



**Orlando Regional Realtor® Association  
Metropolitan Orlando Housing Trends Summary  
2006**

**Statistics at a Glance**

Month	Int	2006	2005	%	2006	2005	2006	2005	2006	2005
Year	Rate**	Median *	Median	Change	Sales *	Sales	New Listings	New Listings	New Contracts	New Contracts
* Jan 2006	5.77%	\$241,000	\$193,000	24.87%	1,917	1,695	6,172	2,970	2,835	2,387
* Feb 2006	6.07%	\$240,000	\$196,000	22.45%	2,269	1,988	5,572	2,397	2,746	2,388
* Mar 2006	6.17%	\$240,000	\$202,000	18.81%	2,878	2,529	7,112	3,147	3,322	2,708
* Apr 2006	6.27%	\$249,000	\$218,000	14.22%	2,467	2,557	6,574	3,314	3,050	2,918
* May 2006	6.39%	\$250,000	\$223,845	11.68%	2,842	2,806	6,967	3,721	2,859	2,924
* Jun 2006	6.45%	\$249,000	\$239,500	3.97%	2,841	3,119	7,111	3,948	2,727	3,177
* Jul 2006	6.39%	\$254,900	\$245,000	4.04%	2,361	2,874	6,862	4,188	2,505	3,237
* Aug 2006	6.20%	\$250,000	\$245,000	2.04%	2,249	3,134	7,039	5,037	2,439	3,584
* Sep 2006	6.09%	\$250,000	\$243,900	2.50%	2,054	2,964	6,297	5,008	2,182	3,090
* Oct 2006	6.05%	\$253,745	\$246,790	2.82%	1,896	2,366	6,119	5,093	2,602	2,988
* Nov 2006	6.10%	\$250,000	\$249,900	0.04%	1,840	2,423	5,160	4,998	2,319	2,571
* Dec 2006	5.74%	\$250,000	\$239,900	4.21%	1,945	2,775	3,840	4,164	2,012	2,478
<b>Year to Date</b>		<b>\$248,000</b>	<b>\$231,000</b>		<b>27,559</b>	<b>31,230</b>	<b>74,825</b>	<b>47,985</b>	<b>31,598</b>	<b>34,450</b>
<b>% Change Current Month</b>			<b>4.21%</b>			<b>-29.91%</b>		<b>-7.78%</b>		<b>-18.81%</b>
<b>% Change Year to Date</b>			<b>7.36%</b>			<b>-11.75%</b>		<b>55.93%</b>		<b>-8.28%</b>

Source: Orlando Regional REALTOR® Association

**Composite Housing Affordability Index**

Month	Int	2006	2005	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Qualify	Income	Index***
Jan 2006	5.77%	\$241,000	\$193,000	24.87%	\$48,200	\$192,800	\$1,127.58	\$54,124	\$50,648	93.6%
Feb 2006	6.07%	\$240,000	\$196,000	22.45%	\$48,000	\$192,000	\$1,159.79	\$55,670	\$50,705	91.1%
Mar 2006	6.17%	\$240,000	\$202,000	18.81%	\$48,000	\$192,000	\$1,172.21	\$56,266	\$50,762	90.2%
Apr 2006	6.27%	\$249,000	\$218,000	14.22%	\$49,800	\$199,200	\$1,229.10	\$58,997	\$50,819	86.1%
May 2006	6.39%	\$250,000	\$223,845	11.68%	\$50,000	\$200,000	\$1,249.70	\$59,986	\$50,876	84.8%
Jun 2006	6.45%	\$249,000	\$239,500	3.97%	\$49,800	\$199,200	\$1,252.54	\$60,122	\$50,933	84.7%
Jul 2006	6.39%	\$254,900	\$245,000	4.04%	\$50,980	\$203,920	\$1,274.20	\$61,161	\$50,990	83.4%
Aug 2006	6.20%	\$250,000	\$245,000	2.04%	\$50,000	\$200,000	\$1,224.94	\$58,797	\$51,047	86.8%
Sep 2006	6.09%	\$250,000	\$243,900	2.50%	\$50,000	\$200,000	\$1,210.70	\$58,114	\$51,104	87.9%
Oct 2006	6.05%	\$253,745	\$246,790	2.82%	\$50,749	\$202,996	\$1,223.60	\$58,733	\$51,161	87.1%
Nov 2006	6.10%	\$250,000	\$249,900	0.04%	\$50,000	\$200,000	\$1,211.99	\$58,175	\$51,218	88.0%
Dec 2006	5.74%	\$250,000	\$239,900	4.21%	\$50,000	\$200,000	\$1,165.88	\$55,962	\$51,335	91.7%

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

**First Time Homebuyers Affordability Index**

Month	Int	2006	2005	%	Down	Mortgage	Monthly	Income to	Median	Afford
Year	Rate**	Median	Median	Change	Payment	Amount	Payment	Qualify	Income	Index***
Jan 2006	5.77%	\$204,850	\$164,050	24.87%	\$20,485	\$184,365	\$1,078.25	\$51,756	\$34,441	66.5%
Feb 2006	6.07%	\$204,000	\$166,600	22.45%	\$20,400	\$183,600	\$1,109.05	\$53,234	\$34,479	64.8%
Mar 2006	6.17%	\$204,000	\$171,700	18.81%	\$20,400	\$183,600	\$1,120.92	\$53,804	\$34,518	64.2%
Apr 2006	6.27%	\$211,650	\$185,300	14.22%	\$21,165	\$190,485	\$1,175.33	\$56,416	\$34,557	61.3%
May 2006	6.39%	\$212,500	\$190,268	11.68%	\$21,250	\$191,250	\$1,195.03	\$57,361	\$34,596	60.3%
Jun 2006	6.45%	\$211,650	\$203,575	3.97%	\$21,165	\$190,485	\$1,197.74	\$57,491	\$34,634	60.2%
Jul 2006	6.39%	\$216,665	\$208,250	4.04%	\$21,667	\$194,999	\$1,218.45	\$58,486	\$34,673	59.3%
Aug 2006	6.20%	\$212,500	\$208,250	2.04%	\$21,250	\$191,250	\$1,171.35	\$56,225	\$34,712	61.7%
Sep 2006	6.09%	\$212,500	\$207,315	2.50%	\$21,250	\$191,250	\$1,157.73	\$55,571	\$34,751	62.5%
Oct 2006	6.05%	\$215,683	\$209,772	2.82%	\$21,568	\$194,115	\$1,170.06	\$56,163	\$34,789	61.9%
Nov 2006	6.10%	\$212,500	\$212,415	0.04%	\$21,250	\$191,250	\$1,158.97	\$55,630	\$34,828	62.6%
Dec 2006	5.74%	\$212,500	\$203,915	4.21%	\$21,250	\$191,250	\$1,114.87	\$53,514	\$34,908	65.2%

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®