

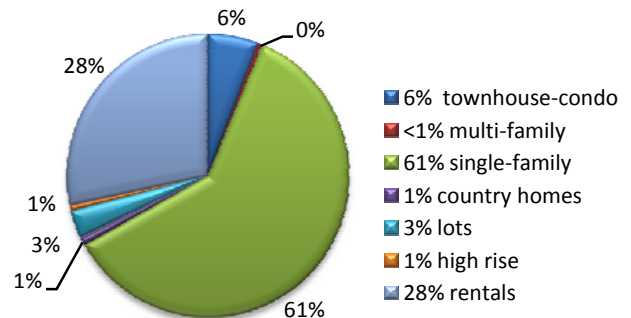
INTELLIGENCE

Houston was one of the last cities to enter the recession and predicted to be the first city out. Not caught-up in the previous price run up in housing, values have remained fairly stable. 19% of all sales in 2009 were foreclosures, as compared to 30% in 2008. The Houston economy is still among the nation's strongest with un-employment rate less than 7%. Even though job losses are occurring, slightly less 100,000 last year, annually the median price of homes is up by 1% 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. 2010 new housing starts (18,000), same as 2009 levels, is down from the 2006 peak of (51,000).

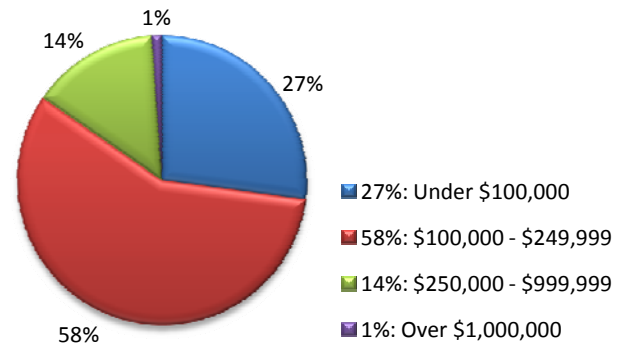
Metro Statistics

	<u>Dec-08</u>	<u>Dec-09</u>	<u>% Change</u>	<u>Trend</u>
Total Property Sales	4,545	4,456	-2%	Neg
Total Dollar Volume	\$865,931,298	\$976,817,584	13%	Pos
Avg. Single Family-Sales Price	\$207,633	\$203,626	-2%	Neg
Median Single Family-Sales Price	\$146,000	\$153,000	5%	Pos
Median Single Family -PSF	\$88	\$86	-2%	Neg
Days on Market - Single Family	79	88	11%	Neg
Total Active Listings	34,111	27,574	-19%	Pos
Total Pending Sales	41,577	35,672	-14%	Neg
Months Inventory	6.5	6.0	-8%	Pos
Single Family-Building Permits	1756	1831	4%	Pos
Avg. Condo/TH - Sales Price	\$166,450	\$160,280	-4%	Neg
Median Condo/TH - Sales Price	\$131,250	\$129,900	-1%	Neg
Total Condo/TH Sales	382	429	12%	Pos
Median Condo/TH -PSF	\$101	\$98	-3%	Neg
Days on Market - Condo/TH	\$92	\$87	-5%	Pos
Unemployment Rate	5.5%	9.2%	67%	Neg
Apartment Occupancy Rate	86.3%	85.6%	-1%	Neg
Rentals - SFR - Median Rent/Mo.	\$1,300	\$1,250	-4%	Neg
Rentals - SFR - Median Rent/SF.	\$72	\$71	-1%	Neg
Job Growth -Yearly Growth	54,500	(93,000)	-271%	Neg
	<u>2008</u>	<u>2009</u>		
Median Family Income	\$62,956	\$64,120	2%	Pos
	<u>Q4 2008</u>	<u>Q4 2009</u>		
Crude Oil Price	\$48.50	\$78.50	62%	Pos
Natural Gas Price	\$5.76	\$5.90	2%	Pos

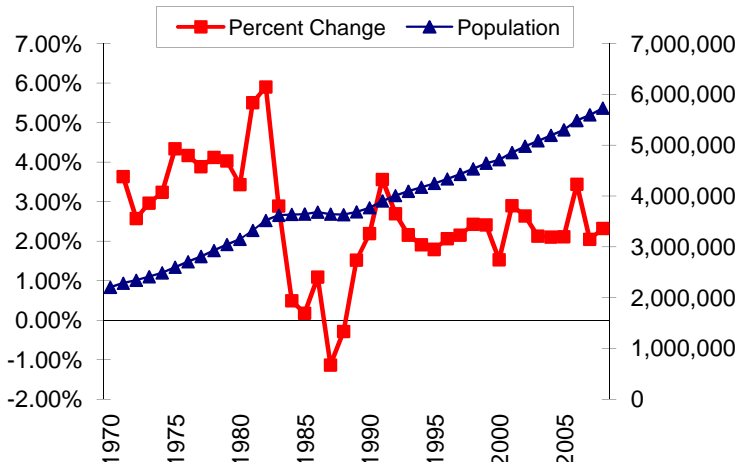
Property Type Inventory - Dec. 2009



Closed SFR Sales - 2009



Houston-Sugar Land-Baytown, TX MSA Population



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