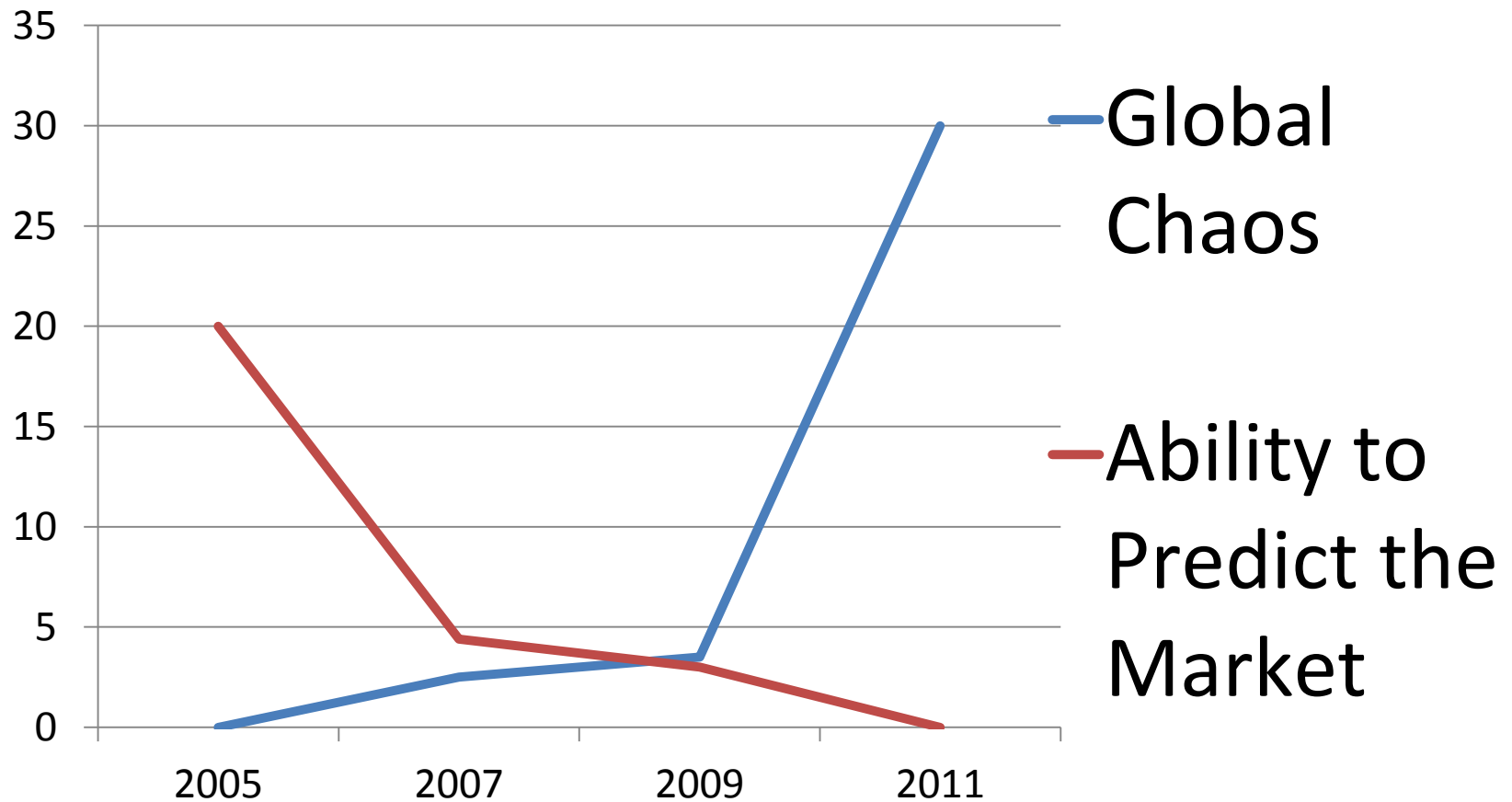




# Industry Update and Forecast

2011

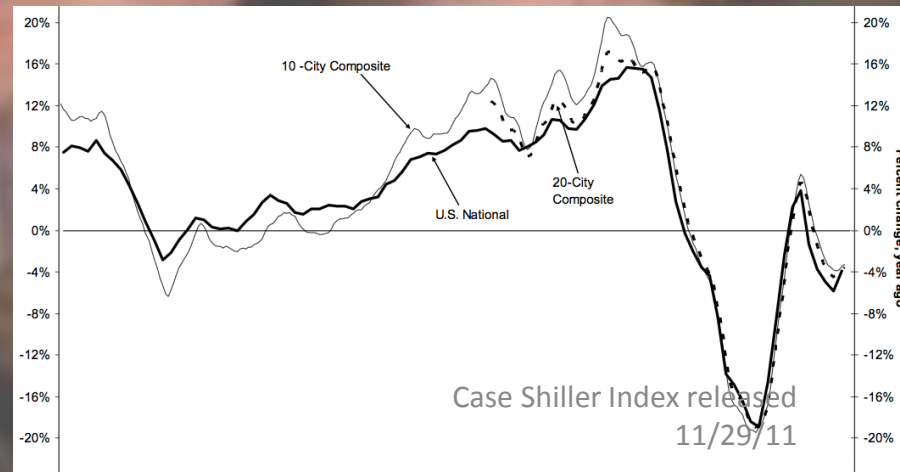
# Forecasting Ease Scale



# These aren't the numbers you are looking for

	2011 Q3 Level	2011 Q3/2011 Q2 Change (%)	2011 Q2/2011 Q1 Change (%)	1-Year Change (%)
U.S. National Index	130.39	0.1%	3.8%	-3.9%
Metropolitan Area	September 2011 Level	September/August Change (%)	August/July Change (%)	1-Year Change (%)
Atlanta	95.99	-5.9%	-2.4%	-9.8%
Boston	154.39	-0.8%	-0.1%	-1.2%
Charlotte	112.43	-0.9%	-0.1%	-2.6%
Chicago	118.49	-0.8%	1.4%	-5.0%
Cleveland	100.58	-1.2%	0.3%	-3.1%
Dallas	116.54	-0.6%	0.2%	-0.8%
Denver	125.44	-0.8%	0.4%	-1.5%
Detroit	73.17	-0.5%	1.6%	3.7%
Las Vegas	93.80	-1.4%	-0.3%	-7.3%
Los Angeles	168.00	-0.8%	-0.4%	-4.2%
Miami	139.83	-0.7%	-0.3%	-4.0%
Minneapolis	114.65	-0.9%	0.3%	-7.4%
New York	169.92	0.1%	0.5%	-2.6%
Phoenix	100.22	-0.2%	-0.1%	-6.5%
Portland	136.10	0.1%	0.1%	-5.7%
San Diego	153.72	-0.8%	-0.2%	-5.4%
San Francisco	133.22	-1.5%	-0.1%	-5.9%
Seattle	135.59	-1.1%	-0.3%	-6.5%
Tampa	127.37	-1.5%	0.0%	-6.7%
Washington	188.07	1.2%	0.6%	1.0%
Composite-10	155.73	-0.4%	0.2%	-3.3%
Composite-20	141.97	-0.6%	0.1%	-3.6%

Source: S&P Indices and Fiserv  
Data through September 2011



# Some Numbers that Matter

- Lowest delinquency rates since Q4 2008
- Best book of business in years
- First time homebuyer back-log
- Foreclosure starts up nationally

And.....

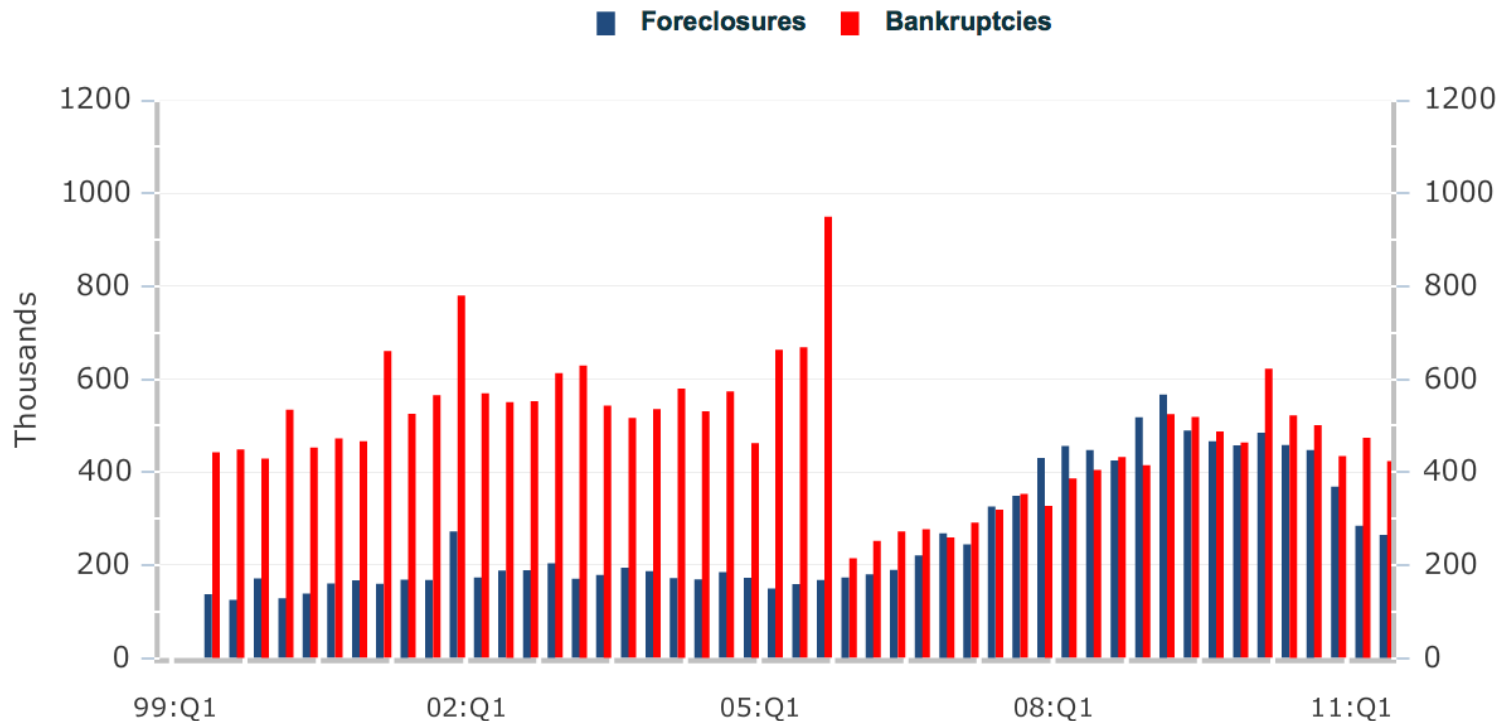


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# Great News!

Number of Consumers with New Foreclosures and Bankruptcies



About 264,000 individuals had a foreclosure notation added to their credit reports between June 30 and September 30, a 7% decrease from the 2011Q2 level of new foreclosures. New bankruptcies in 2011Q3 were 18.8% below their levels of 2010Q3, at 423,000.





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# The new secondary market



# The Next Step



# More Market Shakers



- Jobs
- Fannie Freddie viability
- Shadow inventory
- Europe
- Election year
- Fed buying more MBS
- The dollar