

metrostudy

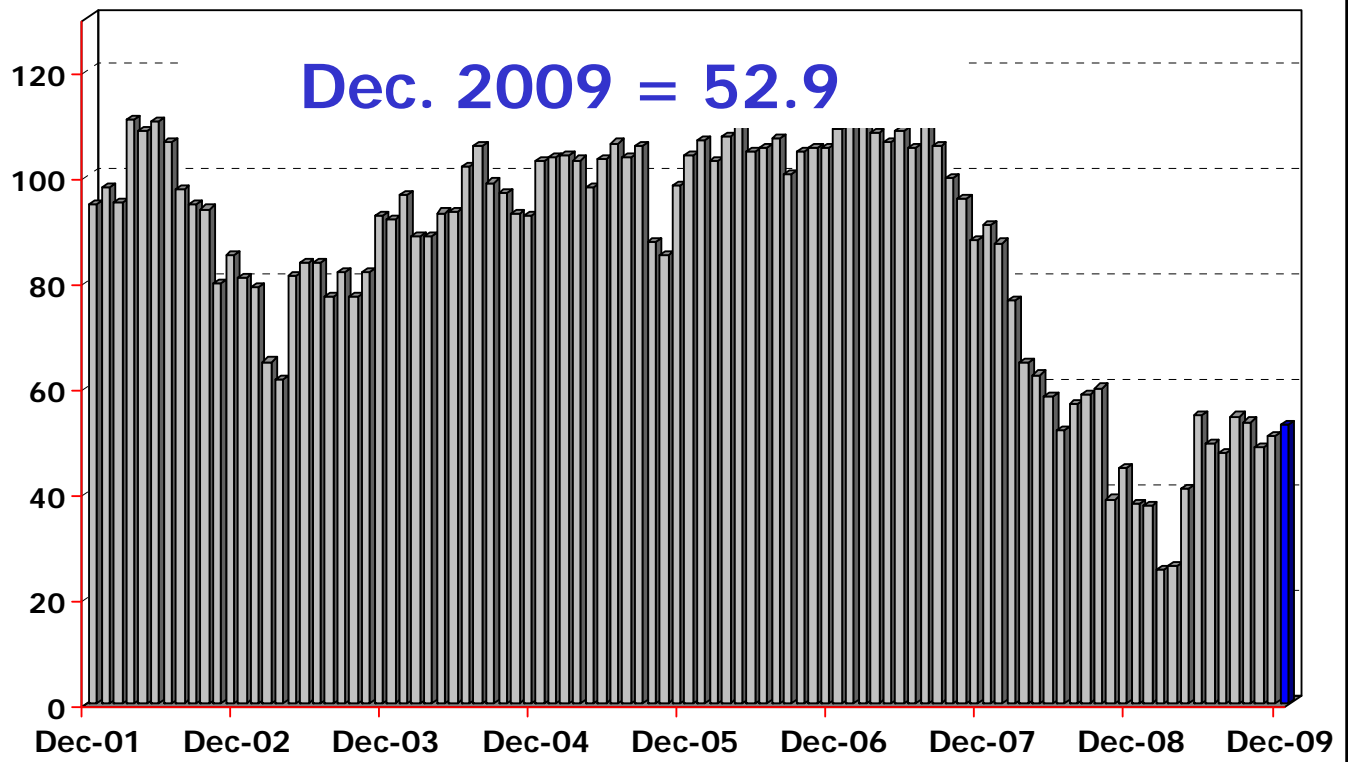
Housing Starts Here



© Copyright Metrostudy 2010

NATIONAL ECONOMIC OVERVIEW

Overall Consumer Confidence Index-Monthly



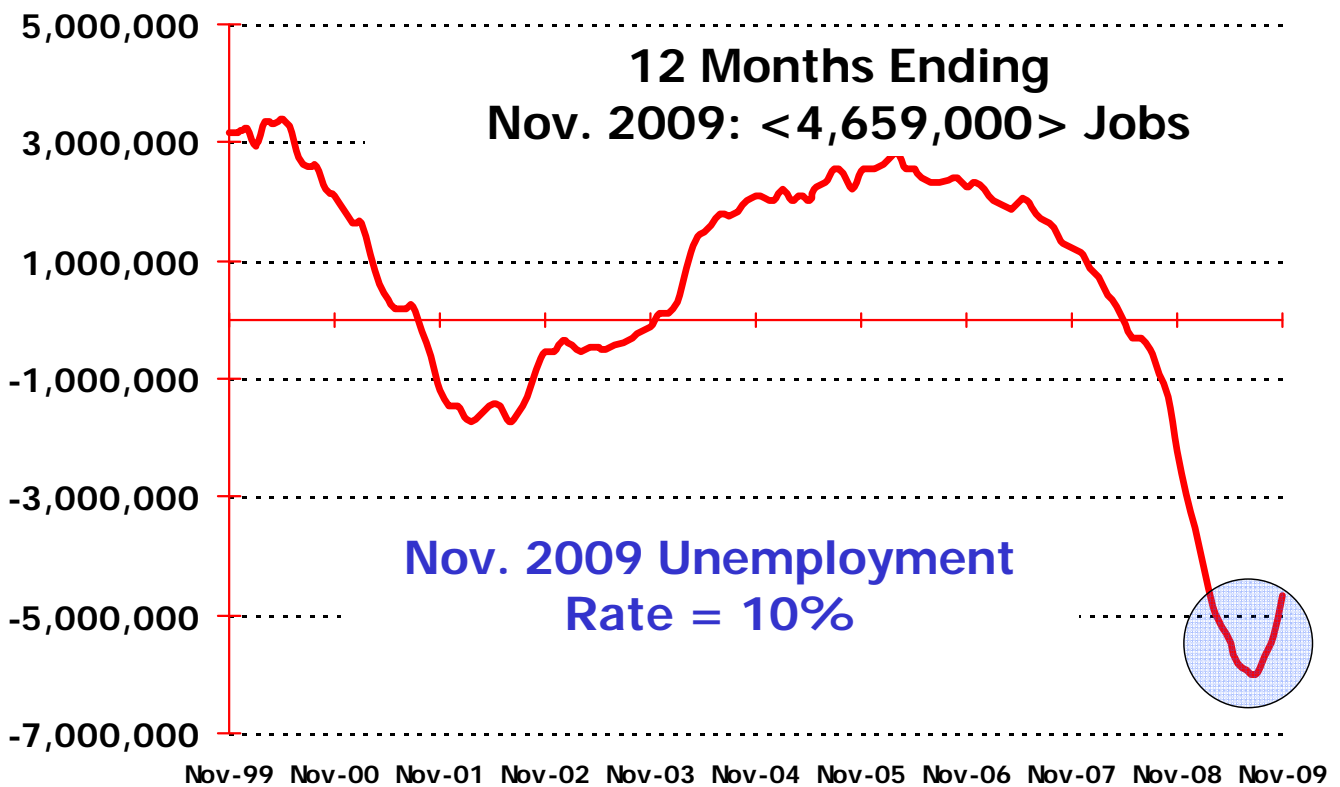
Source: Conference Board



© Copyright Metrostudy 2010

NATIONAL ECONOMIC OVERVIEW

Annual U.S. Non-Ag Job Growth



Source: BLS

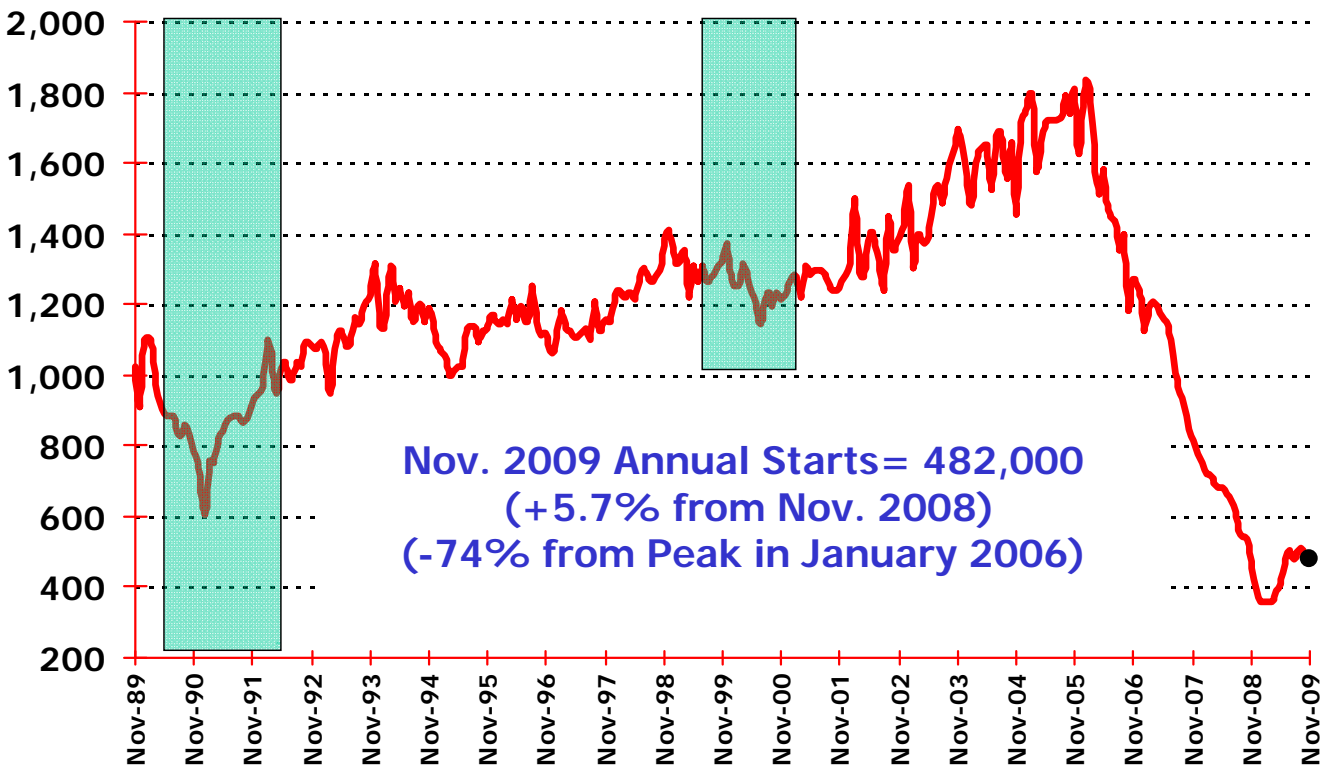


© Copyright Metrostudy 2010

THE U.S. HOUSING MARKET

ANNUAL RATE OF SINGLE FAMILY HOUSING STARTS

Thousands



Source: Census Bureau



© Copyright Metrostudy 2010

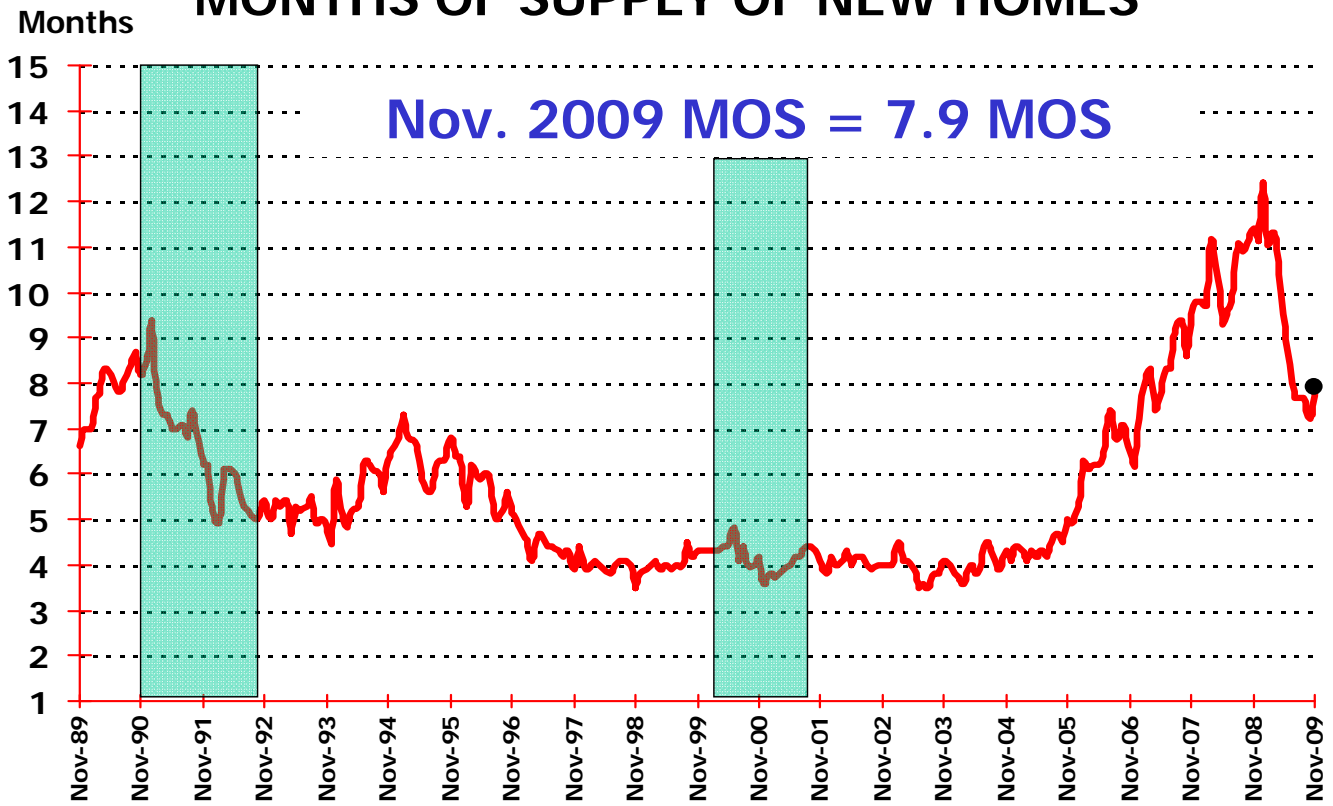
TOP 15 STATES RANKED BY SF PERMITS – (Nov '09)

Rank	State	SF Annual Permit	SF Annual Change
1	Texas	63,222	-20,425
2	Florida	26,574	-16,802
3	North Carolina	24,859	-18,941
4	California	23,305	-11,714
5	Virginia	15,933	-5,350
6	Pennsylvania	13,899	-5,678
7	Georgia	13,673	-14,030
8	South Carolina	13,203	-7,998
9	Washington	12,282	-5,519
10	Arizona	12,049	-7,241
11	Tennessee	11,174	-5,858
12	Louisiana	10,574	-1,515
13	Ohio	10,554	-6,959
14	Indiana	9,521	-3,321
15	New York	9,481	-3,611
Source: Metrostudy - MetroUSA		270,303	-134,962



© Copyright Metrostudy 2010

THE U.S. HOUSING MARKET MONTHS OF SUPPLY OF NEW HOMES

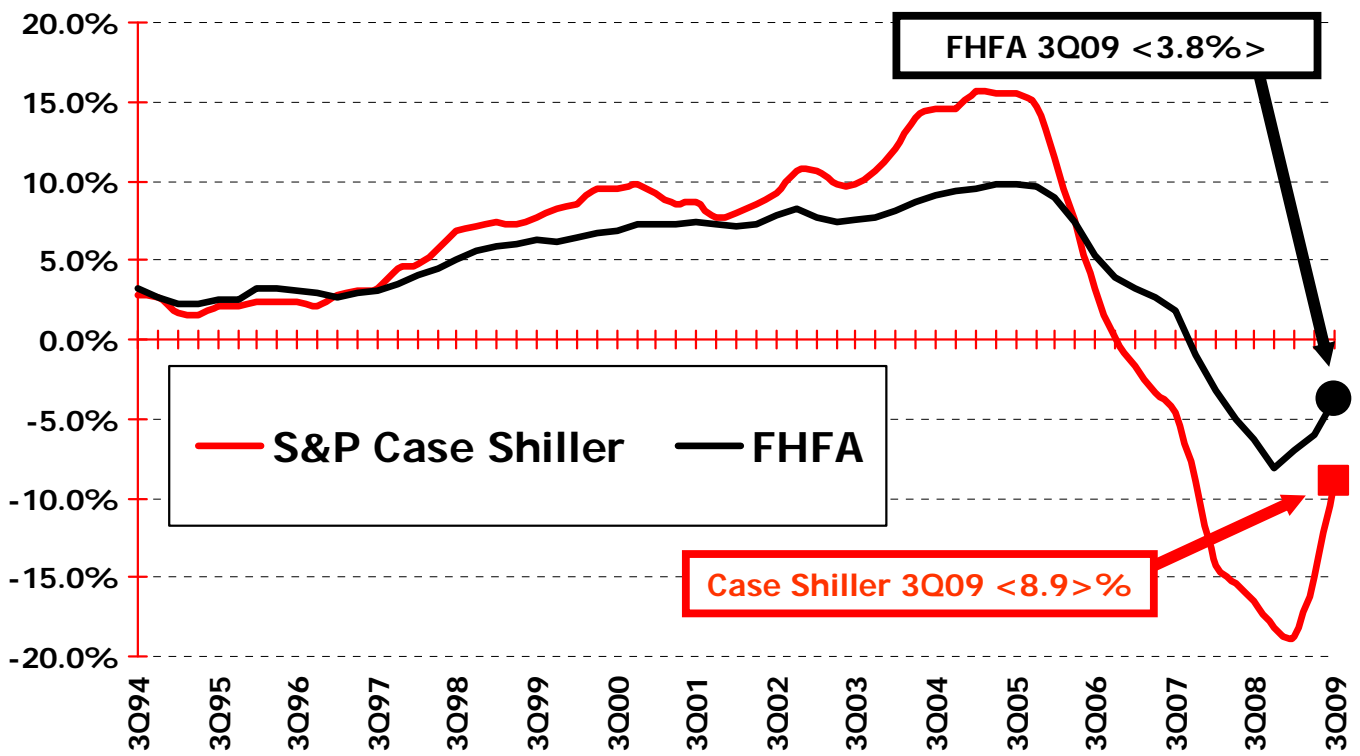


Source: Census Bureau



© Copyright Metrostudy 2010

THE U.S. HOUSING MARKET ANNUAL % CHANGE IN HOME PRICES BY QUARTER S&P CASE SHILLER and FHFA FIGURES



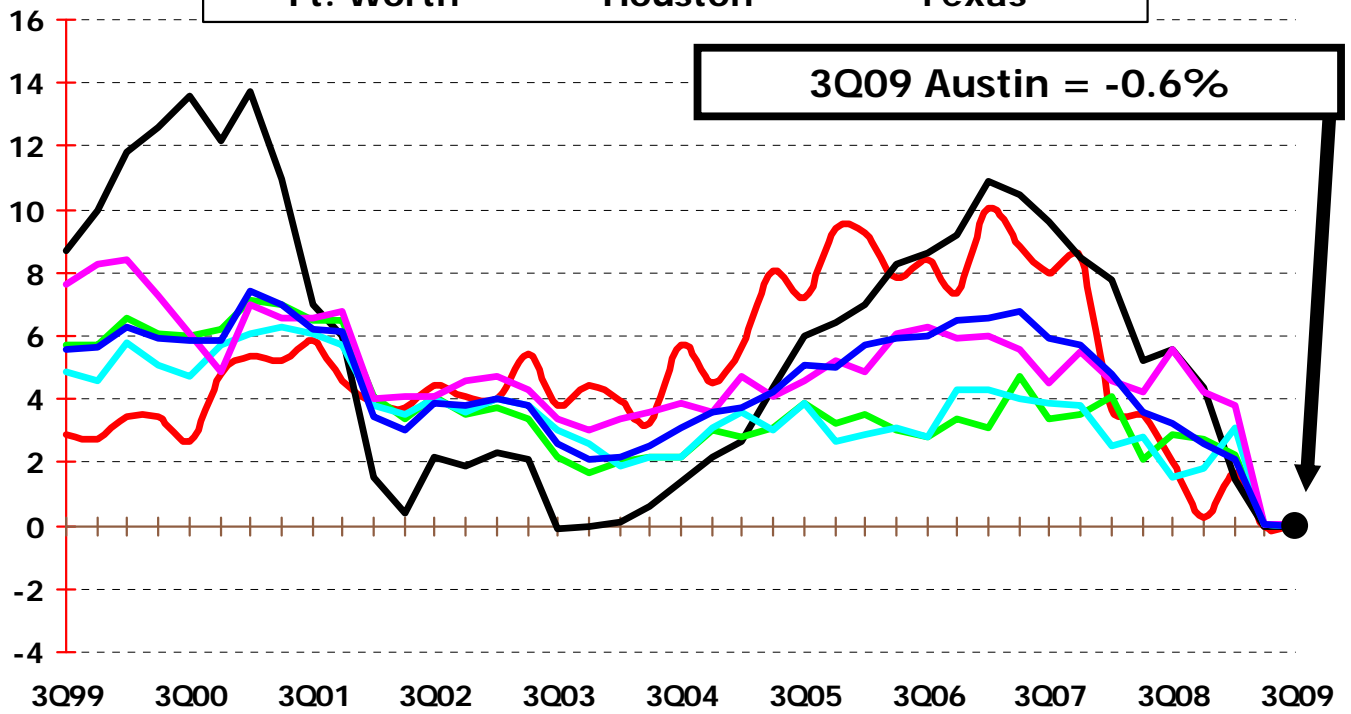
SOURCE: S&P/Case Shiller & FHFA



© Copyright Metrostudy 2010

THE TEXAS HOUSING MARKETS AVERAGE ANNUAL % CHANGE IN HOME PRICES

— San Antonio — Austin — Dallas
— Ft. Worth — Houston — Texas

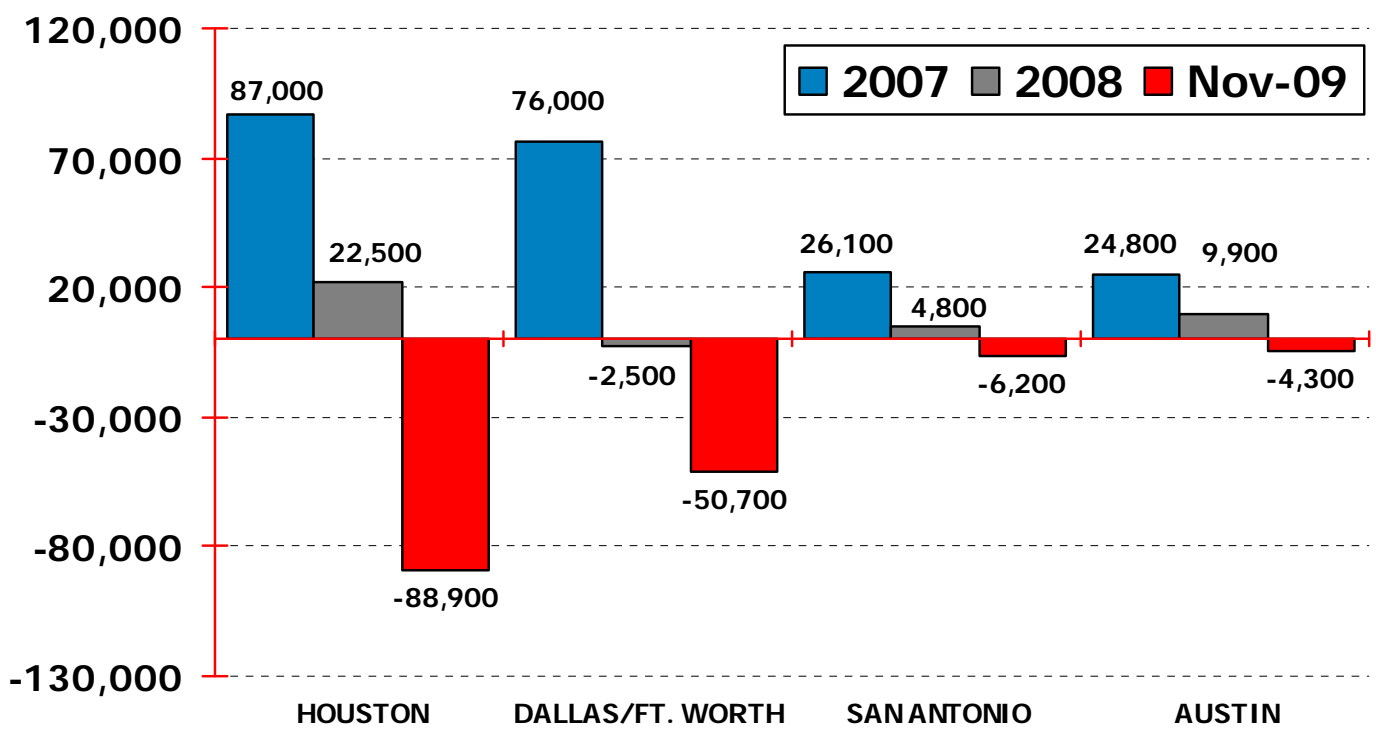


SOURCE: FHFA



© Copyright Metrostudy 2010

JOB GROWTH-MAJOR TEXAS MARKETS Annual Rate 2007, 2008 & Nov. 2009



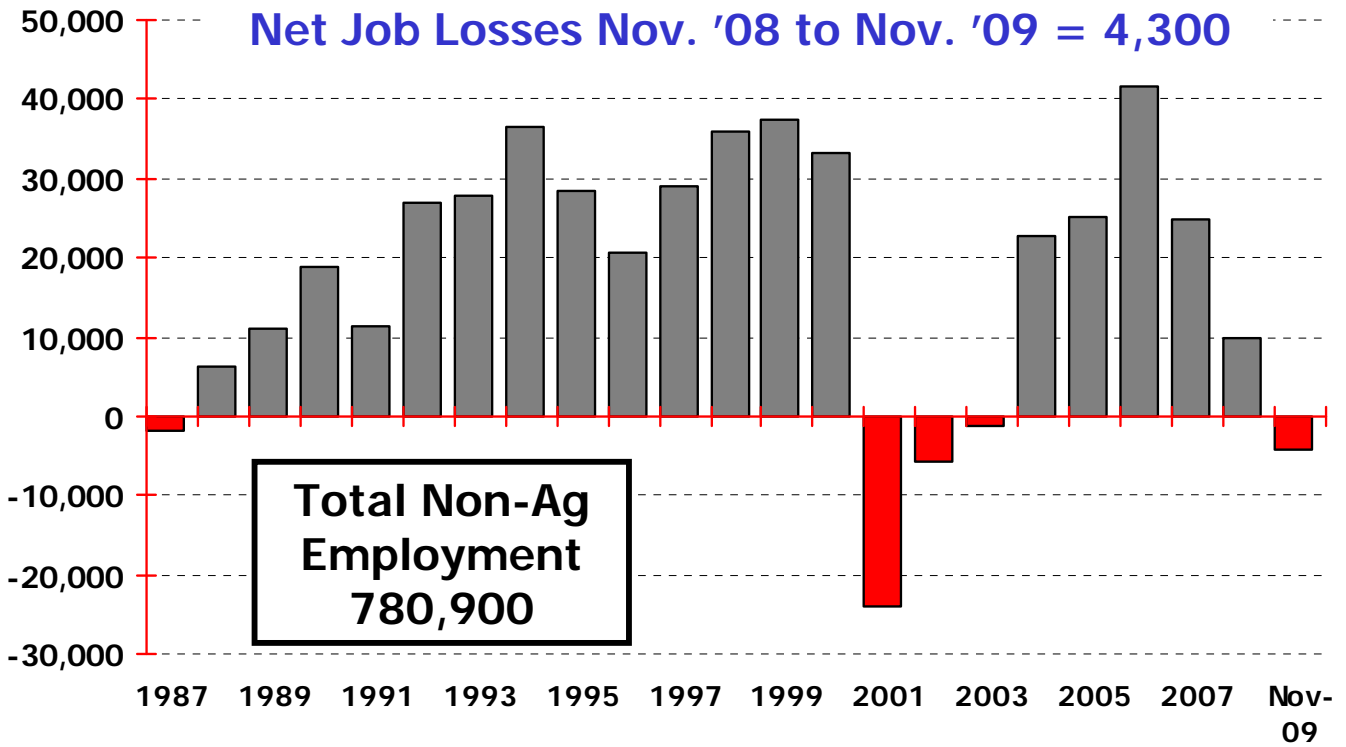
SOURCE: Texas Workforce Commission



© Copyright Metrostudy 2010

AUSTIN ECONOMIC OVERVIEW

Non-Ag Job Growth: Annual Totals

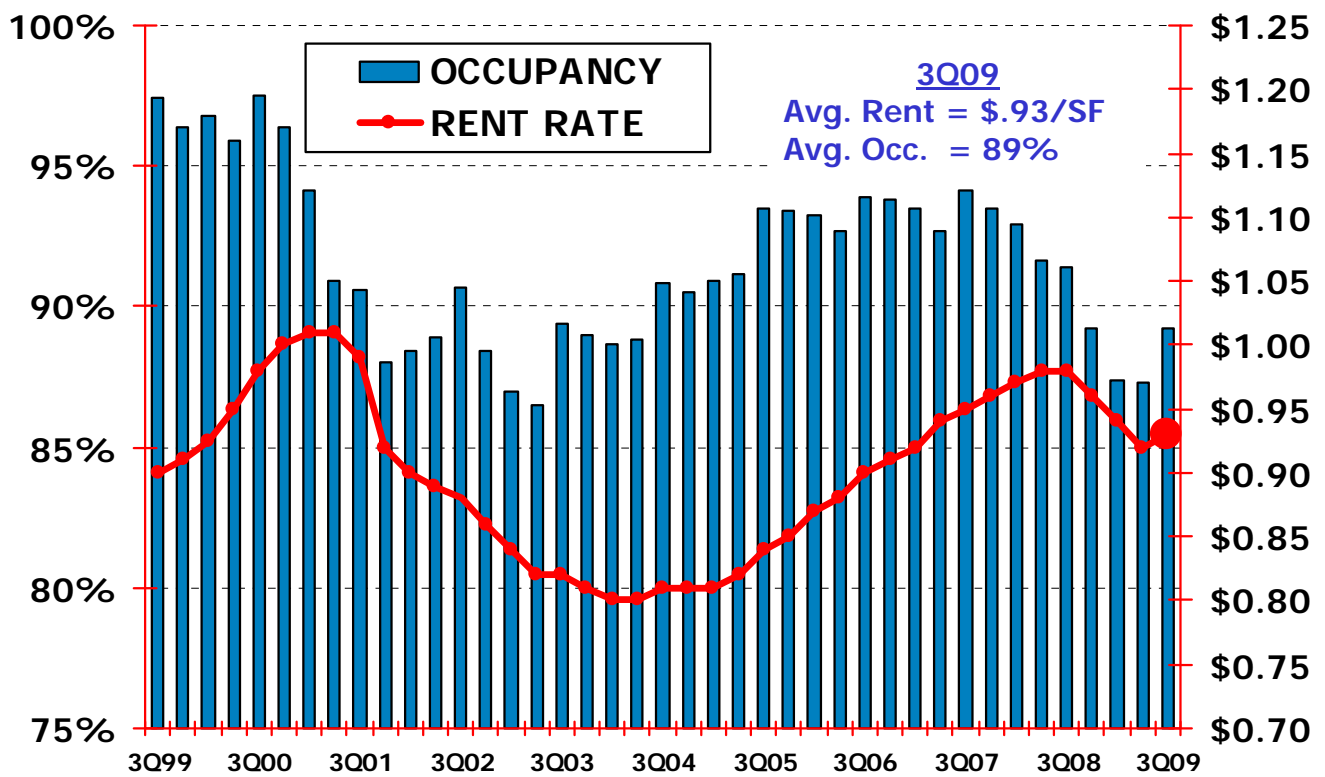


Source: Texas Workforce Commission



© Copyright Metrostudy 2010

AUSTIN APARTMENT MARKET Occupancy/Rents



Source: Austin Investor Interests

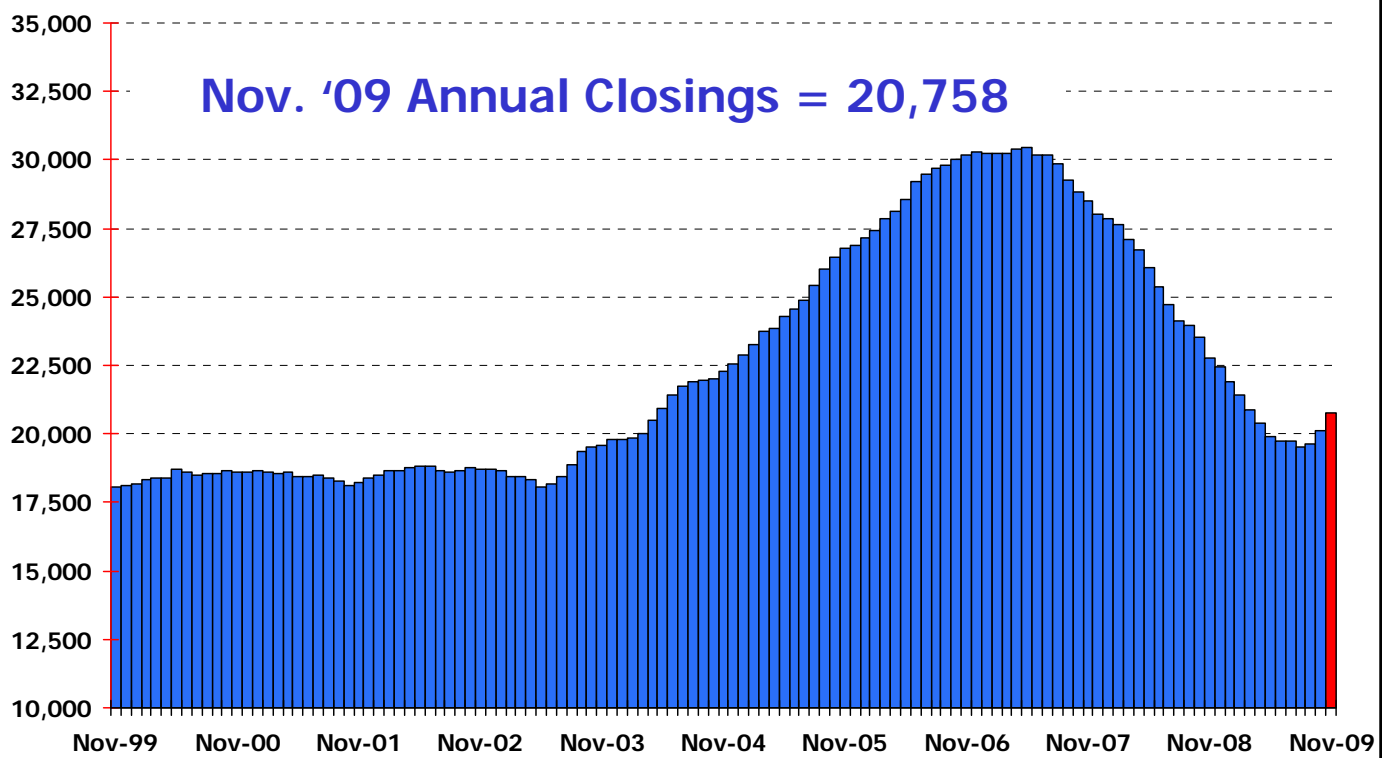


© Copyright Metrostudy 2010

AUSTIN RESALE MARKET-MLS STATISTICS

Annual Closings History

Closings



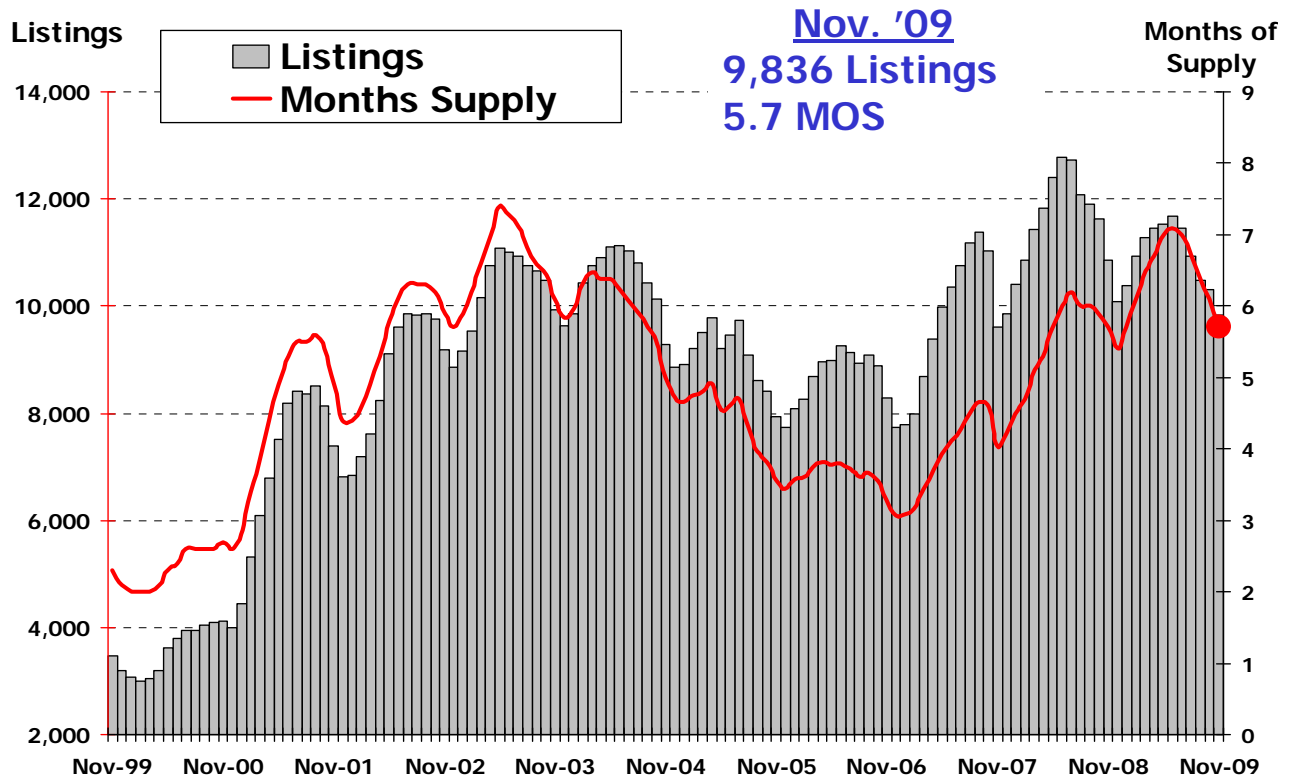
Source: Real Estate Center



© Copyright Metrostudy 2010

AUSTIN RESALE MARKET - MLS STATISTICS

Active Listings & Months of Supply



Source: Real Estate Center

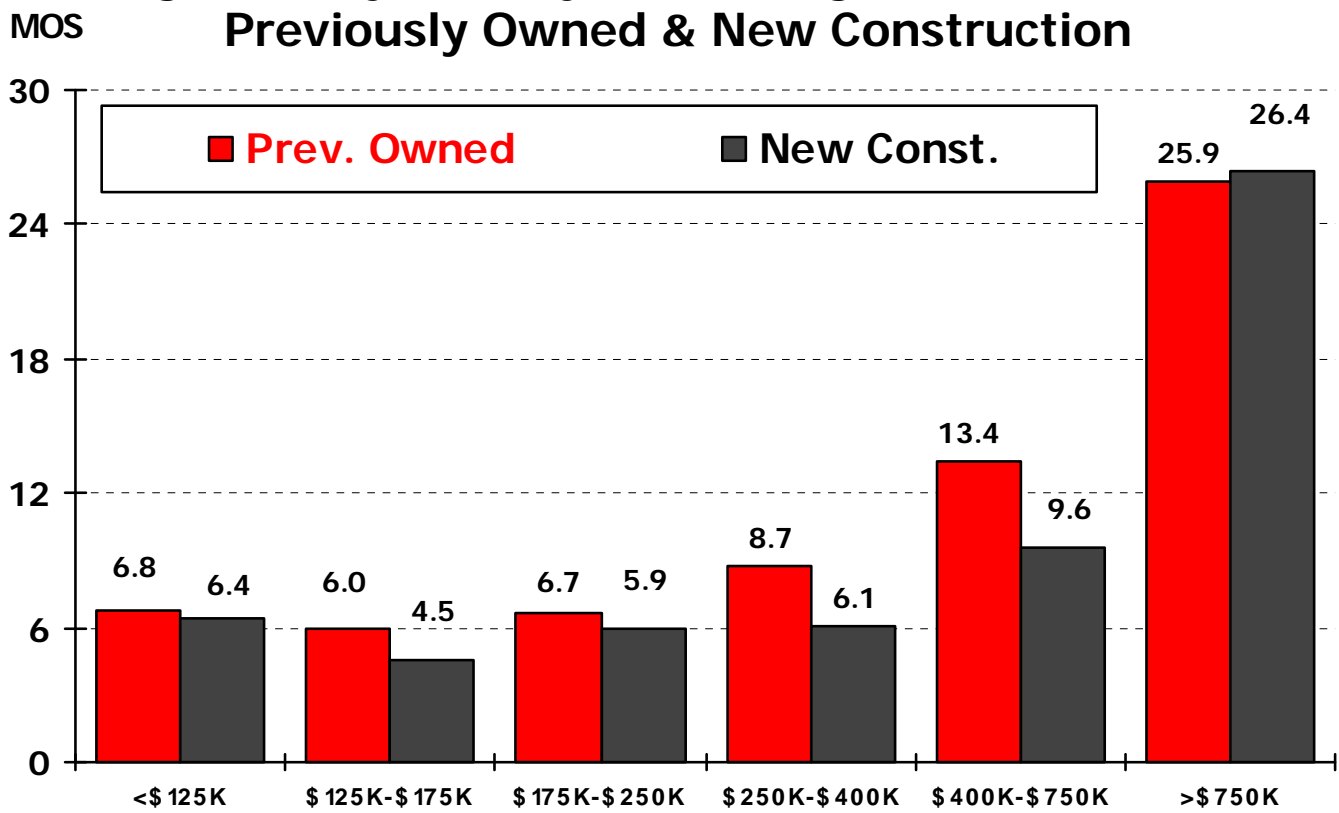


© Copyright Metrostudy 2010

AUSTIN RESALE MARKET – MLS DATA

Single Family MOS By Price Range-November 2009

Previously Owned & New Construction



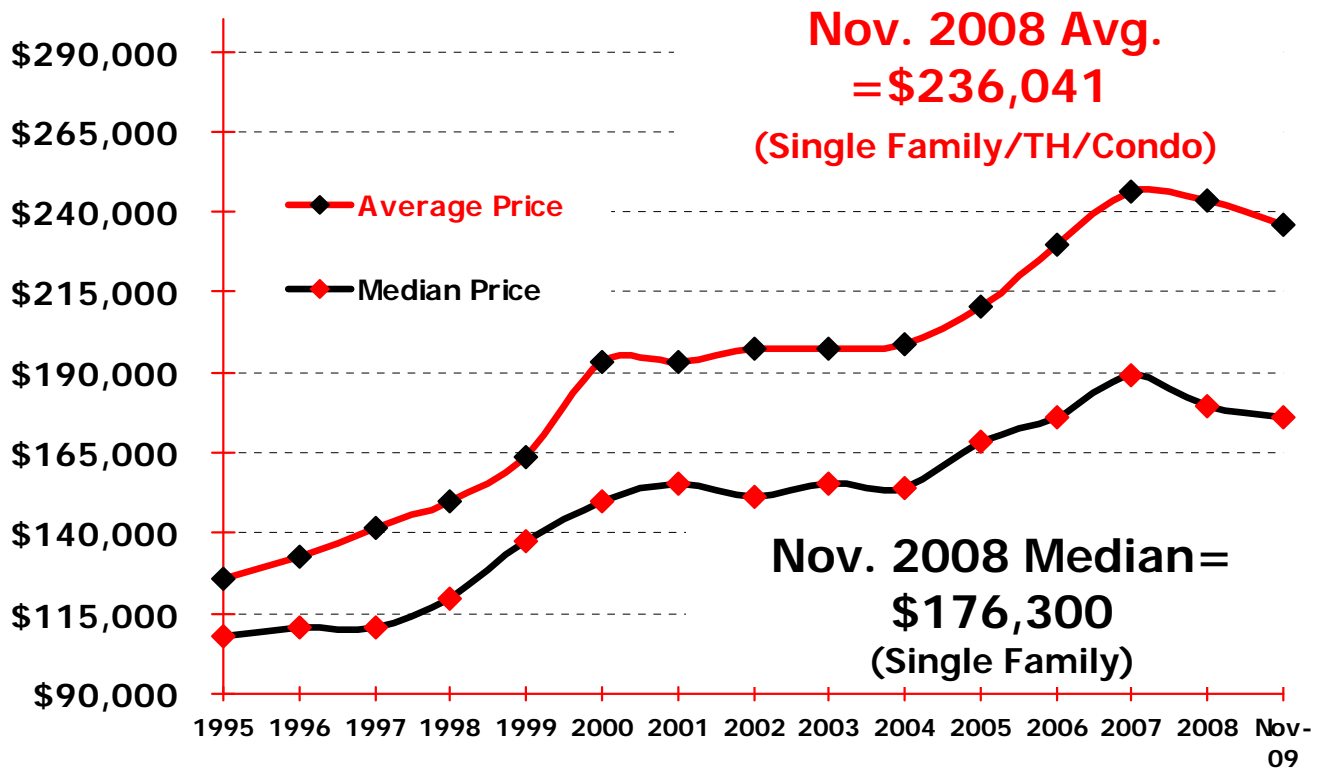
Source: ABOR



© Copyright Metrostudy 2010

AUSTIN RESALE MARKET-MLS STATISTICS

Average & Median Price Trend

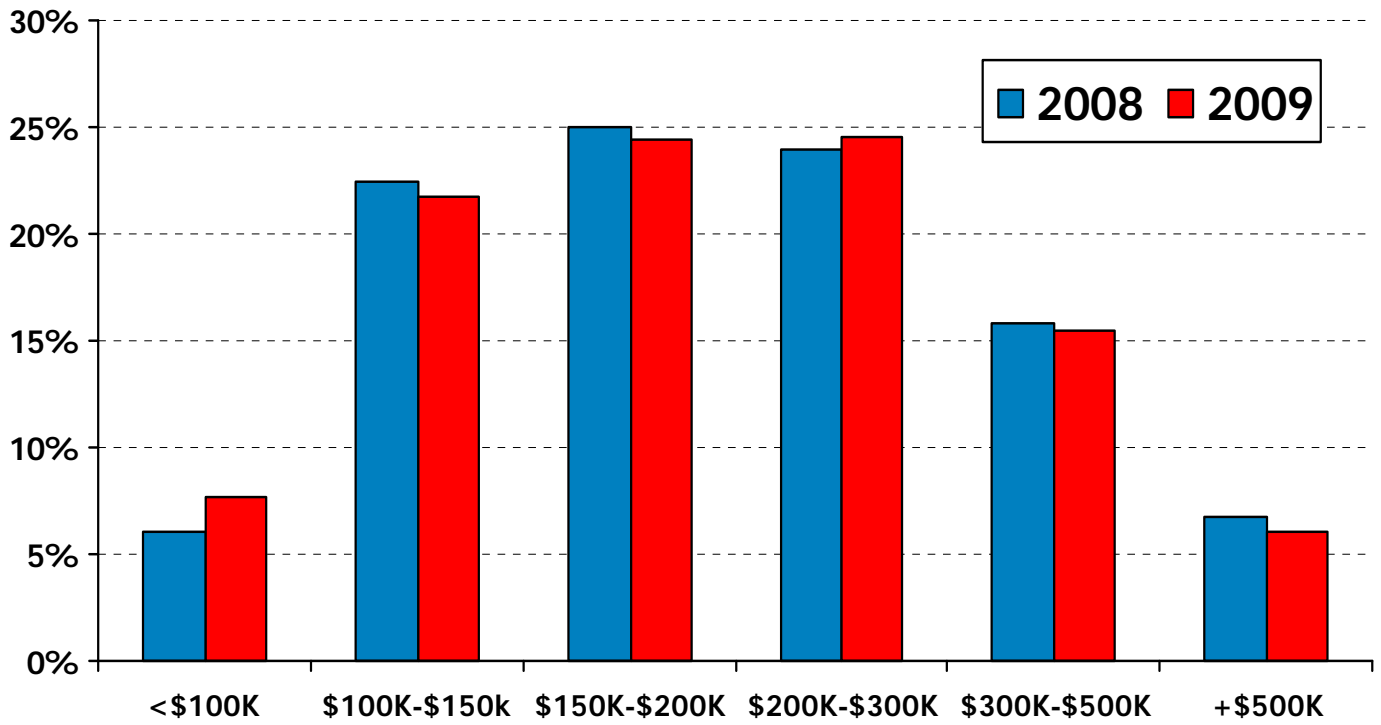


Source: Real Estate Center



© Copyright Metrostudy 2010

AUSTIN MLS CLOSED SALES Distributed by Sales Price YTD Sept. 2008 vs. YTD Sept. 2009

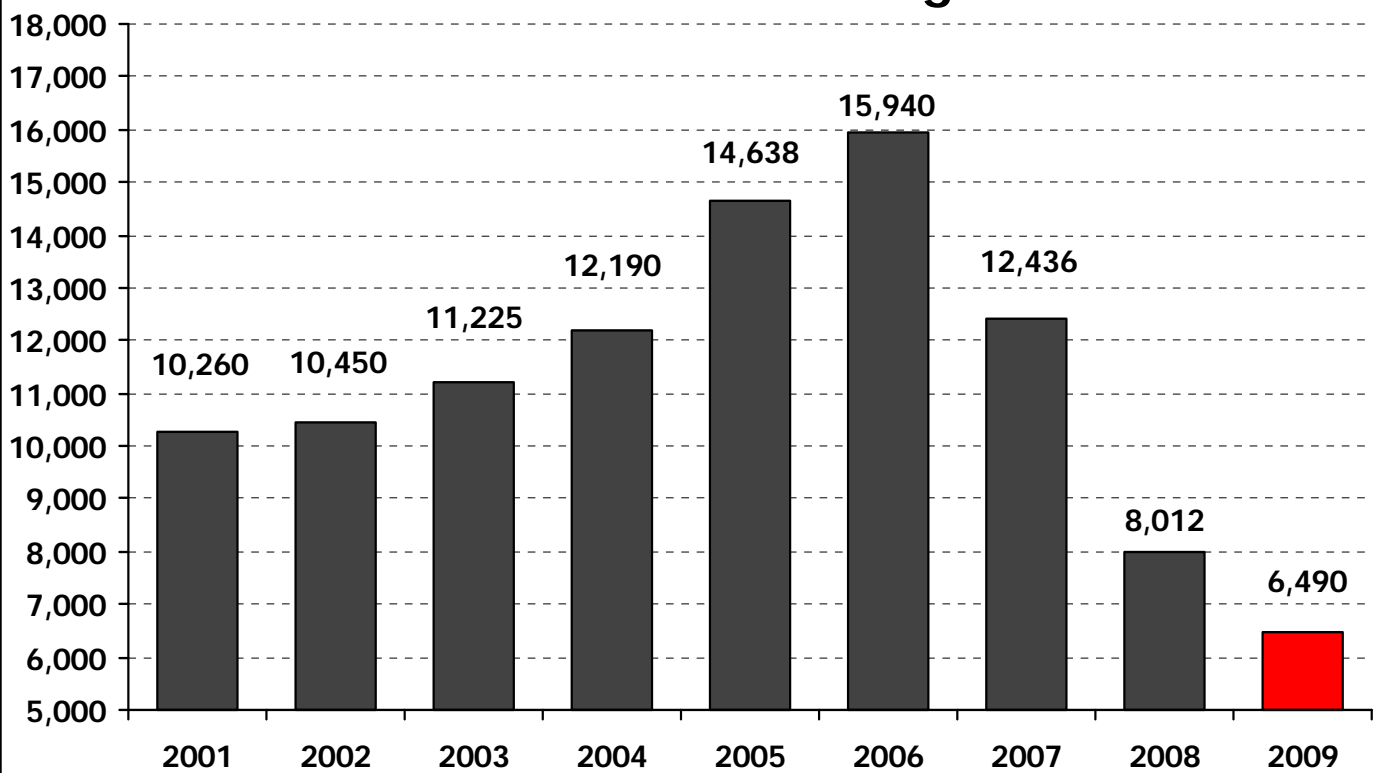


SOURCE: Austin Board of Realtors



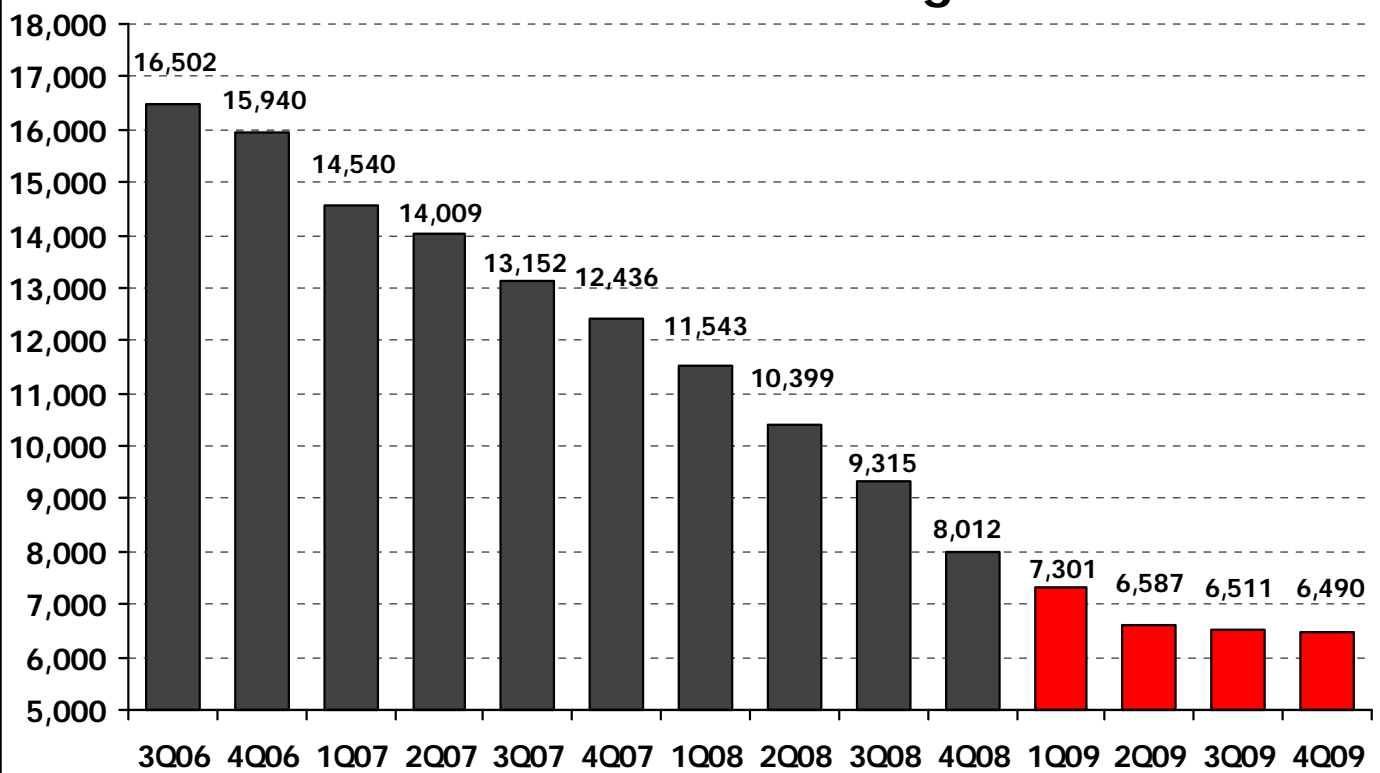
© Copyright Metrostudy 2010

THE AUSTIN NEW HOME MARKET ANNUAL STARTS TREND: 2001 to 2009 Detached Housing



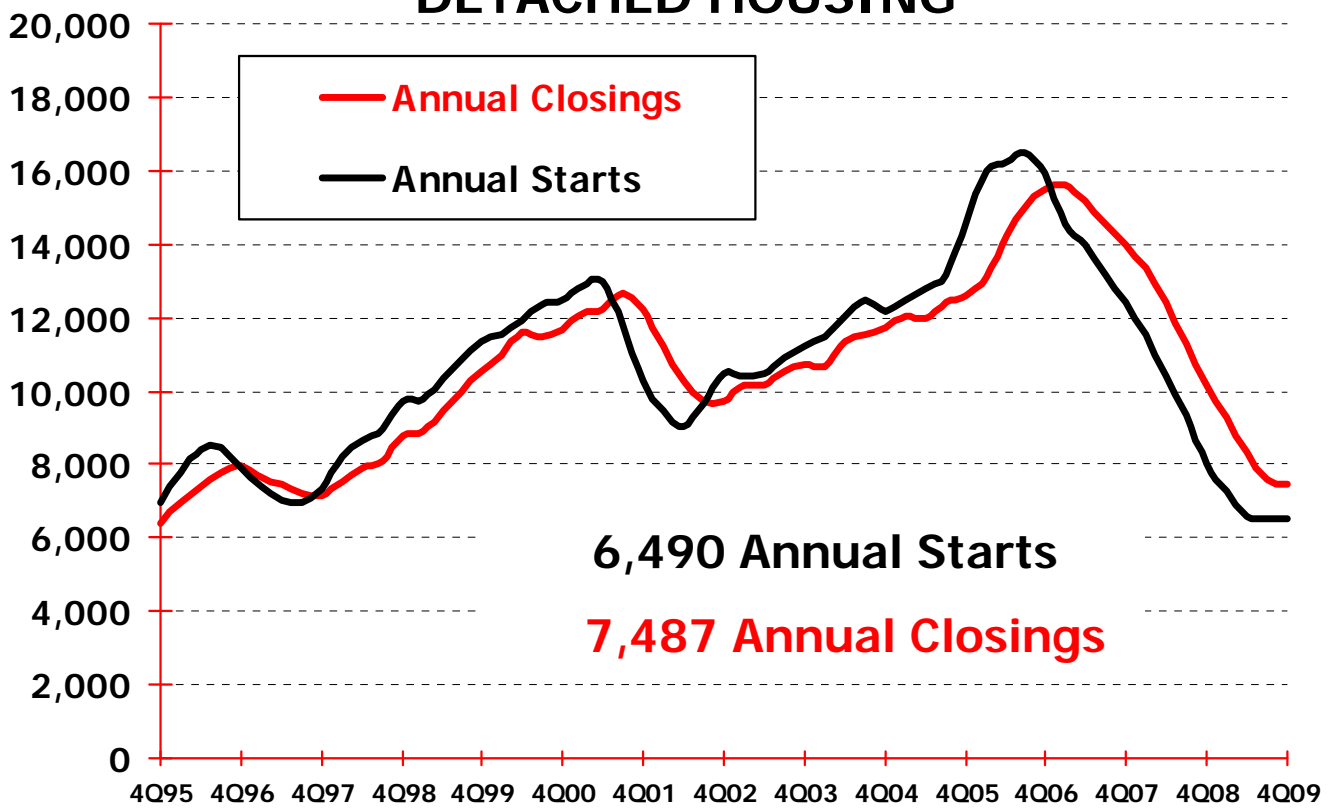
© Copyright Metrostudy 2010

THE AUSTIN NEW HOME MARKET ANNUAL STARTS TREND: 3Q06 to 4Q09 Detached Housing



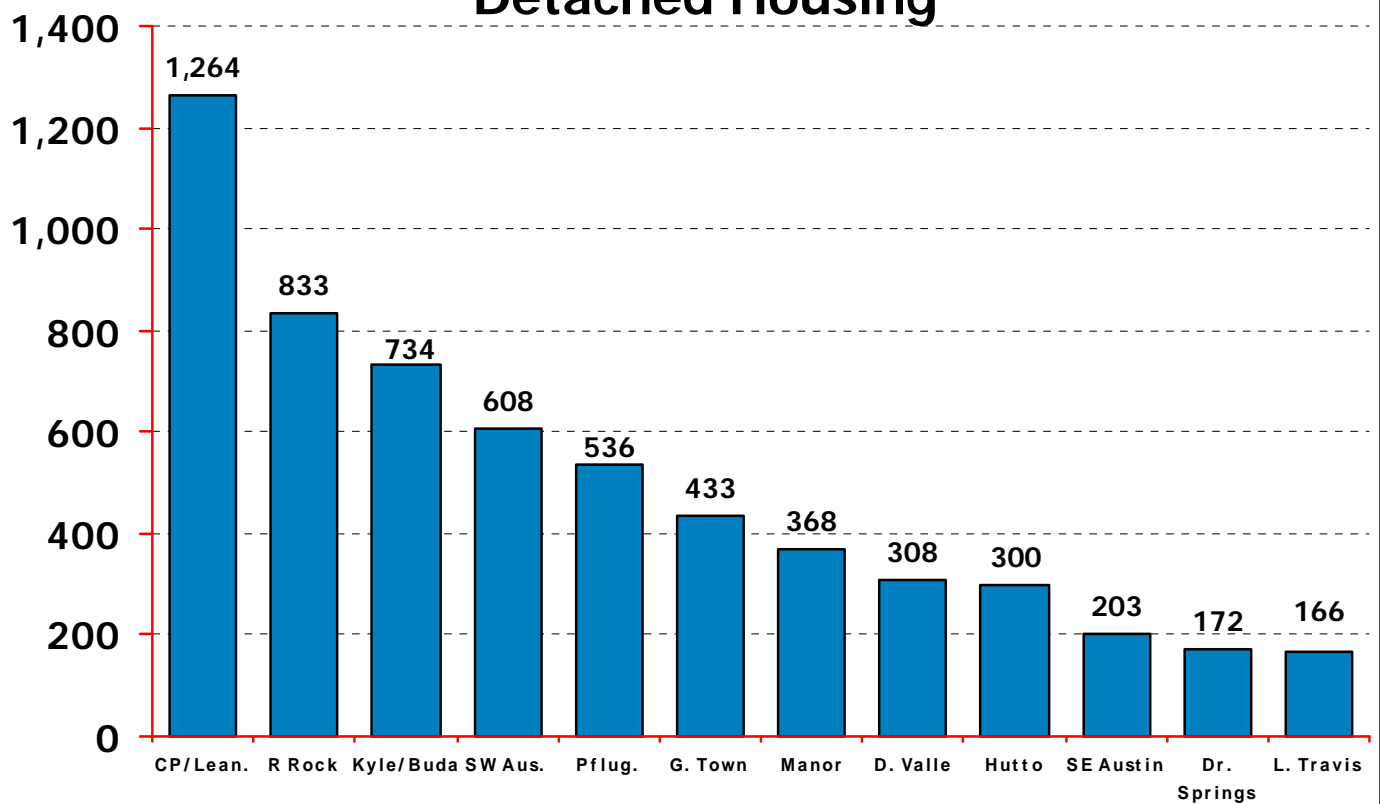
© Copyright Metrostudy 2010

THE AUSTIN NEW HOME MARKET ANNUAL STARTS & CLOSINGS DETACHED HOUSING



© Copyright Metrostudy 2010

THE AUSTIN NEW HOME MARKET 2009 ANNUAL STARTS BY SUB-MARKET Detached Housing

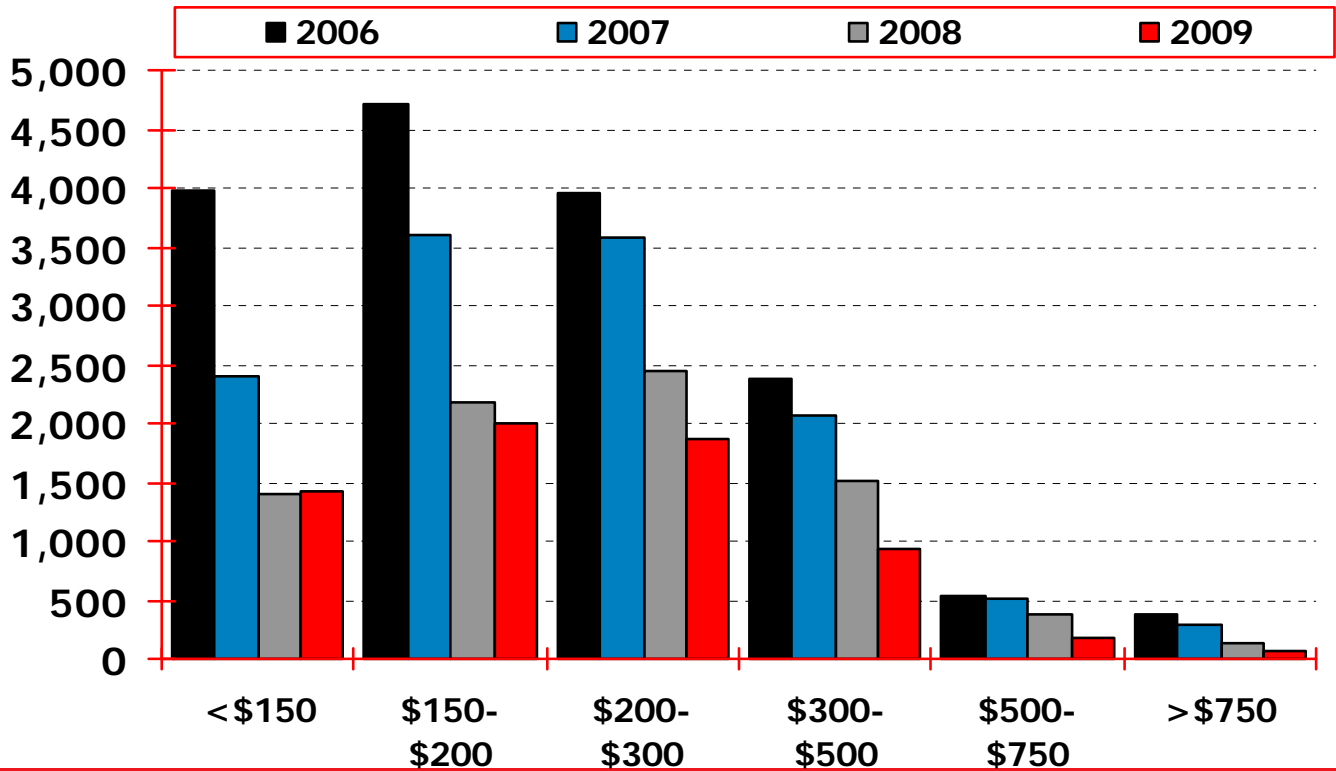


© Copyright Metrostudy 2010

THE AUSTIN NEW HOME MARKET

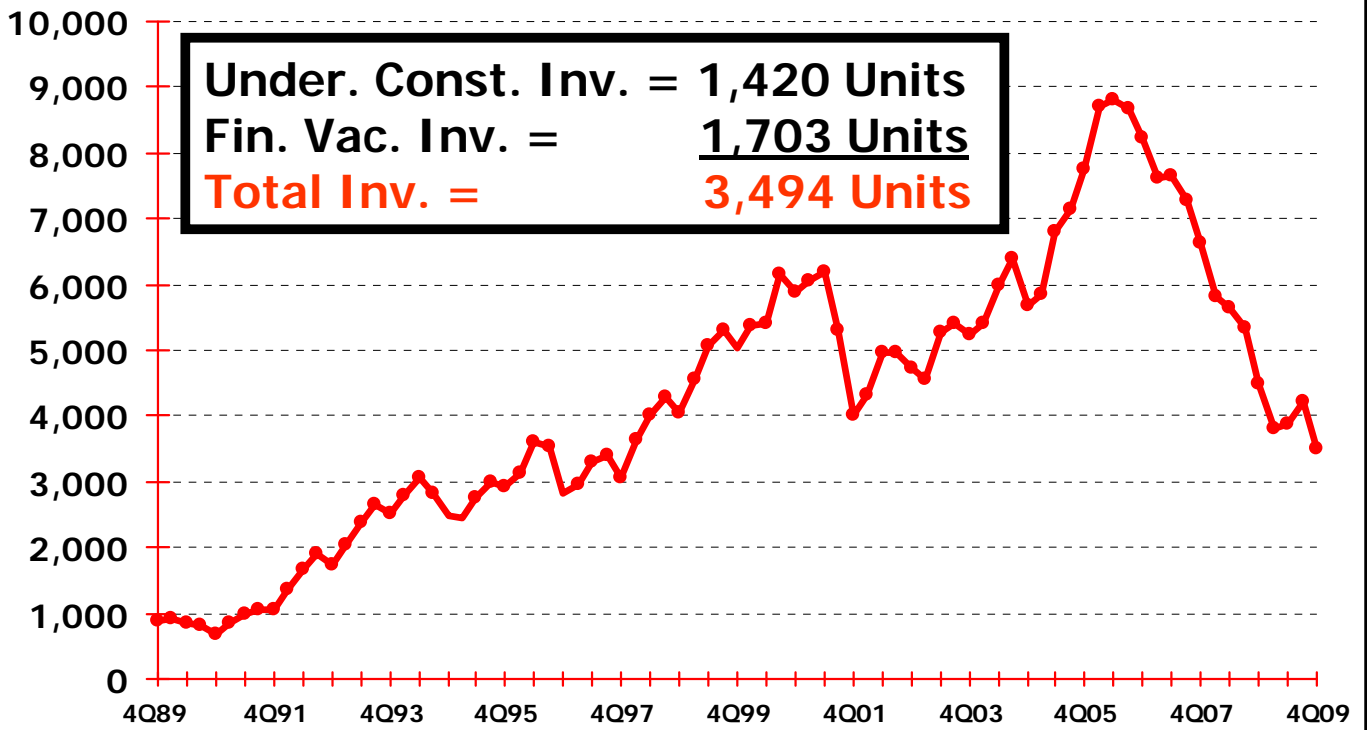
Annual Starts by Price Range

The Detached Market



© Copyright Metrostudy 2010

TOTAL NEW HOME INVENTORY TREND (Under Construction & Finished Vacant Units) Detached Housing



© Copyright Metrostudy 2010

THE AUSTIN NEW HOME MARKET

Vacant Developed Lot Trend

The Detached Market

Annual Starts/
Lot Inventory

30,000

25,000

20,000

15,000

10,000

5,000

MOS

48

42

36

30

24

18

12

6

0

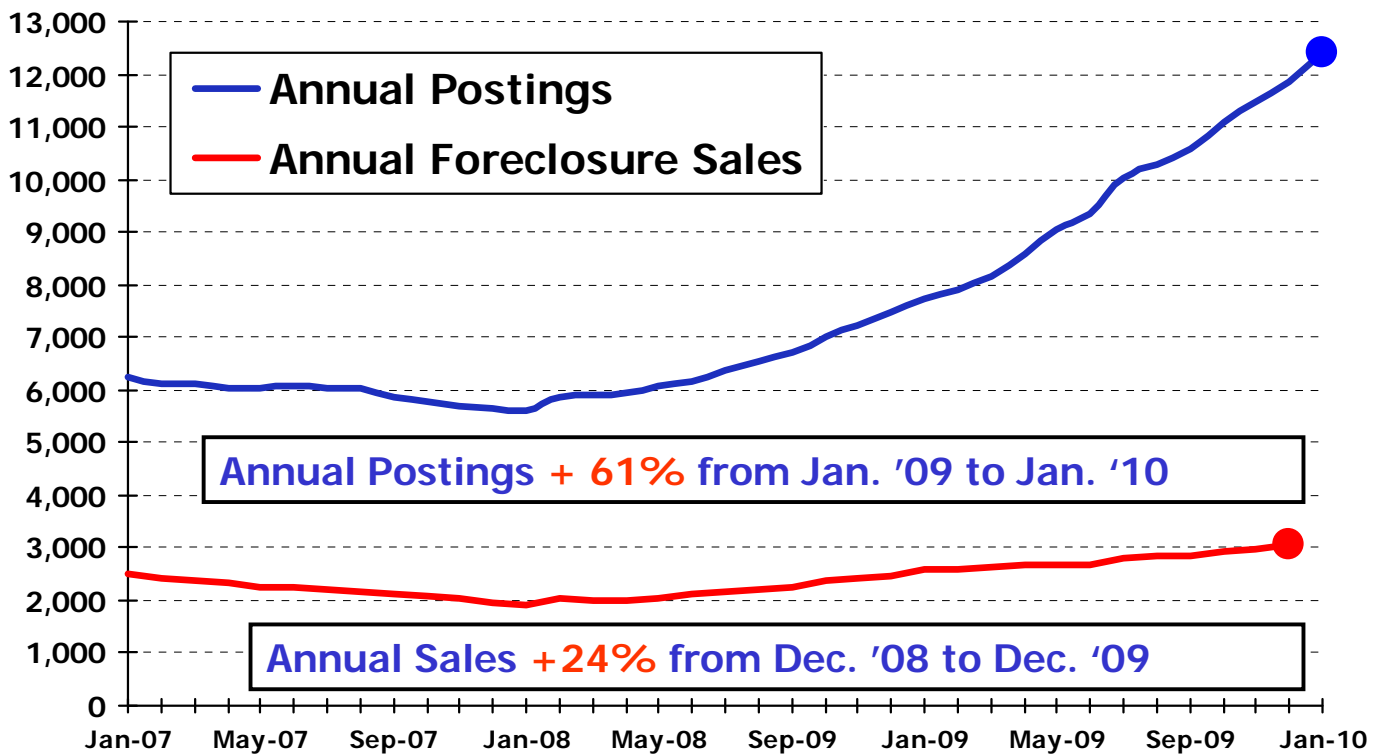


4Q99 4Q00 4Q01 4Q02 4Q03 4Q04 4Q05 4Q06 4Q07 4Q08 4Q09



© Copyright Metrostudy 2010

FORECLOSURE POSTING & SALES TREND Travis & Williamson Counties Annual Rate

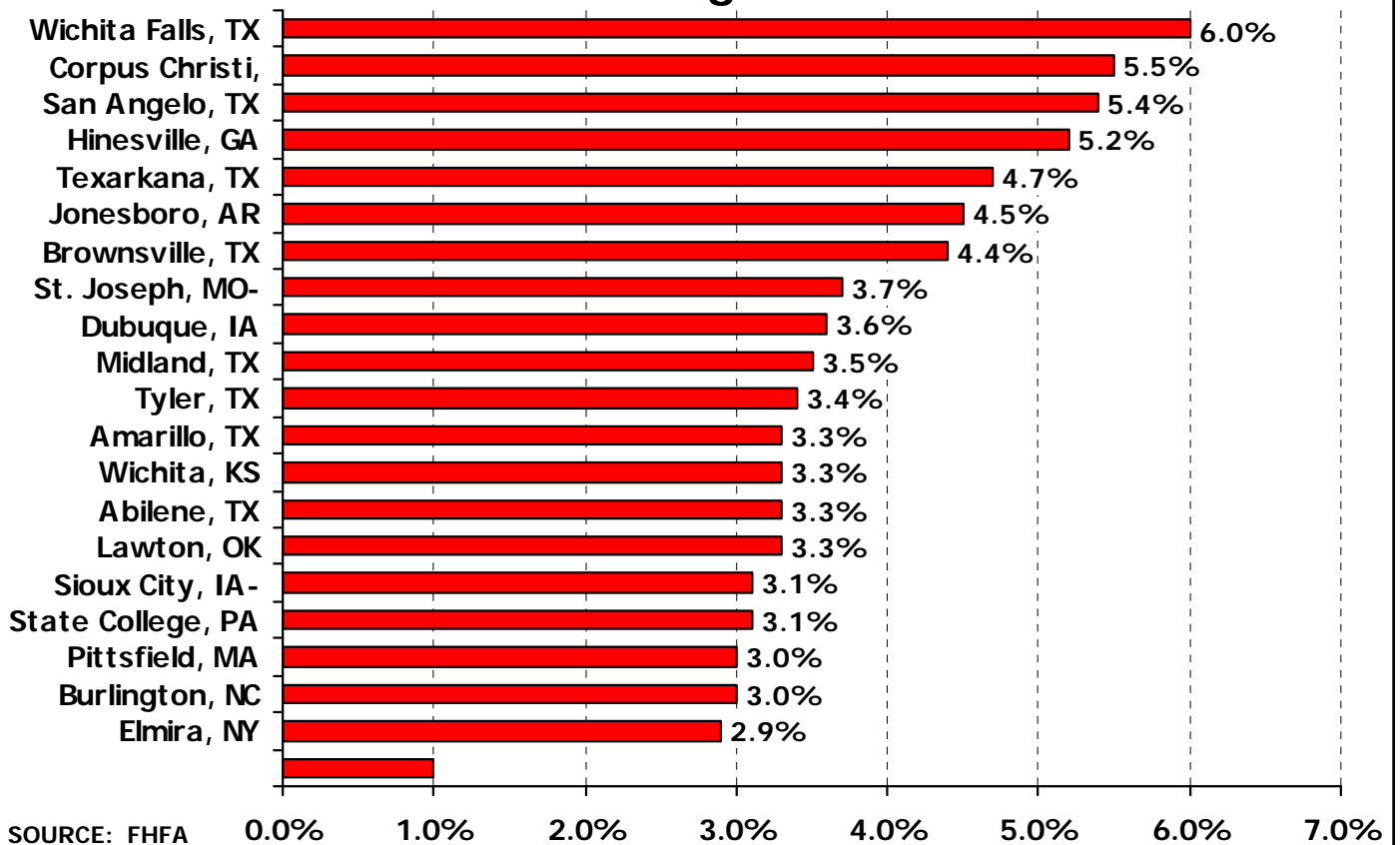


SOURCE: Real Estate Foreclosures



© Copyright Metrostudy 2010

Top 20 MSAs-Highest Rates of Home Appreciation Annual Change as of 3Q09

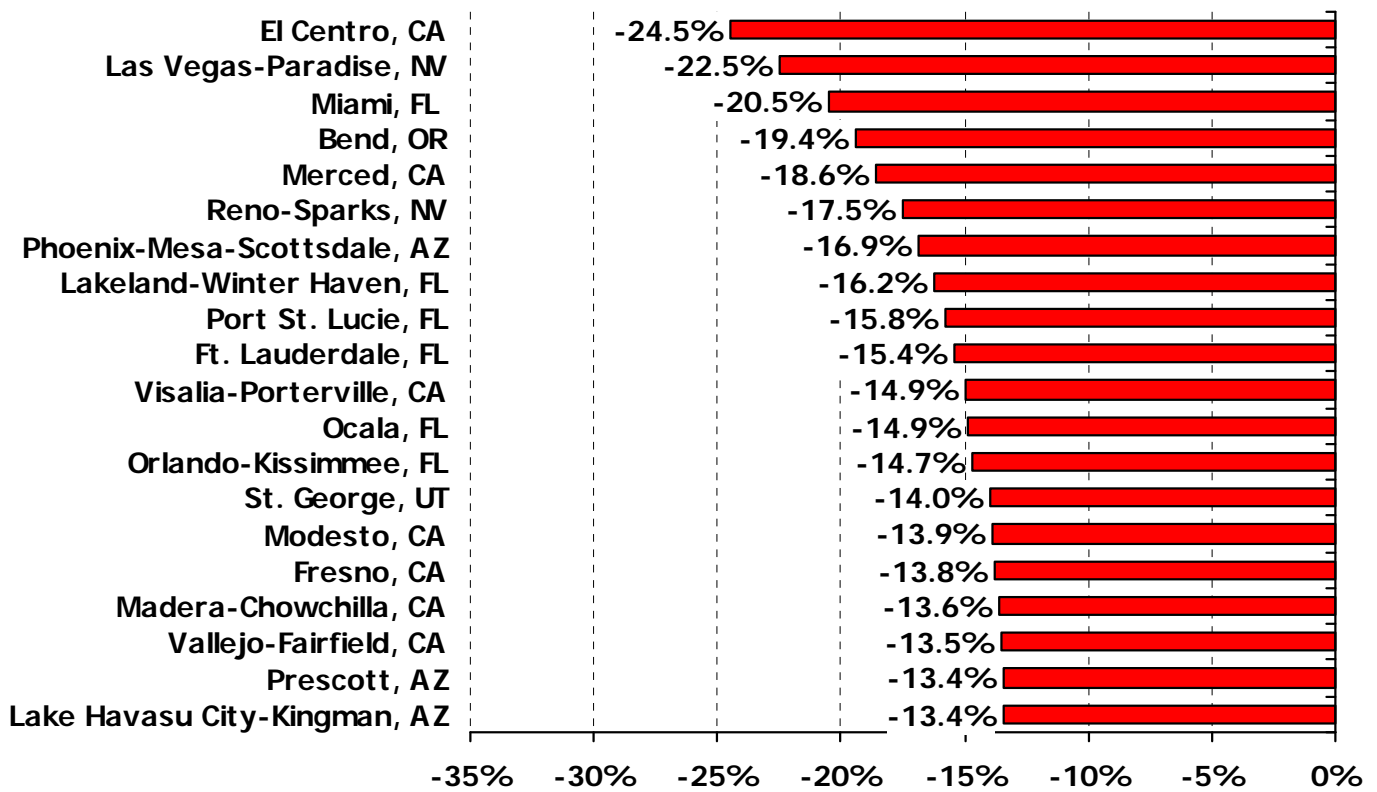


SOURCE: FHFA



© Copyright Metrostudy 2010

Bottom 20 MSAs-Lowest Rates of Home Appreciation Annual Change as of 3Q09

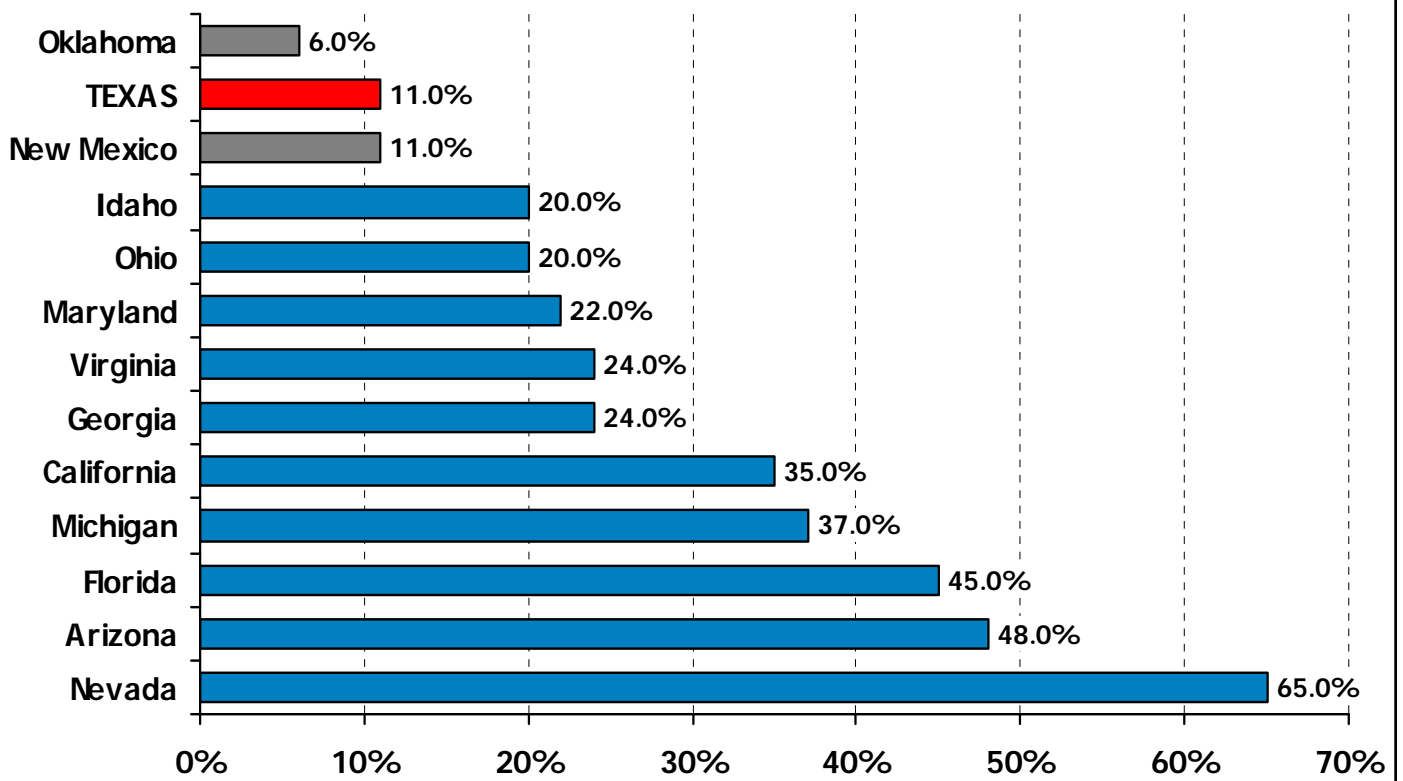


SOURCE: FHFA



© Copyright Metrostudy 2010

STATES WITH HIGHEST SHARE OF NEGATIVE EQUITY AS OF THIRD QUARTER 2009

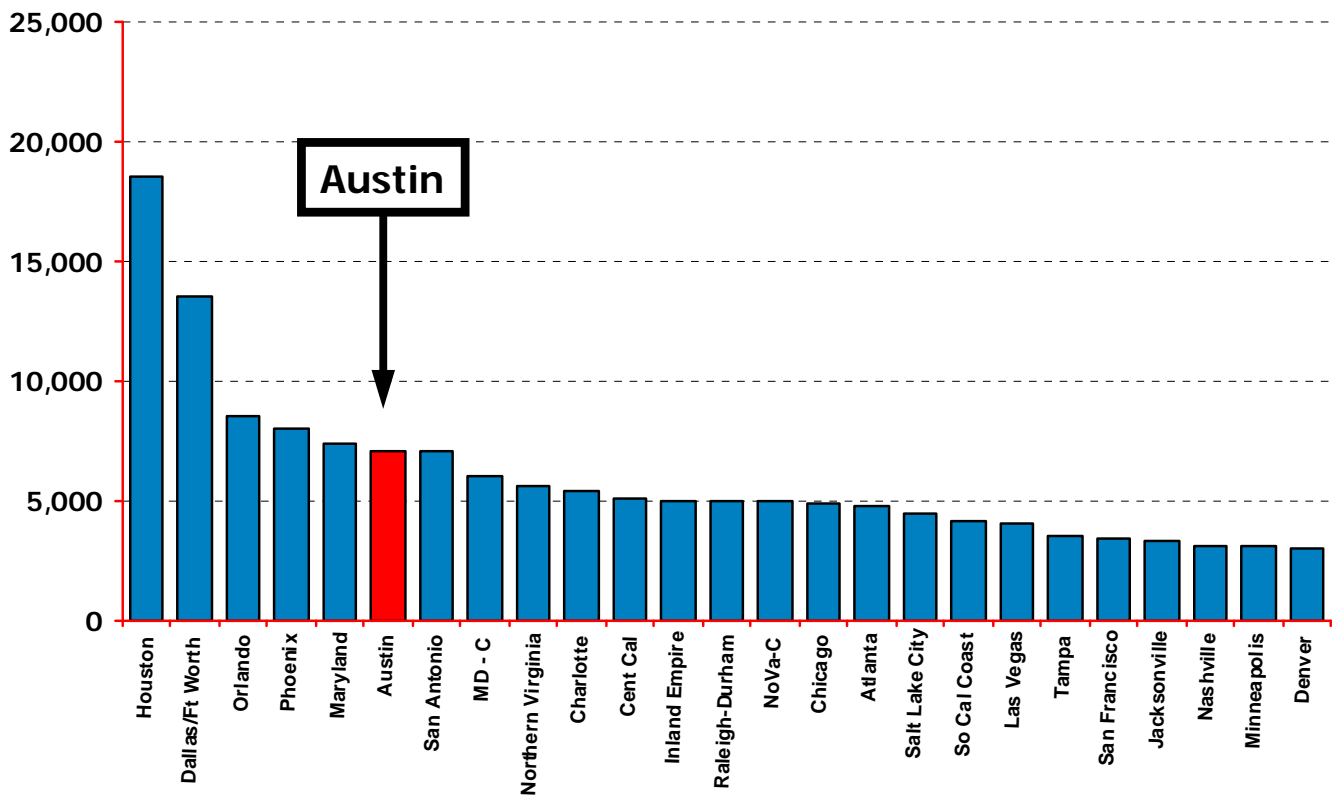


SOURCE: First American Core Logic



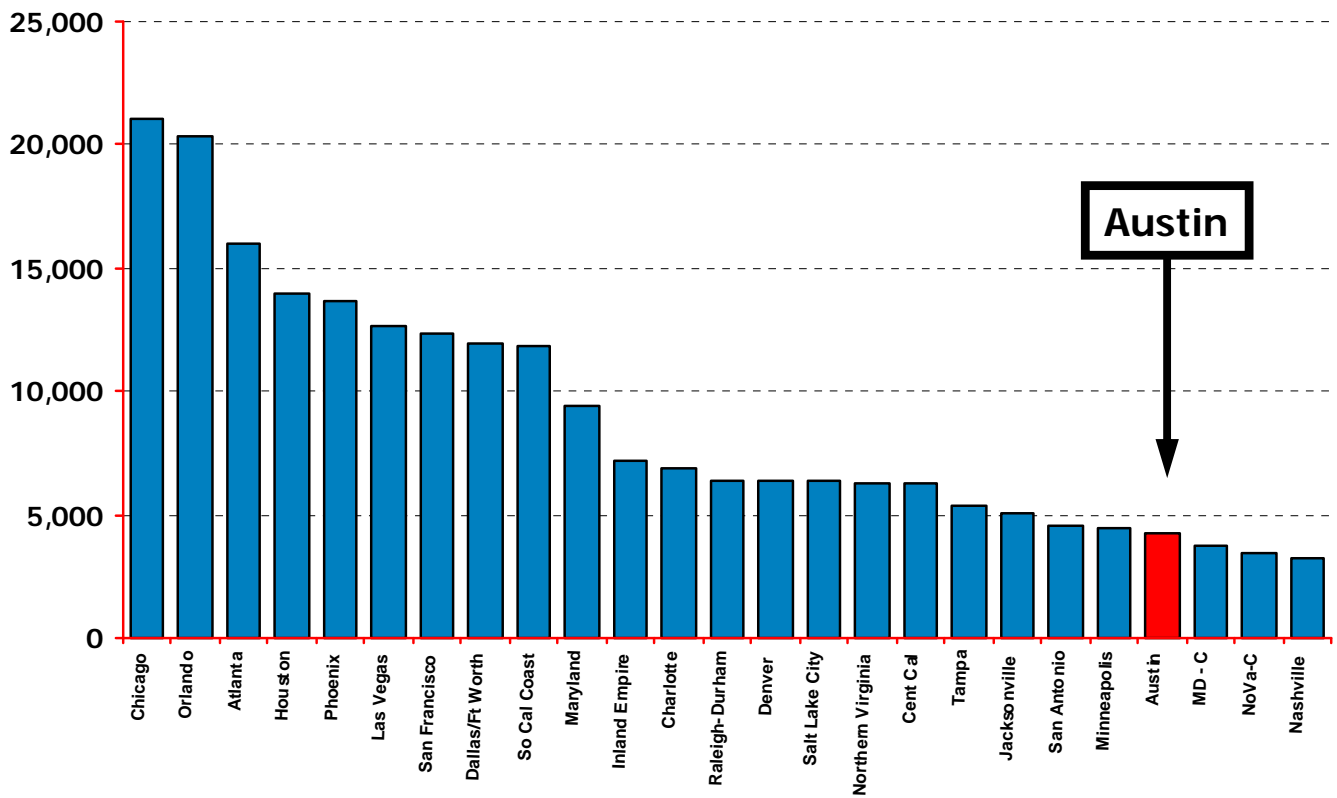
© Copyright Metrostudy 2010

National Comparison – 3Q09 Annual Starts Comparison



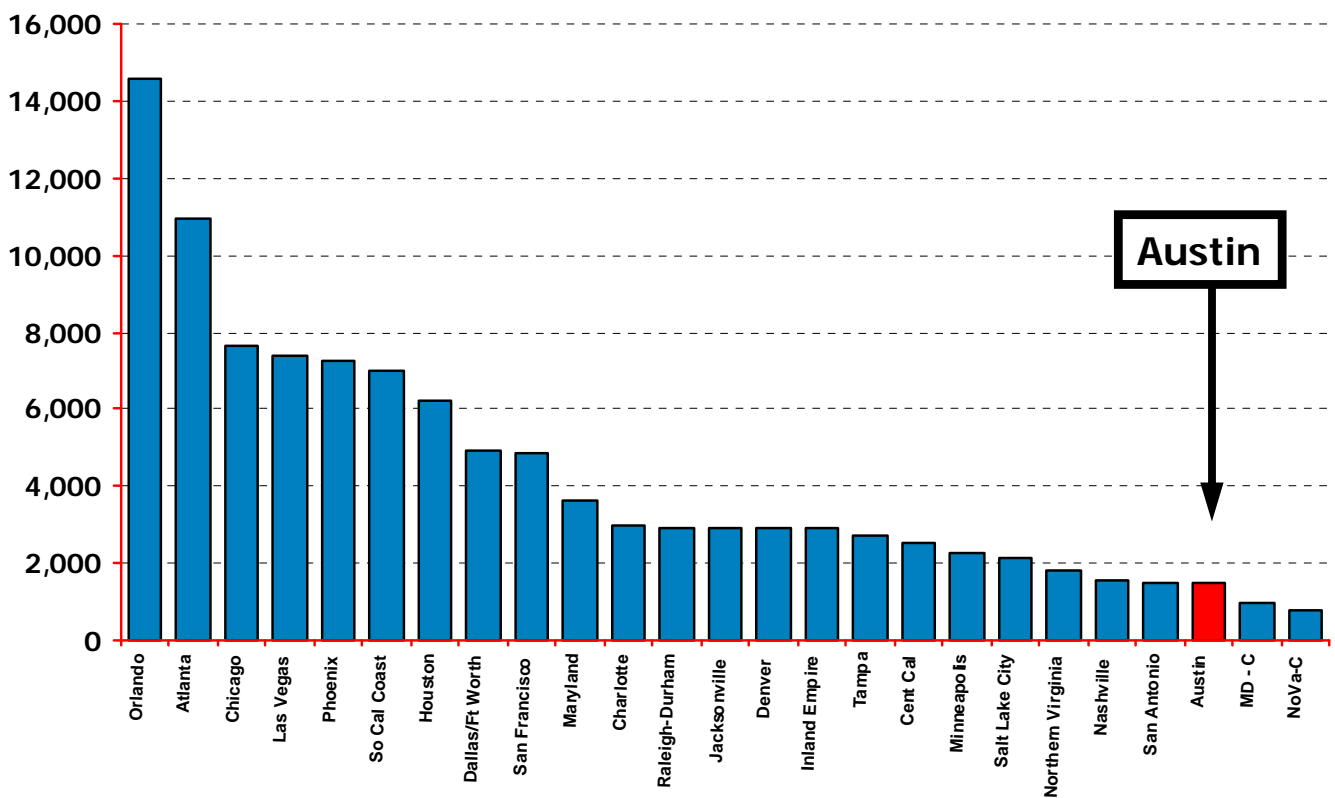
© Copyright Metrostudy 2010

National Comparison – 3Q09 Total New Housing Inventory - # of Units



© Copyright Metrostudy 2010

National Comparison – 3Q09 Total Finished Vacant Inventory - # of Units



© Copyright Metrostudy 2010