

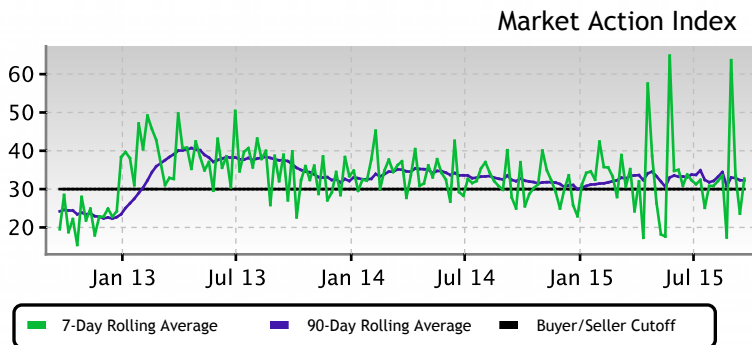
## This Week

The median list price in WINTER GARDEN, FL 34787 this week is \$349,900.

Inventory has been lightening lately and the Market Action Index has been trending up. Though days-on-market is increasing, these are mildly positive indications for the market.

## Supply and Demand

- While the Market Action Index shows some strengthening in the last few weeks, prices have not seemed to move from their plateau. Should the upward trend in sales relative to inventory continue, expect prices to resume an upward climb in tandem with the MAI.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

## Quartiles

### Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 536,605	3857	0.25 - 0.50 acre	5.0	4.0	8	90	3	3	201	Most expensive 25% of properties
Upper/Second	\$ 385,548	3216	0.25 - 0.50 acre	4.0	3.0	9	90	13	0	80	Upper-middle 25% of properties
Lower/Third	\$ 318,166	2616	8,001 - 10,000 sqft	4.0	2.5	8	90	7	10	90	Lower-middle 25% of properties
Bottom/Fourth	\$ 255,000	1905	6,501 - 8,000 sqft	3.0	2.0	11	90	9	17	88	Least expensive 25% of properties

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### Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 349,900	↔↔
Asking Price Per Square Foot	\$ 126	↔↔
Average Days on Market (DOM)	115	↑↑
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	4 %	
Percent Flip (price increased)	11 %	
Median House Size (sq ft)	2811	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	
Market Action Index	Seller's Advantage 32.3	↑

↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
↑ Slight upward trend    ↓ Slight downward trend

## Price

- We continue to see prices in this zip code bounce around this plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

