

Keeping Current Matters

A collage of various real estate market charts and reports. The reports include:

- Home Price Expectation Survey**: A line graph showing a downward trend in expectations.
- Future House Prices - CME Group**: A line graph showing price fluctuations.
- % Appreciation in 5 Year Increments**: A bar chart showing appreciation rates of 25, 27, 25, 20, and 29.
- Moody's Economy - Possibilities**: A line graph showing economic trends.
- Bank Of America Pricing Forecast**: A line graph showing pricing forecasts.
- Months Supply's Impact on Prices**: A bar chart showing market, seller, and buyer metrics.
- The Luxury Purchaser**: A text report stating that wealthy buyers are returning to the real estate market.
- Karl Case of Case Shiller**: A text report titled "A Dream House After All" for people with a realistic version of the American Dream.
- 70% Say Time to Buy is Now**: A text report from the National Housing Survey.
- Price is the Same, it Just Costs Less**: A table comparing loan amounts and monthly payments.

December 2011

Affordability

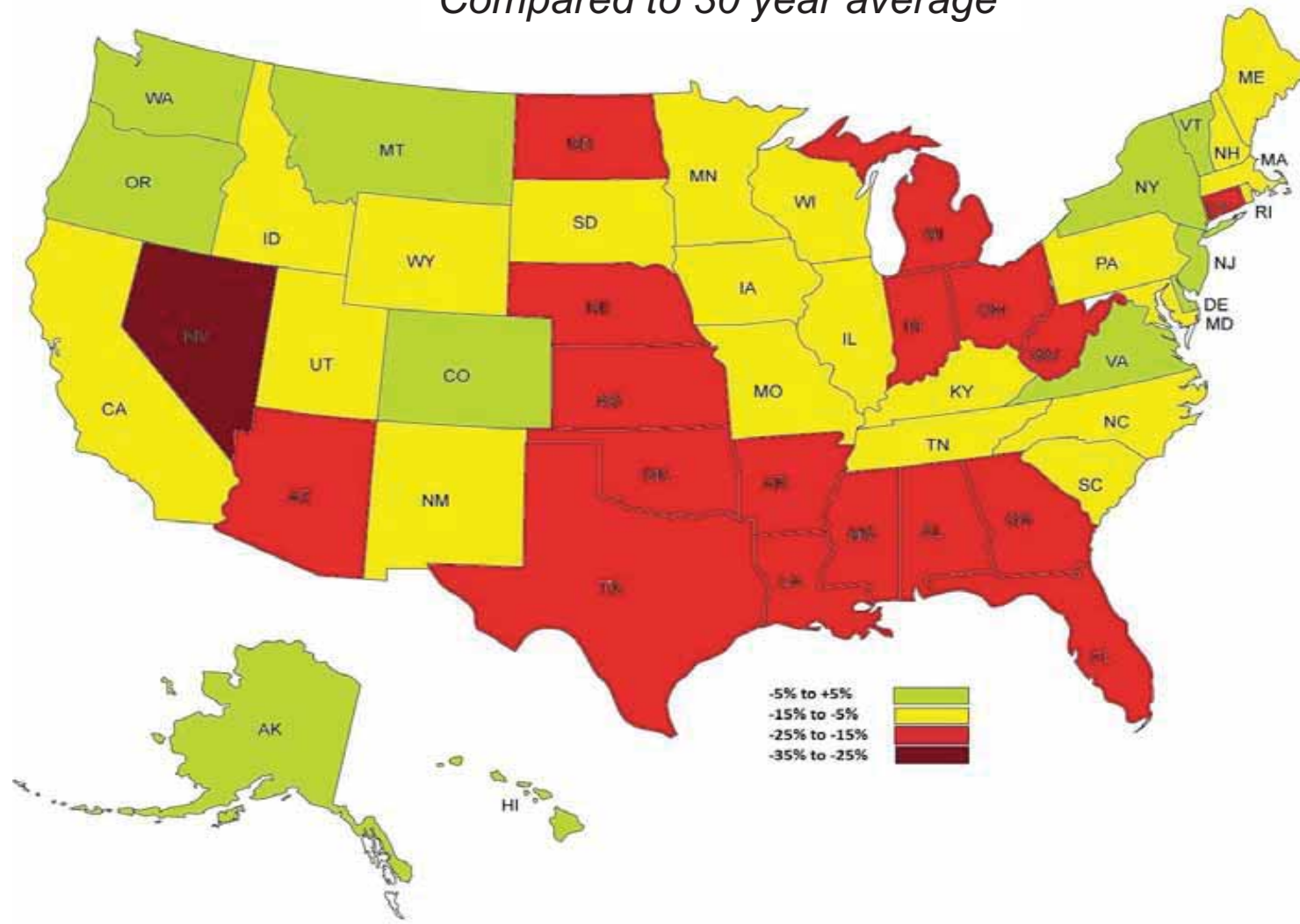
"Housing affordability has improved dramatically... The monthly mortgage payment for a median-priced single-family home is now \$700, compared to \$1,140 in 2006 —a decline of nearly 40%. Nationally, purchase mortgage payments now account for only 13% of monthly median family income, the lowest percentage on record (since 1971), and compared to 23% in the 1Q of 2006."

- David Stiff, Chief Economist at Fiserv



Housing Price-to-Income per Capita

Compared to 30 year average

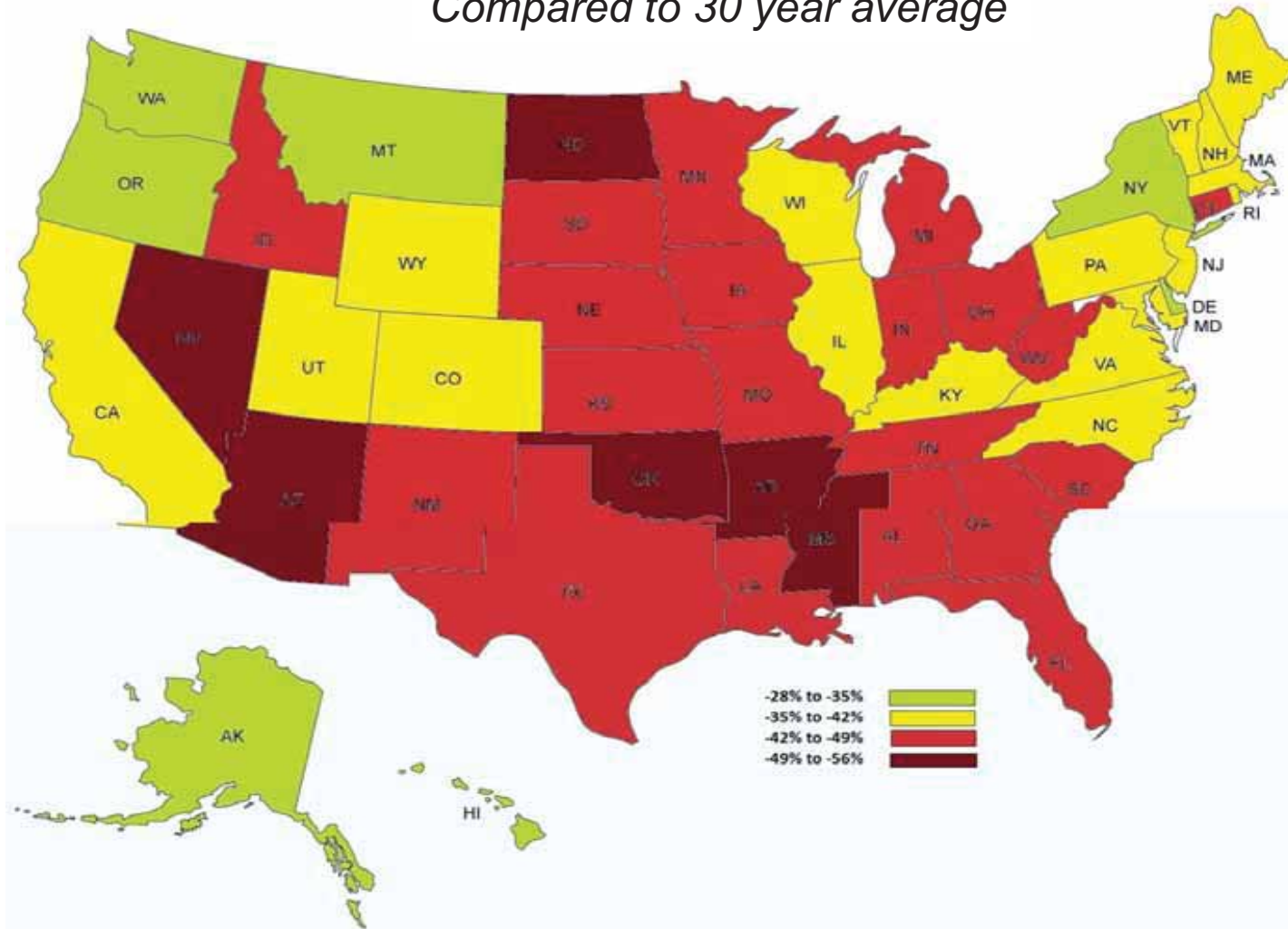


Mortgage Rates - 30 year fixed

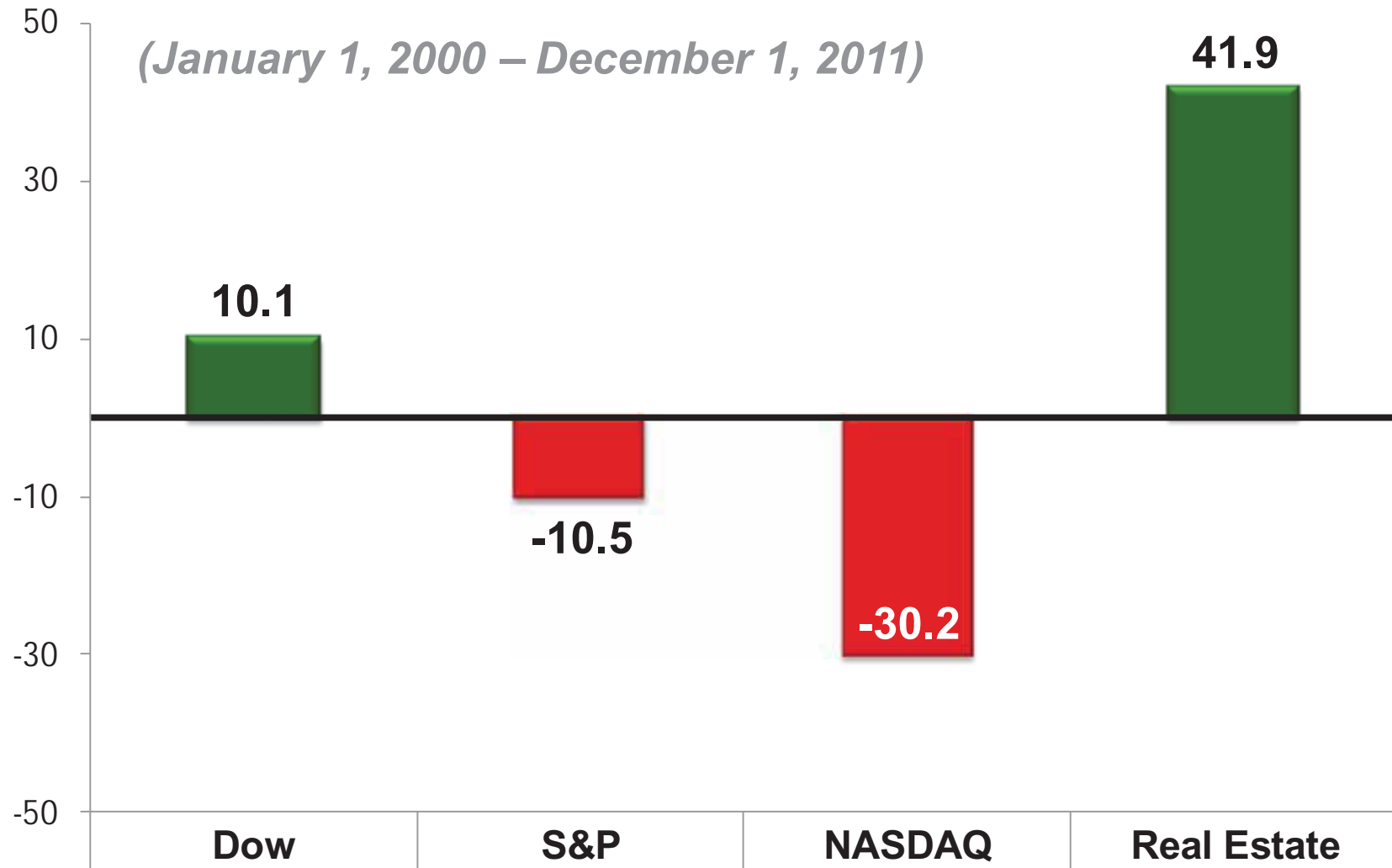


Housing Payment-to-Income per Capita

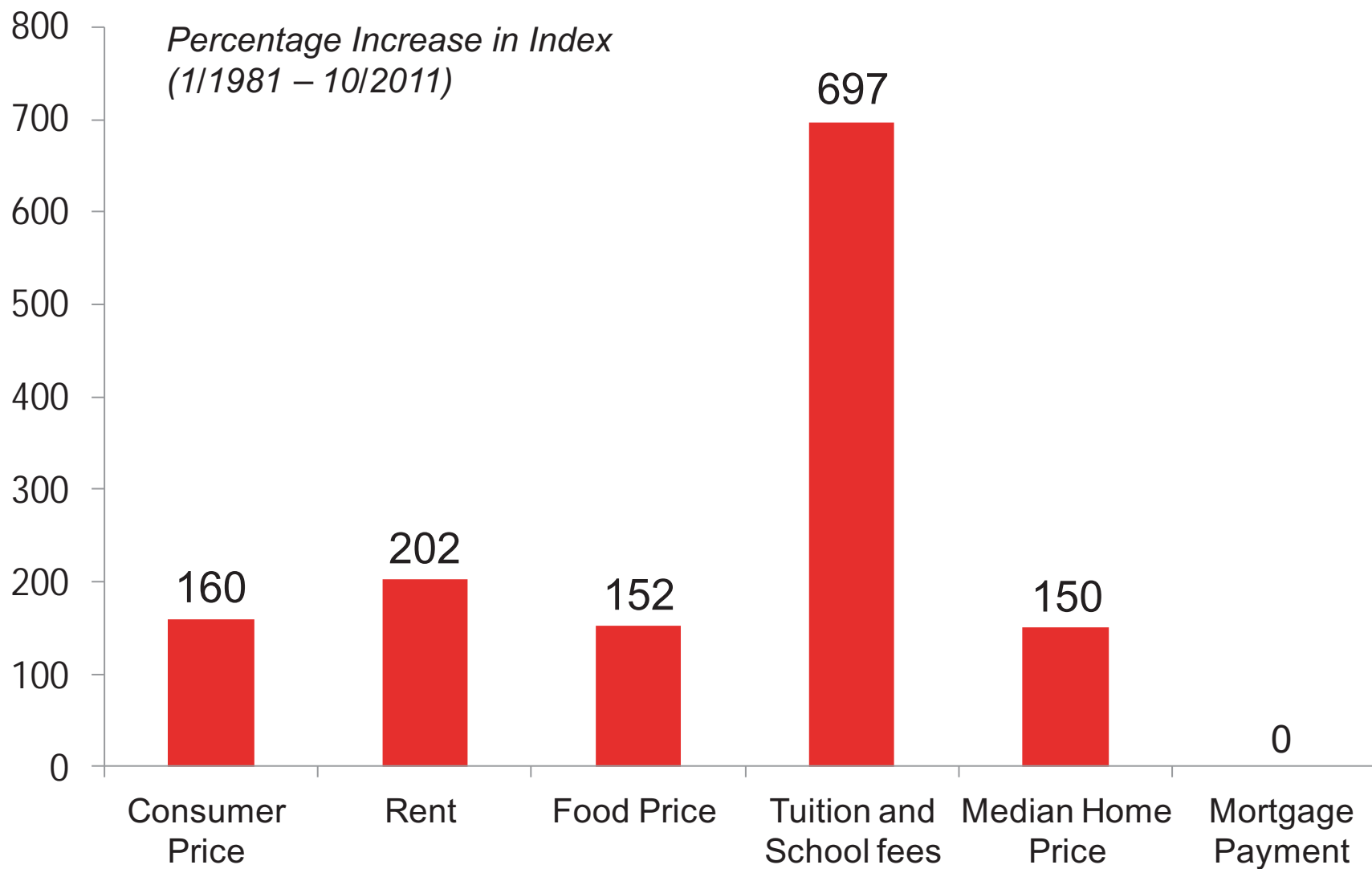
Compared to 30 year average



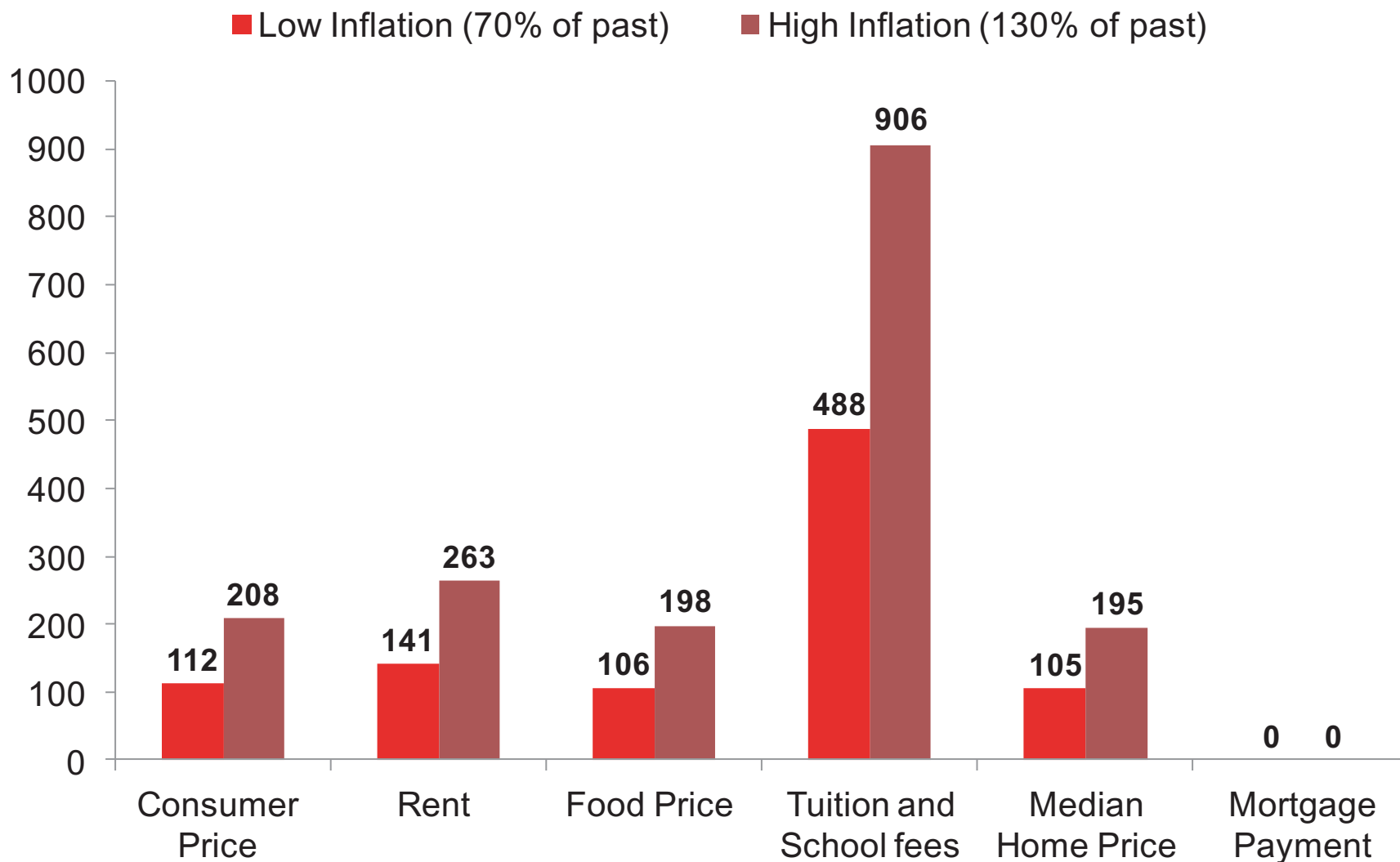
Return on Investment



Impact of Inflation Over Last 30 Years

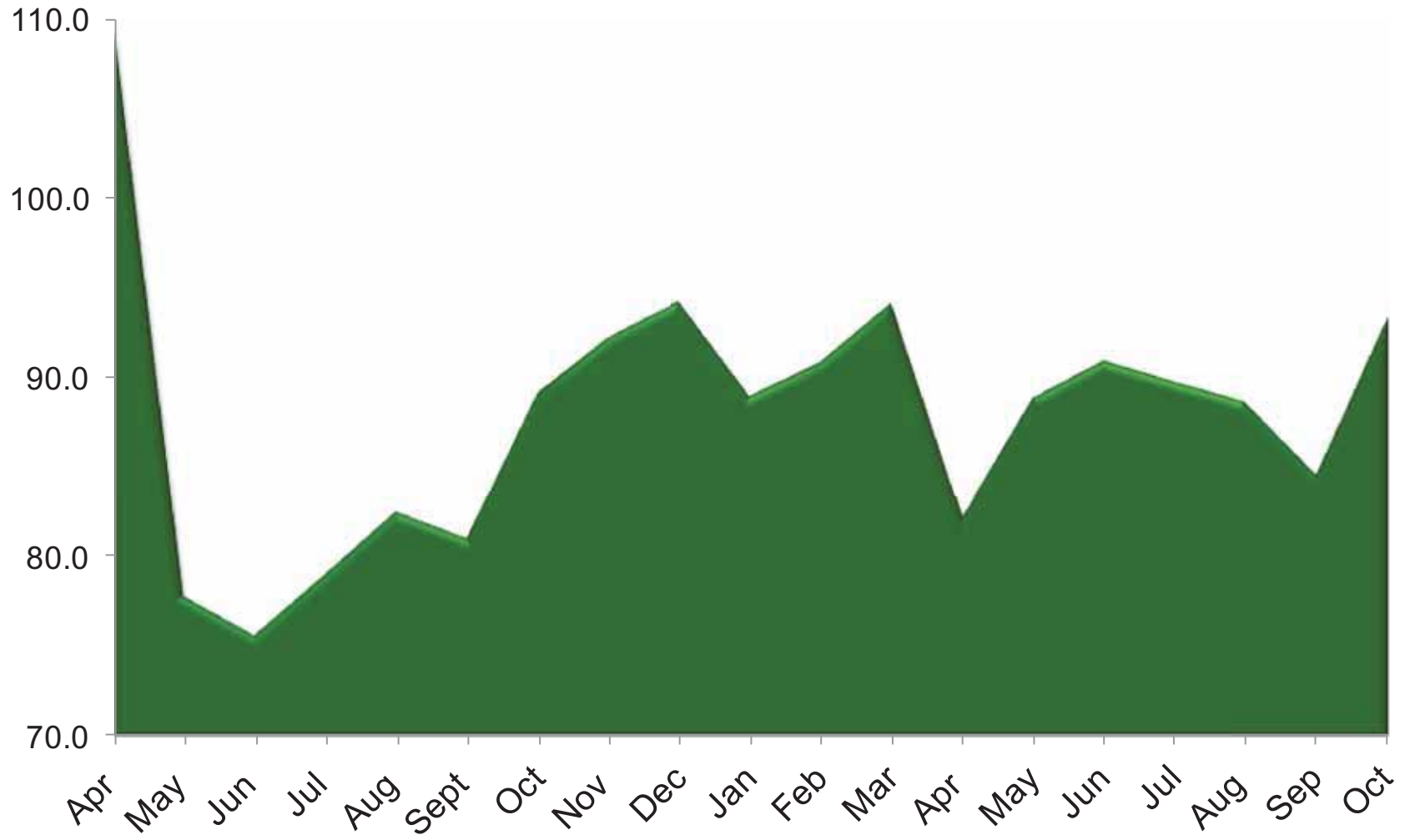


Projected Impact of Inflation Over Next 30 Years



State	Increase	State	Increase	State	Increase
Alabama	12.5%	Louisiana	20.8%	Oklahoma	27.2%
Alaska	16.7%	Maine	12.8%	Oregon	23.1%
Arizona	22.5%	Maryland	10.0%	Pennsylvania	15.1%
Arkansas	16.2%	Massachusetts	12.1%	Rhode Island	13.8%
California	7.4%	Michigan	17.3%	South Carolina	19.2%
Colorado	20.2%	Minnesota	23.2%	South Dakota	26.7%
Connecticut	7.4%	Mississippi	13.4%	Tennessee	21.5%
Delaware	28.6%	Missouri	21.0%	Texas	18.4%
D.C.	5.0%	Montana	20.9%	Utah	38.2%
Florida	10.6%	Nebraska	36.1%	Vermont	28.6%
Georgia	22.3%	Nevada	19.4%	Virginia	3.5%
Hawaii	6.4%	New Hampshire	16.7%	Washington	21.7%
Idaho	33.8%	New Jersey	13.0%	West Virginia	9.7%
Illinois	19.8%	New Mexico	16.4%	Wisconsin	29.5%
Indiana	18.6%	New York	14.5%	Wyoming	11.1%
Iowa	33.0%	North Carolina	18.3%	U.S.	17%
Kansas	22.5%	North Dakota	39.1%	Home Sales 3Q 2011-3Q 2010	
Kentucky	16.4%	Ohio	22.6%	Source: NAR	

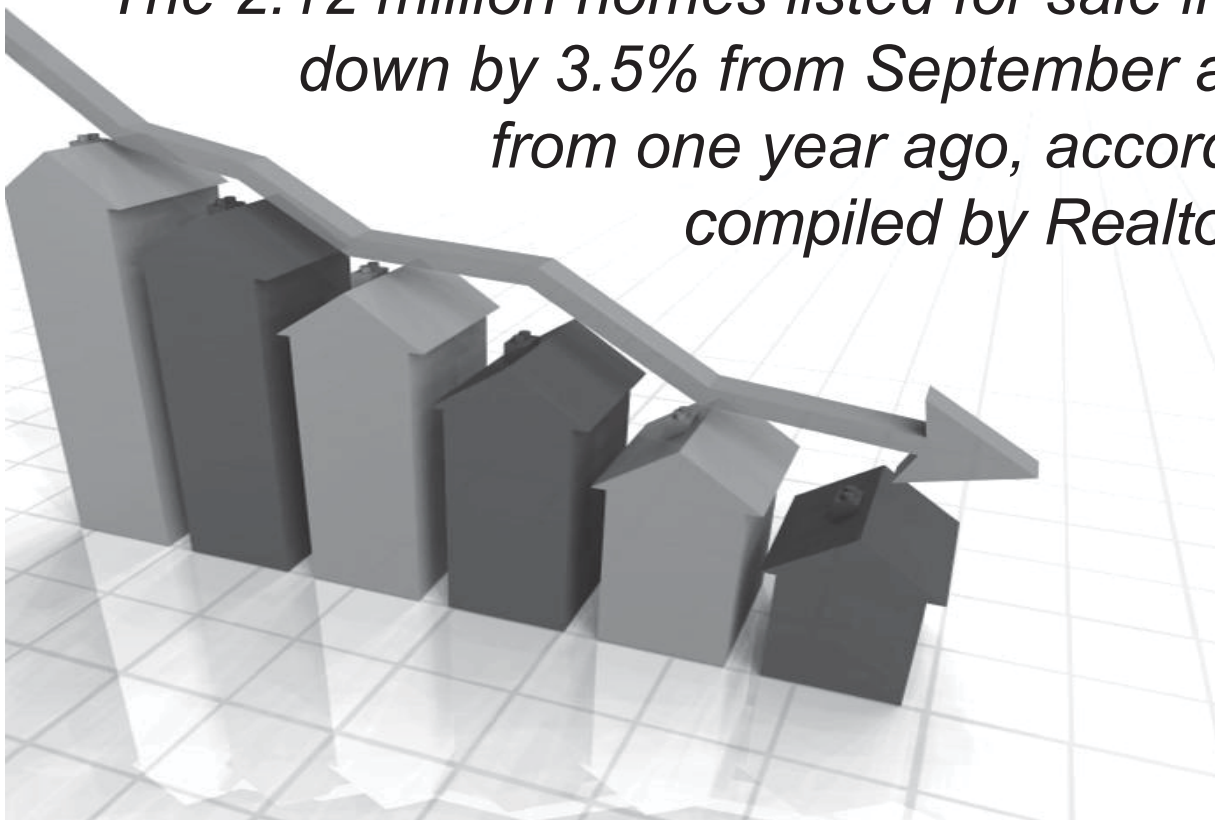
Pending Home Sales



Inventory

“The number of homes listed for sale fell for the fifth straight month in October, hitting the lowest level in more than four years.

The 2.12 million homes listed for sale in October was down by 3.5% from September and down by 21% from one year ago, according to data compiled by Realtor.com.”



Existing Homes Sales & Inventory

Seasonally Adjusted Annual Rate in Thousands, Source: NAR

