

# STATE OF THE MARKET



## February 2026

	Year over Year Changes			Month to Month Changes		
	February 2026	February 2025	Percent chg	February 2026	January 2025	Percent chg
Inventory	11,975	12,411	-3.5%	11,975	11,741	2.0%
New Listings	3,678	4,140	-11.2%	3,678	3,852	-4.5%
New Contracts	2,225	2,377	-6.4%	2,225	2,064	7.8%
Total Pendings	4,001	4,006	-0.1%	4,001	3,515	13.8%
Closed Sales	1,888	1,837	2.8%	1,888	1,634	15.5%
Average Price	\$470,729	\$486,064	-3.2%	\$470,729	\$461,813	1.9%
Median Price	\$375,000	\$385,000	-2.6%	\$375,000	\$370,000	1.4%
Monthly Volume	\$888,736,528	\$892,899,951	-0.5%	\$888,736,528	\$754,602,625	17.8%
Avg Days on Mkt	83	76	9.2%	83	81	2.5%
Avg Days to Sale	115	109	5.5%	115	118	-2.5%
Months of Supply	6.34	6.76	-6.1%	6.34	7.19	-11.7%

### State of the Market

- “After several years of elevated borrowing costs, seeing interest rates dip into the 5.0%- range again is an encouraging signal for buyers,” said Chris Atwell, 2026 president of the Orlando Regional REALTOR® Association. “When you combine lower rates with homes spending more time on the market, buyers have more leverage than they’ve had in years. This environment fosters opportunities to negotiate on price, request seller-paid closing costs, and ultimately find the right home at a pace and structure that gives buyers confidence in their decision. Conversely, a downward trajectory of mortgage rates will likely bring more buyers activating into the market as housing becomes more attainable. Increased demand with similar supply eventually shifts the advantage back to the sellers.”
- The median home price for February was recorded at \$375,000, up 1.4% from January’s median home price of \$370,000.
- Overall sales rose by 15.5% from January to February. There were 1,634 sales in January and 1,888 sales in February.
- Inventory for February was recorded at 11,975, up 2.0% from January, when inventory was recorded at 11,741.
- February’s interest rate was recorded at 5.9% - down slightly from 6.0% in January. This is the first time interest rates fell into the 5.0%-range since September 2024.
- New listings fell 4.5% from January to February, with 3,678 new homes on the market in February, compared to 3,852 in January.
- 22 distressed homes (bank-owned properties and short sales) accounted for 1.2% of all home sales in February. This is a 37.1% decrease from January, when 35 distressed homes sold.



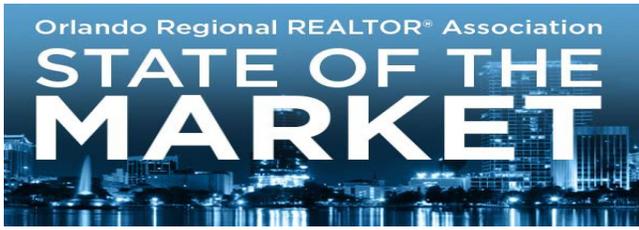
**February 2026**

**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								
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
<b>Feb '25</b>	<b>6.69%</b>	<b>12,411</b>	<b>8,467</b>	<b>2,486</b>	<b>1,458</b>	<b>4,140</b>	<b>2,377</b>	<b>4,006</b>	<b>463</b>	<b>403</b>	<b>1,083</b>	<b>1,837</b>	<b>76</b>
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
Jan '26	6.00%	11,741	8,031	2,215	1,495	3,852	2,064	3,515	454	472	1,224	1,634	81
<b>Feb '26</b>	<b>5.88%</b>	<b>11,975</b>	<b>8,174</b>	<b>2,272</b>	<b>1,529</b>	<b>3,678</b>	<b>2,225</b>	<b>4,001</b>	<b>451</b>	<b>379</b>	<b>999</b>	<b>1,888</b>	<b>83</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													

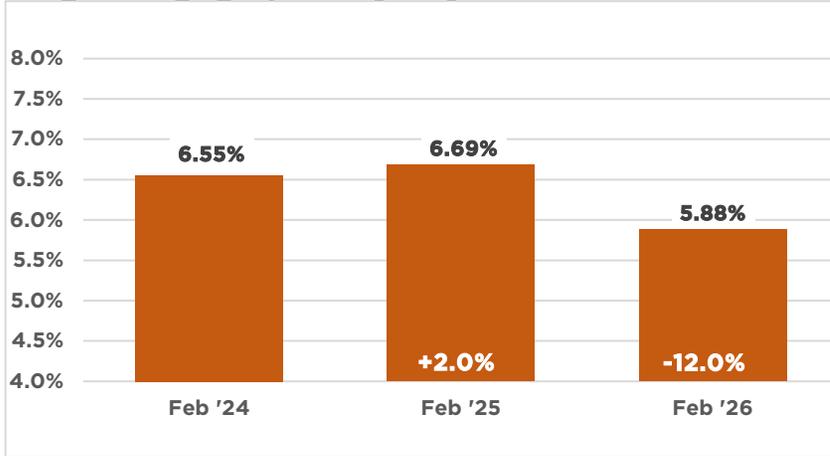
Complete stats and data may be found under Market Info at [www.orlandorealtors.org](http://www.orlandorealtors.org). Comments or suggestions? Contact Mike Blinn, Statistician. State of the Market™ data represents all listings, taken or sold, by ORRA brokers, regardless of location, and is exclusive to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



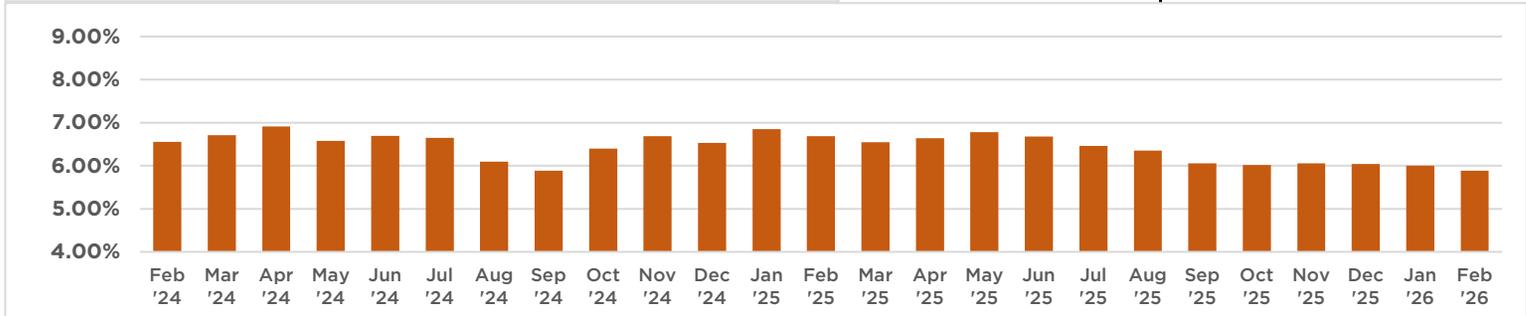
# February 2026

## Mortgage Rates

### Avg mortgage paid by buyers in Central Florida

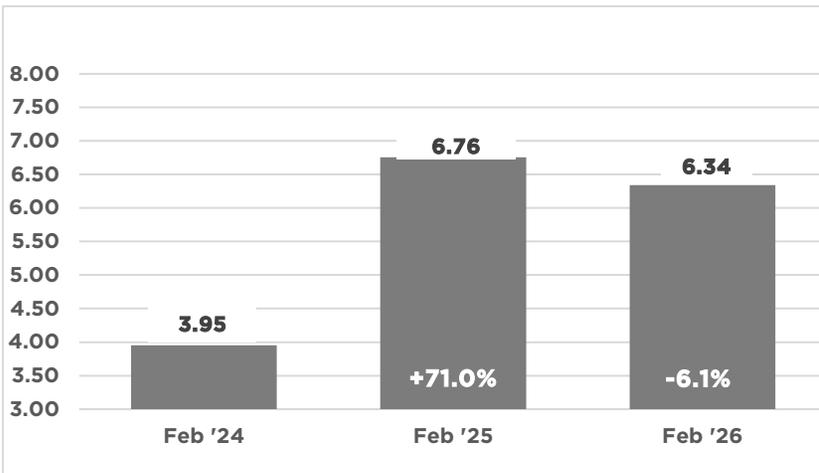


Mortgage Rates	Prior yr	Change	
Feb '25	6.69%	6.55%	2.0%
Mar '25	6.55%	6.71%	-2.4%
Apr '25	6.64%	6.91%	-3.9%
May '25	6.78%	6.58%	3.1%
Jun '25	6.68%	6.69%	-0.2%
Jul '25	6.46%	6.65%	-2.8%
Aug '25	6.35%	6.09%	4.3%
Sep '25	6.05%	5.89%	2.8%
Oct '25	6.02%	6.40%	-6.0%
Nov '25	6.05%	6.69%	-9.4%
Dec '25	6.04%	6.53%	-7.5%
Jan '26	6.00%	6.85%	-12.4%
Feb '26	5.88%	6.69%	-12.0%

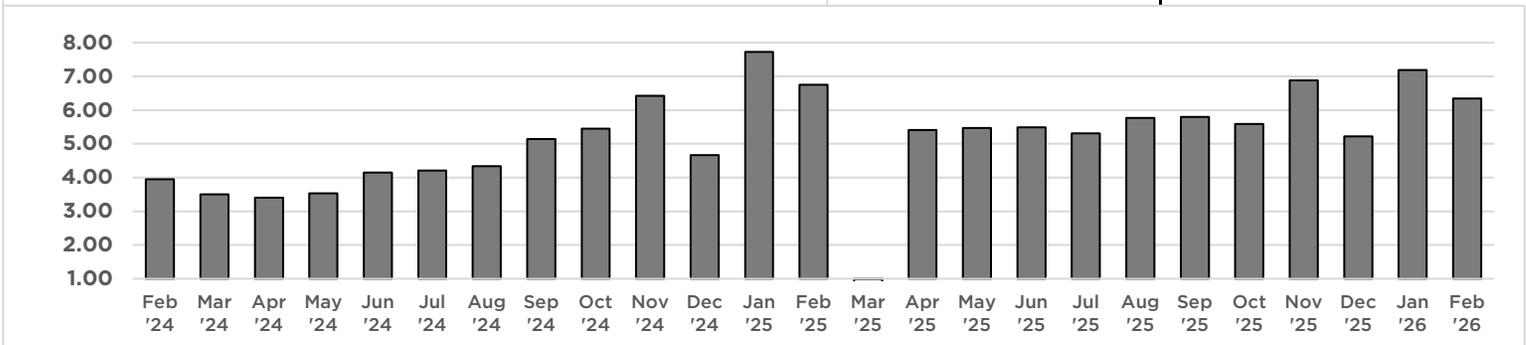


### Months of Supply

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



Months of Supply	Prior yr	Change	
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%
Jan '26	7.19	7.73	-7.0%
Feb '26	6.34	6.76	-6.1%

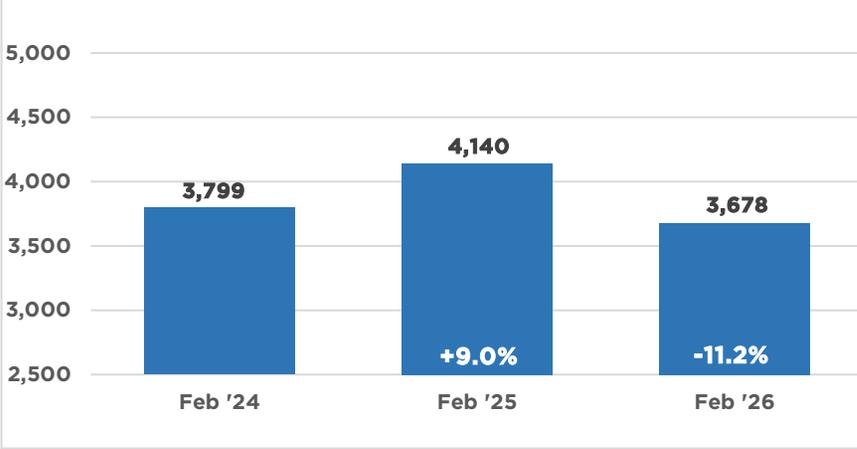




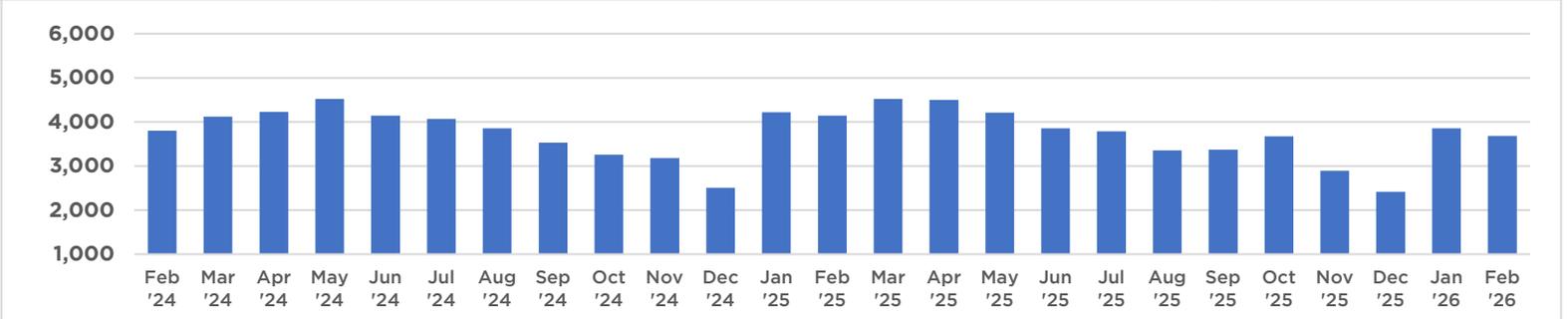
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New Listings

New properties entering the market in February

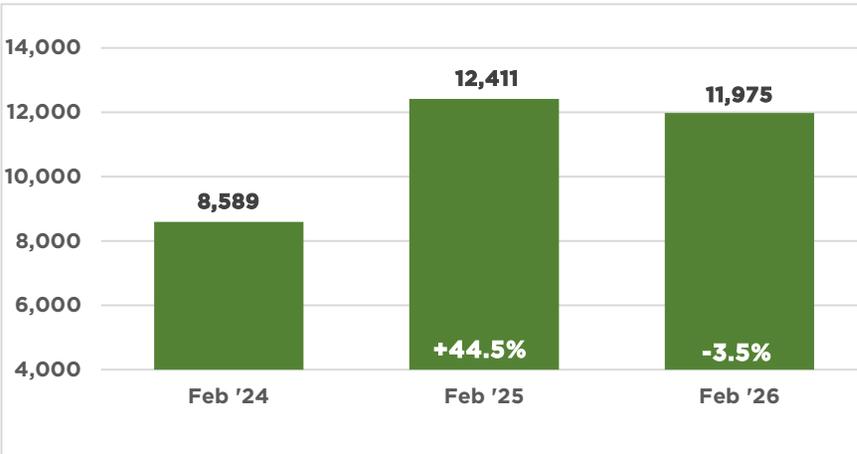


	New Listings	Prior year	Change
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%
Jun '25	3,854	4,143	-7.0%
Jul '25	3,788	4,067	-6.9%
Aug '25	3,353	3,856	-13.0%
Sep '25	3,371	3,530	-4.5%
Oct '25	3,676	3,260	12.8%
Nov '25	2,891	3,185	-9.2%
Dec '25	2,415	2,510	-3.8%
Jan '26	3,852	4,220	-8.7%
Feb '26	3,678	4,140	-11.2%

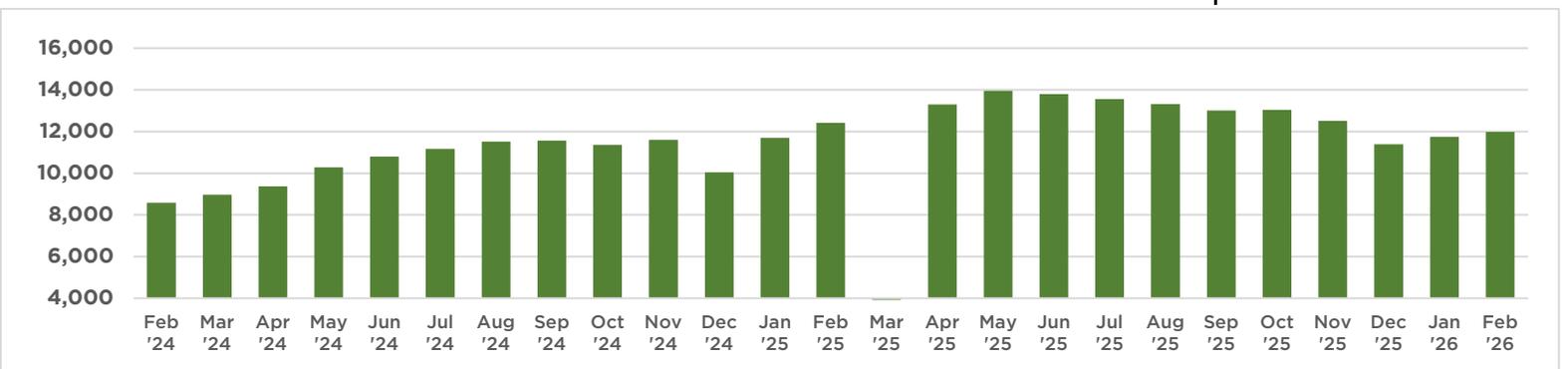


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
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%
Jan '26	11,741	11,697	0.4%
Feb '26	11,975	12,411	-3.5%

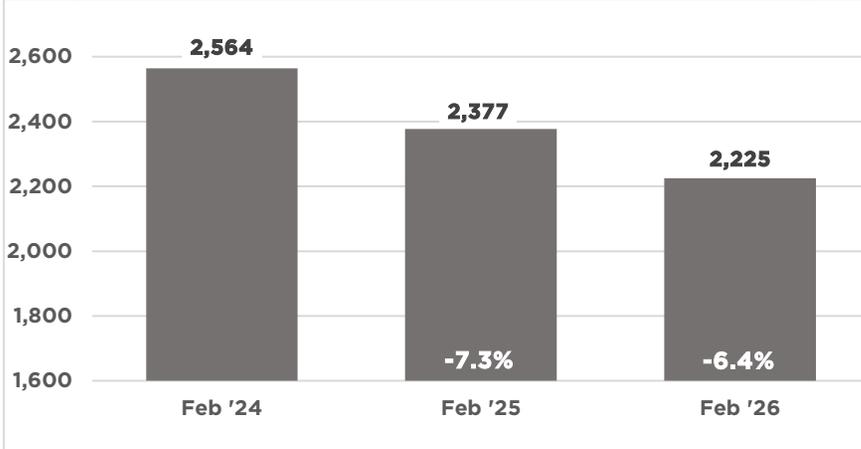




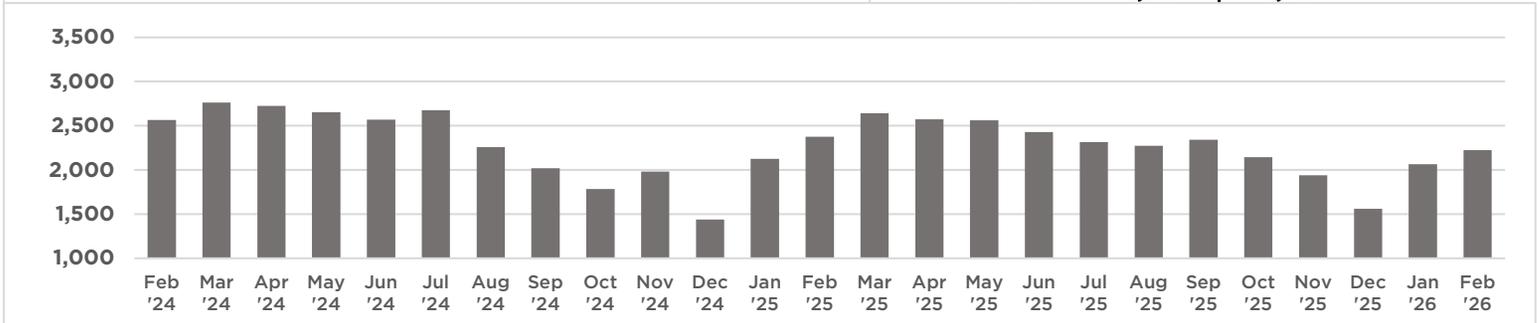
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New Contracts

Properties that went under contract in February

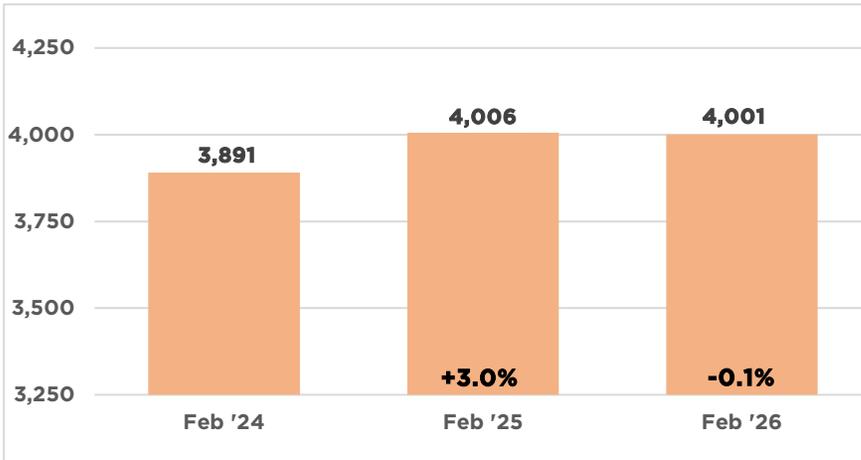


	New Contracts	Prior year	Change
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%
Jun '25	2,430	2,570	-5.4%
Jul '25	2,316	2,676	-13.5%
Aug '25	2,275	2,259	0.7%
Sep '25	2,343	2,020	16.0%
Oct '25	2,144	1,784	20.2%
Nov '25	1,941	1,981	-2.0%
Dec '25	1,561	1,438	8.6%
Jan '26	2,064	2,125	-2.9%
Feb '26	2,225	2,377	-6.4%

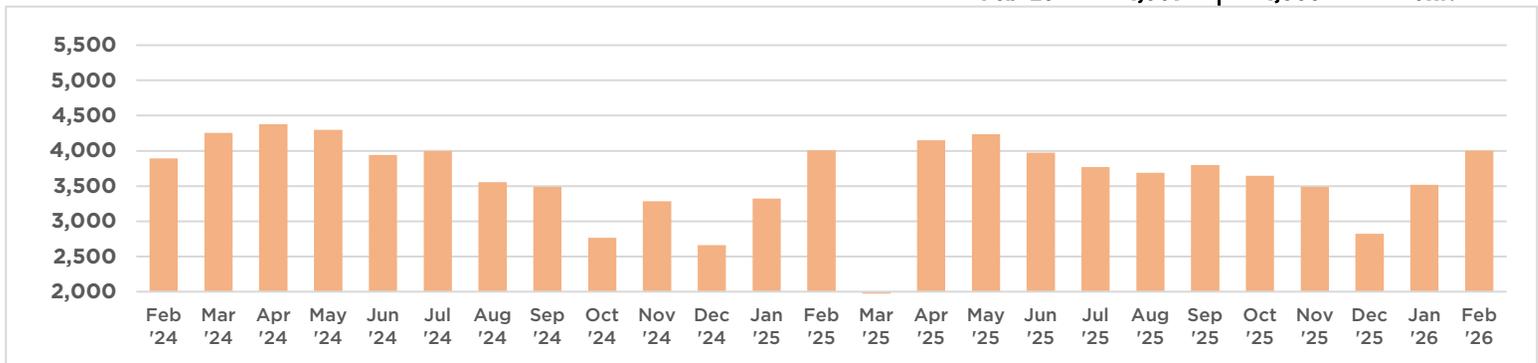


Pending Properties

Total number of properties under contract



	Pending Properties	Prior year	Change
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%
Jan '26	3,515	3,320	5.9%
Feb '26	4,001	4,006	-0.1%

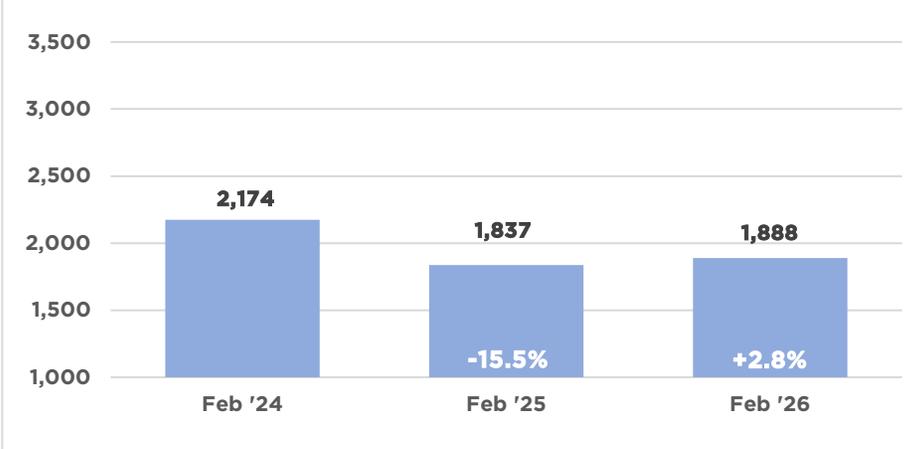




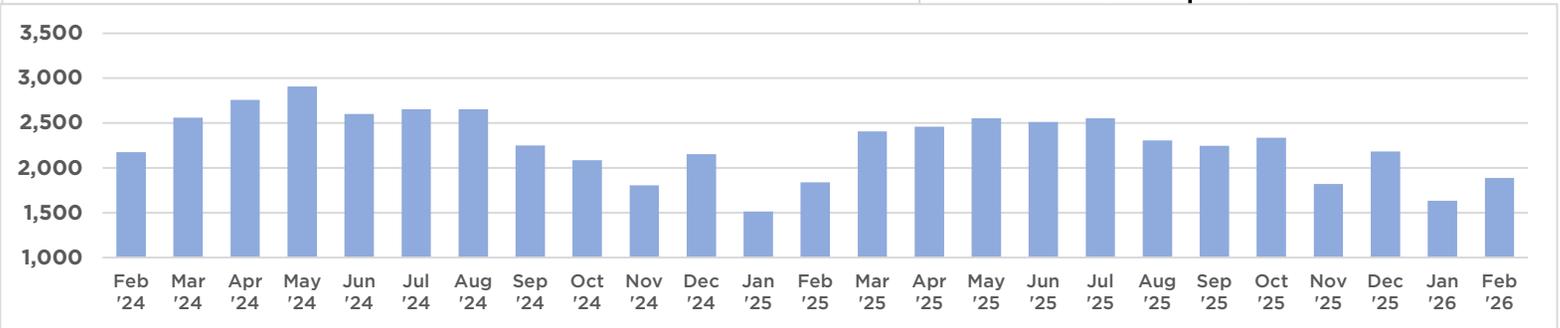
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Closed Sales

Properties that closed in February

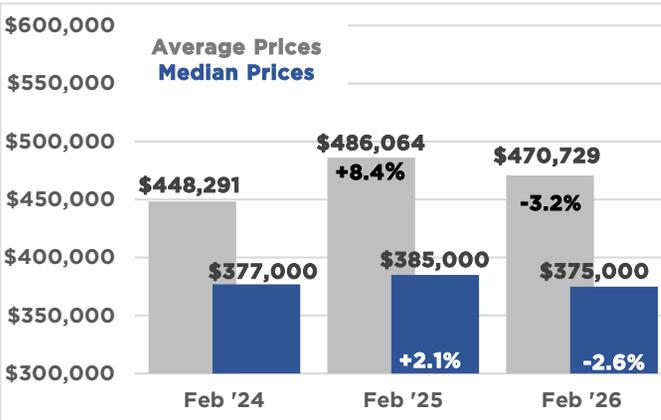


	Closed Sales	Prior year	Change
Feb '25	1,837	2,174	-15.5%
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%
May '25	2,551	2,909	-12.3%
Jun '25	2,513	2,601	-3.4%
Jul '25	2,551	2,652	-3.8%
Aug '25	2,306	2,655	-13.1%
Sep '25	2,245	2,249	-0.2%
Oct '25	2,335	2,085	12.0%
Nov '25	1,820	1,805	0.8%
Dec '25	2,182	2,154	1.3%
Jan '26	1,634	1,514	7.9%
Feb '26	1,888	1,837	2.8%



Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
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%
Jan '26	\$461,813	\$492,645	-6.3%	\$370,000	\$375,000	-1.3%
Feb '26	\$470,729	\$486,064	-3.2%	\$375,000	\$385,000	-2.6%

