

Greater Orlando Association of REALTORS^(M)

Metropolitan Orlando Housing Trends--1996

Statistics at a Glance

Month/Year	Interest Rate	Median Price	1996 Sales	1995 Sales	1996 Listings	1995 Listings	1996 Contracts	1995 Contracts
Jan 1996	7.12%	\$90,312	722	663	2,691	2,619	1,100	898
Feb 1996	7.30%	\$95,663	799	649	2,498	2,370	1,210	960
Mar 1996	7.41%	\$91,737	1,099	956	2,464	2,645	1,267	1,226
Apr 1996	7.88%	\$93,391	1,188	903	2,405	2,298	1,283	1,043
May 1996	8.00%	\$95,699	1,189	1,034	2,403	2,530	1,274	1,144
Jun 1996	8.40%	\$96,977	1,149	1,131	2,351	2,564	1,188	1,247
Jul 1996	8.40%	\$98,450	1,287	1,111	2,485	2,312	1,170	1,166
Aug 1996	8.09%	\$90,030	1,193	1,191	2,425	2,430	1,131	1,165
Sep 1996	8.34%	\$93,454	1,065	1,071	2,242	2,232	973	1,004
Oct 1996	7.86%	\$91,562	1,061	1,099	2,258	2,382	1,075	1,003
Nov 1996	7.60%	\$92,531	910	889	1,951	2,002	912	957
Dec 1996	7.60%	\$91,826	1,032	1,041	1,541	1,588	768	788
Cumulative			12,694	11,738	27,714	27,972	13,351	12,601
Cumulative Increase/Decrease				8.1%		-0.9%		6.0%

Source: The Federal Home Loan Mortgage Corporation & The Greater Orlando Association of REALTORS[®]

Composite Housing Affordability Index--1996

Month/Year	Interest Rate	Median Price (2)	(1) Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Affordability Index
Jan 1996	7.12%	\$90,312	\$18,062	\$72,250	\$486.52	\$23,353	\$42,574	182.3%
Feb 1996	7.30%	\$95,663	\$19,133	\$76,530	\$524.67	\$25,184	\$42,691	169.5%
Mar 1996	7.41%	\$91,737	\$18,347	\$73,390	\$508.64	\$24,415	\$42,808	175.3%
Apr 1996	7.88%	\$93,391	\$18,678	\$74,713	\$541.98	\$26,015	\$42,925	165.0%
May 1996	8.00%	\$95,699	\$19,140	\$76,559	\$561.76	\$26,965	\$43,042	159.6%
Jun 1996	8.40%	\$96,977	\$19,395	\$77,582	\$591.05	\$28,370	\$43,159	152.1%
Jul 1996	8.40%	\$98,450	\$19,690	\$78,760	\$600.02	\$28,801	\$43,276	150.3%
Aug 1996	8.09%	\$90,030	\$18,006	\$72,024	\$533.01	\$25,585	\$43,393	169.6%
Sep 1996	8.34%	\$93,454	\$18,691	\$74,763	\$566.41	\$27,188	\$43,510	160.0%
Oct 1996	7.86%	\$91,562	\$18,312	\$73,250	\$530.35	\$25,457	\$43,627	171.4%
Nov 1996	7.60%	\$92,531	\$18,506	\$74,025	\$522.67	\$25,088	\$43,744	174.4%
Dec 1996	7.60%	\$91,826	\$18,365	\$73,461	\$518.69	\$24,897	\$43,861	176.2%

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

(2) Percentages recommended by the National Association of REALTORS[®]

First Time Homebuyers Affordability Index--1996

Month/Year	Interest Rate	Median Price (2)	(1) Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Affordability Index
Jan 1996	7.12%	\$76,765	\$7,677	\$69,089	\$465.23	\$22,331	\$28,950	129.6%
Feb 1996	7.30%	\$81,314	\$8,131	\$73,182	\$501.72	\$24,082	\$29,030	120.5%
Mar 1996	7.41%	\$77,976	\$7,798	\$70,179	\$486.38	\$23,346	\$29,109	124.7%
Apr 1996	7.88%	\$79,382	\$7,938	\$71,444	\$518.27	\$24,877	\$29,189	117.3%
May 1996	8.00%	\$81,344	\$8,134	\$73,210	\$537.19	\$25,785	\$29,269	113.5%
Jun 1996	8.40%	\$82,430	\$8,243	\$74,187	\$565.19	\$27,129	\$29,348	108.2%
Jul 1996	8.40%	\$83,683	\$8,368	\$75,314	\$573.77	\$27,541	\$29,428	106.9%
Aug 1996	8.09%	\$76,526	\$7,653	\$68,873	\$509.69	\$24,465	\$29,507	120.6%
Sep 1996	8.34%	\$79,436	\$7,944	\$71,492	\$541.63	\$25,998	\$29,587	113.8%
Oct 1996	7.86%	\$77,828	\$7,783	\$70,045	\$507.15	\$24,343	\$29,666	121.9%
Nov 1996	7.60%	\$78,651	\$7,865	\$70,786	\$499.80	\$23,991	\$29,746	124.0%
Dec 1996	7.60%	\$78,052	\$7,805	\$70,247	\$496.00	\$23,808	\$29,825	125.3%

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

(2) Percentages recommended by the National Association of REALTORS[®]