

Home Price Analysis for Orlando

By the Research Division of the National Association of REALTORS®

Executive Summary

With home prices rising strongly in most parts of the country, there has been widespread media coverage on the possibility of a housing market bust. A thorough analysis of the Orlando metro market, as detailed below, reveals that there is very little danger of this. In fact, the local housing market is in excellent shape with a potential for significant housing equity gains, particularly for homebuyers who plan to remain in their house for the long run.

Because prices have risen faster than income, the ratio of price-to-income is currently above the historical norm. This measure is frequently cited to imply that there is a housing market bubble. But this ratio is a misleading measure in assessing bubble prospects. A more relevant measure is the mortgage servicing cost relative to income. This ratio is only minimally higher than the local historical average. It implies no widespread financial overstretching to purchase a home in the region.

	Orlando	Top 20 Metros	National Average	Comment
Price Activity				
Current Appreciation	37%	25%	13%	Strong
3-year Appreciation	73%	79%	32%	Strong
Affordability				
Home Price to Income Ratio*	2.8	3.8	2.3	Neutral
Mortgage Debt Servicing Cost to Income Ratio **	20%	30%	16%	Very Favorable
Local Fundamentals				
3-year Job Growth	6.3%	7.2%	2.4%	Very Favorable
Housing Starts to Total Employment	3.4%	1.0%	1.5%	Neutral
Net Migration	38,200	19,100	0	Very Favorable
Risk Factor	A high usage of interest only loans and ARMS places a greater exposure risk to interest rate changes. But the risks are mitigated from recent job additions of nearly 40,000 in the past 12 months. Furthermore, well-off retirees are continuing to move into Florida at a robust pace.			

* Income is per capita income times average number of person per household

** Servicing cost is the mortgage obligation relative to income at the prevailing mortgage rate

Price Activity

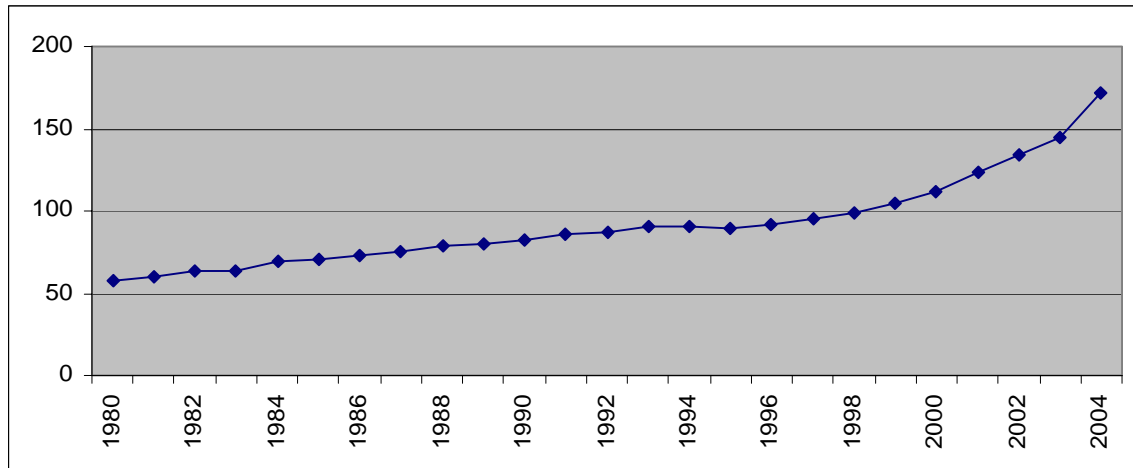
- The current price of \$232,200 is slightly above the national average.
- The median home price rose 18.1% in 2004 and 73% in the past three years.
- Home prices had been relatively flat for most of the 1990s. So part of the recent increase is attributable to the “catch-up” effect.

Annual Data	2005*	2004	2003	2002	2001	2000
Existing Home Price (in \$thousand)	232.2	171.5	145.2	134.6	123.7	111.4
% change	35.4%	18.1%	7.9%	8.8%	11.1%	6.0%

Quick Glance	3-year Price Appreciation	Home Price-to-Income Ratio	Mortgage Servicing Cost to Income	Historic Local Average on Mortgage Servicing Cost	12-month job gain	Local price vs national
	73%	2.8	20%	17%	39,800	1.1

* 2005 price is as of second quarter and is usually a good estimate of the annual average price.

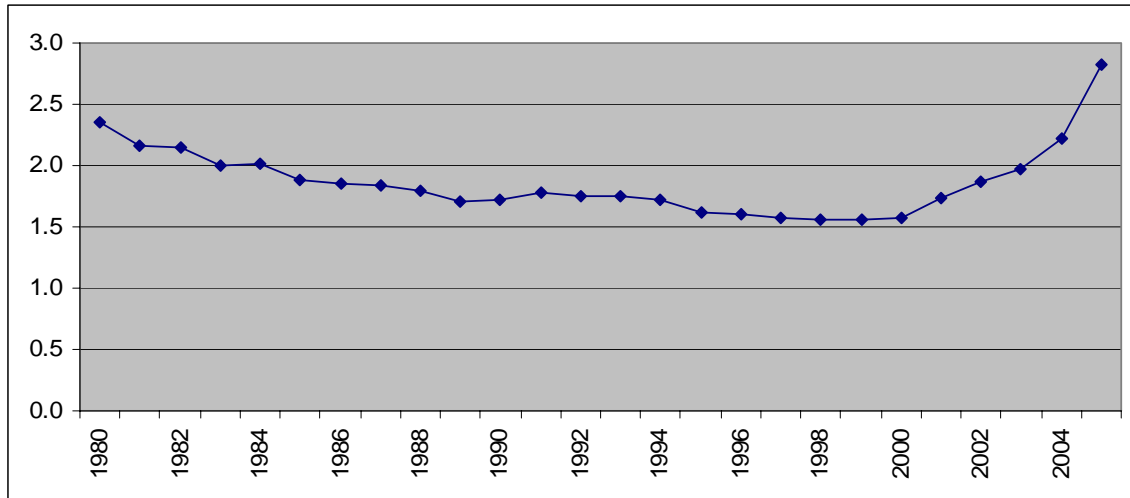
Home Price (in \$thousand)



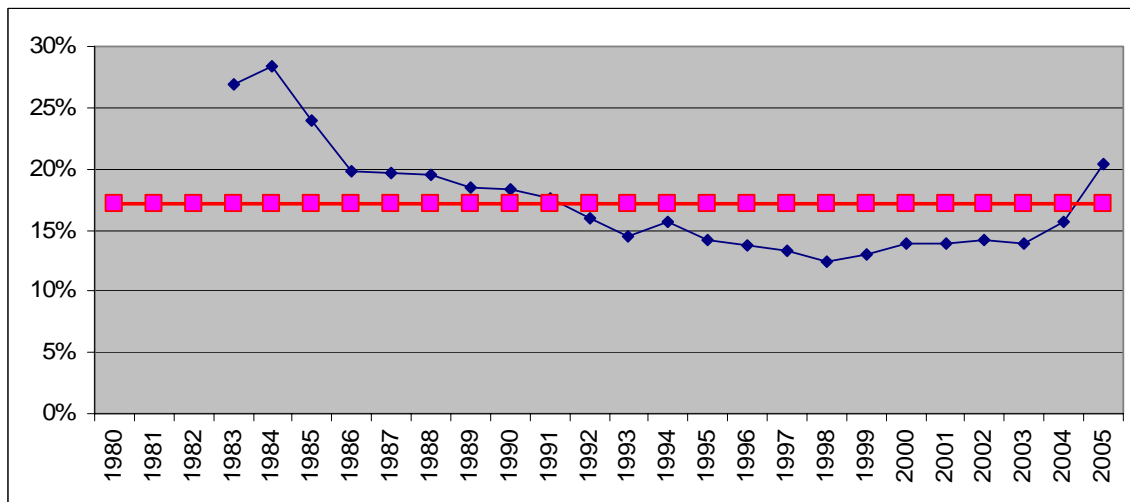
Affordability

- Because the prices have risen faster than income, the ratio of price-to-income is currently above the historical norm. This measure is frequently cited to imply that there is a housing market bubble.
- Mortgage rates declining to 45-year lows have been a major force in boosting home prices in recent years. Lower rates allow homebuyers obtain a larger loan without necessarily increasing monthly mortgage payments.
- A more relevant measure for assessing the risk of a home price bubble is the median mortgage servicing cost relative to the median income. This ratio is only minimally higher than the local historical average. It implies no widespread financial overstretching to purchase a home in the region.

Price to Income Ratio



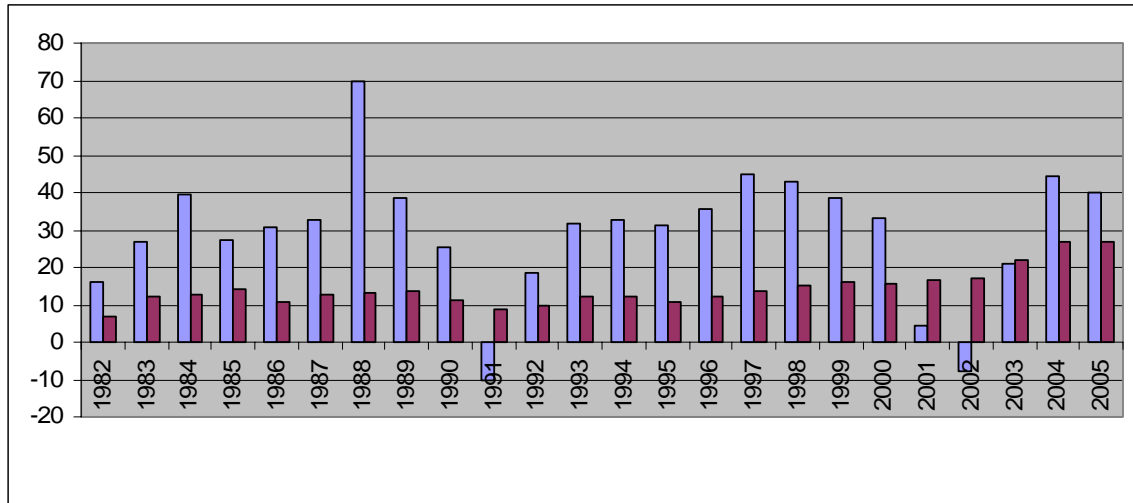
**Mortgage Servicing Cost to Income Ratio
(Historical average shown as square boxes)**



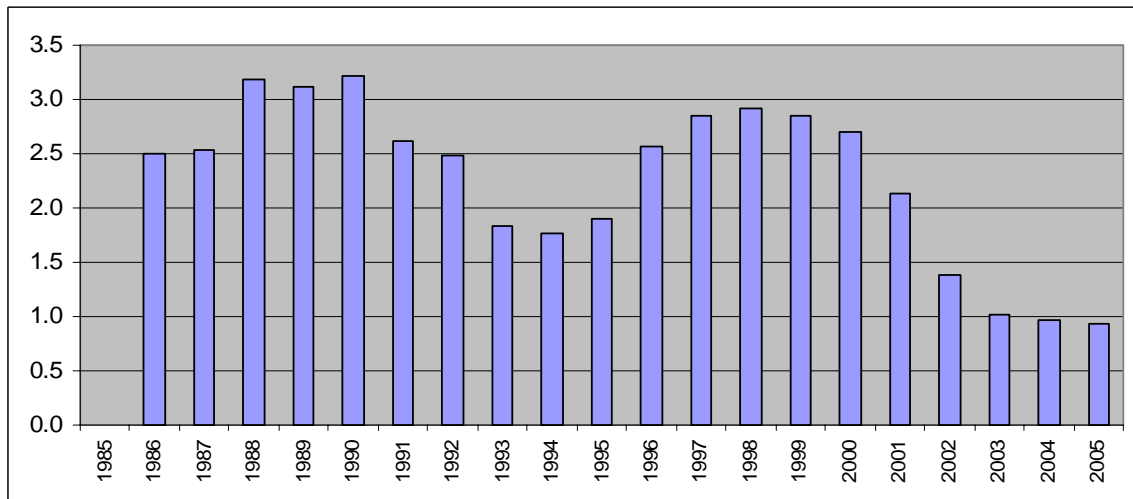
Local Fundamentals

- Job gains have been robust in the last five years. A total of 102,000 jobs were added during that time. Many new job holders seek their own housing units.
- The region added an estimated 140,000 new housing units of which 110,000 were single-family units in the past five years.
- The ratio of five-year job gains to five-year new home construction shows the “hangover” impact of the housing shortage, or housing surplus. In our case, the local market is essentially neutral in this respect as the ratio is right at one.

Job Gains (light/blue) versus New Single-family Housing Starts (dark/red)

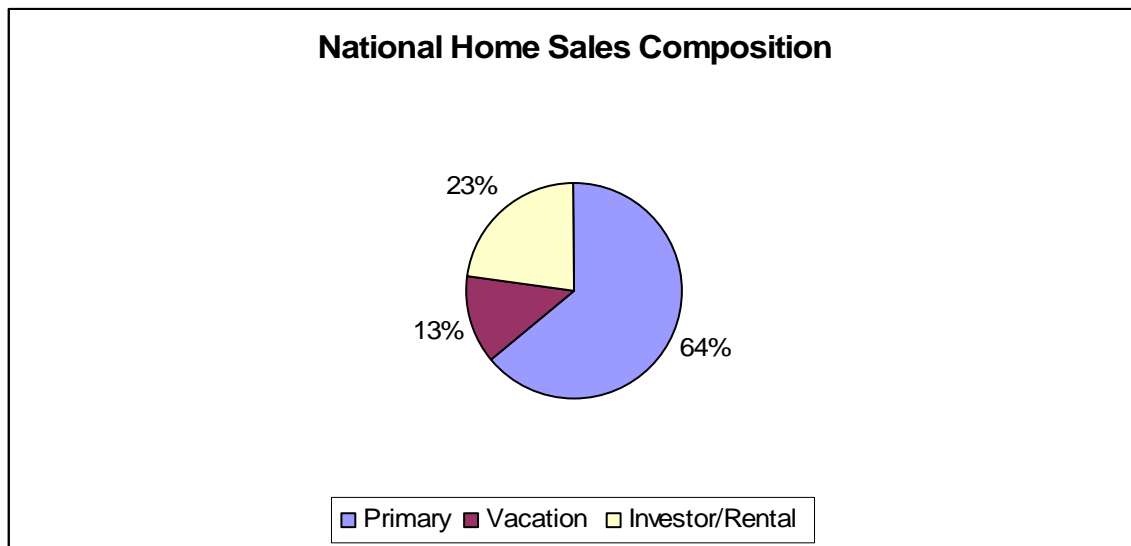


Ratio of 5-year Job Gains -to- 5-year New Single-family Home Construction



Other Factors

- Interest-only loans accounted for 23% of all loans, while ARMS accounted for 37% in 2004 in the local region. The figures are likely to be modestly higher in 2005. Therefore, some homeowners could feel the pinch of higher rates over time.
- But due to the fact that only 18% of the loans have loan-to-value ratios above 90%, the foreclosure risk is minimal. (That is, prices would have to decline by more than 10% to have a measurable impact on foreclosure rates.)
- The baby boomers in their peak earning years and have been active in purchasing second homes, which many consider their future retirement homes. The baby boomer impact could continue for another decade.
- The region is a prime retirement destination. The local market will benefit from second-home purchases by U.S. baby boomers as well by wealthy foreigners.



Stress Test

- Price declines in the local market are unlikely according to our stress test.
- The local housing market will experience a price decline of 5% only under extreme unlikely scenarios. For example, mortgage rates rising to 10.5% in combination with local job losses totaling 64,000 could lead to a price decline.
- Various scenarios that could lead to a price decline of 5% are shown below.

Mortgage Rate	Job Gains/Losses
9.5%	-115,000
10.5%	-64,000
11.0%	-39,000

- Such scenarios are highly unlikely. Most credible forecasts predict the region will create at least 60,000 jobs over the next 24 months and mortgage rates will hover around 7% by the end of 2006, which bodes well for future price gains.
- Even in the unlikely event of prices declining by 5%, most homeowners will maintain sizable equity build-up in their homes. The table below shows the home equity gains if prices were to fall by 5% by homebuyers at various years of purchase.

Year of Purchase	Housing Equity after 5% price decline (home price appreciation + principal payments on mortgage)
1980	\$191,240
1985	\$169,591
1990	\$155,085
1995	\$142,405
2000	\$114,561
2001	\$102,457
2002	\$90,432
2003	\$79,286
2004	\$51,295
2005	-\$11,610

- Housing equity will most likely continue to accumulate to local homeowners. The equity gains under three price growth scenarios are presented below. One scenario assumes a historical conservative price appreciation of 1.5% above consumer price index inflation. With most credible inflation forecasts pegged at 2.5%, home prices can expect to rise by 4% per year under normal circumstances. The two other scenarios assume slightly below (1.5%) and slightly above (6.5%) the normal rate of appreciation.
- The local market is more likely to appreciate at an above-normal rate because of the strong job growth and from the steadily rising number of retirees in the coming years.

Housing Equity Gain			
Appreciation Rate	1.5%	4.0%	6.5%
2010	\$38,379	\$70,740	\$106,368
2015	\$75,126	\$149,361	\$241,520
2020	\$125,442	\$253,317	\$432,319
2030	\$264,928	\$547,025	\$1,049,010
2040	\$390,997	\$916,282	\$2,104,256