

## Metropolitan Orlando Housing Trends--1999

### Statistics at a Glance

Month/Year	Interest Rate	Median Price	1999 Sales	1998 Sales	1999 Listings	1998 Listings	1999 Contracts	1998 Contracts
Jan 1999	6.75%	\$105,608	899	822	2,131	2,405	1,390	1,244
Feb 1999	7.13%	\$103,579	1,112	977	1,880	2,216	1,762	1,411
Mar 1999	7.00%	\$103,598	1,458	1,314	2,177	2,339	1,882	1,590
Apr 1999	7.13%	\$102,617	1,496	1,407	1,863	2,417	1,457	1,556
May 1999	7.25%	\$104,144	1,499	1,353	2,057	2,238	1,552	1,511
Jun 1999	7.75%	\$103,666	1,797	1,578	2,185	2,387	1,695	1,572
Jul 1999	7.88%	\$105,000	1,837	1,612	1,914	2,488	1,428	1,574
Aug 1999	7.88%	\$103,826	1,722	1,423	2,185	2,195	1,553	1,350
Sep 1999	7.75%	\$101,236	1,430	1,272	1,865	2,149	1,530	1,280
Oct 1999	7.78%	\$100,333	1,479	1,268	1,993	2,269	1,589	1,414
Nov 1999	7.88%	\$102,488	1,388	1,233	1,664	1,833	1,497	1,266
Dec 1999	8.00%	\$104,670	1,320	1,288	1,467	1,491	1,193	1,080
			<b>17,437</b>	<b>15,547</b>	<b>23,381</b>	<b>26,427</b>	<b>18,528</b>	<b>16,848</b>
				<b>12.2%</b>		<b>-11.5%</b>		<b>10.0%</b>

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

## Composite Housing Affordability Index--1999

Month/Year	Interest Rate	Median Price	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Affordability Index*
Jan 1999	6.75%	\$105,608	\$21,122	\$84,486	\$547.98	\$26,303	\$43,100	163.9%
Feb 1999	7.13%	\$103,579	\$20,716	\$82,863	\$558.54	\$26,810	\$43,217	161.2%
Mar 1999	7.00%	\$103,598	\$20,720	\$82,878	\$551.39	\$26,467	\$43,334	163.7%
Apr 1999	7.13%	\$102,617	\$20,523	\$82,094	\$553.36	\$26,561	\$43,451	163.6%
May 1999	7.25%	\$104,144	\$20,829	\$83,315	\$568.36	\$27,281	\$43,568	159.7%
Jun 1999	7.75%	\$103,666	\$20,733	\$82,933	\$594.14	\$28,519	\$43,685	153.2%
Jul 1999	7.88%	\$105,000	\$21,000	\$84,000	\$609.06	\$29,235	\$43,802	149.8%
Aug 1999	7.88%	\$103,826	\$20,765	\$83,061	\$602.25	\$28,908	\$43,919	151.9%
Sep 1999	7.75%	\$101,236	\$20,247	\$80,989	\$580.21	\$27,850	\$44,036	158.1%
Oct 1999	7.78%	\$100,333	\$20,067	\$80,266	\$576.70	\$27,682	\$44,153	159.5%
Nov 1999	7.88%	\$102,488	\$20,498	\$81,990	\$594.49	\$28,535	\$44,270	155.1%
Dec 1999	8.00%	\$104,670	\$20,934	\$83,736	\$614.43	\$29,492	\$44,387	150.5%

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

\*Percentages recommended by the National Association of REALTORS®

## First Time Homebuyers Affordability Index--1999

Month/Year	Interest Rate	Median Price*	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income*	Affordability Index*
Jan 1999	6.75%	\$89,767	\$8,977	\$80,790	\$524.00	\$25,152	\$29,308	116.5%
Feb 1999	7.13%	\$88,042	\$8,804	\$79,238	\$534.11	\$25,637	\$29,388	114.6%
Mar 1999	7.00%	\$88,058	\$8,806	\$79,252	\$527.27	\$25,309	\$29,467	116.4%
Apr 1999	7.13%	\$87,224	\$8,722	\$78,502	\$529.15	\$25,399	\$29,547	116.3%
May 1999	7.25%	\$88,522	\$8,852	\$79,670	\$543.49	\$26,088	\$29,626	113.6%
Jun 1999	7.75%	\$88,116	\$8,812	\$79,304	\$568.15	\$27,271	\$29,706	108.9%
Jul 1999	7.88%	\$89,250	\$8,925	\$80,325	\$582.41	\$27,956	\$29,785	106.5%
Aug 1999	7.88%	\$88,252	\$8,825	\$79,427	\$575.90	\$27,643	\$29,865	108.0%
Sep 1999	7.75%	\$86,051	\$8,605	\$77,446	\$554.83	\$26,632	\$29,944	112.4%
Oct 1999	7.78%	\$85,283	\$8,528	\$76,755	\$551.47	\$26,471	\$30,024	113.4%
Nov 1999	7.88%	\$87,115	\$8,711	\$78,403	\$568.48	\$27,287	\$30,104	110.3%
Dec 1999	8.00%	\$88,970	\$8,897	\$80,073	\$587.54	\$28,202	\$30,183	107.0%

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

\*Percentages recommended by the National Association of REALTORS®