



# Housing Statistics Report

November 2011



# Interest Rates Reach Historic Lows

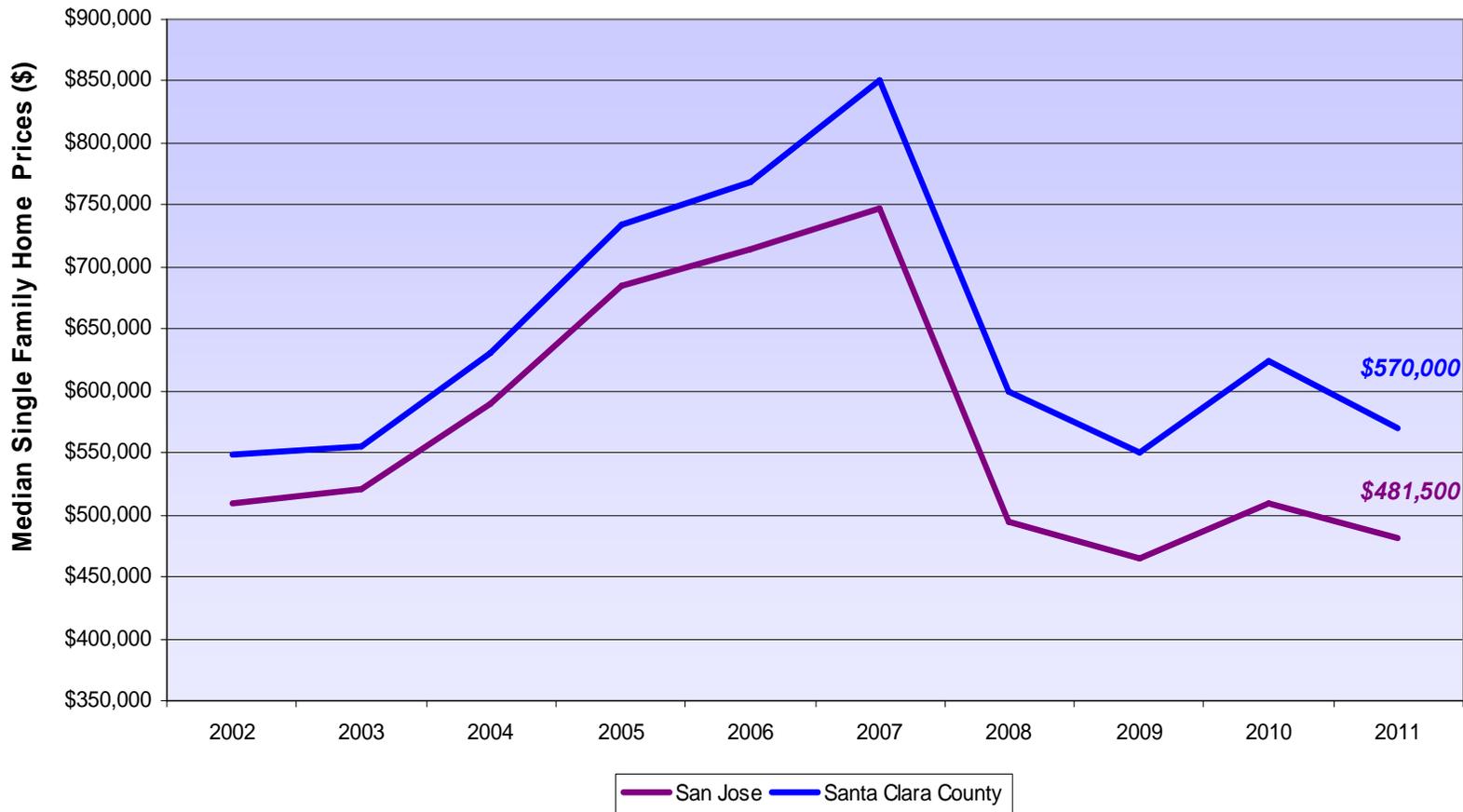
## Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation, September 2001 – September 2011

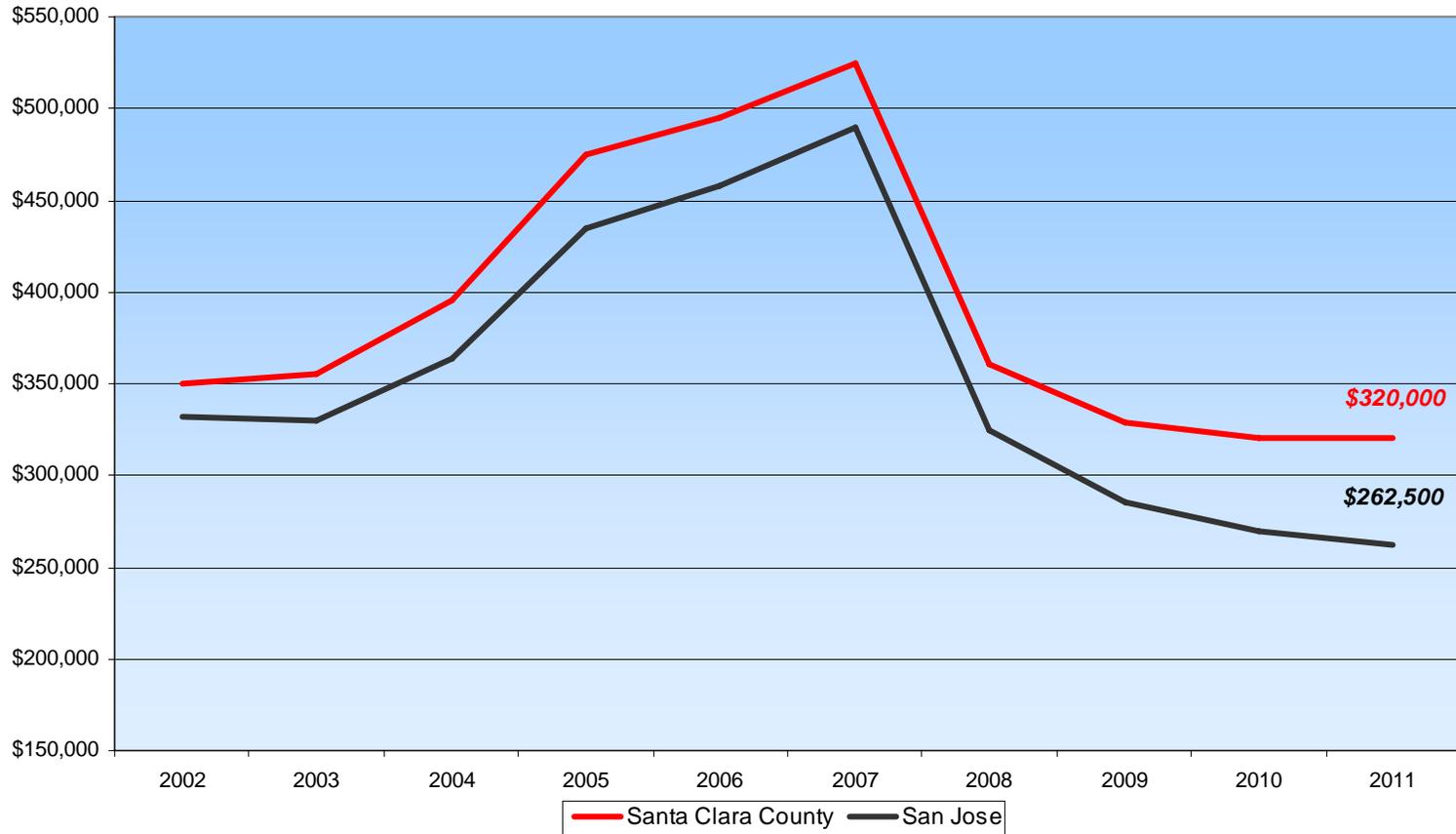
# SJ Single Family Home Median Sale Price Has Declined 6% Year Over Year

## Santa Clara County/San Jose Median Sale Prices



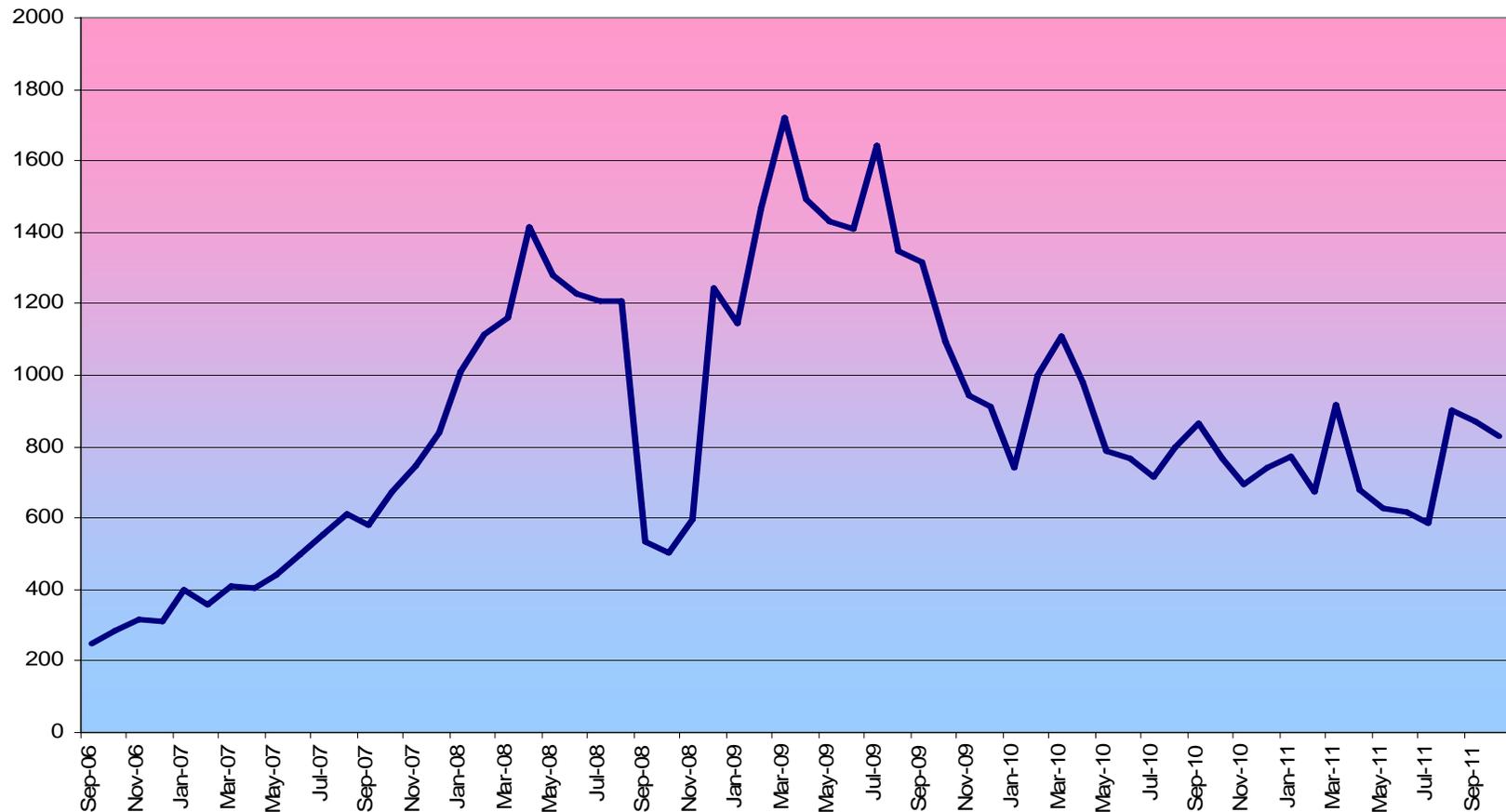
# SJ Townhome/Condos Median Sales Price Decrease 3% Year Over Year

## Santa Clara County/San Jose Median Sale Prices



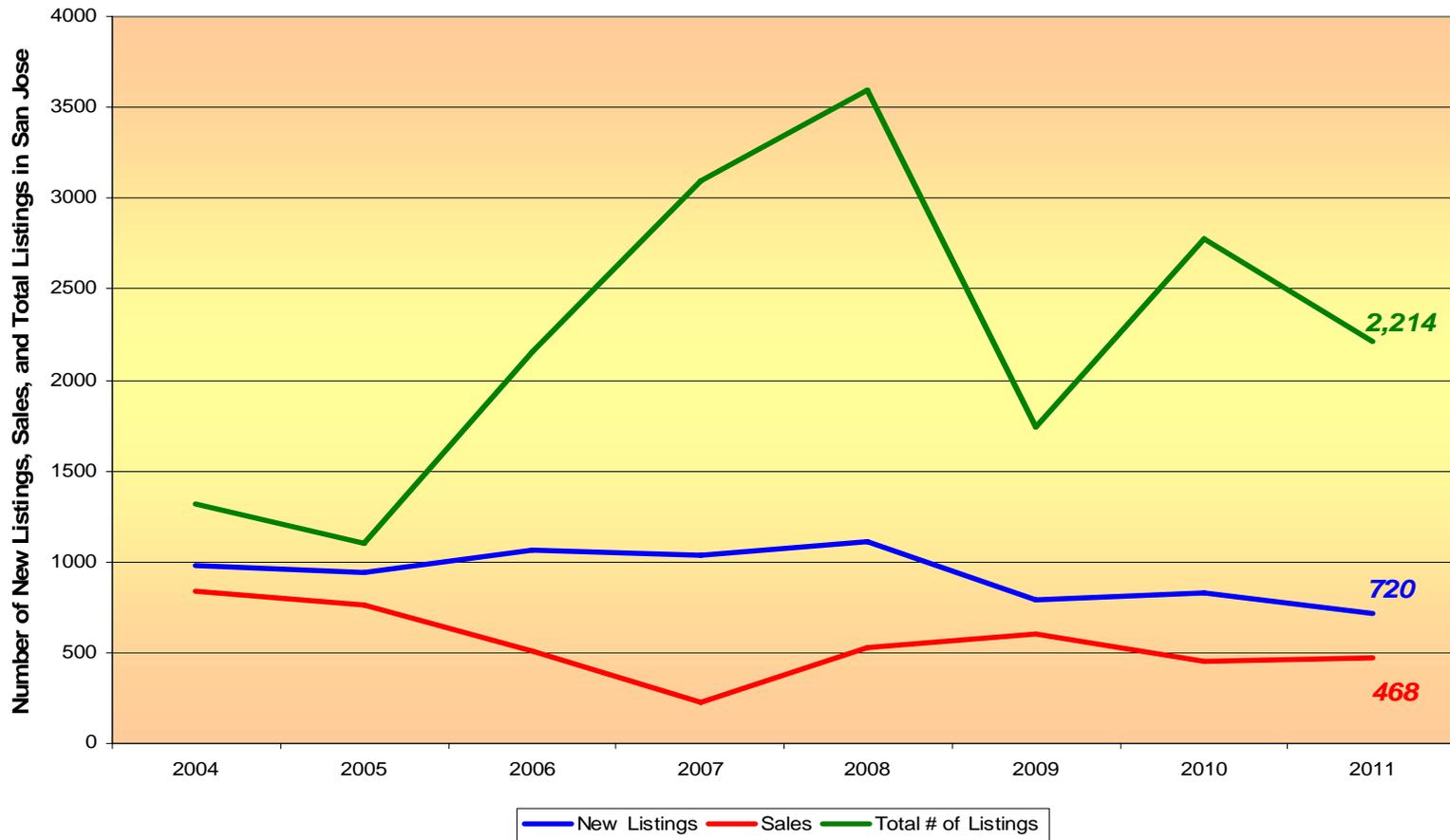
# Notices of Default Remain High

## Notices of Default in Santa Clara County



# Total Number of Listings Down 20% 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



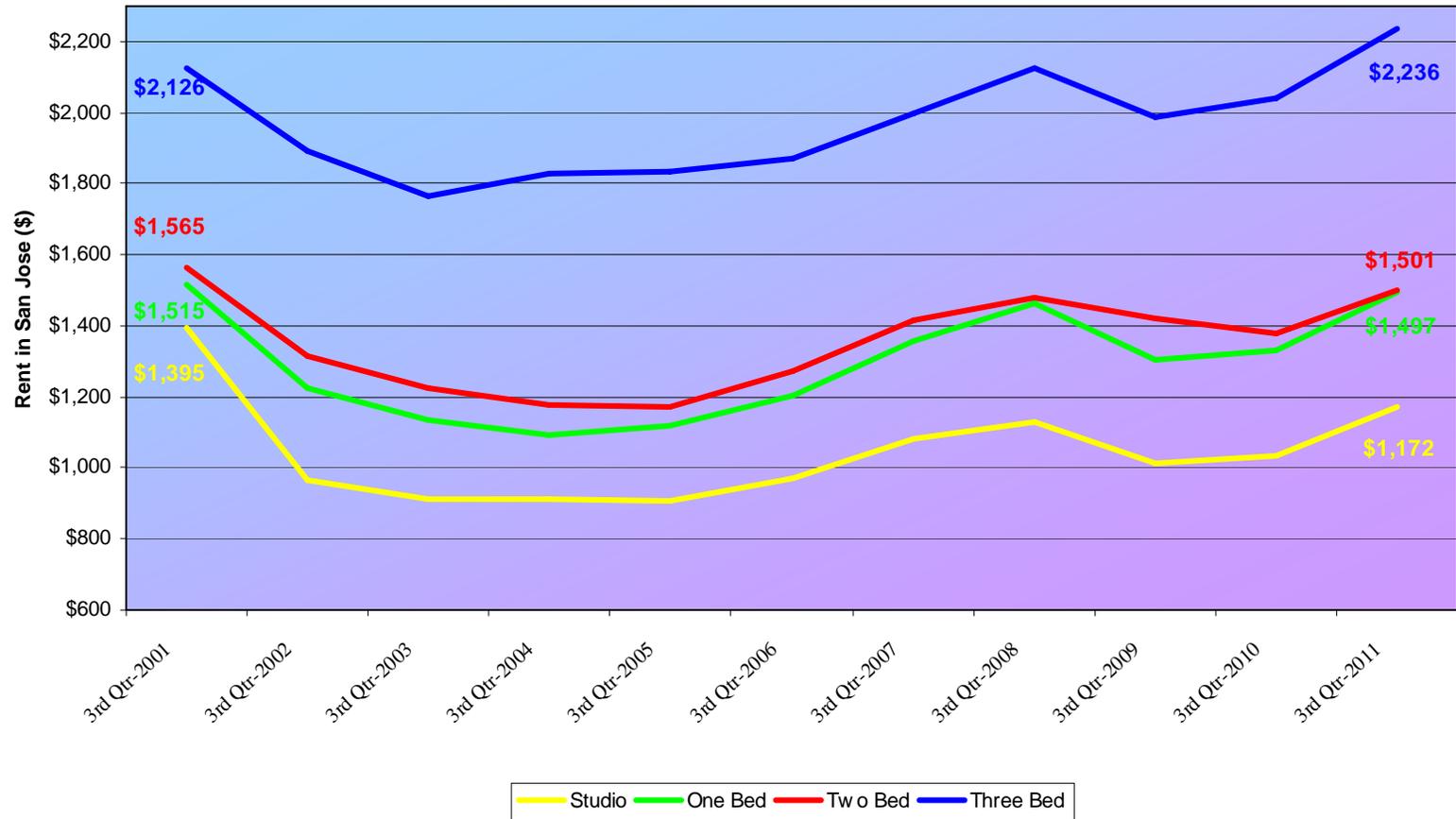
# Vacancy Rates Under the Healthy Rental Market

## San Jose Rental Housing Vacancy Rates



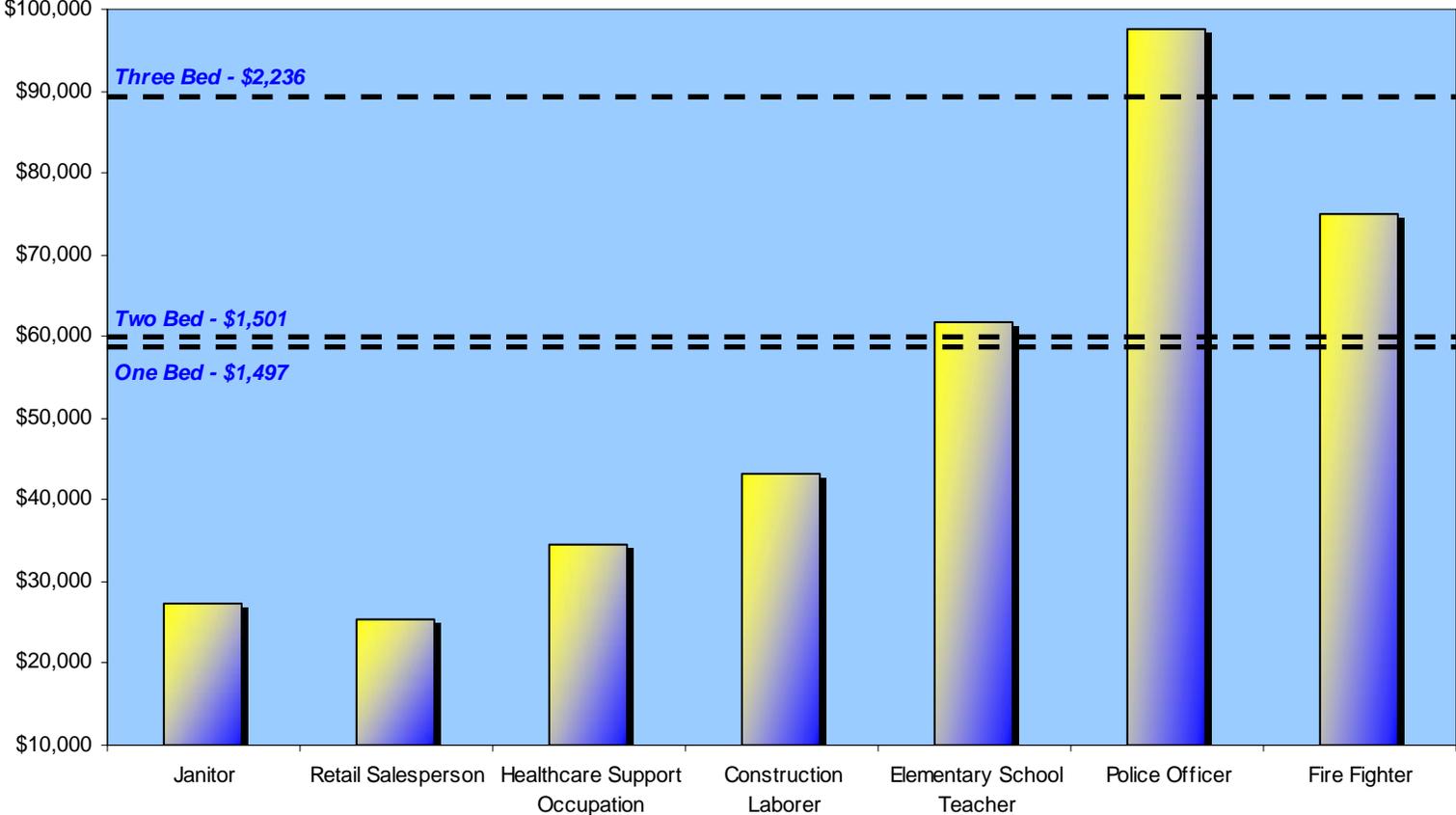
# Average San Jose Rents Up Over 12% Year Over Year

## 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) – 2011 1<sup>st</sup> Quarter Wages

