



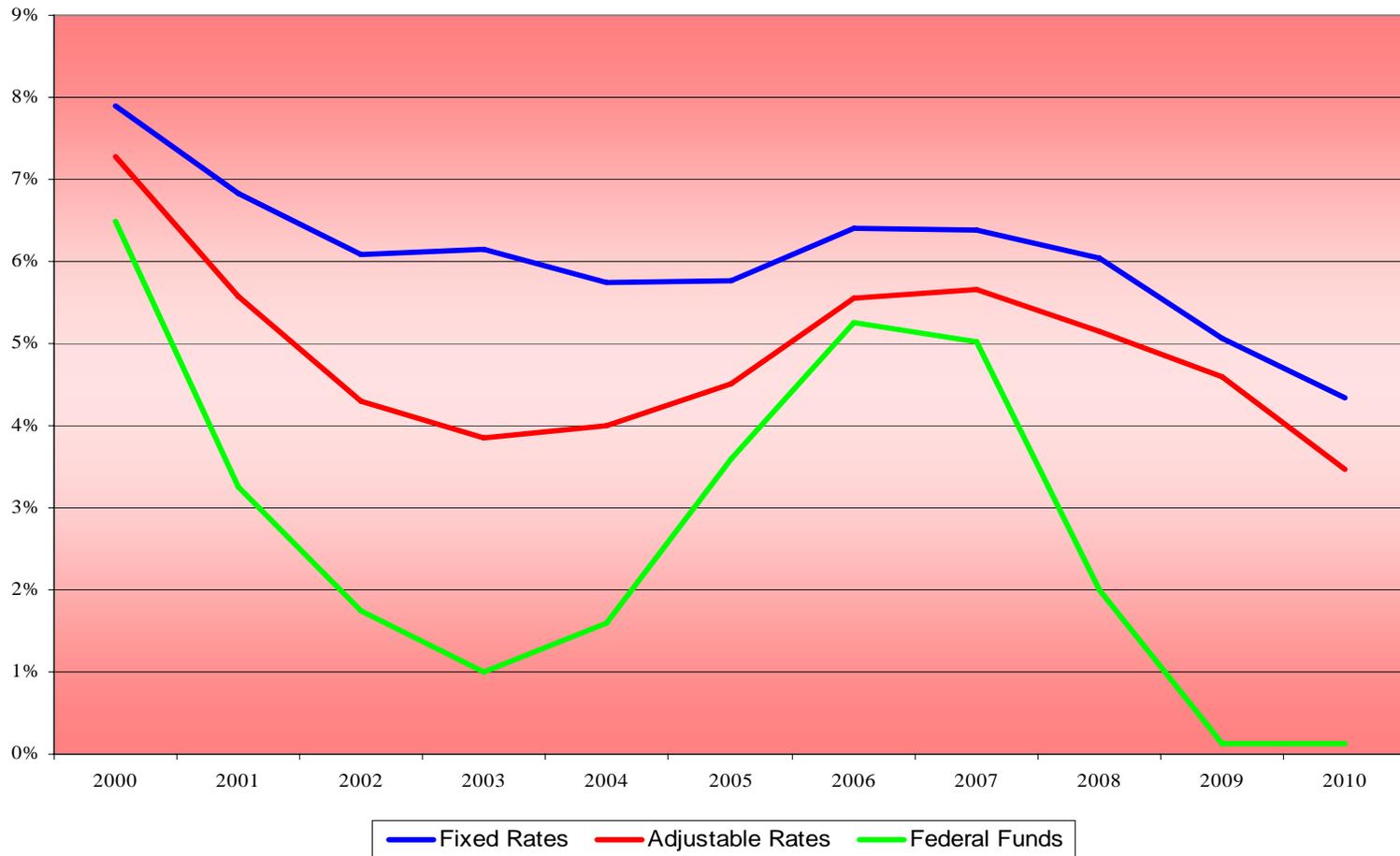
# Housing Statistics Report

November 2010



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

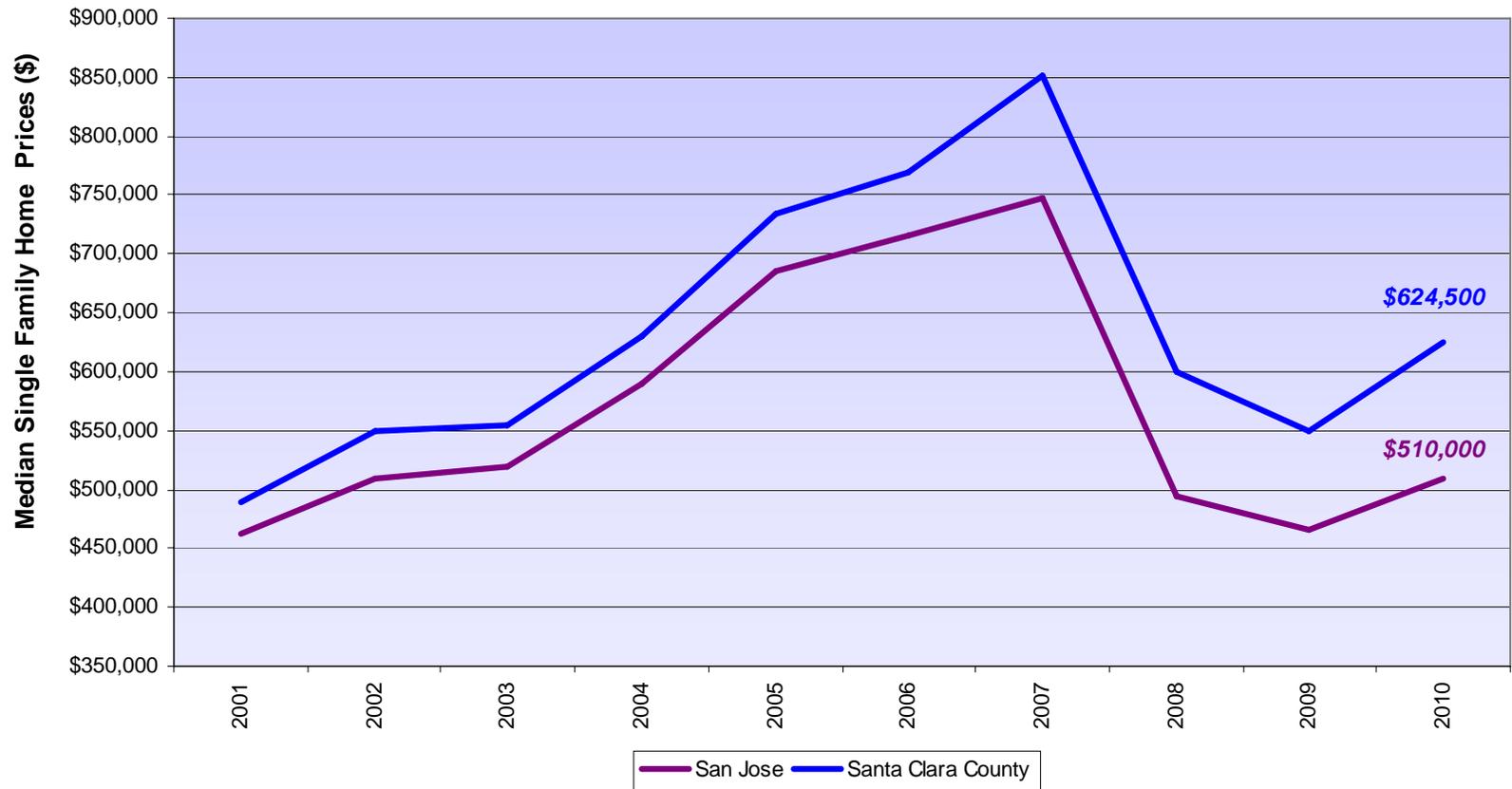
## Mortgage Rates



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

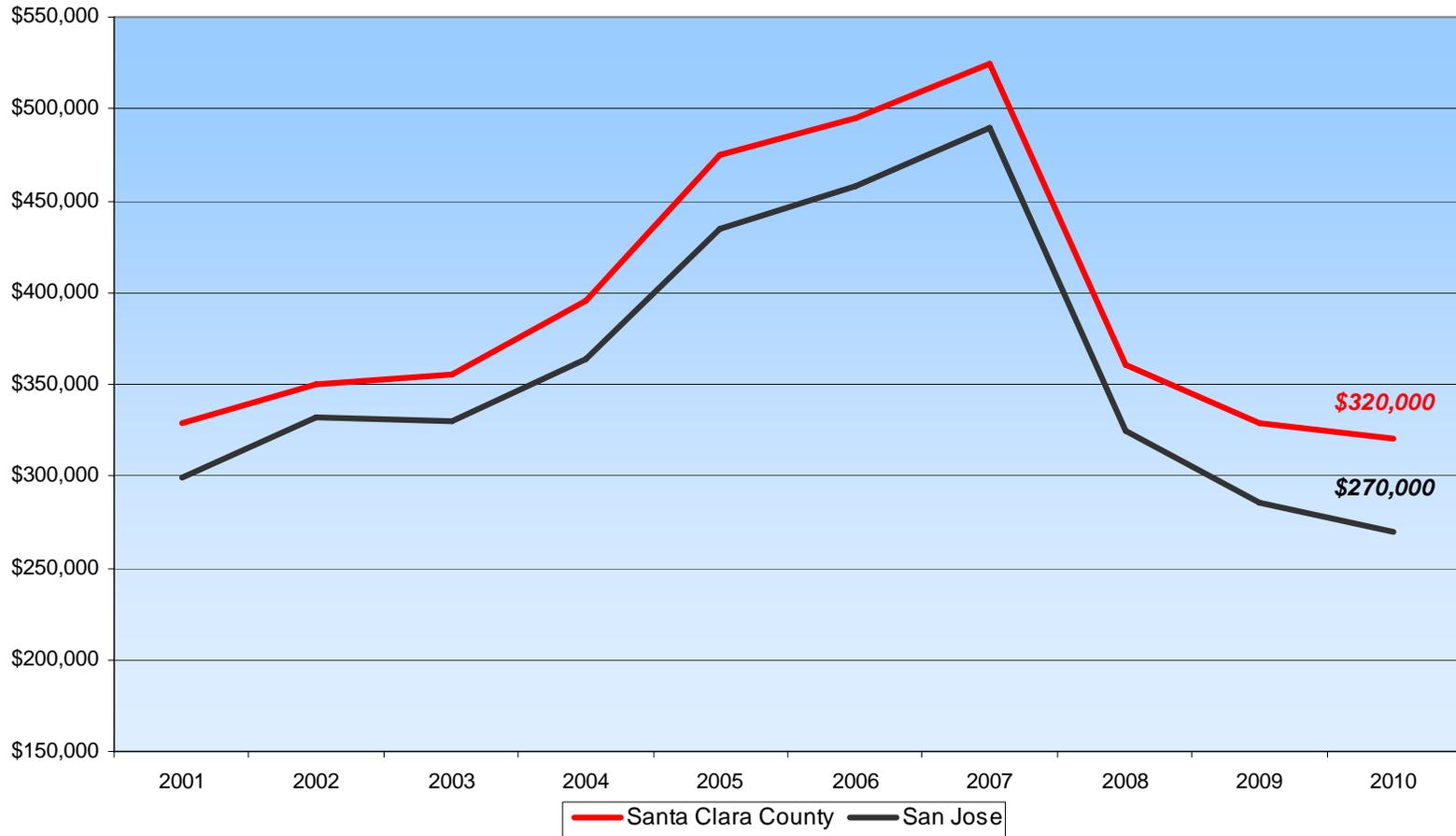
# SJ Single Family Home Median Sale Price Increase 10% Year Over Year

## Santa Clara County/San Jose Median Sale Prices



# SJ Townhome/Condos Median Sales Price Decrease 5% Year Over Year

## Santa Clara County/San Jose Median Sale Prices



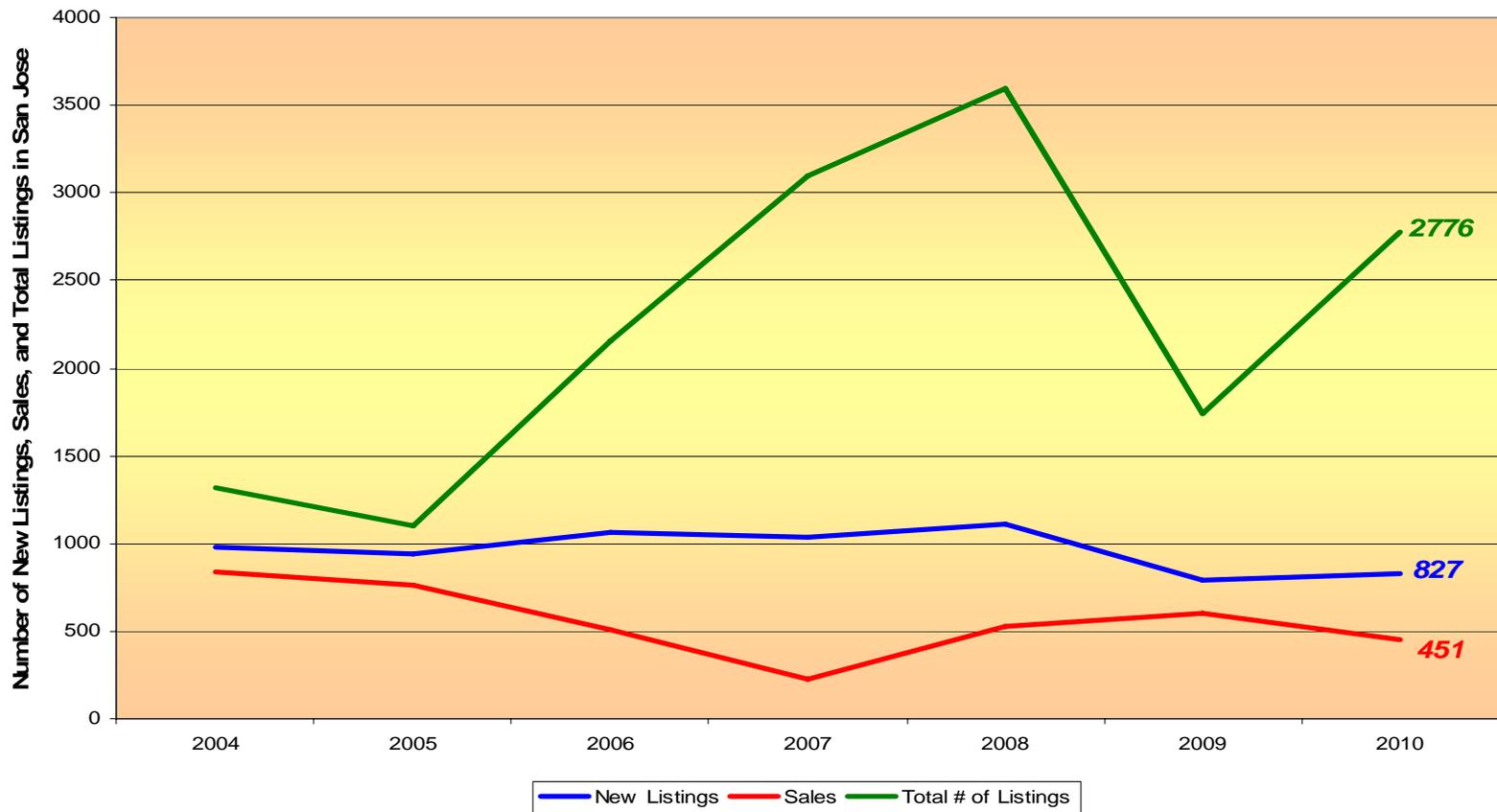
# Notices of Default Begin to Increase in July 2010

## Notices of Default in Santa Clara County



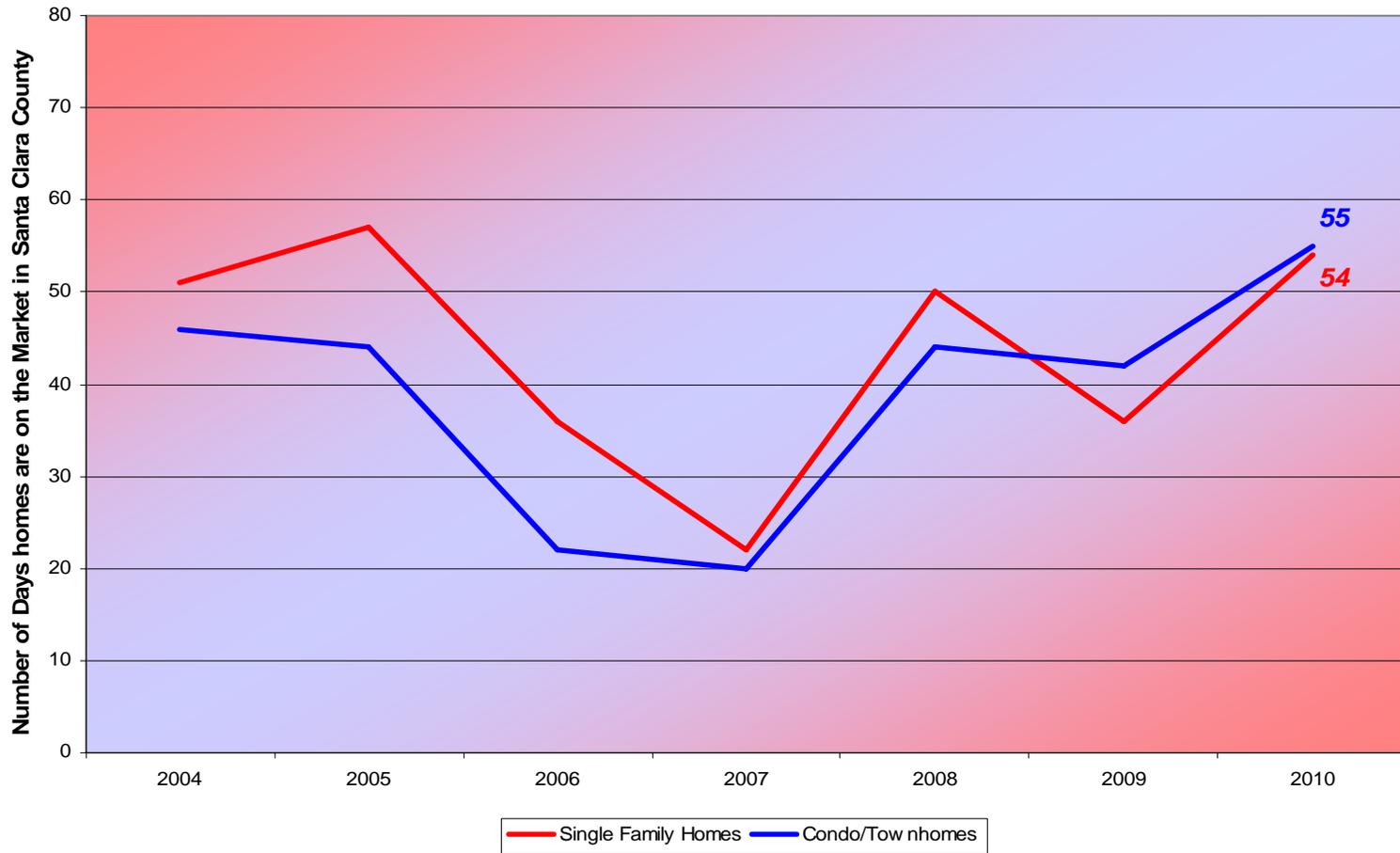
# Total Number of Listings Up 59% Since the Same Time Last Year

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



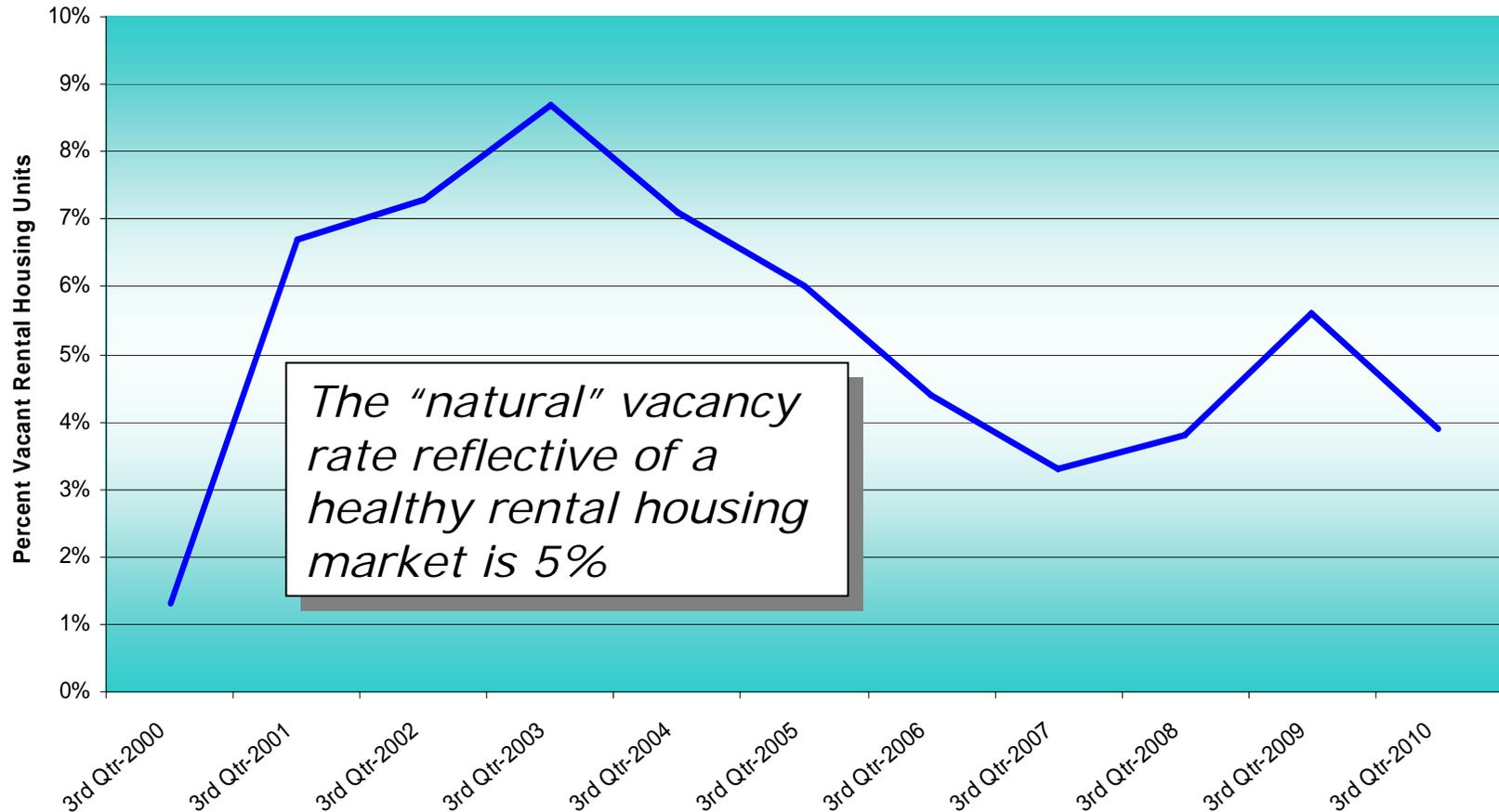
# Housing Turnover

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



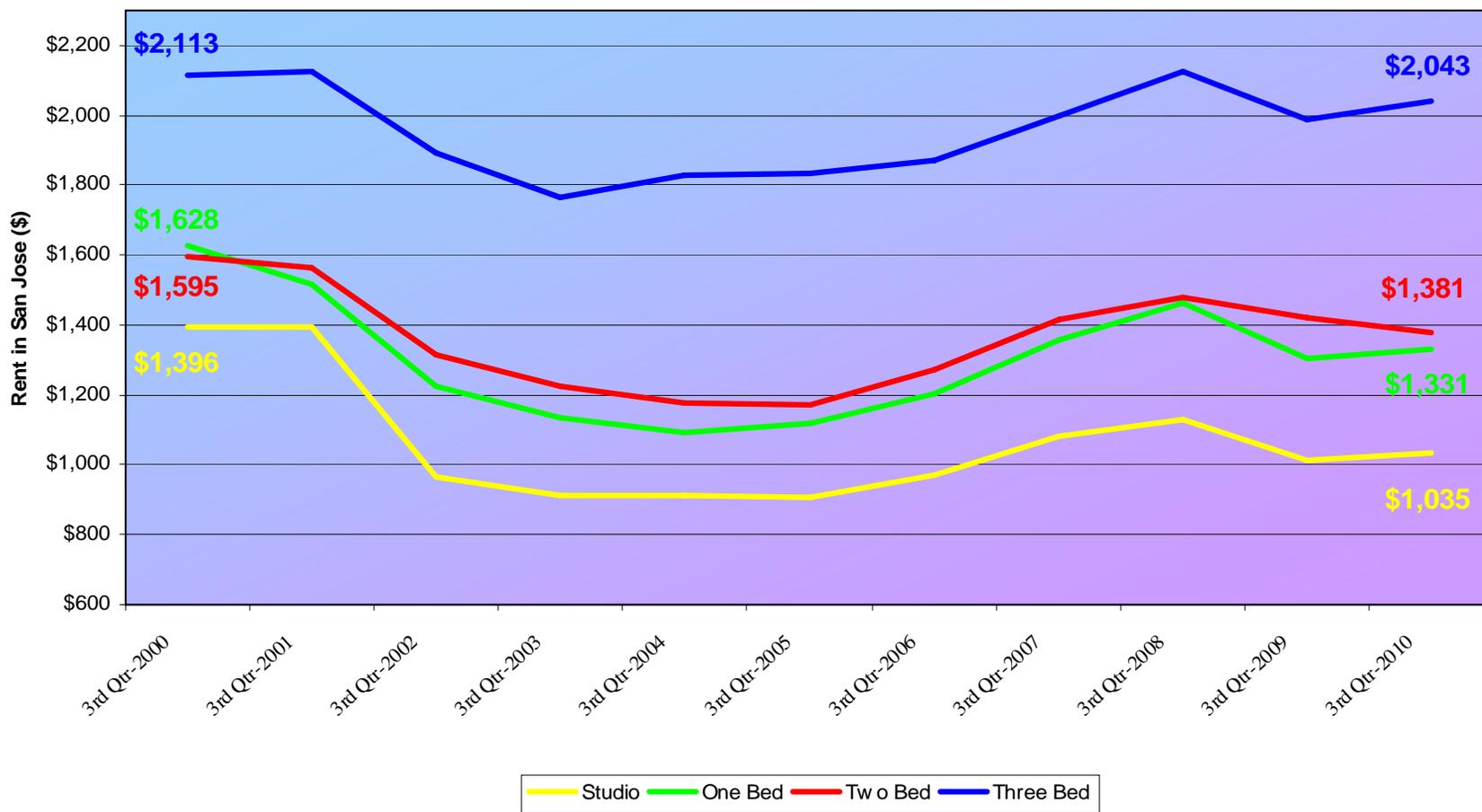
# Vacancy Rates Under the Healthy Rental Market

## San Jose Rental Housing Vacancy Rates



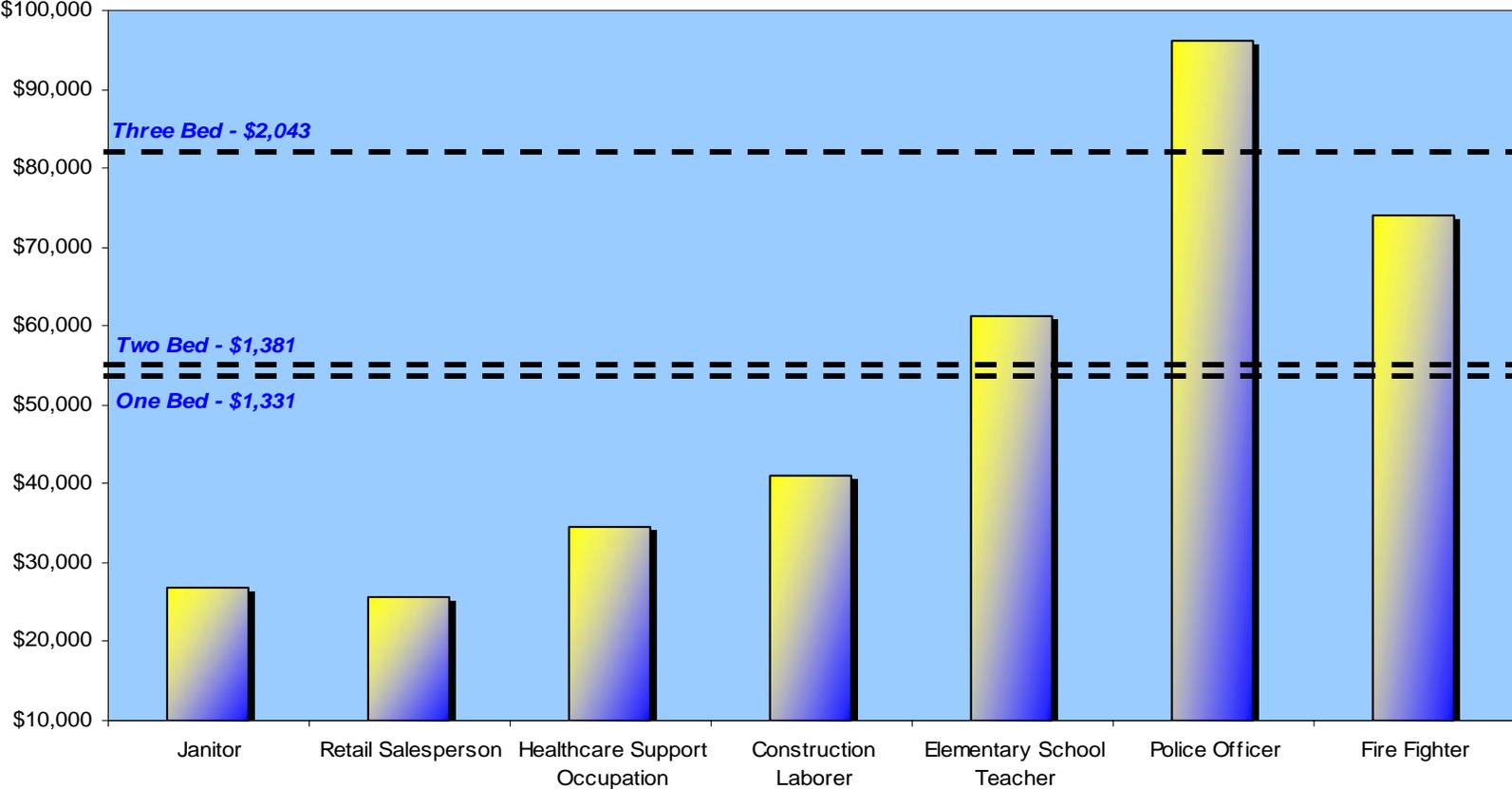
# Average San Jose Rents Up 1% Year Over Year

## 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) – 2010 1<sup>st</sup> Quarter Wages

