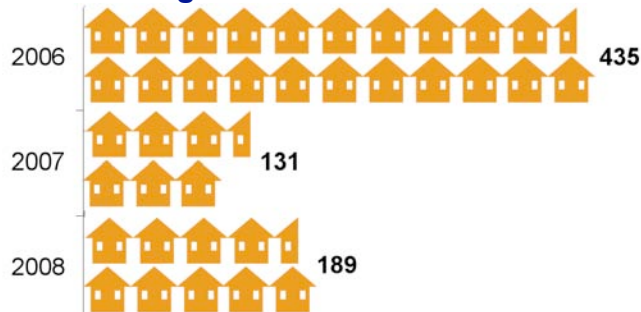




Downtown Sacramento has a residential population of 17,620 and is expected to grow by nearly 5% over the next 5 years.\* Despite an overall decline in the regional housing market, Downtown's home sales have remained relatively stable over the past year. An additional 149 new housing units are expected to be completed downtown later this year and 113 units are proposed.

\*Source: Claritas. Downtown Sacramento defined as 1-mile radius from 9<sup>th</sup> & J streets.

## New Housing Units Delivered



## Under Construction

Development	Units	Ground-breaking	Estimated Completion
North End Lofts I/II	27	2006	2009
14 <sup>th</sup> & R Street	12	2008	2009
Raley's Landing	TBD	2006	2009
Tapestri Square	58	2007	TBD
Washington Park	52	2006	TBD
<b>TOTAL</b>	<b>149</b>		

## Sales Volume and Prices<sup>†</sup>

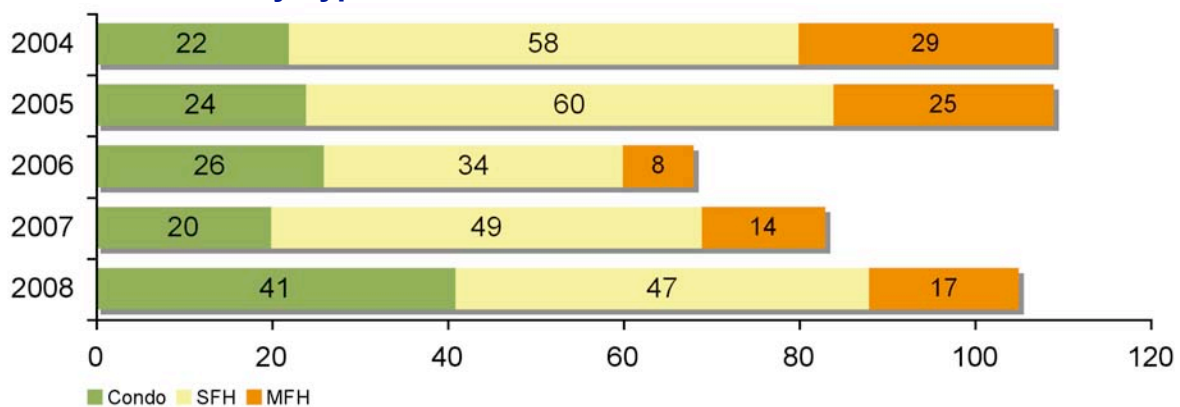
	# Sold	Median Price	Avg Price
4Q-08	18	\$366,250	\$351,873
3Q-08	36	\$372,000	\$369,858
2Q-08	28	\$363,474	\$352,979
1Q-08	23	\$417,000	\$416,824
4Q-07	25	\$326,000	\$357,439
3Q-07	19	\$407,000	\$413,007
2Q-07	25	\$359,000	\$398,192
1Q-07	14	\$369,000	\$372,399

<sup>†</sup>SacBee Home Sales Database Online for Zip Code 95811, 95814

## Proposed Construction

Development	Units	Ground-breaking	Estimated Completion
Maydestone (15&J)	32	2009	2010
La Valentina (12&D)	81	2010	TBD
<b>TOTAL</b>	<b>113</b>		

## Home Sales by Type<sup>†</sup>



<sup>†</sup>SacBee Home Sales Database Online. Sales not listed as Multi-Family or Condo were assumed to be Single Family Homes.