



Queens County Market Update

April 2011

Data for this report was pulled on May 6, 2011

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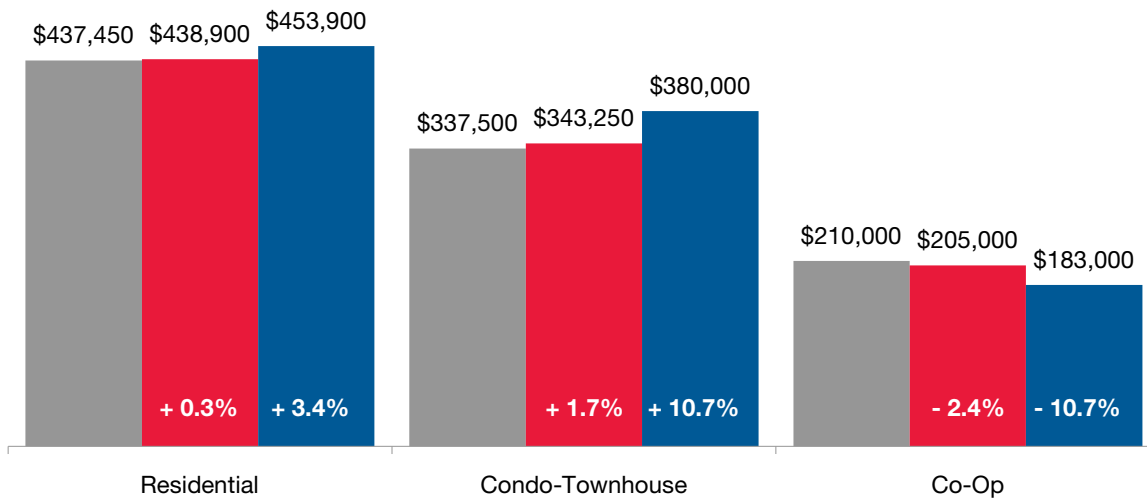
Median Sales Price of Closed Sales

Queens County Only



Median Sales Price of Closed Sales by Property Type

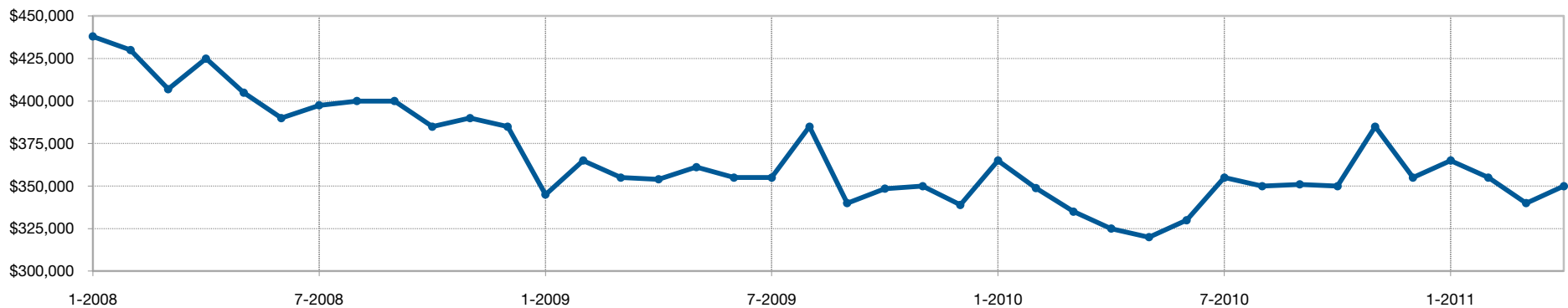
■ 4-2009 ■ 4-2010 ■ 4-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	\$320,000	\$361,200	- 11.4%
6-2010	\$330,000	\$355,000	- 7.0%
7-2010	\$355,000	\$355,000	- 0.0%
8-2010	\$350,000	\$385,000	- 9.1%
9-2010	\$351,000	\$340,000	+ 3.2%
10-2010	\$350,000	\$348,500	+ 0.4%
11-2010	\$385,000	\$350,000	+ 10.0%
12-2010	\$355,000	\$338,944	+ 4.7%
1-2011	\$365,000	\$365,000	- 0.0%
2-2011	\$355,000	\$348,850	+ 1.8%
3-2011	\$340,000	\$335,000	+ 1.5%
4-2011	\$350,000	\$325,000	+ 7.7%
12-Month Avg	\$350,500	\$350,625	- 0.0%

Historical Median Sales Price in Queens County All Property Types



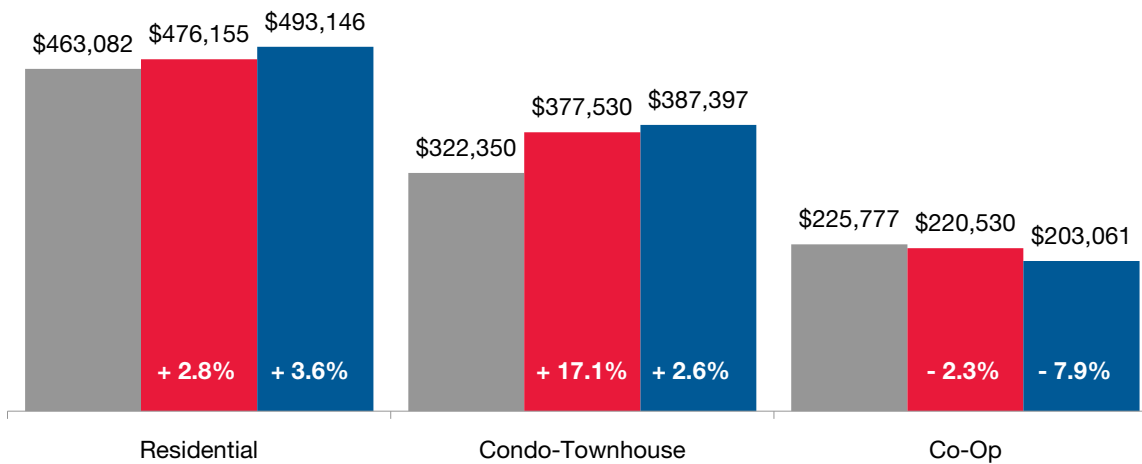
Average Sales Price of Closed Sales

Queens County Only



Average Sales Price of Closed Sales by Property Type

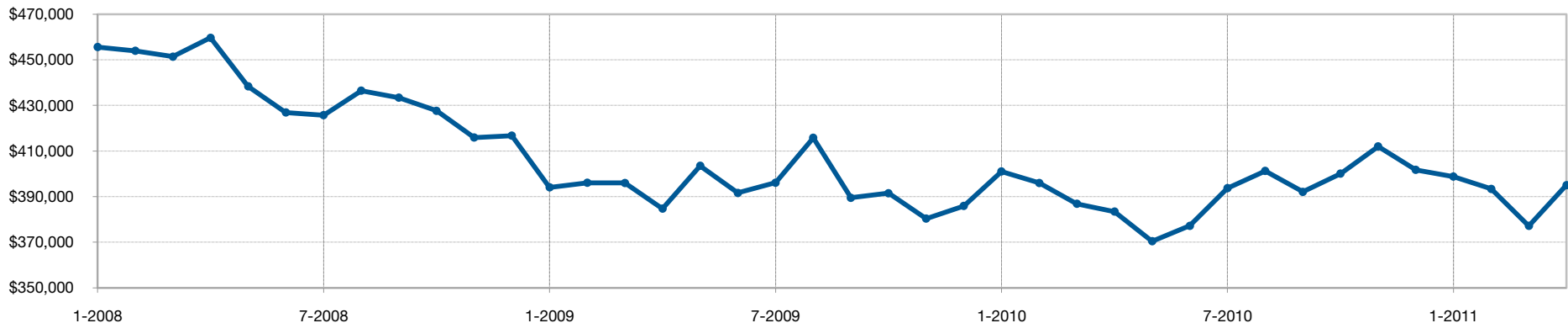
■ 4-2009 ■ 4-2010 ■ 4-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	\$370,409	\$403,490	- 8.2%
6-2010	\$377,257	\$391,612	- 3.7%
7-2010	\$393,679	\$396,149	- 0.6%
8-2010	\$401,264	\$415,779	- 3.5%
9-2010	\$392,102	\$389,489	+ 0.7%
10-2010	\$400,065	\$391,509	+ 2.2%
11-2010	\$411,999	\$380,385	+ 8.3%
12-2010	\$401,720	\$385,887	+ 4.1%
1-2011	\$398,800	\$401,007	- 0.6%
2-2011	\$393,383	\$395,980	- 0.7%
3-2011	\$377,173	\$386,842	- 2.5%
4-2011	\$395,054	\$383,457	+ 3.0%
12-Month Avg	\$392,742	\$393,466	- 0.2%

Historical Average Sales Price in Queens County All Property Types

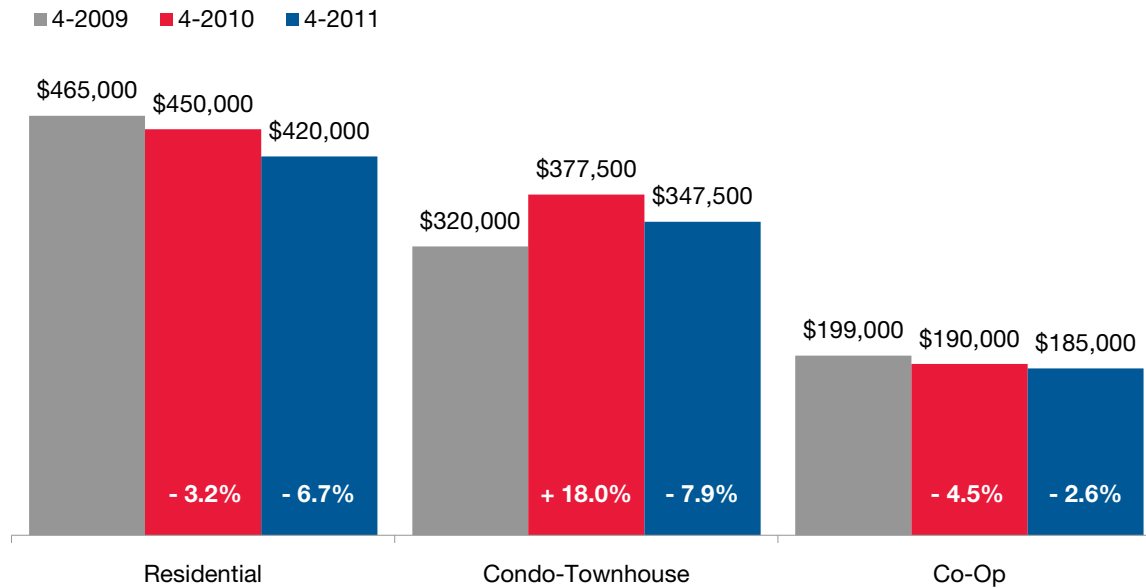


Median Contract Price of Contract Sales

Queens County Only



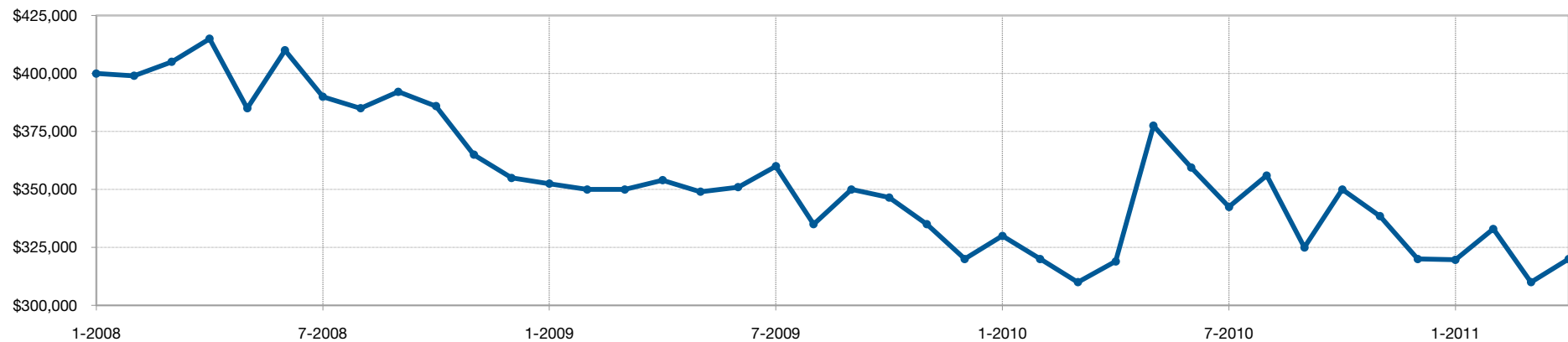
Median Contract Price of Contract Sales by Property Type



Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	\$377,500	\$349,000	+ 8.2%
6-2010	\$359,500	\$351,000	+ 2.4%
7-2010	\$342,500	\$360,000	- 4.9%
8-2010	\$356,000	\$335,000	+ 6.3%
9-2010	\$325,000	\$350,000	- 7.1%
10-2010	\$350,000	\$346,500	+ 1.0%
11-2010	\$338,500	\$335,000	+ 1.0%
12-2010	\$320,000	\$320,000	- 0.0%
1-2011	\$319,650	\$330,000	- 3.1%
2-2011	\$333,000	\$320,000	+ 4.1%
3-2011	\$310,000	\$310,000	- 0.0%
4-2011	\$320,000	\$319,000	+ 0.3%
12-Month Avg	\$337,638	\$335,458	+ 0.6%

Historical Median Sales Price of Contract Sales in Queens County All Properties



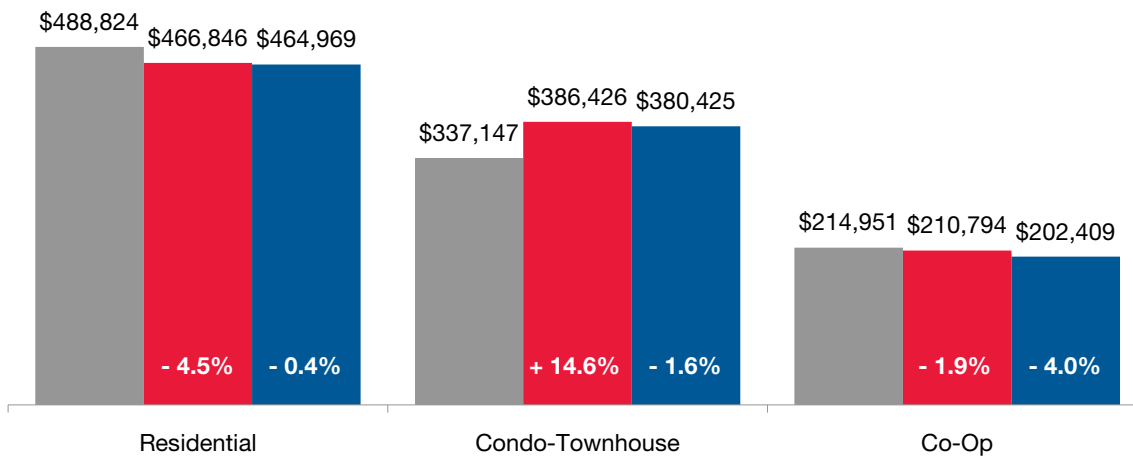
Average Contract Price of Contract Sales

Queens County Only



Average Contract Price of Contract Sales by Property Type

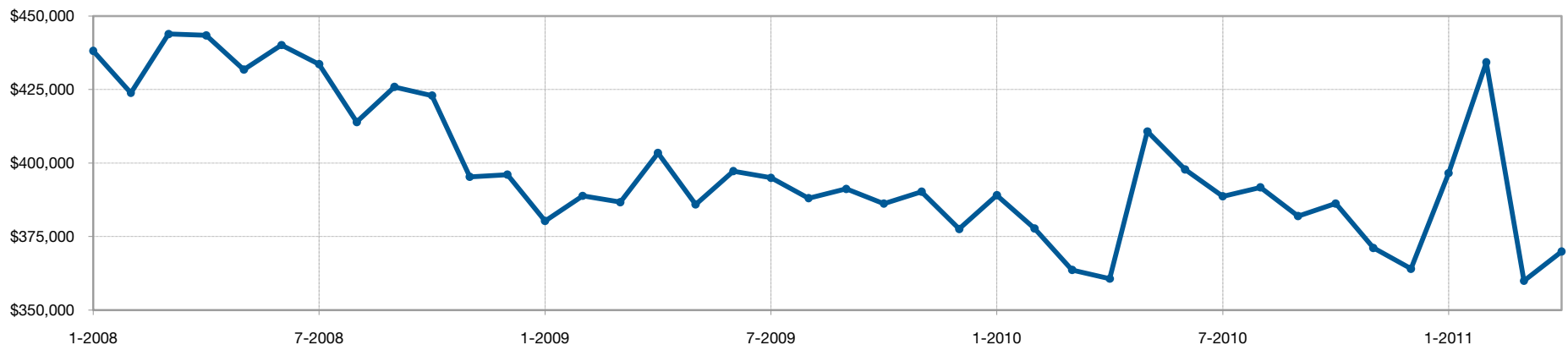
■ 4-2009 ■ 4-2010 ■ 4-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	\$410,750	\$385,902	+ 6.4%
6-2010	\$397,769	\$397,219	+ 0.1%
7-2010	\$388,666	\$394,965	- 1.6%
8-2010	\$391,703	\$388,040	+ 0.9%
9-2010	\$381,953	\$391,175	- 2.4%
10-2010	\$386,203	\$386,171	+ 0.0%
11-2010	\$371,118	\$390,249	- 4.9%
12-2010	\$364,012	\$377,571	- 3.6%
1-2011	\$396,566	\$389,049	+ 1.9%
2-2011	\$434,266	\$377,733	+ 15.0%
3-2011	\$359,911	\$363,614	- 1.0%
4-2011	\$369,889	\$360,648	+ 2.6%
12-Month Avg	\$387,734	\$383,528	+ 1.1%

Historical Average Contract Price of Contract Sales in Queens County All Property Types



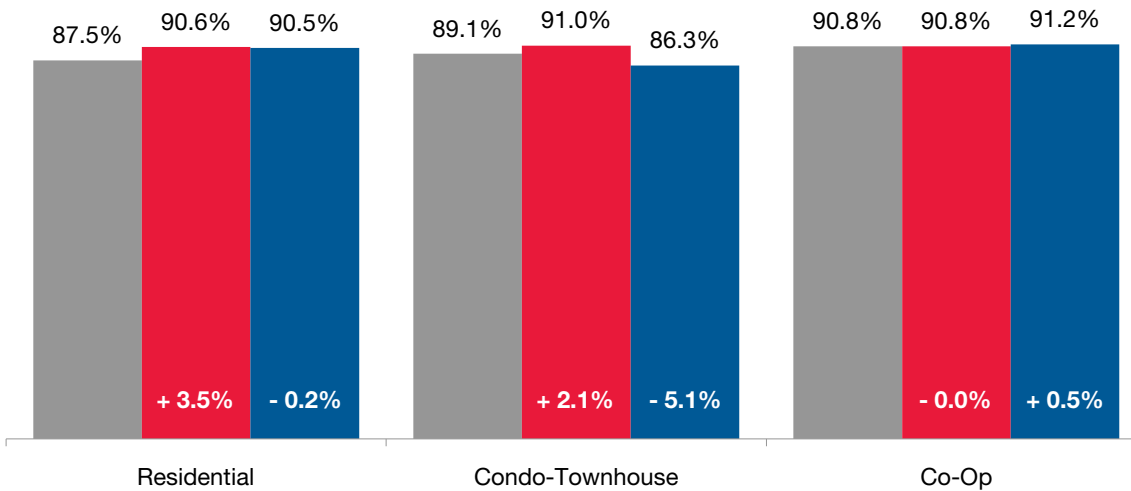
Pct. of Original List Price Received at Sale

Queens County Only



Pct. of Original List Price Received at Sale by Property Type

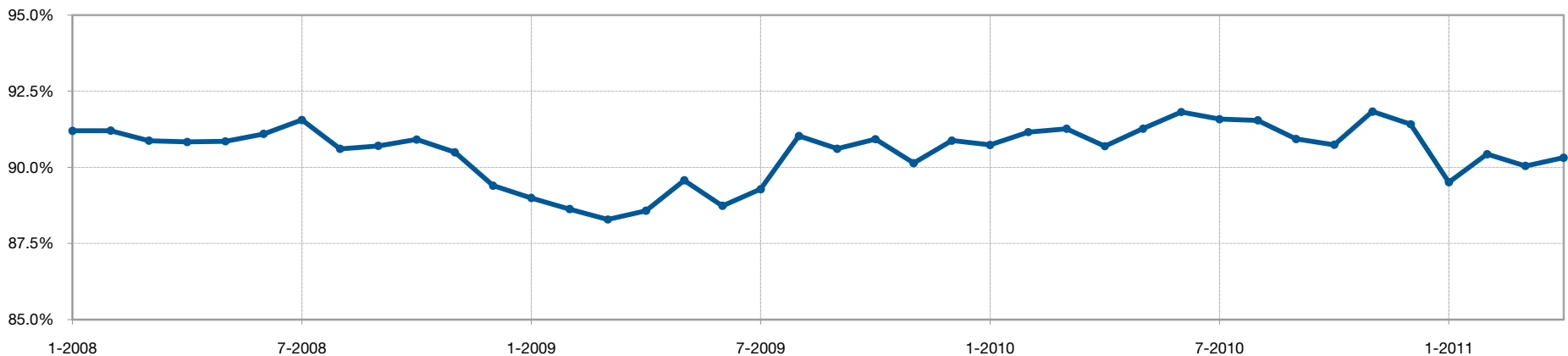
■ 4-2009 ■ 4-2010 ■ 4-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	91.3%	89.6%	+ 1.9%
6-2010	91.8%	88.7%	+ 3.5%
7-2010	91.6%	89.3%	+ 2.6%
8-2010	91.5%	91.0%	+ 0.6%
9-2010	90.9%	90.6%	+ 0.4%
10-2010	90.7%	90.9%	- 0.2%
11-2010	91.8%	90.1%	+ 1.9%
12-2010	91.4%	90.9%	+ 0.6%
1-2011	89.5%	90.7%	- 1.3%
2-2011	90.4%	91.2%	- 0.8%
3-2011	90.0%	91.3%	- 1.3%
4-2011	90.3%	90.7%	- 0.4%
12-Month Avg	91.0%	90.4%	+ 0.6%

Historical Pct. of Original List Price Received at Sale for Queens County All Property Types



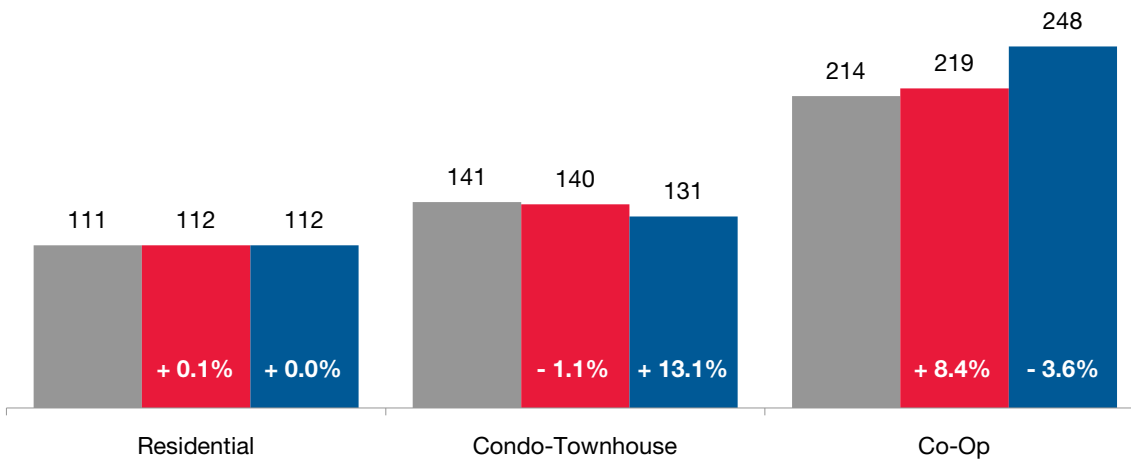
Housing Affordability Index

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Housing Affordability Indices by Property Type

■ 4-2009 ■ 4-2010 ■ 4-2011

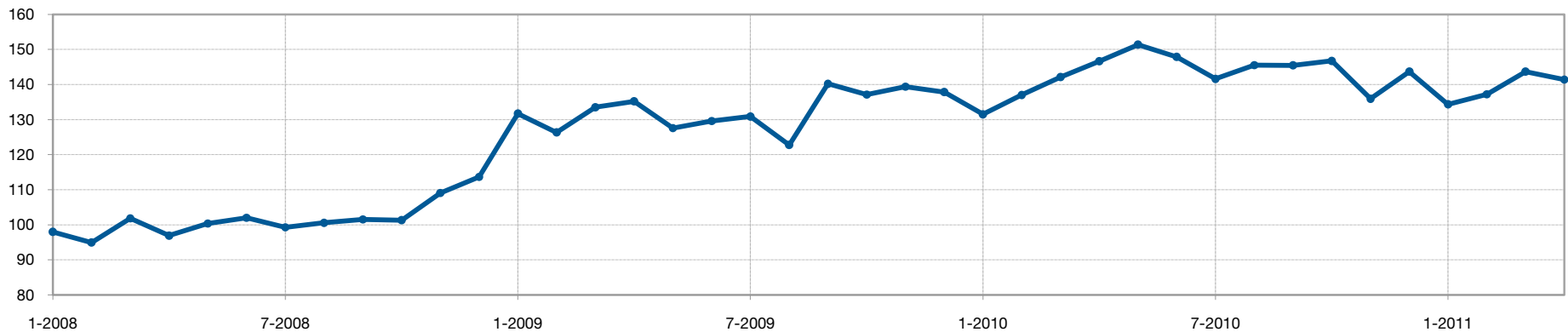


Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	151	128	+ 18.7%
6-2010	148	130	+ 14.1%
7-2010	142	131	+ 8.2%
8-2010	146	123	+ 18.5%
9-2010	145	140	+ 3.7%
10-2010	147	137	+ 7.0%
11-2010	136	139	- 2.5%
12-2010	144	138	+ 4.2%
1-2011	134	131	+ 2.2%
2-2011	137	137	+ 0.1%
3-2011	144	142	+ 1.1%
4-2011	141	147	- 3.6%
12-Month Avg	143	135	+ 5.7%

Historical Housing Affordability Index for Queens County All Property Types

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.



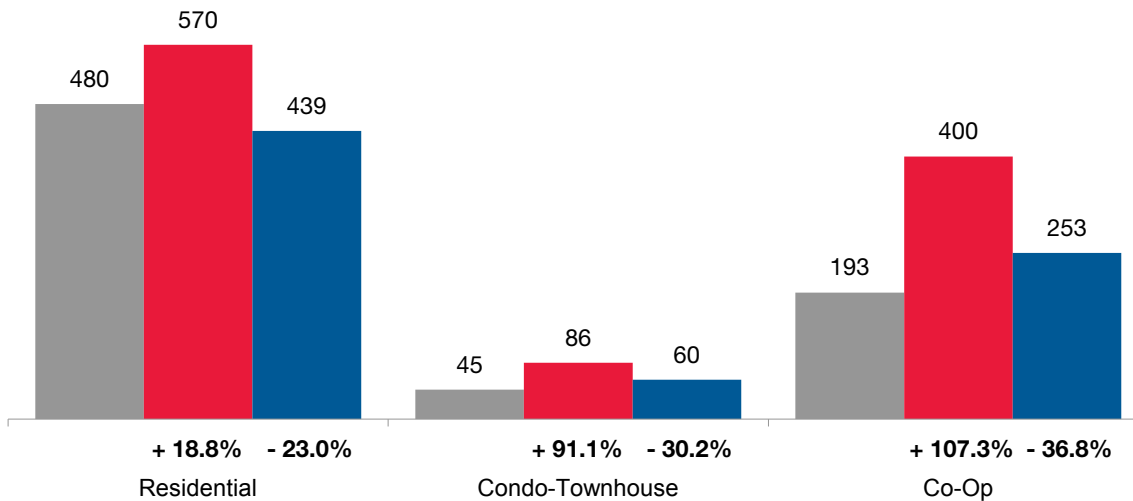
Contract Sales

Queens County Only



Contract Sales by Property Type

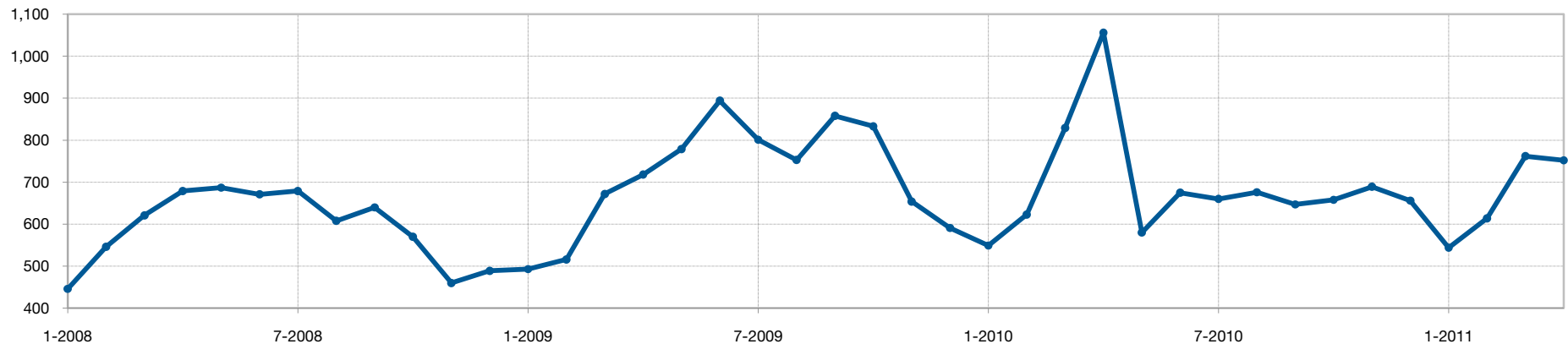
■ 4-2009 ■ 4-2010 ■ 4-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	580	779	- 25.5%
6-2010	675	894	- 24.5%
7-2010	660	801	- 17.6%
8-2010	676	753	- 10.2%
9-2010	647	858	- 24.6%
10-2010	658	833	- 21.0%
11-2010	689	654	+ 5.4%
12-2010	656	591	+ 11.0%
1-2011	544	549	- 0.9%
2-2011	614	623	- 1.4%
3-2011	762	829	- 8.1%
4-2011	752	1,056	- 28.8%
12-Month Total	7,913	9,220	- 14.2%

Historical Contract Sales in Queens County All Property Types



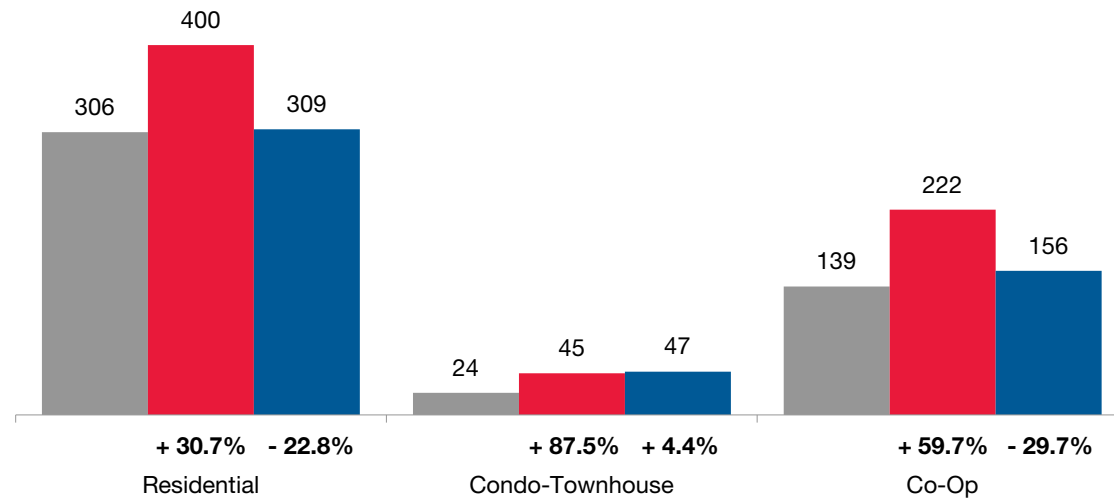
Closed Sales

Queens County Only



Closed Sales by Property Type

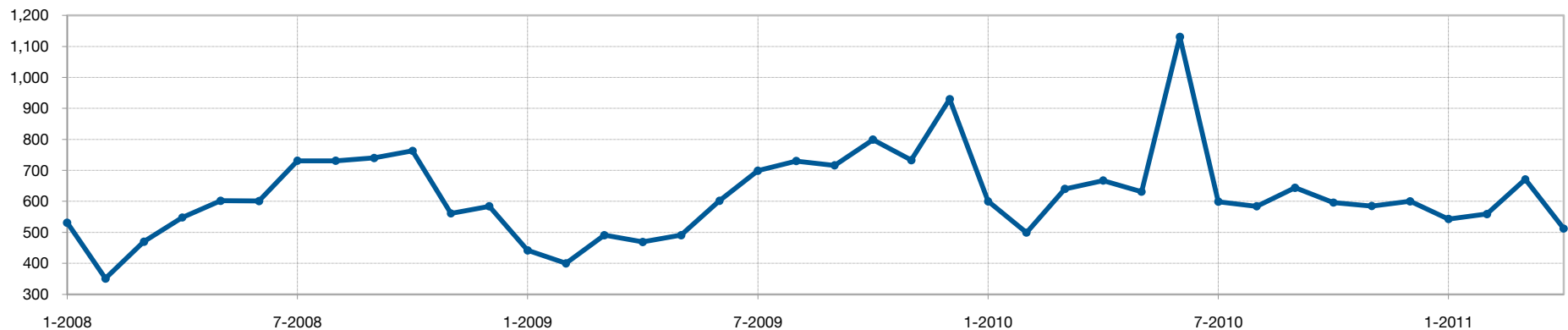
■ 4-2009 ■ 4-2010 ■ 4-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
5-2010	631	491	+ 28.5%
6-2010	1,131	602	+ 87.9%
7-2010	599	699	- 14.3%
8-2010	584	730	- 20.0%
9-2010	644	716	- 10.1%
10-2010	596	799	- 25.4%
11-2010	585	733	- 20.2%
12-2010	600	930	- 35.5%
1-2011	543	600	- 9.5%
2-2011	559	499	+ 12.0%
3-2011	671	640	+ 4.8%
4-2011	512	667	- 23.2%
12-Month Total	7,655	8,106	- 5.6%

Historical Closed Sales in Queens County All Property Types

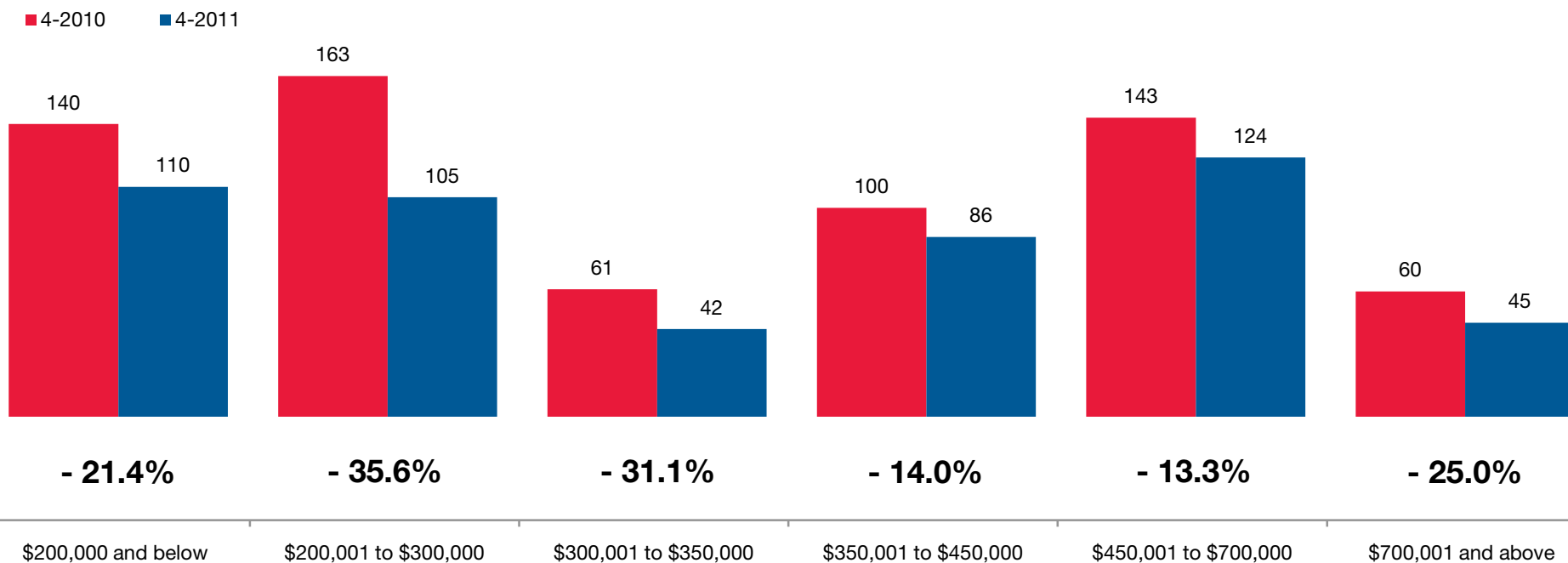


Closed Home Sales by Price Range

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
4-2010	140	163	61	100	143	60	667
4-2011	110	105	42	86	124	45	512
+ / -	- 21.4%	- 35.6%	- 31.1%	- 14.0%	- 13.3%	- 25.0%	- 23.2%

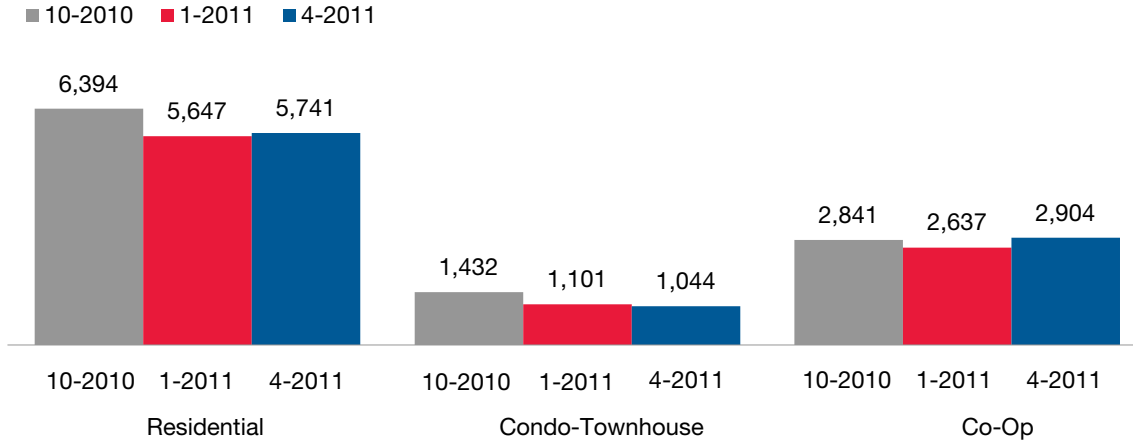


Active Inventory of Homes for Sale

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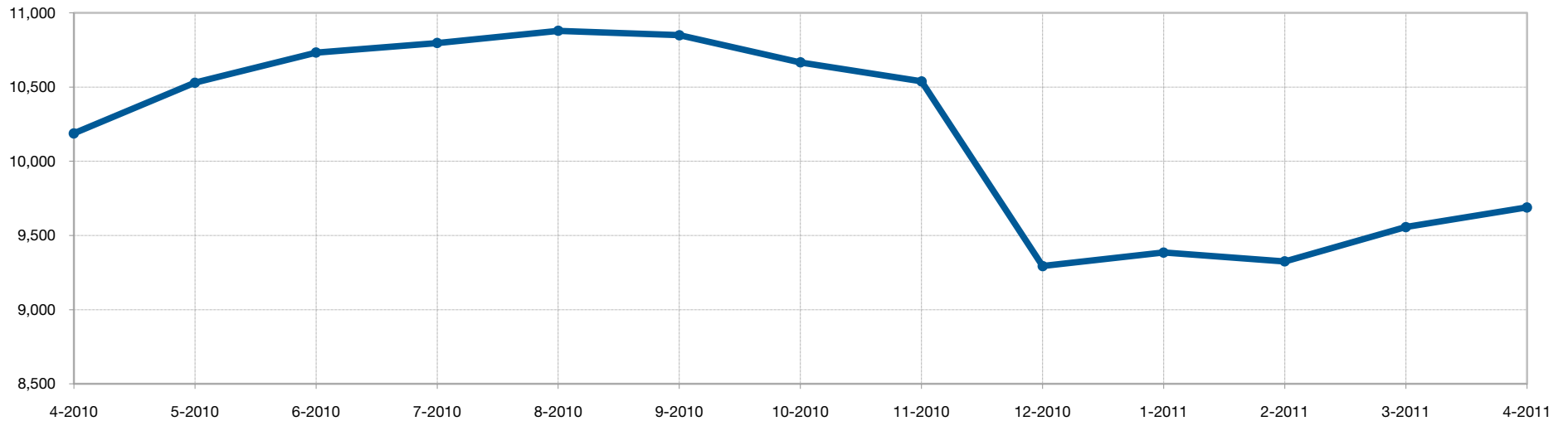
Inventory of Homes for Sale by Property Type Last 6 Months



Data for All Date Ranges

Property Type	6 Months Ago	3 Months Ago	Current Month
Residential	6,394	5,647	5,741
Condo-Townhouse	1,432	1,101	1,044
Co-Op	2,841	2,637	2,904
All Properties	10,667	9,385	9,689

Historical Inventory in Queens County All Property Types

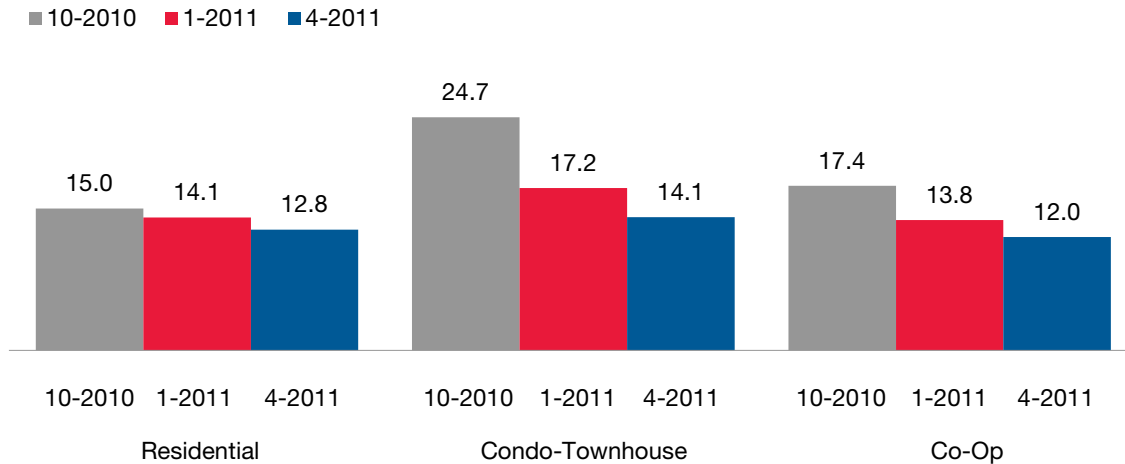


Months Supply of Inventory

Queens County Only



Months Supply of Inventory by Property Type Last 6 Months



Data for All Date Ranges

Property Type	6 Months Ago	3 Months Ago	Current Month
Residential	15.0	14.1	12.8
Condo-Townhouse	24.7	17.2	14.1
Co-Op	17.4	13.8	12.0
All Properties	16.5	14.3	12.7

Historical Months Supply of Inventory in Queens County All Property Types

