



Nassau County Market Update

January 2011

Data for this report was pulled on February 9, 2011

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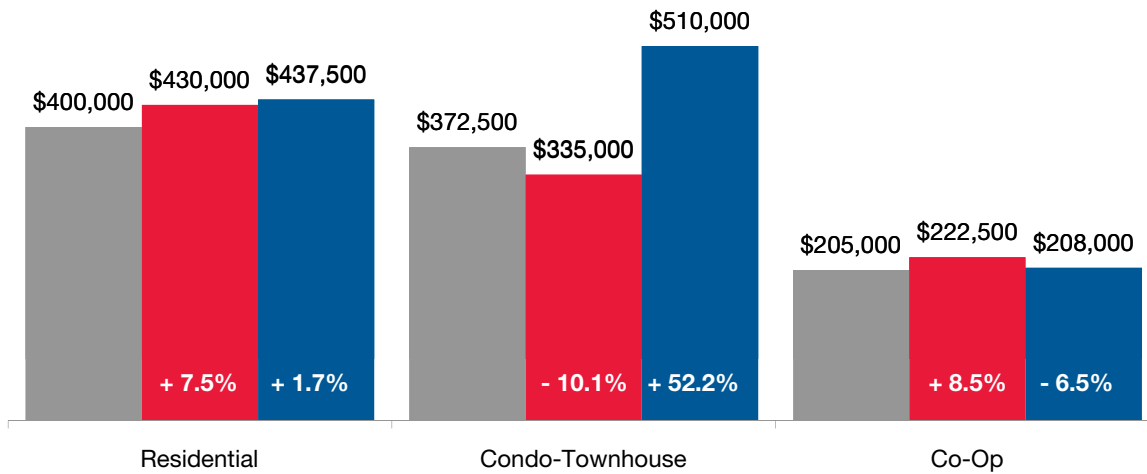
Median Sales Price of Closed Sales

Nassau County Only



Median Sales Price of Closed Sales by Property Type

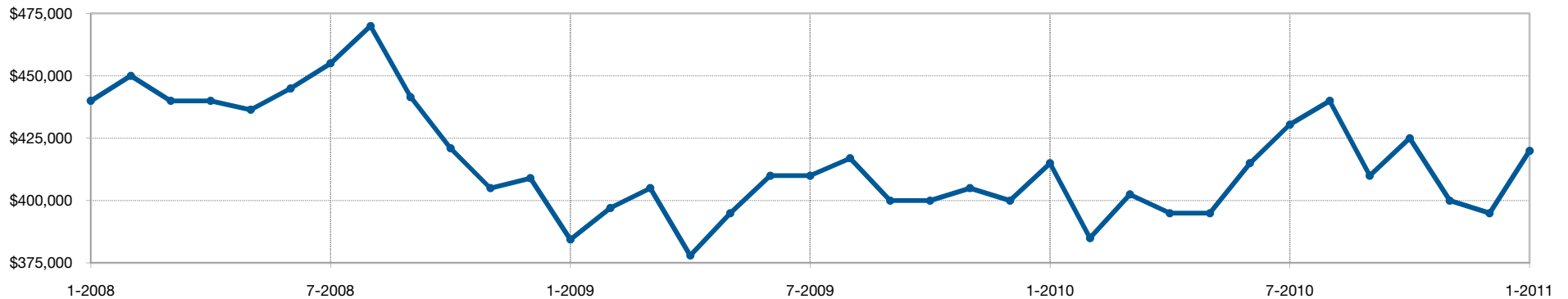
■ 1-2009 ■ 1-2010 ■ 1-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	\$385,000	\$397,063	- 3.0%
3-2010	\$402,500	\$405,000	- 0.6%
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	\$430,500	\$410,000	+ 5.0%
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	\$400,000	\$405,000	- 1.2%
12-2010	\$395,000	\$400,000	- 1.3%
1-2011	\$420,000	\$415,000	+ 1.2%
12-Month Avg	\$409,417	\$402,672	+ 1.7%

Historical Median Sales Price in Nassau County All Property Types



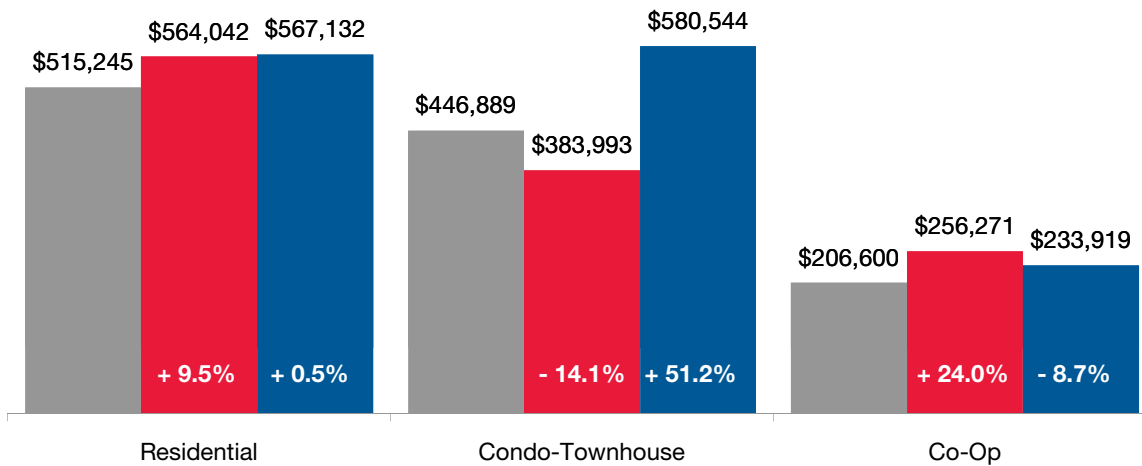
Average Sales Price of Closed Sales

Nassau County Only



Average Sales Price of Closed Sales by Property Type

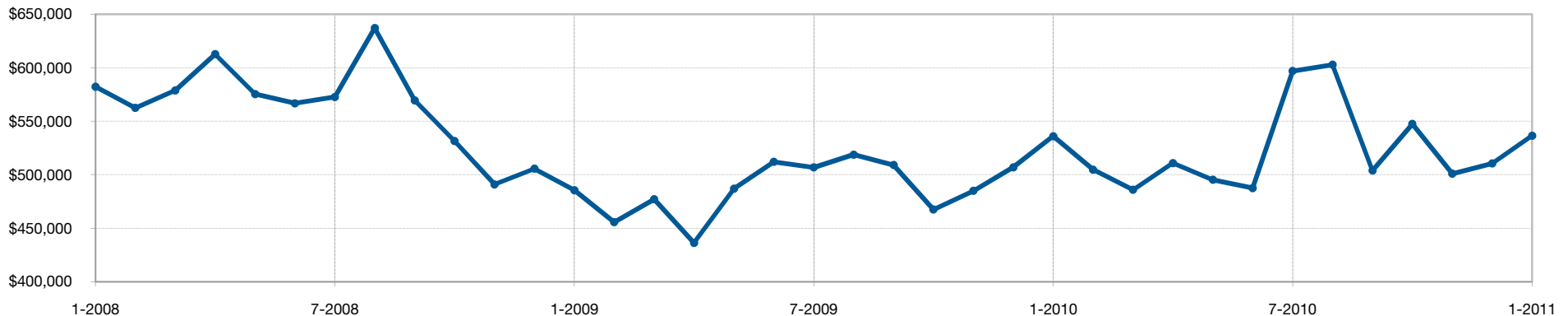
■ 1-2009 ■ 1-2010 ■ 1-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	\$504,692	\$455,615	+ 10.8%
3-2010	\$485,821	\$477,048	+ 1.8%
4-2010	\$510,886	\$436,242	+ 17.1%
5-2010	\$495,257	\$486,893	+ 1.7%
6-2010	\$487,443	\$512,002	- 4.8%
7-2010	\$596,818	\$506,818	+ 17.8%
8-2010	\$602,747	\$518,701	+ 16.2%
9-2010	\$503,798	\$508,965	- 1.0%
10-2010	\$547,398	\$467,462	+ 17.1%
11-2010	\$500,920	\$484,896	+ 3.3%
12-2010	\$510,518	\$506,860	+ 0.7%
1-2011	\$536,442	\$535,969	+ 0.1%
12-Month Avg	\$523,562	\$491,456	+ 6.5%

Historical Average Sales Price in Nassau County All Property Types

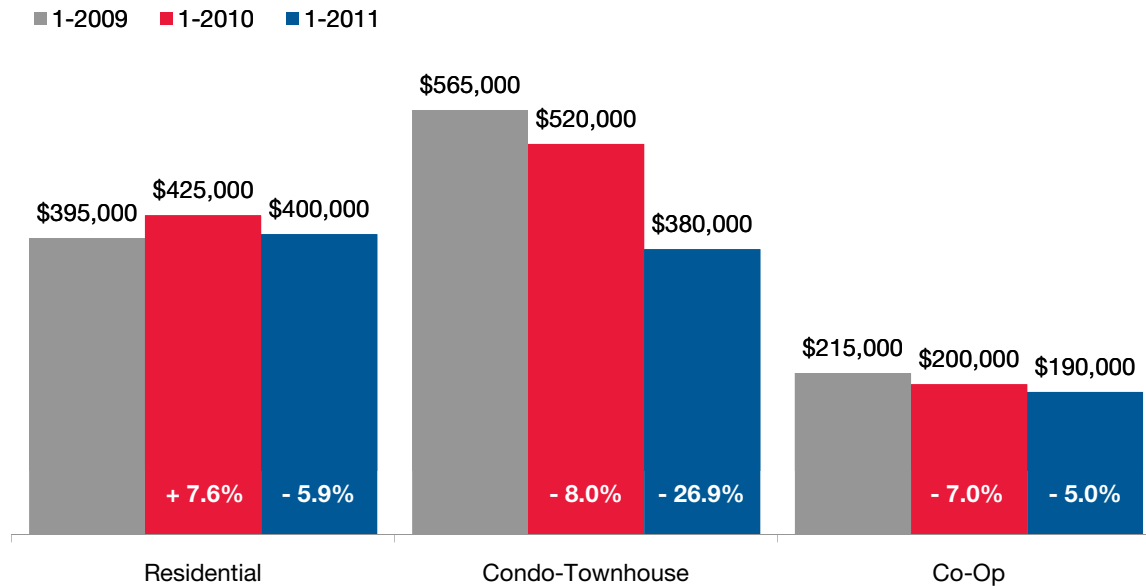


Median Contract Price of Contract Sales

Nassau County Only



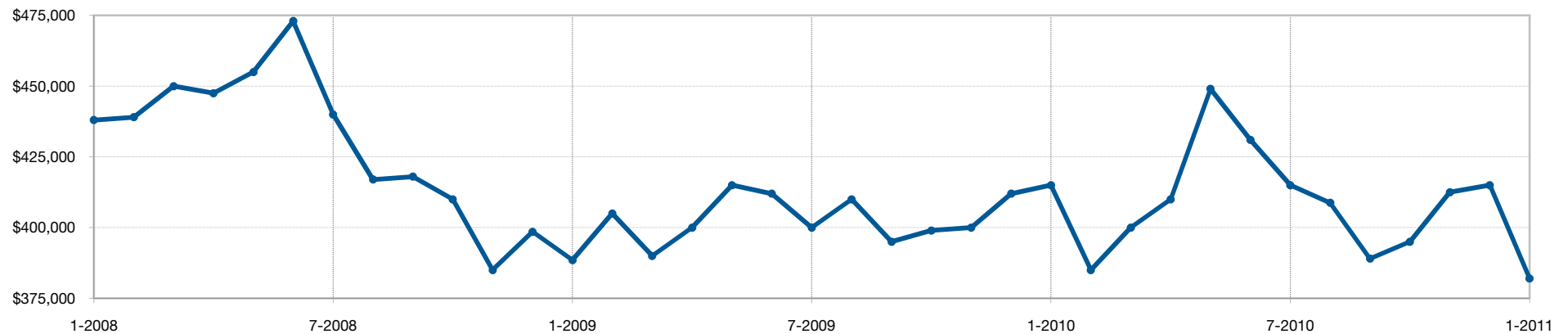
Median Contract Price of Contract Sales by Property Type



Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	\$385,000	\$405,000	- 4.9%
3-2010	\$400,000	\$390,000	+ 2.6%
4-2010	\$410,000	\$400,000	+ 2.5%
5-2010	\$449,000	\$415,000	+ 8.2%
6-2010	\$431,000	\$412,000	+ 4.6%
7-2010	\$415,000	\$400,000	+ 3.8%
8-2010	\$408,750	\$410,000	- 0.3%
9-2010	\$389,025	\$395,000	- 1.5%
10-2010	\$395,000	\$399,000	- 1.0%
11-2010	\$412,500	\$400,000	+ 3.1%
12-2010	\$415,000	\$412,000	+ 0.7%
1-2011	\$382,000	\$415,000	- 8.0%
12-Month Avg	\$407,690	\$404,417	+ 0.8%

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

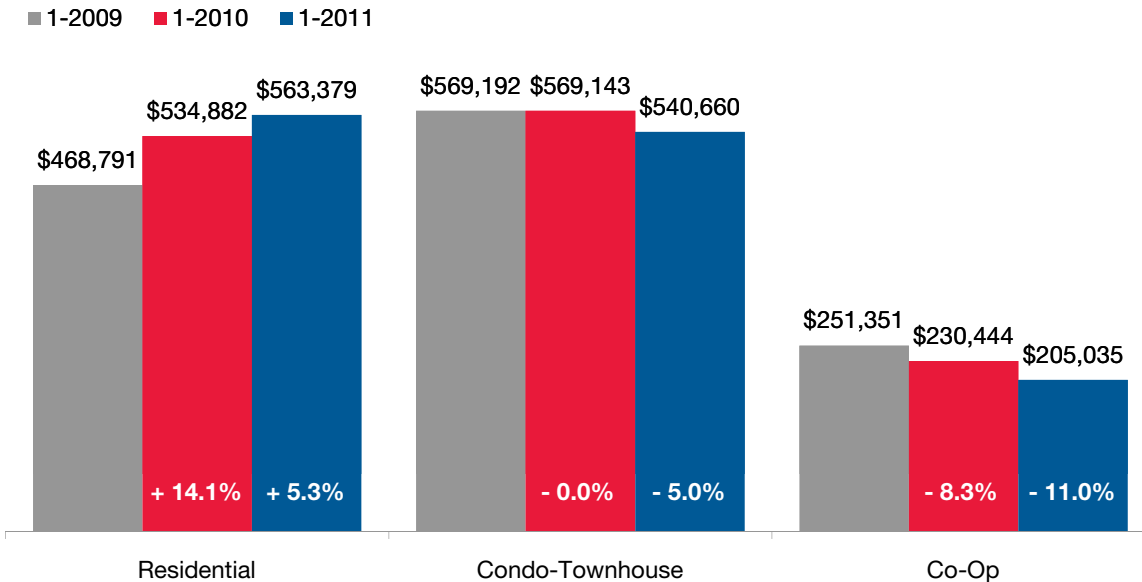


Average Contract Price of Contract Sales

Nassau County Only



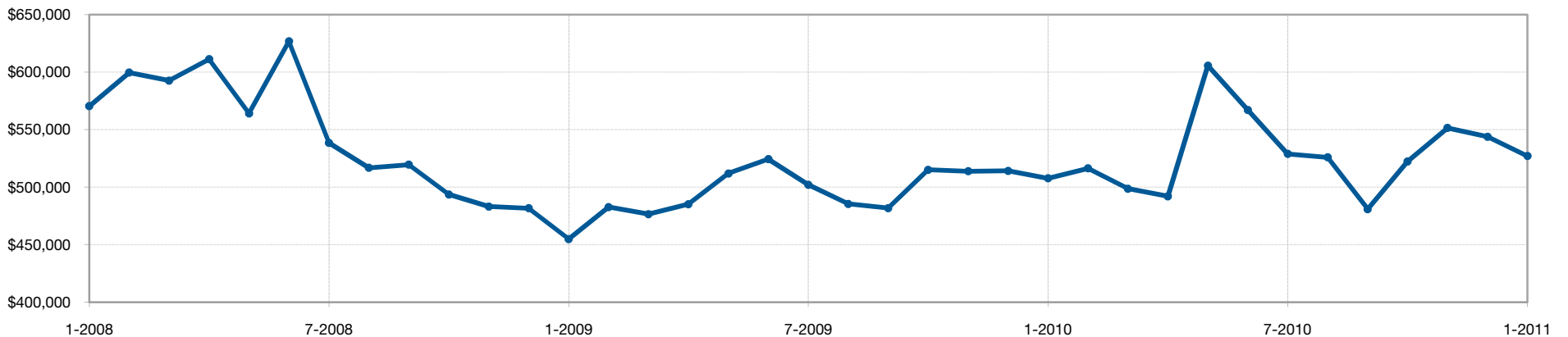
Average Contract Price of Contract Sales by Property Type



Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	\$516,386	\$482,723	+ 7.0%
3-2010	\$498,705	\$476,554	+ 4.6%
4-2010	\$492,046	\$485,202	+ 1.4%
5-2010	\$605,699	\$511,911	+ 18.3%
6-2010	\$567,139	\$524,265	+ 8.2%
7-2010	\$528,931	\$502,069	+ 5.4%
8-2010	\$525,876	\$485,422	+ 8.3%
9-2010	\$480,865	\$481,815	- 0.2%
10-2010	\$522,418	\$515,075	+ 1.4%
11-2010	\$551,471	\$513,832	+ 7.3%
12-2010	\$543,849	\$514,220	+ 5.8%
1-2011	\$527,072	\$507,683	+ 3.8%
12-Month Avg	\$530,038	\$500,064	+ 6.0%

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



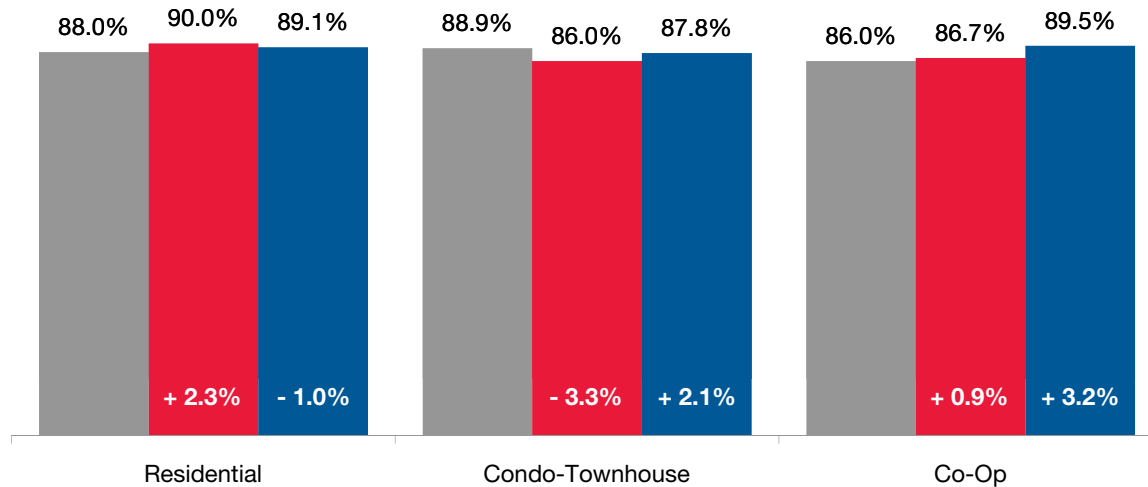
Pct. of Original List Price Received at Sale

Nassau County Only



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

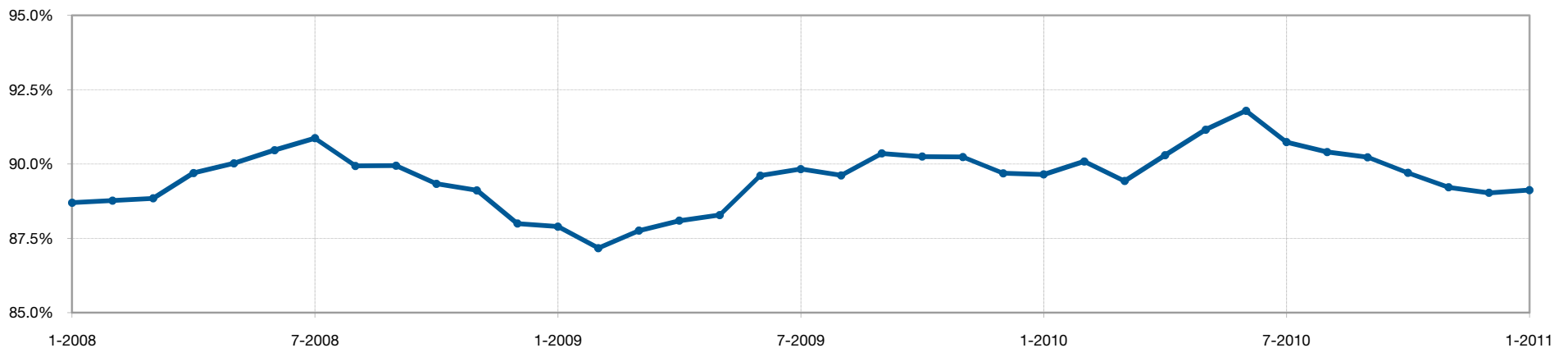
■ 1-2009 ■ 1-2010 ■ 1-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	90.1%	87.2%	+ 3.3%
3-2010	89.4%	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%	90.4%	- 0.1%
10-2010	89.7%	90.2%	- 0.6%
11-2010	89.2%	90.2%	- 1.1%
12-2010	89.0%	89.7%	- 0.7%
1-2011	89.1%	89.6%	- 0.6%
12-Month Avg	90.1%	89.2%	+ 1.0%

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

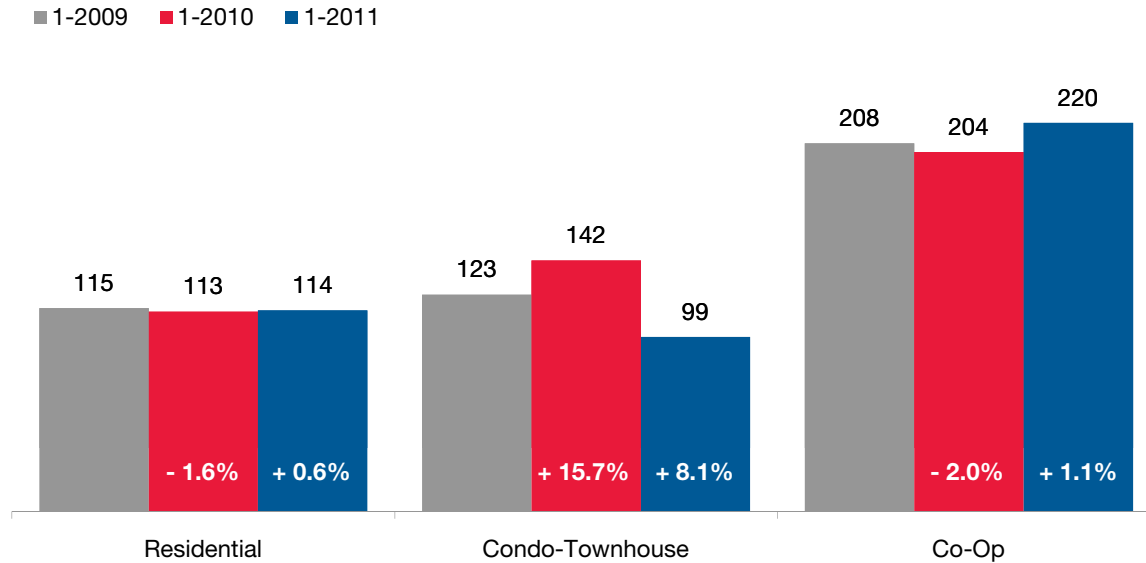


Housing Affordability Index

Nassau County Only



Housing Affordability Indices by Property Type

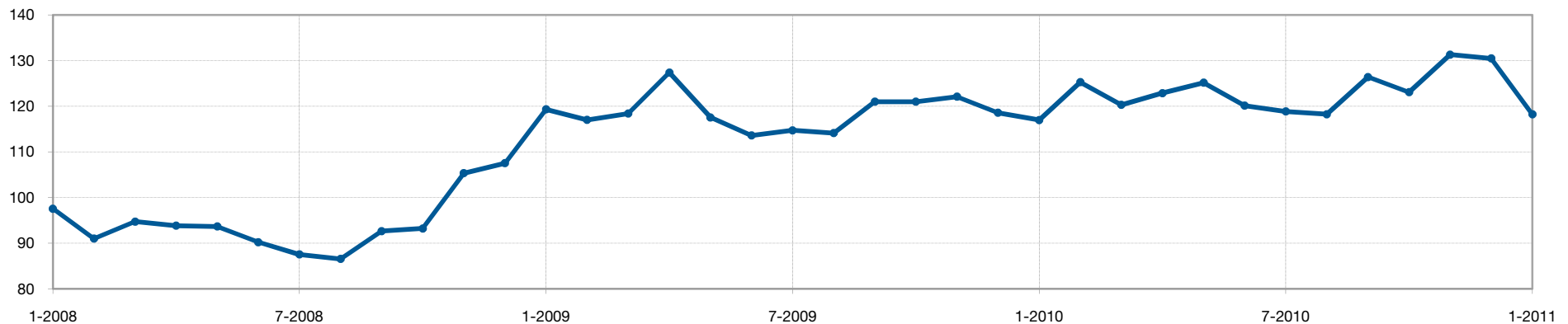


Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	125	117	+ 7.1%
3-2010	120	118	+ 1.6%
4-2010	123	127	- 3.5%
5-2010	125	118	+ 6.5%
6-2010	120	114	+ 5.8%
7-2010	119	115	+ 3.6%
8-2010	118	114	+ 3.6%
9-2010	126	121	+ 4.5%
10-2010	123	121	+ 1.7%
11-2010	131	122	+ 7.6%
12-2010	130	119	+ 10.1%
1-2011	118	117	+ 1.1%
12-Month Avg	123	119	+ 4.1%

Historical Housing Affordability Index for Nassau 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.

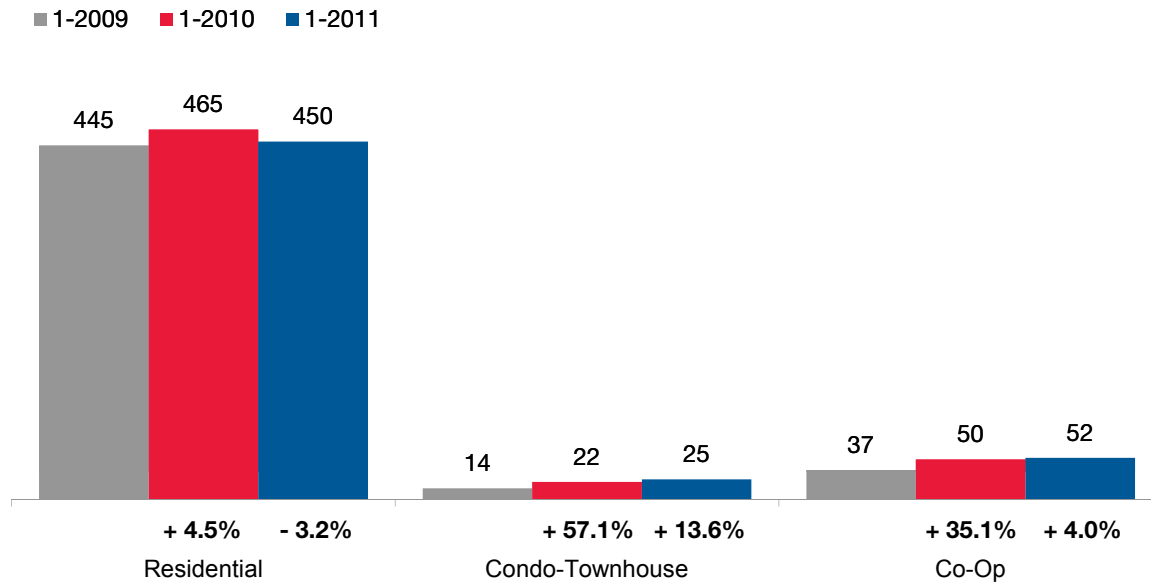


Contract Sales

Nassau County Only



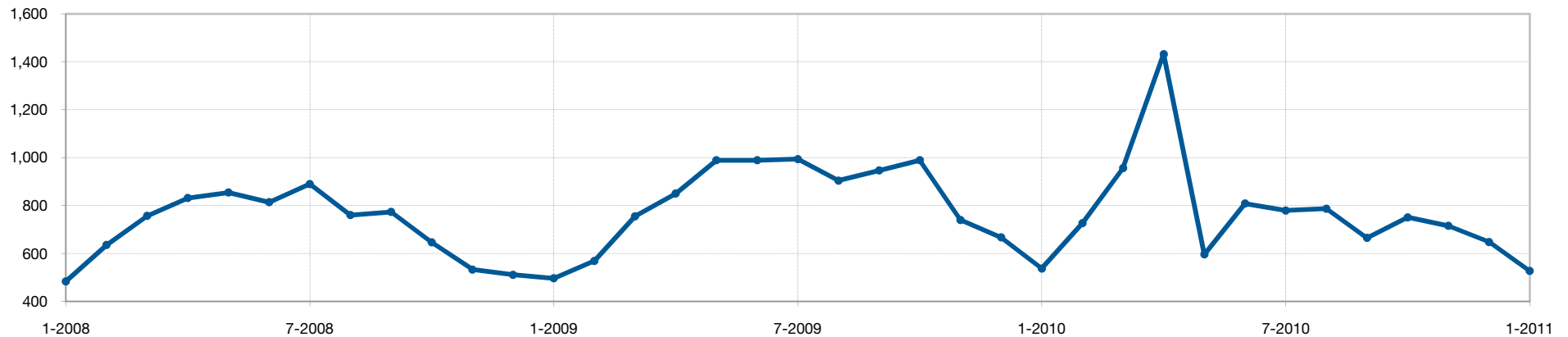
Contract Sales by Property Type



Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	726	569	+ 27.6%
3-2010	956	755	+ 26.6%
4-2010	1,432	850	+ 68.5%
5-2010	596	989	- 39.7%
6-2010	808	989	- 18.3%
7-2010	779	994	- 21.6%
8-2010	787	904	- 12.9%
9-2010	665	946	- 29.7%
10-2010	751	989	- 24.1%
11-2010	715	740	- 3.4%
12-2010	648	667	- 2.8%
1-2011	527	537	- 1.9%
12-Month Total	9,390	9,929	- 5.4%

Historical Contract Sales in Nassau County All Property Types



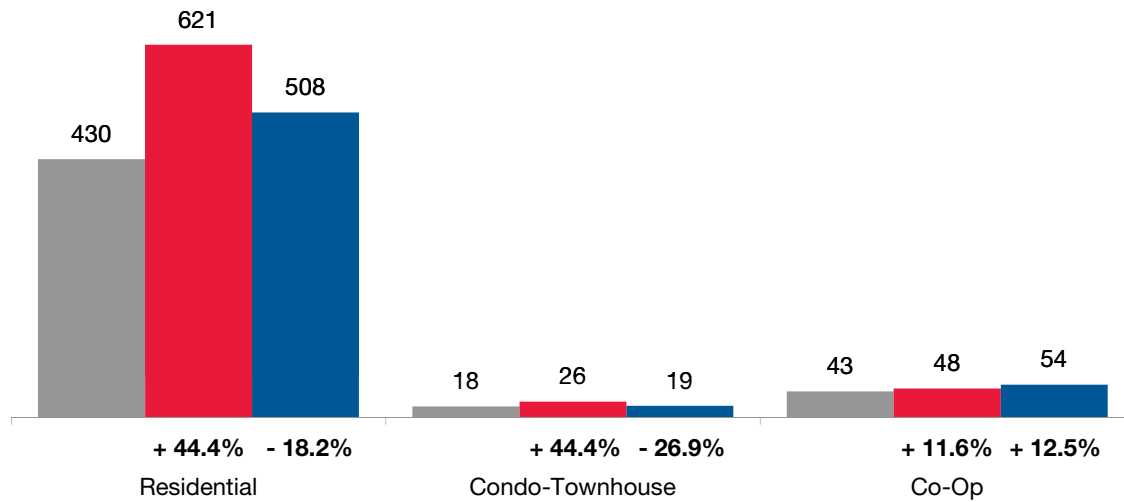
Closed Sales

Nassau County Only



Closed Sales by Property Type

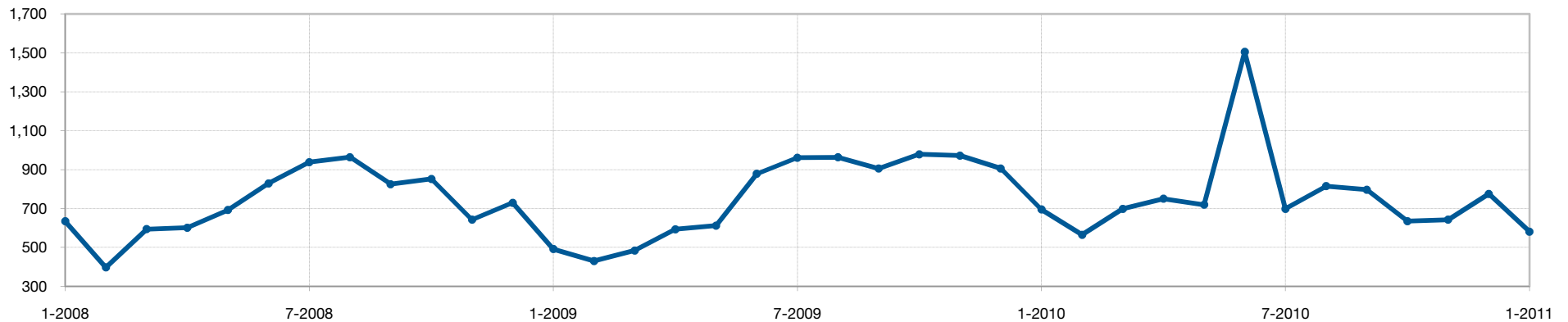
■ 1-2009 ■ 1-2010 ■ 1-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
2-2010	565	430	+ 31.4%
3-2010	698	484	+ 44.2%
4-2010	750	593	+ 26.5%
5-2010	719	612	+ 17.5%
6-2010	1,505	878	+ 71.4%
7-2010	698	961	- 27.4%
8-2010	815	963	- 15.4%
9-2010	797	905	- 11.9%
10-2010	635	979	- 35.1%
11-2010	642	972	- 34.0%
12-2010	775	906	- 14.5%
1-2011	581	695	- 16.4%
12-Month Total	9,180	9,378	- 2.1%

Historical Closed Sales in Nassau County All Property Types



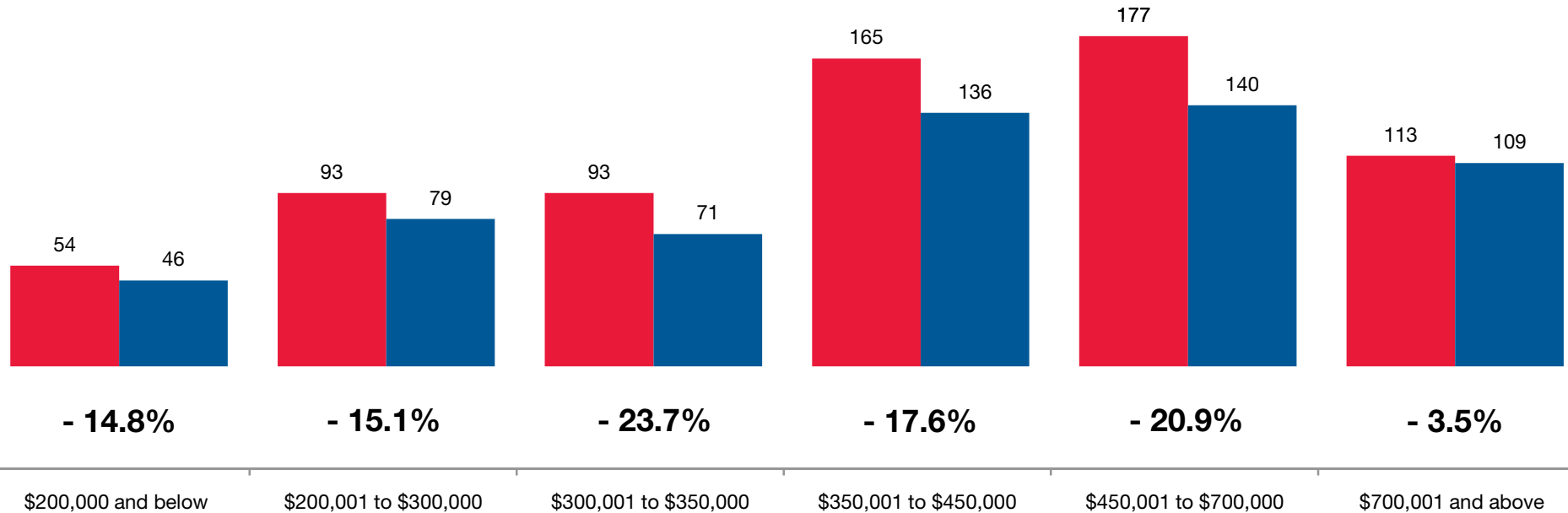
Closed Home Sales by Price Range

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
1-2010	54	93	93	165	177	113	695
1-2011	46	79	71	136	140	109	581
+ / -	- 14.8%	- 15.1%	- 23.7%	- 17.6%	- 20.9%	- 3.5%	- 16.4%

■ 1-2010 ■ 1-2011

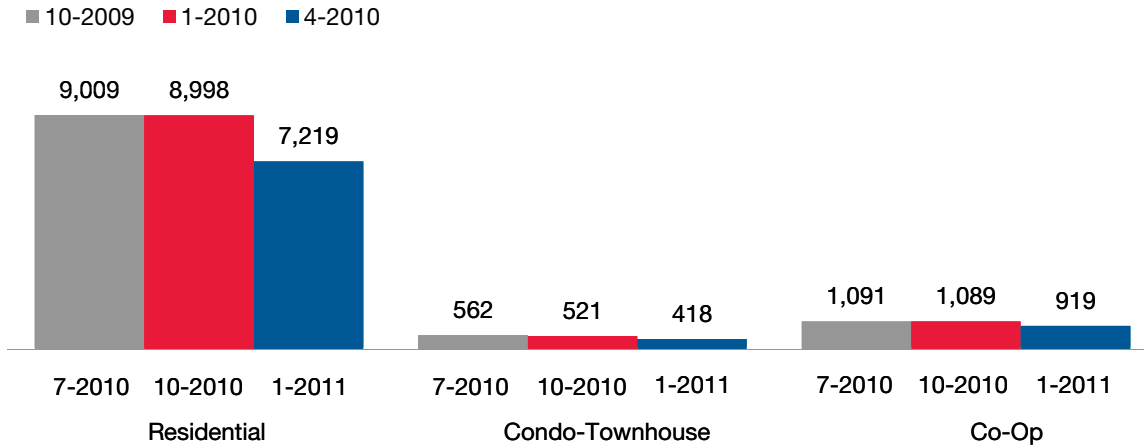


Active Inventory of Homes for Sale

Nassau County Only



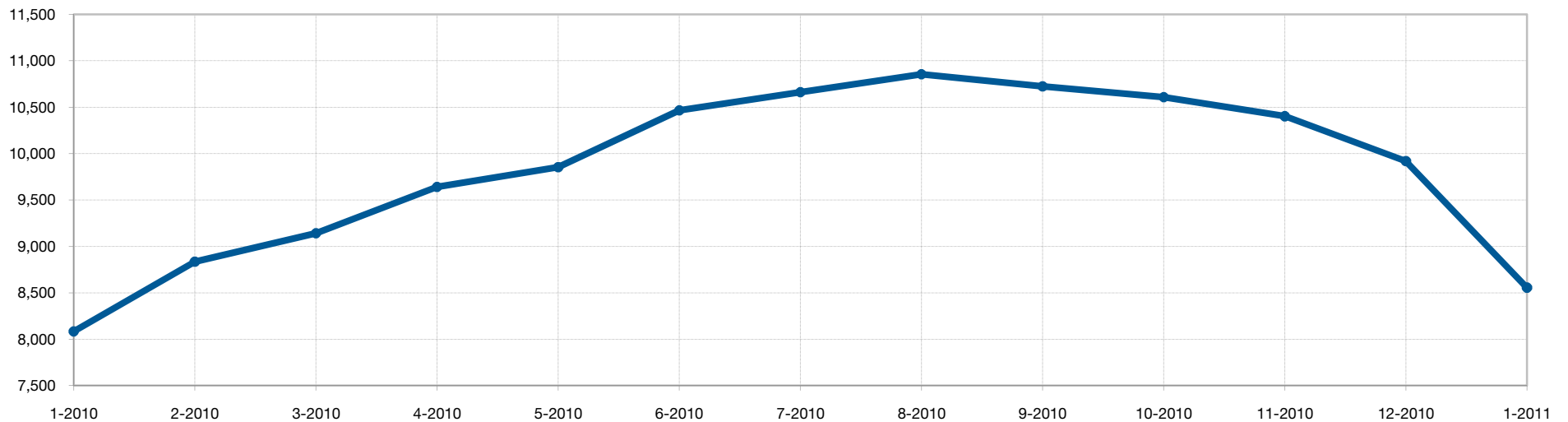
Inventory of Homes for Sale by Property Type Last 6 Months



Data for All Date Ranges

Property Type	6 Months Ago	3 Months Ago	Current Month
Residential	9,193	8,834	7,412
Condo-Townhouse	536	537	537
Co-Op	1,118	1,070	961
All Properties	10,847	10,441	8,910

Historical Inventory in Nassau County All Property Types

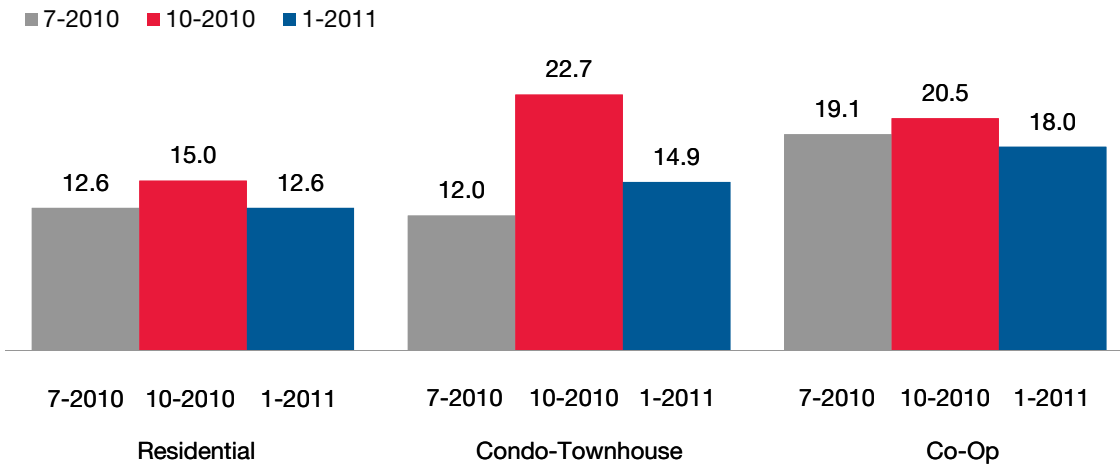


Months Supply of Inventory

Nassau 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	12.6	15.0	12.6
Condo-Townhouse	12.0	22.7	14.9
Co-Op	19.1	20.5	18.0
All Properties	13.0	15.7	13.2

Historical Months Supply of Inventory in Nassau County All Property Types

