



**Orlando Regional REALTOR® Association  
Metropolitan Orlando Housing Trends Summary  
2012  
Statistics at a Glance**

	Interest Rate**	2012 Median*	2011 Median	% Change	2012 Sales*	2011 Sales	2012 New Listings	2011 New Listings	2012 New Contracts	2011 New Contracts
Jan *	4.01%	\$108,000	\$94,900	13.80%	1,731	2,041	3,318	3,478	3,375	3,747
Feb *	3.92%	\$111,000	\$95,000	16.84%	1,975	2,170	3,323	3,202	3,475	3,777
Mar *	3.99%	\$115,000	\$102,000	12.75%	2,435	2,613	3,386	4,152	3,805	4,526
Apr *	4.03%	\$117,000	\$105,000	11.43%	2,436	2,464	3,432	3,391	3,497	4,156
May *	3.89%	\$120,000	\$110,000	9.09%	2,469	2,483	3,471	3,145	3,675	3,678
Jun *	3.80%	\$125,000	\$110,000	13.64%	2,614	2,611	3,214	3,204	3,289	3,680
Jul *	3.78%	\$126,000	\$115,500	9.09%	2,460	2,294	3,409	2,912	3,281	3,244
Aug *	3.78%	\$120,300	\$114,700	4.88%	2,702	2,500	3,459	3,264	3,393	3,466
Sep *	3.58%	\$124,900	\$112,500	11.02%	2,296	2,243	3,086	3,193	3,104	3,304
Oct *	3.49%	\$122,500	\$112,500	8.89%	2,582	2,132	3,332	2,997	3,253	3,084
Nov *	3.47%	\$127,950	\$115,000	11.26%	2,560	2,027	2,890	3,045	2,936	2,887
Dec *	3.46%	\$132,500	\$119,000	11.34%	2,505	2,213	2,278	2,641	2,497	2,800
<b>Year to Date</b>		<b>\$120,000</b>	<b>\$109,900</b>		<b>28,765</b>	<b>27,791</b>	<b>38,598</b>	<b>38,624</b>	<b>39,580</b>	<b>42,349</b>
<b>% Change Current Month</b>			<b>11.34%</b>			<b>13.19%</b>		<b>-13.74%</b>		<b>-10.82%</b>
<b>% Change Year to Date</b>			<b>9.19%</b>			<b>3.50%</b>		<b>-0.07%</b>		<b>-6.54%</b>

**Composite Housing Affordability Index**

	Interest Rate**	2012 Median	2011 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	4.01%	\$108,000	\$94,900	13.80%	\$21,600	\$86,400	\$413.03	\$19,826	\$54,188	273.32%
Feb *	3.92%	\$111,000	\$95,000	16.84%	\$22,200	\$88,800	\$419.86	\$20,153	\$54,245	269.16%
Mar *	3.99%	\$115,000	\$102,000	12.75%	\$23,000	\$92,000	\$438.69	\$21,057	\$54,302	257.88%
Apr *	4.03%	\$117,000	\$105,000	11.43%	\$23,400	\$93,600	\$448.48	\$21,527	\$54,359	252.51%
May *	3.89%	\$120,000	\$110,000	9.09%	\$24,000	\$96,000	\$452.14	\$21,703	\$54,416	250.73%
Jun *	3.80%	\$125,000	\$110,000	13.64%	\$25,000	\$100,000	\$465.96	\$22,366	\$54,473	243.55%
Jul *	3.78%	\$126,000	\$115,500	9.09%	\$25,200	\$100,800	\$468.54	\$22,490	\$54,530	242.47%
Aug *	3.78%	\$120,300	\$114,700	4.88%	\$24,060	\$96,240	\$447.56	\$21,483	\$54,587	254.09%
Sep *	3.58%	\$124,900	\$112,500	11.02%	\$24,980	\$99,920	\$453.10	\$21,749	\$54,644	251.25%
Oct *	3.49%	\$122,500	\$112,500	8.89%	\$24,500	\$98,000	\$439.52	\$21,097	\$54,701	259.29%
Nov *	3.47%	\$127,950	\$115,000	11.26%	\$25,590	\$102,360	\$457.64	\$21,967	\$54,758	249.27%
Dec *	3.46%	\$132,500	\$119,000	11.34%	\$26,500	\$106,000	\$473.80	\$22,742	\$54,815	241.03%

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

**First Time Homebuyers Affordability Index**

	Interest Rate**	2012 Median	2011 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	4.01%	\$91,800	\$80,665	13.80%	\$9,180	\$82,620	\$394.96	\$18,958	\$36,848	194.36%
Feb *	3.92%	\$94,350	\$80,750	16.84%	\$9,435	\$84,915	\$401.49	\$19,272	\$36,887	191.40%
Mar *	3.99%	\$97,750	\$86,700	12.75%	\$9,775	\$87,975	\$419.50	\$20,136	\$36,925	183.38%
Apr *	4.03%	\$99,450	\$89,250	11.43%	\$9,945	\$89,505	\$428.86	\$20,585	\$36,964	179.57%
May *	3.89%	\$102,000	\$93,500	9.09%	\$10,200	\$91,800	\$432.36	\$20,753	\$37,003	178.30%
Jun *	3.80%	\$106,250	\$93,500	13.64%	\$10,625	\$95,625	\$445.57	\$21,387	\$37,042	173.19%
Jul *	3.78%	\$107,100	\$98,175	9.09%	\$10,710	\$96,390	\$448.04	\$21,506	\$37,080	172.42%
Aug *	3.78%	\$102,255	\$97,495	4.88%	\$10,226	\$92,030	\$427.98	\$20,543	\$37,119	180.69%
Sep *	3.58%	\$106,165	\$95,625	11.02%	\$10,617	\$95,549	\$433.28	\$20,797	\$37,158	178.67%
Oct *	3.49%	\$104,125	\$95,625	8.89%	\$10,413	\$93,713	\$420.29	\$20,174	\$37,197	184.38%
Nov *	3.47%	\$108,758	\$97,750	11.26%	\$10,876	\$97,882	\$437.62	\$21,006	\$37,235	177.26%
Dec *	3.46%	\$112,625	\$101,150	11.34%	\$11,263	\$101,363	\$453.07	\$21,747	\$37,274	171.40%

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