



Monday Morning Quarterback Summary

Week of August 03, 2025 - August 09, 2025

Single-family existing homes

- Sales of single-family homes decreased to 361 during the week of August 03, from 526 the week prior
- The median price of single family homes decreased to \$420,000 a change of -2.3%
- The number of single-family home foreclosure transactions decreased to 2 from 4 the week prior
- The number of single-family short-sale transactions decreased to 1 from 3 the week prior
- Single-family inventory decreased by 15, and now sits at 9,280

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas decreased to 111 during the week of August 03, from 156 the week prior
- The median price of condos, townhomes, and villas decreased to \$270,000 a change of -1.8%
- The number of condo, townhome, and villa foreclosure transactions decreased to 1 from 3 the week prior
- The number of condo, townhome and villa short-sale transactions increased to 2 from 1 the week prior
- Condo inventory increased by 52, and now sits at 4,498

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

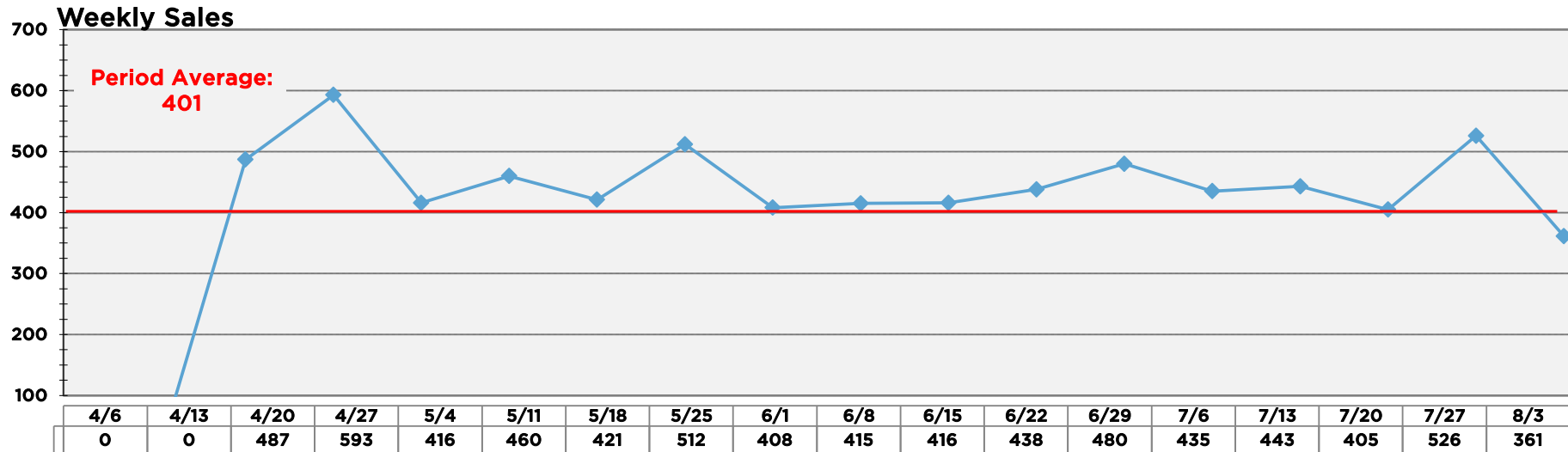
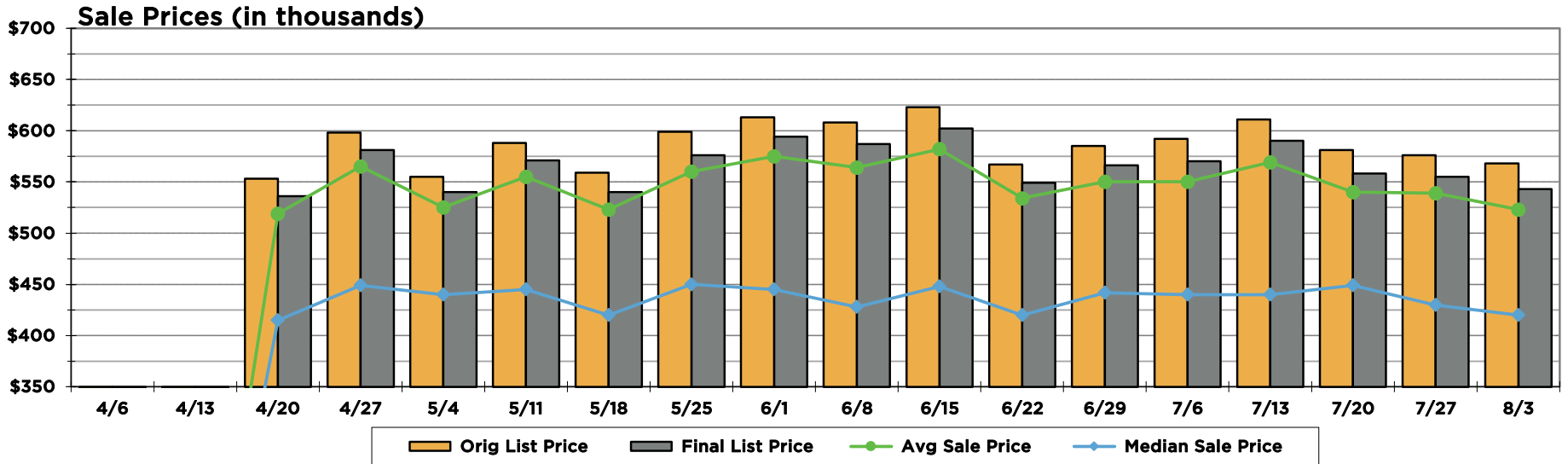
Monday Morning Quarterback
08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	361	44	26	96	59	105	31
Bank Owned	2	1	0	0	0	1	0
Short Sales	1	0	1	0	0	0	0
Other	358	43	25	96	59	104	31
Active Listings	9,280	622	527	1,889	1,907	3,406	929
Bank Owned	41	9	7	12	7	5	1
Short Sales	67	7	8	26	13	10	3
Other	9,172	606	512	1,851	1,887	3,391	925
Months of Inventory	5.93	3.26	4.68	4.54	7.46	7.49	6.92
<u>List Price</u>							
Average Original List Price	\$568,158	\$205,918	\$297,285	\$370,421	\$461,423	\$701,225	\$1,674,268
Average Final List Price	\$543,140	\$190,491	\$288,165	\$357,556	\$447,276	\$677,066	\$1,561,069
<u>Sale Price</u>							
Average Price	\$522,805	\$180,716	\$281,225	\$350,100	\$440,263	\$659,206	\$1,440,883
Median Price	\$420,000	\$200,000	\$285,000	\$350,000	\$439,990	\$625,000	\$1,225,000
<u>Price Differences</u>							
Original to Final List Price	-\$25,018	-\$15,427	-\$9,120	-\$12,865	-\$14,147	-\$24,159	-\$113,199
Original List to Sale Price - \$	-\$45,353	-\$25,202	-\$16,060	-\$20,321	-\$21,160	-\$42,019	-\$233,385
Final List to Sale Price - \$	-\$20,335	-\$9,775	-\$6,940	-\$7,456	-\$7,013	-\$17,860	-\$120,186
Original List to Sale Price - %	92.02%	87.76%	94.60%	94.51%	95.41%	94.01%	86.06%
Final List to Sale Price - %	96.26%	94.87%	97.59%	97.91%	98.43%	97.36%	92.30%
<u>Days on the Market</u>							
Avg Days Listing to Contract	64	54	55	67	66	64	66
Combined Avg Days to Contract	71	58	59	78	77	72	69
Avg Days Listing to Closing	102	99	101	107	96	102	103
Avg Days Contract to Close	38	44	44	39	31	37	35
<u>Beds / Baths</u>							
Average Bedrooms	3	2	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
<u>Square Footage</u>							
Average Square Feet	2,125	1,196	1,412	1,668	1,925	2,662	4,014

Monday Morning Quarterback
08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

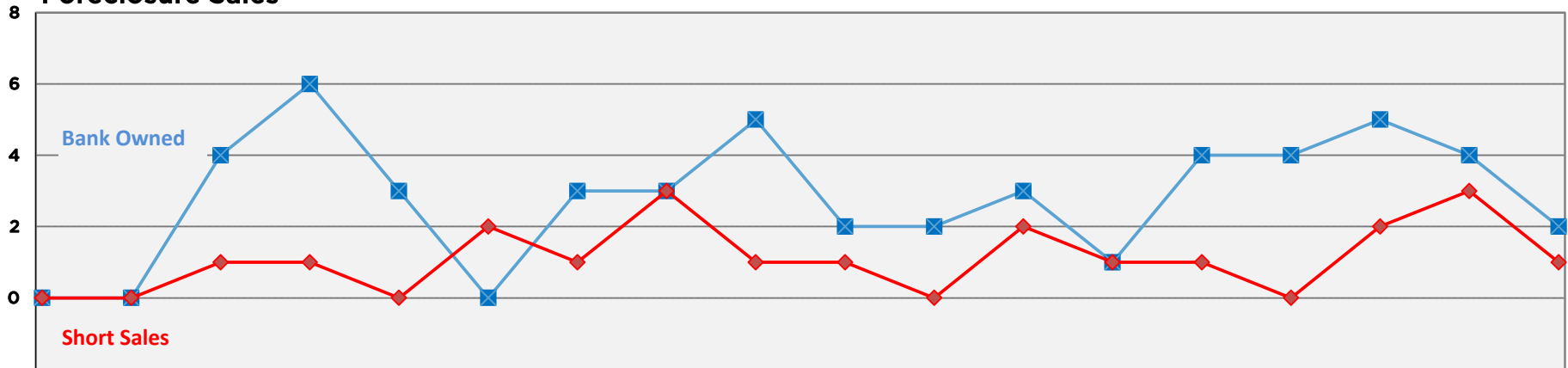
Single Family Homes



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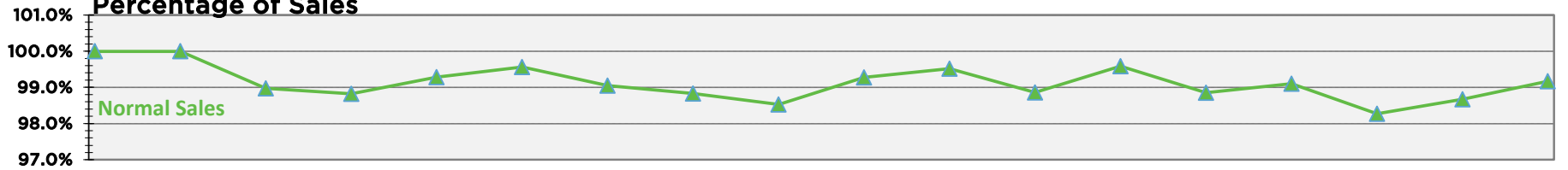
Single Family Homes

Foreclosure Sales

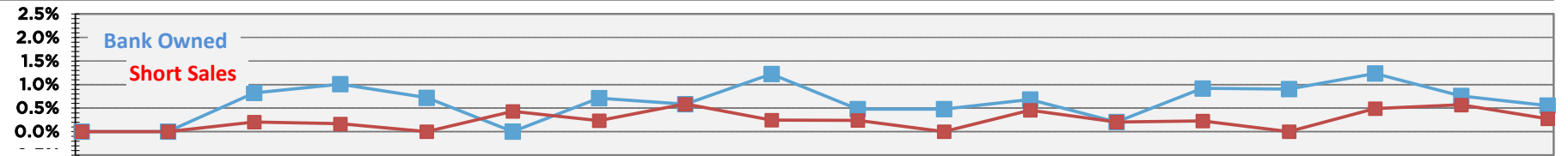


	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
BO	0	0	4	6	3	0	3	3	5	2	2	3	1	4	4	5	4	2
SS	0	0	1	1	0	2	1	3	1	1	0	2	1	1	0	2	3	1

Percentage of Sales



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Normal	100.00	100.00	98.97%	98.82%	99.28%	99.57%	99.05%	98.83%	98.53%	99.28%	99.52%	98.86%	99.58%	98.85%	99.10%	98.27%	98.67%	99.17%

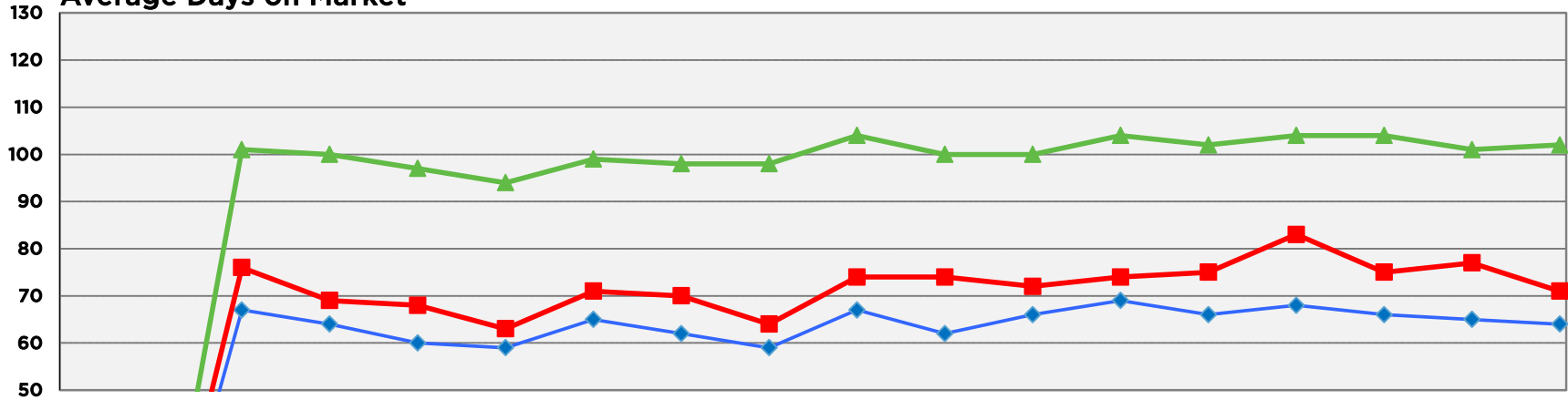


	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
BO	0.00%	0.00%	0.82%	1.01%	0.72%	0.00%	0.71%	0.59%	1.23%	0.48%	0.48%	0.68%	0.21%	0.92%	0.90%	1.23%	0.76%	0.55%
SS	0.00%	0.00%	0.21%	0.17%	0.00%	0.43%	0.24%	0.59%	0.25%	0.24%	0.00%	0.46%	0.21%	0.23%	0.00%	0.49%	0.57%	0.28%

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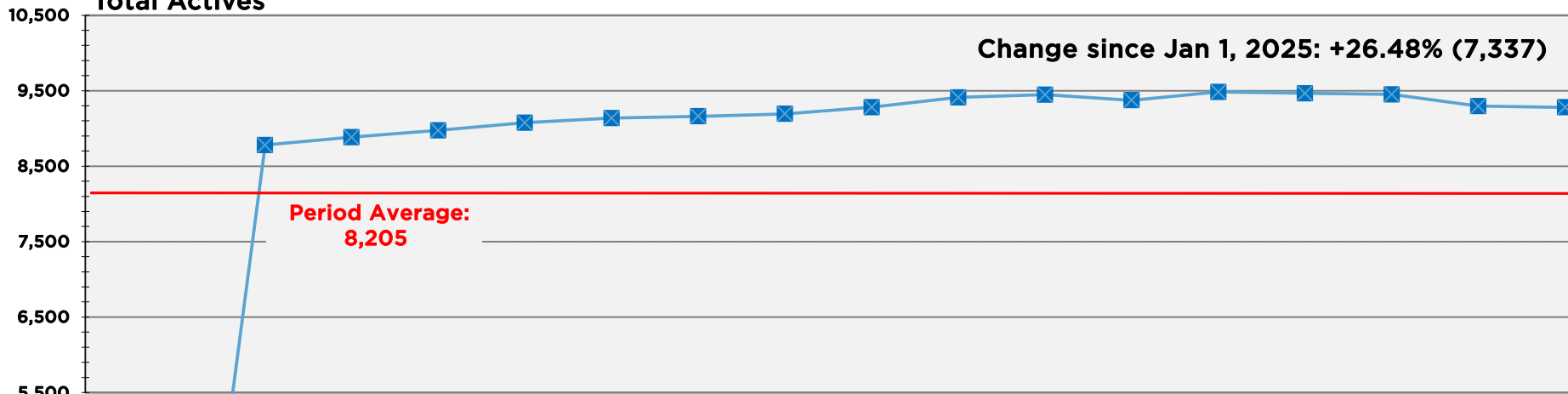
Single Family Homes

Average Days on Market



ListToContract	0	0	67	64	60	59	65	62	59	67	62	66	69	66	68	66	65	64
CombDaysOnMkt	0	0	76	69	68	63	71	70	64	74	74	72	74	75	83	75	77	71
ListToClose	0	0	101	100	97	94	99	98	98	104	100	100	104	102	104	104	101	102

Total Actives

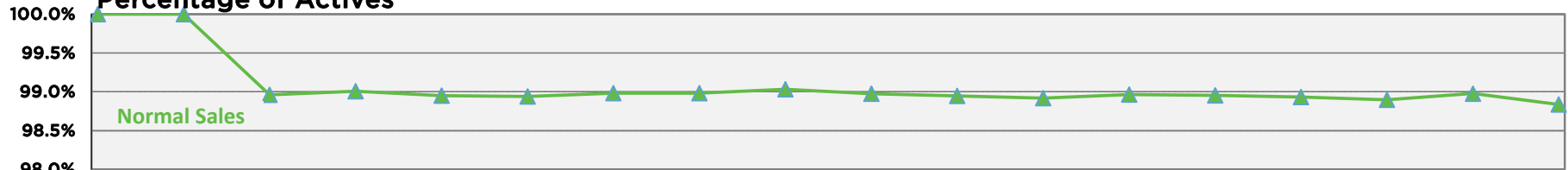


	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Total Actives	0	0	8,779	8,884	8,976	9,076	9,136	9,161	9,193	9,282	9,411	9,447	9,374	9,484	9,466	9,451	9,295	9,280

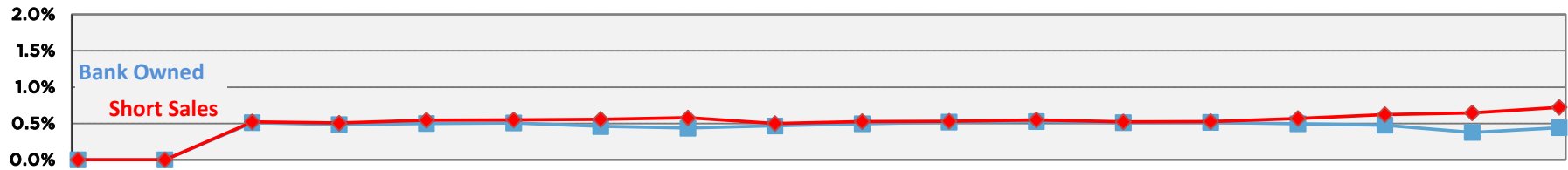
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Single Family Homes

Percentage of Actives

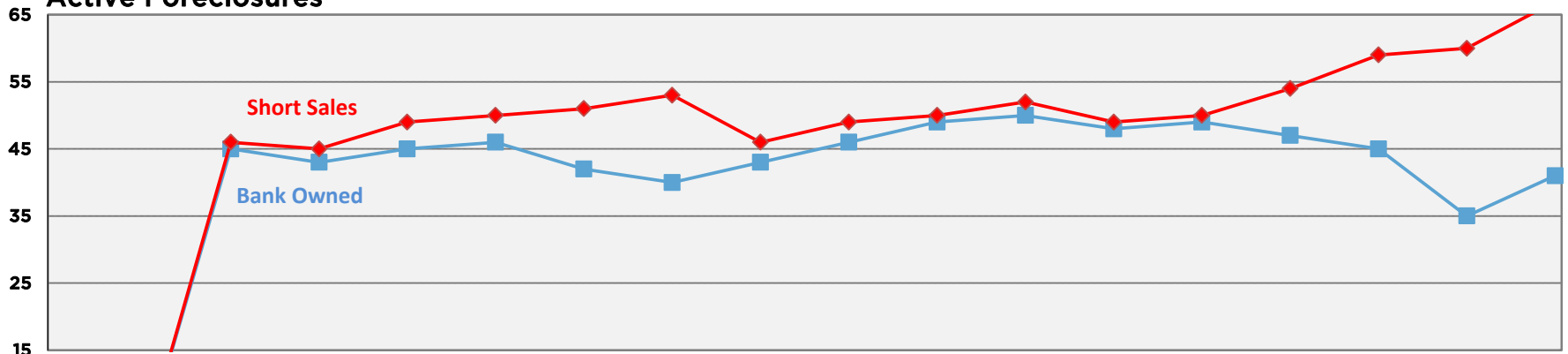


	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Normal	100.00	100.00	98.96%	99.01%	98.95%	98.94%	98.98%	98.98%	99.03%	98.98%	98.95%	98.92%	98.97%	98.96%	98.93%	98.90%	98.98%	98.84%



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
BO	0.00%	0.00%	0.51%	0.48%	0.50%	0.51%	0.46%	0.44%	0.47%	0.50%	0.52%	0.53%	0.51%	0.52%	0.50%	0.48%	0.38%	0.44%
SS	0.00%	0.00%	0.52%	0.51%	0.55%	0.55%	0.56%	0.58%	0.50%	0.53%	0.53%	0.55%	0.52%	0.53%	0.57%	0.62%	0.65%	0.72%

Active Foreclosures

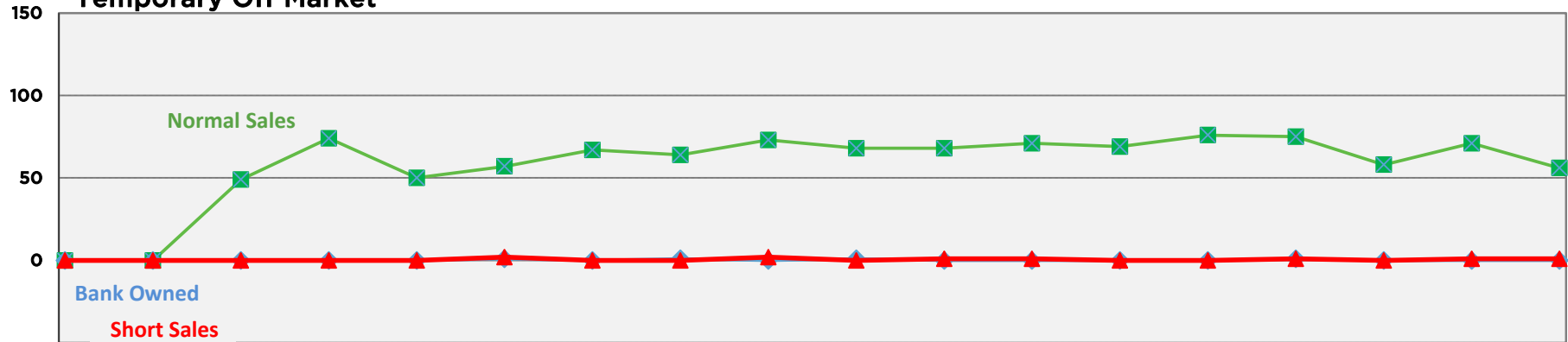


	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
BO	0	0	45	43	45	46	42	40	43	46	49	50	48	49	47	45	35	41
SS	0	0	46	45	49	50	51	53	46	49	50	52	49	50	54	59	60	67

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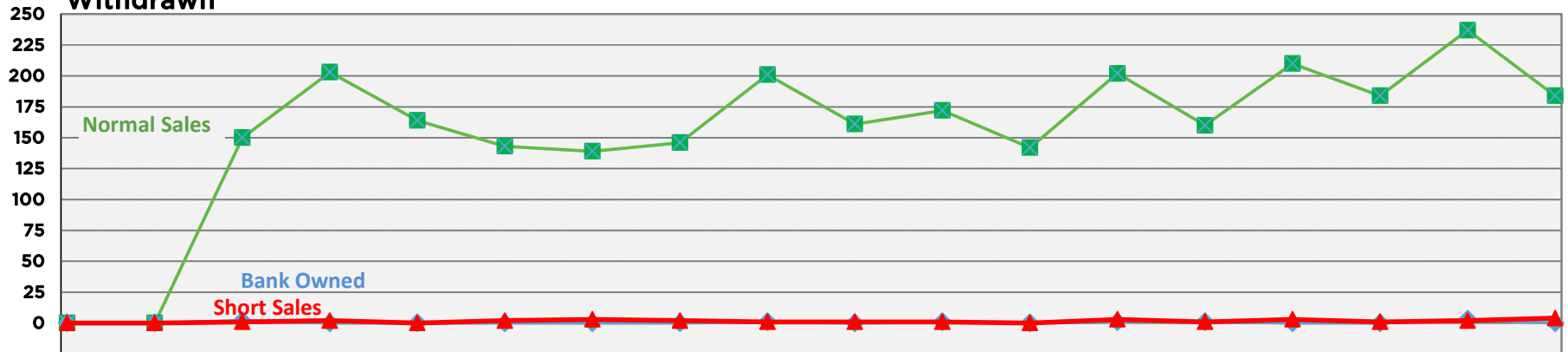
Single Family Homes

Temporary Off Market



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Norm	0	0	49	74	50	57	67	64	73	68	68	71	69	76	75	58	71	56
BO	0	0	0	0	0	1	0	1	0	1	0	0	0	0	1	0	0	0
SS	0	0	0	0	0	2	0	0	2	0	1	1	0	0	1	0	1	1

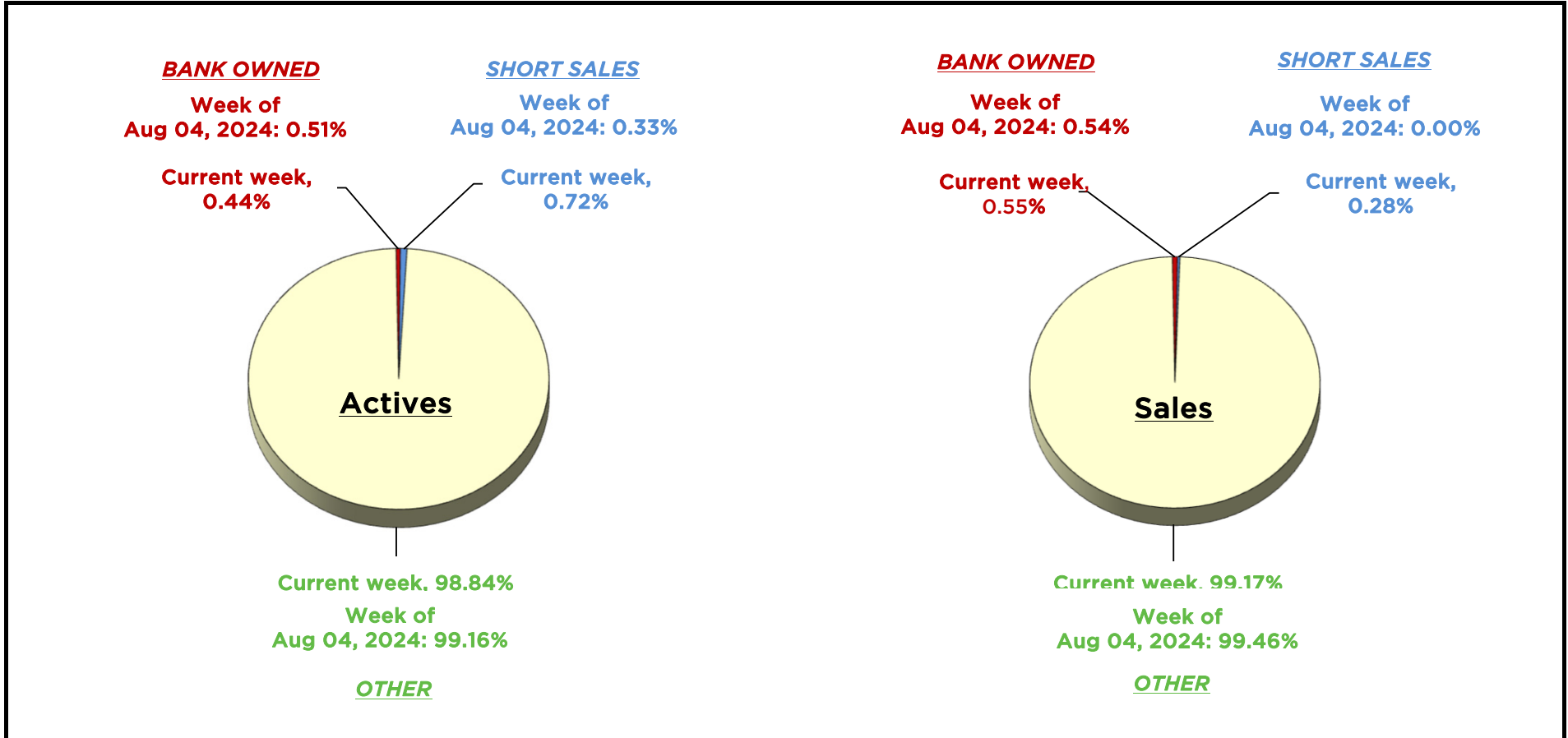
Withdrawn



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Norm	0	0	150	203	164	143	139	146	201	161	172	142	202	160	210	184	237	184
BO	0	0	2	0	0	0	0	0	1	0	1	0	1	1	0	0	3	0
SS	0	0	1	2	0	2	3	2	1	1	1	0	3	1	3	1	2	4

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Single Family Homes



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There are 88 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	\$419,969	3.1	2.0	1,605	\$261.68
Casselberry	32707	1	\$420,000	3.0	2.0	1,602	\$262.17
Altamonte Springs / Forest City	32714	4	\$419,950	3.0	2.0	1,666	\$252.07
Oviedo	32765	2	\$419,995	3.0	2.0	1,544	\$272.02
Chuluota/Oviedo	32766	1	\$419,900	3.0	2.0	1,148	\$365.77
Sanford / Lake Forest	32771	1	\$420,000	4.0	2.0	1,815	\$231.40
Winter Park	32792	1	\$420,000	3.0	2.0	1,732	\$242.49
Orange County		33	\$419,972	3.3	2.1	1,736	\$241.94
Apopka / Hunt Club	32703	1	\$420,000	3.0	2.0	1,529	\$274.69
Apopka (North)	32712	4	\$420,000	3.0	2.0	1,857	\$226.14
ColoniaItown	32803	1	\$420,000	3.0	2.0	1,351	\$310.88
Pine Hills	32805	1	\$420,000	3.0	2.0	1,125	\$373.33
Delaney / Crystal Lake	32806	1	\$420,000	4.0	2.0	1,745	\$240.69
Pine Hills / Rosemont	32808	1	\$420,000	4.0	2.0	1,774	\$236.75
Lockhart	32810	2	\$420,000	4.0	2.0	2,002	\$209.79
Conway	32812	3	\$419,933	3.0	2.0	1,764	\$238.06
Union Park	32817	1	\$419,900	3.0	2.0	1,510	\$278.08
Hiawasse	32818	1	\$420,000	4.0	3.0	2,263	\$185.59
Sand Lake / Bay Hill	32819	1	\$419,900	3.0	2.0	1,632	\$257.29
Bithlo	32820	1	\$420,000	3.0	2.0	1,188	\$353.54
Williamsburg / Lake Bryan	32821	2	\$419,900	2.5	2.0	1,431	\$293.53
Ventura	32822	2	\$420,000	3.0	2.0	1,977	\$212.44
Taft	32824	4	\$419,973	3.8	2.0	1,787	\$235.08
Rio Pinar / Union Park	32825	2	\$420,000	4.0	2.5	1,734	\$242.21
Research Park	32826	1	\$420,000	4.0	2.0	2,082	\$201.73
Hunters Creek	32837	3	\$419,932	3.3	2.0	1,756	\$239.19
Ocoee	34761	1	\$420,000	3.0	2.0	1,664	\$252.40
Osceola County		27	\$419,950	3.6	2.2	1,917	\$219.07
Davenport	33896	1	\$420,000	4.0	2.0	2,333	\$180.03
Kissimmee (Central)	34741	1	\$419,900	3.0	2.0	1,706	\$246.13
Kissimmee / Buena Ventura Lakes	34743	2	\$419,900	3.0	2.0	1,603	\$261.95
Kissimmee (East)	34744	3	\$420,000	4.0	3.0	1,944	\$216.05
Kissimmee (West) / Pleasant Hill	34746	7	\$419,986	3.7	2.3	1,850	\$226.97
Kissimmee / Celebration	34747	2	\$420,000	2.5	2.0	1,579	\$266.08
St Cloud	34769	1	\$419,900	4.0	2.0	2,742	\$153.14
St Cloud / Narcoossee	34771	4	\$419,975	3.8	2.3	1,886	\$222.68
St Cloud / Canoe Creek	34772	6	\$419,875	3.7	2.0	2,047	\$205.08

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08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

There are 88 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		18	\$419,911	3.7	2.2	2,248	\$186.77
Eustis (East)	32736	1	\$419,900	4.0	2.0	1,906	\$220.30
Umatilla / Dona Vista	32784	1	\$420,000	7.0	3.0	3,165	\$132.70
Clermont (Central)	34711	5	\$419,860	3.4	2.2	2,084	\$201.49
Clermont (South)	34714	1	\$420,000	3.0	3.0	2,193	\$191.52
Minneola	34715	1	\$419,900	4.0	2.0	1,836	\$228.70
Fruitland Park	34731	1	\$419,900	3.0	2.0	2,047	\$205.13
Groveland	34736	3	\$420,000	4.0	2.0	2,040	\$205.85
Leesburg (West)	34748	3	\$419,800	3.0	2.0	2,407	\$174.38
Mascotte	34753	1	\$420,000	4.0	2.0	2,924	\$143.64
Leesburg (East) / Haines Creek	34788	1	\$420,000	4.0	2.0	2,635	\$159.39

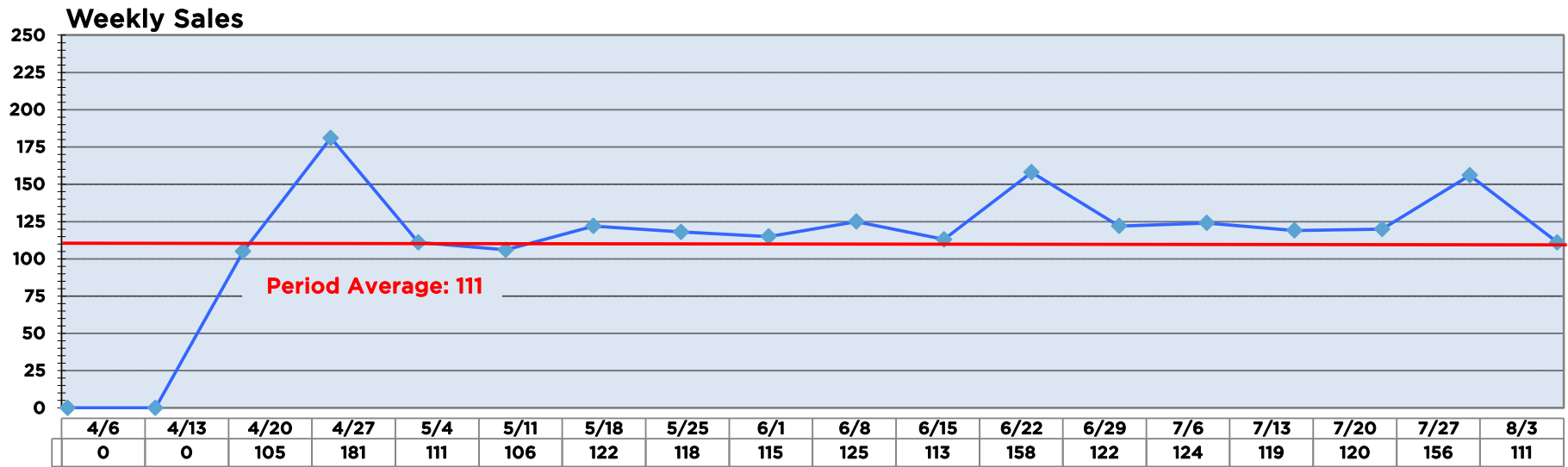
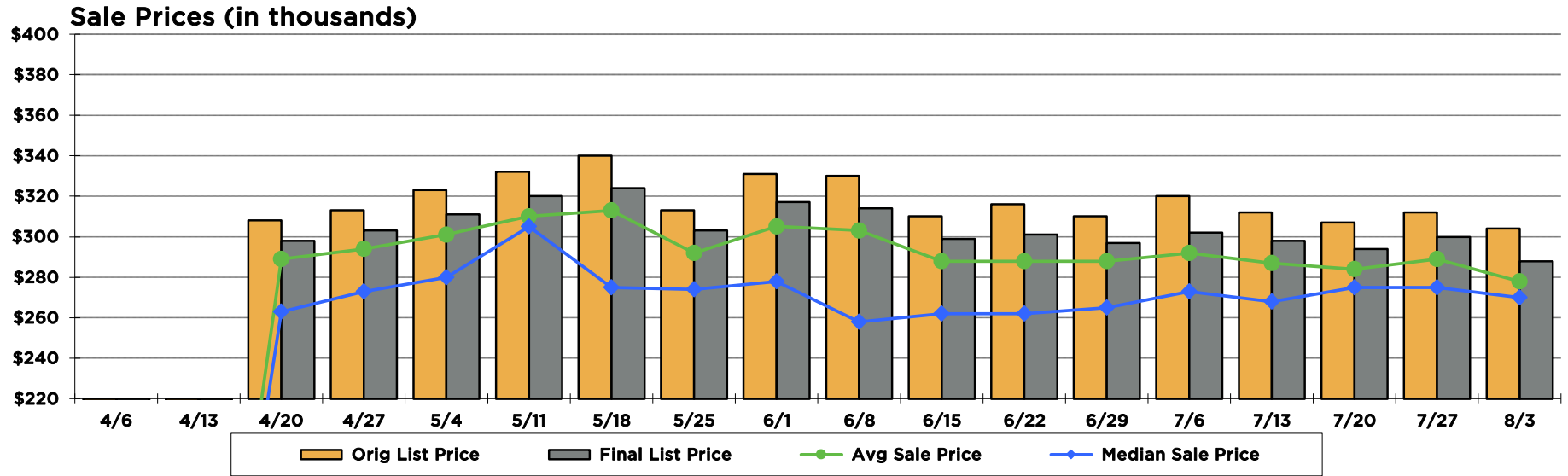
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	111	50	16	28	13	4	0
Bank Owned	1	0	0	1	0	0	0
Short Sales	2	1	1	0	0	0	0
Other	108	49	15	27	13	4	0
Active Listings	4,498	1,793	660	1,145	555	329	16
Bank Owned	14	8	3	2	1	0	0
Short Sales	27	7	10	8	2	0	0
Other	4,457	1,778	647	1,135	552	329	16
Months of Inventory	9.35	8.28	9.52	9.44	9.85	18.98	0.00
<u>List Price</u>							
Average Original List Price	\$304,034	\$212,441	\$296,215	\$364,446	\$454,823	\$567,272	\$0
Average Final List Price	\$287,819	\$192,942	\$284,021	\$350,060	\$439,677	\$559,747	\$0
<u>Sale Price</u>							
Average Price	\$278,346	\$186,197	\$275,437	\$338,962	\$423,346	\$546,297	\$0
Median Price	\$270,000	\$187,500	\$275,250	\$330,389	\$423,000	\$534,600	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$16,215	-\$19,499	-\$12,194	-\$14,386	-\$15,146	-\$7,525	\$0
Original List to Sale Price - \$	-\$25,688	-\$26,244	-\$20,778	-\$25,484	-\$31,477	-\$20,975	\$0
Final List to Sale Price - \$	-\$9,473	-\$6,745	-\$8,584	-\$11,098	-\$16,331	-\$13,450	\$0
Original List to Sale Price - %	91.55%	87.65%	92.99%	93.01%	93.08%	96.30%	0.00%
Final List to Sale Price - %	96.71%	96.50%	96.98%	96.83%	96.29%	97.60%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	108	133	93	105	56	48	0
Combined Avg Days to Contract	121	153	110	110	56	48	0
Avg Days Listing to Closing	142	169	128	140	83	70	0
Avg Days Contract to Close	33	34	34	34	26	22	0
<u>Beds / Baths</u>							
Average Bedrooms	3	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	1	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,368	1,043	1,329	1,704	1,781	1,893	0

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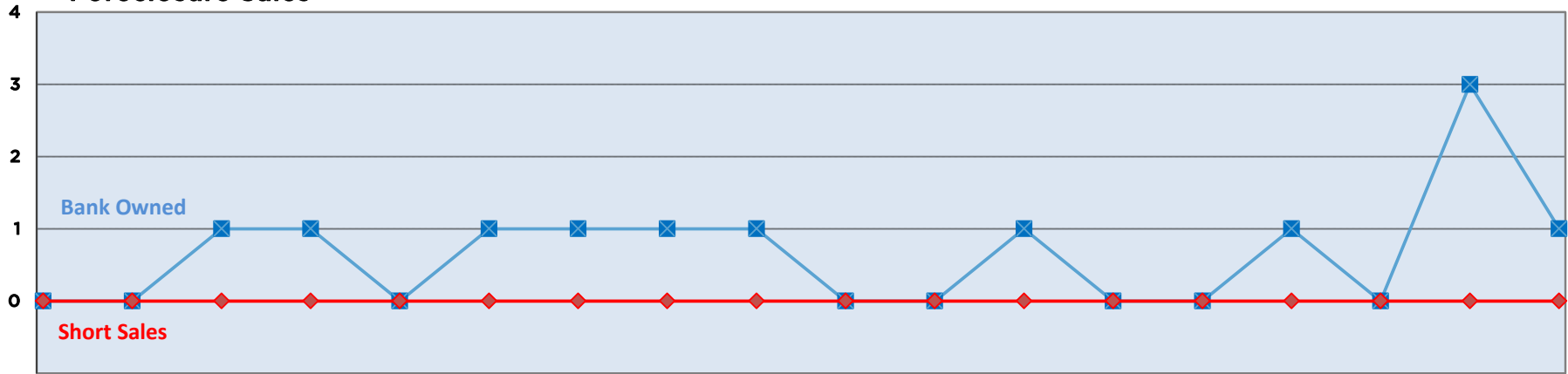
Condos, Townhomes, Villas



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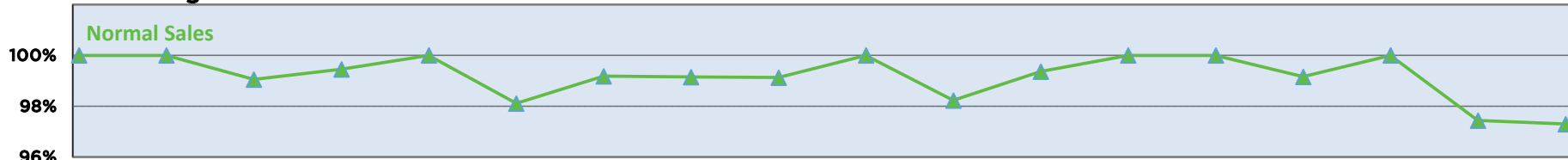
Condos, Townhomes, Villas

Foreclosure Sales

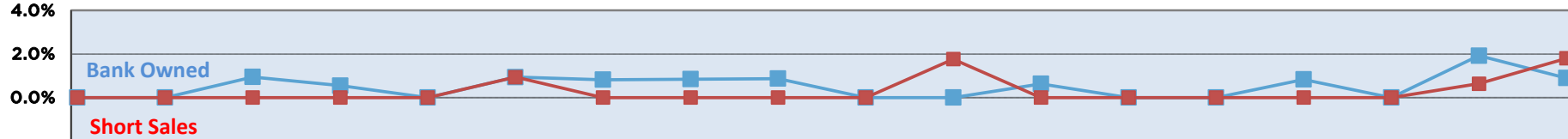


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BO	0	0	1	1	0	1	1	1	1	0	0	1	0	0	1	0	3	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Normal	100.00%	100.00%	99.05%	99.45%	100.00%	98.11%	99.18%	99.15%	99.13%	100.00%	98.23%	99.37%	100.00%	100.00%	99.16%	100.00%	97.44%	97.30%

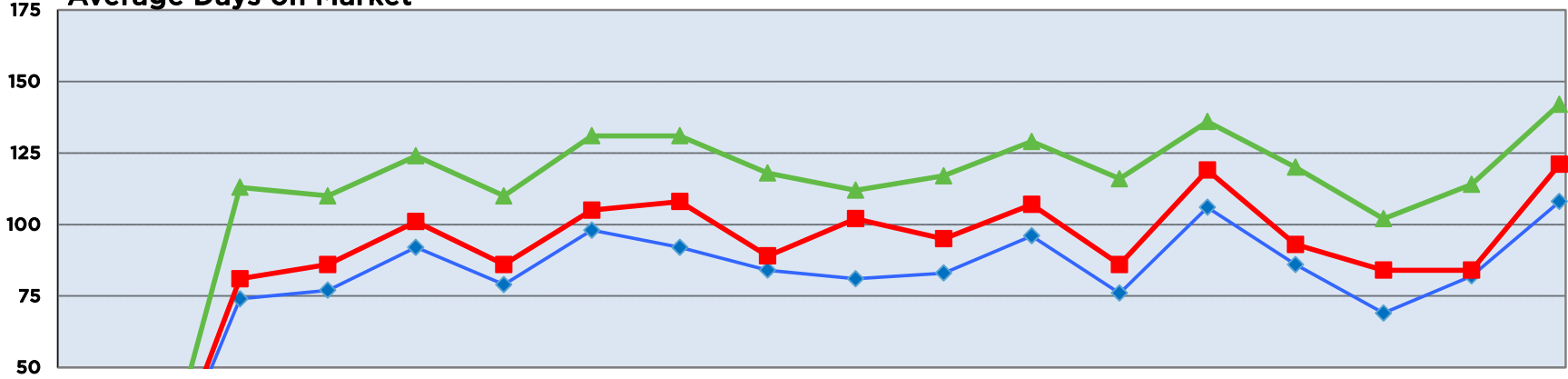


	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
BO	0.00%	0.00%	0.95%	0.55%	0.00%	0.94%	0.82%	0.85%	0.87%	0.00%	0.00%	0.63%	0.00%	0.00%	0.84%	0.00%	1.92%	0.90%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.94%	0.00%	0.00%	0.00%	0.00%	1.77%	0.00%	0.00%	0.00%	0.00%	0.00%	0.64%	1.80%

Monday Morning Quarterback
08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

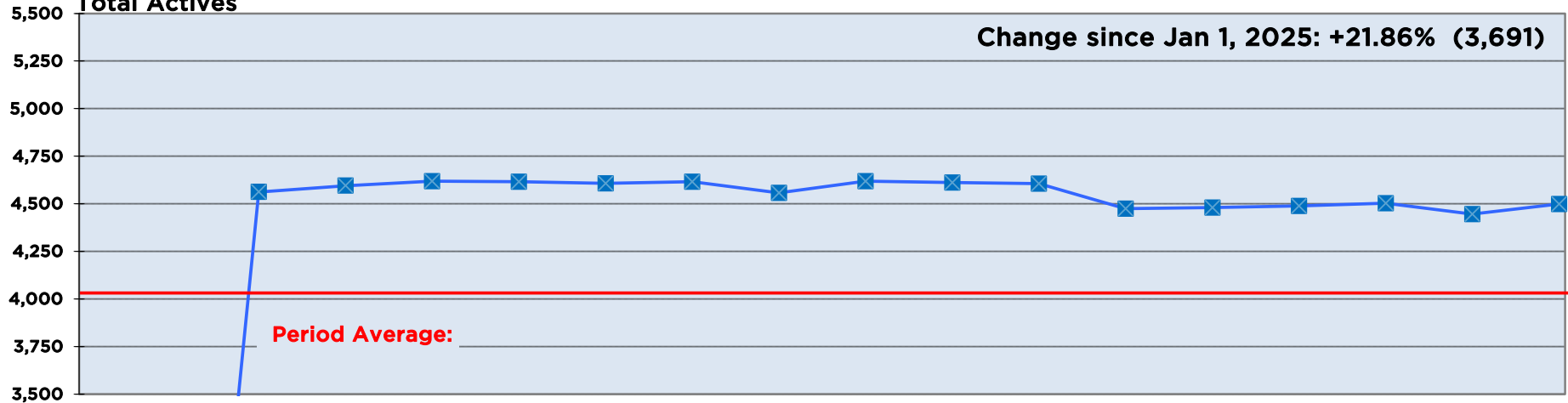
Average Days on Market



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
ListToContract	0	0	74	77	92	79	98	92	84	81	83	96	76	106	86	69	82	108
CombDaysOnMkt	0	0	81	86	101	86	105	108	89	102	95	107	86	119	93	84	84	121
ListToClose	0	0	113	110	124	110	131	131	118	112	117	129	116	136	120	102	114	142

Total Actives

Change since Jan 1, 2025: +21.86% (3,691)

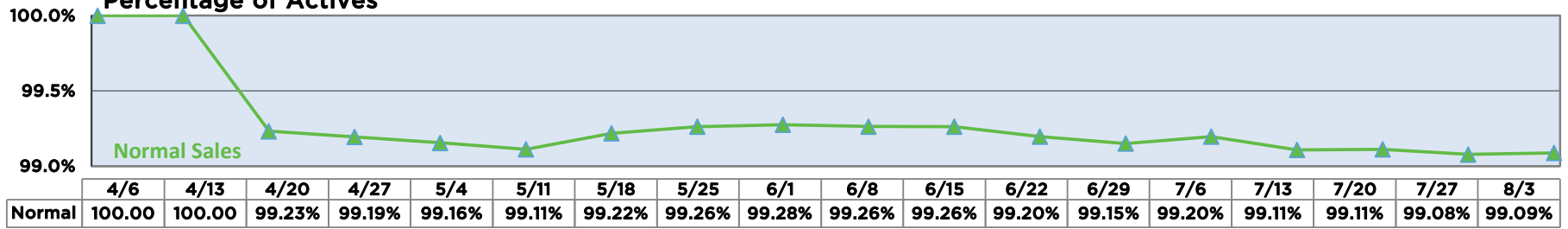


	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Total Actives	0	0	4,562	4,595	4,618	4,616	4,607	4,616	4,557	4,619	4,611	4,606	4,474	4,480	4,488	4,503	4,446	4,498

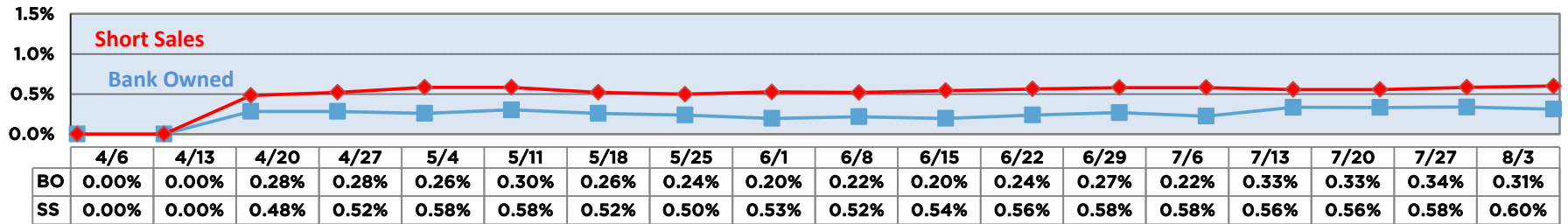
Monday Morning Quarterback
08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

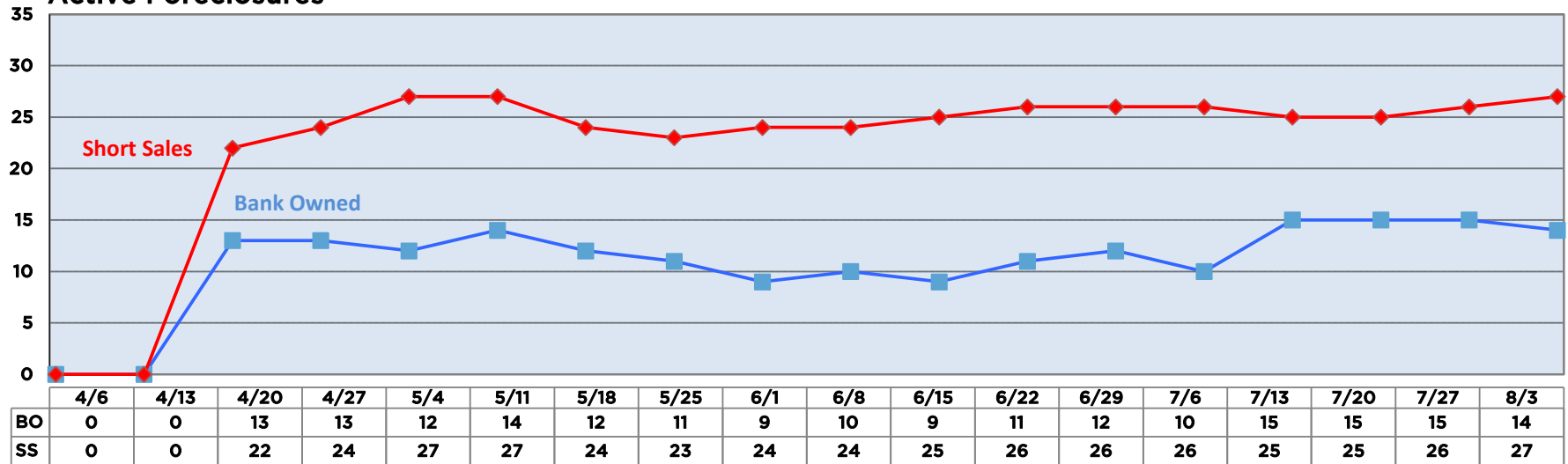
Percentage of Actives



Short Sales



Active Foreclosures



Monday Morning Quarterback
08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

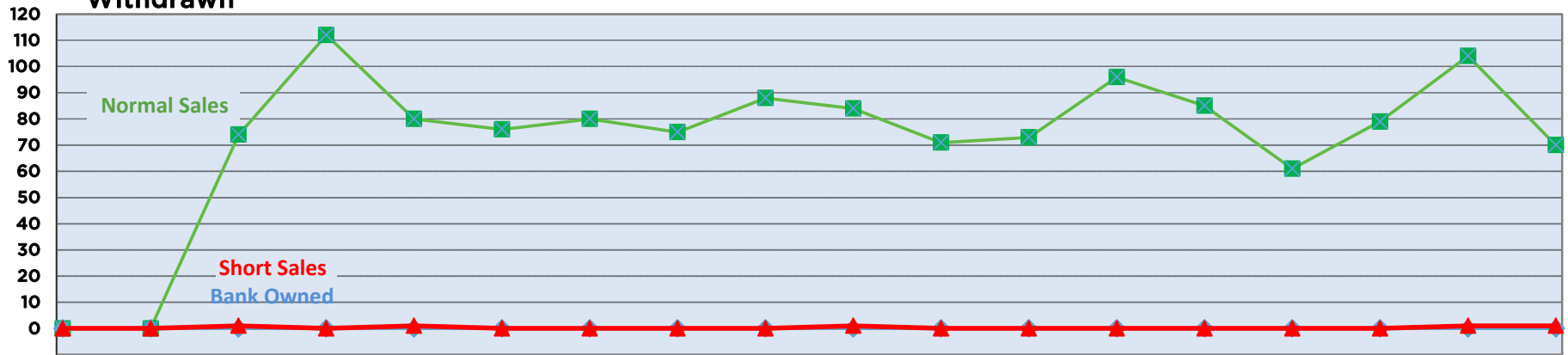
Condos, Townhomes, Villas

Temporary Off Market



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Norm	0	0	15	21	17	32	23	31	26	24	17	26	32	23	20	30	25	31
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	1	1	0	0	0	0	0	0	0	0	0	0

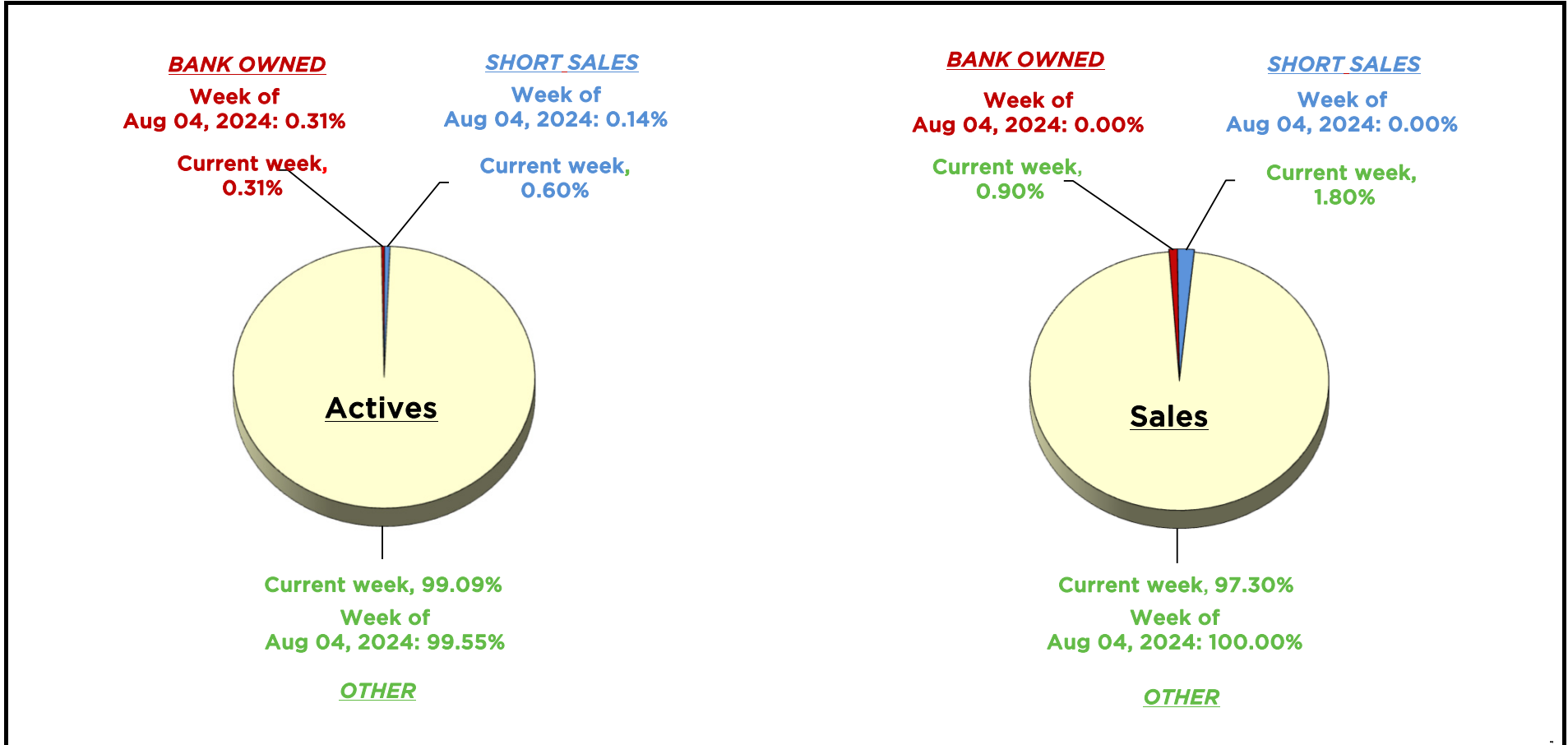
Withdrawn



	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29	7/6	7/13	7/20	7/27	8/3
Norm	0	0	74	112	80	76	80	75	88	84	71	73	96	85	61	79	104	70
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SS	0	0	1	0	1	0	0	0	0	1	0	0	0	0	0	0	1	1

Monday Morning Quarterback
08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
08/03/2025 - 08/09/2025
Lake, Orange, Osceola & Seminole Counties

There are 42 Condos, Villas, or Townhomes available for the Median Price of \$270,000 (± \$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		7	\$269,957	2.3	1.9	1,211	\$222.89
Winter Springs / Tuskawilla	32708	2	\$269,950	2.0	1.5	1,132	\$238.47
Altamonte Springs / Forest City	32714	3	\$269,967	2.3	2.0	1,288	\$209.66
Sanford / Lake Forest	32771	2	\$269,950	2.5	2.0	1,176	\$229.65
Orange County		13	\$269,969	2.4	1.9	1,271	\$212.42
Winter Park (East) / Aloma	32792	1	\$270,000	2.0	1.0	1,036	\$260.62
Orlando (Downtown)	32801	1	\$270,000	2.0	2.0	975	\$276.92
Conway	32812	1	\$270,000	2.0	2.0	1,299	\$207.85
Williamsburg / Lake Bryan	32821	2	\$269,999	2.5	2.0	1,252	\$215.65
Ventura	32822	1	\$269,999	3.0	2.0	1,764	\$153.06
Taft	32824	1	\$269,900	3.0	2.0	1,138	\$237.17
Union Park / Chickasaw	32829	1	\$270,000	2.0	2.0	1,071	\$252.10
Moss Park	32832	1	\$269,900	2.0	2.0	1,305	\$206.82
Metro West / Orlo Vista	32835	1	\$269,900	3.0	2.0	1,387	\$194.59
Hunters Creek	32837	1	\$269,900	3.0	2.0	1,344	\$200.82
Winter Garden / Oakland	34787	2	\$270,000	2.0	2.0	1,350	\$200.07
Osceola County		22	\$269,991	2.7	2.1	1,403	\$192.44
Davenport	33896	3	\$270,133	2.3	2.0	1,565	\$172.57
Kissimmee (Central)	34741	1	\$269,999	4.0	3.0	1,470	\$183.67
Kissimmee / Buena Ventura Lakes	34743	4	\$270,000	2.8	2.0	1,329	\$203.12
Kissimmee (West) / Pleasant Hill	34746	3	\$269,967	2.7	2.0	1,214	\$222.32
Kissimmee / Celebration	34747	7	\$269,957	2.7	2.1	1,312	\$205.78
Kissimmee / Poinciana	34758	1	\$270,000	3.0	3.0	1,831	\$147.46
St Cloud	34769	2	\$269,950	3.0	2.0	1,676	\$161.07
St Cloud / Canoe Creek	34772	1	\$269,900	2.0	2.0	1,373	\$196.58