

Metropolitan Orlando Housing Trends--1998

Statistics at a Glance

Month/Year	Interest Rate	Median Price	1998 Sales	1997 Sales	1998 Listings	1997 Listings	1998 Contracts	1997 Contracts
Jan 1998	7.00%	\$98,932	822	803	2,405	2,516	1,244	1,072
Feb 1998	7.00%	\$99,414	977	839	2,216	2,200	1,411	1,208
Mar 1998	7.10%	\$99,332	1,314	1,102	2,339	2,323	1,590	1,341
Apr 1998	7.22%	\$98,984	1,407	1,196	2,417	2,534	1,556	1,294
May 1998	7.15%	\$97,726	1,353	1,245	2,238	2,259	1,511	1,267
Jun 1998	7.00%	\$108,712	1,578	1,319	2,387	2,250	1,572	1,344
Jul 1998	7.00%	\$103,437	1,612	1,281	2,488	2,316	1,574	1,369
Aug 1998	6.70%	\$102,512	1,423	1,311	2,195	2,227	1,350	1,259
Sep 1998	6.50%	\$101,707	1,272	1,215	2,149	2,153	1,280	1,252
Oct 1998	6.75%	\$102,139	1,268	1,227	2,269	2,059	1,414	1,234
Nov 1998	6.75%	\$102,326	1,233	1,094	1,833	1,787	1,266	1,076
Dec 1998	6.75%	\$100,954	1,222	1,227	1,491	1,541		
			15,481	13,859	26,427	26,165	15,768	13,716
	Cumulative Increase/Decrease			11.7%		1.0%		15.0%

Source: The Federal Home Loan Mortgage Corporation & The Greater Orlando Association of REALTORS®

Composite Housing Affordability Index--1998

Month/Year	Interest Rate	Median Price	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Affordability Index*
Jan 1998	7.00%	\$98,932	\$19,786	\$79,146	\$526.56	\$25,275	\$45,138	178.6%
Feb 1998	7.00%	\$99,414	\$19,883	\$79,531	\$529.12	\$25,398	\$45,255	178.2%
Mar 1998	7.10%	\$99,332	\$19,866	\$79,466	\$534.03	\$25,634	\$45,372	177.0%
Apr 1998	7.22%	\$98,984	\$19,797	\$79,187	\$538.59	\$25,852	\$45,489	176.0%
May 1998	7.15%	\$97,726	\$19,545	\$78,181	\$528.04	\$25,346	\$45,606	179.9%
Jun 1998	7.00%	\$108,712	\$21,742	\$86,970	\$578.61	\$27,773	\$45,723	164.6%
Jul 1998	7.00%	\$103,437	\$20,687	\$82,750	\$550.54	\$26,426	\$45,840	173.5%
Aug 1998	6.70%	\$102,512	\$20,502	\$82,010	\$529.19	\$25,401	\$45,957	180.9%
Sep 1998	6.50%	\$101,707	\$20,341	\$81,366	\$514.29	\$24,686	\$46,074	186.6%
Oct 1998	6.75%	\$102,139	\$20,428	\$81,711	\$529.98	\$25,439	\$46,191	181.6%
Nov 1998	6.75%	\$102,326	\$20,465	\$81,861	\$530.95	\$25,485	\$46,308	181.7%
Dec 1998	6.75%	\$100,954	\$20,191	\$80,763	\$523.83	\$25,144	\$46,425	184.6%

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

*Percentages recommended by the National Association of REALTORS®

First Time Homebuyers Affordability Index--1998

Month/Year	Interest Rate	Median Price*	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income*	Affordability Index*
Jan 1998	7.00%	\$84,092	\$8,409	\$75,683	\$503.52	\$24,169	\$30,694	127.0%
Feb 1998	7.00%	\$84,502	\$8,450	\$76,052	\$505.97	\$24,287	\$30,773	126.7%
Mar 1998	7.10%	\$84,432	\$8,443	\$75,989	\$510.67	\$24,512	\$30,853	125.9%
Apr 1998	7.22%	\$84,136	\$8,414	\$75,723	\$515.02	\$24,721	\$30,933	125.1%
May 1998	7.15%	\$83,067	\$8,307	\$74,760	\$504.94	\$24,237	\$31,012	128.0%
Jun 1998	7.00%	\$92,405	\$9,241	\$83,165	\$553.30	\$26,558	\$31,092	117.1%
Jul 1998	7.00%	\$87,921	\$8,792	\$79,129	\$526.45	\$25,270	\$31,171	123.4%
Aug 1998	6.70%	\$87,135	\$8,714	\$78,422	\$506.04	\$24,290	\$31,251	128.7%
Sep 1998	6.50%	\$86,451	\$8,645	\$77,806	\$491.79	\$23,606	\$31,330	132.7%
Oct 1998	6.75%	\$86,818	\$8,682	\$78,136	\$506.79	\$24,326	\$31,410	129.1%
Nov 1998	6.75%	\$86,977	\$8,698	\$78,279	\$507.72	\$24,370	\$31,489	129.2%
Dec 1998	6.75%	\$85,811	\$8,581	\$77,230	\$500.91	\$24,044	\$31,569	131.3%

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

*Percentages recommended by the National Association of REALTORS®