



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

***Week of Aug 28, 2016***

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

- Sales of single-family homes increased to 780 during the week of Aug 28, from 502 the week prior
- The median price of single family homes increased to \$233,000, a change of 3.6%
- The number of single-family home foreclosure transactions increased to 66 last week, from 55 the week of Aug 21
- The number of single-family home short-sale transactions increased to 15 from 10 the week prior
- Single-family inventory decreased by 117, and now sits at 9,779

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

- Sales of condos, townhomes, and villas increased to 200 during the week of Aug 28 from 137 the week prior
- The median price of condos, townhomes, and villas increased to \$148,850, a change of 6.51%
- The number of condo, townhome, and villa foreclosure transactions increased to 11 last week, from 10 the week of Aug 21
- The number of condo, townhome and villa short-sale transactions increased to 2 from 1 the week prior
- Condo inventory decreased by 55, and now sits at 2,712

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

**Monday Morning Quarterback**  
08/28/2016 - 09/03/2016  
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>780</b>	456	114	122	48	31	9
Bank Owned	66	48	11	7	0	0	0
Short Sales	15	9	4	0	1	1	0
Other	699	399	99	115	47	30	9
<b>Active Listings</b>	<b>9,779</b>	3,483	1,389	1,868	980	1,388	671
Bank Owned	402	265	46	56	20	13	2
Short Sales	371	240	41	50	16	19	5
Other	9,006	2,978	1,302	1,762	944	1,356	664
<b>Months of Inventory</b>	<b>3</b>	2	3	4	5	10	17

**List Price**

Average Original List Price	\$286,975	\$182,879	\$283,880	\$357,714	\$468,165	\$701,713	\$2,246,632
Average Final List Price	\$279,157	\$179,828	\$277,347	\$347,667	\$457,587	\$670,624	\$2,106,066

**Sale Price**

Average Price	\$270,508	\$175,542	\$273,054	\$340,476	\$441,510	\$646,009	\$1,896,111
Median Price	\$233,000	\$185,000	\$274,900	\$336,000	\$439,440	\$640,000	\$1,200,000

**Price Differences**

<b>Original to Final</b> List Price	<b>-\$7,818</b>	-\$3,051	-\$6,533	-\$10,047	-\$10,578	-\$31,089	-\$140,566
<b>Original</b> List to <b>Sale</b> Price - \$	<b>-\$16,467</b>	-\$7,337	-\$10,826	-\$17,238	-\$26,655	-\$55,704	-\$350,521
<b>Final</b> List to <b>Sale</b> Price - \$	<b>-\$8,649</b>	-\$4,286	-\$4,293	-\$7,191	-\$16,077	-\$24,615	-\$209,955
<b>Original</b> List to <b>Sale</b> Price - %	<b>94.26%</b>	95.99%	96.19%	95.18%	94.31%	92.06%	84.40%
<b>Final</b> List to <b>Sale</b> Price - %	<b>96.90%</b>	97.62%	98.45%	97.93%	96.49%	96.33%	90.03%

**Days on the Market**

Avg Days Listing to Contract	56	51	56	65	56	75	158
Combined Avg Days to Contract	61	54	61	71	67	87	177
Avg Days Listing to Closing	103	98	103	109	101	126	207
Avg Days Contract to Close	45	46	43	43	44	50	47

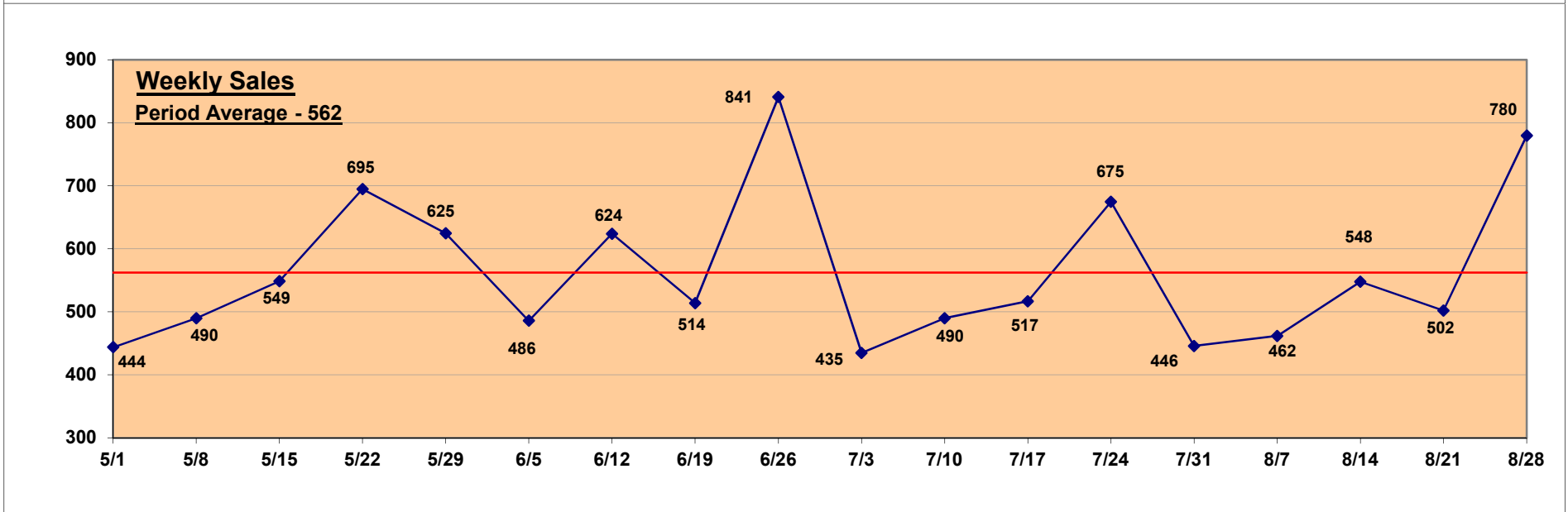
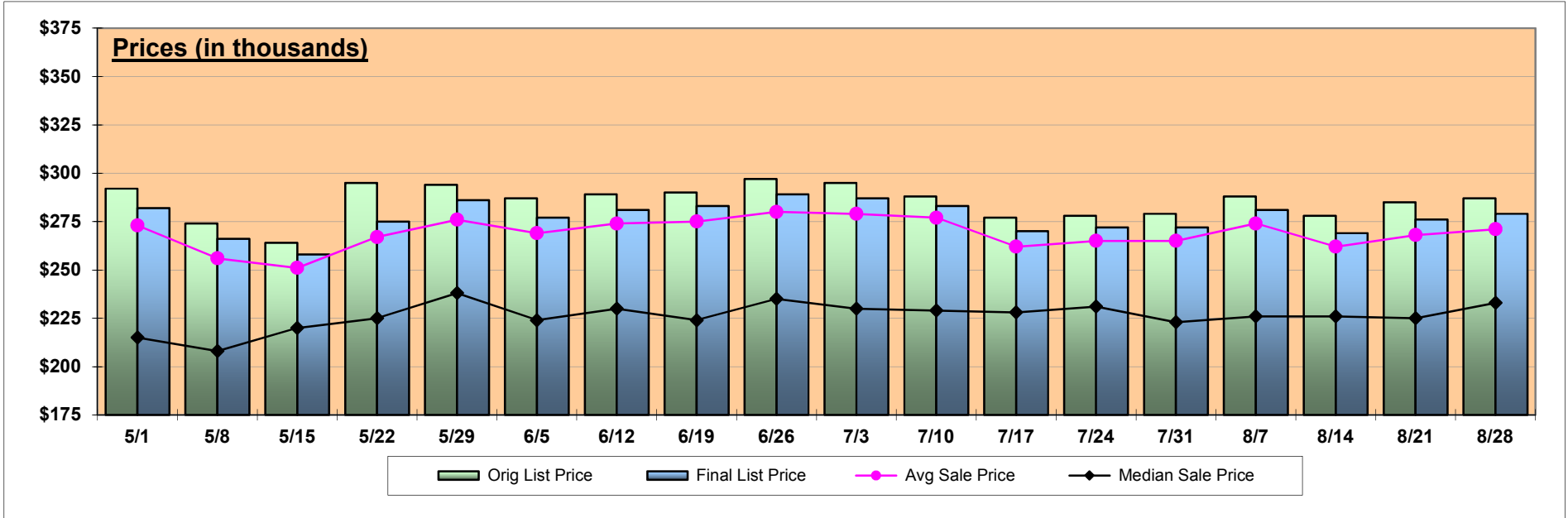
**Beds / Baths**

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

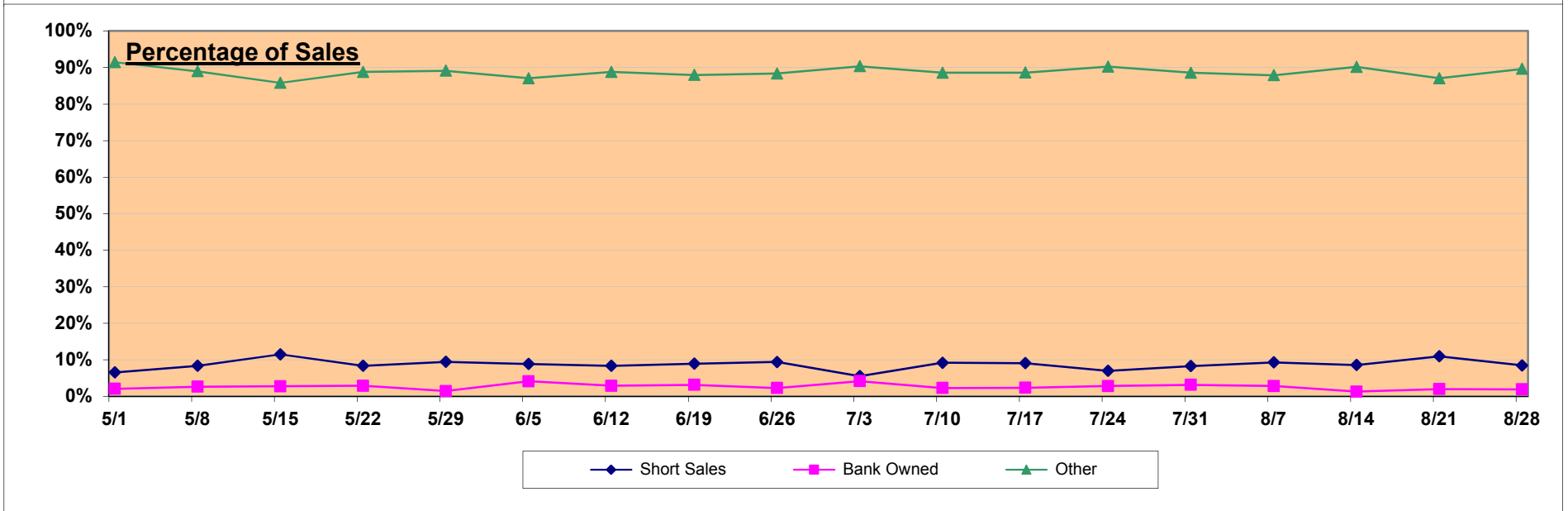
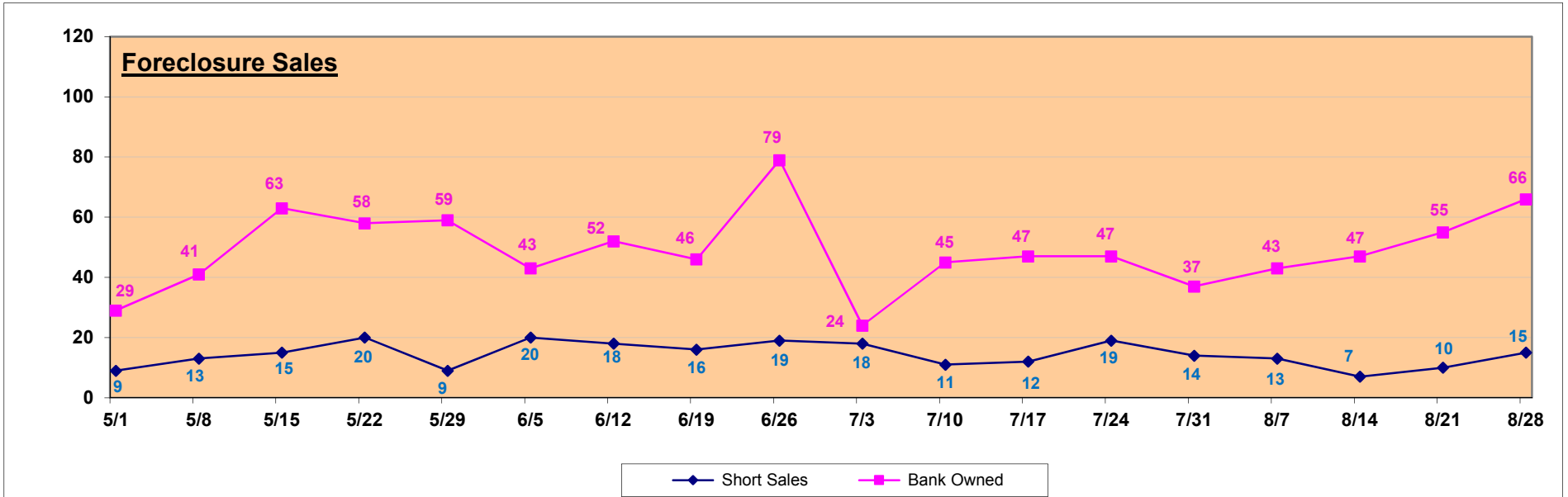
**Square Footage**

Average Square Feet	2,123	1,659	2,293	2,677	3,038	3,688	5,690
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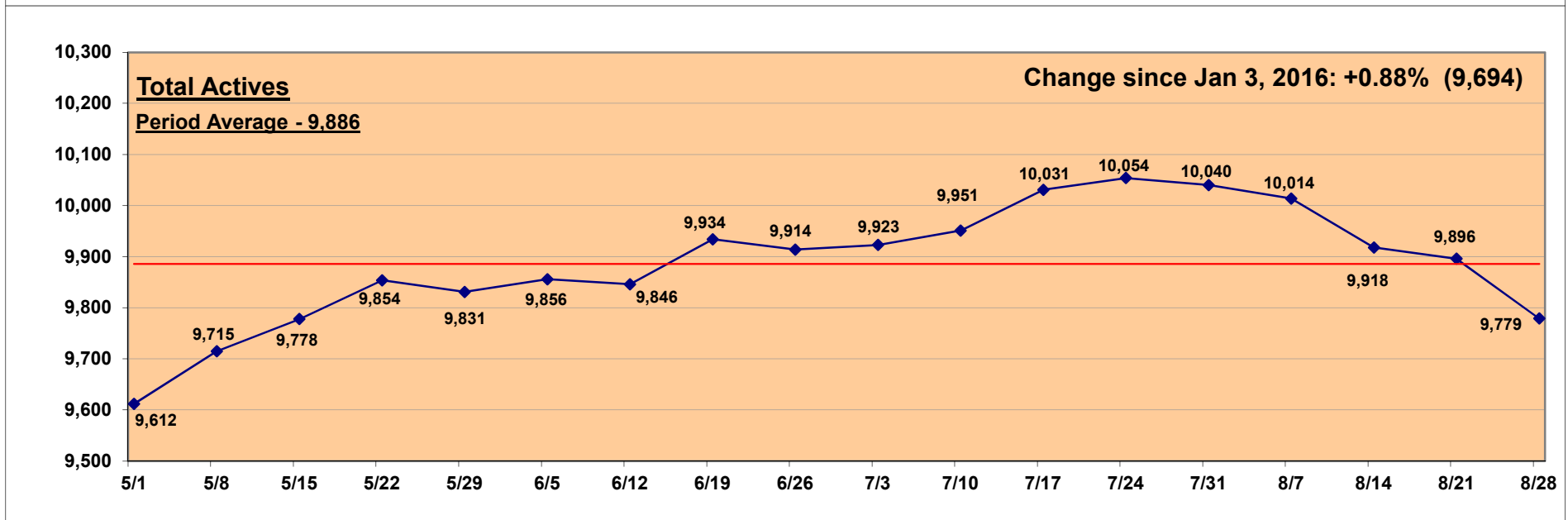
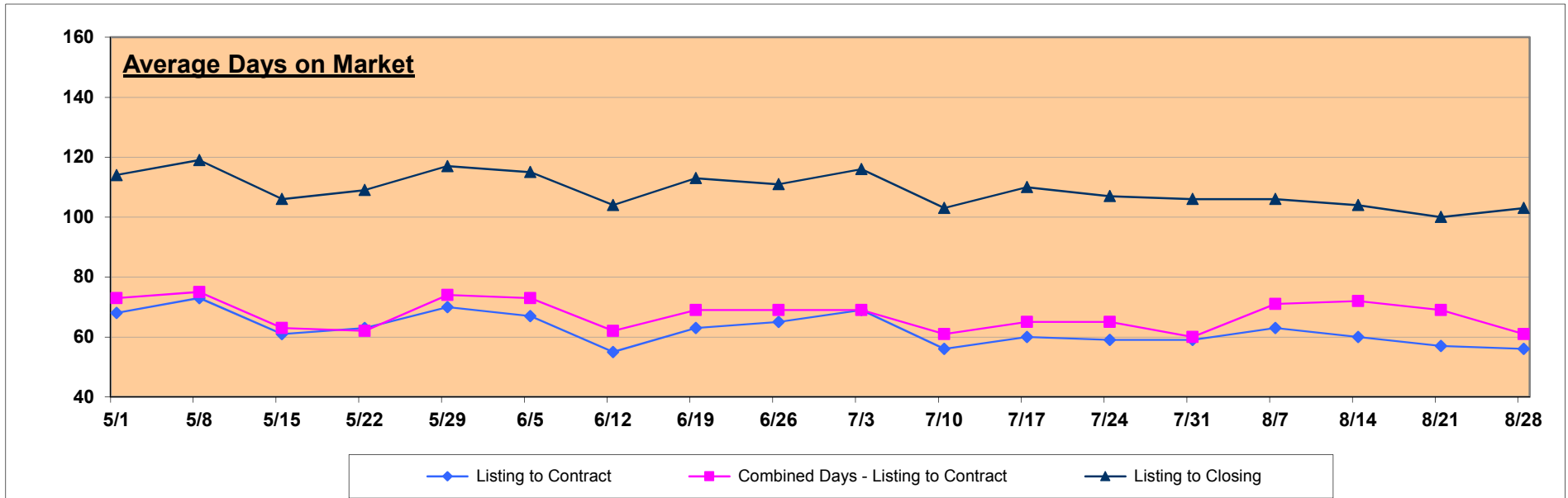
**Single Family Homes**



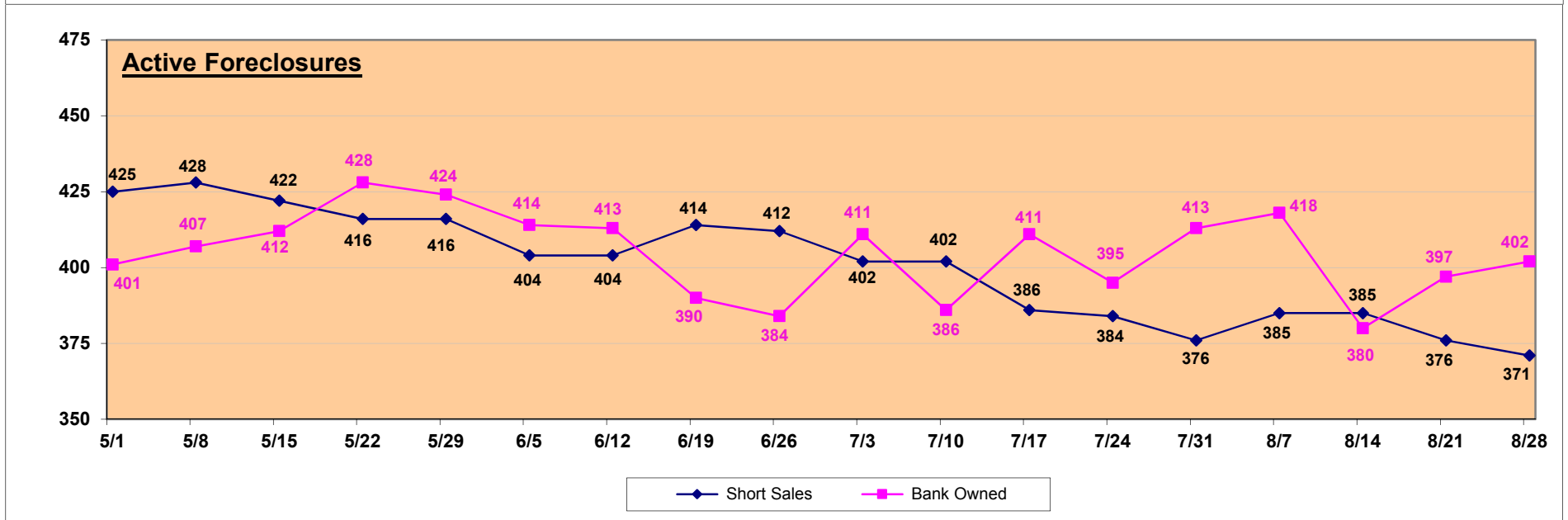
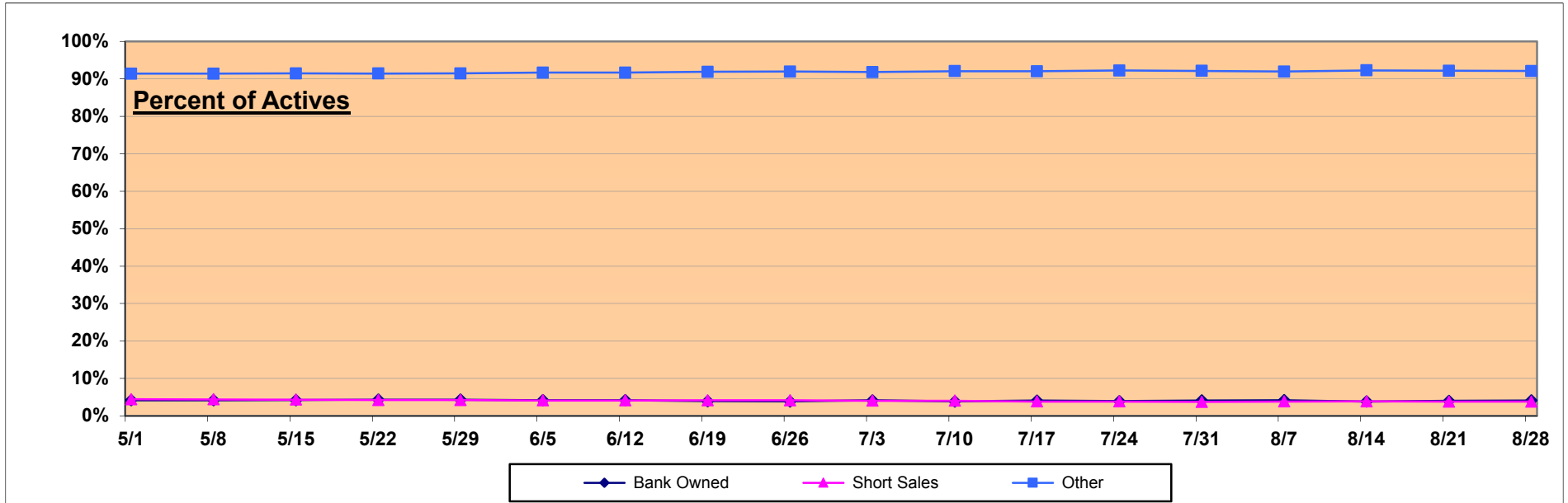
**Single Family Homes**



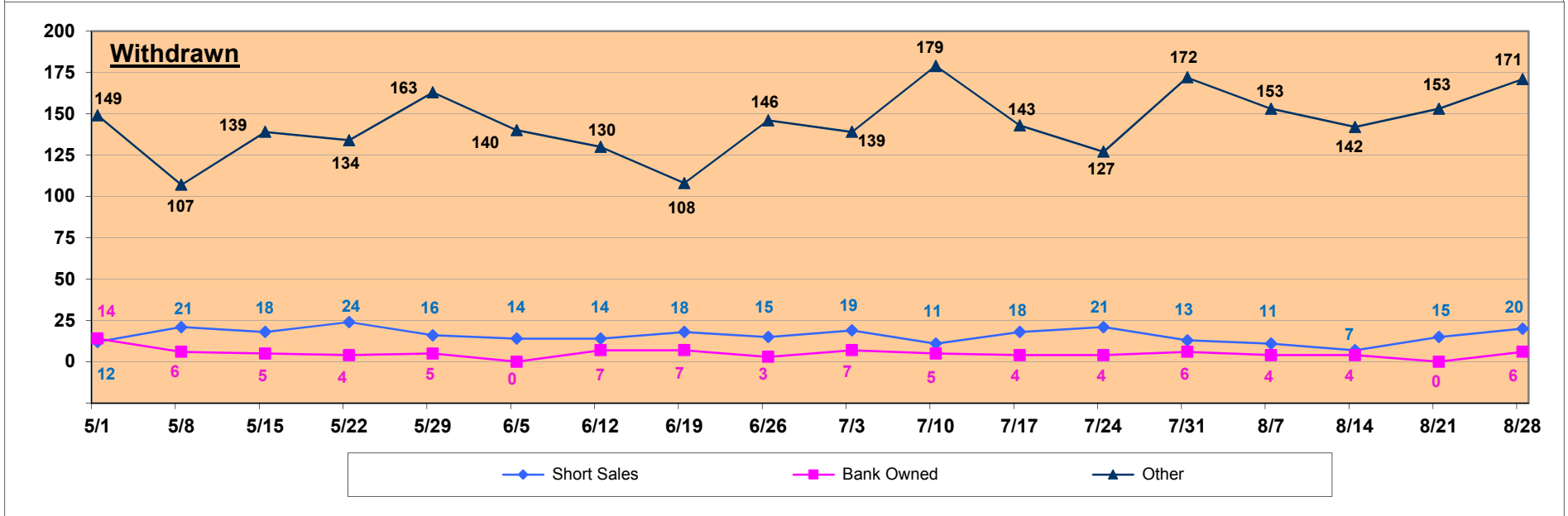
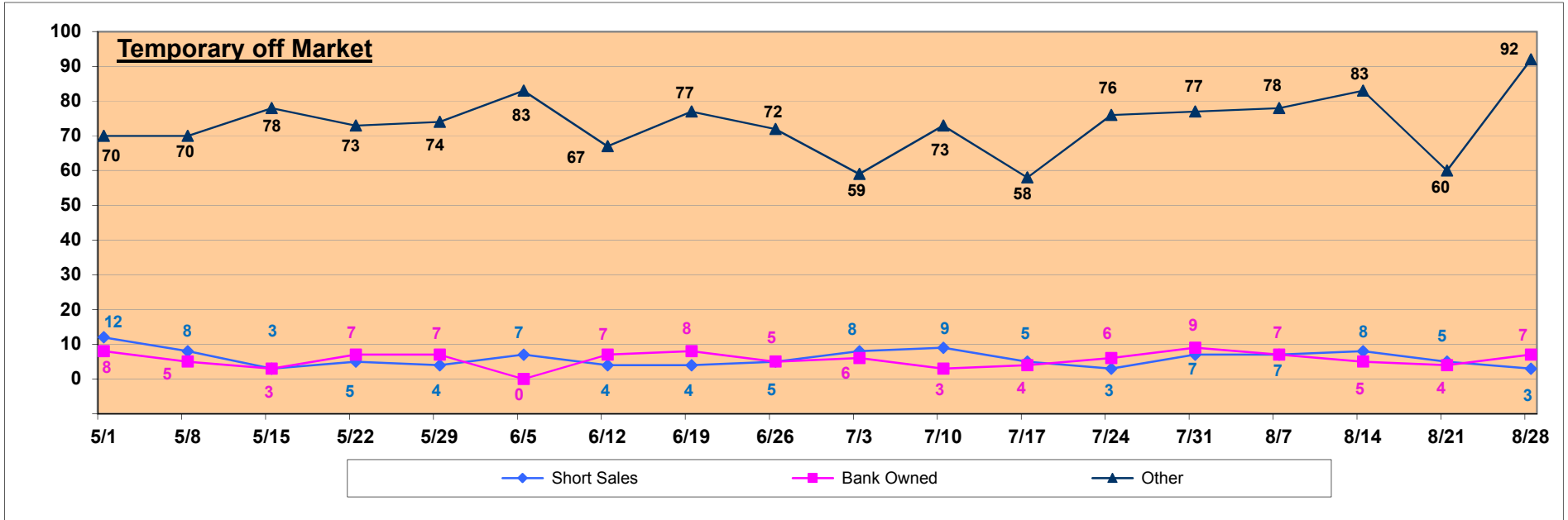
**Single Family Homes**



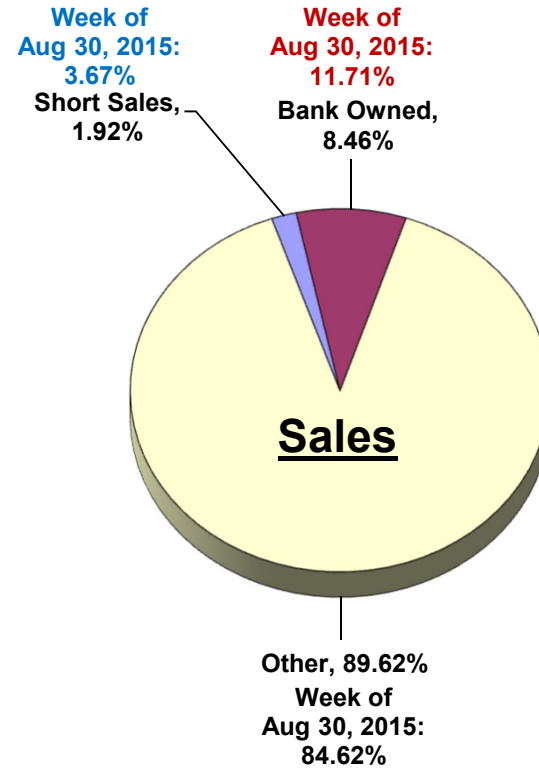
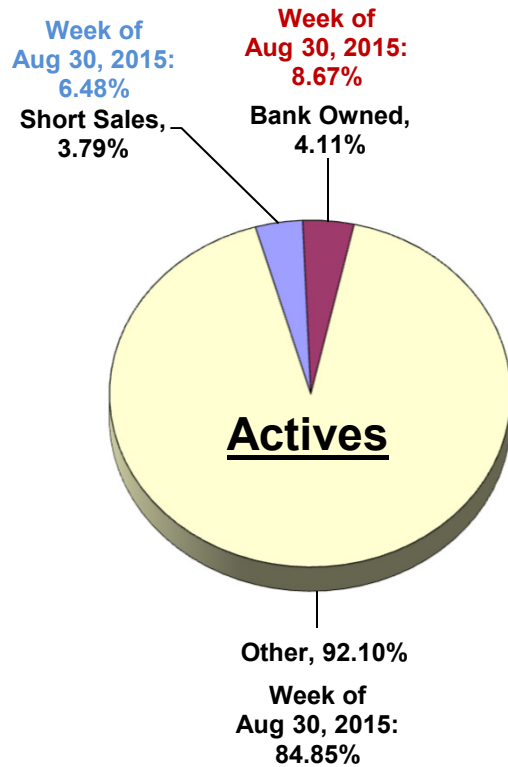
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Where are the 9 Single Family Homes available for the Median Price of \$233,000? (± \$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>Orange County</b>		<b>4</b>	<b>\$232,850</b>	<b>3.8</b>	<b>1.8</b>	<b>1,989</b>	<b>\$117.05</b>
Apopka / Hunt Club	32703	2	\$232,950	5.0	2.0	2,555	\$91.17
College Park	32804	1	\$232,500	2.0	1.0	974	\$238.71
Williamsburg / Lake Bryan	32821	1	\$233,000	3.0	2.0	1,873	\$124.40
<b>Osceola County</b>		<b>2</b>	<b>\$232,915</b>	<b>3.0</b>	<b>2.0</b>	<b>1,933</b>	<b>\$120.49</b>
Kissimmee (Central)	34741	1	\$232,500	3.0	2.0	2,055	\$113.14
Kissimmee (East)	34744	1	\$233,330	3.0	2.0	1,811	\$128.84
<b>Lake County</b>		<b>3</b>	<b>\$232,839</b>	<b>3.7</b>	<b>2.3</b>	<b>1,960</b>	<b>\$118.78</b>
Clermont (Central)	34711	1	\$232,900	3.0	2.0	1,801	\$129.32
Clermont (South)	34714	1	\$233,000	4.0	3.0	2,197	\$106.05
Groveland	34736	1	\$232,617	4.0	2.0	1,883	\$123.54

**Monday Morning Quarterback**  
08/28/2016 - 09/03/2016  
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>200</b>	171	15	8	4	2	0
Bank Owned	11	11	0	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	187	158	15	8	4	2	0
<b>Active Listings</b>	<b>2,712</b>	2,056	276	207	75	69	29
Bank Owned	76	69	4	0	1	1	1
Short Sales	66	59	6	1	0	0	0
Other	2,570	1,928	266	206	74	68	28
<b>Months of Inventory</b>	<b>3</b>	3	4	6	4	8	0

**List Price**

Average Original List Price	\$176,306	\$143,948	\$289,314	\$408,451	\$452,475	\$614,450	\$0
Average Final List Price	\$171,520	\$141,635	\$275,555	\$370,906	\$438,725	\$614,450	\$0

**Sale Price**

Average Price	\$165,957	\$136,797	\$268,632	\$353,563	\$422,500	\$625,555	\$0
Median Price	\$148,850	\$134,900	\$267,990	\$367,500	\$407,500	\$625,555	\$0

**Price Differences**

<b>Original to Final List Price</b>	<b>-\$4,786</b>	-\$2,313	-\$13,759	-\$37,545	-\$13,750	\$0	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$10,349</b>	-\$7,151	-\$20,682	-\$54,888	-\$29,975	\$11,105	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$5,563</b>	-\$4,838	-\$6,923	-\$17,343	-\$16,225	\$11,105	\$0
<b>Original List to Sale Price - %</b>	<b>94.13%</b>	95.03%	92.85%	86.56%	93.38%	101.81%	0.00%
<b>Final List to Sale Price - %</b>	<b>96.76%</b>	96.58%	97.49%	95.32%	96.30%	101.81%	0.00%

**Days on the Market**

Avg Days Listing to Contract	63	55	113	143	58	34	0
Combined Avg Days to Contract	65	59	92	135	85	90	0
Avg Days Listing to Closing	100	88	153	216	98	206	0
Avg Days Contract to Close	36	33	39	71	39	170	0

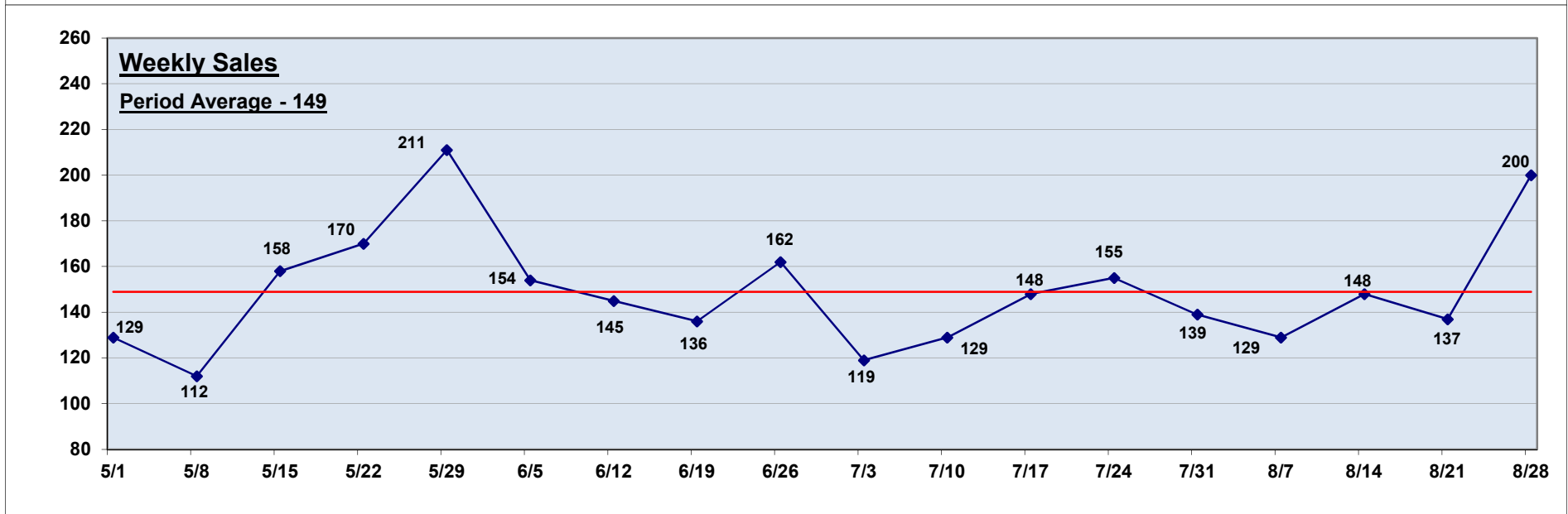
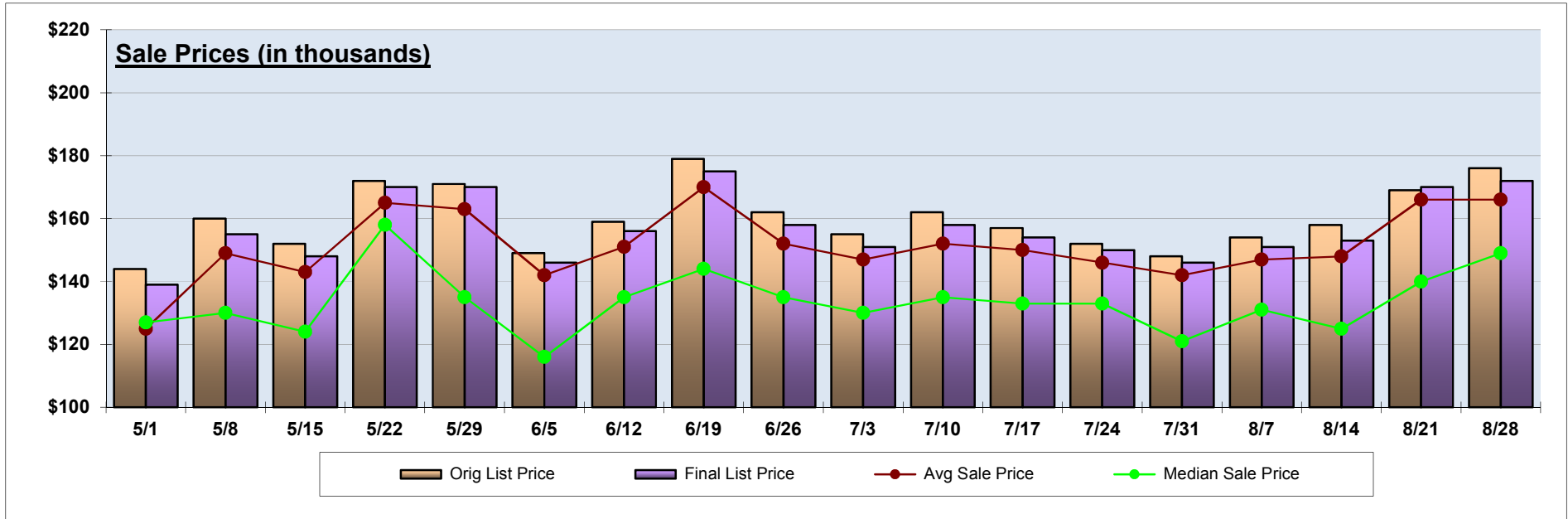
**Beds / Baths**

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

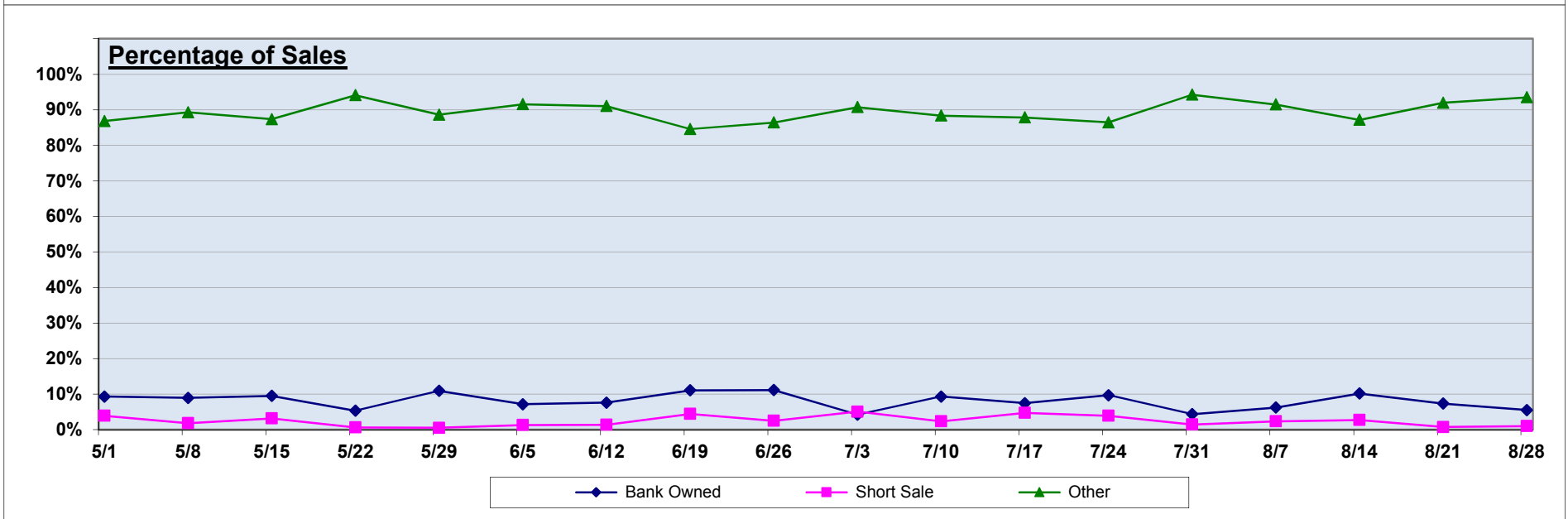
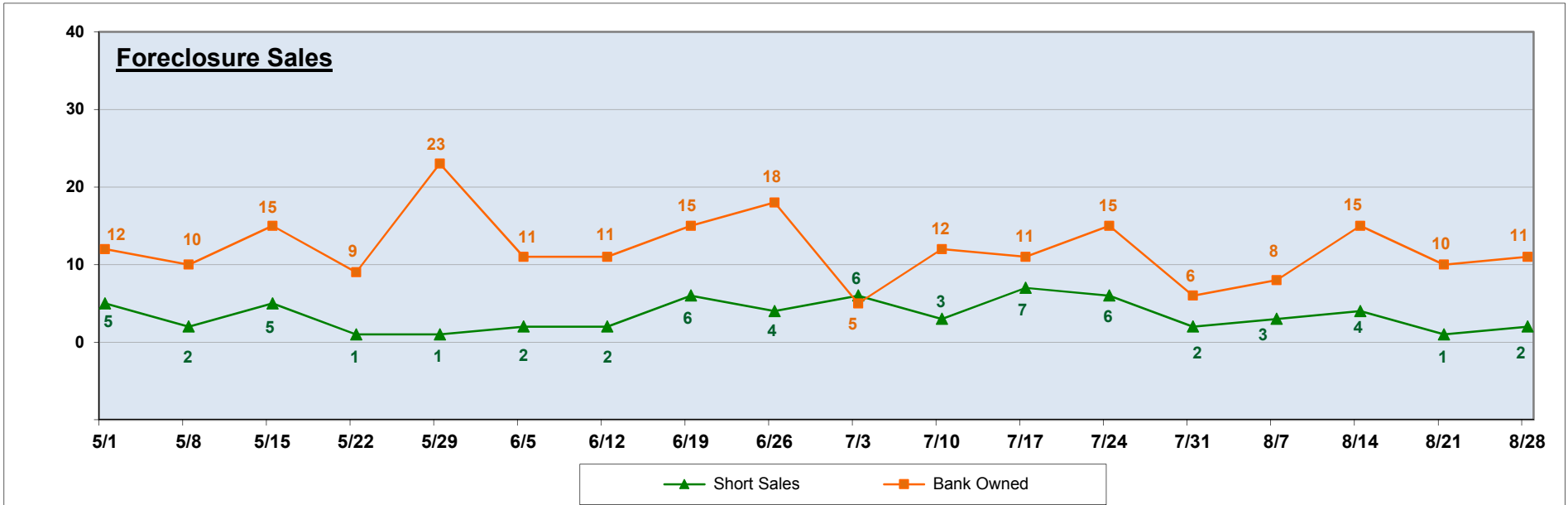
**Square Footage**

Average Square Feet	1,453	1,335	2,001	2,051	2,102	3,706	0
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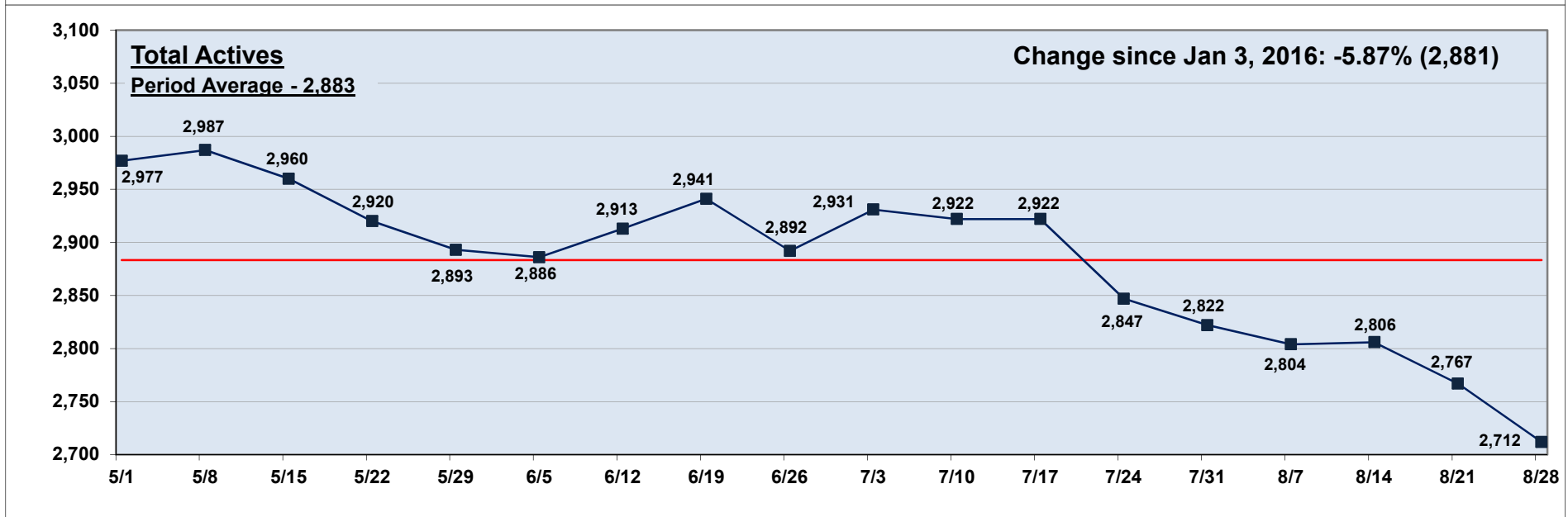
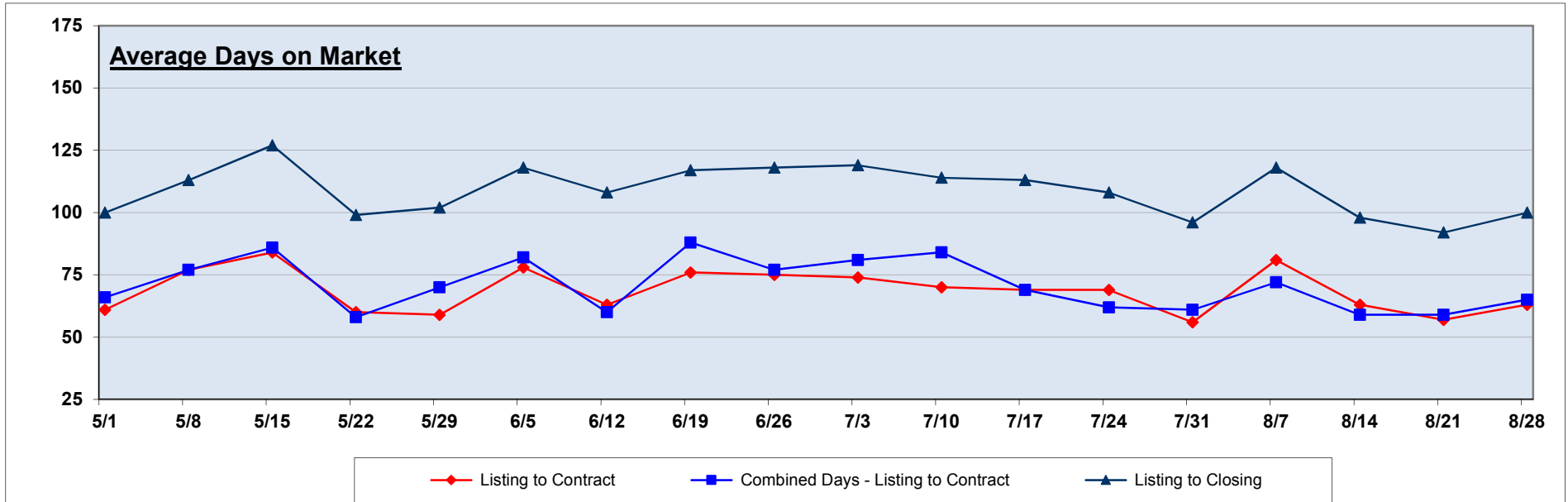
**Condos, Townhomes, Villas**



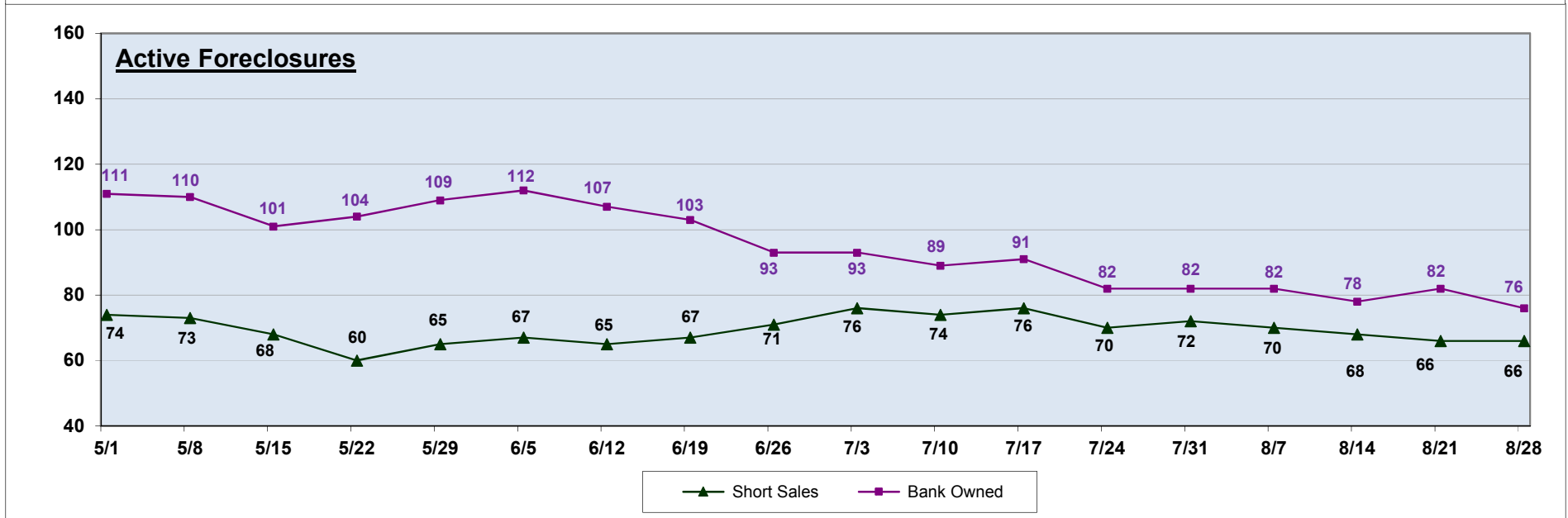
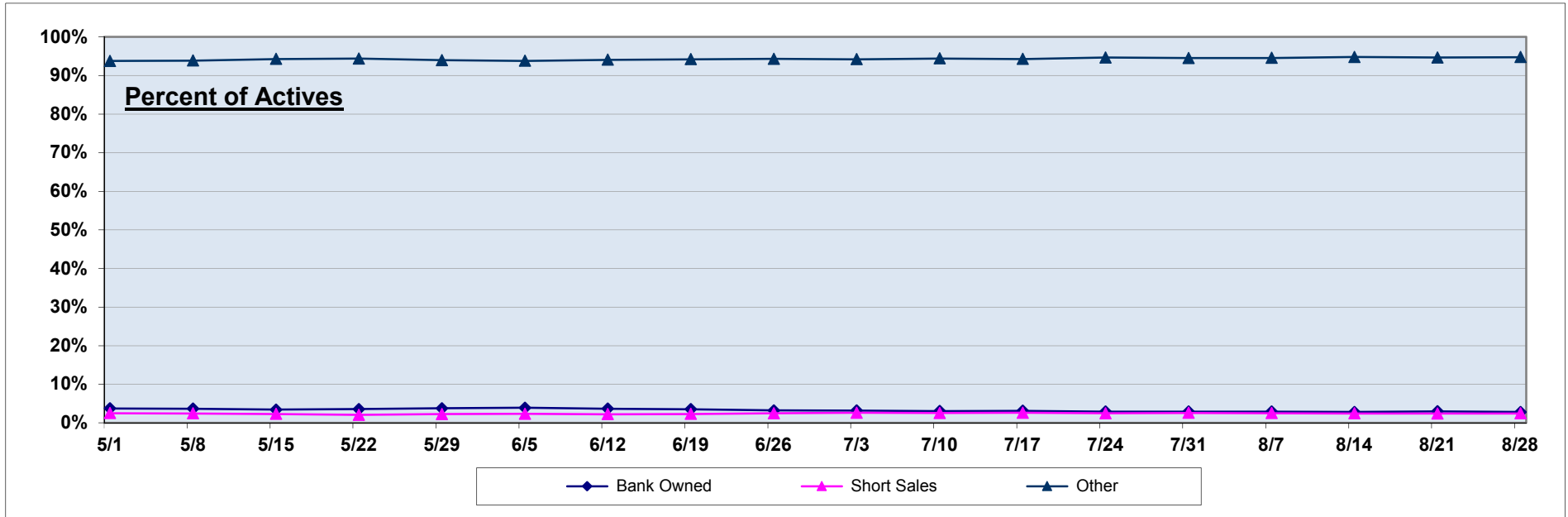
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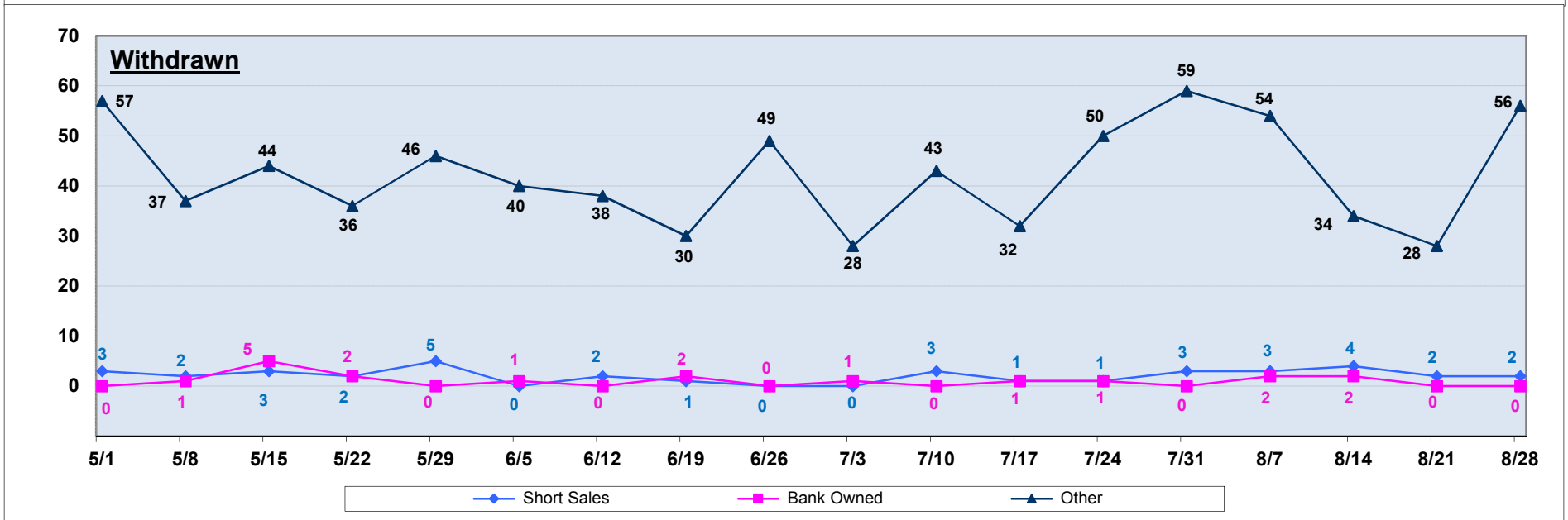
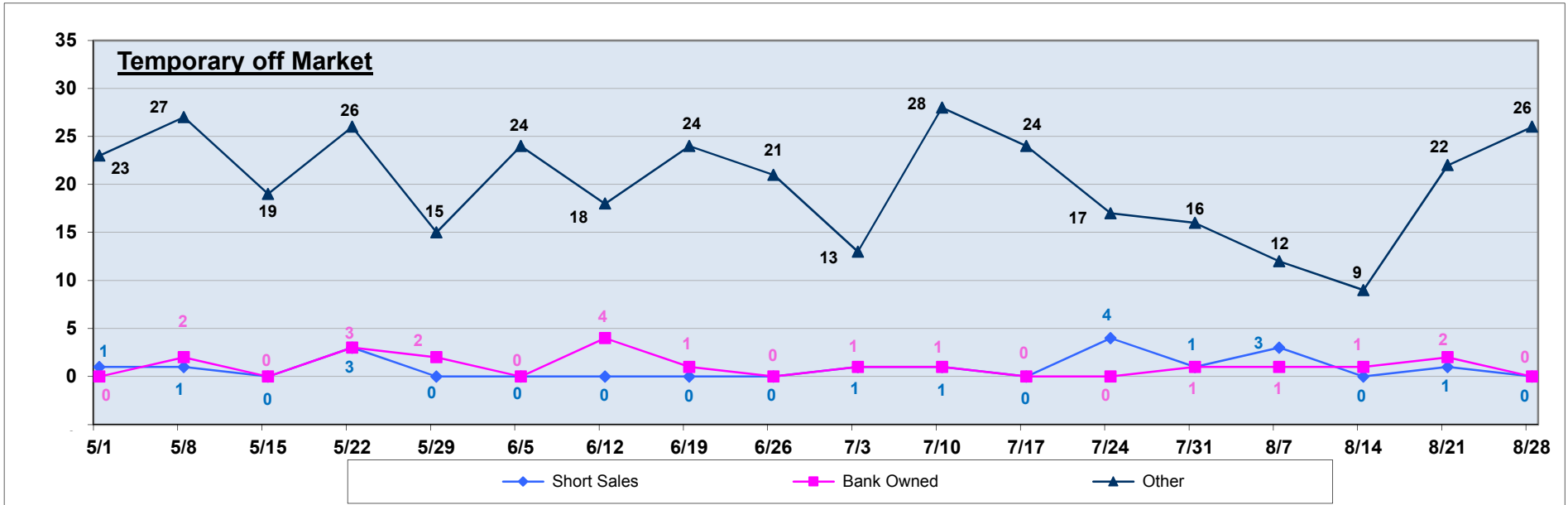
**Condos, Townhomes, Villas**



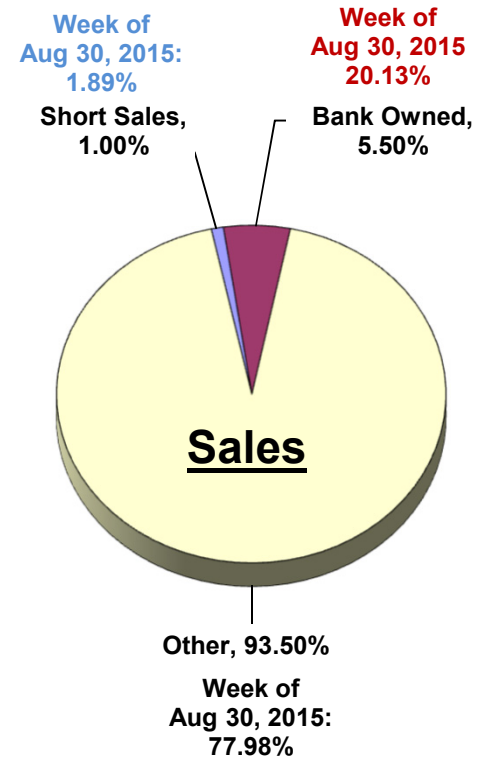
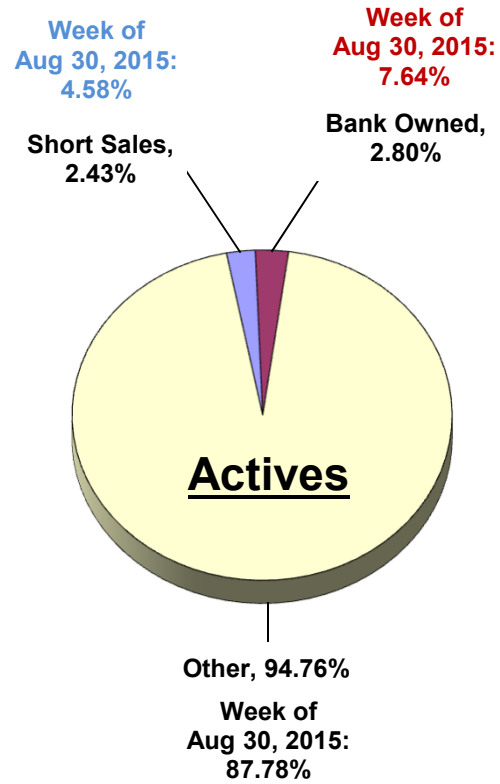
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Monday Morning Quarterback**  
08/28/2016 - 09/03/2016  
Lake, Orange, Osceola & Seminole Counties

**Where are the 13 Condos, Townhomes, or Villas available for the Median Price of \$148,850?** (± \$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>							
Sanford / Lake Forest	32771	1	\$149,000	2.0	2.0	1,138	\$130.93
<b>Orange County</b>							
Winter Park (East) / Aloma	32792	1	\$149,000	2.0	2.0	1,233	\$120.84
Orlando (Downtown)	32801	1	\$149,000	1.0	1.0	744	\$200.27
Orlo Vista	32811	1	\$149,000	2.0	2.0	1,266	\$117.69
Union Park	32817	1	\$149,000	3.0	2.0	1,186	\$125.63
Williamsburg / Lake Bryan	32821	1	\$149,000	2.0	2.0	1,166	\$127.79
Ventura	32822	1	\$148,900	3.0	2.0	1,764	\$84.41
Metro West / Orlo Vista	32835	1	\$149,000	3.0	2.0	1,317	\$113.14
<b>Osceola County</b>							
Kissimmee (Central)	34741	1	\$148,500	3.0	2.0	1,495	\$99.33
Kissimmee (West) / Pleasant Hill	34746	1	\$149,000	4.0	3.0	1,470	\$101.36
Kissimmee / Celebration	34747	2	\$148,750	3.0	3.0	1,406	\$105.80
<b>Lake County</b>							
Mount Dora	32757	1	\$149,000	2.0	2.0	1,209	\$123.24