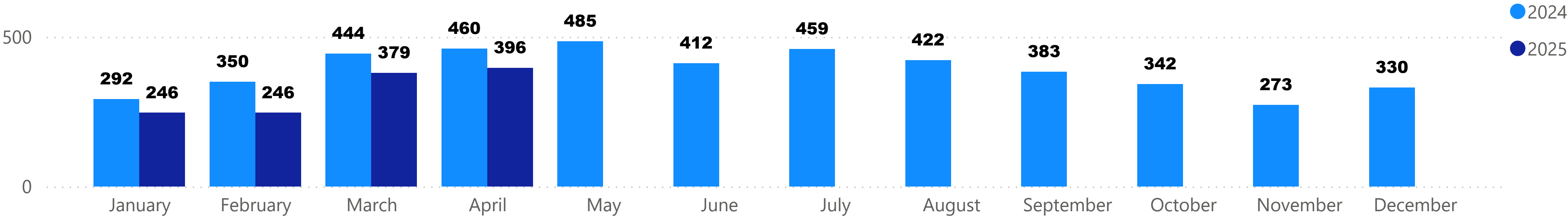




Osceola County Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999				2									2
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	2			1									3
\$ 120,000 - 139,999	1	3	2										6
\$ 140,000 - 159,999	1	1	3	4									9
\$ 160,000 - 179,999	2	1	3	4									10
\$ 180,000 - 199,999	1		4	3									8
\$ 200,000 - 249,999	9	7	22	27									65
\$ 250,000 - 299,999	32	22	50	65									169
\$ 300,000 - 349,999	50	49	58	63									220
\$ 350,000 - 399,999	42	46	67	76									231
\$ 400,000 - 499,999	46	42	81	70									239
\$ 500,000 - 599,999	22	33	43	31									129
\$ 600,000 - 699,999	17	11	18	18									64
\$ 700,000 - 799,999	9	10	4	8									31
\$ 800,000 - 899,999	4	4	8	5									21
\$ 900,000 - 999,999		4	4	2									10
\$ 1,000,000 - and over	7	13	12	17									49
Total	246	246	379	396									1267

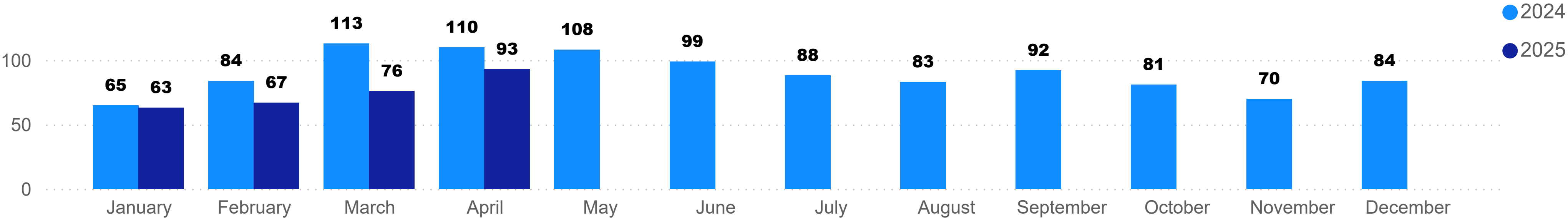




Osceola County Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999				1									1
\$ 100,000 - 119,999	3	2	1										6
\$ 120,000 - 139,999		3	1	3									7
\$ 140,000 - 159,999	1	4	5	2									12
\$ 160,000 - 179,999	3	4	7	7									21
\$ 180,000 - 199,999	5	2	7	3									17
\$ 200,000 - 249,999	8	7	11	18									44
\$ 250,000 - 299,999	14	8	13	12									47
\$ 300,000 - 349,999	11	16	14	27									68
\$ 350,000 - 399,999	8	11	7	8									34
\$ 400,000 - 499,999	7	2	5	6									20
\$ 500,000 - 599,999	1	4	2	2									9
\$ 600,000 - 699,999	1	2	2	3									8
\$ 700,000 - 799,999		1											1
\$ 800,000 - 899,999			1										1
\$ 900,000 - 999,999		1		1									2
\$ 1,000,000 - and over													
Total	63	67	76	93									299

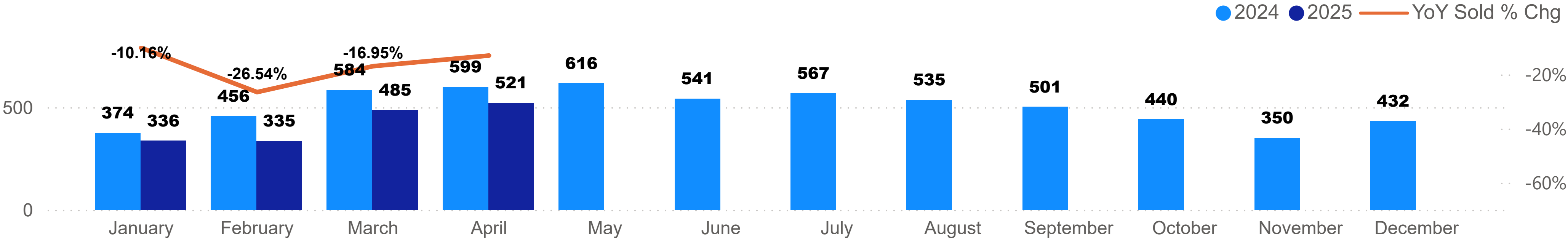




Osceola County Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1	1	1	1									4
\$ 50,000 - 59,999	1		2	1									4
\$ 60,000 - 69,999			1	3									4
\$ 70,000 - 79,999	1	1											2
\$ 80,000 - 89,999	2	1		3									6
\$ 90,000 - 99,999	1	1		2									4
\$ 100,000 - 119,999	9	3	4	2									18
\$ 120,000 - 139,999	1	6	5	7									19
\$ 140,000 - 159,999	4	6	11	9									30
\$ 160,000 - 179,999	5	5	11	12									33
\$ 180,000 - 199,999	8	4	14	8									34
\$ 200,000 - 249,999	24	17	35	48									124
\$ 250,000 - 299,999	50	38	65	81									234
\$ 300,000 - 349,999	62	66	77	95									300
\$ 350,000 - 399,999	51	58	76	84									269
\$ 400,000 - 499,999	54	45	88	77									264
\$ 500,000 - 599,999	23	37	45	33									138
\$ 600,000 - 699,999	19	13	21	21									74
\$ 700,000 - 799,999	9	11	4	9									33
\$ 800,000 - 899,999	4	4	9	5									22
\$ 900,000 - 999,999		5	4	3									12
\$ 1,000,000 - and over	7	13	12	17									49
Total	336	335	485	521									1677



Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	10	7	11	9									37
2	46	42	65	82									235
3	160	135	196	223									714
4	92	110	154	152									508
5	19	28	43	35									125
6+	9	13	16	20									58
Total	336	335	485	521									1677

Sales by Bathroom Count

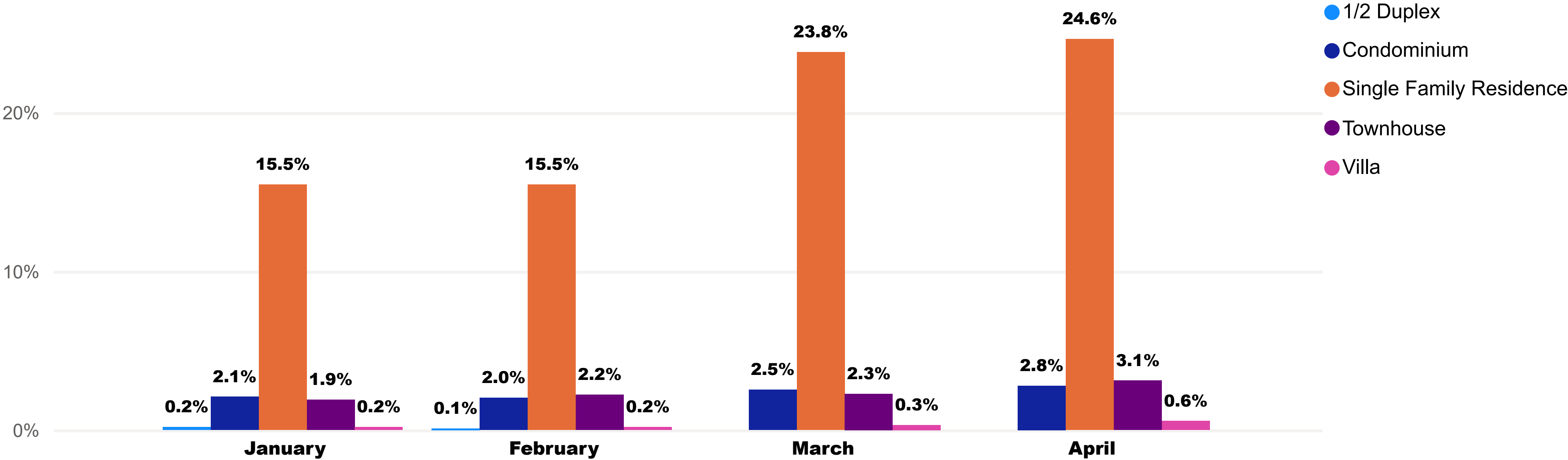
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	19	24	28									94
2	182	165	255	293									895
3	93	104	151	136									484
4	22	26	23	36									107
5	9	15	18	14									56
6+	7	6	14	14									41
Total	336	335	485	521									1677

Osceola County Association of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex	3	1											4
Condominium	33	32	40	44									149
Single Family Residence	243	243	374	387									1247
Townhouse	30	35	36	49									150
Villa	3	3	5	9									20
Total	312	314	455	489									1570

YTD % of Sales by Property Type





Osceola County Association of REALTORS®

Multiple Listing One Month Sales and Inventory Report - April - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	2	0%	72,450	63,000	87%	17	
\$ 70,000 - 79,999							3
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	1	0%	105,000	95,000	90%	0	8
\$ 100,000 - 119,999	1	0%	100,000	100,000	100%	0	15
\$ 120,000 - 139,999	3	1%	160,267	128,633	80%	78	35
\$ 140,000 - 159,999	6	1%	163,798	147,042	90%	63	53
\$ 160,000 - 179,999	11	2%	181,172	172,845	95%	86	68
\$ 180,000 - 199,999	6	1%	197,917	185,750	94%	58	98
\$ 200,000 - 249,999	45	9%	233,570	225,953	97%	77	266
\$ 250,000 - 299,999	77	16%	282,748	274,580	97%	74	445
\$ 300,000 - 349,999	90	18%	330,613	324,027	98%	100	585
\$ 350,000 - 399,999	84	17%	379,432	373,214	98%	67	561
\$ 400,000 - 499,999	76	16%	446,804	438,562	98%	62	761
\$ 500,000 - 599,999	33	7%	555,664	532,594	96%	58	349
\$ 600,000 - 699,999	21	4%	663,788	646,250	97%	75	186
\$ 700,000 - 799,999	8	2%	762,625	740,250	97%	138	106
\$ 800,000 - 899,999	5	1%	876,400	868,600	99%	30	66
\$ 900,000 - 999,999	3	1%	941,633	934,333	99%	78	44
\$ 1,000,000 - and over	17	3%	1,598,929	1,550,529	97%	56	126
Total	489	100%	420,505	409,678	97%	75	3777

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.



Osceola County Association of REALTORS®

Multiple Listing Year to Date Sales and Inventory Report - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	4	0.24%	42,500	37,000	87%	33	1
\$ 50,000 - 59,999	4	0.24%	71,375	53,000	74%	271	
\$ 60,000 - 69,999	4	0.24%	72,975	62,750	86%	73	
\$ 70,000 - 79,999	2	0.12%	71,950	70,000	97%	16	3
\$ 80,000 - 89,999	6	0.36%	86,833	84,833	98%	26	1
\$ 90,000 - 99,999	4	0.24%	104,438	94,750	91%	29	8
\$ 100,000 - 119,999	18	1.07%	125,905	108,333	86%	35	15
\$ 120,000 - 139,999	19	1.13%	147,682	130,618	88%	60	35
\$ 140,000 - 159,999	30	1.79%	157,080	148,938	95%	60	53
\$ 160,000 - 179,999	33	1.97%	179,316	169,078	94%	73	68
\$ 180,000 - 199,999	34	2.03%	206,025	189,776	92%	70	98
\$ 200,000 - 249,999	124	7.39%	235,094	224,559	96%	76	266
\$ 250,000 - 299,999	234	13.95%	282,253	274,532	97%	84	445
\$ 300,000 - 349,999	300	17.89%	331,401	323,530	98%	91	585
\$ 350,000 - 399,999	269	16.04%	379,927	373,115	98%	73	561
\$ 400,000 - 499,999	264	15.74%	452,109	442,489	98%	77	761
\$ 500,000 - 599,999	138	8.23%	558,293	539,352	97%	76	349
\$ 600,000 - 699,999	74	4.41%	659,727	646,250	98%	69	186
\$ 700,000 - 799,999	33	1.97%	759,297	740,424	98%	99	106
\$ 800,000 - 899,999	22	1.31%	884,436	855,773	97%	114	66
\$ 900,000 - 999,999	12	0.72%	970,200	934,750	96%	72	44
\$ 1,000,000 - and over	49	2.92%	1,676,540	1,602,735	96%	50	126
Total	1677	100.00%	420,325	407,970	97%	78	3777

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor Stellar MLS is in any way responsible for its accuracy.

Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

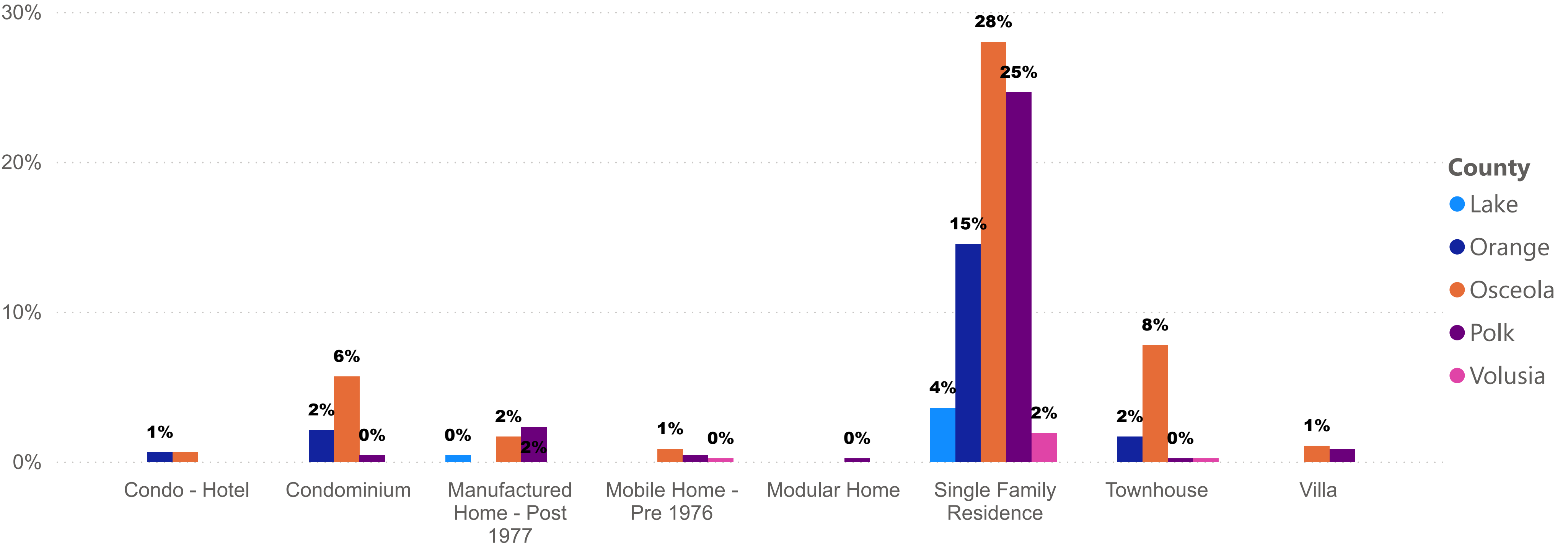
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
05/31/2021	752	318,857	315,464	99%	38	916	1.22
06/30/2021	787	315,427	314,866	100%	29	1004	1.28
07/31/2021	769	330,460	329,809	100%	23	1115	1.45
08/31/2021	749	331,536	330,145	100%	26	1209	1.61
09/30/2021	749	336,527	335,184	100%	21	1201	1.60
10/31/2021	756	339,440	337,300	99%	20	1136	1.50
11/30/2021	735	335,697	332,263	99%	24	1108	1.51
12/31/2021	782	359,305	355,230	99%	29	1015	1.30
01/31/2022	653	357,389	353,703	99%	26	859	1.32
02/28/2022	769	371,273	368,662	99%	26	922	1.20
03/31/2022	869	369,192	370,748	100%	24	955	1.10
04/30/2022	759	388,869	392,424	101%	17	1089	1.43
05/31/2022	784	391,688	395,443	101%	15	1355	1.73
06/30/2022	804	405,277	407,217	100%	16	1655	2.06
07/31/2022	667	416,210	412,618	99%	18	1840	2.76
08/31/2022	664	398,899	392,474	98%	21	1954	2.94
09/30/2022	484	385,566	375,885	97%	29	2024	4.18
10/31/2022	493	401,105	389,771	97%	36	2164	4.39
11/30/2022	405	389,250	377,658	97%	40	2184	5.39
12/31/2022	429	392,688	377,042	96%	51	2097	4.89
01/31/2023	334	393,198	379,619	97%	53	2087	6.25
02/28/2023	431	401,905	388,524	97%	67	1946	4.52
03/31/2023	610	399,837	389,819	97%	64	1836	3.01
04/30/2023	558	397,022	387,659	98%	56	1762	3.16
05/31/2023	588	404,640	395,749	98%	56	1810	3.08
06/30/2023	604	400,766	392,305	98%	53	1810	3.00
07/31/2023	557	397,570	389,260	98%	52	1930	3.46
08/31/2023	531	403,887	394,797	98%	56	2040	3.84
09/30/2023	501	404,564	392,884	97%	51	2241	4.47
10/31/2023	488	388,848	379,445	98%	53	2428	4.98
11/30/2023	363	424,797	412,295	97%	61	2603	7.17
12/31/2023	410	414,581	404,050	97%	57	2560	6.24
01/31/2024	359	430,576	416,638	97%	72	2666	7.43
02/29/2024	435	426,031	414,437	97%	73	2747	6.31
03/31/2024	557	412,696	397,769	96%	75	2749	4.94
04/30/2024	571	437,801	427,060	98%	75	2935	5.14
05/31/2024	593	426,105	413,502	97%	74	2952	4.98
06/30/2024	513	418,787	408,281	97%	75	3078	6.00
07/31/2024	549	427,219	416,658	98%	70	3151	5.74
08/31/2024	506	416,626	405,458	97%	79	3195	6.31
09/30/2024	476	424,373	411,653	97%	81	3281	6.89
10/31/2024	424	411,483	401,741	98%	83	3290	7.76
11/30/2024	345	433,422	422,217	97%	94	3294	9.55
12/31/2024	414	408,538	397,849	97%	85	3248	7.85
01/31/2025	312	422,096	410,738	97%	88	3440	11.03
02/28/2025	314	463,982	447,046	96%	84	3687	11.74
03/31/2025	455	434,858	422,363	97%	105	3717	8.17
04/30/2025	489	420,505	409,678	97%	88	3777	7.72



Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Lake	Orange	Osceola	Polk	Volusia	Total
Condo - Hotel		1%	1%			1%
Condominium		2%	6%	0%		8%
Manufactured Home - Post 1977	0%		2%	2%		4%
Mobile Home - Pre 1976			1%	0%	0%	1%
Modular Home				0%		0%
Single Family Residence	4%	15%	28%	25%	2%	73%
Townhouse		2%	8%	0%	0%	10%
Villa			1%	1%		2%
Total	4%	19%	46%	29%	2%	100%



Board/Association: State Month Year

Osceola FL April 2025

National Association of Realtors®

700 Eleventh Street, NW

Washington, DC 20001-4507

Email: data@realtors.com

Fax: 202-383-7568

Questions: 202-383-1276

Single-Family Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
▲				
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1	1		2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999		1		1
\$ 120,000 - 139,999				
\$ 140,000 - 159,999	2	1	1	4
\$ 160,000 - 179,999	2	1	1	4
\$ 180,000 - 199,999		2	1	3
\$ 200,000 - 249,999	6	19	2	27
\$ 250,000 - 299,999	17	36	12	65
\$ 300,000 - 349,999	1	33	29	63
\$ 350,000 - 399,999	6	32	38	76
\$ 400,000 - 499,999	2	24	44	70
\$ 500,000 - 599,999	2	8	21	31
\$ 600,000 - 699,999	1	5	12	18
\$ 700,000 - 799,999		1	7	8
\$ 800,000 - 899,999		1	4	5
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over		1	16	17
Total	40	166	190	396

Condominium / Cooperative Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
▲				
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	5	2		7
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	7	11		18
\$ 250,000 - 299,999	8	3	1	12
\$ 300,000 - 349,999	4	20	3	27
\$ 350,000 - 399,999		4	4	8
\$ 400,000 - 499,999		3	3	6
\$ 500,000 - 599,999	1		1	2
\$ 600,000 - 699,999		3		3
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over				
Total	34	46	13	93

Active Listings

(Unsold Homes)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		3
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999	2	5
\$ 100,000 - 119,999	4	10
\$ 120,000 - 139,999	4	30
\$ 140,000 - 159,999	5	43
\$ 160,000 - 179,999	15	51
\$ 180,000 - 199,999	25	66
\$ 200,000 - 249,999	76	171
\$ 250,000 - 299,999	250	156
\$ 300,000 - 349,999	390	172
\$ 350,000 - 399,999	424	126
\$ 400,000 - 499,999	604	142
\$ 500,000 - 599,999	311	43
\$ 600,000 - 699,999	172	17
\$ 700,000 - 799,999	103	5
\$ 800,000 - 899,999	70	2
\$ 900,000 - 999,999	47	
\$ 1,000,000 - and over	125	1
Total	2628	1043

Sales Pending

(Under Contract)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999	2	1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		1
\$ 120,000 - 139,999	2	7
\$ 140,000 - 159,999	2	1
\$ 160,000 - 179,999	1	6
\$ 180,000 - 199,999	7	7
\$ 200,000 - 249,999	38	19
\$ 250,000 - 299,999	67	23
\$ 300,000 - 349,999	102	15
\$ 350,000 - 399,999	106	21
\$ 400,000 - 499,999	116	10
\$ 500,000 - 599,999	59	4
\$ 600,000 - 699,999	23	3
\$ 700,000 - 799,999	18	1
\$ 800,000 - 899,999	9	
\$ 900,000 - 999,999	7	
\$ 1,000,000 - and over	25	
Total	585	120

Time On Market Sort	M-SF	M-Condo
0 - 30	180	34
31-60	62	18
61-90	35	13
91-120	28	9
121-over	91	19
Total	396	93

