

STANDARD & POOR'S

Residential Real Estate Indicators July 2009

	2009			2008			%chya
	Q1	Q2	Q3	Q4	Q1	Q2	
S&P/Case-Shiller Home Price Indices							
U.S. National, %ch	-7.5%			-7.4%	-3.5%	-2.2%	-19.1%
Residential Construction							
Real Residential Construction, billions \$, SAAR	293.30			331.60	353.70	369.60	-23.4%
Real Residential Construction, billions \$, SAAR, %ch	-11.6%			-6.2%	-4.3%	-3.5%	
Single Family Residential Construction, billions \$, SAAR	86.49			113.80	130.55	142.95	-44.8%
Single Family Residential Construction, billions \$, SAAR, %ch	-24.0%			-12.8%	-8.7%	-8.8%	
Mortgage Delinquency							
Delinquency Rates, All Loans, %	9.12%			7.88%	6.99%	6.41%	
Foreclosures Started in Quarter, All Loans, %	1.34%			1.01%	1.07%	1.19%	
Delinquencies Rates-Prime Loans, %	6.06%			5.06%	4.34%	3.93%	
Foreclosures Started in Quarter, Prime Loans, %	0.91%			0.63%	0.61%	0.67%	
Delinquency Rates-Subprime Loans, %	24.95%			21.88%	20.03%	18.67%	
Foreclosures Started in Quarter, SubPrime Loans, %	4.55%			3.72%	4.13%	4.70%	
	2009			2008			%chya
	June	May	April	June	May	April	
S&P/Case-Shiller Home Price Indices							
20-City Composite, %ch	-	0.5%	-0.6%	-0.5%	-0.8%	-1.3%	-17.1%
10-City Composite, %ch	-	0.4%	-0.7%	-0.6%	-1.0%	-1.5%	-16.8%
Existing Home Sales							
Single Family, 000's, SAAR	4,320	4,220	4,170	4,310	4,380	4,300	0.2%
Inventory, 000's	3,200	3,200	3,310	3,900	3,800	3,900	-17.9%
Months' Supply	8.9	9.1	9.5	11.0	10.5	10.7	-19.1%
Median Sales Price, US\$	181,600	174,600	166,000	213,600	206,000	199,600	-15.0%
New Home Sales							
Single Family, 000's, SAAR	384	346	338	488	509	533	-21.3%
Months' Supply	8.8	10.2	10.7	10.7	10.7	10.4	-17.8%
Median Sales Price, US\$	206,200	219,000	217,100	234,300	229,300	246,400	-12.0%
Housing Affordability Index							
Composite, base = 100	-	171.60	178.80	122.60	129.80	135.30	32.2%
Housing Starts							
Total, 000's, SAAR	582	562	479	1,078	971	1,001	-46.0%
Single Family, 000's, SAAR	470	411	388	655	679	676	-28.2%
Mortgage Loan Data							
New Applications, %ch	-37.5%	-24.6%	13.7%	0.0%	-4.0%	-26.5%	
30-year Fixed Rate, %	5.4%	4.8%	4.8%	6.3%	6.0%	5.9%	
1-year ARM, %	4.9%	4.8%	4.8%	5.2%	5.2%	5.2%	
Consumer Confidence							
Consumer Confidence Index	49.3	54.8	40.8	51.0	58.1	62.8	
Plans to Buy a Home w/in 6 Months, % yes	2.6%	2.8%	2.6%	2.4%	2.4%	2.5%	
Plans to Buy a Lived-In House w/in 6 months, % yes	1.6%	1.5%	1.7%	1.4%	1.3%	1.3%	
Consumer Sentiment							
Consumer Sentiment Index	70.8	68.7	65.1	56.4	59.8	62.6	
Homeowner's Perception of Home Values Vs Year Ago ¹							
Decreased, %	61.0%	59.0%	58.0%	38.0%	42.0%	44.0%	
Stayed the Same, %	31.0%	30.0%	29.0%	39.0%	38.0%	34.0%	
Increased, %	8.0%	10.0%	12.0%	22.0%	20.0%	21.0%	
Consumer Credit							
Credit Outstanding, US\$ billions	-	2,520	2,523	2,574	2,565	2,559	-1.8%
Credit Outstanding, %ch mom	-	-0.1%	-0.7%	0.3%	0.3%	0.4%	

¹ Totals may not add always add to 100% due to sampling technique.

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.