

# STATE OF THE MARKET



June 2025

	Year over Year Changes			Month to Month Changes		
	June	June	Percent	June	May	Percent
	2025	2024	chg	2025	2025	chg
Inventory	13,793	10,796	27.8%	13,793	13,957	-1.2%
New Listings	3,854	4,143	-7.0%	3,854	4,208	-8.4%
New Contracts	2,430	2,570	-5.4%	2,430	2,560	-5.1%
Total Pendings	3,976	3,940	0.9%	3,976	4,238	-6.2%
Closed Sales	2,513	2,601	-3.4%	2,513	2,551	-1.5%
Average Price	\$494,686	\$489,845	1.0%	\$494,686	\$495,763	-0.2%
Median Price	\$390,000	\$395,000	-1.3%	\$390,000	\$390,000	0.0%
Monthly Volume	\$1,243,144,695	\$1,274,087,860	-2.4%	\$1,243,144,695	\$1,264,690,480	-1.7%
Avg Days on Mkt	67	54	24.1%	67	68	-1.5%
Avg Days to Sale	103	89	15.7%	103	103	0.0%
Months of Supply	5.49	4.15	32.2%	5.49	5.47	0.3%

## State of the Market

- “Sellers may delist for many reasons, but the recent national increase in delistings, including a 47% jump reported by Realtor.com, emphasizes the importance of pricing realistically from the start,” said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. “Trends in real estate come and go, but setting the right price early on can help avoid the need to pull a home off the market.”
- The median home price for June was recorded at \$390,000 – the same as May.
- Overall sales decreased by 1.5% from May to June. There were 2,551 sales in May and 2,513 sales in June.
- Inventory for June was recorded at 13,793, down 1.2% from May when inventory was recorded at 13,957.
- June’s interest rate was recorded at 6.7%, down from 6.8% in May.
- 26 distressed homes (bank-owned properties and short sales) accounted for 1.0% of all home sales in June. This is an 18.2% increase from May, when 22 distressed homes sold.
- New listings fell 8.4% from May to June, with 3,854 new homes on the market in June, compared to 4,208 in May.

Complete stats and data may be found under Market Info at [www.orlandorealtors.org](http://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.



**June 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								
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
<b>Jun '24</b>	<b>6.69%</b>	<b>10,796</b>	<b>7,564</b>	<b>2,088</b>	<b>1,144</b>	<b>4,143</b>	<b>2,570</b>	<b>3,940</b>	<b>666</b>	<b>310</b>	<b>966</b>	<b>2,601</b>	<b>54</b>
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
<b>Jun '25</b>	<b>6.68%</b>	<b>13,793</b>	<b>9,614</b>	<b>2,522</b>	<b>1,657</b>	<b>3,854</b>	<b>2,430</b>	<b>3,976</b>	<b>622</b>	<b>505</b>	<b>1,207</b>	<b>2,513</b>	<b>67</b>
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											

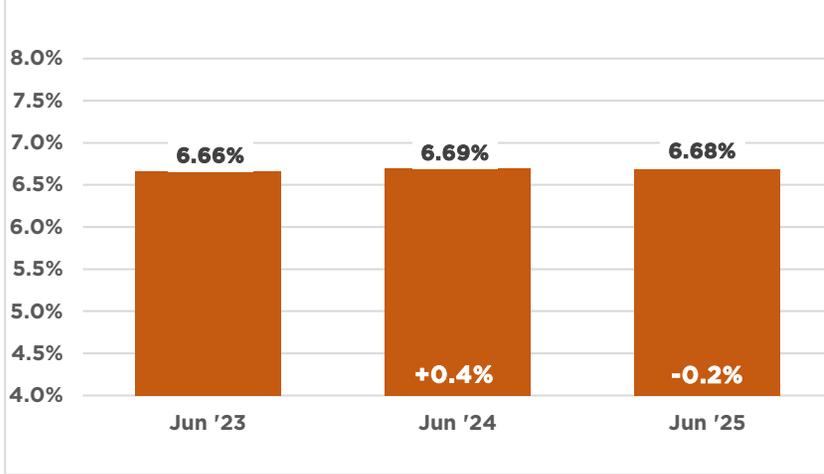
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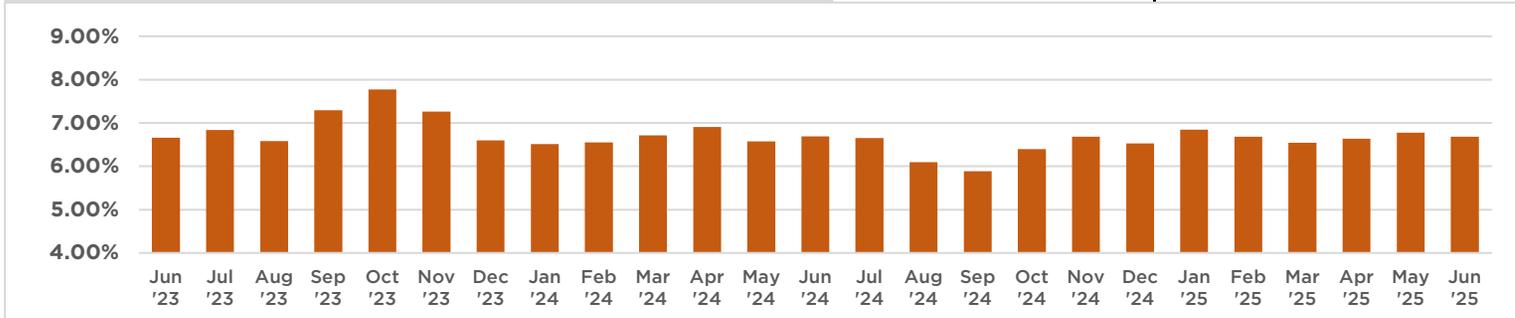
June 2025

## Mortgage Rates

### Avg mortgage paid by buyers in Central Florida

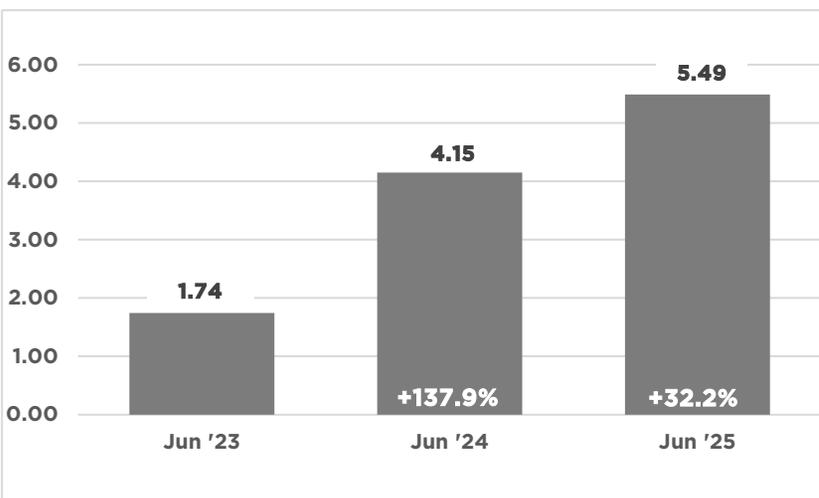


Mortgage Rates	Prior yr	Change	
Jun '24	6.69%	6.66%	0.4%
Jul '24	6.65%	6.84%	-2.7%
Aug '24	6.09%	6.58%	-7.4%
Sep '24	5.89%	7.29%	-19.3%
Oct '24	6.40%	7.77%	-17.7%
Nov '24	6.69%	7.26%	-8.0%
Dec '24	6.53%	6.59%	-1.0%
Jan '25	6.85%	6.51%	5.2%
Feb '25	6.69%	6.55%	2.0%
Mar '25	6.55%	6.71%	-2.4%
Apr '25	6.64%	6.91%	-3.9%
May '25	6.78%	6.58%	3.1%
Jun '25	6.68%	6.69%	-0.2%

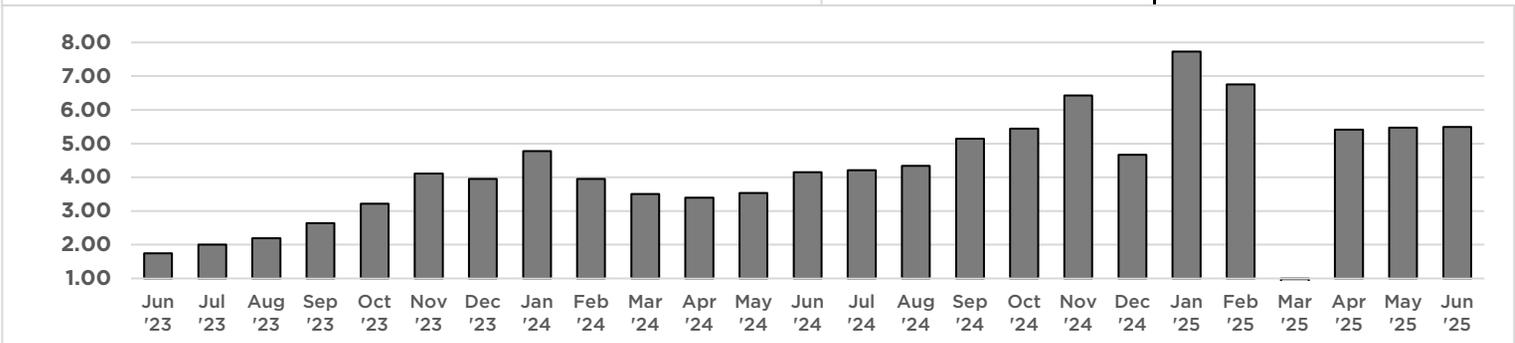


## Months of Supply

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



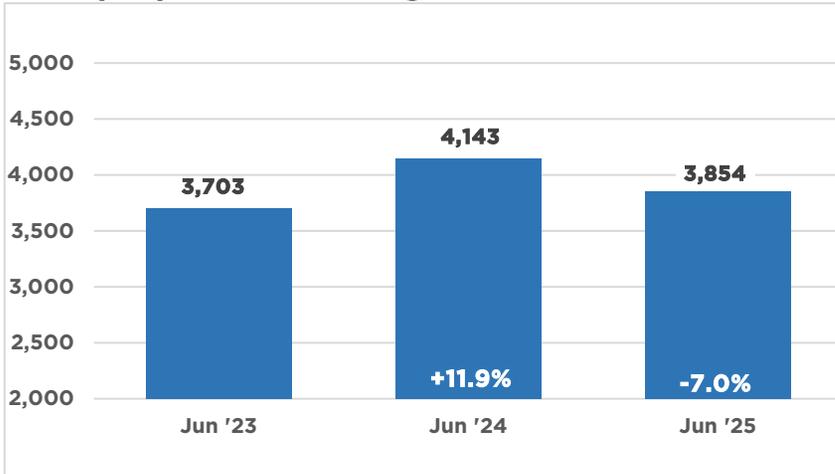
Months of Supply	Prior yr	Change	
Jun '24	4.15	1.74	137.9%
Jul '24	4.21	2.01	109.8%
Aug '24	4.34	2.19	98.0%
Sep '24	5.14	2.64	94.6%
Oct '24	5.45	3.22	69.3%
Nov '24	6.43	4.11	56.4%
Dec '24	4.67	3.95	18.0%
Jan '25	7.73	4.78	61.6%
Feb '25	6.76	3.95	71.0%
Mar '25	0.00	3.51	-100.0%
Apr '25	5.41	3.40	59.2%
May '25	5.47	3.53	54.8%
Jun '25	5.49	4.15	32.2%



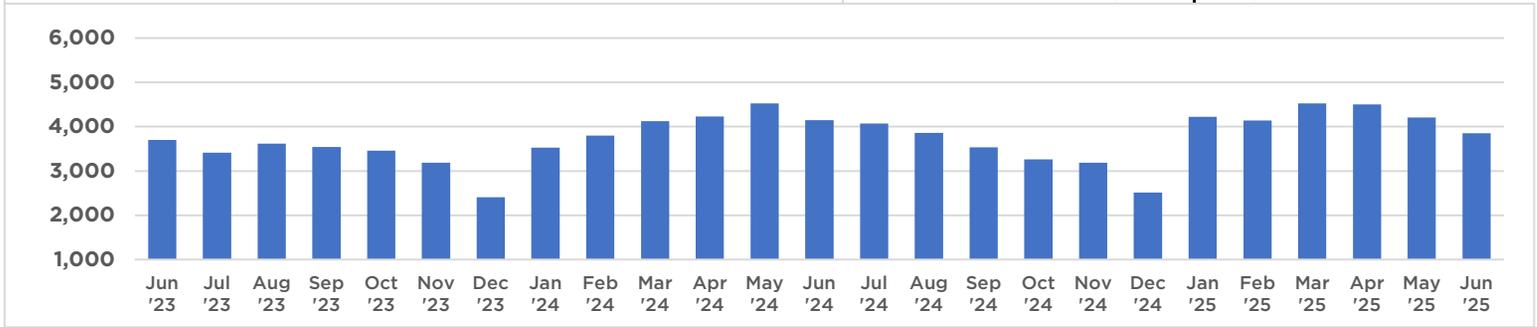


# June 2025 New Listings

## New properties entering the market in June

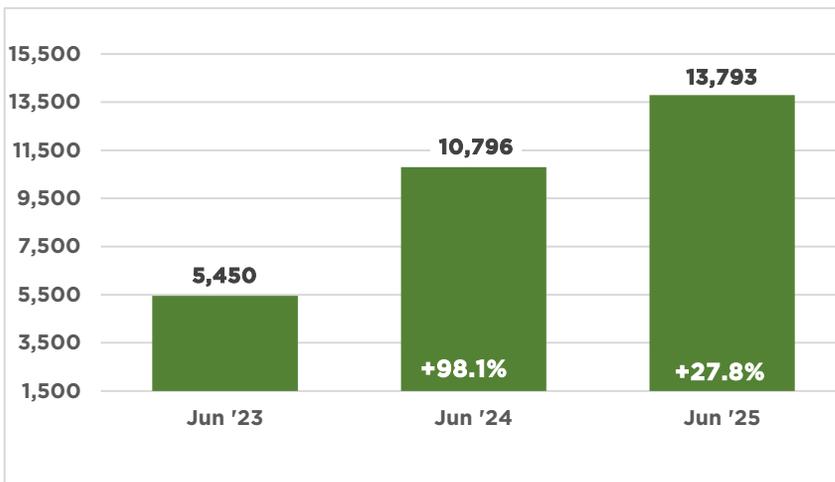


	New Listings	Prior year	Change
Jun '24	4,143	3,703	11.9%
Jul '24	4,067	3,413	19.2%
Aug '24	3,856	3,620	6.5%
Sep '24	3,530	3,545	-0.4%
Oct '24	3,260	3,456	-5.7%
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%
Jun '25	3,854	4,143	-7.0%

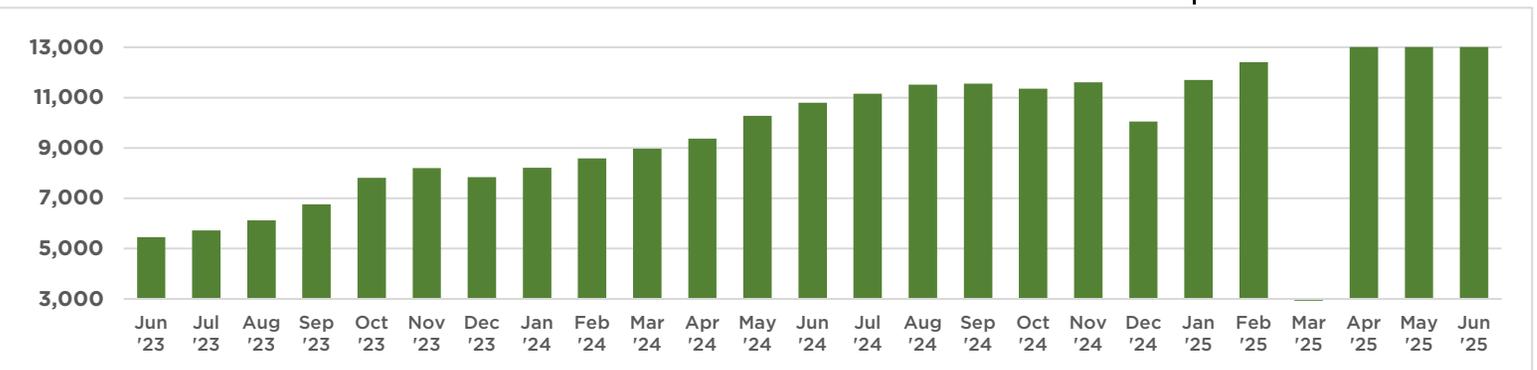


## Inventory

### Number of properties currently available on the market



	Inventory	Prior year	Change
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%
May '25	13,957	10,282	35.7%
Jun '25	13,793	10,796	27.8%

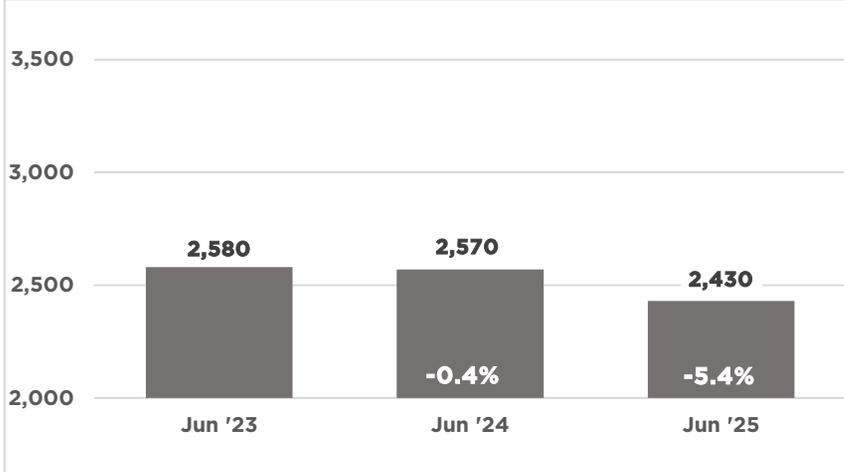




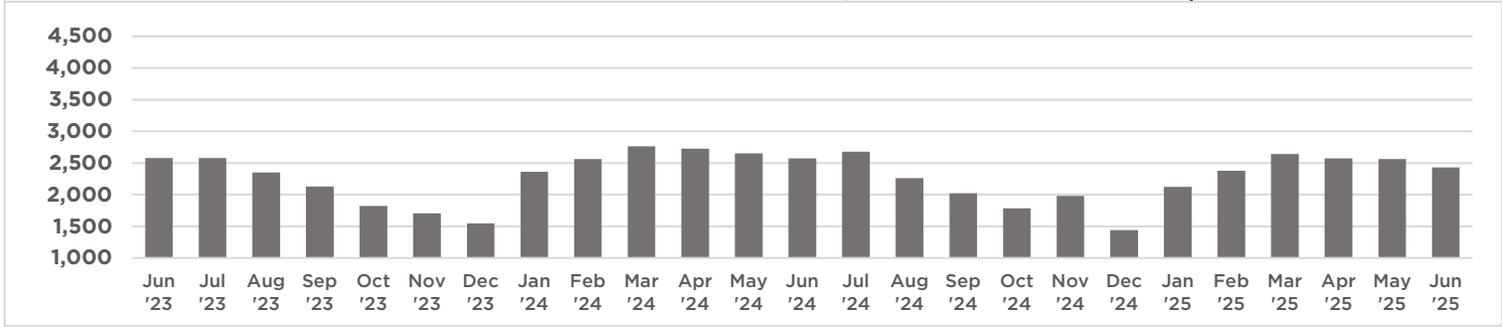
# June 2025

## New Contracts

### Properties that went under contract in June

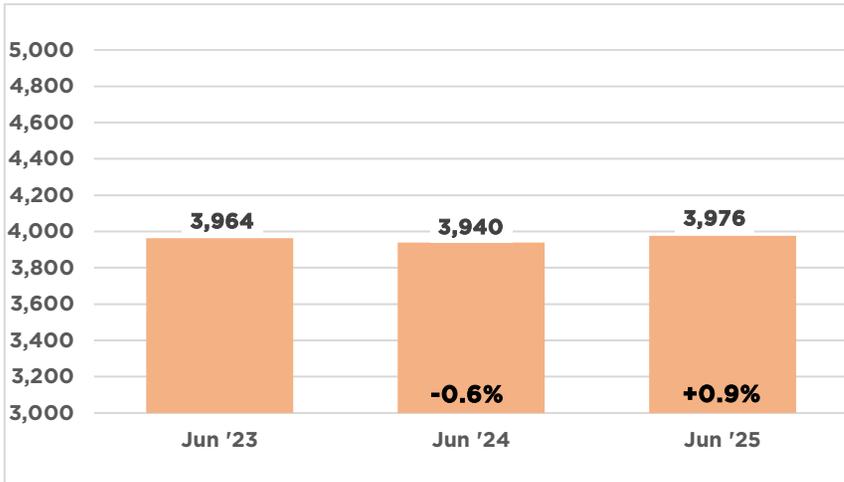


	New Contracts	Prior year	Change
Jun '24	2,570	2,580	-0.4%
Jul '24	2,676	2,577	3.8%
Aug '24	2,259	2,352	-4.0%
Sep '24	2,020	2,129	-5.1%
Oct '24	1,784	1,821	-2.0%
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%
Jun '25	2,430	2,570	-5.4%

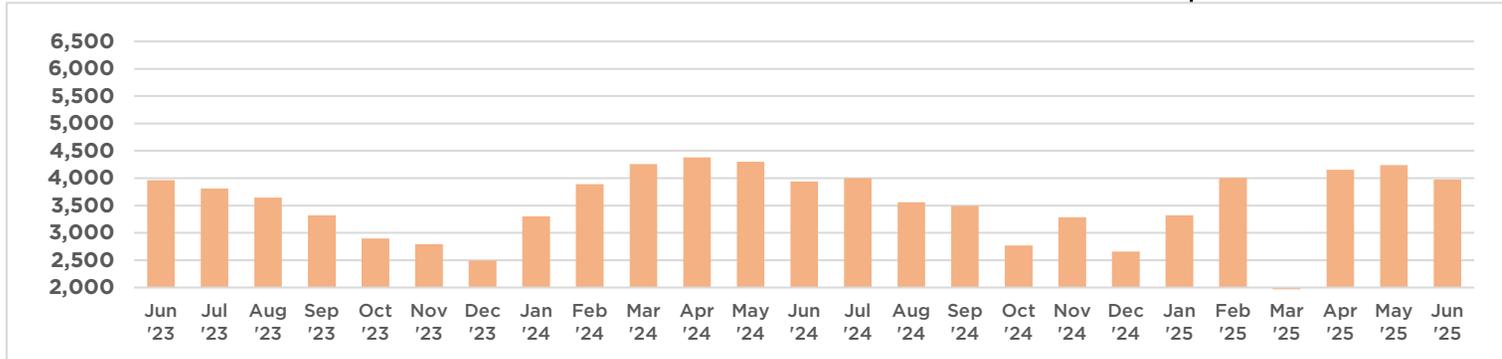


### Pending Properties

#### Total number of properties under contract



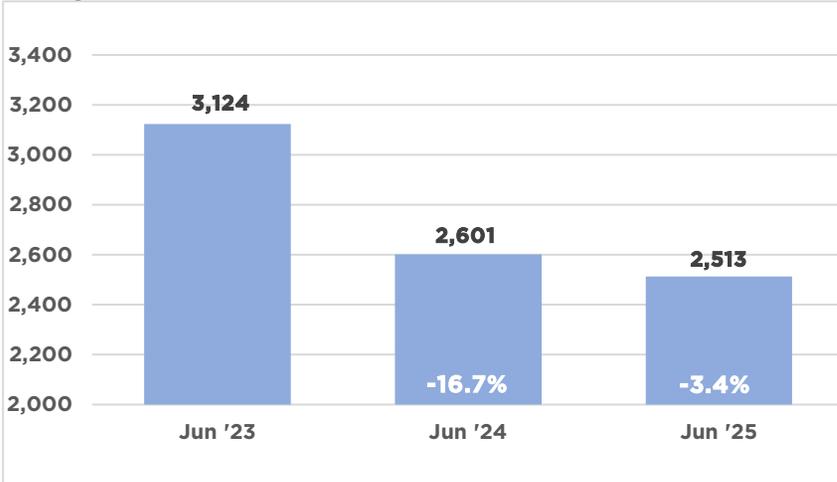
	Pending Properties	Prior year	Change
Jun '24	3,940	3,964	-0.6%
Jul '24	3,999	3,808	5.0%
Aug '24	3,556	3,647	-2.5%
Sep '24	3,490	3,322	5.1%
Oct '24	2,767	2,900	-4.6%
Nov '24	3,285	2,796	17.5%
Dec '24	2,661	2,495	6.7%
Jan '25	3,320	3,303	0.5%
Feb '25	4,006	3,891	3.0%
Mar '25	0	4,257	-100.0%
Apr '25	4,151	4,379	-5.2%
May '25	4,238	4,298	-1.4%
Jun '25	3,976	3,940	0.9%



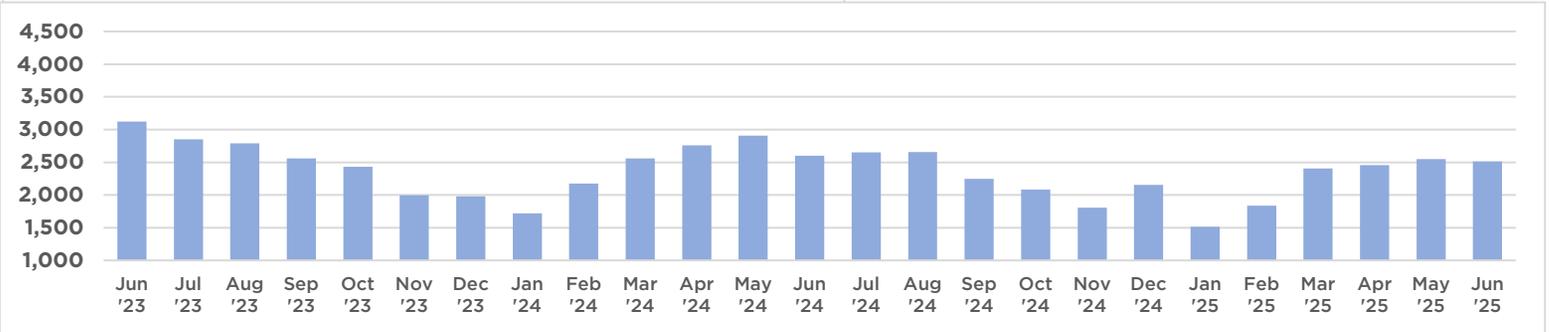


# June 2025 Closed Sales

## Properties that closed in June

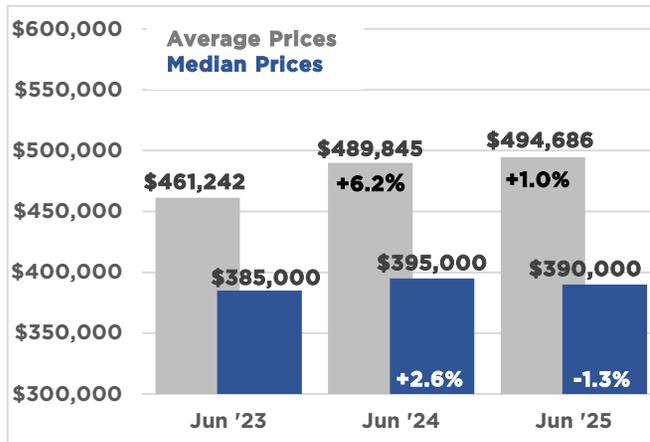


	Closed Sales	Prior year	Change
Jun '24	2,601	3,124	-16.7%
Jul '24	2,652	2,852	-7.0%
Aug '24	2,655	2,792	-4.9%
Sep '24	2,249	2,558	-12.1%
Oct '24	2,085	2,429	-14.2%
Nov '24	1,805	1,996	-9.6%
Dec '24	2,154	1,982	8.7%
Jan '25	1,514	1,719	-11.9%
Feb '25	1,837	2,174	-15.5%
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%
May '25	2,551	2,909	-12.3%
Jun '25	2,513	2,601	-3.4%



## Average & Median Prices

### Sold Property prices



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

