

The residential market - Where are we?

The information below reflects the median single family home prices as published by the Florida Association of Realtors

March Year	Polk County	% Change	Orlando Area	% Change	Tampa Area	% Change	Florida	% Change
1994	\$66,100		\$86,600		\$73,600		\$84,500	
1995	\$68,300	3.221%	\$83,700	-3.465%	\$71,500	-2.937%	\$84,600	0.118%
1996	\$71,600	4.609%	\$88,500	5.424%	\$77,700	7.979%	\$89,300	5.263%
1997	\$75,000	4.533%	\$92,800	4.634%	\$79,700	2.509%	\$91,200	2.083%
1998	\$74,800	-0.267%	\$95,900	3.233%	\$83,700	4.779%	\$96,800	5.785%
1999	\$75,700	1.189%	\$101,000	5.050%	\$89,500	6.480%	\$101,100	4.253%
2000	\$80,800	6.312%	\$108,000	6.481%	\$97,100	7.827%	\$113,600	11.004%
2001	\$85,000	4.941%	\$115,600	6.574%	\$109,700	11.486%	\$121,600	6.579%
2002	\$82,400	-3.155%	\$124,400	7.074%	\$130,900	16.196%	\$134,100	9.321%
2003	\$90,200	8.647%	\$137,700	9.659%	\$140,900	7.097%	\$151,700	11.602%
2004	\$99,300	9.164%	\$152,200	9.527%	\$149,500	5.753%	\$165,700	8.449%
2005	\$123,700	19.725%	\$197,100	22.780%	\$179,300	16.620%	\$212,600	22.060%
2006	\$176,300	29.836%	\$259,700	24.105%	\$222,800	19.524%	\$244,600	13.083%
2007	\$168,300	-4.753%	\$250,100	-3.838%	\$209,700	-6.247%	\$243,700	-0.369%
Average 1994 to 2008		6.462%		7.480%		7.467%		7.633%
Average 1994 to 2003		3.337%		4.963%		6.824%		6.223%
Average 1994 to 2004		3.919%		5.419%		6.717%		6.446%

The following is a projection of values based on the years 1994 to 2003, when the market was perceived as stable. The values reflected are based on the 1994 median price, compounded at the average 1994 to 2003 rate for 15 years.

Polk County Market Area	Base Year 1994 \$66,100	Todays Value (15 years) 2008	\$108,153
Orlando Area	Base Year 1994 \$86,600	Todays Value (15 years) 2008	\$179,087
Tampa Area	Base Year 1994 \$73,600	Todays Value (15 years) 2008	\$198,112
Florida Overall	Base Year 1994 \$84,500	Todays Value (15 years) 2008	\$208,995

The values reflected are based on the 1994 median price, compounded at the average 1994 to 2004 rate for 15 years.

Polk County Market Area	Base Year 1994 \$66,100	Todays Value (15 years) 2008	\$117,659
Orlando Area	Base Year 1994 \$86,600	Todays Value (15 years) 2008	\$191,118
Tampa Area	Base Year 1994 \$73,600	Todays Value (15 years) 2008	\$195,156
Florida Overall	Base Year 1994 \$84,500	Todays Value (15 years) 2008	\$215,673

So what do all of the numbers above tell about the current Polk County market? Not much really, but it does give some insight into where we might be going. If we assume that the nine years following 1994 was a stable market period, and separate out the average annual change as a rate, we can use it to project the current value as indicated above.