



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

***Week of Nov 5, 2017***

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

- Sales of single-family homes decreased to 413 during the week of Nov 5, from 602 the week prior
- The median price of single family homes decreased to \$244,000, a change of -0.4%
- The number of single-family home foreclosure transactions decreased to 11 last week, from 22 the week of Oct 29
- The number of single-family home short-sale transactions decreased to 3 from 7 the week prior
- Single-family inventory decreased by 33, and now sits at 7,984

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

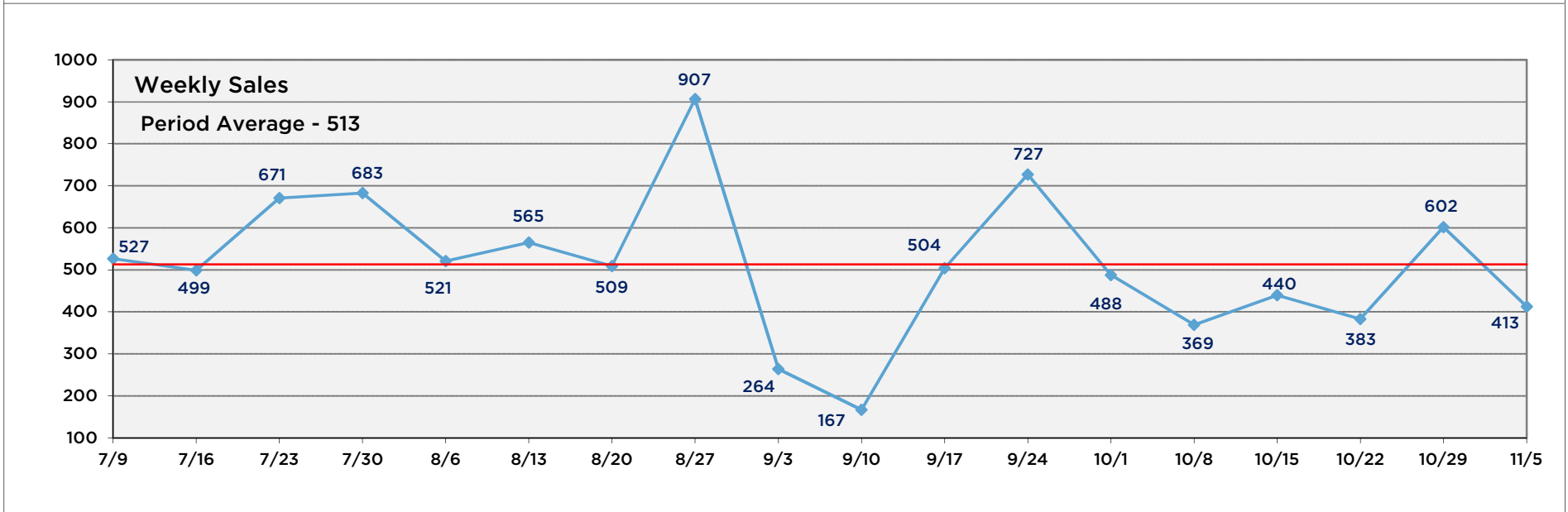
- Sales of condos, townhomes, and villas decreased to 116 during the week of Nov 5, from 187 the week prior
- The median price of condos, townhomes, and villas increased to \$151,500, a change of 8.2%
- The number of condo, townhome, and villa foreclosure transactions decreased to 2 last week, from 3 the week of Oct 29
- The number of condo, townhome and villa short-sale transactions remained constant at 4
- Condo inventory decreased by 6, and now sits at 2,104

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

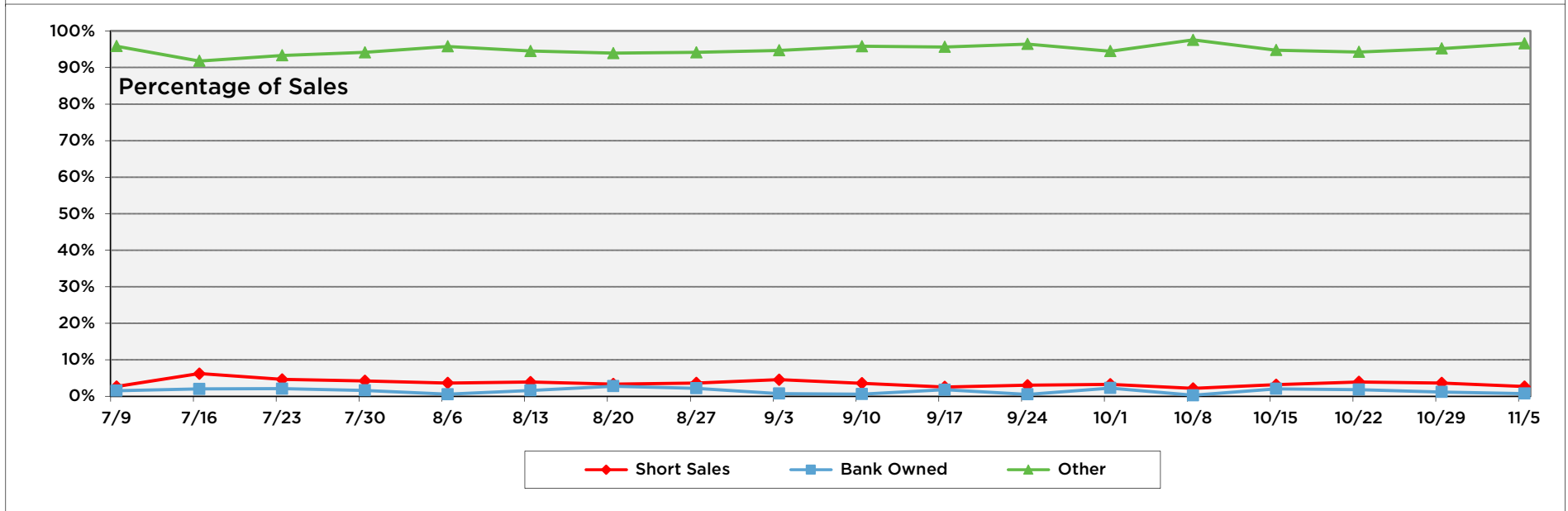
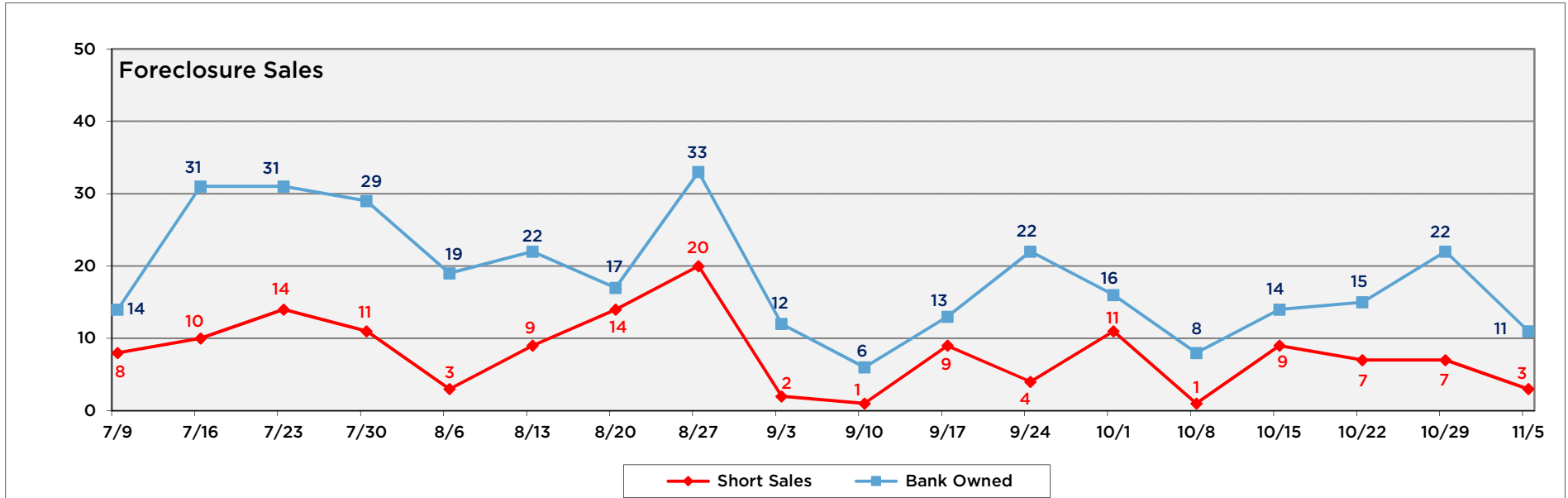
### Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>413</b>	213	82	55	22	32	9
Bank Owned	11	10	1	0	0	0	0
Short Sales	3	1	1	0	1	0	0
Other	399	202	80	55	21	32	9
<b>Active Listings</b>	<b>7,984</b>	2,264	1,207	1,773	857	1,307	576
Bank Owned	189	110	25	26	11	13	4
Short Sales	106	53	19	16	7	8	3
Other	7,689	2,101	1,163	1,731	839	1,286	569
<b>Months of Inventory</b>	<b>4</b>	2	3	7	9	9	15
<b><i>List Price</i></b>							
Average Original List Price	\$310,997	\$183,644	\$285,219	\$358,131	\$456,274	\$693,516	\$1,556,667
Average Final List Price	\$302,085	\$180,113	\$276,732	\$347,649	\$452,279	\$665,620	\$1,481,556
<b><i>Sale Price</i></b>							
Average Price	\$292,990	\$174,889	\$271,140	\$335,517	\$442,117	\$636,093	\$1,442,778
Median Price	\$244,000	\$182,000	\$265,000	\$333,000	\$426,814	\$630,000	\$1,430,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$8,912	-\$3,531	-\$8,487	-\$10,482	-\$3,995	-\$27,896	-\$75,111
Original List to Sale Price - \$	-\$18,007	-\$8,755	-\$14,079	-\$22,614	-\$14,157	-\$57,423	-\$113,889
Final List to Sale Price - \$	-\$9,095	-\$5,224	-\$5,592	-\$12,132	-\$10,162	-\$29,527	-\$38,778
Original List to Sale Price - %	94.21%	95.23%	95.06%	93.69%	96.90%	91.72%	92.68%
Final List to Sale Price - %	96.99%	97.10%	97.98%	96.51%	97.75%	95.56%	97.38%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	54	46	56	64	46	70	149
Combined Avg Days to Contract	60	40	67	76	92	100	163
Avg Days Listing to Closing	99	88	96	114	138	111	180
Avg Days Contract to Close	44	41	39	49	90	40	30
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	3	4	4	4	4	5
Average Full Baths	2	2	2	3	3	4	5
Average Half Baths	0	0	0	0	1	1	1
<b><i>Square Footage</i></b>							
Average Square Feet	2,070	1,522	2,134	2,455	2,905	3,445	5,164

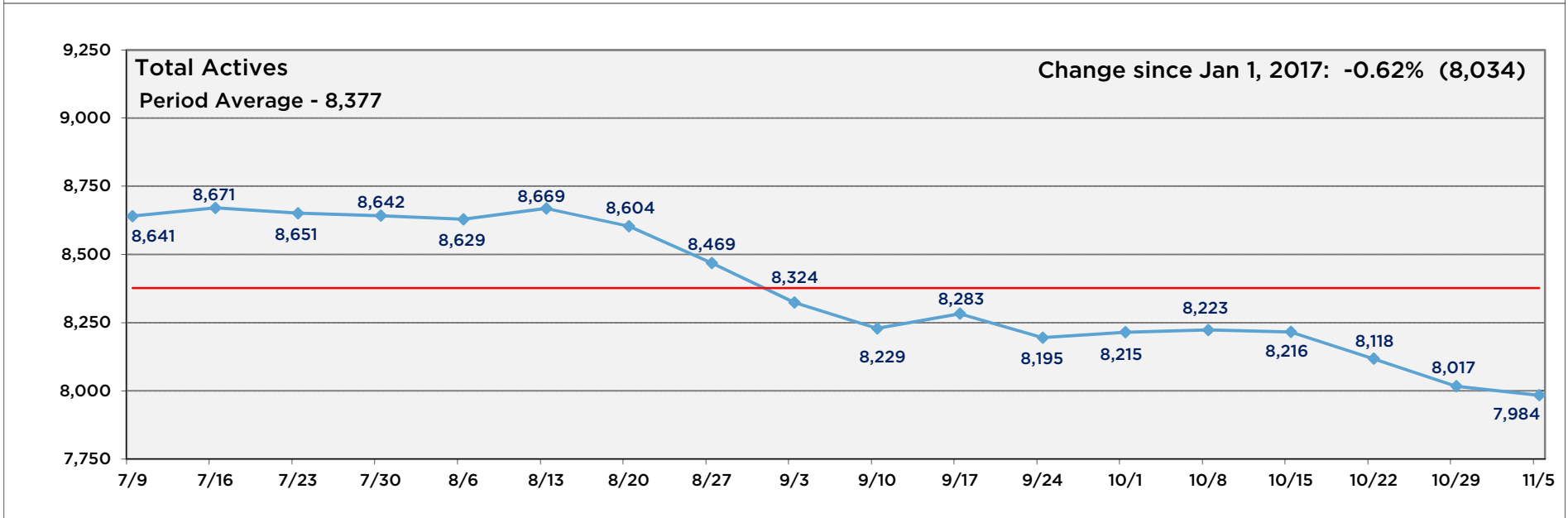
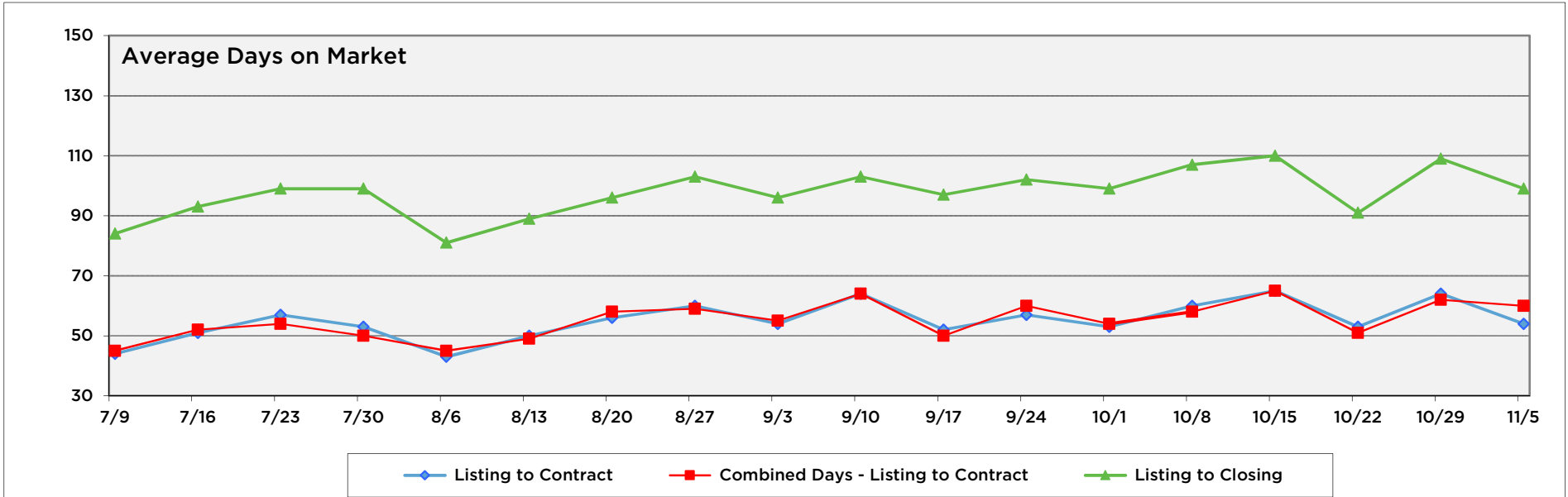
**Single Family Homes**



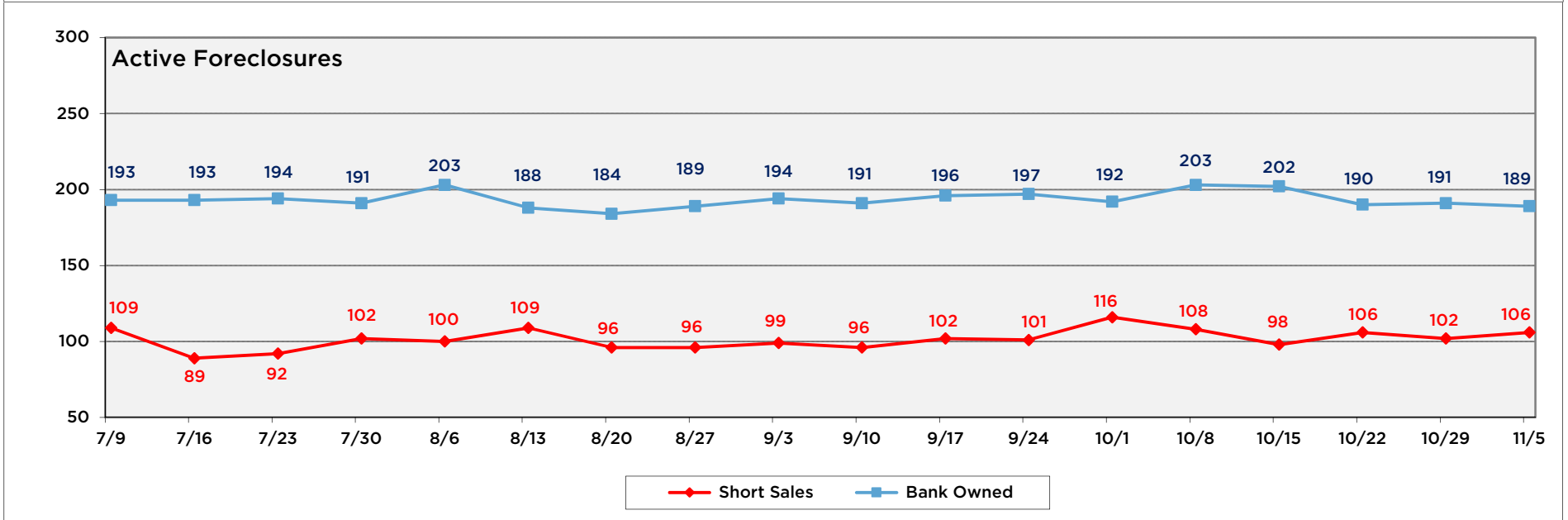
**Single Family Homes**



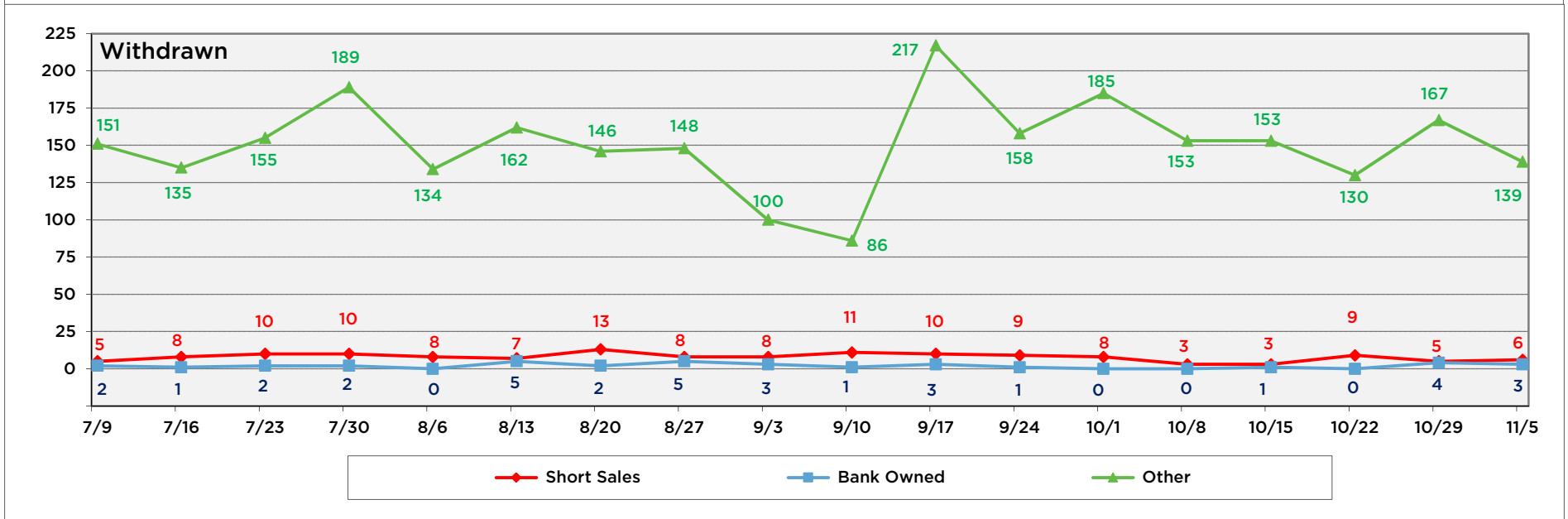
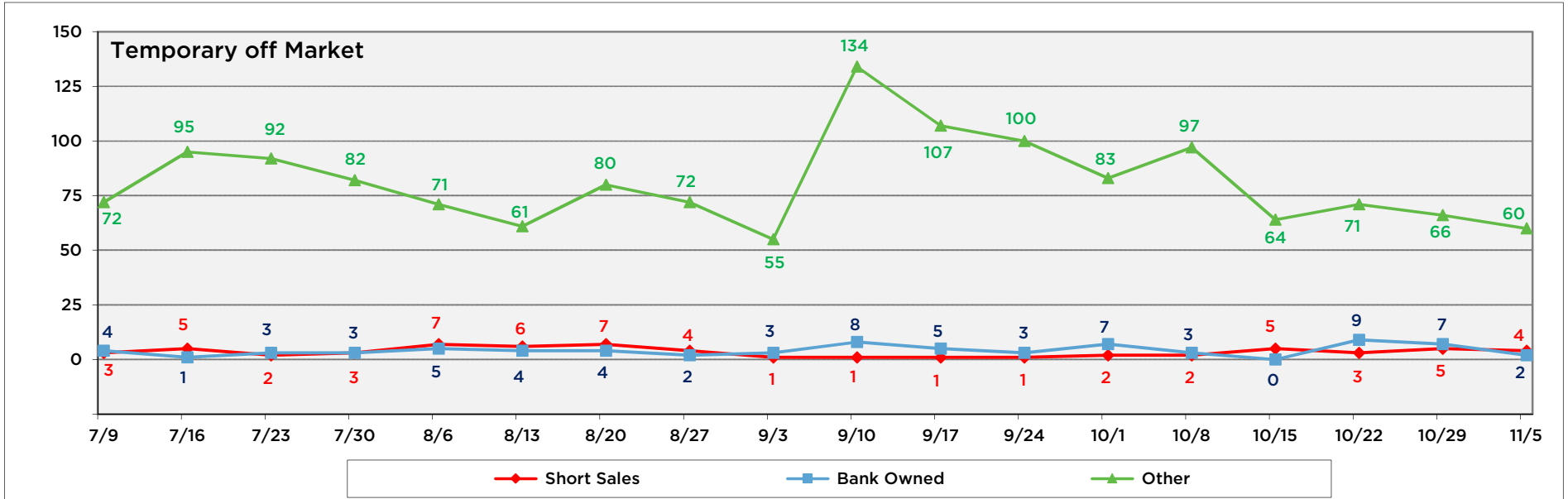
**Single Family Homes**



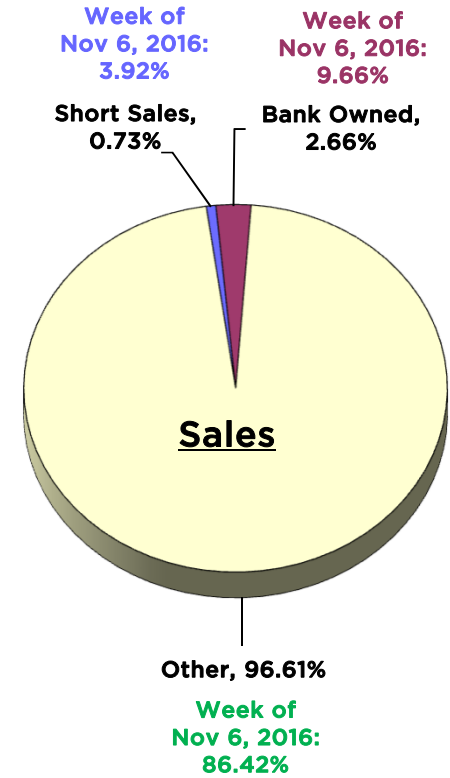
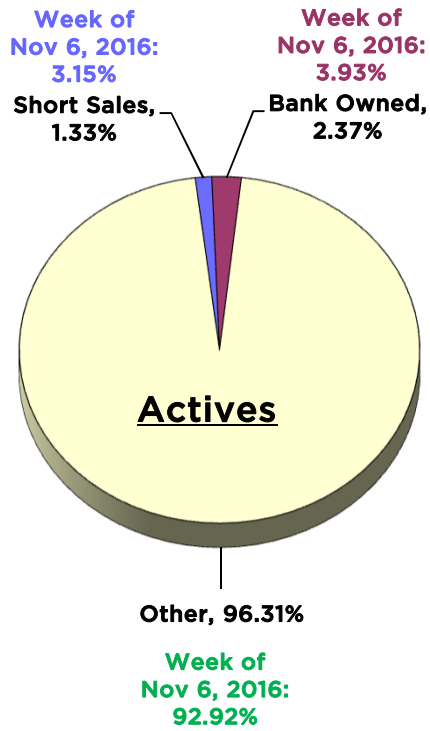
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Monday Morning Quarterback**  
11/05/2017 - 11/11/2017  
Lake, Orange, Osceola & Seminole Counties

**Where are the 11 Single Family Homes available for the Median Price of \$244,000? (± \$500)**

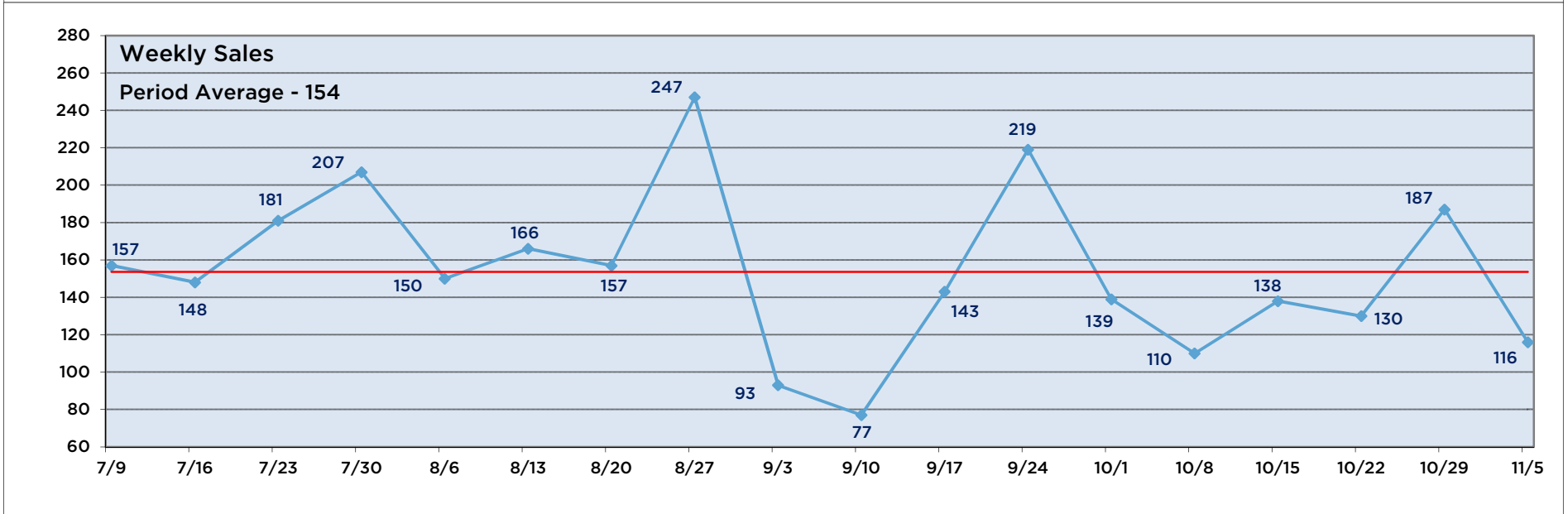
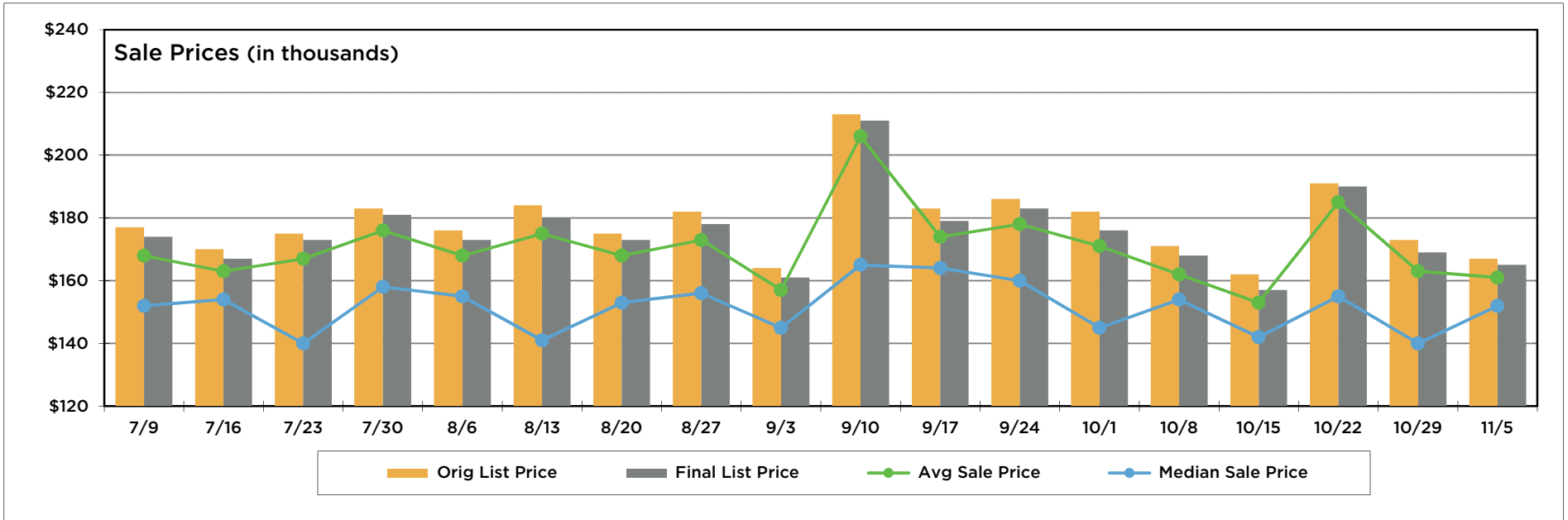
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>1</b>	<b>\$243,500</b>	<b>4.0</b>	<b>2.0</b>	<b>1,849</b>	<b>\$131.69</b>
Altamonte Springs / Forest City	32714	1	\$243,500	4.0	2.0	1,849	\$131.69
<b>Orange County</b>		<b>3</b>	<b>\$244,118</b>	<b>2.7</b>	<b>2.0</b>	<b>1,624</b>	<b>\$150.29</b>
Delaney / Crystal Lake	32806	1	\$244,000	2.0	2.0	1,364	\$178.89
Union Park	32817	1	\$244,000	3.0	2.0	1,713	\$142.44
Waterford Lakes	32828	1	\$244,355	3.0	2.0	1,796	\$136.06
<b>Osceola County</b>		<b>3</b>	<b>\$243,901</b>	<b>3.3</b>	<b>2.0</b>	<b>1,773</b>	<b>\$137.56</b>
Kissimmee (West) / Pleasant Hill	34746	1	\$243,990	3.0	2.0	1,811	\$134.73
St Cloud / Narcoossee	34771	1	\$243,990	4.0	2.0	1,751	\$139.34
St Cloud / Harmony	34773	1	\$243,722	3.0	2.0	1,757	\$138.71
<b>Lake County</b>		<b>4</b>	<b>\$244,123</b>	<b>3.5</b>	<b>2.0</b>	<b>1,916</b>	<b>\$127.43</b>
Lady Lake / The Villages	32159	1	\$244,000	3.0	2.0	1,905	\$128.08
Eustis (East)	32736	1	\$244,500	4.0	2.0	1,730	\$141.33
Tavares / Mt Plymouth	32778	1	\$243,990	4.0	2.0	2,432	\$100.32
Leesburg (West)	34748	1	\$244,000	3.0	2.0	1,596	\$152.88

**Monday Morning Quarterback**  
11/05/2017 - 11/11/2017  
Lake, Orange, Osceola & Seminole Counties

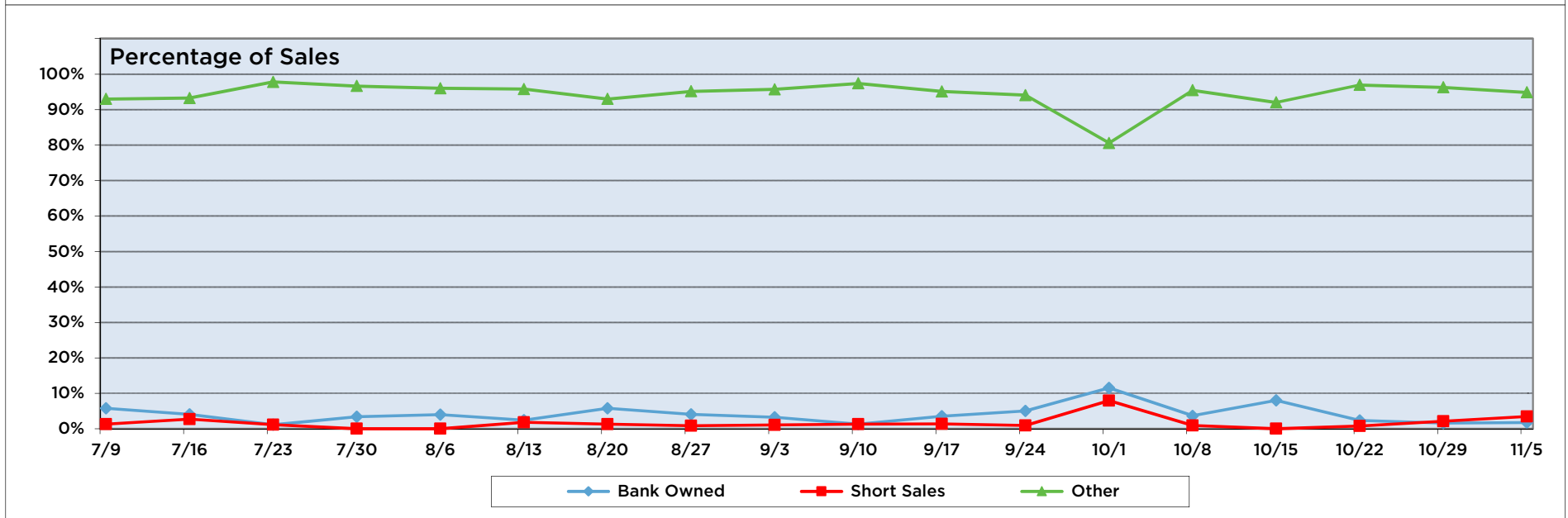
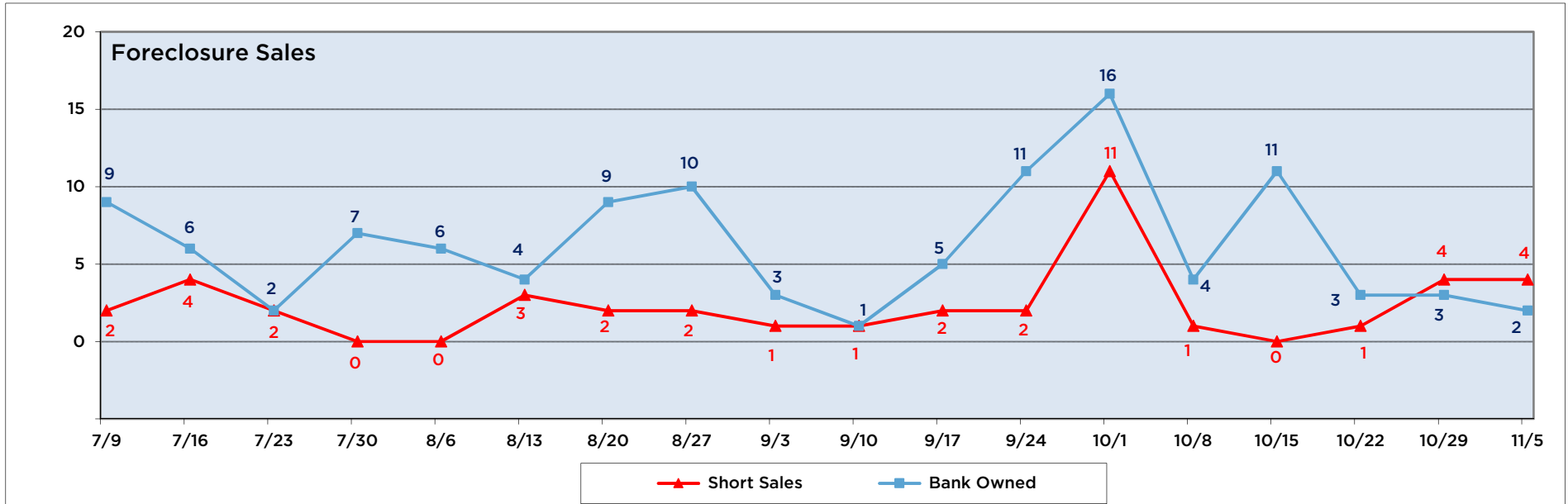
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>116</b>	<b>103</b>	<b>7</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>
Bank Owned	2	2	0	0	0	0	0
Short Sales	4	4	0	0	0	0	0
Other	110	97	7	4	2	0	0
<b>Active Listings</b>	<b>2,104</b>	<b>1,430</b>	<b>279</b>	<b>236</b>	<b>74</b>	<b>57</b>	<b>28</b>
Bank Owned	29	24	4	1	0	0	0
Short Sales	32	27	3	1	0	1	0
Other	2,043	1,379	272	234	74	56	28
<b>Months of Inventory</b>	<b>4</b>	<b>3</b>	<b>9</b>	<b>14</b>	<b>9</b>	<b>0</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$166,539	\$146,519	\$286,834	\$340,300	\$428,991	\$0	\$0
Average Final List Price	\$164,708	\$144,722	\$282,541	\$340,299	\$430,387	\$0	\$0
<b><i>Sale Price</i></b>							
Average Price	\$160,591	\$140,736	\$280,371	\$330,728	\$423,655	\$0	\$0
Median Price	\$151,500	\$141,900	\$282,210	\$332,495	\$423,655	\$0	\$0
<b><i>Price Differences</i></b>							
<i>Original to Final</i> List Price	-\$1,831	-\$1,797	-\$4,293	-\$1	\$1,396	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - \$	-\$5,948	-\$5,783	-\$6,463	-\$9,572	-\$5,336	\$0	\$0
<i>Final</i> List to <i>Sale</i> Price - \$	-\$4,117	-\$3,986	-\$2,170	-\$9,571	-\$6,732	\$0	\$0
<i>Original</i> List to <i>Sale</i> Price - %	96.43%	96.05%	97.75%	97.19%	98.76%	0.00%	0.00%
<i>Final</i> List to <i>Sale</i> Price - %	97.50%	97.25%	99.23%	97.19%	98.44%	0.00%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	61	62	47	39	101	0	0
Combined Avg Days to Contract	56	55	45	39	208	0	0
Avg Days Listing to Closing	97	97	101	70	126	0	0
Avg Days Contract to Close	35	34	53	30	25	0	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	4	0	0
Average Full Baths	2	2	2	3	3	0	0
Average Half Baths	0	0	0	0	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,328	1,254	1,716	2,109	2,195	0	0

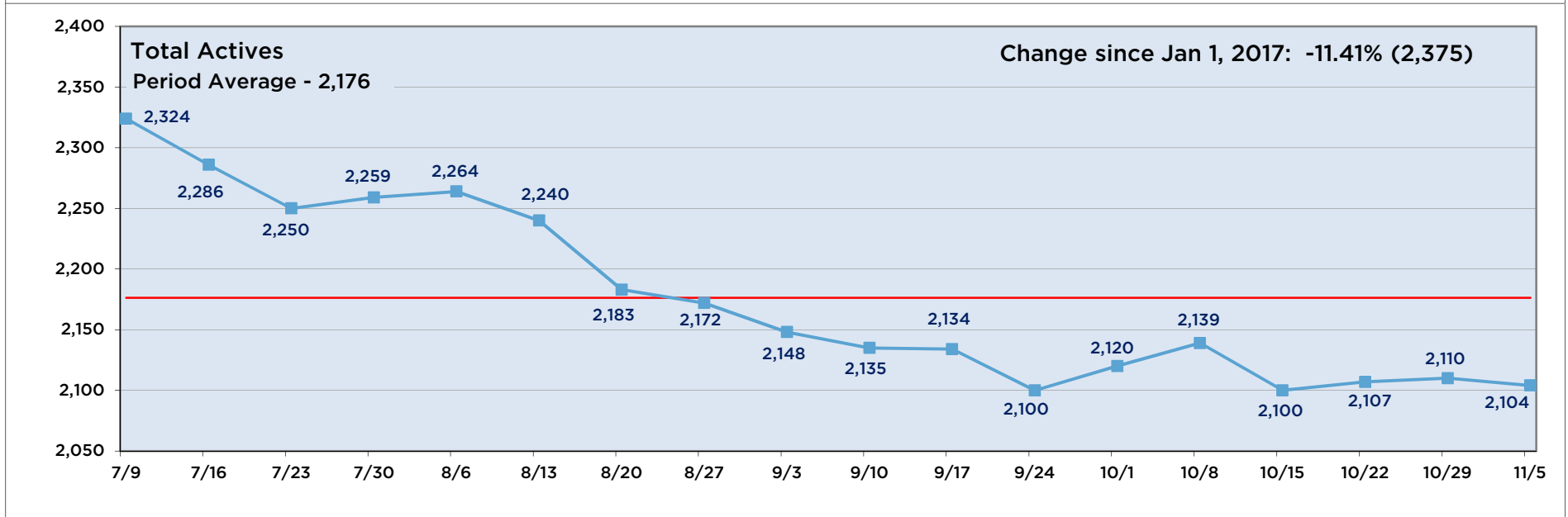
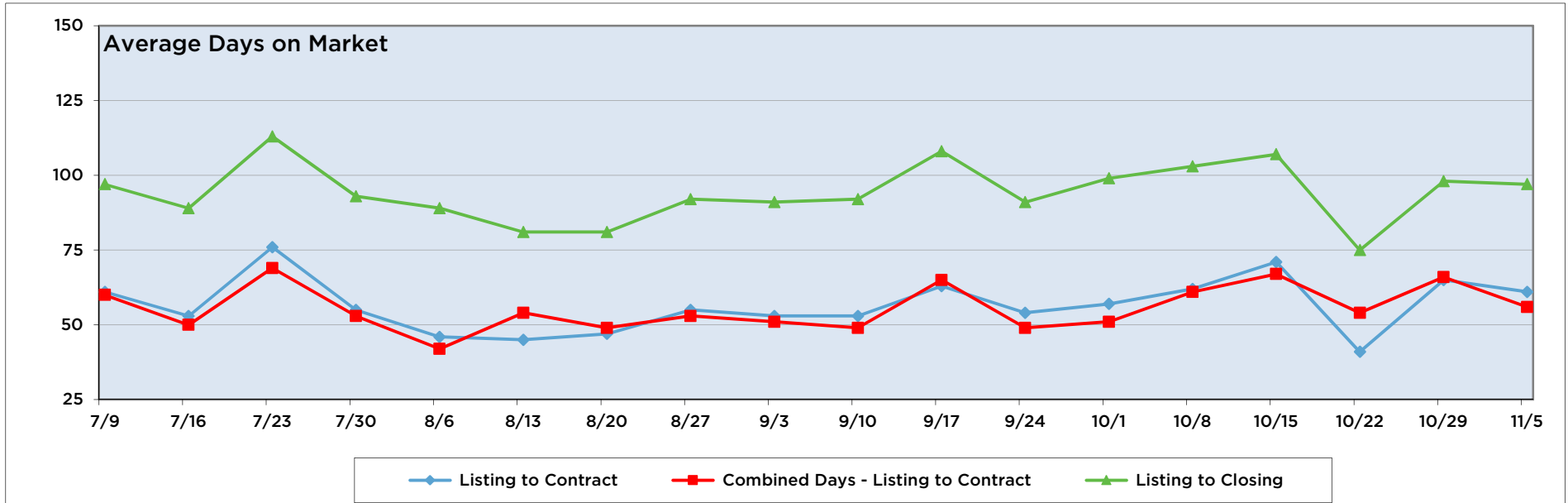
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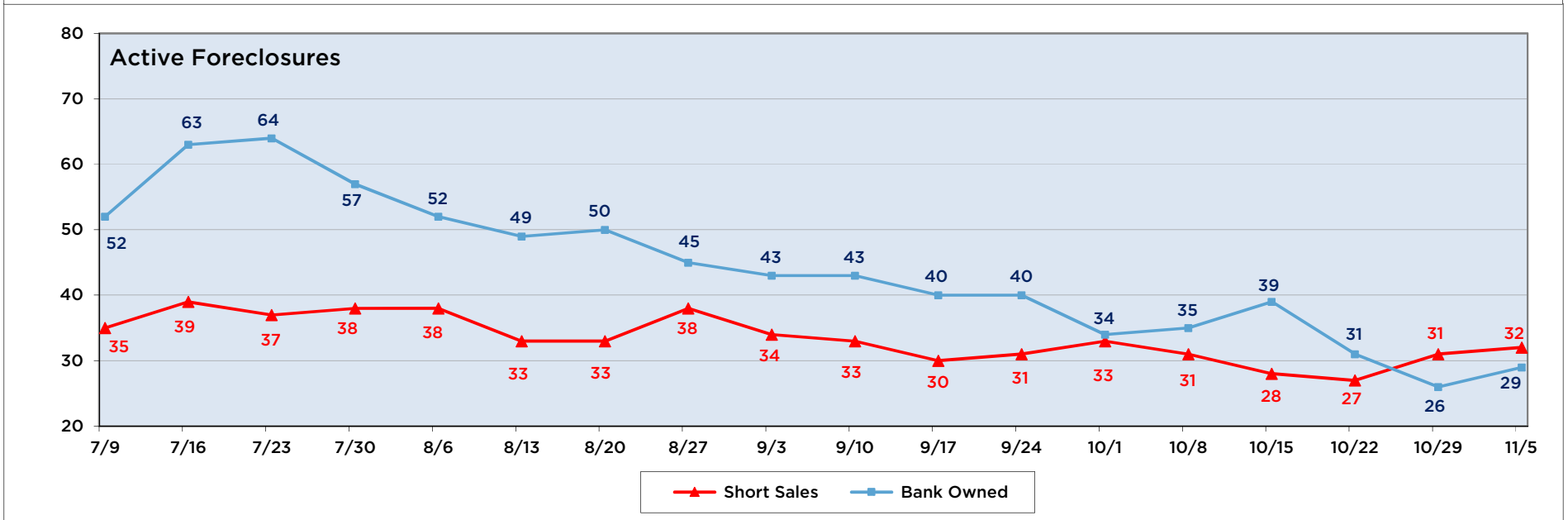
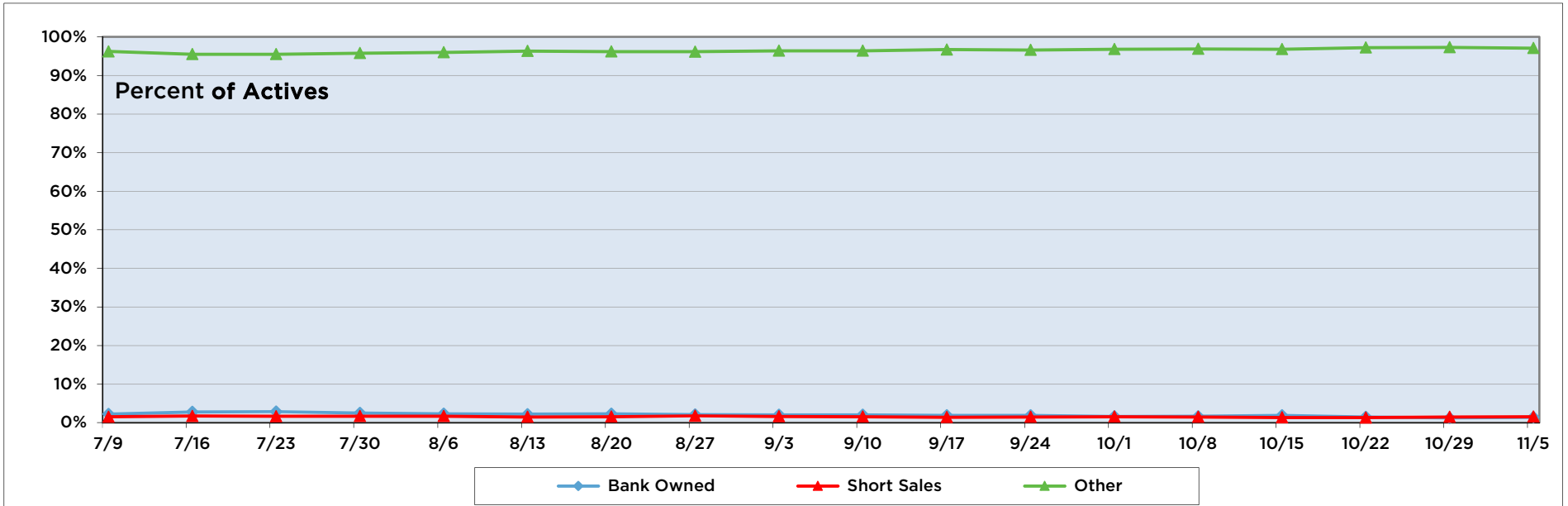
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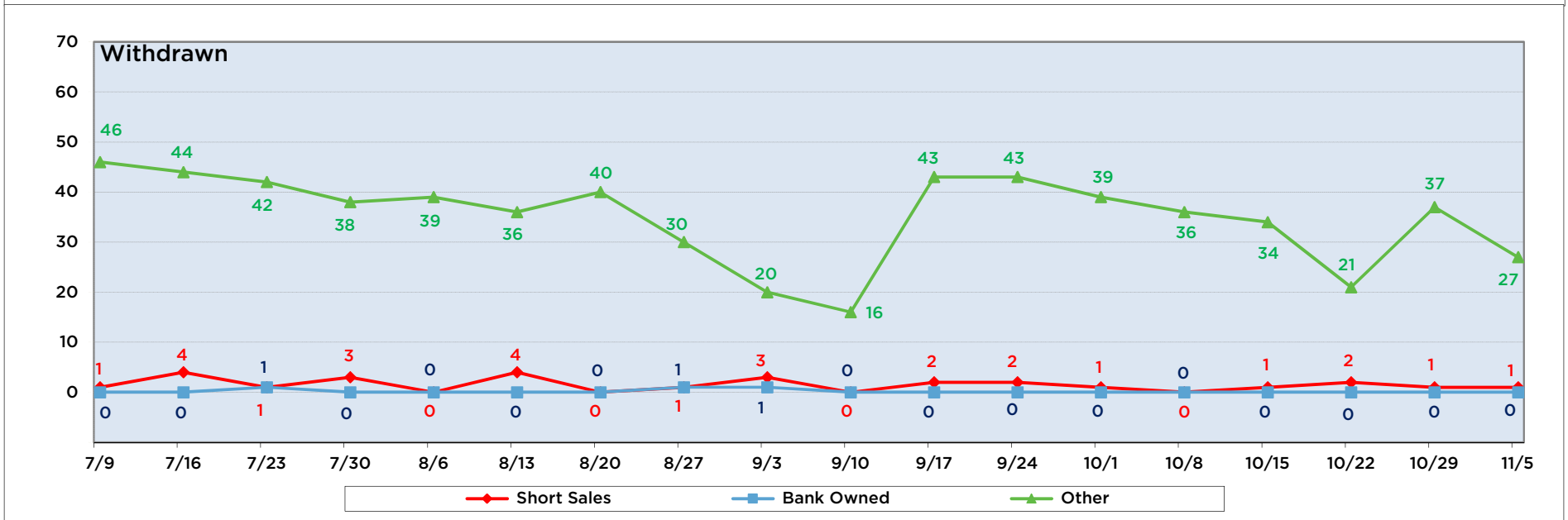
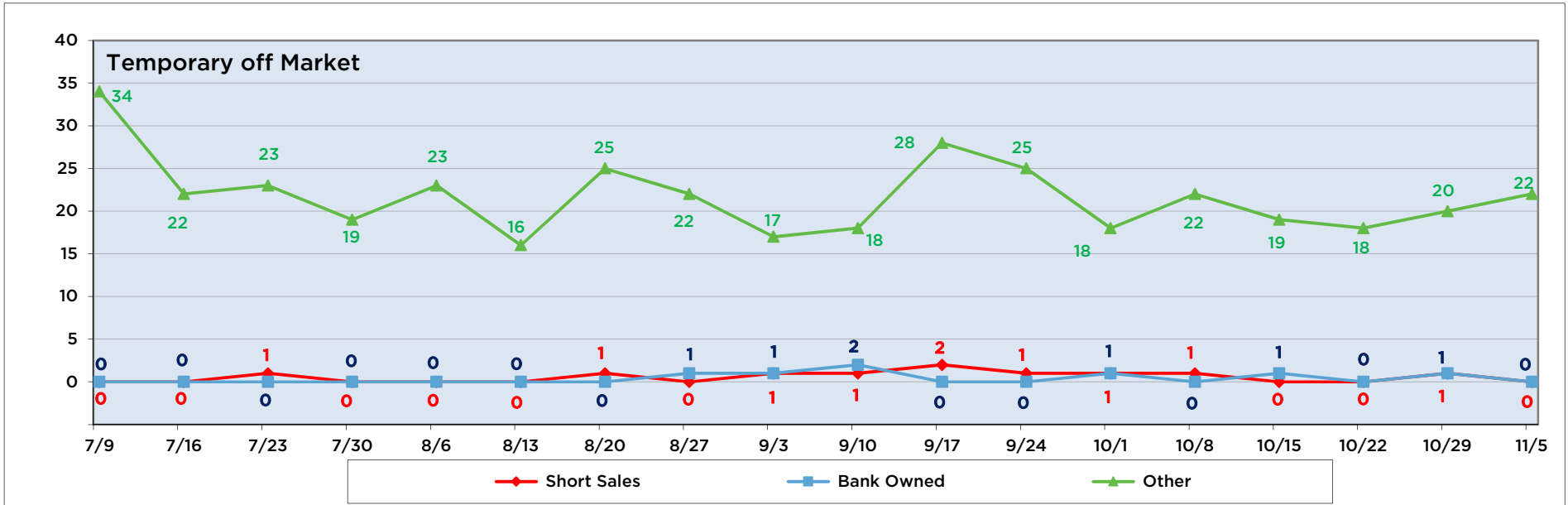
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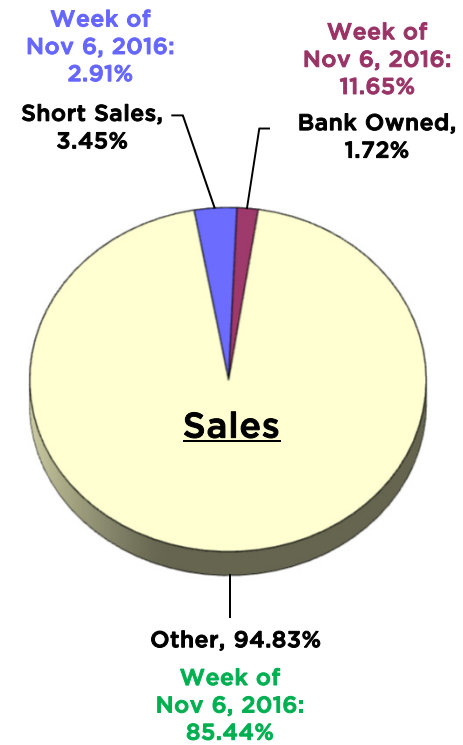
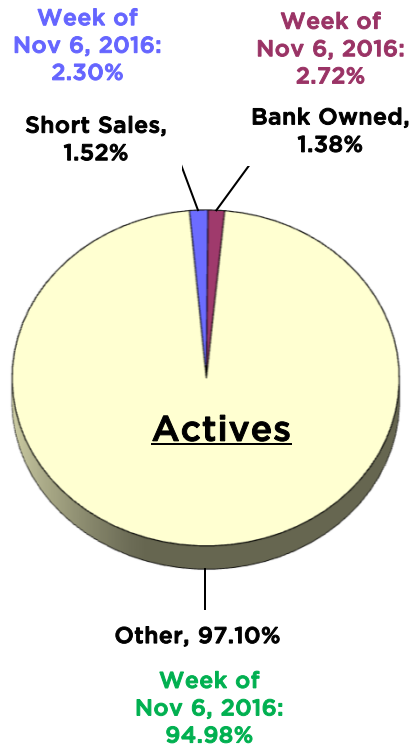
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Where are the 3 Condos, Townhomes, or Villas available for the Median Price of \$151,500?** (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Orange County</b>		<b>3</b>	<b>\$152,000</b>	<b>2.7</b>	<b>2.0</b>	<b>1,344</b>	<b>\$113.12</b>
Apopka (North)	32712	2	\$152,000	3.0	2.0	1,431	\$106.22
Williamsburg / Lake Bryan	32821	1	\$152,000	2.0	2.0	1,169	\$130.03