



Nassau County Market Update

November 2010

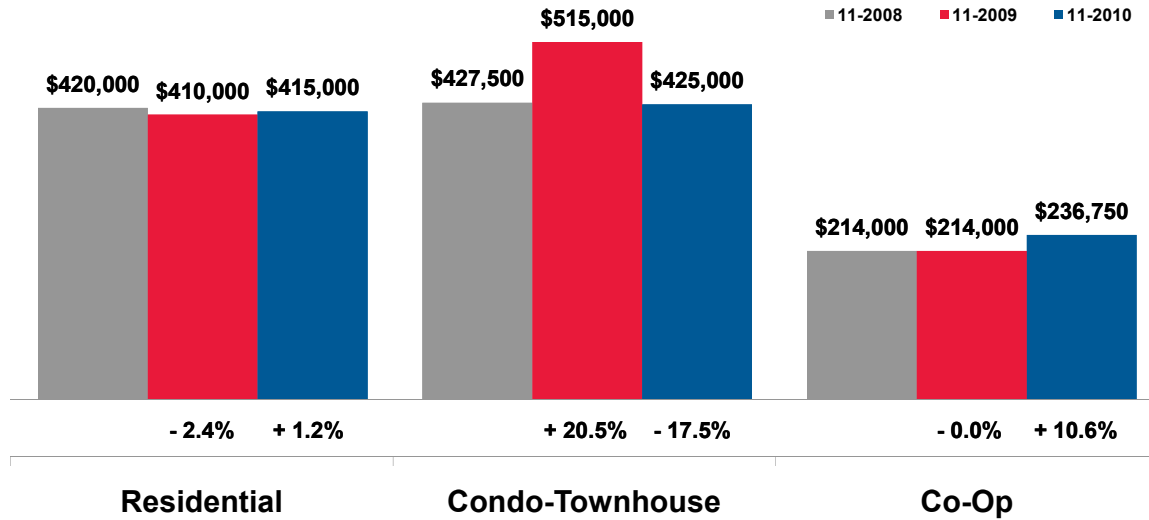
Data for this report was pulled on December 6, 2010

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Median Sales Price of Closed Sales

Nassau County Only

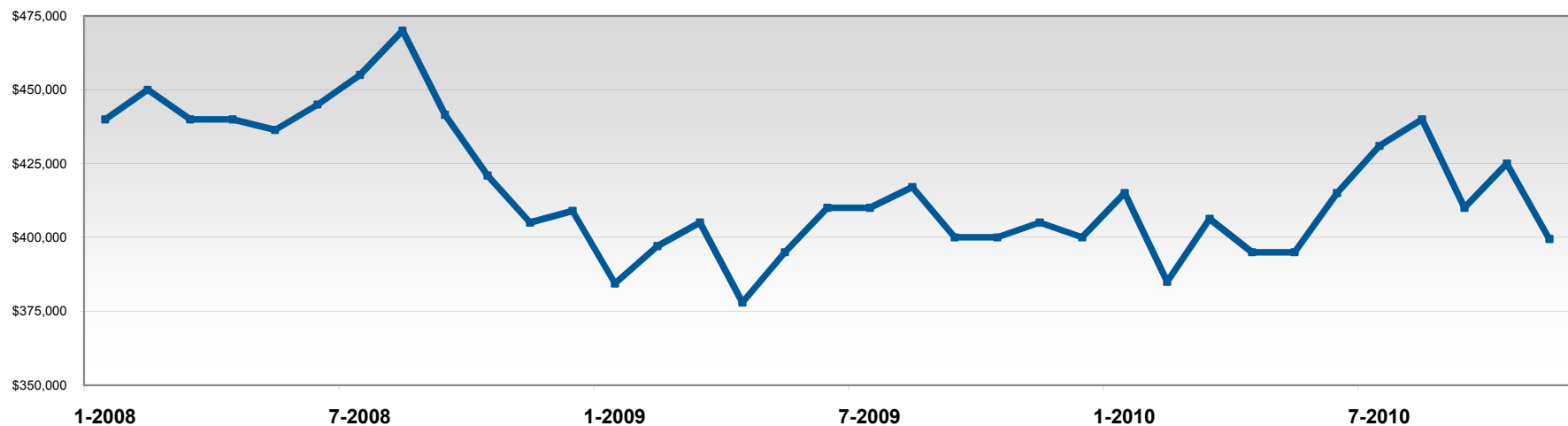
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
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	\$406,250	\$405,000	+ 0.3%
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	\$431,000	\$410,000	+ 5.1%
8-2010	\$440,000	\$417,000	+ 5.5%
9-2010	\$410,000	\$400,000	+ 2.5%
10-2010	\$425,000	\$400,000	+ 6.3%
11-2010	\$399,500	\$405,000	- 1.4%
12-Month Avg:	\$409,729	\$400,872	+ 2.2%

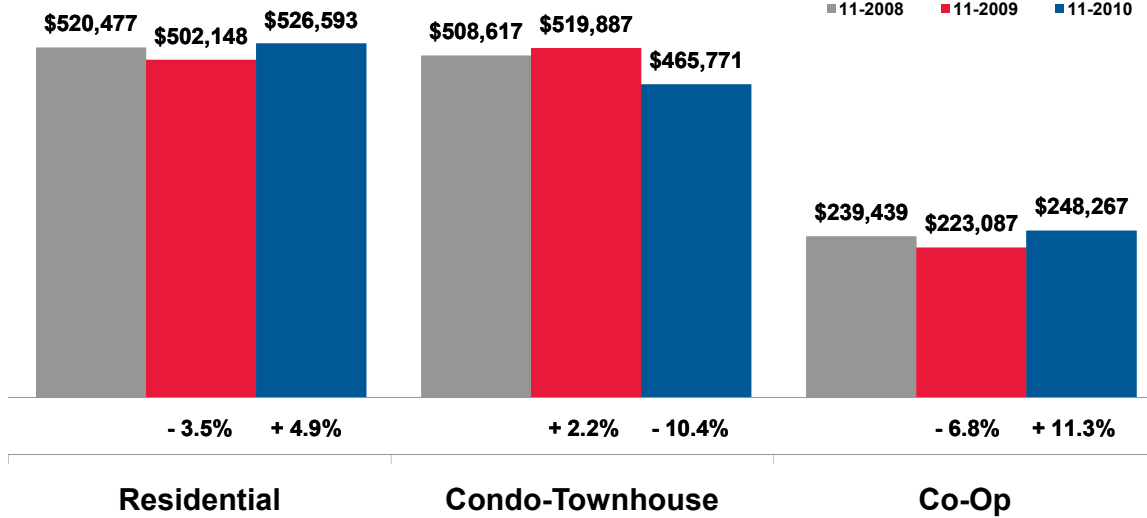
Historical Median Sales Price in Nassau County



Average Sales Price of Closed Sales

Nassau County Only

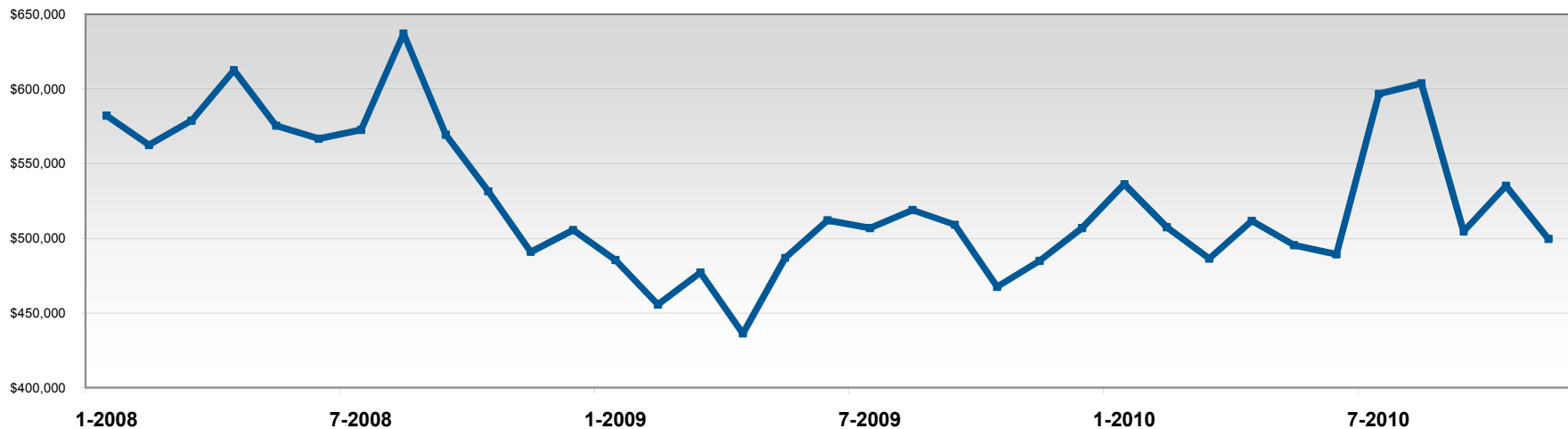
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$506,860	\$505,600	+ 0.2%
1-2010	\$536,202	\$485,527	+ 10.4%
2-2010	\$507,484	\$455,615	+ 11.4%
3-2010	\$486,373	\$477,048	+ 2.0%
4-2010	\$511,686	\$436,242	+ 17.3%
5-2010	\$495,435	\$486,893	+ 1.8%
6-2010	\$489,202	\$512,002	- 4.5%
7-2010	\$596,754	\$506,818	+ 17.7%
8-2010	\$603,806	\$518,893	+ 16.4%
9-2010	\$504,585	\$509,075	- 0.9%
10-2010	\$535,189	\$467,462	+ 14.5%
11-2010	\$499,654	\$484,896	+ 3.0%
12-Month Avg:	\$522,769	\$487,173	+ 7.3%

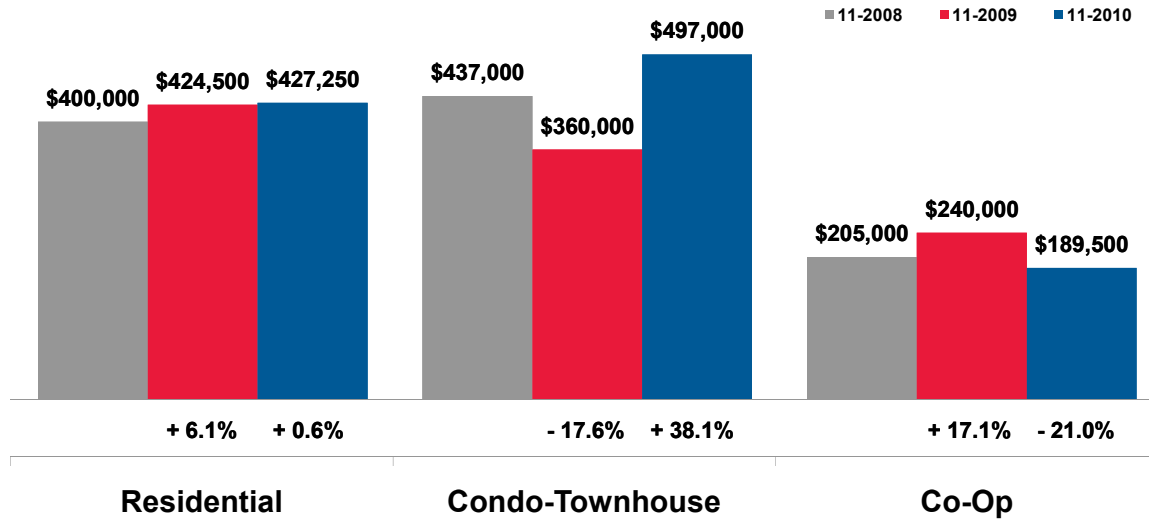
Historical Average Sales Price in Nassau County



Median Contract Price of Contract Sales

Nassau County Only

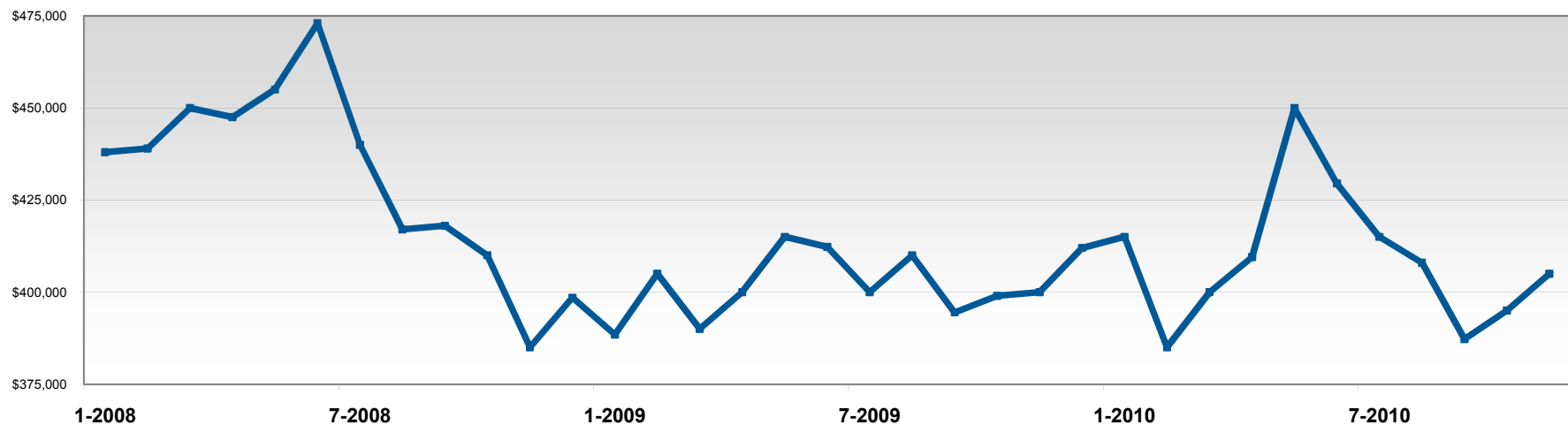
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
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	\$409,500	\$400,000	+ 2.4%
5-2010	\$450,000	\$415,000	+ 8.4%
6-2010	\$429,500	\$412,300	+ 4.2%
7-2010	\$415,000	\$400,000	+ 3.8%
8-2010	\$408,000	\$410,000	- 0.5%
9-2010	\$387,250	\$394,500	- 1.8%
10-2010	\$395,000	\$399,000	- 1.0%
11-2010	\$405,000	\$400,000	+ 1.3%
12-Month Avg:	\$409,271	\$401,067	+ 2.0%

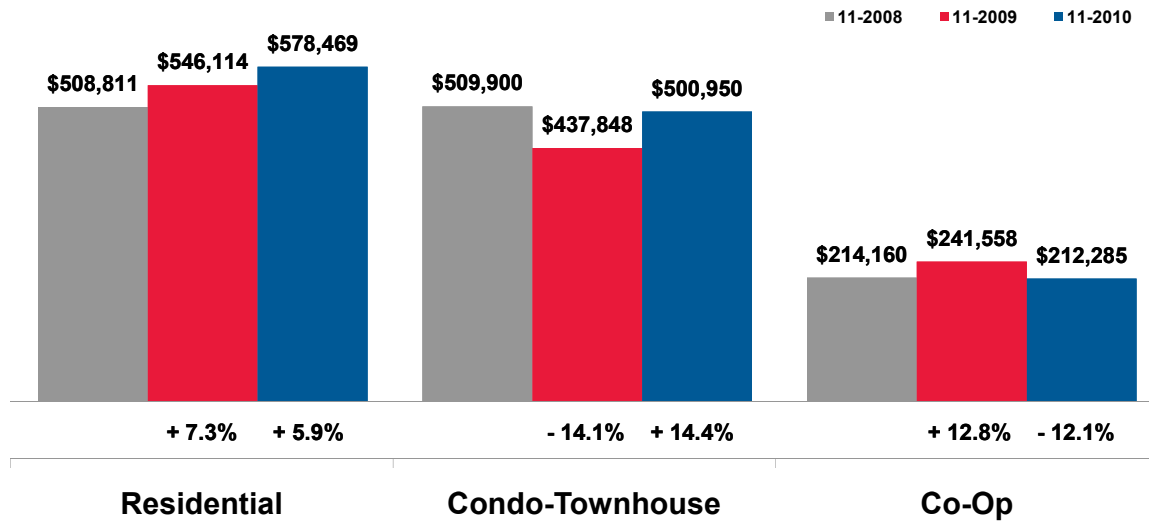
Historical Median Contract Price of Contract Sales in Nassau County



Average Contract Price of Contract Sales

Nassau County Only

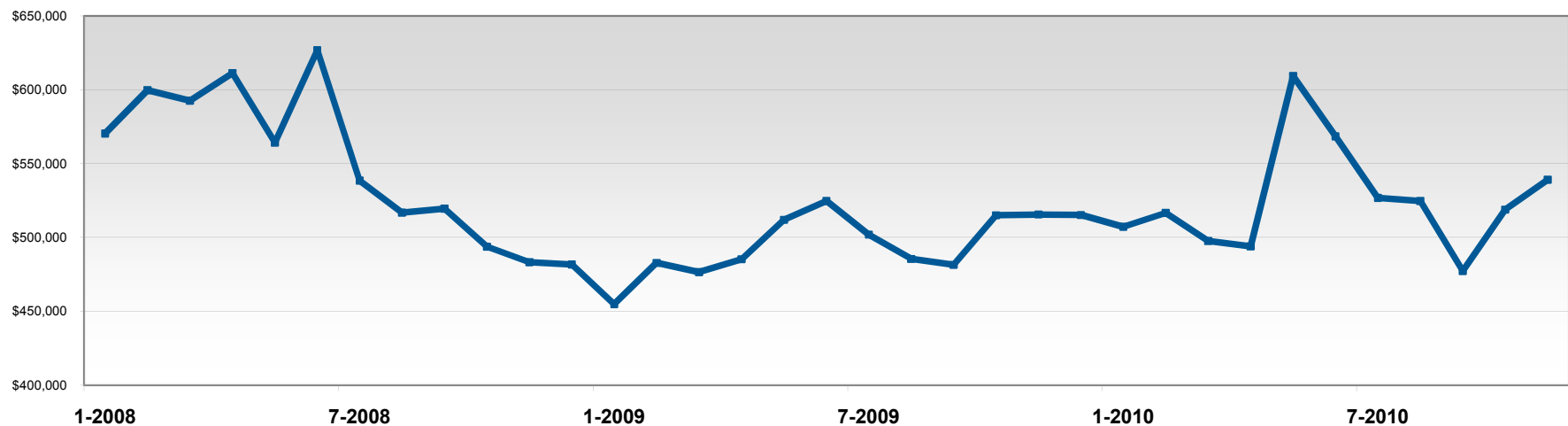
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	\$515,175	\$481,641	+ 7.0%
1-2010	\$507,164	\$454,807	+ 11.5%
2-2010	\$516,603	\$482,723	+ 7.0%
3-2010	\$497,551	\$476,554	+ 4.4%
4-2010	\$493,974	\$485,202	+ 1.8%
5-2010	\$609,349	\$511,911	+ 19.0%
6-2010	\$568,362	\$524,707	+ 8.3%
7-2010	\$526,706	\$501,912	+ 4.9%
8-2010	\$524,679	\$485,422	+ 8.1%
9-2010	\$477,220	\$481,383	- 0.9%
10-2010	\$518,826	\$514,972	+ 0.7%
11-2010	\$538,995	\$515,519	+ 4.6%
12-Month Avg:	\$524,550	\$493,063	+ 6.4%

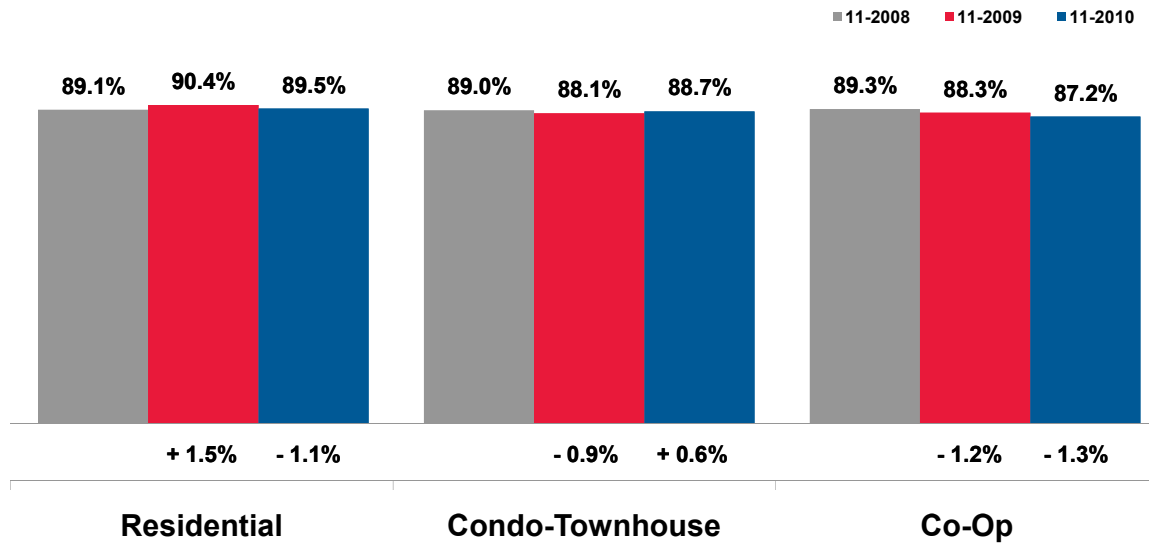
Historical Average Contract Price of Contract Sales in Nassau County



Pct. of Original List Price Received at Sale

Nassau County Only

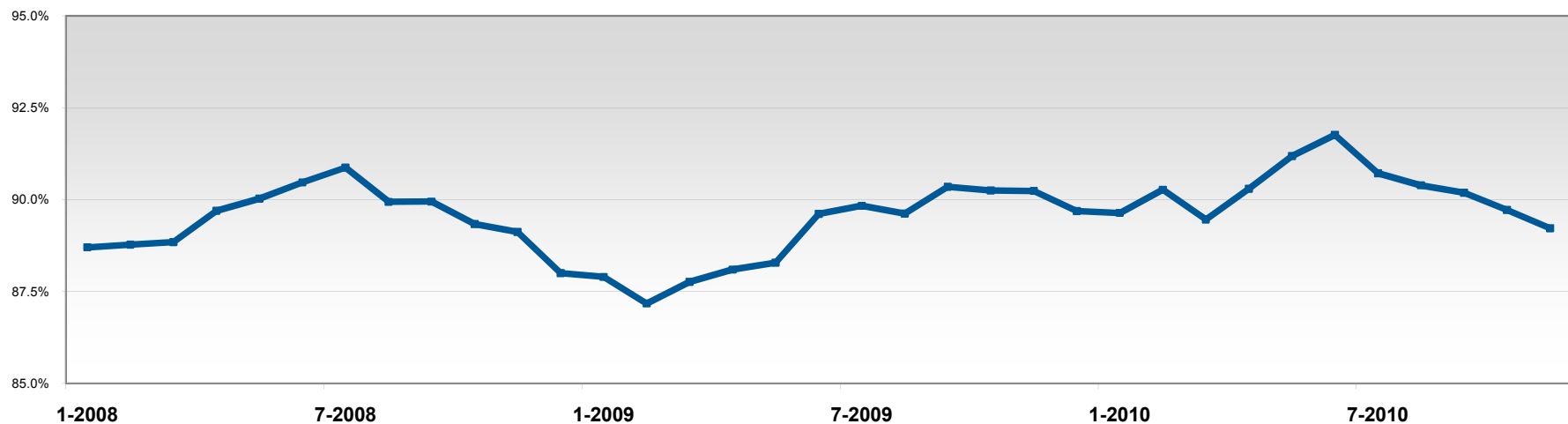
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	89.7%	88.0%	+ 1.9%
1-2010	89.6%	87.9%	+ 2.0%
2-2010	90.3%	87.2%	+ 3.6%
3-2010	89.5%	87.8%	+ 1.9%
4-2010	90.3%	88.1%	+ 2.5%
5-2010	91.2%	88.3%	+ 3.3%
6-2010	91.8%	89.6%	+ 2.4%
7-2010	90.7%	89.8%	+ 1.0%
8-2010	90.4%	89.6%	+ 0.9%
9-2010	90.2%	90.3%	- 0.2%
10-2010	89.7%	90.2%	- 0.6%
11-2010	89.2%	90.2%	- 1.1%
12-Month Avg:	90.2%	88.9%	+ 1.4%

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

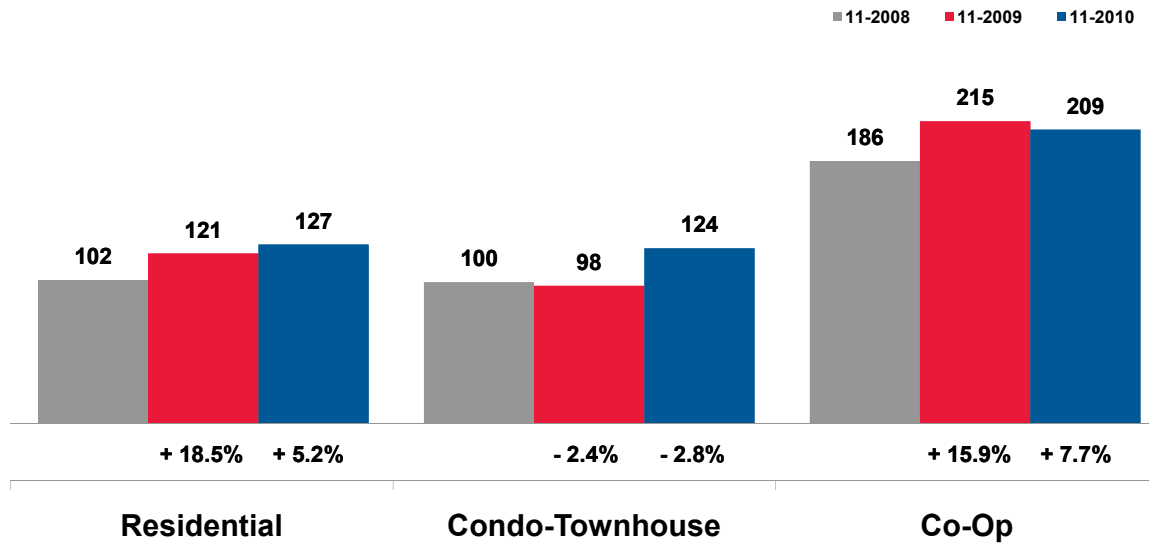


Housing Affordability Index

Nassau County Only



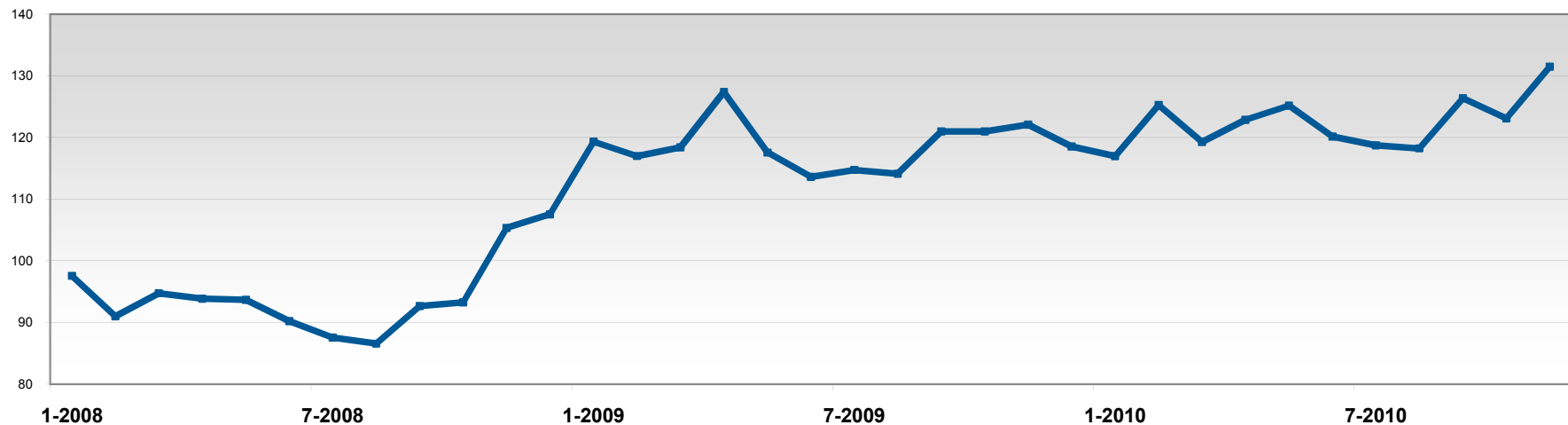
By Property Type



Month	Current Year	One Year Previous	One Year Change
12-2009	119	108	+ 10.3%
1-2010	117	119	- 2.0%
2-2010	125	117	+ 7.1%
3-2010	119	118	+ 0.7%
4-2010	123	127	- 3.5%
5-2010	125	118	+ 6.5%
6-2010	120	114	+ 5.8%
7-2010	119	115	+ 3.5%
8-2010	118	114	+ 3.6%
9-2010	126	121	+ 4.5%
10-2010	123	121	+ 1.7%
11-2010	131	122	+ 7.7%
12-Month Avg:	122	118	+ 3.7%

Historical Housing Affordability Index in Nassau County

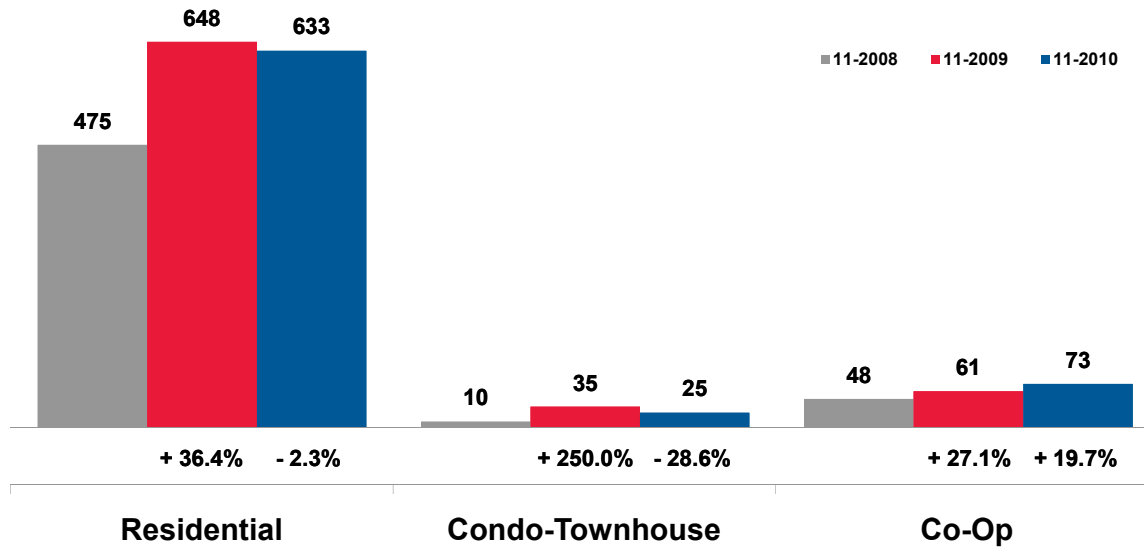
HAI measures housing affordability for Nassau County. An HAI of 120 means the median family income is 120% of the necessary income to qualify for the median priced home using 20% downpayment, 30-yr fixed rate mortgage.



Contract Sales

Nassau County Only

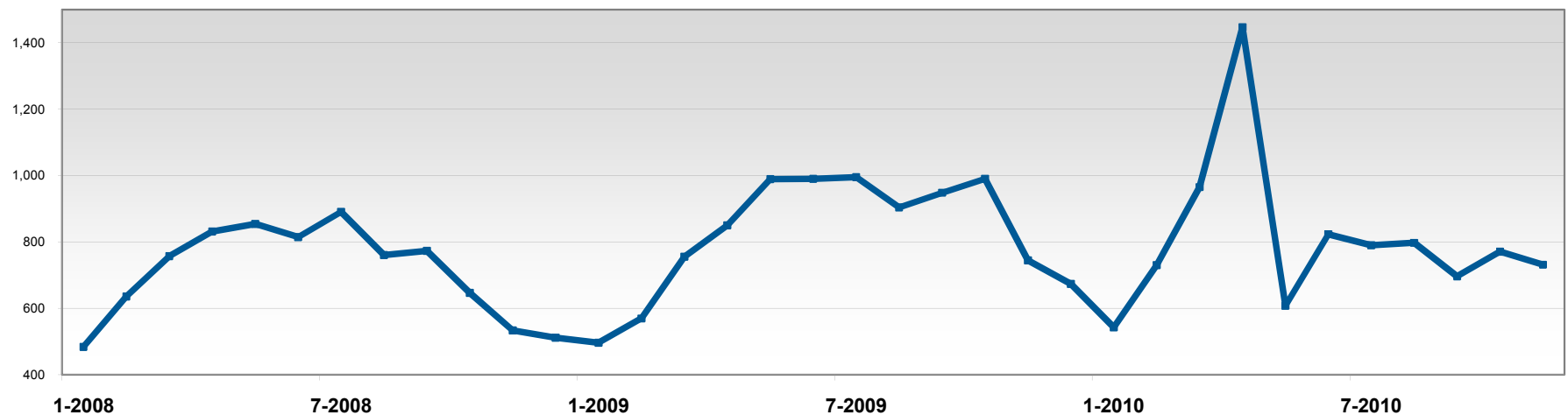
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	673	511	+ 31.7%
1-2010	542	496	+ 9.3%
2-2010	730	569	+ 28.3%
3-2010	965	755	+ 27.8%
4-2010	1,447	850	+ 70.2%
5-2010	607	989	- 38.6%
6-2010	823	990	- 16.9%
7-2010	790	995	- 20.6%
8-2010	797	904	- 11.8%
9-2010	696	948	- 26.6%
10-2010	770	990	- 22.2%
11-2010	731	744	- 1.7%
12-Month Total:	9,571	9,741	- 1.7%

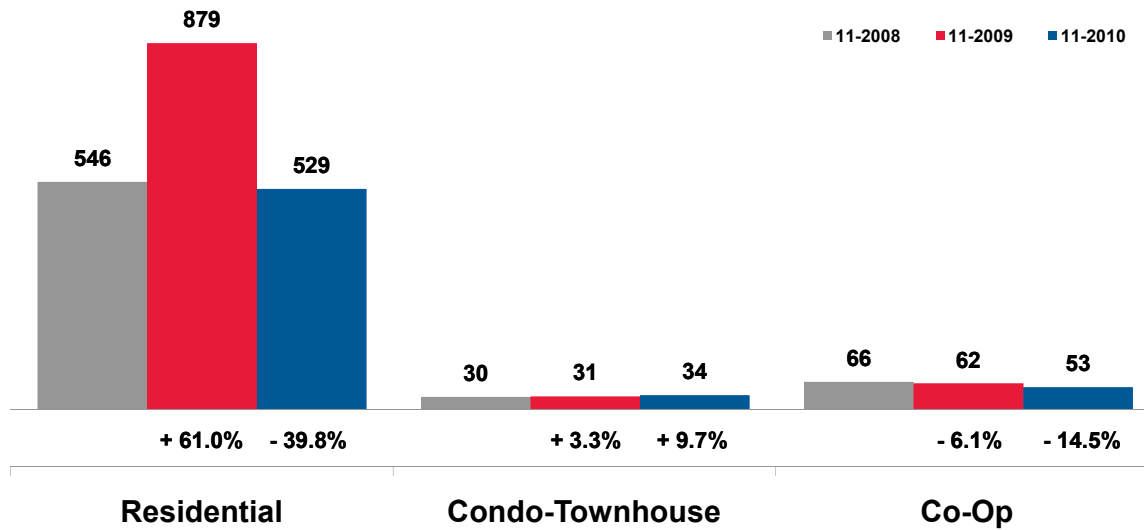
Historical Pending Sales in Nassau County



Closed Sales

Nassau County Only

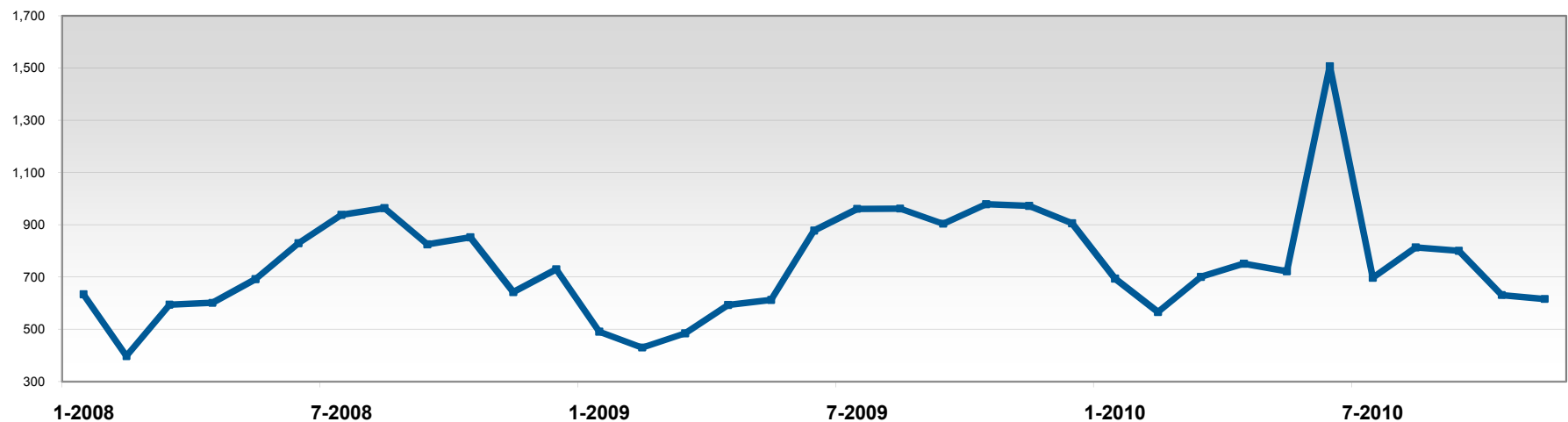
By Property Type



All Property Types

Month	Current Year	One Year Previous	One Year Change
12-2009	906	729	+ 24.3%
1-2010	694	491	+ 41.3%
2-2010	566	430	+ 31.6%
3-2010	700	484	+ 44.6%
4-2010	751	593	+ 26.6%
5-2010	722	612	+ 18.0%
6-2010	1,507	878	+ 71.6%
7-2010	697	961	- 27.5%
8-2010	813	962	- 15.5%
9-2010	800	904	- 11.5%
10-2010	631	979	- 35.5%
11-2010	616	972	- 36.6%
12-Month Total:	9,403	8,995	+ 4.5%

Historical Closed Sales in Nassau County

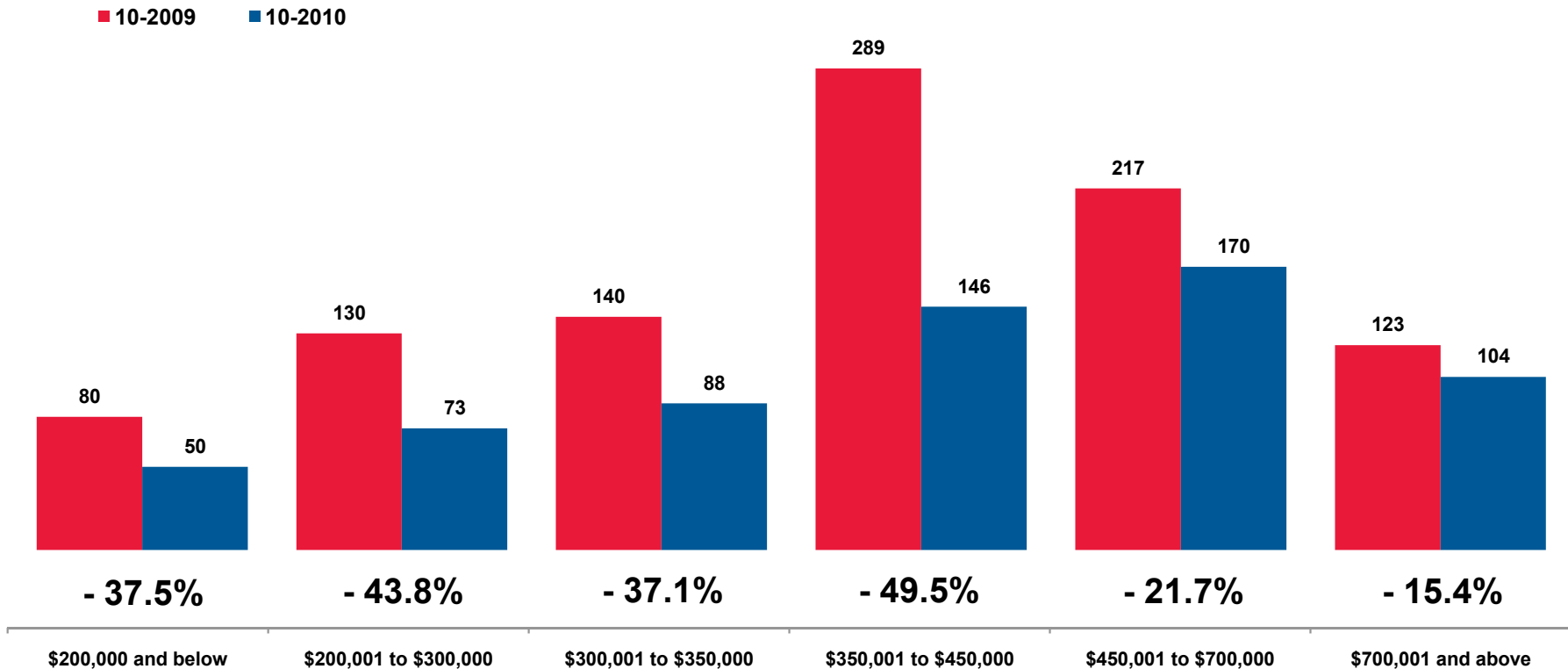


Closed Home Sales by Price Range

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
10-2009	80	130	140	289	217	123	979
10-2010	50	73	88	146	170	104	631
+/-	- 37.5%	- 43.8%	- 37.1%	- 49.5%	- 21.7%	- 15.4%	- 35.5%

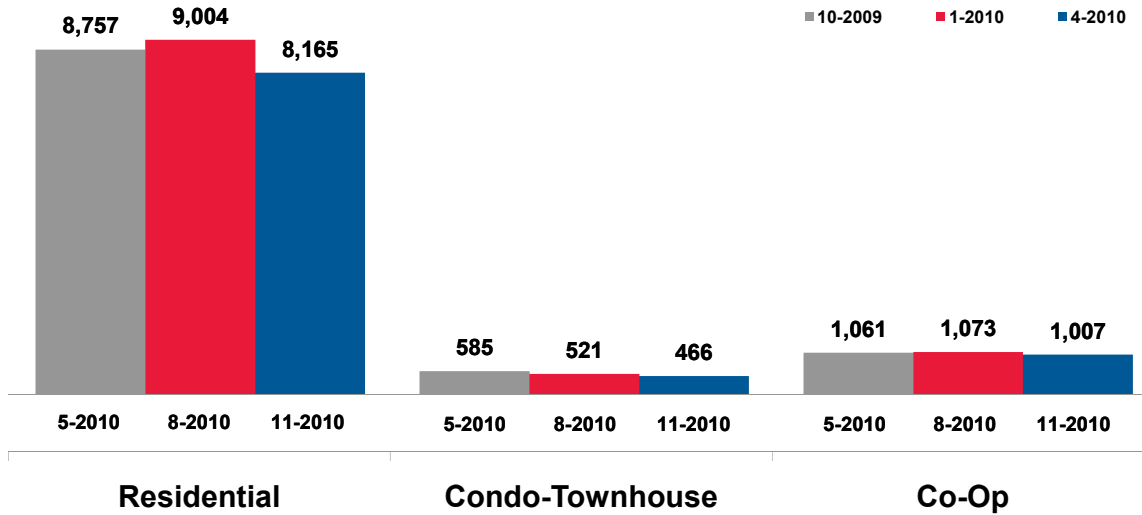


Active Inventory of New Homes for Sale

Nassau County Only

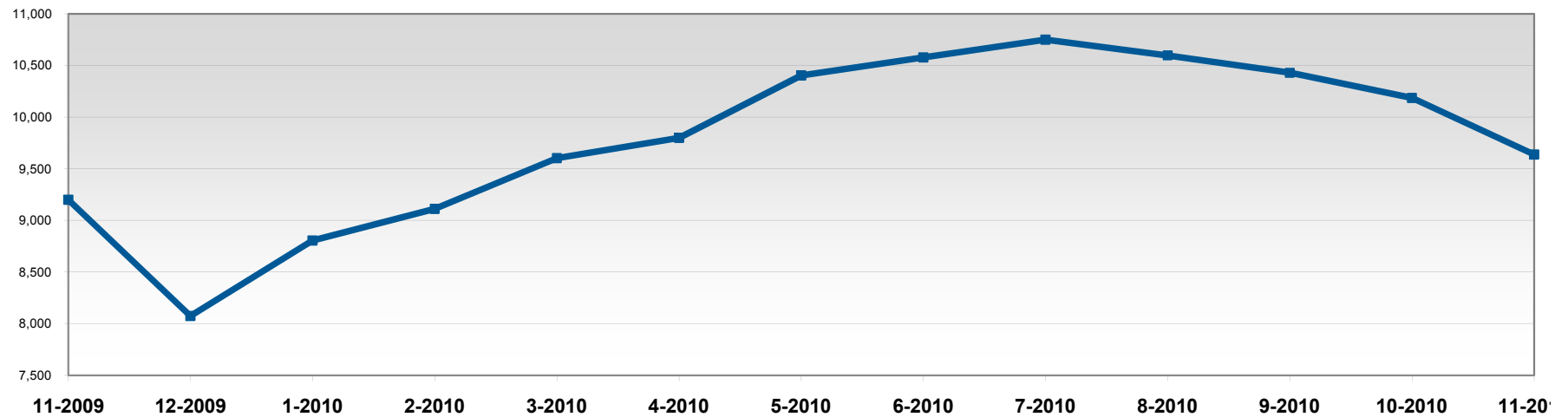


By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	8,757	9,004	8,165
Condo-Townhouse	585	521	466
Co-Op	1,061	1,073	1,007
All Properties	10,403	10,598	9,638

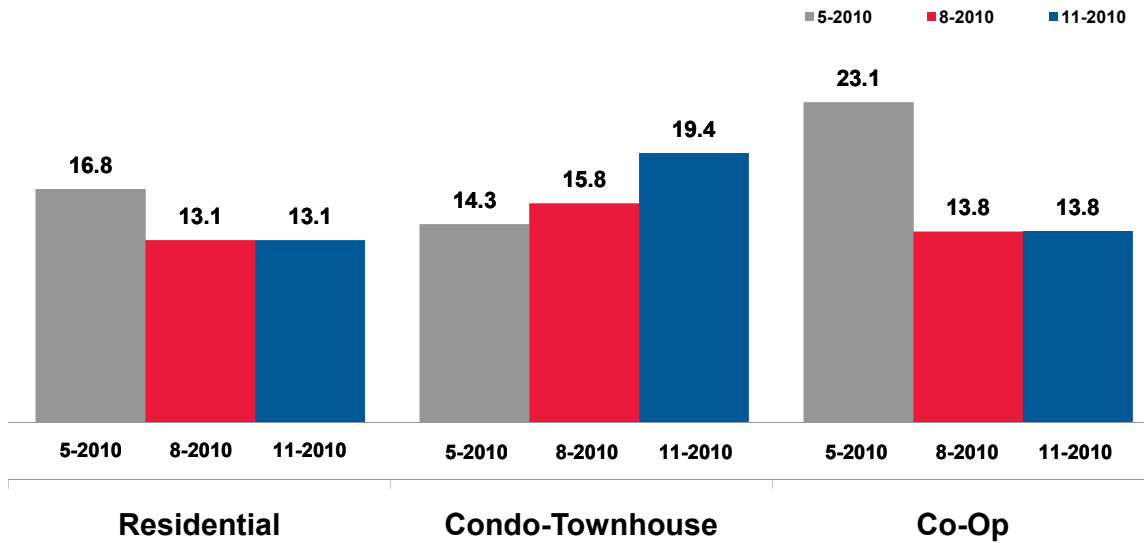
Historical Inventory in Nassau County



Months Supply of Inventory

Nassau County Only

By Property Type—Last 6 Months



	6 Months Ago	3 Months Ago	Current Month
Residential	16.8	13.1	13.1
Condo-Townhouse	14.3	15.8	19.4
Co-Op	23.1	13.8	13.8
All Properties	17.1	13.3	13.4

Historical Months Supply of Inventory in Nassau County

