

STATE OF THE MARKET



September 2025

	Year over Year Changes			Month to Month Changes		
	September	September	Percent	September	August	Percent
	2025	2024	chg	2025	2025	chg
Inventory	13,007	11,560	12.5%	13,007	13,306	-2.2%
New Listings	3,371	3,530	-4.5%	3,371	3,353	0.5%
New Contracts	2,343	2,020	16.0%	2,343	2,275	3.0%
Total Pendings	3,798	3,490	8.8%	3,798	3,687	3.0%
Closed Sales	2,245	2,249	-0.2%	2,245	2,306	-2.6%
Average Price	\$483,029	\$483,137	0.0%	\$483,029	\$485,278	-0.5%
Median Price	\$378,000	\$380,000	-0.5%	\$378,000	\$382,950	-1.3%
Monthly Volume	\$1,084,399,231	\$1,086,574,668	-0.2%	\$1,084,399,231	\$1,119,050,917	-3.1%
Avg Days on Mkt	72	58	24.1%	72	75	-4.0%
Avg Days to Sale	106	93	14.0%	106	109	-2.8%
Months of Supply	5.79	5.14	12.7%	5.79	5.77	0.4%

State of the Market

- “Falling interest rates are beginning to inject some welcomed energy into the market. At the same time, a slight dip in prices and days on market suggests the market is finding balance,” said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. “We’re not seeing the frenzy of a few years ago, but we’re seeing *movement* – a healthy pace that benefits both buyers and sellers. These trends could set the stage for an active fall market in Central Florida.”
- The median home price for September was recorded at \$378,000, down 1.3% from August’s median home price of \$382,950. This is the third month in a row median home price has fallen.
- Overall sales decreased by 2.6% from August to September. There were 2,306 sales in August and 2,245 sales in September.
- Orlando area inventory fell 2.2% from August to September. Inventory in August was 13,306, and inventory in September was 13,007.
- September’s interest rate was recorded at 6.1%, down from 6.4% in August. This is the lowest interest rates have been since September 2024.
- New listings rose 0.5% from August to September, with 3,371 new homes on the market in September, compared to 3,353 in August.
- 28 distressed homes (bank-owned properties and short sales) accounted for 1.2% of all home sales in September. This is a 3.4% decrease from August, when only 29 distressed homes sold.



September 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								
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
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
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													

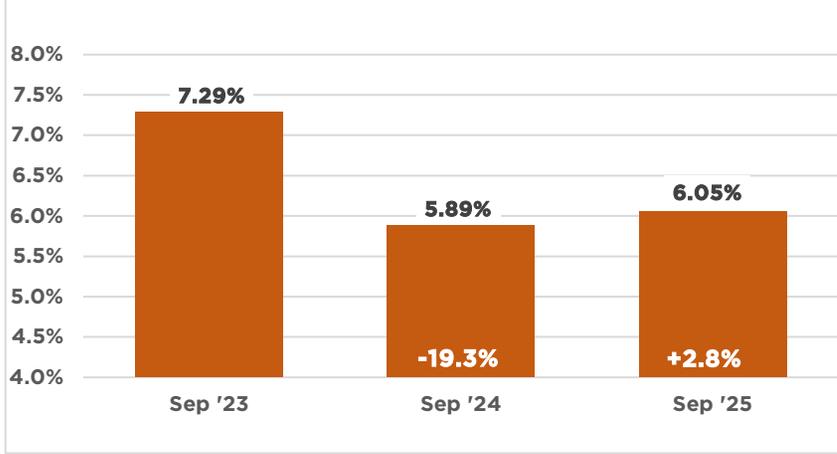
Complete stats and data may be found under Market Info at www.orlandorealtors.org. Comments or suggestions? Contact Mike Blinn, Statistician. State of the Market™ data represents all listings, taken or sold, by ORRA brokers, regardless of location, and is exclusive to residential property, which includes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



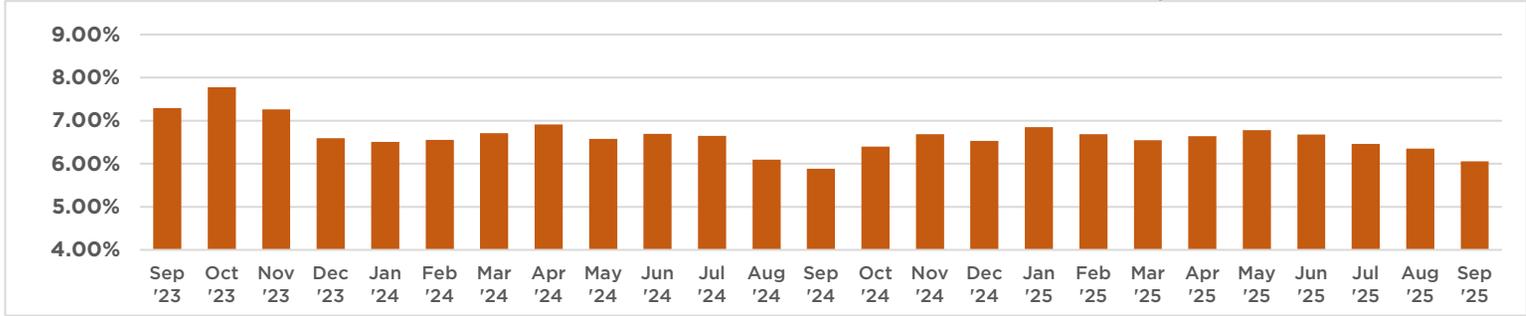
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Mortgage Rates

Avg mortgage paid by buyers in Central Florida

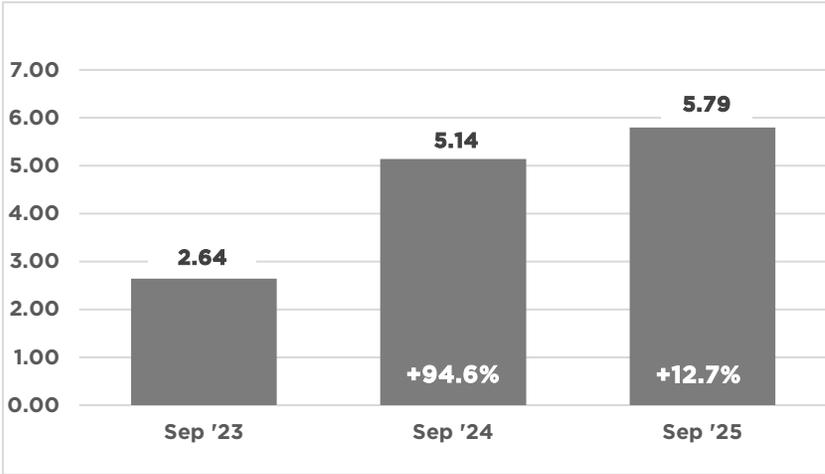


Mortgage Rates	Prior yr	Change
Sep '24	7.29%	-19.3%
Oct '24	7.77%	-17.7%
Nov '24	7.26%	-8.0%
Dec '24	6.59%	-1.0%
Jan '25	6.51%	5.2%
Feb '25	6.55%	2.0%
Mar '25	6.71%	-2.4%
Apr '25	6.91%	-3.9%
May '25	6.58%	3.1%
Jun '25	6.69%	-0.2%
Jul '25	6.65%	-2.8%
Aug '25	6.09%	4.3%
Sep '25	5.89%	2.8%

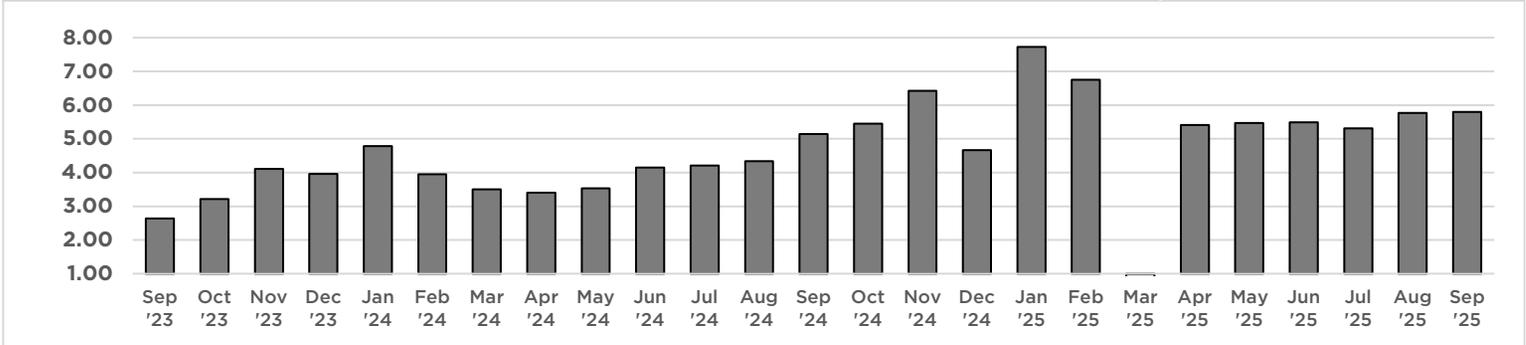


Months of Supply

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



Months of Supply	Prior yr	Change
Sep '24	2.64	94.6%
Oct '24	3.22	69.3%
Nov '24	4.11	56.4%
Dec '24	3.95	18.0%
Jan '25	4.78	61.6%
Feb '25	3.95	71.0%
Mar '25	3.51	-100.0%
Apr '25	3.40	59.2%
May '25	3.53	54.8%
Jun '25	4.15	32.2%
Jul '25	4.21	26.3%
Aug '25	4.34	33.1%
Sep '25	5.14	12.7%

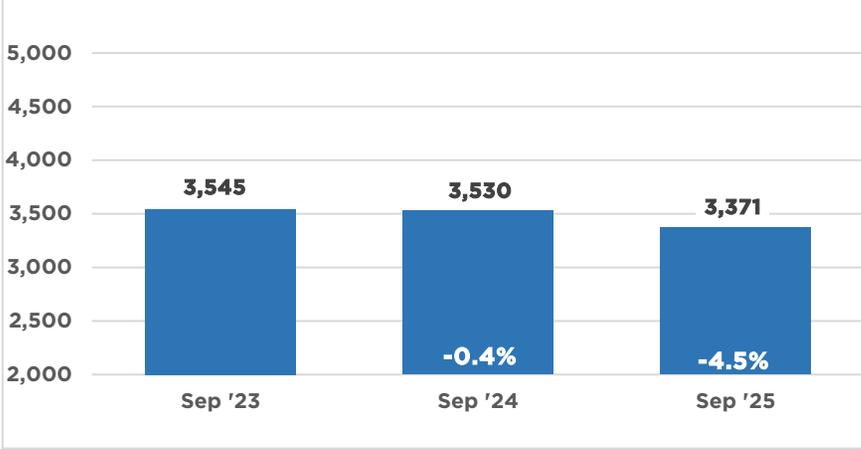




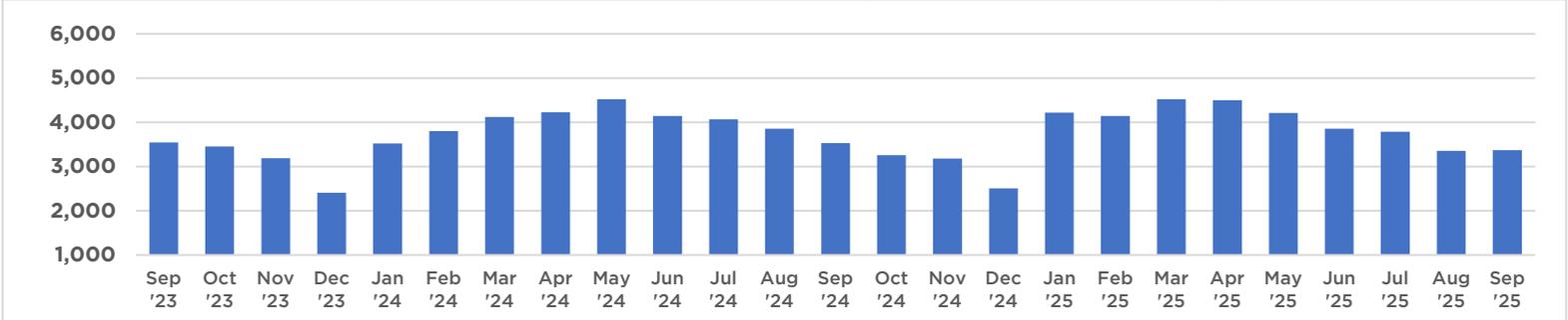
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New Listings

New properties entering the market in September

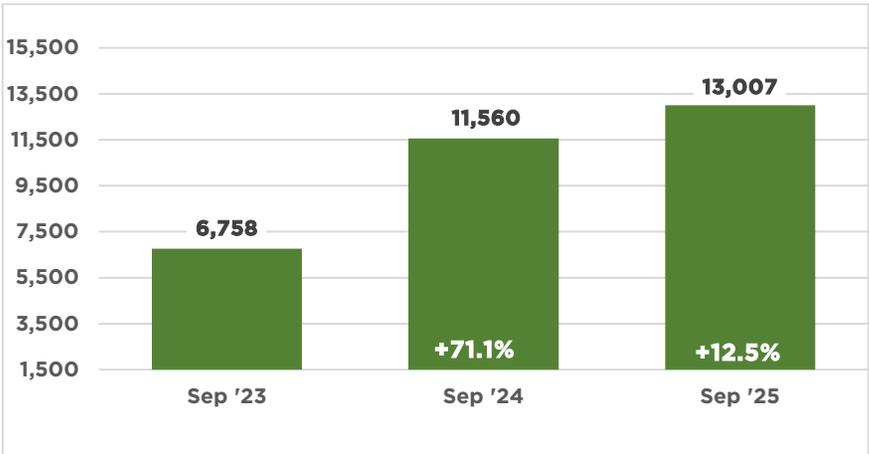


	New Listings	Prior year	Change
Sep '24	3,530	3,545	-0.4%
Oct '24	3,260	3,456	-5.7%
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%
Jun '25	3,854	4,143	-7.0%
Jul '25	3,788	4,067	-6.9%
Aug '25	3,353	3,856	-13.0%
Sep '25	3,371	3,530	-4.5%

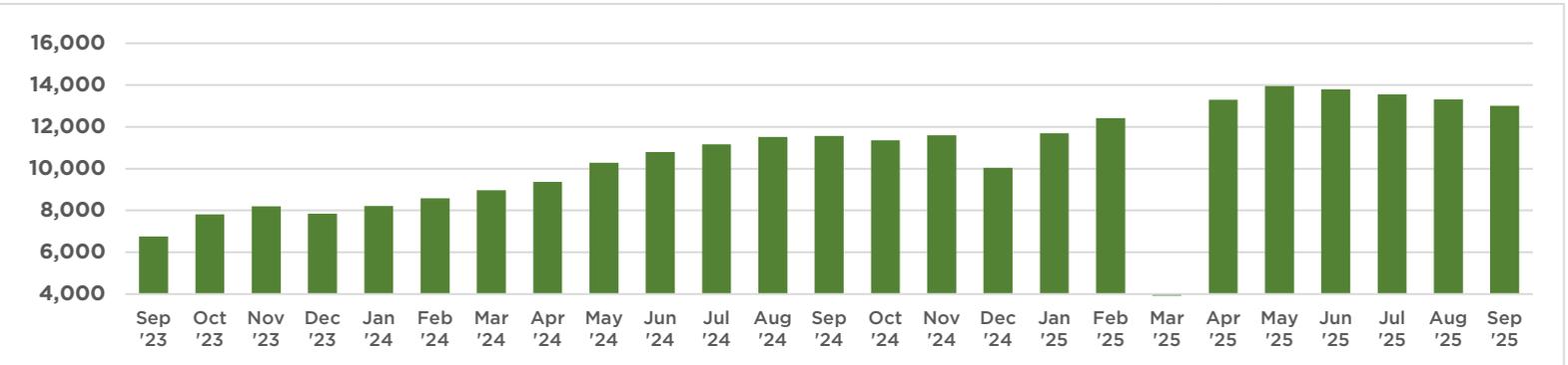


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
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%
Jul '25	13,557	11,158	21.5%
Aug '25	13,306	11,511	15.6%
Sep '25	13,007	11,560	12.5%

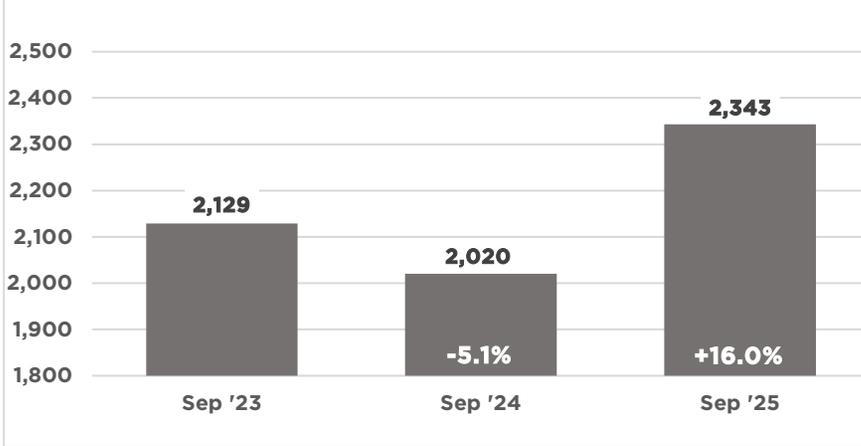




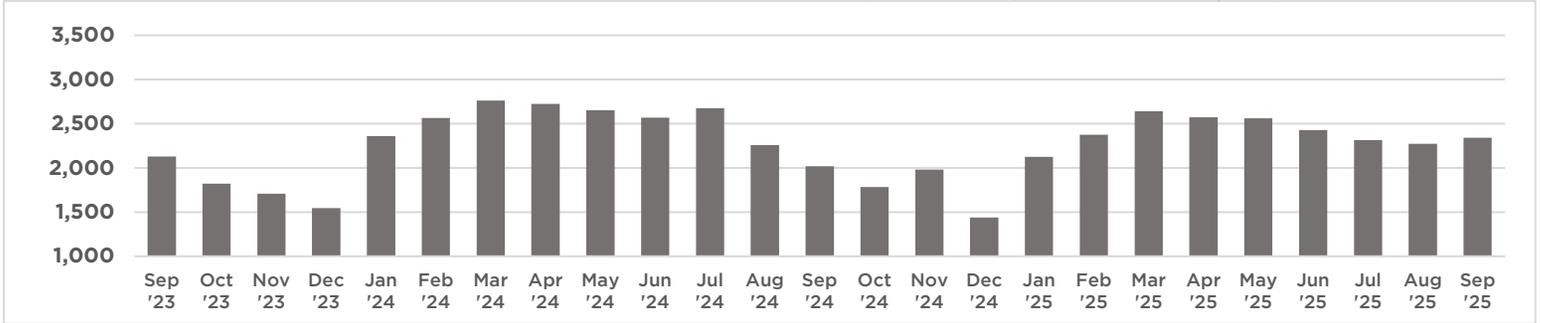
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New Contracts

Properties that went under contract in September

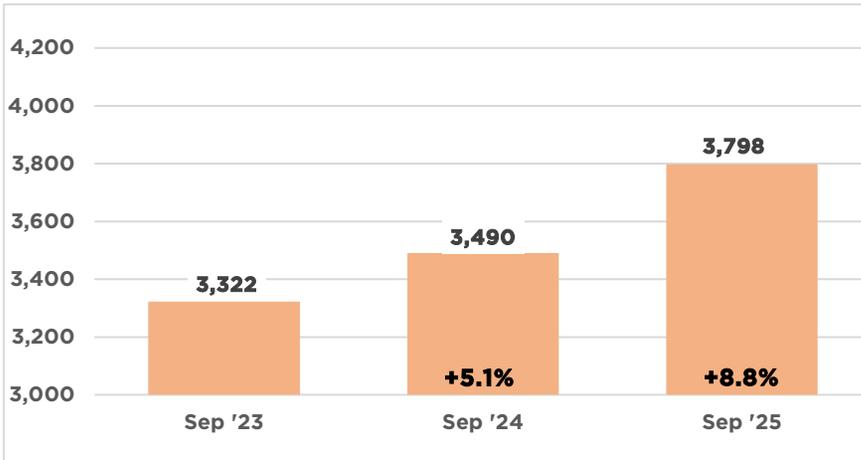


	New Contracts	Prior year	Change
Sep '24	2,020	2,129	-5.1%
Oct '24	1,784	1,821	-2.0%
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%
Jun '25	2,430	2,570	-5.4%
Jul '25	2,316	2,676	-13.5%
Aug '25	2,275	2,259	0.7%
Sep '25	2,343	2,020	16.0%

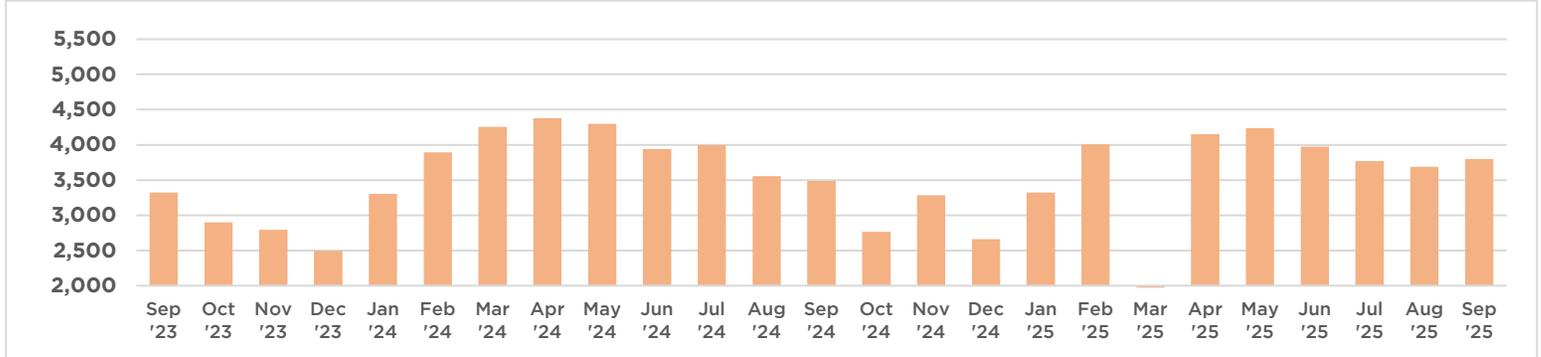


Pending Properties

Total number of properties under contract



	Pending Properties	Prior year	Change
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%
Jul '25	3,771	3,999	-5.7%
Aug '25	3,687	3,556	3.7%
Sep '25	3,798	3,490	8.8%

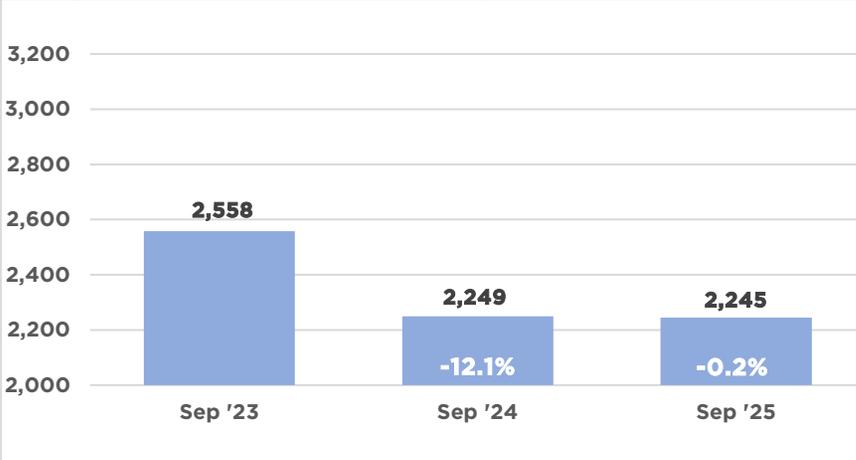




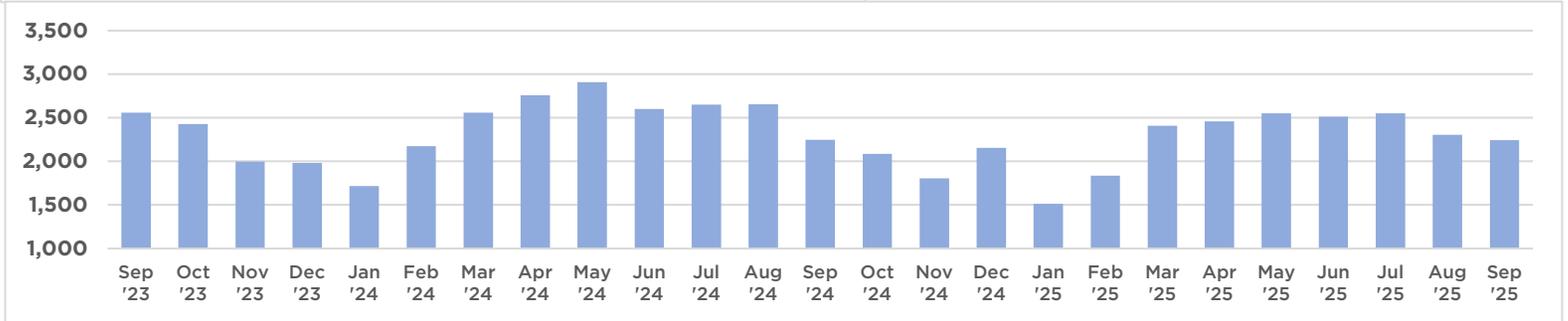
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Closed Sales

Properties that closed in September

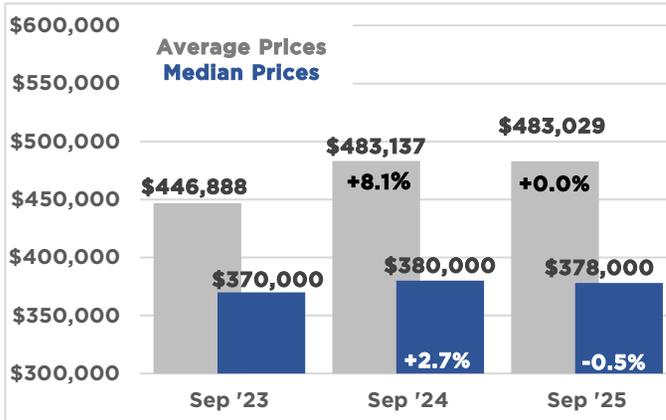


	Closed Sales	Prior year	Change
Sep '24	2,249	2,558	-12.1%
Oct '24	2,085	2,429	-14.2%
Nov '24	1,805	1,996	-9.6%
Dec '24	2,154	1,982	8.7%
Jan '25	1,514	1,719	-11.9%
Feb '25	1,837	2,174	-15.5%
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%
May '25	2,551	2,909	-12.3%
Jun '25	2,513	2,601	-3.4%
Jul '25	2,551	2,652	-3.8%
Aug '25	2,306	2,655	-13.1%
Sep '25	2,245	2,249	-0.2%



Average & Median Prices

Sold Property prices



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

