



**Metropolitan Orlando  
Housing Trends Summary  
2016 Statistics at a glance**

	Interest Rate**	2016 Median*	2015 Median	% Change	2016 Sales*	2015 Sales	2016 New Listings	2015 New Listings	2016 New Contracts	2015 New Contracts
Jan *	3.93%	\$180,000	\$155,000	16.13%	2,146	2,120	3,814	4,066	2,540	2,960
Feb *	3.75%	\$185,000	\$164,900	12.19%	2,415	2,457	3,918	3,922	2,747	3,072
Mar *	3.70%	\$195,000	\$177,075	10.12%	3,058	3,132	4,353	4,418	3,033	3,244
Apr *	3.63%	\$192,000	\$175,000	9.71%	3,172	3,107	4,450	4,508	3,157	3,303
May *	3.62%	\$203,000	\$181,000	12.15%	3,347	3,117	4,347	4,431	2,957	3,197
Jun *	3.45%	\$207,000	\$180,000	15.00%	3,556	3,603	4,208	4,370	2,684	3,067
Jul *	3.45%	\$206,000	\$183,310	12.38%	3,353	3,566	3,965	4,302	2,535	2,971
Aug *	3.49%	\$205,000	\$181,000	13.26%	3,451	3,195	4,090	4,006	2,555	2,828
Sep *	3.53%	\$205,000	\$182,500	12.33%	3,110	3,013	3,695	3,702	2,179	2,389
Oct *	3.57%	\$205,000	\$179,900	13.95%	2,701	2,877	3,245	3,928	2,271	2,580
Nov *	3.82%	\$201,000	\$184,000	9.24%	2,523	2,325	3,198	3,388	2,713	2,271
Dec	4.32%	\$207,900	\$185,000	12.38%	2,948	2,639	2,623	2,939	2,223	2,006
<b>Year to Date</b>		<b>\$200,000</b>	<b>\$178,500</b>		<b>35,780</b>	<b>35,151</b>	<b>45,906</b>	<b>47,980</b>	<b>31,594</b>	<b>33,888</b>
<b>% Change Current Month</b>			<b>12.38%</b>			<b>11.71%</b>		<b>-10.75%</b>		<b>10.82%</b>
<b>% Change Year to Date</b>			<b>12.04%</b>			<b>1.79%</b>		<b>-4.32%</b>		<b>-6.77%</b>

**Composite Housing Affordability Index**

	Interest Rate**	2016 Median	2015 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	3.93%	\$180,000	\$155,000	16.13%	\$36,000	\$144,000	\$681.93	\$32,733	\$56,924	173.91%
Feb *	3.75%	\$185,000	\$164,900	12.19%	\$37,000	\$148,000	\$684.99	\$32,880	\$56,981	173.30%
Mar *	3.70%	\$195,000	\$177,075	10.12%	\$39,000	\$156,000	\$718.39	\$34,483	\$57,038	165.41%
Apr *	3.63%	\$192,000	\$175,000	9.71%	\$38,400	\$153,600	\$700.58	\$33,628	\$57,095	169.78%
May *	3.62%	\$203,000	\$181,000	12.15%	\$40,600	\$162,400	\$739.71	\$35,506	\$57,152	160.96%
Jun *	3.45%	\$207,000	\$180,000	15.00%	\$41,400	\$165,600	\$738.91	\$35,468	\$57,209	161.30%
Jul *	3.45%	\$206,000	\$183,310	12.38%	\$41,200	\$164,800	\$735.16	\$35,288	\$57,266	162.28%
Aug *	3.49%	\$205,000	\$181,000	13.26%	\$41,000	\$164,000	\$735.34	\$35,296	\$57,323	162.41%
Sep *	3.53%	\$205,000	\$182,500	12.33%	\$41,000	\$164,000	\$739.09	\$35,476	\$57,380	161.74%
Oct *	3.57%	\$205,000	\$179,900	13.95%	\$41,000	\$164,000	\$742.86	\$35,657	\$57,437	161.08%
Nov *	3.82%	\$201,000	\$184,000	9.24%	\$40,200	\$160,800	\$750.63	\$36,030	\$57,494	159.57%
Dec	4.32%	\$207,900	\$185,000	12.38%	\$41,580	\$166,320	\$824.93	\$39,596	\$57,551	145.34%

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

**First Time Homebuyers Affordability Index**

	Interest Rate**	2016 Median	2015 Median	% Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Afford Index***
Jan *	3.93%	\$153,000	\$131,750	16.13%	\$15,300	\$137,700	\$652.09	\$31,300	\$38,708	123.67%
Feb *	3.75%	\$157,250	\$140,165	12.19%	\$15,725	\$141,525	\$655.02	\$31,441	\$38,747	123.24%
Mar *	3.70%	\$165,750	\$150,514	10.12%	\$16,575	\$149,175	\$686.96	\$32,974	\$38,786	117.62%
Apr *	3.63%	\$163,200	\$148,750	9.71%	\$16,320	\$146,880	\$669.93	\$32,157	\$38,825	120.74%
May *	3.62%	\$172,550	\$153,850	12.15%	\$17,255	\$155,295	\$707.35	\$33,953	\$38,863	114.46%
Jun *	3.45%	\$175,950	\$153,000	15.00%	\$17,595	\$158,355	\$706.58	\$33,916	\$38,902	114.70%
Jul *	3.45%	\$175,100	\$155,814	12.38%	\$17,510	\$157,590	\$703.00	\$33,744	\$38,941	115.40%
Aug *	3.49%	\$174,250	\$153,850	13.26%	\$17,425	\$156,825	\$703.16	\$33,752	\$38,980	115.49%
Sep *	3.53%	\$174,250	\$155,125	12.33%	\$17,425	\$156,825	\$706.76	\$33,924	\$39,018	115.02%
Oct *	3.57%	\$174,250	\$152,915	13.95%	\$17,425	\$156,825	\$710.36	\$34,097	\$39,057	114.55%
Nov *	3.82%	\$170,850	\$156,400	9.24%	\$17,085	\$153,765	\$717.79	\$34,454	\$39,096	113.47%
Dec	4.32%	\$176,715	\$157,250	12.38%	\$17,672	\$159,044	\$788.84	\$37,864	\$39,135	103.36%

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