



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

***Week of Nov 26, 2017***

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

- Sales of single-family homes increased to 691 during the week of Nov 26, from 372 the week prior
- The median price of single family homes increased to \$252,000, a change of 5.7%
- The number of single-family home foreclosure transactions increased to 32 last week, from 11 the week of Nov 19
- The number of single-family home short-sale transactions increased to 11 from 5 the week prior
- Single-family inventory decreased by 81, and now sits at 7,749

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

- Sales of condos, townhomes, and villas increased to 203 during the week of Nov 26, from 96 the week prior
- The median price of condos, townhomes, and villas increased to \$170,000, a change of 10.8%
- The number of condo, townhome, and villa foreclosure transactions increased to 7 last week, from 5 the week of Nov 19
- The number of condo, townhome and villa short-sale transactions decreased to 1 from 2 the week prior
- Condo inventory increased by 12, and now sits at 2,055

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



**Monday Morning Quarterback**  
 11/26/2017 - 12/02/2017  
 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>691</b>	<b>337</b>	<b>118</b>	<b>131</b>	<b>40</b>	<b>53</b>	<b>12</b>
Bank Owned	32	25	2	3	1	1	0
Short Sales	11	6	1	3	0	1	0
Other	648	306	115	125	39	51	12
<b>Active Listings</b>	<b>7,749</b>	<b>2,188</b>	<b>1,173</b>	<b>1,707</b>	<b>850</b>	<b>1,277</b>	<b>554</b>
Bank Owned	169	96	26	22	6	16	3
Short Sales	102	48	21	17	8	6	2
Other	7,478	2,044	1,126	1,668	836	1,255	549
<b>Months of Inventory</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>11</b>

***List Price***

Average Original List Price	\$321,679	\$190,279	\$289,255	\$358,034	\$471,277	\$692,732	\$1,796,333
Average Final List Price	\$312,596	\$187,276	\$280,398	\$349,429	\$454,182	\$665,661	\$1,715,167

***Sale Price***

Average Price	\$304,054	\$182,670	\$273,243	\$341,966	\$442,684	\$643,532	\$1,640,583
Median Price	\$252,000	\$190,000	\$273,250	\$339,900	\$440,035	\$619,900	\$1,297,500

***Price Differences***

<i>Original to Final</i> List Price	-\$9,083	-\$3,003	-\$8,857	-\$8,605	-\$17,095	-\$27,071	-\$81,166
<i>Original</i> List to <i>Sale</i> Price - \$	-\$17,625	-\$7,609	-\$16,012	-\$16,068	-\$28,593	-\$49,200	-\$155,750
<i>Final</i> List to <i>Sale</i> Price - \$	-\$8,542	-\$4,606	-\$7,155	-\$7,463	-\$11,498	-\$22,129	-\$74,584
<i>Original</i> List to <i>Sale</i> Price - %	94.52%	96.00%	94.46%	95.51%	93.93%	92.90%	91.33%
<i>Final</i> List to <i>Sale</i> Price - %	97.27%	97.54%	97.45%	97.86%	97.47%	96.68%	95.65%

***Days on the Market***

Avg Days Listing to Contract	61	46	59	61	130	95	139
Combined Avg Days to Contract	60	39	54	63	135	129	125
Avg Days Listing to Closing	102	86	101	106	164	135	167
Avg Days Contract to Close	40	39	42	44	34	39	28

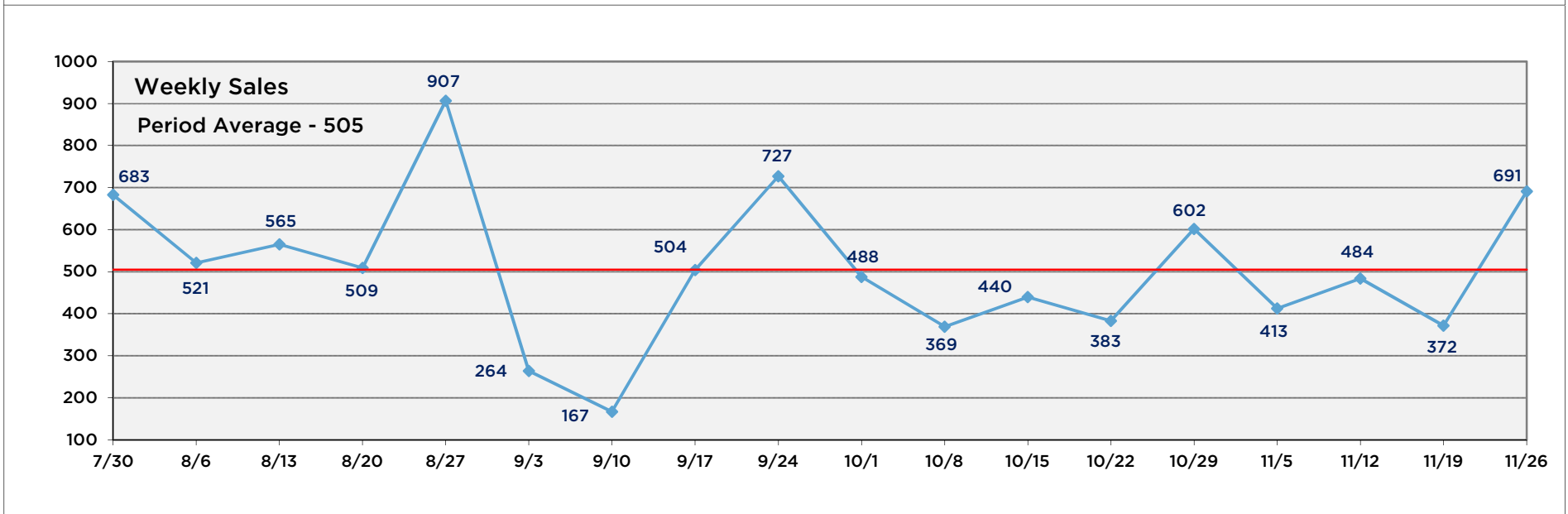
***Beds / Baths***

Average Bedrooms	4	3	4	4	4	4	6
Average Full Baths	2	2	2	3	3	4	6
Average Half Baths	0	0	0	0	1	1	1

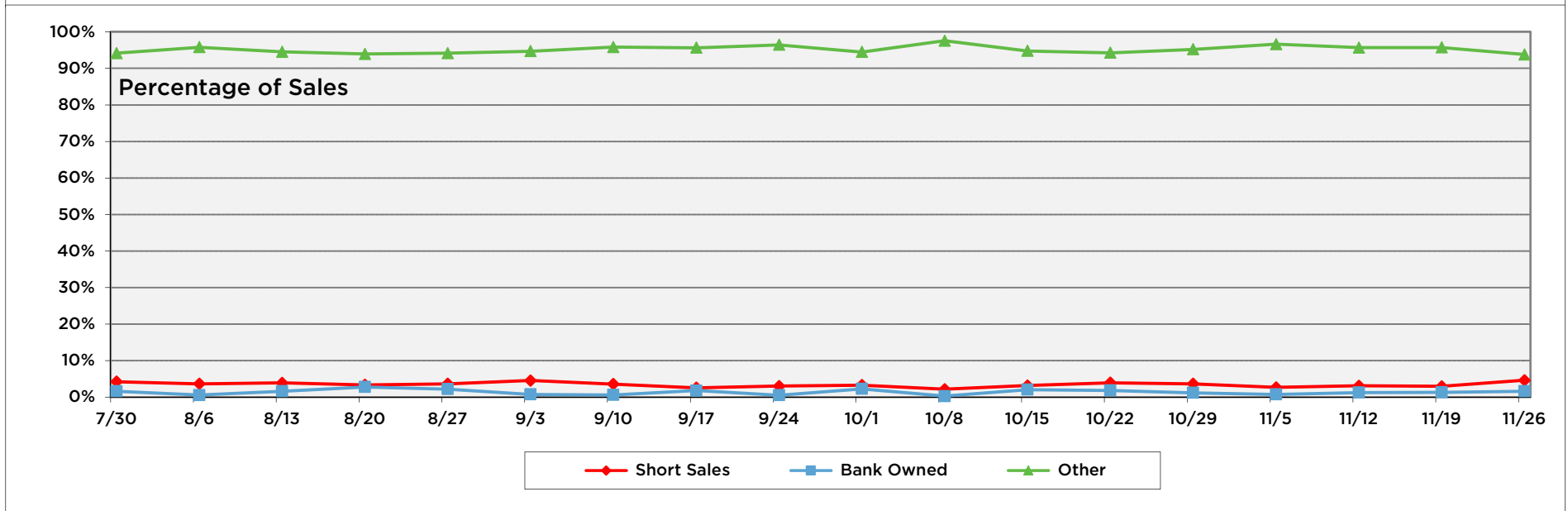
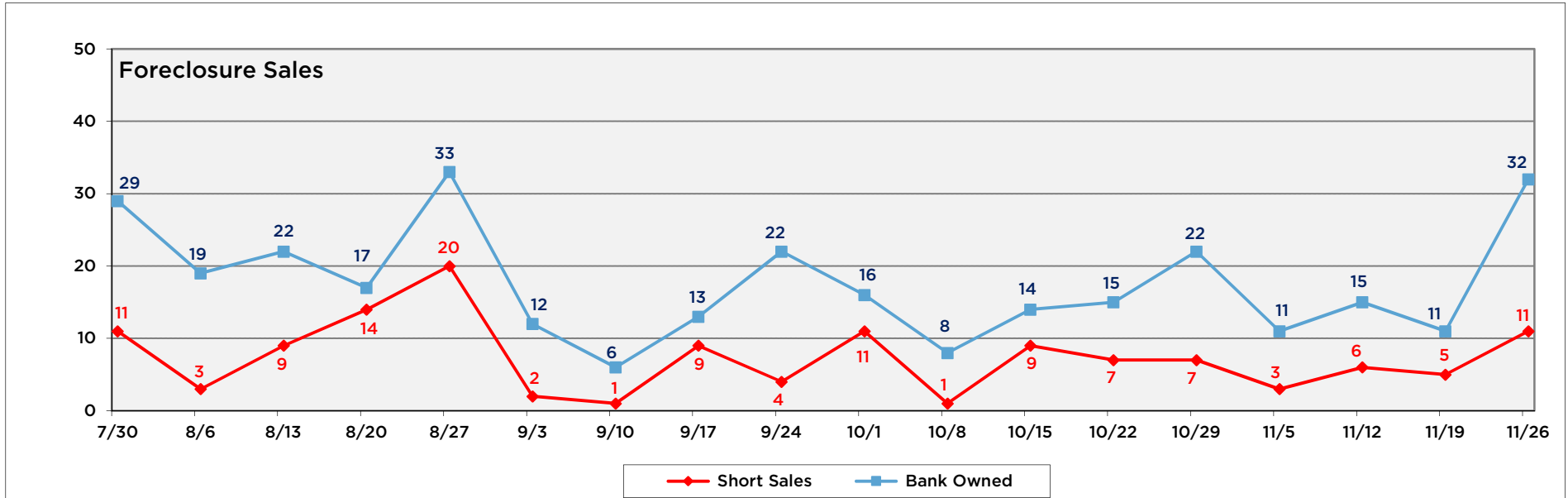
***Square Footage***

Average Square Feet	2,179	1,563	2,125	2,577	3,016	3,616	6,511
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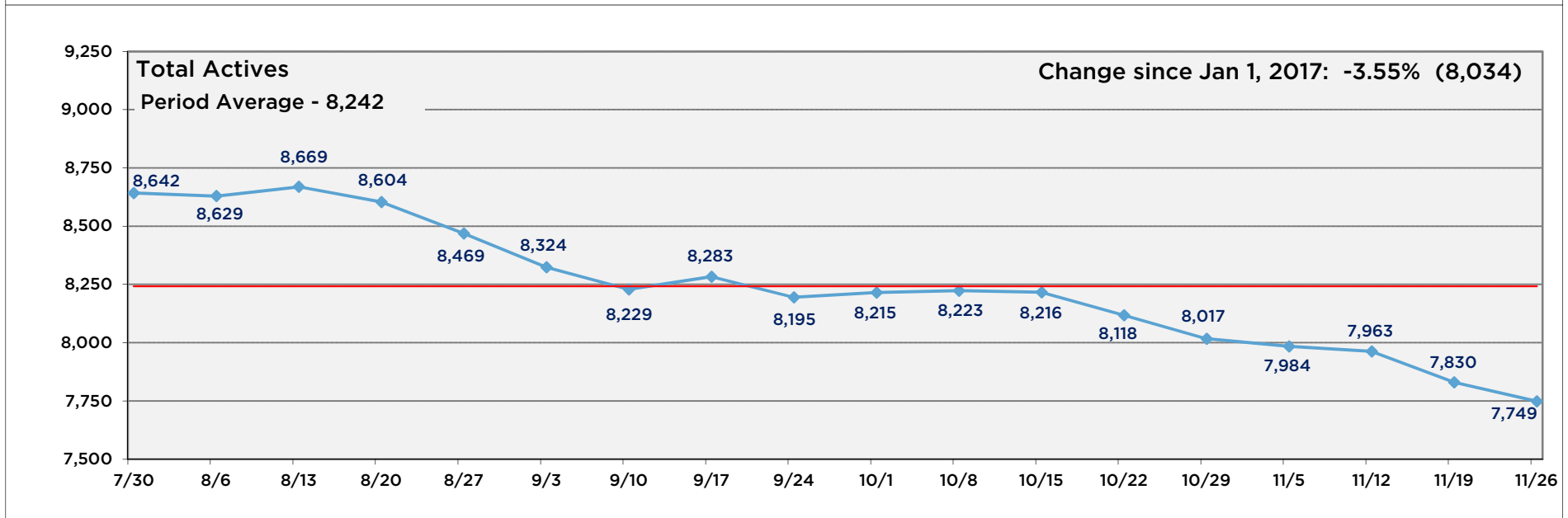
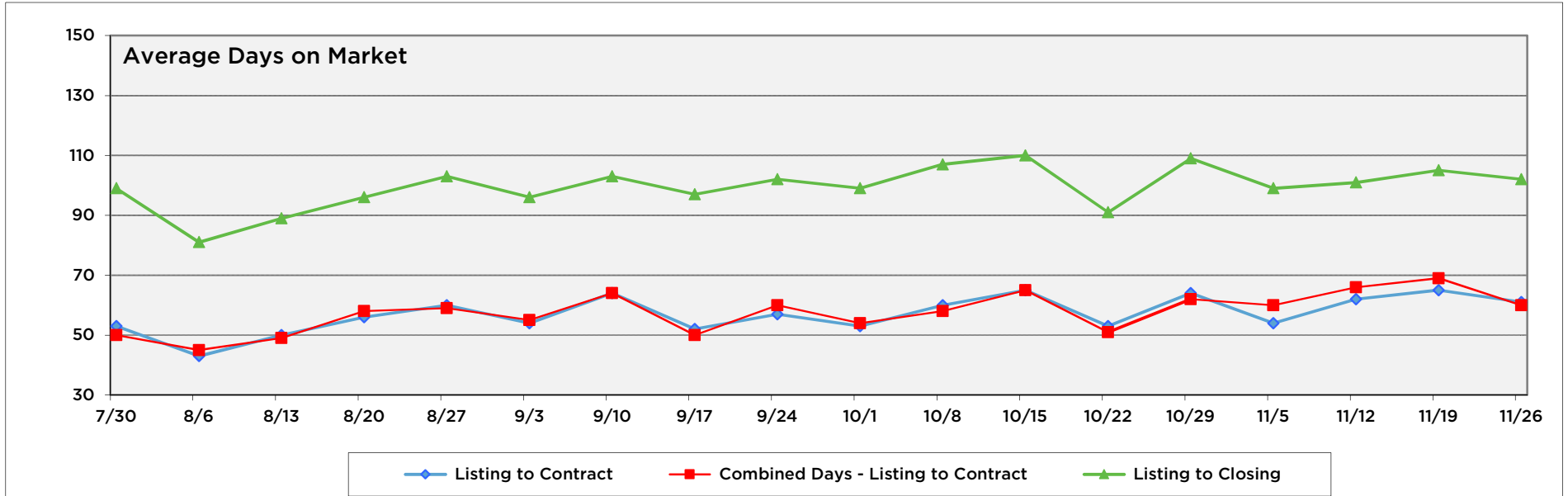
**Single Family Homes**



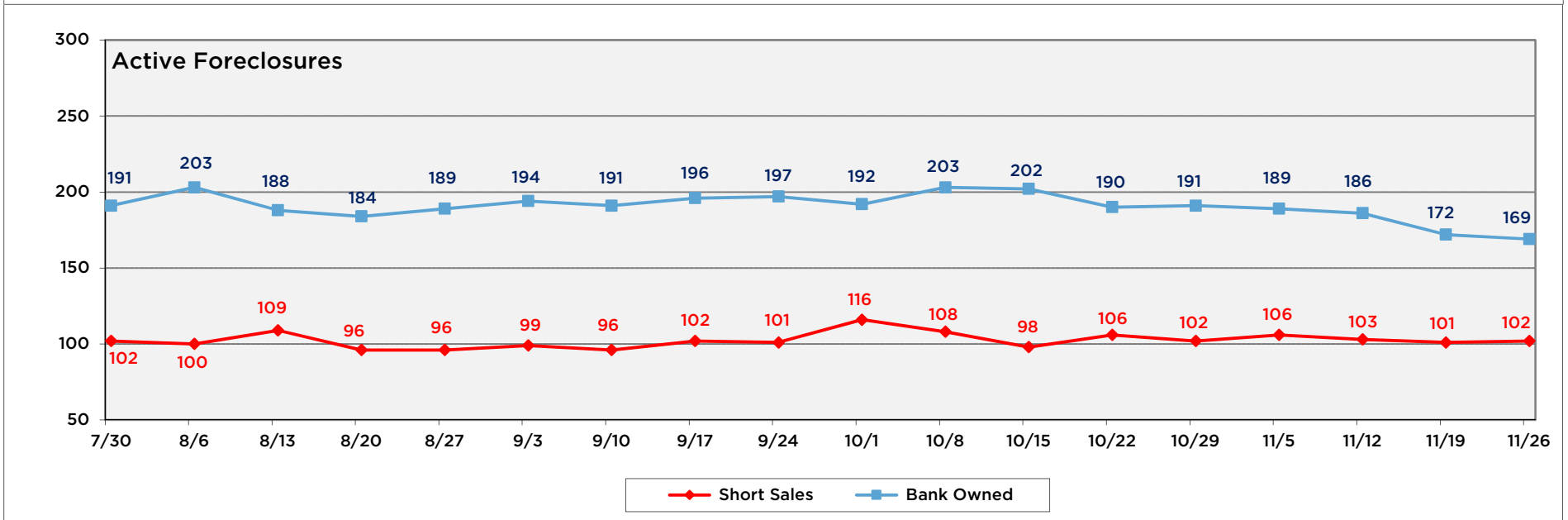
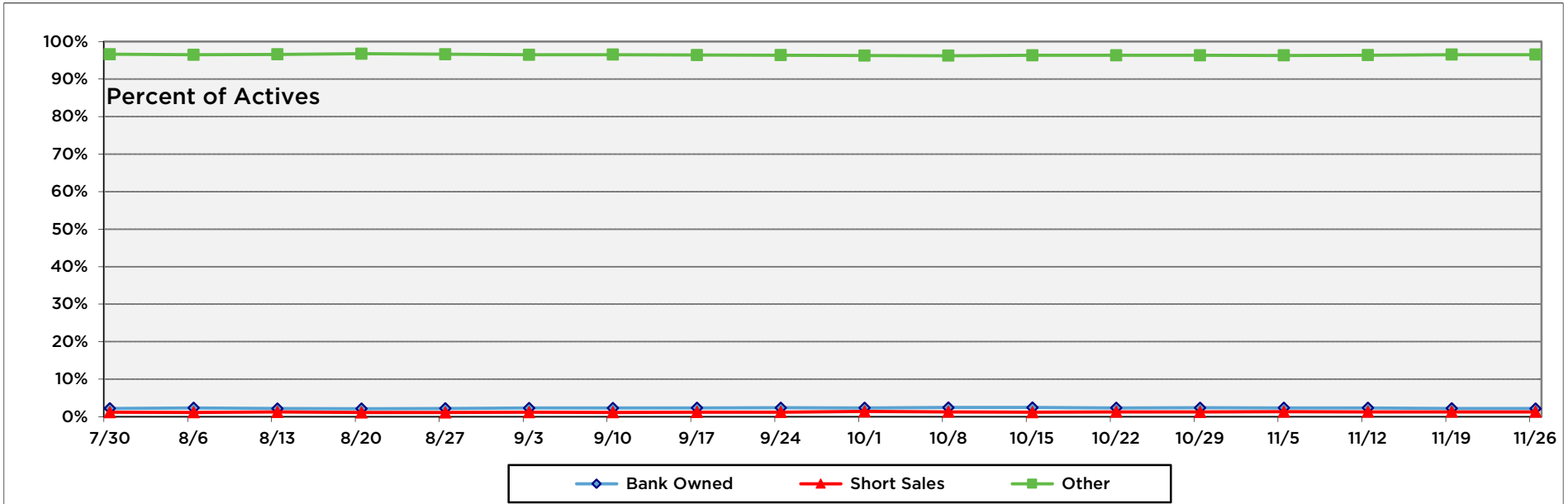
**Single Family Homes**



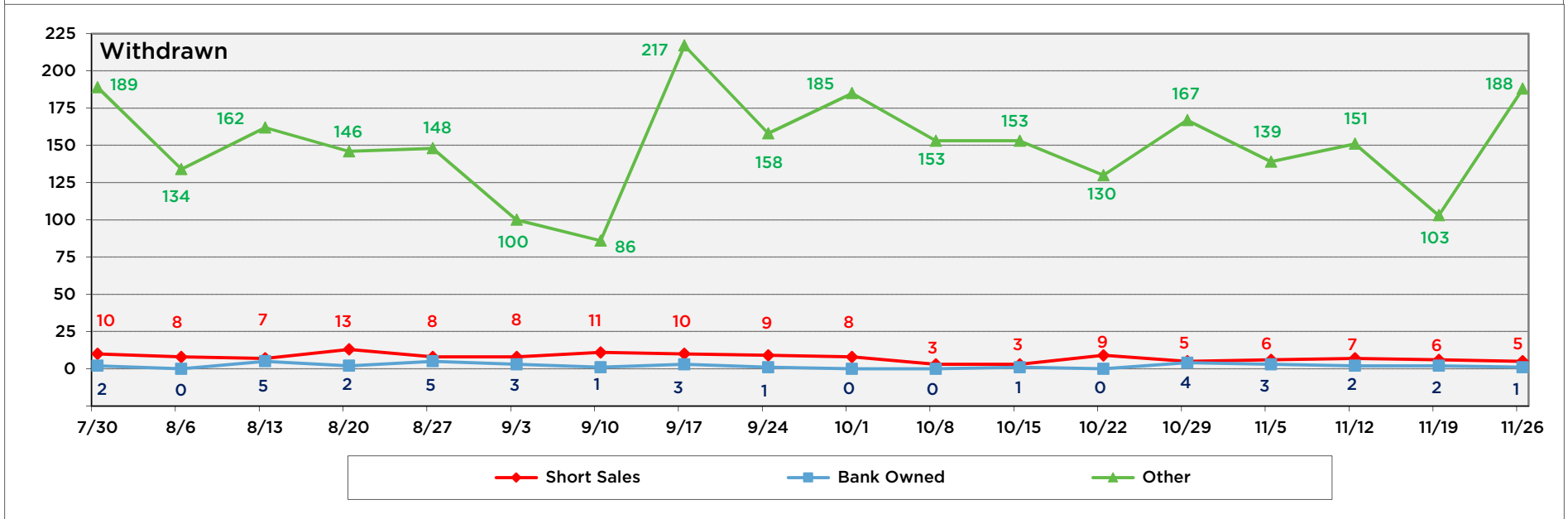
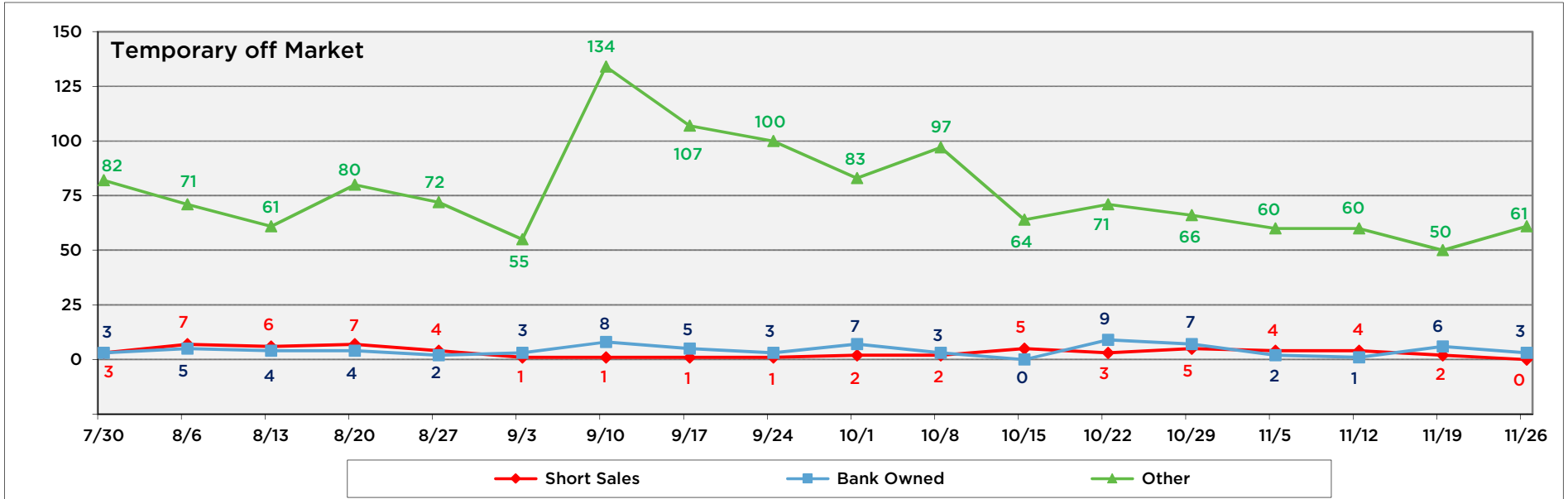
**Single Family Homes**



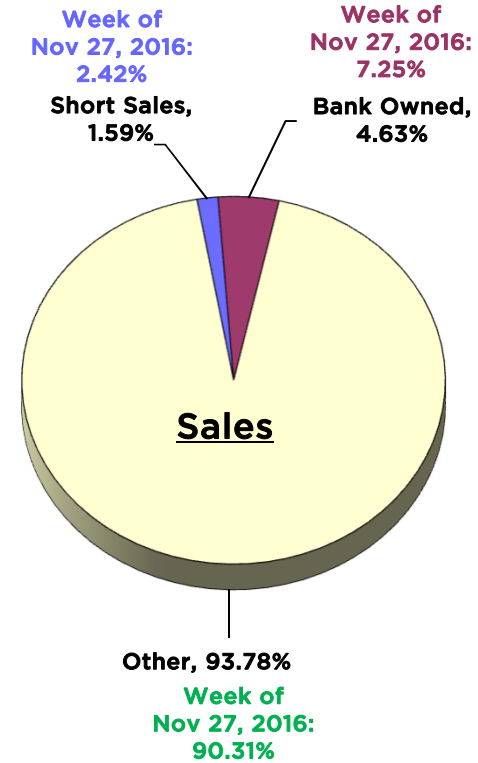
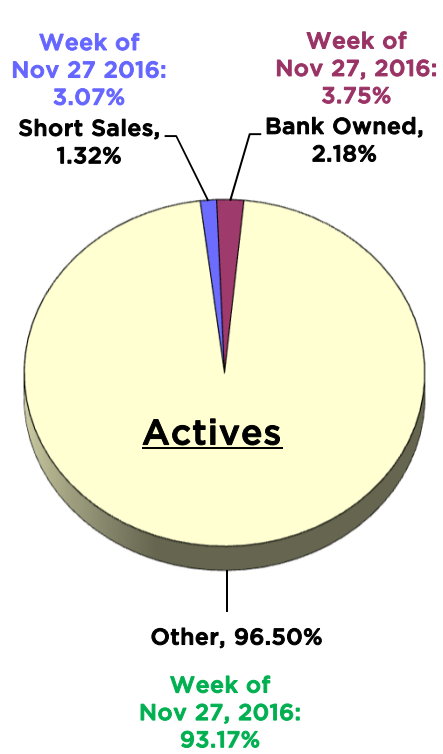
### Single Family Homes



**Single Family Homes**



**Single Family Homes**





**Where are the 4 Single Family Homes available for the Median Price of \$252,000? (± \$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>\$251,500</b>	<b>3.5</b>	<b>2.5</b>	<b>2,136</b>	<b>\$117.74</b>
Winter Springs / Tuskawilla	32708	1	\$251,000	4.0	3.0	2,814	\$89.20
Lake Mary / Heathrow	32746	1	\$252,000	3.0	2.0	1,458	\$172.84
<b>Orange County</b>		<b>1</b>	<b>\$251,900</b>	<b>3.0</b>	<b>1.0</b>	<b>1,111</b>	<b>\$226.73</b>
Colonialtown	32803	1	\$251,900	3.0	1.0	1,111	\$226.73
<b>Osceola County</b>		<b>1</b>	<b>\$251,000</b>	<b>4.0</b>	<b>3.0</b>	<b>2,814</b>	<b>\$89.20</b>
Kissimmee / Poinciana	34758	1	\$251,000	4.0	3.0	2,814	\$89.20

**Monday Morning Quarterback**  
11/26/2017 - 12/02/2017  
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>203</b>	161	15	20	5	1	1
Bank Owned	7	7	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	195	153	15	20	5	1	1
<b>Active Listings</b>	<b>2,055</b>	1,398	278	224	70	57	28
Bank Owned	24	21	3	0	0	0	0
Short Sales	30	26	2	1	0	1	0
Other	2,001	1,351	273	223	70	56	28
<b>Months of Inventory</b>	<b>2</b>	2	4	3	3	13	6

***List Price***

Average Original List Price	<b>\$197,447</b>	\$152,058	\$275,311	\$341,694	\$447,978	\$598,000	\$1,799,000
Average Final List Price	<b>\$183,260</b>	\$149,673	\$273,525	\$332,679	\$445,978	\$549,000	\$159,000

***Sale Price***

Average Price	<b>\$187,580</b>	\$144,688	\$270,418	\$327,736	\$439,198	\$515,000	\$1,462,000
Median Price	<b>\$170,000</b>	\$137,000	\$266,000	\$324,990	\$430,000	\$515,000	\$1,462,000

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$14,187</b>	-\$2,385	-\$1,786	-\$9,015	-\$2,000	-\$49,000	-\$1,640,000
<b>Original List to Sale Price - \$</b>	<b>-\$9,867</b>	-\$7,370	-\$4,893	-\$13,958	-\$8,780	-\$83,000	-\$337,000
<b>Final List to Sale Price - \$</b>	<b>\$4,320</b>	-\$4,985	-\$3,107	-\$4,943	-\$6,780	-\$34,000	\$1,303,000
<b>Original List to Sale Price - %</b>	<b>95.00%</b>	95.15%	98.22%	95.92%	98.04%	86.12%	81.27%
<b>Final List to Sale Price - %</b>	<b>102.36%</b>	96.67%	98.86%	98.51%	98.48%	93.81%	919.50%

***Days on the Market***

Avg Days Listing to Contract	<b>63</b>	63	38	68	80	128	61
Combined Avg Days to Contract	<b>63</b>	61	43	80	80	128	61
Avg Days Listing to Closing	<b>100</b>	100	72	119	106	149	106
Avg Days Contract to Close	<b>37</b>	36	34	50	26	21	44

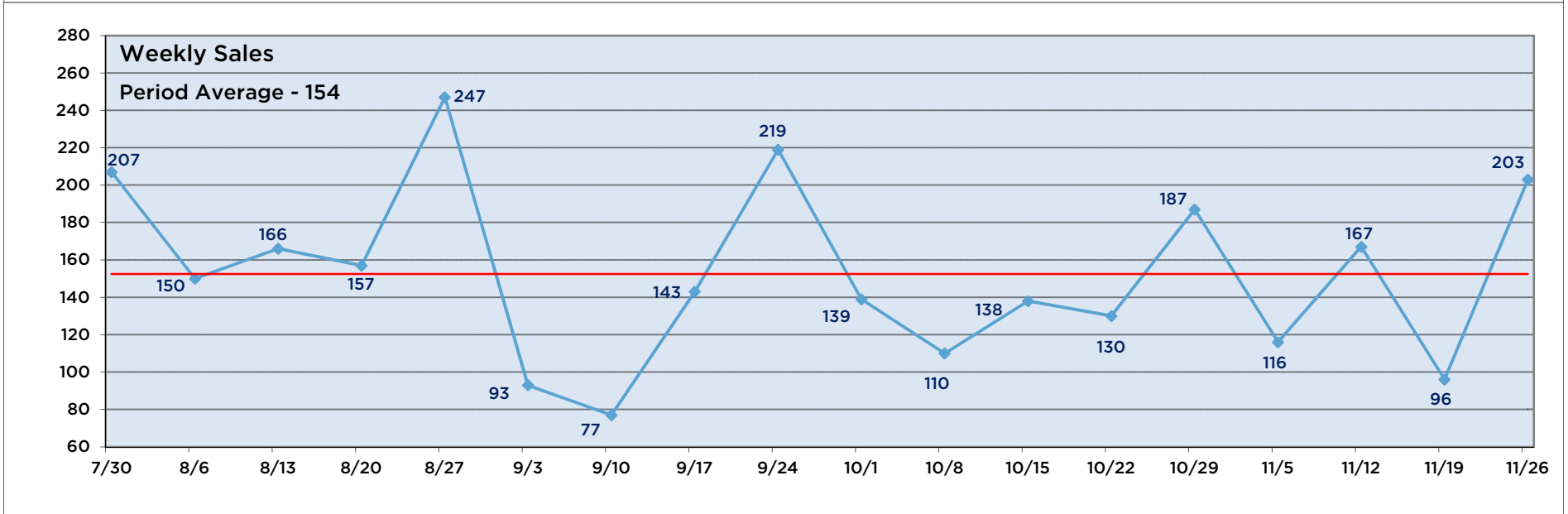
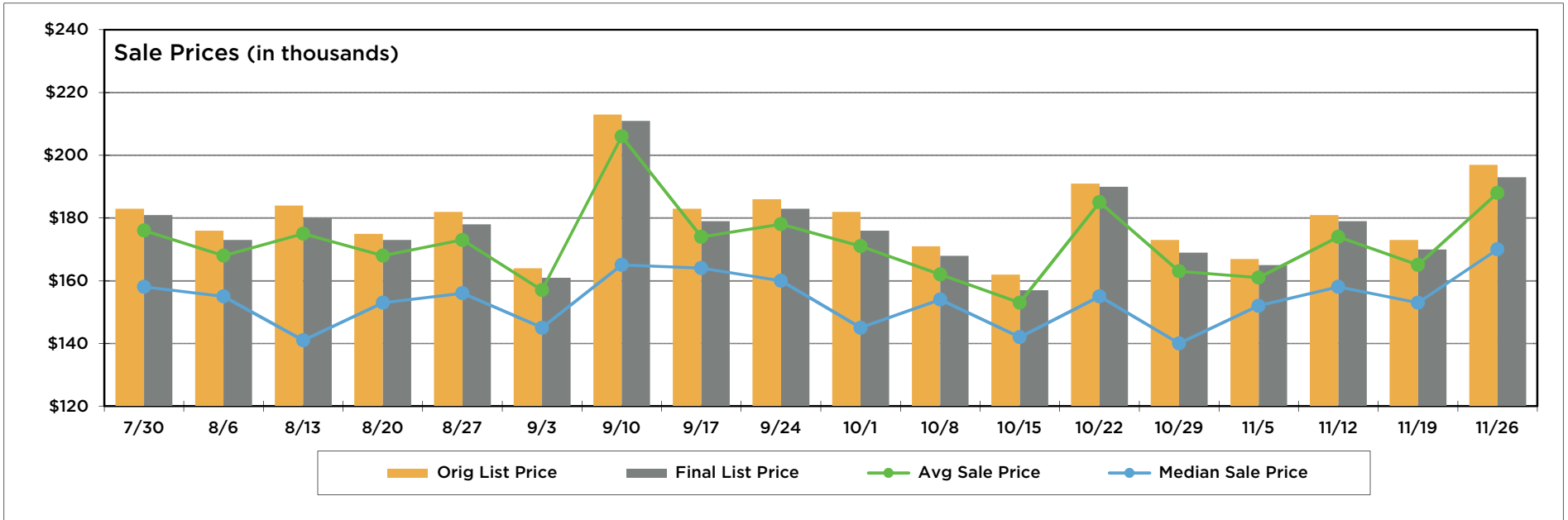
***Beds / Baths***

Average Bedrooms	<b>3</b>	2	3	4	3	3	3
Average Full Baths	<b>2</b>	2	2	3	2	2	3
Average Half Baths	<b>0</b>	0	1	1	1	0	1

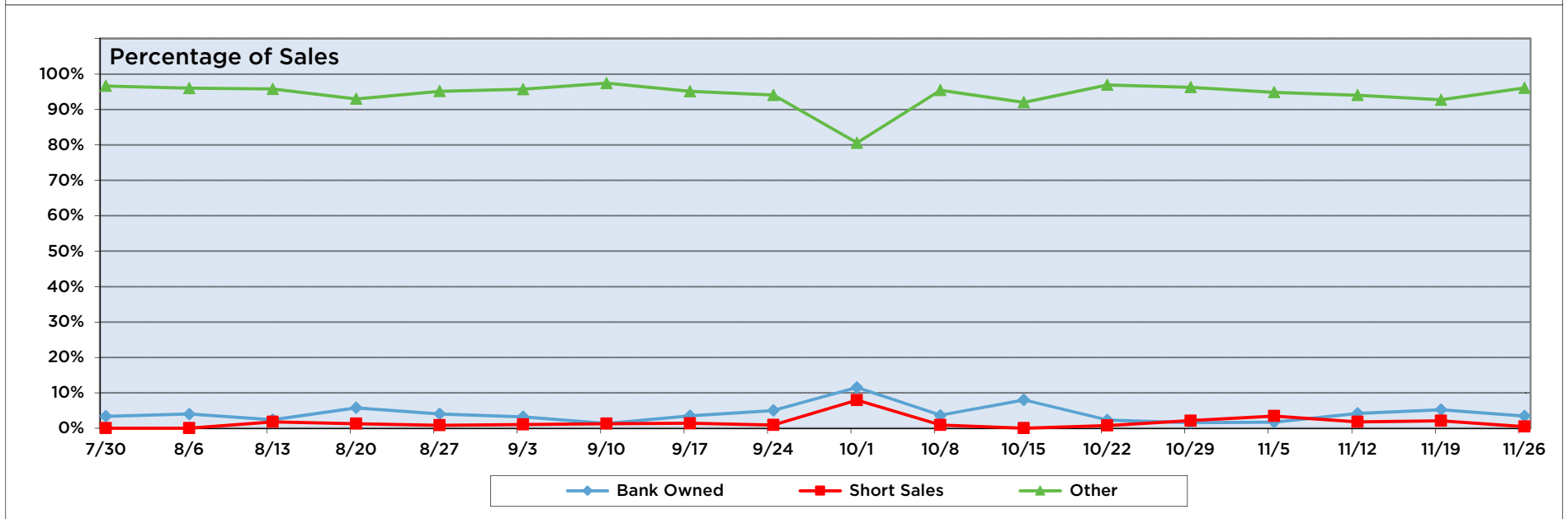
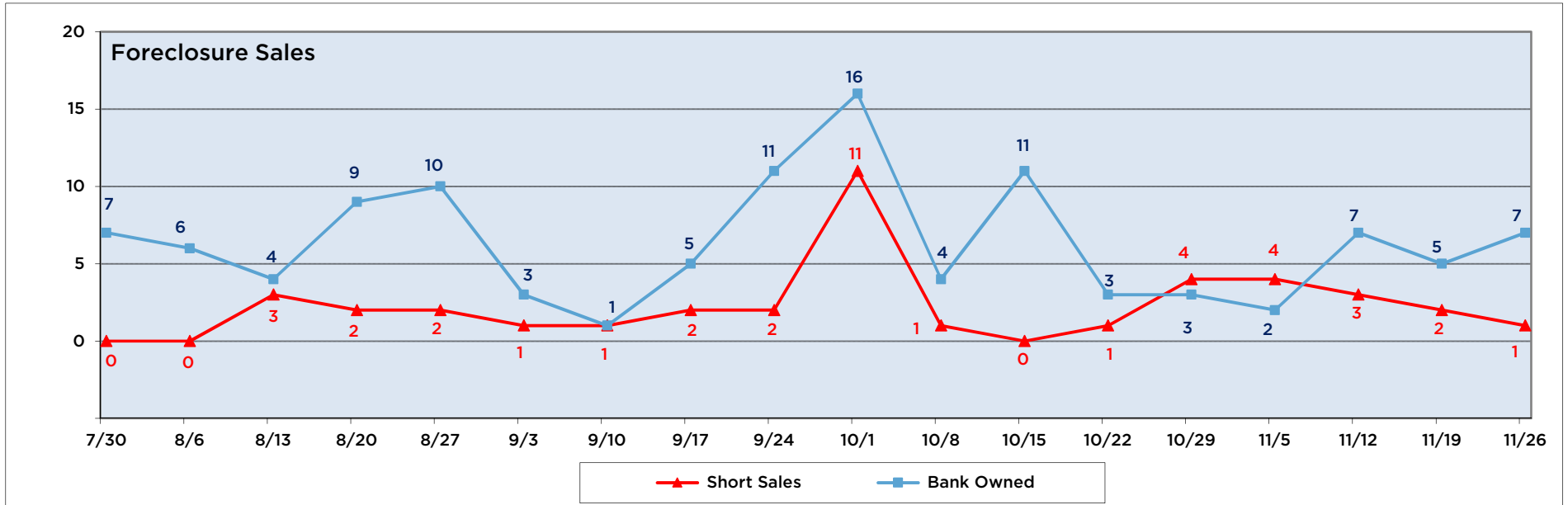
***Square Footage***

Average Square Feet	<b>1,422</b>	1,284	1,909	1,941	1,968	1,932	2,714
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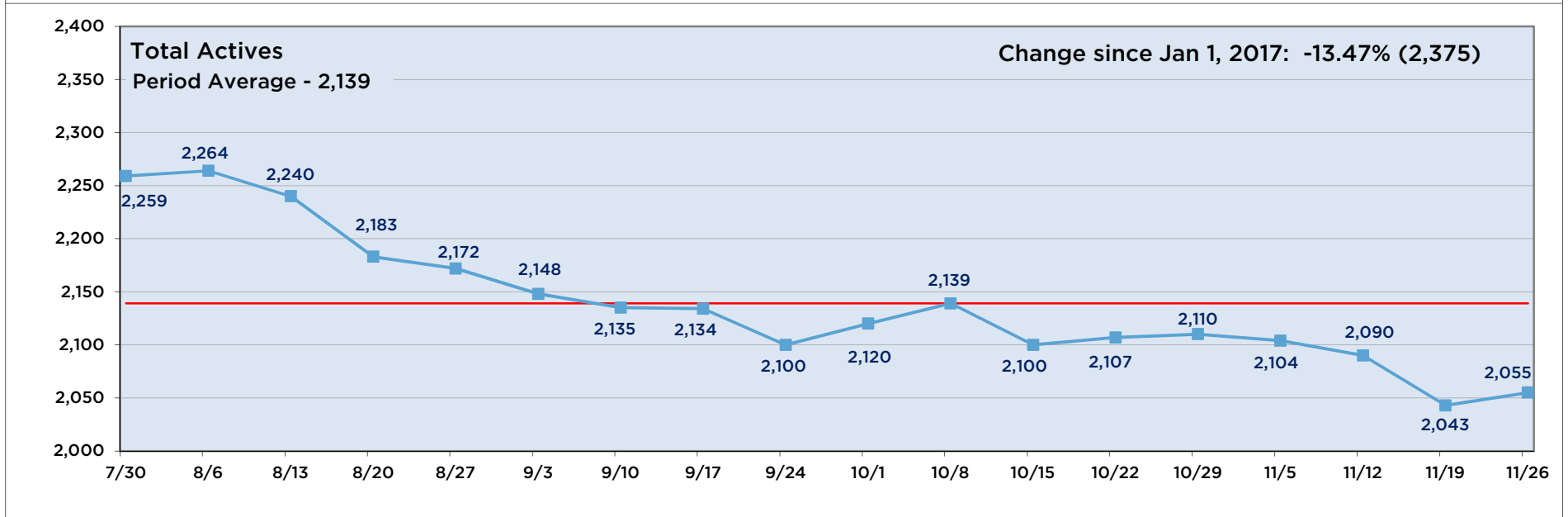
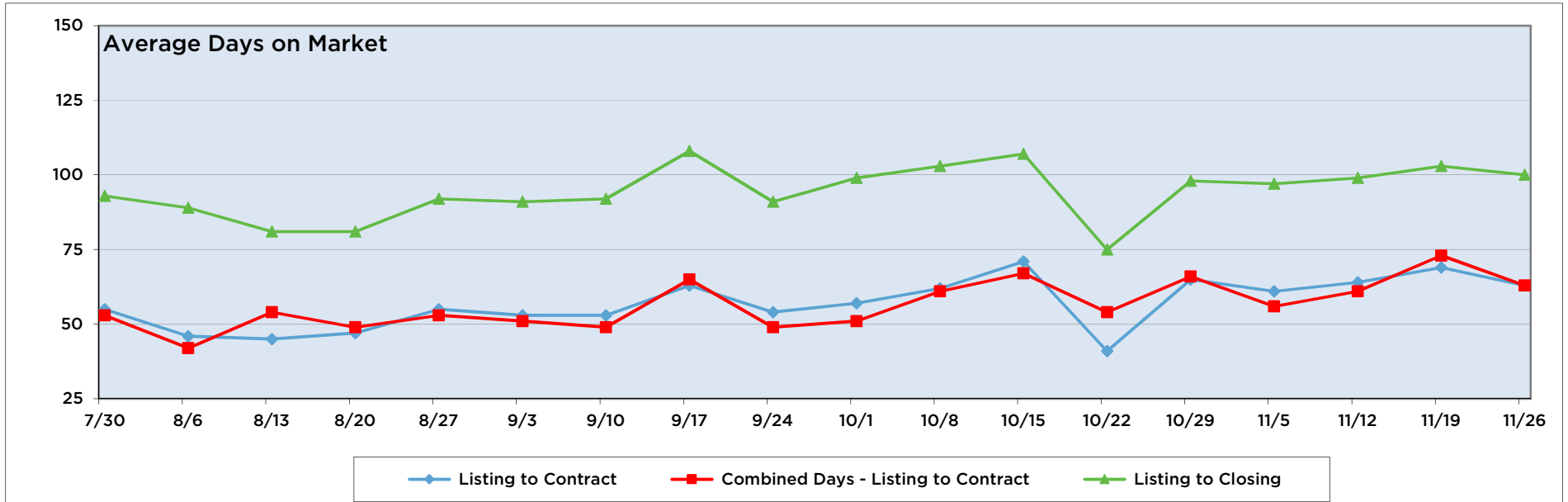
**Condos, Townhomes, Villas**



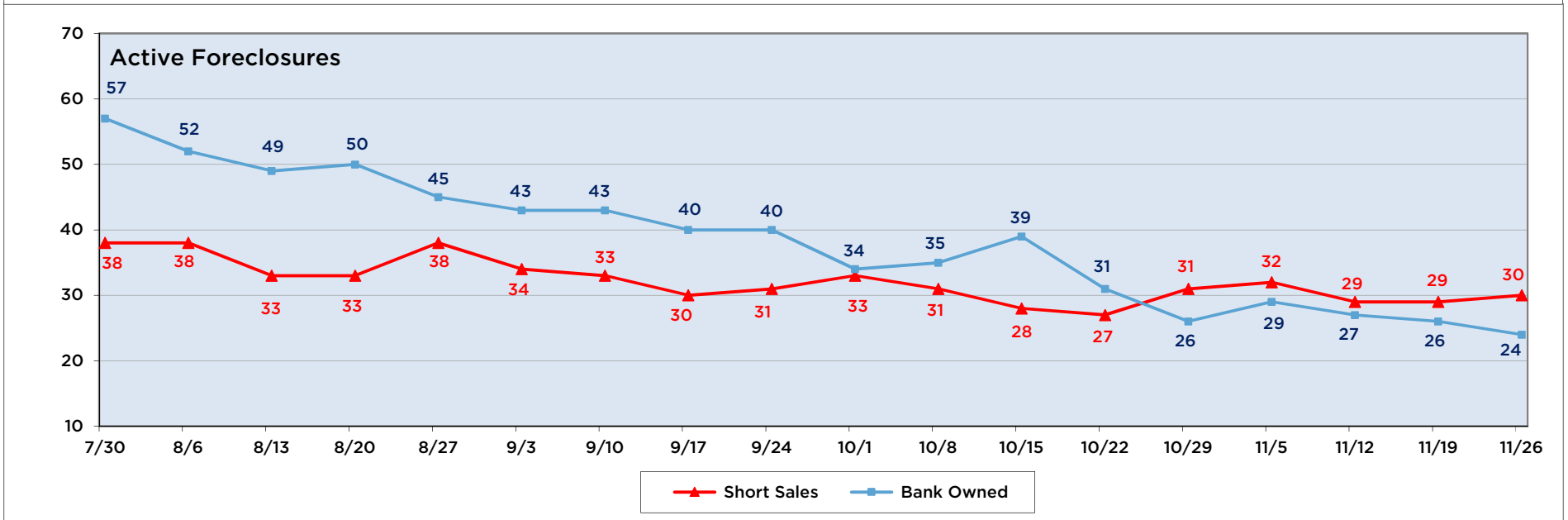
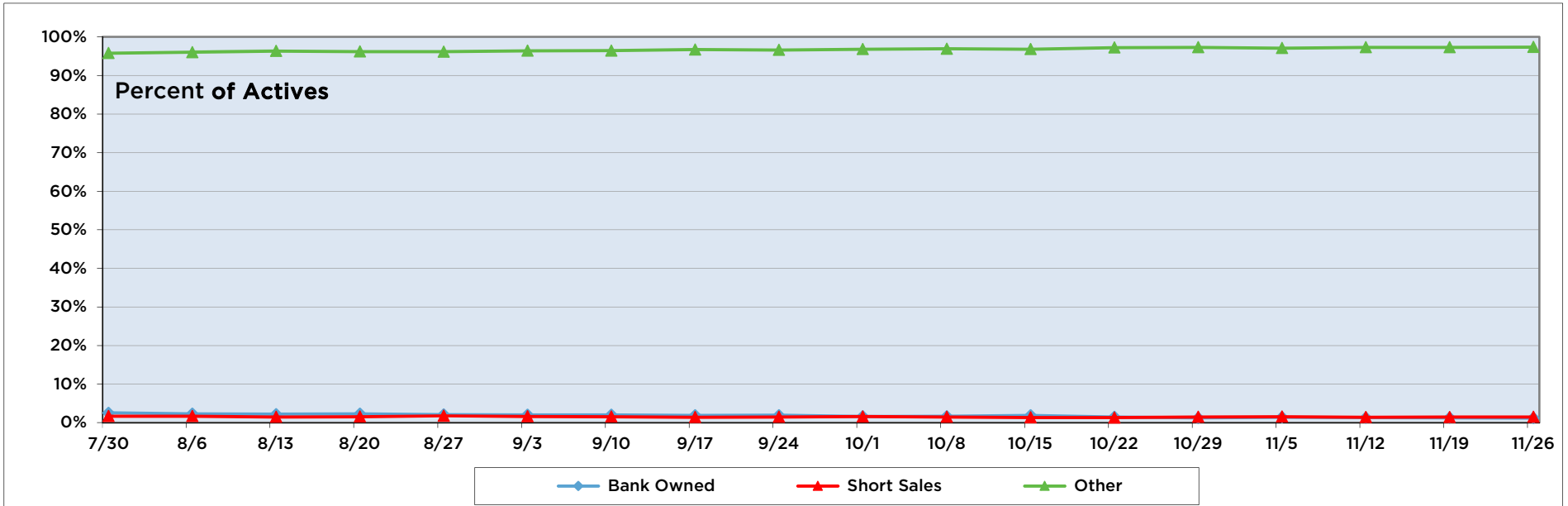
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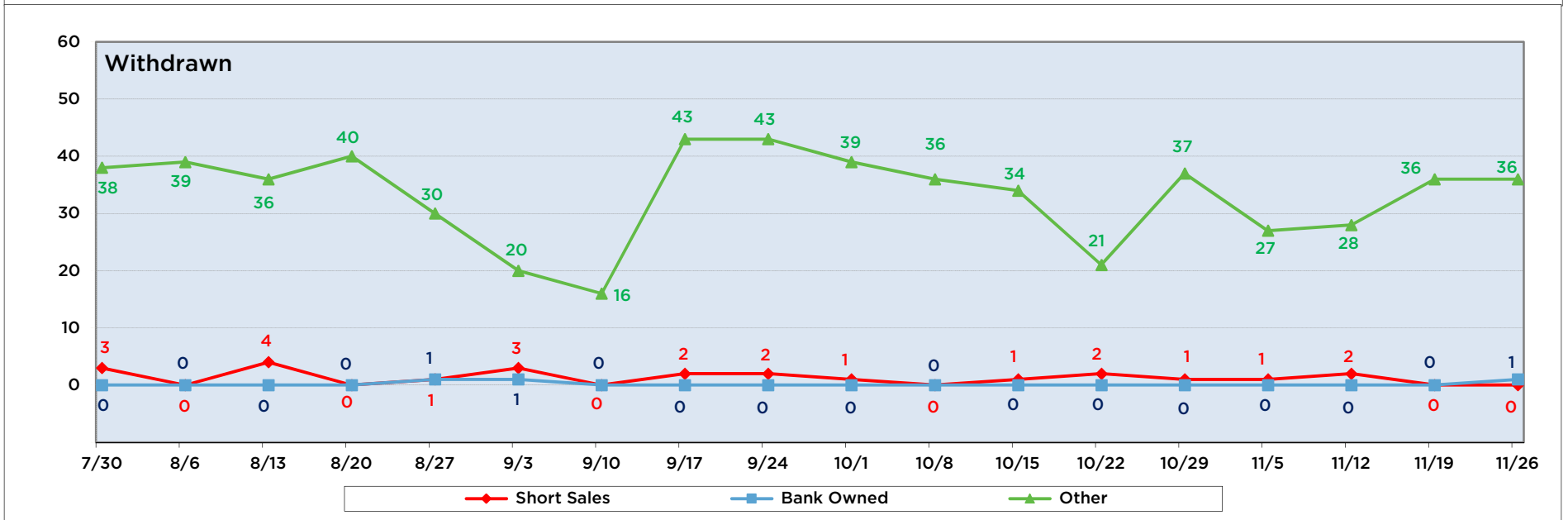
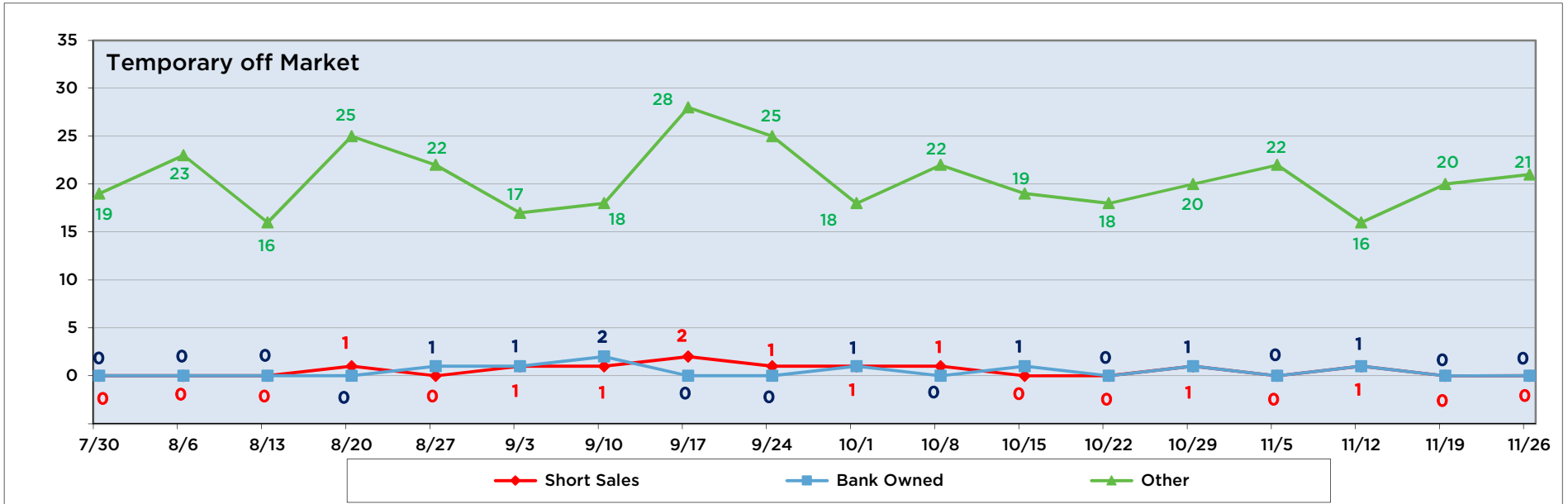
**Condos, Townhomes, Villas**



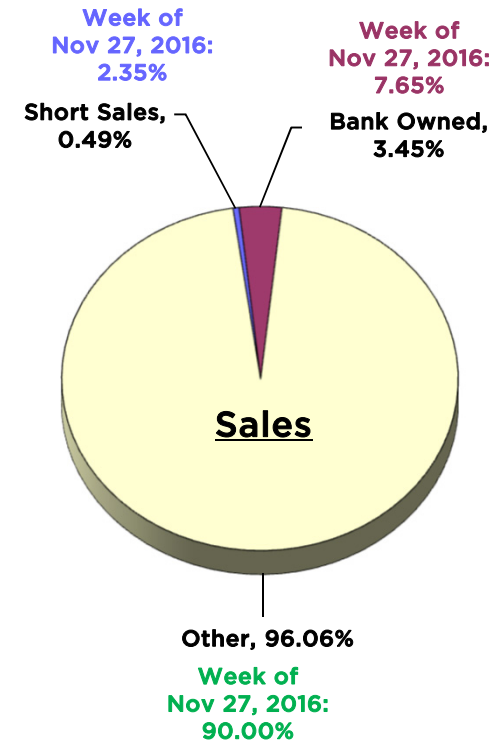
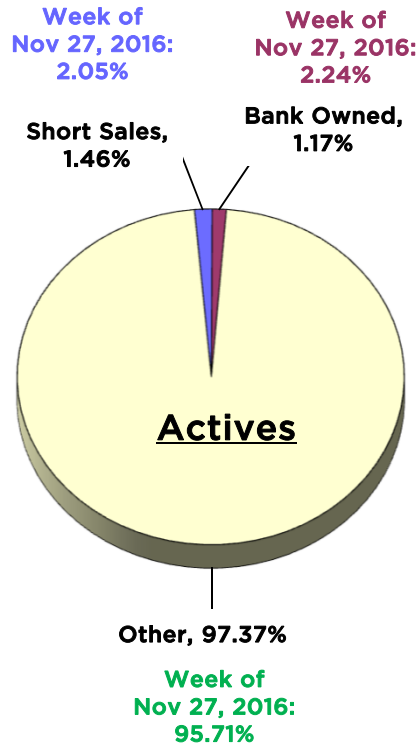
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**





**Where are the 21 Condos, Townhomes, or Villas available for the Median Price of \$170,000?**

( ± \$500 )

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>4</b>	<b>\$169,950</b>	<b>2.5</b>	<b>2.0</b>	<b>1,285</b>	<b>\$132.31</b>
Casselberry	32707	1	\$170,000	2.0	2.0	1,136	\$149.65
Altamonte Springs / Forest City	32714	1	\$169,900	2.0	2.0	1,304	\$130.29
Lake Mary / Heathrow	32746	2	\$169,950	3.0	2.0	1,349	\$125.98
<b>Orange County</b>		<b>5</b>	<b>\$169,940</b>	<b>3.0</b>	<b>2.0</b>	<b>1,215</b>	<b>\$139.87</b>
Winter Park (East) / Aloma	32792	2	\$169,900	3.0	2.0	1,247	\$136.25
Williamsburg / Lake Bryan	32821	2	\$169,950	3.0	2.0	1,143	\$148.69
Metro West / Orlo Vista	32835	1	\$169,999	3.0	2.0	1,295	\$131.27
<b>Osceola County</b>		<b>12</b>	<b>\$169,917</b>	<b>2.9</b>	<b>2.2</b>	<b>1,292</b>	<b>\$131.52</b>
Davenport	33896	1	\$169,900	2.0	2.0	1,504	\$112.97
Kissimmee (Central)	34741	1	\$170,000	3.0	2.0	1,433	\$118.63
Kissimmee (West) / Pleasant Hill	34746	2	\$169,950	3.0	3.0	1,395	\$121.83
Kissimmee / Celebration	34747	8	\$169,900	3.0	2.0	1,222	\$139.03