



## February 2022

	Year over Year Changes			Month to Month Changes		
	February	February	Percent	February	January	Percent
	2022	2021	chg	2022	2021	chg
Inventory	2,313	3,420	-32.4%	2,313	2,379	-2.8%
New Listings	3,686	3,322	11.0%	3,686	3,574	3.1%
New Contracts	3,535	3,564	-0.8%	3,535	3,015	17.2%
Total Pendings	5,163	5,657	-8.7%	5,163	4,653	11.0%
Closed Sales	3,198	2,995	6.8%	3,198	3,033	5.4%
Average Price	\$401,232	\$340,273	17.9%	\$401,232	\$386,061	3.9%
Median Price	\$345,000	\$280,000	23.2%	\$345,000	\$335,000	3.0%
Monthly Volume	\$1,283,139,222	\$1,019,117,933	25.9%	\$1,283,139,222	\$1,170,923,031	9.6%
Avg Days on Mkt	30	52	-42.3%	30	32	-6.3%
Avg Days to Sale	63	90	-30.0%	63	69	-8.7%
Months of Supply	0.72	1.14	-36.7%	0.72	0.78	-7.8%

## State of the Market

- "In February, we saw an increase across the board in overall sales, pending sales, and new listings in Central Florida," says Tansey Soderstrom, 2022 Orlando Regional REALTOR® Association President. "This is the strong start to the spring selling season that we expected. We anticipate the competitive housing market to continue throughout the spring."
- February's median home price was recorded at \$345,000, an increase of 2.99% compared to January 2022 and setting a new record high, surpassing December 2021's record high of \$340,000. The median home price in February 2021 was \$280,000.
- Overall sales in February increased by 5.44%, with a total of 3,198 sales compared to 3,033 sales in January 2022.
- Inventory continued to drop in February, decreasing by 2.77% from January 2022 for a total of 2,313 homes on the market in February.
- Interest rates continued to slightly increase as the average interest rate for February 2022 was recorded at 3.87% compared to January 2022 when it was at 3.38%.
- 26 distressed homes (bank-owned properties and short sales) accounted for .81% of all home sales in February 2022. That represents a 4% increase over January 2022, when 25 distressed homes sold.
- New listings increased by 3.13% from January 2022 to February 2022, with a total of 3,686 new homes on the market in February.

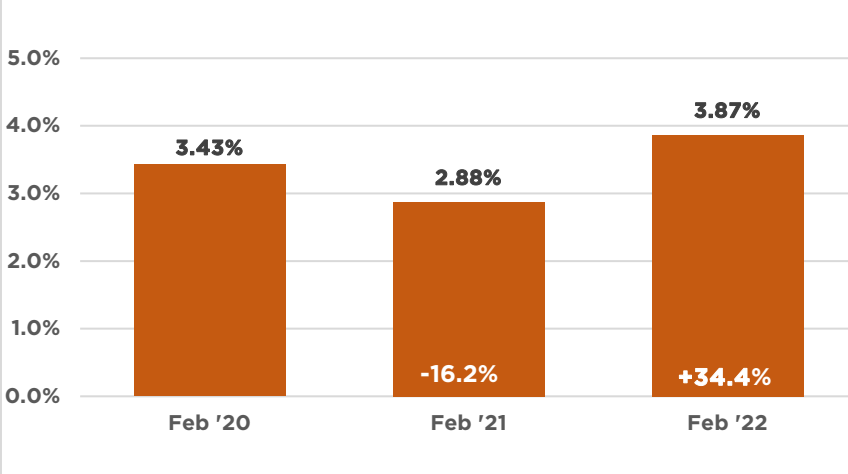
A quick look at the Orlando market over the last 18 months

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								
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
Dec '20	2.70%	4,875	3,113	1,132	630	2,584	2,582	4,153	433	281	150	3,672	45
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	<b>2.88%</b>	<b>3,420</b>	<b>2,063</b>	<b>951</b>	<b>406</b>	<b>3,322</b>	<b>3,564</b>	<b>5,657</b>	<b>242</b>	<b>104</b>	<b>427</b>	<b>2,995</b>	<b>52</b>
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
Dec '21	3.07%	2,586	1,964	425	197	2,797	2,781	4,006	277	140	381	3,820	31
Jan '22	3.38%	2,379	1,834	365	180	3,574	3,015	4,653	193	72	396	3,033	32
Feb '22	<b>3.87%</b>	<b>2,313</b>	<b>1,797</b>	<b>360</b>	<b>156</b>	<b>3,686</b>	<b>3,535</b>	<b>5,163</b>	<b>316</b>	<b>68</b>	<b>312</b>	<b>3,198</b>	<b>30</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
		Inventory											

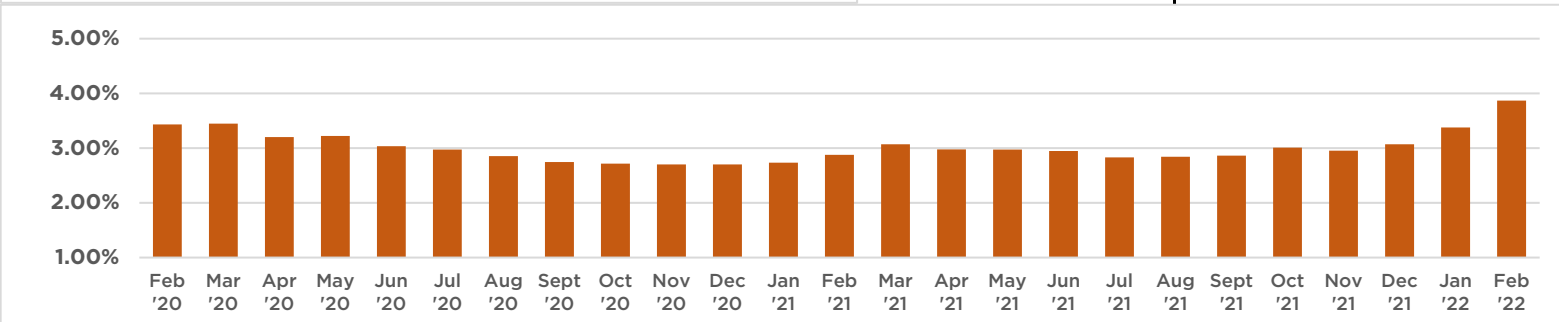
Complete stats and data may be found under Market Info at [www.orlandorealtors.org](http://www.orlandorealtors.org). Comments or suggestions? Contact Mike Blinn, Statistician.

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.

**Avg mortgage paid by buyers in Central Florida**

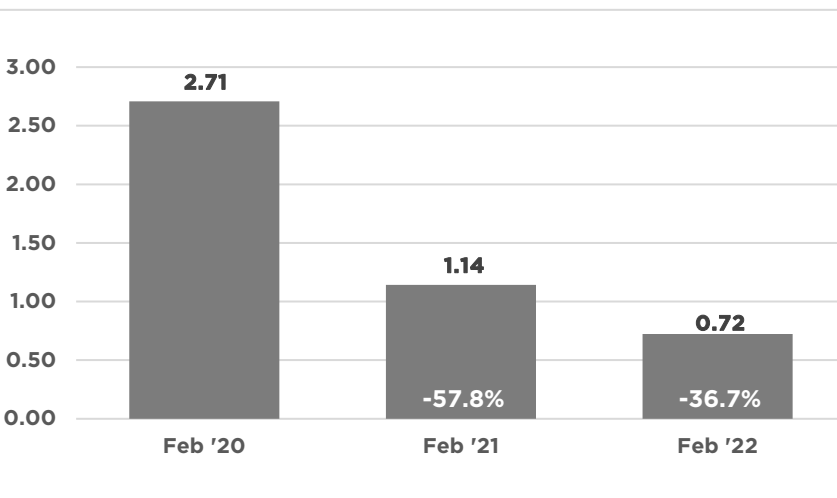


Mortgage Rates	Prior yr	Change
Feb '21	3.43%	-16.2%
Mar '21	3.45%	-10.9%
Apr '21	3.20%	-7.0%
May '21	3.22%	-7.7%
Jun '21	3.04%	-2.9%
Jul '21	2.97%	-4.8%
Aug '21	2.85%	-0.4%
Sept '21	2.74%	4.3%
Oct '21	2.72%	10.7%
Nov '21	2.70%	9.3%
Dec '21	2.70%	13.7%
Jan '22	2.73%	23.6%
Feb '22	2.88%	34.4%

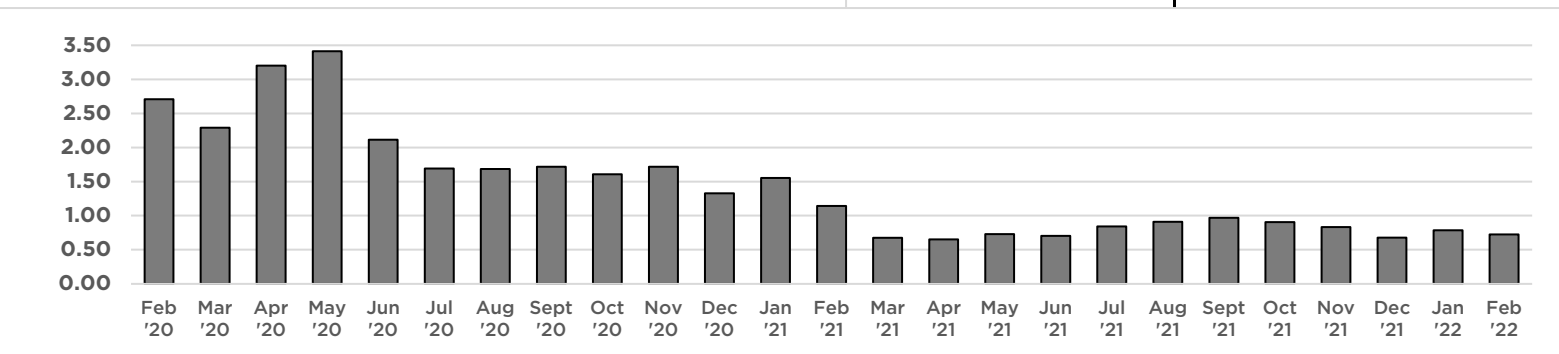


**Months of Supply**

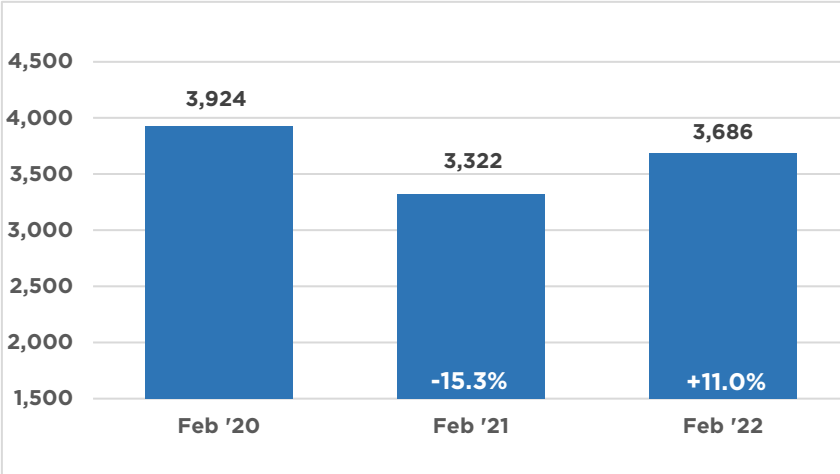
Approximate number of months to deplete inventory, based on current sales



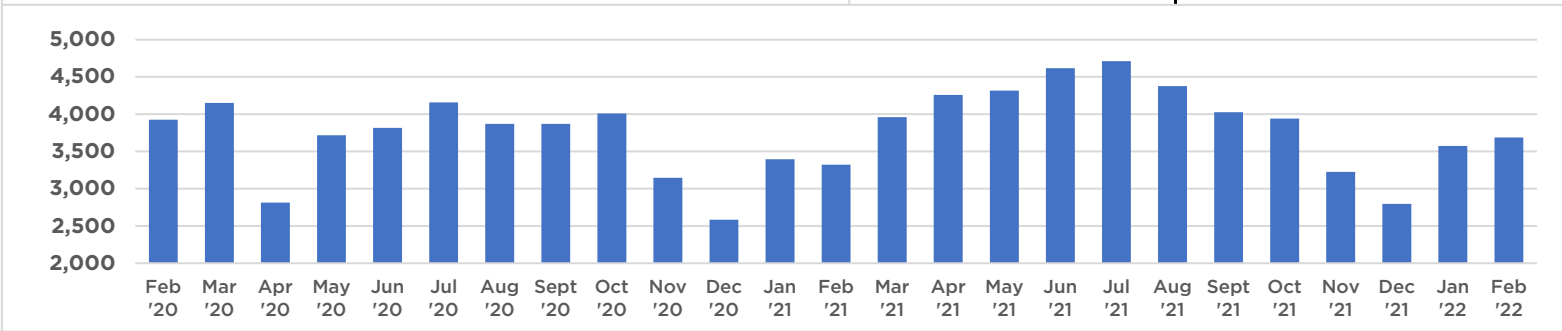
Months of Supply	Prior yr	Change
Feb '21	2.71	-57.8%
Mar '21	2.29	-70.6%
Apr '21	3.20	-79.7%
May '21	3.41	-78.6%
Jun '21	2.11	-66.8%
Jul '21	1.69	-50.2%
Aug '21	1.68	-46.0%
Sept '21	1.72	-43.7%
Oct '21	1.61	-43.6%
Nov '21	1.72	-51.6%
Dec '21	1.33	-49.0%
Jan '22	1.55	-49.5%
Feb '22	1.14	-36.7%



**New properties entering the market in February**

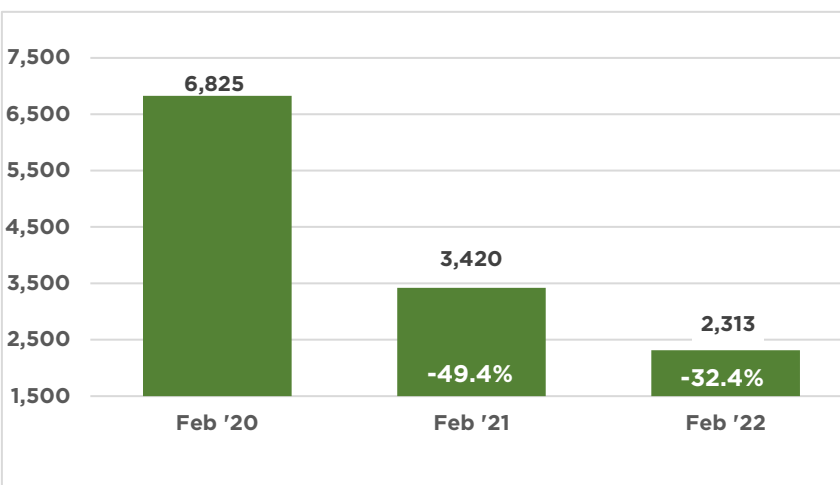


	New Listings	Prior year	Change
Feb '21	3,322	3,924	-15.3%
Mar '21	3,959	4,150	-4.6%
Apr '21	4,258	2,814	51.3%
May '21	4,315	3,717	16.1%
Jun '21	4,617	3,816	21.0%
Jul '21	4,710	4,156	13.3%
Aug '21	4,375	3,869	13.1%
Sept '21	4,026	3,870	4.0%
Oct '21	3,940	4,009	-1.7%
Nov '21	3,226	3,145	2.6%
Dec '21	2,797	2,584	8.2%
Jan '22	3,574	3,394	5.3%
Feb '22	3,686	3,322	11.0%

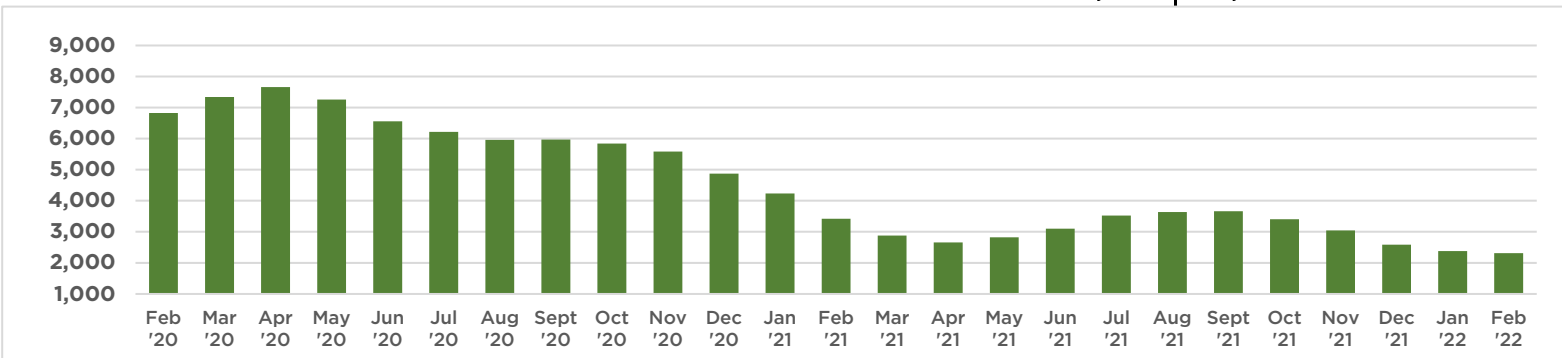


**Inventory**

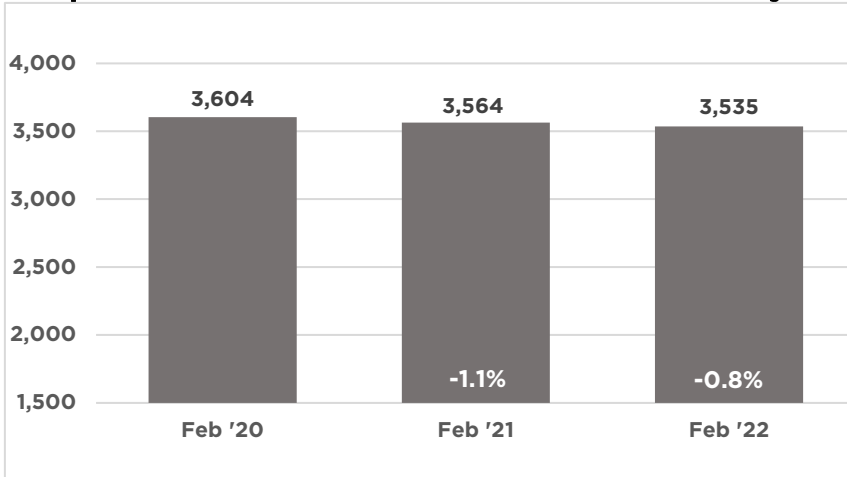
**Number of properties currently available on the market**



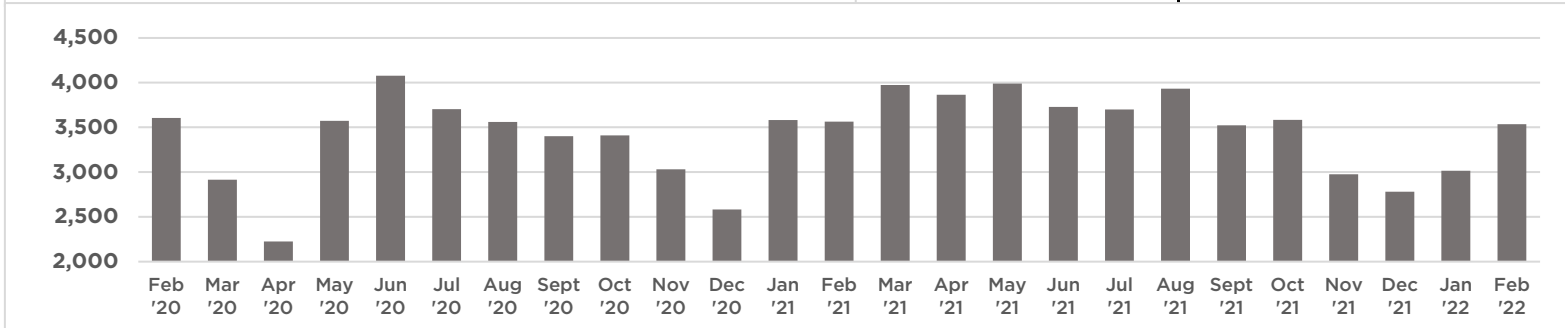
	Inventory	Prior year	Change
Feb '21	3,420	6,825	-49.9%
Mar '21	2,878	7,341	-60.8%
Apr '21	2,655	7,659	-65.3%
May '21	2,822	7,260	-61.1%
Jun '21	3,098	6,557	-52.8%
Jul '21	3,524	6,220	-43.3%
Aug '21	3,638	5,958	-38.9%
Sept '21	3,664	5,972	-38.6%
Oct '21	3,406	5,840	-41.7%
Nov '21	3,046	5,583	-45.4%
Dec '21	2,586	4,875	-47.0%
Jan '22	2,379	4,233	-43.8%
Feb '22	2,313	3,420	-32.4%



**Properties that went under contract in February**

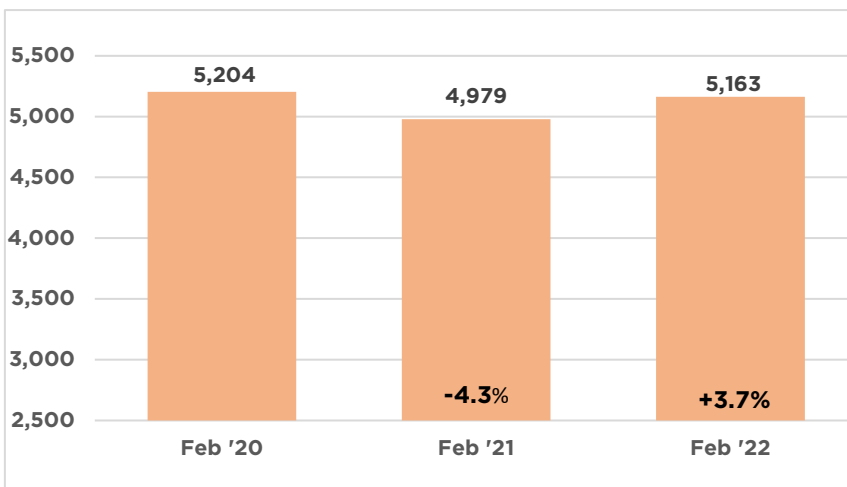


	New Contracts	Prior year	Change
Feb '21	3,564	3,604	-1.1%
Mar '21	3,973	2,914	36.3%
Apr '21	3,863	2,224	73.7%
May '21	3,988	3,572	11.6%
Jun '21	3,728	4,077	-8.6%
Jul '21	3,700	3,702	-0.1%
Aug '21	3,932	3,560	10.4%
Sept '21	3,523	3,400	3.6%
Oct '21	3,583	3,409	5.1%
Nov '21	2,975	3,031	-1.8%
Dec '21	2,781	2,582	7.7%
Jan '22	3,015	3,582	-15.8%
Feb '22	3,535	3,564	-0.8%

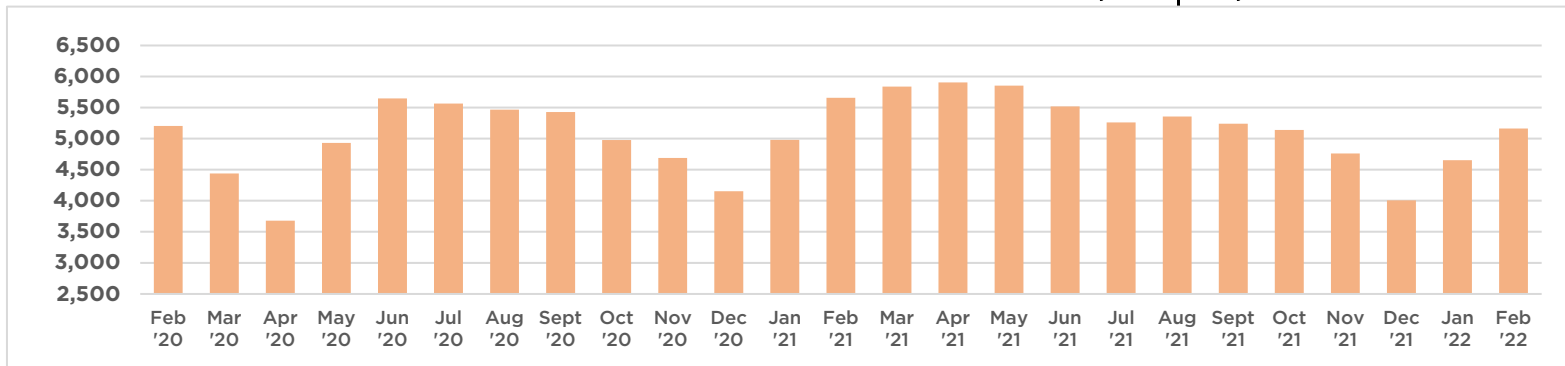


**Pending Properties**

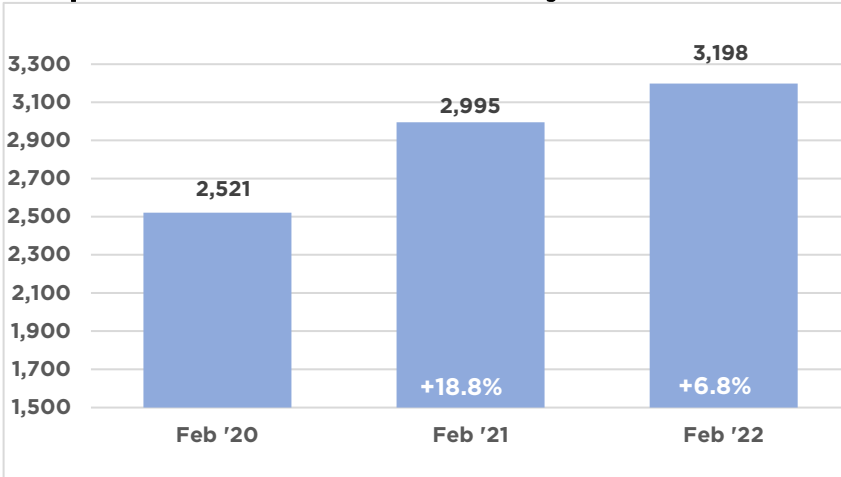
**Total number of properties under contract**



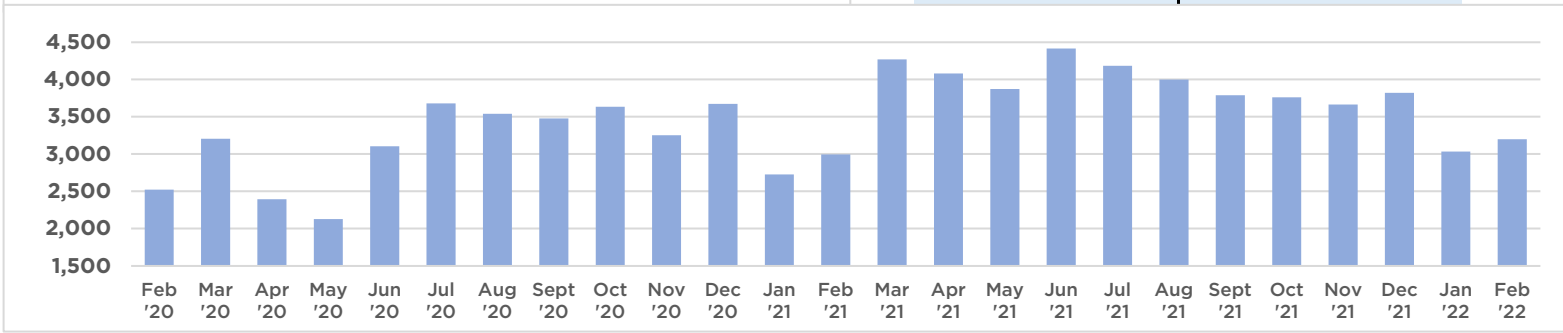
	Pending Properties	Prior year	Change
Feb '21	5,657	5,204	8.7%
Mar '21	5,839	4,439	31.5%
Apr '21	5,904	3,679	60.5%
May '21	5,852	4,930	18.7%
Jun '21	5,519	5,647	-2.3%
Jul '21	5,260	5,564	-5.5%
Aug '21	5,355	5,467	-2.0%
Sept '21	5,240	5,429	-3.5%
Oct '21	5,140	4,977	3.3%
Nov '21	4,762	4,688	1.6%
Dec '21	4,006	4,153	-3.5%
Jan '22	4,653	4,979	-6.5%
Feb '22	5,163	5,657	-8.7%



**Properties that closed in February**

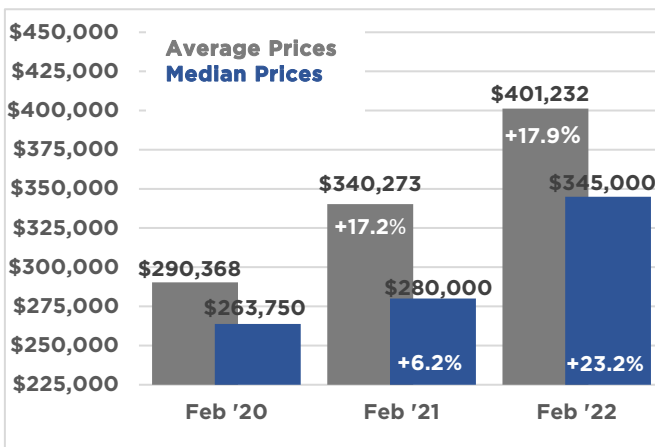


	Closed Sales	Prior year	Change
Feb '21	2,995	2,521	18.8%
Mar '21	4,268	3,204	33.2%
Apr '21	4,081	2,393	70.5%
May '21	3,872	2,127	82.0%
Jun '21	4,414	3,103	42.2%
Jul '21	4,183	3,679	13.7%
Aug '21	3,999	3,539	13.0%
Sept '21	3,789	3,478	8.9%
Oct '21	3,760	3,634	3.5%
Nov '21	3,664	3,251	12.7%
Dec '21	3,820	3,672	4.0%
Jan '22	3,033	2,727	11.2%
Feb '22	3,198	2,995	6.8%



**Average & Median Prices**

**Sold Property prices**



	Avg Price	Prior year	Change	Median Price	Prior year	Change
Feb '21	\$340,273	\$290,368	-14.7%	\$280,000	\$263,750	-5.8%
Mar '21	\$347,119	\$295,257	-14.9%	\$285,000	\$259,900	-8.8%
Apr '21	\$362,439	\$300,812	-17.0%	\$295,000	\$265,000	-10.2%
May '21	\$361,646	\$289,197	-20.0%	\$300,000	\$270,000	-10.0%
Jun '21	\$383,113	\$303,437	-20.8%	\$315,000	\$275,000	-12.7%
Jul '21	\$378,016	\$317,839	-15.9%	\$320,000	\$270,000	-15.6%
Aug '21	\$379,382	\$318,651	-16.0%	\$320,000	\$269,950	-15.6%
Sept '21	\$373,487	\$325,018	-13.0%	\$318,000	\$275,000	-13.5%
Oct '21	\$383,834	\$319,806	-16.7%	\$325,000	\$275,000	-15.4%
Nov '21	\$378,907	\$326,855	-13.7%	\$330,000	\$275,000	-16.7%
Dec '21	\$395,965	\$322,622	-18.5%	\$340,000	\$280,000	-17.6%
Jan '22	\$386,061	\$325,454	-15.7%	\$335,000	\$285,000	-14.9%
Feb '22	\$401,232	\$340,273	-15.2%	\$345,000	\$295,000	-14.5%

