



Nassau County Market Update

December 2011

Data for this report was pulled on January 6, 2012

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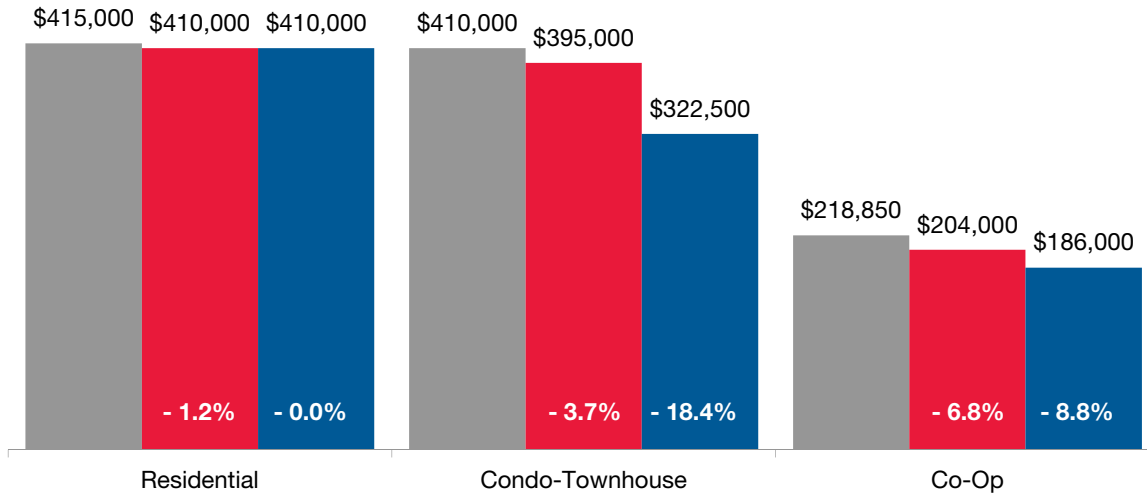
Median Sales Price of Closed Sales

Nassau County Only



Median Sales Price of Closed Sales by Property Type

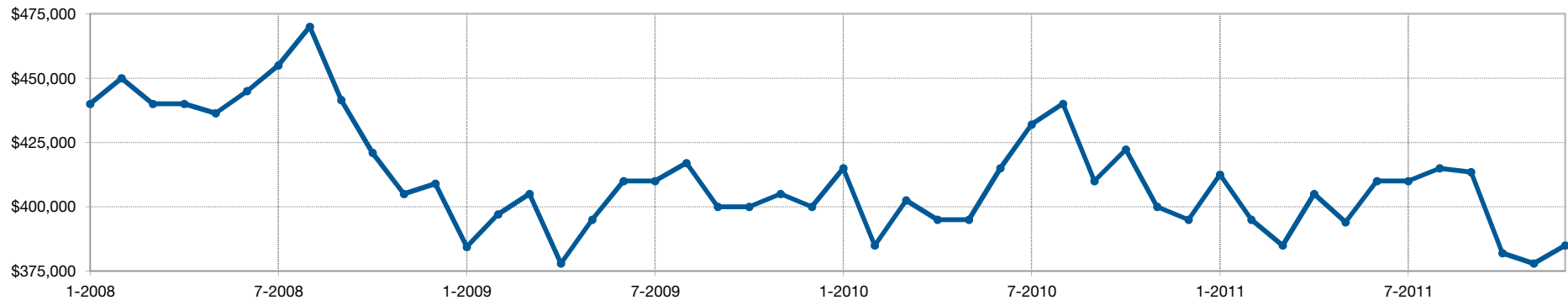
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$412,500	\$415,000	- 0.6%
2-2011	\$395,000	\$385,000	+ 2.6%
3-2011	\$385,000	\$402,500	- 4.3%
4-2011	\$405,000	\$395,000	+ 2.5%
5-2011	\$394,000	\$395,000	- 0.3%
6-2011	\$410,000	\$415,000	- 1.2%
7-2011	\$410,000	\$432,000	- 5.1%
8-2011	\$415,000	\$440,000	- 5.7%
9-2011	\$413,500	\$410,000	+ 0.9%
10-2011	\$382,000	\$422,250	- 9.5%
11-2011	\$378,000	\$400,000	- 5.5%
12-2011	\$385,000	\$395,000	- 2.5%
12-Month Med	\$398,750	\$408,896	- 2.5%

Historical Median Sales Price in Nassau County All Property Types



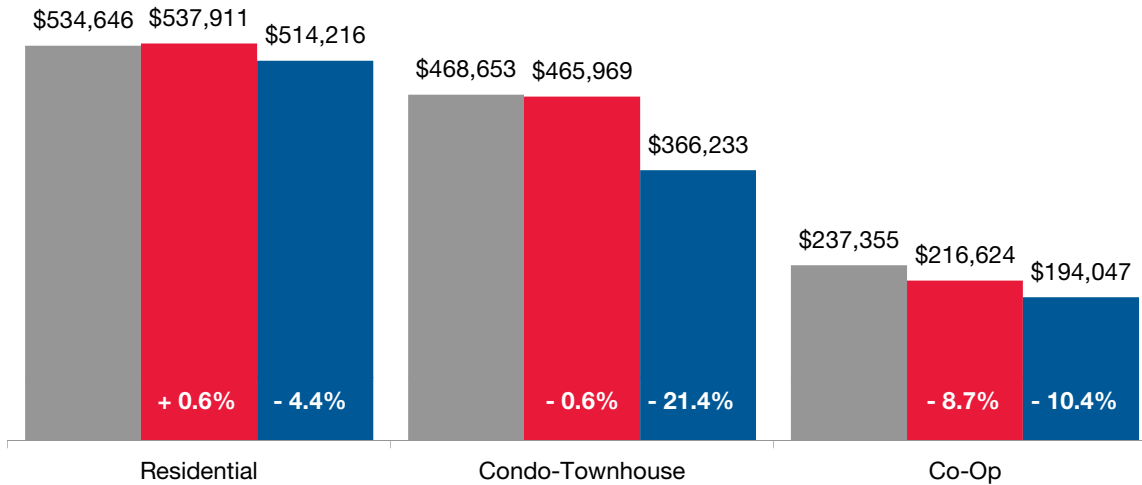
Average Sales Price of Closed Sales

Nassau County Only



Average Sales Price of Closed Sales by Property Type

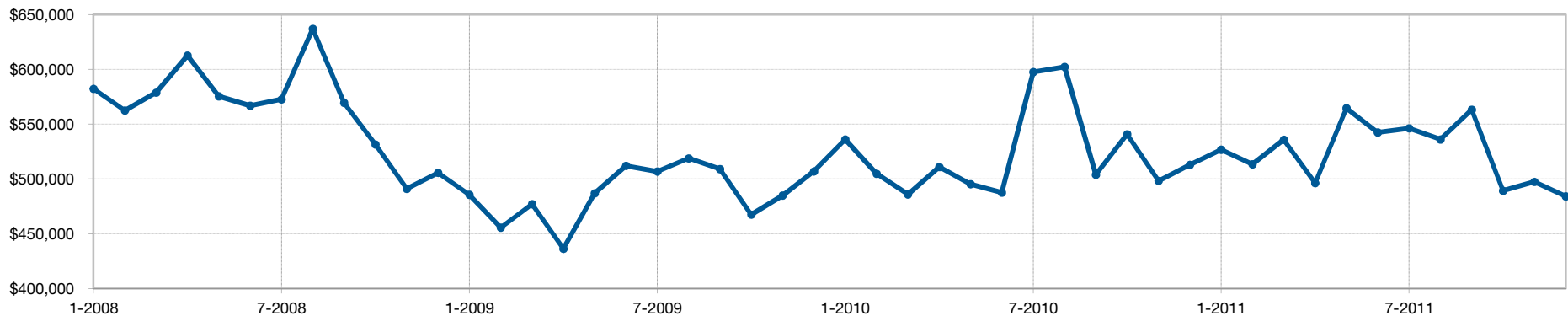
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$526,652	\$535,969	- 1.7%
2-2011	\$513,372	\$504,692	+ 1.7%
3-2011	\$535,809	\$485,821	+ 10.3%
4-2011	\$496,213	\$510,886	- 2.9%
5-2011	\$564,594	\$495,257	+ 14.0%
6-2011	\$542,377	\$487,482	+ 11.3%
7-2011	\$546,194	\$597,522	- 8.6%
8-2011	\$535,937	\$602,244	- 11.0%
9-2011	\$563,154	\$503,835	+ 11.8%
10-2011	\$489,177	\$540,753	- 9.5%
11-2011	\$497,293	\$498,205	- 0.2%
12-2011	\$484,106	\$512,809	- 5.6%
12-Month Avg	\$524,573	\$522,956	+ 0.3%

Historical Average Sales Price in Nassau County All Property Types



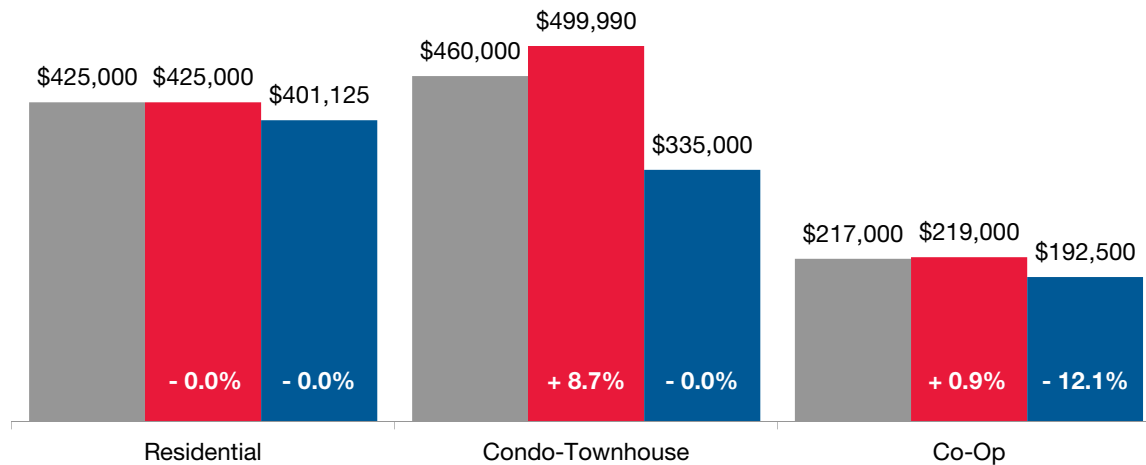
Median Contract Price of Contract Sales

Nassau County Only



Median Contract Price of Contract Sales by Property Type

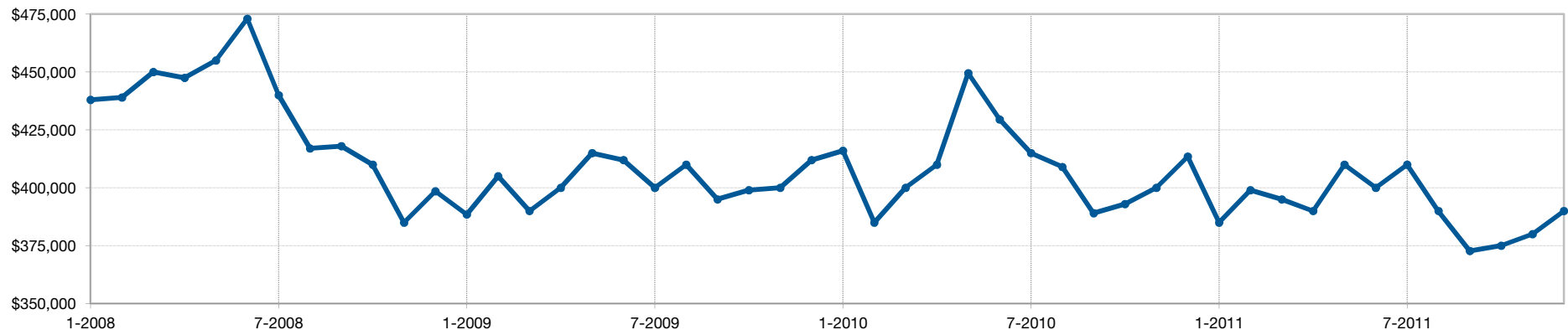
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$385,000	\$416,000	- 7.5%
2-2011	\$399,000	\$385,000	+ 3.6%
3-2011	\$395,000	\$400,000	- 1.3%
4-2011	\$390,000	\$410,000	- 4.9%
5-2011	\$410,000	\$449,500	- 8.8%
6-2011	\$400,000	\$429,500	- 6.9%
7-2011	\$410,000	\$415,000	- 1.2%
8-2011	\$390,000	\$409,000	- 4.6%
9-2011	\$372,750	\$389,050	- 4.2%
10-2011	\$375,000	\$393,000	- 4.6%
11-2011	\$380,000	\$400,000	- 5.0%
12-2011	\$390,000	\$413,500	- 5.7%
12-Month Avg	\$391,396	\$409,129	- 4.3%

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



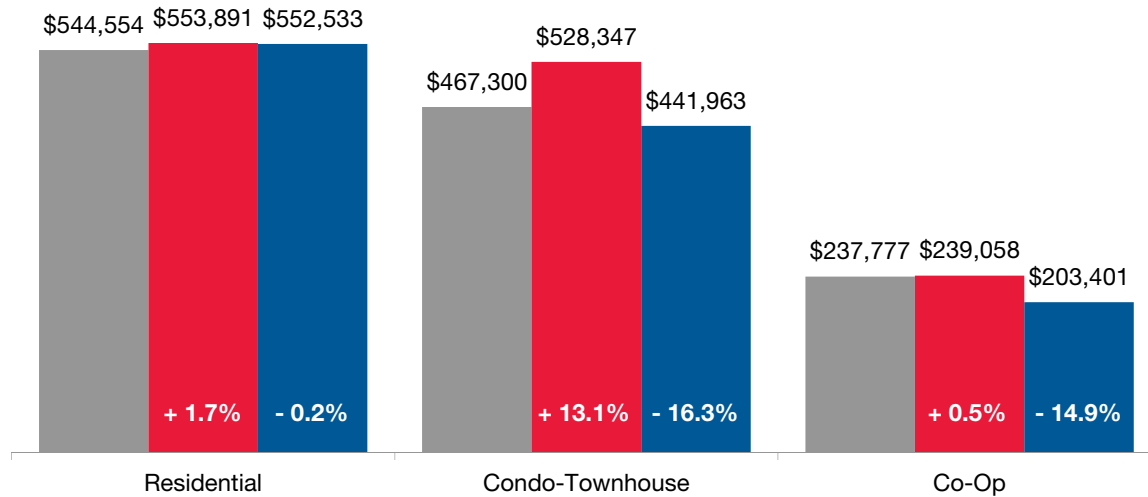
Average Contract Price of Contract Sales

Nassau County Only



Average Contract Price of Contract Sales by Property Type

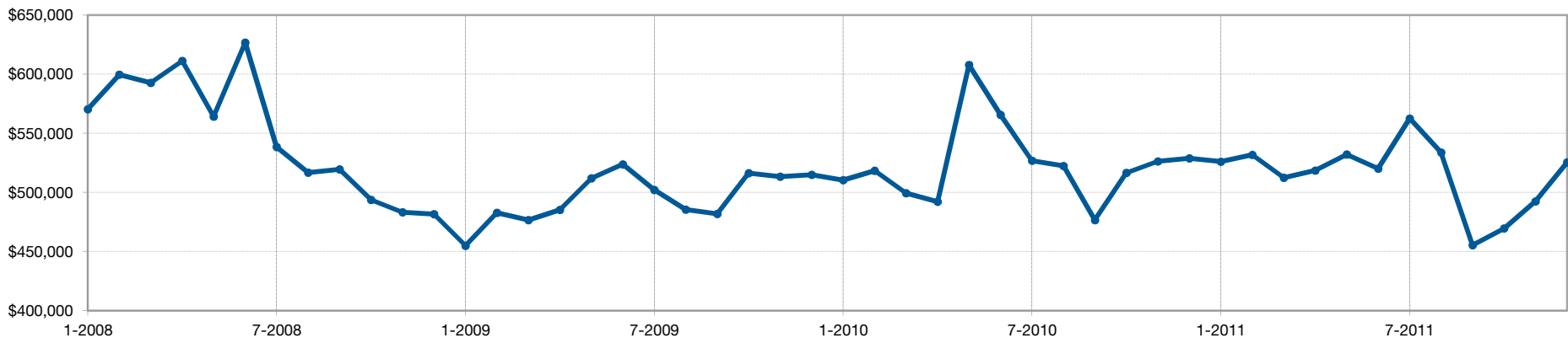
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$525,980	\$510,409	+ 3.1%
2-2011	\$531,738	\$518,353	+ 2.6%
3-2011	\$512,380	\$499,325	+ 2.6%
4-2011	\$518,487	\$492,166	+ 5.3%
5-2011	\$532,133	\$607,842	- 12.5%
6-2011	\$520,105	\$565,623	- 8.0%
7-2011	\$562,489	\$526,848	+ 6.8%
8-2011	\$533,761	\$522,340	+ 2.2%
9-2011	\$455,382	\$476,515	- 4.4%
10-2011	\$469,573	\$516,552	- 9.1%
11-2011	\$492,460	\$526,228	- 6.4%
12-2011	\$525,427	\$528,835	- 0.6%
12-Month Avg	\$514,993	\$524,253	- 1.8%

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



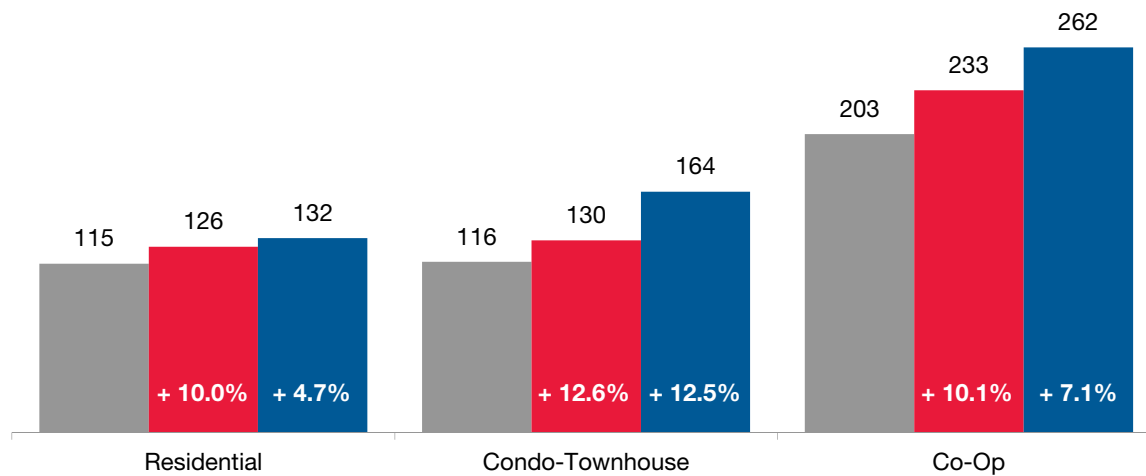
Housing Affordability Index

Nassau County Only



Housing Affordability Indices by Property Type

■ 12-2009 ■ 12-2010 ■ 12-2011

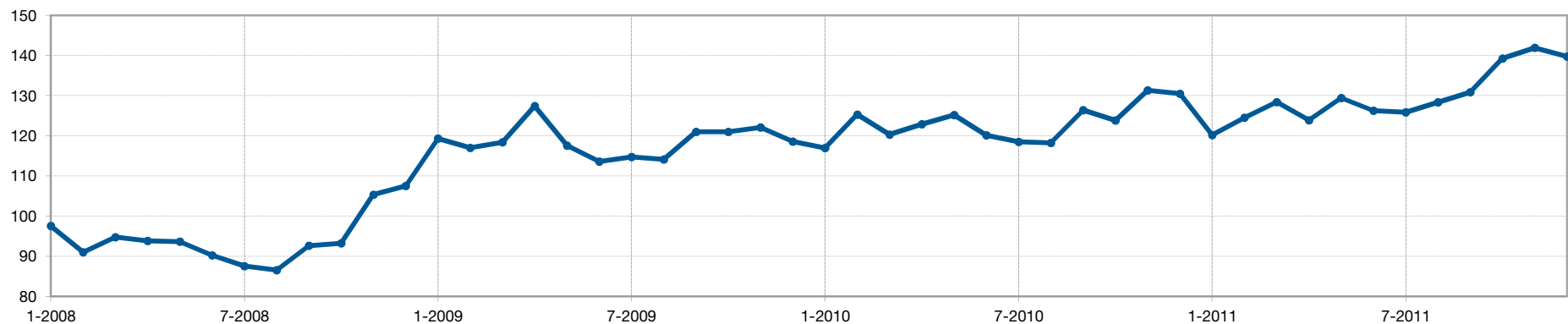


Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	120	117	+ 2.7%
2-2011	125	125	- 0.6%
3-2011	128	120	+ 6.7%
4-2011	124	123	+ 0.8%
5-2011	129	125	+ 3.4%
6-2011	126	120	+ 5.1%
7-2011	126	118	+ 6.2%
8-2011	128	118	+ 8.6%
9-2011	131	126	+ 3.5%
10-2011	139	124	+ 12.5%
11-2011	142	131	+ 8.1%
12-2011	140	130	+ 7.1%
12-Month Avg	130	123	+ 5.4%

Historical Housing Affordability Index for Nassau County All Property Types

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



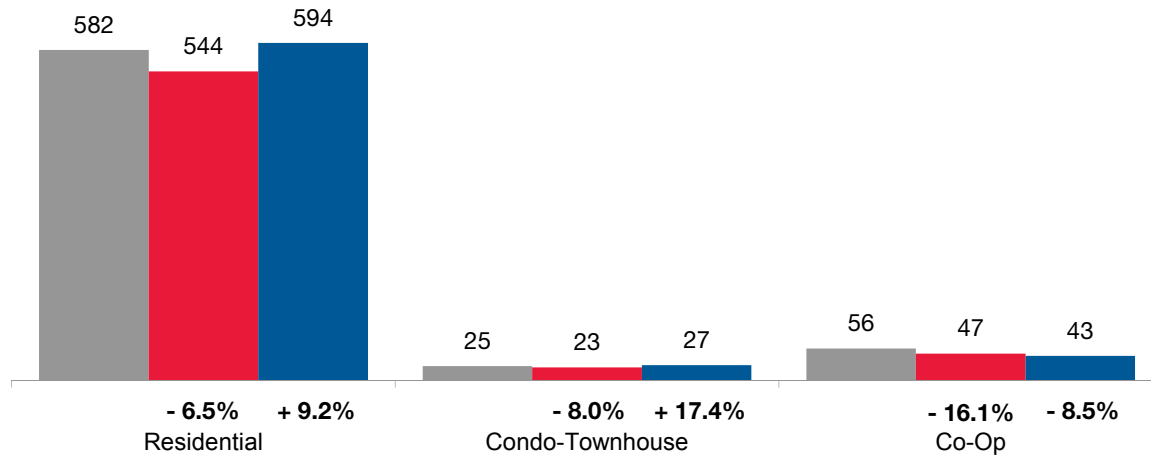
Contract Sales

Nassau County Only



Contract Sales by Property Type

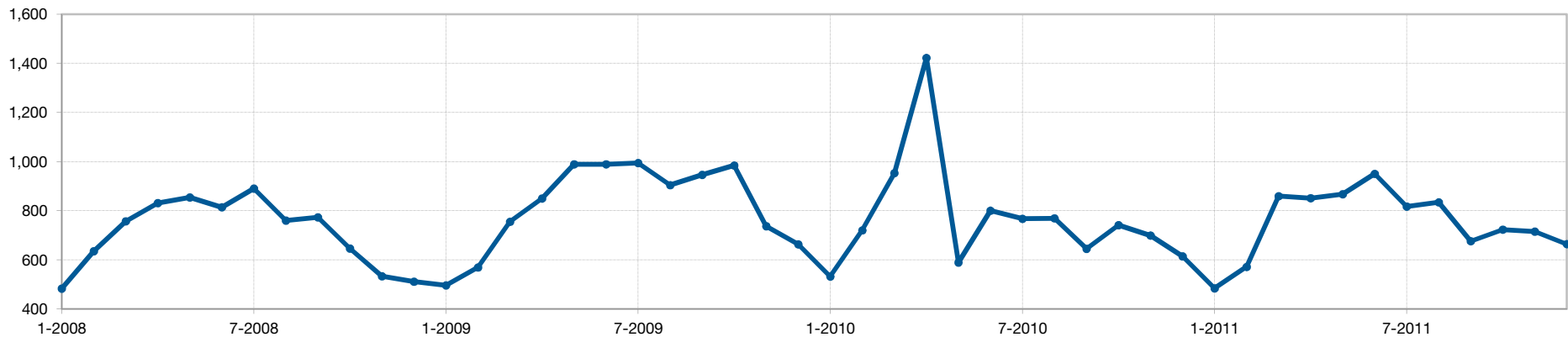
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	484	532	- 9.0%
2-2011	571	720	- 20.7%
3-2011	859	953	- 9.9%
4-2011	851	1,422	- 40.2%
5-2011	867	589	+ 47.2%
6-2011	950	800	+ 18.8%
7-2011	817	767	+ 6.5%
8-2011	834	769	+ 8.5%
9-2011	676	645	+ 4.8%
10-2011	723	741	- 2.4%
11-2011	715	699	+ 2.3%
12-2011	664	614	+ 8.1%
12-Month Total	9,011	9,251	- 2.6%

Historical Contract Sales in Nassau County All Property Types



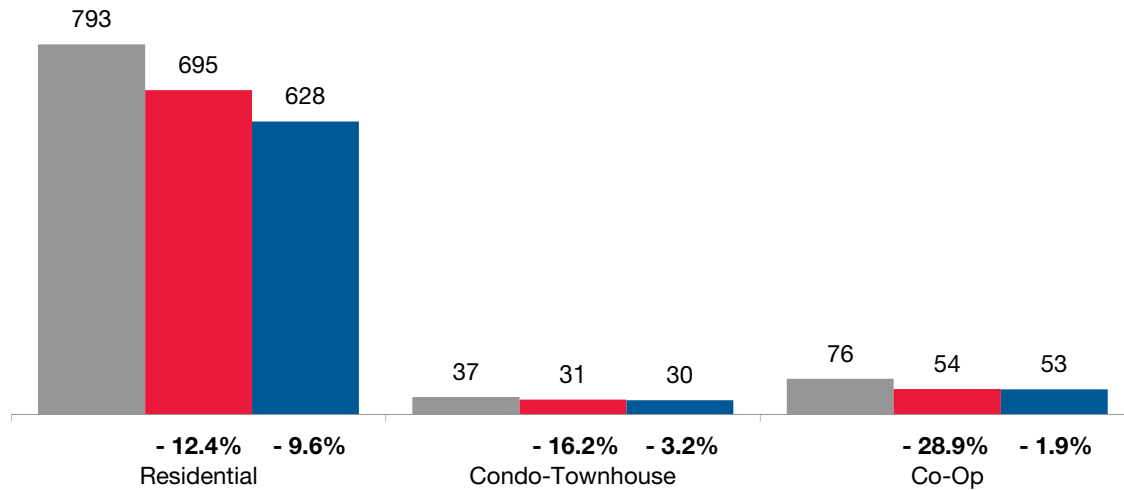
Closed Sales

Nassau County Only



Closed Sales by Property Type

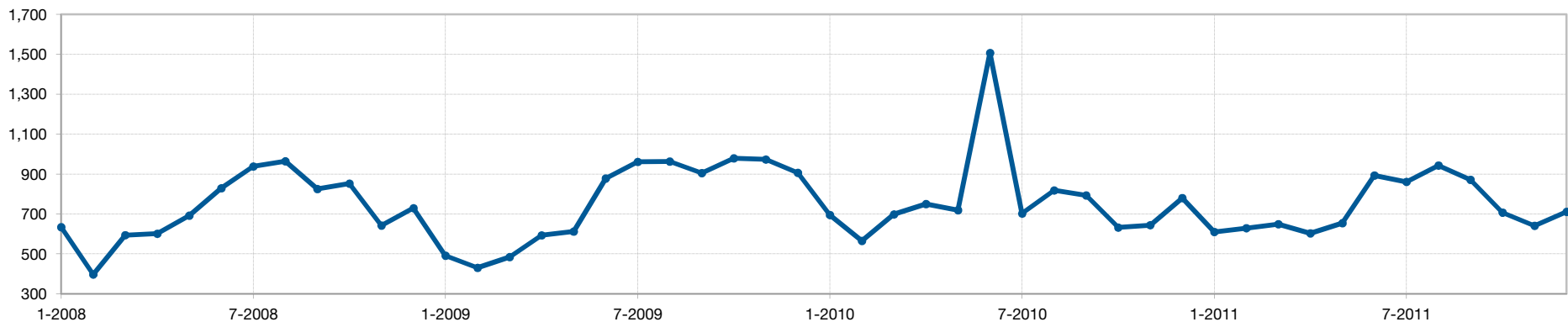
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	610	695	- 12.2%
2-2011	629	565	+ 11.3%
3-2011	649	698	- 7.0%
4-2011	603	750	- 19.6%
5-2011	654	719	- 9.0%
6-2011	893	1,507	- 40.7%
7-2011	861	702	+ 22.6%
8-2011	943	818	+ 15.3%
9-2011	871	793	+ 9.8%
10-2011	707	632	+ 11.9%
11-2011	641	644	- 0.5%
12-2011	711	780	- 8.8%
12-Month Total	8,772	9,303	- 5.7%

Historical Closed Sales in Nassau County All Property Types

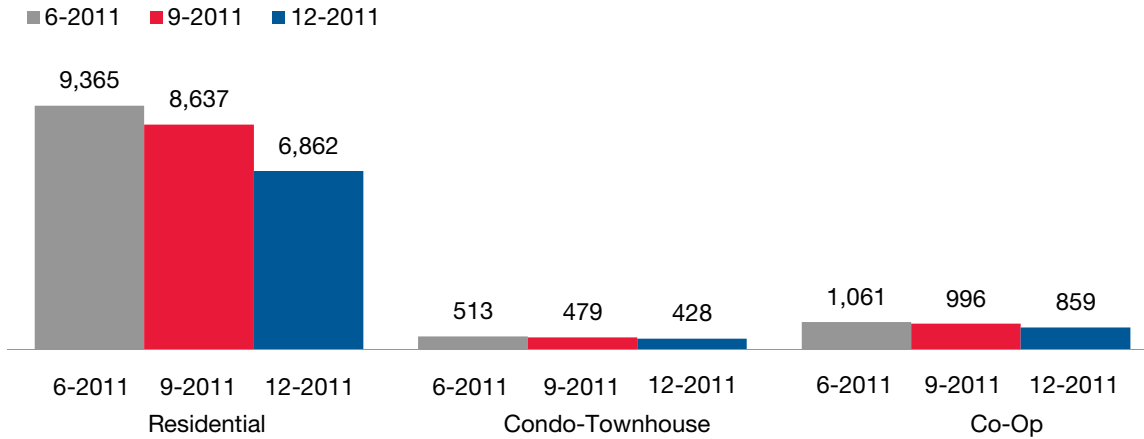


Active Inventory of Homes for Sale

Nassau County Only



Inventory of Homes for Sale by Property Type Last 6 Months



Data for All Date Ranges

Property Type	6 Months Ago	3 Months Ago	Current Month
Residential	9,365	8,637	6,862
Condo-Townhouse	513	479	428
Co-Op	1,061	996	859
All Properties	10,939	10,112	8,149

Historical Inventory in Nassau County All Property Types

