

STANDARD & POOR'S

Residential Real Estate Indicators February 2009

	Q4	Q3	Q2	2008 Q1	2007 Q4	%chya
S&P/Case-Shiller Home Price Indices						
U.S. National, %ch	-7.2%	-3.5%	-2.2%	-6.6%	-5.3%	-18.2%
Residential Construction						
Real Residential Construction, billions \$, SAAR	330.70	353.70	369.60	383.00	411.60	-19.7%
Real Residential Construction, billions \$, SAAR, %ch	-6.5%	-4.3%	-3.5%	-6.9%	-7.6%	
Single Family Residential Construction, billions \$, SAAR	112.81	130.55	142.95	156.69	182.94	-38.3%
Single Family Residential Construction, billions \$, SAAR, %ch	-13.6%	-8.7%	-8.8%	-14.4%	-13.0%	
Mortgage Delinquency						
Delinquency Rates, All Loans, %	-	6.99%	6.41%	6.35%	5.82%	
Foreclosures Started in Quarter, All Loans, %	-	1.07%	1.19%	0.99%	0.83%	
Delinquencies Rates-Prime Loans, %	-	4.34%	3.93%	3.71%	3.24%	
Foreclosures Started in Quarter, Prime Loans, %	-	0.61%	0.67%	0.54%	0.41%	
Delinquency Rates-Subprime Loans, %	-	20.03%	18.67%	18.79%	17.31%	
Foreclosures Started in Quarter, SubPrime Loans, %	-	4.13%	4.70%	4.06%	3.44%	
	2009			2008	2007	
	January	December	November	January	December	November
S&P/Case-Shiller Home Price Indices						
20-City Composite, %ch	-	-2.5%	-2.3%	-2.3%	-2.1%	-2.1%
10-City Composite, %ch	-	-2.3%	-2.2%	-2.3%	-2.2%	-2.2%
Existing Home Sales						
Single Family, 000's, SAAR	-	4,260	3,980	4,350	4,320	4,410
Inventory, 000's	-	3,088	3,520	3,630	3,390	3,590
Months' Supply	-	8.7	10.6	10.0	9.4	9.8
Median Sales Price, US\$	-	174,700	179,900	197,200	205,000	207,300
New Home Sales						
Single Family, 000's, SAAR	-	331	388	597	600	629
Months' Supply	-	12.9	12.5	9.8	9.8	9.5
Median Sales Price, US\$	-	207	220	232	228	249
Housing Affordability Index						
Composite, base = 100	-	158.80	143.20	131.30	123.00	120.10
Housing Starts						
Total, 000's, SAAR	466	560	655	1,064	1,000	1,179
Single Family, 000's, SAAR	347	395	456	750	779	816
Mortgage Loan Data						
New Applications, %ch	0.1%	99.0%	17.5%	-7.0%	-7.0%	5.7%
30-year Fixed Rate, %	5.1%	5.3%	6.1%	5.8%	6.1%	6.2%
1-year ARM, %	4.9%	5.0%	5.3%	5.3%	5.5%	5.5%
Consumer Confidence						
Consumer Confidence Index	37.7	38.6	44.7	87.3	90.6	87.8
Plans to Buy a Home w/in 6 Months, % yes	2.5%	2.6%	2.1%	2.5%	2.5%	2.6%
Plans to Buy a Lived-In House w/in 6 months, % yes	1.4%	1.4%	1.4%	1.2%	1.3%	1.2%
Consumer Sentiment						
Consumer Sentiment Index	61.2	60.1	55.3	78.4	75.5	76.1
Change in Home Value in the Past Year, % Seeing Decline	60.0%	54.0%	57.0%	31.0%	31.0%	27.0%
Consumer Credit						
Credit Outstanding, US\$ billions	-	2,562	2,569	2,526	2,519	2,514
Credit Outstanding, %ch mom	-	-0.3%	-0.4%	0.3%	0.2%	0.5%

Sources: Standard & Poor's, FiServ, GlobalInsight, National Association of Realtors, Bureau of Economic Analysis, U.S. Census Bureau, Mortgage Bankers Association, The Conference Board, University of Michigan, Freddie Mac, The Federal Reserve Board.