

FLORIDA

Statewide Market Insights



	SINGLE FAMILY HOMES		TOWNHOMES & CONDOS	
	2026Q2	% CHANGE FROM LAST YEAR	2026Q2	% CHANGE FROM LAST YEAR
MEDIAN SALES PRICE	\$425,000	↑ 2.4%	\$310,000	→ 0.0%
AVERAGE SALES PRICE	\$659,478	↑ 7.7%	\$495,981	↑ 5.3%
CLOSED SALES	75,080	↑ 4.1%	27,106	↑ 9.0%
MEDIAN SALES PRICE TO LIST PRICE	95.9%	↑ 0.4%	93.0%	↑ 0.3%
MEDIAN TIME TO CONTRACT	46 days	↓ -2.1%	69 days	↑ 6.2%
NEW LISTINGS	94,128	↓ -4.4%	38,345	↓ -6.1%
MONTHS OF INVENTORY	4.5	↓ -19.6%	8.1	↓ -19%

Dr. Elliot Eisenberg's KEY TAKEAWAYS

Across the state, year-over-year conditions remain encouraging, with luxury home prices boosting average price performance. Single-family housing continues to be the strongest segment, while attached housing is regaining momentum. Months of inventory are meaningfully lower than a year ago, demand is healthy, and buyers remain selective.

STELLAR SCOOP: SINGLE FAMILY HOME INVENTORY 2025Q2 to 2026Q2

SINGLE FAMILY INVENTORY



-20%

CONDOS AND TOWNHOME INVENTORY



-19%

ORLANDO

Regional Market Insights



	SINGLE FAMILY HOMES		TOWNHOMES & CONDOS	
	2026Q2	% CHANGE FROM LAST YEAR	2026Q2	% CHANGE FROM LAST YEAR
MEDIAN SALES PRICE	\$405,990	↑ 1.0%	\$290,000	↓ -3.0%
AVERAGE SALES PRICE	\$521,965	↑ 4.0%	\$312,199	↓ -1.0%
CLOSED SALES	8,454	↓ -7.0%	1,941	↓ -10%
MEDIAN SALES PRICE TO LIST PRICE	96%	↑ 1.0%	95%	→ 0%
MEDIAN TIME TO CONTRACT	34 days	↓ -6.0%	48 days	↓ -4.0%
NEW LISTINGS	12,071	↓ -6.0%	3,127	↓ -9.0%
MONTHS OF INVENTORY	3.8	↓ -7.0%	6	↓ -4.0%

Dr. Elliot Eisenberg's KEY TAKEAWAYS

Orlando retains its underlying strength. Year-over-year sales have slowed while prices remain largely stable, suggesting demand is cooling rather than retreating. Fewer new listings reflect seller hesitation, and buyers continue rewarding realistic, not wishful, pricing.

STELLAR SCOOP:



2025Q2 to 2026Q2

**SINGLE FAMILY MEDIAN PRICE
INCREASED 1%
DESPITE CLOSING SALES
DECLINING 7%**

Underscoring resilient pricing
in a slower market.

TAMPA

Regional Market Insights



	SINGLE FAMILY HOMES		TOWNHOMES & CONDOS	
	2026Q2	% CHANGE FROM LAST YEAR	2026Q2	% CHANGE FROM LAST YEAR
MEDIAN SALES PRICE	\$415,000	➡ 0.0%	\$280,000	⬆ 0.4%
AVERAGE SALES PRICE	\$548,045	⬆ 6.0%	\$431,122	⬆ 18%
CLOSED SALES	10,980	⬆ 5.0%	3,095	⬆ 15%
MEDIAN SALES PRICE TO LIST PRICE	95%	⬆ 1.0%	93%	➡ 0.0%
MEDIAN TIME TO CONTRACT	34 days	⬆ 10%	52 days	⬆ 21%
NEW LISTINGS	14,536	⬆ -7.0%	4,653	⬆ -1.0%
MONTHS OF INVENTORY	3.4	⬆ -20%	5.5	⬆ -21%

Dr. Elliot Eisenberg's KEY TAKEAWAYS

Tampa posted one of the strongest year-over-year improvements in the Stellar region. Sales are running ahead of last year's pace across both housing segments while prices remain firm, with higher-end properties leading the way. The market rewards thoughtful pricing, local expertise, and skilled negotiation over urgency.

STELLAR SCOOP: 2025Q2 to 2026Q2



Condos & Townhome Sales
+15% LEAP



Single Family Home Sales
+5% INCREASE

OTHER REGIONAL MARKETS



	SINGLE FAMILY HOMES		TOWNHOMES & CONDOS	
	2026Q2	% CHANGE FROM LAST YEAR	2026Q2	% CHANGE FROM LAST YEAR
MEDIAN SALES PRICE	\$370,000	↑ 3.0%	\$275,750	↓ -2.0%
AVERAGE SALES PRICE	\$494,537	↑ 6.0%	\$396,485	↓ -1.0%
CLOSED SALES	17,023	↑ 8.0%	3,422	↑ 17%
MEDIAN SALES PRICE TO LIST PRICE	95%	↑ 1.0%	92%	↑ 1.0%
MEDIAN TIME TO CONTRACT	42 days	↓ -7.0%	65 days	↑ 12%
NEW LISTINGS	21,588	↓ -3.0%	4,838	↓ -2.0%
MONTHS OF INVENTORY	3.9	↓ -25%	6.1	↓ -25%

Dr. Elliot Eisenberg's KEY TAKEAWAYS

Other regional markets delivered some of the strongest year-over-year results in the Stellar footprint. Sales continue running ahead of last year's pace while single-family prices are up year-over-year. Condo/townhome prices are down slightly, and months of inventory are significantly lower than a year ago.

STELLAR SCOOP: CONDOS AND TOWNHOMES SALES 2025Q2 to 2026Q2



Single
Family
+8%



Townhomes
& Condos
+17%

MONTHS OF INVENTORY
-25% DECLINE
For Both Segments