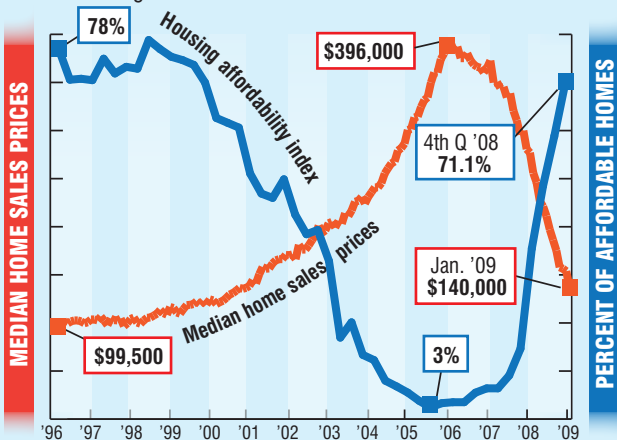


GOOD NEWS FOR BUYERS

From 1996 through 2005, Stanislaus County's median home sales prices (in red) soared, but they've been falling since. The percentage of homes affordable to median-income families (in blue) declined dramatically from 1996 through 2005, but it's been climbing since.



Home prices plunge in January

Median sales prices for all homes, including new and resale, single-family houses and condos:

STANISLAUS CO.

(64% decline from peak)

\$396,000



2005 peak

\$140,000

Jan. '09

MERCED CO.

(70% decline from peak)

\$382,750



2005 peak

\$115,000

Jan. '09

SAN JOAQUIN CO.

(66.2% decline from peak)

\$451,500



2005 peak

\$152,614

Jan. '09

Sources: National Association of Home Builders/Wells Fargo Housing Opportunity Index and MDA DataQuick Information Systems.