



ORLANDO REGIONAL
REALTOR[®]
ASSOCIATION

Monday Morning Quarterback Summary

Week of February 23, 2025 - March 01, 2025

Single-family existing homes

- Sales of single-family homes increased to 446 during the week of February 23, from 325 the week prior
- The median price of single family homes decreased to \$420,000 a change of -2.1%
- The number of single-family home foreclosure transactions increased to 5 from 3 the week prior
- The number of single-family short-sale transactions increased to 2 from 1 the week prior
- Single-family inventory increased by 43, and now sits at 8,108

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 111 during the week of February 23, from 96 the week prior
- The median price of condos, townhomes, and villas decreased to \$290,000 a change of -3.0%
- The number of condo, townhome, and villa foreclosure transactions increased to 2 from 0 the week prior
- The number of condo, townhome and villa short-sale transactions remains constant at 0
- Condo inventory increased by 10, and now sits at 4,317

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

Monday Morning Quarterback
02/23/2025 - 03/01/2025
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	446	46	31	118	92	127	32
Bank Owned	5	0	0	3	1	1	0
Short Sales	2	1	0	1	0	0	0
Other	439	45	31	114	91	126	32
Active Listings	8,108	568	507	1,692	1,656	2,872	813
Bank Owned	51	16	5	10	7	13	0
Short Sales	33	3	6	9	9	6	0
Other	8,024	549	496	1,673	1,640	2,853	813
Months of Inventory	4.20	2.85	3.77	3.31	4.15	5.22	5.86

List Price

Average Original List Price	\$574,788	\$196,943	\$299,745	\$367,277	\$463,031	\$708,594	\$1,939,842
Average Final List Price	\$556,648	\$188,404	\$284,339	\$355,795	\$451,583	\$688,563	\$1,868,965

Sale Price

Average Price	\$538,351	\$178,265	\$276,442	\$349,813	\$444,393	\$669,358	\$1,755,130
Median Price	\$420,000	\$193,750	\$275,000	\$348,450	\$441,874	\$648,990	\$1,445,000

Price Differences

Original to Final List Price	-\$18,140	-\$8,539	-\$15,406	-\$11,482	-\$11,448	-\$20,031	-\$70,877
Original List to Sale Price - \$	-\$36,437	-\$18,678	-\$23,303	-\$17,464	-\$18,638	-\$39,236	-\$184,712
Final List to Sale Price - \$	-\$18,297	-\$10,139	-\$7,897	-\$5,982	-\$7,190	-\$19,205	-\$113,835
Original List to Sale Price - %	93.66%	90.52%	92.23%	95.25%	95.97%	94.46%	90.48%
Final List to Sale Price - %	96.71%	94.62%	97.22%	98.32%	98.41%	97.21%	93.91%

Days on the Market

Avg Days Listing to Contract	76	68	81	72	60	86	99
Combined Avg Days to Contract	83	72	83	74	73	94	115
Avg Days Listing to Closing	110	100	109	105	94	123	138
Avg Days Contract to Close	34	34	27	32	33	36	38

Beds / Baths

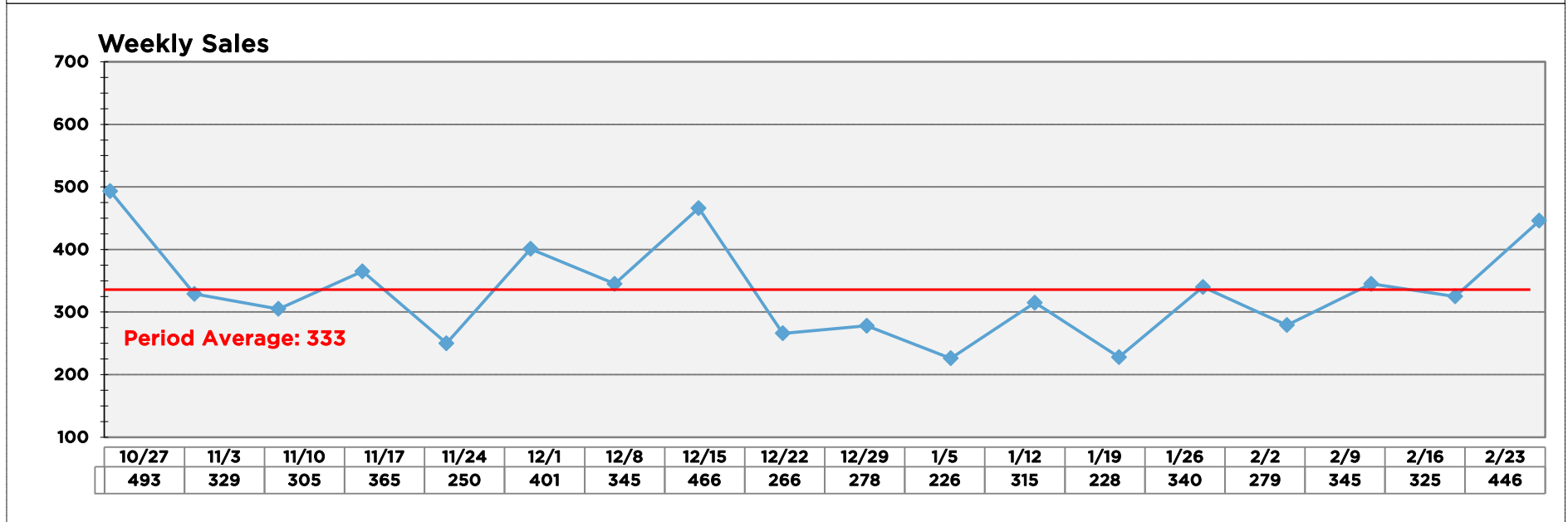
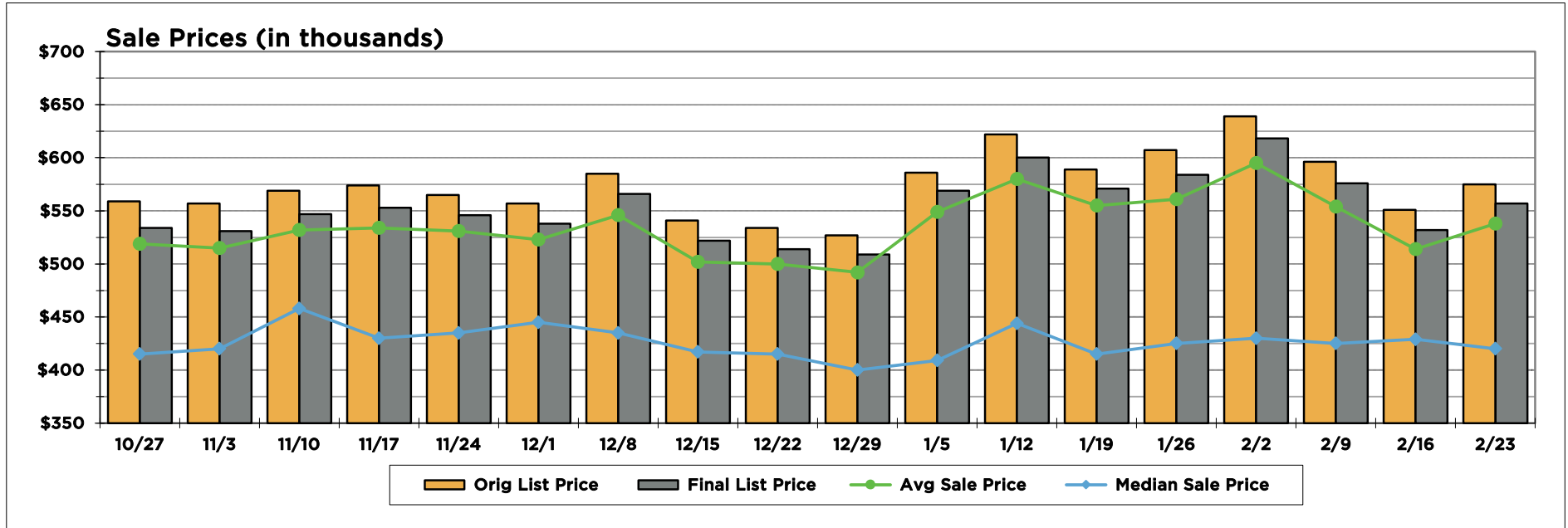
Average Bedrooms	4	3	3	3	4	4	5
Average Full Baths	2	2	2	2	2	3	4
Average Half Baths	0	0	0	0	0	0	1

Square Footage

Average Square Feet	2,127	1,216	1,364	1,576	2,043	2,657	4,342
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Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

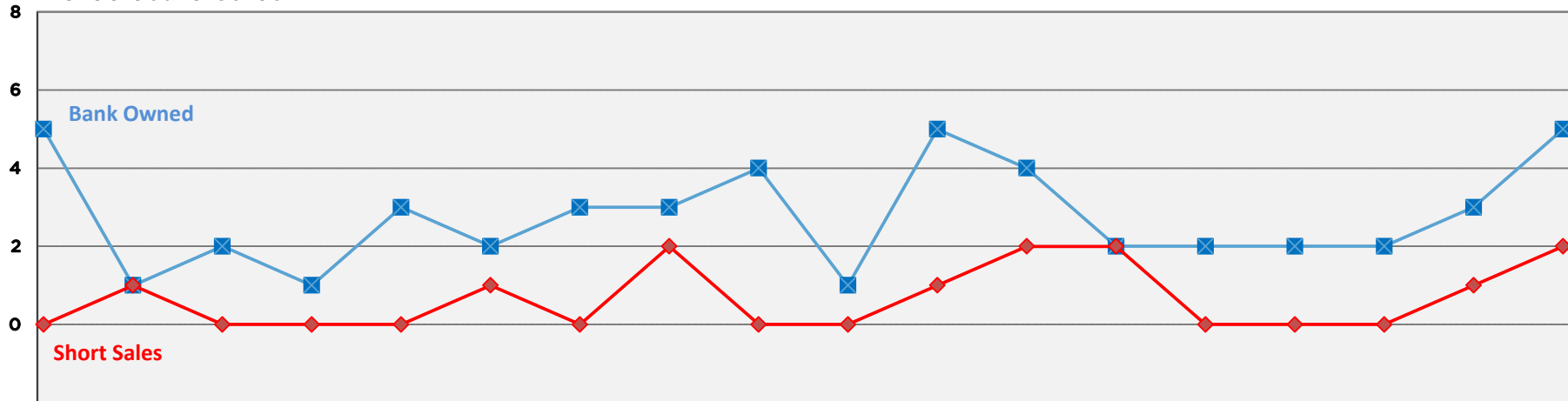
Single Family Homes



Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

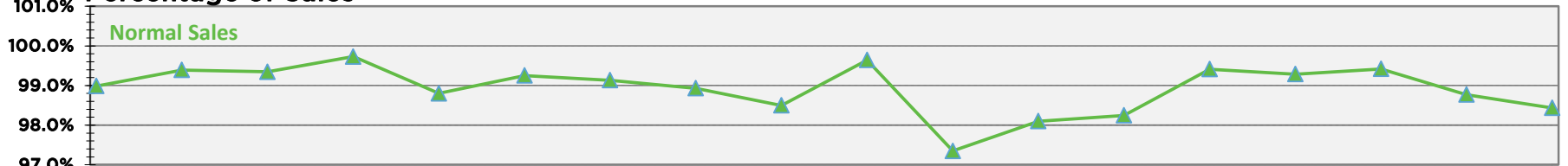
Single Family Homes

Foreclosure Sales

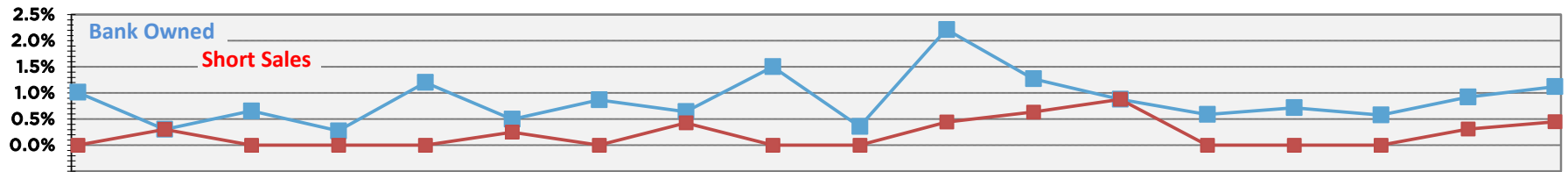


BO	5	1	2	1	3	2	3	3	4	1	5	4	2	2	2	2	3	5
SS	0	1	0	0	0	1	0	2	0	0	1	2	2	0	0	0	1	2

Percentage of Sales



Normal	98.99%	99.39%	99.34%	99.73%	98.80%	99.25%	99.13%	98.93%	98.50%	99.64%	97.35%	98.10%	98.25%	99.41%	99.28%	99.42%	98.77%	98.43%
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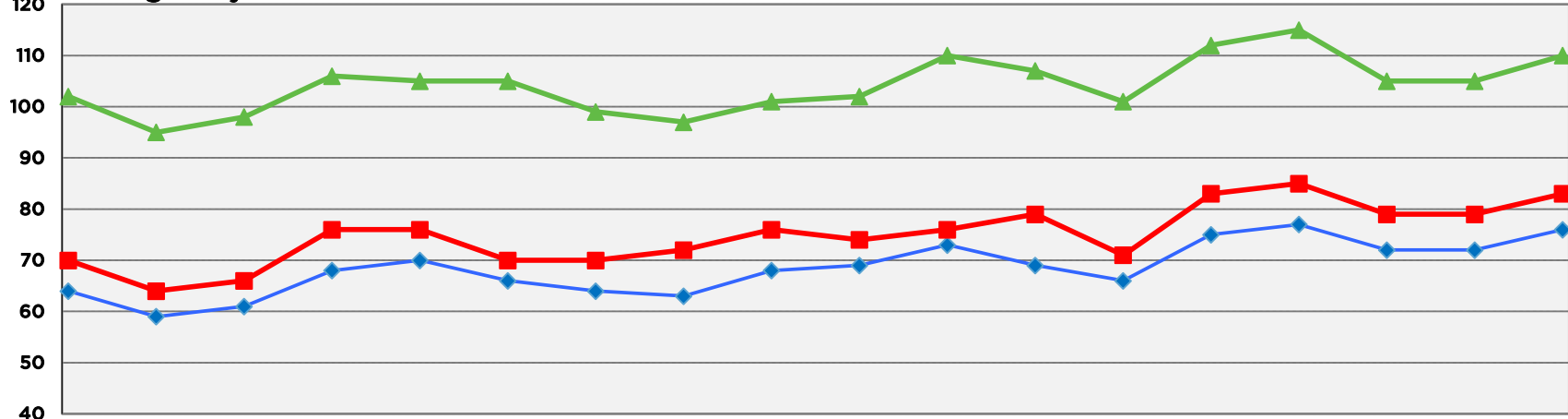


BO	1.01%	0.30%	0.66%	0.27%	1.20%	0.50%	0.87%	0.64%	1.50%	0.36%	2.21%	1.27%	0.88%	0.59%	0.72%	0.58%	0.92%	1.12%
SS	0.00%	0.30%	0.00%	0.00%	0.00%	0.25%	0.00%	0.43%	0.00%	0.00%	0.44%	0.63%	0.88%	0.00%	0.00%	0.00%	0.31%	0.45%

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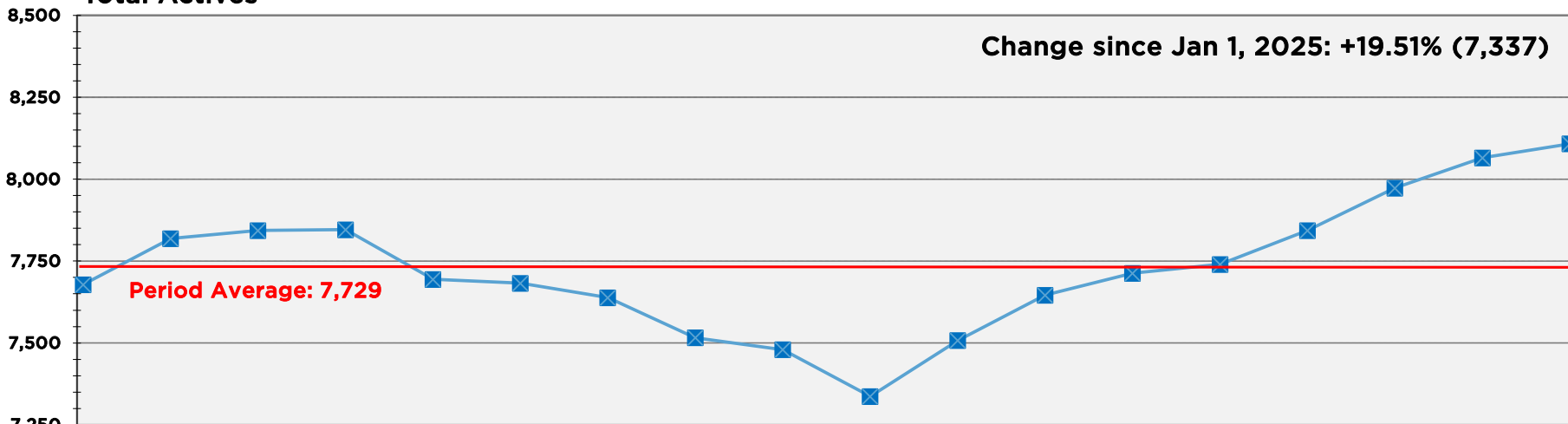
Single Family Homes

Average Days on Market



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
ListToContract	64	59	61	68	70	66	64	63	68	69	73	69	66	75	77	72	72	76
CombDaysOnMkt	70	64	66	76	76	70	70	72	76	74	76	79	71	83	85	79	79	83
ListToClose	102	95	98	106	105	105	99	97	101	102	110	107	101	112	115	105	105	110

Total Actives

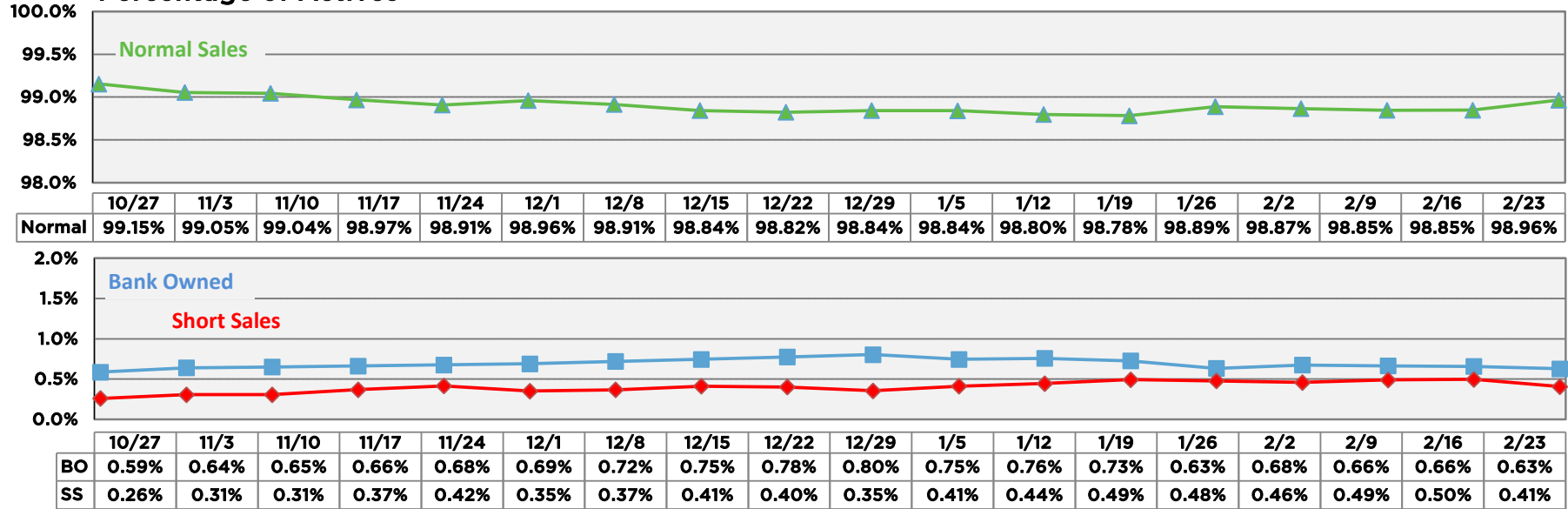


	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Total Actives	7,678	7,819	7,843	7,846	7,694	7,682	7,638	7,516	7,480	7,337	7,508	7,646	7,713	7,740	7,843	7,973	8,065	8,108

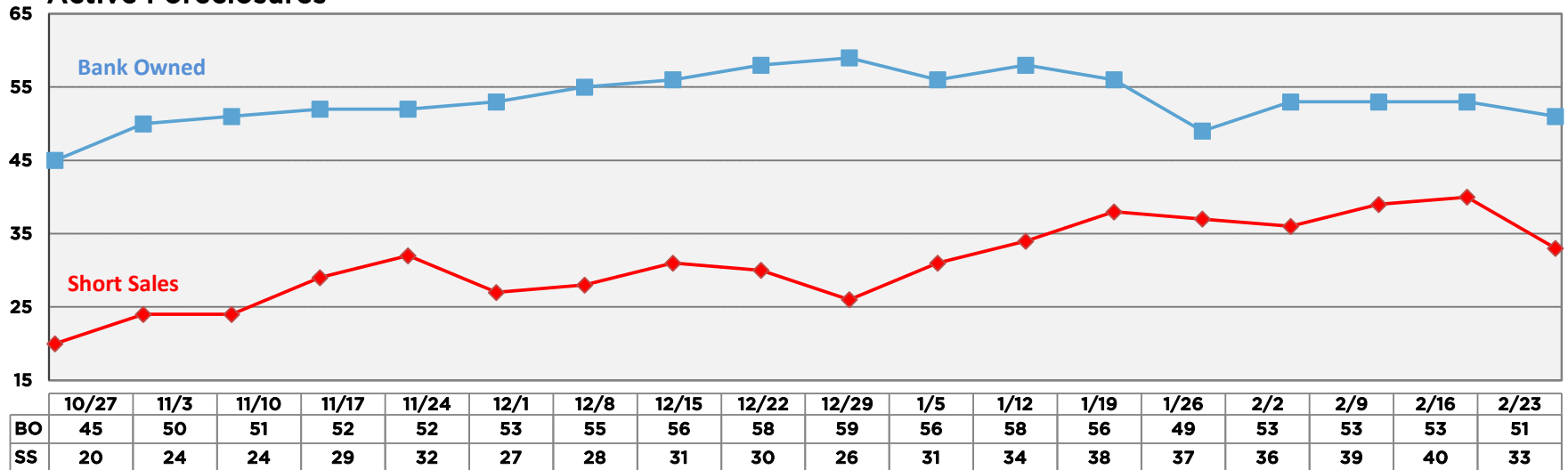
Monday Morning Quarterback
02/23/2025 - 03/01/2025
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Single Family Homes

Percentage of Actives



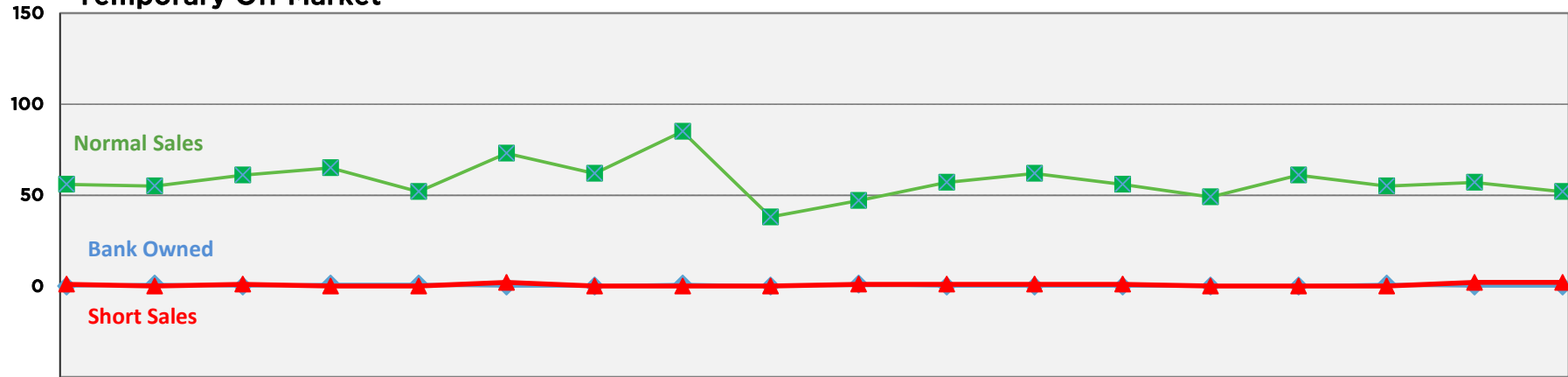
Active Foreclosures



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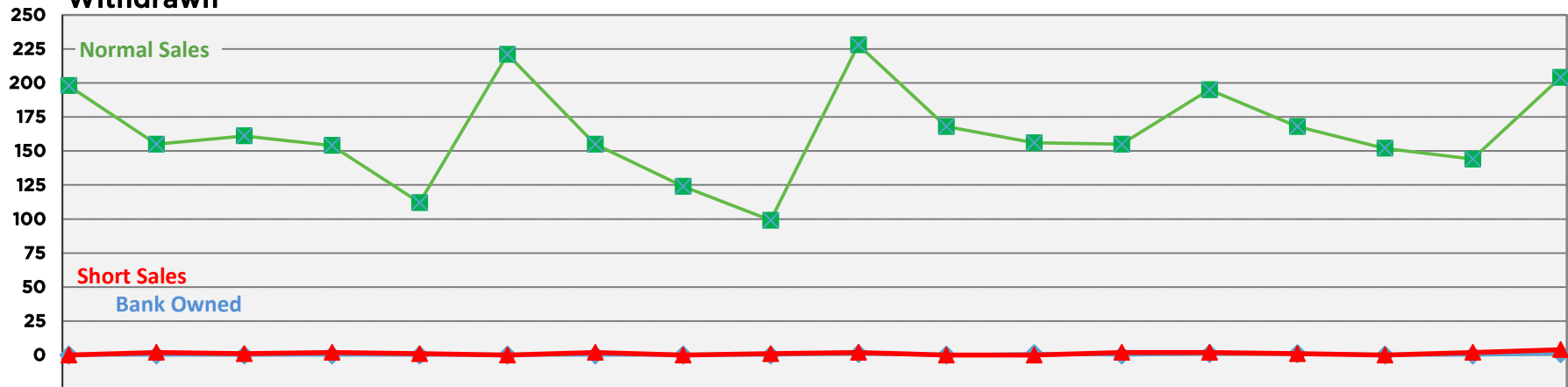
Single Family Homes

Temporary Off Market



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Norm	56	55	61	65	52	73	62	85	38	47	57	62	56	49	61	55	57	52
BO	0	1	0	1	1	0	0	1	0	1	0	0	0	0	0	1	0	0
SS	1	0	1	0	0	2	0	0	0	1	1	1	1	0	0	0	2	2

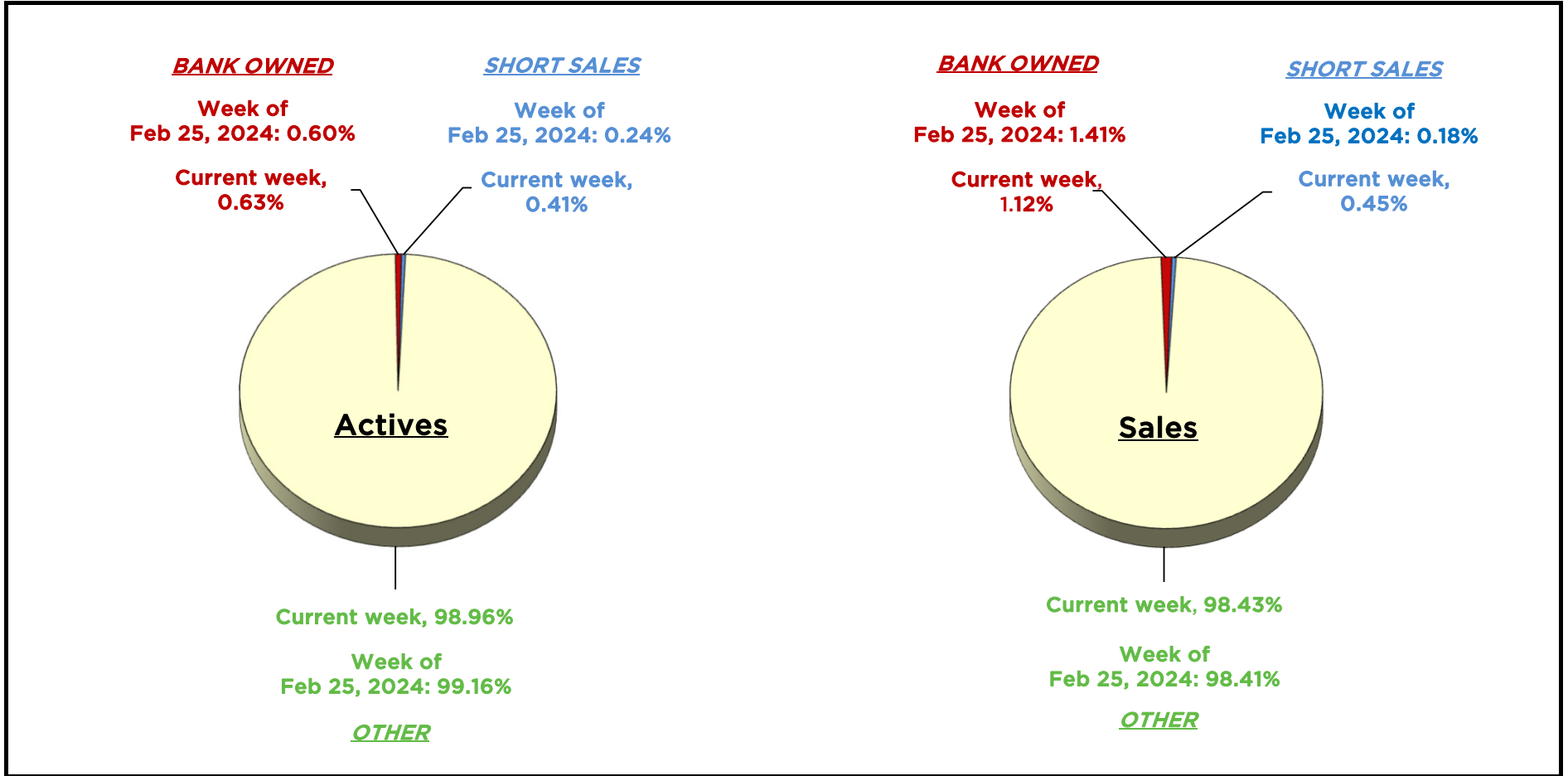
Withdrawn



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Norm	198	155	161	154	112	221	155	124	99	228	168	156	155	195	168	152	144	204
BO	0	0	0	0	0	0	0	0	0	1	0	1	0	1	1	0	0	1
SS	0	2	1	2	1	0	2	0	1	2	0	0	2	2	1	0	2	4

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Single Family Homes



Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

There are 76 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		12	\$419,967	3.1	2.1	1,708	\$245.91
Casselberry	32707	1	\$420,000	3.0	2.0	1,529	\$274.69
Winter Springs / Tuskawilla	32708	3	\$419,933	3.0	2.3	1,763	\$238.15
Altamonte Springs / Forest City	32714	1	\$419,900	3.0	2.0	1,647	\$254.95
Lake Mary / Heathrow	32746	2	\$419,950	2.5	2.0	1,428	\$294.08
Longwood (East)	32750	1	\$420,000	3.0	2.0	1,708	\$245.90
Oviedo	32765	2	\$420,000	3.5	2.0	1,727	\$243.20
Sanford / Lake Forest	32771	1	\$420,000	3.0	2.0	1,944	\$216.05
Sanford (South)	32773	1	\$419,999	4.0	2.0	2,066	\$203.29
Orange County		21	\$419,971	3.3	2.0	1,712	\$245.26
Apopka / Hunt Club	32703	1	\$419,900	4.0	2.0	2,161	\$194.31
Apopka (North)	32712	2	\$420,000	3.5	2.0	1,831	\$229.38
Maitland / Eatonville	32751	1	\$420,000	3.0	2.0	1,706	\$246.19
Mount Dora	32757	2	\$420,000	4.0	2.5	1,853	\$226.72
Winter Park (East) / Aloma	32792	2	\$419,950	3.0	2.0	1,264	\$332.37
Colonialtown	32803	1	\$420,000	3.0	1.0	1,024	\$410.16
Pine Hills / Rosemont	32808	1	\$420,000	4.0	2.0	1,774	\$236.75
Hiawassee	32818	3	\$420,000	3.3	2.0	2,073	\$202.57
Bithlo	32820	1	\$420,000	3.0	2.0	1,188	\$353.54
Rio Pinar / Union Park	32825	1	\$420,000	3.0	2.0	1,602	\$262.17
Hunters Creek	32837	2	\$419,900	3.0	2.0	1,535	\$273.55
Pine Castle / Edgewood	32839	1	\$419,900	3.0	2.0	1,655	\$253.72
Ocoee	34761	1	\$420,000	3.0	2.0	2,000	\$210.00
Winter Garden / Oakland	34787	2	\$419,950	3.0	2.0	1,833	\$229.17
Osceola County		21	\$419,971	3.5	2.1	2,021	\$207.76
Davenport	33896	2	\$420,000	3.5	2.0	2,205	\$190.52
Kissimmee (Central)	34741	1	\$420,000	3.0	2.0	1,806	\$232.56
Kissimmee / Buena Ventura Lakes	34743	1	\$420,000	3.0	2.0	1,954	\$214.94
Kissimmee (East)	34744	4	\$420,000	3.8	2.0	1,921	\$218.66
Kissimmee (West) / Pleasant Hill	34746	6	\$419,950	3.7	2.3	2,049	\$204.95
St Cloud	34769	1	\$420,000	4.0	2.0	1,958	\$214.50
St Cloud / Narcoossee	34771	2	\$419,950	3.0	2.0	1,701	\$246.88
St Cloud / Canoe Creek	34772	2	\$420,000	4.0	2.5	2,304	\$182.29
St Cloud / Harmony	34773	2	\$419,900	3.0	2.0	2,168	\$193.68

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Lake, Orange, Osceola & Seminole Counties

There are 76 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		22	\$419,966	3.6	2.2	2,049	\$204.93
The Villages	32163	1	\$420,000	3.0	2.0	1,629	\$257.83
Eustis (West)	32726	1	\$420,000	3.0	2.0	1,836	\$228.76
Sorrento / Mt Plymouth	32776	1	\$420,000	3.0	2.0	1,817	\$231.15
Tavares / Mt Plymouth	32778	3	\$420,000	3.3	2.0	1,815	\$231.40
Clermont (Central)	34711	1	\$419,900	3.0	2.0	1,887	\$222.52
Clermont (South)	34714	4	\$419,963	3.8	2.3	1,934	\$217.20
Minneola	34715	2	\$419,950	2.5	2.0	1,778	\$236.26
Groveland	34736	5	\$419,960	4.2	2.4	2,310	\$181.82
Howey in the Hills	34737	1	\$420,000	4.0	3.0	2,476	\$169.63
Mascotte	34753	1	\$420,000	4.0	2.0	2,924	\$143.64
Okahumpka	34762	1	\$419,900	3.0	2.0	1,558	\$269.51
Leesburg (East) / Haines Creek	34788	1	\$419,900	5.0	3.0	2,674	\$157.03

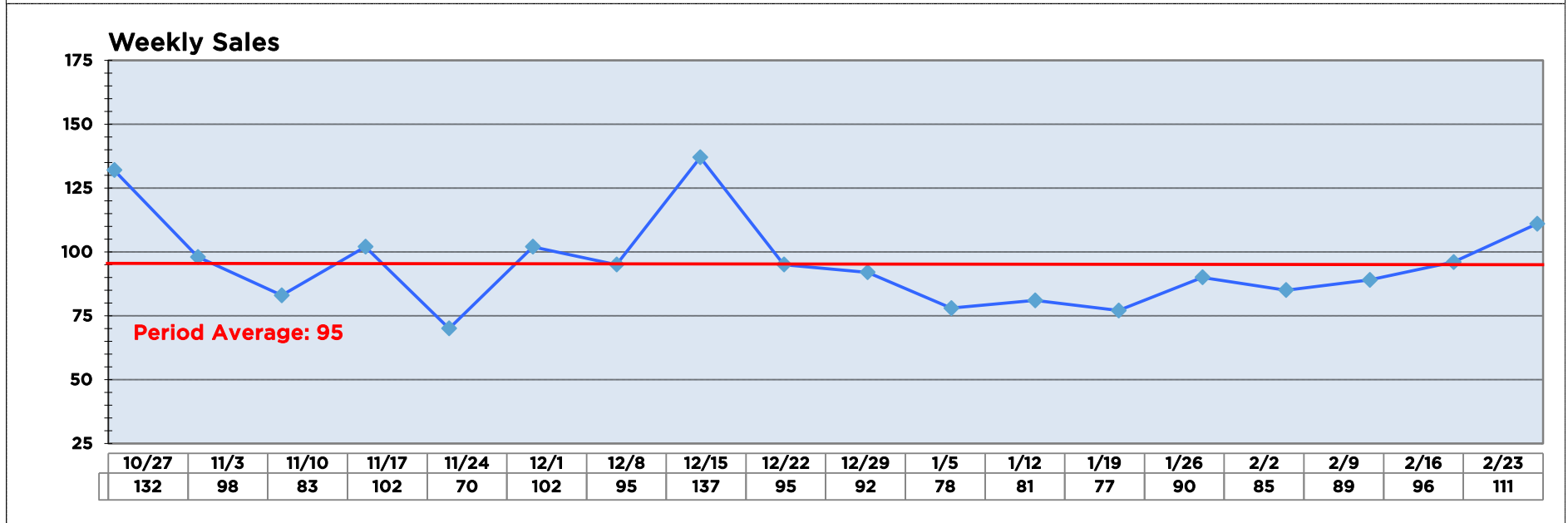
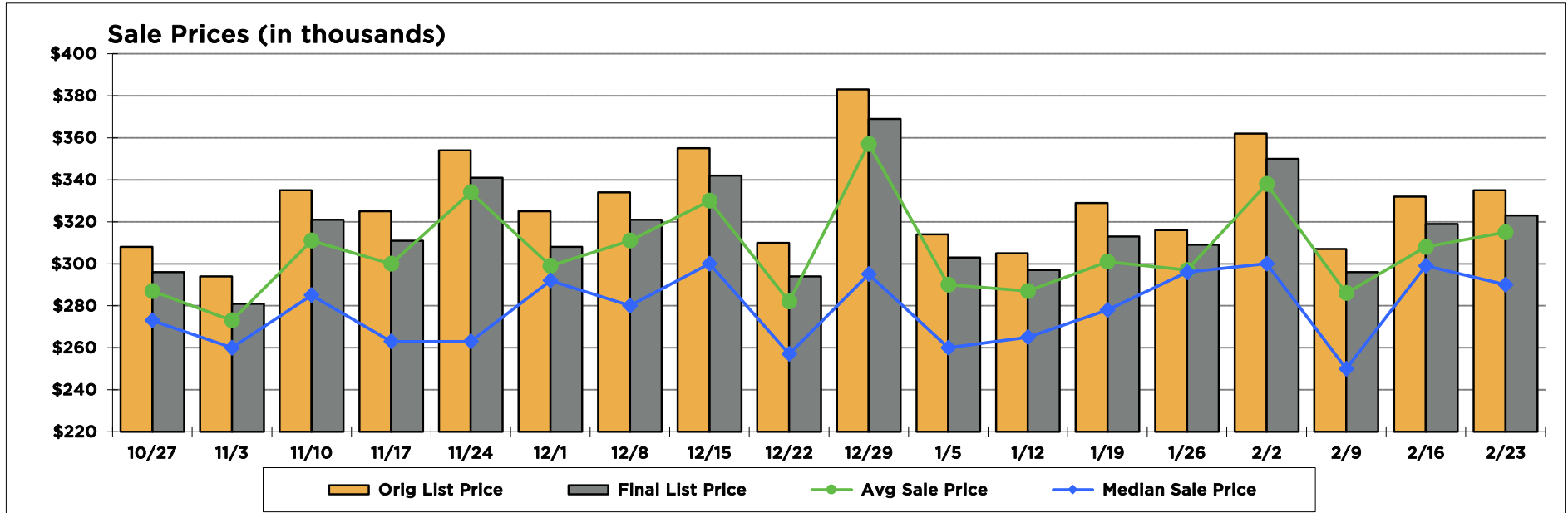
Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	111	42	18	28	13	9	1
Bank Owned	2	2	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	109	40	18	28	13	9	1
Active Listings	4,317	1,696	648	1,096	550	312	15
Bank Owned	6	4	0	2	0	0	0
Short Sales	16	2	2	10	2	0	0
Other	4,295	1,690	646	1,084	548	312	15
Months of Inventory	8.98	9.32	8.31	9.03	9.76	8.00	3.46
<i>List Price</i>							
Average Original List Price	\$334,627	\$207,659	\$288,450	\$357,568	\$444,915	\$693,778	\$1,190,000
Average Final List Price	\$323,039	\$193,964	\$277,883	\$346,607	\$430,765	\$690,444	\$1,190,000
<i>Sale Price</i>							
Average Price	\$314,571	\$184,612	\$271,161	\$341,011	\$422,885	\$669,115	\$1,215,000
Median Price	\$290,000	\$179,500	\$265,000	\$341,000	\$415,000	\$605,000	\$1,215,000
<i>Price Differences</i>							
Original to Final List Price	-\$11,588	-\$13,695	-\$10,567	-\$10,961	-\$14,150	-\$3,334	\$0
Original List to Sale Price - \$	-\$20,056	-\$23,047	-\$17,289	-\$16,557	-\$22,030	-\$24,663	\$25,000
Final List to Sale Price - \$	-\$8,468	-\$9,352	-\$6,722	-\$5,596	-\$7,880	-\$21,329	\$25,000
Original List to Sale Price - %	94.01%	88.90%	94.01%	95.37%	95.05%	96.45%	102.10%
Final List to Sale Price - %	97.38%	95.18%	97.58%	98.39%	98.17%	96.91%	102.10%
<i>Days on the Market</i>							
Avg Days Listing to Contract	87	92	90	89	91	52	18
Combined Avg Days to Contract	91	92	101	100	91	52	18
Avg Days Listing to Closing	117	119	120	123	125	82	69
Avg Days Contract to Close	30	27	29	33	33	30	50
<i>Beds / Baths</i>							
Average Bedrooms	3	2	2	3	3	3	4
Average Full Baths	2	2	2	2	2	3	3
Average Half Baths	0	0	0	1	1	1	0
<i>Square Footage</i>							
Average Square Feet	1,414	1,115	1,366	1,514	1,583	2,285	2,012

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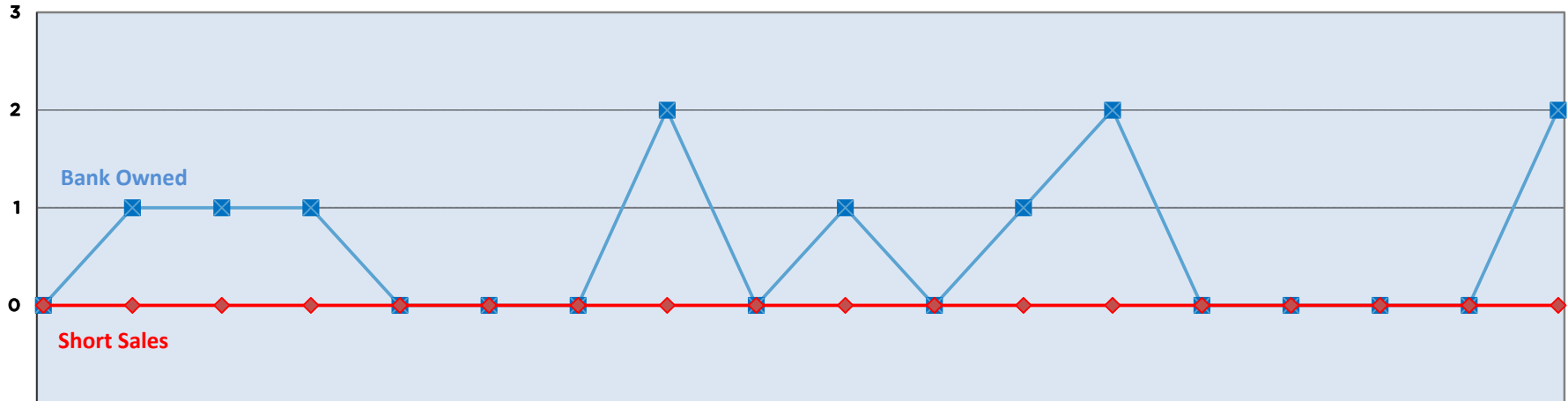
Condos, Townhomes, Villas



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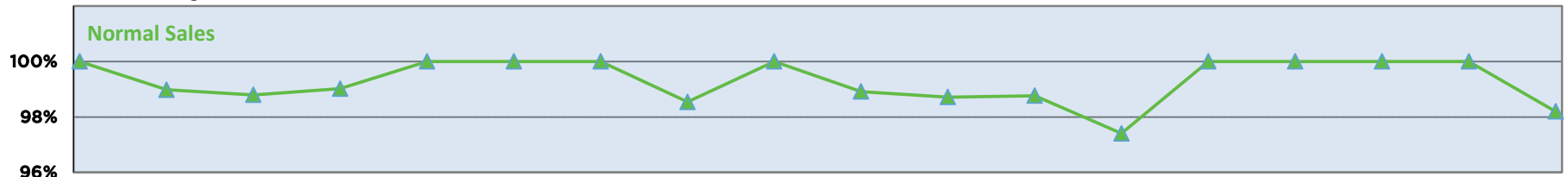
Condos, Townhomes, Villas

Foreclosure Sales

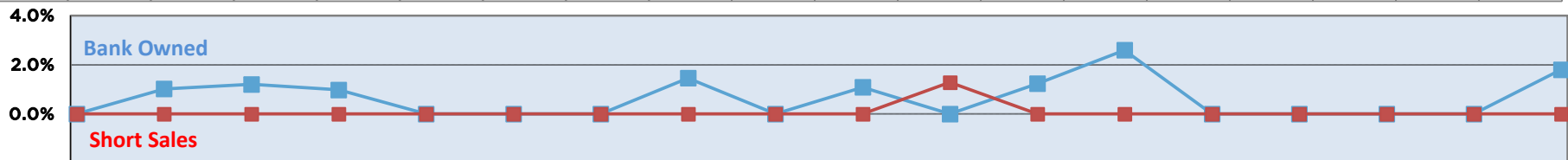


	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
BO	0	1	1	1	0	0	0	2	0	1	0	1	2	0	0	0	0	2
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Normal	100.00	98.98%	98.80%	99.02%	100.00	100.00	100.00	98.54%	100.00	98.91%	98.72%	98.77%	97.40%	100.00	100.00	100.00	100.00	98.20%

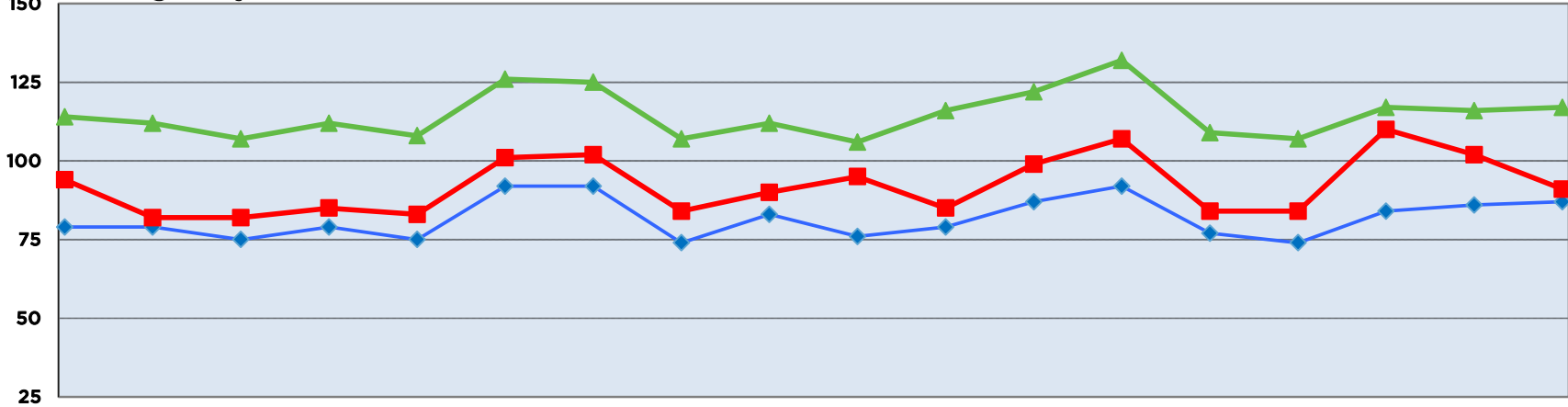


	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
BO	0.00%	1.02%	1.20%	0.98%	0.00%	0.00%	0.00%	1.46%	0.00%	1.09%	0.00%	1.23%	2.60%	0.00%	0.00%	0.00%	0.00%	1.80%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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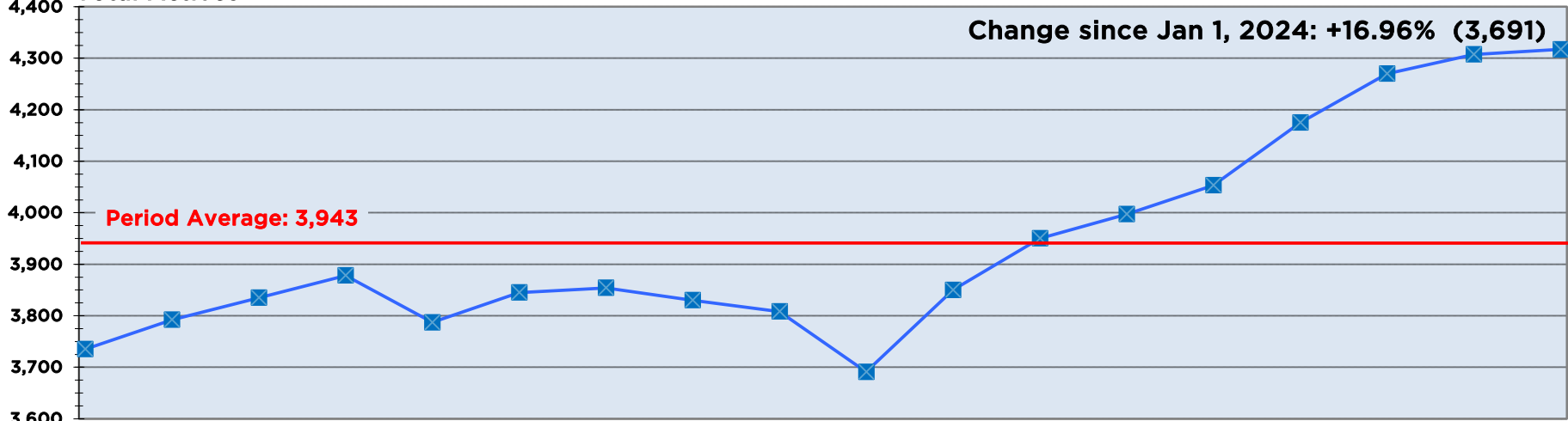
Condos, Townhomes, Villas

Average Days on Market



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
ListToContract	79	79	75	79	75	92	92	74	83	76	79	87	92	77	74	84	86	87
CombDaysOnMkt	94	82	82	85	83	101	102	84	90	95	85	99	107	84	84	110	102	91
ListToClose	114	112	107	112	108	126	125	107	112	106	116	122	132	109	107	117	116	117

Total Actives

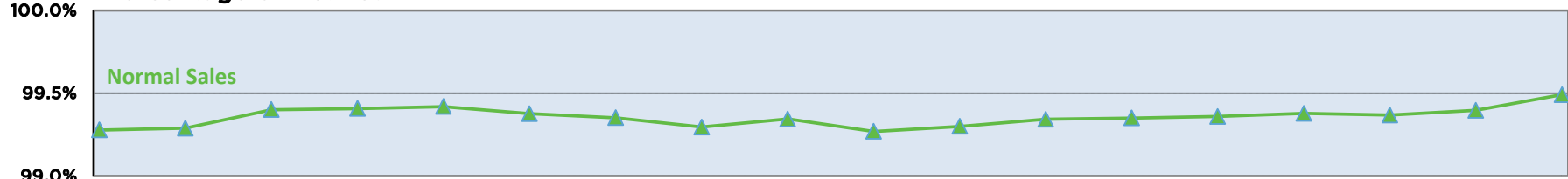


	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Total Actives	3,735	3,792	3,835	3,878	3,787	3,845	3,854	3,830	3,808	3,691	3,850	3,950	3,997	4,053	4,175	4,270	4,307	4,317

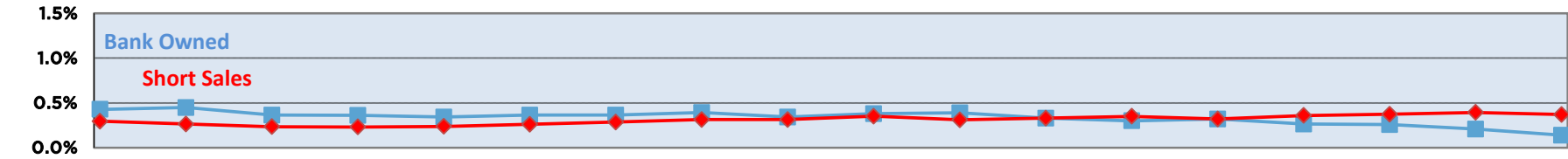
Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

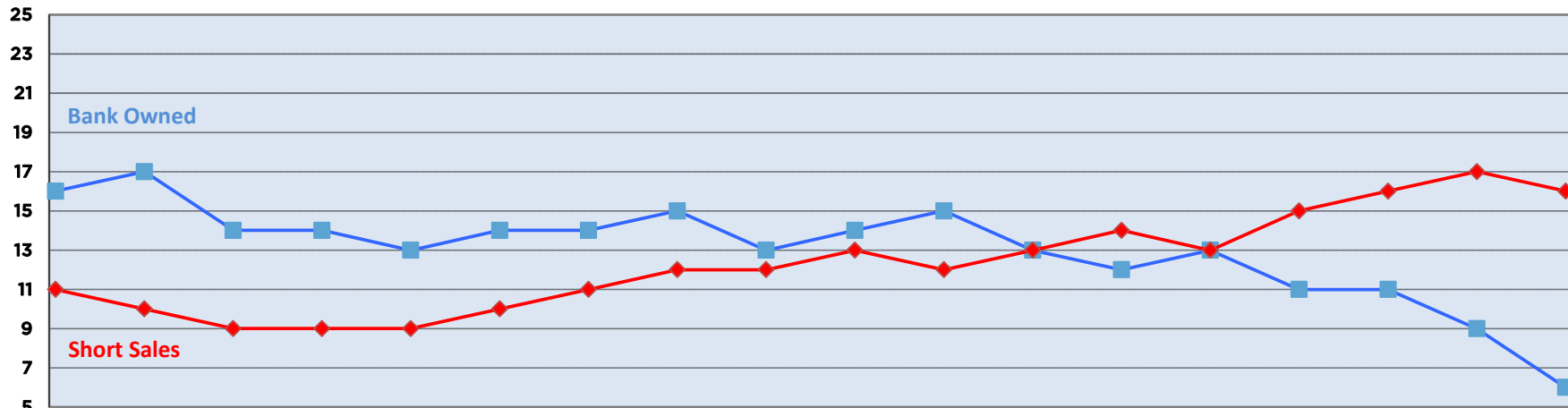


	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Normal	99.28%	99.29%	99.40%	99.41%	99.42%	99.38%	99.35%	99.30%	99.34%	99.27%	99.30%	99.34%	99.35%	99.36%	99.38%	99.37%	99.40%	99.49%



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
BO	0.43%	0.45%	0.37%	0.36%	0.34%	0.36%	0.36%	0.39%	0.34%	0.38%	0.39%	0.33%	0.30%	0.32%	0.26%	0.26%	0.21%	0.14%
SS	0.29%	0.26%	0.23%	0.23%	0.24%	0.26%	0.29%	0.31%	0.32%	0.35%	0.31%	0.33%	0.35%	0.32%	0.36%	0.37%	0.39%	0.37%

Active Foreclosures

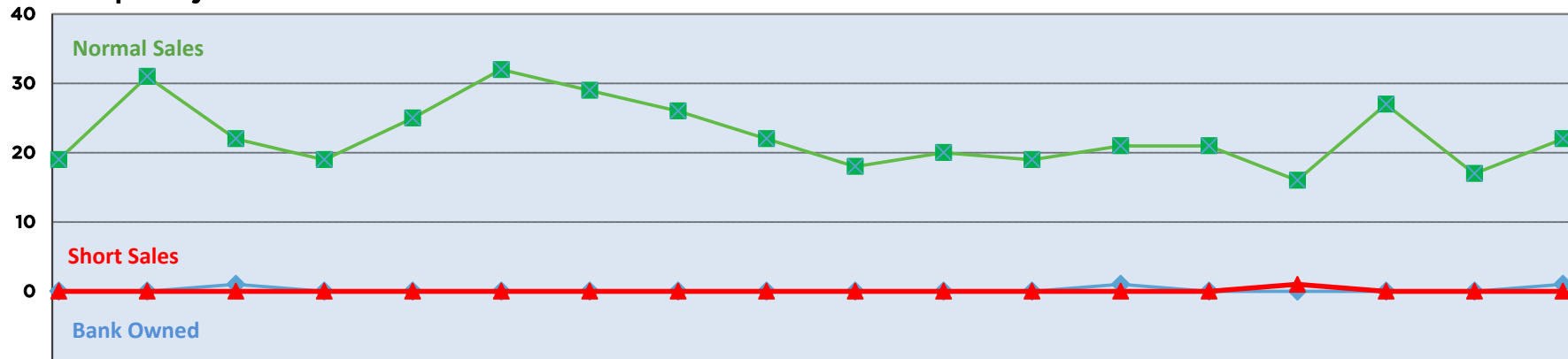


	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
BO	16	17	14	14	13	14	14	15	13	14	15	13	12	13	11	11	9	6
SS	11	10	9	9	9	10	11	12	12	13	12	13	14	13	15	16	17	16

Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

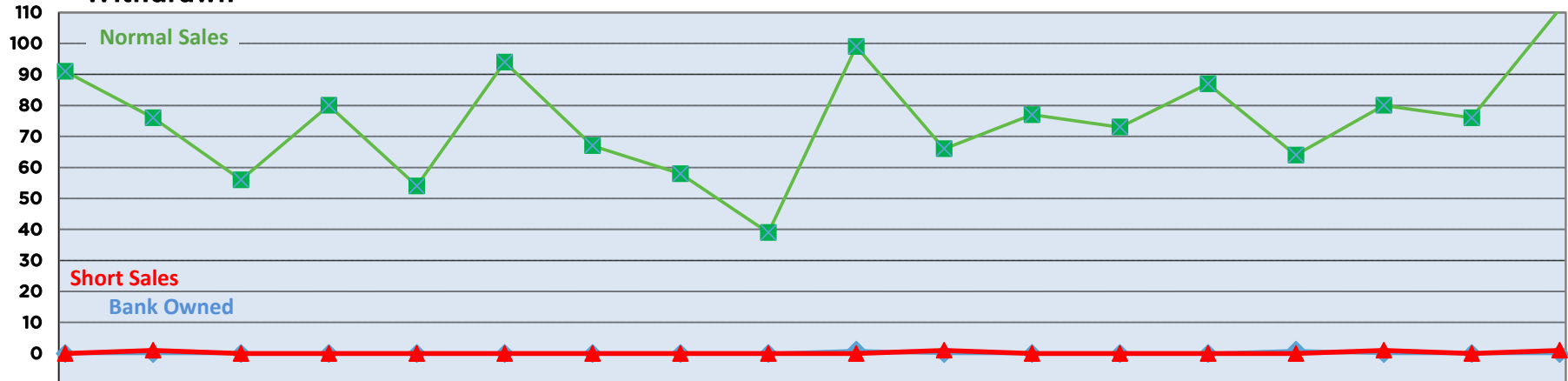
Condos, Townhomes, Villas

Temporary Off Market



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Norm	19	31	22	19	25	32	29	26	22	18	20	19	21	21	16	27	17	22
BO	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0

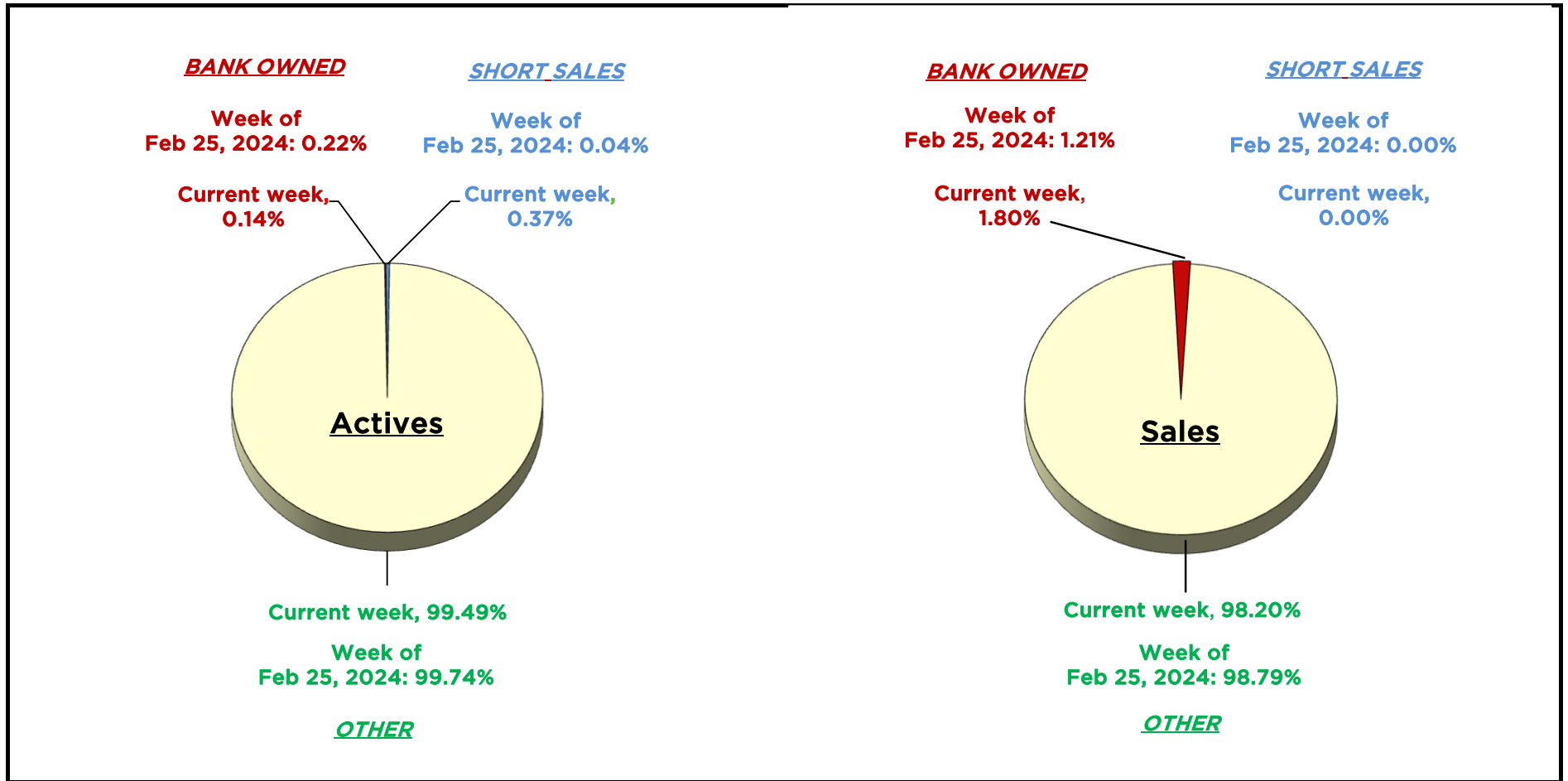
Withdrawn



	10/27	11/3	11/10	11/17	11/24	12/1	12/8	12/15	12/22	12/29	1/5	1/12	1/19	1/26	2/2	2/9	2/16	2/23
Norm	91	76	56	80	54	94	67	58	39	99	66	77	73	87	64	80	76	111
BO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0
SS	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	1

Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
02/23/2025 - 03/01/2025
Lake, Orange, Osceola & Seminole Counties

There are 42 Condos, Villas, or Townhomes available for the Median Price of \$290,000 (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
Seminole County		5	\$289,840	2.2	2.0	1,237	\$234.27
Altamonte Springs (East)	32701	1	\$289,999	2.0	2.0	1,182	\$245.35
Casselberry	32707	1	\$289,900	2.0	2.0	1,615	\$179.50
Winter Springs / Tuskawilla	32708	1	\$289,500	3.0	2.0	1,349	\$214.60
Oviedo	32765	1	\$289,900	2.0	2.0	975	\$297.33
Sanford / Lake Forest	32771	1	\$289,900	2.0	2.0	1,065	\$272.21
Orange County		16	\$289,987	2.7	2.0	1,327	\$218.56
Apopka (North)	32712	1	\$290,000	3.0	3.0	1,492	\$194.37
Maitland / Eatonville	32751	1	\$290,000	3.0	2.0	1,565	\$185.30
Orlando (Downtown)	32801	1	\$289,900	1.0	1.0	804	\$360.57
Delaney / Crystal Lake	32806	1	\$290,000	4.0	2.0	1,664	\$174.28
Azalea Park	32807	1	\$289,990	3.0	2.0	1,151	\$251.95
Conway	32812	1	\$289,900	2.0	2.0	1,112	\$260.70
Williamsburg / Lake Bryan	32821	1	\$290,000	3.0	2.0	1,437	\$201.81
Ventura	32822	1	\$290,000	3.0	2.0	1,158	\$250.43
Taft	32824	1	\$290,000	3.0	2.0	1,149	\$252.39
Research Park	32826	1	\$290,000	2.0	2.0	970	\$298.97
Union Park / Chickasaw	32829	1	\$290,000	3.0	2.0	1,408	\$205.97
Metro West / Orlo Vista	32835	3	\$290,000	2.7	2.0	1,533	\$189.13
Hunters Creek	32837	1	\$290,000	3.0	2.0	1,344	\$215.77
Winter Garden / Oakland	34787	1	\$290,000	2.0	2.0	1,375	\$210.91
Osceola County		19	\$289,915	2.9	2.2	1,494	\$194.08
Davenport	33896	6	\$289,965	2.5	2.0	1,738	\$166.89
Kissimmee (Central)	34741	3	\$289,933	3.7	2.7	1,478	\$196.12
Kissimmee / Buena Ventura Lakes	34743	1	\$289,900	3.0	2.0	1,382	\$209.77
Kissimmee (West) / Pleasant Hill	34746	3	\$290,000	3.0	2.0	1,377	\$210.55
Kissimmee / Celebration	34747	6	\$289,815	2.8	2.3	1,335	\$217.14
Lake County		2	\$289,750	2.5	2.0	1,457	\$198.87
Lady Lake / The Villages	32159	1	\$289,500	2.0	2.0	1,500	\$193.00
Yalaha	34797	1	\$290,000	3.0	2.0	1,414	\$205.09