

STATE OF THE MARKET



February 2025

	Year over Year Changes			Month to Month Changes		
	February	February	Percent	February	January	Percent
	2025	2024	chg	2025	2025	chg
Inventory	12,411	8,589	44.5%	12,411	11,697	6.1%
New Listings	4,140	3,799	9.0%	4,140	4,220	-1.9%
New Contracts	2,377	2,564	-7.3%	2,377	2,125	11.9%
Total Pendings	4,006	3,891	3.0%	4,006	3,320	20.7%
Closed Sales	1,837	2,174	-15.5%	1,837	1,514	21.3%
Average Price	\$486,064	\$448,291	8.4%	\$486,064	\$492,645	-1.3%
Median Price	\$385,000	\$377,000	2.1%	\$385,000	\$375,000	2.7%
Monthly Volume	\$892,899,951	\$974,585,219	-8.4%	\$892,899,951	\$745,865,179	19.7%
Avg Days on Mkt	76	57	33.3%	76	74	2.7%
Avg Days to Sale	109	90	21.1%	109	111	-1.8%
Months of Supply	6.76	3.95	71.0%	6.76	7.73	-12.6%

State of the Market

- "With Orlando's housing inventory on the rise, buyers have more options, which has contributed to a recent increase in overall sales and pending sales as we approach spring," said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. "Now is a great time for buyers to take advantage of the increased options, negotiate favorable terms, and find the perfect home before competition heats up."
- The median home price for February was recorded at \$385,000, up from \$375,000 in January.
- Overall sales increased by 21.3% from January to February. There were 1,514 sales in January and 1,837 sales in February.
- Inventory for February was recorded at 12,411, up 6.1% from January when inventory was recorded at 11,697. This is the highest inventory since October 2014.
- February's interest rate was recorded at 6.7%, down from 6.8% in January.
- 23 distressed homes (bank-owned properties and short sales) accounted for 1.5% of all home sales in February. This is a 1.2% increase from January, when 18 distressed homes sold.
- New listings fell 1.9% from January to February, with 4,140 new homes on the market in February, compared to 4,220 in January.



February 2025

18 Months - At A Glance

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

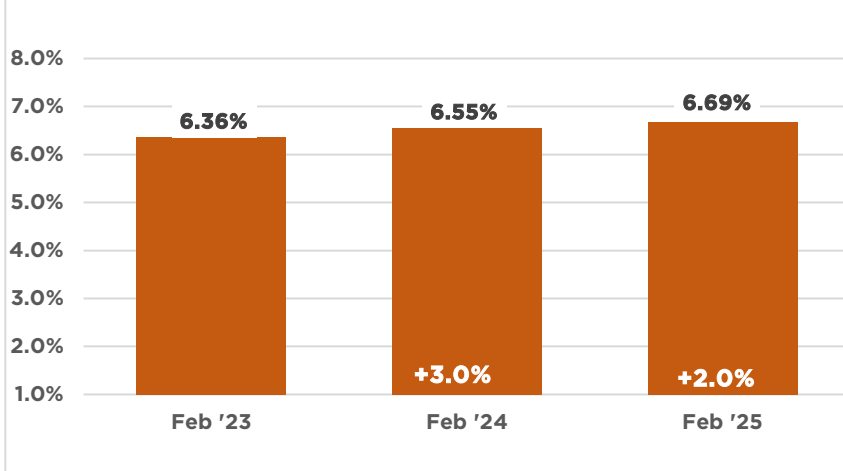
ORRA Originated Sales	Average Mtg Rate	Inventory				New Listings	New Contracts	Total Pending	Back on Market	EXP	WDN	Sales Closed	Days on Market
		Total	Single Family Homes	Condos	Townhomes/ Villas								
Sep '23	7.29%	6,758	4,958	1,090	710	3,545	2,129	3,322	583	225	642	2,558	41
Oct '23	7.77%	7,813	5,697	1,329	787	3,456	1,821	2,900	537	206	738	2,429	44
Nov '23	7.26%	8,202	5,894	1,452	856	3,188	1,707	2,796	438	235	765	1,996	46
Dec '23	6.59%	7,838	5,569	1,458	811	2,409	1,546	2,495	475	421	777	1,982	49
Jan '24	6.51%	8,217	5,772	1,546	899	3,524	2,361	3,303	432	242	818	1,719	57
Feb '24	6.55%	8,589	5,957	1,693	939	3,799	2,564	3,891	509	259	807	2,174	57
Mar '24	6.71%	8,971	6,189	1,809	973	4,124	2,764	4,257	528	266	815	2,559	58
Apr '24	6.91%	9,376	6,506	1,888	982	4,230	2,725	4,379	557	268	903	2,759	54
May '24	6.58%	10,282	7,155	2,077	1,050	4,521	2,653	4,298	603	291	881	2,909	54
Jun '24	6.69%	10,796	7,564	2,088	1,144	4,143	2,570	3,940	666	310	966	2,601	54
Jul '24	6.65%	11,158	7,784	2,150	1,224	4,067	2,676	3,999	726	357	1,079	2,652	55
Aug '24	6.09%	11,511	8,005	2,229	1,277	3,856	2,259	3,556	609	400	1,125	2,655	57
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
Feb '25	6.69%	12,411	8,467	2,486	1,458	4,140	2,377	4,006	463	403	1,083	1,837	76
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. 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.

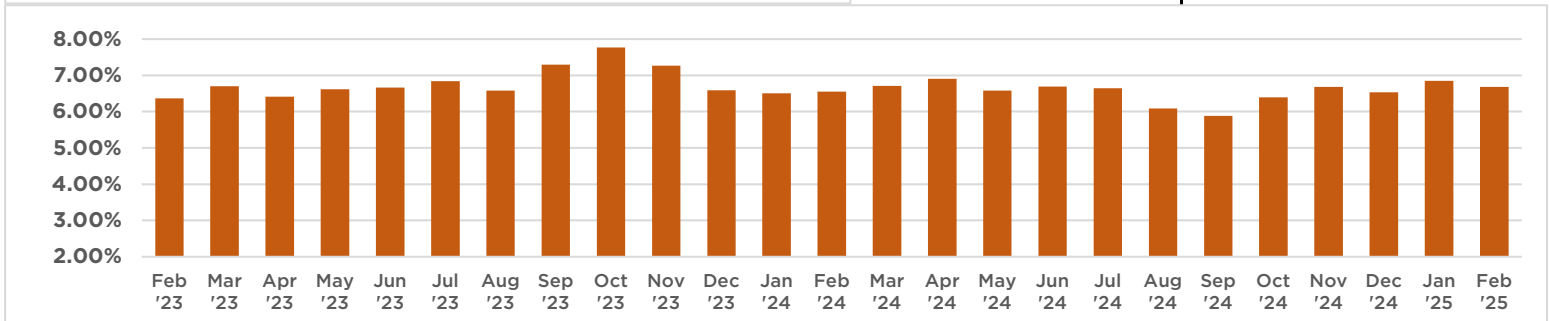


February 2025 Mortgage Rates

Avg mortgage paid by buyers in Central Florida

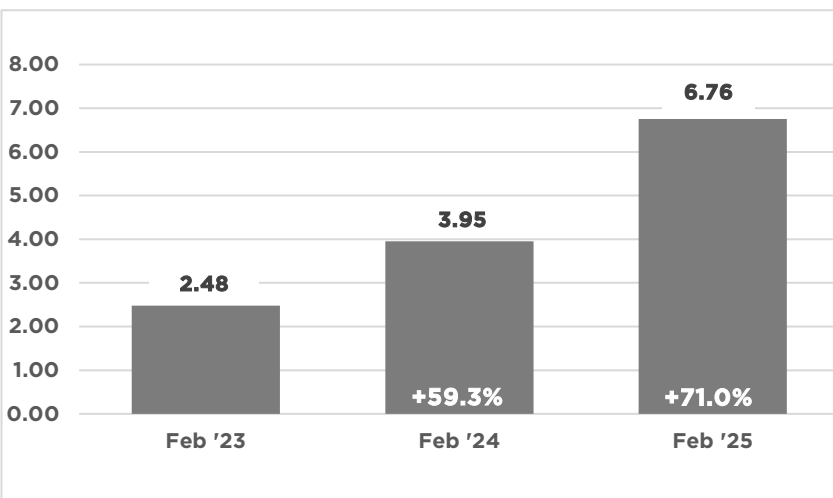


Mortgage Rates	Prior yr	Change	
Feb '24	6.55%	6.36%	3.0%
Mar '24	6.71%	6.70%	0.1%
Apr '24	6.91%	6.41%	7.8%
May '24	6.58%	6.62%	-0.6%
Jun '24	6.69%	6.66%	0.4%
Jul '24	6.65%	6.84%	-2.7%
Aug '24	6.09%	6.58%	-7.4%
Sep '24	5.89%	7.29%	-19.3%
Oct '24	6.40%	7.77%	-17.7%
Nov '24	6.69%	7.26%	-8.0%
Dec '24	6.53%	6.59%	-1.0%
Jan '25	6.85%	6.51%	5.2%
Feb '25	6.69%	6.55%	2.0%

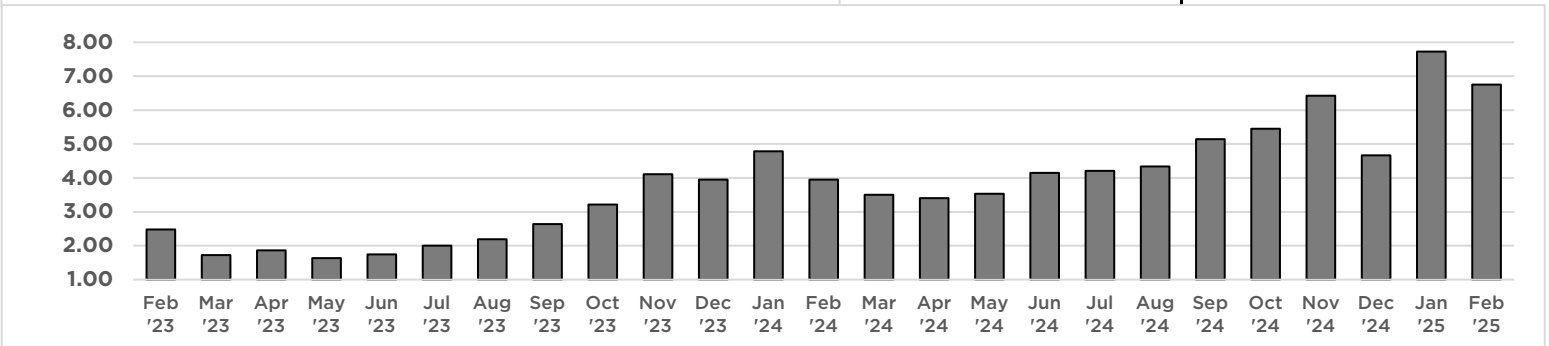


Months of Supply

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



Months of Supply	Prior yr	Change	
Feb '24	3.95	2.48	59.3%
Mar '24	3.51	1.72	103.7%
Apr '24	3.40	1.86	82.6%
May '24	3.53	1.63	116.2%
Jun '24	4.15	1.74	137.9%
Jul '24	4.21	2.01	109.8%
Aug '24	4.34	2.19	98.0%
Sep '24	5.14	2.64	94.6%
Oct '24	5.45	3.22	69.3%
Nov '24	6.43	4.11	56.4%
Dec '24	4.67	3.95	18.0%
Jan '25	7.73	4.78	61.6%
Feb '25	6.76	3.95	71.0%

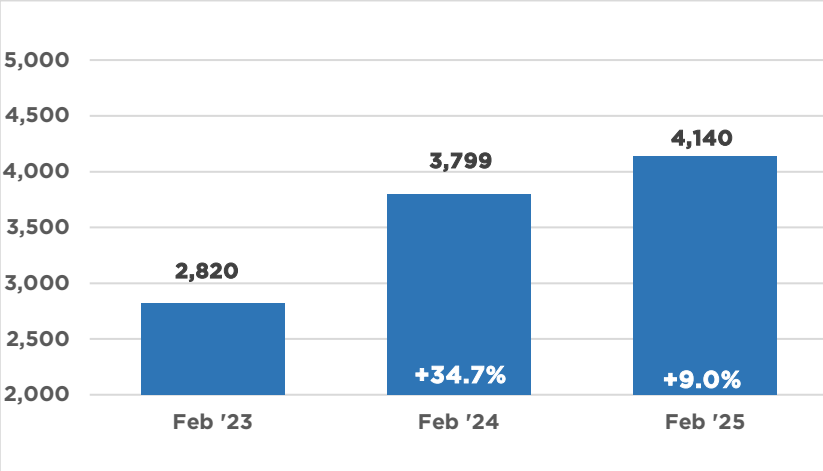




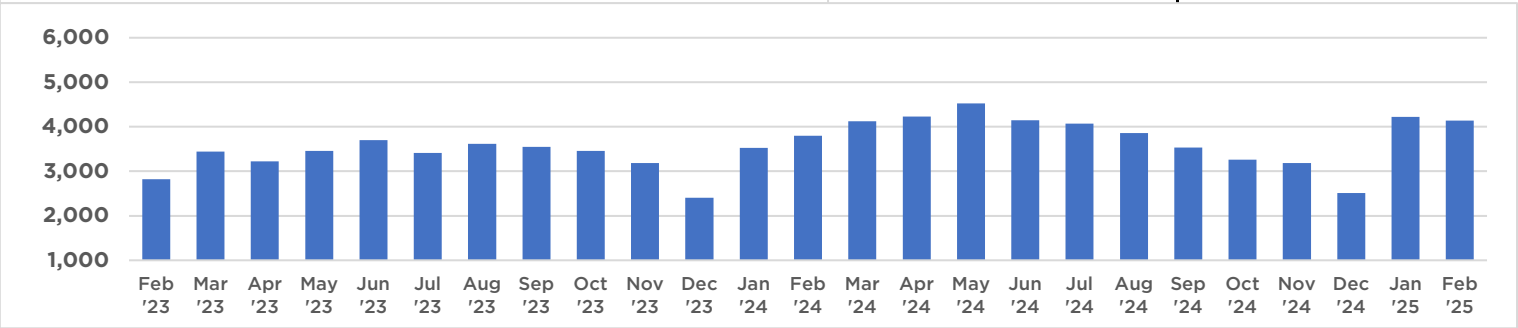
February 2025

New Listings

New properties entering the market in February

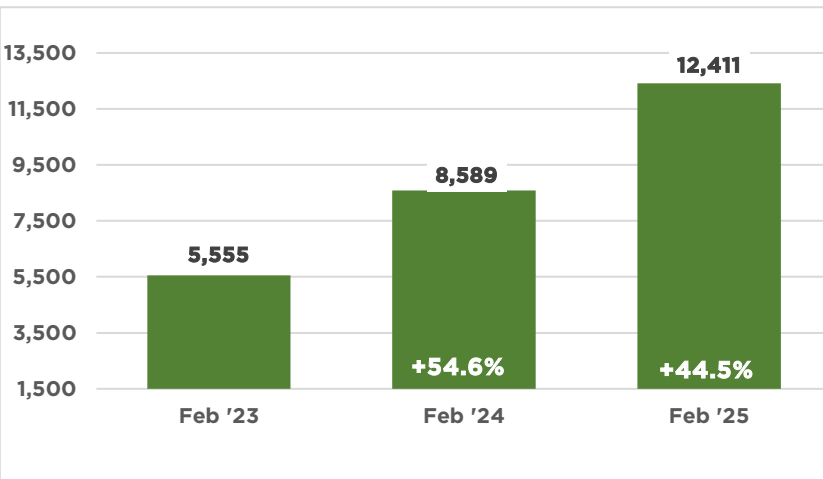


	New Listings	Prior year	Change
Feb '24	3,799	2,820	34.7%
Mar '24	4,124	3,442	19.8%
Apr '24	4,230	3,220	31.4%
May '24	4,521	3,459	30.7%
Jun '24	4,143	3,703	11.9%
Jul '24	4,067	3,413	19.2%
Aug '24	3,856	3,620	6.5%
Sep '24	3,530	3,545	-0.4%
Oct '24	3,260	3,456	-5.7%
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%

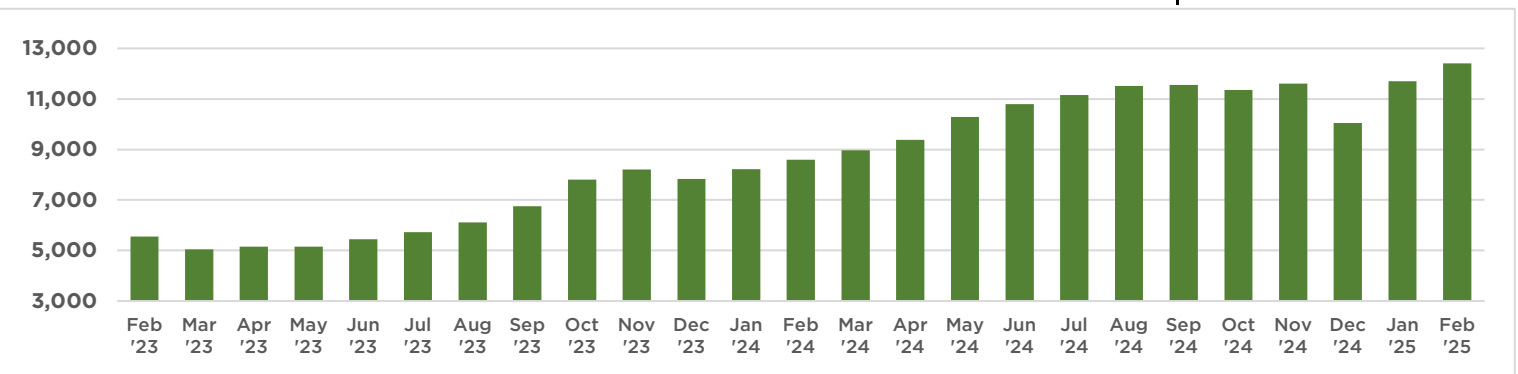


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
Feb '24	8,589	5,555	54.6%
Mar '24	8,971	5,052	77.6%
Apr '24	9,376	5,148	82.1%
May '24	10,282	5,149	99.7%
Jun '24	10,796	5,450	98.1%
Jul '24	11,158	5,720	95.1%
Aug '24	11,511	6,115	88.2%
Sep '24	11,560	6,758	71.1%
Oct '24	11,357	7,813	45.4%
Nov '24	11,604	8,202	41.5%
Dec '24	10,049	7,838	28.2%
Jan '25	11,697	8,217	42.4%
Feb '25	12,411	8,589	44.5%

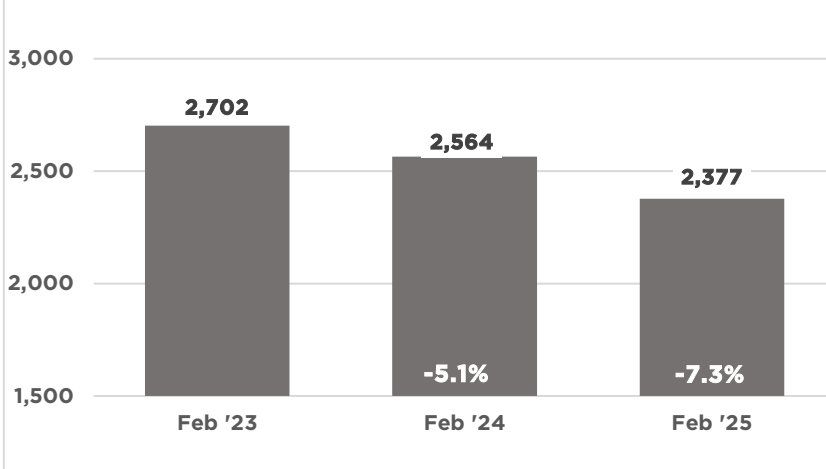




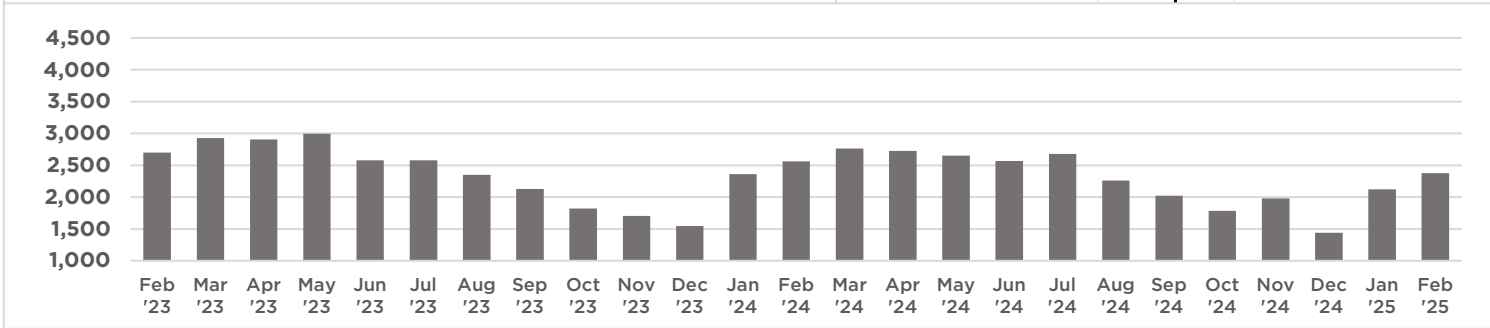
February 2025

New Contracts

Properties that went under contract in February

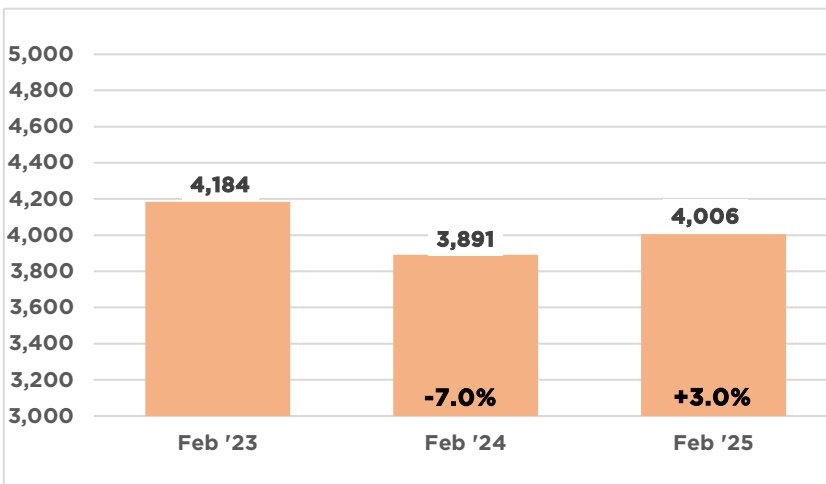


	New Contracts	Prior year	Change
Feb '24	2,564	2,702	-5.1%
Mar '24	2,764	2,928	-5.6%
Apr '24	2,725	2,904	-6.2%
May '24	2,653	2,996	-11.4%
Jun '24	2,570	2,580	-0.4%
Jul '24	2,676	2,577	3.8%
Aug '24	2,259	2,352	-4.0%
Sep '24	2,020	2,129	-5.1%
Oct '24	1,784	1,821	-2.0%
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%

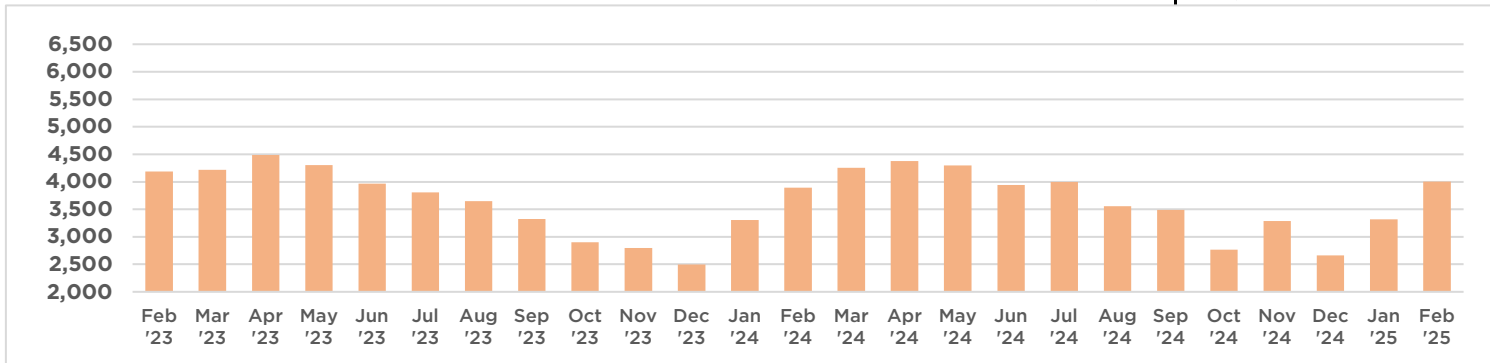


Pending Properties

Total number of properties under contract



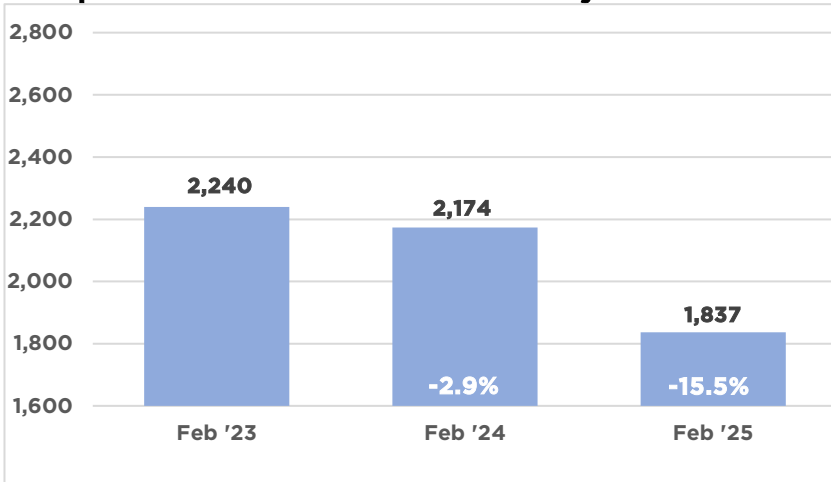
	Pending Properties	Prior year	Change
Feb '24	3,891	4,184	-7.0%
Mar '24	4,257	4,220	0.9%
Apr '24	4,379	4,485	-2.4%
May '24	4,298	4,304	-0.1%
Jun '24	3,940	3,964	-0.6%
Jul '24	3,999	3,808	5.0%
Aug '24	3,556	3,647	-2.5%
Sep '24	3,490	3,322	5.1%
Oct '24	2,767	2,900	-4.6%
Nov '24	3,285	2,796	17.5%
Dec '24	2,661	2,495	6.7%
Jan '25	3,320	3,303	0.5%
Feb '25	4,006	3,891	3.0%



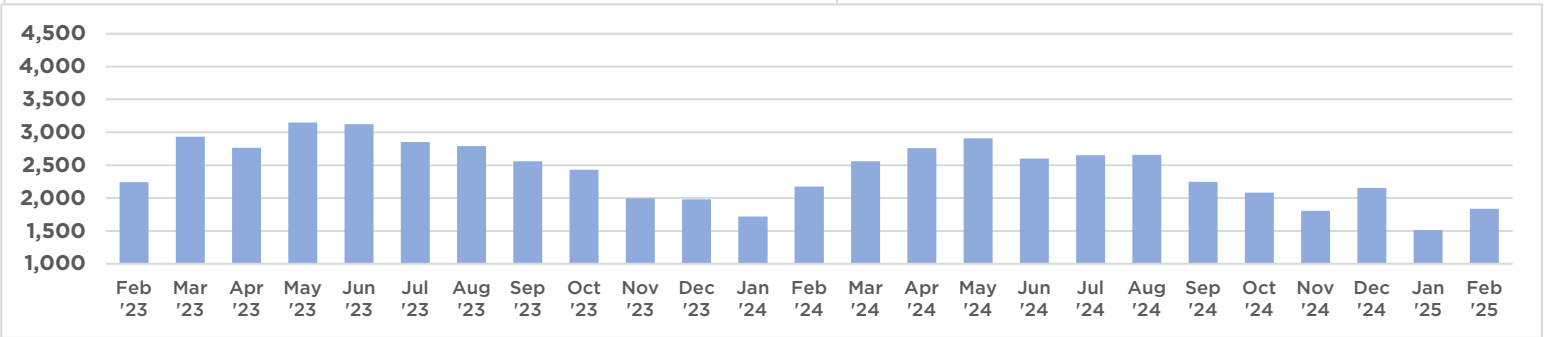


February 2025 Closed Sales

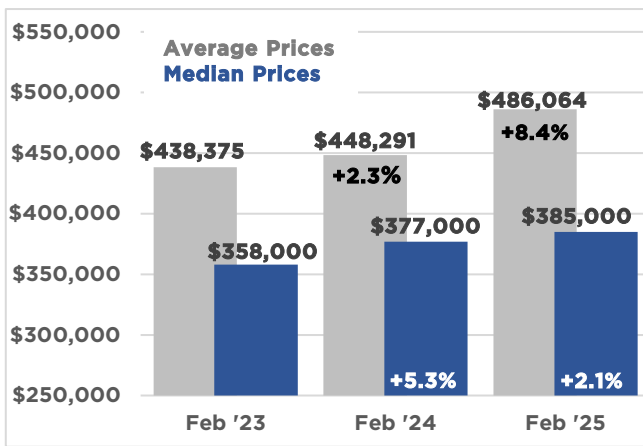
Properties that closed in February



Month	Closed Sales	Prior year	Change
Feb '24	2,174	2,240	-2.9%
Mar '24	2,559	2,936	-12.8%
Apr '24	2,759	2,766	-0.3%
May '24	2,909	3,150	-7.7%
Jun '24	2,601	3,124	-16.7%
Jul '24	2,652	2,852	-7.0%
Aug '24	2,655	2,792	-4.9%
Sep '24	2,249	2,558	-12.1%
Oct '24	2,085	2,429	-14.2%
Nov '24	1,805	1,996	-9.6%
Dec '24	2,154	1,982	8.7%
Jan '25	1,514	1,719	-11.9%
Feb '25	1,837	2,174	-15.5%



Average & Median Prices Sold Property prices



Month	Avg Price	Prior year	Change	Median Price	Prior year	Change
Feb '24	\$448,291	\$438,375	2.3%	\$377,000	\$358,000	5.3%
Mar '24	\$479,995	\$431,875	11.1%	\$386,500	\$365,000	5.9%
Apr '24	\$475,122	\$443,718	7.1%	\$388,500	\$370,000	5.0%
May '24	\$482,295	\$458,116	5.3%	\$385,000	\$378,000	1.9%
Jun '24	\$489,845	\$461,242	6.2%	\$395,000	\$385,000	2.6%
Jul '24	\$469,630	\$444,555	5.6%	\$390,000	\$380,000	2.6%
Aug '24	\$465,562	\$447,376	4.1%	\$384,500	\$375,000	2.5%
Sep '24	\$483,137	\$446,888	8.1%	\$380,000	\$370,000	2.7%
Oct '24	\$477,404	\$448,853	6.4%	\$388,990	\$377,000	3.2%
Nov '24	\$466,166	\$452,578	3.0%	\$380,000	\$375,000	1.3%
Dec '24	\$464,525	\$450,842	3.0%	\$380,000	\$367,250	3.5%
Jan '25	\$492,645	\$419,456	17.4%	\$375,000	\$360,000	4.2%
Feb '25	\$486,064	\$448,291	8.4%	\$385,000	\$377,000	2.1%

