



Press Release

December 22, 2011

Radar Logic: Home Prices Continued to Decline in October

Home Sales Increased Relative to 2010, but that's off a Post-Tax-Credit Low

New York, NY – December 22, 2011 – According to the [October 2011 RPX Monthly Housing Market Report](#) released today by [Radar Logic Incorporated](#), the RPX Composite Price declined 5.4 percent during the 12 months ending October 20, 2011. The RPX Composite price, which tracks housing values in 25 metropolitan areas across the United States, has declined year over year in October in each of the last five years. The Composite price declined 2.0 percent from September 20 to October 20, 2011, the largest such decline in three years.

“During the past two years, the RPX Composite price has dropped rapidly from August through October, temporarily stabilized in November, then dropped rapidly again in December and January,” said Quinn Eddins, Director of Research at Radar Logic. “If this pattern repeats this season, the RPX Composite will decline another five percent or so through early February 2012. From there, we expect it to stabilize temporarily before beginning its seasonal ascent during the spring. Notwithstanding seasonal strength, the year-over-year change in the RPX Composite price will remain negative for some time to come, but we expect the rate of decline to slow as housing demand improves.”

Home sales increased significantly year over year, though the rapid increase was a function of unusually light activity in fall 2010 as a result of the expiration of the homebuyer tax credit. The RPX 25 metropolitan area transaction count for October 20, 2011, was 15.5 percent higher than the value for October 20, 2010. The Composite transaction count declined 2.7 percent from September 20, 2011, to October 20, 2011. Such a decline is typical for this time of year.

“The housing market now needs two things to recover, a decline in supply and an increase in purchase capital available to prospective homebuyers.” said Michael Feder, President and CEO of Radar Logic. “If Washington and the banks can truly address the supply side and make money available to buyers, 2012 could see housing stability and even a significant recovery.”

The [complete October 2011 RPX Monthly Housing Market Report](#) is available on Radar Logic’s website.

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 November 2011 RPX Monthly Housing Market Report will be released on January 26, 2012, 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.

Media Contact: Quinn Eddins, Radar Logic Incorporated, 212-965-9982, qeddins@radarlogic.com.

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