



Housing Statistics Report

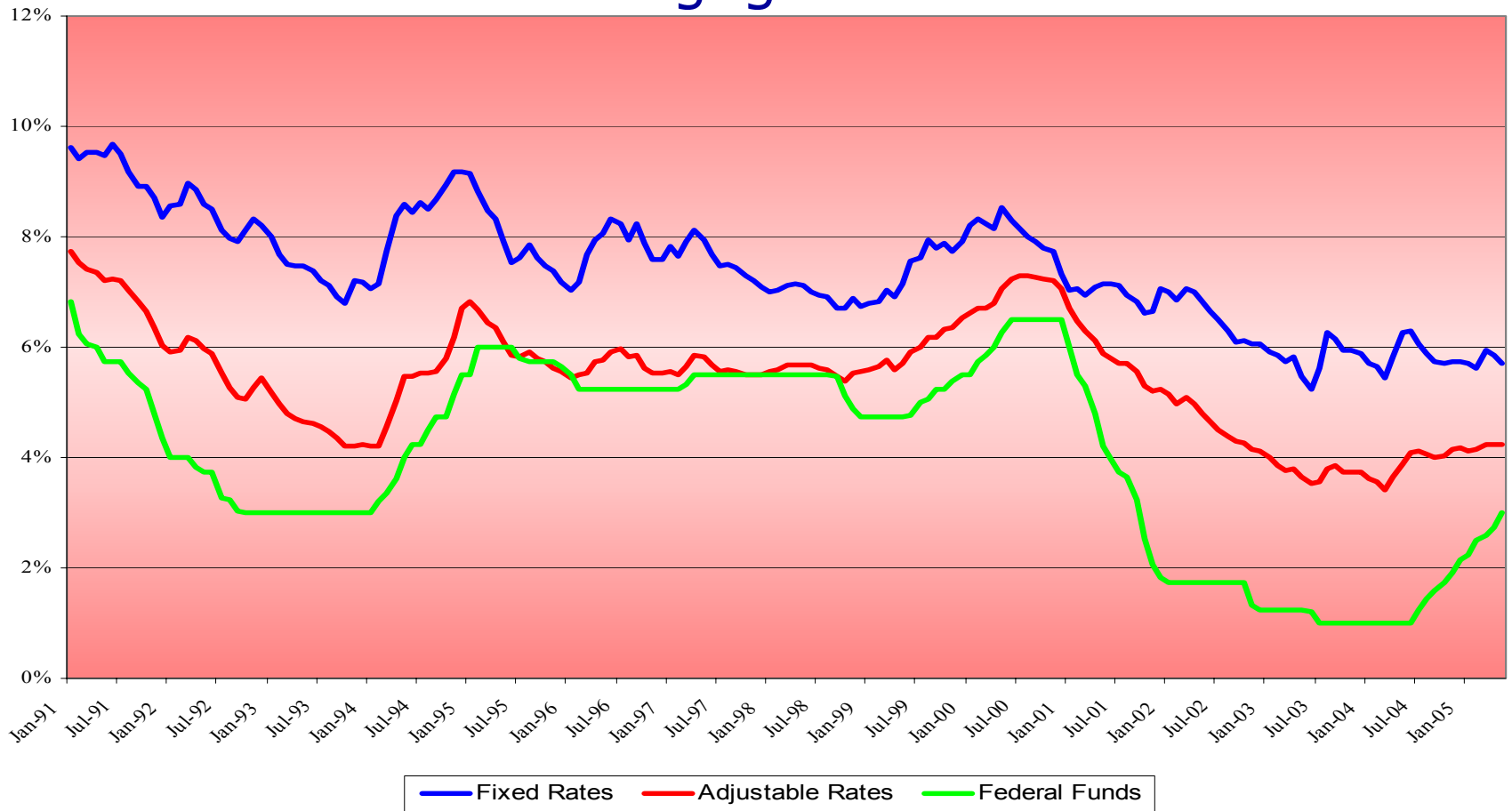


June 2005



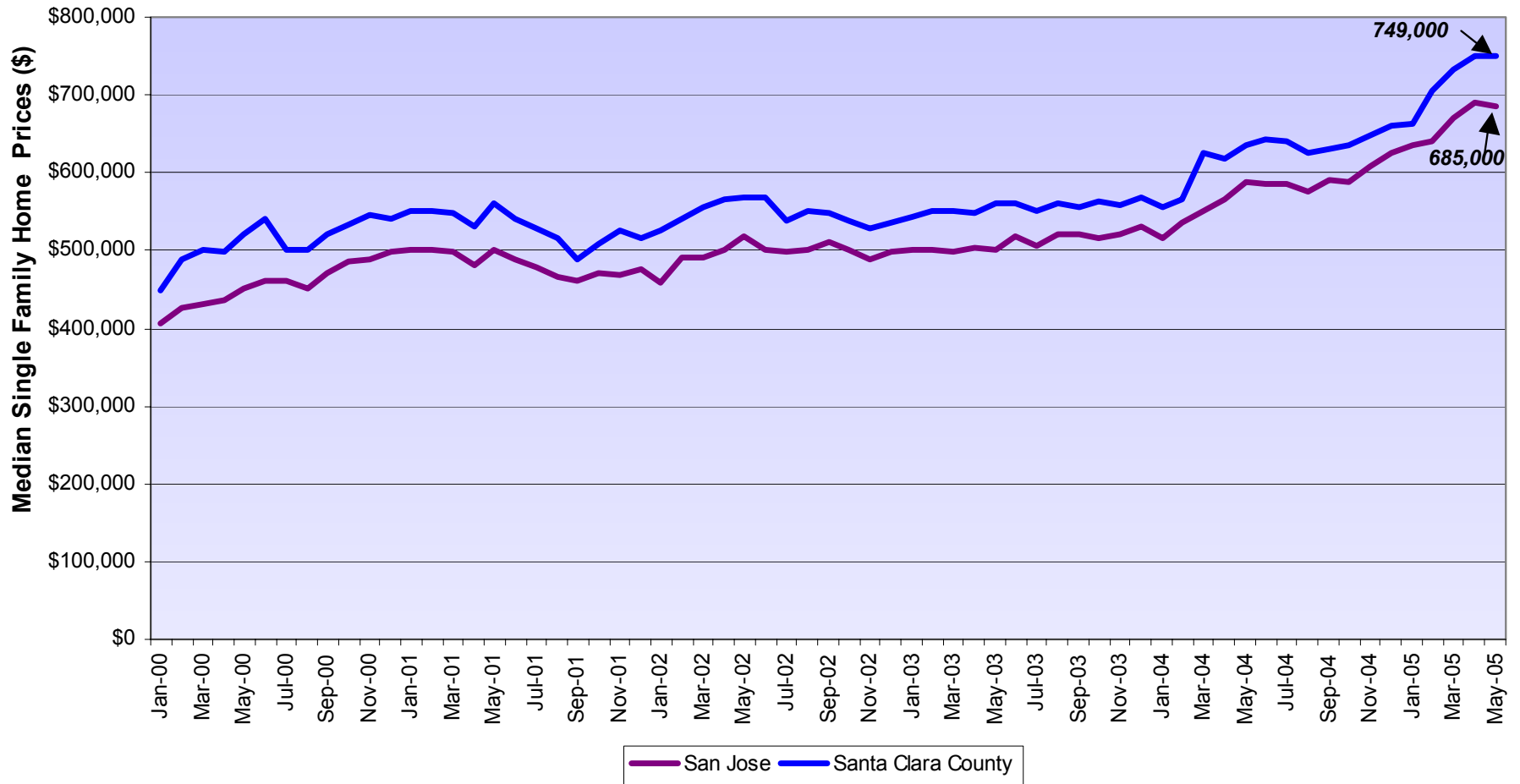
Mortgage Rates Remain at Low Levels

Mortgage Rates



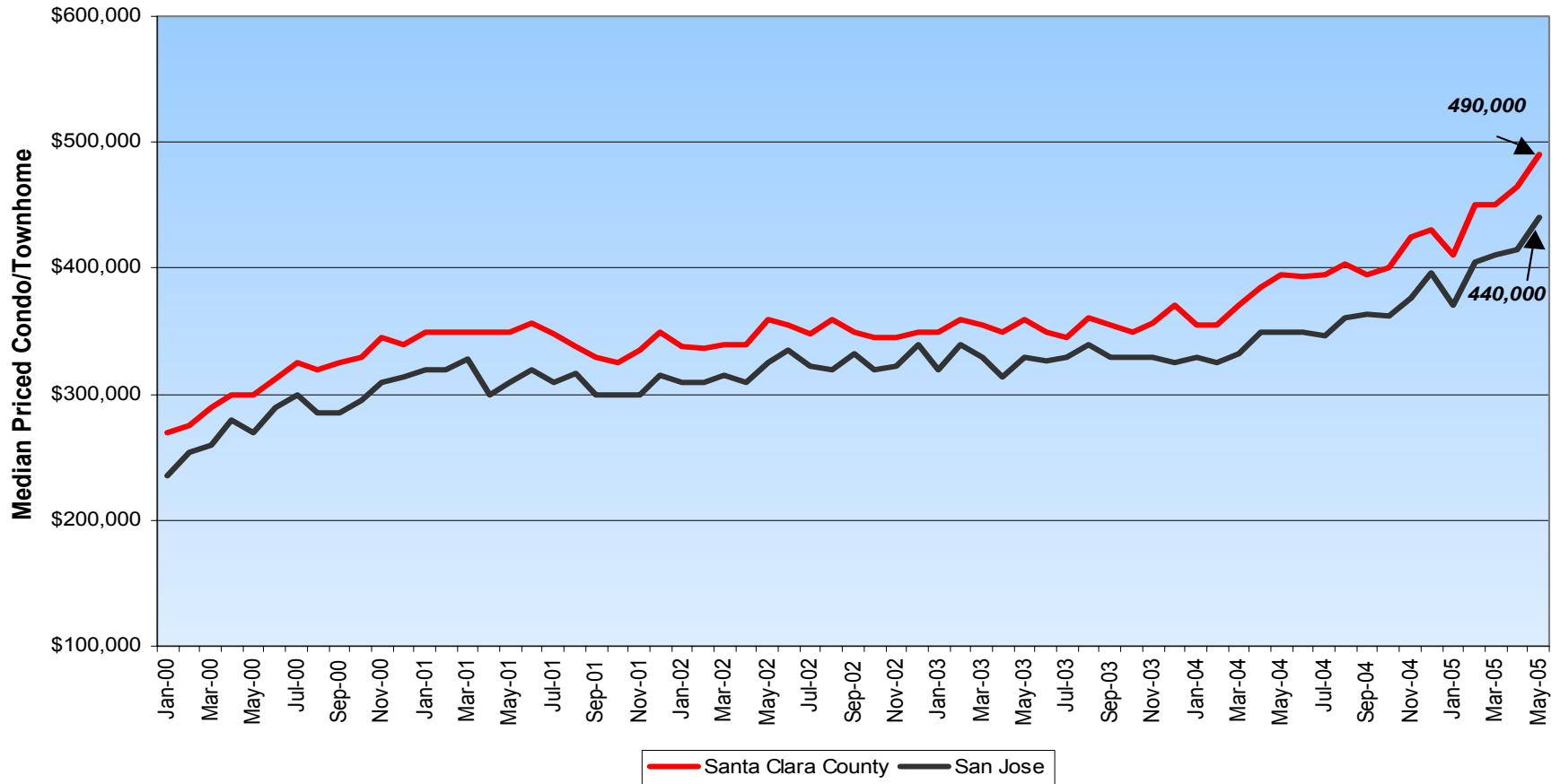
San José Home Prices Rise by 14% Since May 2004

Santa Clara County/San Jose Median Sale Prices



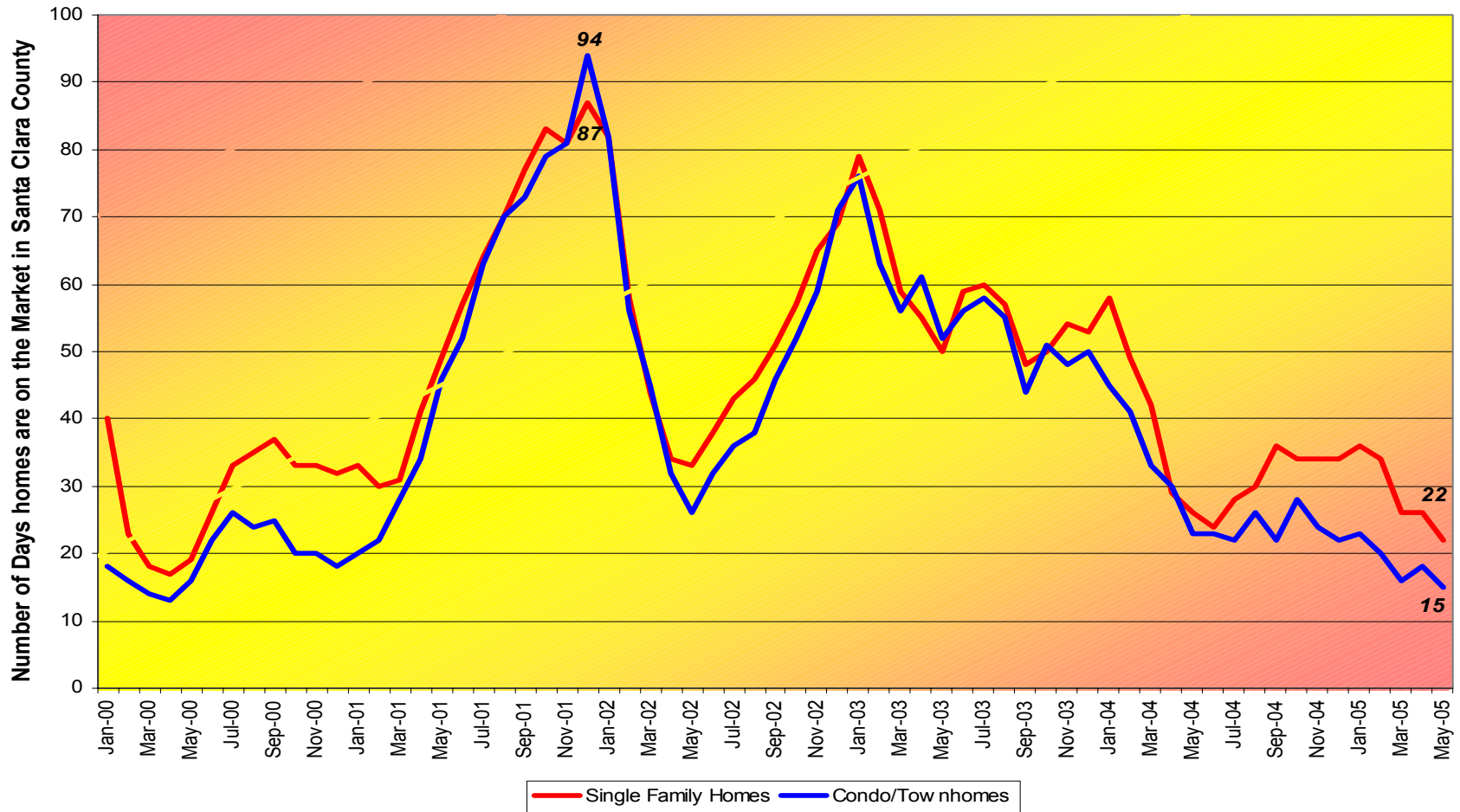
San José Townhome/Condos Prices Rise 20% Since May 04

Median Priced Condo/Townhomes in Santa Clara County/ San Jose



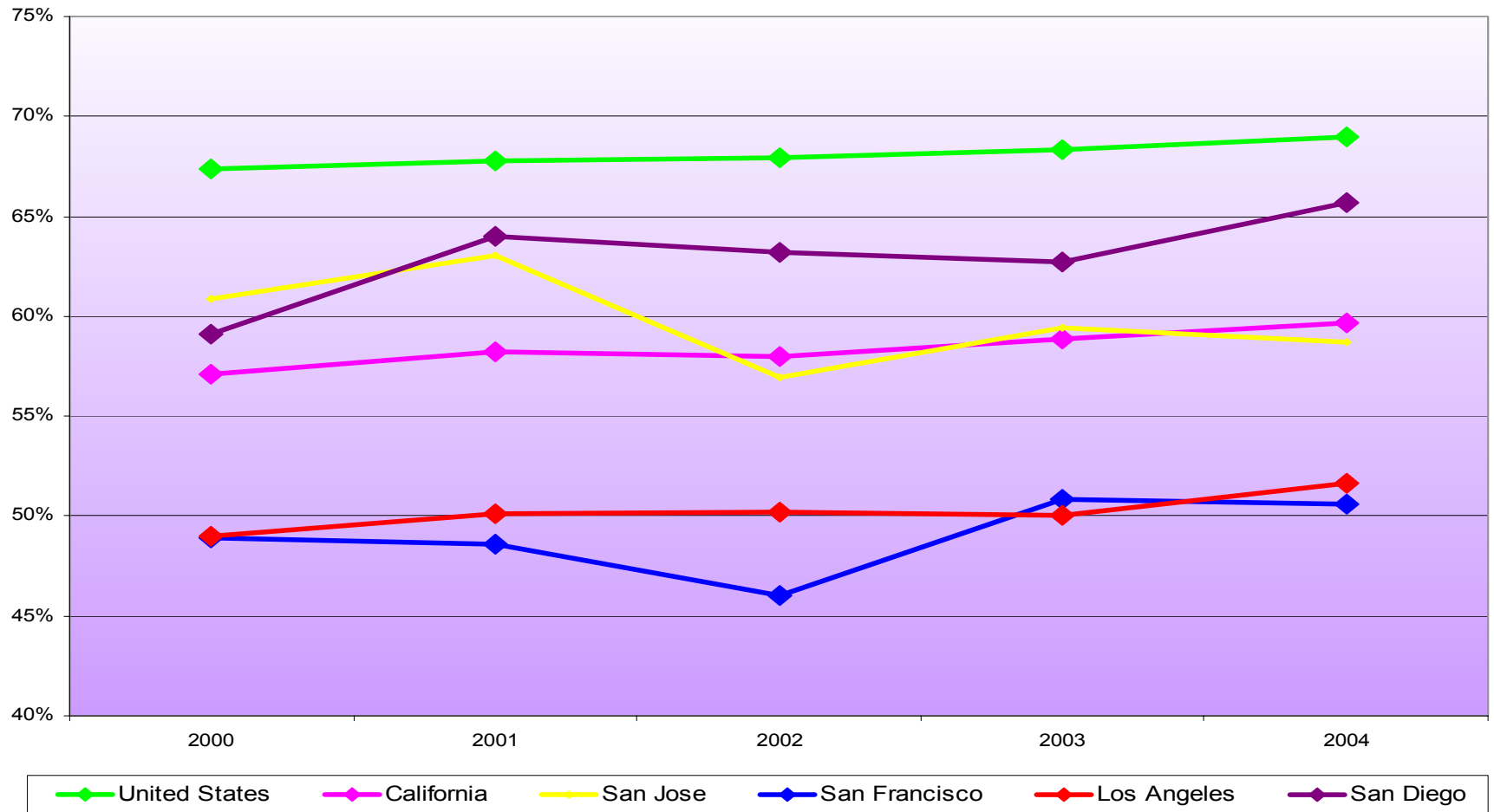
Days on the Market Approaches Record Lows

Number of Days Homes Remain on the Market in SCC



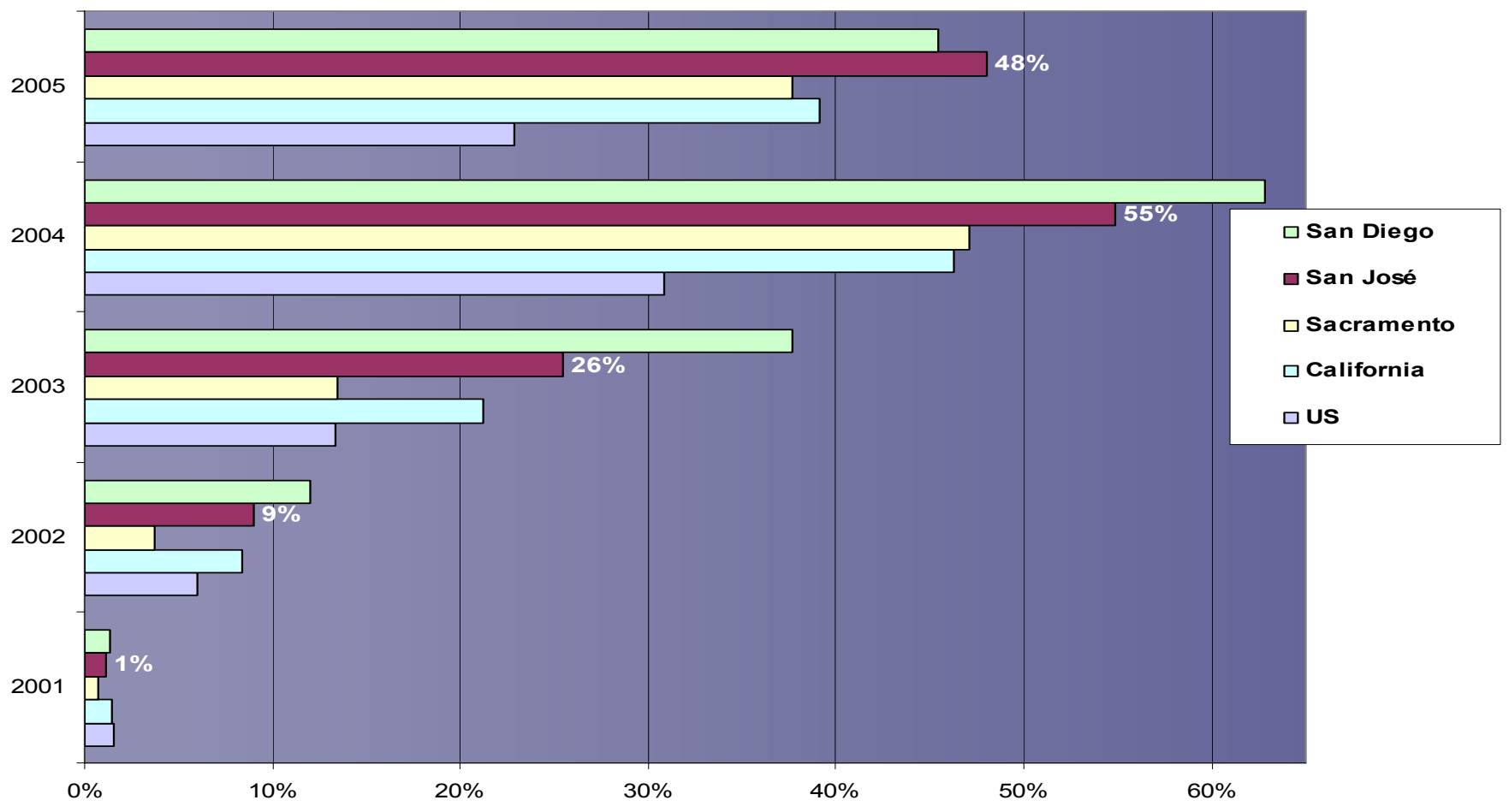
Homeownership Rates Over Time

% of Households Who Own Homes



Dramatic Increase in Interest-Only Loans Since 2001

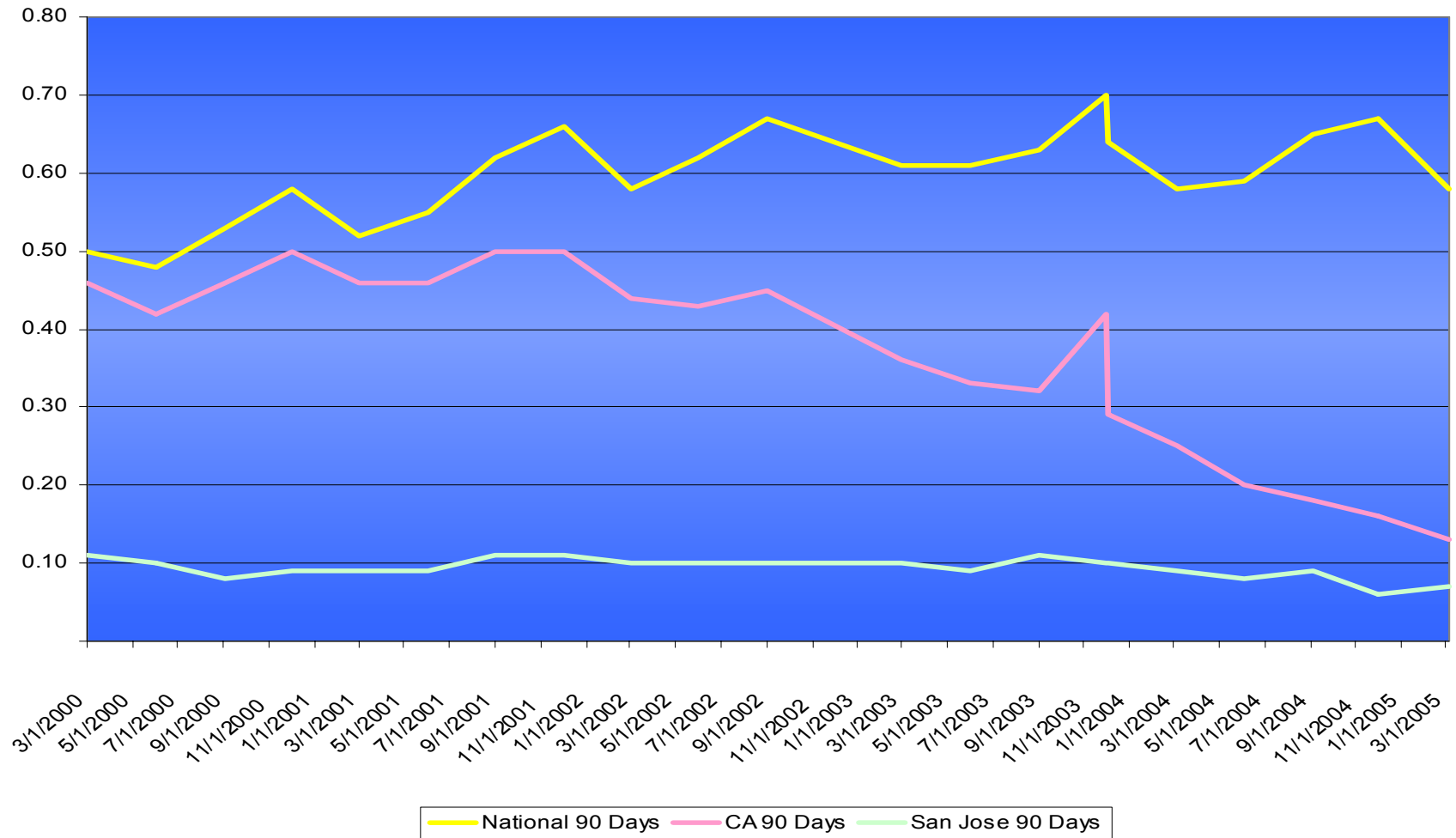
Interest-Only Loans as Percentage of New Home Loans



SOURCE: Loan Performance, March 2005

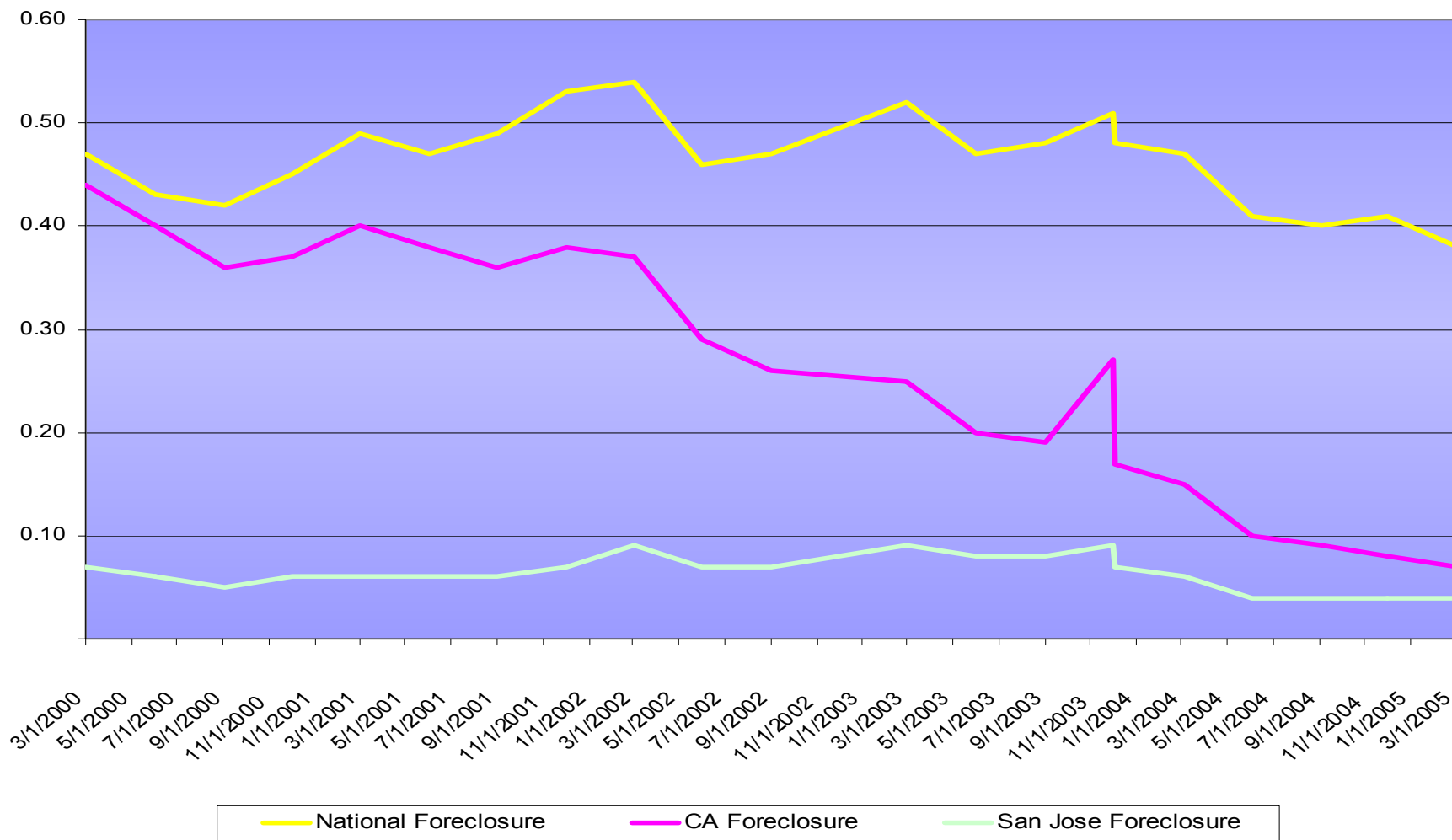
Default Rates in San José Remain Low Compared to CA and US

% of Overall Prime Loans 90-Days Over Due



Foreclosure Rates Remain Low in San Jose

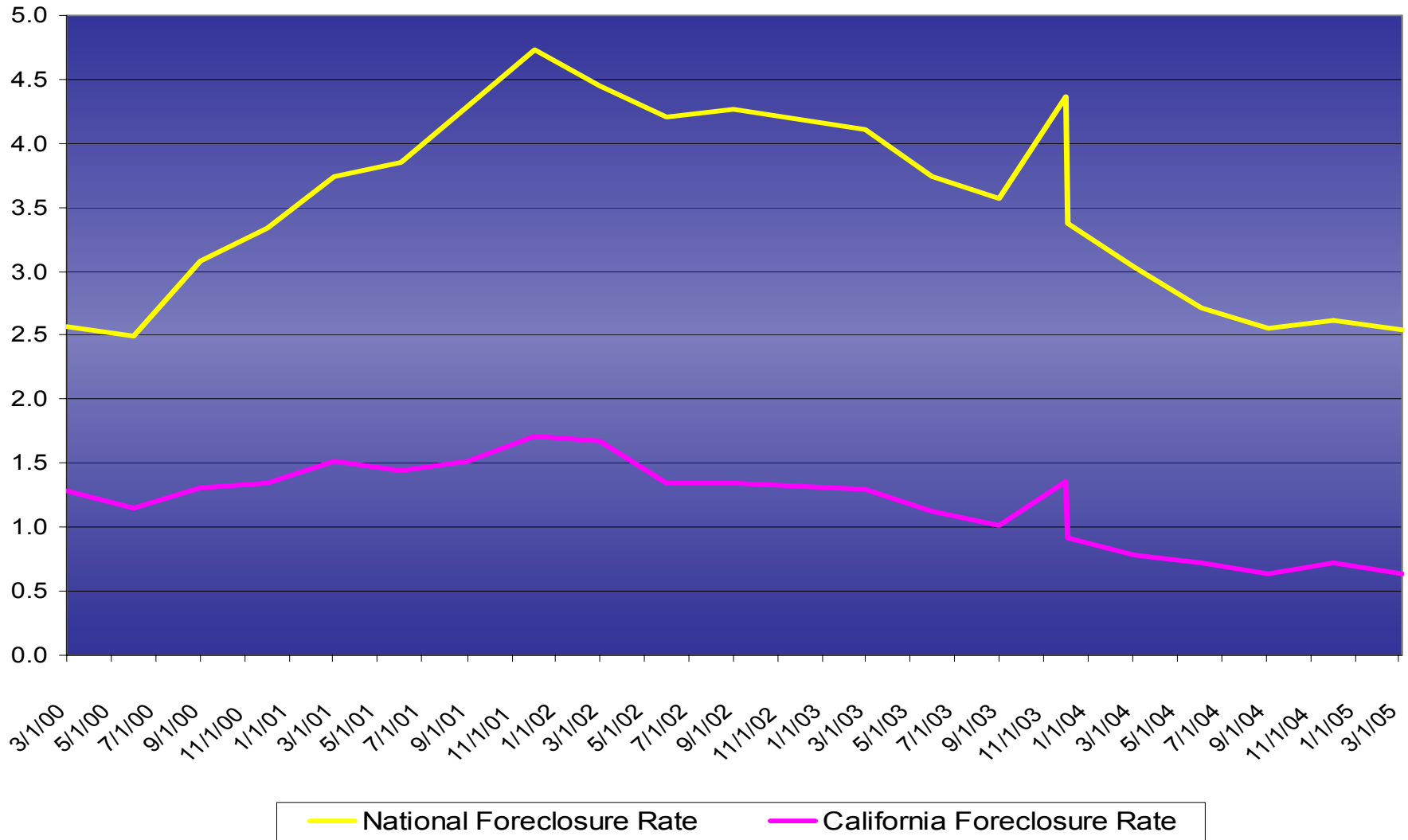
% of Overall Prime Loans In Foreclosure



SOURCE: Loan Performance, March 2005

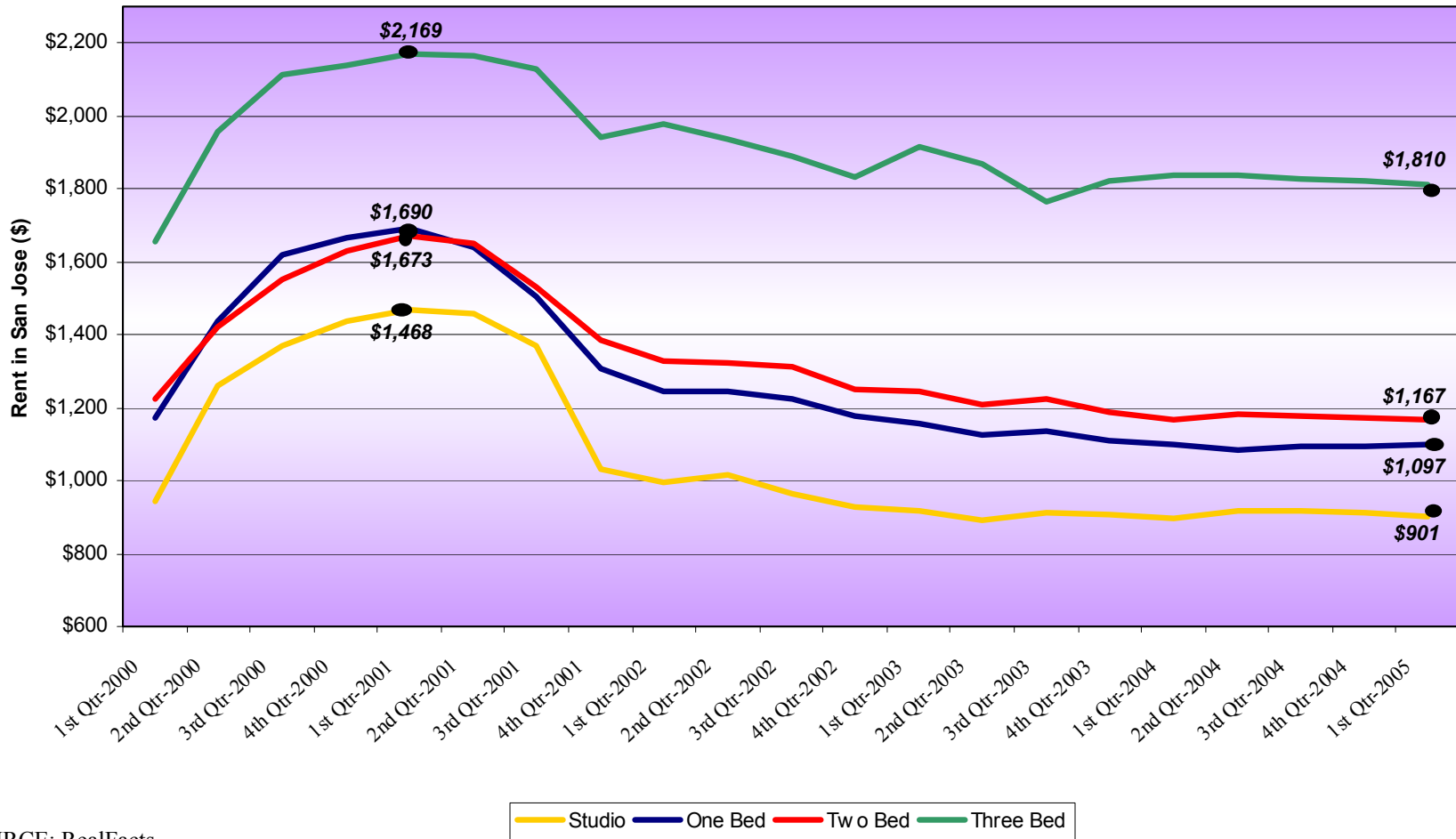
Sub Prime Foreclosure Rates are Higher than Prime Rates

% of Overall Sub Prime Loans In Foreclosure



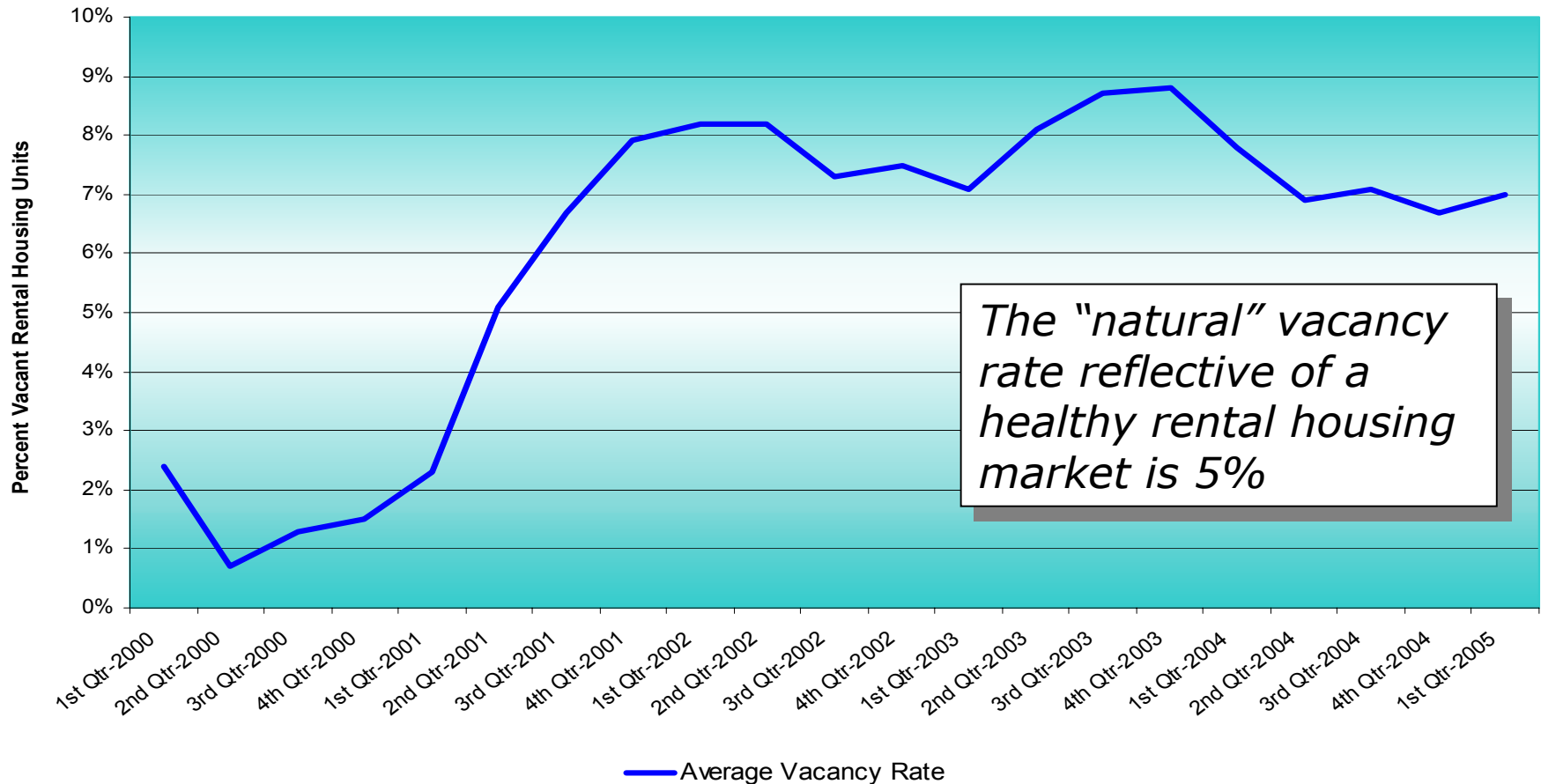
San Jose Rents Stabilize – Rents for Large Families Remain High

Average Rental Rates for Units in San Jose



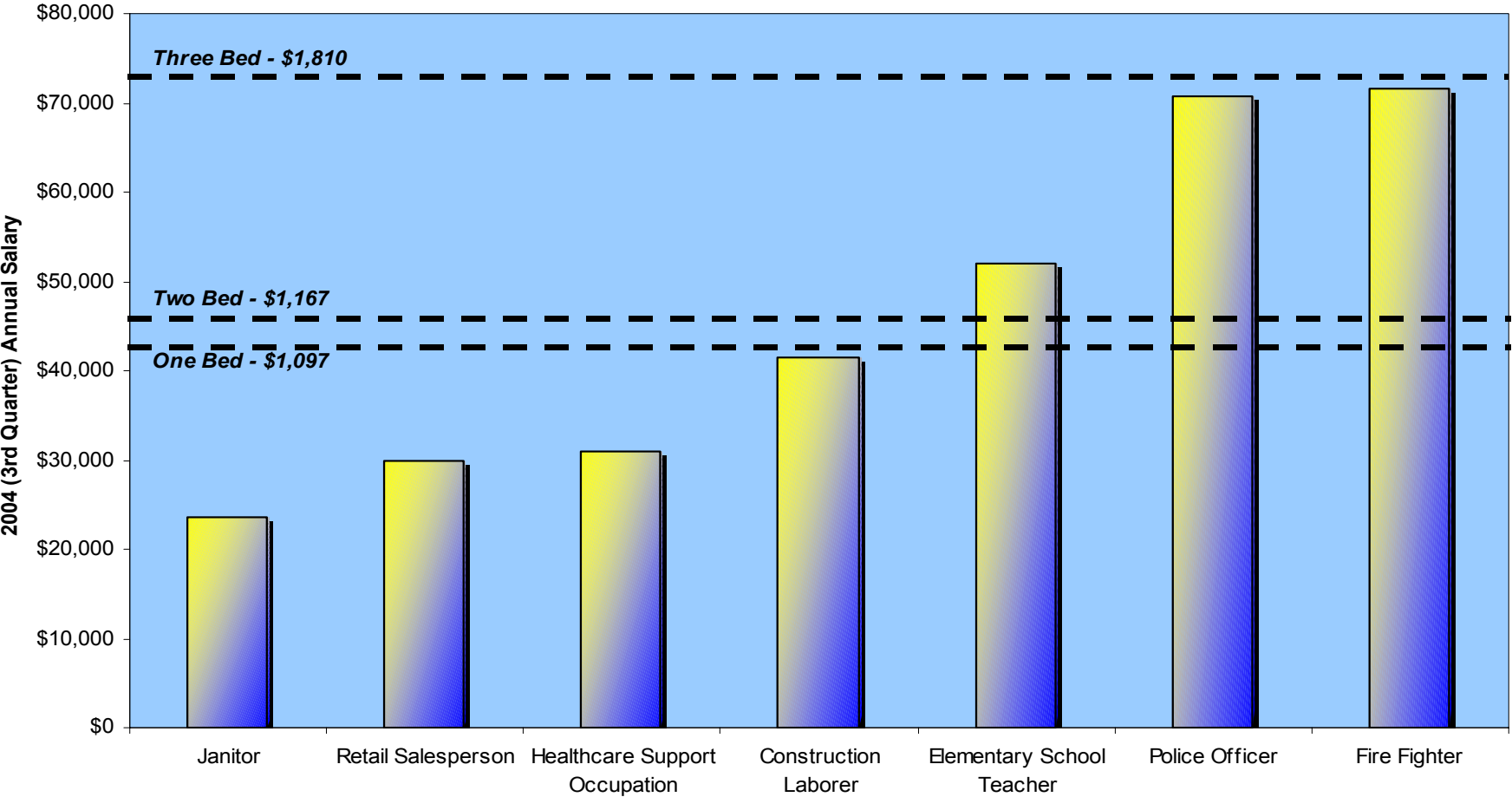
Vacancy Rates Stabilize at 7%

San Jose Rental Housing Vacancy Rates



San Jose Rental Rates Remain Out of Reach for Working Families

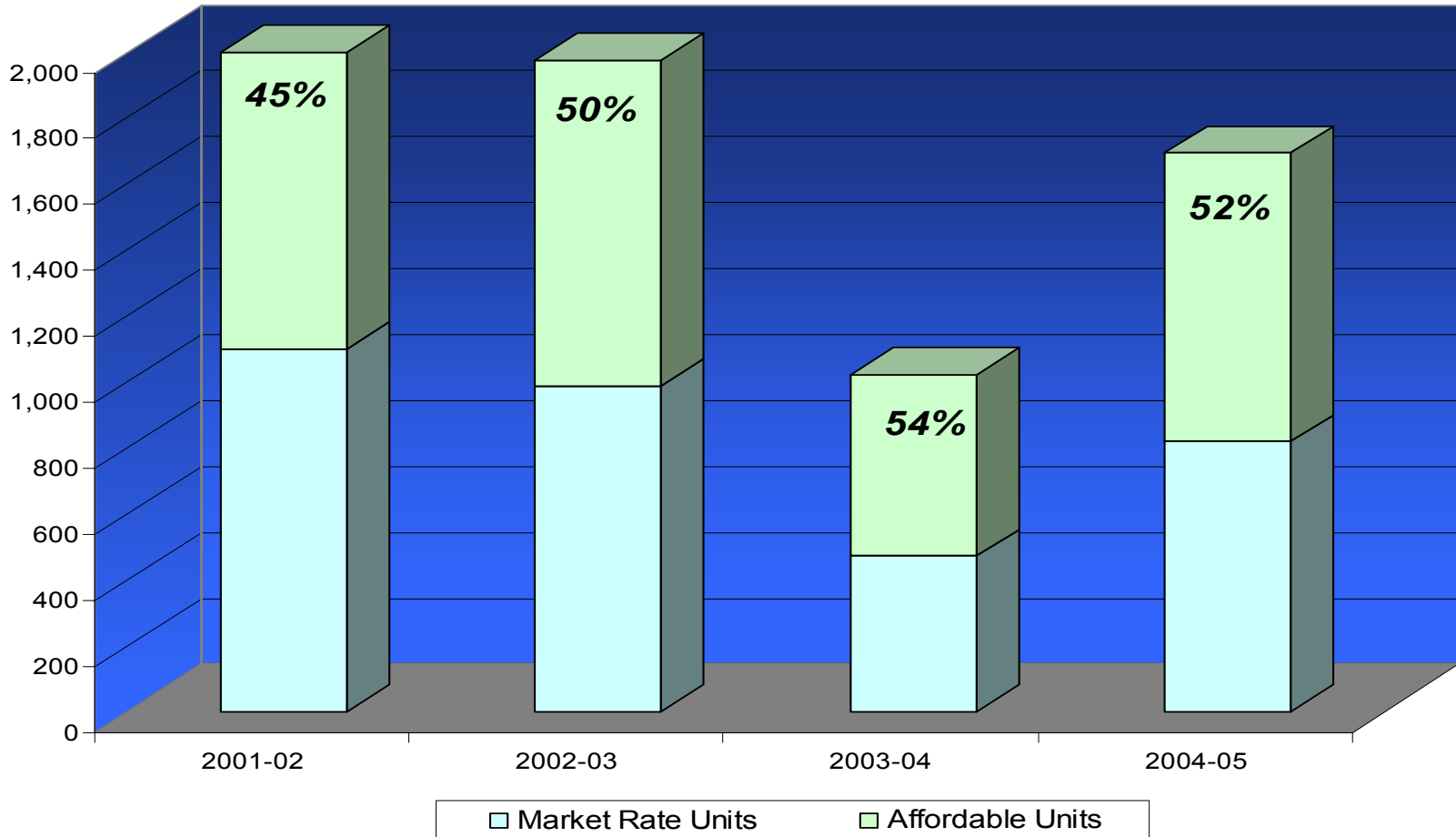
Mean Annual Wages for San Jose Service Workers



SOURCE: Employment Development Department (EDD)

Over Half of Rental Housing Building Permits in San José Are for Affordable Units

San José Building Permits Issued by Fiscal Year



SOURCE: City of San Jose, Building Division, June 2005

