Housing Report

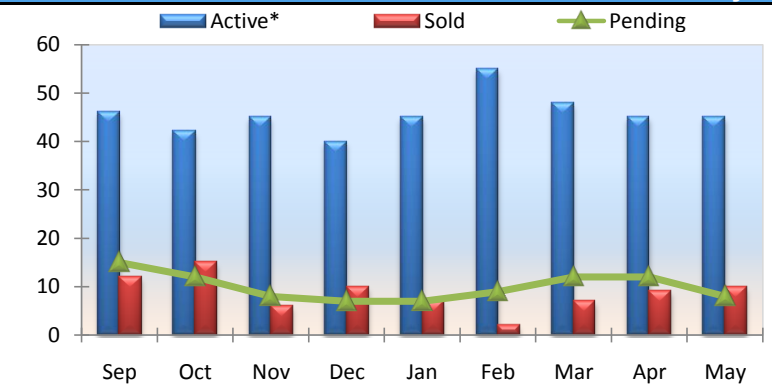
Attached Homes

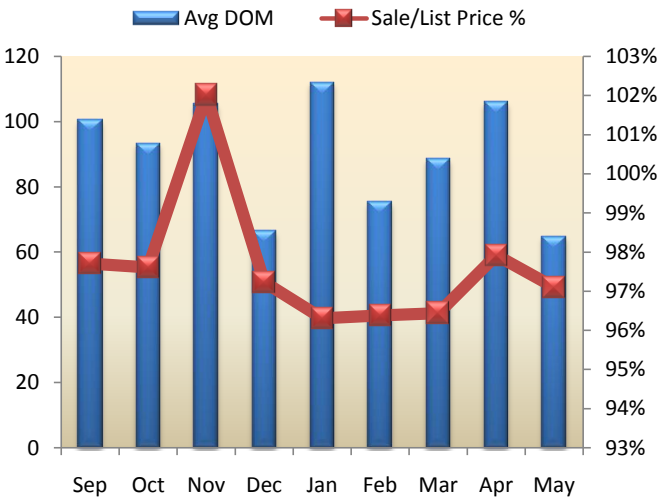
Prepared by the
Bay East Association of REALTORS®
May 2009

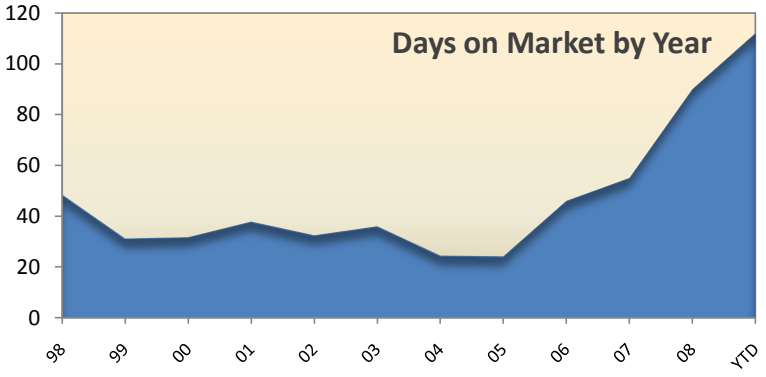
Attached Homes: Alameda

May-09

Days on Market (DOM) for the Alameda area year-to-date is around 112. The median attached home price in Alameda for May was $446,500. As of the last day of May there were 45 active homes in Alameda. At current selling rates this means there is approximately 4 months of inventory in Alameda remaining.

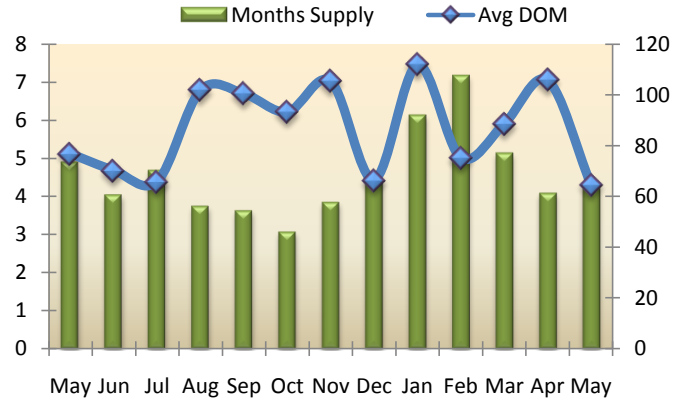






Summary Analysis (Condo/Duet/Townhomes)

	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
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	14	4.7	$491,827	$492,500	$474,833	66	$335	$325	96.54%
Aug 08	55	14	11	3.8	$422,225	$463,975	$422,245	102	$283	$284	100.00%
Sep 08	46	15	12	3.6	$404,000	$381,000	$394,727	101	$355	$346	97.70%
Oct 08	42	12	15	3.1	$451,400	$472,000	$440,600	93	$351	$342	97.61%
Nov 08	45	8	6	3.9	$417,304	$439,500	$425,667	105	$269	$276	102.00%
Dec 08	40	7	10	4.4	$386,255	$414,500	$375,550	67	$299	$286	97.23%
Jan 09	45	7	7	6.1	$372,986	$320,000	$359,214	112	$326	$314	96.31%
Feb 09	55	9	2	7.2	$331,950	$319,950	$319,950	75	$280	$273	96.38%
Mar 09	48	12	7	5.1	$339,671	$350,000	$327,571	89	$246	$238	96.44%
Apr 09	45	12	9	4.1	$463,322	$399,000	$453,667	106	$339	$333	97.92%
May 09	45	8	10	4.2	$444,600	$446,500	$431,700	65	$328	$320	97.10%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
May 09	10	-23.08%	$444,600	12.27%	$446,500	39.97%	$431,700	13.62%	65	-15.65%	97.10%
May 08	13	-23.53%	$396,015	-27.34%	$319,000	-39.58%	$379,962	-29.20%	77	29.37%	95.95%
May 07	17	-5.56%	$545,059	7.20%	$528,000	8.36%	$536,706	6.33%	59	76.71%	98.47%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k					
$100k-299k	8	9	2		4
$300k-399k	10	9	9	13	16
$400k-499k	10	11	23	19	17
$500k-599k	4	9	26	24	21
$600k-699k	3	2	8	13	9
$700k-799k	1	3	4	5	4
$800k-899k				1	
$900k-999k				1	
$1m - 1.5m			1		
$1.5m +			1		

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

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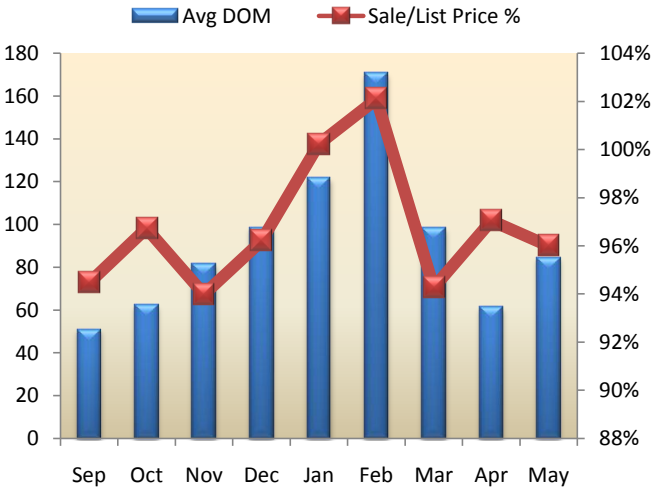
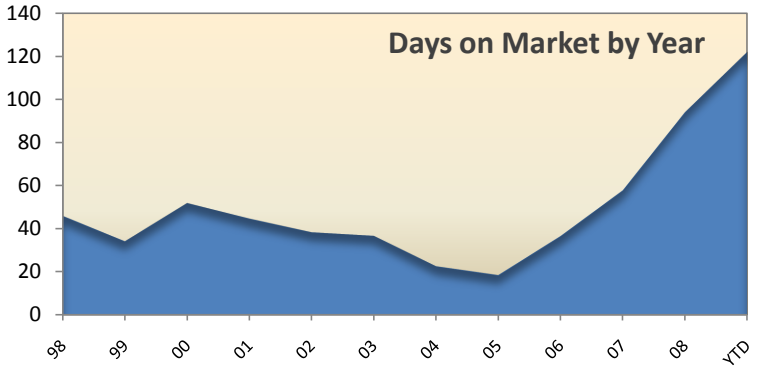
Attached Homes: Castro Valley

May-09

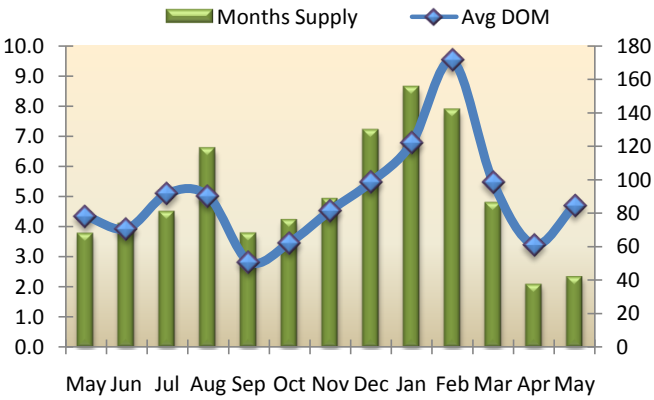
Days on Market (DOM) for the Castro Valley area year-to-date is around 122. The median attached home price in Castro Valley for May was $415,000. As of the last day of May there were 18 active homes in Castro Valley. At current selling rates this means there is approximately 2 months of inventory in 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
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	4	4.5	$437,600	$390,000	$419,720	92	$353	$340	95.91%
Aug 08	33	6	3	6.6	$399,475	$390,000	$390,000	90	$234	$229	97.63%
Sep 08	24	7	7	3.8	$463,836	$435,000	$438,214	51	$307	$290	94.48%
Oct 08	24	4	5	4.2	$433,170	$377,900	$418,980	62	$285	$273	96.72%
Nov 08	23	3	3	4.9	$354,983	$365,000	$333,667	82	$263	$247	94.00%
Dec 08	24	3	5	7.2	$320,340	$279,000	$308,180	99	$251	$241	96.20%
Jan 09	23	2	3	8.6	$381,933	$360,000	$382,833	122	$246	$246	100.24%
Feb 09	21	3	1	7.9	$339,900	$347,000	$347,000	171	$189	$193	102.09%
Mar 09	16	5	2	4.8	$497,475	$469,000	$469,000	99	$300	$282	94.28%
Apr 09	14	12	6	2.1	$337,117	$332,000	$327,167	61	$262	$254	97.05%
May 09	18	6	5	2.3	$389,360	$415,000	$373,800	85	$274	$262	96.00%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
May 09	5	-44.44%	$389,360	-27.12%	$415,000	-20.42%	$373,800	-26.53%	85	8.25%	96.00%
May 08	9	0.00%	$534,233	7.19%	$521,500	15.89%	$508,789	3.51%	78	60.46%	95.24%
May 07	9	50.00%	$498,389	-12.48%	$450,000	-22.61%	$491,556	-13.43%	49	39.11%	98.63%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k					
$100k-299k	5			1	4
$300k-399k	3	5	5	4	5
$400k-499k	9	4	12	9	10
$500k-599k	1	5	11	5	10
$600k-699k		2	5	6	5
$700k-799k				7	2
$800k-899k			1	1	
$900k-999k					

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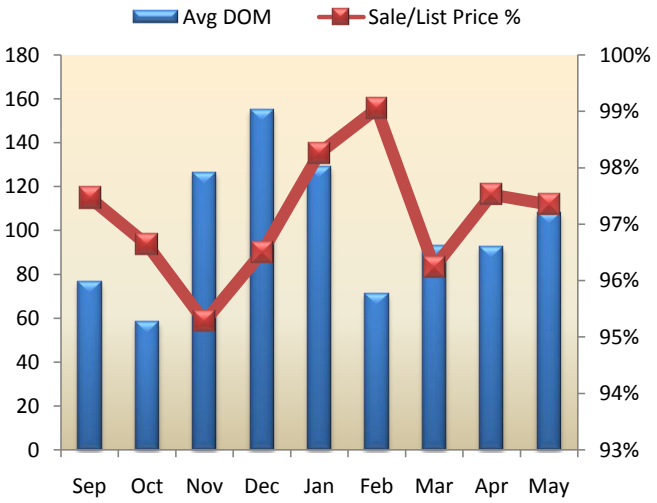
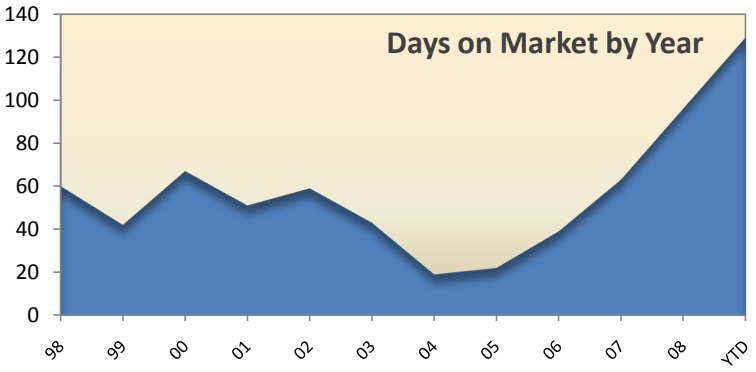
Attached Homes: Danville

May-09

Days on Market (DOM) for the Danville area year-to-date is around 129. The median attached home price in Danville for May was $571,500. As of the last day of May there were 26 active homes in Danville. At current selling rates this means there is approximately 2 months of inventory in Danville remaining.

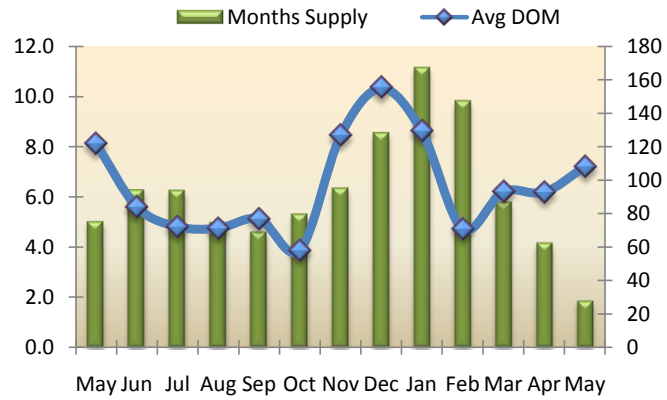




Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	45	5	10	5.0	$563,005	$555,000	$549,100	122	$334	$327	97.53%
Jun 08	46	8	4	6.3	$607,325	$614,500	$591,000	84	$393	$384	97.31%
Jul 08	52	12	13	6.2	$528,992	$540,000	$520,262	72	$358	$352	98.35%
Aug 08	48	9	10	5.0	$495,182	$471,000	$479,782	71	$326	$316	96.89%
Sep 08	49	11	7	4.6	$556,771	$540,000	$542,707	77	$352	$343	97.47%
Oct 08	53	10	9	5.3	$533,836	$505,000	$515,875	58	$340	$329	96.64%
Nov 08	57	6	8	6.3	$546,194	$529,000	$520,363	127	$344	$328	95.27%
Dec 08	54	3	4	8.5	$542,875	$531,750	$523,875	155	$341	$330	96.50%
Jan 09	63	8	5	11.1	$504,760	$530,000	$496,000	129	$292	$287	98.26%
Feb 09	62	8	6	9.8	$510,958	$510,000	$506,083	71	$324	$321	99.05%
Mar 09	52	11	8	5.8	$501,600	$504,338	$482,709	93	$347	$334	96.23%
Apr 09	43	12	3	4.2	$437,133	$490,000	$426,300	93	$303	$294	97.52%
May 09	26	19	4	1.9	$565,738	$571,500	$550,750	108	$360	$351	97.35%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
May 09	4	-60.00%	$565,738	0.49%	$571,500	2.97%	$550,750	0.30%	108	-11.28%	97.35%
May 08	10	-23.08%	$563,005	-11.13%	$555,000	-18.08%	$549,100	-12.82%	122	264.77%	97.53%
May 07	13	-35.00%	$633,500	-7.30%	$677,500	-4.58%	$629,877	-7.02%	33	19.89%	99.43%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 100k					
$100k-299k	1				
$300k-399k	7	5			1
$400k-499k	5	7	13	7	5
$500k-599k	12	15	16	20	16
$600k-699k	3	16	22	21	38
$700k-799k	1		18	27	22
$800k-899k				4	
$900k-999k					

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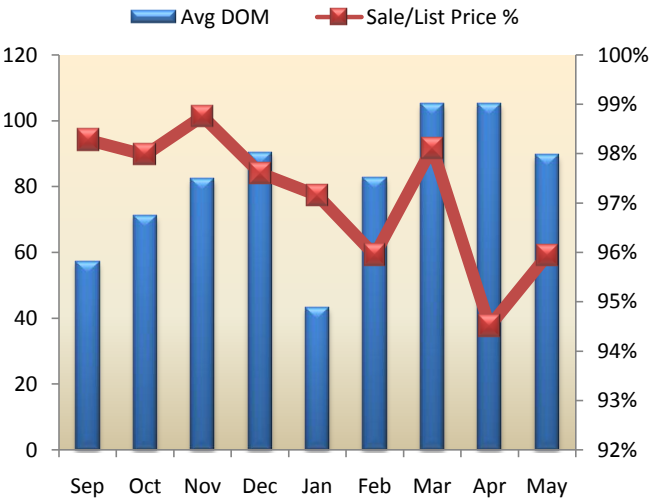
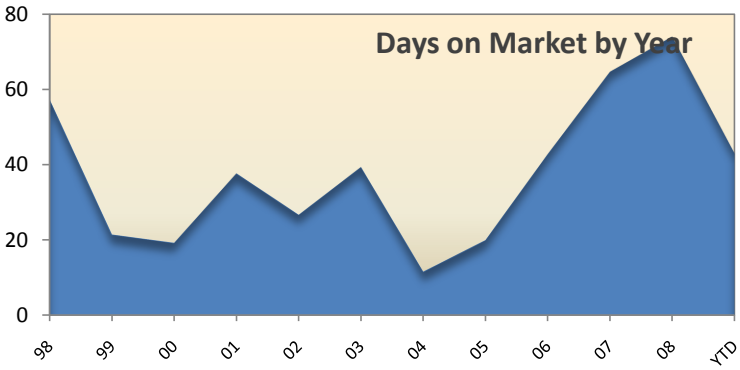
Attached Homes: Dublin

May-09

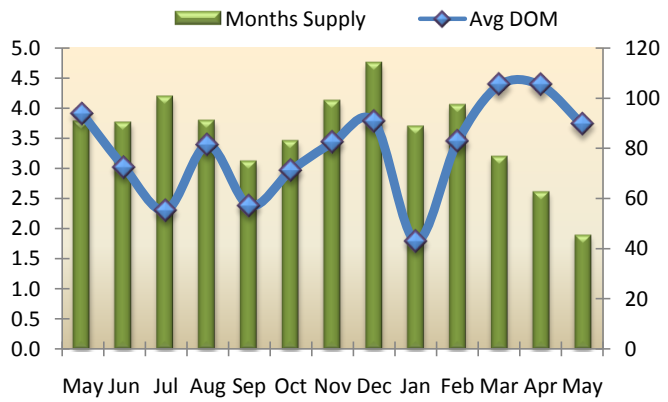
Days on Market (DOM) for the Dublin area year-to-date is around 43. The median attached home price in Dublin for May was $262,450. As of the last day of May there were 48 active homes in Dublin. At current selling rates this means there is approximately 2 months of inventory in Dublin remaining.





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
May 08	87	24	20	3.8	$446,828	$445,000	$434,630	94	$306	$298	97.27%
Jun 08	89	21	27	3.8	$430,561	$420,000	$413,843	72	$306	$294	96.12%
Jul 08	88	18	18	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%
Sep 08	78	28	19	3.1	$421,430	$428,500	$414,175	57	$291	$286	98.28%
Oct 08	83	15	19	3.5	$402,877	$412,500	$394,722	71	$256	$250	97.98%
Nov 08	77	13	12	4.1	$400,591	$387,500	$395,625	82	$301	$297	98.76%
Dec 08	76	20	15	4.8	$344,763	$360,000	$336,519	91	$272	$265	97.61%
Jan 09	69	23	9	3.7	$385,856	$420,000	$374,889	43	$246	$237	97.16%
Feb 09	77	14	15	4.1	$333,007	$332,000	$319,500	83	$273	$260	95.94%
Mar 09	65	24	16	3.2	$354,188	$363,500	$347,525	105	$258	$253	98.12%
Apr 09	54	24	11	2.6	$388,327	$387,900	$366,991	105	$268	$255	94.51%
May 09	48	28	10	1.9	$280,660	$262,450	$269,265	90	$256	$245	95.94%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
May 09	10	-50.00%	$280,660	-37.19%	$262,450	-41.02%	$269,265	-38.05%	90	-4.28%	95.94%
May 08	20	-28.57%	$446,828	-16.81%	$445,000	-17.88%	$434,630	-16.69%	94	116.95%	97.27%
May 07	28	-3.45%	$537,125	-7.84%	$541,875	-6.57%	$521,733	-9.53%	43	-1.80%	97.13%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k					
$100k-299k	20	4	1	1	
$300k-399k	24	15	8	4	6
$400k-499k	18	36	23	10	18
$500k-599k	1	14	69	43	34
$600k-699k			10	38	23
$700k-799k				2	2
$800k-899k					
$900k-999k					

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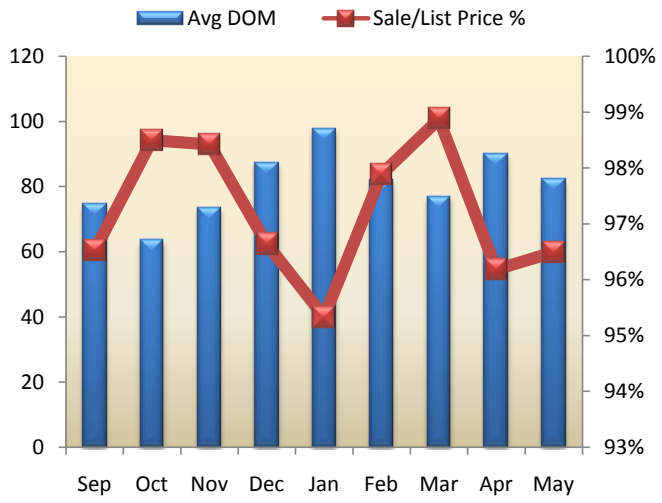
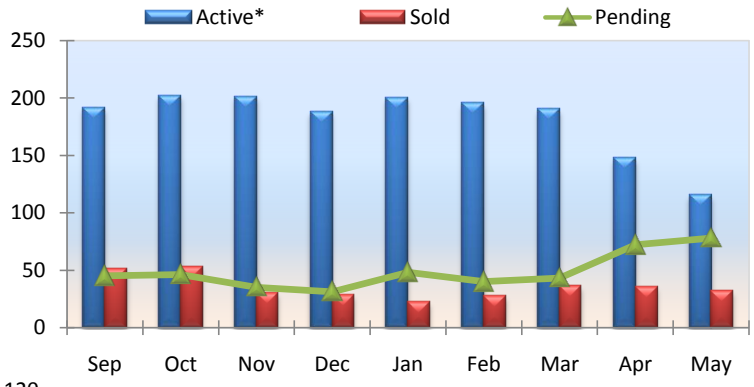
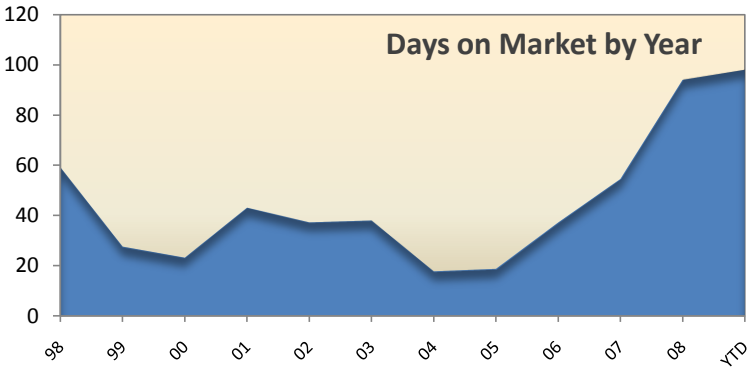
Attached Homes: Fremont

May-09

Days on Market (DOM) for the Fremont area year-to-date is around 98. The median attached home price in Fremont for May was $258,750. As of the last day of May there were 115 active homes in Fremont. At current selling rates this means there is approximately 2 months of inventory in Fremont remaining.

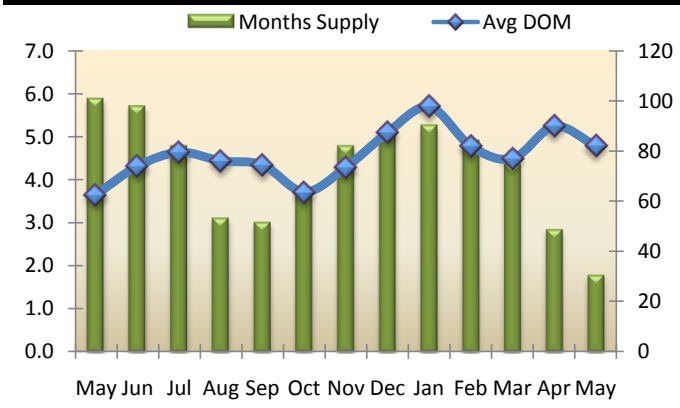






Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	239	45	41	5.9	$460,288	$425,000	$444,069	63	$370	$356	96.48%
Jun 08	253	44	31	5.7	$470,361	$469,000	$454,162	74	$368	$354	96.56%
Jul 08	255	71	49	4.8	$399,168	$360,000	$380,913	80	$335	$320	95.43%
Aug 08	196	74	37	3.1	$385,919	$344,500	$364,533	76	$322	$304	94.46%
Sep 08	191	45	51	3.0	$391,597	$330,000	$377,964	74	$339	$327	96.52%
Oct 08	202	46	53	3.7	$389,378	$360,000	$383,518	64	$319	$314	98.49%
Nov 08	201	35	30	4.8	$342,141	$329,000	$336,742	74	$270	$265	98.42%
Dec 08	188	31	28	5.0	$328,740	$282,500	$317,688	87	$285	$275	96.64%
Jan 09	200	48	22	5.3	$310,282	$235,000	$295,798	98	$273	$261	95.33%
Feb 09	195	40	27	4.9	$253,044	$226,000	$247,696	82	$240	$234	97.89%
Mar 09	190	43	36	4.4	$327,190	$300,944	$323,512	77	$256	$251	98.88%
Apr 09	147	72	35	2.8	$277,441	$250,000	$266,851	90	$257	$248	96.18%
May 09	115	78	32	1.8	$326,329	$258,750	$314,875	82	$253	$245	96.49%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
May 09	32	-21.95%	$326,329	-29.10%	$258,750	-39.12%	$314,875	-29.09%	82	31.06%	96.49%
May 08	41	-25.45%	$460,288	-11.10%	$425,000	-18.41%	$444,069	-14.17%	63	54.64%	96.48%
May 07	55	-38.20%	$517,733	4.63%	$520,888	6.30%	$517,352	4.73%	41	20.18%	99.93%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k	1				
$100k-299k	103	22	11	4	28
$300k-399k	23	40	63	117	112
$400k-499k	13	34	83	90	128
$500k-599k	10	24	45	69	58
$600k-699k	6	12	38	40	51
$700k-799k	1	4	16	16	15
$800k-899k		6	5	3	
$900k-999k					

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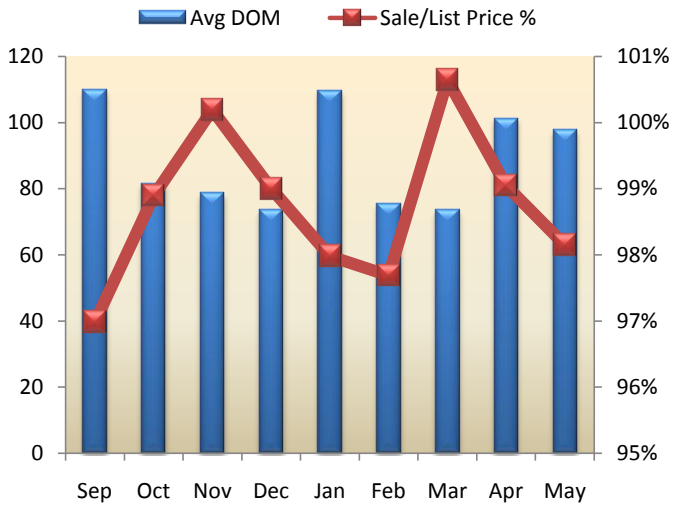
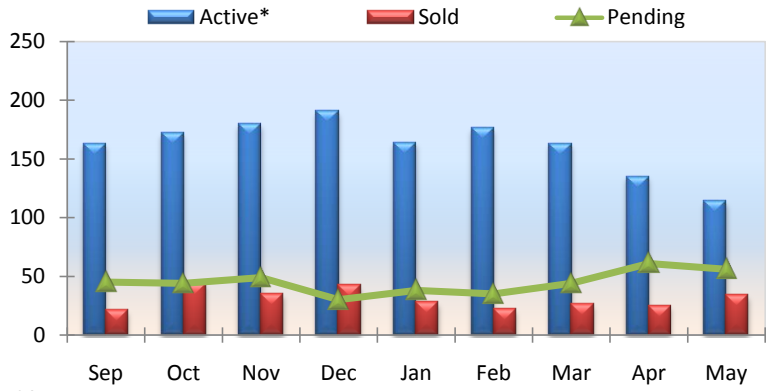
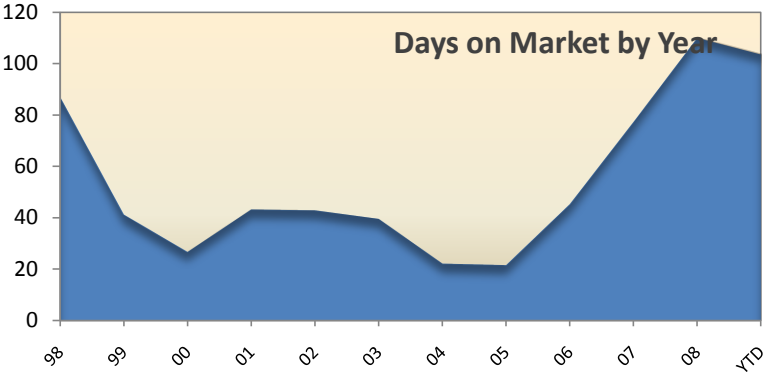
Attached Homes: Hayward

May-09

Days on Market (DOM) for the Hayward area year-to-date is around 104. The median attached home price in Hayward for May was $170,000. As of the last day of May there were 114 active homes in Hayward. At current selling rates this means there is approximately 2 months of inventory in Hayward remaining.

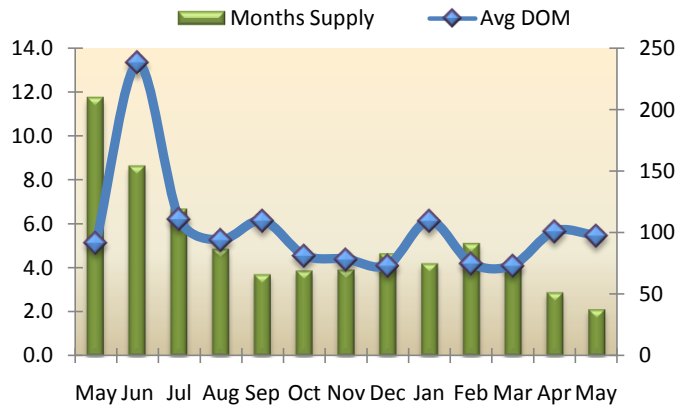






Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	215	19	13	11.7	$278,969	$275,000	$278,454	92	$223	$222	99.82%
Jun 08	210	35	10	8.6	$256,011	$237,900	$250,544	237	$231	$226	97.86%
Jul 08	216	43	25	6.7	$238,952	$232,950	$240,838	111	$178	$179	100.79%
Aug 08	198	44	47	4.9	$242,750	$220,000	$233,649	94	$216	$207	96.25%
Sep 08	163	45	21	3.7	$222,787	$189,500	$216,060	110	$201	$195	96.98%
Oct 08	172	44	44	3.9	$236,467	$223,800	$233,847	82	$193	$191	98.89%
Nov 08	180	49	35	3.9	$207,226	$209,000	$207,620	78	$185	$186	100.19%
Dec 08	191	30	42	4.7	$208,810	$194,000	$206,724	73	$172	$171	99.00%
Jan 09	164	38	28	4.2	$199,718	$175,000	$195,680	110	$168	$164	97.98%
Feb 09	176	35	22	5.1	$198,306	$172,500	$193,723	75	$166	$162	97.69%
Mar 09	163	44	26	4.2	$188,853	$175,000	$190,065	73	$168	$170	100.64%
Apr 09	135	61	25	2.9	$177,188	$185,000	$175,499	101	$157	$155	99.05%
May 09	114	56	34	2.1	$183,949	$170,000	$180,535	98	$145	$142	98.14%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
May 09	34	161.54%	$183,949	-34.06%	$170,000	-38.18%	$180,535	-35.17%	98	6.24%	98.14%
May 08	13	-58.06%	$278,969	-30.27%	$275,000	-29.49%	$278,454	-30.30%	92	74.78%	99.82%
May 07	31	-18.42%	$400,053	-9.20%	$390,000	-6.59%	$399,505	-9.96%	53	33.04%	99.86%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k	8				
$100k-299k	120	32	11	7	15
$300k-399k	10	25	39	41	81
$400k-499k	4	4	37	54	93
$500k-599k			15	30	16
$600k-699k			2	6	
$700k-799k					
$800k-899k					
$900k-999k					

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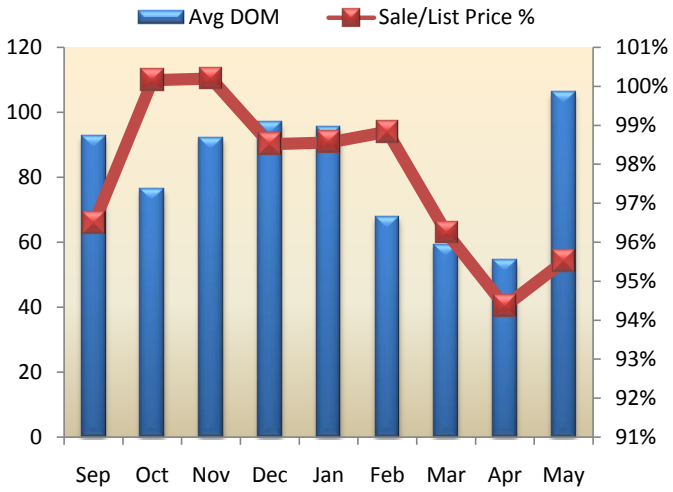
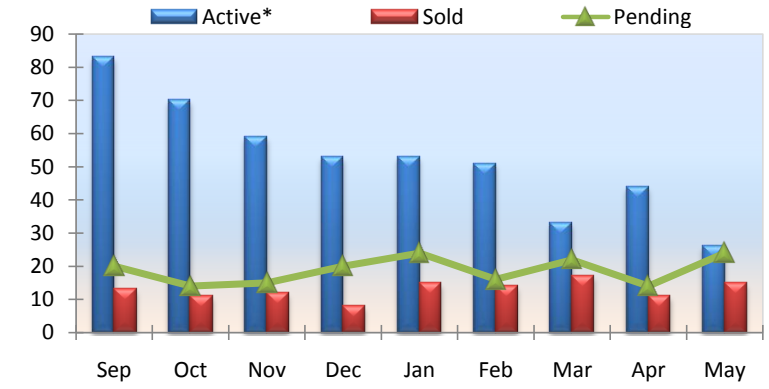
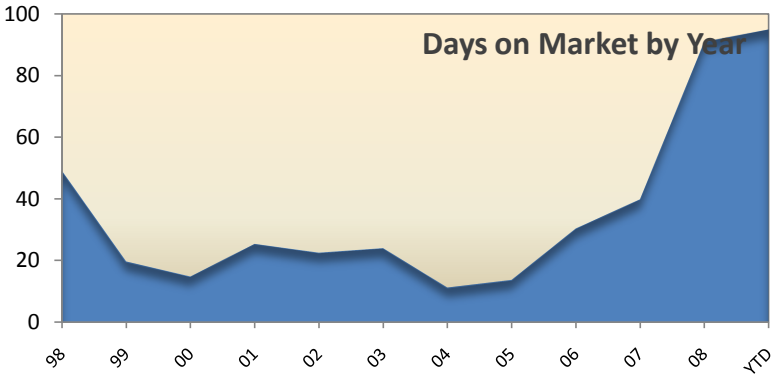
Attached Homes: Livermore

May-09

Days on Market (DOM) for the Livermore area year-to-date is around 95. The median attached home price in Livermore for May was $259,000. As of the last day of May there were 26 active homes in Livermore. At current selling rates this means there is approximately 1 months of inventory in Livermore remaining.

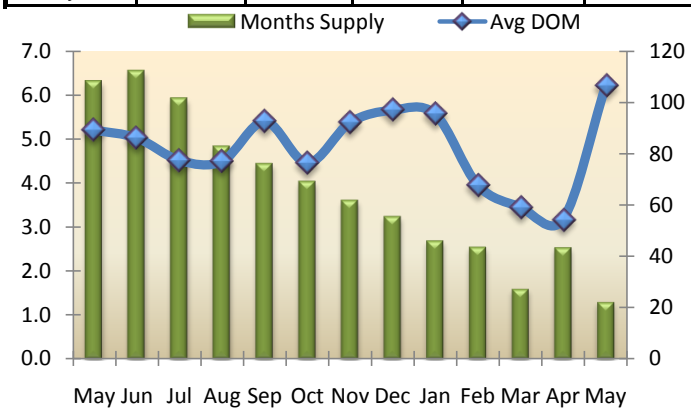






Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	80	10	11	6.3	$321,218	$310,000	$310,268	89	$261	$253	96.59%
Jun 08	83	13	8	6.6	$257,086	$255,000	$246,286	86	$238	$225	95.80%
Jul 08	81	18	8	5.9	$412,317	$382,500	$409,583	77	$293	$292	99.34%
Aug 08	79	18	13	4.8	$364,410	$363,500	$351,215	77	$271	$263	96.38%
Sep 08	83	20	13	4.4	$342,589	$349,900	$330,531	93	$274	$265	96.48%
Oct 08	70	14	11	4.0	$251,855	$225,000	$252,264	76	$229	$231	100.16%
Nov 08	59	15	12	3.6	$335,223	$330,000	$335,904	92	$234	$235	100.20%
Dec 08	53	20	8	3.2	$259,319	$235,000	$255,481	97	$209	$205	98.52%
Jan 09	53	24	15	2.7	$232,767	$199,900	$229,427	95	$207	$204	98.57%
Feb 09	51	16	14	2.6	$270,562	$267,500	$267,425	68	$198	$194	98.84%
Mar 09	33	22	17	1.6	$248,021	$225,000	$238,741	59	$188	$181	96.26%
Apr 09	44	14	11	2.5	$267,668	$290,000	$252,573	54	$194	$184	94.36%
May 09	26	24	15	1.3	$278,203	$259,000	$265,733	106	$219	$210	95.52%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
May 09	15	36.36%	$278,203	-13.39%	$259,000	-16.45%	$265,733	-14.35%	106	19.18%	95.52%
May 08	11	-21.43%	$321,218	-34.33%	$310,000	-37.06%	$310,268	-35.53%	89	58.67%	96.59%
May 07	14	-39.13%	$489,136	-8.33%	$492,500	-11.10%	$481,282	-9.25%	56	50.24%	98.39%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 100k	4				
$100k-299k	45	11	5	2	5
$300k-399k	21	16	9	13	13
$400k-499k	3	8	29	32	25
$500k-599k		2	18	30	28
$600k-699k			3	17	10
$700k-799k					
$800k-899k					
$900k-999k					

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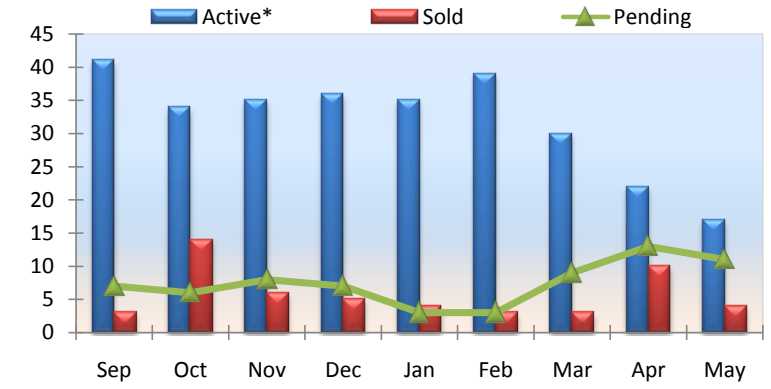
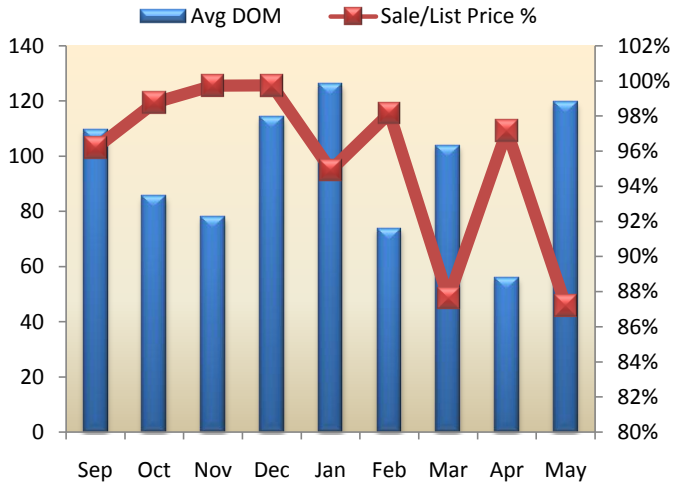
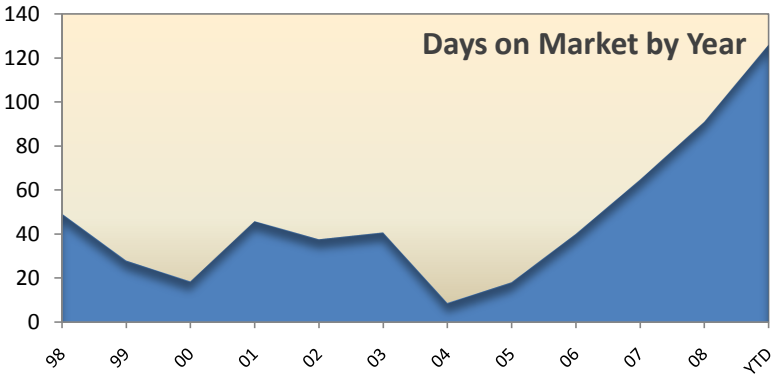
Attached Homes: Newark

May-09

Days on Market (DOM) for the Newark area year-to-date is around 126. The median attached home price in Newark for May was $169,375. As of the last day of May there were 17 active homes in Newark. At current selling rates this means there is approximately 2 months of inventory in Newark remaining.



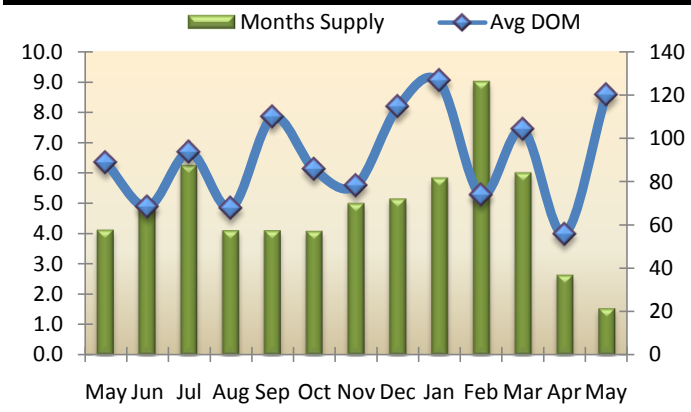




Summary Analysis (Condo/Duet/Townhomes)

	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
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	7	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%
Sep 08	41	7	3	4.1	$366,000	$356,000	$352,000	110	$271	$263	96.17%
Oct 08	34	6	14	4.1	$283,628	$260,000	$280,100	86	$244	$240	98.76%
Nov 08	35	8	6	5.0	$293,380	$280,000	$292,600	78	$235	$236	99.73%
Dec 08	36	7	5	5.1	$245,619	$251,000	$245,000	114	$229	$228	99.75%
Jan 09	35	3	4	5.8	$249,206	$235,000	$236,550	126	$210	$200	94.92%
Feb 09	39	3	3	9.0	$228,179	$245,000	$223,963	74	$236	$230	98.15%
Mar 09	30	9	3	6.0	$252,967	$208,000	$221,583	104	$221	$192	87.59%
Apr 09	22	13	10	2.6	$236,190	$241,500	$229,500	56	$198	$193	97.17%
May 09	17	11	4	1.5	$184,600	$169,375	$160,938	120	$190	$165	87.18%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
May 09	4	-33.33%	$184,600	-46.19%	$169,375	-46.48%	$160,938	-51.17%	120	34.98%	87.18%
May 08	6	-40.00%	$343,050	-20.07%	$316,500	-24.64%	$329,583	-22.25%	89	46.53%	96.07%
May 07	10	-73.68%	$429,166	-2.60%	$420,000	0.60%	$423,900	-4.46%	60	52.98%	98.77%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 100k	1				
$100k-299k	24	6		1	
$300k-399k	1	14	15	12	34
$400k-499k		5	26	28	24
$500k-599k			4	8	7
$600k-699k				1	
$700k-799k					
$800k-899k					
$900k-999k					

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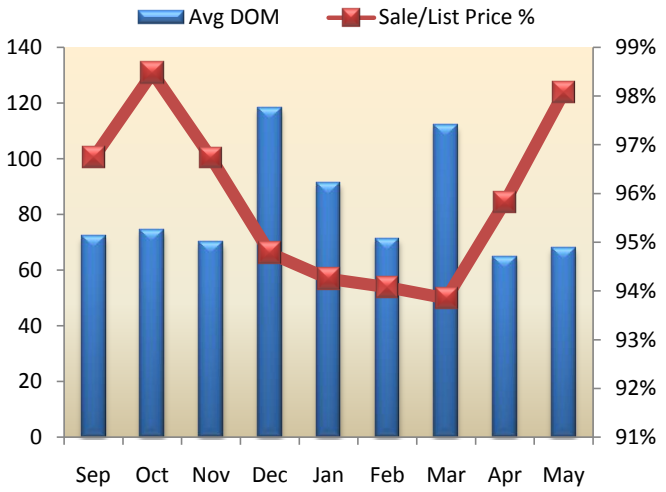
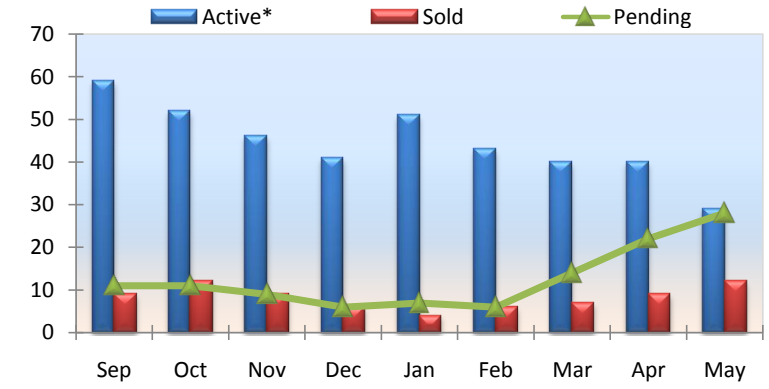
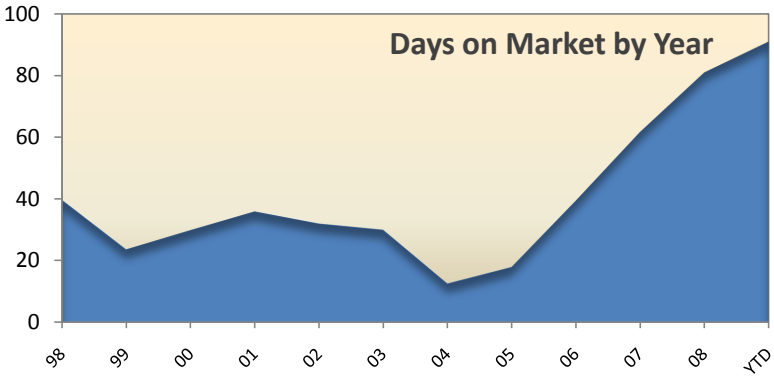
Attached Homes: Pleasanton

May-09

Days on Market (DOM) for the Pleasanton area year-to-date is around 91. The median attached home price in Pleasanton for May was $355,833. As of the last day of May there were 29 active homes in Pleasanton. At current selling rates this means there is approximately 1 months of inventory in Pleasanton remaining.



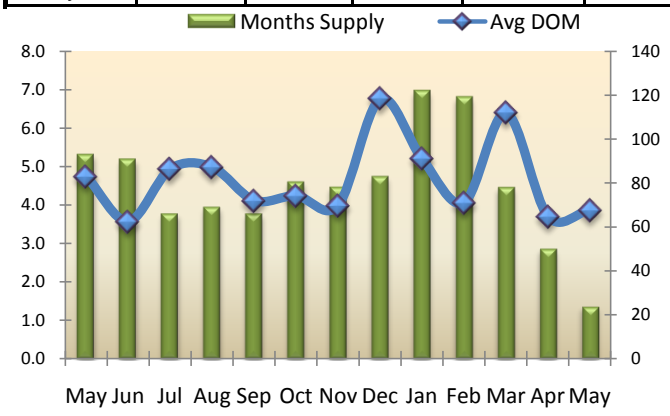




Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	76	15	12	5.3	$457,310	$410,000	$440,353	83	$384	$369	96.29%
Jun 08	76	12	16	5.2	$454,281	$460,000	$446,759	63	$358	$351	98.34%
Jul 08	64	24	11	3.8	$496,578	$442,500	$480,714	86	$339	$328	96.81%
Aug 08	63	12	10	3.9	$464,942	$453,250	$442,938	87	$349	$332	95.27%
Sep 08	59	11	9	3.8	$418,489	$410,000	$404,833	72	$357	$346	96.74%
Oct 08	52	11	12	4.6	$384,305	$347,000	$378,465	74	$308	$304	98.48%
Nov 08	46	9	9	4.5	$458,283	$456,000	$443,311	70	$327	$317	96.73%
Dec 08	41	6	6	4.7	$409,298	$363,250	$387,917	118	$299	$282	94.78%
Jan 09	51	7	4	7.0	$438,475	$390,000	$413,250	91	$295	$277	94.25%
Feb 09	43	6	6	6.8	$427,433	$360,000	$402,114	71	$277	$261	94.08%
Mar 09	40	14	7	4.4	$335,941	$285,000	$315,271	112	$271	$254	93.85%
Apr 09	40	22	9	2.9	$368,739	$320,000	$353,333	65	$307	$293	95.82%
May 09	29	28	12	1.4	$350,134	$355,833	$343,389	68	$283	$277	98.07%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
May 09	12	0.00%	$350,134	-23.44%	$355,833	-13.21%	$343,389	-22.02%	68	-18.31%	98.07%
May 08	12	-40.00%	$457,310	-14.59%	$410,000	-23.86%	$440,353	-16.78%	83	71.04%	96.29%
May 07	20	-25.93%	$535,424	-1.12%	$538,500	-0.28%	$529,123	-1.29%	49	8.76%	98.82%



YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 100k			1		
$100k-299k	16	4			2
$300k-399k	13	11	12	13	20
$400k-499k	6	11	22	35	34
$500k-599k	5	8	25	27	33
$600k-699k		2	13	24	35
$700k-799k			5	4	3
$800k-899k					
$900k-999k					
$1m - 1.5m					
$1.5m +		1			

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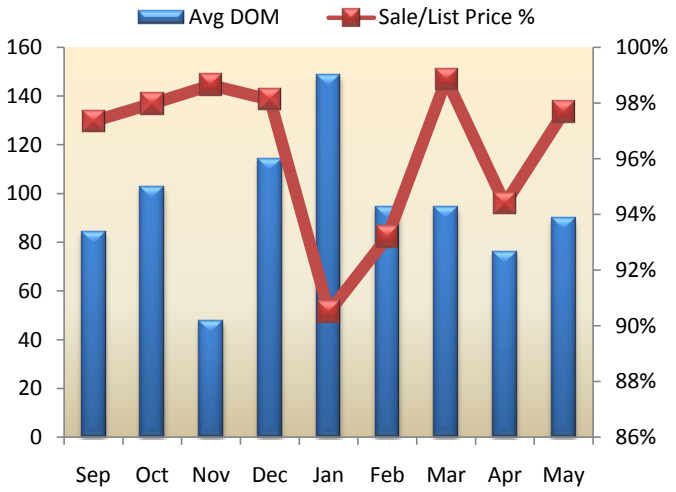
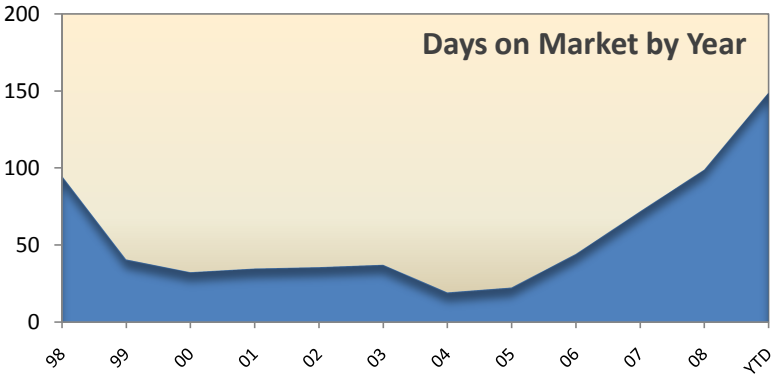
Attached Homes: San Leandro

May-09

Days on Market (DOM) for the San Leandro area year-to-date is around 149. The median attached home price in San Leandro for May was $184,250. As of the last day of May there were 36 active homes in San Leandro. At current selling rates this means there is approximately 2 months of inventory in San Leandro remaining.

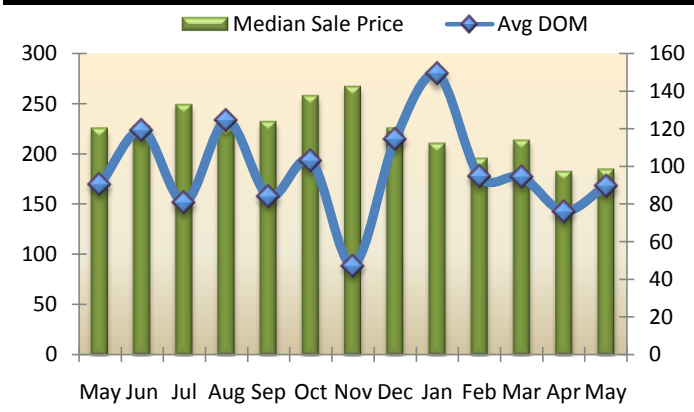




Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	89	9	13	8.3	$254,350	$225,000	$240,809	91	$239	$226	94.68%
Jun 08	74	15	10	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	9	3.6	$256,221	$226,000	$250,557	$124	$224	$218	97.79%
Sep 08	72	16	11	4.1	$275,720	$231,500	$268,400	84	$220	$214	97.35%
Oct 08	67	13	10	3.9	$271,820	$257,000	$266,350	103	$249	$245	97.99%
Nov 08	64	11	7	4.8	$261,043	$266,000	$257,500	48	$248	$245	98.64%
Dec 08	56	8	11	5.3	$247,227	$225,000	$242,582	114	$214	$210	98.12%
Jan 09	54	17	7	4.5	$235,043	$210,000	$212,700	149	$205	$188	90.49%
Feb 09	48	14	7	3.7	$238,214	$195,000	$222,000	95	$174	$159	93.19%
Mar 09	46	18	13	2.8	$226,827	$213,000	$224,231	94	$180	$177	98.86%
Apr 09	33	21	11	1.9	$198,891	$182,000	$187,715	76	$170	$161	94.38%
May 09	36	18	10	1.9	$215,990	$184,250	$210,955	90	$171	$167	97.67%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
May 09	10	-23.08%	$215,990	-15.08%	$184,250	-18.11%	$210,955	-12.40%	90	-0.92%	97.67%
May 08	13	85.71%	$254,350	-38.91%	$225,000	-46.42%	$240,809	-41.30%	91	50.35%	94.68%
May 07	7	-53.33%	$416,364	11.79%	$419,950	10.66%	$410,221	8.89%	60	85.30%	98.52%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 100k	1				
$100k-299k	40	16		3	3
$300k-399k	8	6	16	20	49
$400k-499k		6	12	21	12
$500k-599k		1	4	5	5
$600k-699k			2	2	
$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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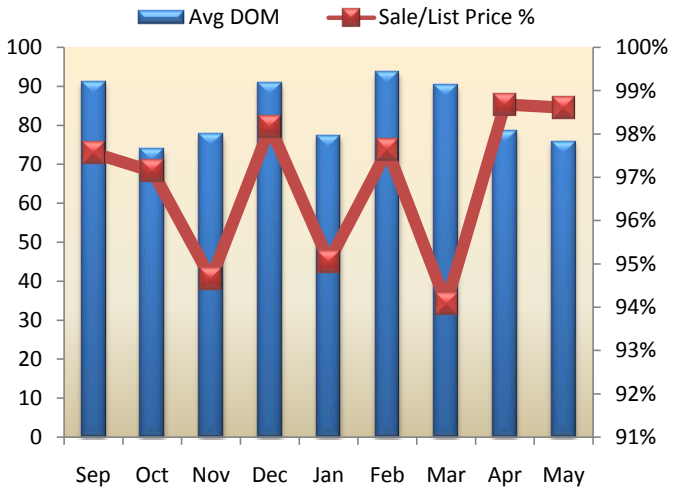
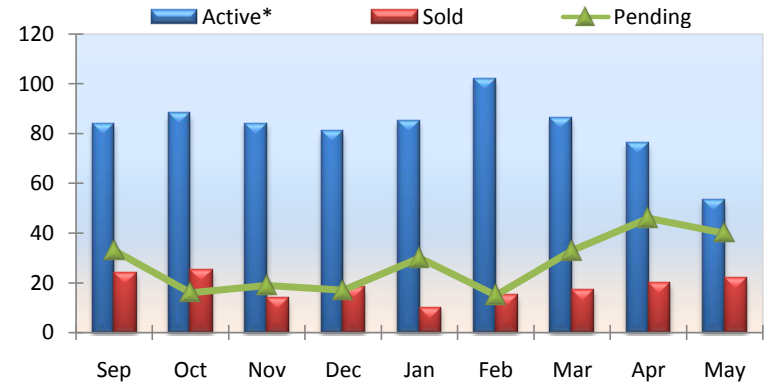
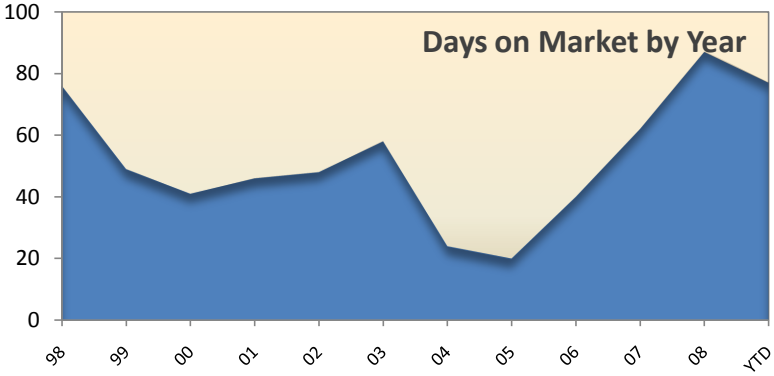
Attached Homes: San Ramon

May-09

Days on Market (DOM) for the San Ramon area year-to-date is around 77. The median attached home price in San Ramon for May was $300,000. As of the last day of May there were 53 active homes in San Ramon. At current selling rates this means there is approximately 1 months of inventory in San Ramon remaining.

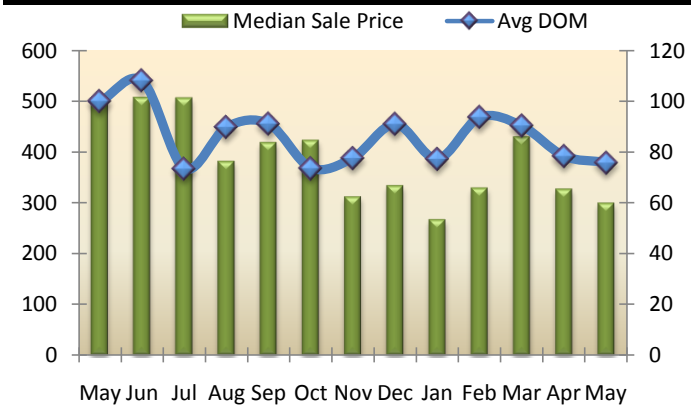






Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	81	18	22	4.8	$503,093	$501,975	$490,161	100	$324	$316	97.43%
Jun 08	93	21	10	5.6	$494,655	$507,500	$468,100	108	$335	$316	94.63%
Jul 08	99	21	16	5.2	$461,284	$506,500	$444,562	74	$299	$289	96.37%
Aug 08	100	22	22	4.9	$417,092	$382,000	$409,974	90	$323	$317	98.29%
Sep 08	84	33	24	3.3	$421,069	$419,000	$410,815	91	$336	$328	97.56%
Oct 08	88	16	25	3.7	$427,892	$423,664	$415,655	74	$342	$332	97.14%
Nov 08	84	19	14	3.7	$352,046	$312,500	$333,214	78	$337	$318	94.65%
Dec 08	81	17	18	4.7	$371,911	$334,000	$365,106	91	$299	$292	98.17%
Jan 09	85	30	10	3.9	$341,560	$267,450	$324,690	77	$291	$274	95.06%
Feb 09	102	15	15	4.9	$376,613	$330,000	$367,720	94	$285	$278	97.64%
Mar 09	86	33	17	3.3	$415,647	$430,000	$391,059	90	$317	$294	94.08%
Apr 09	76	46	20	2.4	$357,930	$327,300	$353,230	79	$272	$268	98.69%
May 09	53	40	22	1.3	$333,730	$300,000	$329,089	76	$298	$294	98.61%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
May 09	22	#REF!	$333,730	-33.66%	$300,000	-40.24%	$329,089	-32.86%	76	-24.04%	98.61%
May 08	22	29.41%	$503,093	-15.53%	$501,975	-21.57%	$490,161	-16.79%	100	162.36%	97.43%
May 07	17	-5.56%	$595,564	-0.33%	$640,000	3.98%	$589,082	-0.54%	38	24.81%	98.91%



YTD Sold Summary

	2009	2008	2007	2006	2005
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 100k					
$100k-299k	37	6		1	4
$300k-399k	18	13	25	8	14
$400k-499k	26	15	22	27	30
$500k-599k	11	27	21	10	13
$600k-699k		12	30	23	31
$700k-799k		4	18	23	22
$800k-899k			3	2	
$900k-999k					

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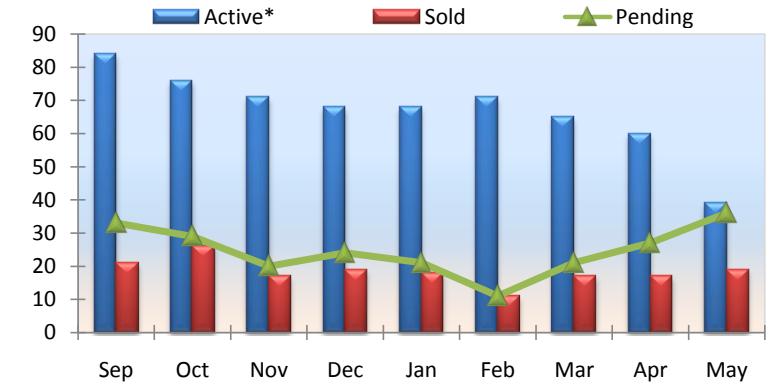
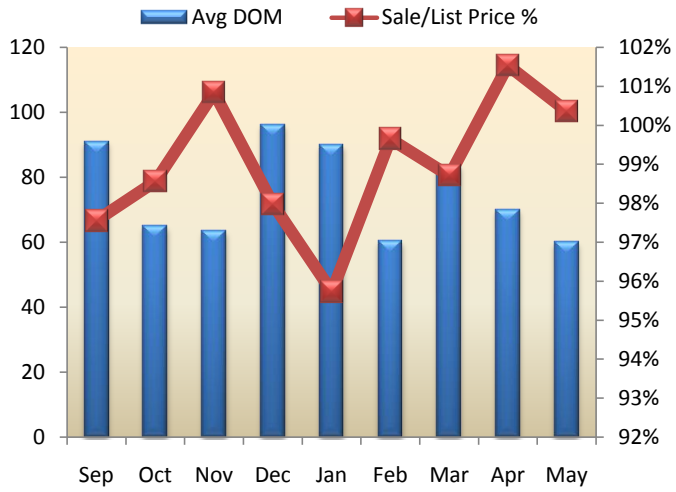
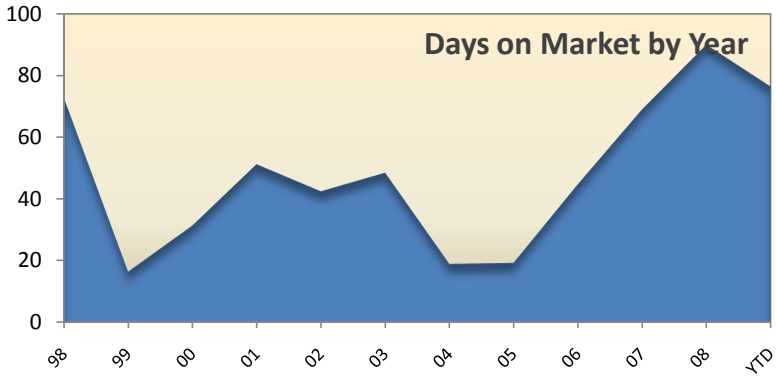
Attached Homes: Union City

May-09

Days on Market (DOM) for the Union City area year-to-date is around 76. The median attached home price in Union City for May was $222,000. As of the last day of May there were 39 active homes in Union City. At current selling rates this means there is approximately 1 months of inventory in Union City remaining.



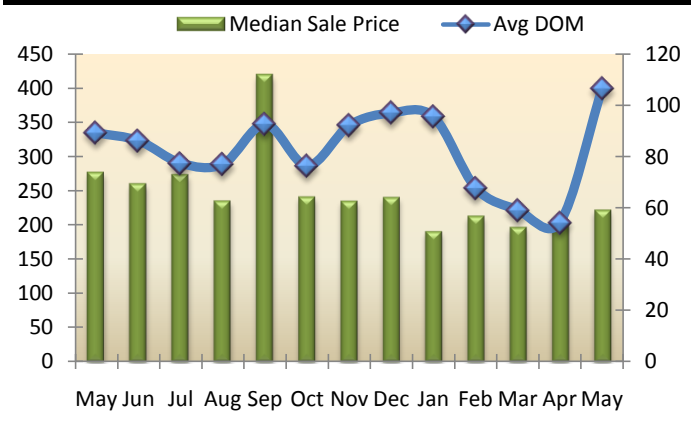




Summary Analysis (Condo/Duet/Townhomes)

	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
May 08	110	20	9	7.7	$272,300	$276,750	$267,938	102	$253	$248	98.40%
Jun 08	97	19	21	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	23	3.4	$245,301	$235,000	$241,000	87	$234	$230	98.25%
Sep 08	84	33	21	3.3	$421,069	$419,000	$410,815	91	$336	$328	97.56%
Oct 08	76	29	26	2.6	$264,364	$241,000	$260,572	65	$231	$227	98.57%
Nov 08	71	20	17	2.6	$221,072	$234,950	$222,931	63	$214	$218	100.84%
Dec 08	68	24	19	2.8	$254,979	$240,000	$249,826	96	$228	$223	97.98%
Jan 09	68	21	18	3.1	$233,831	$190,500	$223,861	90	$207	$198	95.74%
Feb 09	71	11	11	3.8	$220,895	$213,000	$220,127	60	$209	$207	99.65%
Mar 09	65	21	17	3.7	$203,261	$197,000	$200,635	84	$199	$195	98.71%
Apr 09	60	27	17	3.1	$233,735	$200,000	$237,325	70	$194	$196	101.54%
May 09	39	36	19	1.4	$236,597	$222,000	$237,448	60	$195	$195	100.36%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
May 09	19	111.11%	$236,597	-13.11%	$222,000	-19.78%	$237,448	-11.38%	60	-40.84%	100.36%
May 08	9	-43.75%	$272,300	-39.89%	$276,750	-40.68%	$267,938	-40.45%	102	102.74%	98.40%
May 07	16	14.29%	$452,990	-1.99%	$466,500	0.43%	$449,938	-2.63%	50	21.62%	99.33%



YTD Sold Summary

Range	2009 # listings	2008 # listings	2007 # listings	2006 # listings	2005 # listings
< 100k					
$100k-299k	70	26	1	3	10
$300k-399k	13	13	18	21	53
$400k-499k	5	5	24	33	65
$500k-599k		3	11	11	10
$600k-699k			1	3	2
$700k-799k					
$800k-899k					
$900k-999k					

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