



**Metropolitan Orlando
Housing Trends Summary
2013 Statistics at a Glance**

	Interest Rate**	2013 Median*	2012 Median	% Change	2013 Sales*	2012 Sales	2013 New Listings	2012 New Listings	2013 New Contracts	2012 New Contracts
Jan *	3.44%	\$127,000	\$108,000	17.59%	2,015	1,731	3,361	3,318	3,314	3,375
Feb *	3.21%	\$133,000	\$111,000	19.82%	2,317	1,975	3,213	3,323	3,250	3,475
Mar *	3.65%	\$140,000	\$115,000	21.74%	2,710	2,435	3,446	3,386	3,455	3,805
Apr *	3.49%	\$143,700	\$117,000	22.82%	2,768	2,436	3,852	3,432	3,435	3,497
May *	3.64%	\$145,148	\$120,000	20.96%	2,984	2,469	3,841	3,471	3,519	3,675
Jun *	4.25%	\$150,250	\$125,000	20.20%	2,659	2,614	3,732	3,214	3,191	3,289
Jul *	4.51%	\$157,000	\$126,000	24.60%	2,958	2,460	4,015	3,409	3,341	3,281
Aug *	4.64%	\$155,000	\$120,300	28.84%	2,900	2,702	3,922	3,459	3,146	3,393
Sep *	4.49%	\$156,000	\$124,900	24.90%	2,444	2,296	3,588	3,086	2,767	3,104
Oct *	4.28%	\$154,000	\$122,500	25.71%	2,384	2,582	3,942	3,332	3,106	3,253
Nov *	4.36%	\$155,000	\$127,950	21.14%	2,130	2,560	3,109	2,890	2,578	2,936
Dec *	4.57%	\$160,000	\$132,500	20.75%	2,443	2,505	2,833	2,278	2,353	2,497
Year to Date		\$149,627	\$121,000		30,712	28,765	42,854	38,598	37,455	39,580
% Change Current Month			20.75%			-2.48%		24.36%		-5.77%
% Change Year to Date			23.66%			6.77%		11.03%		-5.37%

Composite Housing Affordability Index

	Interest Rate**	2013 Median	2012 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	3.44%	\$127,000	\$108,000	17.59%	\$25,400	\$101,600	\$452.95	\$21,741	\$54,872	252.38%
Feb *	3.21%	\$133,000	\$111,000	19.82%	\$26,600	\$106,400	\$460.73	\$22,115	\$54,929	248.38%
Mar *	3.65%	\$140,000	\$115,000	21.74%	\$28,000	\$112,000	\$512.35	\$24,593	\$54,986	223.58%
Apr *	3.49%	\$143,700	\$117,000	22.82%	\$28,740	\$114,960	\$515.71	\$24,754	\$55,043	222.36%
May *	3.64%	\$145,148	\$120,000	20.96%	\$29,030	\$116,118	\$530.41	\$25,460	\$55,100	216.42%
Jun *	4.25%	\$150,250	\$125,000	20.20%	\$30,050	\$120,200	\$591.31	\$28,383	\$55,157	194.33%
Jul *	4.51%	\$157,000	\$126,000	24.60%	\$31,400	\$125,600	\$637.14	\$30,583	\$55,214	180.54%
Aug *	4.64%	\$155,000	\$120,300	28.84%	\$31,000	\$124,000	\$638.65	\$30,655	\$55,271	180.30%
Sep *	4.49%	\$156,000	\$124,900	24.90%	\$31,200	\$124,800	\$631.31	\$30,303	\$55,328	182.58%
Oct *	4.28%	\$154,000	\$122,500	25.71%	\$30,800	\$123,200	\$607.87	\$29,178	\$55,385	189.82%
Nov *	4.36%	\$155,000	\$127,950	21.14%	\$31,000	\$124,000	\$617.80	\$29,654	\$55,442	186.96%
Dec *	4.57%	\$160,000	\$132,500	20.75%	\$32,000	\$128,000	\$653.66	\$31,376	\$55,499	176.88%

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

First Time Homebuyers Affordability Index

	Interest Rate**	2013 Median	2012 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	3.44%	\$107,950	\$91,800	17.59%	\$10,795	\$97,155	\$433.13	\$20,790	\$37,313	179.47%
Feb *	3.21%	\$113,050	\$94,350	19.82%	\$11,305	\$101,745	\$440.57	\$21,147	\$37,352	176.63%
Mar *	3.65%	\$119,000	\$97,750	21.74%	\$11,900	\$107,100	\$489.94	\$23,517	\$37,390	158.99%
Apr *	3.49%	\$122,145	\$99,450	22.82%	\$12,215	\$109,931	\$493.15	\$23,671	\$37,429	158.12%
May *	3.64%	\$123,376	\$102,000	20.96%	\$12,338	\$111,038	\$507.20	\$24,346	\$37,468	153.90%
Jun *	4.25%	\$127,713	\$106,250	20.20%	\$12,771	\$114,941	\$565.44	\$27,141	\$37,507	138.19%
Jul *	4.51%	\$133,450	\$107,100	24.60%	\$13,345	\$120,105	\$609.27	\$29,245	\$37,546	128.38%
Aug *	4.64%	\$131,750	\$102,255	28.84%	\$13,175	\$118,575	\$610.71	\$29,314	\$37,584	128.21%
Sep *	4.49%	\$132,600	\$106,165	24.90%	\$13,260	\$119,340	\$603.69	\$28,977	\$37,623	129.84%
Oct *	4.28%	\$130,900	\$104,125	25.71%	\$13,090	\$117,810	\$581.28	\$27,901	\$37,662	134.98%
Nov *	4.36%	\$131,750	\$108,758	21.14%	\$13,175	\$118,575	\$590.77	\$28,357	\$37,701	132.95%
Dec *	4.57%	\$136,000	\$112,625	20.75%	\$13,600	\$122,400	\$625.07	\$30,003	\$37,739	125.78%

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