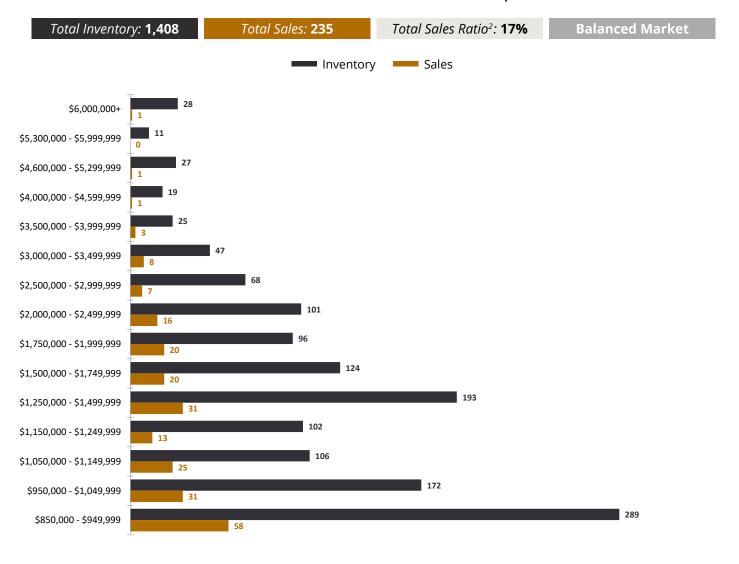


Luxury Benchmark Price 1: \$850,000

## LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$965,000	4	3	46	250	18%
3,000 - 3,999	\$1,065,000	4	4	101	509	20%
4,000 - 4,999	\$1,465,000	5	5	48	392	12%
5,000 - 5,999	\$2,050,000	5	6	21	116	18%
6,000 - 6,999	\$2,400,000	6	7	13	66	20%
7,000+	\$3,316,500	5	7	6	75	8%

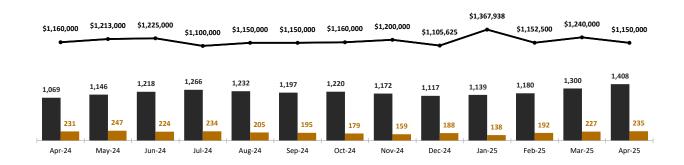
<sup>&</sup>lt;sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

# ORLANDO

Luxury Benchmark Price 1: \$850,000

### 13-MONTH LUXURY MARKET TREND4





### MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025

1,069 1,408

VARIANCE: **32**%

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025

\$345 \$334

VARIANCE: **-3**%

TOTAL SOLDS

Apr. 2024 Apr. 2025

231 235

VARIANCE: **2**%

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025

97.49% 97.44%

VARIANCE: **0**%

SALES PRICE

Apr. 2024 Apr. 2025

\$1.16m \$1.15m

VARIANCE: -1%

DAYS ON MARKET

Apr. 2024 Apr. 2025

26 24

VARIANCE: -8%

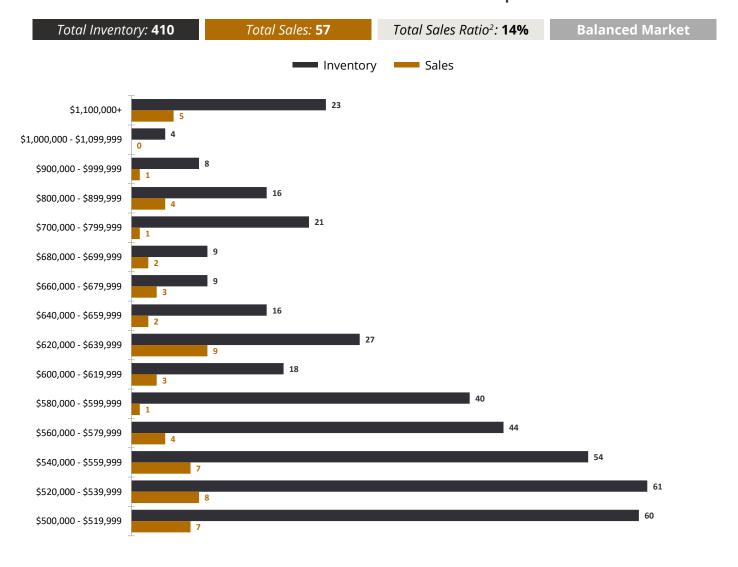
## ORLANDO MARKET SUMMARY | APRIL 2025

- The single-family luxury market is a **Balanced Market** with a **17% Sales Ratio**.
- Homes sold for a median of **97.44% of list price** in April 2025.
- The most active price band is \$1,050,000-\$1,149,999, where the sales ratio is 24%.
- The median luxury sales price for single-family homes is \$1,150,000.
- The median days on market for April 2025 was 24 days, down from 26 in April 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

Luxury Benchmark Price 1: \$500,000

## LUXURY INVENTORY VS. SALES | APRIL 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$635,000	2	2	1	2	50%
1,000 - 1,499	\$557,500	3	2	6	29	21%
1,500 - 1,999	\$564,000	3	3	15	136	11%
2,000 - 2,499	\$567,500	4	4	26	190	14%
2,500 - 2,999	\$2,267,000	3	4	5	34	15%
3,000+	\$1,305,000	4	4	4	19	21%

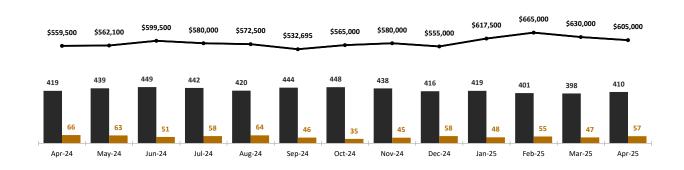
<sup>&</sup>lt;sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

# ORLANDO

Luxury Benchmark Price 1: \$500,000

### 13-MONTH LUXURY MARKET TREND4





### MEDIAN DATA REVIEW | APRIL

TOTAL INVENTORY

Apr. 2024 Apr. 2025

419 410

VARIANCE: -2%

SALE PRICE PER SQFT.

Apr. 2024 Apr. 2025

\$292 \$303

VARIANCE: 4%

TOTAL SOLDS

Apr. 2024 Apr. 2025

66 57

VARIANCE: -14%

SALE TO LIST PRICE RATIO

Apr. 2024 Apr. 2025

98.03% 98.30%

VARIANCE: **0**%

SALES PRICE

Apr. 2024 Apr. 2025

\$560k \$605k

VARIANCE: 8%

DAYS ON MARKET

Apr. 2024 Apr. 2025

22 44

VARIANCE: 100%

## ORLANDO MARKET SUMMARY | APRIL 2025

- The attached luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **98.30% of list price** in April 2025.
- The most active price band is \$620,000-\$639,999, where the sales ratio is 33%.
- The median luxury sales price for attached homes is \$605,000.
- The median days on market for April 2025 was 44 days, up from 22 in April 2024.

<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.