Orlando Area Market Overview
2025 Statistics at a glance

	Interest Rate*	2025 Median	2024 Median	% Change	2025 Sales	2024 Sales	2025 New Listings	2024 New Listings	2025 New Contracts	2024 New Contracts
Jan	6.85%	$375,000	$360,000	4.17%	1,514	1,719	4,220	3,524	2,125	2,361
Feb	6.69%	$385,000	$377,000	2.12%	1,837	2,174	4,140	3,799	2,377	2,564
Mar	6.55%	$385,500	$386,500	-0.26%	2,408	2,559	4,521	4,124	2,640	2,764
Apr	6.64%	$389,900	$388,500	0.36%	2,459	2,759	4,503	4,230	2,573	2,725
May	6.78%	$390,000	$385,000	1.30%	2,551	2,909	4,208	4,521	2,560	2,653
Jun	6.68%	$390,000	$395,000	-1.27%	2,513	2,601	3,854	4,143	2,430	2,570
Jul	6.46%	$389,999	$390,000	0.00%	2,551	2,652	3,788	4,067	2,316	2,676
Aug	6.35%	$382,950	$384,500	-0.40%	2,306	2,655	3,353	3,856	2,275	2,259
Sep	6.05%	$378,000	$380,000	-0.53%	2,245	2,249	3,371	3,530	2,343	2,020
Oct	6.02%	$380,000	$388,990	-2.31%	2,335	2,085	3,676	3,260	2,144	1,784
Nov	6.05%	$385,000	$380,000	1.32%	1,820	1,805	2,891	3,185	1,941	1,981
Dec	6.04%	$380,313	$380,000	0.08%	2,182	2,154	2,415	2,510	1,561	1,438
Year to Date		**$385,000**	**$385,000**		**26,721**	**28,321**	**44,940**	**44,749**	**27,285**	**27,795**
% Change Current Month			**0.08%**			**1.30%**		**-3.78%**		**8.55%**
% Change Year to Date			**0.00%**			**-5.65%**		**0.43%**		**-1.83%**

Composite Housing Affordability Index

	Interest Rate*	2025 Median	2024 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index**
Jan	6.85%	$375,000	$360,000	4.17%	$75,000	$300,000	$1,964.98	$94,319	$63,080	66.88%
Feb	6.69%	$385,000	$377,000	2.12%	$77,000	$308,000	$1,984.39	$95,251	$63,137	66.28%
Mar	6.55%	$385,500	$386,500	-0.26%	$77,100	$308,400	$1,958.84	$94,024	$63,194	67.21%
Apr	6.64%	$389,900	$388,500	0.36%	$77,980	$311,920	$2,000.35	$96,017	$63,251	65.87%
May	6.78%	$390,000	$385,000	1.30%	$78,000	$312,000	$2,029.64	$97,423	$63,308	64.98%
Jun	6.68%	$390,000	$395,000	-1.27%	$78,000	$312,000	$2,009.13	$96,438	$63,365	65.71%
Jul	6.46%	$389,999	$390,000	0.00%	$78,000	$311,999	$1,963.85	$94,265	$63,422	67.28%
Aug	6.35%	$382,950	$384,500	-0.40%	$76,590	$306,360	$1,907.08	$91,540	$63,479	69.35%
Sep	6.05%	$378,000	$380,000	-0.53%	$75,600	$302,400	$1,823.16	$87,512	$63,536	72.60%
Oct	6.02%	$380,000	$388,990	-2.31%	$76,000	$304,000	$1,826.15	$87,655	$63,593	72.55%
Nov	6.05%	$385,000	$380,000	1.32%	$77,000	$308,000	$1,857.32	$89,151	$63,650	71.40%
Dec	6.04%	$380,313	$380,000	0.08%	$76,063	$304,250	$1,831.77	$87,925	$63,707	72.46%

Index based on 20% down 80% Loan to Value Ratio - U.S. Housing & Urban Development**

First Time Homebuyers Affordability Index

	Interest Rate*	2025 Median	2024 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index**
Jan	6.85%	$318,750	$306,000	4.17%	$31,875	$286,875	$1,879.01	$90,192	$42,894	47.56%
Feb	6.69%	$327,250	$320,450	2.12%	$32,725	$294,525	$1,897.58	$91,084	$42,933	47.14%
Mar	6.55%	$327,675	$328,525	-0.26%	$32,768	$294,908	$1,873.14	$89,911	$42,972	47.79%
Apr	6.64%	$331,415	$330,225	0.36%	$33,142	$298,274	$1,912.84	$91,816	$43,011	46.84%
May	6.78%	$331,500	$327,250	1.30%	$33,150	$298,350	$1,940.85	$93,161	$43,049	46.21%
Jun	6.68%	$331,500	$335,750	-1.27%	$33,150	$298,350	$1,921.23	$92,219	$43,088	46.72%
Jul	6.46%	$331,499	$331,500	0.00%	$33,150	$298,349	$1,877.93	$90,141	$43,127	47.84%
Aug	6.35%	$325,508	$326,825	-0.40%	$32,551	$292,957	$1,823.65	$87,535	$43,166	49.31%
Sep	6.05%	$321,300	$323,000	-0.53%	$32,130	$289,170	$1,743.40	$83,683	$43,204	51.63%
Oct	6.02%	$323,000	$330,642	-2.31%	$32,300	$290,700	$1,746.26	$83,820	$43,243	51.59%
Nov	6.05%	$327,250	$323,000	1.32%	$32,725	$294,525	$1,776.06	$85,251	$43,282	50.77%
Dec	6.04%	$323,266	$323,000	0.08%	$32,327	$290,939	$1,751.63	$84,078	$43,321	51.52%

Index based on 10% down 90% Loan to Value Ratio - U.S. Housing & Urban Development**

Source: Stellar MLS
* Interest rate based on 30 year fixed Rate mortgage
** Percentages recommended by the National Association of REALTORS®

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