

## Future Home of ORRA



## December 2021

	Year over Year Changes			Month to Month Changes		
	December	December	Percent	December	November	Percent
	2021	2020	chg	2021	2021	chg
Inventory	2,586	4,875	-47.0%	2,586	3,046	-15.1%
New Listings	2,797	2,584	8.2%	2,797	3,226	-13.3%
New Contracts	2,781	2,582	7.7%	2,781	2,975	-6.5%
Total Pendings	4,006	4,153	-3.5%	4,006	4,762	-15.9%
Closed Sales	3,820	3,672	4.0%	3,820	3,664	4.3%
Average Price	\$395,965	\$322,622	22.7%	\$395,965	\$378,907	4.5%
Median Price	\$340,000	\$275,000	23.6%	\$340,000	\$330,000	3.0%
Monthly Volume	\$1,512,585,492	\$1,184,668,404	27.7%	\$1,512,585,492	\$1,388,314,394	9.0%
Avg Days on Mkt	31	45	-31.1%	31	28	10.7%
Avg Days to Sale	67	84	-20.2%	67	63	6.3%
Months of Supply	0.68	1.33	-49.0%	0.68	0.83	-18.6%

### State of the Market

- "We witnessed an unprecedented real estate market in 2021 - with demand, and price, dramatically increasing. On the flipside, we saw buyers struggle in a market punctuated by low inventory month-after-month," said Tansey Soderstrom, 2022 Orlando Regional REALTOR® Association President. "We expect demand will remain strong in 2022. If sellers decide to take advantage of this market, we could be in for another fierce year."
- December's median home price was recorded at \$340,000, closing the year with the highest median home price ever recorded.
- Overall sales in December increased by 4.26% over November, with 3,820 sales.
- Inventory noticeably dropped in December, decreasing by 15.1% from November, for a total of 2,586 homes on the market. This is a historic low for inventory in Orlando.
- Interest rates showed a slight increase, as the average interest rate in December 2021 was 3.07%.
- New listings continued to drop with just 2,797 new listings in December.

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. Market Pulse™ 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.

# December 2021



# MARKET PULSE



## 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 Market
		Total	Single Family Homes	Condos	Townhomes/ Villas								
Jul '20	2.97%	6,220	4,219	1,242	759	4,156	3,702	5,564	568	202	698	3,679	54
Aug '20	2.85%	5,958	3,957	1,258	743	3,869	3,560	5,467	442	176	668	3,539	51
Sept '20	2.74%	5,972	3,986	1,240	746	3,870	3,400	5,429	548	190	597	3,478	48
Oct '20	2.72%	5,840	3,880	1,211	749	4,009	3,409	4,977	452	135	564	3,634	48
Nov '20	2.70%	5,583	3,592	1,261	730	3,145	3,031	4,688	414	116	517	3,251	44
<b>Dec '20</b>	<b>2.70%</b>	<b>4,875</b>	<b>3,113</b>	<b>1,132</b>	<b>630</b>	<b>2,584</b>	<b>2,582</b>	<b>4,153</b>	<b>433</b>	<b>281</b>	<b>150</b>	<b>3,672</b>	<b>45</b>
Jan '21	2.73%	4,233	2,592	1,087	554	3,394	3,582	4,979	282	152	644	2,727	49
Feb '21	2.88%	3,420	2,063	951	406	3,322	3,564	5,657	242	104	427	2,995	52
Mar '21	3.07%	2,878	1,814	762	302	3,959	3,973	5,839	264	107	456	4,268	48
Apr '21	2.98%	2,655	1,752	674	229	4,258	3,863	5,904	302	80	466	4,081	42
May '21	2.97%	2,822	1,983	613	226	4,315	3,988	5,852	306	79	423	3,872	36
Jun '21	2.95%	3,098	2,286	527	285	4,617	3,728	5,519	336	73	432	4,414	29
Jul '21	2.83%	3,524	2,610	585	329	4,710	3,700	5,260	433	83	462	4,183	26
Aug '21	2.84%	3,638	2,712	583	343	4,375	3,932	5,355	456	78	424	3,999	25
Sept '21	2.86%	3,664	2,740	577	347	4,026	3,523	5,240	397	92	416	3,789	27
Oct '21	3.01%	3,406	2,517	566	323	3,940	3,583	5,140	379	87	467	3,760	27
Nov '21	2.95%	3,046	2,292	509	245	3,226	2,975	4,762	297	88	411	3,664	28
<b>Dec '21</b>	<b>3.07%</b>	<b>2,586</b>	<b>1,964</b>	<b>425</b>	<b>197</b>	<b>2,797</b>	<b>2,781</b>	<b>4,006</b>	<b>277</b>	<b>140</b>	<b>381</b>	<b>3,820</b>	<b>31</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 Market

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. Market Pulse™ 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.

# December 2021

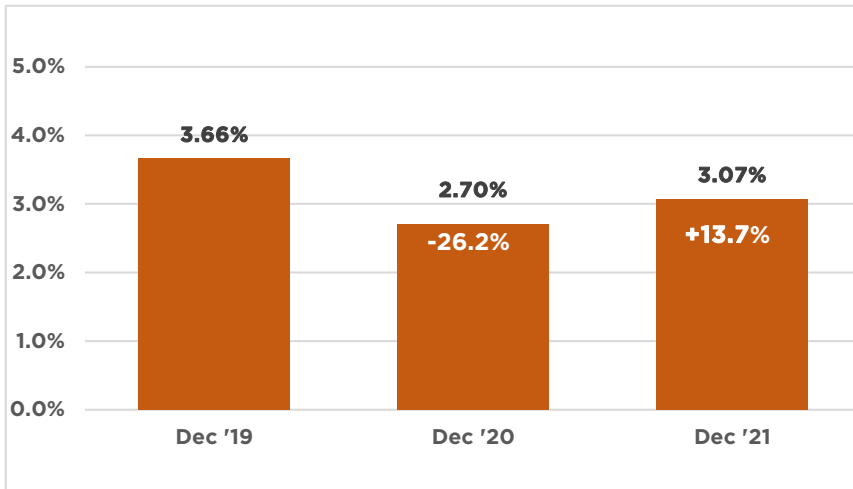


# MARKET PULSE

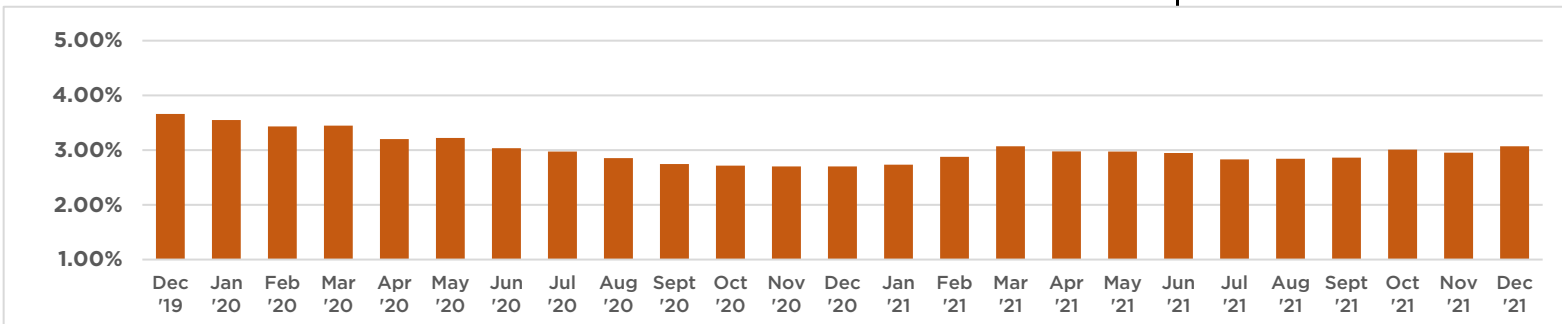


## Mortgage Rates

Average mortgage rates paid by buyers in Central Florida

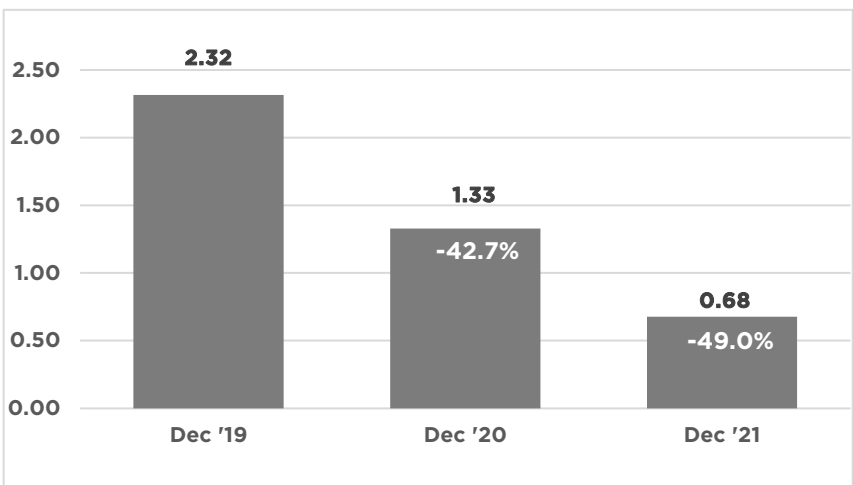


	Mortgage Rates	Prior yr	Change
Dec '20	2.70%	3.66%	-26.2%
Jan '21	2.73%	3.55%	-23.0%
Feb '21	2.88%	3.43%	-16.2%
Mar '21	3.07%	3.45%	-10.9%
Apr '21	2.98%	3.20%	-7.0%
May '21	2.97%	3.22%	-7.7%
Jun '21	2.95%	3.04%	-2.9%
Jul '21	2.83%	2.97%	-4.8%
Aug '21	2.84%	2.85%	-0.4%
Sept '21	2.86%	2.74%	4.3%
Oct '21	3.01%	2.72%	10.7%
Nov '21	2.95%	2.70%	9.3%
Dec '21	3.07%	2.70%	13.7%

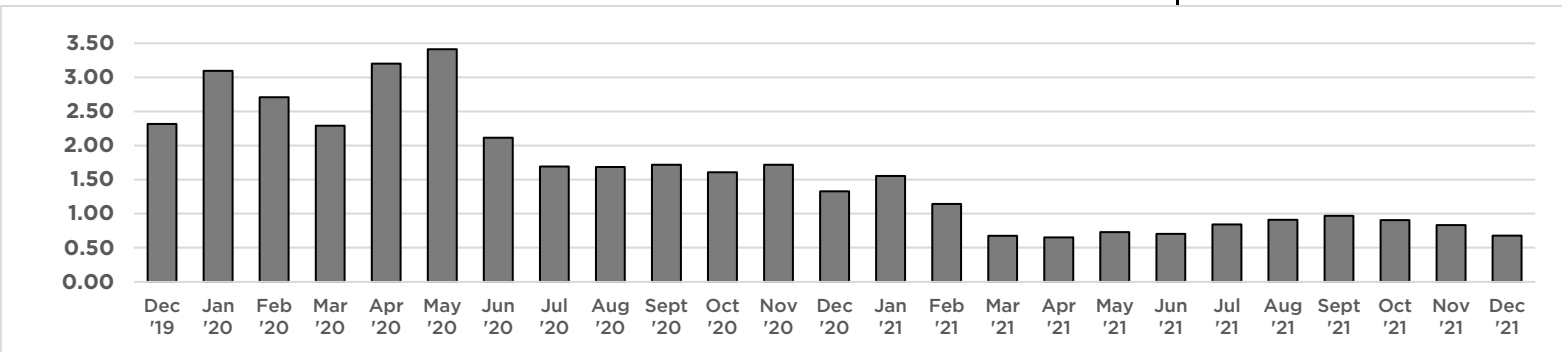


## Months of Supply

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



	Months of Supply	Prior yr	Change
Dec '20	1.33	2.32	-42.7%
Jan '21	1.55	3.10	-49.9%
Feb '21	1.14	2.71	-57.8%
Mar '21	0.67	2.29	-70.6%
Apr '21	0.65	3.20	-79.7%
May '21	0.73	3.41	-78.6%
Jun '21	0.70	2.11	-66.8%
Jul '21	0.84	1.69	-50.2%
Aug '21	0.91	1.68	-46.0%
Sept '21	0.97	1.72	-43.7%
Oct '21	0.91	1.61	-43.6%
Nov '21	0.83	1.72	-51.6%
Dec '21	0.68	1.33	-49.0%



# December 2021

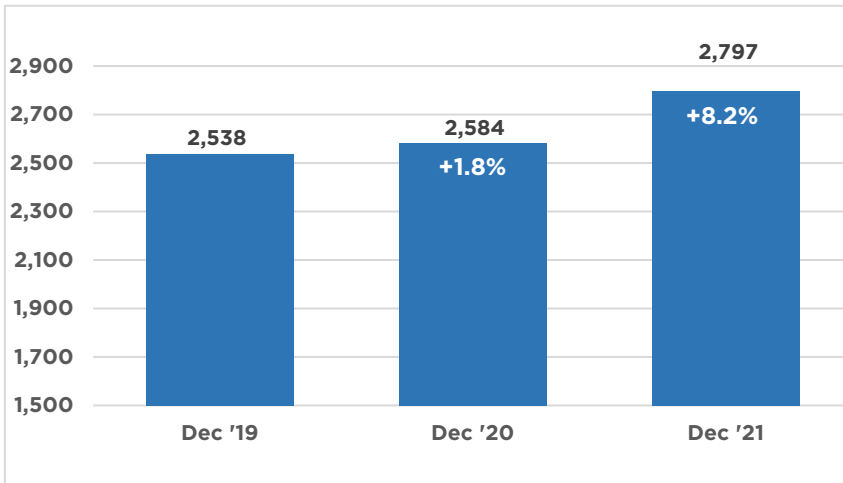


# MARKET PULSE

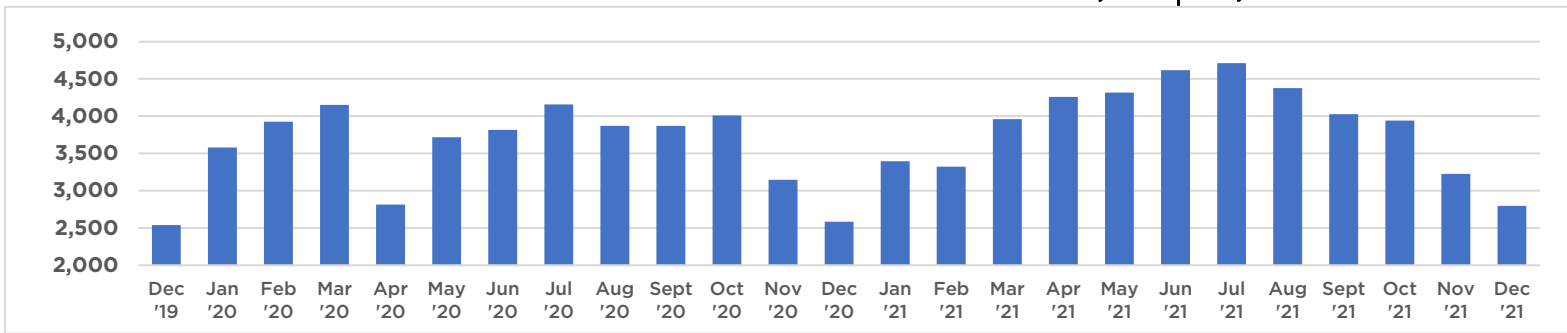


## New Listings

Number of properties that entered the market during December

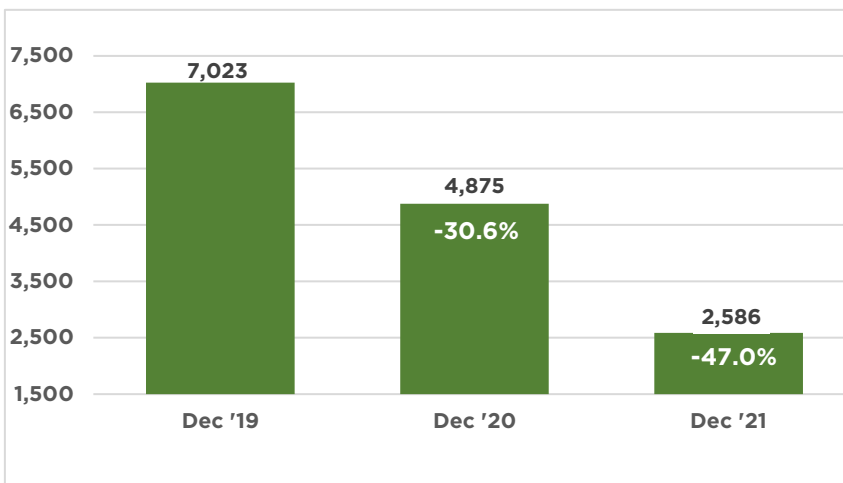


	New Listings	Prior year	Change
Dec '20	2,584	2,538	1.8%
Jan '21	3,394	3,579	-5.2%
Feb '21	3,322	3,924	-15.3%
Mar '21	3,959	4,150	-4.6%
Apr '21	4,258	2,814	51.3%
May '21	4,315	3,717	16.1%
Jun '21	4,617	3,816	21.0%
Jul '21	4,710	4,156	13.3%
Aug '21	4,375	3,869	13.1%
Sept '21	4,026	3,870	4.0%
Oct '21	3,940	4,009	-1.7%
Nov '21	3,226	3,145	2.6%
Dec '21	2,797	2,584	8.2%

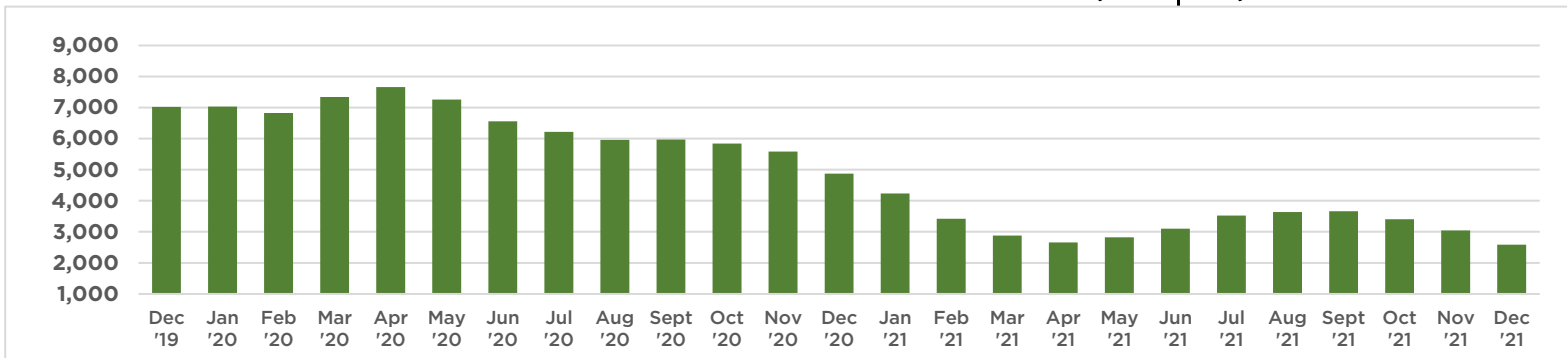


## Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
Dec '20	4,875	7,023	-30.6%
Jan '21	4,233	7,030	-39.8%
Feb '21	3,420	6,825	-49.9%
Mar '21	2,878	7,341	-60.8%
Apr '21	2,655	7,659	-65.3%
May '21	2,822	7,260	-61.1%
Jun '21	3,098	6,557	-52.8%
Jul '21	3,524	6,220	-43.3%
Aug '21	3,638	5,958	-38.9%
Sept '21	3,664	5,972	-38.6%
Oct '21	3,406	5,840	-41.7%
Nov '21	3,046	5,583	-45.4%
Dec '21	2,586	4,875	-47.0%



# December 2021

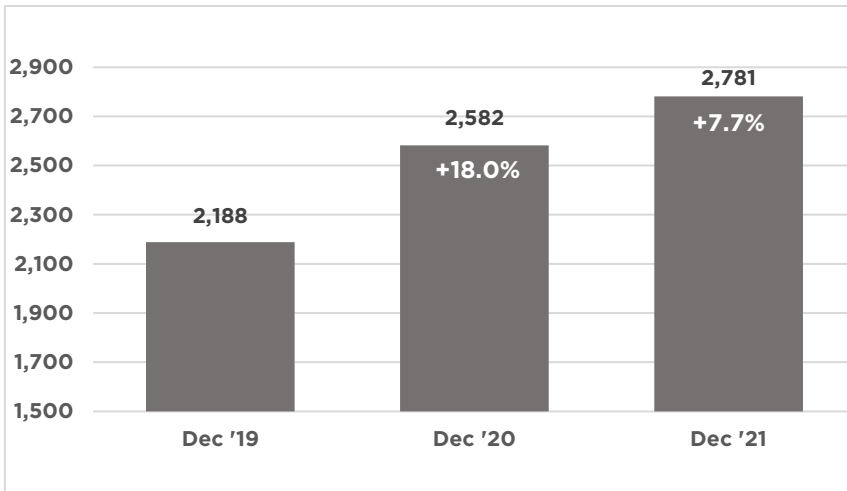


# MARKET PULSE

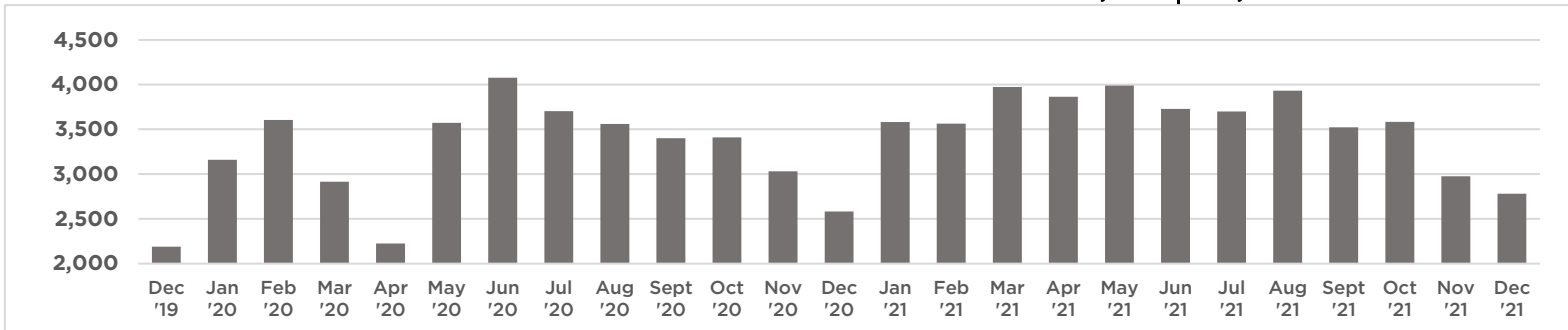


## New Contracts

Number of properties that went under contract during December

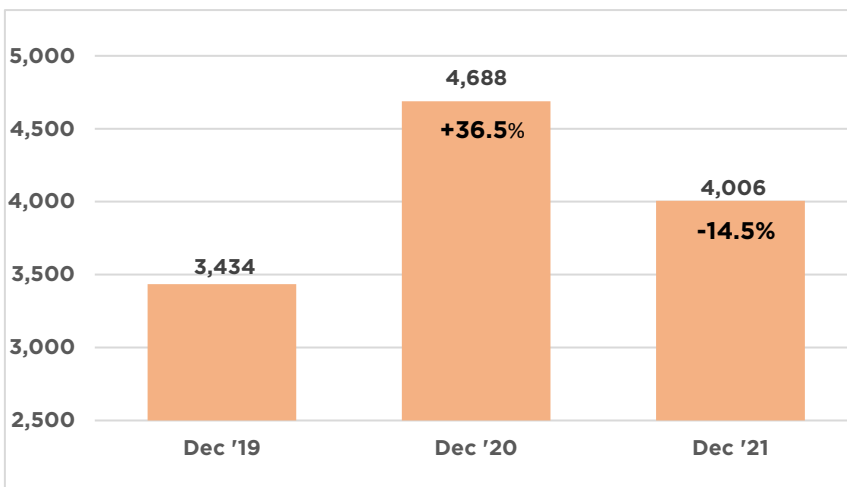


	New Contracts	Prior year	Change
Dec '20	2,582	2,188	18.0%
Jan '21	3,582	3,159	13.4%
Feb '21	3,564	3,604	-1.1%
Mar '21	3,973	2,914	36.3%
Apr '21	3,863	2,224	73.7%
May '21	3,988	3,572	11.6%
Jun '21	3,728	4,077	-8.6%
Jul '21	3,700	3,702	-0.1%
Aug '21	3,932	3,560	10.4%
Sept '21	3,523	3,400	3.6%
Oct '21	3,583	3,409	5.1%
Nov '21	2,975	3,031	-1.8%
Dec '21	2,781	2,582	7.7%

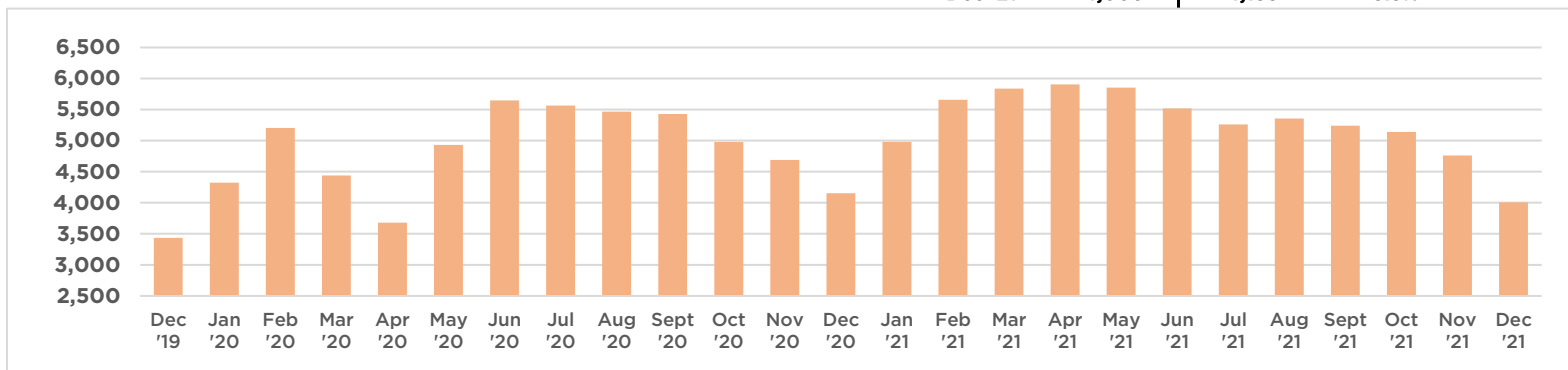


## Pending Properties

Total number of properties under contract



	Pending Properties	Prior year	Change
Dec '20	4,153	3,434	20.9%
Jan '21	4,979	4,324	15.1%
Feb '21	5,657	5,204	8.7%
Mar '21	5,839	4,439	31.5%
Apr '21	5,904	3,679	60.5%
May '21	5,852	4,930	18.7%
Jun '21	5,519	5,647	-2.3%
Jul '21	5,260	5,564	-5.5%
Aug '21	5,355	5,467	-2.0%
Sept '21	5,240	5,429	-3.5%
Oct '21	5,140	4,977	3.3%
Nov '21	4,762	4,688	1.6%
Dec '21	4,006	4,153	-3.5%



# December 2021

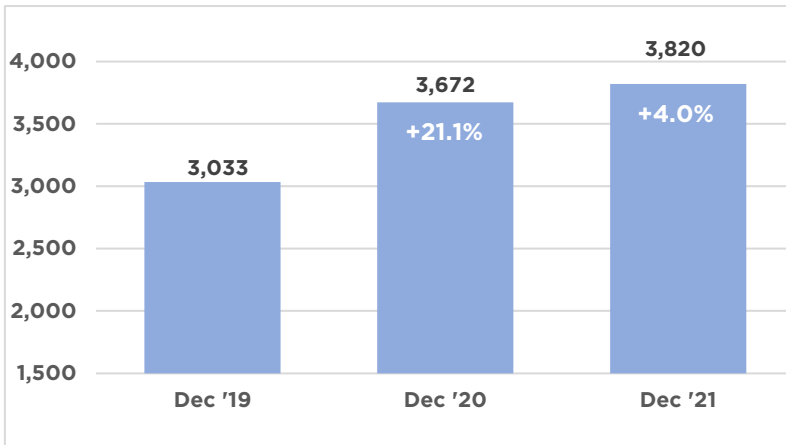


# MARKET PULSE

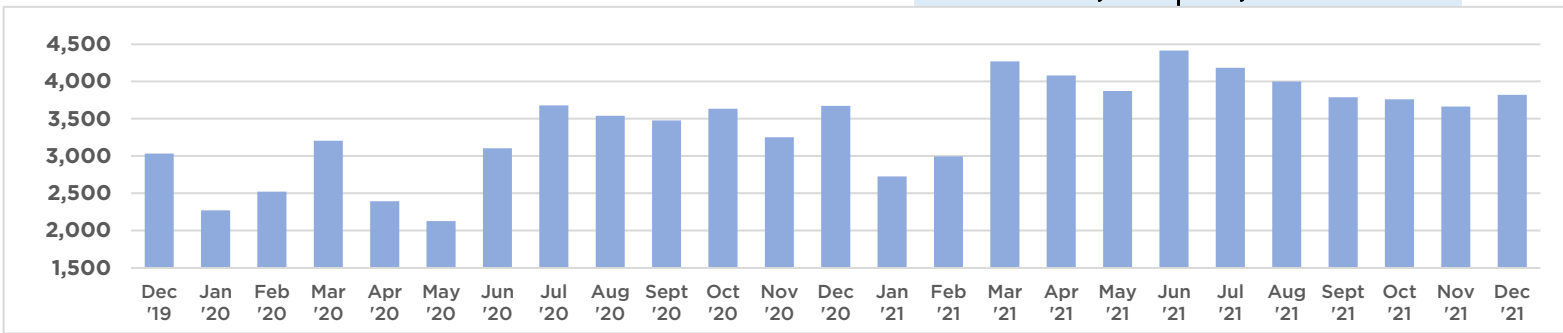


## Closed Sales

Number of properties that closed during December

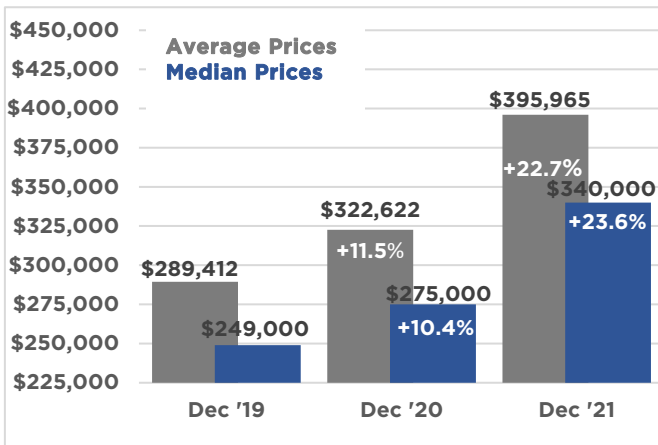


	Closed Sales	Prior year	Change
Dec '20	3,672	3,033	21.1%
Jan '21	2,727	2,270	20.1%
Feb '21	2,995	2,521	18.8%
Mar '21	4,268	3,204	33.2%
Apr '21	4,081	2,393	70.5%
May '21	3,872	2,127	82.0%
Jun '21	4,414	3,103	42.2%
Jul '21	4,183	3,679	13.7%
Aug '21	3,999	3,539	13.0%
Sept '21	3,789	3,478	8.9%
Oct '21	3,760	3,634	3.5%
Nov '21	3,664	3,251	12.7%
Dec '21	3,820	3,672	4.0%



## Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
Dec '20	\$322,622	\$289,412	-10.3%	\$275,000	\$249,000	-9.5%
Jan '21	\$325,454	\$281,726	-13.4%	\$275,000	\$245,000	-10.9%
Feb '21	\$340,273	\$290,368	-14.7%	\$280,000	\$250,000	-10.7%
Mar '21	\$347,119	\$295,257	-14.9%	\$285,000	\$253,500	-11.1%
Apr '21	\$362,439	\$300,812	-17.0%	\$295,000	\$263,750	-10.6%
May '21	\$361,646	\$289,197	-20.0%	\$300,000	\$259,900	-13.4%
Jun '21	\$383,113	\$303,437	-20.8%	\$315,000	\$265,000	-15.9%
Jul '21	\$378,016	\$317,839	-15.9%	\$320,000	\$270,000	-15.6%
Aug '21	\$379,382	\$318,651	-16.0%	\$320,000	\$275,000	-14.1%
Sept '21	\$373,487	\$325,018	-13.0%	\$318,000	\$270,000	-15.1%
Oct '21	\$383,834	\$319,806	-16.7%	\$325,000	\$269,950	-16.9%
Nov '21	\$378,907	\$326,855	-13.7%	\$330,000	\$275,000	-16.7%
Dec '21	\$395,965	\$322,622	-18.5%	\$340,000	\$275,000	-19.1%

