

STATE OF THE MARKET



December 2025

	Year over Year Changes			Month to Month Changes		
	December	December	Percent	December	November	Percent
	2025	2024	chg	2025	2025	chg
Inventory	11,389	10,049	13.3%	11,389	12,516	-9.0%
New Listings	2,415	2,510	-3.8%	2,415	2,891	-16.5%
New Contracts	1,561	1,438	8.6%	1,561	1,941	-19.6%
Total Pendings	2,825	2,661	6.2%	2,825	3,489	-19.0%
Closed Sales	2,182	2,154	1.3%	2,182	1,820	19.9%
Average Price	\$482,267	\$464,525	3.8%	\$482,267	\$467,682	3.1%
Median Price	\$380,313	\$380,000	0.1%	\$380,313	\$385,000	-1.2%
Monthly Volume	\$1,052,307,213	\$1,000,587,834	5.2%	\$1,052,307,213	\$851,180,338	23.6%
Avg Days on Mkt	78	68	14.7%	78	76	2.6%
Avg Days to Sale	113	103	9.7%	113	110	2.7%
Months of Supply	5.22	4.67	11.9%	5.22	6.88	-24.1%

State of the Market

- "2025 was a year of normalization in Central Florida real estate. Selling prices remained strong, hovering around near record highs. More properties became available, and they stayed on the market slightly longer compared to previous years. Due to the slower pace, buyers had more time and more options, which provided more opportunities to negotiate," said Chris Atwell, 2026 president of the Orlando Regional REALTOR® Association. "These are all signs of a balanced and healthier market. Buyers and sellers both had success due in large part to appropriate pricing, sound preparation and working with local market experts like one of our REALTOR® members."
- December's median home price was recorded at \$380,313, down from \$385,000 in November. The overall median home price in 2025 was recorded at \$385,000, holding steady from 2024. This is an all-time high in the Orlando market. For further comparison, the overall median home price was \$370,500 in 2023 and \$365,000 in 2022.
- Overall sales in December increased 19.9% from November, with 2,182 sales recorded. Overall sales in 2025 decreased by 5.6%, with a total of 26,721 sales. Overall sales in 2024 were recorded at 28,321. Single family home sales decreased in 2025 by 4.4% for a total of 21,248 sales compared to 22,216 sales in 2024. Condo sales decreased in 2025 by 11.8% for a total of 2,902 sales compared to 3,290 sales in 2024. Townhome sales decreased by 8.7% in 2025 for a total of 2,571 sales compared to 2,815 in 2024.
- Inventory dropped in December, decreasing 9.0% from 12,516 in November, for a total of 11,389 homes on the market. The average monthly inventory for 2025 was 12,908. The average monthly inventory for 2024 was recorded at 10,289.
- Interest rates decreased from 6.1% in November to 6.0% in December. Interest rates fluctuated in the 6.0 levels throughout 2025. The average interest rate in 2025 was 6.4%, holding relatively steady from 2024, when the average interest rate was 6.5%.
- New listings dropped 16.5%, with 2,415 new listings in December, compared to 2,891 new listings in November.



December 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								
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
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
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											

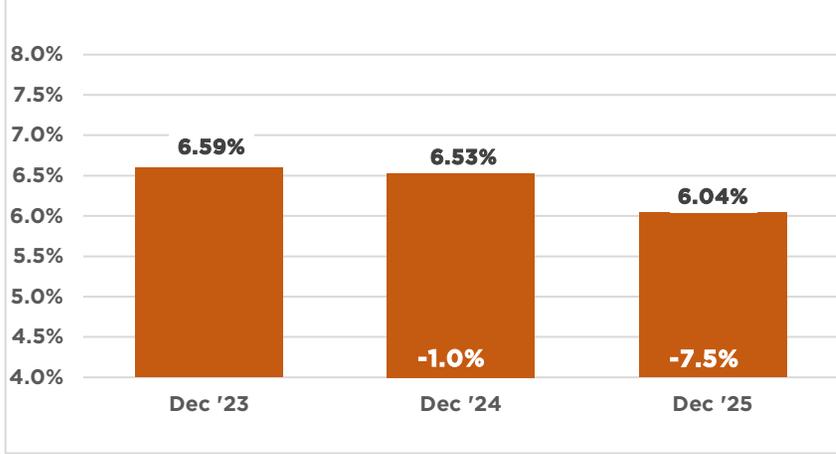
Complete stats and data may be found under Market Info at www.orlandorealtors.org. Comments or suggestions? Contact Mike Blinn, Statistician. State of the Market™ data represents all listings, taken or sold, by ORRA brokers, regardless of location, and is exclusive to residential property, which includes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



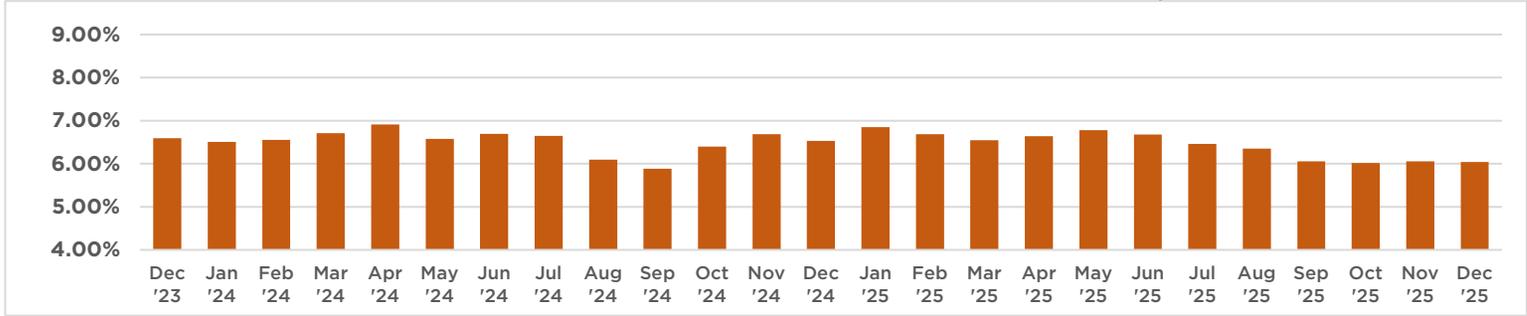
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Mortgage Rates

Avg mortgage paid by buyers in Central Florida

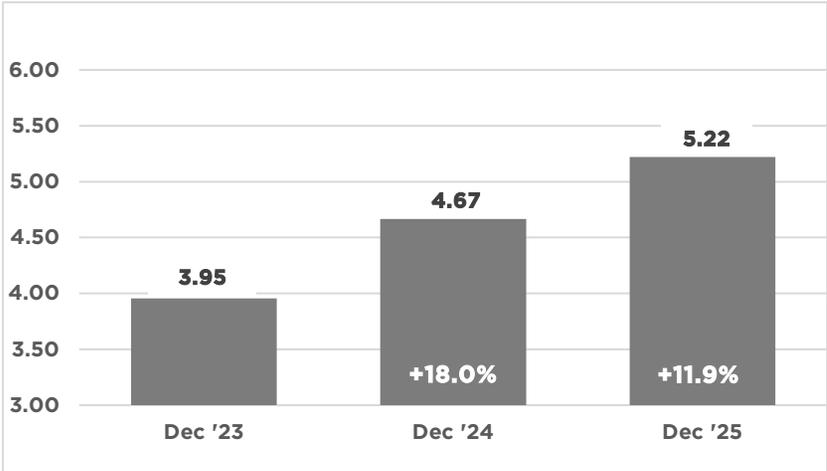


Month	Mortgage Rates	Prior yr	Change
Dec '24	6.53%	6.59%	-1.0%
Jan '25	6.85%	6.51%	5.2%
Feb '25	6.69%	6.55%	2.0%
Mar '25	6.55%	6.71%	-2.4%
Apr '25	6.64%	6.91%	-3.9%
May '25	6.78%	6.58%	3.1%
Jun '25	6.68%	6.69%	-0.2%
Jul '25	6.46%	6.65%	-2.8%
Aug '25	6.35%	6.09%	4.3%
Sep '25	6.05%	5.89%	2.8%
Oct '25	6.02%	6.40%	-6.0%
Nov '25	6.05%	6.69%	-9.4%
Dec '25	6.04%	6.53%	-7.5%

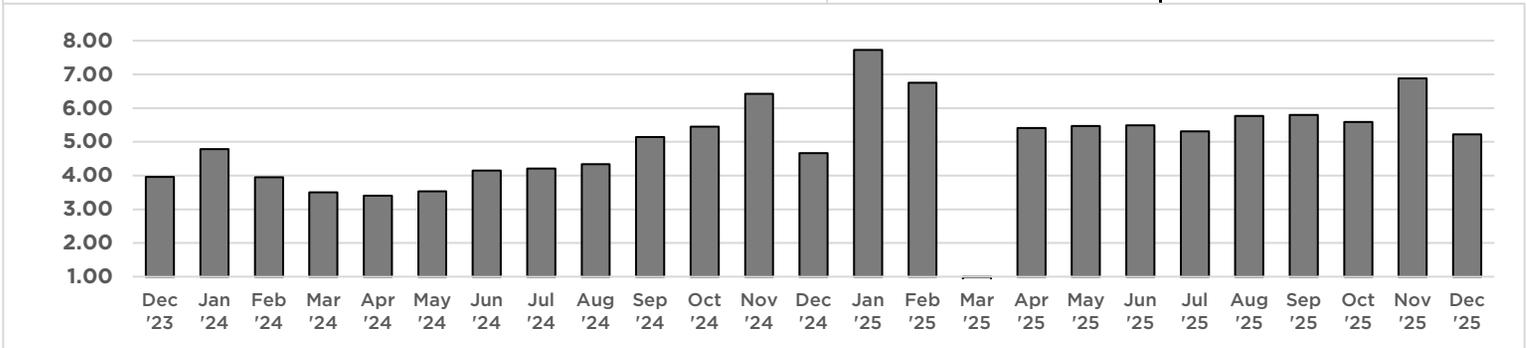


Months of Supply

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



Month	Months of Supply	Prior yr	Change
Dec '24	4.67	3.95	18.0%
Jan '25	7.73	4.78	61.6%
Feb '25	6.76	3.95	71.0%
Mar '25	0.00	3.51	-100.0%
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%

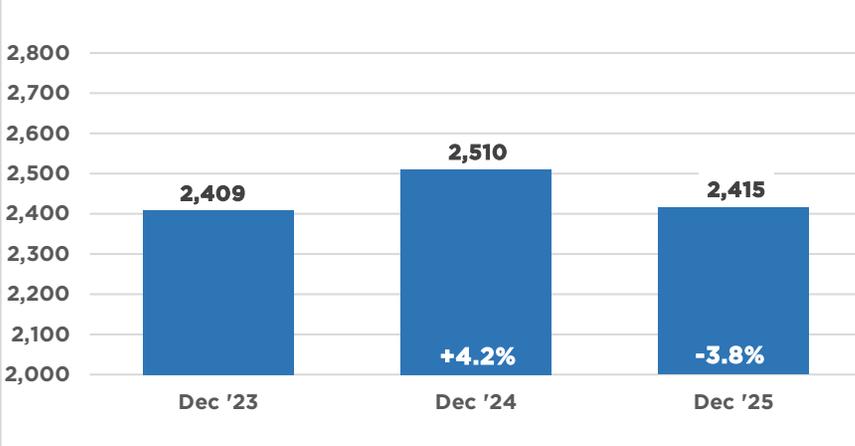




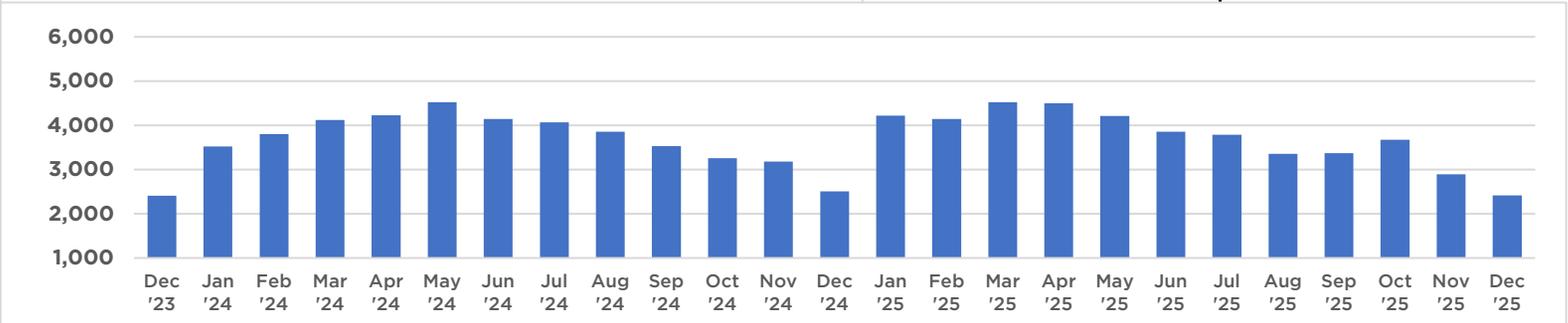
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New Listings

New properties entering the market in December

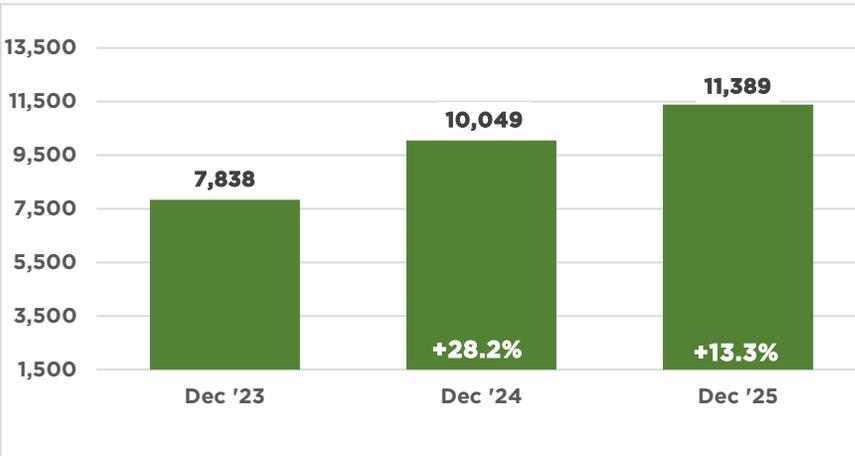


	New Listings	Prior year	Change
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%
Jun '25	3,854	4,143	-7.0%
Jul '25	3,788	4,067	-6.9%
Aug '25	3,353	3,856	-13.0%
Sep '25	3,371	3,530	-4.5%
Oct '25	3,676	3,260	12.8%
Nov '25	2,891	3,185	-9.2%
Dec '25	2,415	2,510	-3.8%

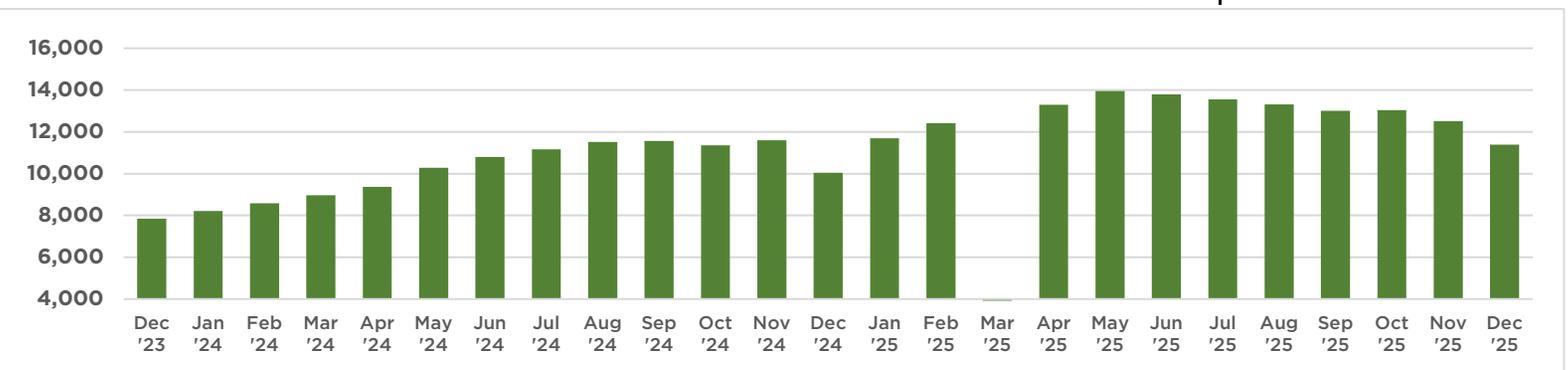


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
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%
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%

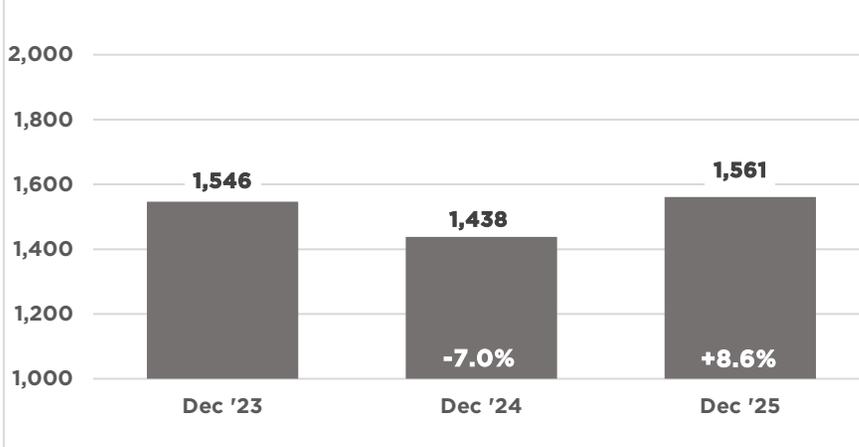




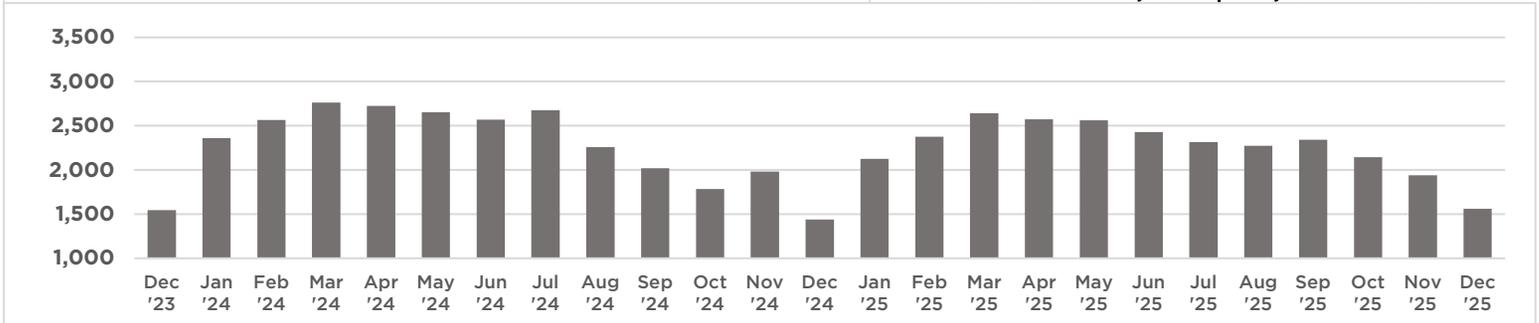
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New Contracts

Properties that went under contract in December

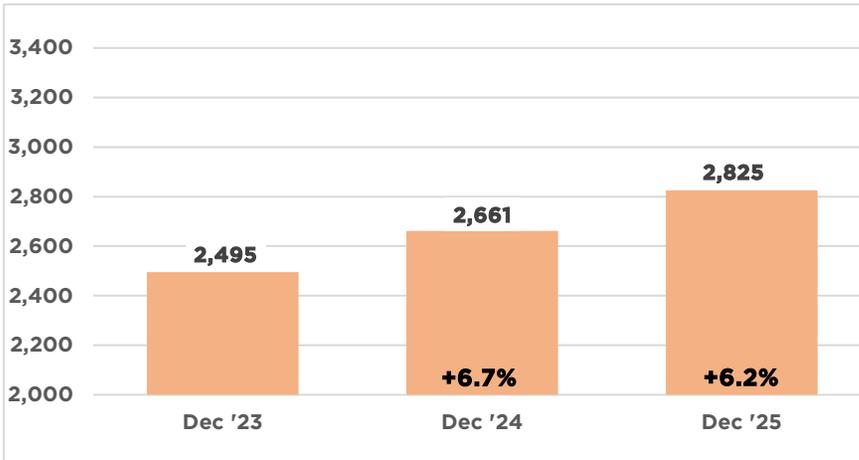


	New Contracts	Prior year	Change
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%
Jun '25	2,430	2,570	-5.4%
Jul '25	2,316	2,676	-13.5%
Aug '25	2,275	2,259	0.7%
Sep '25	2,343	2,020	16.0%
Oct '25	2,144	1,784	20.2%
Nov '25	1,941	1,981	-2.0%
Dec '25	1,561	1,438	8.6%

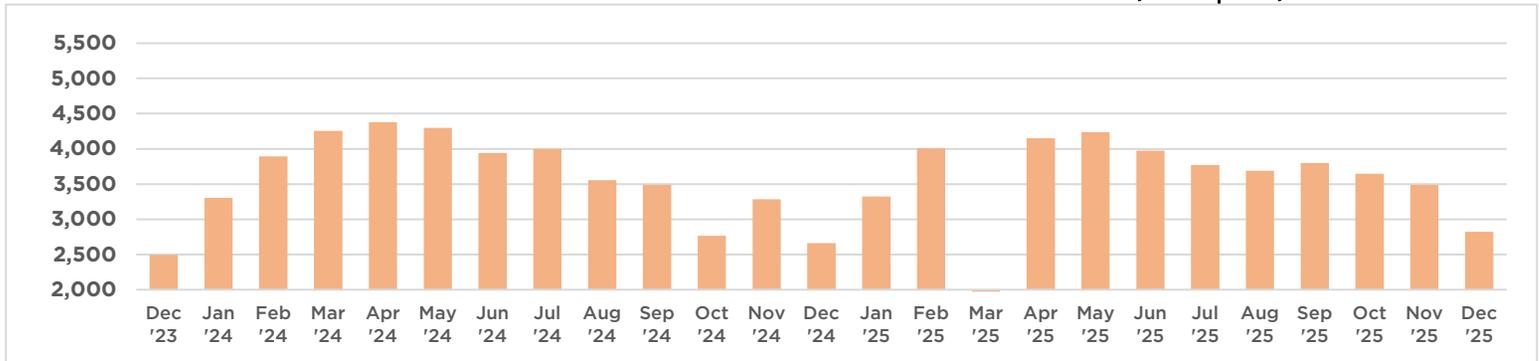


Pending Properties

Total number of properties under contract



	Pending Properties	Prior year	Change
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%
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%

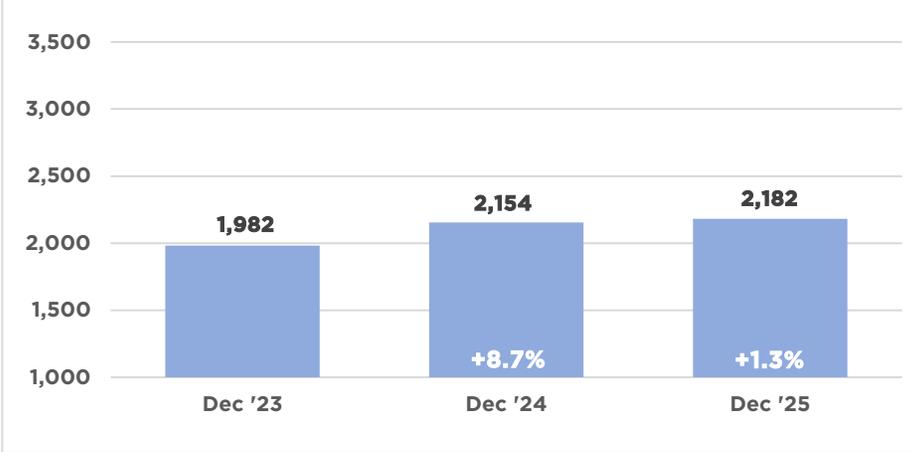




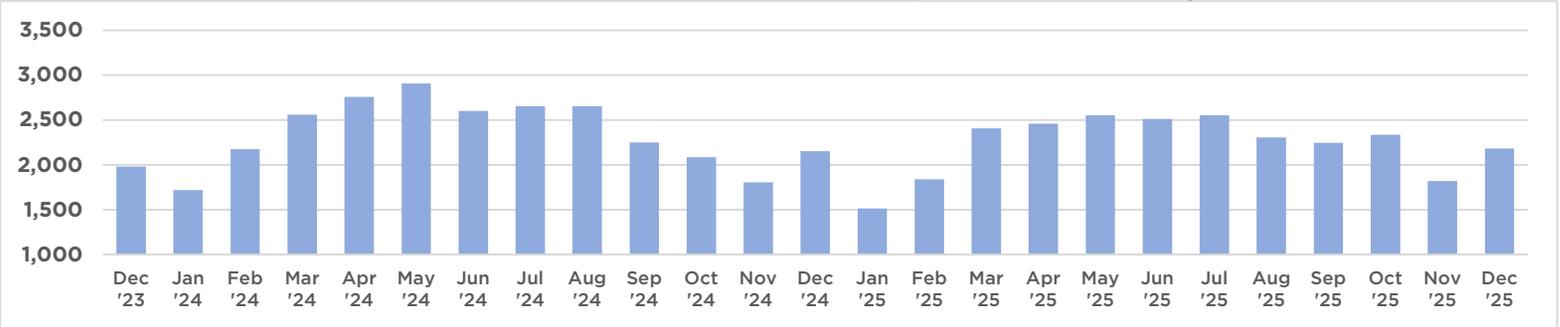
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Closed Sales

Properties that closed in December

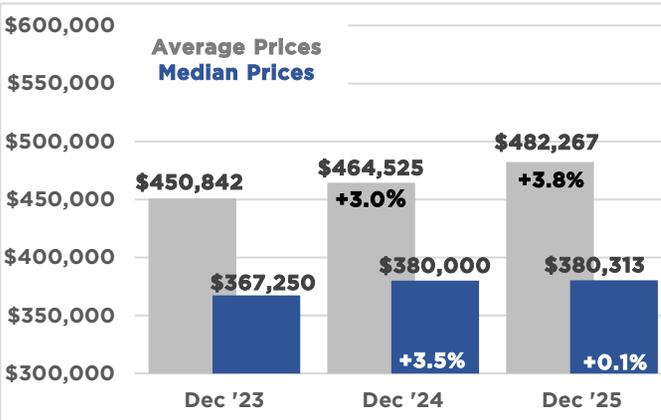


	Closed Sales	Prior year	Change
Dec '24	2,154	1,982	8.7%
Jan '25	1,514	1,719	-11.9%
Feb '25	1,837	2,174	-15.5%
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%
May '25	2,551	2,909	-12.3%
Jun '25	2,513	2,601	-3.4%
Jul '25	2,551	2,652	-3.8%
Aug '25	2,306	2,655	-13.1%
Sep '25	2,245	2,249	-0.2%
Oct '25	2,335	2,085	12.0%
Nov '25	1,820	1,805	0.8%
Dec '25	2,182	2,154	1.3%



Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
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%
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%

