



ORLANDO REGIONAL
REALTOR® ASSOCIATION

Keeping you on the cutting edge

Snapshot...



***Orlando's
Real Estate
Market***

2009

Local Market Stats

- Sales are up 59.3% compared to 2008
(14,880 vs 23,705)
- Pendlings are growing: 150%
 - 3,265 in December '08 vs. 8,163 in December '09
- Active Listings decreased 31%
 - 22,524 in Dec '08 vs. 15,549 in Dec '09
 - 21.5 month supply vs. 7 month supply

2009 Local Market Stats

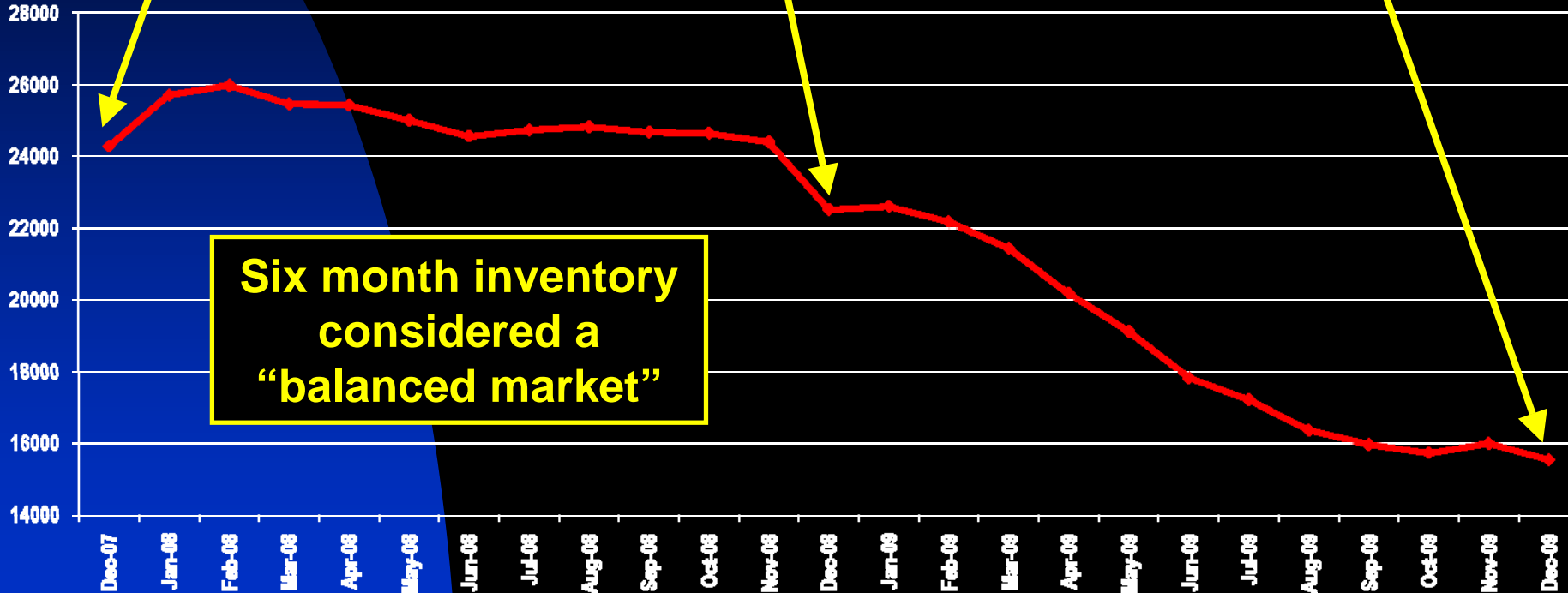
- **Average Sale to Listing price:**
 - **Dec '07: 92.75%**
 - **Dec '08: 92.83%**
 - **Dec '09: 93.72%**
- **What this indicates:**
 - **Foreclosures affecting List to Sell ratio**
 - **Realtors® not managing seller/buyer expectations well**

Listing Inventory

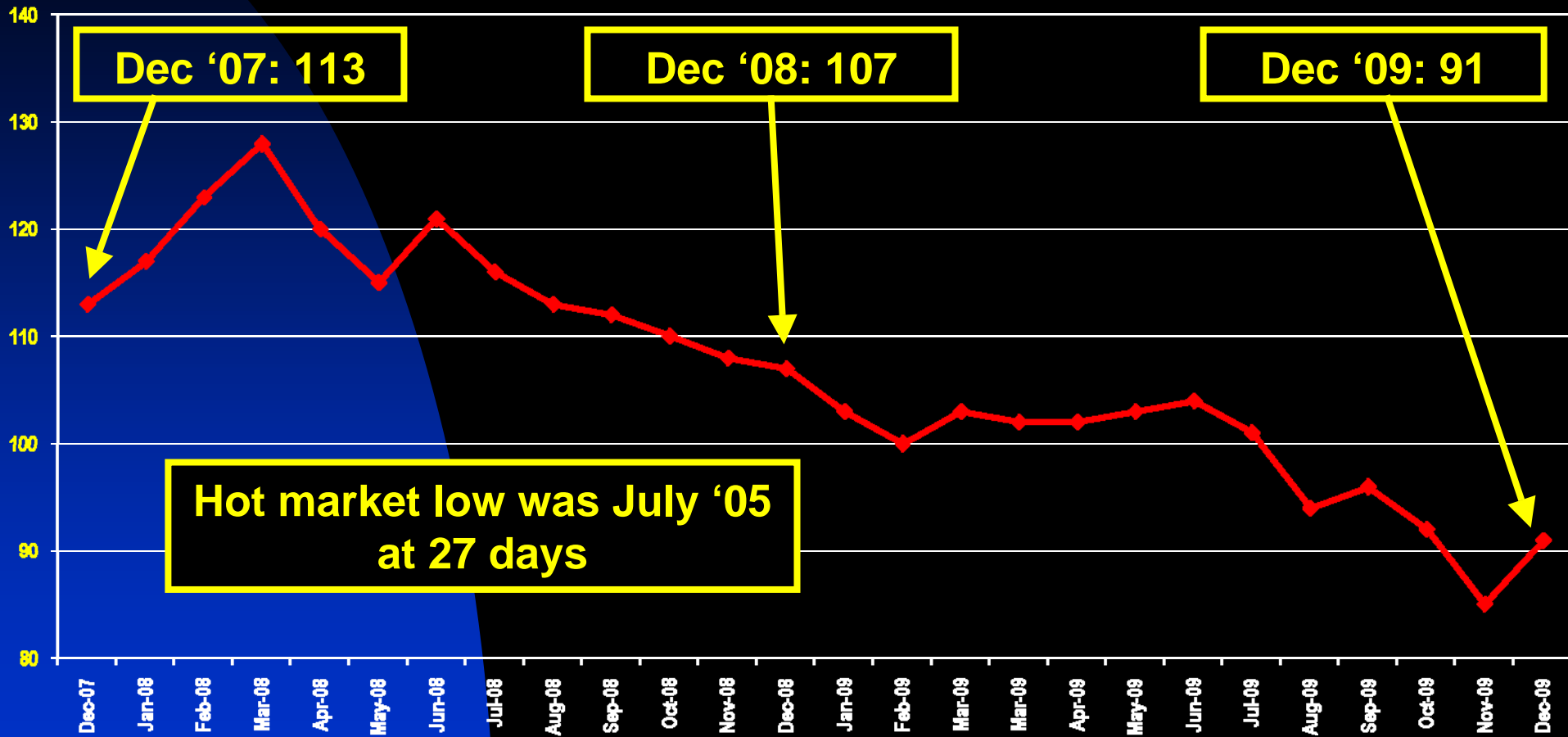
**Dec 2007: 24,298
22.6 month supply**

**Dec 2008: 22,524
15.6 month supply**

**Dec 2009: 15,549
7 month supply**

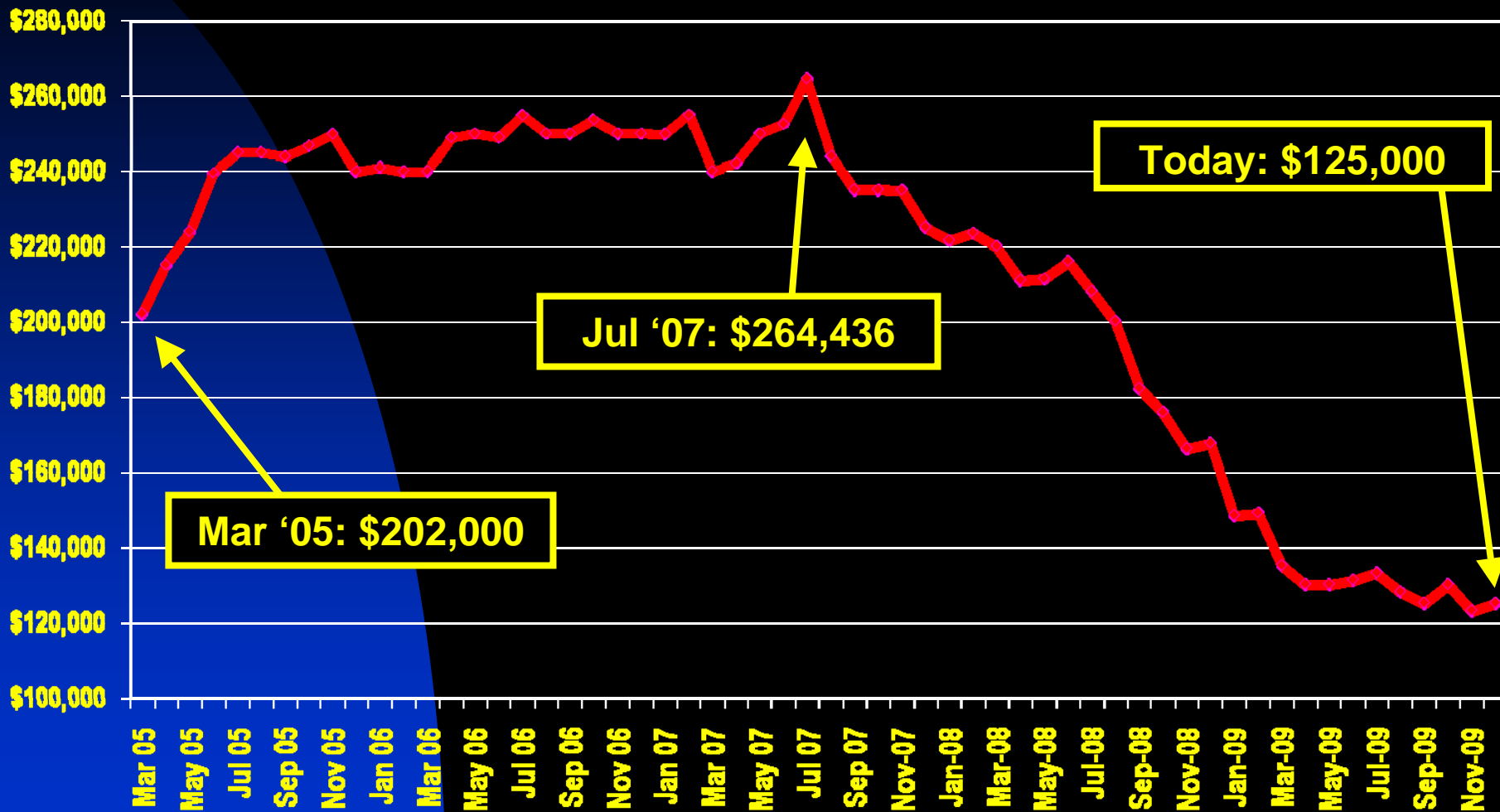


Days on Market



Median Prices 2005-Present

Monthly Median House Price

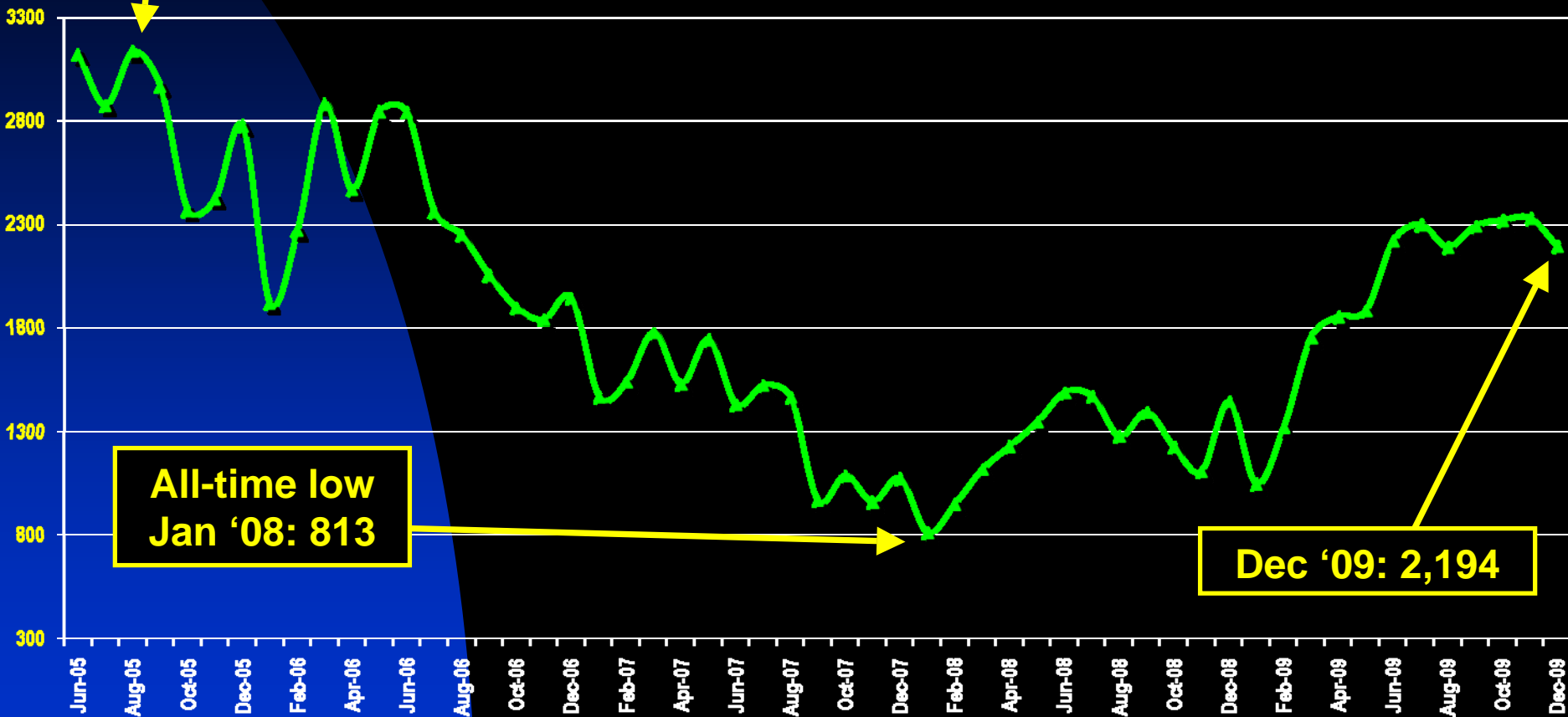


Closed Sales

**All-time peak
Aug '05: 3,134**

**All-time low
Jan '08: 813**

Dec '09: 2,194



Metro Market Sales

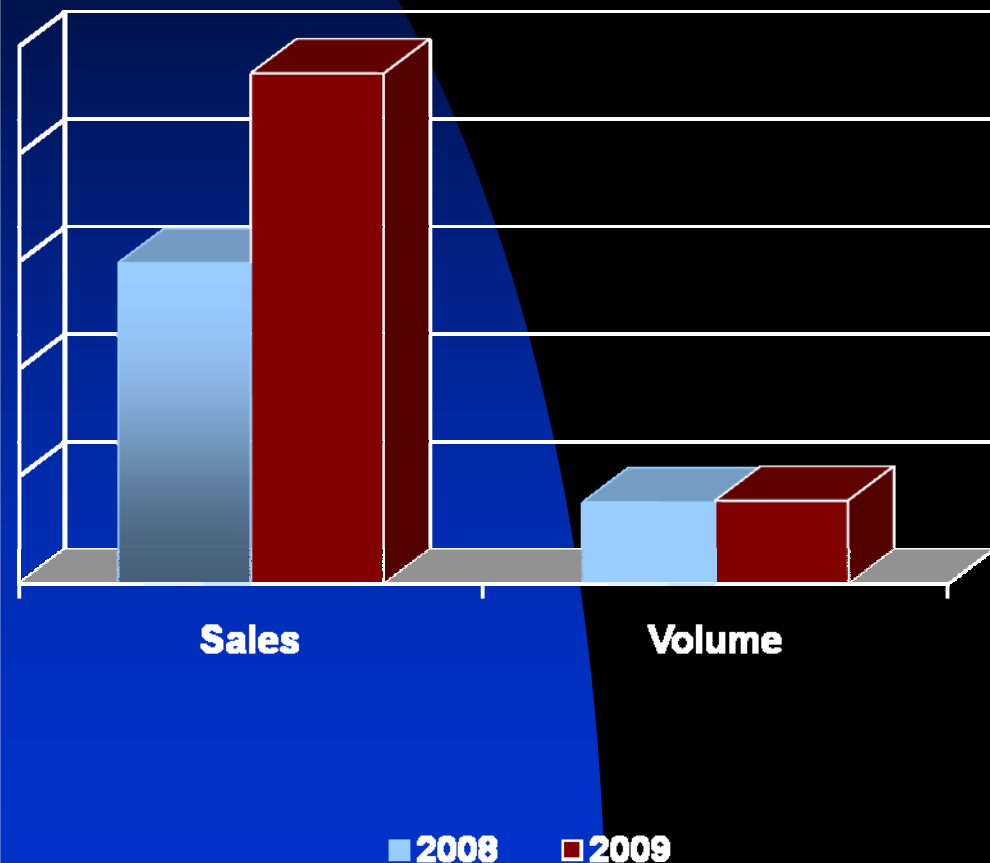
2008 vs. 2009

Unit Sales

- 2008: 14,880
- 2009: 23,705 +59.31%

Sales Volume

- 2008: \$3,743,991,556
- 2009: \$3,829,188,540 +2.28%





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