



**Orlando Regional Realtor® Association
Metropolitan Orlando Housing Trends Summary
2008**

**ORLANDO REGIONAL
REALTOR® ASSOCIATION**

Statistics at a Glance

Month	Int	2008	2007	%	2008	2007	2008	2007	2008	2007
Year	Rate**	Median *	Median	Change	Sales *	Sales	New Listings	New Listings	New Contracts	New Contracts
Jan * 2008	5.60%	\$221,500	\$249,900	-11.36%	813	1,469	5,474	6,630	1,239	2,409
Feb 2008	5.87%	\$223,000	\$255,000	-12.55%	922	1,541	4,811	5,566	1,537	2,387
Mar 2008			\$240,000	0.00%		1,779		6,426		2,434
Apr 2008			\$242,100	0.00%		1,530		5,832		2,346
May 2008			\$250,000	0.00%		1,745		6,200		2,334
Jun 2008			\$252,500	0.00%		1,524		5,667		1,853
Jul 2008			\$250,000	0.00%		1,524		5,404		1,717
Aug 2008			\$244,000	0.00%		1,467		5,582		1,451
Sep 2008			\$235,000	0.00%		970		5,000		1,173
Oct 2008			\$235,000	0.00%		1,090		4,958		1,304
Nov 2008			\$234,900	0.00%		1,029		3,610		1,193
Dec 2008			\$225,000	0.00%		1,076		3,415		1,023
Year to Date		\$222,500	\$252,500		1,735	3,010	10,285	12,196	2,776	4,796
% Change Current Month			-12.55%			-40.17%		-13.56%		-35.61%
% Change Year to Date			-11.88%			-42.36%		-15.67%		-42.12%

Composite Housing Affordability Index

Month	Int	2008	2007	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Quality	Income	Index***
Jan * 2008	5.60%	\$221,500	\$249,900	-11.36%	\$44,300	\$177,200	\$1,017.27	\$48,829	\$51,392	105.25%
Feb 2008	5.87%	\$223,000	\$255,000	-12.55%	\$44,600	\$178,400	\$1,054.73	\$50,627	\$51,449	101.62%
Mar 2008	0.00%	\$0	\$240,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Apr 2008	0.00%	\$0	\$242,100	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
May 2008	0.00%	\$0	\$250,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Jun 2008	0.00%	\$0	\$252,500	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Jul 2008	0.00%	\$0	\$250,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Aug 2008	0.00%	\$0	\$244,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Sep 2008	0.00%	\$0	\$235,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Oct 2008	0.00%	\$0	\$235,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Nov 2008	0.00%	\$0	\$234,900	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Dec 2008	0.00%	\$0	\$225,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%

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

First Time Homebuyers Affordability Index

Month	Int	2008	2007	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Quality	Income	Index***
Jan * 2008	5.60%	\$188,275	\$212,415	-11.36%	\$18,828	\$169,448	\$972.76	\$46,693	\$34,947	74.84%
Feb 2008	5.87%	\$189,550	\$216,750	-12.55%	\$18,955	\$170,595	\$1,008.59	\$48,412	\$34,985	72.27%
Mar 2008	0.00%	\$0	\$204,000	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Apr 2008	0.00%	\$0	\$205,785	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
May 2008	0.00%	\$0	\$212,500	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Jun 2008	0.00%	\$0	\$214,625	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Jul 2008	0.00%	\$0	\$212,500	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Aug 2008	0.00%	\$0	\$207,400	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Sep 2008	0.00%	\$0	\$199,750	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Oct 2008	0.00%	\$0	\$199,750	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Nov 2008	0.00%	\$0	\$199,665	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%
Dec 2008	0.00%	\$0	\$191,250	0.00%	\$0	\$0	\$0.00	\$0	\$0	0.00%

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

* Corrected Monthly Sales

** Interest Rate based on 30 year Fixed Rate Mortgage-no points, no fees.

*** Percentages recommended by the National Association of REALTORS®