



# Housing Statistics Report

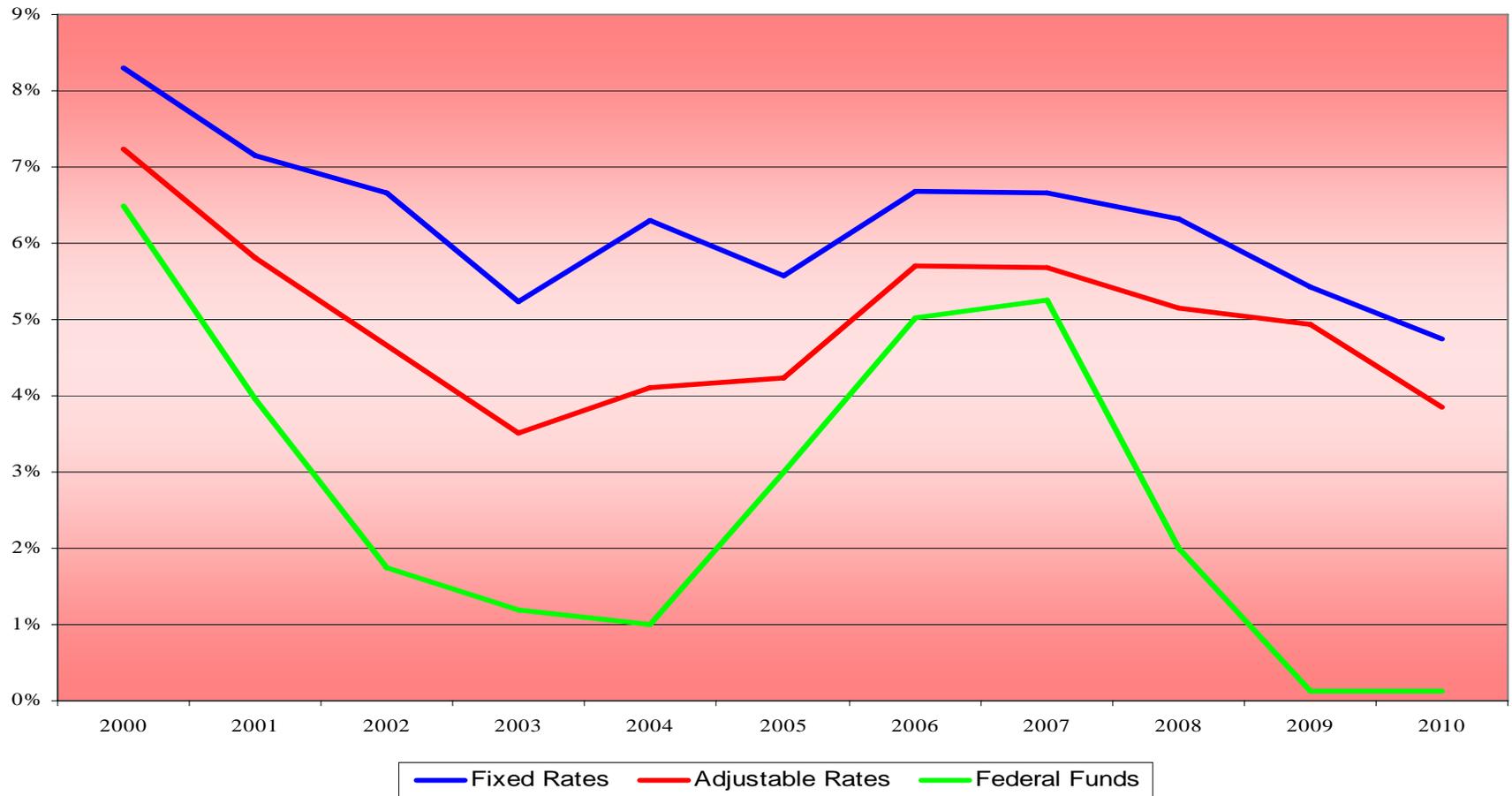


August 2010



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

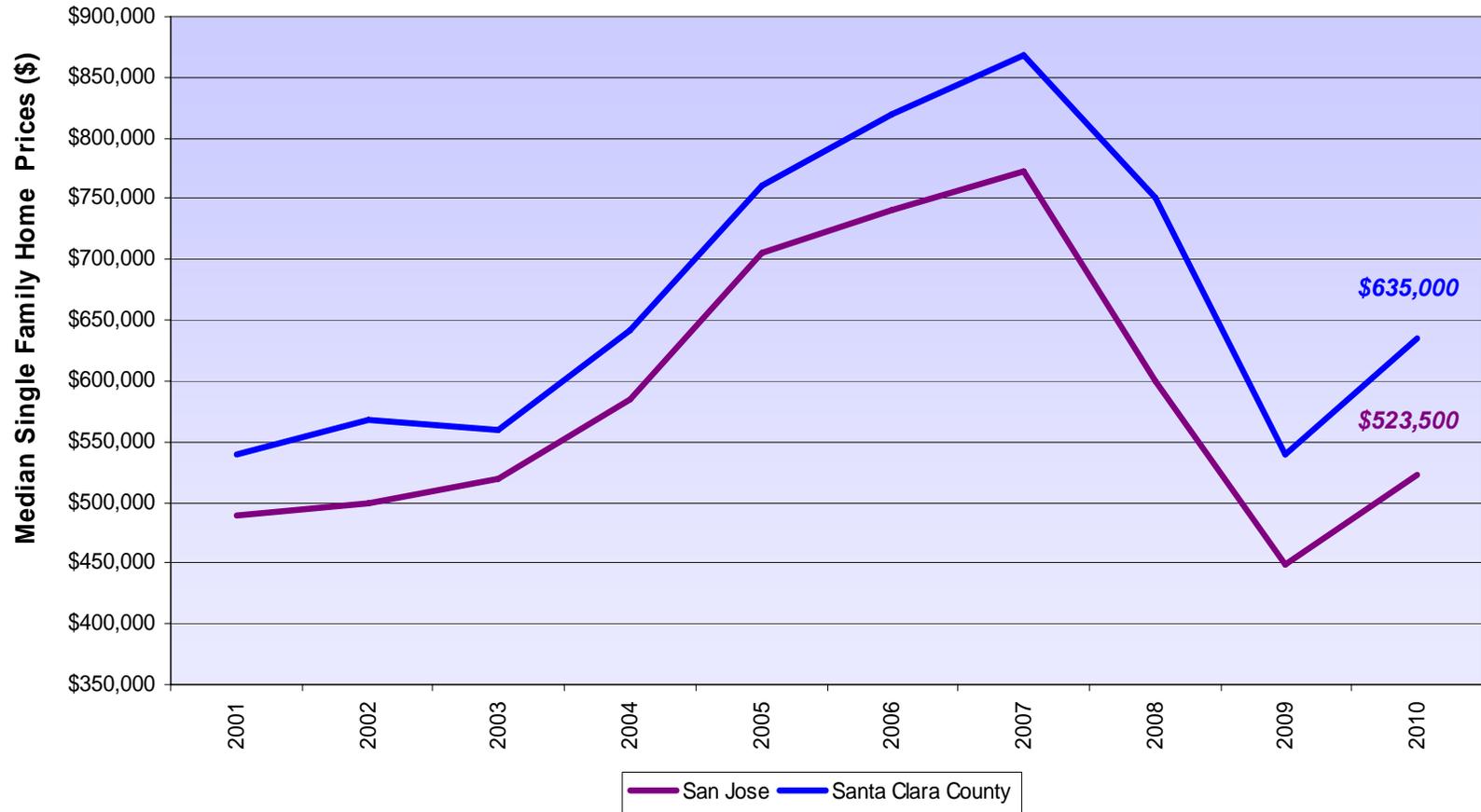
## Mortgage Rates



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

# SJ Single Family Home Median Sale Price Increase 17% Year Over Year

## Santa Clara County/San Jose Median Sale Prices



# SJ Townhome/Condos Median Sales Price Increase 28% Year Over Year

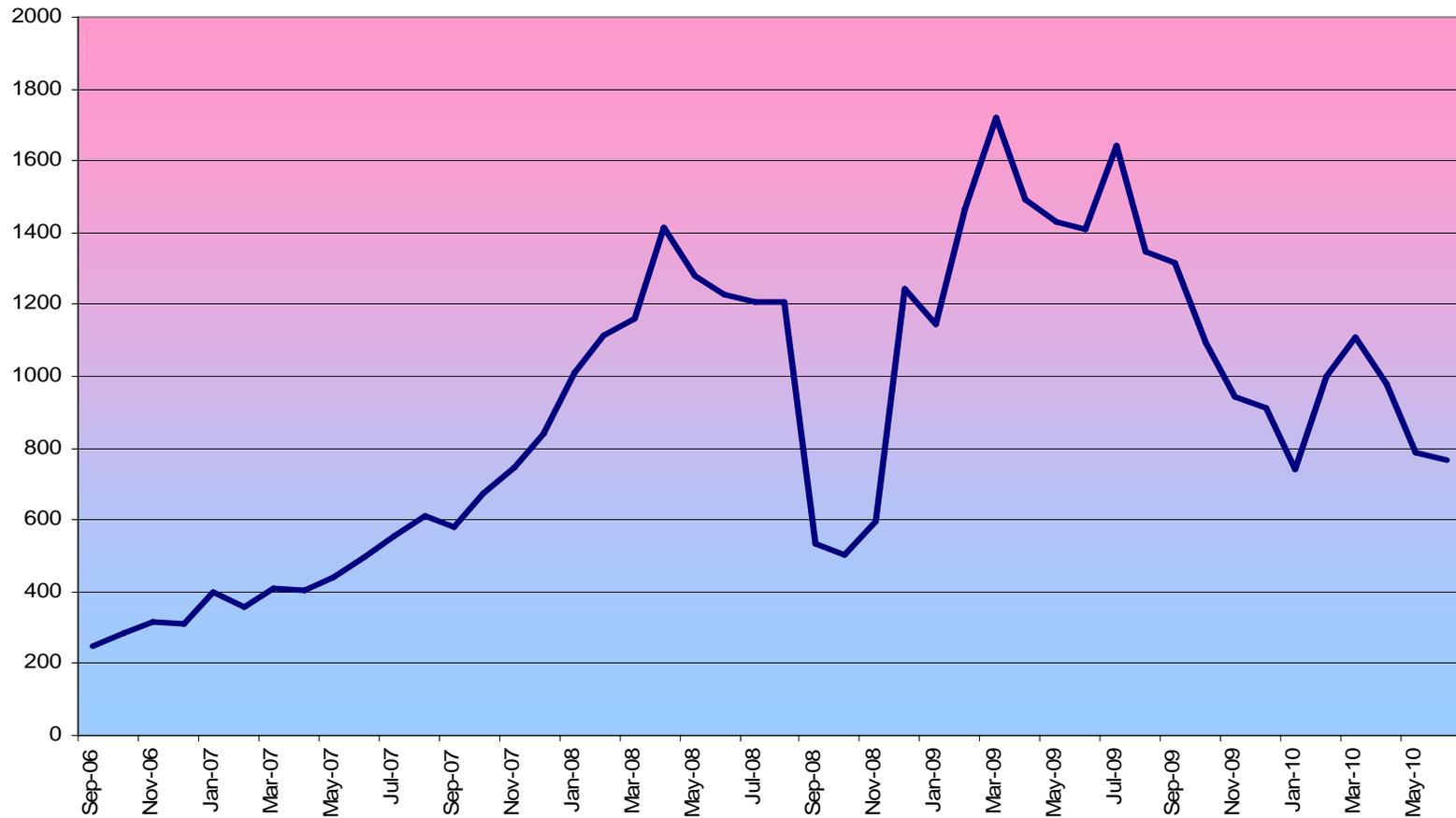
## Santa Clara County/San Jose Median Sale Prices



SOURCE: Santa Clara County Association of Realtors, June 2001 – June 2010

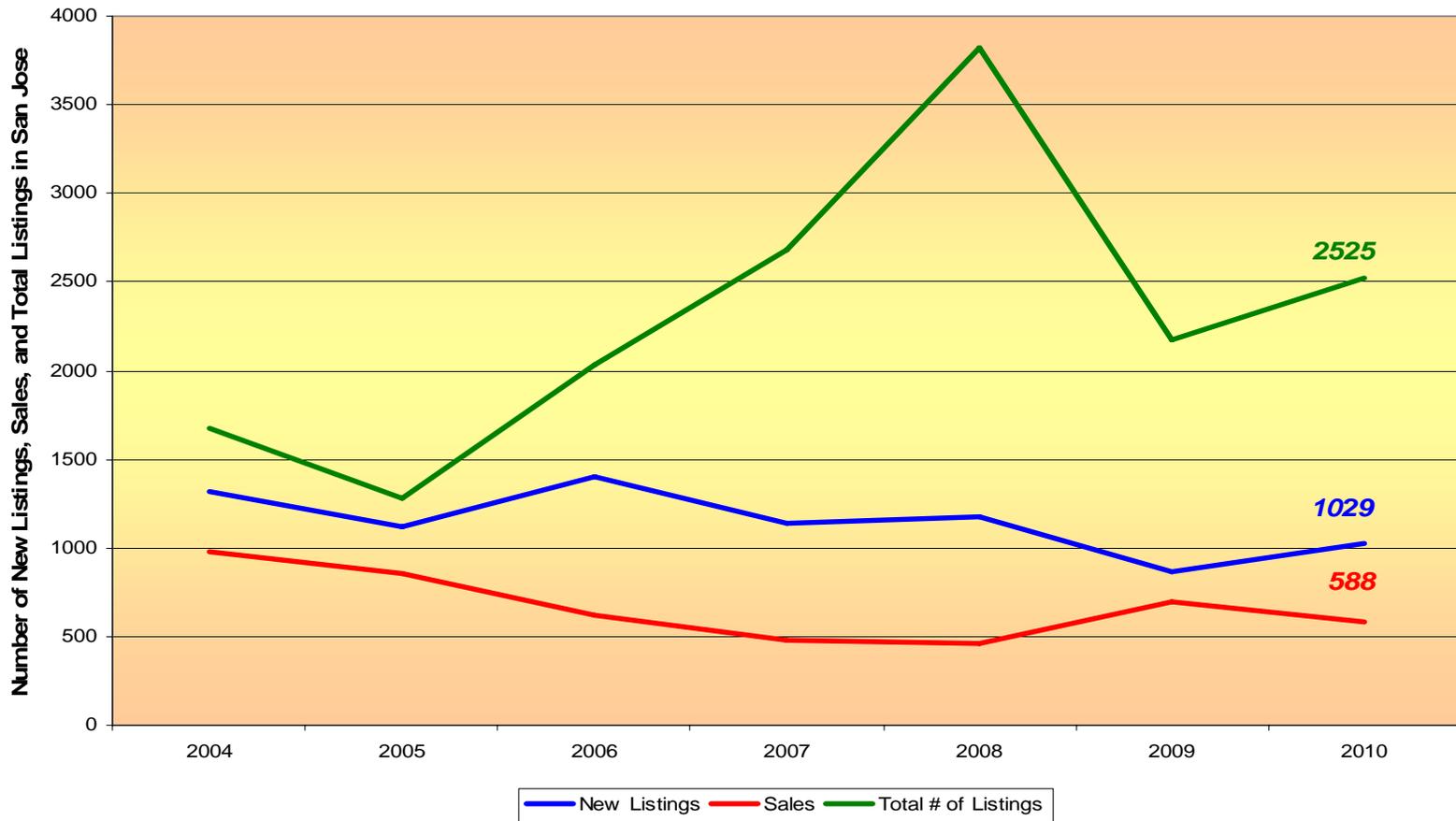
# Notices of Default

## Notices of Default in Santa Clara County



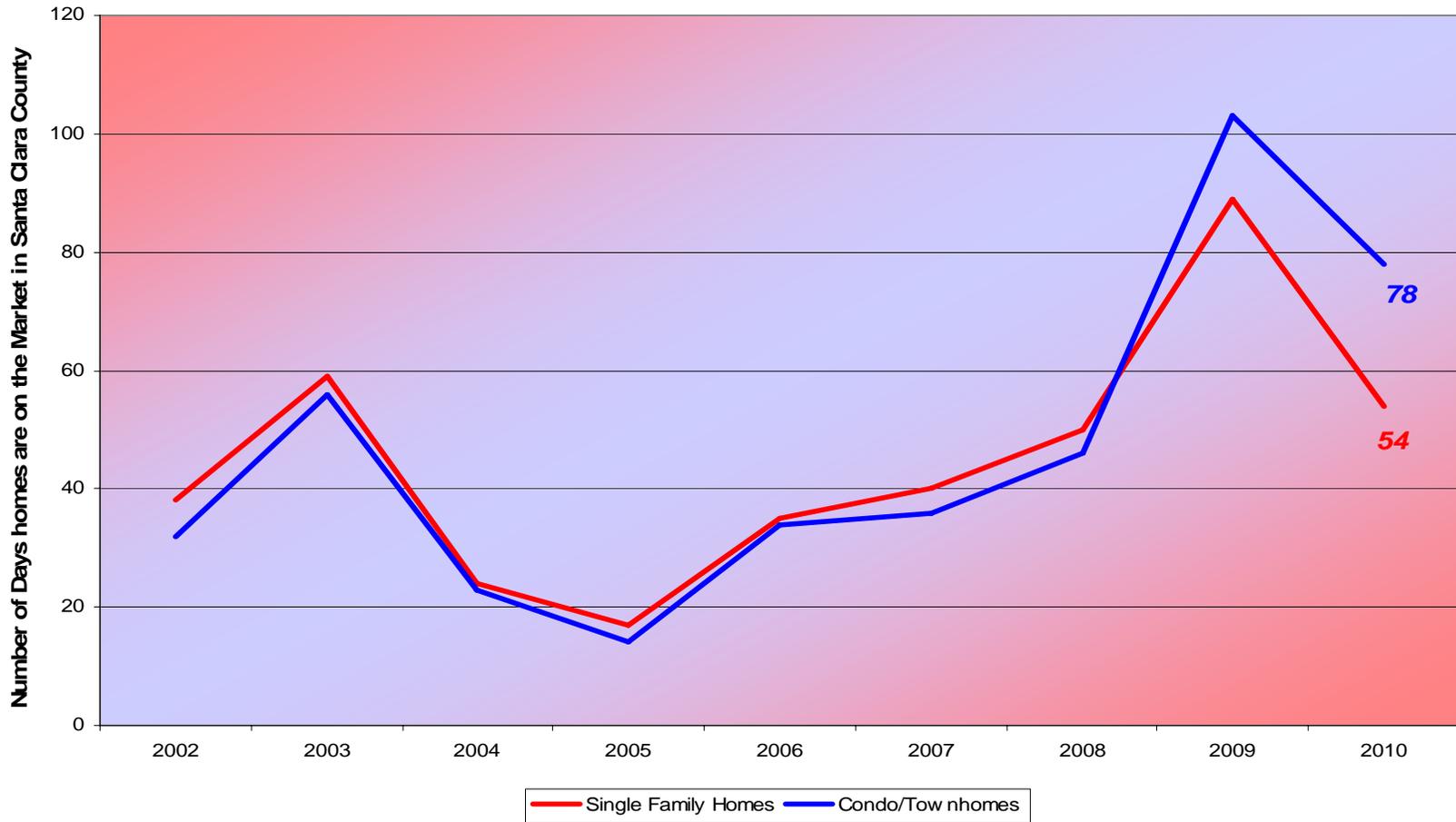
# Total Number of Listings Up 16% Since the Same Time Last Year

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



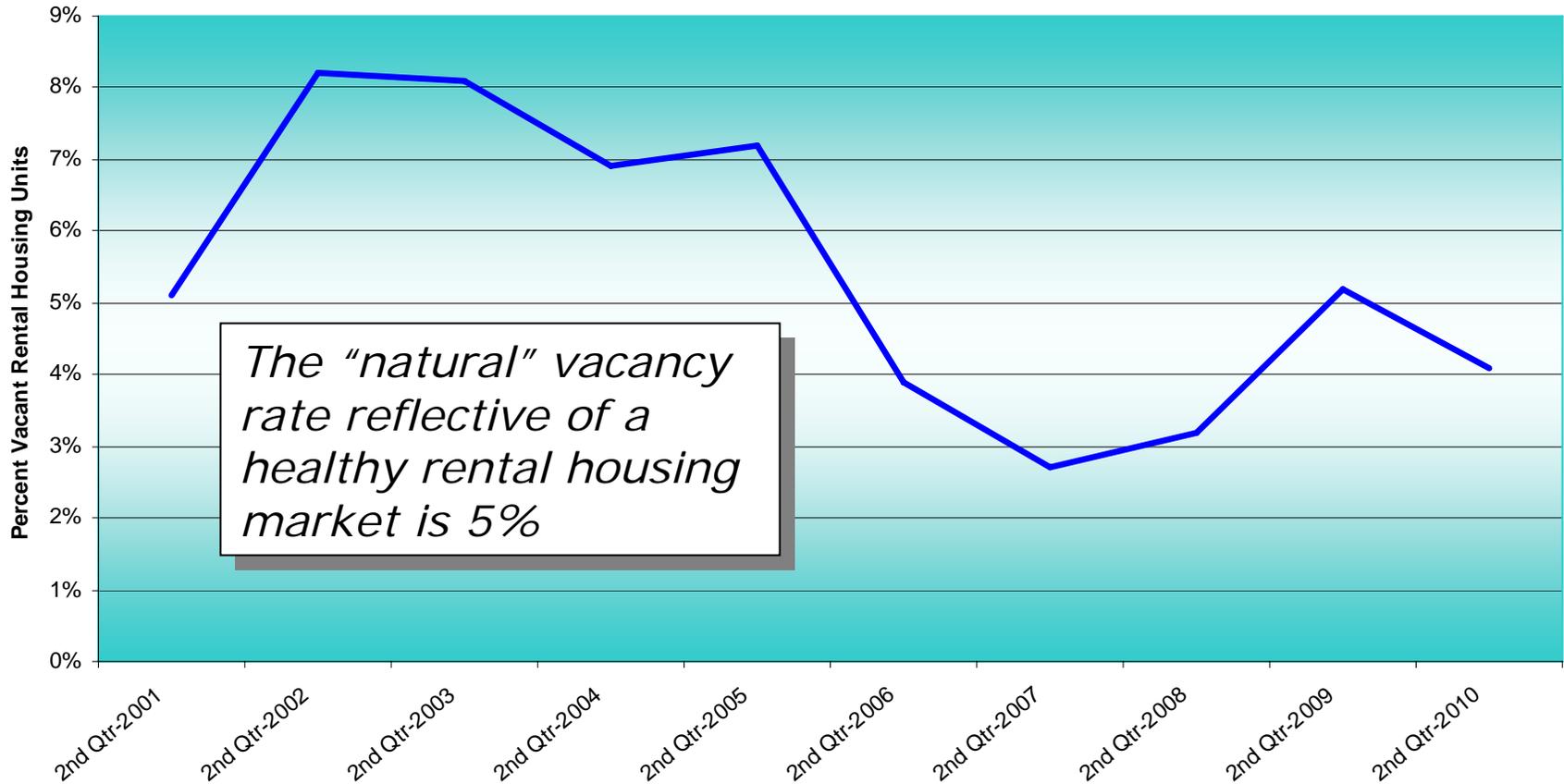
# Housing Turnover

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



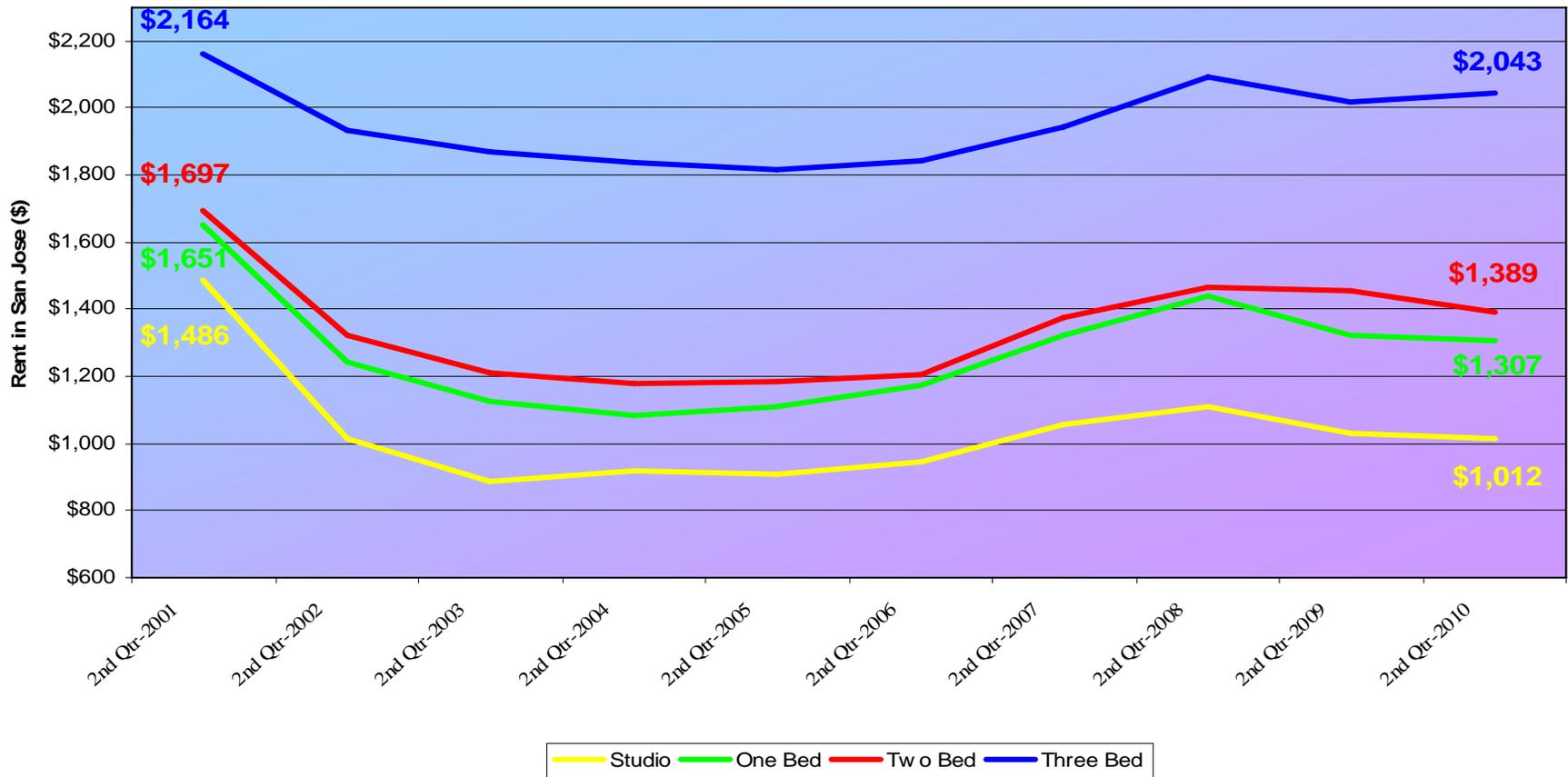
# Vacancy Rates Under the Healthy Rental Market

## San Jose Rental Housing Vacancy Rates



# Average San Jose Rents Decrease Less than 1% Year Over Year

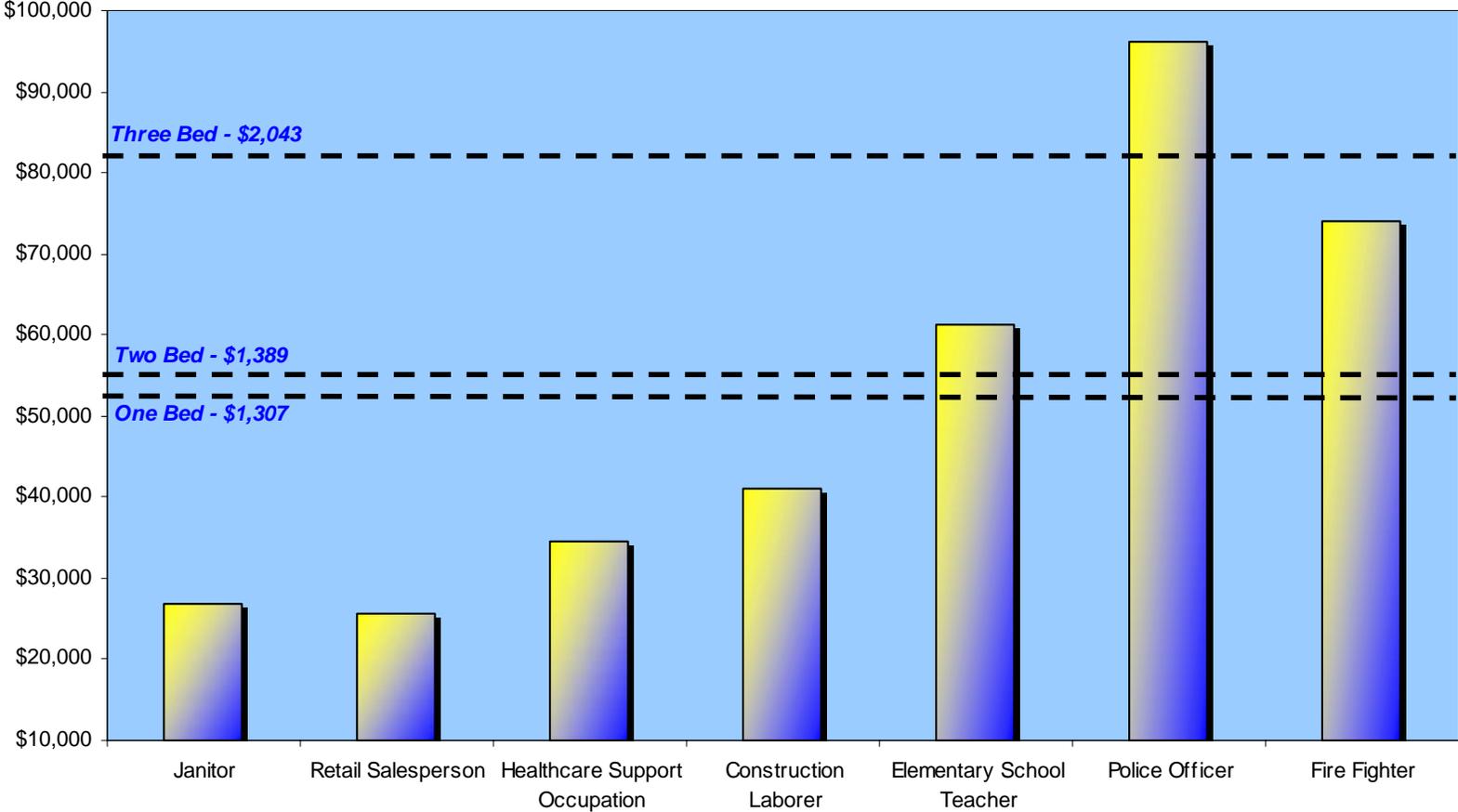
## Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 2<sup>nd</sup> Quarter 2001 – 2<sup>nd</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) – 2010 1<sup>st</sup> Quarter Wages

