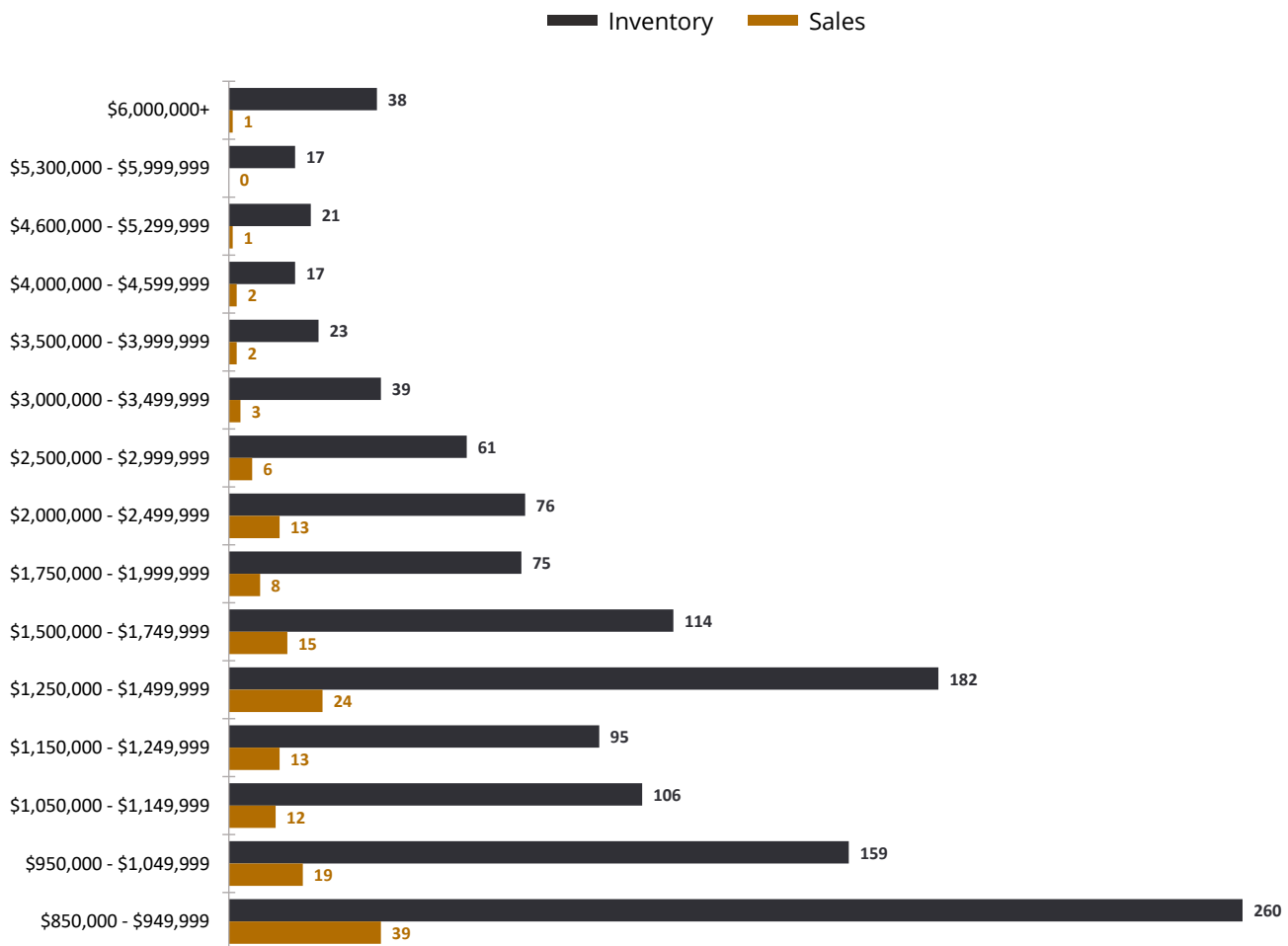




ORLANDO
FLORIDA

LUXURY INVENTORY VS. SALES | NOVEMBER 2025

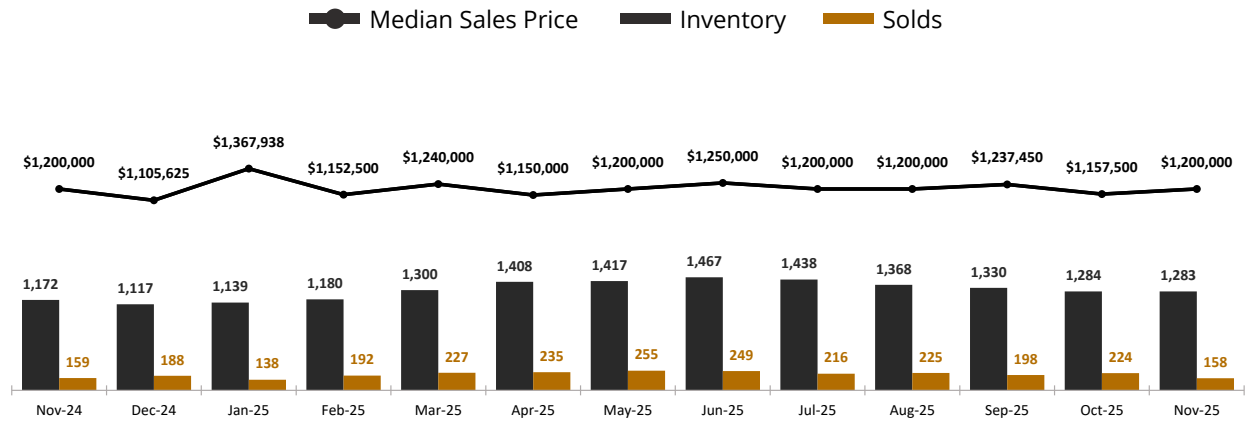
Total Inventory: 1,283 **Total Sales: 158** **Total Sales Ratio²: 12%** **Balanced Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$947,500	4	3	24	234	10%
3,000 - 3,999	\$1,087,500	4	4	72	467	15%
4,000 - 4,999	\$1,435,000	5	5	43	351	12%
5,000 - 5,999	\$1,750,000	5	6	8	94	9%
6,000 - 6,999	\$3,489,250	5	6	8	72	11%
7,000+	\$2,850,000	6	8	3	65	5%

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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024 Nov. 2025
1,172 **1,283**

VARIANCE: **9%**

TOTAL SOLDS

Nov. 2024 Nov. 2025
159 **158**

VARIANCE: **-1%**

SALES PRICE

Nov. 2024 Nov. 2025
\$1.20m **\$1.20m**

VARIANCE: **0%**

SALE PRICE PER SQFT.

Nov. 2024 Nov. 2025
\$331 **\$340**

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Nov. 2024 Nov. 2025
97.33% **96.72%**

VARIANCE: **-1%**

DAYS ON MARKET

Nov. 2024 Nov. 2025
58 **71**

VARIANCE: **22%**

ORLANDO MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Balanced Market** with a **12% Sales Ratio**.
- Homes sold for a median of **96.72% of list price** in November 2025.
- The most active price band is **\$2,000,000-\$2,499,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$1,200,000**.
- The median days on market for November 2025 was **71** days, up from **58** in November 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.

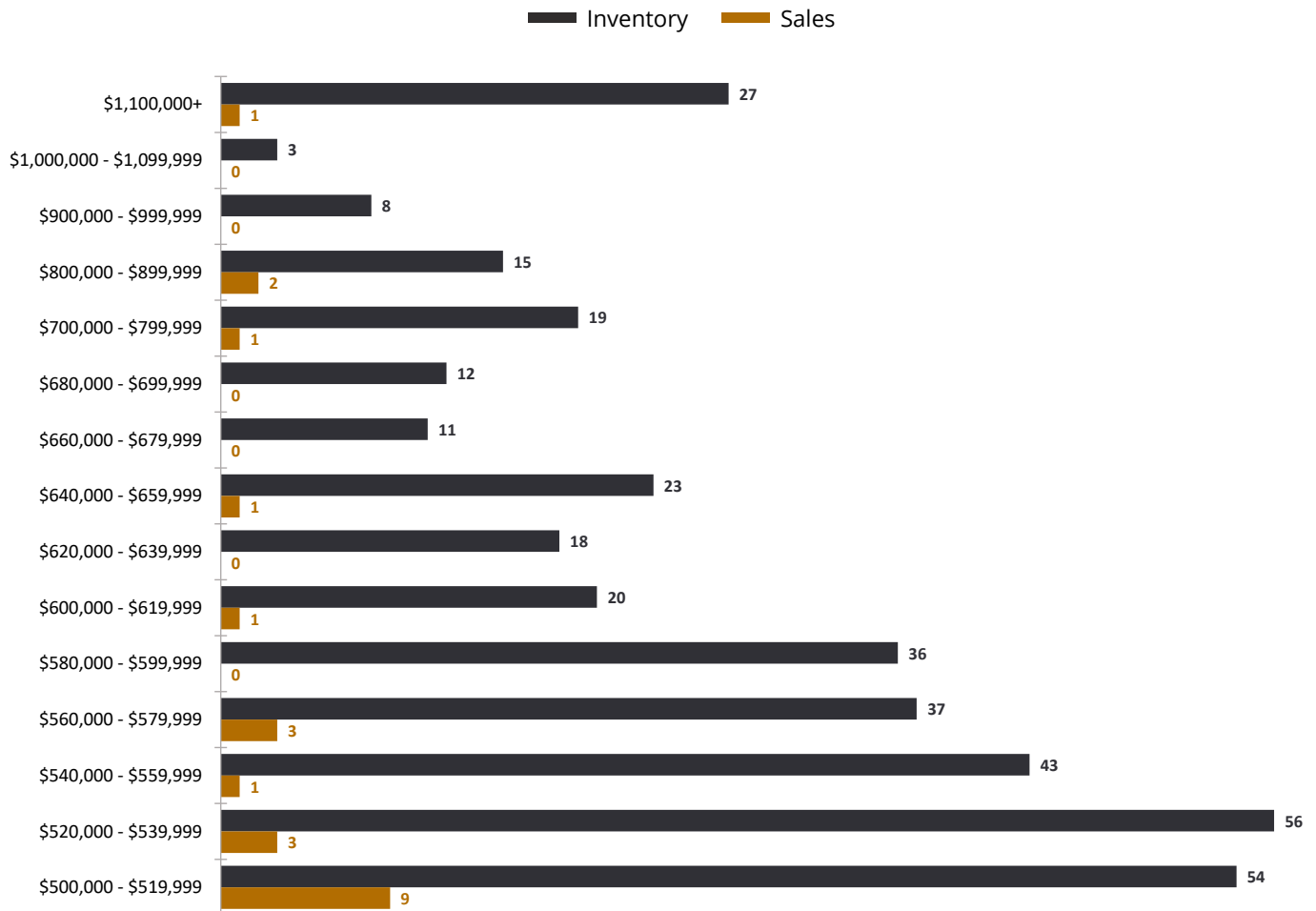
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **382**

Total Sales: **22**

Total Sales Ratio²: **6%**

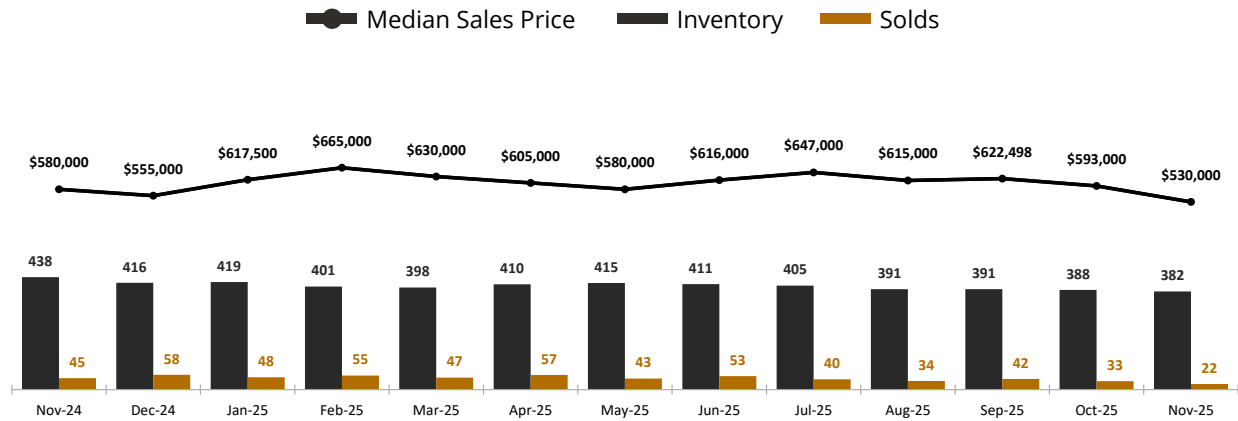
Buyer's Market



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	7	0%
1,000 - 1,499	\$535,000	2	2	1	43	2%
1,500 - 1,999	\$520,000	3	3	9	120	8%
2,000 - 2,499	\$520,000	3	4	10	173	6%
2,500 - 2,999	\$670,800	3	3	2	23	9%
3,000+	NA	NA	NA	0	16	0%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² 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.

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024 **438**
Nov. 2025 **382**

VARIANCE: **-13%**

TOTAL SOLDS

Nov. 2024 **45**
Nov. 2025 **22**

VARIANCE: **-51%**

SALES PRICE

Nov. 2024 **\$580k**
Nov. 2025 **\$530k**

VARIANCE: **-9%**

SALE PRICE PER SQFT.

Nov. 2024 **\$300**
Nov. 2025 **\$264**

VARIANCE: **-12%**

SALE TO LIST PRICE RATIO

Nov. 2024 **98.48%**
Nov. 2025 **98.06%**

VARIANCE: **0%**

DAYS ON MARKET

Nov. 2024 **56**
Nov. 2025 **50**

VARIANCE: **-11%**

ORLANDO MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **98.06% of list price** in November 2025.
- The most active price band is **\$500,000-\$519,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$530,000**.
- The median days on market for November 2025 was **50** days, down from **56** in November 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.