



Monday Morning Quarterback Summary

Week of November 03, 2024 - November 09, 2024

Single-family existing homes

- Sales of single-family homes decreased to 329 during the week of November 03, from 493 the week prior
- The median price of single family homes increased to \$420,000 a change of 1.2%
- The number of single-family home foreclosure transactions decreased to 1 from 5 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory increased by 141, and now sits at 7,819

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 98 during the week of November 03, from 132 the week prior
- The median price of condos, townhomes, and villas decreased to \$260,000 a change of -4.6%
- 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 remains constant at 0
- Condo inventory increased by 57, and now sits at 3,792

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

Monday Morning Quarterback
11/03/2024 - 11/09/2024
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
Weekly Sales	329	31	23	93	77	88	17
Bank Owned	1	0	0	1	0	0	0
Short Sales	1	0	0	1	0	0	0
Other	327	31	23	91	77	88	17
Active Listings	7,819	465	443	1,687	1,620	2,823	781
Bank Owned	50	14	11	10	4	9	2
Short Sales	24	2	5	8	5	4	0
Other	7,745	449	427	1,669	1,611	2,810	779
Months of Inventory	5.48	3.46	4.45	4.19	4.86	7.40	10.60

List Price

Average Original List Price	\$556,682	\$231,516	\$296,993	\$371,813	\$468,478	\$709,819	\$2,119,118
Average Final List Price	\$530,691	\$198,048	\$283,836	\$358,833	\$458,600	\$679,999	\$1,965,059

Sale Price

Average Price	\$515,122	\$180,984	\$276,973	\$353,633	\$447,494	\$663,912	\$1,866,176
Median Price	\$420,000	\$187,500	\$278,500	\$352,250	\$440,000	\$640,000	\$1,510,500

Price Differences

Original to Final List Price	-\$25,991	-\$33,468	-\$13,157	-\$12,980	-\$9,878	-\$29,820	-\$154,059
Original List to Sale Price - \$	-\$41,560	-\$50,532	-\$20,020	-\$18,180	-\$20,984	-\$45,907	-\$252,942
Final List to Sale Price - \$	-\$15,569	-\$17,064	-\$6,863	-\$5,200	-\$11,106	-\$16,087	-\$98,883
Original List to Sale Price - %	92.53%	78.17%	93.26%	95.11%	95.52%	93.53%	88.06%
Final List to Sale Price - %	97.07%	91.38%	97.58%	98.55%	97.58%	97.63%	94.97%

Days on the Market

Avg Days Listing to Contract	59	58	61	58	56	60	73
Combined Avg Days to Contract	64	58	69	62	59	67	86
Avg Days Listing to Closing	95	88	95	96	89	99	106
Avg Days Contract to Close	35	29	33	37	32	38	32

Beds / Baths

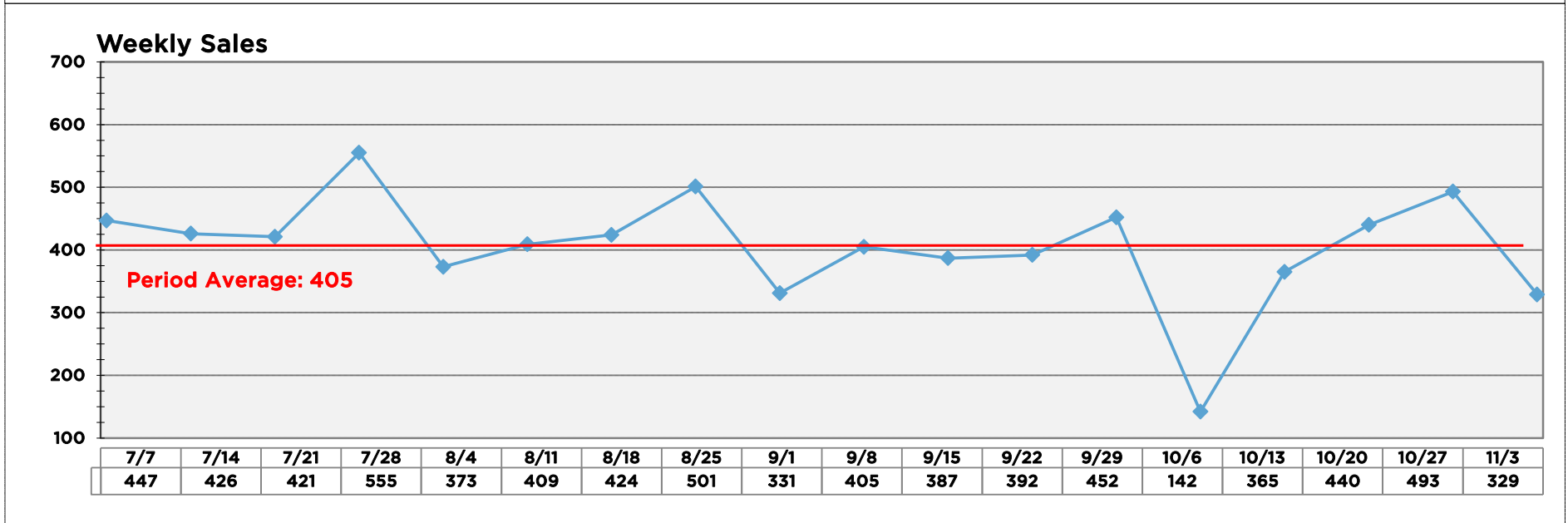
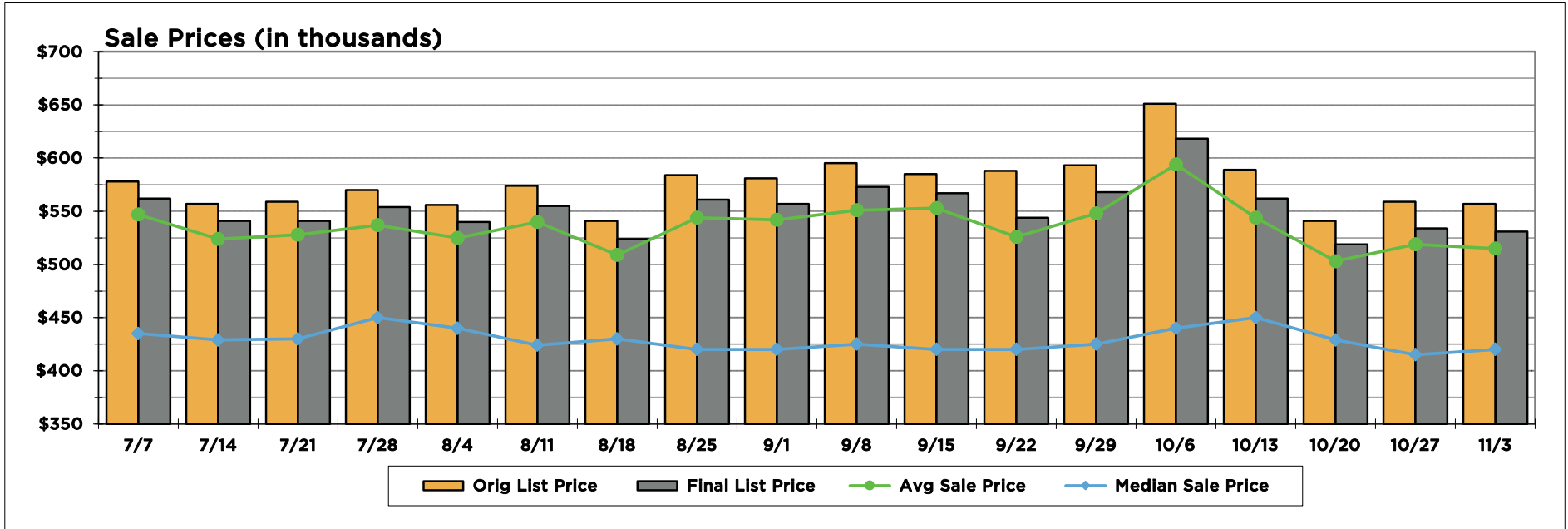
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,061	1,255	1,308	1,570	2,017	2,677	4,255
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11/03/2024 - 11/09/2024
Lake, Orange, Osceola & Seminole Counties

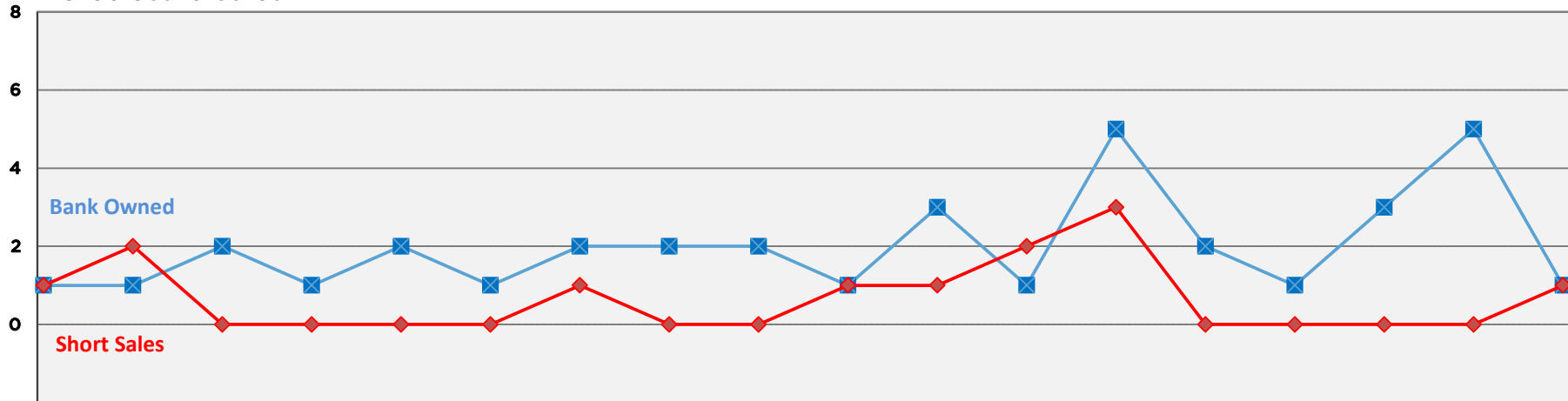
Single Family Homes



Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

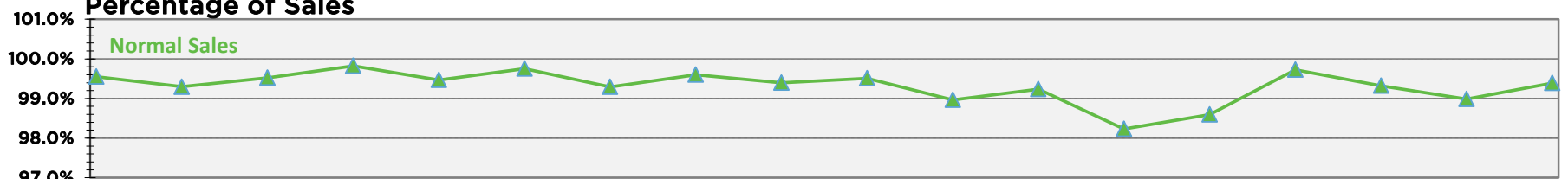
Single Family Homes

Foreclosure Sales

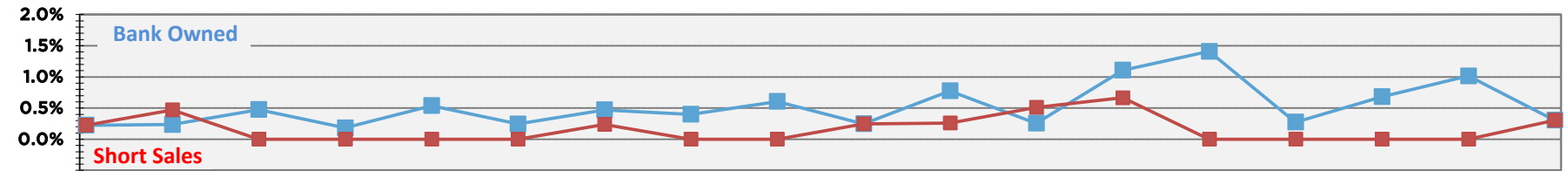


BO	1	1	2	1	2	1	2	2	2	1	3	1	5	2	1	3	5	1
SS	1	2	0	0	0	0	1	0	0	1	1	2	3	0	0	0	0	1

Percentage of Sales



Normal	99.55%	99.30%	99.52%	99.82%	99.46%	99.76%	99.29%	99.60%	99.40%	99.51%	98.97%	99.23%	98.23%	98.59%	99.73%	99.32%	98.99%	99.39%
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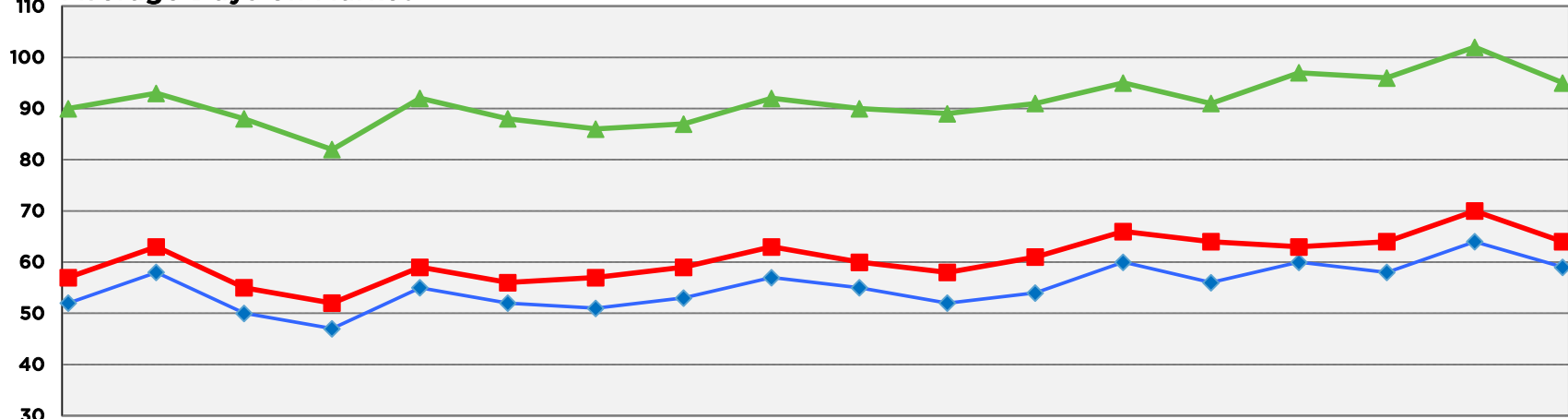


BO	0.22%	0.23%	0.48%	0.18%	0.54%	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%
SS	0.22%	0.47%	0.00%	0.00%	0.00%	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%

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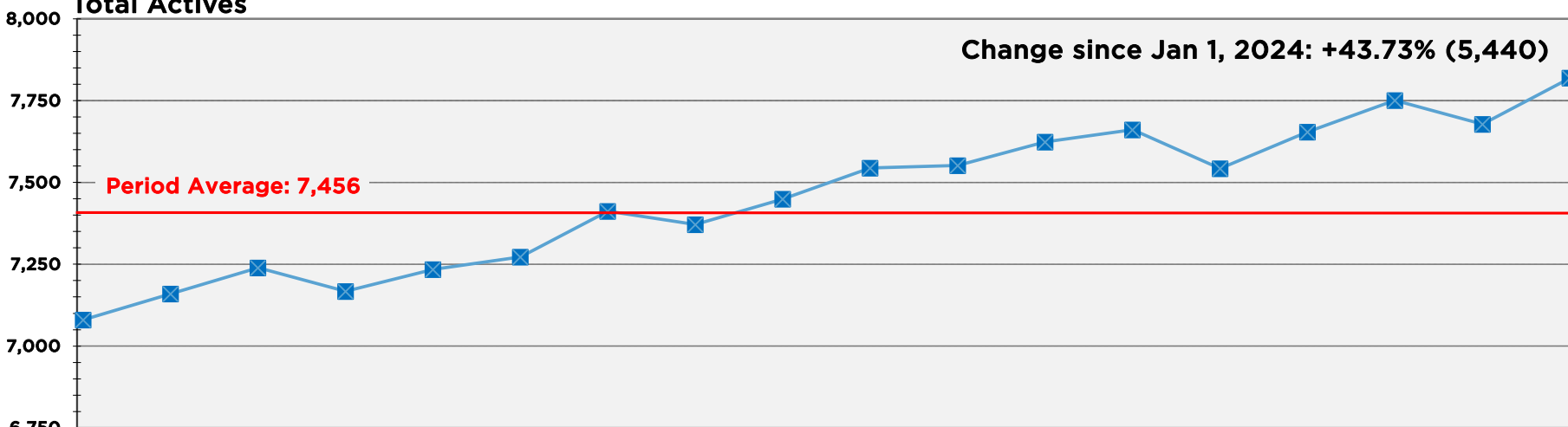
Single Family Homes

Average Days on Market



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
ListToContract	52	58	50	47	55	52	51	53	57	55	52	54	60	56	60	58	64	59
CombDaysOnMkt	57	63	55	52	59	56	57	59	63	60	58	61	66	64	63	64	70	64
ListToClose	90	93	88	82	92	88	86	87	92	90	89	91	95	91	97	96	102	95

Total Actives

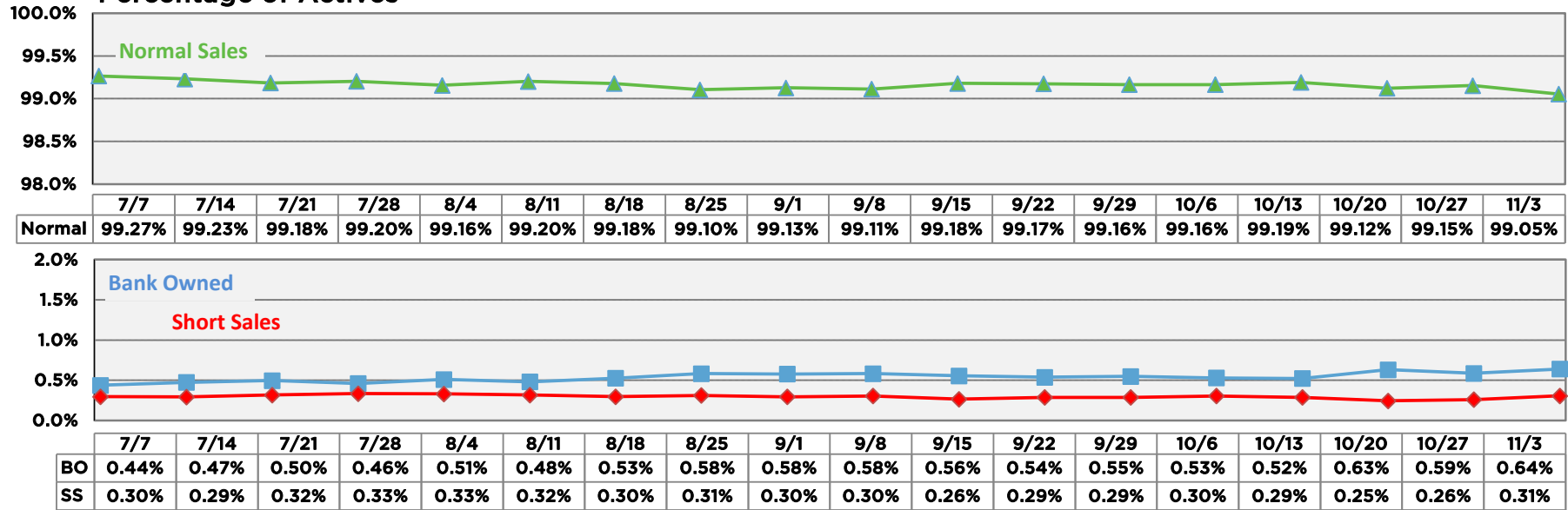


	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
Total Actives	7,080	7,159	7,239	7,167	7,234	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819

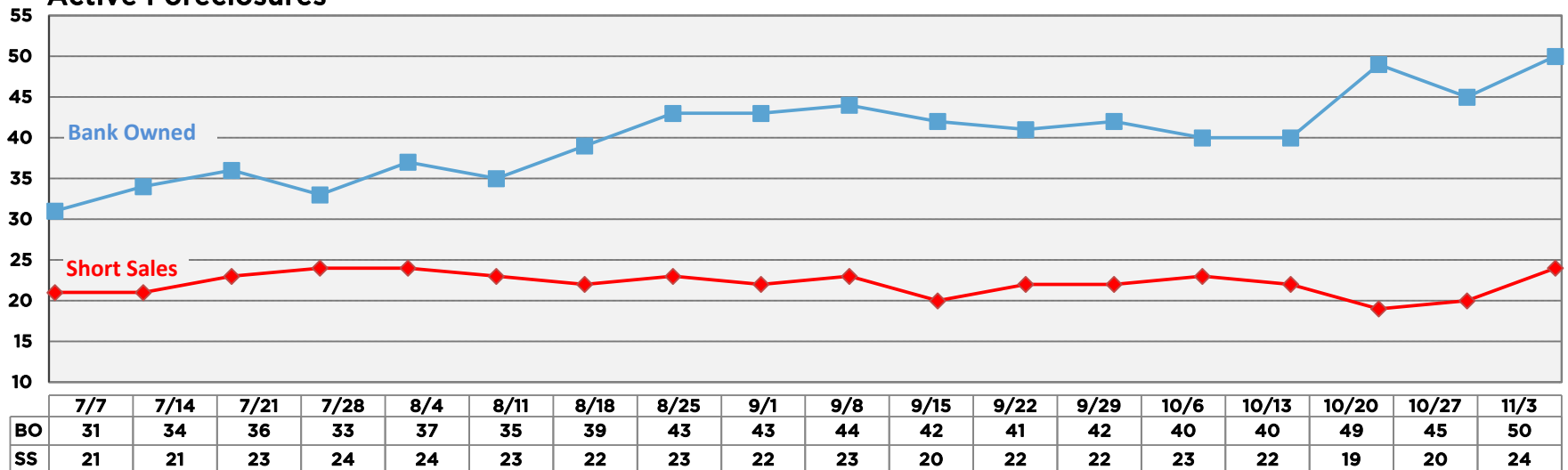
Monday Morning Quarterback
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Single Family Homes

Percentage of Actives



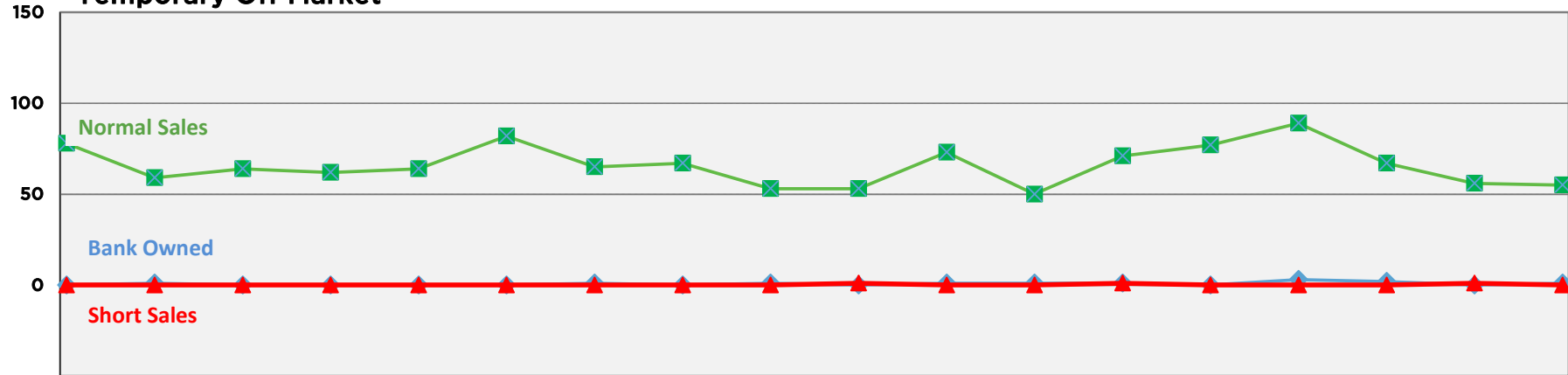
Active Foreclosures



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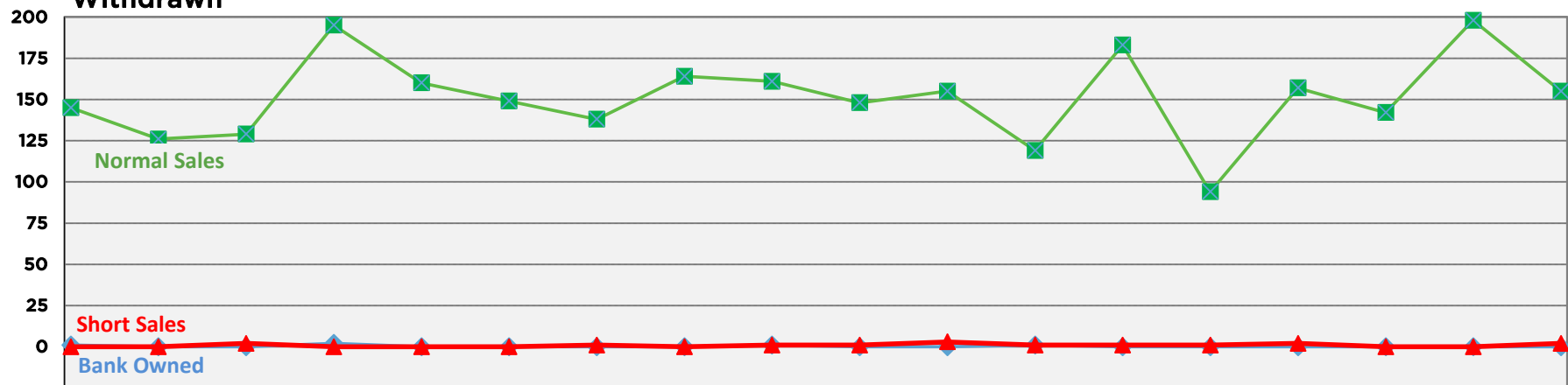
Single Family Homes

Temporary Off Market



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
Norm	78	59	64	62	64	82	65	67	53	53	73	50	71	77	89	67	56	55
BO	0	1	0	0	0	0	1	0	1	0	1	1	1	0	3	2	0	1
SS	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	1	0

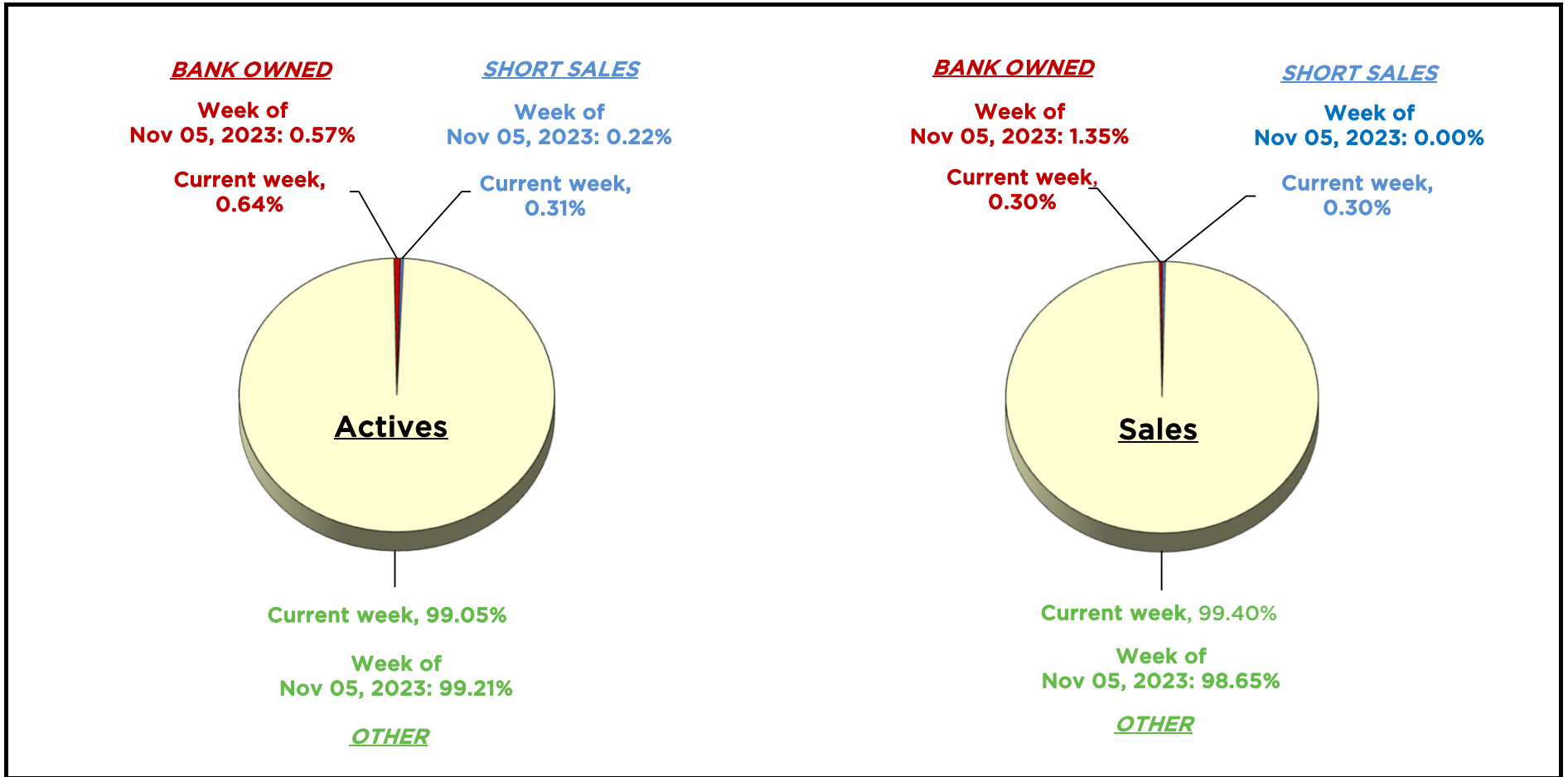
Withdrawn



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
Norm	145	126	129	195	160	149	138	164	161	148	155	119	183	94	157	142	198	155
BO	1	0	0	2	0	0	0	0	1	0	0	1	0	0	0	0	0	0
SS	0	0	2	0	0	0	1	0	1	1	3	1	1	1	2	0	0	2

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Single Family Homes



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There are 86 Single Family Homes available for the Median Price of \$420,000 (± \$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>
Seminole County		10	\$419,980	3.0	2.0	1,584	\$265.17
Altamonte Springs / Forest City	32714	1	\$419,900	3.0	2.0	1,647	\$254.95
Lake Mary / Heathrow	32746	2	\$420,000	2.5	2.0	1,442	\$291.26
Oviedo	32765	1	\$419,900	3.0	2.0	1,482	\$283.33
Chuluota/Oviedo	32766	2	\$420,000	3.0	2.0	1,533	\$273.97
Sanford / Lake Forest	32771	2	\$420,000	3.5	2.0	1,882	\$223.17
Longwood / Wekiva Springs	32779	1	\$420,000	3.0	2.0	1,470	\$285.71
Winter Park	32792	1	\$420,000	3.0	2.0	1,525	\$275.41
Orange County		28	\$419,942	3.2	2.0	1,663	\$252.49
Apopka (North)	32712	2	\$419,950	3.0	2.0	1,949	\$215.47
Maitland / Eatonville	32751	1	\$420,000	3.0	2.0	1,822	\$230.52
Mount Dora	32757	1	\$420,000	4.0	2.0	1,843	\$227.89
Winter Park (East) / Aloma	32792	1	\$419,900	3.0	1.0	1,350	\$311.04
Colonialtown	32803	1	\$420,000	3.0	2.0	1,293	\$324.83
College Park	32804	1	\$419,900	3.0	2.0	1,379	\$304.50
Pine Hills	32805	1	\$420,000	3.0	3.0	1,422	\$295.36
Delaney / Crystal Lake	32806	1	\$419,900	3.0	2.0	1,383	\$303.62
Lockhart	32810	1	\$420,000	4.0	2.0	1,874	\$224.12
Union Park	32817	2	\$419,900	3.0	2.0	1,386	\$302.96
Hiawassee	32818	1	\$420,000	3.0	2.0	2,051	\$204.78
Williamsburg / Lake Bryan	32821	2	\$419,750	3.0	2.0	1,477	\$284.19
Rio Pinar / Union Park	32825	2	\$420,000	4.0	2.0	1,736	\$242.01
Research Park	32826	1	\$419,900	4.0	2.0	1,863	\$225.39
Waterford Lakes	32828	5	\$420,000	3.0	1.8	1,645	\$255.32
Union Park / Chickasaw	32829	1	\$420,000	3.0	2.0	1,866	\$225.08
Wedgfield	32833	1	\$419,777	3.0	2.0	1,736	\$241.81
Hunters Creek	32837	1	\$420,000	4.0	2.0	1,913	\$219.55
Ocoee	34761	2	\$419,900	3.0	2.0	1,728	\$243.07
Osceola County		27	\$419,958	3.7	2.2	2,060	\$203.90
Kissimmee / Buena Ventura Lakes	34743	1	\$420,000	4.0	2.0	1,839	\$228.38
Kissimmee (East)	34744	7	\$419,984	3.4	2.1	1,801	\$233.18
Kissimmee (West) / Pleasant Hill	34746	4	\$419,950	3.5	2.0	2,171	\$193.41
Kissimmee / Poinciana	34758	1	\$420,000	6.0	3.0	2,215	\$189.62
St Cloud	34769	2	\$419,950	4.0	2.0	2,207	\$190.28
St Cloud / Narcoossee	34771	7	\$419,983	4.0	2.4	2,023	\$207.57
St Cloud / Canoe Creek	34772	4	\$419,875	3.5	2.3	2,330	\$180.18
St Cloud / Harmony	34773	1	\$419,900	3.0	2.0	2,366	\$177.47

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There are 86 Single Family Homes available for the Median Price of \$420,000 (± \$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>
Lake County		21	\$419,952	3.5	2.2	2,043	\$205.55
Eustis (West)	32726	1	\$420,000	3.0	2.0	1,732	\$242.49
Grand Island	32735	2	\$420,000	4.5	2.5	2,380	\$176.47
Eustis (East)	32736	1	\$420,000	3.0	2.0	1,791	\$234.51
Mount Dora	32757	2	\$419,900	3.5	2.0	1,826	\$229.96
Tavares / Mt Plymouth	32778	1	\$420,000	4.0	2.0	2,547	\$164.90
Clermont (Central)	34711	3	\$420,000	3.0	2.0	1,639	\$256.25
Clermont (South)	34714	1	\$420,000	4.0	3.0	1,673	\$251.05
Minneola	34715	2	\$419,900	4.0	2.0	2,116	\$198.44
Groveland	34736	3	\$419,833	3.7	2.7	2,194	\$191.36
Leesburg (West)	34748	1	\$420,000	3.0	2.0	2,204	\$190.56
Mascotte	34753	1	\$420,000	4.0	2.0	2,924	\$143.64
Winter Garden	34787	1	\$420,000	3.0	2.0	1,664	\$252.40
Leesburg (East) / Haines Creek	34788	2	\$419,945	3.0	2.0	2,114	\$198.70

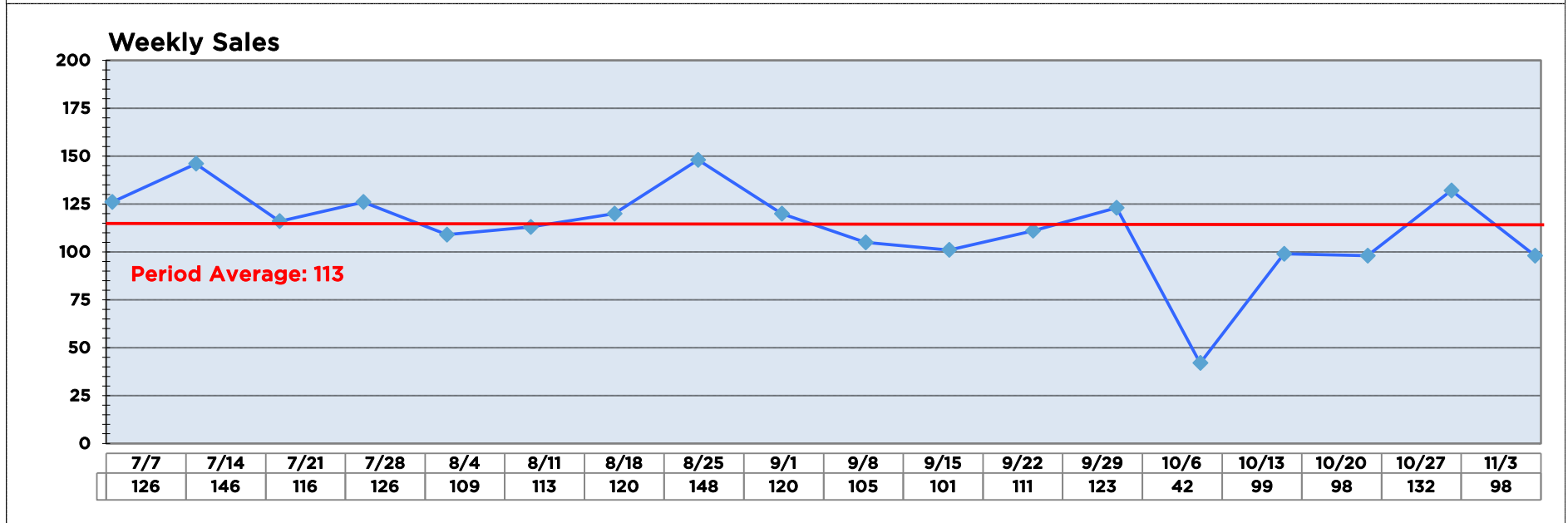
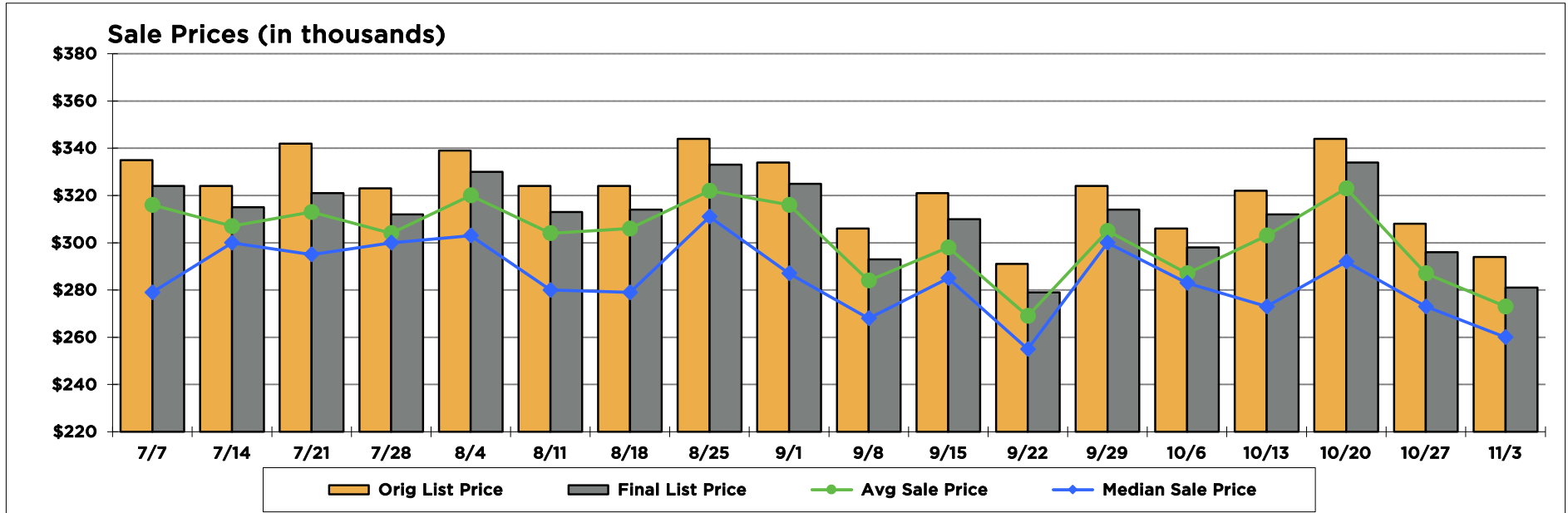
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	98	45	17	21	11	4	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	97	44	17	21	11	4	0
Active Listings	3,792	1,413	581	1,000	463	314	21
Bank Owned	17	10	3	2	1	1	0
Short Sales	10	3	0	6	1	0	0
Other	3,765	1,400	578	992	461	313	21
Months of Inventory	8.93	7.25	7.89	10.99	9.71	18.12	0.00
<i>List Price</i>							
Average Original List Price	\$294,205	\$194,107	\$301,624	\$353,176	\$463,196	\$614,450	\$0
Average Final List Price	\$280,626	\$182,944	\$286,755	\$339,243	\$449,279	\$581,975	\$0
<i>Sale Price</i>							
Average Price	\$272,920	\$176,127	\$276,494	\$333,567	\$440,380	\$567,741	\$0
Median Price	\$260,000	\$185,500	\$277,250	\$320,000	\$422,495	\$549,000	\$0
<i>Price Differences</i>							
Original to Final List Price	-\$13,579	-\$11,163	-\$14,869	-\$13,933	-\$13,917	-\$32,475	\$0
Original List to Sale Price - \$	-\$21,285	-\$17,980	-\$25,130	-\$19,609	-\$22,816	-\$46,709	\$0
Final List to Sale Price - \$	-\$7,706	-\$6,817	-\$10,261	-\$5,676	-\$8,899	-\$14,234	\$0
Original List to Sale Price - %	92.77%	90.74%	91.67%	94.45%	95.07%	92.40%	0.00%
Final List to Sale Price - %	97.25%	96.27%	96.42%	98.33%	98.02%	97.55%	0.00%
<i>Days on the Market</i>							
Avg Days Listing to Contract	79	77	80	83	78	67	0
Combined Avg Days to Contract	82	79	81	86	78	110	0
Avg Days Listing to Closing	112	113	111	116	109	103	0
Avg Days Contract to Close	34	35	32	32	35	35	0
<i>Beds / Baths</i>							
Average Bedrooms	2	2	2	3	3	3	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,274	920	1,298	1,600	1,869	1,818	0

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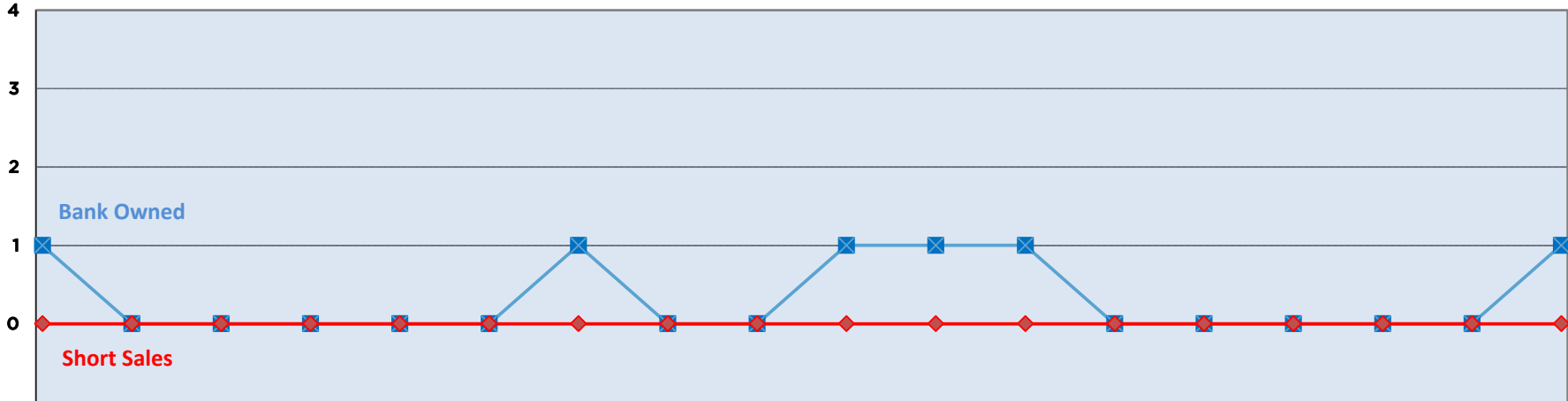
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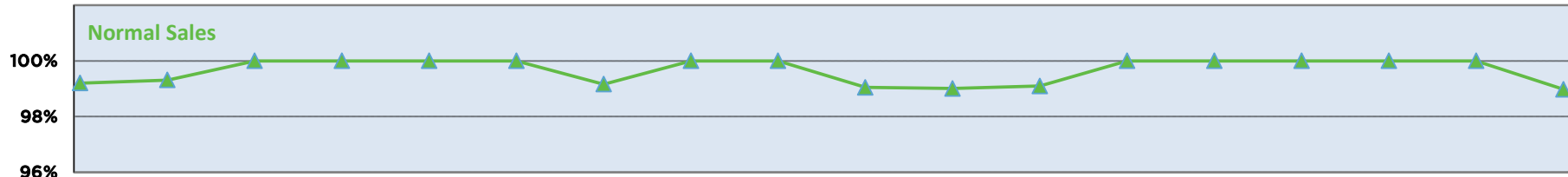
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Foreclosure Sales

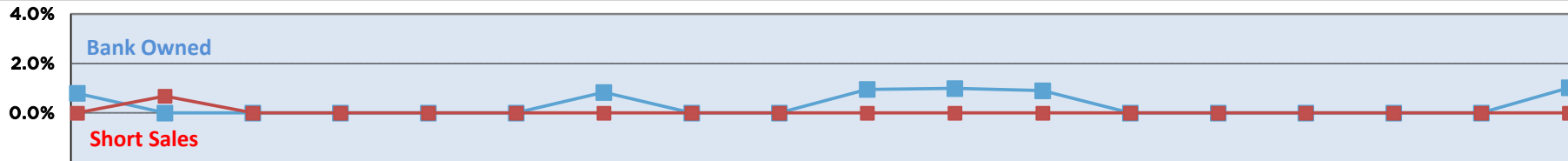


	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	
BO	1	0	0	0	0	0	1	0	0	1	1	1	0	0	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	
Normal	99.21%	99.32%	100.00%	100.00%	100.00%	100.00%	99.17%	100.00%	100.00%	99.05%	99.01%	99.10%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	98.98%

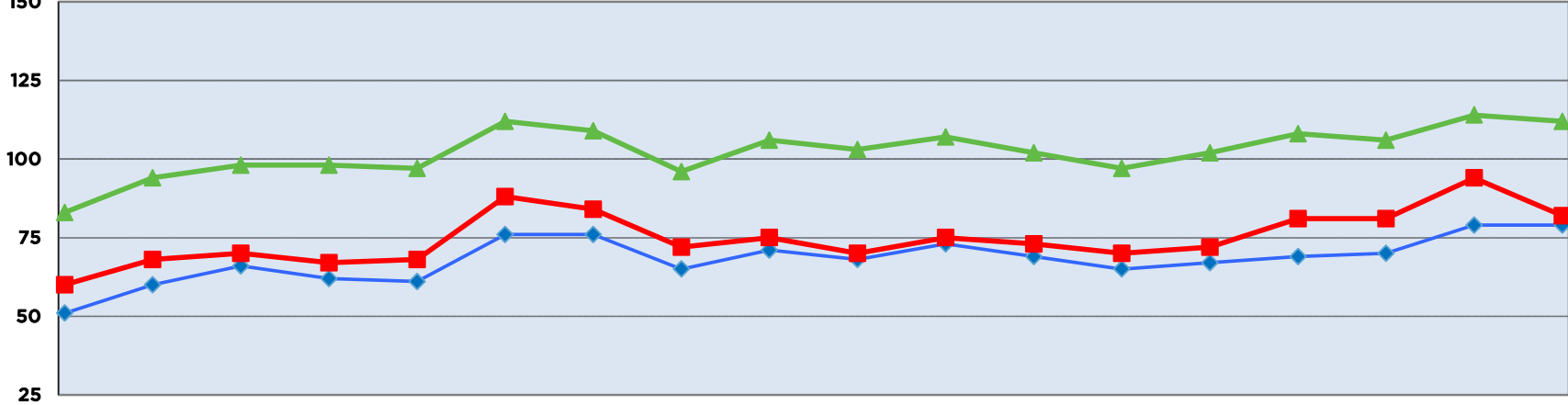


	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	
BO	0.79%	0.00%	0.00%	0.00%	0.00%	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%
SS	0.00%	0.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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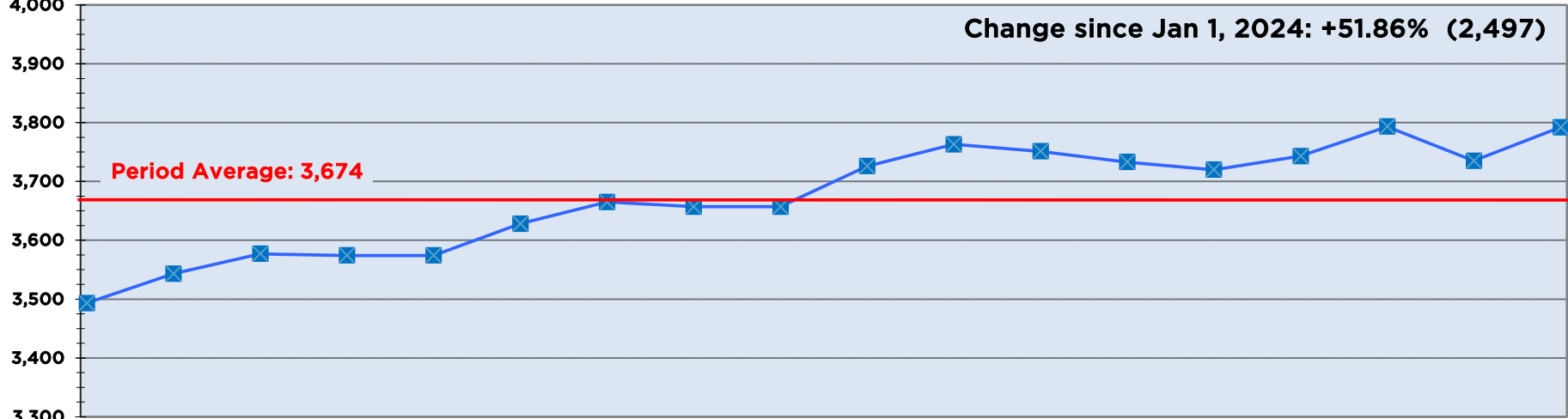
Condos, Townhomes, Villas

Average Days on Market



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
ListToContract	51	60	66	62	61	76	76	65	71	68	73	69	65	67	69	70	79	79
CombDaysOnMkt	60	68	70	67	68	88	84	72	75	70	75	73	70	72	81	81	94	82
ListToClose	83	94	98	98	97	112	109	96	106	103	107	102	97	102	108	106	114	112

Total Actives

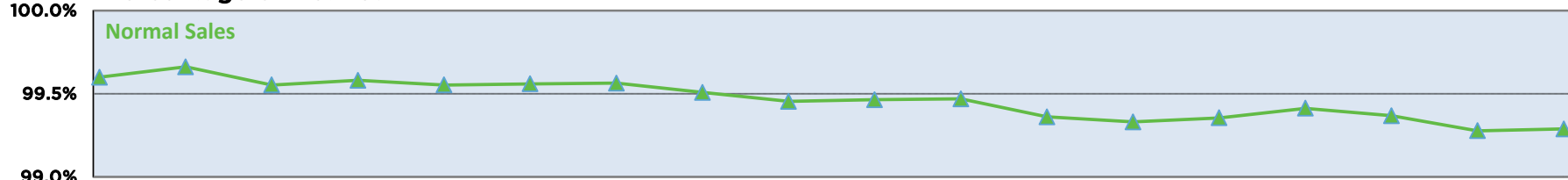


	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
Total Actives	3,493	3,543	3,577	3,574	3,574	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792

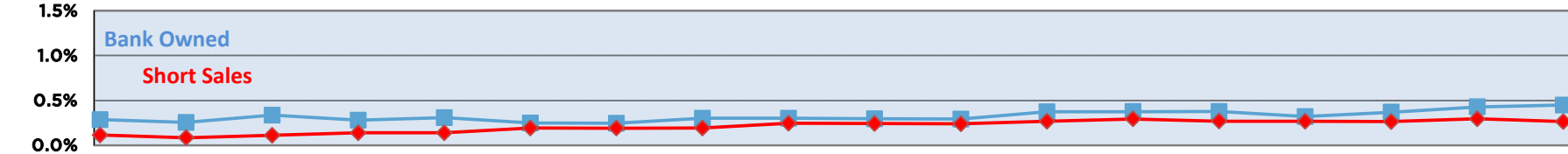
Monday Morning Quarterback
11/03/2024 - 11/09/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

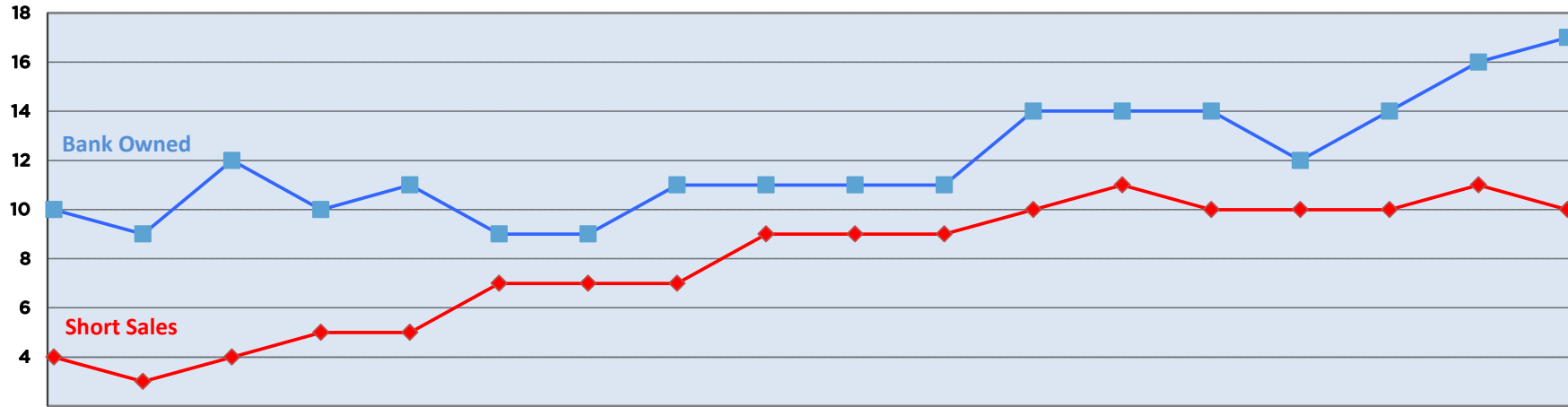


	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
Normal	99.60%	99.66%	99.55%	99.58%	99.55%	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
BO	0.29%	0.25%	0.34%	0.28%	0.31%	0.25%	0.25%	0.30%	0.30%	0.30%	0.29%	0.37%	0.38%	0.38%	0.32%	0.37%	0.43%	0.45%
SS	0.11%	0.08%	0.11%	0.14%	0.14%	0.19%	0.19%	0.19%	0.25%	0.24%	0.24%	0.27%	0.29%	0.27%	0.27%	0.26%	0.29%	0.26%

Active Foreclosures

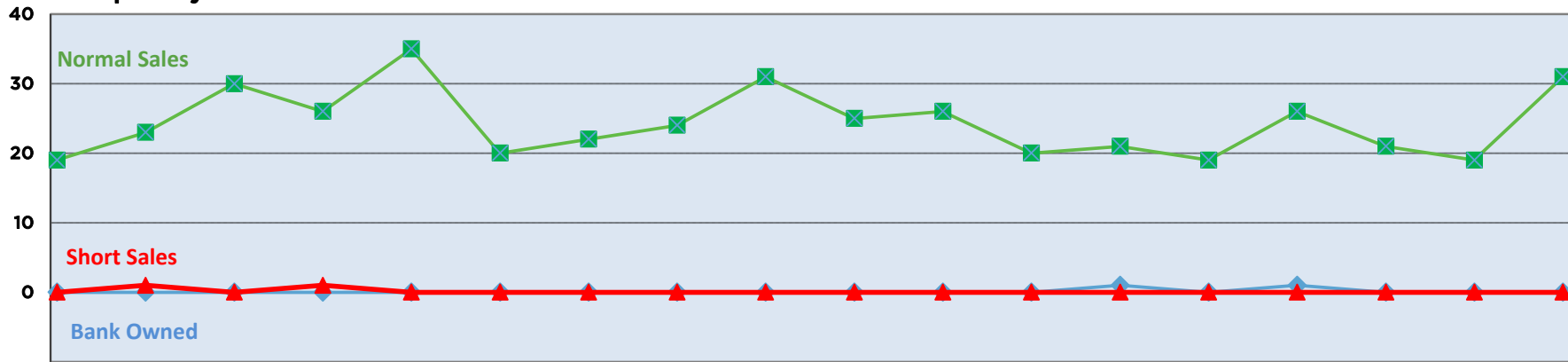


	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
BO	10	9	12	10	11	9	9	11	11	11	11	14	14	14	12	14	16	17
SS	4	3	4	5	5	7	7	7	9	9	9	10	11	10	10	10	11	10

Monday Morning Quarterback
11/03/2024 - 11/09/2024
Lake, Orange, Osceola & Seminole Counties

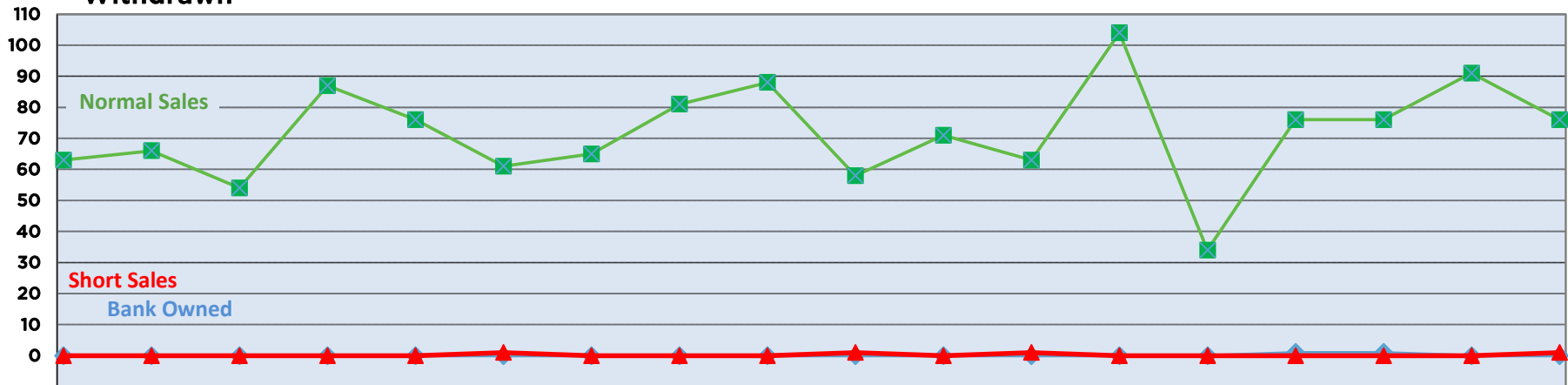
Condos, Townhomes, Villas

Temporary Off Market



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
Norm	19	23	30	26	35	20	22	24	31	25	26	20	21	19	26	21	19	31
BO	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
SS	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0

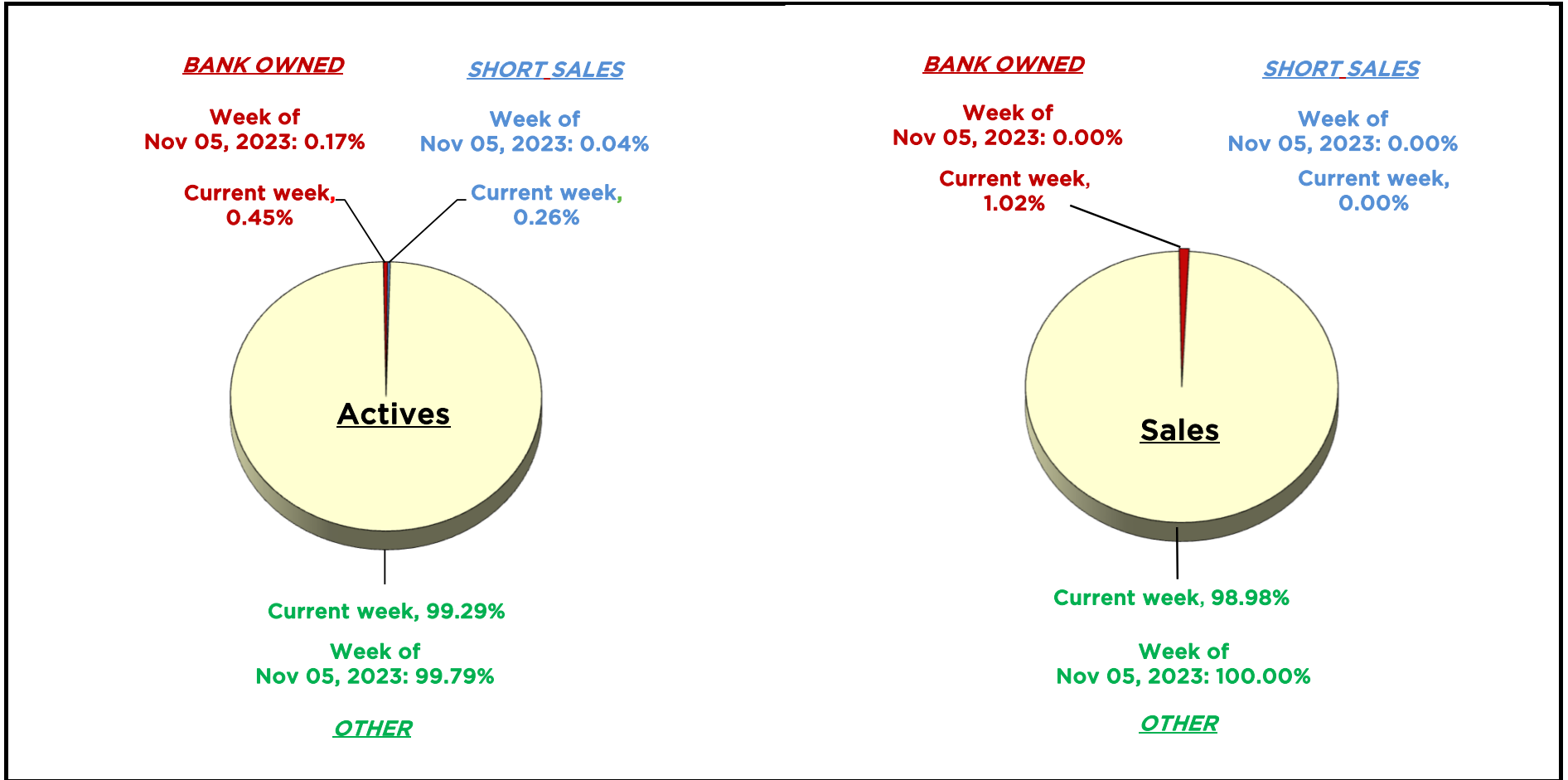
Withdrawn



	7/7	7/14	7/21	7/28	8/4	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3
Norm	63	66	54	87	76	61	65	81	88	58	71	63	104	34	76	76	91	76
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0
SS	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	0	0	1

Monday Morning Quarterback
11/03/2024 - 11/09/2024
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
11/03/2024 - 11/09/2024
Lake, Orange, Osceola & Seminole Counties

There are 42 Condos, Villas, or Townhomes available for the Median Price of \$260,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$259,937	2.6	2.0	1,391	\$186.82
Altamonte Springs (East)	32701	1	\$259,900	3.0	2.0	1,398	\$185.91
Winter Springs / Tuskawilla	32708	1	\$260,000	2.0	2.0	1,201	\$216.49
Altamonte Springs / Forest City	32714	1	\$259,786	3.0	2.0	1,340	\$193.87
Maitland / Eatonville	32751	1	\$260,000	3.0	2.0	1,406	\$184.92
Winter Park	32792	1	\$260,000	2.0	2.0	1,612	\$161.29
Orange County		24	\$259,938	2.5	1.9	1,197	\$217.15
Maitland / Eatonville	32751	1	\$260,000	2.0	2.0	1,768	\$147.06
Winter Park (East) / Aloma	32792	2	\$260,000	3.0	2.0	1,165	\$223.18
Orlando (Downtown)	32801	1	\$259,500	2.0	2.0	1,115	\$232.74
College Park	32804	2	\$259,950	2.0	1.5	934	\$278.32
Lockhart	32810	2	\$259,950	3.5	2.0	1,259	\$206.47
Orlo Vista	32811	3	\$260,000	2.3	1.7	1,160	\$224.20
Sand Lake / Bay Hill	32819	1	\$259,900	2.0	2.0	578	\$449.65
Ventura	32822	2	\$260,000	2.0	1.5	998	\$260.52
Taft	32824	1	\$259,900	3.0	2.0	1,200	\$216.58
Union Park / Chickasaw	32829	1	\$259,900	3.0	2.0	1,248	\$208.25
Metro West / Orlo Vista	32835	5	\$259,940	2.8	2.0	1,442	\$180.24
Hunters Creek	32837	1	\$259,900	2.0	2.0	854	\$304.33
Pine Castle / Edgewood	32839	2	\$259,950	2.0	2.0	1,282	\$202.77
Osceola County		12	\$259,967	2.9	2.0	1,361	\$191.05
Kissimmee (Central)	34741	4	\$259,975	3.0	2.0	1,414	\$183.83
Kissimmee (West) / Pleasant Hill	34746	4	\$259,975	3.0	2.0	1,244	\$209.07
Kissimmee / Celebration	34747	4	\$259,950	2.8	2.0	1,425	\$182.49
Lake County		1	\$260,000	3.0	2.0	1,566	\$166.03
Leesburg (East) / Haines Creek	34788	1	\$260,000	3.0	2.0	1,566	\$166.03