

## Housing Supply Outlook



April 2010

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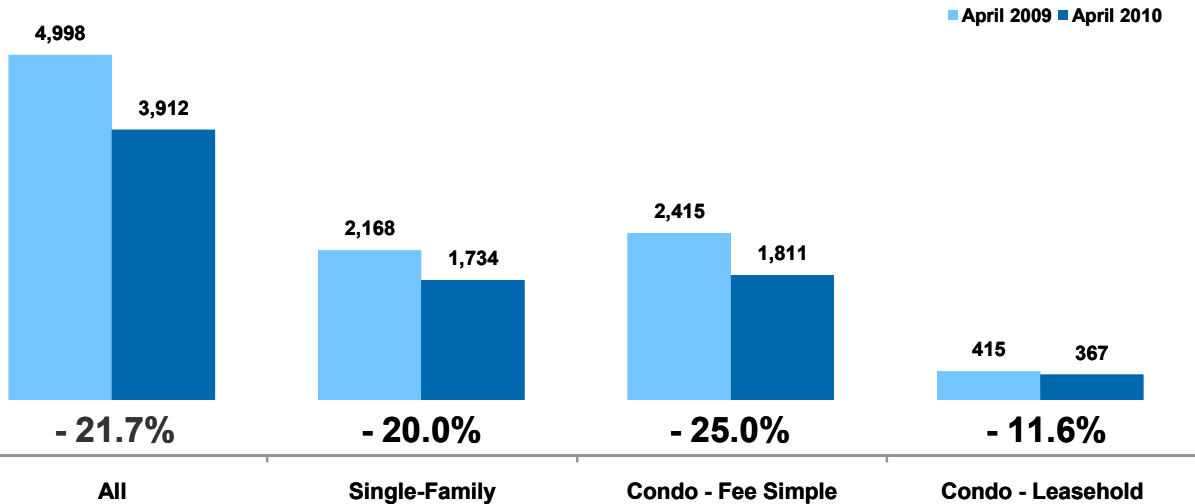
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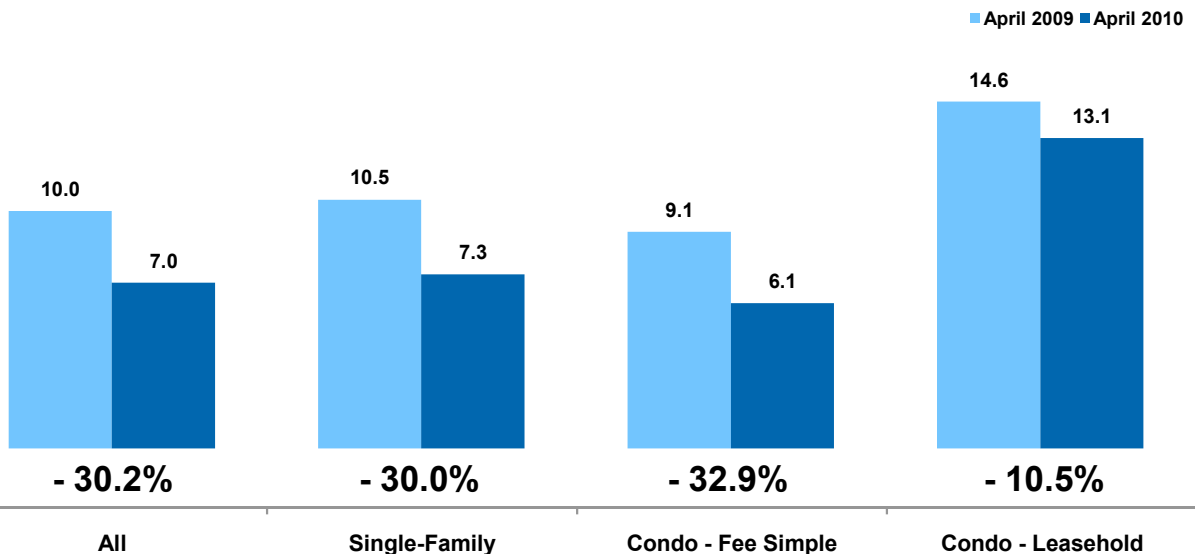
## Inventory of Homes for Sale

	4-2009	4-2010	Change
<b>All</b>	<b>4,998</b>	<b>3,912</b>	<b>- 21.7%</b>
Previously Owned	4,724	3,773	- 20.1%
New Construction	274	139	- 49.3%
<b>Single-Family</b>	<b>2,168</b>	<b>1,734</b>	<b>- 20.0%</b>
Previously Owned	2,007	1,665	- 17.0%
New Construction	161	69	- 57.1%
<b>Condo - Fee Simple</b>	<b>2,415</b>	<b>1,811</b>	<b>- 25.0%</b>
Previously Owned	2,302	1,742	- 24.3%
New Construction	113	69	- 38.9%
<b>Condo - Leasehold</b>	<b>415</b>	<b>367</b>	<b>- 11.6%</b>
Previously Owned	415	366	- 11.8%
New Construction	0	1	#DIV/0!



## Months Supply of Inventory

	4-2009	4-2010	Change
<b>All</b>	<b>10.0</b>	<b>7.0</b>	<b>- 30.2%</b>
Previously Owned	10.0	6.9	- 31.3%
New Construction	9.8	11.7	+ 19.2%
<b>Single-Family</b>	<b>10.5</b>	<b>7.3</b>	<b>- 30.0%</b>
Previously Owned	10.1	7.3	- 28.3%
New Construction	18.2	9.5	- 47.8%
<b>Condo - Fee Simple</b>	<b>9.1</b>	<b>6.1</b>	<b>- 32.9%</b>
Previously Owned	9.4	6.0	- 36.2%
New Construction	5.9	14.8	+ 150.8%
<b>Condo - Leasehold</b>	<b>14.6</b>	<b>13.1</b>	<b>- 10.5%</b>
Previously Owned	14.6	13.0	- 10.8%
New Construction	0.0	0.0	NA



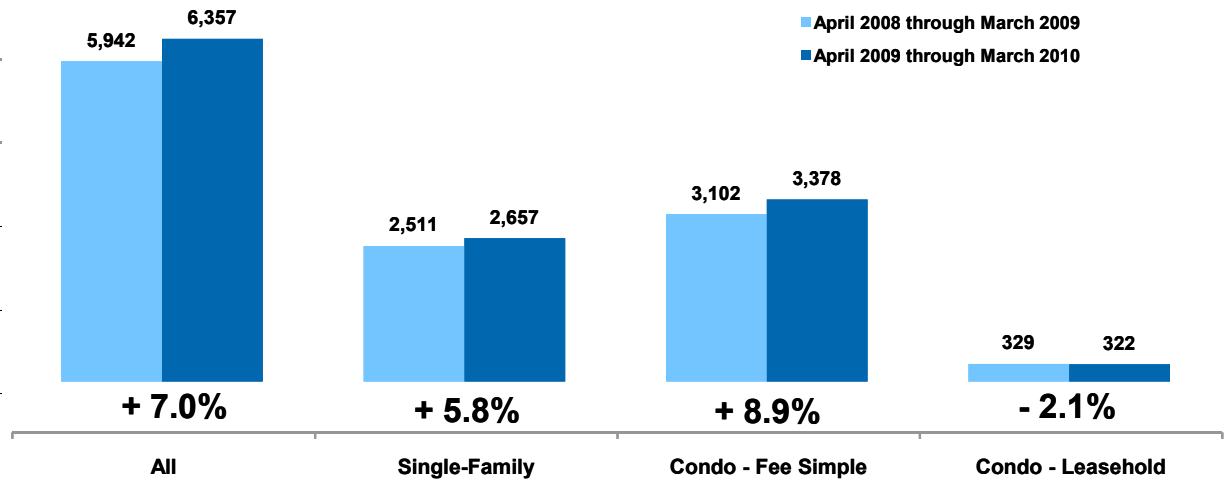
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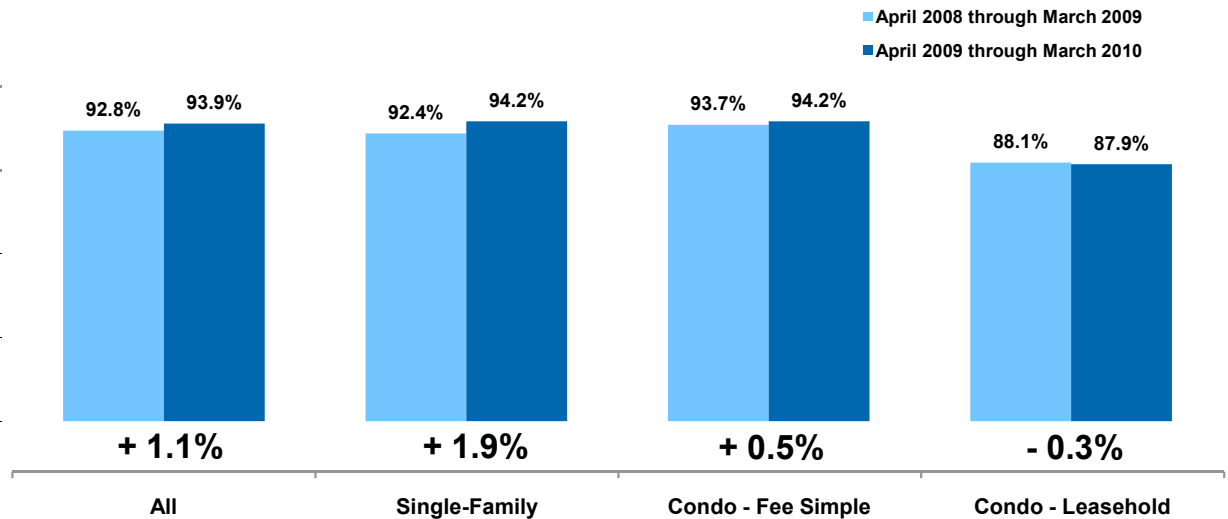
## Pending Home Sales Last Twelve Months

	4-2008 through 3-2009	4-2009 through 3-2010	Change
<b>All</b>	<b>5,942</b>	<b>6,357</b>	<b>+ 7.0%</b>
<b>Previously Owned</b>	<b>5,629</b>	<b>6,219</b>	<b>+ 10.5%</b>
<b>New Construction</b>	<b>313</b>	<b>138</b>	<b>- 55.9%</b>
<b>Single-Family</b>	<b>2,511</b>	<b>2,657</b>	<b>+ 5.8%</b>
Previously Owned	2,408	2,570	+ 6.7%
New Construction	103	87	- 15.5%
<b>Condo - Fee Simple</b>	<b>3,102</b>	<b>3,378</b>	<b>+ 8.9%</b>
Previously Owned	2,892	3,327	+ 15.0%
New Construction	210	51	- 75.7%
<b>Condo - Leasehold</b>	<b>329</b>	<b>322</b>	<b>- 2.1%</b>
Previously Owned	329	322	- 2.1%
New Construction	0	0	NA



## Percent Of Original List Price Received Last Twelve Months

	4-2008 through 3-2009	4-2009 through 3-2010	Change
<b>All</b>	<b>92.8%</b>	<b>93.9%</b>	<b>+ 1.1%</b>
<b>Previously Owned</b>	<b>92.8%</b>	<b>93.9%</b>	<b>+ 1.2%</b>
<b>New Construction</b>	<b>93.4%</b>	<b>92.4%</b>	<b>- 1.1%</b>
<b>Single-Family</b>	<b>92.4%</b>	<b>94.2%</b>	<b>+ 1.9%</b>
Previously Owned	92.4%	94.2%	+ 2.0%
New Construction	93.6%	93.6%	+ 0.0%
<b>Condo - Fee Simple</b>	<b>93.7%</b>	<b>94.2%</b>	<b>+ 0.5%</b>
Previously Owned	93.7%	94.2%	+ 0.6%
New Construction	93.2%	90.4%	- 3.0%
<b>Condo - Leasehold</b>	<b>88.1%</b>	<b>87.9%</b>	<b>- 0.3%</b>
Previously Owned	88.1%	87.9%	- 0.3%
New Construction	0.0%	0.0%	NA



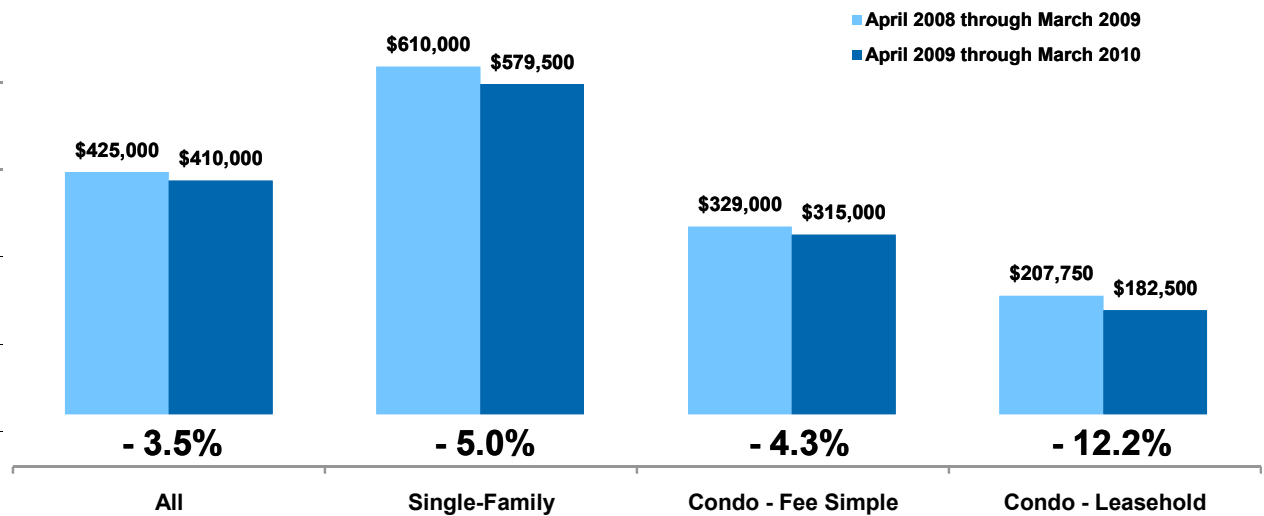
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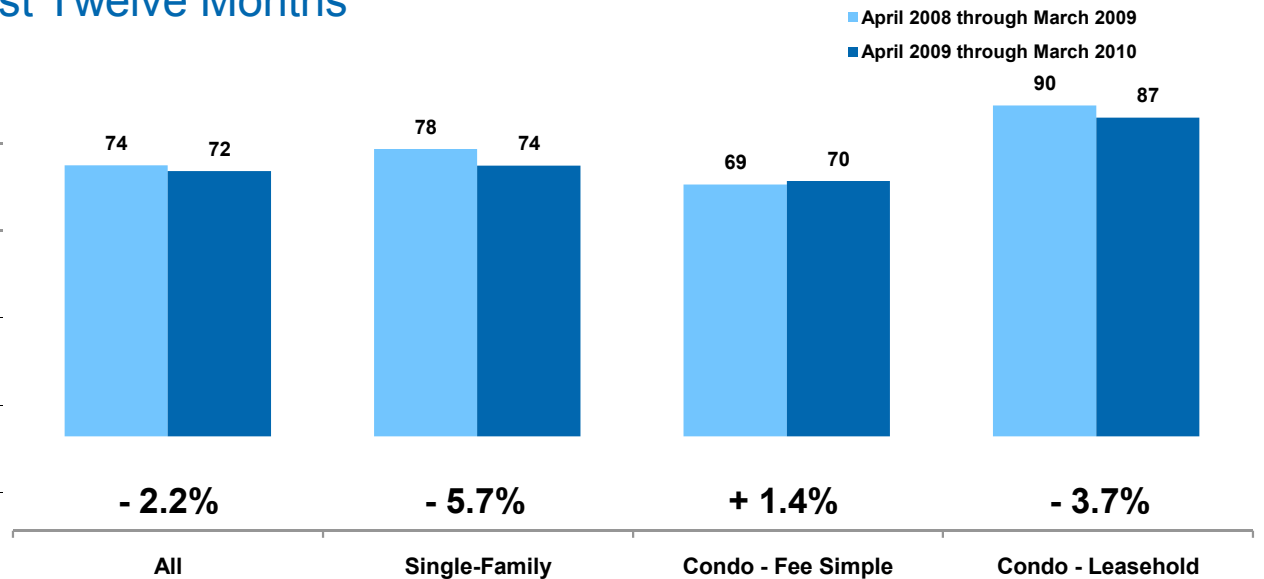
## Median Sales Price Last Twelve Months

	4-2008 through 3-2009	4-2009 through 3-2010	Change
<b>All</b>	<b>\$425,000</b>	<b>\$410,000</b>	<b>- 3.5%</b>
Previously Owned	\$420,000	\$405,000	- 3.6%
New Construction	\$640,000	\$637,645	- 0.4%
<b>Single-Family</b>	<b>\$610,000</b>	<b>\$579,500</b>	<b>- 5.0%</b>
Previously Owned	\$605,000	\$575,000	- 5.0%
New Construction	\$720,000	\$695,500	- 3.4%
<b>Condo - Fee Simple</b>	<b>\$329,000</b>	<b>\$315,000</b>	<b>- 4.3%</b>
Previously Owned	\$325,000	\$314,000	- 3.4%
New Construction	\$588,000	\$517,000	- 12.1%
<b>Condo - Leasehold</b>	<b>\$207,750</b>	<b>\$182,500</b>	<b>- 12.2%</b>
Previously Owned	\$207,750	\$182,500	- 12.2%
New Construction	\$0	\$0	NA



## Days on Market Until Sale Last Twelve Months

	4-2008 through 3-2009	4-2009 through 3-2010	Change
<b>All</b>	<b>74</b>	<b>72</b>	<b>- 2.2%</b>
Previously Owned	75	72	- 4.2%
New Construction	57	97	+ 70.1%
<b>Single-Family</b>	<b>78</b>	<b>74</b>	<b>- 5.7%</b>
Previously Owned	78	73	- 6.9%
New Construction	79	104	+ 30.9%
<b>Condo - Fee Simple</b>	<b>69</b>	<b>70</b>	<b>+ 1.4%</b>
Previously Owned	70	69	- 1.5%
New Construction	45	85	+ 89.8%
<b>Condo - Leasehold</b>	<b>90</b>	<b>87</b>	<b>- 3.7%</b>
Previously Owned	90	87	- 3.7%
New Construction	0	0	NA



# Housing Supply Outlook

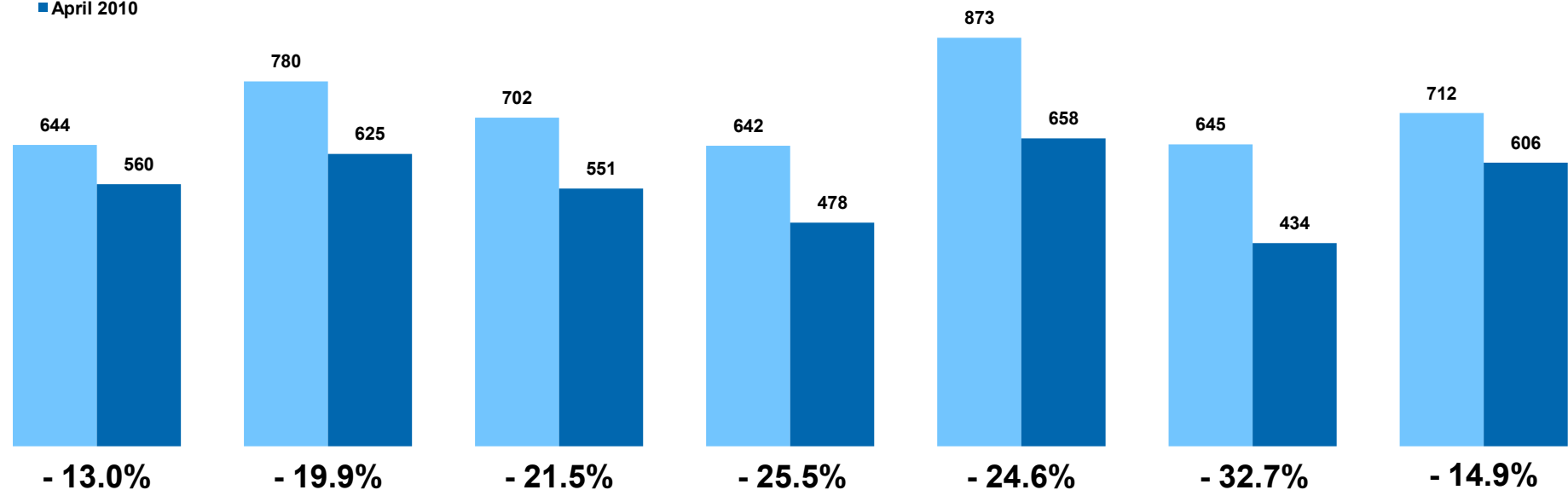
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## Inventory of Homes for Sale



Price Range	All			Previously Owned			New Construction		
	4-2009	4-2010	Change	4-2009	4-2010	Change	4-2009	4-2010	Change
\$199,999 and below	644	560	- 13.0%	639	556	- 13.0%	5	4	- 20.0%
\$200,000 – 299,999	780	625	- 19.9%	768	622	- 19.0%	12	3	- 75.0%
\$300,000 – 399,999	702	551	- 21.5%	693	543	- 21.6%	9	8	- 11.1%
\$400,000 – 499,999	642	478	- 25.5%	620	468	- 24.5%	22	10	- 54.5%
\$500,000 – 699,999	873	658	- 24.6%	813	628	- 22.8%	60	30	- 50.0%
\$700,000 – 999,999	645	434	- 32.7%	561	417	- 25.7%	84	17	- 79.8%
\$1,000,000 and above	712	606	- 14.9%	630	539	- 14.4%	82	67	- 18.3%
<b>All Price Ranges</b>	<b>4,998</b>	<b>3,912</b>	<b>- 21.7%</b>	<b>4,724</b>	<b>3,773</b>	<b>- 20.1%</b>	<b>274</b>	<b>139</b>	<b>- 49.3%</b>

■ April 2009  
■ April 2010



\$199,999 and below    \$200,000 – 299,999    \$300,000 – 399,999    \$400,000 – 499,999    \$500,000 – 699,999    \$700,000 – 999,999    \$1,000,000 and above

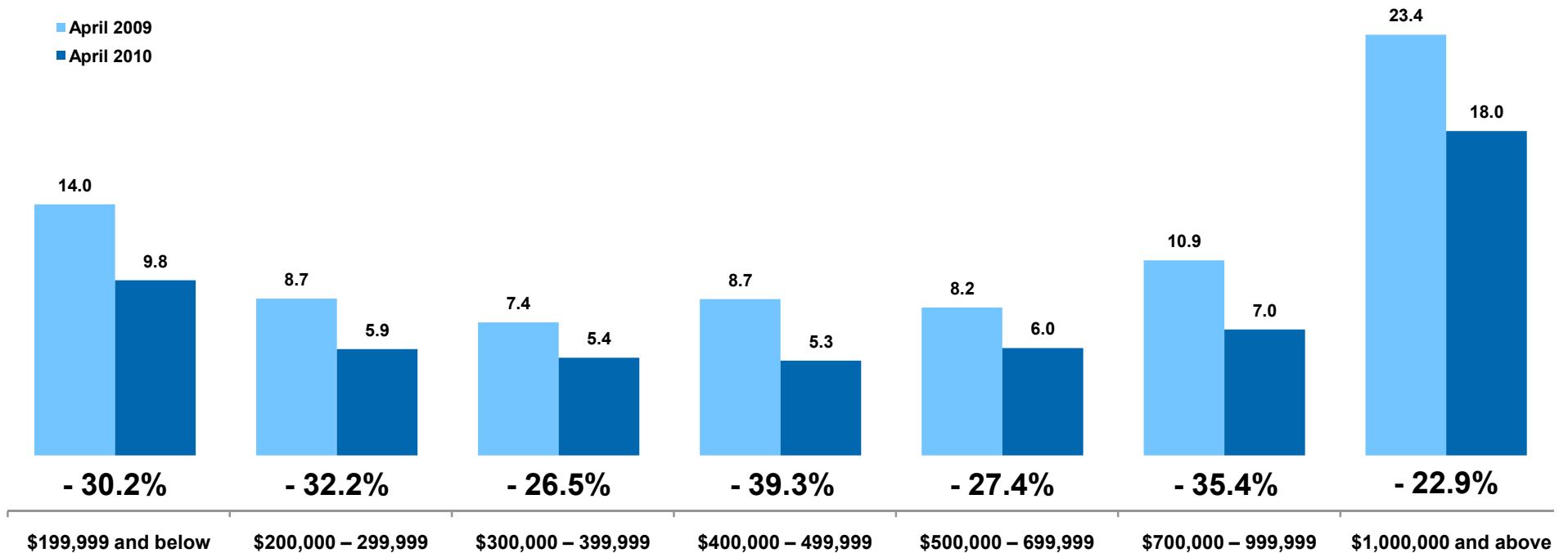
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## Months Supply of Inventory



Price Range	All			Previously Owned			New Construction		
	4-2009	4-2010	Change	4-2009	4-2010	Change	4-2009	4-2010	Change
\$199,999 and below	14.0	9.8	- 30.2%	15.8	9.8	- 38.1%	0.7	4.0	+ 436.0%
\$200,000 – 299,999	8.7	5.9	- 32.2%	9.0	5.9	- 34.6%	2.0	2.0	- 0.0%
\$300,000 – 399,999	7.4	5.4	- 26.5%	7.5	5.4	- 28.0%	3.4	5.3	+ 56.2%
\$400,000 – 499,999	8.7	5.3	- 39.3%	8.8	5.2	- 40.4%	6.6	5.7	- 13.4%
\$500,000 – 699,999	8.2	6.0	- 27.4%	8.0	5.9	- 26.6%	12.4	8.2	- 34.1%
\$700,000 – 999,999	10.9	7.0	- 35.4%	10.3	7.2	- 30.7%	14.9	4.5	- 69.6%
\$1,000,000 and above	23.4	18.0	- 22.9%	22.3	16.8	- 24.5%	28.4	35.3	+ 24.2%
<b>All Price Ranges</b>	<b>10.0</b>	<b>7.0</b>	<b>- 30.2%</b>	<b>10.0</b>	<b>6.9</b>	<b>- 31.3%</b>	<b>9.8</b>	<b>11.7</b>	<b>+ 19.2%</b>



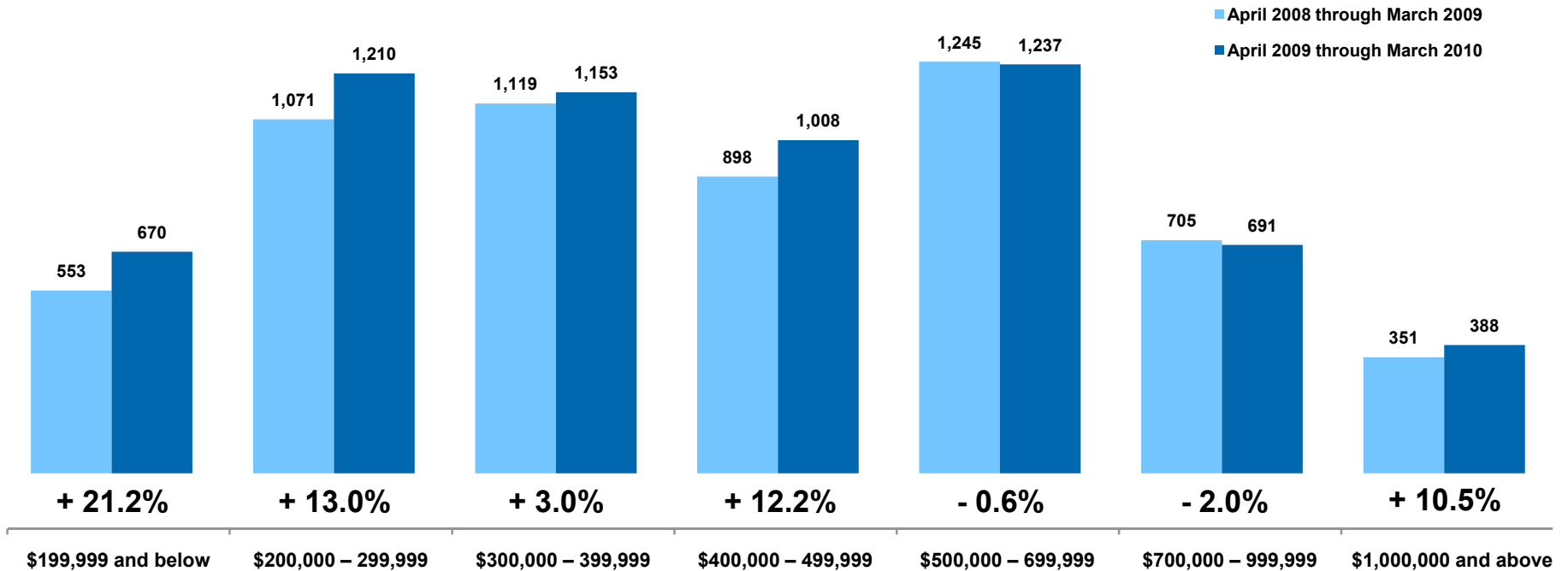
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## Pending Sales Last Twelve Months



Price Range	All			Previously Owned			New Construction		
	4-2008 through 3-2009	4-2009 through 3-2010	Change	4-2008 through 3-2009	4-2009 through 3-2010	Change	4-2008 through 3-2009	4-2009 through 3-2010	Change
\$199,999 and below	553	670	+ 21.2%	487	665	+ 36.6%	79	12	- 84.8%
\$200,000 – 299,999	1,071	1,210	+ 13.0%	1,017	1,204	+ 18.4%	72	18	- 75.0%
\$300,000 – 399,999	1,119	1,153	+ 3.0%	1,088	1,147	+ 5.4%	34	14	- 57.4%
\$400,000 – 499,999	898	1,008	+ 12.2%	866	993	+ 14.7%	35	20	- 42.7%
\$500,000 – 699,999	1,245	1,237	- 0.6%	1,194	1,190	- 0.3%	51	47	- 7.8%
\$700,000 – 999,999	705	691	- 2.0%	648	651	+ 0.5%	62	40	- 35.7%
\$1,000,000 and above	351	388	+ 10.5%	329	369	+ 12.2%	29	23	- 22.3%
<b>All Price Ranges</b>	<b>5,942</b>	<b>6,393</b>	<b>+ 7.6%</b>	<b>5,629</b>	<b>6,219</b>	<b>+ 10.5%</b>	<b>362</b>	<b>174</b>	<b>- 51.9%</b>



# Housing Supply Outlook

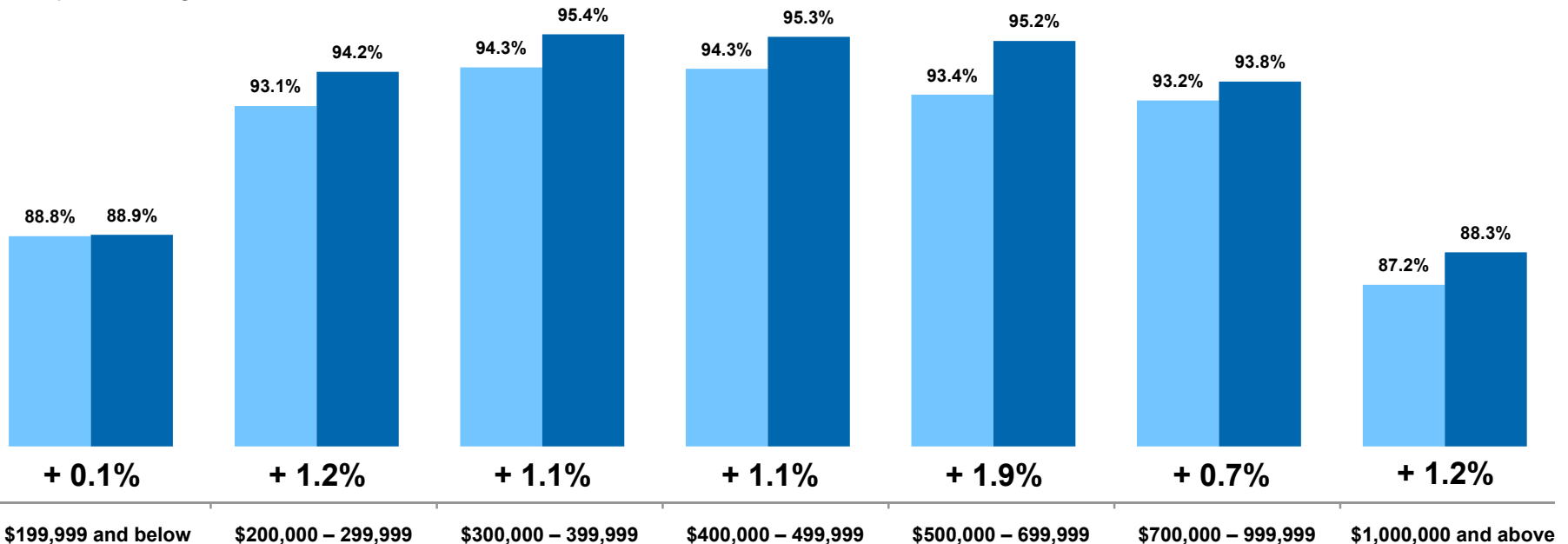
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## Pct. Of Original List Price Received Last Twelve Months

Price Range	All			Previously Owned			New Construction		
	4-2008 through 3-2009	4-2009 through 3-2010	Change	4-2008 through 3-2009	4-2009 through 3-2010	Change	4-2008 through 3-2009	4-2009 through 3-2010	Change
\$199,999 and below	88.8%	88.9%	+ 0.1%	88.9%	88.9%	+ 0.1%	86.2%	78.9%	- 8.5%
\$200,000 – 299,999	93.1%	94.2%	+ 1.2%	93.0%	94.2%	+ 1.2%	96.4%	96.7%	+ 0.3%
\$300,000 – 399,999	94.3%	95.4%	+ 1.1%	94.2%	95.4%	+ 1.2%	97.4%	97.1%	- 0.3%
\$400,000 – 499,999	94.3%	95.3%	+ 1.1%	94.1%	95.3%	+ 1.2%	96.7%	98.4%	+ 1.7%
\$500,000 – 699,999	93.4%	95.2%	+ 1.9%	93.4%	95.3%	+ 2.0%	93.8%	92.5%	- 1.5%
\$700,000 – 999,999	93.2%	93.8%	+ 0.7%	93.2%	93.9%	+ 0.8%	93.7%	93.0%	- 0.8%
\$1,000,000 and above	87.2%	88.3%	+ 1.2%	87.4%	88.5%	+ 1.2%	85.1%	84.3%	- 0.9%
<b>All Price Ranges</b>	<b>92.8%</b>	<b>93.9%</b>	<b>+ 1.1%</b>	<b>92.8%</b>	<b>93.9%</b>	<b>+ 1.2%</b>	<b>93.4%</b>	<b>92.4%</b>	<b>- 1.1%</b>

- April 2008 through March 2009
- April 2009 through March 2010



# Housing Supply Outlook

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## Days on Market Until Sale Last Twelve Months

Price Range	All			Previously Owned			New Construction		
	4-2008 through 3-2009	4-2009 through 3-2010	Change	4-2008 through 3-2009	4-2009 through 3-2010	Change	4-2008 through 3-2009	4-2009 through 3-2010	Change
\$199,999 and below	77	84	+ 8.1%	86	83	- 2.9%	11	118	+ 966.8%
\$200,000 – 299,999	71	69	- 2.8%	74	69	- 6.8%	10	40	+ 320.2%
\$300,000 – 399,999	68	66	- 3.2%	69	66	- 3.9%	38	45	+ 18.1%
\$400,000 – 499,999	71	71	- 0.3%	71	71	- 0.5%	76	96	+ 27.4%
\$500,000 – 699,999	75	67	- 11.1%	74	66	- 11.0%	91	80	- 12.6%
\$700,000 – 999,999	41	55	+ 36.6%	71	71	- 0.4%	92	112	+ 22.2%
\$1,000,000 and above	98	106	+ 7.5%	97	103	+ 5.6%	110	171	+ 55.1%
<b>All Price Ranges</b>	<b>74</b>	<b>72</b>	<b>- 2.2%</b>	<b>75</b>	<b>72</b>	<b>- 4.2%</b>	<b>57</b>	<b>97</b>	<b>+ 70.1%</b>

- April 2008 through March 2009
- April 2009 through March 2010

