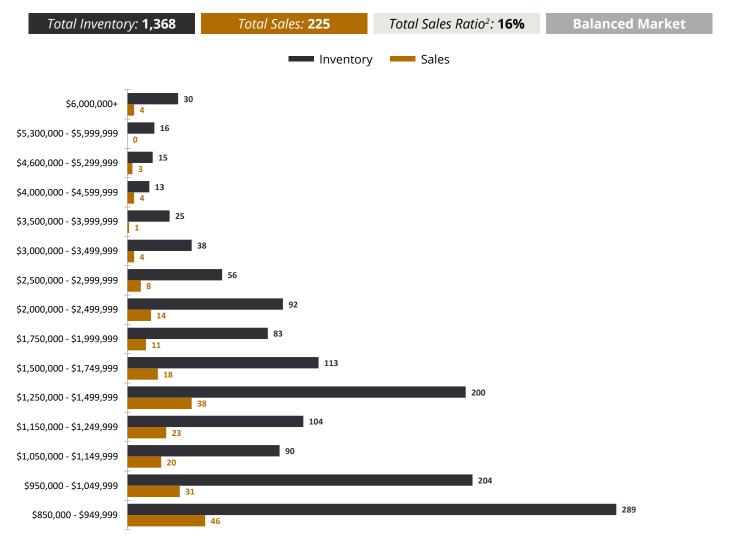


www.LuxuryHomeMarketing.com

Luxury Benchmark Price 1: \$850,000

LUXURY INVENTORY VS. SALES | AUGUST 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$990,000	4	3	56	266	21%
3,000 - 3,999	\$1,165,000	4	4	81	513	16%
4,000 - 4,999	\$1,389,688	5	5	56	366	15%
5,000 - 5,999	\$1,502,500	6	6	18	101	18%
6,000 - 6,999	\$4,200,000	6	7	6	63	10%
7,000+	\$4,050,000	5	8	8	59	14%

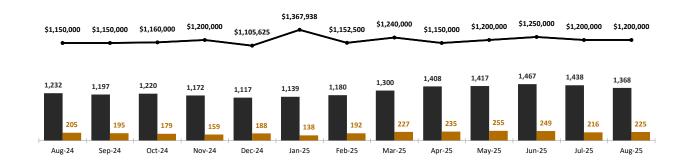
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

ORLANDO

Luxury Benchmark Price 1: \$850,000

13-MONTH LUXURY MARKET TREND4





MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024 Aug. 2025

1,232 1,368

VARIANCE: 11%

SALE PRICE PER SQFT.

Aug. 2024 Aug. 2025

\$338 \$349

vari<u>ance: **3**%</u>

TOTAL SOLDS

Aug. 2024 Aug. 2025

205 225

VARIANCE: 10%

SALE TO LIST PRICE RATIO

Aug. 2024 Aug. 2025

98.10% 96.33%

VARIANCE: -2%

SALES PRICE

Aug. 2024 Aug. 2025

\$1.15m \$1.20m

VARIANCE: 4%

DAYS ON MARKET

Aug. 2024 Aug. 2025

28 35

VARIANCE: **25**%

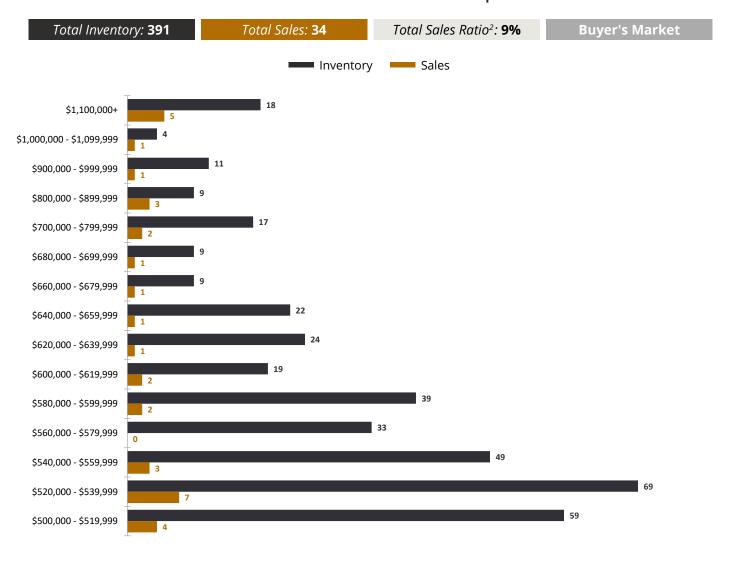
ORLANDO MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Balanced Market** with a **16% Sales Ratio**.
- Homes sold for a median of **96.33% of list price** in August 2025.
- The most active price band is \$4,000,000-\$4,599,999, where the sales ratio is 31%.
- The median luxury sales price for single-family homes is \$1,200,000.
- The median days on market for August 2025 was 35 days, up from 28 in August 2024.

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

Luxury Benchmark Price 1: \$500,000

LUXURY INVENTORY VS. SALES | AUGUST 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	2	0%
1,000 - 1,499	\$524,000	1	2	1	36	3%
1,500 - 1,999	\$542,000	3	3	16	124	13%
2,000 - 2,499	\$632,500	3	4	10	184	5%
2,500 - 2,999	\$2,267,545	3	4	1	33	3%
3,000+	\$1,824,475	4	5	6	12	50%

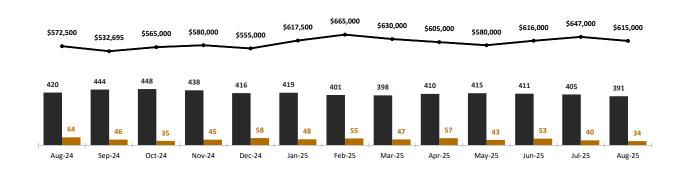
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

ORLANDO

Luxury Benchmark Price 1: \$500,000

13-MONTH LUXURY MARKET TREND4





MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024 Aug. 2025

420 391

VARIANCE: -7%

SALE PRICE PER SQFT.

Aug. 2024 Aug. 2025

\$302 \$309

VARIANCE: **2**%

TOTAL SOLDS

Aug. 2024 Aug. 2025

64 34

VARIANCE: -47%

SALE TO LIST PRICE RATIO

Aug. 2024 Aug. 2025

98.67% 97.22%

VARIANCE: -1%

SALES PRICE

Aug. 2024 Aug. 2025

\$573k \$615k

VARIANCE: 7%

DAYS ON MARKET

Aug. 2024 Aug. 2025

12 21

VARIANCE: 75%

ORLANDO MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **97.22% of list price** in August 2025.
- The most active price band is \$800,000-\$899,999, where the sales ratio is 33%.
- The median luxury sales price for attached homes is \$615,000.
- The median days on market for August 2025 was 21 days, up from 12 in August 2024.

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