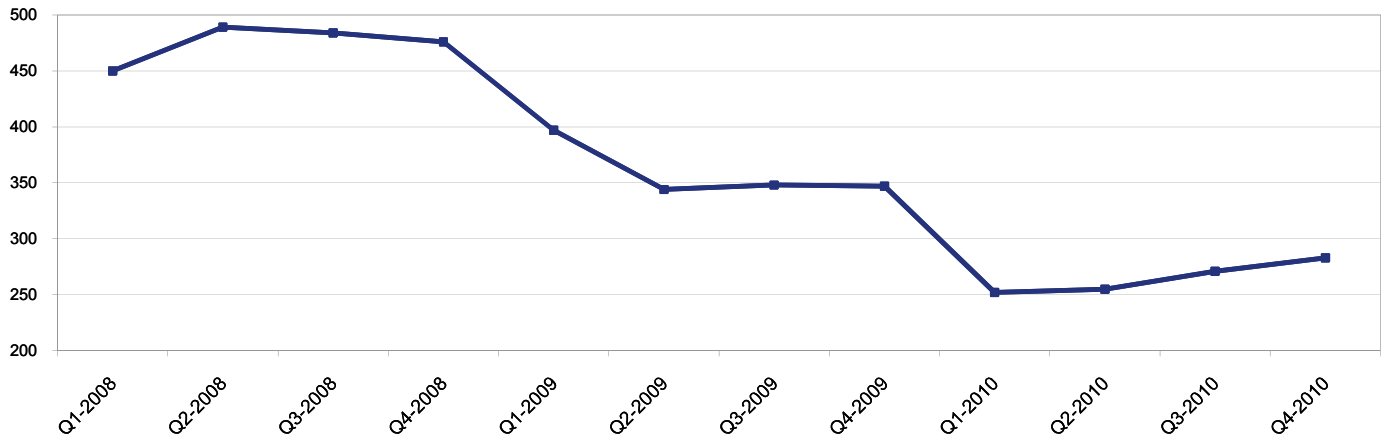


FORECLOSURE REPORT

A quarterly update on the role of foreclosures in the region's housing market
Brought to you by the **Upstate Alliance of REALTORS® MLS**

Q4-2010 Update

Available Foreclosures for Sale



The number of available foreclosures in the Upstate Alliance of REALTORS® MLS is growing slightly but remains far behind the peak seen in 2008. The 283 available foreclosures is up slightly from last quarter, but down 18.4 percent from the 347 units seen a year ago at this time.

Foreclosures still comprised 19.5 percent of home sales in the fourth quarter. The Median Sales Price of foreclosures during the quarter was \$32,000, up 1.3 percent from a year ago. Non-foreclosure properties saw a Median Sales Price of \$115,000, up 4.8 percent from a year ago.

Foreclosure properties received 90.9 percent of their Original List Price during the quarter, while traditional homes received 94.9 percent.

To provide a detailed look at the foreclosure phenomenon and its effect on our local housing market, we have harnessed the data available in the Upstate Alliance of REALTORS® MLS. Whenever the field called "REO" is listed as "Yes" we have separated that property from those that don't contain this marker. This gives us the ability to view the housing market as two distinct segments: foreclosure and traditional. Note: the "Foreclosure" field was not required before 2007, so the data prior to that point is less reliable.

The following pages dig into foreclosure and traditional trends with greater detail.

This report will be updated every quarter.

Report generated on January 19, 2011. A small number of solds may be entered into the MLS after the report generation date, but will be reflected in the historical comparisons of future reports.



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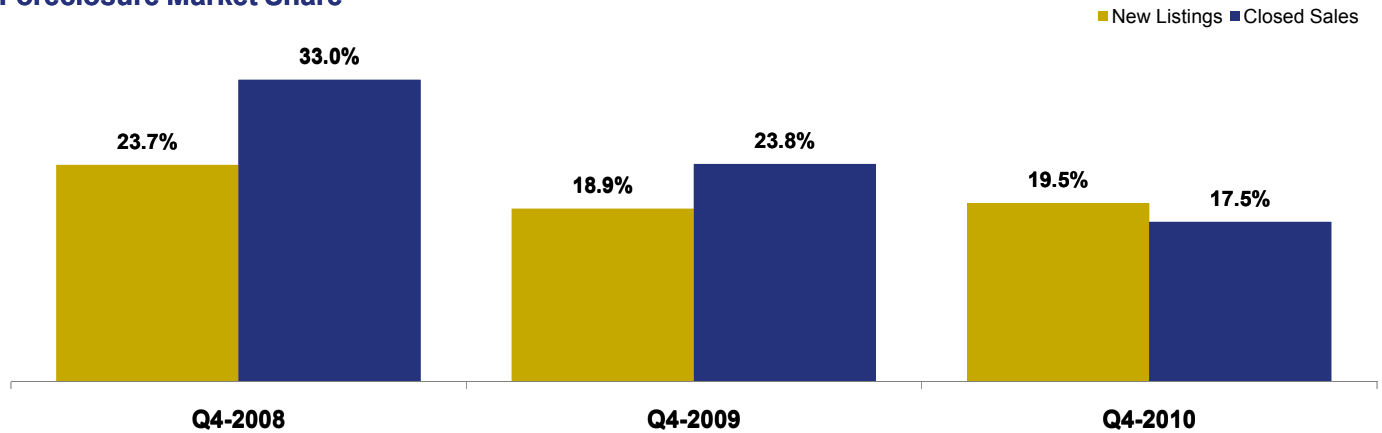
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New Listings and Closed Sales

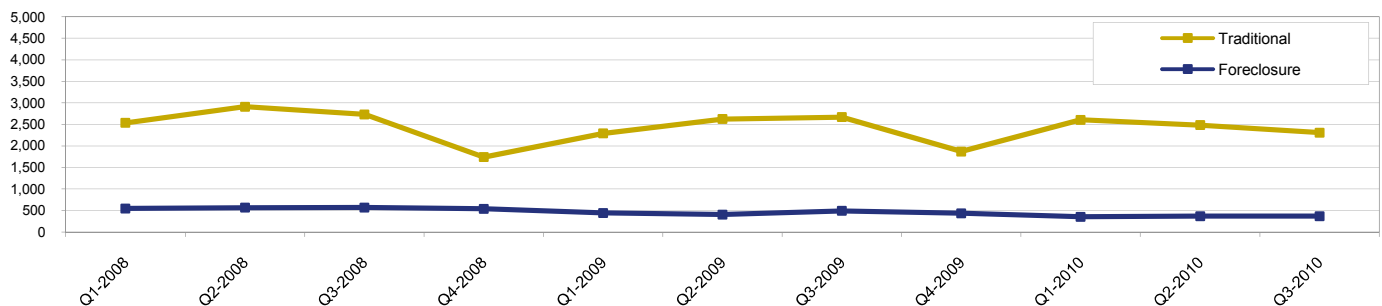


	Foreclosures				Traditional				Total				Share of Market Activity That is Lender-Mediated		
	Q4-2008	Q4-2009	Q4-2010	2-Yr Change	Q4-2008	Q4-2009	Q4-2010	2-Yr Change	Q4-2008	Q4-2009	Q4-2010	2-Yr Change	Q4-2008	Q4-2009	Q4-2010
New Listings	541	436	379	- 29.9%	1,739	1,869	1,560	- 10.3%	2,280	2,305	1,939	- 15.0%	23.7%	18.9%	19.5%
Closed Sales	420	398	202	- 51.9%	851	1,272	954	+ 12.1%	1,271	1,670	1,156	- 9.0%	33.0%	23.8%	17.5%

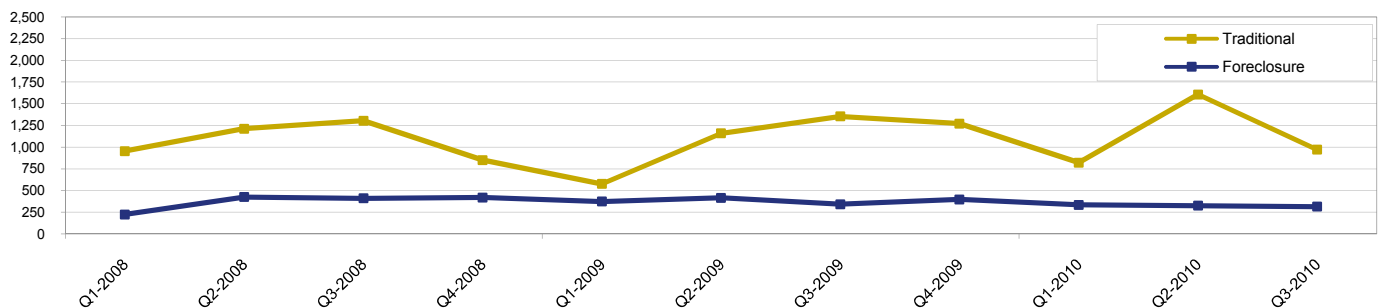
Foreclosure Market Share



New Listings



Closed Sales



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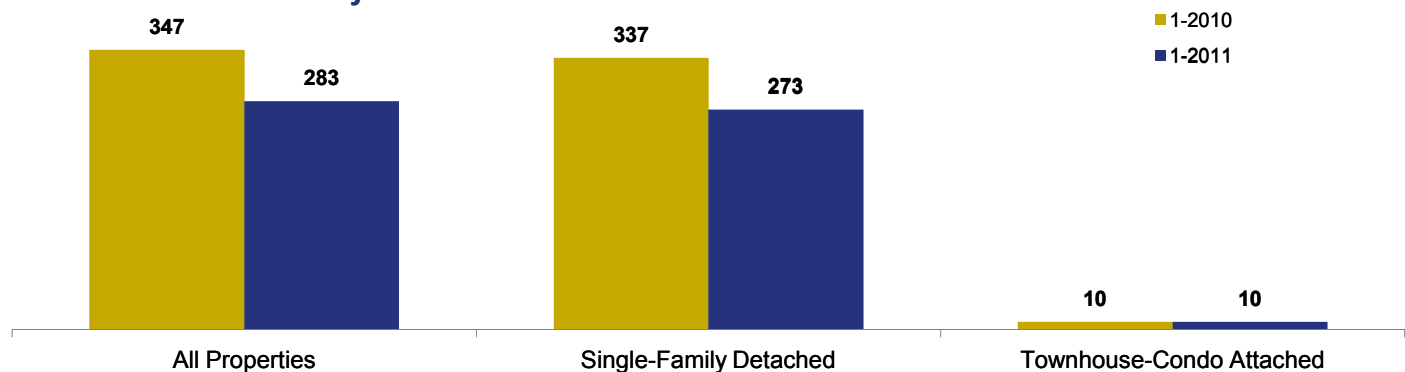
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Inventory of Homes for Sale

Property Type	Foreclosures			Traditional			Total			Share of Total Inventory That Are Foreclosures	
	1-2010	1-2011	Change	1-2010	1-2011	Change	1-2010	1-2011	Change	1-2010	1-2011
All Properties	347	283	- 18.4%	3,157	2,756	- 12.7%	3,504	3,039	- 13.3%	9.9%	9.3%
Single-Family Detached	337	273	- 19.0%	2,974	2,587	- 13.0%	3,311	2,860	- 13.6%	10.2%	9.5%
Townhouse-Condo Attached	10	10	- 0.0%	183	169	- 7.7%	193	179	- 7.3%	5.2%	5.6%

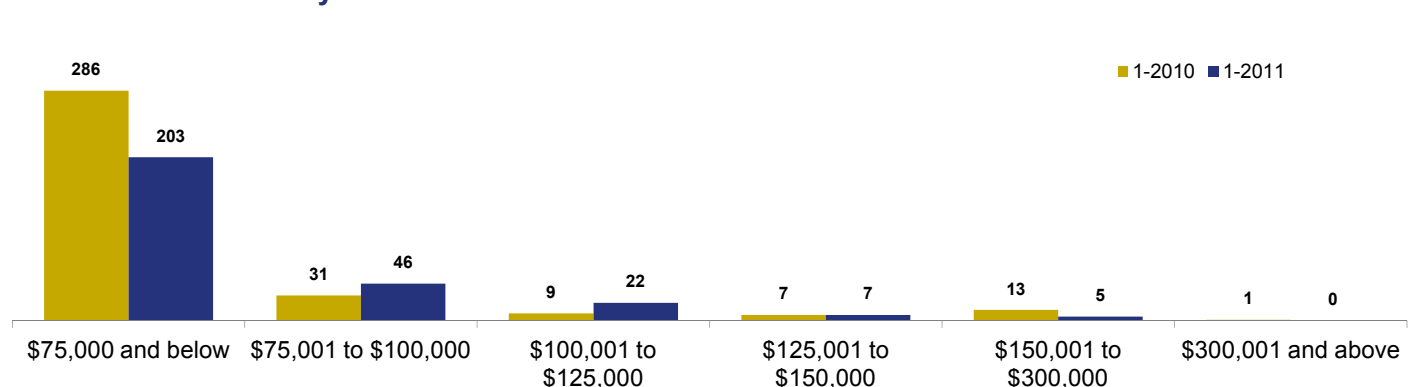
*Includes twinhomes

Foreclosure Inventory



Price Range	Foreclosures			Traditional			Total			Share of Total Inventory That Are Foreclosures	
	1-2010	1-2011	Change	1-2010	1-2011	Change	1-2010	1-2011	Change	1-2010	1-2011
\$75,000 and below	286	203	- 29.0%	998	783	- 21.5%	1,284	986	- 23.2%	22.3%	20.6%
\$75,001 to \$100,000	31	46	+ 48.4%	537	494	- 8.0%	568	540	- 4.9%	5.5%	8.5%
\$100,001 to \$125,000	9	22	+ 144.4%	418	370	- 11.5%	427	392	- 8.2%	2.1%	5.6%
\$125,001 to \$150,000	7	7	- 0.0%	333	324	- 2.7%	340	331	- 2.6%	2.1%	2.1%
\$150,001 to \$300,000	13	5	- 61.5%	662	578	- 12.7%	675	583	- 13.6%	1.9%	0.9%
\$300,001 and above	1	0	- 100.0%	209	207	- 1.0%	210	207	- 1.4%	0.5%	0.0%
All Prices	347	283	- 18.4%	3,157	2,756	- 12.7%	3,504	3,039	- 13.3%	9.9%	9.3%

Foreclosure Inventory



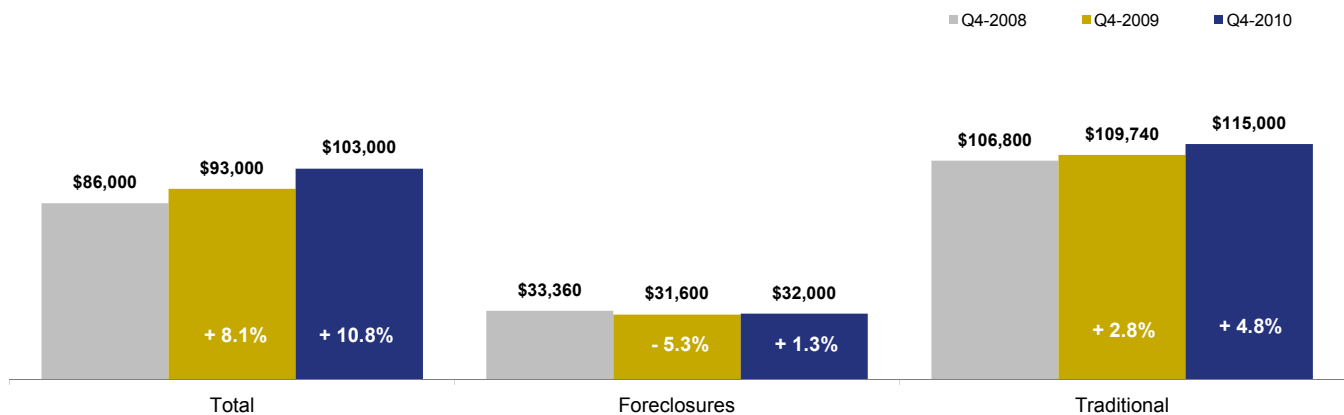
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Median Sales Price

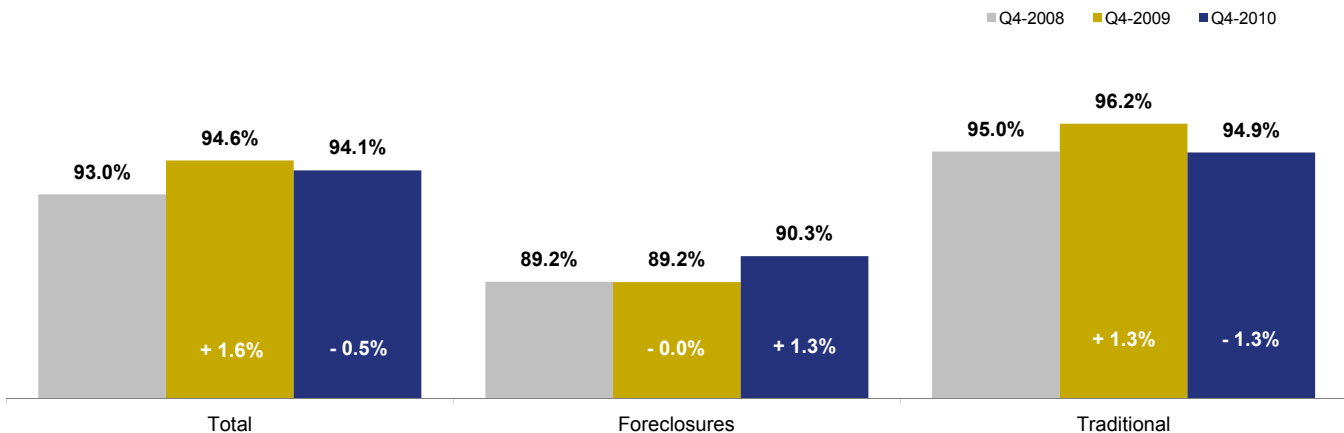


	Foreclosures				Traditional				Total			
	Q4-2008	Q4-2009	Q4-2010	2-Yr Change	Q4-2008	Q4-2009	Q4-2010	2-Yr Change	Q4-2008	Q4-2009	Q4-2010	2-Yr Change
All Properties	\$33,360	\$31,600	\$32,000	- 4.1%	\$106,800	\$109,740	\$115,000	+ 7.7%	\$86,000	\$93,000	\$103,000	+ 19.8%
Single-Family Detached	\$33,000	\$31,100	\$32,000	- 3.0%	\$105,450	\$108,500	\$113,000	+ 7.2%	\$85,000	\$92,000	\$99,900	+ 17.5%
Townhouse-Condo Attached	\$59,875	\$64,750	\$82,755	+ 38.2%	\$134,250	\$125,000	\$123,750	- 7.8%	\$111,500	\$122,000	\$122,750	+ 10.1%



Percent of Original List Price Received

	Foreclosures				Traditional				Total			
	Q4-2008	Q4-2009	Q4-2010	2-Yr Change	Q4-2008	Q4-2009	Q4-2010	2-Yr Change	Q4-2008	Q4-2009	Q4-2010	2-Yr Change
All Properties	89.2%	89.2%	90.3%	+ 1.3%	95.0%	96.2%	94.9%	- 0.0%	93.0%	94.6%	94.1%	+ 1.2%
Single-Family Detached	89.1%	89.1%	90.4%	+ 1.4%	95.0%	96.2%	95.0%	- 0.0%	93.0%	94.5%	94.5%	+ 1.6%
Townhouse-Condo Attached	91.5%	91.7%	84.9%	- 7.2%	94.2%	95.3%	93.9%	- 0.3%	93.7%	95.1%	95.1%	+ 1.4%



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Inventory and Sales

Area	January 2010 Inventory of Homes for Sale			Closed Sales 1-2010 through 12-2010		
	Total	Foreclosures	Share	Total	Foreclosures	Share
AD01 – Adams-Preble, Root, Union	62	3	4.8%	65	15	23.1%
AD02 – Adams-Kirkland, Washington, St. Marys	66	3	4.5%	99	22	22.2%
AD03 – Adams-French, Monroe, Blue Creek	26	1	3.8%	26	3	11.5%
AD04 – Adams-Hartford, Wabash, Jefferson	37	1	2.7%	36	8	22.2%
AL01 – Allen-Eel River, Lake, Perry	272	6	2.2%	546	45	8.2%
AL02 – Allen-Cedar Creek, Springfield, Scipio	10	1	10.0%	30	5	16.7%
AL03 – Allen-Washington	180	17	9.4%	373	70	18.8%
AL04 – Allen-St. Joseph	434	36	8.3%	911	157	17.2%
AL05 – Allen-Milan, Maumee	22	6	27.3%	35	6	17.1%
AL06 – Allen-Aboite, Lafayette	287	12	4.2%	656	52	7.9%
AL07 – Allen-Wayne, Pleasant	699	90	12.9%	1,108	421	38.0%
AL08 – Allen-Adams, Marion	178	19	10.7%	319	101	31.7%
AL09 – Allen-Jefferson, Jackson, Madison, Monro	13	2	15.4%	24	4	16.7%
DE00 – Dekalb	221	0	0.0%	350	0	0.0%
HU01 – Huntington-Warren, Clear Creek, Jackson	21	6	28.6%	49	10	20.4%
HU02 – Huntington-Dallas, Huntington, Union	172	35	20.3%	288	73	25.3%
HU03 – Huntington-Polk, Lancaster, Rock Creek	12	2	16.7%	22	4	18.2%
HU04 – Huntington-Wayne, Jefferson, Salamonie	13	2	15.4%	20	7	35.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	2	0	0.0%	4	0	0.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	36	0	0.0%	32	0	0.0%
JA03 – Jay-Richland, Jefferson, Pike, Madison	18	0	0.0%	32	0	0.0%
NO00 – Noble	476	29	6.1%	377	52	13.8%
WE01 – Wells-Union, Jefferson	53	3	5.7%	85	10	11.8%
WE02 – Wells-Rockcreek, Lancaster	35	1	2.9%	71	6	8.5%
WE03 – Wells-Liberty, Harrison	56	2	3.6%	113	21	18.6%
WE04 – Wells-Jackson, Chester, Nottingham	14	0	0.0%	12	0	0.0%
WH01 – Whitley-Etna, Troy, Thorn, Smith	27	4	14.8%	32	7	21.9%
WH02 – Whitley-Richland, Clevela	10	1	10.0%	11	6	54.5%
WH03 – Whitley-Columbia, Union	69	8	11.6%	164	27	16.5%
WH04 – Whitley-Washington, Jefferson	5	0	0.0%	28	6	21.4%

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Median Sales Price	Foreclosures			Traditional		
Area	1-2009 through 12-2009	1-2010 through 12-2010	+/-	1-2009 through 12-2009	1-2010 through 12-2010	+/-
AD01 – Adams-Preble, Root, Union	\$41,500	\$36,000	-13.3%	\$94,500	\$100,900	+6.8%
AD02 – Adams-Kirkland, Washington, St. Marys	\$36,900	\$33,750	-8.5%	\$72,000	\$65,000	-9.7%
AD03 – Adams-French, Monroe, Blue Creek	\$27,500	\$28,900	+5.1%	\$56,000	\$75,500	+34.8%
AD04 – Adams-Hartford, Wabash, Jefferson	\$50,700	\$28,463	-43.9%	\$70,000	\$70,500	+0.7%
AL01 – Allen-Eel River, Lake, Perry	\$104,900	\$110,000	+4.9%	\$150,000	\$153,900	+2.6%
AL02 – Allen-Cedar Creek, Springfield, Scipio	\$54,950	\$27,000	-50.9%	\$104,250	\$112,500	+7.9%
AL03 – Allen-Washington	\$67,500	\$71,500	+5.9%	\$100,000	\$111,775	+11.8%
AL04 – Allen-St. Joseph	\$63,800	\$64,450	+1.0%	\$98,700	\$98,900	+0.2%
AL05 – Allen-Milan, Maumee	\$41,100	\$34,750	-15.5%	\$79,900	\$105,000	+31.4%
AL06 – Allen-Aboite, Lafayette	\$91,000	\$114,450	+25.8%	\$155,950	\$165,000	+5.8%
AL07 – Allen-Wayne, Pleasant	\$15,000	\$18,250	+21.7%	\$37,450	\$44,850	+19.8%
AL08 – Allen-Adams, Marion	\$32,000	\$27,750	-13.3%	\$66,000	\$74,750	+13.3%
AL09 – Allen-Jefferson, Jackson, Madison, Monro	\$96,500	\$33,500	-65.3%	\$122,250	\$112,450	-8.0%
DE00 – DeKalb	\$0	\$0	NA	\$82,950	\$85,000	+2.5%
HU01 – Huntington-Warren, Clear Creek, Jackson	\$82,400	\$35,000	-57.5%	\$120,900	\$85,000	-29.7%
HU02 – Huntington-Dallas, Huntington, Union	\$18,500	\$20,000	+8.1%	\$55,000	\$62,500	+13.6%
HU03 – Huntington-Polk, Lancaster, Rock Creek	\$25,000	\$20,500	-18.0%	\$92,750	\$98,750	+6.5%
HU04 – Huntington-Wayne, Jefferson, Salamonie	\$14,285	\$15,250	+6.8%	\$56,000	\$56,000	0.0%
JA01 – Jay-Penn, Jackson, Bearcreek, Wabash	\$0	\$0	NA	\$47,000	\$55,000	+17.0%
JA02 – Jay-Knox, Greene, Wayne, Noble	\$0	\$0	NA	\$37,000	\$35,225	-4.8%
JA03 – Jay-Richland, Jefferson, Pike, Madison	\$0	\$0	NA	\$49,000	\$40,000	-18.4%
NO00 – Noble	\$41,400	\$57,750	+39.5%	\$73,000	\$85,000	+16.4%
WE01 – Wells-Union, Jefferson	\$44,500	\$35,250	-20.8%	\$96,000	\$91,000	-5.2%
WE02 – Wells-Rockcreek, Lancaster	\$51,000	\$51,550	+1.1%	\$120,000	\$134,000	+11.7%
WE03 – Wells-Liberty, Harrison	\$37,500	\$19,500	-48.0%	\$72,500	\$75,000	+3.4%
WE04 – Wells-Jackson, Chester, Nottingham	\$24,000	\$0	NA	\$90,000	\$110,200	+22.4%
WH01 – Whitley-Etna, Troy, Thorn, Smith	\$68,050	\$55,000	-19.2%	\$94,500	\$107,750	+14.0%
WH02 – Whitley-Richland, Clevela	\$15,000	\$36,900	+146.0%	\$95,000	\$52,500	-44.7%
WH03 – Whitley-Columbia, Union	\$61,500	\$54,900	-10.7%	\$99,450	\$99,950	+0.5%
WH04 – Whitley-Washington, Jefferson	\$82,500	\$86,250	+4.5%	\$139,900	\$145,700	+4.1%

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