



ORLANDO REGIONAL  
REALTOR® ASSOCIATION

## Orlando Regional Realtor® Association Metropolitan Orlando Housing Trends Summary 2007

### Statistics at a Glance

Month	Int	2007	2006	%	2007	2006	2007	2006	2007	2006
Year	Rate**	Median *	Median	Change	Sales *	Sales	New Listings	New Listings	New Contracts	New Contracts
Jan * 2007	5.91%	\$249,900	\$241,000	3.69%	1,469	1,917	6,630	6,172	2,409	2,835
Feb * 2007	5.92%	\$255,000	\$240,000	6.25%	1,541	2,269	5,566	5,572	2,387	2,746
Mar * 2007	5.83%	\$240,000	\$240,000	0.00%	1,779	2,878	6,426	7,112	2,434	3,322
Apr * 2007	5.93%	\$242,100	\$249,000	-2.77%	1,530	2,467	5,832	6,574	2,346	3,050
May * 2007	5.94%	\$250,000	\$250,000	0.00%	1,745	2,842	6,200	6,967	2,334	2,859
Jun * 2007	6.40%	\$252,500	\$249,000	1.41%	1,524	2,841	5,667	7,111	1,853	2,727
Jul * 2007	6.50%	\$250,000	\$254,900	-1.92%	1,524	2,361	5,404	6,862	1,717	2,505
Aug * 2007	6.60%	\$244,000	\$250,000	-2.40%	1,467	2,249	5,582	7,039	1,451	2,439
Sep * 2007	6.21%	\$235,000	\$248,000	-5.24%	970	2,054	5,000	6,297	1,173	2,182
Oct * 2007	6.21%	\$235,000	\$253,745	-7.39%	1,090	1,896	4,958	6,119	1,304	2,602
Nov * 2007	6.08%	\$234,900	\$250,000	-6.04%	1,029	1,840	3,610	5,160	1,193	2,319
Dec * 2007	5.93%	\$225,000	\$250,000	-10.00%	1,076	1,945	3,415	3,840	1,023	2,012
<b>Year to Date</b>		<b>\$245,000</b>	<b>\$248,000</b>		<b>16,744</b>	<b>27,559</b>	<b>64,290</b>	<b>74,825</b>	<b>21,624</b>	<b>31,598</b>
<b>% Change Current Month</b>			<b>-10.00%</b>			<b>-44.68%</b>		<b>-11.07%</b>		<b>-49.16%</b>
<b>% Change Year to Date</b>			<b>-1.21%</b>			<b>-39.24%</b>		<b>-14.08%</b>		<b>-31.57%</b>

### Composite Housing Affordability Index

Month	Int	2007	2006	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Qualify	Income	Index***
Jan * 2007	5.91%	\$249,900	\$241,000	3.69%	\$49,980	\$199,920	\$1,187.08	\$56,980	\$50,648	88.9%
Feb * 2007	5.92%	\$255,000	\$240,000	6.25%	\$51,000	\$204,000	\$1,212.61	\$58,205	\$50,705	87.1%
Mar * 2007	5.83%	\$240,000	\$240,000	0.00%	\$48,000	\$192,000	\$1,130.24	\$54,251	\$50,762	93.6%
Apr * 2007	5.93%	\$242,100	\$249,000	-2.77%	\$48,420	\$193,680	\$1,152.51	\$55,320	\$50,819	91.9%
May * 2007	5.94%	\$250,000	\$250,000	0.00%	\$50,000	\$200,000	\$1,191.40	\$57,187	\$50,876	89.0%
Jun * 2007	6.40%	\$252,500	\$249,000	1.41%	\$50,500	\$202,000	\$1,263.52	\$60,649	\$50,933	84.0%
Jul * 2007	6.50%	\$250,000	\$254,900	-1.92%	\$50,000	\$200,000	\$1,264.14	\$60,679	\$50,990	84.0%
Aug * 2007	6.60%	\$244,000	\$250,000	-2.40%	\$48,800	\$195,200	\$1,246.66	\$59,840	\$51,047	85.3%
Sep * 2007	6.21%	\$235,000	\$248,000	-5.24%	\$47,000	\$188,000	\$1,152.66	\$55,328	\$51,104	92.4%
Oct * 2007	6.21%	\$235,000	\$253,745	-7.39%	\$47,000	\$188,000	\$1,152.66	\$55,328	\$51,161	92.5%
Nov * 2007	6.08%	\$234,900	\$250,000	-6.04%	\$46,980	\$187,920	\$1,136.36	\$54,545	\$51,218	93.9%
Dec * 2007	5.93%	\$225,000	\$250,000	-10.00%	\$45,000	\$180,000	\$1,071.10	\$51,413	\$51,335	99.8%

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

### First Time Homebuyers Affordability Index

Month	Int	2007	2006	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Qualify	Income	Index***
Jan * 2007	5.91%	\$212,415	\$204,850	3.69%	\$21,242	\$191,174	\$1,135.14	\$54,487	\$34,441	63.2%
Feb * 2007	5.92%	\$216,750	\$204,000	6.25%	\$21,675	\$195,075	\$1,159.56	\$55,659	\$34,479	61.9%
Mar * 2007	5.83%	\$204,000	\$204,000	0.00%	\$20,400	\$183,600	\$1,080.79	\$51,878	\$34,518	66.5%
Apr * 2007	5.93%	\$205,785	\$211,650	-2.77%	\$20,579	\$185,207	\$1,102.09	\$52,900	\$34,557	65.3%
May * 2007	5.94%	\$212,500	\$212,500	0.00%	\$21,250	\$191,250	\$1,139.27	\$54,685	\$34,596	63.3%
Jun * 2007	6.40%	\$214,625	\$211,650	1.41%	\$21,463	\$193,163	\$1,208.24	\$57,996	\$34,634	59.7%
Jul * 2007	6.50%	\$212,500	\$216,665	-1.92%	\$21,250	\$191,250	\$1,208.83	\$58,024	\$34,673	59.8%
Aug * 2007	6.60%	\$207,400	\$212,500	-2.40%	\$20,740	\$186,660	\$1,192.12	\$57,222	\$34,712	60.7%
Sep * 2007	6.21%	\$199,750	\$210,800	-5.24%	\$19,975	\$179,775	\$1,102.23	\$52,907	\$34,751	65.7%
Oct * 2007	6.21%	\$199,750	\$215,683	-7.39%	\$19,975	\$179,775	\$1,102.23	\$52,907	\$34,789	65.8%
Nov * 2007	6.08%	\$199,665	\$212,500	-6.04%	\$19,967	\$179,699	\$1,086.64	\$52,159	\$34,828	66.8%
Dec * 2007	5.93%	\$191,250	\$212,500	-10.00%	\$19,125	\$172,125	\$1,024.24	\$49,164	\$34,908	71.0%

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®