



Economic and Market Watch Report

2nd Quarter, 2010



*Click on a County to view economic and real estate information at the county and zip code level

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North Texas Real Estate Information Systems, Inc.

Economic and Market Watch Report

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In addition to its information management platform; NTREIS researches, develops and delivers various technology products and services through strategic alliances, utilizing a sales and distribution network which includes its shareholder REALTOR Associations.

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Local Report

Texas

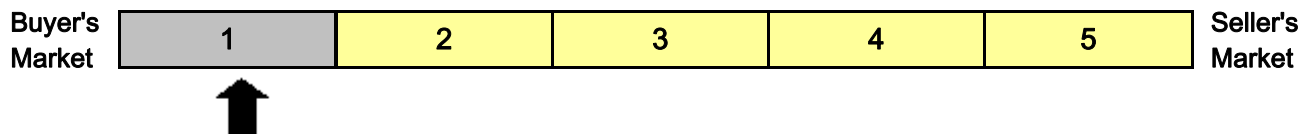
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Anderson County, TX



Labor Market :

In the first two months of the second quarter, 212 jobs were added to the payrolls of Anderson County. As a result of these new jobs, the average monthly unemployment rate fell from 10% during the first quarter to 9.3% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	NA	\$81,000	↔
# Homes on the Market *	NA	15	↑
# Homes Sold **	NA	2	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	NA	45	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

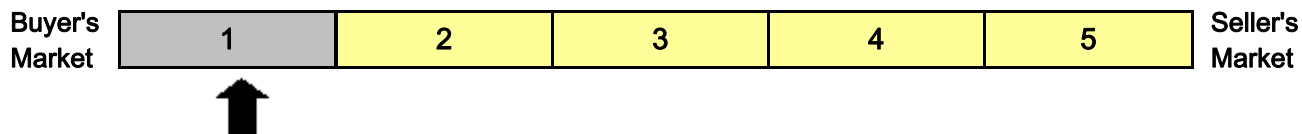
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75803	\$50,000	N/A	1	N/A	81	72.6%
75832	\$112,000	N/A	1	N/A	9	91.8%

*** % Change of current quarter compared to the same quarter to year ago.



Bosque County, TX



Labor Market :

In the first two months of the second quarter, 139 jobs were added to the payrolls of Bosque County. As a result of these new jobs, the average monthly unemployment rate fell from 8.8% during the first quarter to 8.5% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$104,000	\$116,200	↔
# Homes on the Market *	144	152	↑
# Homes Sold **	20	16	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	134	150	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

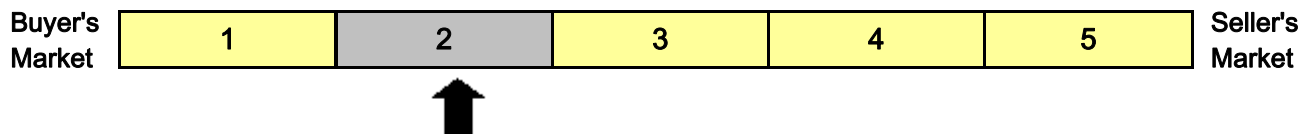
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76634	\$149,300	16.37%	9	28.57%	149	95.2%
76652	\$25,700	-71.91%	1	0.00%	53	75.6%
76671	\$92,800	97.45%	5	150.00%	151	89.1%
76690	\$25,000	-19.35%	1	0.00%	265	66.7%

*** % Change of current quarter compared to the same quarter to year ago.



Callahan County, TX



Labor Market :

In the first two months of the second quarter, 70 jobs were added to the payrolls of Callahan County. As a result of these new jobs, the average monthly unemployment rate fell from 6.3% during the first quarter to 6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$117,900	\$114,900	↔
# Homes on the Market *	80	86	↑
# Homes Sold **	13	23	↑
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	89	82	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

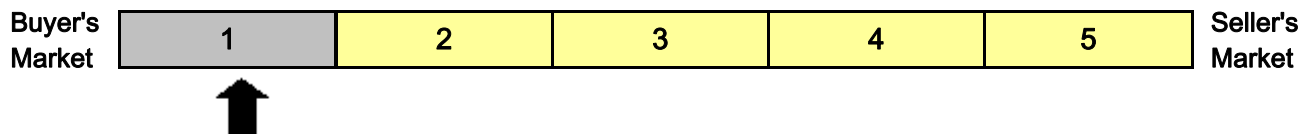
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76443	\$68,000	-15.84%	2	-50.00%	45	105.2%
79504	\$105,000	-34.00%	3	0.00%	50	95.5%
79510	\$111,000	-5.69%	15	-42.31%	98	96.6%
OTHER	\$175,300	13.10%	3	50.00%	62	100.3%

*** % Change of current quarter compared to the same quarter to year ago.



Coleman County, TX



Labor Market :

In the first two months of the second quarter, 35 jobs were added to the payrolls of Coleman County. As a result of these new jobs, the average monthly unemployment rate fell from 7.7% during the first quarter to 7.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	NA	\$35,000	↔
# Homes on the Market *	NA	9	↑
# Homes Sold **	NA	1	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	NA	10	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

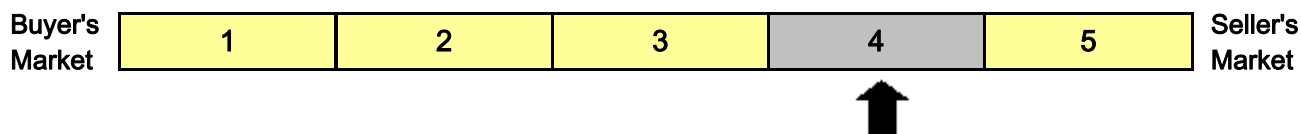
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76834	\$35,000	-45.31%	1	0.00%	10	100.1%

*** % Change of current quarter compared to the same quarter to year ago.



Collin County, TX



Labor Market :

In the first two months of the second quarter, 4,461 jobs were added to the payrolls of Collin County. As a result of these new jobs, the average monthly unemployment rate fell from 7.7% during the first quarter to 7.6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$233,500	\$237,700	↔
# Homes on the Market *	6,192	6,342	↑
# Homes Sold **	2,041	3,338	↑
# New Homes Built ***	1,148	739	↑
Avg # of Days on Market	75	64	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75002	\$202,500	-1.17%	294	19.51%	57	97.4%
75009	\$245,400	27.95%	38	2.70%	98	95.6%
75013	\$314,100	0.54%	176	8.64%	77	95.2%
75023	\$167,600	-5.58%	161	14.18%	47	97.4%
75024	\$278,300	-5.88%	90	-23.08%	61	96.8%
75025	\$253,500	6.29%	185	-0.54%	43	97.4%
75034	\$396,000	-3.23%	124	47.62%	68	96.5%
75035	\$224,300	-1.28%	329	17.50%	55	97.2%
75069	\$214,800	1.61%	112	30.23%	77	96.1%

*** % Change of current quarter compared to the same quarter to year ago.



Collin County, TX

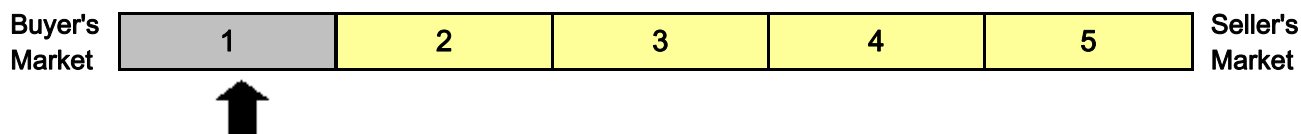
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75070	\$231,300	1.00%	405	1.76%	57	96.5%
75071	\$228,500	2.28%	195	19.63%	79	96.4%
75074	\$151,600	-2.19%	100	8.70%	60	96.1%
75075	\$182,200	1.56%	106	13.98%	56	96.9%
75078	\$389,100	5.50%	70	7.69%	92	96.8%
75093	\$384,500	-4.57%	170	26.87%	69	96.8%
75094	\$256,200	-7.87%	82	3.80%	68	96.5%
75098	\$164,300	-3.24%	186	1.09%	71	97.3%
75164	\$117,300	N/A	5	N/A	97	96.9%
75166	\$154,100	-25.63%	19	26.67%	64	97.9%
75173	\$145,500	-10.68%	12	-20.00%	72	96.7%
75252	\$283,700	3.16%	76	-1.30%	67	96.7%
75287	\$341,700	20.40%	61	27.08%	80	94.5%
75407	\$119,000	10.29%	78	50.00%	79	96.0%
75409	\$119,800	-6.55%	54	28.57%	78	95.8%
75424	\$119,700	-0.25%	10	400.00%	110	76.2%
75442	\$143,200	43.49%	21	110.00%	87	90.6%
75454	\$165,600	-20.35%	44	69.23%	67	97.1%
OTHER	\$233,200	5.28%	135	11.57%	78	96.1%

*** % Change of current quarter compared to the same quarter to year ago.



Comanche County, TX



Labor Market :

In the first two months of the second quarter, 58 jobs were added to the payrolls of Comanche County. As a result of these new jobs, the average monthly unemployment rate fell from 6.7% during the first quarter to 6.7% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$87,800	\$138,600	↔
# Homes on the Market *	96	95	↑
# Homes Sold **	13	15	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	181	125	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

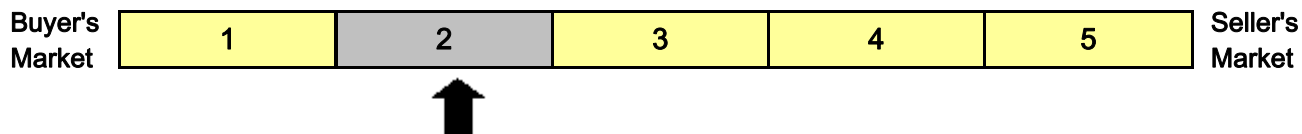
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76442	\$155,600	48.19%	10	25.00%	150	91.0%
76444	\$130,900	-53.88%	3	50.00%	42	93.4%
76455	\$55,000	-88.54%	1	0.00%	51	100.0%
OTHER	\$74,900	-0.13%	1	0.00%	213	94.8%

*** % Change of current quarter compared to the same quarter to year ago.



Cooke County, TX



Labor Market :

In the first two months of the second quarter, 169 jobs were added to the payrolls of Cooke County. As a result of these new jobs, the average monthly unemployment rate fell from 7.1% during the first quarter to 6.6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$117,700	\$169,800	↔
# Homes on the Market *	342	366	↑
# Homes Sold **	61	94	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	128	89	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

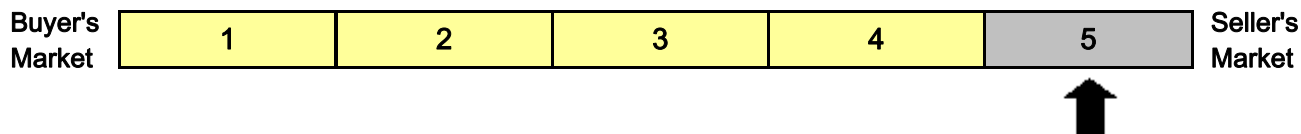
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76240	\$180,600	2.96%	76	55.10%	86	93.7%
76252	\$192,500	N/A	2	N/A	17	92.3%
76272	\$99,600	-54.73%	7	133.33%	129	92.7%
OTHER	\$128,200	-45.47%	9	50.00%	104	98.1%

*** % Change of current quarter compared to the same quarter to year ago.



Coryell County, TX



Labor Market :

In the first two months of the second quarter, 310 jobs were added to the payrolls of Coryell County. As a result of these new jobs, the average monthly unemployment rate fell from 9% during the first quarter to 8.6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	NA	\$62,500	↔
# Homes on the Market *	NA	NA	↑
# Homes Sold **	NA	1	↑
# New Homes Built ***	NA	1	↑
Avg # of Days on Market	NA	42	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76528	\$62,500	N/A	1	N/A	42	90.6%

*** % Change of current quarter compared to the same quarter to year ago.



Dallas County, TX



Labor Market :

In the first two months of the second quarter, 12,433 jobs were added to the payrolls of Dallas County. As a result of these new jobs, the average monthly unemployment rate fell from 9% during the first quarter to 8.7% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$200,400	\$222,200	↔
# Homes on the Market *	13,620	13,585	↑
# Homes Sold **	3,852	5,879	↑
# New Homes Built ***	700	476	↑
Avg # of Days on Market	77	72	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75001	\$226,200	7.15%	39	69.57%	87	97.5%
75006	\$150,600	2.94%	112	30.23%	69	96.7%
75019	\$304,400	4.21%	162	3.85%	45	97.3%
75038	\$410,900	16.24%	51	37.84%	95	92.6%
75039	\$353,200	5.15%	26	62.50%	158	95.3%
75040	\$108,800	5.53%	160	7.38%	52	97.2%
75041	\$88,100	-6.08%	83	66.00%	54	97.4%
75042	\$95,600	6.70%	78	41.82%	66	96.7%
75043	\$116,900	-0.85%	175	19.05%	72	96.7%

*** % Change of current quarter compared to the same quarter to year ago.



Dallas County, TX

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75044	\$181,700	0.06%	130	5.69%	65	96.3%
75048	\$168,800	6.77%	54	-1.82%	44	97.5%
75050	\$89,900	21.98%	40	11.11%	52	96.9%
75051	\$84,200	-3.00%	69	15.00%	80	97.4%
75052	\$123,300	3.35%	159	-1.24%	61	97.9%
75054	\$137,000	-27.51%	1	-50.00%	12	107.1%
75060	\$113,400	14.43%	70	6.06%	101	97.5%
75061	\$111,000	1.83%	69	11.29%	79	97.3%
75062	\$122,100	-3.78%	89	8.54%	71	97.8%
75063	\$261,500	0.50%	137	34.31%	66	96.6%
75080	\$166,500	-3.25%	109	0.93%	48	97.5%
75081	\$153,000	-0.13%	96	11.63%	49	97.5%
75082	\$199,000	9.16%	4	33.33%	109	96.2%
75088	\$150,300	4.88%	83	40.68%	85	96.4%
75089	\$160,900	13.31%	124	4.20%	59	97.8%
75104	\$137,300	-0.07%	165	5.10%	77	96.5%
75115	\$127,400	1.84%	155	-17.55%	74	98.1%
75116	\$92,400	-1.81%	44	2.33%	84	97.1%
75134	\$84,600	2.55%	44	-26.67%	59	101.9%
75137	\$113,600	7.47%	70	37.25%	77	97.6%
75141	\$87,500	147.18%	4	0.00%	19	104.9%
75146	\$91,800	8.13%	60	-9.09%	71	97.9%
75149	\$76,200	0.66%	142	0.71%	64	98.5%
75150	\$87,100	4.81%	121	21.00%	61	96.8%
75159	\$88,500	13.90%	38	8.57%	68	97.9%
75172	\$69,200	-19.06%	3	200.00%	51	89.5%
75180	\$81,100	24.01%	53	47.22%	63	96.9%
75181	\$123,800	-3.28%	95	17.28%	74	98.9%
75182	\$311,000	-3.39%	17	54.55%	76	93.9%
75201	\$1,014,300	222.61%	10	-68.75%	201	99.3%
75202	\$183,600	5.52%	4	0.00%	85	97.7%
75203	\$132,300	161.98%	11	37.50%	68	98.2%
75204	\$257,300	5.80%	86	7.50%	83	96.0%
75205	\$1,125,100	15.41%	114	54.05%	107	94.5%
75206	\$283,200	2.20%	126	0.80%	78	96.2%
75208	\$252,400	2.56%	77	54.00%	73	95.5%

*** % Change of current quarter compared to the same quarter to year ago.



Dallas County, TX

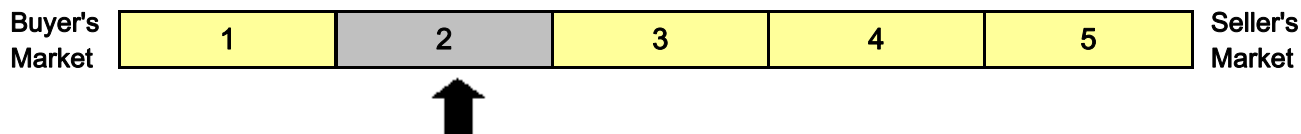
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75209	\$637,400	19.92%	75	25.00%	102	95.7%
75211	\$84,800	-12.49%	58	-1.69%	76	98.5%
75212	\$83,500	-5.76%	23	76.92%	59	97.9%
75214	\$358,400	-6.57%	159	-6.47%	74	96.5%
75215	\$107,100	13.82%	8	-20.00%	71	97.6%
75216	\$44,500	-6.32%	25	-26.47%	61	96.8%
75217	\$60,000	9.09%	116	-13.43%	55	98.5%
75218	\$231,900	-0.98%	101	1.00%	55	96.9%
75219	\$271,500	-13.73%	165	38.66%	110	96.4%
75220	\$388,200	61.28%	61	19.61%	69	93.2%
75223	\$239,900	13.32%	26	85.71%	56	97.1%
75224	\$84,400	-3.76%	48	45.45%	83	96.0%
75225	\$910,900	-12.02%	126	61.54%	116	94.8%
75226	\$144,200	-41.38%	2	100.00%	134	93.1%
75227	\$75,400	6.20%	95	30.14%	69	96.2%
75228	\$117,600	4.72%	143	11.72%	55	98.0%
75229	\$389,500	-3.78%	128	28.00%	65	96.1%
75230	\$519,400	-8.73%	135	17.39%	113	94.7%
75231	\$238,600	19.42%	40	14.29%	73	97.6%
75232	\$70,400	8.14%	54	-1.82%	82	97.1%
75233	\$107,800	12.17%	27	35.00%	74	98.1%
75234	\$156,500	10.84%	69	9.52%	81	95.4%
75235	\$144,800	3.72%	24	0.00%	77	95.1%
75236	\$84,400	-45.37%	11	-26.67%	100	97.5%
75237	\$89,900	13.08%	12	-29.41%	28	100.3%
75238	\$252,300	5.26%	86	-4.44%	53	97.6%
75240	\$241,700	33.83%	34	30.77%	93	96.7%
75241	\$59,500	7.99%	43	-23.21%	50	98.6%
75243	\$164,800	-9.50%	81	3.85%	74	97.1%
75244	\$268,200	-4.35%	42	5.00%	85	96.4%
75246	\$144,300	25.59%	4	100.00%	39	96.4%
75248	\$267,300	0.22%	123	7.89%	56	96.9%
75249	\$117,500	3.16%	56	30.23%	77	99.4%
75253	\$78,600	-1.38%	24	14.29%	73	96.5%
75254	\$254,400	23.26%	39	5.41%	80	96.7%
OTHER	\$126,200	-3.22%	57	-13.64%	61	96.9%

*** % Change of current quarter compared to the same quarter to year ago.



Delta County, TX



Labor Market :

In the first two months of the second quarter, 25 jobs were added to the payrolls of Delta County. As a result of these new jobs, the average monthly unemployment rate fell from 8.7% during the first quarter to 8.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$93,300	\$101,100	↔
# Homes on the Market *	48	46	↑
# Homes Sold **	9	10	↑
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	289	196	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

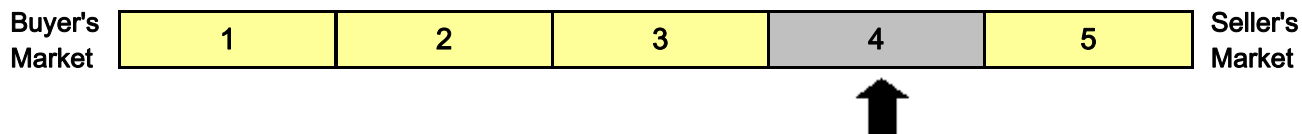
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75432	\$109,100	44.69%	8	-27.27%	218	92.5%
75469	\$104,000	92.59%	1	0.00%	181	87.4%
OTHER	\$34,000	N/A	1	N/A	42	97.1%

*** % Change of current quarter compared to the same quarter to year ago.



Denton County, TX



Labor Market :

In the first two months of the second quarter, 3,791 jobs were added to the payrolls of Denton County. As a result of these new jobs, the average monthly unemployment rate fell from 7.7% during the first quarter to 7.4% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$213,500	\$220,300	↔
# Homes on the Market *	5,513	5,507	↑
# Homes Sold **	1,638	2,911	↑
# New Homes Built ***	474	212	↑
Avg # of Days on Market	74	66	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75007	\$184,100	4.42%	170	24.09%	64	97.5%
75010	\$240,100	-2.87%	68	0.00%	67	96.6%
75022	\$366,400	-12.18%	101	9.78%	60	97.2%
75028	\$259,900	7.26%	220	8.37%	53	97.5%
75034	\$313,500	0.29%	378	29.01%	69	96.6%
75056	\$243,700	16.83%	223	12.63%	70	97.1%
75057	\$115,500	-16.97%	15	0.00%	58	96.7%
75065	\$180,500	19.93%	37	8.82%	83	97.8%
75067	\$153,000	0.53%	160	10.34%	52	98.2%

*** % Change of current quarter compared to the same quarter to year ago.



Denton County, TX

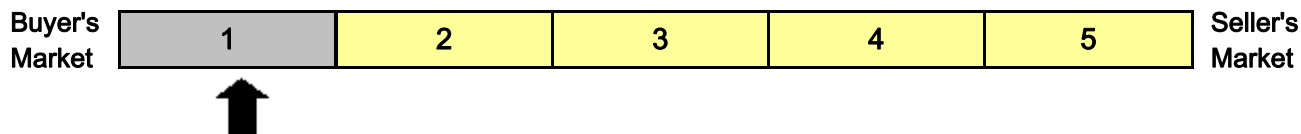
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75068	\$163,400	0.43%	262	34.36%	54	98.3%
75077	\$235,000	1.86%	175	30.60%	61	97.7%
76201	\$94,000	-21.47%	32	77.78%	55	95.2%
76205	\$166,200	6.95%	31	0.00%	47	97.8%
76206	\$39,900	N/A	1	N/A	6	100.0%
76207	\$169,400	17.31%	54	38.46%	75	96.9%
76208	\$209,400	16.33%	69	38.00%	68	97.1%
76209	\$118,600	-2.39%	66	8.20%	60	98.7%
76210	\$173,900	0.81%	213	13.90%	65	98.1%
76226	\$318,300	0.95%	118	16.83%	95	95.9%
76227	\$154,200	5.69%	159	41.96%	72	97.5%
76247	\$131,900	-0.38%	73	30.36%	78	96.9%
76249	\$116,900	-4.26%	30	76.47%	76	96.3%
76258	\$117,100	-25.03%	19	111.11%	65	94.9%
76259	\$137,200	-14.09%	7	-61.11%	57	97.0%
76262	\$281,300	21.56%	86	24.64%	89	95.2%
76266	\$129,100	-17.61%	41	0.00%	84	98.1%
OTHER	\$245,400	4.38%	103	19.77%	85	95.9%

*** % Change of current quarter compared to the same quarter to year ago.



Eastland County, TX



Labor Market :

In the first two months of the second quarter, 176 jobs were added to the payrolls of Eastland County. As a result of these new jobs, the average monthly unemployment rate fell from 8.4% during the first quarter to 8.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$62,600	\$140,200	↔
# Homes on the Market *	105	122	↑
# Homes Sold **	10	16	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	235	151	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76435	\$67,000	16.52%	1	0.00%	41	84.3%
76437	\$102,400	309.60%	3	200.00%	110	89.1%
76448	\$76,100	-38.88%	7	-46.15%	151	86.9%
76470	\$267,300	244.90%	5	150.00%	200	85.8%

*** % Change of current quarter compared to the same quarter to year ago.



Ellis County, TX

Buyer's Market	1	2	3	4	5	Seller's Market
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Labor Market :

In the first two months of the second quarter, 768 jobs were added to the payrolls of Ellis County. As a result of these new jobs, the average monthly unemployment rate fell from 8.5% during the first quarter to 8.1% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$141,000	\$157,700	↔
# Homes on the Market *	1,069	1,108	↑
# Homes Sold **	290	411	↑
# New Homes Built ***	138	103	↑
Avg # of Days on Market	90	88	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75119	\$111,700	-6.92%	42	50.00%	126	97.0%
75125	\$63,000	-25.80%	6	-25.00%	57	96.3%
75152	\$195,500	131.09%	9	12.50%	102	112.7%
75154	\$160,200	7.88%	88	23.94%	85	96.1%
75165	\$133,300	-5.80%	103	11.96%	68	96.6%
75167	\$196,800	-9.27%	34	70.00%	107	96.4%
76041	\$45,000	N/A	1	N/A	10	100.0%
76064	\$243,300	-35.12%	4	300.00%	175	96.1%
76065	\$185,700	-0.59%	116	10.48%	90	97.3%

*** % Change of current quarter compared to the same quarter to year ago.



Ellis County, TX

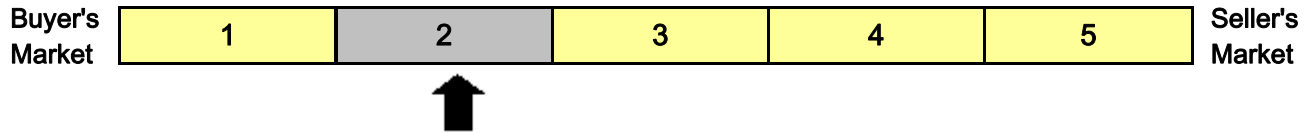
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76651	\$109,800	-51.24%	4	0.00%	89	97.9%
76670	\$81,500	-64.57%	1	0.00%	78	96.4%
OTHER	\$134,700	-36.22%	3	-57.14%	9	100.3%

*** % Change of current quarter compared to the same quarter to year ago.



Erath County, TX



Labor Market :

In the first two months of the second quarter, 102 jobs were added to the payrolls of Erath County. As a result of these new jobs, the average monthly unemployment rate fell from 6.6% during the first quarter to 6.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$123,200	\$156,000	↔
# Homes on the Market *	368	379	↑
# Homes Sold **	56	93	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	131	116	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

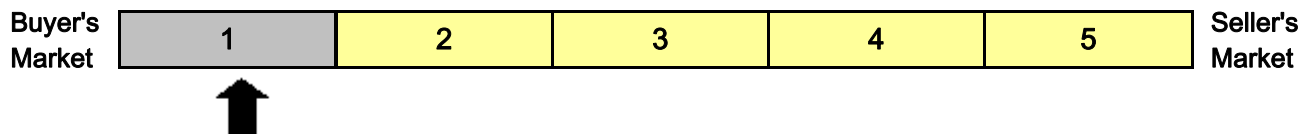
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76401	\$153,600	26.84%	78	59.18%	117	92.7%
76446	\$121,100	8.03%	9	0.00%	121	93.2%
OTHER	\$239,600	432.44%	6	500.00%	110	85.9%

*** % Change of current quarter compared to the same quarter to year ago.



Fannin County, TX



Labor Market :

In the first two months of the second quarter, 69 jobs were added to the payrolls of Fannin County. As a result of these new jobs, the average monthly unemployment rate fell from 9.5% during the first quarter to 9.3% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$96,500	\$104,900	↔
# Homes on the Market *	333	377	↑
# Homes Sold **	39	49	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	132	86	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

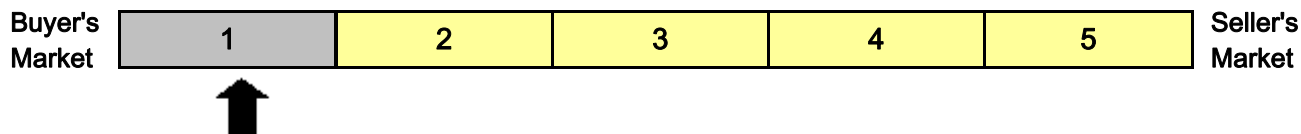
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75418	\$112,300	15.30%	23	-8.00%	66	94.4%
75438	\$94,000	19.14%	2	-33.33%	206	94.5%
75446	\$115,000	43.75%	2	0.00%	260	82.5%
75447	\$109,000	32.12%	1	-50.00%	176	99.5%
75452	\$90,300	-50.38%	6	-33.33%	86	93.5%
75476	\$77,500	-18.85%	2	100.00%	113	97.2%
75479	\$64,300	-25.23%	3	0.00%	50	92.2%
75490	\$95,800	-32.68%	6	100.00%	46	96.7%
OTHER	\$141,900	33.62%	4	33.33%	115	97.6%

*** % Change of current quarter compared to the same quarter to year ago.



Franklin County, TX



Labor Market :

In the first two months of the second quarter, 79 jobs were added to the payrolls of Franklin County. As a result of these new jobs, the average monthly unemployment rate fell from 8% during the first quarter to 7.4% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$177,400	\$59,400	↔
# Homes on the Market *	40	42	↑
# Homes Sold **	9	7	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	104	79	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

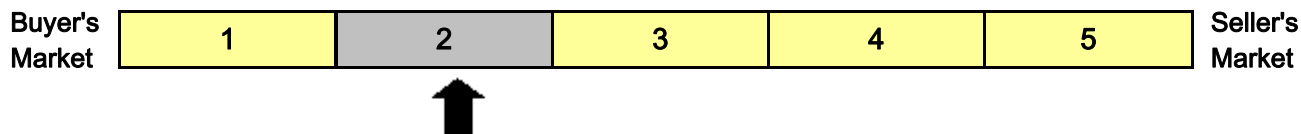
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75457	\$75,000	N/A	1	N/A	132	100.0%
75480	\$45,000	N/A	1	N/A	14	90.2%
OTHER	\$59,200	-71.40%	5	0.00%	82	84.4%

*** % Change of current quarter compared to the same quarter to year ago.



Freestone County, TX



Labor Market :

In the first two months of the second quarter, 38 jobs were added to the payrolls of Freestone County. As a result of these new jobs, the average monthly unemployment rate fell from 7% during the first quarter to 6.8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$133,500	\$115,000	↔
# Homes on the Market *	77	85	↑
# Homes Sold **	13	22	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	56	162	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

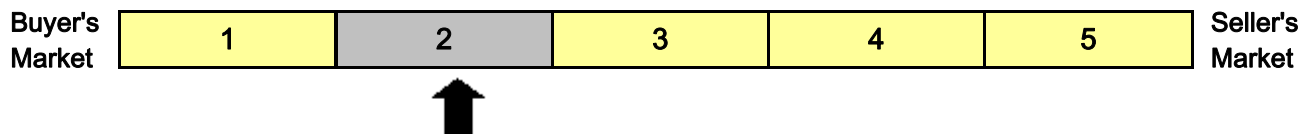
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75838	\$40,000	N/A	1	N/A	55	88.9%
75840	\$96,700	-4.82%	7	-46.15%	168	96.7%
75848	\$53,000	-11.67%	1	0.00%	138	89.8%
75859	\$275,000	0.22%	3	0.00%	84	93.6%
75860	\$100,700	24.01%	9	80.00%	200	93.6%
76693	\$28,000	-88.17%	1	0.00%	159	70.0%

*** % Change of current quarter compared to the same quarter to year ago.



Grayson County, TX



Labor Market :

In the first two months of the second quarter, 682 jobs were added to the payrolls of Grayson County. As a result of these new jobs, the average monthly unemployment rate fell from 8.7% during the first quarter to 8.4% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$109,800	\$132,000	↔
# Homes on the Market *	1,102	1,211	↑
# Homes Sold **	237	304	↔
# New Homes Built ***	2	2	↑
Avg # of Days on Market	96	111	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75020	\$122,800	19.34%	54	-11.48%	109	94.9%
75021	\$118,900	32.11%	11	22.22%	101	95.7%
75058	\$161,400	-14.19%	4	-33.33%	185	93.0%
75076	\$163,500	21.47%	32	28.00%	140	92.4%
75090	\$94,700	-9.90%	50	25.00%	96	95.2%
75092	\$150,100	8.93%	55	-3.51%	92	93.3%
75414	\$113,700	-42.28%	9	80.00%	143	91.7%
75459	\$126,300	1.28%	5	-37.50%	230	93.8%
75491	\$121,400	53.48%	12	71.43%	55	95.7%

*** % Change of current quarter compared to the same quarter to year ago.



Grayson County, TX

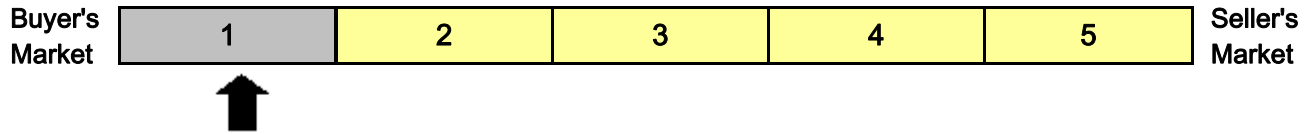
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75495	\$139,300	-21.03%	21	23.53%	93	91.7%
76233	\$81,900	1.24%	6	20.00%	43	94.2%
76245	\$76,600	10.37%	9	28.57%	149	86.5%
76264	\$181,800	230.55%	5	400.00%	278	93.8%
76271	\$117,800	-26.83%	2	-33.33%	62	98.4%
76273	\$176,000	46.30%	28	75.00%	130	96.4%
OTHER	\$31,700	-33.40%	1	0.00%	54	83.7%

*** % Change of current quarter compared to the same quarter to year ago.



Hamilton County, TX



Labor Market :

In the first two months of the second quarter, 37 jobs were added to the payrolls of Hamilton County. As a result of these new jobs, the average monthly unemployment rate fell from 6.6% during the first quarter to 6.5% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$83,300	\$96,200	↓
# Homes on the Market *	52	55	↑
# Homes Sold **	4	5	↓
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	244	147	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

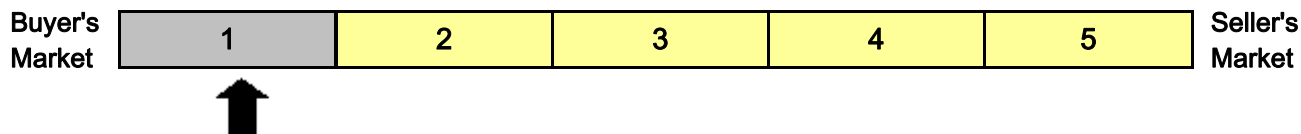
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76457	\$115,400	-78.17%	3	-40.00%	210	96.2%
76531	\$67,500	-42.41%	2	100.00%	54	86.2%

*** % Change of current quarter compared to the same quarter to year ago.



Henderson County, TX



Labor Market :

In the first two months of the second quarter, 417 jobs were added to the payrolls of Henderson County. As a result of these new jobs, the average monthly unemployment rate fell from 9.1% during the first quarter to 8.6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$268,700	\$192,900	↔
# Homes on the Market *	451	523	↑
# Homes Sold **	52	72	↔
# New Homes Built ***	4	3	↑
Avg # of Days on Market	152	124	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

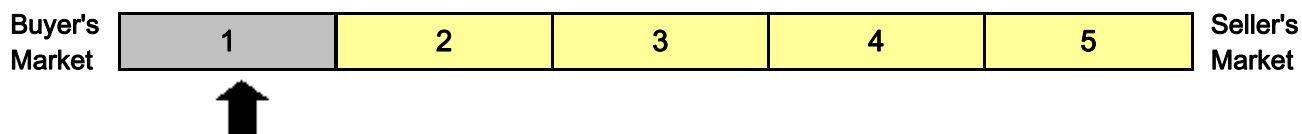
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75124	\$111,300	-59.94%	7	133.33%	79	92.3%
75148	\$227,300	-30.64%	3	-66.67%	50	98.4%
75156	\$211,300	-7.04%	28	27.27%	122	92.1%
75163	\$280,000	183.11%	1	-75.00%	337	93.4%
75751	\$131,600	-11.91%	13	0.00%	197	93.5%
75752	\$346,000	91.90%	5	-16.67%	179	98.1%
75758	\$115,000	N/A	1	N/A	12	92.0%
75770	\$137,000	-26.54%	1	0.00%	106	98.6%
OTHER	\$195,200	65.28%	13	18.18%	72	98.1%

*** % Change of current quarter compared to the same quarter to year ago.



Hill County, TX



Labor Market :

In the first two months of the second quarter, 100 jobs were added to the payrolls of Hill County. As a result of these new jobs, the average monthly unemployment rate fell from 8.5% during the first quarter to 8.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$187,100	\$118,300	↔
# Homes on the Market *	293	318	↑
# Homes Sold **	37	56	↔
# New Homes Built ***	0	0	↑
Avg # of Days on Market	164	166	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

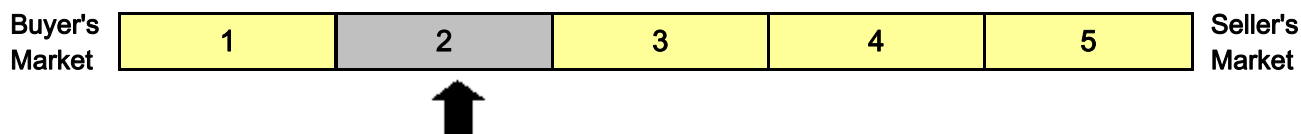
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76055	\$96,700	-10.46%	5	400.00%	426	97.1%
76621	\$65,000	-57.04%	2	0.00%	176	87.2%
76627	\$110,000	77.42%	3	200.00%	149	95.3%
76645	\$92,400	7.32%	13	-13.33%	150	92.8%
76648	\$75,000	4.46%	1	-66.67%	52	93.8%
76666	\$55,000	N/A	1	N/A	135	78.7%
76692	\$137,900	-6.38%	30	30.43%	138	93.3%
OTHER	\$212,000	161.73%	1	-50.00%	117	78.8%

*** % Change of current quarter compared to the same quarter to year ago.



Hood County, TX



Labor Market :

In the first two months of the second quarter, 119 jobs were added to the payrolls of Hood County. As a result of these new jobs, the average monthly unemployment rate fell from 7.7% during the first quarter to 7.3% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$183,200	\$207,600	↔
# Homes on the Market *	842	823	↑
# Homes Sold **	112	256	↑
# New Homes Built ***	0	3	↑
Avg # of Days on Market	108	118	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

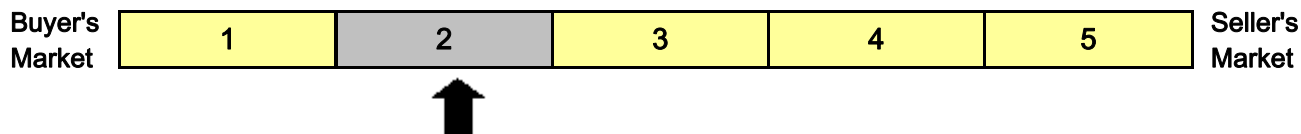
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76035	\$190,000	N/A	1	N/A	140	102.8%
76048	\$184,300	-5.58%	108	68.75%	110	95.1%
76049	\$207,900	-1.19%	139	25.23%	125	95.8%
76462	\$1,183,500	N/A	3	N/A	118	99.6%
76476	\$118,600	21.02%	5	25.00%	105	91.3%

*** % Change of current quarter compared to the same quarter to year ago.



Hopkins County, TX



Labor Market :

In the first two months of the second quarter, 182 jobs were added to the payrolls of Hopkins County. As a result of these new jobs, the average monthly unemployment rate fell from 7.2% during the first quarter to 6.6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$108,500	\$128,300	↔
# Homes on the Market *	206	222	↑
# Homes Sold **	42	48	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	71	122	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

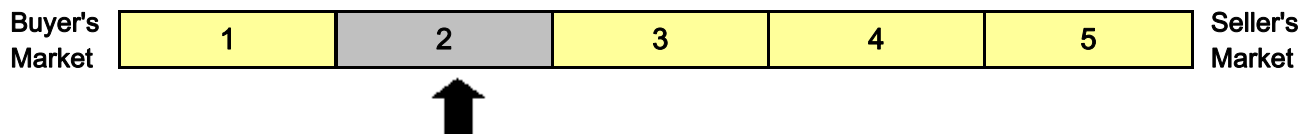
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75431	\$213,500	-30.00%	1	0.00%	754	97.9%
75433	\$134,800	-0.15%	2	-33.33%	208	92.5%
75437	\$179,500	-76.07%	2	100.00%	173	97.2%
75471	\$568,000	N/A	1	N/A	403	94.8%
75478	\$106,000	-44.21%	1	-50.00%	67	100.1%
75482	\$115,300	-6.34%	40	-18.37%	96	92.1%
75483	\$27,000	N/A	1	N/A	28	96.8%

*** % Change of current quarter compared to the same quarter to year ago.



Hunt County, TX



Labor Market :

In the first two months of the second quarter, 403 jobs were added to the payrolls of Hunt County. As a result of these new jobs, the average monthly unemployment rate fell from 8.9% during the first quarter to 8.4% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$93,800	\$115,200	↔
# Homes on the Market *	612	674	↑
# Homes Sold **	124	196	↑
# New Homes Built ***	10	8	↑
Avg # of Days on Market	82	91	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75135	\$105,000	-4.20%	14	-36.36%	113	98.7%
75401	\$72,600	-10.26%	25	4.17%	65	92.9%
75402	\$112,300	4.66%	48	17.07%	81	95.2%
75422	\$250,700	347.68%	6	100.00%	246	95.3%
75423	\$216,900	317.12%	4	100.00%	284	95.3%
75428	\$85,300	18.31%	22	266.67%	113	94.8%
75453	\$148,200	34.36%	9	28.57%	56	96.2%
75458	\$135,400	8.32%	1	0.00%	33	96.7%
75474	\$97,300	12.62%	34	9.68%	76	93.4%

*** % Change of current quarter compared to the same quarter to year ago.



Hunt County, TX

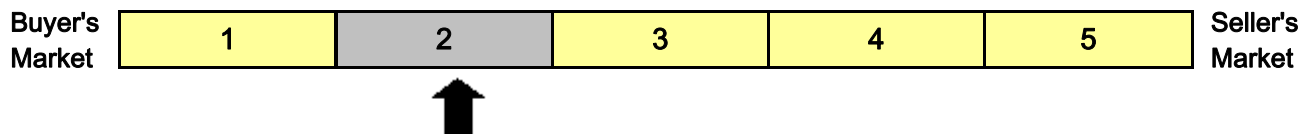
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75496	\$58,500	-35.00%	2	0.00%	104	98.4%
OTHER	\$153,600	5.42%	31	34.78%	80	96.4%

*** % Change of current quarter compared to the same quarter to year ago.



Jack County, TX



Labor Market :

In the first two months of the second quarter, 4 jobs were added to the payrolls of Jack County. As a result of these new jobs, the average monthly unemployment rate fell from 6.2% during the first quarter to 5.8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$90,300	\$105,400	↔
# Homes on the Market *	29	23	↓
# Homes Sold **	4	5	↑
# New Homes Built ***	NA	NA	↔
Avg # of Days on Market	194	105	↓

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76427	\$43,000	N/A	1	N/A	20	94.5%
76458	\$155,000	118.00%	1	-50.00%	109	91.2%
OTHER	\$109,700	76.94%	3	200.00%	133	98.6%

*** % Change of current quarter compared to the same quarter to year ago.



Johnson County, TX



Labor Market :

In the first two months of the second quarter, 695 jobs were added to the payrolls of Johnson County. As a result of these new jobs, the average monthly unemployment rate fell from 8.7% during the first quarter to 8.3% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$118,000	\$117,300	↔
# Homes on the Market *	1,037	1,061	↑
# Homes Sold **	263	420	↑
# New Homes Built ***	146	71	↑
Avg # of Days on Market	88	83	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76009	\$83,300	-13.86%	48	20.00%	66	98.9%
76028	\$138,100	-7.38%	151	34.82%	81	97.3%
76031	\$88,600	-27.02%	24	-4.00%	102	96.6%
76033	\$108,500	-18.91%	69	-1.43%	90	96.3%
76044	\$120,800	-35.78%	4	-50.00%	120	98.2%
76050	\$182,400	50.00%	14	40.00%	205	89.9%
76058	\$97,100	43.00%	60	33.33%	73	97.4%
76059	\$95,400	27.88%	10	-23.08%	89	95.0%
76061	\$54,900	71.56%	1	0.00%	239	91.7%

*** % Change of current quarter compared to the same quarter to year ago.



Johnson County, TX

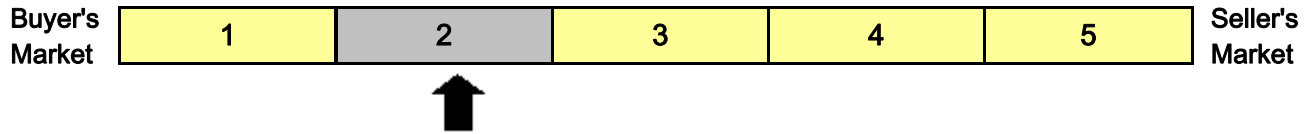
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76084	\$79,700	12.10%	20	53.85%	36	98.9%
76093	\$118,500	N/A	2	N/A	29	99.2%
OTHER	\$182,200	40.26%	17	88.89%	89	94.7%

*** % Change of current quarter compared to the same quarter to year ago.



Jones County, TX



Labor Market :

In the first two months of the second quarter, 76 jobs were added to the payrolls of Jones County. As a result of these new jobs, the average monthly unemployment rate fell from 8.4% during the first quarter to 8.1% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$115,600	\$117,400	↔
# Homes on the Market *	43	66	↑
# Homes Sold **	17	14	↑
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	100	90	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

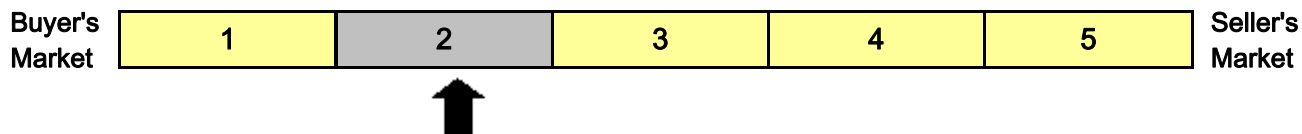
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
79501	\$159,900	60.54%	3	-25.00%	44	93.9%
79520	\$41,700	4.25%	3	200.00%	155	80.1%
79525	\$131,100	-0.46%	5	0.00%	49	87.7%
OTHER	\$127,800	15.24%	3	-57.14%	142	98.0%

*** % Change of current quarter compared to the same quarter to year ago.



Kaufman County, TX



Labor Market :

In the first two months of the second quarter, 505 jobs were added to the payrolls of Kaufman County. As a result of these new jobs, the average monthly unemployment rate fell from 9.3% during the first quarter to 8.9% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$141,200	\$134,000	↔
# Homes on the Market *	854	958	↑
# Homes Sold **	241	319	↑
# New Homes Built ***	54	28	↑
Avg # of Days on Market	91	91	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

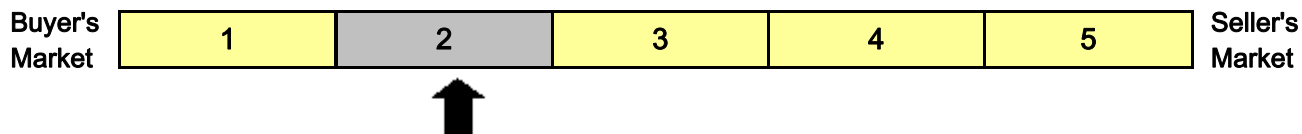
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75114	\$98,600	29.40%	24	71.43%	86	96.7%
75126	\$155,000	8.62%	168	11.26%	86	97.4%
75142	\$102,500	16.48%	37	12.12%	97	95.7%
75143	\$126,500	38.25%	12	20.00%	85	97.0%
75147	\$92,200	68.56%	4	0.00%	98	93.6%
75158	\$94,400	-44.89%	6	50.00%	60	88.2%
75160	\$113,500	3.28%	55	10.00%	107	94.4%
75161	\$134,000	67.29%	10	11.11%	123	94.9%
OTHER	\$176,300	-17.04%	3	50.00%	29	97.8%

*** % Change of current quarter compared to the same quarter to year ago.



Lamar County, TX



Labor Market :

In the first two months of the second quarter, 288 jobs were added to the payrolls of Lamar County. As a result of these new jobs, the average monthly unemployment rate fell from 8.9% during the first quarter to 8.8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$148,500	\$131,400	↔
# Homes on the Market *	117	125	↑
# Homes Sold **	18	31	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	73	118	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

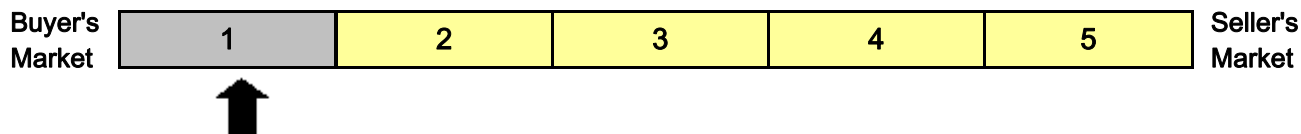
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75416	\$84,700	-63.96%	3	200.00%	190	92.4%
75425	\$150,000	N/A	1	N/A	480	94.3%
75460	\$95,500	-7.10%	9	-40.00%	72	95.8%
75462	\$161,700	1.51%	15	36.36%	127	94.5%
75473	\$166,200	28.64%	2	-33.33%	26	99.4%
75477	\$51,500	N/A	1	N/A	34	92.1%

*** % Change of current quarter compared to the same quarter to year ago.



Montague County, TX



Labor Market :

In the first two months of the second quarter, 112 jobs were added to the payrolls of Montague County. As a result of these new jobs, the average monthly unemployment rate fell from 7.7% during the first quarter to 7.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$123,100	\$84,600	↔
# Homes on the Market *	80	77	↑
# Homes Sold **	10	10	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	94	148	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

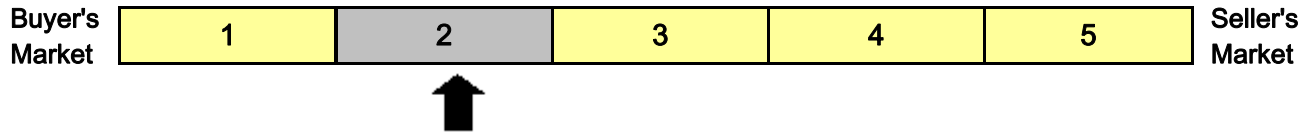
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76230	\$66,300	-59.20%	5	-16.67%	71	97.7%
76239	\$178,900	-26.17%	1	-50.00%	190	96.7%
76255	\$93,200	-21.68%	3	-40.00%	219	90.7%
76265	\$56,000	-31.46%	1	-66.67%	285	95.7%

*** % Change of current quarter compared to the same quarter to year ago.



Navarro County, TX



Labor Market :

In the first two months of the second quarter, 60 jobs were added to the payrolls of Navarro County. As a result of these new jobs, the average monthly unemployment rate fell from 9.7% during the first quarter to 9% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$138,300	\$155,900	↔
# Homes on the Market *	408	413	↑
# Homes Sold **	49	100	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	121	130	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75102	\$136,000	262.67%	2	100.00%	48	93.8%
75109	\$296,300	101.70%	13	116.67%	163	90.0%
75110	\$124,400	24.28%	61	29.79%	109	94.6%
75144	\$192,300	80.90%	2	0.00%	56	96.2%
75153	\$99,900	-65.47%	1	-50.00%	442	100.0%
75155	\$45,100	-61.94%	2	0.00%	83	100.7%
76626	\$144,000	129.30%	5	150.00%	273	96.1%
76639	\$86,200	115.50%	3	200.00%	221	92.9%
76641	\$89,000	5.33%	1	-50.00%	178	100.6%

*** % Change of current quarter compared to the same quarter to year ago.



Navarro County, TX

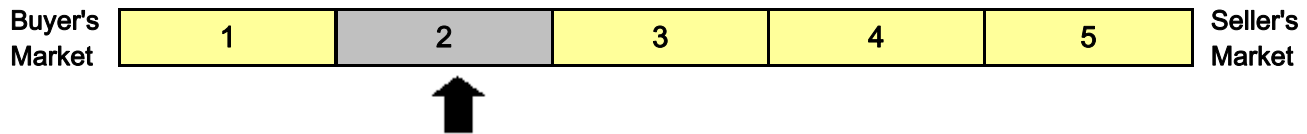
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76679	\$124,100	N/A	5	N/A	127	91.3%
76681	\$110,000	N/A	1	N/A	200	92.4%
OTHER	\$375,700	N/A	4	N/A	103	97.5%

*** % Change of current quarter compared to the same quarter to year ago.



Nolan County, TX



Labor Market :

In the first two months of the second quarter, 18 jobs were added to the payrolls of Nolan County. As a result of these new jobs, the average monthly unemployment rate fell from 7.5% during the first quarter to 7.1% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$172,000	\$58,100	↔
# Homes on the Market *	12	10	↑
# Homes Sold **	2	2	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	270	41	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

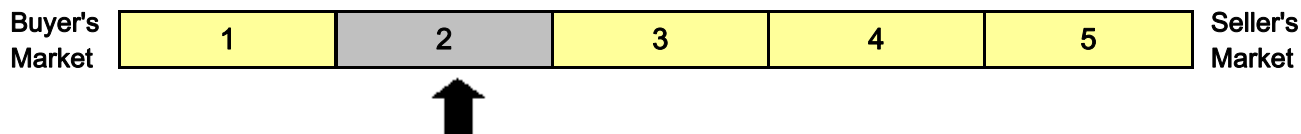
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
79556	\$58,100	81.56%	2	100.00%	41	97.8%

*** % Change of current quarter compared to the same quarter to year ago.



Palo Pinto County, TX



Labor Market :

In the first two months of the second quarter, 11 jobs were added to the payrolls of Palo Pinto County. As a result of these new jobs, the average monthly unemployment rate fell from 8.5% during the first quarter to 7.8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$183,300	\$263,600	↔
# Homes on the Market *	417	401	↑
# Homes Sold **	35	80	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	163	172	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

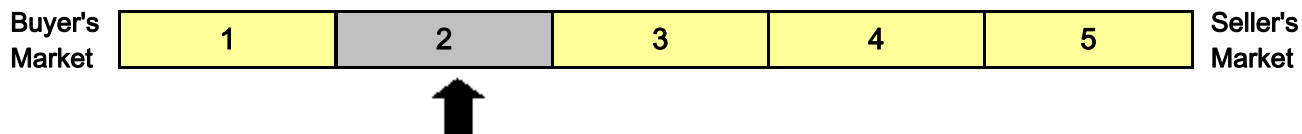
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76067	\$82,800	-8.81%	30	15.38%	158	90.8%
76449	\$421,500	-17.04%	22	15.79%	221	93.7%
76453	\$341,500	295.71%	2	0.00%	231	92.3%
76463	\$82,000	N/A	1	N/A	367	100.0%
76475	\$469,900	-14.05%	7	16.67%	94	84.5%
76484	\$154,000	207.39%	1	0.00%	66	85.8%
OTHER	\$301,400	-34.83%	17	750.00%	156	91.2%

*** % Change of current quarter compared to the same quarter to year ago.



Parker County, TX



Labor Market :

In the first two months of the second quarter, 507 jobs were added to the payrolls of Parker County. As a result of these new jobs, the average monthly unemployment rate fell from 8% during the first quarter to 7.8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$176,800	\$177,800	↔
# Homes on the Market *	1,296	1,314	↑
# Homes Sold **	254	410	↑
# New Homes Built ***	37	39	↑
Avg # of Days on Market	87	102	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

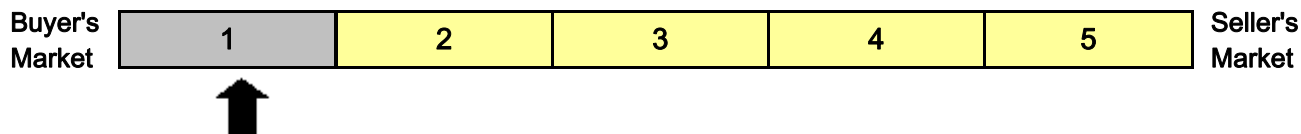
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76008	\$303,100	17.34%	52	33.33%	135	97.7%
76066	\$155,400	278.10%	7	250.00%	143	95.5%
76082	\$102,300	0.79%	64	33.33%	95	95.1%
76085	\$174,500	13.46%	40	17.65%	83	96.9%
76086	\$104,900	-13.59%	59	9.26%	109	96.2%
76087	\$185,600	-8.53%	106	32.50%	96	96.4%
76088	\$201,700	1.56%	32	60.00%	88	93.6%
76487	\$241,800	15.42%	3	0.00%	125	100.1%
OTHER	\$201,500	-11.04%	47	2.17%	102	95.7%

*** % Change of current quarter compared to the same quarter to year ago.



Rains County, TX



Labor Market :

In the first two months of the second quarter, 1 jobs were added to the payrolls of Rains County. As a result of these new jobs, the average monthly unemployment rate fell from 9.4% during the first quarter to 9.3% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$183,200	\$103,500	↔
# Homes on the Market *	85	96	↑
# Homes Sold **	11	15	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	111	121	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

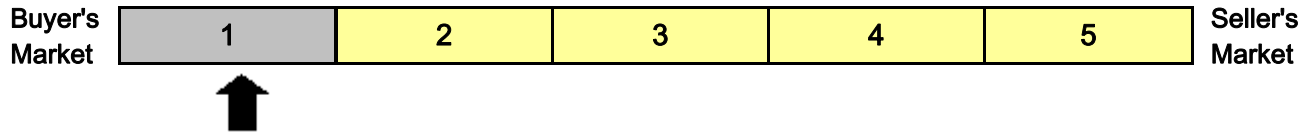
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75440	\$140,800	-28.05%	9	0.00%	132	96.3%
75472	\$42,300	-54.22%	4	0.00%	130	83.7%
OTHER	\$58,000	39.09%	2	100.00%	57	89.4%

*** % Change of current quarter compared to the same quarter to year ago.



Red River County, TX



Labor Market :

In the first two months of the second quarter, 71 jobs were added to the payrolls of Red River County. As a result of these new jobs, the average monthly unemployment rate fell from 11.1% during the first quarter to 10.8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$279,900	\$123,000	↓
# Homes on the Market *	10	9	↑
# Homes Sold **	1	1	↓
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	61	160	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

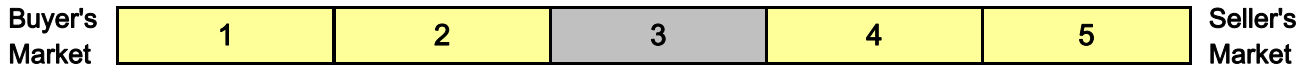
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75436	\$123,000	29.47%	1	0.00%	160	94.7%

*** % Change of current quarter compared to the same quarter to year ago.



Rockwall County, TX



Labor Market :

In the first two months of the second quarter, 420 jobs were added to the payrolls of Rockwall County. As a result of these new jobs, the average monthly unemployment rate fell from 7.8% during the first quarter to 7.5% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$208,000	\$213,300	↔
# Homes on the Market *	910	937	↑
# Homes Sold **	216	380	↑
# New Homes Built ***	188	82	↑
Avg # of Days on Market	88	78	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

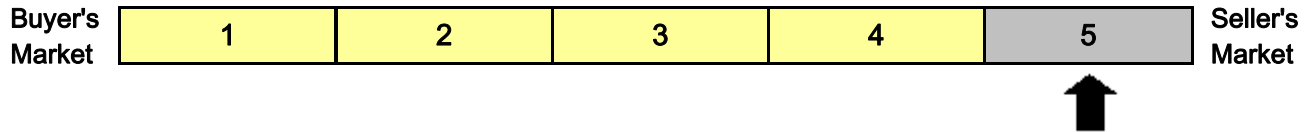
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75032	\$269,400	1.20%	136	24.77%	85	96.7%
75087	\$197,700	4.83%	167	40.34%	80	96.9%
75189	\$137,900	-3.90%	45	-15.09%	70	97.4%
OTHER	\$162,000	2.27%	32	33.33%	55	97.6%

*** % Change of current quarter compared to the same quarter to year ago.



Runnels County, TX



Labor Market :

In the first two months of the second quarter, 20 jobs were added to the payrolls of Runnels County. As a result of these new jobs, the average monthly unemployment rate fell from 9.7% during the first quarter to 8.8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	NA	\$100,800	↔
# Homes on the Market *	NA	2	↑
# Homes Sold **	NA	3	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	NA	70	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

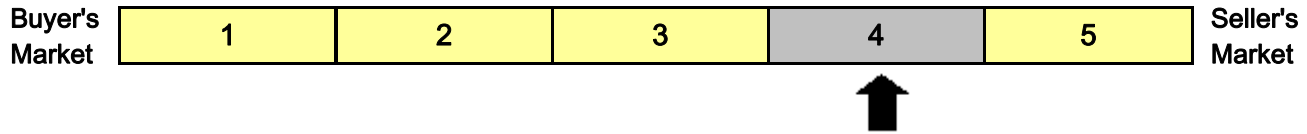
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
79567	\$100,800	N/A	3	N/A	71	96.1%

*** % Change of current quarter compared to the same quarter to year ago.



Shackelford County, TX



Labor Market :

In the first two months of the second quarter, 11 jobs were added to the payrolls of Shackelford County. As a result of these new jobs, the average monthly unemployment rate fell from 4.9% during the first quarter to 4.3% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$229,000	\$99,300	↔
# Homes on the Market *	7	5	↑
# Homes Sold **	2	4	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	69	157	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

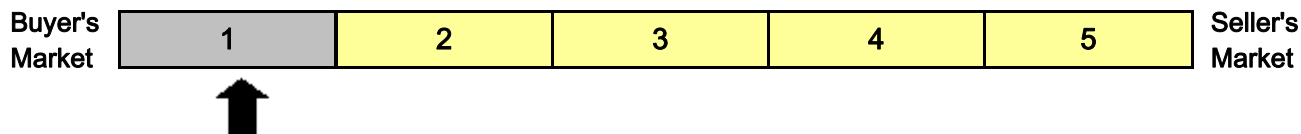
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76430	\$71,500	N/A	3	N/A	198	102.2%
OTHER	\$182,500	N/A	1	N/A	34	98.7%

*** % Change of current quarter compared to the same quarter to year ago.



Smith County, TX



Labor Market :

In the first two months of the second quarter, 1,048 jobs were added to the payrolls of Smith County. As a result of these new jobs, the average monthly unemployment rate fell from 8.2% during the first quarter to 7.6% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$180,500	\$207,900	↔
# Homes on the Market *	231	239	↑
# Homes Sold **	15	45	↑
# New Homes Built ***	35	23	↑
Avg # of Days on Market	156	96	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75701	\$138,000	112.63%	2	-33.33%	84	92.7%
75702	\$74,000	-2.63%	1	-50.00%	29	98.7%
75703	\$444,500	353.57%	4	300.00%	68	93.4%
75704	\$88,700	-55.98%	3	200.00%	129	91.8%
75706	\$207,000	N/A	2	N/A	46	94.3%
75707	\$297,400	-11.41%	4	100.00%	93	96.6%
75709	\$105,000	-25.32%	1	0.00%	195	92.5%
75757	\$213,300	39.87%	2	0.00%	229	95.5%
75771	\$194,200	23.93%	24	41.18%	89	96.8%

*** % Change of current quarter compared to the same quarter to year ago.



Smith County, TX

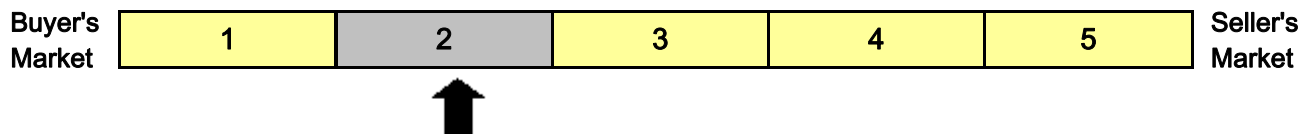
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75791	\$116,500	-3.16%	1	-50.00%	22	98.8%
OTHER	\$52,500	-93.44%	1	0.00%	212	87.6%

*** % Change of current quarter compared to the same quarter to year ago.



Somervell County, TX



Labor Market :

Employment declined by 19 jobs in April and May. The job losses brought about an increase in the average monthly unemployment rate from 7.5% in the first quarter to 7.8% for the initial two months of the second quarter. Job losses are ticking upwards, creating a drag on buyer confidence and demand in Somervell County. However, historically low mortgage rates have created a favorable buying environment for those with a job.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$191,400	\$171,700	↔
# Homes on the Market *	86	89	↑
# Homes Sold **	16	18	↑
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	165	70	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

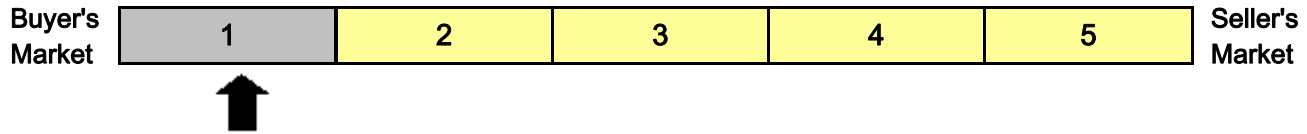
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76043	\$183,600	16.87%	16	77.78%	74	95.9%
76070	\$69,500	-61.39%	1	0.00%	64	100.0%
OTHER	\$85,000	-76.18%	1	-50.00%	24	89.5%

*** % Change of current quarter compared to the same quarter to year ago.



Stephens County, TX



Labor Market :

In the first two months of the second quarter, 29 jobs were added to the payrolls of Stephens County. As a result of these new jobs, the average monthly unemployment rate fell from 7.5% during the first quarter to 7% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$46,200	\$285,900	↔
# Homes on the Market *	14	21	↑
# Homes Sold **	2	3	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	28	150	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76424	\$368,900	271.50%	2	-33.33%	128	98.6%
OTHER	\$120,000	-22.03%	1	-50.00%	196	96.0%

*** % Change of current quarter compared to the same quarter to year ago.



Tarrant County, TX



Labor Market :

In the first two months of the second quarter, 8,355 jobs were added to the payrolls of Tarrant County. As a result of these new jobs, the average monthly unemployment rate fell from 8.5% during the first quarter to 8.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$168,200	\$177,100	↔
# Homes on the Market *	12,030	12,154	↑
# Homes Sold **	3,677	5,589	↑
# New Homes Built ***	1,368	807	↑
Avg # of Days on Market	78	69	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76001	\$147,300	2.79%	100	-0.99%	64	97.9%
76002	\$139,100	0.72%	118	-11.28%	62	99.1%
76006	\$155,700	-19.87%	27	0.00%	77	98.5%
76010	\$67,800	7.11%	68	6.25%	57	97.1%
76011	\$117,400	22.68%	15	-6.25%	119	97.8%
76012	\$181,700	14.49%	68	3.03%	56	97.2%
76013	\$138,900	-6.46%	85	44.07%	53	96.7%
76014	\$76,500	-4.61%	65	66.67%	71	98.9%
76015	\$102,600	-7.73%	34	6.25%	76	96.3%

*** % Change of current quarter compared to the same quarter to year ago.



Tarrant County, TX

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76016	\$163,600	-4.38%	109	3.81%	55	97.0%
76017	\$145,500	11.32%	169	29.01%	57	97.3%
76018	\$104,200	0.68%	87	12.99%	60	99.8%
76020	\$167,000	17.11%	64	56.10%	117	94.6%
76021	\$168,100	-7.54%	119	13.33%	45	97.8%
76022	\$116,700	-4.42%	37	37.04%	73	97.7%
76034	\$464,100	-2.03%	99	10.00%	79	96.1%
76036	\$118,400	0.77%	81	39.66%	63	97.3%
76039	\$154,500	-8.96%	88	44.26%	45	97.5%
76040	\$160,700	13.41%	72	22.03%	50	97.8%
76051	\$240,200	-7.54%	125	15.74%	54	97.7%
76052	\$188,300	-2.64%	98	44.12%	85	96.5%
76053	\$115,100	2.77%	68	6.25%	63	97.0%
76054	\$190,300	-0.52%	57	90.00%	64	97.2%
76060	\$182,400	-10.32%	20	-9.09%	97	91.0%
76063	\$194,100	4.92%	265	20.45%	67	96.9%
76092	\$611,500	1.87%	140	27.27%	87	96.7%
76102	\$260,300	-14.60%	10	66.67%	97	99.3%
76103	\$78,600	10.55%	28	-28.21%	120	96.5%
76104	\$137,700	11.59%	11	-26.67%	138	95.5%
76105	\$37,200	5.08%	5	-75.00%	42	106.2%
76106	\$67,100	6.17%	21	0.00%	96	93.6%
76107	\$322,500	30.94%	88	11.39%	83	95.3%
76108	\$113,200	-5.19%	130	7.44%	66	97.4%
76109	\$305,100	-10.55%	95	5.56%	66	95.9%
76110	\$141,800	-31.30%	48	0.00%	70	95.3%
76111	\$75,200	-1.31%	33	3.13%	42	97.6%
76112	\$83,500	-21.60%	95	28.38%	82	97.4%
76114	\$87,100	19.64%	37	-33.93%	78	96.6%
76115	\$42,200	-24.78%	12	-7.69%	46	94.5%
76116	\$162,500	-11.30%	120	22.45%	86	95.8%
76117	\$75,800	3.84%	62	55.00%	63	97.9%
76118	\$121,500	-9.19%	56	24.44%	84	99.3%
76119	\$45,500	-11.48%	23	-23.33%	26	98.0%
76120	\$131,400	5.12%	32	-11.11%	73	96.9%
76123	\$129,400	-0.69%	126	6.78%	80	98.0%

*** % Change of current quarter compared to the same quarter to year ago.



Tarrant County, TX

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76126	\$231,500	13.54%	84	44.83%	68	94.3%
76131	\$133,500	-2.77%	173	55.86%	73	97.8%
76132	\$349,700	38.82%	59	22.92%	91	95.9%
76133	\$96,900	-5.19%	123	-10.22%	71	97.6%
76134	\$90,000	2.27%	68	21.43%	66	97.8%
76135	\$130,200	21.12%	48	-5.88%	61	97.1%
76137	\$125,400	-3.32%	223	31.95%	63	98.4%
76140	\$91,700	19.09%	88	35.38%	91	98.0%
76148	\$95,900	-2.14%	73	-15.12%	44	98.9%
76155	\$137,800	N/A	2	N/A	105	101.0%
76164	\$35,300	-49.79%	3	-50.00%	63	91.7%
76177	\$154,900	1.84%	46	206.67%	57	99.6%
76179	\$148,400	-11.46%	217	10.15%	75	97.5%
76180	\$147,300	-19.15%	80	-52.10%	58	97.7%
76182	\$193,600	N/A	105	N/A	56	97.9%
76244	\$174,800	N/A	327	N/A	59	97.2%
76248	\$284,900	27.13%	204	-57.32%	76	97.2%
OTHER	\$194,200	-10.88%	356	33.33%	89	96.6%

*** % Change of current quarter compared to the same quarter to year ago.



Taylor County, TX



Labor Market :

In the first two months of the second quarter, 660 jobs were added to the payrolls of Taylor County. As a result of these new jobs, the average monthly unemployment rate fell from 6.3% during the first quarter to 6.2% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$129,800	\$129,400	↔
# Homes on the Market *	933	935	↑
# Homes Sold **	256	461	↑
# New Homes Built ***	62	29	↑
Avg # of Days on Market	101	75	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
79508	\$99,300	-34.54%	3	50.00%	53	96.9%
79530	\$86,000	-90.93%	1	0.00%	0	108.2%
79536	\$73,700	-25.93%	3	-25.00%	106	98.0%
79541	\$625,000	681.25%	1	0.00%	352	62.6%
79562	\$181,100	-19.15%	20	17.65%	80	97.6%
79563	\$28,200	N/A	2	N/A	134	90.8%
79601	\$116,300	1.66%	33	10.00%	71	97.0%
79602	\$143,300	-2.32%	108	2.86%	86	97.8%
79603	\$79,300	5.17%	56	0.00%	70	94.9%

*** % Change of current quarter compared to the same quarter to year ago.



Taylor County, TX

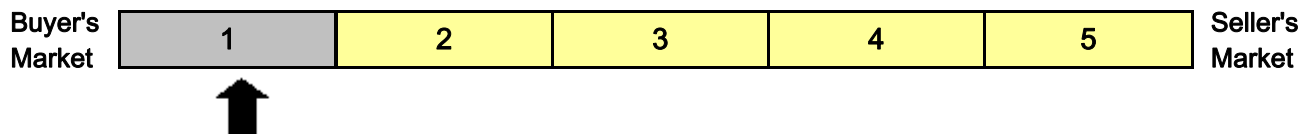
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
79605	\$93,600	-13.57%	118	31.11%	64	96.4%
79606	\$171,800	-3.48%	116	10.48%	78	96.7%

*** % Change of current quarter compared to the same quarter to year ago.



Van Zandt County, TX



Labor Market :

In the first two months of the second quarter, 482 jobs were added to the payrolls of Van Zandt County. As a result of these new jobs, the average monthly unemployment rate fell from 7.8% during the first quarter to 7.4% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$130,600	\$142,300	↔
# Homes on the Market *	375	441	↑
# Homes Sold **	47	79	↑
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	164	129	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

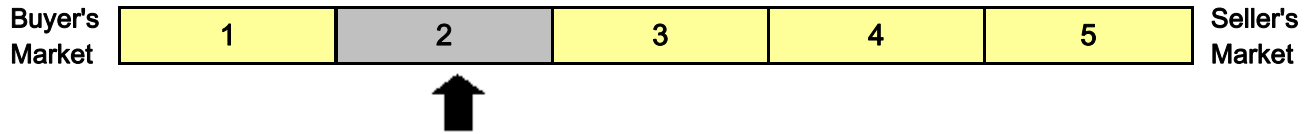
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75103	\$131,700	-3.52%	33	26.92%	112	95.1%
75117	\$90,100	-64.97%	5	-37.50%	156	89.6%
75127	\$73,000	N/A	1	N/A	409	108.1%
75140	\$97,900	10.62%	8	100.00%	199	92.1%
75169	\$114,000	10.04%	20	-9.09%	103	94.2%
75754	\$535,100	302.33%	3	50.00%	215	91.0%
75790	\$385,200	139.85%	3	-40.00%	236	95.1%
OTHER	\$91,500	11.59%	6	100.00%	59	97.1%

*** % Change of current quarter compared to the same quarter to year ago.



Wise County, TX



Labor Market :

In the first two months of the second quarter, 262 jobs were added to the payrolls of Wise County. As a result of these new jobs, the average monthly unemployment rate fell from 8.8% during the first quarter to 8% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$109,300	\$141,300	↔
# Homes on the Market *	539	594	↑
# Homes Sold **	104	123	↑
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	93	103	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76023	\$78,900	-17.03%	1	-66.67%	13	98.7%
76071	\$139,000	4.28%	6	20.00%	38	98.6%
76073	\$197,300	23.39%	7	16.67%	93	103.4%
76078	\$149,700	15.78%	31	47.62%	105	96.8%
76225	\$113,700	1.52%	10	900.00%	105	90.7%
76234	\$141,100	-23.89%	27	-10.00%	89	93.3%
76267	\$83,000	N/A	1	N/A	31	87.4%
76426	\$137,600	-0.94%	25	0.00%	138	92.3%
76431	\$165,000	13.79%	6	500.00%	112	89.1%

*** % Change of current quarter compared to the same quarter to year ago.



Wise County, TX

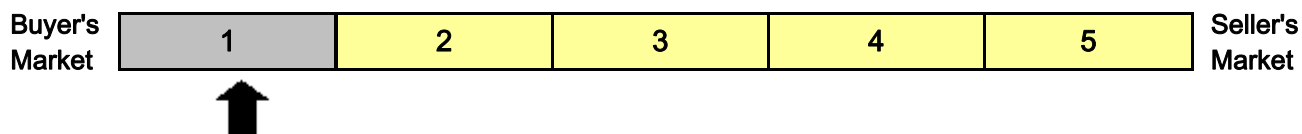
Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
OTHER	\$109,000	-4.80%	9	-25.00%	108	90.7%

*** % Change of current quarter compared to the same quarter to year ago.



Wood County, TX



Labor Market :

In the first two months of the second quarter, 370 jobs were added to the payrolls of Wood County. As a result of these new jobs, the average monthly unemployment rate fell from 8.8% during the first quarter to 8.3% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$198,900	\$170,100	↔
# Homes on the Market *	244	274	↑
# Homes Sold **	31	36	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	149	123	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
75410	\$133,400	-46.70%	4	33.33%	38	93.0%
75494	\$122,600	3.29%	13	18.18%	123	92.8%
75497	\$300,800	106.03%	5	400.00%	146	95.3%
75765	\$283,500	-41.24%	2	100.00%	394	92.3%
75773	\$186,700	40.06%	7	-46.15%	86	95.7%
75783	\$57,900	-48.76%	4	0.00%	112	95.7%
OTHER	\$384,500	N/A	1	N/A	109	96.4%

*** % Change of current quarter compared to the same quarter to year ago.



Young County, TX



Labor Market :

In the first two months of the second quarter, 117 jobs were added to the payrolls of Young County. As a result of these new jobs, the average monthly unemployment rate fell from 7.1% during the first quarter to 6.5% for April and May. This steady job creation may help to maintain demand for home purchases. Favorable mortgage rates should support this trend.

Housing Market :

	Q1' 10	Q2' 10	Q3' 10 (Forecast)
Average Price	\$85,300	\$95,000	↔
# Homes on the Market *	24	24	↑
# Homes Sold **	9	8	↔
# New Homes Built ***	NA	NA	↑
Avg # of Days on Market	144	76	↑

* Available as of Jun. 30, 2010.

** May not add to total of zip codes.

*** During the first two months of 2nd quarter.

Data by Zip Codes for Q2 2010

Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
76372	\$35,000	N/A	1	N/A	53	111.1%
76374	\$55,200	N/A	1	N/A	70	100.0%
76450	\$111,600	1.82%	6	0.00%	81	93.3%

*** % Change of current quarter compared to the same quarter to year ago.



Others

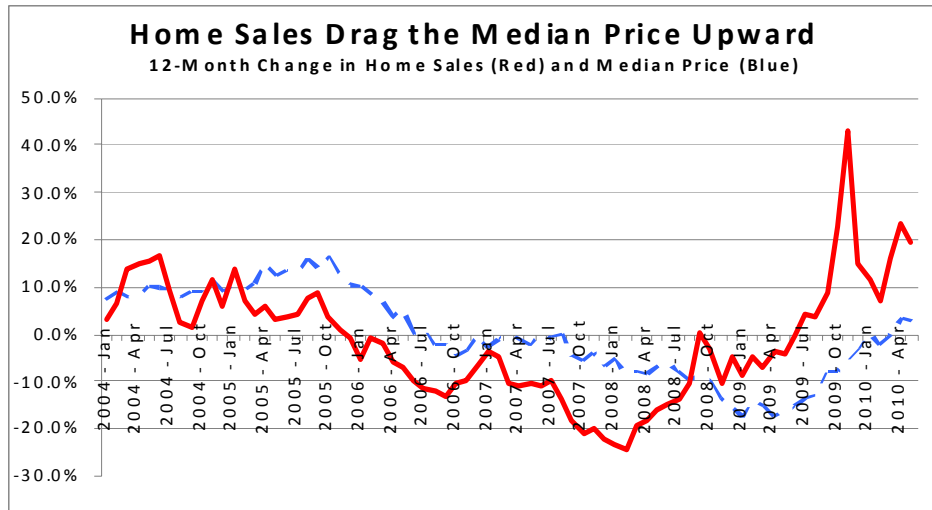
Data by Zip Codes for Q2 2010						
Zip Code	Average Price	Price Change ***	Total # Homes Sold (Quarter)	% Change in # Homes Sold ***	Average Days on Market	% of Asking Price (Sold/ List Price)
00757	\$472,400	N/A	1	N/A	388	100.0%
11560	\$552,000	N/A	253	N/A	376	100.3%
55555	\$245,000	N/A	1	N/A	182	98.0%
74728	\$244,500	146.22%	2	-60.00%	146	97.8%
75455	\$141,300	-44.98%	2	0.00%	79	94.2%
75501	\$86,100	128.99%	1	-80.00%	18	91.6%
75503	\$77,800	71.74%	1	-50.00%	10	129.6%
75551	\$38,300	-38.23%	1	0.00%	6	91.3%
75561	\$35,200	N/A	1	N/A	10	110.0%
75566	\$39,900	N/A	1	N/A	66	100.0%
75656	\$40,000	N/A	1	N/A	87	89.1%
75686	\$97,700	69.91%	2	0.00%	252	90.9%
76370	\$26,300	N/A	1	N/A	133	69.4%
76432	\$105,000	N/A	2	N/A	127	91.5%
76539	\$48,300	63.18%	2	100.00%	140	88.6%
76550	\$50,800	N/A	1	N/A	34	92.4%
76569	\$280,000	N/A	1	N/A	377	93.6%
76801	\$38,000	15.50%	4	33.33%	32	95.2%
76802	\$89,600	-5.19%	2	100.00%	112	75.0%
76825	\$25,000	N/A	1	N/A	21	94.3%
76857	\$302,500	N/A	3	N/A	224	91.7%
77340	\$219,900	100.09%	1	-50.00%	368	100.0%
77378	\$29,200	N/A	1	N/A	99	80.0%
77864	\$600,000	N/A	1	N/A	392	86.3%
79549	\$98,000	27.27%	1	-66.67%	31	97.4%
OTHER	\$692,600	N/A	1	N/A	362	100.0%

*** % Change of current quarter compared to the same quarter to year ago.

Squeezing Every Sale from the Tax Credit

By Ken Fears
 Manager, Regional Economics

By most accounts the Federal tax credit succeeded at what it was intended to do; stop the precipitous decline in home prices. But not all would-be homebuyers are celebrating. Short sales continue to take longer than other properties to close and some contracts could fall through as a result of delays.



Nationally, there was a 5.1% decline in home sales from May to June, but the 2010 sales volume remains much higher than it was in 2009. Home sales were 9.8% higher in June of this year compared with the level 12 months earlier. Here in the area covered by North Texas Real Estate Information Systems there were 16.6% more home sales in the second quarter of 2010 than during the same period in 2009. This upward trajectory for sales has provided the basis for the confidence necessary to stimulate modest price growth in many markets around the country. The national median home prices was 1.0% higher in June than 12 months earlier, while locally there was a 6.7% increase in the average home price over the four quarters ending in June. This price growth in turn has helped to stabilize the credit markets and abate the flow of foreclosures from resetting loans.

Not all home sales have gone smoothly, though. Many Realtors® report problems closing short sales. Anecdotal information suggests that banks are under staffed. In addition, new Federal programs and requirements add to the litany of paperwork required to complete one of these transactions. In early May, just after the deadline for the home buyer tax credit, the NAR began a campaign to have Congress extend the time frame for homebuyers to complete their home sale and receive the tax credit, so long as they were under contract on April 30th. Near midnight on June 30th, Congress passed a stand-alone bill to extend this closing period. Such quick action is a true feat in Washington.

Here in the area covered by North Texas Real Estate Information Systems the time to close after a contract was signed increased over the 4-quarter period ending in June by 9.4% suggesting that banks are having trouble closing deals in this area. A tally of homes showed that 2,301 homes went under contract on or before April 30th, but had not closed as of July 1st. All of these home buyers will benefit from the extension.

The tax credit clearly had positive effects for the national and most local markets. Congress' extension of the closing data will sprinkle home sales over the subsequent three months, helping to smooth the decline from the tax-incentive-fueled period. Sales are likely to remain lower than during the credit period, but mortgage rates continue to skim along all-time lows and sellers desperate to move before autumn will make price adjustments. The result may be modest and localized price adjustments, but steadier sales as employment slowly begins to recover.

Gearing up for the fight

by Lawrence Yun, NAR Chief Economist

It hasn't been a pretty sight in the first month without the tax credit. Pending sales for existing homes fell 30 percent in May. New home sales (which measures contracts and not closings) fell by 33 percent to its lowest level in nearly 50 years. Single-family housing starts also took a dip in May, falling 17 percent. The big declines should have been expected because consumers are rational when making purchase decisions and they respond to incentives. Why sign a contract in May when doing so in April will result in an \$8,000 check? Going forward, contract signings for June and July could also remain similarly weak.

However, even with these short-term setbacks the overall tax credit stimulus can only be called a success in terms having stabilized home prices. Stable home values lessen foreclosure pressure, improve bank balance sheets, and most importantly, help steadily revive consumer confidence about a home purchase. Currently there are signs of home price stabilization in nearly every market. Prices are, surprisingly, rising at a double digit pace in San Francisco and San Diego. Be mindful, however, that low sales activity over the short-term will cause housing inventory to rise, and the months' supply of homes available for sale could reach 10 months or higher. Provided such elevated inventory will only be for the short-term and not prolonged, then home prices will not undergo heavy pressure to fall. Experience shows, unlike sales, prices are far less immune to big month-to-month fluctuations.

The key test of a sustainable long-term recovery, without the stimulus medicine, will only start to show in the next several months. For this to happen, we need job growth. Not the artificial temporary Census jobs, but true private sector jobs. The net private sector jobs, expanded so far this year to June, were at 593,000. This is relatively small potatoes after the 8 million job cuts in the past two years, but it is nonetheless a start of an expansion. And the latest report from the Bureau of Labor Statistics shows that in June the economy lost jobs for the first time this year. Those temporary Census job additions are over, and state and local governments also cut payrolls. Businesses did add 83,000 payrolls, and – surprisingly — the unemployment rate declined. Expect one million job additions for the balance of the year and another 1.5 to 2.2 million in 2011.

Mortgage rates also need to remain favorable. Because of the uncertainty regarding the strength of overall economic expansion and of uncertainty regarding the future of the Euro, many investors have put money into the safe U.S. Treasury bond market. That has pushed down the 10-year Treasury yield to 3 percent as of this writing. The 30-year fixed rate mortgage then can be at around 4.8 percent. That is super favorable for consumers.

While jobs expand and rates remain low (fingers crossed), we need to assure that any unnecessary barrier to market recovery be taken down. One of these barriers was the lack of flood insurance. Because the private market has difficulty in providing national flood insurance, the federal government has been involved in the program. This is not a new or simulative federal program, but simply an old program that has been in existence for many decades. Nearly seven percent of all owner-occupied homes require flood insurance in the country. The figures are as high as one-third of all homes in Louisiana and Florida (which as we know are also now being negatively impacted from the oil spills). Without flood insurance, a homebuyer cannot obtain a mortgage. Fortunately, lawmakers listened and understood the damaging impact and a bill to reauthorize flood insurance passed with a strong majority.

Another barrier to recovery could have been the psychologically demoralizing impact of not getting the tax credit among those homebuyers who signed their contracts in April and earlier. They responded to government stimulus, yet they were unable to receive the benefit - through no fault of their own. Many homes require a 'short sale' approval from a bank. However, this process is far from being short; it often takes several months and is can be very messy. As a result many home purchases were not able to close by the June 30th deadline. Fortunately, Congress passed legislation on the very last day - June 30th- to extend the closing deadline to September 30th. It is estimated that up to 180,000 homes that were under contract could have fallen out had the extension not occurred.

The flood insurance and tax credit deadlines were short-term barriers and they were removed. But another much higher barrier to recovery which could arise is the elimination or a reduction in the mortgage interest deduction (MID). There has been increased chatter among opinion makers about the need to eliminate or trim this deduction, particularly in light of a very high U.S. budget deficit. In addition, after witnessing an unprecedented rise in foreclosures, some commentators are attacking the essence and societal value of homeownership, implying that housing should not get favored tax treatment.

As we have painfully learned from the recent housing market debacle, people who are not yet financially qualified should not become home owners, period. However, to blame the housing market collapse in any way or in any part on the mortgage interest deduction is equivalent to suggesting we need to completely scrap the free market system because of the banking crisis. Remember, mortgage interest deductions have been in place for many decades without bringing volatile swings to the housing market. Perhaps we should turn our attention to what was new in the recent unprecedented housing cycle; namely, the very lax mortgage underwriting standards and faulty work of credit rating agencies.








If we were to rewrite the tax code beginning with a blank slate, perhaps, a full discussion on the benefits and costs of having MID should take place. But the country is not starting from scratch and we have to contend with history. The mortgage interest deduction has been part of the U.S. tax code since the inception of the income tax nearly a century ago, when the U.S. income tax code came into existence.

Under 17 U.S. Presidents and their administrations, hundreds of millions Americans have purchased their homes with the understanding of this important tax break. As a result, many hard-working, tax-paying citizens have been able to realize one of the sacred tenets of the American Dream – of owning a piece of America. Homeowners, aside from paying about 80 to 90 percent of all federal income tax, have been an important stabilizing force in the country as they are rooted in the community and the country. Homeowners are already taking on a massive burden of taxation, and to say they need to be taxed more is simply unjustified.

In my view, to eliminate or change the mortgage interest deduction – a long-running, settled portion of the U.S. tax code – would be to change the rules in the middle of a game. It would result in a massive, unexpected redistribution of wealth in the country. While in any particular year only about one-third of taxpayers itemize, most homeowners have resorted to claiming the mortgage interest deduction at some point in their homeownership life. In the most recently available data from IRS tax returns, 63 percent of the families who claim the mortgage interest deduction earn between \$50,000 and \$200,000 per year. That is only small part of the story, however. Because of the capitalization impact of the expected stream of future mortgage interest deductions, a removal of the mortgage interest deduction will lead to home values falling by 15 percent, equating to a destruction of housing wealth equivalent to \$2.5 trillion. That wealth destruction will be felt by all homeowners, including those who purchased homes with cash and those who have fully paid off their mortgages. Even in today's economy – that is a lot of dough. Because the mortgage interest deduction has been around for generations and generations, any changes may lead people to doubt about what is settled and what is not? Does a change mean future capricious changes to other 'well understood' contracts? For example, will future opinion makers start mentioning the need to tax ROTH IRA earnings in retirement for those who are able to pay (i.e., the rich) to help reduce future budget deficits? Even though the ROTH IRA was created with expressed purpose of providing tax free earnings (since this retirement contribution is made with after-tax dollars)?

A final and very important aspect to consider in the debate about the mortgage interest deduction is positive societal externalities. Academic studies have demonstrated the positive social benefits of ownership, including lower juvenile delinquency rates, lower teen pregnancy rates, and higher student achievement levels among children of homeowners versus those of non-owners who were of similar socioeconomic background. Yes, homeownership is not for everyone. However, for those who are financially qualified, have demonstrated financial responsibility, and are willing to purchase a home that is well within their budget, tilting the field in favor of ownership through the mortgage interest deduction—as America has done for the past century—can induce immeasurable societal benefits beyond the counting of the dollars. The fight over this well established tax benefit is coming. Be ready.

This table reflects data available through July 2, 2010.

Monthly Indicator	Recent Statistics	Likely Direction Over the Next Six Months	Forecast
<p>Existing Home Sales remained at elevated levels in May, although they declined from the previous month. Resales posted a seasonally adjusted annual rate of 5.66 million units in May – 2.2% off April’s upwardly revised pace of 5.79 million units. May resales were 19.2% ahead of a year ago. The national median price for an existing home rose to \$179,600 – 2.7% higher than in May of 2009.</p>	May 10 5,660 April 10 5,790 May 09 4,750		Weak in the short term after the tax credit and a steady climb later
<p>New Home Sales declined significantly in May to a seasonally adjusted annual rate of 300,000 units – 32.7% off April’s rate and 18.3% down from the level in May of 2009. The inventory of new homes available for sale at the end of May stood at 213,000 units – an 8-month supply at the current sales pace.</p>	May 10 300 April 10 446 May 09 367		Buyers of new homes are less influenced by the tax credit
<p>Housing Starts also declined in May, posting a seasonally adjusted annual rate of 593,000 units – 10.0% off April’s level, but 7.8% ahead of that in May of 2009. Building permits – generally a reliable indicator of future starts – were down 5.9% from April, but up 4.4% from a year ago.</p>	May 10 593 April 10 659 May 09 550		High existing home inventory but very low new home inventory
<p>Housing Affordability continued to dip, while remaining at healthy levels. NAR’s Housing Affordability Index posted a reading of 162.0 in May, off April’s reading of 168.3 but comparable to that in June of 2009. Increases in the median price of an existing home as well as an increase in the level of qualifying income helped contribute to the decline.</p>	May 10 176.0 April 10 177.5 May 09 180.7		To remain at historic highs
<p>Mortgage Rates remain at historically low levels. The average rate on a 30 year fixed rate mortgage dropped 15 basis points in June from last month to 4.74% -- its lowest level since April of 1971 when Freddie Mac started its Primary Mortgage Market survey.</p>	June 10 4.74% May 10 4.89% June 09 5.42%		Any downward drift is short-term and is pure bonus
<p>Employment The U.S. economy lost 125,000 jobs in June – the first job loss this year so far. Temporary Census jobs and cuts in state and local government payrolls contributed to the negative numbers. On the positive side, businesses did hire an additional 83,000 workers, and the federal government added 27,000 (non-Census) jobs. To many analysts’ surprise, the unemployment rate actually fell – from 9.7% in May to 9.5% in June, due primarily to “discouraged” workers who are no longer looking for jobs.</p>	June 2010 -125 May 2010 +2 12-month total: -170		Good revival signs in the manufacturing sector
<p>Economic Growth The economy grew at 2.7% annual rate in the first quarter of 2010. This is the third and final estimate of GDP growth based on more complete data. GDP increased 5.6% in the fourth quarter of last year. Increased personal consumption expenditures – i.e., consumer spending – was offset by larger than previously estimated decline in state and local government spending.</p>	2010:I +2.7% 2009:IV +5.6% 2009:I -6.4%		Steady moderate uneventful expansion

Notes: All rate are seasonally adjusted. New home sales, existing home sales, and housing starts are shown in thousands. Employment growth is shown as month-to-month change in thousands. Inflation is shown as the month-to-month change in the Consumer Price Index. Sources: NAR, Bureau of the Census, Bureau of Labor Statistics, Freddie Mac, and the Mortgage Bankers Association