



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

***Week of Dec 17, 2017***

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

- Sales of single-family homes increased to 549 during the week of Dec 17, from 491 the week prior
- The median price of single family homes increased to \$265,000, a change of 10.4%
- The number of single-family home foreclosure transactions decreased to 15 last week, from 17 the week of Dec 10
- The number of single-family home short-sale transactions decreased to 2 from 6 the week prior
- Single-family inventory decreased by 234, and now sits at 7,433

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

- Sales of condos, townhomes, and villas increased to 167 during the week of Dec 17, from 140 the week prior
- The median price of condos, townhomes, and villas decreased to \$157,000, a change of -0.3%
- The number of condo, townhome and villa foreclosure transactions remained constant at 5
- The number of condo, townhome and villa short-sale transactions remained constant at 1
- Condo inventory decreased by 47, and now sits at 1,978

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

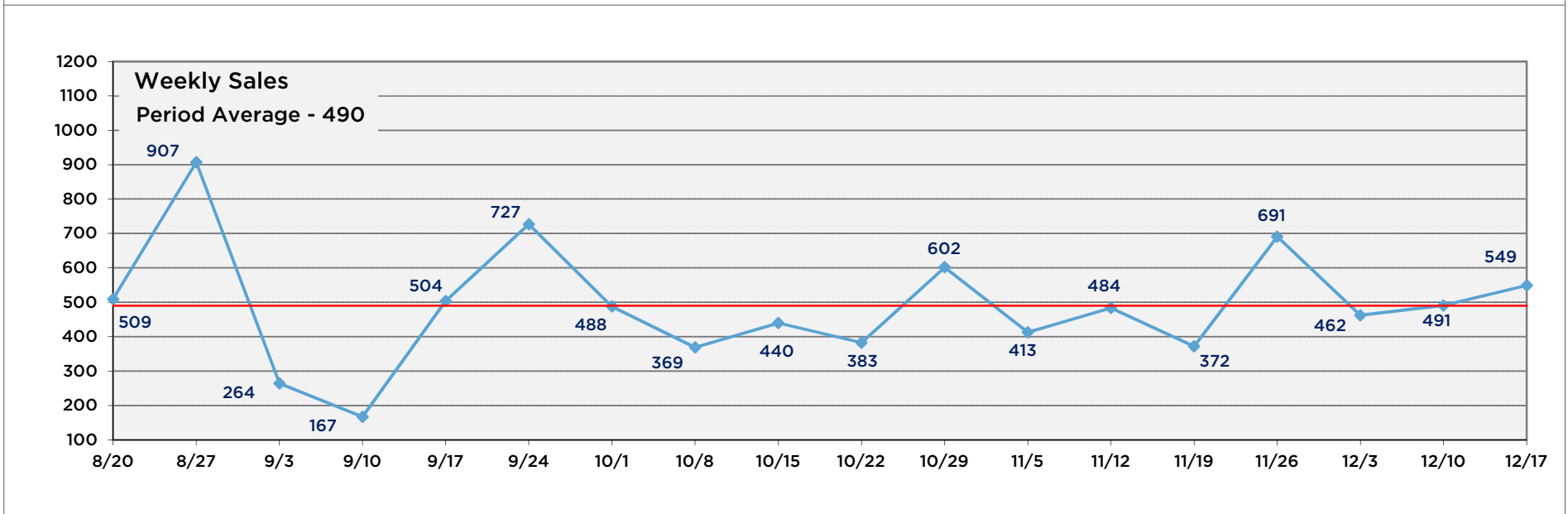
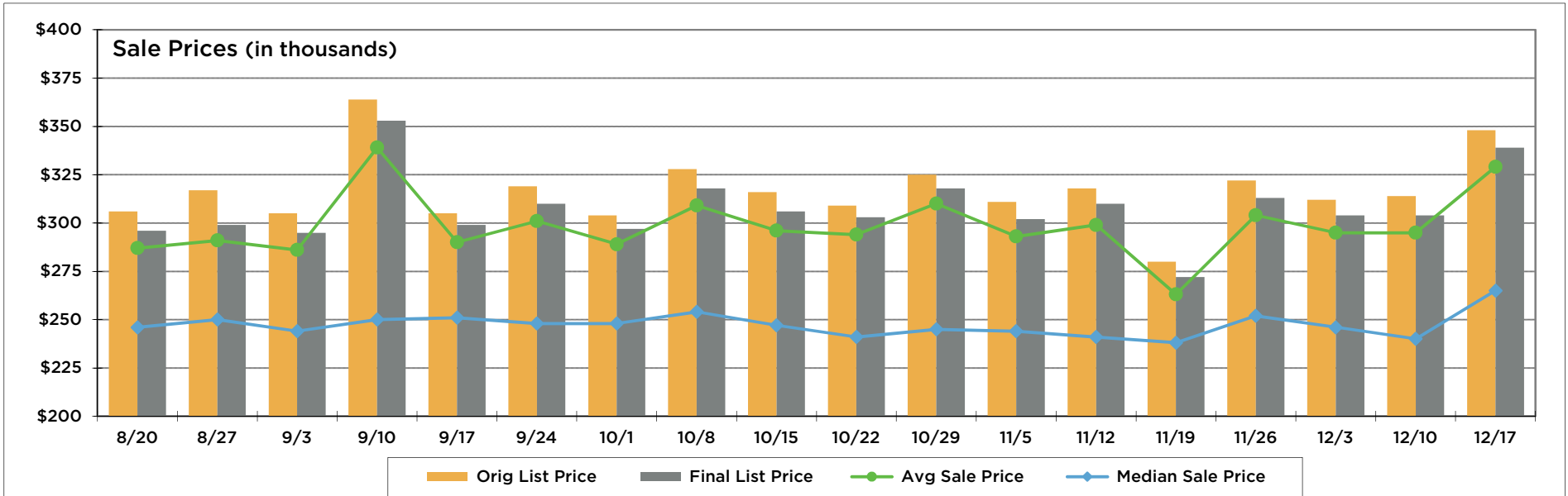


**Monday Morning Quarterback**  
 12/17/2017 - 12/23/2017  
 Lake, Orange, Osceola & Seminole Counties

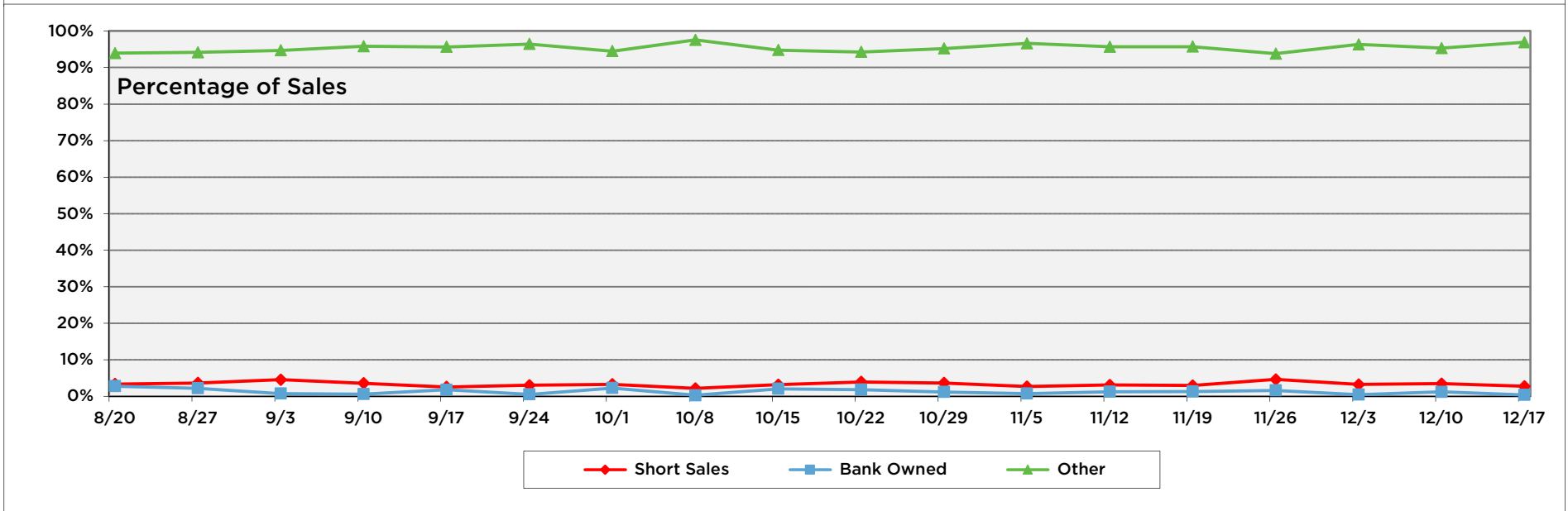
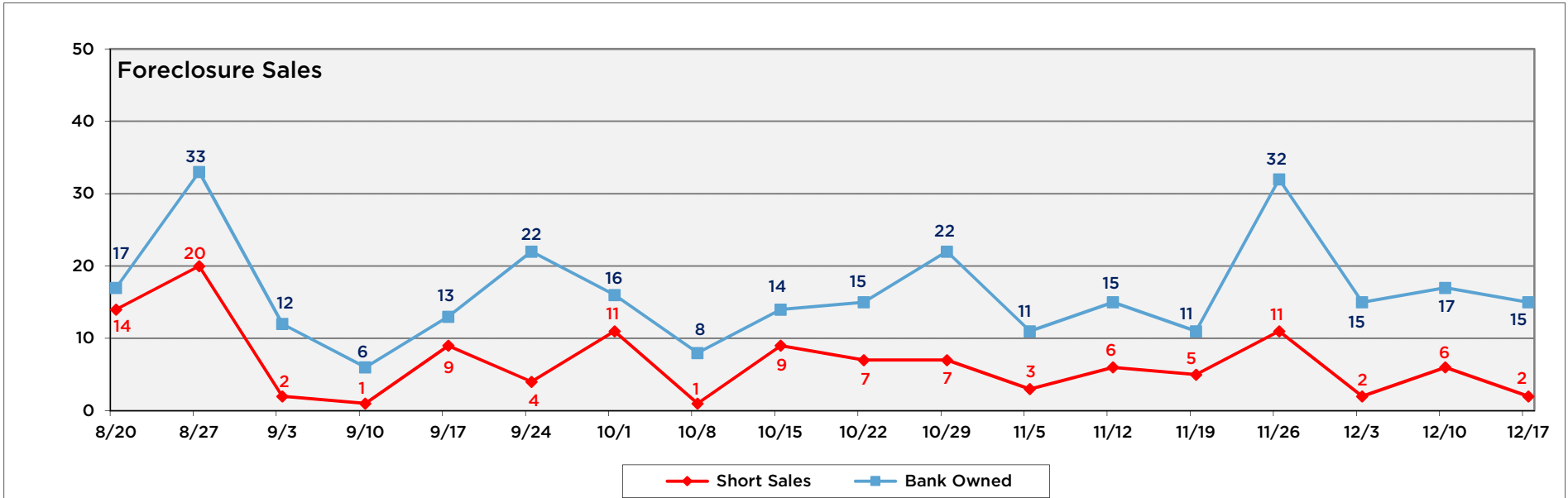
**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>549</b>	<b>237</b>	<b>103</b>	<b>102</b>	<b>43</b>	<b>51</b>	<b>13</b>
Bank Owned	15	13	2	0	0	0	0
Short Sales	2	2	0	0	0	0	0
Other	532	222	101	102	43	51	13
<b>Active Listings</b>	<b>7,433</b>	<b>2,105</b>	<b>1,126</b>	<b>1,619</b>	<b>820</b>	<b>1,216</b>	<b>547</b>
Bank Owned	152	80	26	21	9	12	4
Short Sales	90	41	16	18	7	7	1
Other	7,191	1,984	1,084	1,580	804	1,197	542
<b>Months of Inventory</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>10</b>
<b>List Price</b>							
Average Original List Price	\$348,312	\$189,633	\$280,636	\$352,844	\$469,201	\$693,795	\$1,986,579
Average Final List Price	\$338,901	\$185,666	\$276,418	\$342,046	\$455,684	\$672,799	\$1,906,695
<b>Sale Price</b>							
Average Price	\$329,302	\$181,734	\$270,823	\$334,900	\$444,852	\$654,441	\$1,781,272
Median Price	\$265,000	\$190,000	\$270,000	\$330,600	\$440,000	\$610,000	\$1,517,030
<b>Price Differences</b>							
Original to Final List Price	-\$9,411	-\$3,967	-\$4,218	-\$10,798	-\$13,517	-\$20,996	-\$79,884
Original List to Sale Price - \$	-\$19,010	-\$7,899	-\$9,813	-\$17,944	-\$24,349	-\$39,354	-\$205,307
Final List to Sale Price - \$	-\$9,599	-\$3,932	-\$5,595	-\$7,146	-\$10,832	-\$18,358	-\$125,423
Original List to Sale Price - %	94.54%	95.83%	96.50%	94.91%	94.81%	94.33%	89.67%
Final List to Sale Price - %	97.17%	97.88%	97.98%	97.91%	97.62%	97.27%	93.42%
<b>Days on the Market</b>							
Avg Days Listing to Contract	63	45	53	76	83	91	198
Combined Avg Days to Contract	68	39	52	89	98	116	273
Avg Days Listing to Closing	103	86	88	113	128	141	220
Avg Days Contract to Close	39	40	34	35	44	46	22
<b>Beds / Baths</b>							
Average Bedrooms	4	3	4	4	4	5	4
Average Full Baths	2	2	2	3	3	4	4
Average Half Baths	0	0	0	0	0	0	1
<b>Square Footage</b>							
Average Square Feet	2,222	1,553	2,104	2,458	2,995	3,700	5,148

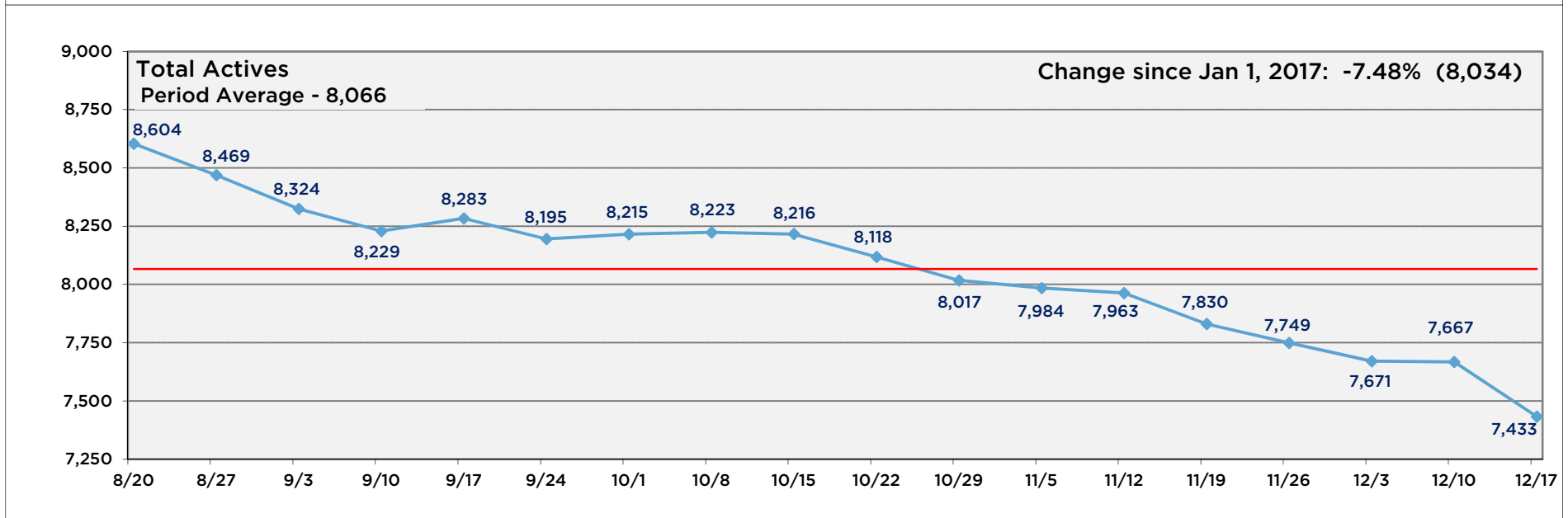
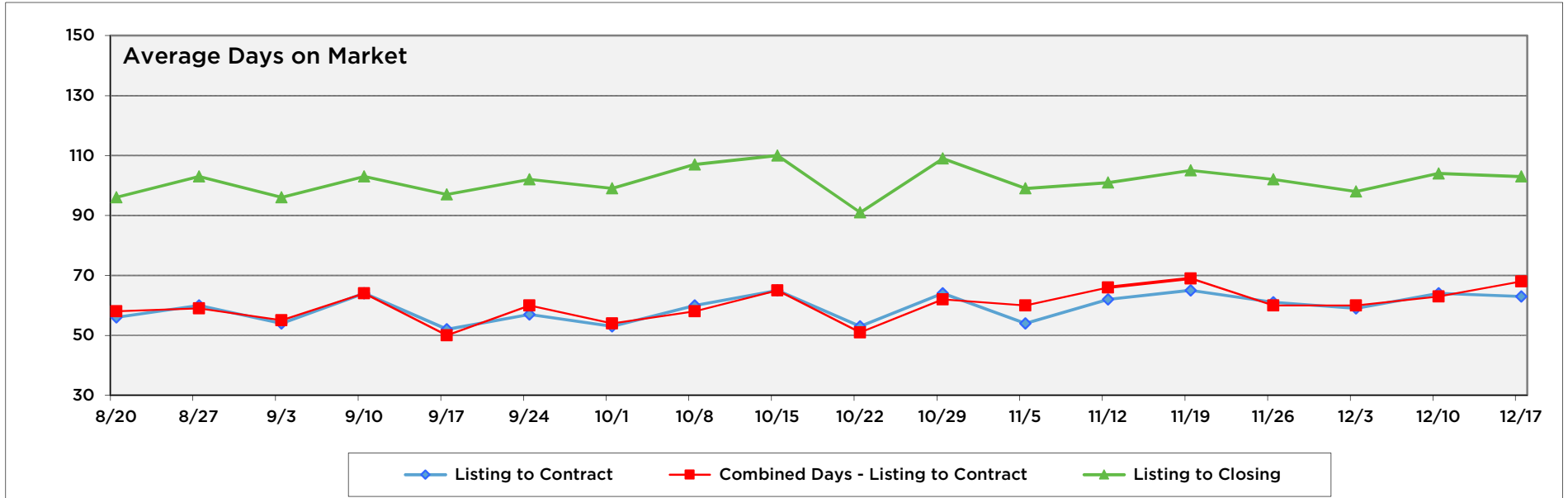
**Single Family Homes**



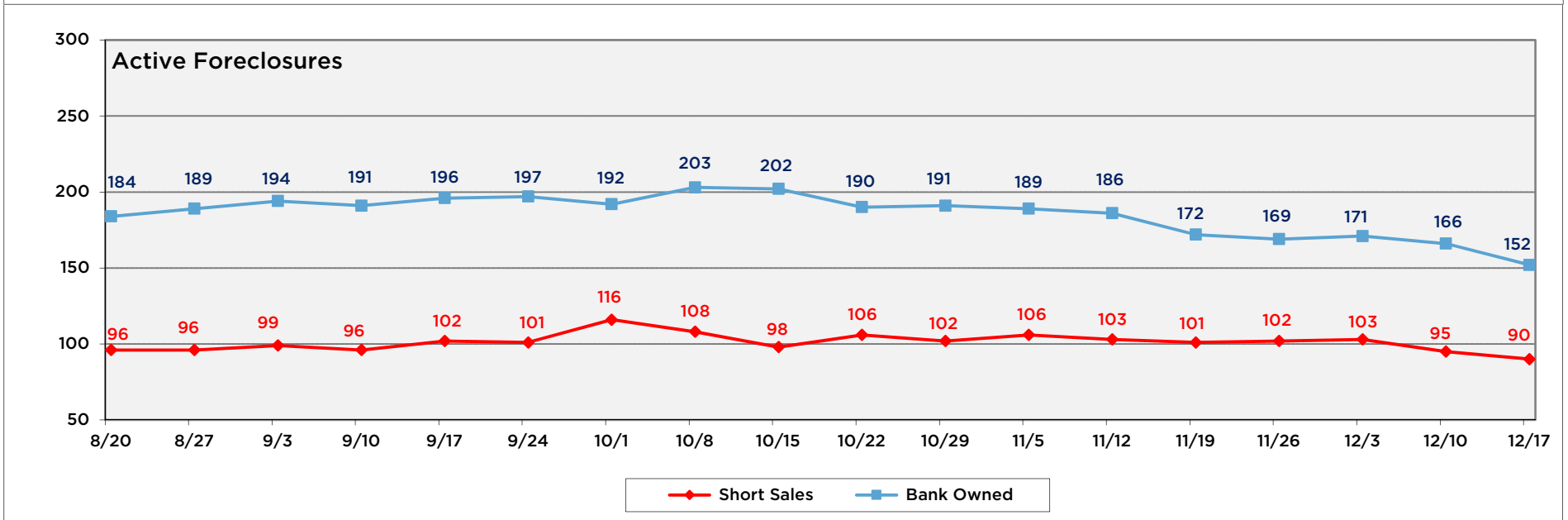
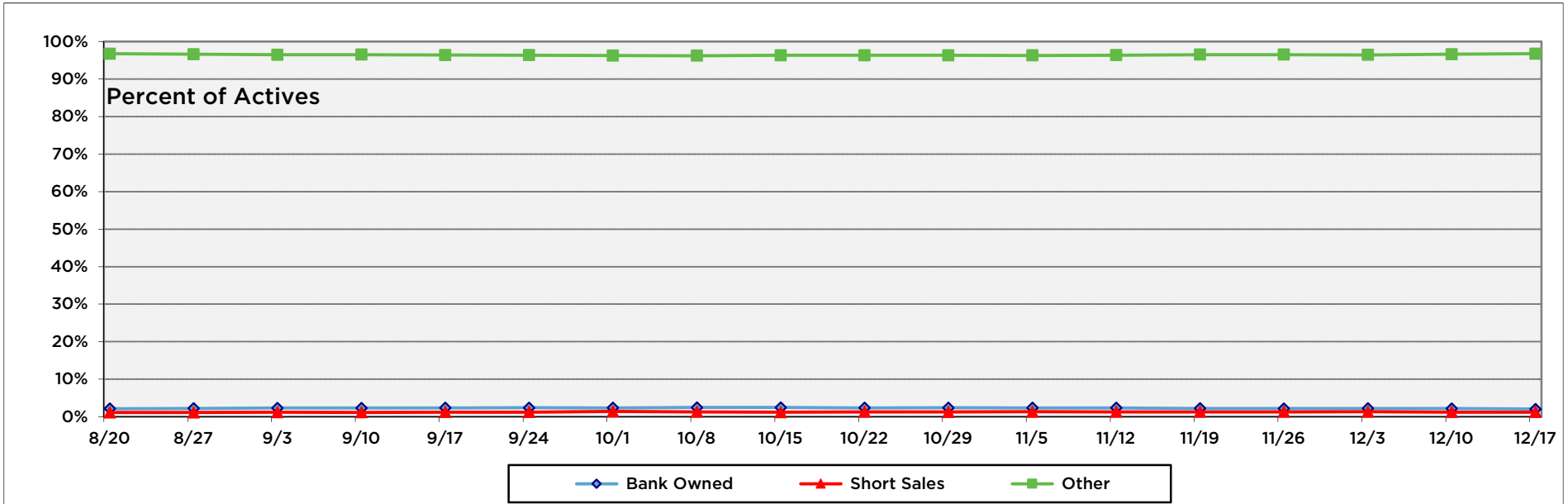
**Single Family Homes**



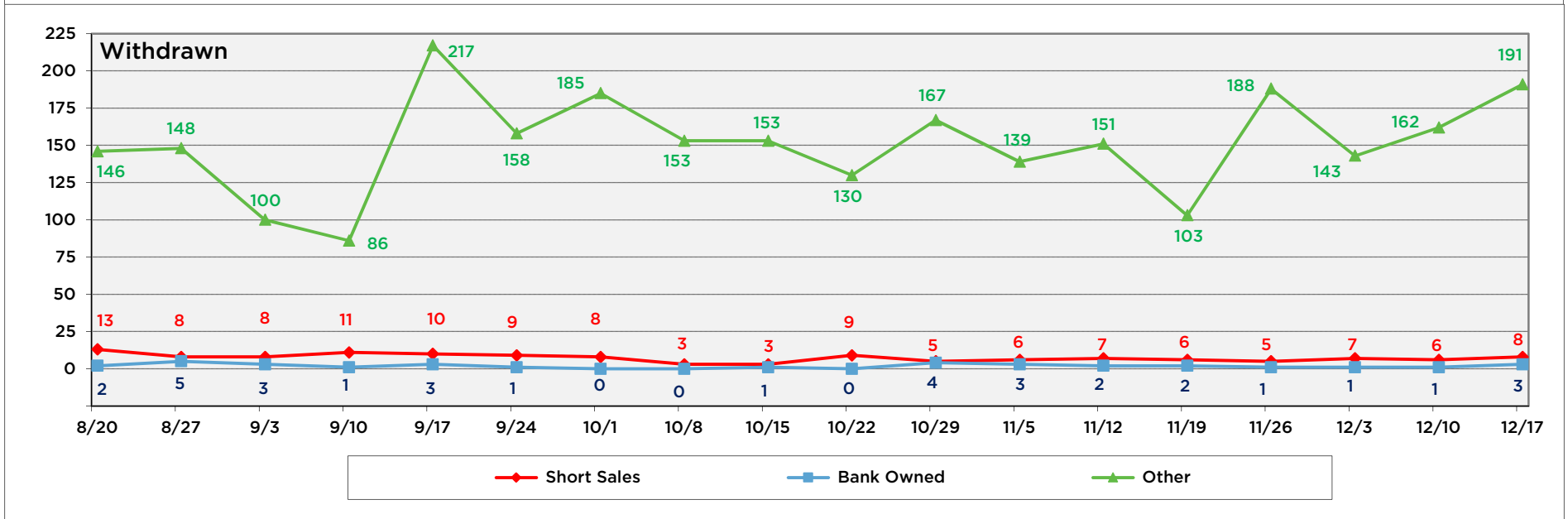
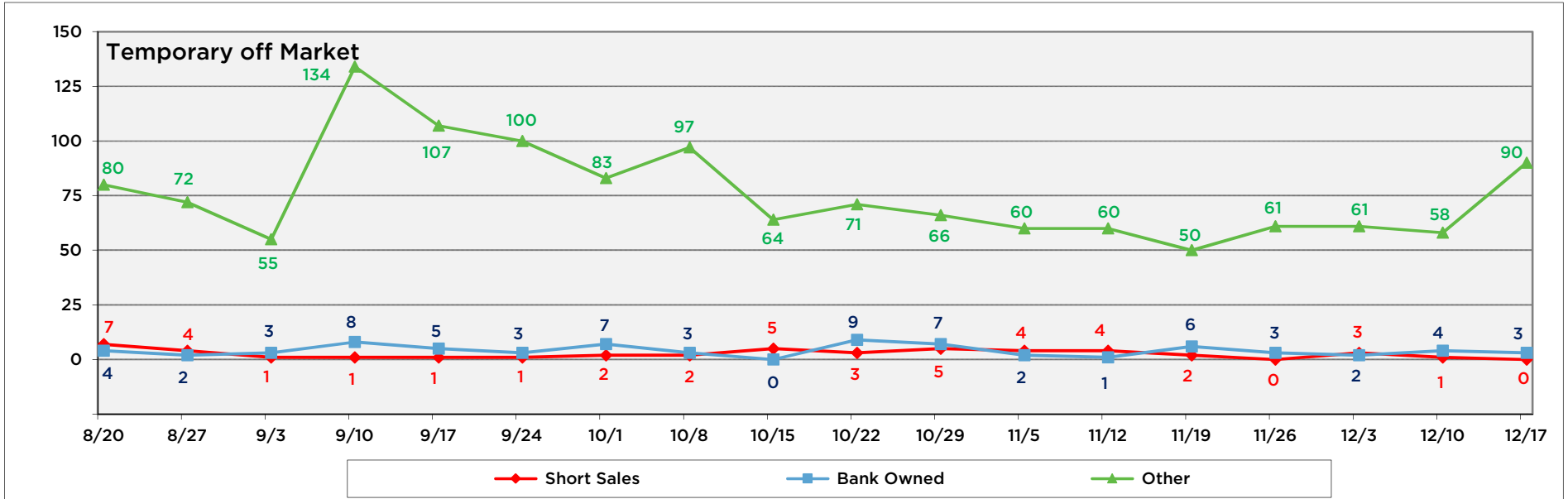
**Single Family Homes**



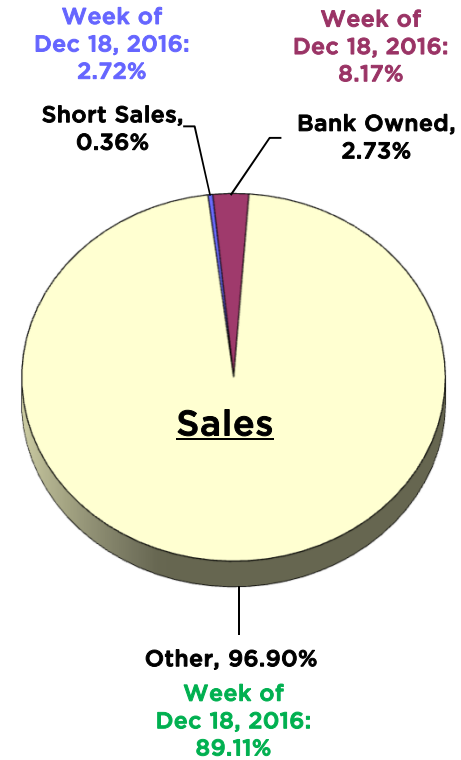
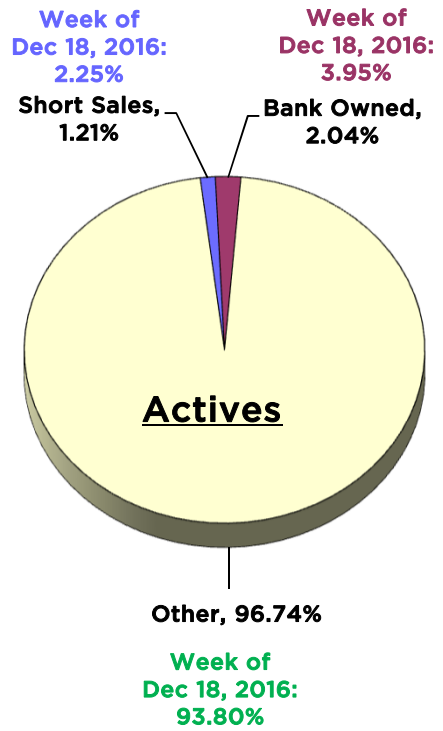
**Single Family Homes**



**Single Family Homes**



**Single Family Homes**





**Monday Morning Quarterback**  
12/17/2017 - 12/23/2017  
Lake, Orange, Osceola & Seminole Counties

**Where are the 66 Single Family Homes available for the Median Price of \$265,000? (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>13</b>	<b>\$264,945</b>	<b>3.1</b>	<b>2.0</b>	<b>1,671</b>	<b>\$158.52</b>
Winter Springs / Tuskawilla	32708	3	\$264,967	3.0	2.0	1,634	\$162.16
Altamonte Springs / Forest City	32714	1	\$265,000	3.0	2.0	1,559	\$169.98
Fern Park/Casselberry	32730	1	\$264,900	4.0	2.0	2,065	\$128.28
Lake Mary / Heathrow	32746	2	\$265,000	3.0	2.0	1,576	\$168.15
Longwood (East)	32750	2	\$264,900	3.0	2.0	1,713	\$154.64
Maitland / Eatonville	32751	1	\$264,900	3.0	2.0	1,892	\$140.01
Oviedo	32765	1	\$264,900	3.0	2.0	1,497	\$176.95
Chuluota/Oviedo	32766	1	\$264,900	3.0	2.0	1,537	\$172.35
Sanford (South)	32773	1	\$264,990	3.0	2.0	1,698	\$156.06
<b>Orange County</b>		<b>16</b>	<b>\$264,931</b>	<b>3.6</b>	<b>1.9</b>	<b>1,851</b>	<b>\$143.11</b>
Apopka / Hunt Club	32703	2	\$264,950	4.0	2.0	2,065	\$128.31
College Park	32804	1	\$264,900	3.0	1.0	1,049	\$252.53
Delaney / Crystal Lake	32806	1	\$265,000	4.0	2.0	2,195	\$120.73
Conway	32812	2	\$264,950	4.0	2.0	1,583	\$167.37
Union Park	32817	2	\$264,950	3.0	2.0	1,602	\$165.39
Williamsburg / Lake Bryan	32821	1	\$264,900	3.0	2.0	2,278	\$116.29
Taft	32824	1	\$265,000	3.0	2.0	1,965	\$134.86
Research Park	32826	2	\$265,000	4.0	2.0	2,071	\$127.96
Metro West / Orlo Vista	32835	1	\$264,900	3.0	2.0	1,715	\$154.46
Dr Phillips / Bay Vista	32836	1	\$265,000	4.0	2.0	1,912	\$138.60
Pine Castle / Edgewood	32839	1	\$264,500	3.0	2.0	1,597	\$165.62
Ocoee	34761	1	\$265,000	4.0	2.0	2,266	\$116.95
<b>Osceola County</b>		<b>14</b>	<b>\$264,951</b>	<b>4.1</b>	<b>2.5</b>	<b>2,084</b>	<b>\$127.17</b>
Kissimmee (Central)	34741	1	\$265,000	3.0	3.0	1,861	\$142.40
Kissimmee / Buena Ventura Lakes	34743	1	\$265,000	3.0	2.0	1,620	\$163.58
Kissimmee (East)	34744	2	\$265,000	4.0	3.0	2,338	\$113.34
Kissimmee (West) / Pleasant Hill	34746	3	\$264,970	4.0	2.0	2,104	\$125.94
Kissimmee / Celebration	34747	5	\$264,880	5.0	3.0	2,293	\$115.52
Kissimmee / Poinciana	34758	1	\$265,000	4.0	2.0	2,169	\$122.18
St Cloud	34769	1	\$265,000	2.0	1.0	1,066	\$248.59

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**Where are the 66 Single Family Homes available for the Median Price of \$265,000? (cont'd) (± \$500)**

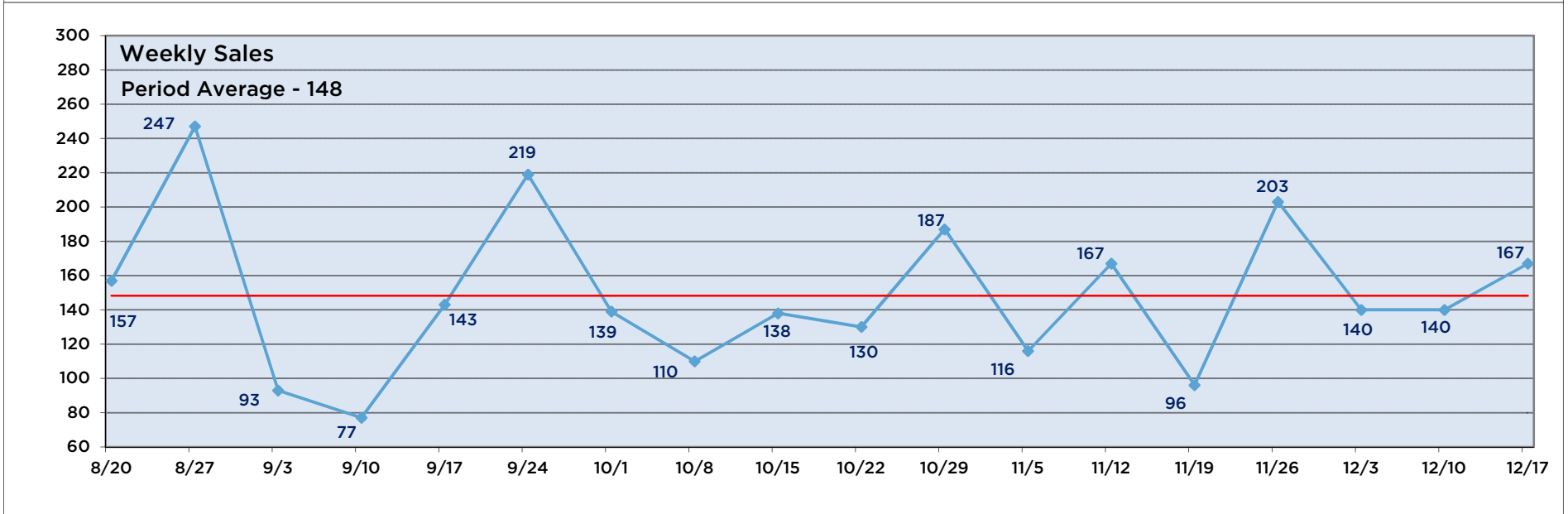
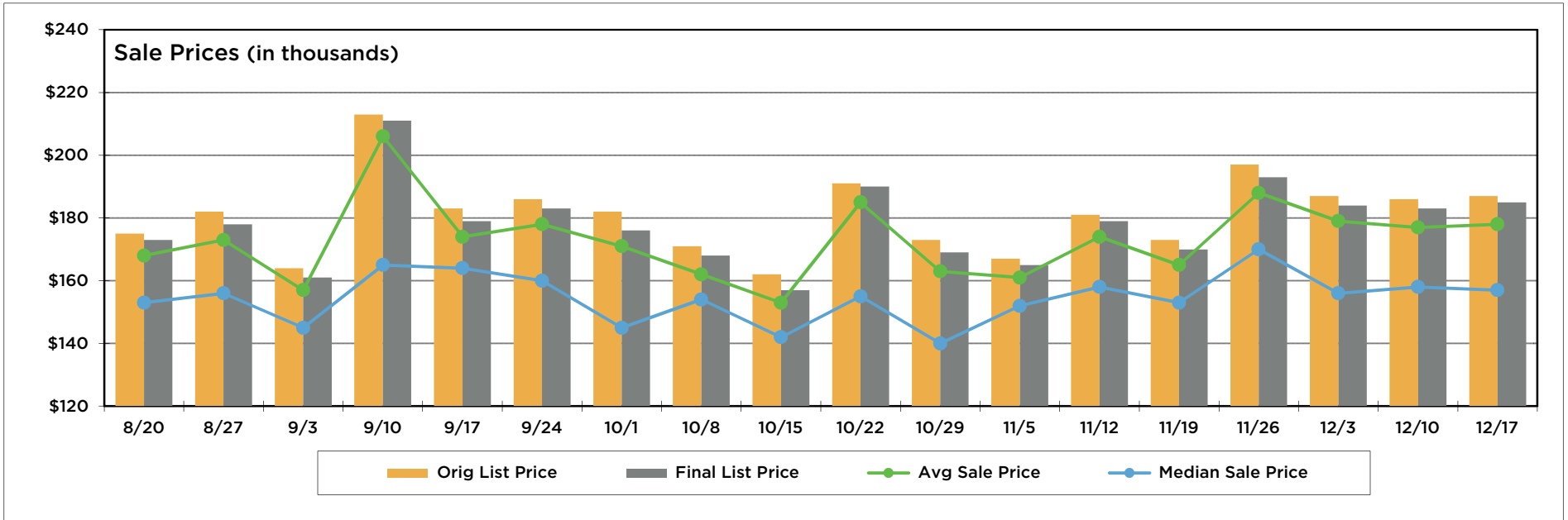
County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Lake County</b>		<b>23</b>	<b>\$264,965</b>	<b>3.5</b>	<b>2.3</b>	<b>2,218</b>	<b>\$119.46</b>
Lady Lake / The Villages	32159	3	\$264,933	3.0	2.0	1,896	\$139.73
Altoona	32702	1	\$265,000	3.0	2.0	1,680	\$157.74
Eustis (West)	32726	2	\$264,950	3.0	2.0	1,540	\$172.05
Mount Dora	32757	2	\$265,000	4.0	2.0	2,638	\$100.45
Sorrento / Mt Plymouth	32776	2	\$264,900	4.0	3.0	2,649	\$100.00
Clermont (Central)	34711	4	\$264,950	3.0	2.0	2,076	\$127.63
Fruitland Park	34731	2	\$264,950	5.0	3.0	2,963	\$89.42
Groveland	34736	3	\$264,900	4.0	2.0	2,096	\$126.38
Leesburg (West)	34748	4	\$265,075	3.0	3.0	2,369	\$111.89

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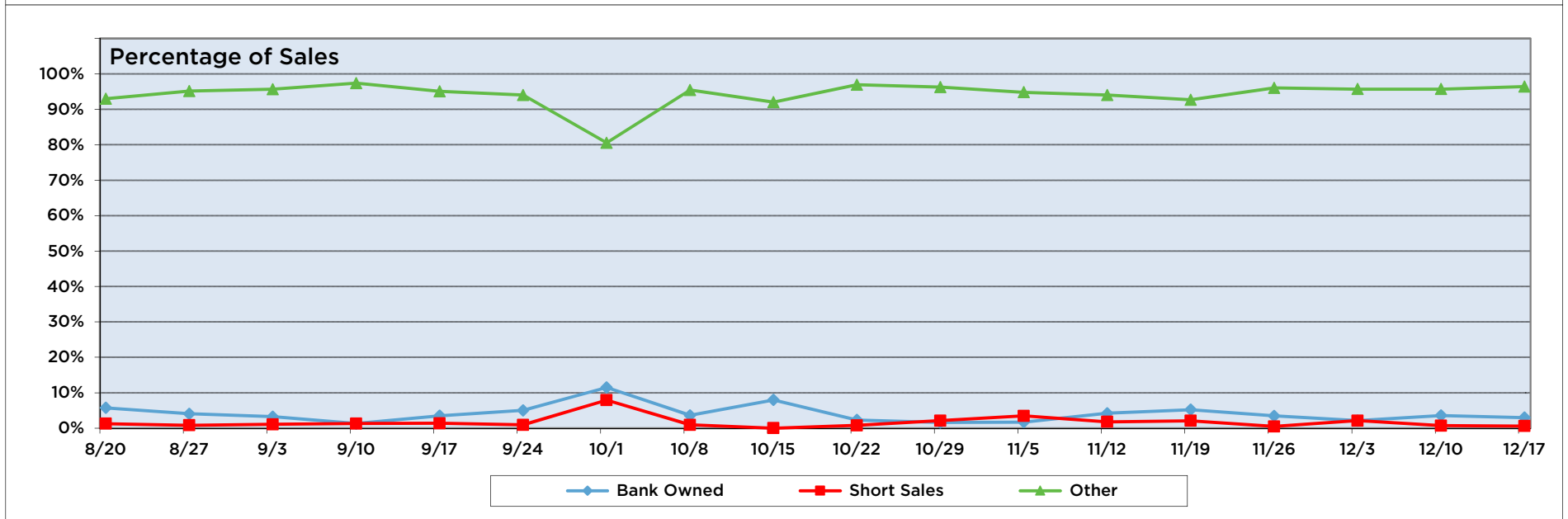
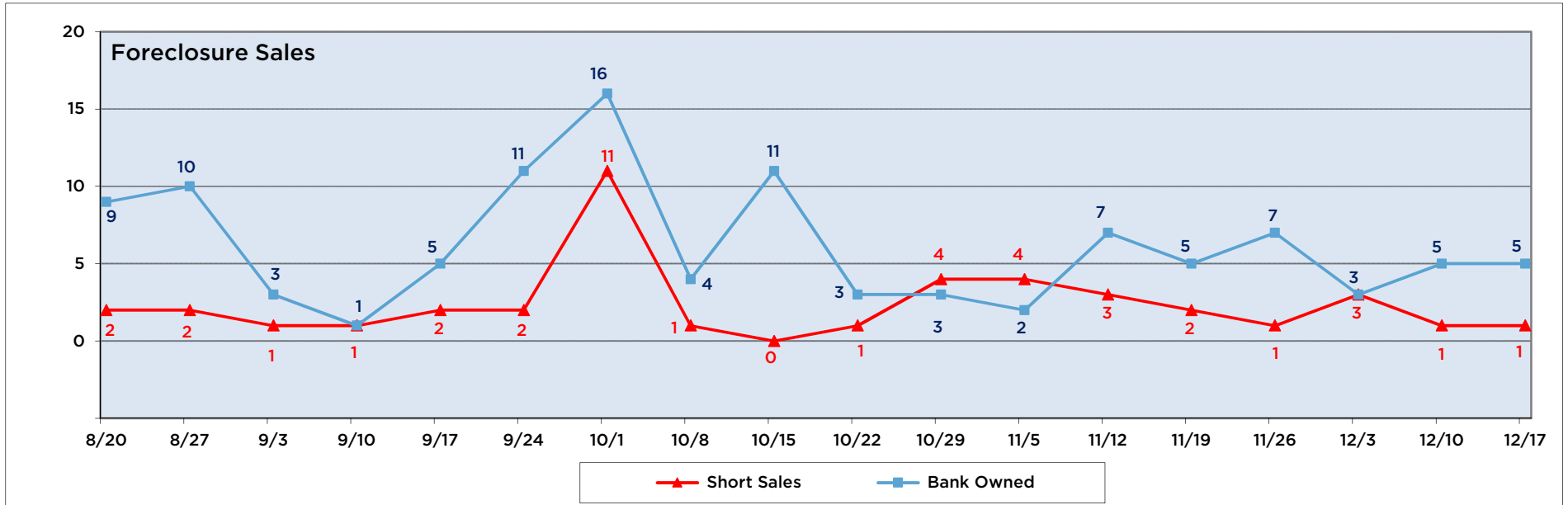
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>167</b>	<b>140</b>	<b>9</b>	<b>13</b>	<b>2</b>	<b>3</b>	<b>0</b>
Bank Owned	5	5	0	0	0	0	0
Short Sales	1	1	0	0	0	0	0
Other	161	134	9	13	2	3	0
<b>Active Listings</b>	<b>1,978</b>	<b>1,326</b>	<b>289</b>	<b>214</b>	<b>71</b>	<b>50</b>	<b>28</b>
Bank Owned	25	20	3	1	0	0	1
Short Sales	22	21	0	1	0	0	0
Other	1,931	1,285	286	212	71	50	27
<b>Months of Inventory</b>	<b>3</b>	<b>2</b>	<b>7</b>	<b>4</b>	<b>8</b>	<b>4</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$186,826	\$147,532	\$284,610	\$354,158	\$455,745	\$822,800	\$0
Average Final List Price	\$184,513	\$145,585	\$285,187	\$345,019	\$455,745	\$822,800	\$0
<b><i>Sale Price</i></b>							
Average Price	\$177,607	\$139,922	\$279,831	\$335,919	\$450,745	\$761,500	\$0
Median Price	\$157,000	\$137,500	\$284,926	\$335,000	\$450,745	\$749,500	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$2,313	-\$1,947	\$577	-\$9,139	\$0	\$0	\$0
Original List to Sale Price - \$	-\$9,219	-\$7,610	-\$4,779	-\$18,239	-\$5,000	-\$61,300	\$0
Final List to Sale Price - \$	-\$6,906	-\$5,663	-\$5,356	-\$9,100	-\$5,000	-\$61,300	\$0
Original List to Sale Price - %	95.07%	94.84%	98.32%	94.85%	98.90%	92.55%	0.00%
Final List to Sale Price - %	96.26%	96.11%	98.12%	97.36%	98.90%	92.55%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	69	70	66	78	42	7	0
Combined Avg Days to Contract	68	69	72	76	42	7	0
Avg Days Listing to Closing	103	104	109	105	82	52	0
Avg Days Contract to Close	34	34	43	27	40	45	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	4	3	4	3	0
Average Full Baths	2	2	2	3	4	2	0
Average Half Baths	0	0	1	0	0	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,376	1,259	1,864	1,938	2,520	2,133	0

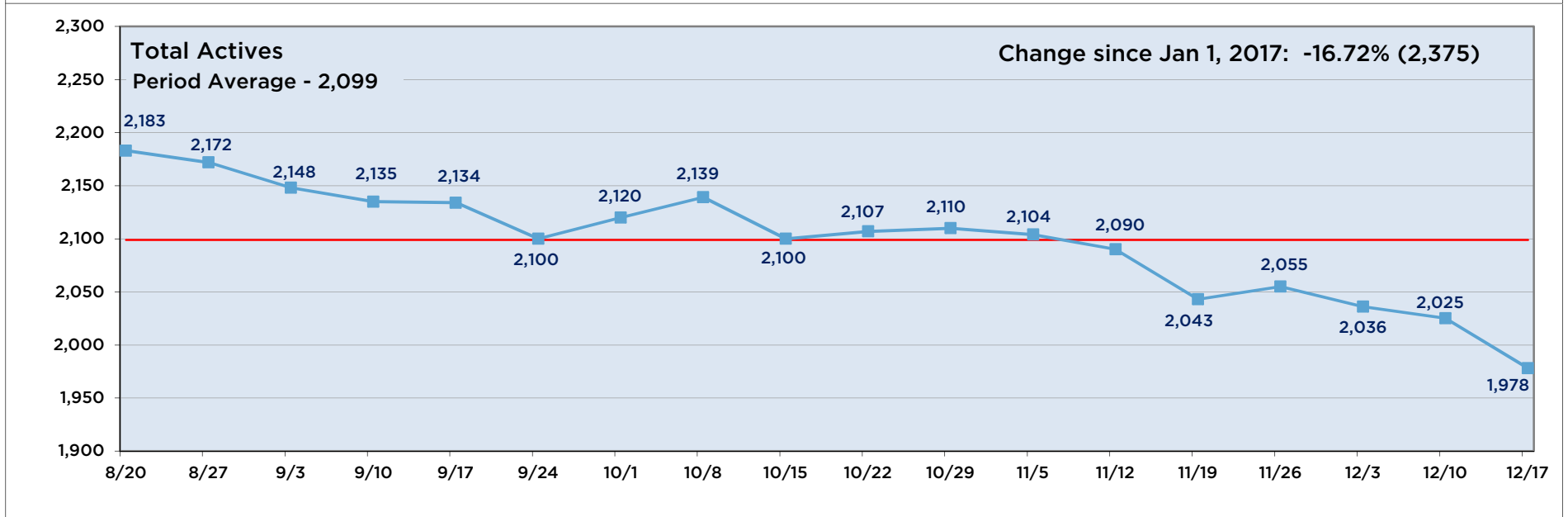
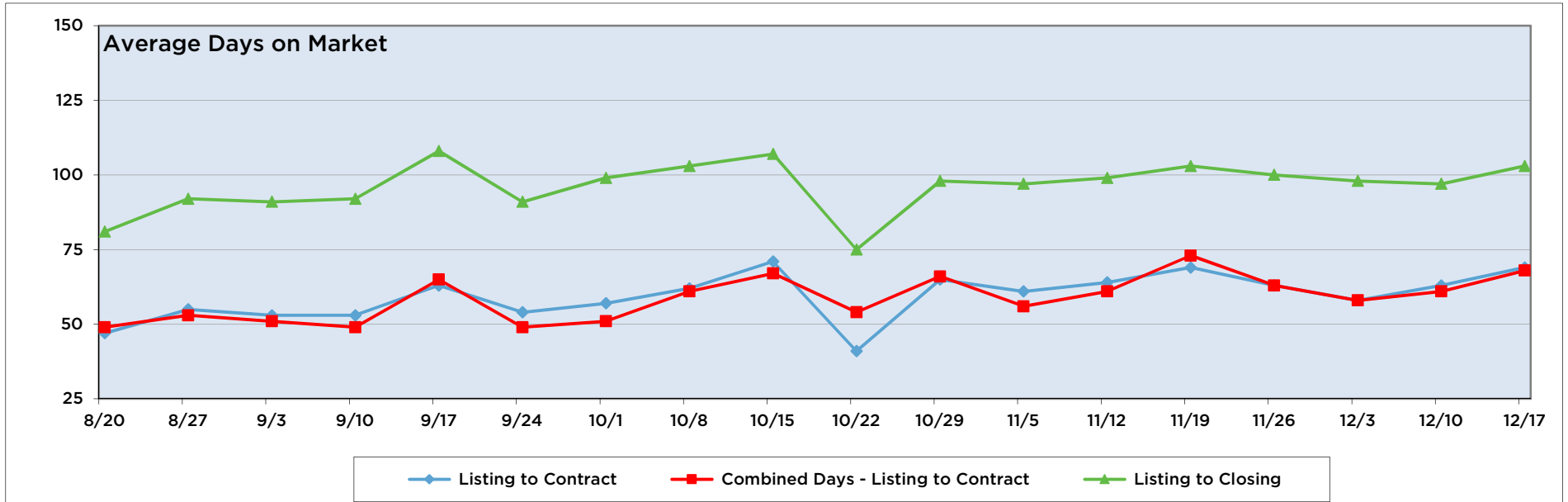
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**

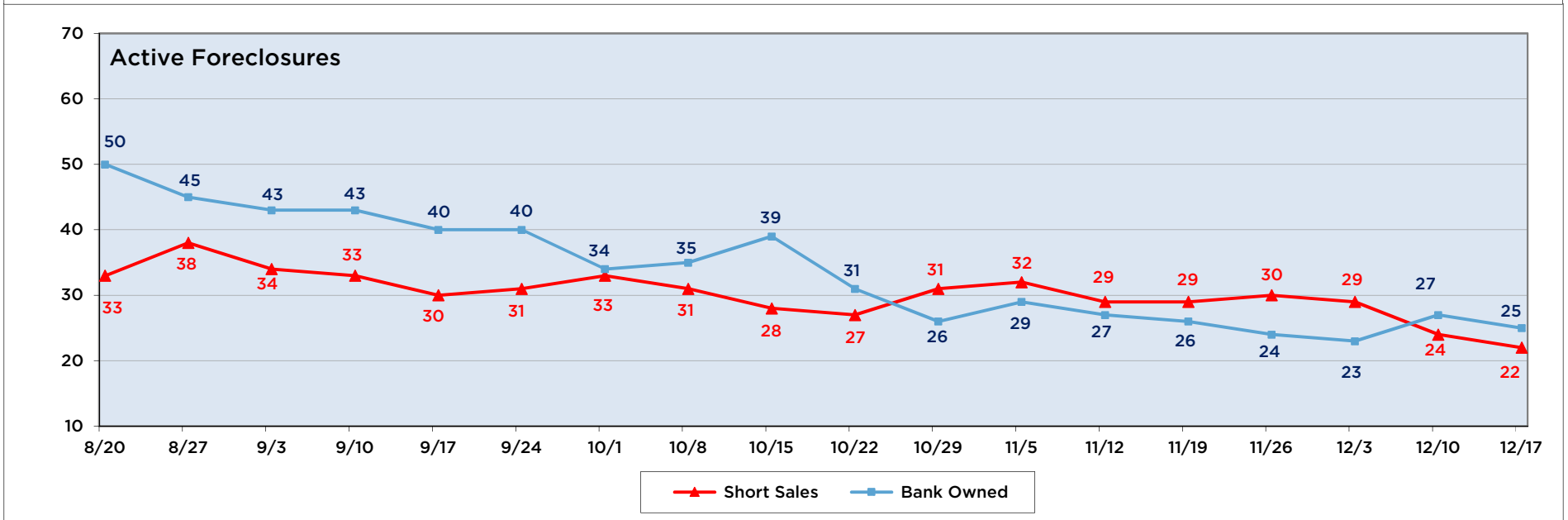
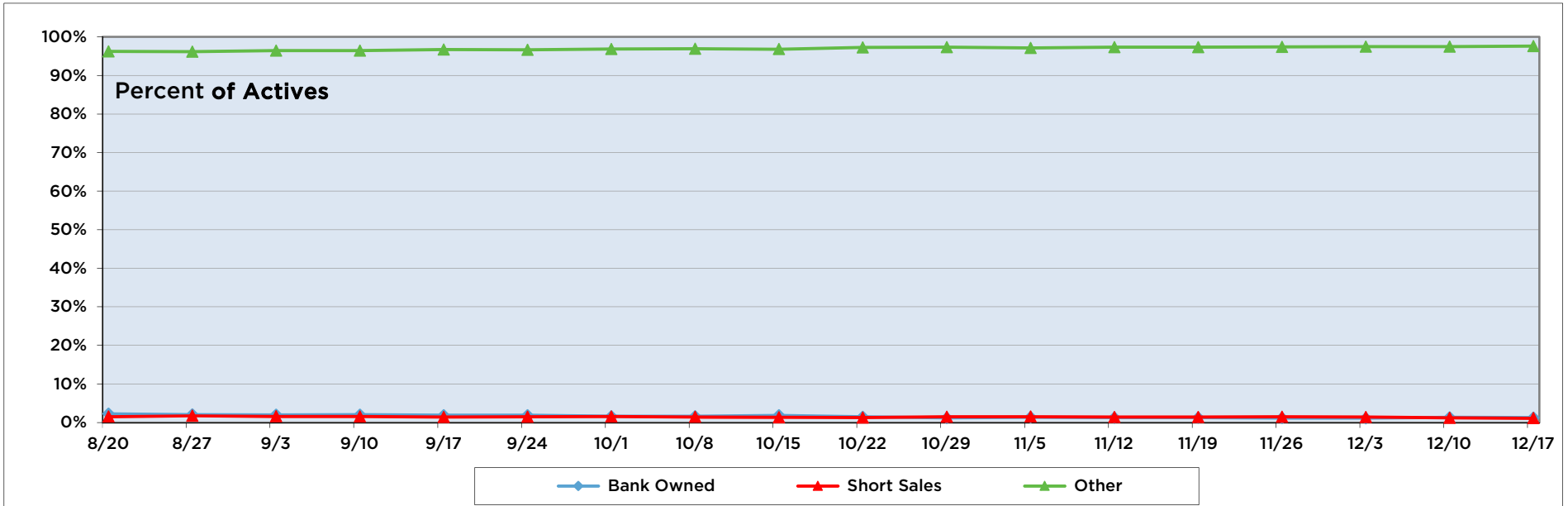


**Condos, Townhomes, Villas**

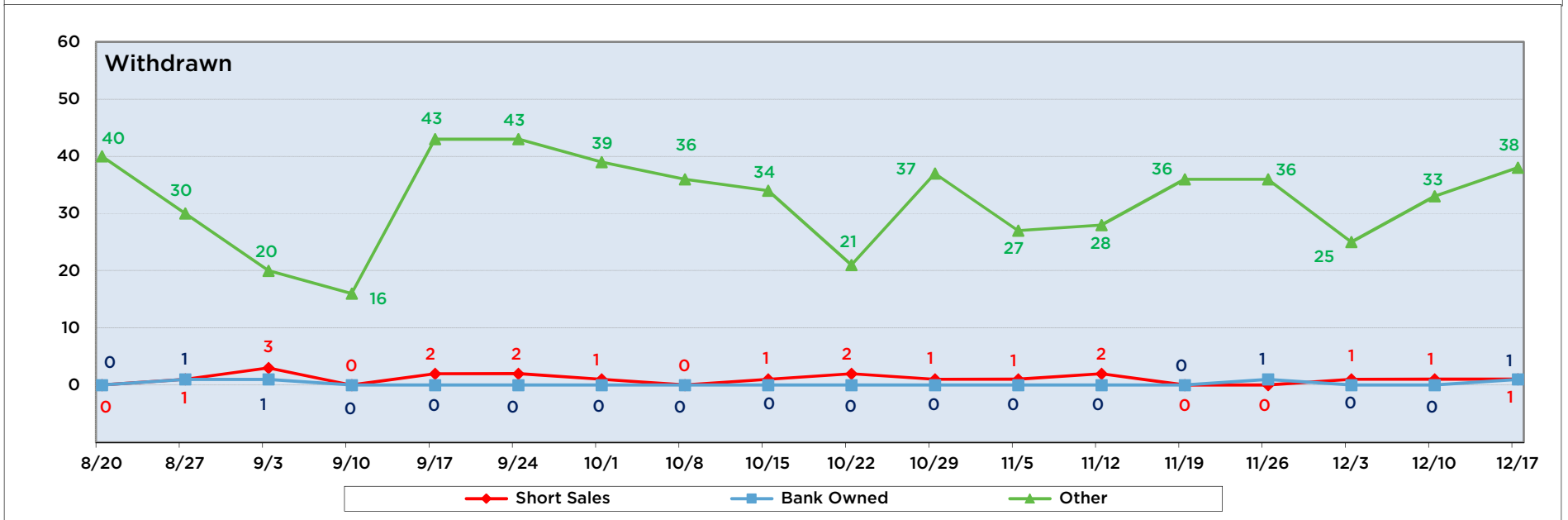
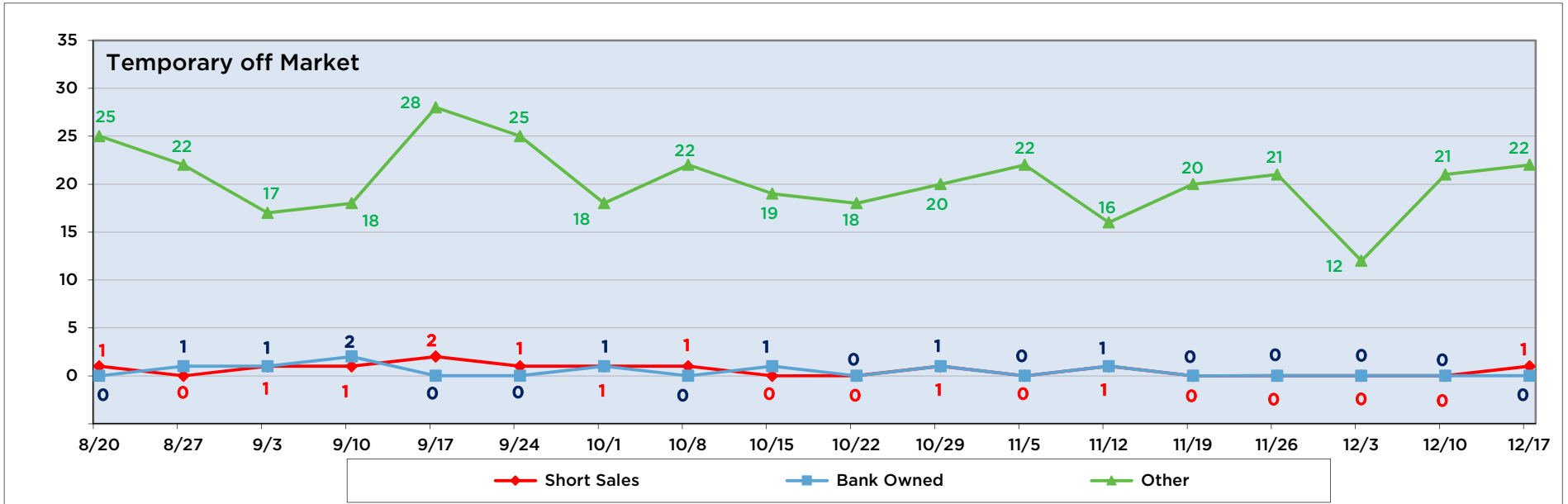


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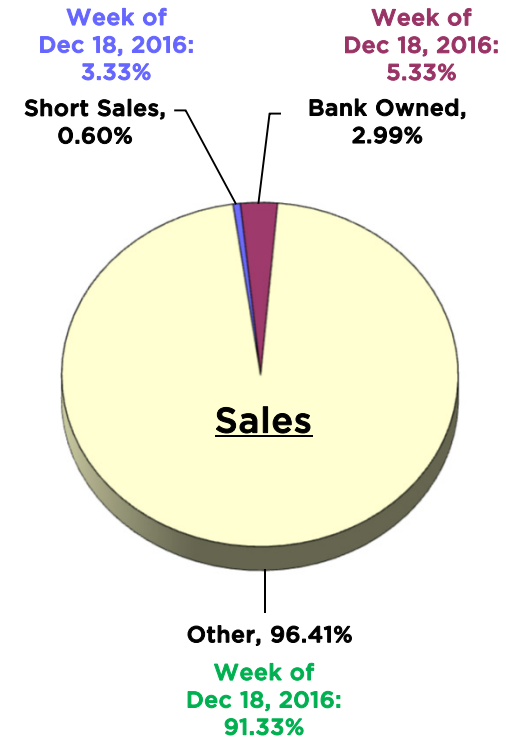
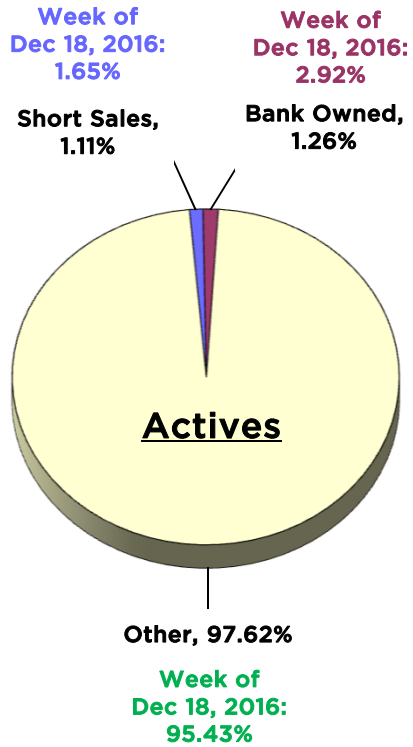


**Condos, Townhomes, Villas**





**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
12/17/2017 - 12/23/2017  
Lake, Orange, Osceola & Seminole Counties

**Where is the 1 Condo, Townhome, or Villa available for the Median Price of \$157,000?** (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Osceola County</b>		<b>1</b>	<b>\$157,500</b>	<b>1.0</b>	<b>1.0</b>	<b>640</b>	<b>\$246.09</b>
Kissimmee / Celebration	34747	1	\$157,500	1.0	1.0	640	\$246.09