



Housing Statistics Report

November 2008



Interest Rates Continue to Decline Since September 2006

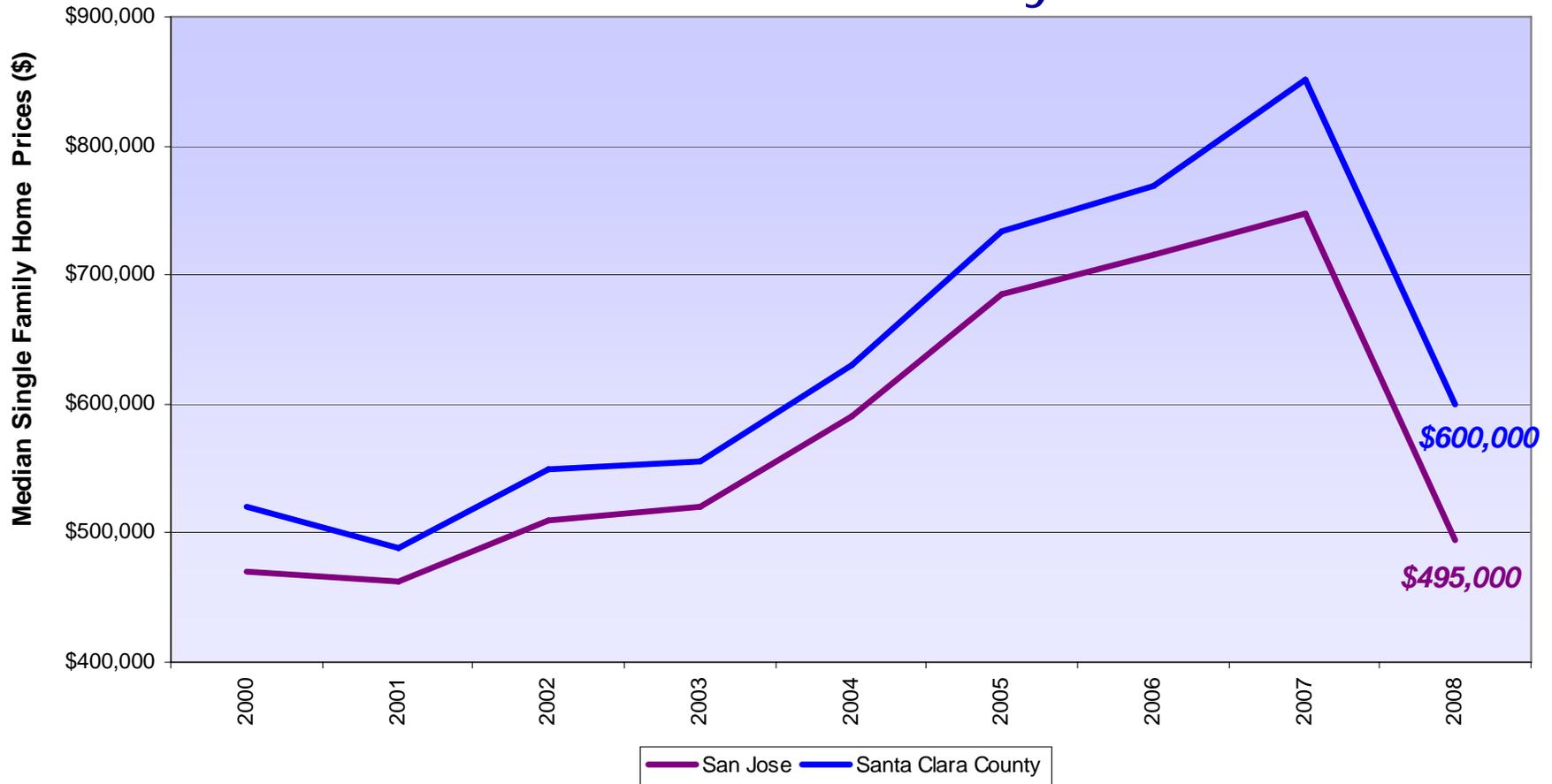
Mortgage Rates



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

San José Single Family Home Median Sales Price Drop 33% Since September 07

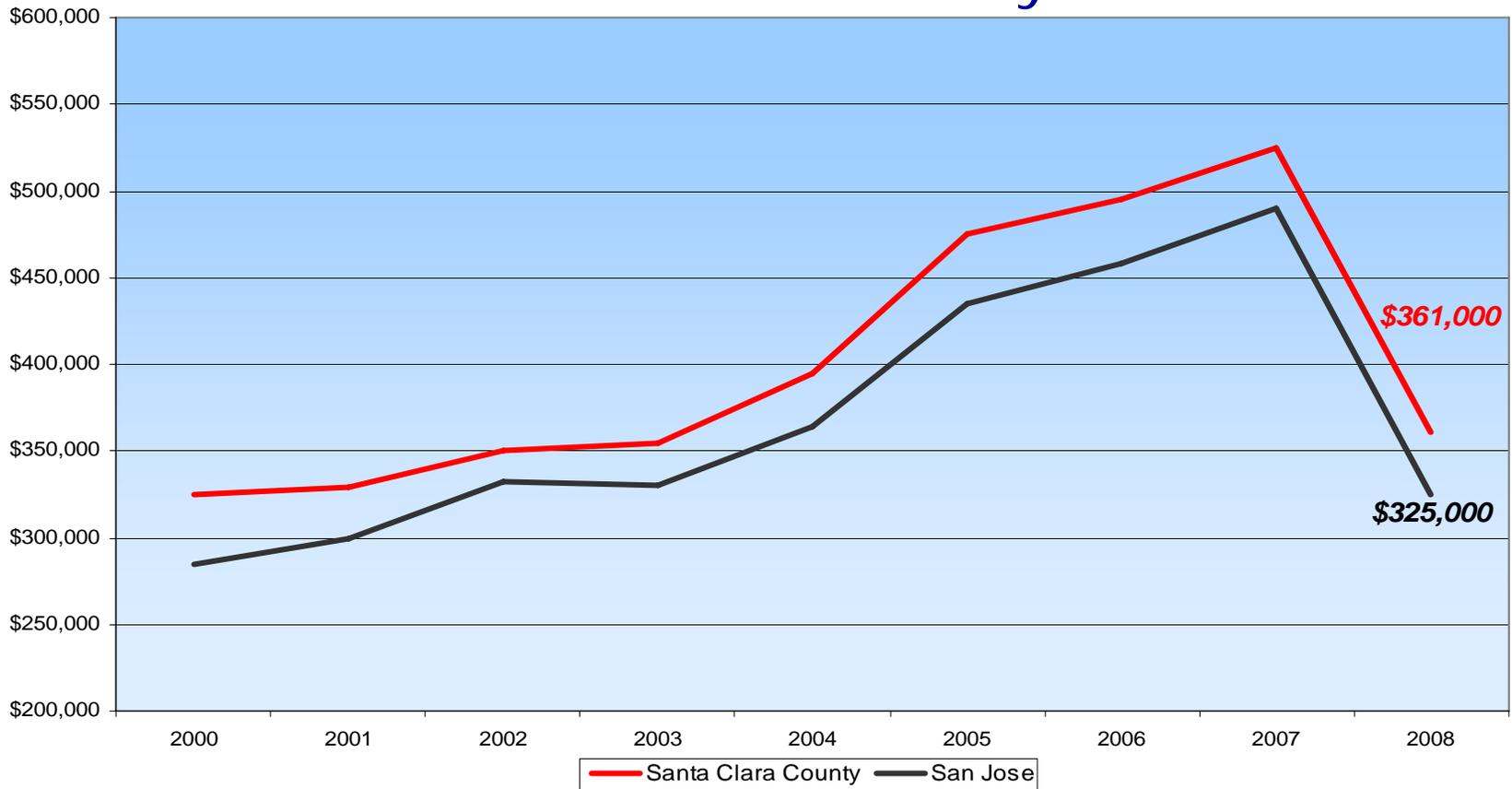
Foreclosures & Short Sales to Avoid Foreclosures Have Risen Dramatically



SOURCE: Santa Clara County Association of Realtors, September 2000 - September 2008

San José Townhome/Condos Median Sales Price Dip 34% Since September 07

Foreclosures & Short Sales to Avoid Foreclosures Have Risen Dramatically



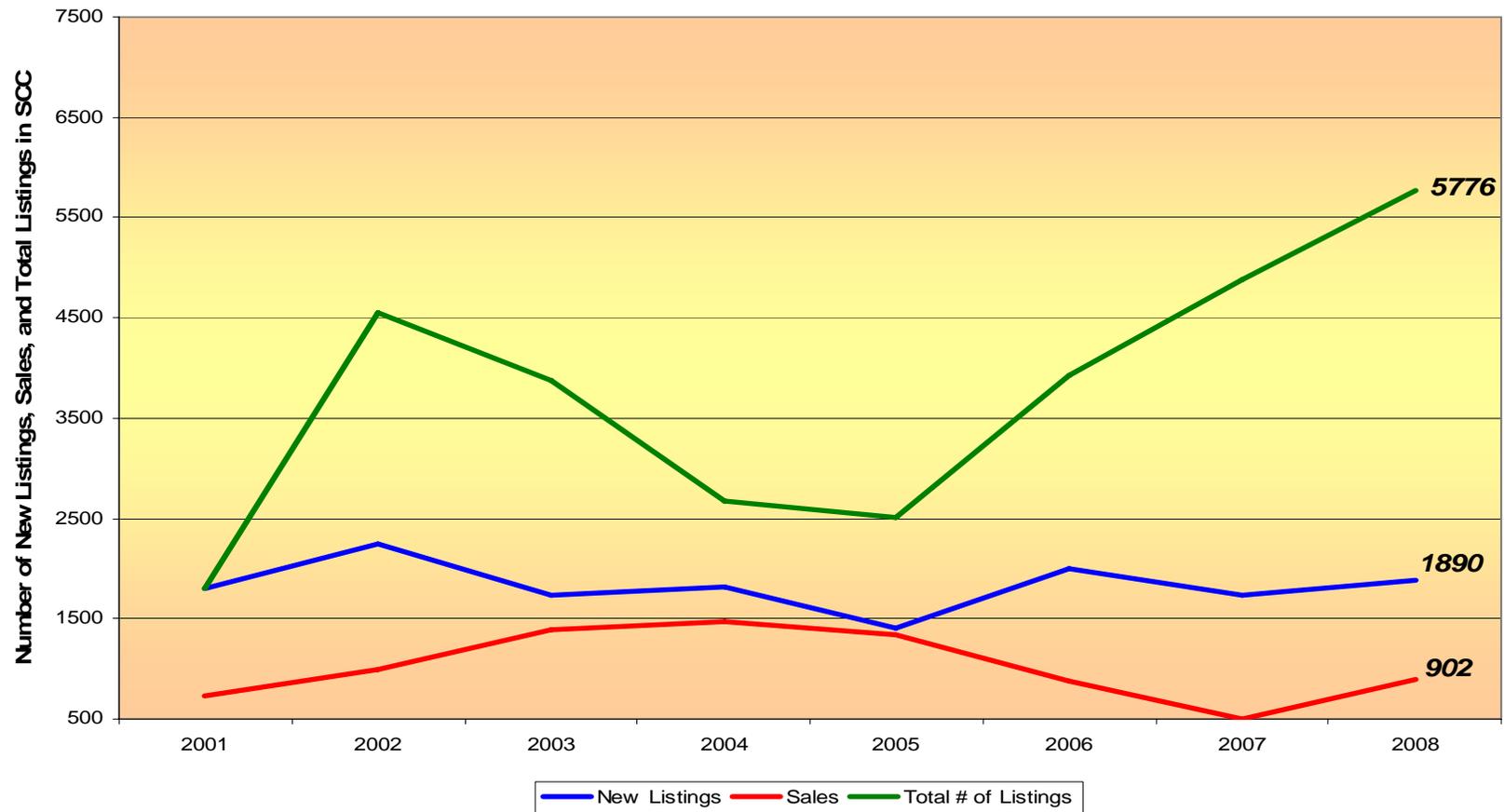
Notices of Default Dropped 56% Due to New 30-Day Law

Notices of Default in Santa Clara County



Significant Increase in Total Number of Listings

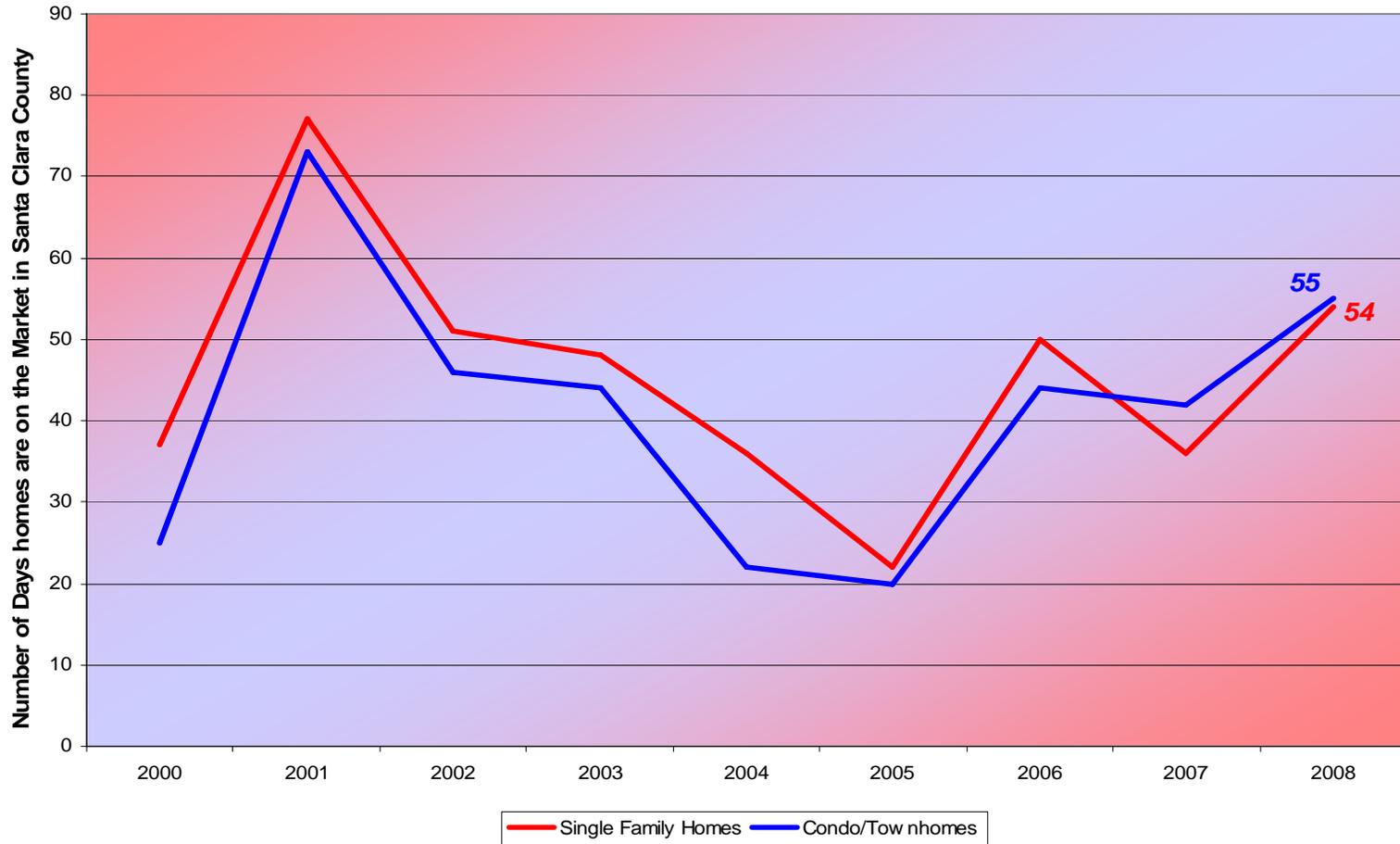
New Listings, Sales, and Current Inventory of Single Family Homes in Santa Clara County



SOURCE: Santa Clara County Association of Realtors, September 2001 – September 2008

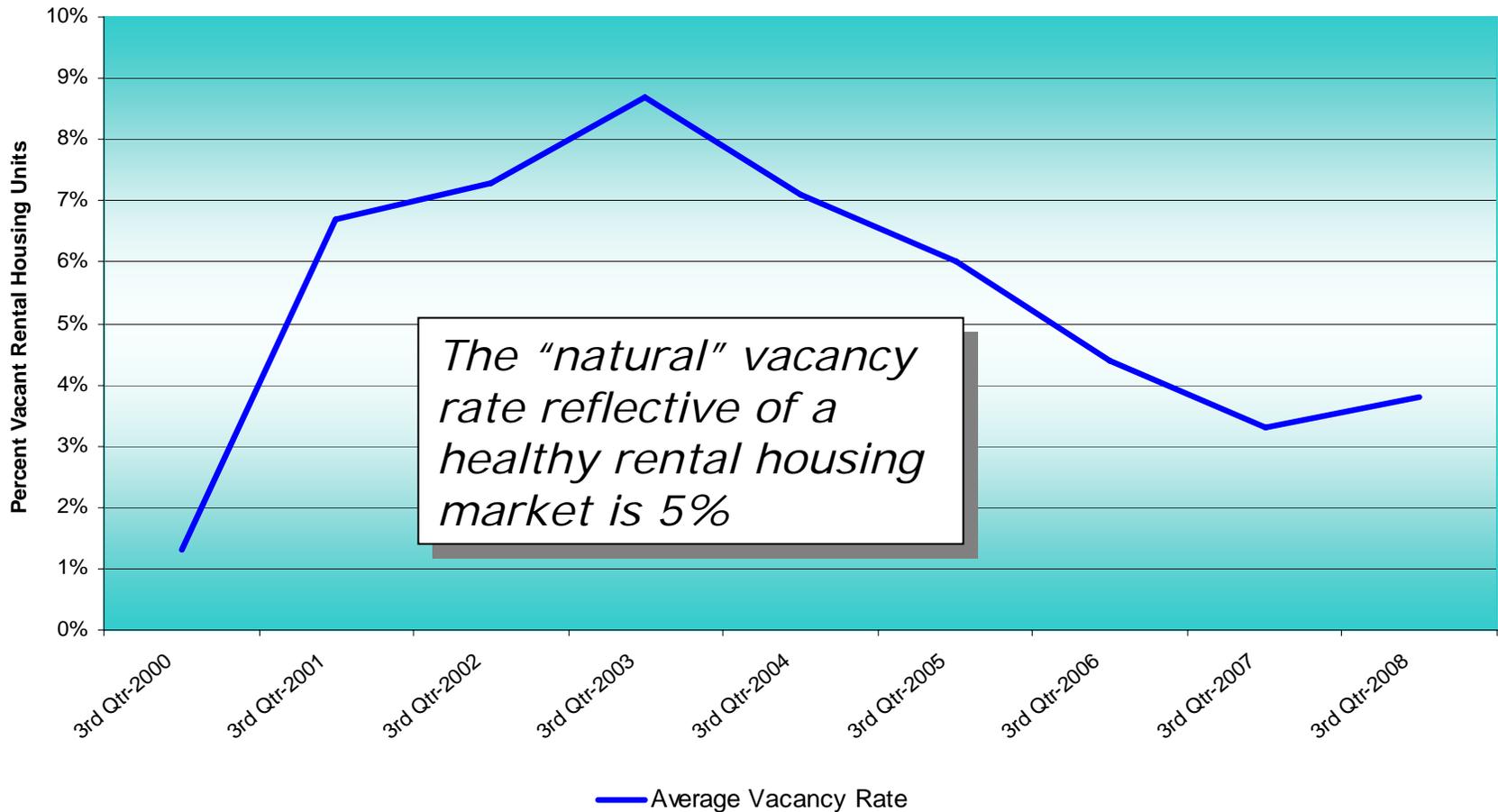
Housing Turnover

Number of Days Homes Remain on the Market in SCC



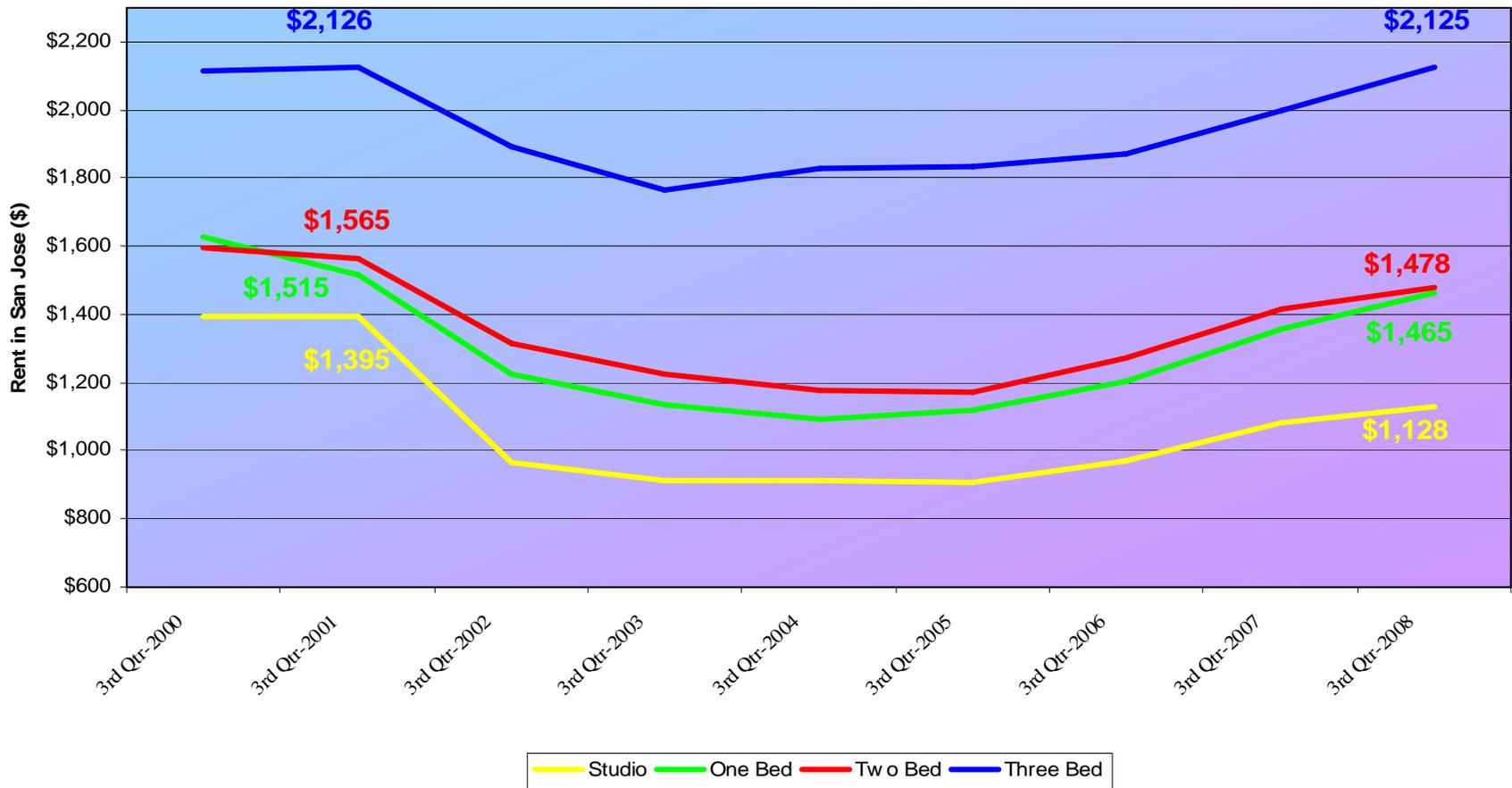
Vacancy Rates Continue To Be Low

San Jose Rental Housing Vacancy Rates



Average San Jose Rents Increase 7% Year Over Year

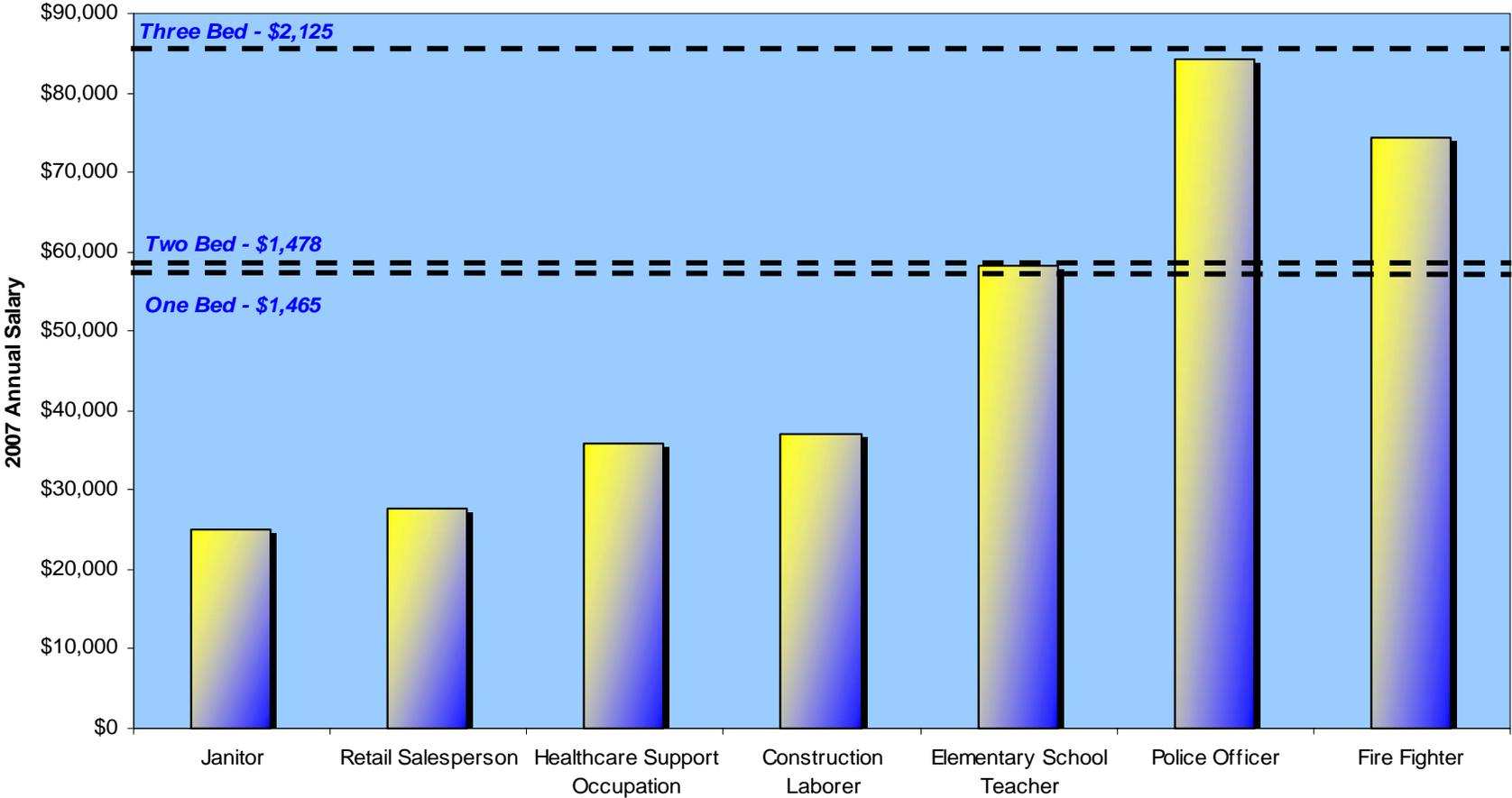
Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 3rd Quarter 2000 – 3rd 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

