

# The Real Estate Report

LOCAL MARKET TRENDS



SANTA CLARA COUNTY

June 2009

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## Santa Clara County Home Sales at Highest Level Since May 07

Home sales increased, year-over-year, by 10.9% in May. This is the eleventh month in a row homes sales have been up compared to the year before. The 984 homes sold were the most since May 2007 when there were 1,022 homes sold. Year-to-date, home sales are up 26.7%.

The median price for single-family, re-sale homes rose 4.5% in May from April. Year-over-year, the median price was off 36.2%. The average price gained 7.9%, month-over-month, but was off 33.2% compared to May 2008.

Inventory dropped to its lowest level since February 2007. It was down 42.7% year-over-year.

Pending sales, which is a leading indicator, was up 41.5% compared to last May.

The sales price to list price ratio for homes rose 0.5 of a point to 98.9%.

Trends at a Glance (Single-family Homes)			
	May 09	Apr 09	May 08
Median Price:	\$491,000	\$470,000	\$770,000
Average Price:	\$645,832	\$598,559	\$966,239
Home Sales:	984	909	887
Inventory:	3,055	3,550	5,343
Sale/List Price Ratio:	98.9%	98.4%	98.5%
Days on Market:	61	61	46
Days of Inventory	93	117	181

Days of inventory dropped 24 to 93 days for homes.

Condo sales rose 20.3% from April, and were up 20.8% year-over-year.

The median price for condos rose 10.7% from April, but it was off 38.3% compared to last May. The average price gained 7.3%, month-over-month, but was down 33.2% compared to May 2008.

Condo inventory was down 42.3% year-over-year, while pending sales were up 41.8%.

The sales price to list price ratio for condos rose 0.5 of a point to 97.6%.

The real estate market is very hard to generalize. It is a market made up of many micro markets. For complete information on a particular neighborhood or property, call me.

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## The Basics: 2009 First-Time Home Buyer Tax Credit

As part of its plan to stimulate the U.S. housing market and address the economic challenges facing our nation, Congress has passed legislation that grants a tax credit of up to \$8,000 to first-time home buyers.

### WHO QUALIFIES?

First-time home buyers who purchase homes between January 1, 2009 and December 1, 2009.

To qualify as a "first-time home buyer" the purchaser or his/her spouse may not have owned a residence during the three years prior to the purchase.

### WHICH PROPERTIES ARE ELIGIBLE?

The 2009 First-Time Home Buyer Tax Credit may be applied to primary residences, including: single-family homes, condos, townhomes, and co-ops.

### HOW MUCH WILL THE CREDIT BE?

The maximum allowable credit for home buyers is \$8,000. Each home buyer's tax credit is determined by two factors:

The price of the home—the credit is equal to 10% of the purchase price of the home, up to \$8,000.

The buyer's income—single buyers with incomes up to \$75,000 and married couples with incomes up to \$150,000—may receive the maximum tax credit.

### IF THE BUYER(S)' INCOME EXCEEDS THESE LIMITS, CAN HE/SHE STILL GET A CREDIT?

Yes, some buyers may still be eligible for the credit.

The credit decreases for buyers who earn between \$75,000 and \$95,000 for single buyers and be-

tween \$150,000 and \$170,000 for home buyers filing jointly. The amount of the tax credit decreases as his/her income approaches the maximum limit. Home buyers earning more than the maximum qualifying income—over \$95,000 for singles and over \$170,000 for couples are not eligible for the credit.

### WILL THE TAX CREDIT NEED TO BE REPAYED?

No. The buyer does not need to repay the tax credit, if he/she occupies the home for three years or more. However, if the property is sold during the three-year period, the credit will be recouped on the sale.

### TAX CREDIT CAN BE USED ON CLOSING COSTS

FHA-approved lenders received the go-ahead to develop bridge-loan products that enable first-time buyers to use the benefits of the fed-

eral tax credit upfront, according to eagerly awaited guidance from the U.S. Department of Housing and Urban Development on so-called home buyer tax credit loans that was released today.

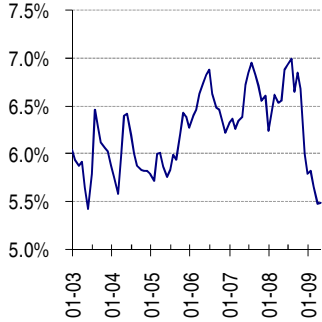
Under the guidance, FHA-approved lenders can develop bridge loans that home buyers can use to help cover their closing costs, buy down their interest rate, or put down more than the minimum 3.5 percent.

The loans can't be used to cover the minimum 3.5 percent, senior HUD officials told reporters at a conference call Friday morning.

# The Real Estate Report

## Mortgage Rate Outlook

30-Year Fixed Mortgage Rates



May 29, 2009 -- Bond and mortgage markets spasmed this week, and the corresponding sharp rise in rates over a two-day period served as a reminder that even a battered private market markets can be a dangerous animal. It wasn't completely clear what sparked the rout, but there was speculation that a combination of unclear goals in Federal Reserve quantitative easing programs, floods of new sovereign debt and shoddy treatment of GM bondholders all led to the selloff.

Yields on the influential 10-year Treasury bond had lifted by just over a half a percentage point in a few days' time, rising from the low-to the upper-3% range and taking conforming fixed mortgage rates along for the ride. After standing at a familiar 5.03% on Tuesday, Conforming 30-year FRMs leapt to 5.29% on Wednesday and then

5.44% on Thursday before finally settling back some on Friday to 5.30%.

Overall, HSH's Fixed-Rate Mortgage Indicator (FRMI), which includes rates for conforming, jumbo and "high-limit" conforming data, rose by only 18 basis points to 5.64%, as the increase in the conforming portion was tempered somewhat by a softer response in Jumbos. An all-inclusive average for 5/1 hybrids increased by 10 basis points, closing the survey week at 5.15%.

Home Sales continue to trend along a bottom. Existing Home Sales rang in at a 4.68 million (annualized) rate of sale in April, a slight increase from March's figure but in line with recent figures, which have been showing a kind of "backing and filling" pattern for the past five months. Prices continue to ease --

they are 15.4% below year-ago levels, and the supply of inventory increased back to 10.2 months at the present rate of sale. Expiring foreclosure moratoria among property-holding banks and seasonal selling patterns likely accounted for the increase in homes for sale.

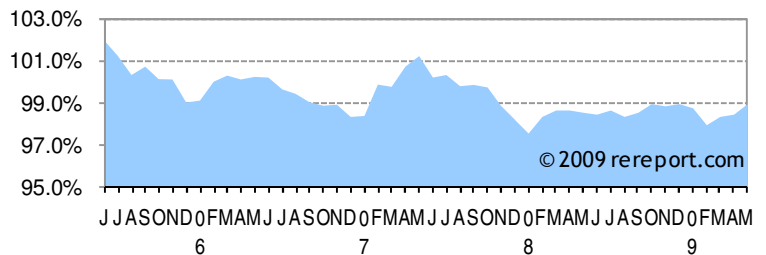
New Homes sold at a 352,000 annualized clip in April, almost exactly the same pace seen in March. Like their 'used' counterparts, prices here are about 15% below last year, but inventory levels continue to improve and now stand at 10.1 months available. According to the Commerce Department, the actual number of units on the market is now 297,000 and is starting to approach half of the peak levels seen a couple of years ago. The sooner inventory disappears, the sooner new construction can begin, and we are approaching that day

## May Sales Statistics

### Single-family Homes

County	Prices		Unit		DOM	SP/LP	Compared to Last Year				Compared to Last Month			
	Median	Average	Sales	Active			Med.	Ave.	Sales	Listed	Med.	Ave.	Sales	Listed
County	\$491,000	\$645,832	984	3,055	61	98.9%	-36.2%	-33.2%	10.9%	-42.8%	4.5%	7.9%	8.3%	-13.9%
Campbell	\$707,000	\$719,404	26	72	51	98.4%	1.9%	-1.6%	116.7%	-30.1%	7.1%	11.4%	36.8%	-16.3%
Cupertino	\$1,062,000	\$1,112,520	31	111	59	96.1%	-15.0%	-14.4%	-32.6%	37.0%	11.2%	1.6%	19.2%	-1.8%
Gilroy	\$376,725	\$411,548	58	117	74	98.5%	-28.2%	-31.2%	56.8%	-77.3%	0.7%	-2.9%	0.0%	-30.8%
Los Altos	\$1,500,000	\$1,560,370	19	98	57	94.5%	-13.7%	-21.2%	-53.7%	25.6%	0.0%	-0.9%	72.7%	-21.6%
Los Altos Hills	\$2,852,500	\$2,850,830	6	66	64	99.6%	-1.6%	-21.4%	-53.8%	53.5%	1.9%	8.8%	0.0%	0.0%
Los Gatos	\$1,012,000	\$1,111,280	20	160	55	95.6%	-26.5%	-22.8%	-44.4%	-0.6%	6.0%	7.3%	-20.0%	-5.9%
Milpitas	\$440,000	\$475,551	37	59	62	99.2%	-20.0%	-18.2%	60.9%	-69.4%	1.1%	-3.2%	27.6%	-1.7%
Monte Sereno	\$2,569,300	\$2,569,300	2	27	116	93.9%	33.8%	37.5%	-150.0%	-12.9%	33.9%	33.9%	-50.0%	3.8%
Morgan Hill	\$504,000	\$557,618	33	161	94	95.7%	-24.0%	-22.2%	57.1%	-52.1%	-13.3%	-11.3%	3.1%	-7.5%
Mountain View	\$890,000	\$931,506	31	70	41	96.4%	-8.7%	-11.0%	0.0%	22.8%	6.3%	8.3%	55.0%	-19.5%
Palo Alto	\$1,501,000	\$1,647,320	41	131	52	99.1%	5.0%	6.2%	5.1%	52.3%	20.6%	7.2%	41.4%	-5.8%
San Jose	\$410,000	\$473,616	577	1,485	59	100.2%	-34.1%	-32.1%	25.4%	-62.2%	0.0%	5.3%	4.0%	-16.9%
Santa Clara	\$552,500	\$560,853	36	109	51	97.9%	-16.1%	-18.6%	-10.0%	-53.6%	4.2%	3.4%	-12.2%	-21.0%
Saratoga	\$1,497,500	\$1,446,430	18	160	44	94.6%	-15.9%	-23.4%	-30.8%	39.1%	4.4%	-6.3%	28.6%	-4.8%
Sunnyvale	\$745,550	\$681,267	36	134	45	97.1%	-19.8%	-26.2%	-48.6%	-29.5%	14.7%	5.7%	-2.7%	-4.3%

## Sales Price/Listing Price Ratio



# The Real Estate Report

## Pending Home Sales Up Third Month in a Row

Record low mortgage interest rates boosted pending home sales for the third consecutive month, with some benefit now from the first-time buyer tax credit, according to the National Association of Realtors®.

The Pending Home Sales Index, a forward-looking indicator based on contracts signed in April, rose 6.7 percent to 90.3 from a reading of 84.6 in March, and is 3.2 percent above April 2008 when it was 87.5.

Lawrence Yun, NAR chief economist, said buyers are responding to very favorable market conditions. "Housing affordability conditions have been at historic highs, but now the \$8,000 first-time buyer tax credit is beginning to impact the market," he said. "Since first-time buyers must finalize their purchase by November 30 to get

the credit, we expect greater activity in the months ahead, and that should spark more sales by repeat buyers."

The Pending Home Sales Index in the Northeast shot up 32.6 percent to 78.9 in April and is 0.8 percent above a year ago. In the Midwest the index rose 9.8 percent to 90.4 and is 11.1 percent above April 2008. The index in the South slipped 0.2 percent to 93.0 in April but is 3.5 percent higher than a year ago. In the West the index rose 1.8 percent to 94.8 but is 2.9 percent below April 2008.

NAR President Charles McMillan, a broker with Coldwell Banker Residential Brokerage in Dallas-Fort Worth, said there are numerous buyer assistance programs around the country. "Some states are offering bridge loans that allow first-time buyers

to use the tax credit for downpayment and closing costs, but there are many other local government and nonprofit programs available to buyers, depending on location," he said.

"Just last week, HUD announced that qualifying buyers can use the tax credit for closing costs on FHA loans, to buy down the interest rate or make a larger downpayment. Buyers who are wondering about their options should contact a Realtor®, who can advise consumers on the housing assistance programs and resources available in a given area."

NAR's Housing Affordability Index<sup>2</sup> is in record territory. The affordability index rose to 174.8 in April from an upwardly revised 171.9 in March, and was the second highest monthly reading on record after peaking at 176.9

in January of this year. The HAI is a broad measure of housing affordability using consistent values and assumptions over time, which examines the relationship between home prices, mortgage interest rates and family income; tracking began in 1970.

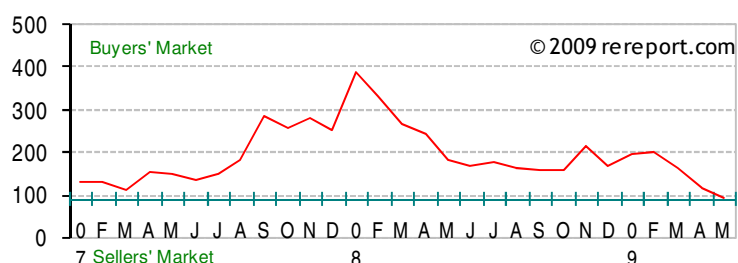
A median-income family, earning \$60,900, could afford a home costing \$296,800 in April with a 20 percent downpayment, assuming 25 percent of gross income is devoted to mortgage principal and interest. Affordability conditions for first-time buyers with the same income and small downpayments are roughly 80 percent of that amount. The affordable price was well above the median existing single-family home price in April, which was \$169,800.

(Continued on page 4)

## May Sales Statistics Condos/Townhomes

County	Prices		Unit		Compared to Last Year						Compared to Last Month			
	Median	Average	Sales	Active	DOM	SP/LP	Med.	Ave.	Sales	Listed	Med.	Ave.	Sales	Listed
County	\$310,000	\$355,881	314	1,037	75	97.6%	-38.3%	-33.2%	20.8%	-42.3%	10.7%	7.3%	20.3%	-14.4%
Campbell	\$395,750	\$441,875	12	28	55	98.5%	-19.2%	0.0%	100.0%	-58.2%	-7.4%	3.4%	500.0%	-24.3%
Cupertino	\$610,000	\$660,100	10	32	47	97.1%	-4.9%	-2.0%	-16.7%	28.0%	-6.5%	-2.5%	66.7%	-5.9%
Gilroy	\$194,000	\$198,250	4	13	150	97.4%	-67.5%	-63.9%	75.0%	-65.8%	-14.4%	-8.3%	-75.0%	30.0%
Los Altos	\$713,000	\$720,300	5	20	61	95.2%	-23.7%	-13.6%	66.7%	100.0%	11.6%	7.6%	0.0%	-16.7%
Los Gatos	\$587,475	\$643,738	4	49	75	97.3%	-32.9%	-27.7%	33.3%	-3.9%	-17.3%	-8.1%	-55.6%	-3.9%
Milpitas	\$232,500	\$240,125	12	22	40	100.2%	-55.3%	-52.4%	71.4%	-67.2%	-7.0%	-17.7%	9.1%	-37.1%
Morgan Hill	\$268,500	\$268,500	2	9	11	99.0%	-49.0%	-49.4%	-100.0%	-166.7%	-7.8%	-10.7%	-100.0%	-40.0%
Mountain View	\$550,000	\$544,077	31	78	61	96.8%	-7.7%	-1.5%	0.0%	-17.0%	8.9%	16.0%	82.4%	-11.4%
Palo Alto	\$630,000	\$770,000	7	53	27	97.0%	-21.0%	-7.3%	-61.1%	82.8%	-3.1%	6.4%	16.7%	15.2%
San Jose	\$220,000	\$269,654	187	576	82	97.8%	-49.6%	-40.7%	49.6%	-56.5%	11.1%	6.3%	10.0%	-16.6%
Santa Clara	\$310,000	\$384,050	22	71	89	97.0%	-29.5%	-23.6%	-15.4%	-47.8%	-13.9%	0.3%	100.0%	-15.5%
Saratoga	\$446,000	\$464,333	3	17	111	97.7%	-32.2%	-39.8%	-50.0%	35.7%	-20.0%	-15.2%	66.7%	-10.5%
Sunnyvale	\$450,500	\$462,093	15	69	71	95.5%	-19.4%	-21.5%	0.0%	-23.3%	-9.7%	-6.5%	25.0%	-11.5%

## Days of Inventory



# THE REAL ESTATE REPORT

## SANTA CLARA COUNTY

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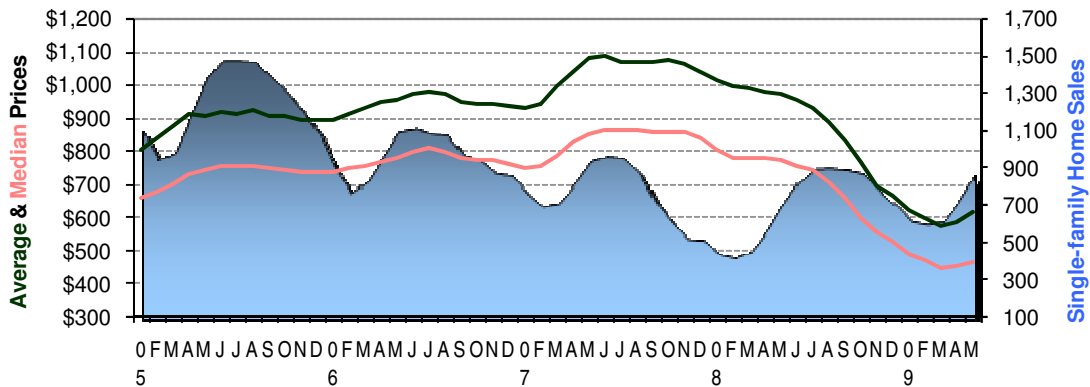
Go online to see the full report with the city by city breakdown:

<http://www.gloriadarke.com>

This is not intended as a solicitation if your home is currently listed.

**Santa Clara County Homes: Prices and Sales**  
(3-month moving average — price in 000's)

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(Continued from page 3)

Yun cautions that the reporting sample for pending home sales is smaller than that of existing-home sales, so it is subject to greater variability. "In addition, the relationship between contracts on pending home sales and closings on existing-home sales is taking longer than in the past for several reasons," he said. "Mortgage

processing time has increased, it is taking many months to close on those homes requiring short sales with lender approval, and some sales are falling through at the last moment."

The total number of existing-home sales is expected to improve but with dramatic local market variation in the timing of recovery. "The market has already bottomed in some areas, but this is an unusual

housing cycle with some areas improving rapidly while others languish or decline," Yun said.