



Orlando Regional Realtor® Association Metropolitan Orlando Housing Trends--2003

Statistics at a Glance

**ORLANDO REGIONAL
REALTOR® ASSOCIATION**

Month	Int	2003	2002	%	2003	2002	2003	2002	2003	2002
Year	Rate**	Median	Median	Change	Sales	Sales	Listings	Listings	Contracts	Contracts
Jan 2003	6.39%	\$132,184	\$123,200	7.29%	1,461	1,312	3,278	2,435	1,612	1,617
Feb 2003	6.04%	\$140,158	\$127,031	10.33%	1,535	1,399	3,046	2,652	1,951	1,713
Mar 2003	5.80%	\$144,149	\$129,893	10.98%	1,938	1,810	3,283	2,710	2,002	1,811
Apr 2003	5.95%	\$142,009	\$130,140	9.12%	1,922	1,865	3,269	2,945	2,421	2,032
May 2003	5.85%	\$145,923	\$137,422	6.19%	2,166	2,085	3,364	3,130	2,794	1,962
Jun 2003	5.54%	\$156,914	\$139,109	12.80%	2,141	1,932	3,365	2,747	2,595	1,820
Jul 2003	5.73%	\$161,190	\$140,465	14.75%	2,384	2,040	3,551	3,176	2,573	1,898
Aug 2003	6.78%	\$157,516	\$136,173	15.67%	2,312	1,957	3,266	3,165	2,650	1,758
Sep 2003	6.67%	\$150,406	\$137,403	9.46%	2,260	1,687	3,128	2,832	2,117	1,732
Oct 2003	6.29%	\$150,775	\$135,983	10.88%	2,192	1,825	3,265	3,461	2,153	1,843
Nov 2003			\$138,663			1,577		2,636		1,719
Dec 2003			\$140,343			1,867		2,247		1,610
Year to Date		\$149,332	\$133,595		20,311	17,912	32,815	29,253	22,868	18,186
% Change Current Month			9.46%			20.11%		-5.66%		16.82%
% Change Year to Date			11.78%			13.39%		12.18%		25.75%

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

Source: Orlando Regional REALTOR® Association

Composite Housing Affordability Index--2003

Month	Int	2003	2002	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Qualify	Income	Index*
Jan 2003	6.39%	\$132,184	\$123,200	7.29%	\$26,437	\$105,747	\$660.76	\$31,717	\$48,549	153.1%
Feb 2003	6.04%	\$140,158	\$127,031	10.33%	\$28,032	\$112,126	\$675.14	\$32,407	\$48,606	150.0%
Mar 2003	5.80%	\$144,149	\$129,893	10.98%	\$28,830	\$115,319	\$676.64	\$32,479	\$48,663	149.8%
Apr 2003	5.95%	\$142,009	\$130,140	9.12%	\$28,402	\$113,608	\$677.49	\$32,519	\$48,720	149.8%
May 2003	5.85%	\$145,923	\$137,422	6.19%	\$29,185	\$116,738	\$688.69	\$33,057	\$48,777	147.6%
Jun 2003	5.54%	\$156,914	\$139,109	12.80%	\$31,383	\$125,531	\$715.62	\$34,350	\$48,834	142.2%
Jul 2003	5.73%	\$161,190	\$140,465	14.75%	\$32,238	\$128,952	\$750.89	\$36,043	\$48,891	135.6%
Aug 2003	6.78%	\$157,516	\$136,173	15.67%	\$31,503	\$126,013	\$819.83	\$39,352	\$48,948	124.4%
Sep 2003	6.67%	\$150,406	\$137,403	9.46%	\$30,081	\$120,325	\$774.04	\$37,154	\$49,005	131.9%
Oct 2003	6.29%	\$150,775	\$135,983	10.88%	\$30,155	\$120,620	\$745.82	\$35,799	\$49,062	137.0%
Nov 2003			\$138,663							
Dec 2003			\$140,343							

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--2003

Month	Int	2003	2002	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Qualify	Income	Index*
Jan 2003	6.39%	\$112,356	\$104,720	7.29%	\$11,236	\$101,121	\$631.85	\$30,329	\$33,013	108.9%
Feb 2003	6.04%	\$119,134	\$107,976	10.33%	\$11,913	\$107,221	\$645.60	\$30,989	\$33,052	106.7%
Mar 2003	5.80%	\$122,527	\$110,409	10.98%	\$12,253	\$110,274	\$647.04	\$31,058	\$33,091	106.5%
Apr 2003	5.95%	\$120,708	\$110,619	9.12%	\$12,071	\$108,637	\$647.85	\$31,097	\$33,130	106.5%
May 2003	5.85%	\$124,034	\$116,809	6.19%	\$12,403	\$111,631	\$658.56	\$31,611	\$33,168	104.9%
Jun 2003	5.54%	\$133,377	\$118,242	12.80%	\$13,338	\$120,039	\$684.32	\$32,847	\$33,207	101.1%
Jul 2003	5.73%	\$137,012	\$119,395	14.75%	\$13,701	\$123,311	\$718.04	\$34,466	\$33,246	96.5%
Aug 2003	6.78%	\$133,889	\$115,747	15.67%	\$13,389	\$120,500	\$783.96	\$37,630	\$33,285	88.5%
Sep 2003	6.67%	\$127,845	\$116,793	9.46%	\$12,785	\$115,061	\$740.17	\$35,528	\$33,323	93.8%
Oct 2003	6.29%	\$128,158	\$115,586	10.88%	\$12,816	\$115,343	\$713.19	\$34,233	\$33,362	97.5%
Nov 2003			\$117,863							
Dec 2003			\$119,292							

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

*Percentages recommended by the National Association of REALTORS®