



Housing Statistics Report

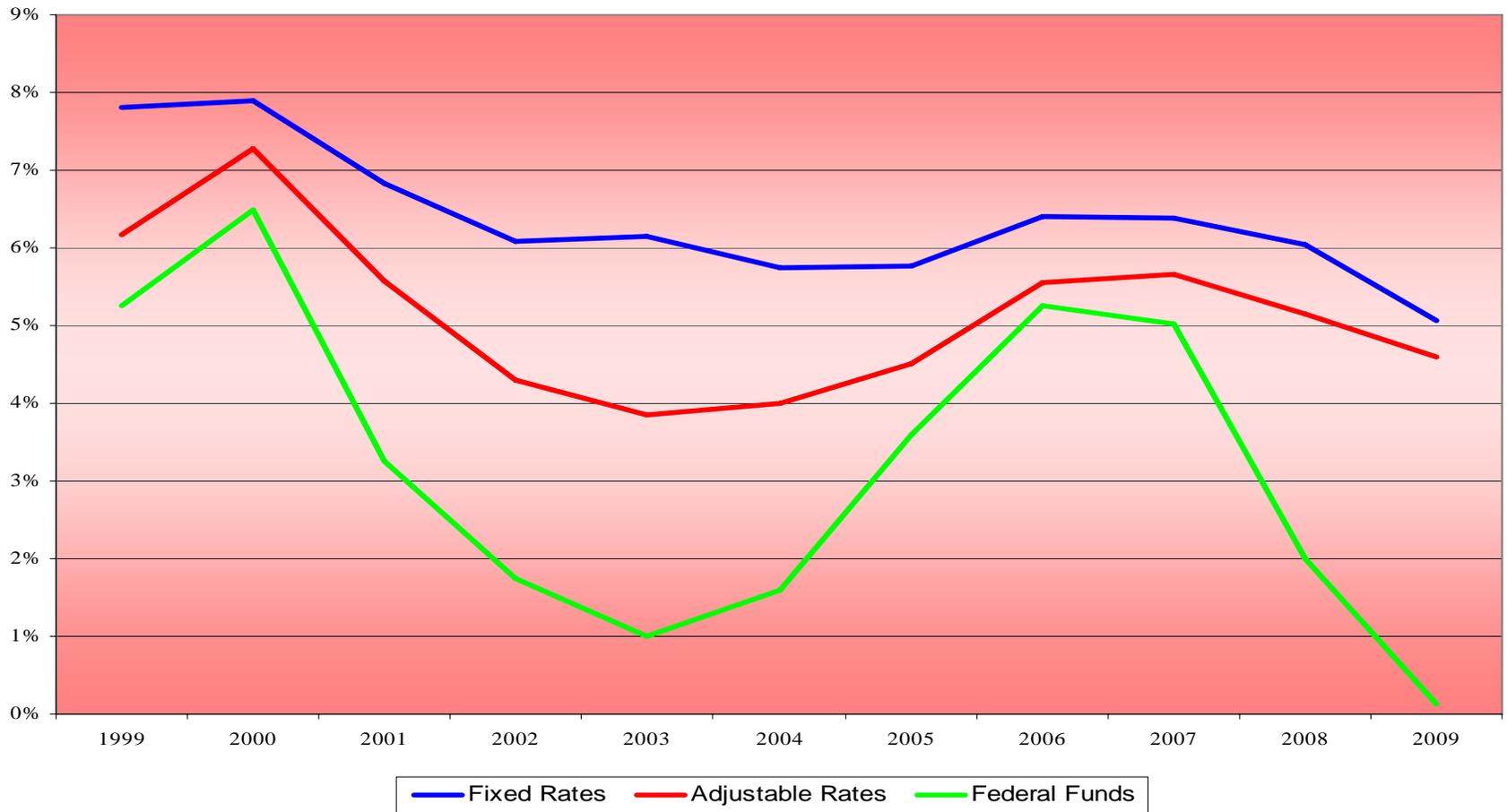


November 2009



Decline in Interest Rates Mirrors the Federal Funds Rate

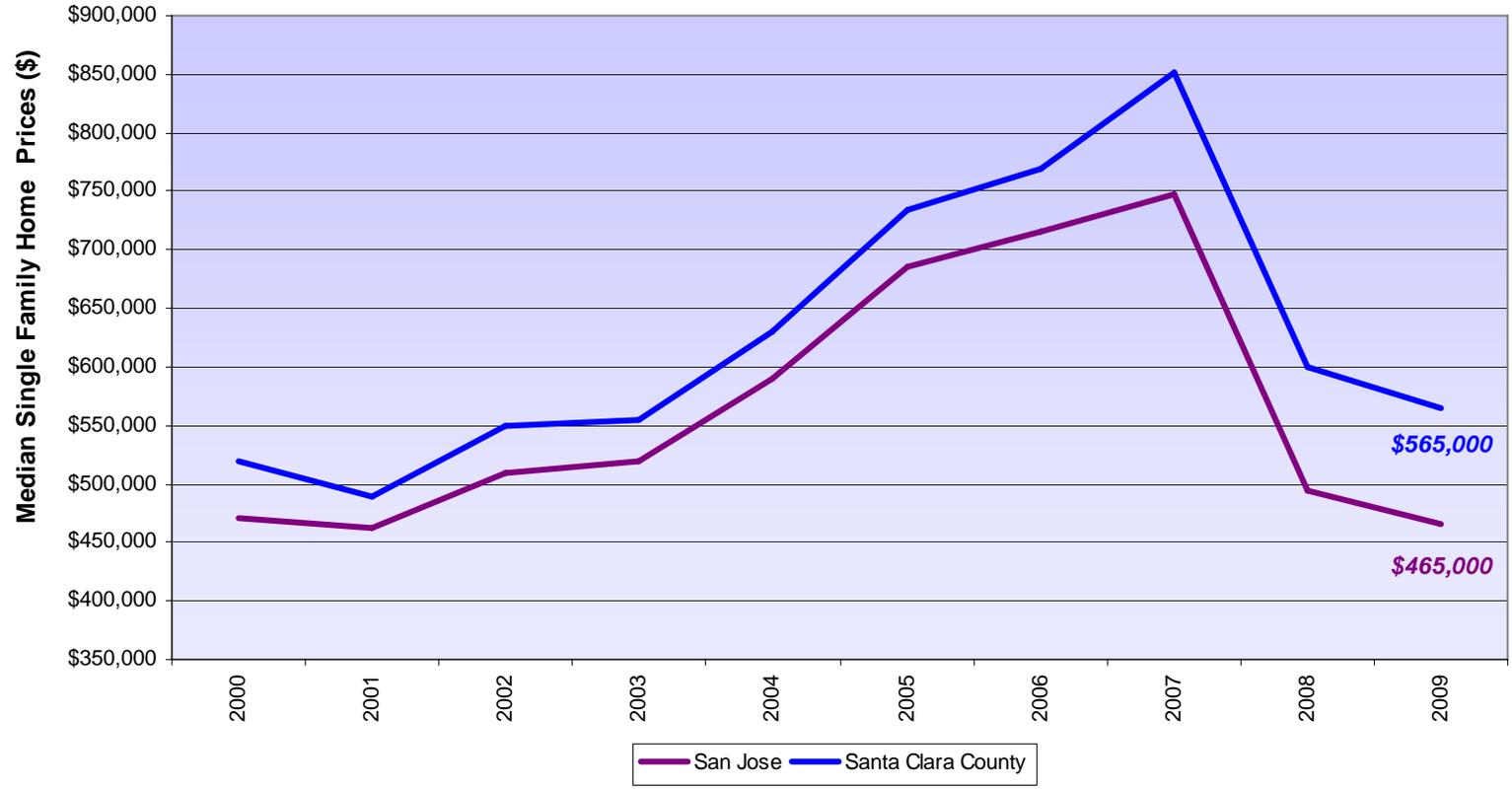
Mortgage Rates



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

SJ Single Family Home Median Sale Price- Dip 6% Year Over Year

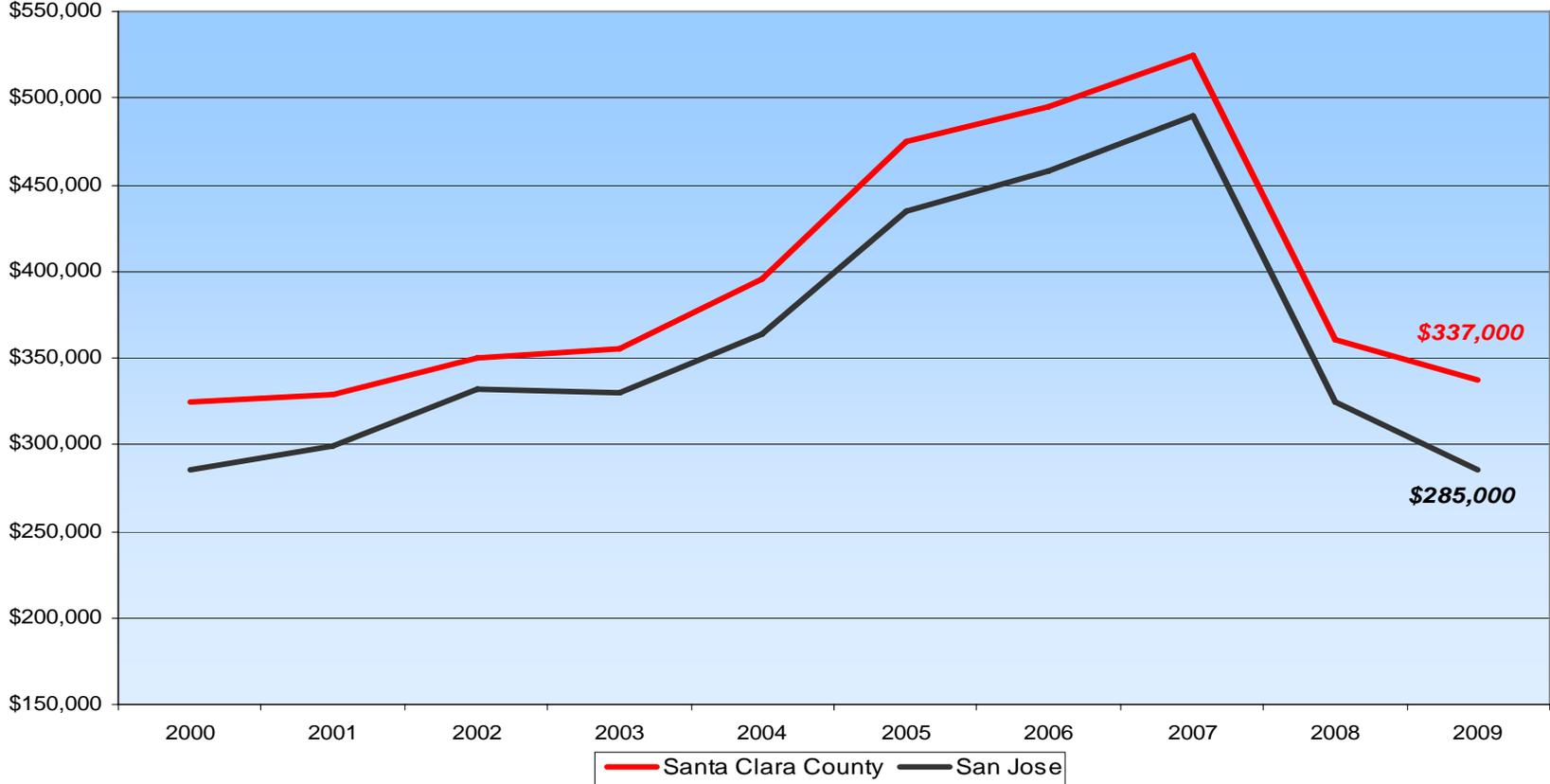
Rise in Foreclosures & Short Sales Has Dramatically Decreased Prices



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

SJ Townhome/Condos Median Sales Price- Dip 14% Year Over Year

Foreclosures & Short Sales to Avoid Foreclosures Have Risen Dramatically



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

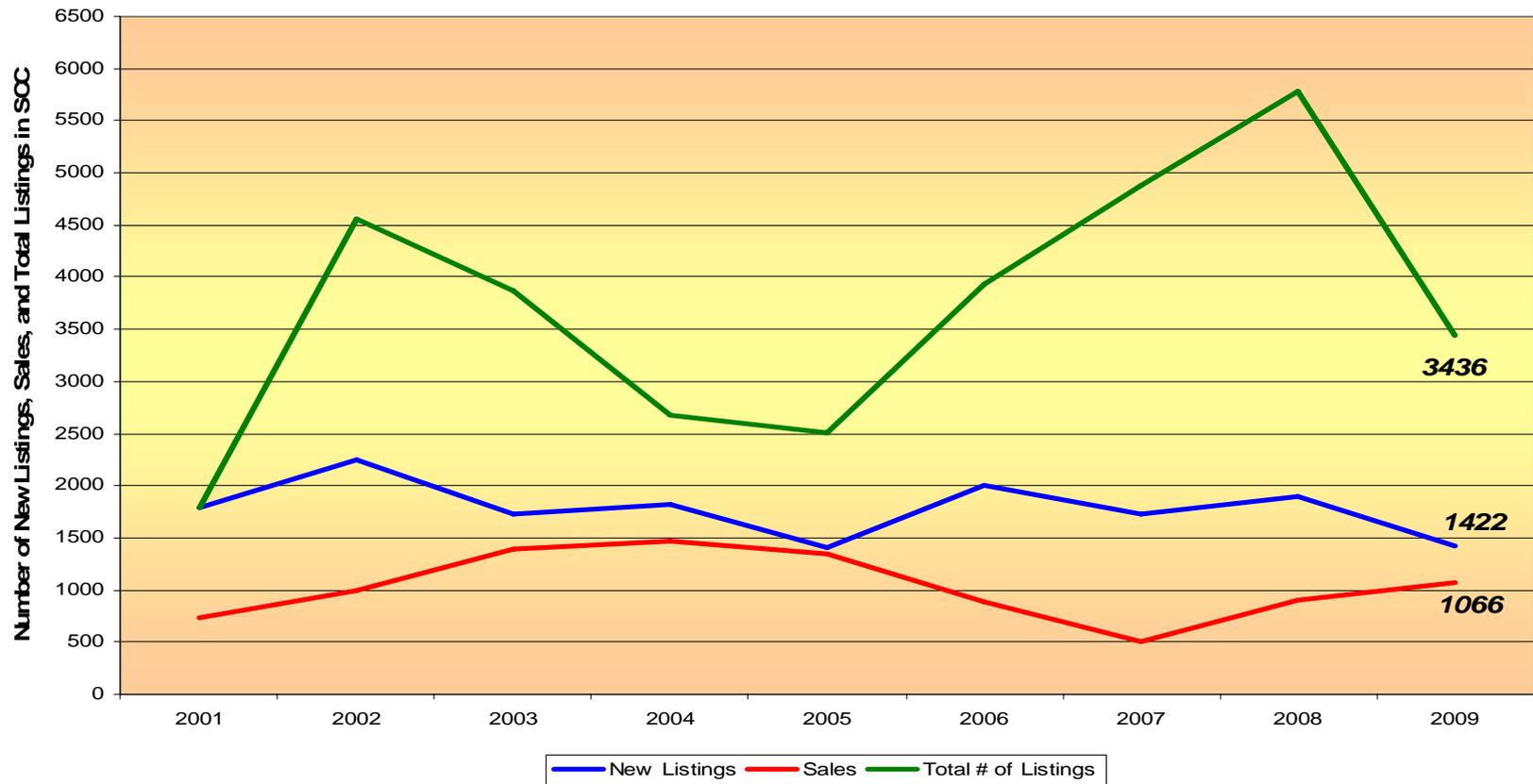
Slight Drop in Notices of Default Since August 09

Notices of Default in Santa Clara County



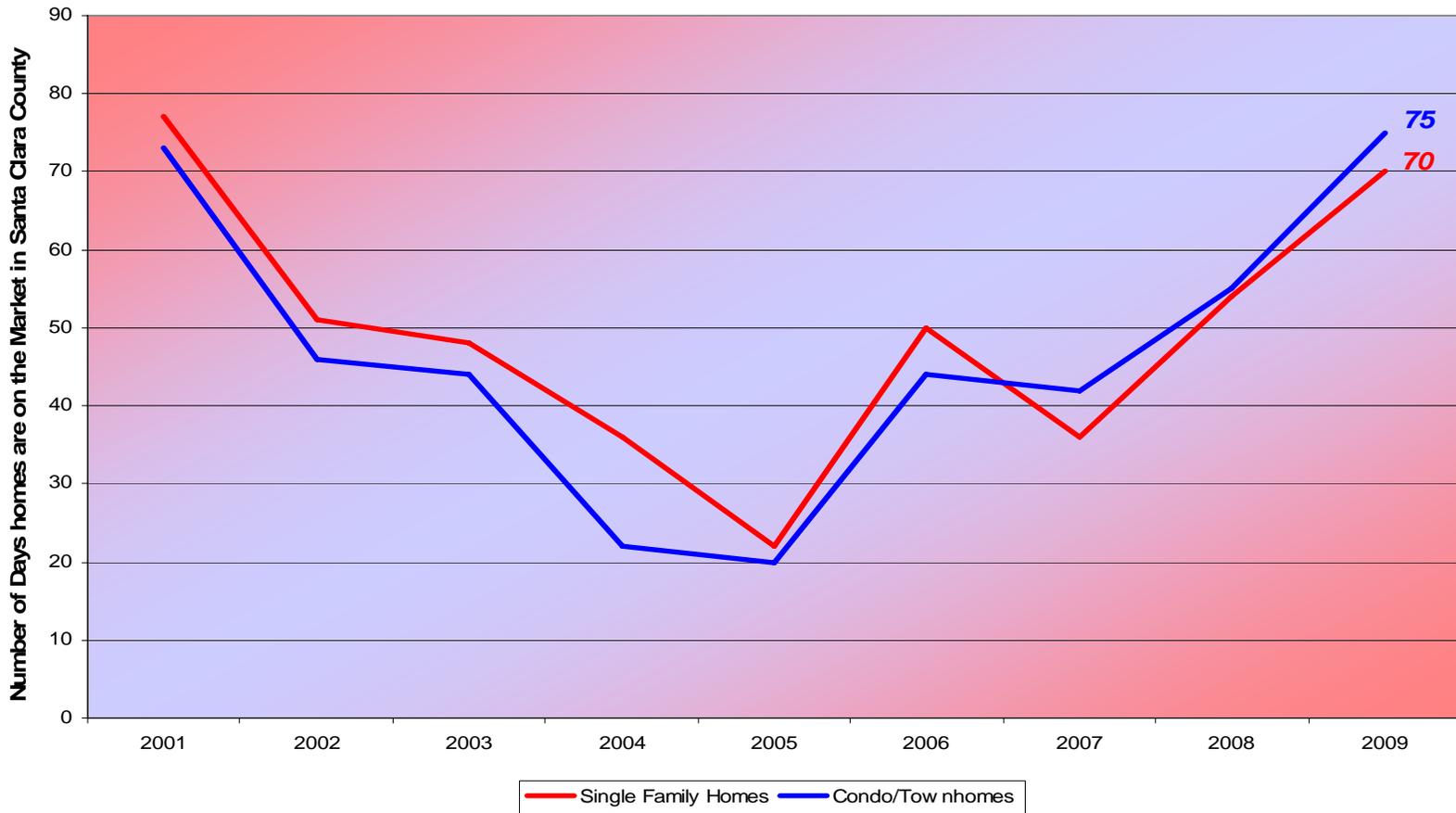
Total Number of Listings Dip 41% Since the Same Time Last Year

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



Housing Turnover Returns to 2001 Numbers During Dot.Com Bust

Number of Days Homes Remain on the Market in SCC



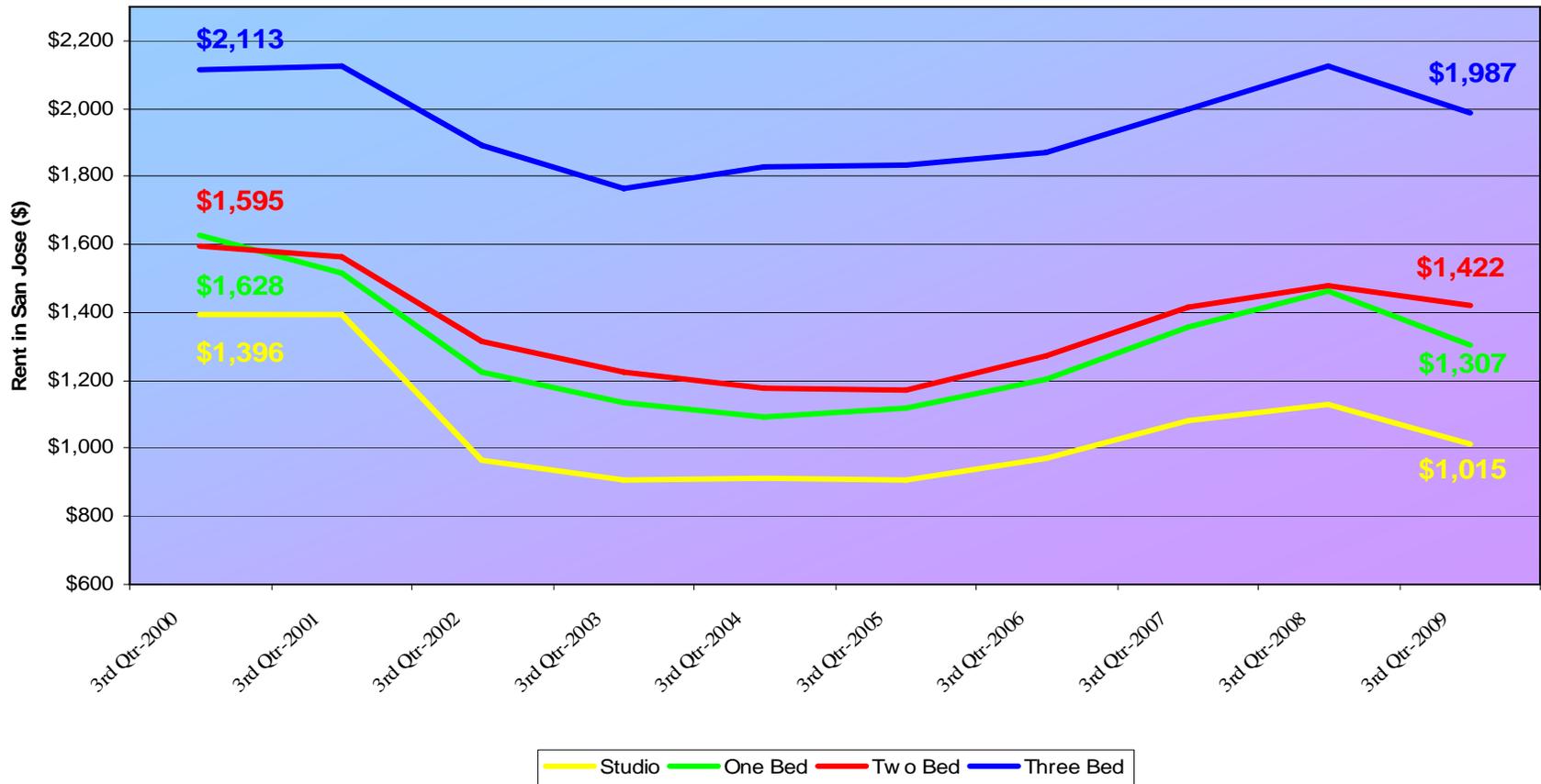
Vacancy Rates At a Healthy Rental Market

San Jose Rental Housing Vacancy Rates



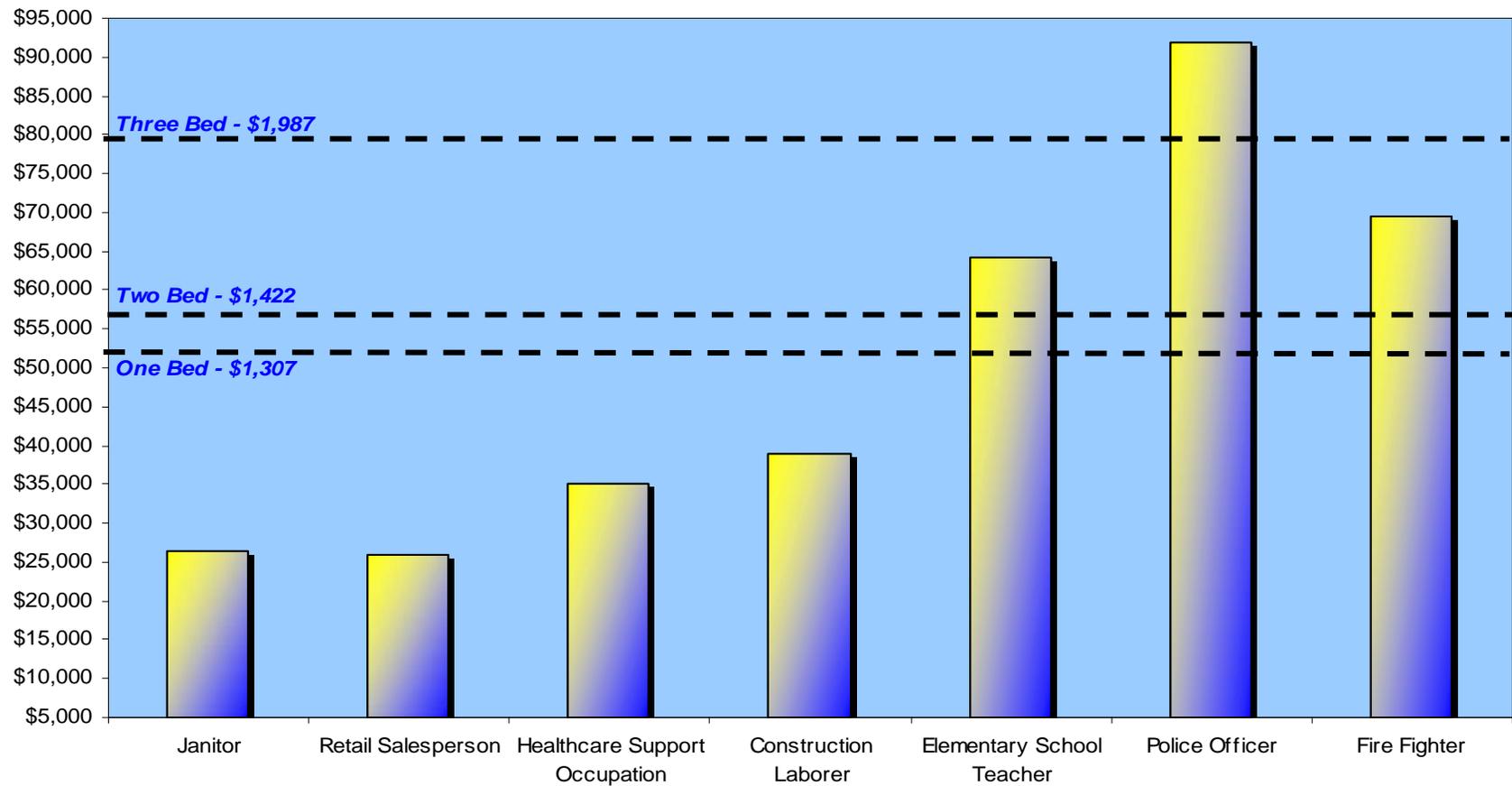
Average San Jose Rents Decrease Almost 9% Year Over Year

Average Rental Rates for Units in San Jose



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

