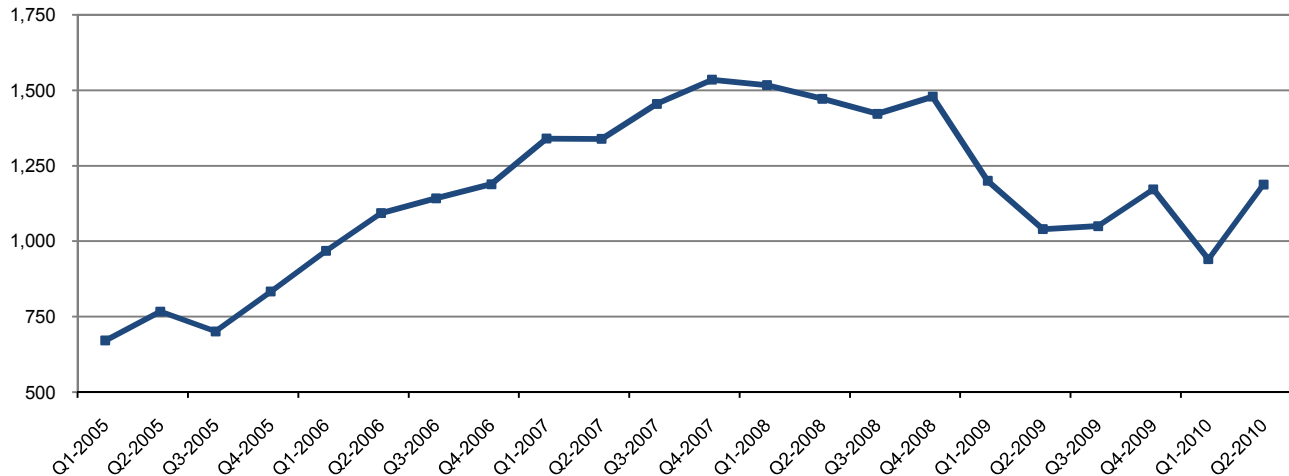


FORECLOSURE REPORT

A quarterly update on the role of foreclosures in the region's housing market
Brought to you by the **Collin County Association of REALTORS®**

Q1 2010 Update

Available Foreclosures for Sale



The number of available foreclosures for sale in the Collin County region increased in the second quarter of 2010. At the beginning of July there were 1,188 foreclosures available for sale, up 14.2 percent over a year ago.

The federal tax credit's final days helped closings post strong numbers, particularly in traditional non-foreclosure properties which saw 9,057 closed sales during the quarter.

Foreclosure prices are slowly rising, while traditional properties are seeing their median sales price hold relatively steady.

To provide a detailed look at the foreclosures phenomenon and its effect on our local housing market, we have harnessed the data available in the North Texas Real Estate Information Systems (NTREIS). Whenever the field called "Seller Type" is listed as "Lender/REO," 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.

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

This report will be updated every quarter.



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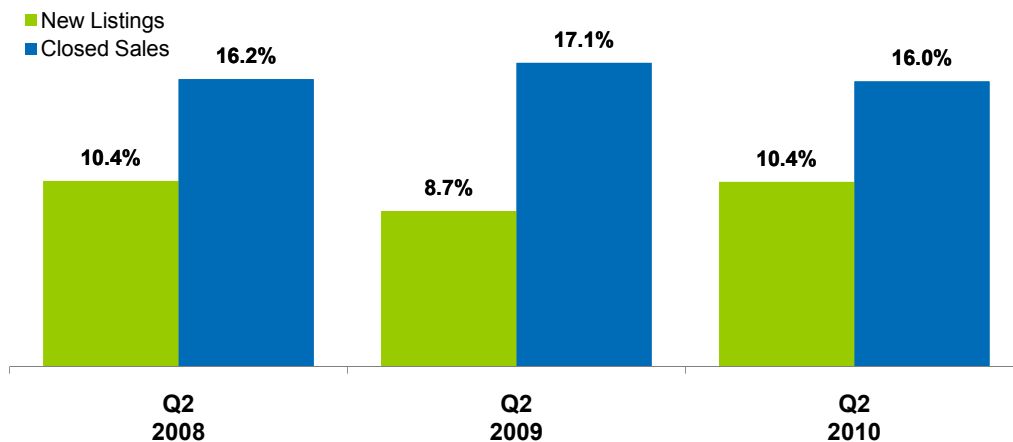
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New Listings and Closed Sales

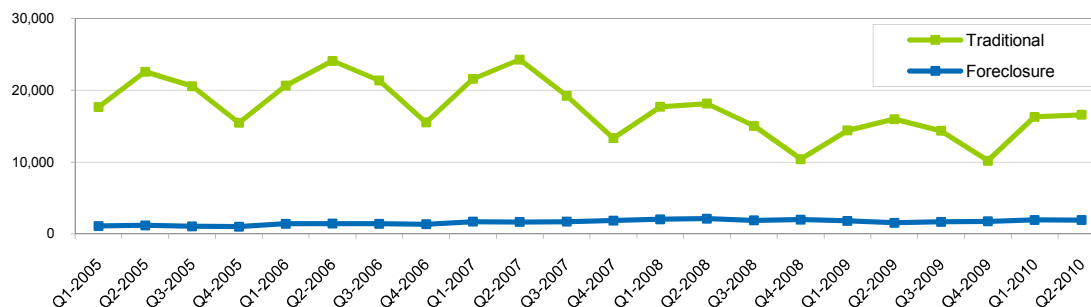
	Foreclosures				Traditional				Total				Share of Market Activity That is Lender-Mediated		
	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010
New Listings	2,117	1,531	1,924	-9.1%	18,158	15,992	16,602	-8.6%	20,275	17,523	18,526	-8.6%	10.4%	8.7%	10.4%
Closed Sales	1,868	1,633	1,729	-7.4%	9,691	7,931	9,057	-6.5%	11,559	9,564	10,786	-6.7%	16.2%	17.1%	16.0%

Foreclosure Market Share



The market share of new listings that are foreclosures increased from a year ago, while the market share of closed sales that are foreclosures declined as the tax-credit spurred strong sales numbers for traditional sellers.

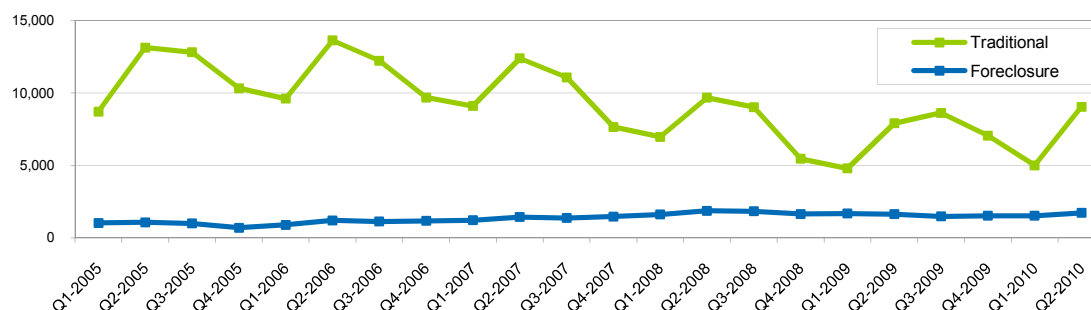
New Listings



The traditional market has stayed relatively balanced as its new listings have declined at the same rate as its closed sales.

While overall activity is slower than it was during the peak years of 2005 and 2006, supply and demand have moved downward at roughly the same rate, which has helped maintain housing prices in the region.

Closed Sales



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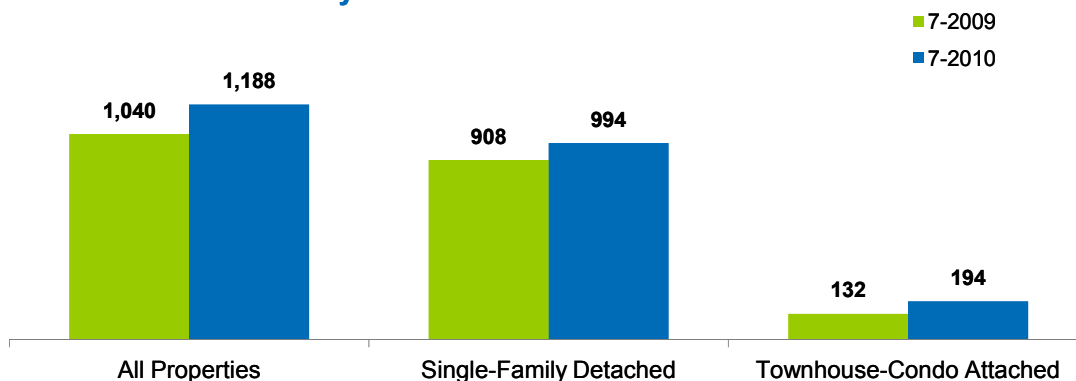


Inventory of Homes for Sale

Property Type	Foreclosures			Traditional			Total			Share of Total Inventory That Is Lender-Mediated	
	7-2009	7-2010	Change	7-2009	7-2010	Change	7-2009	7-2010	Change	7-2009	7-2010
All Properties	1,040	1,188	+ 14.2%	18,693	19,139	+ 2.4%	19,733	20,327	+ 3.0%	5.3%	5.8%
Single-Family Detached	908	994	+ 9.5%	15,726	16,235	+ 3.2%	16,634	17,229	+ 3.6%	5.5%	5.8%
Townhouse-Condo Attached	132	194	+ 47.0%	2,967	2,904	- 2.1%	3,099	3,098	- 0.0%	4.3%	6.3%

*Includes twinhomes

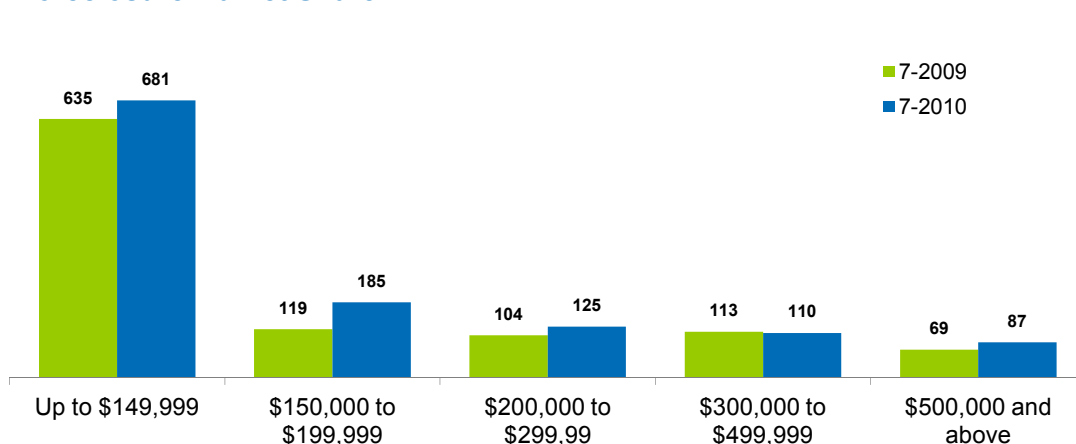
Foreclosure Inventory



Foreclosure inventory is up over 100 units from a year ago, a bump of 14.2 percent. The traditional market has seen inventory increase by 2.4 percent.

Price Range	Foreclosures			Traditional			Total			Share of Total Inventory That Is Lender-Mediated	
	7-2009	7-2010	Change	7-2009	7-2010	Change	7-2009	7-2010	Change	7-2009	7-2010
Up to \$149,999	635	681	+ 7.2%	4,676	4,854	+ 3.8%	5,311	5,535	+ 4.2%	12.0%	12.3%
\$150,000 to \$199,999	119	185	+ 55.5%	2,920	3,278	+ 12.3%	3,039	3,463	+ 14.0%	3.9%	5.3%
\$200,000 to \$299,99	104	125	+ 20.2%	3,833	4,051	+ 5.7%	3,937	4,176	+ 6.1%	2.6%	3.0%
\$300,000 to \$499,999	113	110	- 2.7%	3,690	3,775	+ 2.3%	3,803	3,885	+ 2.2%	3.0%	2.8%
\$500,000 and above	69	87	+ 26.1%	3,573	3,181	- 11.0%	3,642	3,268	- 10.3%	1.9%	2.7%
All Prices	1,040	1,188	+ 14.2%	18,692	19,139	+ 2.4%	19,732	20,327	+ 3.0%	5.3%	5.8%

Foreclosure Market Share



Foreclosure inventory is most prevalent in the lower price ranges, but they persist in all price categories. 12.3 percent of homes available below \$150,000 are foreclosures.

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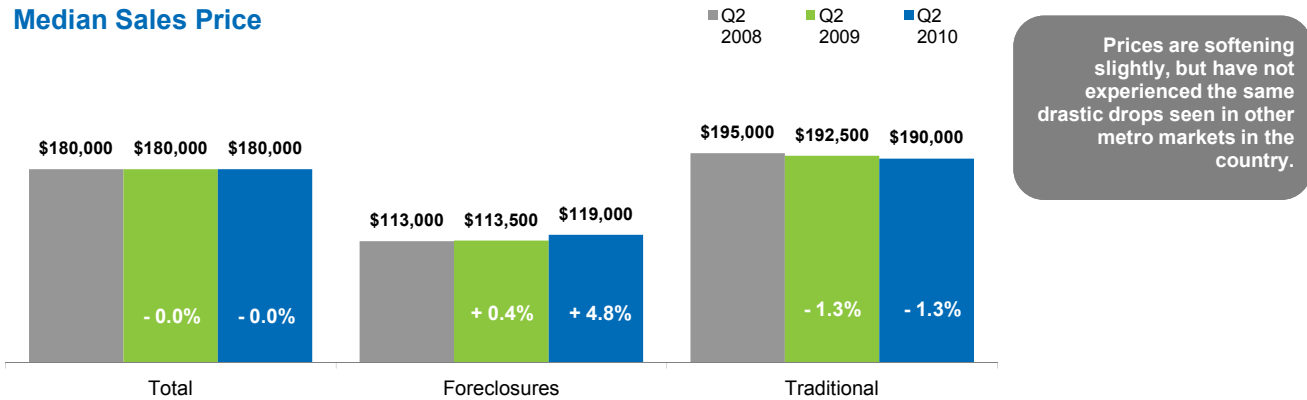


Median Sales Price

	Foreclosures				Traditional				Total			
	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change
All Properties	\$113,000	\$113,500	\$119,000	+ 5.3%	\$195,000	\$192,500	\$190,000	- 2.6%	\$180,000	\$180,000	\$180,000	- 0.0%
Single-Family Detached	\$114,000	\$113,950	\$120,000	+ 5.3%	\$198,000	\$196,000	\$198,000	- 0.0%	\$183,000	\$183,000	\$184,275	+ 0.7%
Townhouse-Condo Attached	\$93,501	\$109,900	\$110,000	+ 17.6%	\$160,000	\$154,900	\$144,918	- 9.4%	\$153,300	\$147,000	\$141,500	- 7.7%

*Includes twinhomes

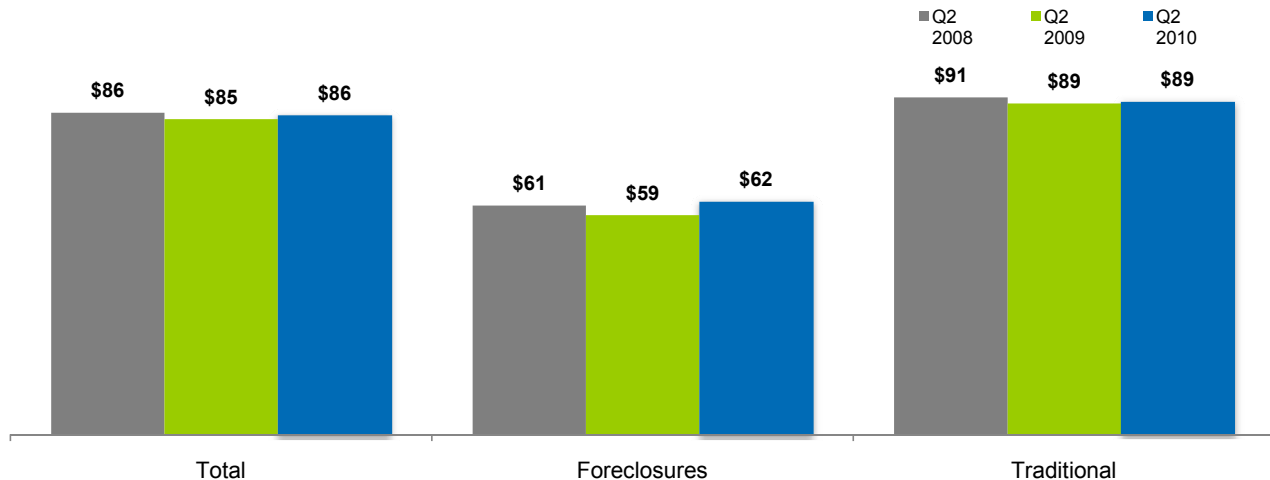
Median Sales Price



Median Price Per Square Foot

	Foreclosures				Traditional				Total			
	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change	Q2 2008	Q2 2009	Q2 2010	2-Yr Change
All Properties	\$61	\$59	\$62	+ 1.7%	\$91	\$89	\$89	- 1.3%	\$86	\$85	\$86	- 0.8%
Single-Family Detached	\$61	\$58	\$62	+ 0.9%	\$89	\$88	\$88	- 1.0%	\$85	\$84	\$85	- 0.3%
Townhouse-Condo Attached	\$66	\$79	\$77	+ 15.5%	\$112	\$106	\$102	- 9.2%	\$108	\$102	\$99	- 7.9%

*Includes twinhomes



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Inventory and Sales Area	July 2010 Inventory of Homes for Sale			Closed Sales 7-2009 through 6-2010		
	Total	Foreclosures	Share	Total	Foreclosures	Share
Addison	878	25	2.8%	1,231	104	8.4%
Allen	496	35	7.1%	1,266	136	10.7%
Anna	89	18	20.2%	223	81	36.3%
Aubrey/Pilot Point	351	35	10.0%	504	152	30.2%
Blueridge	16	1	6.3%	31	12	38.7%
Carrollton/Farmers Branch	758	39	5.1%	1,694	233	13.8%
Celina	124	6	4.8%	114	22	19.3%
Coppell	242	4	1.7%	535	34	6.4%
Dallas NE	504	16	3.2%	787	91	11.6%
Dallas North	801	12	1.5%	748	96	12.8%
Dallas NW	339	9	2.7%	563	99	17.6%
Dallas Uptown	1,033	22	2.1%	863	137	15.9%
Dallas White Rock	1,575	57	3.6%	2,294	434	18.9%
Denton	287	14	4.9%	640	75	11.7%
Fairview/Lucas	187	7	3.7%	254	16	6.3%
Farmersville	57	8	14.0%	69	33	47.8%
Frisco	1,357	87	6.4%	3,123	431	13.8%
Garland	944	84	8.9%	2,023	600	29.7%
Irving	953	55	5.8%	1,440	302	21.0%
Lavon/Nevada	75	6	8.0%	136	34	25.0%
Little Elm	454	49	10.8%	990	221	22.3%
McKinney	1,032	65	6.3%	2,054	348	16.9%
Melissa	80	6	7.5%	109	26	23.9%
Mesquite	632	72	11.4%	1,593	676	42.4%
Park Cities	778	15	1.9%	757	52	6.9%
Plano	1,451	59	4.1%	3,156	340	10.8%
Princeton	84	8	9.5%	204	91	44.6%
Prosper	202	14	6.9%	310	62	20.0%
Richardson	495	8	1.6%	1,077	139	12.9%
Rockwall	876	57	6.5%	1,279	265	20.7%
Rowlett/Sachse	381	33	8.7%	888	210	23.6%
SE Denton County	1,848	109	5.9%	3,497	345	9.9%
Sherman	275	4	1.5%	356	101	28.4%
The Colony	181	13	7.2%	531	101	19.0%
Van Alstyne	101	2	2.0%	72	17	23.6%
Wylie	391	31	7.9%	883	177	20.0%

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Median Sales Price Area	Foreclosures			Traditional		
	7-2008 through 6-2009	7-2009 through 6-2010	+/-	7-2008 through 6-2009	7-2009 through 6-2010	+/-
Addison	\$147,150	\$180,000	+ 22.3%	\$244,000	\$244,900	+ 0.4%
Allen	\$152,800	\$157,300	+ 2.9%	\$199,900	\$200,000	+ 0.1%
Anna	\$109,012	\$105,000	- 3.7%	\$126,975	\$125,000	- 1.6%
Aubrey/Pilot Point	\$113,700	\$120,000	+ 5.5%	\$140,000	\$141,450	+ 1.0%
Blueridge	\$49,650	\$43,500	- 12.4%	\$105,000	\$169,500	+ 61.4%
Carrollton/Farmers Branch	\$99,000	\$103,601	+ 4.6%	\$172,000	\$171,625	- 0.2%
Celina	\$119,000	\$128,000	+ 7.6%	\$227,719	\$217,317	- 4.6%
Coppell	\$197,000	\$178,500	- 9.4%	\$264,800	\$264,500	- 0.1%
Dallas NE	\$53,375	\$57,000	+ 6.8%	\$216,750	\$210,000	- 3.1%
Dallas North	\$299,899	\$254,950	- 15.0%	\$469,000	\$425,000	- 9.4%
Dallas NW	\$85,000	\$94,000	+ 10.6%	\$210,000	\$210,650	+ 0.3%
Dallas Uptown	\$160,000	\$142,700	- 10.8%	\$238,500	\$238,900	+ 0.2%
Dallas White Rock	\$67,800	\$77,500	+ 14.3%	\$239,250	\$225,400	- 5.8%
Denton	\$99,725	\$89,000	- 10.8%	\$130,500	\$126,000	- 3.4%
Fairview/Lucas	\$197,000	\$170,000	- 13.7%	\$288,000	\$287,250	- 0.3%
Farmersville	\$82,500	\$50,000	- 39.4%	\$118,500	\$116,250	- 1.9%
Frisco	\$218,000	\$215,000	- 1.4%	\$234,000	\$229,900	- 1.8%
Garland	\$68,000	\$69,013	+ 1.5%	\$117,700	\$115,500	- 1.9%
Irving	\$76,063	\$77,000	+ 1.2%	\$174,000	\$160,000	- 8.0%
Lavon/Nevada	\$115,335	\$116,950	+ 1.4%	\$164,995	\$159,945	- 3.1%
Little Elm	\$122,900	\$130,000	+ 5.8%	\$154,900	\$150,713	- 2.7%
McKinney	\$147,000	\$155,000	+ 5.4%	\$187,500	\$187,000	- 0.3%
Melissa	\$105,325	\$126,000	+ 19.6%	\$172,760		- 100.0%
Mesquite	\$66,655	\$64,000	- 4.0%	\$106,000	\$100,450	- 5.2%
Park Cities	\$395,000	\$514,250	+ 30.2%	\$816,500	\$745,750	- 8.7%
Plano	\$146,000	\$142,950	- 2.1%	\$220,000	\$216,000	- 1.8%
Princeton	\$100,000	\$82,896	- 17.1%	\$125,000	\$120,000	- 4.0%
Prosper	\$257,400	\$270,000	+ 4.9%	\$305,000	\$295,000	- 3.3%
Richardson	\$93,546	\$101,000	+ 8.0%	\$163,000	\$167,410	+ 2.7%
Rockwall	\$141,500	\$141,000	- 0.4%	\$184,900	\$184,900	- 0.0%
Rowlett/Sachse	\$111,750	\$110,394	- 1.2%	\$154,250	\$150,000	- 2.8%
SE Denton County	\$133,000	\$135,411	+ 1.8%	\$199,500	\$195,500	- 2.0%
Sherman	\$54,389	\$56,000	+ 3.0%	\$105,500	\$117,250	+ 11.1%
The Colony	\$85,900	\$91,000	+ 5.9%	\$146,100	\$140,000	- 4.2%
Van Alstyne	\$54,000	\$95,000	+ 75.9%	\$182,500	\$134,600	- 26.2%
Wylie	\$130,000	\$135,000	+ 3.8%	\$169,100	\$167,000	- 1.2%