



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

***Week of October 22, 2023 - October 28, 2023***

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

- Sales of single-family homes decreased to 354 during the week of October 22, from 428 the week prior
- The median price of single family homes decreased to \$415,000, a change of -1.2%
- The number of single-family home foreclosure transactions decreased to 3 from 4 the week prior
- The number of single-family short-sale transactions remains constant at 1
- Single-family inventory increased by 147, and now sits at 5,334

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

- Sales of condos, townhomes, and villas decreased to 132 during the week of October 22, from 140 the week prior
- The median price of condos, townhomes, and villas increased to \$274,825 a change of 2.7%
- The number of condo, townhome, and villa foreclosure transactions increased to 1 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 35, and now sits at 2,175

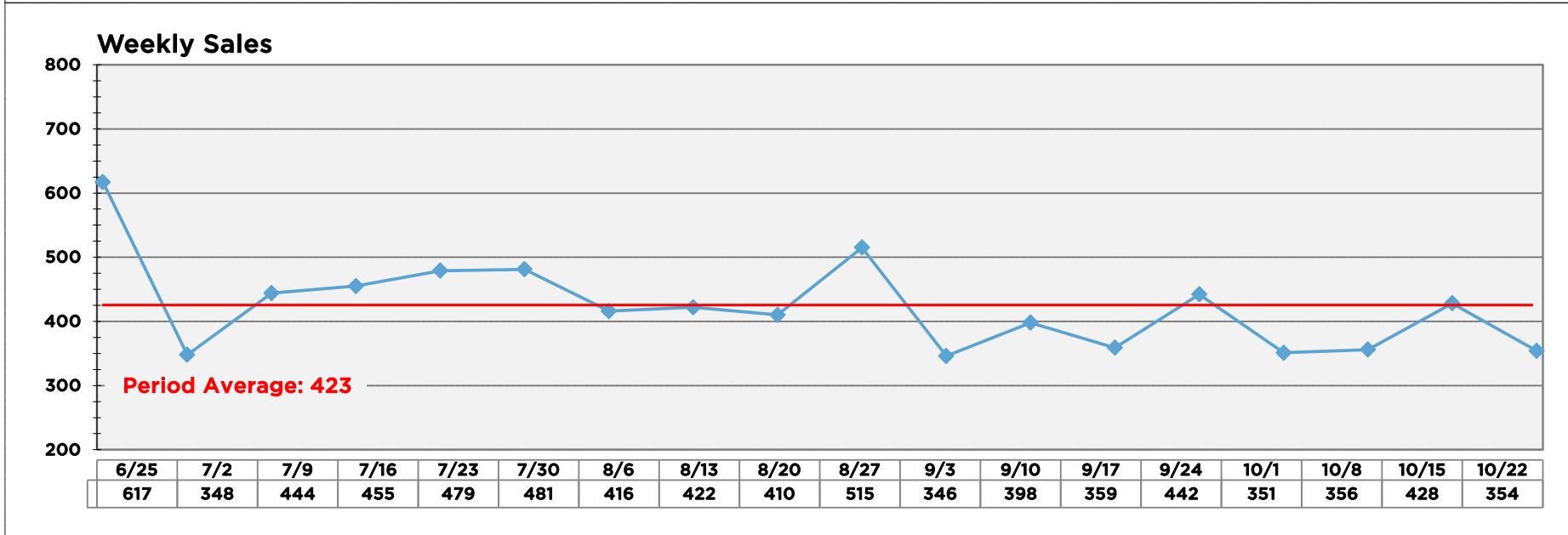
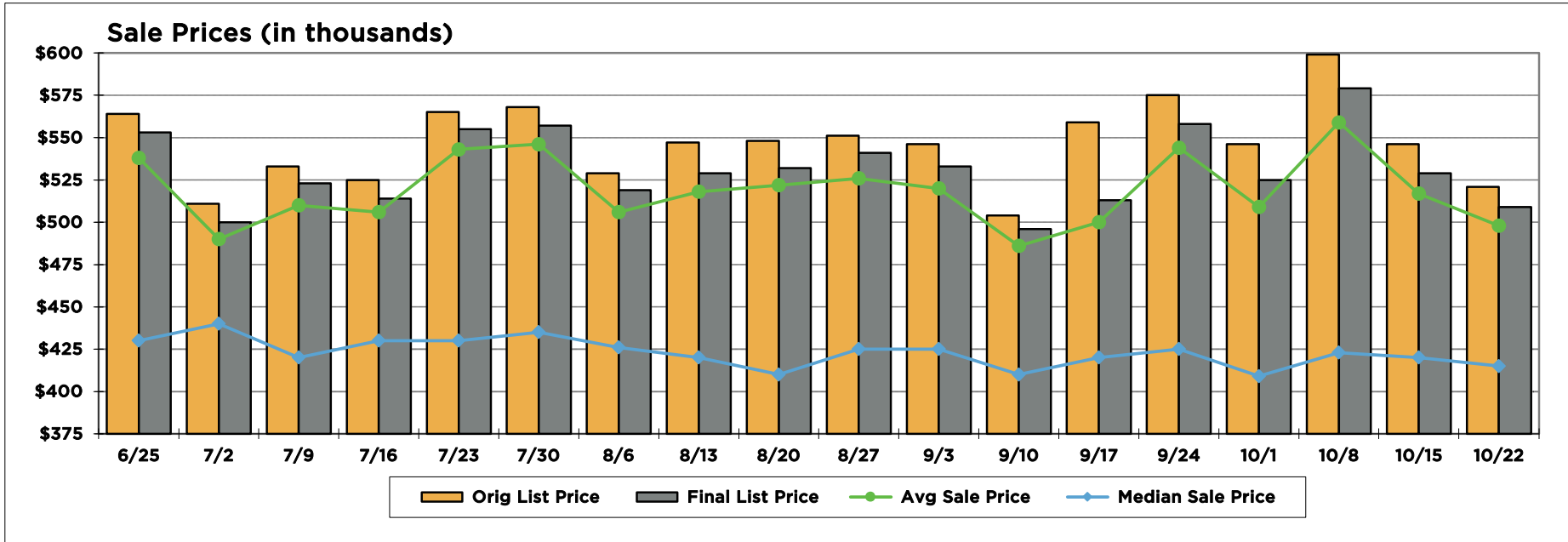
***Detailed charts and graphs begin on page 2 of this report.***

**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

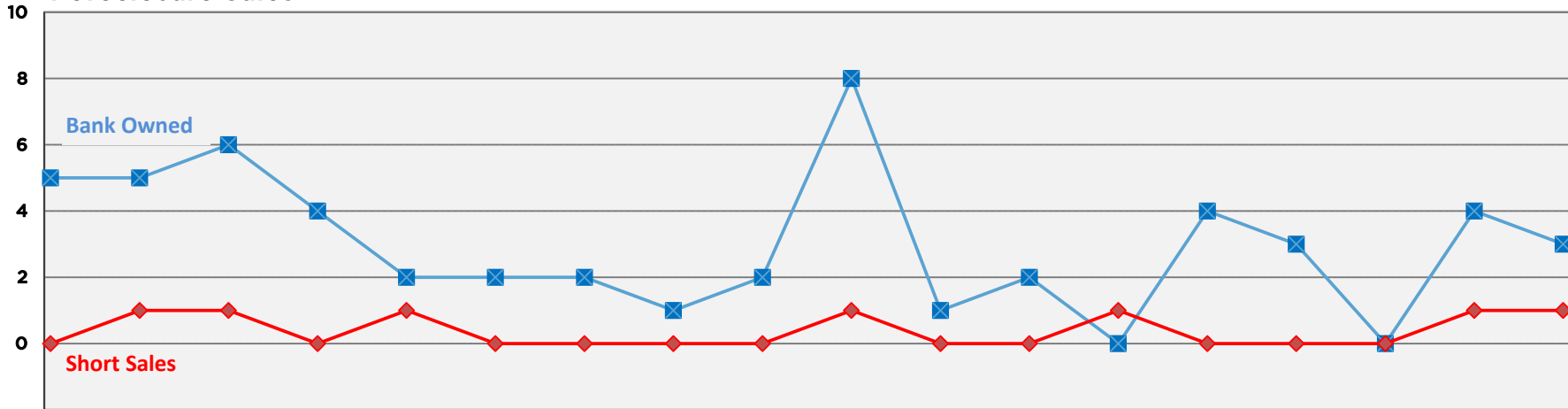
	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	<b>354</b>	<b>38</b>	<b>33</b>	<b>90</b>	<b>65</b>	<b>111</b>	<b>17</b>
Bank Owned	3	1	1	1	0	0	0
Short Sales	1	0	0	0	0	1	0
Other	350	37	32	89	65	110	17
<b>Active Listings</b>	<b>5,334</b>	<b>289</b>	<b>285</b>	<b>1,049</b>	<b>1,099</b>	<b>2,035</b>	<b>577</b>
Bank Owned	25	7	2	5	6	5	0
Short Sales	13	4	1	2	3	3	0
Other	5,296	278	282	1,042	1,090	2,027	577
<b>Months of Inventory</b>	<b>3.48</b>	<b>1.76</b>	<b>1.99</b>	<b>2.69</b>	<b>3.90</b>	<b>4.23</b>	<b>7.83</b>
<b><i>List Price</i></b>							
Average Original List Price	\$521,200	\$205,423	\$291,401	\$365,428	\$459,071	\$664,347	\$1,800,694
Average Final List Price	\$509,209	\$190,171	\$284,003	\$358,167	\$449,961	\$650,602	\$1,762,465
<b><i>Sale Price</i></b>							
Average Price	\$497,646	\$177,689	\$280,567	\$352,510	\$441,564	\$638,471	\$1,697,529
Median Price	\$415,000	\$186,000	\$282,000	\$356,000	\$440,000	\$608,000	\$1,595,000
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$11,991	-\$15,252	-\$7,398	-\$7,261	-\$9,110	-\$13,745	-\$38,229
Original List to Sale Price - \$	-\$23,554	-\$27,734	-\$10,834	-\$12,918	-\$17,507	-\$25,876	-\$103,165
Final List to Sale Price - \$	-\$11,563	-\$12,482	-\$3,436	-\$5,657	-\$8,397	-\$12,131	-\$64,936
Original List to Sale Price - %	95.48%	86.50%	96.28%	96.46%	96.19%	96.11%	94.27%
Final List to Sale Price - %	97.73%	93.44%	98.79%	98.42%	98.13%	98.14%	96.32%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	39	38	34	38	32	40	81
Combined Avg Days to Contract	45	60	35	38	33	45	107
Avg Days Listing to Closing	74	80	69	72	66	74	117
Avg Days Contract to Close	35	41	37	34	35	34	36
<b><i>Beds / Baths</i></b>							
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1
<b><i>Square Footage</i></b>							
Average Square Feet	2,067	1,201	1,341	1,580	2,024	2,680	4,146

**Single Family Homes**



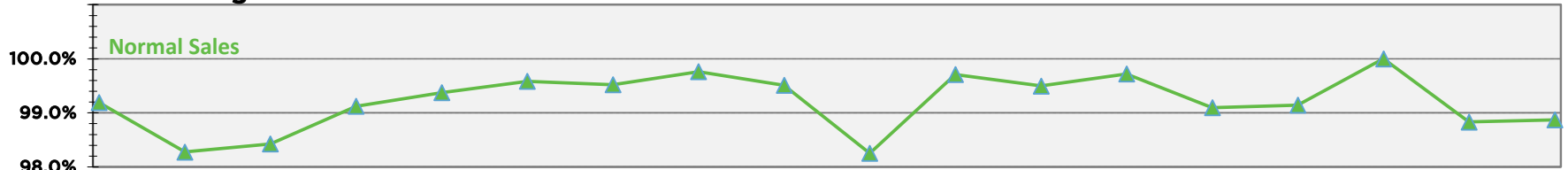
**Single Family Homes**

**Foreclosure Sales**

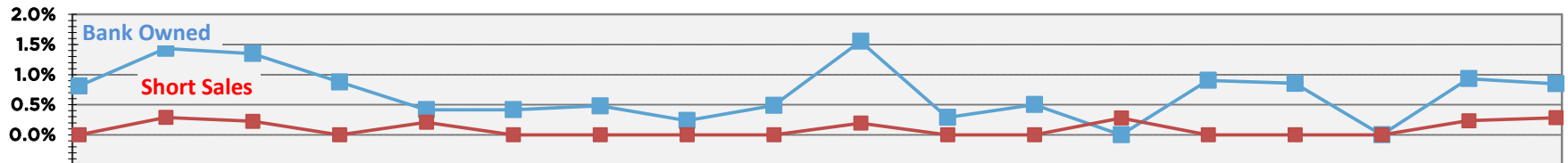


	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
BO	5	5	6	4	2	2	2	1	2	8	1	2	0	4	3	0	4	3
SS	0	1	1	0	1	0	0	0	0	1	0	0	1	0	0	0	1	1

**Percentage of Sales**



	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
Normal	99.2%	98.3%	98.4%	99.1%	99.4%	99.6%	99.5%	99.8%	99.5%	98.3%	99.7%	99.5%	99.7%	99.1%	99.1%	100.0%	98.8%	98.9%

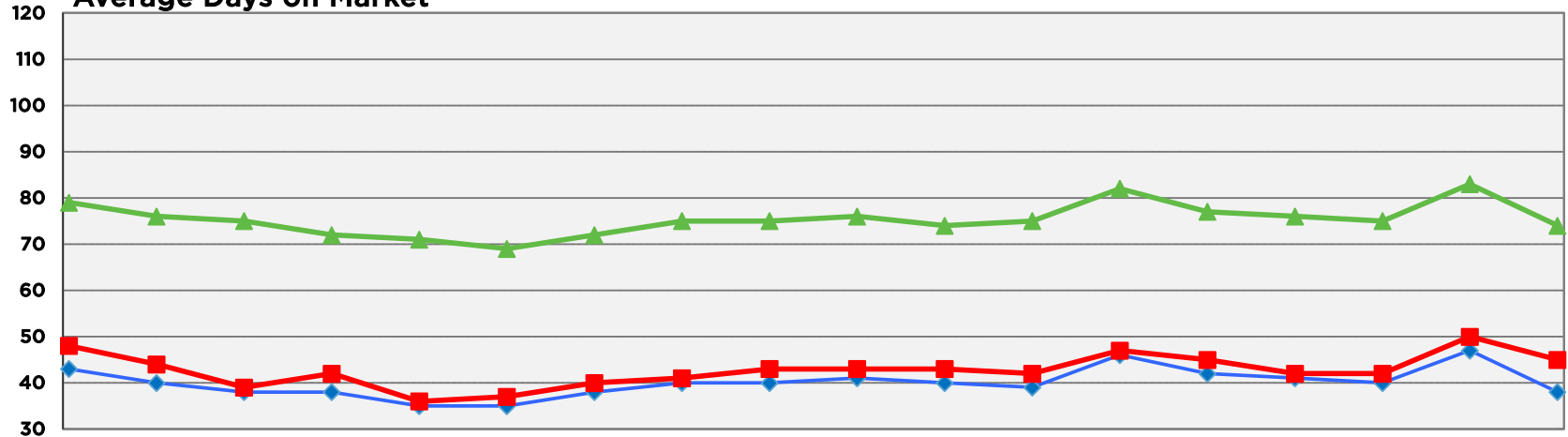


	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
BO	0.8%	1.4%	1.4%	0.9%	0.4%	0.4%	0.5%	0.2%	0.5%	1.6%	0.3%	0.5%	0.0%	0.9%	0.9%	0.0%	0.9%	0.8%
SS	0.0%	0.3%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.2%	0.3%

**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

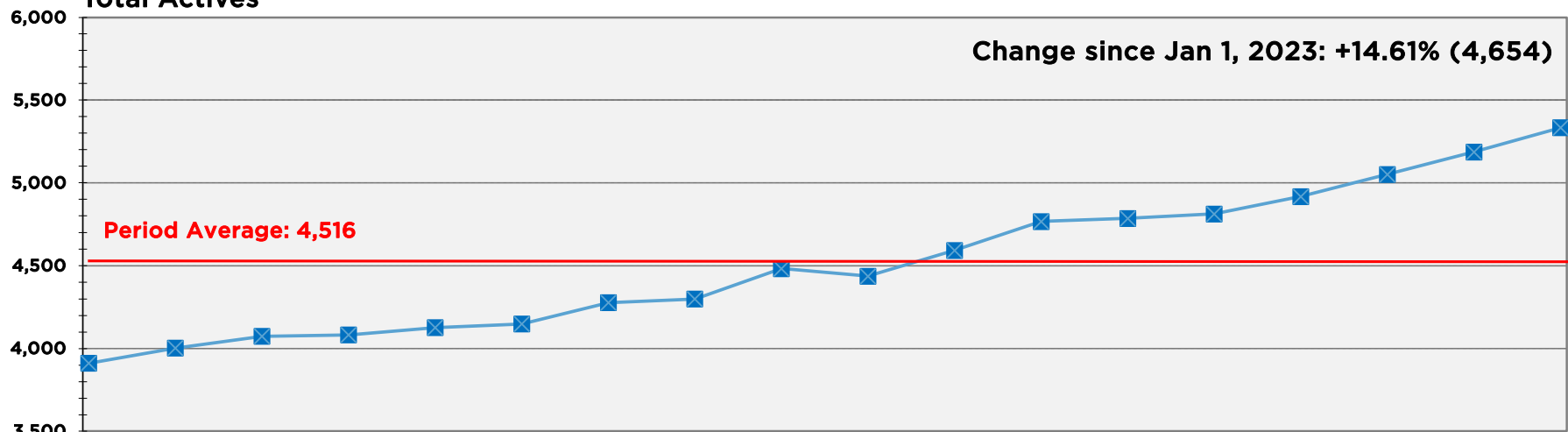
**Single Family Homes**

**Average Days on Market**



ListToContract	43	40	38	38	35	35	38	40	40	41	40	39	46	42	41	40	47	38
CombDaysOnMkt	48	44	39	42	36	37	40	41	43	43	43	42	47	45	42	42	50	45
ListToClose	79	76	75	72	71	69	72	75	75	76	74	75	82	77	76	75	83	74

**Total Actives**

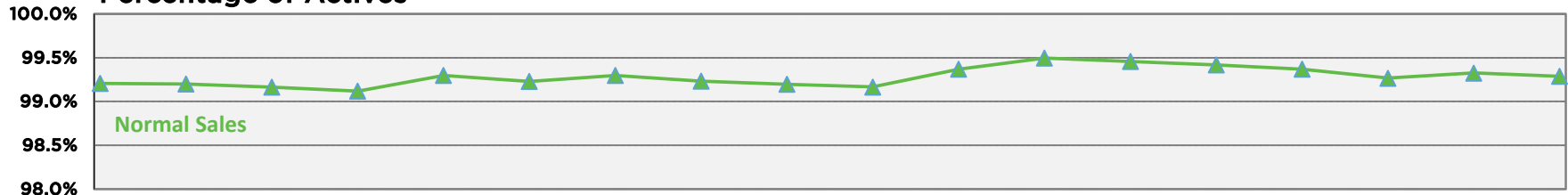


Total Actives	3,911	4,002	4,074	4,083	4,127	4,149	4,278	4,299	4,483	4,436	4,593	4,767	4,785	4,813	4,917	5,051	5,187	5,334
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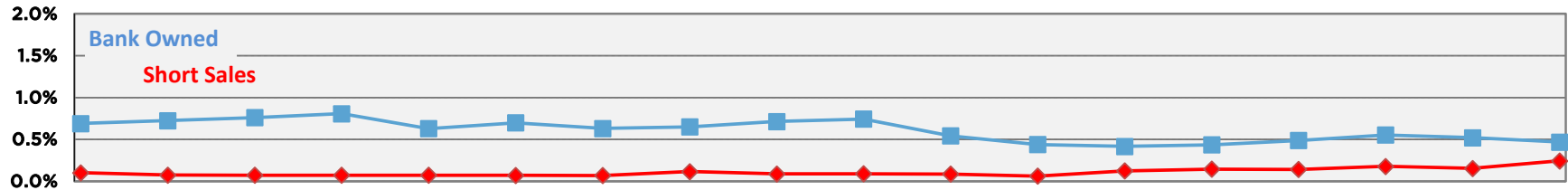
**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**

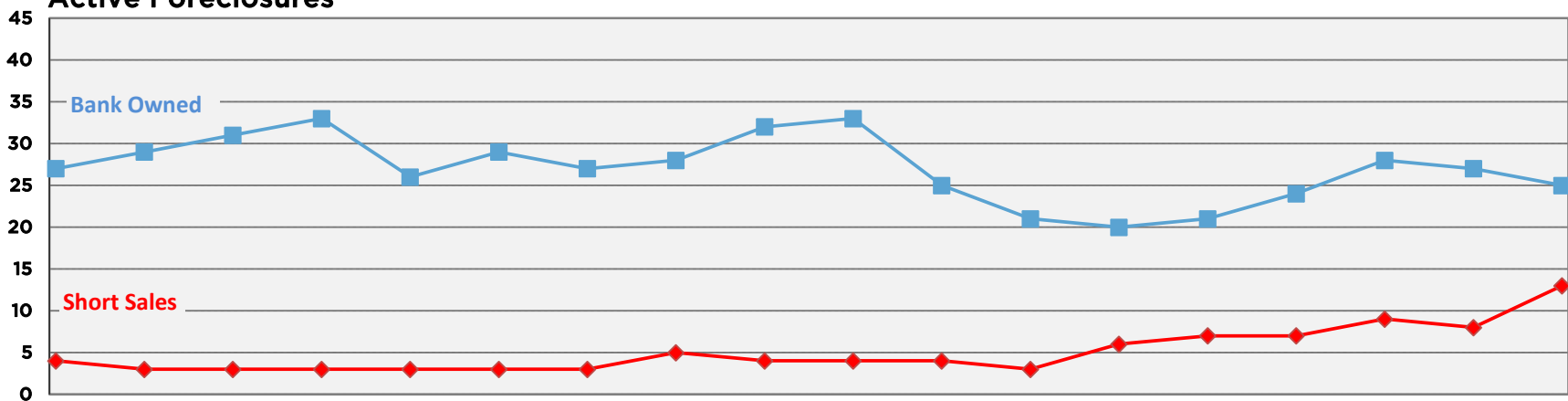


Normal	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
	99.21%	99.20%	99.17%	99.12%	99.30%	99.23%	99.30%	99.23%	99.20%	99.17%	99.37%	99.50%	99.46%	99.42%	99.37%	99.27%	99.33%	99.29%



BO	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
	0.69%	0.72%	0.76%	0.81%	0.63%	0.70%	0.63%	0.65%	0.71%	0.74%	0.54%	0.44%	0.42%	0.44%	0.49%	0.55%	0.52%	0.47%
SS	0.10%	0.07%	0.07%	0.07%	0.07%	0.07%	0.07%	0.12%	0.09%	0.09%	0.09%	0.06%	0.13%	0.15%	0.14%	0.18%	0.15%	0.24%

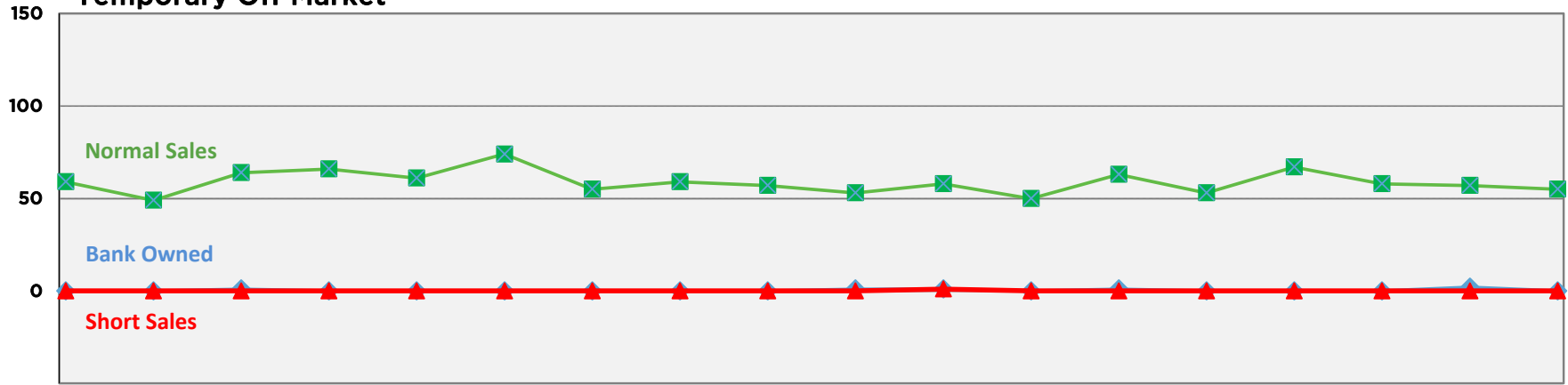
**Active Foreclosures**



BO	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
	27	29	31	33	26	29	27	28	32	33	25	21	20	21	24	28	27	25
SS	4	3	3	3	3	3	3	5	4	4	4	3	6	7	7	9	8	13

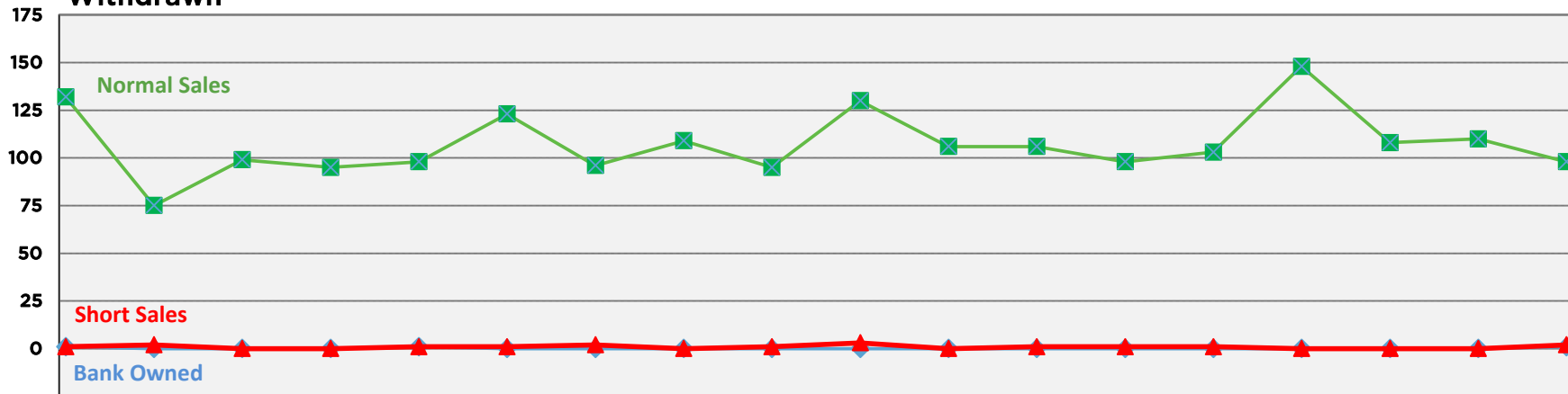
**Single Family Homes**

**Temporary Off Market**



	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
Norm	59	49	64	66	61	74	55	59	57	53	58	50	63	53	67	58	57	55
BO	0	0	1	0	0	0	0	0	0	1	1	0	1	0	0	0	2	0
SS	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

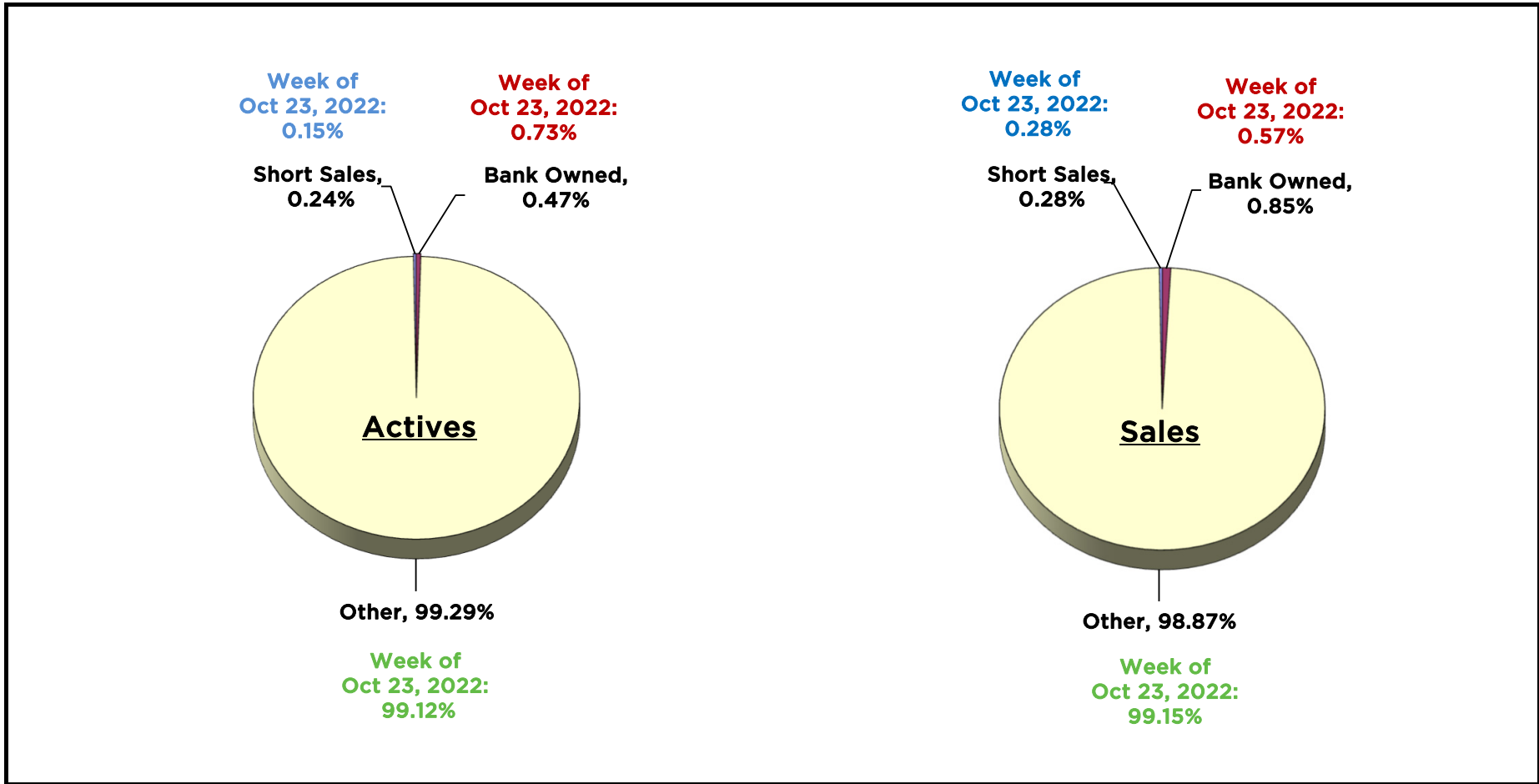
**Withdrawn**



	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	
Norm	132	75	99	95	98	123	96	109	95	130	106	106	98	103	148	108	110	98	
BO	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS	1	2	0	0	1	1	2	0	1	3	0	1	1	1	0	0	0	0	2



### Single Family Homes



**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 44 Single Family Homes available for the Median Price of \$415,000 (± \$500)**

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Seminole County</b>		<b>6</b>	<b>\$414,983</b>	<b>2.8</b>	<b>2.0</b>	<b>1,753</b>	<b>\$236.68</b>
Casselberry	32707	3	\$414,966	3.0	2.0	1,746	\$237.67
Oviedo	32765	1	\$415,000	3.0	2.0	1,540	\$269.48
Sanford / Lake Forest	32771	1	\$414,999	2.0	2.0	2,029	\$204.53
Sanford (South)	32773	1	\$415,000	3.0	2.0	1,713	\$242.27
<b>Orange County</b>		<b>11</b>	<b>\$415,027</b>	<b>3.4</b>	<b>2.2</b>	<b>1,553</b>	<b>\$267.27</b>
Apopka (North)	32712	2	\$415,000	3.0	2.0	1,764	\$235.26
Belle Isle / Pine Castle	32809	1	\$415,000	4.0	2.0	1,472	\$281.93
Lockhart	32810	1	\$415,000	3.0	3.0	1,349	\$307.64
Conway	32812	1	\$414,900	5.0	3.0	1,668	\$248.74
Union Park	32817	1	\$414,900	3.0	2.0	1,598	\$259.64
Taft	32824	1	\$415,500	3.0	2.0	1,201	\$345.96
Rio Pinar / Union Park	32825	2	\$415,000	3.0	2.0	1,650	\$251.52
Waterford Lakes	32828	1	\$415,000	3.0	2.0	1,540	\$269.48
Winter Garden / Oakland	34787	1	\$415,000	4.0	2.0	1,425	\$291.23
<b>Osceola County</b>		<b>13</b>	<b>\$415,000</b>	<b>3.8</b>	<b>2.5</b>	<b>2,181</b>	<b>\$190.31</b>
Kissimmee / Buena Ventura Lakes	34743	1	\$415,000	3.0	2.0	1,472	\$281.93
Kissimmee (East)	34744	2	\$415,000	4.0	3.0	1,938	\$214.14
Kissimmee (West) / Pleasant Hill	34746	4	\$415,000	4.0	2.0	2,336	\$177.65
Kissimmee / Poinciana	34758	3	\$415,000	4.0	3.0	2,581	\$160.79
St Cloud / Canoe Creek	34772	2	\$415,000	4.0	2.0	1,979	\$209.70
St Cloud / Harmony	34773	1	\$415,000	3.0	3.0	1,955	\$212.28
<b>Lake County</b>		<b>14</b>	<b>\$414,986</b>	<b>3.7</b>	<b>2.4</b>	<b>2,140</b>	<b>\$193.96</b>
Lady Lake / The Villages	32159	1	\$415,000	3.0	2.0	2,018	\$205.65
Sorrento / Mt Plymouth	32776	1	\$415,000	4.0	2.0	2,600	\$159.62
Tavares / Mt Plymouth	32778	1	\$415,000	3.0	2.0	1,712	\$242.41
Clermont (Central)	34711	3	\$414,967	3.0	2.0	1,847	\$224.67
Clermont (South)	34714	1	\$415,000	4.0	3.0	1,871	\$221.81
Groveland	34736	2	\$415,000	4.0	2.0	2,229	\$186.18
Leesburg (West)	34748	2	\$415,000	5.0	3.0	2,479	\$167.41
Mascotte	34753	2	\$415,000	4.0	3.0	2,390	\$173.64
Leesburg (East) / Haines Creek	34788	1	\$414,900	3.0	2.0	2,016	\$205.80

**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
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>Weekly Sales</b>	<b>132</b>	55	23	28	17	8	1
Bank Owned	1	0	1	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	131	55	22	28	17	8	1
<b>Active Listings</b>	<b>2,175</b>	673	312	595	334	249	12
Bank Owned	7	3	1	0	1	2	0
Short Sales	3	1	1	1	0	0	0
Other	2,165	669	310	594	333	247	12
<b>Months of Inventory</b>	<b>3.80</b>	2.82	3.13	4.90	4.53	7.18	2.77

***List Price***

<b>Average Original List Price</b>	<b>\$327,557</b>	\$204,363	\$291,043	\$358,891	\$462,099	\$675,486	\$1,995,000
<b>Average Final List Price</b>	<b>\$320,113</b>	\$198,681	\$284,613	\$351,955	\$453,805	\$664,111	\$1,899,000

***Sale Price***

<b>Average Price</b>	<b>\$309,937</b>	\$191,600	\$275,093	\$344,607	\$447,382	\$630,250	\$1,750,000
<b>Median Price</b>	<b>\$274,825</b>	\$199,000	\$275,000	\$344,000	\$445,000	\$570,000	\$1,750,000

***Price Differences***

<b>Original to Final List Price</b>	<b>-\$7,444</b>	-\$5,682	-\$6,430	-\$6,936	-\$8,294	-\$11,375	-\$96,000
<b>Original List to Sale Price - \$</b>	<b>-\$17,620</b>	-\$12,763	-\$15,950	-\$14,284	-\$14,717	-\$45,236	-\$245,000
<b>Final List to Sale Price - \$</b>	<b>-\$10,176</b>	-\$7,081	-\$9,520	-\$7,348	-\$6,423	-\$33,861	-\$149,000
<b>Original List to Sale Price - %</b>	<b>94.62%</b>	93.75%	94.52%	96.02%	96.82%	93.30%	87.72%
<b>Final List to Sale Price - %</b>	<b>96.82%</b>	96.44%	96.66%	97.91%	98.58%	94.90%	92.15%

***Days on the Market***

<b>Avg Days Listing to Contract</b>	<b>52</b>	52	62	54	40	41	134
<b>Combined Avg Days to Contract</b>	<b>58</b>	56	62	74	40	41	134
<b>Avg Days Listing to Closing</b>	<b>84</b>	79	96	88	77	70	169
<b>Avg Days Contract to Close</b>	<b>32</b>	29	35	33	37	29	35

***Beds / Baths***

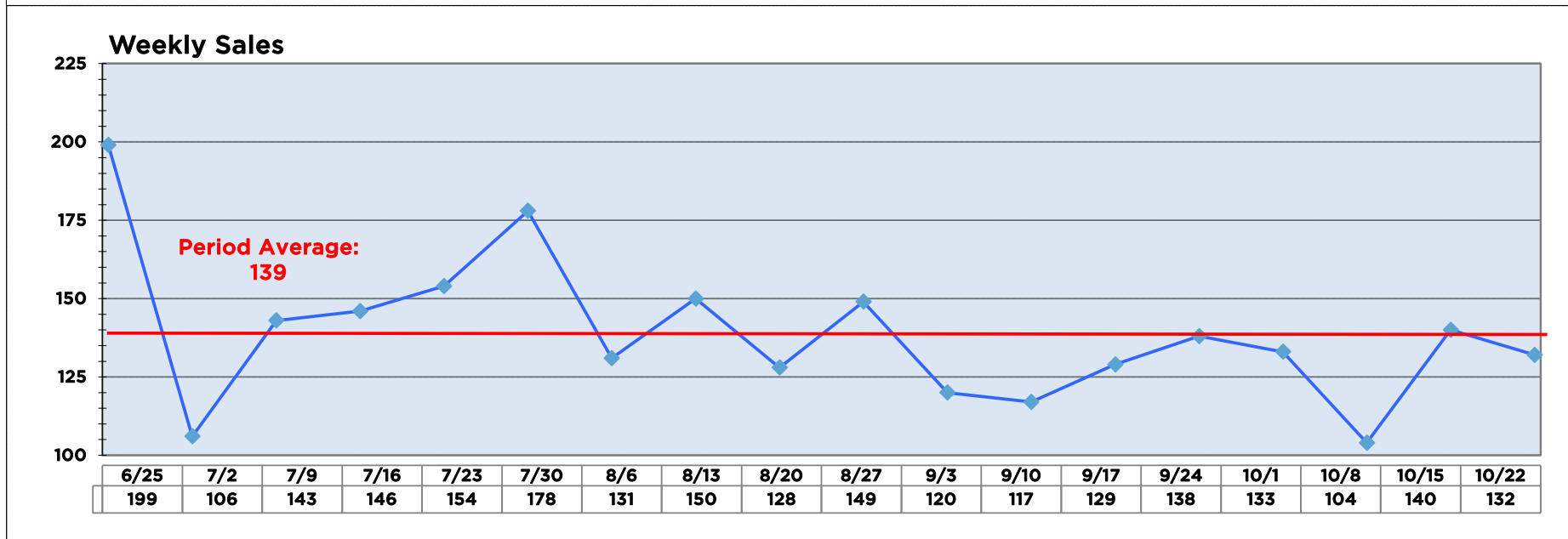
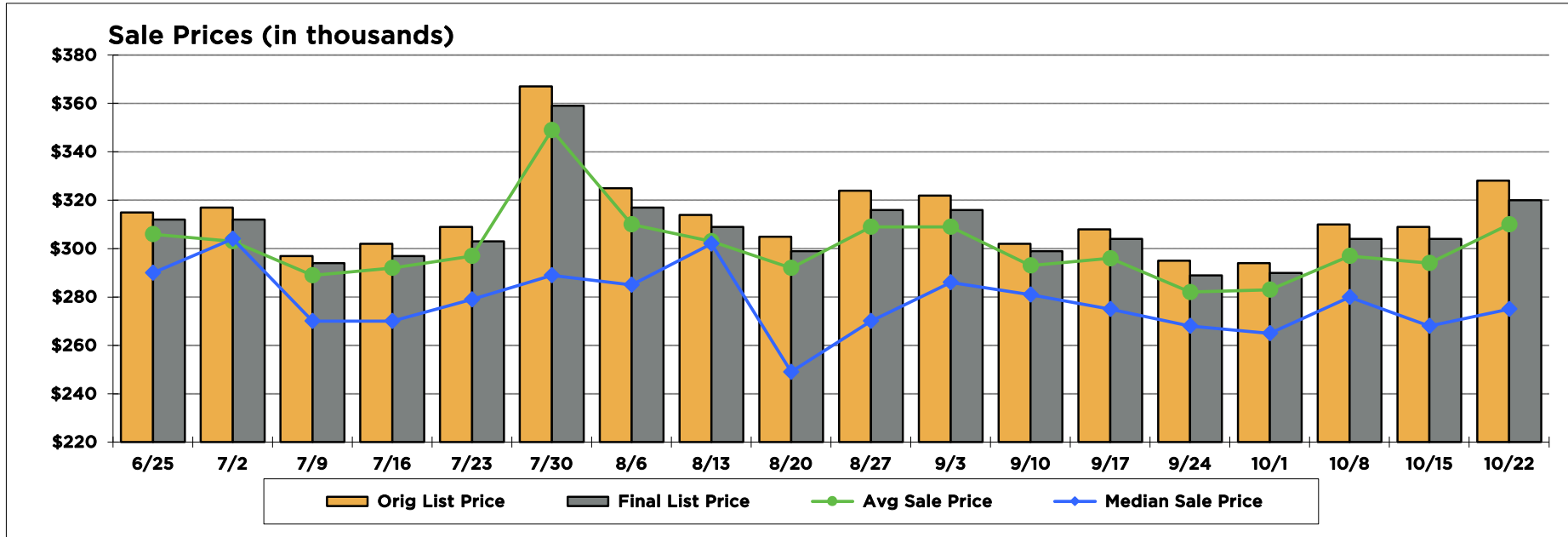
<b>Average Bedrooms</b>	<b>3</b>	2	3	3	3	3	3
<b>Average Full Baths</b>	<b>2</b>	2	2	2	2	3	3
<b>Average Half Baths</b>	<b>0</b>	0	0	1	1	1	1

***Square Footage***

<b>Average Square Feet</b>	<b>1,358</b>	994	1,337	1,596	1,739	2,067	3,081
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**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

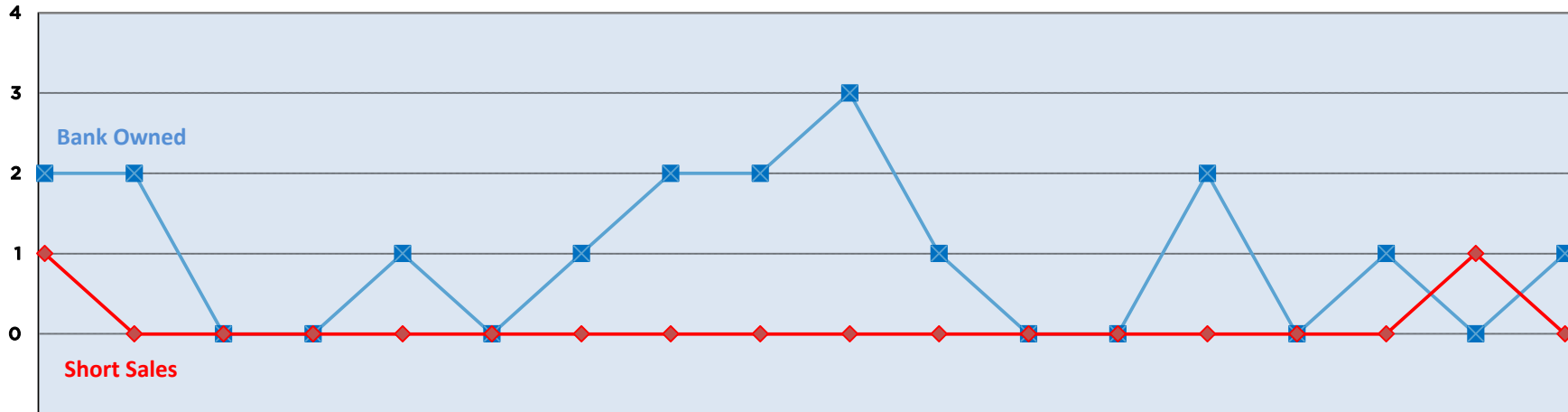
**Condos, Townhomes, Villas**



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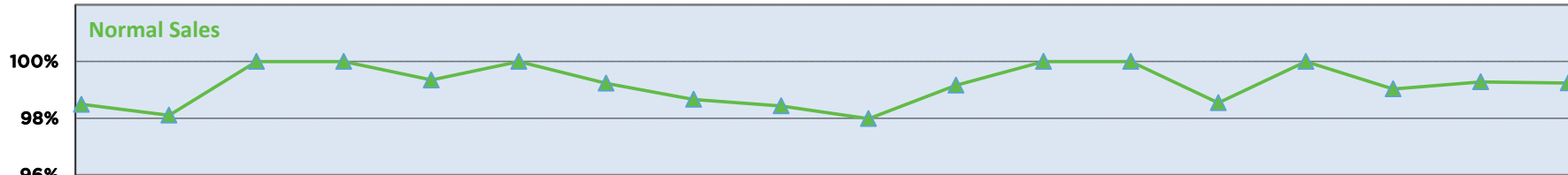
**Condos, Townhomes, Villas**

**Foreclosure Sales**

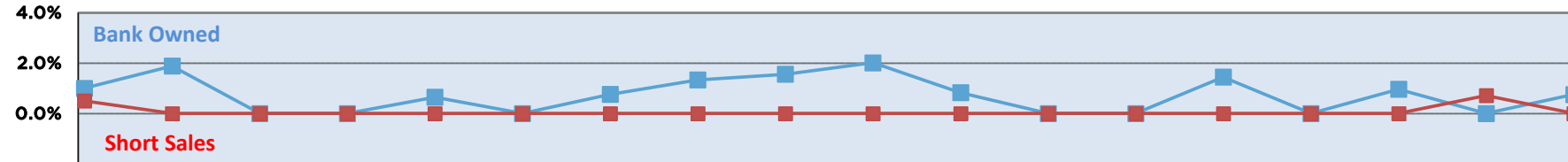


	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
BO	2	2	0	0	1	0	1	2	2	3	1	0	0	2	0	1	0	1
SS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0

**Percentage of Sales**



	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
Normal	98.5%	98.1%	100.0%	100.0%	99.4%	100.0%	99.2%	98.7%	98.4%	98.0%	99.2%	100.0%	100.0%	98.6%	100.0%	99.0%	99.3%	99.2%

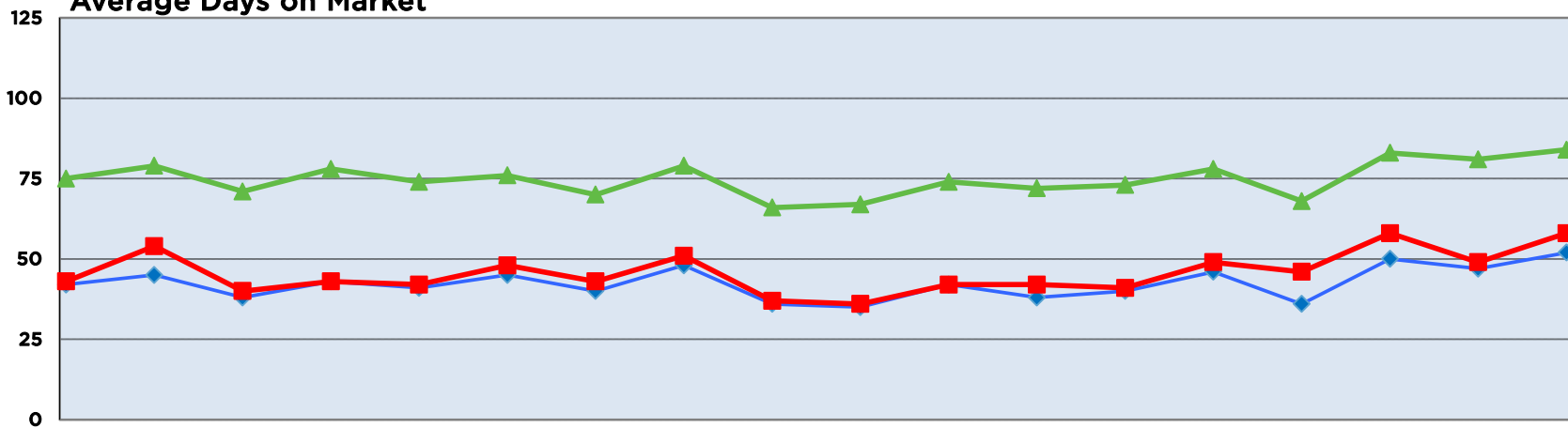


	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
BO	1.0%	1.9%	0.0%	0.0%	0.6%	0.0%	0.8%	1.3%	1.6%	2.0%	0.8%	0.0%	0.0%	1.4%	0.0%	1.0%	0.0%	0.8%
SS	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%

**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

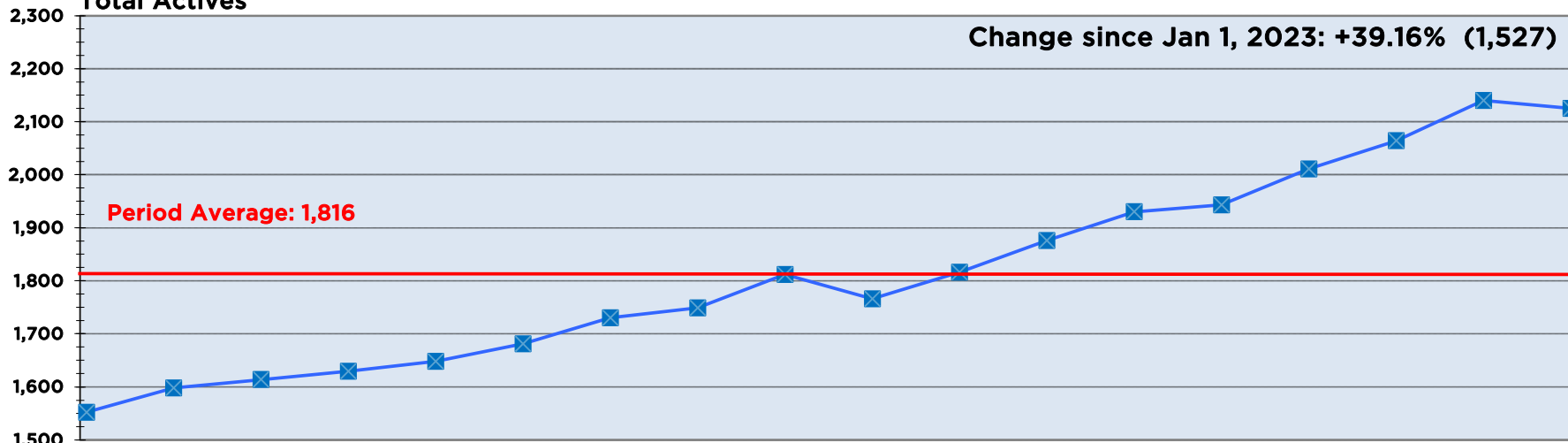
**Average Days on Market**



LstToContract	42	45	38	43	41	45	40	48	36	35	42	38	40	46	36	50	47	52
CombDaysOnMkt	43	54	40	43	42	48	43	51	37	36	42	42	41	49	46	58	49	58
LstToClose	75	79	71	78	74	76	70	79	66	67	74	72	73	78	68	83	81	84

**Total Actives**

Change since Jan 1, 2023: +39.16% (1,527)

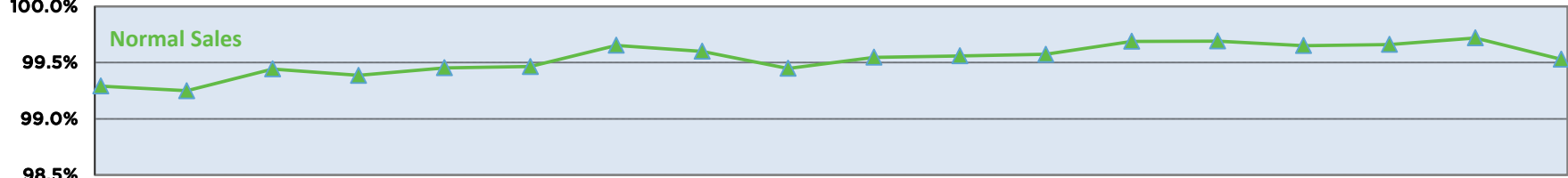


Total Actives	1,552	1,598	1,614	1,629	1,648	1,681	1,730	1,749	1,812	1,766	1,816	1,876	1,930	1,943	2,011	2,064	2,140	2,125
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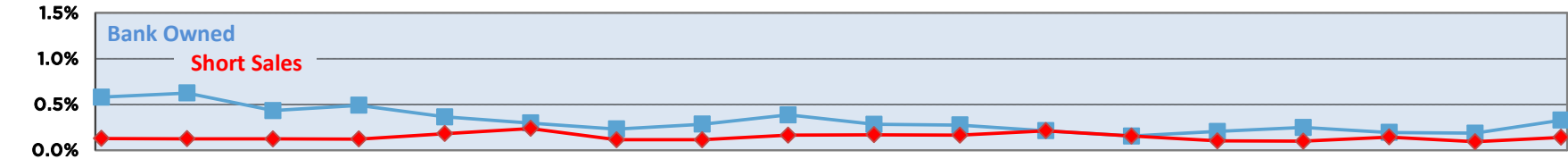
**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

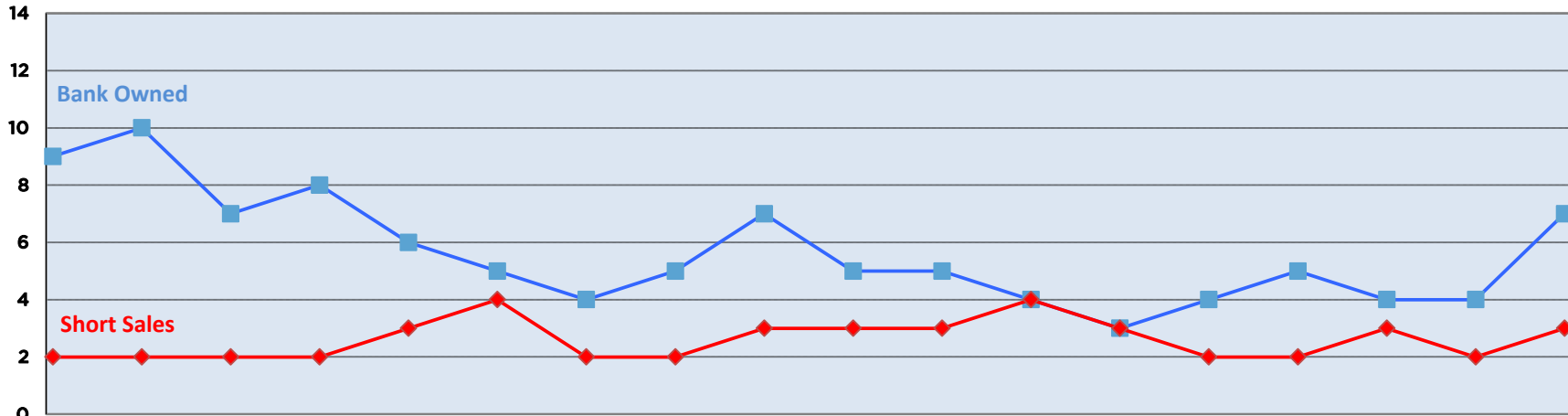


Date	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
Normal	99.3%	99.2%	99.4%	99.4%	99.5%	99.5%	99.7%	99.6%	99.4%	99.5%	99.6%	99.6%	99.7%	99.7%	99.7%	99.7%	99.7%	99.5%



Date	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
BO	0.6%	0.6%	0.4%	0.5%	0.4%	0.3%	0.2%	0.3%	0.4%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.3%
SS	0.1%	0.1%	0.1%	0.1%	0.2%	0.2%	0.1%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%

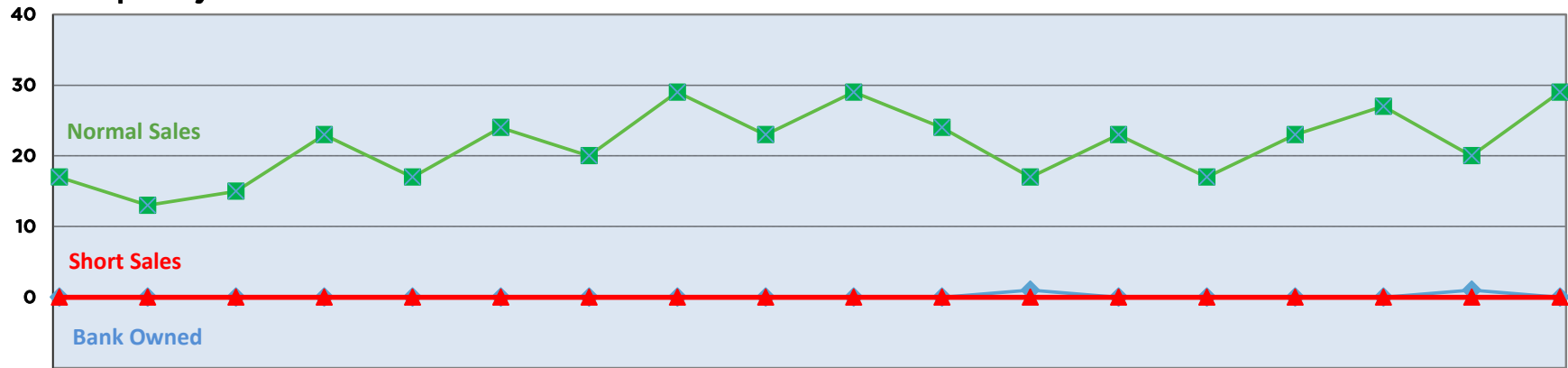
**Active Foreclosures**



Date	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
BO	9	10	7	8	6	5	4	5	7	5	5	4	3	4	5	4	4	7
SS	2	2	2	2	3	4	2	2	3	3	3	4	3	2	2	3	2	3

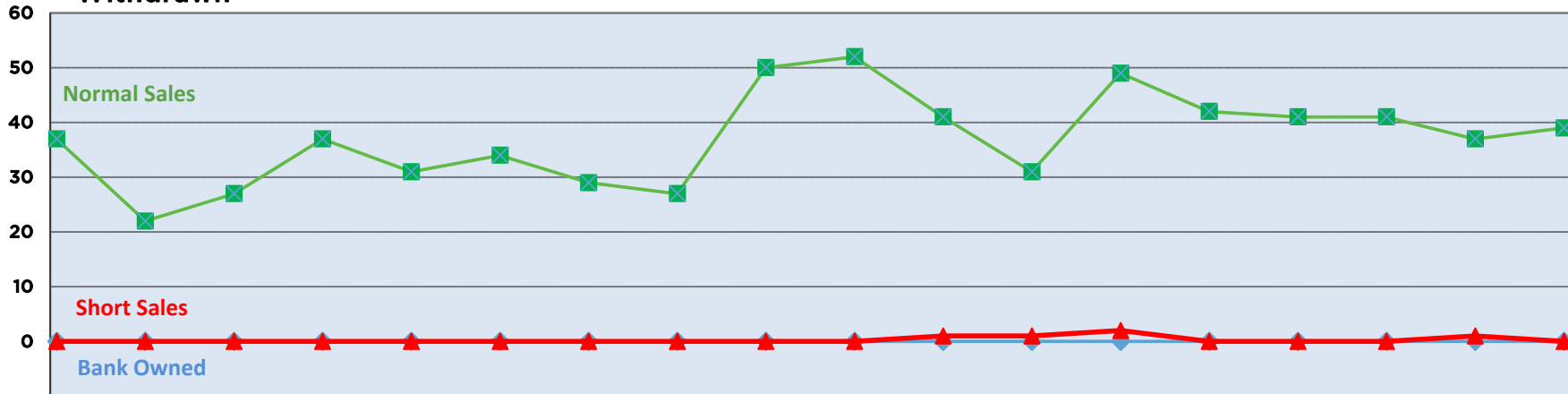
**Condos, Townhomes, Villas**

**Temporary Off Market**



	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
Norm	17	13	15	23	17	24	20	29	23	29	24	17	23	17	23	27	20	29
BO	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

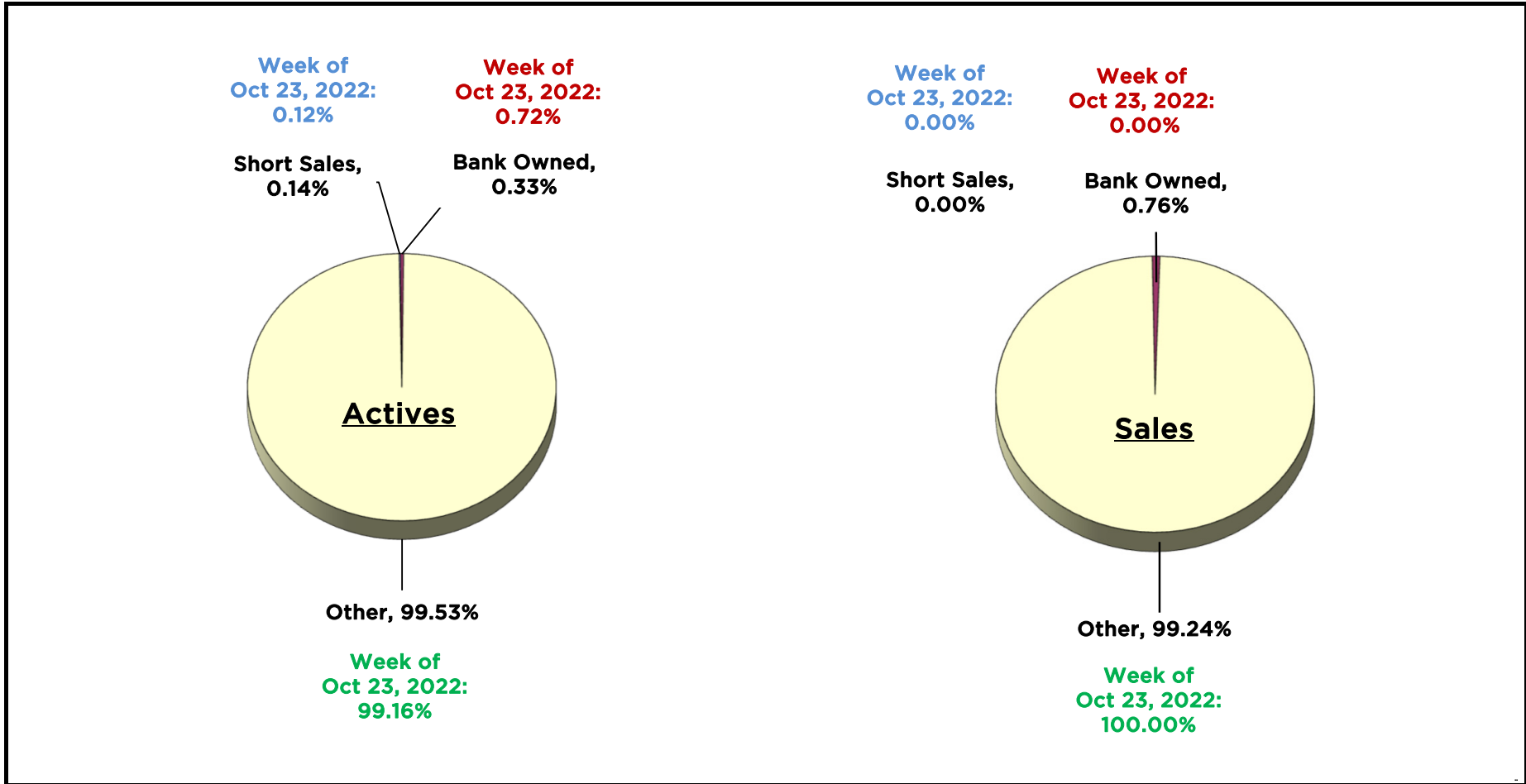
**Withdrawn**



	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22
Norm	37	22	27	37	31	34	29	27	50	52	41	31	49	42	41	41	37	39
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	1	1	2	0	0	0	1	0



**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
10/22/2023 - 10/28/2023  
Lake, Orange, Osceola & Seminole Counties

**There are 20 Condos, Villas, or Townhomes available for the Median Price of \$274,825 (± \$500)**

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Seminole County</b>		<b>3</b>	<b>\$275,000</b>	<b>2.7</b>	<b>2.0</b>	<b>1,260</b>	<b>\$218.20</b>
Apopka / Hunt Club	32703	1	\$275,000	2.0	2.0	1,302	\$211.21
Casselberry	32707	1	\$275,000	3.0	2.0	1,271	\$216.37
Altamonte Springs / Forest City	32714	1	\$275,000	3.0	2.0	1,208	\$227.65
<b>Orange County</b>		<b>7</b>	<b>\$275,000</b>	<b>2.9</b>	<b>2.1</b>	<b>1,264</b>	<b>\$217.59</b>
Winter Park (East) / Aloma	32792	1	\$275,000	3.0	2.0	1,350	\$203.70
Azalea Park	32807	2	\$275,000	3.0	2.0	1,156	\$237.89
Orlo Vista	32811	1	\$275,000	2.0	2.0	1,228	\$223.94
Williamsburg / Lake Bryan	32821	1	\$275,000	3.0	3.0	1,409	\$195.17
Metro West / Orlo Vista	32835	1	\$275,000	4.0	2.0	1,489	\$184.69
Hunters Creek	32837	1	\$275,000	2.0	2.0	1,059	\$259.68
<b>Osceola County</b>		<b>9</b>	<b>\$274,978</b>	<b>2.4</b>	<b>1.9</b>	<b>1,271</b>	<b>\$216.42</b>
Davenport	33896	4	\$274,950	2.0	2.0	1,364	\$201.58
Kissimmee (Central)	34741	1	\$275,000	3.0	2.0	1,433	\$191.91
Kissimmee (West) / Pleasant Hill	34746	3	\$275,000	3.0	2.0	1,215	\$226.34
Kissimmee / Celebration	34747	1	\$275,000	2.0	1.0	901	\$305.22
<b>Lake County</b>		<b>1</b>	<b>\$275,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,434</b>	<b>\$191.77</b>
Leesburg (East) / Haines Creek	34788	1	\$275,000	2.0	2.0	1,434	\$191.77