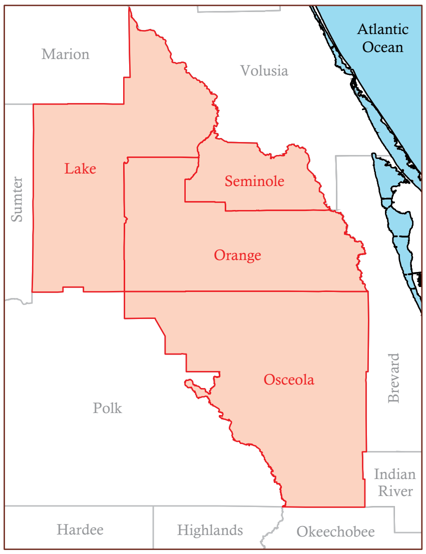
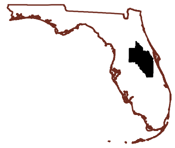
Orlando-Kissimmee-Sanford, Florida

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of June 1, 2014





Housing Market Area

The Orlando-Kissimmee-Sanford Housing Market Area (hereafter, the Orlando HMA) in central Florida is coterminous with the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area. For purposes of this analysis, the HMA is divided into three submarkets: the Orange County submarket, which includes the city of Orlando; the Seminole County submarket; and the Lake and Osceola Counties submarket.

Summary

Economy

Economic conditions in the Orlando HMA began to improve in 2011, after 3 years of job losses. During the 12 months ending May 2014, nonfarm payrolls increased by an average of 37,300 jobs, or 3.6 percent, from the previous 12 months, to 1.08 million jobs. The leisure and hospitality sector is the largest employment sector in the HMA, accounting for approximately 21 percent of all jobs. During the next 3 years, nonfarm payrolls are expected to increase by 32,800 jobs, or 3.0 percent, annually.

Sales Market

The overall sales housing market in the HMA is currently slightly soft, with an estimated vacancy rate of 2.6 percent, down from 4.1 percent in April 2010. During the next 3 years, demand is expected for approximately 35,450 new homes in the HMA (Table 1). The 4,870 homes currently under construction will meet a portion of this demand. In addition, a portion of the estimated 76,300 other vacant units likely will reenter the market and satisfy some of the demand.

Rental Market

Overall rental housing market conditions in the HMA are currently slightly soft, with an estimated vacancy rate of 9.4 percent, down from 13.3 percent in April 2010. The average apartment rent was $931 during the second quarter of 2014, up 3 percent from the second quarter of 2013 (MPF Research). During the 3-year forecast period, demand is expected for 11,400 additional rental units (Table 1). A portion of the 4,525 units currently under construction will satisfy some of this demand.

Market Details

Table 1. Housing Demand in the Orlando HMA* During the Forecast Period

	Orlando HMA*		Orange County Submarket		Seminole County Submarket		Lake and Osceola Counties Submarket	
	Sales Units	Rental Units	Sales Units	Rental Units	Sales Units	Rental Units	Sales Units	Rental Units
Total demand	35,450	11,400	20,200	5,650	4,700	1,800	10,550	3,950
Under construction	4,870	4,525	2,200	2,750	470	650	2,200	1,125

*Orlando-Kissimmee-Sanford HMA.

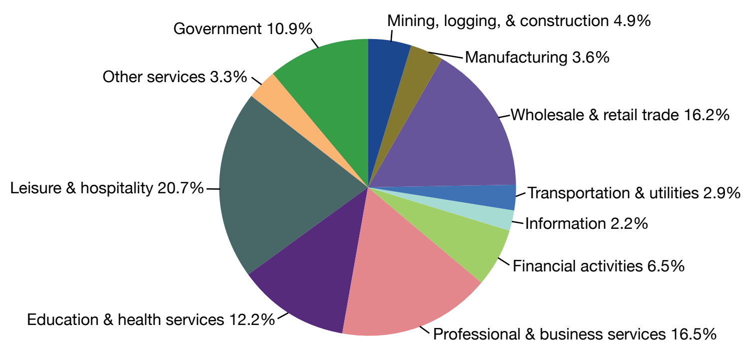
Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of June 1, 2014. A portion of the estimated 76,300 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is June 1, 2014, to June 1, 2017.

Source: Estimates by analyst

Economic Conditions

The economy of the Orlando HMA, which is a leading tourist destination, relies heavily on the leisure and hospitality sector, which accounts for approximately 21 percent of all nonfarm payroll jobs (Figure 1). The weak economy and the decline in the preference for air travel after September 11, 2001, had a detrimental impact on tourism in the HMA, causing nonfarm payrolls to decline from 2000 through 2002 by an average of 3,500 jobs, or 0.4 percent, annually. The leisure and hospitality sector lost 12,000 jobs during this period, more than any other sector. Economic conditions improved from 2003 through 2007 during the housing boom, with payrolls increasing by an average of 37,100 jobs, or 3.8 percent, annually, led by job growth in the professional and business services sector, the leisure and hospitality sector, and the construction subsector, which grew by an average of 7,200, 5,700, and 4,900 jobs, or 4.6, 3.3, and 7.2 percent, respectively. At the end of the housing boom, another economic downturn occurred from 2008 through 2010, with the construction subsector leading in job losses, declining by an average of 12,500 jobs, or 17.4 percent, annually. The economy began to improve in 2011, adding 12,900 jobs, a 1.3-percent increase from 2010, with the leisure and hospitality sector, which added 7,900 jobs, an increase of 4.0 percent, leading job gains. During the 12 months ending May 2014, nonfarm payrolls increased by an average of 37,300 jobs, or 3.6 percent, from the previous 12 months, to 1.08 million jobs. By comparison, during the 12 months ending May 2013, nonfarm payrolls increased by an average of 28,200 jobs, or 2.8 percent. The unemployment rate

Figure 1. Current Nonfarm Payroll Jobs in the Orlando HMA,* by Sector



*Orlando-Kissimmee-Sanford HMA.

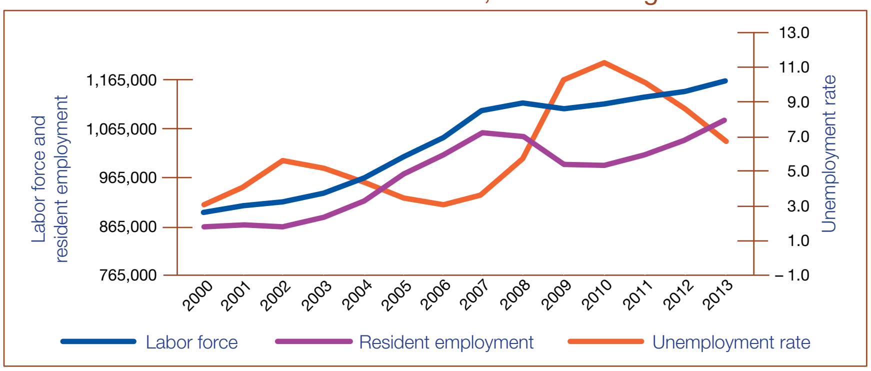
Note: Based on 12-month averages through May 2014.

Source: U.S. Bureau of Labor Statistics averaged 6.3 percent during the past 12 months, the lowest rate since 2008, and was down from 8.0 percent during the previous 12-month period. Figure 2 shows trends in the labor force, resident employment, and the unemployment rate from 2000 through 2013.

After the economic recovery began in the HMA in 2011, the leisure and hospitality sector has contributed the most job gains to economic growth. During the 12 months ending May 2014, the leisure and hospitality sector led growth, adding 10,600 jobs, or 5.0 percent, from the previous 12 months to total 223,900 jobs, exceeding prerecession peak levels (Table 2). Figure 3 shows the percentage change in sector growth from 2000 to the current date. Walt Disney World Resort (hereafter, Disney World) and Universal Orlando Resort (Comcast; hereafter, Universal) are the first and third largest employers in the HMA, with 69,900 and 17,300 employees, respectively (Table 3). These attractions have contributed to the HMA's being the leading domestic and international tourist destination in the world. More than 57 million people traveled to Orlando in 2012 (the most recent data available), contributing to an estimated economic impact of more than $50 billion on the local economy annually (Visit Orlando). Disney World had more than 48.5 million visitors in 2012 (the most recent data available), making it the most visited theme park worldwide during that year (Themed Entertainment Association and AECOM). In February 2014, Universal announced it expected to add 3,500 jobs for the new "Wizarding World of Harry Potter Diagon Alley" expansion that will open in July 2014, the new "Cabana Bay Beach Resort" that opened in June 2014, and the "City Walk" expansion that is expected to be complete by the end of 2014.

During the 12 months ending May 2014, the professional and business services sector, the second largest sector in the Orlando HMA, added 7,400 jobs, an increase of 4.3 percent from the previous 12 months. Booking.com, an online hotel reservation company, announced in 2013 it would be adding 200 jobs to its call center in Orlando, which contributed to sector growth. The wholesale and retail trade sector, the third largest sector in the HMA, increased by 6,500 jobs, or 3.8 percent,

Figure 2. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Orlando HMA,* 2000 Through 2013



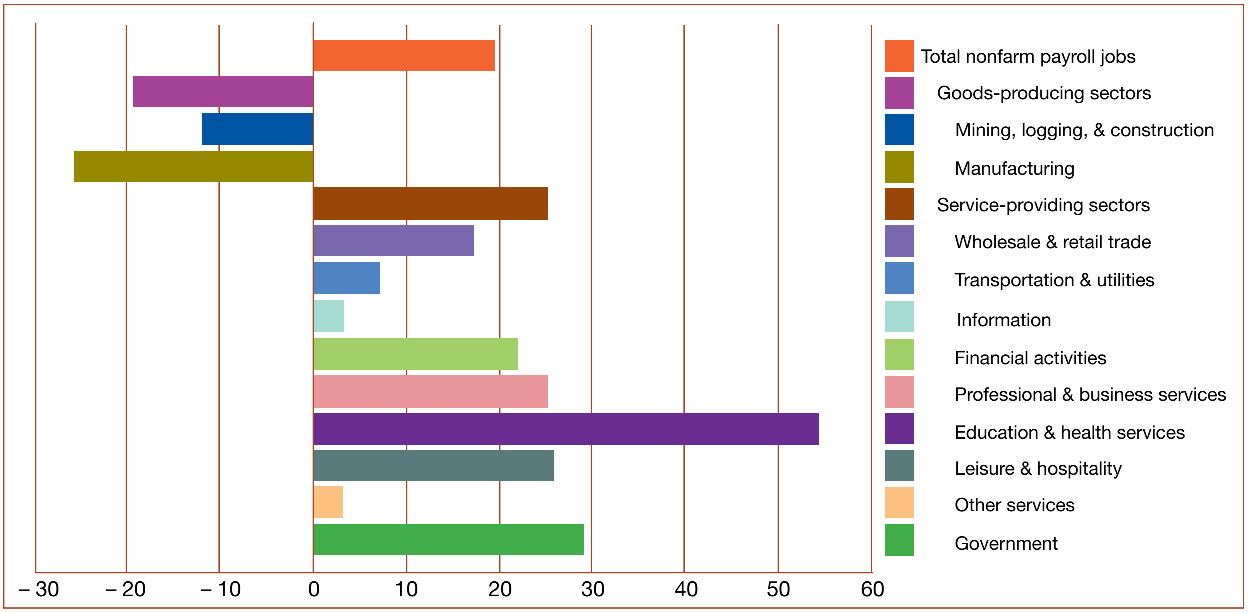
*Orlando-Kissimmee-Sanford HMA.
Source: U.S. Bureau of Labor Statistics

Table 2. 12-Month Average Nonfarm Payroll Jobs in the Orlando HMA,* by Sector

	12 Months Ending May 2013	12 Months Ending May 2014	Absolute Change	Percent Change
Total nonfarm payroll jobs	1,043,900	1,081,200	37,300	3.6
Goods-producing sectors	85,800	91,900	6,100	7.1
Mining, logging, & construction	48,000	53,100	5,100	10.6
Manufacturing	37,800	38,800	1,000	2.6
Service-providing sectors	958,200	989,300	31,100	3.2
Wholesale & retail trade	169,100	175,600	6,500	3.8
Transportation & utilities	30,900	31,600	700	2.3
Information	23,500	24,000	500	2.1
Financial activities	68,100	70,300	2,200	3.2
Professional & business services	171,400	178,800	7,400	4.3
Education & health services	130,100	131,900	1,800	1.4
Leisure & hospitality	213,300	223,900	10,600	5.0
Other services	35,200	35,900	700	2.0
Government	116,600	117,400	800	0.7

*Orlando-Kissimmee-Sanford HMA.
Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through May 2013 and May 2014.
Source: U.S. Bureau of Labor Statistics

Figure 3. Sector Growth in the Orlando HMA,* Percentage Change, 2000 to Current



**Orlando-Kissimmee-Sanford HMA.*
Note: Current is based on 12-month averages through May 2014.
Source: U.S. Bureau of Labor Statistics

Table 3. Major Employers in the Orlando HMA*

Name of Employer	Nonfarm Payroll Sector	Number of Employees
Walt Disney World Resort	Leisure & hospitality	69,900
Florida Hospital	Education & health services	25,700
Universal Orlando Resort (Comcast)	Leisure & hospitality	17,300
Orlando Health	Education & health services	14,200
Darden Restaurants, Inc.	Leisure & hospitality	7,600
Lockheed Martin Corporation	Manufacturing	7,400
SeaWorld Orlando	Leisure & hospitality	6,050
Marriott International, Inc.	Leisure & hospitality	5,625
Westgate Resorts	Leisure & hospitality	5,325
Siemens Corporation	Manufacturing	4,450

**Orlando-Kissimmee-Sanford HMA.*
Note: Excludes local school districts and retail operations.
Source: Metro Orlando Economic Development Commission

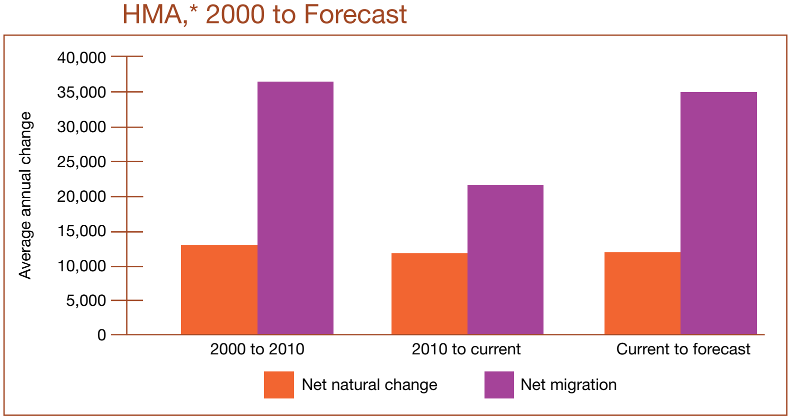
from the previous 12-month period. Wal-Mart Stores, Inc., opened three new stores in the HMA in June 2014, adding approximately 380 jobs. The mining, logging, and construction sector was the fastest growing sector during the past 12 months, adding 5,100 jobs, a 10.6-percent increase from the previous 12 months. The construction subsector was responsible for nearly all this growth as a result of improving housing market conditions and increased residential building activity.

Nonfarm payrolls are expected to increase at a fairly constant rate during each year of the 3-year forecast period, averaging an increase of 32,800 jobs, or 3.0 percent, annually to reach 1.18 million jobs. The leisure and hospitality sector is expected to continue to lead job growth during this period. The Four Seasons Resort Orlando at Disney World will open in August 2014, adding 500 permanent jobs; an additional 500 jobs are expected at the resort within the next year to accommodate increasing tourism.

Population and Households

As of June 1, 2014, the population in the Orlando HMA was estimated at 2.27 million, an average increase of 33,250, or 1.5 percent, annually since April 2010 compared with an average increase of 49,000, or 2.6 percent, annually from 2000 through 2010. Expansion of the housing market and strong economic conditions contributed to fairly rapid growth from 2000 through 2007, with net in-migration accounting for approximately 72 percent of population growth. After the housing boom, unstable economic conditions in the HMA led to a decline in net in-migration from an average of 47,250 people annually from 2000 through 2007 to an average of 6,875 people annually from 2008 through 2010, accounting for 33 percent of population growth. As the economic recovery began in 2011, net in-migration increased and averaged 19,950 people annually from 2011 through 2013. During the next 3 years, the HMA population is expected to increase at a moderate rate by an average of 46,350, or 2.0 percent, annually. Figure 4 shows components of population change from 2000 to the forecast date.

Figure 4. Components of Population Change in the Orlando HMA,* 2000 to Forecast



**Orlando-Kissimmee-Sanford HMA.*
Notes: The current date is June 1, 2014. The forecast date is June 1, 2017.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

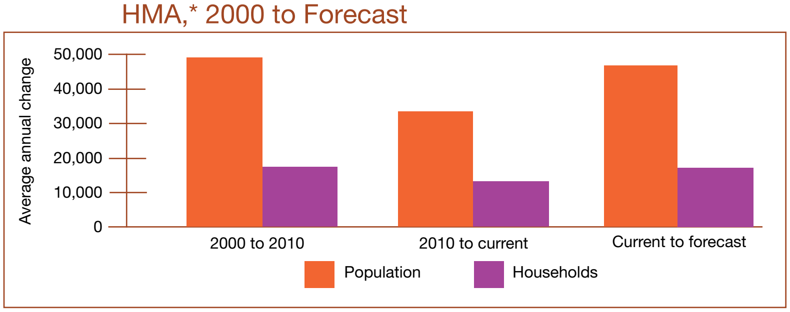
More than one-half of the population in the Orlando HMA resides in the Orange County submarket, which is the economic epicenter of the HMA and includes the city of Orlando. The population in the Orange County submarket is currently estimated at 1.23 million, an average increase of 21,150, or 1.8 percent, annually since April 2010. Population growth has declined from the average of 24,950 people, or 2.5 percent, annually from 2000 through 2010. Net in-migration was strong from 2000 through 2007, during the housing boom, averaging 21,250 people annually. The Orange County submarket accounted for nearly one-half of all housing units built in the HMA during that period. As the economic recession began and the housing boom ended, net in-migration decreased to an average of 1,750 people annually from 2008 through 2010, with net out-migration occurring in 2009 as people left to seek employment opportunities. Net in-migration has increased significantly in recent years, averaging 12,450 people annually since April 2010 accounting for nearly 60 percent of growth as jobs return to the HMA. During the next 3 years, population in the submarket is expected to have the fastest rate of growth of all the submarkets, increasing by an average of 30,350 people, or 2.4 percent, annually.

The population of the Seminole County submarket is currently estimated at 434,600, an average increase of 2,850, or 0.7 percent, annually since April 2010. Net natural change (resident births minus resident deaths) has accounted for 52 percent of population growth since 2010, the greatest rate in the HMA. The Seminole County submarket has the greatest percentage of the 0-to-14 age cohort in the HMA partly because its highly ranked school system attracts families to the HMA (Orlando Economic Development Commission). From 2000 through 2007, net in-migration to the submarket increased by an average of 5,400 people annually. Net out-migration of approximately 770 people occurred in 2008 and it was the only submarket to have net out-migration in 2009 partly because the number of foreclosures more than doubled from the previous year, the greatest increase in the HMA. From 2010 through 2013, net in-migration returned to the submarket, averaging 1,050 people annually. During the next 3 years, population growth in the submarket is expected to remain relatively constant, increasing by an average of 2,875 people, or 0.7 percent, annually.

The Lake and Osceola Counties submarket have an estimated current population of 604,800. With the submarket's close proximity to Disney World and the average home sales price consistently being the lowest in the HMA, many people are attracted to this suburban submarket. The population increased from 2010 to the current date by an average of 9,375 people, or 1.6 percent, annually, with net in-migration accounting for 81 percent of growth. Net in-migration was strong from 2000 through 2007, averaging 20,600 people annually. Although net in-migration slowed to 5,650 people annually during the economic downturn from 2008 through 2010, it was the only submarket to avoid net out-migration and had the greatest net in-migration in the HMA during this period, partly because housing was more affordable relative to the other submarkets. Net in-migration increased to an average of 7,225 people annually from 2010 through 2013. During the next 3 years, population growth in the submarket is expected to increase by an average of 13,100 people, or 2.1 percent, annually.

An estimated 852,500 households are currently in the Orlando HMA. The household growth trend is similar to the population growth trend, declining from an average increase of 17,300 households, or 2.5 percent, annually from 2000 through 2010, to an average increase of 12,950, or 1.6 percent, annually from 2010 to the current date. The homeownership rate declined from 66.3 percent in 2000 to 63.2 percent in 2010 and to 59.7 percent currently as a result of weak economic and sales housing market conditions. The shift from ownership to renting expanded renter households in the HMA from 293,700 in 2010 to a current estimate of 343,900, an annual increase of 3.9 percent. That shift accounted for nearly 93 percent of household growth during the period. During the next 3 years, the number of households in the HMA is expected to increase by an average of 16,450 households, or 1.9 percent, annually. Figure 5 shows population and household growth in the HMA from 2000 to the forecast date. Tables DP-1, DP-2, DP-3, and DP-4 at the

Figure 5. Population and Household Growth in the Orlando HMA,* 2000 to Forecast



**Orlando-Kissimmee-Sanford HMA.*

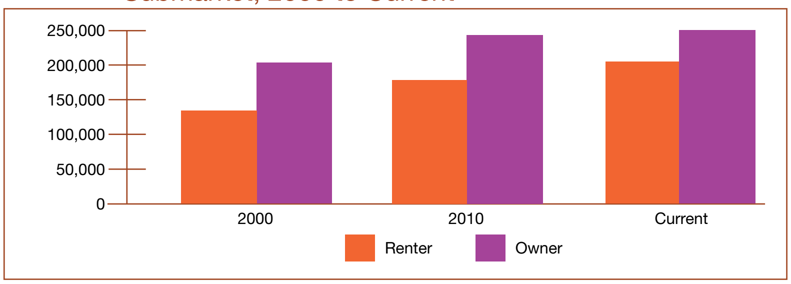
Notes: The current date is June 1, 2014. The forecast date is June 1, 2017.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst end of this report provide additional data on households for the HMA and the submarkets.

The Orange County submarket has an estimated 453,500 households, accounting for more than one-half of the households in the HMA. Household growth in the submarket declined from an average of 8,550 households, or 2.3 percent, annually from 2000 through 2010 to an average of 7,600 households, or 1.8 percent, annually from 2010 to the current date. The homeownership rate is currently 54.6 percent, the lowest in the HMA as foreclosure activity remains high. The shift from ownership to renting expanded the number of renter households in the submarket from 2010 to the current date 3.8 percent annually, which accounted for more than 88 percent of the submarket household growth during the period. Household growth in the Seminole County submarket declined from 2,525 households, or 1.7 percent, annually from 2000 through 2010, to 1,500, or 0.9 percent, annually from 2010 to the current date, to 171,000 households. Renter household growth accounted for virtually all the household growth in the submarket since 2010. The number of households in the Lake and Osceola County submarket grew by an average of 6,250 households, or 3.6 percent, annually from 2000 through 2010 and declined to an average of 3,875 households, or 1.8 percent, annually from 2010 to the current date, to 228,000 households. The homeownership rate is currently estimated at 66.7 percent, the highest rate in the HMA, partly because the home sales prices are relatively lower than in other submarkets.

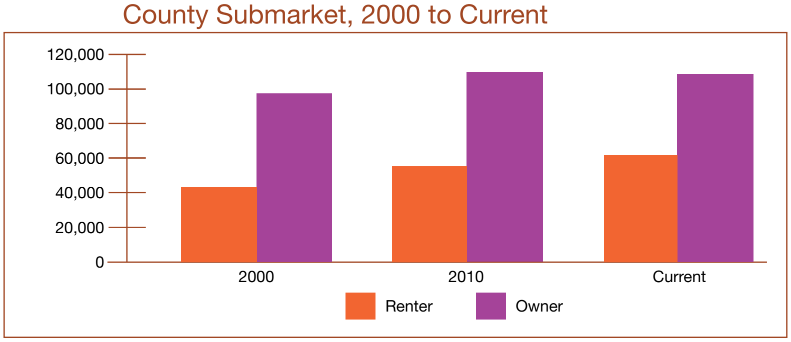
During the next 3 years, the number of households is expected to increase annually in the Orange County submarket by 10,050 households, or 2.2 percent; in the Seminole County submarket by 1,525 households, or 0.9 percent; and in the Lake and Osceola County submarket by 4,925 households, or 2.1 percent. Figures 6, 7, and 8 show the number of households, by tenure, in each submarket since 2000.

Figure 6. Number of Households by Tenure in the Orange County Submarket, 2000 to Current



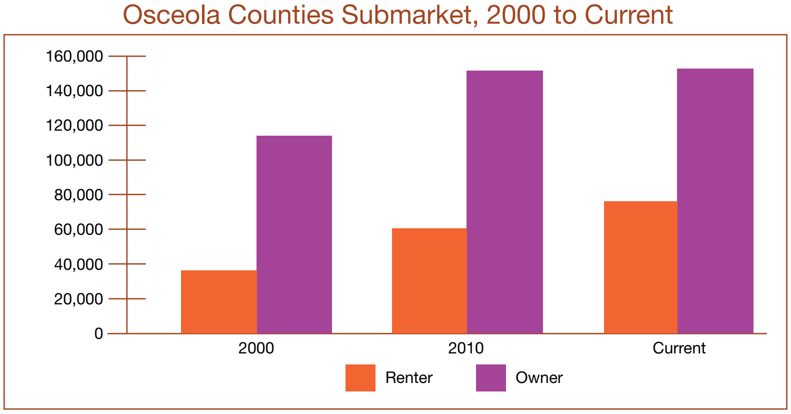
Note: The current date is June 1, 2014.
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Figure 7. Number of Households by Tenure in the Seminole County Submarket, 2000 to Current



Note: The current date is June 1, 2014.
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Figure 8. Number of Households by Tenure in the Lake and Osceola Counties Submarket, 2000 to Current



Note: The current date is June 1, 2014.
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Sales Market—Orange County Submarket

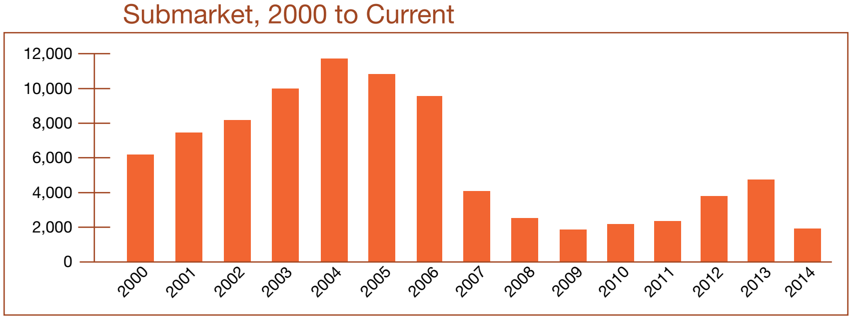
The Orange County submarket's sales housing market conditions are currently slightly soft, with an estimated vacancy rate of 2.6 percent, down from 4.2 percent in April 2010. Improving economic conditions since 2010 have led to increased home sales and lower vacancy rates. Existing homes sales have declined during the past 12 months, however, partly because relative affordability declined and investor activity decreased. During the 12 months ending May 2014, approximately 17,450 existing homes (including single-family homes, townhomes, and condominiums) sold compared with 18,550 homes sold during the previous 12 months, a decline of 1,100 homes, or 6 percent (Orlando Regional REALTOR® Association). Existing home sales increased nearly 12 percent annually from 2000 through 2005, averaging 14,450 homes sold per year, reaching a peak of 18,800 homes in 2005. Home sales declined during the next 3 years, an average of 17 percent annually, to a decade low of 8,925 homes in 2008 as prices began to reach historic highs and affordability declined. In 2009, home sales increased 81 percent and the average sales price declined nearly 40 percent from the previous year, partly because the number of distressed sales increased. Sales increased 17 percent in 2010, to a peak of 18,900 homes, before declining nearly 5 percent in 2011. Despite the recent slowdown, home sales remain relatively strong and the average sales price is increasing. The average sales price was $215,100 during the past 12 months, up 16 percent from the previous 12-month period. Average existing home sales prices peaked at $320,000 in 2007 and declined an average of 13 percent annually from 2008 through 2011.

Stable economic conditions since 2011 has resulted in renewed customer confidence and led to increased new home sales in the submarket, after 4 years of declines. During the 12 months ending May 2014, sales of new homes (including single-family homes, townhomes, and condominiums) increased by 550 homes, or 15 percent, to 4,175 homes, compared with the number of homes sold during the previous 12 months (CoreLogic, Inc.). New home sales averaged 10,600 homes annually from 2000 through 2006 during a time of significant growth in the housing market, which peaked at 18,400 homes in 2006. Sales declined 38 percent in 2007 as prices peaked and declined to an average of 4,575 homes sold annually from 2007 through 2011. The average new home sales price increased 18 percent from $269,900 during the 12 months ending May 2013 to $318,200 during the 12 months ending May 2014. The average new home sales price increased an average of 11 percent annually from 2000 through 2007 before declining an average of 8 percent annually from 2008 through 2010, reaching a low of $230,800. New home sales prices rebounded in 2011, corresponding with the economic recovery, increasing more than 4 percent from the previous year.

The Orange County submarket was one of the hardest hit markets in the HMA during the foreclosure crisis and continues to be affected by the significant number of distressed homes in the HMA. As of May 2014, approximately 12,350 home loans were 90 or more days delinquent, were in foreclosure, or transitioned into REO (Real Estate Owned) status, comprising 9.2 percent of home loans in the Orange County submarket, down from 22,100 home loans, or 14.3 percent of home loans, in May 2013 (Black Knight Financial Services, Inc.). This rate is slightly lower than the 9.5-percent state rate, but it is significantly higher than the 4.9-percent national rate. The rate of distressed loans and REO properties peaked in January 2010 when 40,350 homes, or 22.2 percent of all home loans, were 90 or more days delinquent, were in foreclosure, or transitioned into REO status. In June 2014, 1 out of every 333 homes in the Orange County submarket, or 0.29 percent, were in foreclosure (RealtyTrac® Inc.). This rate is higher than the rates for both the state and the nation, which were 0.24 and 0.08 percent, respectively. The city of Ocoee ranked first in the county, with 1 out of every 190 homes, or 0.53 percent, having distressed loans; the city of Orlando ranked fourth, with 1 out of every 346 homes, or 0.29 percent, with distressed loans. The total number of foreclosure filings in the submarket increased 27 percent from the previous year.

Single-family homebuilding activity, as measured by the number of single-family homes permitted, increased during the past 12 months partly because economic conditions were improving and new home sales were increasing.

Figure 9. Single-Family Homes Permitted in the Orange County Submarket, 2000 to Current



Notes: Includes townhomes. Current includes data through May 2014.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

During the 12 months ending May 2014, nearly 4,850 single-family homes were permitted, up 580 homes, or 14 percent, from the previous 12 months (preliminary data). From 2000 through 2004, single-family permitting averaged 8,650 homes annually, increasing by an average of 1,375 homes, or 22 percent, to a peak of 11,700 in 2004. Homebuilding declined annually in 2005 and 2006 by an average of 1,075 homes, or 9 percent, as supply began to exceed demand. Homebuilding activity decreased by 5,475 homes, or 57 percent, in 2007 and continued to decrease by an average of 1,125 homes, or 28 percent, in 2008 and 2009 during the economic downturn, reaching a low of 1,800 homes in 2009. Permitting rebounded in 2010 when economic growth began increasing by an annual average of 290 homes, or 16 percent, averaging 2,300 homes permitted annually in 2010 and 2011. Figure 9 shows the number of single-family homes permitted from 2000 to the current date. The Casa Del Lago subdivision in the city of Windermere began construction in December 2013 and is currently under construction, with 60 percent of the lots sold. When it is complete, the community will consist of 88 single-family homes, with sales prices starting in the $500,000s. An expected completion date has not yet been determined.

During the 3-year forecast period, demand is expected for an estimated 20,200 new homes in the submarket (Table 1). Demand is expected to be greatest in the $200,000-to-$299,999 price range. Table 4 shows the estimated demand for market-rate sales housing by price range. The 2,200 homes currently under construction and a portion of the 28,000 other

Table 4. Estimated Demand for New Market-Rate Sales Housing in the Orange County Submarket During the Forecast Period

Price Range ($)		Units of Demand	Percent of Total
From	To		
180,000	199,999	3,025	15.0
200,000	249,999	5,050	25.0
250,000	299,999	4,050	20.0
300,000	349,999	2,025	10.0
350,000	399,999	1,825	9.0
400,000	499,999	1,625	8.0
500,000	599,999	1,425	7.0
600,000	and higher	1,200	6.0

Notes: The 2,200 homes currently under construction and a portion of the estimated 28,000 other vacant units in the submarket will likely satisfy some of the forecast demand. The forecast period is June 1, 2014, to June 1, 2017.

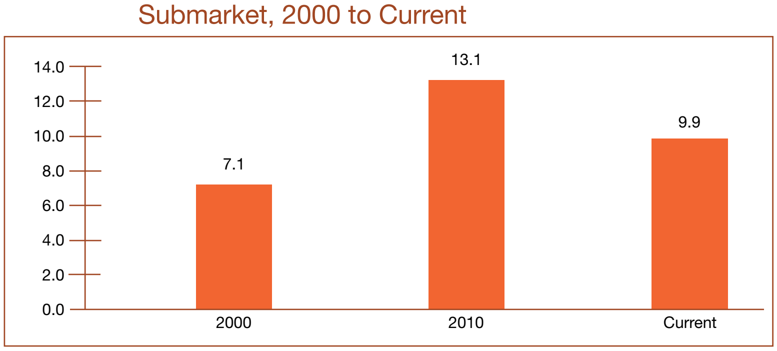
Source: Estimates by analyst

vacant units that may reenter the market will satisfy some of the demand. Approximately 15 percent of new homes should come on line during the first year of the forecast period and increase during the second year to allow for the absorption of the current vacancies.

Rental Market—Orange County Submarket

The conditions in the overall rental housing market in the Orange County submarket are currently soft but improving, with an estimated vacancy rate of 9.9 percent, down from 13.1 percent in April 2010 (Figure 10). The rebounding economy increased demand for rental units during the past 4 years, decreasing vacancy rates and increasing rents. As of the second quarter of 2014, apartment market conditions in the MPF Research-defined Downtown/North Central Orlando market area were balanced, with a vacancy rate of 5.9 percent, virtually unchanged from the second quarter of the previous year. The average rent for one-, two-, and three-bedroom units were $1,184, $1,683, and $2,012, respectively. The average rent, which is the highest in the HMA, increased 3 percent from the second quarter of 2013. The University/East Orange County area has the largest supply of apartment units in the HMA, with nearly 18,700 units, due to the presence of the University of Central Florida (UCF), the second largest university by enrollment in the country. UCF currently has 11,600 on-campus and affiliated housing units. Apartment market conditions in this area were tight, with a vacancy rate of 4.4 percent during the second quarter of 2014, down from 4.9 percent during the second quarter of 2013. The average rent, which is the second highest in the HMA due to the large amount of student housing, increased 1 percent from the second quarter of 2013.The average rents for one-, two-, and three-bedroom units were $841, $1,015, and $1,635, respectively.

Figure 10. Rental Vacancy Rates in the Orange County Submarket, 2000 to Current



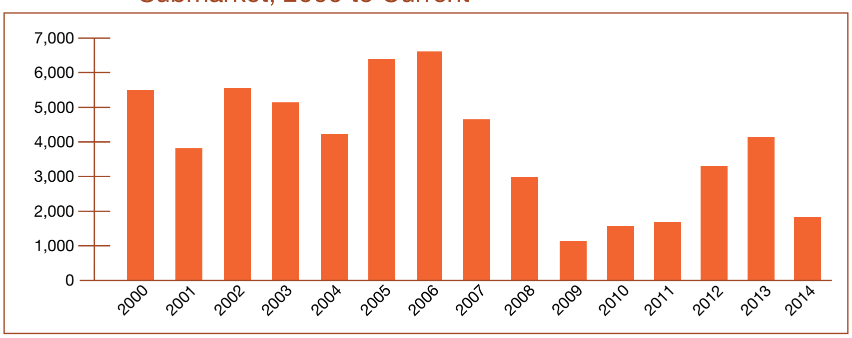
Note: The current date is June 1, 2014.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Multifamily construction, as measured by the number of units permitted, expanded during the past 4 years as demand for apartment units increased; however, construction declined during the past 12 months as supply began to meet demand. During the 12 months ending May 2014, approximately 2,575 units were permitted, down 2,275 units, or 47 percent, from the previous 12-month period (preliminary data). Approximately 90 percent of new multifamily construction was for apartment units during the past 24 months, up significantly from an average of 25 percent from 2004 through 2006 when townhome and condominium construction was greater. Nearly one-half of new apartment construction in the HMA during the past year occurred in the Ocoee/Winter Garden/Clermont and Downtown/North Central Orlando areas, with inventories growing 19 and 18 percent, respectively, from the second quarter of 2013 through the second quarter of 2014 (MPF Research). Multifamily construction levels fluctuated annually from 2000 through 2004, averaging 4,825 units a year before peaking at 6,350 units in 2005. Construction declined by an average of 1,850 units, or 28 percent, annually from 2006 through 2009, reaching a low of 1,100 units in 2009 as a result of the economic decline. Permitting increased to an average of 1,625 a year in 2010 and 2011 as the demand for apartment units increased. Figure 11 shows the number of multifamily units permitted from 2000 to the current date. The $27.8 million Integra Cove Apartments complex is currently under construction in the city of Orlando, near SeaWorld Orlando, with 338 units expected to be complete in June 2015. Rents have not yet been released.

During the 3-year forecast period, demand is expected for 5,650 additional rental units (Table 1). A portion of the 2,750 units currently under construction will satisfy some of this demand. Table 5 shows the estimated demand by rent and number of bedrooms. New units should not come on line until the third year of the 3-year forecast period to allow for the absorption of the current vacancies.

Figure 11. Multifamily Units Permitted in the Orange County Submarket, 2000 to Current



Notes: Excludes townhomes. Current includes data through May 2014.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Estimated Demand for New Market-Rate Rental Housing in the Orange County Submarket During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand
990 to 1,189	210	1,075 to 1,274	590	1,350 to 1,549	990	1,500 to 1,699	300
1,190 to 1,389	70	1,275 to 1,474	420	1,550 to 1,749	710	1,700 to 1,899	210
		1,475 to 1,674	340	1,750 to 1,949	570	1,900 to 2,099	170
		1,675 to 1,874	170	1,950 to 2,149	280	2,100 to 2,299	85
		1,875 to 2,074	170	2,150 to 2,349	280	2,300 to 2,499	85
Total	280	Total	1,700	Total	2,825	Total	850

Notes: Numbers may not add to totals because of rounding. The 2,750 units currently under construction will likely satisfy some of the estimated demand. The forecast period is June 1, 2014, to June 1, 2017.
Source: Estimates by analyst

Sales Market—Seminole County Submarket

Sales housing market conditions in the Seminole County submarket are currently balanced, with an estimated vacancy rate of 2.0 percent, down from 3.1 percent in April 2010. The relatively low production of single-family homes since 2010 has contributed to the balanced market conditions. During the 12 months ending May 2014, approximately 6,950 existing homes (including single-family homes, townhomes, and condominiums) sold compared with 7,150 homes sold during the previous 12 months, a decline of 200 homes, or 3 percent (Orlando Regional REALTOR® Association). Existing home sales increased an average of 5 percent annually from 2000 through 2005, averaging 6,225 home sold a year. Home sales declined during the next 3 years, an average of 17 percent annually, reaching a decade low of 3,375 homes in 2008 when prices began to increase and affordability declined. Home sales increased nearly 31 percent in 2009, partly because average sales prices declined more than 30 percent from the previous year as a result of the weak economy. Home sales increased an average of 18 percent a year in 2010 and 2011 to an average of 5,825 homes sold annually. Annual home sales reached a peak in 2013 when 7,075 existing homes sold. The average sales price during the past 12 months was $198,400, up 16 percent from the previous 12 months. Average existing home sales prices peaked at $302,700 in 2007 and declined an average of 13 percent annually from 2008 through 2011.

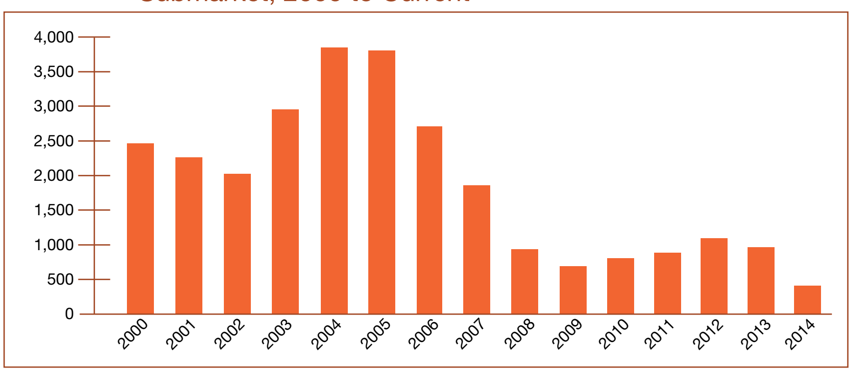
New home sales in the submarket also declined during the past 12 months when prices reached peak levels. During the 12 months ending May 2014, new homes sales (including single-family homes, townhomes, and condominiums) decreased by 160 homes, or 20 percent, to 640 homes compared with the number of homes sold during the previous 12-month period (CoreLogic, Inc.). New home sales averaged 2,675 homes annually from 2000 through 2006, reaching a peak of 4,675 before declining annually to an average of 1,325 homes from 2007 through 2011 during the economic downturn. The average new home sales price increased 23 percent from $239,300 during the 12 months ending May 2013 to $293,800 during the 12 months ending May 2014, the highest level since 2000. The average new home sales price increased an average of 8 percent annually from 2000 through 2005 before declining an average of 7 percent annually from 2006 through 2009, to $200,900. New home sales prices increased slightly (1 percent) in 2010 and increased more than 4 percent in 2011 as the economy began to improve.

The number of homes with distressed loans or in REO status in the Seminole County submarket has declined during the past year. As of May 2014, approximately 3,925 home loans were 90 or more days delinquent, were in foreclosure, or transitioned into REO status, comprising 7.8 percent of home loans in the Seminole County submarket, down from 6,975 home loans, or 12.0 percent of home loans, in May 2013 (Black Knight Financial Services, Inc.). This rate is lower than the 9.5-percent state rate, but it is higher than the 4.9-percent national rate. The rate peaked in February 2010 when 10,350 homes, or 15.8 percent of all home loans, were 90 or more days delinquent, were in foreclosure, or transitioned into REO status. In June 2014, 1 out of every 359 homes in the Seminole County submarket, or 0.28 percent, was in foreclosure, and the city of Geneva ranked first in the county, with 1 out of every 261 homes, or 0.38 percent, in foreclosure (RealtyTrac® Inc.). This rate is higher than both the state and the nation, which were 0.24 and 0.08 percent, respectively. The total number of foreclosure filings declined 2 percent from the previous year.

Homebuilding activity, as measured by the number of single-family homes permitted, decreased during the past 12 months partly because home sales declined. During the 12 months ending May 2014, 760 single-family homes were permitted, down 370 homes, or 33 percent, from the previous 12 months (preliminary data). Corresponding with the economic downturn, from 2000 through 2002, single-family permitting declined by an average of 240 homes, or 10 percent, annually. Permitting increased during the next 2 years during a time of local economic expansion by an average of 940 homes, or 47 percent, annually, reaching a peak of 3,850 in 2004. Homebuilding declined slightly in 2005 before declining nearly 30 percent in 2006 and declined by an annual average of 690 homes, or 25 percent, from 2007 through 2009 when home sales declined, reaching a low of 640 homes in 2009. Permitting increased slightly in 2010 and averaged 820 homes annually in 2010 and 2011. Figure 12 shows the number of single-family homes permitted from 2000 to the current date. The Coventry at Heathrow subdivision in the city of Heathrow, which began construction in January 2014, is currently under construction. The community will consist of 75 single-family homes starting in the $400,000s after it is complete. An expected completion date has not yet been determined.

During the next 3 years, demand is expected for an estimated 4,700 new homes in the submarket (Table 1). Demand is expected to be greatest in the $200,000-to-$299,999 price range. Table 6 shows the estimated demand for market-rate sales housing by price range. The 470 homes currently under construction and a portion of the 6,300 other vacant units in the submarket that may reenter the market will satisfy some of the demand.

Figure 12. Single-Family Homes Permitted in the Seminole County Submarket, 2000 to Current



Notes: Includes townhomes. Current includes data through May 2014.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 6. Estimated Demand for New Market-Rate Sales Housing in the Seminole County Submarket During the Forecast Period

Price Range ($)		Units of Demand	Percent of Total
From	To		
185,000	199,999	710	15.0
200,000	249,999	1,175	25.0
250,000	299,999	940	20.0
300,000	399,999	470	10.0
400,000	499,999	420	9.0
500,000	599,999	380	8.0
600,000	699,999	330	7.0
700,000	and higher	280	6.0

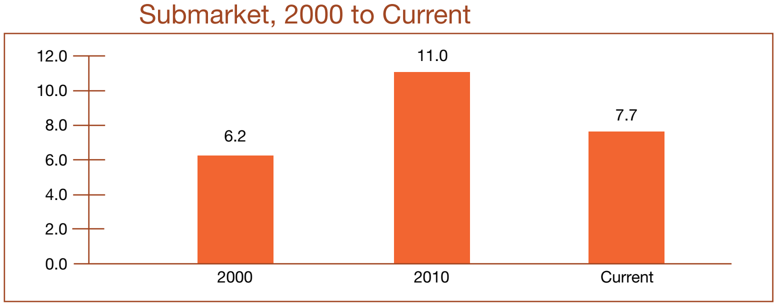
Notes: The 470 homes currently under construction and a portion of the estimated 6,300 other vacant units in the submarket will likely satisfy some of the forecast demand. The forecast period is June 1, 2014, to June 1, 2017.
Source: Estimates by analyst

Approximately 20 percent of new homes should come on line during the first year of the 3-year forecast period and increase during the second year to allow for the absorption of the current vacancies.

Rental Market—Seminole County Submarket

The overall rental housing market conditions in the Seminole County submarket are currently slightly soft, with an estimated vacancy rate of 7.7 percent, down from 11.0 percent in April 2010 (Figure 13). The increased demand for apartment units has contributed to the significant improvement in the rental market. As of the second quarter of 2014, apartment market conditions in the MPF Research-defined Sanford/Lake Mary market area were balanced, with a vacancy rate of 5.8 percent, virtually unchanged from the second quarter of the previous year. The average rents for one-, two-, and three-bedroom units were $786, $914, and $1,024, respectively. The average rent increased 1 percent from the second quarter of 2013. Apartment market conditions in the Casselberry/Winter Springs/Oviedo area were tight, with a vacancy rate of 3.4 percent during the second quarter of 2014, down from 4.1 percent during the second quarter of 2013. The average rent increased 4 percent from the second quarter of 2013. The average rents for one-, two-, and three-bedroom units were $759, $947, and $1,265, respectively.

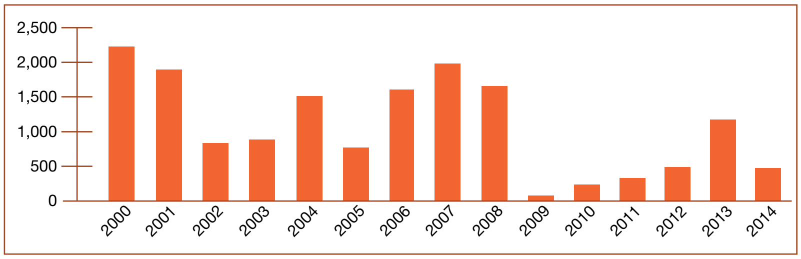
Figure 13. Rental Vacancy Rates in the Seminole County Submarket, 2000 to Current



Note: The current date is June 1, 2014.
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Multifamily construction activity, as measured by the number of units permitted, rose during the past 4 years as demand for apartment units increased and continued to increase slightly during the past 12 months. During the 12 months ending May 2014, approximately 720 units were permitted, up nearly 10 units, or 1 percent, from the previous 12-month period (preliminary data). More than 85 percent of new multifamily construction was for apartment units during the past 24 months, up significantly from an average of less than 10 percent of new multifamily construction from 2004 through 2006. The Sanford/Lake Mary area led in growth in the submarket during the past year, with inventory increasing 5 percent from the second quarter of 2013 through the second quarter of 2014 (MPF Research). From 2000 through 2005, multifamily construction levels fluctuated annually in the submarket, averaging 1,350 units annually, from a high of 2,225 units in 2000 to a 5-year low of 750 units in 2005. Construction more than doubled in 2006, with owner units accounting for nearly all new multifamily permits. Construction activity increased 24 percent in 2007 before declining 17 percent in 2008 and more than 95 percent in 2009 to a low of 75 units during a time of significant economic decline. Construction remained low but increased in 2010 and 2011, averaging 270 units annually as demand for apartment units increased. Figure 14 shows the number of multifamily units permitted in the Seminole County

Figure 14. Multifamily Units Permitted in the Seminole County Submarket, 2000 to Current



Notes: Excludes townhomes. Current includes data through May 2014.
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 7. Estimated Demand for New Market-Rate Rental Housing in the Seminole County Submarket During the Forecast Period

One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand
725 to 924	160	825 to 1,024	230	925 to 1,124	70
925 to 1,124	220	1,025 to 1,224	320	1,125 to 1,324	95
1,125 to 1,324	130	1,225 to 1,424	180	1,325 to 1,524	55
1,325 to 1,524	65	1,425 to 1,624	90	1,525 to 1,724	25
1,525 to 1,724	65	1,625 to 1,824	90	1,725 to 1,924	25
Total	630	Total	900	Total	270

Notes: Numbers may not add to totals because of rounding. The 650 units currently under construction will likely satisfy some of the estimated demand. The forecast period is June 1, 2014, to June 1, 2017.
Source: Estimates by analyst

submarket from 2000 to the current date. The $17 million Integra Village at Lake Forest Apartment in the city of Sanford is currently under construction, with 209 units expected to be complete by May 2015. Rents have not yet been released.

During the next 3 years, demand is expected for 1,800 additional rental units (Table 1). A portion of the 650 units currently under construction will satisfy some of this demand. Table 7 shows the estimated demand by rent and number of bedrooms. New units should be timed to enter the market during the second year of the 3-year forecast period to allow for the absorption of the current vacancies.

Sales Market—Lake and Osceola Counties Submarket

Sales housing market conditions in the Lake and Osceola Counties submarket are currently soft but improving with an estimated vacancy rate of 3.0 percent, down from 4.8 percent in April 2010. The increase in affordability relative to the other submarkets has increased home sales and decreased vacancy rates. During the 12 months ending May 2014, approximately 11,550 existing homes (including single-family homes, townhomes, and condominiums) sold compared with 11,200 homes sold during the previous 12 months, an increase of 350 homes, or 3 percent, making it the only submarket to increase in sales during this period (Orlando Regional REALTOR® Association). From 2000 through 2005, existing home sales averaged 8,375 homes annually, increasing an average of 21 percent a year, reaching a peak of 11,650 homes in 2005. Home sales declined to an average of 7,125 homes annually during the next 3 years, decreasing an average of 17 percent annually, as prices increased and affordability declined. Home sales increased nearly 68 percent in 2009 partly because average sales prices declined more than 30 percent from the previous year as a result of weak economic conditions. Home sales increased an average of nearly 5 percent annually in 2010 and 2011, to an average of 10,650 homes sold annually. The average sales price during the past 12 months was $163,800, up 17 percent from the previous 12-month period. Average existing home sales prices peaked at $262,300 in 2006 and declined an average of 11 percent annually from 2007 through 2011.

New home sales in the submarket also increased during the past 12 months as economic conditions improved. During the 12 months ending May 2014, new homes sales (including single-family homes, townhomes, and condominiums) increased by 1,075 homes, or 48 percent, to 3,325 homes compared with the number of homes sold during the previous 12 months (CoreLogic, Inc.). New home sales averaged 7,450 homes annually from 2000 through 2005, a time of significant growth in the housing market, reaching a peak of 11,700 new homes sold. Sales declined annually from 2006 through 2011, to an average of 4,125 homes, recording a low of 1,400 new homes sold in 2011. The average new home sales price increased 17 percent from $203,300 during the 12 months ending May 2013 to $238,000 during the 12 months ending May 2014. Average new home sales price increased an average of 36 percent annually from 2000 through 2007, reaching a peak of $299,400 during a time of economic growth. From 2008 through 2011, the average sales price for new homes declined an average of 10 percent annually, a reflection of soft market conditions.

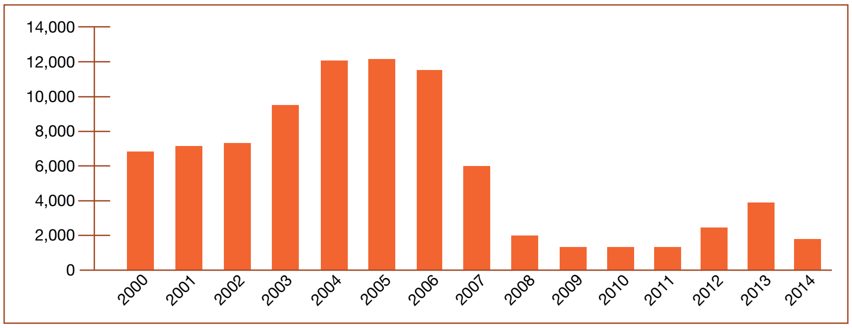
The number of homes in REO status or with seriously delinquent loans in the Lake and Osceola Counties submarket increased during the past year, making it the submarket with the greatest percentage of distressed loans and REO properties in the HMA. As of May 2014, approximately 9,575 home loans were 90 or more days delinquent, were in foreclosure, or transitioned into REO status, comprising 13.1 percent of home loans in the Lake and Osceola Counties submarket, up from 9,150 home loans, or 12.7 percent of home loans, in May 2013 (Black Knight Financial Services, Inc.). This rate is significantly higher than the 9.5-percent state rate and the 4.9-percent national rate. The rate peaked in January 2012 when 7,625 homes, or 15.0 percent, of all home loans were 90 or more days delinquent, were in foreclosure, or transitioned into REO status. In June 2014, Osceola County ranked fifth in the state for the number of foreclosures, with 1 out of every 299 homes, or 0.34 percent, being in foreclosure, and the city of Kissimmee ranked first in the county, with 1 out of every 289 homes, or 0.35 percent, being in foreclosure (RealtyTrac® Inc.). This rate is significantly higher than both the state and the nation, which were 0.24 and 0.08 percent, respectively. The number of foreclosures in Lake County represented 0.20 percent of all homes, with the city of Yalaha ranking first in the county, with 1 out of every 173 homes, or 0.58 percent, being in foreclosure. The total number of foreclosure filings in the Lake and Osceola Counties submarket increased 40 and 14 percent, respectively, from the previous year.

Home builders responded to the increase in home sales, expanding single-family homebuilding activity, as measured by the number of single-family homes permitted, during the past 12 months. During the 12 months ending May 2014, nearly 4,050 single-family homes were permitted, an increase of 810 homes, or 25 percent, from the previous 12-month period (preliminary data). From 2000 through 2002, single-family permitting averaged 7,025 homes annually, increasing minimally by an average of 240 homes, or

3 percent, per year as a result of weak economic conditions. Permitting increased significantly during the next 3 years, during a time of local economic expansion, when an average of 11,800 homes were permitted annually; the number of homes permitted increased by an average of 1,625 homes, or 22 percent, a year and reached a peak of 12,100 in 2005. Homebuilding declined slightly in 2006 before declining 48 percent in 2007 and by an average of 2,350 homes, or 29 percent, in 2008 and 2009 when home sales declined, reaching a low of 1,250 homes in 2009. Permitting levels stabilized in 2010 and increased by 30 homes, or 2 percent, in 2011. Figure 15 shows the number of single-family homes permitted from 2000 to the current date. Tapestry, a 250-acre master-planned community, is currently under construction in the city of Kissimmee. The community will consist of 1,100 single-family homes and townhomes in separate subdivisions when it is complete, and sales prices start in the $100,000s. Approximately 130 homes have sold in the first subdivision, The Preserve at Tapestry. An expected completion date has not yet been determined.

During the 3-year forecast period, demand is expected for an estimated 10,550 new homes in the submarket (Table 1). Demand is expected to be greatest in the $135,000-to-$149,999 price range. Table 8 shows the estimated demand for market-rate sales housing by price range. The 2,200 homes currently under construction and a portion of the 42,000 other vacant units in the submarket that may reenter the market will satisfy some of the demand. Most of the new homes should come on line during the second year of the forecast period to allow for the absorption of the current vacancies.

Figure 15. Single-Family Homes Permitted in the Lake and Osceola Counties Submarket, 2000 to Current



Notes: Includes townhomes. Current includes data through May 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 8. Estimated Demand for New Market-Rate Sales Housing in the Lake and Osceola Counties Submarket During the Forecast Period

Price Range ($)		Units of Demand	Percent of Total
From	To		
135,000	149,999	2,650	25.0
150,000	199,999	2,100	20.0
200,000	249,999	1,575	15.0
250,000	299,999	1,050	10.0
300,000	349,999	950	9.0
350,000	399,999	840	8.0
400,000	499,999	740	7.0
500,000	and higher	630	6.0

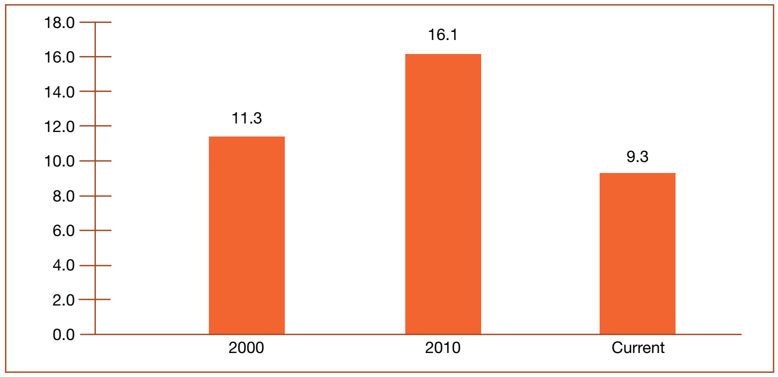
Notes: The 2,200 homes currently under construction and a portion of the estimated 42,000 other vacant units in the submarket will likely satisfy some of the forecast demand. The forecast period is June 1, 2014, to June 1, 2017.

Source: Estimates by analyst

Rental Market—Lake and Osceola Counties Submarket

Conditions in the overall rental housing market in the Lake and Osceola Counties submarket are currently soft but improving, with an estimated vacancy rate of 9.3 percent, down from 16.1 percent in April 2010 (Figure 16). Although the large number of distressed homes on the market has created a shadow market that keeps overall rental market conditions soft, apartment market conditions are tight because the preference toward more conventional

Figure 16. Rental Vacancy Rates in the Lake and Osceola Counties Submarket, 2000 to Current



Note: The current date is June 1, 2014.
Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

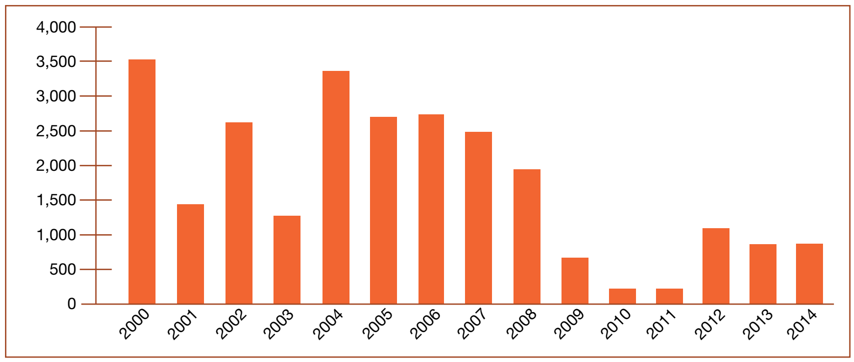
rental units is increasing. As of the second quarter of 2014, apartment market conditions in the MPF Research-defined Kissimmee/Osceola County market area were tight, with a vacancy rate of 2.9 percent, the lowest vacancy rate in the HMA, down from 4.1 percent during the second quarter of 2013. The average rents for one-, two-, and three-bedroom units were $724, $851, and $977, respectively. The average rent increased 1 percent from the second quarter of 2013. In the North Lake County area, apartment market conditions were tight during the second quarter of 2014, with a vacancy rate of 3.1 percent, the second lowest in the HMA, down from 5.1 percent during the second quarter of 2013. The average rent, which is the lowest in the HMA, decreased 3 percent from the second quarter of 2013. The average rents for one-, two-, and three-bedroom units were $653, $769, and $878, respectively.

Multifamily construction levels, as measured by the number of units permitted, declined during the past 2 years as supply began to meet demand and continued to decline during the past 12 months. During the 12 months ending May 2014, approximately 940 units were permitted, a decrease of 230 units, or 19 percent from the previous 12-month period (preliminary data). More than 80 percent of new multifamily construction was for apartment units during the past 24 months, up significantly from an average of nearly 30 percent of new multifamily construction from 2004 through 2006, when townhome and condominium construction was high. The Kissimmee/Osceola County area led in growth in the submarket during the past year, with inventory increasing nearly 4 percent from the second quarter of 2013 through the second quarter of 2014 (MPF Research). From 2000 through 2006, multifamily construction levels in the submarket fluctuated annually, averaging 2,500 units a year. Construction declined by an average of 400 units, or 15 percent, annually in 2007 and 2008, to an average of 2,175 units a year, and declined more than 66 percent in 2009 and 71 percent in 2010, to a low of 190 units during the economic downturn. Multifamily construction leveled out in 2011 when the economy began to improve.

Figure 17 shows the number of multifamily units permitted from 2000 to the current date. The $26 million Emerson at Celebration Apartments complex is currently under construction in the city of Celebration, with 350 units expected to be complete by March 2015. Rents for one-, two-, and three-bedroom units are expected to start at $1,030, $1,250, and $1,699, respectively.

During the 3-year forecast period, demand is expected for 3,950 additional rental units (Table 1). A portion of the 1,125 units currently under construction will satisfy some of this demand. Table 9 shows the estimated demand by rent and number of bedrooms. New units should not come on line until the second year of the 3-year forecast period to allow for the absorption of the current vacancies.

Figure 17. Multifamily Units Permitted in the Lake and Osceola Counties Submarket, 2000 to Current



Notes: Excludes townhomes. Current includes data through May 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 9. Estimated Demand for New Market-Rate Rental Housing in the Lake and Osceola Counties Submarket During the Forecast Period

One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand
760 to 959	350	975 to 1,174	490	1,175 to 1,374	150
960 to 1,159	480	1,175 to 1,374	690	1,375 to 1,574	210
1,160 to 1,359	280	1,375 to 1,574	400	1,575 to 1,774	120
1,360 to 1,559	280	1,575 to 1,774	400	1,775 to 1,974	120
Total	1,375	Total	1,975	Total	590

Notes: Numbers may not add to totals because of rounding. The 1,125 units currently under construction will likely satisfy some of the estimated demand. The forecast period is June 1, 2014, to June 1, 2017.

Source: Estimates by analyst

Data Profiles

Table DP-1. Orlando HMA* Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%) 2000 to 2010	Average Annual Change (%) 2010 to Current
Total resident employment	867,184	991,299	1,101,000	1.3	3.1
Unemployment rate	3.1%	11.3%	6.3%		
Nonfarm payroll jobs	904,900	992,600	1,081,000	0.9	2.5
Total population	1,644,563	2,134,411	2,273,000	2.6	1.5
Total households	625,248	798,445	852,500	2.5	1.6
Owner households	414,496	504,792	508,600	2.0	0.2
Percent owner	66.3%	63.2%	59.7%		
Renter households	210,752	293,653	343,900	3.4	3.9
Percent renter	33.7%	36.8%	40.3%		
Total housing units	683,551	942,312	977,900	3.3	0.9
Owner vacancy rate	1.8%	4.1%	2.6%		
Rental vacancy rate	7.7%	13.3%	9.4%		
Median Family Income	$48,100	$60,700	$58,200	2.4	– 1.4

**Orlando-Kissimmee-Sanford HMA.*

Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through May 2014. Median Family Incomes are for 1999, 2009, and 2012. The current date is June 1, 2014.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Table DP-2. Orange County Submarket Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%) 2000 to 2010	Average Annual Change (%) 2010 to Current
Total population	896,344	1,145,956	1,234,000	2.5	1.8
Total households	336,286	421,847	453,500	2.3	1.8
Owner households	204,195	243,950	247,700	1.8	0.4
Percent owner	60.7%	57.8%	54.6%		
Rental households	132,091	177,897	205,800	3.0	3.6
Percent renter	39.3%	42.2%	45.4%		
Total housing units	361,349	487,839	510,700	3.0	1.1
Owner vacancy rate	1.7%	4.2%	2.6%		
Rental vacancy rate	7.1%	13.1%	9.9%		

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2014.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Table DP-3. Seminole County Submarket Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%) 2000 to 2010	Average Annual Change (%) 2010 to Current
Total population	365,199	422,718	434,600	1.5	0.7
Total households	139,572	164,706	171,000	1.7	0.9
Owner households	96,949	109,499	108,800	1.2	– 0.2
Percent owner	69.5%	66.5%	63.6%		
Rental households	42,623	55,207	62,200	2.6	2.9
Percent renter	30.5%	33.5%	36.4%		
Total housing units	147,079	181,307	184,700	2.1	0.4
Owner vacancy rate	1.3%	3.1%	2.0%		
Rental vacancy rate	6.2%	11.0%	7.7%		

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2014.
Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Table DP-4. Lake and Osceola Counties Submarket Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%) 2000 to 2010	Average Annual Change (%) 2010 to Current
Total population	383,020	565,737	604,800	4.0	1.6
Total households	149,390	211,892	228,000	3.6	1.8
Owner households	113,352	151,343	152,100	2.9	0.1
Percent owner	75.9%	71.4%	66.7%		
Rental households	36,038	60,549	75,900	5.3	5.6
Percent renter	24.1%	28.6%	33.3%		
Total housing units	175,123	273,166	282,500	4.5	0.8
Owner vacancy rate	2.4%	4.8%	3.0%		
Rental vacancy rate	11.3%	16.1%	9.3%		

Notes: Numbers may not add to totals because of rounding. The current date is June 1, 2014.
Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Data Definitions and Sources

2000: 4/1/2000—U.S. Decennial Census
2010: 4/1/2010—U.S. Decennial Census
Current date: 6/1/2014—Analyst's estimates
Forecast period: 6/1/2014–6/1/2017—Analyst's estimates

The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated December 1, 2009.

Demand: The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

Other Vacant Units: In the U.S. Department of Housing and Urban Development's (HUD's) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the Census Bureau.

Building Permits: Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to http://www.huduser.org/publications/pdf/CMARtables_Orlando-Kissimmee-SanfordFL_14.pdf.

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This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD's Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to www.huduser.org/portal/ushmc/chma_archive.html.