

STANDARD & POOR'S

Residential Real Estate Indicators September 2009

	Q2	2009 Q1	Q4	Q3	2008 Q2	%chya	
S&P/Case-Shiller Home Price Indices							
U.S. National, %ch	2.9%	-7.4%	-7.4%	-3.5%	-2.2%	-14.9%	
Residential Construction							
Real Residential Construction, billions 2005\$, SAAR	344.80	367.90	415.00	443.30	462.90	-25.5%	
Real Residential Construction, billions 2005\$, SAAR, %ch	-6.3%	-11.3%	-6.4%	-4.2%	-4.2%		
Single Family Residential Construction, billions \$, SAAR	96.04	112.87	149.44	171.75	189.13	-49.2%	
Single Family Residential Construction, billions \$, SAAR, %ch	-14.9%	-24.5%	-13.0%	-9.2%	-9.4%		
Mortgage Delinquency							
Delinquency Rates, All Loans, %	9.24%	9.12%	7.88%	6.99%	6.41%		
Foreclosures Started in Quarter, All Loans, %	1.47%	1.34%	1.01%	1.07%	1.19%		
Delinquencies Rates-Prime Loans, %	6.41%	6.06%	5.06%	4.34%	3.93%		
Foreclosures Started in Quarter, Prime Loans, %	1.07%	0.91%	0.63%	0.61%	0.67%		
Delinquency Rates-Subprime Loans, %	25.35%	24.95%	21.88%	20.03%	18.67%		
Foreclosures Started in Quarter, SubPrime Loans, %	4.49%	4.55%	3.72%	4.13%	4.70%		
	August	July	2009 June	August	July	2008 June	%chya
S&P/Case-Shiller Home Price Indices							
20-City Composite, %ch	-	1.6%	1.4%	-1.0%	-0.8%	-0.5%	-13.3%
10-City Composite, %ch	-	1.7%	1.4%	-1.1%	-1.0%	-0.6%	-12.8%
Existing Home Sales							
Single Family, 000's, SAAR	4,480	4,610	4,330	4,370	4,390	4,310	2.5%
Inventory, 000's	3,000	3,300	3,200	3,600	3,800	3,900	-16.7%
Months' Supply	8.2	8.5	8.9	10.0	10.4	11.0	-18.0%
Median Sales Price, US\$	177,500	181,700	181,900	201,900	208,900	213,600	-12.1%
New Home Sales							
Single Family, 000's, SAAR	429	426	400	444	500	488	-3.4%
Months' Supply	7.3	7.6	8.4	11.1	10.1	10.7	-34.2%
Median Sales Price, US\$	195,200	215,600	212,500	221,000	237,300	234,300	-11.7%
Housing Affordability Index							
Composite, base = 100	-	158.50	159.00	125.80	122.50	122.60	29.4%
Housing Starts							
Total, 000's, SAAR	598	589	590	849	933	1,078	-29.6%
Single Family, 000's, SAAR	479	494	478	612	632	655	-21.7%
Mortgage Loan Data							
New Applications, %ch	5.3%	-3.7%	-37.5%	21.4%	16.7%	0.0%	
30-year Fixed Rate, %	5.2%	5.2%	5.4%	6.5%	6.4%	6.3%	
1-year ARM, %	4.7%	4.8%	4.9%	5.3%	5.2%	5.2%	
Consumer Confidence							
Consumer Confidence Index	54.5	47.4	49.3	58.5	51.9	51.0	
Plans to Buy a Home w/in 6 Months, % yes	3.0%	2.1%	2.6%	3.4%	2.8%	2.4%	
Plans to Buy a Lived-In House w/in 6 months, % yes	1.7%	1.3%	1.6%	1.6%	1.8%	1.4%	
Consumer Sentiment							
Consumer Sentiment Index	65.7	66.0	70.8	63.0	61.2	56.4	
Homeowner's Perception of Home Values Vs Year Ago ¹							
Decreased, %	60.0%	57.0%	61.0%	46.0%	41.0%	38.0%	
Stayed the Same, %	28.0%	29.0%	31.0%	34.0%	38.0%	39.0%	
Increased, %	11.0%	13.0%	8.0%	20.0%	20.0%	22.0%	
Consumer Credit							
Credit Outstanding, US\$ billions	-	2,472.1	2,493.6	2,576.1	2,581.6	2,574.3	-4.2%
Credit Outstanding, %ch mom	-	-0.86%	-0.62%	-0.21%	0.28%	0.42%	

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.