

Housing Report

Detached Homes

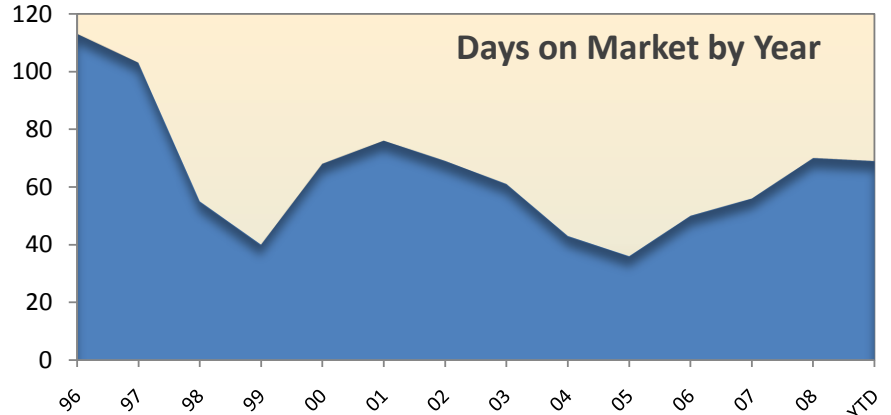
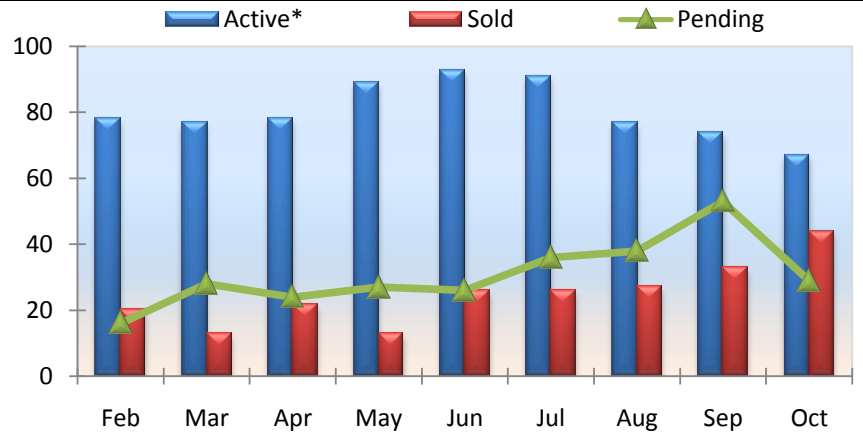
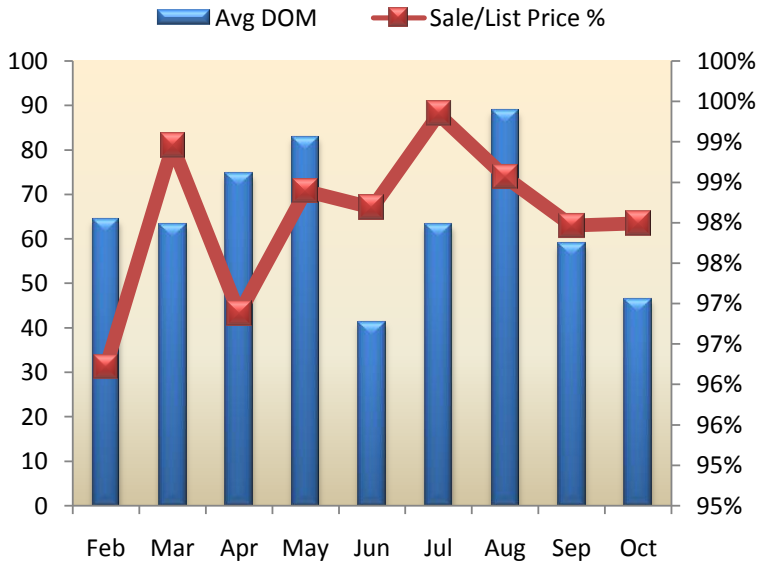


Prepared by the
Bay East Association of REALTORS®
October 2009

Market Analysis: Alameda

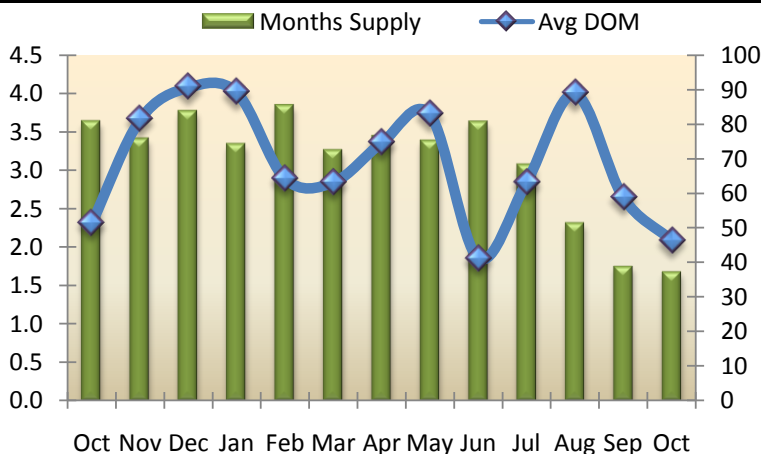
October-09

Days on Market (DOM) for the Alameda area year-to-date is around 69. The median attached home price in Alameda for October was \$636,500. As of the last day of October there were 67 active homes in Alameda. At current selling rates this means there is approximately 2 months of inventory in Alameda remaining.



Summary Analysis (Single Family Residential)

	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
Oct 08	104	19	31	3.6	\$686,530	\$649,500	\$673,288	51	\$429	\$422	96.13%
Nov 08	84	18	22	3.4	\$693,286	\$649,500	\$679,237	81	\$384	\$383	97.97%
Dec 08	69	18	13	3.8	\$673,846	\$665,000	\$657,499	91	\$403	\$392	97.57%
Jan 09	70	27	11	3.3	\$594,027	\$545,000	\$555,000	89	\$333	\$316	93.43%
Feb 09	78	16	20	3.8	\$652,558	\$585,000	\$627,875	64	\$381	\$366	96.22%
Mar 09	77	28	13	3.3	\$615,377	\$555,000	\$608,923	63	\$399	\$398	98.95%
Apr 09	78	24	22	3.4	\$659,259	\$636,500	\$638,659	75	\$364	\$354	96.88%
May 09	89	27	13	3.4	\$619,300	\$602,000	\$609,346	83	\$366	\$360	98.39%
Jun 09	93	26	26	3.6	\$646,365	\$622,500	\$634,650	41	\$355	\$351	98.19%
Jul 09	91	36	26	3.1	\$617,342	\$593,500	\$613,285	63	\$360	\$360	99.34%
Aug 09	77	38	27	2.3	\$681,389	\$659,000	\$671,624	89	\$354	\$353	98.57%
Sep 09	74	53	33	1.7	\$659,083	\$590,000	\$645,664	59	\$367	\$363	97.96%
Oct 09	67	29	44	1.7	\$681,508	\$636,500	\$667,825	46	\$379	\$366	97.99%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	44	41.94%	\$681,508	-0.73%	\$636,500	-2.00%	\$667,825	-0.81%	46	-9.77%	97.99%
Oct 08	31	34.78%	\$686,530	-1.58%	\$649,500	-9.16%	\$673,288	-2.65%	51	-8.97%	98.07%
Oct 07	23	-42.50%	\$697,578	-12.83%	\$715,000	-0.35%	\$691,605	-12.08%	57	28.43%	99.14%



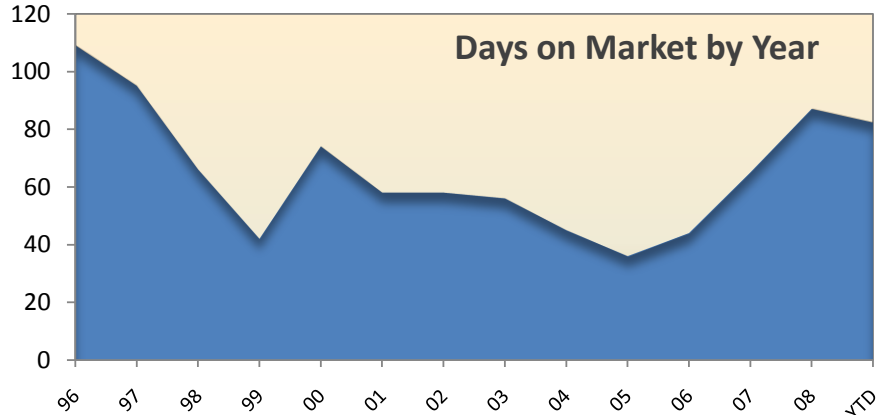
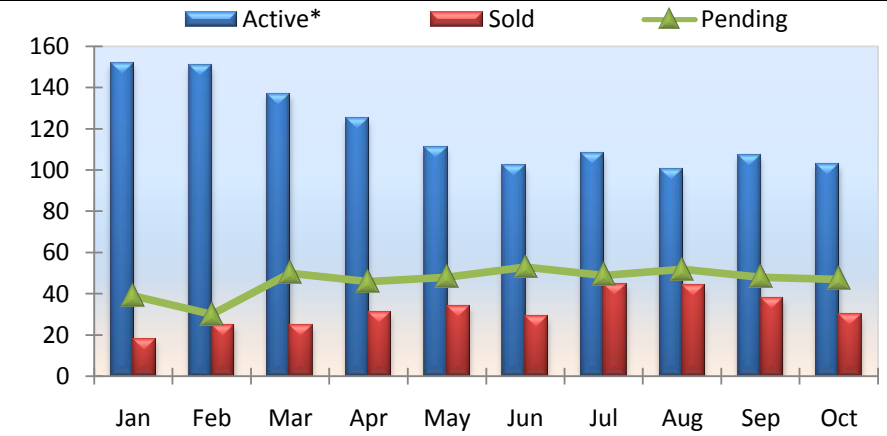
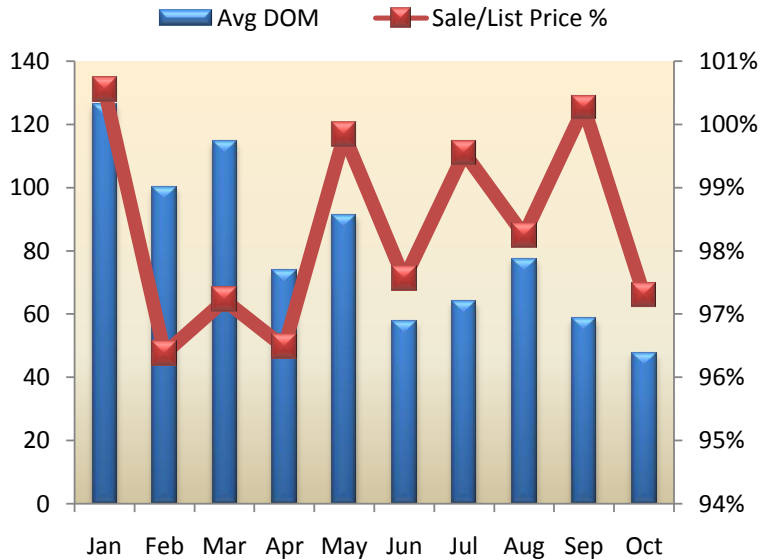
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	4	1			
\$300k-399k	20	10	3	4	5
\$400k-499k	37	25	8	11	16
\$500k-599k	54	52	43	46	58
\$600k-699k	57	64	68	101	81
\$700k-799k	37	43	69	74	90
\$800k-899k	24	33	36	39	54
\$900k-999k	5	14	26	33	35
\$1m-1.5m	7	11	22	26	29
\$1.5m-2.0m	3	2	1	5	4
\$2m +		2		2	3

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

Market Analysis: Castro Valley

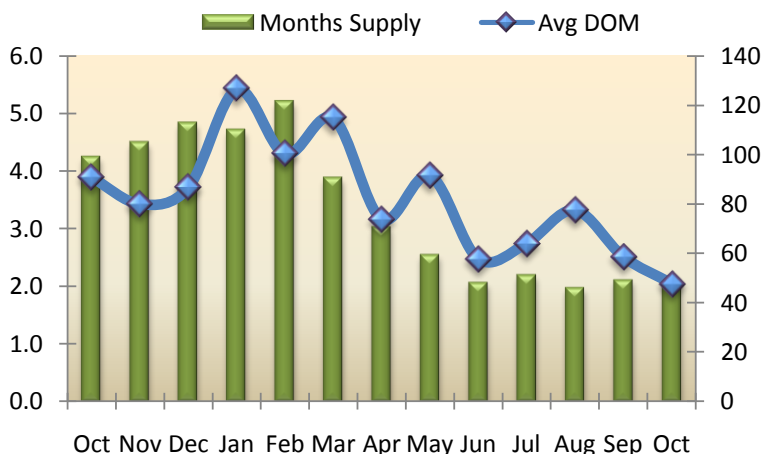
October-09

Days on Market (DOM) for the Castro Valley area year-to-date is around 82. The median attached home price in Castro Valley for October was \$528,000. As of the last day of October there were 103 active homes in Castro Valley. At current selling rates this means there is approximately 2 months of inventory in Castro Valley remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	174	43	32	4.2	\$598,997	\$580,000	\$586,480	91	\$329	\$324	97.91%
Nov 08	162	25	29	4.5	\$543,654	\$462,500	\$521,126	80	\$319	\$306	95.86%
Dec 08	157	22	32	4.8	\$576,148	\$518,500	\$546,656	87	\$332	\$320	94.88%
Jan 09	152	39	18	4.7	\$450,803	\$407,500	\$453,250	126	\$326	\$330	100.54%
Feb 09	151	30	25	5.2	\$440,543	\$418,000	\$424,585	100	\$262	\$253	96.38%
Mar 09	137	50	25	3.9	\$450,258	\$425,000	\$437,742	115	\$303	\$298	97.22%
Apr 09	125	46	31	3.0	\$505,030	\$480,000	\$487,242	74	\$286	\$280	96.48%
May 09	111	48	34	2.6	\$507,597	\$472,500	\$506,735	91	\$283	\$287	99.83%
Jun 09	102	53	29	2.1	\$505,362	\$435,000	\$492,999	58	\$277	\$272	97.55%
Jul 09	108	49	45	2.2	\$484,587	\$460,000	\$482,383	64	\$279	\$279	99.55%
Aug 09	100	52	44	2.0	\$469,490	\$442,000	\$461,250	77	\$278	\$273	98.24%
Sep 09	107	48	38	2.1	\$499,247	\$505,000	\$500,586	59	\$280	\$282	100.27%
Oct 09	103	47	30	2.1	\$548,948	\$528,000	\$534,150	48	\$310	\$305	97.30%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	30	-6.25%	\$548,948	-8.36%	\$528,000	-8.97%	\$534,150	-8.92%	47.7530864	-47.34%	97.30%
Oct 08	32	39.13%	\$598,997	-7.46%	\$580,000	-4.64%	\$586,480	-6.05%	90.6833333	23.88%	97.91%
Oct 07	23	-30.30%	\$647,263	-10.14%	\$608,200	-6.43%	\$624,260	-11.76%	73	65.72%	96.45%



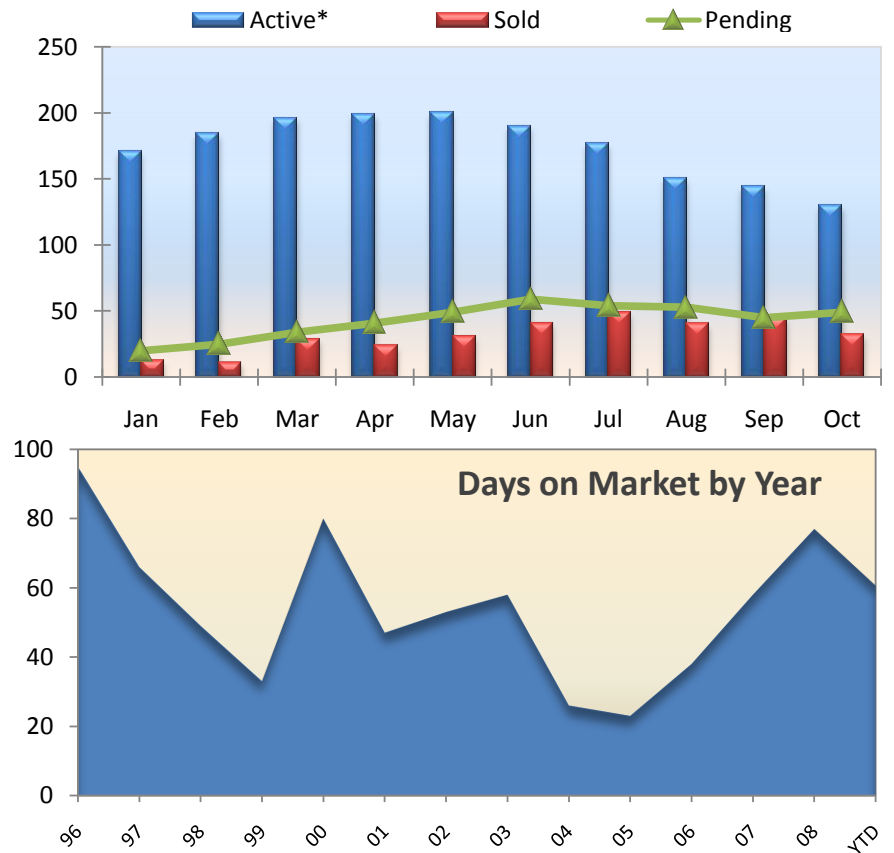
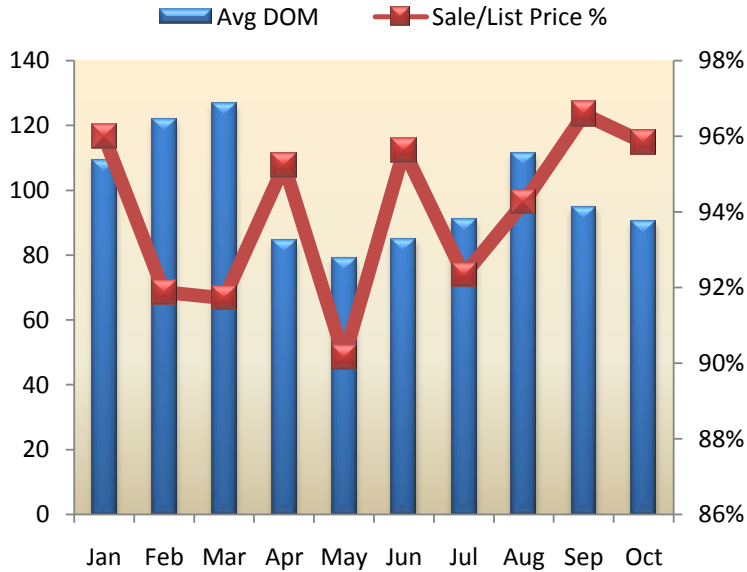
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	21	6			
\$300k-399k	85	37	1	1	1
\$400k-499k	95	83	27	10	27
\$500k-599k	67	86	73	92	146
\$600k-699k	49	43	74	108	116
\$700k-799k	17	32	41	72	90
\$800k-899k	4	16	40	53	69
\$900k-999k		10	19	38	47
\$1m-1.5m	2	5	14	17	32
\$1.5m-2.0m		1	2	5	
\$2m +				1	1

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

Market Analysis: Danville

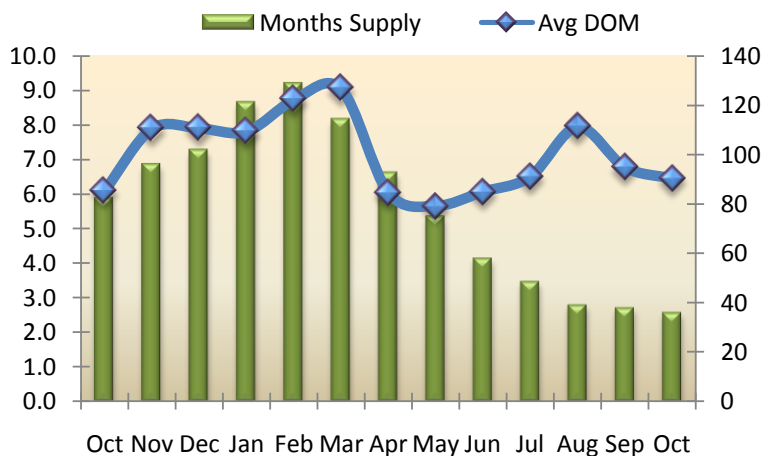
October-09

Days on Market (DOM) for the Danville area year-to-date is around 100. The median attached home price in Danville for October was \$796,000. As of the last day of October there were 130 active homes in Danville. At current selling rates this means there is approximately 3 months of inventory in Danville remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	199	24	31	5.9	\$1,059,286	\$990,000	\$1,012,664	85	\$394	\$376	95.60%
Nov 08	189	18	20	6.9	\$926,389	\$790,000	\$900,203	110	\$351	\$342	97.17%
Dec 08	162	17	13	7.3	\$1,057,073	\$875,000	\$990,397	111	\$370	\$349	93.69%
Jan 09	171	20	13	8.7	\$997,223	\$900,000	\$957,231	109	\$363	\$349	95.99%
Feb 09	184	25	11	9.2	\$1,109,700	\$850,000	\$1,019,534	122	\$388	\$358	91.87%
Mar 09	196	34	29	8.2	\$898,408	\$750,000	\$824,019	127	\$363	\$342	91.72%
Apr 09	199	41	24	6.6	\$906,399	\$804,500	\$863,246	85	\$348	\$333	95.24%
May 09	200	49	31	5.4	\$984,129	\$800,000	\$887,177	79	\$344	\$319	90.15%
Jun 09	190	59	41	4.2	\$1,038,724	\$915,000	\$993,285	85	\$357	\$342	95.63%
Jul 09	177	54	49	3.5	\$996,359	\$830,000	\$919,926	91	\$352	\$330	92.33%
Aug 09	151	53	40	2.8	\$885,570	\$835,000	\$834,731	111	\$338	\$320	94.26%
Sep 09	144	45	45	2.7	\$1,007,166	\$900,000	\$972,742	95	\$364	\$353	96.58%
Oct 09	130	49	32	2.6	\$913,052	\$796,000	\$875,015	90	\$351	\$337	95.83%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	32	3.23%	\$913,052	-13.81%	\$796,000	-19.60%	\$875,015	-13.59%	90	5.72%	95.83%
Oct 08	31	10.71%	\$1,059,286	-11.76%	\$990,000	-3.88%	\$1,012,664	-11.76%	85	18.04%	95.60%
Oct 07	28	0.00%	\$1,200,432	3.73%	\$1,030,000	1.68%	\$1,147,589	2.21%	72	77.37%	95.60%



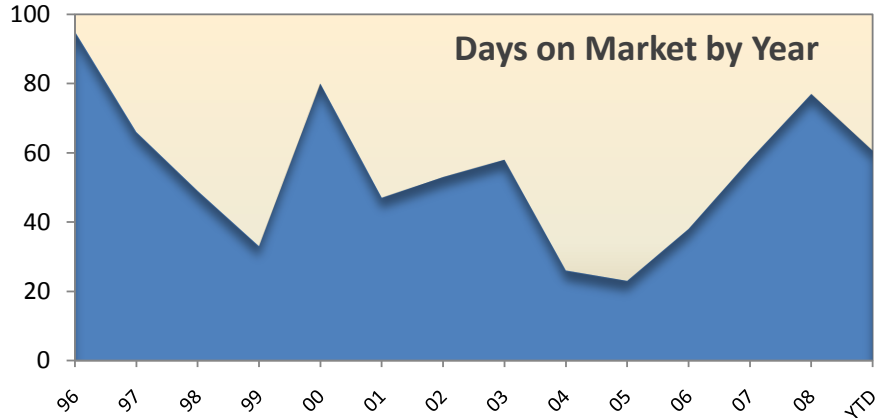
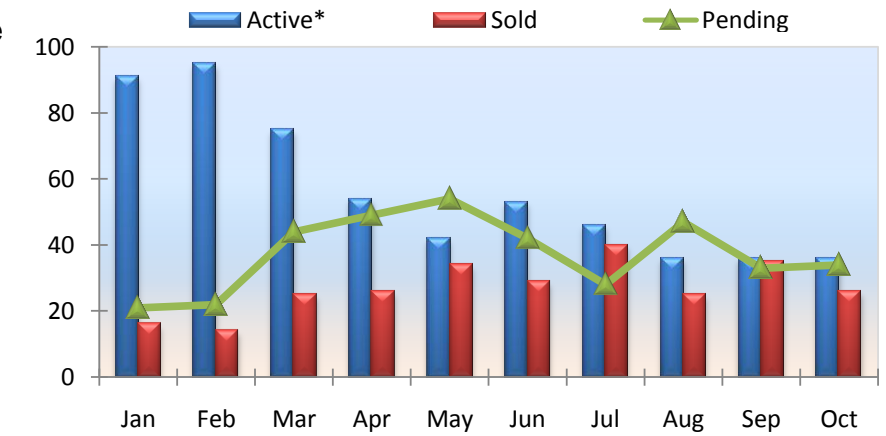
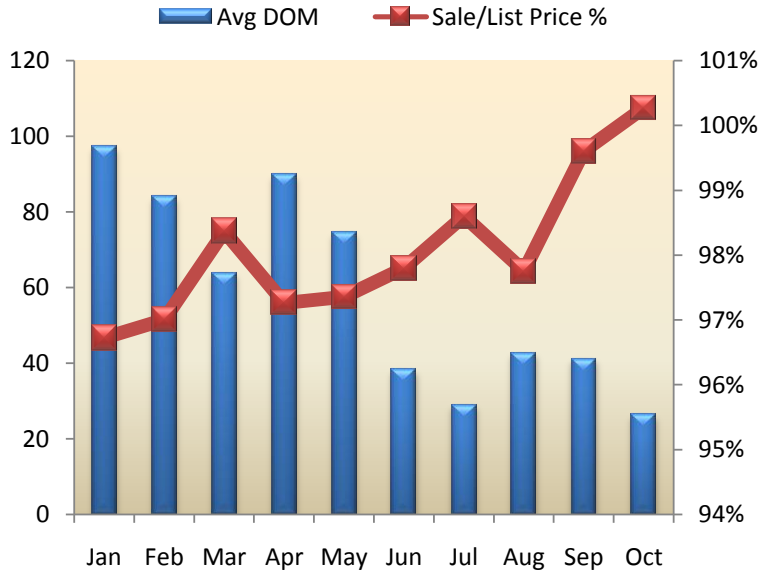
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3	2	2		
\$300k-399k					
\$400k-499k	1				
\$500k-599k	24	10	1		2
\$600k-699k	33	13	10	2	6
\$700k-799k	82	43	27	24	28
\$800k-899k	68	67	71	56	78
\$900k-999k	37	44	70	73	88
\$1m-1.5m	64	97	172	191	219
\$1.5m-2.0m	12	25	39	40	53
\$2m +	6	7	17	19	16

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

Market Analysis: Dublin

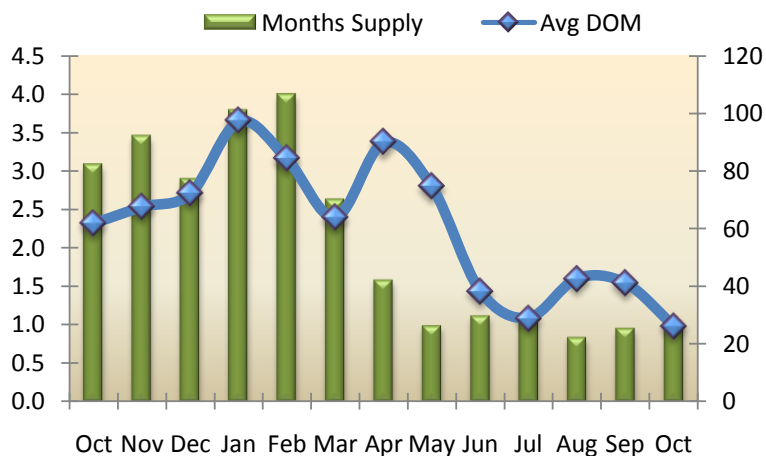
October-09

Days on Market (DOM) for the Dublin area year-to-date is around 61. The median attached home price in Dublin for October was \$603,500. As of the last day of October there were 36 active homes in Dublin. At current selling rates this means there is approximately 1 month of inventory in Dublin remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	105	23	36	3.1	\$634,574	\$599,000	\$616,230	62	\$317	\$308	97.11%
Nov 08	102	25	14	3.5	\$672,846	\$615,000	\$659,050	68	\$314	\$308	97.95%
Dec 08	87	27	23	2.9	\$656,749	\$620,000	\$643,391	72	\$283	\$279	97.97%
Jan 09	91	21	16	3.8	\$598,611	\$560,000	\$578,988	97	\$304	\$293	96.72%
Feb 09	95	22	14	4.0	\$627,807	\$546,029	\$609,004	84	\$265	\$259	97.01%
Mar 09	75	44	25	2.6	\$594,816	\$525,000	\$585,100	64	\$262	\$259	98.37%
Apr 09	54	49	26	1.6	\$671,412	\$602,500	\$653,015	90	\$263	\$256	97.26%
May 09	42	54	34	1.0	\$611,518	\$602,500	\$595,350	75	\$290	\$284	97.36%
Jun 09	53	42	29	1.1	\$646,656	\$602,000	\$632,434	38	\$287	\$283	97.80%
Jul 09	46	28	40	1.1	\$629,459	\$602,000	\$620,635	29	\$298	\$294	98.60%
Aug 09	36	47	25	0.8	\$652,387	\$628,000	\$637,742	43	\$280	\$276	97.76%
Sep 09	36	33	35	1.0	\$622,654	\$600,000	\$620,176	41	\$290	\$289	99.60%
Oct 09	36	34	26	1.0	\$625,035	\$603,500	\$626,735	26	\$283	\$285	100.27%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	26	-27.78%	\$625,035	-1.50%	\$603,500	0.75%	\$626,735	1.70%	26	-57.46%	100.27%
Oct 08	36	100.00%	\$634,574	-15.70%	\$599,000	-10.06%	\$616,230	-14.41%	62	-25.31%	97.11%
Oct 07	18	-25.00%	\$752,799	-11.18%	\$665,969	-7.54%	\$719,941	-12.78%	83	91.30%	95.64%



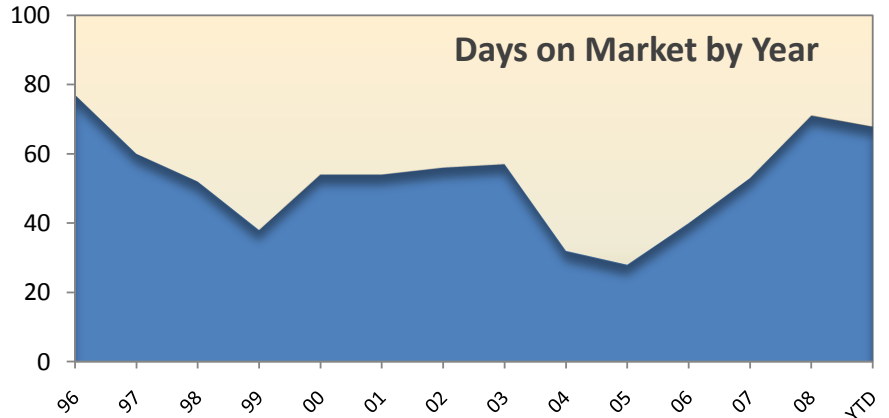
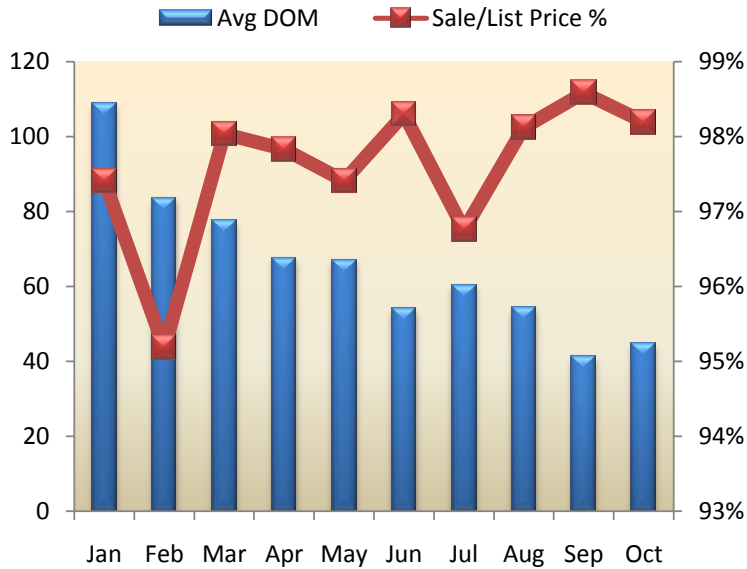
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1				
\$300k-399k	25	2			
\$400k-499k	55	39	1		
\$500k-599k	66	53	43	19	29
\$600k-699k	58	59	66	75	116
\$700k-799k	40	37	59	50	56
\$800k-899k	28	18	30	43	62
\$900k-999k	12	12	19	13	27
\$1m-1.5m	7	19	39	44	74
\$1.5m-2.0m	1		5	7	9
\$2m +				1	5

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

Market Analysis: Fremont

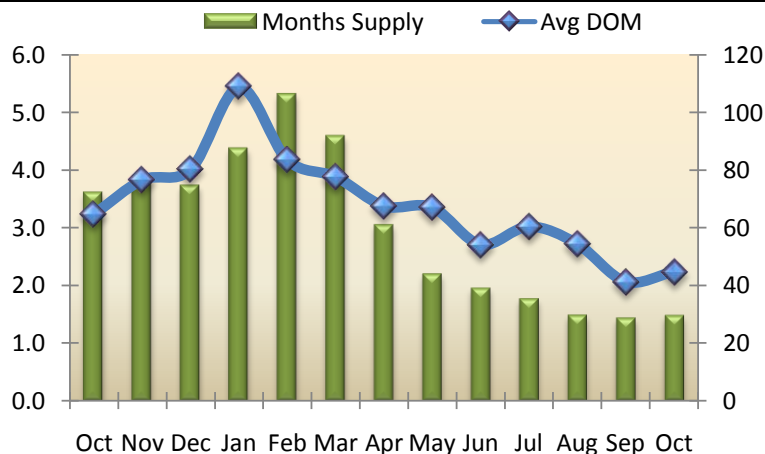
October-09

Days on Market (DOM) for the Fremont area year-to-date is around 68. The median attached home price in Fremont for October was \$580,000. As of the last day of October there were 206 active homes in Fremont. At current selling rates this means there is approximately 1 month of inventory in Fremont remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/ List Price
Oct 08	395	103	93	3.6	\$639,549	\$573,000	\$624,666	65	\$386	\$380	97.67%
Nov 08	367	63	67	3.9	\$581,127	\$470,000	\$561,010	77	\$364	\$353	96.54%
Dec 08	306	68	66	3.7	\$599,576	\$495,000	\$581,679	80	\$363	\$353	97.02%
Jan 09	339	75	55	4.4	\$522,844	\$465,000	\$509,315	109	\$333	\$324	97.41%
Feb 09	353	59	50	5.3	\$625,677	\$477,950	\$595,512	84	\$351	\$338	95.18%
Mar 09	359	110	65	4.6	\$547,935	\$490,000	\$537,168	78	\$340	\$332	98.03%
Apr 09	304	153	78	3.1	\$528,629	\$484,000	\$517,169	68	\$325	\$320	97.83%
May 09	267	161	114	2.2	\$584,374	\$504,465	\$569,252	67	\$340	\$333	97.41%
Jun 09	276	138	106	2.0	\$608,904	\$549,000	\$598,545	54	\$351	\$346	98.30%
Jul 09	266	147	128	1.8	\$650,507	\$550,000	\$629,391	60	\$357	\$351	96.75%
Aug 09	224	153	101	1.5	\$671,550	\$575,000	\$658,934	54	\$371	\$369	98.12%
Sep 09	210	143	124	1.4	\$659,788	\$561,900	\$650,450	41	\$365	\$363	98.58%
Oct 09	206	111	123	1.5	\$662,331	\$580,000	\$650,371	45	\$363	\$362	98.19%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Oct 09	123	32.26%	\$662,331	3.56%	\$580,000	1.22%	\$650,371	4.12%	45	-30.91%	98.19%
Oct 08	93	34.78%	\$639,549	-25.57%	\$573,000	-25.10%	\$624,666	-25.60%	65	11.78%	97.67%
Oct 07	69	-45.24%	\$859,239	9.60%	\$765,000	12.59%	\$839,558	8.39%	58	36.53%	97.71%



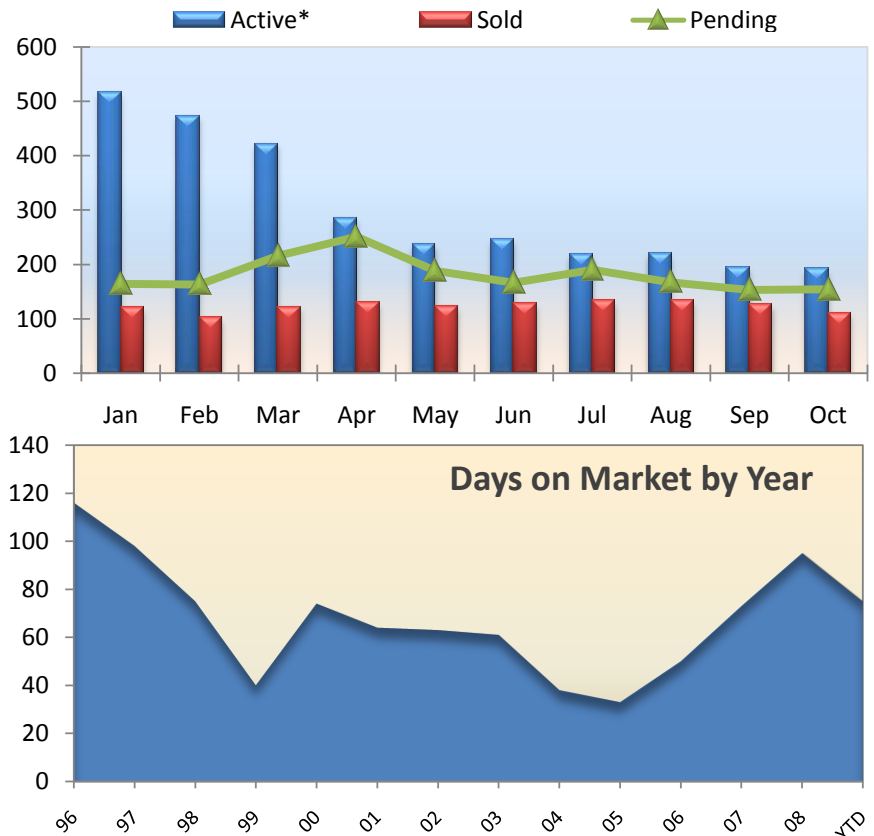
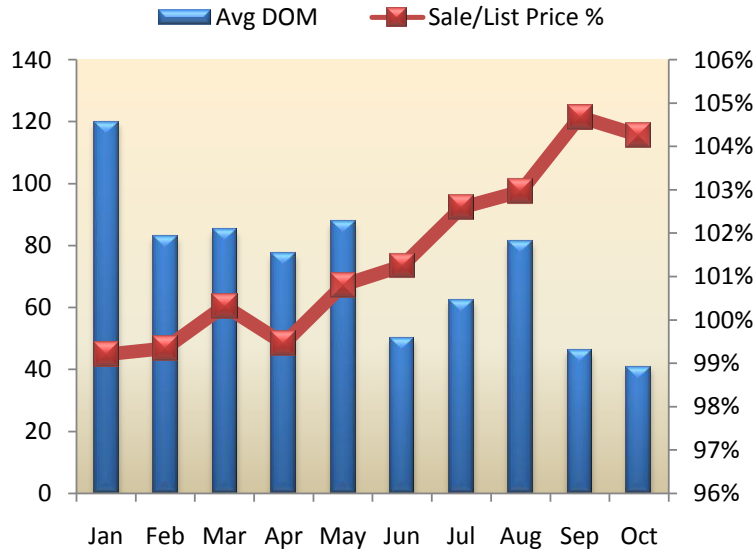
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	36	9			1
\$300k-399k	167	40			
\$400k-499k	222	152	12	5	18
\$500k-599k	215	203	131	140	255
\$600k-699k	111	140	308	424	532
\$700k-799k	80	109	205	279	406
\$800k-899k	49	97	149	133	178
\$900k-999k	40	34	72	79	87
\$1m-1.5m	67	94	147	130	168
\$1.5m-2.0m	13	22	37	23	39
\$2m +	4	6	5	12	6

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

Market Analysis: Hayward

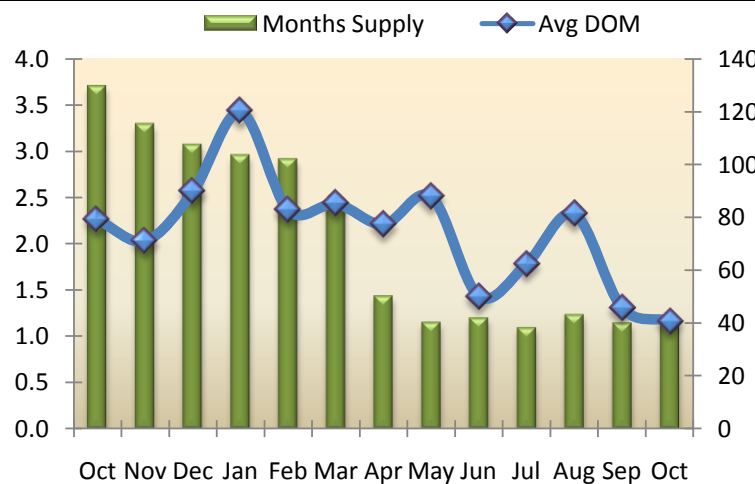
October-09

Days on Market (DOM) for the Hayward area year-to-date is around 75. The median attached home price in Hayward for October was \$250,000. As of the last day of October there were 191 active homes in Hayward. At current selling rates this means there is approximately 1 month of inventory in Hayward remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	670	212	156	3.7	\$349,103	\$295,000	\$348,034	79	\$229	\$229	99.69%
Nov 08	595	165	118	3.3	\$331,176	\$297,500	\$330,182	71	\$229	\$231	99.70%
Dec 08	555	157	143	3.1	\$305,390	\$275,000	\$304,959	90	\$223	\$224	99.86%
Jan 09	516	164	121	3.0	\$302,674	\$260,000	\$300,267	120	\$217	\$218	99.20%
Feb 09	473	163	102	2.9	\$307,559	\$275,125	\$305,537	83	\$205	\$205	99.34%
Mar 09	422	216	122	2.4	\$297,175	\$253,250	\$298,129	85	\$198	\$200	100.32%
Apr 09	286	251	130	1.4	\$275,744	\$245,000	\$274,248	77	\$190	\$189	99.46%
May 09	236	188	123	1.2	\$288,051	\$252,500	\$290,364	88	\$204	\$208	100.80%
Jun 09	247	166	128	1.2	\$288,814	\$251,000	\$292,400	50	\$196	\$200	101.24%
Jul 09	218	190	133	1.1	\$282,232	\$257,400	\$289,541	62	\$191	\$198	102.59%
Aug 09	220	167	134	1.2	\$292,482	\$263,500	\$301,144	81	\$202	\$210	102.96%
Sep 09	194	153	127	1.1	\$299,296	\$280,000	\$313,293	46	\$205	\$217	104.68%
Oct 09	191	154	111	1.2	\$272,433	\$250,000	\$284,029	41	\$195	\$205	104.26%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	111	-28.85%	\$272,433	-21.96%	\$250,000	-15.25%	\$284,029	-18.39%	41	-48.38%	104.26%
Oct 08	156	387.50%	\$349,103	-26.88%	\$295,000	-35.87%	\$348,034	-25.71%	79	-12.86%	99.69%
Oct 07	32	-70.37%	\$477,467	-21.54%	\$460,000	-20.59%	\$468,484	-22.58%	91	79.46%	98.12%



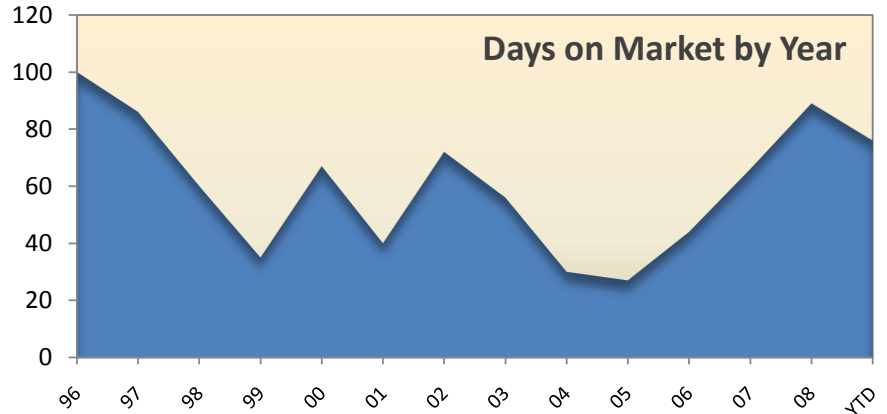
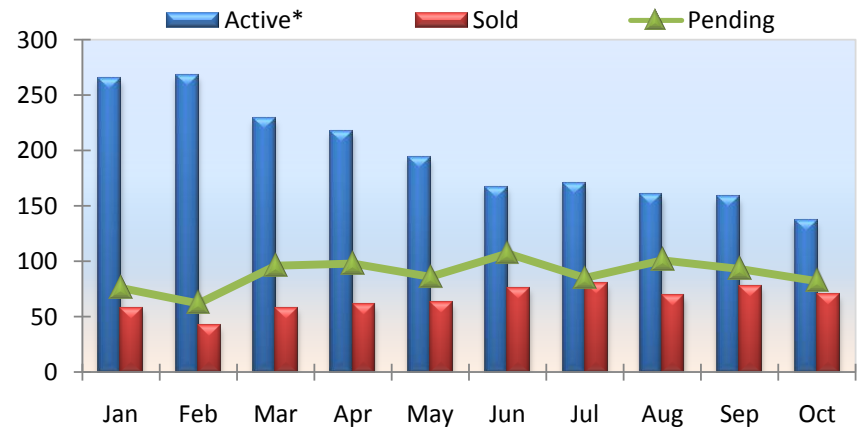
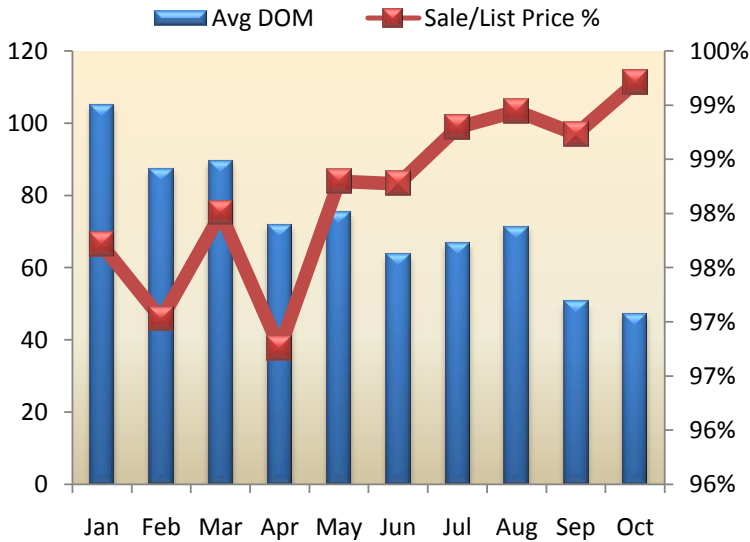
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	908	297	3	3	1
\$300k-399k	264	323	23	14	11
\$400k-499k	84	137	97	70	168
\$500k-599k	59	51	172	417	575
\$600k-699k	31	34	79	212	199
\$700k-799k	13	21	26	87	87
\$800k-899k	6	7	21	34	52
\$900k-999k	1	5	7	28	23
\$1m-1.5m		6	16	21	21
\$1.5m-2.0m		1	2	1	3
\$2m +					

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

Market Analysis: Livermore

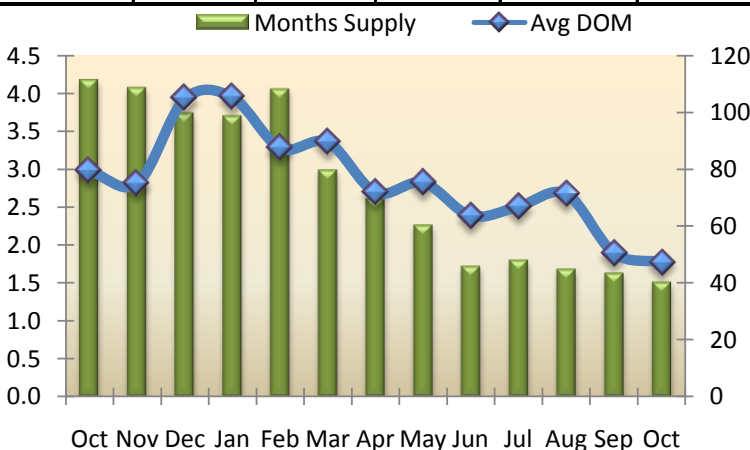
October-09

Days on Market (DOM) for the Livermore area year-to-date is around 76. The median attached home price in Livermore for October was \$502,500. As of the last day of October there were 137 active homes in Livermore. At current selling rates this means there is approximately 2 month of inventory in Livermore remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	347	84	79	4.2	\$481,213	\$420,000	\$470,254	79	\$276	\$271	97.72%
Nov 08	306	54	62	4.1	\$490,877	\$420,000	\$477,378	75	\$282	\$277	97.25%
Dec 08	279	72	51	3.7	\$508,826	\$415,000	\$495,764	105	\$253	\$247	97.43%
Jan 09	265	76	58	3.7	\$454,010	\$382,500	\$443,609	105	\$252	\$248	97.71%
Feb 09	268	62	42	4.1	\$468,200	\$412,500	\$454,274	87	\$256	\$250	97.03%
Mar 09	229	96	58	3.0	\$436,911	\$395,000	\$428,179	89	\$251	\$245	98.00%
Apr 09	217	98	61	2.6	\$479,669	\$391,000	\$464,117	72	\$263	\$257	96.76%
May 09	194	86	63	2.3	\$469,423	\$405,000	\$461,444	75	\$257	\$254	98.30%
Jun 09	167	107	76	1.7	\$521,569	\$470,000	\$512,580	64	\$249	\$246	98.28%
Jul 09	170	85	80	1.8	\$505,306	\$431,000	\$499,225	67	\$264	\$262	98.80%
Aug 09	160	101	69	1.7	\$510,412	\$442,000	\$505,036	71	\$258	\$257	98.95%
Sep 09	158	93	78	1.6	\$552,697	\$505,000	\$545,706	50	\$270	\$268	98.74%
Oct 09	137	82	70	1.5	\$556,264	\$502,500	\$551,860	47	\$251	\$251	99.21%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	70	-11.39%	\$556,264	15.60%	\$502,500	19.64%	\$551,860	17.35%	47	-40.49%	99.21%
Oct 08	79	92.68%	\$481,213	-36.88%	\$420,000	-32.04%	\$470,254	-36.43%	79	2.50%	97.72%
Oct 07	41	-50.60%	\$762,437	10.64%	\$618,000	-0.48%	\$739,770	8.59%	77	55.16%	97.03%



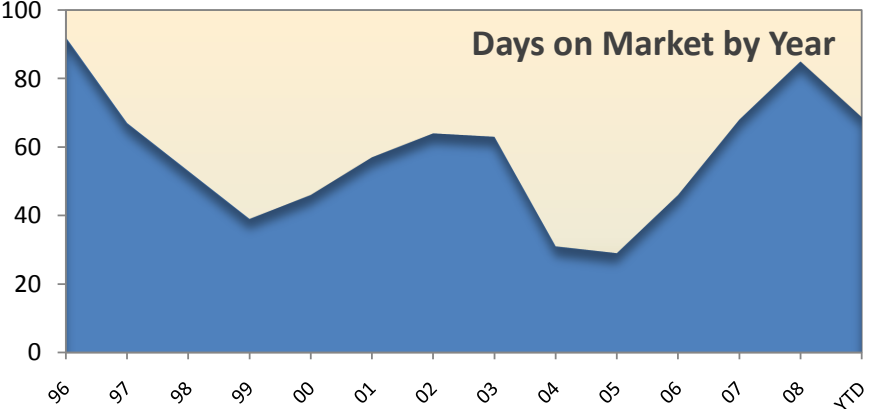
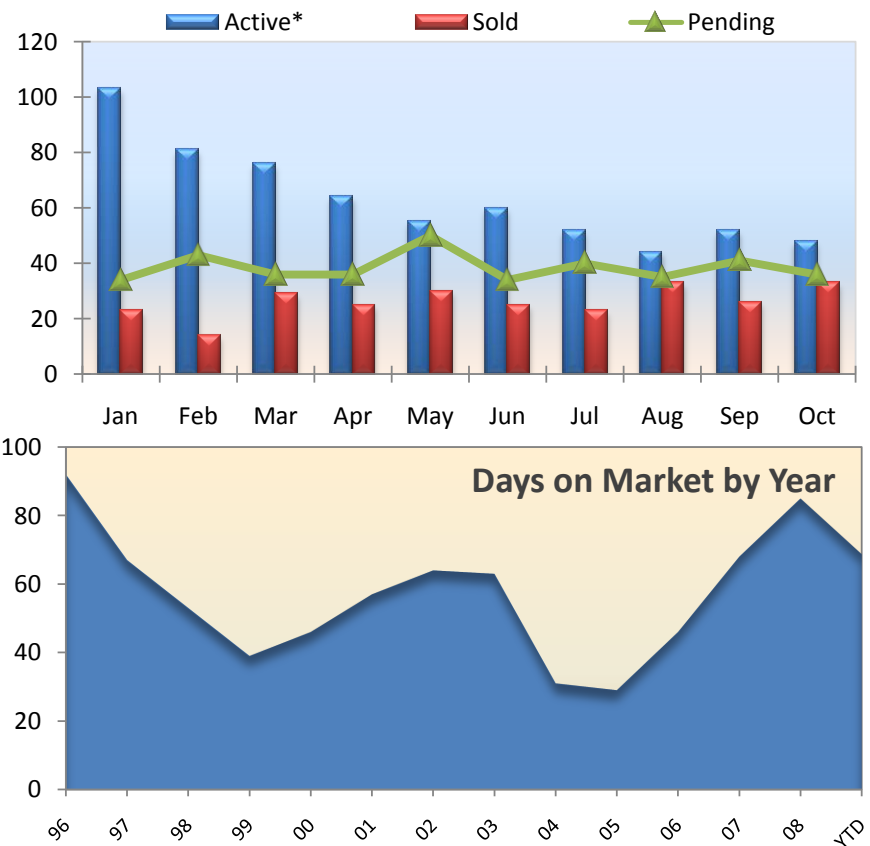
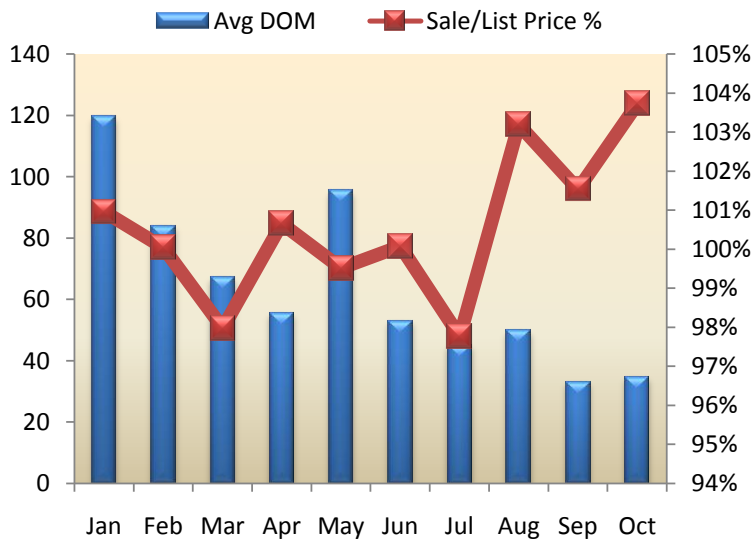
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	94	23	1		
\$300k-399k	177	128	3	3	2
\$400k-499k	159	158	50	28	40
\$500k-599k	83	110	182	246	337
\$600k-699k	70	60	149	218	288
\$700k-799k	45	52	89	93	99
\$800k-899k	34	29	42	69	82
\$900k-999k	17	22	40	40	55
\$1m-1.5m	11	33	84	108	95
\$1.5m-2.0m		1	8	10	10
\$2m +			3		

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

Market Analysis: Newark

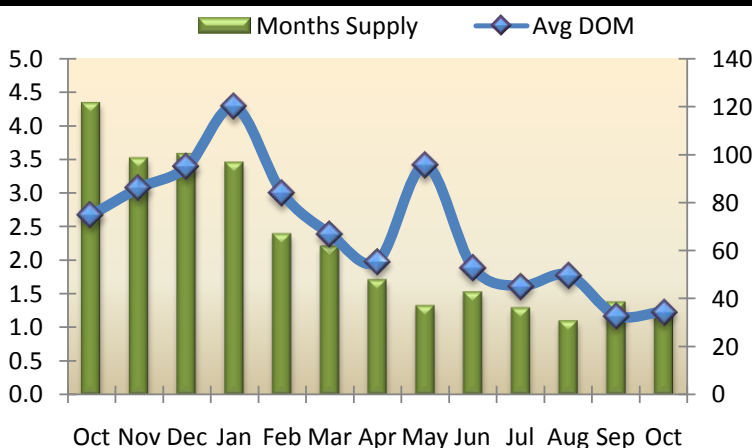
October-09

Days on Market (DOM) for the Newark area year-to-date is around 69. The median attached home price in Newark for October was \$412,000. As of the last day of October there were 48 active homes in Newark. At current selling rates this means there is approximately 1 month of inventory in Newark remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	139	27	37	4.3	\$437,743	\$429,900	\$436,564	75	\$309	\$310	99.73%
Nov 08	118	34	15	3.5	\$423,270	\$390,000	\$420,467	86	\$289	\$288	99.34%
Dec 08	114	24	34	3.6	\$411,144	\$372,500	\$405,044	95	\$304	\$302	98.52%
Jan 09	103	34	23	3.5	\$395,323	\$380,000	\$399,130	120	\$286	\$290	100.96%
Feb 09	81	43	14	2.4	\$384,917	\$355,000	\$385,064	84	\$254	\$254	100.04%
Mar 09	76	36	29	2.2	\$379,093	\$380,000	\$371,390	67	\$258	\$253	97.97%
Apr 09	64	36	25	1.7	\$355,617	\$366,000	\$357,945	56	\$242	\$245	100.65%
May 09	55	50	30	1.3	\$373,895	\$361,500	\$372,058	96	\$263	\$263	99.51%
Jun 09	60	34	25	1.5	\$382,151	\$392,000	\$382,436	53	\$251	\$255	100.07%
Jul 09	52	40	23	1.3	\$403,150	\$365,000	\$394,109	45	\$267	\$263	97.76%
Aug 09	44	35	33	1.1	\$390,475	\$405,000	\$402,945	50	\$260	\$270	103.19%
Sep 09	52	41	26	1.4	\$407,040	\$411,750	\$413,288	33	\$279	\$285	101.54%
Oct 09	48	36	33	1.3	\$399,658	\$412,000	\$414,559	35	\$263	\$273	103.73%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	18	-51.35%	\$399,658	-8.70%	\$412,000	-4.16%	\$414,559	-5.04%	35	-53.77%	103.73%
Oct 08	37	105.56%	\$437,743	-36.69%	\$429,900	-34.27%	\$436,564	-34.98%	75	-10.96%	99.73%
Oct 07	18	-43.75%	\$691,396	0.70%	\$654,000	-0.57%	\$671,444	-1.38%	84	91.51%	97.11%



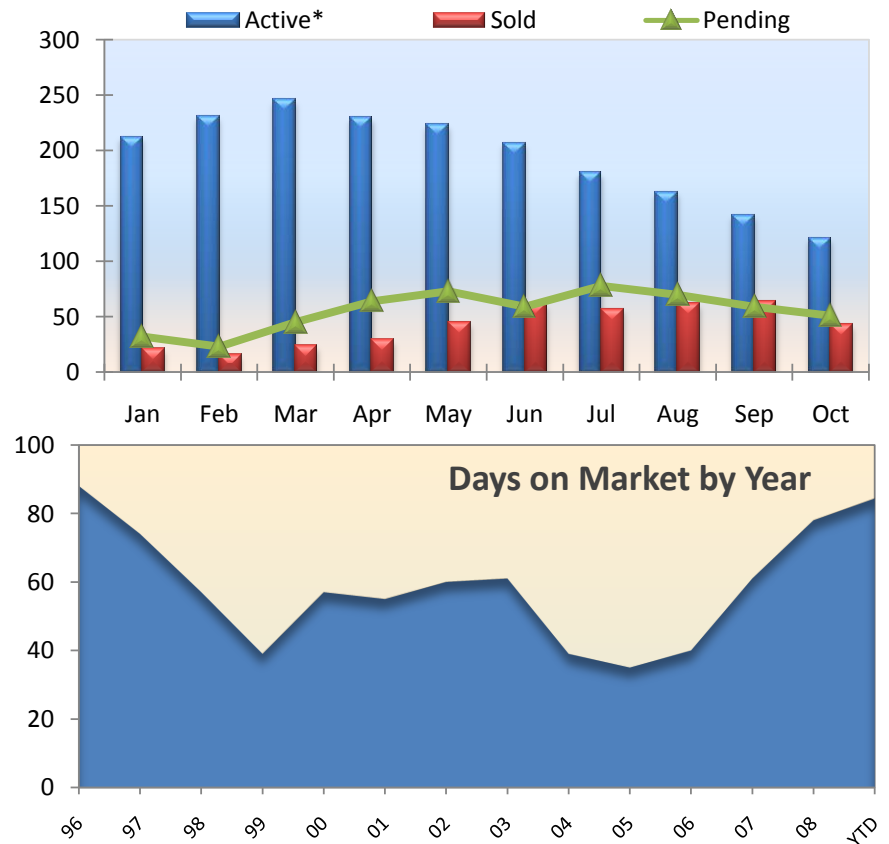
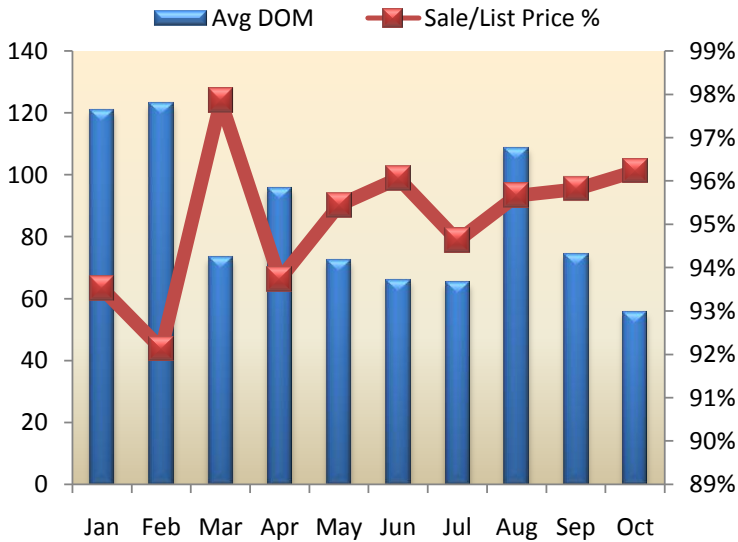
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	56	6			
\$300k-399k	107	54			
\$400k-499k	84	85	5	2	5
\$500k-599k	24	42	50	54	91
\$600k-699k	6	14	69	145	164
\$700k-799k	8	10	34	54	60
\$800k-899k		6	12	15	24
\$900k-999k		1	6	2	9
\$1m-1.5m			7	9	10
\$1.5m-2.0m					
\$2m +					

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

Market Analysis: Pleasanton

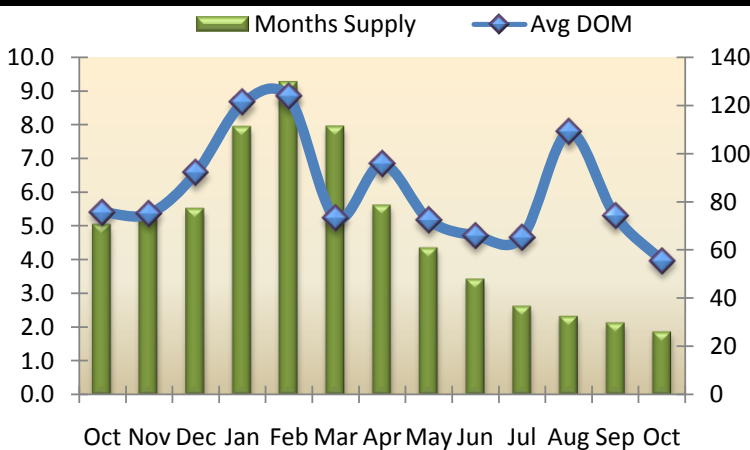
October-09

Days on Market (DOM) for the Pleasanton area year-to-date is around 84. The median attached home price in Pleasanton for October was \$685,000. As of the last day of October there were 121 active homes in Pleasanton. At current selling rates this means there is approximately 2 months of inventory in Pleasanton remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	227	30	48	5.0	\$982,649	\$810,000	\$944,820	75	\$378	\$365	96.15%
Nov 08	207	21	26	5.3	\$890,963	\$700,000	\$851,423	75	\$403	\$387	95.56%
Dec 08	179	24	26	5.5	\$1,109,062	\$798,500	\$1,040,044	92	\$373	\$352	93.78%
Jan 09	212	32	21	7.9	\$958,682	\$760,000	\$896,586	121	\$368	\$348	93.52%
Feb 09	231	23	16	9.2	\$1,037,437	\$752,107	\$955,760	123	\$374	\$352	92.13%
Mar 09	246	45	24	7.9	\$1,090,356	\$830,236	\$1,066,885	73	\$382	\$359	97.85%
Apr 09	230	64	29	5.6	\$1,023,915	\$665,000	\$959,786	95	\$359	\$338	93.74%
May 09	223	73	45	4.4	\$896,013	\$720,000	\$855,226	72	\$359	\$345	95.45%
Jun 09	207	59	62	3.4	\$808,179	\$681,000	\$776,345	66	\$353	\$343	96.06%
Jul 09	180	78	57	2.6	\$893,103	\$688,000	\$845,132	65	\$355	\$342	94.63%
Aug 09	163	70	62	2.3	\$895,001	\$706,500	\$856,199	109	\$394	\$375	95.66%
Sep 09	142	59	64	2.1	\$855,400	\$685,000	\$819,582	74	\$353	\$342	95.81%
Oct 09	121	51	43	1.9	\$793,279	\$685,000	\$763,351	56	\$356	\$345	96.23%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	43	-10.42%	\$793,279	-19.27%	\$685,000	-15.43%	\$763,351	-19.21%	56	-26.34%	96.23%
Oct 08	48	29.73%	\$982,649	0.71%	\$810,000	-0.98%	\$944,820	-0.29%	75	22.72%	96.15%
Oct 07	37	-31.48%	\$975,686	-8.67%	\$818,000	-0.12%	\$947,593	-8.24%	62	56.74%	97.12%



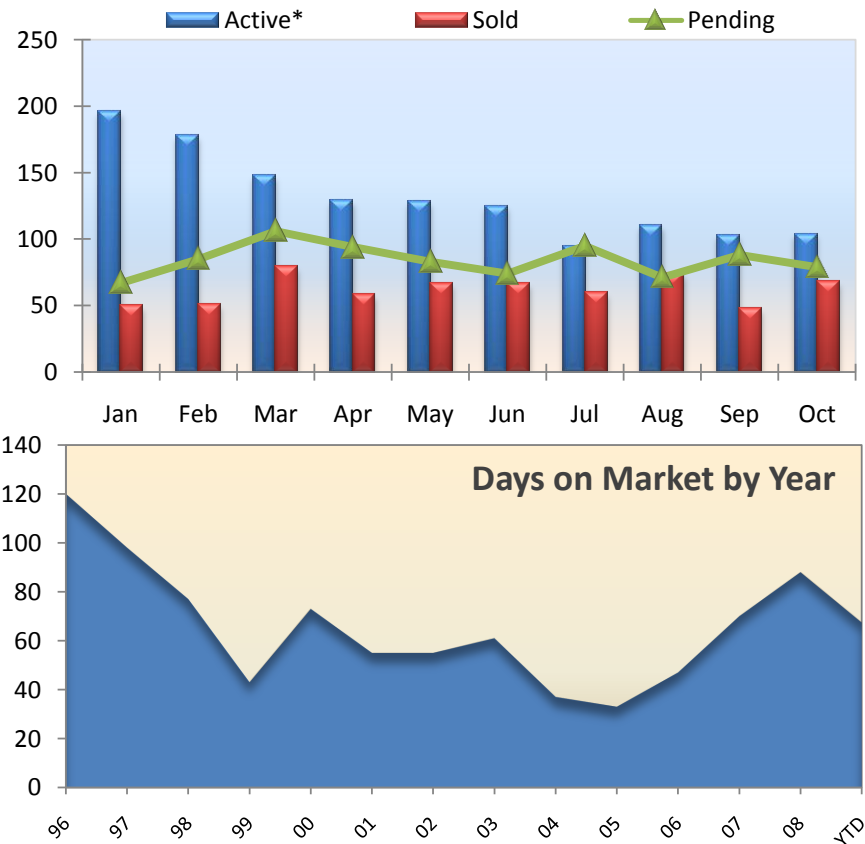
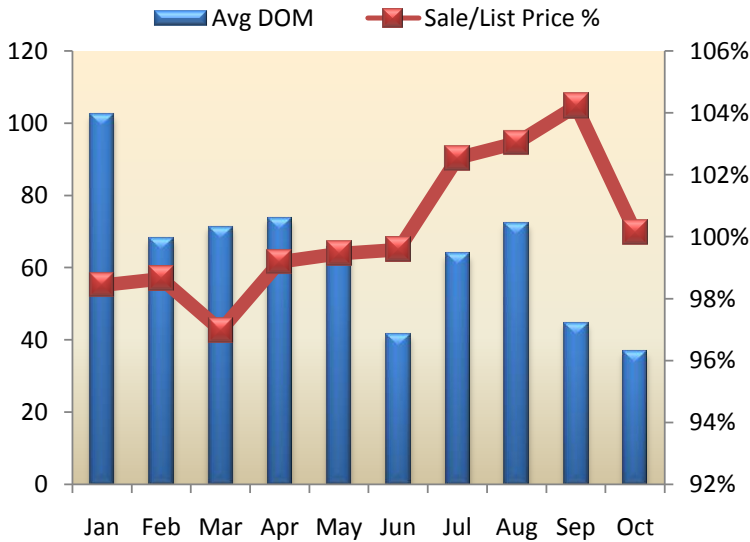
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	1			
\$300k-399k	3	1			
\$400k-499k	27	9		3	
\$500k-599k	86	42	14	7	26
\$600k-699k	107	59	87	59	74
\$700k-799k	63	74	129	133	166
\$800k-899k	35	62	114	136	169
\$900k-999k	23	20	50	45	69
\$1m-1.5m	61	66	92	104	110
\$1.5m-2.0m	27	45	35	42	60
\$2m +	12	22	37	41	35

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

Market Analysis: San Leandro

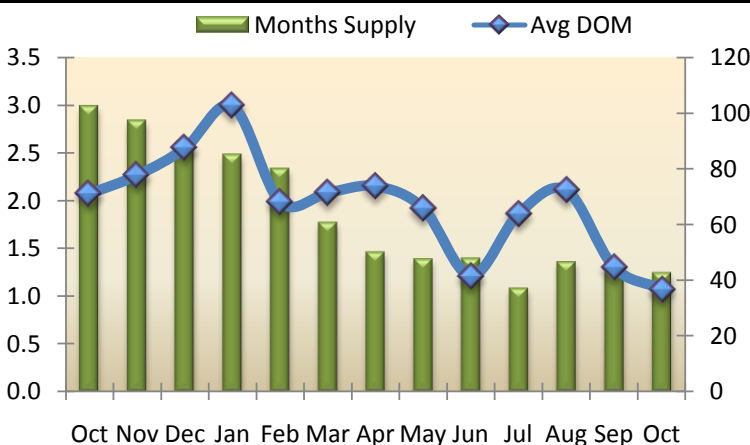
October-09

Days on Market (DOM) for the San Leandro area year-to-date is around 67. The median attached home price in San Leandro for October was \$355,000. As of the last day of October there were 104 active homes in San Leandro. At current selling rates this means there is approximately 1 month of inventory in San Leandro remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	283	96	93	3.0	\$372,250	\$365,000	\$367,938	71	\$273	\$270	98.84%
Nov 08	251	77	54	2.8	\$375,535	\$350,000	\$368,940	78	\$283	\$277	98.24%
Dec 08	218	76	64	2.6	\$341,279	\$340,000	\$343,880	87	\$259	\$262	100.76%
Jan 09	196	67	50	2.5	\$362,901	\$337,500	\$357,216	103	\$267	\$264	98.43%
Feb 09	178	85	51	2.3	\$356,738	\$325,000	\$351,920	68	\$243	\$241	98.65%
Mar 09	148	106	79	1.8	\$346,543	\$318,000	\$336,085	71	\$253	\$248	96.98%
Apr 09	129	94	58	1.5	\$307,292	\$309,000	\$304,792	74	\$238	\$237	99.19%
May 09	128	83	67	1.4	\$356,672	\$330,000	\$354,719	66	\$242	\$241	99.45%
Jun 09	125	74	67	1.4	\$351,745	\$340,000	\$350,293	41	\$242	\$241	99.59%
Jul 09	94	95	60	1.1	\$330,372	\$315,000	\$338,789	64	\$237	\$245	102.55%
Aug 09	110	71	74	1.4	\$350,059	\$333,000	\$360,712	72	\$246	\$255	103.04%
Sep 09	103	88	48	1.3	\$313,187	\$322,500	\$326,415	45	\$244	\$256	104.22%
Oct 09	104	79	68	1.2	\$367,743	\$355,000	\$368,270	37	\$250	\$253	100.14%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	68	-26.88%	\$367,743	-1.21%	\$355,000	-2.74%	\$368,270	0.09%	37	-48.18%	100.14%
Oct 08	93	220.69%	\$372,250	-26.49%	\$365,000	-22.34%	\$367,938	-25.19%	71	-16.57%	98.84%
Oct 07	29	-59.15%	\$506,412	-13.66%	\$470,000	-16.07%	\$491,818	-16.42%	85	93.18%	97.12%



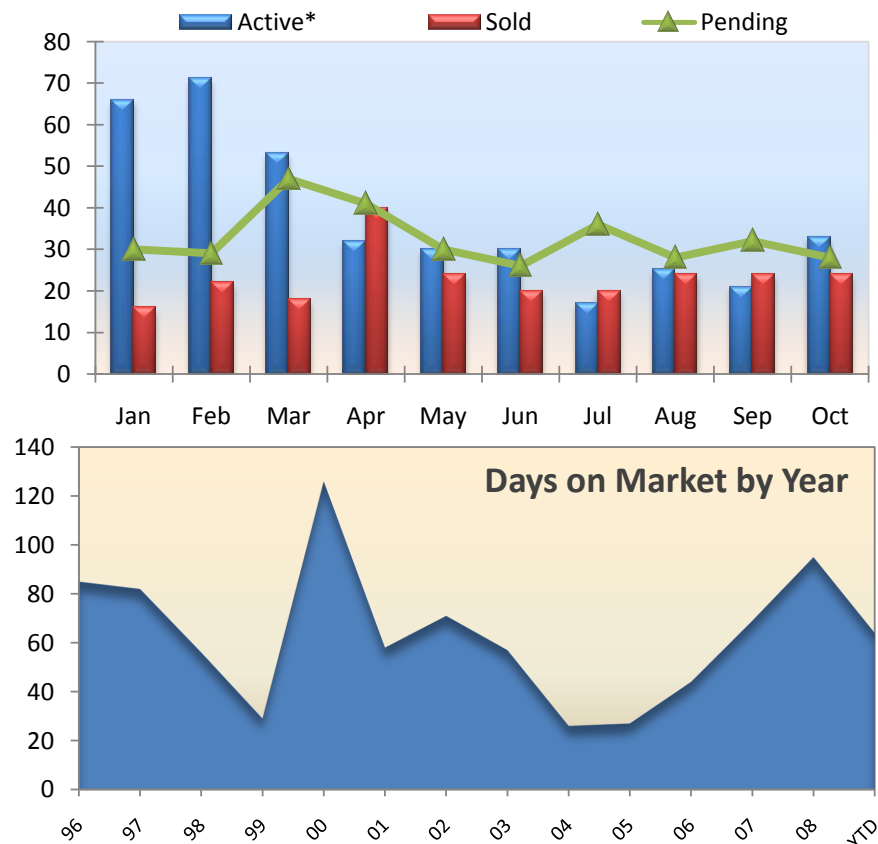
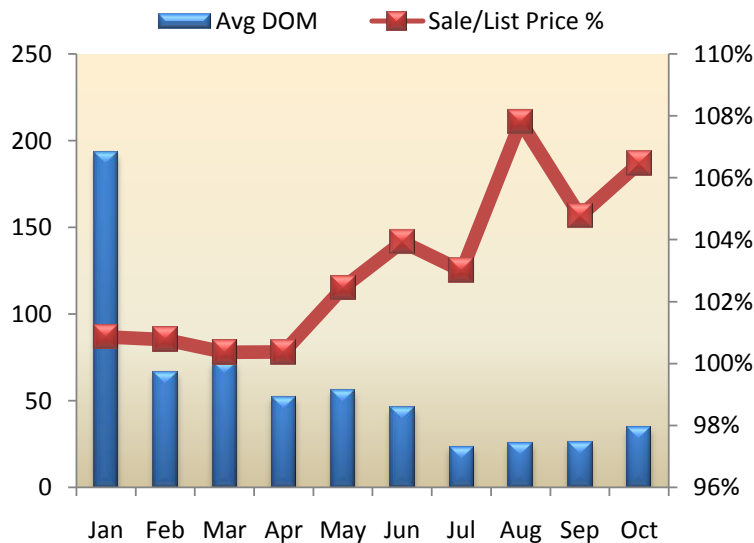
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	242	99	3	1	1
\$300k-399k	259	238	14	1	15
\$400k-499k	102	194	110	57	136
\$500k-599k	46	57	182	337	368
\$600k-699k	17	23	61	173	161
\$700k-799k	2	4	28	57	66
\$800k-899k	1	2	6	30	32
\$900k-999k	1		5	11	8
\$1m-1.5m		1		4	4
\$1.5m-2.0m					
\$2m +					

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

Market Analysis: San Lorenzo

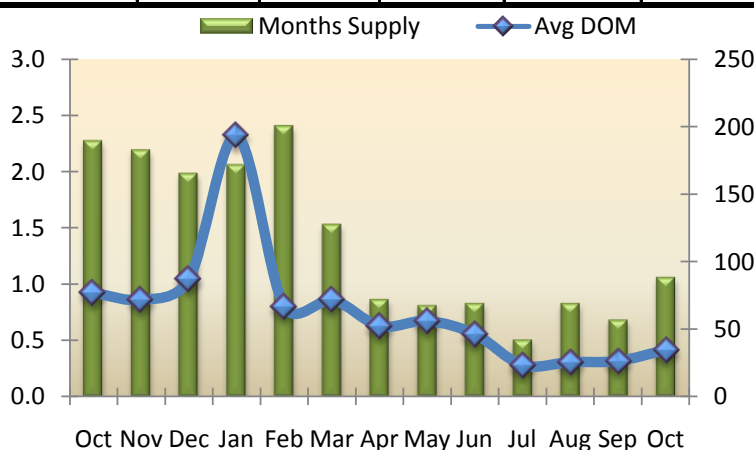
October-09

Days on Market (DOM) for the San Lorenzo area year-to-date is around 64. The median attached home price in San Lorenzo for October was \$352,500. As of the last day of October there were 33 active homes in San Lorenzo. At current selling rates this means there is approximately 1 month of inventory in San Lorenzo remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	91	39	31	2.3	\$330,031	\$324,000	\$331,842	77	\$276	\$278	100.55%
Nov 08	85	27	27	2.2	\$330,257	\$332,400	\$329,361	72	\$262	\$262	99.73%
Dec 08	68	32	24	2.0	\$317,885	\$335,500	\$322,369	87	\$266	\$269	101.41%
Jan 09	66	30	16	2.1	\$297,565	\$301,944	\$300,118	193	\$253	\$254	100.86%
Feb 09	71	29	22	2.4	\$298,805	\$308,800	\$301,095	67	\$240	\$244	100.77%
Mar 09	53	47	18	1.5	\$298,964	\$307,500	\$300,041	72	\$231	\$227	100.36%
Apr 09	32	41	40	0.9	\$289,948	\$287,500	\$291,018	52	\$232	\$233	100.37%
May 09	30	30	24	0.8	\$296,271	\$316,250	\$303,542	56	\$225	\$232	102.45%
Jun 09	30	26	20	0.8	\$297,933	\$315,000	\$309,645	46	\$231	\$240	103.93%
Jul 09	17	36	20	0.5	\$308,308	\$325,000	\$317,558	23	\$249	\$257	103.00%
Aug 09	25	28	24	0.8	\$294,535	\$323,000	\$317,563	26	\$221	\$238	107.82%
Sep 09	21	32	24	0.7	\$310,404	\$322,500	\$325,208	26	\$248	\$260	104.77%
Oct 09	33	28	24	1.1	\$329,407	\$352,500	\$350,742	35	\$237	\$254	106.48%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	24	-22.58%	\$329,407	-0.19%	\$352,500	8.80%	\$350,742	5.70%	35	-55.09%	106.48%
Oct 08	31	244.44%	\$330,031	-31.30%	\$324,000	-28.00%	\$331,842	-28.03%	77	-2.56%	100.55%
Oct 07	9	-50.00%	\$480,421	-10.63%	\$450,000	-16.12%	\$461,078	-14.72%	79	41.57%	95.97%



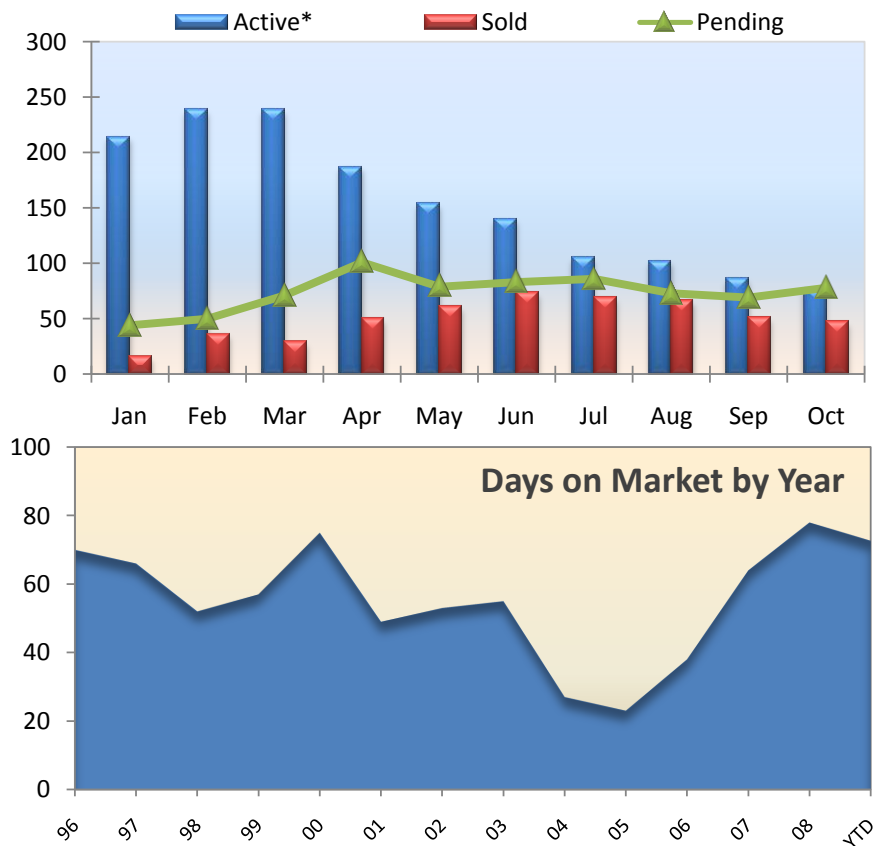
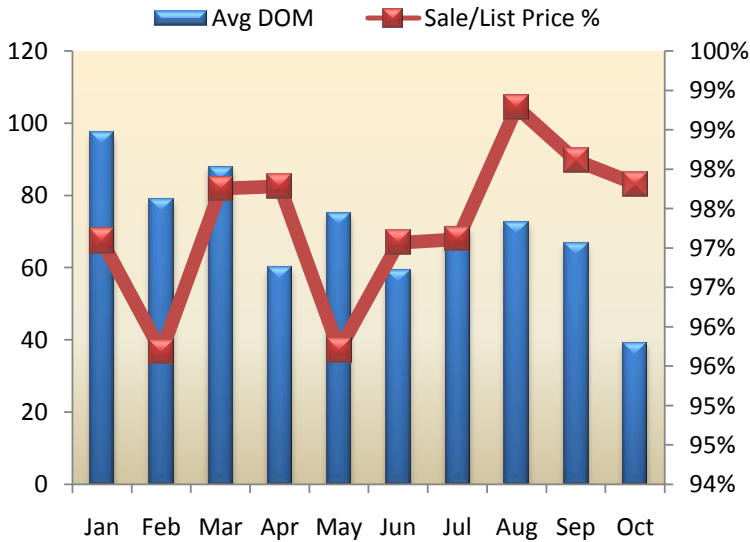
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	96	21			
\$300k-399k	144	148	2	1	2
\$400k-499k	13	53	35	14	34
\$500k-599k		4	62	146	149
\$600k-699k			20	49	76
\$700k-799k			1	6	
\$800k-899k					
\$900k-999k					
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					

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

Market Analysis: San Ramon

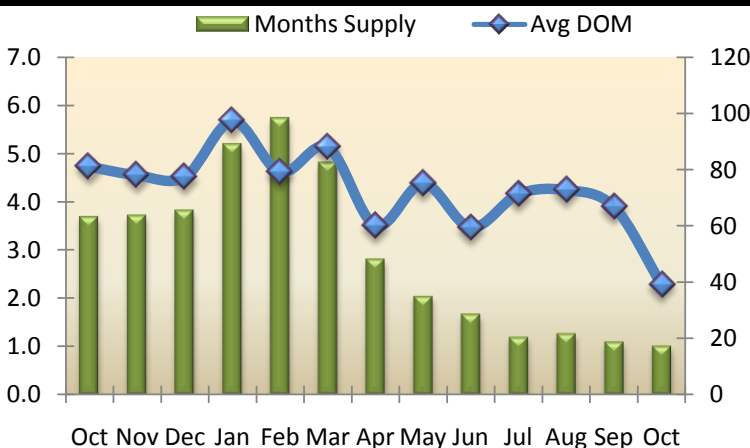
October-09

Days on Market (DOM) for the San Ramon area year-to-date is around 73. The median attached home price in San Ramon for October was \$790,000. As of the last day of October there were 78 active homes in San Ramon. At current selling rates this means there is approximately 1 month of inventory in San Ramon remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	212	48	50	3.7	\$801,705	\$715,000	\$771,942	81	\$345	\$334	96.29%
Nov 08	198	39	31	3.7	\$874,478	\$750,000	\$838,330	78	\$332	\$317	95.87%
Dec 08	169	34	46	3.8	\$784,534	\$725,000	\$758,196	77	\$319	\$308	96.64%
Jan 09	214	44	16	5.2	\$629,710	\$599,500	\$611,363	97	\$329	\$319	97.09%
Feb 09	239	50	36	5.7	\$754,173	\$664,000	\$721,612	79	\$313	\$300	95.68%
Mar 09	239	71	29	4.8	\$762,064	\$700,000	\$744,955	88	\$305	\$295	97.75%
Apr 09	187	101	50	2.8	\$778,380	\$693,000	\$761,111	60	\$291	\$285	97.78%
May 09	154	79	61	2.0	\$712,138	\$680,000	\$681,553	75	\$309	\$297	95.71%
Jun 09	140	83	73	1.7	\$819,497	\$686,000	\$795,447	59	\$301	\$294	97.07%
Jul 09	105	86	69	1.2	\$776,693	\$735,000	\$754,258	71	\$301	\$295	97.11%
Aug 09	102	73	66	1.3	\$739,288	\$705,000	\$730,325	73	\$302	\$298	98.79%
Sep 09	86	69	51	1.1	\$729,223	\$685,000	\$715,450	67	\$305	\$300	98.11%
Oct 09	78	78	47	1.0	\$825,919	\$790,000	\$807,860	39	\$301	\$297	97.81%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	47	-6.00%	\$825,919	3.02%	\$790,000	10.49%	\$807,860	4.65%	39	-51.59%	97.81%
Oct 08	50	72.41%	\$801,705	-9.58%	\$715,000	-10.06%	\$771,942	-10.02%	81	4.01%	96.29%
Oct 07	29	-29.27%	\$886,618	-13.02%	\$795,000	-5.36%	\$857,924	-12.69%	78	94.23%	96.76%



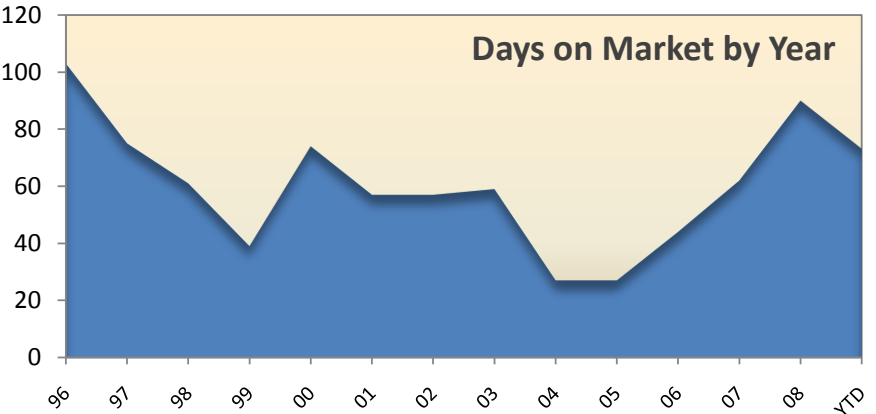
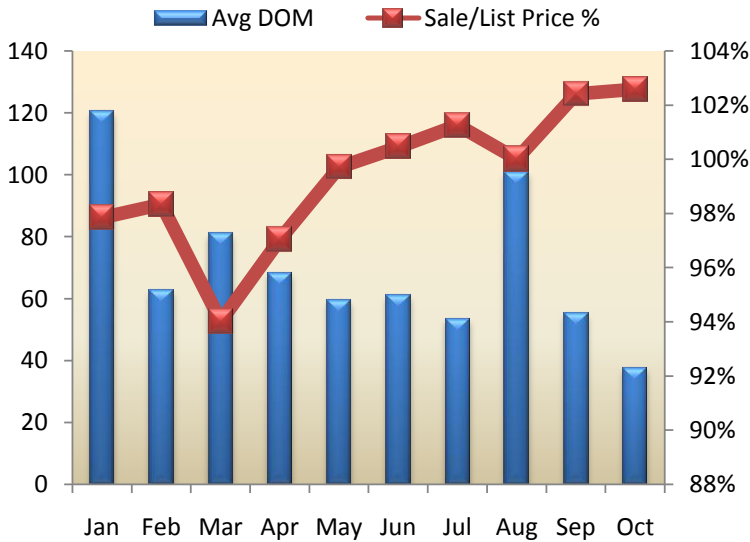
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1				
\$300k-399k	8	2			
\$400k-499k	24	15	6	2	1
\$500k-599k	108	48	8	4	12
\$600k-699k	126	106	76	45	62
\$700k-799k	108	109	125	136	155
\$800k-899k	61	82	117	99	137
\$900k-999k	38	50	76	82	109
\$1m-1.5m	49	57	120	138	140
\$1.5m-2.0m	6	13	22	26	16
\$2m +	1	3	3	5	1

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

Market Analysis: Union City

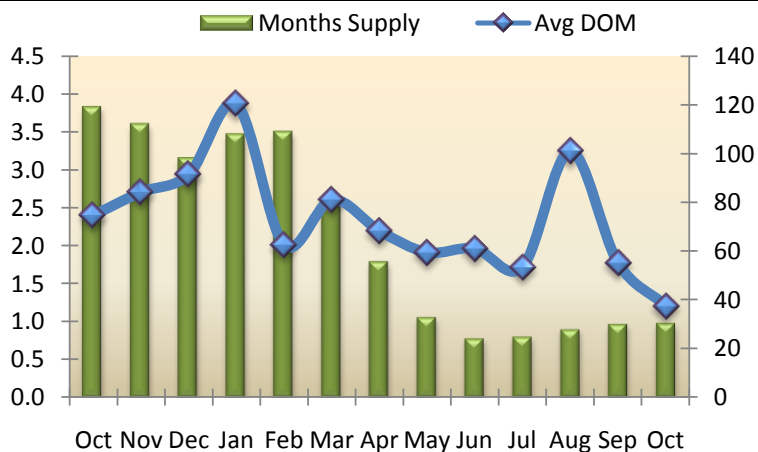
October-09

Days on Market (DOM) for the Union City area year-to-date is around 73. The median attached home price in Union City for October was \$459,500. As of the last day of October there were 50 active homes in Union City. At current selling rates this means there is approximately 1 month of inventory in Union City remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Oct 08	201	54	38	3.8	\$534,636	\$511,500	\$529,584	75	\$297	\$294	99.06%
Nov 08	172	41	30	3.6	\$446,460	\$445,000	\$454,765	84	\$278	\$283	101.86%
Dec 08	153	51	35	3.2	\$478,562	\$430,000	\$465,871	91	\$291	\$284	97.35%
Jan 09	164	43	32	3.5	\$445,444	\$398,275	\$435,845	120	\$254	\$251	97.85%
Feb 09	155	42	21	3.5	\$484,602	\$438,000	\$476,576	63	\$257	\$252	98.34%
Mar 09	128	61	39	2.6	\$441,507	\$395,000	\$415,125	81	\$265	\$262	94.02%
Apr 09	95	66	33	1.8	\$512,856	\$490,000	\$497,690	68	\$251	\$243	97.04%
May 09	67	83	44	1.1	\$447,880	\$417,500	\$446,590	59	\$258	\$259	99.71%
Jun 09	52	55	58	0.8	\$450,942	\$430,000	\$452,998	61	\$249	\$250	100.46%
Jul 09	52	54	51	0.8	\$453,902	\$425,000	\$459,622	53	\$259	\$265	101.26%
Aug 09	56	56	34	0.9	\$465,944	\$455,000	\$466,026	101	\$258	\$259	100.02%
Sep 09	52	49	39	1.0	\$440,303	\$405,000	\$450,974	55	\$248	\$257	102.42%
Oct 09	50	44	36	1.0	\$473,642	\$459,500	\$485,933	38	\$247	\$253	102.59%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 09	36	-5.26%	\$473,642	-11.41%	\$459,500	-10.17%	\$485,933	-8.24%	38	-49.63%	102.59%
Oct 08	38	171.43%	\$534,636	-30.64%	\$511,500	-31.57%	\$529,584	-27.24%	75	-9.33%	99.06%
Oct 07	14	-50.00%	\$770,817	-4.57%	\$747,500	-11.96%	\$727,827	-9.19%	82	74.41%	94.42%



YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	54	13			
\$300k-399k	117	28	1		2
\$400k-499k	111	91	11	4	12
\$500k-599k	54	64	30	37	70
\$600k-699k	44	47	75	123	168
\$700k-799k	32	30	42	70	69
\$800k-899k	3	12	44	73	66
\$900k-999k	3	5	16	23	42
\$1m-1.5m		2	9	18	17
\$1.5m-2.0m					
\$2m +					

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