



Housing Statistics Report

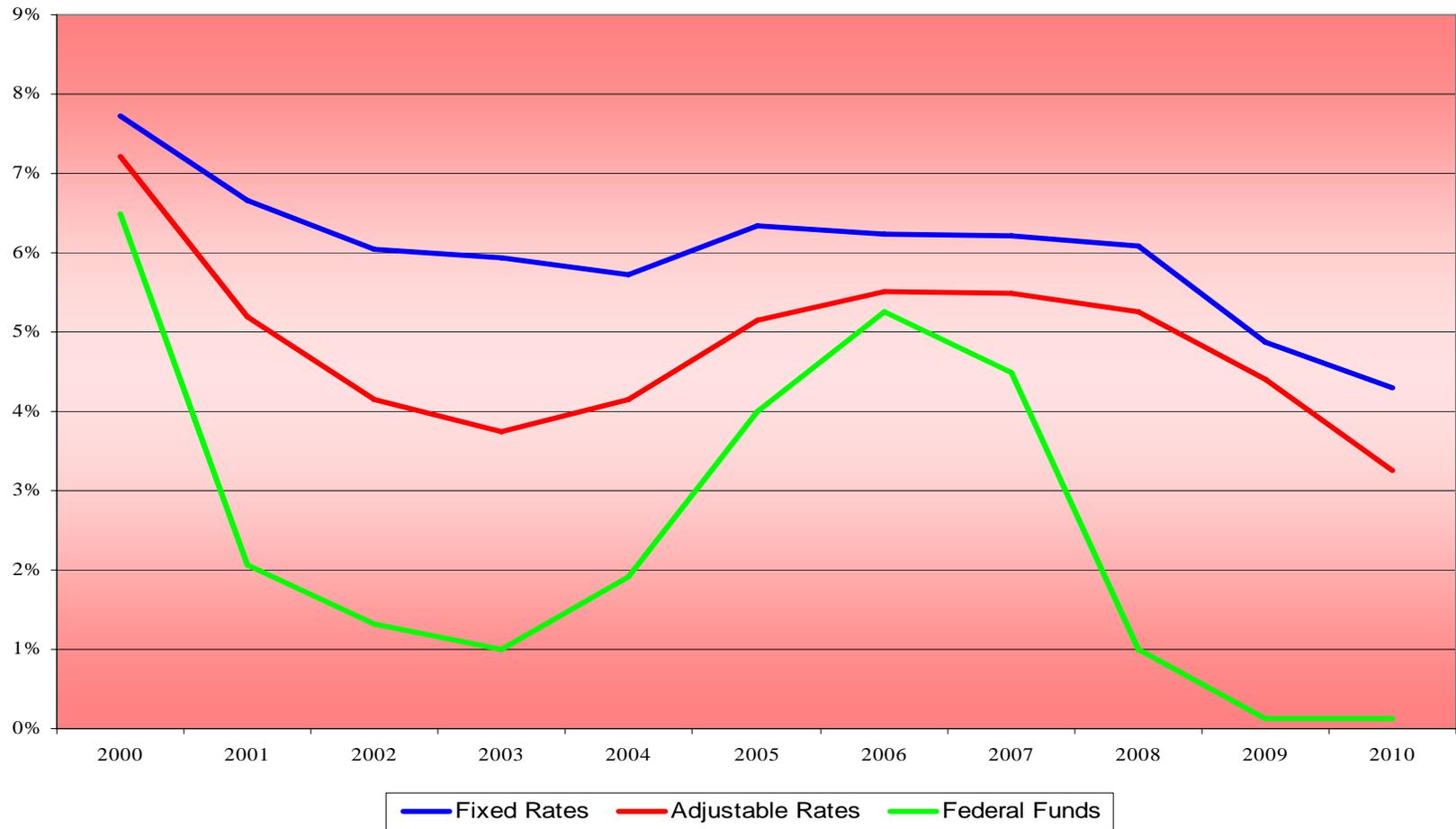


February 2011



Interest Rates Continue to Gradually Decline Year over Year Since 2007

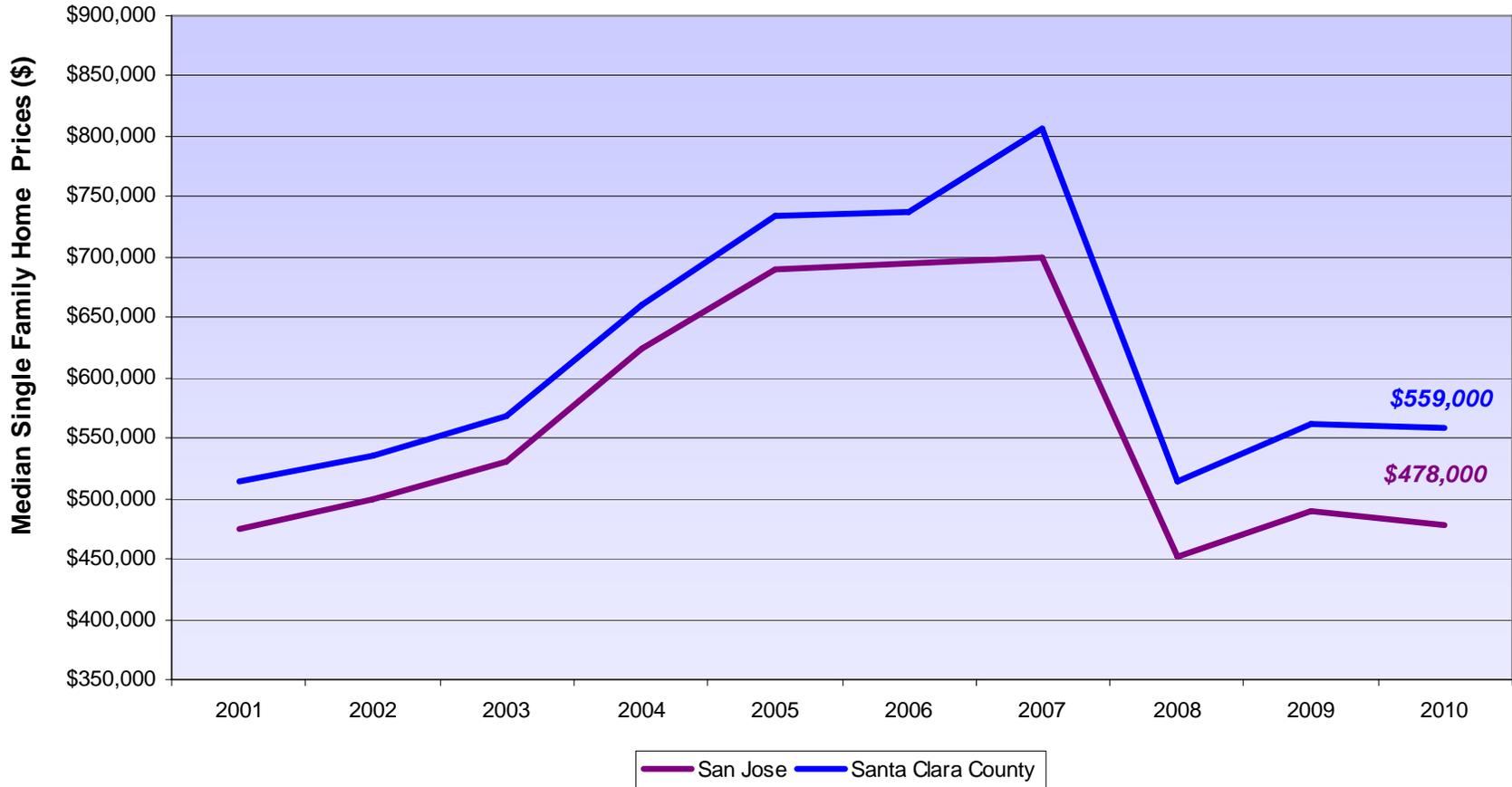
Mortgage Rates



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

SJ Single Family Home Median Sale Price Decrease 2% Year Over Year

Santa Clara County/San Jose Median Sale Prices



SJ Townhome/Condos Median Sales Price Decrease 9% Year Over Year

Santa Clara County/San Jose Median Sale Prices



Rate of Default Lower in 2010 But Potentially Skewed Due to Pause*

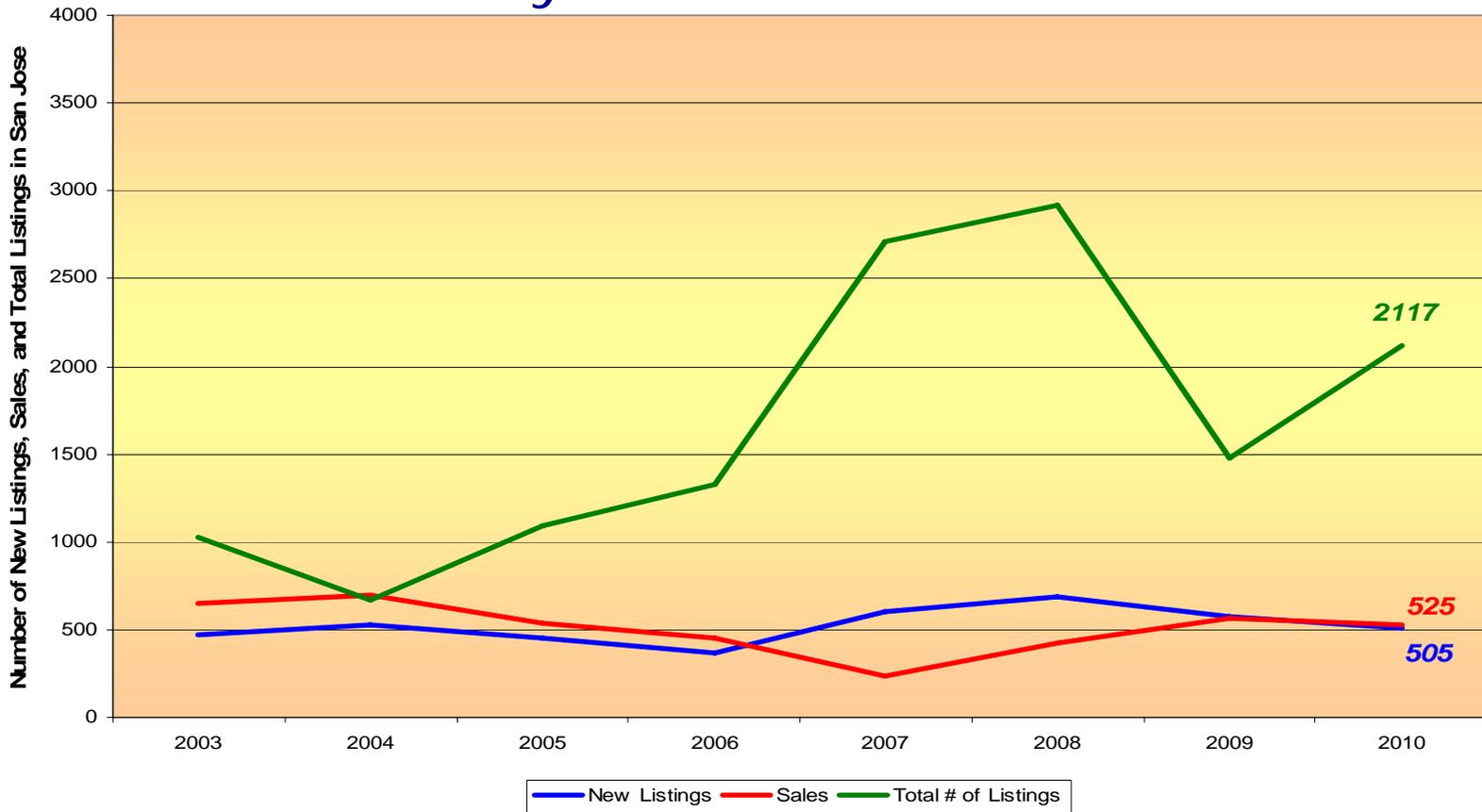
Notices of Default in Santa Clara County



*Although NODs have declined since the 2009 peak, the number is still four times the rate of NODs in 2006. The 2010 decrease is also likely skewed due to banks' foreclosure moratorium in early 2010.

Total Number of Listings Up 44% Since the Same Time Last Year

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



Housing Turnover

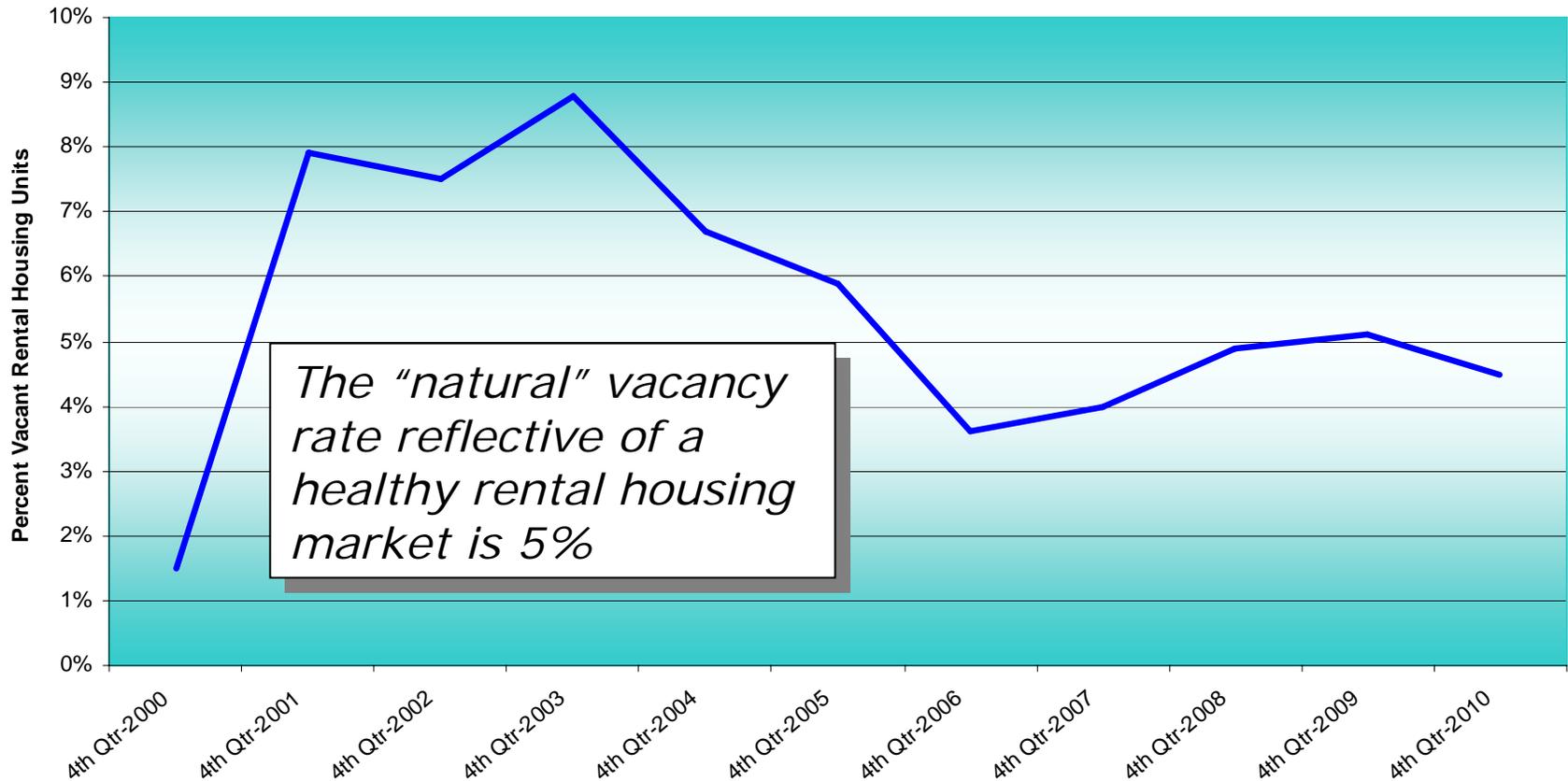
Number of Days Homes Remain on the Market in SCC



SOURCE: Santa Clara County Association of Realtors, December 2002 – December 2010

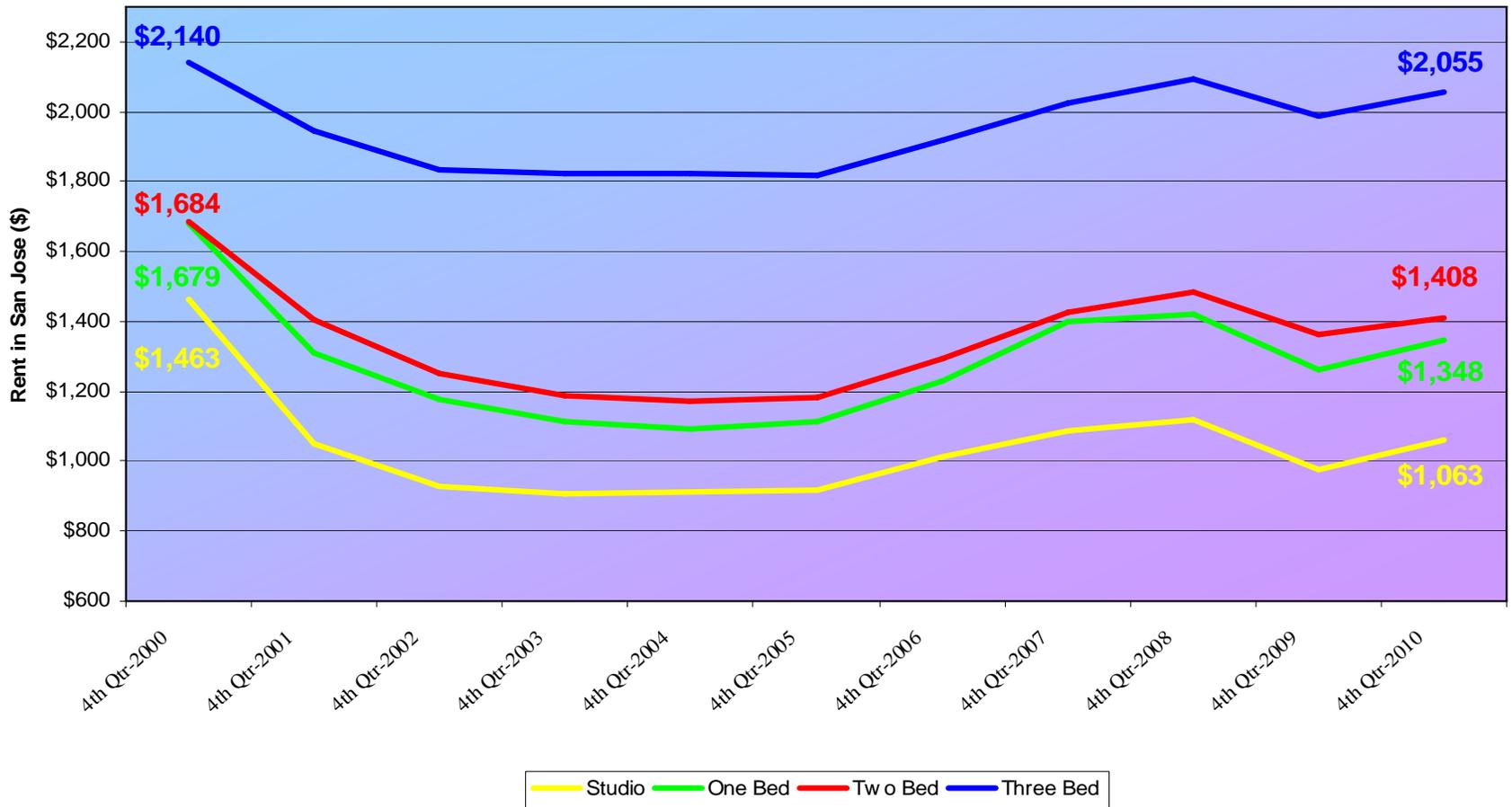
Vacancy Rates Under the Healthy Rental Market

San Jose Rental Housing Vacancy Rates



Average San Jose Rents Up 6% Year Over Year

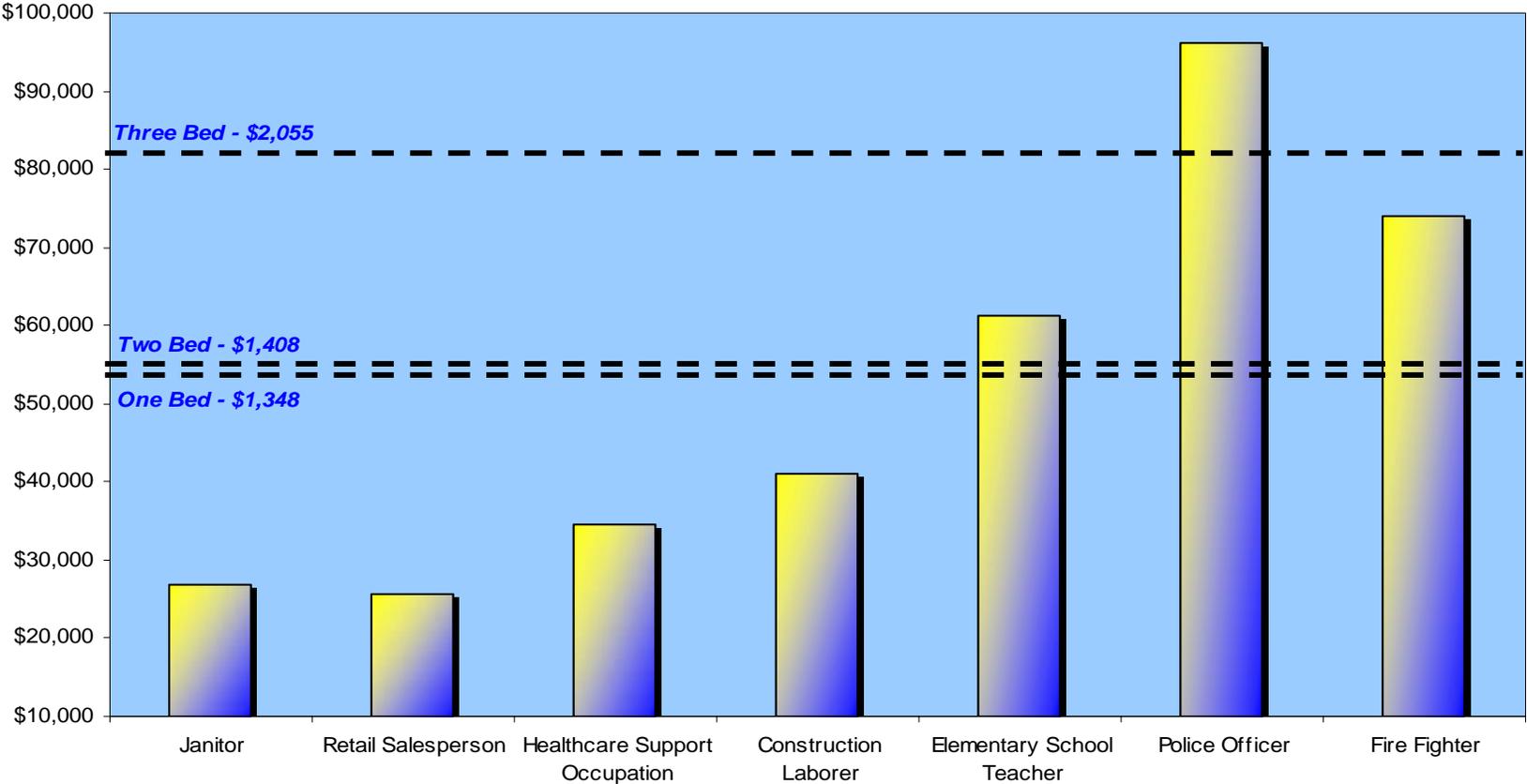
Average Rental Rates for Units in San Jose



SOURCE: RealFacts Data from 4th Quarter 2001 – 4th Quarter 2010 – 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) – 2010 1st Quarter Wages

