



ORLANDO REGIONAL  
REALTOR® ASSOCIATION

## Orlando Regional Realtor® Association Metropolitan Orlando Housing Trends Summary 2004

### Statistics at a Glance

Month Year	Int Rate**	2004 Median	2003 Median	% Change	2004 Sales	2003 Sales	2004 Listings	2003 Listings	2004 Contracts	2003 Contracts
Jan 2004	5.38%	\$148,324	\$132,184	12.21%	1,564	1,461	3,404	3,278	2,550	1,612
Feb 2004	5.45%	\$155,000	\$140,158	10.59%	1,814	1,535	2,919	3,046	2,635	1,951
Mar 2004	5.25%	\$158,750	\$144,149	10.13%	2,416	1,938	3,493	3,283	3,341	2,002
Apr 2004	6.04%	\$163,000	\$142,009	14.78%	2,361	1,922	3,253	3,269	3,403	2,421
May 2004	6.31%	\$169,000	\$145,923	15.81%	2,490	2,166	3,325	3,364	3,196	2,794
Jun 2004	6.31%	\$175,000	\$156,914	11.53%	2,952	2,141	3,226	3,365	2,978	2,595
Jul 2004	5.88%	\$180,000	\$161,190	11.67%	2,805	2,384	3,213	3,551	2,958	2,573
Aug 2004	5.69%	\$182,000	\$157,516	15.54%	2,254	2,312	2,682	3,266	2,462	2,650
Sep 2004	5.72%	\$179,000	\$150,406	19.01%	1,587	2,260	1,850	3,128	1,634	2,117
Oct 2004	5.68%	\$182,000	\$150,610	20.84%	1,763	2,238	2,614	3,265	2,242	2,153
Nov 2004	5.69%	\$182,300	\$153,567	18.71%	1,897	1,659	2,755	2,568	2,454	1,981
Dec 2004	5.53%	\$187,900	\$150,946	24.48%	2,185	2,235	2,186	1,436	1,144	1,120
<b>Year to Date</b>		<b>\$170,855</b>	<b>\$143,556</b>		<b>26,088</b>	<b>24,251</b>	<b>34,920</b>	<b>36,819</b>	<b>30,997</b>	<b>25,969</b>
<b>% Change Current Month</b>			<b>24.48%</b>			<b>-2.24%</b>		<b>52.23%</b>		<b>2.14%</b>
<b>% Change Year to Date</b>			<b>19.02%</b>			<b>7.57%</b>		<b>-5.16%</b>		<b>19.36%</b>

Source: Orlando Regional REALTOR® Association

### Composite Housing Affordability Index

Month Year	Int Rate**	2004 Median	2003 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index*
Jan 2004	5.38%	\$148,324	\$132,184	12.21%	\$29,665	\$118,659	\$664.83	\$31,912	\$48,549	152.1%
Feb 2004	5.45%	\$155,000	\$140,158	10.59%	\$31,000	\$124,000	\$700.17	\$33,608	\$48,606	144.6%
Mar 2004	5.25%	\$158,750	\$144,149	10.13%	\$31,750	\$127,000	\$701.30	\$33,662	\$48,663	144.6%
Apr 2004	6.04%	\$163,000	\$142,009	14.78%	\$32,600	\$130,400	\$785.17	\$37,688	\$48,720	129.3%
May 2004	6.31%	\$169,000	\$145,923	15.81%	\$33,800	\$135,200	\$837.73	\$40,211	\$48,777	121.3%
Jun 2004	6.31%	\$175,000	\$156,914	11.53%	\$35,000	\$140,000	\$867.47	\$41,639	\$48,834	117.3%
Jul 2004	5.88%	\$180,000	\$161,190	11.67%	\$36,000	\$144,000	\$852.27	\$40,909	\$48,891	119.5%
Aug 2004	5.69%	\$182,000	\$157,516	15.54%	\$36,400	\$145,600	\$844.14	\$40,519	\$48,948	120.8%
Sep 2004	5.72%	\$179,000	\$150,406	19.01%	\$35,800	\$143,200	\$832.95	\$39,982	\$49,005	122.6%
Oct 2004	5.68%	\$182,000	\$150,610	20.84%	\$36,400	\$145,600	\$843.22	\$40,474	\$49,062	121.2%
Nov 2004	5.69%	\$182,300	\$153,567	18.71%	\$36,460	\$145,840	\$845.53	\$40,586	\$49,119	121.0%
Dec 2004	5.53%	\$187,900	\$150,946	24.48%	\$37,580	\$150,320	\$856.33	\$41,104	\$49,236	119.8%

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

### First Time Homebuyers Affordability Index

Month Year	Int Rate**	2004 Median	2003 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index*
Jan 2004	5.38%	\$126,075	\$112,356	12.21%	\$12,608	\$113,468	\$635.74	\$30,516	\$33,013	108.2%
Feb 2004	5.45%	\$131,750	\$119,134	10.59%	\$13,175	\$118,575	\$669.54	\$32,138	\$33,052	102.8%
Mar 2004	5.25%	\$134,938	\$122,527	10.13%	\$13,494	\$121,444	\$670.62	\$32,190	\$33,091	102.8%
Apr 2004	6.04%	\$138,550	\$120,708	14.78%	\$13,855	\$124,695	\$750.82	\$36,039	\$33,130	91.9%
May 2004	6.31%	\$143,650	\$124,034	15.81%	\$14,365	\$129,285	\$801.08	\$38,452	\$33,168	86.3%
Jun 2004	6.31%	\$148,750	\$133,377	11.53%	\$14,875	\$133,875	\$829.52	\$39,817	\$33,207	83.4%
Jul 2004	5.88%	\$153,000	\$137,012	11.67%	\$15,300	\$137,700	\$814.99	\$39,119	\$33,246	85.0%
Aug 2004	5.69%	\$154,700	\$133,889	15.54%	\$15,470	\$139,230	\$807.21	\$38,746	\$33,285	85.9%
Sep 2004	5.72%	\$152,150	\$127,845	19.01%	\$15,215	\$136,935	\$796.51	\$38,232	\$33,323	87.2%
Oct 2004	5.68%	\$154,700	\$128,019	20.84%	\$15,470	\$139,230	\$806.33	\$38,704	\$33,362	86.2%
Nov 2004	5.69%	\$154,955	\$130,532	18.71%	\$15,496	\$139,460	\$808.54	\$38,810	\$33,401	86.1%
Dec 2004	5.53%	\$159,715	\$128,304	24.48%	\$15,972	\$143,744	\$818.87	\$39,306	\$33,480	85.2%

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

\* Percentages recommended by the National Association of REALTORS®

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