



July 2010

Data for this report was pulled on August 6, 2010

Nassau County Market Update

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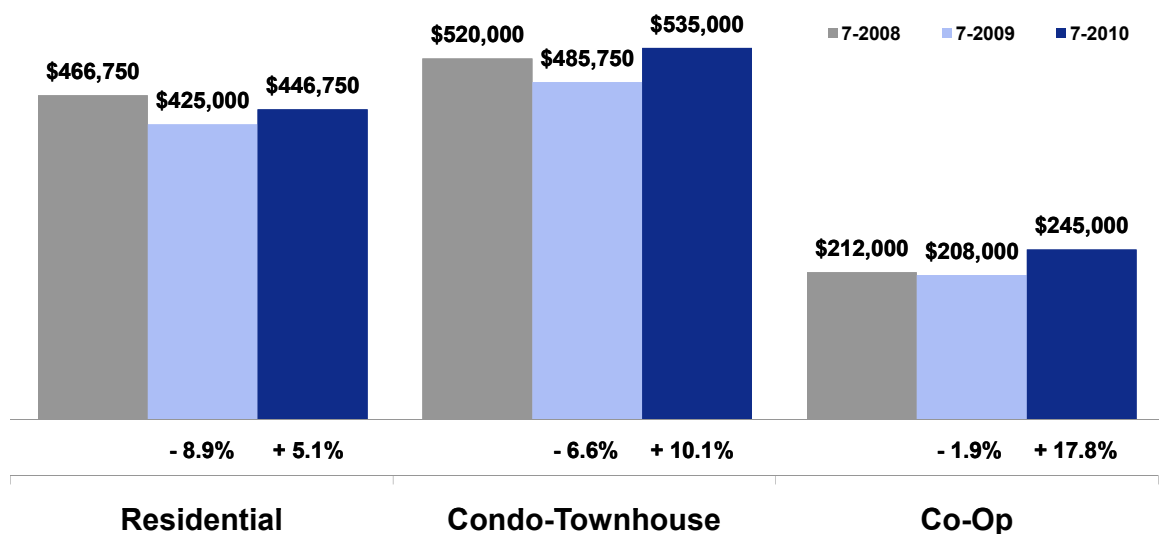
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Median Sales Price of Closed Sales

Nassau County Only

By Property Type



Month	Current Year	One Year Previous	One Year Change
8-2009	\$417,000	\$470,000	- 11.3%
9-2009	\$400,000	\$441,500	- 9.4%
10-2009	\$400,000	\$421,000	- 5.0%
11-2009	\$405,000	\$405,000	- 0.0%
12-2009	\$400,000	\$409,000	- 2.2%
1-2010	\$415,000	\$384,400	+ 8.0%
2-2010	\$385,000	\$397,063	- 3.0%
3-2010	\$410,000	\$405,000	+ 1.2%
4-2010	\$395,000	\$378,000	+ 4.5%
5-2010	\$395,000	\$395,000	- 0.0%
6-2010	\$415,000	\$410,000	+ 1.2%
7-2010	\$435,000	\$410,000	+ 6.1%
12-Month Avg:	\$406,000	\$410,497	- 1.1%

Historical Median Sales Price in Nassau County

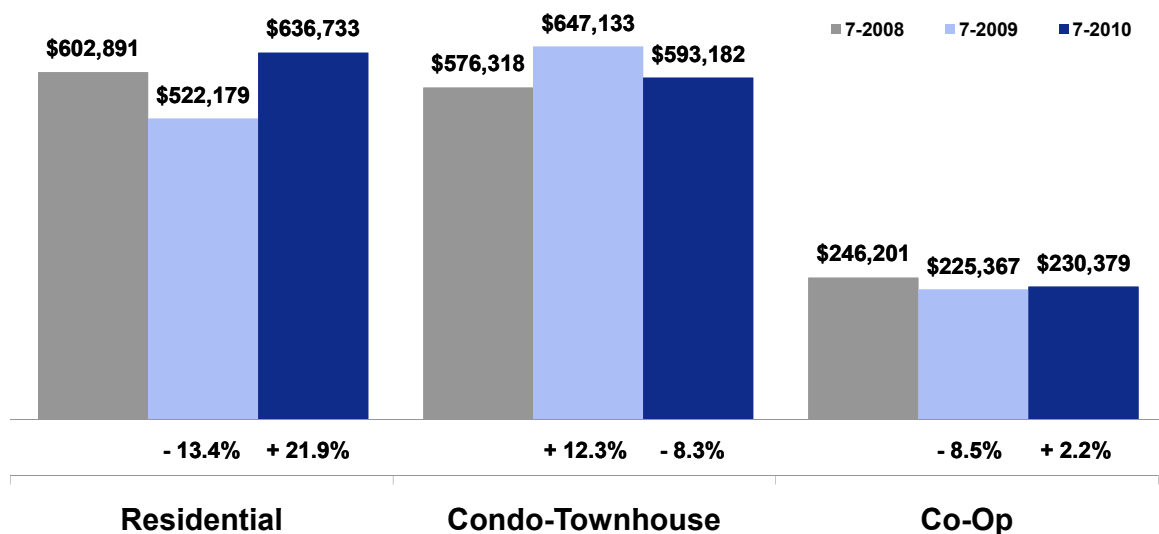




Average Sales Price of Closed Sales

Nassau County Only

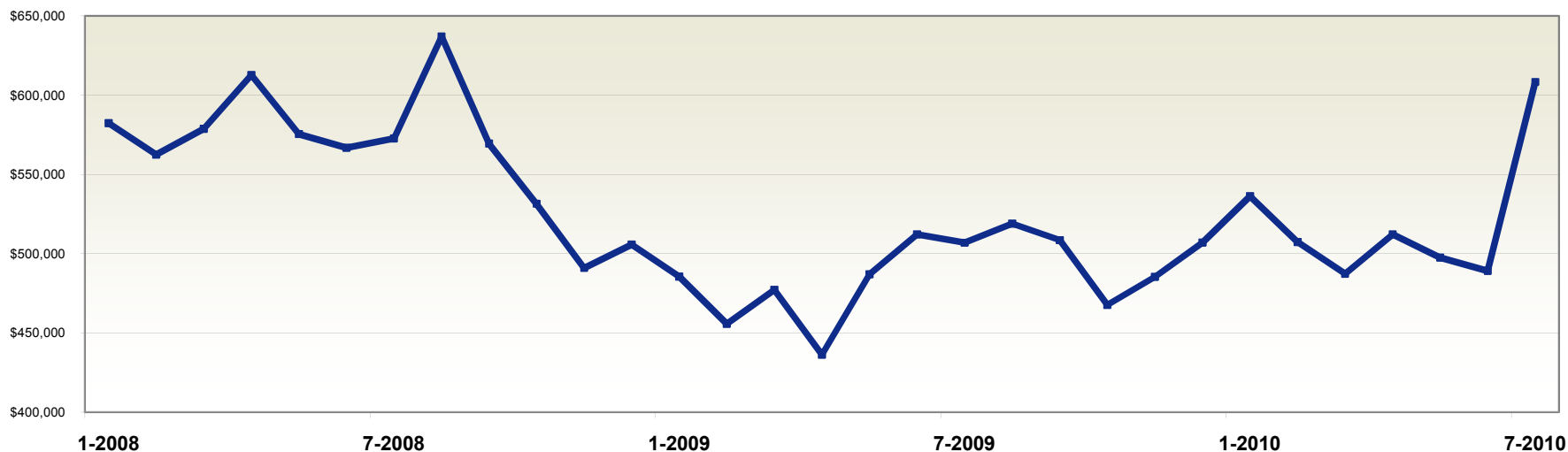
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	\$518,893	\$636,939	- 18.5%
9-2009	\$508,425	\$569,406	- 10.7%
10-2009	\$467,629	\$531,433	- 12.0%
11-2009	\$485,257	\$490,893	- 1.1%
12-2009	\$506,843	\$505,600	+ 0.2%
1-2010	\$536,202	\$485,527	+ 10.4%
2-2010	\$507,306	\$455,615	+ 11.3%
3-2010	\$487,285	\$477,048	+ 2.1%
4-2010	\$512,143	\$436,242	+ 17.4%
5-2010	\$497,498	\$486,893	+ 2.2%
6-2010	\$489,045	\$512,056	- 4.5%
7-2010	\$608,222	\$506,818	+ 20.0%
12-Month Avg:	\$510,396	\$507,872	+ 0.5%

Historical Average Sales Price in Nassau County

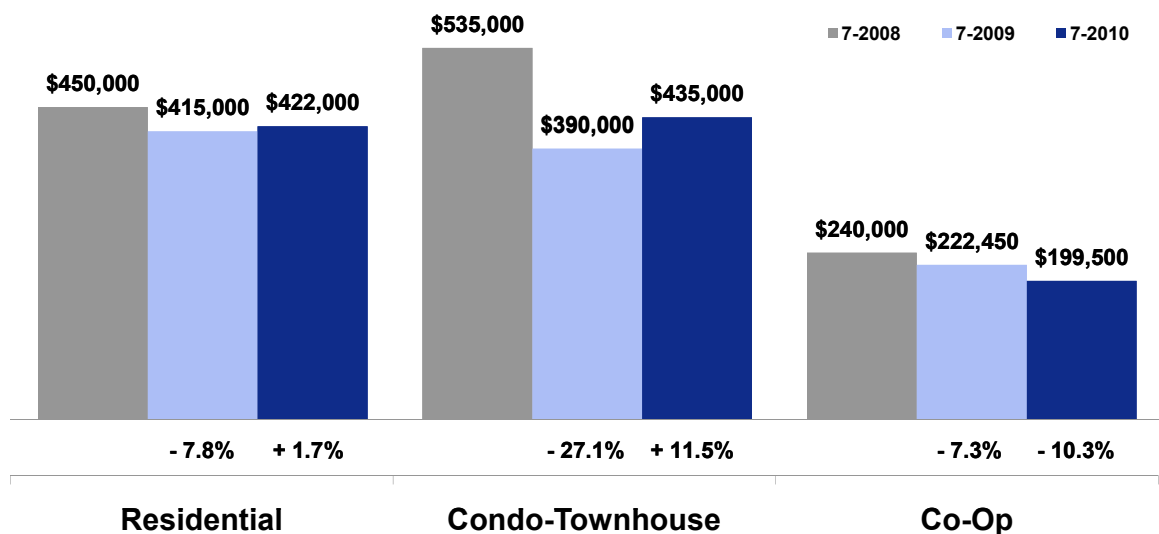




Median Contract Price of Contract Sales

Nassau County Only

By Property Type



All Property Types			
Month	Current Year	One Year Previous	One Year Change
8-2009	\$410,000	\$417,000	- 1.7%
9-2009	\$392,000	\$418,000	- 6.2%
10-2009	\$399,000	\$410,000	- 2.7%
11-2009	\$400,000	\$385,000	+ 3.9%
12-2009	\$412,000	\$398,500	+ 3.4%
1-2010	\$415,000	\$388,500	+ 6.8%
2-2010	\$385,000	\$405,000	- 4.9%
3-2010	\$400,000	\$390,000	+ 2.6%
4-2010	\$409,000	\$400,000	+ 2.3%
5-2010	\$443,000	\$415,000	+ 6.7%
6-2010	\$425,000	\$412,300	+ 3.1%
7-2010	\$410,000	\$400,000	+ 2.5%
12-Month Avg:	\$408,333	\$403,275	+ 1.3%

Historical Median Contract Price of Contract Sales in Nassau County

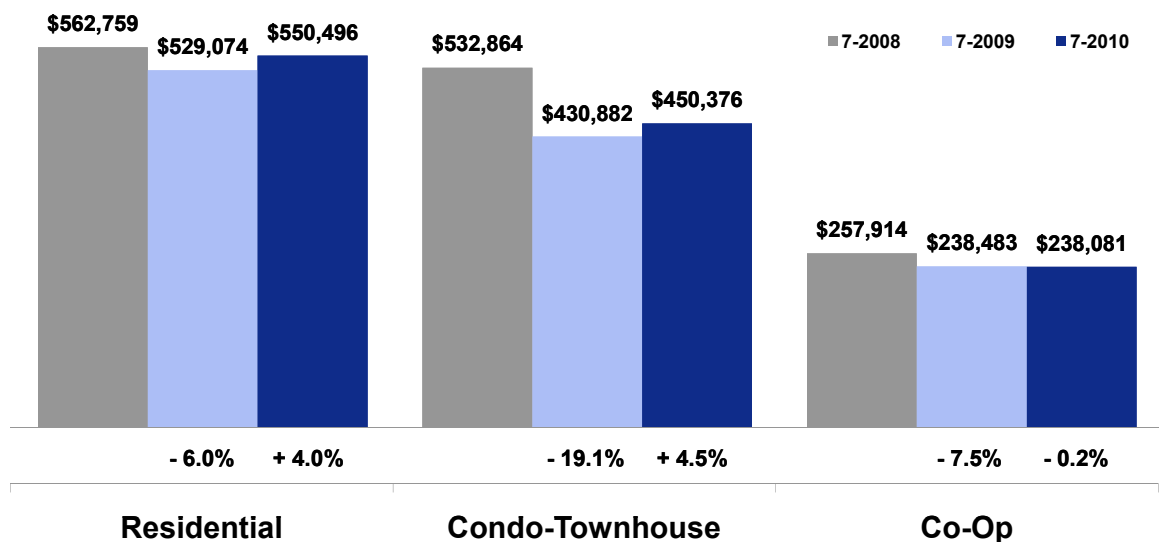




Average Contract Price of Contract Sales

Nassau County Only

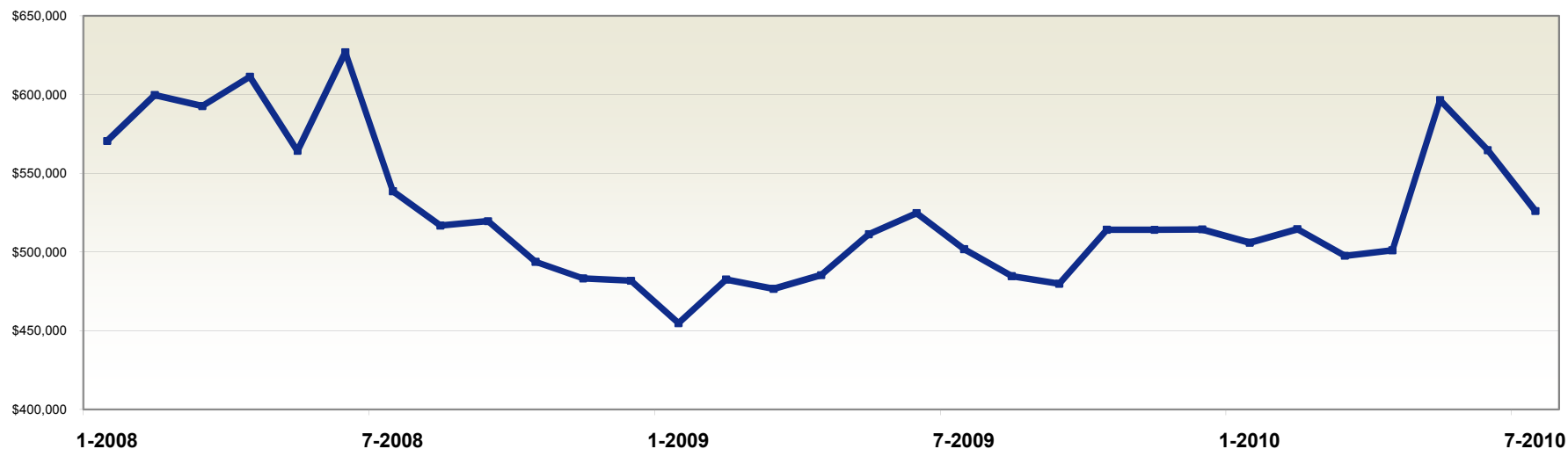
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	\$484,566	\$516,774	- 6.2%
9-2009	\$479,694	\$519,504	- 7.7%
10-2009	\$514,033	\$493,672	+ 4.1%
11-2009	\$513,964	\$483,185	+ 6.4%
12-2009	\$514,299	\$481,641	+ 6.8%
1-2010	\$505,836	\$454,807	+ 11.2%
2-2010	\$514,479	\$482,390	+ 6.7%
3-2010	\$497,522	\$476,554	+ 4.4%
4-2010	\$501,001	\$485,202	+ 3.3%
5-2010	\$596,393	\$511,249	+ 16.7%
6-2010	\$564,597	\$524,613	+ 7.6%
7-2010	\$525,932	\$501,703	+ 4.8%
12-Month Avg:	\$517,693	\$494,274	+ 4.7%

Historical Average Contract Price of Contract Sales in Nassau County

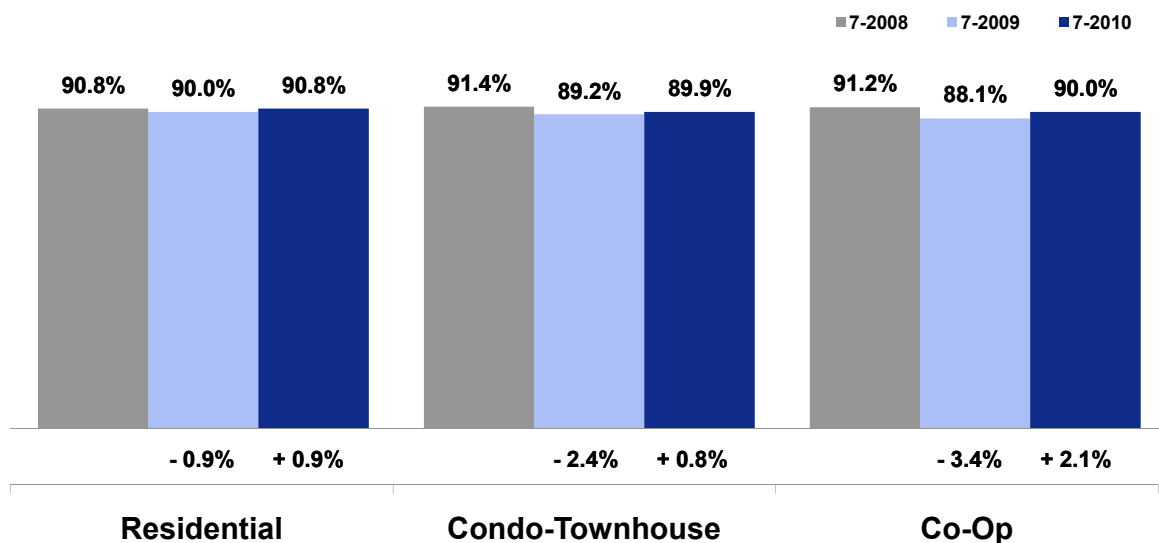




Pct. of Original List Price Received at Sale

Nassau County Only

By Property Type



All Property Types			
Month	Current Year	One Year Previous	One Year Change
8-2009	89.6%	89.9%	- 0.4%
9-2009	90.3%	89.9%	+ 0.4%
10-2009	90.2%	89.3%	+ 1.0%
11-2009	90.2%	89.1%	+ 1.3%
12-2009	89.7%	88.0%	+ 1.9%
1-2010	89.6%	87.9%	+ 2.0%
2-2010	90.2%	87.2%	+ 3.5%
3-2010	89.5%	87.8%	+ 2.0%
4-2010	90.3%	88.1%	+ 2.5%
5-2010	91.2%	88.3%	+ 3.3%
6-2010	91.8%	89.6%	+ 2.5%
7-2010	90.7%	89.8%	+ 1.0%
12-Month Avg:	90.3%	88.7%	+ 1.7%

Historical Pct. Of Original List Price Received At Sale in Nassau County

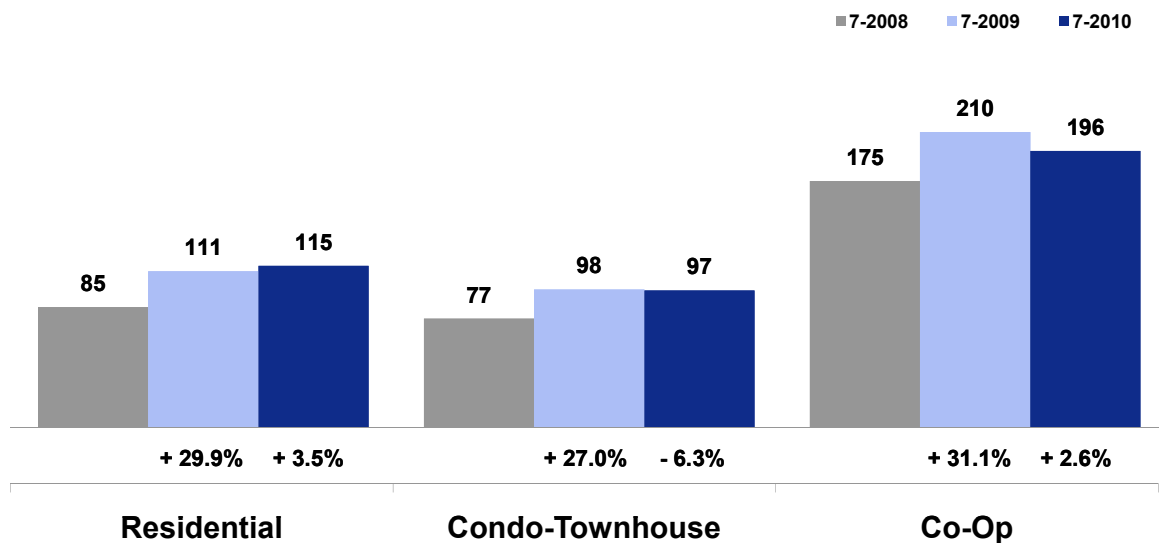




Housing Affordability Index

Nassau County Only

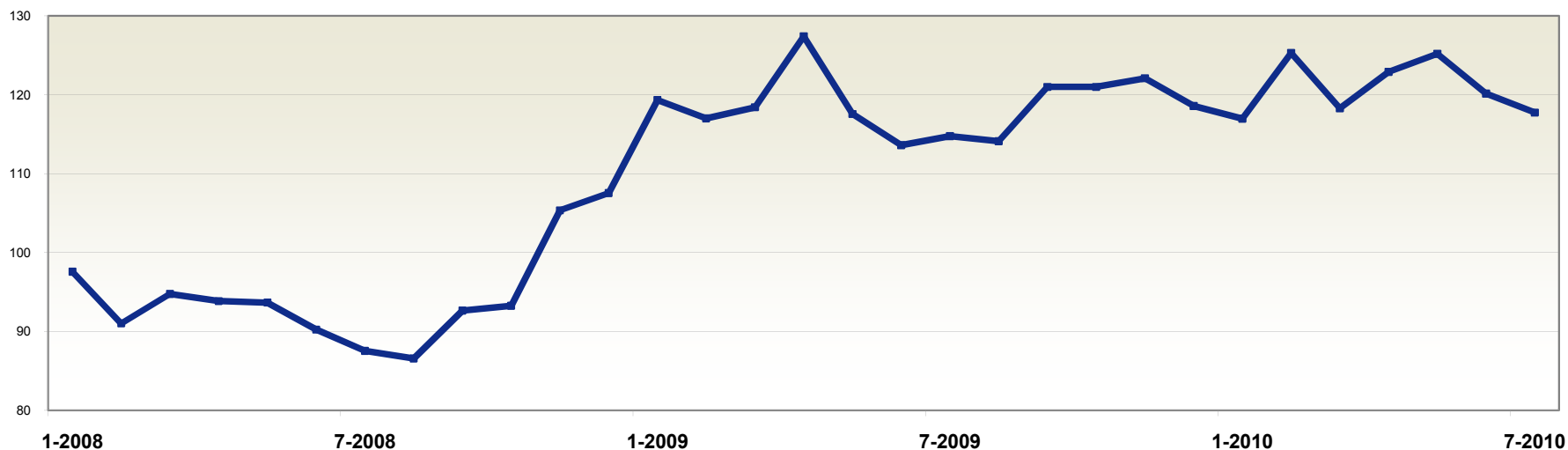
By Property Type



All Property Types			
Month	Current Year	One Year Previous	One Year Change
8-2009	114	87	+ 31.8%
9-2009	121	93	+ 30.6%
10-2009	121	93	+ 29.7%
11-2009	122	105	+ 15.9%
12-2009	119	108	+ 10.3%
1-2010	117	119	- 2.0%
2-2010	125	117	+ 7.1%
3-2010	118	118	- 0.1%
4-2010	123	127	- 3.5%
5-2010	125	118	+ 6.5%
6-2010	120	114	+ 5.8%
7-2010	118	115	+ 2.6%
12-Month Avg:	120	109	+ 9.9%

Historical Housing Affordability Index in Nassau County

HAI measures housing affordability for Nassau County. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using 20% downpayment, 30-yr fixed rate mortgage.

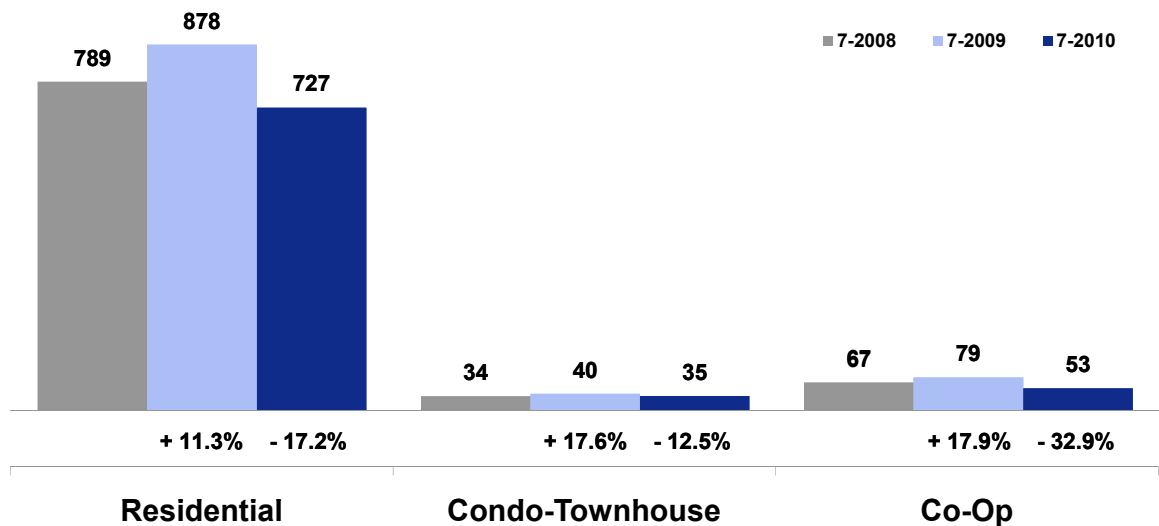




Contract Sales

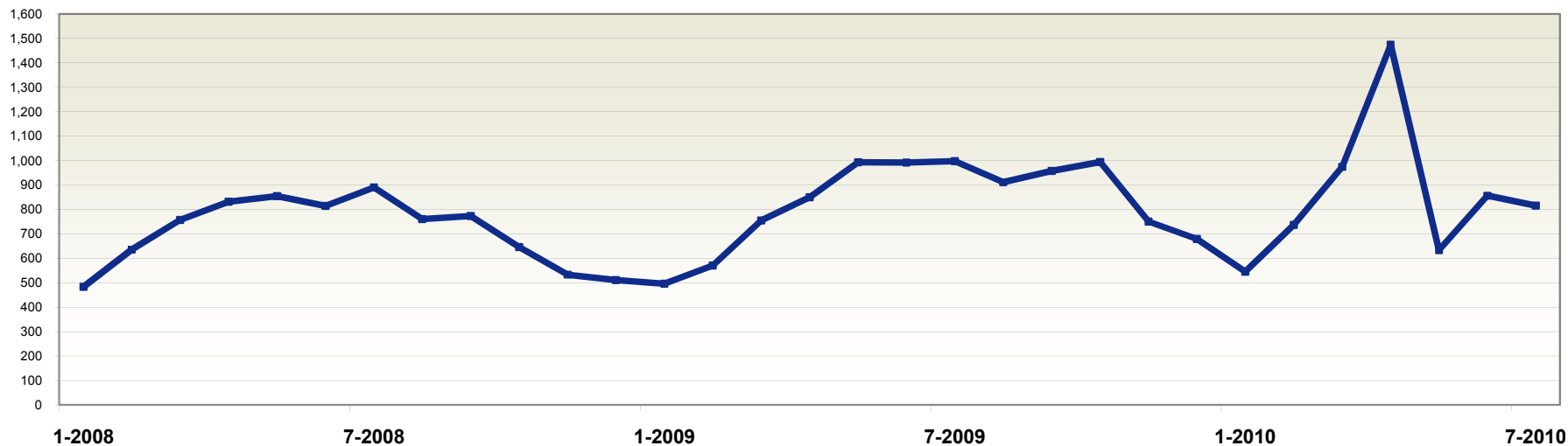
Nassau County Only

By Property Type



All Property Types			
Month	Current Year	One Year Previous	One Year Change
8-2009	911	760	+ 19.9%
9-2009	957	773	+ 23.8%
10-2009	994	646	+ 53.9%
11-2009	750	533	+ 40.7%
12-2009	679	511	+ 32.9%
1-2010	545	496	+ 9.9%
2-2010	736	570	+ 29.1%
3-2010	974	755	+ 29.0%
4-2010	1,474	850	+ 73.4%
5-2010	633	993	- 36.3%
6-2010	856	992	- 13.7%
7-2010	815	997	- 18.3%
12-Month Total:	10,324	8,876	+ 16.3%

Historical Pending Sales in Nassau County

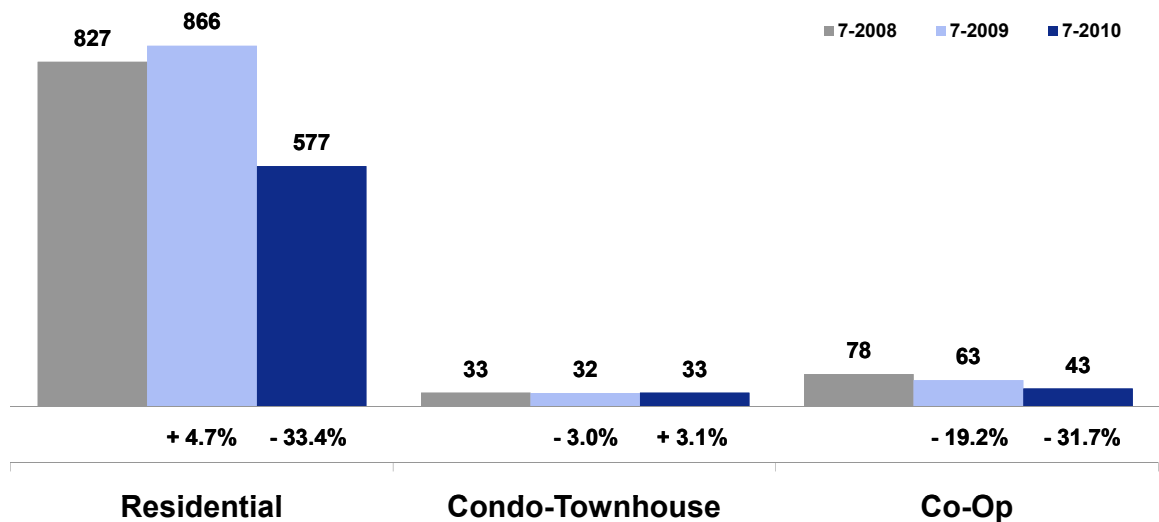




Closed Sales

Nassau County Only

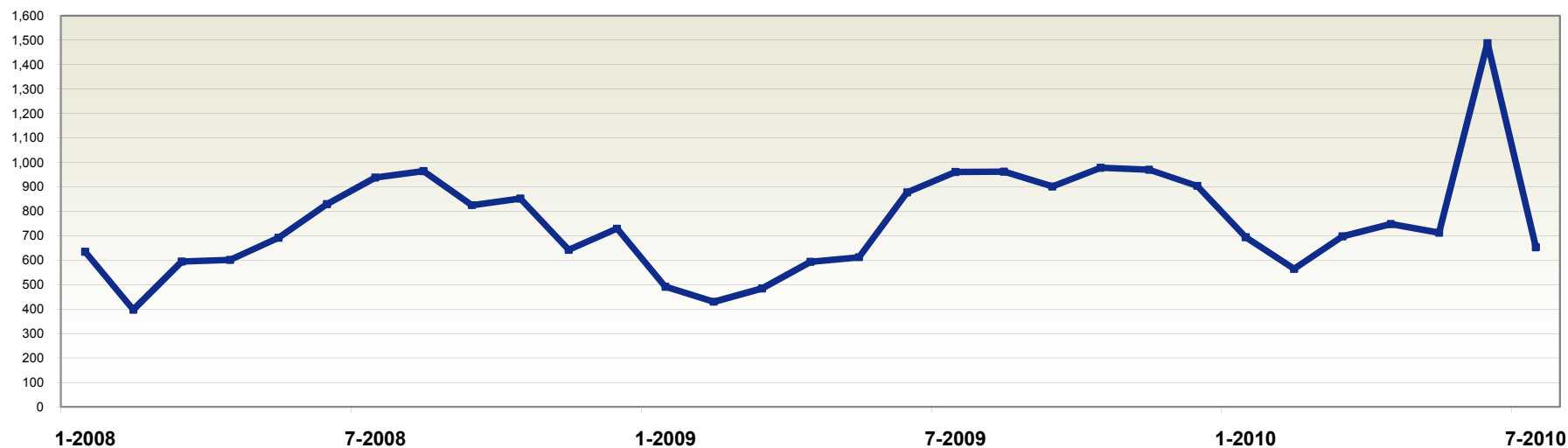
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	962	964	- 0.2%
9-2009	901	825	+ 9.2%
10-2009	978	852	+ 14.8%
11-2009	970	642	+ 51.1%
12-2009	904	729	+ 24.0%
1-2010	694	491	+ 41.3%
2-2010	564	430	+ 31.2%
3-2010	697	484	+ 44.0%
4-2010	748	593	+ 26.1%
5-2010	712	612	+ 16.3%
6-2010	1,488	877	+ 69.7%
7-2010	653	961	- 32.0%
12-Month Total:	10,271	8,460	+ 21.4%

Historical Closed Sales in Nassau County

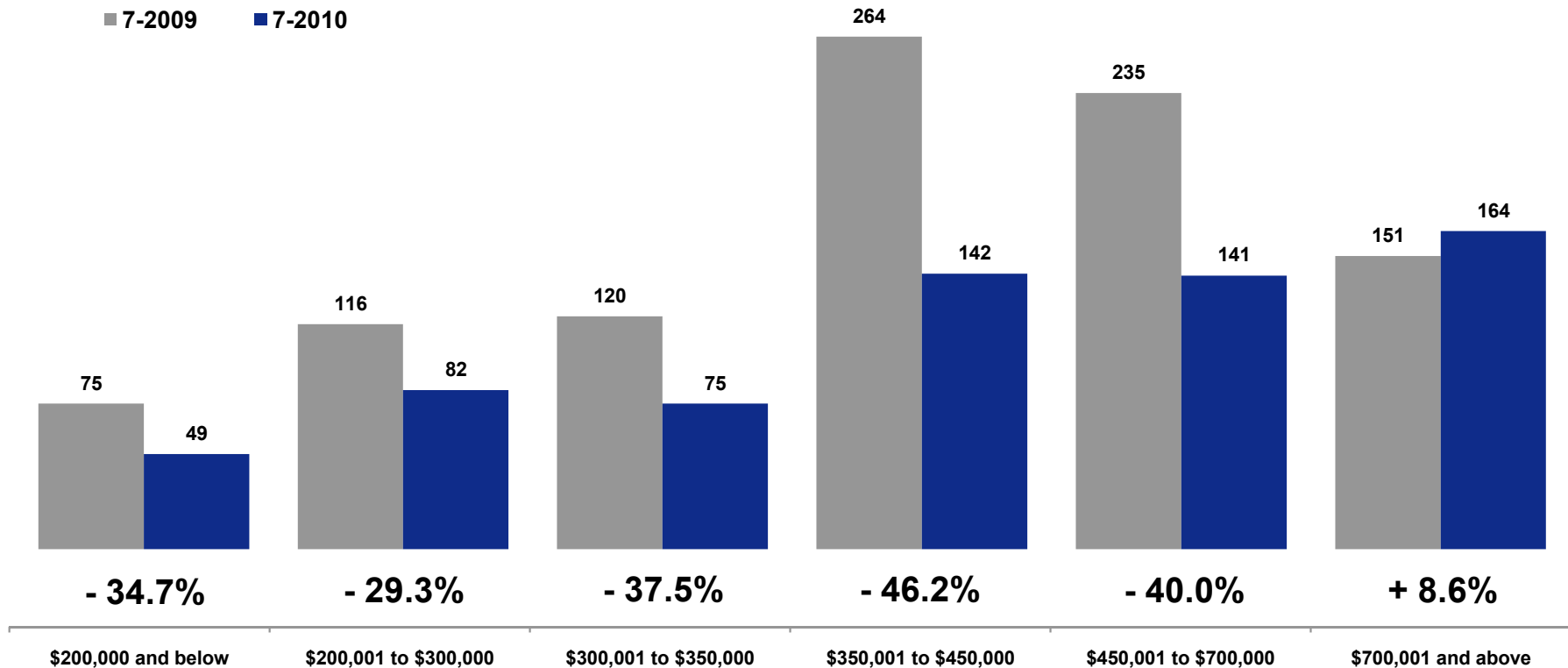


Closed Home Sales by Price Range

Nassau County Only



	\$200,000 and below	\$200,001 to \$300,000	\$300,001 to \$350,000	\$350,001 to \$450,000	\$450,001 to \$700,000	\$700,001 and above	All Price Ranges
7-2009	75	116	120	264	235	151	961
7-2010	49	82	75	142	141	164	653
+/-	- 34.7%	- 29.3%	- 37.5%	- 46.2%	- 40.0%	+ 8.6%	- 32.0%

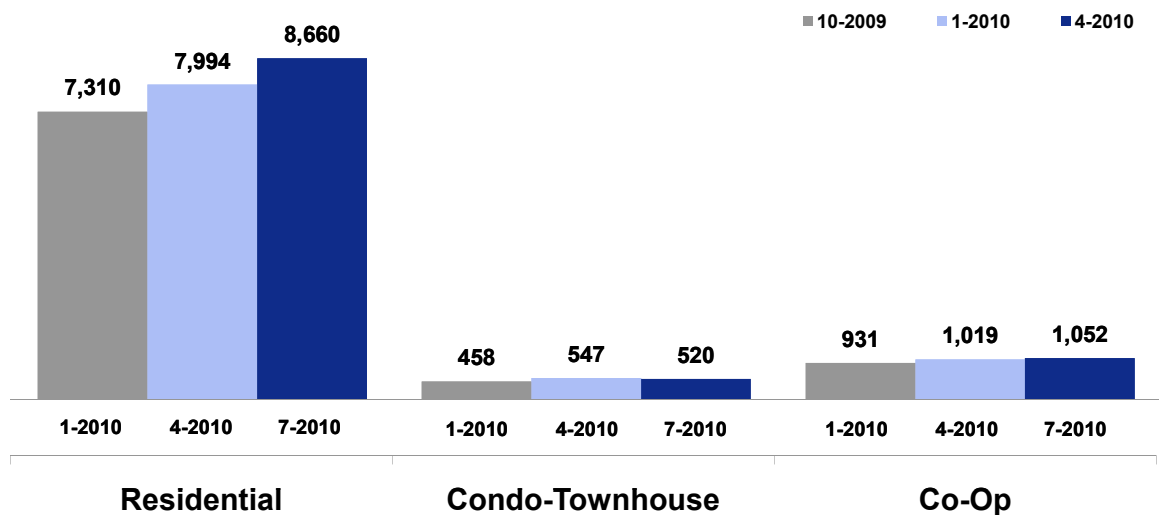




Active Inventory of New Homes for Sale

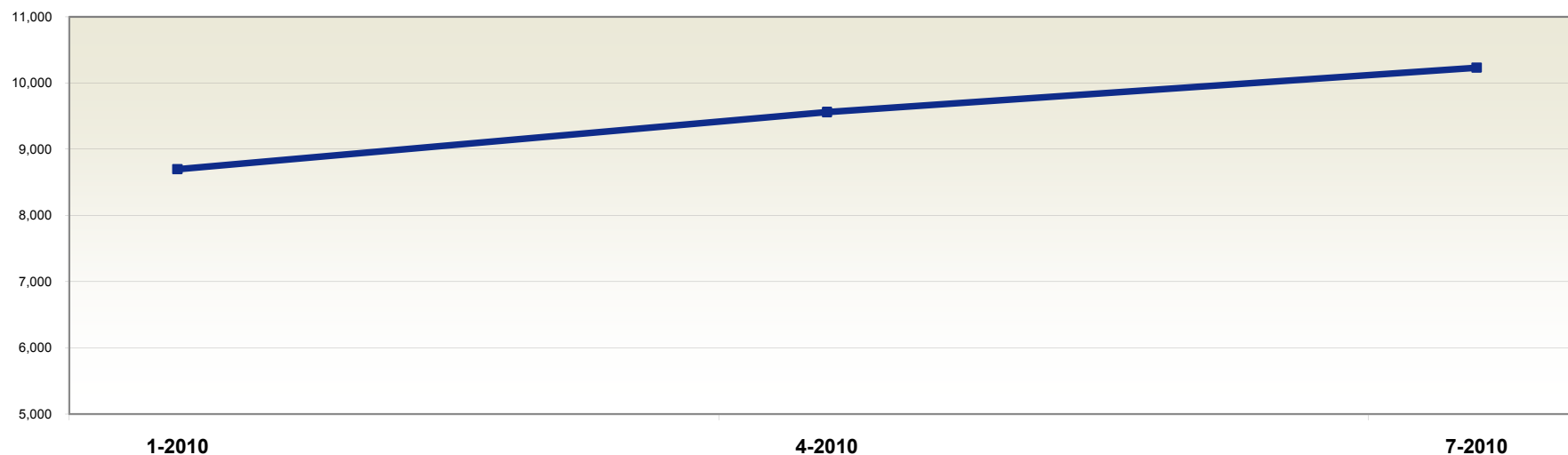
Nassau County Only

By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	7,310	7,994	8,660
Condo-Townhouse	458	547	520
Co-Op	931	1,019	1,052
All Properties	8,699	9,560	10,232

Historical Inventory in Nassau County

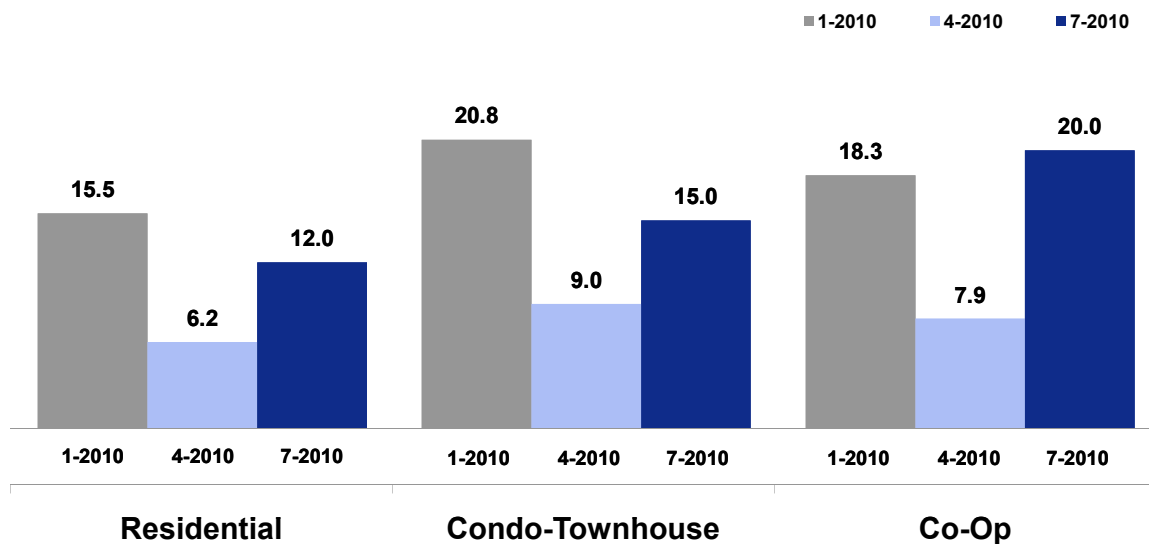




Months Supply of Inventory

Nassau County Only

By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	15.5	6.2	12.0
Condo-Townhouse	20.8	9.0	15.0
Co-Op	18.3	7.9	20.0
All Properties	16.0	6.5	12.6

Historical Months Supply of Inventory in Nassau County

