



January 2022

	Year over Year Changes			Month to Month Changes		
	January 2022	January 2021	Percent chg	January 2022	December 2021	Percent chg
Inventory	2,379	4,233	-43.8%	2,379	2,586	-8.0%
New Listings	3,574	3,394	5.3%	3,574	2,797	27.8%
New Contracts	3,015	3,582	-15.8%	3,015	2,781	8.4%
Total Pendings	4,653	4,979	-6.5%	4,653	4,006	16.2%
Closed Sales	3,033	2,727	11.2%	3,033	3,820	-20.6%
Average Price	\$386,061	\$325,454	18.6%	\$386,061	\$395,965	-2.5%
Median Price	\$335,000	\$275,000	21.8%	\$335,000	\$340,000	-1.5%
Monthly Volume	\$1,170,923,031	\$887,514,402	31.9%	\$1,170,923,031	\$1,512,585,492	-22.6%
Avg Days on Mkt	32	49	-34.7%	32	31	3.2%
Avg Days to Sale	69	87	-20.7%	69	67	3.0%
Months of Supply	0.78	1.55	-49.5%	0.78	0.68	15.9%

State of the Market

- "Overall sales dipped in January, which is expected during winter months. We predict sales to increase during the spring season and remain competitive throughout 2022," says Tansey Soderstrom, 2022 Orlando Regional REALTOR® Association President. "While interest rates slightly increased, we are still seeing very low percentages across the board. If you're considering buying, now is the time to take advantage."
- January's median home price was recorded at \$335,000, a slight decrease of 1.47% following December 2021's record high of \$340,000.
- Overall sales in January dropped by 20.6%, with a total of 3,033 sales compared to 3,820 sales in December 2021.
- Inventory continued to drop in January, decreasing by 8% from December 2021 to January 2022, for a total of 2,379 homes on the market in January.
- Interest rates continued to slightly increase as the average interest rate for January 2022 was recorded at 3.38% compared to December 2021 when it was at 3.07%.
- 19 distressed homes (bank-owned properties and short sales) accounted for .63% of all home sales in January 2022. That represents a 32.14% drop over December 2021, when 28 distressed homes sold.
- New listings have gone up by 27.7% from December 2021 to January 2022, with a total of 3,574 new homes on the market in January.

Complete stats and data may be found under Market Info at 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.

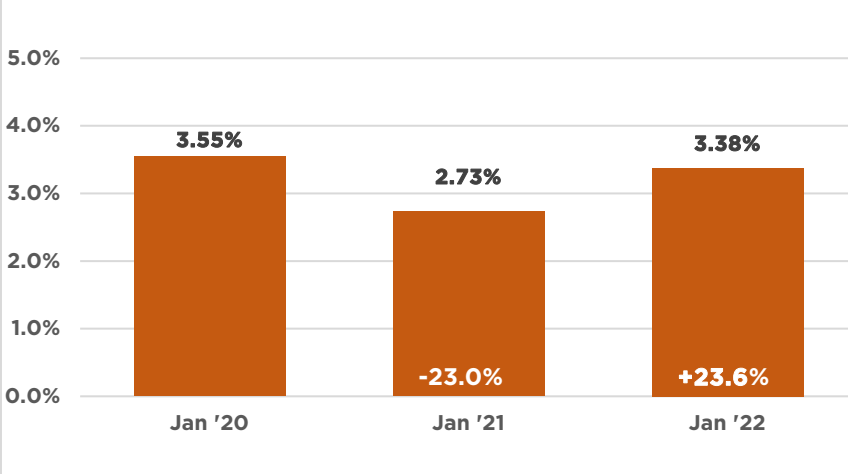
A quick look at the Orlando market over the last 18 months

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								
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
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	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
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
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

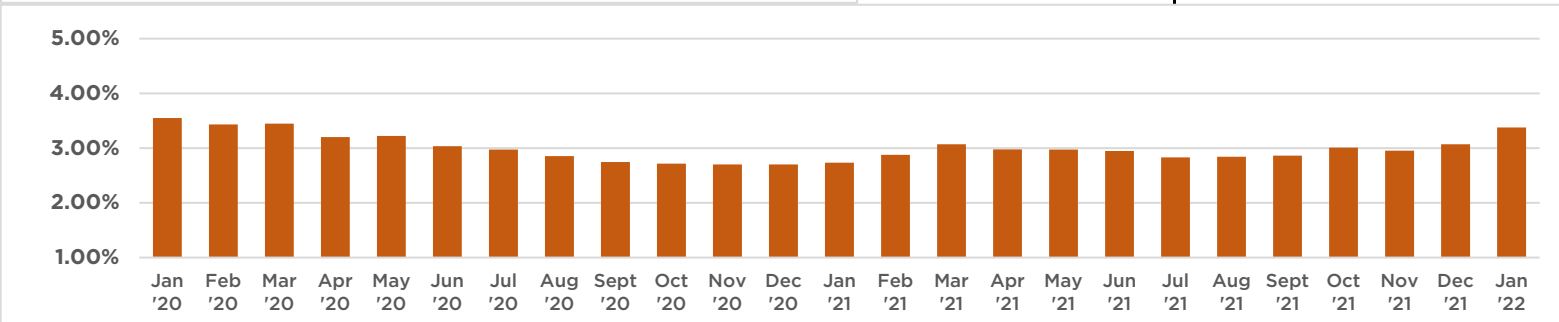
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Avg mortgage paid by buyers in Central Florida

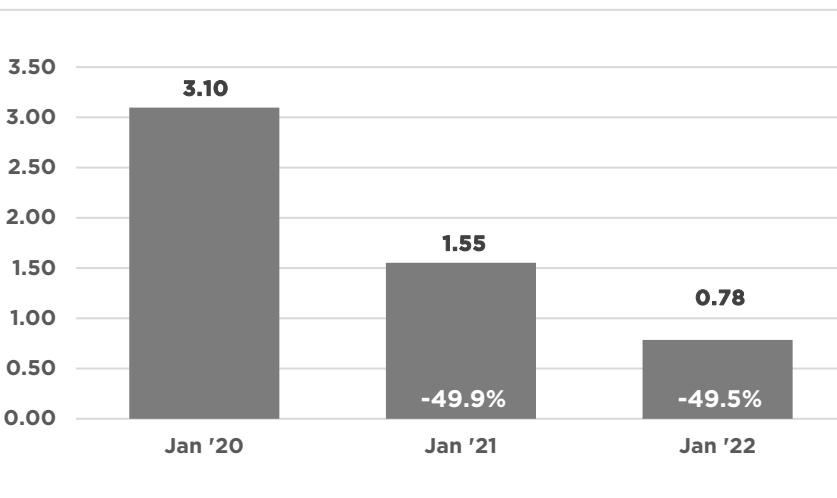


Mortgage Rates	Prior yr	Change
Jan '21	3.55%	-23.0%
Feb '21	3.43%	-16.2%
Mar '21	3.45%	-10.9%
Apr '21	3.20%	-7.0%
May '21	3.22%	-7.7%
Jun '21	3.04%	-2.9%
Jul '21	2.97%	-4.8%
Aug '21	2.85%	-0.4%
Sept '21	2.74%	4.3%
Oct '21	2.72%	10.7%
Nov '21	2.70%	9.3%
Dec '21	2.70%	13.7%
Jan '22	2.73%	23.6%

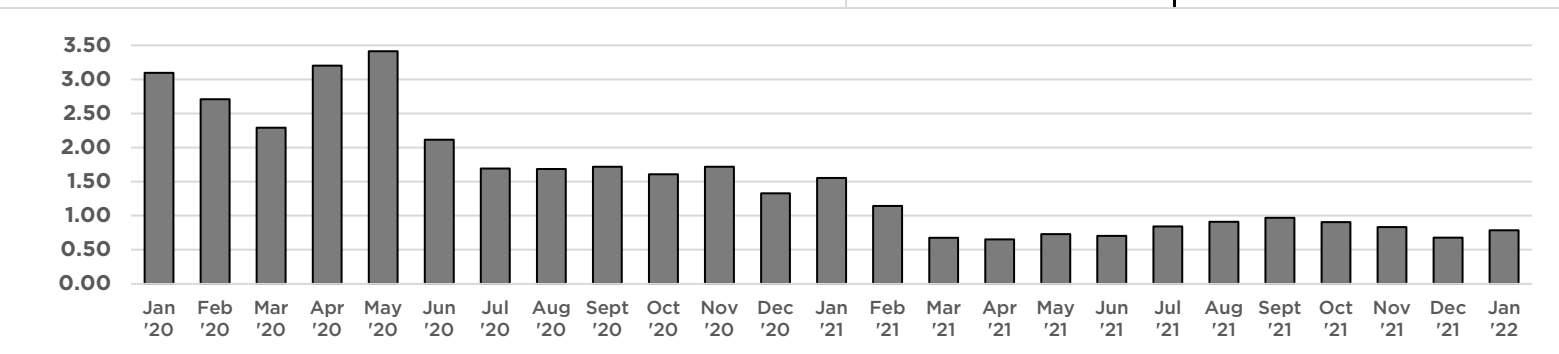


Months of Supply

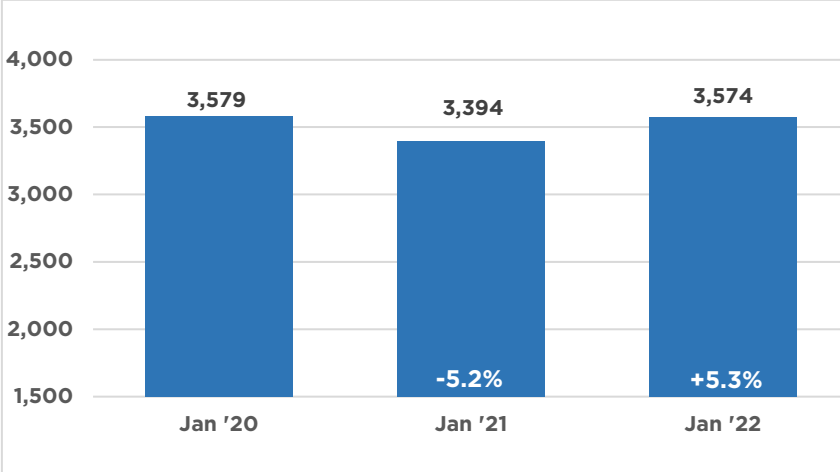
Approximate number of months to deplete inventory, based on current sales



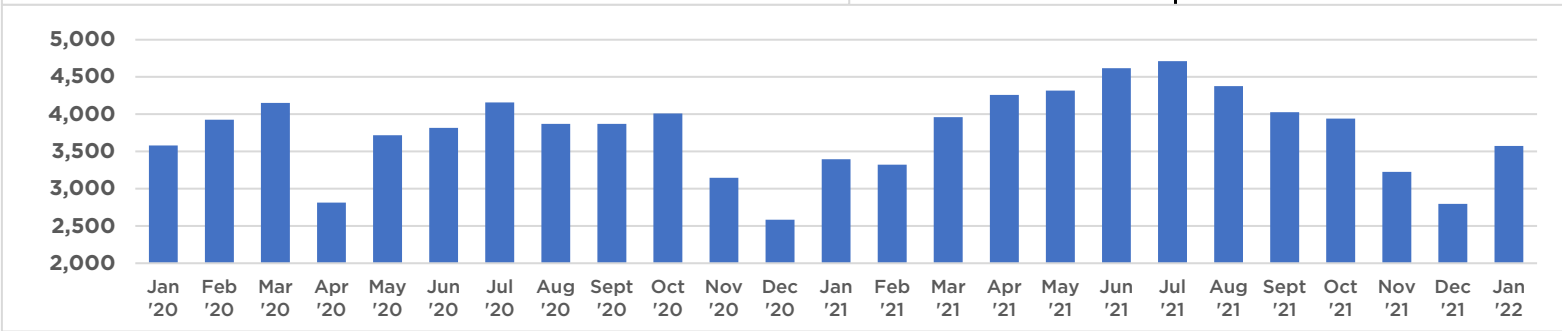
Months of Supply	Prior yr	Change
Jan '21	3.10	-49.9%
Feb '21	2.71	-57.8%
Mar '21	2.29	-70.6%
Apr '21	3.20	-79.7%
May '21	3.41	-78.6%
Jun '21	2.11	-66.8%
Jul '21	1.69	-50.2%
Aug '21	1.68	-46.0%
Sept '21	1.72	-43.7%
Oct '21	1.61	-43.6%
Nov '21	1.72	-51.6%
Dec '21	1.33	-49.0%
Jan '22	1.55	-49.5%



New properties entering the market in January

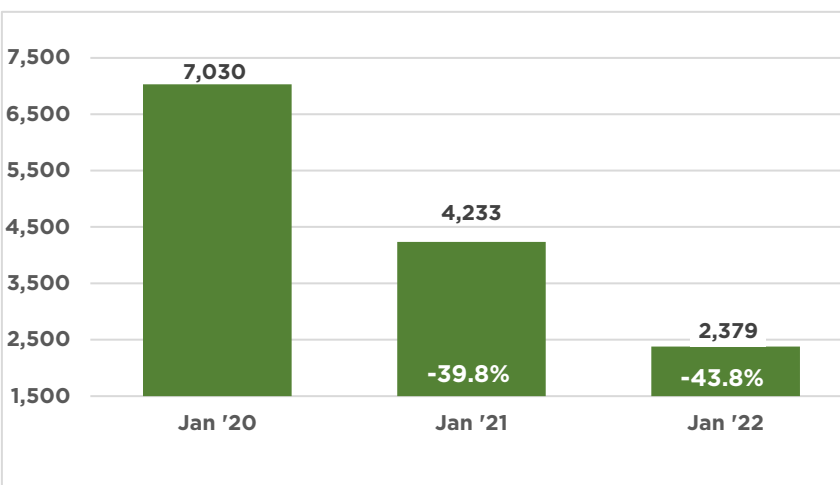


	New Listings	Prior year	Change
Jan '21	3,394	3,579	-5.2%
Feb '21	3,322	3,924	-15.3%
Mar '21	3,959	4,150	-4.6%
Apr '21	4,258	2,814	51.3%
May '21	4,315	3,717	16.1%
Jun '21	4,617	3,816	21.0%
Jul '21	4,710	4,156	13.3%
Aug '21	4,375	3,869	13.1%
Sept '21	4,026	3,870	4.0%
Oct '21	3,940	4,009	-1.7%
Nov '21	3,226	3,145	2.6%
Dec '21	2,797	2,584	8.2%
Jan '22	3,574	3,394	5.3%

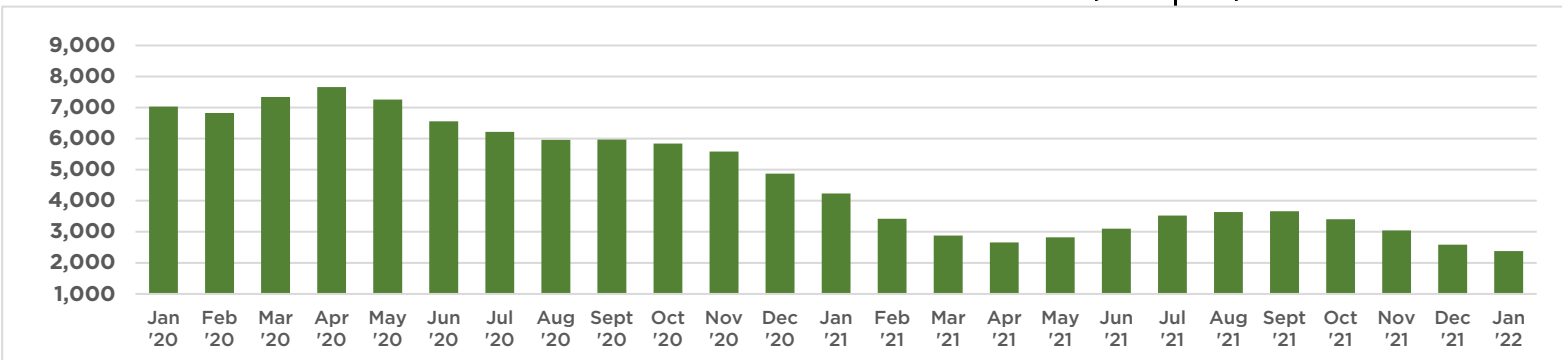


Inventory

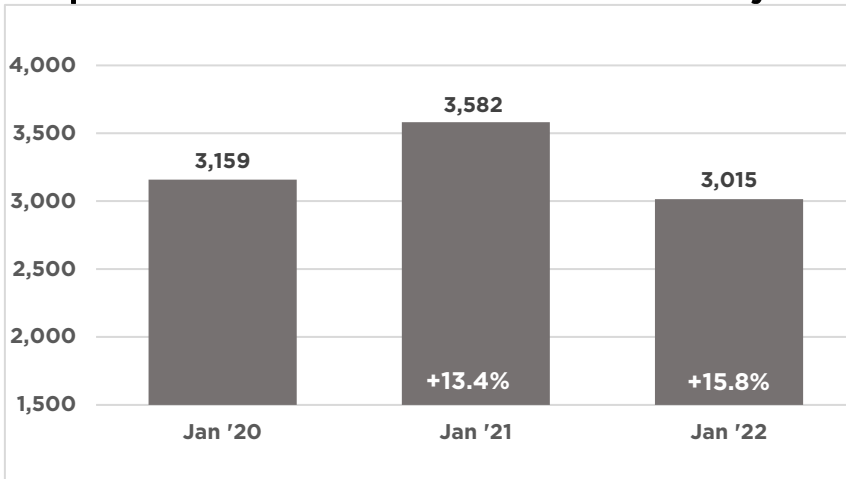
Number of properties currently available on the market



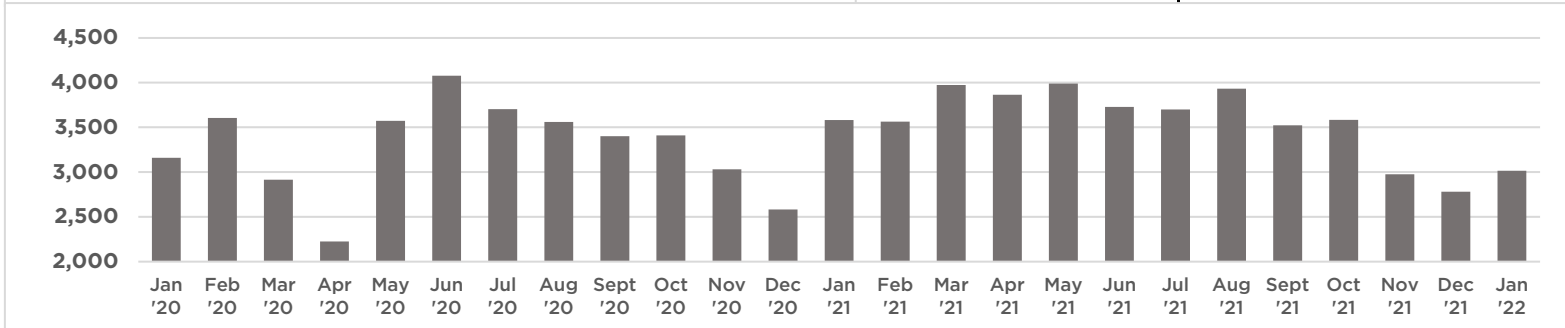
	Inventory	Prior year	Change
Jan '21	4,233	7,030	-39.8%
Feb '21	3,420	6,825	-49.9%
Mar '21	2,878	7,341	-60.8%
Apr '21	2,655	7,659	-65.3%
May '21	2,822	7,260	-61.1%
Jun '21	3,098	6,557	-52.8%
Jul '21	3,524	6,220	-43.3%
Aug '21	3,638	5,958	-38.9%
Sept '21	3,664	5,972	-38.6%
Oct '21	3,406	5,840	-41.7%
Nov '21	3,046	5,583	-45.4%
Dec '21	2,586	4,875	-47.0%
Jan '22	2,379	4,233	-43.8%



Properties that went under contract in January

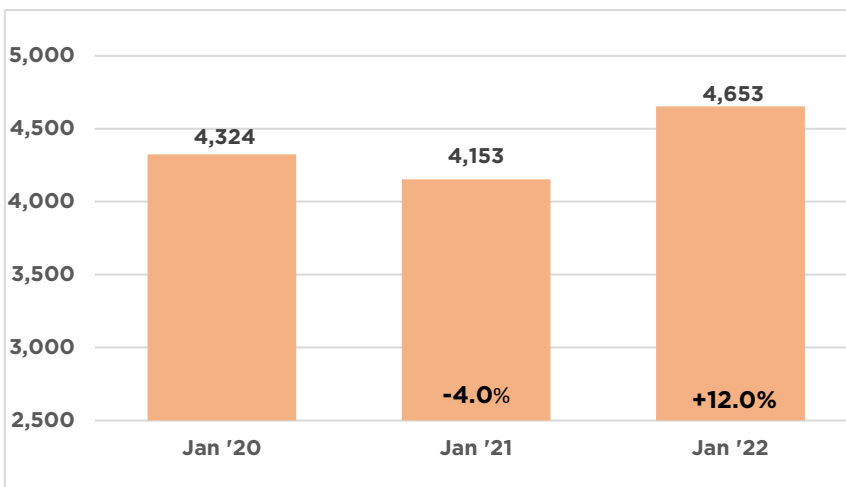


	New Contracts	Prior year	Change
Jan '21	3,582	3,159	13.4%
Feb '21	3,564	3,604	-1.1%
Mar '21	3,973	2,914	36.3%
Apr '21	3,863	2,224	73.7%
May '21	3,988	3,572	11.6%
Jun '21	3,728	4,077	-8.6%
Jul '21	3,700	3,702	-0.1%
Aug '21	3,932	3,560	10.4%
Sept '21	3,523	3,400	3.6%
Oct '21	3,583	3,409	5.1%
Nov '21	2,975	3,031	-1.8%
Dec '21	2,781	2,582	7.7%
Jan '22	3,015	3,582	-15.8%

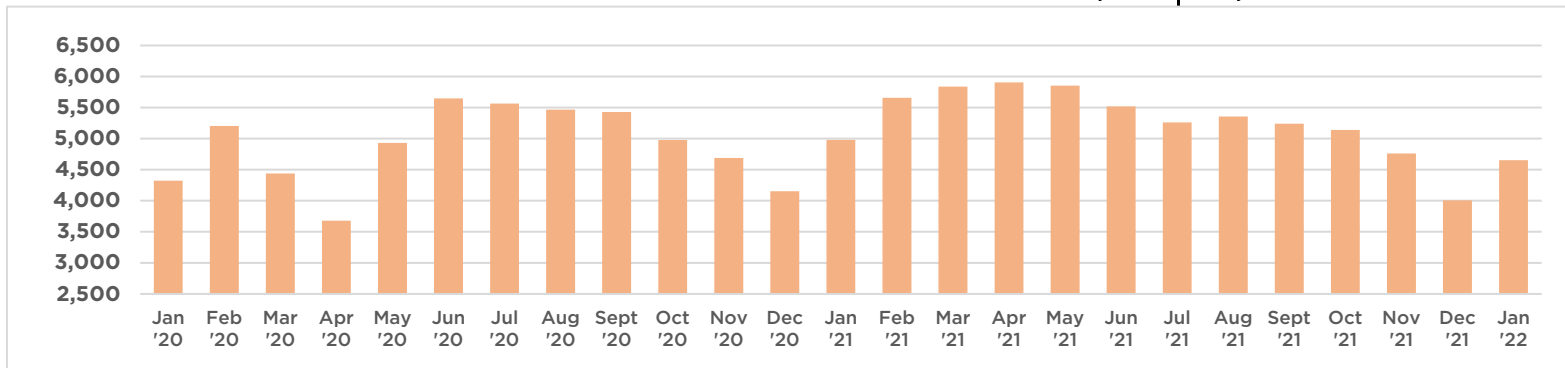


Pending Properties

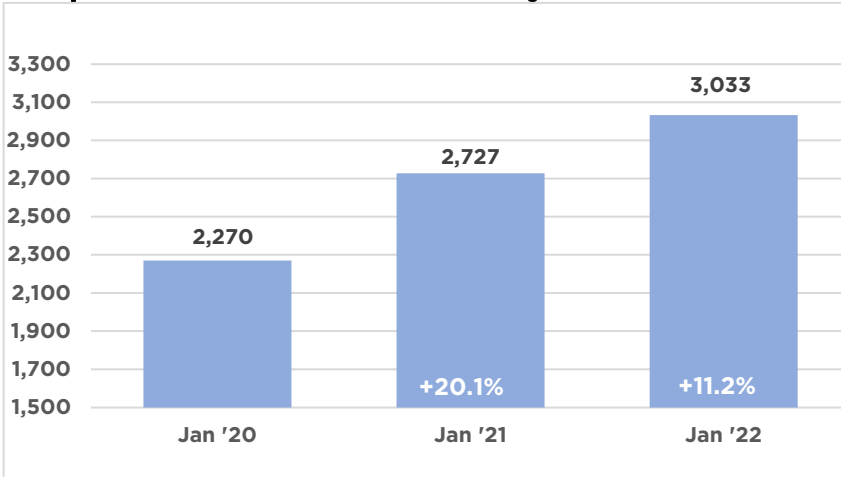
Total number of properties under contract



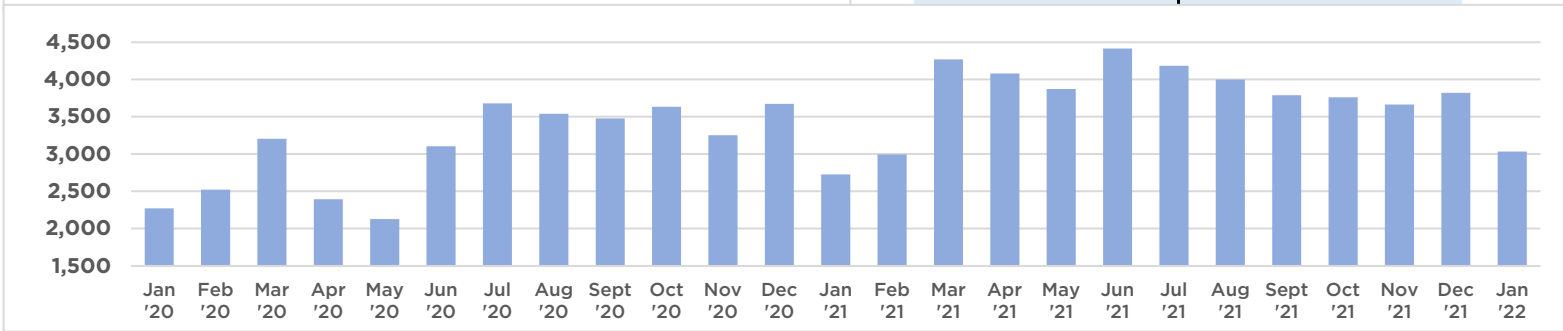
	Pending Properties	Prior year	Change
Jan '21	4,979	4,324	15.1%
Feb '21	5,657	5,204	8.7%
Mar '21	5,839	4,439	31.5%
Apr '21	5,904	3,679	60.5%
May '21	5,852	4,930	18.7%
Jun '21	5,519	5,647	-2.3%
Jul '21	5,260	5,564	-5.5%
Aug '21	5,355	5,467	-2.0%
Sept '21	5,240	5,429	-3.5%
Oct '21	5,140	4,977	3.3%
Nov '21	4,762	4,688	1.6%
Dec '21	4,006	4,153	-3.5%
Jan '22	4,653	4,979	-6.5%



Properties that closed in January

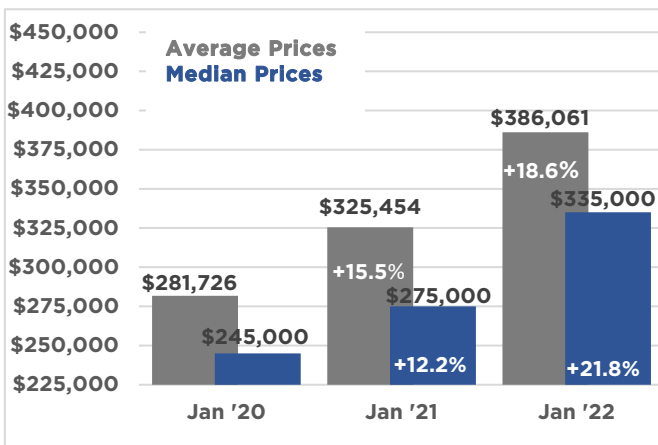


	Closed Sales	Prior year	Change
Jan '21	2,727	2,270	20.1%
Feb '21	2,995	2,521	18.8%
Mar '21	4,268	3,204	33.2%
Apr '21	4,081	2,393	70.5%
May '21	3,872	2,127	82.0%
Jun '21	4,414	3,103	42.2%
Jul '21	4,183	3,679	13.7%
Aug '21	3,999	3,539	13.0%
Sept '21	3,789	3,478	8.9%
Oct '21	3,760	3,634	3.5%
Nov '21	3,664	3,251	12.7%
Dec '21	3,820	3,672	4.0%
Jan '22	3,033	2,727	11.2%



Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
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%
Jan '22	\$386,061	\$325,454	-15.7%	\$335,000	\$275,000	-17.9%

