Housing Report

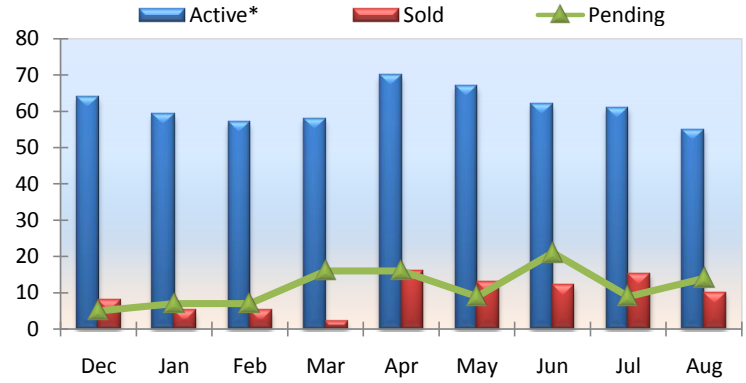
Attached Homes

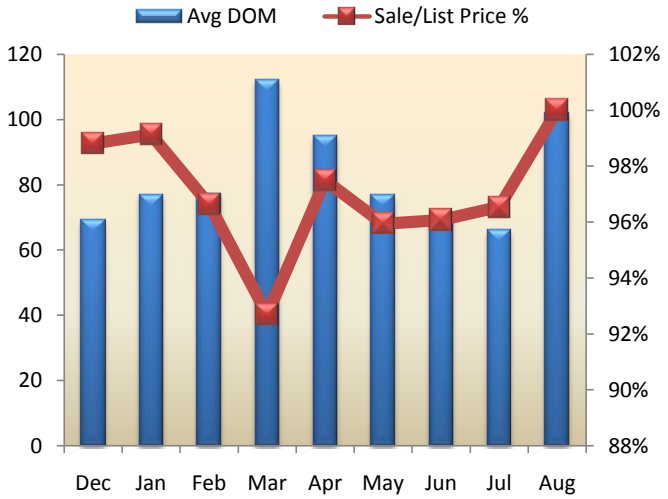
Prepared by the
Bay East Association of REALTORS®
August 2008

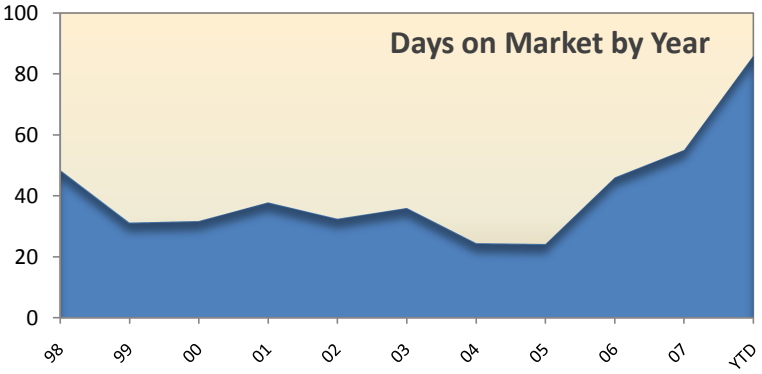
Attached Homes: Alameda

August-08

Days on Market (DOM) for the Alameda area year-to-date is around 86. The median attached home price in Alameda for August was $463,975. As of the last day of August there were 55 active homes in Alameda. At current selling rates this means there is approximately 4 months of inventory in Alameda remaining.

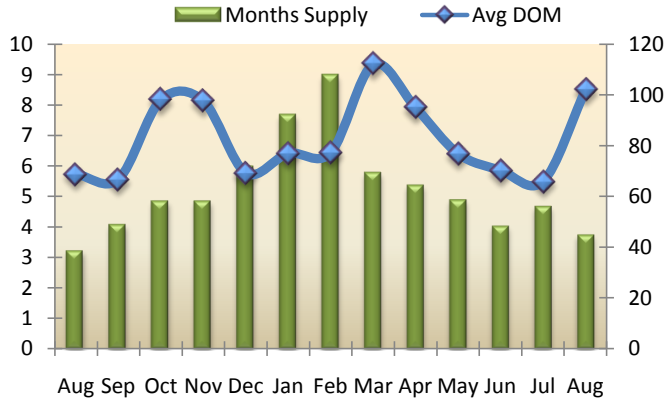






Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	55	11	23	3.2	$549,189	$550,000	$544,867	69	$405	$402	99.21%
Sep 07	60	10	11	4.1	$514,227	$490,000	$510,545	67	$379	$375	99.28%
Oct 07	60	16	12	4.9	$536,942	$532,500	$522,158	98	$400	$389	97.25%
Nov 07	60	11	17	4.9	$547,606	$445,000	$543,147	98	$342	$339	99.19%
Dec 07	64	5	8	6.0	$434,238	$407,900	$429,100	69	$334	$328	98.82%
Jan 08	59	7	5	7.7	$370,180	$297,000	$366,980	77	$410	$405	99.14%
Feb 08	57	7	5	9.0	$493,200	$510,000	$476,600	77	$346	$334	96.63%
Mar 08	58	16	2	5.8	$739,000	$685,000	$685,000	112	$389	$360	92.69%
Apr 08	70	16	16	5.4	$483,988	$481,000	$471,875	95	$352	$343	97.50%
May 08	67	9	13	4.9	$396,015	$319,000	$379,962	77	$372	$357	95.95%
Jun 08	62	21	12	4.0	$417,450	$402,500	$401,092	70	$347	$335	96.08%
Jul 08	61	9	15	4.7	$491,827	$492,500	$474,833	66	$335	$325	96.54%
Aug 08	55	14	10	3.8	$422,225	$463,975	$422,245	102	$283	$284	100.00%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Aug 08	10	-56.52%	$422,225	-23.12%	$463,975	-15.64%	$422,245	-22.50%	102	48.22%	100.00%
Aug 07	23	21.05%	$549,189	-1.99%	$550,000	0.92%	$544,867	-1.57%	69	62.63%	99.21%
Aug 06**	19	-9.52%	$560,336	8.23%	$545,000	5.83%	$553,573	5.40%	42	59.42%	98.79%



YTD Sold Summary

	2008	2007	2006	2005	2004
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k					
$100k-299k	17	2		5	32
$300k-399k	14	16	20	26	26
$400k-499k	21	34	35	34	52
$500k-599k	19	50	43	45	48
$600k-699k	4	17	22	17	15
$700k-799k	4	8	9	5	5
$800k-899k		1	3	3	1
$900k-999k		1	3	1	
$1m - 1.5m		1	2		
$1.5m +		1			

**as of the last day of the month at 11:59 pm PST **reflects change from 2005*

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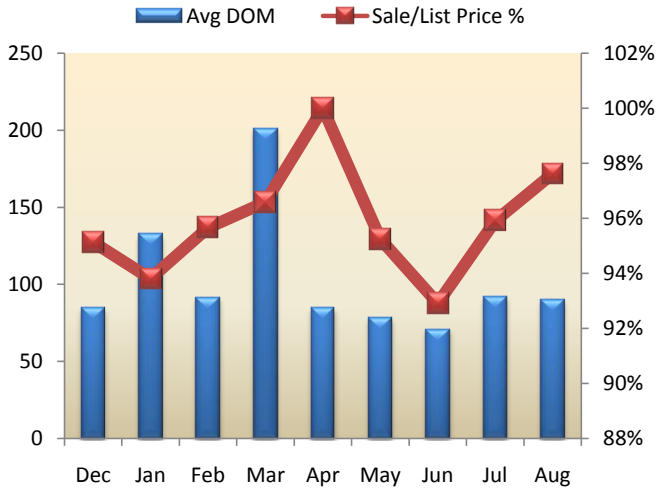
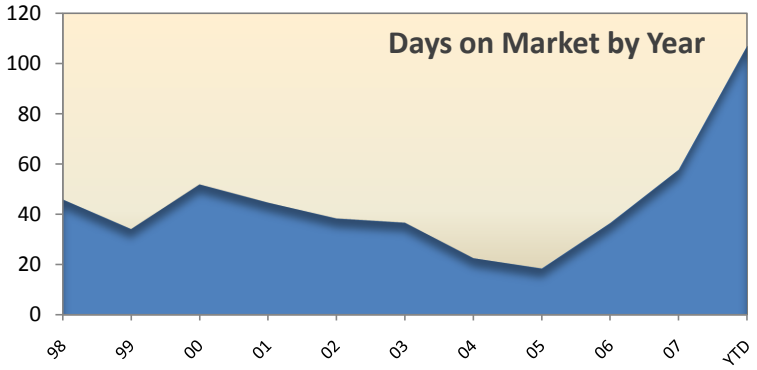
Attached Homes: Castro Valley

August-08

Days on Market (DOM) for the Castro Valley area year-to-date is around 107. The median attached home price in Castro Valley for August was $390,000. As of the last day of August there were 33 active homes in Castro Valley. At current selling rates this means there is approximately 7 months of inventory in Castro Valley remaining.

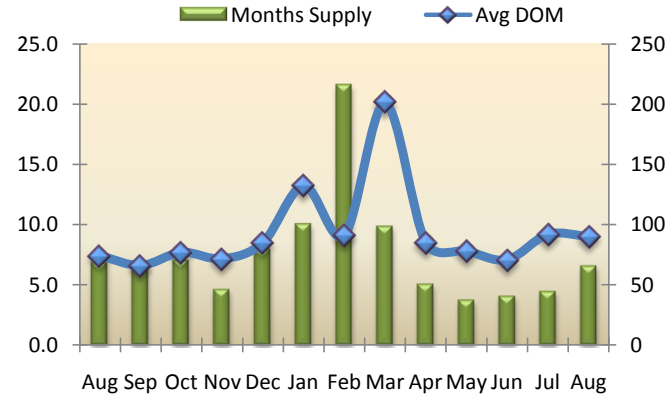




Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	46	3	10	6.9	$495,273	$440,500	$489,500	74	$364	$359	98.83%
Sep 07	43	8	1	6.8	$399,950	$392,000	$392,000	66	$342	$336	98.01%
Oct 07	33	3	7	7.1	$460,321	$430,000	$449,257	77	$351	$342	97.60%
Nov 07	28	7	2	4.7	$379,450	$379,500	$379,500	71	$311	$309	100.01%
Dec 07	32	2	8	8.0	$461,469	$417,475	$439,000	85	$347	$329	95.13%
Jan 08	37	2	1	10.1	$549,000	$515,000	$515,000	132	$335	$314	93.81%
Feb 08	36	1	1	21.6	$415,000	$397,000	$397,000	91	$335	$320	95.66%
Mar 08	33	7	2	9.9	$366,750	$354,250	$354,250	201	$327	$316	96.59%
Apr 08	29	9	2	5.1	$467,400	$467,400	$467,400	85	$261	$261	100.00%
May 08	29	7	9	3.8	$534,233	$521,500	$508,789	78	$340	$324	95.24%
Jun 08	26	3	5	4.1	$499,390	$390,000	$464,000	71	$341	$317	92.91%
Jul 08	24	6	5	4.5	$437,600	$390,000	$419,720	92	$353	$340	95.91%
Aug 08	33	6	2	6.6	$399,475	$390,000	$390,000	90	$234	$229	97.63%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 08	2	-80.00%	$399,475	-19.34%	$390,000	-11.46%	$390,000	-20.33%	90	21.77%	97.63%
Aug 07	10	66.67%	$495,273	-10.44%	$440,500	-12.69%	$489,500	-10.81%	74	70.84%	98.83%
Aug 06**	6	-64.71%	$552,981	-0.29%	$504,500	-7.09%	$548,833	-2.42%	43	184.97%	99.25%



YTD Sold Summary

	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k		1		2	1
$100k-299k	1		1	6	9
$300k-399k	11	9	6	10	26
$400k-499k	5	16	17	17	24
$500k-599k	7	18	14	24	10
$600k-699k	3	6	8	13	9
$700k-799k		4	10	10	
$800k-899k		1	1		
$900k-999k					

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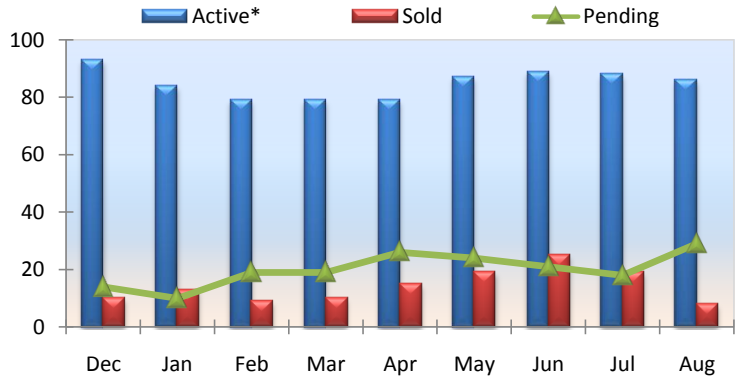
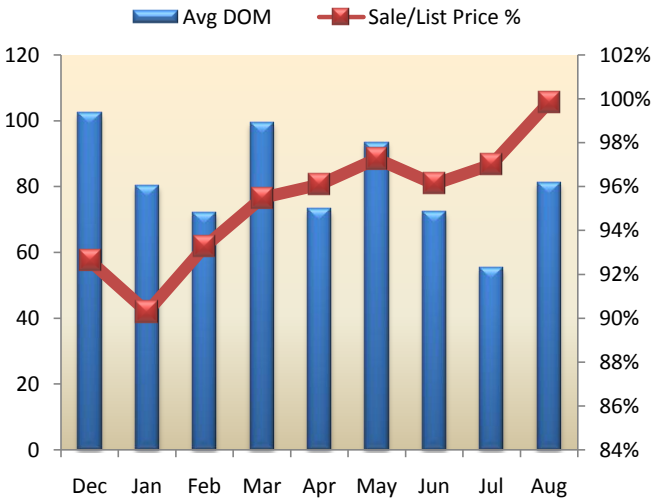
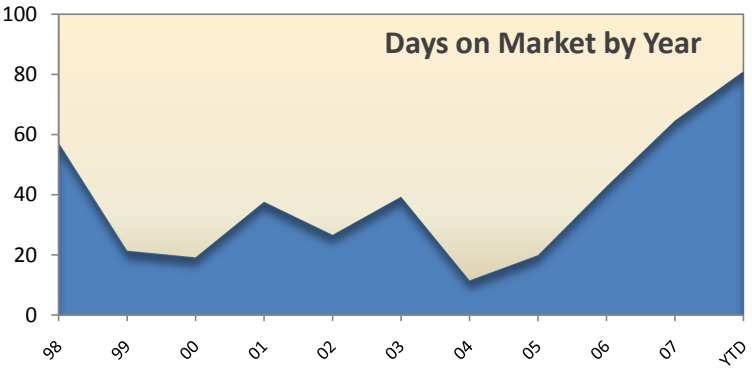
Attached Homes: Dublin

August-08

Days on Market (DOM) for the Dublin area year-to-date is around 81. The median attached home price in Dublin for August was $419,975. As of the last day of August there were 86 active homes in Dublin. At current selling rates this means there is approximately 4 months of inventory in Dublin remaining.

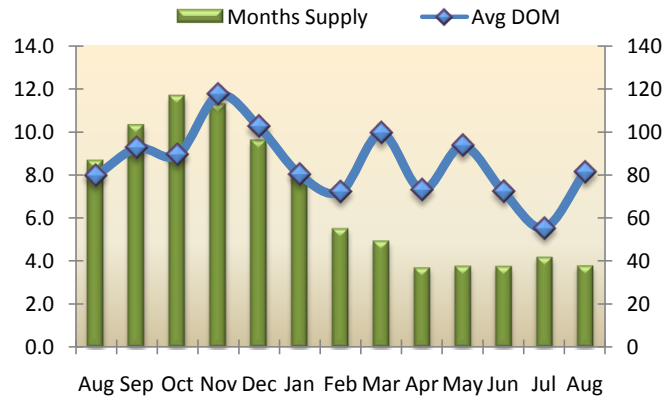






Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	136	11	15	8.7	$572,902	$554,000	$559,516	80	$364	$357	97.66%
Sep 07	124	10	14	10.3	$554,471	$547,950	$543,529	93	$367	$359	98.03%
Oct 07	113	8	11	11.7	$557,232	$510,000	$546,199	89	$369	$360	98.02%
Nov 07	94	7	6	11.3	$507,158	$487,500	$480,500	117	$381	$361	94.74%
Dec 07	93	14	10	9.6	$490,740	$478,000	$454,600	102	$330	$306	92.64%
Jan 08	84	10	13	8.1	$460,435	$425,000	$415,692	80	$341	$311	90.28%
Feb 08	79	19	9	5.5	$474,167	$445,000	$442,222	72	$324	$303	93.26%
Mar 08	79	19	10	4.9	$484,160	$464,700	$462,340	99	$325	$310	95.49%
Apr 08	79	26	15	3.7	$433,323	$430,000	$416,373	73	$347	$333	96.09%
May 08	87	24	19	3.8	$446,828	$445,000	$434,630	94	$306	$298	97.27%
Jun 08	89	21	25	3.8	$430,561	$420,000	$413,843	72	$306	$294	96.12%
Jul 08	88	18	19	4.2	$417,403	$425,000	$404,895	55	$325	$316	97.00%
Aug 08	86	29	8	3.8	$401,081	$419,975	$400,481	81	$306	$308	99.85%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Aug 08	8	-46.67%	$401,081	-29.99%	$419,975	-24.19%	$400,481	-28.42%	81	2.04%	99.85%
Aug 07	15	15.38%	$572,902	4.02%	$554,000	-1.07%	$559,516	2.13%	80	107.65%	97.66%
Aug 06**	13	-38.10%	$550,738	-7.02%	$560,000	-8.20%	$547,846	-8.35%	38	141.43%	99.47%



YTD Sold Summary

	2008	2007	2006	2005	2004
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k		4	4	1	1
$100k-299k	8	1	1		5
$300k-399k	31	13	6	9	38
$400k-499k	59	34	13	26	67
$500k-599k	22	101	68	58	37
$600k-699k		15	46	59	1
$700k-799k		5	2	3	
$800k-899k		1			
$900k-999k					

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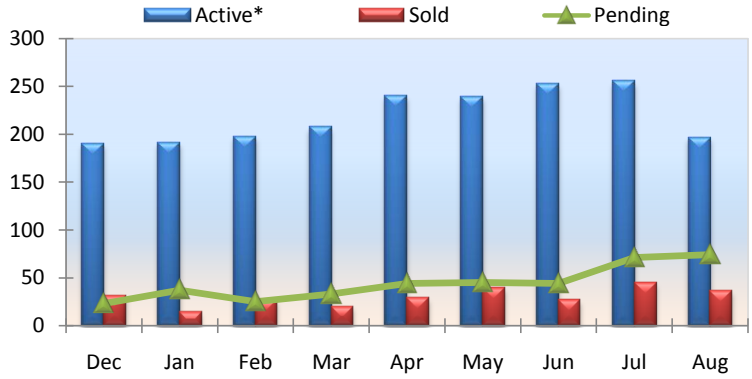
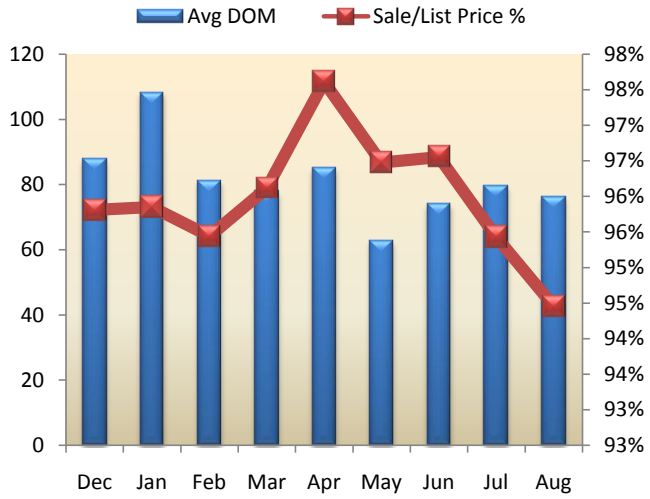
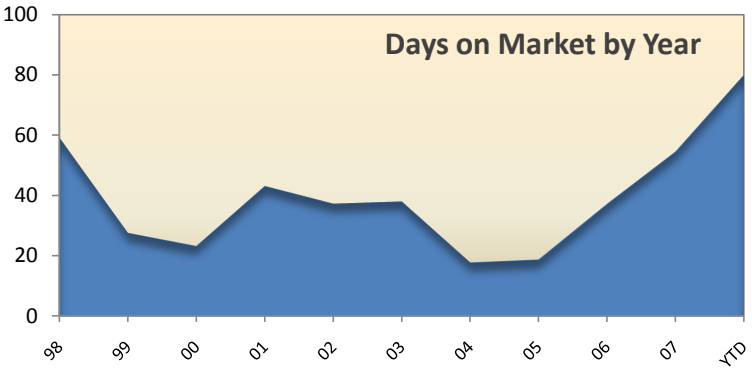
Attached Homes: Fremont

August-08

Days on Market (DOM) for the Fremont area year-to-date is around 80. The median attached home price in Fremont for August was $344,500. As of the last day of August there were 196 active homes in Fremont. At current selling rates this means there is approximately 3 months of inventory in Fremont remaining.



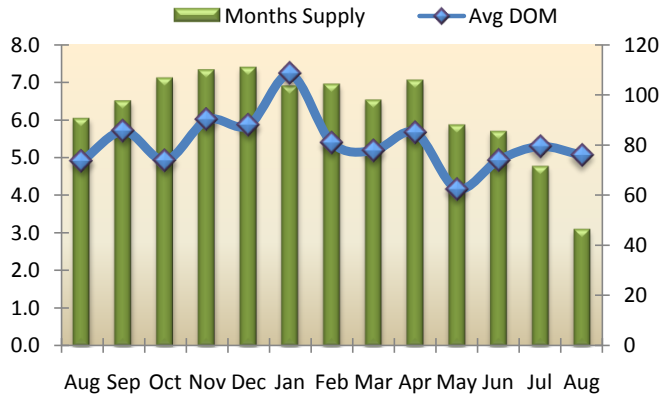




Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	266	43	55	6.0	$536,353	$515,000	$528,739	74	$392	$387	98.58%
Sep 07	269	36	32	6.5	$481,945	$445,500	$473,802	86	$383	$359	98.31%
Oct 07	261	31	33	7.1	$528,577	$525,000	$517,012	74	$398	$389	97.81%
Nov 07	220	23	27	7.3	$455,671	$430,888	$441,644	90	$359	$347	96.92%
Dec 07	190	23	31	7.4	$525,527	$545,000	$503,517	88	$413	$395	95.81%
Jan 08	191	37	14	6.9	$468,809	$428,900	$449,352	108	$374	$357	95.85%
Feb 08	197	25	27	7.0	$451,738	$450,000	$431,145	81	$371	$355	95.44%
Mar 08	207	33	20	6.5	$455,762	$359,500	$438,070	78	$378	$363	96.12%
Apr 08	240	44	29	7.1	$493,212	$430,000	$481,438	85	$375	$365	97.61%
May 08	239	45	39	5.9	$460,288	$425,000	$444,069	63	$370	$356	96.48%
Jun 08	253	44	27	5.7	$470,361	$469,000	$454,162	74	$368	$354	96.56%
Jul 08	255	71	45	4.8	$399,168	$360,000	$380,913	80	$335	$320	95.43%
Aug 08	196	74	36	3.1	$385,919	$344,500	$364,533	76	$322	$304	94.46%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 08	36	-34.55%	$385,919	-28.05%	$344,500	-33.11%	$364,533	-31.06%	76	3.17%	94.46%
Aug 07	55	-26.67%	$536,353	13.68%	$515,000	21.75%	$528,739	12.18%	74	115.70%	98.58%
Aug 06**	75	-21.05%	$471,811	-0.83%	$423,000	-9.01%	$471,334	-3.07%	34	110.39%	99.90%



YTD Sold Summary

	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k	3	6		2	3
$100k-299k	55	16	13	35	167
$300k-399k	65	108	172	178	273
$400k-499k	58	180	167	226	162
$500k-599k	41	67	105	104	79
$600k-699k	19	63	74	82	42
$700k-799k	5	33	30	35	
$800k-899k	9	6	5		
$900k-999k					

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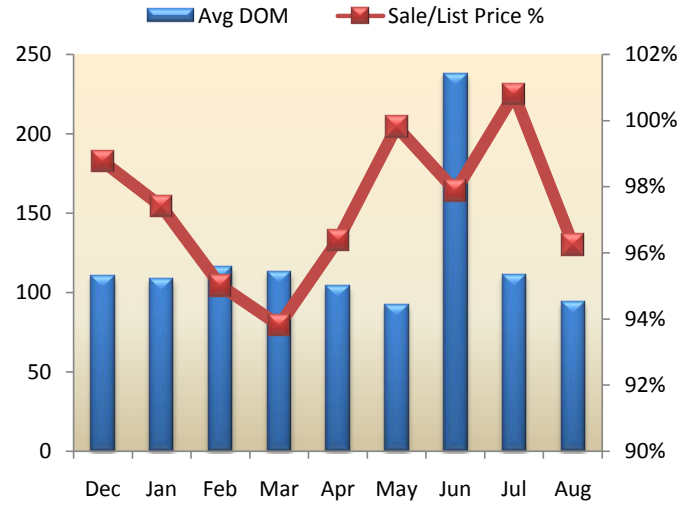
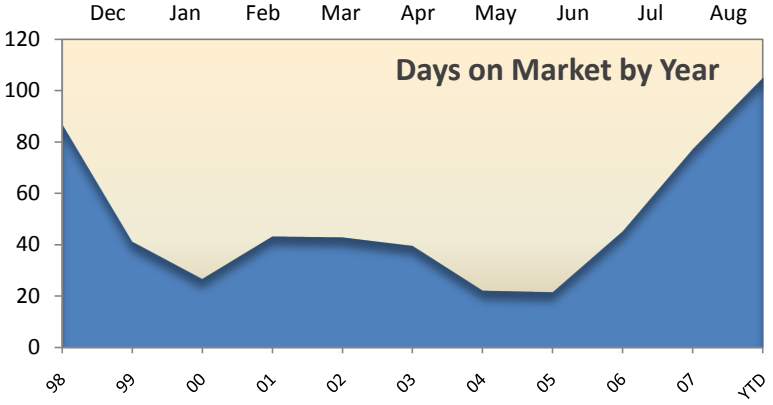
Attached Homes: Hayward

August-08

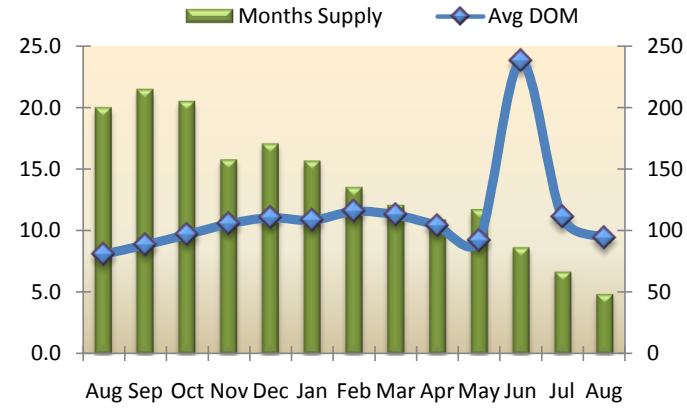
Days on Market (DOM) for the Hayward area year-to-date is around 105. The median attached home price in Hayward for August was $220,000. As of the last day of August there were 198 active homes in Hayward. At current selling rates this means there is approximately 5 months of inventory in Hayward remaining.





Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	266	10	12	20.0	$372,401	$327,500	$365,792	81	$347	$342	98.23%
Sep 07	250	13	12	21.4	$372,883	$360,000	$365,538	88	$326	$320	98.03%
Oct 07	225	10	9	20.5	$369,844	$350,000	$371,444	97	$321	$321	100.43%
Nov 07	194	14	10	15.7	$381,160	$330,500	$358,100	105	$309	$287	93.95%
Dec 07	176	7	10	17.0	$395,714	$395,000	$390,800	110	$295	$291	98.76%
Jan 08	172	12	4	15.6	$329,297	$309,950	$320,725	108	$301	$301	97.40%
Feb 08	180	21	9	13.5	$301,128	$300,000	$286,111	116	$301	$287	95.01%
Mar 08	201	17	8	12.1	$252,925	$230,500	$237,250	113	$196	$180	93.80%
Apr 08	207	19	19	10.9	$300,908	$275,000	$290,026	104	$239	$229	96.38%
May 08	215	19	13	11.7	$278,969	$275,000	$278,454	92	$223	$222	99.82%
Jun 08	210	35	9	8.6	$256,011	$237,900	$250,544	237	$231	$226	97.86%
Jul 08	216	43	18	6.7	$238,952	$232,950	$240,838	111	$178	$179	100.79%
Aug 08	198	44	42	4.9	$242,750	$220,000	$233,649	94	$216	$207	96.25%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Aug 08	42	250.00%	$242,750	-34.81%	$220,000	-32.82%	$233,649	-36.13%	94	16.51%	96.25%
Aug 07	12	-78.57%	$372,401	-12.04%	$327,500	-22.94%	$365,792	-13.60%	81	78.18%	98.23%
Aug 06**	56	-8.20%	$423,391	0.65%	$425,000	-1.16%	$423,375	-2.02%	45	172.89%	100.00%



YTD Sold Summary

Range	2008 # listings	2007 # listings	2006 # listings	2005 # listings	2004 # listings
< 100k			2		
$100k-299k	90	20	13	24	159
$300k-399k	43	52	83	136	219
$400k-499k	4	51	112	162	25
$500k-599k		27	60	41	
$600k-699k		2	7	1	
$700k-799k					
$800k-899k					
$900k-999k					

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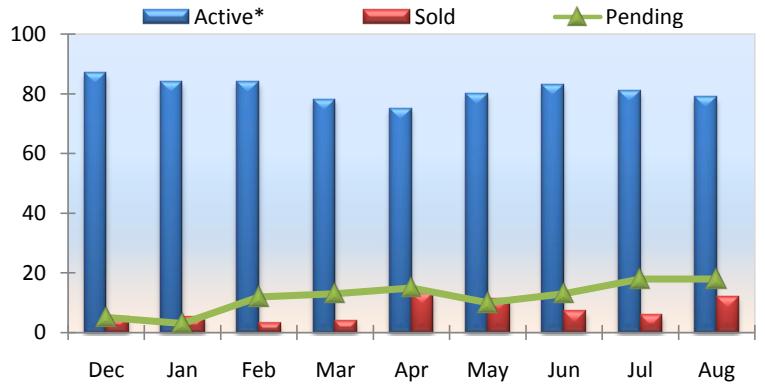
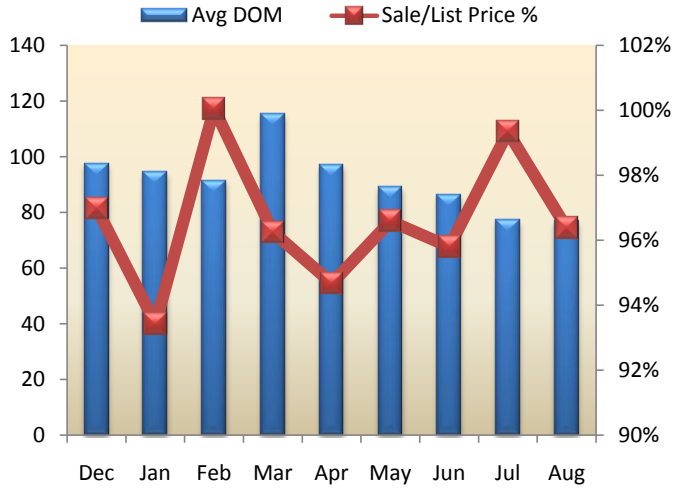
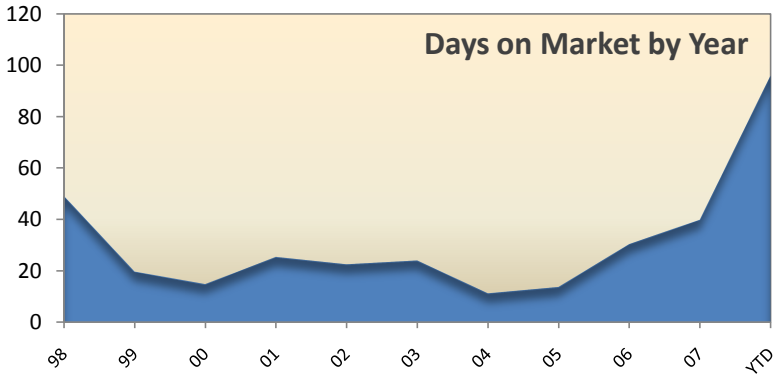
Attached Homes: Livermore

August-08

Days on Market (DOM) for the Livermore area year-to-date is around 96. The median attached home price in Livermore for August was $363,500. As of the last day of August there were 79 active homes in Livermore. At current selling rates this means there is approximately 5 months of inventory in Livermore remaining.



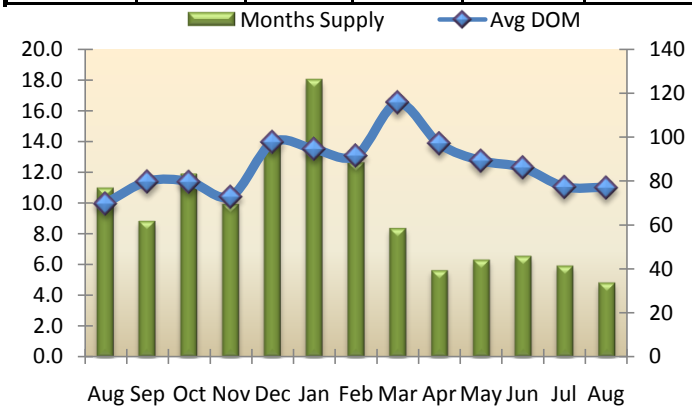




Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	106	4	12	11.0	$403,079	$382,500	$396,167	70	$413	$405	98.29%
Sep 07	94	12	9	8.8	$430,917	$452,000	$424,278	80	$350	$345	98.46%
Oct 07	95	8	9	11.9	$432,867	$420,000	$418,778	80	$355	$343	96.75%
Nov 07	86	6	10	9.9	$419,570	$406,000	$409,770	73	$359	$351	97.66%
Dec 07	87	5	5	13.7	$329,960	$345,000	$320,000	98	$320	$311	96.98%
Jan 08	84	3	5	18.0	$320,670	$315,000	$299,600	94	$322	$298	93.43%
Feb 08	84	12	3	12.6	$424,717	$404,900	$424,967	91	$333	$334	100.06%
Mar 08	78	13	4	8.4	$377,375	$399,475	$363,238	115	$334	$322	96.25%
Apr 08	75	15	13	5.6	$380,381	$372,400	$360,135	97	$275	$259	94.68%
May 08	80	10	11	6.3	$321,218	$310,000	$310,268	89	$261	$253	96.59%
Jun 08	83	13	7	6.6	$257,086	$255,000	$246,286	86	$238	$225	95.80%
Jul 08	81	18	6	5.9	$412,317	$382,500	$409,583	77	$293	$292	99.34%
Aug 08	79	18	12	4.8	$364,410	$363,500	$351,215	77	$271	$263	96.38%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 08	12	0.00%	$364,410	-9.59%	$363,500	-4.97%	$351,215	-11.35%	77	10.23%	96.38%
Aug 07	12	-7.69%	$403,079	-10.99%	$382,500	-15.00%	$396,167	-12.34%	70	41.29%	98.29%
Aug 06**	13	-43.48%	$452,865	-4.36%	$450,000	-7.22%	$451,923	-5.33%	49	193.41%	99.79%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k		1	2	1	1
$100k-299k	20	8	2	8	31
$300k-399k	28	21	25	19	74
$400k-499k	13	43	47	54	92
$500k-599k	4	21	48	46	14
$600k-699k		3	21	21	1
$700k-799k					
$800k-899k					
$900k-999k					1

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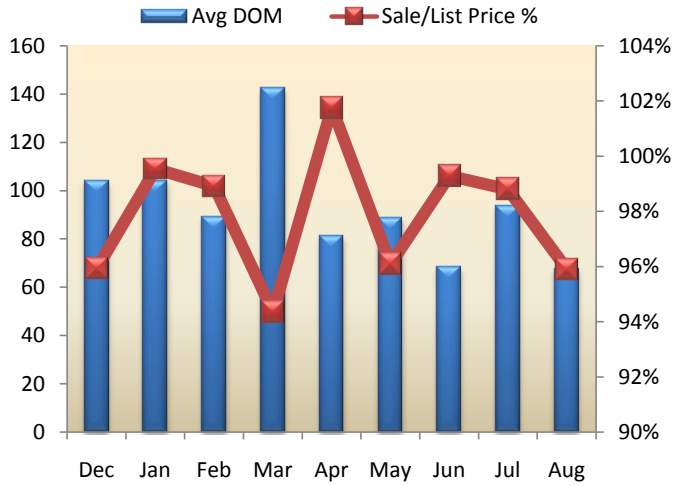
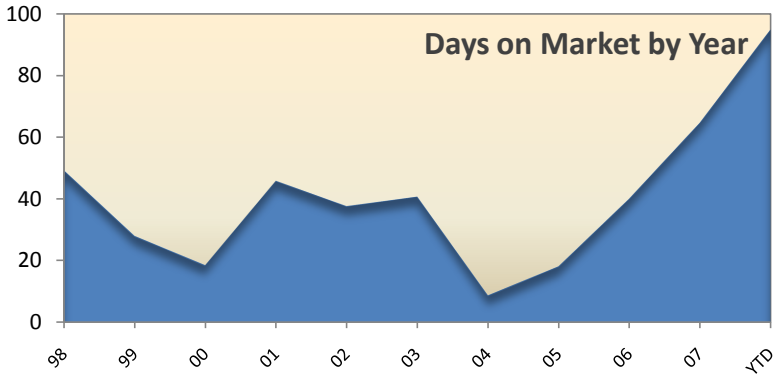
Attached Homes: Newark

August-08

Days on Market (DOM) for the Newark area year-to-date is around 95. The median attached home price in Newark for August was $275,000. As of the last day of August there were 41 active homes in Newark. At current selling rates this means there is approximately 4 months of inventory in Newark remaining.

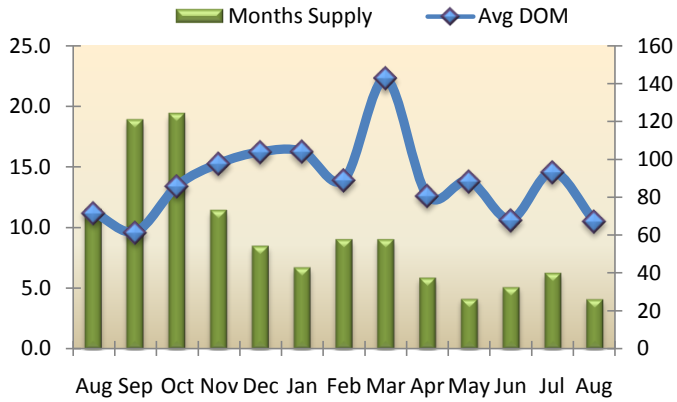




Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	65	4	7	11.5	$392,952	$387,500	$385,357	72	$361	$354	98.07%
Sep 07	69	2	4	18.8	$371,470	$361,000	$364,500	62	$351	$345	98.12%
Oct 07	58	3	3	19.3	$428,633	$380,000	$416,667	86	$356	$347	97.21%
Nov 07	57	10	4	11.4	$432,462	$412,000	$399,750	98	$351	$325	92.44%
Dec 07	48	4	7	8.5	$372,361	$343,300	$357,170	104	$333	$320	95.92%
Jan 08	47	7	8	6.7	$342,944	$337,500	$341,363	104	$309	$307	99.54%
Feb 08	42	3	2	9.0	$454,450	$449,500	$449,500	89	$284	$281	98.91%
Mar 08	45	5	2	9.0	$299,450	$282,500	$282,500	143	$325	$307	94.34%
Apr 08	41	13	6	5.9	$337,867	$354,500	$343,833	81	$272	$275	101.77%
May 08	33	6	6	4.1	$343,050	$316,500	$329,583	89	$301	$287	96.07%
Jun 08	44	7	9	5.1	$355,583	$365,000	$353,039	68	$272	$271	99.28%
Jul 08	50	11	8	6.3	$335,006	$326,500	$330,988	93	$262	$257	98.80%
Aug 08	41	12	5	4.1	$282,160	$275,000	$270,620	68	$249	$237	95.91%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 08	5	-28.57%	$282,160	-28.19%	$275,000	-29.03%	$270,620	-29.77%	68	-5.95%	95.91%
Aug 07	7	-50.00%	$392,952	-13.79%	$387,500	-12.92%	$385,357	-14.78%	72	101.40%	98.07%
Aug 06**	14	-77.05%	$455,782	8.35%	$444,975	3.48%	$452,204	4.66%	36	115.26%	99.21%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k			3		2
$100k-299k	13	1	1		35
$300k-399k	25	23	26	42	98
$400k-499k	8	35	44	52	21
$500k-599k		5	13	16	
$600k-699k		1	2	4	
$700k-799k					
$800k-899k					
$900k-999k					

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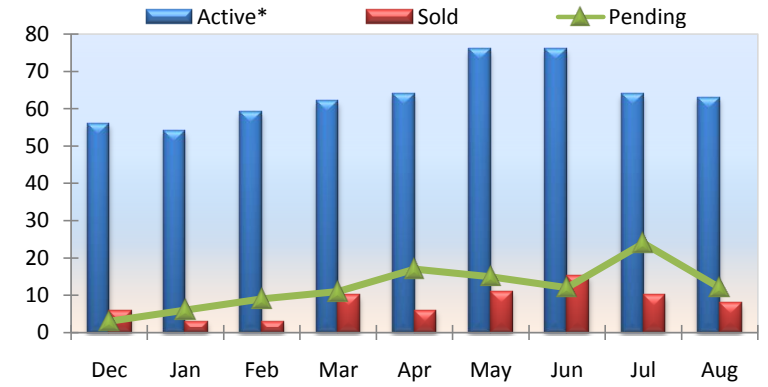
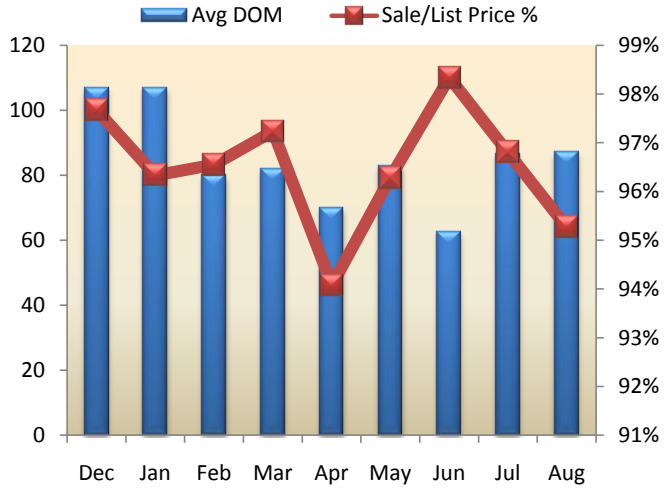
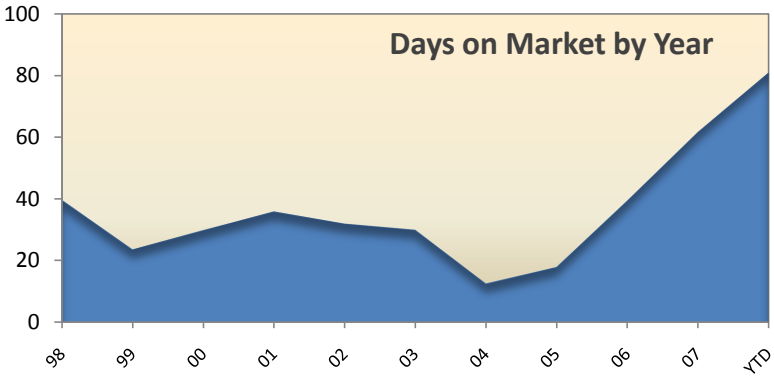
Attached Homes: Pleasanton

August-08

Days on Market (DOM) for the Pleasanton area year-to-date is around 81. The median attached home price in Pleasanton for August was $453,250. As of the last day of August there were 63 active homes in Pleasanton. At current selling rates this means there is approximately 4 months of inventory in Pleasanton remaining.



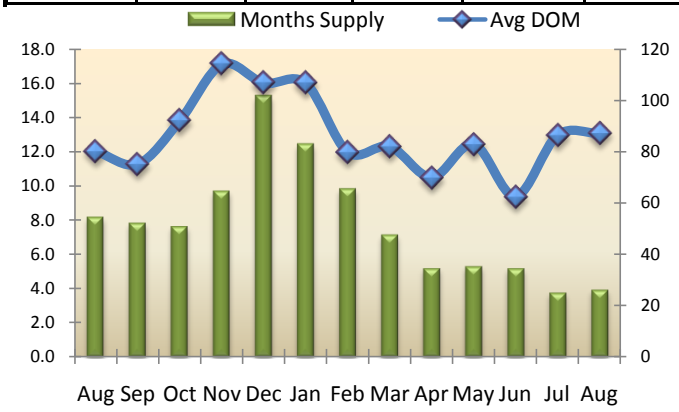




Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	90	9	10	8.2	$590,380	$564,500	$575,300	80	$393	$383	97.45%
Sep 07	81	9	9	7.8	$466,404	$489,500	$456,167	75	$363	$364	97.81%
Oct 07	56	4	8	7.6	$496,713	$413,750	$483,188	92	$400	$389	97.28%
Nov 07	55	4	3	9.7	$566,000	$550,000	$554,000	114	$358	$351	97.88%
Dec 07	56	3	6	15.3	$568,133	$530,000	$554,917	107	$351	$343	97.67%
Jan 08	54	6	3	12.5	$426,633	$395,000	$411,000	107	$384	$363	96.34%
Feb 08	59	9	3	9.8	$579,300	$548,000	$559,333	80	$367	$354	96.55%
Mar 08	62	11	10	7.2	$553,375	$452,500	$538,090	82	$370	$357	97.24%
Apr 08	64	17	6	5.2	$420,483	$392,500	$395,583	70	$375	$353	94.08%
May 08	76	15	11	5.3	$457,310	$410,000	$440,353	83	$384	$369	96.29%
Jun 08	76	12	15	5.2	$454,281	$460,000	$446,759	63	$358	$351	98.34%
Jul 08	64	24	10	3.8	$496,578	$442,500	$480,714	86	$339	$328	96.81%
Aug 08	63	12	8	3.9	$464,942	$453,250	$442,938	87	$349	$332	95.27%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 08	8	-20.00%	$464,942	-21.25%	$453,250	-19.71%	$442,938	-23.01%	87	8.75%	95.27%
Aug 07	10	-52.38%	$590,380	13.32%	$564,500	18.84%	$575,300	12.00%	80	96.22%	97.45%
Aug 06**	21	-32.26%	$520,962	1.83%	$475,000	-6.86%	$513,662	-0.51%	41	221.49%	98.60%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k			1		1
$100k-299k	7			2	19
$300k-399k	18	13	23	36	79
$400k-499k	25	32	60	68	72
$500k-599k	15	42	4	60	62
$600k-699k	5	28	40	59	6
$700k-799k		8	6	6	
$800k-899k					
$900k-999k					
$1m - 1.5m					
$1.5m +	1				

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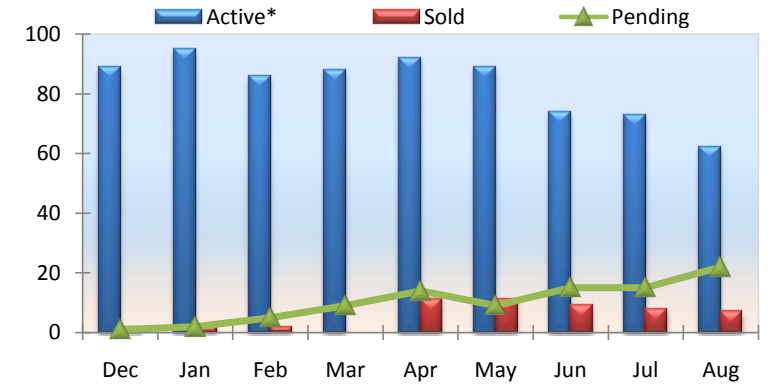
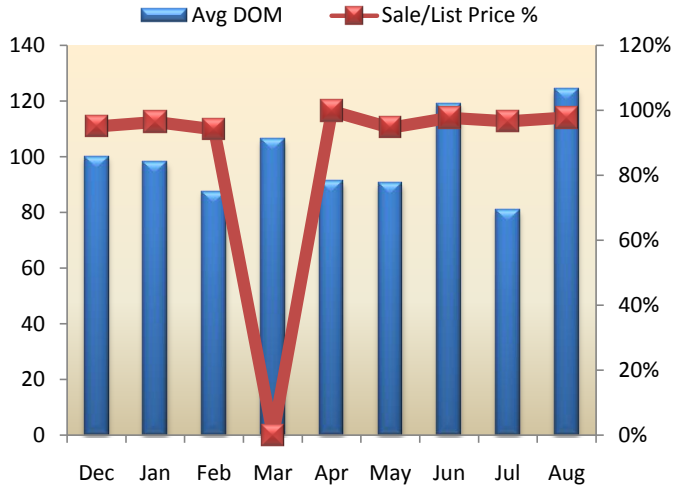
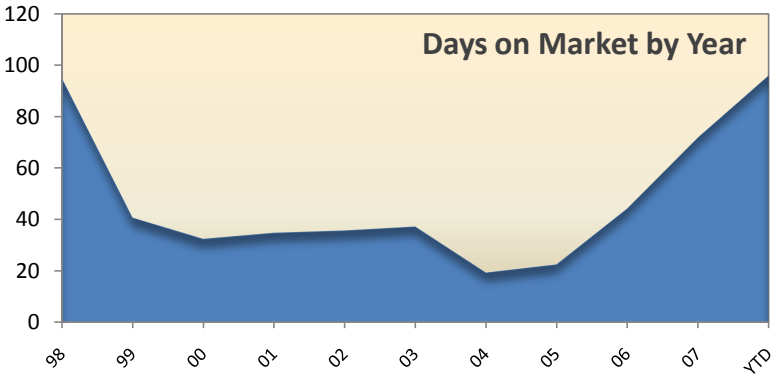
Attached Homes: San Leandro

August-08

Days on Market (DOM) for the San Leandro area year-to-date is around 96. The median attached home price in San Leandro for August was $226,000. As of the last day of August there were 62 active homes in San Leandro. At current selling rates this means there is approximately 4 months of inventory in San Leandro remaining.



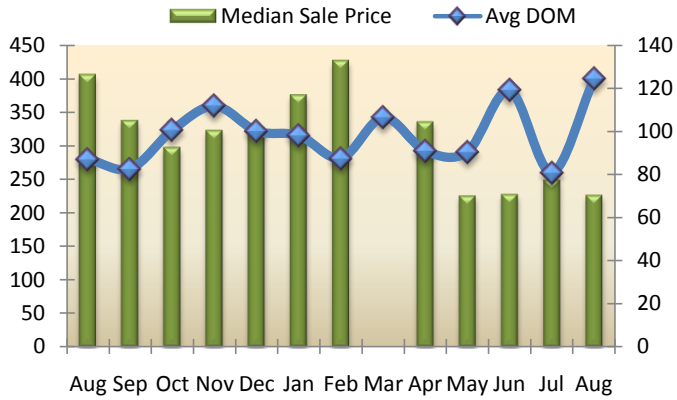




Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	87	7	7	10.9	$414,521	$405,000	$411,143	87	$358	$355	99.18%
Sep 07	90	3	6	15.0	$348,742	$337,000	$345,242	83	$339	$336	99.00%
Oct 07	80	6	2	15.0	$301,950	$296,750	$296,750	101	$356	$350	98.28%
Nov 07	81	4	9	18.7	$355,200	$322,000	$348,814	112	$311	$305	98.20%
Dec 07	89	1	2	24.3	$343,500	$326,448	$326,448	100	$163	$147	95.04%
Jan 08	95	2	2	40.7	$389,000	$375,000	$375,000	98	$366	$355	96.40%
Feb 08	86	5	2	32.3	$452,450	$426,000	$426,000	88	$304	$285	94.15%
Mar 08	88	9	-	16.5	-	-	-	106	-	-	-
Apr 08	92	14	11	9.9	$330,855	$335,000	$330,136	91	$268	$264	99.78%
May 08	89	9	11	8.3	$254,350	$225,000	$240,809	91	$239	$226	94.68%
Jun 08	74	15	9	5.8	$247,356	$227,000	$241,667	119	$229	$223	97.70%
Jul 08	73	15	8	5.6	$279,081	$248,250	$269,688	81	$249	$240	96.63%
Aug 08	62	22	7	3.6	$256,221	$226,000	$250,557	124	$224	$218	97.79%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 08	7	0.00%	$256,221	-38.19%	$226,000	-44.20%	$250,557	-39.06%	124	42.50%	97.79%
Aug 07	7	#DIV/0!	$414,521	#DIV/0!	$405,000	#DIV/0!	$411,143	#DIV/0!	87	157.60%	99.18%
Aug 06**	0	-100.00%	$0	-100.00%	$0	-100.00%	$0	-100.00%	34	98.57%	#DIV/0!



YTD Sold Summary

	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k		1		1	34
$100k-299k	34	3	5	5	70
$300k-399k	11	27	32	70	23
$400k-499k	7	20	40	28	1
$500k-599k	2	5	7	10	
$600k-699k		2	2		
$700k-799k					
$800k-899k					
$900k-999k					

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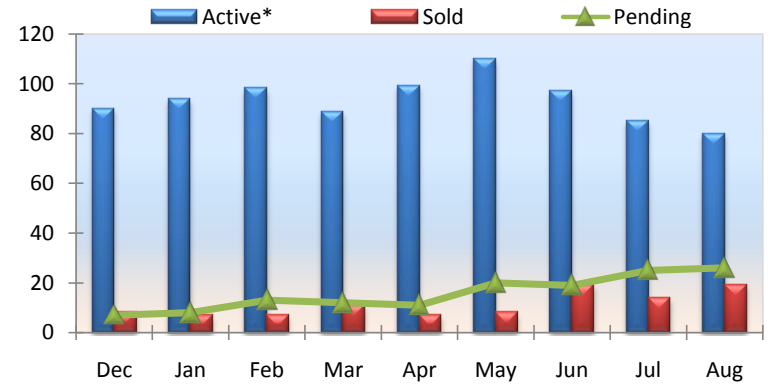
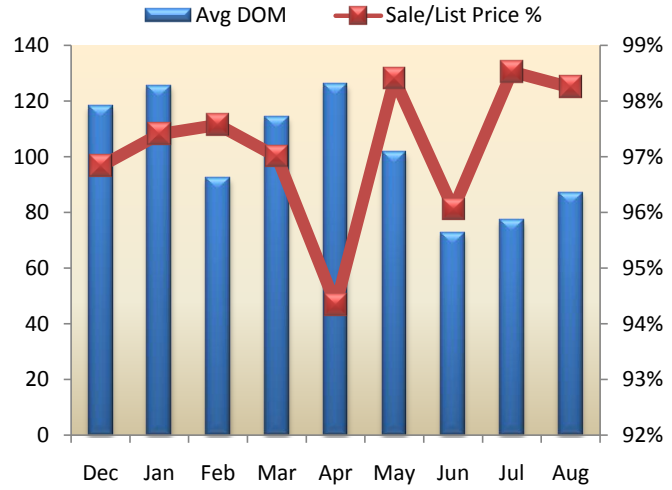
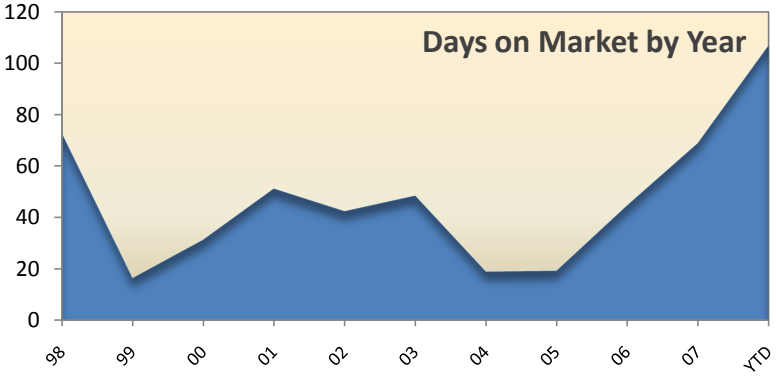
Attached Homes: Union City

August-08

Days on Market (DOM) for the Union City area year-to-date is around 107. The median attached home price in Union City for August was $235,000. As of the last day of August there were 80 active homes in Union City. At current selling rates this means there is approximately 3 months of inventory in Union City remaining.

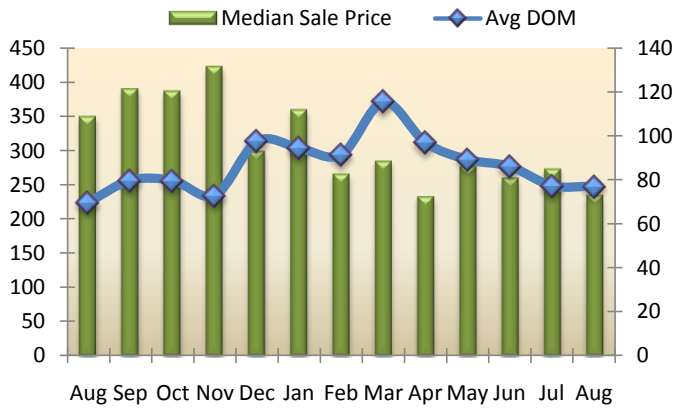






Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft Listed	Avg $ Sqft Sold	Sale Price/ List Price
Aug 07	111	6	3	19.6	$434,925	$350,000	$425,000	85	$364	$356	97.72%
Sep 07	111	6	6	20.8	$418,040	$390,500	$407,833	86	$319	$311	97.56%
Oct 07	98	5	9	17.3	$425,404	$387,000	$408,970	86	$401	$387	96.14%
Nov 07	89	14	6	10.7	$468,556	$423,000	$449,000	93	$328	$315	95.83%
Dec 07	90	7	8	10.4	$302,436	$299,500	$292,863	118	$315	$304	96.83%
Jan 08	94	8	7	9.7	$375,593	$360,000	$365,857	126	$325	$316	97.41%
Feb 08	98	13	7	10.5	$297,343	$266,000	$290,129	92	$277	$271	97.57%
Mar 08	89	12	11	8.1	$310,154	$285,000	$300,855	114	$279	$271	97.00%
Apr 08	99	11	7	8.3	$265,513	$233,000	$250,486	126	$286	$268	94.34%
May 08	110	20	8	7.7	$272,300	$276,750	$267,938	102	$253	$248	98.40%
Jun 08	97	19	19	5.8	$264,037	$260,000	$253,645	73	$227	$219	96.06%
Jul 08	85	25	14	4.0	$298,506	$273,750	$294,117	77	$238	$235	98.53%
Aug 08	80	26	19	3.4	$245,301	$235,000	$241,000	87	$234	$230	98.25%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Aug 08	19	533.33%	$245,301	-43.60%	$235,000	-32.86%	$241,000	-43.29%	87	2.84%	98.25%
Aug 07	3	-88.46%	$434,925	0.67%	$350,000	-16.07%	$425,000	-1.35%	85	123.66%	97.72%
Aug 06**	26	4.00%	$432,010	0.65%	$417,000	-1.88%	$430,805	-1.95%	38	123.73%	99.72%



YTD Sold Summary

	2008	2007	2006	2005	2004
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k	2	1	1		
$100k-299k	68	2	3	11	79
$300k-399k	20	26	52	90	89
$400k-499k	7	36	57	99	35
$500k-599k	4	12	24	21	2
$600k-699k		1	5	6	
$700k-799k					
$800k-899k					
$900k-999k					

**as of the last day of the month at 11:59 pm PST **reflects change from 2005*

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