



Monday Morning Quarterback Summary

Week of December 28, 2025 - January 03, 2026

Single-family existing homes

- Sales of single-family homes increased to 361 during the week of December 28, from 207 the week prior
- The median price of single family homes increased to \$415,000 a change of 6.4%
- The number of single-family home foreclosure transactions increased to 3 from 1 the week prior
- The number of single-family short-sale transactions increased to 1 from 0 the week prior
- Single-family inventory decreased by 395, and now sits at 7,917

Condos, townhomes, and villas

- Sales of condos, townhomes, and villas increased to 104 during the week of December 28, from 61 the week prior
- The median price of condos, townhomes, and villas decreased to \$255,250 a change of -15.6%
- 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 decreased to 0 from 1 the week prior
- Condo inventory decreased by 243, and now sits at 3,981

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

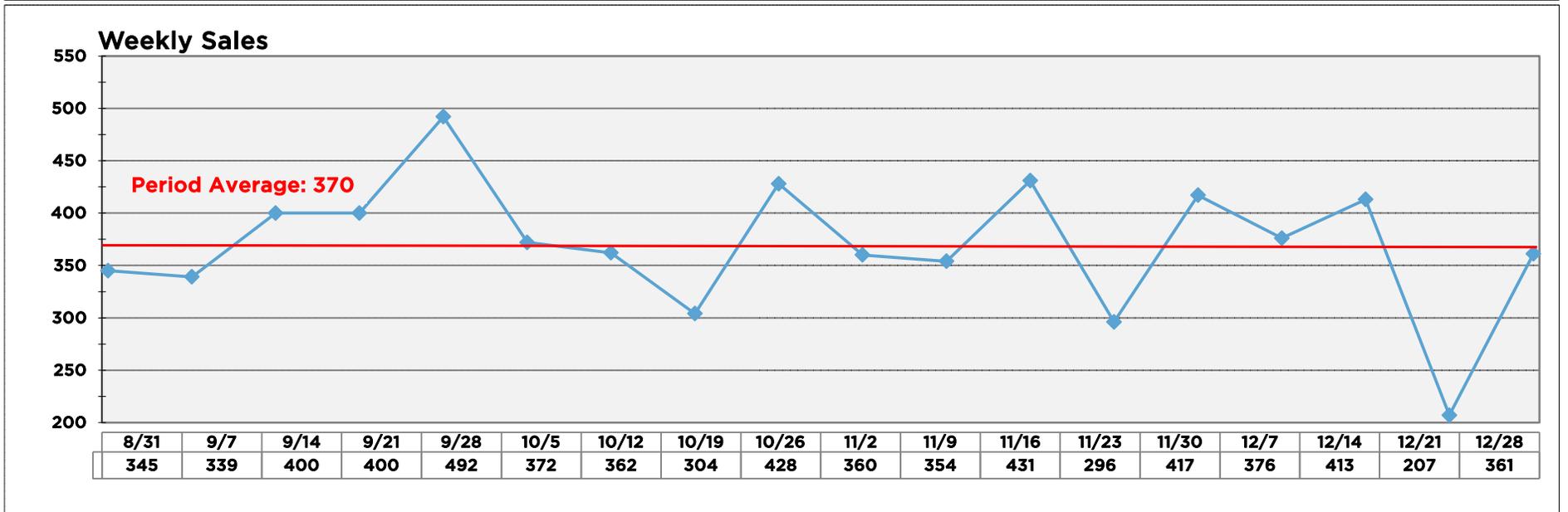
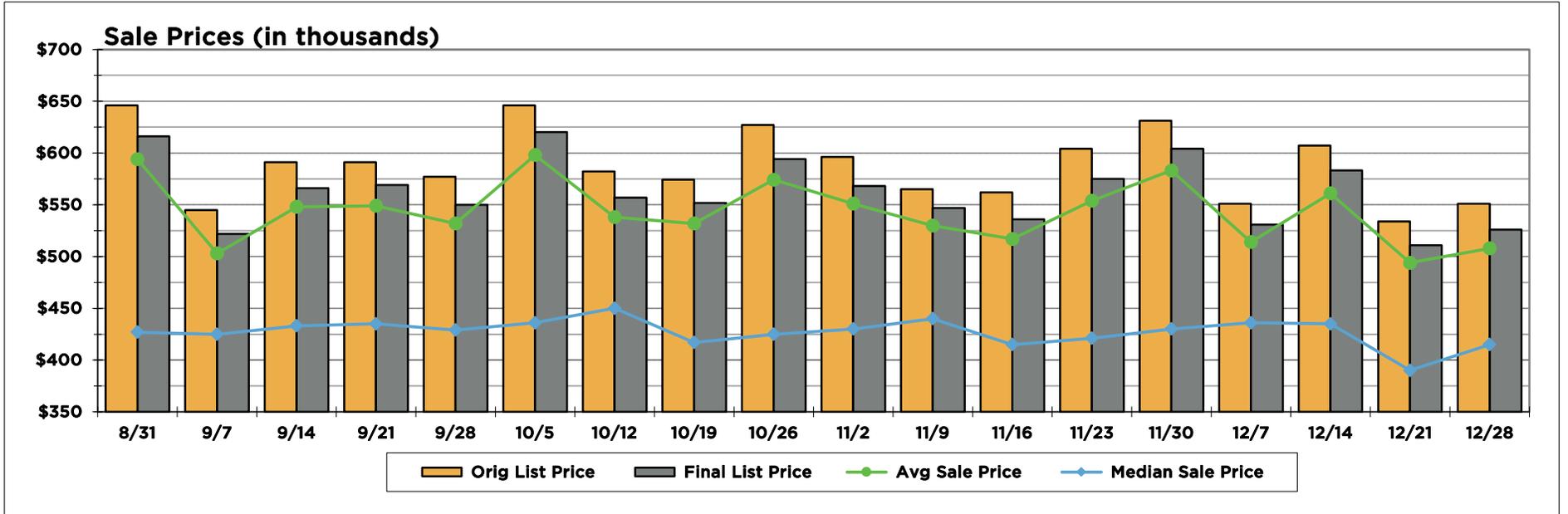
Monday Morning Quarterback
12/28/2025 - 01/03/2025
Lake, Orange, Osceola & Seminole Counties

Single Family Homes

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	361	20	32	111	77	100	21
Bank Owned	3	0	1	0	0	2	0
Short Sales	1	0	0	0	1	0	0
Other	357	20	31	111	76	98	21
Active Listings	7,917	606	503	1,690	1,583	2,724	811
Bank Owned	40	13	4	9	6	8	0
Short Sales	88	15	12	34	14	11	2
Other	7,789	578	487	1,647	1,563	2,705	809
Months of Inventory	5.06	6.99	3.63	3.51	4.74	6.29	8.91
<u>List Price</u>							
Average Original List Price	\$550,770	\$235,085	\$300,750	\$378,317	\$478,686	\$687,095	\$1,759,095
Average Final List Price	\$526,346	\$220,145	\$283,381	\$363,894	\$454,033	\$654,229	\$1,703,048
<u>Sale Price</u>							
Average Price	\$507,937	\$198,509	\$276,384	\$351,832	\$442,304	\$634,636	\$1,617,929
Median Price	\$415,000	\$206,590	\$280,000	\$350,000	\$440,000	\$600,000	\$1,330,000
<u>Price Differences</u>							
Original to Final List Price	-\$24,424	-\$14,940	-\$17,369	-\$14,423	-\$24,653	-\$32,866	-\$56,047
Original List to Sale Price - \$	-\$42,833	-\$36,576	-\$24,366	-\$26,485	-\$36,382	-\$52,459	-\$141,166
Final List to Sale Price - \$	-\$18,409	-\$21,636	-\$6,997	-\$12,062	-\$11,729	-\$19,593	-\$85,119
Original List to Sale Price - %	92.22%	84.44%	91.90%	93.00%	92.40%	92.37%	91.98%
Final List to Sale Price - %	96.50%	90.17%	97.53%	96.69%	97.42%	97.01%	95.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	78	78	77	72	78	86	68
Combined Avg Days to Contract	92	78	90	86	86	107	87
Avg Days Listing to Closing	113	108	111	111	112	119	105
Avg Days Contract to Close	35	30	33	39	34	33	37
<u>Beds / Baths</u>							
Average Bedrooms	4	3	3	3	4	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	2,113	1,395	1,486	1,666	1,997	2,716	3,664

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Lake, Orange, Osceola & Seminole Counties

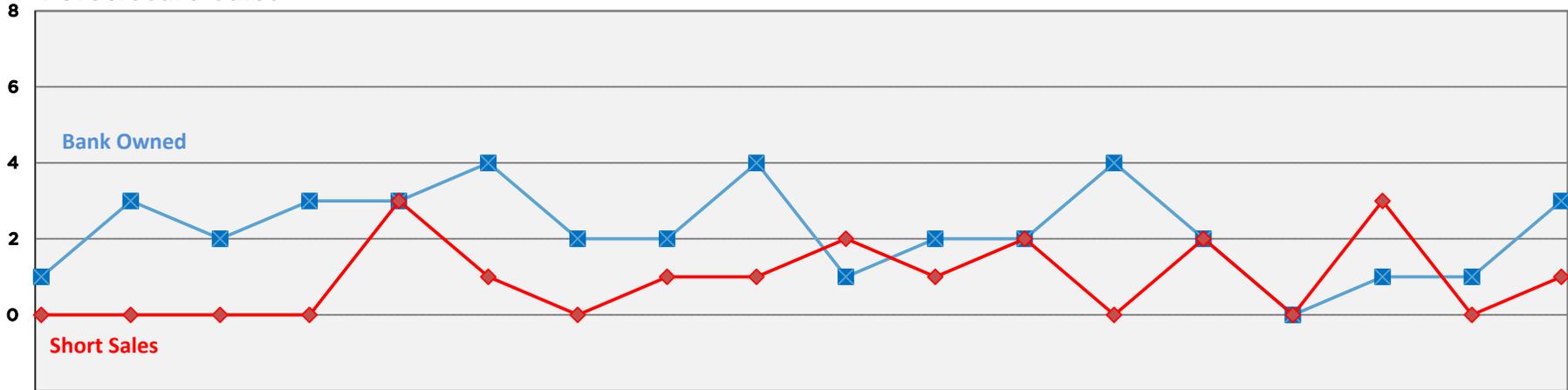
Single Family Homes



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12/28/2025 - 01/03/2025
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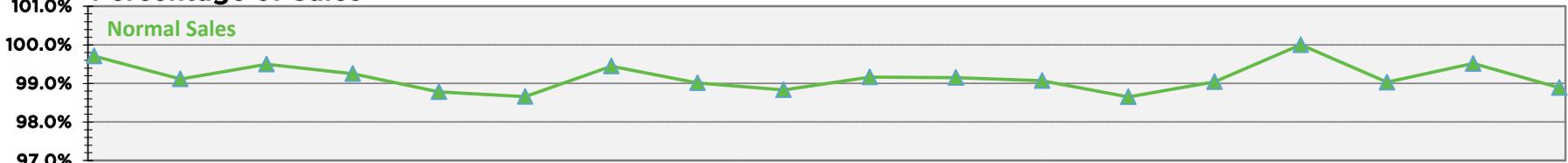
Single Family Homes

Foreclosure Sales



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
BO	1	3	2	3	3	4	2	2	4	1	2	2	4	2	0	1	1	3
SS	0	0	0	0	3	1	0	1	1	2	1	2	0	2	0	3	0	1

Percentage of Sales



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Normal	99.71%	99.12%	99.50%	99.25%	98.78%	98.66%	99.45%	99.01%	98.83%	99.17%	99.15%	99.07%	98.65%	99.04%	100.00%	99.03%	99.52%	98.89%

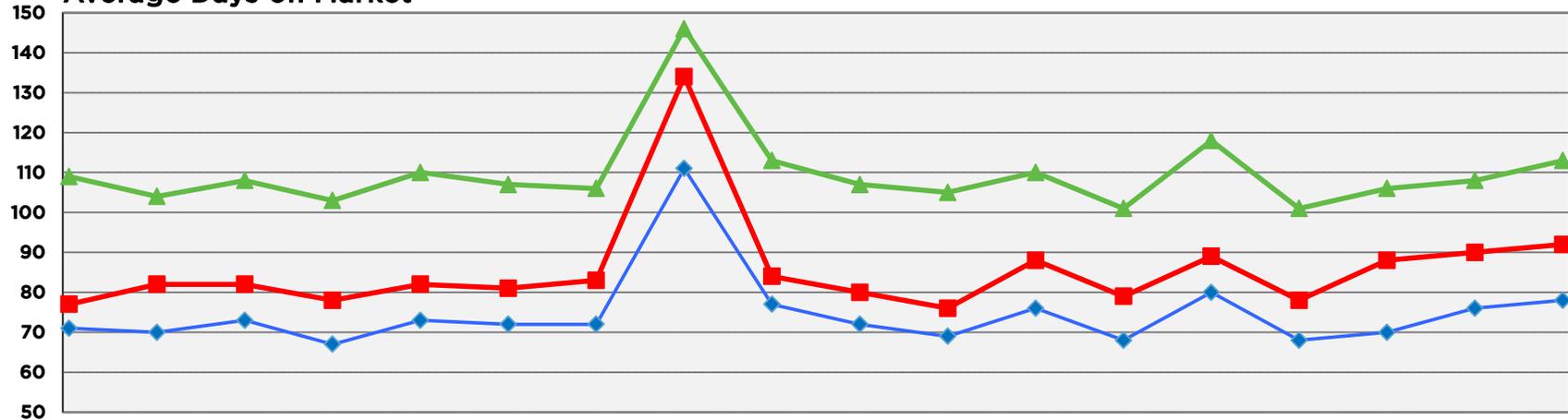


	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
BO	0.29%	0.88%	0.50%	0.75%	0.61%	1.08%	0.55%	0.66%	0.93%	0.28%	0.56%	0.46%	1.35%	0.48%	0.00%	0.24%	0.48%	0.83%
SS	0.00%	0.00%	0.00%	0.00%	0.61%	0.27%	0.00%	0.33%	0.23%	0.56%	0.28%	0.46%	0.00%	0.48%	0.00%	0.73%	0.00%	0.28%

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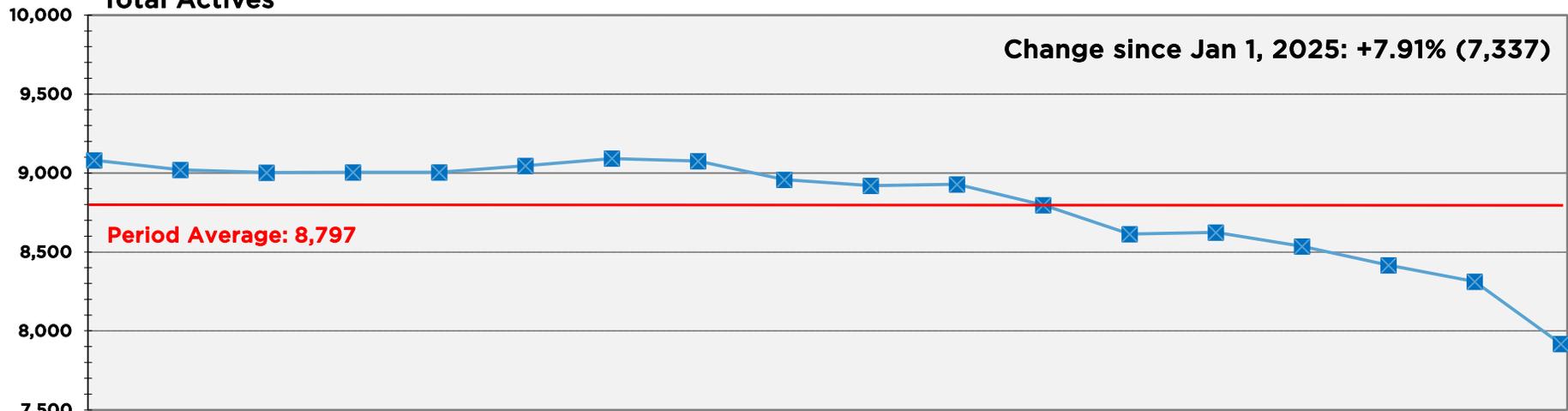
Single Family Homes

Average Days on Market



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
ListToContract	71	70	73	67	73	72	72	111	77	72	69	76	68	80	68	70	76	78
CombDaysOnMkt	77	82	82	78	82	81	83	134	84	80	76	88	79	89	78	88	90	92
ListToClose	109	104	108	103	110	107	106	146	113	107	105	110	101	118	101	106	108	113

Total Actives



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Total Actives	9,080	9,020	9,002	9,005	9,005	9,046	9,092	9,075	8,958	8,920	8,928	8,797	8,614	8,624	8,535	8,416	8,312	7,917

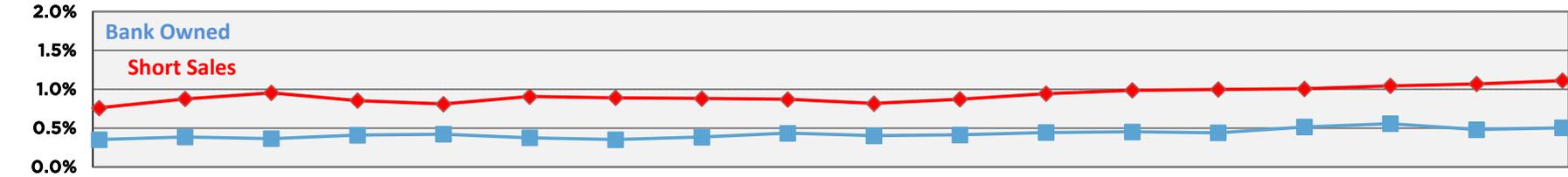
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Single Family Homes

Percentage of Actives

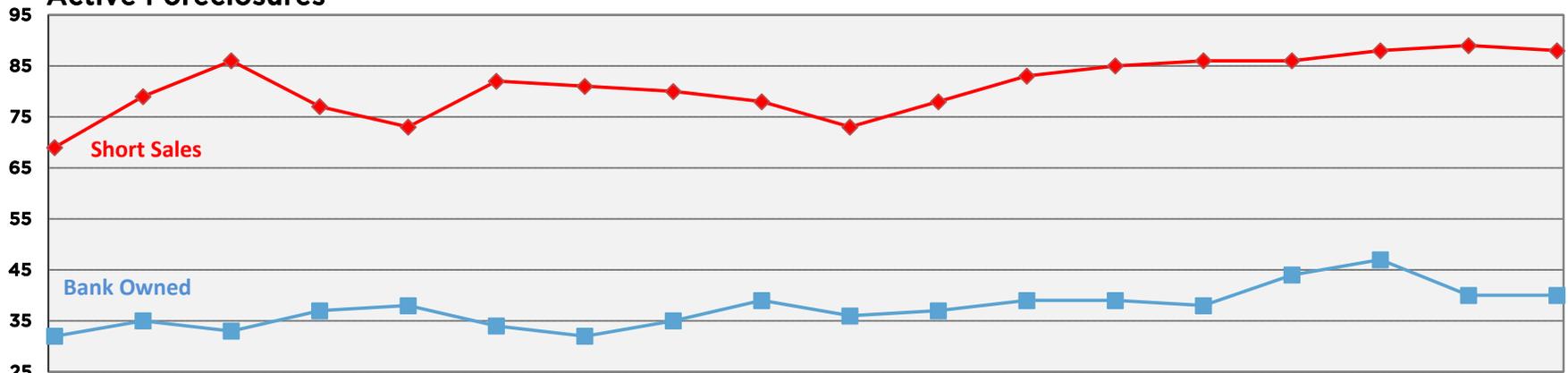


	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Normal	98.89%	98.74%	98.68%	98.73%	98.77%	98.72%	98.76%	98.73%	98.69%	98.78%	98.71%	98.61%	98.56%	98.56%	98.48%	98.40%	98.45%	98.38%



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
BO	0.35%	0.39%	0.37%	0.41%	0.42%	0.38%	0.35%	0.39%	0.44%	0.40%	0.41%	0.44%	0.45%	0.44%	0.52%	0.56%	0.48%	0.51%
SS	0.76%	0.88%	0.96%	0.86%	0.81%	0.91%	0.89%	0.88%	0.87%	0.82%	0.87%	0.94%	0.99%	1.00%	1.01%	1.05%	1.07%	1.11%

Active Foreclosures

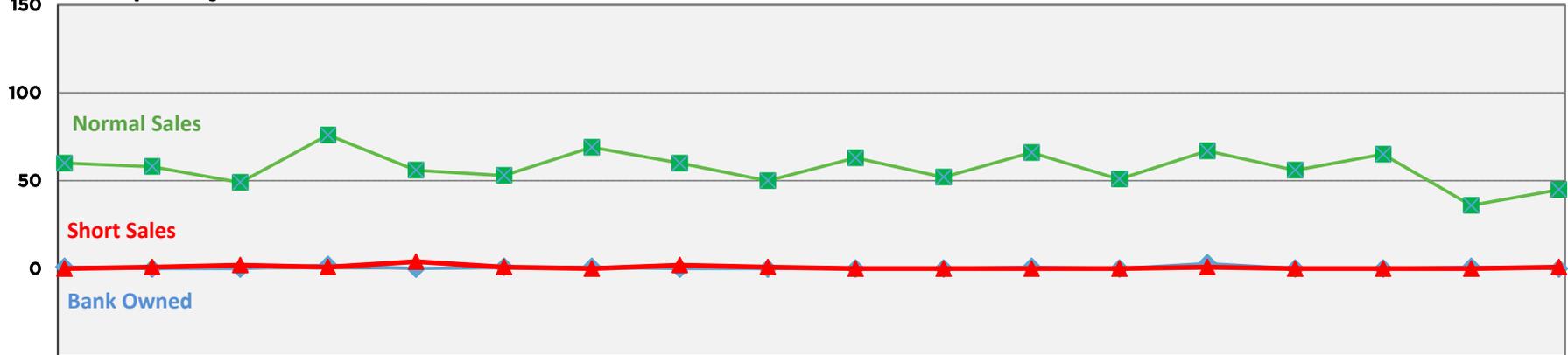


	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
BO	32	35	33	37	38	34	32	35	39	36	37	39	39	38	44	47	40	40
SS	69	79	86	77	73	82	81	80	78	73	78	83	85	86	86	88	89	88

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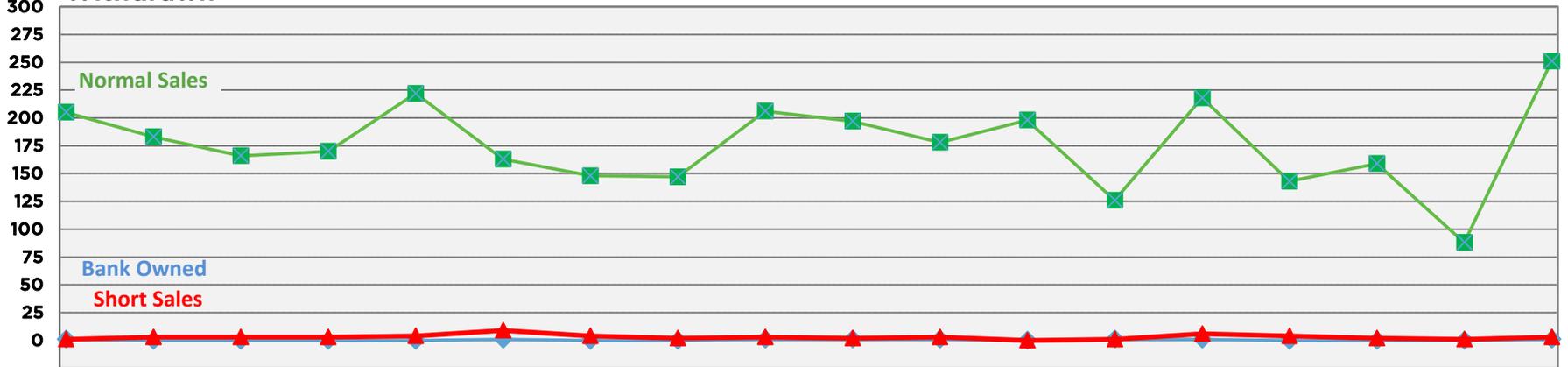
Single Family Homes

Temporary Off Market



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Norm	60	58	49	76	56	53	69	60	50	63	52	66	51	67	56	65	36	45
BO	1	0	0	2	0	1	1	0	0	0	0	1	0	3	0	0	1	0
SS	0	1	2	1	4	1	0	2	1	0	0	0	0	1	0	0	0	1

Withdrawn



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Norm	205	183	166	170	222	163	148	147	206	197	178	198	126	218	143	159	88	251
BO	1	0	0	0	0	1	0	0	1	1	1	0	1	1	0	0	0	1
SS	1	3	3	3	4	9	4	2	3	2	3	0	1	6	4	2	1	3

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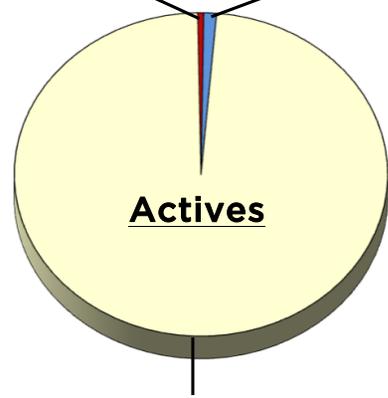
Single Family Homes

BANK OWNED
Week of
Dec 29, 2024: 0.80%

SHORT SALES
Week of
Dec 29, 2024: 0.35%

Current week,
0.51%

Current week,
1.11%



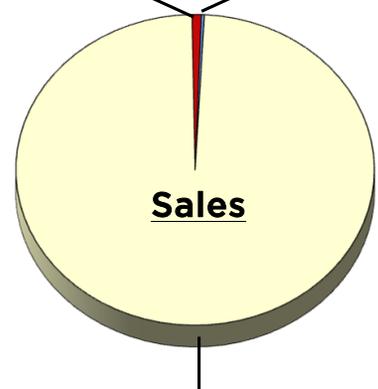
Current week, 98.38%
**Week of
Dec 29, 2024: 98.85%**
OTHER

BANK OWNED
Week of
Dec 29, 2024: 0.36%

SHORT SALES
Week of
Dec 29, 2024: 0.00%

Current week,
0.83%

Current week,
0.28%



Current week, 98.89%
**Week of
Dec 29, 2024: 99.64%**
OTHER

Monday Morning Quarterback
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Lake, Orange, Osceola & Seminole Counties

There are 65 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>
Seminole County		8	\$414,988	3.3	2.0	1,634	\$254.01
Casselberry	32707	1	\$415,000	4.0	2.0	1,683	\$246.58
Winter Springs / Tuskawilla	32708	2	\$415,000	3.0	2.0	1,594	\$260.43
Geneva	32732	1	\$415,000	3.0	2.0	1,604	\$258.73
Lake Mary / Heathrow	32746	1	\$414,900	3.0	2.0	1,310	\$316.72
Longwood (East)	32750	1	\$415,000	3.0	2.0	1,486	\$279.27
Oviedo	32765	1	\$415,000	3.0	2.0	1,324	\$313.44
Sanford / Lake Forest	32771	1	\$415,000	4.0	2.0	2,476	\$167.61
Orange County		18	\$415,022	3.4	2.2	1,817	\$228.46
Apopka / Hunt Club	32703	2	\$415,000	4.0	3.0	2,277	\$182.30
Apopka (North)	32712	2	\$415,250	3.0	2.0	1,872	\$221.88
Mount Dora	32757	1	\$415,000	3.0	2.0	1,672	\$248.21
Zellwood	32798	2	\$415,000	4.0	2.5	2,173	\$190.98
Belle Isle / Pine Castle	32809	1	\$415,000	5.0	2.0	1,668	\$248.80
Union Park	32817	1	\$414,999	3.0	2.0	1,185	\$350.21
Hiawassee	32818	1	\$414,900	4.0	2.0	1,986	\$208.91
Williamsburg / Lake Bryan	32821	1	\$415,000	3.0	2.0	1,576	\$263.32
Taft	32824	3	\$414,997	3.3	2.0	1,720	\$241.28
Rio Pinar / Union Park	32825	1	\$415,000	3.0	2.0	1,965	\$211.20
Research Park	32826	1	\$415,000	3.0	2.0	1,612	\$257.44
Union Park / Chickasaw	32829	1	\$415,000	3.0	2.0	1,712	\$242.41
Hunters Creek	32837	1	\$415,000	3.0	2.0	1,521	\$272.85
Osceola County		27	\$414,974	3.7	2.2	2,037	\$203.68
Kissimmee (Central)	34741	1	\$414,900	3.0	2.0	1,706	\$243.20
Kissimmee / Buena Ventura Lakes	34743	1	\$414,900	4.0	2.0	2,129	\$194.88
Kissimmee (East)	34744	5	\$415,000	4.0	2.4	2,151	\$192.92
Kissimmee (West) / Pleasant Hill	34746	6	\$414,967	3.5	2.2	1,908	\$217.45
Kissimmee / Celebration	34747	2	\$415,000	4.0	3.0	1,769	\$234.60
Kissimmee / Poinciana	34758	3	\$414,997	4.3	2.0	2,320	\$178.90
St Cloud / Narcoossee	34771	4	\$414,973	3.3	2.0	2,149	\$193.10
St Cloud / Canoe Creek	34772	5	\$414,960	3.8	2.0	1,975	\$210.09

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There are 65 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>
Lake County		12	\$414,983	3.3	1.9	2,129	\$194.93
Eustis (West)	32726	1	\$415,000	4.0	1.0	2,998	\$138.43
Mount Dora	32757	1	\$415,000	4.0	2.0	1,996	\$207.92
Sorrento / Mt Plymouth	32776	1	\$414,900	4.0	2.0	1,846	\$224.76
Clermont (Central)	34711	1	\$415,000	4.0	2.0	1,822	\$227.77
Clermont (South)	34714	2	\$415,000	3.0	2.0	1,936	\$214.41
Groveland	34736	2	\$415,000	3.0	2.0	2,200	\$188.68
Leesburg (West)	34748	4	\$414,975	2.8	2.0	2,154	\$192.70

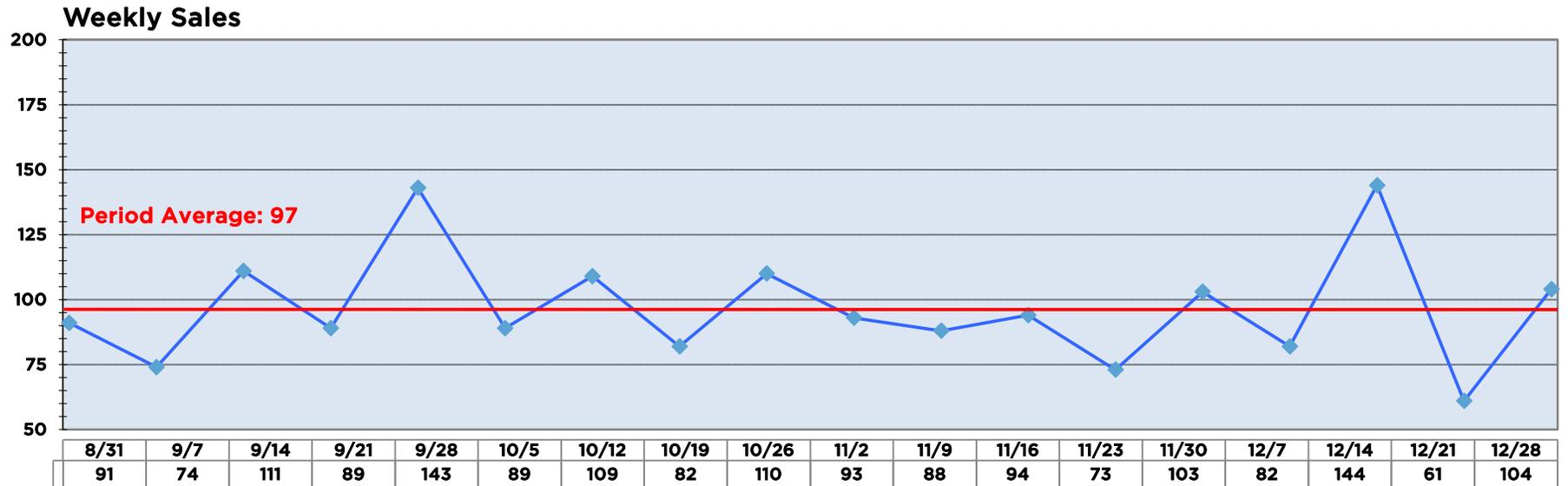
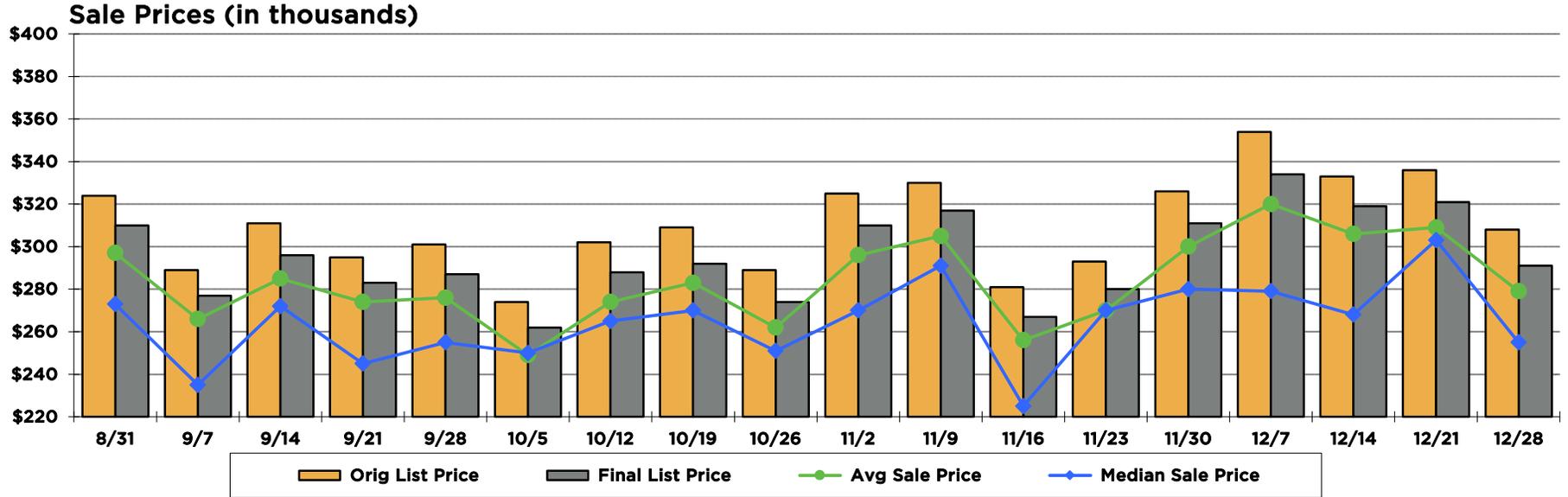
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Condos, Townhomes, Villas

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
Weekly Sales	104	51	17	16	13	7	0
Bank Owned	1	1	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	103	50	17	16	13	7	0
Active Listings	3,981	1,592	623	979	501	263	23
Bank Owned	18	9	2	6	1	0	0
Short Sales	27	6	11	8	2	0	0
Other	3,936	1,577	610	965	498	263	23
Months of Inventory	8.83	7.20	8.46	14.12	8.89	8.67	0.00
<u>List Price</u>							
Average Original List Price	\$308,204	\$203,298	\$299,100	\$370,162	\$476,608	\$640,257	\$0
Average Final List Price	\$290,861	\$188,925	\$282,446	\$350,487	\$461,077	\$601,571	\$0
<u>Sale Price</u>							
Average Price	\$278,543	\$177,904	\$273,053	\$333,494	\$447,500	\$585,714	\$0
Median Price	\$255,250	\$190,000	\$270,000	\$325,000	\$445,000	\$580,000	\$0
<u>Price Differences</u>							
Original to Final List Price	-\$17,343	-\$14,373	-\$16,654	-\$19,675	-\$15,531	-\$38,686	\$0
Original List to Sale Price - \$	-\$29,661	-\$25,394	-\$26,047	-\$36,668	-\$29,108	-\$54,543	\$0
Final List to Sale Price - \$	-\$12,318	-\$11,021	-\$9,393	-\$16,993	-\$13,577	-\$15,857	\$0
Original List to Sale Price - %	90.38%	87.51%	91.29%	90.09%	93.89%	91.48%	0.00%
Final List to Sale Price - %	95.76%	94.17%	96.67%	95.15%	97.06%	97.36%	0.00%
<u>Days on the Market</u>							
Avg Days Listing to Contract	98	104	100	85	66	141	0
Combined Avg Days to Contract	112	119	141	85	66	141	0
Avg Days Listing to Closing	135	139	138	116	111	195	0
Avg Days Contract to Close	37	34	37	31	45	53	0
<u>Beds / Baths</u>							
Average Bedrooms	2	2	3	3	3	3	0
Average Full Baths	2	2	2	2	2	2	0
Average Half Baths	0	0	0	0	1	1	0
<u>Square Footage</u>							
Average Square Feet	1,327	1,049	1,310	1,602	1,815	1,851	0

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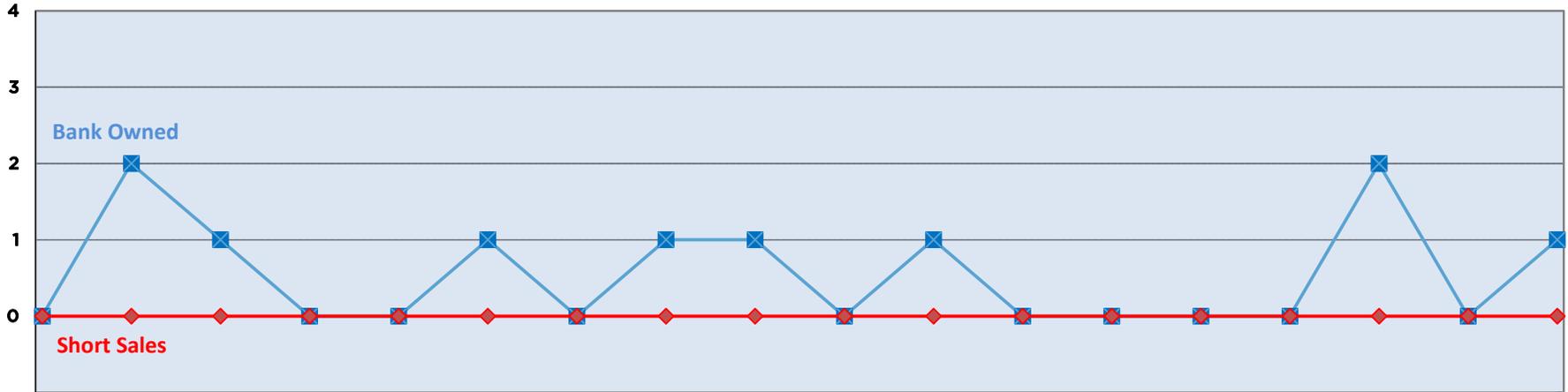
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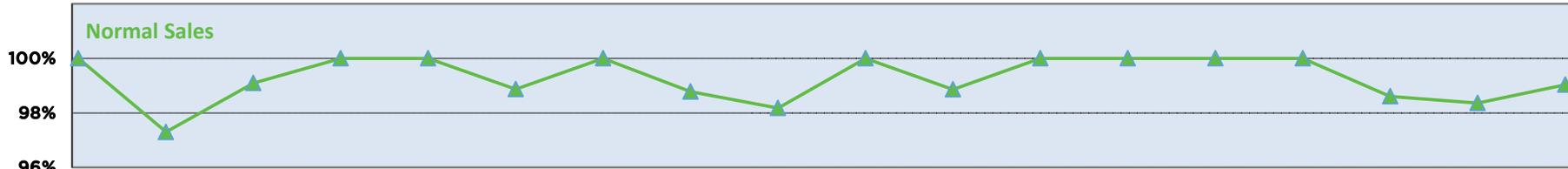
Condos, Townhomes, Villas

Foreclosure Sales

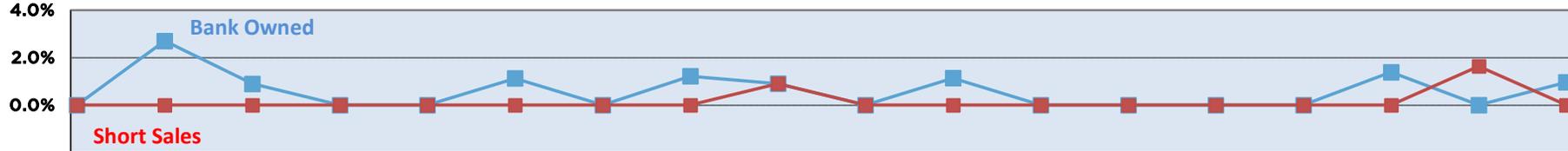


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BO	0	2	1	0	0	1	0	1	1	0	1	0	0	0	0	2	0	1
SS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Percentage of Sales



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Normal	100.00%	97.30%	99.10%	100.00%	100.00%	98.88%	100.00%	98.78%	98.18%	100.00%	98.86%	100.00%	100.00%	100.00%	100.00%	98.61%	98.36%	99.04%

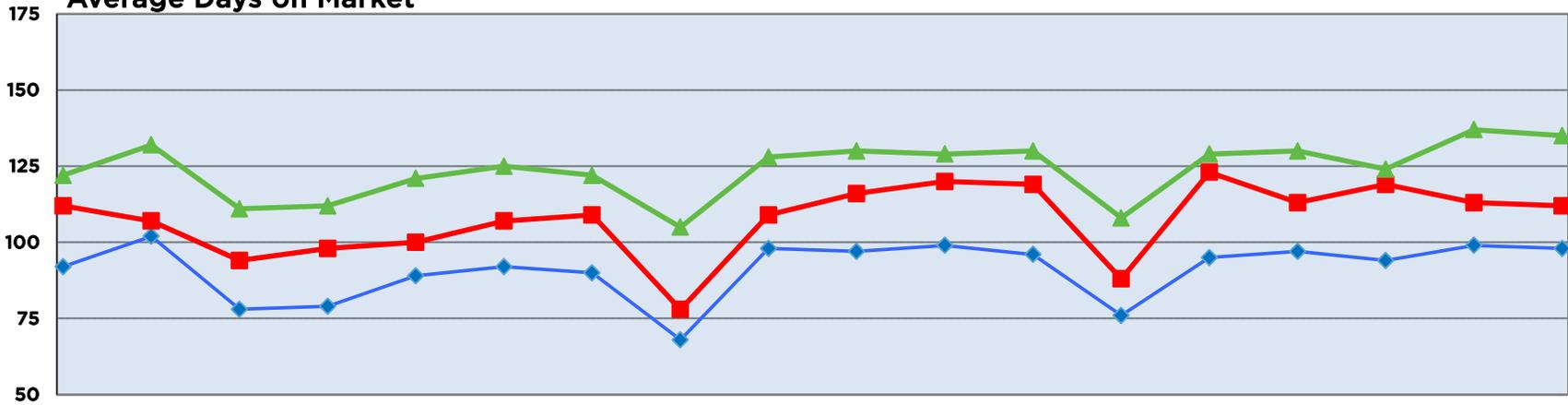


	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
BO	0.00%	2.70%	0.90%	0.00%	0.00%	1.12%	0.00%	1.22%	0.91%	0.00%	1.14%	0.00%	0.00%	0.00%	0.00%	1.39%	0.00%	0.96%
SS	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.91%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.64%	0.00%

Monday Morning Quarterback
12/28/2025 - 01/03/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

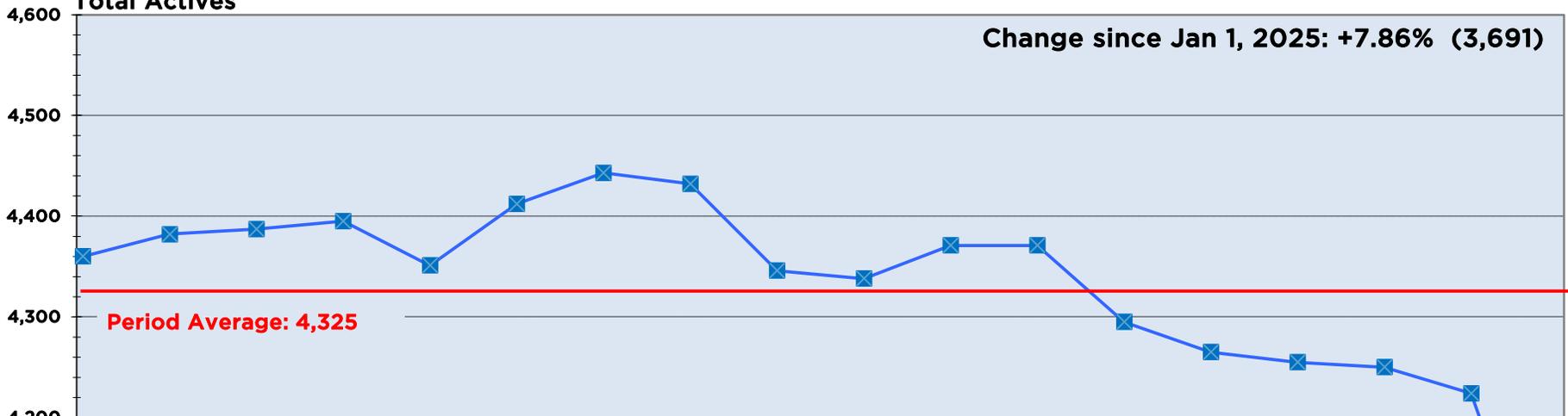
Average Days on Market



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
ListToContract	92	102	78	79	89	92	90	68	98	97	99	96	76	95	97	94	99	98
CombDaysOnMkt	112	107	94	98	100	107	109	78	109	116	120	119	88	123	113	119	113	112
ListToClose	122	132	111	112	121	125	122	105	128	130	129	130	108	129	130	124	137	135

Total Actives

Change since Jan 1, 2025: +7.86% (3,691)

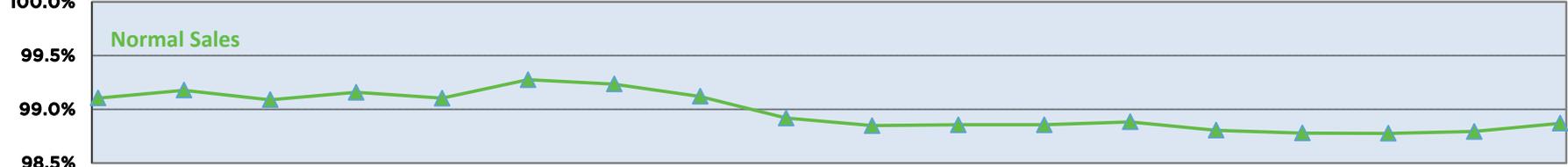


	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Total Actives	4,360	4,382	4,387	4,395	4,351	4,412	4,443	4,432	4,346	4,338	4,371	4,371	4,295	4,265	4,255	4,250	4,224	3,981

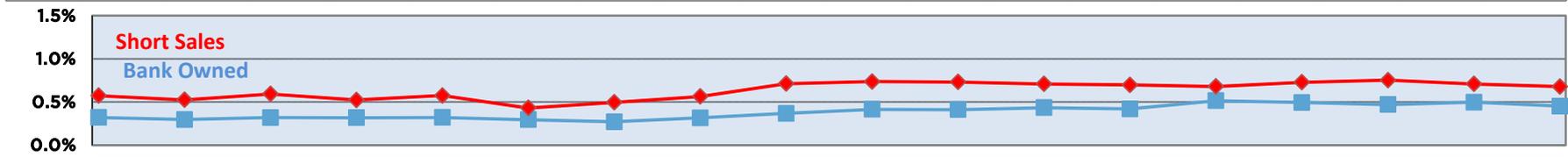
Monday Morning Quarterback
12/28/2025 - 01/03/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas

Percentage of Actives

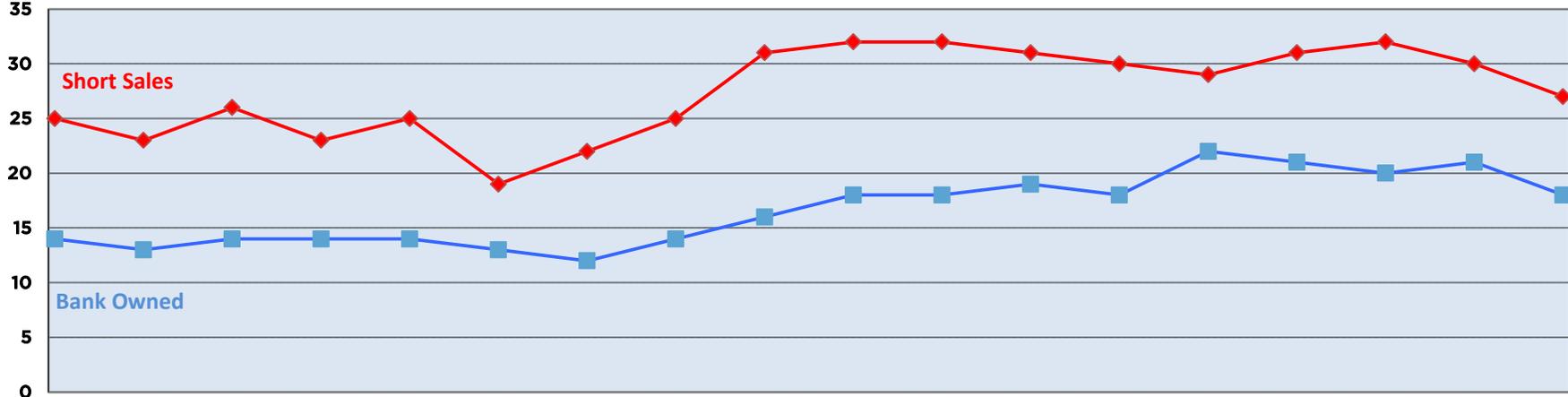


	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Normal	99.11%	99.18%	99.09%	99.16%	99.10%	99.27%	99.23%	99.12%	98.92%	98.85%	98.86%	98.86%	98.88%	98.80%	98.78%	98.78%	98.79%	98.87%



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
BO	0.32%	0.30%	0.32%	0.32%	0.32%	0.29%	0.27%	0.32%	0.37%	0.41%	0.41%	0.43%	0.42%	0.52%	0.49%	0.47%	0.50%	0.45%
SS	0.57%	0.52%	0.59%	0.52%	0.57%	0.43%	0.50%	0.56%	0.71%	0.74%	0.73%	0.71%	0.70%	0.68%	0.73%	0.75%	0.71%	0.68%

Active Foreclosures

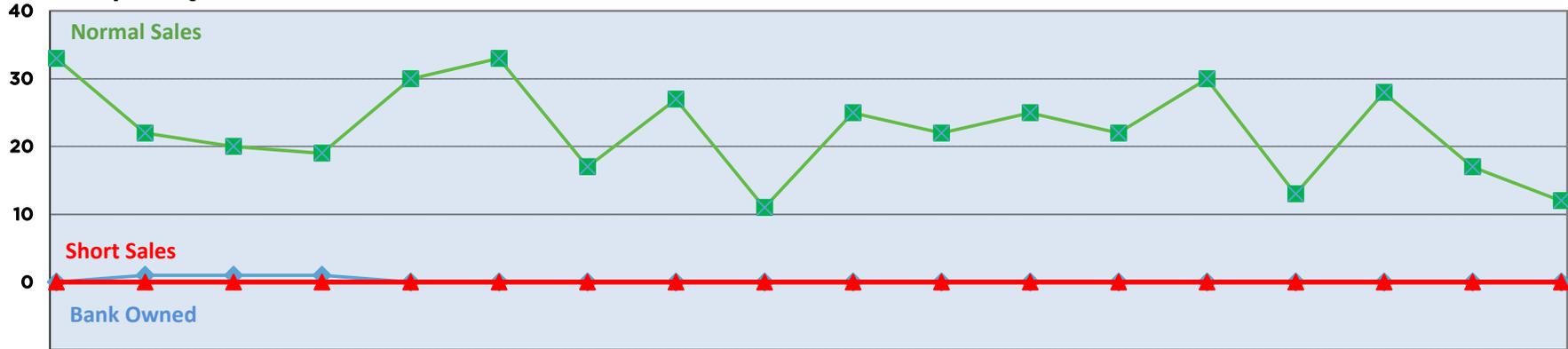


	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
BO	14	13	14	14	14	13	12	14	16	18	18	19	18	22	21	20	21	18
SS	25	23	26	23	25	19	22	25	31	32	32	31	30	29	31	32	30	27

Monday Morning Quarterback
12/28/2025 - 01/03/2025
Lake, Orange, Osceola & Seminole Counties

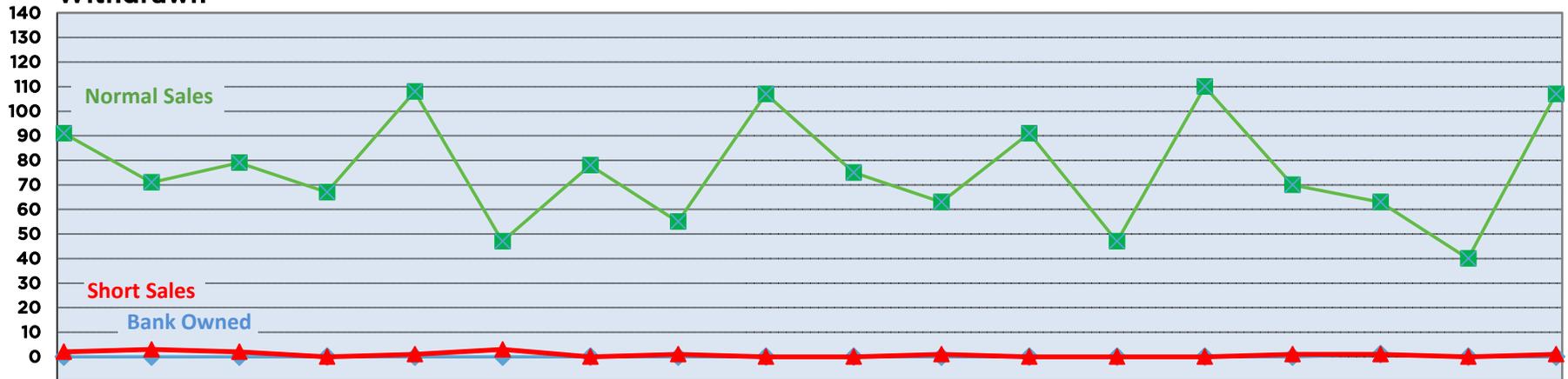
Condos, Townhomes, Villas

Temporary Off Market



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Norm	33	22	20	19	30	33	17	27	11	25	22	25	22	30	13	28	17	12
BO	0	1	1	1	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	0	0	0	0	0	0	0	0

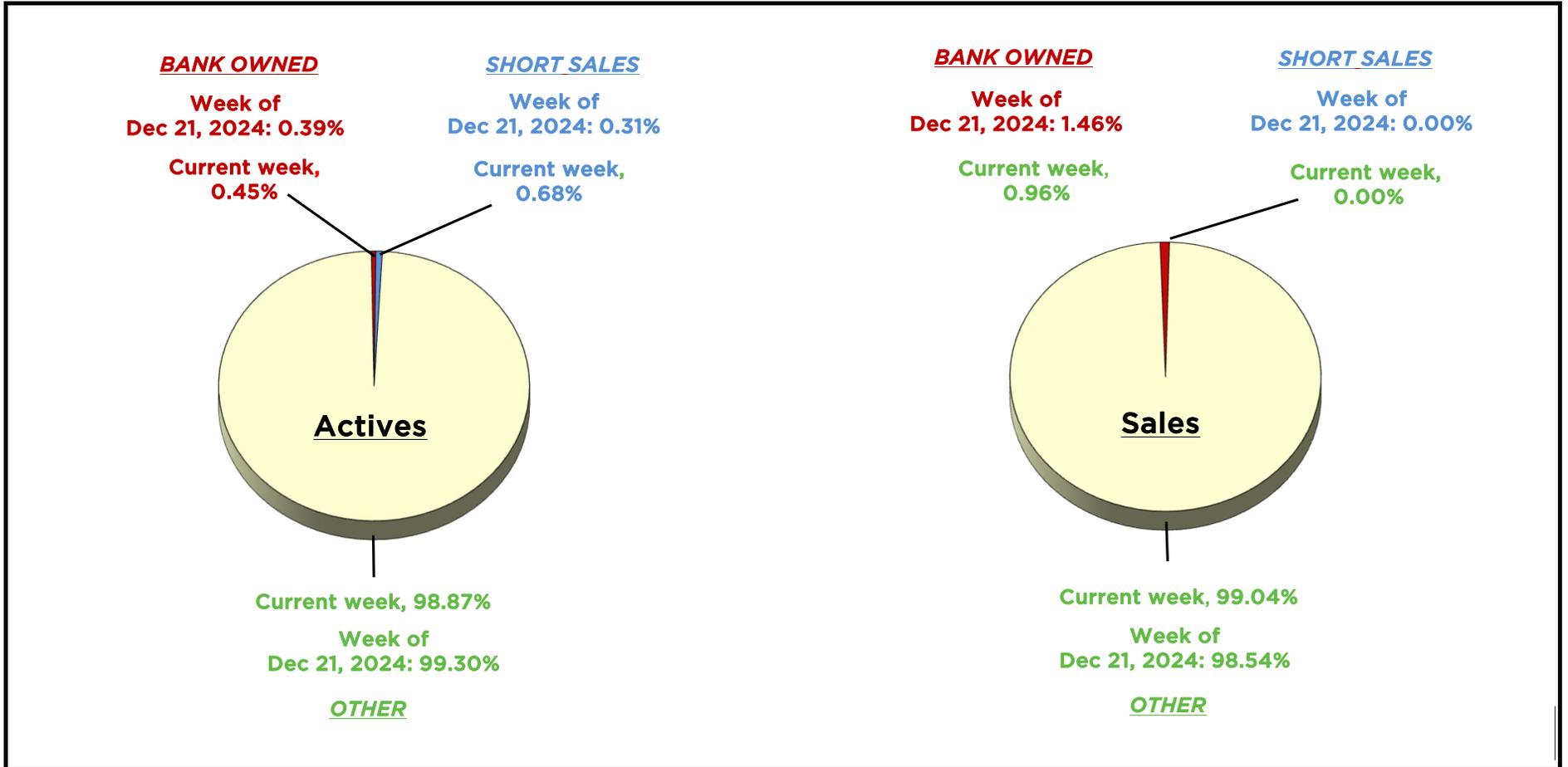
Withdrawn



	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
Norm	91	71	79	67	108	47	78	55	107	75	63	91	47	110	70	63	40	107
BO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
SS	2	3	2	0	1	3	0	1	0	0	1	0	0	0	1	1	0	1

Monday Morning Quarterback
12/28/2025 - 01/03/2025
Lake, Orange, Osceola & Seminole Counties

Condos, Townhomes, Villas



Monday Morning Quarterback
12/28/2025 - 01/03/2025
Lake, Orange, Osceola & Seminole Counties

There are 30 Condos, Villas, or Townhomes available for the Median Price of \$255,250 (± \$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 Sq Ft</u>	<u>List \$ per SqFt</u>
Seminole County		4	\$254,947	2.3	2.0	1,414	\$180.30
Apopka / Hunt Club	32703	1	\$255,000	3.0	2.0	1,358	\$187.78
Lake Mary / Heathrow	32746	1	\$254,786	2.0	2.0	1,478	\$172.39
Oviedo	32765	1	\$255,000	2.0	2.0	1,098	\$232.24
Longwood / Wekiva Springs	32779	1	\$255,000	2.0	2.0	1,722	\$148.08
Orange County		13	\$255,046	2.2	1.8	1,125	\$226.66
Apopka (North)	32712	1	\$255,000	2.0	2.0	1,200	\$212.50
Sand Lake / Bay Hill	32819	1	\$255,000	2.0	1.0	999	\$255.26
Williamsburg / Lake Bryan	32821	3	\$255,000	1.3	2.0	827	\$308.22
Ventura	32822	3	\$255,000	2.7	2.0	1,277	\$199.69
Taft	32824	1	\$255,000	2.0	2.0	1,013	\$251.73
Union Park / Chickasaw	32829	1	\$255,000	3.0	2.0	1,408	\$181.11
Hunters Creek	32837	2	\$255,300	2.5	2.0	1,276	\$200.16
Winter Garden / Oakland	34787	1	\$255,000	2.0	1.0	1,144	\$222.90
Osceola County		12	\$254,983	2.7	1.9	1,291	\$197.56
Davenport	33896	1	\$255,000	3.0	2.0	1,244	\$204.98
Kissimmee (Central)	34741	1	\$255,000	3.0	2.0	1,495	\$170.57
Kissimmee (East)	34744	2	\$255,000	3.0	2.0	1,554	\$164.09
Kissimmee (West) / Pleasant Hill	34746	2	\$255,000	3.0	2.0	1,258	\$202.70
Kissimmee / Celebration	34747	5	\$254,960	2.4	1.8	1,248	\$204.33
St Cloud	34769	1	\$255,000	2.0	2.0	886	\$287.81
Lake County		1	\$255,000	2.0	2.0	1,134	\$224.87
Tavares / Mt Plymouth	32778	1	\$255,000	2.0	2.0	1,134	\$224.87