



Press Release

January 20, 2011

Home Prices Were Stable in November, But More Declines Are Coming Home Prices and Sales Have Been Declining Relative to 2009 Levels for Months, and the Trend is Likely to Continue

New York, NY – January 20, 2011 – The 25-MSA RPX Composite price, which tracks home prices in 25 of the largest U.S. metropolitan areas, increased 0.3 percent from October to November 2010, but remained 2.2 percent below its value in November 2009, according to the [November 2010 RPX Monthly Housing Market Report](#) released today by [Radar Logic Incorporated](#). November was the fifth consecutive month in which the RPX Composite declined on a year-over-year basis.

“Notwithstanding the stability in the RPX Composite price during November, the broader trend was negative,” said Quinn Eddins, Director of Research at Radar Logic. “We expect this trend to continue well into 2011, given the large shadow inventory of bank-owned homes, homes in the foreclosure process, and homes whose borrowers are currently in default.”

“The stability in home prices during November may well prove to be the quiet before the storm,” said Michael Feder, Radar Logic’s President and CEO. “Sales volumes are down, discounts are up and the real inventory level is still staggering.”

Of the metropolitan areas observed by Radar Logic, year-over-year price declines were largest in Atlanta, Chicago, Miami and Minneapolis. New York was the only metropolitan area to post substantial gains in home prices. The New York RPX price increased 2.1 percent during the year ending November 2010.

Home sales declined by 26.5 percent from November 2009 to November 2010, as measured by the 25-metro-area RPX transaction count. The large year-over-year decline reflects the reduction in government stimulus to the housing markets in early 2010. In fall 2009, the Federal Government bolstered housing demand and therefore sales by offering tax credits to homebuyers and reducing mortgage rates through purchases of over \$1.4 trillion in mortgage-backed securities and agency debt by the Federal Reserve. These initiatives were phased out by mid-2010, and transaction counts declined year-over-year in all 25 MSAs tracked by Radar Logic as a result.

Home sales declined by nearly 60 percent in Boston between November 2009 and November 2010. St. Louis, Minneapolis and Charlotte also posted year-over-year declines in RPX transaction counts of over 40 percent.

November was the sixth consecutive month in which home sales fell on a month-over-month basis, as measured by the 25-metro-area RPX transaction count. St. Louis, Jacksonville, Detroit and Atlanta posted the largest month-on-month declines on a percentage basis.

The [complete November 2010 RPX Monthly Housing Market Report](#) is available by subscription at Radar Logic’s website. A complimentary executive summary is available with registration. To register, click [here](#).

Report Methodology

The RPX Monthly Housing Market Report is produced by Radar Logic Incorporated, a New York-based real estate data and analytics company. These reports provide insight and detailed analysis of Radar Logic's 25 Metropolitan Statistical Areas (MSAs) and the Manhattan Condo market. This study is based on the premise that each of the MSAs, while having economic influences in common like credit and mortgage rates, is influenced primarily by local conditions.

Data in the RPX Monthly Housing Market Report reflect the 28-day aggregated value of Radar Logic Daily™ Prices. The price per square foot metric used is a powerful tool for analyzing housing markets because it significantly reduces the influence of property sizes on overall housing price trends, which can skew results. The Daily Prices for each MSA are not adjusted for seasonal variations. In some cases, Daily Prices may vary based on reporting characteristics within individual MSAs.

The December 2010 RPX Monthly Housing Market Report will be released on February 17, 2011, at 4:00 PM EST.

About Radar Logic

Radar Logic Incorporated, a real estate data and analytics company, calculates and publishes the Radar Logic Daily™ Prices. The prices track housing values for major U.S. metropolitan areas and are the basis of the Residential Property Index™ (RPX™), a market that enables real estate to be traded as a liquid asset, via property derivatives marketed by major financial institutions. RPX allows real estate and financial professionals to manage opportunity and risk, invest in real estate values without owning physical assets and effectively analyze markets using a consistent metric: price per square foot.

For more information on Radar Logic and the RPX, including licensed dealers, please visit www.radarlogic.com.

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