

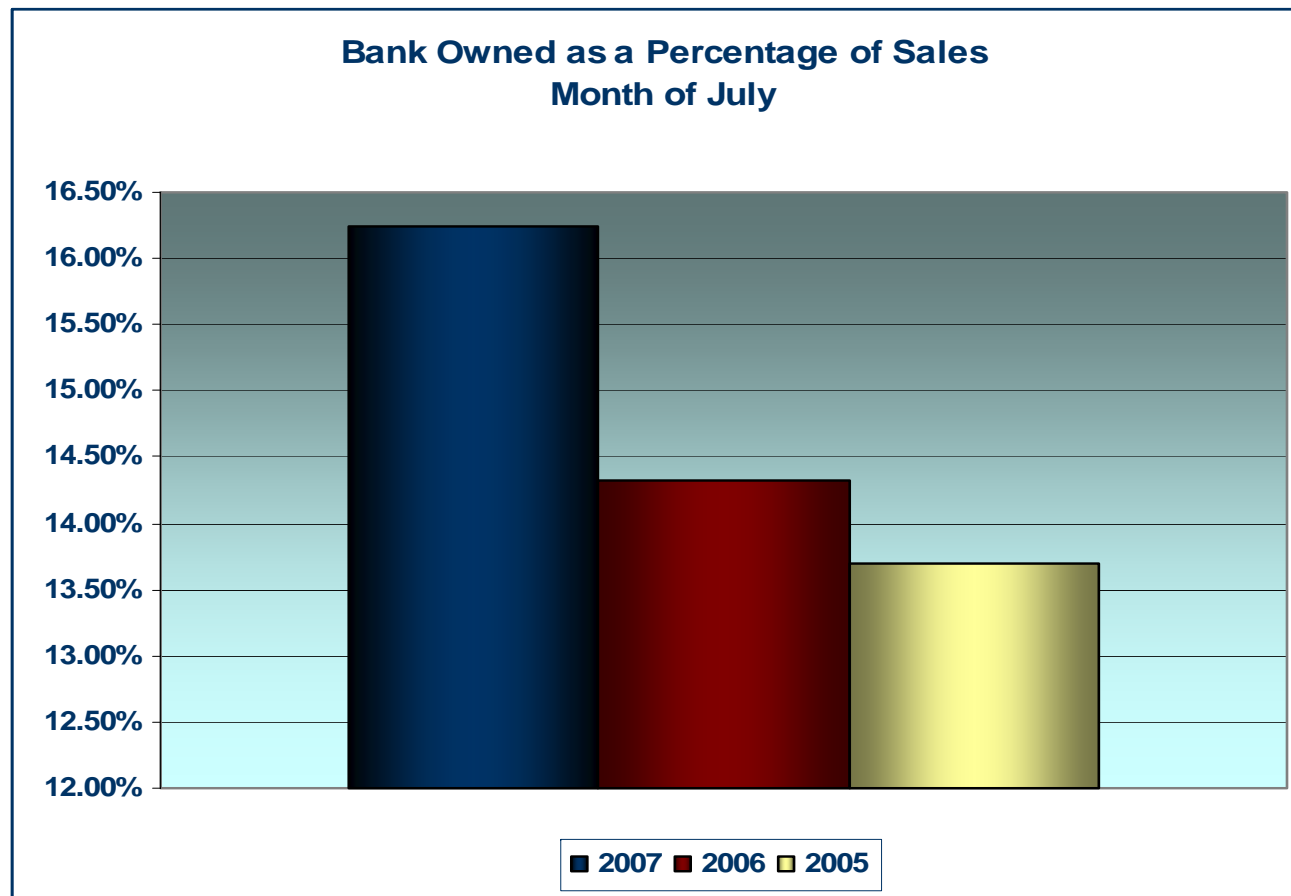


Metropolitan Indianapolis Board of REALTORS®

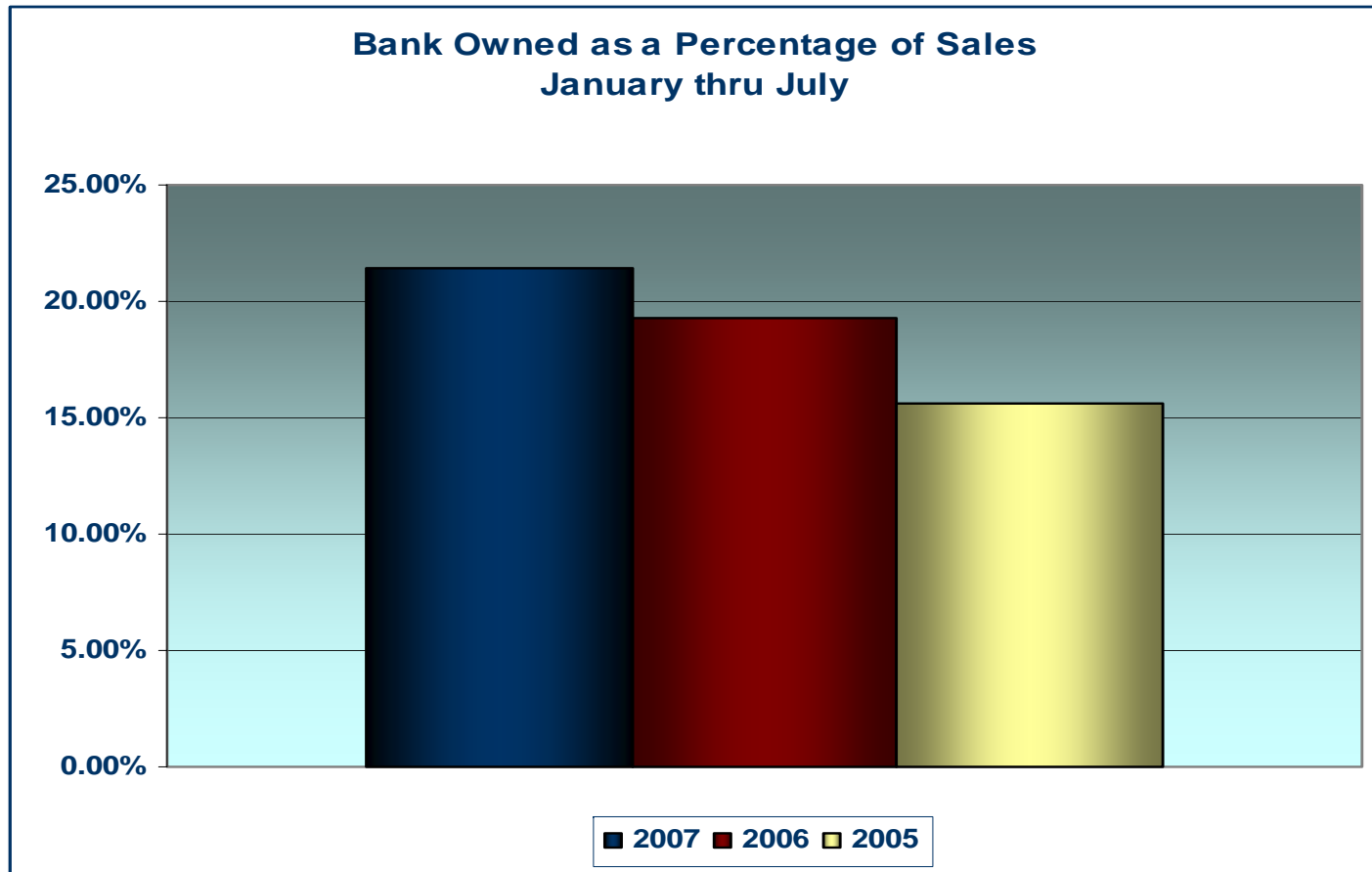
Foreclosure Conference

September 28, 2007

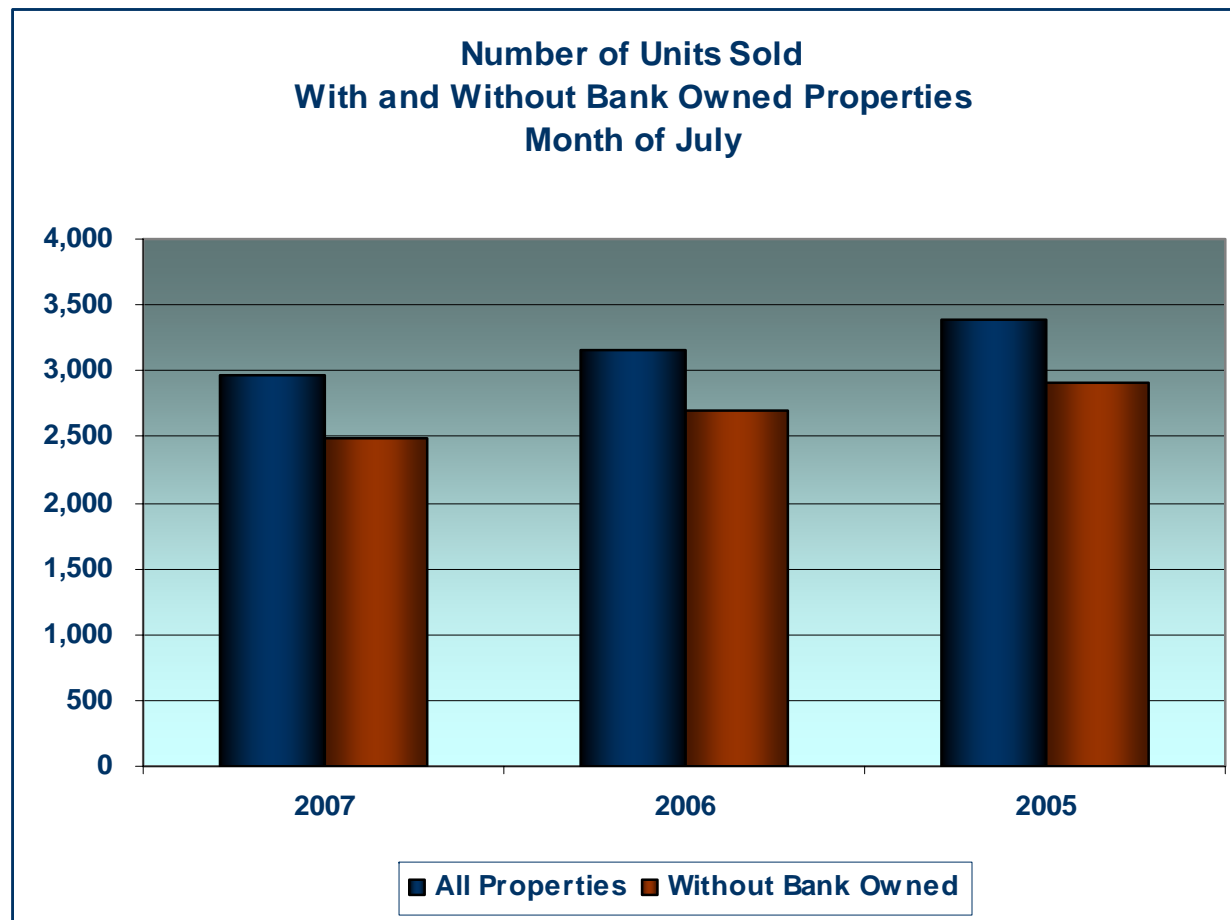
Market Factor



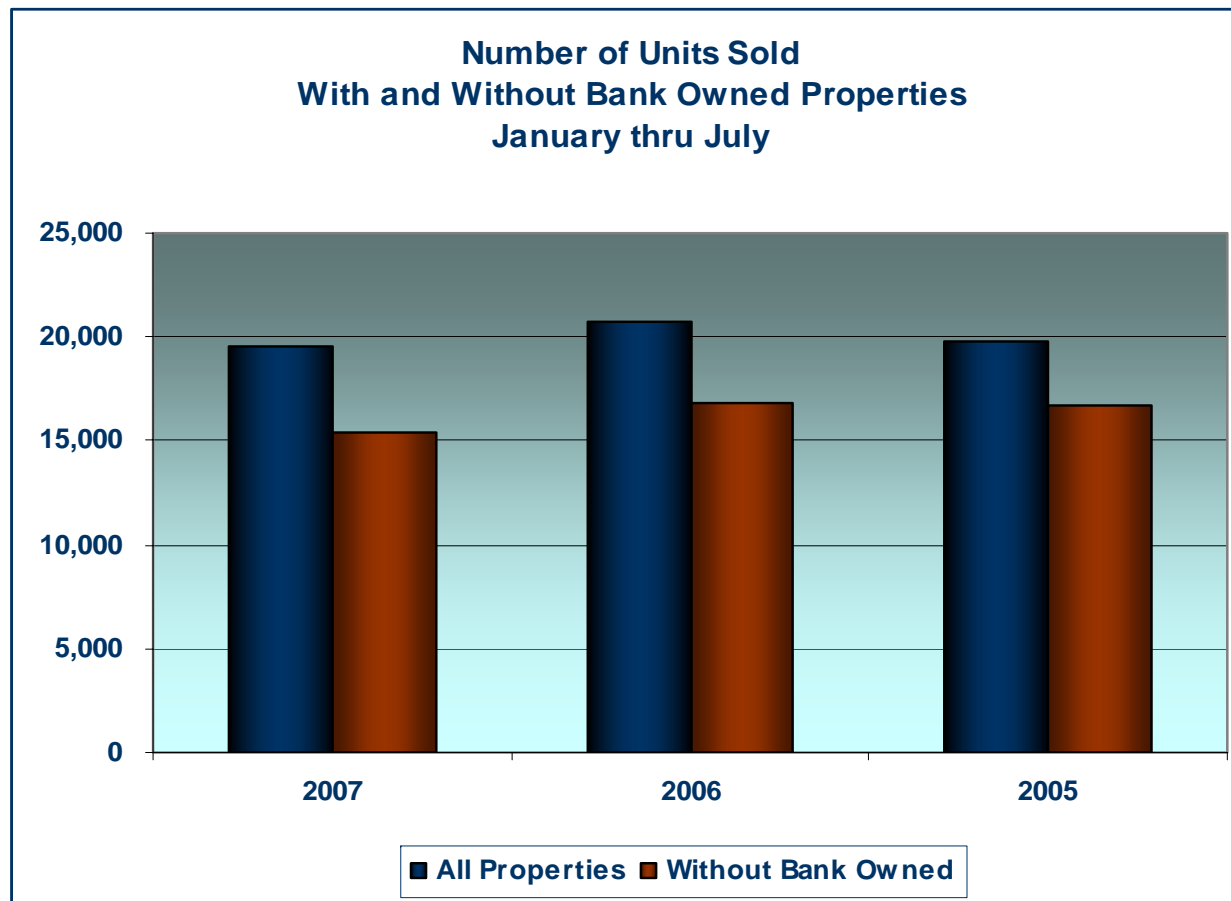
One in Five Sales...Foreclosure



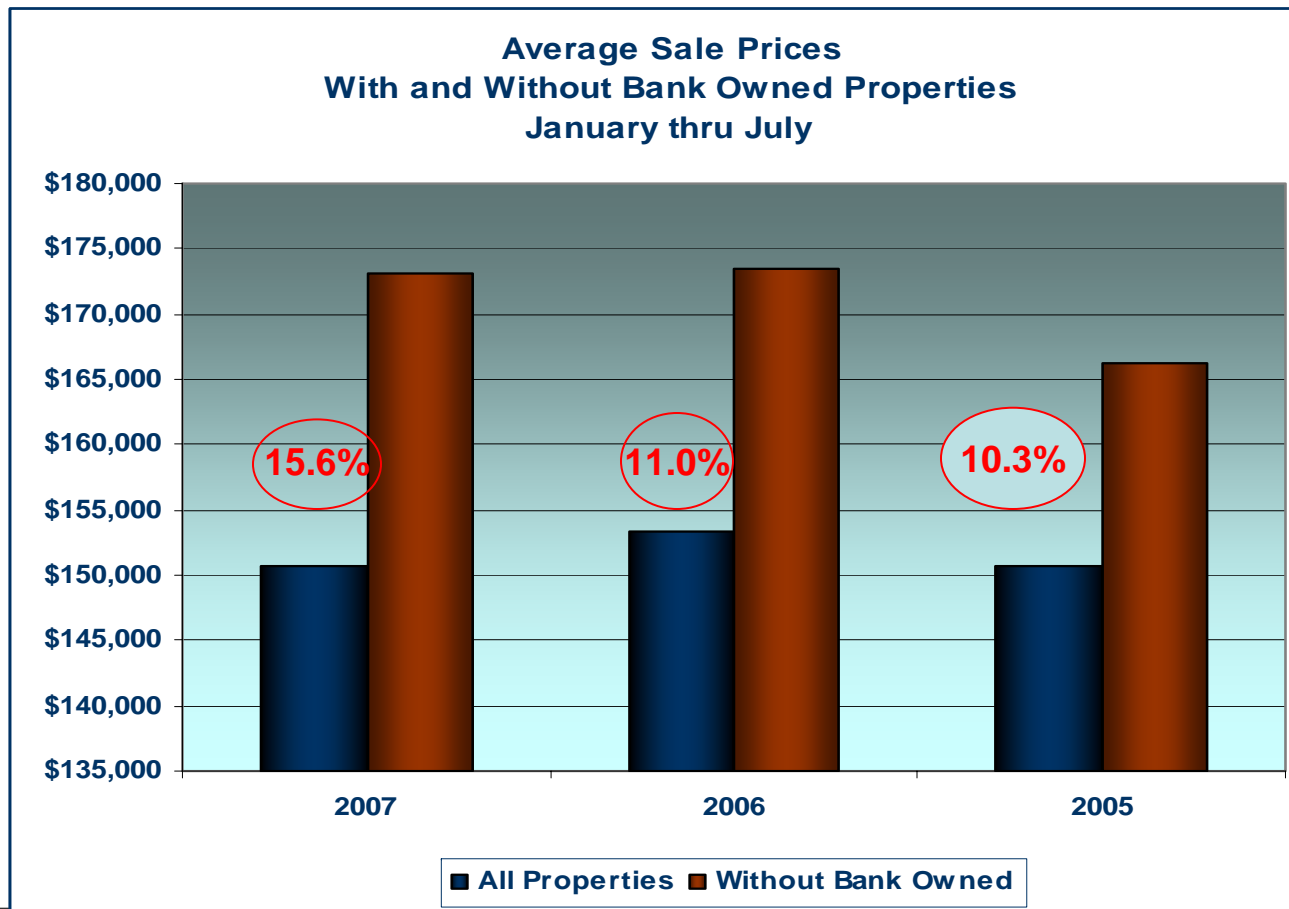
Increase of 19.4%



Increase of 27%

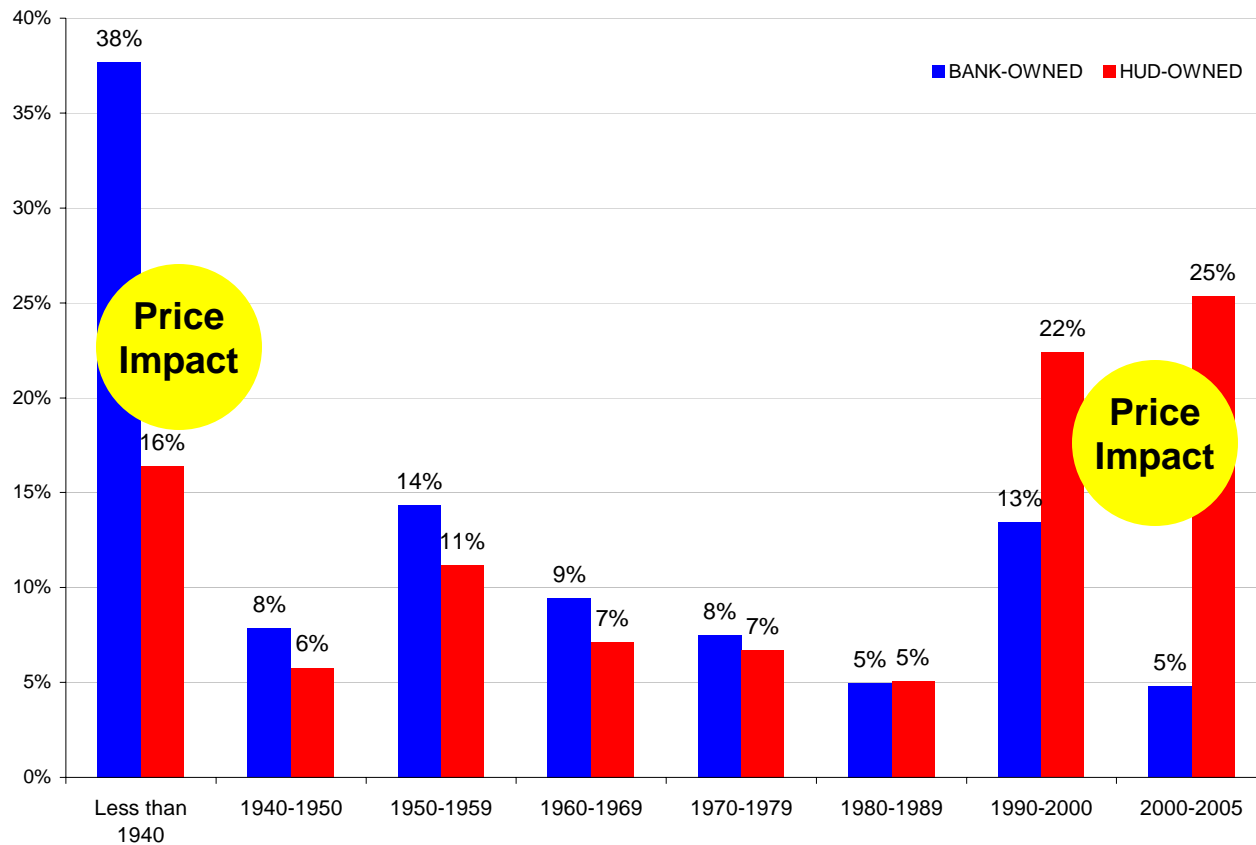


Would the Disparity be the Same Without Foreclosures



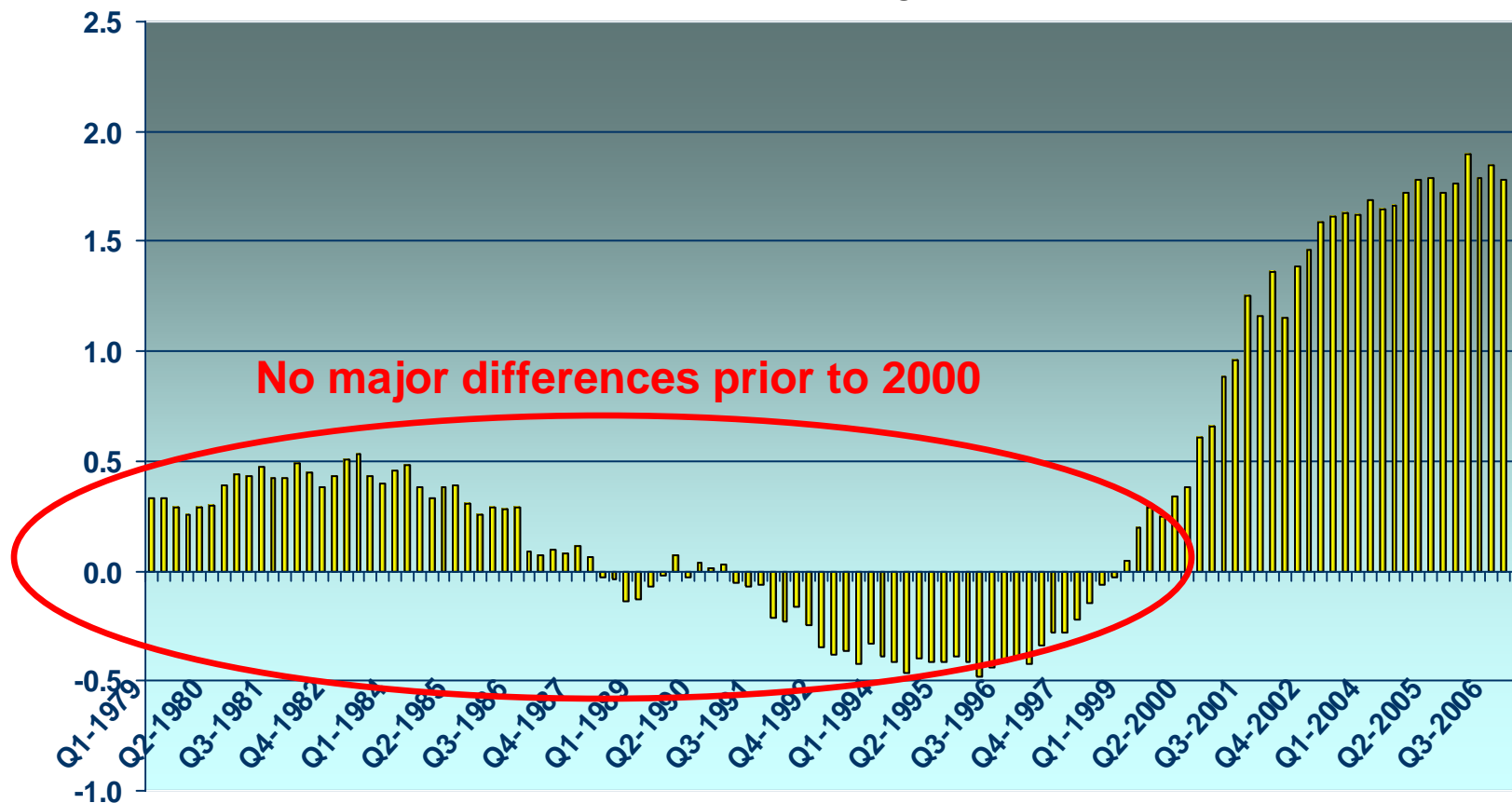
Proportion of Foreclosures by Year Built

Percent of HUD sample vs. Percent of Bank sample



Foreclosure Difference Between Indiana and U.S.

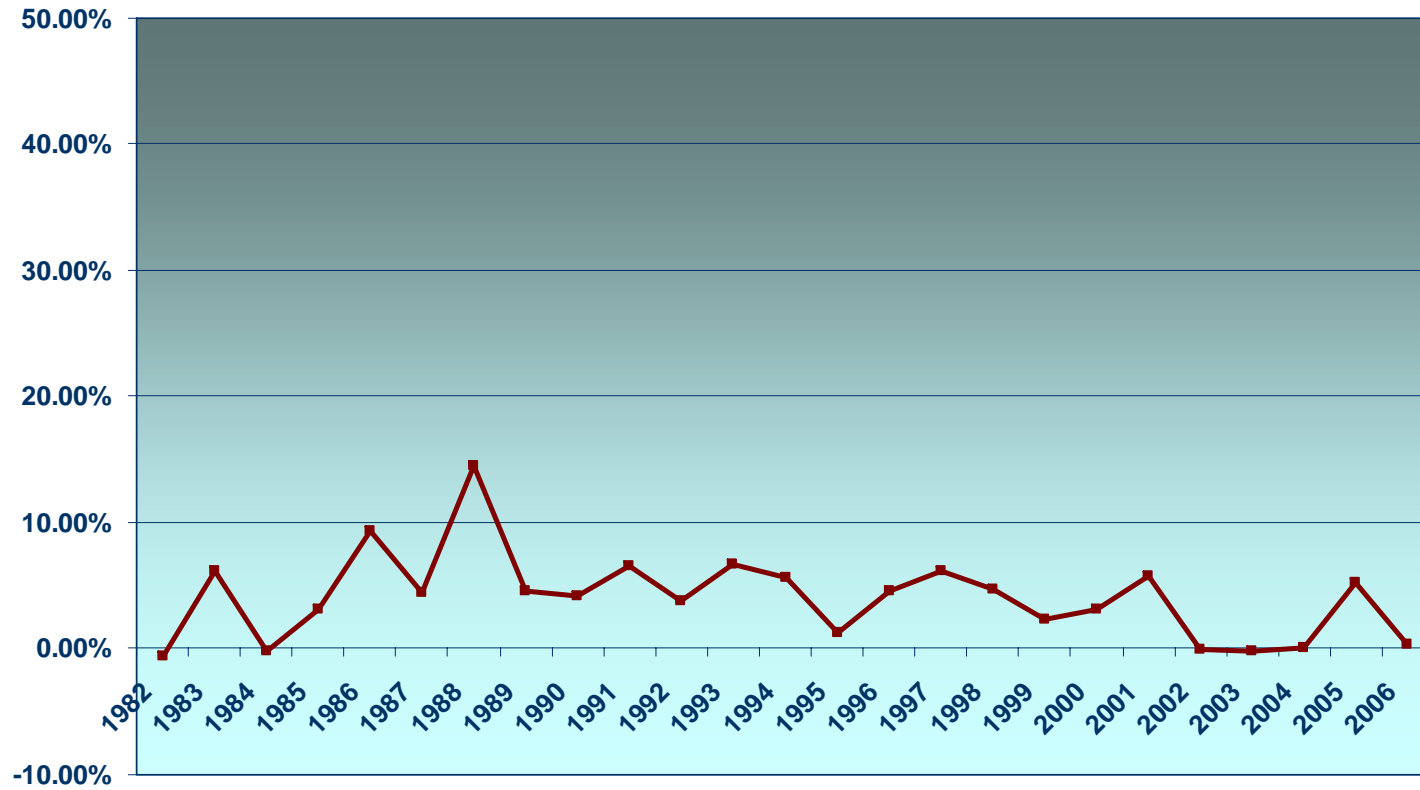
Indiana minus U.S. Average in % Points



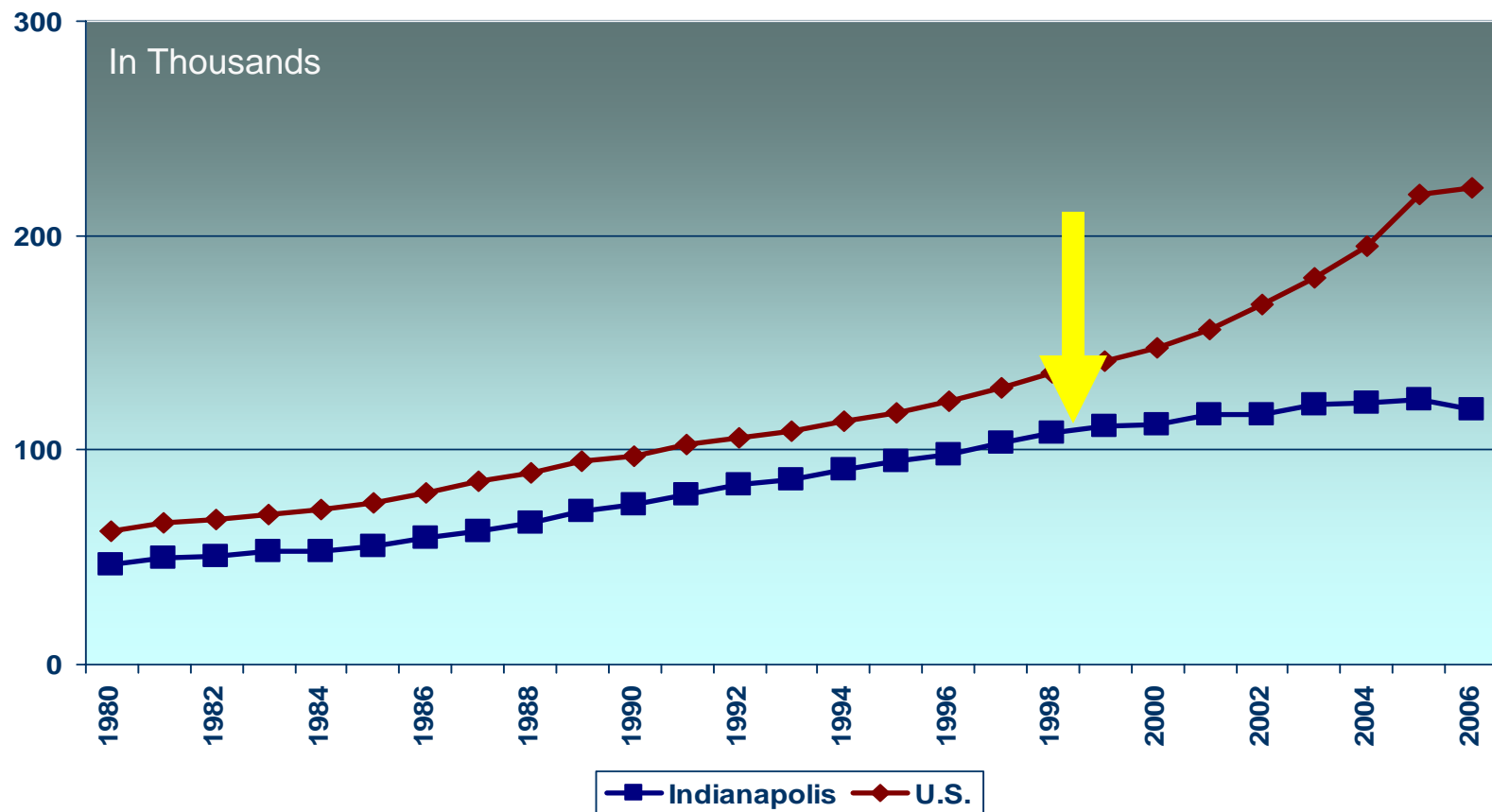


Does this really say anything about foreclosures and market conditions?

Appreciation change by year for MIBOR Service Area 1982-2006



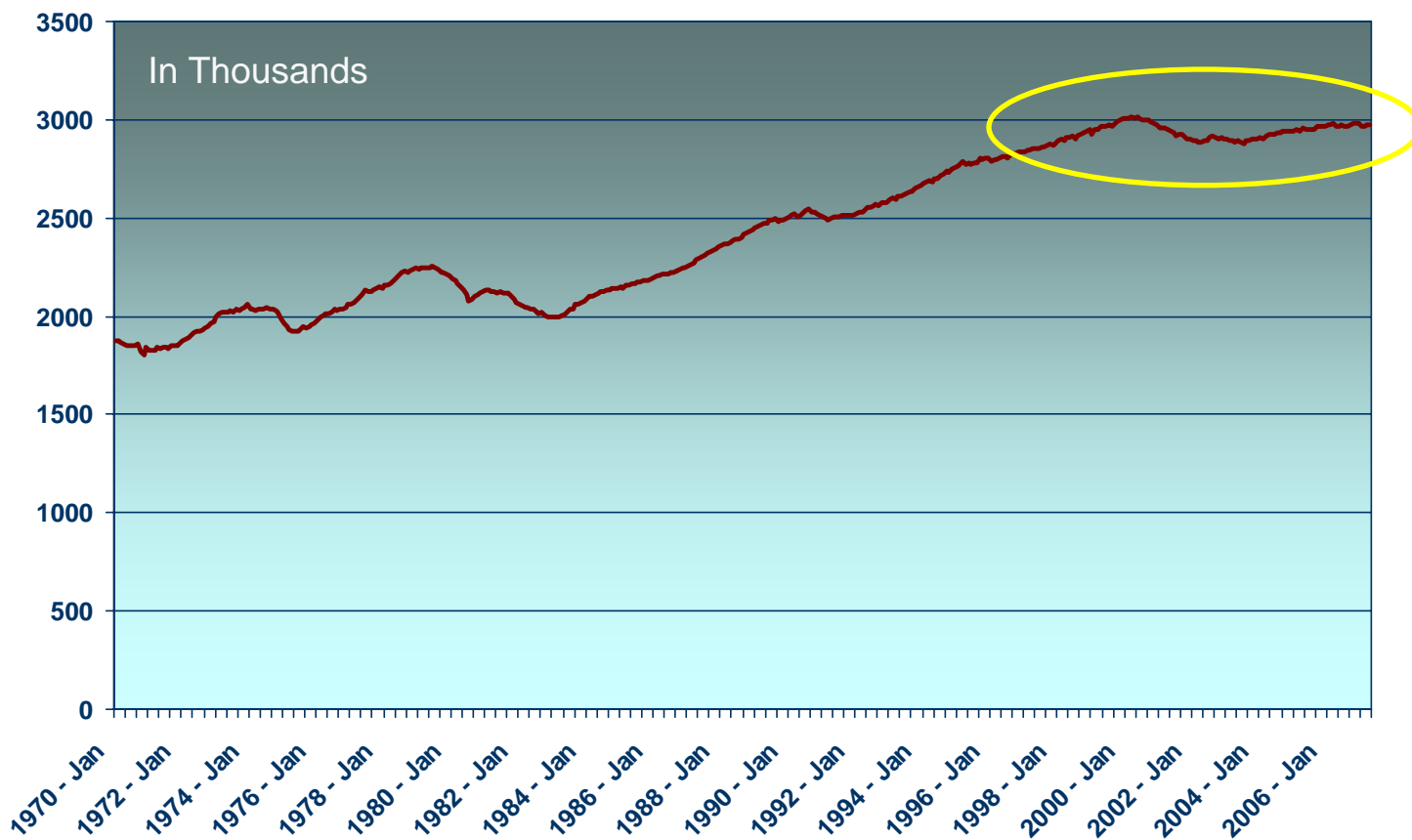
Price Trend Over Time



Source: NAR



Overall Payroll Jobs now recovering to the prior peak employment in 2000 in Indiana



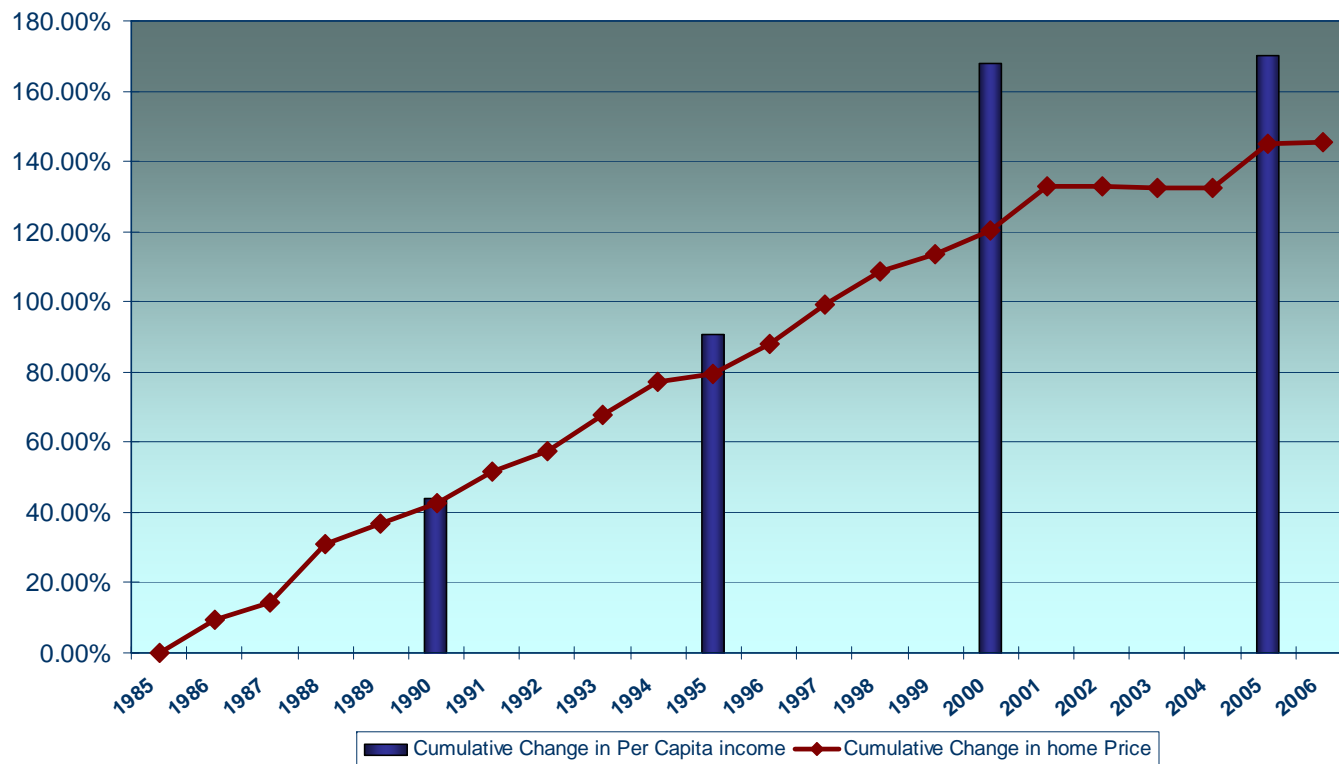
Source: BLS



Might suggest there is still buying power

e.g. 87% of homes sold in 2nd qtr '07 were affordable to families w/median income

Comparison of Increase in Per Capita Income to Change in Home Price 1985-2005





Presentation may be found at
[http://www.mibor.com/members/
brochure_study.asp](http://www.mibor.com/members/brochure_study.asp)