



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

***Week of Feb 19, 2017***

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

- Sales of single-family homes decreased to 377 during the week of Feb 19, from 493 the week prior
- The median price of single family homes increased to \$237,000, a change of 7.7%
- The number of single-family home foreclosure transactions decreased to 32 last week, from 34 the week of Feb 12
- The number of single-family home short-sale transactions decreased to 10 from 14 the week prior
- Single-family inventory decreased by 86, and now sits at 7,895

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

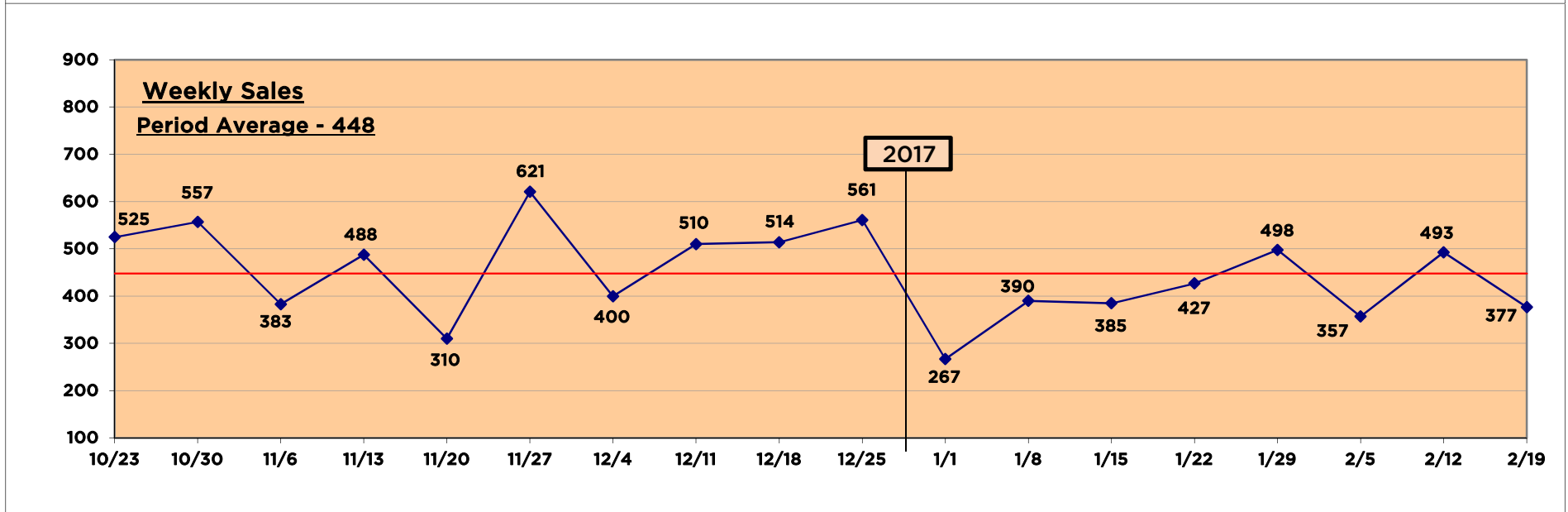
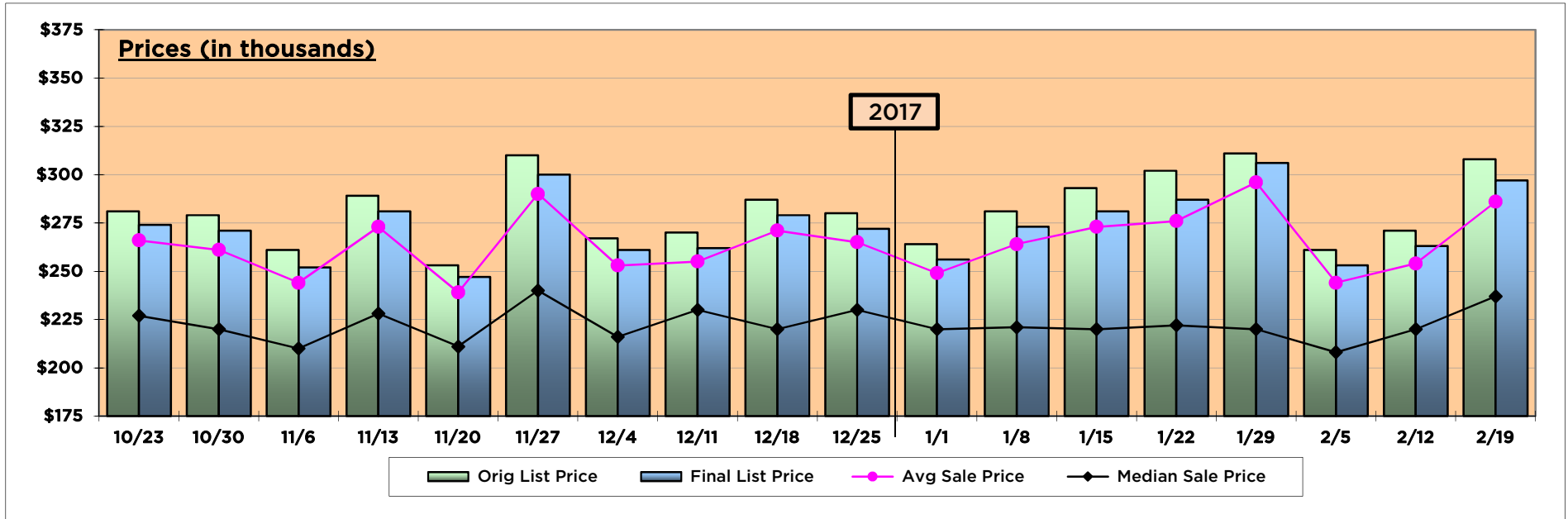
- Sales of condos, townhomes, and villas increased to 140 during the week of Feb 19, from 132 the week prior
- The median price of condos, townhomes, and villas increased to \$145,000, a change of 12.9%
- The number of condo, townhome, and villa foreclosure transactions decreased to 6 last week, from 12 the week of Feb 12
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 5 the week prior
- Condo inventory decreased by 45, and now sits at 2,361

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

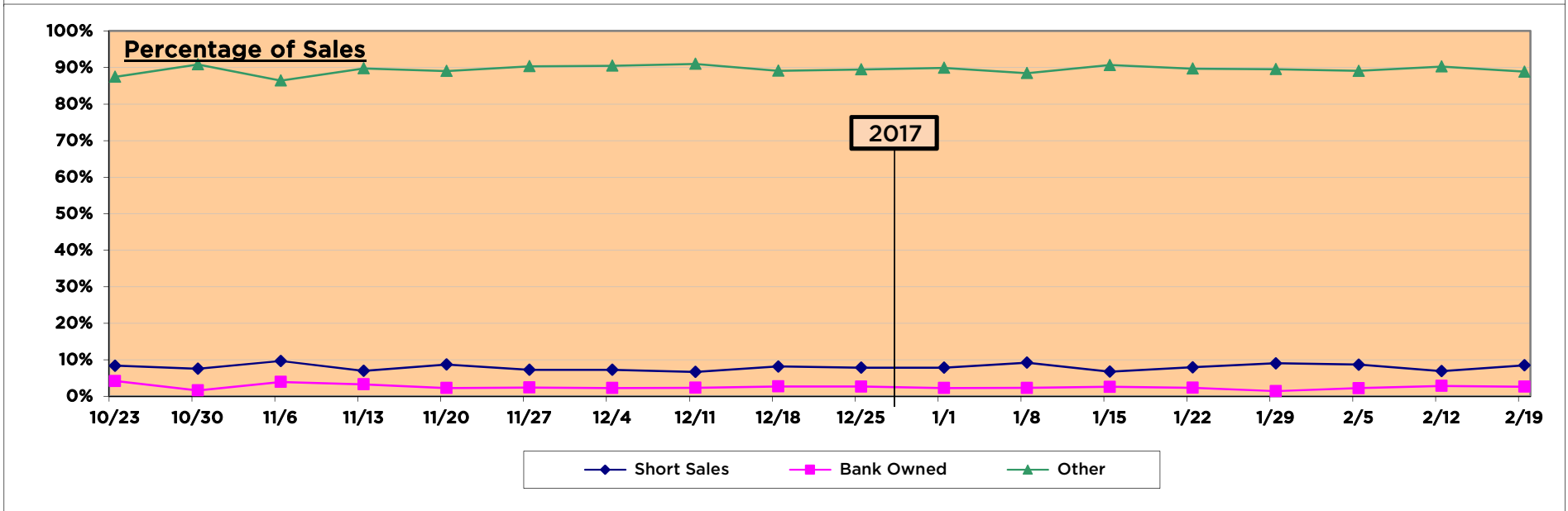
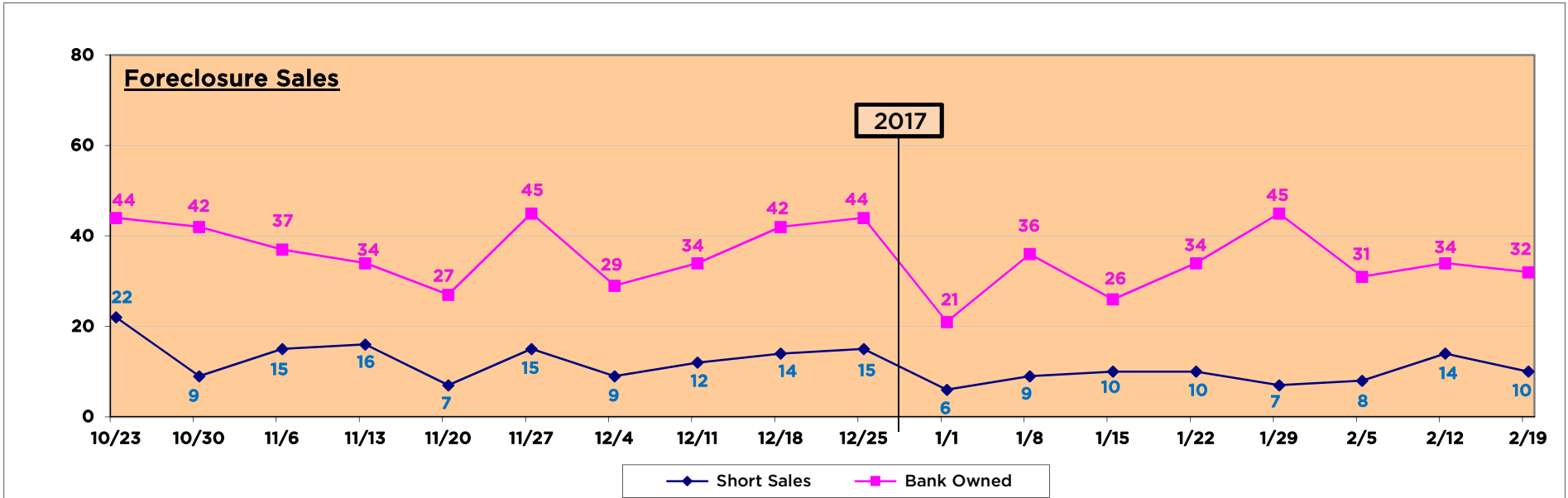
## Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>377</b>	203	71	57	19	22	5
Bank Owned	32	26	2	2	1	1	0
Short Sales	10	7	2	1	0	0	0
Other	335	170	67	54	18	21	5
<b>Active Listings</b>	<b>7,895</b>	2,521	1,037	1,599	868	1,271	599
Bank Owned	299	181	32	43	17	22	4
Short Sales	139	89	11	24	5	9	1
Other	7,457	2,251	994	1,532	846	1,240	594
<b>Months of Inventory</b>	<b>5</b>	3	3	6	11	13	28
<b>List Price</b>							
Average Original List Price	\$307,803	\$176,738	\$284,111	\$365,628	\$464,524	\$689,147	\$3,032,800
Average Final List Price	\$296,607	\$173,053	\$278,872	\$354,051	\$446,410	\$665,976	\$2,790,800
<b>Sale Price</b>							
Average Price	\$285,511	\$168,007	\$272,511	\$343,232	\$430,987	\$638,895	\$2,475,000
Median Price	\$237,000	\$175,000	\$270,000	\$341,990	\$420,000	\$591,700	\$1,900,000
<b>Price Differences</b>							
Original to Final List Price	-\$11,196	-\$3,685	-\$5,239	-\$11,577	-\$18,114	-\$23,171	-\$242,000
Original List to Sale Price - \$	-\$22,292	-\$8,731	-\$11,600	-\$22,396	-\$33,537	-\$50,252	-\$557,800
Final List to Sale Price - \$	-\$11,096	-\$5,046	-\$6,361	-\$10,819	-\$15,423	-\$27,081	-\$315,800
Original List to Sale Price - %	92.76%	95.06%	95.92%	93.87%	92.78%	92.71%	81.61%
Final List to Sale Price - %	96.26%	97.08%	97.72%	96.94%	96.55%	95.93%	88.68%
<b>Days on the Market</b>							
Avg Days Listing to Contract	66	56	57	92	66	108	134
Combined Avg Days to Contract	77	57	68	114	74	166	229
Avg Days Listing to Closing	107	95	99	135	117	154	161
Avg Days Contract to Close	40	38	41	42	50	45	27
<b>Beds / Baths</b>							
Average Bedrooms	3	3	4	4	4	4	6
Average Full Baths	2	2	2	3	3	3	5
Average Half Baths	0	0	0	0	0	1	1
<b>Square Footage</b>							
Average Square Feet	2,077	1,558	2,145	2,546	2,623	3,666	7,755

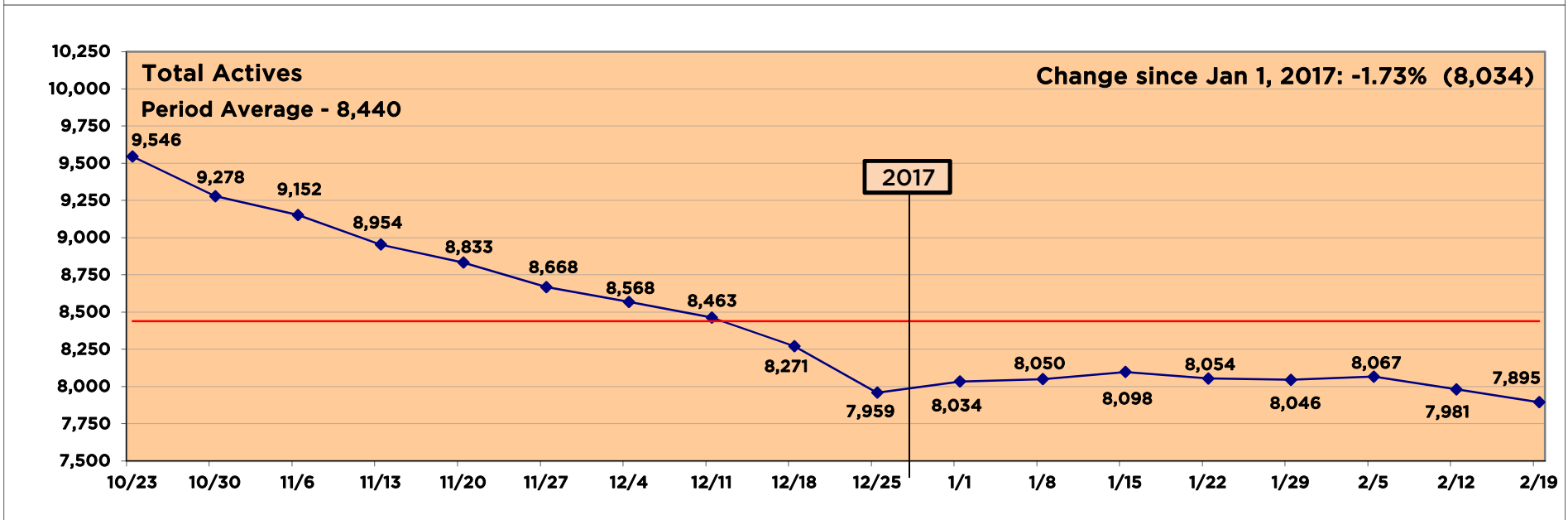
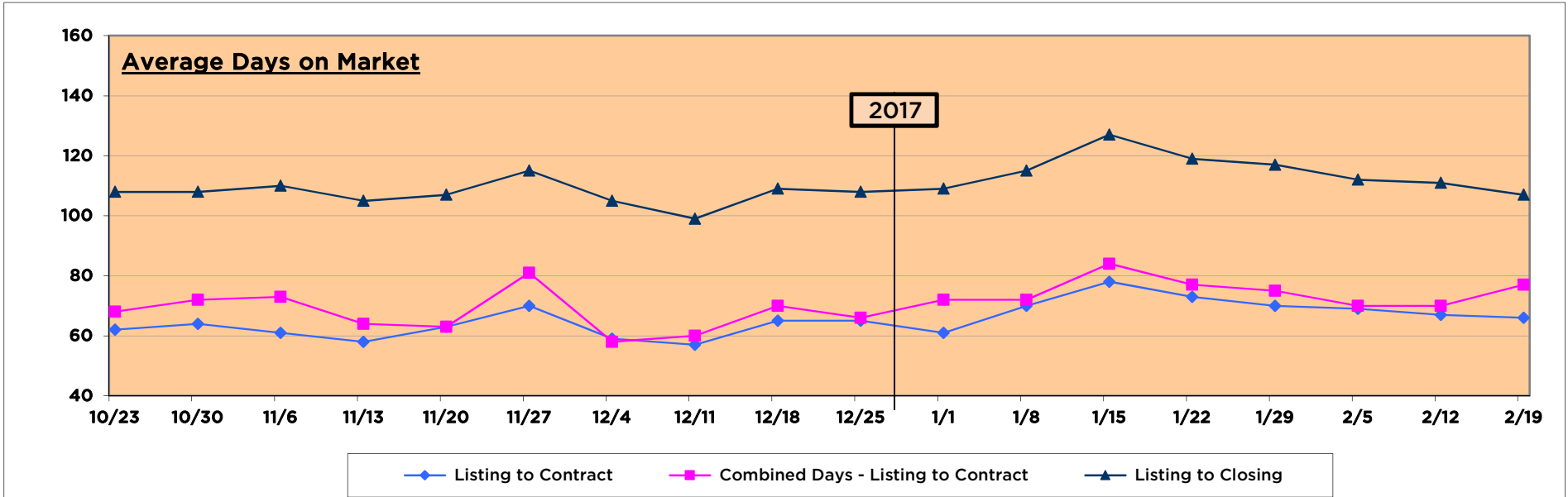
**Single Family Homes**



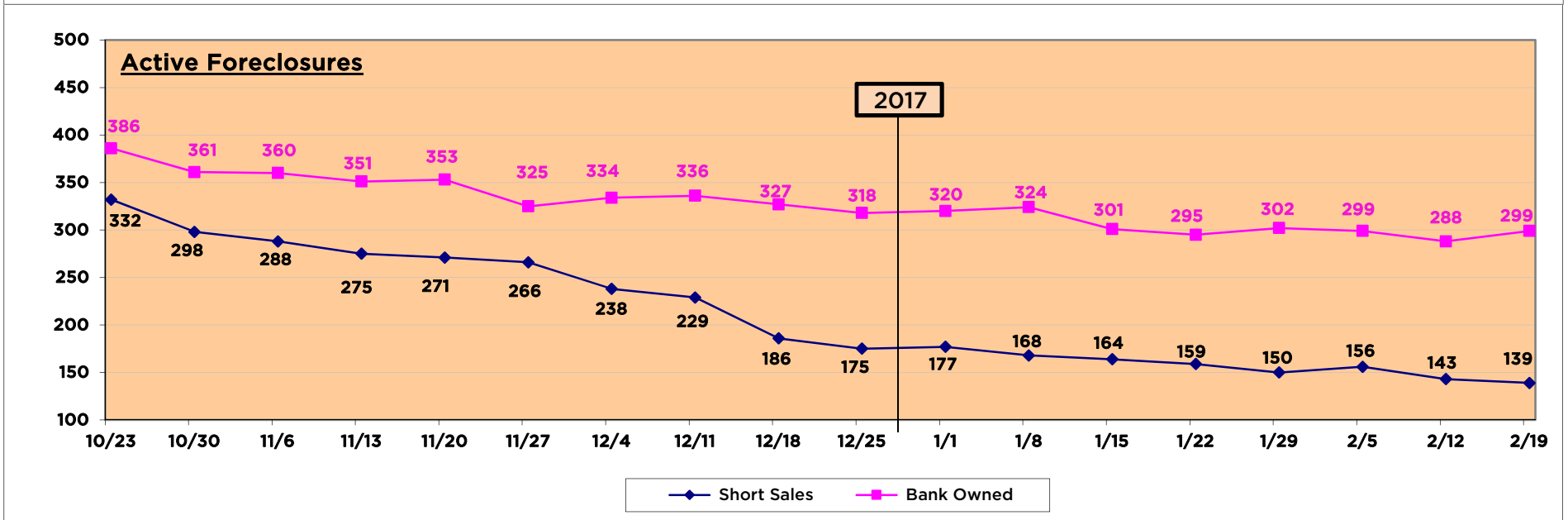
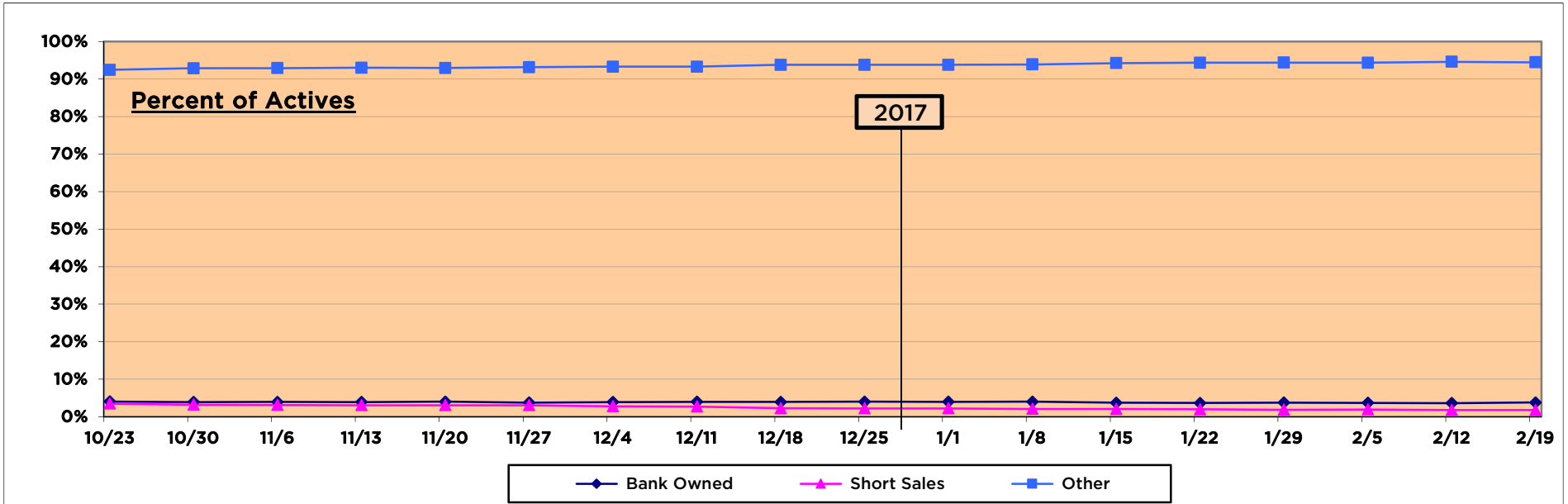
**Single Family Homes**



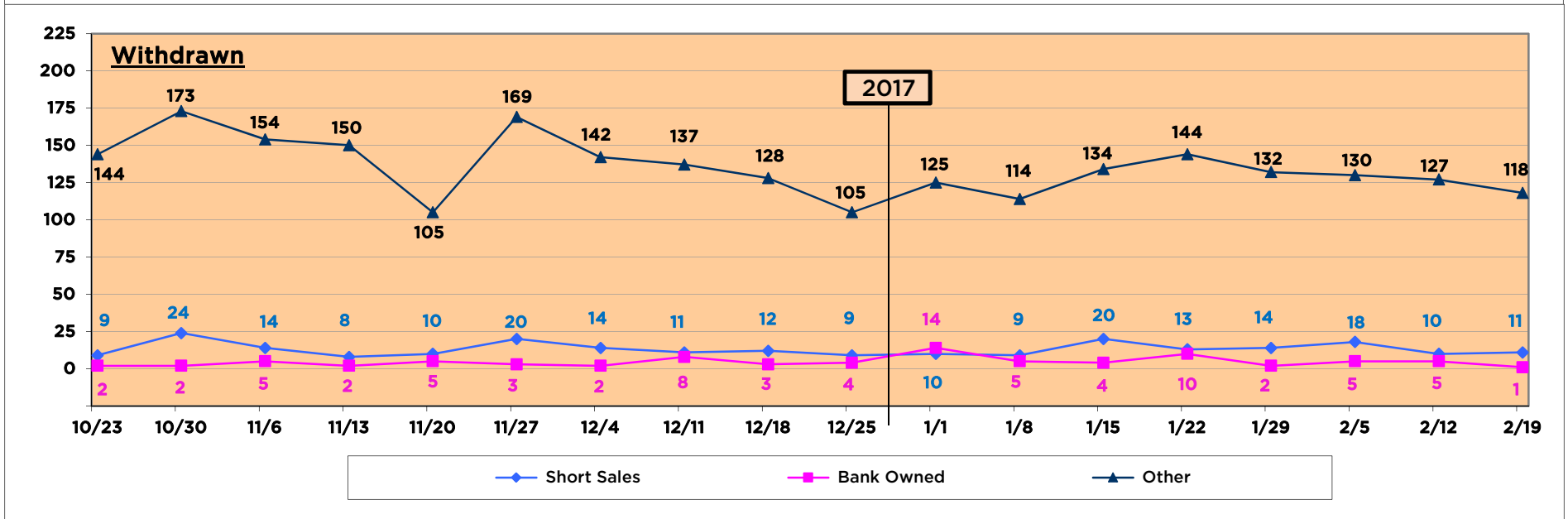
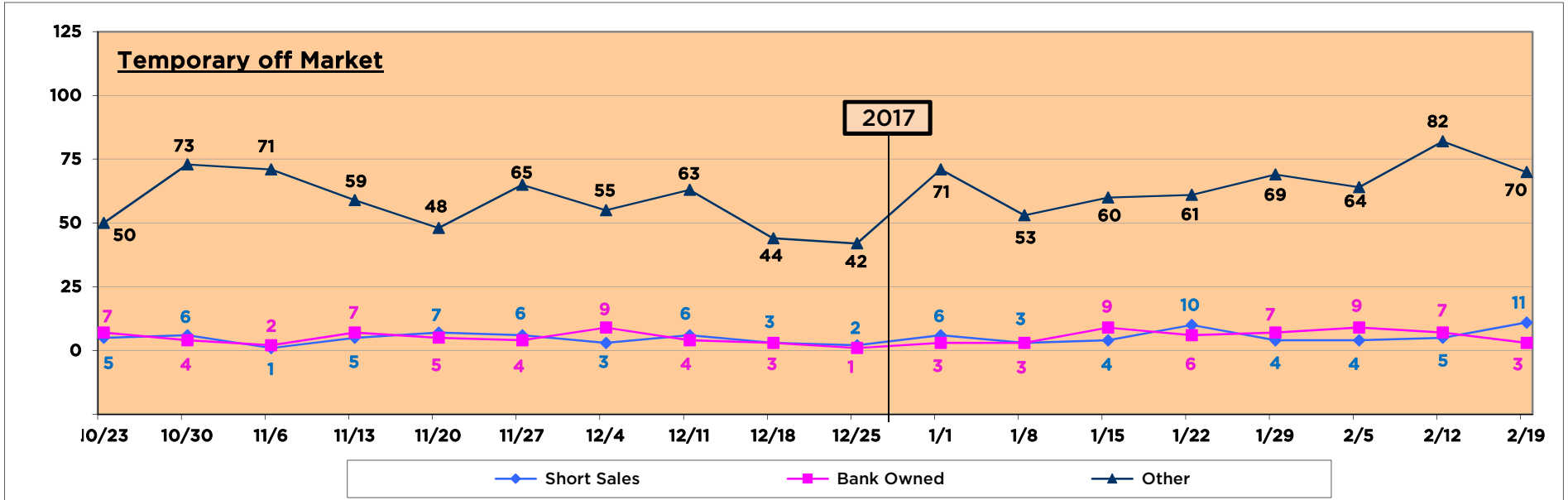
**Single Family Homes**



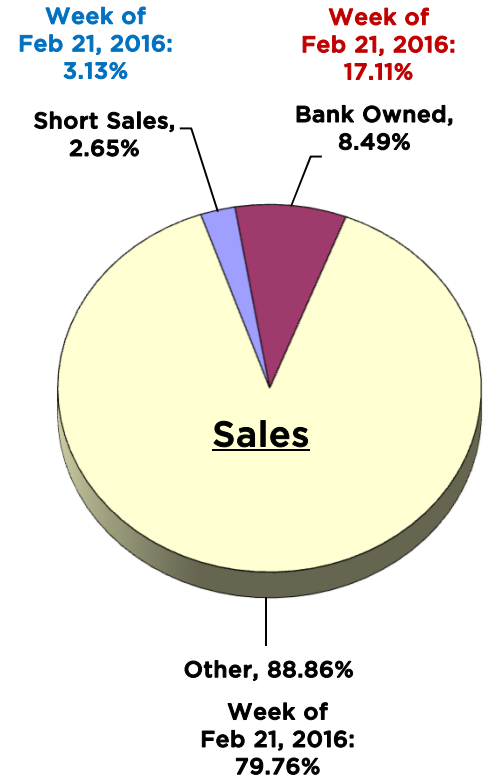
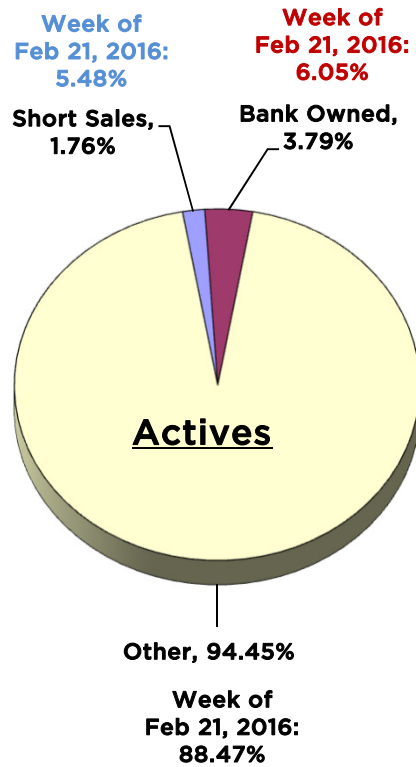
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Where are the 7 Single Family Homes available for the Median Price of \$237,000? (± \$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>Seminole County</b>		<b>3</b>	<b>\$237,163</b>	<b>3.7</b>	<b>2.0</b>	<b>1,728</b>	<b>\$137.27</b>
Casselberry	32707	1	\$236,990	4.0	2.0	1,748	\$135.58
Lake Mary / Heathrow	32746	1	\$237,500	3.0	2.0	1,544	\$153.82
Sanford / Lake Forest	32771	1	\$237,000	4.0	2.0	1,891	\$125.33
<b>Osceola County</b>		<b>3</b>	<b>\$236,833</b>	<b>4.7</b>	<b>3.3</b>	<b>2,491</b>	<b>\$95.08</b>
Kissimmee (East)	34744	1	\$237,000	5.0	3.0	2,627	\$90.22
Kissimmee (West) / Pleasant Hill	34746	1	\$236,500	4.0	3.0	2,190	\$107.99
Kissimmee / Poinciana	34758	1	\$237,000	5.0	4.0	2,656	\$89.23
<b>Lake County</b>		<b>1</b>	<b>\$237,000</b>	<b>3.0</b>	<b>2.0</b>	<b>2,055</b>	<b>\$115.33</b>
Tavares / Mt Plymouth	32778	1	\$237,000	3.0	2.0	2,055	\$115.33

**Monday Morning Quarterback**  
02/19/2017 - 02/25/2017  
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>140</b>	119	8	9	2	1	1
Bank Owned	6	6	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	133	112	8	9	2	1	1
<b>Active Listings</b>	<b>2,361</b>	1,726	258	233	48	68	28
Bank Owned	65	56	5	2	0	0	2
Short Sales	42	38	1	3	0	0	0
Other	2,254	1,632	252	228	48	68	26
<b>Months of Inventory</b>	<b>4</b>	3	7	6	6	16	6

***List Price***

Average Original List Price	\$179,021	\$138,771	\$297,496	\$349,436	\$432,495	\$890,000	\$1,269,360
Average Final List Price	\$176,582	\$137,361	\$292,284	\$334,769	\$432,495	\$890,000	\$1,269,360

***Sale Price***

Average Price	\$171,700	\$132,795	\$286,296	\$330,068	\$419,995	\$865,000	\$1,269,360
Median Price	\$145,000	\$125,500	\$289,950	\$325,000	\$419,995	\$865,000	\$1,269,360

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$2,439</b>	-\$1,410	-\$5,212	-\$14,667	\$0	\$0	\$0
<b>Original List to Sale Price - \$</b>	<b>-\$7,321</b>	-\$5,976	-\$11,200	-\$19,368	-\$12,500	-\$25,000	\$0
<b>Final List to Sale Price - \$</b>	<b>-\$4,882</b>	-\$4,566	-\$5,988	-\$4,701	-\$12,500	-\$25,000	\$0
<b>Original List to Sale Price - %</b>	<b>95.91%</b>	95.69%	96.24%	94.46%	97.11%	97.19%	100.00%
<b>Final List to Sale Price - %</b>	<b>97.24%</b>	96.68%	97.95%	98.60%	97.11%	97.19%	100.00%

***Days on the Market***

Avg Days Listing to Contract	59	58	92	50	76	0	0
Combined Avg Days to Contract	63	62	89	50	76	185	0
Avg Days Listing to Closing	97	91	144	89	118	15	0
Avg Days Contract to Close	34	33	51	37	41	15	0

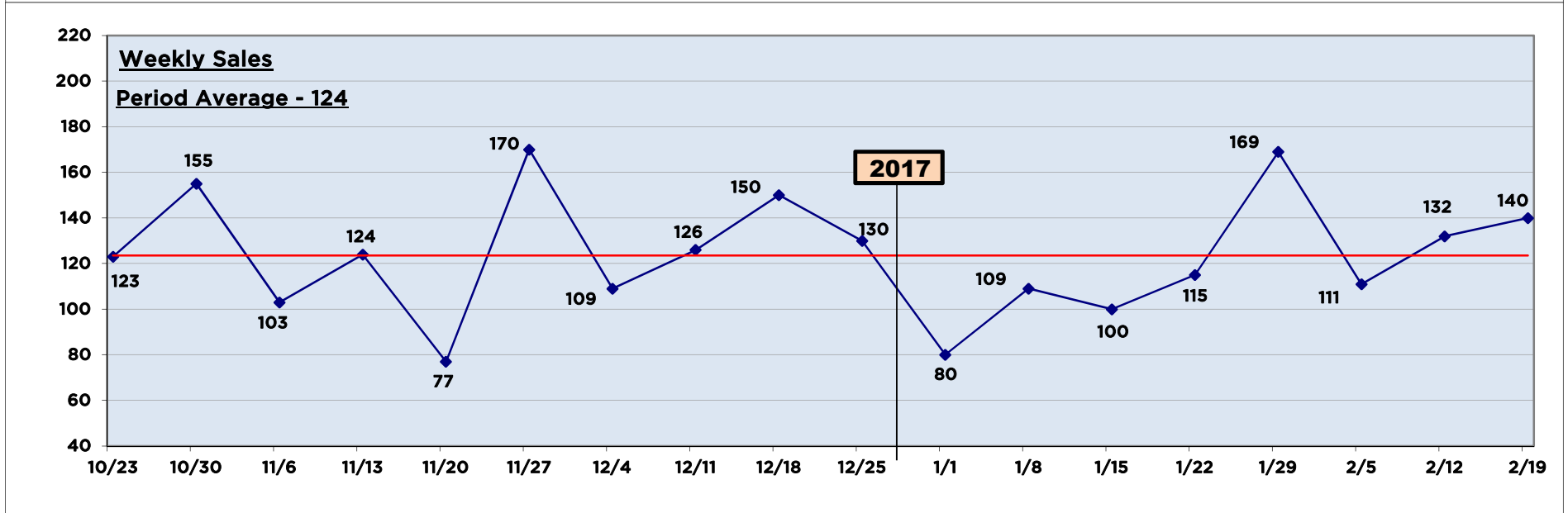
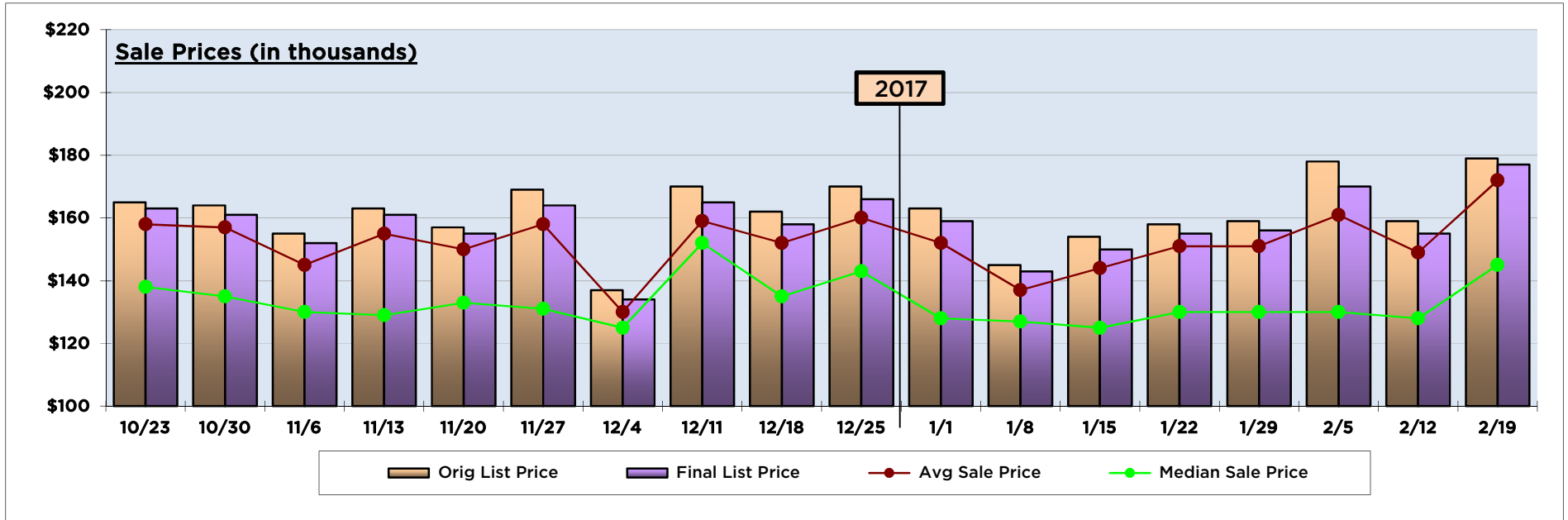
***Beds / Baths***

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

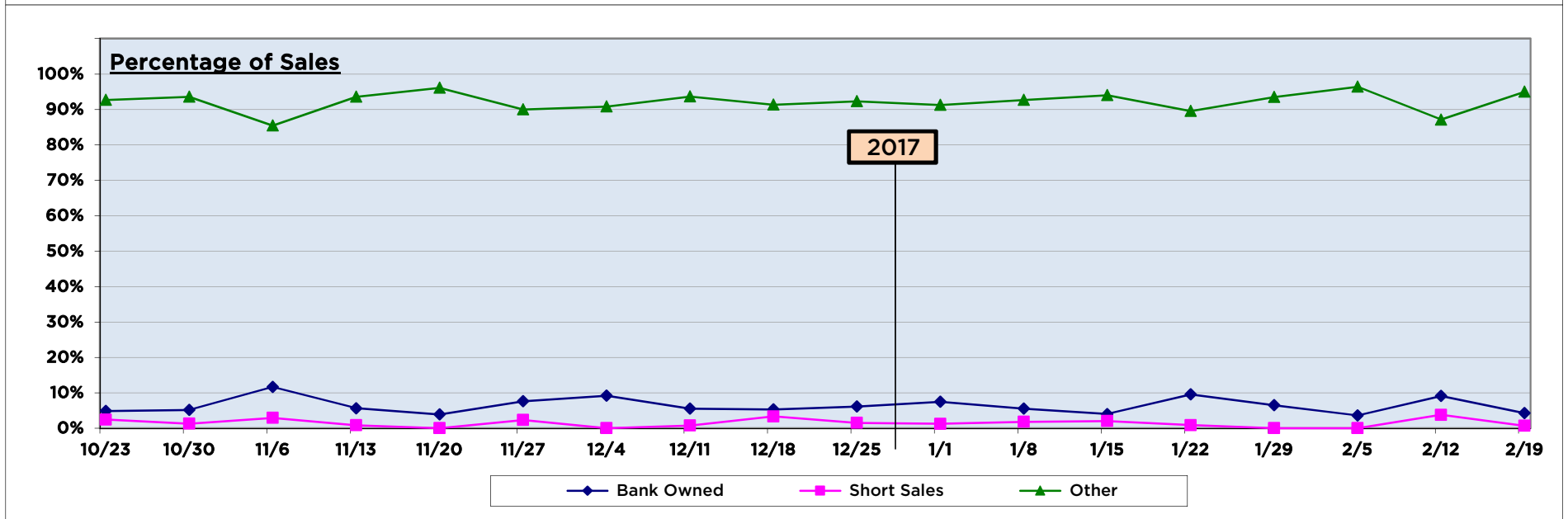
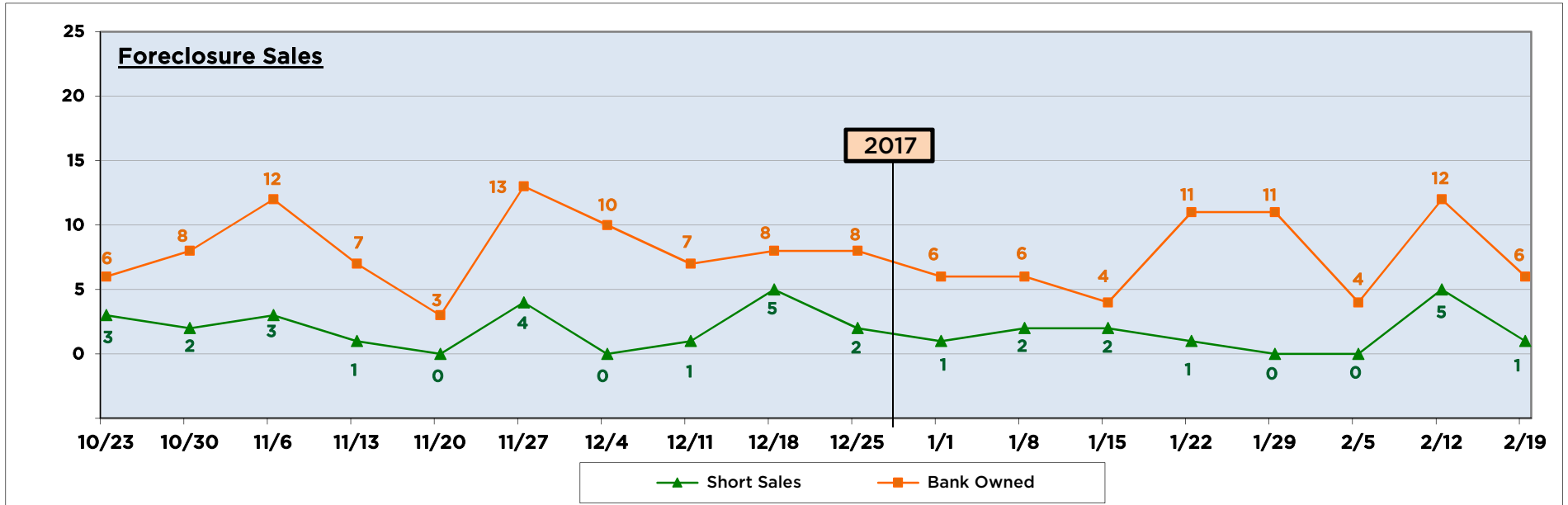
***Square Footage***

Average Square Feet	1,374	1,258	1,870	1,959	2,282	1,735	3,778
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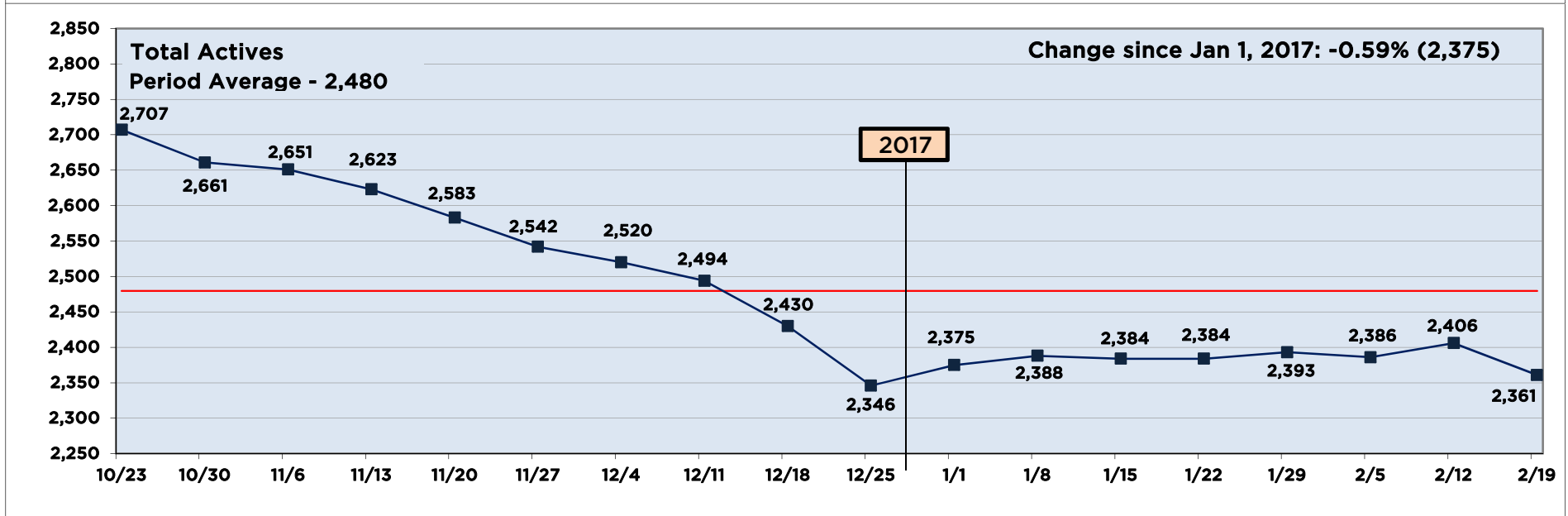
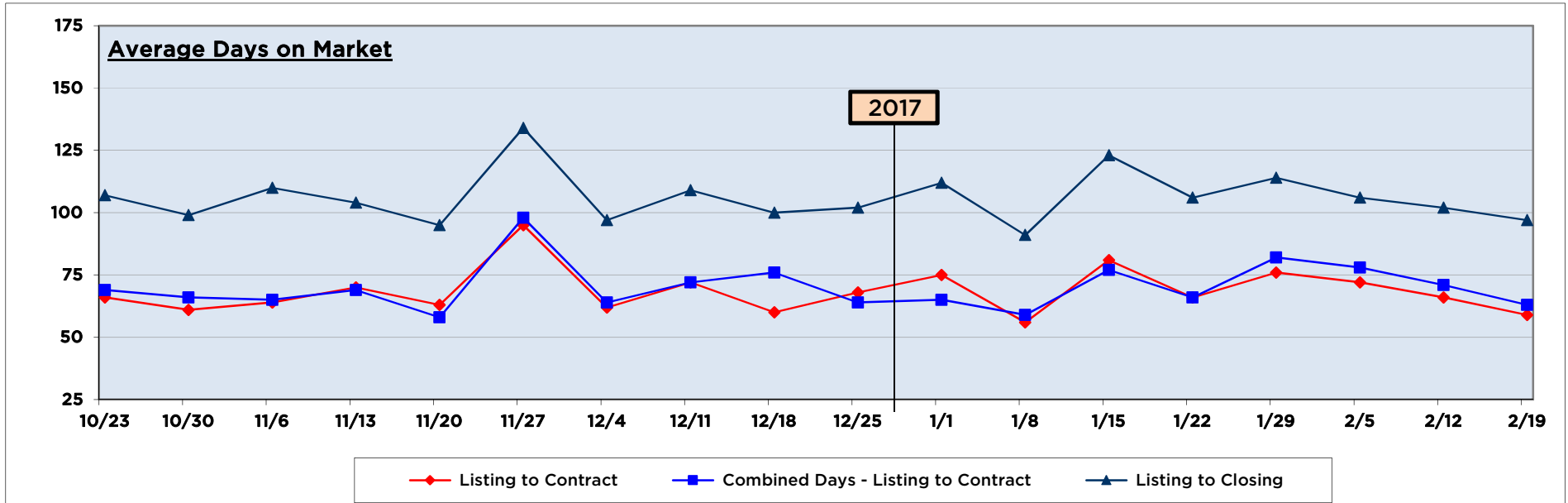
**Condos, Townhomes, Villas**



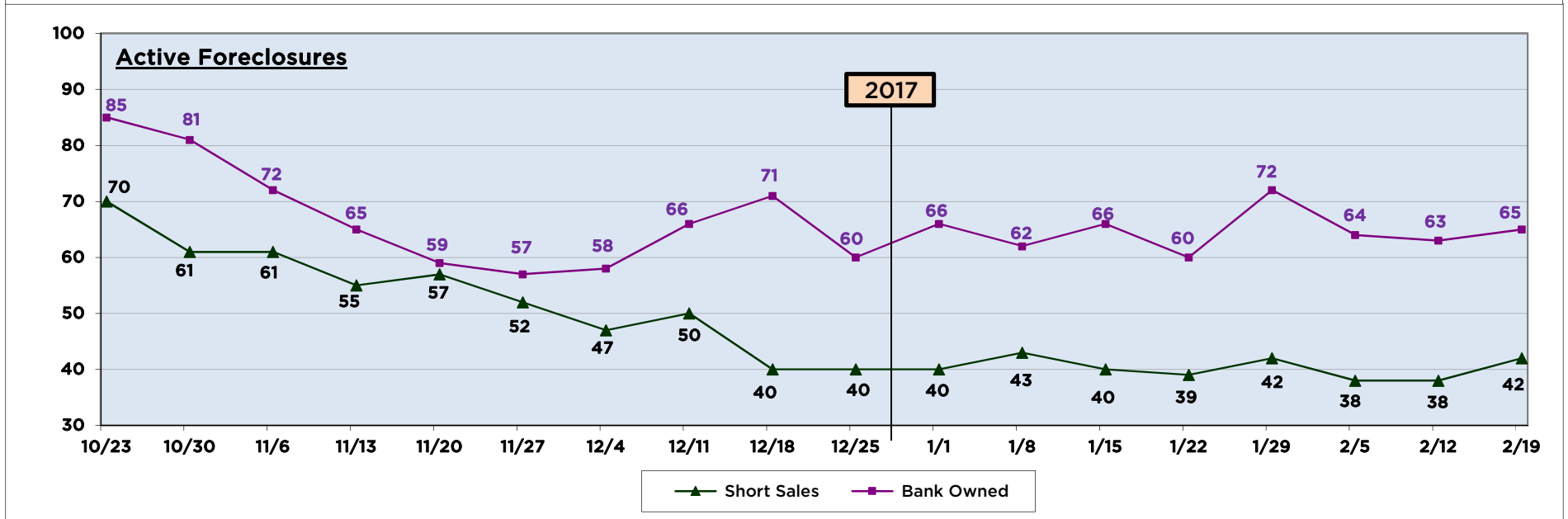
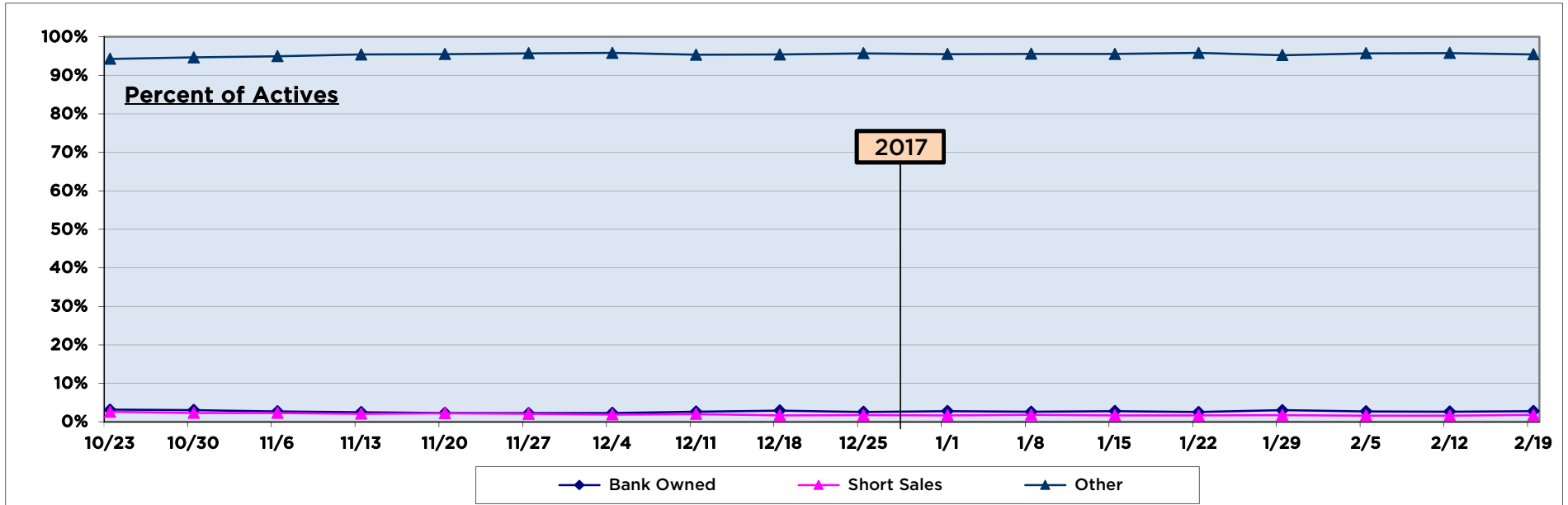
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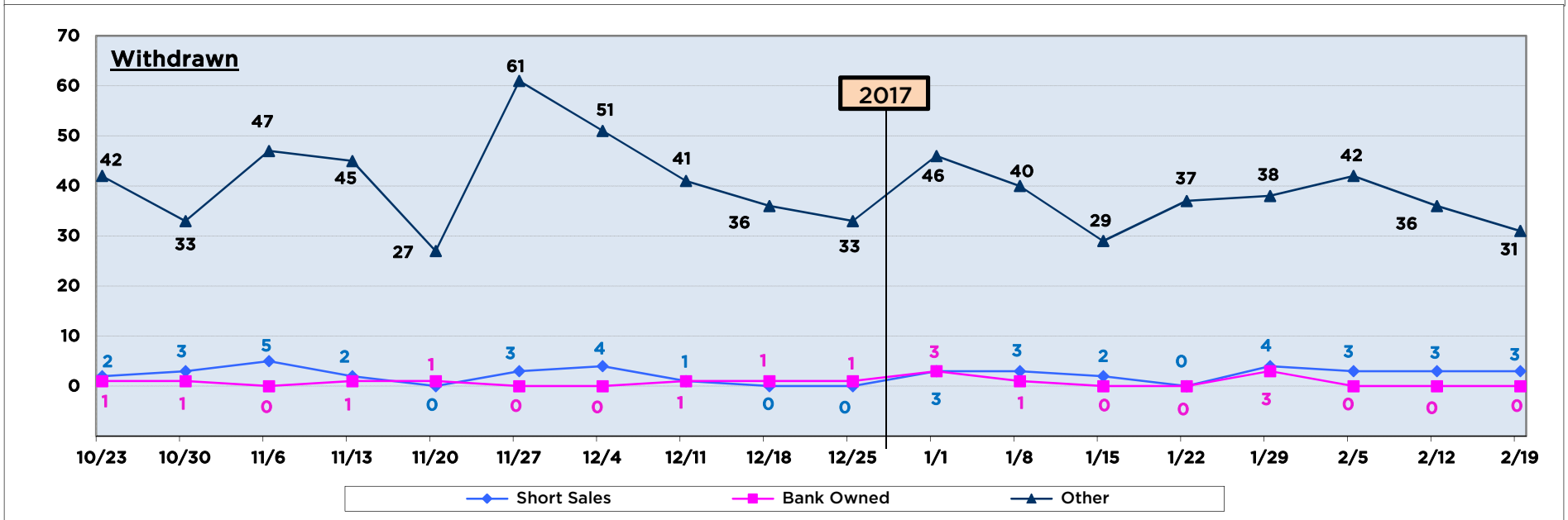
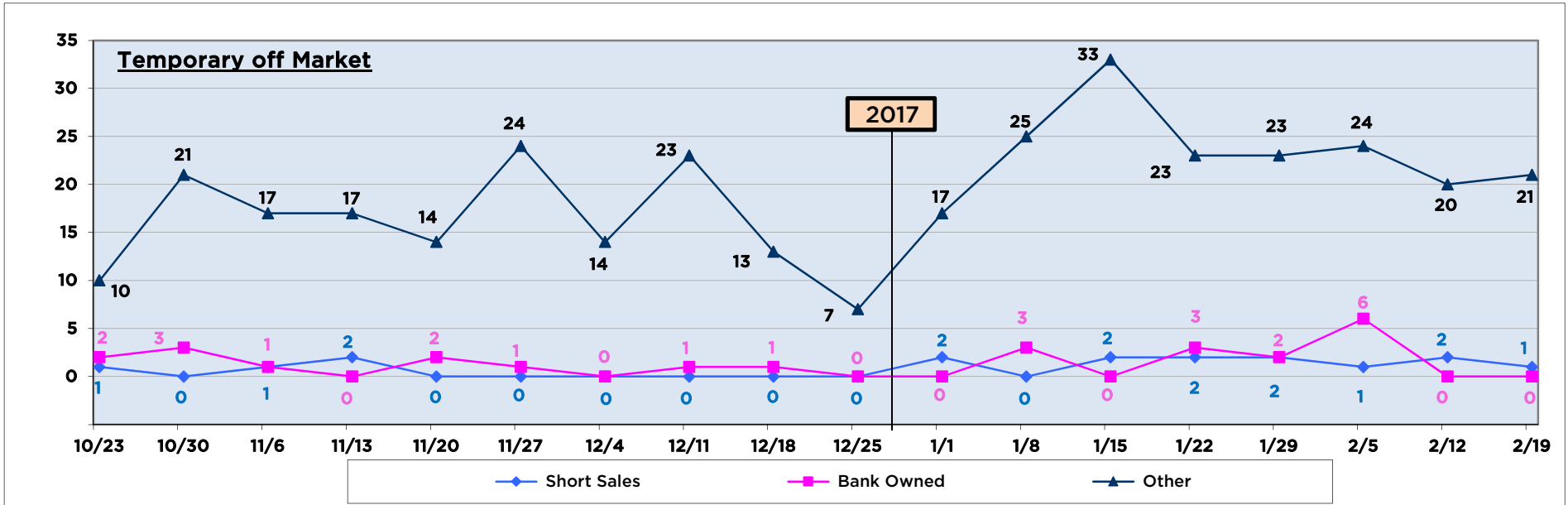
**Condos, Townhomes, Villas**



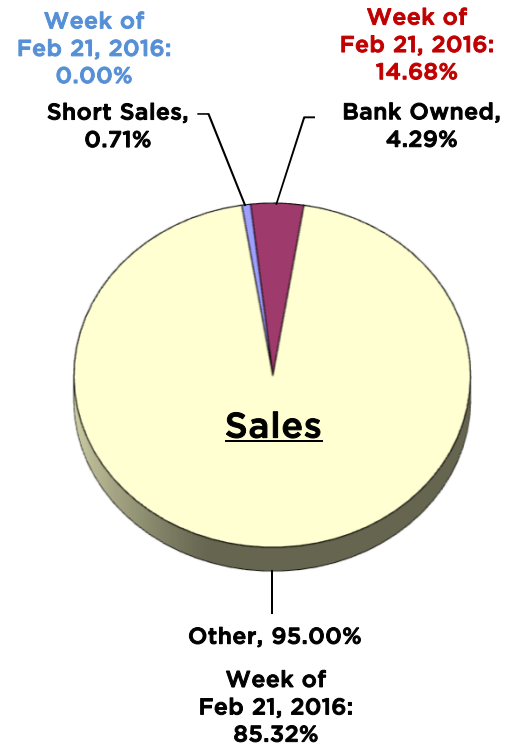
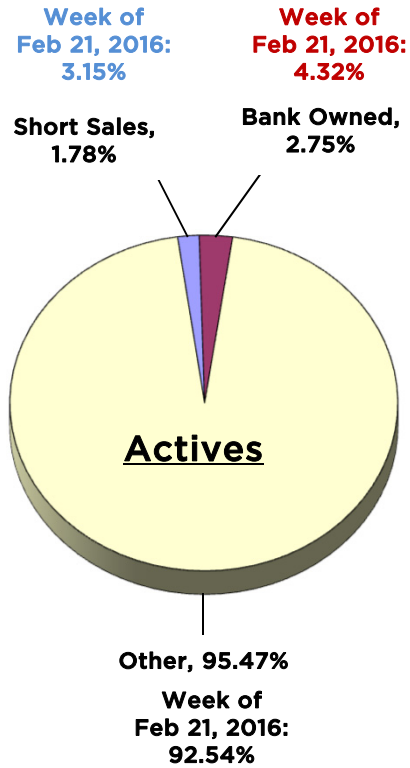
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Where are the 18 Condos, Townhomes, or Villas available for the Median Price of \$145,000?** (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>2</b>	<b>\$144,950</b>	<b>3.0</b>	<b>2.0</b>	<b>1,324</b>	<b>\$109.48</b>
Apopka / Hunt Club	32703	1	\$144,900	3.0	2.0	1,237	\$117.14
Altamonte Springs / Forest City	32714	1	\$145,000	3.0	2.0	1,411	\$102.76
<b>Orange County</b>		<b>8</b>	<b>\$144,986</b>	<b>2.5</b>	<b>1.6</b>	<b>1,115</b>	<b>\$130.02</b>
Maitland / Eatonville	32751	1	\$145,000	4.0	2.0	1,372	\$105.69
Pine Hills / Rosemont	32808	1	\$145,000	2.0	1.0	1,103	\$131.46
Williamsburg / Lake Bryan	32821	1	\$144,990	3.0	2.0	1,421	\$102.03
Taft	32824	1	\$145,000	3.0	2.0	1,203	\$120.53
Research Park	32826	1	\$145,000	3.0	1.0	1,104	\$131.34
Hunters Creek	32837	2	\$144,950	2.0	2.0	905	\$160.17
Pine Castle / Edgewood	32839	1	\$145,000	1.0	1.0	908	\$159.69
<b>Osceola County</b>		<b>6</b>	<b>\$144,992</b>	<b>2.8</b>	<b>2.3</b>	<b>1,332</b>	<b>\$108.88</b>
Kissimmee (Central)	34741	2	\$145,000	4.0	3.0	1,383	\$104.84
Kissimmee / Celebration	34747	3	\$144,983	2.0	2.0	1,123	\$129.10
St Cloud / Harmony	34773	1	\$145,000	3.0	2.0	1,855	\$78.17
<b>Lake County</b>		<b>2</b>	<b>\$144,948</b>	<b>2.0</b>	<b>2.0</b>	<b>1,392</b>	<b>\$104.17</b>
Mount Dora	32757	1	\$144,995	2.0	2.0	1,209	\$119.93
Leesburg (East)/Haines Creek	34788	1	\$144,900	2.0	2.0	1,574	\$92.06