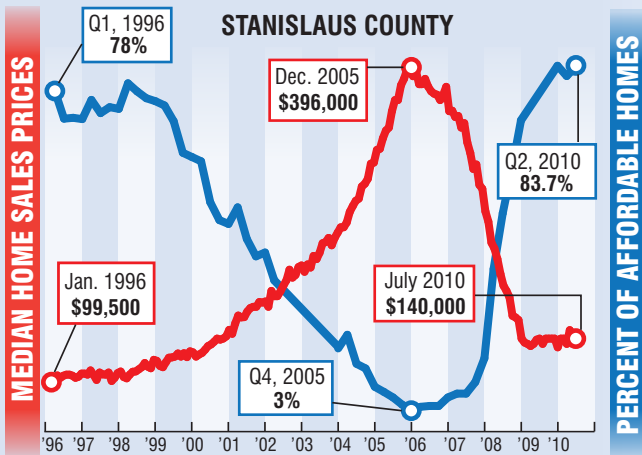
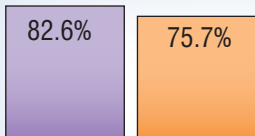


# HOUSING STAYS CHEAP

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 has risen since.

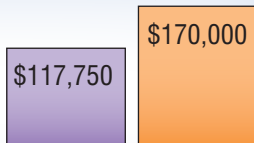


Affordable homes in the 2nd quarter of 2010



MERCED CO. SAN JOAQUIN CO.

Median home prices in July



MERCED CO. SAN JOAQUIN CO.

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