

Statistical Summary

MSA Name	Employment Growth (%) ¹				Vacancy (Year-End, %) ¹				Asking Rent (Year-End, \$) ¹				Median Sales Price per Unit (\$) ¹			Completions (Units) ¹				MSA Name
	02	03	04*	05**	02	03	04*	05**	02	03	04*	05**	02	03	04*	02	03	04*	05**	
Atlanta	0.0	(0.5)	1.5	3.0	10.3	11.0	11.0	10.0	798	798	802	806	48,586	47,284	45,393	12,100	6,300	5,700	4,500	Atlanta
Austin	(1.1)	(0.6)	1.8	4.5	11.6	11.2	10.8	10.0	783	767	767	782	43,750	44,500	45,000	5,259	4,412	2,500	2,000	Austin
Boston	(1.9)	(1.7)	0.8	2.0	4.3	5.4	5.4	5.2	1,537	1,532	1,560	1,607	94,400	107,000	105,500	1,898	2,100	2,550	3,300	Boston
Charlotte	0.0	0.0	1.8	1.9	10.8	10.5	10.2	9.7	728	732	743	765	38,500	39,250	40,500	2,200	1,700	1,600	1,600	Charlotte
Chicago	(1.0)	(0.7)	0.2	1.2	6.7	7.3	7.2	6.9	951	953	953	972	58,804	67,500	70,000	2,677	2,380	1,500	1,800	Chicago
Cincinnati	(0.9)	1.0	1.1	2.0	8.0	9.5	9.5	9.2	634	635	635	635	30,130	33,279	30,208	1,210	1,530	630	544	Cincinnati
Cleveland	(2.4)	0.6	0.4	1.6	7.0	7.1	7.0	6.8	670	672	680	687	31,338	31,250	30,895	800	300	450	400	Cleveland
Columbus	(1.1)	(0.5)	1.0	2.2	7.9	8.2	9.0	8.5	622	624	620	623	38,331	48,421	46,968	2,033	1,850	1,750	800	Columbus
Dallas-Fort Worth	(1.6)	(0.8)	1.2	3.0	11.2	11.6	11.6	11.0	731	729	730	734	40,463	32,604	34,234	9,600	6,700	9,200	8,000	Dallas-Fort Worth
Denver	(1.5)	(2.3)	1.5	2.5	11.1	10.9	9.9	8.9	814	815	821	827	62,500	61,793	63,100	8,100	7,273	3,000	2,000	Denver
Detroit	(1.2)	(2.4)	0.2	1.1	6.0	6.9	7.0	6.8	789	790	798	814	42,140	39,700	46,000	1,200	1,000	890	1,100	Detroit
Fort Lauderdale	1.7	1.5	2.9	4.0	5.3	5.3	5.4	5.4	927	953	970	986	63,156	69,241	75,000	1,404	2,111	2,000	2,300	Fort Lauderdale
Houston	(0.3)	(0.7)	1.8	2.7	9.4	12.8	14.0	13.0	613	605	621	627	43,912	44,922	46,269	7,326	14,039	13,000	7,400	Houston
Indianapolis	0.1	0.1	0.3	1.7	9.3	10.7	10.7	10.3	614	610	610	609	31,130	32,000	32,000	2,100	1,800	1,500	800	Indianapolis
Jacksonville	(1.0)	2.0	2.5	2.5	6.0	5.5	5.1	5.5	697	718	743	750	31,334	53,781	67,500	2,083	920	1,134	2,500	Jacksonville
Las Vegas	3.3	4.3	4.2	4.8	7.9	7.1	6.4	5.8	719	722	740	759	40,625	46,093	49,062	7,000	6,000	4,800	3,100	Las Vegas
Los Angeles	(0.4)	(0.9)	0.6	1.5	3.4	3.6	3.2	3.0	1,110	1,161	1,219	1,280	81,500	95,260	105,000	3,000	5,800	5,400	5,000	Los Angeles
Miami	(1.2)	0.4	1.5	2.1	5.5	6.5	6.7	7.0	924	962	981	996	47,913	59,630	70,000	1,909	2,117	2,200	2,500	Miami
Milwaukee	(0.8)	(1.0)	2.5	1.9	9.4	9.8	9.3	9.1	683	693	695	702	40,580	41,110	41,730	428	350	420	400	Milwaukee
Minneapolis-St. Paul	(0.8)	0.4	1.0	2.1	5.0	6.3	6.8	6.6	873	887	896	918	44,595	45,500	46,000	1,800	2,550	1,850	1,400	Minneapolis-St. Paul
New Haven	(0.8)	(1.0)	0.5	1.6	5.1	5.4	4.5	4.0	913	915	934	960	38,150	45,652	54,950	950	900	1,095	900	New Haven
NYC-Manhattan	(0.6)	(1.3)	1.5	1.7	4.6	4.5	4.2	3.5	2,844	2,853	2,922	3,000	109,250	119,098	125,730	4,427	4,244	3,370	4,300	NYC-Manhattan
Northern New Jersey	(0.7)	(0.2)	1.6	1.9	3.9	5.7	5.7	5.4	1,243	1,295	1,325	1,355	45,912	53,846	66,833	1,110	2,500	1,000	850	Northern New Jersey
Oakland	0.0	(2.3)	1.2	2.0	5.7	6.8	7.0	6.9	1,247	1,207	1,200	1,200	105,449	112,500	117,500	2,275	1,889	1,770	1,100	Oakland
Orange County	0.9	1.3	0.7	2.3	4.1	4.2	3.9	3.6	1,217	1,246	1,296	1,348	94,750	110,620	122,000	3,300	2,100	1,900	2,000	Orange County
Orlando	1.5	2.2	2.5	4.1	8.9	8.3	7.9	7.5	740	755	774	789	40,588	43,756	53,244	5,300	3,135	2,249	3,000	Orlando
Philadelphia	0.1	0.1	0.5	1.5	3.3	3.8	3.8	3.8	851	878	902	931	43,359	54,166	54,680	1,414	1,590	1,430	1,450	Philadelphia
Phoenix	1.3	1.7	2.8	4.2	9.8	9.6	9.2	8.6	681	679	687	699	39,983	42,169	43,434	6,300	4,700	3,900	3,800	Phoenix
Portland	(0.9)	(1.4)	1.0	2.3	7.4	7.8	7.8	7.4	695	689	689	696	49,370	52,720	54,100	1,000	1,300	1,815	1,450	Portland
Raleigh-Durham	0.1	0.3	2.3	3.0	11.3	10.7	10.6	10.3	761	763	763	771	48,000	46,500	46,500	4,168	1,856	1,200	1,500	Raleigh-Durham
Riverside-San Bernardino	3.7	1.4	3.0	3.5	3.8	4.3	3.9	3.5	821	870	927	983	51,580	64,810	85,000	1,700	2,150	3,000	2,600	Riverside-San Bernardino
Sacramento	1.4	1.0	0.4	2.6	5.2	6.9	7.5	7.1	867	880	902	920	61,515	73,181	81,341	2,800	2,500	5,800	3,500	Sacramento
Salt Lake City	(1.1)	0.3	2.0	2.2	8.1	6.8	7.3	7.1	649	650	655	662	44,000	44,000	45,000	810	850	1,100	750	Salt Lake City
San Antonio	0.8	(0.5)	2.2	3.7	8.1	8.5	8.5	8.2	618	631	634	647	35,615	39,799	40,198	2,187	3,981	3,126	2,700	San Antonio
San Diego	1.2	0.7	2.3	2.8	3.5	4.0	3.5	3.2	1,070	1,111	1,165	1,212	87,500	106,909	120,000	3,725	3,800	3,000	3,100	San Diego
San Francisco	(3.8)	(3.6)	1.2	2.0	5.5	5.8	6.0	6.0	1,621	1,565	1,565	1,565	162,500	175,000	180,385	1,890	1,360	1,425	1,000	San Francisco
San Jose	(7.8)	(3.9)	0.4	2.5	6.5	6.9	6.4	5.9	1,427	1,327	1,310	1,335	140,661	130,000	132,000	3,300	1,500	1,850	1,600	San Jose
Seattle	(2.0)	(0.4)	2.2	2.9	7.4	7.8	7.6	7.2	815	809	818	830	74,937	72,483	86,725	4,000	2,600	2,100	1,700	Seattle
Tampa	0.0	1.6	2.3	3.5	8.6	8.3	8.3	7.7	711	724	737	750	46,555	44,922	47,375	5,000	3,000	3,400	2,500	Tampa
Tucson	0.5	0.5	2.0	2.8	9.0	8.5	7.5	6.9	560	560	571	585	31,296	33,125	34,450	1,490	410	218	350	Tucson
Washington, D.C.	1.0	0.9	2.7	2.2	4.4	4.8	5.5	5.3	1,085	1,124	1,152	1,179	44,660	79,687	83,417	5,934	6,400	7,700	6,000	Washington, D.C.
West Palm Beach	1.9	0.9	2.5	4.3	8.7	9.8	10.0	9.2	957	972	987	1,002	59,000	60,383	68,921	2,209	2,738	2,450	2,000	West Palm Beach

* Estimate ** Forecast

¹ See Statistical Summary Note, page 57.