

## Case-Shiller Analysis (Decline from Peak)

### Standard & Poors Case-Shiller Price Index Peak Decline

Region/Metro	Peak Value	Mar10/Lo	Decline	Rank	
<b>Dallas</b>	<b>126.47</b>	<b>114.00</b>	<b>-9.86%</b>	<b>1</b>	March
Denver	140.28	122.29	-12.82%	3	March
Charlotte	135.88	116.41	-14.33%	2	*NEW
Boston	182.45	147.61	-19.10%	4	April
Cleveland	123.49	98.54	-20.20%	5	March
New York	215.83	170.73	-20.90%	6	*NEW
Portland	186.51	146.42	-21.49%	7	*NEW
Atlanta	136.47	105.89	-22.41%	8	May
Seattle	192.3	146.02	-24.07%	9	*NEW
Chicago	168.6	122.05	-27.61%	10	*NEW
20-City Composite	206.52	140.05	-32.19%	-	May
Washington	251.07	167.72	-33.20%	11	March
10-City Composite	226.29	151.13	-33.21%	-	May
Minneapolis	171.12	110.53	-35.41%	12	April
Los Angeles	273.94	159.82	-41.66%	13	May
Tampa	238.09	137.98	-42.05%	14	Dec09
San Diego	250.34	145.08	-42.05%	14	May
San Francisco	218.37	118.78	-45.61%	16	April
Detroit	127.05	68.78	-45.86%	17	*NEW
Miami	280.87	144.83	-48.44%	18	May
Phoenix	227.42	103.98	-54.28%	19	May
<b>Las Vegas</b>	<b>234.78</b>	<b>103.14</b>	<b>-56.07%</b>	<b>20</b>	Oct

### Quartile Figures

Minimum (100%)	-56.07%
1st Quartile (75%)	-42.94%
Mean (50%)	-30.40%
3rd Quartile (25%)	-20.72%
Maximum (Upper)	-9.86%

### NOTES:

\*Surprising to see several new lows on both coasts. NY, Seattle, Portland, and Chicago/Detroit plummet

# Case-Shiller Analysis (REBOUND)

Standard & Poors Case-Shiller Price Index: March 2010

Region/Metro	Current	Low	Increase	Peak	Rank
<i>San Francisco</i>	139.40	118.78	17.36%	218.37	1
<i>San Diego</i>	162.63	145.08	12.10%	250.34	2
<i>Minneapolis</i>	120.56	110.53	9.07%	171.12	3
<i>Los Angeles</i>	173.77	159.82	8.73%	273.94	4
<i>Phoenix</i>	111.89	103.98	7.61%	227.42	5
<i>Cleveland</i>	105.91	98.54	7.48%	123.49	6
<i>Washington</i>	178.70	167.72	6.55%	251.07	7
<i>Boston</i>	154.98	147.61	4.99%	182.45	8
<i>Denver</i>	128.27	122.29	4.89%	140.28	9
<i>10-City Composite</i>	158.99	151.13	5.20%	226.29	-
<i>20-City Composite</i>	145.93	140.05	4.20%	206.52	-
<i>Dallas</i>	118.39	114.00	3.85%	126.47	10
<i>Miami</i>	147.27	144.83	1.68%	280.87	11
<i>Las Vegas</i>	103.78	103.14	0.62%	234.78	12
<i>Atlanta</i>	106.23	105.89	0.32%	136.47	13
<i>Tampa</i>	138.10	137.98	0.09%	238.09	14
<i>Chicago</i>	-	122.08	0.00%	168.60	20
<i>Charlotte</i>	-	116.41	0.00%	135.88	20
<i>Portland</i>	-	146.42	0.00%	186.51	20
<i>Seattle</i>	-	146.02	0.00%	192.30	20
<i>New York</i>	-	170.73	0.00%	215.83	20
<i>Detroit</i>	-	68.78	0.00%	127.05	20

## Quartile Figures

Minimum (100%)	0.00%
1st Quartile (75%)	0.02%
Mean (50%)	4.02%
3rd Quartile (25%)	7.25%
Maximum (Upper)	17.36%

## NOTES:

Top 3 have been steady for more than one quarter with increasing home prices. Rest Extremely Variable Continued jumps in prices in Phoenix, LA, San Diego offsetting declines in NY, Chicago, Seattle, Atlanta Now 2 parts to the recovery: A California - Mountain States, Texas, and Governmental NE and the other a declining industrial/mfg or financial center city (Detroit, Seattle [WaMu], Charlotte, NYC and Atlanta)