0	2.0	1,245	\$104.38
Winter Garden / Oakland	34787	1	\$129,900	2.0	2.0	1,152	\$112.76
<b>Osceola County</b>		<b>24</b>	<b>\$129,938</b>	<b>2.8</b>	<b>2.0</b>	<b>1,264</b>	<b>\$102.84</b>
Davenport	33896	7	\$130,000	3.0	2.0	1,244	\$104.50
Kissimmee (Central)	34741	4	\$129,925	2.0	2.0	1,187	\$109.46
Kissimmee (West) / Pleasant Hill	34746	5	\$129,940	3.0	2.0	1,217	\$106.77
Kissimmee / Celebration	34747	8	\$129,888	3.0	2.0	1,348	\$96.36
<b>Lake County</b>		<b>1</b>	<b>\$130,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,339</b>	<b>\$97.09</b>
Tavares / Mt Plymouth	32778	1	\$130,000	2.0	2.0	1,339	\$97.09