

STANDARD & POOR'S

Residential Real Estate Indicators June 2008

	2008			2007			%chya
	Q1	Q4	Q3	Q2	Q1		
S&P/Case-Shiller Home Price Indices							
U.S. National, %ch	-6.7%	-5.4%	-1.8%	-1.0%	-1.0%		-14.1%
Residential Construction							
Real Residential Construction, billions \$, SAAR	400.30	430.90	463.30	490.70	506.30		-20.9%
Real Residential Construction, billions \$, SAAR,%ch	-7.6%	-7.0%	-5.6%	-3.1%	-4.4%		
Single Family Residential Construction, billions \$, SAAR	163.72	188.76	215.54	231.19	240.20		-31.8%
Single Family Residential Construction, billions \$, SAAR, %ch	-13.3%	-12.4%	-6.8%	-3.8%	-8.5%		
Mortgage Delinquency							
Delinquency Rates, All Loans, %	6.35%	5.82%	5.59%	4.84%	4.54%		
Foreclosures Started in Quarter, All Loans,%	0.99%	0.83%	0.78%	0.58%	0.40%		
Delinquencies Rates-Prime Loans, %	3.71%	3.24%	3.12%	2.58%	2.32%		
Foreclosures Started in Quarter, Prime Loans,%	0.54%	0.41%	0.37%	0.25%	0.18%		
Delinquency Rates-Subprime Loans, %	18.79%	17.31%	16.31%	13.77%	10.74%		
Foreclosures Started in Quarter, SubPrime Loans,%	4.06%	3.44%	3.12%	2.43%	1.35%		
	2008			2007			%chya
	May	April	March	May	April	March	
S&P/Case-Shiller Home Price Indices							
20-City Composite, %ch	-	-1.4%	-2.2%	-0.2%	-0.2%	-0.3%	-15.3%
10-City Composite, %ch	-	-1.6%	-2.4%	-0.3%	-0.3%	-0.4%	-16.3%
Existing Home Sales							
Single Family, 000's, SAAR	-	4,340	4,360	5,160	5,170	5,330	-16.1%
Inventory, 000's	-	3,900	3,500	3,730	3,580	3,220	8.9%
Months' Supply	-	10.7	9.6	8.7	8.3	7.2	28.9%
Median Sales Price, US\$	-	200,700	197,600	221,900	219,300	216,200	-8.5%
New Home Sales							
Single Family, 000's, SAAR	-	526	509	857	907	823	-42.0%
Months' Supply	-	10.6	11.1	7.8	7.4	8.0	43.2%
Median Sales Price, US\$	-	246,100	225,500	245,000	242,500	262,600	1.5%
Housing Affordability Index							
Composite, base = 100	-	129.80	130.60	110.40	112.40	113.30	15.5%
Housing Starts							
Total, 000's, SAAR	975	1,008	988	1,436	1,487	1,492	-32.1%
Single Family, 000's, SAAR	674	681	711	1,146	1,198	1,196	-43.2%
Mortgage Loan Data							
New Applications, %ch	-10.2%	-8.8%	-13.9%	3.5%	-3.6%	7.2%	
30-year Fixed Rate, %	6.0%	5.9%	6.0%	6.2%	6.2%	6.2%	
1-year ARM, %	5.2%	5.2%	5.1%	5.5%	5.4%	5.4%	
Consumer Confidence							
Consumer Confidence Index	57.2	62.8	65.9	108.5	106.3	108.2	
Plans to Buy a Home w/in 6 Months,% yes	2.1%	2.5%	3.4%	2.8%	3.0%	3.2%	
Plans to Buy a Lived-In House w/in 6 months,% yes	1.0%	1.3%	1.7%	1.2%	1.5%	1.5%	
Consumer Sentiment							
Consumer Sentiment Index	59.8	62.6	69.5	88.3	87.1	88.4	
Change in Home Value in the Past Year, % Seeing Decline	42.0%	44.0%	36.0%	14.0%	20.0%	18.0%	
Consumer Credit							
Credit Outstanding, US\$ billions	-	2,565	2,556	2,438	2,419	2,416	6.0%
Credit Outstanding, %ch mom	-	0.4%	0.5%	0.8%	0.1%	0.6%	

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.