Orange County Housing Trends
Shimberg Center for Housing Studies
April 2023
Orange County median home prices have followed a similar boom-bust-recovery pattern compared to the statewide median, but the county median has consistently exceeded the state price. Prices are back to boom-era levels.

Orange County home prices peaked at $416,000 in 2006, compared to $365,000 statewide (2022 $).

The county median home price fell to a level near the statewide low in the housing crash, but has exceeded the statewide median by $29,000-47,000 each year since 2011.

County median sale price was $415,000 in Q1-2 2022, close to the 2006 previous peak, compared to $385,000 statewide.


Source: Shimberg Center analysis of Florida Department of Revenue, Sales Data Files. All values in 2022 dollars to correct for inflation.
Orange County added thousands of rental units between 2012 and 2021 but lost units renting for $1,000 or less (2021 $).

- **Net increase 2012-2021:** 32,429 rental units
- **$1,000+ units** grew by over 64,000
- **Units at or below $1,000** fell by nearly 32,000

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**Units by Gross Rent Above/Below $1,000 (2021 $), Orange County, 2012 & 2021**

Affordable Housing Terminology

- Housing is usually considered to be affordable if it costs no more than 30% of household income.

- **Cost burdened**: Paying more than 30% of income for owner or renter costs

- **Severely cost burdened**: Paying more than 50% of income

- **Area median income (AMI)**: Used to create standard income measures across places and household sizes, expressed as % AMI
## 2022 Orlando-Kissimmee-Sanford MSA (% AMI) and Housing Cost Limits

<table>
<thead>
<tr>
<th>Income level</th>
<th>Annual income limit (1-4 person household)</th>
<th>Hourly wage, 1 full-time job</th>
<th>Hourly wage, 2 full-time jobs</th>
<th>Max. affordable monthly housing cost (1-3 bedroom unit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50% AMI</td>
<td>$29,050-$41,450</td>
<td>$14-$20</td>
<td>$10</td>
<td>$778-$1,078</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$46,480-$66,320</td>
<td>$22-$32</td>
<td>$11-$16</td>
<td>$1,245-$1,725</td>
</tr>
<tr>
<td>120% AMI</td>
<td>$69,720-$99,480</td>
<td>$34-$48</td>
<td>$17-$24</td>
<td>$1,866-$2,586</td>
</tr>
</tbody>
</table>

http://flhousingdata.shimberg.ufl.edu/income-and-rent-limits
Most renters with incomes below 80% AMI are cost burdened. Very low income homeowners also make up a large group of cost burdened households. 

Cost Burdened Households by Income as a Percentage of Area Median Income (AMI), Orange County, 2021

Source: Shimberg Center tabulation of U.S. Census Bureau, 2021 American Community Survey.
Housing costs outpace wages for many occupations.

- Orlando-Kissimmee-Sanford MSA housing wage: $25.40/hour

- A full-time worker would need to earn this amount to rent a typical 2BR apartment (HUD Fair Market Rent: $1,321/mo).

- Median wage for Orlando-Kissimmee-Sanford MSA workers, 2021: $18.03/hour

Sources: National Low Income Housing Coalition, Out of Reach; Florida Department of Economic Security, 2021 Occupational Employment Statistics and Wages.
# How much can workers afford to pay for housing each month?

<table>
<thead>
<tr>
<th>$500-699</th>
<th>$700-899</th>
<th>$900-1,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Waiters and Waitresses</td>
<td>• Substitute Teachers</td>
<td>• Dental Assistants</td>
</tr>
<tr>
<td>• Cashiers</td>
<td>• Hairdressers</td>
<td>• Roofers</td>
</tr>
<tr>
<td>• Laundry and Dry-Cleaning Workers</td>
<td>• Cooks</td>
<td>• Auto Mechanics</td>
</tr>
<tr>
<td>• Childcare Workers</td>
<td>• Landscaping and Groundskeeping Workers</td>
<td>• Correctional Officers</td>
</tr>
<tr>
<td>• Home Health and Personal Care Aides</td>
<td>• Medical Assistants</td>
<td>• Heavy and Tractor-Trailer Truck Drivers</td>
</tr>
<tr>
<td>• Janitors</td>
<td>• Construction Laborers</td>
<td>• Mental Health and Substance Abuse Social Workers</td>
</tr>
<tr>
<td>• Farmworkers</td>
<td>• Customer Service Representatives</td>
<td>• Carpenters</td>
</tr>
<tr>
<td>• Retail Salespersons</td>
<td>• Pharmacy Technicians</td>
<td>• Paramedics</td>
</tr>
<tr>
<td>• Maids and Housekeepers</td>
<td>• Veterinary Technologists and Technicians</td>
<td>• Child, Family, and School Social Workers</td>
</tr>
<tr>
<td>• Hotel Desk Clerks</td>
<td>• Light Truck Drivers</td>
<td>• Licensed Practical Nurses</td>
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<tr>
<td>• Security Guards</td>
<td>• Office Clerks</td>
<td>• Electricians</td>
</tr>
<tr>
<td>• Preschool Teachers</td>
<td>• Secretaries and Administrative Assistants</td>
<td>• Firefighters</td>
</tr>
<tr>
<td>• Nursing Assistants</td>
<td>• Tellers</td>
<td>• Plumbers, Pipefitters, and Steamfitters</td>
</tr>
<tr>
<td>• Receptionists and Information Clerks</td>
<td>• Painters</td>
<td>• Paralegals and Legal Assistants</td>
</tr>
<tr>
<td>• Bus Drivers</td>
<td></td>
<td>• Bus Drivers</td>
</tr>
</tbody>
</table>

Source: Shimberg Center tabulation of Florida Department of Economic Security, Occupational Employment Statistics and Wages. Based on median wage for occupations in Orlando-Kissimmee-Sanford MSA. Assumes full-time worker, 30% of income spent on housing costs.
Eviction & foreclosure filings fell sharply in spring 2020 during state moratorium, then increased when filings were permitted again. Evictions remained lower in 2021 but reached well above historic levels in 2022.

Eviction & Foreclosure Filings, Orange County
Source: Shimberg Center tabulation of filing data from Florida Clerks & Comptrollers and Office of the State Courts Administrator.
Building a Local Housing System: The Affordable Housing Continuum

**Supportive Housing (affordable units + services)**
- Homeless
- Older adults
- People with disabilities
- Other special needs

**Affordable rental housing**
- Public housing
- Subsidized (Florida Housing, HUD, USDA)
- Vouchers
- NOAH (Naturally Occurring Affordable Housing)

**Affordable home ownership**
- Shared equity (e.g. community land trust)
- Down payment assistance
- Low-interest loans
- Affordable construction
- Home rehab and weatherization
The Florida Housing Data Clearinghouse provides public access to data about housing needs and supply, subsidized rental housing, and household demographics in Florida communities.

Shimberg Center for Housing Studies
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Main site: [http://www.shimberg.ufl.edu](http://www.shimberg.ufl.edu)
Data clearinghouse: [http://flhousing.data.shimberg.ufl.edu](http://flhousing.data.shimberg.ufl.edu)