

Housing Supply Outlook

October 2010



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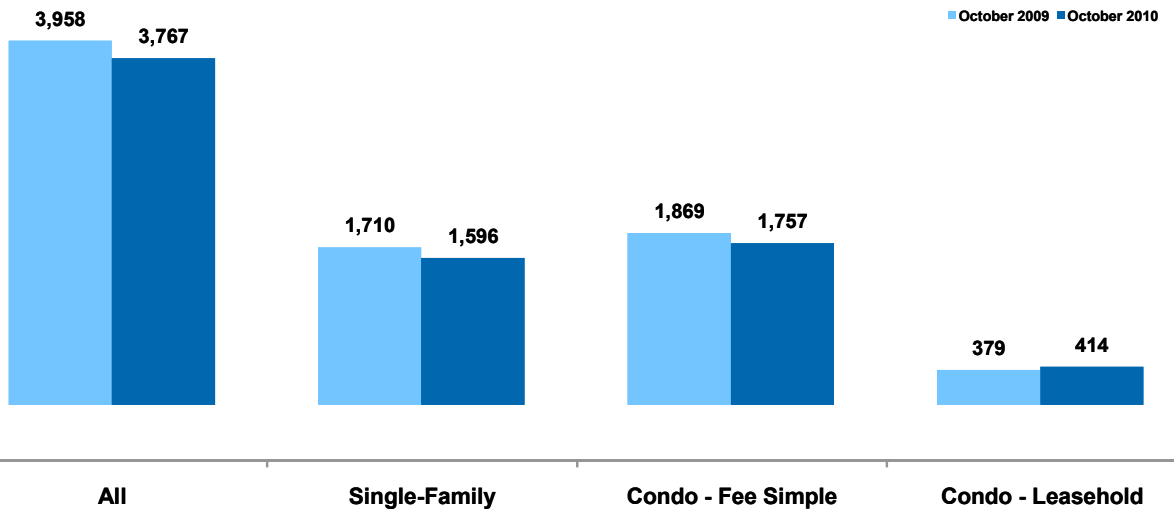
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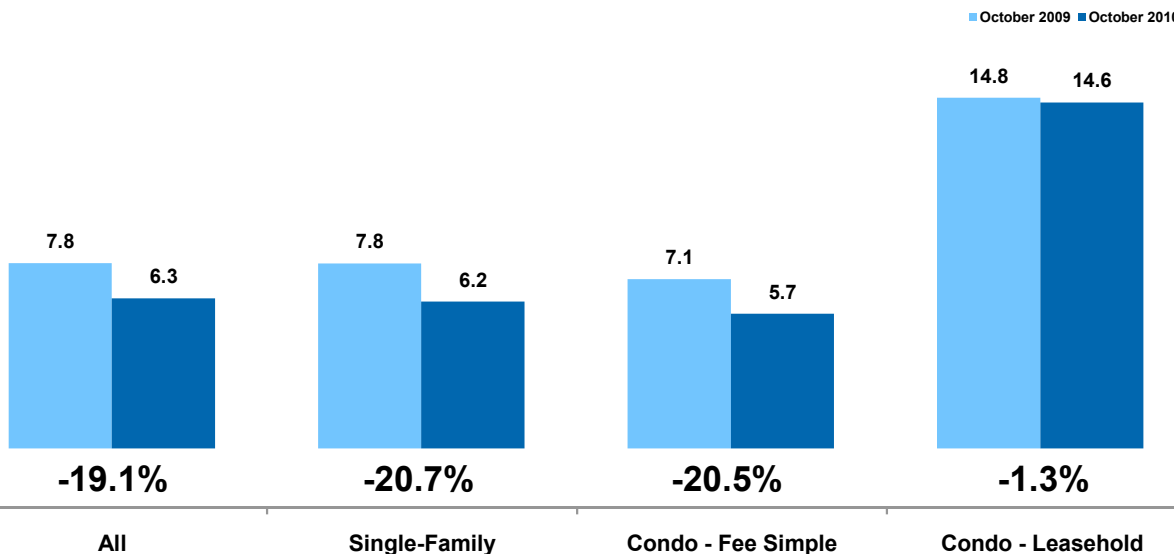
Inventory of Homes for Sale

	10-2009	10-2010	Change
All	3,958	3,767	-4.8%
Previously Owned	3,786	3,650	-3.6%
New Construction	172	117	-32.0%
Single-Family	1,710	1,596	-6.7%
Previously Owned	1,614	1,541	-4.5%
New Construction	96	55	-42.7%
Condo - Fee Simple	1,869	1,757	-6.0%
Previously Owned	1,794	1,696	-5.5%
New Construction	75	61	-18.7%
Condo - Leasehold	379	414	+9.2%
Previously Owned	378	413	+9.3%
New Construction	1	1	0.0%



Months Supply of Inventory

	10-2009	10-2010	Change
All	7.8	6.3	-19.1%
Previously Owned	7.7	6.3	-19.0%
New Construction	10.5	9.2	-12.4%
Single-Family	7.8	6.2	-20.7%
Previously Owned	7.6	6.2	-19.3%
New Construction	12.7	7.1	-43.9%
Condo - Fee Simple	7.1	5.7	-20.5%
Previously Owned	7.1	5.6	-21.5%
New Construction	8.5	12.2	+43.7%
Condo - Leasehold	14.8	14.6	-1.3%
Previously Owned	14.7	14.5	-1.3%
New Construction	NA	NA	NA



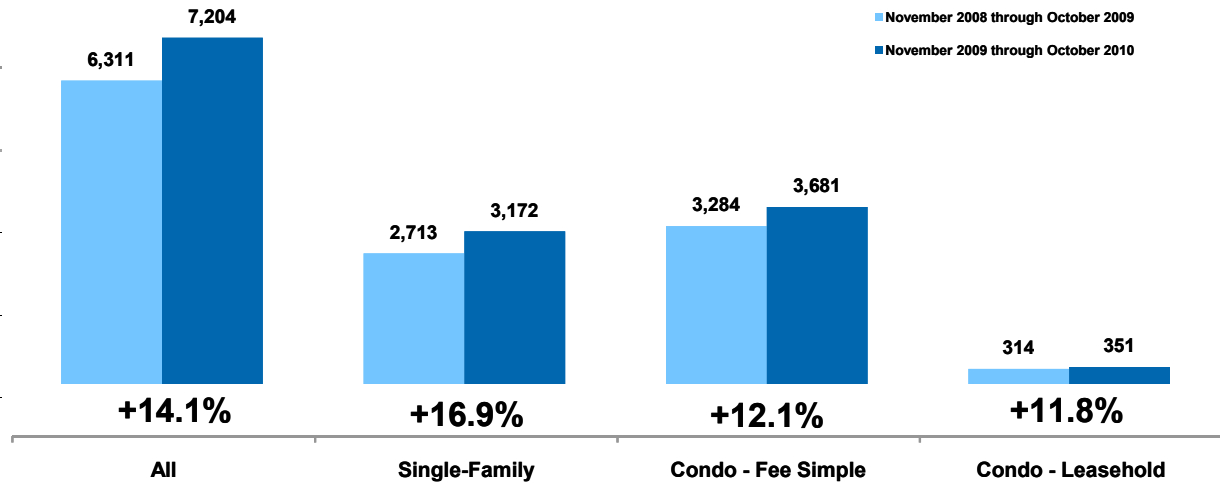
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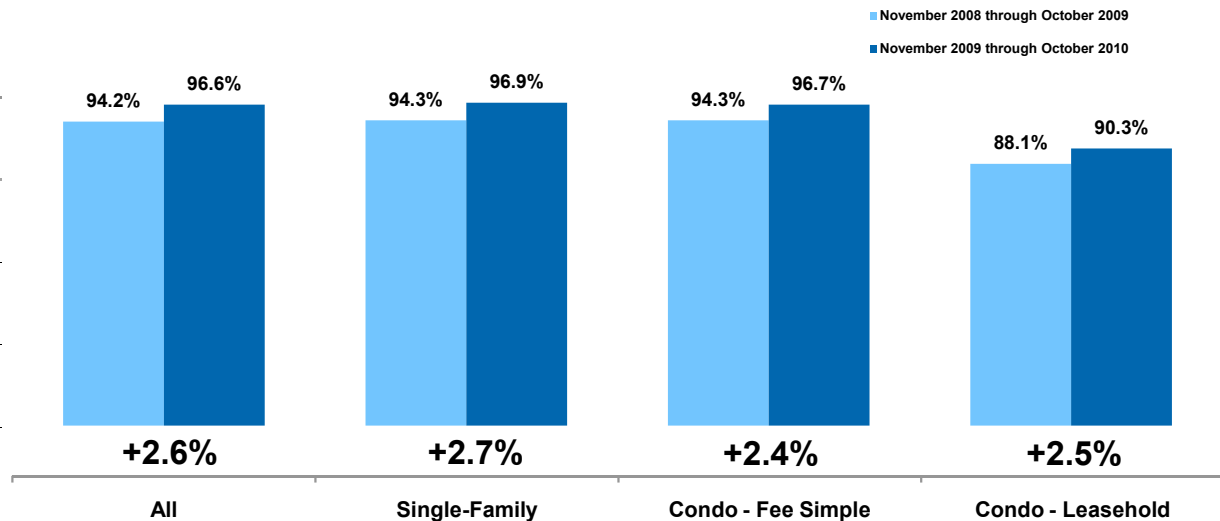
Pending Home Sales Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	6,311	7,204	+14.1%
Previously Owned	6,128	7,054	+15.1%
New Construction	183	150	-18.0%
Single-Family	2,713	3,172	+16.9%
Previously Owned	2,622	3,085	+17.7%
New Construction	91	87	-4.4%
Condo - Fee Simple	3,284	3,681	+12.1%
Previously Owned	3,192	3,618	+13.3%
New Construction	92	63	-31.5%
Condo - Leasehold	314	351	+11.8%
Previously Owned	314	351	+11.8%
New Construction	0	0	NA



Percent Of Original List Price Received Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	94.2%	96.6%	+2.6%
Previously Owned	94.2%	96.6%	+2.6%
New Construction	93.8%	97.7%	+4.2%
Single-Family	94.3%	96.9%	+2.7%
Previously Owned	94.3%	96.9%	+2.7%
New Construction	94.9%	97.5%	+2.6%
Condo - Fee Simple	94.3%	96.7%	+2.4%
Previously Owned	94.4%	96.6%	+2.4%
New Construction	93.1%	99.1%	+6.4%
Condo - Leasehold	88.1%	90.3%	+2.5%
Previously Owned	88.1%	90.3%	+2.5%
New Construction	0.0%	0.0%	NA



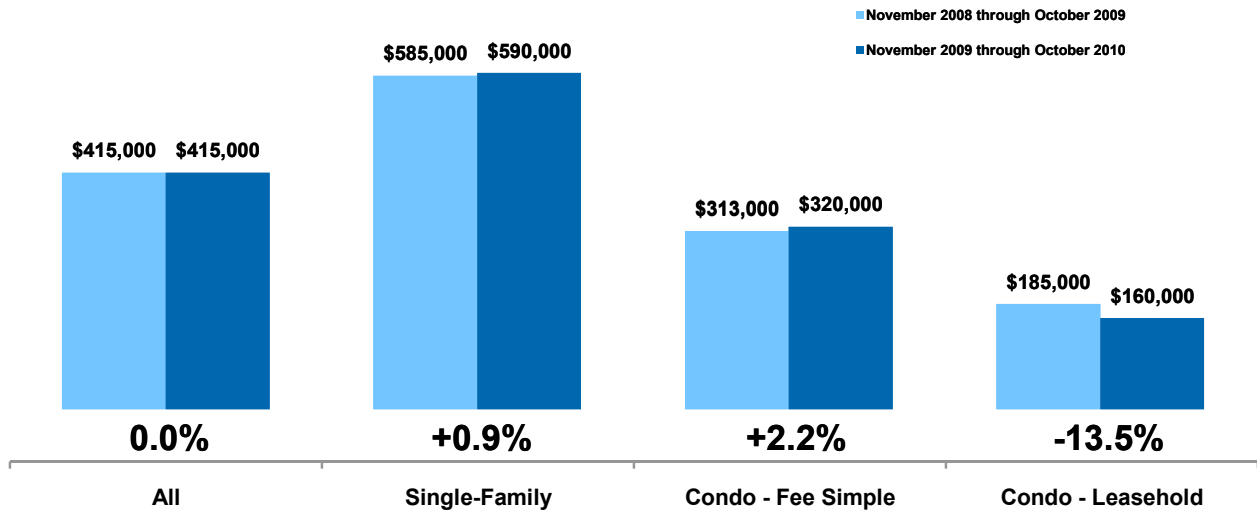
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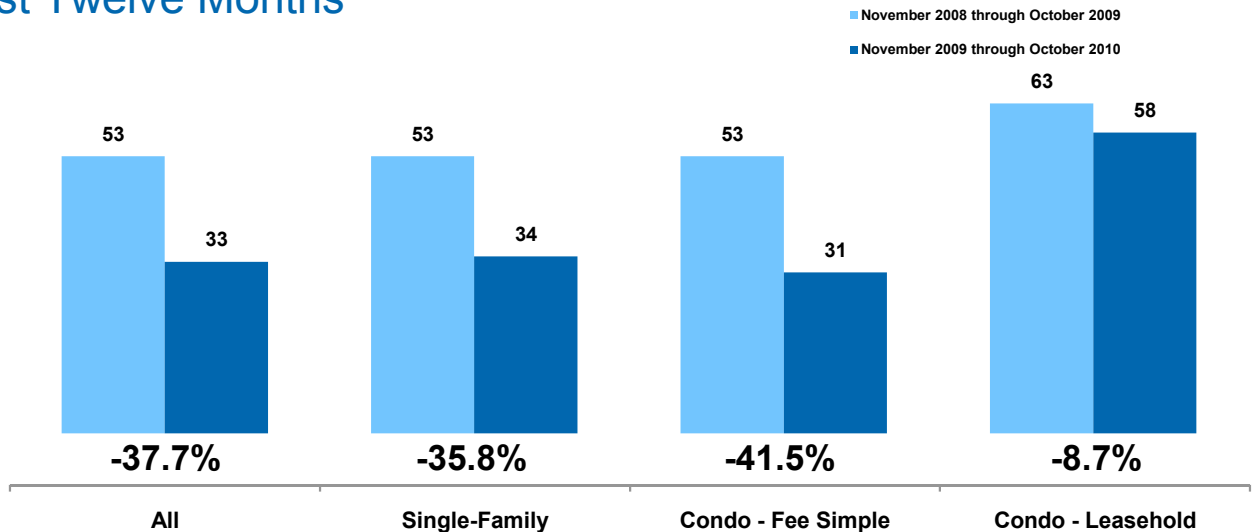
Median Sales Price Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	\$415,000	\$415,000	0.0%
Previously Owned	\$410,000	\$410,000	0.0%
New Construction	\$586,500	\$669,044	+14.1%
Single-Family	\$585,000	\$590,000	+0.9%
Previously Owned	\$580,000	\$587,250	+1.3%
New Construction	\$702,000	\$682,500	-2.8%
Condo - Fee Simple	\$313,000	\$320,000	+2.2%
Previously Owned	\$310,000	\$318,250	+2.7%
New Construction	\$500,500	\$610,000	+21.9%
Condo - Leasehold	\$185,000	\$160,000	-13.5%
Previously Owned	\$185,000	\$160,000	-13.5%
New Construction	\$0	\$0	NA



Days on Market Until Sale Last Twelve Months

	11-2008 through 10-2009	11-2009 through 10-2010	Change
All	53	33	-37.7%
Previously Owned	53	33	-37.7%
New Construction	69	46	-33.3%
Single-Family	53	34	-35.8%
Previously Owned	52	33	-36.5%
New Construction	78	54	-30.8%
Condo - Fee Simple	53	31	-41.5%
Previously Owned	53	31	-41.5%
New Construction	54	15	-72.2%
Condo - Leasehold	63	58	-8.7%
Previously Owned	63	58	-8.7%
New Construction	0	0	NA



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Inventory of Homes for Sale

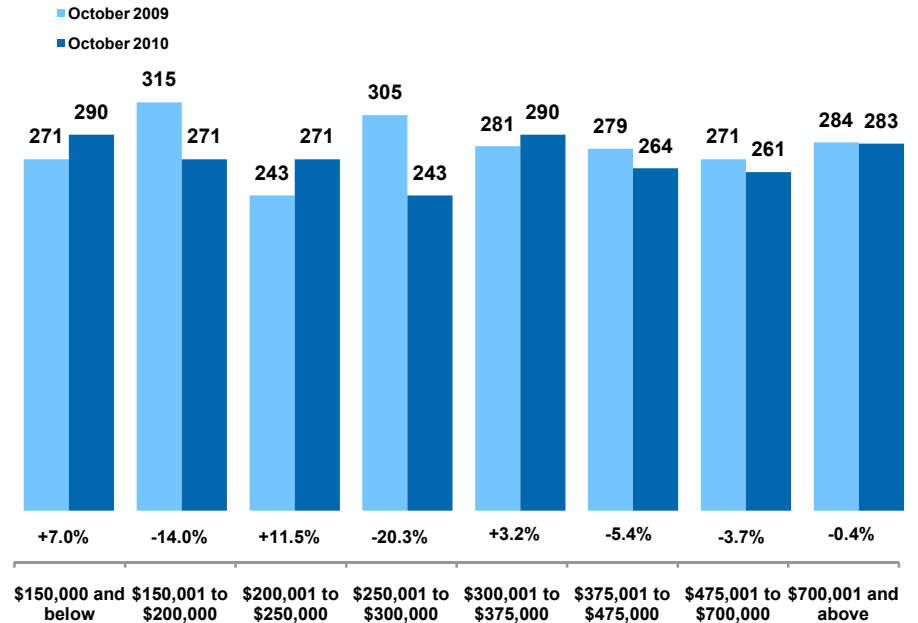
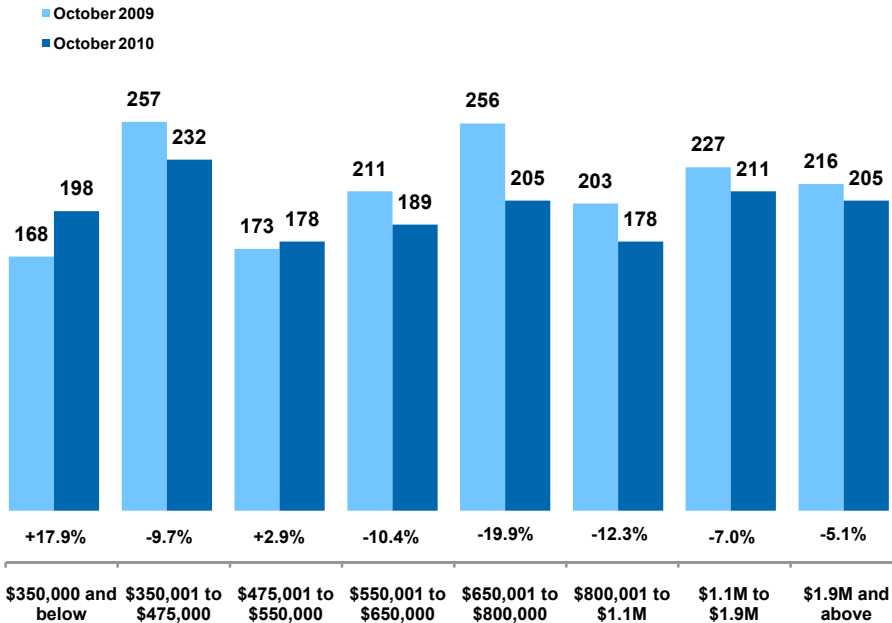


Single-Family

Price Range	10-2009	10-2010	Change
\$350,000 and below	168	198	+17.9%
\$350,001 to \$475,000	257	232	-9.7%
\$475,001 to \$550,000	173	178	+2.9%
\$550,001 to \$650,000	211	189	-10.4%
\$650,001 to \$800,000	256	205	-19.9%
\$800,001 to \$1.1M	203	178	-12.3%
\$1.1M to \$1.9M	227	211	-7.0%
\$1.9M and above	216	205	-5.1%
All Price Ranges	1,711	1,596	-6.7%

Condo

Price Range	10-2009	10-2010	Change
\$150,000 and below	271	290	+7.0%
\$150,001 to \$200,000	315	271	-14.0%
\$200,001 to \$250,000	243	271	+11.5%
\$250,001 to \$300,000	305	243	-20.3%
\$300,001 to \$375,000	281	290	+3.2%
\$375,001 to \$475,000	279	264	-5.4%
\$475,001 to \$700,000	271	261	-3.7%
\$700,001 and above	284	283	-0.4%
All Price Ranges	2,249	2,173	-3.4%



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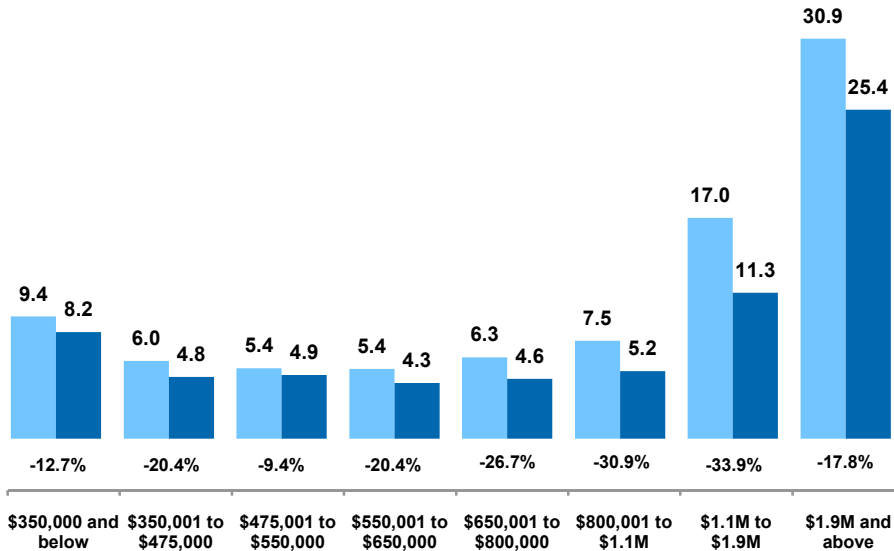
Months Supply of Inventory



Single-Family

Price Range	10-2009	10-2010	Change
\$350,000 and below	9.4	8.2	-12.7%
\$350,001 to \$475,000	6.0	4.8	-20.4%
\$475,001 to \$550,000	5.4	4.9	-9.4%
\$550,001 to \$650,000	5.4	4.3	-20.4%
\$650,001 to \$800,000	6.3	4.6	-26.7%
\$800,001 to \$1.1M	7.5	5.2	-30.9%
\$1.1M to \$1.9M	17.0	11.3	-33.9%
\$1.9M and above	30.9	25.4	-17.8%
All Price Ranges	7.8	6.2	-20.7%

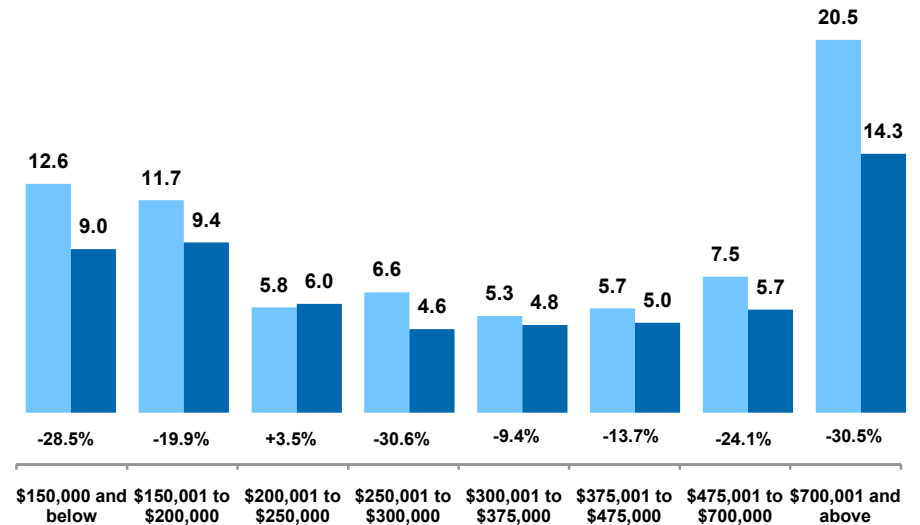
■ October 2009
■ October 2010



Condo

Price Range	10-2009	10-2010	Change
\$150,000 and below	12.6	9.0	-28.5%
\$150,001 to \$200,000	11.7	9.4	-19.9%
\$200,001 to \$250,000	5.8	6.0	+3.5%
\$250,001 to \$300,000	6.6	4.6	-30.6%
\$300,001 to \$375,000	5.3	4.8	-9.4%
\$375,001 to \$475,000	5.7	5.0	-13.7%
\$475,001 to \$700,000	7.5	5.7	-24.1%
\$700,001 and above	20.5	14.3	-30.5%
All Price Ranges	7.8	6.4	-17.8%

■ October 2009
■ October 2010



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Pending Sales Last 12 Months

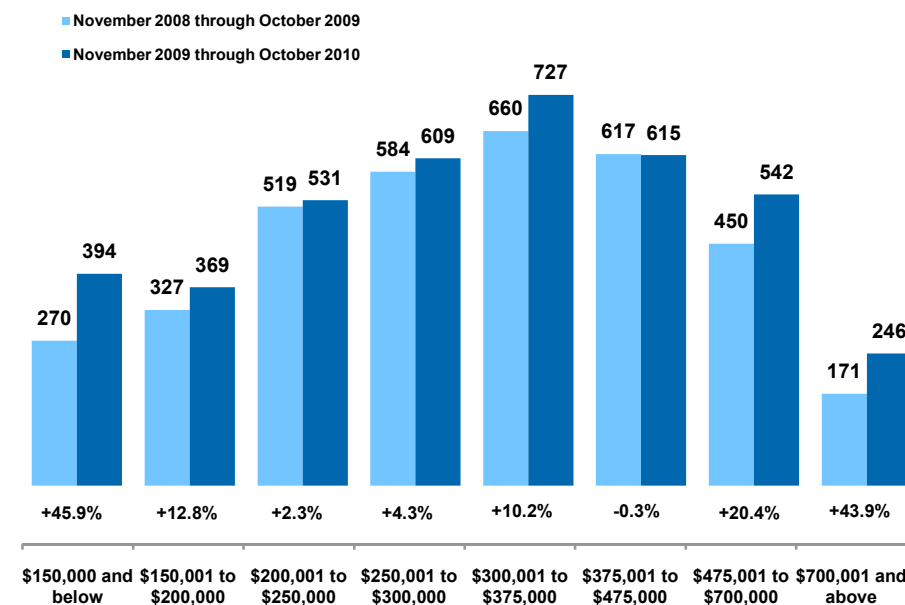
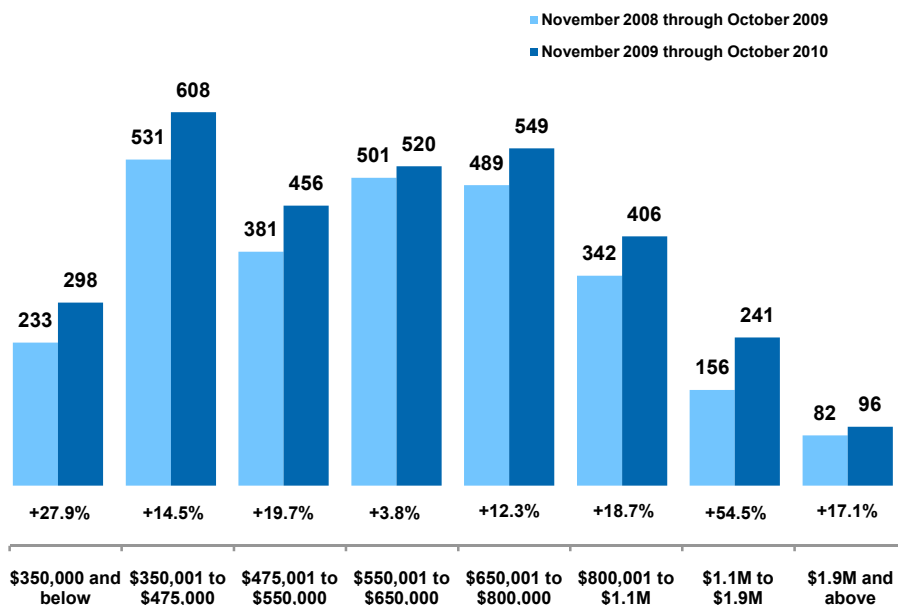


Single-Family

Price Range	11-2008 through 10-2009	11-2009 through 10-2010	Change
\$350,000 and below	233	298	+27.9%
\$350,001 to \$475,000	531	608	+14.5%
\$475,001 to \$550,000	381	456	+19.7%
\$550,001 to \$650,000	501	520	+3.8%
\$650,001 to \$800,000	489	549	+12.3%
\$800,001 to \$1.1M	342	406	+18.7%
\$1.1M to \$1.9M	156	241	+54.5%
\$1.9M and above	82	96	+17.1%
All Price Ranges	2,715	3,174	+16.9%

Condo

Price Range	11-2008 through 10-2009	11-2009 through 10-2010	Change
\$150,000 and below	270	394	+45.9%
\$150,001 to \$200,000	327	369	+12.8%
\$200,001 to \$250,000	519	531	+2.3%
\$250,001 to \$300,000	584	609	+4.3%
\$300,001 to \$375,000	660	727	+10.2%
\$375,001 to \$475,000	617	615	-0.3%
\$475,001 to \$700,000	450	542	+20.4%
\$700,001 and above	171	246	+43.9%
All Price Ranges	3,598	4,033	+12.1%



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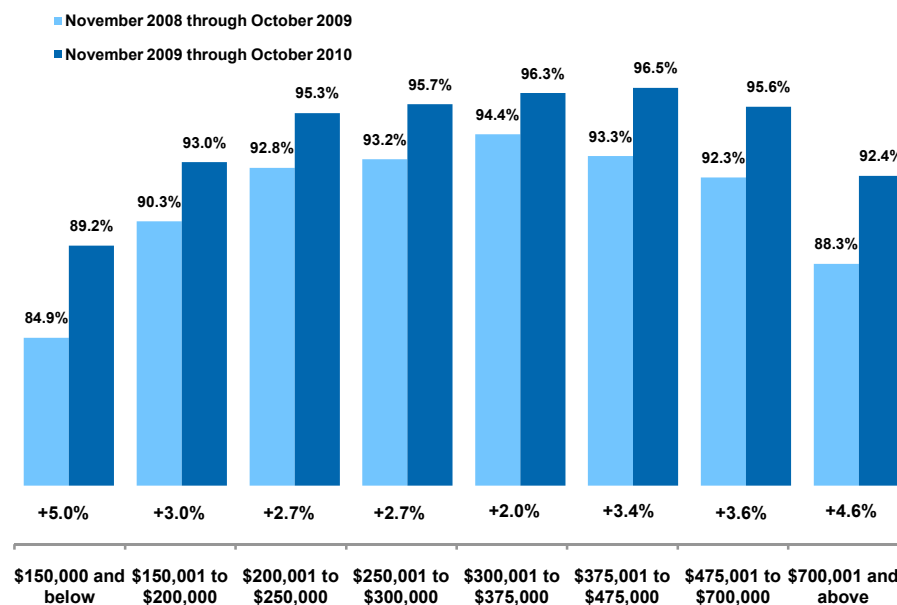
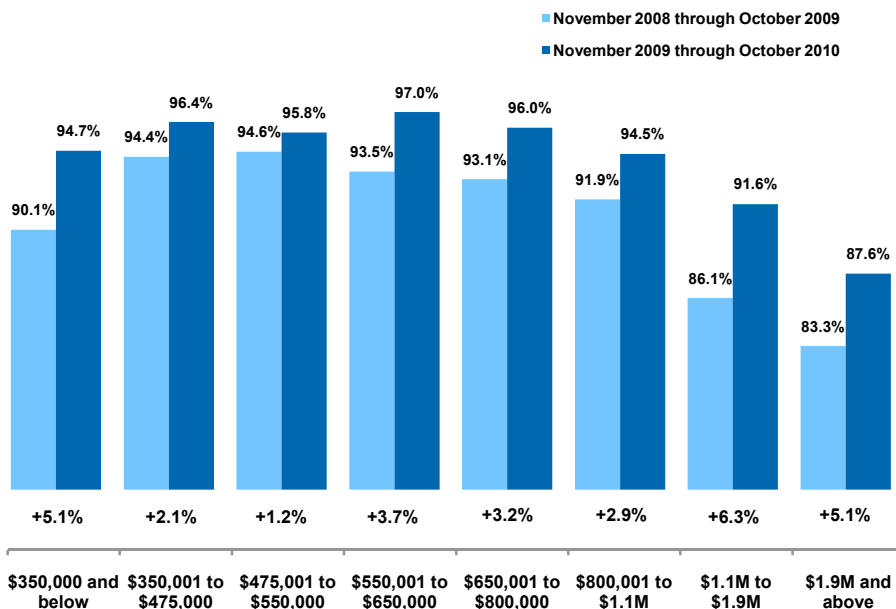
Percent of Original List Price Received Last 12 Months

Single-Family

Price Range	11-2008 through 10-2009	11-2009 through 10-2010	Change
\$350,000 and below	90.1%	94.7%	+5.1%
\$350,001 to \$475,000	94.4%	96.4%	+2.1%
\$475,001 to \$550,000	94.6%	95.8%	+1.2%
\$550,001 to \$650,000	93.5%	97.0%	+3.7%
\$650,001 to \$800,000	93.1%	96.0%	+3.2%
\$800,001 to \$1.1M	91.9%	94.5%	+2.9%
\$1.1M to \$1.9M	86.1%	91.6%	+6.3%
\$1.9M and above	83.3%	87.6%	+5.1%
All Price Ranges	92.5%	95.3%	+3.1%

Condo

Price Range	11-2008 through 10-2009	11-2009 through 10-2010	Change
\$150,000 and below	84.9%	89.2%	+5.0%
\$150,001 to \$200,000	90.3%	93.0%	+3.0%
\$200,001 to \$250,000	92.8%	95.3%	+2.7%
\$250,001 to \$300,000	93.2%	95.7%	+2.7%
\$300,001 to \$375,000	94.4%	96.3%	+2.0%
\$375,001 to \$475,000	93.3%	96.5%	+3.4%
\$475,001 to \$700,000	92.3%	95.6%	+3.6%
\$700,001 and above	88.3%	92.4%	+4.6%
All Price Ranges	92.2%	94.8%	+2.9%



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Days on Market Until Sale Last 12 Months



Single-Family

Price Range	11-2008 through 10-2009	11-2009 through 10-2010	Change
\$350,000 and below	94	74	-21.2%
\$350,001 to \$475,000	75	67	-11.4%
\$475,001 to \$550,000	72	66	-8.7%
\$550,001 to \$650,000	74	50	-33.3%
\$650,001 to \$800,000	76	63	-16.5%
\$800,001 to \$1.1M	80	65	-19.0%
\$1.1M to \$1.9M	105	88	-16.2%
\$1.9M and above	122	97	-20.8%
All Price Ranges	80	66	-17.7%

Condo

Price Range	11-2008 through 10-2009	11-2009 through 10-2010	Change
\$150,000 and below	99	87	-11.8%
\$150,001 to \$200,000	82	74	-9.2%
\$200,001 to \$250,000	77	59	-23.6%
\$250,001 to \$300,000	72	57	-20.3%
\$300,001 to \$375,000	65	53	-18.6%
\$375,001 to \$475,000	77	55	-29.1%
\$475,001 to \$700,000	84	63	-25.2%
\$700,001 and above	109	79	-27.7%
All Price Ranges	79	63	-20.4%

■ November 2008 through October 2009
 ■ November 2009 through October 2010

■ November 2008 through October 2009
 ■ November 2009 through October 2010

