Orlando Regional REALTOR® Association

STATE OF THE MARKET

October 2025

	Year over Year Changes			Month to Month Changes		
	October 2025	October 2024	Percent chg	October 2025	September 2025	Percent chg
Inventory	13,047	11,357	14.9%	13,047	13,007	0.3%
New Listings	3,676	3,260	12.8%	3,676	3,371	9.0%
New Contracts	2,144	1,784	20.2%	2,144	2,343	-8.5%
Total Pendings	3,648	2,767	31.8%	3,648	3,798	-3.9%
Closed Sales	2,335	2,085	12.0%	2,335	2,245	4.0%
Average Price	$482,548	$477,404	1.1%	$482,548	$483,029	-0.1%
Median Price	$380,000	$388,990	-2.3%	$380,000	$378,000	0.5%
Monthly Volume	$1,126,750,219	$995,387,310	13.2%	$1,126,750,219	$1,084,399,231	3.9%
Avg Days on Mkt	77	60	28.3%	77	72	6.9%
Avg Days to Sale	112	97	15.5%	112	106	5.7%
Months of Supply	5.59	5.45	2.6%	5.59	5.79	-3.6%

State of the Market

- "October's data shows a promising shift, with interest rates continuing to trend down and sales trending up. We're also seeing reports of property insurance prices beginning to stabilize," said Lawrence Bellido, president of the Orlando Regional REALTOR® Association. "While inventory remains steady, the rise in new listings suggests that more homeowners are ready to make their move. The Orlando market has found its footing, which is good news for anyone looking to make this region their home".

- The median home price for October was recorded at $380,000, up 0.5% from September's median home price of $378,000.

- Overall sales increased by 4.0% from September to October. There were 2,245 sales in September and 2,335 sales in October.

- Orlando area inventory rose 0.3% from September to October. Inventory in September was 13,007, and inventory in October was 13,047.

- October's interest rate was recorded at 6.0%, down from 6.1% in September. This is the lowest interest rates have been since September 2024.

- New listings rose 9.0% from September to October, with 3,676 new homes on the market in October, compared to 3,371 in September.

- 26 distressed homes (bank-owned properties and short sales) accounted for 1.1% of all home sales in October. This is a 7.1% decrease from September, when 28 distressed homes sold.

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.

Orlando Regional REALTOR® Association

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October 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 Mkt
		Total	Single Family Homes	Condos	Townhomes/ Villas								
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
Mar '25	6.55%	0	0	0	0	4,521	2,640	0	525	451	1,155	2,408	75
Apr '25	6.64%	13,304	9,082	2,639	1,583	4,503	2,573	4,151	601	440	1,192	2,459	70
May '25	6.78%	13,957	9,662	2,600	1,695	4,208	2,560	4,238	633	449	1,170	2,551	68
Jun '25	6.68%	13,793	9,614	2,522	1,657	3,854	2,430	3,976	622	505	1,207	2,513	67
Jul '25	6.46%	13,557	9,482	2,445	1,630	3,788	2,316	3,771	575	527	1,285	2,551	69
Aug '25	6.35%	13,306	9,245	2,458	1,603	3,353	2,275	3,687	577	512	1,219	2,306	75
Sep '25	6.05%	13,007	9,029	2,397	1,581	3,371	2,343	3,798	574	578	1,151	2,245	72
Oct '25	**6.02%**	**13,047**	**9,006**	**2,424**	**1,617**	**3,676**	**2,144**	**3,648**	**544**	**525**	**1,162**	**2,335**	**77**
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 Mkt
		Inventory											

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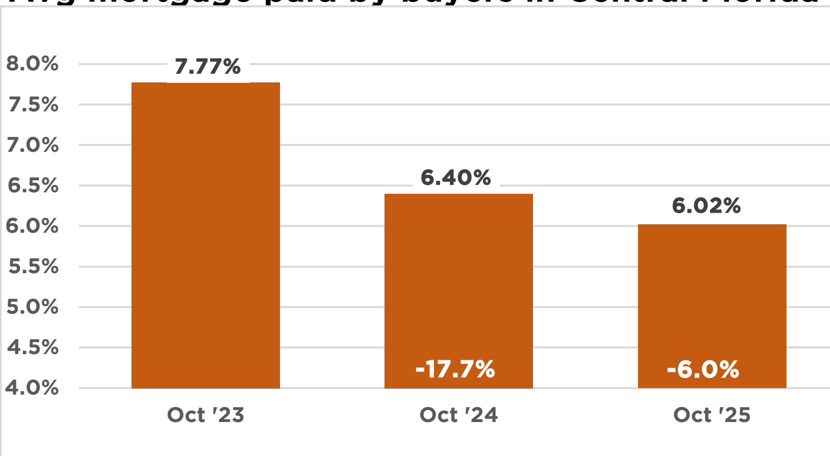
Orlando Regional REALTOR® Association
STATE OF THE MARKET

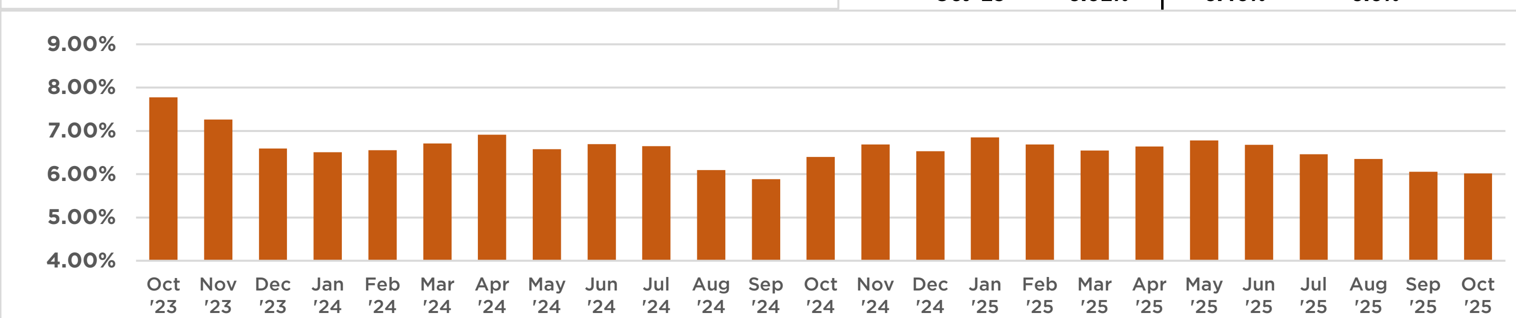
October 2025

Mortgage Rates

Avg mortgage paid by buyers in Central Florida

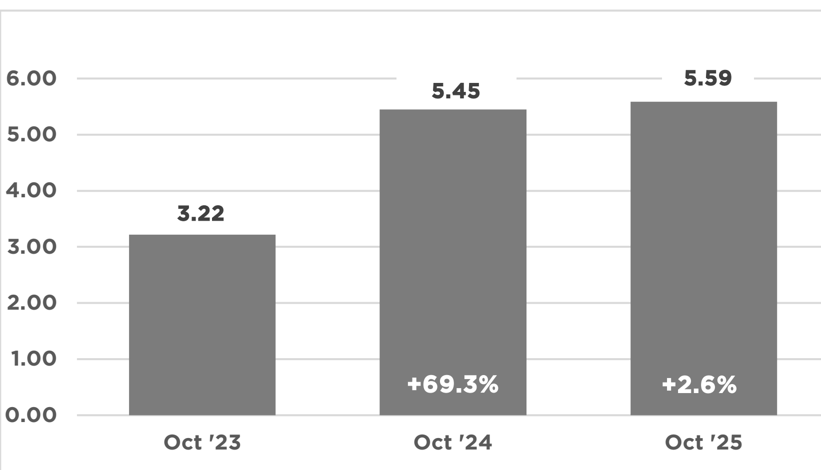


Mortgage Rates		Prior yr	Change
Oct '24	6.40%	7.77%	-17.7%
Nov '24	6.69%	7.26%	-8.0%
Dec '24	6.53%	6.59%	-1.0%
Jan '25	6.85%	6.51%	5.2%
Feb '25	6.69%	6.55%	2.0%
Mar '25	6.55%	6.71%	-2.4%
Apr '25	6.64%	6.91%	-3.9%
May '25	6.78%	6.58%	3.1%
Jun '25	6.68%	6.69%	-0.2%
Jul '25	6.46%	6.65%	-2.8%
Aug '25	6.35%	6.09%	4.3%
Sep '25	6.05%	5.89%	2.8%
Oct '25	6.02%	6.40%	-6.0%

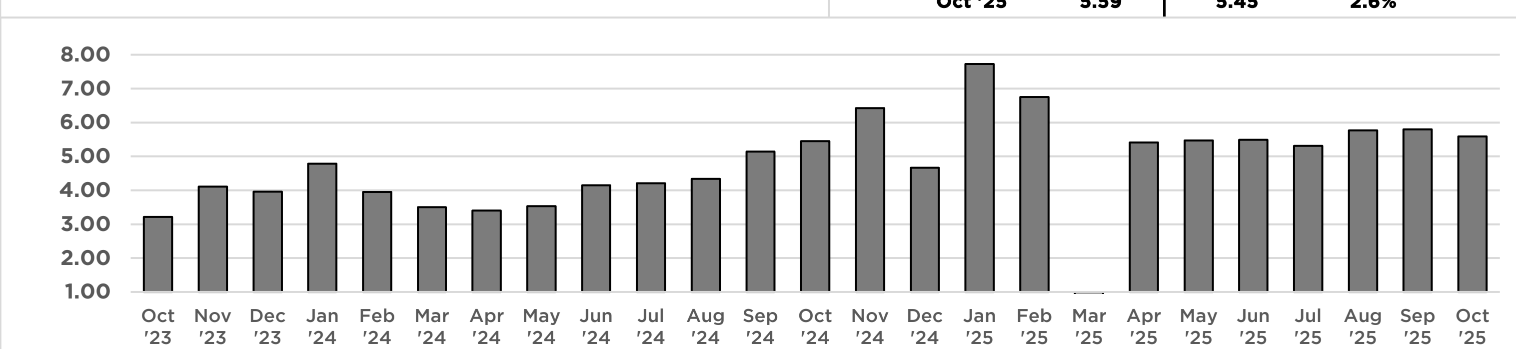


Months of Supply

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



Months of Supply		Prior yr	Change
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%
Mar '25	0.00	3.51	-100.0%
Apr '25	5.41	3.40	59.2%
May '25	5.47	3.53	54.8%
Jun '25	5.49	4.15	32.2%
Jul '25	5.31	4.21	26.3%
Aug '25	5.77	4.34	33.1%
Sep '25	5.79	5.14	12.7%
Oct '25	5.59	5.45	2.6%



Orlando Regional REALTOR® Association
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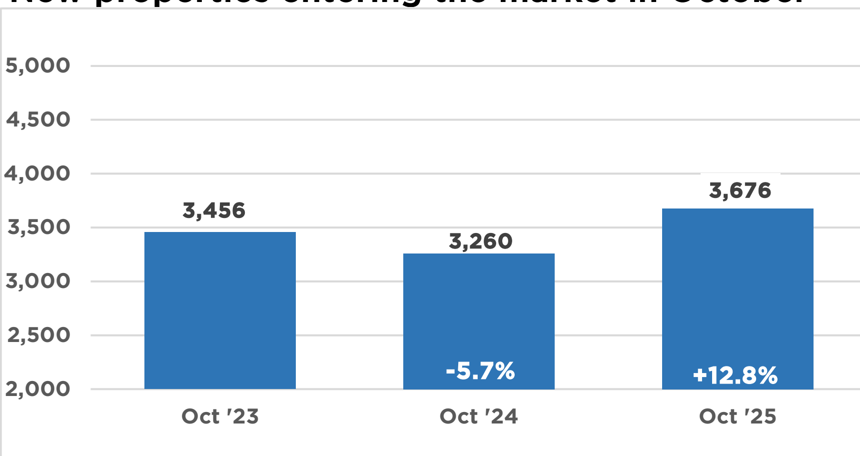
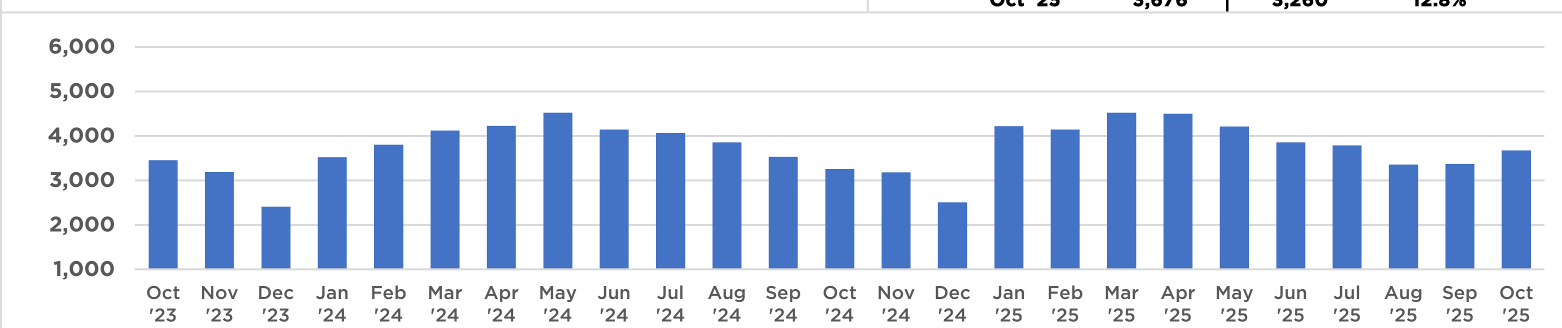
New Listings

New properties entering the market in October

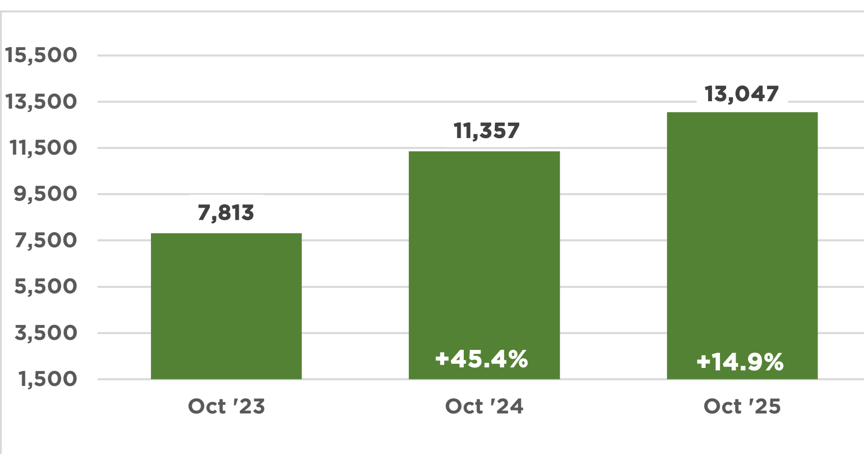


	New Listings	Prior year	Change
Oct '24	3,260	3,456	-5.7%
Nov '24	3,185	3,188	-0.1%
Dec '24	2,510	2,409	4.2%
Jan '25	4,220	3,524	19.8%
Feb '25	4,140	3,799	9.0%
Mar '25	4,521	4,124	9.6%
Apr '25	4,503	4,230	6.5%
May '25	4,208	4,521	-6.9%
Jun '25	3,854	4,143	-7.0%
Jul '25	3,788	4,067	-6.9%
Aug '25	3,353	3,856	-13.0%
Sep '25	3,371	3,530	-4.5%
Oct '25	3,676	3,260	12.8%

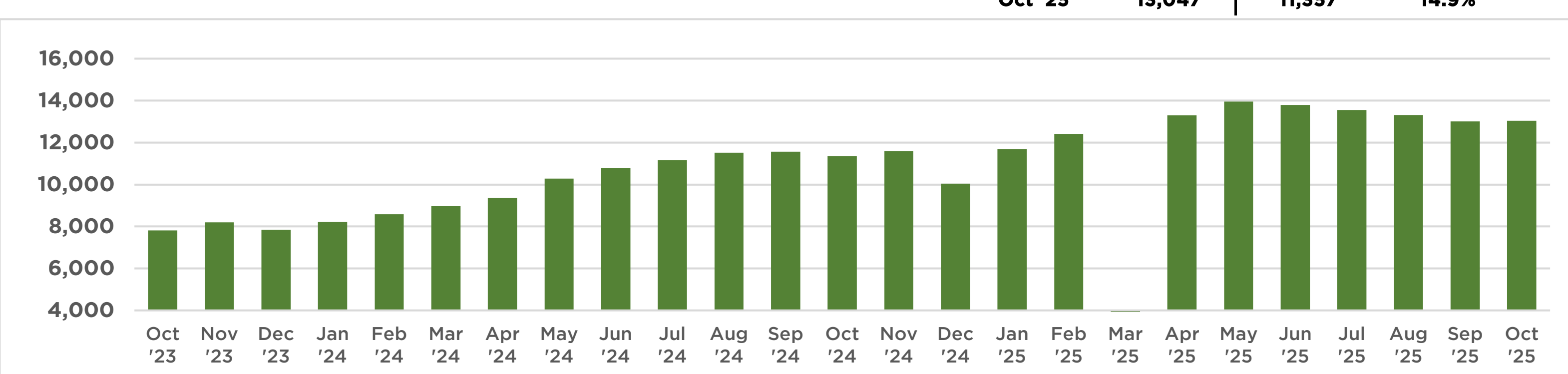


Inventory

Number of properties currently available on the market



	Inventory	Prior year	Change
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%
Mar '25	0	8,971	-100.0%
Apr '25	13,304	9,376	41.9%
May '25	13,957	10,282	35.7%
Jun '25	13,793	10,796	27.8%
Jul '25	13,557	11,158	21.5%
Aug '25	13,306	11,511	15.6%
Sep '25	13,007	11,560	12.5%
Oct '25	13,047	11,357	14.9%



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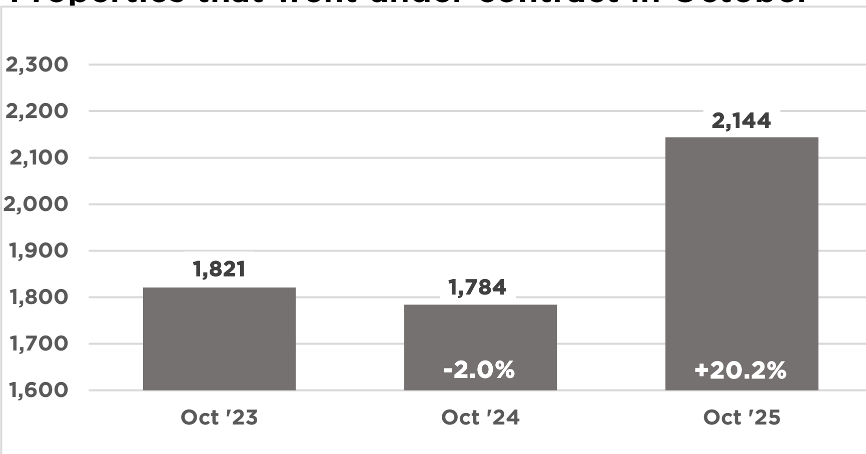
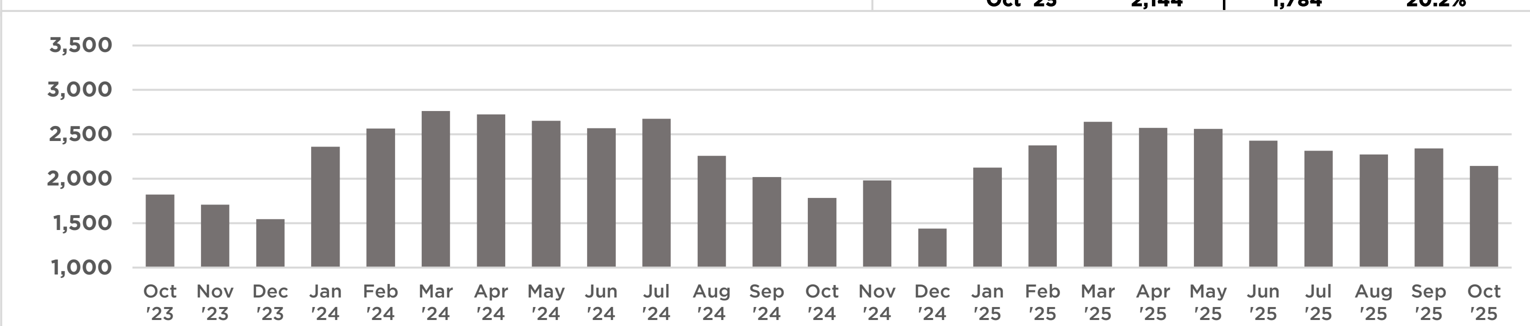
New Contracts

Properties that went under contract in October

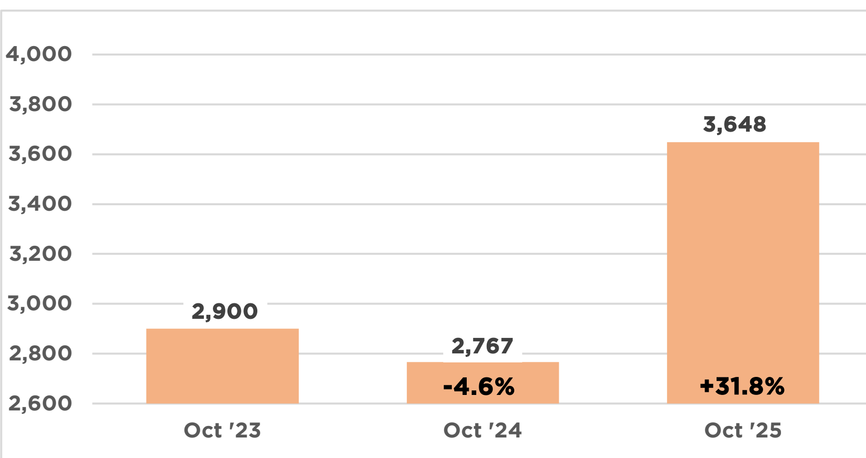


New Contracts		Prior year	Change
Oct '24	1,784	1,821	-2.0%
Nov '24	1,981	1,707	16.1%
Dec '24	1,438	1,546	-7.0%
Jan '25	2,125	2,361	-10.0%
Feb '25	2,377	2,564	-7.3%
Mar '25	2,640	2,764	-4.5%
Apr '25	2,573	2,725	-5.6%
May '25	2,560	2,653	-3.5%
Jun '25	2,430	2,570	-5.4%
Jul '25	2,316	2,676	-13.5%
Aug '25	2,275	2,259	0.7%
Sep '25	2,343	2,020	16.0%
Oct '25	2,144	1,784	20.2%

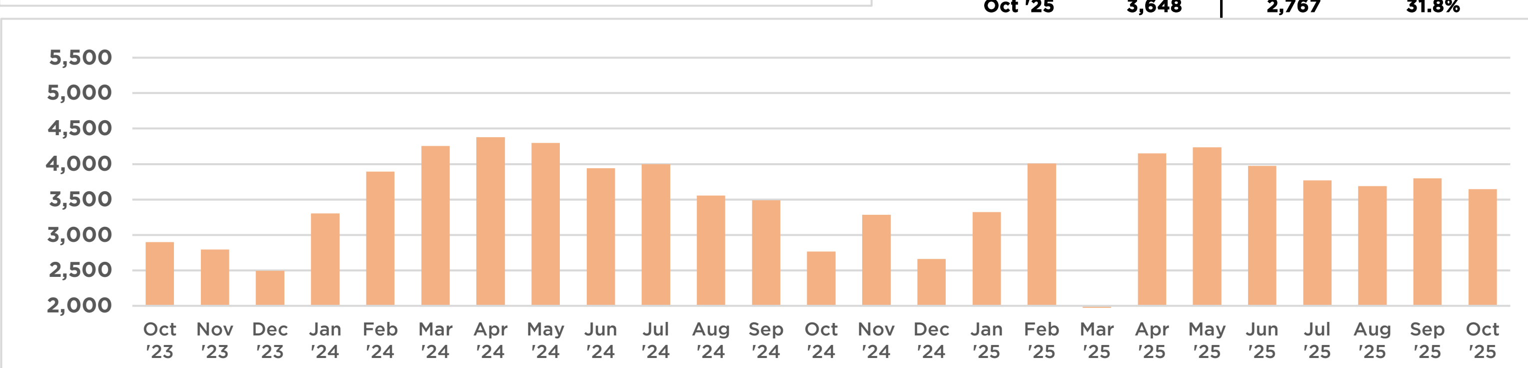


Pending Properties

Total number of properties under contract



Pending Properties		Prior year	Change
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%
Mar '25	0	4,257	-100.0%
Apr '25	4,151	4,379	-5.2%
May '25	4,238	4,298	-1.4%
Jun '25	3,976	3,940	0.9%
Jul '25	3,771	3,999	-5.7%
Aug '25	3,687	3,556	3.7%
Sep '25	3,798	3,490	8.8%
Oct '25	3,648	2,767	31.8%



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STATE OF THE MARKET

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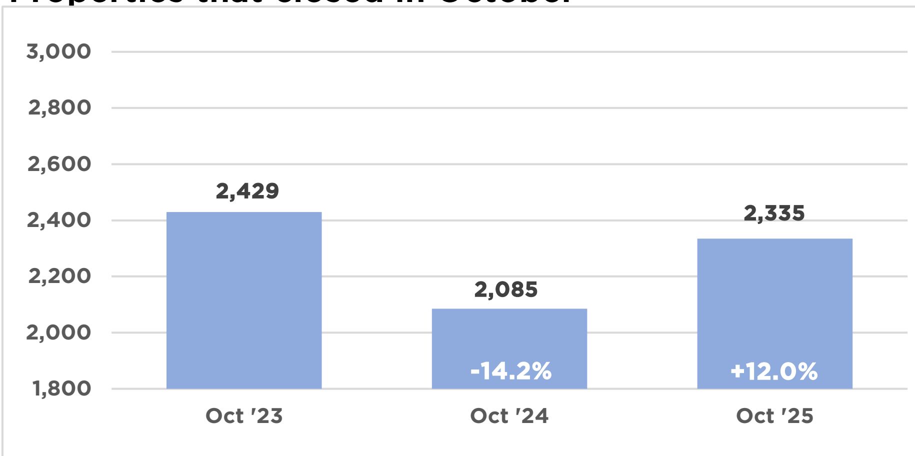
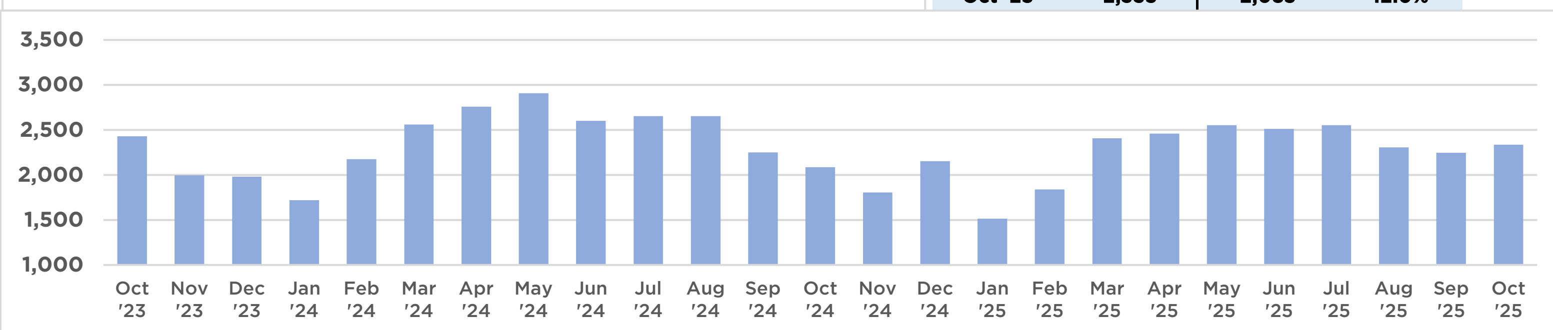
Closed Sales

Properties that closed in October

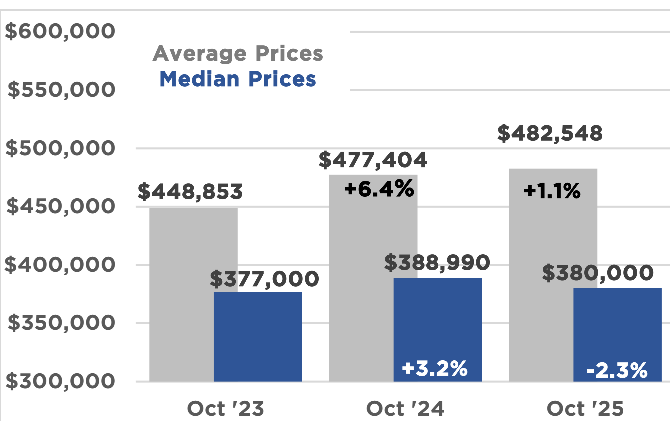


	Closed Sales	Prior year	Change
Oct '24	2,085	2,429	-14.2%
Nov '24	1,805	1,996	-9.6%
Dec '24	2,154	1,982	8.7%
Jan '25	1,514	1,719	-11.9%
Feb '25	1,837	2,174	-15.5%
Mar '25	2,408	2,559	-5.9%
Apr '25	2,459	2,759	-10.9%
May '25	2,551	2,909	-12.3%
Jun '25	2,513	2,601	-3.4%
Jul '25	2,551	2,652	-3.8%
Aug '25	2,306	2,655	-13.1%
Sep '25	2,245	2,249	-0.2%
Oct '25	2,335	2,085	12.0%



Average & Median Prices

Sold Property prices



	Avg Price	Prior year	Change	Median Price	Prior year	Change
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%
Mar '25	$485,644	$479,995	1.2%	$385,500	$386,500	-0.3%
Apr '25	$476,374	$475,122	0.3%	$389,900	$388,500	0.4%
May '25	$495,763	$482,295	2.8%	$390,000	$385,000	1.3%
Jun '25	$494,686	$489,845	1.0%	$390,000	$395,000	-1.3%
Jul '25	$479,697	$469,630	2.1%	$389,999	$390,000	0.0%
Aug '25	$485,278	$465,562	4.2%	$382,950	$384,500	-0.4%
Sep '25	$483,029	$483,137	0.0%	$378,000	$380,000	-0.5%
Oct '25	$482,548	$477,404	1.1%	$380,000	$388,990	-2.3%