Economic and Market Watch Report

3rd Quarter, 2009

ARMLS®

ARIZONA REGIONAL MULTIPLE LISTING SERVICE, INC.

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ARMLS Economic and Market Watch Report

Arizona Regional Multiple Listing Service, Inc. (ARMLS) has been providing multiple listing services to its subscribers since its inception in 1982. ARMLS was one of the first regional multiple listing services in the country. Our service area includes all of Maricopa County and portions of Pinal and Yavapai Counties. With more than 35,000 subscribers, ARMLS is one of the largest multiple listing services in the country.

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The statistical information presented in this report is compiled from information provided by Arizona Regional Multiple Listing Service, Inc and may not include all sales activity in the market.

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ARMLS
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Local Report

Maricopa County, AZ

Buyer's Market	1	2	3	4	5	Seller's Market

Labor Market :

Employment declined by 19,186 jobs in July and August. The job losses brought about an increase in the average monthly unemployment rate from 7.3% in the second quarter to 8.5% for the second two months of the third quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Maricopa County. However, historically low mortgage rates have created a favorable buying enviroment for those with a job.

Housing Market :

	Q2' 09	*Q3' 09*	*Q4' 09* *(Forecast)*
Average Price	**$174,900**	**$182,200**	↔
# Homes on the Market *	**42,050**	**46,941**	↑
# Homes Sold **	**23,263**	**21,480**	↔
# New Homes Built ***	**2,041**	**1,453**	↑
Avg # of Days on Market	**77**	**67**	↑

* Available as of Sep. 30, 2009.
** May not add to total of zip codes.
*** During the first two months of 3rd quarter.

Data by Zip Codes for Q3 2009

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
	$163,200	N/A	20	N/A	19	97.5%
85003	$244,900	-22.01%	22	-21.43%	138	91.8%
85004	$180,600	-52.31%	13	30.00%	42	96.4%
85005	$33,400	N/A	1	N/A	40	87.9%
85006	$86,400	-35.86%	86	177.42%	47	100.5%
85007	$130,600	-51.34%	40	37.93%	60	93.7%
85008	$81,300	-47.04%	170	102.38%	62	97.7%
85009	$44,600	-34.02%	112	64.71%	51	103.1%

*** % Change of current quarter compared to the same quarter to year ago.

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Local Report

Maricopa County, AZ

Data by Zip Codes for Q3 2009

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
85012	$164,000	-59.24%	49	122.73%	70	96.6%
85013	$158,700	-43.10%	76	52.00%	86	96.0%
85014	$142,800	-33.27%	140	122.22%	82	94.4%
85015	$83,900	-43.46%	138	70.37%	61	97.8%
85016	$204,000	-44.34%	168	31.25%	77	94.5%
85017	$50,000	-47.42%	143	113.43%	62	101.8%
85018	$340,600	-31.16%	126	-1.56%	99	91.8%
85019	$57,200	-39.21%	134	88.73%	53	101.5%
85020	$168,800	-30.13%	121	17.48%	87	95.4%
85021	$181,200	-30.63%	92	41.54%	73	95.9%
85022	$163,100	-32.24%	192	38.13%	73	96.1%
85023	$129,400	-33.98%	131	27.18%	62	98.0%
85024	$188,500	-26.28%	132	40.43%	64	96.7%
85027	$106,900	-37.27%	175	23.24%	55	99.9%
85028	$278,400	-18.50%	93	55.00%	88	95.1%
85029	$90,300	-40.16%	194	53.97%	55	99.9%
85031	$45,100	-42.84%	132	106.25%	52	104.0%
85032	$136,700	-33.02%	348	57.47%	59	98.6%
85033	$49,700	-43.20%	292	88.39%	46	102.8%
85034	$76,300	-54.12%	12	71.43%	48	97.4%
85035	$46,900	-39.33%	187	98.94%	45	106.7%
85037	$78,600	-40.14%	432	78.51%	50	102.9%
85040	$79,800	-31.38%	130	116.67%	67	98.1%
85041	$102,700	-39.37%	390	77.27%	50	101.3%
85042	$113,100	-31.58%	212	92.73%	68	98.9%
85043	$88,700	-30.76%	360	61.43%	54	101.8%
85044	$234,000	-6.81%	129	6.61%	69	95.9%
85045	$364,100	4.93%	33	-38.89%	114	96.5%
85048	$251,400	-21.12%	187	17.61%	61	97.6%
85050	$259,600	-21.12%	161	38.79%	77	95.9%
85051	$69,600	-44.94%	197	66.95%	54	100.5%
85053	$100,400	-35.81%	140	45.83%	61	100.9%
85054	$223,000	-17.50%	44	62.96%	72	97.1%
85083	$267,900	-14.41%	112	72.31%	64	97.3%
85085	$256,100	-16.17%	152	38.18%	57	96.6%
85086	$238,600	-17.41%	404	24.31%	60	99.5%

*** % Change of current quarter compared to the same quarter to year ago.

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Data by Zip Codes for Q3 2009

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
85087	$209,100	-22.78%	66	135.71%	74	98.9%
85139	$130,000	N/A	1	N/A	11	92.9%
85140	$110,000	N/A	1	N/A	6	96.1%
85142	$252,800	N/A	9	N/A	109	99.4%
85201	$85,800	-40.58%	165	83.33%	59	99.1%
85202	$113,700	-34.77%	123	44.71%	56	97.6%
85203	$145,300	-15.08%	117	58.11%	66	98.1%
85204	$95,900	-32.98%	328	77.30%	55	99.8%
85205	$136,800	-28.34%	163	48.18%	75	97.5%
85206	$148,000	-18.55%	140	-1.41%	100	96.6%
85207	$260,000	-8.35%	237	47.20%	66	97.4%
85208	$110,300	-28.84%	207	17.61%	65	100.5%
85209	$156,600	-21.70%	173	12.34%	56	98.8%
85210	$93,900	-26.81%	111	29.07%	49	100.2%
85211	$285,300	N/A	1	N/A	91	106.3%
85212	$181,200	-19.11%	147	13.95%	55	100.5%
85213	$193,000	-23.05%	101	18.82%	75	96.1%
85215	$244,100	-1.41%	64	18.52%	114	93.8%
85218	$130,000	N/A	1	N/A	6	103.2%
85219	$137,500	-2.90%	1	-66.67%	25	105.9%
85220	$85,400	-22.85%	18	38.46%	92	100.3%
85222	$100,000	-37.26%	2	-77.78%	44	83.0%
85224	$175,000	-14.80%	187	36.50%	58	98.5%
85225	$135,300	-30.19%	324	25.10%	62	97.8%
85226	$199,900	-21.73%	137	19.13%	59	96.4%
85233	$191,000	-26.14%	173	-8.47%	57	99.1%
85234	$205,200	-19.97%	251	28.72%	56	98.8%
85236	$118,000	-43.81%	1	-97.22%	16	100.2%
85238	$101,500	-36.52%	13	62.50%	54	102.1%
85239	$99,300	-39.82%	14	-44.00%	81	102.5%
85240	$109,700	-35.09%	3	200.00%	61	102.6%
85242	$229,800	-18.07%	239	10.14%	73	99.0%
85243	$95,500	-27.43%	2	-80.00%	5	107.1%
85248	$241,800	-23.70%	146	-23.56%	92	95.1%
85249	$302,500	-11.03%	254	16.51%	74	98.2%
85250	$222,400	-26.01%	85	8.97%	77	94.5%

*** % Change of current quarter compared to the same quarter to year ago.

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Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
85251	$197,200	-35.02%	196	32.43%	88	95.3%
85253	$1,711,400	9.69%	85	49.12%	171	86.5%
85254	$322,400	-21.12%	215	48.28%	79	95.7%
85255	$572,600	-28.77%	302	54.87%	107	92.7%
85257	$152,900	-31.89%	105	23.53%	72	97.3%
85258	$360,700	-20.69%	141	23.68%	103	93.0%
85259	$557,900	-20.95%	118	59.46%	99	92.6%
85260	$351,100	-6.92%	187	13.33%	104	95.1%
85262	$724,000	-29.74%	149	65.56%	160	89.7%
85263	$350,500	-17.16%	14	133.33%	112	93.5%
85264	$806,000	N/A	1	N/A	139	82.7%
85266	$638,200	-29.16%	83	88.64%	142	91.3%
85268	$372,100	-7.55%	163	8.67%	135	92.0%
85281	$182,500	-21.44%	117	6.36%	85	94.3%
85282	$167,700	-19.76%	145	16.94%	54	96.6%
85283	$198,300	-11.35%	139	59.77%	67	96.1%
85284	$335,000	-17.30%	75	56.25%	70	94.7%
85286	$243,500	-15.63%	209	45.14%	63	98.2%
85295	$220,100	-12.45%	237	56.95%	57	98.6%
85296	$195,000	-19.52%	254	2.42%	59	98.7%
85297	$219,400	-21.75%	195	15.38%	63	98.0%
85298	$282,300	-16.33%	172	49.57%	69	97.5%
85301	$64,400	-39.87%	180	104.55%	55	100.9%
85302	$99,500	-33.89%	186	60.34%	43	100.5%
85303	$92,800	-40.63%	245	50.31%	44	101.3%
85304	$124,800	-32.17%	120	33.33%	76	100.1%
85305	$163,100	-23.86%	64	45.45%	53	100.4%
85306	$107,300	-46.51%	95	48.44%	69	100.2%
85307	$117,600	-28.38%	60	66.67%	37	100.1%
85308	$180,900	-22.79%	330	34.69%	62	98.4%
85310	$226,400	-16.52%	120	42.86%	69	97.6%
85316	$212,500	N/A	2	N/A	879	92.4%
85322	$59,800	-49.75%	3	50.00%	93	94.9%
85323	$102,200	-35.68%	373	16.93%	54	100.9%
85326	$92,600	-34.14%	553	80.13%	55	100.6%
85329	$43,700	-65.04%	4	300.00%	19	97.3%

*** % Change of current quarter compared to the same quarter to year ago.

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Data by Zip Codes for Q3 2009

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
85331	$336,600	-27.71%	172	24.64%	73	96.2%
85335	$77,700	-36.78%	317	36.64%	50	104.2%
85337	$43,000	-53.61%	1	-66.67%	32	93.7%
85338	$142,900	-25.57%	430	35.65%	50	100.1%
85339	$138,000	-29.74%	367	54.85%	53	100.0%
85340	$213,800	-12.81%	207	25.45%	62	97.4%
85342	$131,500	36.84%	6	20.00%	198	84.6%
85345	$92,400	-37.53%	319	67.89%	57	101.0%
85351	$104,000	-20.25%	153	-12.57%	116	92.5%
85353	$103,300	-34.54%	332	29.69%	55	101.6%
85354	$68,200	-51.73%	34	209.09%	89	92.3%
85355	$229,500	-11.12%	70	150.00%	73	97.1%
85360	$201,500	N/A	2	N/A	862	88.9%
85361	$132,800	-32.96%	53	130.43%	68	96.0%
85363	$80,800	-37.94%	43	38.71%	41	101.6%
85373	$150,200	-19.59%	115	35.29%	94	97.1%
85374	$136,800	-23.83%	312	43.78%	74	98.9%
85375	$181,800	-12.30%	179	44.35%	124	94.2%
85377	$682,500	-30.51%	40	263.64%	176	86.6%
85379	$139,900	-25.66%	445	13.81%	48	101.6%
85381	$185,500	-16.85%	93	10.71%	73	98.4%
85382	$184,200	-19.46%	224	30.99%	74	98.3%
85383	$259,500	-18.27%	340	39.92%	76	97.4%
85387	$198,900	-28.19%	80	48.15%	80	96.4%
85388	$142,700	-22.02%	241	27.51%	59	100.4%
85390	$221,400	-4.77%	23	91.67%	143	93.5%
85392	$134,500	-23.05%	287	61.24%	55	101.3%
85395	$220,300	-18.86%	153	23.39%	57	99.4%
85396	$172,000	-31.03%	178	140.54%	74	98.6%

*** % Change of current quarter compared to the same quarter to year ago.

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Local Report

Pinal County, AZ

Buyer's Market	1	2	3	4	5	Seller's Market

Labor Market :

Employment declined by 1,086 jobs in July and August. The job losses brought about an increase in the average monthly unemployment rate from 10.7% in the second quarter to 12.3% for the second two months of the third quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Pinal County. However, historically low mortgage rates have created a favorable buying enviroment for those with a job.

Housing Market :

	Q2' 09	*Q3' 09*	*Q4' 09* *(Forecast)*
Average Price	**$111,300**	**$115,200**	↔
# Homes on the Market *	**4,923**	**5,736**	↑
# Homes Sold **	**2,973**	**2,665**	↔
# New Homes Built ***	**649**	**575**	↑
Avg # of Days on Market	**71**	**61**	↑

* Available as of Sep. 30, 2009.
** May not add to total of zip codes.
*** During the first two months of 3rd quarter.

Data by Zip Codes for Q3 2009

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
	$121,400	N/A	6	N/A	34	102.9%
85118	$497,300	N/A	3	N/A	15	97.3%
85119	$70,200	N/A	1	N/A	5	141.8%
85120	$81,900	N/A	4	N/A	6	100.7%
85122	$72,600	N/A	3	N/A	6	105.8%
85123	$50,600	N/A	3	N/A	6	107.2%
85128	$69,800	N/A	3	N/A	13	97.4%
85132	$113,300	N/A	1	N/A	14	100.0%

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Data by Zip Codes for Q3 2009

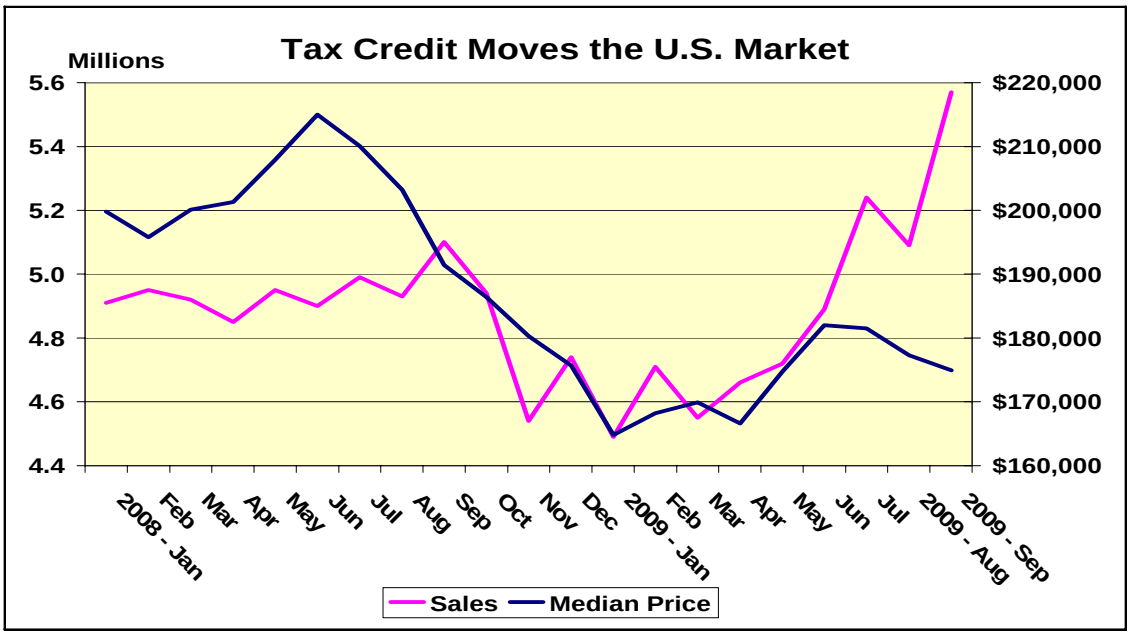
Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
85138	$89,300	N/A	10	N/A	7	104.7%
85139	$104,300	N/A	3	N/A	7	110.6%
85140	$110,600	N/A	6	N/A	5	99.3%
85142	$104,400	N/A	8	N/A	24	100.3%
85143	$93,800	N/A	10	N/A	10	101.5%
85194	$199,900	N/A	1	N/A	9	100.0%
85218	$295,600	-16.09%	100	58.73%	103	92.2%
85219	$131,700	-14.65%	95	39.71%	60	97.8%
85220	$82,100	-35.81%	99	62.30%	70	98.3%
85222	$116,200	-17.65%	245	13.95%	63	98.2%
85223	$58,300	-35.22%	105	69.35%	72	98.3%
85228	$75,800	-39.75%	95	126.19%	58	97.4%
85231	$115,100	14.87%	23	155.56%	55	95.2%
85232	$89,700	-19.41%	132	43.48%	68	99.6%
85237	$110,300	10.30%	3	200.00%	63	94.6%
85238	$111,900	-23.36%	417	122.99%	52	101.7%
85239	$106,100	-25.18%	280	21.21%	75	101.3%
85240	$119,200	-20.37%	258	70.86%	60	100.4%
85242	$119,500	-15.85%	254	-28.65%	45	102.4%
85243	$108,500	-22.39%	436	14.44%	53	101.5%
85245	$132,000	N/A	1	N/A	54	110.0%
85272	$169,800	N/A	3	N/A	185	89.8%
85273	$118,800	-2.38%	6	100.00%	151	91.0%
85293	$112,000	-39.30%	18	350.00%	172	89.6%
85294	$150,300	-35.10%	31	158.33%	104	93.6%
85332	$70,000	N/A	1	N/A	290	93.3%
85631	$80,000	N/A	1	N/A	85	114.4%

*** % Change of current quarter compared to the same quarter to year ago.

What's Driving Your Market?

By Ken Fears
Manger, Regional Economics

We all know that this is one of the strongest buyers' markets in years, possibly decades. But there is a lot of confusion about what is driving it; the $8,000 first-time home buyer tax credit, falling prices, record low mortgage rates, or improved confidence?



It is hard to say which factor sparked this summer's up-tick. By most accounts, though, the majority of first-time home buyers who purchased knew about the first-time home buyer tax credit and were eager to take advantage of it. Given that the share of first time buyers is at its highest levels in years, it's fair to assume that the recent improvement is owed in large part to this credit. However, the current tax credit is far from perfect and what's more, it is set to expire in November.

The first-time homebuyer tax credit allows a new buyer a refund of $8,000 in their taxes if they purchase a home. However, since the only way to get the moneys from the credit is to file with the IRS after the purchase, a buyer cannot use the $8,000 for closing. The Treasury and HUD have made efforts to get state governments to create programs that would enable buyers to use the credit money at the time of purchase. In effect, the HUD suggested that state governments make zero-interest loans to first-time buyers for $8,000. The first time buyers would then pay back these loans when they receive their credit from the IRS. Unfortunately, given the current environment of tight budgets, few state governments created such programs. Thus, the $8,000 may help new buyers to afford improvements and new appliances after a purchase, an added economic boost, but it doesn't help to facilitate the transaction.

A second issue with the current tax credit is that it is relatively small. Here in the market covered by the Arizona Regional MLS, the average selling price is $173,623. Even though this credit money cannot be used at close, it could be used to reduce the principal by 5.8% for the average mortgage (assuming a down payment of 20%) or 4.8% of the average mortgage insured by the FHA (assuming a 3.5% down payment). This translates to a reduction of a buyer's monthly payment from $ 780 to $ 744 under the private financing situation or from $ 941 to $ 897 under the FHA situation.

Even if your buyer doesn't qualify to use the first time buyer tax credit, your buyer will still benefit. Purchases by first-time buyers unlock equity for trade up buyers to make their purchase. Furthermore, the sheer volume of sales stimulated by this tax credit helps to stabilize prices, boosting buyer confidence and easing access to PMI.

By most accounts, the current first-time homebuyer tax credit has helped stimulate demand in the housing market at a time when it was necessary to bring down high inventory levels and stabilize prices. But the program suffers from two big problems. With the tax credit expiring in November and calls for its renewal, there is also the opportunity for improvement.

Help for a Sustainable Recovery

by Lawrence Yun, *NAR Chief Economist*

While we listen to the animated discussions surrounding the health care debate, war strategies, flu vaccines and Nobel Peace Prizes, the federal budget deficit continues to rise. There is certainly no delight in watching the budget deficit soar. The $1.4 trillion deficit in the 2009 fiscal year to September is the highest ever in U.S. history – both in sheer dollar figures as well as the highest since the Second World War if measured in relation to the overall economic pie. It's a huge burden to future generations.

Why should we be concerned? Because continuing high budget deficits could easily cause interest rates to rise much sooner – and possibly quite sharply. Yes, there will be arguments about what federal programs work and which ones just bleed money. But Washington needs to come out with a credible plan to reduce the deficit over time.

Meanwhile, price correction – and over-correction – have wreaked havoc on the broader economy. Wall Street balance sheets were bleeding heavily before the big help from the $700 billion TARP funding. Property owners felt it, too: foreclosures spiked, strategic defaults rose among financially capable but underwater homeowners, and appraisals became messier. Most importantly in terms of economic impact, the bulk of American families have experienced a major hit to their wealth accumulation — by more than $4 trillion in the past three years. The economy will have a difficult time gaining firm footing without government life support if home values continue to fall.

One area where federal taxpayer dollars have been effectively utilized is that first-time homebuyer tax credit. The key to any future sustainable economic recovery lies in home values stabilizing or, better yet, a return to a historical home price appreciation rate of 3 to 5 percent each year. The bubble prices crash landed, but all the excesses have already been removed. In fact, one could legitimately argue that home values have overshot downward. Price-to-income ratio is now below the historical average. The monthly mortgage payment for a middle income person buying a middle priced home is well below its historical norm.

A review of the latest data strongly suggests that the homebuyer tax credit has had its intended impact of significantly stimulating home sales. From about 4.5 million annualized home sales pace in the few months prior to the stimulus, sales have jumped to 5.1 million in recent months. That is a change of 600,000 additional existing-home sales. New home sales have risen from the mid 300,000 to low 400,000 range over the similar period. The rise in sales has been concentrated in the lower-priced home segment largely because first-time buyers are looking to stay, rightly, well within their budget.

Housing inventories, while still higher than desired levels, have been trimmed. The latest 8-month supply of existing-home inventory is much better than the double-digit figures of last year. Home values have likewise moved in an "improving" direction. Broadly speaking, they are down from one year ago, but the declines have been less steep in recent months compared to the pre-stimulus times. The median existing-home price as of August was down 12.5 percent compared to a nearly 20 percent decline early in the year. In short, sales have risen and home prices are on the verge of stabilizing.

But the housing stimulus package is set to expire. A settlement, and not the contract signing to buy, must occur by the end of November. Some first-time buyers who are signing contracts to buy in October just may make the deadline. It would be pity if the housing market which is just on the cusp of a self-sustaining recovery rolls downhill again. That could happen if potential buyers step back and inventory returns to an upward climb. Falling home values – independent of whether it is over-

correcting or not – will bring back all the associated collateral damage.

A much happier scenario would be that the buying momentum continues for few additional quarters so that inventory falls back down to the normal 5 to 7 months, a level consistent with home value stabilization. Once that is accomplished, the consumer "fear factor" of waiting and waiting for a lower price later will no longer be part of the home buying decision. We will have reached a point of housing market self-sustainability. Consumer confidence will be lifted. The wealth impact of consumers opening up wallets for general consumer goods will steadily turn positive. Thus, the broader economy also gets set for a sustainable recovery without needing further stimulus dollars.

For that happy scenario to play out, a time extension on the home buyer tax credit is critically needed. At a cost of about $10 billion (if extended through the middle of next year), the housing market will likely have recovered nicely with the broader economy on track for a solid robust expansion. That $10 billion price tag is rather modest compared to the $700 billion in TARP funding and $800 billion of the broader economic stimulus package that was passed early in the year (with debate still raging over the effectiveness of that broad spending bill). Moreover, the cost of $10 billion is a static measure that does not take into account job creations and increased tax revenue from rising economic activity. Actually, if we take into consideration all of the economic dynamic responses, the homebuyer tax credit can be argued as a net positive revenue generator for the federal government.

There is nothing like economic growth to dent budget deficits. If the economy was already at full capacity, the housing stimulus would simply be moving dollars from one sector of the economy to another. But as is fully visible out in the streets, we are nowhere near full capacity. Factory capacity utilization was 69.6 percent in August, compared to an 80 percent rate that should be the case in normal economic times. On the job market front, the country is facing a double-digit unemployment rate rather than the healthy 5 or 6 percent unemployment rate. Therefore, there is a plenty of room for growth for a win-win situation for the housing market and other sectors of the economy.

Despite these vast potential benefits to the economy from extending the homebuyer tax credit, valid questions should nonetheless be asked. Is there any pent-up demand remaining? Will the tax credit just go to the people who would have bought a home anyway and thereby will simply pocket the $8,000 check? Well, the following table shows a compelling case for tapping the financially healthy renter population.

In 2000, before the housing market boom, there were 11.5 million renter households who had the necessary income to buy a median priced home at prevailing market conditions. Today, the pool of renters who can buy a median priced home is over 16 million. Just nudging even a small share – say 5 percent – of these financially healthy renters into buying via a tax credit check will mean 800,000 additional home sales. That number is sufficiently meaningful to get the inventory down to the level of home value stabilization. The housing market will then be on the path to a self-sustaining recovery.

After what we have been through this decade, it would be quite nice to observe a return of a "boring" housing market with annual price growth of a steady and normal 3 to 5 percent - without any of the fits, frenzy, and panic. A faster and firmer recovery can happen if the tax credit is opened up to more buyers by making it apply to *any buyers* – just just first-timers – and by raising the income limit for qualification. It would also contribute to healthy economic activity – a sustained recovery – and thus help to put a dent in the deficit. In short – it's a win/win. NAR is working hard to get that homebuyer tax credit extended. You can help – by calling, writing or emailing your Congressional representatives. It's good for home buyers, it's good for REALTORS®, and it's good for the U.S. economy.

This table reflects data available through July 3rd of 2009.

Monthly Indicator	Recent Statistics	Likely Direction Over the Next Six Months	Forecast
Existing Home Sales slipped 2.7% in August to a seasonally adjusted annual rate of 5.10 million units – 3.4% above their sales level in August of 2008. The national median sales price for an existing home was $177,700. The inventory of existing homes available for sale at the end of August fell to 3.62 million units – an 8.5-month supply at the current sales pace.	Aug 09 5,100 Jul 09 5,240 Aug 08 4,930	↑	The strength of recovery depends on tax credit extension
New Home Sales rose slightly in August, posting a seasonally adjusted annual rate of 429,000 units – 0.7% ahead of July's revised rate of 426,000. New home inventory continued to decline to a 7.3 month supply at the current sales rate. That is down 3.9% from the previous month and more than 34% off its year-ago level.	Aug 09 429 July 09 426 Aug 08 444	↑	To rise from rock bottom levels
Housing Starts also posted a small increase in August, registering 598,000 units – up 1.5% from July's level of 589,000. Despite the rise in August, starts were still 29.6% below their level a year ago. Building permits – generally a reliable indicator of future starts – posted a seasonally adjusted annual rate of 579,000 – 2.7% above July's level.	Aug 09 598 July 09 589 Aug 08 849	↑	A long way to go until full recovery but still trending up
Housing Affordability continued at very healthy levels. NAR's Housing Affordability Index (HAI) posted a reading of 159.1 in August – up from July's reading of 155.5 and significantly higher than the 125.8 reading in August of 2008.	Aug 09 159.1 July 09 155.5 Aug 08 125.8	↔	No meaningful changes to income, home value, or mortgage rates
Mortgage Rates remain at historic lows. The average rate on a 30-year fixed mortgage loan was 5.42% in June. While an increase from May's average rate of 4.86%, it is well below the 6.32% average in June of 2008. As the economy begins to turn the corner, look for mortgage rates to inch upward although remaining well below 6% for the foreseeable future.	Sept 09 5.06% Aug 09 5.19% Sept 08 6.04%	↑	Slowly inching higher
Employment The economy shed 263,000 jobs in September – a larger number than anticipated and a sign that despite other encouraging figures on the economy, the job market remains a drag on a more robust economic recovery. The unemployment rate rose to 9.8% – its highest level since June of 1983.	June 09 -263 May 09 -201 12-month total: -5,843	↑	Finally to get a net gain in few months after more than 7 million job cuts
Economic Growth The U.S. economy showed some improvement in the 2nd quarter of this year. Real GDP growth registered -0.7% – a significant increase from the -6.4% figure in the 1st quarter Going forward, GDP growth should turn positive in the 3rd quarter, but consumer spending activity may be tempered by the still-worrisome job market.	2009:II -0.7% 2009:I -6.4% 2008:II -1.5%	↑	Production recovery intact

Notes: All rate are seasonally adjusted. New home sales, existing home sales, and housing starts are shown in thousands. Employment growth is shown as month-to-month change in thousands. Inflation is shown as the month-to-month change in the Consumer Price Index. Sources: NAR, Bureau of the Census, Bureau of Labor Statistics, Freddie Mac, and the Mortgage Bankers Association