



Housing Statistics Report

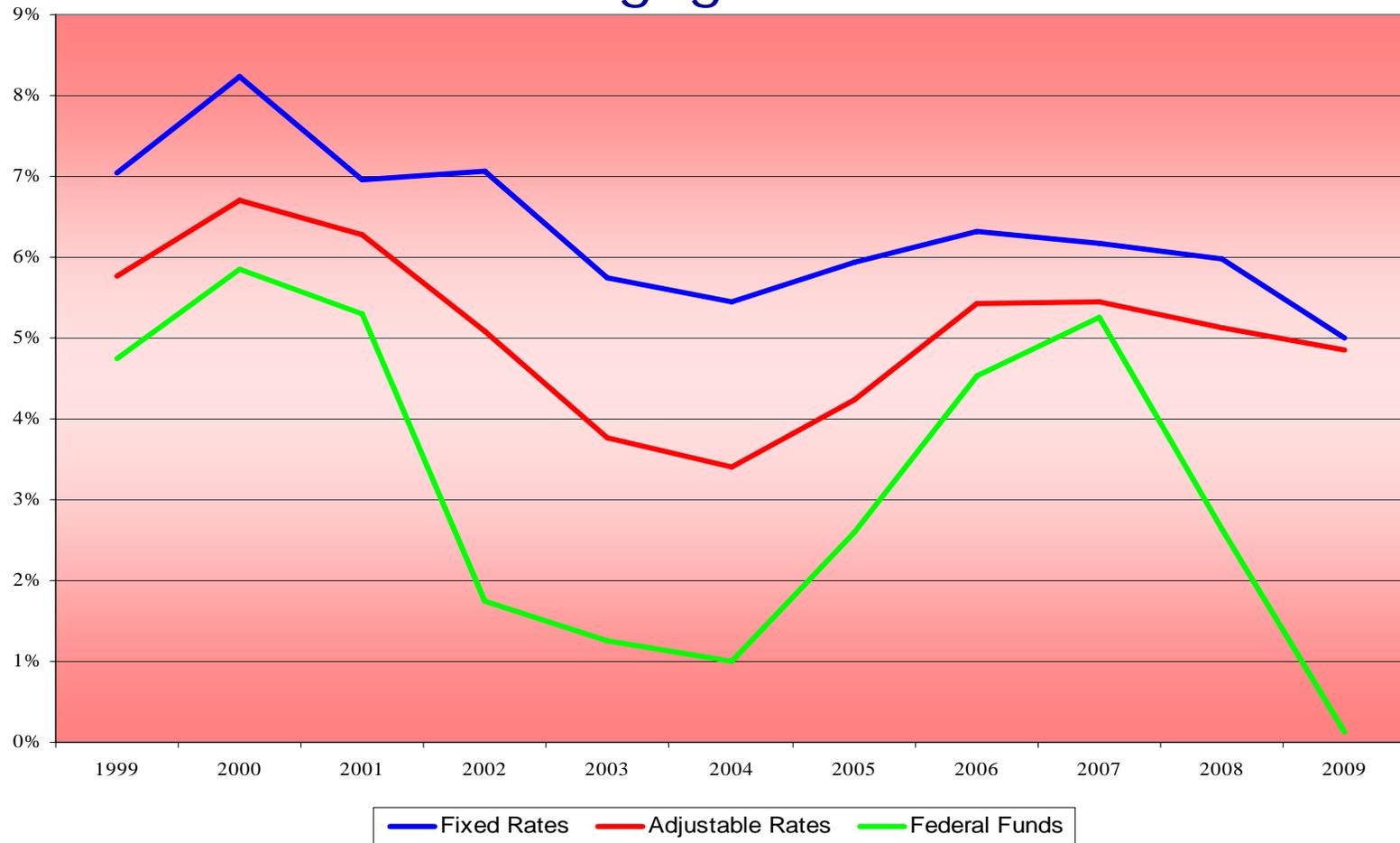


May 2009



Decline in Interest Rates Mirrors the Federal Funds Rate

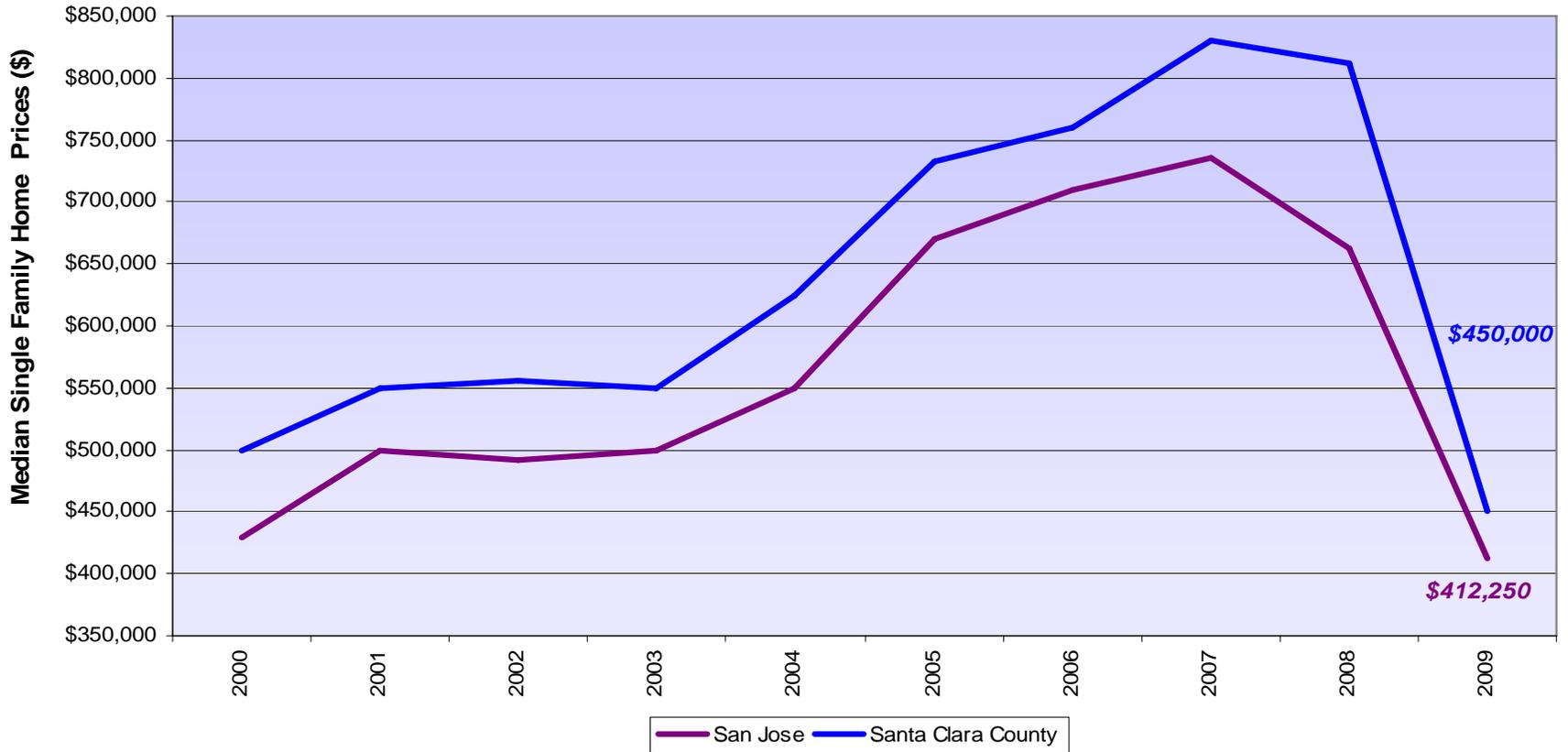
Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation, March 1999 - March 2009

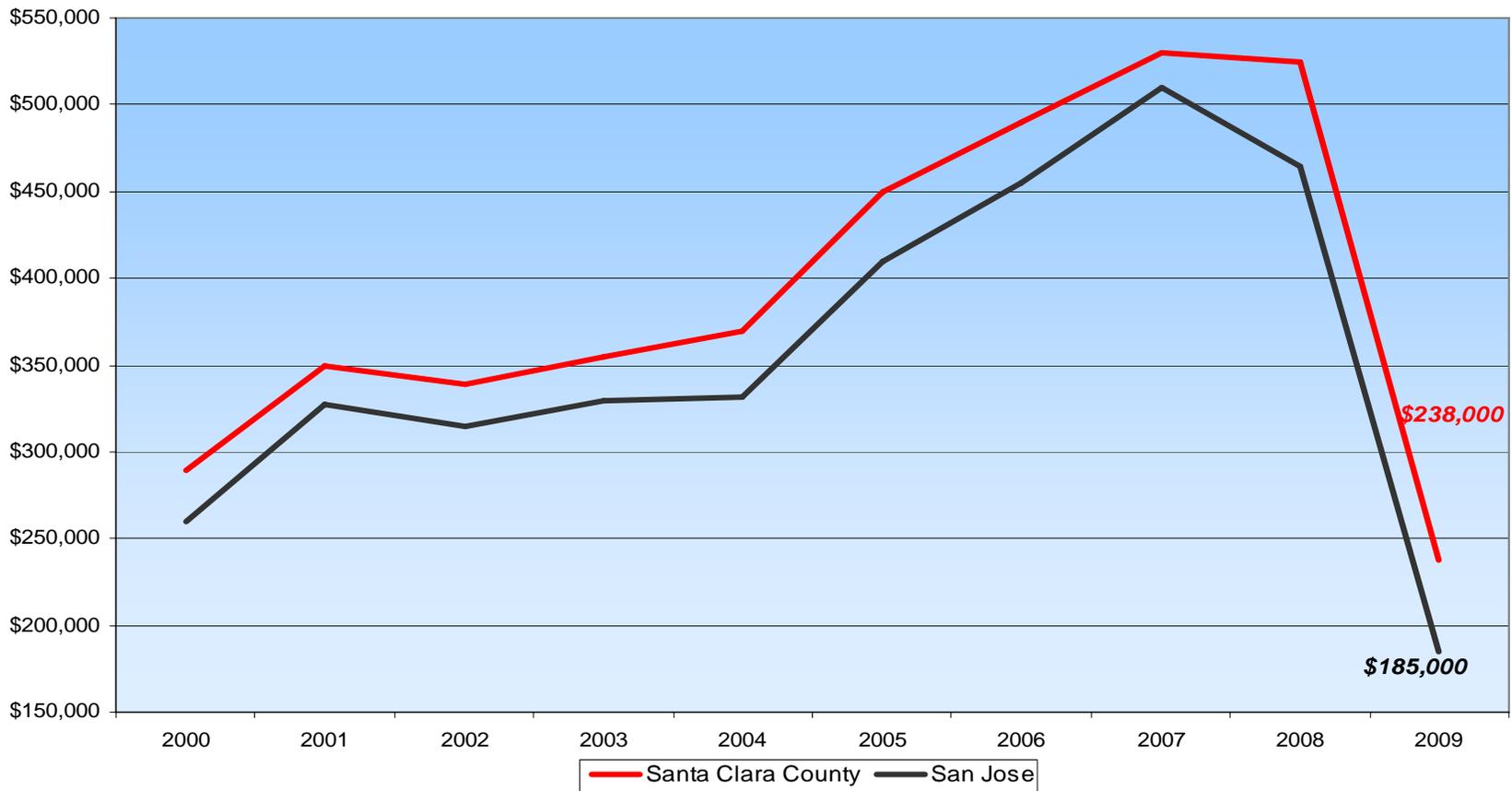
San José Single Family Home Median Sales Price Drop 38% Since March 08

Rise in Foreclosures & Short Sales Has Dramatically Decreased Prices



San José Townhome/Condos Median Sales Price Dip 60% Since March 08

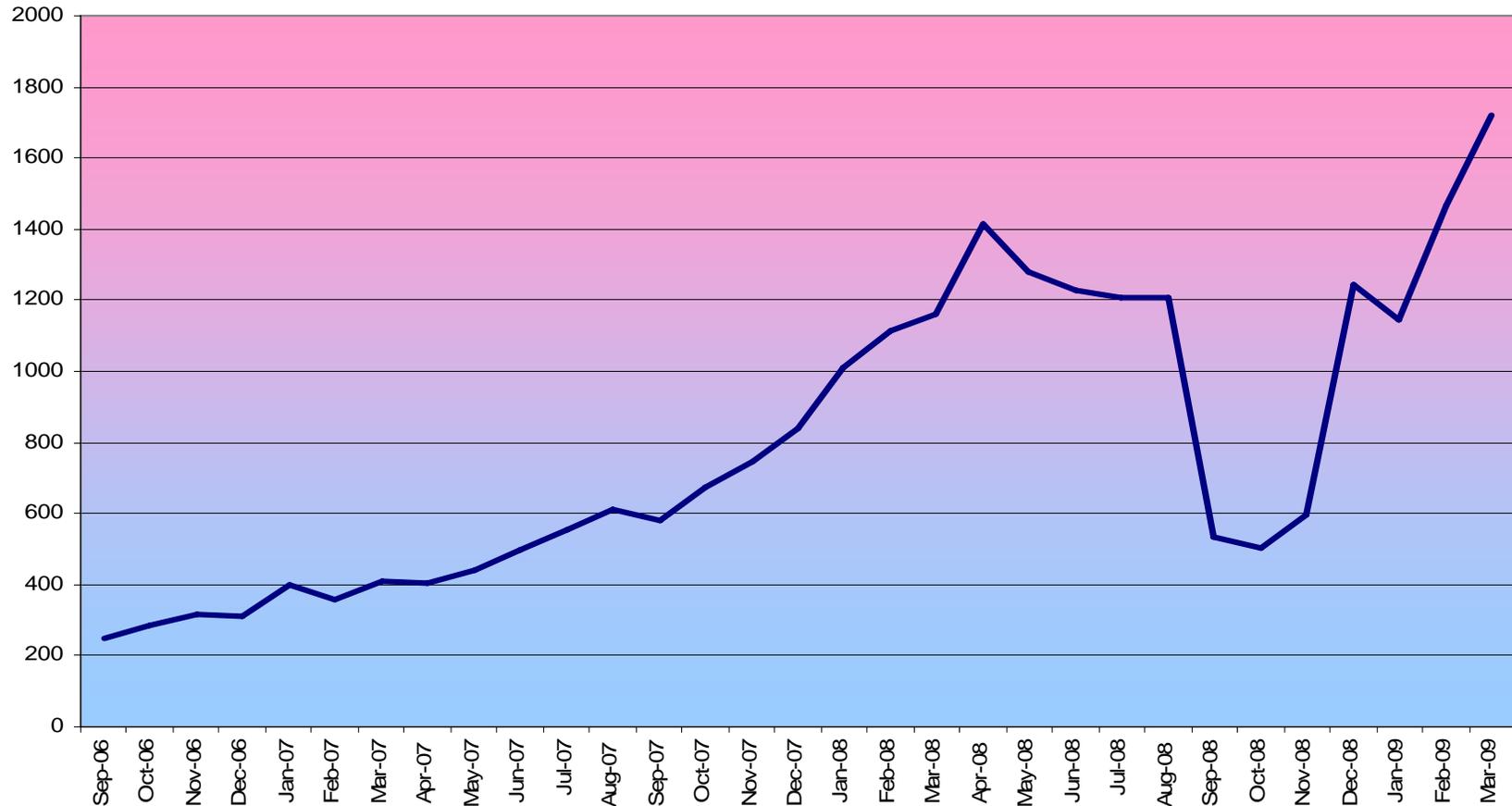
Foreclosures & Short Sales to Avoid Foreclosures Have Risen Dramatically



SOURCE: Santa Clara County Association of Realtors, March 2000 - March 2009

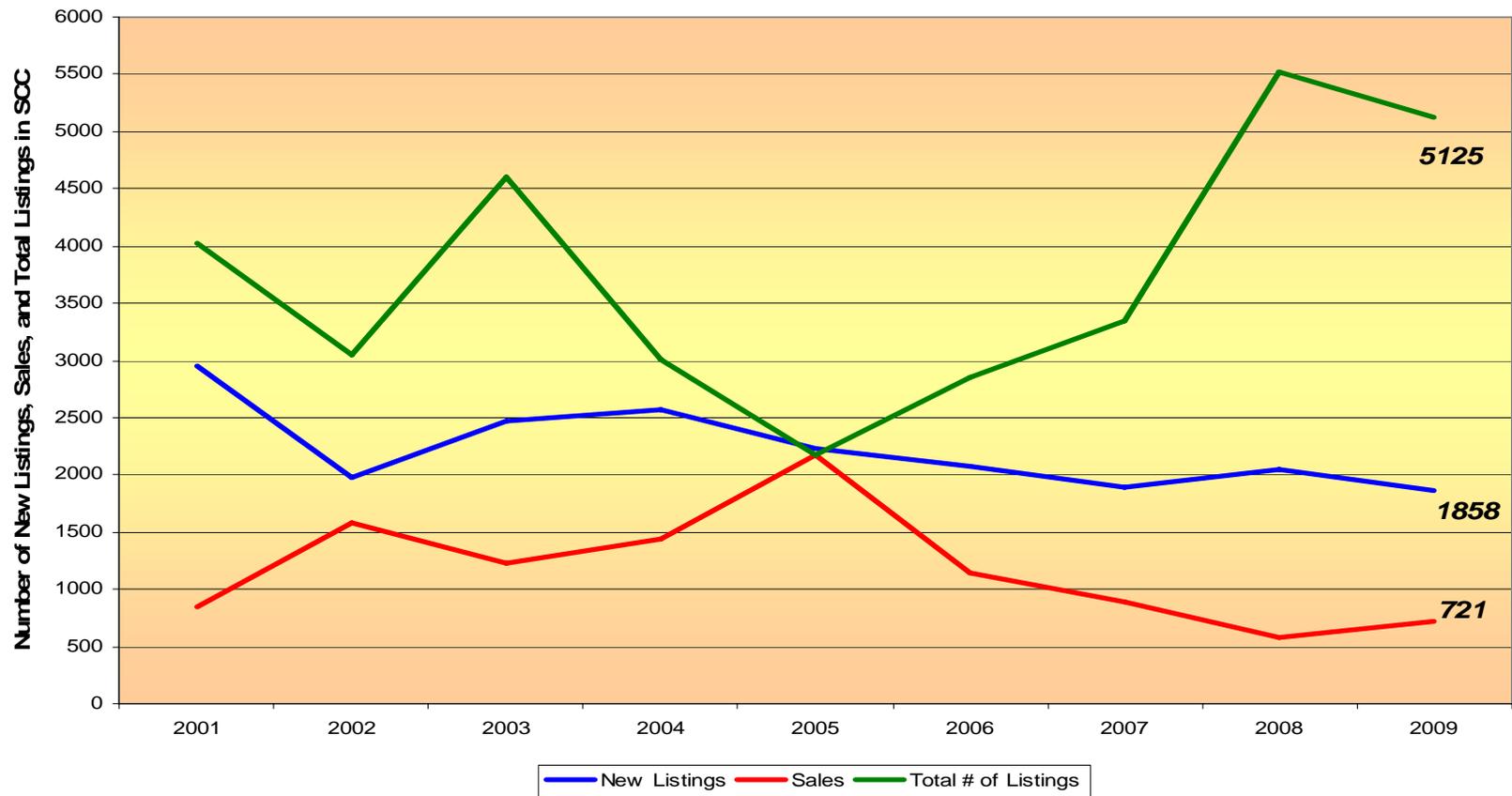
Notices of Default Continue to Climb

Notices of Default in Santa Clara County



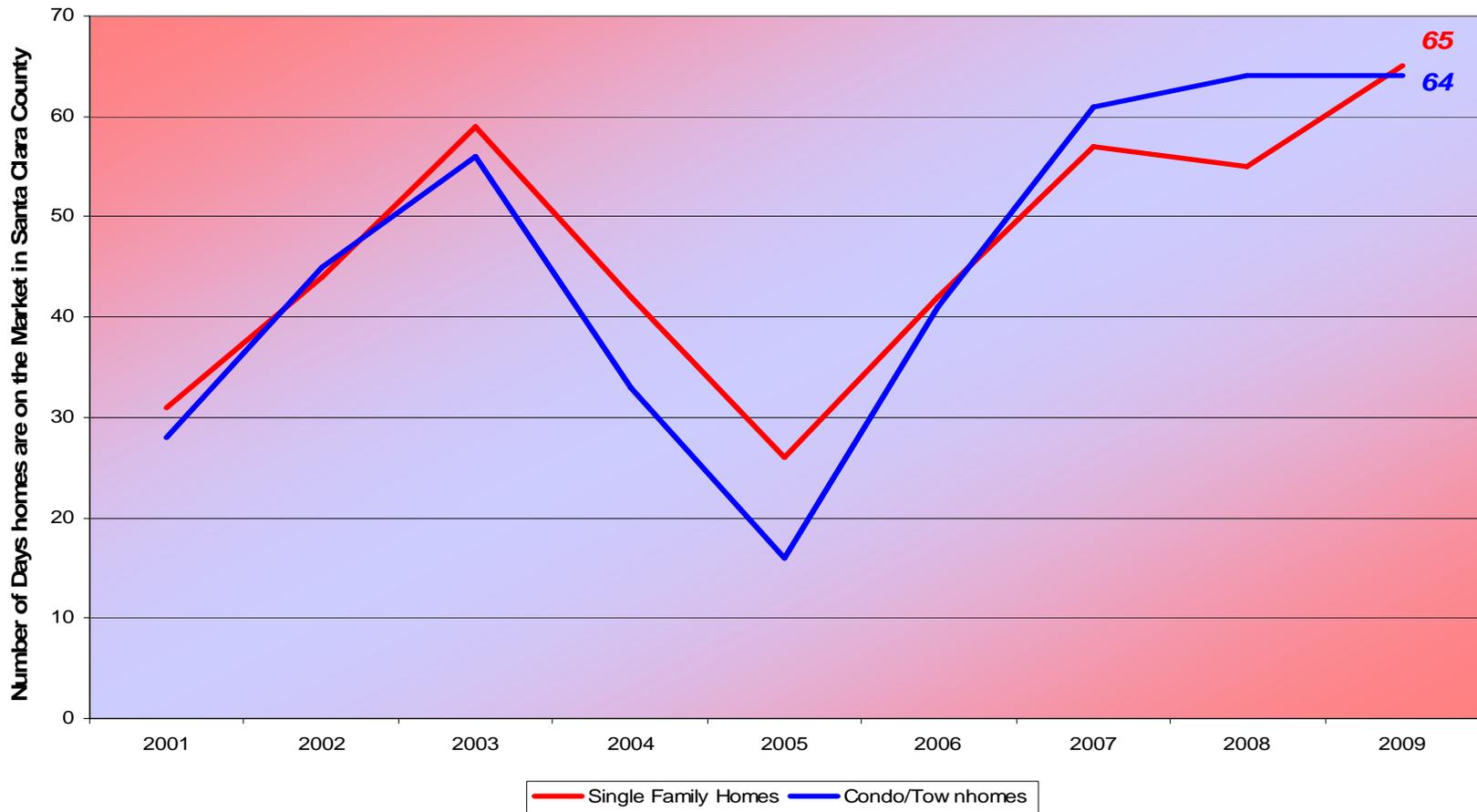
Total Number of Listings Dip 7% Since the Same Time Last Year

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



Housing Turnover

Number of Days Homes Remain on the Market in SCC



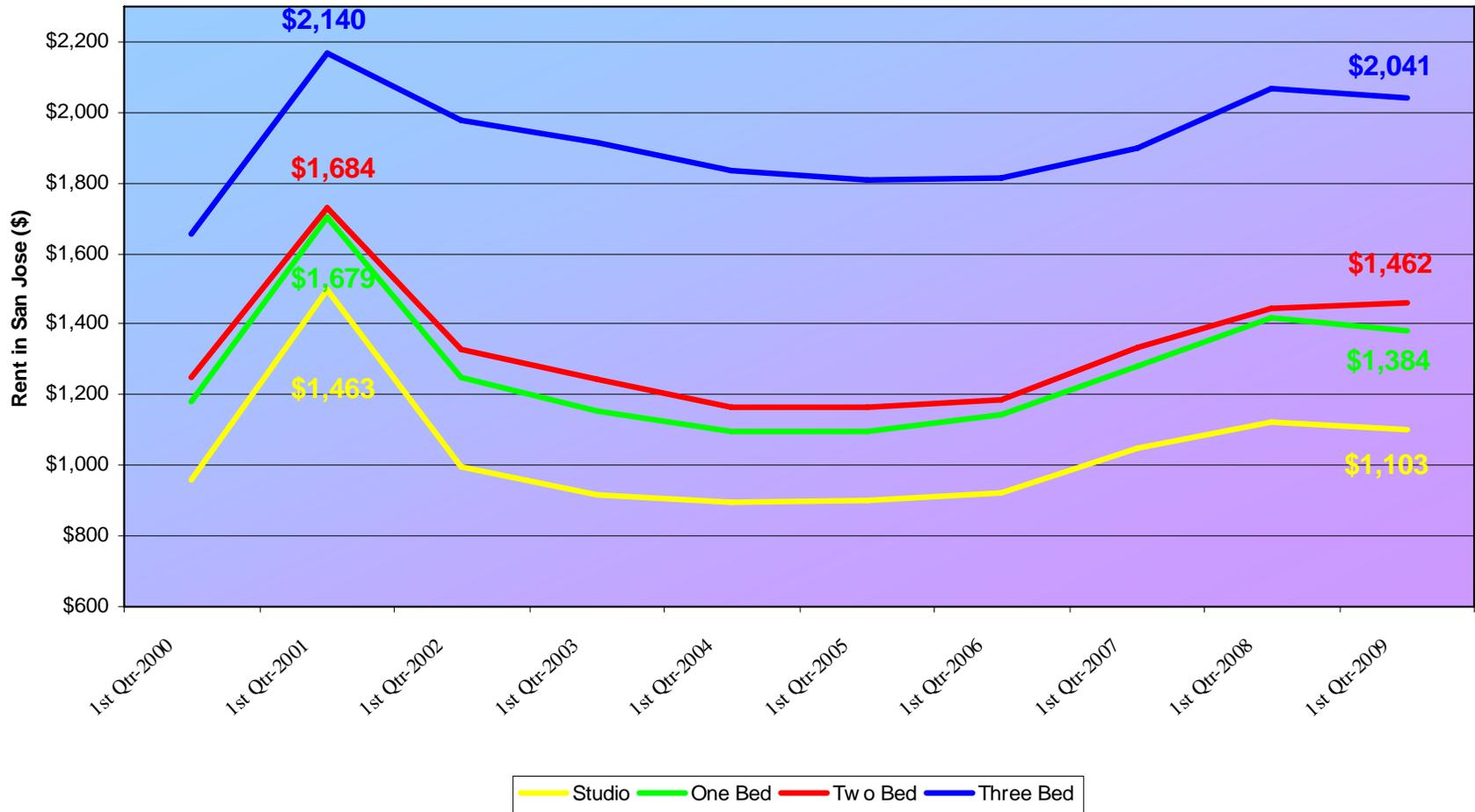
Vacancy Rates At a Healthy Rental Market

San Jose Rental Housing Vacancy Rates



Average San Jose Rents Decrease 1.5% Year Over Year

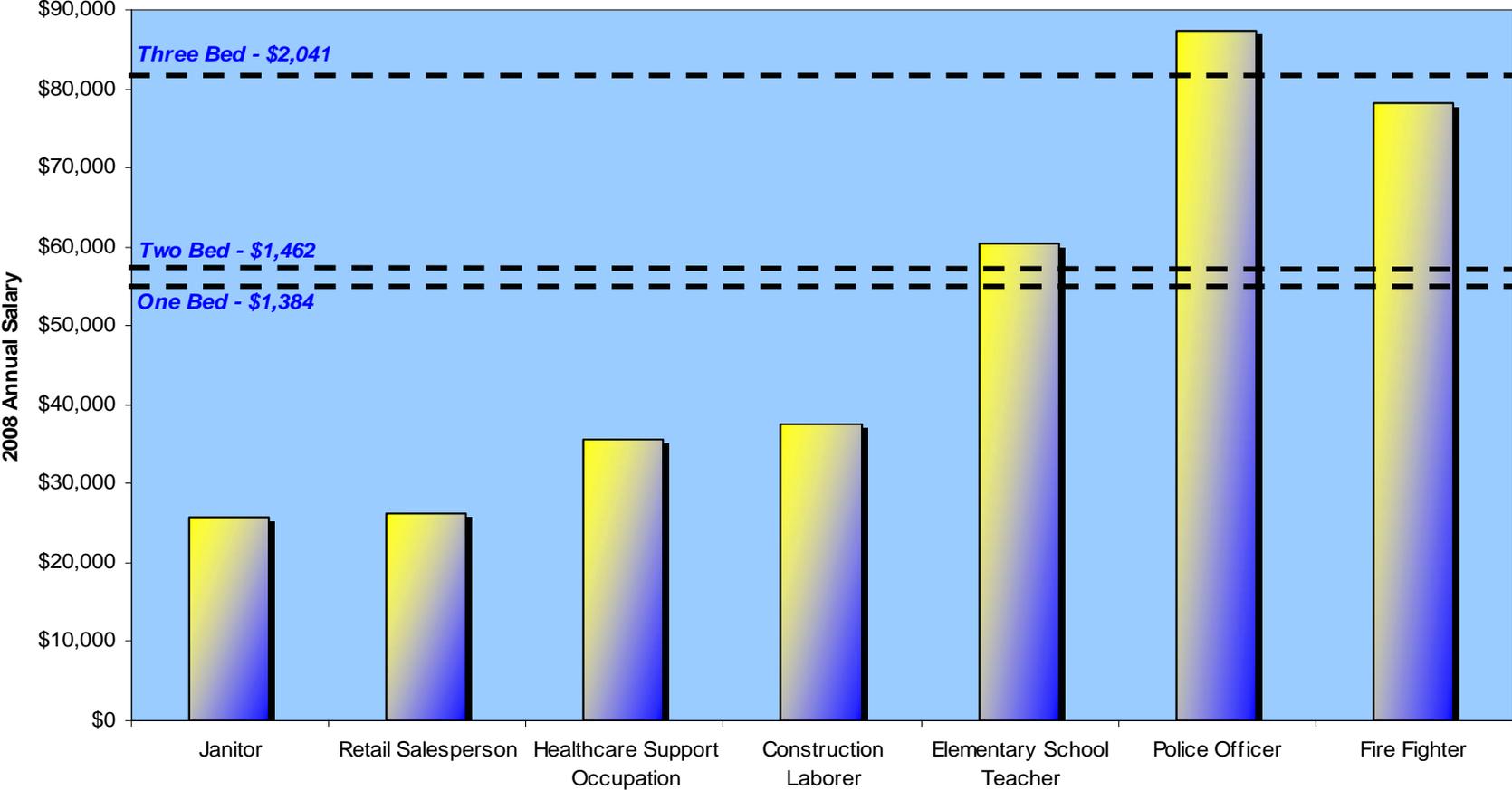
Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 1st Quarter 2000 – 1st Quarter 2009 – 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) – 2008 1st Quarter Salary

