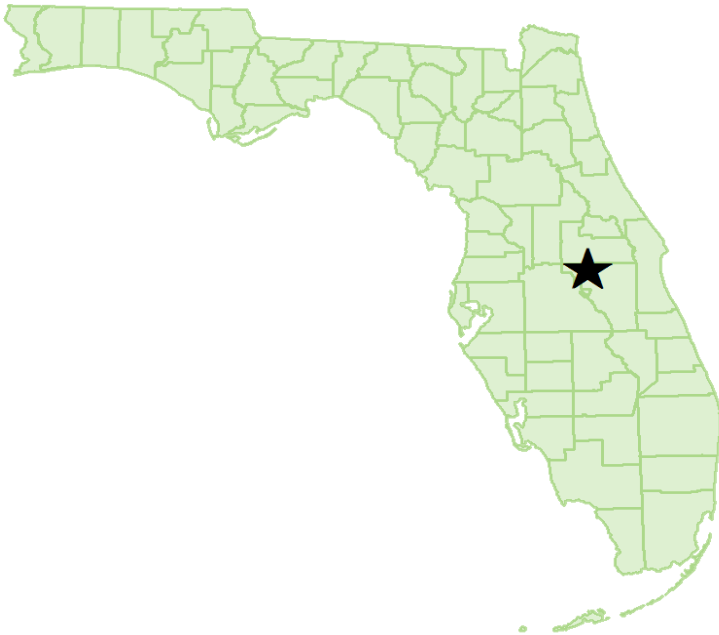


# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



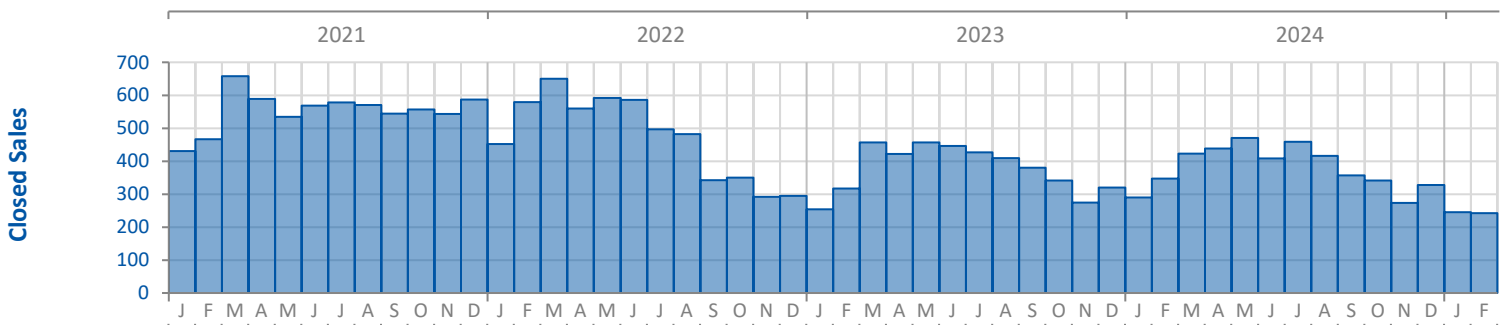
Summary Statistics	February 2025	February 2024	Percent Change Year-over-Year
Closed Sales	242	347	-30.3%
Paid in Cash	65	81	-19.8%
Median Sale Price	\$391,763	\$390,000	0.5%
Average Sale Price	\$483,503	\$443,746	9.0%
Dollar Volume	\$117.0 Million	\$154.0 Million	-24.0%
Median Percent of Original List Price Received	96.0%	96.1%	-0.1%
Median Time to Contract	65 Days	59 Days	10.2%
Median Time to Sale	101 Days	100 Days	1.0%
New Pending Sales	346	462	-25.1%
New Listings	694	637	8.9%
Pending Inventory	460	592	-22.3%
Inventory (Active Listings)	2,515	1,914	31.4%
Months Supply of Inventory	6.9	5.0	38.0%

## Closed Sales

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Month	Closed Sales	Percent Change Year-over-Year
Year-to-Date	487	-23.5%
<b>February 2025</b>	<b>242</b>	<b>-30.3%</b>
January 2025	245	-15.5%
December 2024	328	2.5%
November 2024	273	-0.4%
October 2024	341	0.0%
September 2024	357	-6.1%
August 2024	416	1.7%
July 2024	459	7.5%
June 2024	408	-8.5%
May 2024	470	2.8%
April 2024	438	3.8%
March 2024	423	-7.4%
February 2024	347	9.5%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®



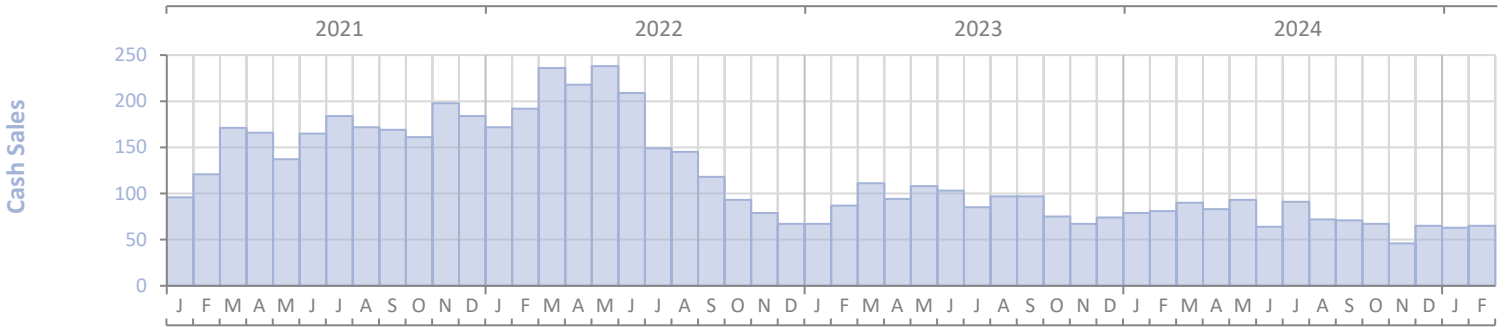
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## Cash Sales

The number of Closed Sales during the month in which buyers exclusively paid in cash

**Economists' note:** Cash Sales can be a useful indicator of the extent to which investors are participating in the market. Why? Investors are far more likely to have the funds to purchase a home available up front, whereas the typical homebuyer requires a mortgage or some other form of financing. There are, of course, many possible exceptions, so this statistic should be interpreted with care.

Month	Cash Sales	Percent Change Year-over-Year
Year-to-Date	128	-20.0%
<b>February 2025</b>	<b>65</b>	<b>-19.8%</b>
January 2025	63	-20.3%
December 2024	65	-12.2%
November 2024	46	-31.3%
October 2024	67	-10.7%
September 2024	71	-26.8%
August 2024	72	-25.8%
July 2024	91	7.1%
June 2024	64	-37.9%
May 2024	93	-13.9%
April 2024	83	-11.7%
March 2024	90	-18.9%
February 2024	81	-6.9%

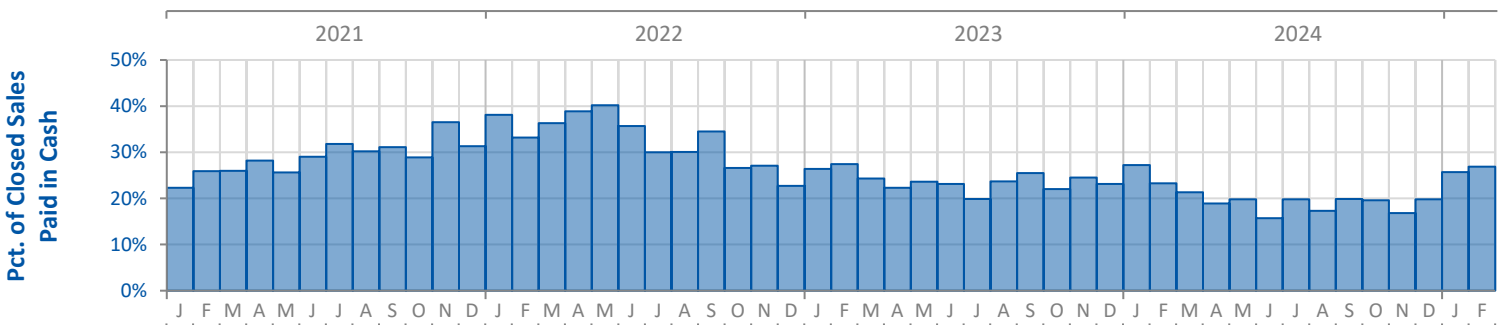


## Cash Sales as a Percentage of Closed Sales

The percentage of Closed Sales during the month which were Cash Sales

**Economists' note:** This statistic is simply another way of viewing Cash Sales. The remaining percentages of Closed Sales (i.e. those not paid fully in cash) each month involved some sort of financing, such as mortgages, owner/seller financing, assumed loans, etc.

Month	Percent of Closed Sales Paid in Cash	Percent Change Year-over-Year
Year-to-Date	26.3%	4.8%
<b>February 2025</b>	<b>26.9%</b>	<b>15.5%</b>
January 2025	25.7%	-5.5%
December 2024	19.8%	-14.3%
November 2024	16.8%	-31.4%
October 2024	19.6%	-10.9%
September 2024	19.9%	-22.0%
August 2024	17.3%	-27.0%
July 2024	19.8%	-0.5%
June 2024	15.7%	-32.0%
May 2024	19.8%	-16.1%
April 2024	18.9%	-15.2%
March 2024	21.3%	-12.3%
February 2024	23.3%	-15.0%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®



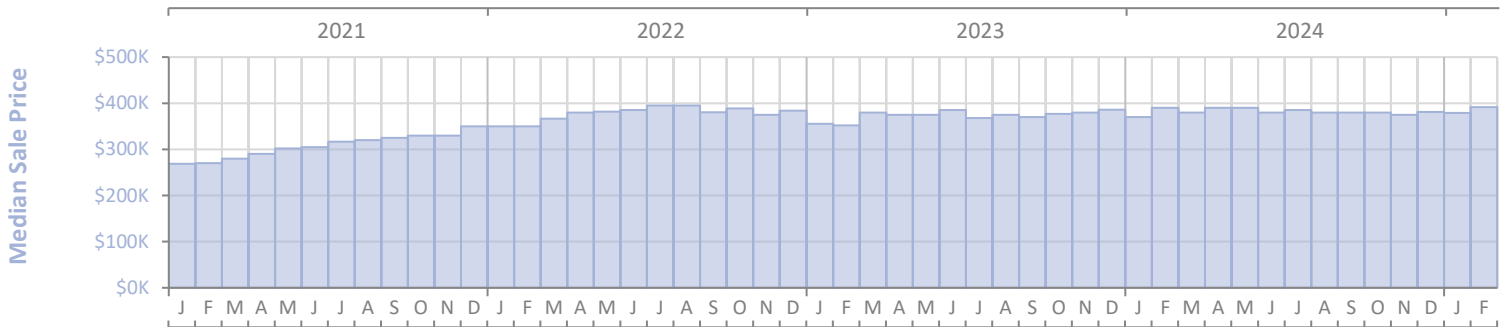
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## Median Sale Price

The median sale price reported for the month (i.e. 50% of sales were above and 50% of sales were below)

**Economists' note:** Median Sale Price is our preferred summary statistic for price activity because, unlike Average Sale Price, Median Sale Price is not sensitive to high sale prices for small numbers of homes that may not be characteristic of the market area. Keep in mind that median price trends over time are not always solely caused by changes in the general value of local real estate. Median sale price only reflects the values of the homes that *sold* each month, and the mix of the types of homes that sell can change over time.

Month	Median Sale Price	Percent Change Year-over-Year
Year-to-Date	\$385,000	1.3%
<b>February 2025</b>	<b>\$391,763</b>	<b>0.5%</b>
January 2025	\$379,000	2.4%
December 2024	\$381,000	-1.3%
November 2024	\$375,000	-1.2%
October 2024	\$380,000	0.8%
September 2024	\$380,000	2.7%
August 2024	\$380,000	1.3%
July 2024	\$385,000	4.6%
June 2024	\$380,000	-1.3%
May 2024	\$390,000	4.0%
April 2024	\$390,000	4.0%
March 2024	\$380,000	0.0%
February 2024	\$390,000	10.8%

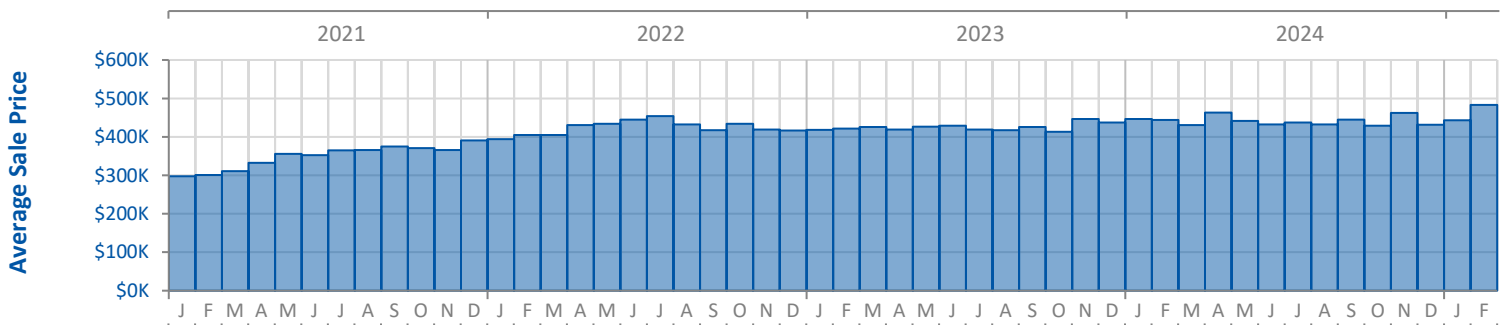


## Average Sale Price

The average sale price reported for the month (i.e. total sales in dollars divided by the number of sales)

**Economists' note:** Usually, we prefer Median Sale Price over Average Sale Price as a summary statistic for home prices. However, Average Sale Price does have its uses—particularly when it is analyzed alongside the Median Sale Price. For one, the relative difference between the two statistics can provide some insight into the market for higher-end homes in an area.

Month	Average Sale Price	Percent Change Year-over-Year
Year-to-Date	\$463,296	4.1%
<b>February 2025</b>	<b>\$483,503</b>	<b>9.0%</b>
January 2025	\$443,337	-0.8%
December 2024	\$431,429	-1.3%
November 2024	\$462,063	3.5%
October 2024	\$428,797	3.8%
September 2024	\$445,038	4.6%
August 2024	\$432,422	3.7%
July 2024	\$437,573	4.4%
June 2024	\$432,096	0.6%
May 2024	\$441,529	3.5%
April 2024	\$463,256	10.4%
March 2024	\$430,650	1.2%
February 2024	\$443,746	5.2%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®



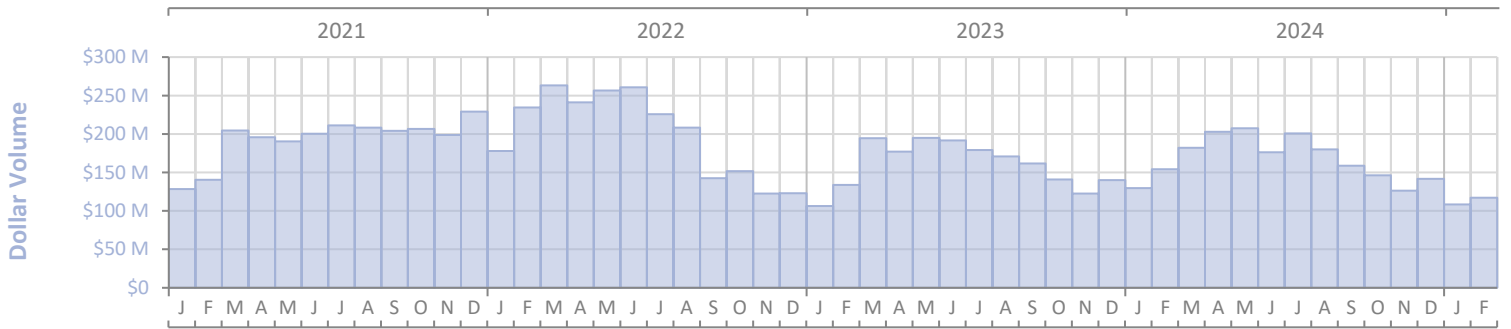
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## Dollar Volume

The sum of the sale prices for all sales which closed during the month

**Economists' note:** Dollar Volume is simply the sum of all sale prices in a given time period, and can quickly be calculated by multiplying Closed Sales by Average Sale Price. It is a strong indicator of the health of the real estate industry in a market, and is of particular interest to real estate professionals, investors, analysts, and government agencies. Potential home sellers and home buyers, on the other hand, will likely be better served by paying attention to trends in the two components of Dollar Volume (i.e. sales and prices) individually.

Month	Dollar Volume	Percent Change Year-over-Year
Year-to-Date	\$225.6 Million	-20.4%
<b>February 2025</b>	<b>\$117.0 Million</b>	<b>-24.0%</b>
January 2025	\$108.6 Million	-16.2%
December 2024	\$141.5 Million	1.2%
November 2024	\$126.1 Million	3.1%
October 2024	\$146.2 Million	3.8%
September 2024	\$158.9 Million	-1.7%
August 2024	\$179.9 Million	5.4%
July 2024	\$200.8 Million	12.2%
June 2024	\$176.3 Million	-7.9%
May 2024	\$207.5 Million	6.5%
April 2024	\$202.9 Million	14.6%
March 2024	\$182.2 Million	-6.3%
February 2024	\$154.0 Million	15.2%

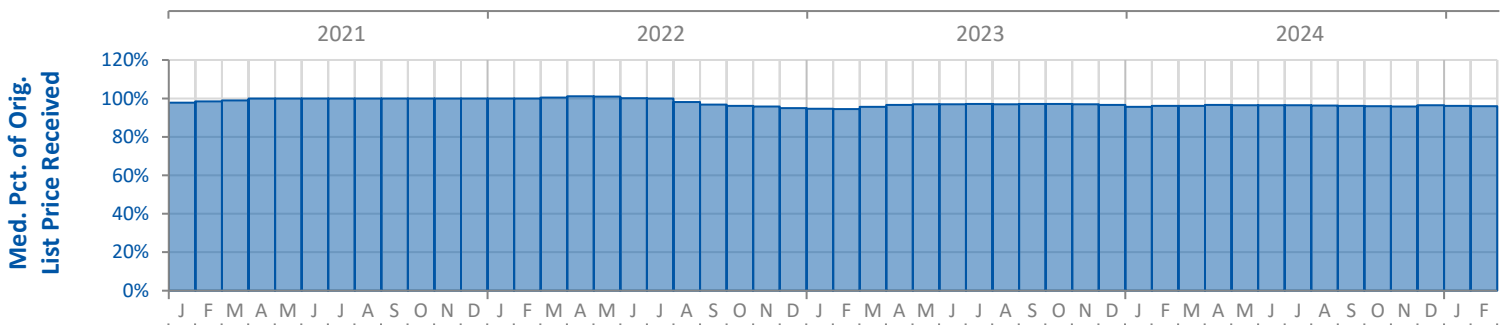


## Median Percent of Original List Price Received

The median of the sale price (as a percentage of the original list price) across all properties selling during the month

**Economists' note:** The Median Percent of Original List Price Received is useful as an indicator of market recovery, since it typically rises as buyers realize that the market may be moving away from them and they need to match the selling price (or better it) in order to get a contract on the house. This is usually the last measure to indicate a market has shifted from down to up, so it is what we would call a *lagging* indicator.

Month	Med. Pct. of Orig. List Price Received	Percent Change Year-over-Year
Year-to-Date	96.0%	0.1%
<b>February 2025</b>	<b>96.0%</b>	<b>-0.1%</b>
January 2025	96.1%	0.4%
December 2024	96.4%	-0.2%
November 2024	95.8%	-1.2%
October 2024	96.0%	-1.1%
September 2024	96.1%	-1.0%
August 2024	96.3%	-0.7%
July 2024	96.5%	-0.7%
June 2024	96.5%	-0.5%
May 2024	96.4%	-0.6%
April 2024	96.6%	-0.1%
March 2024	96.1%	0.4%
February 2024	96.1%	1.8%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®



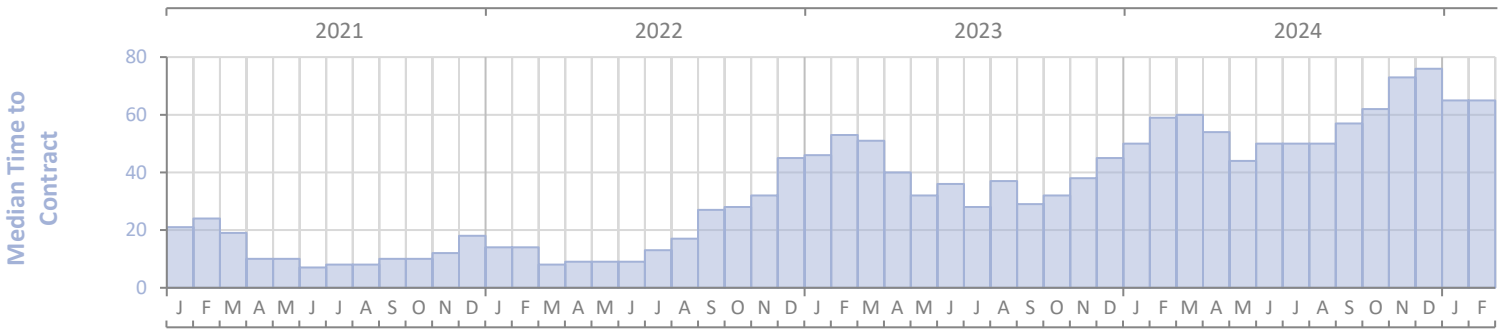
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## Median Time to Contract

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Month	Median Time to Contract	Percent Change Year-over-Year
Year-to-Date	67 Days	17.5%
<b>February 2025</b>	<b>65 Days</b>	<b>10.2%</b>
January 2025	65 Days	30.0%
December 2024	76 Days	68.9%
November 2024	73 Days	92.1%
October 2024	62 Days	93.8%
September 2024	57 Days	96.6%
August 2024	50 Days	35.1%
July 2024	50 Days	78.6%
June 2024	50 Days	38.9%
May 2024	44 Days	37.5%
April 2024	54 Days	35.0%
March 2024	60 Days	17.6%
February 2024	59 Days	11.3%

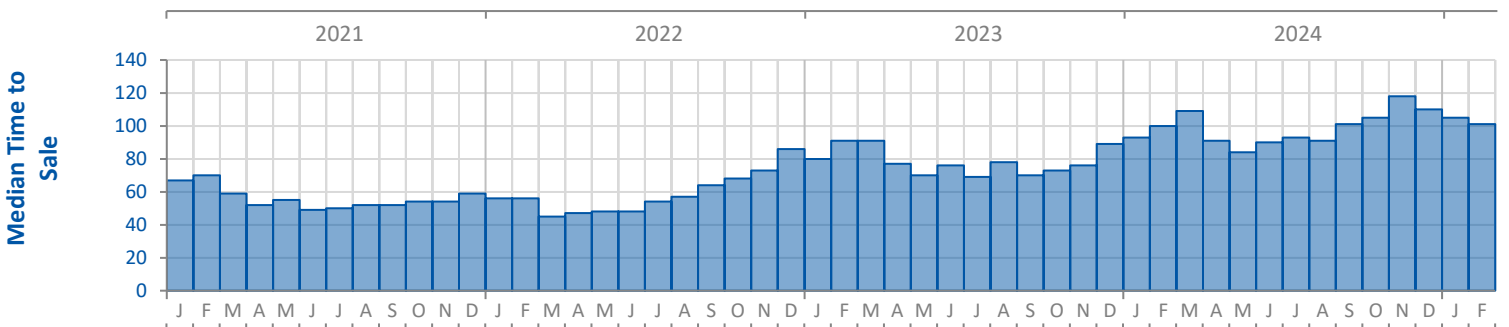


## Median Time to Sale

The median number of days between the listing date and closing date for all Closed Sales during the month

**Economists' note:** Time to Sale is a measure of the length of the home selling process, calculated as the number of days between the initial listing of a property and the closing of the sale. *Median Time to Sale* is the amount of time the "middle" property selling this month was on the market. That is, 50% of homes selling this month took *less* time to sell, and 50% of homes took *more* time to sell. Median Time to Sale gives a more accurate picture than Average Time to Sale, which can be skewed upward by small numbers of properties taking an abnormally long time to sell.

Month	Median Time to Sale	Percent Change Year-over-Year
Year-to-Date	104 Days	5.1%
<b>February 2025</b>	<b>101 Days</b>	<b>1.0%</b>
January 2025	105 Days	12.9%
December 2024	110 Days	23.6%
November 2024	118 Days	55.3%
October 2024	105 Days	43.8%
September 2024	101 Days	44.3%
August 2024	91 Days	16.7%
July 2024	93 Days	34.8%
June 2024	90 Days	18.4%
May 2024	84 Days	20.0%
April 2024	91 Days	18.2%
March 2024	109 Days	19.8%
February 2024	100 Days	9.9%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®



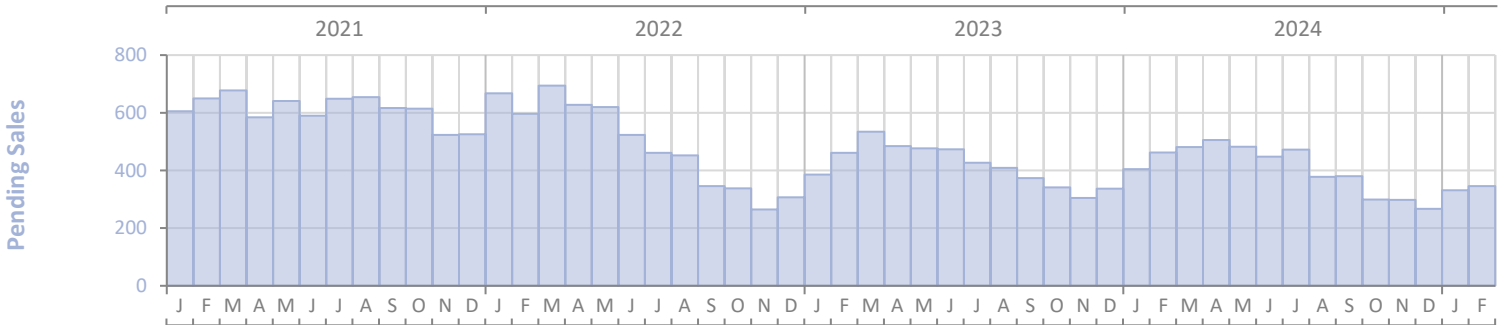
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## New Pending Sales

The number of listed properties that went under contract during the month

**Economists' note:** Because of the typical length of time it takes for a sale to close, economists consider Pending Sales to be a decent indicator of potential future Closed Sales. It is important to bear in mind, however, that not all Pending Sales will be closed successfully. So, the effectiveness of Pending Sales as a future indicator of Closed Sales is susceptible to changes in market conditions such as the availability of financing for homebuyers and the inventory of distressed properties for sale.

Month	New Pending Sales	Percent Change Year-over-Year
Year-to-Date	677	-21.9%
<b>February 2025</b>	<b>346</b>	<b>-25.1%</b>
January 2025	331	-18.3%
December 2024	267	-20.8%
November 2024	298	-2.3%
October 2024	299	-12.3%
September 2024	380	1.9%
August 2024	378	-7.6%
July 2024	472	10.5%
June 2024	448	-5.3%
May 2024	482	1.0%
April 2024	505	4.3%
March 2024	481	-9.9%
February 2024	462	0.2%

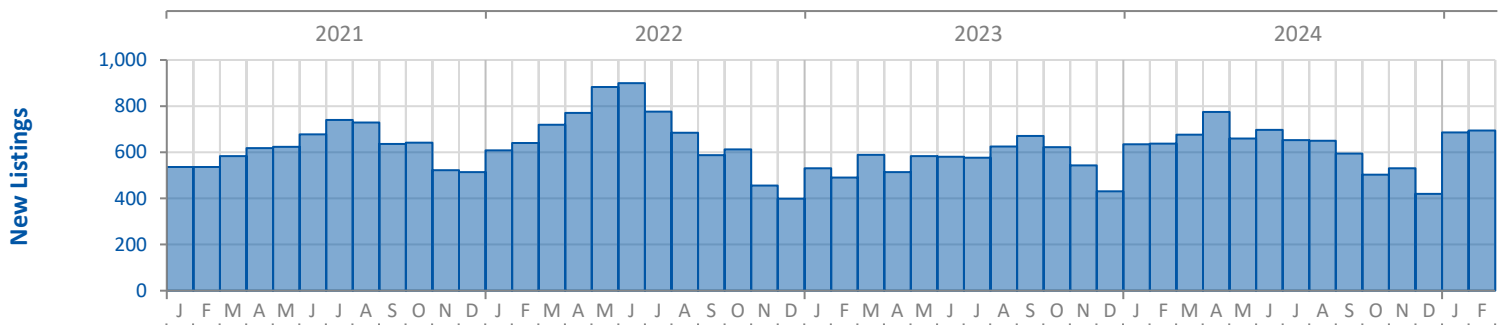


## New Listings

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Month	New Listings	Percent Change Year-over-Year
Year-to-Date	1,380	8.6%
<b>February 2025</b>	<b>694</b>	<b>8.9%</b>
January 2025	686	8.2%
December 2024	419	-2.8%
November 2024	531	-2.2%
October 2024	503	-19.1%
September 2024	595	-11.3%
August 2024	650	4.0%
July 2024	653	13.2%
June 2024	697	20.0%
May 2024	660	13.2%
April 2024	775	50.8%
March 2024	676	14.8%
February 2024	637	30.0%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®

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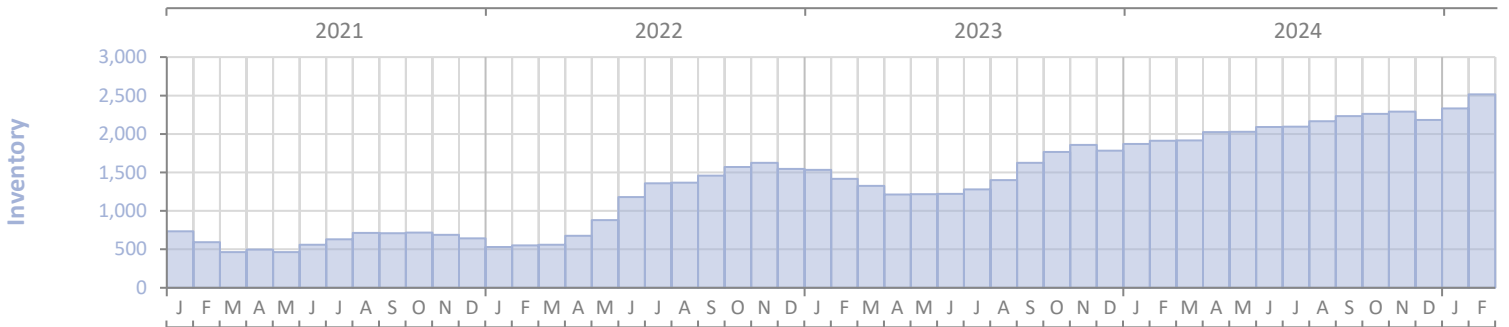


## Inventory (Active Listings)

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Month	Inventory	Percent Change Year-over-Year
YTD (Monthly Avg)	2,424	28.1%
<b>February 2025</b>	<b>2,515</b>	<b>31.4%</b>
January 2025	2,333	24.7%
December 2024	2,183	22.3%
November 2024	2,290	23.2%
October 2024	2,261	28.0%
September 2024	2,231	37.1%
August 2024	2,165	54.8%
July 2024	2,094	63.6%
June 2024	2,092	71.2%
May 2024	2,030	66.7%
April 2024	2,026	66.9%
March 2024	1,915	44.5%
February 2024	1,914	34.9%

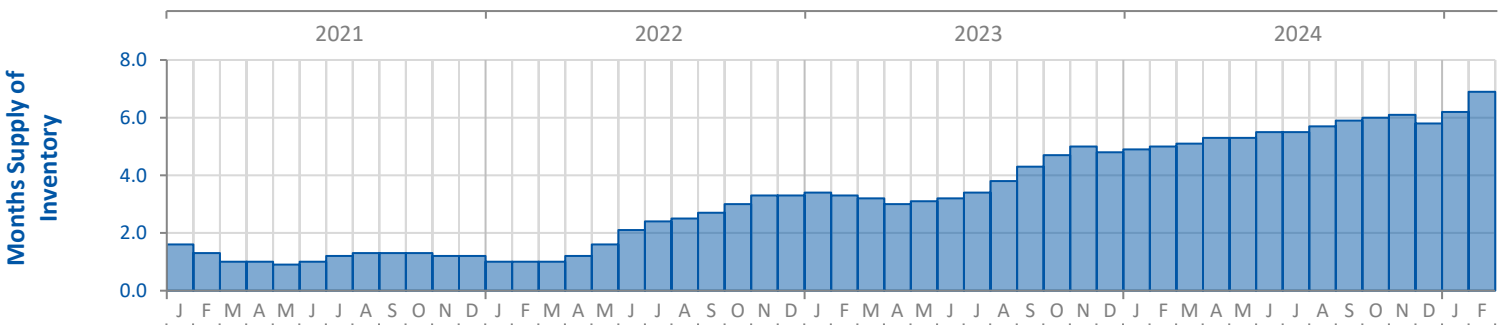


## Months Supply of Inventory

An estimate of the number of months it will take to deplete the current Inventory given recent sales rates

**Economists' note:** MSI is a useful indicator of market conditions. The benchmark for a balanced market (favoring neither buyer nor seller) is 5.5 months of inventory. Anything higher is traditionally a buyers' market, and anything lower is a sellers' market. There is no single accepted way of calculating MSI. A common method is to divide current Inventory by the most recent month's Closed Sales count, but this count is a usually poor predictor of future Closed Sales due to seasonal cycles. To eliminate seasonal effects, we use the 12-month average of monthly Closed Sales instead.

Month	Months Supply	Percent Change Year-over-Year
YTD (Monthly Avg)	6.6	32.0%
<b>February 2025</b>	<b>6.9</b>	<b>38.0%</b>
January 2025	6.2	26.5%
December 2024	5.8	20.8%
November 2024	6.1	22.0%
October 2024	6.0	27.7%
September 2024	5.9	37.2%
August 2024	5.7	50.0%
July 2024	5.5	61.8%
June 2024	5.5	71.9%
May 2024	5.3	71.0%
April 2024	5.3	76.7%
March 2024	5.1	59.4%
February 2024	5.0	51.5%



# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®



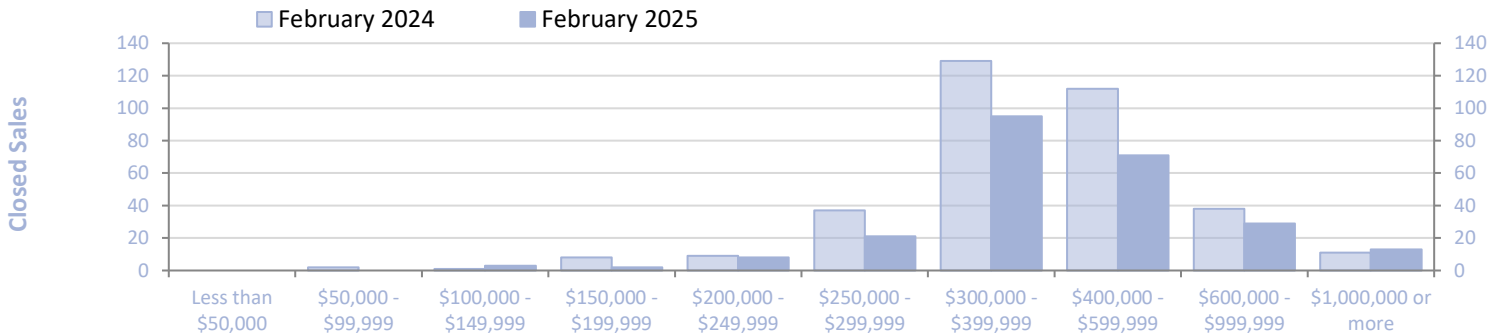
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## Closed Sales by Sale Price

The number of sales transactions which closed during the month

**Economists' note:** Closed Sales are one of the simplest—yet most important—indicators for the residential real estate market. When comparing Closed Sales across markets of different sizes, we recommend comparing the percent changes in sales rather than the number of sales. Closed Sales (and many other market metrics) are affected by seasonal cycles, so actual trends are more accurately represented by year-over-year changes (i.e. comparing a month's sales to the amount of sales in the same month in the previous year), rather than changes from one month to the next.

Sale Price	Closed Sales	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	0	-100.0%
\$100,000 - \$149,999	3	200.0%
\$150,000 - \$199,999	2	-75.0%
\$200,000 - \$249,999	8	-11.1%
\$250,000 - \$299,999	21	-43.2%
\$300,000 - \$399,999	95	-26.4%
\$400,000 - \$599,999	71	-36.6%
\$600,000 - \$999,999	29	-23.7%
\$1,000,000 or more	13	18.2%

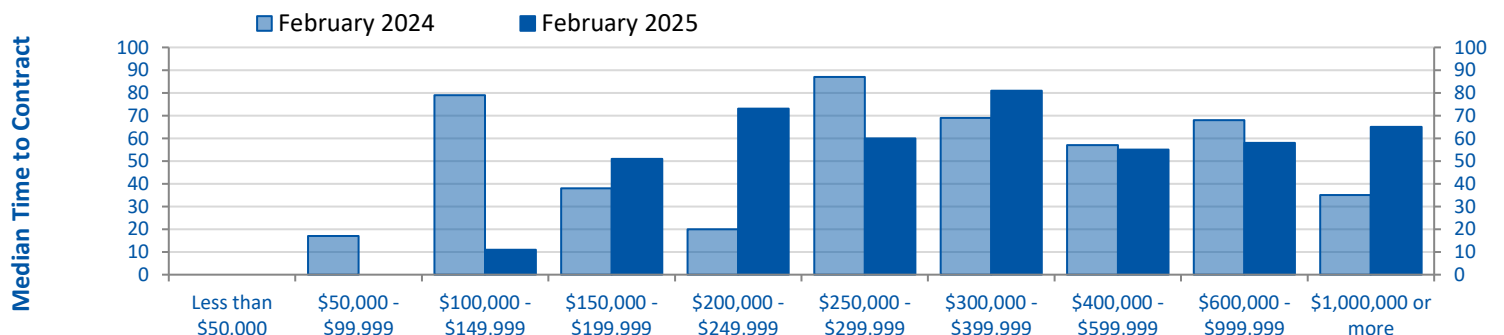


## Median Time to Contract by Sale Price

The median number of days between the listing date and contract date for all Closed Sales during the month

**Economists' note:** Like Time to Sale, Time to Contract is a measure of the length of the home selling process calculated for sales which closed during the month. The difference is that Time to Contract measures the number of days between the initial listing of a property and the signing of the contract which eventually led to the closing of the sale. When the gap between Median Time to Contract and Median Time to Sale grows, it is usually a sign of longer closing times and/or declining numbers of cash sales.

Sale Price	Median Time to Contract	Percent Change Year-over-Year
Less than \$50,000	(No Sales)	N/A
\$50,000 - \$99,999	(No Sales)	N/A
\$100,000 - \$149,999	11 Days	-86.1%
\$150,000 - \$199,999	51 Days	34.2%
\$200,000 - \$249,999	73 Days	265.0%
\$250,000 - \$299,999	60 Days	-31.0%
\$300,000 - \$399,999	81 Days	17.4%
\$400,000 - \$599,999	55 Days	-3.5%
\$600,000 - \$999,999	58 Days	-14.7%
\$1,000,000 or more	65 Days	85.7%





# Monthly Market Detail - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®



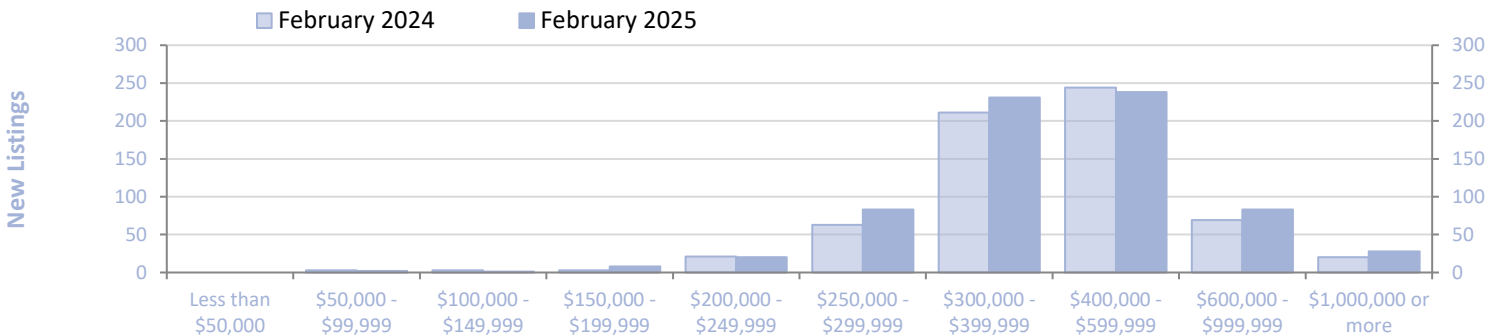
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## New Listings by Initial Listing Price

The number of properties put onto the market during the month

**Economists' note:** New Listings tend to rise in delayed response to increasing prices, so they are often seen as a lagging indicator of market health. As prices rise, potential sellers raise their estimations of value—and in the most recent cycle, rising prices have freed up many potential sellers who were previously underwater on their mortgages. Note that in our calculations, we take care to not include properties that were recently taken off the market and quickly relisted, since these are not really *new* listings.

Initial Listing Price	New Listings	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	2	-33.3%
\$100,000 - \$149,999	1	-66.7%
\$150,000 - \$199,999	8	166.7%
\$200,000 - \$249,999	20	-4.8%
\$250,000 - \$299,999	83	31.7%
\$300,000 - \$399,999	231	9.5%
\$400,000 - \$599,999	238	-2.5%
\$600,000 - \$999,999	83	20.3%
\$1,000,000 or more	28	40.0%

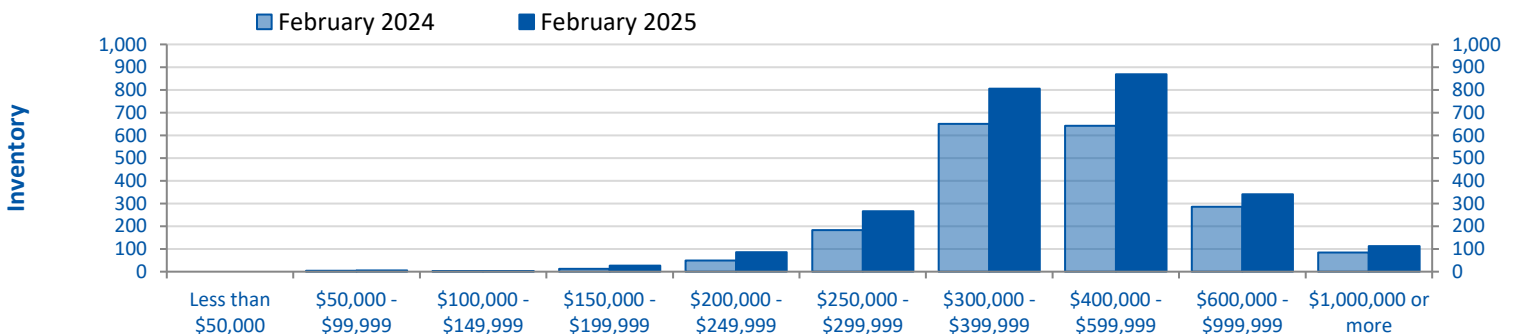


## Inventory by Current Listing Price

The number of property listings active at the end of the month

**Economists' note:** There are a number of ways to define and calculate Inventory. Our method is to simply count the number of active listings on the last day of the month, and hold this number to compare with the same month the following year. Inventory rises when New Listings are outpacing the number of listings that go off-market (regardless of whether they actually sell). Likewise, it falls when New Listings aren't keeping up with the rate at which homes are going off-market.

Current Listing Price	Inventory	Percent Change Year-over-Year
Less than \$50,000	0	N/A
\$50,000 - \$99,999	5	25.0%
\$100,000 - \$149,999	3	0.0%
\$150,000 - \$199,999	27	125.0%
\$200,000 - \$249,999	86	75.5%
\$250,000 - \$299,999	266	45.4%
\$300,000 - \$399,999	805	23.7%
\$400,000 - \$599,999	869	35.4%
\$600,000 - \$999,999	341	19.2%
\$1,000,000 or more	113	34.5%

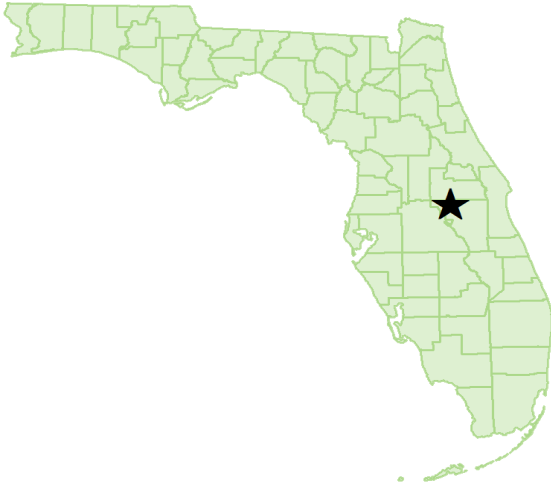


# Monthly Distressed Market - February 2025

## Single-Family Homes

### Osceola County Association of REALTORS®

This report describes member activity for the association and is not confined to any specific geographic area.



		February 2025	February 2024	Percent Change Year-over-Year
Traditional	Closed Sales	237	343	-30.9%
	Median Sale Price	\$392,025	\$395,000	-0.8%
Foreclosure/REO	Closed Sales	4	4	0.0%
	Median Sale Price	\$381,950	\$197,400	93.5%
Short Sale	Closed Sales	1	0	N/A
	Median Sale Price	\$350,000	(No Sales)	N/A

