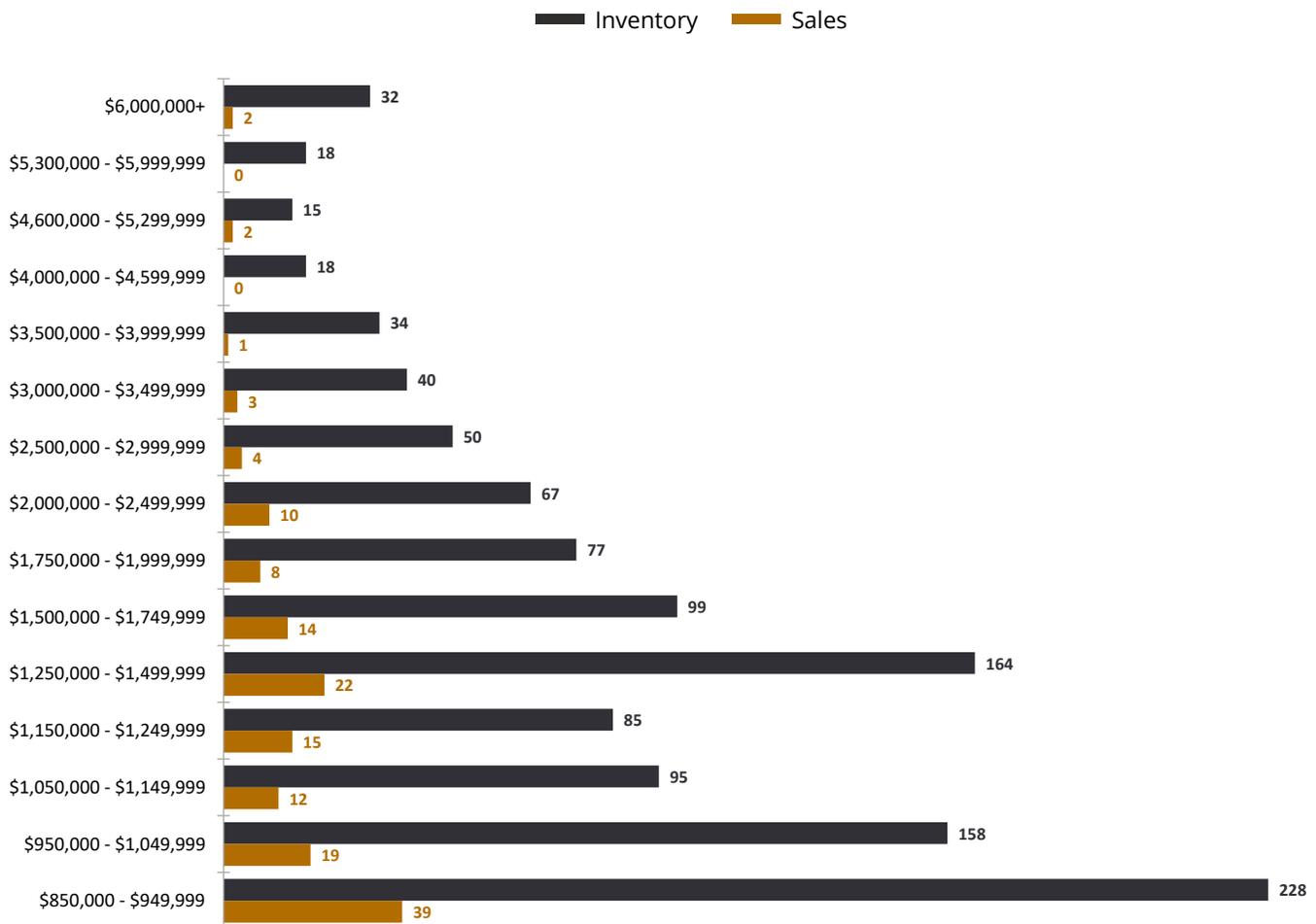




ORLANDO
FLORIDA

LUXURY INVENTORY VS. SALES | JANUARY 2026

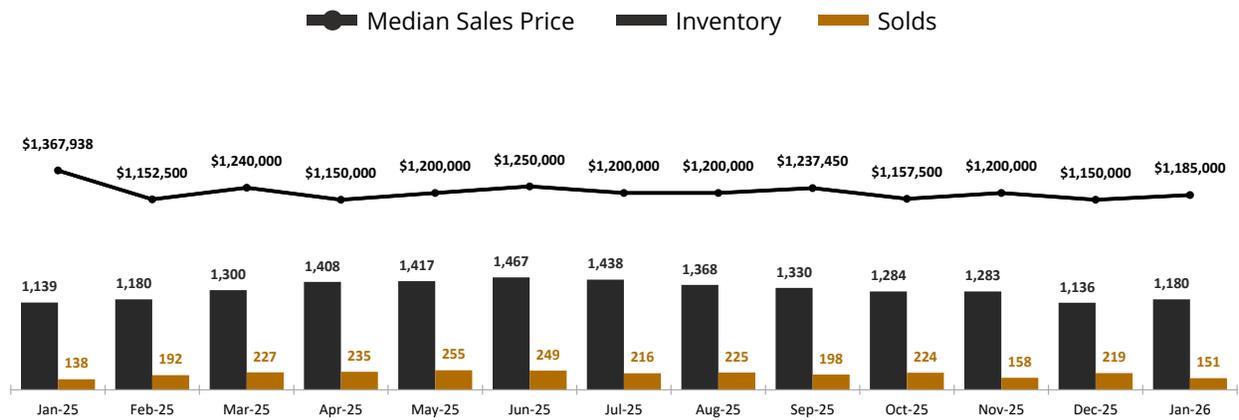
Total Inventory: 1,180 **Total Sales: 151** **Total Sales Ratio²: 13%** **Balanced Market**



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 2,999	\$968,990	4	3	41	194	21%
3,000 - 3,999	\$1,088,500	4	4	60	434	14%
4,000 - 4,999	\$1,438,125	5	5	27	330	8%
5,000 - 5,999	\$1,635,000	6	6	12	103	12%
6,000 - 6,999	\$2,500,000	6	7	5	68	7%
7,000+	\$4,358,021	6	8	6	51	12%

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 | JANUARY

TOTAL INVENTORY

Jan. 2025 Jan. 2026
1,139 **1,180**

VARIANCE: **4%**

TOTAL SOLDS

Jan. 2025 Jan. 2026
138 **151**

VARIANCE: **9%**

SALES PRICE

Jan. 2025 Jan. 2026
\$1.37m **\$1.19m**

VARIANCE: **-13%**

SALE PRICE PER SQFT.

Jan. 2025 Jan. 2026
\$356 **\$353**

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jan. 2025 Jan. 2026
96.57% **96.33%**

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2025 Jan. 2026
39 **48**

VARIANCE: **23%**

ORLANDO MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **96.33% of list price** in January 2026.
- The most active price band is **\$1,150,000-\$1,249,999**, where the sales ratio is **18%**.
- The median luxury sales price for single-family homes is **\$1,185,000**.
- The median days on market for January 2026 was **48** days, up from **39** in January 2025.

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.

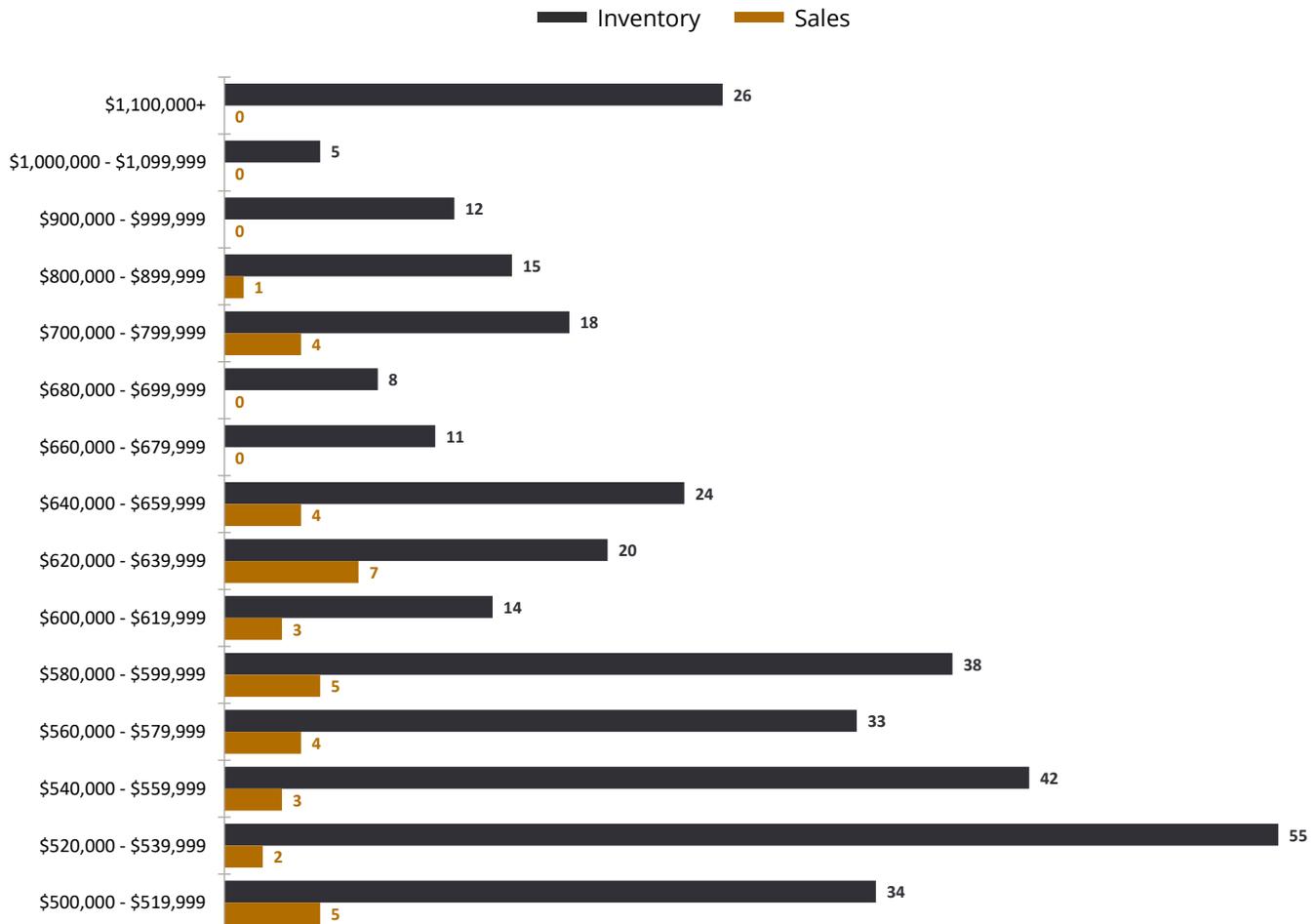
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **355**

Total Sales: **38**

Total Sales Ratio²: **11%**

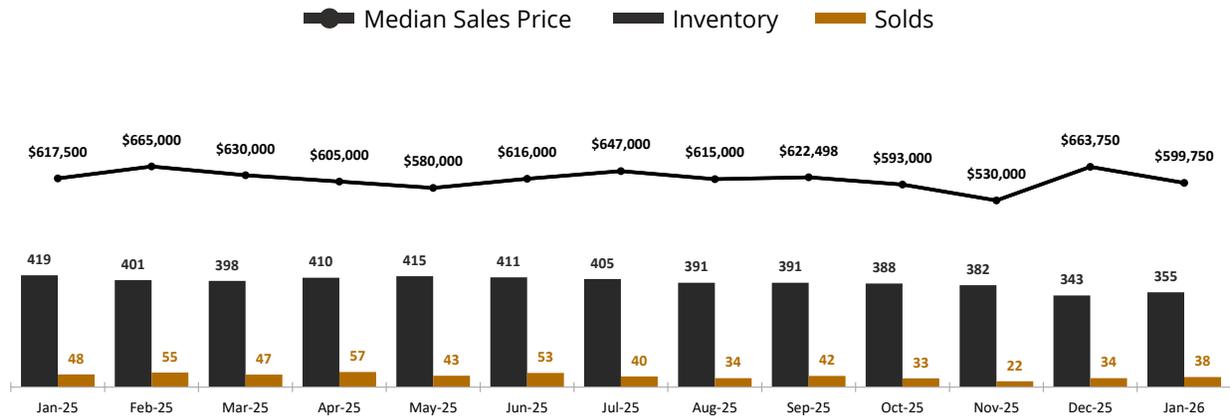
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$567,000	2	2	1	7	14%
1,000 - 1,499	\$663,525	2	3	2	37	5%
1,500 - 1,999	\$600,750	3	3	12	105	11%
2,000 - 2,499	\$575,000	3	4	19	165	12%
2,500 - 2,999	\$580,000	3	3	3	23	13%
3,000+	\$650,000	4	4	1	18	6%

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 | JANUARY

TOTAL INVENTORY

Jan. 2025: **419**
Jan. 2026: **355**

VARIANCE: **-15%**

TOTAL SOLDS

Jan. 2025: **48**
Jan. 2026: **38**

VARIANCE: **-21%**

SALES PRICE

Jan. 2025: **\$618k**
Jan. 2026: **\$600k**

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Jan. 2025: **\$306**
Jan. 2026: **\$302**

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jan. 2025: **98.49%**
Jan. 2026: **98.06%**

VARIANCE: **0%**

DAYS ON MARKET

Jan. 2025: **52**
Jan. 2026: **83**

VARIANCE: **60%**

ORLANDO MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **98.06% of list price** in January 2026.
- The most active price band is **\$620,000-\$639,999**, where the sales ratio is **35%**.
- The median luxury sales price for attached homes is **\$599,750**.
- The median days on market for January 2026 was **83** days, up from **52** in January 2025.

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.