



Housing Statistics Report

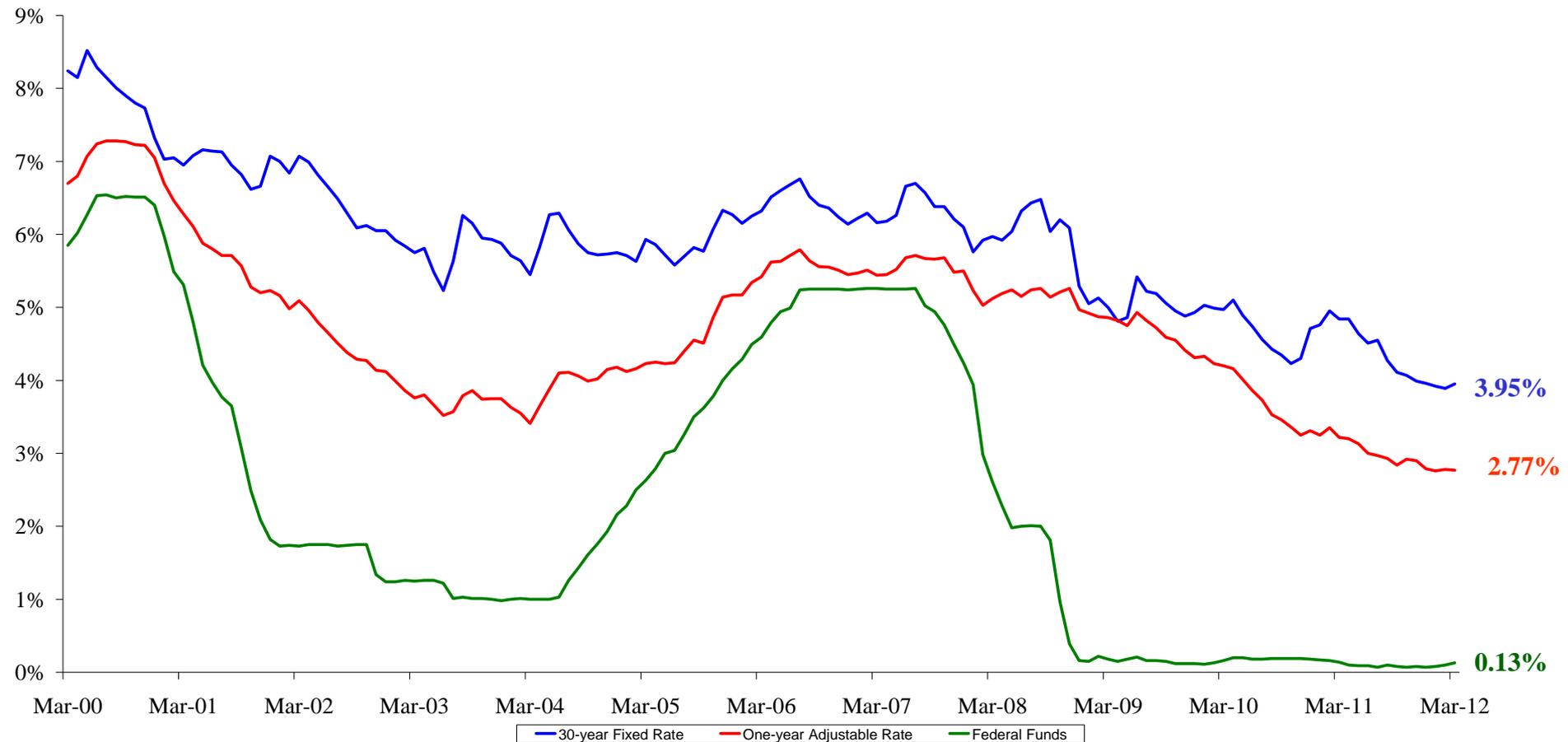


First Quarter 2012



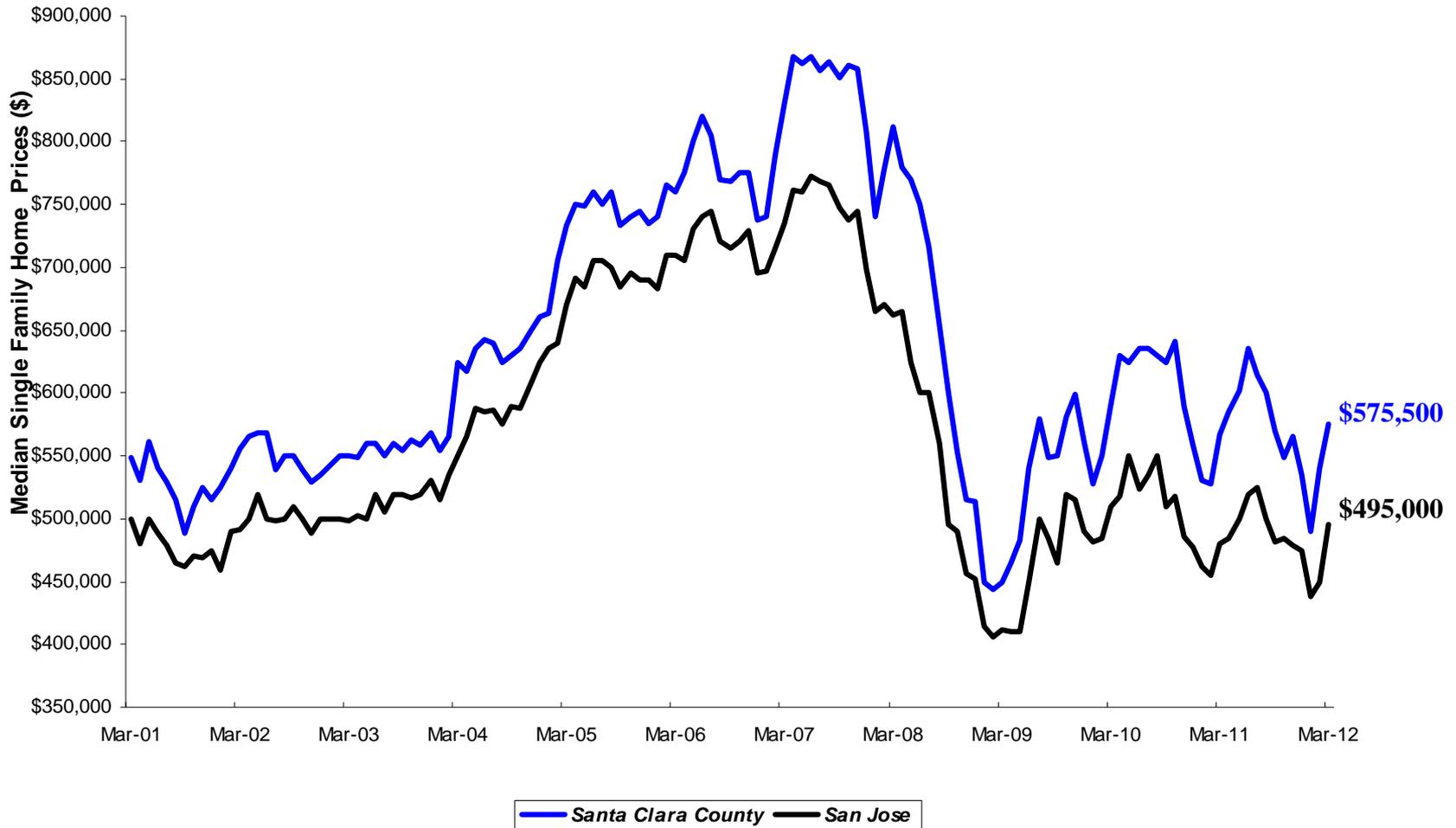
Interest Rates at Historic Lows

Mortgage Rates



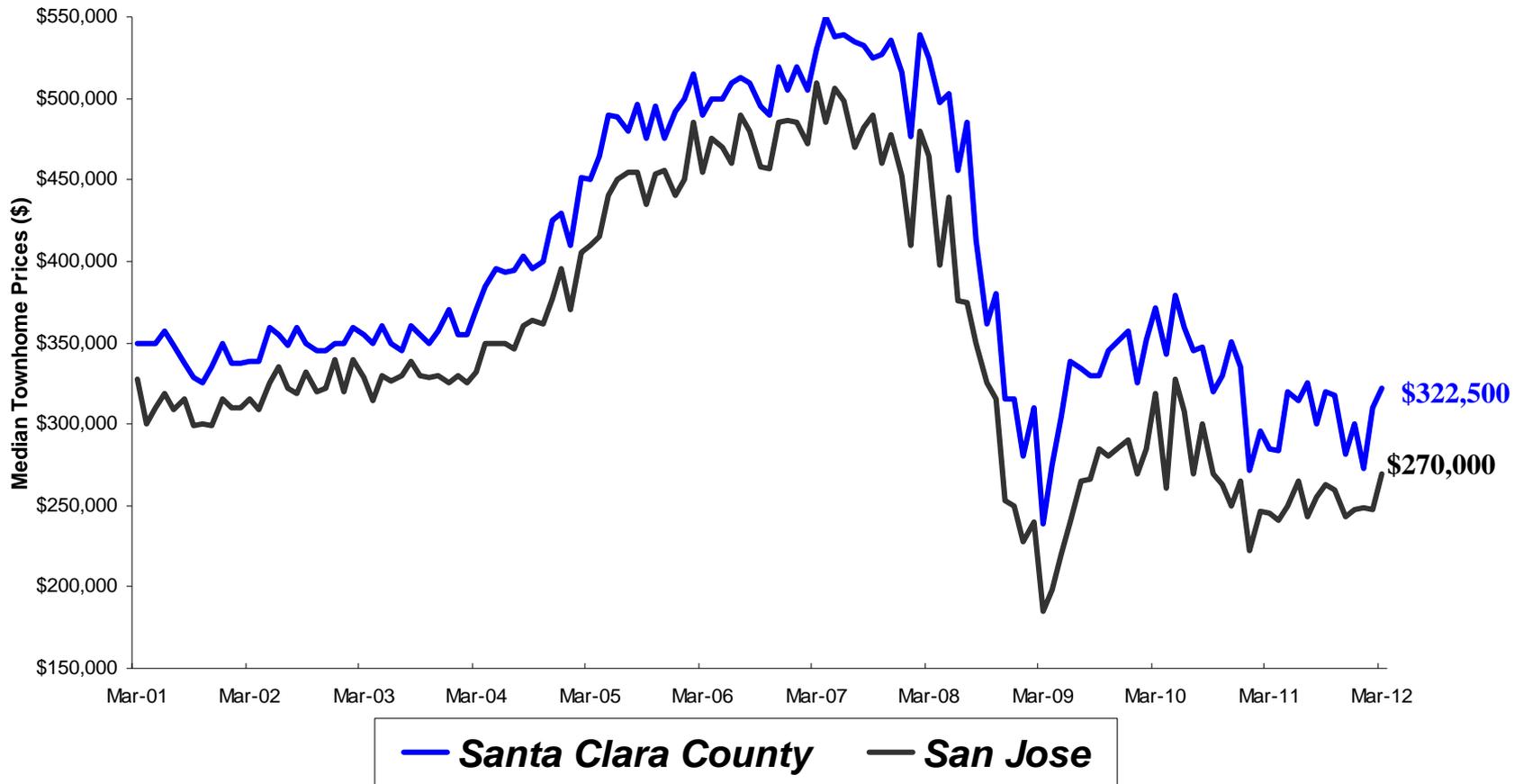
Single-family Detached Homes (SFD) Sales Price Trying to Stabilize

Santa Clara County/San José Median SFD Sales Prices



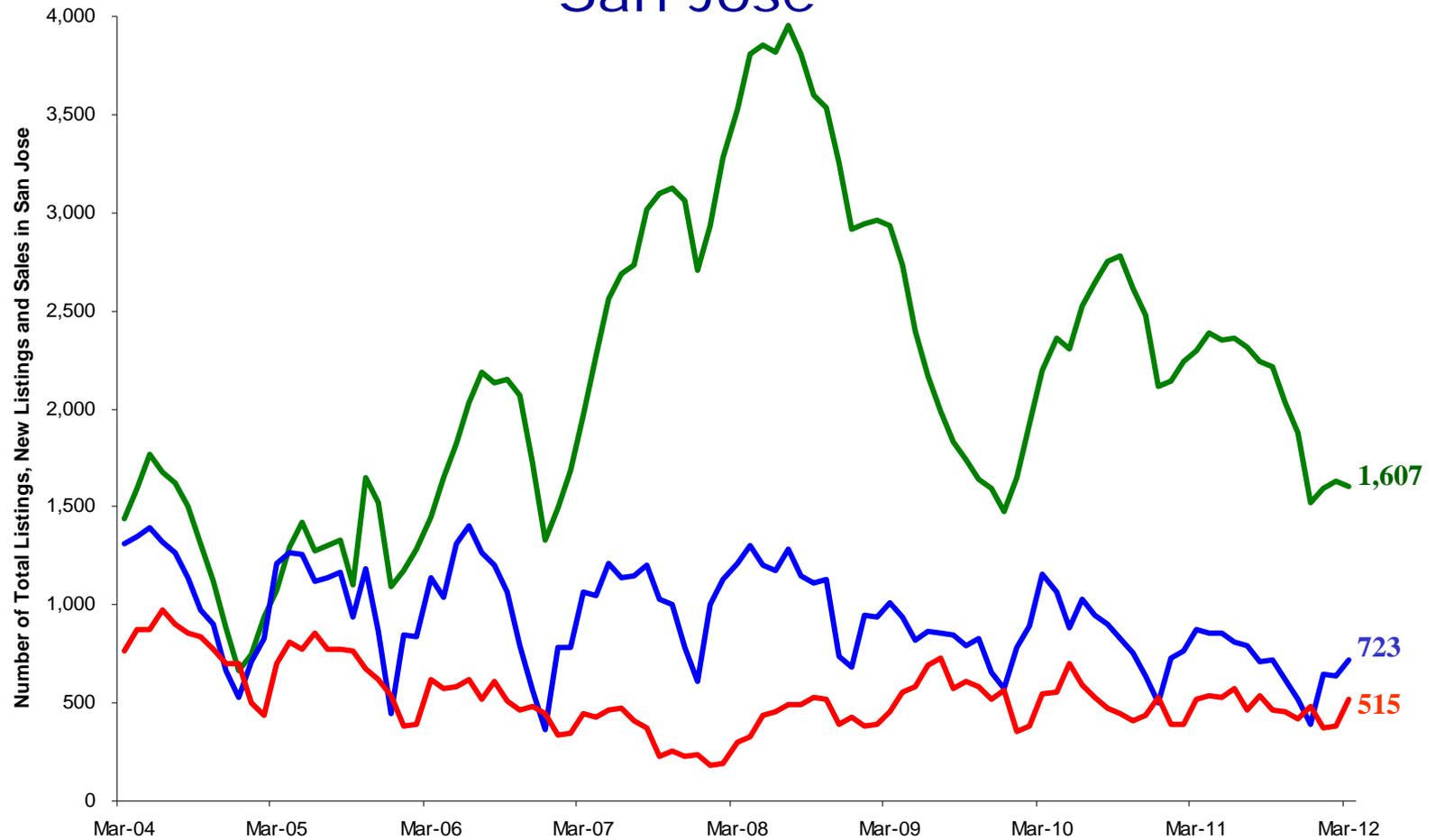
Townhome/Condo Prices also Trying to Stabilize

Santa Clara County/San José Condos Median Sales Prices



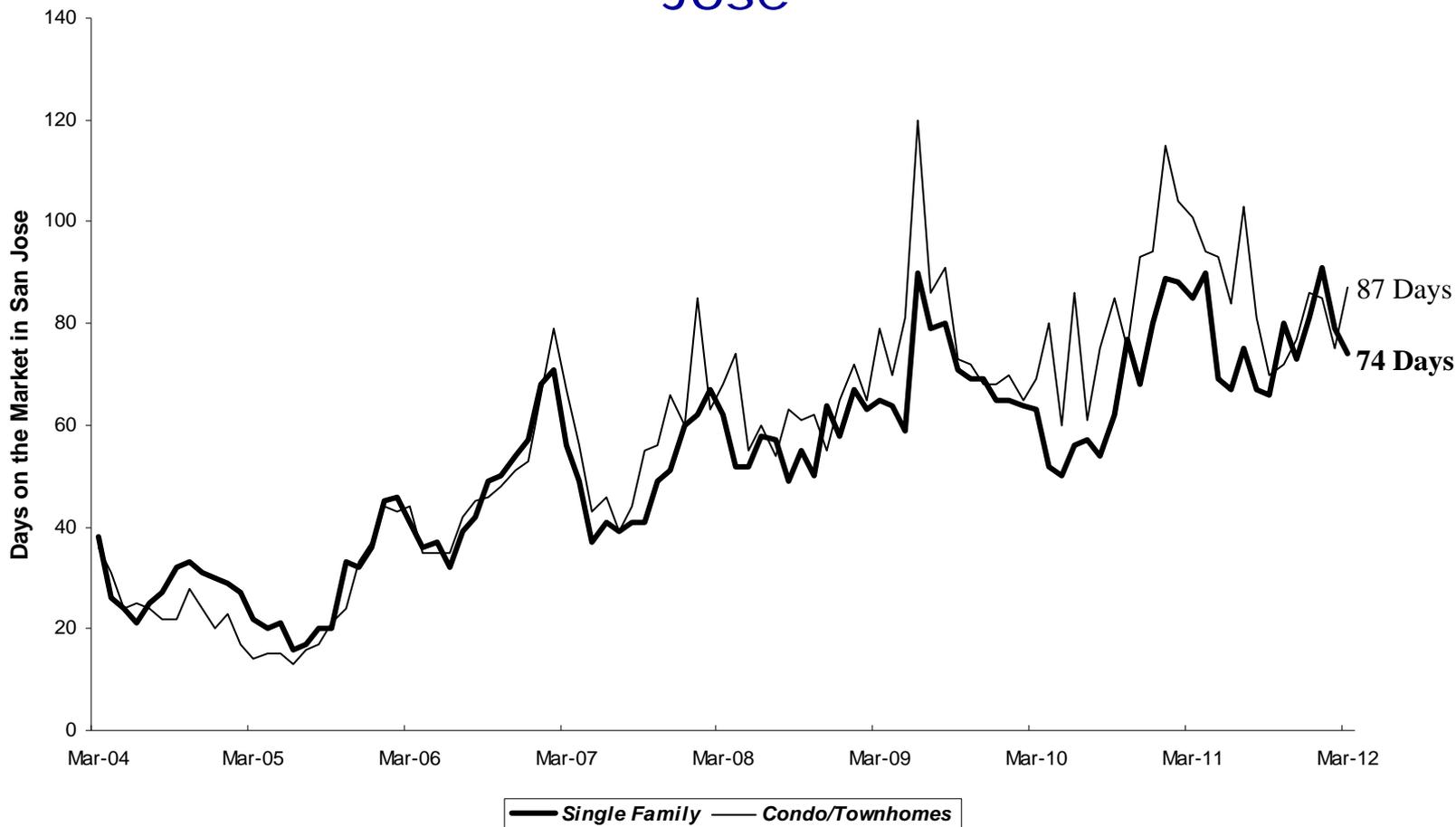
Listings Flat, Sales Rising

Total Listings, New Listings and Sales of SFD Homes in San José

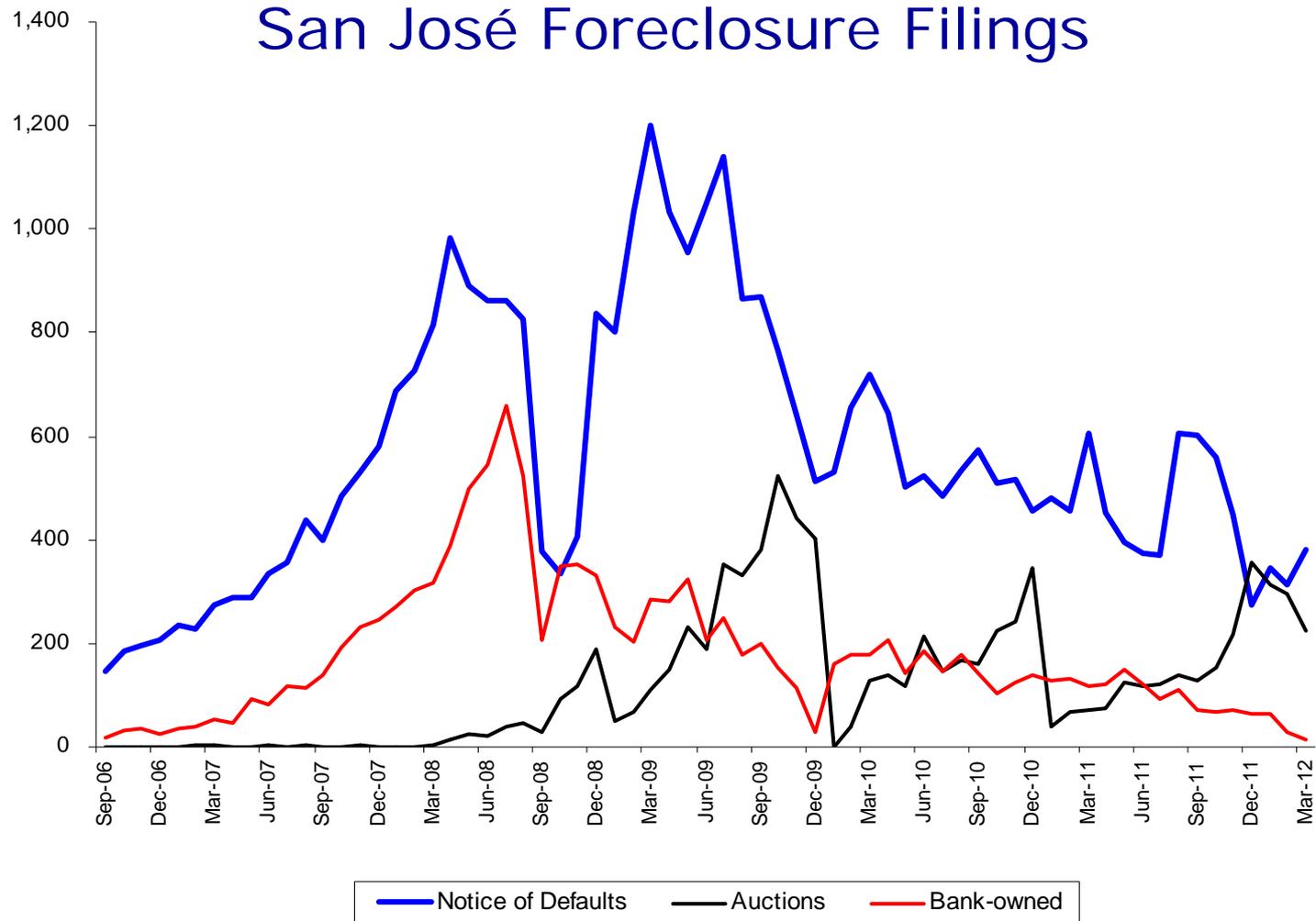


Days on Market Trending Up - Condos Taking Longer to Sell than SFD

Number of Days Homes Remain on the Market in San José

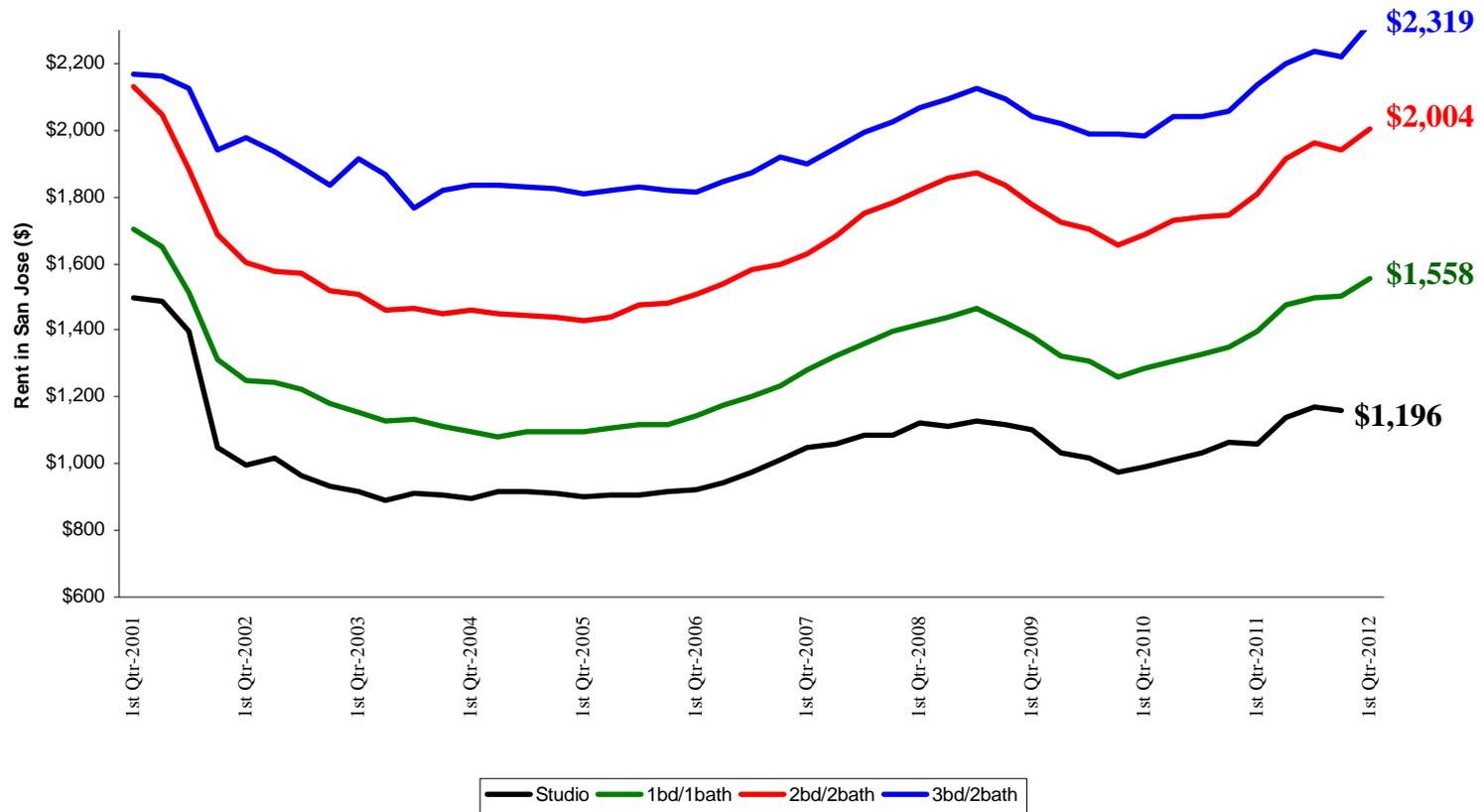


Foreclosure Filings Reflect a Longer-term Downtrend



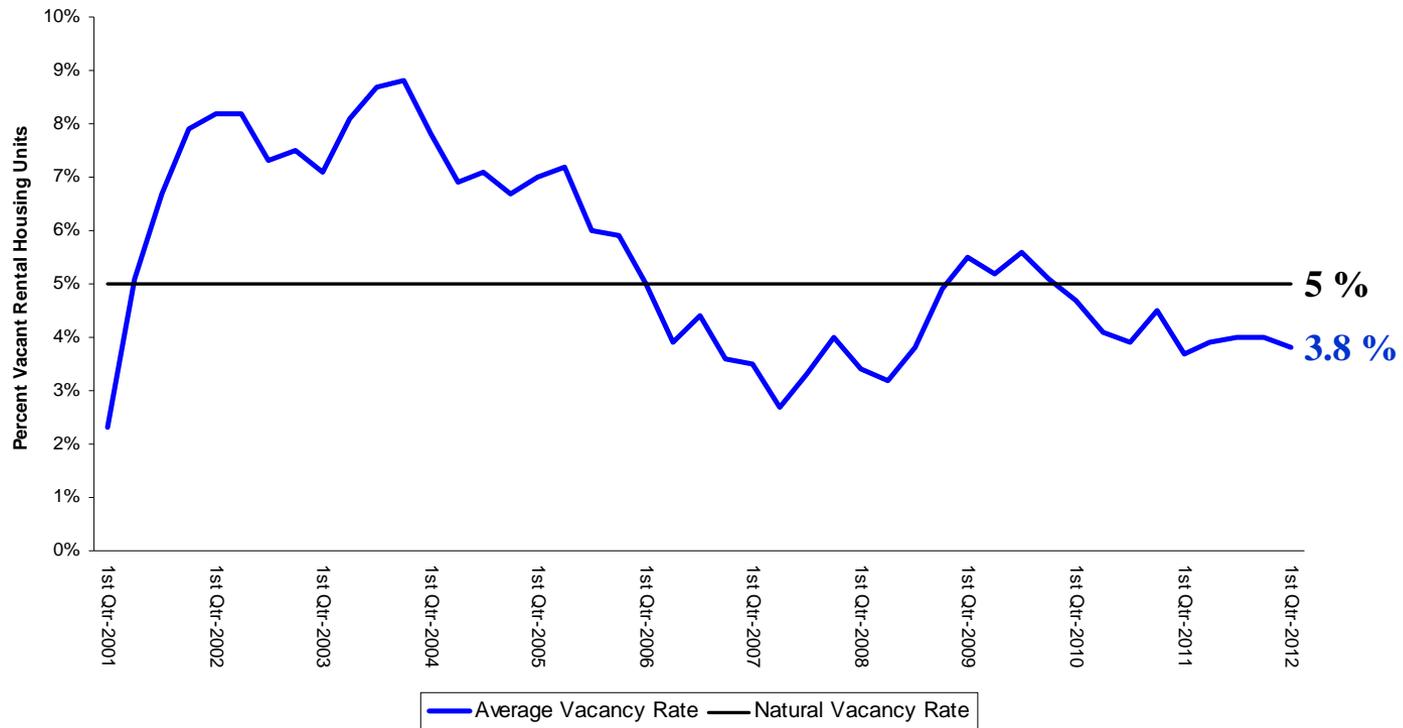
Average 2011 San José Rents Up 11% YoY and Projected 2012 Increase

Average Rental Rates for Units in San José



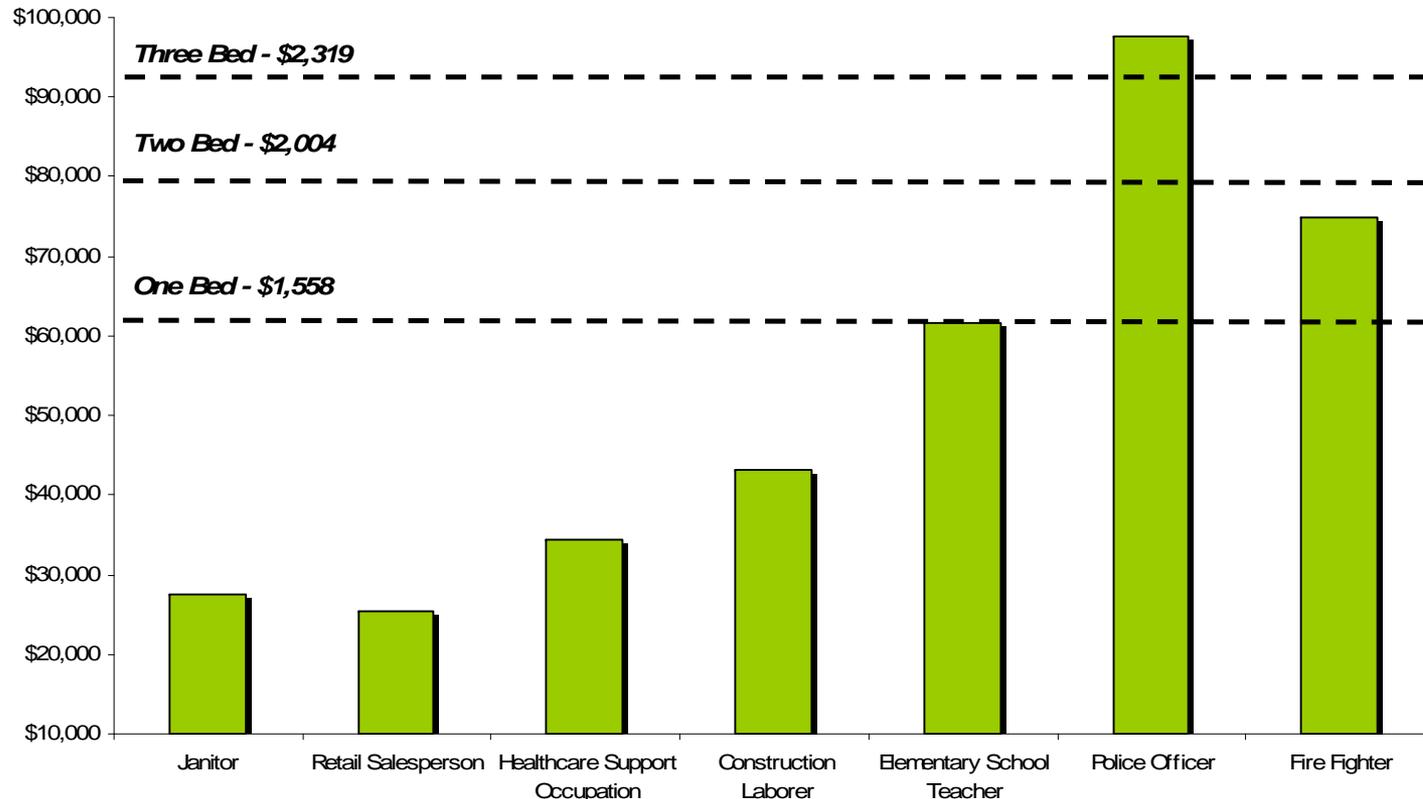
Tight Rental Market: Vacancy Rates below "Natural" Rate

San José Rental Housing Vacancy Rates



Rents Remain Unaffordable for Many San José Workers

Mean Annual Wages for San José Service Workers



SOURCE: Employment Development Department (EDD) – 2011 1st Quarter Wages

