

Housing Report

Detached Homes

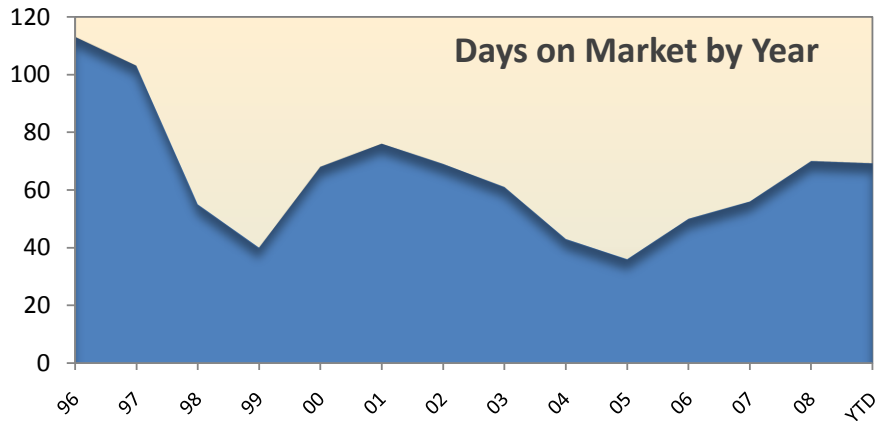
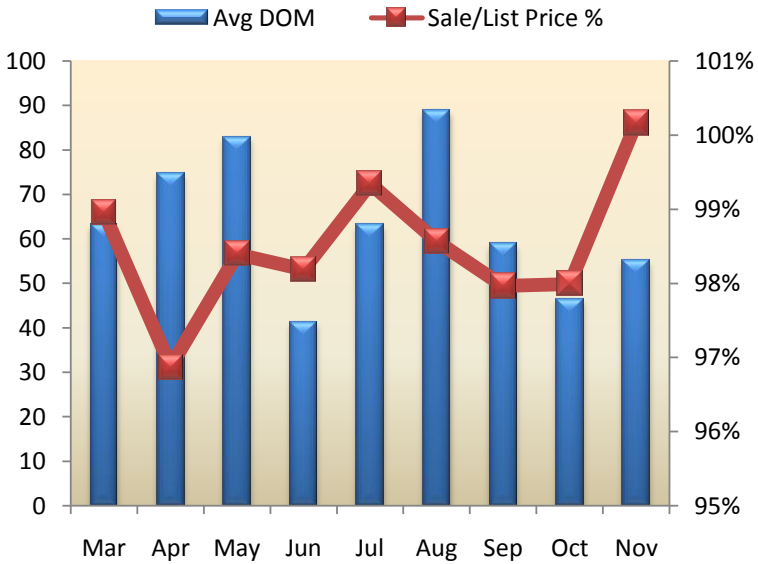
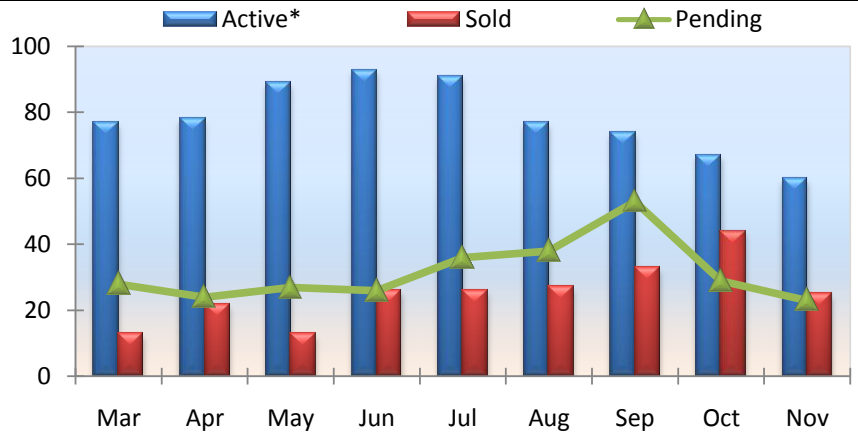


Prepared by the
Bay East Association of REALTORS®
November 2009

Market Analysis: Alameda

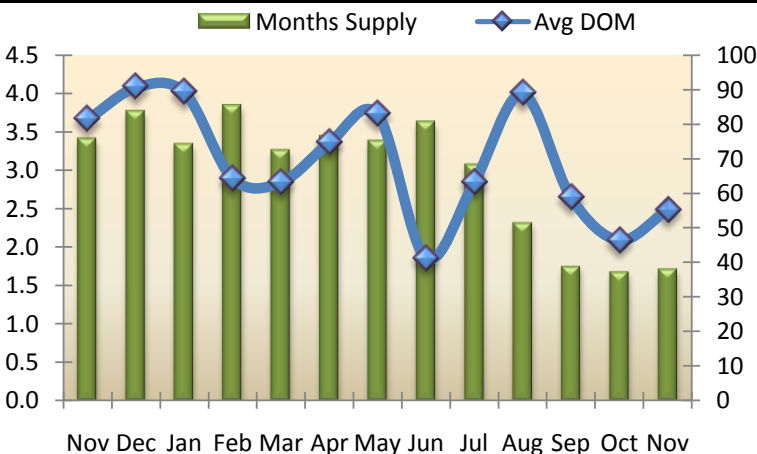
November-09

Days on Market (DOM) for the Alameda area year-to-date is around 69. The median attached home price in Alameda for November was \$565,000. As of the last day of November there were 60 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
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%
Nov 09	60	23	25	1.7	\$581,282	\$565,000	\$582,240	55	\$359	\$361	100.16%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	25	13.64%	\$581,282	-16.16%	\$565,000	-13.01%	\$582,240	-14.28%	55	-32.22%	100.16%
Nov 08	22	-4.35%	\$693,286	-6.32%	\$649,500	-1.44%	\$679,237	-6.43%	81	43.03%	97.97%
Nov 07	23	-47.73%	\$740,087	-2.66%	\$659,000	-6.19%	\$725,935	-3.43%	57	76.70%	98.09%



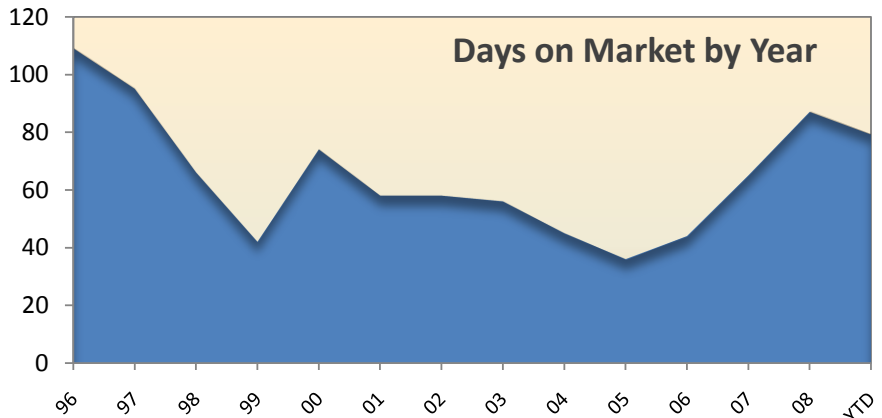
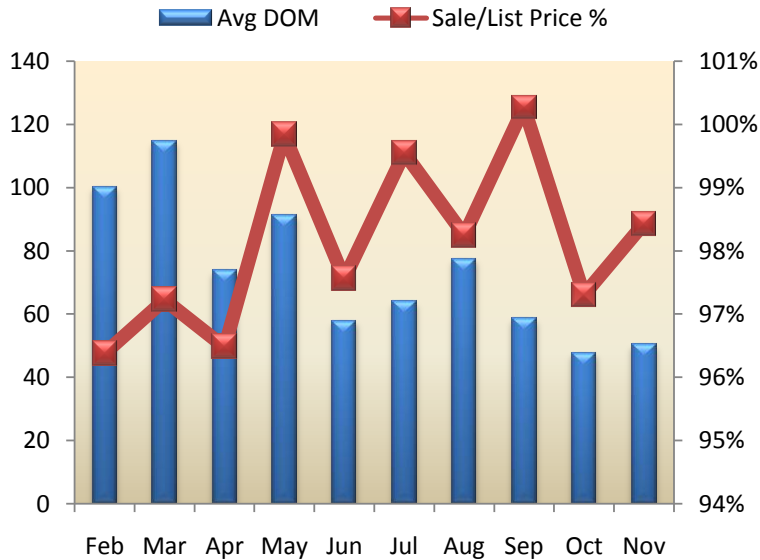
Range	YTD Sold Summary			
	2009	2008	2007	2005
< 300k	4	1		
\$300k-399k	22	10	3	4
\$400k-499k	43	29	9	12
\$500k-599k	63	57	50	52
\$600k-699k	62	68	75	116
\$700k-799k	40	43	71	82
\$800k-899k	24	38	39	45
\$900k-999k	5	18	27	37
\$1m-1.5m	8	11	23	30
\$1.5m-2.0m	3	2	2	5
\$2m +		2		3

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

Market Analysis: Castro Valley

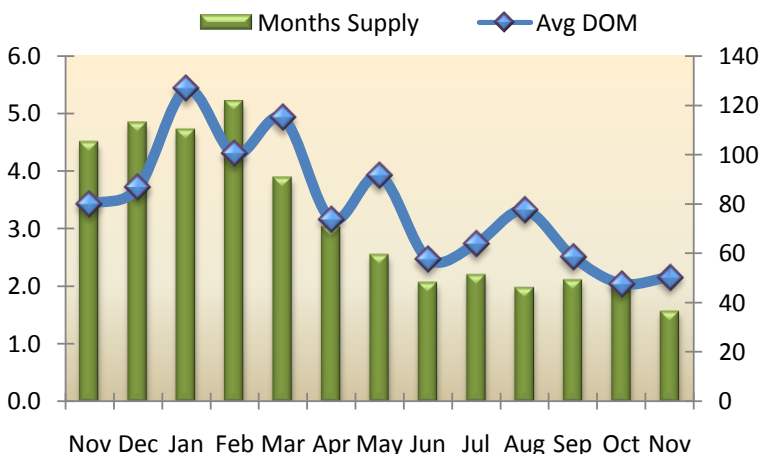
November-09

Days on Market (DOM) for the Castro Valley area year-to-date is around 79. The median attached home price in Castro Valley for November was \$491,000. As of the last day of November there were 78 active homes in Castro Valley. At current selling rates this means there is approximately 2 month of inventory in Castro Valley 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
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%
Nov 09	78	51	26	1.6	\$503,587	\$491,000	\$495,663	50	\$315	\$294	98.43%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	26	-10.34%	\$503,587	-7.37%	\$491,000	6.16%	\$495,663	-4.89%	50.3932584	-36.91%	98.43%
Nov 08	29	45.00%	\$543,654	-15.53%	\$462,500	-20.94%	\$521,126	-14.94%	79.8769231	-4.08%	95.86%
Nov 07	20	-52.38%	\$643,602	-9.07%	\$585,000	-6.25%	\$612,678	-12.05%	83	215.10%	95.20%



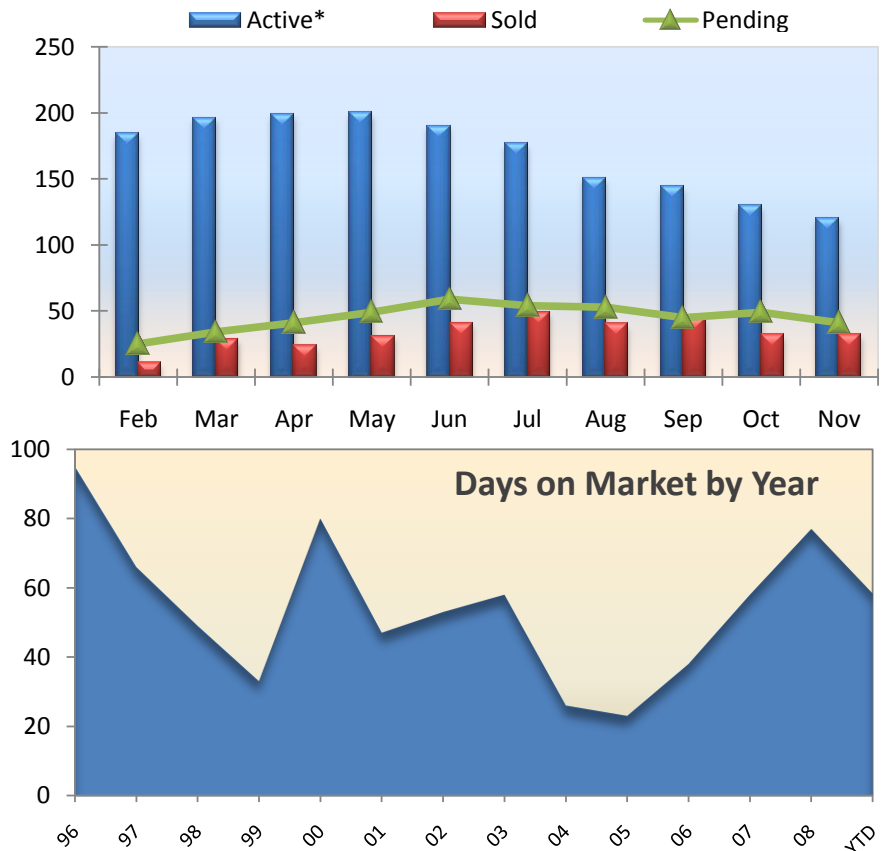
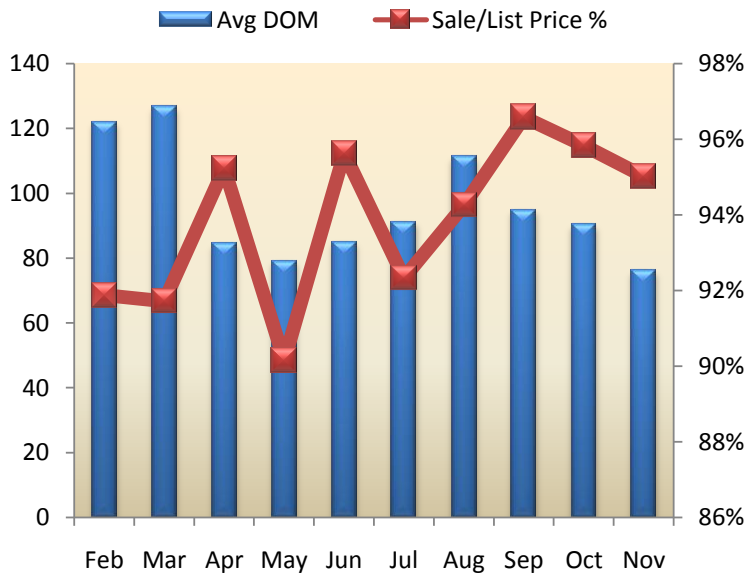
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	25	6			
\$300k-399k	93	43	1	2	1
\$400k-499k	101	93	28	10	28
\$500k-599k	70	92	82	109	153
\$600k-699k	58	45	80	120	129
\$700k-799k	21	34	43	77	98
\$800k-899k	4	19	42	56	77
\$900k-999k		10	19	39	51
\$1m-1.5m	2	5	14	19	38
\$1.5m-2.0m		1	2	5	
\$2m +				2	1

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

Market Analysis: Danville

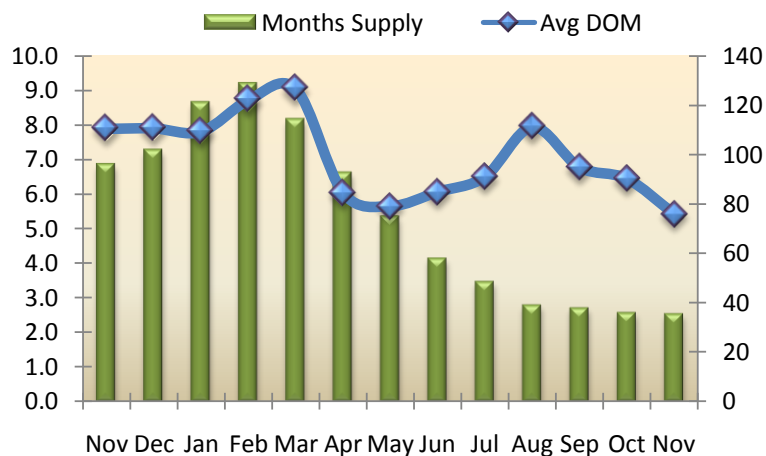
November-09

Days on Market (DOM) for the Danville area year-to-date is around 99. The median attached home price in Danville for November was \$855,000. As of the last day of November there were 120 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 Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
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%
Nov 09	120	41	32	2.6	\$1,030,112	\$855,000	\$978,806	76	\$410	\$385	95.02%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	32	60.00%	\$1,030,112	11.20%	\$855,000	8.23%	\$978,806	8.73%	76	-31.20%	95.02%
Nov 08	20	-13.04%	\$926,389	-12.28%	\$790,000	-14.59%	\$900,203	-11.13%	110	31.39%	97.17%
Nov 07	23	-39.47%	\$1,056,117	-5.10%	\$925,000	-5.56%	\$1,013,000	-5.88%	84	218.24%	95.92%



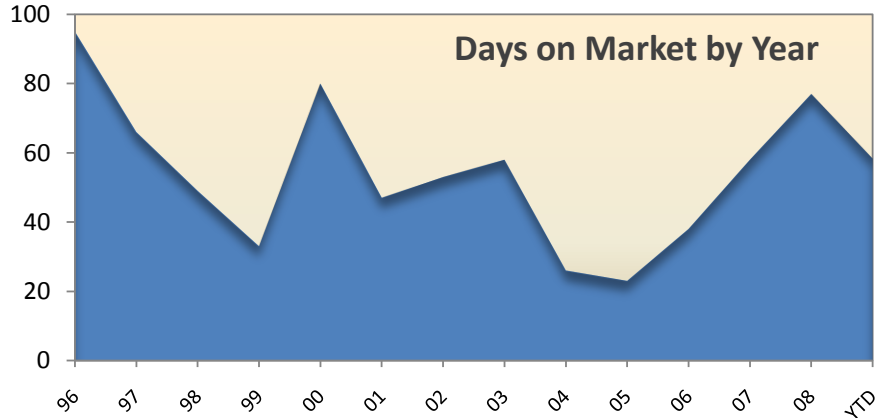
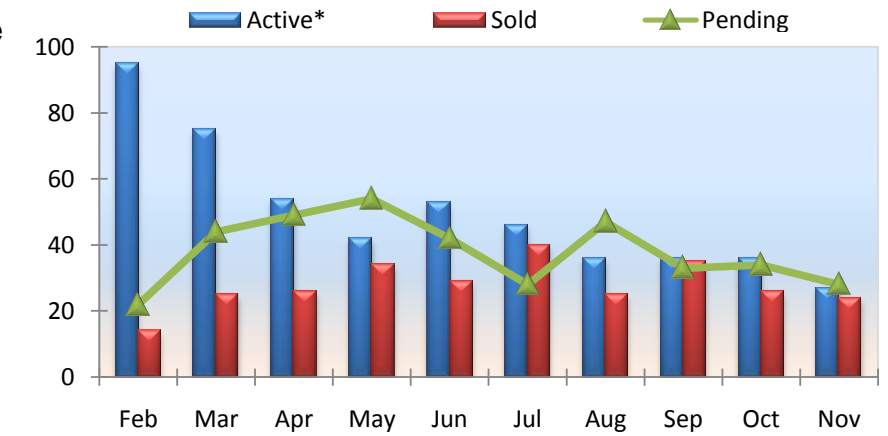
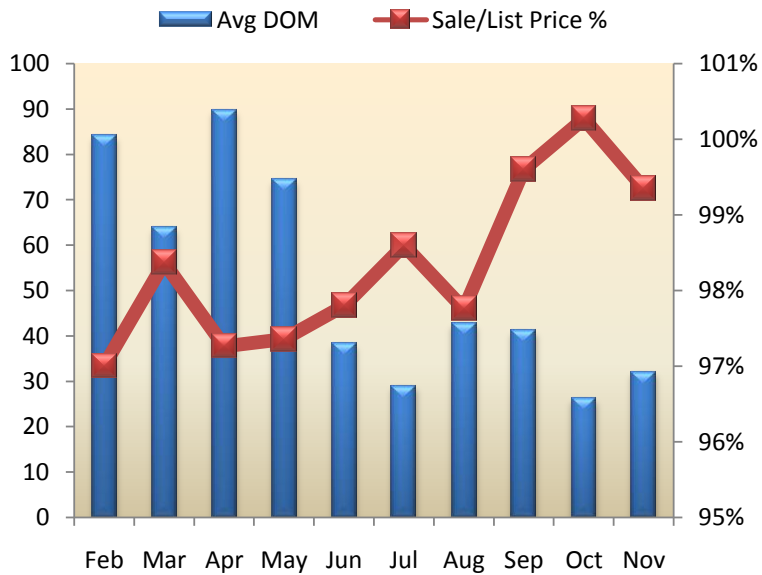
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3	2	2		
\$300k-399k					
\$400k-499k	2				
\$500k-599k	25	10	1		2
\$600k-699k	39	14	11	3	6
\$700k-799k	85	52	30	29	29
\$800k-899k	75	70	77	61	83
\$900k-999k	42	46	72	82	99
\$1m-1.5m	73	102	182	205	242
\$1.5m-2.0m	13	25	40	42	60
\$2m +	7	7	17	21	18

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

Market Analysis: Dublin

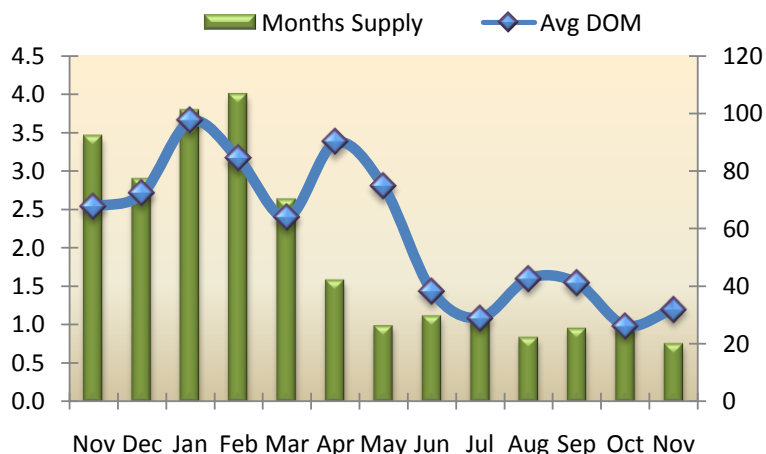
November-09

Days on Market (DOM) for the Dublin area year-to-date is around 58. The median attached home price in Dublin for November was \$627,000. As of the last day of November there were 27 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
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%
Nov 09	27	28	24	0.8	\$625,142	\$627,000	\$621,073	32	\$266	\$266	99.35%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	24	71.43%	\$625,142	-7.09%	\$627,000	1.95%	\$621,073	-5.76%	32	-52.56%	99.35%
Nov 08	14	-36.36%	\$672,846	-5.18%	\$615,000	-9.56%	\$659,050	-5.97%	68	-15.51%	97.95%
Nov 07	22	-29.03%	\$709,613	-2.44%	\$680,000	-4.43%	\$700,859	-1.12%	80	180.79%	98.77%



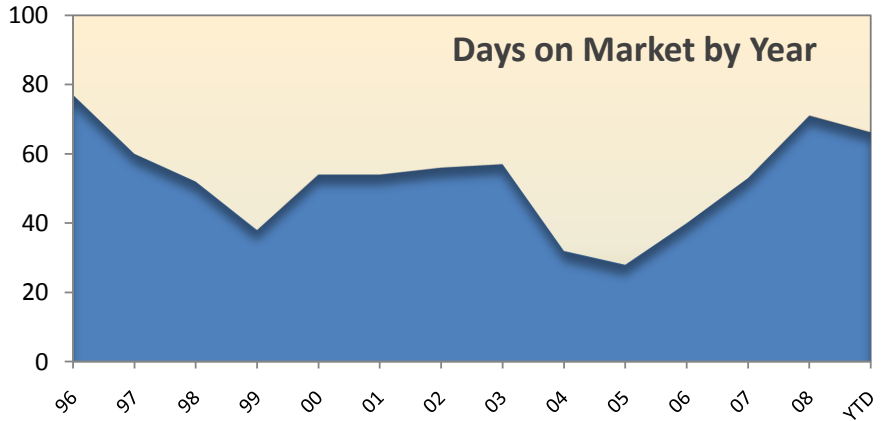
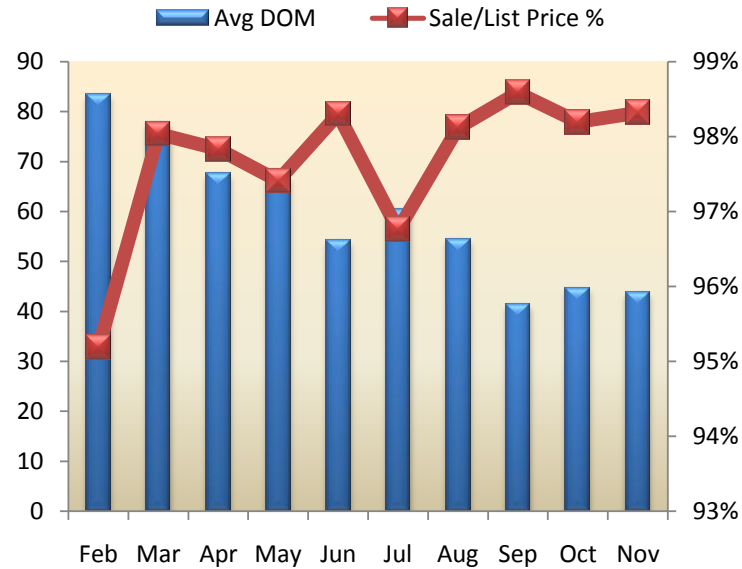
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1				
\$300k-399k	28	3			
\$400k-499k	61	41	2	1	
\$500k-599k	71	56	49	26	29
\$600k-699k	62	63	70	81	127
\$700k-799k	47	38	64	61	63
\$800k-899k	30	20	33	46	72
\$900k-999k	14	12	22	15	31
\$1m-1.5m	8	20	39	45	83
\$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

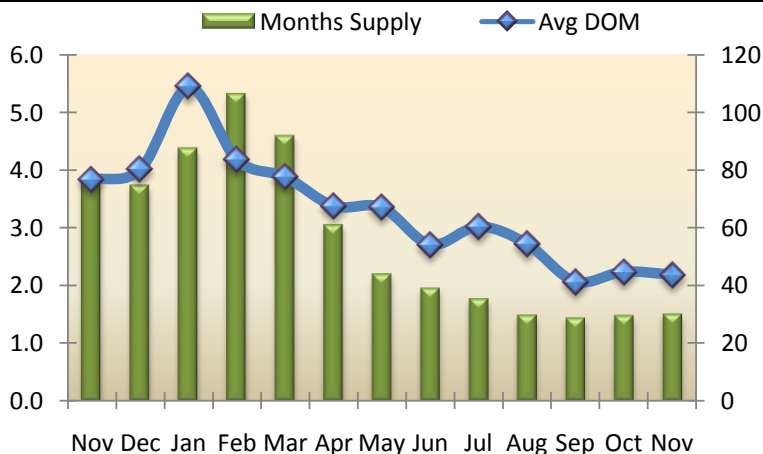
November-09

Days on Market (DOM) for the Fremont area year-to-date is around 66. The median attached home price in Fremont for November was \$632,500. As of the last day of November there were 199 active homes in Fremont. At current selling rates this means there is approximately 2 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
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%
Nov 09	199	119	92	1.5	\$704,906	\$632,500	\$693,041	44	\$375	\$371	98.32%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	92	37.31%	\$704,906	21.30%	\$632,500	34.57%	\$693,041	23.53%	44	-42.88%	98.32%
Nov 08	67	-17.28%	\$581,127	-29.84%	\$470,000	-38.56%	\$561,010	-30.32%	77	26.64%	96.54%
Nov 07	81	-12.90%	\$828,285	14.17%	\$765,000	14.18%	\$805,107	12.26%	61	106.59%	97.20%



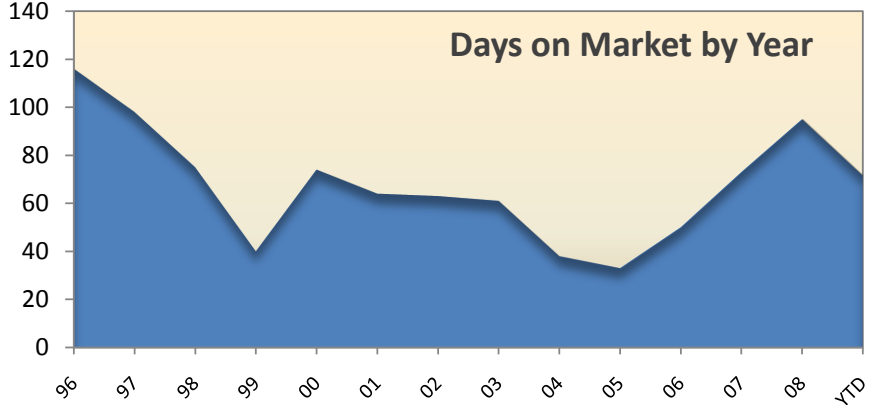
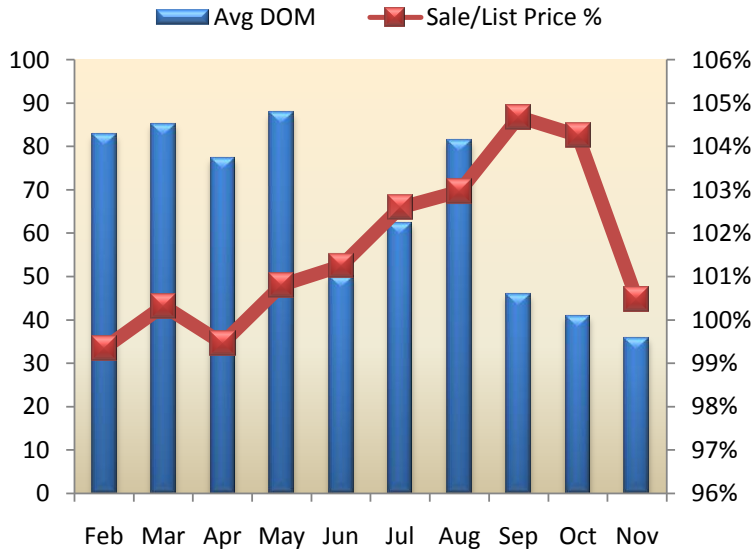
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	42	11			1
\$300k-399k	179	54			
\$400k-499k	239	177	22	6	18
\$500k-599k	234	213	143	157	266
\$600k-699k	120	147	322	460	577
\$700k-799k	95	113	215	303	426
\$800k-899k	52	102	161	140	188
\$900k-999k	46	38	79	82	91
\$1m-1.5m	80	98	161	133	178
\$1.5m-2.0m	16	22	39	25	41
\$2m +	4	6	5	12	8

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

Market Analysis: Hayward

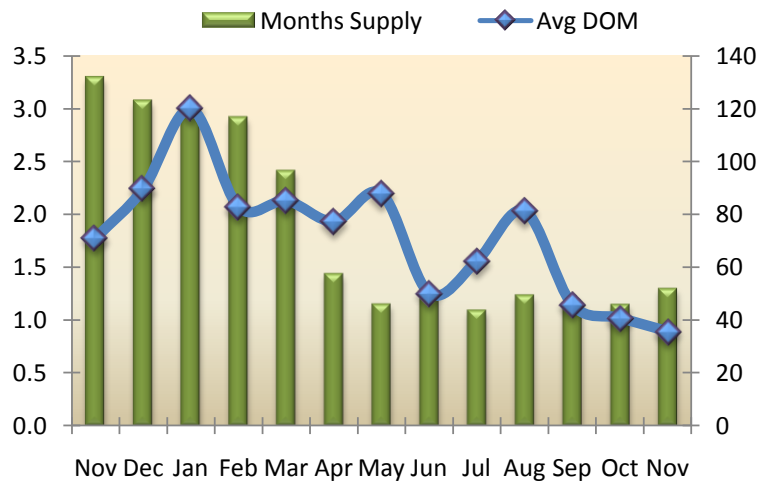
November-09

Days on Market (DOM) for the Hayward area year-to-date is around 72. The median attached home price in Hayward for November was \$280,000. As of the last day of November there were 199 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
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%
Nov 09	199	138	93	1.3	\$310,132	\$280,000	\$311,575	36	\$209	\$210	100.47%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	93	-21.19%	\$310,132	-6.35%	\$280,000	-5.88%	\$311,575	-5.64%	36	-49.67%	100.47%
Nov 08	118	218.92%	\$331,176	-39.25%	\$297,500	-39.29%	\$330,182	-36.87%	71	-19.72%	99.70%
Nov 07	37	-43.94%	\$545,142	-10.70%	\$490,000	-14.41%	\$523,059	-13.77%	89	124.13%	95.95%



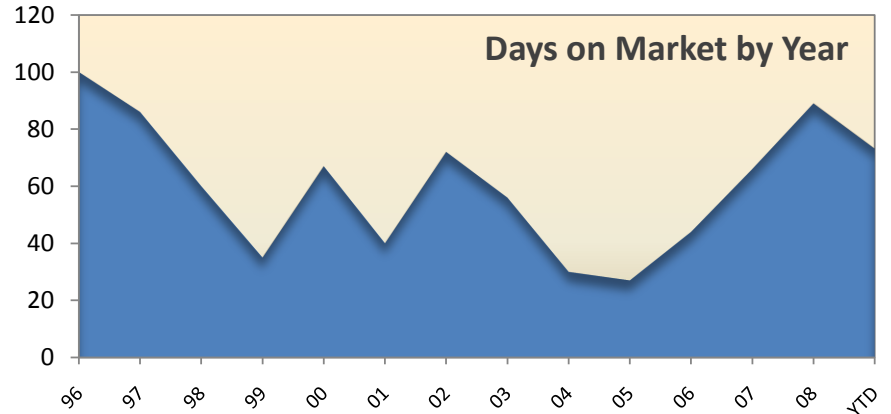
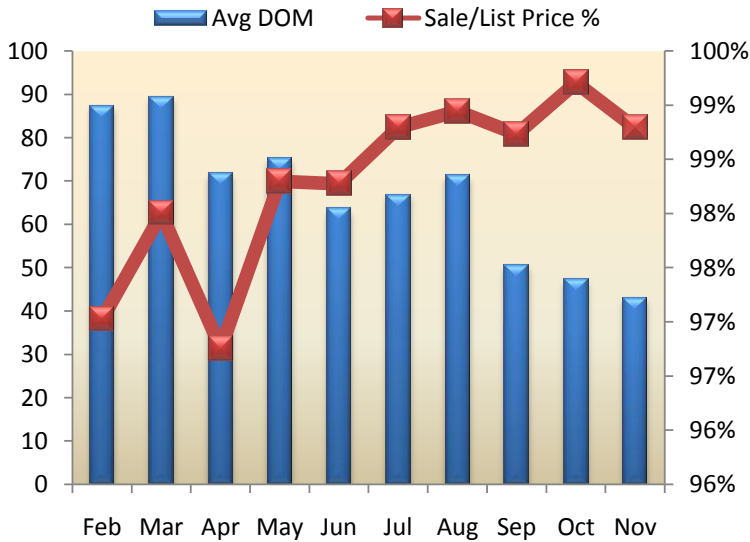
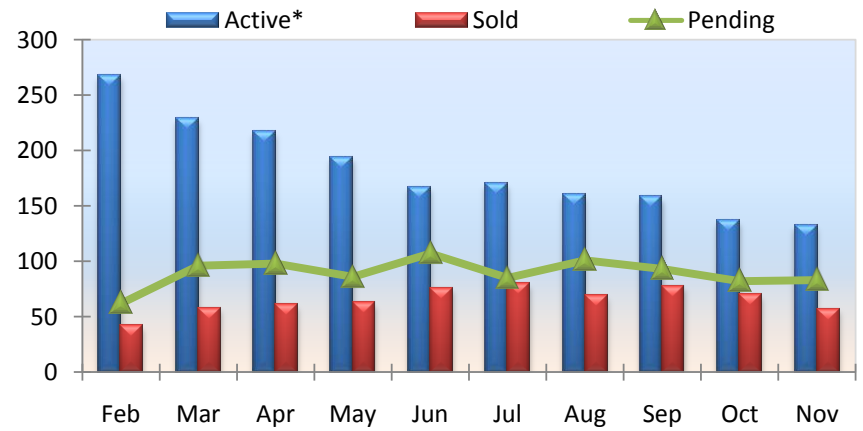
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	968	357	4	3	1
\$300k-399k	293	361	30	14	11
\$400k-499k	90	148	110	81	180
\$500k-599k	63	56	178	445	620
\$600k-699k	35	39	82	229	233
\$700k-799k	14	23	30	93	94
\$800k-899k	6	7	24	35	64
\$900k-999k	1	6	7	29	28
\$1m-1.5m		7	16	23	24
\$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

November-09

Days on Market (DOM) for the Livermore area year-to-date is around 73. The median attached home price in Livermore for November was \$435,000. As of the last day of November there were 132 active homes in Livermore. At current selling rates this means there is approximately 1 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
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%
Nov 09	132	83	57	1.5	\$501,950	\$435,000	\$495,879	43	\$247	\$245	98.79%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	57	-8.06%	\$501,950	2.26%	\$435,000	3.57%	\$495,879	3.88%	43	-42.52%	98.79%
Nov 08	62	87.88%	\$490,877	-26.94%	\$420,000	-28.69%	\$477,378	-26.38%	75	-14.73%	97.25%
Nov 07	33	-54.17%	\$671,874	-7.74%	\$589,000	-9.31%	\$648,470	-8.73%	88	159.90%	96.52%

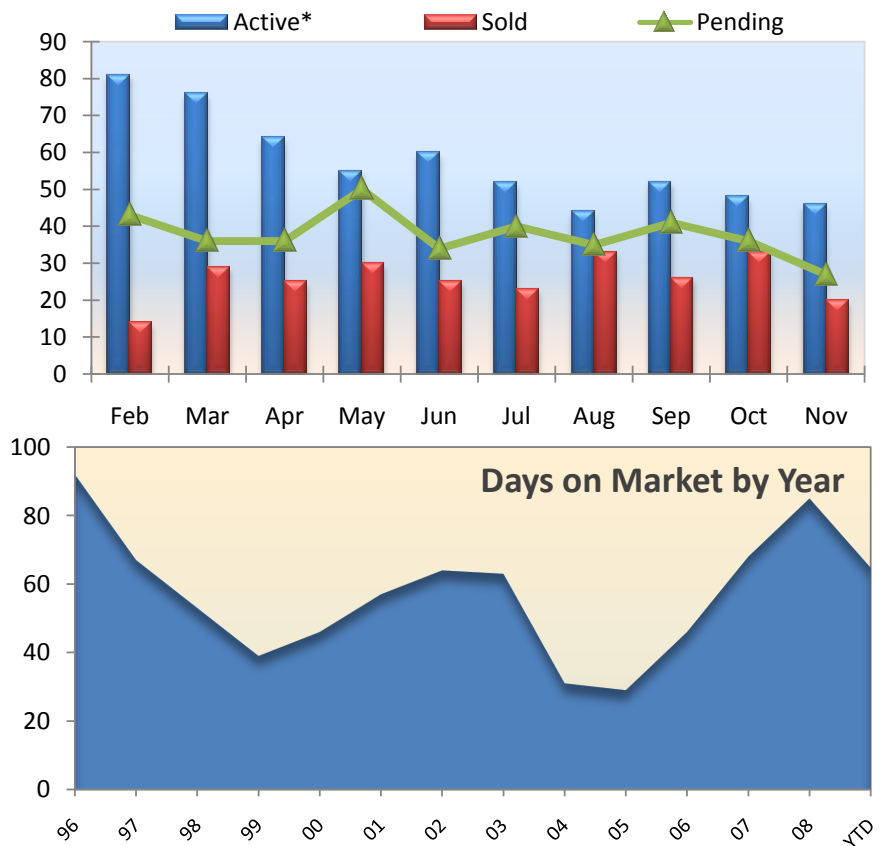
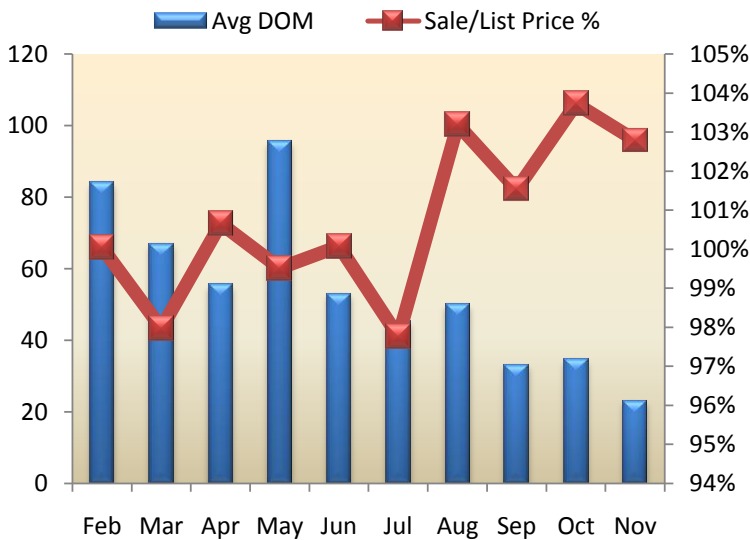
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	104	35	1		1
\$300k-399k	194	145	3	3	2
\$400k-499k	177	174	56	34	46
\$500k-599k	89	120	196	269	363
\$600k-699k	73	63	152	235	317
\$700k-799k	51	58	93	103	108
\$800k-899k	39	31	44	72	89
\$900k-999k	18	23	42	44	56
\$1m-1.5m	12	35	86	115	102
\$1.5m-2.0m		1	8	12	12
\$2m +			3		

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

Market Analysis: Newark

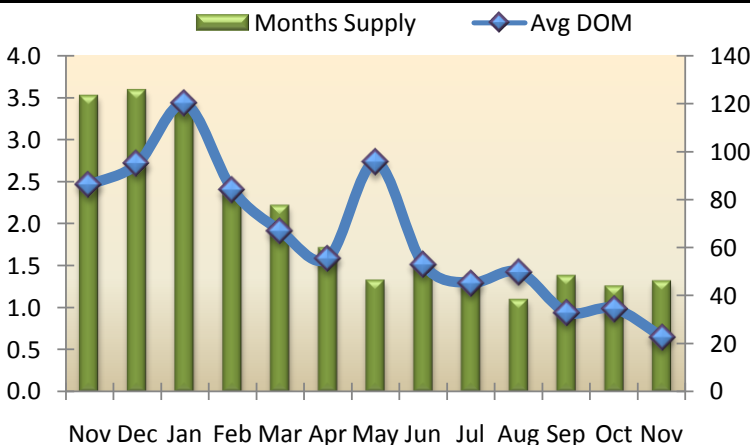
November-09

Days on Market (DOM) for the Newark area year-to-date is around 65. The median attached home price in Newark for November was \$422,500. As of the last day of November there were 46 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
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%
Nov 09	46	27	20	1.3	\$405,003	\$422,500	\$416,294	23	\$274	\$284	102.79%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	18	20.00%	\$405,003	-4.32%	\$422,500	8.33%	\$416,294	-0.99%	23	-73.33%	102.79%
Nov 08	15	66.67%	\$423,270	-33.00%	\$390,000	-28.59%	\$420,467	-30.22%	86	-15.53%	99.34%
Nov 07	9	-60.87%	\$631,737	-0.55%	\$546,150	-11.20%	\$602,572	-4.72%	102	255.13%	95.38%



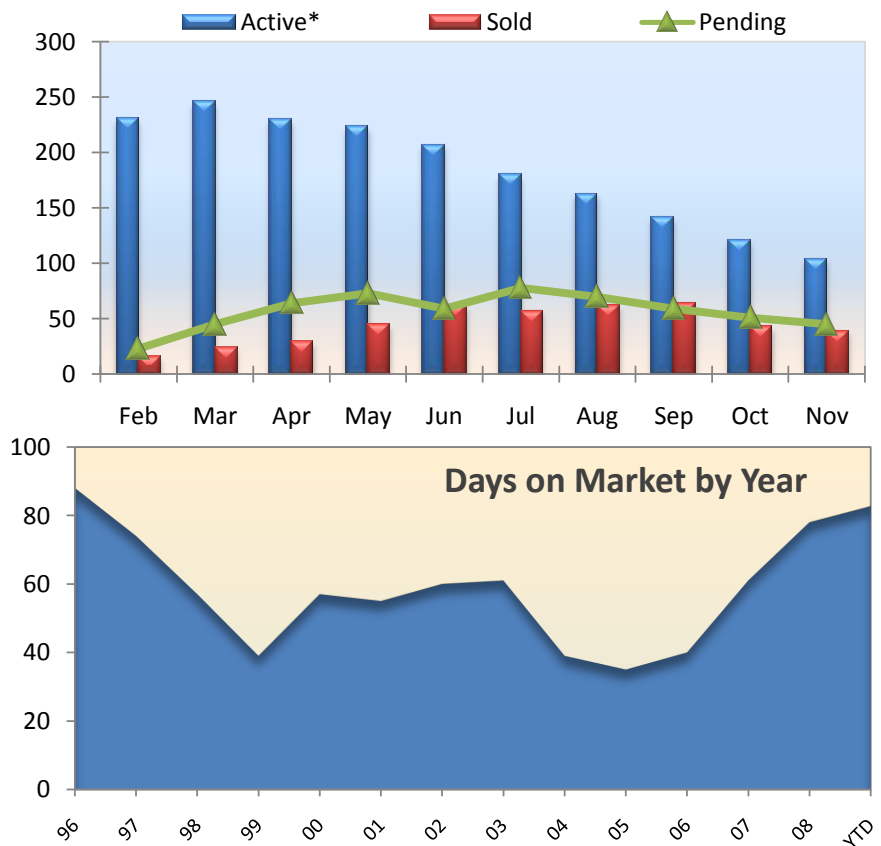
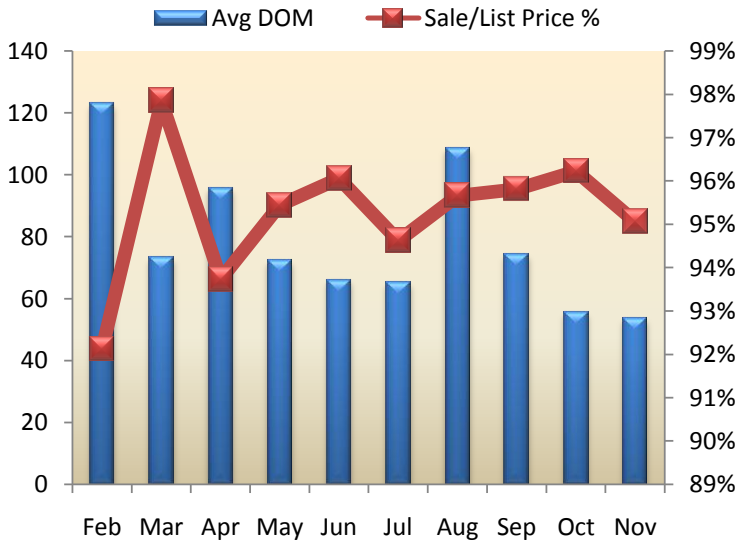
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	58	7			
\$300k-399k	115	61	1		
\$400k-499k	95	92	6	2	5
\$500k-599k	25	42	53	63	95
\$600k-699k	8	14	71	157	179
\$700k-799k	8	11	34	54	68
\$800k-899k		6	13	16	26
\$900k-999k		1	7	3	10
\$1m-1.5m			7	9	11
\$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

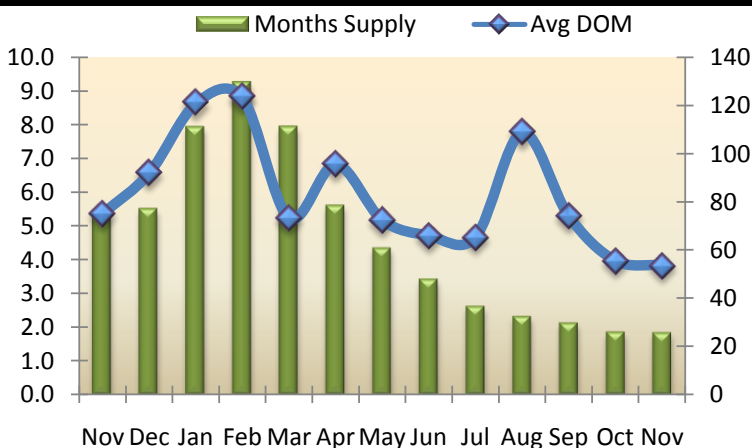
November-09

Days on Market (DOM) for the Pleasanton area year-to-date is around 83. The median attached home price in Pleasanton for November was \$670,000. As of the last day of November there were 104 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
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%
Nov 09	104	45	39	1.8	\$986,152	\$670,000	\$937,413	54	\$371	\$359	95.06%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	39	50.00%	\$986,152	10.68%	\$670,000	-4.29%	\$937,413	10.10%	54	-28.48%	95.06%
Nov 08	26	-23.53%	\$890,963	-22.17%	\$700,000	-15.84%	\$851,423	-21.27%	75	-2.99%	95.56%
Nov 07	34	-5.56%	\$1,144,801	19.33%	\$831,750	10.90%	\$1,081,454	25.15%	77	163.01%	94.47%



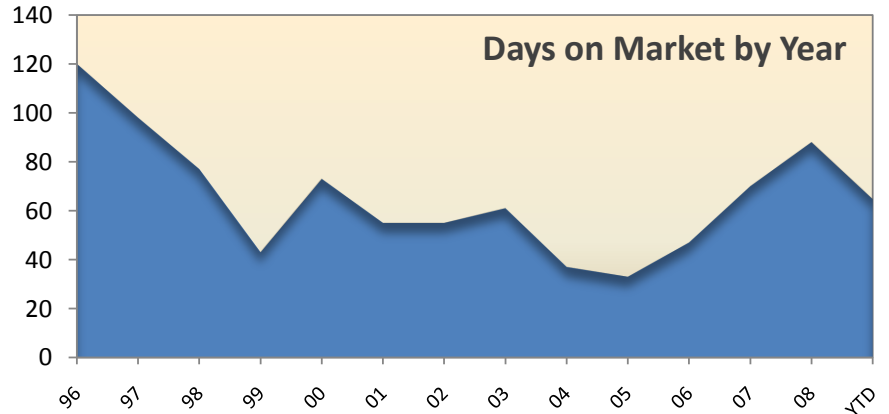
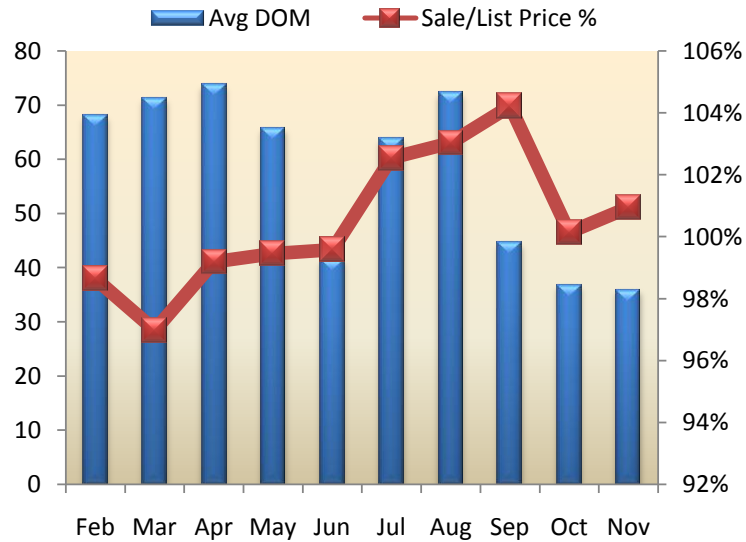
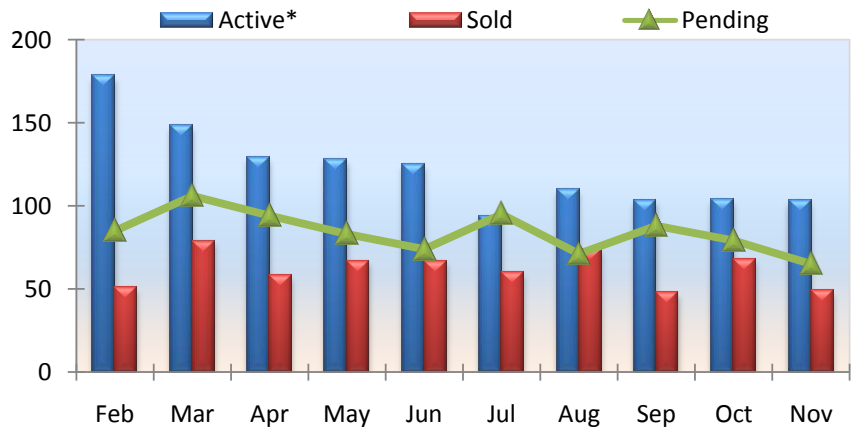
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	1		1	
\$300k-399k	4	1			
\$400k-499k	28	10		3	
\$500k-599k	91	49	16	10	26
\$600k-699k	121	64	94	67	86
\$700k-799k	67	75	135	142	179
\$800k-899k	37	66	120	142	180
\$900k-999k	26	22	52	47	73
\$1m-1.5m	68	70	97	107	120
\$1.5m-2.0m	27	46	38	45	63
\$2m +	15	23	40	42	43

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

Market Analysis: San Leandro

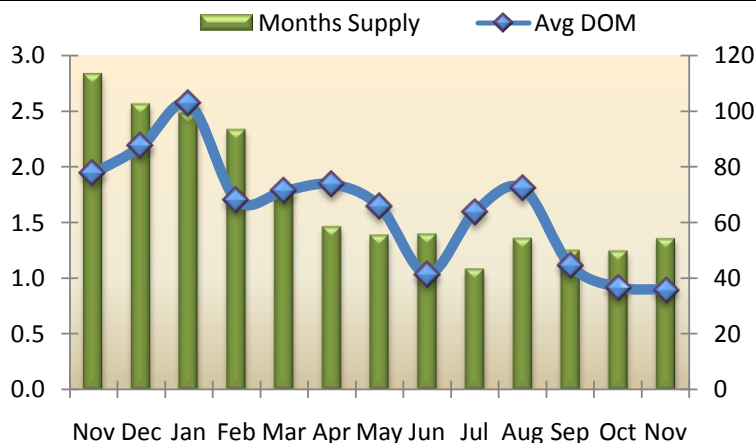
November-09

Days on Market (DOM) for the San Leandro area year-to-date is around 65. The median attached home price in San Leandro for November was \$345,000. As of the last day of November there were 103 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
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%
Nov 09	103	65	49	1.4	\$348,915	\$345,000	\$352,214	36	\$254	\$257	100.95%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	49	-9.26%	\$348,915	-7.09%	\$345,000	-1.43%	\$352,214	-4.53%	36	-53.79%	100.95%
Nov 08	54	116.00%	\$375,535	-26.99%	\$350,000	-25.37%	\$368,940	-25.27%	78	-10.82%	98.24%
Nov 07	25	-50.98%	\$514,380	-14.82%	\$469,000	-15.95%	\$493,726	-17.31%	87	186.34%	95.98%



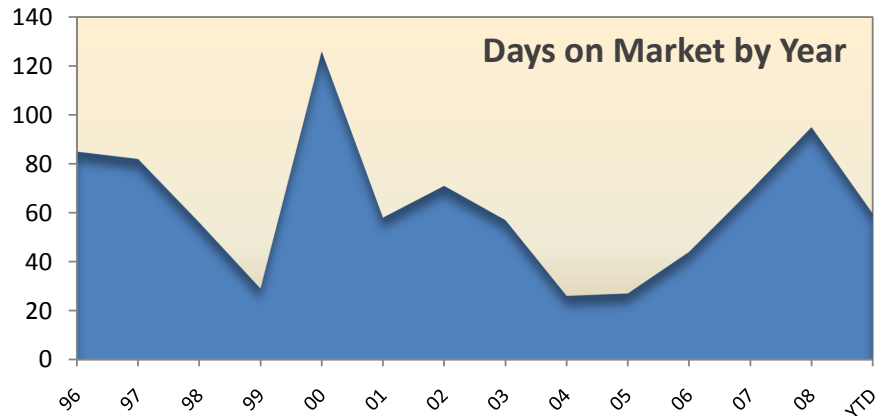
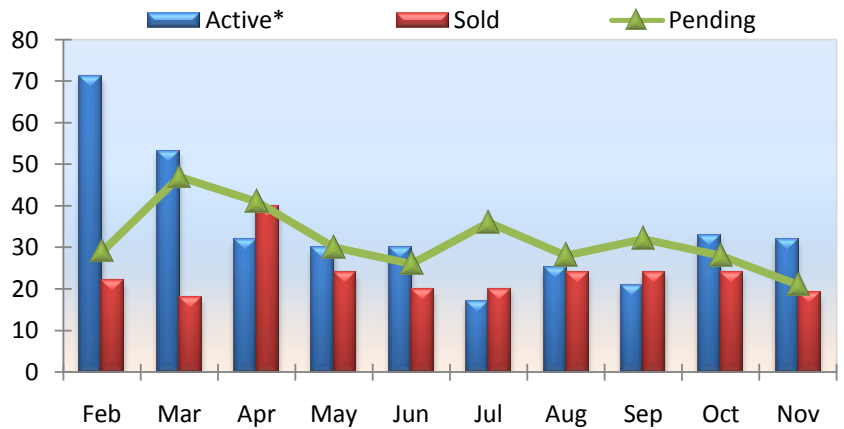
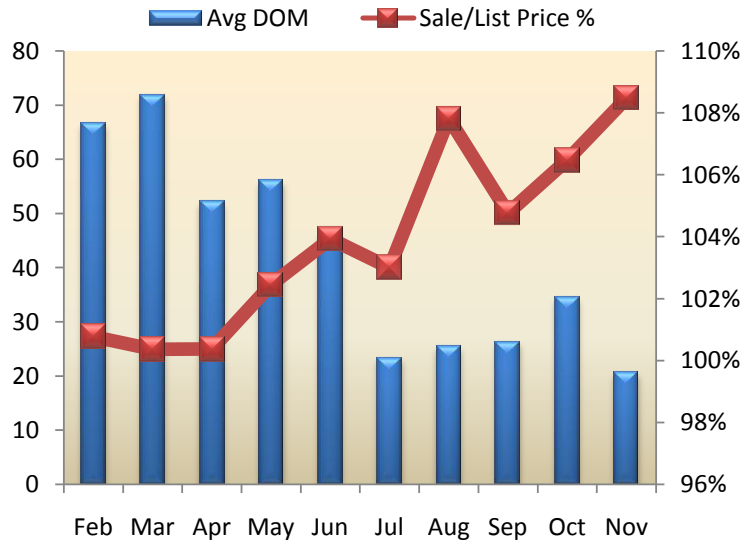
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	260	112	4	1	1
\$300k-399k	283	264	15	2	16
\$400k-499k	108	206	124	64	141
\$500k-599k	51	59	187	360	400
\$600k-699k	18	23	63	186	181
\$700k-799k	2	5	30	62	72
\$800k-899k	1	3	6	31	36
\$900k-999k	1		5	11	9
\$1m-1.5m		1		5	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

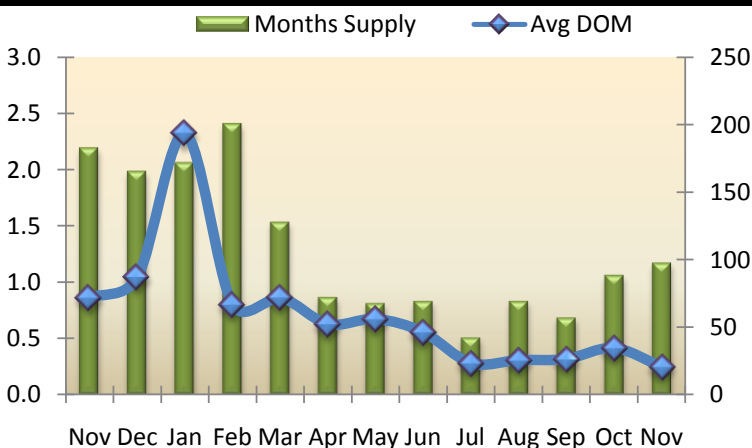
November-09

Days on Market (DOM) for the San Lorenzo area year-to-date is around 60. The median attached home price in San Lorenzo for November was \$315,000. As of the last day of November there were 32 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
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%
Nov 09	32	21	19	1.2	\$297,608	\$315,000	\$322,818	21	\$238	\$258	108.47%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	19	-29.63%	\$297,608	-9.89%	\$315,000	-5.23%	\$322,818	-1.99%	21	-71.21%	108.47%
Nov 08	27	170.00%	\$330,257	-23.16%	\$332,400	-19.52%	\$329,361	-20.95%	72	-17.91%	99.73%
Nov 07	10	-50.00%	\$429,804	-23.87%	\$413,000	-26.51%	\$416,640	-25.71%	87	211.40%	96.94%



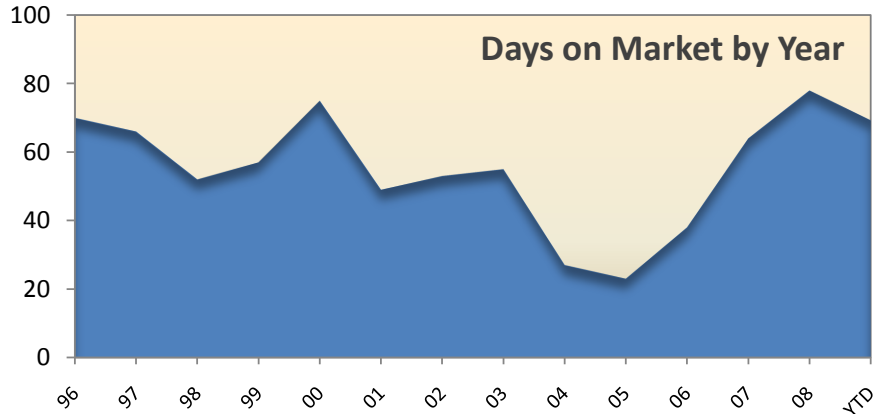
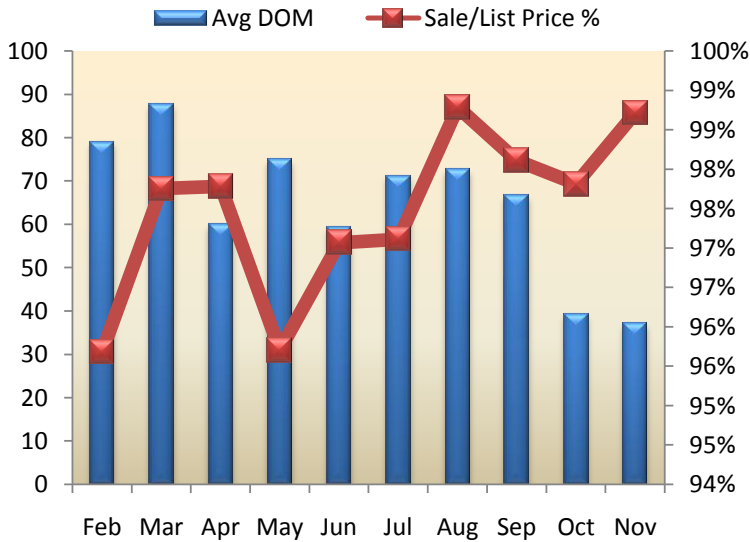
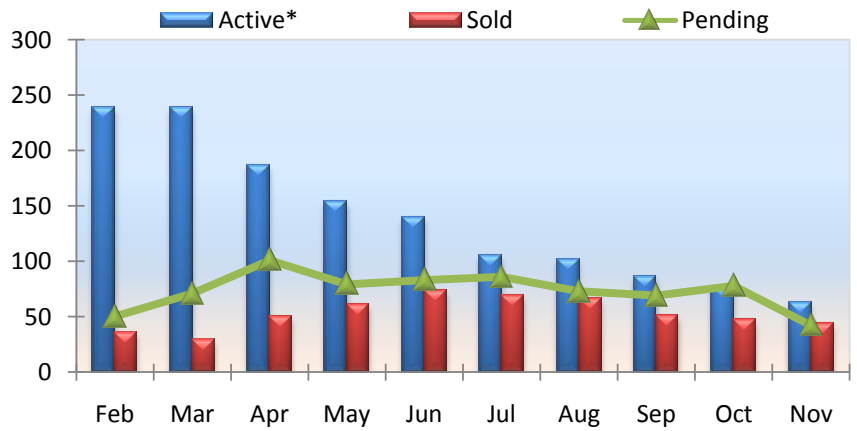
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	99	28			
\$300k-399k	160	166	5	1	2
\$400k-499k	15	56	42	16	35
\$500k-599k		4	62	159	171
\$600k-699k			20	54	87
\$700k-799k			1	6	2
\$800k-899k					
\$900k-999k					
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					

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

Market Analysis: San Ramon

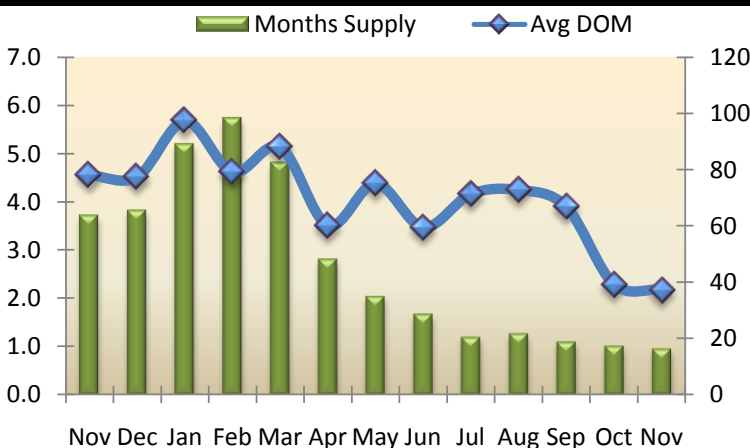
November-09

Days on Market (DOM) for the San Ramon area year-to-date is around 69. The median attached home price in San Ramon for November was \$710,000. As of the last day of November there were 63 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
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%
Nov 09	63	42	44	1.0	\$728,671	\$710,000	\$719,322	37	\$308	\$304	98.72%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	44	41.94%	\$728,671	-16.67%	\$710,000	-5.33%	\$719,322	-14.20%	37	-52.32%	98.72%
Nov 08	31	14.81%	\$874,478	-7.57%	\$750,000	-14.77%	\$838,330	-8.13%	78	-3.85%	95.87%
Nov 07	27	-50.00%	\$946,091	-6.51%	\$880,000	1.97%	\$912,519	-5.98%	81	201.19%	96.45%



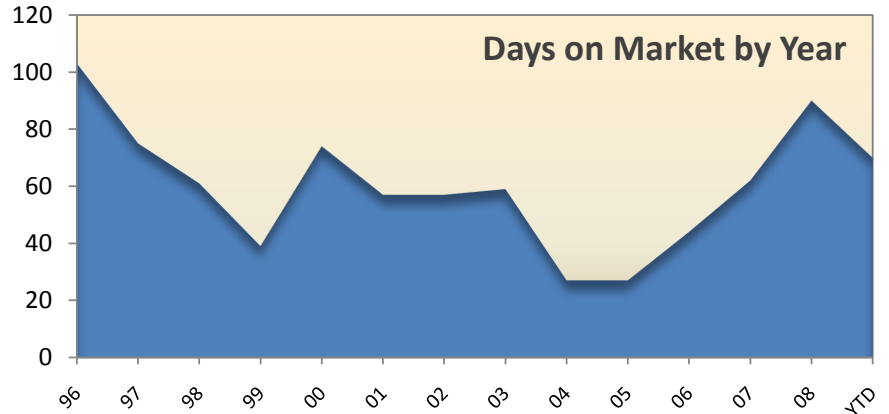
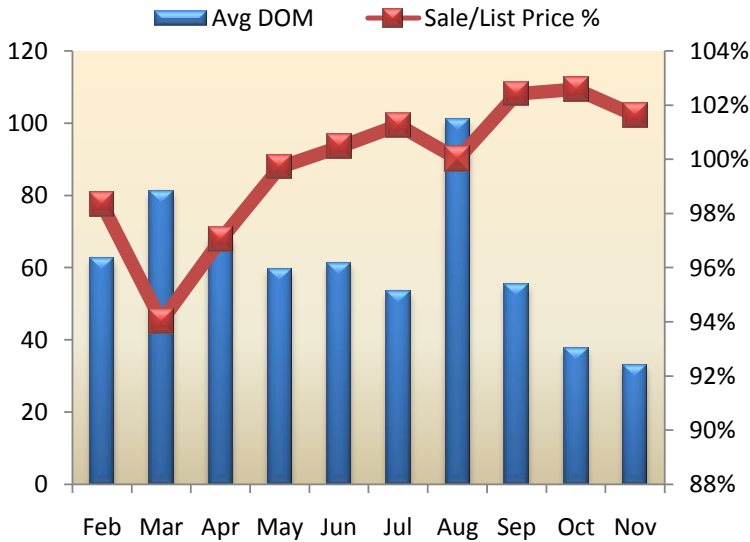
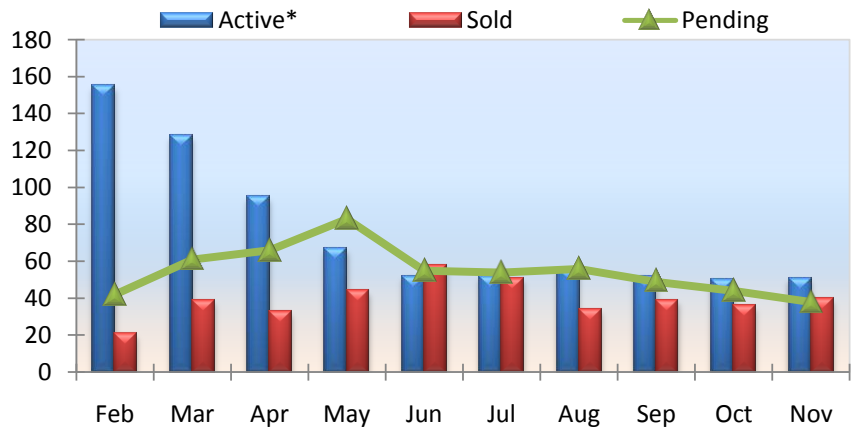
YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1				
\$300k-399k	8	3			
\$400k-499k	29	17	6	2	1
\$500k-599k	114	51	9	4	13
\$600k-699k	138	112	82	49	65
\$700k-799k	120	117	128	151	176
\$800k-899k	70	86	121	110	150
\$900k-999k	41	54	81	91	120
\$1m-1.5m	53	60	127	146	157
\$1.5m-2.0m	6	15	23	32	16
\$2m +	1	3	3	6	2

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Market Analysis: Union City

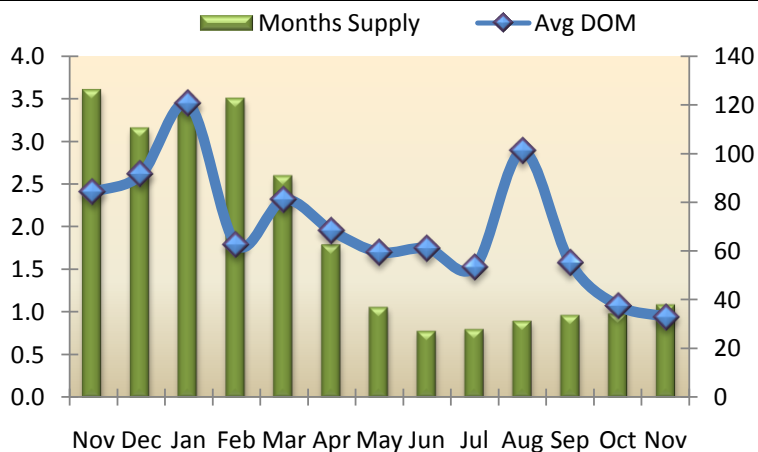
November-09

Days on Market (DOM) for the Union City area year-to-date is around 70. The median attached home price in Union City for November was \$457,500. As of the last day of November there were 51 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
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%
Nov 09	51	38	40	1.1	\$489,150	\$457,500	\$497,103	33	\$263	\$270	101.63%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 09	40	33.33%	\$489,150	9.56%	\$457,500	2.81%	\$497,103	9.31%	33	-60.77%	101.63%
Nov 08	30	36.36%	\$446,460	-33.92%	\$445,000	-24.58%	\$454,765	-29.74%	84	3.39%	101.86%
Nov 07	22	-4.35%	\$675,655	-1.09%	\$590,000	-9.92%	\$647,300	-4.97%	81	158.70%	95.80%



YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	57	14			
\$300k-399k	128	35	1		2
\$400k-499k	122	105	15	5	13
\$500k-599k	58	69	37	42	76
\$600k-699k	53	49	79	133	179
\$700k-799k	34	31	44	74	78
\$800k-899k	6	13	46	74	72
\$900k-999k	3	5	19	24	46
\$1m-1.5m		2	9	19	19
\$1.5m-2.0m					
\$2m +					

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