



Orlando Regional REALTOR® Association Monthly Sales Trend Indicator 2008

Sales by Price Range - Single Family Homes

Price Range	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	4	9	10	13	13	11	9	15	26	29	35	0	174	4.00%	1.59%
\$50 - \$59,999	1	6	2	7	4	7	7	5	7	9	18	0	73	2.05%	0.67%
\$60 - \$69,999	2	4	2	8	10	13	16	11	19	18	23	0	126	2.63%	1.15%
\$70 - \$79,999	5	2	9	16	12	15	9	17	22	11	26	0	144	2.97%	1.31%
\$80 - \$89,999	9	2	9	11	14	14	12	19	18	19	20	0	147	2.28%	1.34%
\$90 - \$99,999	7	5	10	6	13	9	13	21	30	19	17	0	150	1.94%	1.37%
\$100 - \$119,999	14	16	21	28	22	33	34	40	46	51	43	0	348	4.91%	3.17%
\$120 - \$139,999	28	21	31	39	53	43	73	58	92	73	80	0	591	9.13%	5.39%
\$140 - \$159,999	40	39	50	59	69	82	97	96	134	118	99	0	883	11.30%	8.05%
\$160 - \$179,999	65	63	60	69	95	100	122	88	114	121	75	0	972	8.56%	8.86%
\$180 - \$199,999	56	66	87	100	97	117	94	86	98	86	78	0	965	8.90%	8.80%
\$200 - \$249,999	147	193	232	241	253	271	261	210	199	176	136	0	2,319	15.53%	21.14%
\$250 - \$299,999	92	121	133	122	144	175	175	118	122	94	94	0	1,390	10.73%	12.67%
\$300 - \$349,999	44	62	75	79	74	88	91	93	78	58	42	0	784	4.79%	7.15%
\$350 - \$399,999	36	42	48	52	66	60	58	56	55	37	24	0	534	2.74%	4.87%
\$400 - \$499,999	50	47	46	55	49	76	56	56	37	34	27	0	533	3.08%	4.86%
\$500 - \$599,999	20	16	31	25	35	34	24	21	20	19	10	0	255	1.14%	2.32%
\$600 - \$699,999	8	15	15	12	14	18	14	20	19	9	2	0	146	0.23%	1.33%
\$700 - \$799,999	5	8	9	14	13	19	8	7	6	8	4	0	101	0.46%	0.92%
\$800 - \$899,999	9	5	5	10	4	10	8	5	7	4	4	0	71	0.46%	0.65%
\$900 - \$999,999	6	1	4	5	11	8	7	4	1	2	3	0	52	0.34%	0.47%
\$1,000,000 and over	19	15	31	23	25	19	25	16	13	8	16	0	210	1.83%	1.91%
Current Year	667	758	920	994	1,090	1,222	1,213	1,062	1,163	1,003	876	0	10,968	100.00%	100.00%
Previous Year	1,075	1,181	1,388	1,212	1,402	1,220	1,238	1,167	790	879	824	855	12,376		
Change from last month	-21.99%	13.64%	21.37%	8.04%	9.66%	12.11%	-0.74%	-12.45%	9.51%	-13.76%	-12.66%	0.00%			
Change from last year	-37.95%	-35.82%	-33.72%	-17.99%	-22.25%	0.16%	-2.02%	-9.00%	47.22%	14.11%	6.31%	0.00%	-11.38%		
Current YTD	667	1,425	2,345	3,339	4,429	5,651	6,864	7,926	9,089	10,092	10,968	0	10,968		
Previous YTD	1,075	2,256	3,644	4,856	6,258	7,478	8,716	9,883	10,673	11,552	12,376	13,231	12,376		
% Change YTD	-37.95%	-36.84%	-35.65%	-31.24%	-29.23%	-24.43%	-21.25%	-19.80%	-14.84%	-12.64%	-11.38%	0.00%	-11.38%		

Sales by Price Range - Condominiums

Price Range	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	6	1	6	7	6	4	8	5	11	14	19	0	87	17.76%	6.73%
\$50 - \$59,999	0	3	1	2	3	4	4	4	5	4	12	0	42	11.21%	3.25%
\$60 - \$69,999	2	3	6	2	2	8	6	9	8	8	18	0	72	16.82%	5.57%
\$70 - \$79,999	2	1	2	10	9	4	9	7	7	5	11	0	67	10.28%	5.19%
\$80 - \$89,999	4	3	1	10	6	5	9	8	13	12	5	0	76	4.67%	5.88%
\$90 - \$99,999	4	2	4	11	15	12	10	11	7	13	6	0	95	5.61%	7.35%
\$100 - \$119,999	7	14	16	21	24	20	21	20	17	17	8	0	189	7.48%	14.63%
\$120 - \$139,999	8	15	20	21	17	19	20	9	12	8	4	0	153	3.74%	11.84%
\$140 - \$159,999	10	14	8	3	11	10	9	15	12	12	7	0	111	6.54%	8.59%
\$160 - \$179,999	4	16	7	3	15	15	7	9	9	5	3	0	93	2.80%	7.20%
\$180 - \$199,999	6	7	7	3	10	8	5	5	5	5	3	0	64	2.80%	4.95%
\$200 - \$249,999	16	15	3	9	6	9	4	2	7	10	2	0	83	1.87%	6.42%
\$250 - \$299,999	9	4	2	3	3	5	8	1	1	3	4	0	43	3.74%	3.33%
\$300 - \$349,999	4	2	1	3	3	4	6	4	2	3	1	0	33	0.93%	2.55%
\$350 - \$399,999	1	4	1	2	3	3	0	1	0	2	1	0	18	0.93%	1.39%
\$400 - \$499,999	4	6	1	5	5	2	3	1	2	0	2	0	31	1.87%	2.40%
\$500 - \$599,999	0	0	2	2	0	0	2	2	0	0	0	0	8	0.00%	0.62%
\$600 - \$699,999	2	1	0	0	0	0	2	0	1	0	0	0	6	0.00%	0.46%
\$700 - \$799,999	1	1	0	0	0	1	1	0	0	0	0	0	4	0.00%	0.31%
\$800 - \$899,999	0	1	1	0	1	1	0	2	0	1	0	0	7	0.00%	0.54%
\$900 - \$999,999	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0.08%
\$1,000,000 and over	2	1	0	0	3	2	0	0	0	0	1	0	9	0.93%	0.70%
Current Year	92	114	90	117	142	136	134	116	122	122	107	0	1,292	100.00%	100.00%
Previous Year	288	232	244	194	189	184	171	166	116	117	116	96	2,017		
Change from last month	-4.17%	23.91%	-21.05%	30.00%	21.37%	-4.23%	-1.47%	-13.43%	5.17%	0.00%	-12.30%	0.00%			
Change from last year	-68.06%	-50.86%	-63.11%	-39.69%	-24.87%	-26.09%	-21.64%	-30.12%	5.17%	4.27%	-7.76%	0.00%	-35.94%		
Current YTD	92	206	296	413	555	691	825	941	1,063	1,185	1,292	0	1,292		
Previous YTD	288	520	764	958	1,147	1,331	1,502	1,668	1,784	1,901	2,017	2,113	2,017		
% Change YTD	-68.06%	-60.38%	-61.26%	-56.89%	-51.61%	-48.08%	-45.07%	-43.59%	-40.41%	-37.66%	-35.94%	0.00%	-35.94%		



Orlando Regional REALTOR® Association Monthly Sales Trend Indicator 2008

Sales by Price Range - Duplex / Townhomes / Villas

Price Range	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	0	0	0	0	0	0	0	1	2	0	3	0	6	3.23%	0.53%
\$50 - \$59,999	0	0	0	0	0	1	0	1	0	1	1	0	4	1.08%	0.35%
\$60 - \$69,999	1	0	0	0	1	1	1	1	3	0	3	0	11	3.23%	0.96%
\$70 - \$79,999	0	0	0	0	0	0	1	1	0	2	2	0	6	2.15%	0.53%
\$80 - \$89,999	0	0	0	0	3	2	3	2	1	4	0	0	15	0.00%	1.31%
\$90 - \$99,999	2	0	2	1	1	3	1	2	2	3	6	0	23	6.45%	2.02%
\$100 - \$119,999	3	4	2	9	4	10	9	5	11	4	4	0	65	4.30%	5.70%
\$120 - \$139,999	5	8	12	17	11	19	17	11	13	18	18	0	149	19.35%	13.06%
\$140 - \$159,999	7	17	21	10	21	23	13	12	19	17	14	0	174	15.05%	15.25%
\$160 - \$179,999	9	12	10	20	20	25	21	23	15	16	13	0	184	13.98%	16.13%
\$180 - \$199,999	13	13	17	26	17	17	11	13	11	15	13	0	166	13.98%	14.55%
\$200 - \$249,999	9	14	22	25	22	16	31	17	16	17	9	0	198	9.68%	17.35%
\$250 - \$299,999	2	6	8	7	6	7	10	6	11	3	2	0	68	2.15%	5.96%
\$300 - \$349,999	2	3	4	2	6	3	2	5	3	1	3	0	34	3.23%	2.98%
\$350 - \$399,999	1	0	4	0	2	4	3	1	0	0	2	0	17	2.15%	1.49%
\$400 - \$499,999	0	1	4	0	1	0	2	0	1	0	0	0	9	0.00%	0.79%
\$500 - \$599,999	0	0	0	1	0	0	0	0	0	0	0	0	1	0.00%	0.09%
\$600 - \$699,999	0	0	0	0	0	0	0	1	1	1	0	0	3	0.00%	0.26%
\$700 - \$799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800 - \$899,999	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0.09%
\$900 - \$999,999	0	0	0	1	0	0	0	0	0	0	0	0	1	0.00%	0.09%
\$1,000,000 and over	0	1	3	1	0	0	0	0	0	1	0	0	6	0.00%	0.53%
Current Year	54	79	110	120	115	131	125	102	109	103	93	0	1,141	100.00%	100.00%
Previous Year	106	128	147	124	154	120	115	134	64	94	89	125	1,275		
Change from last month	-56.80%	46.30%	39.24%	9.09%	-4.17%	13.91%	-4.58%	-18.40%	6.86%	-5.50%	-9.71%	0.00%			
Change from last year	-49.06%	-38.28%	-25.17%	-3.23%	-25.32%	9.17%	8.70%	-23.88%	70.31%	9.57%	4.49%	0.00%	-10.51%		
Current YTD	54	133	243	363	478	609	734	836	945	1,048	1,141	0	1,141		
Previous YTD	106	234	381	505	659	779	894	1,028	1,092	1,186	1,275	1,400	1,275		
% Change YTD	-49.06%	-43.16%	-36.22%	-28.12%	-27.47%	-21.82%	-17.90%	-18.68%	-13.46%	-11.64%	-10.51%	0.00%	-10.51%		

Sales by Price Range - Overall

Price Range	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD Total	Curr Month	YTD
\$1 - \$49,999	10	10	16	20	19	15	17	21	39	43	57	0	267	5.30%	1.99%
\$50 - \$59,999	1	9	3	9	7	12	11	10	12	14	31	0	119	2.88%	0.89%
\$60 - \$69,999	5	7	8	10	13	22	23	21	30	26	44	0	209	4.09%	1.56%
\$70 - \$79,999	7	3	11	26	21	19	19	25	29	18	39	0	217	3.62%	1.62%
\$80 - \$89,999	13	5	10	21	23	21	24	29	32	35	25	0	238	2.32%	1.78%
\$90 - \$99,999	13	7	16	18	29	24	24	34	39	35	29	0	268	2.70%	2.00%
\$100 - \$119,999	24	34	39	58	50	63	64	66	77	72	55	0	602	5.11%	4.49%
\$120 - \$139,999	41	44	63	77	81	81	110	78	117	99	102	0	893	9.48%	6.66%
\$140 - \$159,999	57	70	79	72	101	115	119	123	165	147	120	0	1,168	11.15%	8.72%
\$160 - \$179,999	78	91	77	92	130	140	150	120	138	142	91	0	1,249	8.46%	9.32%
\$180 - \$199,999	75	86	111	129	124	142	110	104	114	106	94	0	1,195	8.74%	8.92%
\$200 - \$249,999	172	222	257	275	281	296	296	229	222	203	147	0	2,600	13.66%	19.40%
\$250 - \$299,999	103	131	143	132	153	187	193	125	134	100	100	0	1,501	9.29%	11.20%
\$300 - \$349,999	50	67	80	84	83	95	99	102	83	62	46	0	851	4.28%	6.35%
\$350 - \$399,999	38	46	53	54	71	67	61	58	55	39	27	0	569	2.51%	4.25%
\$400 - \$499,999	54	54	51	60	55	78	61	57	40	34	29	0	573	2.70%	4.28%
\$500 - \$599,999	20	16	33	28	35	34	26	23	20	19	10	0	264	0.93%	1.97%
\$600 - \$699,999	10	16	15	12	14	18	16	21	21	10	2	0	155	0.19%	1.16%
\$700 - \$799,999	6	9	9	14	13	20	9	7	6	8	4	0	105	0.37%	0.78%
\$800 - \$899,999	9	6	7	10	5	11	8	7	7	5	4	0	79	0.37%	0.59%
\$900 - \$999,999	6	1	5	6	11	8	7	4	1	2	3	0	54	0.28%	0.40%
\$1,000,000 and over	21	17	34	24	28	21	25	16	13	9	17	0	225	1.58%	1.68%
Current Year	813	951	1,120	1,231	1,347	1,489	1,472	1,280	1,394	1,228	1,076	0	13,401	100.00%	100.00%
Previous Year	1,469	1,541	1,779	1,530	1,745	1,524	1,524	1,467	970	1,090	1,029	1,076	15,668		
Change from last month	-24.44%	16.97%	17.77%	9.91%	9.42%	10.54%	-1.14%	-13.04%	8.91%	-11.91%	-12.38%	0.00%			
Change from last year	-44.66%	-38.29%	-37.04%	-19.54%	-22.81%	-2.30%	-3.41%	-12.75%	43.71%	12.66%	4.57%	0.00%	-14.47%		
Current YTD	813	1,764	2,884	4,115	5,462	6,951	8,423	9,703	11,097	12,325	13,401	0	13,401		
Previous YTD	1,469	3,010	4,789	6,319	8,064	9,588	11,112	12,579	13,549	14,639	15,668	16,744	15,668		
% Change YTD	-44.66%	-41.40%	-39.78%	-34.88%	-32.27%	-27.50%	-24.20%	-22.86%	-18.10%	-15.81%	-14.47%	0.00%	-14.47%		



Orlando Regional REALTOR® Association Monthly Sales Trend Indicator 2008

Type of Financing

Loan Type	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD	Curr	YTD
													Total	Month	
All Cash	119	150	187	222	252	260	248	269	287	298	307	0	2,599	28.53%	19.39%
ARM	3	1	7	3	4	4	1	3	0	1	0	0	27	0.00%	0.20%
Assume Conventional	37	43	49	31	38	34	46	31	43	23	25	0	400	2.32%	2.98%
Assume FHA / VA	3	2	3	8	7	9	8	14	13	16	10	0	93	0.93%	0.69%
Assume Private	0	0	0	1	0	0	0	0	1	0	0	0	2	0.00%	0.01%
Balloon Mortgage	1	0	0	0	0	1	0	0	0	1	2	0	5	0.19%	0.04%
Combination	11	8	3	7	6	6	3	7	5	7	3	0	66	0.28%	0.49%
Deed Agreement	1	0	0	0	1	0	0	0	0	0	0	0	2	0.00%	0.01%
Lease Opt Purchase	1	0	0	0	0	0	0	0	0	0	1	0	2	0.09%	0.01%
New Conventional	522	587	671	676	733	788	739	587	599	486	410	0	6,798	38.10%	50.73%
New FHA	69	110	146	226	238	305	343	288	380	315	259	0	2,679	24.07%	19.99%
New Private	3	3	3	1	3	8	2	8	0	5	4	0	40	0.37%	0.30%
New VA	13	14	26	34	33	39	42	38	33	44	23	0	339	2.14%	2.53%
Other	29	30	24	22	32	30	38	35	33	32	32	0	337	2.97%	2.51%
Second Mortgage	1	2	1	0	0	5	2	0	0	0	0	0	11	0.00%	0.08%
Wrap-Around	0	1	0	0	0	0	0	0	0	0	0	0	1	0.00%	0.01%
Total	813	951	1,120	1,231	1,347	1,489	1,472	1,280	1,394	1,228	1,076	0	13,401	100.00%	100.00%

Sales by Bedroom Count

Bedrooms	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD	Curr	YTD
													Total	Month	
0	0	1	0	1	0	2	0	0	0	1	0	0	5	0.00%	0.04%
1	32	22	21	26	30	32	29	27	29	22	26	0	296	2.42%	2.21%
2	117	145	144	154	173	176	166	137	153	139	137	0	1,641	12.73%	12.25%
3	362	391	460	540	576	655	645	559	662	576	490	0	5,916	45.54%	44.15%
4	227	320	382	395	442	484	507	441	461	395	330	0	4,384	30.67%	32.71%
5	62	59	94	97	107	117	107	98	76	85	81	0	983	7.53%	7.34%
6+	13	13	19	18	19	23	18	18	13	10	12	0	176	1.12%	1.31%
Total	813	951	1,120	1,231	1,347	1,489	1,472	1,280	1,394	1,228	1,076	0	13,401	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD	Curr	YTD
													Total	Month	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
1	95	86	81	108	106	103	115	112	126	103	113	0	1,148	10.50%	8.57%
2	526	654	740	814	880	1005	997	829	972	855	722	0	8,994	67.10%	67.11%
3	136	165	206	212	264	272	257	260	236	202	183	0	2,393	17.01%	17.86%
4	43	37	67	82	85	87	81	68	49	57	46	0	702	4.28%	5.24%
5	11	6	20	14	10	17	17	9	10	10	10	0	134	0.93%	1.00%
6+	2	3	6	1	2	5	5	2	1	1	2	0	30	0.19%	0.22%
Total	813	951	1,120	1,231	1,347	1,489	1,472	1,280	1,394	1,228	1,076	0	13,401	100.00%	100.00%

Sales by Ownership Type

Ownership	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD	Curr	YTD
													Total	Month	
Condominium	103	123	109	130	162	175	158	137	136	146	125	0	1,504	11.62%	11.22%
Co-op	4	4	2	3	5	2	1	2	1	2	2	0	28	0.19%	0.21%
Fee Simple	706	824	1009	1098	1180	1312	1313	1141	1257	1080	949	0	11,869	88.20%	88.57%
Land Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Planned Unit Dev	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Total	813	951	1,120	1,231	1,347	1,489	1,472	1,280	1,394	1,228	1,076	0	13,401	100.00%	100.00%



**Orlando Regional REALTOR® Association
Monthly Sales Trend Indicator
2008**

Sales by Housing Style

Style	Jan *	Feb *	Mar *	Apr *	May *	Jun *	Jul *	Aug *	Sep *	Oct *	Nov	Dec	YTD Total	Curr Month	YTD
½ Duplex	5	6	8	5	3	12	5	7	7	7	6	0	71	0.56%	0.53%
Condo	92	114	90	116	142	136	132	116	122	122	107	0	1,289	9.94%	9.62%
Co-op	0	0	0	1	0	0	2	0	0	0	0	0	3	0.00%	0.02%
Manufactured	5	10	6	10	8	11	13	9	7	2	5	0	86	0.46%	0.64%
Mobile	6	9	5	12	15	9	2	2	4	7	5	0	76	0.46%	0.57%
Modular	0	0	0	1	0	0	0	0	0	0	0	0	1	0.00%	0.01%
PUD	1	2	1	3	4	0	6	2	4	2	1	0	26	0.09%	0.19%
Single Family	655	737	908	968	1063	1202	1192	1049	1148	992	865	0	10,779	80.39%	80.43%
Town Home	43	67	100	110	108	113	111	91	91	93	82	0	1,009	7.62%	7.53%
Villa	6	6	2	5	4	6	9	4	11	3	5	0	61	0.46%	0.46%
Total	813	951	1,120	1,231	1,347	1,489	1,472	1,280	1,394	1,228	1,076	0	13,401	100.00%	100.00%

This data represents single-family attached and detached sales. Reported sales are dependent upon timeliness of sales and totality of information reported by participants. The data reflects only the sales published through the Mid Florida Regional MLS and does not include all sales in the reported areas. Neither the Association nor the MFRMLS is in any way responsible for its accuracy.