

Housing Supply Outlook



March 2010

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Price Range Analysis

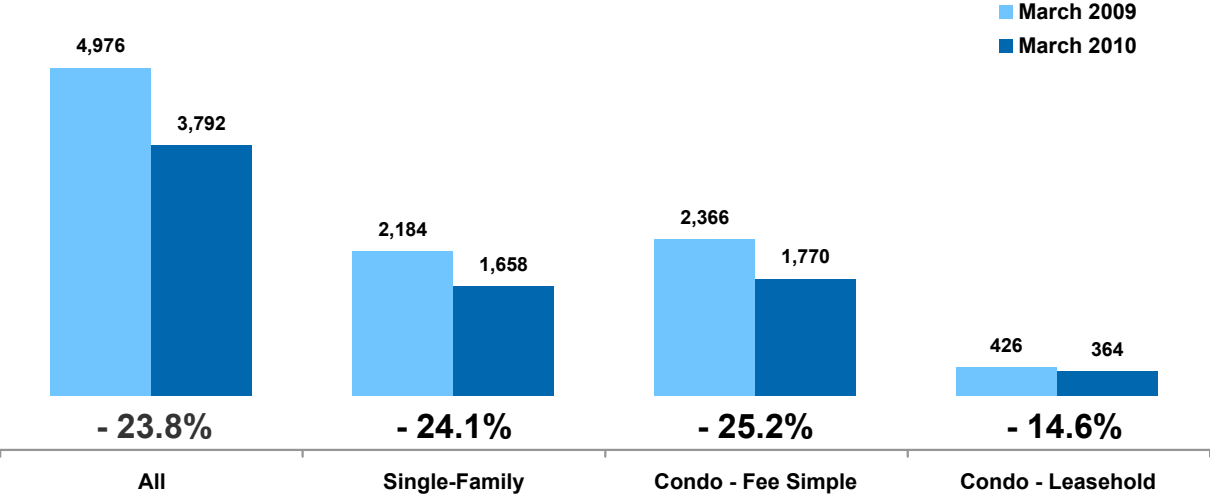
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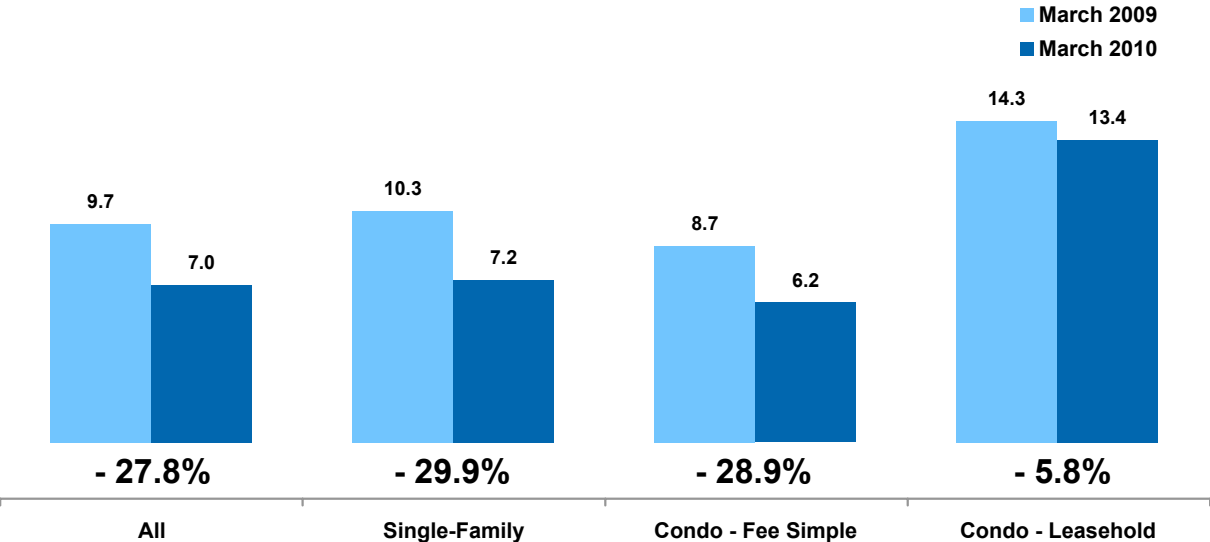
Inventory of Homes for Sale

	3-2009	3-2010	Change
All	4,976	3,792	- 23.8%
Previously Owned	4,690	3,650	- 22.2%
New Construction	286	142	- 50.3%
Single-Family	2,184	1,658	- 24.1%
Previously Owned	2,025	1,584	- 21.8%
New Construction	159	74	- 53.5%
Condo - Fee Simple	2,366	1,770	- 25.2%
Previously Owned	2,241	1,703	- 24.0%
New Construction	125	67	- 46.4%
Condo - Leasehold	426	364	- 14.6%
Previously Owned	424	363	- 14.4%
New Construction	2	1	- 50.0%



Months Supply of Inventory

	3-2009	3-2010	Change
All	9.7	7.0	- 27.8%
Previously Owned	9.7	6.9	- 28.8%
New Construction	9.8	11.3	+ 15.4%
Single-Family	10.3	7.2	- 29.9%
Previously Owned	10.0	7.1	- 29.0%
New Construction	15.6	10.4	- 33.2%
Condo - Fee Simple	8.7	6.2	- 28.9%
Previously Owned	8.9	6.1	- 31.5%
New Construction	6.6	12.4	+ 88.8%
Condo - Leasehold	14.3	13.4	- 5.8%
Previously Owned	14.2	13.4	- 5.4%
New Construction	0.0	#NUM!	NA



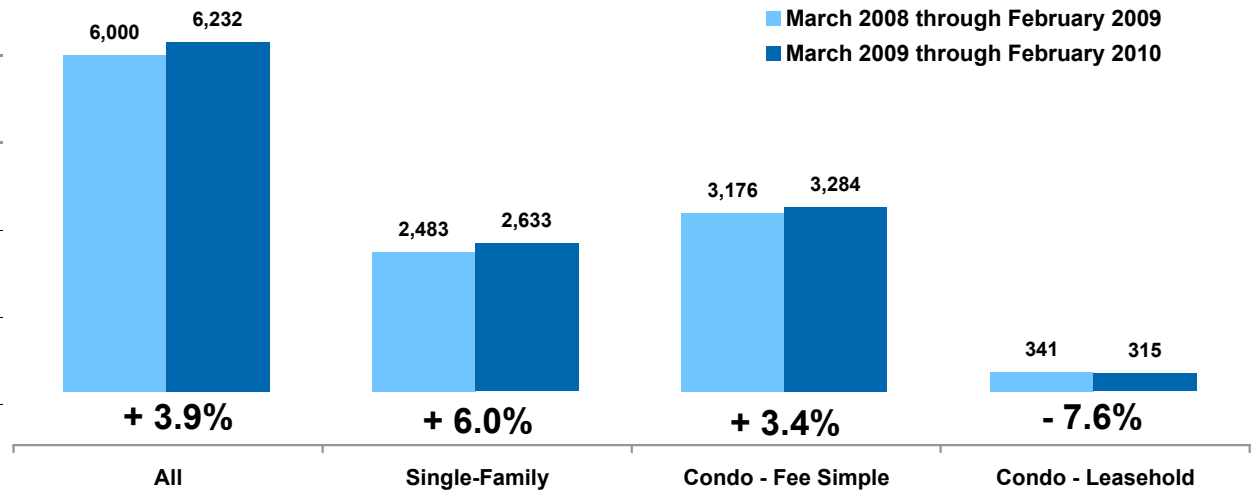
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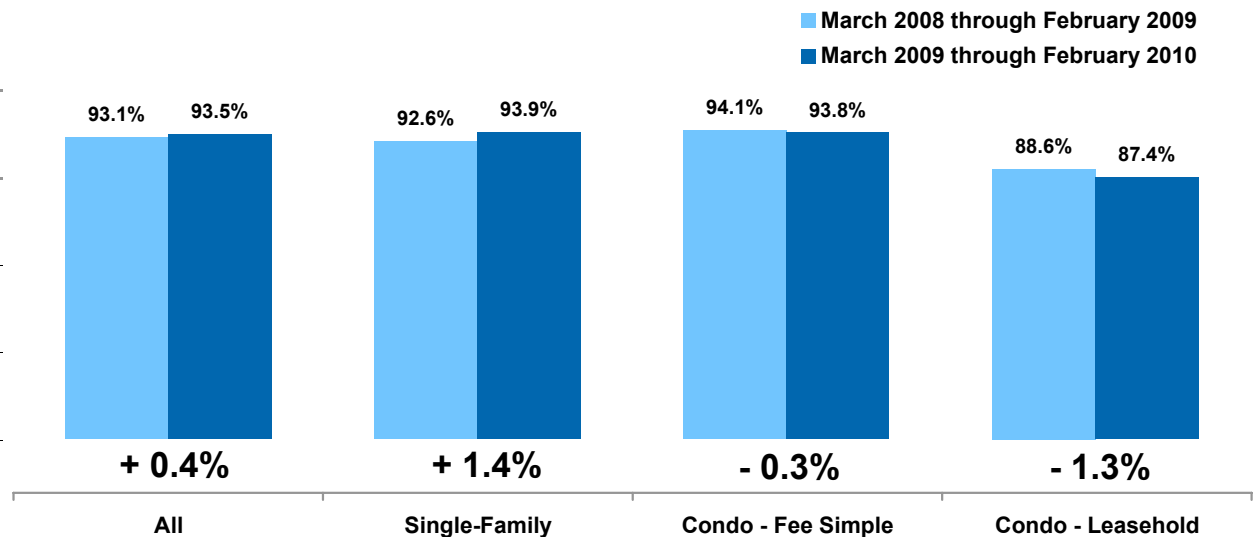
Pending Home Sales Last Twelve Months

	3-2008 through 2-2009	3-2009 through 2-2010	Change
All	6,000	6,232	+ 3.9%
Previously Owned	5,664	6,089	+ 7.5%
New Construction	336	143	- 57.5%
Single-Family	2,483	2,633	+ 6.0%
Previously Owned	2,377	2,549	+ 7.2%
New Construction	106	84	- 20.8%
Condo - Fee Simple	3,176	3,284	+ 3.4%
Previously Owned	2,946	3,225	+ 9.5%
New Construction	230	59	- 74.4%
Condo - Leasehold	341	315	- 7.6%
Previously Owned	341	315	- 7.6%
New Construction	0	0	NA



Percent Of Original List Price Received Last Twelve Months

	3-2008 through 2-2009	3-2009 through 2-2010	Change
All	93.1%	93.5%	+ 0.4%
Previously Owned	93.1%	93.5%	+ 0.5%
New Construction	94.7%	91.7%	- 3.1%
Single-Family	92.6%	93.9%	+ 1.4%
Previously Owned	92.5%	93.9%	+ 1.5%
New Construction	94.1%	93.1%	- 1.1%
Condo - Fee Simple	94.1%	93.8%	- 0.3%
Previously Owned	94.1%	93.8%	- 0.2%
New Construction	95.2%	89.7%	- 5.7%
Condo - Leasehold	88.6%	87.4%	- 1.3%
Previously Owned	88.6%	87.4%	- 1.3%
New Construction	0.0%	0.0%	NA



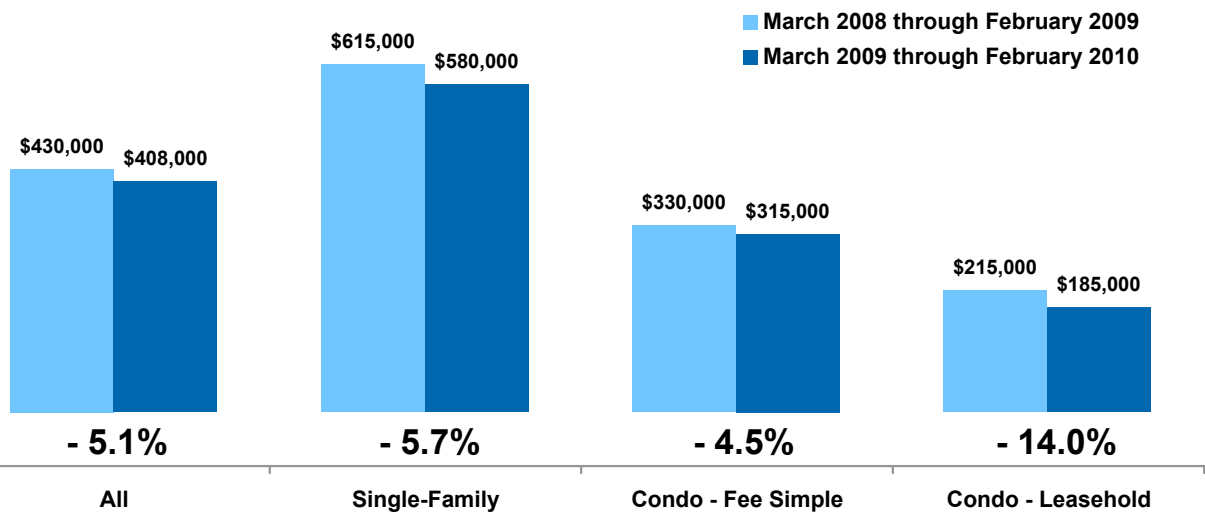
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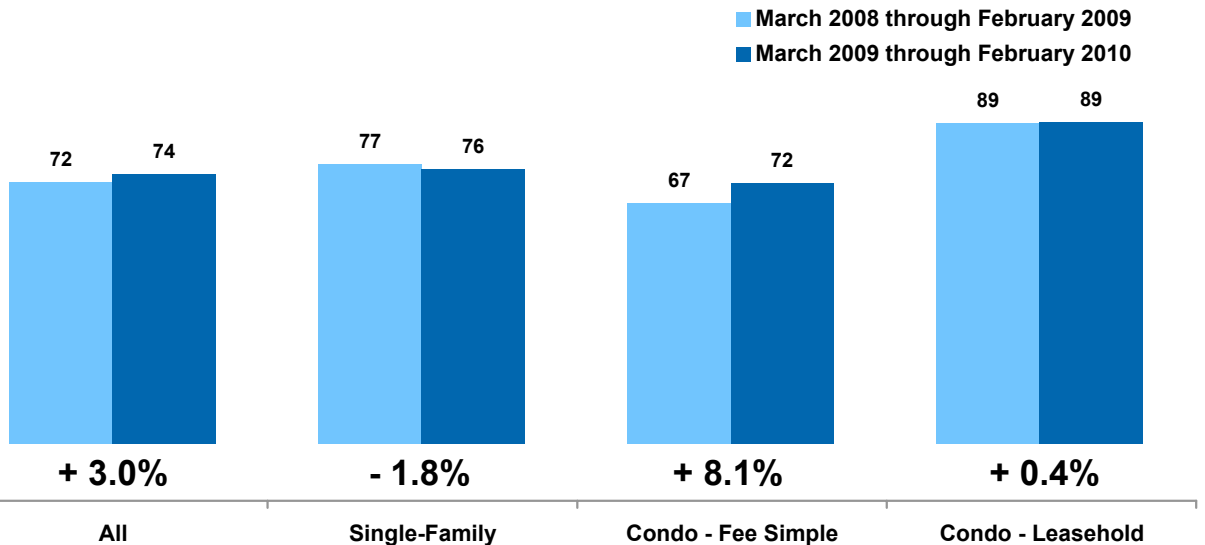
Median Sales Price Last Twelve Months

	3-2008 through 2-2009	3-2009 through 2-2010	Change
All	\$430,000	\$408,000	- 5.1%
Previously Owned	\$420,000	\$401,000	- 4.5%
New Construction	\$640,000	\$650,000	+ 1.6%
Single-Family	\$615,000	\$580,000	- 5.7%
Previously Owned	\$610,000	\$575,000	- 5.7%
New Construction	\$715,000	\$700,000	- 2.1%
Condo - Fee Simple	\$330,000	\$315,000	- 4.5%
Previously Owned	\$325,000	\$313,500	- 3.5%
New Construction	\$610,000	\$519,000	- 14.9%
Condo - Leasehold	\$215,000	\$185,000	- 14.0%
Previously Owned	\$215,000	\$185,000	- 14.0%
New Construction	\$0	\$0	NA



Days on Market Until Sale Last Twelve Months

	3-2008 through 2-2009	3-2009 through 2-2010	Change
All	72	74	+ 3.0%
Previously Owned	73	74	+ 0.7%
New Construction	53	98	+ 84.5%
Single-Family	77	76	- 1.8%
Previously Owned	77	75	- 2.7%
New Construction	80	102	+ 27.6%
Condo - Fee Simple	67	72	+ 8.1%
Previously Owned	69	72	+ 4.2%
New Construction	39	92	+ 137.6%
Condo - Leasehold	89	89	+ 0.4%
Previously Owned	89	89	+ 0.4%
New Construction	0	0	NA



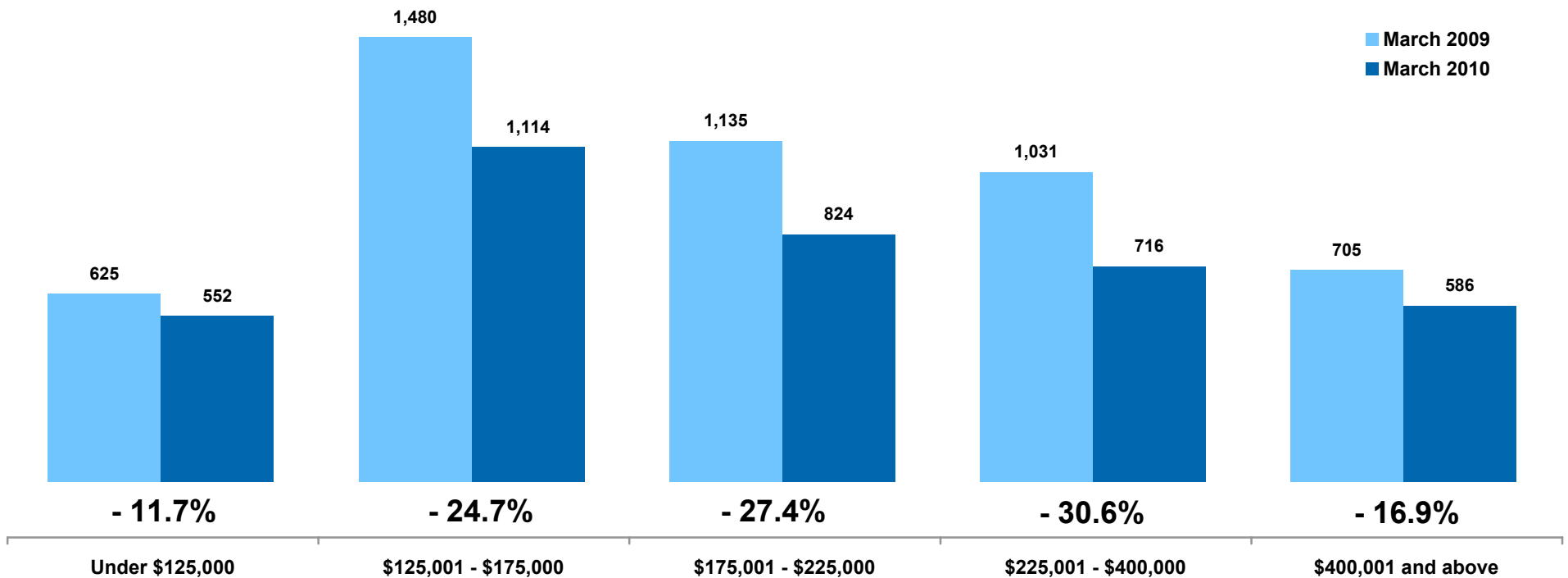
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Inventory of Homes for Sale



Price Range	All			Previously Owned			New Construction		
	3-2009	3-2010	Change	3-2009	3-2010	Change	3-2009	3-2010	Change
Under \$125,000	625	552	- 11.7%	614	549	- 10.6%	11	3	- 72.7%
\$125,001 - \$175,000	1,480	1,114	- 24.7%	1,454	1,103	- 24.1%	26	11	- 57.7%
\$175,001 - \$225,000	1,135	824	- 27.4%	1,082	797	- 26.3%	53	27	- 49.1%
\$225,001 - \$400,000	1,031	716	- 30.6%	921	681	- 26.1%	110	35	- 68.2%
\$400,001 and above	705	586	- 16.9%	619	521	- 15.8%	86	65	- 24.4%
All Price Ranges	4,976	3,792	- 23.8%	4,690	3,651	- 22.2%	286	141	- 50.7%



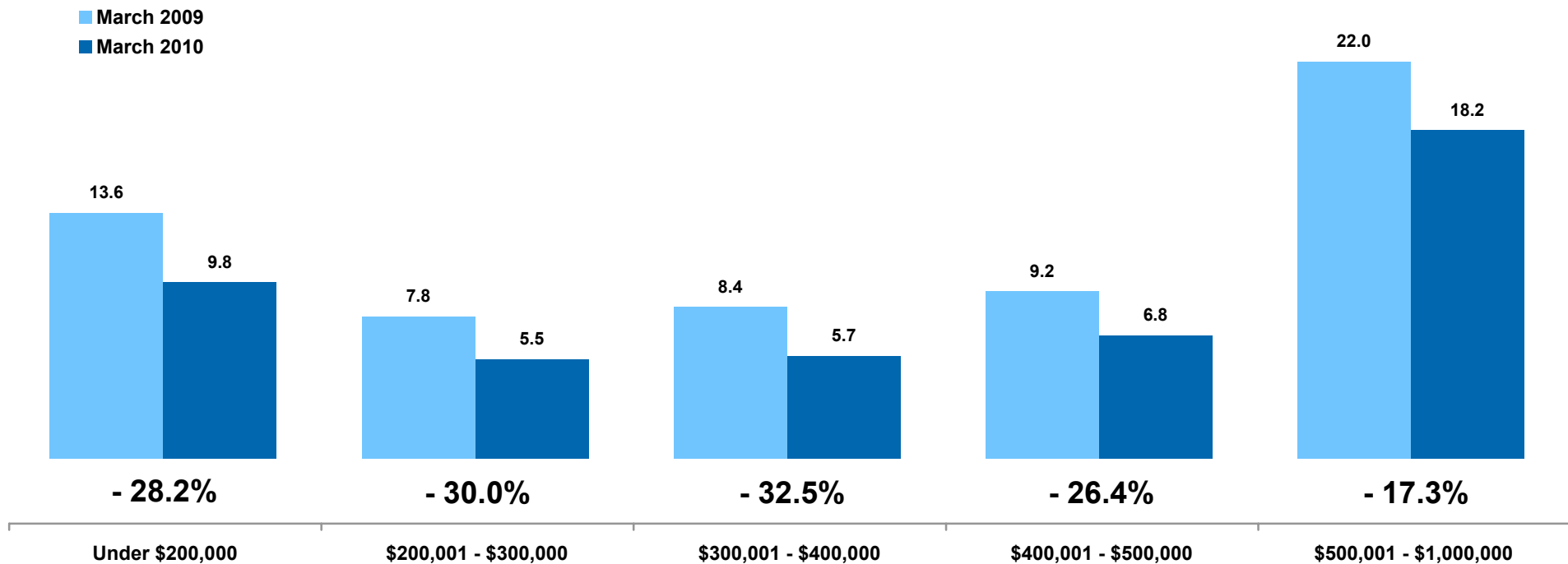
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Months Supply of Inventory



Price Range	All			Previously Owned			New Construction		
	3-2009	3-2010	Change	3-2009	3-2010	Change	3-2009	3-2010	Change
Under \$200,000	13.6	9.8	- 28.2%	15.2	9.8	- 35.6%	1.6	3.0	+ 85.5%
\$200,001 - \$300,000	7.8	5.5	- 30.0%	8.0	5.5	- 31.3%	3.7	5.0	+ 35.0%
\$300,001 - \$400,000	8.4	5.7	- 32.5%	8.4	5.6	- 33.7%	8.2	10.2	+ 25.6%
\$400,001 - \$500,000	9.2	6.8	- 26.4%	8.9	6.9	- 22.9%	13.5	5.7	- 57.9%
\$500,001 - \$1,000,000	22.0	18.2	- 17.3%	20.9	17.0	- 18.4%	26.7	35.8	+ 33.9%
All Price Ranges	9.7	7.0	- 27.8%	9.7	6.9	- 28.8%	9.8	11.3	+ 15.4%



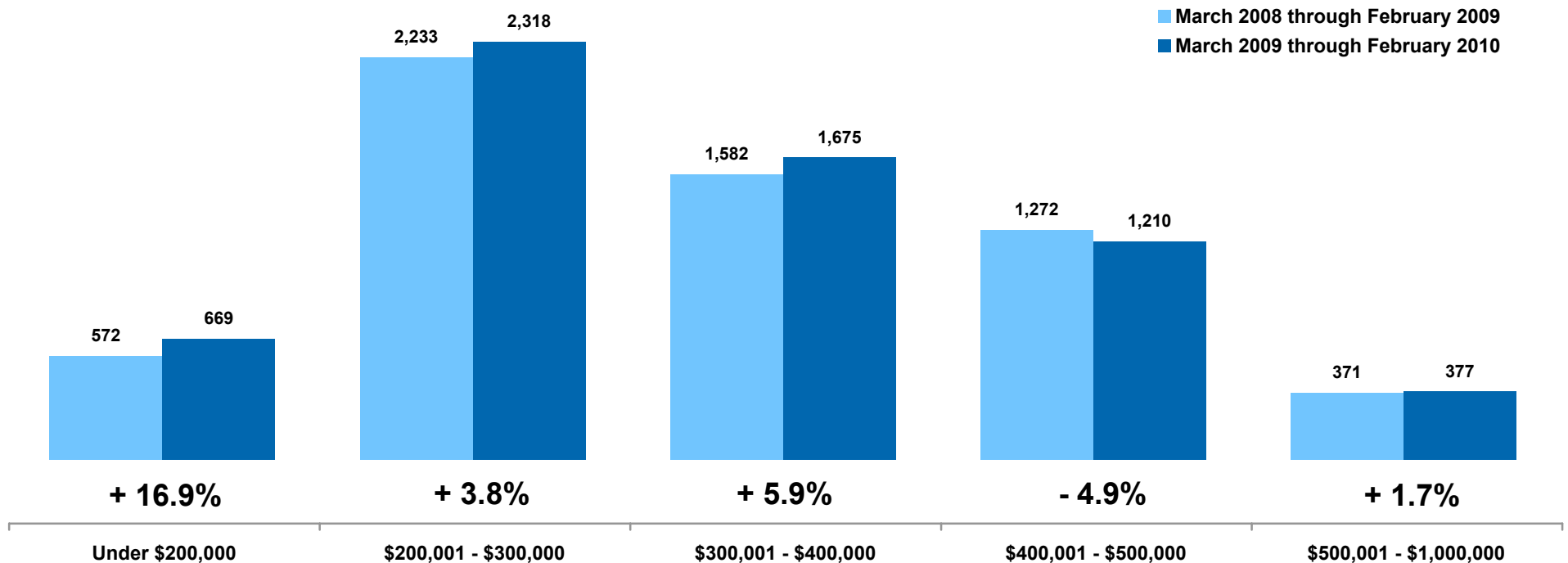
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Pending Home Sales Last Twelve Months



Price Range	All			Previously Owned			New Construction		
	3-2008 through 2-2009	3-2009 through 2-2010	Change	3-2008 through 2-2009	3-2009 through 2-2010	Change	3-2008 through 2-2009	3-2009 through 2-2010	Change
Under \$200,000	572	669	+ 16.9%	492	657	+ 33.5%	80	12	- 85.1%
\$200,001 - \$300,000	2,233	2,318	+ 3.8%	2,142	2,297	+ 7.2%	91	21	- 76.8%
\$300,001 - \$400,000	1,582	1,675	+ 5.9%	1,514	1,643	+ 8.5%	68	32	- 52.4%
\$400,001 - \$500,000	1,272	1,210	- 4.9%	1,180	1,138	- 3.6%	92	72	- 21.7%
\$500,001 - \$1,000,000	371	377	+ 1.7%	336	354	+ 5.4%	35	23	- 34.2%
All Price Ranges	6,030	6,249	+ 3.6%	5,664	6,089	+ 7.5%	366	160	- 56.2%



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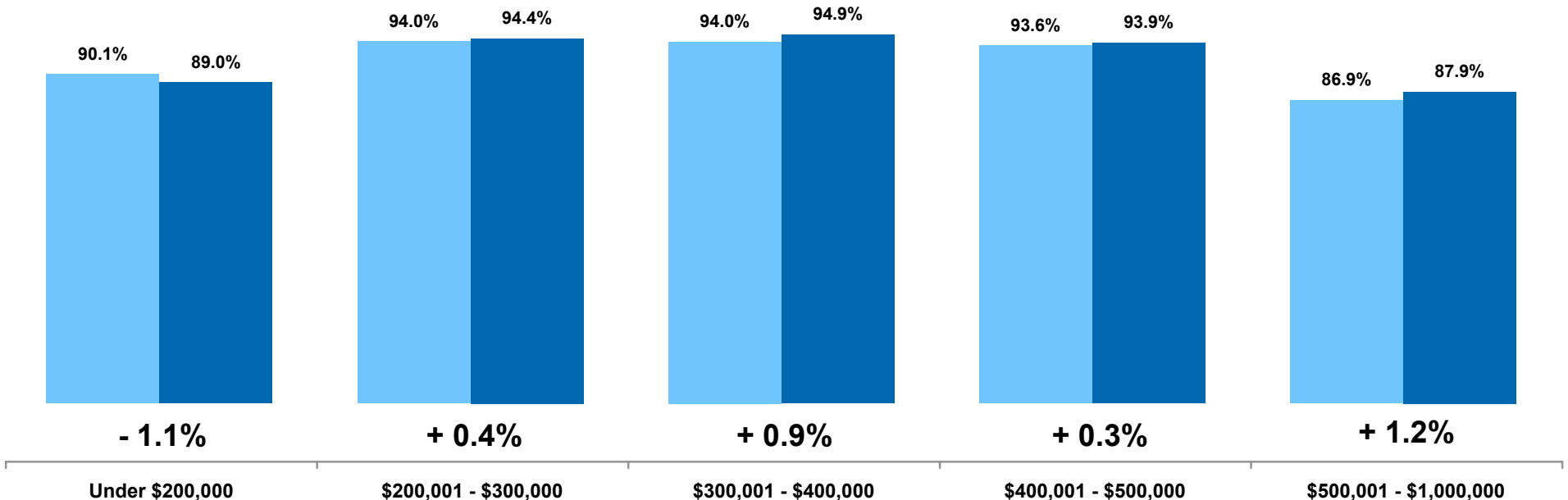
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Percent of Original List Price Received Last Twelve Months

Price Range	All			Previously Owned			New Construction		
	3-2008 through 2-2009	3-2009 through 2-2010	Change	3-2008 through 2-2009	3-2009 through 2-2010	Change	3-2008 through 2-2009	3-2009 through 2-2010	Change
Under \$200,000	90.1%	89.0%	- 1.1%	90.0%	89.1%	- 1.0%	93.9%	75.9%	- 19.2%
\$200,001 - \$300,000	94.0%	94.4%	+ 0.4%	94.0%	94.4%	+ 0.4%	97.7%	96.5%	- 1.2%
\$300,001 - \$400,000	94.0%	94.9%	+ 0.9%	93.9%	94.9%	+ 1.1%	96.7%	94.7%	- 2.1%
\$400,001 - \$500,000	93.6%	93.9%	+ 0.3%	93.4%	94.0%	+ 0.6%	95.1%	92.1%	- 3.2%
\$500,001 - \$1,000,000	86.9%	87.9%	+ 1.2%	86.9%	88.1%	+ 1.3%	86.2%	83.8%	- 2.9%
All Price Ranges	93.1%	93.5%	+ 0.4%	93.1%	93.5%	+ 0.5%	94.7%	91.7%	- 3.1%

■ March 2008 through February 2009
■ March 2009 through February 2010



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Days on Market Until Sale Last Twelve Months

Price Range	All			Previously Owned			New Construction		
	3-2008 through 2-2009	3-2009 through 2-2010	Change	3-2008 through 2-2009	3-2009 through 2-2010	Change	3-2008 through 2-2009	3-2009 through 2-2010	Change
Under \$200,000	73	85	+ 17.2%	81	85	+ 4.4%	11	127	+ 1038.6%
\$200,001 - \$300,000	68	70	+ 3.1%	69	70	+ 0.7%	17	43	+ 153.8%
\$300,001 - \$400,000	73	72	- 1.7%	73	72	- 2.1%	70	80	+ 15.2%
\$400,001 - \$500,000	71	73	+ 2.0%	71	71	- 0.0%	79	103	+ 31.0%
\$500,001 - \$1,000,000	99	106	+ 7.1%	98	103	+ 5.3%	109	162	+ 48.9%
All Price Ranges	72	74	+ 3.0%	73	74	+ 0.7%	53	98	+ 84.5%

■ March 2008 through February 2009
■ March 2009 through February 2010

