



ORLANDO REGIONAL
REALTOR® ASSOCIATION
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Orlando Regional REALTOR® Association Metropolitan Orlando Housing Trends Summary 2010

Statistics at a Glance

	Interest Rate**	2010 Median*	2009 Median	% Change	2010 Sales*	2009 Sales	2010 New Listings	2009 New Listings	2010 New Contracts	2009 New Contracts
Jan *	5.05%	\$102,000	\$148,000	-31.08%	1,820	1,050	4,279	4,407	3,579	2,305
Feb *	4.96%	\$105,000	\$149,000	-29.53%	1,973	1,322	4,586	3,876	4,043	2,434
Mar *	4.99%	\$110,000	\$135,000	-18.52%	2,610	1,754	5,282	4,043	4,662	2,956
Apr *	5.12%	\$115,000	\$130,000	-11.54%	2,644	1,854	5,116	3,715	5,221	3,412
May *	4.89%	\$115,000	\$130,000	-11.54%	2,783	1,882	4,304	3,754	3,669	3,455
Jun *	4.84%	\$115,000	\$131,175	-12.33%	3,059	2,220	4,470	3,921	3,736	3,686
Jul *	4.67%	\$108,700	\$133,000	-18.27%	2,516	2,299	4,388	4,158	3,793	3,696
Aug *	4.61%	\$99,900	\$128,000	-21.95%	2,566	2,190	4,146	4,232	3,892	3,324
Sep *	4.46%	\$105,000	\$125,000	-16.00%	2,374	2,292	3,984	4,030	3,654	3,858
Oct *	4.28%	\$105,000	\$130,000	-19.23%	1,953	2,319	3,650	4,165	3,466	3,864
Nov *	4.48%	\$105,000	\$123,000	-14.63%	1,936	2,329	3,346	3,758	3,243	3,023
Dec *	4.92%	\$105,000	\$120,000	-12.50%	2,467	2,410	3,444	3,485	3,196	2,984
Year to Date		\$108,500	\$130,000		28,701	23,921	50,995	47,544	46,154	38,997
% Change Current Month			-12.50%			2.37%		-1.18%		7.10%
% Change Year to Date			-16.54%			19.98%		7.26%		18.35%

Composite Housing Affordability Index

	Interest Rate**	2010 Median	2009 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	5.05%	\$102,000	\$148,000	-31.08%	\$20,400	\$81,600	\$440.54	\$21,146	\$52,820	249.79%
Feb *	4.96%	\$105,000	\$149,000	-29.53%	\$21,000	\$84,000	\$448.88	\$21,546	\$52,877	245.41%
Mar *	4.99%	\$110,000	\$135,000	-18.52%	\$22,000	\$88,000	\$471.87	\$22,650	\$52,934	233.71%
Apr *	5.12%	\$115,000	\$130,000	-11.54%	\$23,000	\$92,000	\$500.65	\$24,031	\$52,991	220.51%
May *	4.89%	\$115,000	\$130,000	-11.54%	\$23,000	\$92,000	\$487.71	\$23,410	\$53,048	226.60%
Jun *	4.84%	\$115,000	\$131,175	-12.33%	\$23,000	\$92,000	\$484.70	\$23,265	\$53,105	228.26%
Jul *	4.67%	\$108,700	\$133,000	-18.27%	\$21,740	\$86,960	\$449.44	\$21,573	\$53,162	246.43%
Aug *	4.61%	\$99,900	\$128,000	-21.95%	\$19,980	\$79,920	\$410.18	\$19,689	\$53,219	270.30%
Sep *	4.46%	\$105,000	\$125,000	-16.00%	\$21,000	\$84,000	\$423.62	\$20,334	\$53,276	262.01%
Oct *	4.28%	\$105,000	\$130,000	-19.23%	\$21,000	\$84,000	\$414.71	\$19,906	\$53,333	267.93%
Nov *	4.48%	\$105,000	\$123,000	-14.63%	\$21,000	\$84,000	\$424.62	\$20,382	\$53,390	261.95%
Dec *	4.92%	\$105,000	\$120,000	-12.50%	\$21,000	\$84,000	\$447.04	\$21,458	\$53,447	249.08%

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

First Time Homebuyers Affordability Index

	Interest Rate**	2010 Median	2009 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	5.05%	\$86,700	\$125,800	-31.08%	\$8,670	\$78,030	\$421.27	\$20,221	\$35,918	177.63%
Feb *	4.96%	\$89,250	\$126,650	-29.53%	\$8,925	\$80,325	\$429.24	\$20,604	\$35,956	174.52%
Mar *	4.99%	\$93,500	\$114,750	-18.52%	\$9,350	\$84,150	\$451.22	\$21,659	\$35,995	166.19%
Apr *	5.12%	\$97,750	\$110,500	-11.54%	\$9,775	\$87,975	\$478.74	\$22,980	\$36,034	156.81%
May *	4.89%	\$97,750	\$110,500	-11.54%	\$9,775	\$87,975	\$466.37	\$22,386	\$36,073	161.14%
Jun *	4.84%	\$97,750	\$111,499	-12.33%	\$9,775	\$87,975	\$463.49	\$22,248	\$36,111	162.32%
Jul *	4.67%	\$92,395	\$113,050	-18.27%	\$9,240	\$83,156	\$429.78	\$20,629	\$36,150	175.24%
Aug *	4.61%	\$84,915	\$108,800	-21.95%	\$8,492	\$76,424	\$392.24	\$18,827	\$36,189	192.21%
Sep *	4.46%	\$89,250	\$106,250	-16.00%	\$8,925	\$80,325	\$405.09	\$19,444	\$36,228	186.32%
Oct *	4.28%	\$89,250	\$110,500	-19.23%	\$8,925	\$80,325	\$396.56	\$19,035	\$36,266	190.52%
Nov *	4.48%	\$89,250	\$104,550	-14.63%	\$8,925	\$80,325	\$406.04	\$19,490	\$36,305	186.28%
Dec *	4.92%	\$89,250	\$102,000	-12.50%	\$8,925	\$80,325	\$427.48	\$20,519	\$36,344	177.12%

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

Source: My Florida Regional MLS

* Corrected monthly sales

** Interest rate based on 30 year Fixed Rate mortgage

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

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