



Queens County Market Update

December 2011

Data for this report was pulled on January 6, 2012

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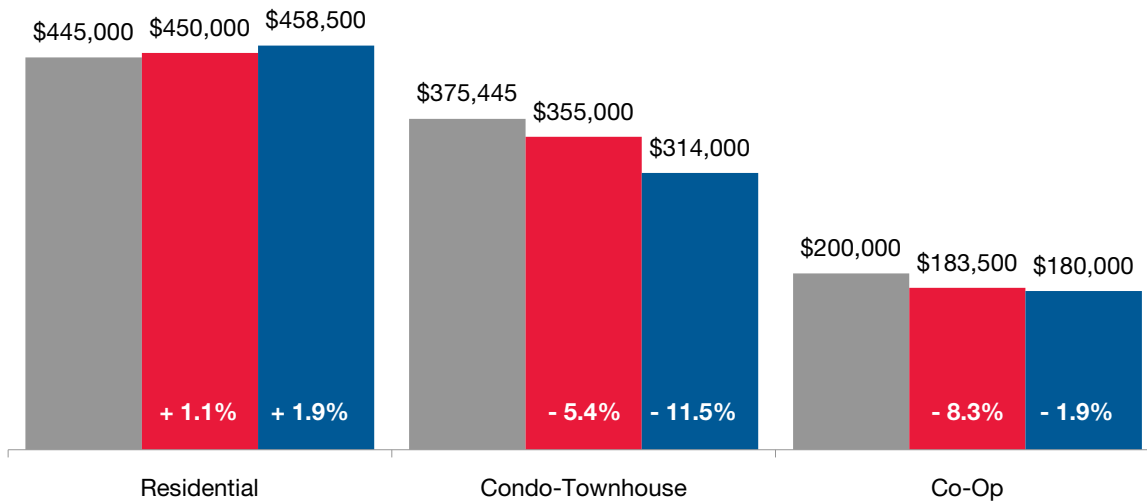
Median Sales Price of Closed Sales

Queens County Only



Median Sales Price of Closed Sales by Property Type

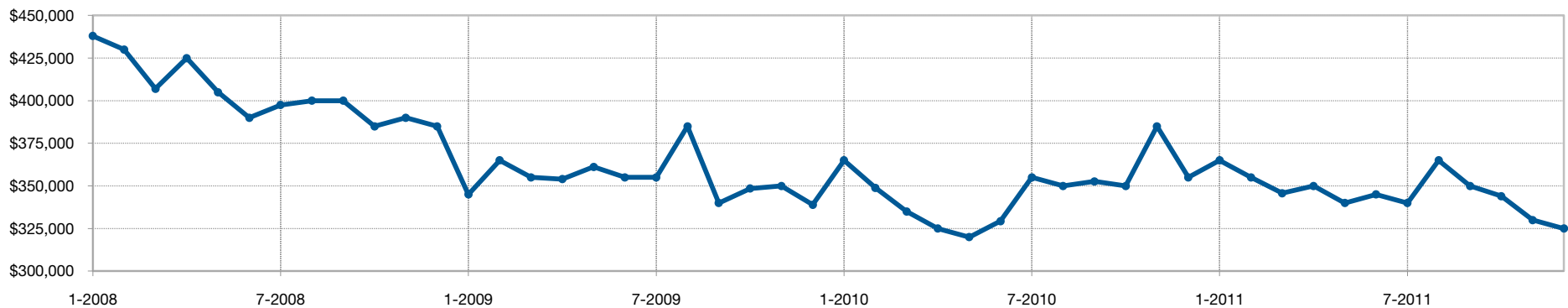
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$365,000	\$365,000	- 0.0%
2-2011	\$355,000	\$348,850	+ 1.8%
3-2011	\$345,750	\$335,000	+ 3.2%
4-2011	\$350,000	\$325,000	+ 7.7%
5-2011	\$340,000	\$320,000	+ 6.3%
6-2011	\$345,000	\$329,300	+ 4.8%
7-2011	\$340,000	\$355,000	- 4.2%
8-2011	\$365,000	\$350,000	+ 4.3%
9-2011	\$349,999	\$352,645	- 0.8%
10-2011	\$344,000	\$350,000	- 1.7%
11-2011	\$330,000	\$385,000	- 14.3%
12-2011	\$325,000	\$355,000	- 8.5%
12-Month Med	\$346,229	\$347,566	- 0.4%

Historical Median Sales Price in Queens County All Property Types



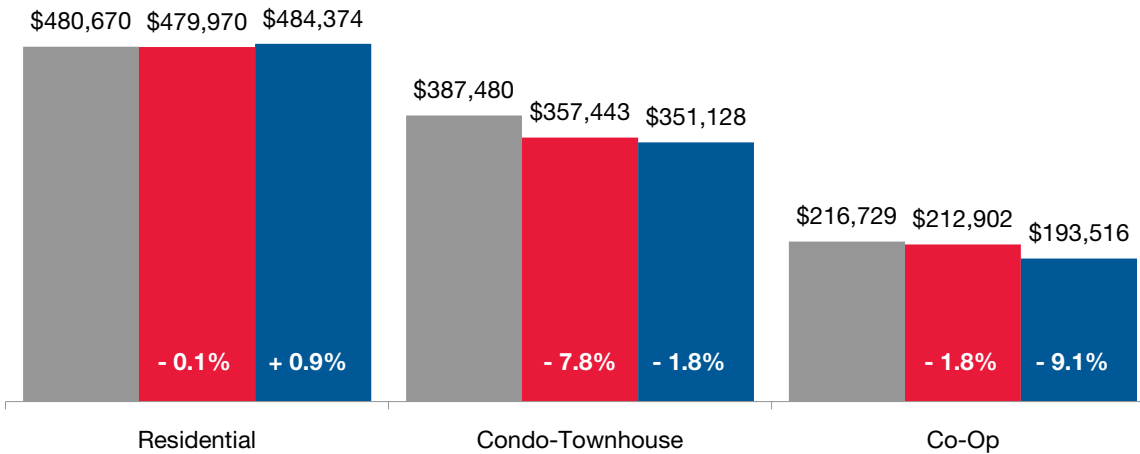
Average Sales Price of Closed Sales

Queens County Only



Average Sales Price of Closed Sales by Property Type

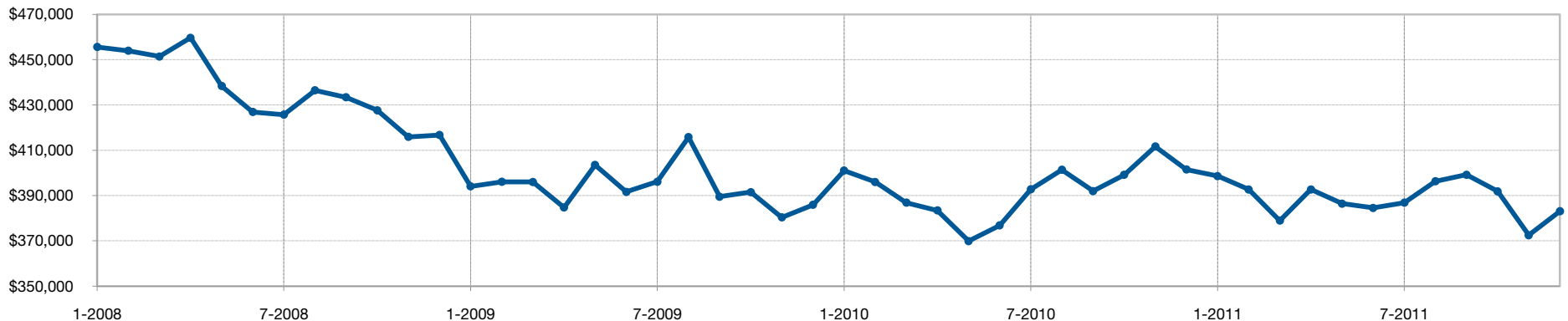
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$398,614	\$401,007	- 0.6%
2-2011	\$392,673	\$395,980	- 0.8%
3-2011	\$378,959	\$386,842	- 2.0%
4-2011	\$392,704	\$383,457	+ 2.4%
5-2011	\$386,463	\$369,914	+ 4.5%
6-2011	\$384,534	\$376,843	+ 2.0%
7-2011	\$386,832	\$392,782	- 1.5%
8-2011	\$396,272	\$401,370	- 1.3%
9-2011	\$399,204	\$391,976	+ 1.8%
10-2011	\$391,885	\$399,106	- 1.8%
11-2011	\$372,490	\$411,679	- 9.5%
12-2011	\$383,051	\$401,515	- 4.6%
12-Month Avg	\$388,640	\$392,706	- 1.0%

Historical Average Sales Price in Queens County All Property Types



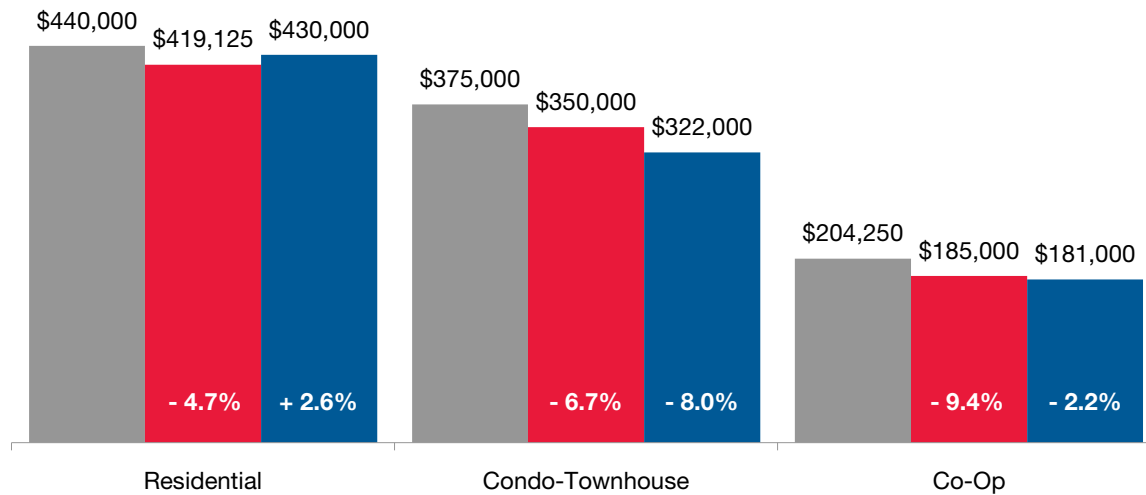
Median Contract Price of Contract Sales

Queens County Only



Median Contract Price of Contract Sales by Property Type

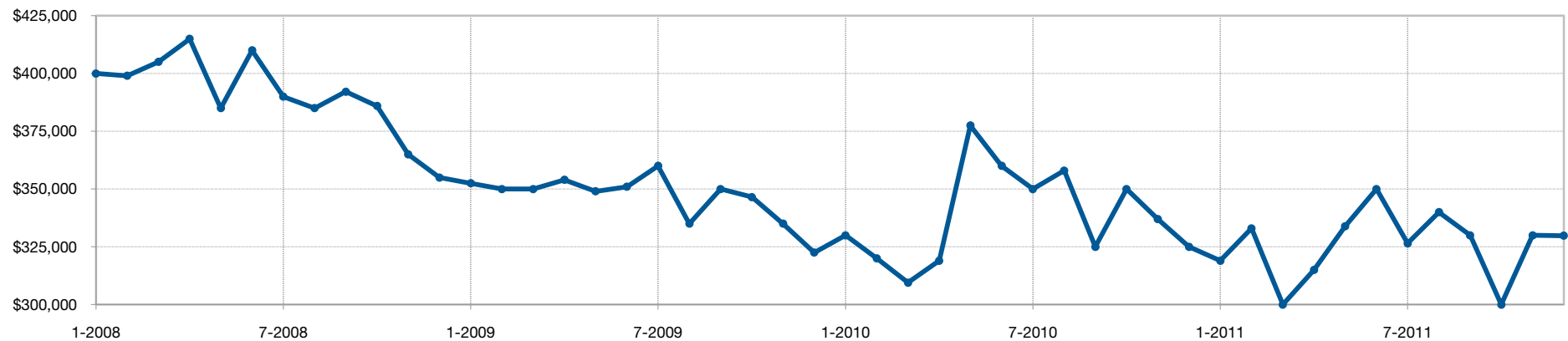
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$319,000	\$330,000	- 3.3%
2-2011	\$333,000	\$320,000	+ 4.1%
3-2011	\$300,000	\$309,500	- 3.1%
4-2011	\$315,000	\$319,000	- 1.3%
5-2011	\$333,888	\$377,500	- 11.6%
6-2011	\$350,000	\$360,000	- 2.8%
7-2011	\$326,500	\$350,000	- 6.7%
8-2011	\$340,000	\$358,000	- 5.0%
9-2011	\$330,000	\$325,000	+ 1.5%
10-2011	\$300,000	\$350,000	- 14.3%
11-2011	\$330,000	\$337,000	- 2.1%
12-2011	\$329,800	\$325,000	+ 1.5%
12-Month Avg	\$325,599	\$338,417	- 3.8%

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



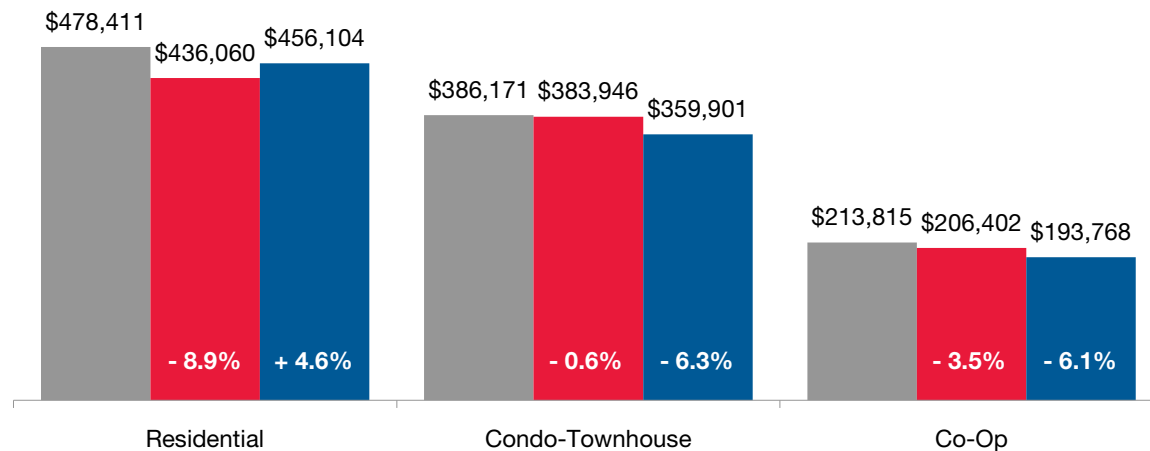
Average Contract Price of Contract Sales

Queens County Only



Average Contract Price of Contract Sales by Property Type

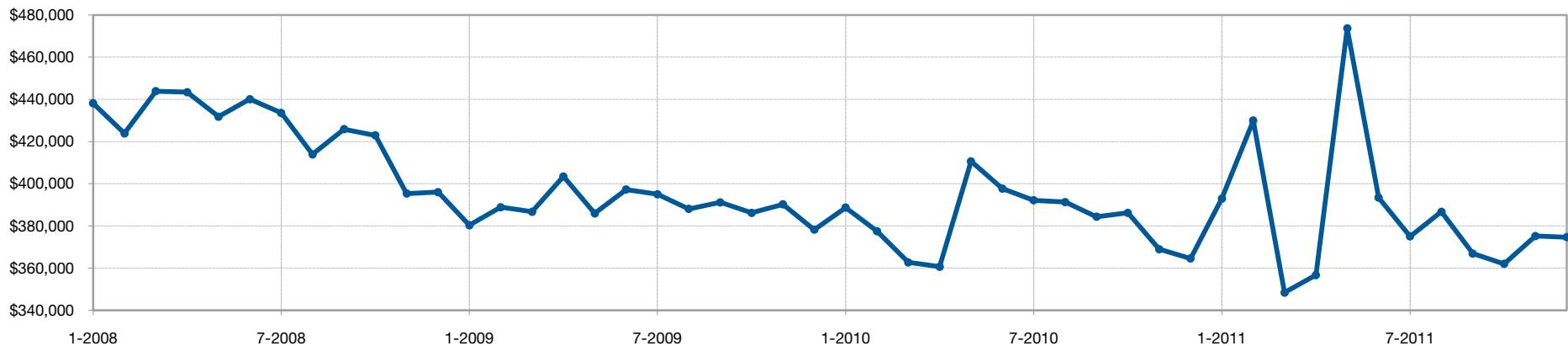
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	\$392,963	\$388,681	+ 1.1%
2-2011	\$429,925	\$377,514	+ 13.9%
3-2011	\$348,363	\$362,667	- 3.9%
4-2011	\$356,677	\$360,642	- 1.1%
5-2011	\$473,642	\$410,592	+ 15.4%
6-2011	\$393,362	\$397,680	- 1.1%
7-2011	\$374,990	\$392,137	- 4.4%
8-2011	\$386,690	\$391,281	- 1.2%
9-2011	\$366,899	\$384,304	- 4.5%
10-2011	\$361,987	\$386,190	- 6.3%
11-2011	\$375,160	\$368,951	+ 1.7%
12-2011	\$374,632	\$364,484	+ 2.8%
12-Month Avg	\$386,274	\$382,094	+ 1.1%

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



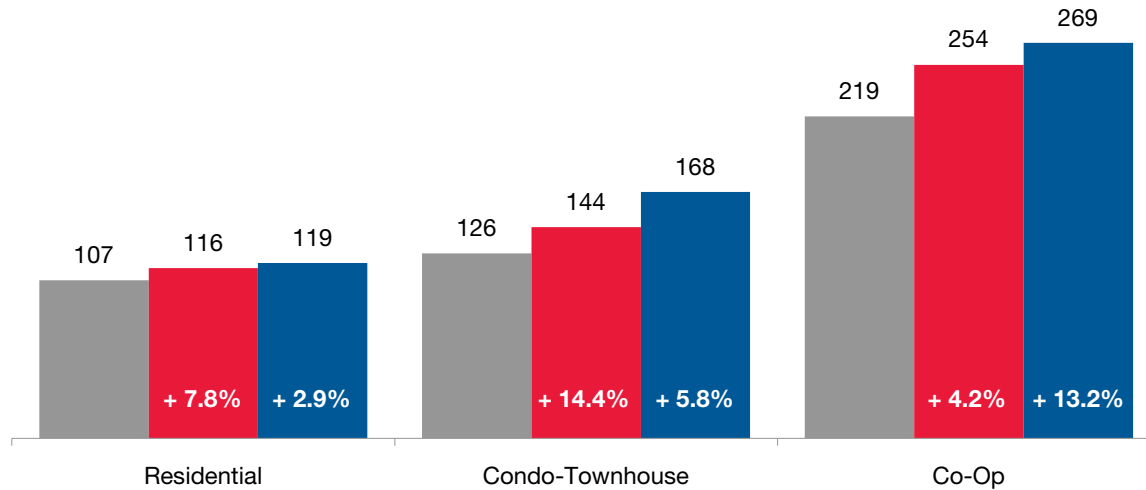
Housing Affordability Index

Queens County Only



Housing Affordability Indices by Property Type

■ 12-2009 ■ 12-2010 ■ 12-2011

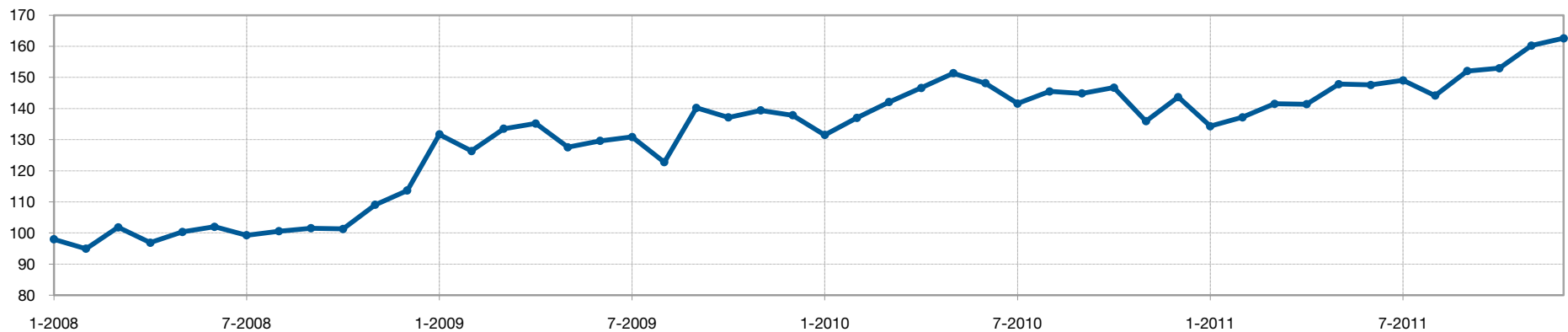


Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	134	131	+ 2.2%
2-2011	137	137	+ 0.1%
3-2011	142	142	- 0.4%
4-2011	141	147	- 3.6%
5-2011	148	151	- 2.3%
6-2011	148	148	- 0.4%
7-2011	149	142	+ 5.2%
8-2011	144	146	- 0.9%
9-2011	152	145	+ 5.0%
10-2011	153	147	+ 4.2%
11-2011	160	136	+ 17.9%
12-2011	163	144	+ 13.2%
12-Month Avg	148	143	+ 3.3%

Historical Housing Affordability Index for Queens County All Property Types

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



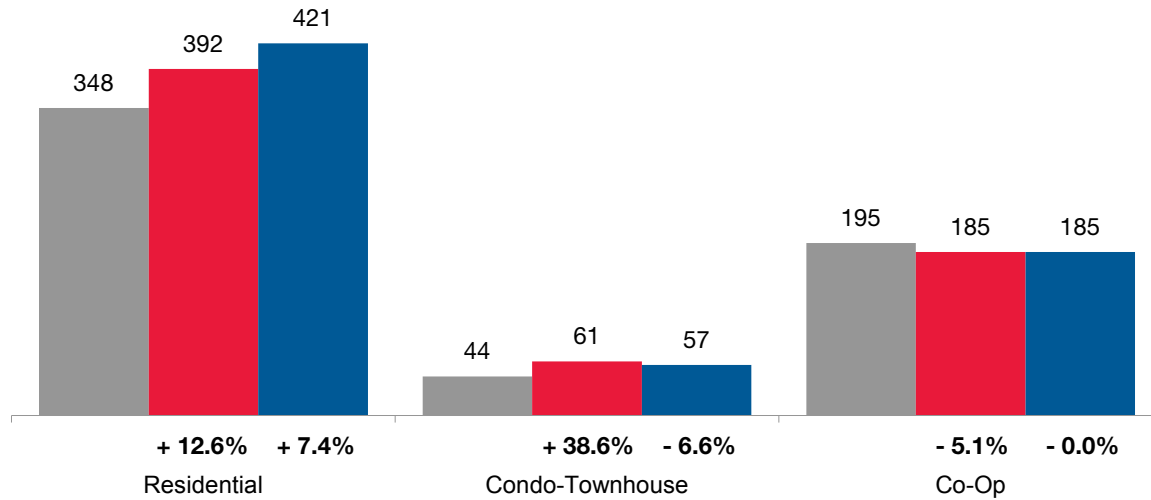
Contract Sales

Queens County Only



Contract Sales by Property Type

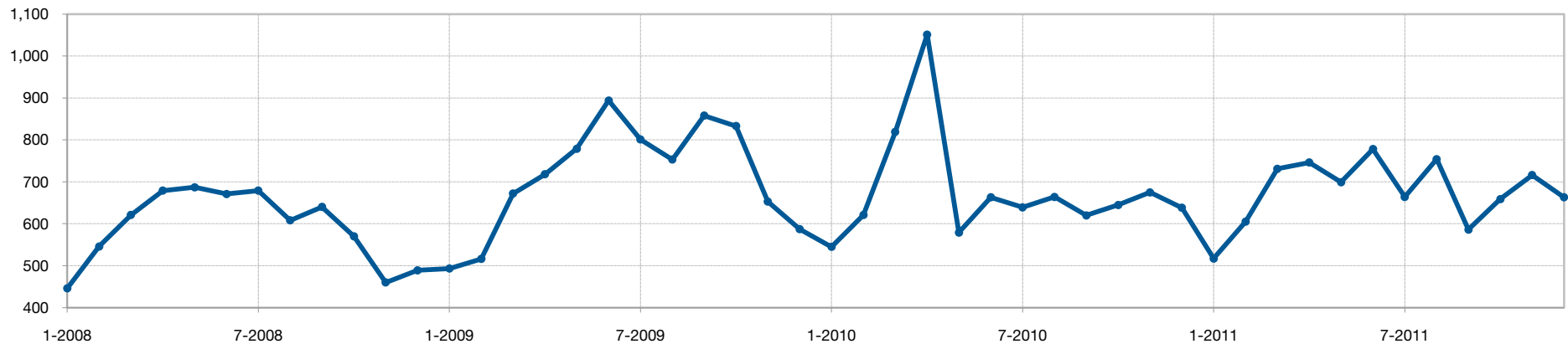
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	517	545	- 5.1%
2-2011	605	621	- 2.6%
3-2011	731	819	- 10.7%
4-2011	746	1,051	- 29.0%
5-2011	699	579	+ 20.7%
6-2011	778	663	+ 17.3%
7-2011	664	639	+ 3.9%
8-2011	754	664	+ 13.6%
9-2011	586	620	- 5.5%
10-2011	659	645	+ 2.2%
11-2011	716	675	+ 6.1%
12-2011	663	638	+ 3.9%
12-Month Total	8,118	8,159	- 0.5%

Historical Contract Sales in Queens County All Property Types



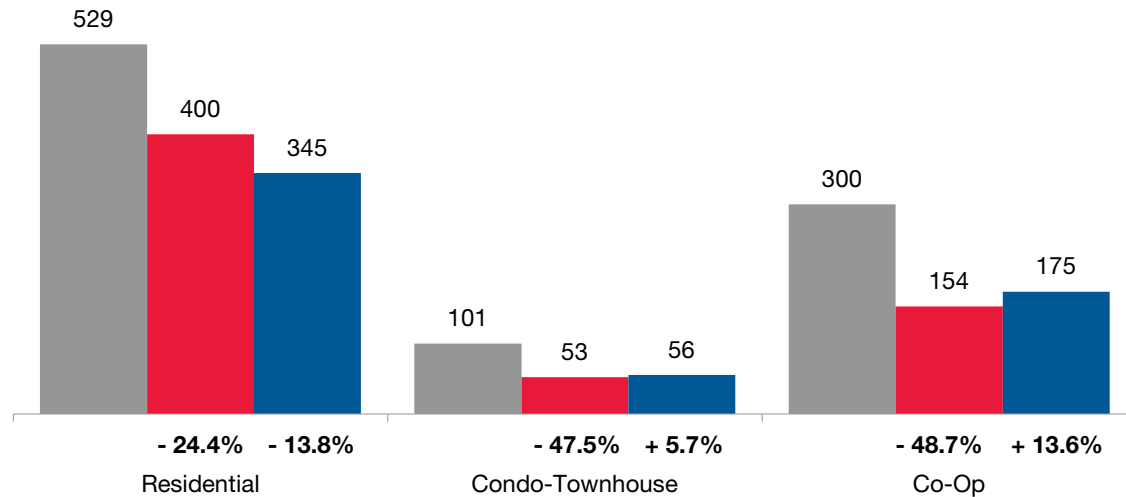
Closed Sales

Queens County Only



Closed Sales by Property Type

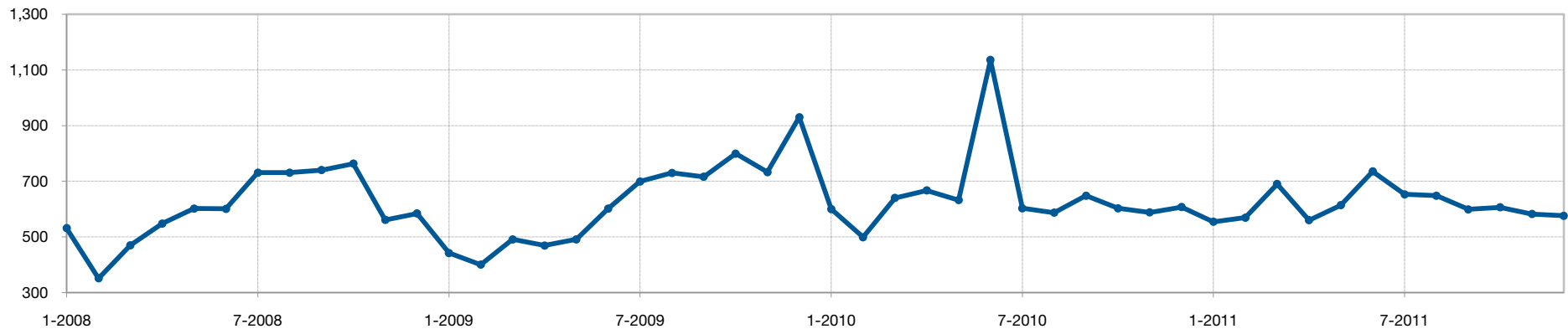
■ 12-2009 ■ 12-2010 ■ 12-2011



Data for All Property Types

Month	Current Year	Prior Year	+ / -
1-2011	554	600	- 7.7%
2-2011	569	499	+ 14.0%
3-2011	690	640	+ 7.8%
4-2011	560	667	- 16.0%
5-2011	614	632	- 2.8%
6-2011	735	1,136	- 35.3%
7-2011	653	603	+ 8.3%
8-2011	648	587	+ 10.4%
9-2011	599	648	- 7.6%
10-2011	606	603	+ 0.5%
11-2011	582	588	- 1.0%
12-2011	576	607	- 5.1%
12-Month Total	7,386	7,810	- 5.4%

Historical Closed Sales in Queens County All Property Types

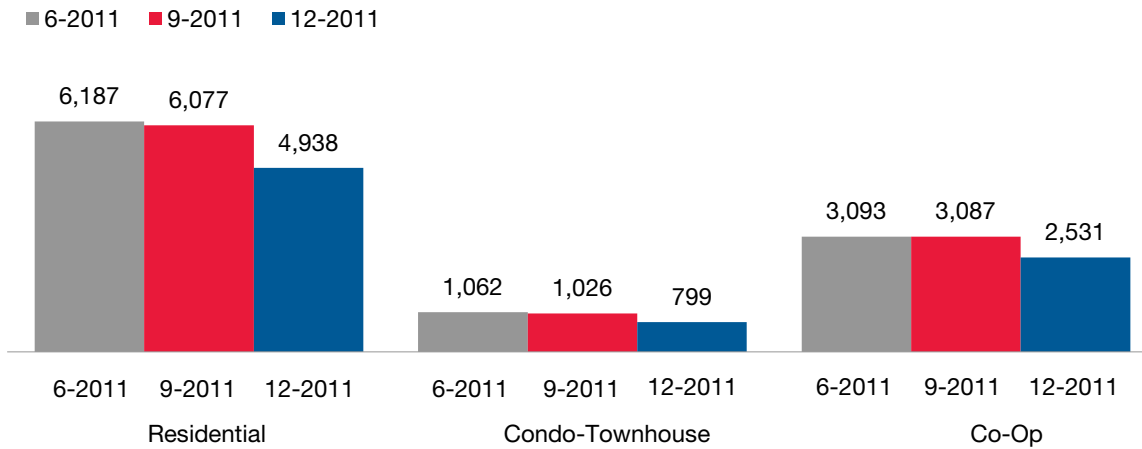


Active Inventory of Homes for Sale

Queens 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	6,187	6,077	4,938
Condo-Townhouse	1,062	1,026	799
Co-Op	3,093	3,087	2,531
All Properties	10,342	10,190	8,268

Historical Inventory in Queens County All Property Types

