



Housing Statistics Report

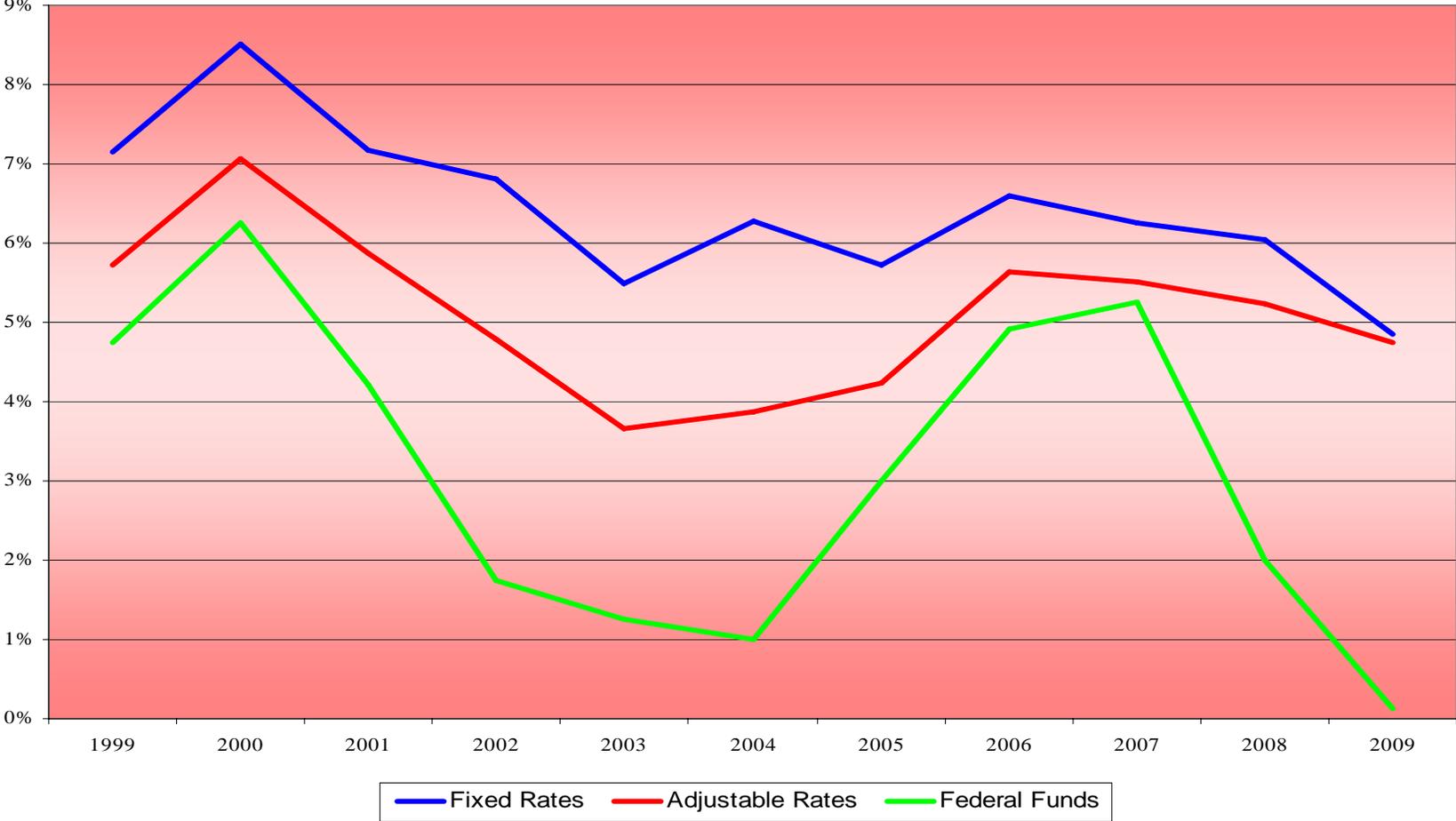


August 2009



Decline in Interest Rates Mirrors the Federal Funds Rate

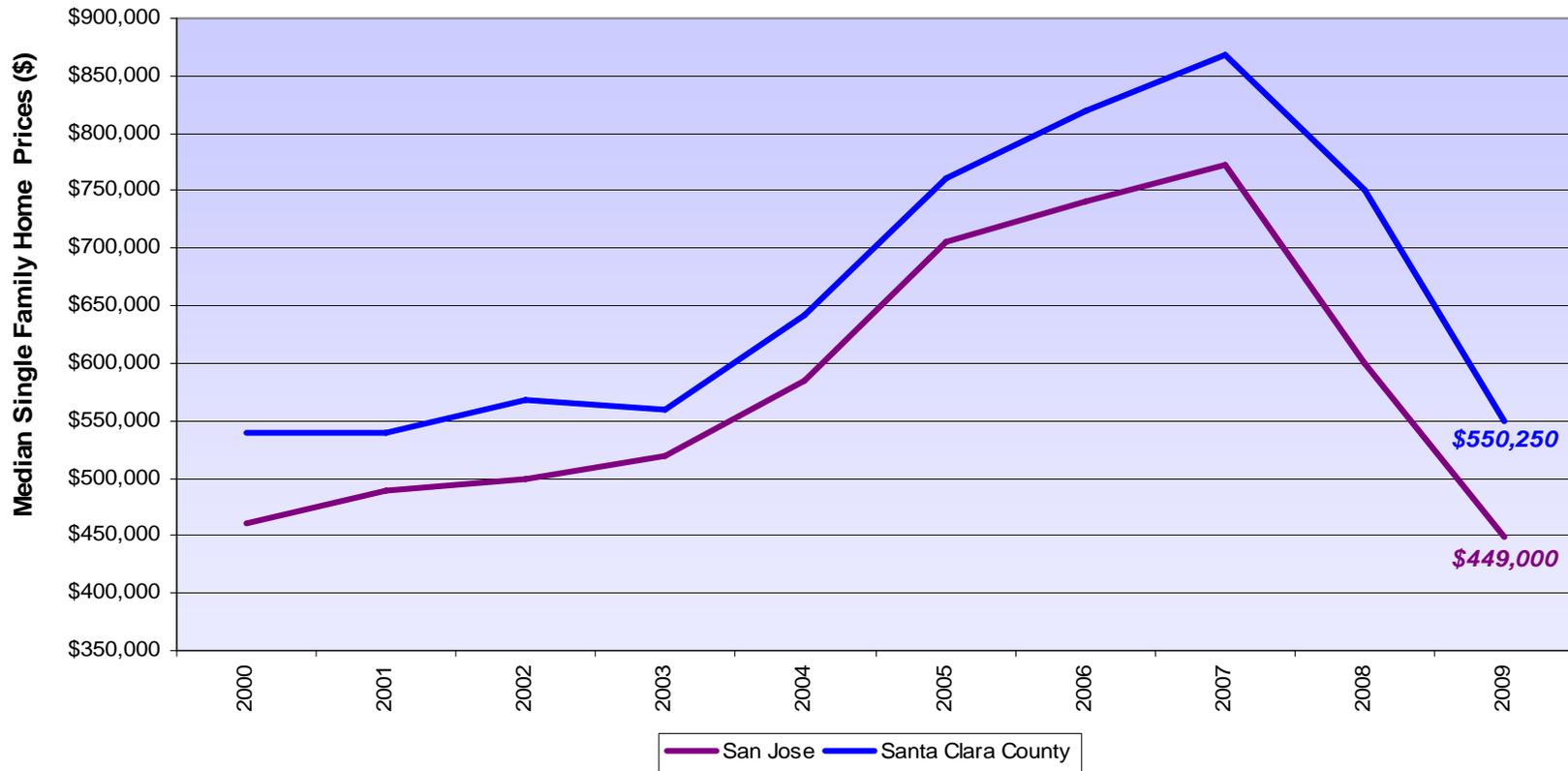
Mortgage Rates



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

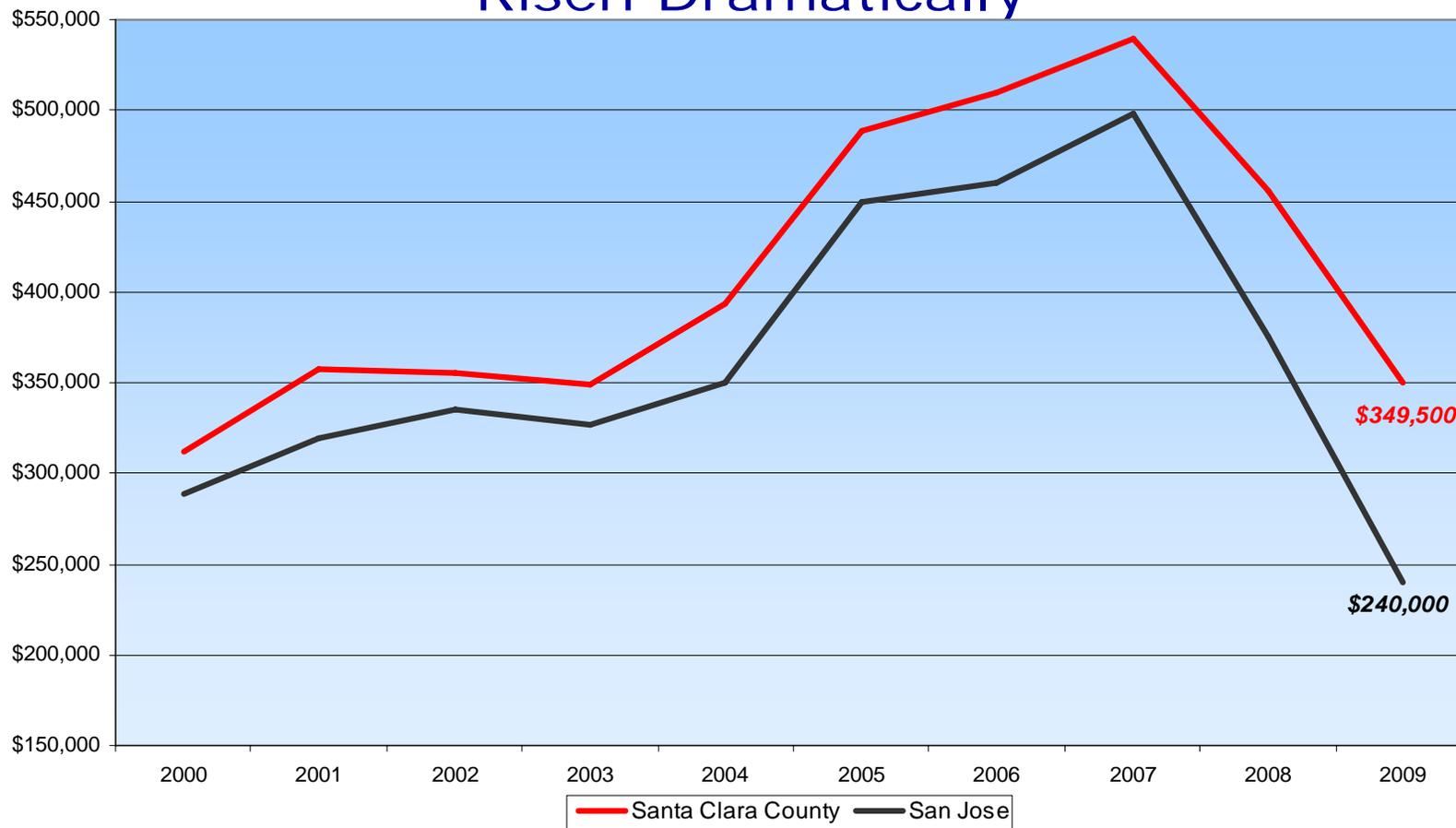
SJ Single Family Home Median Sales Price - Dip 25% Year Over Year But Up 10% Over Previous Month

Rise in Foreclosures & Short Sales Has Dramatically
Decreased Prices



SJ Townhome/Condos Median Sales Price - Dip 36% Year Over Year But Up 9% Over Previous Month

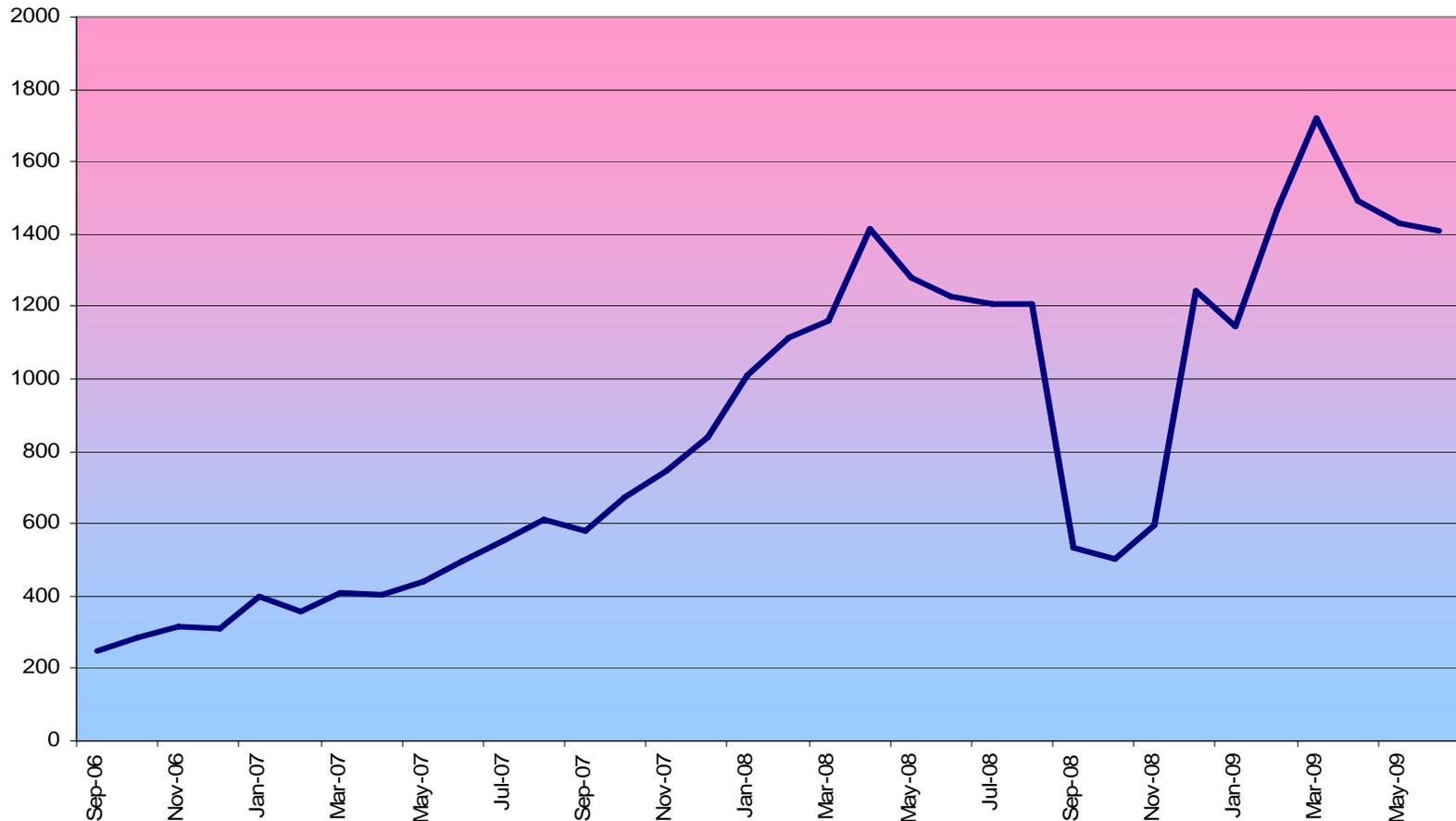
Foreclosures & Short Sales to Avoid Foreclosures Have Risen Dramatically



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

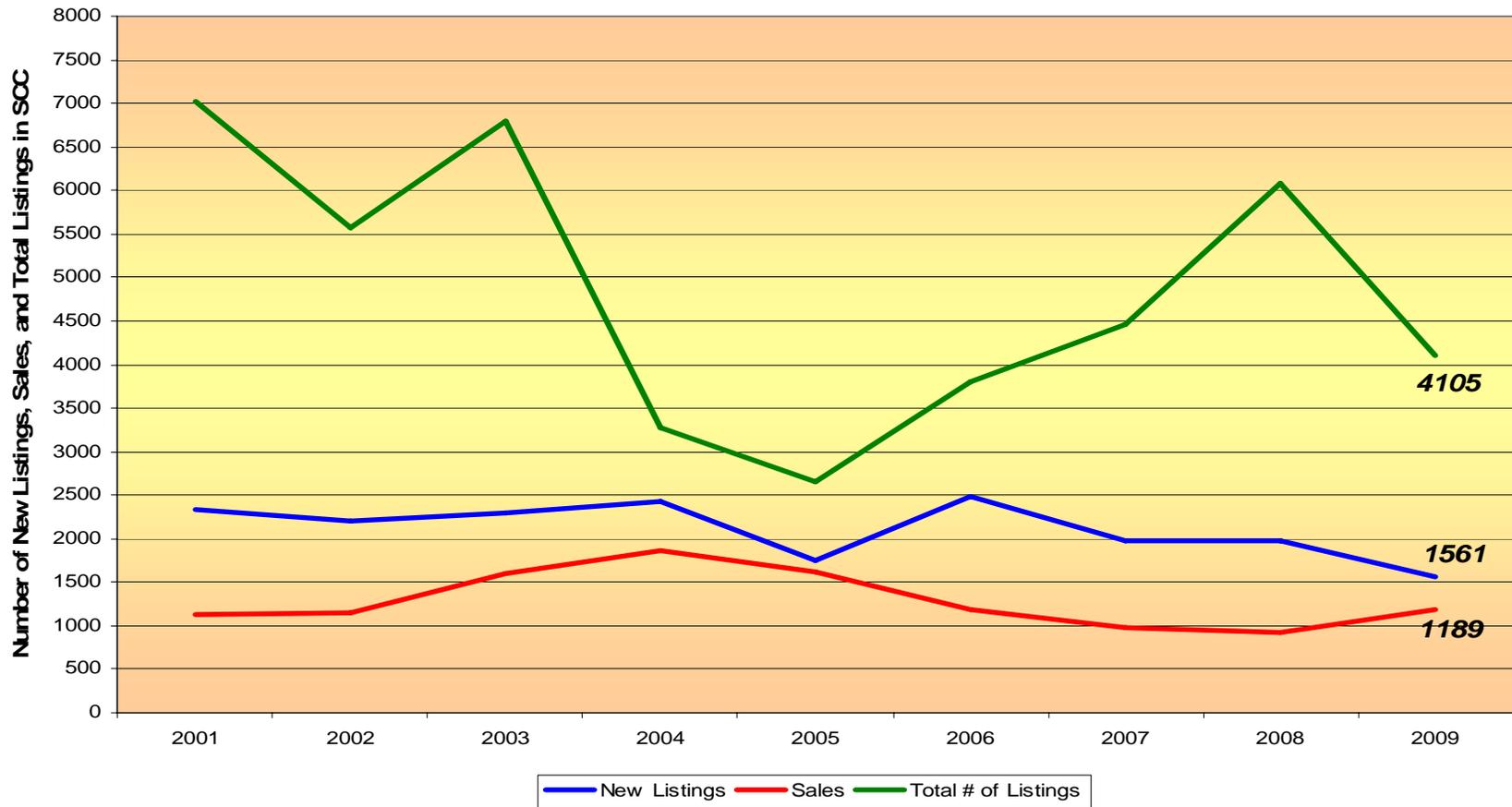
Slight Drop in Notices of Default Since March 09

Notices of Default in Santa Clara County



Total Number of Listings Dip 32% Since the Same Time Last Year

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



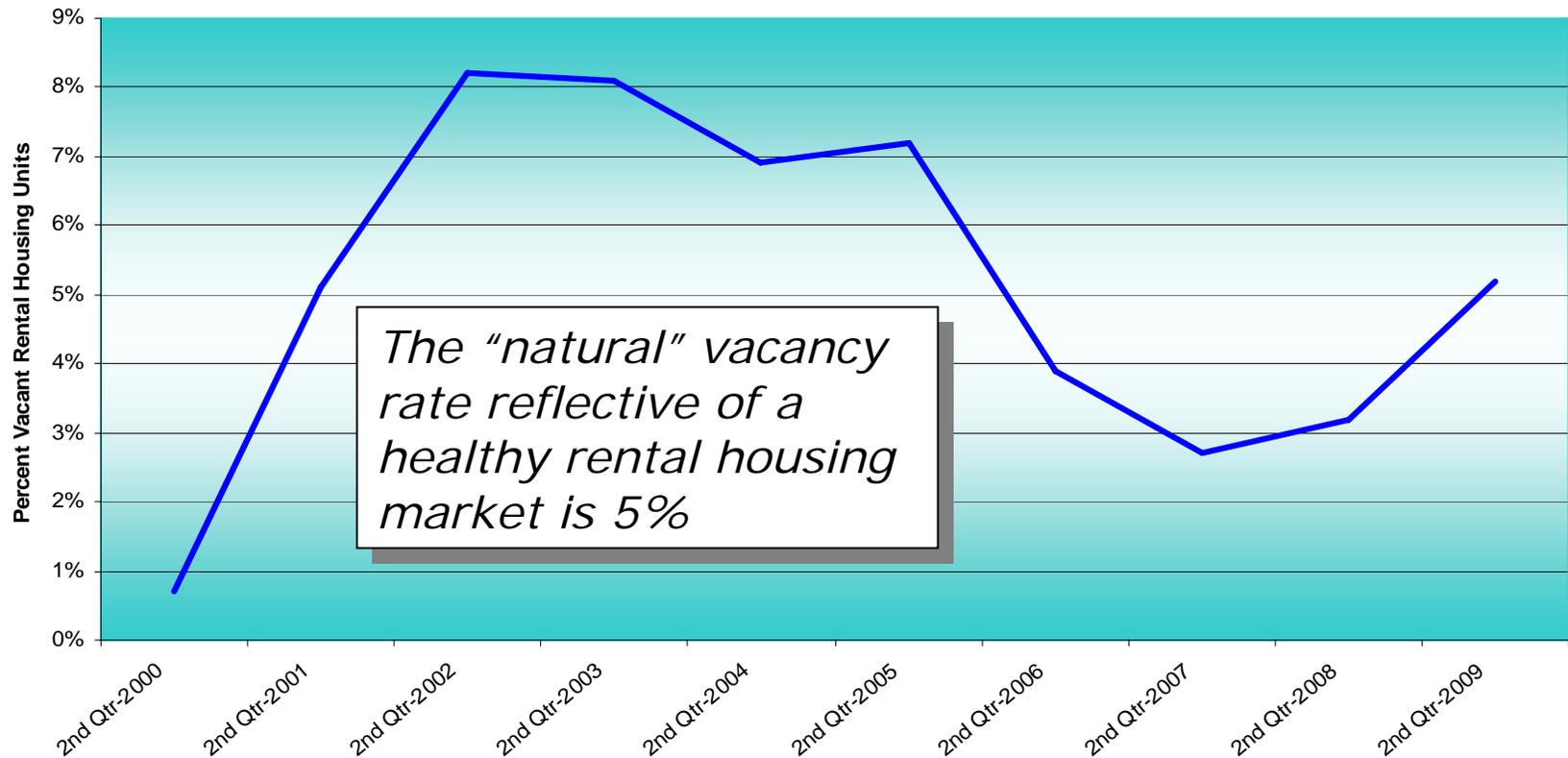
Housing Turnover

Number of Days Homes Remain on the Market in SCC



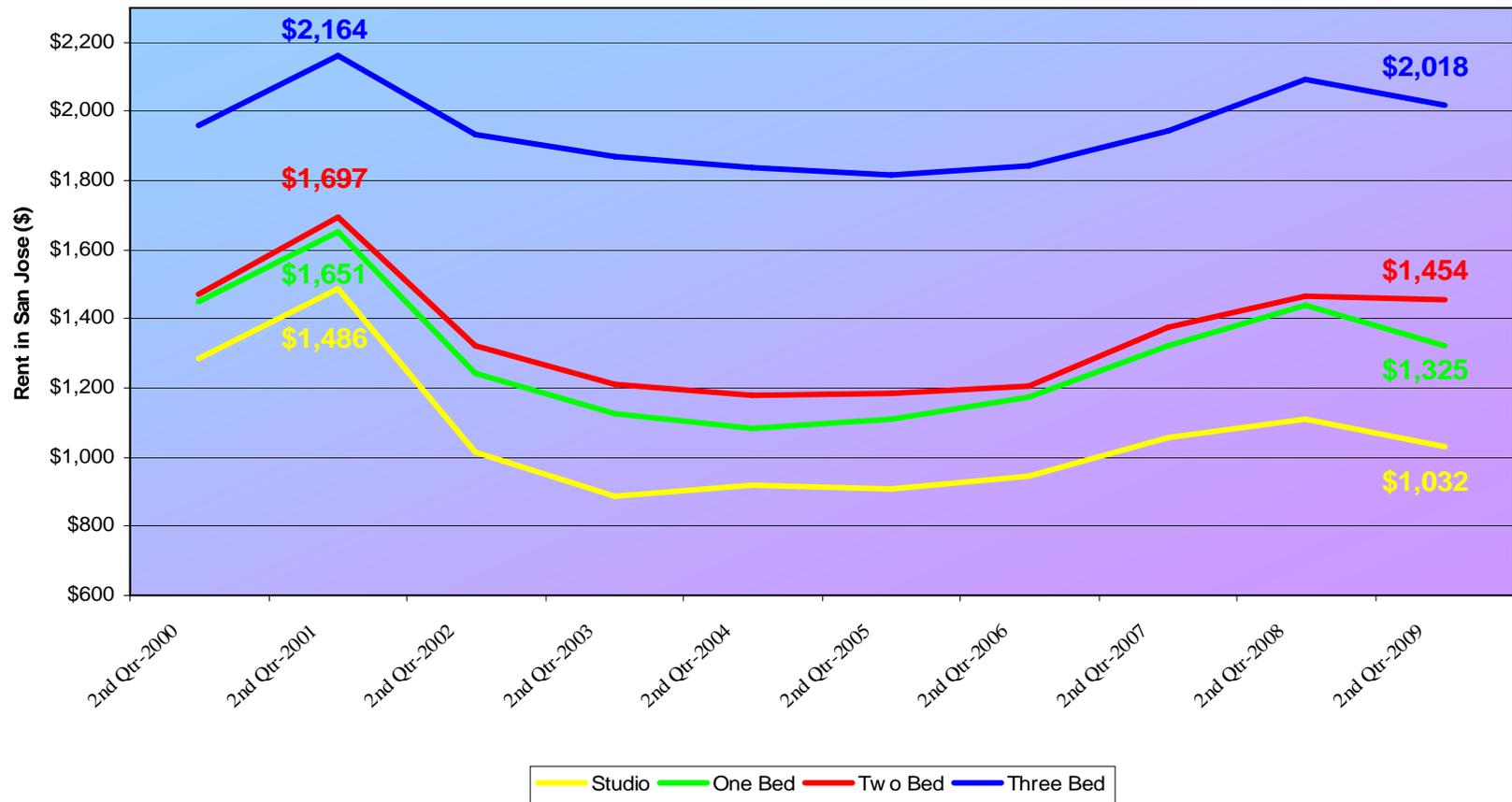
Vacancy Rates At a Healthy Rental Market

San Jose Rental Housing Vacancy Rates



Average San Jose Rents Decrease 6.4% Year Over Year

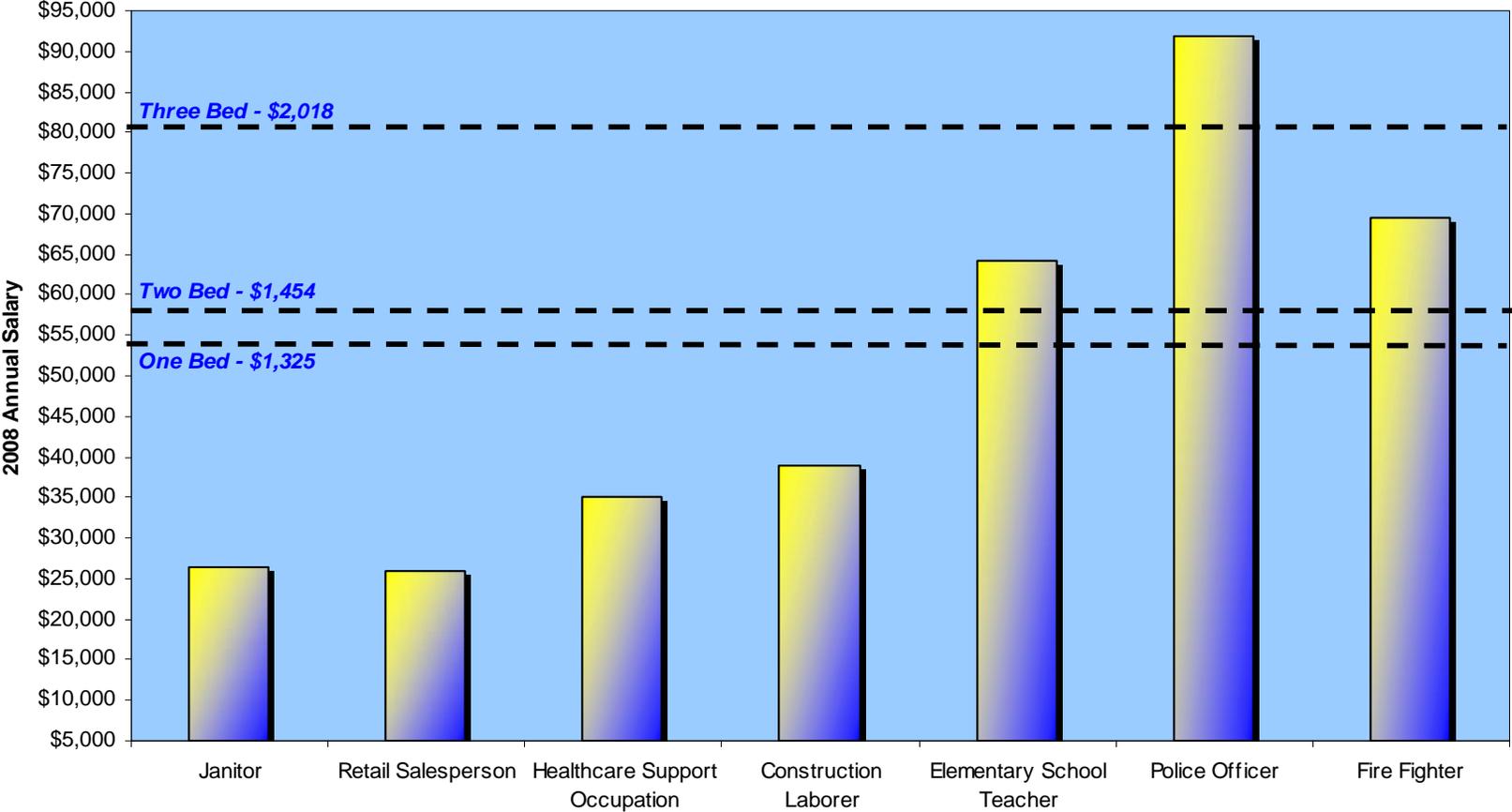
Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 2nd Quarter 2000 – 2nd 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) – 2009 1st Quarter Salary

