



Monday Morning Quarterback Summary

Week of Feb 12, 2017

Single-family existing homes

- Sales of single-family homes increased to 493 during the week of Feb 12, from 357 the week prior
- The median price of single family homes increased to \$220,000, a change of 5.8%
- The number of single-family home foreclosure transactions increased to 34 last week, from 31 the week of Feb 5
- The number of single-family home short-sale transactions increased to 14 from 8 the week prior
- Single-family inventory decreased by 86, and now sits at 7,981

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 132 during the week of Feb 12, from 111 the week prior
- The median price of condos, townhomes, and villas decreased to \$128,450, a change of -1.2%
- The number of condo, townhome, and villa foreclosure transactions increased to 12 last week, from 4 the week of Feb 5
- The number of condo, townhome and villa short-sale transactions increased to 5 from 0 the week prior
- Condo inventory increased by 20, and now sits at 2,406

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

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	493	310	62	79	16	23	3
Bank Owned	34	29	1	4	0	0	0
Short Sales	14	13	0	1	0	0	0
Other	445	268	61	74	16	23	3
Active Listings	7,981	2,611	1,064	1,605	853	1,262	586
Bank Owned	288	172	29	46	14	23	4
Short Sales	143	89	15	25	4	9	1
Other	7,550	2,350	1,020	1,534	835	1,230	581
Months of Inventory	4	2	4	5	12	13	45

List Price

Average Original List Price	\$270,876	\$181,449	\$285,442	\$364,827	\$480,795	\$702,833	\$2,305,408
Average Final List Price	\$263,276	\$176,826	\$279,079	\$357,163	\$464,581	\$676,000	\$2,159,633

Sale Price

Average Price	\$253,946	\$171,855	\$273,138	\$346,685	\$454,654	\$650,795	\$1,785,000
Median Price	\$220,000	\$180,000	\$269,750	\$340,000	\$462,500	\$640,000	\$1,215,000

Price Differences

<i>Original to Final</i> List Price	-\$7,600	-\$4,623	-\$6,363	-\$7,664	-\$16,214	-\$26,833	-\$145,775
<i>Original</i> List to <i>Sale</i> Price - \$	-\$16,930	-\$9,594	-\$12,304	-\$18,142	-\$26,141	-\$52,038	-\$520,408
<i>Final</i> List to <i>Sale</i> Price - \$	-\$9,330	-\$4,971	-\$5,941	-\$10,478	-\$9,927	-\$25,205	-\$374,633
<i>Original</i> List to <i>Sale</i> Price - %	93.75%	94.71%	95.69%	95.03%	94.56%	92.60%	77.43%
<i>Final</i> List to <i>Sale</i> Price - %	96.46%	97.19%	97.87%	97.07%	97.86%	96.27%	82.65%

Days on the Market

Avg Days Listing to Contract	67	59	63	79	94	112	241
Combined Avg Days to Contract	70	54	63	87	100	129	683
Avg Days Listing to Closing	111	102	99	127	132	154	301
Avg Days Contract to Close	42	43	35	46	37	41	59

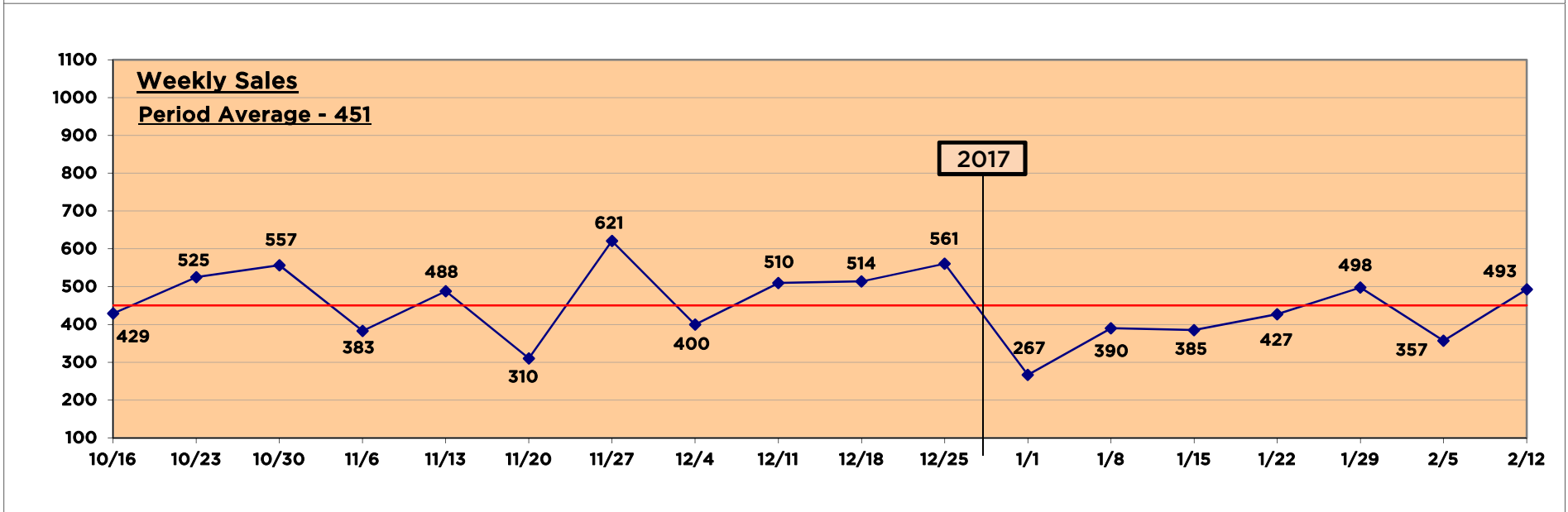
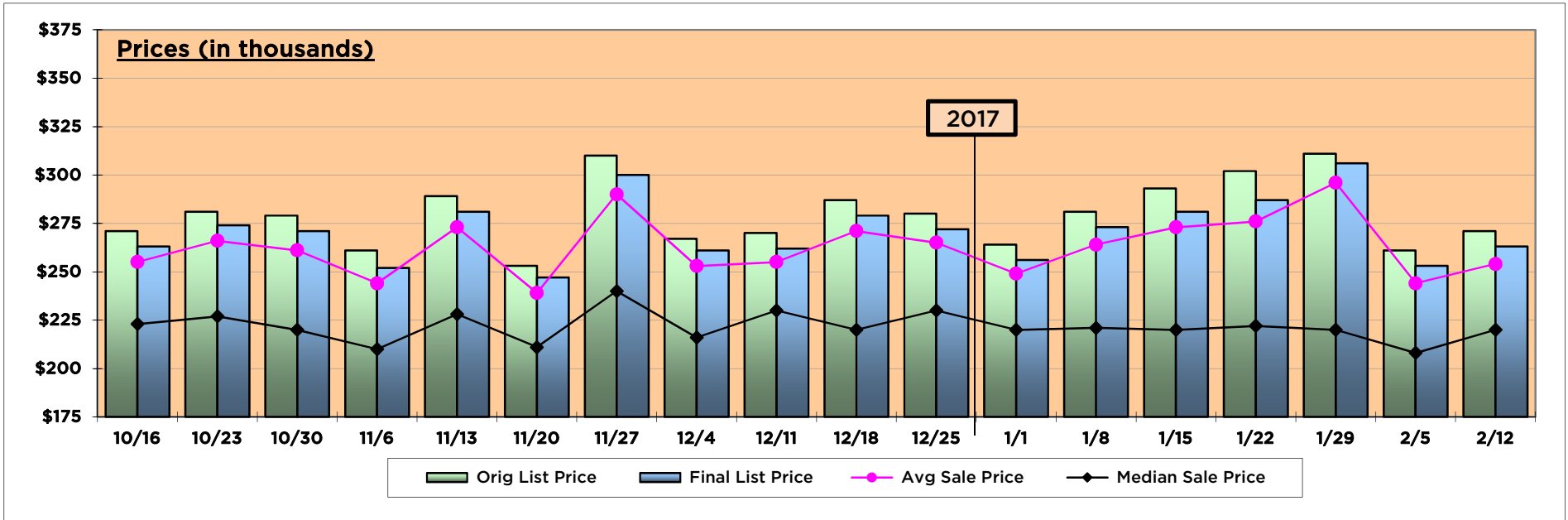
Beds / Baths

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

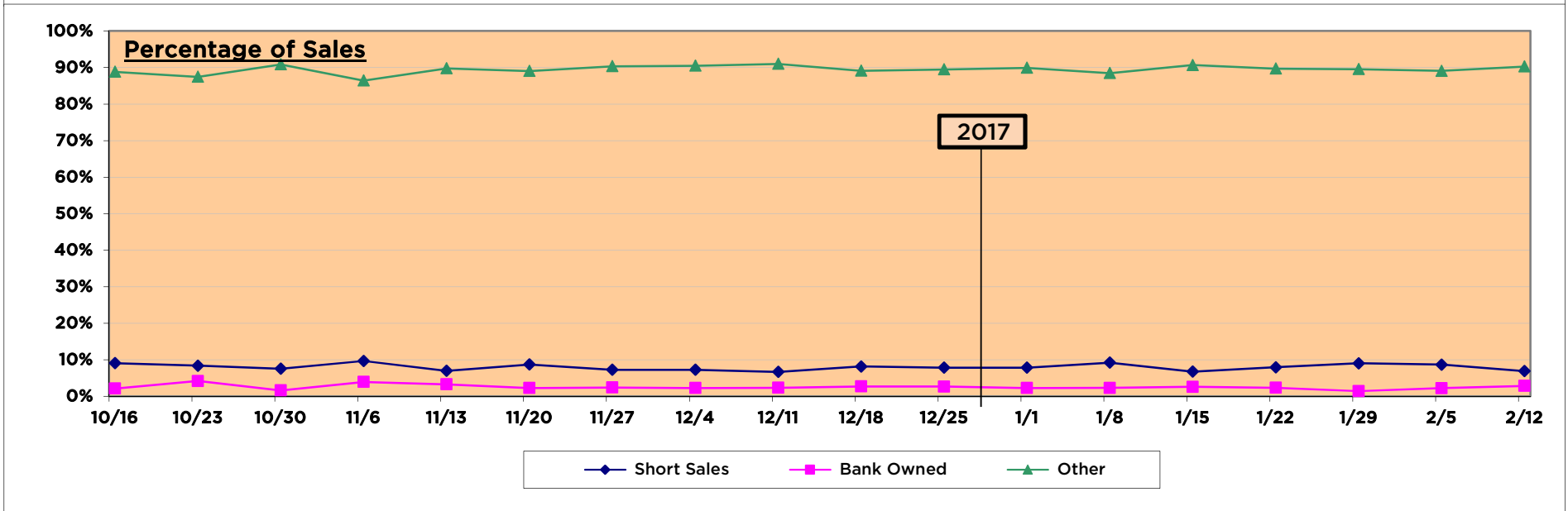
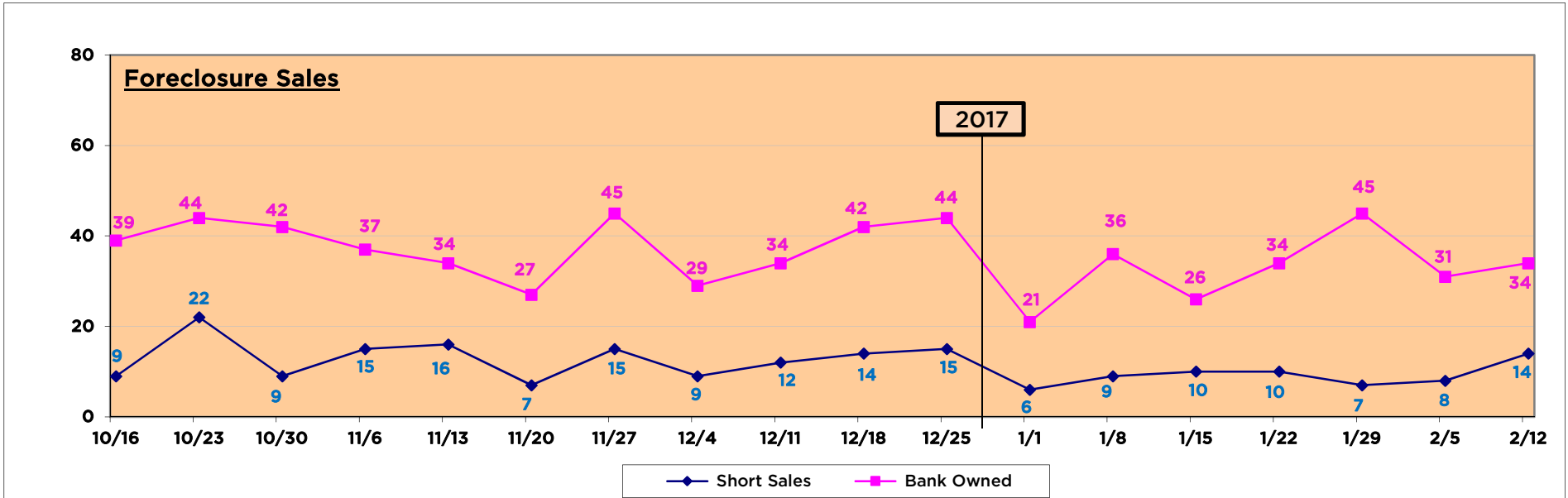
Square Footage

Average Square Feet	2,055	1,618	2,275	2,661	3,239	3,737	7,467
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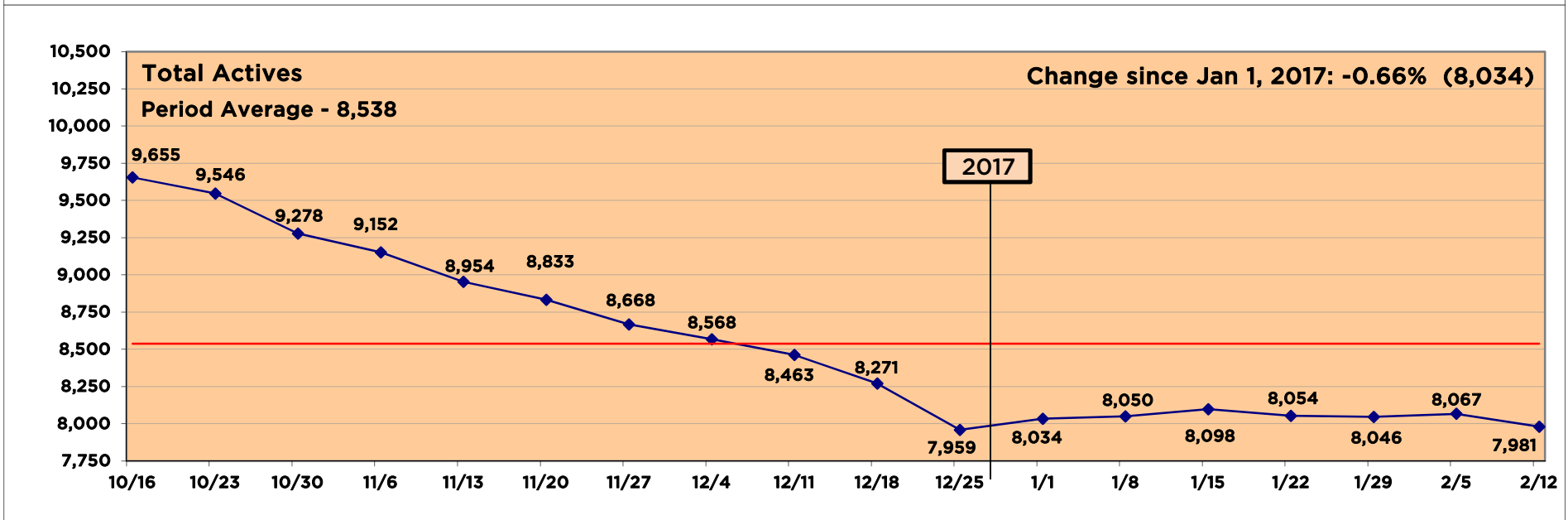
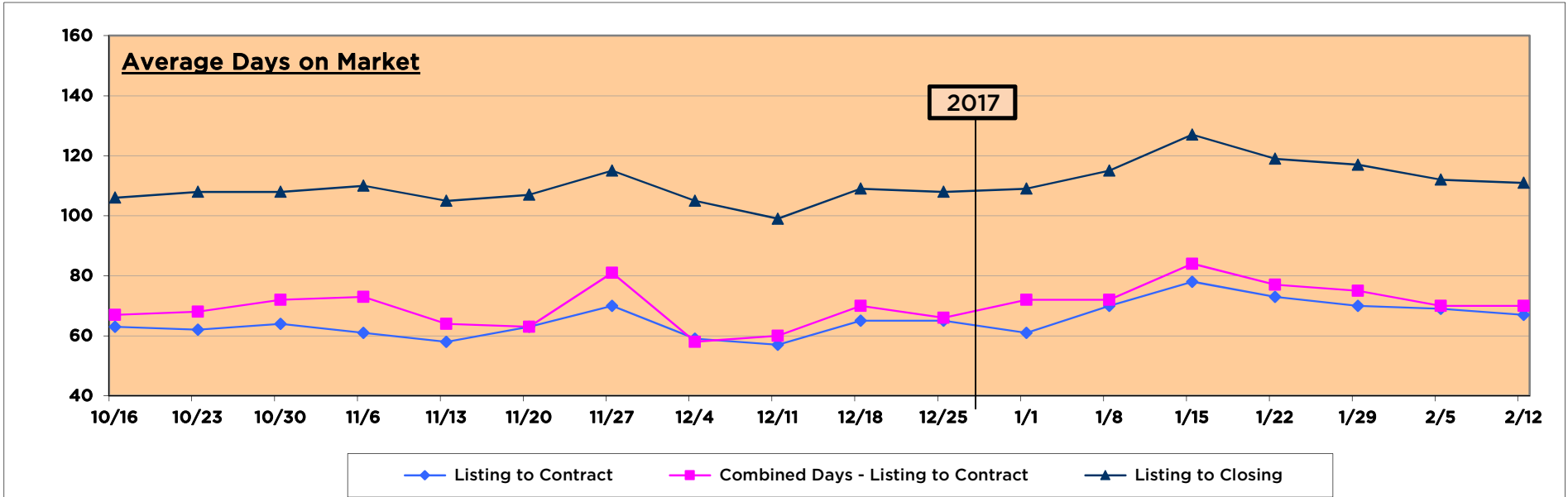
Single Family Homes



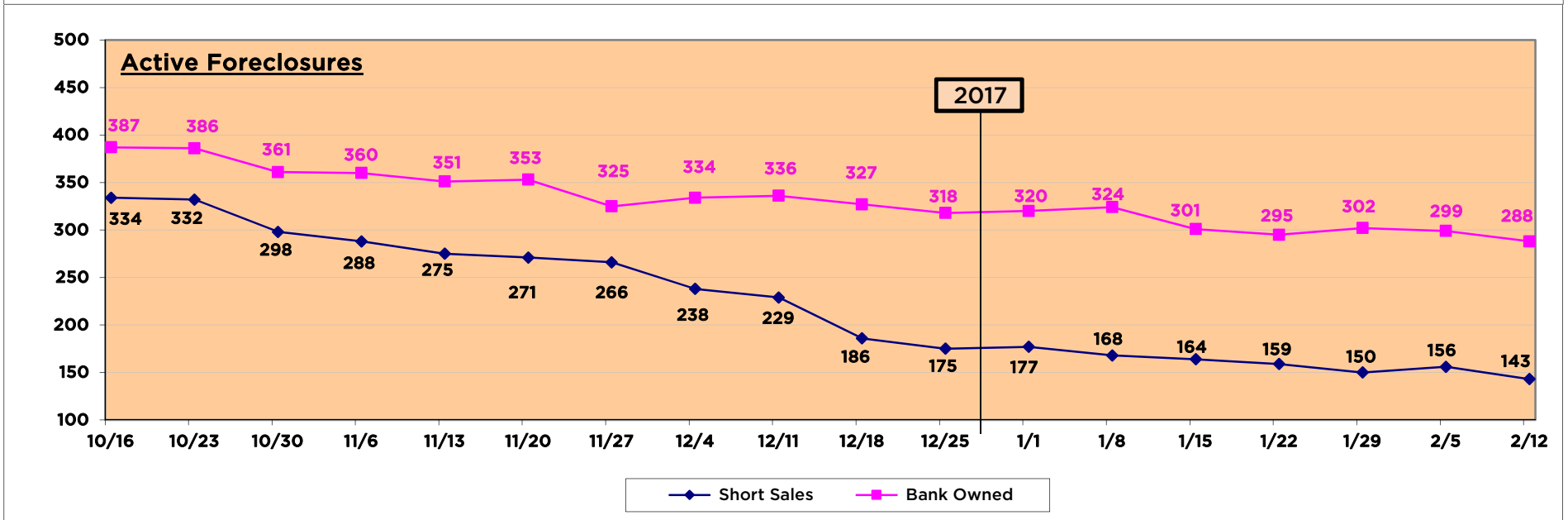
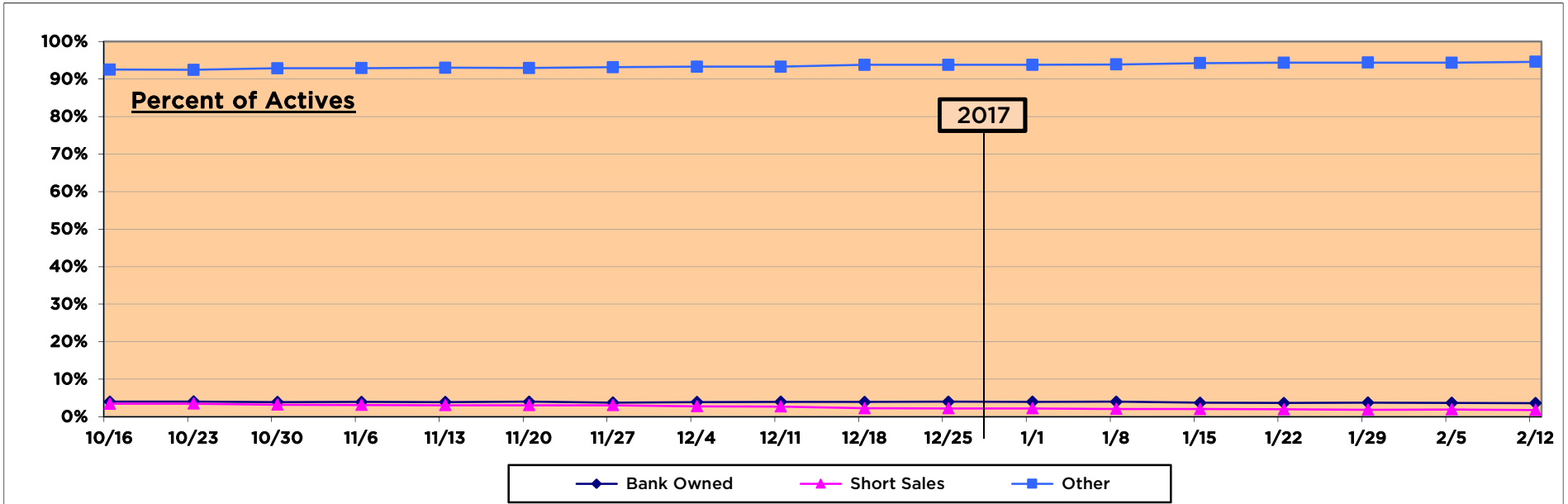
Single Family Homes



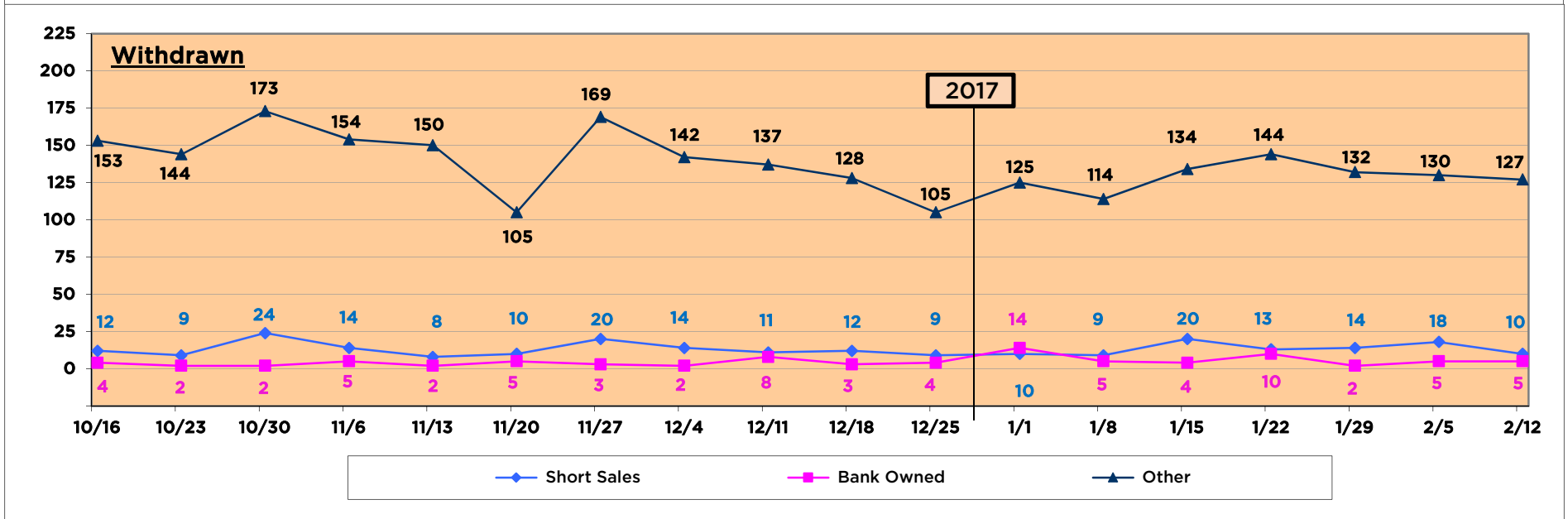
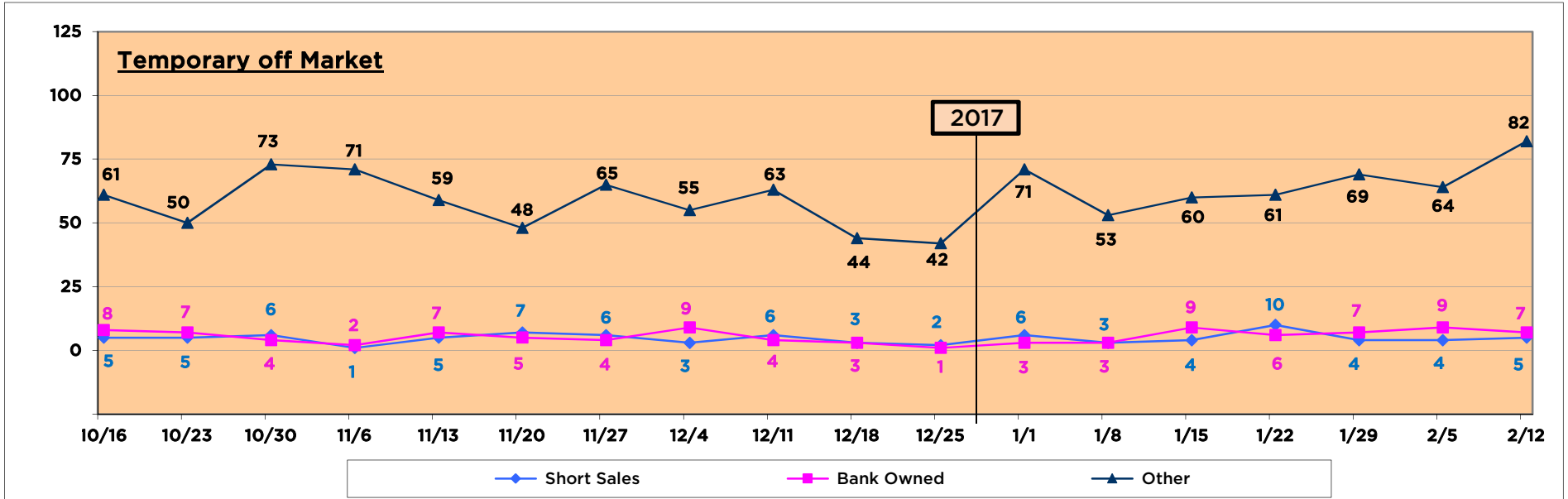
Single Family Homes



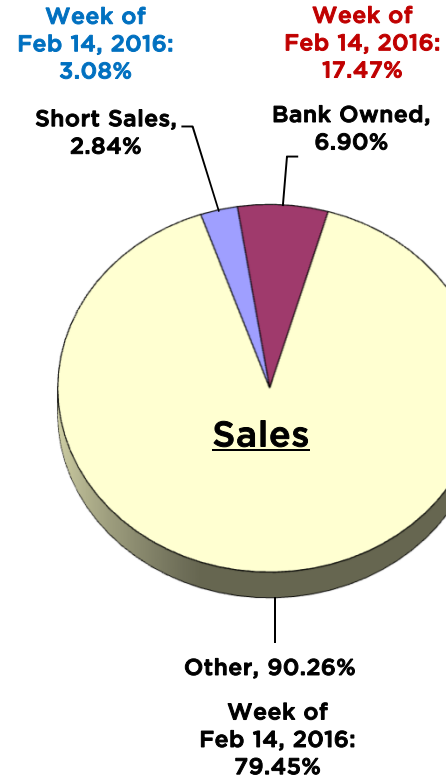
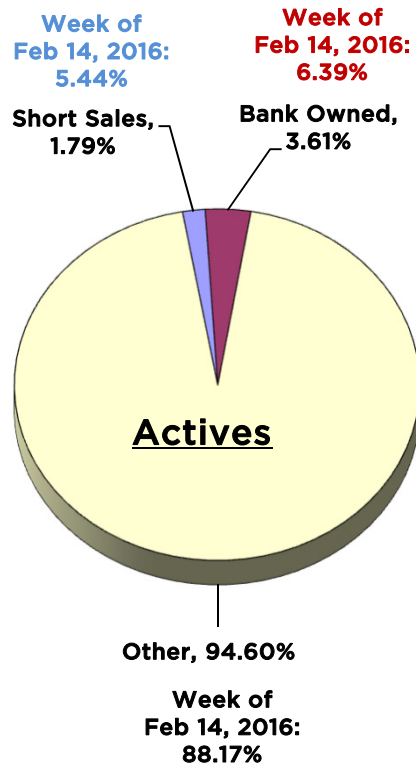
Single Family Homes



Single Family Homes



Single Family Homes



Where are the 72 Single Family Homes available for the Median Price of \$220,000? (± \$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>
Seminole County		10	\$219,930	3.4	2.1	1,692	\$129.99
Apopka / Hunt Club	32703	1	\$219,900	4.0	2.0	1,822	\$120.69
Casselberry	32707	1	\$219,900	3.0	2.0	1,573	\$139.80
Winter Springs / Tuskawilla	32708	1	\$219,900	3.0	2.0	1,293	\$170.07
Lake Mary / Heathrow	32746	2	\$219,950	3.0	2.0	1,749	\$125.76
Longwood (East)	32750	1	\$219,900	4.0	3.0	2,450	\$89.76
Maitland / Eatonville	32751	1	\$220,000	3.0	2.0	1,456	\$151.10
Oviedo	32765	1	\$220,000	3.0	2.0	1,477	\$148.95
Winter Park	32792	2	\$219,900	4.0	2.0	1,675	\$131.28
Orange County		22	\$219,973	3.5	2.0	1,726	\$127.46
Apopka / Hunt Club	32703	2	\$219,950	4.0	2.0	1,714	\$128.33
Apopka (North)	32712	2	\$219,950	4.0	2.0	1,925	\$114.26
Delaney / Crystal Lake	32806	2	\$219,950	3.0	2.0	1,533	\$143.48
Pinecastle / Belle Isle	32809	1	\$220,000	4.0	2.0	1,500	\$146.67
Lockhart	32810	2	\$220,000	4.0	2.0	2,009	\$109.51
Conway	32812	1	\$220,000	3.0	2.0	1,477	\$148.95
Union Park	32817	1	\$220,000	4.0	2.0	1,783	\$123.39
Sand Lake / Bay Hill	32819	1	\$220,000	3.0	2.0	1,202	\$183.03
Ventura	32822	1	\$220,000	3.0	2.0	2,074	\$106.08
Taft	32824	1	\$220,000	3.0	2.0	2,018	\$109.02
Rio Pinar / Union Park	32825	2	\$219,950	3.0	2.0	1,560	\$140.99
Research Park	32826	3	\$220,000	4.0	2.0	1,771	\$124.22
Waterford Lakes	32828	2	\$219,950	3.0	2.0	1,643	\$133.87
Union Park / Chickasaw	32829	1	\$219,900	4.0	2.0	1,832	\$120.03
Osceola County		25	\$219,994	4.0	2.2	1,875	\$117.31
Kissimmee / Buena Ventura Lakes	34743	6	\$220,067	4.0	2.0	1,924	\$114.38
Kissimmee (East)	34744	1	\$219,900	4.0	2.0	1,698	\$129.51
Kissimmee (West) / Pleasant Hill	34746	8	\$219,981	4.0	2.0	1,808	\$121.67
Kissimmee / Celebration	34747	4	\$220,000	4.0	2.0	1,610	\$136.65
Kissimmee / Poinciana	34758	4	\$219,950	4.0	3.0	2,165	\$101.59
St Cloud / Canoe Creek	34772	1	\$220,000	4.0	2.0	2,291	\$96.03
St Cloud / Harmony	34773	1	\$219,900	3.0	2.0	1,788	\$122.99

Where are the 72 Single Family Homes available for the Median Price of \$220,000? (cont'd) (± \$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>
Lake County		15	\$219,953	3.6	2.2	1,992	\$110.44
Eustis (West)	32726	2	\$219,950	3.0	2.0	1,650	\$133.30
Grand Island	32735	1	\$219,900	3.0	2.0	2,090	\$105.22
Mount Dora	32757	1	\$220,000	3.0	2.0	1,725	\$127.54
Tavares / Mt Plymouth	32778	2	\$219,950	4.0	2.0	2,080	\$105.75
Clermont (Central)	34711	2	\$219,900	3.0	2.0	1,675	\$131.28
Clermont (South)	34714	1	\$220,000	4.0	3.0	1,942	\$113.29
Minneola	34715	2	\$220,000	5.0	3.0	2,090	\$105.26
Fruitland Park	34731	1	\$219,900	4.0	2.0	2,960	\$74.29
Groveland	34736	1	\$219,995	4.0	2.0	2,184	\$100.73
Leesburg (West)	34748	2	\$219,950	3.0	2.0	1,992	\$110.42

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Sales	132	118	6	4	2	2	0
Bank Owned	12	12	0	0	0	0	0
Short Sales	5	5	0	0	0	0	0
Other	115	101	6	4	2	2	0
Active Listings	2,406	1,771	258	232	47	68	30
Bank Owned	63	55	5	1	0	0	2
Short Sales	38	34	1	3	0	0	0
Other	2,305	1,682	252	228	47	68	28
Months of Inventory	4	3	10	13	5	8	0

List Price

Average Original List Price	\$159,116	\$131,757	\$284,539	\$350,725	\$468,000	\$704,950	\$0
Average Final List Price	\$154,857	\$127,870	\$276,298	\$350,725	\$455,950	\$689,950	\$0

Sale Price

Average Price	\$148,739	\$122,810	\$269,167	\$338,750	\$448,500	\$637,500	\$0
Median Price	\$128,450	\$120,750	\$237,575	\$342,500	\$448,500	\$637,500	\$0

Price Differences

Original to Final List Price	-\$4,259	-\$3,887	-\$8,241	\$0	-\$12,050	-\$15,000	\$0
Original List to Sale Price - \$	-\$10,377	-\$8,947	-\$15,372	-\$11,975	-\$19,500	-\$67,450	\$0
Final List to Sale Price - \$	-\$6,118	-\$5,060	-\$7,131	-\$11,975	-\$7,450	-\$52,450	\$0
Original List to Sale Price - %	93.48%	93.21%	94.60%	96.59%	95.83%	90.43%	0.00%
Final List to Sale Price - %	96.05%	96.04%	97.42%	96.59%	98.37%	92.40%	0.00%

Days on the Market

Avg Days Listing to Contract	66	67	82	45	24	86	0
Combined Avg Days to Contract	71	69	122	45	24	141	0
Avg Days Listing to Closing	102	102	146	73	48	96	0
Avg Days Contract to Close	35	34	63	26	24	11	0

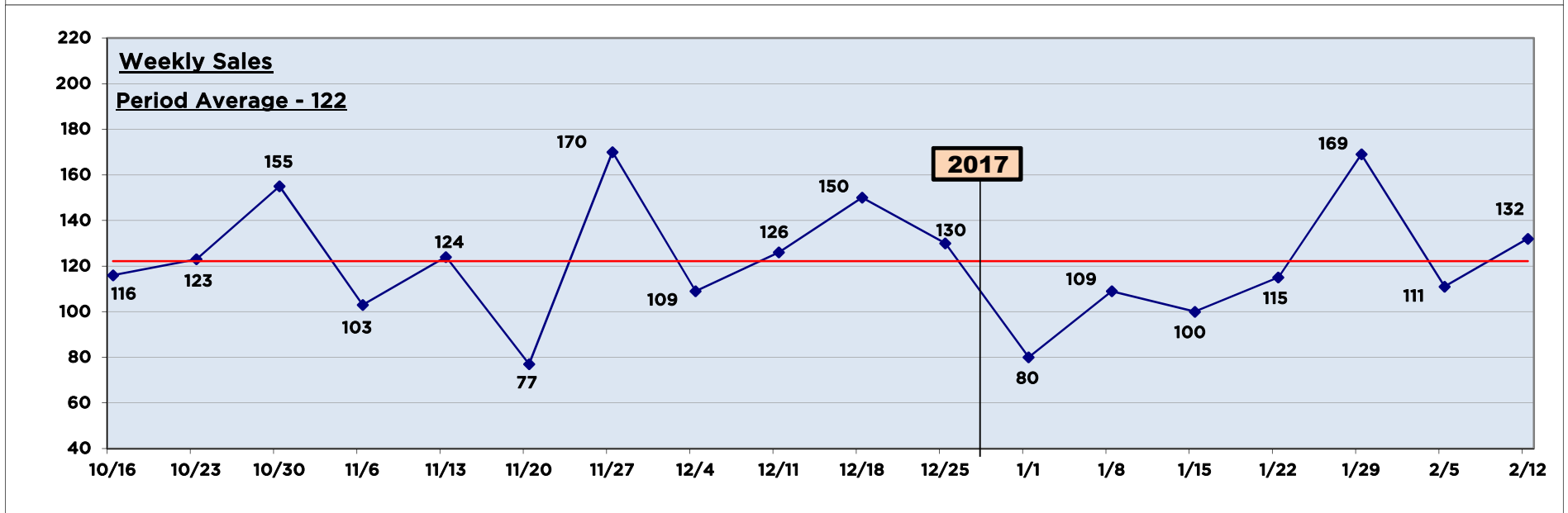
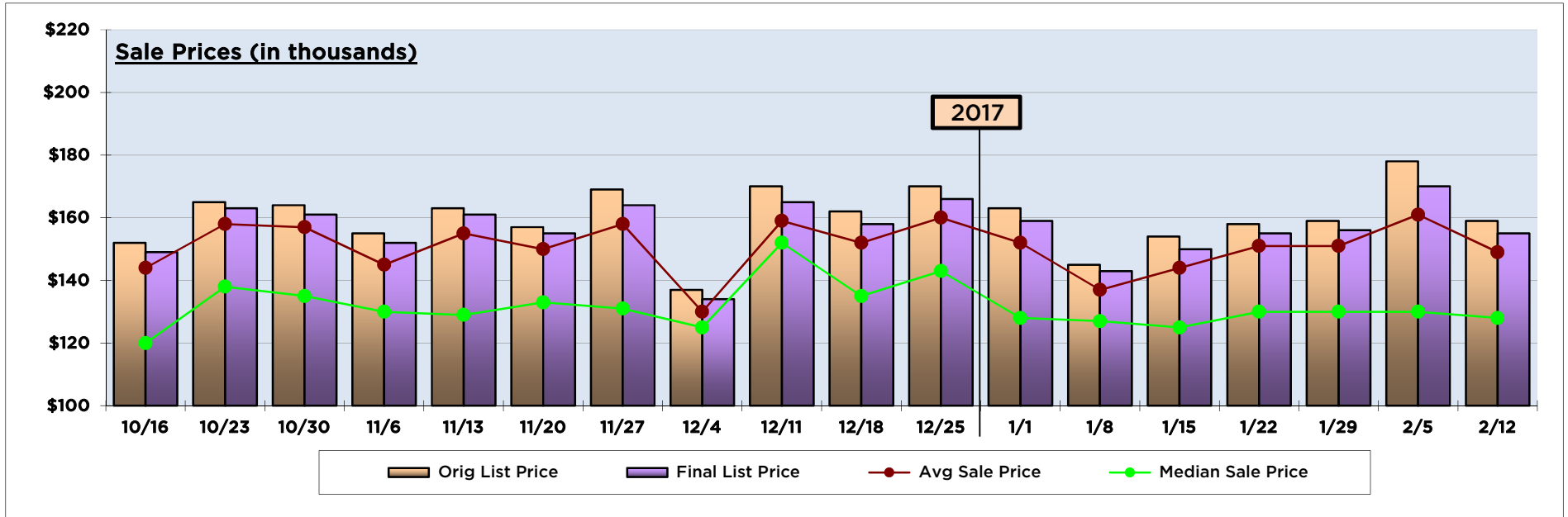
Beds / Baths

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

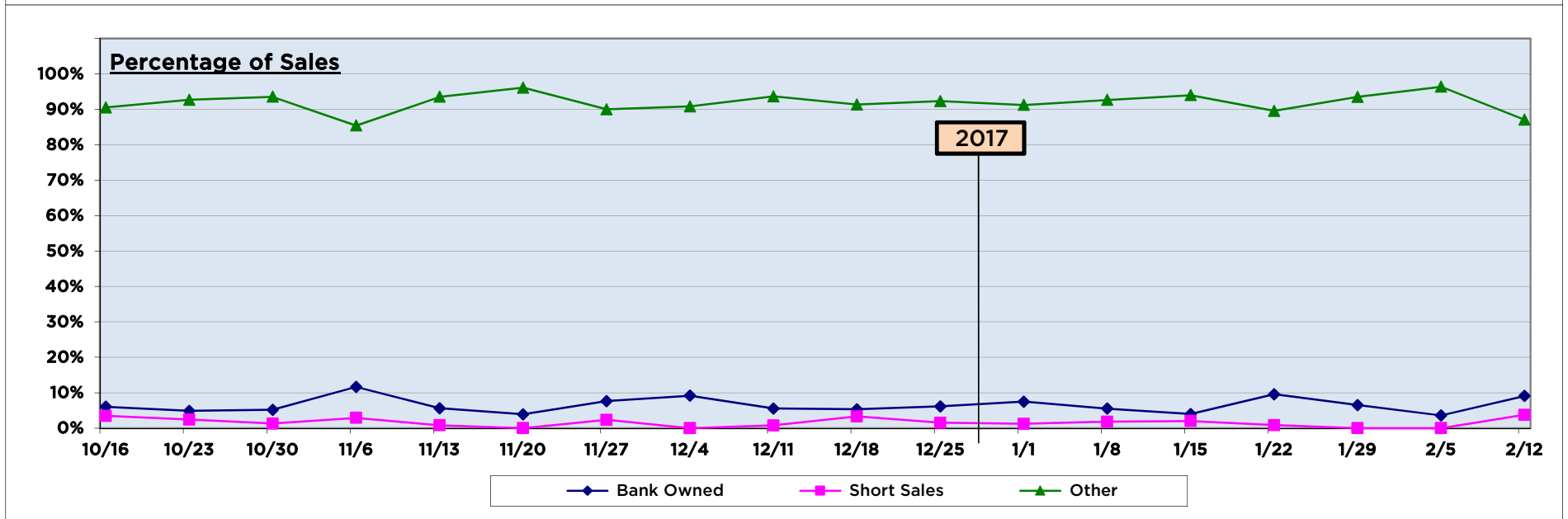
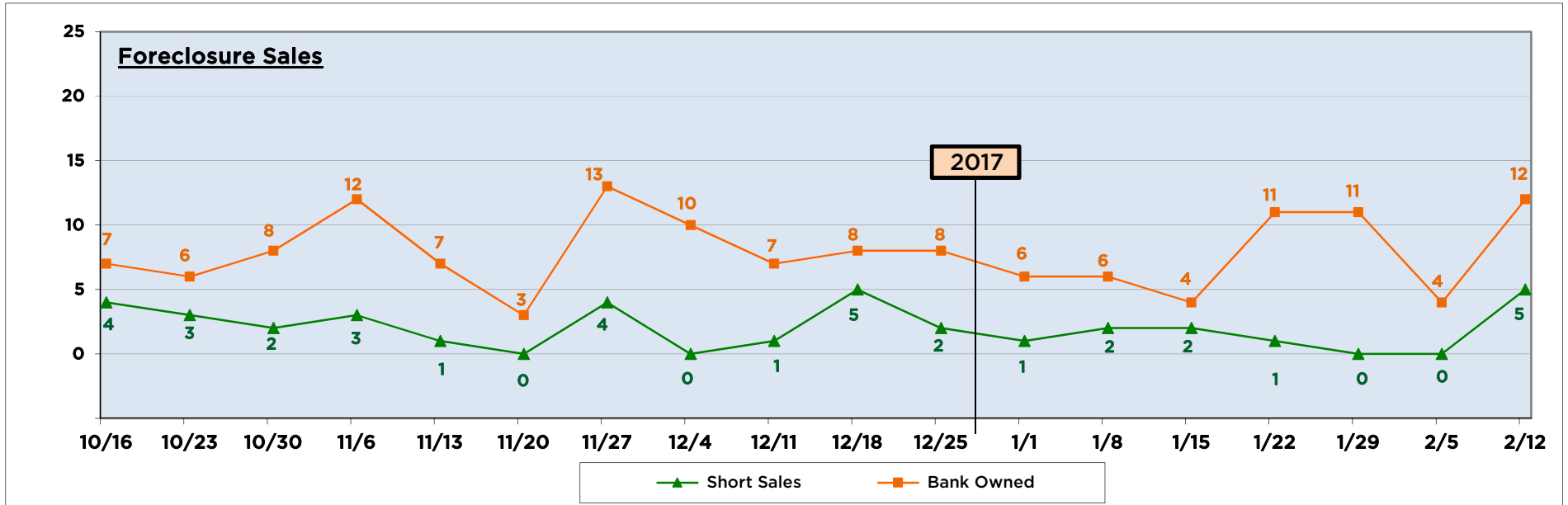
Square Footage

Average Square Feet	1,295	1,228	1,823	1,667	1,802	2,447	0
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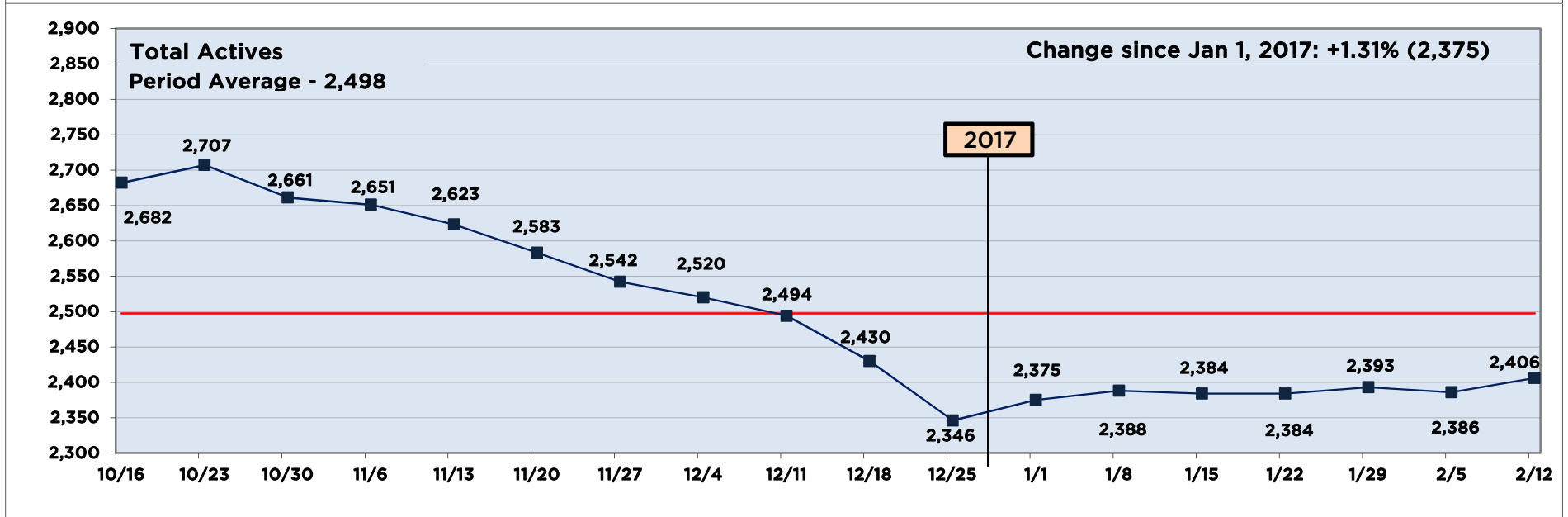
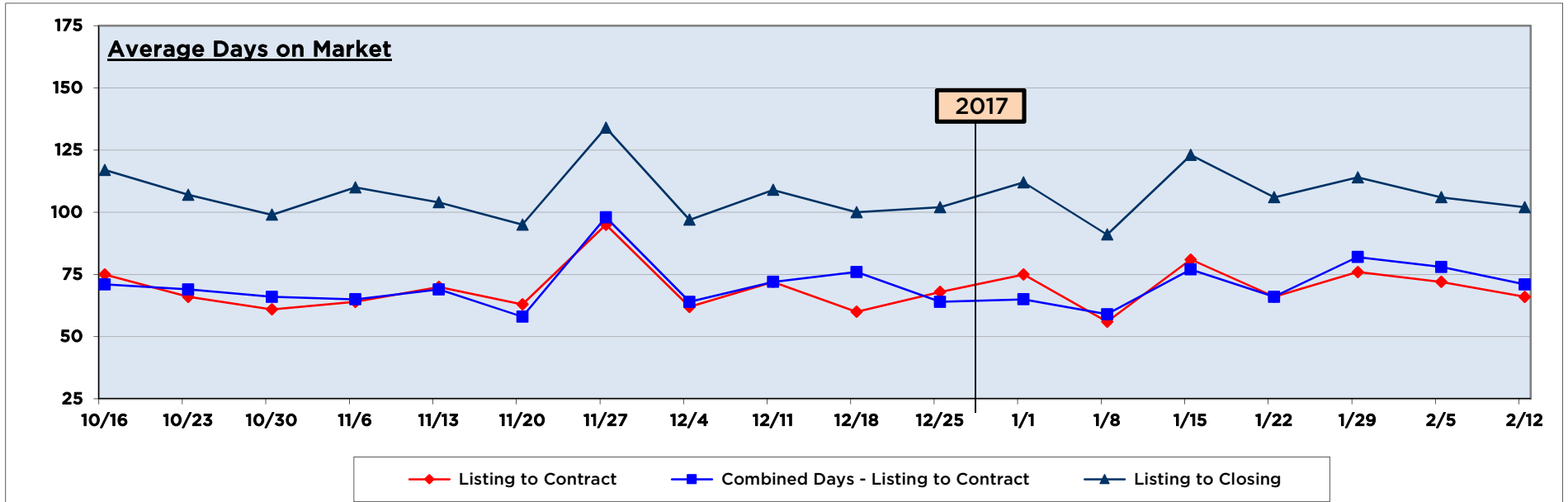
Condos, Townhomes, Villas



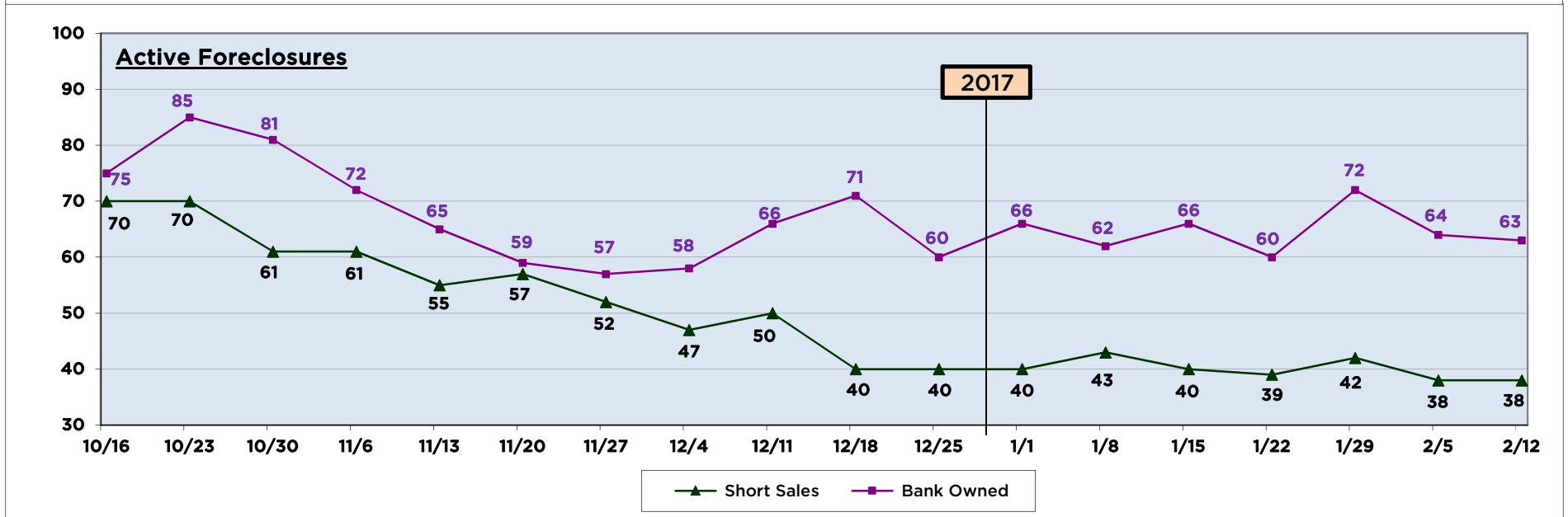
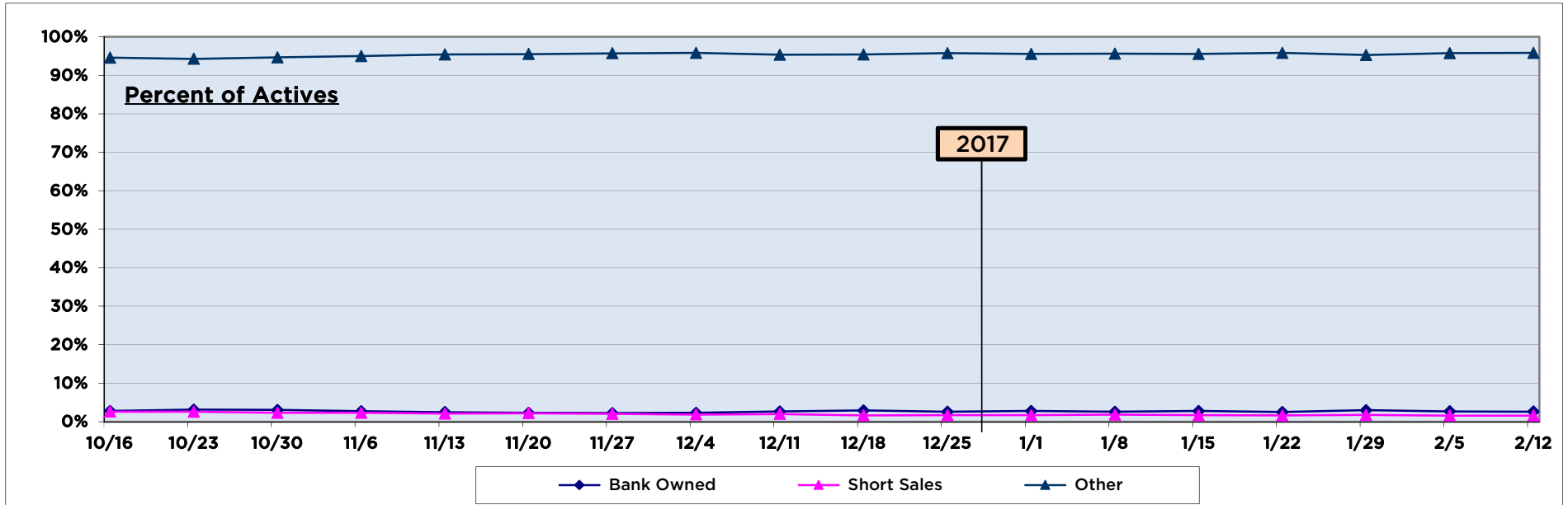
Condos, Townhomes, Villas



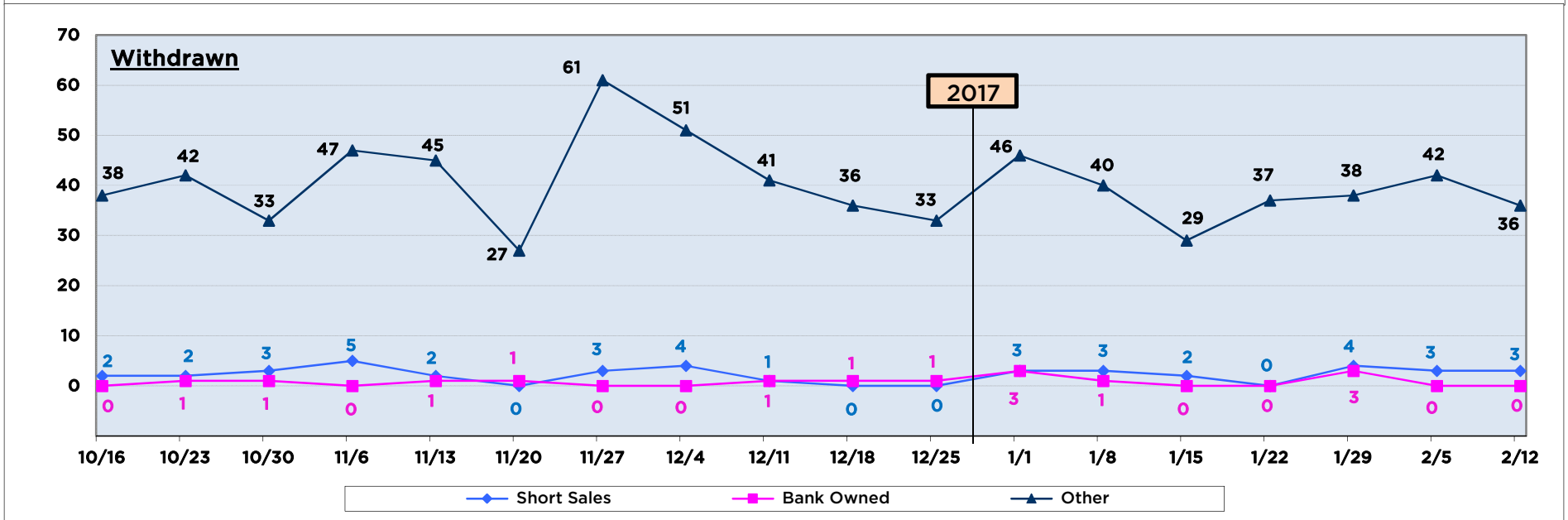
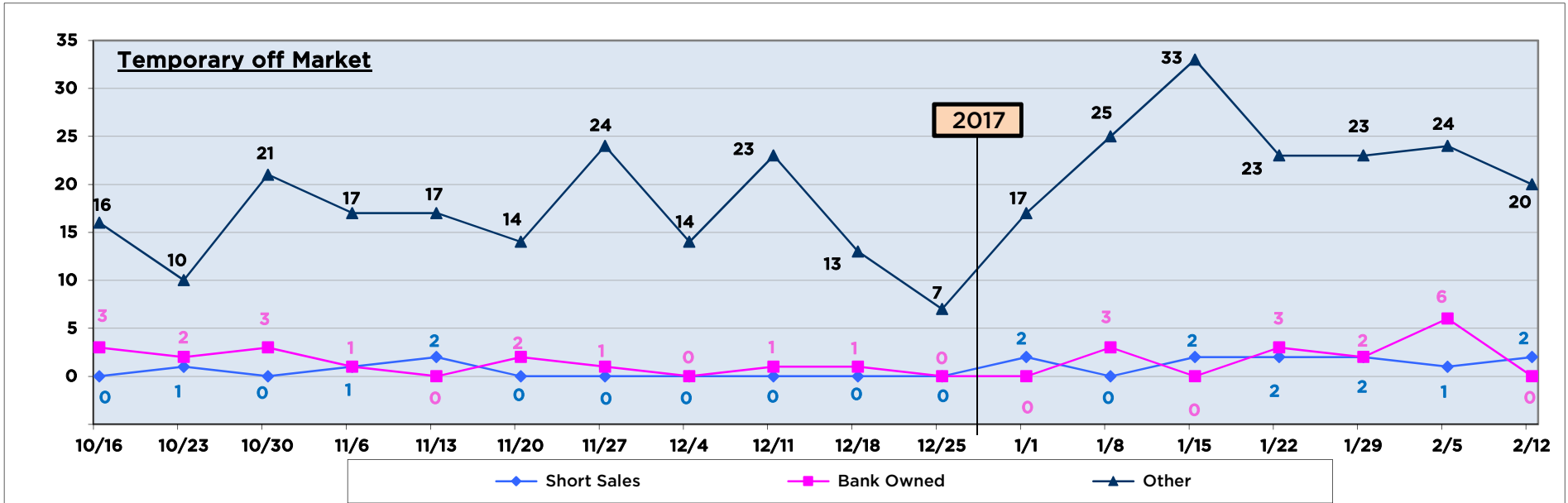
Condos, Townhomes, Villas



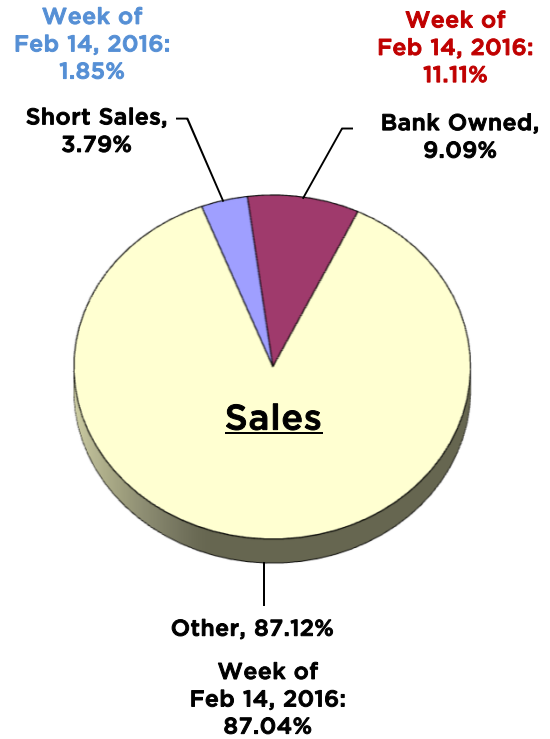
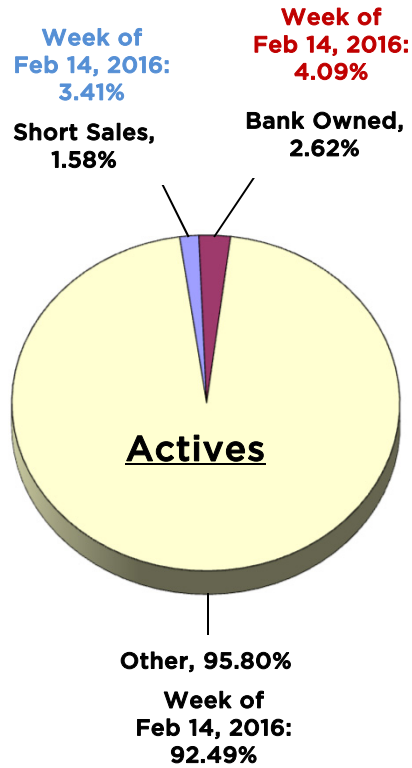
Condos, Townhomes, Villas



Condos, Townhomes, Villas



Condos, Townhomes, Villas



Where are the 6 Condos, Townhomes, or Villas available for the Median Price of \$128,450? (± \$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>
Orange County		3	\$128,167	2.0	1.7	1,194	\$107.37
Maitland / Eatonville	32751	1	\$128,000	2.0	1.0	1,432	\$89.39
Orlo Vista	32811	1	\$128,000	3.0	2.0	1,351	\$94.74
Williamsburg / Lake Bryan	32821	1	\$128,500	1.0	2.0	798	\$161.03
Osceola County		3	\$128,000	3.0	2.0	1,406	\$91.04
Kissimmee (Central)	34741	1	\$128,000	3.0	2.0	1,296	\$98.77
Kissimmee / Celebration	34747	2	\$128,000	3.0	2.0	1,461	\$87.61