

# STANDARD & POOR'S

## Residential Real Estate Indicators August 2008

	2008		2007				
	Q2	Q1	Q4	Q3	Q2	%chya	
<b>S&amp;P/Case-Shiller Home Price Indices</b>							
U.S. National, %ch	-2.4%	-6.7%	-5.4%	-1.8%	-1.0%	-15.4%	
<b>Residential Construction</b>							
Real Residential Construction, billions \$, SAAR	367.10	383.00	411.60	445.30	471.70	-22.2%	
Real Residential Construction, billions \$, SAAR, %ch	-4.2%	-6.9%	-7.6%	-5.6%	-6.8%		
Single Family Residential Construction, billions \$, SAAR	141.92	156.69	182.94	210.34	227.33	-37.6%	
Single Family Residential Construction, billions \$, SAAR, %ch	-9.4%	-14.4%	-13.0%	-7.5%	-5.4%		
<b>Mortgage Delinquency</b>							
Delinquency Rates, All Loans, %	-	6.35%	5.82%	5.59%	4.84%		
Foreclosures Started in Quarter, All Loans, %	-	0.99%	0.83%	0.78%	0.58%		
Delinquencies Rates-Prime Loans, %	-	3.71%	3.24%	3.12%	2.58%		
Foreclosures Started in Quarter, Prime Loans, %	-	0.54%	0.41%	0.37%	0.25%		
Delinquency Rates-Subprime Loans, %	-	18.79%	17.31%	16.31%	13.77%		
Foreclosures Started in Quarter, SubPrime Loans, %	-	4.06%	3.44%	3.12%	2.43%		
	2008		2007				
	July	June	May	July	June	May	%chya
<b>S&amp;P/Case-Shiller Home Price Indices</b>							
20-City Composite, %ch	-	-0.5%	-0.9%	-0.4%	-0.3%	-0.2%	-15.9%
10-City Composite, %ch	-	-0.6%	-1.0%	-0.5%	-0.4%	-0.3%	-17.0%
<b>Existing Home Sales</b>							
Single Family, 000's, SAAR	4,390	4,260	4,410	5,010	5,010	5,160	-12.4%
Inventory, 000's	3,900	3,900	3,800	3,830	3,750	3,730	1.8%
Months' Supply	10.6	11.0	10.5	9.2	9.0	8.7	15.2%
Median Sales Price, US\$	210,900	213,600	206,000	228,500	229,200	221,900	-7.7%
<b>New Home Sales</b>							
Single Family, 000's, SAAR	515	503	514	796	793	857	-35.3%
Months' Supply	10.1	10.7	10.8	8.3	8.3	7.8	21.7%
Median Sales Price, US\$	231	230	230	246	236	245	-6.3%
<b>Housing Affordability Index</b>							
Composite, base = 100	-	119.20	125.70	103.60	104.90	110.40	13.6%
<b>Housing Starts</b>							
Total, 000's, SAAR	965	1,084	982	1,371	1,458	1,436	-29.6%
Single Family, 000's, SAAR	641	660	682	1,055	1,136	1,146	-39.2%
<b>Mortgage Loan Data</b>							
New Applications, %ch	-2.9%	-17.8%	-8.8%	-2.6%	-5.2%	-0.2%	
30-year Fixed Rate, %	6.4%	6.3%	6.0%	6.7%	6.6%	6.2%	
1-year ARM, %	5.2%	5.2%	5.2%	5.7%	5.7%	5.5%	
<b>Consumer Confidence</b>							
Consumer Confidence Index	51.9	51.0	58.1	111.9	105.3	108.5	
Plans to Buy a Home w/in 6 Months, % yes	2.8%	2.4%	2.4%	3.3%	2.9%	2.8%	
Plans to Buy a Lived-In House w/in 6 months, % yes	1.8%	1.4%	1.3%	2.1%	1.3%	1.2%	
<b>Consumer Sentiment</b>							
Consumer Sentiment Index	61.2	56.4	59.8	90.4	85.3	88.3	
Change in Home Value in the Past Year, % Seeing Decline	41.0%	38.0%	42.0%	17.0%	18.0%	14.0%	
<b>Consumer Credit</b>							
Credit Outstanding, US\$ billions	-	2,586	2,572	2,465	2,450	2,438	5.6%
Credit Outstanding, %ch mom	-	0.6%	0.3%	0.6%	0.5%	0.8%	

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.