

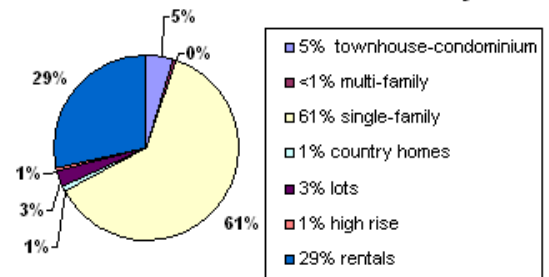


**HOUSTON:** Although Houston's energy dominated economy has usually allowed the city to prosper when the rest of the nation is mired in recession, it is now under pressure with the declining price of natural gas and crude oil. 30% of all sales in 2008 were foreclosures. Far less than the meltdown of the mid 80's and also less than some other parts of the county currently. The economy is still among the nation's strongest with un-employment rate less than 7%. Even though job losses are occurring, the median price of homes is up slightly from 1 year ago and several analysts predict Houston to be one of the top markets for home price appreciation over the next 12 months.

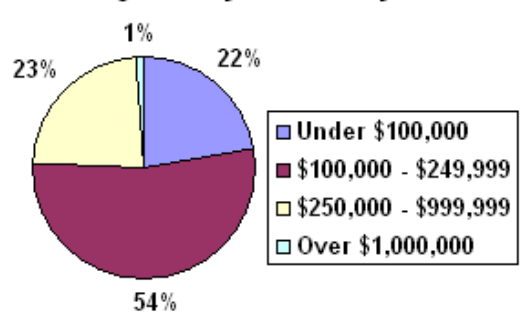
## Metro Statistics

	May-08	May-09	% Change	Trend
Total Property Sales	7,218	5,539	-23.3%	Neg
Total Dollar Volume	\$1,497,152,151	\$1,140,088,553	-23.8%	Neg
Avg. Single Family-Sales Price	\$212,872	\$213,474	0.3%	Pos
Median Single Family-Sales Price	\$155,000	\$157,450	1.6%	Pos
Median Single Family -PSF	\$90	\$89	-1.1%	Neg
Days on Market - Single Family	79	88	11.4%	Neg
Total Active Listings	53,305	45,282	-15.1%	Pos
Total Pending Sales	4,828	3,637	-24.7%	Neg
Months Inventory	6.5	6.2	-4.6%	Pos
Single Family-Building Permits	2723	1831	-32.8%	Neg
Avg. Condo/TH - Sales Price	\$176,800	\$156,907	-11.3%	Neg
Median Condo/TH - Sales Price	\$141,570	\$125,950	-11.0%	Neg
Total Condo/TH Sales	611	399	-34.7%	Neg
Median Condo/TH -PSF	\$109	\$99	-9.2%	Neg
Days on Market - Condo/TH	\$94	\$84	-10.6%	Pos
Unemployment Rate	5.0%	6.8%	36.0%	Neg
Apartment Occupancy Rate	86.3%	85.6%	-0.8%	Neg
Rentals - SFR - Median Rent/Mo.	\$1,280	\$1,300	1.6%	Pos
Rentals - SFR - Median Rent/SF.	\$70	\$72	2.9%	Pos
Job Growth -Yearly Growth	51,900	(65,400)	-226.0%	Neg
	<b>2007</b>	<b>2008</b>		
Median Family Income	\$57,300	\$61,100	6.6%	Pos
<b>Metrics Important to Locale</b>	<b>Q2 2008</b>	<b>Q2 2009</b>		
Crude Oil Price	\$140.00	\$69.89	-50.1%	Neg
Natural Gas Price	\$13.35	\$3.84	-71.2%	Neg

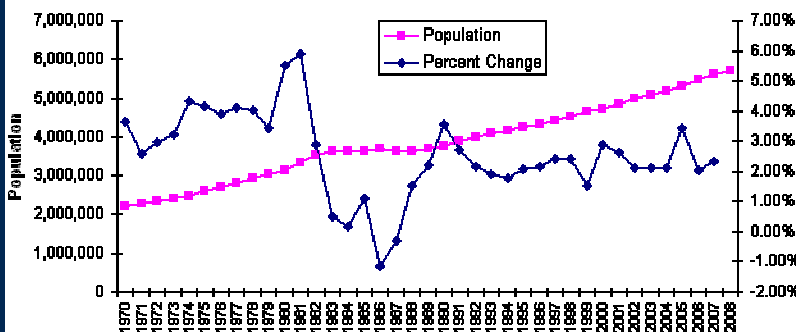
### Houston MLS Total # of Sales/Rentals May 2009



### Houston MLS Closed Sales Single Family Homes - May 2009



### Population Houston-Sugar Land-Baytown, TX MSA



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