



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

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

***Week of December 08, 2024 - December 14, 2024***

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

- Sales of single-family homes decreased to 345 during the week of December 08, from 401 the week prior
- The median price of single family homes decreased to \$435,000 a change of -2.2%
- The number of single-family home foreclosure transactions increased to 3 from 2 the week prior
- The number of single-family short-sale transactions decreased to 0 from 1 the week prior
- Single-family inventory decreased by 44, and now sits at 7,638

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

- Sales of condos, townhomes, and villas decreased to 95 during the week of December 08, from 102 the week prior
- The median price of condos, townhomes, and villas decreased to \$280,000 a change of -4.1%
- The number of condo, townhome, and villa foreclosure transactions remains constant at 0
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 9, and now sits at 3,854

***Please note that due to the holidays and ORRA's closure, we will not be publishing numbers for the week of December 23rd. They will be included when regular releases resume on December 30th.***

***Thank you for your understanding, and happy holidays!***

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

**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
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
<b>Weekly Sales</b>	<b>345</b>	30	21	87	70	114	23
Bank Owned	3	1	2	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	342	29	19	87	70	114	23
<b>Active Listings</b>	<b>7,638</b>	482	451	1,634	1,605	2,701	765
Bank Owned	55	14	10	13	7	9	2
Short Sales	28	1	6	11	7	3	0
Other	7,555	467	435	1,610	1,591	2,689	763
<b>Months of Inventory</b>	<b>5.11</b>	3.71	4.96	4.33	5.29	5.47	7.68

**List Price**

Average Original List Price	\$585,344	\$200,703	\$299,736	\$372,691	\$461,021	\$695,778	\$1,983,217
Average Final List Price	\$565,599	\$188,798	\$289,088	\$362,171	\$451,830	\$673,664	\$1,889,652

**Sale Price**

Average Price	\$545,734	\$173,410	\$280,376	\$353,862	\$441,588	\$652,844	\$1,785,500
Median Price	\$435,000	\$177,000	\$280,000	\$355,000	\$435,000	\$639,500	\$1,335,000

**Price Differences**

Original to Final List Price	-\$19,745	-\$11,905	-\$10,648	-\$10,520	-\$9,191	-\$22,114	-\$93,565
Original List to Sale Price - \$	-\$39,610	-\$27,293	-\$19,360	-\$18,829	-\$19,433	-\$42,934	-\$197,717
Final List to Sale Price - \$	-\$19,865	-\$15,388	-\$8,712	-\$8,309	-\$10,242	-\$20,820	-\$104,152
Original List to Sale Price - %	93.23%	86.40%	93.54%	94.95%	95.78%	93.83%	90.03%
Final List to Sale Price - %	96.49%	91.85%	96.99%	97.71%	97.73%	96.91%	94.49%

**Days on the Market**

Avg Days Listing to Contract	64	72	76	59	47	69	86
Combined Avg Days to Contract	70	75	76	68	53	77	86
Avg Days Listing to Closing	99	108	109	95	80	103	129
Avg Days Contract to Close	35	36	33	36	33	35	42

**Beds / Baths**

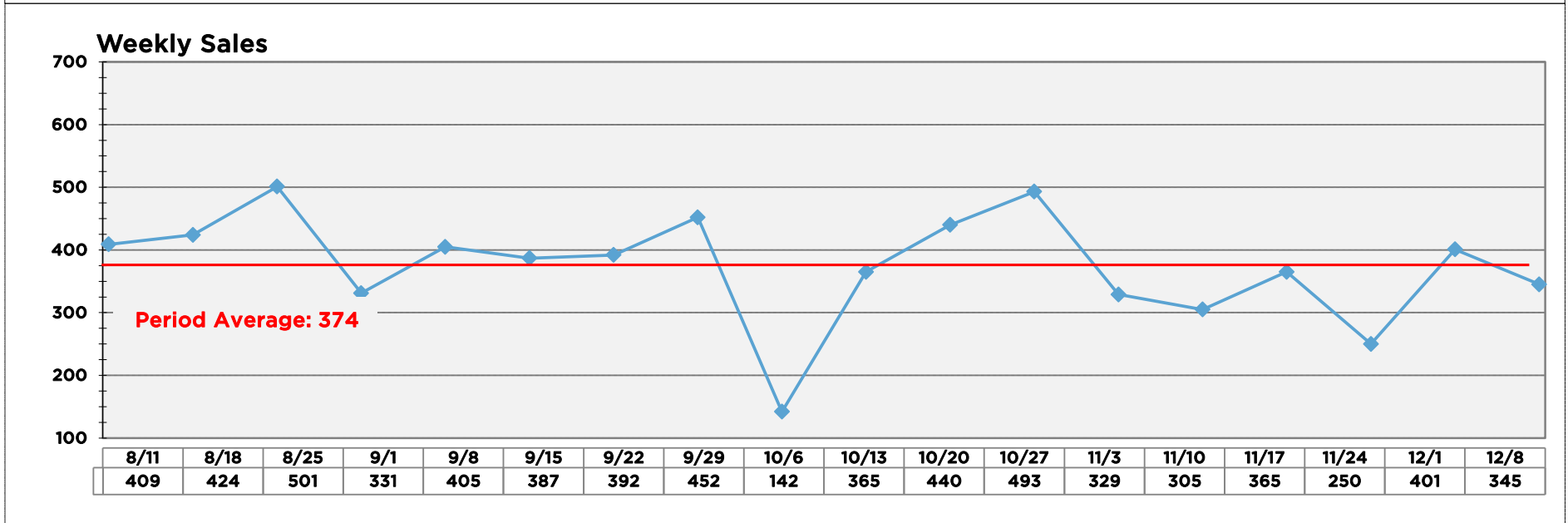
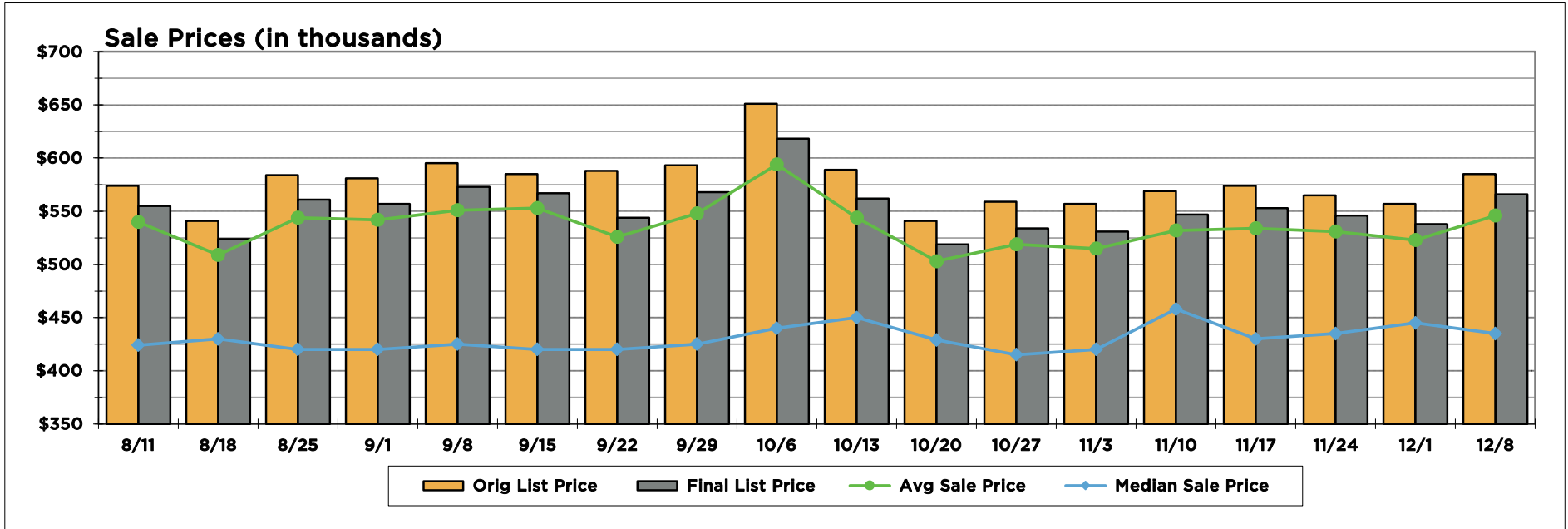
Average Bedrooms	4	3	3	3	3	4	4
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

**Square Footage**

Average Square Feet	2,169	1,088	1,312	1,637	1,956	2,778	4,011
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**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

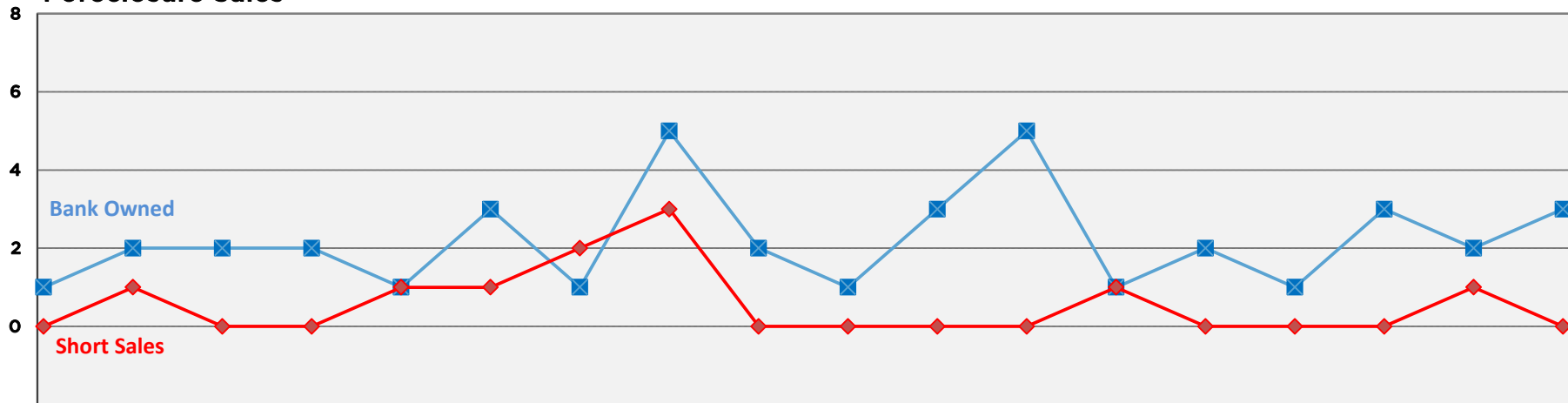
**Single Family Homes**



**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

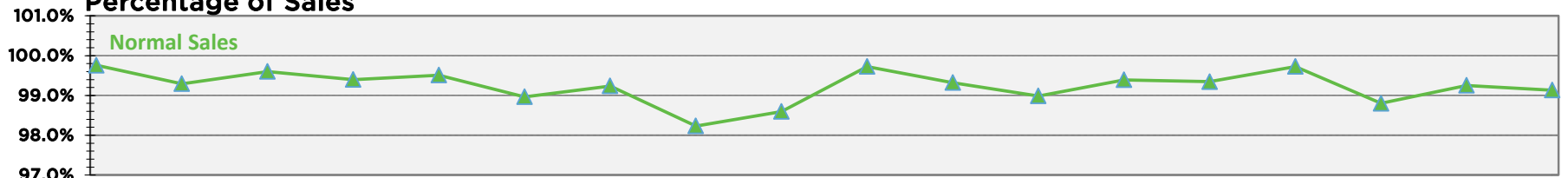
**Single Family Homes**

**Foreclosure Sales**

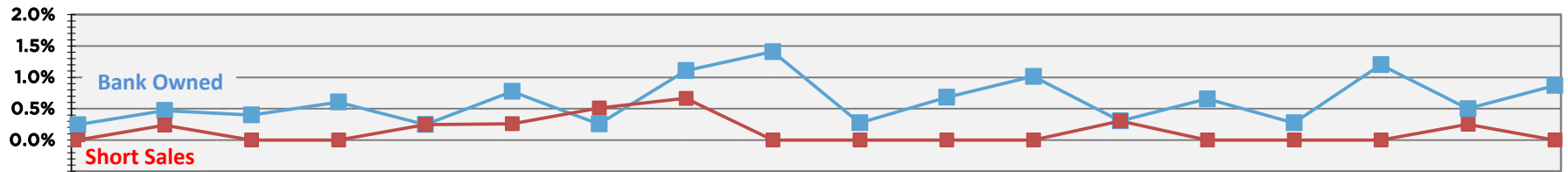


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
BO	1	2	2	2	1	3	1	5	2	1	3	5	1	2	1	3	2	3
SS	0	1	0	0	1	1	2	3	0	0	0	0	1	0	0	0	1	0

**Percentage of Sales**



	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	11/10	11/17	11/24	12/1	12/8
Normal	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%	99.34%	99.73%	98.80%	99.25%	99.13%

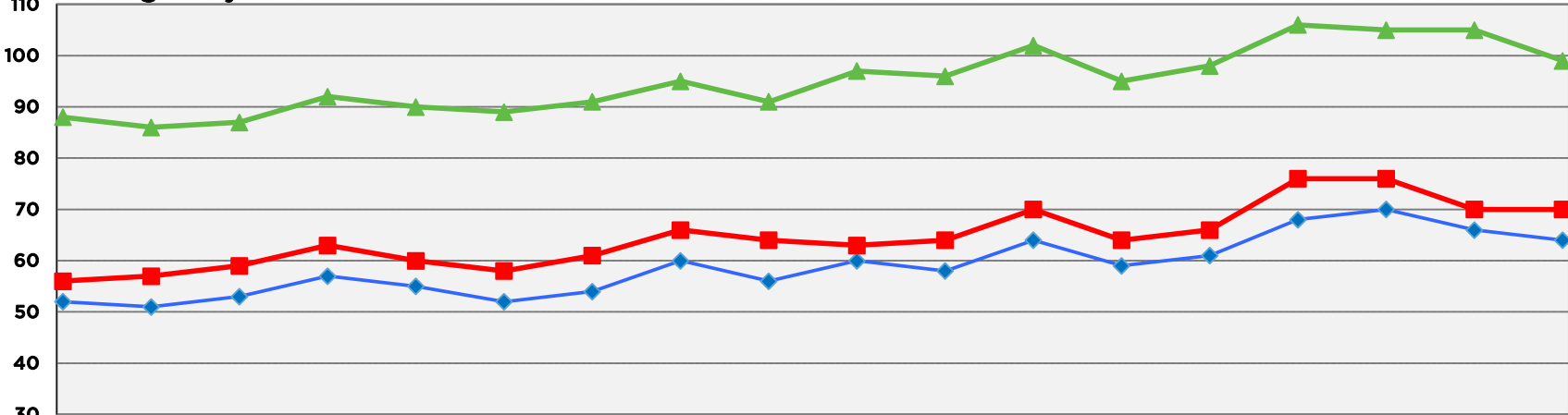


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
BO	0.24%	0.47%	0.40%	0.60%	0.25%	0.78%	0.26%	1.11%	1.41%	0.27%	0.68%	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%
SS	0.00%	0.24%	0.00%	0.00%	0.25%	0.26%	0.51%	0.66%	0.00%	0.00%	0.00%	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%

**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

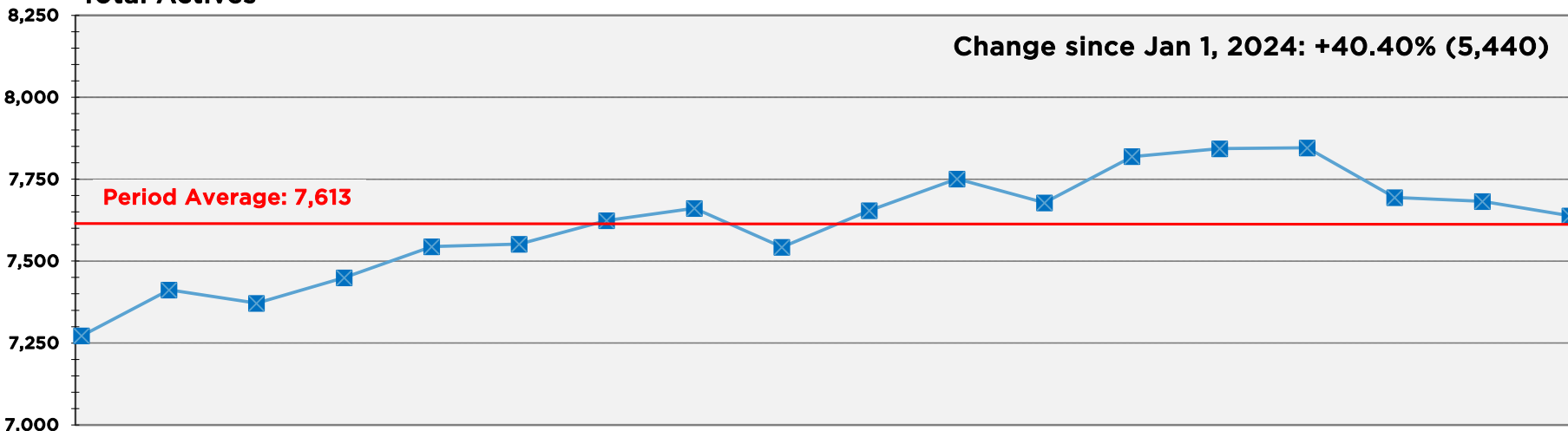
**Single Family Homes**

**Average Days on Market**



	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	11/10	11/17	11/24	12/1	12/8
ListToContract	52	51	53	57	55	52	54	60	56	60	58	64	59	61	68	70	66	64
CombDaysOnMkt	56	57	59	63	60	58	61	66	64	63	64	70	64	66	76	76	70	70
ListToClose	88	86	87	92	90	89	91	95	91	97	96	102	95	98	106	105	105	99

**Total Actives**

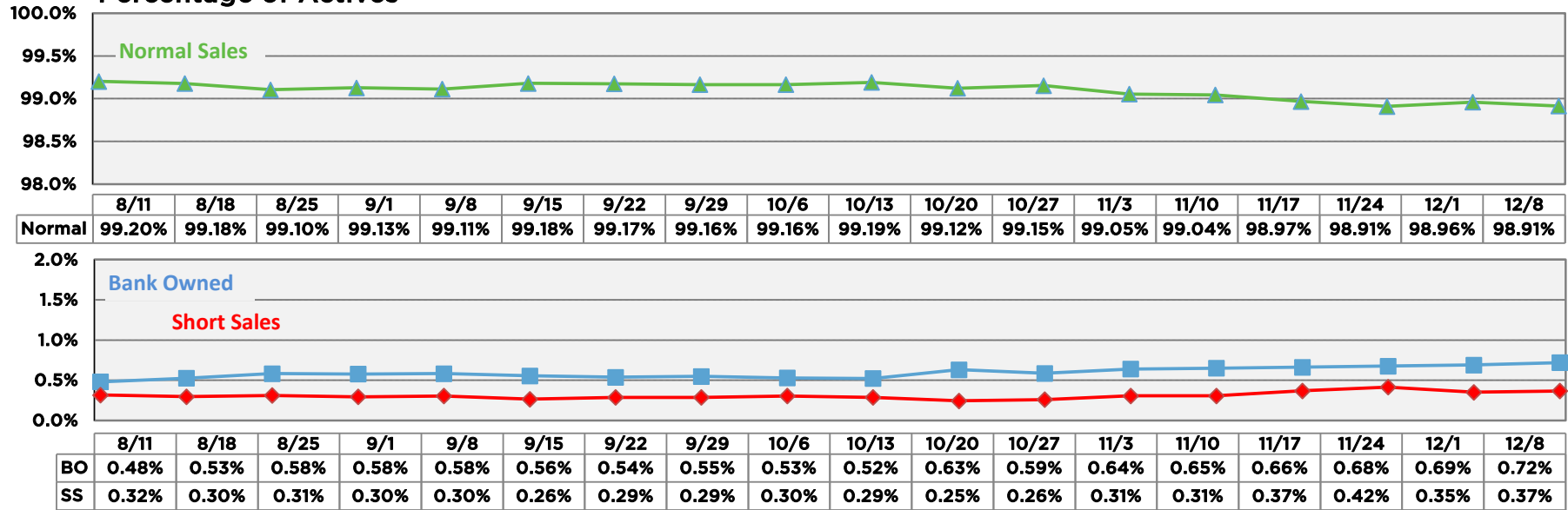


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
Total Actives	7,272	7,412	7,371	7,449	7,544	7,552	7,624	7,661	7,542	7,654	7,751	7,678	7,819	7,843	7,846	7,694	7,682	7,638

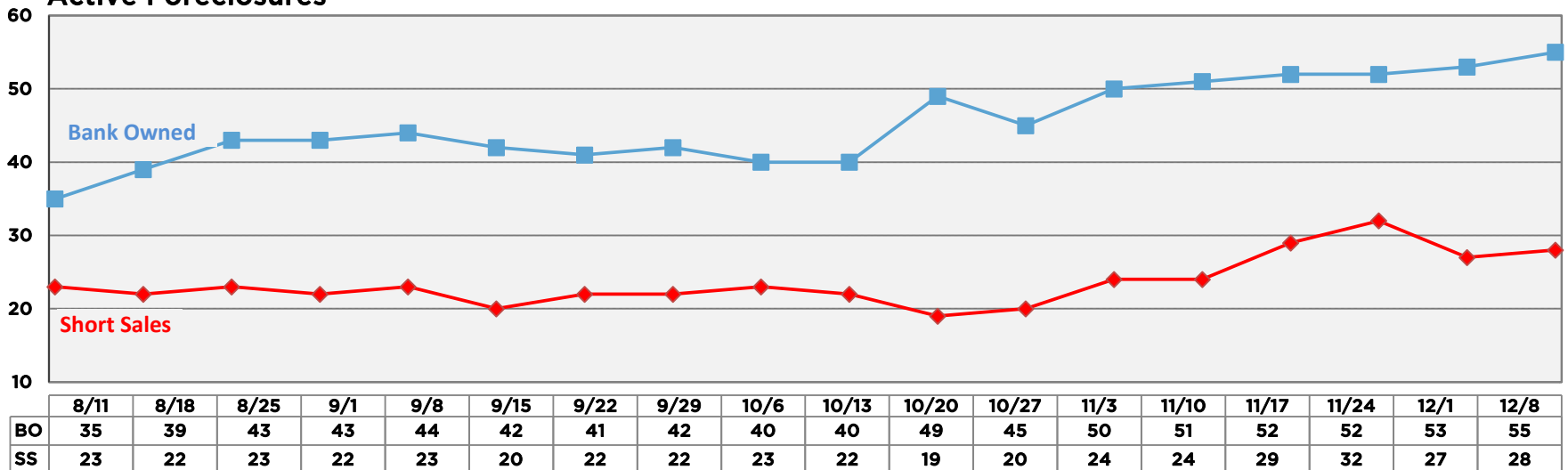
**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**

**Percentage of Actives**



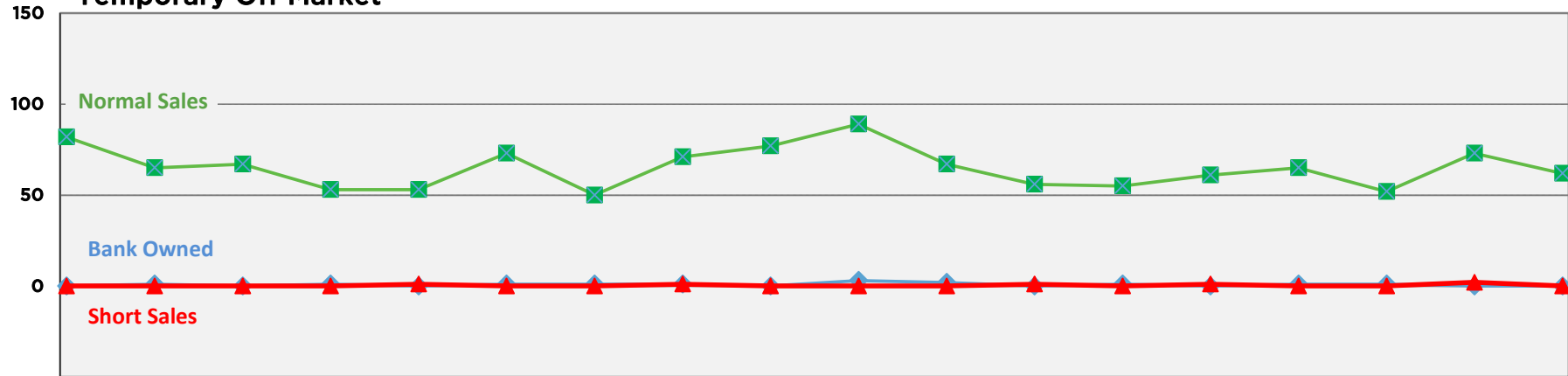
**Active Foreclosures**



**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

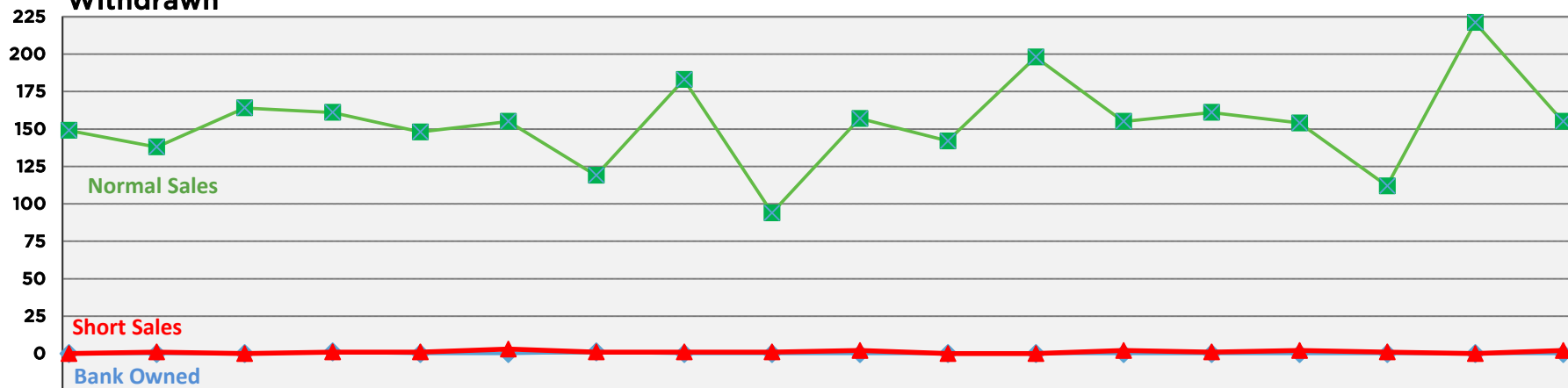
**Single Family Homes**

**Temporary Off Market**



	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	11/10	11/17	11/24	12/1	12/8
Norm	82	65	67	53	53	73	50	71	77	89	67	56	55	61	65	52	73	62
BO	0	1	0	1	0	1	1	1	0	3	2	0	1	0	1	1	0	0
SS	0	0	0	0	1	0	0	1	0	0	0	1	0	1	0	0	2	0

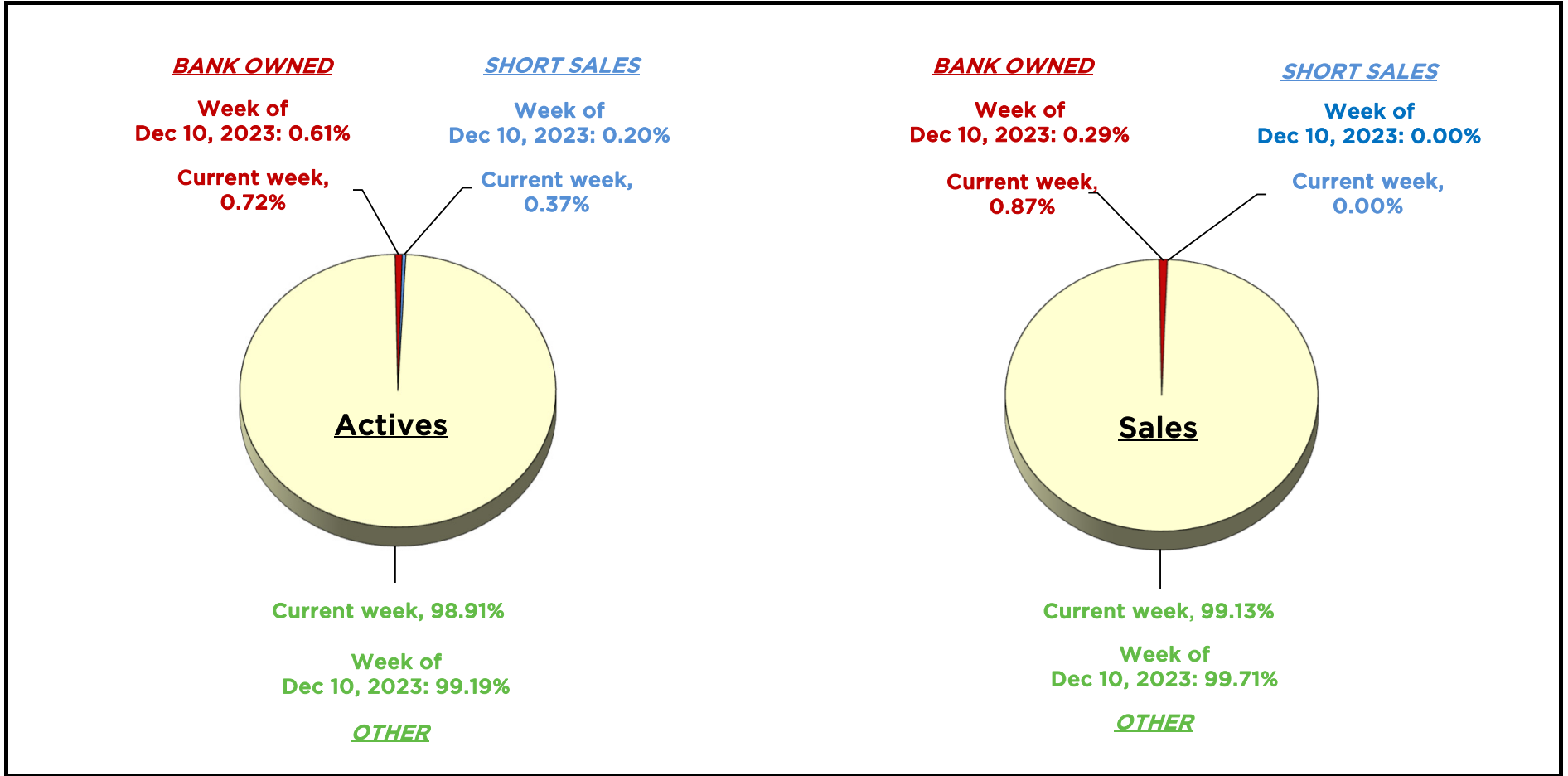
**Withdrawn**



	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	11/10	11/17	11/24	12/1	12/8
Norm	149	138	164	161	148	155	119	183	94	157	142	198	155	161	154	112	221	155
BO	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0
SS	0	1	0	1	1	3	1	1	1	2	0	0	2	1	2	1	0	2

**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

**Single Family Homes**



**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 46 Single Family Homes available for the Median Price of \$435,000 (± \$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>8</b>	<b>\$434,936</b>	<b>3.3</b>	<b>2.0</b>	<b>1,784</b>	<b>\$243.85</b>
Altamonte Springs (East)	32701	1	\$434,990	3.0	2.0	1,434	\$303.34
Altamonte Springs / Forest City	32714	2	\$435,000	3.0	2.0	1,803	\$241.33
Longwood (East)	32750	1	\$435,000	3.0	2.0	1,588	\$273.93
Sanford / Lake Forest	32771	1	\$435,000	4.0	2.0	2,321	\$187.42
Sanford (South)	32773	2	\$434,750	3.5	2.0	1,724	\$252.18
Winter Park	32792	1	\$435,000	3.0	2.0	1,873	\$232.25
<b>Orange County</b>		<b>15</b>	<b>\$434,980</b>	<b>3.5</b>	<b>2.1</b>	<b>1,813</b>	<b>\$239.91</b>
Apopka / Hunt Club	32703	1	\$435,000	3.0	2.0	1,973	\$220.48
Apopka (North)	32712	2	\$435,000	4.0	2.0	1,989	\$218.76
Mount Dora	32757	1	\$435,000	5.0	4.0	3,041	\$143.05
Winter Park (West)	32789	1	\$435,000	3.0	2.0	1,540	\$282.47
Delaney / Crystal Lake	32806	1	\$435,000	3.0	2.0	1,254	\$346.89
Conway	32812	2	\$434,950	3.0	1.5	1,591	\$273.38
Hiawassee	32818	2	\$435,000	4.0	2.0	1,777	\$244.86
Bithlo	32820	1	\$434,900	4.0	2.0	1,850	\$235.08
Williamsburg / Lake Bryan	32821	1	\$434,900	3.0	2.0	1,576	\$275.95
Rio Pinar / Union Park	32825	1	\$435,000	3.0	2.0	1,568	\$277.42
Waterford Lakes	32828	1	\$435,000	4.0	2.0	2,032	\$214.07
Hunters Creek	32837	1	\$435,000	3.0	2.0	1,651	\$263.48
<b>Osceola County</b>		<b>11</b>	<b>\$434,945</b>	<b>3.6</b>	<b>2.5</b>	<b>1,882</b>	<b>\$231.12</b>
Davenport	33896	1	\$435,000	4.0	2.0	2,269	\$191.71
Kissimmee / Buena Ventura Lakes	34743	1	\$434,900	4.0	2.0	1,872	\$232.32
Kissimmee (East)	34744	4	\$435,000	3.5	2.5	1,870	\$232.68
Kissimmee (West) / Pleasant Hill	34746	1	\$435,000	3.0	2.0	1,685	\$258.16
Kissimmee / Celebration	34747	1	\$435,000	4.0	3.0	1,975	\$220.25
St Cloud	34769	1	\$435,000	4.0	3.0	1,541	\$282.28
St Cloud / Narcoossee	34771	1	\$435,000	4.0	3.0	2,364	\$184.01
St Cloud / Canoe Creek	34772	1	\$434,500	3.0	2.0	1,517	\$286.42

**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

<b>Lake County</b>		<b>12</b>	<b>\$434,983</b>	<b>3.3</b>	<b>2.2</b>	<b>2,011</b>	<b>\$216.34</b>
Lady Lake / The Villages	32159	1	\$434,900	3.0	2.0	2,009	\$216.48
Tavares / Mt Plymouth	32778	1	\$435,000	5.0	3.0	2,528	\$172.07
Clermont (Central)	34711	2	\$435,000	3.0	2.0	1,894	\$229.73
Clermont (South)	34714	2	\$434,950	3.5	2.0	1,883	\$231.05
Groveland	34736	1	\$435,000	4.0	2.0	2,343	\$185.66
Howey in the Hills	34737	1	\$435,000	3.0	2.0	1,634	\$266.22
Leesburg (West)	34748	3	\$435,000	2.7	2.3	2,141	\$203.21
Mascotte	34753	1	\$435,000	3.0	2.0	1,640	\$265.24

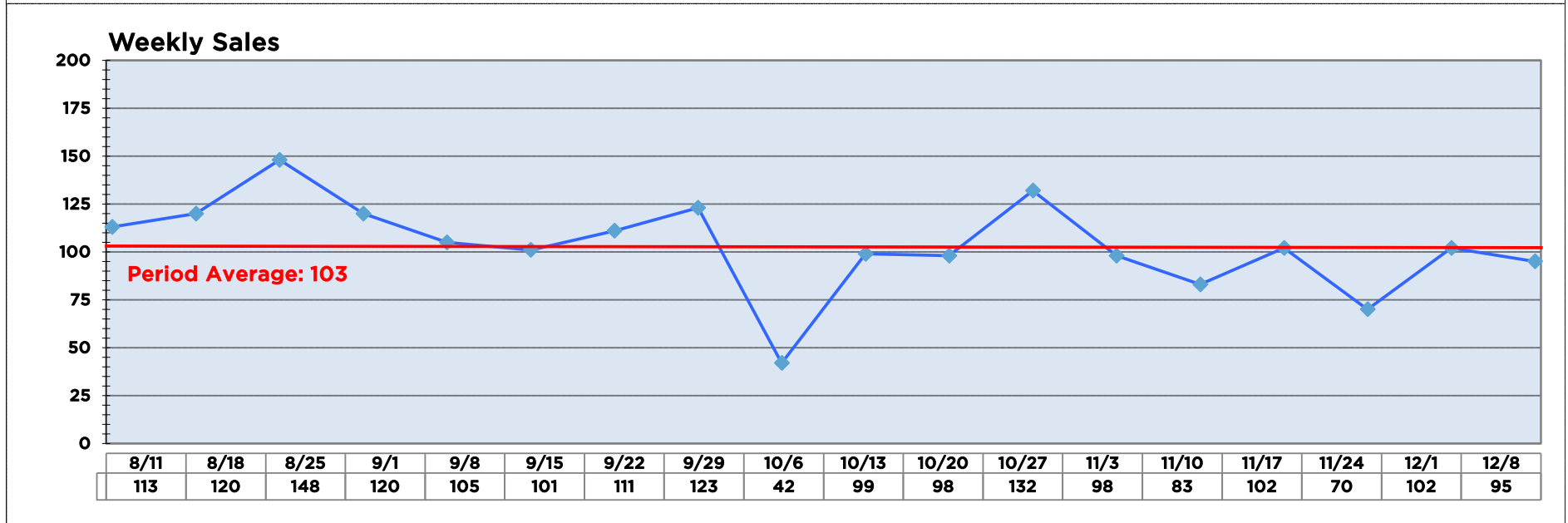
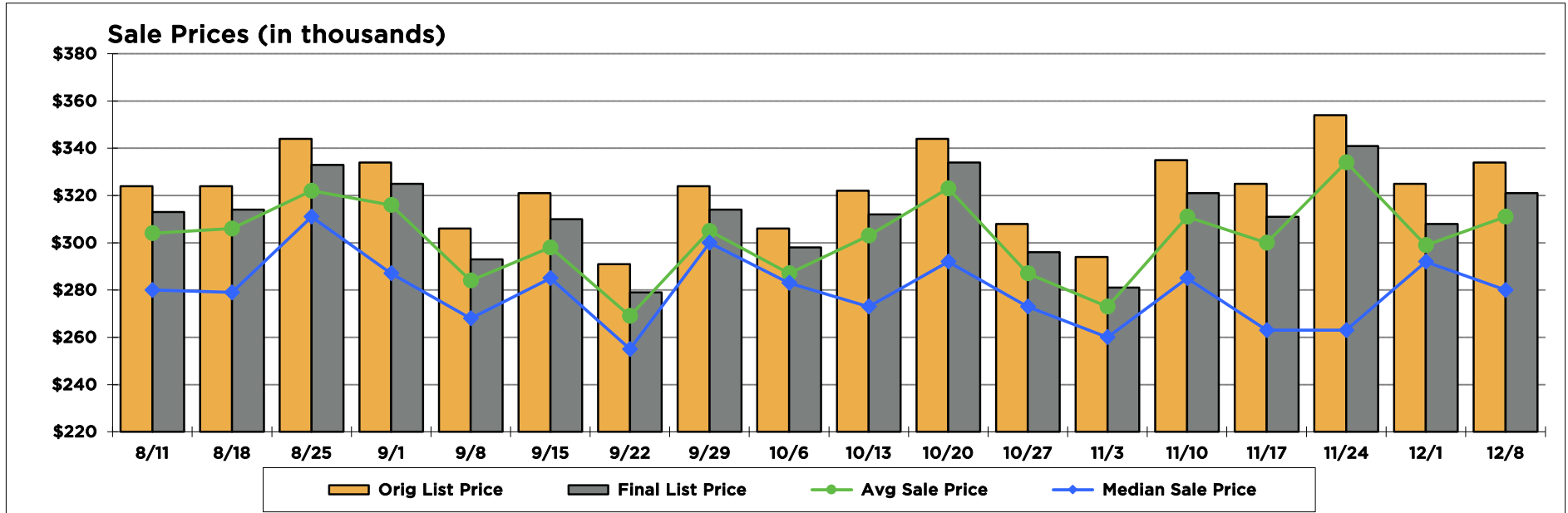
**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Weekly Sales</b>	95	37	15	18	13	12	0
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	95	37	15	18	13	12	0
<b>Active Listings</b>	3,854	1,457	577	1,023	466	313	18
Bank Owned	14	8	2	1	2	1	0
Short Sales	11	2	0	8	1	0	0
Other	3,829	1,447	575	1,014	463	312	18
<b>Months of Inventory</b>	9.36	9.09	8.88	13.12	8.27	6.02	0.00
<b><i>List Price</i></b>							
Average Original List Price	\$334,489	\$207,562	\$293,043	\$356,206	\$464,962	\$603,738	\$0
Average Final List Price	\$321,289	\$193,346	\$278,986	\$341,422	\$460,415	\$587,742	\$0
<b><i>Sale Price</i></b>							
Average Price	\$310,856	\$183,046	\$272,067	\$334,078	\$450,038	\$567,806	\$0
Median Price	\$280,000	\$189,000	\$270,000	\$335,000	\$445,000	\$532,500	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$13,200	-\$14,216	-\$14,057	-\$14,784	-\$4,547	-\$15,996	\$0
Original List to Sale Price - \$	-\$23,633	-\$24,516	-\$20,976	-\$22,128	-\$14,924	-\$35,932	\$0
Final List to Sale Price - \$	-\$10,433	-\$10,300	-\$6,919	-\$7,344	-\$10,377	-\$19,936	\$0
Original List to Sale Price - %	92.93%	88.19%	92.84%	93.79%	96.79%	94.05%	0.00%
Final List to Sale Price - %	96.75%	94.67%	97.52%	97.85%	97.75%	96.61%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	92	100	120	87	52	80	0
Combined Avg Days to Contract	102	108	127	115	59	80	0
Avg Days Listing to Closing	125	135	148	118	87	115	0
Avg Days Contract to Close	33	35	28	31	34	35	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	3	2	2	3	3	4	0
Average Full Baths	2	2	2	2	2	3	0
Average Half Baths	0	0	0	0	1	1	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,362	981	1,244	1,442	1,854	2,029	0

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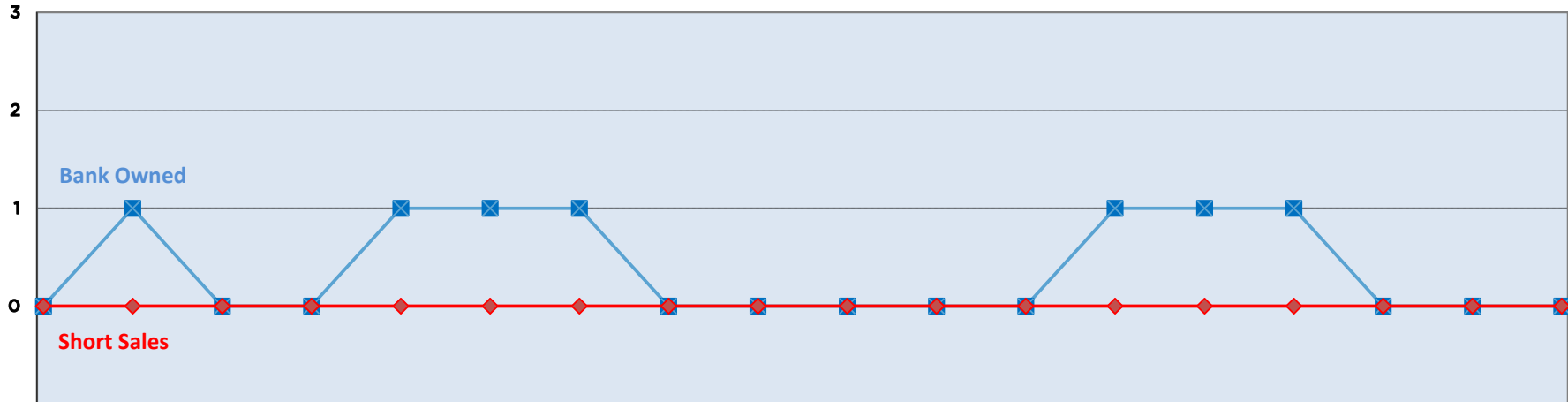
**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
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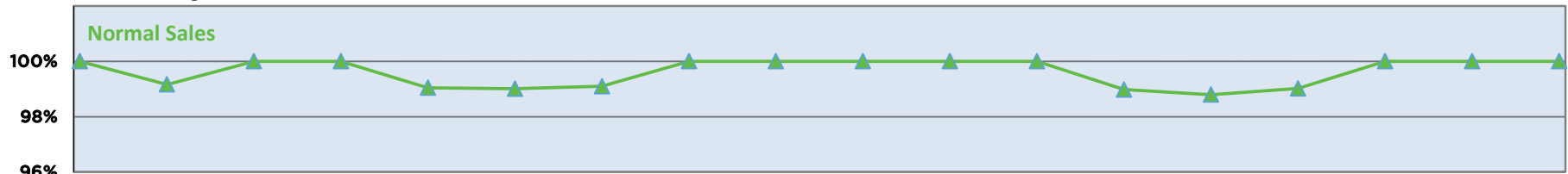
**Condos, Townhomes, Villas**

**Foreclosure Sales**

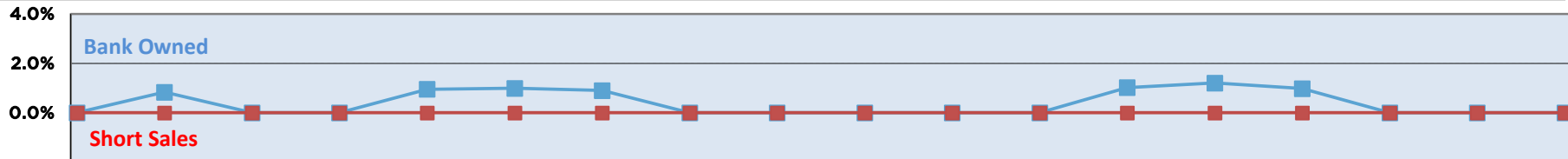


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
BO	0	1	0	0	1	1	1	0	0	0	0	0	1	1	1	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Percentage of Sales**



	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	11/10	11/17	11/24	12/1	12/8
Normal	100.00	99.17%	100.00	100.00	99.05%	99.01%	99.10%	100.00	100.00	100.00	100.00	100.00	98.98%	98.80%	99.02%	100.00	100.00	100.00

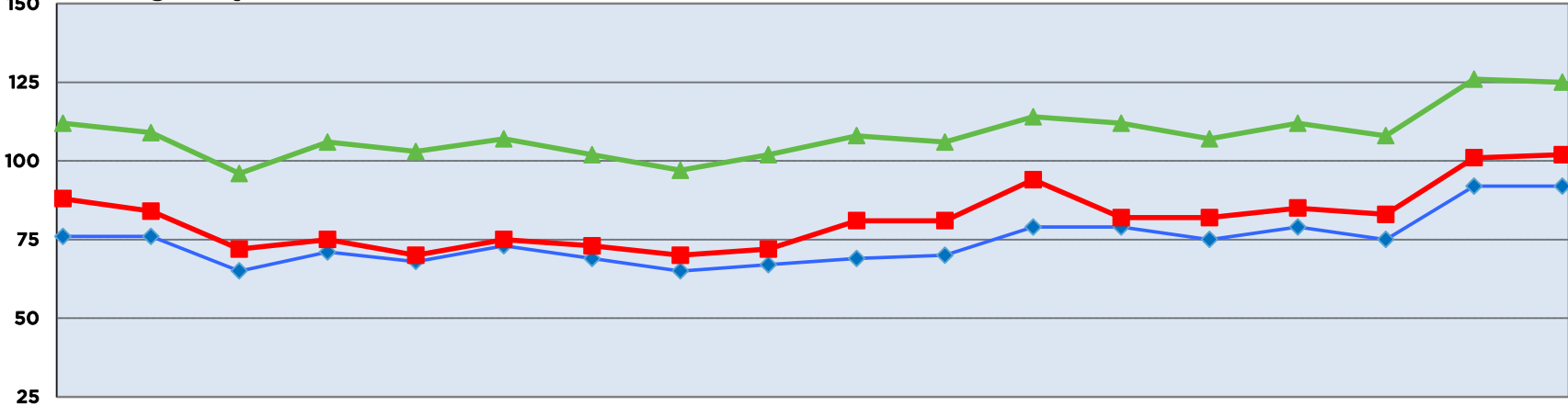


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
BO	0.00%	0.83%	0.00%	0.00%	0.95%	0.99%	0.90%	0.00%	0.00%	0.00%	0.00%	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

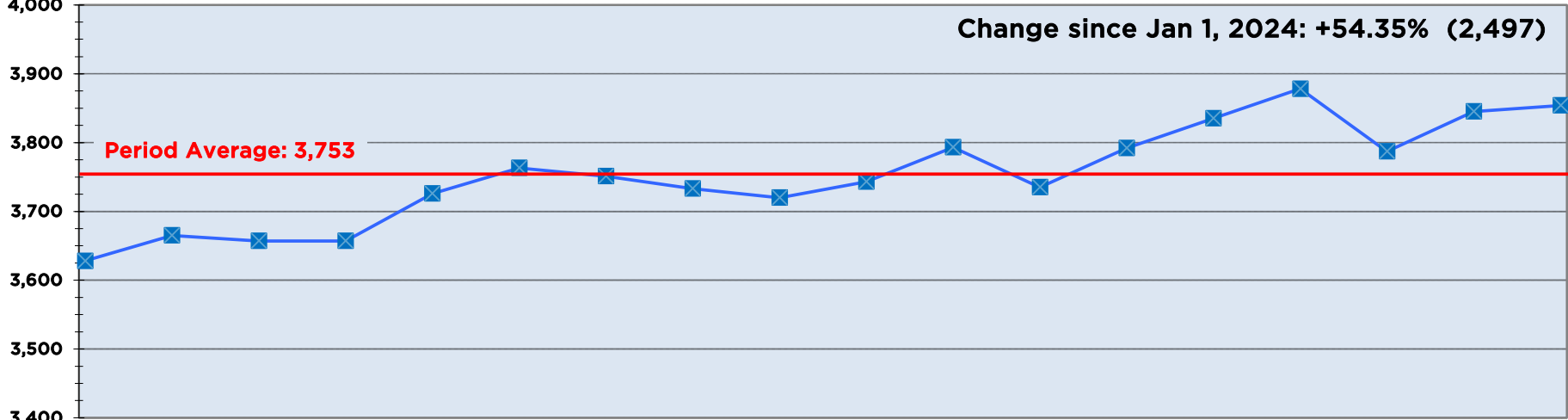
**Condos, Townhomes, Villas**

**Average Days on Market**



	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	11/10	11/17	11/24	12/1	12/8
ListToContract	76	76	65	71	68	73	69	65	67	69	70	79	79	75	79	75	92	92
CombDaysOnMkt	88	84	72	75	70	75	73	70	72	81	81	94	82	82	85	83	101	102
ListToClose	112	109	96	106	103	107	102	97	102	108	106	114	112	107	112	108	126	125

**Total Actives**

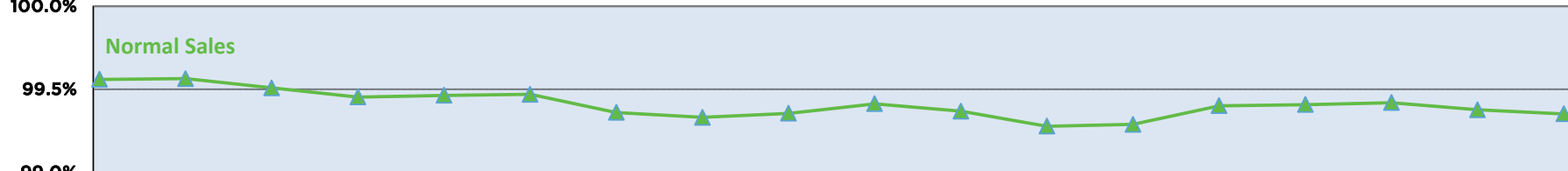


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
Total Actives	3,628	3,665	3,657	3,657	3,726	3,763	3,751	3,733	3,720	3,743	3,793	3,735	3,792	3,835	3,878	3,787	3,845	3,854

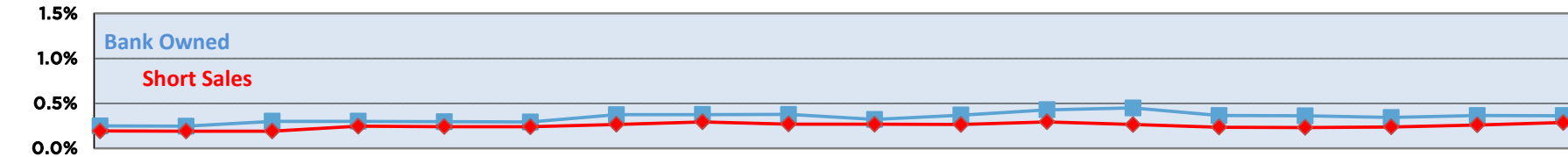
**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**

**Percentage of Actives**

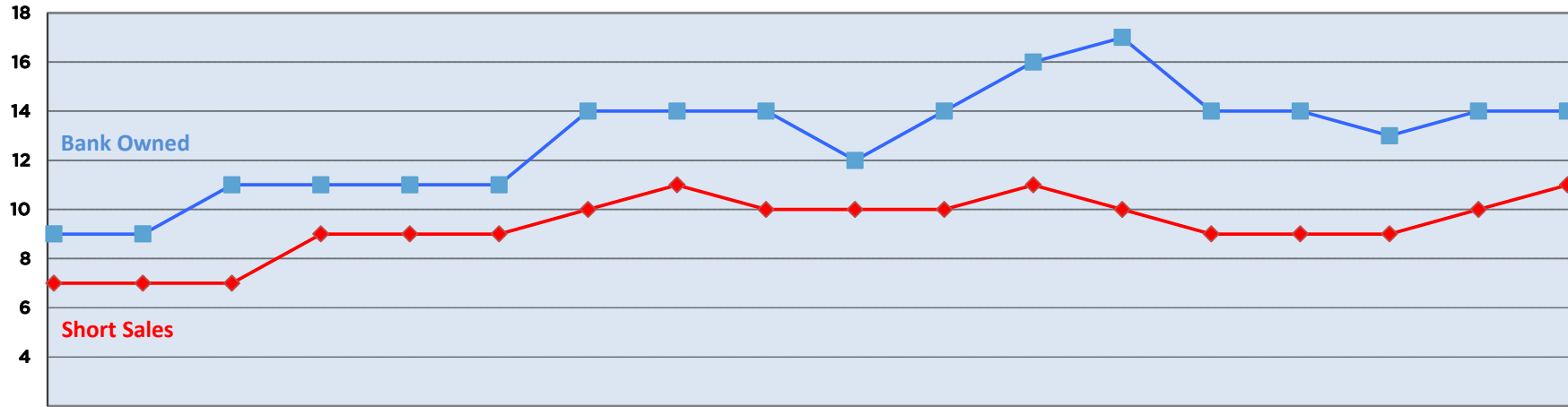


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
Normal	99.56%	99.56%	99.51%	99.45%	99.46%	99.47%	99.36%	99.33%	99.35%	99.41%	99.37%	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%



	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	11/10	11/17	11/24	12/1	12/8
BO	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%	0.37%	0.36%	0.34%	0.36%	0.36%
SS	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%	0.23%	0.23%	0.24%	0.26%	0.29%

**Active Foreclosures**

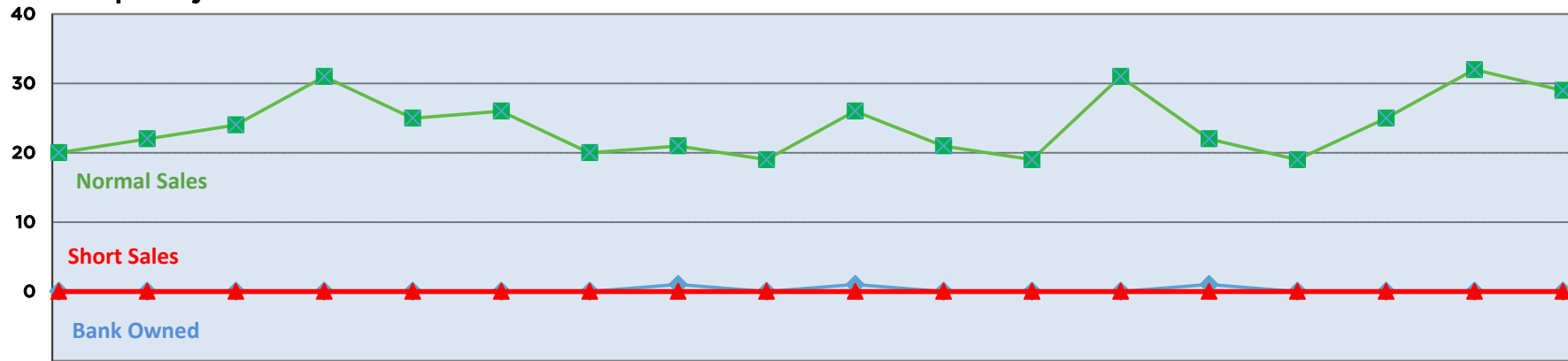


	8/11	8/18	8/25	9/1	9/8	9/15	9/22	9/29	10/6	10/13	10/20	10/27	11/3	11/10	11/17	11/24	12/1	12/8
BO	9	9	11	11	11	11	14	14	14	12	14	16	17	14	14	13	14	14
SS	7	7	7	9	9	9	10	11	10	10	10	11	10	9	9	9	10	11

**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

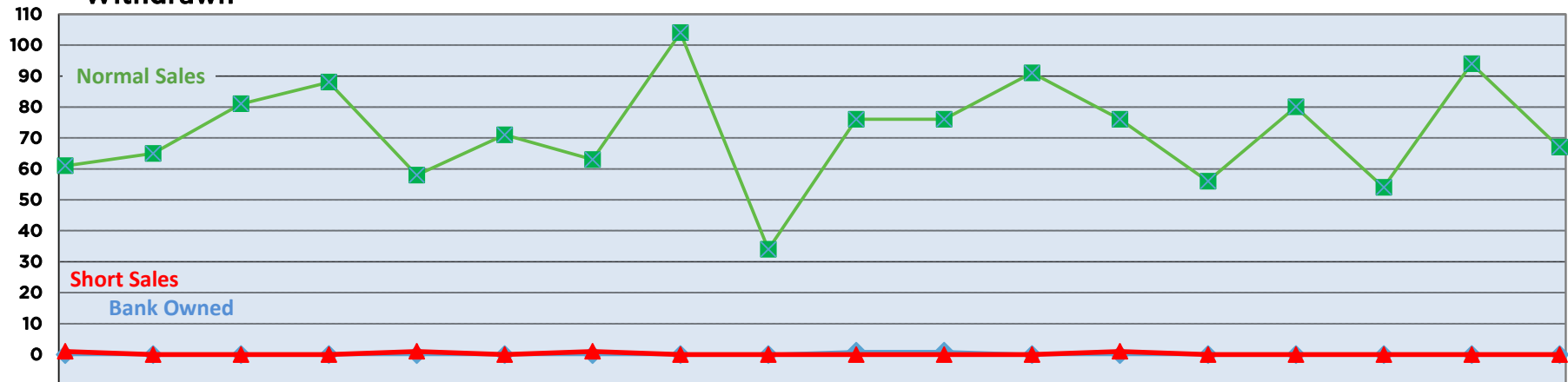
**Condos, Townhomes, Villas**

**Temporary Off Market**



	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	11/10	11/17	11/24	12/1	12/8
Norm	20	22	24	31	25	26	20	21	19	26	21	19	31	22	19	25	32	29
BO	0	0	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

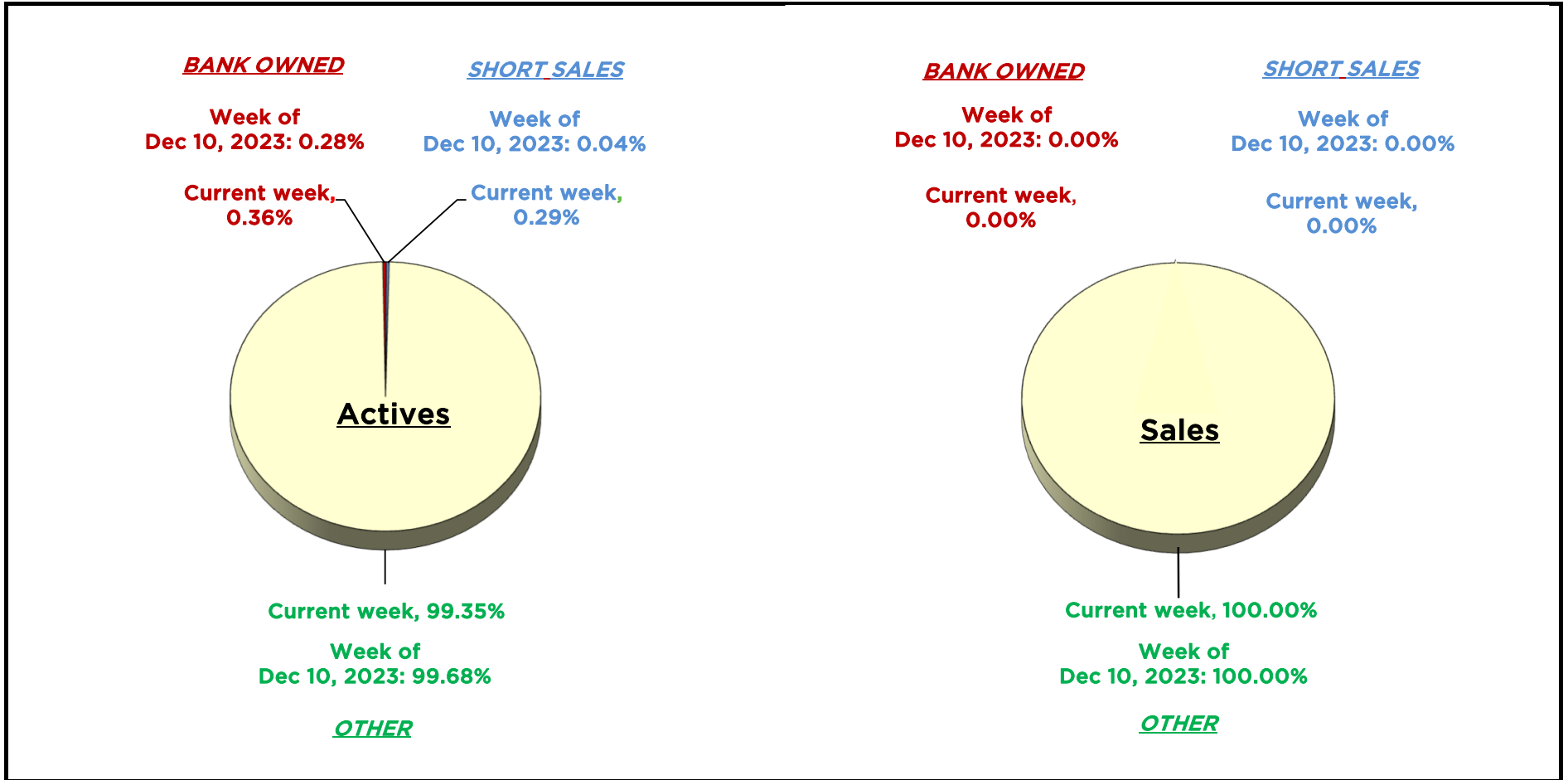
**Withdrawn**



	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	11/10	11/17	11/24	12/1	12/8
Norm	61	65	81	88	58	71	63	104	34	76	76	91	76	56	80	54	94	67
BO	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0
SS	1	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0

**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

**Condos, Townhomes, Villas**



**Monday Morning Quarterback**  
12/08/2024 - 12/14/2024  
Lake, Orange, Osceola & Seminole Counties

**There are 43 Condos, Villas, or Townhomes available for the Median Price of \$280,000 (± \$500)**

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>9</b>	<b>\$279,978</b>	<b>2.7</b>	<b>1.9</b>	<b>1,345</b>	<b>\$208.14</b>
Winter Springs / Tuskawilla	32708	3	\$280,000	2.7	1.7	1,292	\$216.72
Altamonte Springs / Forest City	32714	1	\$280,000	3.0	2.0	1,411	\$198.44
Longwood / Wekiva Springs	32779	4	\$279,950	2.5	2.0	1,397	\$200.36
Winter Park	32792	1	\$280,000	3.0	2.0	1,230	\$227.64
<b>Orange County</b>		<b>12</b>	<b>\$279,981</b>	<b>2.4</b>	<b>1.9</b>	<b>1,290</b>	<b>\$217.08</b>
Apopka (North)	32712	1	\$279,980	3.0	2.0	1,498	\$186.90
Orlando (Downtown)	32801	1	\$280,000	1.0	1.0	837	\$334.53
Colonialtown	32803	1	\$279,999	3.0	2.0	1,640	\$170.73
Conway	32812	1	\$279,900	3.0	2.0	1,567	\$178.62
Sand Lake / Bay Hill	32819	1	\$280,000	2.0	2.0	1,230	\$227.64
Williamsburg / Lake Bryan	32821	1	\$279,990	2.0	2.0	1,060	\$264.14
Ventura	32822	2	\$280,000	2.5	2.0	1,184	\$236.49
Research Park	32826	1	\$279,999	2.0	2.0	1,241	\$225.62
Metro West / Orlo Vista	32835	1	\$279,900	3.0	2.0	1,206	\$232.09
Winter Garden / Oakland	34787	2	\$280,000	2.5	2.0	1,415	\$197.88
<b>Osceola County</b>		<b>21</b>	<b>\$279,929</b>	<b>2.6</b>	<b>2.0</b>	<b>1,245</b>	<b>\$224.78</b>
Kissimmee (Central)	34741	6	\$279,967	3.0	2.0	1,423	\$196.72
Kissimmee / Buena Ventura Lakes	34743	2	\$280,000	3.0	2.0	1,242	\$225.53
Kissimmee (West) / Pleasant Hill	34746	4	\$279,975	2.5	2.0	1,232	\$227.34
Kissimmee / Celebration	34747	9	\$279,867	2.2	2.0	1,134	\$246.84
<b>Lake County</b>		<b>1</b>	<b>\$280,000</b>	<b>3.0</b>	<b>2.0</b>	<b>1,730</b>	<b>\$161.85</b>
Mount Dora	32757	1	\$280,000	3.0	2.0	1,730	\$161.85