Housing Report

Detached Homes

Prepared by the
Bay East Association of REALTORS®

February 2010

Market Analysis: Alameda

February-10

Days on Market (DOM) for the Alameda area year-to-date is around 66. The median attached home price in Alameda for February was $625,000. As of the last day of February there were 64 active homes in Alameda. At current selling rates this means there is approximately 3 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
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%
Dec 09	53	20	26	2.2	$700,992	$614,750	$672,750	95	$373	$362	95.97%
Jan 10	58	19	10	2.8	$757,680	$530,000	$729,600	60	$402	$387	96.29%
Feb 10	64	22	12	3.1	$623,992	$625,000	$633,000	64	$367	$374	101.44%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Feb 10	12	-40.00%	$623,992	-4.38%	$625,000	6.84%	$633,000	0.82%	64	-0.79%	101.44%
Feb 09	20	122.22%	$652,558	6.23%	$585,000	-2.50%	$627,875	2.09%	64	-16.56%	96.22%
Feb 08	9	-64.00%	$614,316	-14.75%	$600,000	-16.08%	$615,000	-12.72%	77	92.33%	100.11%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1				
$300k-399k	2	5		1	1
$400k-499k	3	9	4	2	
$500k-599k	5	8	5	9	10
$600k-699k	5	6	5	10	13
$700k-799k	3	4	4	14	8
$800k-899k	1	1	2	5	5
$900k-999k	1	1	1	2	4
$1m-1.5m				3	2
$1.5m-2.0m	2	1			1
$2m +			1		

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Market Analysis: Castro Valley

February-10

Days on Market (DOM) for the Castro Valley area year-to-date is around 71. The median attached home price in Castro Valley for February was $507,500. As of the last day of February there were 95 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 Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg $ Sqft List	Avg $ Sqft Sold	Sale Price/ List Price
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%
Dec 09	75	41	42	1.6	$483,206	$495,000	$485,775	86	$286	$282	100.53%
Jan 10	77	35	23	1.8	$461,286	$431,000	$456,609	59	$253	$253	98.99%
Feb 10	95	41	26	2.3	$515,112	$507,500	$509,400	48	$276	$274	98.89%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Feb 10	26	4.00%	$515,112	16.93%	$507,500	21.41%	$509,400	19.98%	47.8596491	-52.23%	98.89%
Feb 09	25	38.89%	$440,543	-28.51%	$418,000	-24.34%	$424,585	-29.66%	100.181818	28.38%	96.38%
Feb 08	18	-41.94%	$616,200	-13.54%	$552,500	-16.54%	$603,610	-13.78%	78	50.07%	97.96%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 300k	6	4			
$300k-399k	11	16			
$400k-499k	12	9	9	2	2
$500k-599k	9	7	12	20	16
$600k-699k	9	6	5	20	19
$700k-799k	1	1	6	8	12
$800k-899k	1		5	8	9
$900k-999k				4	7
$1m-1.5m	1			1	3
$1.5m-2.0m					1
$2m +					

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Market Analysis: Danville

February-10

Days on Market (DOM) for the Danville area year-to-date is around 91. The median attached home price in Danville for February was $809,000. As of the last day of February there were 111 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
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%
Dec 09	92	32	43	2.2	$933,252	$840,000	$865,377	75	$348	$326	92.73%
Jan 10	99	41	20	2.4	$1,009,738	$857,500	$946,780	75	$360	$342	93.76%
Feb 10	111	51	21	2.7	$857,086	$809,000	$835,845	68	$319	$312	97.52%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Feb 10	21	90.91%	$857,086	-22.76%	$809,000	-4.82%	$835,845	-18.02%	68	-43.96%	97.52%
Feb 09	11	-45.00%	$1,109,700	13.05%	$850,000	-0.87%	$1,019,534	7.54%	122	29.37%	91.87%
Feb 08	20	-55.56%	$981,590	-16.60%	$857,500	-9.74%	$948,025	-17.44%	94	84.55%	96.58%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k					
$300k-399k					
$400k-499k					
$500k-599k	3	1			
$600k-699k	5	2	2	1	
$700k-799k	7	8	6	6	5
$800k-899k	10	3	7	18	8
$900k-999k	4	1	4	15	5
$1m-1.5m	10	10	13	24	14
$1.5m-2.0m	2		2	7	6
$2m +		1	1	3	1

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Market Analysis: Dublin

February-10

Days on Market (DOM) for the Dublin area year-to-date is around 49. The median attached home price in Dublin for February was $482,000. As of the last day of February there were 35 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
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%
Dec 09	25	25	21	0.8	$599,772	$630,000	$601,683	78	$273	$263	100.32%
Jan 10	37	31	18	1.3	$608,336	$592,500	$608,500	20	$296	$295	100.03%
Feb 10	35	35	16	1.2	$555,017	$482,000	$558,575	20	$316	$318	100.64%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Feb 10	16	14.29%	$555,017	-11.59%	$482,000	-11.73%	$558,575	-8.28%	20	-76.31%	100.64%
Feb 09	14	0.00%	$627,807	-8.72%	$546,029	-4.71%	$609,004	-6.06%	84	24.50%	97.01%
Feb 08	14	-26.32%	$687,811	-11.02%	$573,000	-22.57%	$648,286	-14.10%	68	66.26%	94.25%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 300k					
$300k-399k	1	5			
$400k-499k	12	9	4		
$500k-599k	8	5	9	6	1
$600k-699k	8	5		7	14
$700k-799k	2	6	5	13	7
$800k-899k	3	1	2	6	6
$900k-999k	2	2	1	4	1
$1m-1.5m		1	2	5	8
$1.5m-2.0m				1	2
$2m +					1

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Market Analysis: Fremont

February-10

Days on Market (DOM) for the Fremont area year-to-date is around 56. The median attached home price in Fremont for February was $567,500. As of the last day of February there were 230 active homes in Fremont. At current selling rates this means there is approximately 2 months 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
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%
Dec 09	186	78	102	1.6	$593,102	$531,500	$595,789	47	$349	$354	100.45%
Jan 10	200	119	63	1.9	$625,592	$550,000	$615,106	56	$354	$352	98.32%
Feb 10	230	124	76	2.1	$614,131	$567,500	$610,647	34	$354	$355	99.43%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Feb 10	76	52.00%	$614,131	-1.85%	$567,500	18.74%	$610,647	2.54%	34	-59.73%	99.43%
Feb 09	50	0.00%	$625,677	-18.40%	$477,950	-24.13%	$595,512	-19.71%	84	31.32%	95.18%
Feb 08	50	-51.46%	$766,757	-1.38%	$630,000	-10.00%	$741,695	-3.28%	64	98.70%	96.73%

YTD Sold Summary

	2010	2009	2008	2007	2006
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 300k	1	7			
$300k-399k	23	25	1		
$400k-499k	28	31	17	1	1
$500k-599k	26	20	22	20	17
$600k-699k	21	9	15	75	62
$700k-799k	21	4	17	35	40
$800k-899k	2	4	12	19	9
$900k-999k	9	5	9	9	6
$1m-1.5m	8	5	13	19	13
$1.5m-2.0m	1	3		7	3
$2m +	1		3		3

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Market Analysis: Hayward

February-10

Days on Market (DOM) for the Hayward area year-to-date is around 59. The median attached home price in Hayward for February was $290,000. As of the last day of February there were 210 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
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%
Dec 09	205	117	105	1.5	$309,263	$300,000	$324,309	46	$205	$214	104.86%
Jan 10	199	160	93	1.4	$314,444	$285,000	$322,708	40	$201	$207	102.63%
Feb 10	210	160	79	1.5	$323,544	$290,000	$335,877	33	$200	$207	103.81%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 10	79	-22.55%	$323,544	5.20%	$290,000	5.41%	$335,877	9.93%	33	-59.83%	103.81%
Feb 09	102	191.43%	$307,559	-30.33%	$275,125	-30.35%	$305,537	-26.13%	83	-16.31%	99.34%
Feb 08	35	-36.36%	$441,461	-27.54%	$395,000	-27.52%	$413,636	-31.49%	99	46.98%	93.70%

YTD Sold Summary

	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	90	162	5	1	
$300k-399k	45	58	23	2	1
$400k-499k	18	15	18	20	15
$500k-599k	10	9	7	46	56
$600k-699k	5	6	6	24	33
$700k-799k	4	2	1	10	15
$800k-899k	3	1		2	7
$900k-999k				1	5
$1m-1.5m				5	3
$1.5m-2.0m			1		
$2m +					

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Market Analysis: Livermore

February-10

Days on Market (DOM) for the Livermore area year-to-date is around 65. The median attached home price in Livermore for February was $517,250. As of the last day of February there were 162 active homes in Livermore. At current selling rates this means there is approximately 2 months 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
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%
Dec 09	146	61	66	1.8	$470,593	$420,000	$468,948	64	$263	$263	99.65%
Jan 10	150	71	43	2.0	$543,549	$432,000	$544,105	70	$257	$261	100.10%
Feb 10	162	86	52	2.2	$558,954	$517,250	$556,304	49	$246	$247	99.53%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 10	52	23.81%	$558,954	19.38%	$517,250	25.39%	$556,304	22.46%	49	-43.44%	99.53%
Feb 09	42	5.00%	$468,200	-34.56%	$412,500	-28.26%	$454,274	-34.14%	87	-10.07%	97.03%
Feb 08	40	-29.82%	$715,432	-0.87%	$575,000	-14.81%	$689,775	-2.93%	97	87.21%	96.41%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	11	14	1		
$300k-399k	18	41	6		1
$400k-499k	27	25	16	6	4
$500k-599k	11	11	16	38	33
$600k-699k	8	7	3	29	33
$700k-799k	7	5	7	24	17
$800k-899k	6	3	4	6	11
$900k-999k	3	1	5	11	3
$1m-1.5m	4	2	8	10	19
$1.5m-2.0m					2
$2m +	1			1	

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Market Analysis: Newark

February-10

Days on Market (DOM) for the Newark area year-to-date is around 52. The median attached home price in Newark for February was $389,000. As of the last day of February there were 55 active homes in Newark. At current selling rates this means there is approximately 2 months 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
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%
Dec 09	48	29	27	1.4	$396,090	$374,000	$409,667	41	$249	$260	103.43%
Jan 10	49	26	18	1.7	$406,265	$390,000	$404,278	49	$266	$265	99.51%
Feb 10	55	37	17	1.8	$386,974	$389,000	$398,199	41	$279	$289	102.90%
Month to Month	**Sold**	**%Change**	**Avg list**	**% Change**	**Median Sale Price**	**% Change**	**Avg Sale Price**	**% Change**	**Avg DOM**	**% Change**	**Sale Price/ List Price**
Feb 10	18	28.57%	$386,974	0.53%	$389,000	9.58%	$398,199	3.41%	41	-50.98%	102.90%
Feb 09	14	55.56%	$384,917	-33.49%	$355,000	-35.45%	$385,064	-32.35%	84	-1.98%	100.04%
Feb 08	9	-62.50%	$578,700	-15.76%	$550,000	-16.03%	$569,210	-16.36%	86	72.48%	98.36%

YTD Sold Summary

	2010	2009	2008	2007	2006
Range	**# listings**	**# listings**	**# listings**	**# listings**	**# listings**
< 300k	4	6			
$300k-399k	17	19	1		
$400k-499k	10	5	8		2
$500k-599k	7	6	3	12	13
$600k-699k		1	1	20	17
$700k-799k		2	2	10	11
$800k-899k			1	2	3
$900k-999k					
$1m-1.5m				1	2
$1.5m-2.0m					
$2m +					

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Market Analysis: Pleasanton

February-10

Days on Market (DOM) for the Pleasanton area year-to-date is around 75. The median attached home price in Pleasanton for February was $745,000. As of the last day of February there were 116 active homes in Pleasanton. At current selling rates this means there is approximately 3 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
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%
Dec 09	99	35	44	2.1	$814,257	$654,000	$792,857	83	$372	$365	97.37%
Jan 10	94	51	34	2.1	$832,110	$703,500	$815,524	74	$348	$345	98.01%
Feb 10	116	48	31	2.6	$1,104,795	$745,000	$920,508	33	$373	$346	83.32%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 10	31	93.75%	$1,104,795	6.49%	$745,000	-0.94%	$920,508	-3.69%	33	-72.96%	83.32%
Feb 09	16	33.33%	$1,037,437	-11.94%	$752,107	-37.32%	$955,760	-13.82%	123	75.07%	92.13%
Feb 08	12	-75.51%	$1,178,125	23.64%	$1,200,000	56.05%	$1,109,083	19.45%	70	37.97%	94.14%

YTD Sold Summary

	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	2				
$300k-399k	1				
$400k-499k	2	2	1		
$500k-599k	8	6	3	2	1
$600k-699k	17	9	5	25	7
$700k-799k	9	4	1	26	17
$800k-899k	6	7	4	11	22
$900k-999k	7	2		4	4
$1m-1.5m	10	5	11	11	11
$1.5m-2.0m	3	3	5	3	9
$2m +	2	2	1	4	3

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Market Analysis: San Leandro

February-10

Days on Market (DOM) for the San Leandro area year to-date is around 56. The median attached home price in San Leandro for February was $338,000. As of the last day of February there were 123 active homes in San Leandro. At current selling rates this means there is approximately 2 months 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
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%
Dec 09	97	62	61	1.3	$368,941	$355,500	$379,894	49	$251	$261	102.97%
Jan 10	107	63	40	1.6	$340,105	$337,500	$341,560	58	$242	$244	100.43%
Feb 10	123	64	45	1.9	$341,952	$338,000	$351,298	52	$247	$253	102.73%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 10	45	-11.76%	$341,952	-4.14%	$338,000	4.00%	$351,298	-0.18%	52	-23.02%	102.73%
Feb 09	51	70.00%	$356,738	-17.76%	$325,000	-24.51%	$351,920	-16.15%	68	-21.22%	98.65%
Feb 08	30	-21.05%	$433,802	-22.66%	$430,500	-20.06%	$419,720	-24.81%	86	39.26%	96.75%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	23	38	3	1	
$300k-399k	43	40	12	1	1
$400k-499k	17	18	25	12	10
$500k-599k	4	13	11	39	42
$600k-699k	1	2	3	11	29
$700k-799k	1	1	1	6	8
$800k-899k				1	3
$900k-999k					2
$1m-1.5m			1		
$1.5m-2.0m					
$2m +					

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Market Analysis: San Lorenzo

February-10

Days on Market (DOM) for the San Lorenzo area year-to-date is around 40. The median attached home price in San Lorenzo for February was $337,500. As of the last day of February there were 24 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
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%
Dec 09	21	28	20	0.8	$297,798	$302,500	$313,515	45	$236	$247	105.28%
Jan 10	27	26	19	1.0	$311,601	$320,000	$324,126	31	$258	$269	104.02%
Feb 10	24	30	16	0.9	$324,903	$337,500	$327,969	21	$244	$246	100.94%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 10	16	-27.27%	$324,903	8.73%	$337,500	9.29%	$327,969	8.93%	21	-68.71%	100.94%
Feb 09	22	144.44%	$298,805	-27.08%	$308,800	-23.18%	$301,095	-22.04%	67	-29.28%	100.77%
Feb 08	9	-35.71%	$409,794	-23.56%	$402,000	-25.16%	$386,211	-27.96%	94	62.91%	94.25%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	8	17	1		
$300k-399k	24	22	9		1
$400k-499k	4	2	9	5	3
$500k-599k			1	15	19
$600k-699k				2	5
$700k-799k					
$800k-899k					
$900k-999k					
$1m-1.5m					
$1.5m-2.0m					
$2m +					

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Market Analysis: San Ramon

February-10

Days on Market (DOM) for the San Ramon area year-to-date is around 60. The median attached home price in San Ramon for February was $710,000. As of the last day of February there were 79 active homes in San Ramon. At current selling rates this means there is approximately 2 months 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
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%
Dec 09	48	52	42	0.8	$742,608	$697,500	$739,491	45	$303	$303	99.58%
Jan 10	67	39	41	1.3	$811,984	$760,000	$803,598	46	$308	$307	98.97%
Feb 10	79	52	33	1.7	$739,835	$710,000	$743,721	34	$306	$309	100.53%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 10	33	-8.33%	$739,835	-1.90%	$710,000	6.93%	$743,721	3.06%	34	-56.38%	100.53%
Feb 09	36	56.52%	$754,173	-5.20%	$664,000	-3.21%	$721,612	-4.65%	79	-13.79%	95.68%
Feb 08	23	-54.00%	$795,520	-18.86%	$686,000	-22.88%	$756,778	-20.76%	92	70.56%	95.13%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k					
$300k-399k		1			
$400k-499k	5	5	3		2
$500k-599k	16	16	6	2	1
$600k-699k	10	10	12	10	8
$700k-799k	13	10	13	26	13
$800k-899k	13	6	7	13	13
$900k-999k	6		5	8	11
$1m-1.5m	11	2	8	21	17
$1.5m-2.0m	1	2	2	6	3
$2m +			1		

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Market Analysis: Union City

February-10

Days on Market (DOM) for the Union City area year-to date is around 56. The median attached home price in Union City for February was $497,500. As of the last day of February there were 75 active homes in Union City. At current selling rates this means there is approximately 2 months 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
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%
Dec 09	46	46	29	1.0	$420,819	$430,000	$428,790	52	$259	$264	101.89%
Jan 10	55	42	28	1.3	$427,248	$412,500	$435,246	30	$242	$247	101.87%
Feb 10	75	47	16	1.7	$533,002	$497,500	$546,234	29	$267	$275	102.48%

Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Feb 10	16	-23.81%	$533,002	9.99%	$497,500	13.58%	$546,234	14.62%	29	-53.79%	102.48%
Feb 09	21	40.00%	$484,602	-12.68%	$438,000	-12.40%	$476,576	-11.09%	63	-39.81%	98.34%
Feb 08	15	-25.00%	$554,977	-27.17%	$500,000	-34.64%	$535,993	-28.26%	104	93.35%	96.58%

YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3	10			
$300k-399k	10	17	1		
$400k-499k	13	14	13	1	
$500k-599k	8	5	10	5	10
$600k-699k	7	6		10	19
$700k-799k	2	5	6	7	12
$800k-899k	1	1		9	12
$900k-999k				3	6
$1m-1.5m			1	2	4
$1.5m-2.0m					
$2m +					

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