

# STATE OF THE MARKET



## January 2025

	Year over Year Changes			Month to Month Changes		
	January	January	Percent	January	December	Percent
	2025	2024	chg	2025	2024	chg
Inventory	11,697	8,217	42.4%	11,697	10,049	16.4%
New Listings	4,220	3,524	19.8%	4,220	2,510	68.1%
New Contracts	2,125	2,361	-10.0%	2,125	1,438	47.8%
Total Pendings	3,320	3,303	0.5%	3,320	2,661	24.8%
Closed Sales	1,514	1,719	-11.9%	1,514	2,154	-29.7%
Average Price	\$492,645	\$419,456	17.4%	\$492,645	\$464,525	6.1%
Median Price	\$375,000	\$360,000	4.2%	\$375,000	\$380,000	-1.3%
Monthly Volume	\$745,865,179	\$721,044,093	3.4%	\$745,865,179	\$1,000,587,834	-25.5%
Avg Days on Mkt	74	57	29.8%	74	68	8.8%
Avg Days to Sale	111	93	19.4%	111	103	7.8%
Months of Supply	7.73	4.78	61.6%	7.73	4.67	65.6%

### State of the Market

- “Sales slowed in January coming off of the holidays, which is typical for this time of year. More notably, though, new listings and pending sales rose as people kicked off the year by entering the market,” said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. “Higher inventory is what buyers have been waiting for, and with more homes to choose from, now is a perfect time for people to make their homebuying dreams a reality. Sellers today will need to make sure their homes are market ready and be realistic with pricing to set themselves apart.”
- The median home price for January was recorded at \$375,000, down from \$380,000 in December.
- Overall sales decreased by 29.7% from December to January. There were 2,154 sales in December and 1,514 sales in January.
- Inventory for January was recorded at 11,697, up 16.4% from December when inventory was recorded at 10,049. This is the highest inventory since July 2015.
- January’s interest rate was recorded at 6.8%, up from 6.5% in December.
- 18 distressed homes (bank-owned properties and short sales) accounted for 1.2% of all home sales in January. This is a 5.9% increase from December, when 17 distressed homes sold.
- New listings spiked 68.1% from December to January, with 4,220 new homes on the market in January, compared to 2,510 in December.



**January 2025**

**18 Months - At A Glance**

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

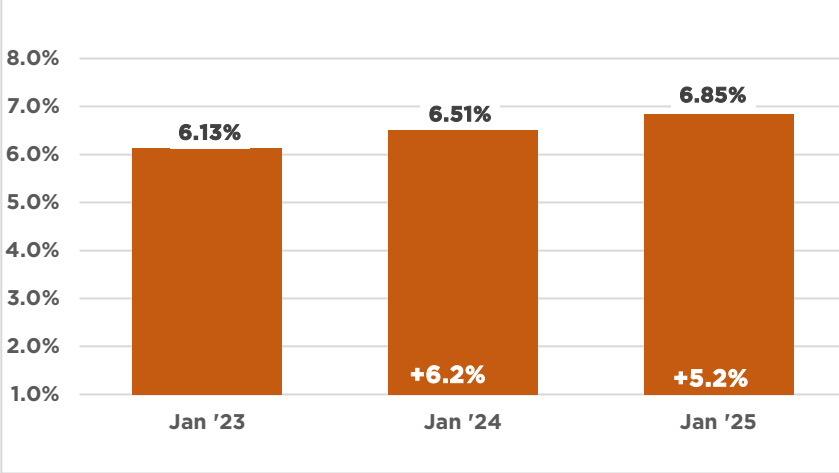
ORRA Originated Sales	Average Mtg Rate	Inventory				New Listings	New Contracts	Total Pending	Back on Market	EXP	WDN	Sales Closed	Days on Market
		Total	Single Family Homes	Condos	Townhomes/ Villas								
Aug '23	6.58%	6,115	4,474	1,029	612	3,620	2,352	3,647	516	175	624	2,792	41
Sep '23	7.29%	6,758	4,958	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
<b>Jan '24</b>	<b>6.51%</b>	<b>8,217</b>	<b>5,772</b>	<b>1,546</b>	<b>899</b>	<b>3,524</b>	<b>2,361</b>	<b>3,303</b>	<b>432</b>	<b>242</b>	<b>818</b>	<b>1,719</b>	<b>57</b>
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
<b>Jan '25</b>	<b>6.85%</b>	<b>11,697</b>	<b>8,014</b>	<b>2,348</b>	<b>1,335</b>	<b>4,220</b>	<b>2,125</b>	<b>3,320</b>	<b>521</b>	<b>406</b>	<b>1,265</b>	<b>1,514</b>	<b>74</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.  
 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.

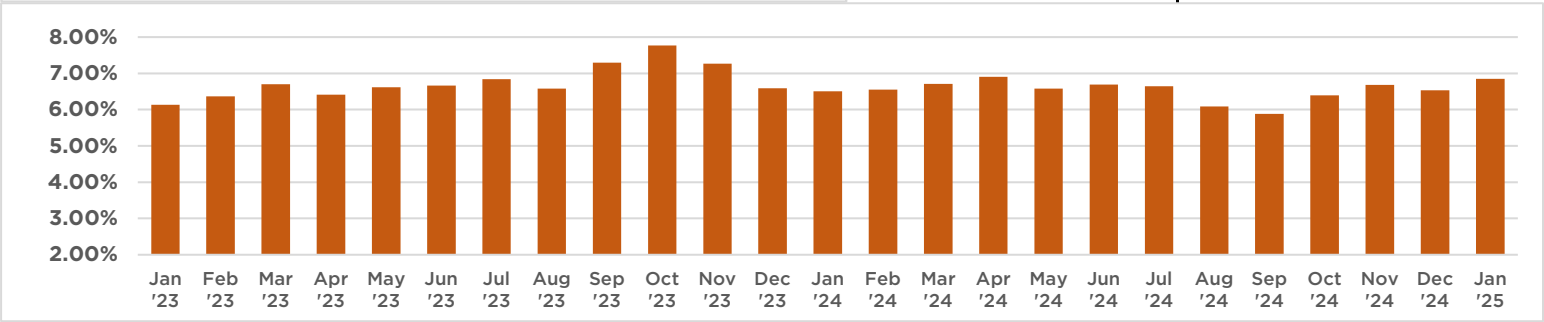


# January 2025 Mortgage Rates

## Avg mortgage paid by buyers in Central Florida

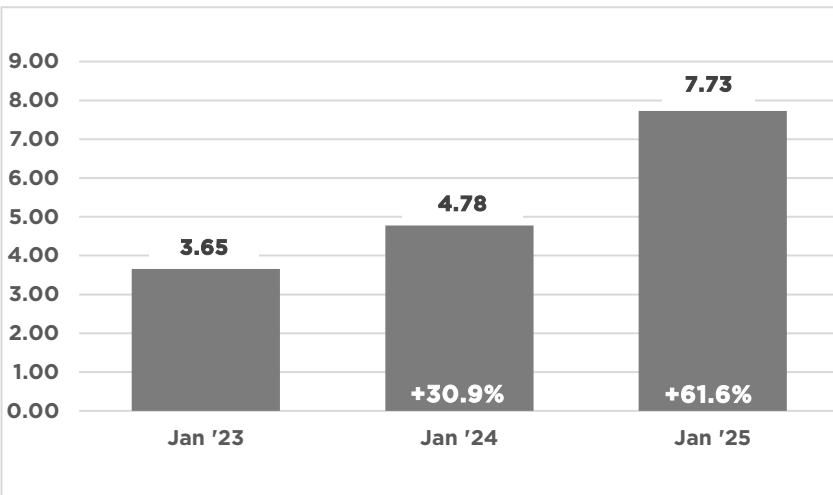


Mortgage Rates	Prior yr	Change
Jan '24	6.13%	6.2%
Feb '24	6.55%	3.0%
Mar '24	6.71%	0.1%
Apr '24	6.91%	7.8%
May '24	6.58%	-0.6%
Jun '24	6.69%	0.4%
Jul '24	6.65%	-2.7%
Aug '24	6.09%	-7.4%
Sep '24	5.89%	-19.3%
Oct '24	6.40%	-17.7%
Nov '24	6.69%	-8.0%
Dec '24	6.53%	-1.0%
Jan '25	6.85%	5.2%

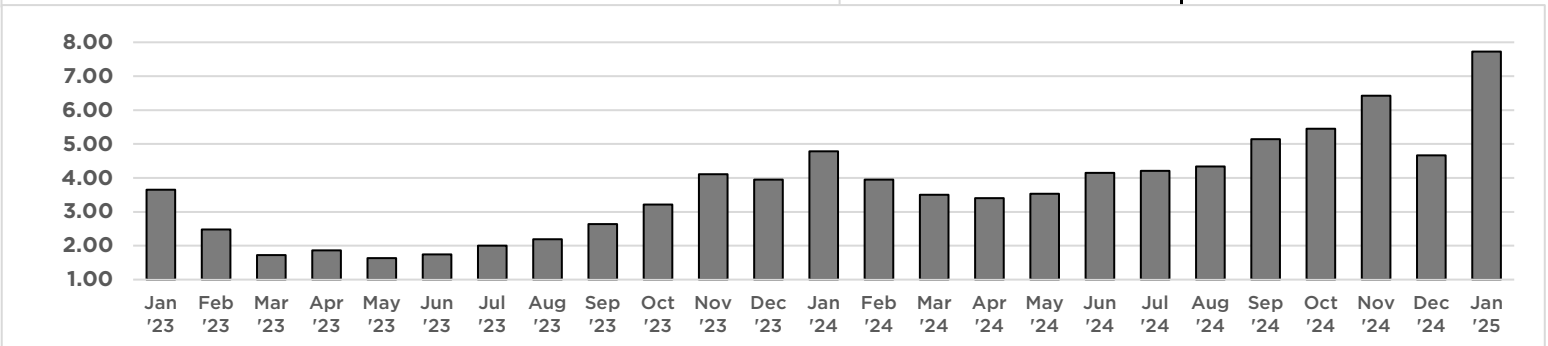


## Months of Supply

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



Months of Supply	Prior yr	Change
Jan '24	4.78	30.9%
Feb '24	3.95	59.3%
Mar '24	3.51	103.7%
Apr '24	3.40	82.6%
May '24	3.53	116.2%
Jun '24	4.15	137.9%
Jul '24	4.21	109.8%
Aug '24	4.34	98.0%
Sep '24	5.14	94.6%
Oct '24	5.45	69.3%
Nov '24	6.43	56.4%
Dec '24	4.67	18.0%
Jan '25	7.73	61.6%

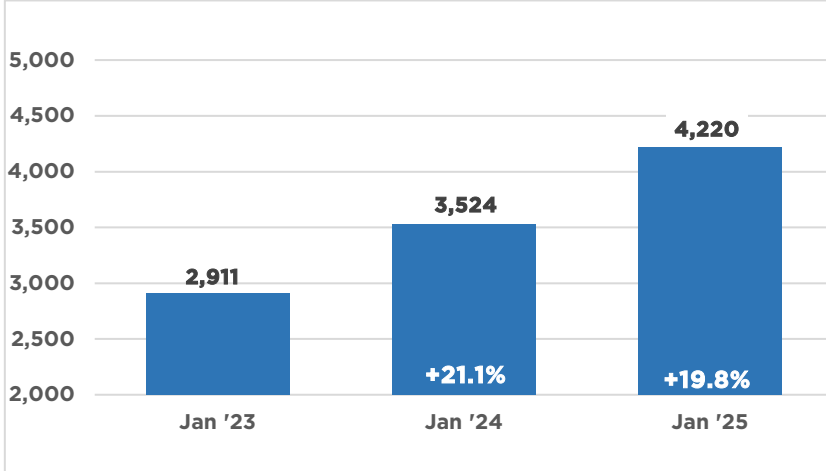




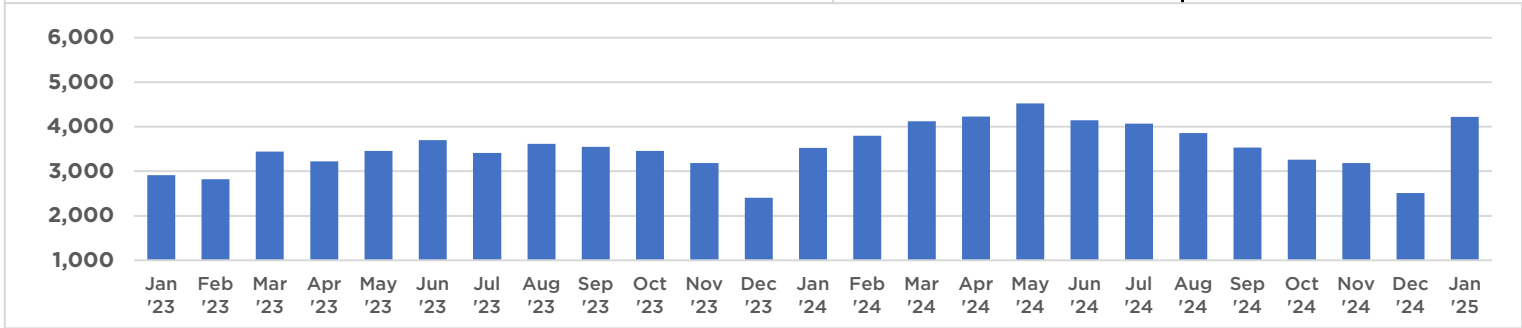
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New Listings

New properties entering the market in January

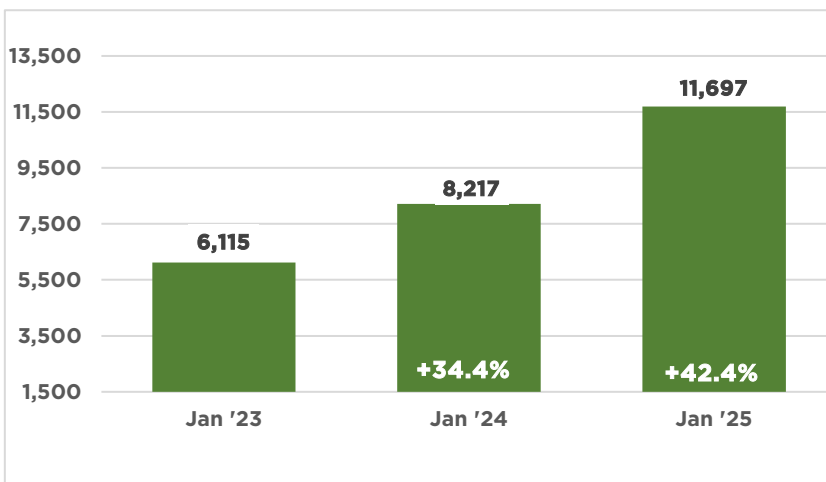


	New Listings	Prior year	Change
Jan '24	3,524	2,911	21.1%
Feb '24	3,799	2,820	34.7%
Mar '24	4,124	3,442	19.8%
Apr '24	4,230	3,220	31.4%
May '24	4,521	3,459	30.7%
Jun '24	4,143	3,703	11.9%
Jul '24	4,067	3,413	19.2%
Aug '24	3,856	3,620	6.5%
Sep '24	3,530	3,545	-0.4%
Oct '24	3,260	3,456	-5.7%
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%

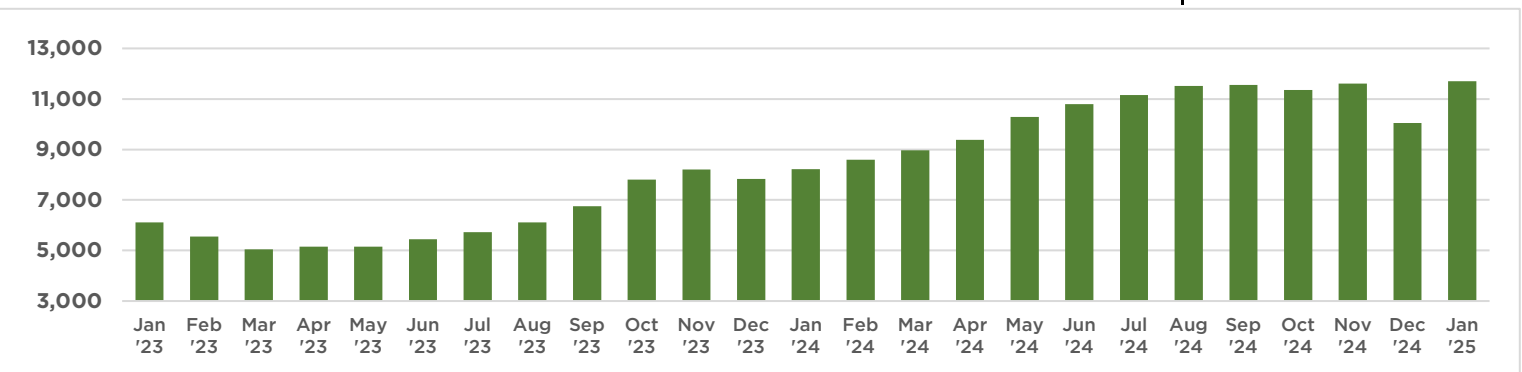


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
Jan '24	8,217	6,115	34.4%
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%

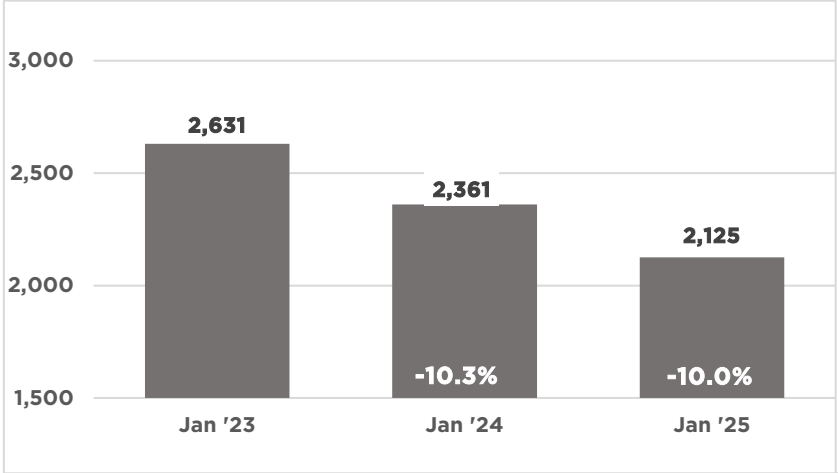




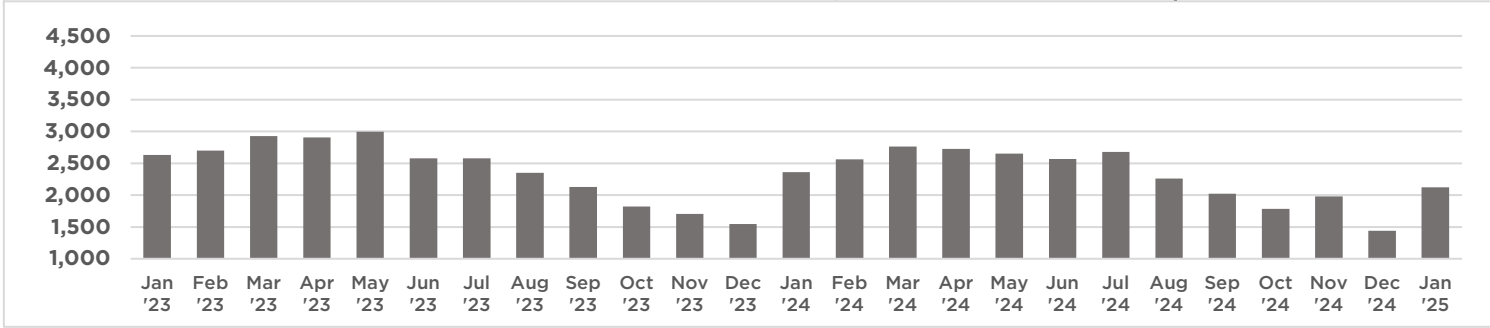
# January 2025

## New Contracts

### Properties that went under contract in January

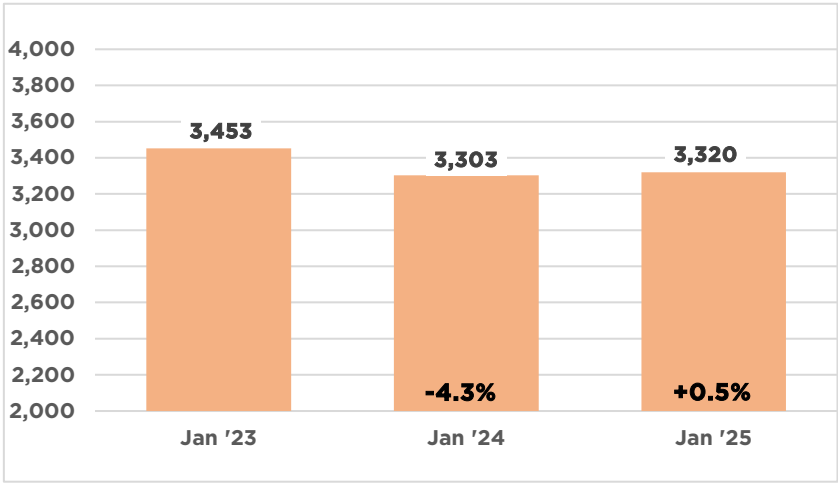


	New Contracts	Prior year	Change
Jan '24	2,361	2,631	-10.3%
Feb '24	2,564	2,702	-5.1%
Mar '24	2,764	2,928	-5.6%
Apr '24	2,725	2,904	-6.2%
May '24	2,653	2,996	-11.4%
Jun '24	2,570	2,580	-0.4%
Jul '24	2,676	2,577	3.8%
Aug '24	2,259	2,352	-4.0%
Sep '24	2,020	2,129	-5.1%
Oct '24	1,784	1,821	-2.0%
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%

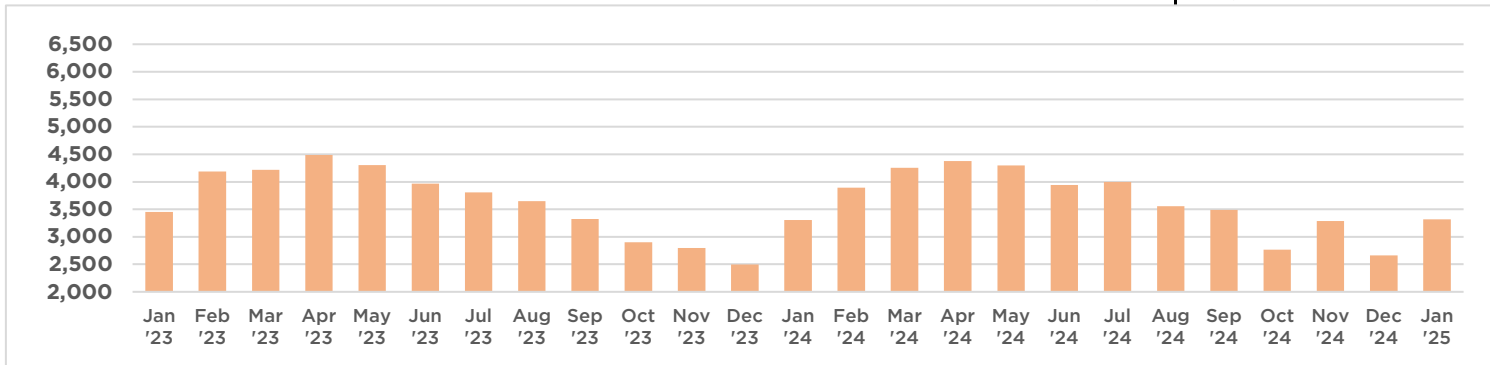


### Pending Properties

#### Total number of properties under contract



	Pending Properties	Prior year	Change
Jan '24	3,303	3,453	-4.3%
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%



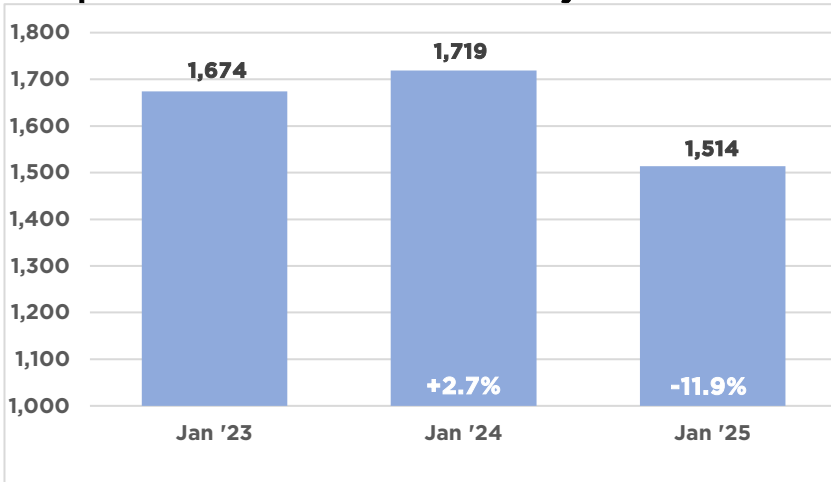




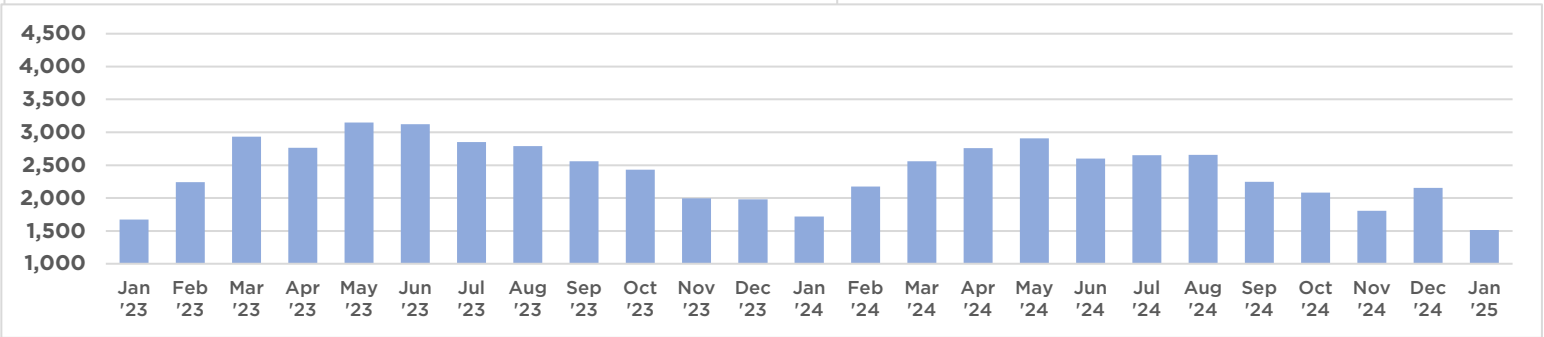
# January 2025

## Closed Sales

### Properties that closed in January



Month	Closed Sales	Prior year	Change
Jan '24	1,719	1,674	2.7%
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%



### Average & Median Prices

#### Sold Property prices

Month	Avg Price	Prior year	Change	Median Price	Prior year	Change
Jan '24	\$419,456	\$425,407	-1.4%	\$360,000	\$350,000	2.9%
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%

