



Housing Statistics Report

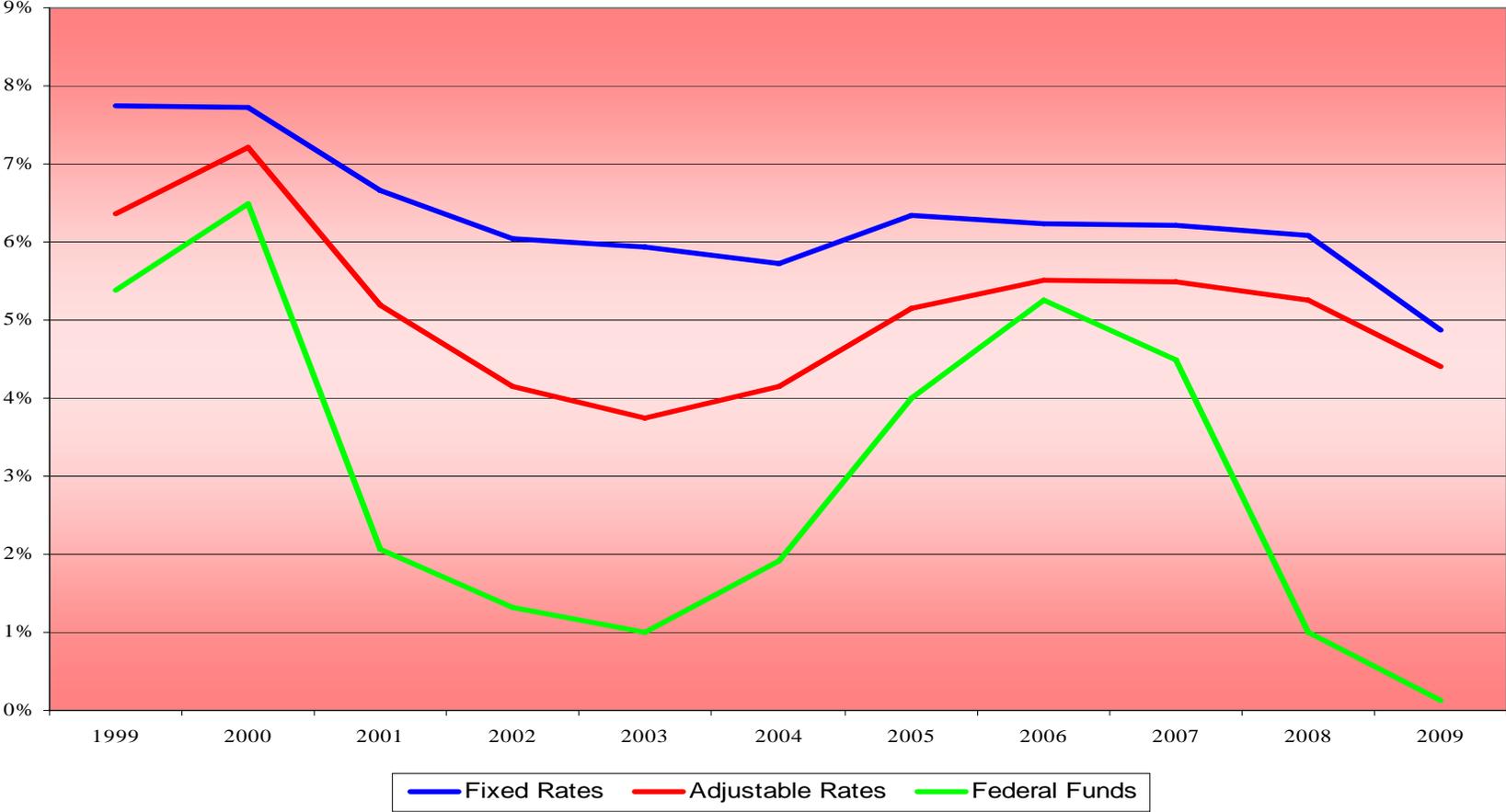


February 2010



Decline in Interest Rates Mirrors the Federal Funds Rate

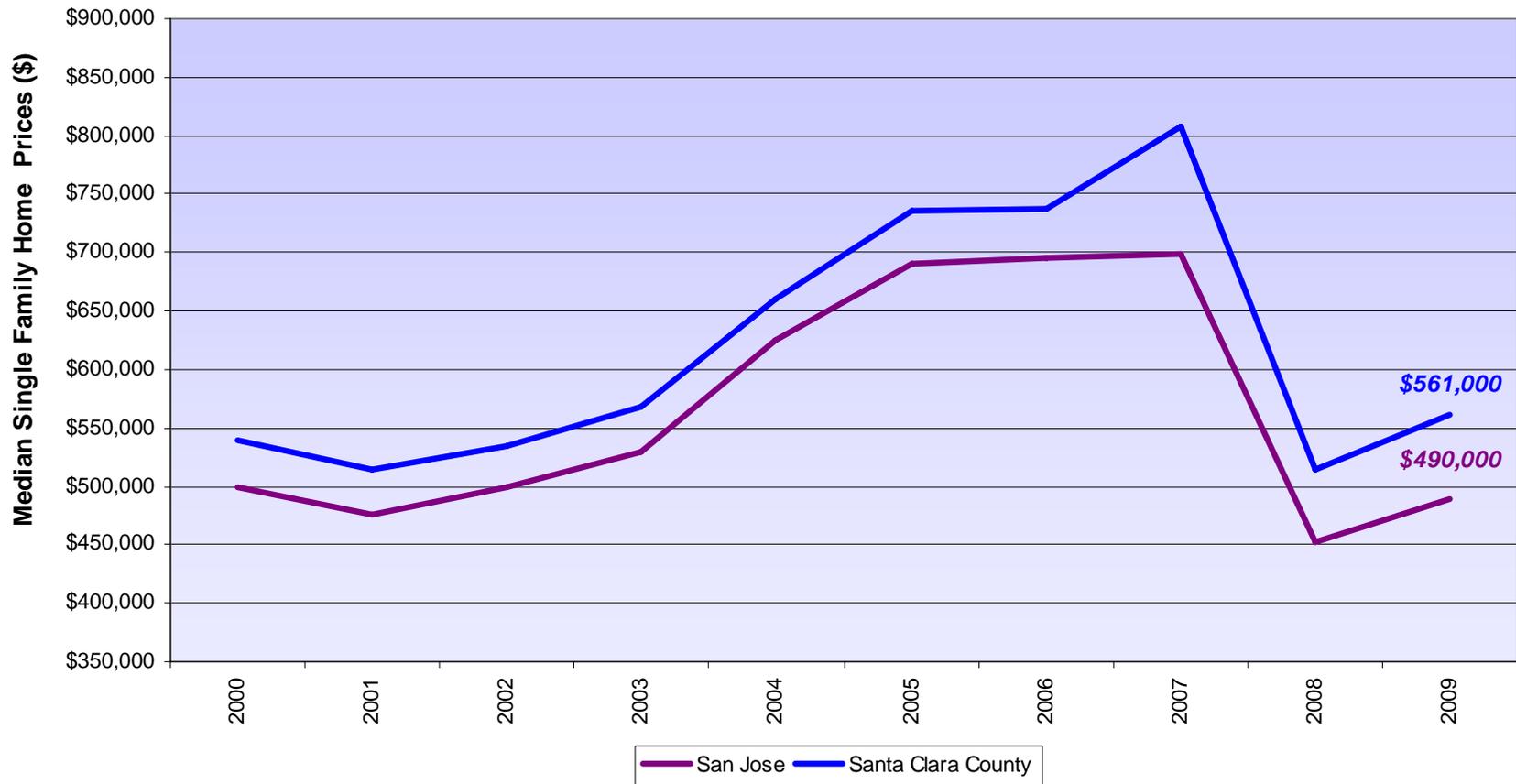
Mortgage Rates



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

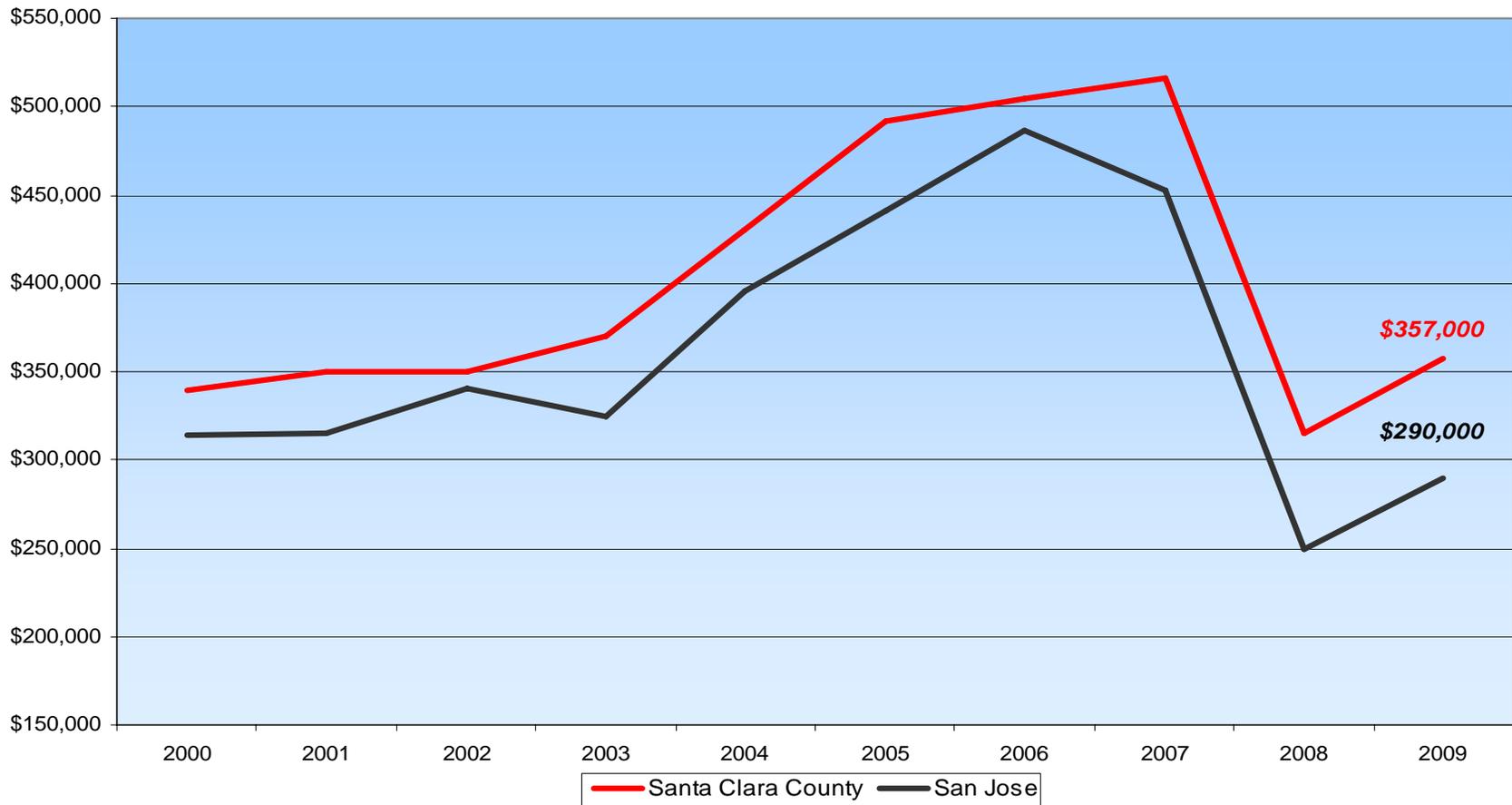
SJ Single Family Home Median Sale Price Increase 8% Year Over Year

Santa Clara County/San Jose Median Sale Prices



SJ Townhome/Condos Median Sales Price Increase 16% Year Over Year

Santa Clara County/San Jose Median Sale Prices



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

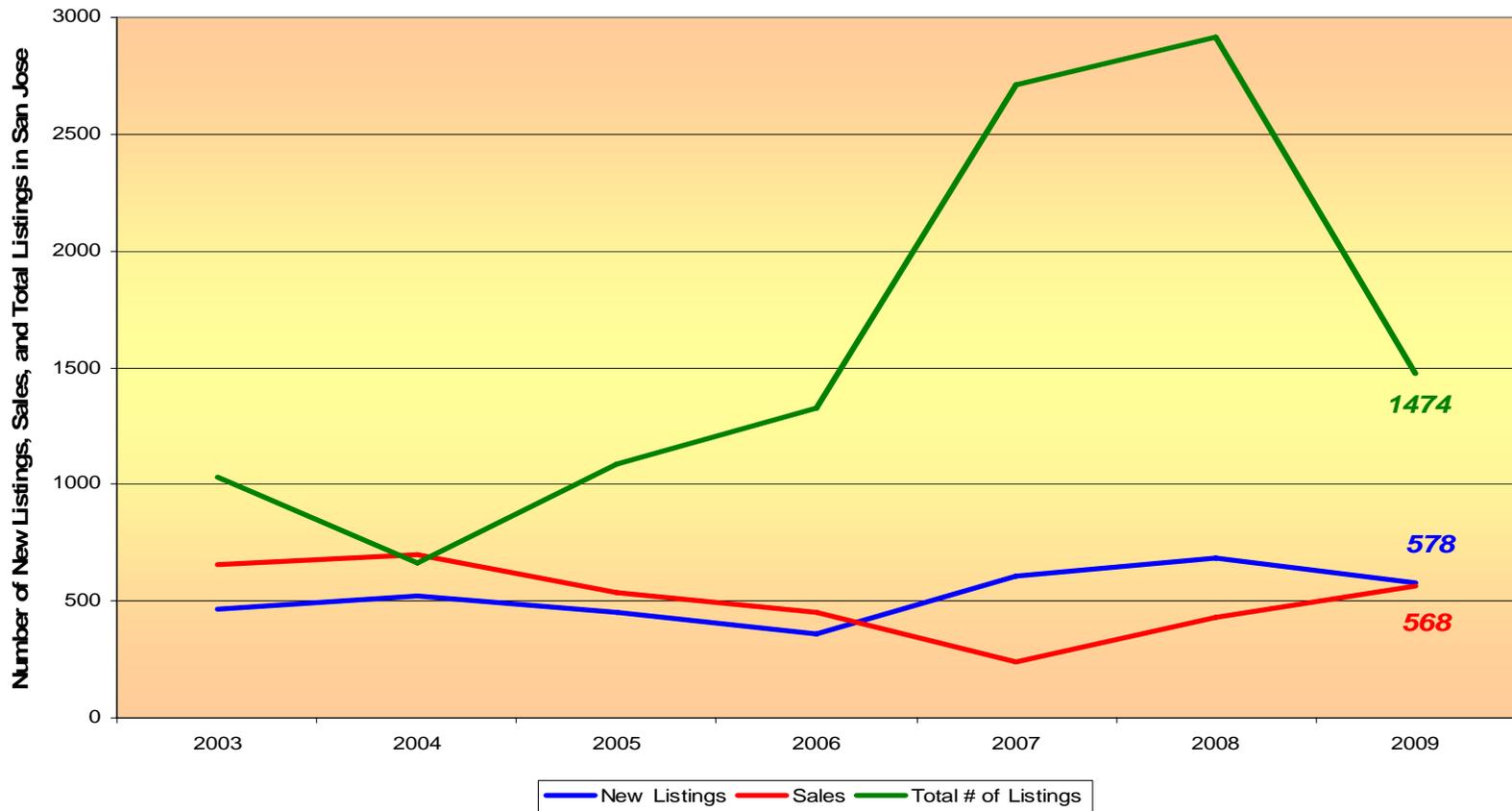
Consistent Drop in Notices of Default Since July 09

Notices of Default in Santa Clara County



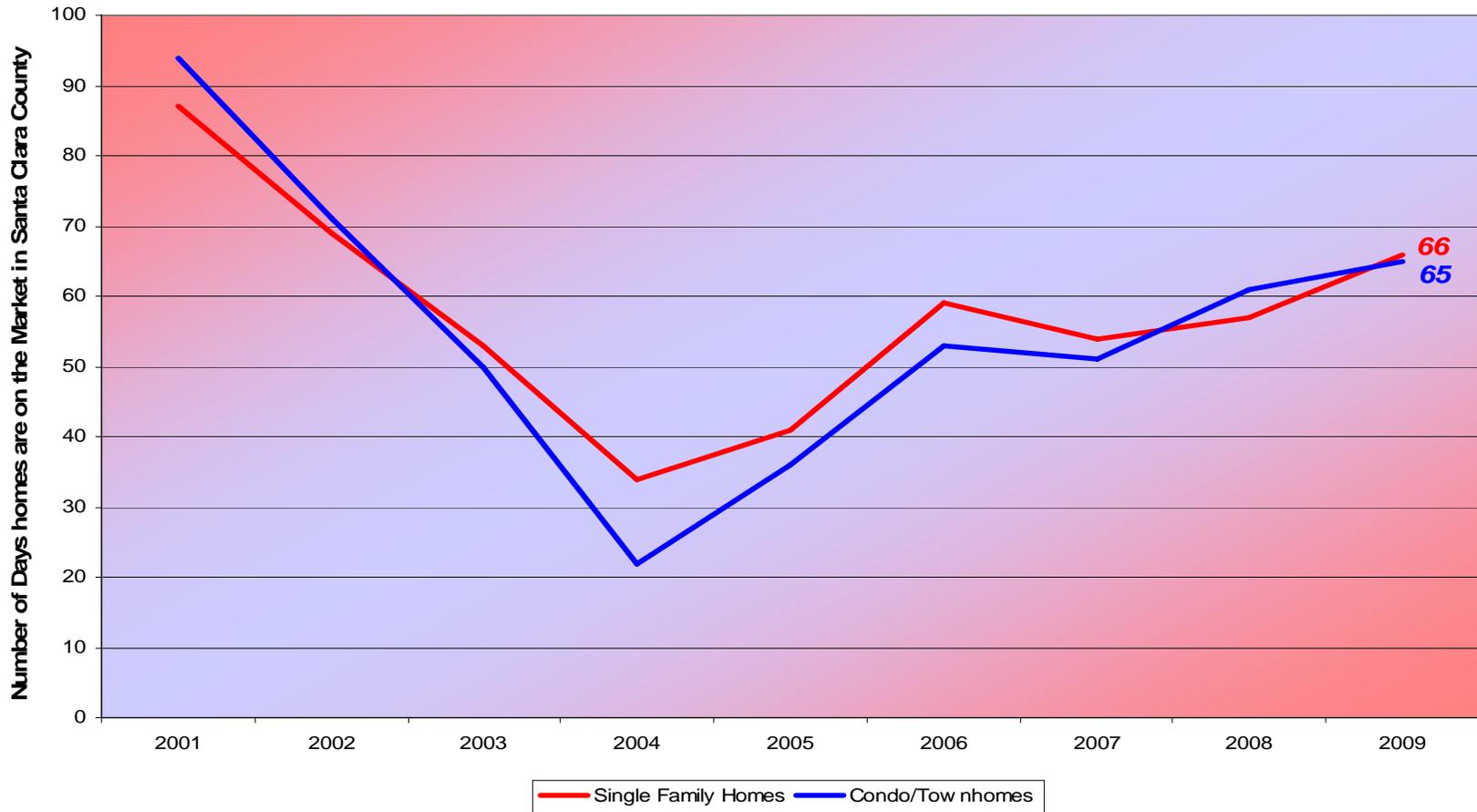
Total Number of Listings Dip 49% Since the Same Time Last Year

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



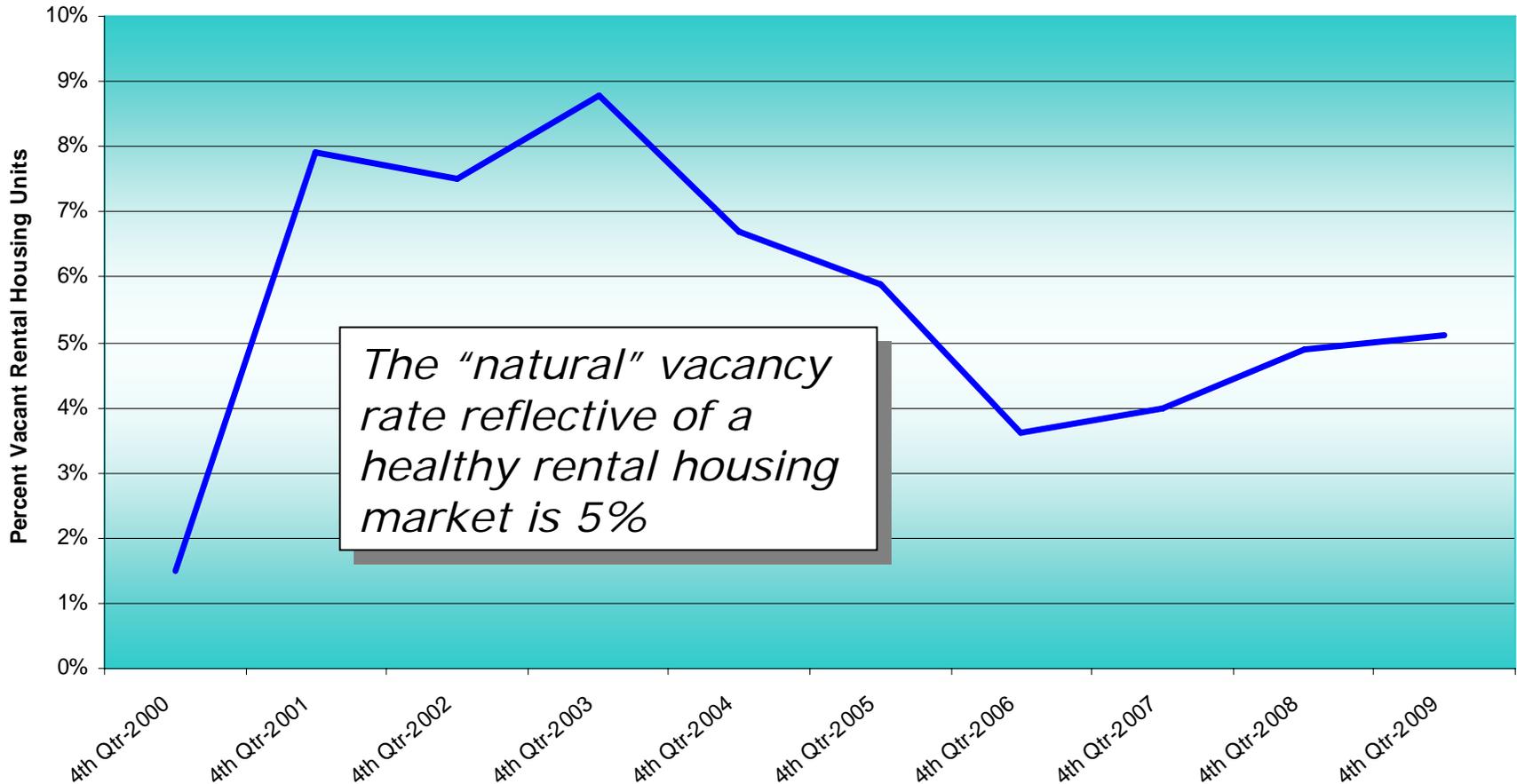
Housing Turnover

Number of Days Homes Remain on the Market in SCC



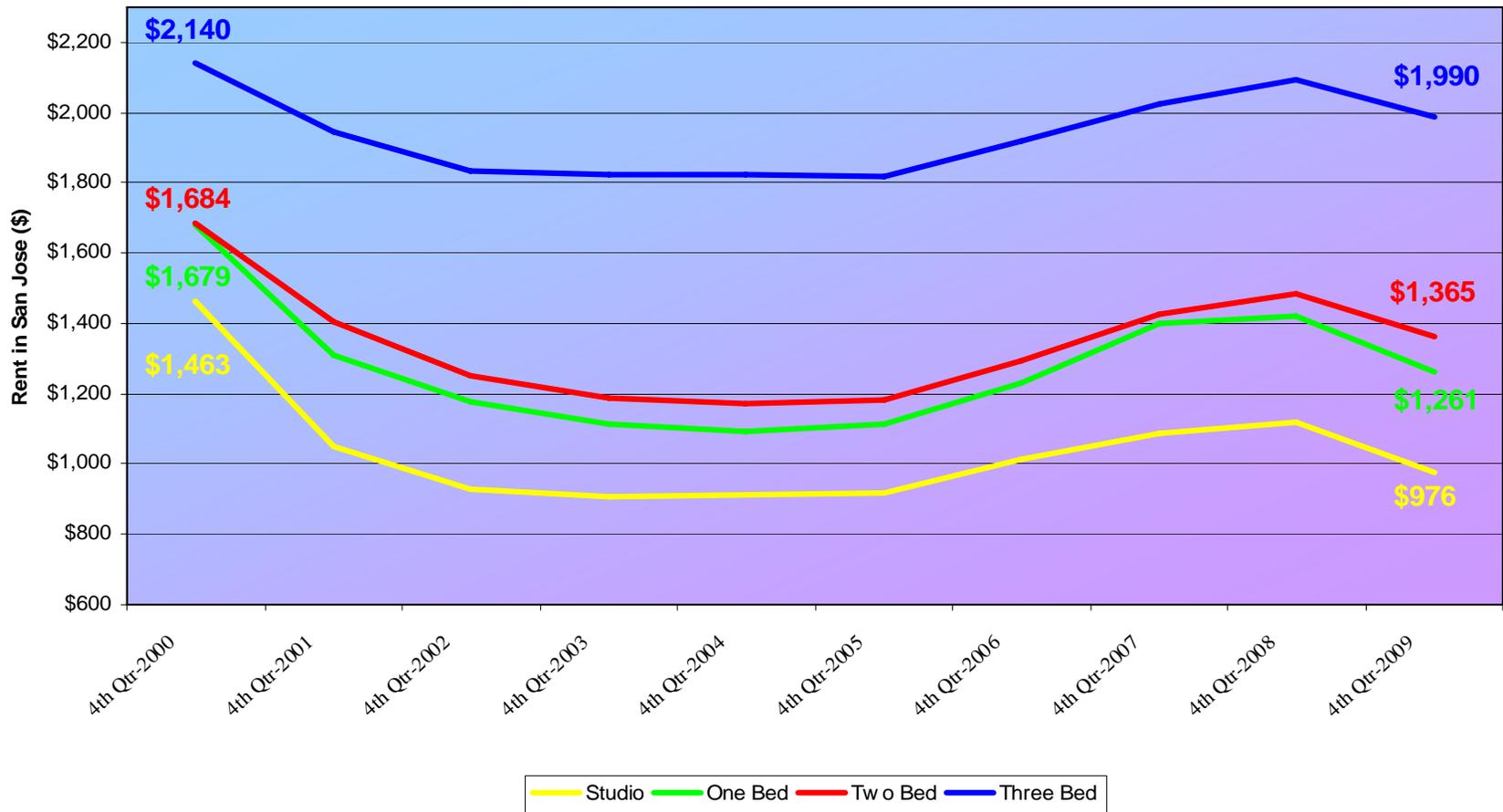
Vacancy Rates At a Healthy Rental Market

San Jose Rental Housing Vacancy Rates



Average San Jose Rents Decrease 10% Year Over Year

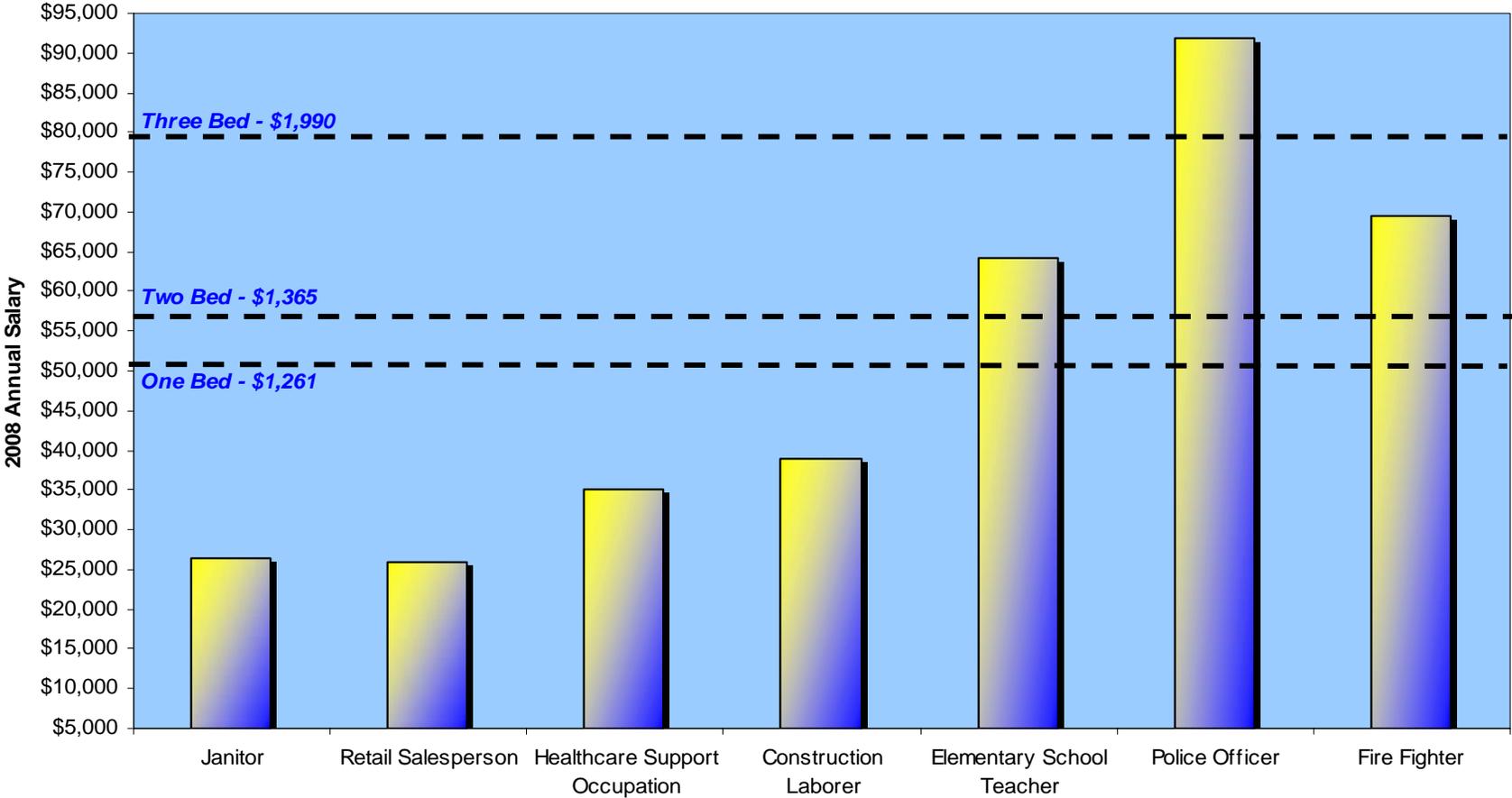
Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 4th Quarter 2000 – 4th Quarter 2009 – 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) – 2009 1st Quarter Salary

Over 30,000 Permits Issued in a 10-Year Period – 32% Affordable

Number of Building Permits Issued in a Calendar Year

