

	2008	2009*	2010†
Economic Indicators			
Inflation rate	3.8%	-0.4%	1.6%
Unemployment rate	5.8%	9.3%	9.8%
Gross domestic product	0.4%	-2.5%	2.8%
Housing			
Existing-Home Sales			
Sales (in millions)	4,913	5,011	5,694
Prices	\$198,100	\$172,600	\$178,800
Change (in price)	-9.5%	-12.9%	3.6%
New-Home Sales			
Sales	485,000	397,000	549,000
Prices	\$232,100	\$211,100	\$219,900
Change (in price)	-6.4%	-9.0%	4.2%
Affordability Index	135	166	147
Inventory			
Housing starts	904,000	564,000	752,000
Months' supply (national average)	10.5	8.5	8.0
Mortgage delinquencies**	7.88%	9.24%	NA
Mortgage Financing			
Federal funds rate	1.9%	0.2%	0.5%
30-year fixed rate	6.1%	5.2%	5.7%
One-year adjustable rate	5.2%	4.8%	5.1%
Commercial Markets			
Office			
Vacancy rate	13.4%	16.1%	18.5%
Rental rate change	0.4	-12.1	-8.5
Net absorption (sq. ft. in millions)	12.3	-56.1	-43.3
Industrial			
Vacancy rate	10.4%	13.5%	15.4%
Rental rate change	-0.8	-10.8	-11.5
Net absorption (sq. ft. in millions)	-57.2	-298.7	-140.5
Retail			
Vacancy rate	9.7%	12.2%	13.0%
Rental rate change	-2.0	-1.3	-3.0
Net absorption (sq. ft. in millions)	-7.3	-21.9	-4.7
Multifamily			
Vacancy rate	5.7%	7.3%	7.4%
Rental rate change	2.9	-4.1	-3.3
Net absorption (units)	24,390	168,300	59,700

* Estimated. † Projected.

** National Delinquency Survey data from the Mortgage Bankers Association; 2009 data is as of the second quarter. NA: Not available.

Source: NAR Research