



Orlando Regional Realtor® Association Metropolitan Orlando Housing Trends Summary 2008

ORLANDO REGIONAL
REALTOR® ASSOCIATION

Statistics at a Glance

Month	Int	2008	2007	%	2008	2007	2008	2007	2008	2007
Year	Rate**	Median *	Median	Change	Sales *	Sales	New Listings	New Listings	New Contracts	New Contracts
Jan * 2008	5.60%	\$221,500	\$249,900	-11.36%	813	1,469	5,474	6,630	1,239	2,409
Feb * 2008	5.87%	\$223,000	\$255,000	-12.55%	951	1,541	4,811	5,566	1,537	2,387
Mar * 2008	5.94%	\$220,000	\$240,000	-8.33%	1,120	1,779	4,398	6,426	1,679	2,434
Apr * 2008	5.77%	\$211,000	\$242,100	-12.85%	1,231	1,530	4,526	5,832	2,012	2,346
May * 2008	5.94%	\$211,400	\$250,000	-15.44%	1,347	1,745	4,195	6,200	2,010	2,334
Jun * 2008	6.35%	\$216,000	\$252,500	-14.46%	1,489	1,524	4,189	5,667	2,031	1,853
Jul * 2008	6.40%	\$208,000	\$250,000	-16.80%	1,472	1,524	4,388	5,404	1,947	1,717
Aug * 2008	6.39%	\$200,000	\$244,000	-18.03%	1,280	1,467	4,064	5,582	1,699	1,451
Sep * 2008	6.00%	\$181,995	\$235,000	-22.56%	1,394	970	4,099	5,000	1,908	1,173
Oct * 2008	6.30%	\$175,650	\$235,000	-25.26%	1,228	1,090	4,289	4,958	1,959	1,304
Nov 2008	6.00%	\$167,025	\$234,900	-28.90%	1,076	1,029	3,594	3,610	1,644	1,193
Dec 2008			\$225,000	0.00%		1,076		3,415		1,023
Year to Date		\$205,000	\$245,000		13,401	15,668	48,027	60,875	19,665	20,601
% Change Current Month			-28.90%			4.57%		-0.44%		37.80%
% Change Year to Date			-16.33%			-14.47%		-21.11%		-4.54%

Composite Housing Affordability Index

Month	Int	2008	2007	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Quality	Income	Index***
Jan * 2008	5.60%	\$221,500	\$249,900	-11.36%	\$44,300	\$177,200	\$1,017.27	\$48,829	\$51,392	105.25%
Feb * 2008	5.87%	\$223,000	\$255,000	-12.55%	\$44,600	\$178,400	\$1,054.73	\$50,627	\$51,449	101.62%
Mar * 2008	5.94%	\$220,000	\$240,000	-8.33%	\$44,000	\$176,000	\$1,048.43	\$50,325	\$51,506	102.35%
Apr * 2008	5.77%	\$211,000	\$242,100	-12.85%	\$42,200	\$168,800	\$987.22	\$47,386	\$51,563	108.81%
May * 2008	5.94%	\$211,400	\$250,000	-15.44%	\$42,280	\$169,120	\$1,007.45	\$48,357	\$51,620	106.75%
Jun * 2008	6.35%	\$216,000	\$252,500	-14.46%	\$43,200	\$172,800	\$1,075.22	\$51,611	\$51,677	100.13%
Jul * 2008	6.40%	\$208,000	\$250,000	-16.80%	\$41,600	\$166,400	\$1,040.84	\$49,960	\$51,734	103.55%
Aug * 2008	6.39%	\$200,000	\$244,000	-18.03%	\$40,000	\$160,000	\$999.76	\$47,989	\$51,791	107.92%
Sep * 2008	6.00%	\$181,995	\$235,000	-22.56%	\$36,399	\$145,596	\$872.92	\$41,900	\$51,848	123.74%
Oct * 2008	6.30%	\$175,650	\$235,000	-25.26%	\$35,130	\$140,520	\$869.78	\$41,749	\$51,905	124.32%
Nov 2008	6.00%	\$167,025	\$234,900	-28.90%	\$33,405	\$133,620	\$801.12	\$38,454	\$51,962	135.13%
Dec 2008	0.00%	\$0	\$225,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%

Index based on 20% down 80% Loan to Value Ratio* - U.S. Housing & Urban Development

First Time Homebuyers Affordability Index

Month	Int	2008	2007	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Quality	Income	Index***
Jan * 2008	5.60%	\$188,275	\$212,415	-11.36%	\$18,828	\$169,448	\$972.76	\$46,693	\$34,947	74.84%
Feb * 2008	5.87%	\$189,550	\$216,750	-12.55%	\$18,955	\$170,595	\$1,008.59	\$48,412	\$34,985	72.27%
Mar * 2008	5.94%	\$187,000	\$204,000	-8.33%	\$18,700	\$168,300	\$1,002.56	\$48,123	\$35,024	72.78%
Apr * 2008	5.77%	\$179,350	\$205,785	-12.85%	\$17,935	\$161,415	\$944.03	\$45,313	\$35,063	77.38%
May * 2008	5.94%	\$179,690	\$212,500	-15.44%	\$17,969	\$161,721	\$963.37	\$46,242	\$35,102	75.91%
Jun * 2008	6.35%	\$183,600	\$214,625	-14.46%	\$18,360	\$165,240	\$1,028.18	\$49,353	\$35,140	71.20%
Jul * 2008	6.40%	\$176,800	\$212,500	-16.80%	\$17,680	\$159,120	\$995.31	\$47,775	\$35,179	73.64%
Aug * 2008	6.39%	\$170,000	\$207,400	-18.03%	\$17,000	\$153,000	\$956.02	\$45,889	\$35,218	76.75%
Sep * 2008	6.00%	\$154,696	\$199,750	-22.56%	\$15,470	\$139,226	\$834.73	\$40,067	\$35,257	87.99%
Oct * 2008	6.30%	\$149,303	\$199,750	-25.26%	\$14,930	\$134,372	\$831.73	\$39,923	\$35,295	88.41%
Nov 2008	6.00%	\$141,971	\$199,665	-28.90%	\$14,197	\$127,774	\$766.07	\$36,771	\$35,334	96.09%
Dec 2008	0.00%	\$0	\$191,250	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%

Index based on 10% down 90% Loan to Value Ratio*** - U.S. Housing & Urban Development

* Corrected Monthly Sales

** Interest Rate based on 30 year Fixed Rate Mortgage-no points, no fees.

*** Percentages recommended by the National Association of REALTORS®