

Housing Supply Outlook

August 2010

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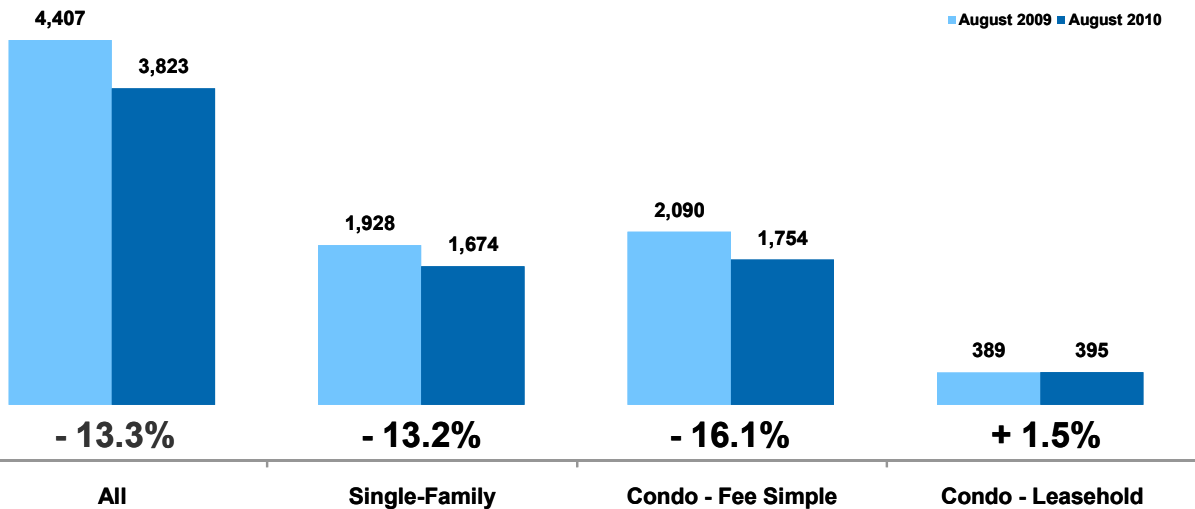
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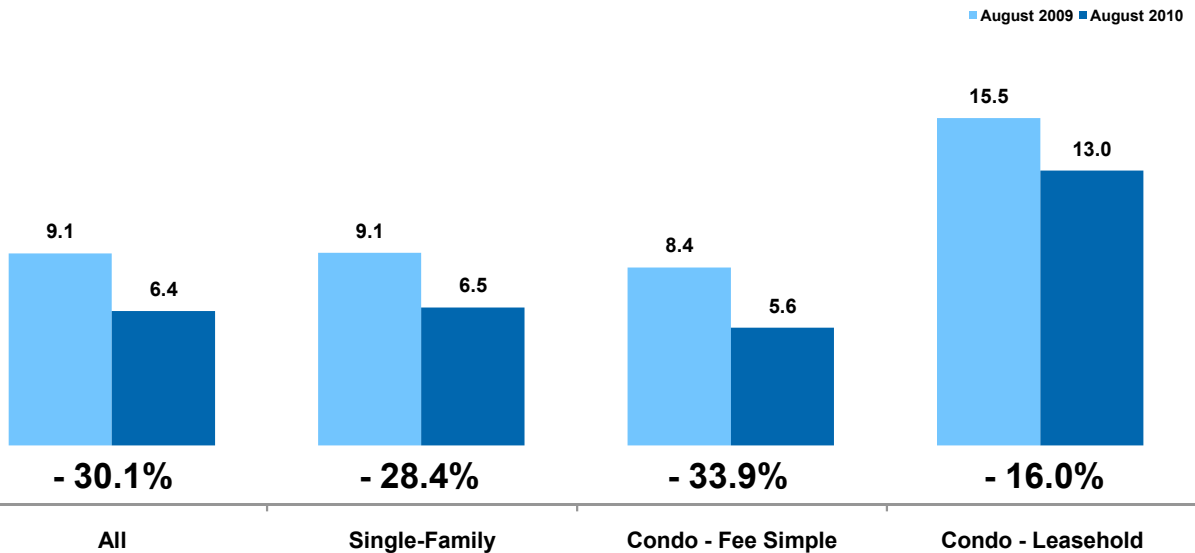
Inventory of Homes for Sale

	8-2009	8-2010	Change
All	4,407	3,823	- 13.3%
Previously Owned	4,188	3,682	- 12.1%
New Construction	219	141	- 35.6%
Single-Family	1,928	1,674	- 13.2%
Previously Owned	1,798	1,613	- 10.3%
New Construction	130	61	- 53.1%
Condo - Fee Simple	2,090	1,754	- 16.1%
Previously Owned	2,002	1,675	- 16.3%
New Construction	88	79	- 10.2%
Condo - Leasehold	389	395	+ 1.5%
Previously Owned	388	394	+ 1.5%
New Construction	1	1	- 0.0%



Months Supply of Inventory

	8-2009	8-2010	Change
All	9.1	6.4	- 30.1%
Previously Owned	9.0	6.3	- 30.2%
New Construction	12.2	10.6	- 12.9%
Single-Family	9.1	6.5	- 28.4%
Previously Owned	8.8	6.5	- 26.6%
New Construction	16.1	7.8	- 51.6%
Condo - Fee Simple	8.4	5.6	- 33.9%
Previously Owned	8.4	5.4	- 35.6%
New Construction	8.9	14.6	+ 63.0%
Condo - Leasehold	15.5	13.0	- 16.0%
Previously Owned	15.5	13.0	- 16.0%
New Construction	0.0	0.0	NA



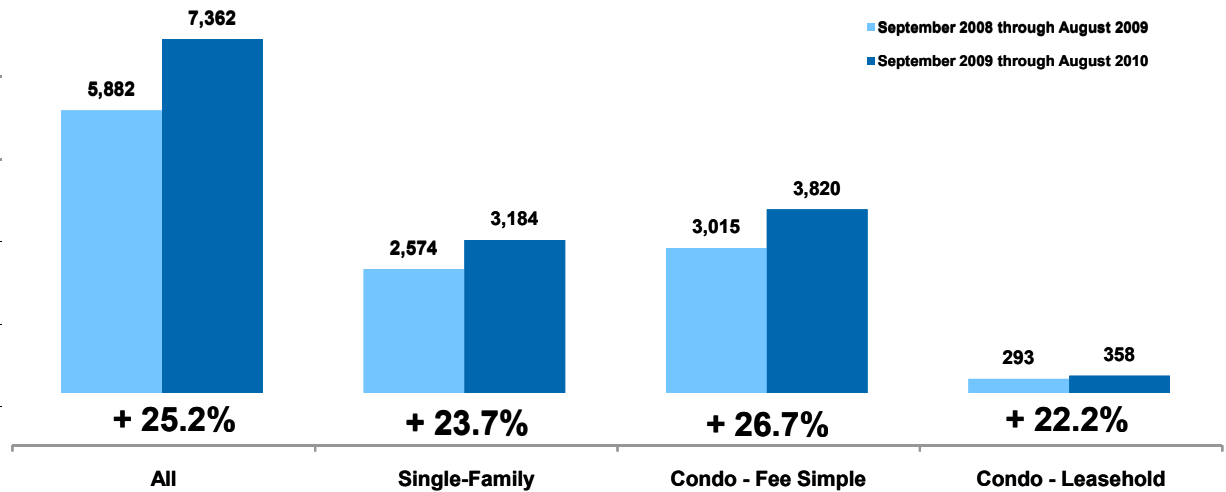
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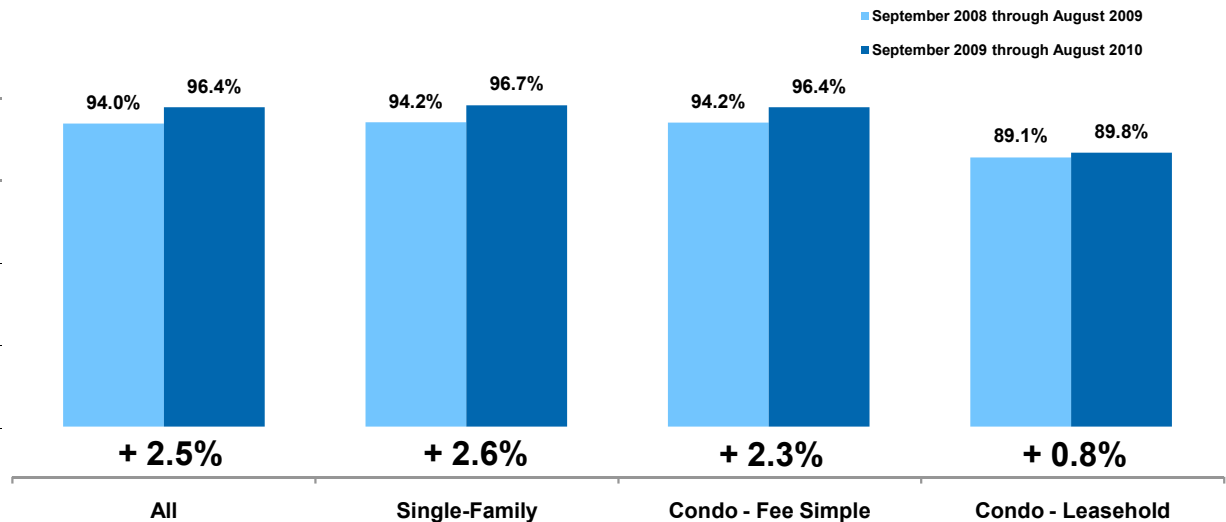
Pending Home Sales Last Twelve Months

	9-2008 through 8-2009	9-2009 through 8-2010	Change
All	5,882	7,362	+ 25.2%
Previously Owned	5,680	7,207	+ 26.9%
New Construction	202	155	- 23.3%
Single-Family	2,574	3,184	+ 23.7%
Previously Owned	2,482	3,090	+ 24.5%
New Construction	92	94	+ 2.2%
Condo - Fee Simple	3,015	3,820	+ 26.7%
Previously Owned	2,905	3,759	+ 29.4%
New Construction	110	61	- 44.5%
Condo - Leasehold	293	358	+ 22.2%
Previously Owned	293	358	+ 22.2%
New Construction	0	0	NA



Percent Of Original List Price Received Last Twelve Months

	9-2008 through 8-2009	9-2009 through 8-2010	Change
All	94.0%	96.4%	+ 2.5%
Previously Owned	94.0%	96.4%	+ 2.5%
New Construction	94.1%	95.8%	+ 1.8%
Single-Family	94.2%	96.7%	+ 2.6%
Previously Owned	94.2%	96.7%	+ 2.6%
New Construction	95.1%	96.8%	+ 1.8%
Condo - Fee Simple	94.2%	96.4%	+ 2.3%
Previously Owned	94.2%	96.4%	+ 2.3%
New Construction	93.3%	94.0%	+ 0.7%
Condo - Leasehold	89.1%	89.8%	+ 0.8%
Previously Owned	89.1%	89.8%	+ 0.8%
New Construction	0.0%	0.0%	NA



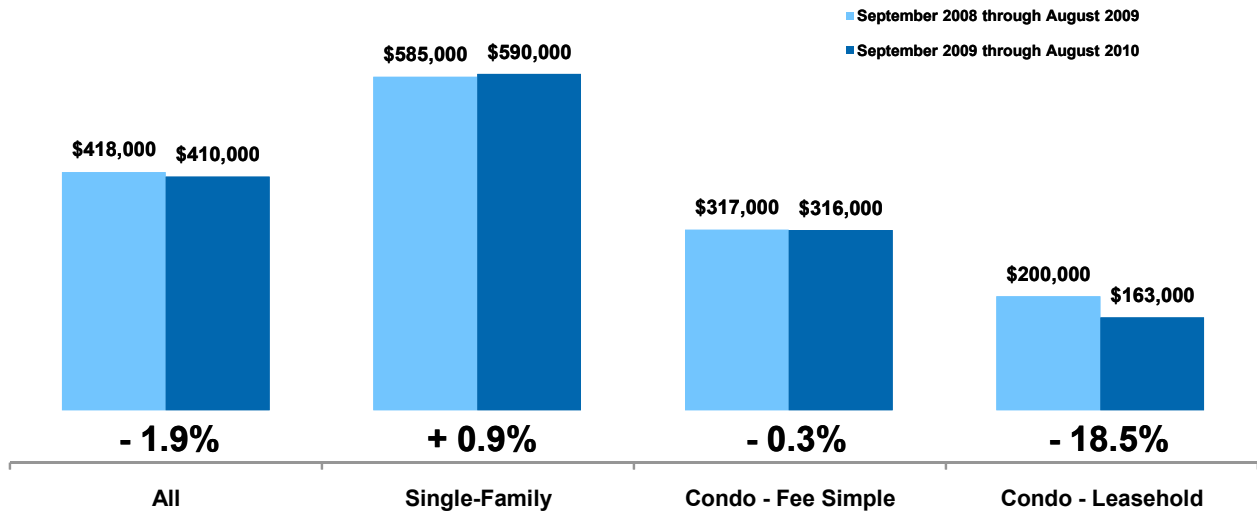
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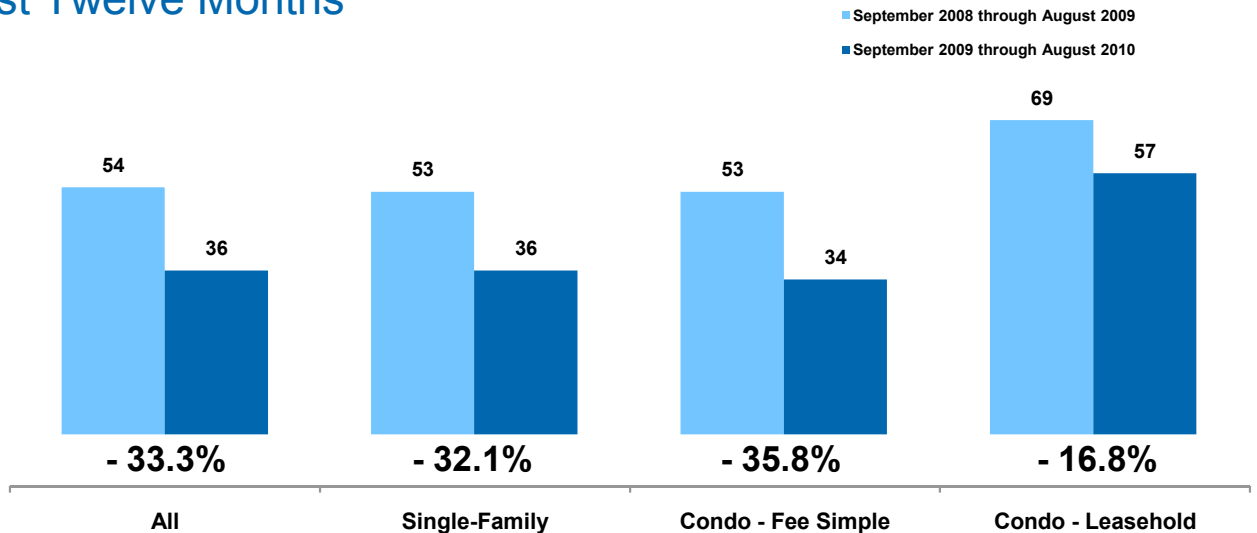
Median Sales Price Last Twelve Months

	9-2008 through 8-2009	9-2009 through 8-2010	Change
All	\$418,000	\$410,000	- 1.9%
Previously Owned	\$413,000	\$407,000	- 1.5%
New Construction	\$608,953	\$659,019	+ 8.2%
Single-Family	\$585,000	\$590,000	+ 0.9%
Previously Owned	\$580,000	\$585,000	+ 0.9%
New Construction	\$715,000	\$683,000	- 4.5%
Condo - Fee Simple	\$317,000	\$316,000	- 0.3%
Previously Owned	\$312,200	\$315,000	+ 0.9%
New Construction	\$500,000	\$550,000	+ 10.0%
Condo - Leasehold	\$200,000	\$163,000	- 18.5%
Previously Owned	\$200,000	\$163,000	- 18.5%
New Construction	\$0	\$0	NA



Days on Market Until Sale Last Twelve Months

	9-2008 through 8-2009	9-2009 through 8-2010	Change
All	54	36	- 33.3%
Previously Owned	54	36	- 33.3%
New Construction	59	53	- 11.0%
Single-Family	53	36	- 32.1%
Previously Owned	53	36	- 32.1%
New Construction	67	55	- 17.9%
Condo - Fee Simple	53	34	- 35.8%
Previously Owned	54	34	- 37.0%
New Construction	42	49	+ 18.1%
Condo - Leasehold	69	57	- 16.8%
Previously Owned	69	57	- 16.8%
New Construction	0	0	NA



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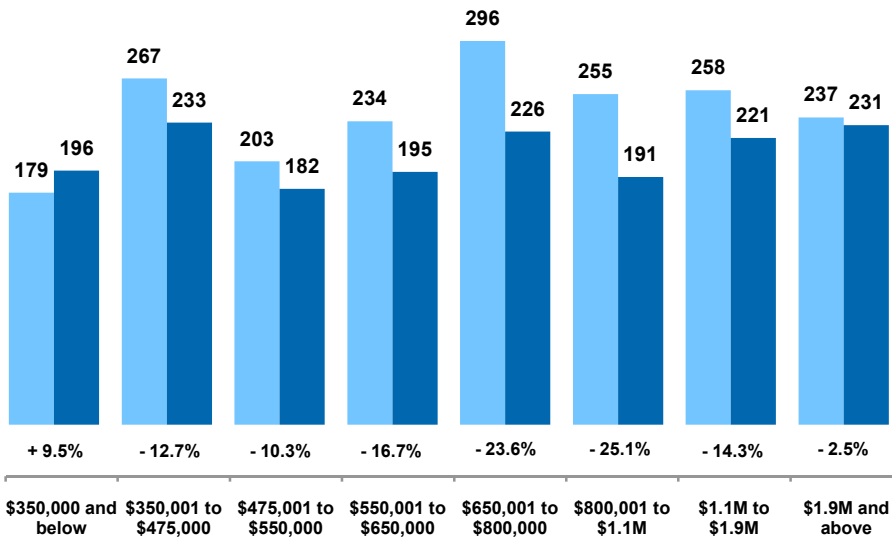
Inventory of Homes for Sale



Single-Family

Price Range	8-2009	8-2010	Change
\$350,000 and below	179	196	+ 9.5%
\$350,001 to \$475,000	267	233	- 12.7%
\$475,001 to \$550,000	203	182	- 10.3%
\$550,001 to \$650,000	234	195	- 16.7%
\$650,001 to \$800,000	296	226	- 23.6%
\$800,001 to \$1.1M	255	191	- 25.1%
\$1.1M to \$1.9M	258	221	- 14.3%
\$1.9M and above	237	231	- 2.5%
All Price Ranges	1,929	1,675	- 13.2%

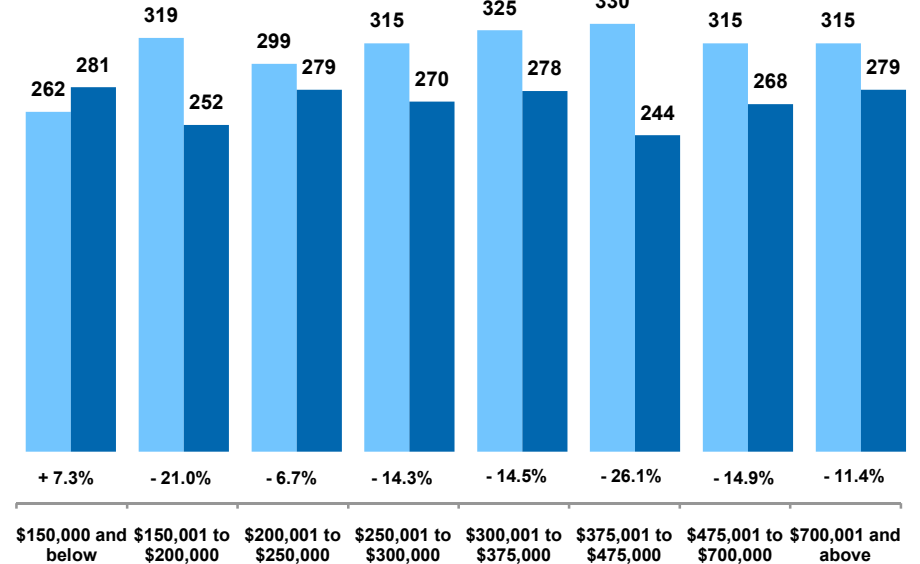
■ August 2009
■ August 2010



Condo

Price Range	8-2009	8-2010	Change
\$150,000 and below	262	281	+ 7.3%
\$150,001 to \$200,000	319	252	- 21.0%
\$200,001 to \$250,000	299	279	- 6.7%
\$250,001 to \$300,000	315	270	- 14.3%
\$300,001 to \$375,000	325	278	- 14.5%
\$375,001 to \$475,000	330	244	- 26.1%
\$475,001 to \$700,000	315	268	- 14.9%
\$700,001 and above	315	279	- 11.4%
All Price Ranges	2,480	2,151	- 13.3%

■ August 2009
■ August 2010



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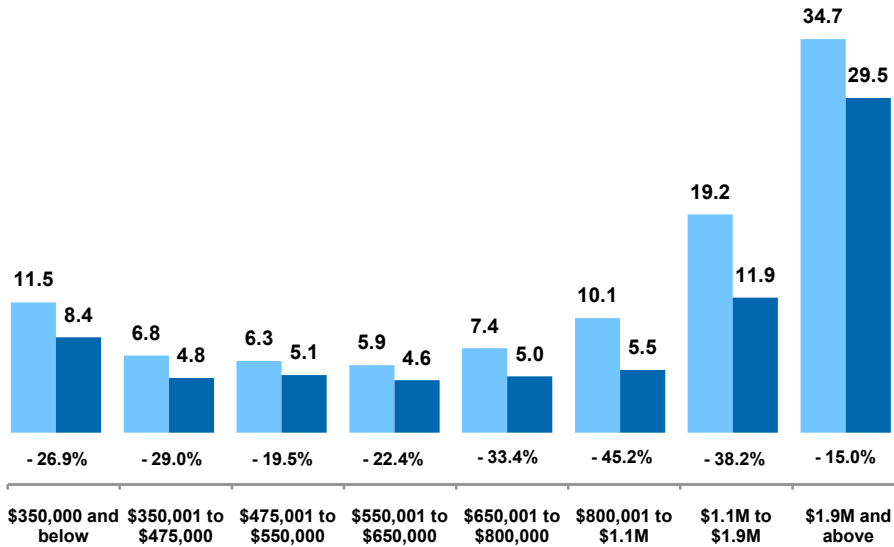
Months Supply of Inventory



Single-Family

Price Range	8-2009	8-2010	Change
\$350,000 and below	11.5	8.4	- 26.9%
\$350,001 to \$475,000	6.8	4.8	- 29.0%
\$475,001 to \$550,000	6.3	5.1	- 19.5%
\$550,001 to \$650,000	5.9	4.6	- 22.4%
\$650,001 to \$800,000	7.4	5.0	- 33.4%
\$800,001 to \$1.1M	10.1	5.5	- 45.2%
\$1.1M to \$1.9M	19.2	11.9	- 38.2%
\$1.9M and above	34.7	29.5	- 15.0%
All Price Ranges	9.1	6.5	- 28.3%

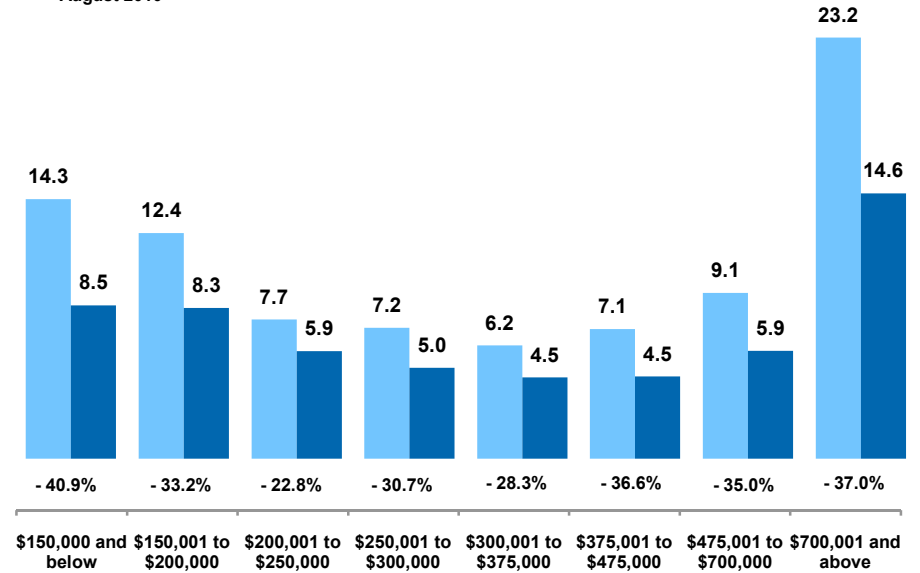
■ August 2009
■ August 2010



Condo

Price Range	8-2009	8-2010	Change
\$150,000 and below	14.3	8.5	- 40.9%
\$150,001 to \$200,000	12.4	8.3	- 33.2%
\$200,001 to \$250,000	7.7	5.9	- 22.8%
\$250,001 to \$300,000	7.2	5.0	- 30.7%
\$300,001 to \$375,000	6.2	4.5	- 28.3%
\$375,001 to \$475,000	7.1	4.5	- 36.6%
\$475,001 to \$700,000	9.1	5.9	- 35.0%
\$700,001 and above	23.2	14.6	- 37.0%
All Price Ranges	9.1	6.2	- 31.4%

■ August 2009
■ August 2010



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Pending Sales Last 12 Months

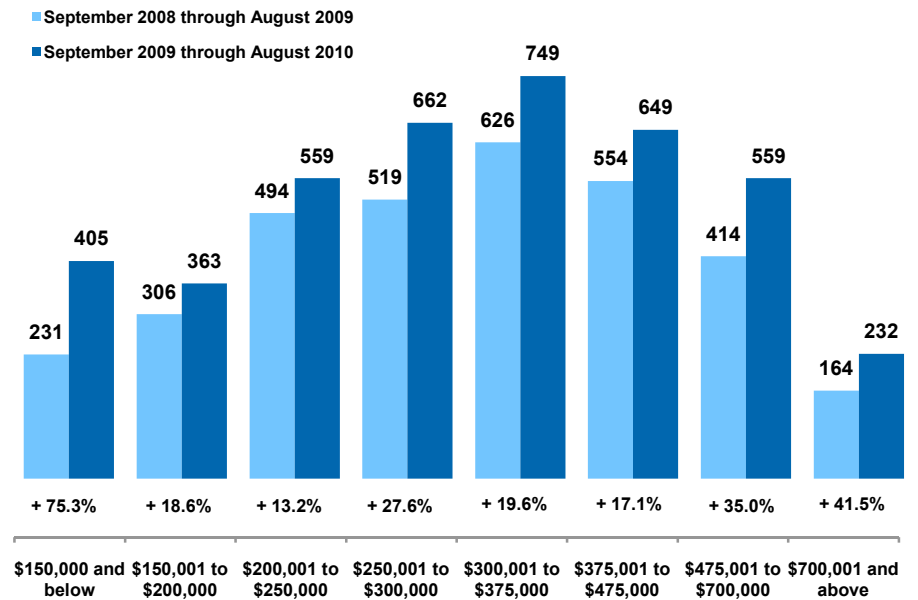
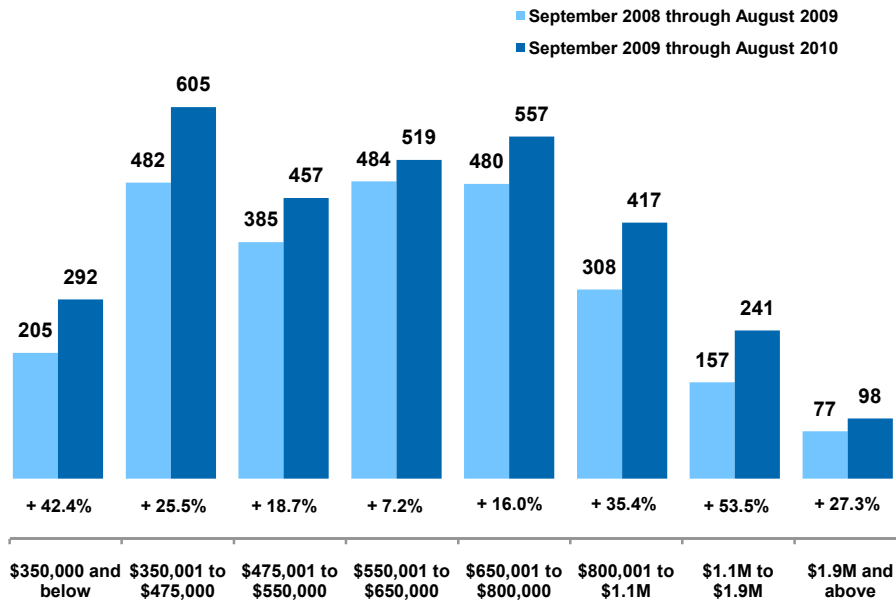


Single-Family

Price Range	9-2008 through 8-2009	9-2009 through 8-2010	Change
\$350,000 and below	205	292	+ 42.4%
\$350,001 to \$475,000	482	605	+ 25.5%
\$475,001 to \$550,000	385	457	+ 18.7%
\$550,001 to \$650,000	484	519	+ 7.2%
\$650,001 to \$800,000	480	557	+ 16.0%
\$800,001 to \$1.1M	308	417	+ 35.4%
\$1.1M to \$1.9M	157	241	+ 53.5%
\$1.9M and above	77	98	+ 27.3%
All Price Ranges	2,578	3,186	+ 23.6%

Condo

Price Range	9-2008 through 8-2009	9-2009 through 8-2010	Change
\$150,000 and below	231	405	+ 75.3%
\$150,001 to \$200,000	306	363	+ 18.6%
\$200,001 to \$250,000	494	559	+ 13.2%
\$250,001 to \$300,000	519	662	+ 27.6%
\$300,001 to \$375,000	626	749	+ 19.6%
\$375,001 to \$475,000	554	649	+ 17.1%
\$475,001 to \$700,000	414	559	+ 35.0%
\$700,001 and above	164	232	+ 41.5%
All Price Ranges	3,308	4,178	+ 26.3%



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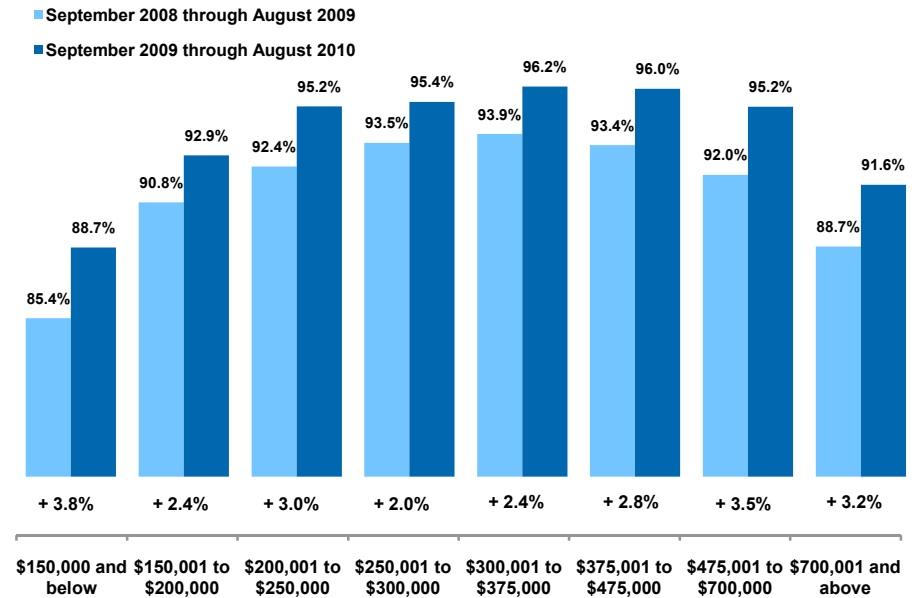
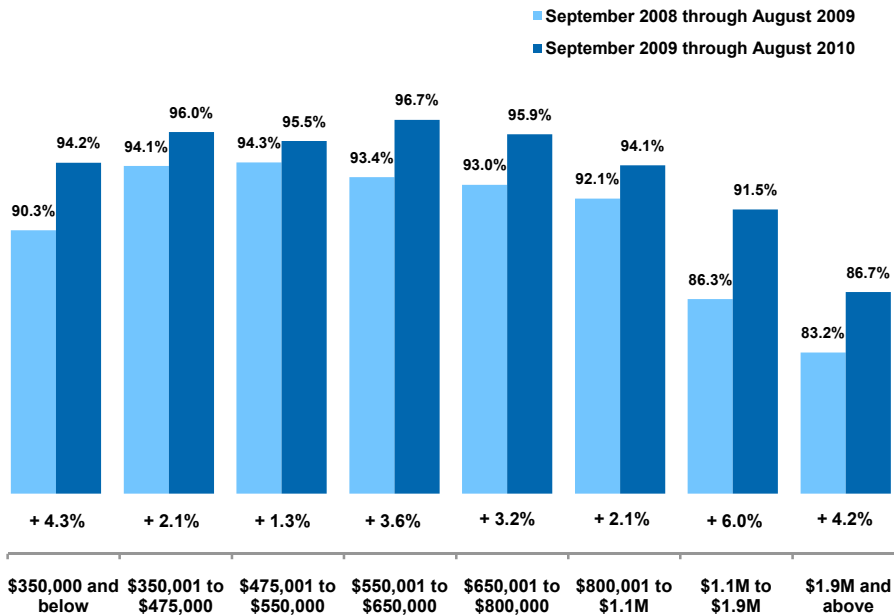
Percent of Original List Price Received Last 12 Months

Single-Family

Price Range	9-2008 through 8-2009	9-2009 through 8-2010	Change
\$350,000 and below	90.3%	94.2%	+ 4.3%
\$350,001 to \$475,000	94.1%	96.0%	+ 2.1%
\$475,001 to \$550,000	94.3%	95.5%	+ 1.3%
\$550,001 to \$650,000	93.4%	96.7%	+ 3.6%
\$650,001 to \$800,000	93.0%	95.9%	+ 3.2%
\$800,001 to \$1.1M	92.1%	94.1%	+ 2.1%
\$1.1M to \$1.9M	86.3%	91.5%	+ 6.0%
\$1.9M and above	83.2%	86.7%	+ 4.2%
All Price Ranges	92.4%	95.0%	+ 2.8%

Condo

Price Range	9-2008 through 8-2009	9-2009 through 8-2010	Change
\$150,000 and below	85.4%	88.7%	+ 3.8%
\$150,001 to \$200,000	90.8%	92.9%	+ 2.4%
\$200,001 to \$250,000	92.4%	95.2%	+ 3.0%
\$250,001 to \$300,000	93.5%	95.4%	+ 2.0%
\$300,001 to \$375,000	93.9%	96.2%	+ 2.4%
\$375,001 to \$475,000	93.4%	96.0%	+ 2.8%
\$475,001 to \$700,000	92.0%	95.2%	+ 3.5%
\$700,001 and above	88.7%	91.6%	+ 3.2%
All Price Ranges	92.2%	94.6%	+ 2.6%



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Days on Market Until Sale Last 12 Months



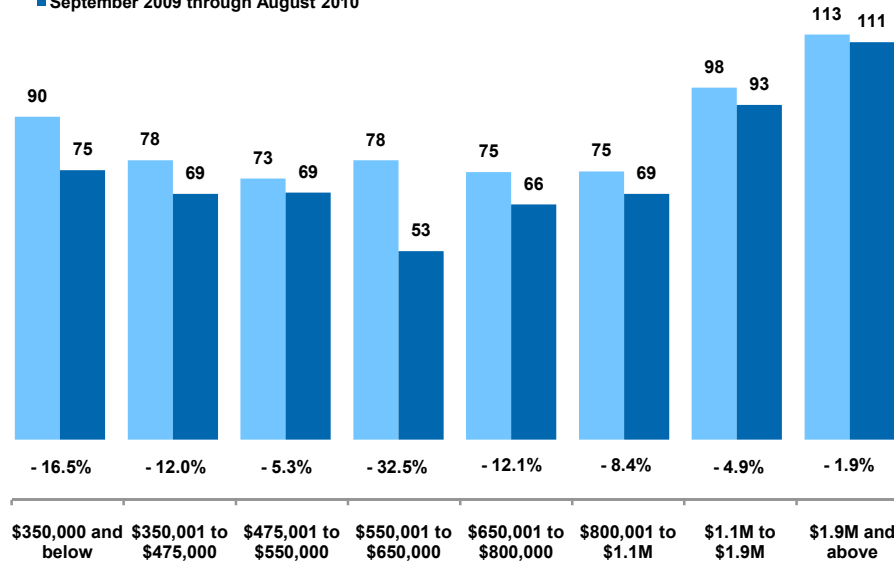
Single-Family

Price Range	9-2008 through 8-2009	9-2009 through 8-2010	Change
\$350,000 and below	90	75	- 16.5%
\$350,001 to \$475,000	78	69	- 12.0%
\$475,001 to \$550,000	73	69	- 5.3%
\$550,001 to \$650,000	78	53	- 32.5%
\$650,001 to \$800,000	75	66	- 12.1%
\$800,001 to \$1.1M	75	69	- 8.4%
\$1.1M to \$1.9M	98	93	- 4.9%
\$1.9M and above	113	111	- 1.9%
All Price Ranges	80	69	- 13.1%

Condo

Price Range	9-2008 through 8-2009	9-2009 through 8-2010	Change
\$150,000 and below	93	90	- 3.5%
\$150,001 to \$200,000	82	74	- 9.4%
\$200,001 to \$250,000	77	65	- 16.2%
\$250,001 to \$300,000	72	59	- 17.5%
\$300,001 to \$375,000	67	55	- 17.9%
\$375,001 to \$475,000	75	60	- 19.9%
\$475,001 to \$700,000	85	67	- 21.6%
\$700,001 and above	101	84	- 16.8%
All Price Ranges	78	66	- 15.5%

■ September 2008 through August 2009
 ■ September 2009 through August 2010



■ September 2008 through August 2009
 ■ September 2009 through August 2010

