



July 2010

Data for this report was pulled on August 6, 2010

Queens County Market Update

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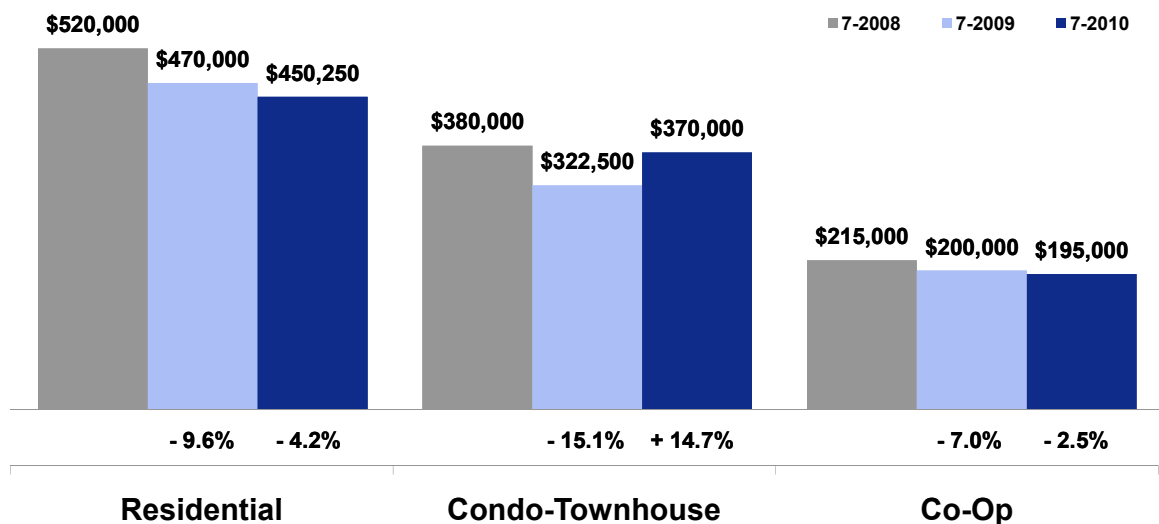
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Median Sales Price of Closed Sales

Queens County Only

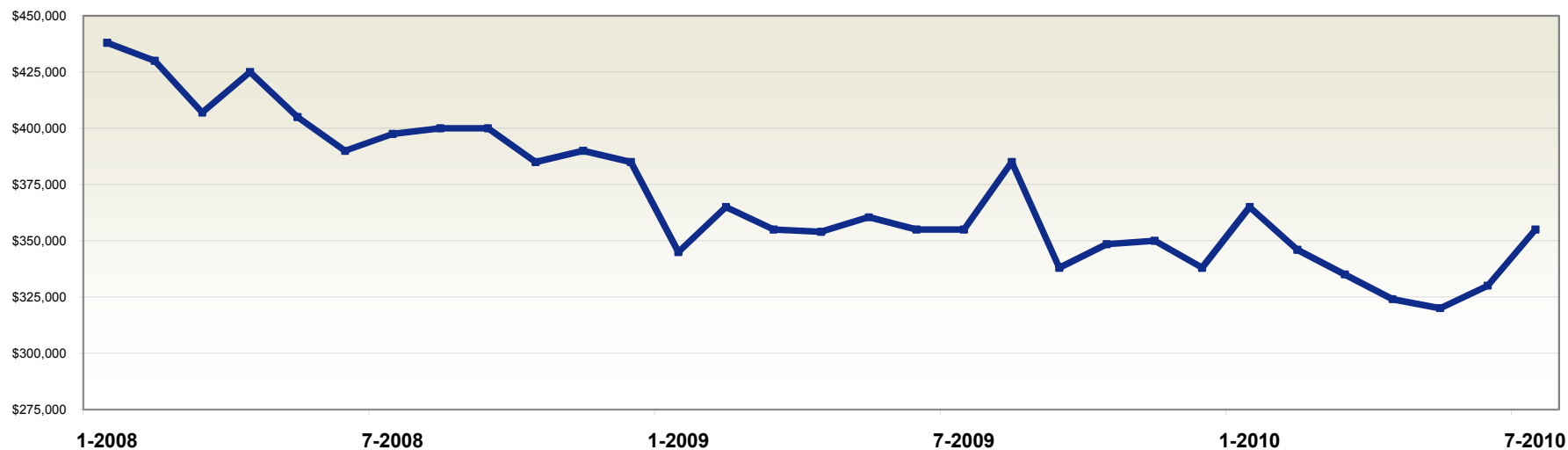
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	\$385,000	\$400,000	- 3.8%
9-2009	\$338,000	\$400,000	- 15.5%
10-2009	\$348,500	\$385,000	- 9.5%
11-2009	\$350,000	\$390,000	- 10.3%
12-2009	\$338,000	\$385,000	- 12.2%
1-2010	\$365,000	\$345,000	+ 5.8%
2-2010	\$346,000	\$365,000	- 5.2%
3-2010	\$335,000	\$355,000	- 5.6%
4-2010	\$324,000	\$354,000	- 8.5%
5-2010	\$320,000	\$360,400	- 11.2%
6-2010	\$330,000	\$355,000	- 7.0%
7-2010	\$355,000	\$355,000	- 0.0%
12-Month Avg:	\$344,542	\$370,783	- 7.1%

Historical Median Sales Price in Queens County

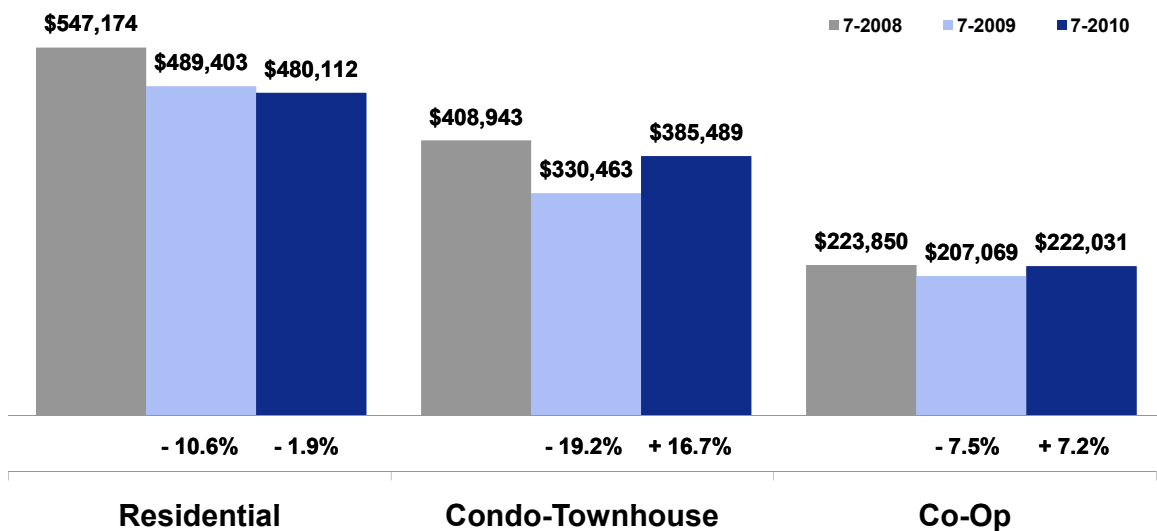




Average Sales Price of Closed Sales

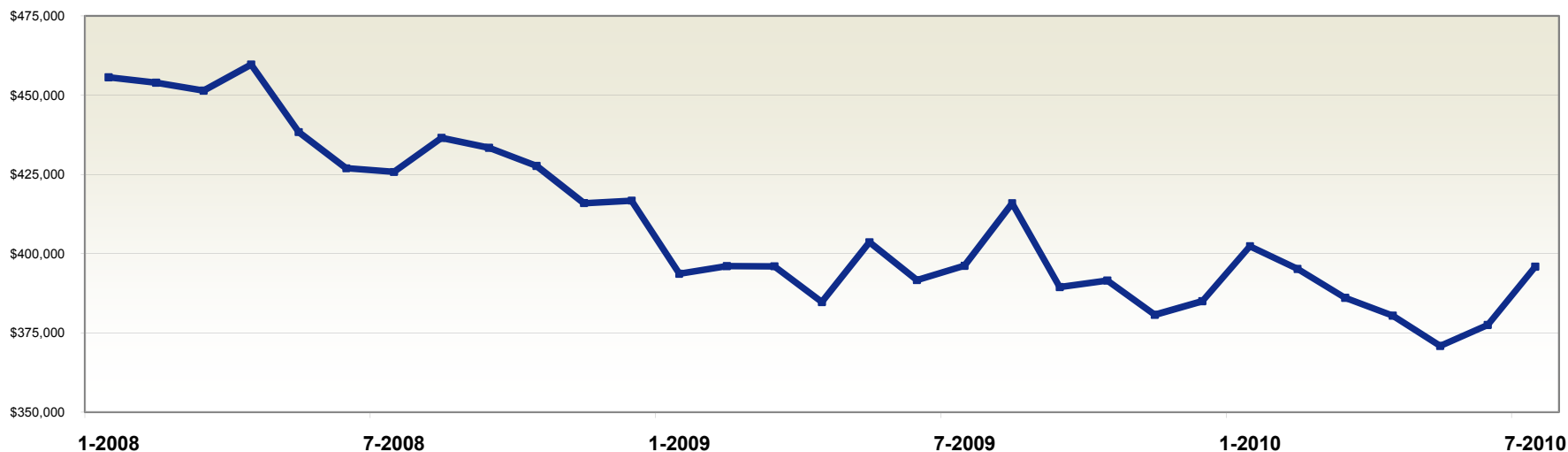
Queens County Only

By Property Type



Month	Current Year	One Year Previous	One Year Change
8-2009	\$415,856	\$436,472	- 4.7%
9-2009	\$389,445	\$433,360	- 10.1%
10-2009	\$391,509	\$427,657	- 8.5%
11-2009	\$380,655	\$415,895	- 8.5%
12-2009	\$384,970	\$416,703	- 7.6%
1-2010	\$402,276	\$393,615	+ 2.2%
2-2010	\$395,161	\$396,060	- 0.2%
3-2010	\$386,063	\$395,993	- 2.5%
4-2010	\$380,422	\$384,714	- 1.1%
5-2010	\$370,859	\$403,549	- 8.1%
6-2010	\$377,451	\$391,612	- 3.6%
7-2010	\$395,876	\$396,149	- 0.1%
12-Month Avg:	\$389,212	\$407,648	- 4.5%

Historical Average Sales Price in Queens County

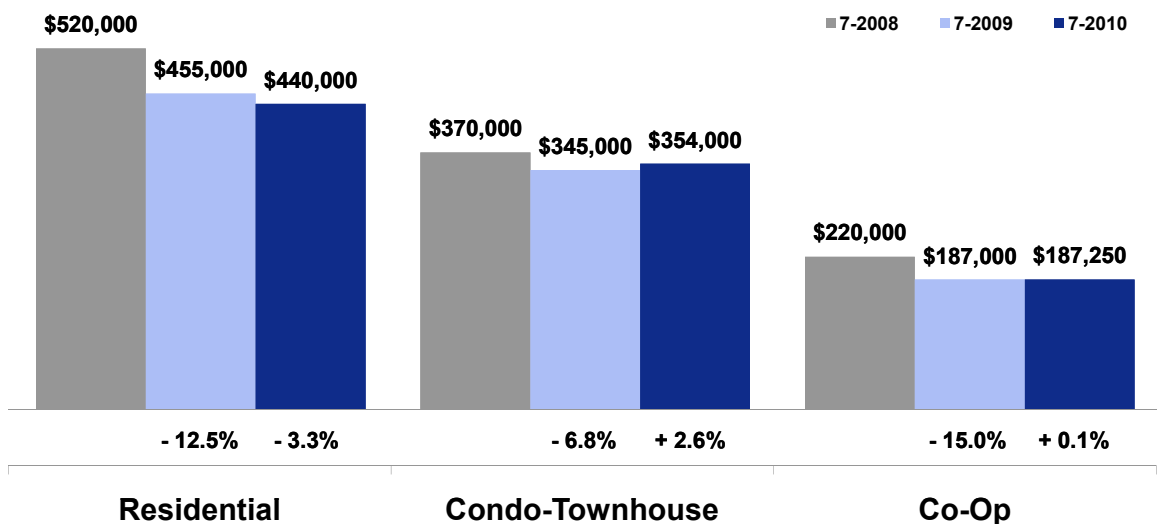




Median Contract Price of Contract Sales

Queens County Only

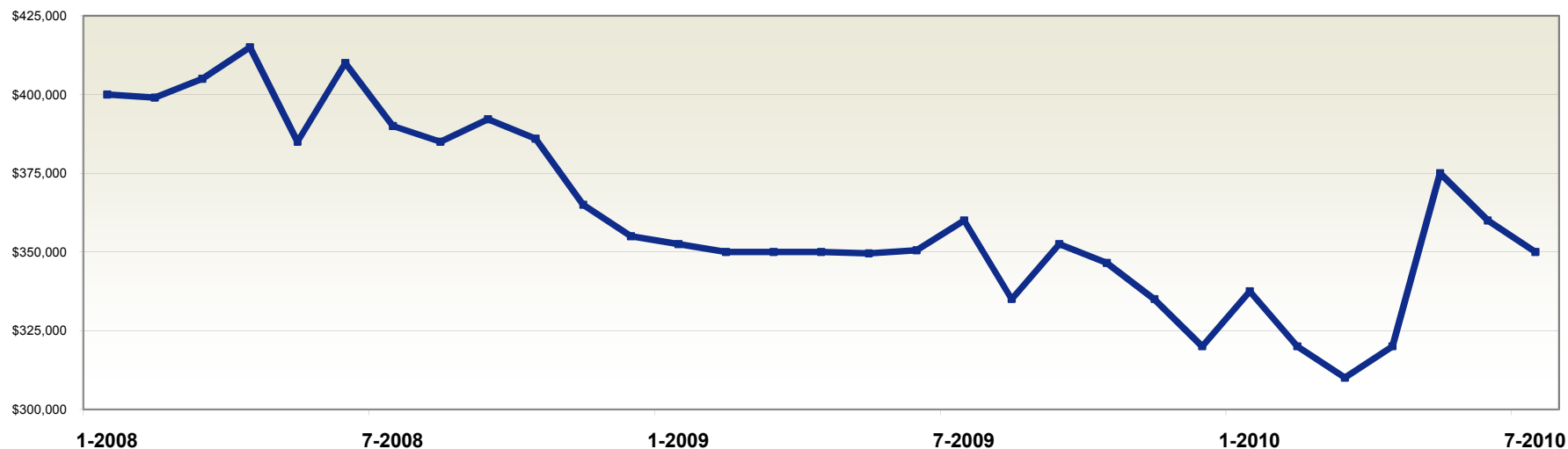
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	\$335,000	\$385,000	-13.0%
9-2009	\$352,500	\$392,100	-10.1%
10-2009	\$346,500	\$385,950	-10.2%
11-2009	\$335,000	\$365,000	-8.2%
12-2009	\$320,000	\$355,000	-9.9%
1-2010	\$337,500	\$352,500	-4.3%
2-2010	\$320,000	\$350,000	-8.6%
3-2010	\$310,050	\$350,000	-11.4%
4-2010	\$320,000	\$350,000	-8.6%
5-2010	\$375,000	\$349,500	+7.3%
6-2010	\$360,000	\$350,500	+2.7%
7-2010	\$350,000	\$360,000	-2.8%
12-Month Avg:	\$338,463	\$362,129	-6.5%

Historical Median Contract Price of Contract Sales in Queens County

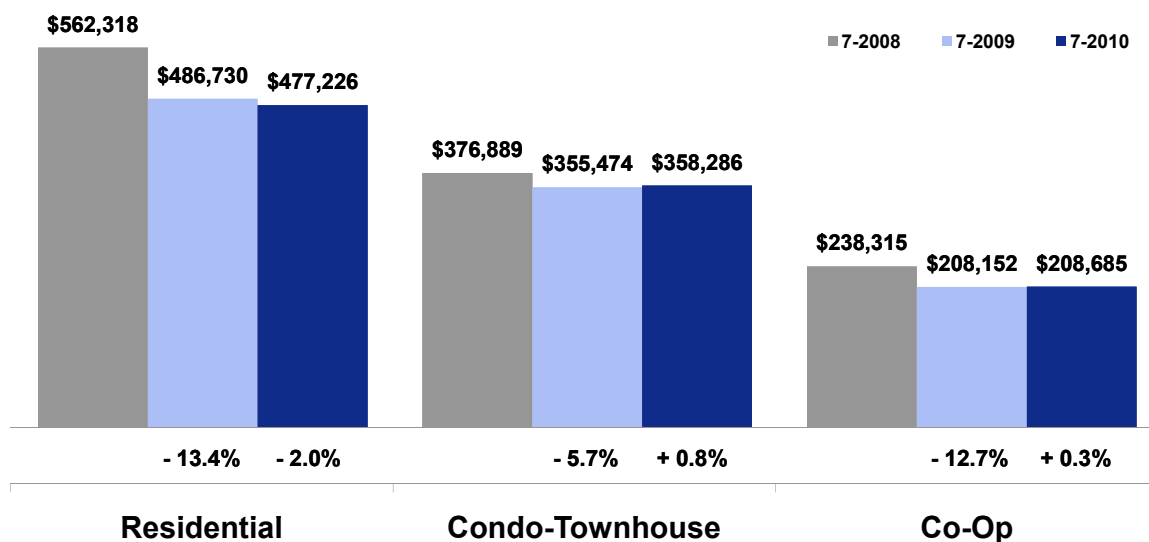




Average Contract Price of Contract Sales

Queens County Only

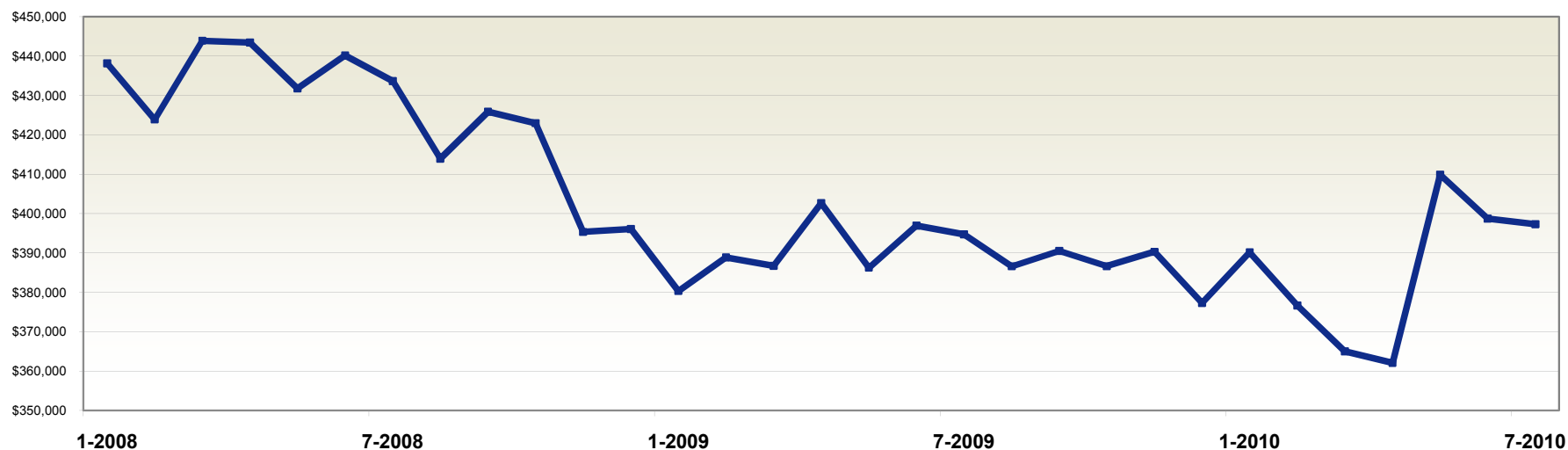
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	\$386,578	\$413,928	- 6.6%
9-2009	\$390,470	\$425,855	- 8.3%
10-2009	\$386,581	\$422,930	- 8.6%
11-2009	\$390,225	\$395,299	- 1.3%
12-2009	\$377,263	\$396,030	- 4.7%
1-2010	\$390,117	\$380,290	+ 2.6%
2-2010	\$376,605	\$388,827	- 3.1%
3-2010	\$364,999	\$386,666	- 5.6%
4-2010	\$362,009	\$402,605	- 10.1%
5-2010	\$409,825	\$386,215	+ 6.1%
6-2010	\$398,679	\$396,928	+ 0.4%
7-2010	\$397,242	\$394,688	+ 0.6%
12-Month Avg:	\$385,883	\$399,188	- 3.3%

Historical Average Contract Price of Contract Sales in Queens County

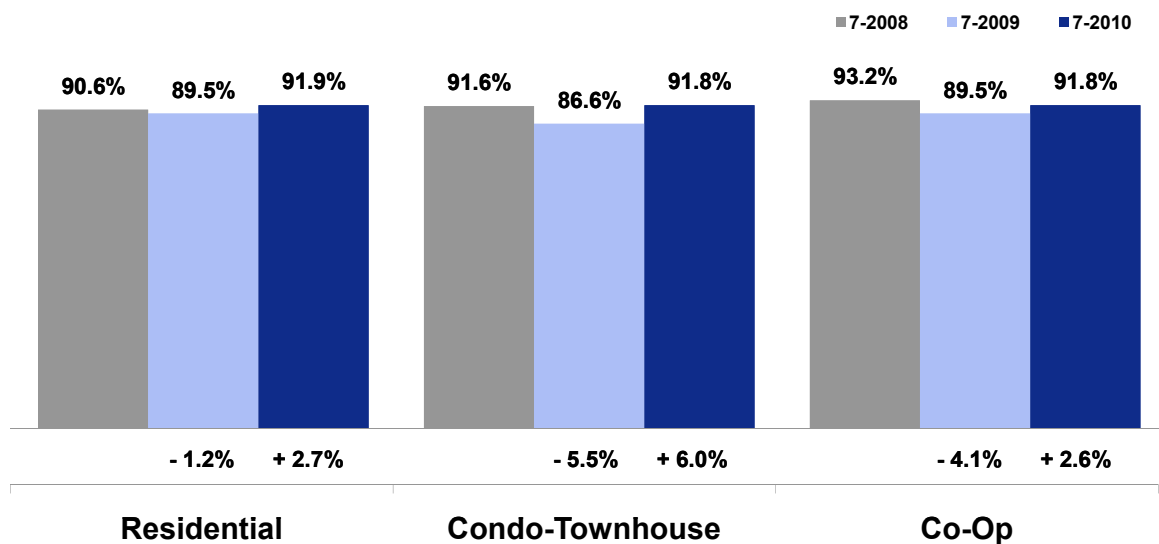




Pct. of Original List Price Received at Sale

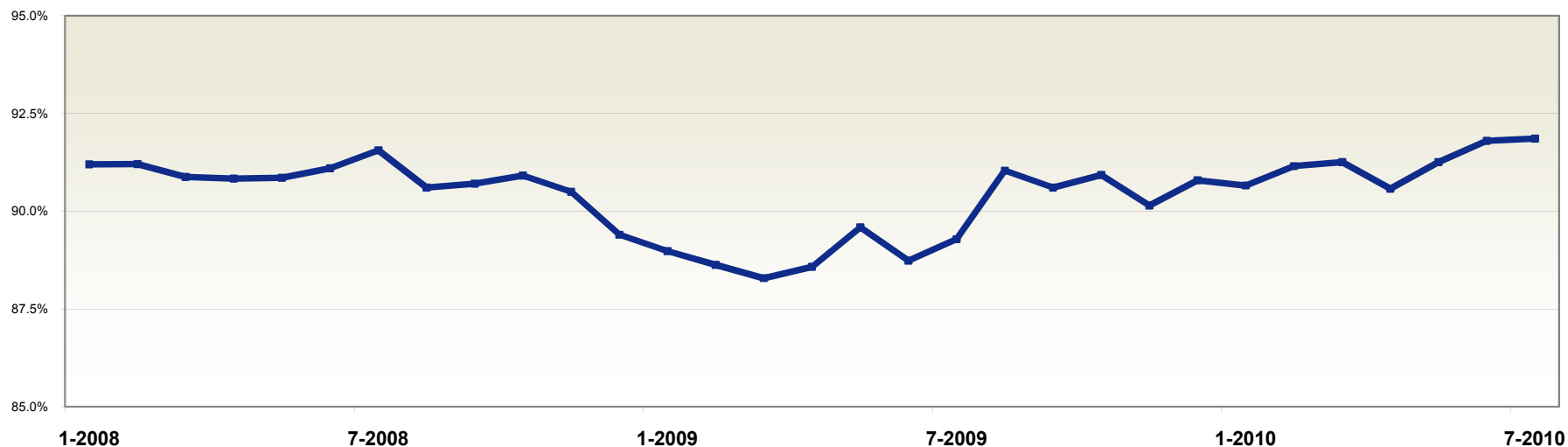
Queens County Only

By Property Type



All Property Types			
Month	Current Year	One Year Previous	One Year Change
8-2009	91.0%	90.6%	+ 0.5%
9-2009	90.6%	90.7%	- 0.1%
10-2009	90.9%	90.9%	+ 0.0%
11-2009	90.1%	90.5%	- 0.4%
12-2009	90.8%	89.4%	+ 1.6%
1-2010	90.7%	89.0%	+ 1.9%
2-2010	91.2%	88.6%	+ 2.8%
3-2010	91.3%	88.3%	+ 3.4%
4-2010	90.6%	88.6%	+ 2.3%
5-2010	91.3%	89.6%	+ 1.9%
6-2010	91.8%	88.7%	+ 3.5%
7-2010	91.9%	89.3%	+ 2.9%
12-Month Avg:	91.0%	89.5%	+ 1.7%

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

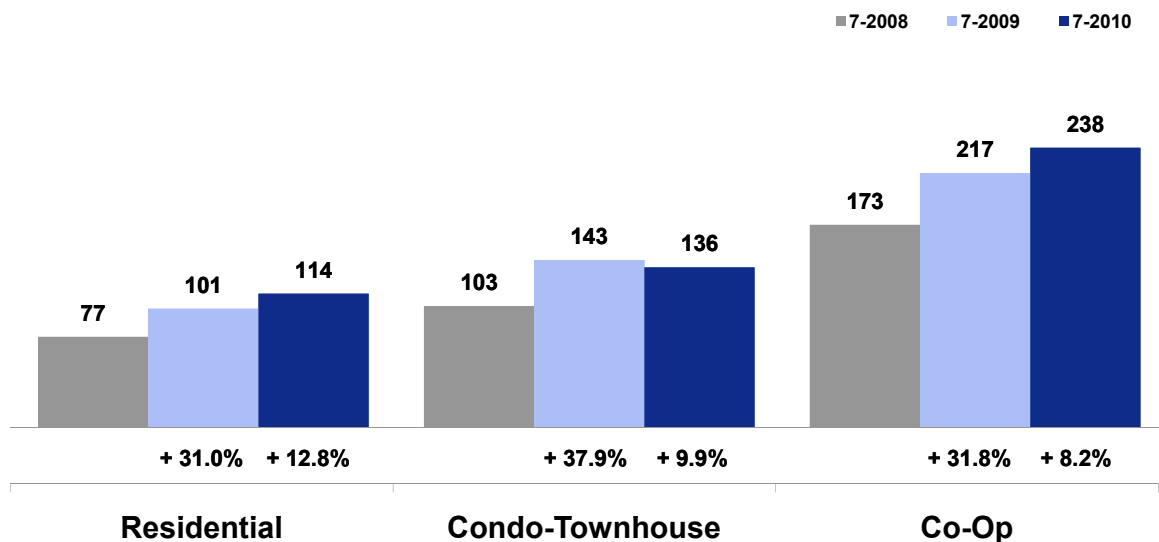




Housing Affordability Index

Queens County Only

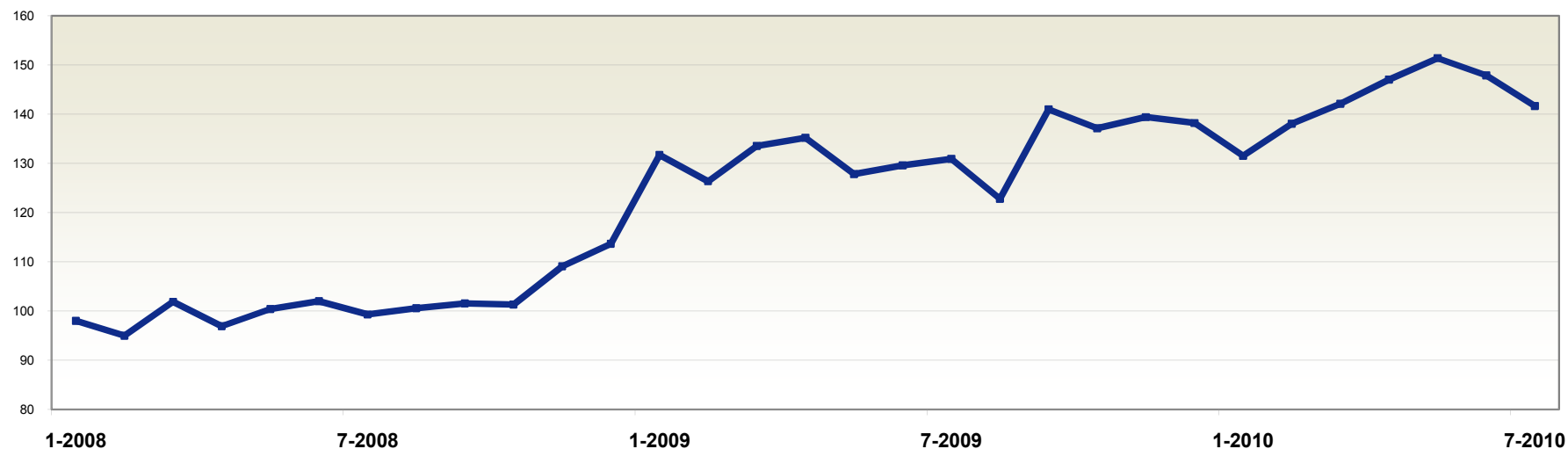
By Property Type



All Property Types			
Month	Current Year	One Year Previous	One Year Change
8-2009	123	101	+ 22.1%
9-2009	141	102	+ 38.8%
10-2009	137	101	+ 35.4%
11-2009	139	109	+ 27.8%
12-2009	138	114	+ 21.6%
1-2010	131	132	- 0.1%
2-2010	138	126	+ 9.2%
3-2010	142	134	+ 6.4%
4-2010	147	135	+ 8.7%
5-2010	151	128	+ 18.4%
6-2010	148	130	+ 14.1%
7-2010	142	131	+ 8.2%
12-Month Avg:	140	120	+ 16.4%

Historical Housing Affordability Index in Queens County

HAI measures housing affordability for Queens 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.

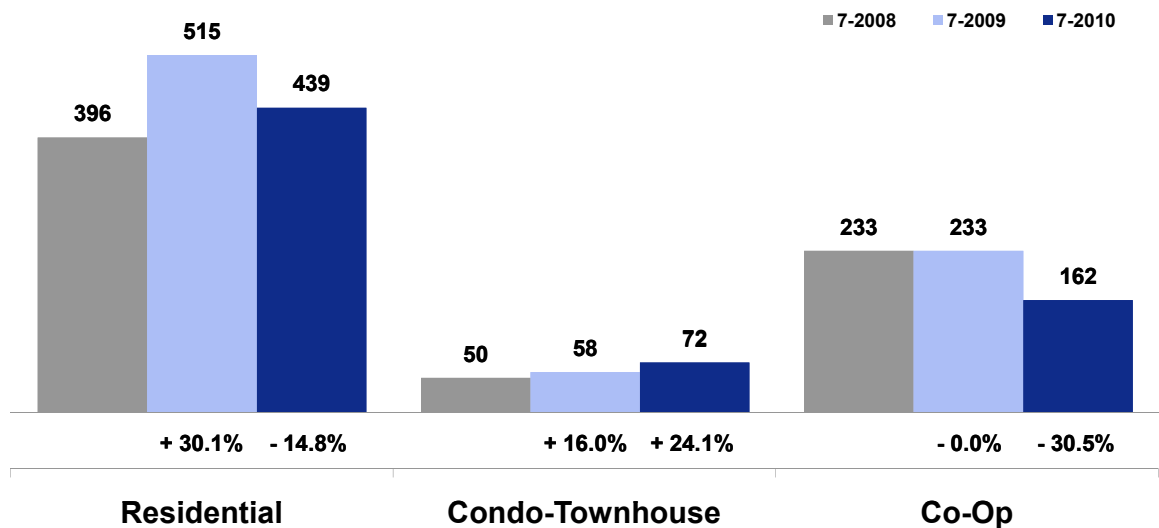




Contract Sales

Queens County Only

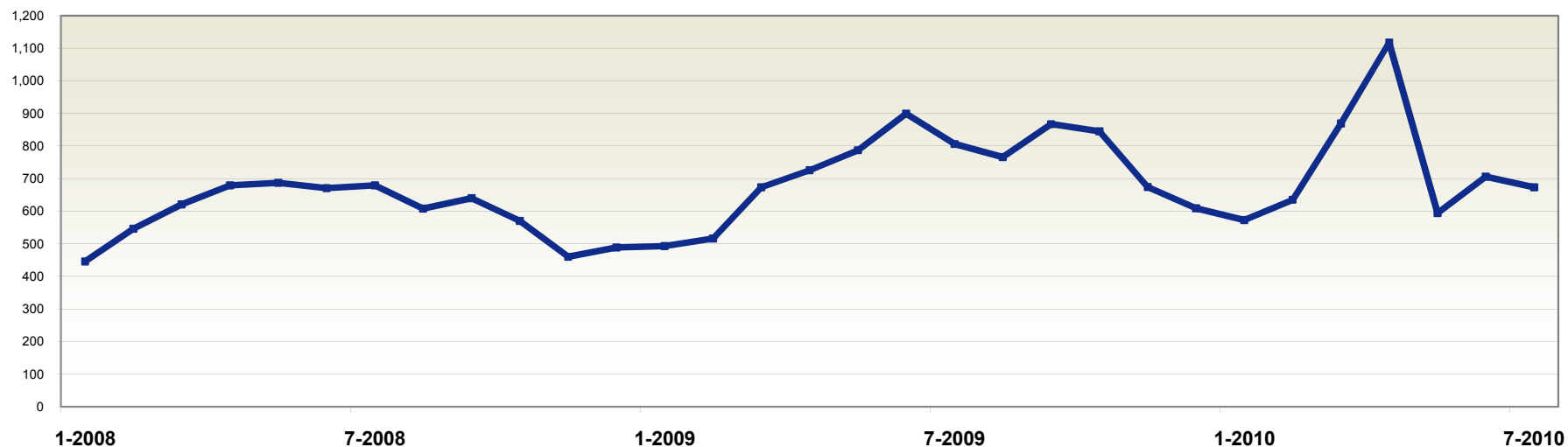
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	766	608	+ 26.0%
9-2009	867	640	+ 35.5%
10-2009	845	570	+ 48.2%
11-2009	674	460	+ 46.5%
12-2009	609	489	+ 24.5%
1-2010	573	493	+ 16.2%
2-2010	635	516	+ 23.1%
3-2010	869	673	+ 29.1%
4-2010	1,117	726	+ 53.9%
5-2010	594	787	- 24.5%
6-2010	706	899	- 21.5%
7-2010	673	806	- 16.5%
12-Month Total:	8,928	7,667	+ 16.4%

Historical Contract Sales in Queens County

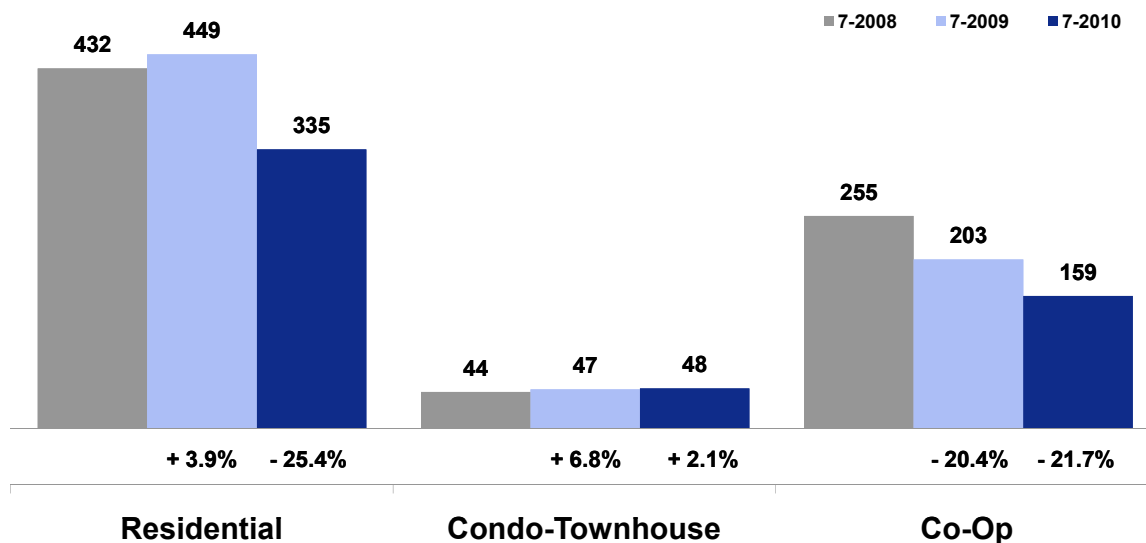




Closed Sales

Queens County Only

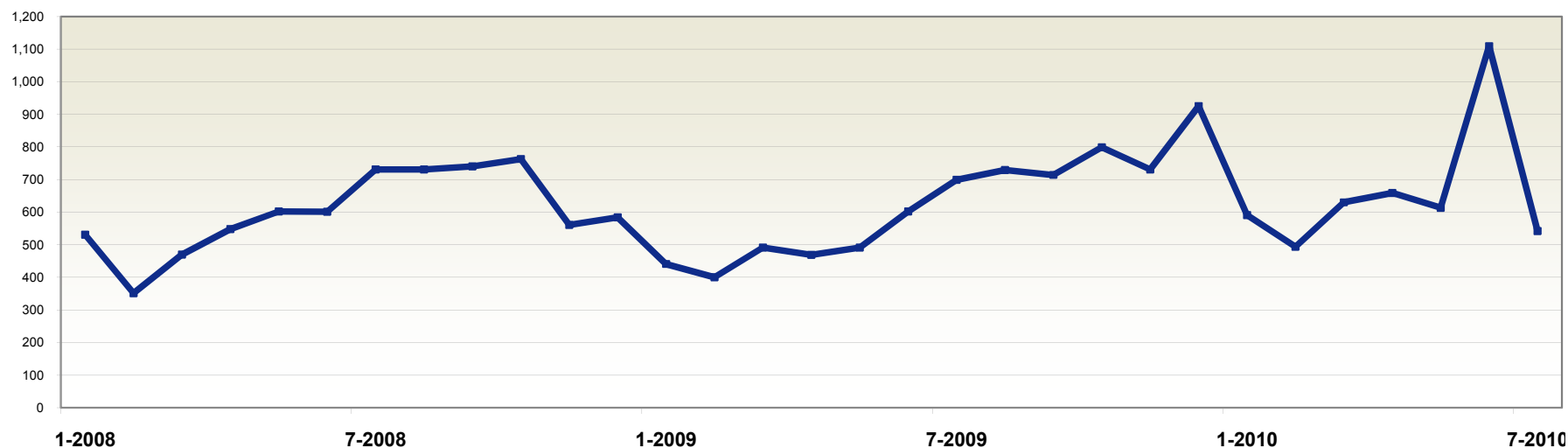
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
8-2009	729	731	- 0.3%
9-2009	714	740	- 3.5%
10-2009	799	763	+ 4.7%
11-2009	731	561	+ 30.3%
12-2009	925	584	+ 58.4%
1-2010	591	441	+ 34.0%
2-2010	494	400	+ 23.5%
3-2010	630	491	+ 28.3%
4-2010	659	469	+ 40.5%
5-2010	613	491	+ 24.8%
6-2010	1,109	602	+ 84.2%
7-2010	542	699	- 22.5%
12-Month Total:	8,536	6,972	+ 22.4%

Historical Closed Sales in Queens County



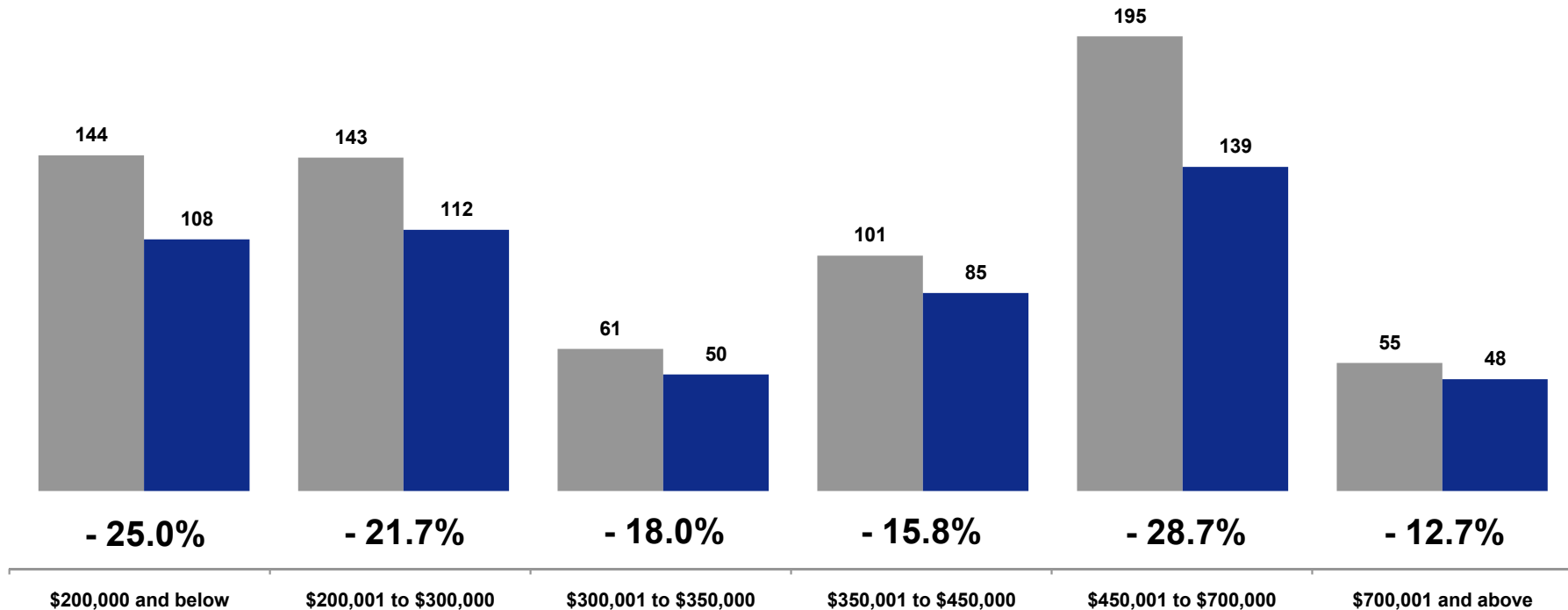
Closed Home Sales by Price Range

Queens 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	144	143	61	101	195	55	699
7-2010	108	112	50	85	139	48	542
+/-	- 25.0%	- 21.7%	- 18.0%	- 15.8%	- 28.7%	- 12.7%	- 22.5%

■ 7-2009 ■ 7-2010

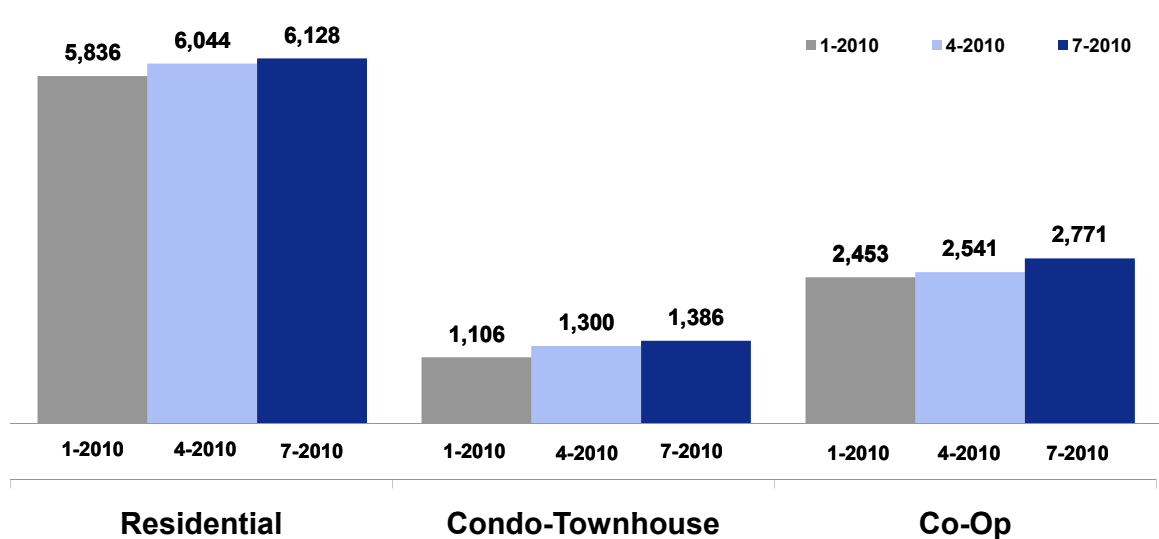




Active Inventory of New Homes for Sale

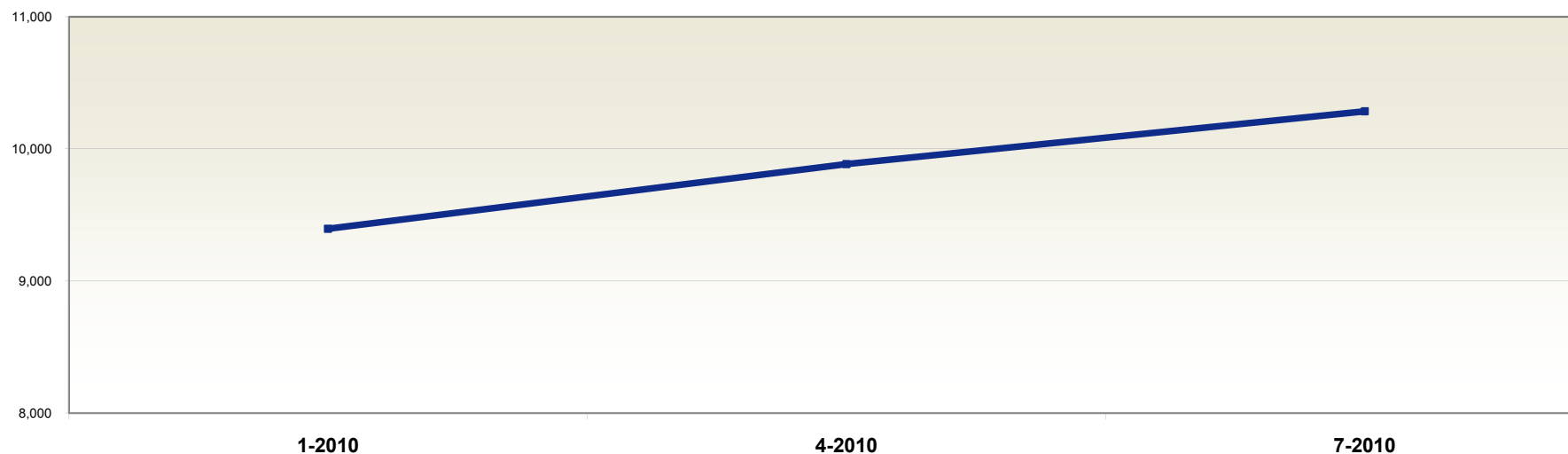
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By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	5,836	6,044	6,128
Condo-Townhouse	1,106	1,300	1,386
Co-Op	2,453	2,541	2,771
All Properties	9,395	9,885	10,285

Historical Inventory in Queens County

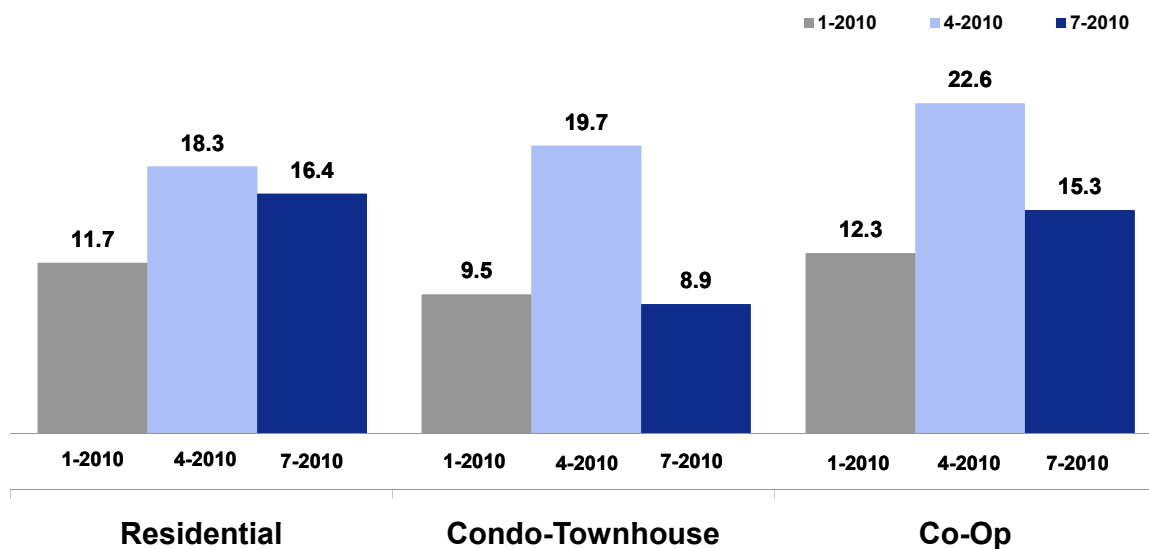




Months Supply of Inventory

Queens County Only

By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	16.4	10.0	14.0
Condo-Townhouse	23.0	14.3	19.2
Co-Op	14.6	6.1	17.2
All Properties	16.4	8.9	15.3

Historical Months Supply of Inventory in Queens County

