

Housing Supply Outlook

November 2010

Contents

Property Type Analysis

Inventory	2
Months Supply	2
Home Sales	3
Percent of Original List Price Received	3
Median Sales Price	4
Days on Market Until Sale	4

Price Range Analysis

Inventory	5
Months Supply	6
Home Sales	7
Percent of Original List Price Received	8
Days on Market Until Sale	9

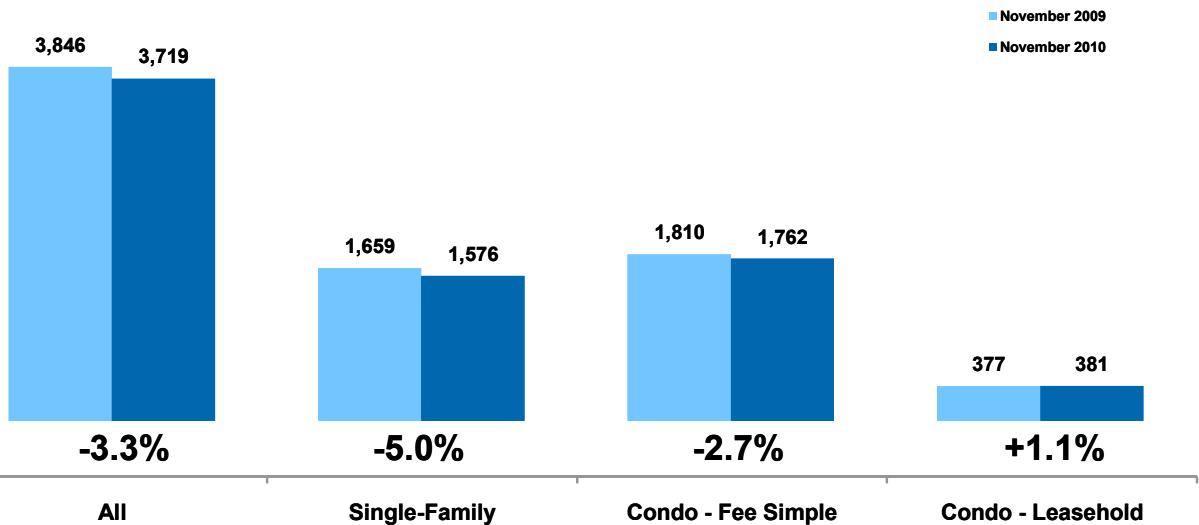
Housing Supply Outlook

November 2010



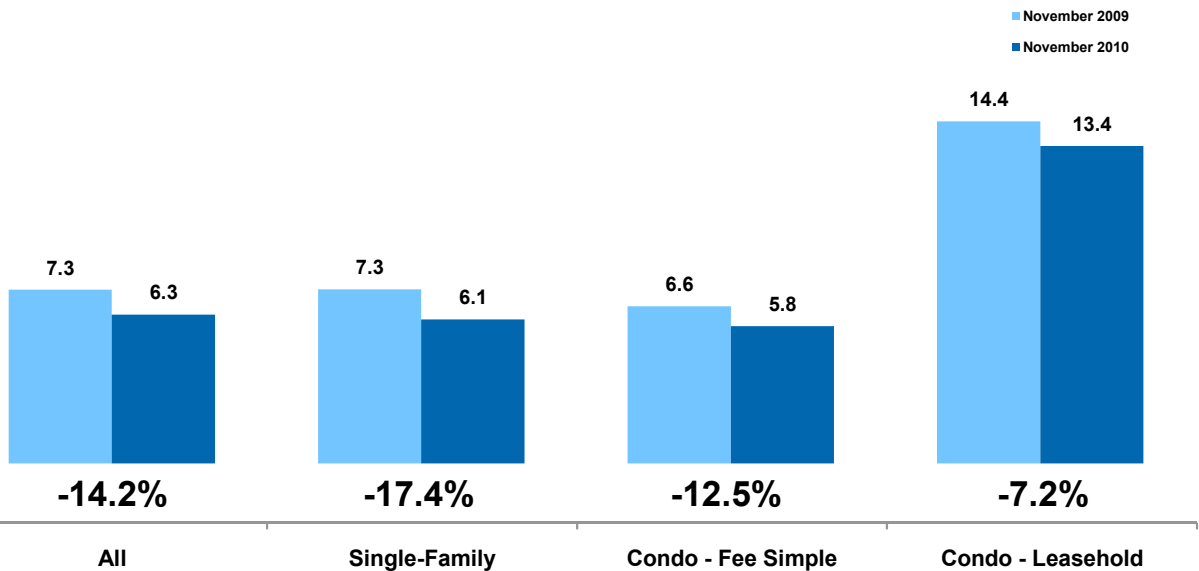
Inventory of Homes for Sale

	11-2009	11-2010	Change
All	3,846	3,719	-3.3%
Previously Owned	3,686	3,596	-2.4%
New Construction	160	123	-23.1%
Single-Family	1,659	1,576	-5.0%
Previously Owned	1,573	1,522	-3.2%
New Construction	86	54	-37.2%
Condo - Fee Simple	1,810	1,762	-2.7%
Previously Owned	1,737	1,695	-2.4%
New Construction	73	67	-8.2%
Condo - Leasehold	377	381	+1.1%
Previously Owned	376	379	+0.8%
New Construction	1	2	+100.0%



Months Supply of Inventory

	11-2009	11-2010	Change
All	7.3	6.3	-14.2%
Previously Owned	7.2	6.2	-14.2%
New Construction	10.5	9.8	-6.8%
Single-Family	7.3	6.1	-17.4%
Previously Owned	7.2	6.0	-16.3%
New Construction	11.3	7.4	-35.1%
Condo - Fee Simple	6.6	5.8	-12.5%
Previously Owned	6.5	5.7	-13.3%
New Construction	9.5	12.8	+34.0%
Condo - Leasehold	14.4	13.4	-7.2%
Previously Owned	14.4	13.3	-7.5%
New Construction	0.0	0.0	NA



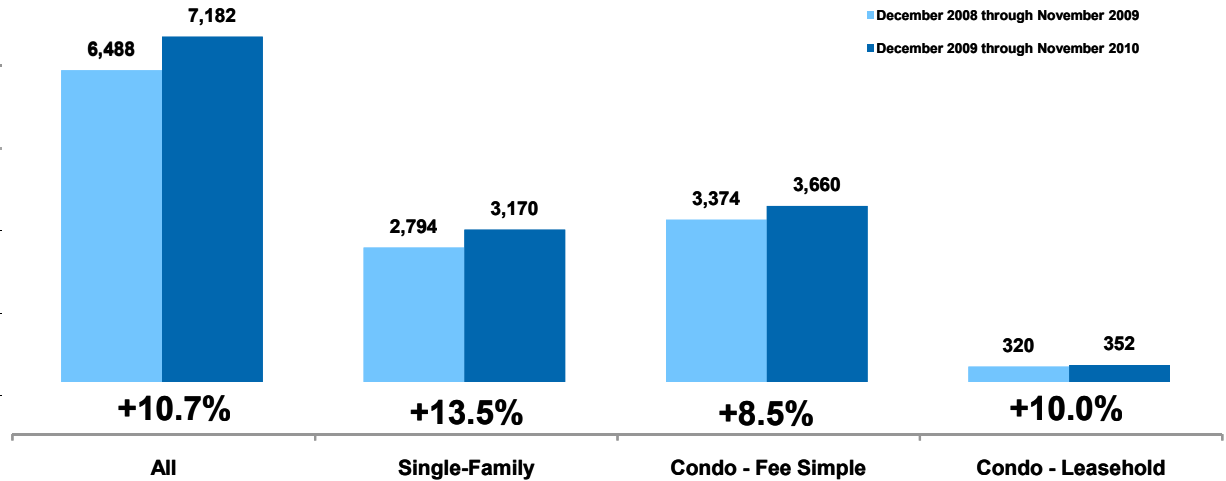
Housing Supply Outlook

November 2010



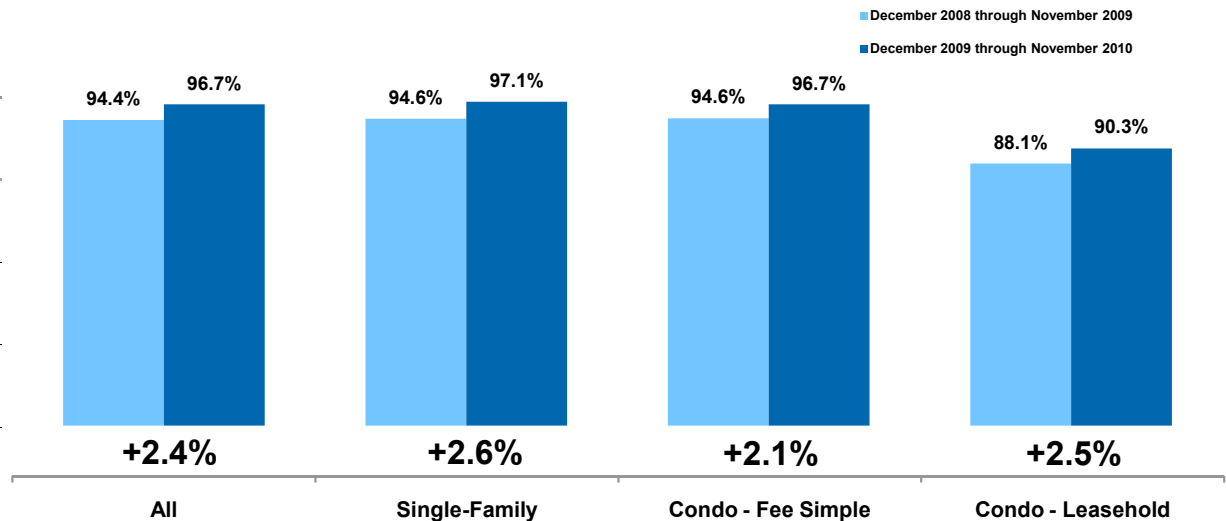
Pending Home Sales Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
All	6,488	7,182	+10.7%
Previously Owned	6,304	7,035	+11.6%
New Construction	184	147	-20.1%
Single-Family	2,794	3,170	+13.5%
Previously Owned	2,698	3,086	+14.4%
New Construction	96	84	-12.5%
Condo - Fee Simple	3,374	3,660	+8.5%
Previously Owned	3,286	3,597	+9.5%
New Construction	88	63	-28.4%
Condo - Leasehold	320	352	+10.0%
Previously Owned	320	352	+10.0%
New Construction	0	0	NA



Percent Of Original List Price Received Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
All	94.4%	96.7%	+2.4%
Previously Owned	94.4%	96.7%	+2.4%
New Construction	94.6%	98.2%	+3.9%
Single-Family	94.6%	97.1%	+2.6%
Previously Owned	94.6%	97.0%	+2.6%
New Construction	95.1%	97.7%	+2.8%
Condo - Fee Simple	94.6%	96.7%	+2.1%
Previously Owned	94.7%	96.7%	+2.1%
New Construction	93.6%	100.0%	+6.8%
Condo - Leasehold	88.1%	90.3%	+2.5%
Previously Owned	88.1%	90.3%	+2.5%
New Construction	0.0%	0.0%	NA



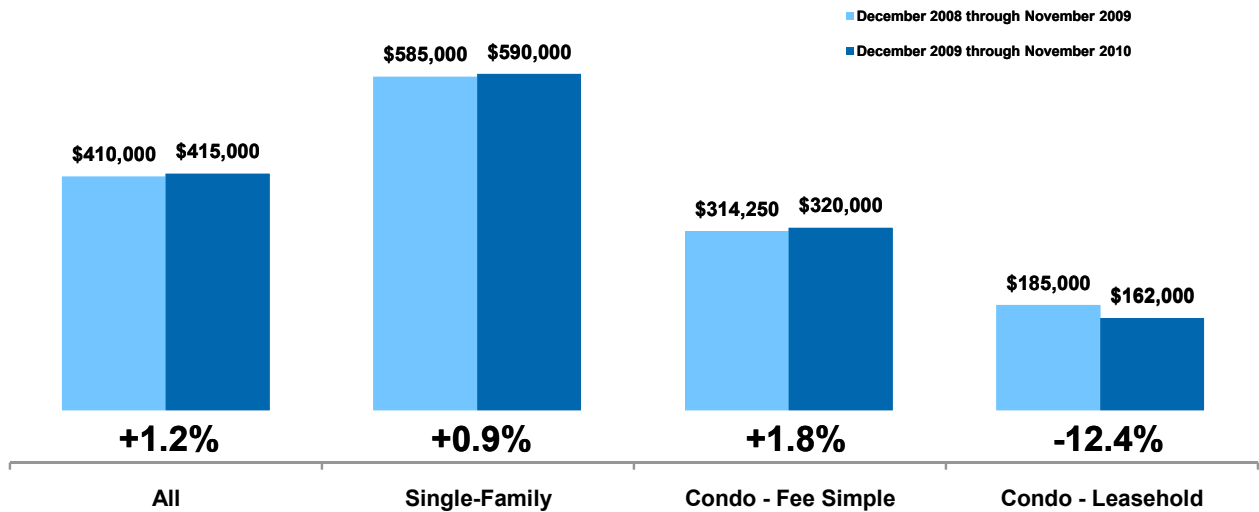
Housing Supply Outlook

November 2010



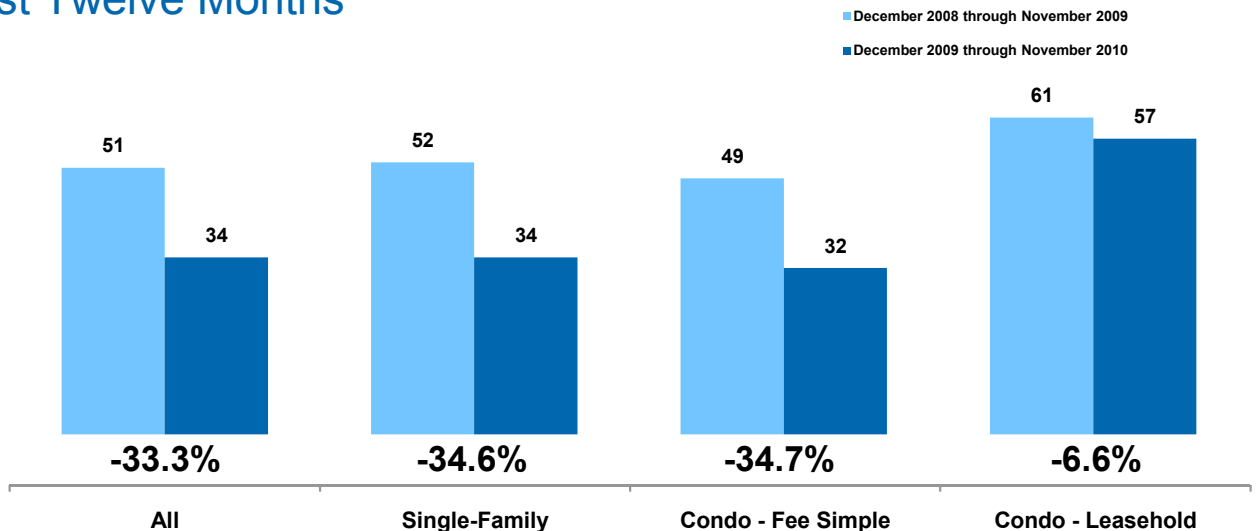
Median Sales Price Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
All	\$410,000	\$415,000	+1.2%
Previously Owned	\$407,375	\$410,500	+0.8%
New Construction	\$590,000	\$665,000	+12.7%
Single-Family	\$585,000	\$590,000	+0.9%
Previously Owned	\$580,000	\$585,000	+0.9%
New Construction	\$705,000	\$668,087	-5.2%
Condo - Fee Simple	\$314,250	\$320,000	+1.8%
Previously Owned	\$310,000	\$317,000	+2.3%
New Construction	\$500,000	\$620,000	+24.0%
Condo - Leasehold	\$185,000	\$162,000	-12.4%
Previously Owned	\$185,000	\$162,000	-12.4%
New Construction	\$0	\$0	NA



Days on Market Until Sale Last Twelve Months

	12-2008 through 11-2009	12-2009 through 11-2010	Change
All	51	34	-33.3%
Previously Owned	51	34	-33.3%
New Construction	66	38	-43.2%
Single-Family	52	34	-34.6%
Previously Owned	52	33	-35.9%
New Construction	78	47	-39.4%
Condo - Fee Simple	49	32	-34.7%
Previously Owned	50	32	-35.4%
New Construction	45	11	-75.6%
Condo - Leasehold	61	57	-6.6%
Previously Owned	61	57	-6.6%
New Construction	0	0	NA



Housing Supply Outlook

November 2010

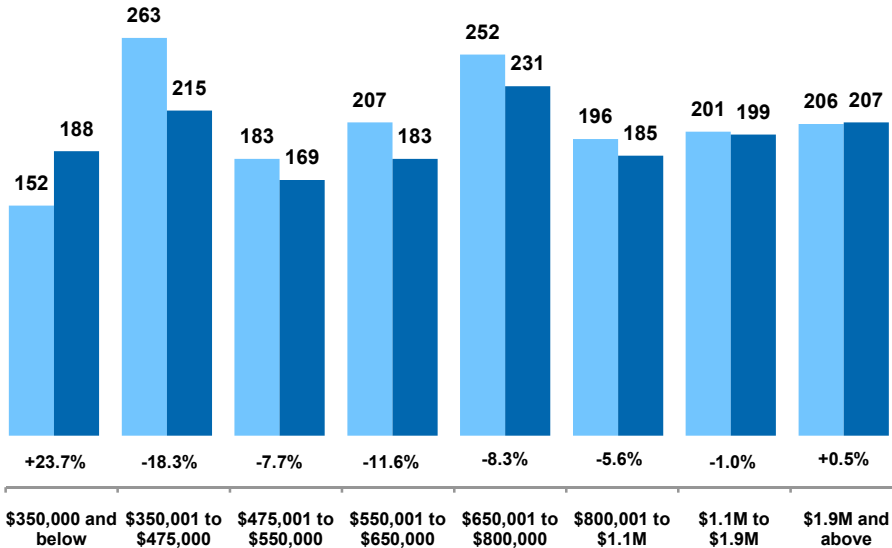
Inventory of Homes for Sale



Single-Family

Price Range	11-2009	11-2010	Change
\$350,000 and below	152	188	+23.7%
\$350,001 to \$475,000	263	215	-18.3%
\$475,001 to \$550,000	183	169	-7.7%
\$550,001 to \$650,000	207	183	-11.6%
\$650,001 to \$800,000	252	231	-8.3%
\$800,001 to \$1.1M	196	185	-5.6%
\$1.1M to \$1.9M	201	199	-1.0%
\$1.9M and above	206	207	+0.5%
All Price Ranges	1,660	1,577	-5.0%

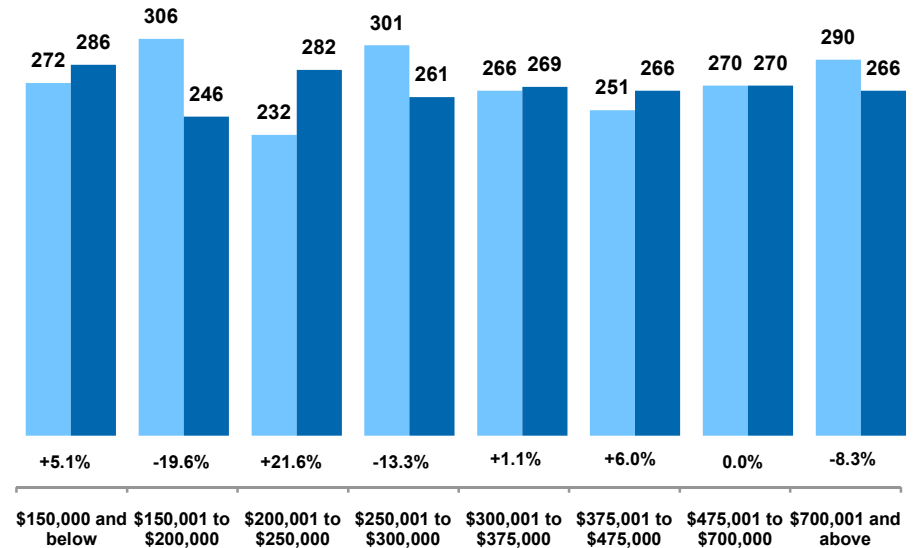
■ November 2009
■ November 2010



Condo

Price Range	11-2009	11-2010	Change
\$150,000 and below	272	286	+5.1%
\$150,001 to \$200,000	306	246	-19.6%
\$200,001 to \$250,000	232	282	+21.6%
\$250,001 to \$300,000	301	261	-13.3%
\$300,001 to \$375,000	266	269	+1.1%
\$375,001 to \$475,000	251	266	+6.0%
\$475,001 to \$700,000	270	270	0.0%
\$700,001 and above	290	266	-8.3%
All Price Ranges	2,188	2,146	-1.9%

■ November 2009
■ November 2010



Housing Supply Outlook

November 2010

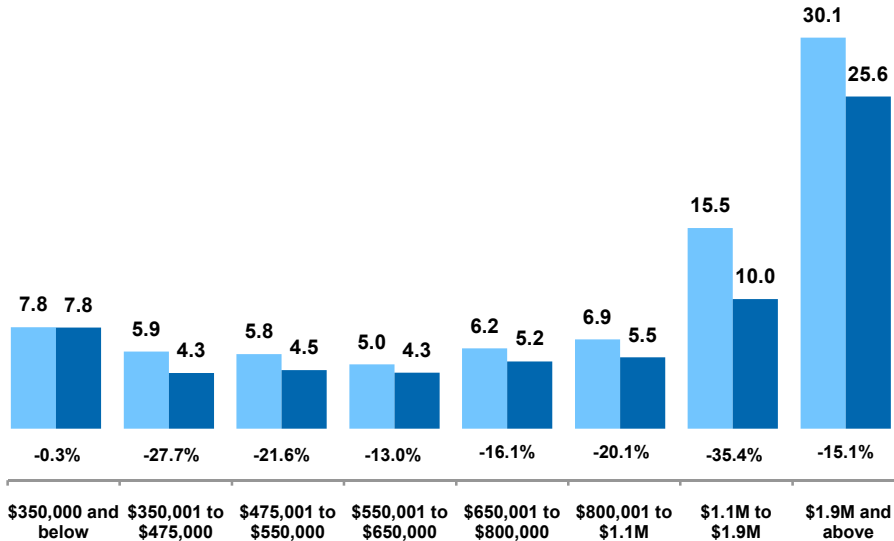
Months Supply of Inventory



Single-Family

Price Range	11-2009	11-2010	Change
\$350,000 and below	7.8	7.8	-0.3%
\$350,001 to \$475,000	5.9	4.3	-27.7%
\$475,001 to \$550,000	5.8	4.5	-21.6%
\$550,001 to \$650,000	5.0	4.3	-13.0%
\$650,001 to \$800,000	6.2	5.2	-16.1%
\$800,001 to \$1.1M	6.9	5.5	-20.1%
\$1.1M to \$1.9M	15.5	10.0	-35.4%
\$1.9M and above	30.1	25.6	-15.1%
All Price Ranges	7.3	6.1	-17.4%

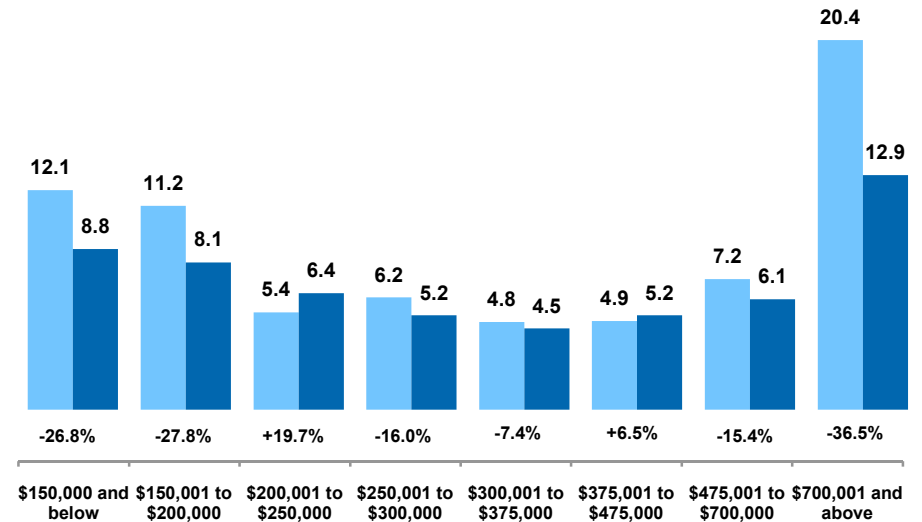
■ November 2009
■ November 2010



Condo

Price Range	11-2009	11-2010	Change
\$150,000 and below	12.1	8.8	-26.8%
\$150,001 to \$200,000	11.2	8.1	-27.8%
\$200,001 to \$250,000	5.4	6.4	+19.7%
\$250,001 to \$300,000	6.2	5.2	-16.0%
\$300,001 to \$375,000	4.8	4.5	-7.4%
\$375,001 to \$475,000	4.9	5.2	+6.5%
\$475,001 to \$700,000	7.2	6.1	-15.4%
\$700,001 and above	20.4	12.9	-36.5%
All Price Ranges	7.3	6.4	-11.7%

■ November 2009
■ November 2010



Housing Supply Outlook

November 2010

Pending Sales Last 12 Months

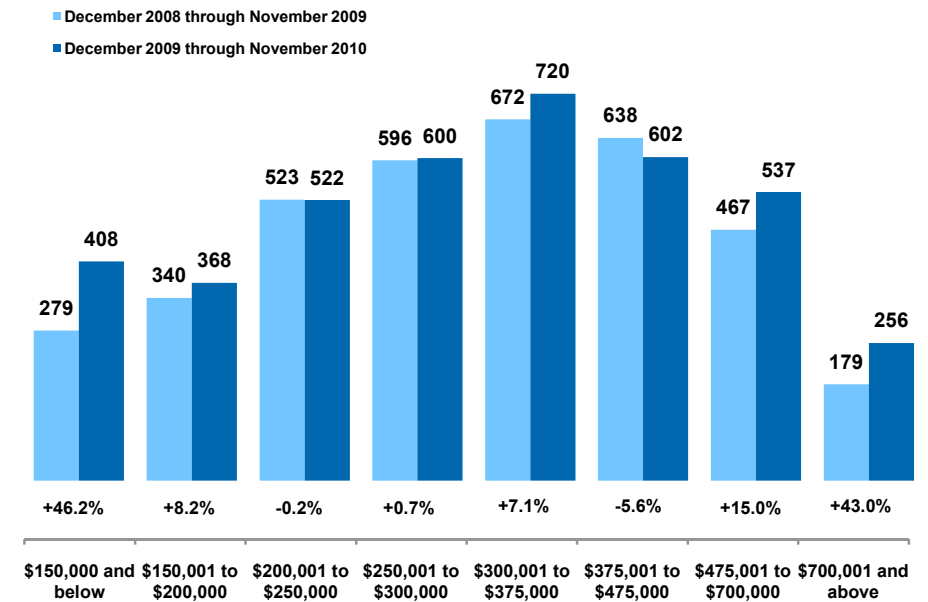
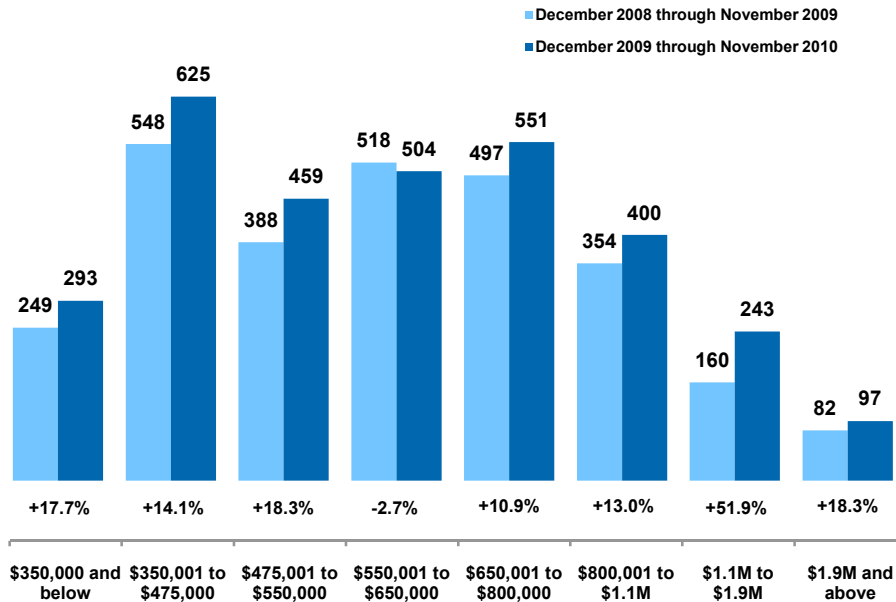


Single-Family

Price Range	12-2008 through 11-2009	12-2009 through 11-2010	Change
\$350,000 and below	249	293	+17.7%
\$350,001 to \$475,000	548	625	+14.1%
\$475,001 to \$550,000	388	459	+18.3%
\$550,001 to \$650,000	518	504	-2.7%
\$650,001 to \$800,000	497	551	+10.9%
\$800,001 to \$1.1M	354	400	+13.0%
\$1.1M to \$1.9M	160	243	+51.9%
\$1.9M and above	82	97	+18.3%
All Price Ranges	2,796	3,172	+13.4%

Condo

Price Range	12-2008 through 11-2009	12-2009 through 11-2010	Change
\$150,000 and below	279	408	+46.2%
\$150,001 to \$200,000	340	368	+8.2%
\$200,001 to \$250,000	523	522	-0.2%
\$250,001 to \$300,000	596	600	+0.7%
\$300,001 to \$375,000	672	720	+7.1%
\$375,001 to \$475,000	638	602	-5.6%
\$475,001 to \$700,000	467	537	+15.0%
\$700,001 and above	179	256	+43.0%
All Price Ranges	3,694	4,013	+8.6%



Housing Supply Outlook

November 2010



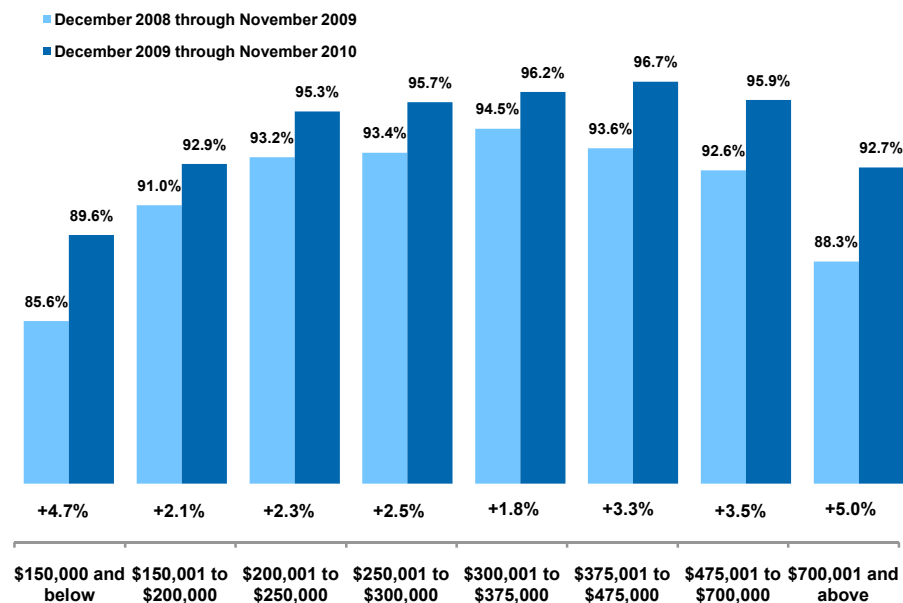
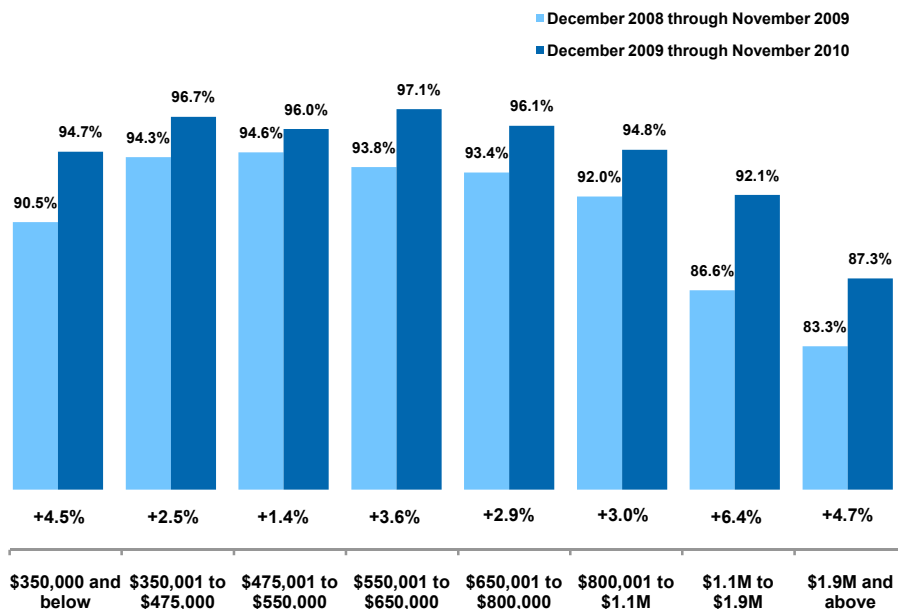
Percent of Original List Price Received Last 12 Months

Single-Family

Price Range	12-2008 through 11-2009	12-2009 through 11-2010	Change
\$350,000 and below	90.5%	94.7%	+4.5%
\$350,001 to \$475,000	94.3%	96.7%	+2.5%
\$475,001 to \$550,000	94.6%	96.0%	+1.4%
\$550,001 to \$650,000	93.8%	97.1%	+3.6%
\$650,001 to \$800,000	93.4%	96.1%	+2.9%
\$800,001 to \$1.1M	92.0%	94.8%	+3.0%
\$1.1M to \$1.9M	86.6%	92.1%	+6.4%
\$1.9M and above	83.3%	87.3%	+4.7%
All Price Ranges	92.7%	95.5%	+3.0%

Condo

Price Range	12-2008 through 11-2009	12-2009 through 11-2010	Change
\$150,000 and below	85.6%	89.6%	+4.7%
\$150,001 to \$200,000	91.0%	92.9%	+2.1%
\$200,001 to \$250,000	93.2%	95.3%	+2.3%
\$250,001 to \$300,000	93.4%	95.7%	+2.5%
\$300,001 to \$375,000	94.5%	96.2%	+1.8%
\$375,001 to \$475,000	93.6%	96.7%	+3.3%
\$475,001 to \$700,000	92.6%	95.9%	+3.5%
\$700,001 and above	88.3%	92.7%	+5.0%
All Price Ranges	92.5%	94.9%	+2.7%



Housing Supply Outlook

November 2010

Days on Market Until Sale Last 12 Months



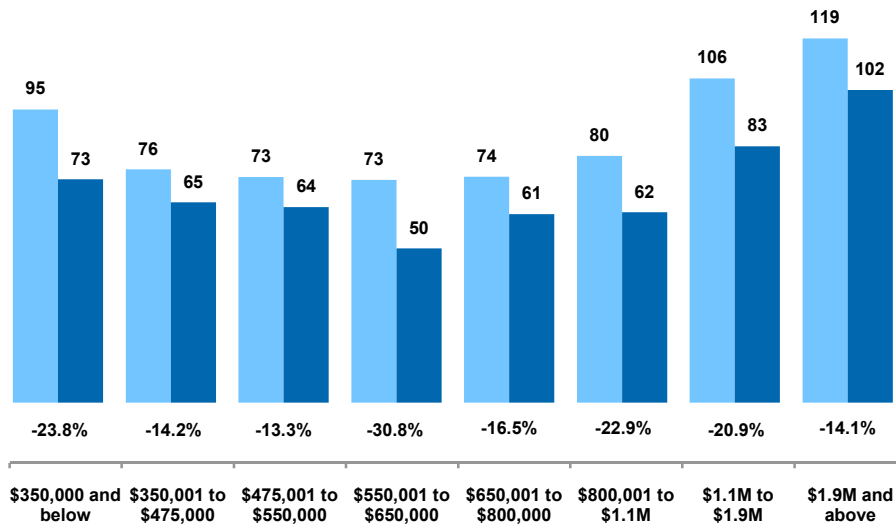
Single-Family

Price Range	12-2008 through 11-2009	12-2009 through 11-2010	Change
\$350,000 and below	95	73	-23.8%
\$350,001 to \$475,000	76	65	-14.2%
\$475,001 to \$550,000	73	64	-13.3%
\$550,001 to \$650,000	73	50	-30.8%
\$650,001 to \$800,000	74	61	-16.5%
\$800,001 to \$1.1M	80	62	-22.9%
\$1.1M to \$1.9M	106	83	-20.9%
\$1.9M and above	119	102	-14.1%
All Price Ranges	80	65	-19.1%

Condo

Price Range	12-2008 through 11-2009	12-2009 through 11-2010	Change
\$150,000 and below	96	86	-10.0%
\$150,001 to \$200,000	76	79	+4.2%
\$200,001 to \$250,000	76	58	-23.3%
\$250,001 to \$300,000	70	58	-17.6%
\$300,001 to \$375,000	64	55	-14.2%
\$375,001 to \$475,000	76	53	-29.5%
\$475,001 to \$700,000	84	59	-29.3%
\$700,001 and above	109	77	-29.6%
All Price Ranges	77	62	-18.6%

■ December 2008 through November 2009
 ■ December 2009 through November 2010



■ December 2008 through November 2009
 ■ December 2009 through November 2010

