



First American CoreLogic Media Alert on Housing Prices as of June 2009

August 19, 2009

National Home Price Declines Continue to Improve;

Year-Over-Year and Seasonal Comparisons Seen as Positives

National housing prices fell 7.8 percent in June 2009 compared to June 2008 representing the smallest year-over-year decline recorded to date in 2009, according to newly released data from First American CoreLogic and its LoanPerformance Home Price Index (HPI). June's decline was a 0.7-percent improvement over the 8.5 percent decline in May*.

- Month-over-month declines have been moderating in the first half of 2009. Between January and June 2009 home prices improved by 3.3 percent. This is the first time in four years that the spring and summer seasonal price trend exhibited its normal pattern.
- The seasonal improvement in home prices in the first half of 2009 is a positive sign, but it is important to note that a decline in distressed sales, rather than an increase in traditional home sales prices, was responsible for the uptick. If the decline in distressed sales is sustainable, and not simply a result of recent foreclosure moratoriums, this could be the first step toward recovery, which will then be followed by outright price increases that will result in continued upward price trends.
- Nevada (-25.4 percent) remained the top-ranked state for annual price depreciation barely edging out Florida (-25.1 percent), which, unlike other hard hit states, is experiencing worsening price declines in 2009. California (-17.0 percent) continued to improve in June and its depreciation rate is the lowest since October 2007. Arizona (-16.2 percent) and Illinois (-14.8 percent) round out the top five states for price declines.
- More than 15.2 million U.S. mortgages, or 32.2 percent of all mortgaged properties, were in negative equity position as of June 2009. June's negative equity share was slightly lower than the 32.5 percent as of the end of March 2009, and it reflects the recent stabilization of home prices. The aggregate property value for loans in a negative equity position was \$3.4 trillion, which represents the total property value at risk of default. Full negative equity data is available at http://www.loanperformance.com/loanperformance_hpi.aspx#NegEqReport.

“Year-over-year and seasonal home price trends continued to move in positive directions in June. However, the economy continues to contract and there is a large overhang of distressed properties that



have yet to clear. Until supply and demand imbalances adjust to more normal levels, future home price movements will remain sluggish,” said Mark Fleming, chief economist for First American CoreLogic.

LoanPerformance HPI Ranking Among the Country’s Largest CBSAs:

CBSA	12 Month HPI Change %
Cape Coral-Fort Myers FL	-29.84%
Miami-Miami Beach-Kendall FL	-29.69%
Riverside-San Bernardino-Ontario CA	-28.48%
Las Vegas-Paradise NV	-28.30%
Fort Lauderdale-Pompano Beach-Deerfield Beach FL	-27.68%
Orlando-Kissimmee FL	-26.53%
Tampa-St. Petersburg-Clearwater FL	-20.77%
Phoenix-Mesa-Scottsdale AZ	-18.35%
Chicago-Naperville-Joliet IL	-17.49%
Oakland-Fremont-Hayward CA	-17.20%
Los Angeles-Long Beach-Glendale CA	-13.94%
Seattle-Bellevue-Everett WA	-13.19%
Cleveland-Elyria-Mentor OH	-12.15%
St. Louis MO-IL	-11.34%
Portland-Vancouver-Beaverton OR-WA	-10.88%
Edison-New Brunswick NJ	-10.79%
Washington-Arlington-Alexandria DC-VA-MD-WV	-10.00%
Atlanta-Sandy Springs-Marietta GA	-9.80%
Minneapolis-St. Paul-Bloomington MN-WI	-9.71%
San Francisco-San Mateo-Redwood City CA	-9.64%
San Diego-Carlsbad-San Marcos CA	-9.08%
New York-White Plains-Wayne NY-NJ	-7.92%
Honolulu HI	-7.17%
Boston-Quincy MA	-5.54%
Philadelphia PA	-5.08%
Raleigh-Cary NC	-4.24%
Salt Lake City UT	-4.16%
Charlotte-Gastonia-Concord NC-SC	-2.82%
Detroit-Livonia-Dearborn MI	-2.43%
Denver-Aurora-Broomfield CO	-2.31%
San Antonio TX	0.52%
Austin-Round Rock TX	1.04%
Dallas-Plano-Irving TX	1.71%
Houston-Sugar Land-Baytown TX	3.15%

Source: First American CoreLogic, LoanPerformance HPI, Single-Family Detached, as of June 2009.



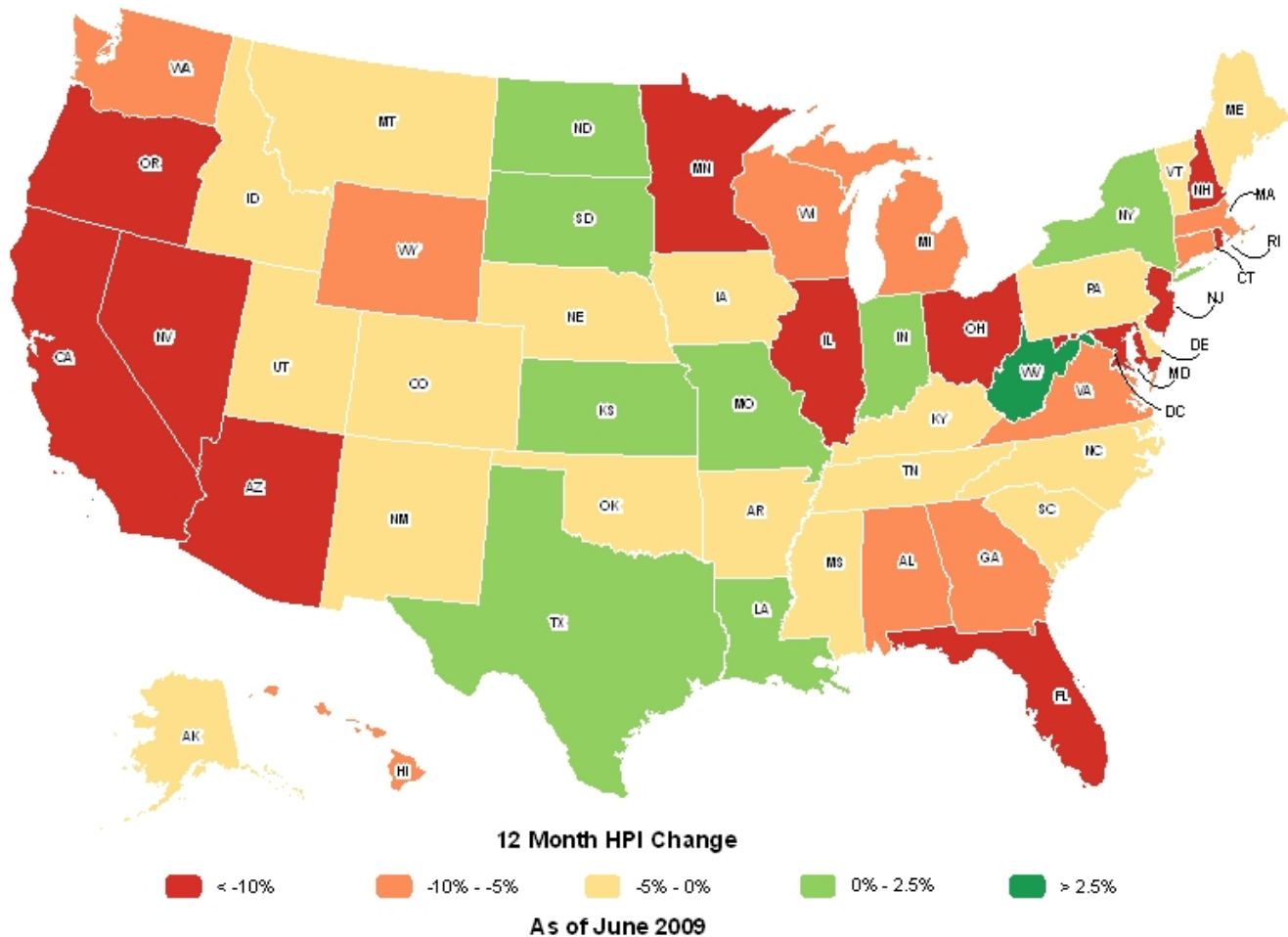
LoanPerformance HPI State and National Ranking:

STATE	12 Month HPI Change %
National	-7.82%
Nevada	-25.39%
Florida	-25.13%
California	-16.98%
Arizona	-16.16%
Illinois	-14.82%
Rhode Island	-12.83%
District of Columbia	-12.57%
New Hampshire	-11.37%
Maryland	-11.22%
Oregon	-11.20%
Ohio	-11.19%
New Jersey	-10.26%
Minnesota	-10.14%
Connecticut	-9.91%
Washington	-9.67%
Georgia	-8.66%
Hawaii	-6.03%
Wisconsin	-5.63%
Virginia	-5.58%
Michigan	-5.40%
Alabama	-5.18%
Massachusetts	-5.18%
Wyoming	-5.10%
Vermont	-4.22%
Maine	-4.10%
Kentucky	-3.98%
Colorado	-3.97%
Pennsylvania	-3.65%
Utah	-3.40%
Tennessee	-3.24%
South Carolina	-2.38%
Delaware	-2.34%
North Carolina	-2.30%
Iowa	-2.21%
Idaho	-2.18%
New Mexico	-2.02%
Arkansas	-1.56%
Nebraska	-1.09%
Montana	-0.70%
Oklahoma	-0.27%



Mississippi	-0.26%
Alaska	-0.16%
Indiana	0.17%
Missouri	0.28%
North Dakota	0.33%
Louisiana	0.60%
New York	0.82%
Kansas	1.24%
Texas	1.36%
South Dakota	1.67%
West Virginia	3.35%

*NY and WV state transaction counts are extremely low due to county level reporting lags. Significant downward revisions to the reported NY HPI data are expected as new county public record data is released. Source: First American CoreLogic, LoanPerformance HPI, Single-Family Detached, as of June 2009.



Source: First American CoreLogic, LoanPerformance HPI, 12 month change by state; single family detached series.



First American
CORELOGIC

Methodology:

The First American CoreLogic LoanPerformance HPI incorporates more than 30 years worth of repeat sales transactions, representing more than 45 million observations sourced from First American CoreLogic's industry-leading property information database. LoanPerformance HPI provides a multi-tier market evaluation based on price, time between sales, property type and loan type (conforming vs. nonconforming). The LoanPerformance HPI is a repeat-sales index that tracks increases and decreases in sales prices for the same homes over time, which provides a more accurate "constant-quality" view of pricing trends than basing analysis on all home sales. The LoanPerformance HPI provides the most comprehensive set of monthly home price indices and median sales prices available covering 7,669 ZIP codes, 958 Core Based Statistical Areas (CBSAs) and 679 counties located in all 50 states and the District of Columbia. Full-month June through mid-month July 2009 state and top CBSA-level data can be found at www.loanperformance.com/products/hpi.aspx.

*May's decline was revised downward from 9.2 percent to 8.5 percent to reflect updated public record data. Revisions with public record data are standard, and to ensure accuracy, First American CoreLogic incorporates the newly released public data to provide updated results.

Media Contacts:

For real estate industry and trade media:

Bill Campbell

bill@campbellewis.com

(212) 995.8057 (office)

(917) 328.6539 (mobile)

For general news media:

Lori Guyton

lguyton@crosbyvolmer.com

(901) 277.6066