

Metropolitan Orlando Housing Trends--2002 -- REVISED

Statistics at a Glance

Month/Year	Interest Rate**	2002 Median Price	2001 Median Price	% Month Change	2002 Closed Sales	2001 Closed Sales	2002 New Listings	2001 New Listings	2002 Contracts Written	2001 Contracts Written
Jan 2002	7.25%	\$123,200	\$125,427	-1.78%	1,312	1,127	2,435	2,160	1,617	1,582
Feb 2002	7.15%	\$127,031	\$129,530	-1.93%	1,399	1,263	2,652	2,362	1,713	1,790
Mar 2002	7.31%	\$129,893	\$120,287	7.99%	1,810	1,853	2,710	2,647	1,811	1,839
Apr 2002	7.13%	\$130,140	\$123,067	5.75%	1,865	1,613	2,945	2,075	2,032	1,892
May 2002	7.00%	\$137,422	\$124,270	10.58%	2,085	1,894	3,130	2,422	1,962	1,956
Jun 2002	6.80%	\$139,109	\$128,475	8.28%	1,932	2,035	2,747	2,519	1,820	1,757
Jul 2002	6.75%	\$140,465	\$130,088	7.98%	2,040	1,919	3,176	2,294	1,898	1,721
Aug 2002	6.67%	\$136,173	\$128,346	6.10%	1,957	1,831	3,165	2,585	1,758	1,734
Sep 2002	6.04%	\$137,403	\$126,911	8.27%	1,687	1,541	2,832	2,342	1,732	1,093
Oct 2002	6.39%	\$135,983	\$123,368	10.23%	1,825	1,516	3,461	2,848	1,843	1,526
Nov 2002	6.48%	\$138,663	\$125,846	10.18%	1,577	1,420	2,636	2,341	1,719	1,514
Dec 2002	6.46%	\$140,343	\$130,822	7.28%	1,867	1,568	2,247	1,763	1,610	1,168
Year to Date		\$134,575	\$124,890		21,356	19,580	34,136	26,595	21,515	18,404
% Change Year to Date				7.75%		9.07%		28.35%		16.90%

% Change Current Month	7.28%	19.07%	27.45%	37.84%
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**Interest Rate based on 30 year Fixed Rate Mortgage-no points, no fees.

Source: Orlando Regional REALTOR® Association

Composite Housing Affordability Index--2002

Month/Year	Interest Rate	2002 Median Price	2001 Median Price	% Month Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income	Affordability Index*
Jan 2002	7.25%	\$123,200	\$125,427	-1.78%	\$24,640	\$98,560	\$672.35	\$32,273	\$47,145	146.1%
Feb 2002	7.15%	\$127,031	\$129,530	-1.93%	\$25,406	\$101,625	\$686.38	\$32,946	\$47,262	143.5%
Mar 2002	7.31%	\$129,893	\$120,287	7.99%	\$25,979	\$103,914	\$713.11	\$34,229	\$47,379	138.4%
Apr 2002	7.13%	\$130,140	\$123,067	5.75%	\$26,028	\$104,112	\$701.77	\$33,685	\$47,496	141.0%
May 2002	7.00%	\$137,422	\$124,270	10.58%	\$27,484	\$109,937	\$731.42	\$35,108	\$47,613	135.6%
Jun 2002	6.80%	\$139,109	\$128,475	8.28%	\$27,822	\$111,287	\$725.51	\$34,824	\$47,730	137.1%
Jul 2002	6.75%	\$140,465	\$130,088	7.98%	\$28,093	\$112,372	\$728.84	\$34,984	\$47,847	136.8%
Aug 2002	6.67%	\$136,173	\$128,346	6.10%	\$27,235	\$108,939	\$700.79	\$33,638	\$47,964	142.6%
Sep 2002	6.04%	\$137,403	\$126,911	8.27%	\$27,481	\$109,923	\$661.87	\$31,770	\$48,081	151.3%
Oct 2002	6.39%	\$135,983	\$123,368	10.23%	\$27,197	\$108,787	\$679.76	\$32,628	\$48,198	147.7%
Nov 2002	6.48%	\$138,663	\$125,846	10.18%	\$27,733	\$110,930	\$699.70	\$33,585	\$48,315	143.9%
Dec 2002	6.46%	\$140,343	\$130,822	7.28%	\$28,069	\$112,274	\$706.70	\$33,922	\$48,432	142.8%

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--2002

Month/Year	Interest Rate	2002 Median Price	2001 Median Price	% Month Change	Down Payment	Mortgage Amount	Monthly Payment	Income to Qualify	Median Income*	Affordability Index*
Jan 2002	7.25%	\$104,720	\$106,613	-1.78%	\$10,472	\$94,248	\$642.94	\$30,861	\$32,059	103.9%
Feb 2002	7.15%	\$107,976	\$110,101	-1.93%	\$10,798	\$97,179	\$656.35	\$31,505	\$32,138	102.0%
Mar 2002	7.31%	\$110,409	\$102,244	7.99%	\$11,041	\$99,368	\$681.91	\$32,732	\$32,218	98.4%
Apr 2002	7.13%	\$110,619	\$104,607	5.75%	\$11,062	\$99,557	\$671.07	\$32,211	\$32,297	100.3%
May 2002	7.00%	\$116,809	\$105,630	10.58%	\$11,681	\$105,128	\$699.42	\$33,572	\$32,377	96.4%
Jun 2002	6.80%	\$118,242	\$109,204	8.28%	\$11,824	\$106,418	\$693.77	\$33,301	\$32,456	97.5%
Jul 2002	6.75%	\$119,395	\$110,574	7.98%	\$11,940	\$107,456	\$696.96	\$33,454	\$32,536	97.3%
Aug 2002	6.67%	\$115,747	\$109,094	6.10%	\$11,575	\$104,173	\$670.13	\$32,166	\$32,616	101.4%
Sep 2002	6.04%	\$116,793	\$107,875	8.27%	\$11,679	\$105,114	\$632.91	\$30,380	\$32,695	107.6%
Oct 2002	6.39%	\$115,586	\$104,863	10.23%	\$11,559	\$104,027	\$650.02	\$31,201	\$32,775	105.0%
Nov 2002	6.48%	\$117,863	\$106,969	10.18%	\$11,786	\$106,077	\$669.08	\$32,116	\$32,854	102.3%
Dec 2002	6.46%	\$119,292	\$111,199	7.28%	\$11,929	\$107,362	\$675.78	\$32,438	\$32,934	101.5%

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

*Percentages recommended by the National Association of REALTORS®