

STANDARD & POOR'S

Residential Real Estate Indicators May 2009

	2009			2008			%chya
	Q1	Q4	Q3	Q2	Q1		
S&P/Case-Shiller Home Price Indices							
U.S. National, %ch	-7.5%	-7.4%	-3.5%	-2.2%	-5.3%		-19.1%
Residential Construction							
Real Residential Construction, billions \$, SAAR	294.20	331.60	353.70	369.60	411.60		-23.2%
Real Residential Construction, billions \$, SAAR, %ch	-11.3%	-6.2%	-4.3%	-3.5%	-7.6%		
Single Family Residential Construction, billions \$, SAAR	86.19	113.80	130.55	142.95	182.94		-45.0%
Single Family Residential Construction, billions \$, SAAR, %ch	-24.3%	-12.8%	-8.7%	-8.8%	-13.0%		
Mortgage Delinquency							
Delinquency Rates, All Loans, %	-	7.88%	6.99%	6.41%	6.35%		
Foreclosures Started in Quarter, All Loans, %	-	1.01%	1.07%	1.19%	0.99%		
Delinquencies Rates-Prime Loans, %	-	5.06%	4.34%	3.93%	3.71%		
Foreclosures Started in Quarter, Prime Loans, %	-	0.63%	0.61%	0.67%	0.54%		
Delinquency Rates-Subprime Loans, %	-	21.88%	20.03%	18.67%	18.79%		
Foreclosures Started in Quarter, SubPrime Loans, %	-	3.72%	4.13%	4.70%	4.06%		
	2009			2008			%chya
	April	March	February	April	March	February	
S&P/Case-Shiller Home Price Indices							
20-City Composite, %ch	-	-2.2%	-2.2%	-1.3%	-2.1%	-2.6%	-18.7%
10-City Composite, %ch	-	-2.1%	-2.1%	-1.5%	-2.4%	-2.8%	-18.6%
Existing Home Sales							
Single Family, 000's, SAAR	-	4,100	4,220	4,300	4,350	4,390	-5.7%
Inventory, 000's	-	3,160	3,200	3,900	3,500	3,430	-9.7%
Months' Supply	-	9.3	9.1	10.7	9.6	9.2	-3.1%
Median Sales Price, US\$	-	174,900	167,900	199,600	197,600	193,600	-11.5%
New Home Sales							
Single Family, 000's, SAAR	-	356	358	542	513	572	-30.6%
Months' Supply	-	10.7	11.2	10.2	11.2	9.7	-4.5%
Median Sales Price, US\$	-	201	209	246	229	245	-12.2%
Housing Affordability Index							
Composite, base = 100	-	166.70	174.40	135.30	135.90	141.30	22.7%
Housing Starts							
Total, 000's, SAAR	458	525	574	1,001	993	1,100	-54.2%
Single Family, 000's, SAAR	368	358	357	676	717	722	-45.6%
Mortgage Loan Data							
New Applications, %ch	13.7%	37.8%	-30.9%	-10.2%	-13.9%	-5.2%	
30-year Fixed Rate, %	4.8%	5.0%	5.1%	5.9%	6.0%	5.9%	
1-year ARM, %	4.8%	4.9%	4.9%	5.2%	5.1%	5.0%	
Consumer Confidence							
Consumer Confidence Index	39.2	26.9	25.3	62.8	65.9	76.4	
Plans to Buy a Home w/in 6 Months, % yes	2.5%	2.4%	2.3%	2.5%	3.4%	2.9%	
Plans to Buy a Lived-In House w/in 6 months, % yes	1.6%	1.3%	1.2%	1.3%	1.7%	1.5%	
Consumer Sentiment							
Consumer Sentiment Index	65.1	57.3	56.3	62.6	69.5	70.8	
Change in Home Value in the Past Year, % Seeing Decline	58.0%	56.0%	63.0%	44.0%	36.0%	35.0%	
Consumer Credit							
Credit Outstanding, US\$ billions	-	2,551	2,562	2,559	2,549	2,537	0.1%
Credit Outstanding, %ch mom	-	-0.4%	-0.3%	0.4%	0.5%	0.4%	

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.