



July 2022

	Year over Year Changes			Month to Month Changes		
	July 2022	July 2021	Percent chg	July 2022	June 2022	Percent chg
Inventory	6,518	3,524	85.0%	6,518	5,437	19.9%
New Listings	4,746	4,710	0.8%	4,746	5,367	-11.6%
New Contracts	2,796	3,700	-24.4%	2,796	2,956	-5.4%
Total Pendings	4,029	5,260	-23.4%	4,029	4,231	-4.8%
Closed Sales	3,309	4,183	-20.9%	3,309	3,793	-12.8%
Average Price	\$441,210	\$378,016	16.7%	\$441,210	\$451,260	-2.2%
Median Price	\$380,900	\$320,000	19.0%	\$380,900	\$387,000	-1.6%
Monthly Volume	\$1,459,963,070	\$1,581,242,710	-7.7%	\$1,459,963,070	\$1,711,630,145	-14.7%
Avg Days on Mkt	21	26	-19.2%	21	20	5.0%
Avg Days to Sale	56	63	-11.1%	56	54	3.7%
Months of Supply	1.97	0.84	133.8%	1.97	1.43	37.4%

State of the Market

- “With a drop in median home price and another big jump in inventory, July’s data shows just how quickly Orlando’s housing market conditions can change,” said Tansey Soderstrom, Orlando Regional REALTOR® Association President. “We’ve now seen three consecutive months of significant increases in inventory. While prices may not be dropping much, buyers finally have more options when looking to purchase a home. The local market continues to show signs of cooling off a bit and is trending toward a more balanced market.”
- The median home price for July 2022 was recorded at \$380,900, a decrease of 1.6% compared to June. This is the first time in six months that the median home price has fallen.
- Overall sales in July 2022 decreased by 12.8%, with a total of 3,309 sales compared to 3,793 sales in June 2022.
- Inventory jumped by 19.9% in a single month, from June to July – that’s 1,081 more homes for sale. This is the third straight month of double-digit inventory increases.
- Interest rates remained relatively flat – 5.5% in June vs. 5.4% in July. The July rate is still 89.2% higher than July 2021 when interest rates were 2.8%.
- 18 distressed homes (bank-owned properties and short sales) accounted for 0.5% of all home sales in July. That represents a 21.7% decrease from June, when 23 distressed homes sold.
- New listings decreased by 11.6% from June to July, with 4,746 new homes on the market in July.

18 Months - At A Glance

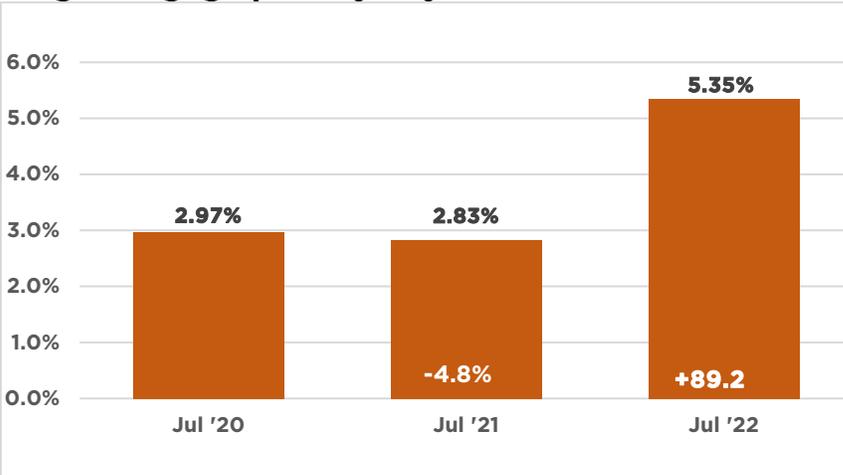
A quick look at the Orlando market over the last 18 months

ORRA Originated Sales	Average Mtg Rate	Inventory				New Listings	New Contracts	Total Pending	Back on Market	EXP	WDN	Sales Closed	Days on Market
		Total	Single Family Homes	Condos	Townhomes/ Villas								
Feb '21	2.88%	3,420	2,063	951	406	3,322	3,564	5,657	242	104	427	2,995	52
Mar '21	3.07%	2,878	1,814	762	302	3,959	3,973	5,839	264	107	456	4,268	48
Apr '21	2.98%	2,655	1,752	674	229	4,258	3,863	5,904	302	80	466	4,081	42
May '21	2.97%	2,822	1,983	613	226	4,315	3,988	5,852	306	79	423	3,872	36
Jun '21	2.95%	3,098	2,286	527	285	4,617	3,728	5,519	336	73	432	4,414	29
Jul '21	2.83%	3,524	2,610	585	329	4,710	3,700	5,260	433	83	462	4,183	26
Aug '21	2.84%	3,638	2,712	583	343	4,375	3,932	5,355	456	78	424	3,999	25
Sept '21	2.86%	3,664	2,740	577	347	4,026	3,523	5,240	397	92	416	3,789	27
Oct '21	3.01%	3,406	2,517	566	323	3,940	3,583	5,140	379	87	467	3,760	27
Nov '21	2.95%	3,046	2,292	509	245	3,226	2,975	4,762	297	88	411	3,664	28
Dec '21	3.07%	2,586	1,964	425	197	2,797	2,781	4,006	277	140	381	3,820	31
Jan '22	3.38%	2,379	1,834	365	180	3,574	3,015	4,653	193	72	396	3,033	32
Feb '22	3.87%	2,313	1,797	360	156	3,686	3,535	5,163	316	68	312	3,198	30
Mar '22	4.20%	2,478	1,914	369	195	4,375	3,642	4,958	338	74	362	4,100	27
Apr '22	4.94%	2,670	2,077	423	170	4,354	3,482	5,041	342	66	401	3,800	24
May '22	5.28%	3,851	2,998	538	315	4,822	3,226	4,645	486	66	408	3,946	21
Jun '22	5.52%	5,437	4,274	713	450	5,367	2,956	4,231	613	83	549	3,793	20
Jul '22	5.35%	6,518	5,171	806	541	4,746	2,796	4,029	595	100	680	3,309	21
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 Market

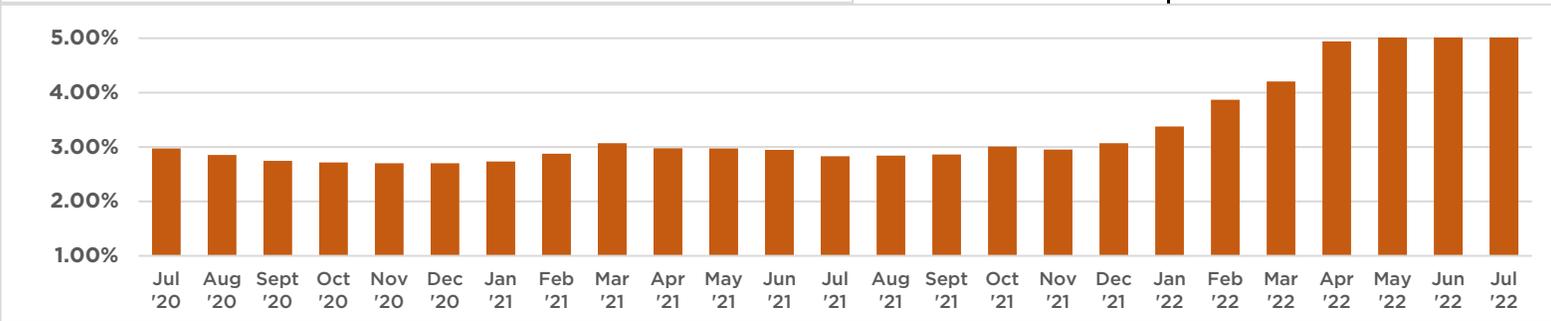
Complete stats and data may be found under Market Info at www.orlandorealtors.org. Comments or suggestions? Contact Mike Blinn, Statistician.

Market Pulse™ 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.

Avg mortgage paid by buyers in Central Florida

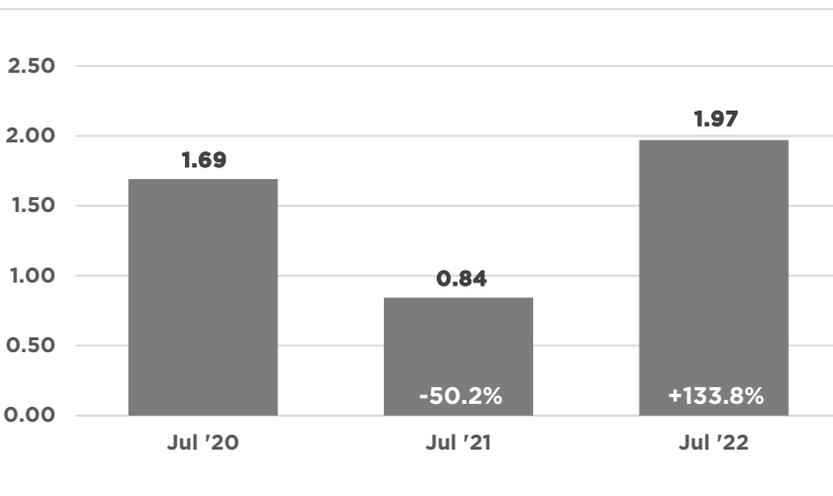


Mortgage Rates	Prior yr	Change	
Jul '21	2.83%	2.97%	-4.8%
Aug '21	2.84%	2.85%	-0.4%
Sept '21	2.86%	2.74%	4.3%
Oct '21	3.01%	2.72%	10.7%
Nov '21	2.95%	2.70%	9.3%
Dec '21	3.07%	2.70%	13.7%
Jan '22	3.38%	2.73%	23.6%
Feb '22	3.87%	2.88%	34.4%
Mar '22	4.20%	3.07%	36.9%
Apr '22	4.94%	2.98%	66.0%
May '22	5.28%	2.97%	77.6%
Jun '22	5.52%	2.95%	87.5%
Jul '22	5.35%	2.83%	89.2%

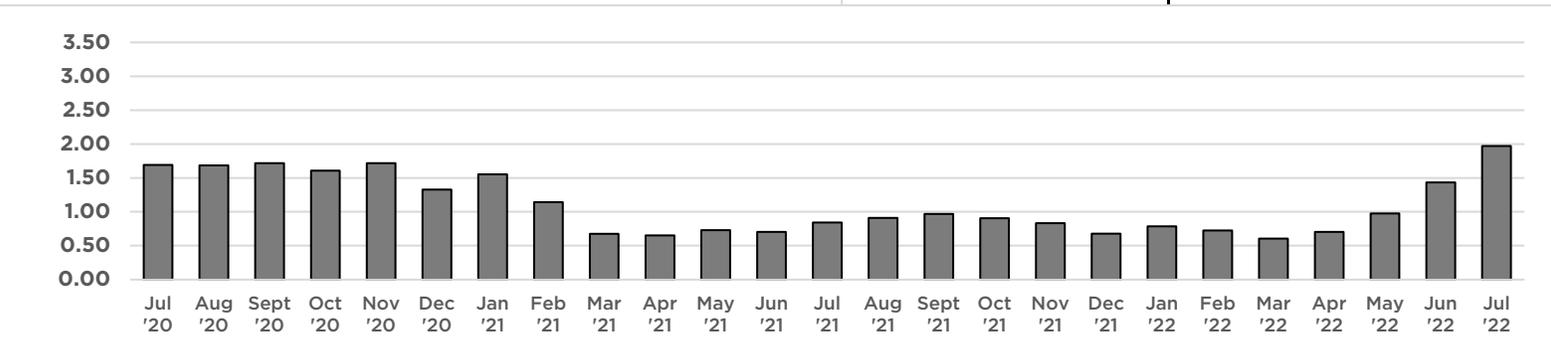


Months of Supply

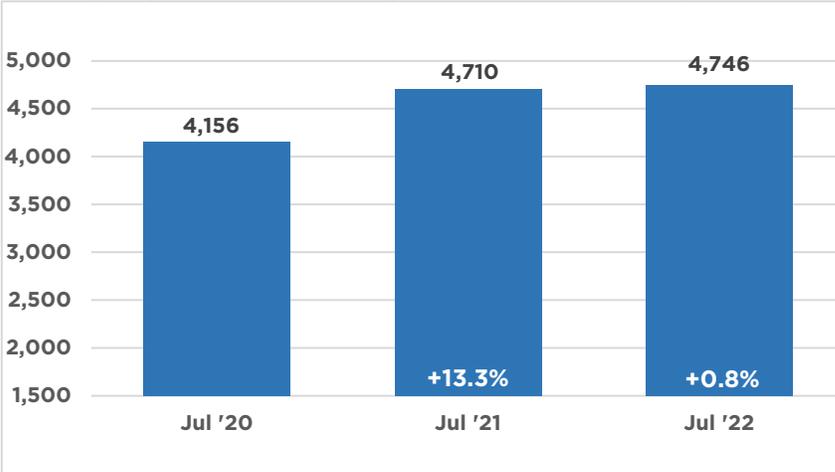
Approximate number of months to deplete inventory, based on current sales



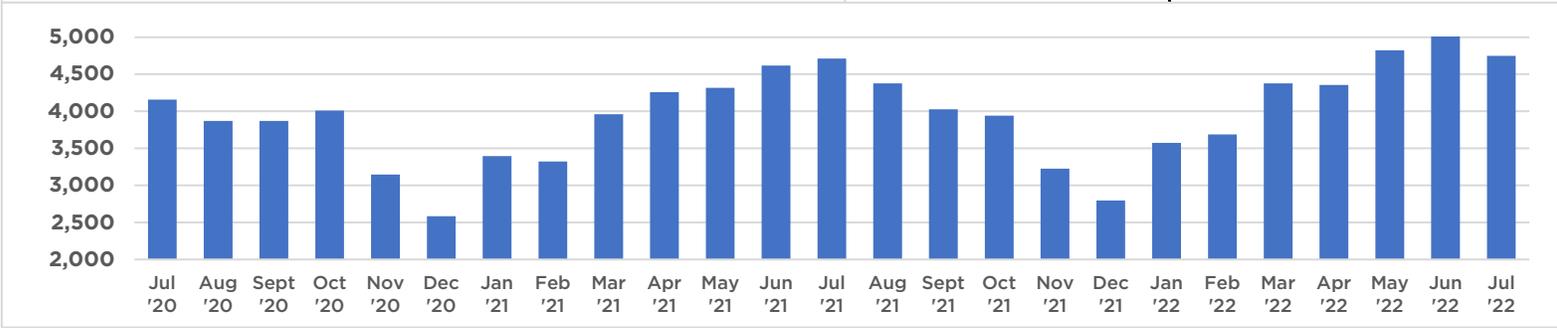
Months of Supply	Prior yr	Change	
Jul '21	0.84	1.69	-50.2%
Aug '21	0.91	1.68	-46.0%
Sept '21	0.97	1.72	-43.7%
Oct '21	0.91	1.61	-43.6%
Nov '21	0.83	1.72	-51.6%
Dec '21	0.68	1.33	-49.0%
Jan '22	0.78	1.55	-49.5%
Feb '22	0.72	1.14	-36.7%
Mar '22	0.60	0.67	-10.4%
Apr '22	0.70	0.65	8.0%
May '22	0.98	0.73	33.9%
Jun '22	1.43	0.70	104.2%
Jul '22	1.97	0.84	133.8%



New properties entering the market in July

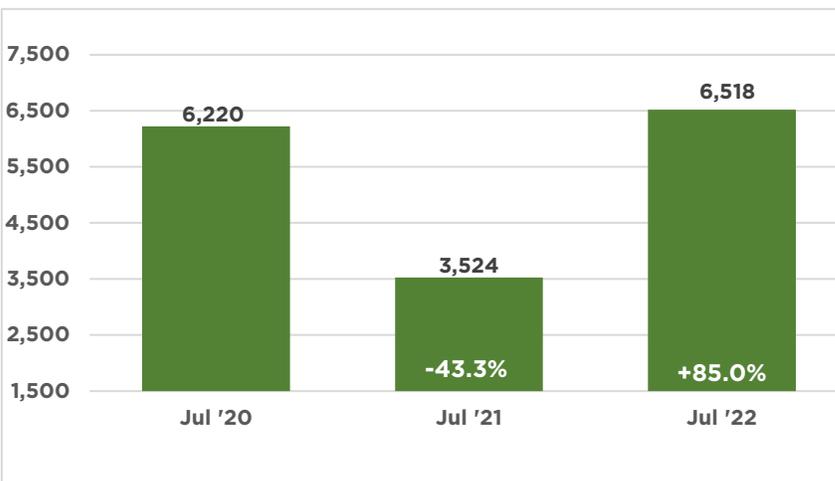


	New Listings	Prior year	Change
Jul '21	4,710	4,156	13.3%
Aug '21	4,375	3,869	13.1%
Sept '21	4,026	3,870	4.0%
Oct '21	3,940	4,009	-1.7%
Nov '21	3,226	3,145	2.6%
Dec '21	2,797	2,584	8.2%
Jan '22	3,574	3,394	5.3%
Feb '22	3,686	3,322	11.0%
Mar '22	4,375	3,959	10.5%
Apr '22	4,354	4,258	2.3%
May '22	4,822	4,315	11.7%
Jun '22	5,367	4,617	16.2%
Jul '22	4,746	4,710	0.8%

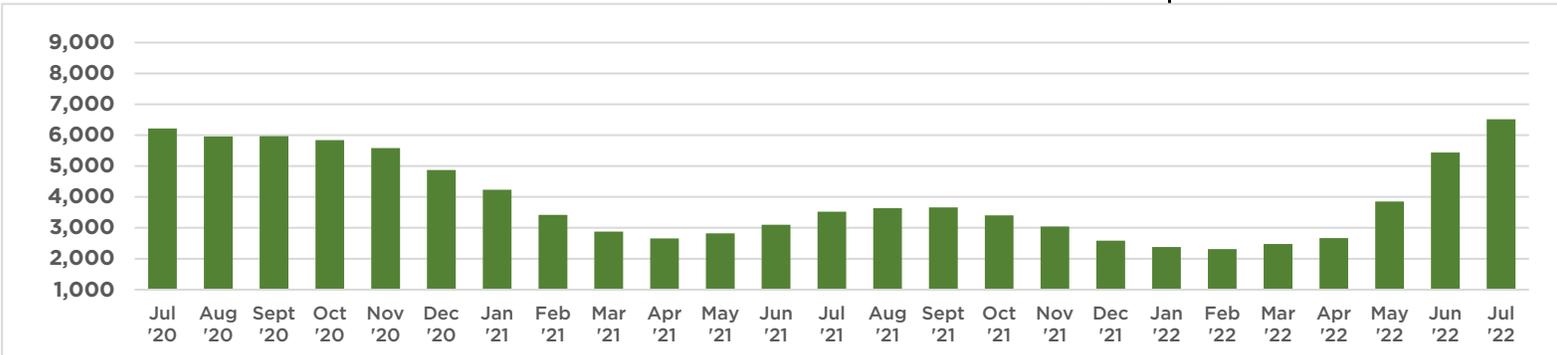


Inventory

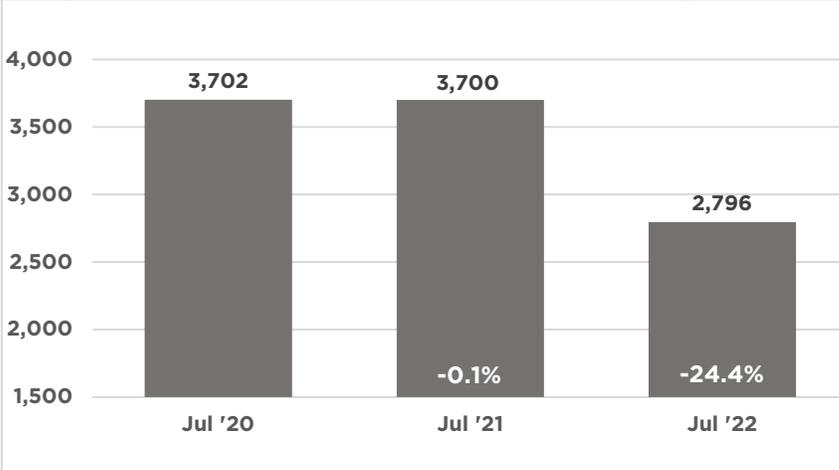
Number of properties currently available on the market



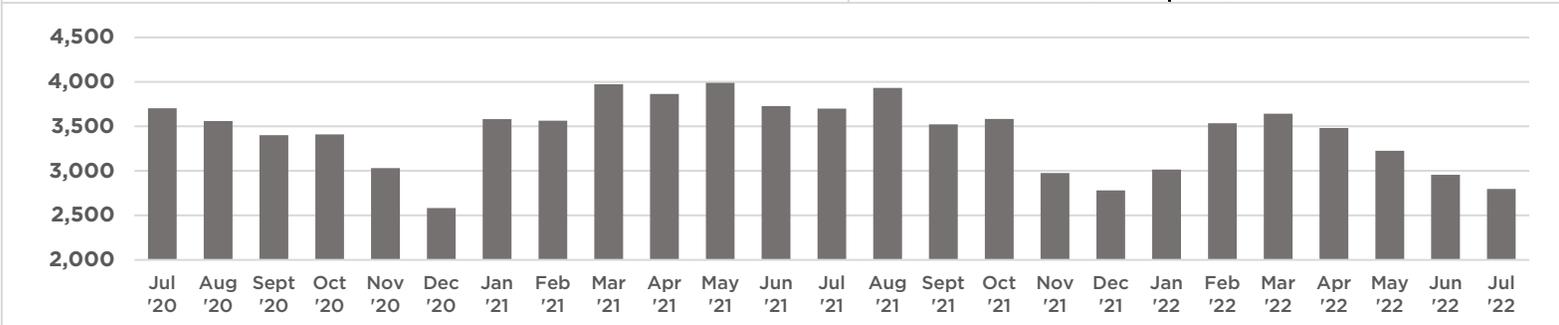
	Inventory	Prior year	Change
Jul '21	3,524	6,220	-43.3%
Aug '21	3,638	5,958	-38.9%
Sept '21	3,664	5,972	-38.6%
Oct '21	3,406	5,840	-41.7%
Nov '21	3,046	5,583	-45.4%
Dec '21	2,586	4,875	-47.0%
Jan '22	2,379	4,233	-43.8%
Feb '22	2,313	3,420	-32.4%
Mar '22	2,478	2,878	-13.9%
Apr '22	2,670	2,655	0.6%
May '22	3,851	2,822	36.5%
Jun '22	5,437	3,098	75.5%
Jul '22	6,518	3,524	85.0%



Properties that went under contract in July

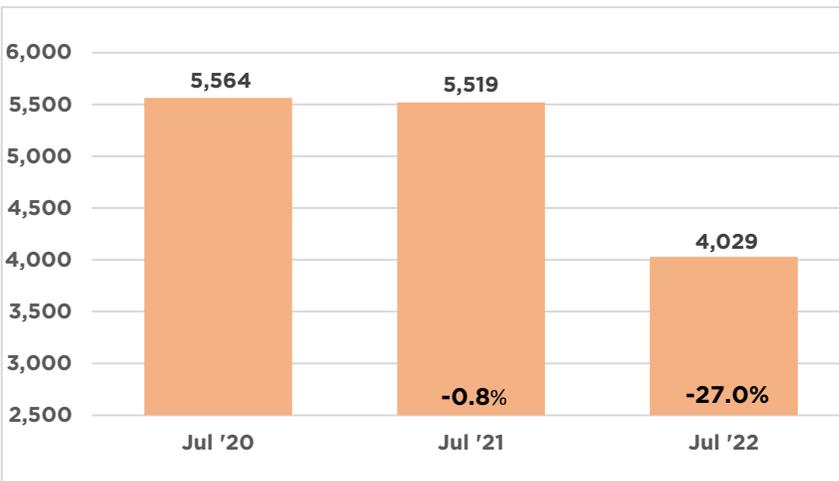


	New Contracts	Prior year	Change
Jul '21	3,700	3,702	-0.1%
Aug '21	3,932	3,560	10.4%
Sept '21	3,523	3,400	3.6%
Oct '21	3,583	3,409	5.1%
Nov '21	2,975	3,031	-1.8%
Dec '21	2,781	2,582	7.7%
Jan '22	3,015	3,582	-15.8%
Feb '22	3,535	3,564	-0.8%
Mar '22	3,642	3,973	-8.3%
Apr '22	3,482	3,863	-9.9%
May '22	3,226	3,988	-19.1%
Jun '22	2,956	3,728	-20.7%
Jul '22	2,796	3,700	-24.4%

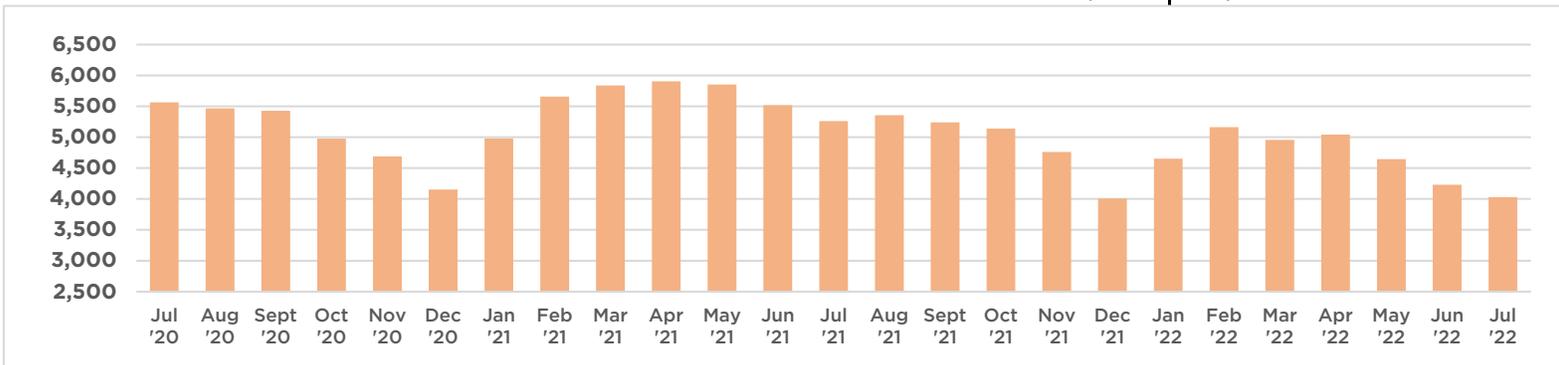


Pending Properties

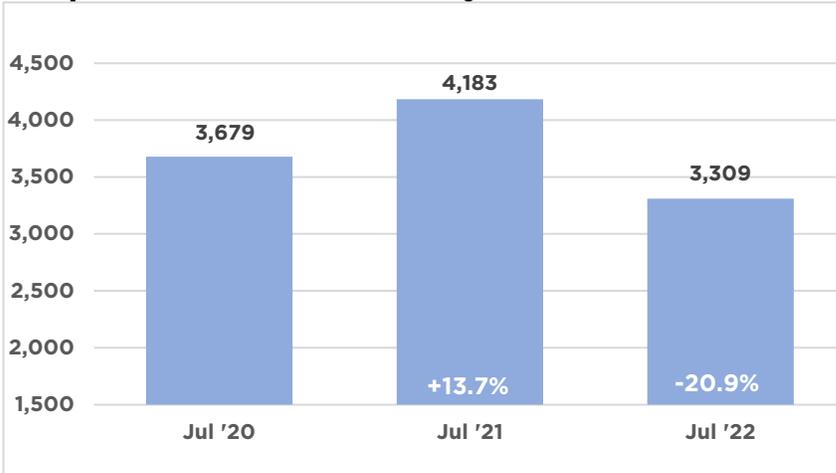
Total number of properties under contract



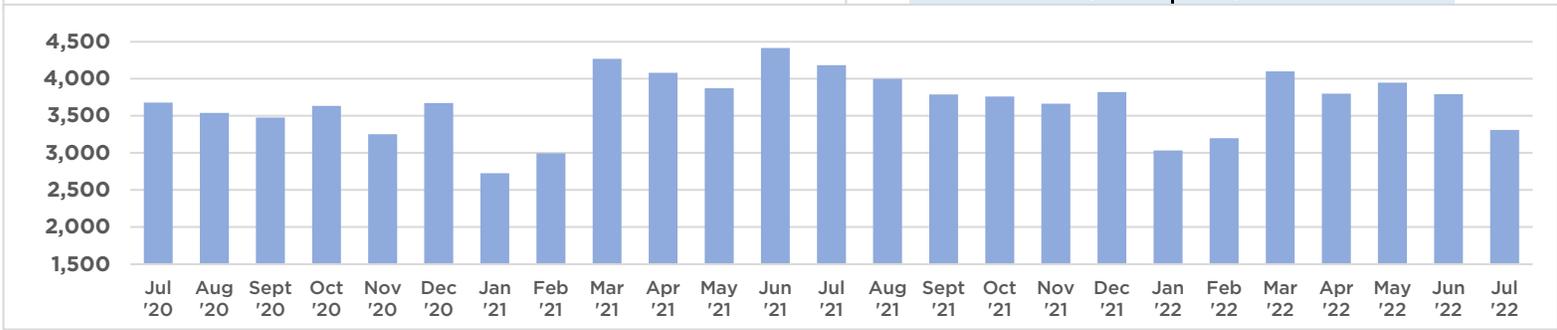
	Pending Properties	Prior year	Change
Jul '21	5,260	5,564	-5.5%
Aug '21	5,355	5,467	-2.0%
Sept '21	5,240	5,429	-3.5%
Oct '21	5,140	4,977	3.3%
Nov '21	4,762	4,688	1.6%
Dec '21	4,006	4,153	-3.5%
Jan '22	4,653	4,979	-6.5%
Feb '22	5,163	5,657	-8.7%
Mar '22	4,958	5,839	-15.1%
Apr '22	5,041	5,904	-14.6%
May '22	4,645	5,852	-20.6%
Jun '22	4,231	5,519	-23.3%
Jul '22	4,029	5,260	-23.4%



Properties that closed in July

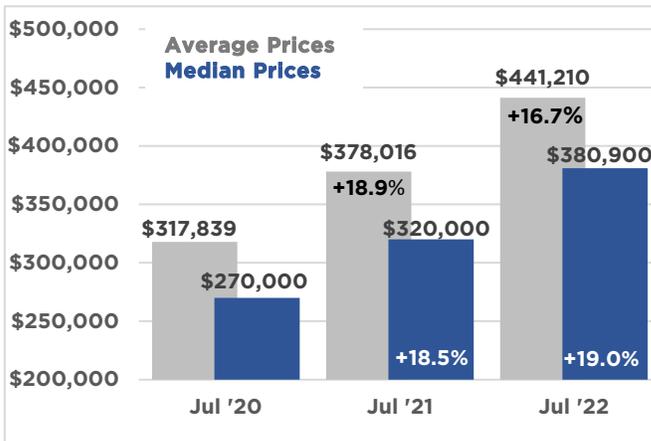


	Closed Sales	Prior year	Change
Jul '21	4,183	3,679	13.7%
Aug '21	3,999	3,539	13.0%
Sept '21	3,789	3,478	8.9%
Oct '21	3,760	3,634	3.5%
Nov '21	3,664	3,251	12.7%
Dec '21	3,820	3,672	4.0%
Jan '22	3,033	2,727	11.2%
Feb '22	3,198	2,995	6.8%
Mar '22	4,100	4,268	-3.9%
Apr '22	3,800	4,081	-6.9%
May '22	3,946	3,872	1.9%
Jun '22	3,793	4,414	-14.1%
Jul '22	3,309	4,183	-20.9%



Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
Jul '21	\$378,016	\$317,839	18.9%	\$320,000	\$270,000	18.5%
Aug '21	\$379,382	\$318,651	19.1%	\$320,000	\$275,000	16.4%
Sept '21	\$373,487	\$325,018	14.9%	\$318,000	\$270,000	17.8%
Oct '21	\$383,834	\$319,806	20.0%	\$325,000	\$269,950	20.4%
Nov '21	\$378,907	\$326,855	15.9%	\$330,000	\$275,000	20.0%
Dec '21	\$395,965	\$322,622	22.7%	\$340,000	\$275,000	23.6%
Jan '22	\$386,061	\$325,454	18.6%	\$335,000	\$275,000	21.8%
Feb '22	\$401,232	\$340,273	17.9%	\$345,000	\$280,000	23.2%
Mar '22	\$410,169	\$347,119	18.2%	\$361,000	\$285,000	26.7%
Apr '22	\$438,880	\$362,439	21.1%	\$370,000	\$295,000	25.4%
May '22	\$445,544	\$361,646	23.2%	\$379,950	\$300,000	26.7%
Jun '22	\$451,260	\$383,113	17.8%	\$387,000	\$315,000	22.9%
Jul '22	\$441,210	\$378,016	16.7%	\$380,900	\$320,000	19.0%

