



# Housing Statistics Report

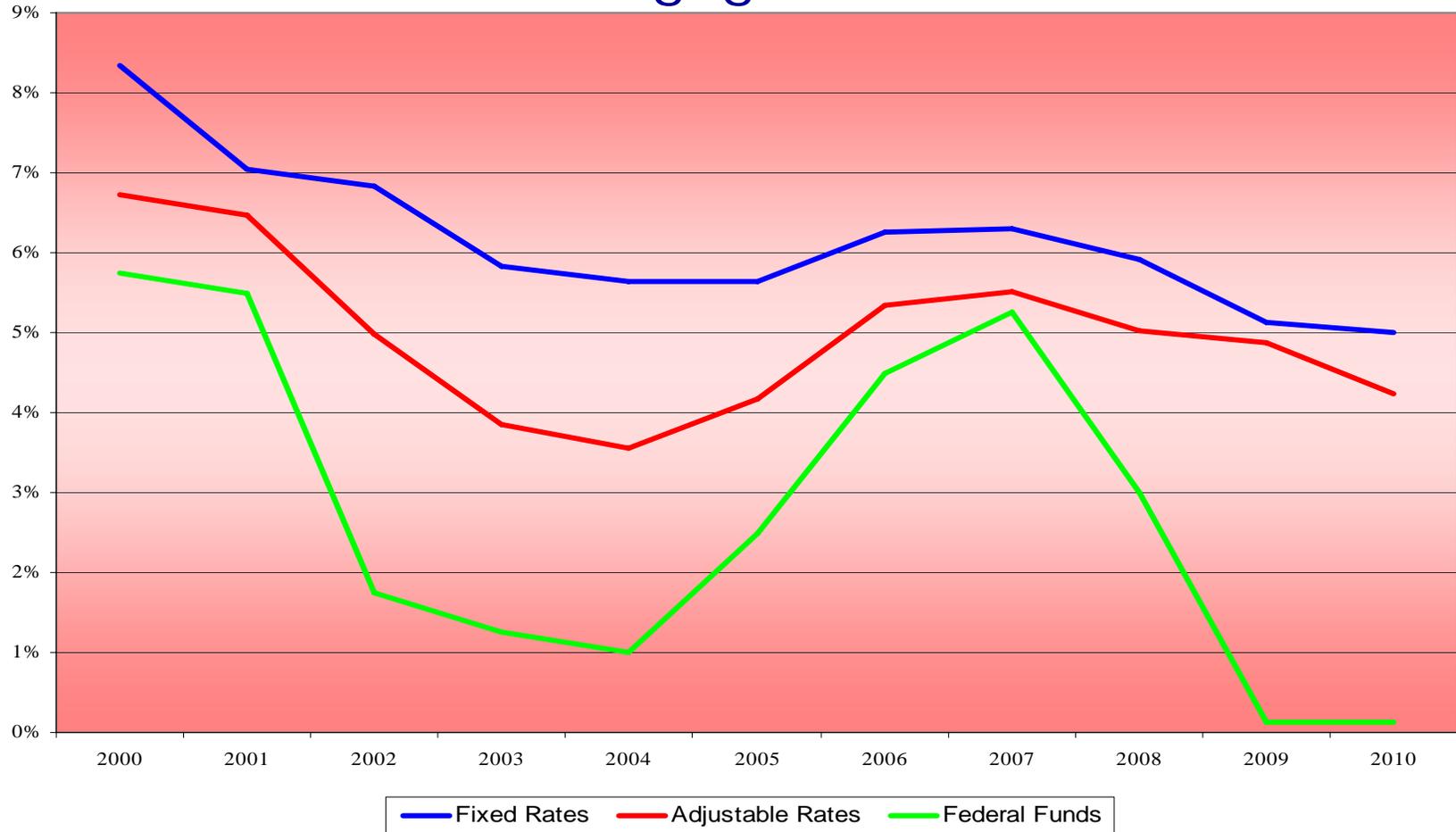


May 2010



# Interest Rates Continue to Gradually Decline Year over Year Since 2007

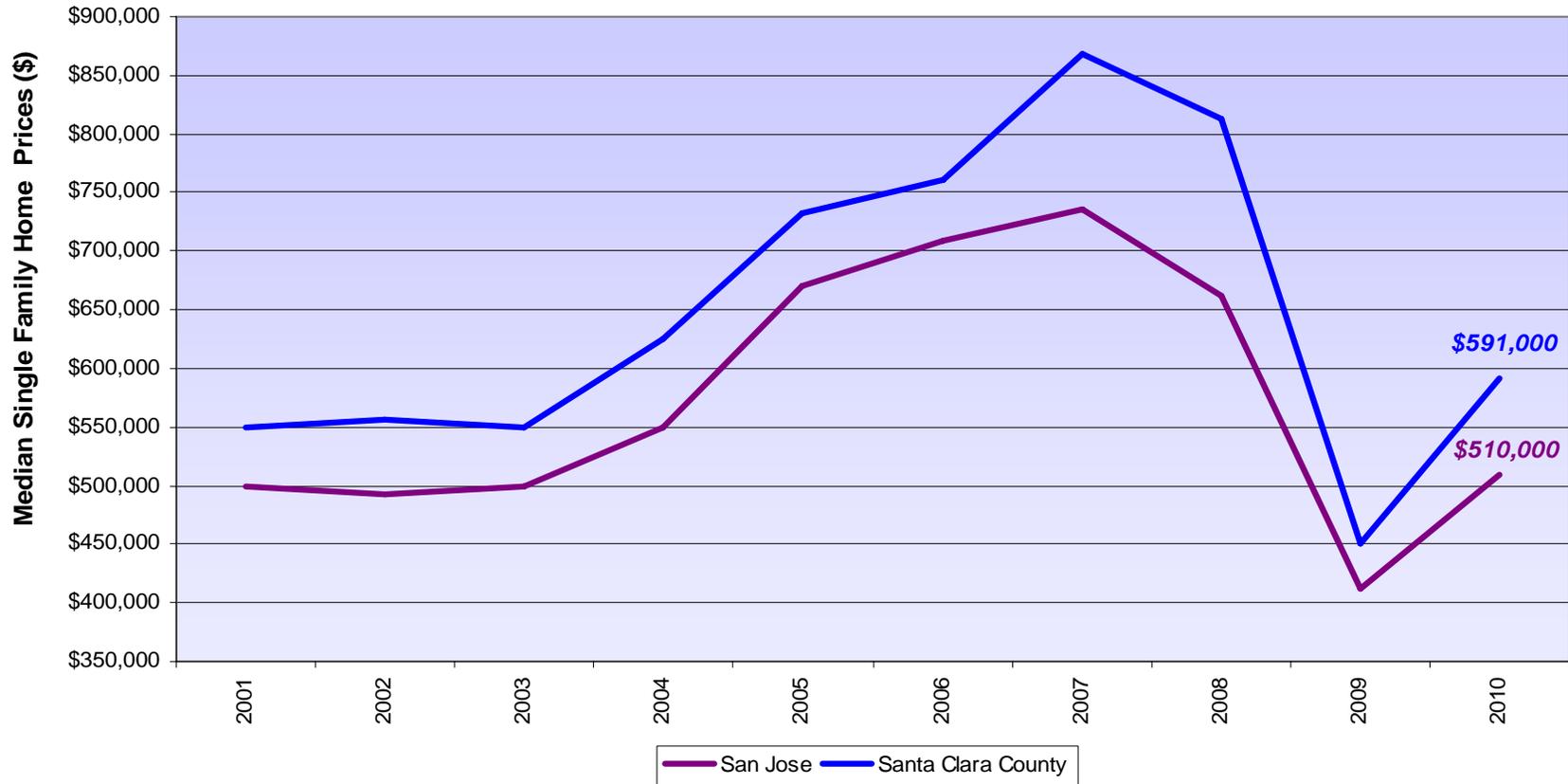
## Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation, February 2000 – February 2010

# SJ Single Family Home Median Sale Price Increase Almost 24% Year Over Year

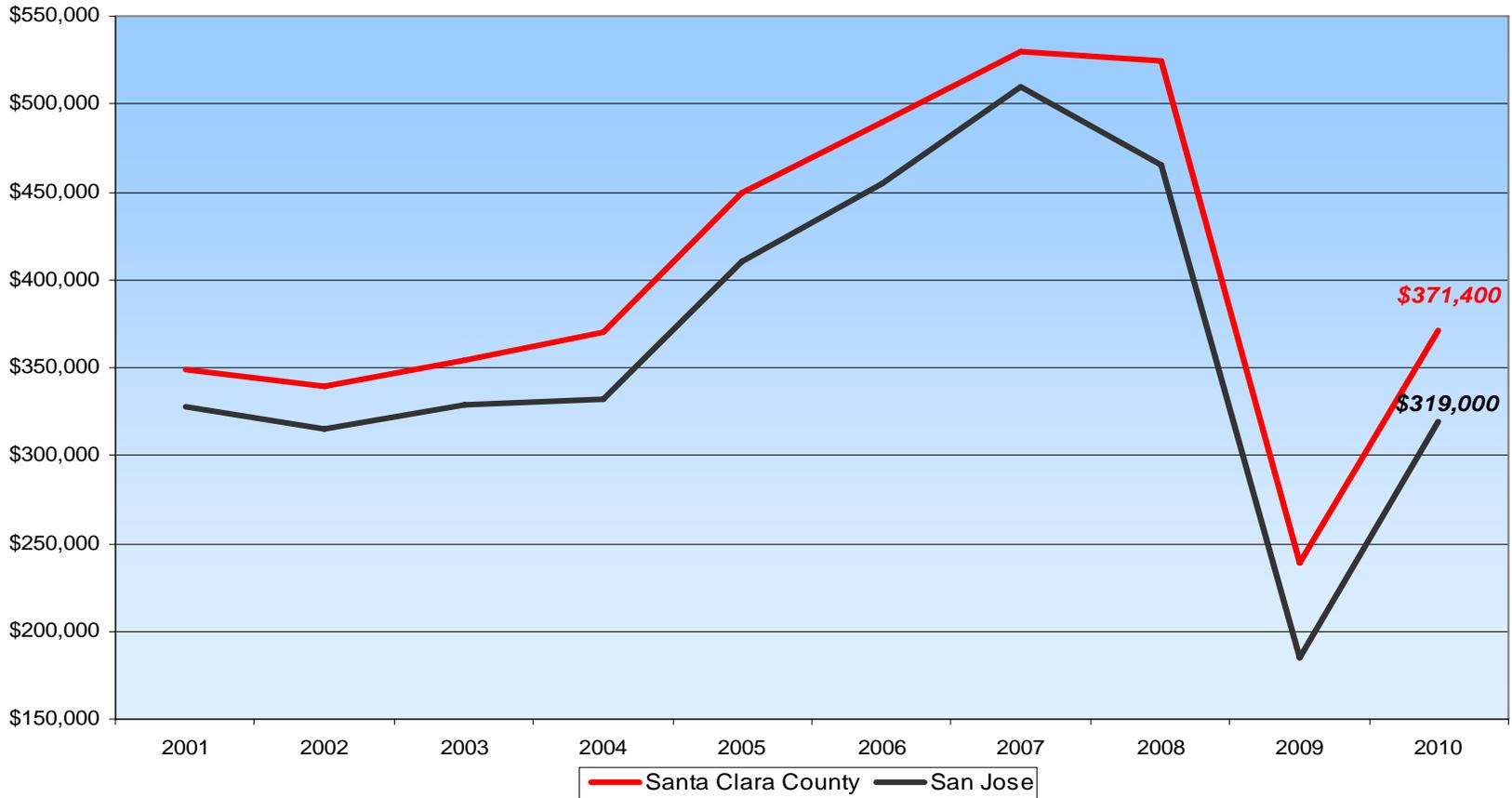
## Santa Clara County/San Jose Median Sale Prices



*A little skewed because of foreclosures and price of houses sold (high end homes started selling)*

# SJ Townhome/Condos Median Sales Price Increase 72% Year Over Year

## Santa Clara County/San Jose Median Sale Prices



*A little skewed because of foreclosures and price of houses sold (high end homes started selling)*

# Notices of Default Begin to Climb in 2010

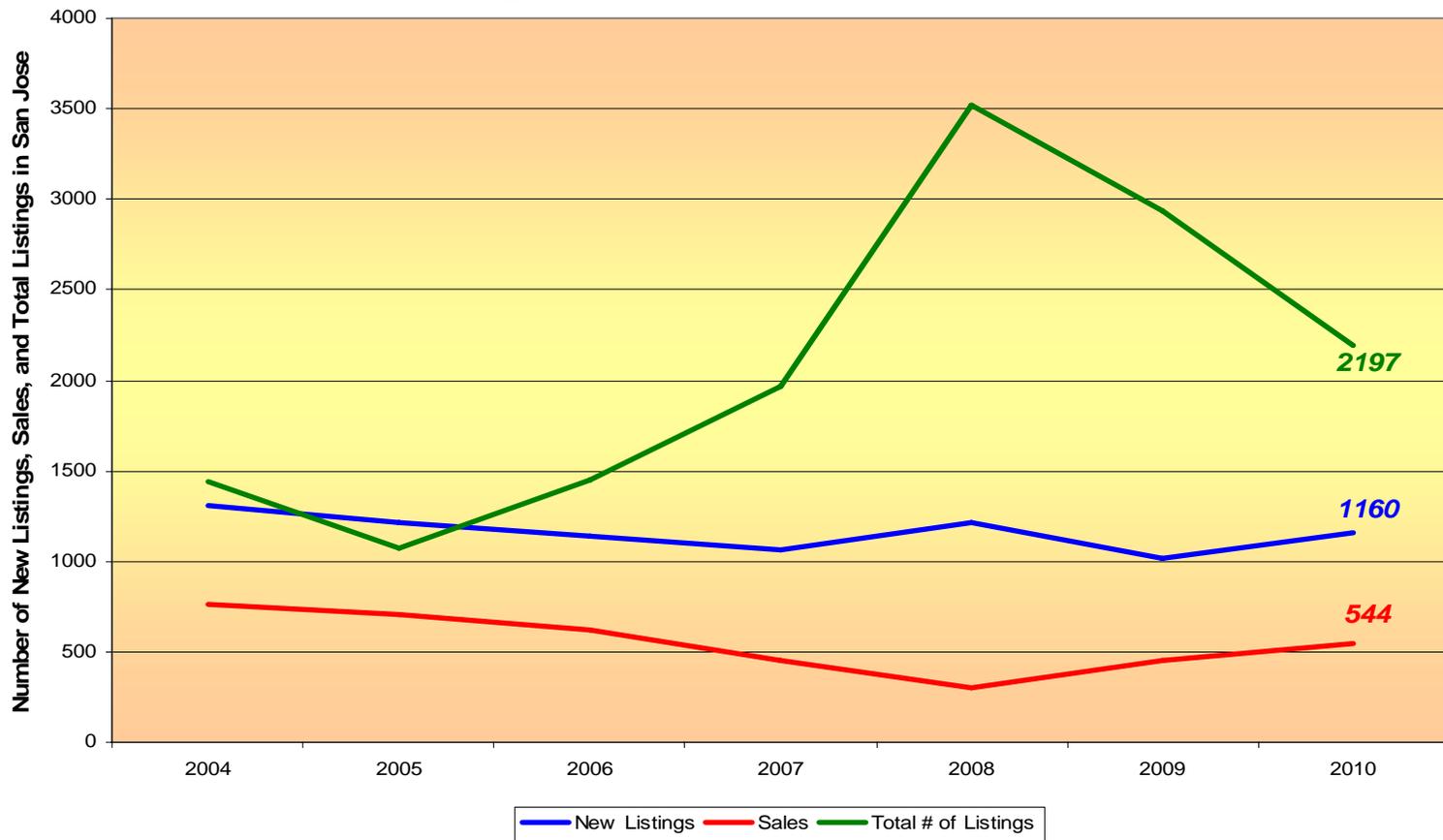
## Notices of Default in Santa Clara County



***Reason – Banks were holding off on declaring default in late 2009 due to Obama Administration proposal***

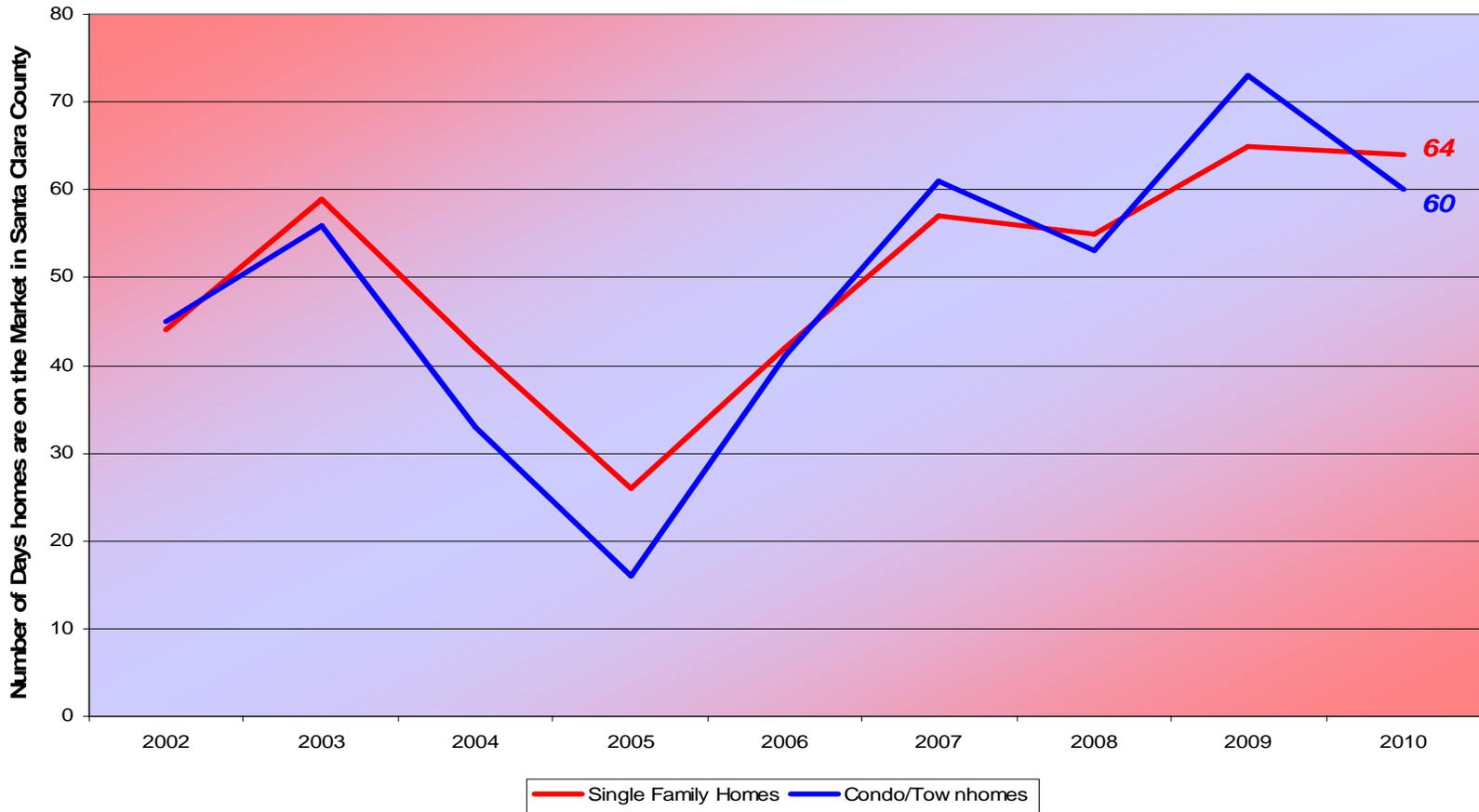
# Total Number of Listings Dip 25% Since the Same Time Last Year

## New Listings, Sales, and Current Inventory of Single Family Homes in San Jose



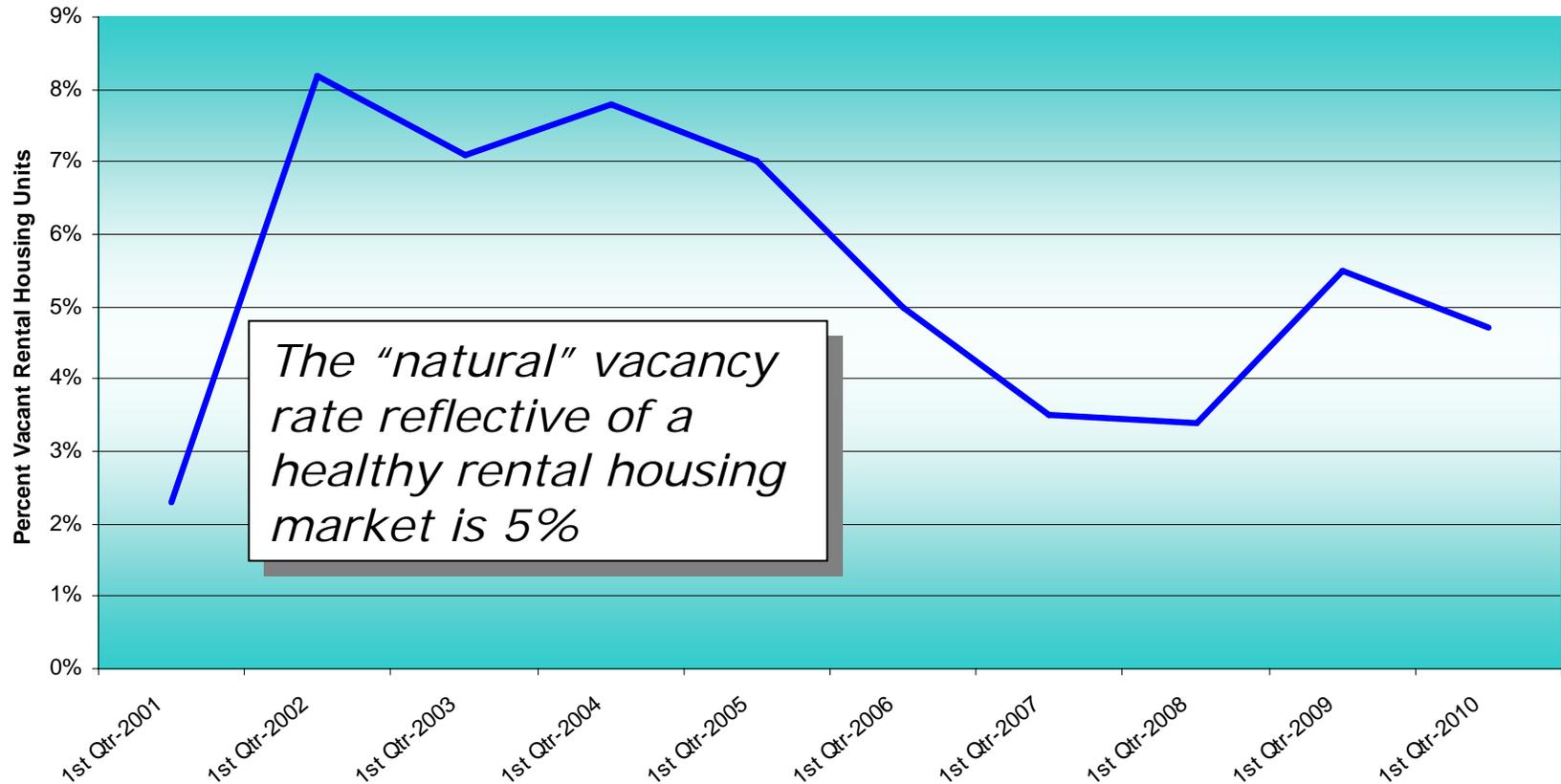
# Housing Turnover

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



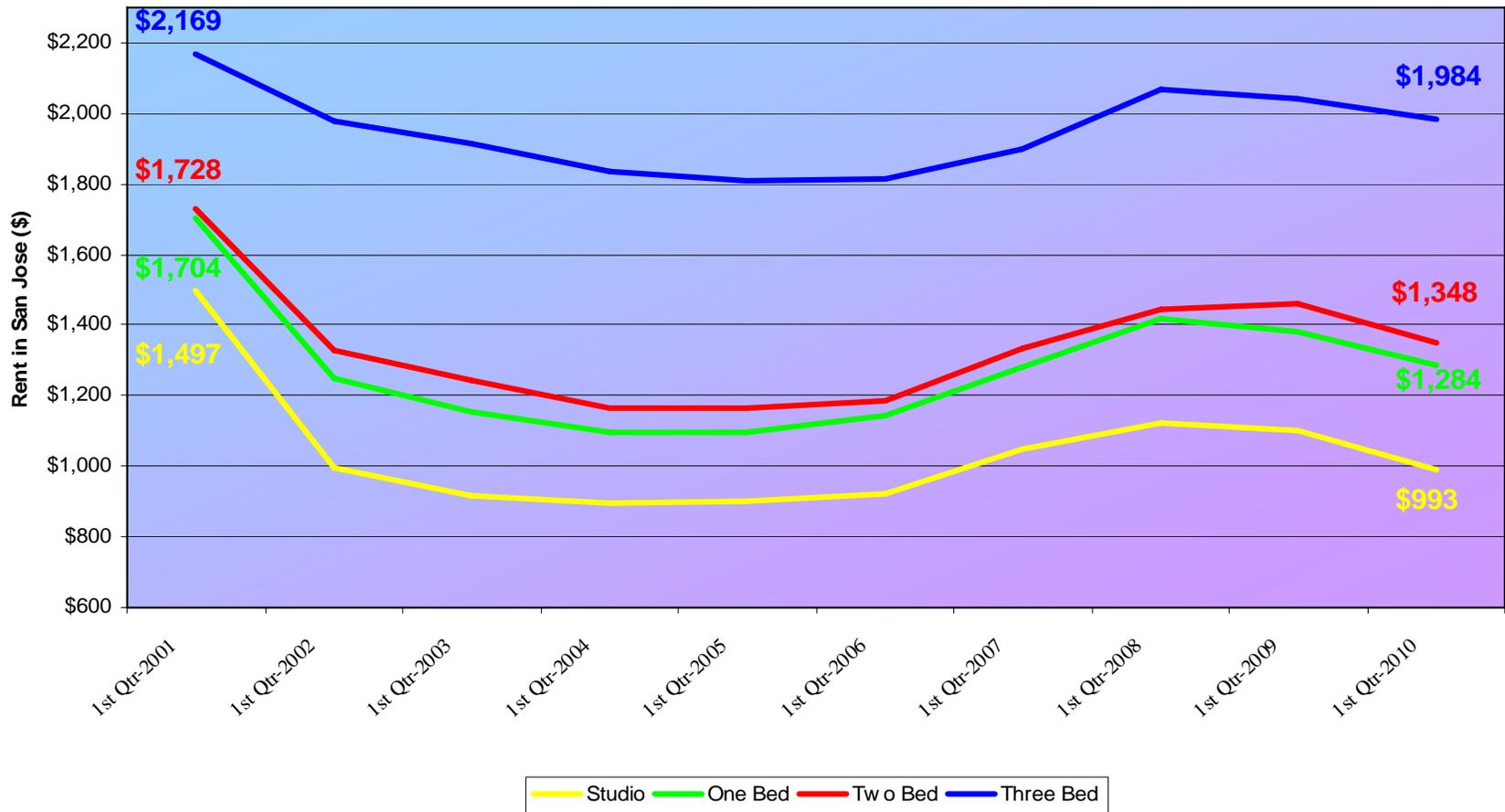
# Vacancy Rates Slightly Under the Healthy Rental Market

## San Jose Rental Housing Vacancy Rates



# Average San Jose Rents Decrease 6% Year Over Year

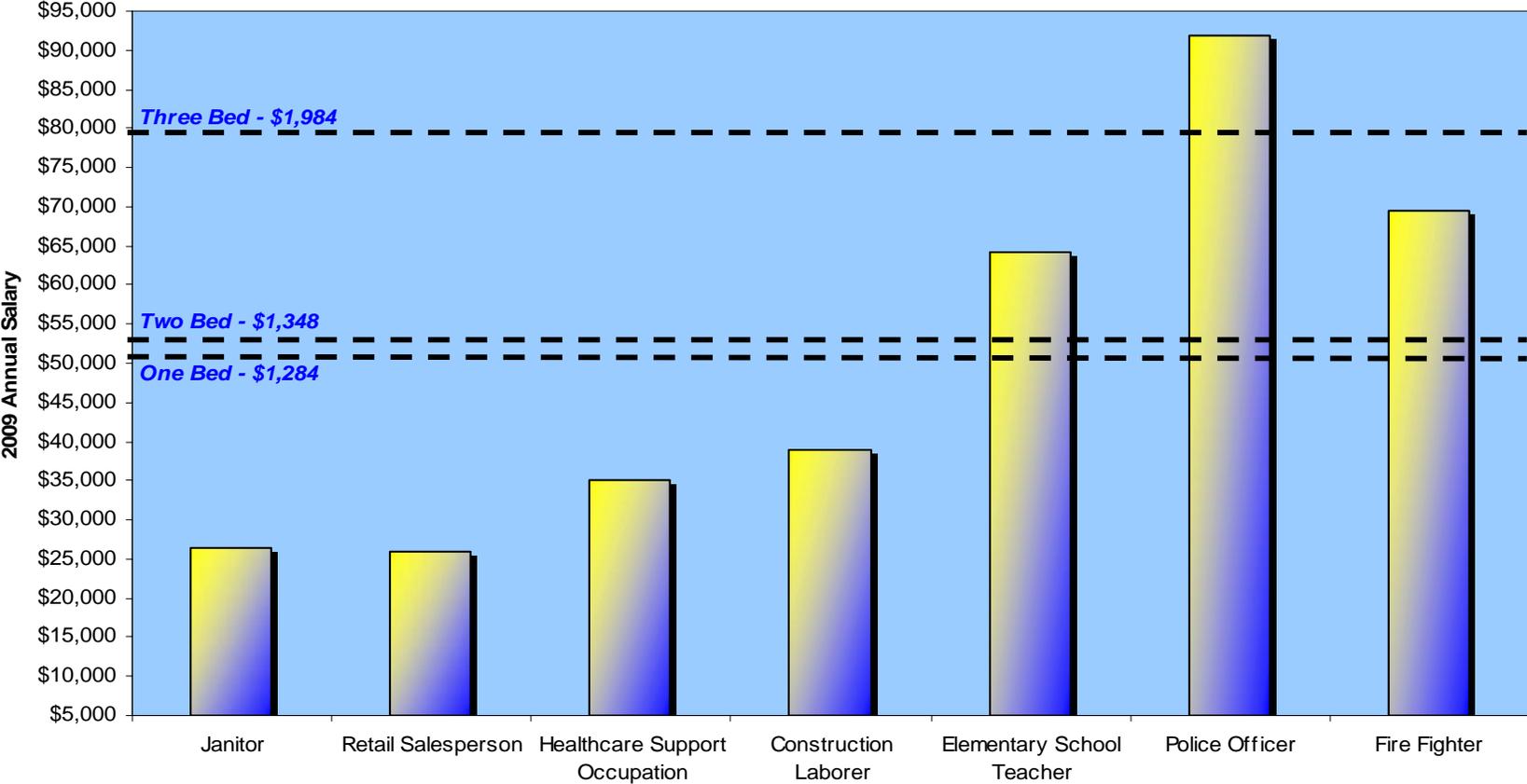
## Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 1<sup>st</sup> Quarter 2001 – 1<sup>st</sup> Quarter 2010 – 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) – 2009 1<sup>st</sup> Quarter Salary

# Over 30,000 Permits Issued in a 10-Year Period – 32% Affordable

## Number of Building Permits Issued in a Calendar Year

