



# Housing Statistics Report

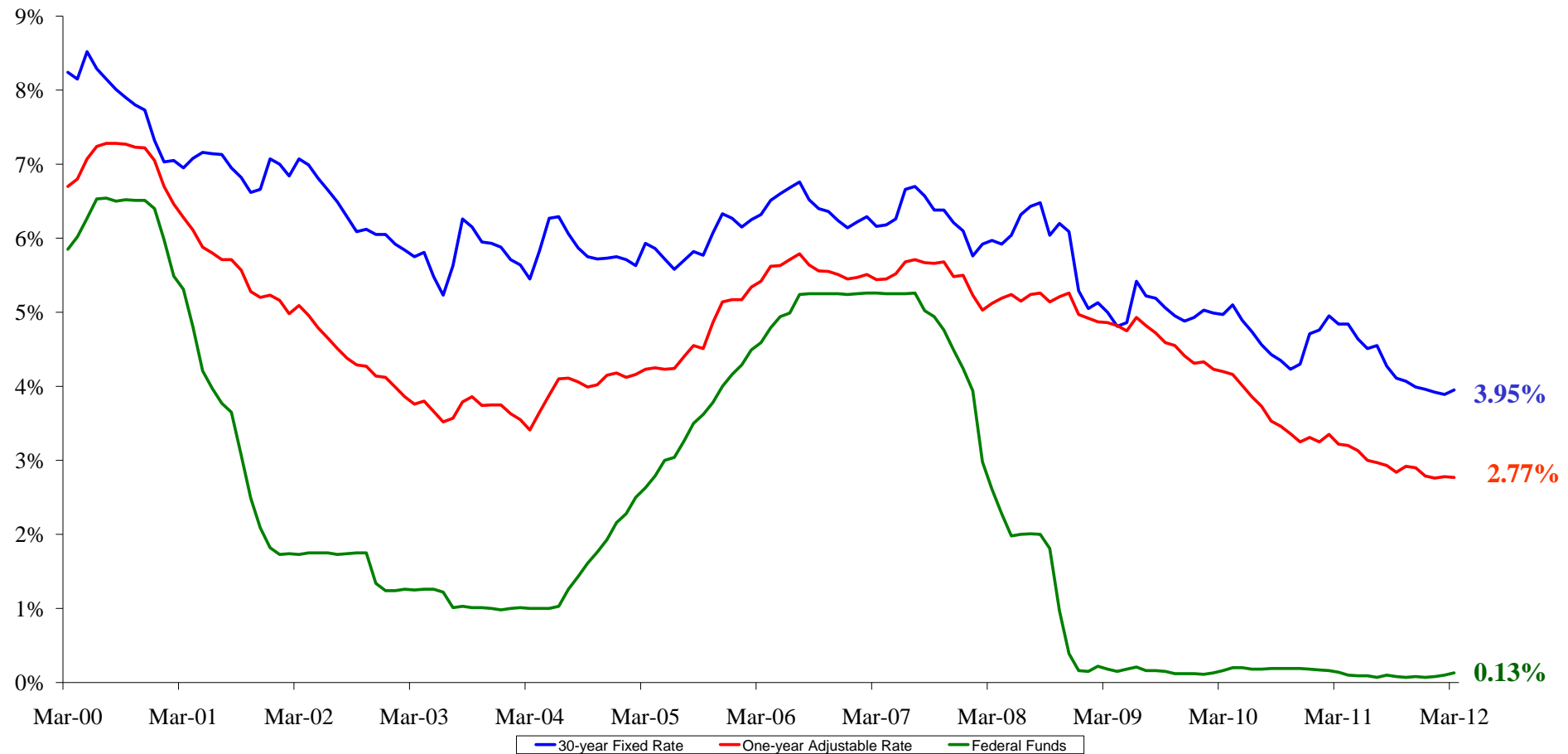


May 2012



# Interest Rates at Historic Lows

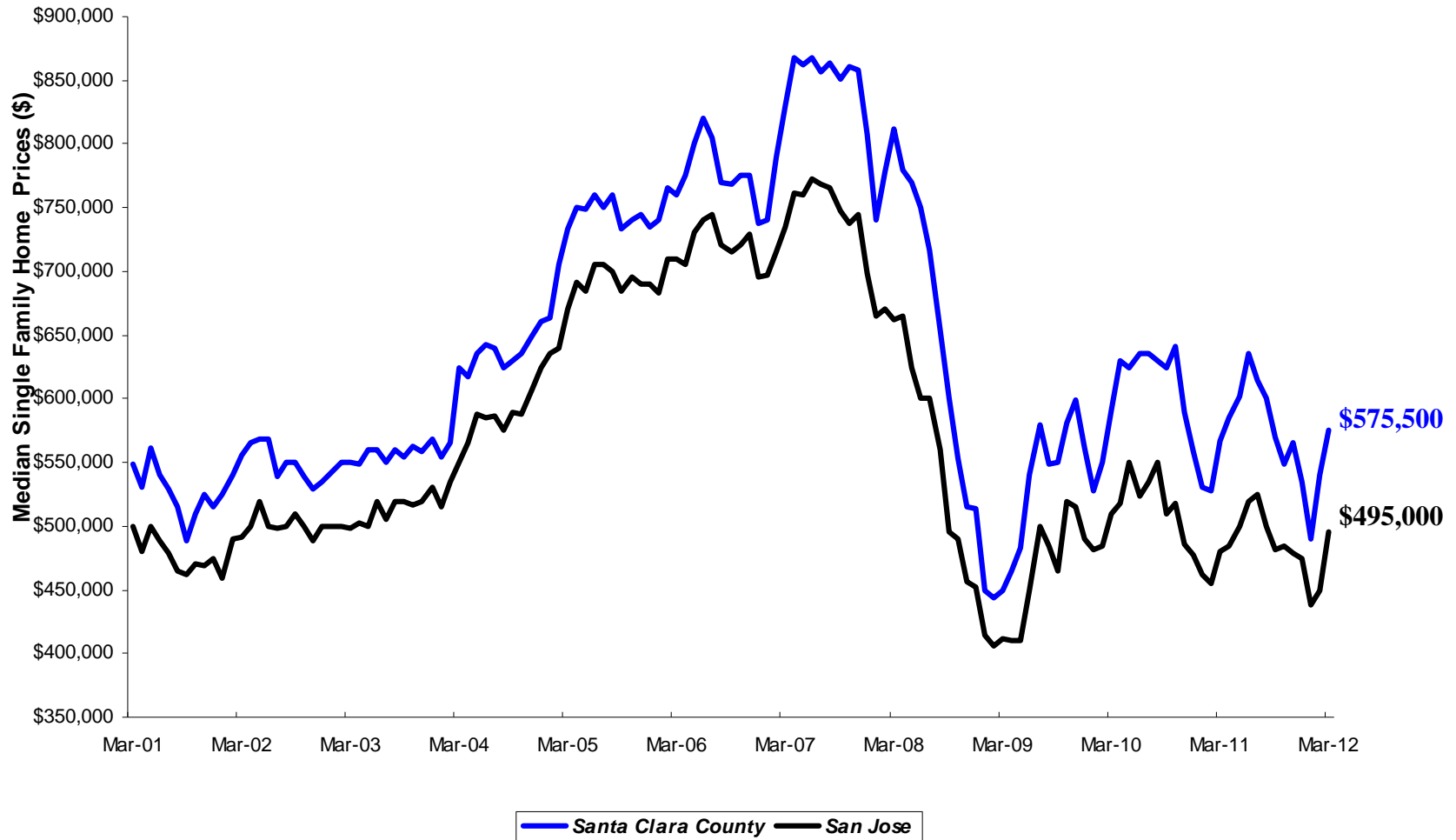
## Mortgage Rates





# Single-family Detached Homes (SFD) Sales Price Trying to Stabilize

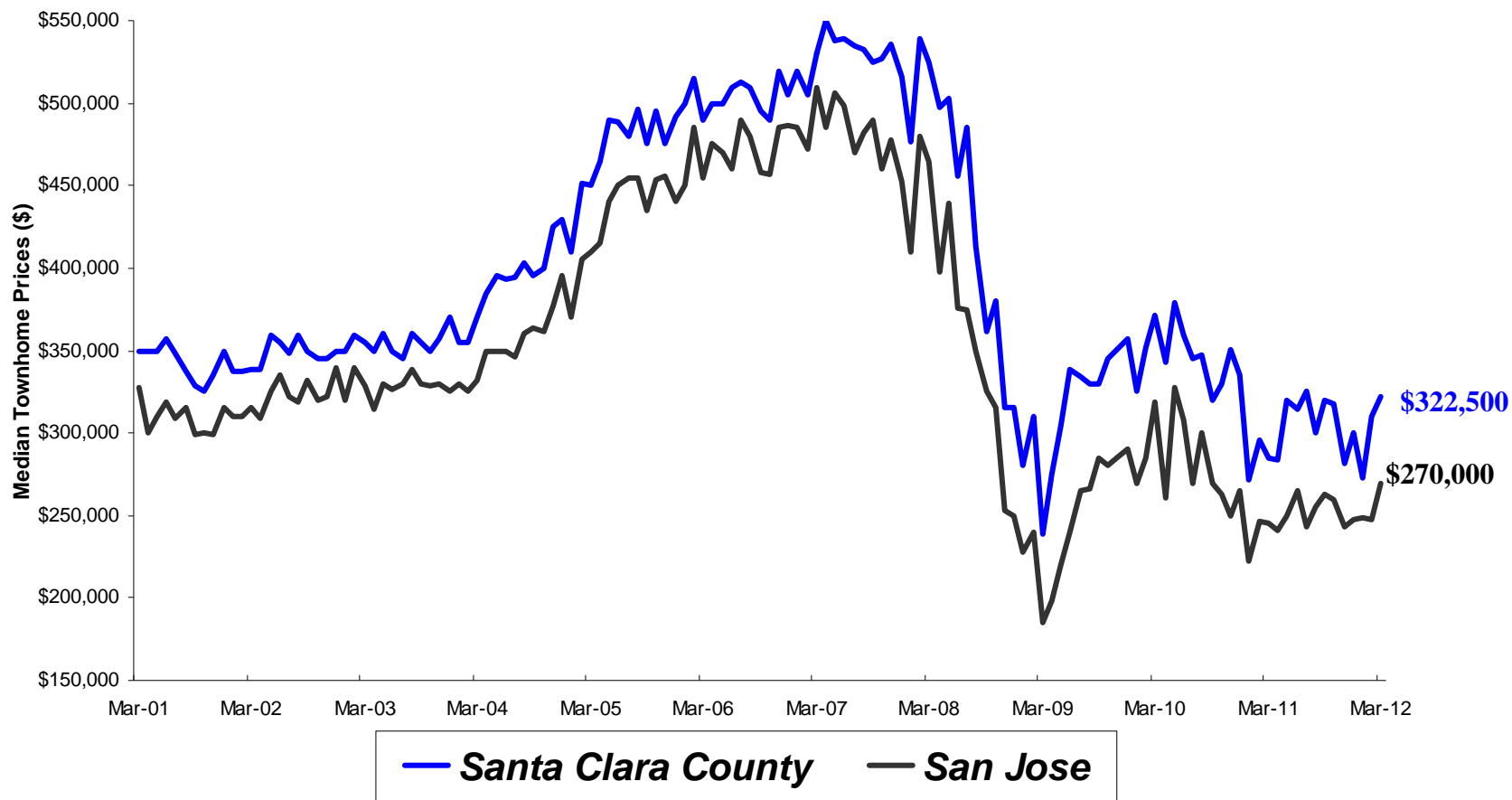
## Santa Clara County/San José Median SFD Sales Prices





# Townhome/Condo Prices also Trying to Stabilize

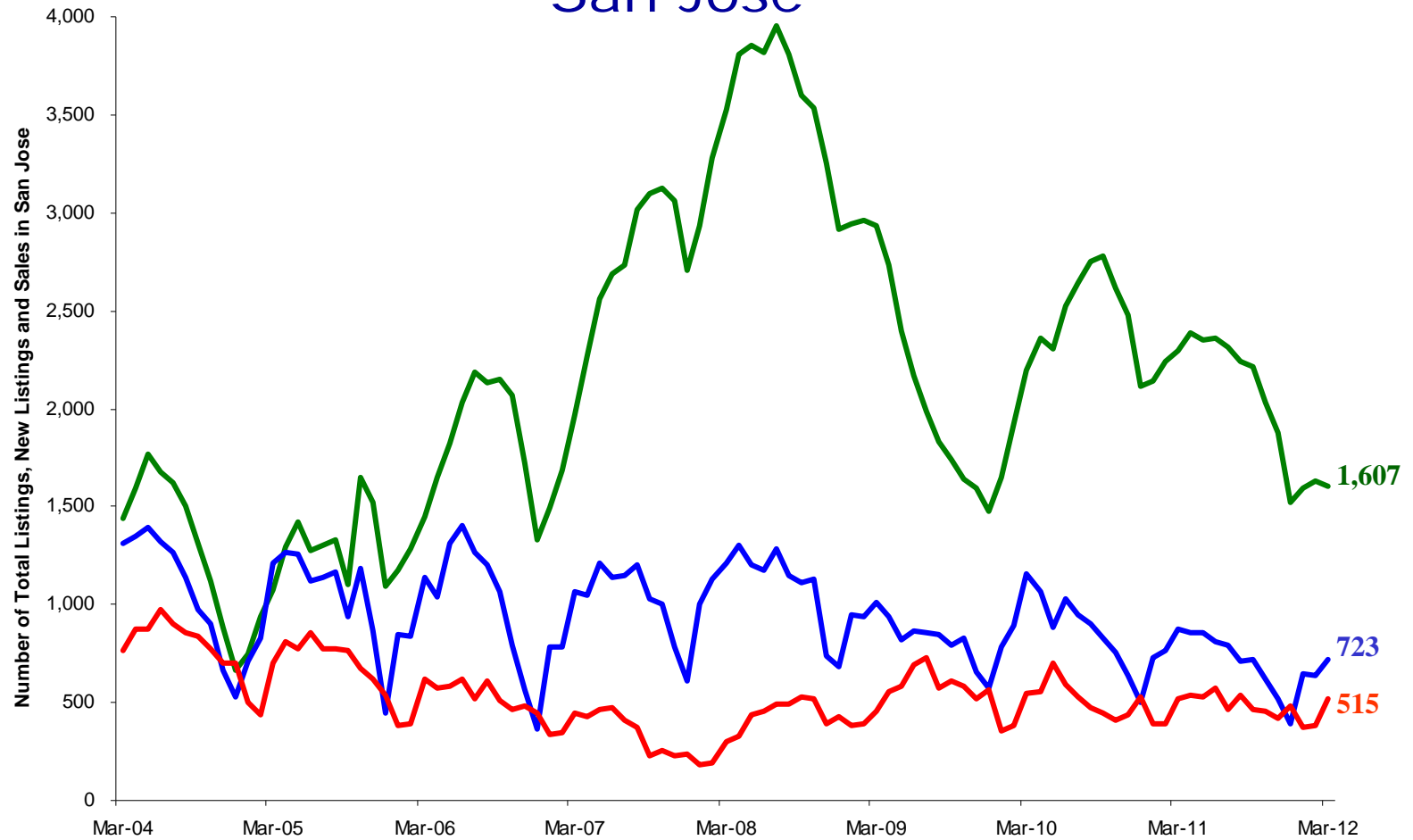
## Santa Clara County/San José Condos Median Sales Prices





# Listings Flat, Sales Rising

## Total Listings, New Listings and Sales of SFD Homes in San José



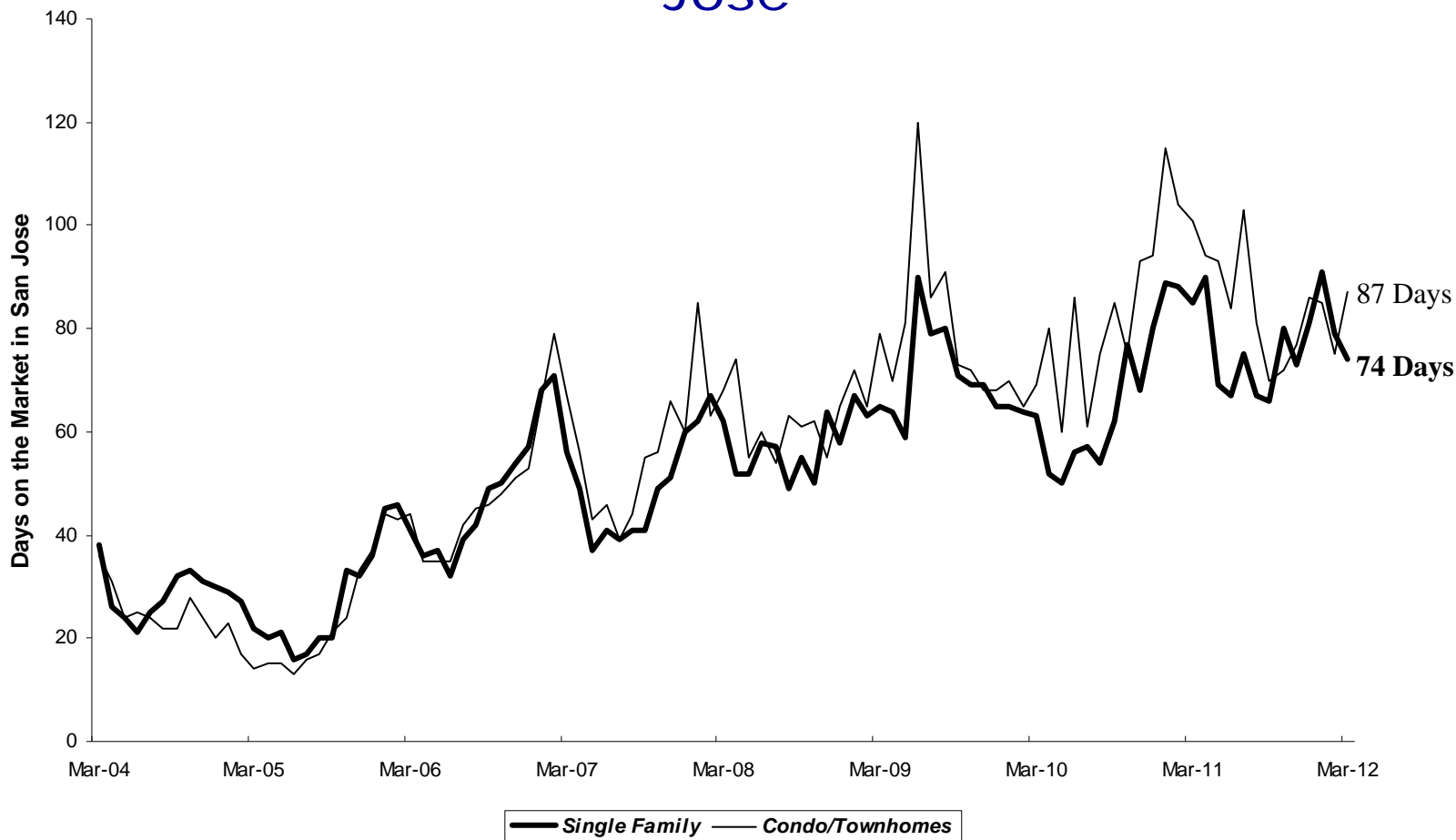
SOURCE: S.Clara County Association of Realtors, March 2012

— Total Listings — New Listings — Sales

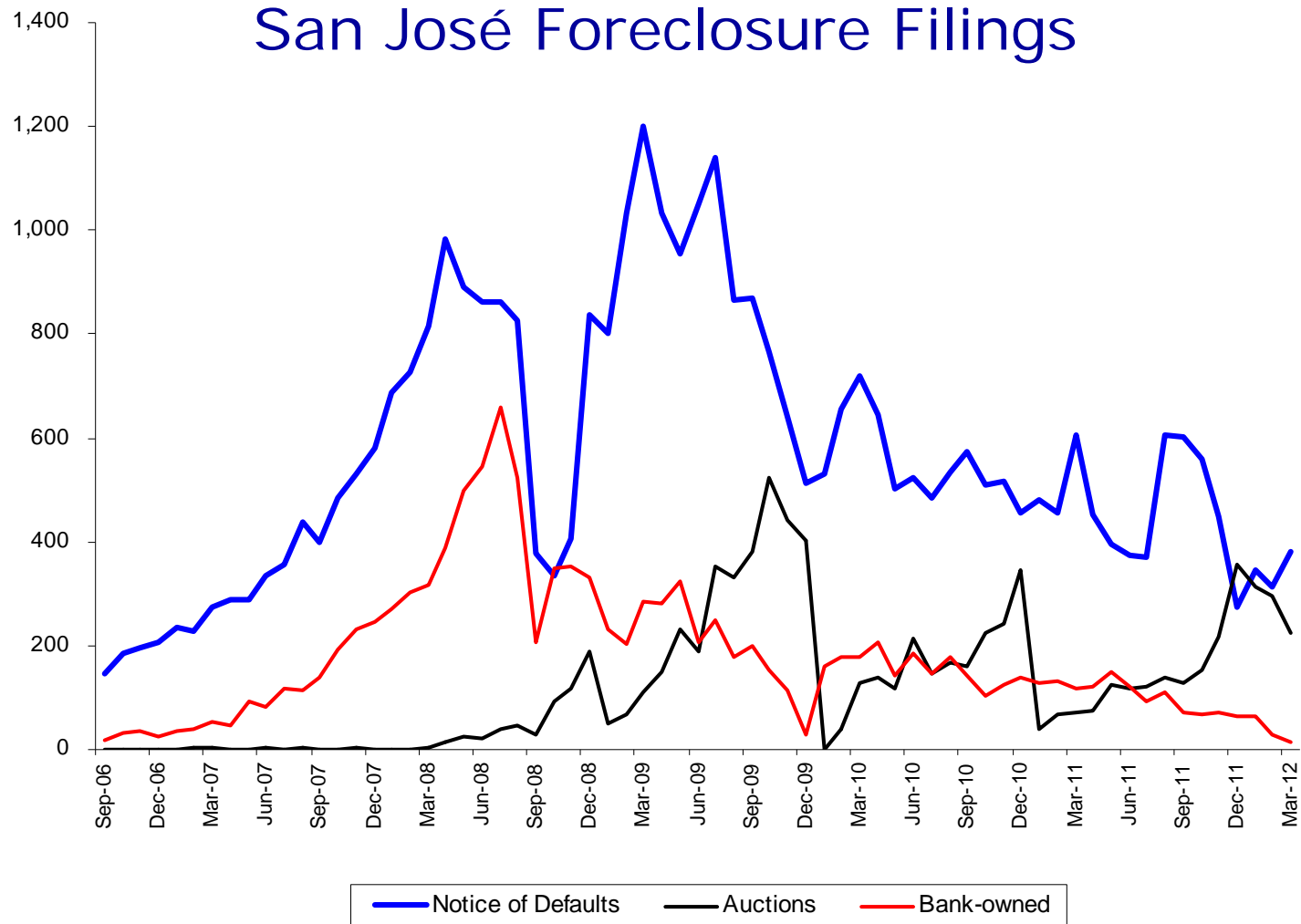


# Days on Market Trending Up - Condos Taking Longer to Sell than SFD

## Number of Days Homes Remain on the Market in San José



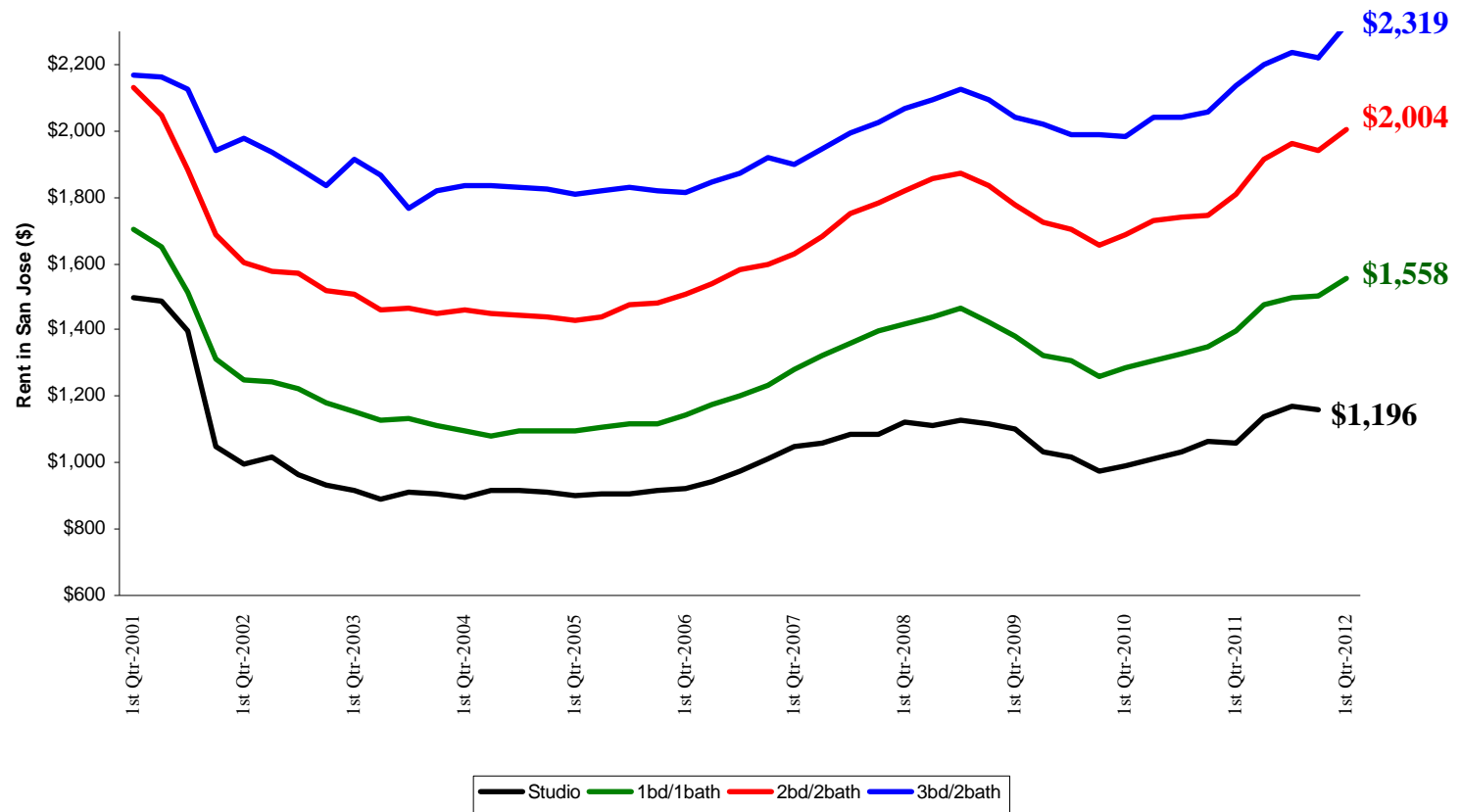
# Foreclosure Filings Reflect a Longer-term Downtrend





# Average 2011 San José Rents Up 11% YoY and Projected 2012 Increase

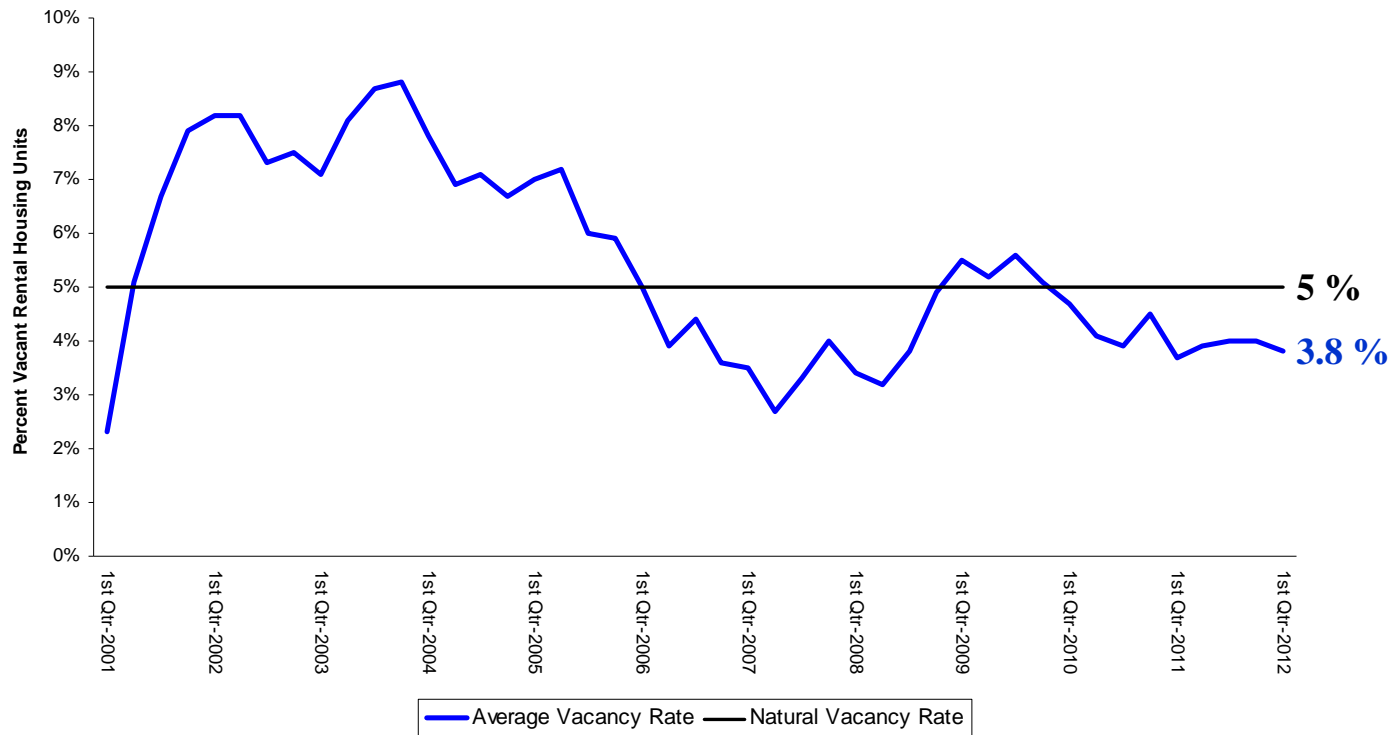
## Average Rental Rates for Units in San José



SOURCE: RealFacts – March 2012 - Data only includes rental projects with 50 units or more

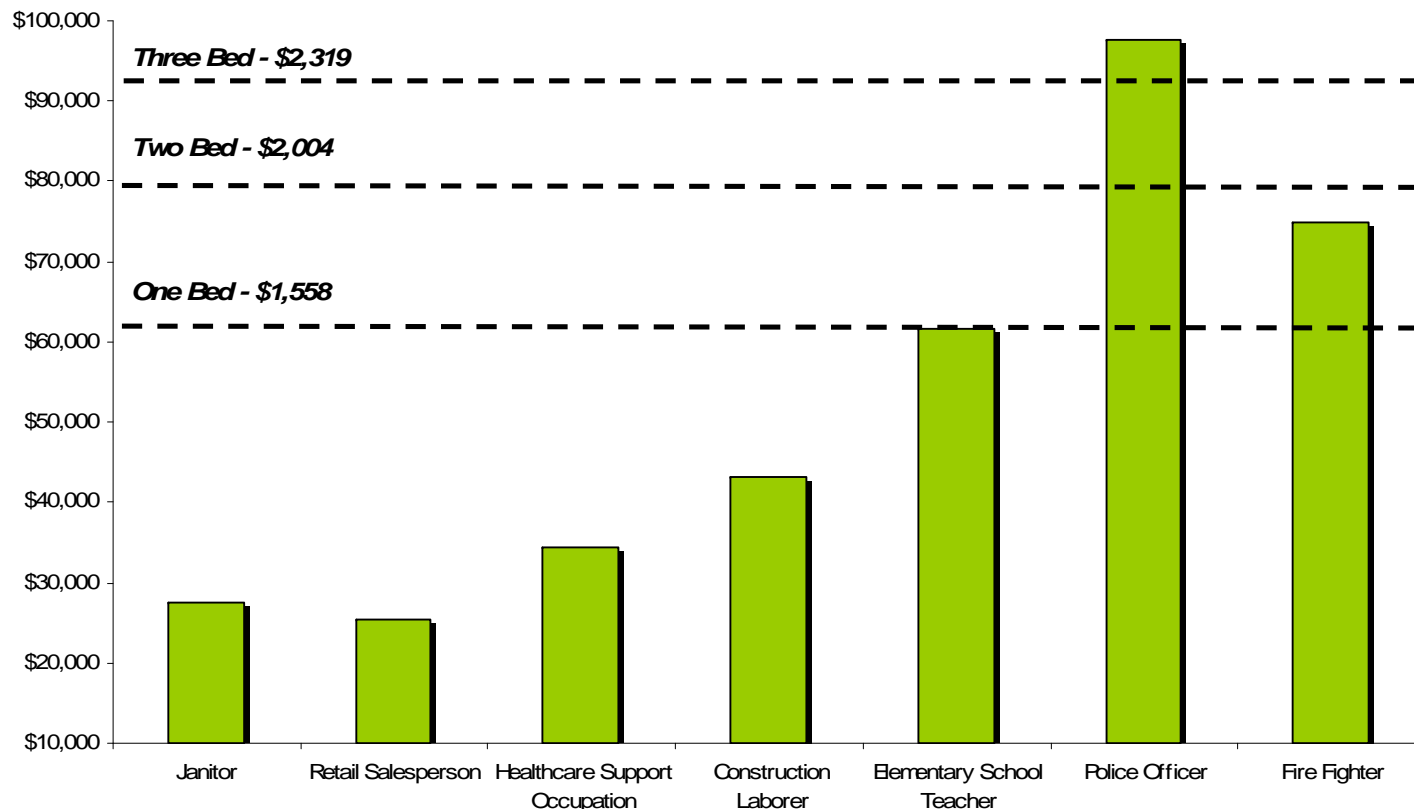
# Tight Rental Market: Vacancy Rates below "Natural" Rate

## San José Rental Housing Vacancy Rates



# Rents Remain Unaffordable for Many San José Workers

## Mean Annual Wages for San José Service Workers



SOURCE: Employment Development Department (EDD) – 2011 1<sup>st</sup> Quarter Wages

