

STATE OF THE MARKET



April 2025

	Year over Year Changes			Month to Month Changes		
	April	April	Percent	April	March	Percent
	2025	2024	chg	2025	2025	chg
Inventory	13,304	9,376	41.9%	13,304	0	0.0%
New Listings	4,503	4,230	6.5%	4,503	0	0.0%
New Contracts	2,573	2,725	-5.6%	2,573	0	0.0%
Total Pendings	4,151	4,379	-5.2%	4,151	0	0.0%
Closed Sales	2,459	2,759	-10.9%	2,459	0	0.0%
Average Price	\$476,374	\$475,122	0.3%	\$476,374	\$0	0.0%
Median Price	\$389,900	\$388,500	0.4%	\$389,900	\$0	0.0%
Monthly Volume	\$1,171,403,606	\$1,310,862,839	-10.6%	\$1,171,403,606	\$0	0.0%
Avg Days on Mkt	70	54	29.6%	70	0	0.0%
Avg Days to Sale	105	89	18.0%	105	0	0.0%
Months of Supply	5.41	3.40	59.2%	5.41	0.00	0.0%

State of the Market

- "April's housing data projects a promising summer for those looking to make a move in Orlando's real estate market, with a notable increase in both sales and inventory," said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. "As interest rates remain steady, buyers and sellers alike are taking advantage of more available homes, creating a balanced dynamic market as we head into the busy summer season."
- The median home price for April was recorded at \$389,900.
- Overall sales increased by 62.4% from the start of the year to April. There were 1,514 sales in January and 2,459 sales in April.
- Inventory for April was recorded at 13,304, up 41.9% from April 2024, when it was recorded at 9,376.
- April's interest rate was recorded at 6.6%. Interest rates have hovered in the 6.0-range since October 2024.
- There were 4,503 new listings in April.



April 2025

18 Months - At A Glance

A quick look at the Orlando market over the last 18 months

ORRA Originated Sales	Average Mtg Rate	Inventory				New Listings	New Contracts	Total Pending	Back on Market	EXP	WDN	Sales Closed	Days on Mkt
		Total	Single Family Homes	Condos	Townhomes/Villas								
Nov '23	7.26%	8,202	5,894	1,452	856	3,188	1,707	2,796	438	235	765	1,996	46
Dec '23	6.59%	7,838	5,569	1,458	811	2,409	1,546	2,495	475	421	777	1,982	49
Jan '24	6.51%	8,217	5,772	1,546	899	3,524	2,361	3,303	432	242	818	1,719	57
Feb '24	6.55%	8,589	5,957	1,693	939	3,799	2,564	3,891	509	259	807	2,174	57
Mar '24	6.71%	8,971	6,189	1,809	973	4,124	2,764	4,257	528	266	815	2,559	58
Apr '24	6.91%	9,376	6,506	1,888	982	4,230	2,725	4,379	557	268	903	2,759	54
May '24	6.58%	10,282	7,155	2,077	1,050	4,521	2,653	4,298	603	291	881	2,909	54
Jun '24	6.69%	10,796	7,564	2,088	1,144	4,143	2,570	3,940	666	310	966	2,601	54
Jul '24	6.65%	11,158	7,784	2,150	1,224	4,067	2,676	3,999	726	357	1,079	2,652	55
Aug '24	6.09%	11,511	8,005	2,229	1,277	3,856	2,259	3,556	609	400	1,125	2,655	57
Sep '24	5.89%	11,560	8,078	2,217	1,265	3,530	2,020	3,490	536	396	980	2,249	58
Oct '24	6.40%	11,357	7,905	2,209	1,243	3,260	1,784	2,767	779	419	1,044	2,085	60
Nov '24	6.69%	11,604	8,054	2,253	1,297	3,185	1,981	3,285	537	408	1,029	1,805	67
Dec '24	6.53%	10,049	6,898	2,019	1,132	2,510	1,438	2,661	433	663	1,062	2,154	68
Jan '25	6.85%	11,697	8,014	2,348	1,335	4,220	2,125	3,320	521	406	1,265	1,514	74
Feb '25	6.69%	12,411	8,467	2,486	1,458	4,140	2,377	4,006	463	403	1,083	1,837	76
Mar '25	6.55%	0	0	0	0	4,521	2,640	0	525	451	1,155	2,408	75
Apr '25	6.64%	13,304	9,082	2,639	1,583	4,503	2,573	4,151	601	440	1,192	2,459	70
ORRA Originated Sales	Average Mtg Rate	Total	Single Family Homes	Condos	Townhomes/Villas	New Listings	New Contracts	Total Pending	Back on Market	EXP	WDN	Sales Closed	Days on Mkt
		Inventory											

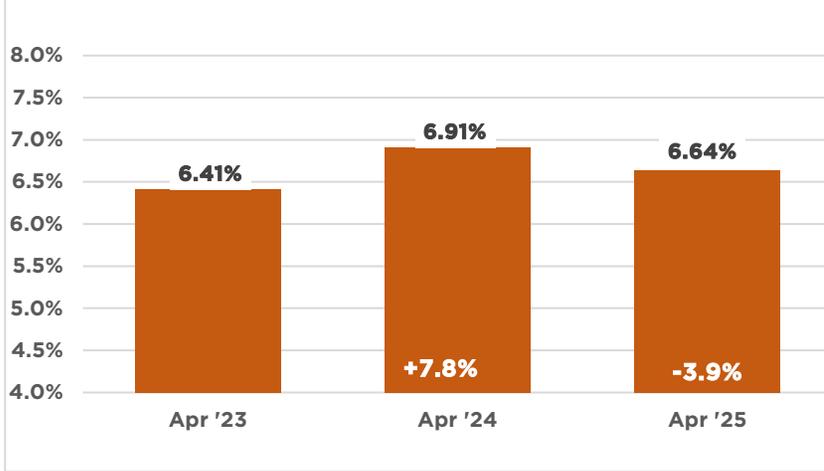
Complete stats and data may be found under Market Info at www.orlandorealtors.org. Comments or suggestions? Contact Mike Blinn, Statistician. State of the Market™ data represents all listings, taken or sold, by ORRA brokers, regardless of location, and is exclusive to residential property, which includes townhomes, duplexes, single-family homes, and condos. It does not include vacant land, or commercial transactions.



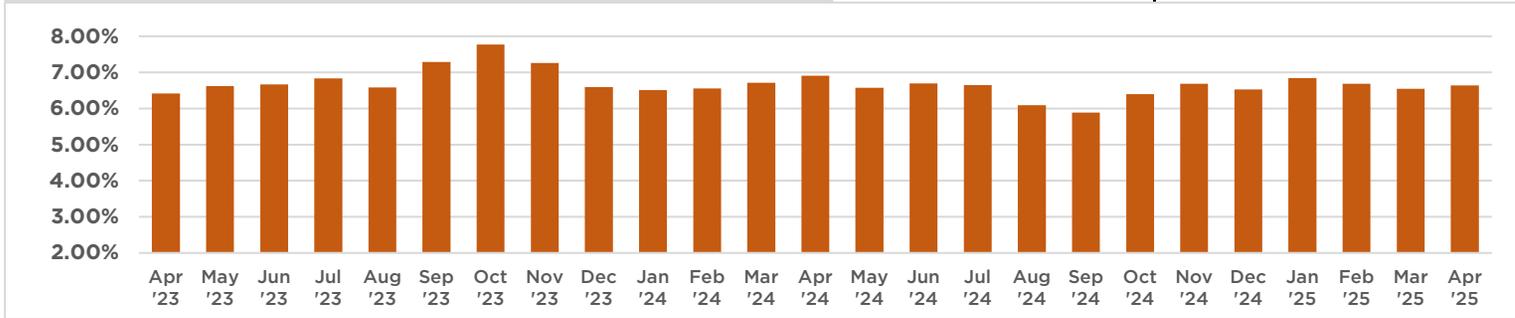
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Mortgage Rates

Avg mortgage paid by buyers in Central Florida

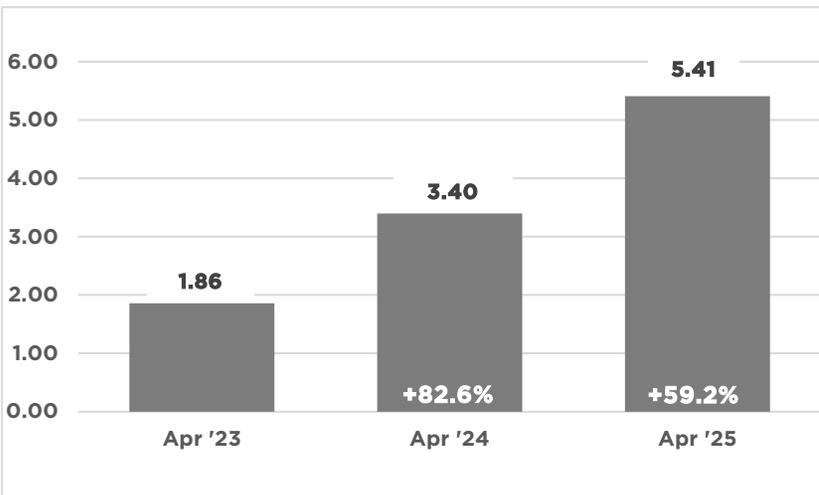


Mortgage Rates	Prior yr	Change
Apr '24	6.91%	7.8%
May '24	6.58%	-0.6%
Jun '24	6.69%	0.4%
Jul '24	6.65%	-2.7%
Aug '24	6.09%	-7.4%
Sep '24	5.89%	-19.3%
Oct '24	6.40%	-17.7%
Nov '24	6.69%	-8.0%
Dec '24	6.53%	-1.0%
Jan '25	6.85%	5.2%
Feb '25	6.69%	2.0%
Mar '25	6.55%	-2.4%
Apr '25	6.64%	-3.9%

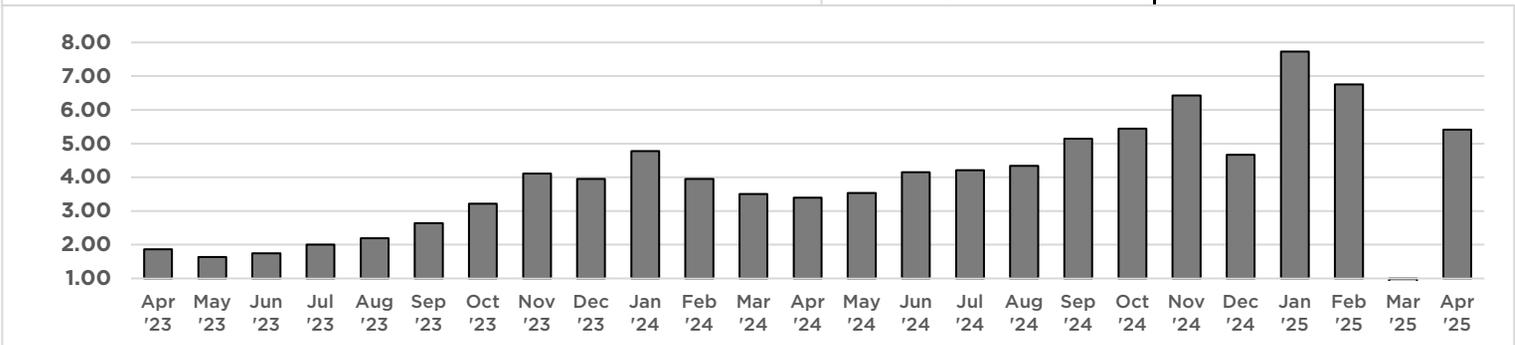


Months of Supply

Approximate number of months to deplete inventory, based on current sales



Months of Supply	Prior yr	Change
Apr '24	3.40	82.6%
May '24	3.53	116.2%
Jun '24	4.15	137.9%
Jul '24	4.21	109.8%
Aug '24	4.34	98.0%
Sep '24	5.14	94.6%
Oct '24	5.45	69.3%
Nov '24	6.43	56.4%
Dec '24	4.67	18.0%
Jan '25	7.73	61.6%
Feb '25	6.76	71.0%
Mar '25	0.00	-100.0%
Apr '25	5.41	59.2%

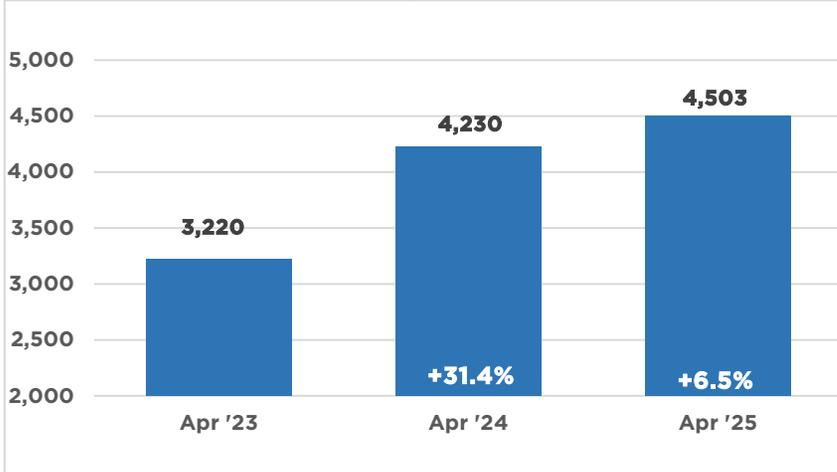




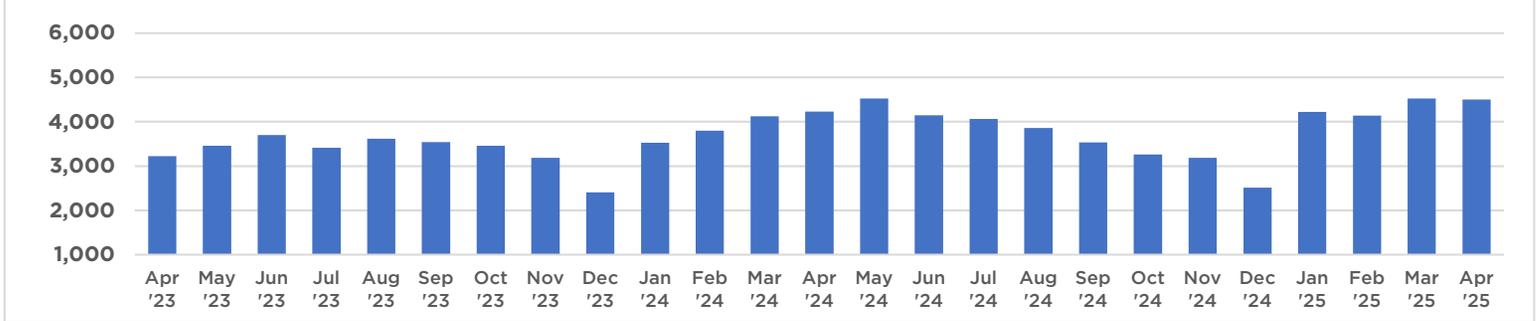
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New Listings

New properties entering the market in April

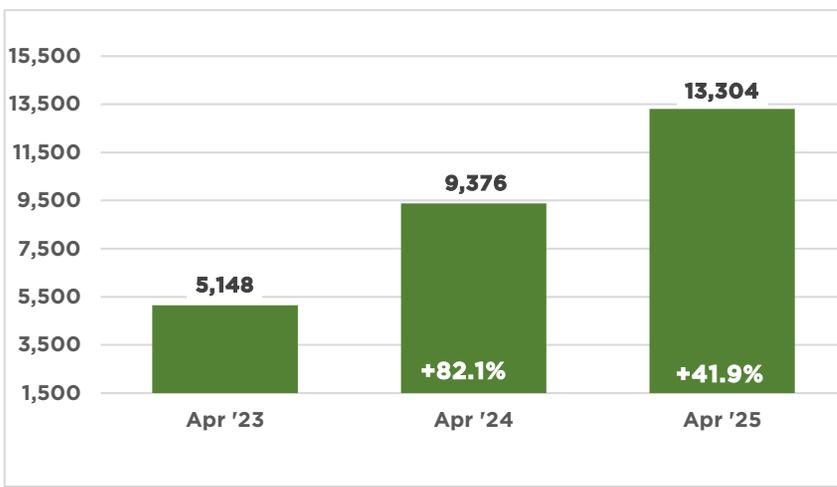


	New Listings	Prior year	Change
Apr '24	4,230	3,220	31.4%
May '24	4,521	3,459	30.7%
Jun '24	4,143	3,703	11.9%
Jul '24	4,067	3,413	19.2%
Aug '24	3,856	3,620	6.5%
Sep '24	3,530	3,545	-0.4%
Oct '24	3,260	3,456	-5.7%
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%

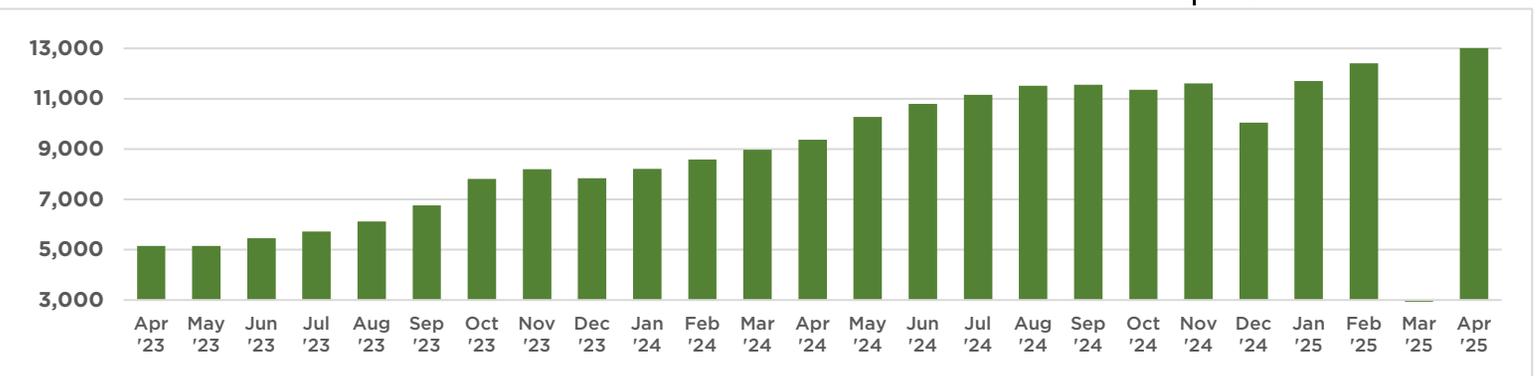


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
Apr '24	9,376	5,148	82.1%
May '24	10,282	5,149	99.7%
Jun '24	10,796	5,450	98.1%
Jul '24	11,158	5,720	95.1%
Aug '24	11,511	6,115	88.2%
Sep '24	11,560	6,758	71.1%
Oct '24	11,357	7,813	45.4%
Nov '24	11,604	8,202	41.5%
Dec '24	10,049	7,838	28.2%
Jan '25	11,697	8,217	42.4%
Feb '25	12,411	8,589	44.5%
Mar '25	0	8,971	-100.0%
Apr '25	13,304	9,376	41.9%

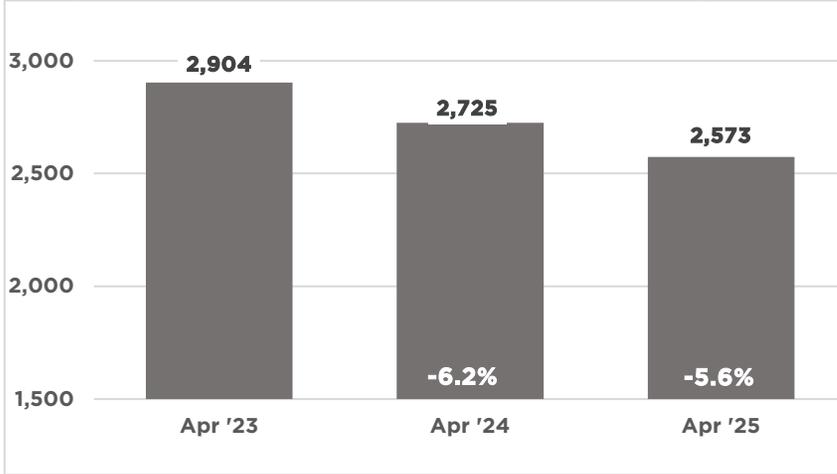




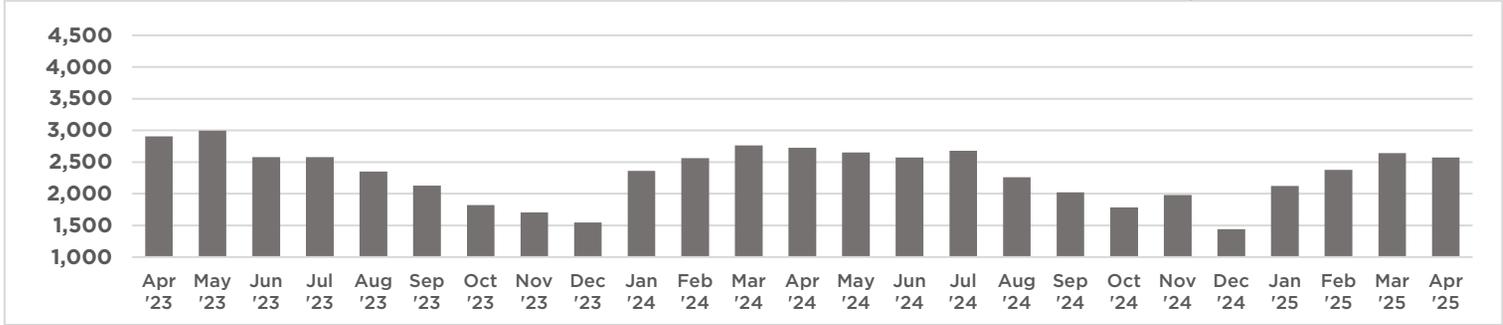
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New Contracts

Properties that went under contract in April

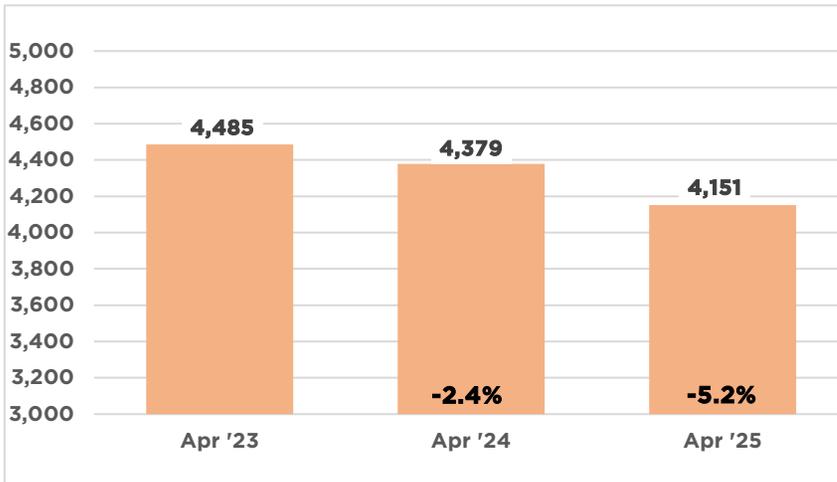


	New Contracts	Prior year	Change
Apr '24	2,725	2,904	-6.2%
May '24	2,653	2,996	-11.4%
Jun '24	2,570	2,580	-0.4%
Jul '24	2,676	2,577	3.8%
Aug '24	2,259	2,352	-4.0%
Sep '24	2,020	2,129	-5.1%
Oct '24	1,784	1,821	-2.0%
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%

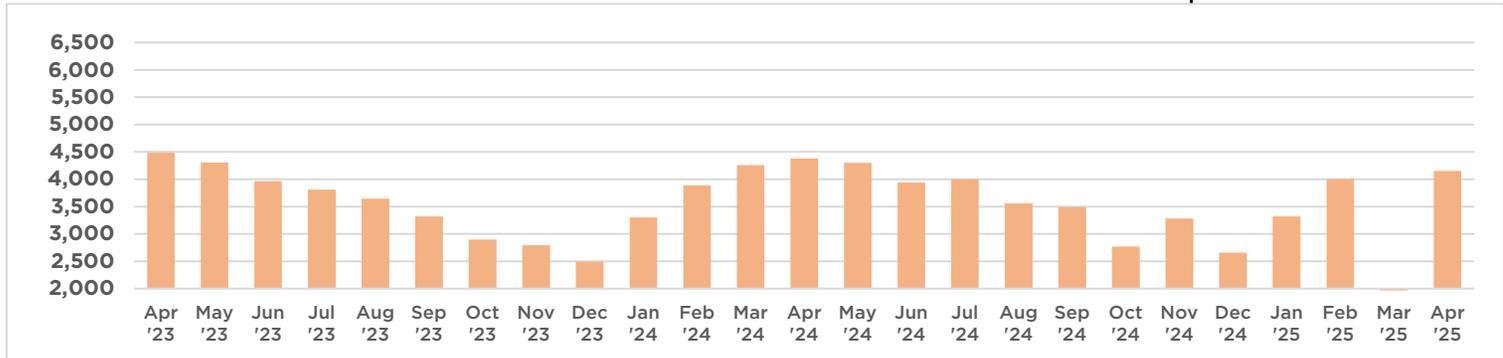


Pending Properties

Total number of properties under contract



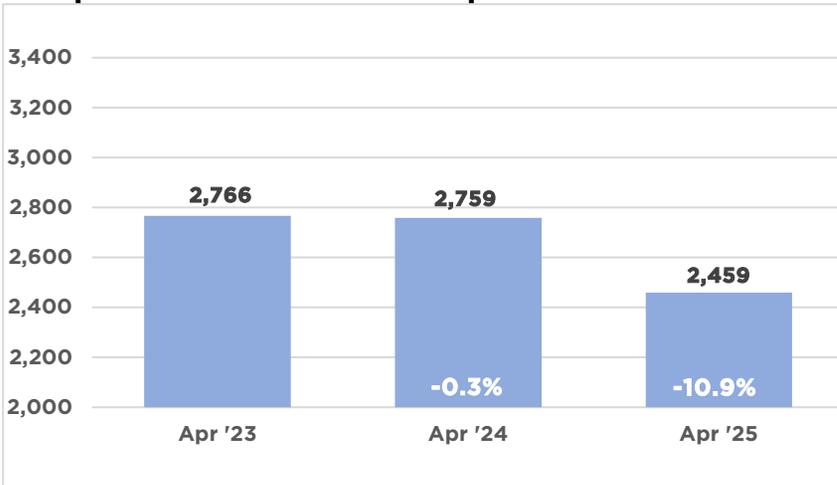
	Pending Properties	Prior year	Change
Apr '24	4,379	4,485	-2.4%
May '24	4,298	4,304	-0.1%
Jun '24	3,940	3,964	-0.6%
Jul '24	3,999	3,808	5.0%
Aug '24	3,556	3,647	-2.5%
Sep '24	3,490	3,322	5.1%
Oct '24	2,767	2,900	-4.6%
Nov '24	3,285	2,796	17.5%
Dec '24	2,661	2,495	6.7%
Jan '25	3,320	3,303	0.5%
Feb '25	4,006	3,891	3.0%
Mar '25	0	4,257	-100.0%
Apr '25	4,151	4,379	-5.2%



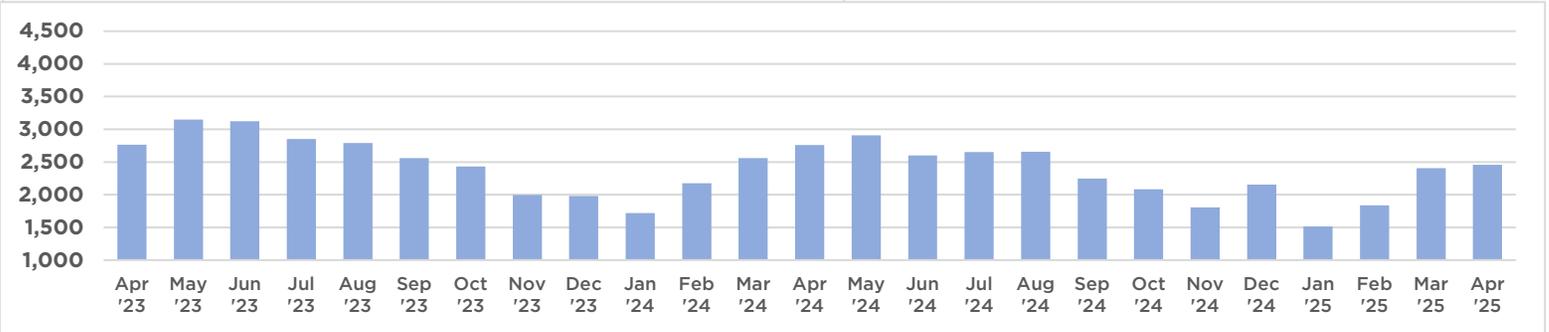


April 2025 Closed Sales

Properties that closed in April

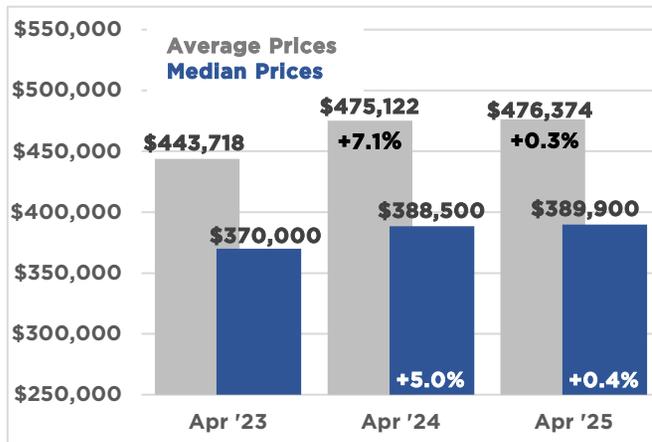


	Closed Sales	Prior year	Change
Apr '24	2,759	2,766	-0.3%
May '24	2,909	3,150	-7.7%
Jun '24	2,601	3,124	-16.7%
Jul '24	2,652	2,852	-7.0%
Aug '24	2,655	2,792	-4.9%
Sep '24	2,249	2,558	-12.1%
Oct '24	2,085	2,429	-14.2%
Nov '24	1,805	1,996	-9.6%
Dec '24	2,154	1,982	8.7%
Jan '25	1,514	1,719	-11.9%
Feb '25	1,837	2,174	-15.5%
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%



Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
Apr '24	\$475,122	\$443,718	7.1%	\$388,500	\$370,000	5.0%
May '24	\$482,295	\$458,116	5.3%	\$385,000	\$378,000	1.9%
Jun '24	\$489,845	\$461,242	6.2%	\$395,000	\$385,000	2.6%
Jul '24	\$469,630	\$444,555	5.6%	\$390,000	\$380,000	2.6%
Aug '24	\$465,562	\$447,376	4.1%	\$384,500	\$375,000	2.5%
Sep '24	\$483,137	\$446,888	8.1%	\$380,000	\$370,000	2.7%
Oct '24	\$477,404	\$448,853	6.4%	\$388,990	\$377,000	3.2%
Nov '24	\$466,166	\$452,578	3.0%	\$380,000	\$375,000	1.3%
Dec '24	\$464,525	\$450,842	3.0%	\$380,000	\$367,250	3.5%
Jan '25	\$492,645	\$419,456	17.4%	\$375,000	\$360,000	4.2%
Feb '25	\$486,064	\$448,291	8.4%	\$385,000	\$377,000	2.1%
Mar '25	\$485,644	\$479,995	1.2%	\$385,500	\$386,500	-0.3%
Apr '25	\$476,374	\$475,122	0.3%	\$389,900	\$388,500	0.4%

