



# Housing Statistics Report

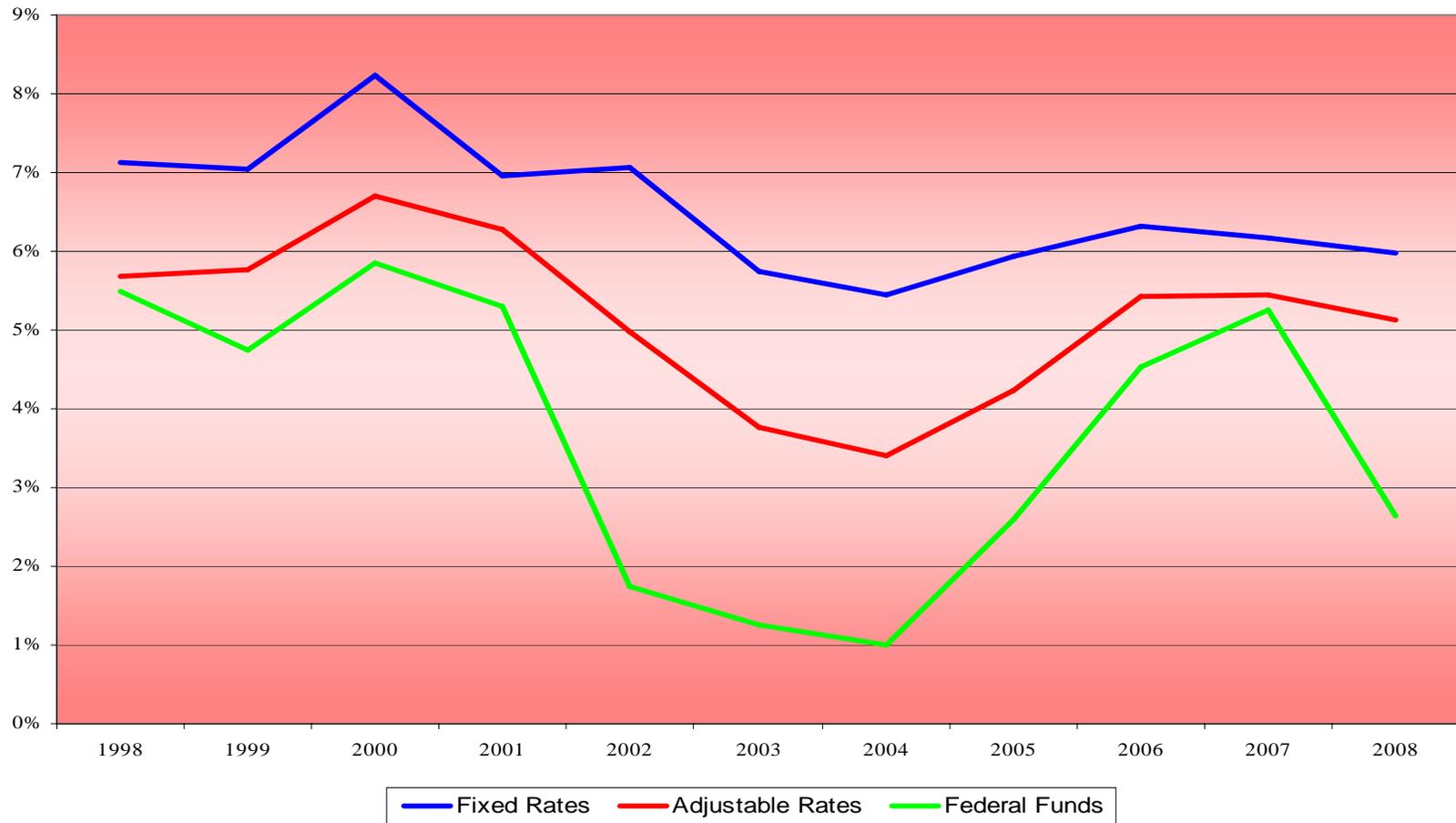


May 2008



# Interest Rates Stay Level

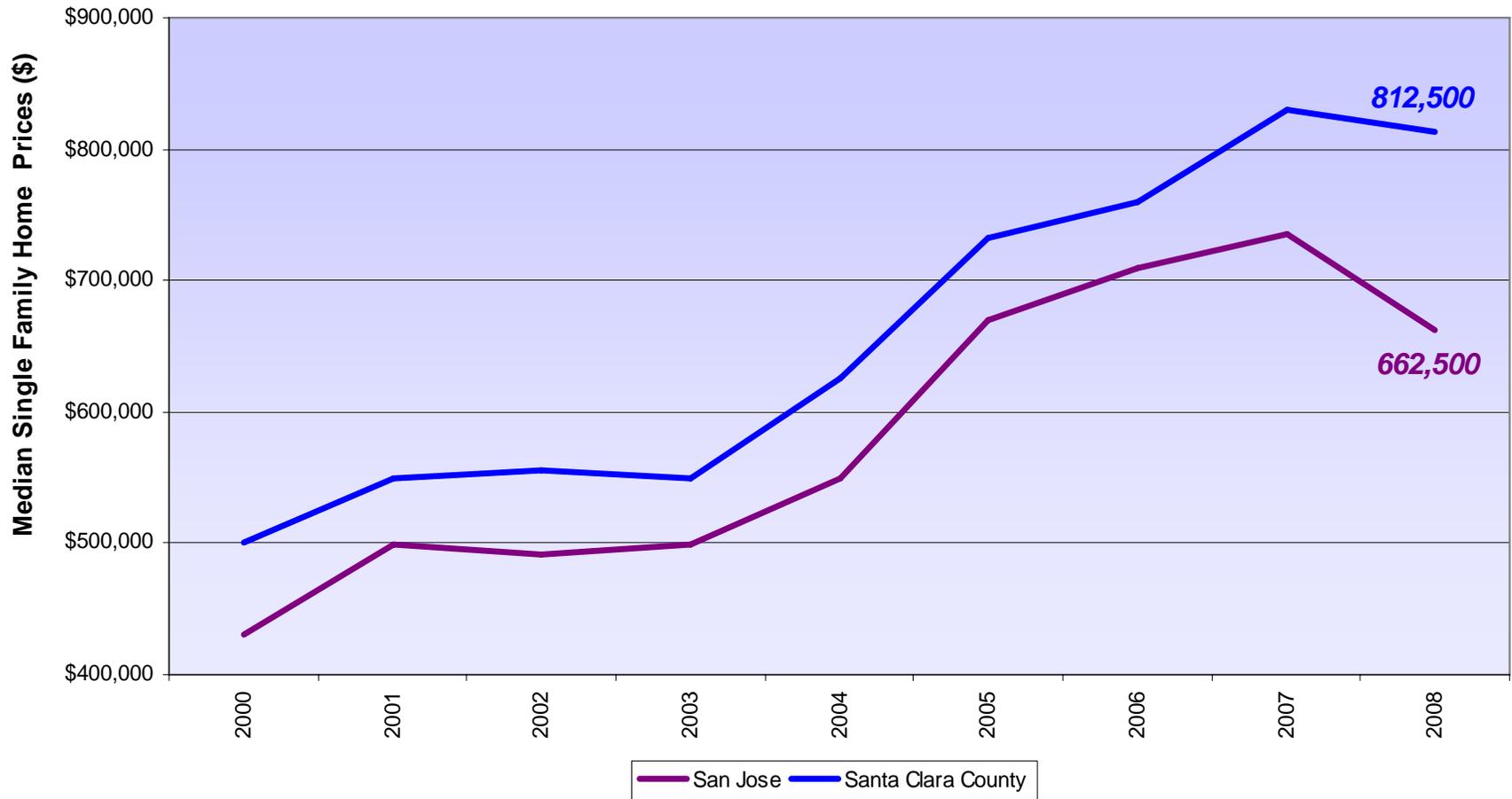
## Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation, March 1998 - March 2008

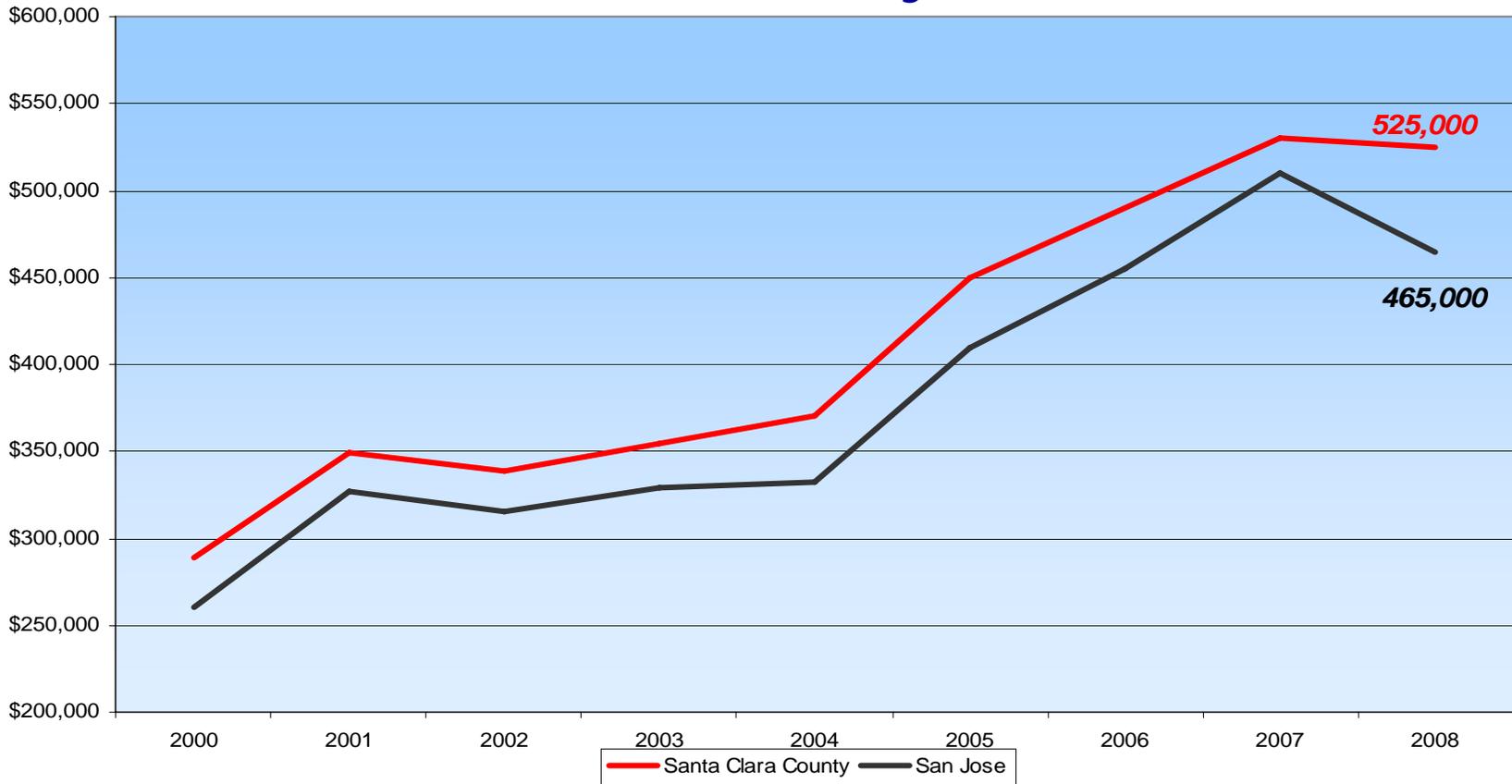
# San José Single Family Home Prices Drop 10% Since March 07

## Santa Clara County/San Jose Median Sale Prices



# San José Townhome/Condos Prices Dip 9% Since March 07

## Median Priced Condo/Townhomes in Santa Clara County/San Jose



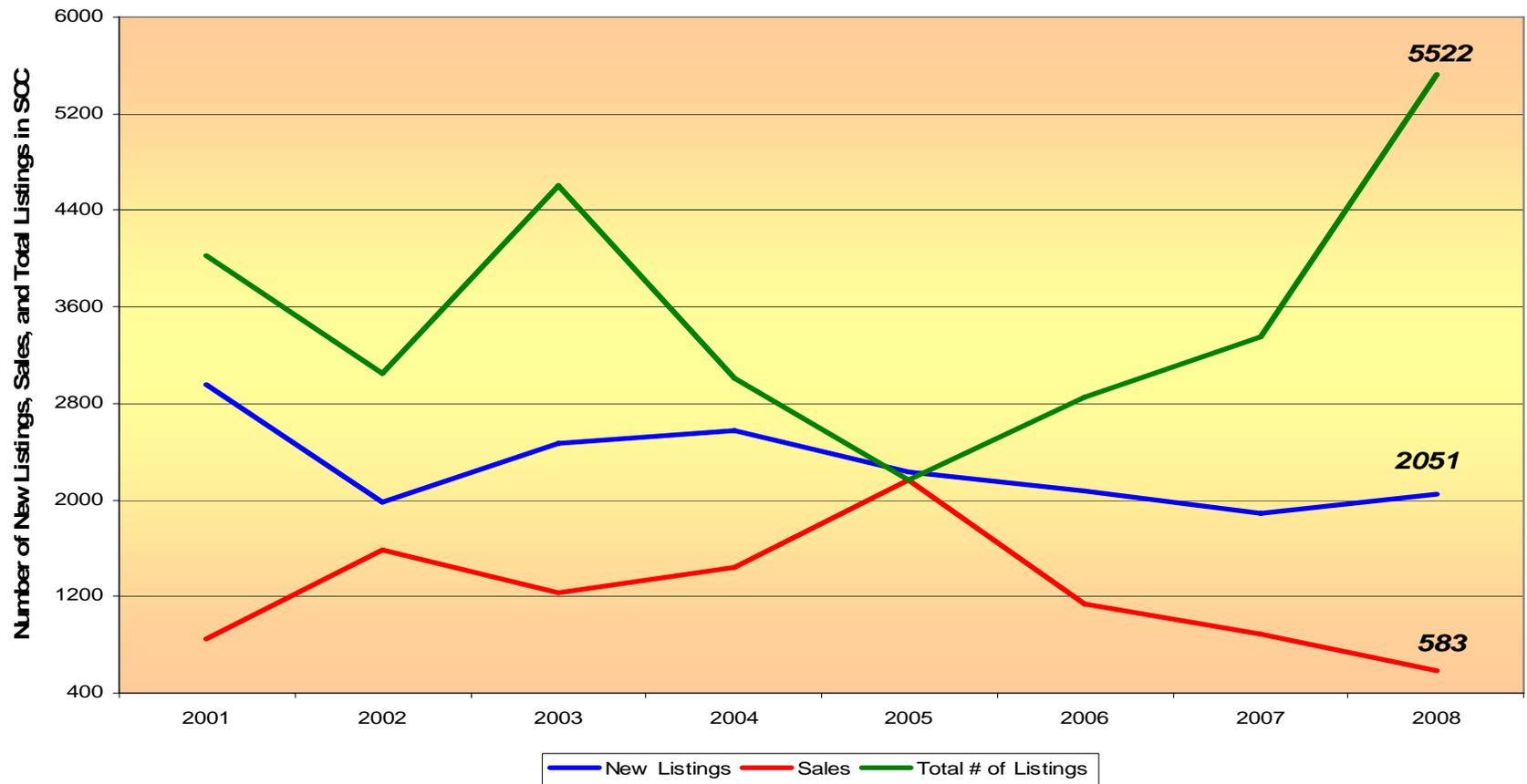
# Notices of Default Have Almost Tripled Since March 2007

## Notices of Default in Santa Clara County



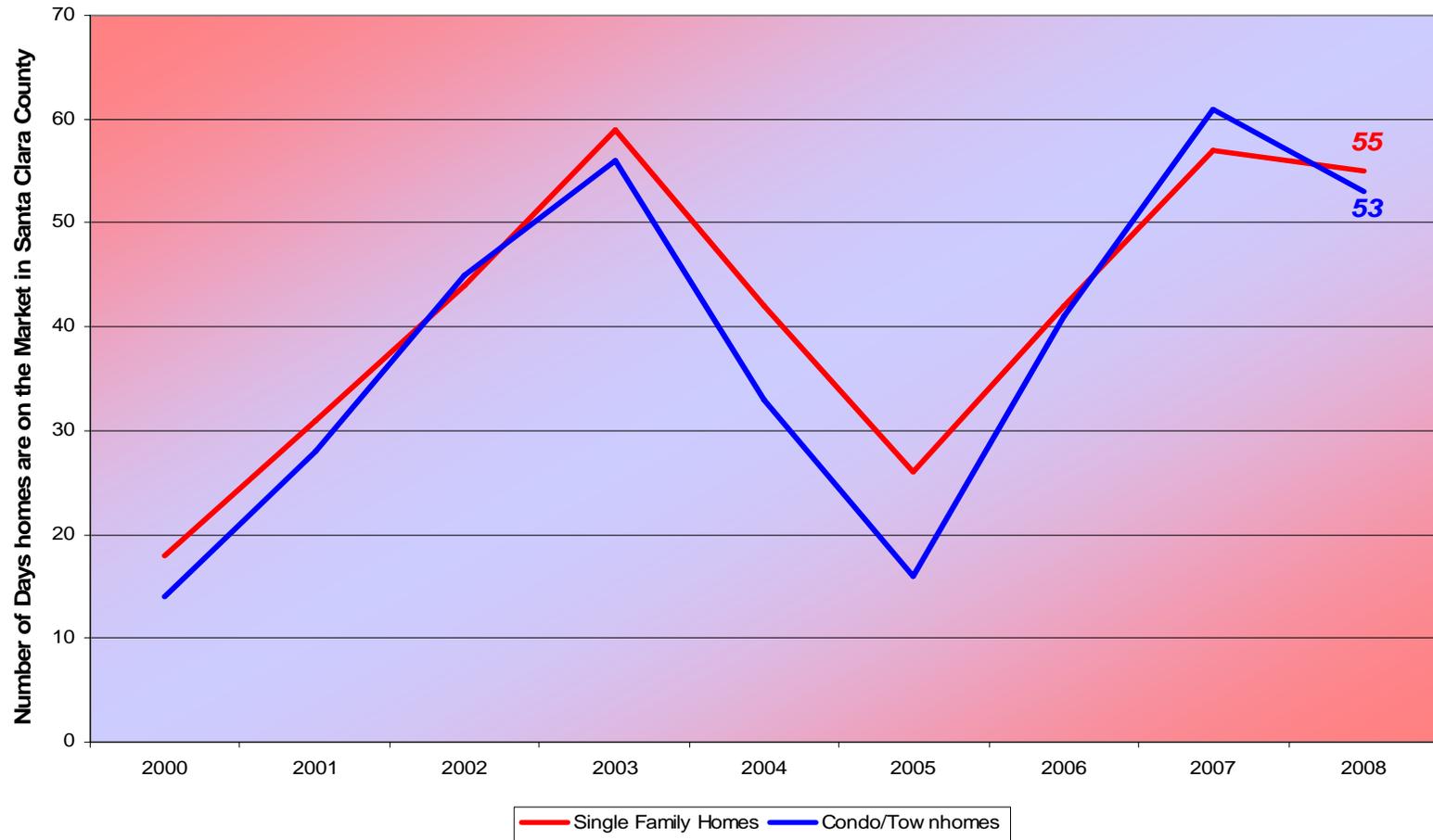
# Significant Increase in New Listings— Number of Sales Continue to Decline

New Listings, Sales, and Current Inventory of Single Family Homes in Santa Clara County In December 07



# Housing Turnover

## Number of Days Homes Remain on the Market in SCC



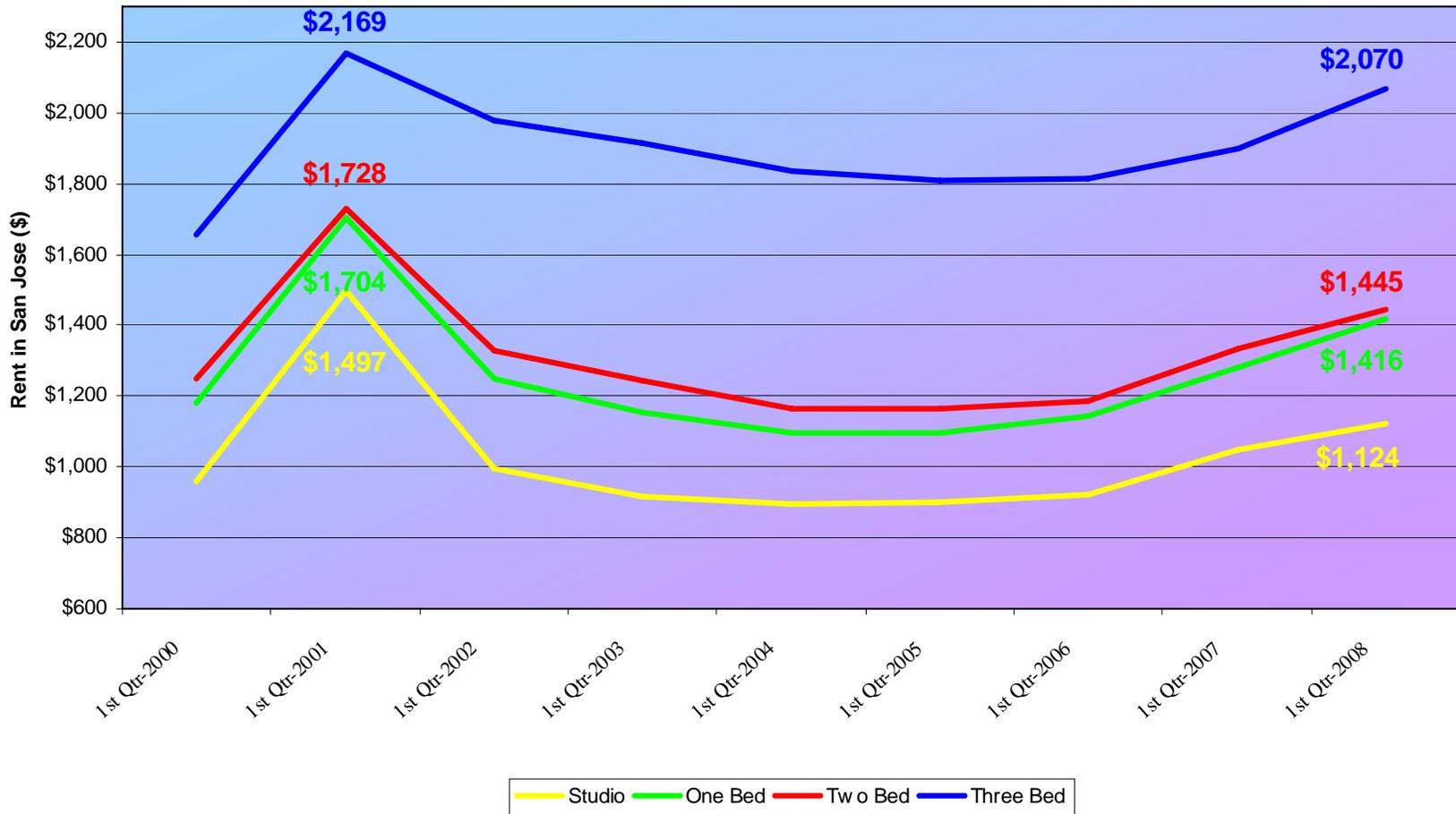
# Vacancy Rates Continue To Be Low

## San Jose Rental Housing Vacancy Rates



# Average San Jose Rents Increase 10% In The Past Year

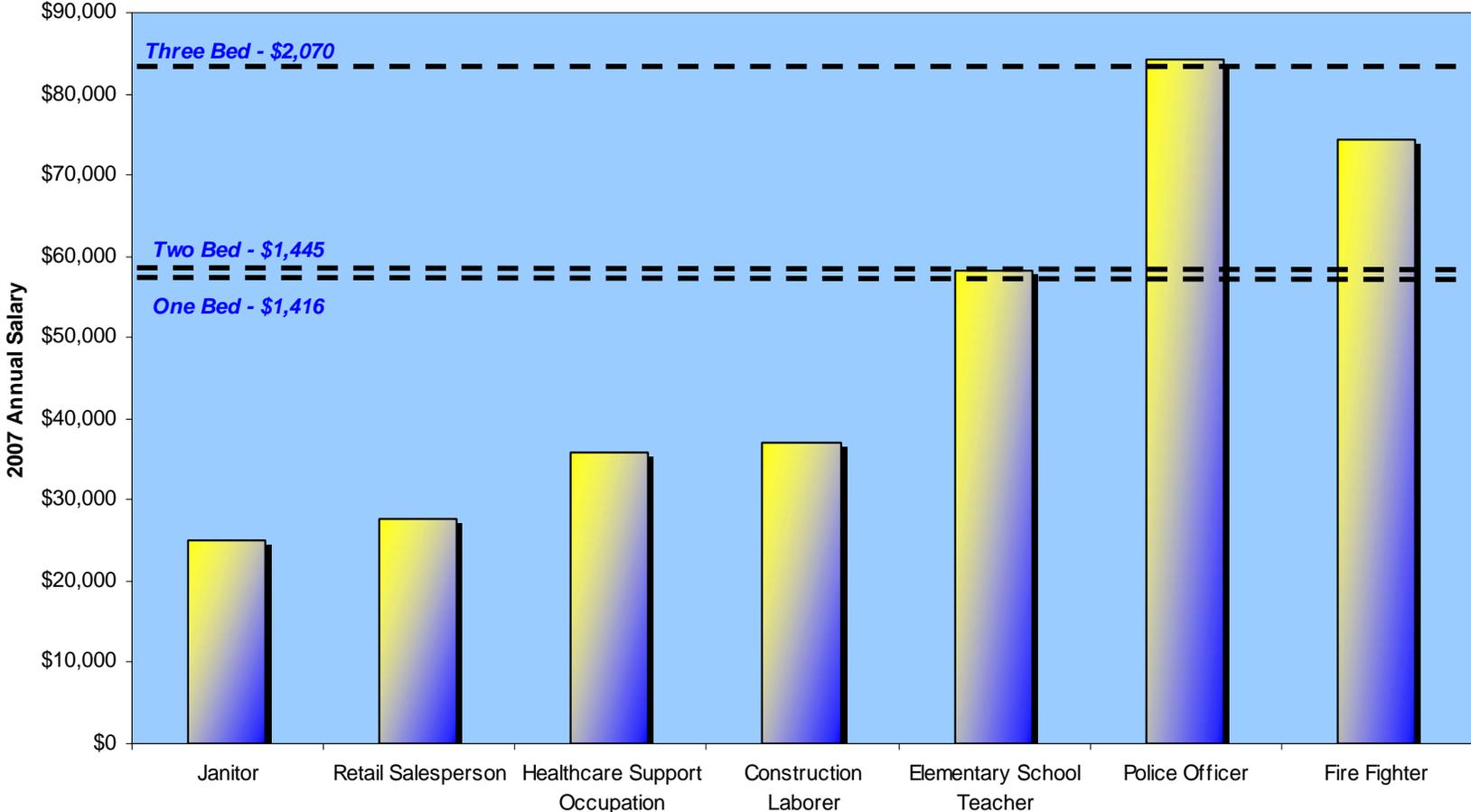
## Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 1<sup>st</sup> Quarter 2000 – 1<sup>st</sup> Quarter 2008 – Data only includes rental projects with 50 units or more

# San Jose Rental Rates Remain Out of Reach for Working Families

## Mean Annual Wages for San Jose Service Workers



SOURCE: Employment Development Department (EDD) – 2007 Annual Salary

# San Jose Rental Housing Units – Market Versus Affordable

## San Jose Building Permits Issued by Fiscal Year

