

## Housing Supply Outlook

# June 2010



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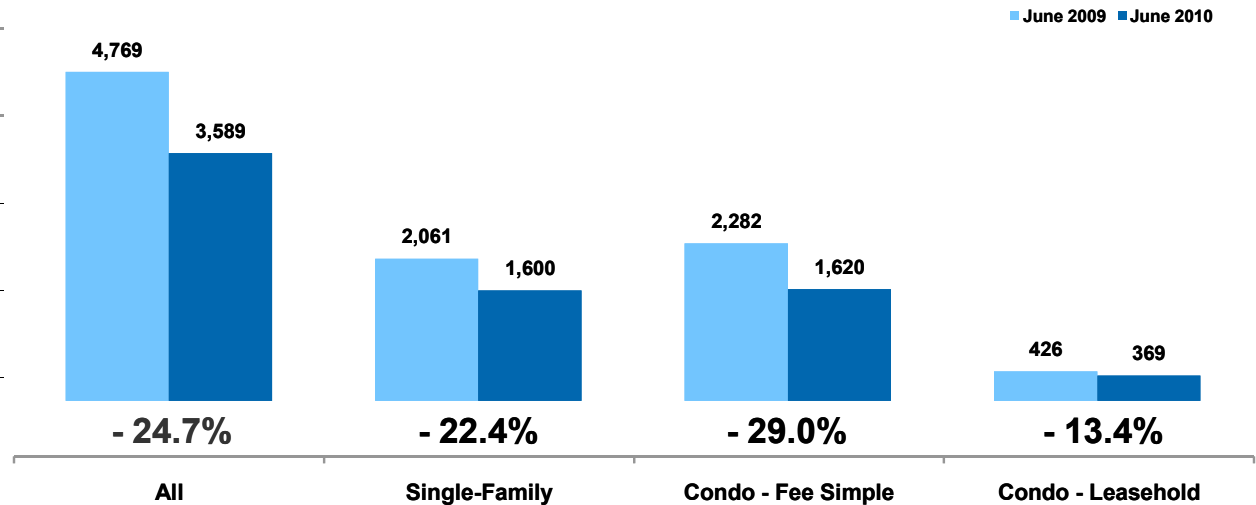
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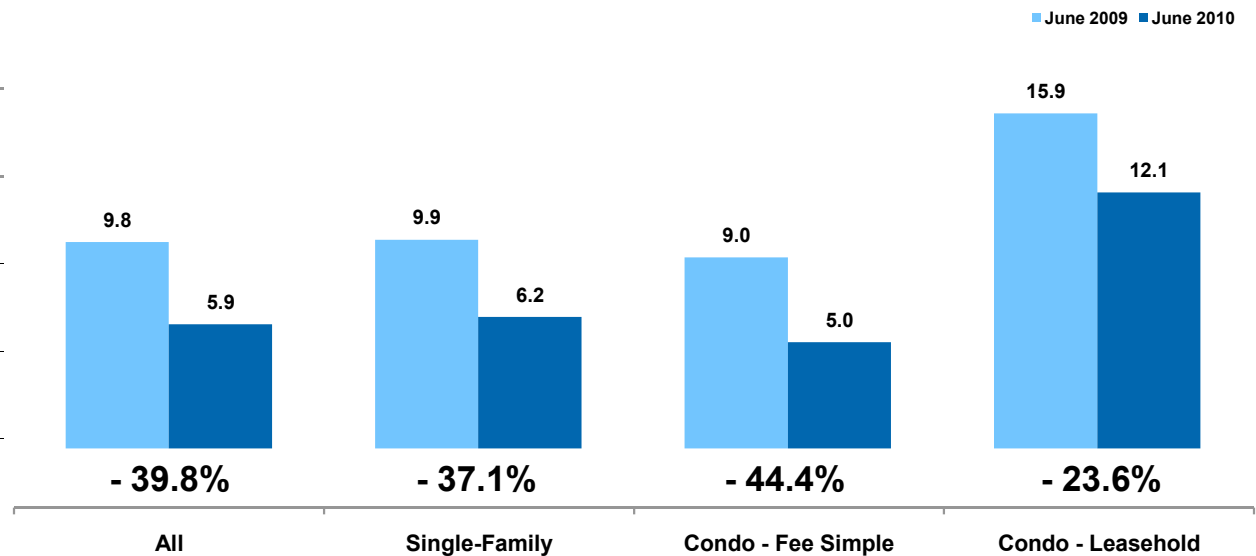
## Inventory of Homes for Sale

	6-2009	6-2010	Change
<b>All</b>	<b>4,769</b>	<b>3,589</b>	<b>- 24.7%</b>
Previously Owned	4,531	3,444	- 24.0%
New Construction	238	145	- 39.1%
<b>Single-Family</b>	<b>2,061</b>	<b>1,600</b>	<b>- 22.4%</b>
Previously Owned	1,925	1,538	- 20.1%
New Construction	136	62	- 54.4%
<b>Condo - Fee Simple</b>	<b>2,282</b>	<b>1,620</b>	<b>- 29.0%</b>
Previously Owned	2,181	1,538	- 29.5%
New Construction	101	82	- 18.8%
<b>Condo - Leasehold</b>	<b>426</b>	<b>369</b>	<b>- 13.4%</b>
Previously Owned	425	368	- 13.4%
New Construction	1	1	- 0.0%



## Months Supply of Inventory

	6-2009	6-2010	Change
<b>All</b>	<b>9.8</b>	<b>5.9</b>	<b>- 39.8%</b>
Previously Owned	9.8	5.8	- 41.0%
New Construction	9.4	10.4	+ 10.6%
<b>Single-Family</b>	<b>9.9</b>	<b>6.2</b>	<b>- 37.1%</b>
Previously Owned	9.6	6.2	- 35.8%
New Construction	16.2	7.5	- 53.5%
<b>Condo - Fee Simple</b>	<b>9.0</b>	<b>5.0</b>	<b>- 44.4%</b>
Previously Owned	9.3	4.9	- 47.6%
New Construction	5.9	14.3	+ 140.0%
<b>Condo - Leasehold</b>	<b>15.9</b>	<b>12.1</b>	<b>- 23.6%</b>
Previously Owned	15.8	12.1	- 23.6%
New Construction	0.0	0.0	NA



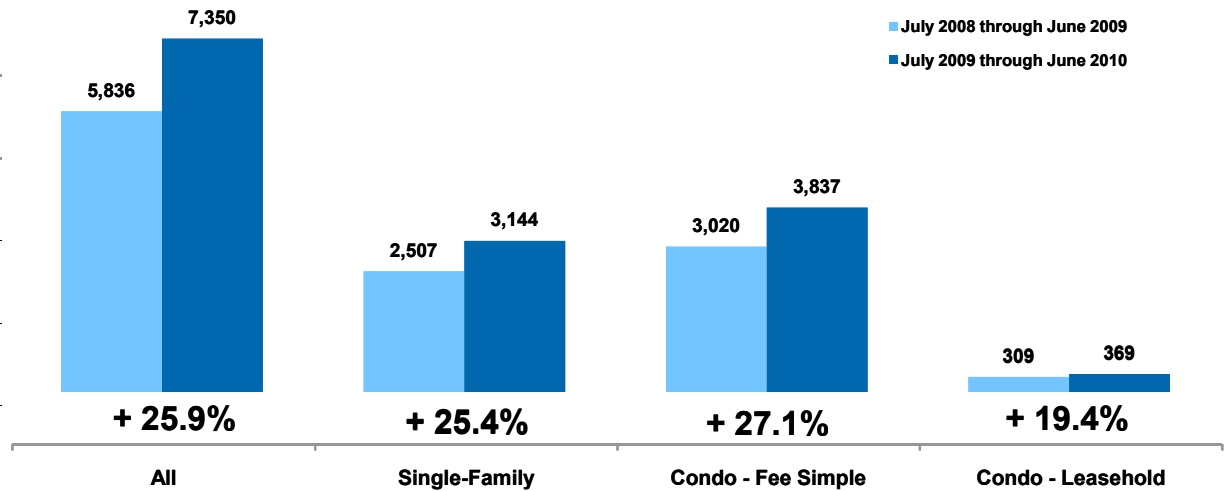
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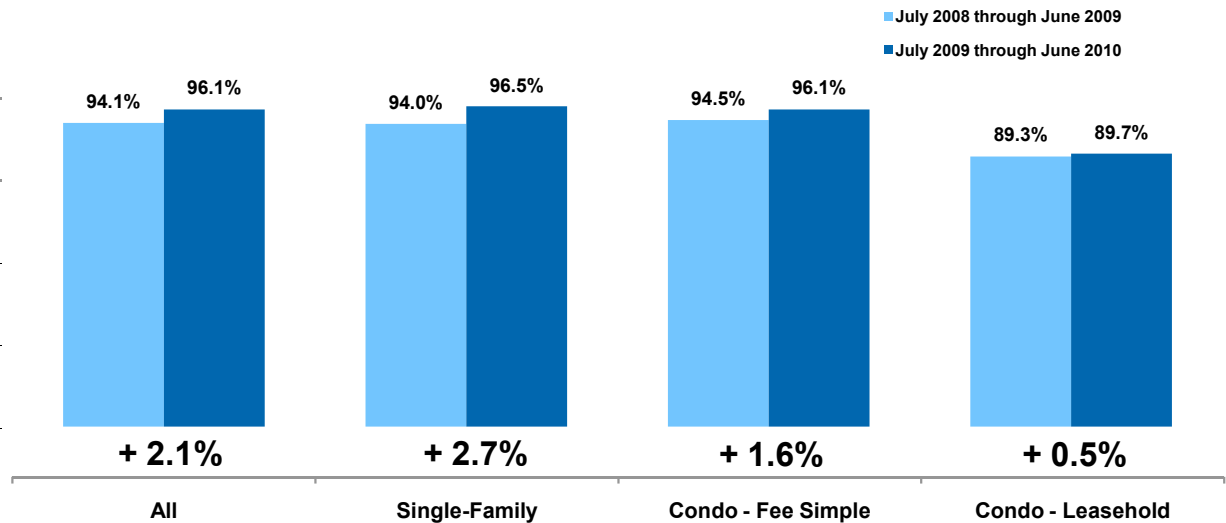
## Pending Home Sales Last Twelve Months

	7-2008 through 6-2009	7-2009 through 6-2010	Change
<b>All</b>	<b>5,836</b>	<b>7,350</b>	<b>+ 25.9%</b>
Previously Owned	5,542	7,183	+ 29.6%
New Construction	294	167	- 43.2%
<b>Single-Family</b>	<b>2,507</b>	<b>3,144</b>	<b>+ 25.4%</b>
Previously Owned	2,408	3,043	+ 26.4%
New Construction	99	101	+ 2.0%
<b>Condo - Fee Simple</b>	<b>3,020</b>	<b>3,837</b>	<b>+ 27.1%</b>
Previously Owned	2,825	3,771	+ 33.5%
New Construction	195	66	- 66.2%
<b>Condo - Leasehold</b>	<b>309</b>	<b>369</b>	<b>+ 19.4%</b>
Previously Owned	309	369	+ 19.4%
New Construction	0	0	NA



## Percent Of Original List Price Received Last Twelve Months

	7-2008 through 6-2009	7-2009 through 6-2010	Change
<b>All</b>	<b>94.1%</b>	<b>96.1%</b>	<b>+ 2.1%</b>
Previously Owned	94.1%	96.1%	+ 2.1%
New Construction	94.8%	95.0%	+ 0.2%
<b>Single-Family</b>	<b>94.0%</b>	<b>96.5%</b>	<b>+ 2.7%</b>
Previously Owned	93.9%	96.5%	+ 2.8%
New Construction	95.6%	96.0%	+ 0.4%
<b>Condo - Fee Simple</b>	<b>94.5%</b>	<b>96.1%</b>	<b>+ 1.6%</b>
Previously Owned	94.6%	96.1%	+ 1.6%
New Construction	93.9%	93.4%	- 0.5%
<b>Condo - Leasehold</b>	<b>89.3%</b>	<b>89.7%</b>	<b>+ 0.5%</b>
Previously Owned	89.3%	89.7%	+ 0.5%
New Construction	0.0%	0.0%	NA



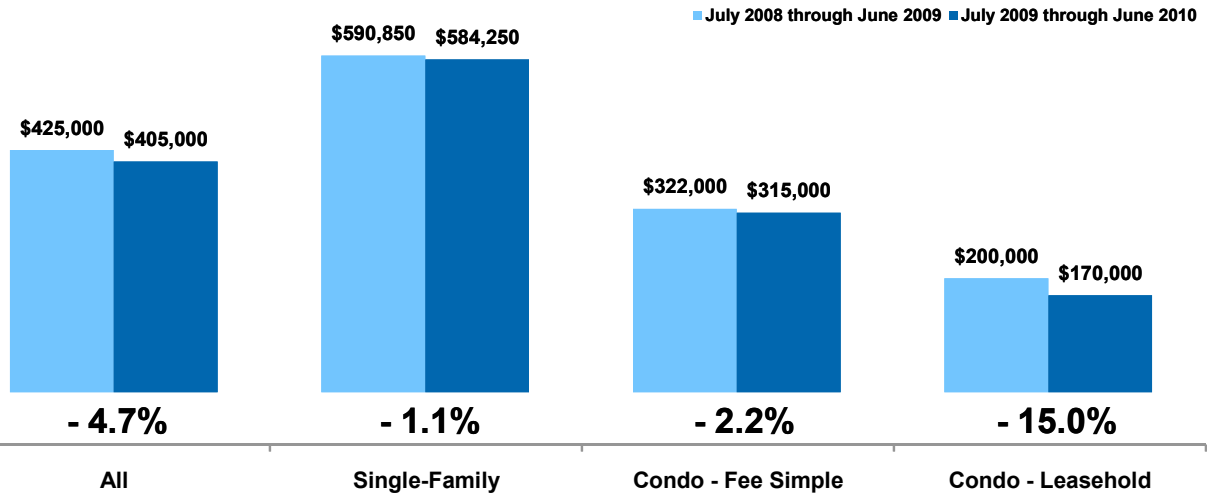
# Housing Supply Outlook

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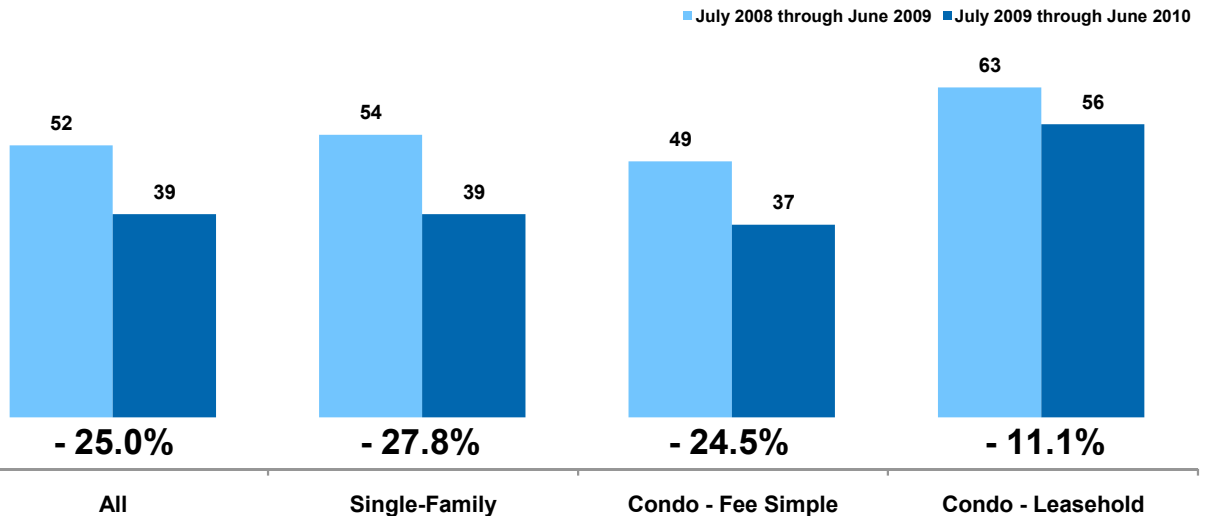
## Median Sales Price Last Twelve Months

	7-2008 through 6-2009	7-2009 through 6-2010	Change
<b>All</b>	<b>\$425,000</b>	<b>\$405,000</b>	<b>- 4.7%</b>
Previously Owned	\$420,000	\$400,000	- 4.8%
New Construction	\$625,000	\$650,000	+ 4.0%
<b>Single-Family</b>	<b>\$590,850</b>	<b>\$584,250</b>	<b>- 1.1%</b>
Previously Owned	\$590,000	\$580,000	- 1.7%
New Construction	\$715,000	\$684,000	- 4.3%
<b>Condo - Fee Simple</b>	<b>\$322,000</b>	<b>\$315,000</b>	<b>- 2.2%</b>
Previously Owned	\$320,000	\$315,000	- 1.6%
New Construction	\$550,000	\$547,500	- 0.5%
<b>Condo - Leasehold</b>	<b>\$200,000</b>	<b>\$170,000</b>	<b>- 15.0%</b>
Previously Owned	\$200,000	\$170,000	- 15.0%
New Construction	\$0	\$0	NA



## Days on Market Until Sale Last Twelve Months

	7-2008 through 6-2009	7-2009 through 6-2010	Change
<b>All</b>	<b>52</b>	<b>39</b>	<b>- 25.0%</b>
Previously Owned	53	38	- 28.3%
New Construction	19	63	+ 231.6%
<b>Single-Family</b>	<b>54</b>	<b>39</b>	<b>- 27.8%</b>
Previously Owned	54	38	- 29.0%
New Construction	62	68	+ 9.7%
<b>Condo - Fee Simple</b>	<b>49</b>	<b>37</b>	<b>- 24.5%</b>
Previously Owned	51	37	- 27.5%
New Construction	1	59	+ 5800.0%
<b>Condo - Leasehold</b>	<b>63</b>	<b>56</b>	<b>- 11.1%</b>
Previously Owned	63	56	- 11.1%
New Construction	0	0	NA



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## Inventory of Homes for Sale

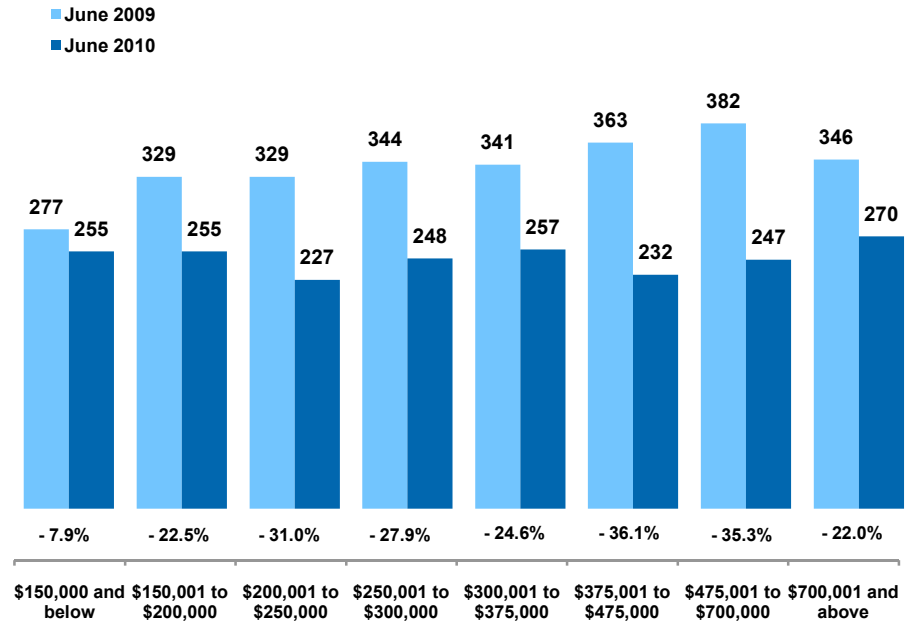
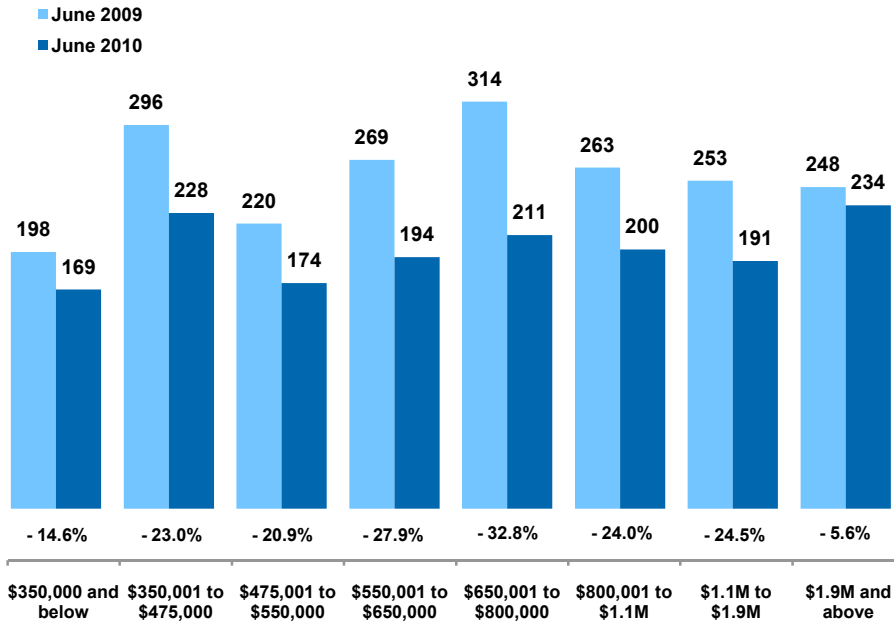


### Single-Family

Price Range	6-2009	6-2010	Change
\$350,000 and below	198	169	- 14.6%
\$350,001 to \$475,000	296	228	- 23.0%
\$475,001 to \$550,000	220	174	- 20.9%
\$550,001 to \$650,000	269	194	- 27.9%
\$650,001 to \$800,000	314	211	- 32.8%
\$800,001 to \$1.1M	263	200	- 24.0%
\$1.1M to \$1.9M	253	191	- 24.5%
\$1.9M and above	248	234	- 5.6%
<b>All Price Ranges</b>	<b>2,061</b>	<b>1,601</b>	<b>- 22.3%</b>

### Condo

Price Range	6-2009	6-2010	Change
\$150,000 and below	277	255	- 7.9%
\$150,001 to \$200,000	329	255	- 22.5%
\$200,001 to \$250,000	329	227	- 31.0%
\$250,001 to \$300,000	344	248	- 27.9%
\$300,001 to \$375,000	341	257	- 24.6%
\$375,001 to \$475,000	363	232	- 36.1%
\$475,001 to \$700,000	382	247	- 35.3%
\$700,001 and above	346	270	- 22.0%
<b>All Price Ranges</b>	<b>2,711</b>	<b>1,991</b>	<b>- 26.6%</b>



# Housing Supply Outlook

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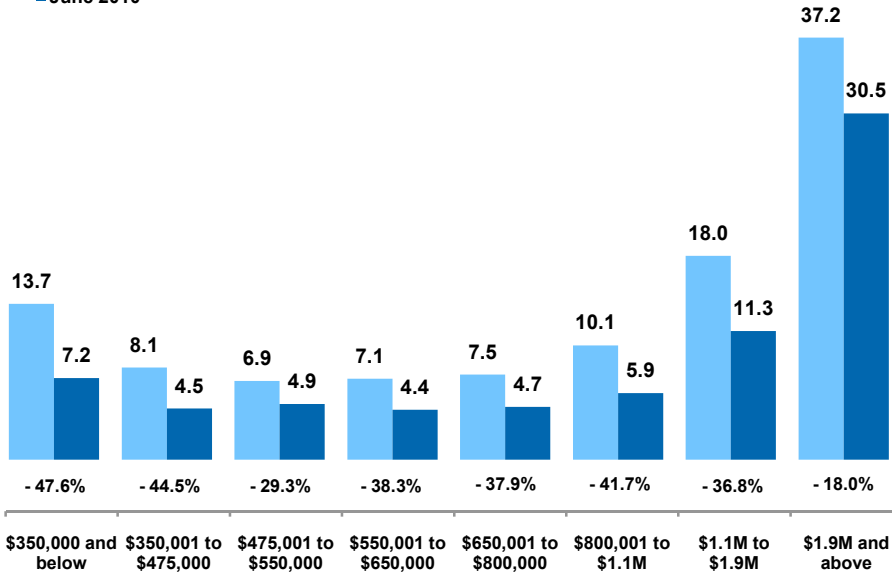
## Months Supply of Inventory



### Single-Family

Price Range	6-2009	6-2010	Change
\$350,000 and below	13.7	7.2	- 47.6%
\$350,001 to \$475,000	8.1	4.5	- 44.5%
\$475,001 to \$550,000	6.9	4.9	- 29.3%
\$550,001 to \$650,000	7.1	4.4	- 38.3%
\$650,001 to \$800,000	7.5	4.7	- 37.9%
\$800,001 to \$1.1M	10.1	5.9	- 41.7%
\$1.1M to \$1.9M	18.0	11.3	- 36.8%
\$1.9M and above	37.2	30.5	- 18.0%
<b>All Price Ranges</b>	<b>9.9</b>	<b>6.2</b>	<b>- 36.9%</b>

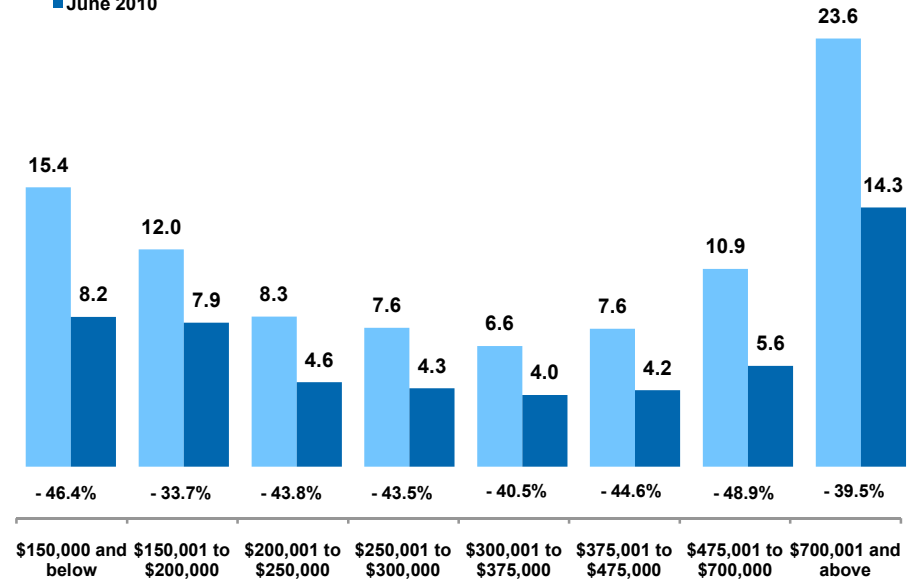
■ June 2009  
■ June 2010



### Condo

Price Range	6-2009	6-2010	Change
\$150,000 and below	15.4	8.2	- 46.4%
\$150,001 to \$200,000	12.0	7.9	- 33.7%
\$200,001 to \$250,000	8.3	4.6	- 43.8%
\$250,001 to \$300,000	7.6	4.3	- 43.5%
\$300,001 to \$375,000	6.6	4.0	- 40.5%
\$375,001 to \$475,000	7.6	4.2	- 44.6%
\$475,001 to \$700,000	10.9	5.6	- 48.9%
\$700,001 and above	23.6	14.3	- 39.5%
<b>All Price Ranges</b>	<b>9.7</b>	<b>5.6</b>	<b>- 41.9%</b>

■ June 2009  
■ June 2010



# Housing Supply Outlook

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## Pending Sales Last 12 Months

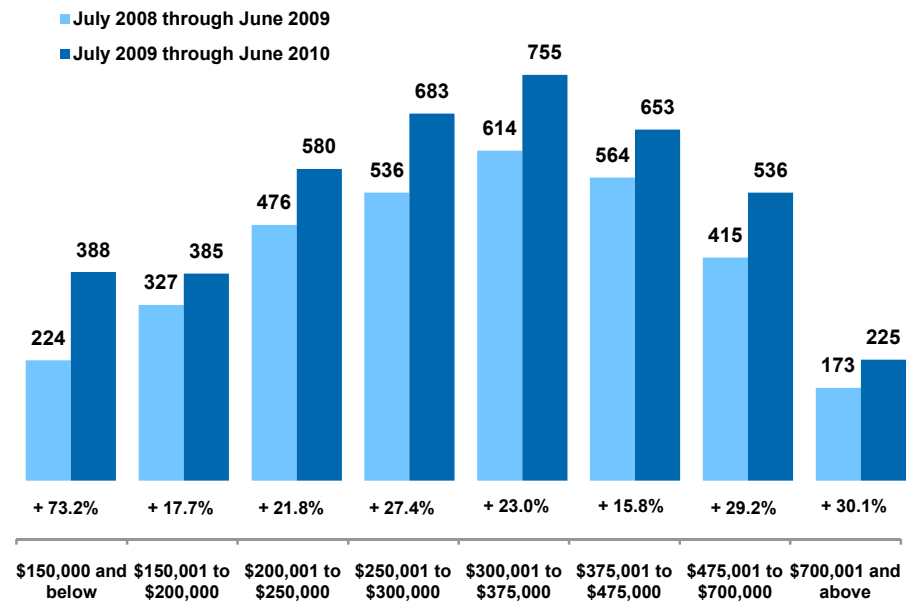
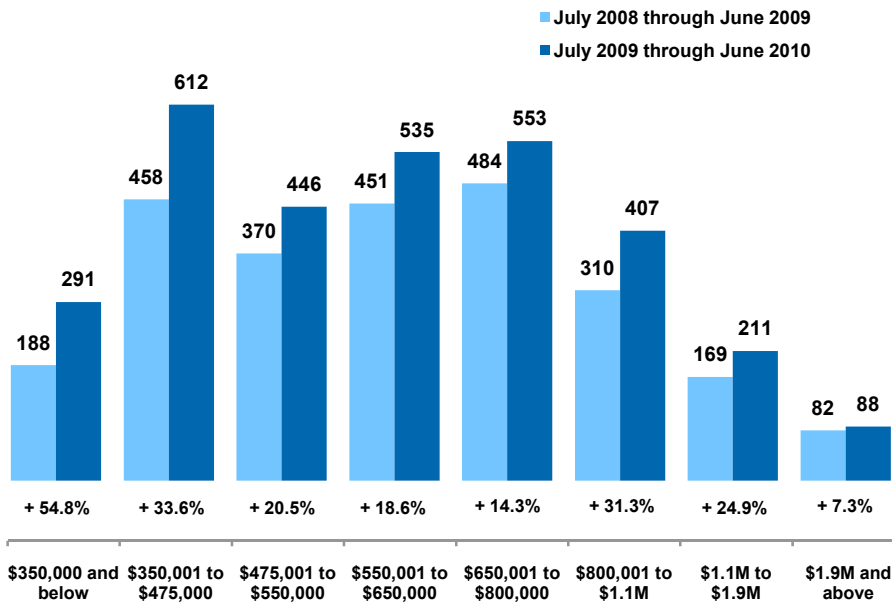


### Single-Family

Price Range	7-2008 through 6-2009	7-2009 through 6-2010	Change
\$350,000 and below	188	291	+ 54.8%
\$350,001 to \$475,000	458	612	+ 33.6%
\$475,001 to \$550,000	370	446	+ 20.5%
\$550,001 to \$650,000	451	535	+ 18.6%
\$650,001 to \$800,000	484	553	+ 14.3%
\$800,001 to \$1.1M	310	407	+ 31.3%
\$1.1M to \$1.9M	169	211	+ 24.9%
\$1.9M and above	82	88	+ 7.3%
<b>All Price Ranges</b>	<b>2,512</b>	<b>3,143</b>	<b>+ 25.1%</b>

### Condo

Price Range	7-2008 through 6-2009	7-2009 through 6-2010	Change
\$150,000 and below	224	388	+ 73.2%
\$150,001 to \$200,000	327	385	+ 17.7%
\$200,001 to \$250,000	476	580	+ 21.8%
\$250,001 to \$300,000	536	683	+ 27.4%
\$300,001 to \$375,000	614	755	+ 23.0%
\$375,001 to \$475,000	564	653	+ 15.8%
\$475,001 to \$700,000	415	536	+ 29.2%
\$700,001 and above	173	225	+ 30.1%
<b>All Price Ranges</b>	<b>3,329</b>	<b>4,205</b>	<b>+ 26.3%</b>



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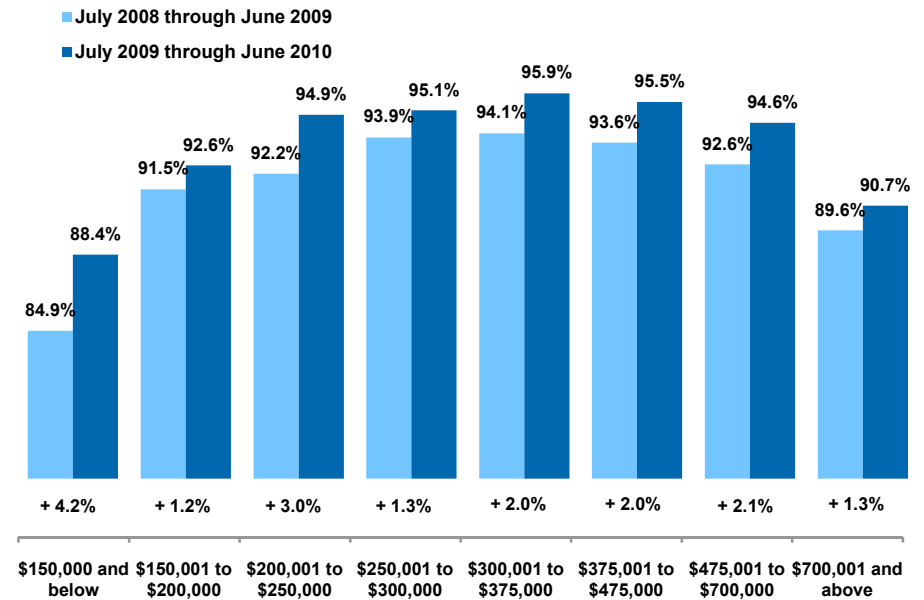
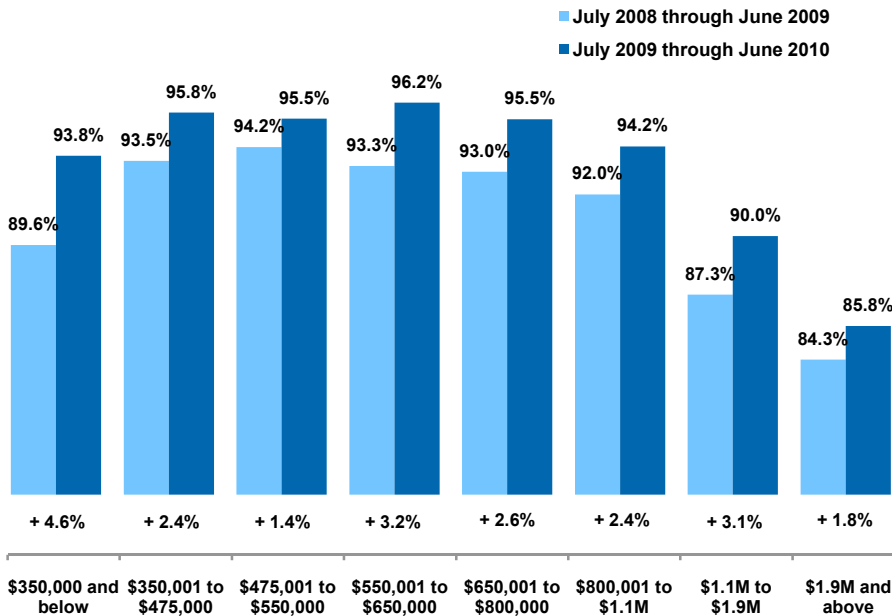
## Percent of Original List Price Received Last 12 Months

### Single-Family

Price Range	7-2008 through 6-2009	7-2009 through 6-2010	Change
\$350,000 and below	89.6%	93.8%	+ 4.6%
\$350,001 to \$475,000	93.5%	95.8%	+ 2.4%
\$475,001 to \$550,000	94.2%	95.5%	+ 1.4%
\$550,001 to \$650,000	93.3%	96.2%	+ 3.2%
\$650,001 to \$800,000	93.0%	95.5%	+ 2.6%
\$800,001 to \$1.1M	92.0%	94.2%	+ 2.4%
\$1.1M to \$1.9M	87.3%	90.0%	+ 3.1%
\$1.9M and above	84.3%	85.8%	+ 1.8%
<b>All Price Ranges</b>	<b>92.3%</b>	<b>94.7%</b>	<b>+ 2.7%</b>

### Condo

Price Range	7-2008 through 6-2009	7-2009 through 6-2010	Change
\$150,000 and below	84.9%	88.4%	+ 4.2%
\$150,001 to \$200,000	91.5%	92.6%	+ 1.2%
\$200,001 to \$250,000	92.2%	94.9%	+ 3.0%
\$250,001 to \$300,000	93.9%	95.1%	+ 1.3%
\$300,001 to \$375,000	94.1%	95.9%	+ 2.0%
\$375,001 to \$475,000	93.6%	95.5%	+ 2.0%
\$475,001 to \$700,000	92.6%	94.6%	+ 2.1%
\$700,001 and above	89.6%	90.7%	+ 1.3%
<b>All Price Ranges</b>	<b>92.5%</b>	<b>94.2%</b>	<b>+ 1.9%</b>



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## Days on Market Until Sale Last 12 Months



### Single-Family

Price Range	7-2008 through 6-2009	7-2009 through 6-2010	Change
\$350,000 and below	90	81	- 10.3%
\$350,001 to \$475,000	79	70	- 11.4%
\$475,001 to \$550,000	73	69	- 6.0%
\$550,001 to \$650,000	77	57	- 26.6%
\$650,001 to \$800,000	76	67	- 10.7%
\$800,001 to \$1.1M	75	68	- 9.6%
\$1.1M to \$1.9M	96	99	+ 3.6%
\$1.9M and above	114	116	+ 1.3%
<b>All Price Ranges</b>	<b>80</b>	<b>71</b>	<b>- 11.0%</b>

### Condo

Price Range	7-2008 through 6-2009	7-2009 through 6-2010	Change
\$150,000 and below	86	86	+ 0.1%
\$150,001 to \$200,000	71	75	+ 5.9%
\$200,001 to \$250,000	69	69	- 1.1%
\$250,001 to \$300,000	69	61	- 11.9%
\$300,001 to \$375,000	65	57	- 12.6%
\$375,001 to \$475,000	70	65	- 8.3%
\$475,001 to \$700,000	80	71	- 11.0%
\$700,001 and above	96	97	+ 1.7%
<b>All Price Ranges</b>	<b>73</b>	<b>68</b>	<b>- 6.0%</b>

■ July 2008 through June 2009  
 ■ July 2009 through June 2010

■ July 2008 through June 2009  
 ■ July 2009 through June 2010

