

STATE OF THE MARKET



March 2026

	Year over Year Changes			Month to Month Changes		
	March 2026	March 2025	Percent chg	March 2026	February 2025	Percent chg
Inventory	12,010	n/a	n/a	12,010	11,975	0.3%
New Listings	4,004	4,521	-11.4%	4,004	3,678	8.9%
New Contracts	2,515	2,640	-4.7%	2,515	2,225	13.0%
Total Pendings	4,144	n/a	n/a	4,144	4,001	3.6%
Closed Sales	2,360	2,408	-2.0%	2,360	1,888	25.0%
Average Price	\$488,552	\$485,644	0.6%	\$488,552	\$470,729	3.8%
Median Price	\$385,000	\$385,500	-0.1%	\$385,000	\$375,000	2.7%
Monthly Volume	\$1,152,983,699	\$1,169,430,883	-1.4%	\$1,152,983,699	\$888,736,528	29.7%
Avg Days on Mkt	77	75	2.7%	77	83	-7.2%
Avg Days to Sale	113	111	1.8%	113	115	-1.7%
Months of Supply	5.09	n/a	n/a	5.09	6.34	-19.8%

State of the Market

- "With the arrival of spring, we are seeing a clear uptick in market activity. The 25% increase in home sales from February to March is a strong indicator that buyers are actively engaging in the market as we head into the warmer months," said Chris Atwell, 2026 president of the Orlando Regional REALTOR® Association. "This seasonal boost is expected to continue, with rising listings and slightly higher prices, creating a dynamic and competitive environment for both buyers and sellers."
- The median home price for March was recorded at \$385,000, up 2.7% from February's median home price of \$375,000.
- Overall sales rose by 25.0% from February to March. There were 1,888 sales in February and 2,360 sales in March.
- Inventory for March was recorded at 12,010, up 0.3% from February, when inventory was recorded at 11,975.
- March's interest rate was recorded at 6.2% - up from 5.9% in February.
- New listings rose 8.9% from February to March, with 4,004 new homes on the market in March, compared to 3,678 in February.
- 28 distressed homes (bank-owned properties and short sales) accounted for 1.2% of all home sales in March. This is a 27.3% increase from February, when 22 distressed homes sold.



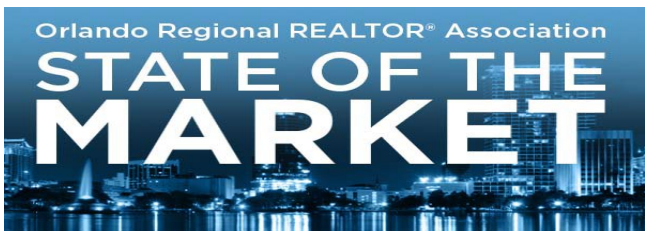
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18 Months - At A Glance

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

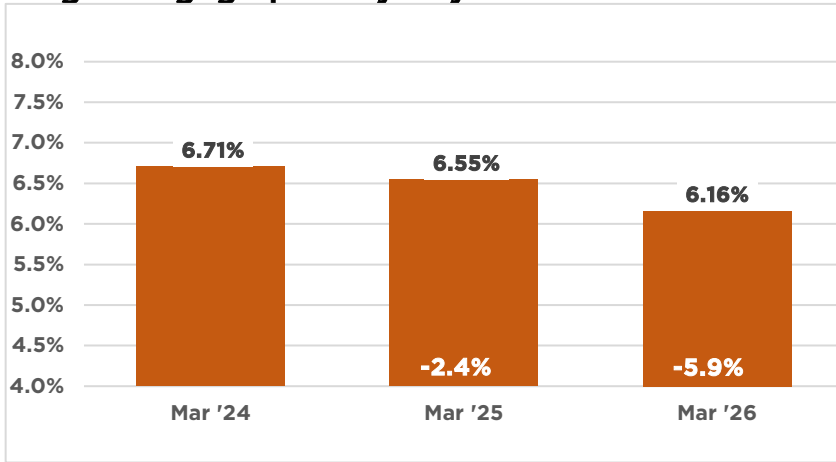
ORRA Originated Sales	Average Mtg Rate	Inventory				New Listings	New Contracts	Total Pending	Back on Market	EXP	WDN	Sales Closed	Days on Mkt
		Total	Single Family Homes	Condos	Townhomes/Villas								
Oct '24	6.40%	11,357	7,905	2,209	1,243	3,260	1,784	2,767	779	419	1,044	2,085	60
Nov '24	6.69%	11,604	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
May '25	6.78%	13,957	9,662	2,600	1,695	4,208	2,560	4,238	633	449	1,170	2,551	68
Jun '25	6.68%	13,793	9,614	2,522	1,657	3,854	2,430	3,976	622	505	1,207	2,513	67
Jul '25	6.46%	13,557	9,482	2,445	1,630	3,788	2,316	3,771	575	527	1,285	2,551	69
Aug '25	6.35%	13,306	9,245	2,458	1,603	3,353	2,275	3,687	577	512	1,219	2,306	75
Sep '25	6.05%	13,007	9,029	2,397	1,581	3,371	2,343	3,798	574	578	1,151	2,245	72
Oct '25	6.02%	13,047	9,006	2,424	1,617	3,676	2,144	3,648	544	525	1,162	2,335	77
Nov '25	6.05%	12,516	8,565	2,378	1,573	2,891	1,941	3,489	465	485	1,074	1,820	76
Dec '25	6.04%	11,389	7,770	2,183	1,436	2,415	1,561	2,825	406	934	1,118	2,182	78
Jan '26	6.00%	11,741	8,031	2,215	1,495	3,852	2,064	3,515	454	472	1,224	1,634	81
Feb '26	5.88%	11,975	8,174	2,272	1,529	3,678	2,225	4,001	451	379	999	1,888	83
Mar '26	6.16%	12,010	8,116	2,286	1,608	4,004	2,515	4,144	565	469	950	2,360	77
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.

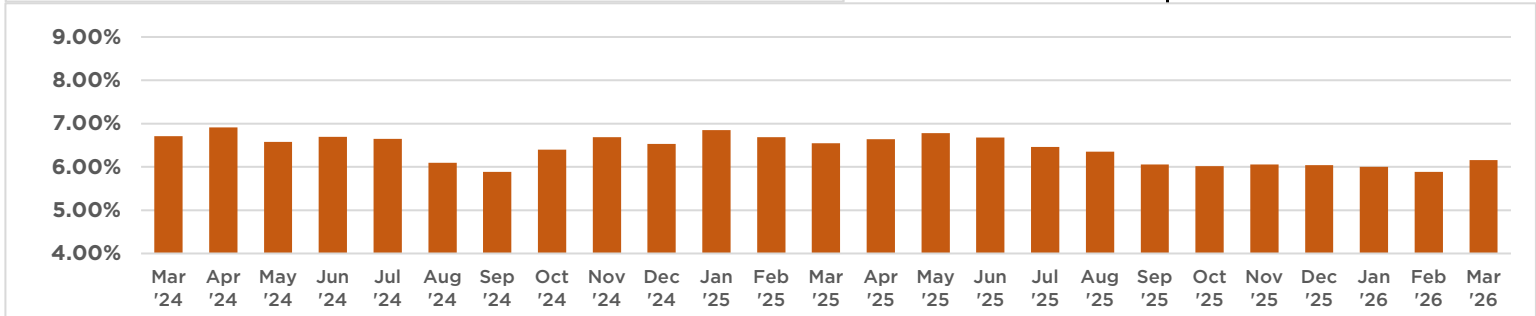


March 2026 Mortgage Rates

Avg mortgage paid by buyers in Central Florida

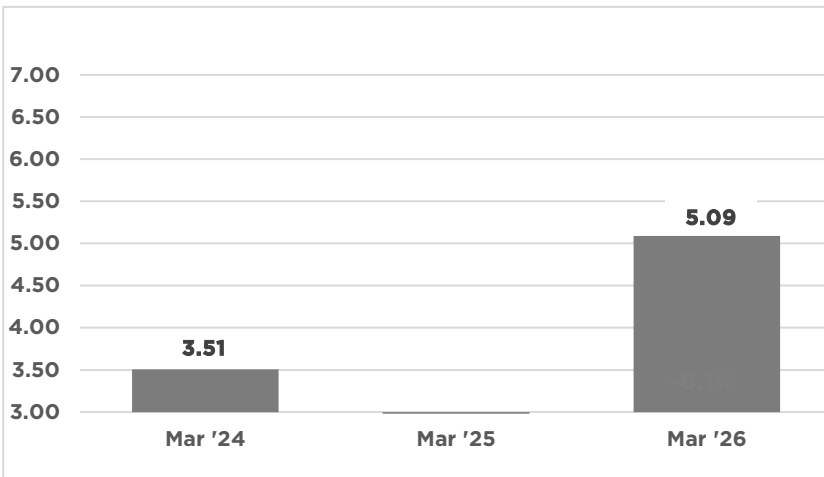


Mortgage Rates	Prior yr	Change	
Mar '25	6.55%	6.71%	-2.4%
Apr '25	6.64%	6.91%	-3.9%
May '25	6.78%	6.58%	3.1%
Jun '25	6.68%	6.69%	-0.2%
Jul '25	6.46%	6.65%	-2.8%
Aug '25	6.35%	6.09%	4.3%
Sep '25	6.05%	5.89%	2.8%
Oct '25	6.02%	6.40%	-6.0%
Nov '25	6.05%	6.69%	-9.4%
Dec '25	6.04%	6.53%	-7.5%
Jan '26	6.00%	6.85%	-12.4%
Feb '26	5.88%	6.69%	-12.0%
Mar '26	6.16%	6.55%	-5.9%

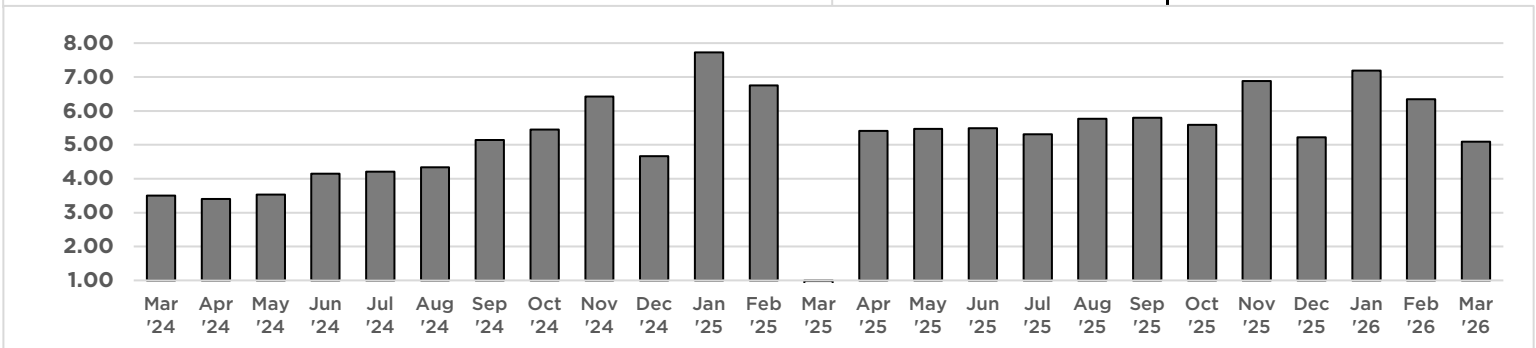


Months of Supply

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



Months of Supply	Prior yr	Change	
Mar '25	n/a	3.51	n/a
Apr '25	5.41	3.40	59.2%
May '25	5.47	3.53	54.8%
Jun '25	5.49	4.15	32.2%
Jul '25	5.31	4.21	26.3%
Aug '25	5.77	4.34	33.1%
Sep '25	5.79	5.14	12.7%
Oct '25	5.59	5.45	2.6%
Nov '25	6.88	6.43	7.0%
Dec '25	5.22	4.67	11.9%
Jan '26	7.19	7.73	-7.0%
Feb '26	6.34	6.76	-6.1%
Mar '26	5.09	0.00	n/a

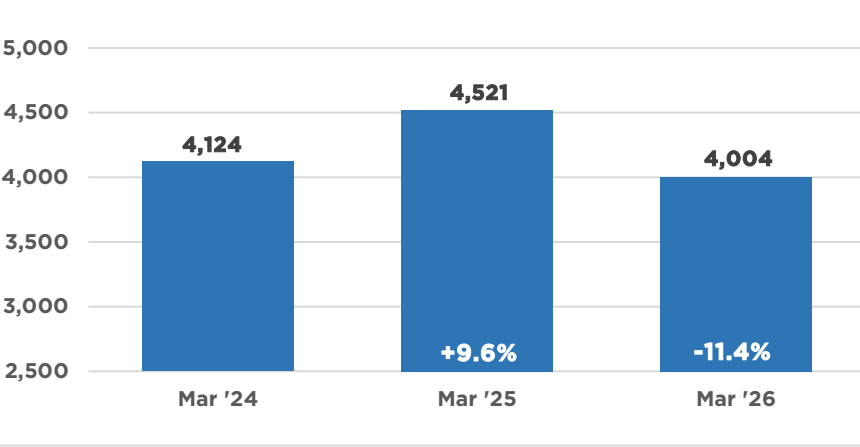




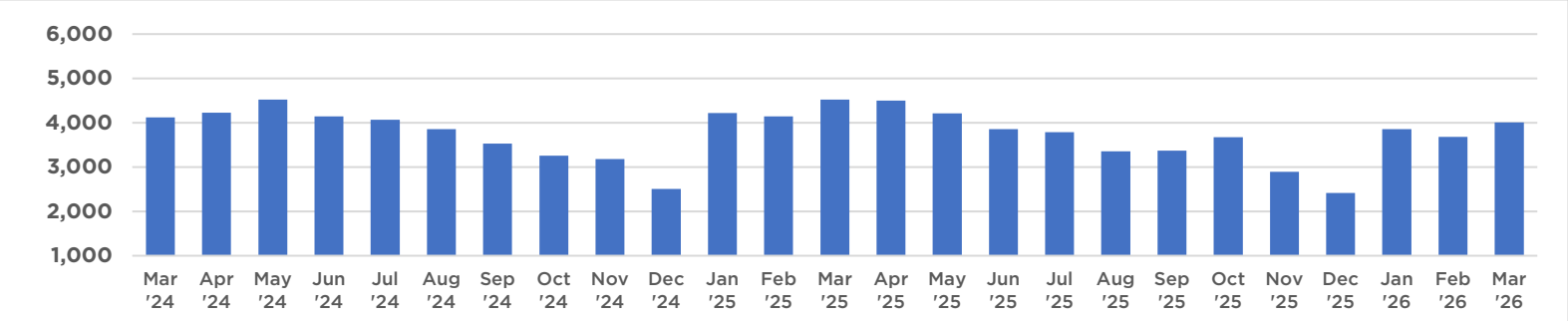
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New Listings

New properties entering the market in March

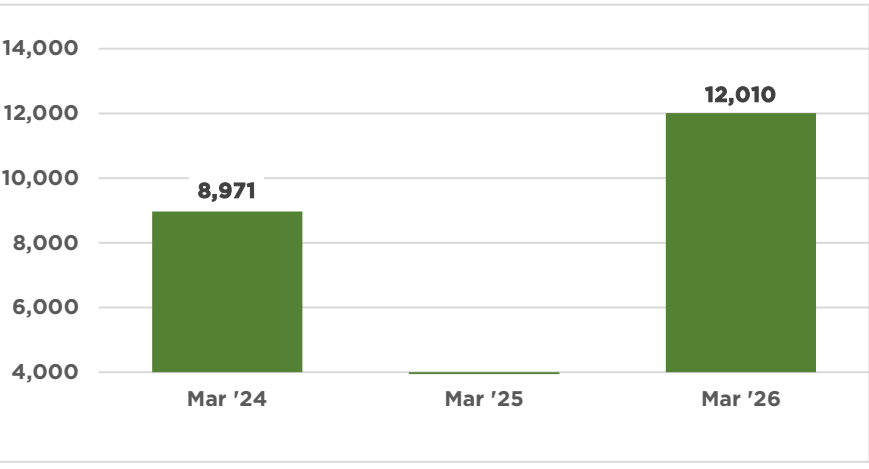


	New Listings	Prior year	Change
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%
Jun '25	3,854	4,143	-7.0%
Jul '25	3,788	4,067	-6.9%
Aug '25	3,353	3,856	-13.0%
Sep '25	3,371	3,530	-4.5%
Oct '25	3,676	3,260	12.8%
Nov '25	2,891	3,185	-9.2%
Dec '25	2,415	2,510	-3.8%
Jan '26	3,852	4,220	-8.7%
Feb '26	3,678	4,140	-11.2%
Mar '26	4,004	4,521	-11.4%

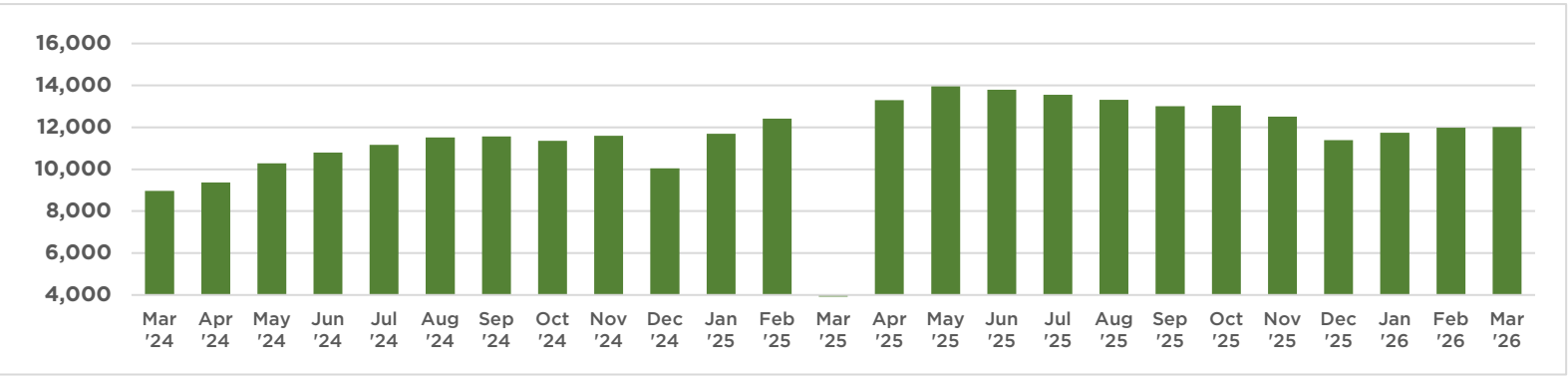


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
Mar '25	n/a	8,971	n/a
Apr '25	13,304	9,376	41.9%
May '25	13,957	10,282	35.7%
Jun '25	13,793	10,796	27.8%
Jul '25	13,557	11,158	21.5%
Aug '25	13,306	11,511	15.6%
Sep '25	13,007	11,560	12.5%
Oct '25	13,047	11,357	14.9%
Nov '25	12,516	11,604	7.9%
Dec '25	11,389	10,049	13.3%
Jan '26	11,741	11,697	0.4%
Feb '26	11,975	12,411	-3.5%
Mar '26	12,010	n/a	n/a

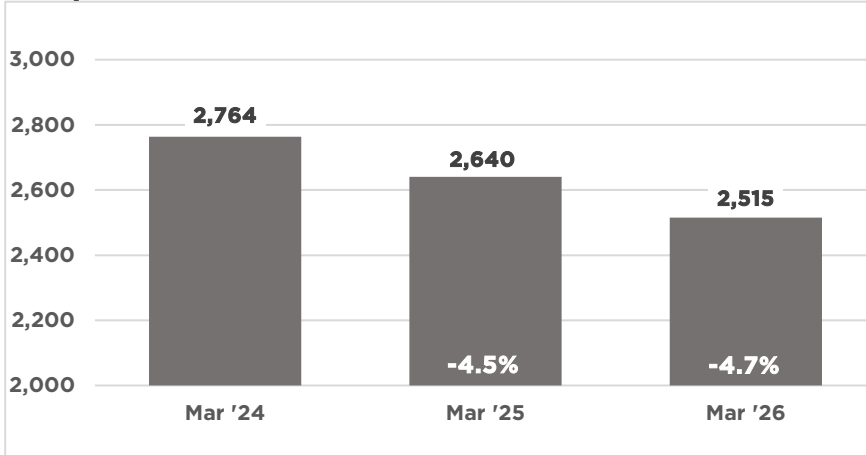




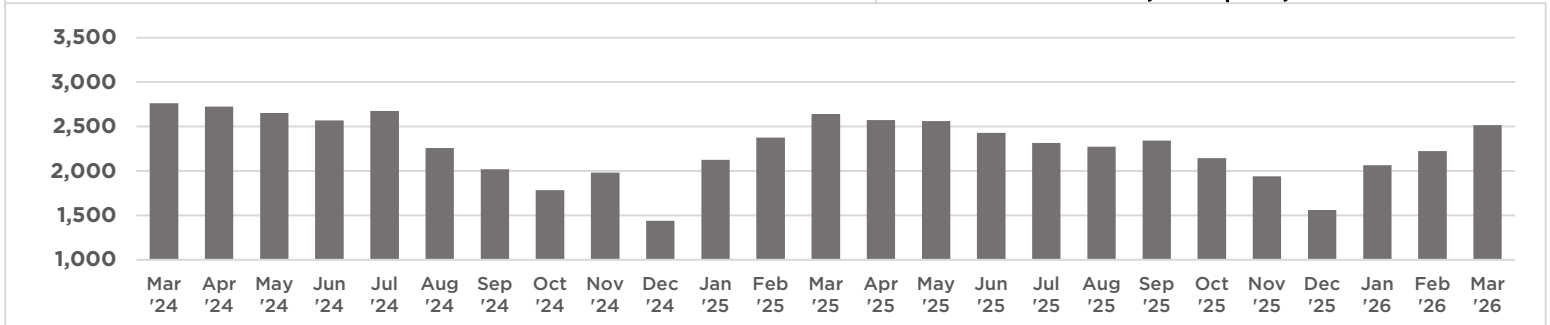
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New Contracts

Properties that went under contract in March

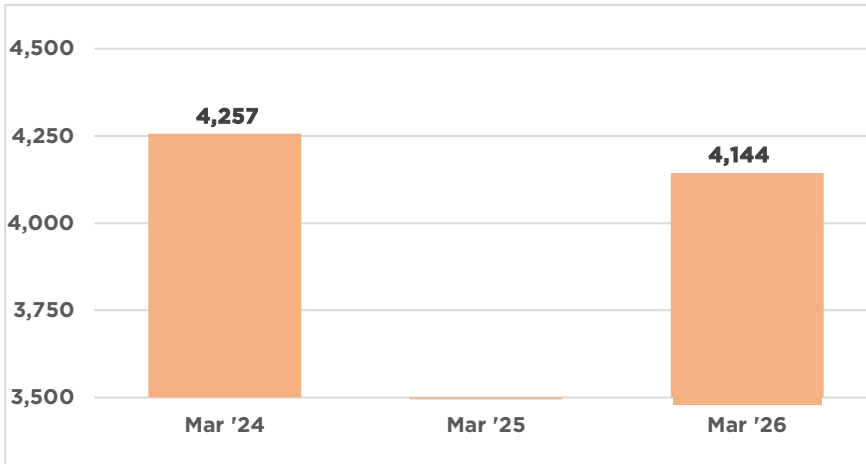


	New Contracts	Prior year	Change
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%
Jun '25	2,430	2,570	-5.4%
Jul '25	2,316	2,676	-13.5%
Aug '25	2,275	2,259	0.7%
Sep '25	2,343	2,020	16.0%
Oct '25	2,144	1,784	20.2%
Nov '25	1,941	1,981	-2.0%
Dec '25	1,561	1,438	8.6%
Jan '26	2,064	2,125	-2.9%
Feb '26	2,225	2,377	-6.4%
Mar '26	2,515	2,640	-4.7%

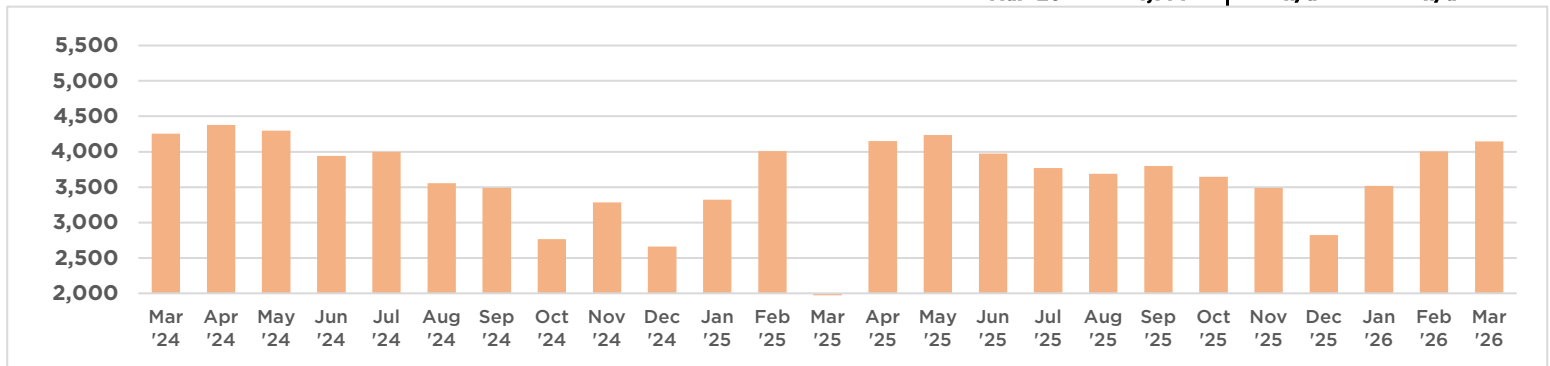


Pending Properties

Total number of properties under contract



	Pending Properties	Prior year	Change
Mar '25	n/a	4,257	n/a
Apr '25	4,151	4,379	-5.2%
May '25	4,238	4,298	-1.4%
Jun '25	3,976	3,940	0.9%
Jul '25	3,771	3,999	-5.7%
Aug '25	3,687	3,556	3.7%
Sep '25	3,798	3,490	8.8%
Oct '25	3,648	2,767	31.8%
Nov '25	3,489	3,285	6.2%
Dec '25	2,825	2,661	6.2%
Jan '26	3,515	3,320	5.9%
Feb '26	4,001	4,006	-0.1%
Mar '26	4,144	n/a	n/a

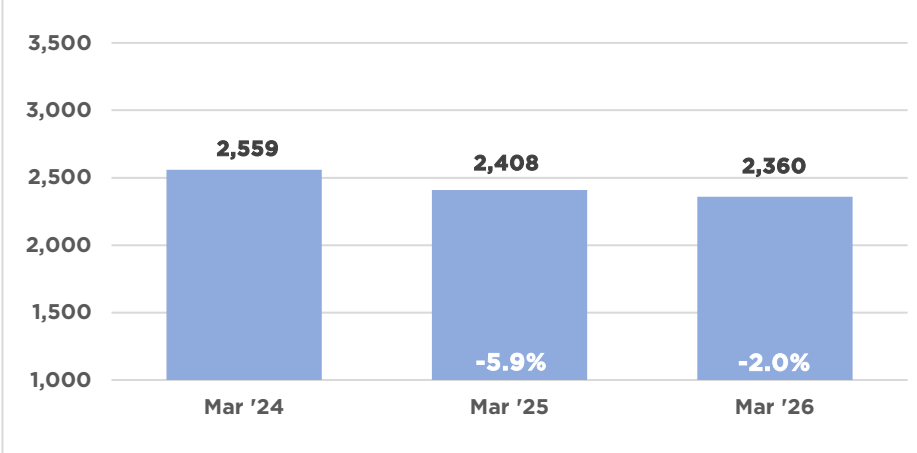




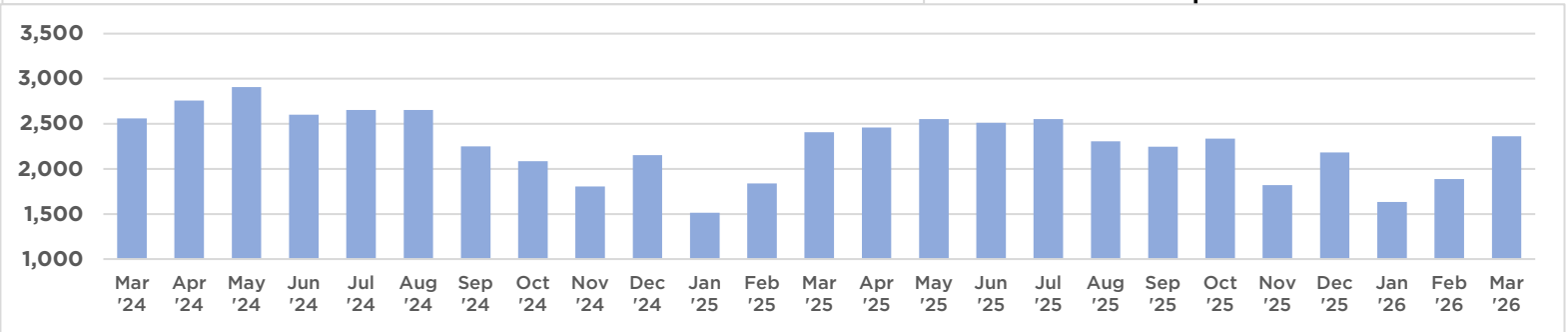
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Closed Sales

Properties that closed in March

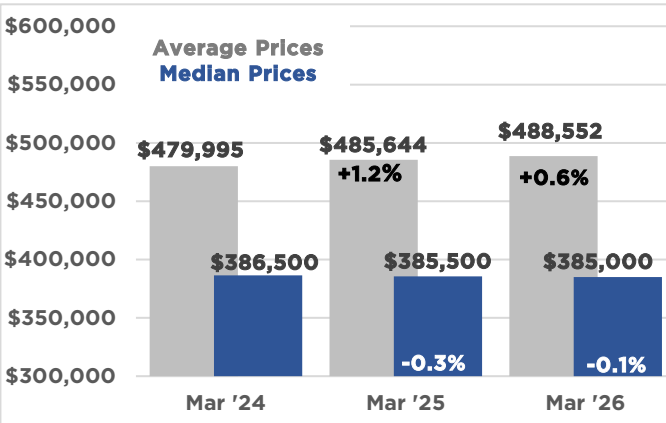


	Closed Sales	Prior year	Change
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%
May '25	2,551	2,909	-12.3%
Jun '25	2,513	2,601	-3.4%
Jul '25	2,551	2,652	-3.8%
Aug '25	2,306	2,655	-13.1%
Sep '25	2,245	2,249	-0.2%
Oct '25	2,335	2,085	12.0%
Nov '25	1,820	1,805	0.8%
Dec '25	2,182	2,154	1.3%
Jan '26	1,634	1,514	7.9%
Feb '26	1,888	1,837	2.8%
Mar '26	2,360	2,408	-2.0%



Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
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%
May '25	\$495,763	\$482,295	2.8%	\$390,000	\$385,000	1.3%
Jun '25	\$494,686	\$489,845	1.0%	\$390,000	\$395,000	-1.3%
Jul '25	\$479,697	\$469,630	2.1%	\$389,999	\$390,000	0.0%
Aug '25	\$485,278	\$465,562	4.2%	\$382,950	\$384,500	-0.4%
Sep '25	\$483,029	\$483,137	0.0%	\$378,000	\$380,000	-0.5%
Oct '25	\$482,548	\$477,404	1.1%	\$380,000	\$388,990	-2.3%
Nov '25	\$467,682	\$466,166	0.3%	\$385,000	\$380,000	1.3%
Dec '25	\$482,267	\$464,525	3.8%	\$380,313	\$380,000	0.1%
Jan '26	\$461,813	\$492,645	-6.3%	\$370,000	\$375,000	-1.3%
Feb '26	\$470,729	\$486,064	-3.2%	\$375,000	\$385,000	-2.6%
Mar '26	\$488,552	\$485,644	0.6%	\$385,000	\$385,500	-0.1%

