



the Hillman *report*

a comprehensive analysis of the housing sales market
in Winter Park, Maitland and Downtown Orlando for 2009

Housing Trends	4
Greater Orlando Area Over \$1,000,000	10
All Lakefront and Non-Lakefront Homes (Orange and Seminole County)	
All Condos	
32789 – Winter Park	12
All Lakefront Homes on the Chain of Lakes	
All Lakefront Homes Not on the Chain of Lakes	
All Non-Lakefront Homes	
All Condos	
32792 – Winter Park	16
All Lakefront Homes	
All Non-Lakefront Homes	
All Condos	
32751 – Maitland	18
All Lakefront Homes	
All Non-Lakefront Homes	
All Condos	
32804 – College Park	21
All Lakefront Homes	
All Non-Lakefront Homes	
All Condos	
32803 – Orwin Manor, Beverly Shores, Rose Isle	24
Merritt Park, Audubon Park, Beeman Park, Colonialtown	
All Lakefront Homes	
All Non-Lakefront Homes	
All Condos	
32801 and 32806 – Downtown Orlando	27
All Lakefront Homes	
All Non-Lakefront Homes	
All Condos	
32814 – Baldwin Park	30
All Non-Lakefront Homes	
All Condos	



I am pleased to present The Hillman Report for the year 2009. This annual report takes a comprehensive look at the Winter Park, Maitland, College Park, Baldwin Park and Downtown Orlando housing and condominium markets.

The number of transactions for 2009 compared to 2008 was up considerably, which was the good news. As inventory is dropping to a more manageable level, prices are beginning to stabilize in some categories. The bad news for sellers is that prices dropped considerably. I don't see prices appreciating much in 2010; but, I do see stabilization towards the end of the year.

In 2009, Orange and Seminole County experienced a 29% decrease in the number of \$1 million plus homes sold, while the average sales price for these homes decreased by 7%. The median price remained constant. I do feel the number of transactions will stay at the same level for the year 2010.

As we write this, the number of contacts and activity are up compared to this time last year and I'm confident we have seen the worst in our local real estate market.

This report is intended to give you an idea about trends in our local real estate market. If you want a more concise idea as to what a property is worth please consult a Realtor.

As a locally owned and operated real estate firm for over 29 years, our company is well known for its leadership, quality service, and outstanding reputation in the real estate community. Specializing in the Central Florida market, we have sold over \$3.1 billion in real estate since opening our doors in 1981. We would like to express our sincere appreciation for our past and present clients who have trusted and allowed us to serve them.

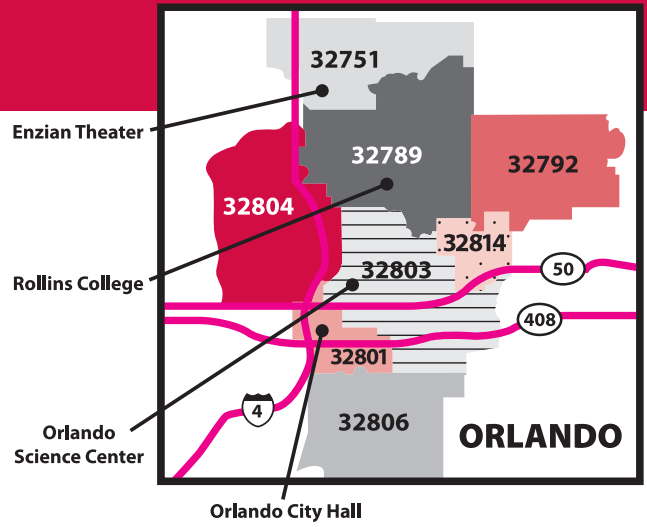
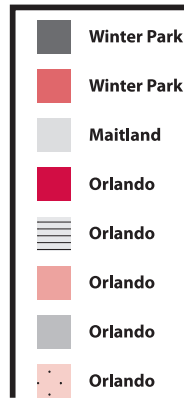
Our office is located in the heart of beautiful Winter Park at 205 West Fairbanks Avenue. For information any time, you can visit us at www.fanniehillman.com.

Should you have any questions about real estate or this report, please call us at 407.644.1234 or toll free 800.283.6235. We look forward to serving your real estate needs.

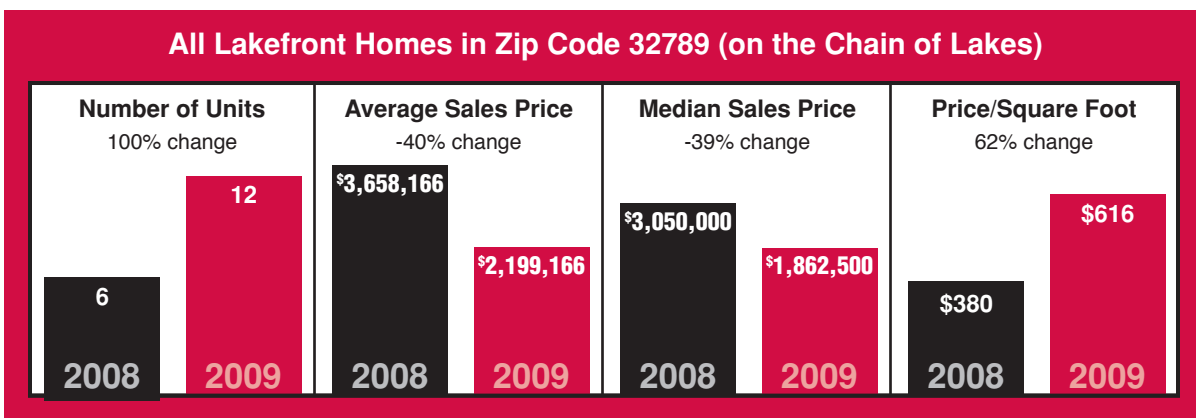
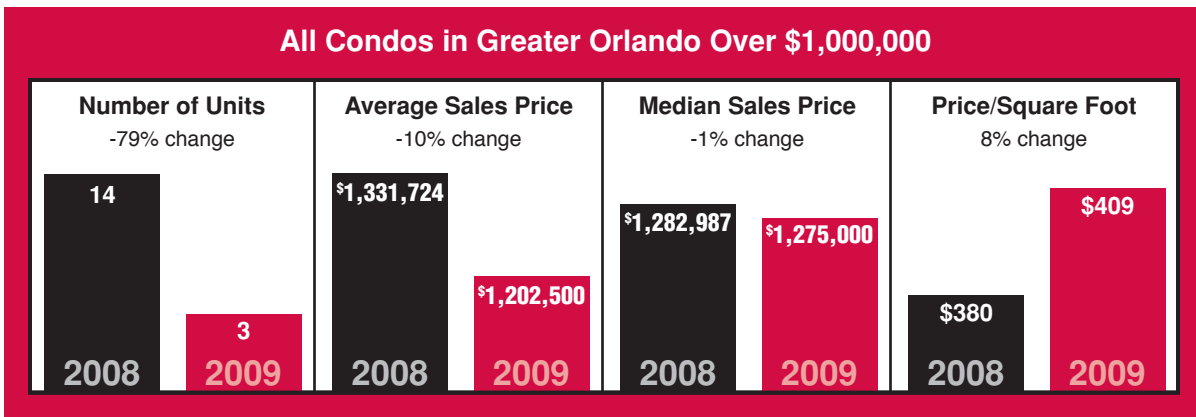
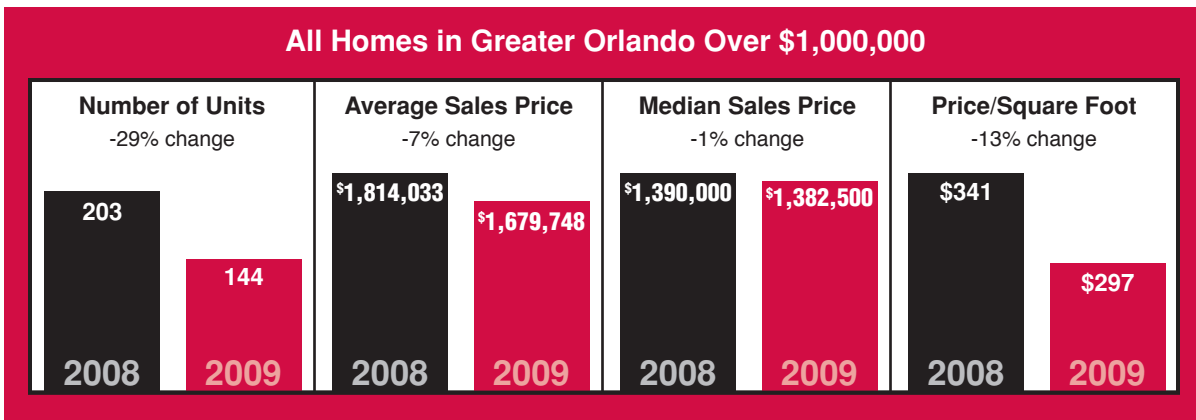
Sincerely,

Scott Hillman

President
Fannie Hillman + Associates, Inc.

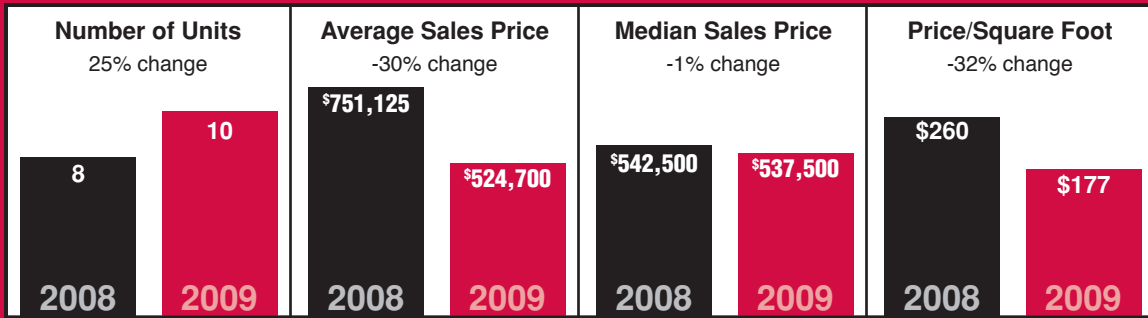


Housing Trends for 2008 and 2009

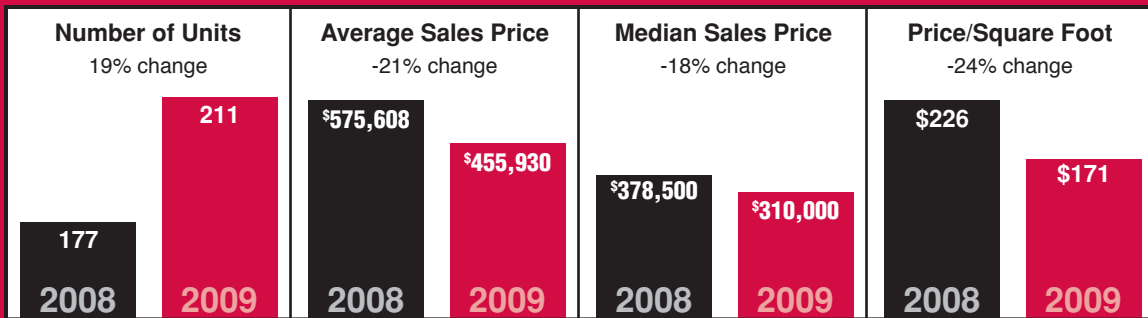


Housing Trends for 2008 and 2009

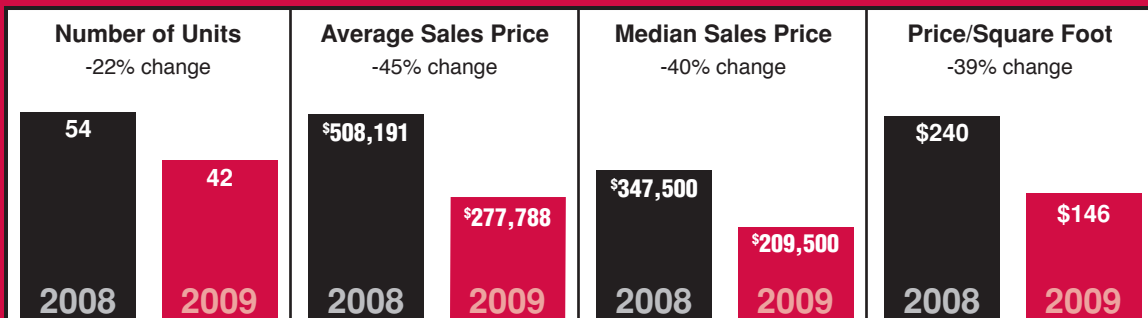
All Lakefront Homes in Zip Code 32789 (not on the Chain of Lakes)



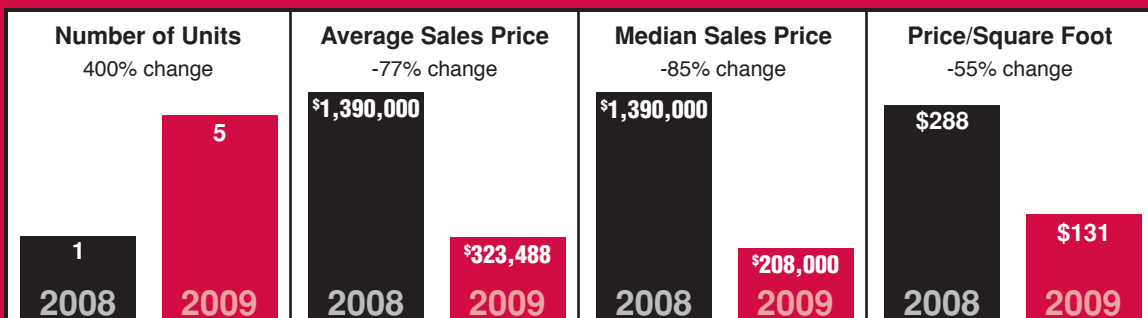
All Non-Lakefront Homes in Zip Code 32789



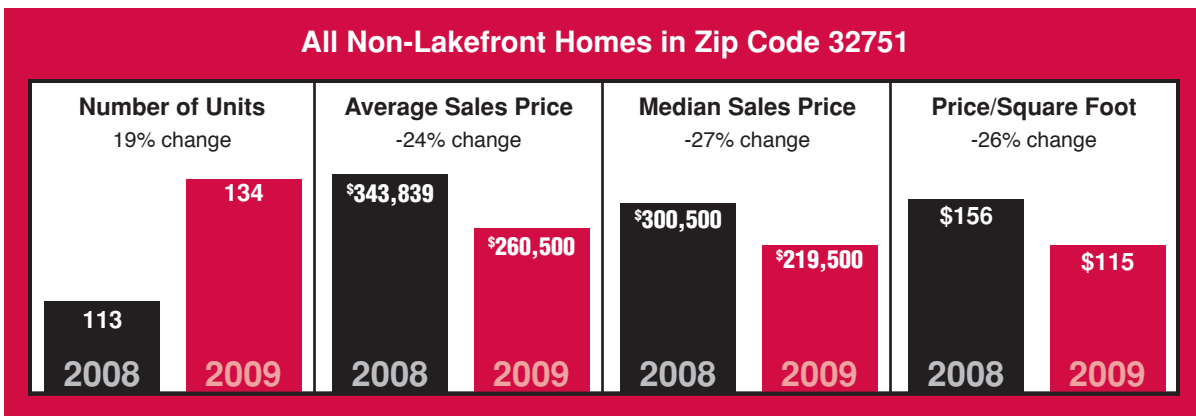
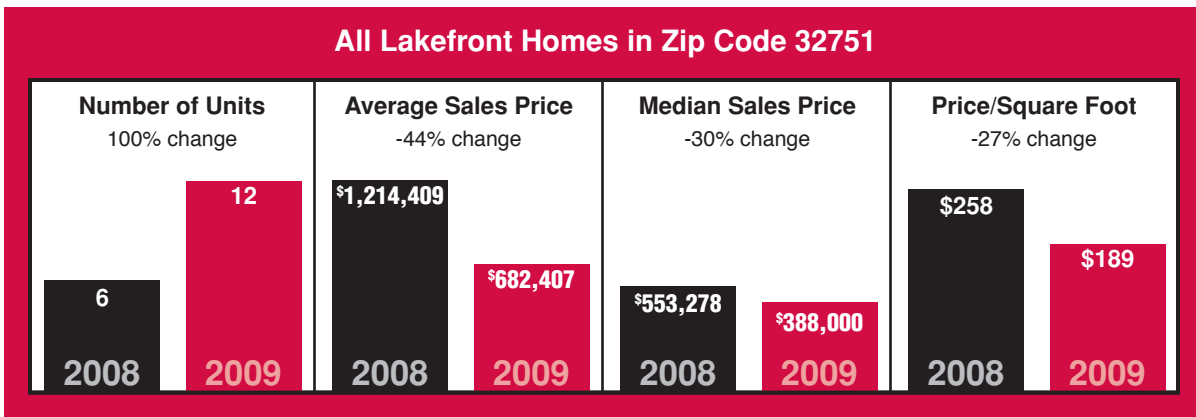
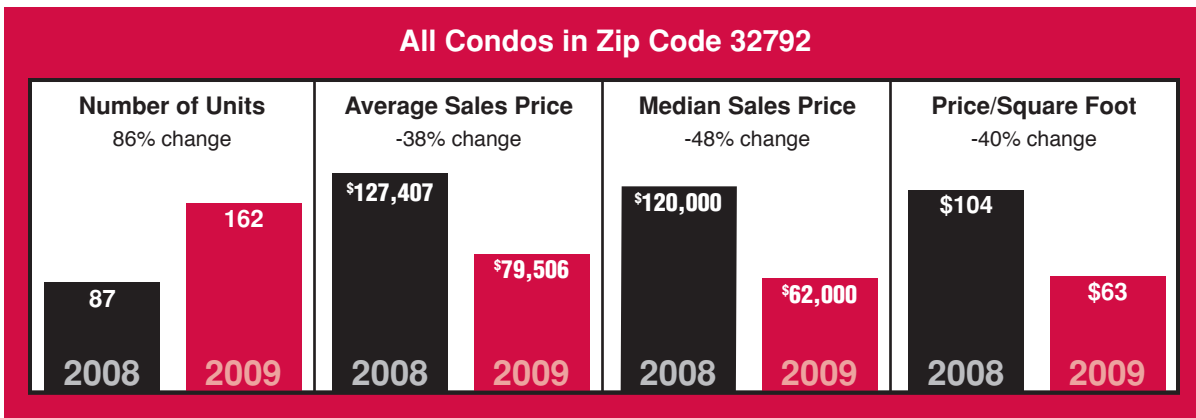
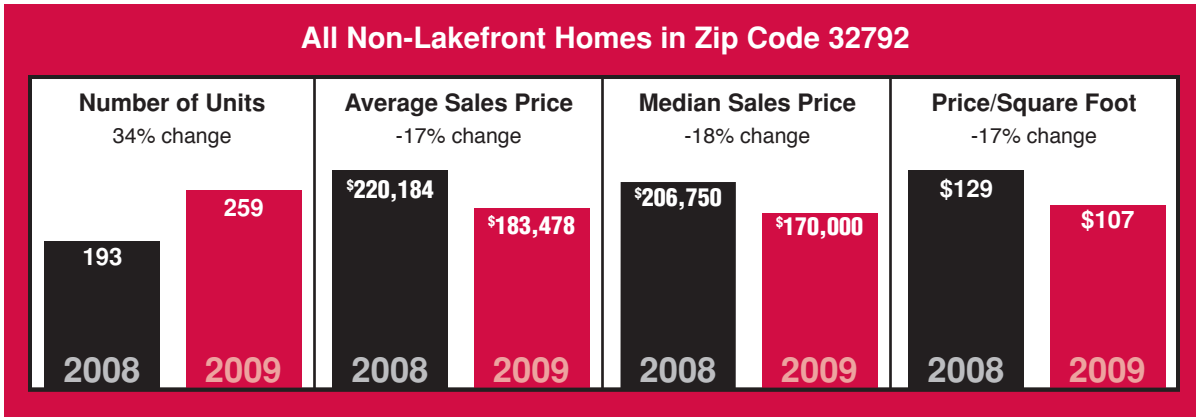
All Condos in Zip Code 32789



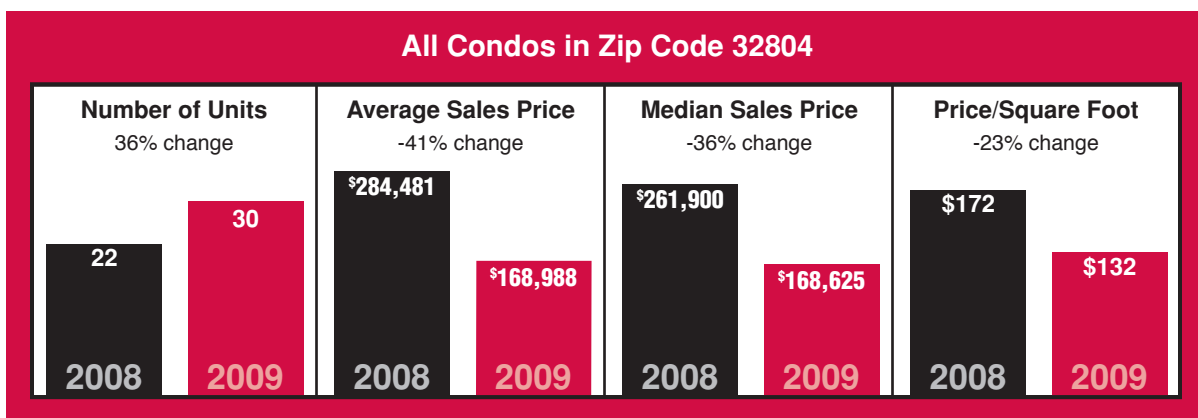
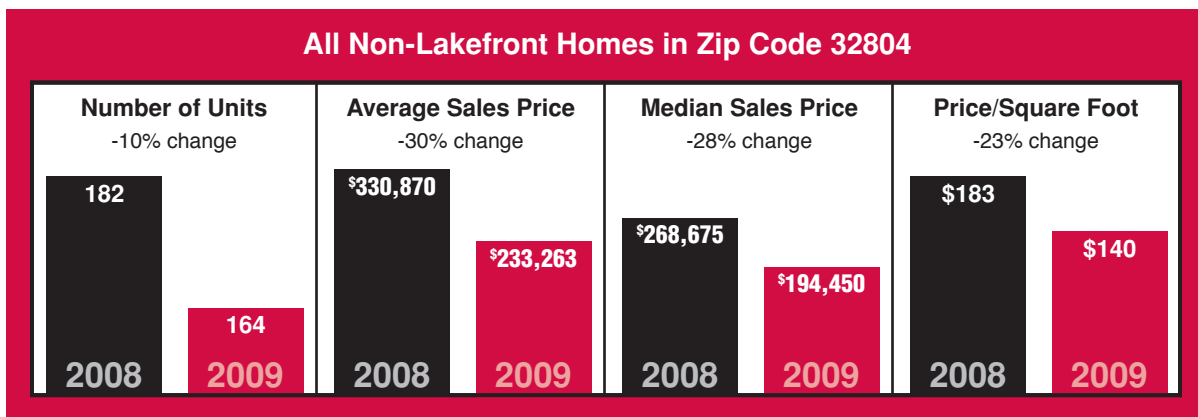
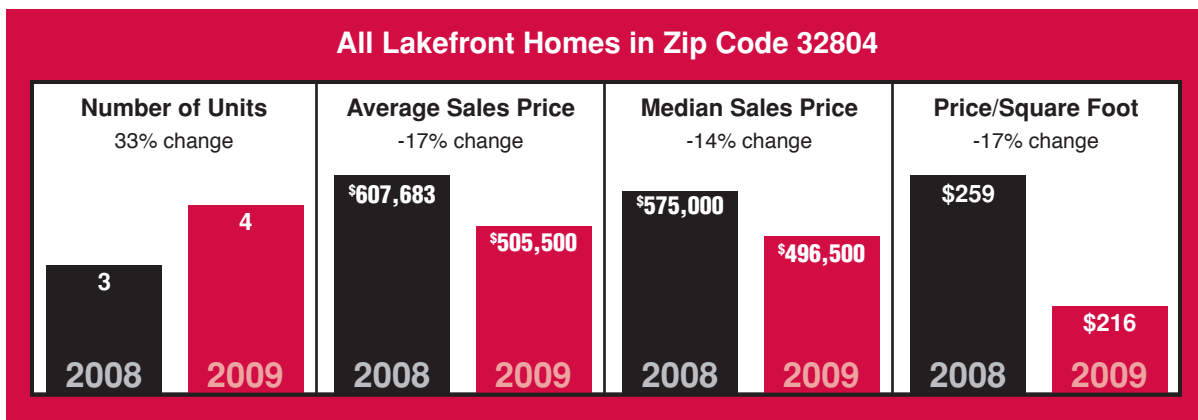
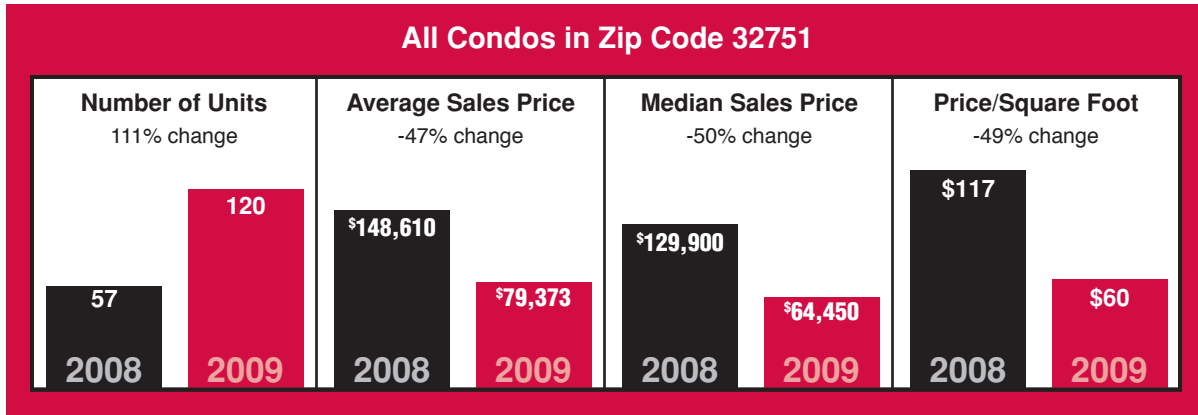
All Lakefront Homes in Zip Code 32792



Housing Trends for 2008 and 2009

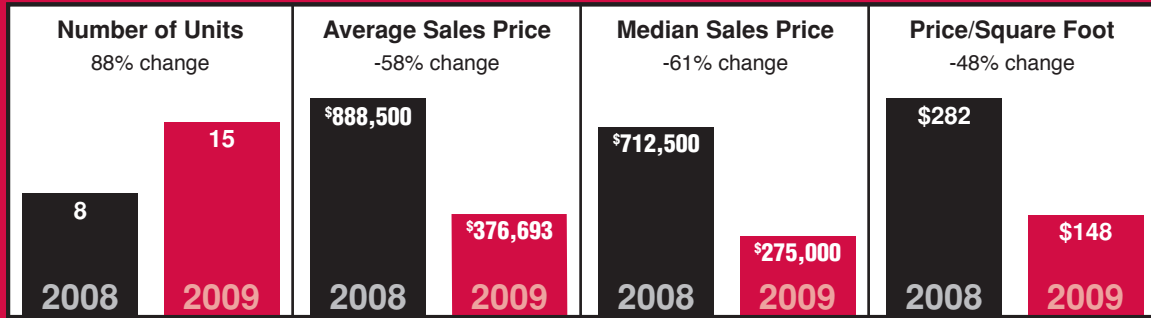


Housing Trends for 2008 and 2009

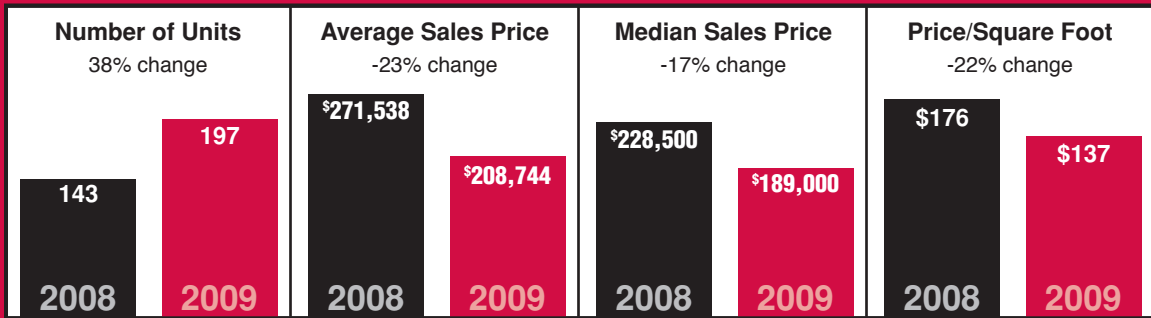


Housing Trends for 2008 and 2009

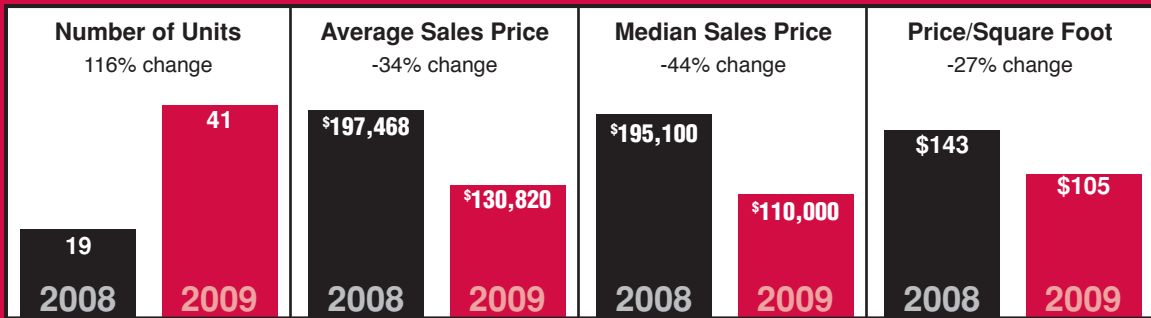
All Lakefront Homes in Zip Code 32803



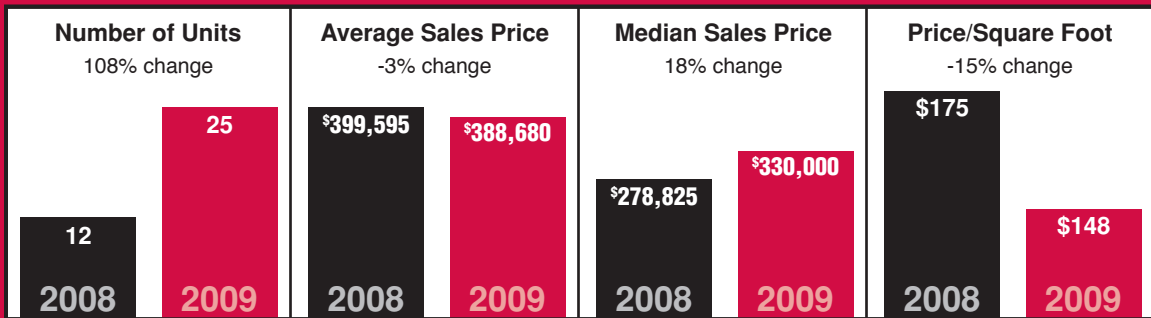
All Non-Lakefront Homes in Zip Code 32803



All Condos in Zip Code 32803

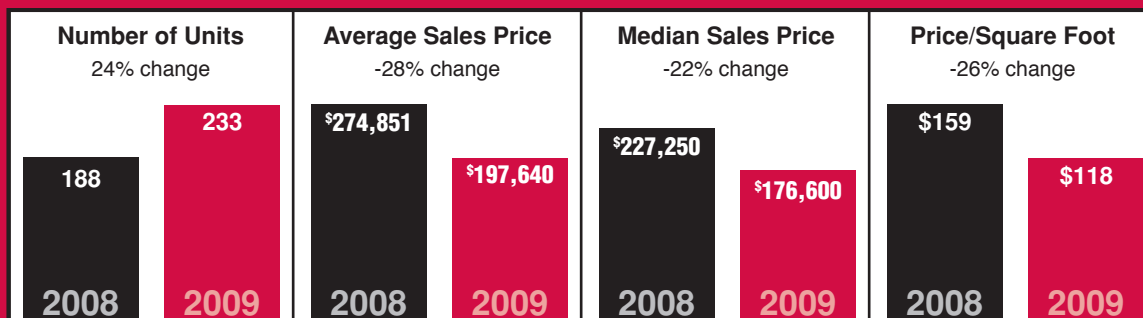


All Lakefront Homes in Zip Codes 32801 and 32806

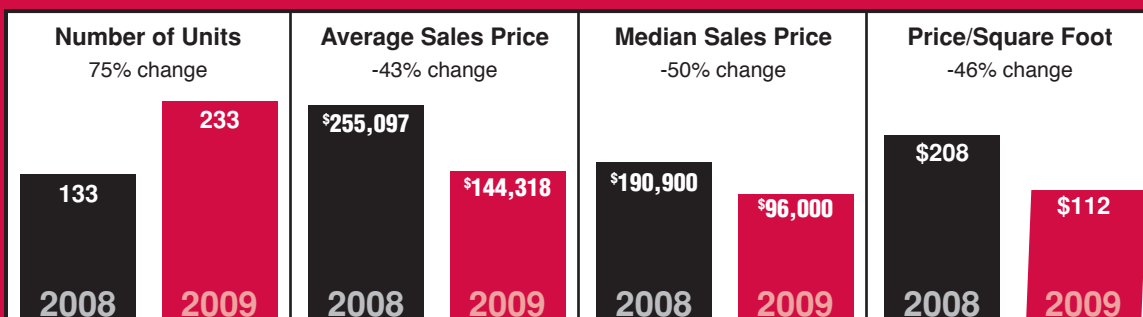


Housing Trends for 2008 and 2009

All Non-Lakefront Homes in Zip Codes 32801 and 32806

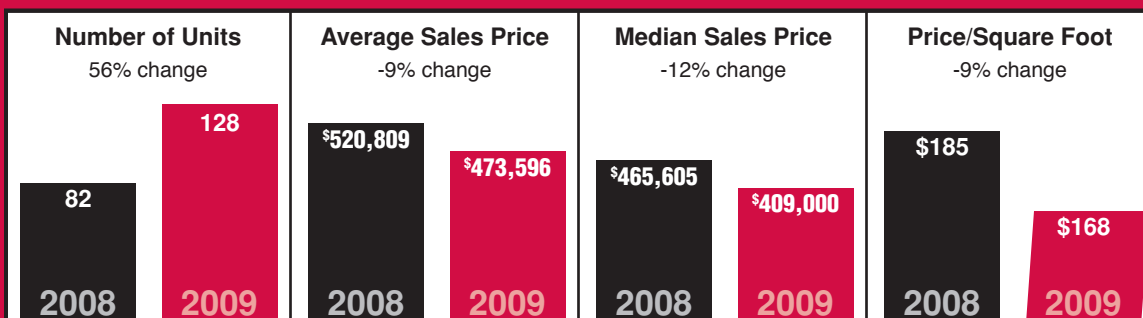


All Condos in Zip Codes 32801 and 32806

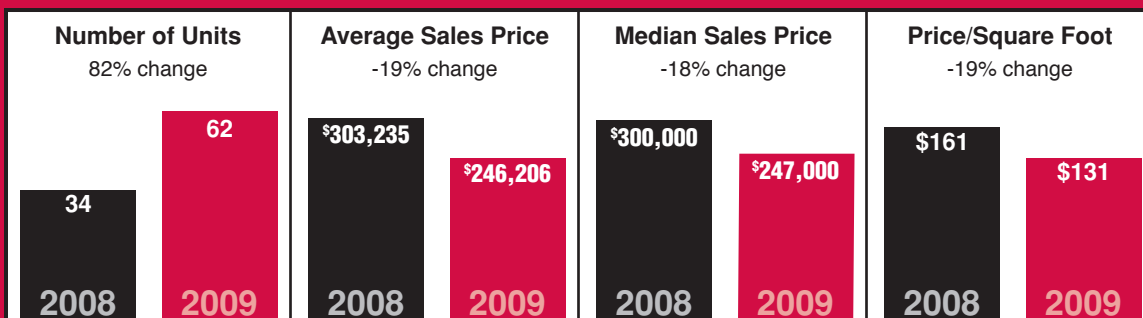


There were no lakefront homes reported sold in zip code 32814

All Non-Lakefront Homes in Zip Code 32814



All Condos in Zip Code 32814



All Homes in the Greater Orlando Area Over \$1,000,000

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$1,000,000-\$1,500,000	\$1,229,445	\$1,245,000	90	5,195	\$245	86%	337
\$1,500,001-\$2,000,000	\$1,760,010	\$1,800,000	25	5,256	\$345	86%	466
\$2,000,001-\$3,000,000	\$2,403,078	\$2,450,000	19	6,524	\$382	86%	378
\$3,000,001 & Above	\$4,157,500	\$3,720,000	10	8,811	\$473	78%	479

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$1,116,150	\$1,112,500	4	3,307	\$355	78%	278
4 Bedrooms	\$1,488,081	\$1,360,000	55	4,755	\$314	86%	327
5 Bedrooms	\$1,756,212	\$1,350,000	72	6,097	\$279	83%	413
6 Bedrooms	\$2,240,538	\$1,850,000	13	7,185	\$305	86%	400

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
4,000 & Under	\$1,226,000	\$1,150,000	9	3,375	\$269	87%	325
4,001-5,000	\$1,326,750	\$1,250,000	44	4,526	\$295	84%	324
5,001-6,000	\$1,545,045	\$1,390,000	45	5,463	\$285	88%	351
6,001-7,000	\$1,618,333	\$1,447,500	27	6,395	\$252	86%	431
7,001 & Above	\$3,118,460	\$3,000,000	19	8,507	\$358	80%	495

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1960 & Before	\$1,644,166	\$1,575,000	6	4,448	\$392	85%	194
1961-1990	\$1,578,681	\$1,411,750	11	4,950	\$329	83%	483
1991-2000	\$1,869,875	\$1,442,500	20	5,892	\$317	86%	297
2001-2005	\$1,448,736	\$1,200,000	36	5,242	\$275	88%	214
2006 & After	\$1,761,990	\$1,450,000	71	5,962	\$289	84%	477

All Condos in the Greater Orlando Area Over \$1,000,000

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$1,000,000-\$1,500,000	\$1,202,500	\$1,275,000	3	2,950	\$409	80%	182

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$1,202,500	\$1,275,000	3	2,950	\$409	80%	182

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3,500 & Under	\$1,202,500	\$1,275,000	3	2,950	\$409	80%	182

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2005 & Before	\$1,297,500	\$1,297,500	2	3,015	\$426	81%	132
2006 & After	\$1,320,000	\$1,320,000	1	2,819	\$468	78%	284

All Lakefront Homes in Zip Code 32789 (on the Chain of Lakes)

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$1,000,000-\$2,000,000	\$1,750,312	\$1,825,000	8	4,815	\$376	85%	295
\$2,000,001-\$3,000,000	\$2,262,500	\$2,137,500	3	5,761	\$398	89%	342
\$3,000,001 & Above	\$5,600,000	\$5,600,000	1	8,808	\$636	82%	8

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
4 Bedrooms	\$1,911,562	\$1,862,500	8	4,802	\$406	86%	250
5 or More Bedrooms	\$2,774,375	\$2,025,000	4	6,549	\$398	85%	348

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3,001-4,000	\$1,775,000	\$1,775,000	1	3,645	\$487	91%	143
4,001-5,000	\$1,843,750	\$1,850,000	4	4,506	\$411	84%	257
5,001 & Above	\$2,462,857	\$2,050,000	7	6,135	\$387	86%	317

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1945 & Before	\$1,875,000	\$1,875,000	1	4,533	\$414	80%	300
1946-1990	\$2,012,500	\$2,050,000	3	5,240	\$396	87%	223
1991 & After	\$2,309,687	\$1,825,000	8	5,545	\$405	85%	303

All Lakefront Homes in Zip Code 32789 (not on the Chain of Lakes)

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$750,000 & Under	\$420,875	\$437,500	8	2,550	\$171	83%	242
\$750,001 & Above	\$940,000	\$940,000	2	4,708	\$203	98%	251

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$337,400	\$215,000	5	1,784	\$186	83%	105
4 or More Bedrooms	\$712,000	\$700,000	5	4,719	\$169	90%	383

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2,000 & Under	\$315,666	\$200,000	3	1,597	\$192	83%	102
2,001-3,000	\$363,333	\$350,000	3	2,320	\$160	84%	278
3,001 & Above	\$802,500	\$790,000	4	4,516	\$180	90%	325

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1946-1980	\$447,833	\$370,000	6	2,403	\$186	85%	166
1981 & After	\$640,000	\$665,000	4	3,850	\$165	87%	360

All Non-Lakefront Homes in Zip Code 32789

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$300,000 & Under	\$163,549	\$156,250	102	1,403	\$119	95%	123
\$300,001-\$500,000	\$391,574	\$385,500	46	2,209	\$181	91%	128
\$500,001-\$1,000,000	\$725,108	\$720,000	37	3,316	\$224	92%	193
\$1,000,001 & Above	\$1,309,604	\$1,250,000	24	4,728	\$282	88%	190

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$155,208	\$132,500	40	1,103	\$137	96%	152
3 Bedrooms	\$290,425	\$250,000	86	1,800	\$151	93%	123
4 Bedrooms	\$668,508	\$583,750	60	3,081	\$203	91%	179
5 or More Bedrooms	\$976,416	\$1,056,250	22	4,395	\$214	91%	125

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$94,982	\$80,000	17	817	\$116	97%	211
1,001-1,500	\$163,455	\$150,000	55	1,270	\$129	92%	132
1,501-2,000	\$279,508	\$299,000	32	1,727	\$161	93%	121
2,001-3,000	\$402,922	\$390,500	52	2,363	\$169	92%	142
3,001-4,000	\$760,000	\$767,500	28	3,537	\$214	91%	203
4,001 & Above	\$1,254,635	\$1,250,000	26	4,845	\$262	87%	178

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1950 & Before	\$229,519	\$172,000	39	1,547	\$140	96%	118
1951-1980	\$267,287	\$217,500	100	1,787	\$146	93%	126
1981-2000	\$484,696	\$429,000	23	2,592	\$172	93%	144
2001 & After	\$991,115	\$972,500	48	3,964	\$245	89%	203

All Condos in Zip Code 32789

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$200,000 & Under	\$89,579	\$89,000	19	1,095	\$82	91%	117
\$200,001-\$500,000	\$287,145	\$228,750	18	1,564	\$187	93%	220
\$500,001 & Above	\$959,300	\$1,012,500	5	2,695	\$248	83%	254

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1 Bedroom	\$64,983	\$69,500	6	774	\$82	90%	193
2 Bedrooms	\$178,633	\$182,500	18	1,153	\$151	90%	232
3 or More Bedrooms	\$447,878	\$360,053	18	2,058	\$193	92%	118

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$94,254	\$75,000	13	826	\$112	90%	145
1,001-1,500	\$170,333	\$209,000	9	1,151	\$147	93%	219
1,501-2,000	\$235,836	\$220,000	11	1,729	\$134	94%	159
2,001 & Above	\$701,623	\$540,000	9	2,480	\$270	86%	207

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1970 & Before	\$119,927	\$75,000	15	996	\$105	88%	184
1971-1990	\$283,885	\$220,000	13	1,458	\$178	95%	172
1991-2005	\$396,938	\$332,500	8	1,970	\$190	90%	224
2006 & After	\$500,367	\$342,500	6	2,133	\$212	90%	111

All Lakefront Homes in Zip Code 32792

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$254,333	\$135,000	3	1,810	\$127	95%	101
4 or More Bedrooms	\$427,220	\$427,220	2	2,939	\$137	95%	133

All Non-Lakefront Homes in Zip Code 32792

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$250,000 & Under	\$160,522	\$161,750	220	1,600	\$101	95%	129
\$250,001-\$350,000	\$286,788	\$282,000	33	2,155	\$138	88%	124
\$350,001 & Above	\$457,000	\$400,500	6	3,050	\$152	91%	183

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$98,944	\$98,000	9	1,071	\$91	95%	178
3 Bedrooms	\$161,949	\$160,000	157	1,527	\$106	95%	74
4 or More Bedrooms	\$228,004	\$220,000	93	2,067	\$109	96%	98

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,500 & Under	\$137,845	\$139,750	86	1,283	\$107	96%	84
1,501-2,000	\$180,782	\$174,000	125	1,711	\$106	95%	73
2,001-3,000	\$255,526	\$236,000	42	2,282	\$112	95%	116
3,001 & Above	\$389,400	\$330,000	6	3,579	\$105	95%	186

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1970 & Before	\$191,033	\$180,000	120	1,664	\$114	94%	93
1971-1980	\$164,551	\$152,500	58	1,707	\$96	97%	80
1981-1990	\$168,847	\$164,250	58	1,638	\$103	96%	69
1991 & After	\$252,893	\$205,500	14	2,345	\$104	94%	120

All Condos in Zip Code 32792

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$150,000 & Under	\$63,998	\$51,750	138	1,084	\$56	94%	86
\$150,001 & Above	\$166,679	\$166,053	24	1,721	\$100	97%	124

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1 or Fewer Bedrooms	\$31,659	\$32,000	22	722	\$44	93%	96
2 Bedrooms	\$62,630	\$52,750	94	1,074	\$57	94%	86
3 or More Bedrooms	\$136,676	\$147,500	46	1,610	\$84	97%	102

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$37,435	\$35,100	45	815	\$46	92%	77
1,001-1,500	\$69,558	\$62,000	81	1,127	\$61	95%	94
1,501 & Above	\$148,320	\$156,728	38	1,700	\$87	97%	104

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1975 & Before	\$45,509	\$38,000	42	989	\$45	93%	99
1976-2000	\$62,490	\$53,000	83	1,047	\$58	95%	83
2001 & After	\$156,270	\$157,410	37	1,686	\$93	96%	103

All Lakefront Homes in Zip Code 32751

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$500,000 & Under	\$264,998	\$250,000	9	2,428	\$109	97%	131
\$500,001-\$1,000,000	\$724,117	\$767,350	3	2,993	\$246	90%	140
\$1,000,001 & Above	\$2,082,500	\$2,082,500	2	5,584	\$373	85%	243

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$289,619	\$214,000	4	2,208	\$133	99%	129
4 Bedrooms	\$655,408	\$292,765	7	3,145	\$172	94%	178
5 or More Bedrooms	\$992,000	\$820,000	3	3,716	\$244	88%	108

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3,000 & Under	\$302,776	\$256,000	9	2,331	\$131	96%	127
3,001 & Above	\$1,199,470	\$820,000	5	4,204	\$259	90%	187

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1970 & Before	\$315,765	\$253,000	6	2,290	\$129	97%	87
1971-1990	\$399,435	\$388,000	4	2,591	\$162	92%	162
1991 & After	\$1,307,500	\$1,305,000	4	4,472	\$262	90%	228

All Non-Lakefront Homes in Zip Code 32751

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$250,000 & Under	\$156,989	\$170,000	77	1,764	\$90	93%	111
\$250,001-\$400,000	\$300,848	\$293,250	38	2,276	\$136	94%	112
\$400,001-\$600,000	\$496,855	\$481,000	11	3,169	\$161	93%	177
\$600,001 & Above	\$790,929	\$720,000	7	4,268	\$186	93%	168

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$126,674	\$135,000	5	1,314	\$103	90%	161
3 Bedrooms	\$178,966	\$175,000	53	1,674	\$104	94%	101
4 Bedrooms	\$307,854	\$275,000	56	2,321	\$127	93%	121
5 or More Bedrooms	\$407,336	\$347,450	16	3,447	\$112	91%	164

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,500 & Under	\$99,025	\$94,500	22	1,264	\$77	94%	87
1,501-2,000	\$204,244	\$187,900	46	1,743	\$117	93%	96
2,001-3,000	\$281,982	\$280,000	45	2,370	\$119	94%	140
3,001 & Above	\$534,239	\$499,000	19	3,744	\$140	92%	172

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1970 & Before	\$217,978	\$215,000	72	1,991	\$110	94%	123
1971-1990	\$265,506	\$270,000	24	2,289	\$112	93%	113
1991-2000	\$289,935	\$215,000	23	2,321	\$117	92%	121
2001 & After	\$466,909	\$575,000	11	2,698	\$143	94%	113

All Condos in Zip Code 32751

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$150,000 & Under	\$60,849	\$60,000	107	1,203	\$50	95%	96
\$150,001-\$300,000	\$224,500	\$234,900	12	1,777	\$130	95%	122
\$300,001 & Above	\$320,000	\$320,000	1	1,270	\$252	97%	114

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1 or Fewer Bedrooms	\$26,671	\$23,000	17	670	\$40	93%	67
2 Bedrooms	\$70,203	\$59,900	55	1,132	\$62	96%	112
3 or More Bedrooms	\$108,547	\$81,880	48	1,618	\$65	94%	95

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$38,626	\$27,500	23	727	\$51	94%	104
1,001-1,500	\$74,219	\$62,500	59	1,190	\$61	96%	101
1,501 & Above	\$112,039	\$81,500	38	1,695	\$64	94%	91

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1975 & Before	\$49,747	\$34,500	47	1,075	\$47	93%	86
1976-1990	\$167,100	\$130,000	5	1,309	\$130	93%	261
1991-2000	\$68,987	\$65,500	57	1,292	\$54	96%	90
2001 & After	\$219,909	\$229,900	11	1,874	\$117	95%	129

All Lakefront Homes in Zip Code 32804

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$1,000,000 & Under	\$505,500	\$496,500	4	2,262	\$216	89%	119

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$302,000	\$302,000	2	1,895	\$162	83%	85
4 or More Bedrooms	\$709,000	\$709,000	2	2,629	\$270	95%	154

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3,000 & Under	\$505,000	\$496,500	4	2,262	\$216	89%	119

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1960 & Before	\$581,000	\$666,000	3	2,322	\$243	93%	126
1961 & After	\$279,000	\$279,000	1	2,081	\$134	76%	100

All Non-Lakefront Homes in Zip Code 32804

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$250,000 & Under	\$157,779	\$163,250	114	1,339	\$124	94%	103
\$250,001-\$300,000	\$273,338	\$275,000	16	1,750	\$161	95%	133
\$300,001-\$500,000	\$380,818	\$370,000	22	2,315	\$170	94%	143
\$500,001 & Above	\$626,417	\$575,000	12	3,672	\$170	93%	358

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$154,394	\$154,500	50	1,087	\$143	93%	113
3 Bedrooms	\$208,366	\$199,900	81	1,564	\$133	94%	100
4 or More Bedrooms	\$413,876	\$425,000	33	2,866	\$138	95%	229

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$121,128	\$110,813	22	872	\$137	92%	65
1,001-1,500	\$171,595	\$163,000	58	1,227	\$141	95%	113
1,501-2,000	\$221,230	\$211,000	50	1,701	\$130	95%	111
2,001-3,000	\$326,020	\$317,500	20	2,433	\$133	93%	176
3,001 & Above	\$575,429	\$562,500	14	3,686	\$153	94%	304

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1940 & Before	\$234,775	\$188,500	20	1,593	\$148	92%	121
1941-1950	\$217,797	\$194,450	56	1,485	\$146	93%	102
1951-1960	\$168,718	\$166,500	50	1,505	\$112	96%	87
1961-1980	\$196,370	\$160,000	7	1,526	\$128	90%	233
1981-1995	\$364,800	\$365,000	5	2,090	\$177	92%	125
1996 & After	\$415,995	\$429,000	20	2,734	\$151	95%	292

All Condos in Zip Code 32804

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$250,000 & Under	\$143,450	\$145,000	27	1,165	\$121	93%	103
\$250,001-\$350,000	\$332,933	\$349,000	3	1,578	\$198	90%	98
\$350,001 & Above	\$412,500	\$412,500	1	1,882	\$219	97%	314

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$147,536	\$122,000	25	1,136	\$127	93%	101
3 Bedrooms	\$250,042	\$225,000	6	1,611	\$152	93%	145

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,500 & Under	\$129,370	\$119,725	22	1,021	\$124	94%	118
1,501 & Above	\$260,278	\$245,000	9	1,734	\$150	91%	86

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1980 & Before	\$201,132	\$196,000	11	1,501	\$129	90%	144
1981-2004	\$110,350	\$94,750	6	1,083	\$101	95%	42
2005 & After	\$165,293	\$120,975	14	1,075	\$147	94%	110

All Lakefront Homes in Zip Code 32803

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$500,000 & Under	\$260,915	\$210,000	13	2,111	\$134	93%	75
\$500,001 & Above	\$816,833	\$930,500	3	4,017	\$201	93%	171

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$345,378	\$225,000	9	2,062	\$161	92%	82
4 or More Bedrooms	\$390,571	\$297,000	7	2,991	\$127	93%	108

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2,000 & Under	\$210,150	\$210,000	6	1,421	\$152	91%	58
2,001 & Above	\$458,150	\$385,000	10	3,097	\$143	94%	115

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1955 & Before	\$359,000	\$286,000	10	2,532	\$147	94%	94
1956 & After	\$375,400	\$217,500	6	2,363	\$144	91%	92

All Non-Lakefront Homes in Zip Code 32803

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$250,000 & Under	\$169,275	\$172,500	153	1,327	\$131	94%	105
\$250,001-\$350,000	\$289,180	\$279,000	28	1,926	\$158	92%	180
\$350,001 & Above	\$462,311	\$388,500	15	2,814	\$167	91%	189

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$156,349	\$157,500	54	1,109	\$143	94%	90
3 Bedrooms	\$207,005	\$189,000	117	1,507	\$137	94%	132
4 or More Bedrooms	\$330,734	\$272,000	25	2,516	\$129	92%	143

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$132,573	\$134,000	22	892	\$149	95%	69
1,001-1,500	\$173,744	\$176,000	98	1,259	\$139	93%	119
1,501-2,000	\$233,173	\$240,000	51	1,731	\$134	94%	117
2,001 & Above	\$363,815	\$334,800	25	2,715	\$132	91%	193

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1945 & Before	\$223,135	\$218,000	43	1,476	\$154	93%	109
1946-1955	\$163,144	\$175,000	99	1,358	\$137	94%	131
1956-1965	\$208,503	\$175,500	36	1,639	\$124	92%	102
1966-2000	\$281,458	\$244,500	12	2,177	\$127	92%	95
2001 & After	\$386,833	\$263,500	6	2,678	\$143	96%	256

All Condos in Zip Code 32803

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$200,000 & Under	\$101,401	\$76,250	34	1,071	\$95	96%	107
\$200,001 & Above	\$273,714	\$248,000	7	1,799	\$152	89%	162

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1 Bedroom	\$56,500	\$46,100	11	636	\$87	96%	71
2 Bedrooms	\$125,666	\$110,000	19	1,156	\$110	94%	153
3 or More Bedrooms	\$214,045	\$175,000	11	1,822	\$115	94%	98

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$63,353	\$57,000	17	701	\$92	95%	77
1,001-1,500	\$137,441	\$155,500	11	1,211	\$113	95%	176
1,501 & Above	\$213,446	\$175,000	13	1,829	\$116	94%	118

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1970 & Before	\$133,750	\$133,750	2	1,165	\$161	93%	59
1971-2000	\$103,283	\$75,000	21	1,034	\$95	94%	116
2001 & After	\$162,622	\$166,750	18	1,387	\$110	95%	124

All Lakefront Homes in Zip Codes 32801 and 32806

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$500,000 & Under	\$284,737	\$300,000	19	2,152	\$132	95%	124
\$500,001 & Above	\$717,833	\$601,000	6	3,852	\$198	80%	116

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$247,406	\$216,450	12	1,707	\$143	92%	106
4 or More Bedrooms	\$522,700	\$445,000	13	3,364	\$153	93%	129

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3,000 & Under	\$303,100	\$300,000	20	2,082	\$144	93%	124
3,001 & Above	\$740,400	\$610,000	5	4,516	\$165	90%	93

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1950 & Before	\$416,990	\$487,500	10	2,634	\$163	88%	107
1951-1960	\$261,333	\$237,000	6	1,874	\$133	93%	137
1961 & After	\$447,344	\$330,000	9	2,591	\$142	97%	116

All Non-Lakefront Homes in Zip Codes 32801 and 32806

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$250,000 & Under	\$150,143	\$156,250	184	1,443	\$105	94%	105
\$250,001-\$300,000	\$381,719	\$386,250	28	2,407	\$168	94%	124
\$300,001-\$500,000	\$272,553	\$270,000	17	1,781	\$160	95%	114
\$500,001 & Above	\$775,596	\$718,693	4	3,588	\$216	84%	73

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$152,519	\$135,500	42	1,141	\$127	94%	96
3 Bedrooms	\$176,114	\$170,000	141	1,544	\$112	94%	136
4 Bedrooms	\$276,123	\$239,000	44	2,139	\$125	95%	147
5 or More Bedrooms	\$505,400	\$442,000	5	3,550	\$153	86%	119

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,000 & Under	\$78,314	\$60,000	22	841	\$94	93%	113
1,001-1,500	\$153,793	\$149,675	94	1,302	\$117	95%	87
1,501-2,000	\$207,290	\$207,000	78	1,724	\$120	94%	103
2,001-3,000	\$292,577	\$312,000	31	2,385	\$123	94%	186
3,001 & Above	\$579,036	\$457,500	8	3,717	\$158	89%	76

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1940 & Before	\$189,145	\$181,000	47	1,481	\$123	91%	115
1941-1955	\$166,112	\$157,000	51	1,423	\$112	95%	127
1956-1965	\$186,124	\$170,000	88	1,654	\$112	95%	92
1966-1990	\$208,702	\$190,750	25	1,762	\$118	94%	134
1991 & After	\$322,377	\$237,500	22	2,144	\$144	96%	76

All Condos in Zip Codes 32801 and 32806

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$250,000 & Under	\$96,184	\$80,000	191	1,034	\$93	96%	104
\$250,001 & Above	\$363,219	\$353,050	42	1,866	\$198	90%	122

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$130,529	\$85,000	195	1,065	\$111	95%	96
3 or More Bedrooms	\$215,084	\$198,450	38	1,792	\$114	95%	162

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
1,500 & Under	\$95,456	\$74,000	179	958	\$99	96%	98
1,501 & Above	\$306,290	\$275,000	54	1,933	\$156	92%	138

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2000 & Before	\$85,919	\$64,500	94	1,006	\$83	95%	109
2001 & After	\$183,813	\$130,000	139	1,304	\$131	95%	106

All Non-Lakefront Homes in Zip Code 32814

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$500,000 & Under	\$372,252	\$364,500	94	2,301	\$164	95%	82
\$500,001-\$700,000	\$586,801	\$583,750	22	3,551	\$166	94%	148
\$700,001 & Above	\$1,059,917	\$887,500	12	4,973	\$206	86%	362

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
3 or Fewer Bedrooms	\$352,064	\$346,500	68	2,120	\$167	94%	76
4 Bedrooms	\$554,317	\$475,000	43	3,186	\$171	95%	142
5 or More Bedrooms	\$755,549	\$655,000	17	4,390	\$167	90%	245

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2,500 & Under	\$340,763	\$343,000	65	2,029	\$169	94%	82
2,501-3,500	\$473,590	\$463,213	37	2,932	\$162	95%	101
3,501 & Above	\$805,690	\$682,697	26	4,437	\$177	90%	242

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2005 & Before	\$424,405	\$393,000	50	2,618	\$162	96%	76
2006 & After	\$505,129	\$422,913	78	2,883	\$172	92%	149

All Condos in Zip Code 32814

By Price Range	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
\$350,000 & Under	\$237,539	\$238,500	59	1,837	\$131	94%	121
\$350,001 & Above	\$416,667	\$400,000	3	3,025	\$140	93%	136

By Bedroom Count	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2 or Fewer Bedrooms	\$226,155	\$211,600	20	1,590	\$142	91%	181
3 Bedrooms	\$250,249	\$249,000	39	1,981	\$127	96%	88
4 or More Bedrooms	\$327,333	\$322,000	3	2,814	\$116	96%	184

By Square Footage	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2,000 & Under	\$219,845	\$221,200	39	1,638	\$135	94%	89
2,001 & Above	\$290,907	\$280,000	23	2,330	\$125	95%	179

By Year Built	Average Sold Price	Median Sold Price	Number of Units	Average Heated Sq. Ft.	Average Sold Price Sq.Ft.	Average Price Ratio	Average Days on Market
2005 & Before	\$247,231	\$249,000	35	1,991	\$125	95%	118
2006 & After	\$244,878	\$231,000	27	1,771	\$140	93%	127



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