



**Orlando Regional REALTOR® Association
Metropolitan Orlando Housing Trends Summary
2011
Statistics at a Glance**

	Interest Rate**	2011 Median*	2010 Median	% Change	2011 Sales*	2010 Sales	2011 New Listings	2010 New Listings	2011 New Contracts	2010 New Contracts
Jan *	4.84%	\$94,900	\$102,000	-6.96%	2,041	1,820	3,478	4,279	3,747	3,579
Feb *	4.88%	\$95,000	\$105,000	-9.52%	2,170	1,973	3,202	4,586	3,777	4,043
Mar *	4.91%	\$102,000	\$110,000	-7.27%	2,613	2,610	4,152	5,282	4,526	4,662
Apr *	4.89%	\$105,000	\$115,000	-8.70%	2,464	2,644	3,391	5,116	4,156	5,221
May *	4.66%	\$110,000	\$115,000	-4.35%	2,483	2,783	3,145	4,304	3,678	3,669
Jun *	4.56%	\$110,000	\$115,000	-4.35%	2,611	3,059	3,204	4,470	3,680	3,736
Jul *	4.53%	\$115,500	\$108,700	6.26%	2,294	2,516	2,912	4,388	3,244	3,793
Aug *	4.26%	\$114,700	\$99,900	14.81%	2,500	2,566	3,264	4,146	3,466	3,892
Sep *	4.19%	\$112,500	\$105,000	7.14%	2,243	2,374	3,193	3,984	3,304	3,654
Oct *	4.21%	\$112,500	\$105,000	7.14%	2,132	1,953	2,997	3,650	3,084	3,466
Nov *	4.10%	\$115,000	\$105,000	9.52%	2,027	1,936	3,045	3,346	2,887	3,243
Dec	3.99%	\$118,000	\$105,000	12.38%	2,125	2,467	2,641	3,444	2,800	3,196
Year to Date		\$109,900	\$108,500		27,703	28,701	38,624	50,995	42,349	46,154
% Change Current Month			12.38%			-13.86%		-23.32%		-12.39%
% Change Year to Date			1.29%			-3.48%		-24.26%		-8.24%

Composite Housing Affordability Index

	Interest Rate**	2011 Median	2010 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	4.84%	\$94,900	\$102,000	-6.96%	\$18,980	\$75,920	\$400.16	\$19,208	\$53,504	278.55%
Feb *	4.88%	\$95,000	\$105,000	-9.52%	\$19,000	\$76,000	\$402.20	\$19,306	\$53,561	277.44%
Mar *	4.91%	\$102,000	\$110,000	-7.27%	\$20,400	\$81,600	\$433.72	\$20,818	\$53,618	257.55%
Apr *	4.89%	\$105,000	\$115,000	-8.70%	\$21,000	\$84,000	\$445.20	\$21,370	\$53,675	251.18%
May *	4.66%	\$110,000	\$115,000	-4.35%	\$22,000	\$88,000	\$454.18	\$21,801	\$53,732	246.47%
Jun *	4.56%	\$110,000	\$115,000	-4.35%	\$22,000	\$88,000	\$449.13	\$21,558	\$53,789	249.51%
Jul *	4.53%	\$115,500	\$108,700	6.26%	\$23,100	\$92,400	\$469.83	\$22,552	\$53,846	238.77%
Aug *	4.26%	\$114,700	\$99,900	14.81%	\$22,940	\$91,760	\$451.73	\$21,683	\$53,903	248.60%
Sep *	4.19%	\$112,500	\$105,000	7.14%	\$22,500	\$90,000	\$439.70	\$21,105	\$53,960	255.67%
Oct *	4.21%	\$112,500	\$105,000	7.14%	\$22,500	\$90,000	\$440.64	\$21,151	\$54,017	255.39%
Nov *	4.10%	\$115,000	\$105,000	9.52%	\$23,000	\$92,000	\$444.54	\$21,338	\$54,074	253.42%
Dec	3.99%	\$118,000	\$105,000	12.38%	\$23,600	\$94,400	\$450.30	\$21,614	\$54,131	250.44%

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

First Time Homebuyers Affordability Index

	Interest Rate**	2011 Median	2010 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	4.84%	\$80,665	\$86,700	-6.96%	\$8,067	\$72,599	\$382.66	\$18,368	\$36,383	198.08%
Feb *	4.88%	\$80,750	\$89,250	-9.52%	\$8,075	\$72,675	\$384.60	\$18,461	\$36,421	197.29%
Mar *	4.91%	\$86,700	\$93,500	-7.27%	\$8,670	\$78,030	\$414.74	\$19,908	\$36,460	183.15%
Apr *	4.89%	\$89,250	\$97,750	-8.70%	\$8,925	\$80,325	\$425.72	\$20,435	\$36,499	178.61%
May *	4.66%	\$93,500	\$97,750	-4.35%	\$9,350	\$84,150	\$434.31	\$20,847	\$36,538	175.27%
Jun *	4.56%	\$93,500	\$97,750	-4.35%	\$9,350	\$84,150	\$429.48	\$20,615	\$36,577	177.43%
Jul *	4.53%	\$98,175	\$92,395	6.26%	\$9,818	\$88,358	\$449.27	\$21,565	\$36,615	169.79%
Aug *	4.26%	\$97,495	\$84,915	14.81%	\$9,750	\$87,746	\$431.96	\$20,734	\$36,654	176.78%
Sep *	4.19%	\$95,625	\$89,250	7.14%	\$9,563	\$86,063	\$420.46	\$20,182	\$36,693	181.81%
Oct *	4.21%	\$95,625	\$89,250	7.14%	\$9,563	\$86,063	\$421.36	\$20,225	\$36,732	181.61%
Nov *	4.10%	\$97,750	\$89,250	9.52%	\$9,775	\$87,975	\$425.09	\$20,405	\$36,770	180.21%
Dec	3.99%	\$100,300	\$89,250	12.38%	\$10,030	\$90,270	\$430.60	\$20,669	\$36,809	178.09%

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®