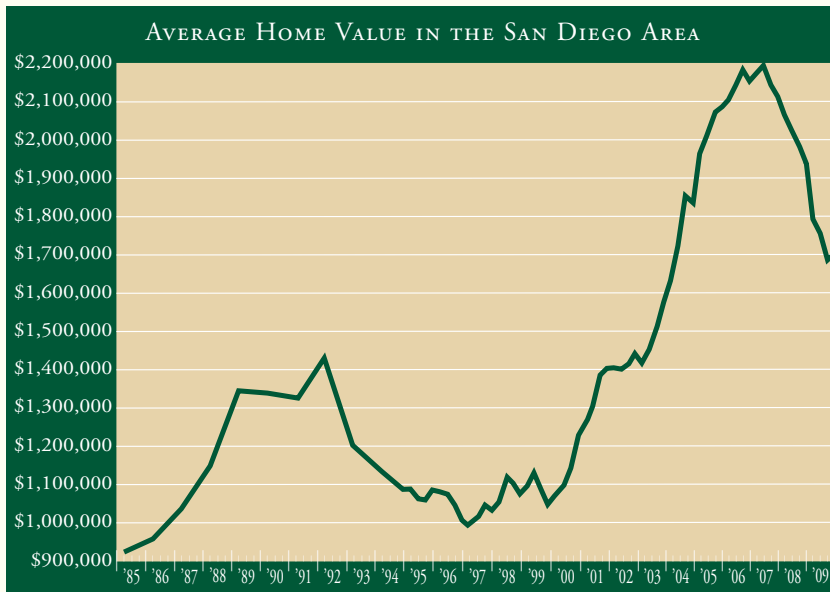




# FIRST REPUBLIC Prestige Home Index™ SAN DIEGO AREA



## ABOUT THE INDEX

The First Republic Prestige Home Index™ for San Diego is based on a portfolio representing a cross-section of homes valued at \$750,000 or more in 1995 in San Diego County.

Values of properties in the portfolio were traced back to 1985 using regression analysis and then calculated for each year as well as for all four quarters of 2009.

For each home in the portfolio, a market evaluation was performed for each time period taking into account repeat sales, comparable sales, and characteristics such as size of house.

The chart shows changing values of a portfolio of homes selected by First Republic, value of each home produced quarterly by Fiserv CSW, Inc. ©2010, First Republic Bank

Year	Month	Average Home Value	Prestige Home Index™	Year	Month	Average Home Value	Prestige Home Index™
1985	3/85	\$ 924,731	100.00	2001	3/01	\$1,274,637	137.84
1986	3/86	\$ 958,575	103.66		6/01	\$1,310,633	141.73
1987	3/87	\$1,038,602	112.31		9/01	\$1,391,909	150.52
1988	3/88	\$1,150,852	124.45		12/01	\$1,408,072	152.27
1989	3/89	\$1,348,216	145.80	2002	3/02	\$1,409,733	152.45
1990	3/90	\$1,342,660	145.19		6/02	\$1,404,580	151.89
1991	3/91	\$1,328,745	143.69		9/02	\$1,419,120	153.46
1992	3/92	\$1,438,978	155.61		12/02	\$1,454,514	157.29
1993	3/93	\$1,205,735	130.39	2003	3/03	\$1,421,441	153.71
1994	3/94	\$1,135,897	122.84		6/03	\$1,455,142	157.36
	12/94	\$1,090,225	117.90		9/03	\$1,517,399	164.09
1995	3/95	\$1,090,717	117.95		12/03	\$1,581,196	170.99
	6/95	\$1,063,865	115.05	2004	3/04	\$1,636,681	176.99
	9/95	\$1,061,922	114.84		6/04	\$1,728,396	186.91
	12/95	\$1,087,675	117.62		9/04	\$1,856,973	200.81
1996	3/96	\$1,084,198	117.24		12/04	\$1,840,754	199.06
	6/96	\$1,077,005	116.47	2005	3/05	\$1,970,542	213.09
	9/96	\$1,048,820	113.42		6/05	\$2,013,269	217.71
	12/96	\$1,008,758	109.09		9/05	\$2,071,547	224.02
1997	3/97	\$ 996,821	107.80		12/05	\$2,085,332	225.51
	6/97	\$1,019,727	110.27	2006	3/06	\$2,103,677	227.49
	9/97	\$1,047,263	113.25		6/06	\$2,141,641	231.60
	12/97	\$1,034,231	111.84		9/06	\$2,182,667	236.03
1998	3/98	\$1,055,855	114.18		12/06	\$2,153,301	232.86
	6/98	\$1,120,748	121.20	2007	3/07	\$2,171,079	234.78
	9/98	\$1,105,531	119.55		6/07	\$2,193,529	237.21
	12/98	\$1,077,154	116.48		9/07	\$2,142,272	231.66
1999	3/99	\$1,098,051	118.74		12/07	\$2,112,568	228.45
	6/99	\$1,131,228	122.33	2008	3/08	\$2,065,319	223.34
	9/99	\$1,091,274	118.01		6/08	\$2,023,417	218.81
	12/99	\$1,049,740	113.52		9/08	\$1,980,485	214.17
2000	3/00	\$1,071,054	115.82		12/08	\$1,937,286	209.50
	6/00	\$1,100,114	118.97	2009	3/09	\$1,790,279	193.60
	9/00	\$1,147,112	124.05		6/09	\$1,754,165	189.69
	12/00	\$1,234,250	133.47		9/09	\$1,688,231	182.56
					12/09	\$1,701,666	184.02

## FIRST REPUBLIC BANK

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