

STATE OF THE MARKET



November 2025

	Year over Year Changes			Month to Month Changes		
	November	November	Percent	November	October	Percent
	2025	2024	chg	2025	2025	chg
Inventory	12,516	11,604	7.9%	12,516	13,047	-4.1%
New Listings	2,891	3,185	-9.2%	2,891	3,676	-21.4%
New Contracts	1,941	1,981	-2.0%	1,941	2,144	-9.5%
Total Pendings	3,489	3,285	6.2%	3,489	3,648	-4.4%
Closed Sales	1,820	1,805	0.8%	1,820	2,335	-22.1%
Average Price	\$467,682	\$466,166	0.3%	\$467,682	\$482,548	-3.1%
Median Price	\$385,000	\$380,000	1.3%	\$385,000	\$380,000	1.3%
Monthly Volume	\$851,180,338	\$841,429,917	1.2%	\$851,180,338	\$1,126,750,219	-24.5%
Avg Days on Mkt	76	67	13.4%	76	77	-1.3%
Avg Days to Sale	110	103	6.8%	110	112	-1.8%
Months of Supply	6.88	6.43	7.0%	6.88	5.59	23.1%

State of the Market

- “November’s slowdown reflects typical market behavior heading into the holiday season. Buyers tend to be less active, while many sellers hold off on listing their homes or take them off the market to avoid navigating a slower time of year,” said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. “This leads to fewer listings and less competition, which can create opportunities for buyers but also limit inventory for those actively searching. As we approach the new year, it’s important to keep an eye on interest rates and inventory levels, as these will continue to impact both buying and selling decisions.”
- The median home price for November was recorded at \$385,000, up 1.3% from October’s median home price of \$380,000.
- Overall sales fell by 22.1% from October to November. There were 2,335 sales in October and 1,820 sales in November.
- Inventory for November was recorded at 12,516, down 4.1% from October when inventory was recorded at 13,047.
- November’s interest rate was recorded at 6.1%, up from 6.0% in October.
- New listings fell 21.4% from October to November, with 2,891 new homes on the market in November, compared to 3,676 in October.
- 24 distressed homes (bank-owned properties and short sales) accounted for 1.3% of all home sales in November. This is a 7.7% decrease from October, when 26 distressed homes sold.



November 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								
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
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
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													

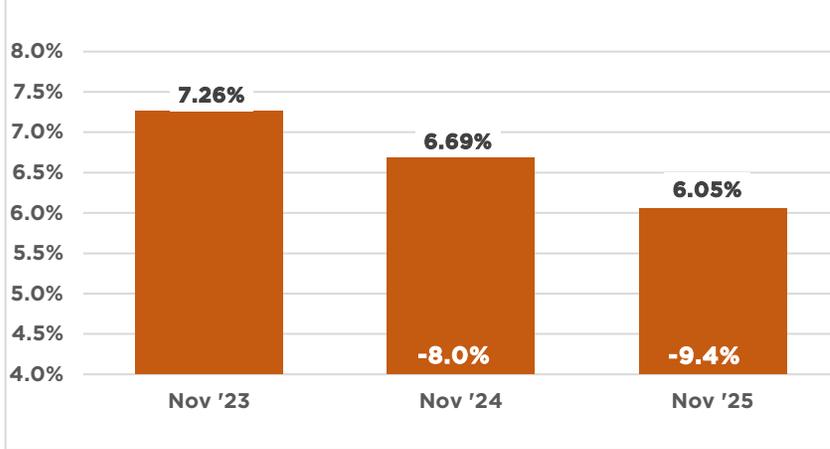
Complete stats and data may be found under Market Info at www.orlandorealtors.org. Comments or suggestions? Contact Mike Blinn, Statistician. State of the Market™ data represents all listings, taken or sold, by ORRA brokers, regardless of location, and is exclusive to residential property, which includes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



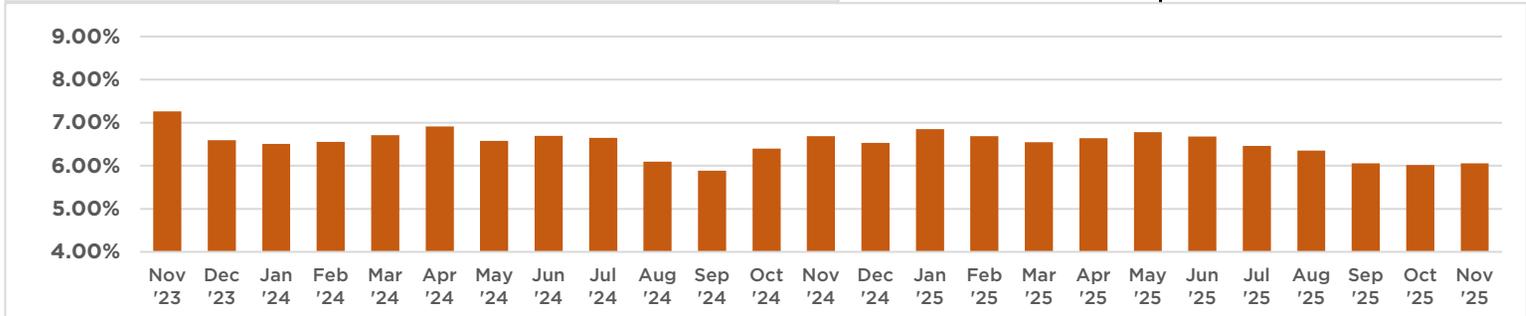
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Mortgage Rates

Avg mortgage paid by buyers in Central Florida

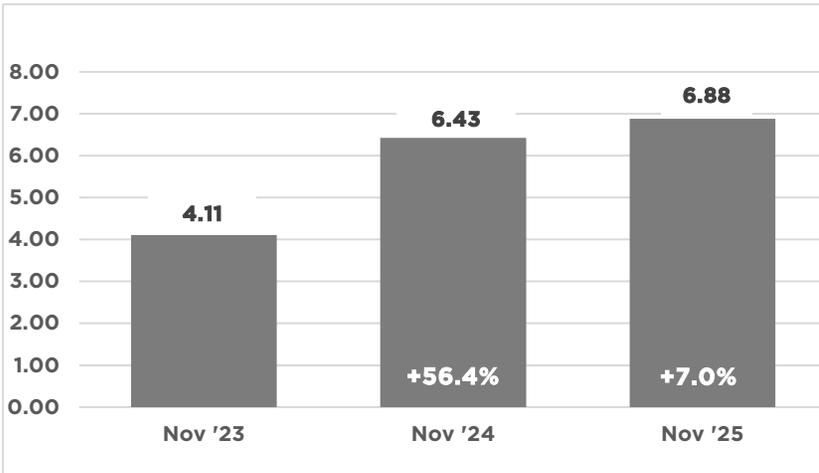


Mortgage Rates	Prior yr	Change	
Nov '24	6.69%	7.26%	-8.0%
Dec '24	6.53%	6.59%	-1.0%
Jan '25	6.85%	6.51%	5.2%
Feb '25	6.69%	6.55%	2.0%
Mar '25	6.55%	6.71%	-2.4%
Apr '25	6.64%	6.91%	-3.9%
May '25	6.78%	6.58%	3.1%
Jun '25	6.68%	6.69%	-0.2%
Jul '25	6.46%	6.65%	-2.8%
Aug '25	6.35%	6.09%	4.3%
Sep '25	6.05%	5.89%	2.8%
Oct '25	6.02%	6.40%	-6.0%
Nov '25	6.05%	6.69%	-9.4%

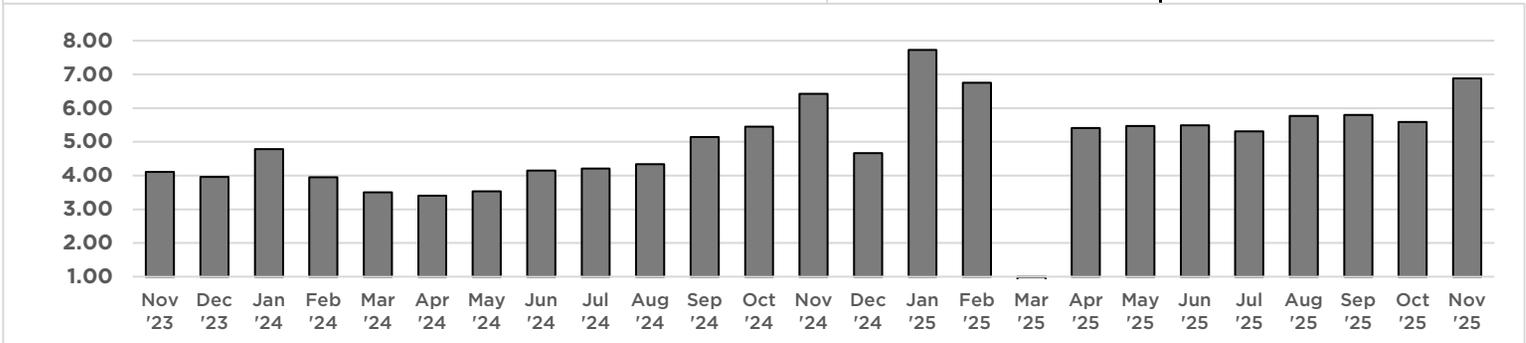


Months of Supply

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



Months of Supply	Prior yr	Change	
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%
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%

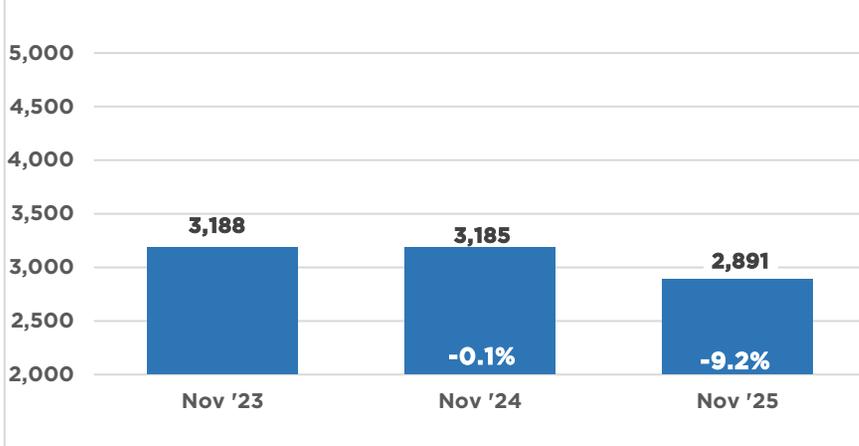




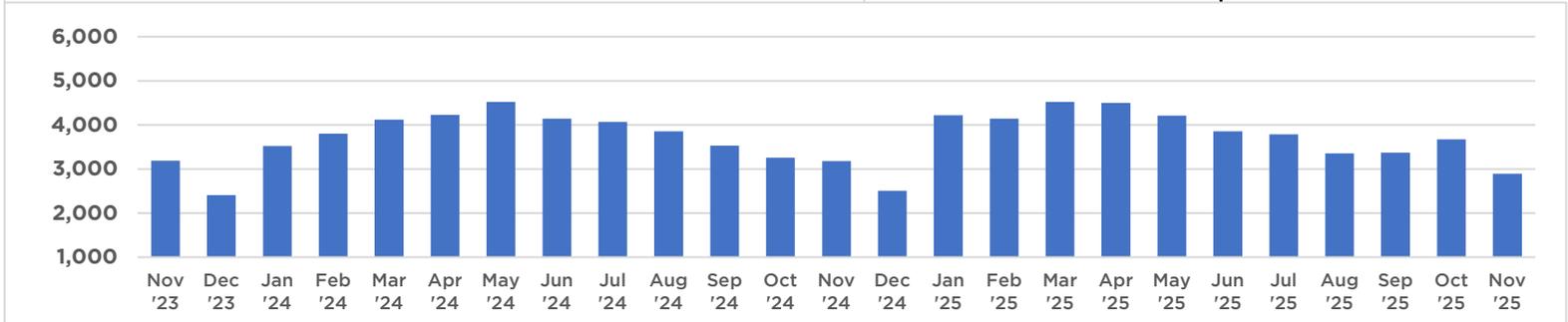
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New Listings

New properties entering the market in November

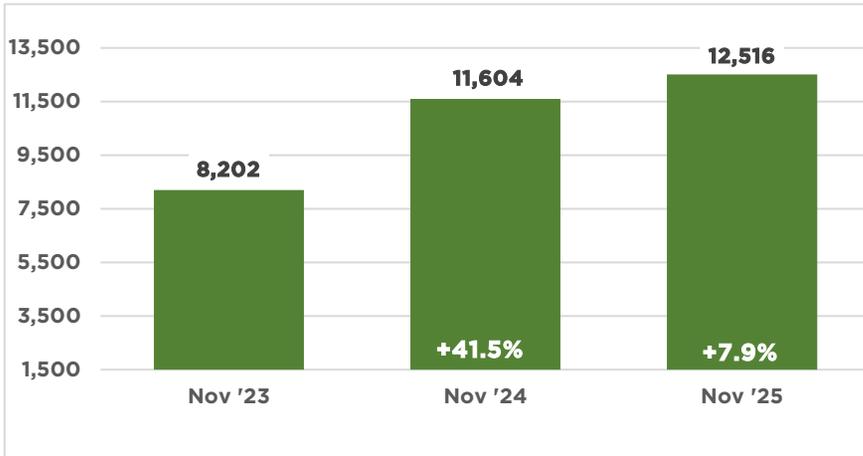


	New Listings	Prior year	Change
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%
Jun '25	3,854	4,143	-7.0%
Jul '25	3,788	4,067	-6.9%
Aug '25	3,353	3,856	-13.0%
Sep '25	3,371	3,530	-4.5%
Oct '25	3,676	3,260	12.8%
Nov '25	2,891	3,185	-9.2%

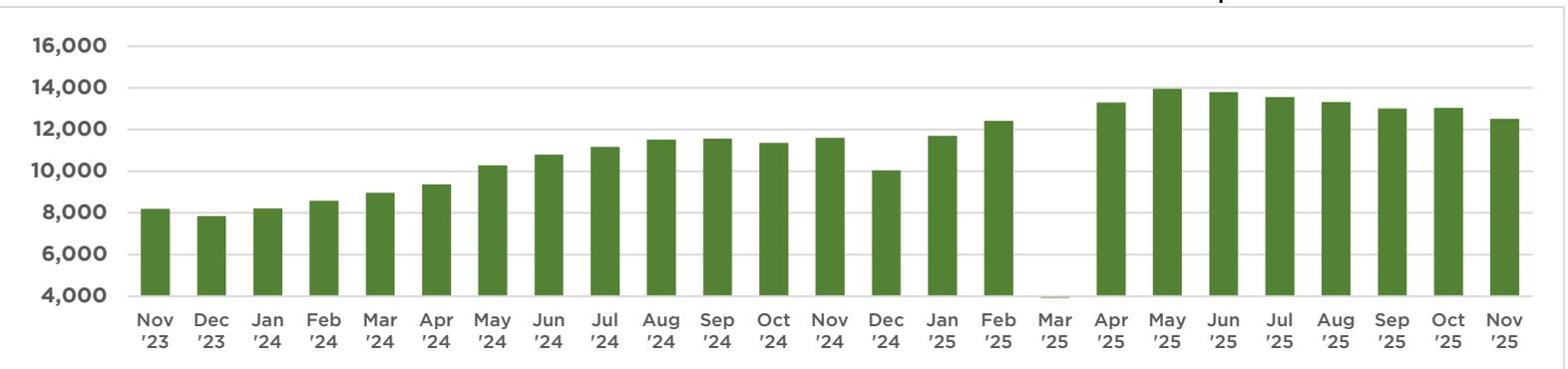


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
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%
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%

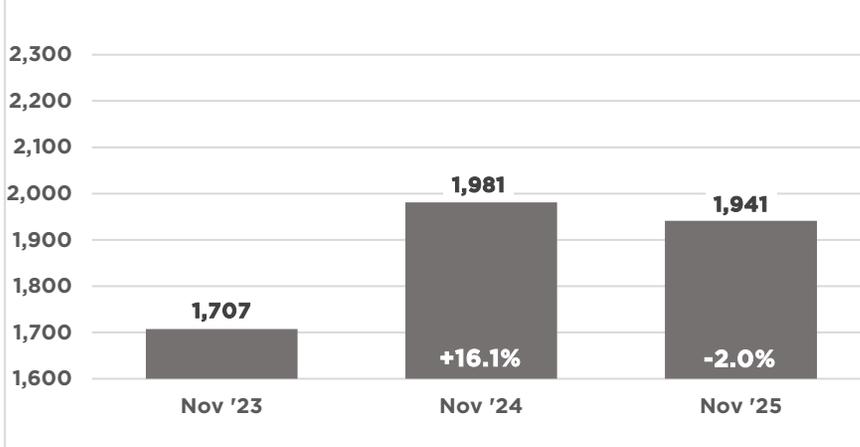




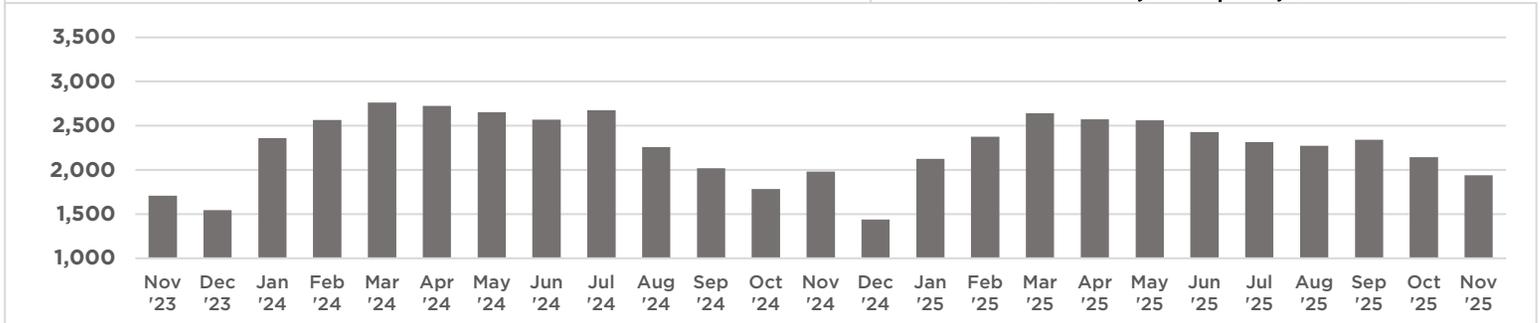
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New Contracts

Properties that went under contract in November

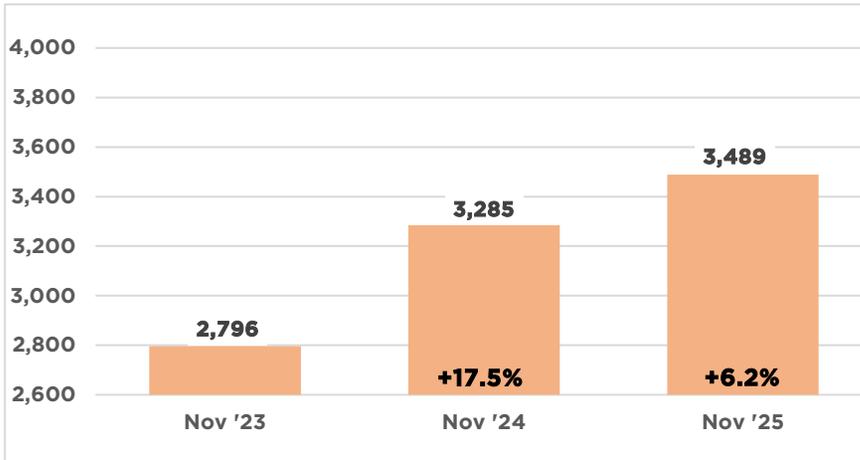


	New Contracts	Prior year	Change
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%
Jun '25	2,430	2,570	-5.4%
Jul '25	2,316	2,676	-13.5%
Aug '25	2,275	2,259	0.7%
Sep '25	2,343	2,020	16.0%
Oct '25	2,144	1,784	20.2%
Nov '25	1,941	1,981	-2.0%

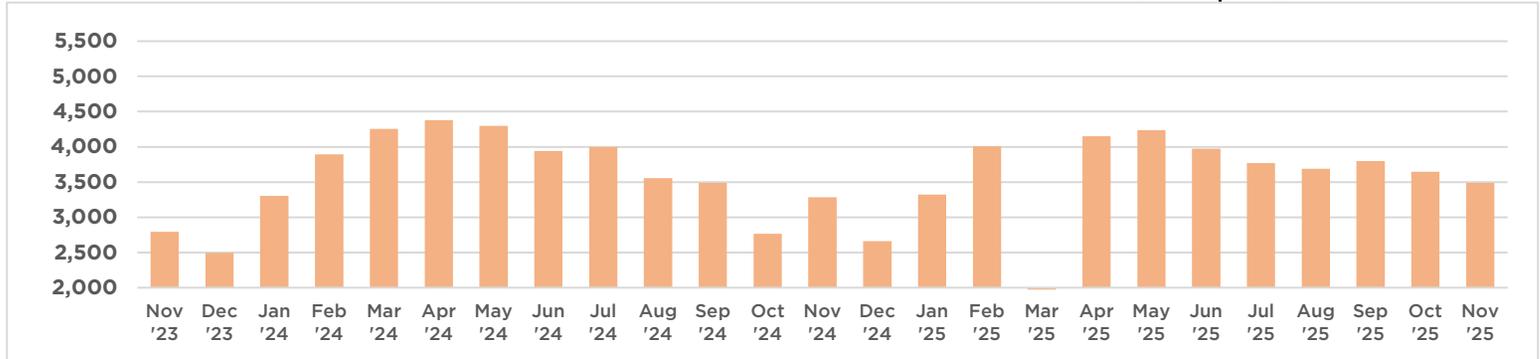


Pending Properties

Total number of properties under contract



	Pending Properties	Prior year	Change
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%
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%

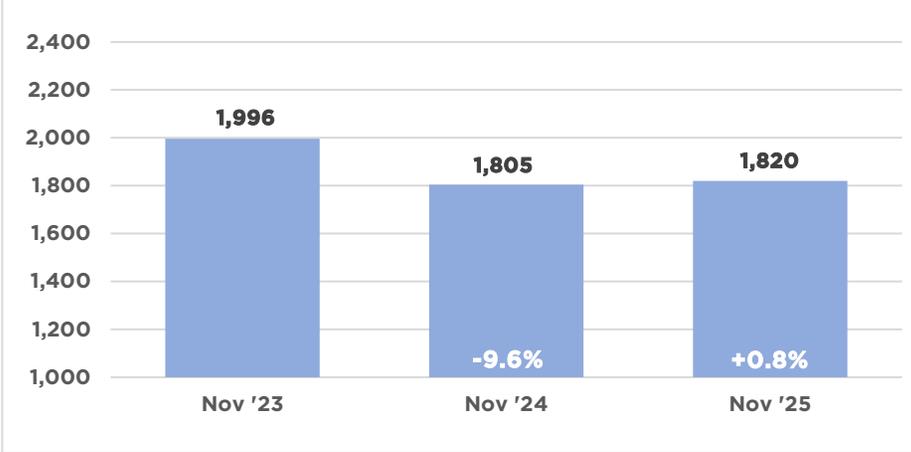




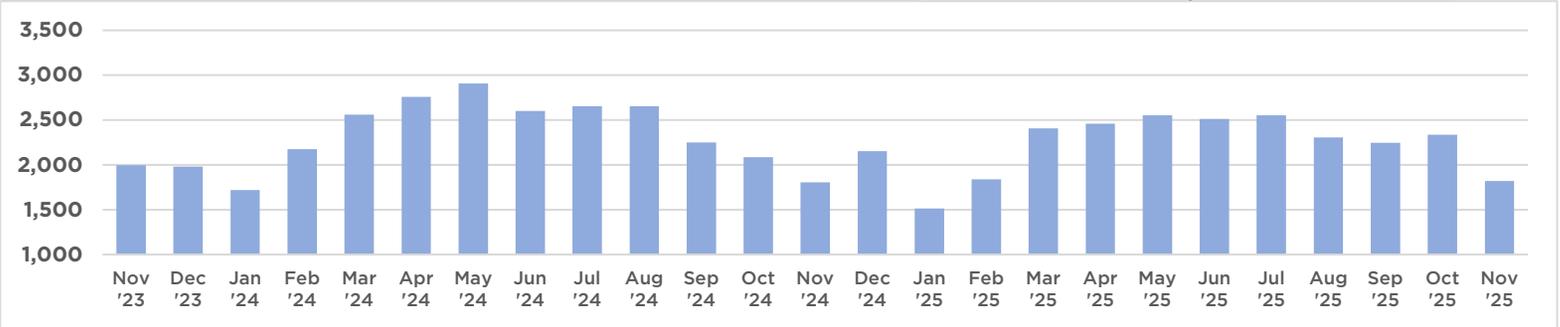
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Closed Sales

Properties that closed in November

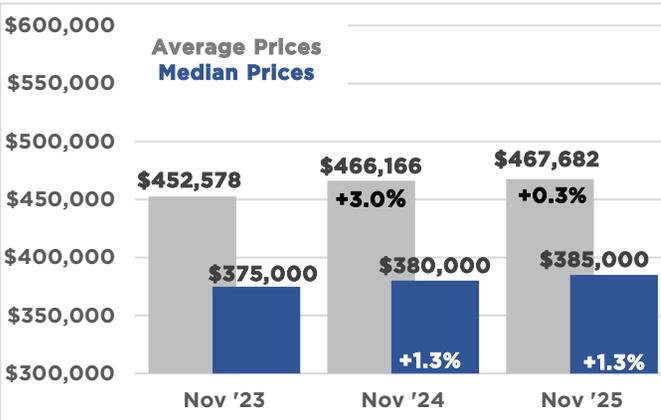


	Closed Sales	Prior year	Change
Nov '24	1,805	1,996	-9.6%
Dec '24	2,154	1,982	8.7%
Jan '25	1,514	1,719	-11.9%
Feb '25	1,837	2,174	-15.5%
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%
May '25	2,551	2,909	-12.3%
Jun '25	2,513	2,601	-3.4%
Jul '25	2,551	2,652	-3.8%
Aug '25	2,306	2,655	-13.1%
Sep '25	2,245	2,249	-0.2%
Oct '25	2,335	2,085	12.0%
Nov '25	1,820	1,805	0.8%



Average & Median Prices

Sold Property prices



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

