

# STATE OF THE MARKET



## May 2025

	Year over Year Changes			Month to Month Changes		
	May	May	Percent	May	April	Percent
	2025	2024	chg	2025	2025	chg
Inventory	13,957	10,282	35.7%	13,957	13,304	4.9%
New Listings	4,208	4,521	-6.9%	4,208	4,503	-6.6%
New Contracts	2,560	2,653	-3.5%	2,560	2,573	-0.5%
Total Pendings	4,238	4,298	-1.4%	4,238	4,151	2.1%
Closed Sales	2,551	2,909	-12.3%	2,551	2,459	3.7%
Average Price	\$495,763	\$482,295	2.8%	\$495,763	\$476,374	4.1%
Median Price	\$390,000	\$385,000	1.3%	\$390,000	\$389,900	0.0%
Monthly Volume	\$1,264,690,480	\$1,402,997,185	-9.9%	\$1,264,690,480	\$1,171,403,606	8.0%
Avg Days on Mkt	68	54	25.9%	68	70	-2.9%
Avg Days to Sale	103	89	15.7%	103	105	-1.9%
Months of Supply	5.47	3.53	54.8%	5.47	5.41	1.1%

### State of the Market

- “As we head into the summer season, the Orlando housing market is gaining momentum with more homes available and steady sales activity,” said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. “For buyers, the increase in inventory offers more choices and a chance to explore options that fit their needs. For sellers, it’s a signal to stay competitive—pricing and presentation matter more than ever in a market where consumers are weighing their options carefully.”
- The median home price for May was recorded at \$390,000, up slightly from \$389,900 in April.
- Overall sales increased by 3.7% from April to May. There were 2,459 sales in April and 2,551 sales in May.
- Inventory for May was recorded at 13,957, up 4.9% from April when inventory was recorded at 13,304. This is the highest inventory since January 2011.
- May’s interest rate was recorded at 6.8%, up from 6.6% in April. April’s interest rate was recorded at 6.6%. Interest rates have hovered in the 6.0-range since October 2024.
- 22 distressed homes (bank-owned properties and short sales) accounted for 0.9% of all home sales in May. This is a 8.3% decrease from April, when 24 distressed homes sold.
- New listings fell 6.6% from April to May, with 4,208 new homes on the market in May, compared to 4,503 in April.



**May 2025**

**18 Months - At A Glance**

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

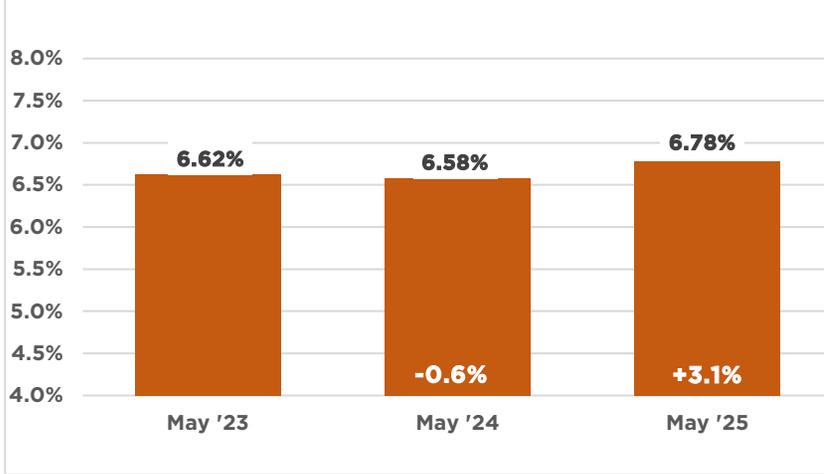
ORRA Originated Sales	Average Mtg Rate	Inventory				New Listings	New Contracts	Total Pending	Back on Market	EXP	WDN	Sales Closed	Days on Mkt
		Total	Single Family Homes	Condos	Townhomes/Villas								
Dec '23	6.59%	7,838	5,569	1,458	811	2,409	1,546	2,495	475	421	777	1,982	49
Jan '24	6.51%	8,217	5,772	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
<b>May '24</b>	<b>6.58%</b>	<b>10,282</b>	<b>7,155</b>	<b>2,077</b>	<b>1,050</b>	<b>4,521</b>	<b>2,653</b>	<b>4,298</b>	<b>603</b>	<b>291</b>	<b>881</b>	<b>2,909</b>	<b>54</b>
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
<b>May '25</b>	<b>6.78%</b>	<b>13,957</b>	<b>9,662</b>	<b>2,600</b>	<b>1,695</b>	<b>4,208</b>	<b>2,560</b>	<b>4,238</b>	<b>633</b>	<b>449</b>	<b>1,170</b>	<b>2,551</b>	<b>68</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											

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.

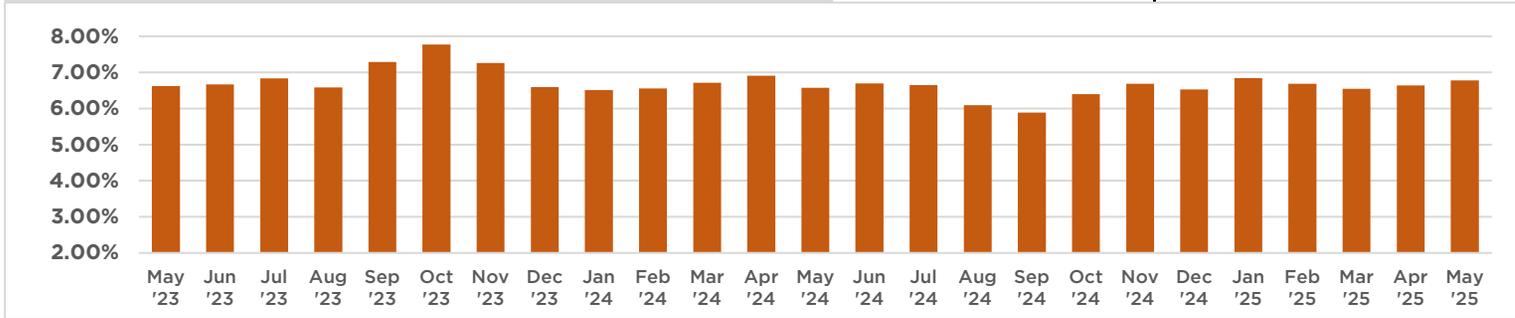


# May 2025 Mortgage Rates

## Avg mortgage paid by buyers in Central Florida

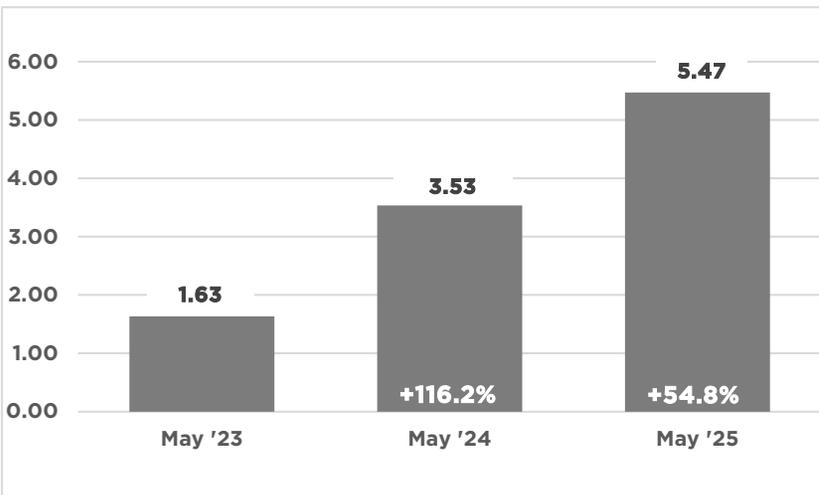


Mortgage Rates	Prior yr	Change	
May '24	6.58%	6.62%	-0.6%
Jun '24	6.69%	6.66%	0.4%
Jul '24	6.65%	6.84%	-2.7%
Aug '24	6.09%	6.58%	-7.4%
Sep '24	5.89%	7.29%	-19.3%
Oct '24	6.40%	7.77%	-17.7%
Nov '24	6.69%	7.26%	-8.0%
Dec '24	6.53%	6.59%	-1.0%
Jan '25	6.85%	6.51%	5.2%
Feb '25	6.69%	6.55%	2.0%
Mar '25	6.55%	6.71%	-2.4%
Apr '25	6.64%	6.91%	-3.9%
May '25	6.78%	6.58%	3.1%

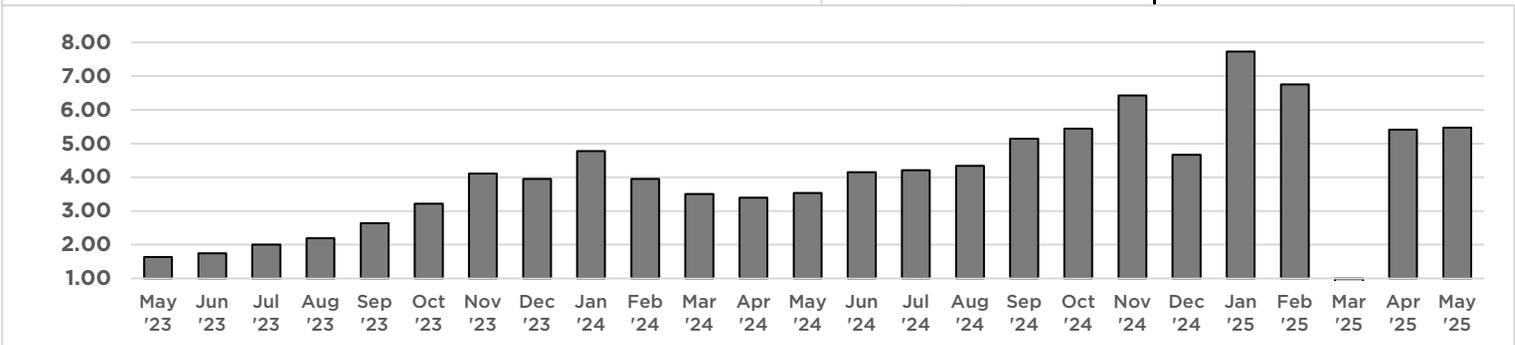


## Months of Supply

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



Months of Supply	Prior yr	Change	
May '24	3.53	1.63	116.2%
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%

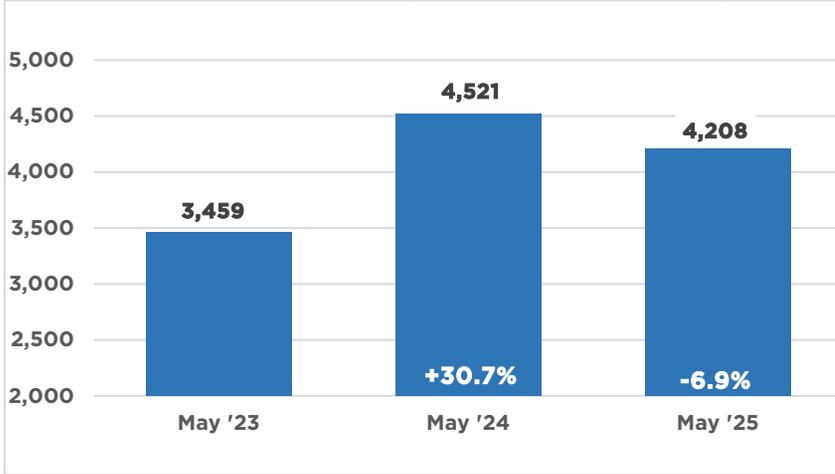




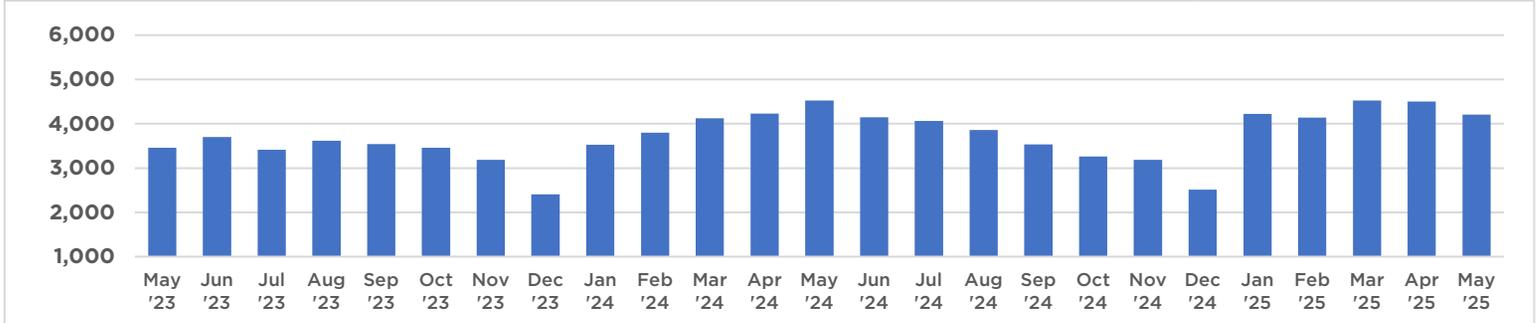
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New Listings

New properties entering the market in May

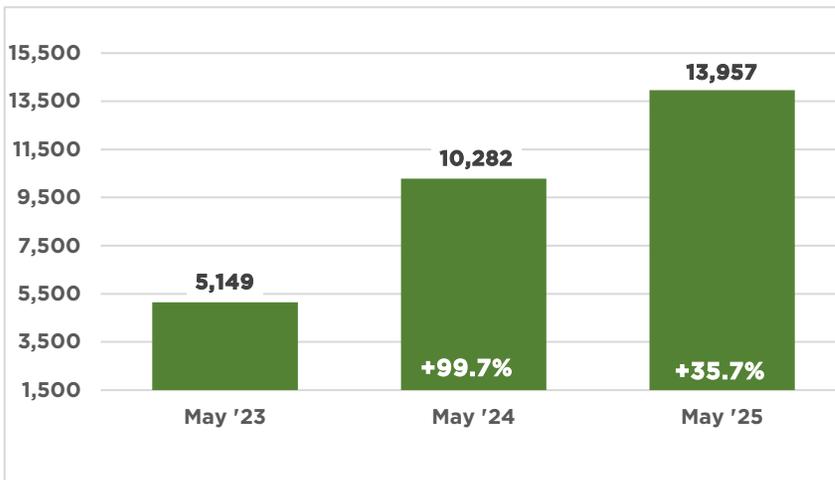


	New Listings	Prior year	Change
May '24	4,521	3,459	30.7%
Jun '24	4,143	3,703	11.9%
Jul '24	4,067	3,413	19.2%
Aug '24	3,856	3,620	6.5%
Sep '24	3,530	3,545	-0.4%
Oct '24	3,260	3,456	-5.7%
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%

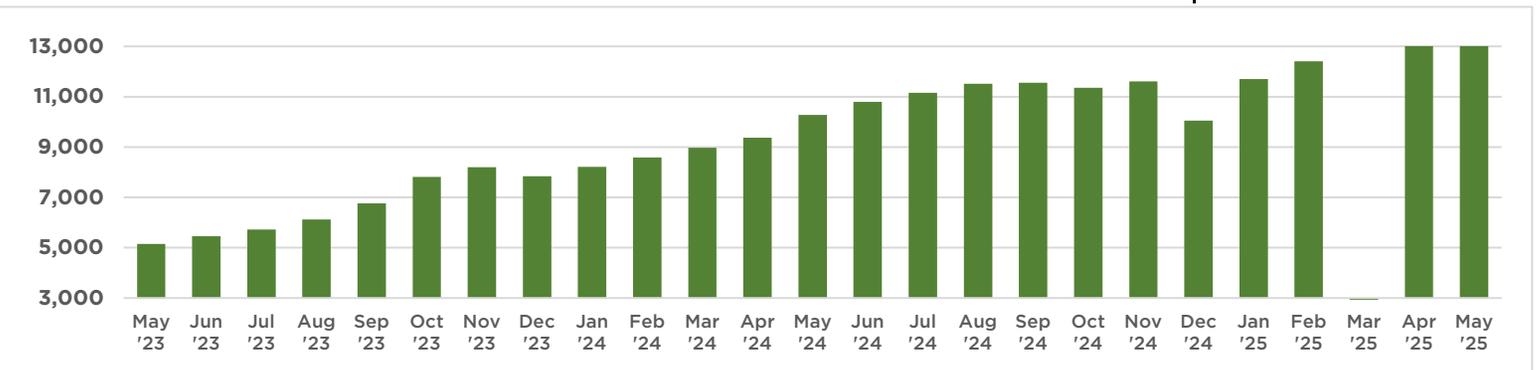


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
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%
May '25	13,957	10,282	35.7%

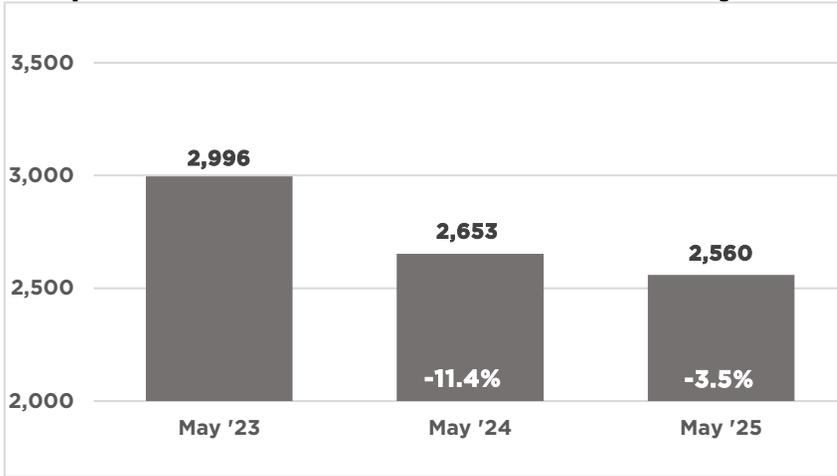




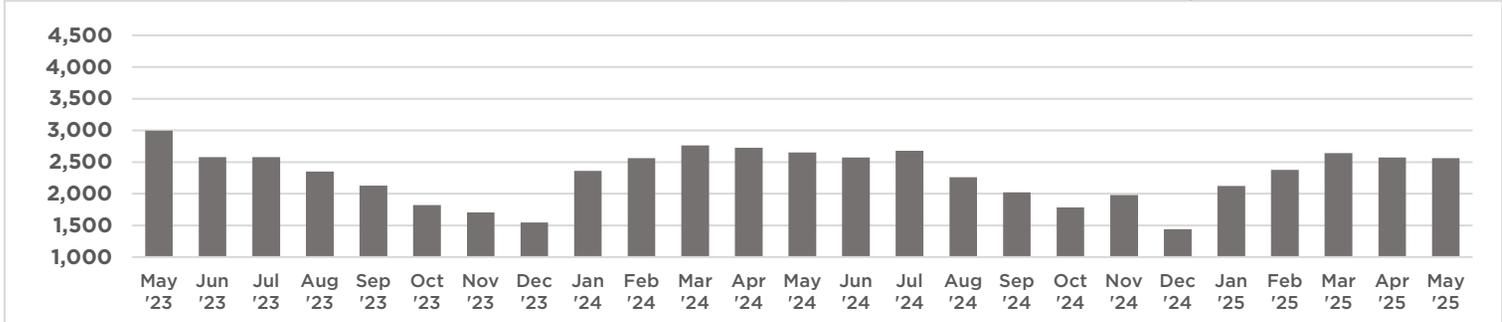
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New Contracts

Properties that went under contract in May

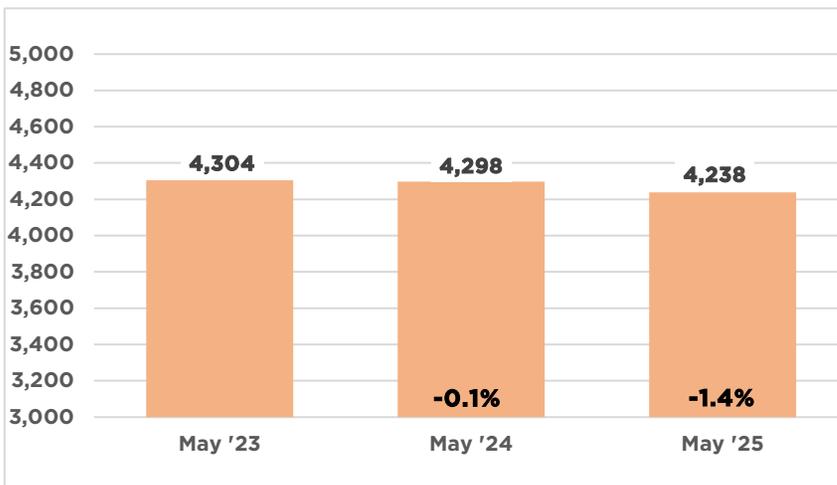


	New Contracts	Prior year	Change
May '24	2,653	2,996	-11.4%
Jun '24	2,570	2,580	-0.4%
Jul '24	2,676	2,577	3.8%
Aug '24	2,259	2,352	-4.0%
Sep '24	2,020	2,129	-5.1%
Oct '24	1,784	1,821	-2.0%
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%

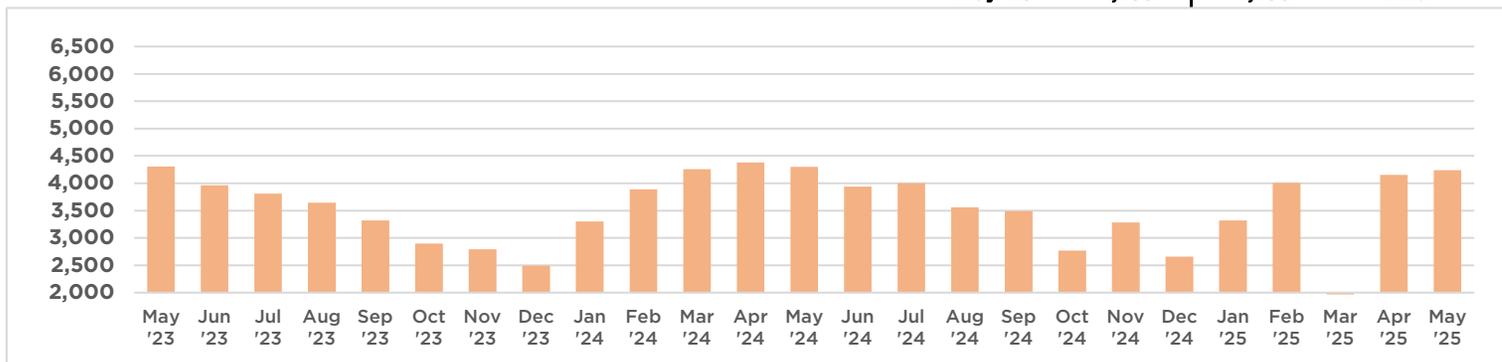


Pending Properties

Total number of properties under contract



	Pending Properties	Prior year	Change
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%
May '25	4,238	4,298	-1.4%

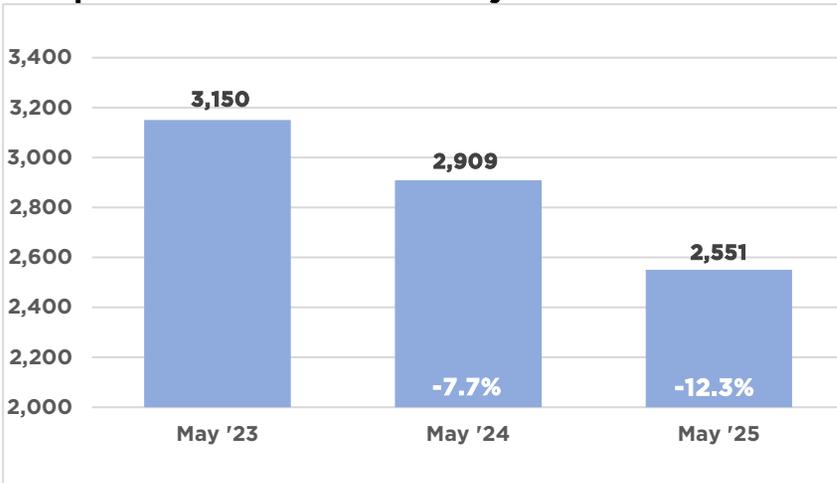




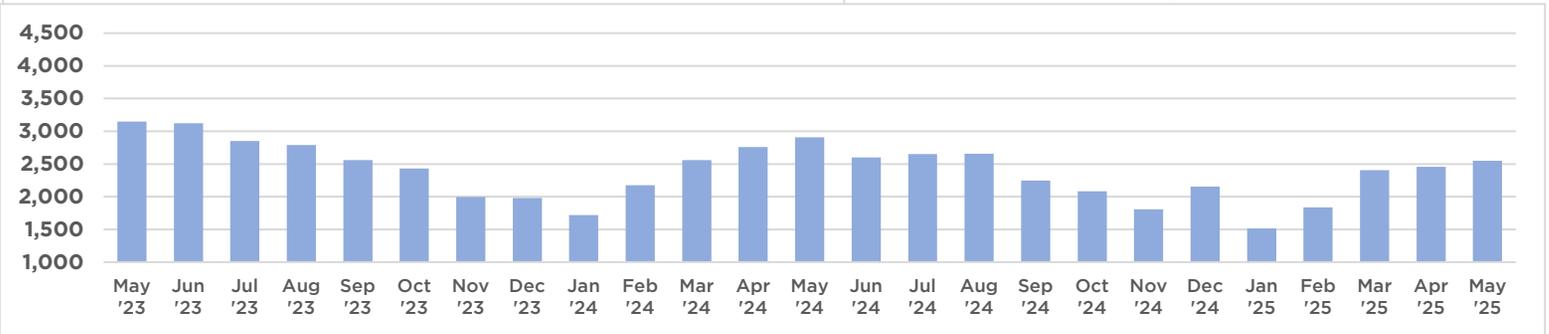
# May 2025

## Closed Sales

### Properties that closed in May



	Closed Sales	Prior year	Change
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%
May '25	2,551	2,909	-12.3%



### Average & Median Prices

#### Sold Property prices

