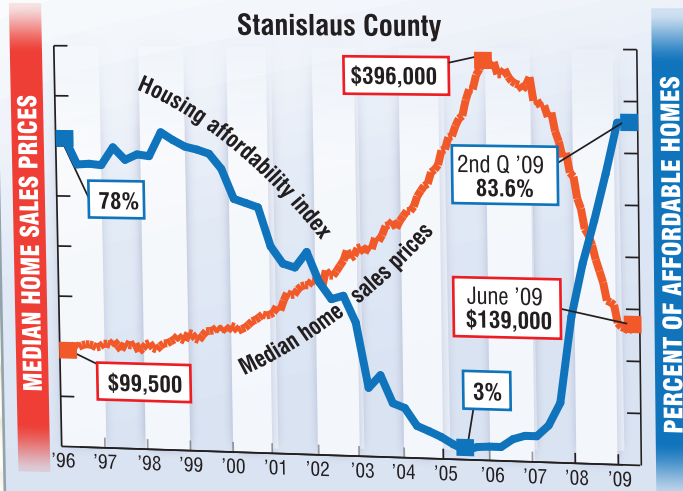
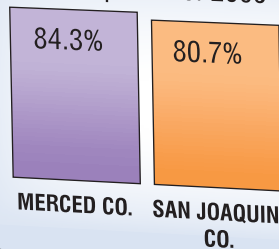


# GOOD NEWS FOR BUYERS

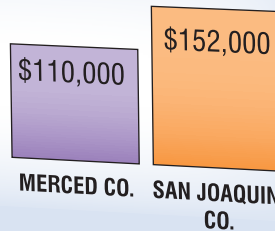
From 1996 through 2005, Stanislaus County's median home sales prices (in red) soared, but they've fallen since. The percentage of homes affordable to median-income families (in blue) declined dramatically from 1996 through 2005, but it's been climbing since.



Affordable homes in the second quarter of 2009



Home prices in June 2009



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