

# **Housing Report**

## *Detached Homes*

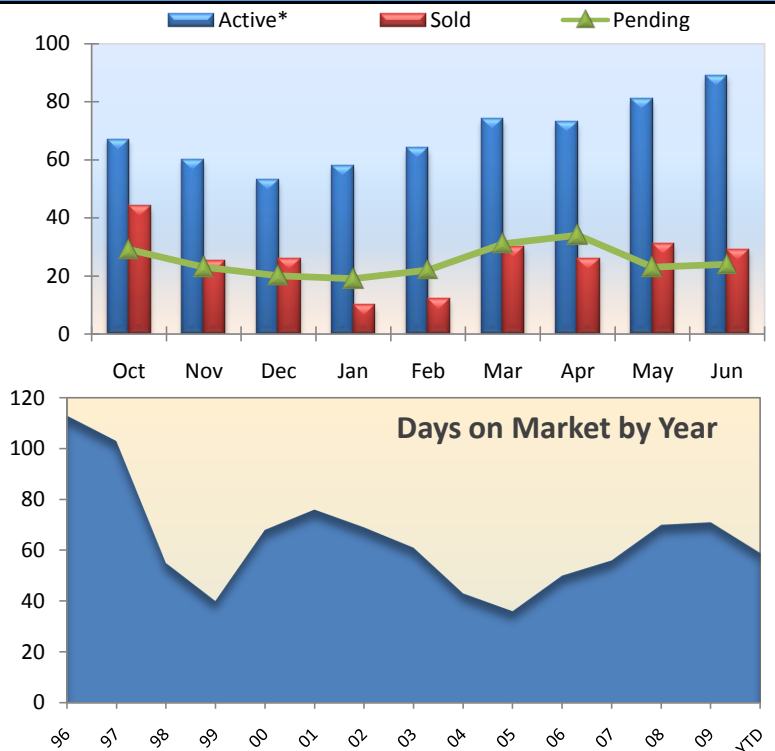
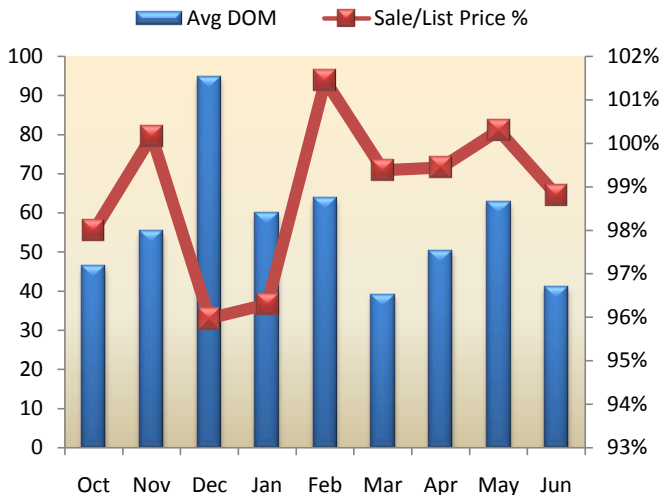


Prepared by the  
Bay East Association of REALTORS®  
June 2010

# Market Analysis: Alameda

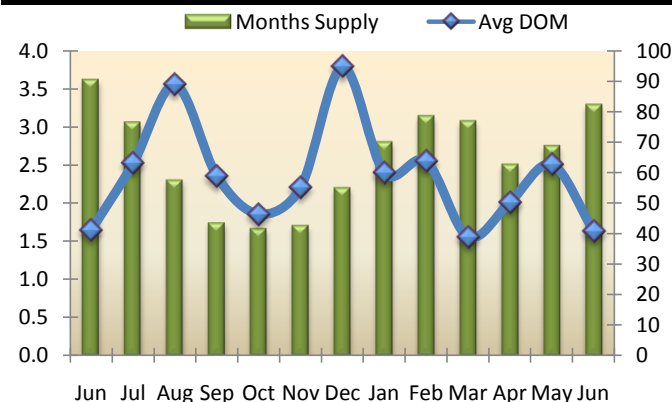
June-10

Days on Market (DOM) for the Alameda area year-to-date is around 59. The median detached home price in Alameda for June was \$619,000. As of the last day of June there were 89 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft Listed	Avg \$ Sqft Sold	Sale Price/List Price
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%
Mar 10	74	31	30	3.1	\$638,545	\$628,500	\$634,605	39	\$380	\$380	99.38%
Apr 10	73	34	26	2.5	\$650,712	\$620,000	\$647,081	50	\$382	\$381	99.44%
May 10	81	23	31	2.8	\$589,397	\$565,000	\$591,128	63	\$383	\$386	100.29%
Jun 10	89	24	29	3.3	\$631,310	\$619,000	\$623,756	41	\$400	\$393	98.80%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	29	11.54%	\$631,310	-2.33%	\$619,000	-0.56%	\$623,756	-1.72%	41	-0.70%	98.80%
Jun 09	26	-25.71%	\$646,365	-9.32%	\$622,500	-5.68%	\$634,650	-8.28%	41	-1.55%	98.19%
Jun 08	35	29.63%	\$712,820	9.01%	\$660,000	5.60%	\$691,908	7.76%	42	48.80%	97.07%



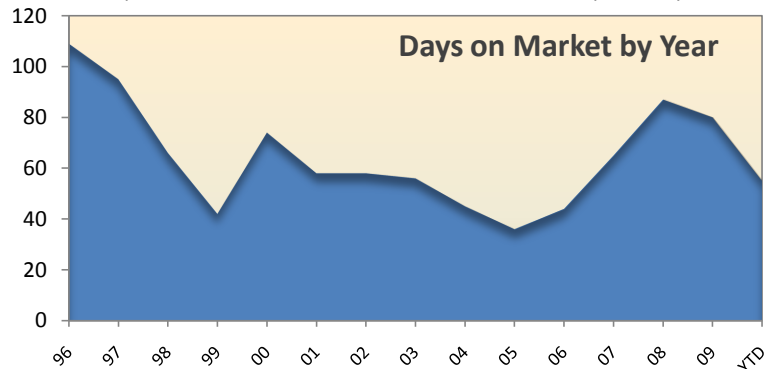
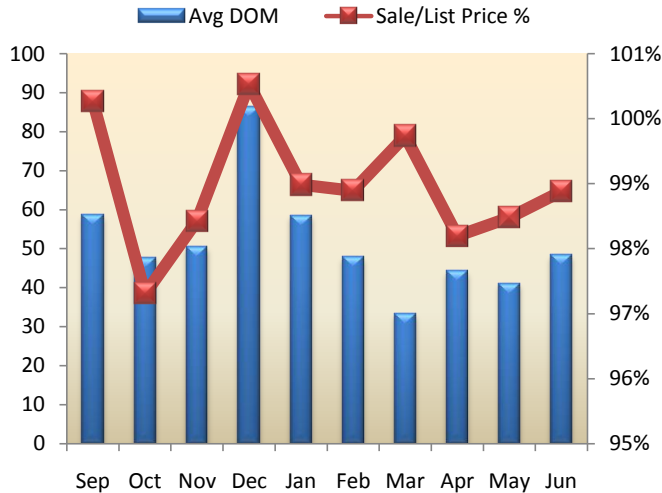
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	4	2	1		
\$300k-399k	12	9	7	2	1
\$400k-499k	13	17	14	7	2
\$500k-599k	37	26	24	25	27
\$600k-699k	39	31	32	40	59
\$700k-799k	22	16	25	42	47
\$800k-899k	8	9	16	21	22
\$900k-999k	3	1	9	12	20
\$1m-1.5m	4	2	5	13	14
\$1.5m-2.0m	2	1	1	1	3
\$2m +			1		2

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

# Market Analysis: Castro Valley

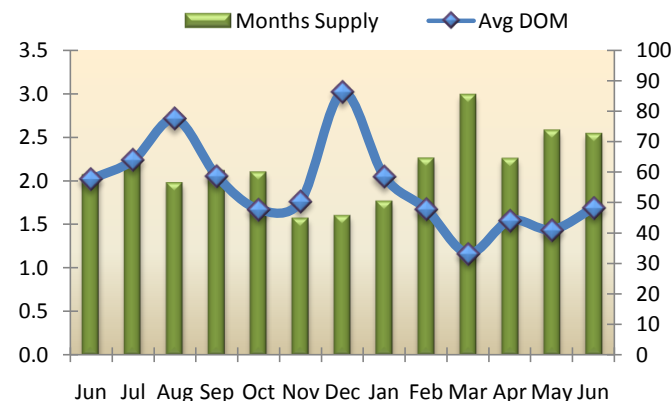
June-10

Days on Market (DOM) for the Castro Valley area year to-date is around 55. The median detached home price in Castro Valley for June was \$495,000. As of the last day of June there were 131 active homes in Castro Valley. At current selling rates this means there is approximately 3 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
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%
Mar 10	124	49	36	3.0	\$507,665	\$470,000	\$506,321	33	\$278	\$278	99.74%
Apr 10	105	61	31	2.3	\$525,339	\$490,000	\$515,856	44	\$291	\$286	98.19%
May 10	129	49	49	2.6	\$476,685	\$455,000	\$469,418	41	\$298	\$294	98.48%
Jun 10	131	47	45	2.5	\$511,929	\$495,000	\$506,201	48	\$293	\$288	98.88%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Jun 10	45	55.17%	\$511,929	1.30%	\$495,000	13.79%	\$506,201	2.68%	48.2769231	-16.34%	98.88%
Jun 09	29	-21.62%	\$505,362	-12.72%	\$435,000	-12.65%	\$492,999	-11.29%	57.7093023	-12.27%	97.55%
Jun 08	37	8.82%	\$578,985	11.99%	\$498,000	13.96%	\$555,738	10.82%	66	27.37%	95.98%



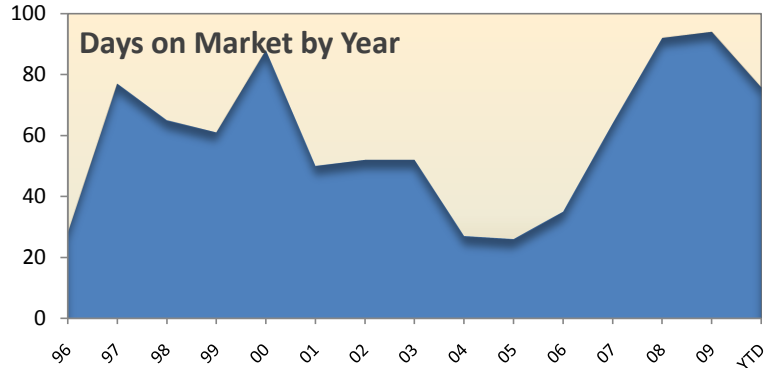
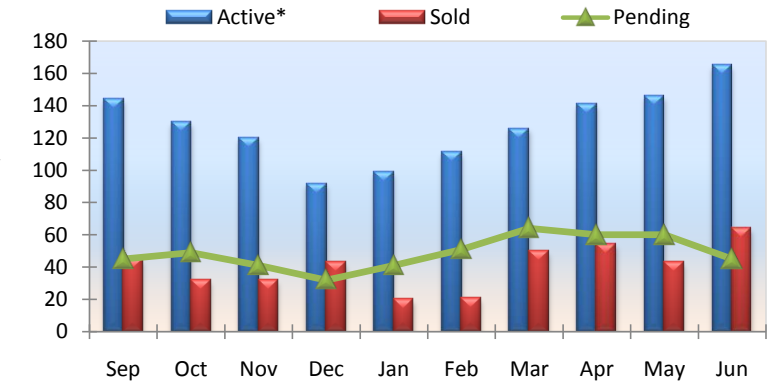
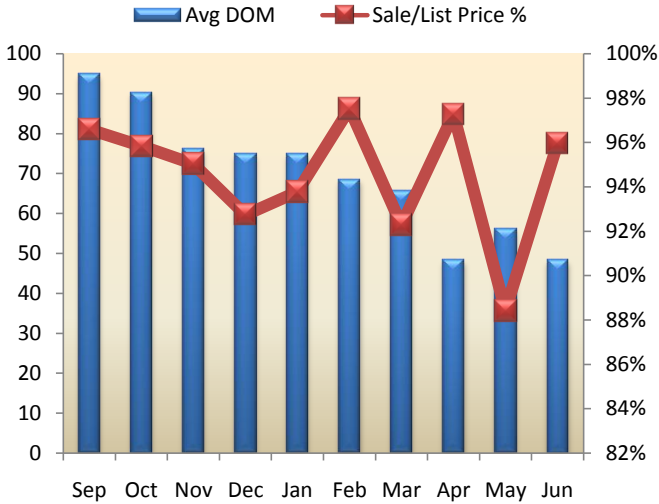
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	18	12			
\$300k-399k	48	42	10		
\$400k-499k	66	56	50	9	4
\$500k-599k	34	34	50	41	56
\$600k-699k	31	17	27	50	63
\$700k-799k	15	9	15	30	46
\$800k-899k	3	3	13	23	29
\$900k-999k	1		4	16	26
\$1m-1.5m	3	1	4	8	10
\$1.5m-2.0m			1	2	3
\$2m +					1

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

# Market Analysis: Danville

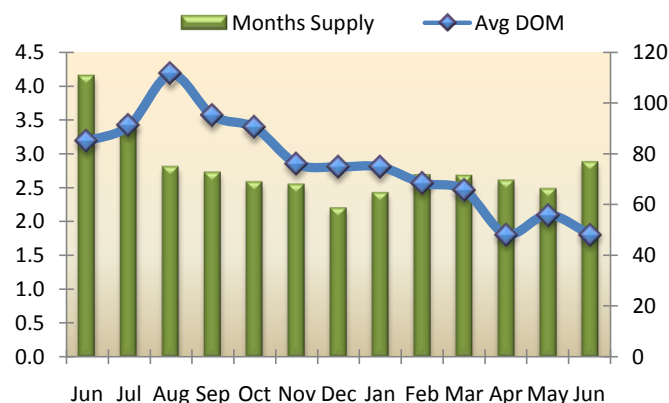
June-10

Days on Market (DOM) for the Danville area year-to-date is around 76. The median detached home price in Danville for June was \$828,750. As of the last day of June there were 165 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
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%
Mar 10	126	64	50	2.7	\$897,411	\$815,000	\$827,980	66	\$343	\$322	92.26%
Apr 10	141	60	54	2.6	\$969,789	\$880,000	\$943,331	48	\$365	\$356	97.27%
May 10	146	60	43	2.5	\$1,078,144	\$851,000	\$953,235	56	\$373	\$354	88.41%
Jun 10	165	45	64	2.9	\$947,147	\$828,750	\$908,796	48	\$368	\$355	95.95%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	64	56.10%	\$947,147	-8.82%	\$828,750	-9.43%	\$908,796	-8.51%	48	-43.15%	95.95%
Jun 09	41	5.13%	\$1,038,724	-8.21%	\$915,000	-7.11%	\$993,285	-8.65%	85	61.57%	95.63%
Jun 08	39	-7.14%	\$1,131,610	9.30%	\$985,000	9.75%	\$1,087,376	9.83%	53	-6.14%	96.09%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	5	1	2	2	
\$300k-399k					
\$400k-499k	2				
\$500k-599k	12	13	2	1	
\$600k-699k	23	15	8	7	1
\$700k-799k	57	43	23	18	12
\$800k-899k	63	27	31	42	32
\$900k-999k	28	16	22	46	39
\$1m-1.5m	53	31	58	118	119
\$1.5m-2.0m	10	4	13	27	25
\$2m +	3	4	4	9	10

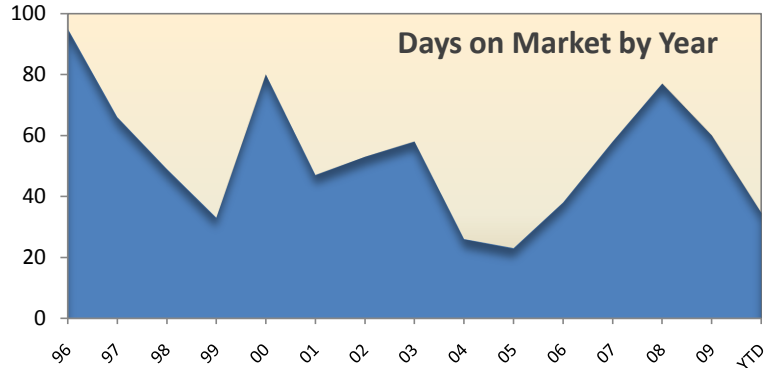
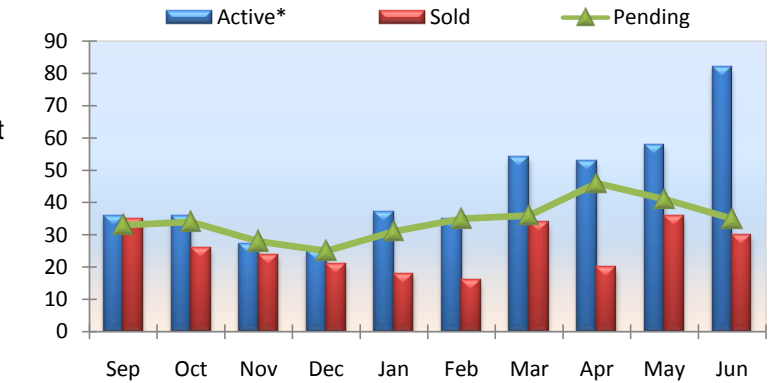
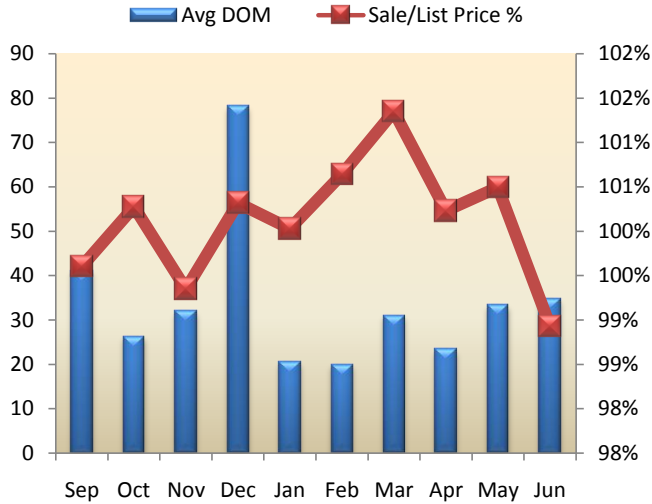
\*as of the last day of the month at 11:59 pm PST \*\*reflects change from 2005



# Market Analysis: Dublin

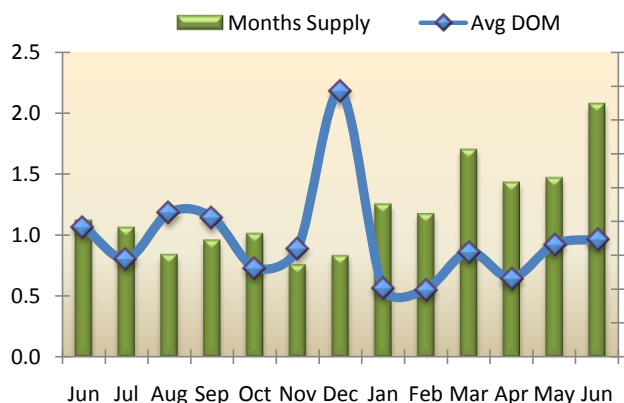
June-10

Days on Market (DOM) for the Dublin area year-to-date is around 35. The median detached home price in Dublin for June was \$651,338. As of the last day of June there were 82 active homes in Dublin. At current selling rates this means there is approximately 2 months of inventory in Dublin 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
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%
Mar 10	54	36	34	1.7	\$608,063	\$611,000	\$616,260	31	\$283	\$285	101.35%
Apr 10	53	46	20	1.4	\$611,479	\$610,000	\$612,878	23	\$273	\$274	100.23%
May 10	58	41	36	1.5	\$635,046	\$635,000	\$638,175	33	\$291	\$292	100.49%
Jun 10	82	35	30	2.1	\$687,145	\$651,338	\$679,812	35	\$271	\$271	98.93%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	30	3.45%	\$687,145	6.26%	\$651,338	8.20%	\$679,812	7.49%	35	-9.37%	98.93%
Jun 09	29	0.00%	\$646,656	-10.56%	\$602,000	-3.83%	\$632,434	-8.97%	38	-42.84%	97.80%
Jun 08	29	-12.12%	\$723,024	9.39%	\$626,000	3.99%	\$694,759	7.76%	67	100.19%	96.09%



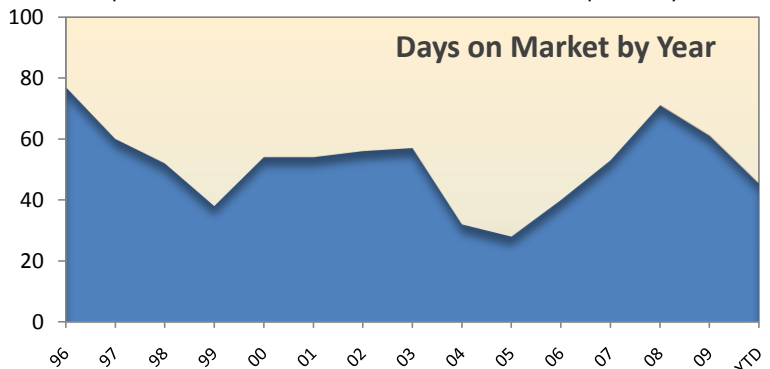
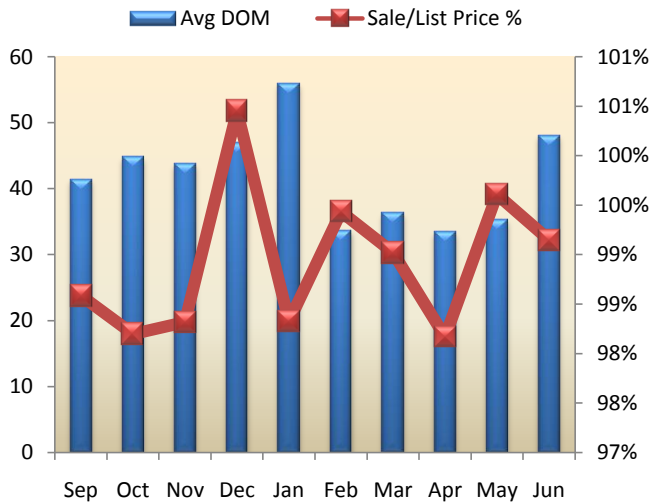
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k		1			
\$300k-399k	8	14			
\$400k-499k	39	33	16		
\$500k-599k	26	34	28	21	9
\$600k-699k	45	31	26	38	49
\$700k-799k	17	25	21	40	28
\$800k-899k	17	10	6	21	27
\$900k-999k	11	7	3	16	10
\$1m-1.5m	4	4	10	25	24
\$1.5m-2.0m		1		5	3
\$2m +					1

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

# Market Analysis: Fremont

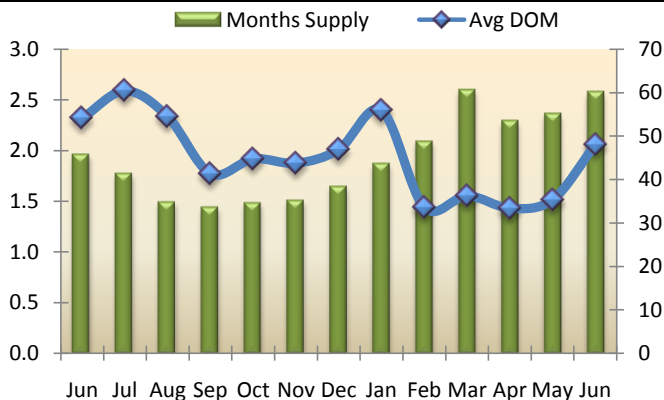
June-10

Days on Market (DOM) for the Fremont area year-to-date is around 45. The median detached home price in Fremont for June was \$586,250. As of the last day of June there were 380 active homes in Fremont. At current selling rates this means there is approximately 3 months of inventory in Fremont 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
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%
Mar 10	309	155	117	2.6	\$691,307	\$635,000	\$684,536	36	\$373	\$373	99.02%
Apr 10	325	169	98	2.3	\$708,262	\$607,500	\$695,278	33	\$370	\$367	98.17%
May 10	348	141	134	2.4	\$646,589	\$597,750	\$644,051	35	\$383	\$383	99.61%
Jun 10	380	125	140	2.6	\$663,863	\$586,250	\$658,209	48	\$367	\$366	99.15%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	140	32.08%	\$663,863	9.03%	\$586,250	6.79%	\$658,209	9.97%	48	-11.28%	99.15%
Jun 09	106	7.07%	\$608,904	-15.47%	\$549,000	-15.81%	\$598,545	-14.71%	54	45.60%	98.30%
Jun 08	99	-12.39%	\$720,304	19.45%	\$652,070	20.31%	\$701,811	18.50%	37	-21.97%	97.43%



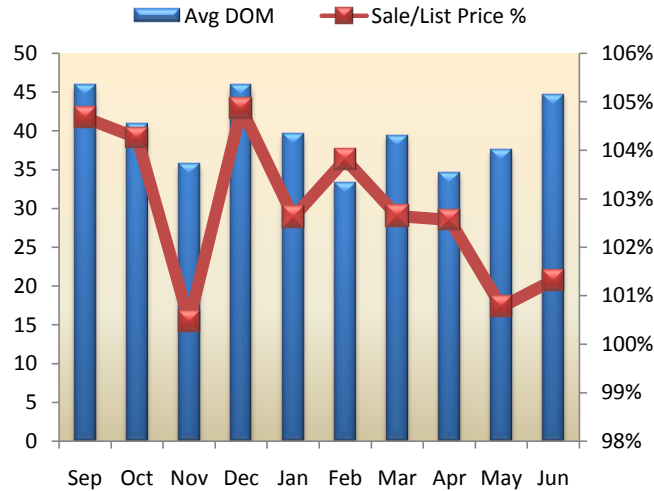
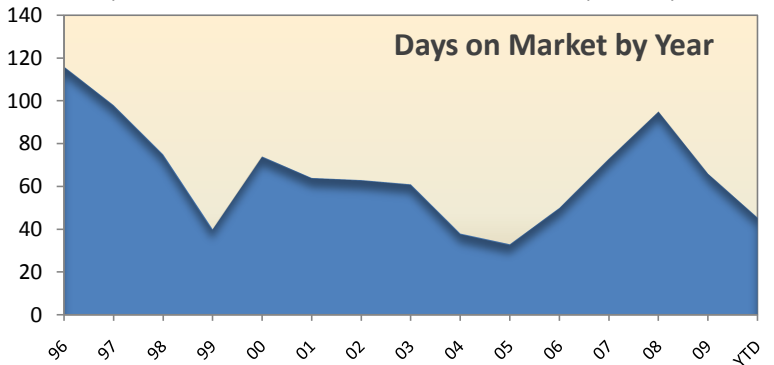
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	8	22	4		
\$300k-399k	68	101	13		
\$400k-499k	142	131	78	5	3
\$500k-599k	115	101	114	75	71
\$600k-699k	100	42	80	224	243
\$700k-799k	89	39	72	135	177
\$800k-899k	37	27	55	100	89
\$900k-999k	47	21	23	37	46
\$1m-1.5m	48	21	56	80	86
\$1.5m-2.0m	4	5	12	25	16
\$2m +	6		4	3	8

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

# Market Analysis: Hayward

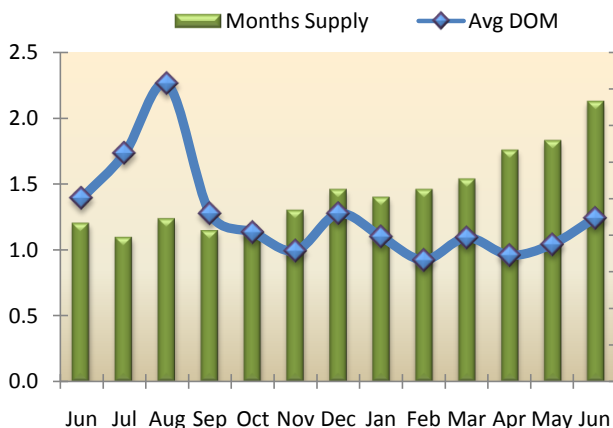
June-10

Days on Market (DOM) for the Hayward area year-to-date is around 45. The median detached home price in Hayward for June was \$310,000. As of the last day of June there were 318 active homes in Hayward. At current selling rates this means there is approximately 2 months of inventory in Hayward 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
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%
Mar 10	236	176	119	1.5	\$339,249	\$305,000	\$348,232	39	\$215	\$218	102.65%
Apr 10	280	141	102	1.8	\$316,351	\$300,000	\$324,466	35	\$211	\$219	102.57%
May 10	280	135	95	1.8	\$335,010	\$300,000	\$337,597	38	\$222	\$225	100.77%
Jun 10	318	146	94	2.1	\$343,111	\$310,000	\$347,647	45	\$218	\$222	101.32%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Jun 10	94	-26.56%	\$343,111	18.80%	\$310,000	23.51%	\$347,647	18.89%	45	-10.92%	101.32%
Jun 09	128	31.96%	\$288,814	-25.53%	\$251,000	-23.94%	\$292,400	-23.43%	50	-5.74%	101.24%
Jun 08	97	-32.64%	\$387,824	34.01%	\$330,000	30.18%	\$381,874	31.04%	53	2.89%	98.47%



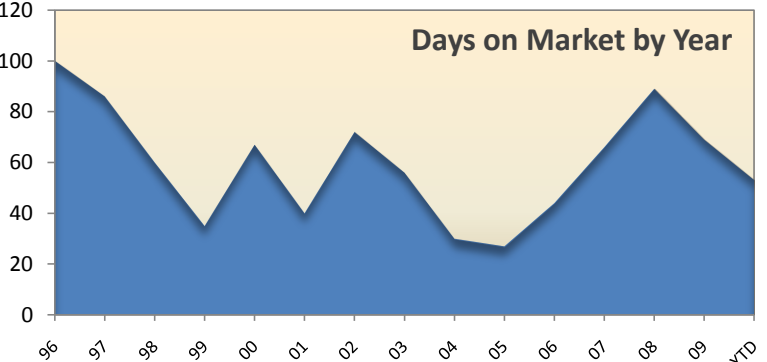
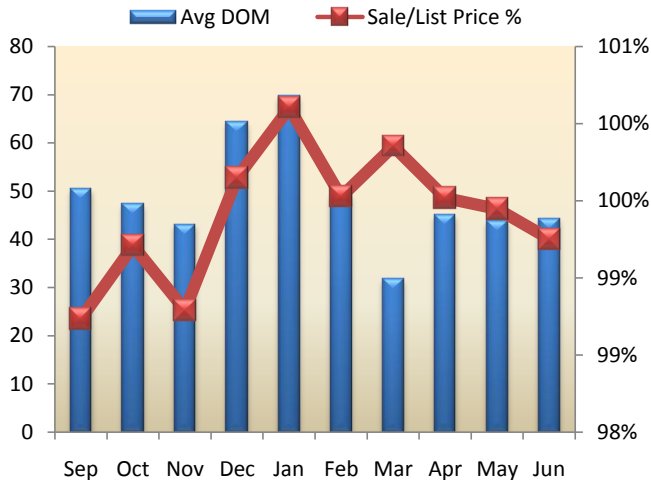
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	297	562	76	1	1
\$300k-399k	182	149	148	5	10
\$400k-499k	71	50	86	57	40
\$500k-599k	31	35	27	123	226
\$600k-699k	15	15	18	58	122
\$700k-799k	13	8	10	23	51
\$800k-899k	9	5	5	10	19
\$900k-999k	2		3	4	19
\$1m-1.5m			2	14	14
\$1.5m-2.0m			1	2	
\$2m +					

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

# Market Analysis: Livermore

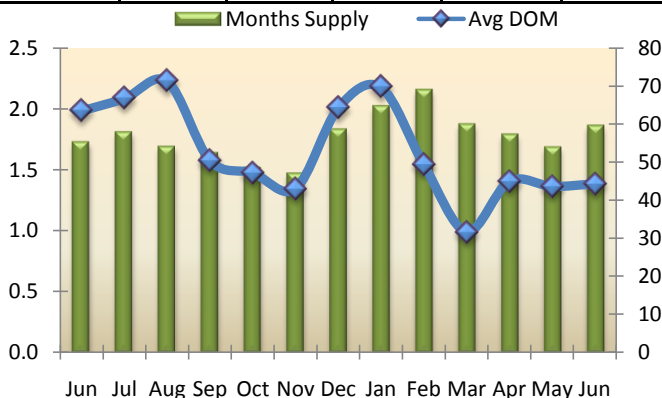
June-10

Days on Market (DOM) for the Livermore area year-to-date is around 53. The median detached home price in Livermore for June was \$439,500. As of the last day of June there were 192 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
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%
Mar 10	160	124	66	1.9	\$498,637	\$412,500	\$497,909	32	\$255	\$256	99.85%
Apr 10	169	97	66	1.8	\$531,565	\$483,500	\$529,002	45	\$262	\$262	99.52%
May 10	173	104	96	1.7	\$504,689	\$449,950	\$501,893	44	\$269	\$270	99.45%
Jun 10	192	88	96	1.9	\$526,473	\$439,500	\$522,531	44	\$256	\$255	99.25%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	96	26.32%	\$526,473	0.94%	\$439,500	-6.49%	\$522,531	1.94%	44	-30.23%	99.25%
Jun 09	76	-8.43%	\$521,569	-7.83%	\$470,000	-9.62%	\$512,580	-6.61%	64	-2.23%	98.28%
Jun 08	83	6.41%	\$565,887	8.83%	\$520,000	10.87%	\$548,863	7.46%	65	7.26%	96.99%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	44	63	4		
\$300k-399k	92	114	50	1	3
\$400k-499k	127	80	85	31	13
\$500k-599k	46	47	65	120	148
\$600k-699k	34	34	36	102	136
\$700k-799k	35	21	32	65	61
\$800k-899k	26	11	15	28	44
\$900k-999k	14	11	15	24	23
\$1m-1.5m	15	2	27	56	68
\$1.5m-2.0m			1	3	7
\$2m +	1				

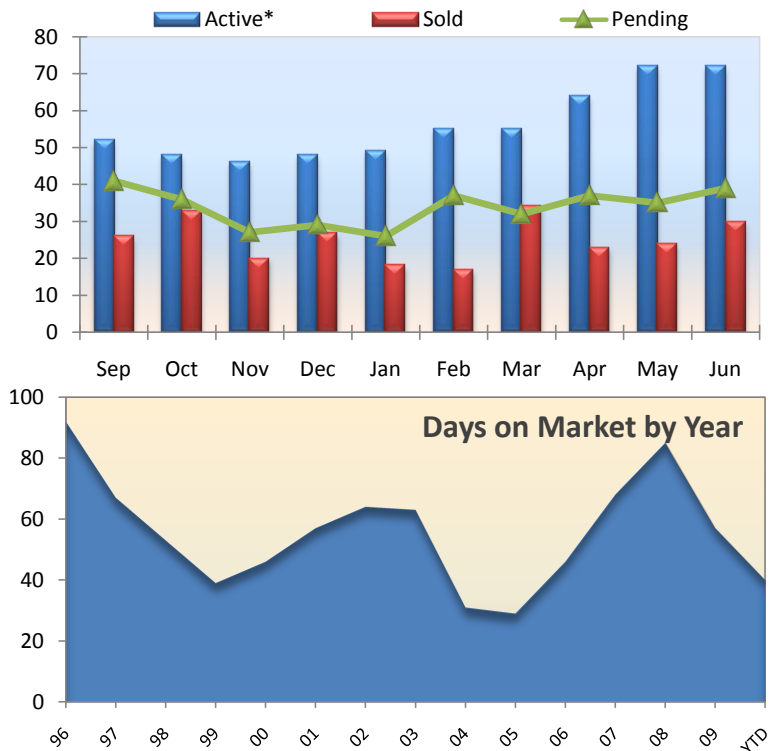
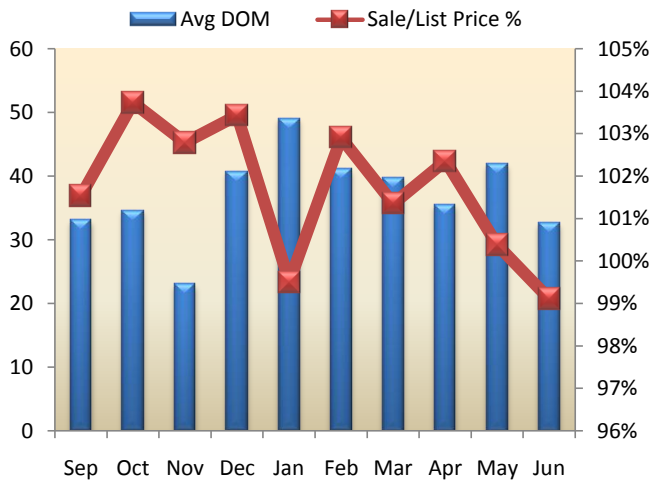
\*as of the last day of the month at 11:59 pm PST \*\*reflects change from 2005



# Market Analysis: Newark

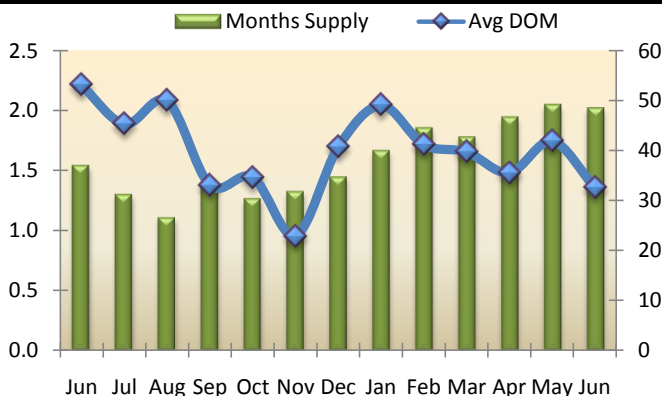
June-10

Days on Market (DOM) for the Newark area year-to-date is around 40. The median detached home price in Newark for June was \$432,500. As of the last day of June there were 72 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
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%
Mar 10	55	32	34	1.8	\$420,104	\$392,000	\$425,776	40	\$273	\$278	101.35%
Apr 10	64	37	23	1.9	\$415,209	\$371,000	\$424,987	36	\$265	\$271	102.36%
May 10	72	35	24	2.0	\$427,933	\$421,500	\$429,525	42	\$258	\$255	100.37%
Jun 10	72	39	30	2.0	\$464,481	\$432,500	\$460,311	33	\$280	\$280	99.10%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	18	-28.00%	\$464,481	21.54%	\$432,500	10.33%	\$460,311	20.36%	33	-38.42%	99.10%
Jun 09	25	38.89%	\$382,151	-26.46%	\$392,000	-16.51%	\$382,436	-24.12%	53	45.21%	100.07%
Jun 08	18	-28.00%	\$519,625	35.97%	\$469,500	19.77%	\$504,022	31.79%	37	-25.20%	97.00%



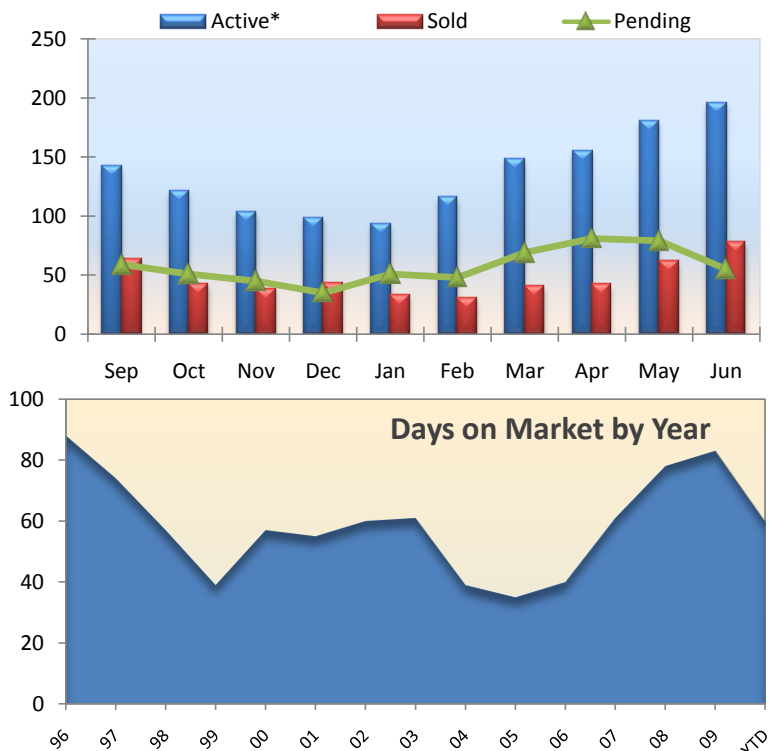
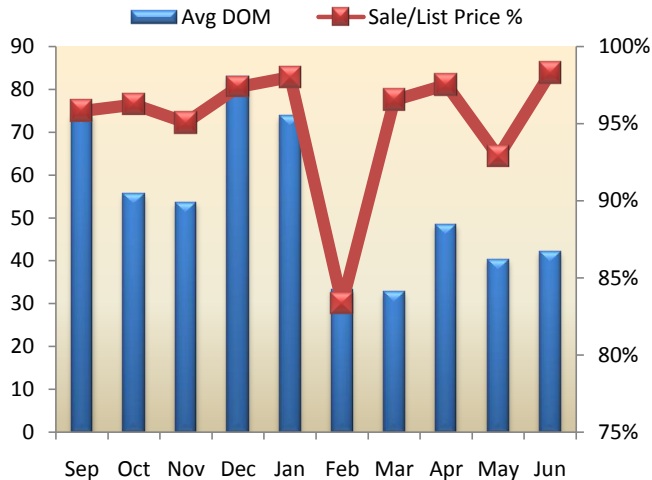
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	16	38			
\$300k-399k	58	68	20		
\$400k-499k	41	43	39	3	2
\$500k-599k	21	9	26	30	32
\$600k-699k	7	2	5	52	78
\$700k-799k	6	4	5	24	34
\$800k-899k	1		3	7	10
\$900k-999k			1	3	1
\$1m-1.5m				4	6
\$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

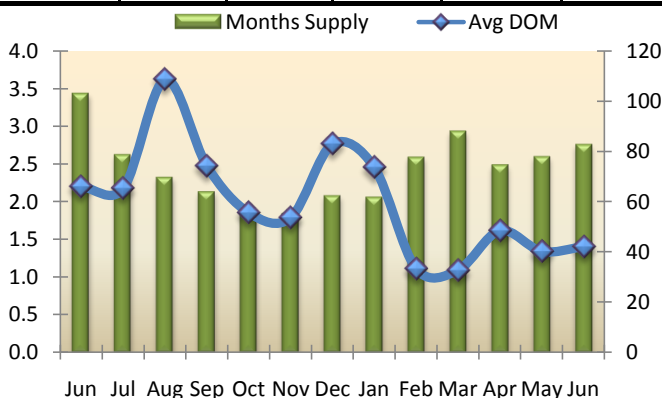
June-10

Days on Market (DOM) for the Pleasanton area year-to-date is around 60. The median detached home price in Pleasanton for June was \$822,500. As of the last day of June there were 196 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
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%
Mar 10	149	69	41	2.9	\$930,566	\$723,000	\$898,105	33	\$349	\$342	96.51%
Apr 10	155	81	42	2.5	\$934,053	\$751,000	\$910,858	48	\$357	\$354	97.52%
May 10	180	79	62	2.6	\$897,265	\$722,500	\$833,338	40	\$357	\$354	92.88%
Jun 10	196	55	78	2.8	\$972,530	\$822,500	\$955,840	42	\$356	\$351	98.28%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	78	25.81%	\$972,530	20.34%	\$822,500	20.78%	\$955,840	23.12%	42	-36.23%	98.28%
Jun 09	62	21.57%	\$808,179	-28.09%	\$681,000	-17.25%	\$776,345	-27.39%	66	35.42%	96.06%
Jun 08	51	-19.05%	\$1,123,875	39.09%	\$823,000	18.42%	\$1,069,264	37.69%	49	-10.59%	95.14%



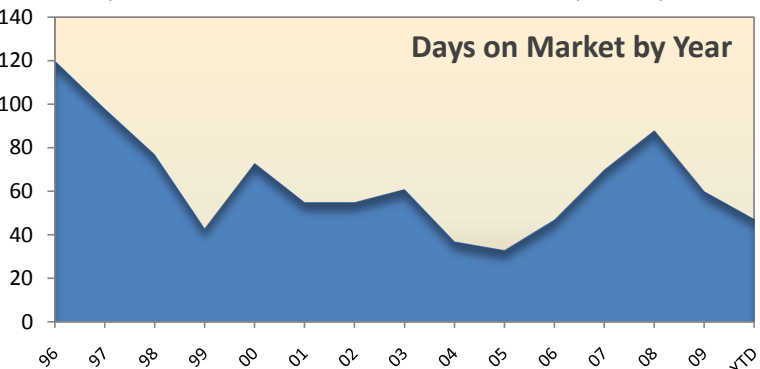
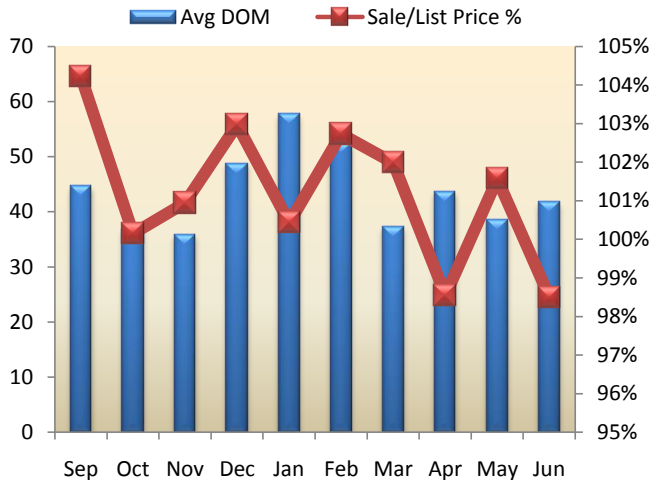
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3	1	1		
\$300k-399k	4	1			
\$400k-499k	11	17	5		2
\$500k-599k	39	40	21	9	5
\$600k-699k	65	42	35	56	25
\$700k-799k	49	32	38	89	73
\$800k-899k	29	17	29	73	68
\$900k-999k	25	7	10	26	28
\$1m-1.5m	54	32	34	62	69
\$1.5m-2.0m	13	19	26	20	29
\$2m +	11	5	12	25	23

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

# Market Analysis: San Leandro

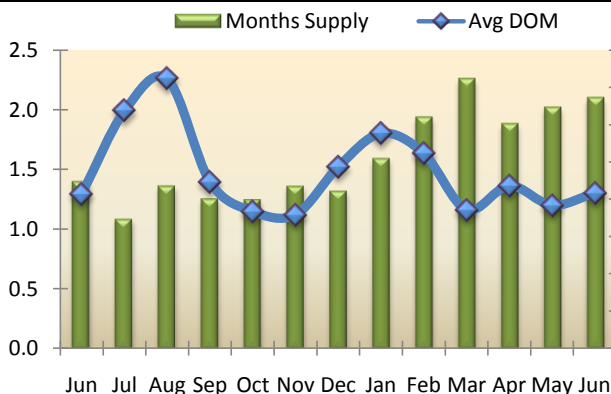
June-10

Days on Market (DOM) for the San Leandro area year to-date is around 47. The median detached home price in San Leandro for June was \$322,500. As of the last day of June there were 169 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/ List Price
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%
Mar 10	153	82	50	2.3	\$335,568	\$322,500	\$342,230	37	\$253	\$260	101.99%
Apr 10	144	97	47	1.9	\$340,580	\$336,800	\$335,636	44	\$241	\$241	98.55%
May 10	155	64	69	2.0	\$370,938	\$369,000	\$376,759	38	\$250	\$257	101.57%
Jun 10	169	79	57	2.1	\$362,560	\$322,500	\$357,102	42	\$250	\$247	98.49%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Jun 10	57	-14.93%	\$362,560	3.07%	\$322,500	-5.15%	\$357,102	1.94%	42	0.66%	98.49%
Jun 09	67	4.69%	\$351,745	-16.11%	\$340,000	-16.05%	\$350,293	-14.59%	41	-9.70%	99.59%
Jun 08	64	-14.67%	\$419,305	20.29%	\$405,000	19.12%	\$410,127	18.32%	46	-5.70%	97.81%



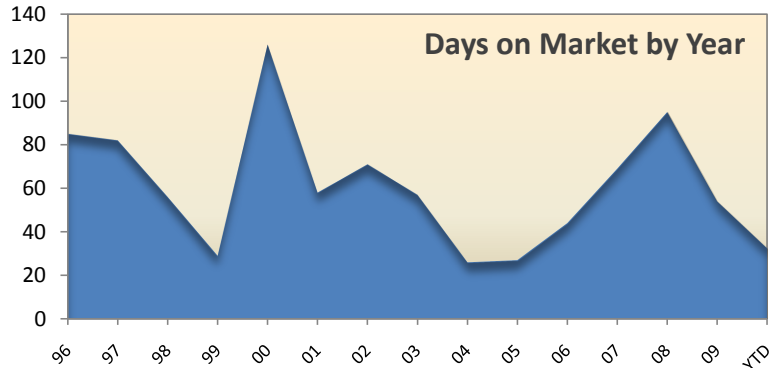
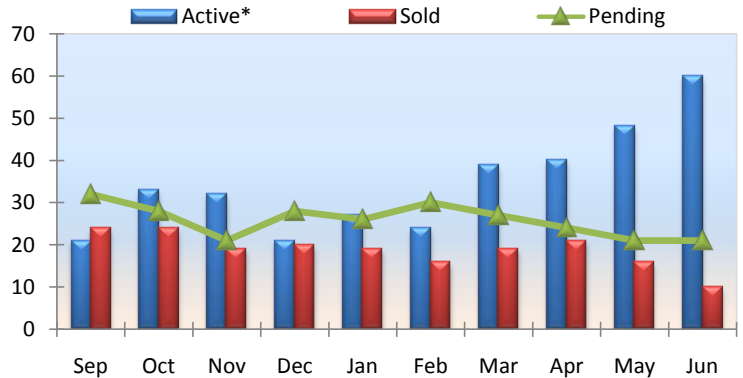
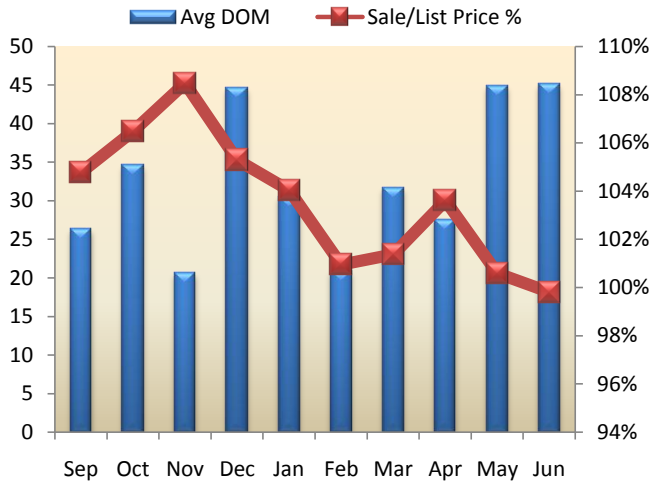
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	94	154	22	1	
\$300k-399k	149	150	93	4	1
\$400k-499k	49	59	110	52	34
\$500k-599k	24	28	38	133	198
\$600k-699k	10	11	14	42	109
\$700k-799k	2	1	3	25	42
\$800k-899k		1		4	14
\$900k-999k		1		2	7
\$1m-1.5m			1		2
\$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

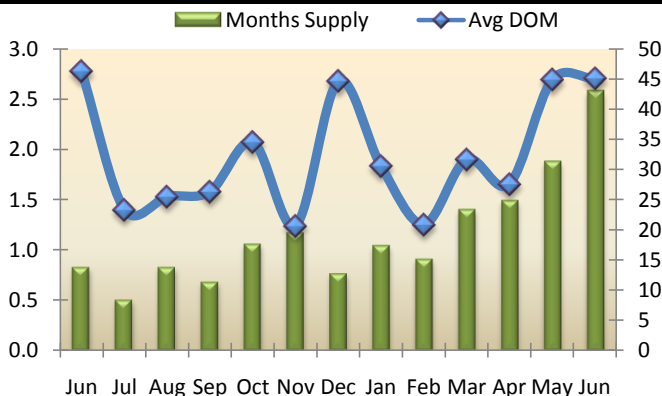
June-10

Days on Market (DOM) for the San Lorenzo area year-to-date is around 32. The median detached home price in San Lorenzo for June was \$329,950. As of the last day of June there were 60 active homes in San Lorenzo. At current selling rates this means there is approximately 3 months of inventory in San Lorenzo 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
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%
Mar 10	39	27	19	1.4	\$309,376	\$320,000	\$313,605	32	\$241	\$242	101.37%
Apr 10	40	24	21	1.5	\$305,737	\$311,000	\$316,743	28	\$236	\$245	103.60%
May 10	48	21	16	1.9	\$302,219	\$285,000	\$303,988	45	\$219	\$221	100.59%
Jun 10	60	21	10	2.6	\$318,125	\$329,950	\$317,490	45	\$257	\$256	99.80%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	10	-50.00%	\$318,125	6.78%	\$329,950	4.75%	\$317,490	2.53%	45	-2.56%	99.80%
Jun 09	20	-35.48%	\$297,933	-20.29%	\$315,000	-15.78%	\$309,645	-16.88%	46	-6.29%	103.93%
Jun 08	31	40.91%	\$373,763	27.34%	\$374,000	19.01%	\$372,548	23.01%	49	5.01%	99.68%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	40	71	3		
\$300k-399k	64	78	68		1
\$400k-499k	8	6	42	15	9
\$500k-599k			4	48	69
\$600k-699k				14	28
\$700k-799k				1	2
\$800k-899k					
\$900k-999k					
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					

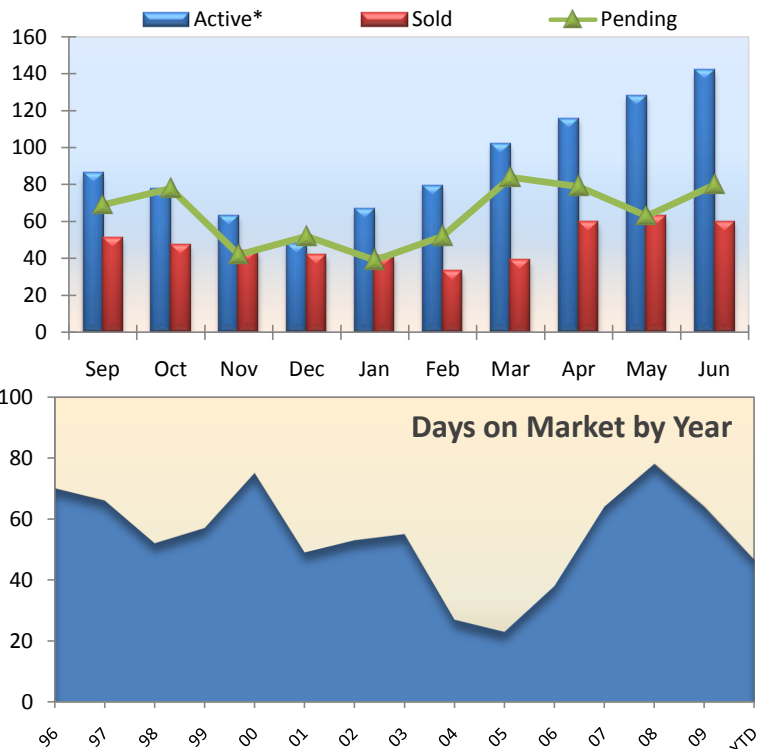
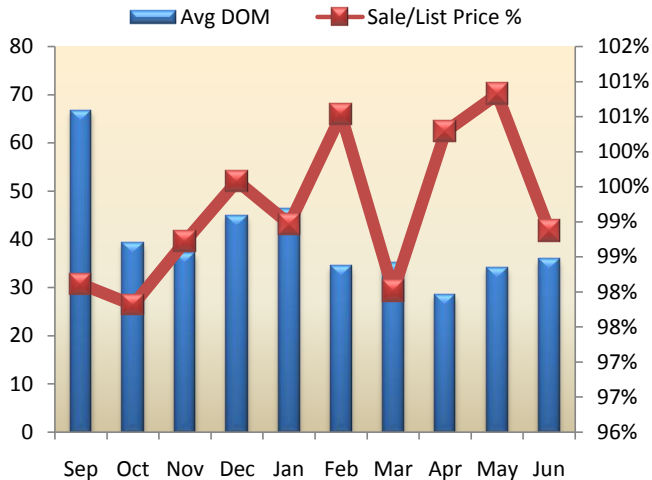
\*as of the last day of the month at 11:59 pm PST \*\*reflects change from 2005



# Market Analysis: San Ramon

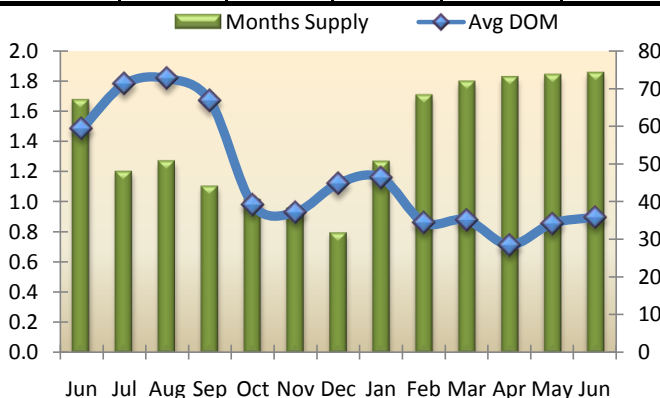
June-10

Days on Market (DOM) for the San Ramon area year-to-date is around 47. The median detached home price in San Ramon for June was \$717,500. As of the last day of June there were 142 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
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%
Mar 10	102	84	39	1.8	\$883,803	\$785,000	\$866,199	35	\$303	\$299	98.01%
Apr 10	116	79	60	1.8	\$813,833	\$744,000	\$816,181	28	\$296	\$296	100.29%
May 10	128	63	63	1.8	\$703,443	\$680,000	\$709,184	34	\$321	\$323	100.82%
Jun 10	142	80	60	1.9	\$795,071	\$717,500	\$786,109	36	\$312	\$310	98.87%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	60	-17.81%	\$795,071	-2.98%	\$717,500	4.59%	\$786,109	-1.17%	36	-39.57%	98.87%
Jun 09	73	23.73%	\$819,497	-5.36%	\$686,000	-11.48%	\$795,447	-3.41%	59	15.46%	97.07%
Jun 08	59	-25.32%	\$865,883	6.31%	\$775,000	12.32%	\$823,538	4.04%	51	-7.53%	95.11%



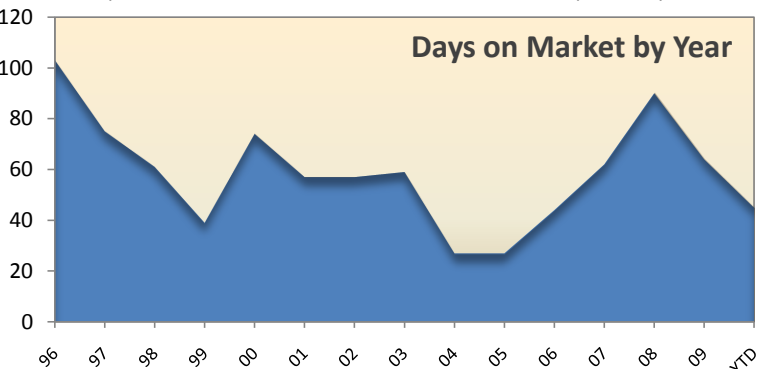
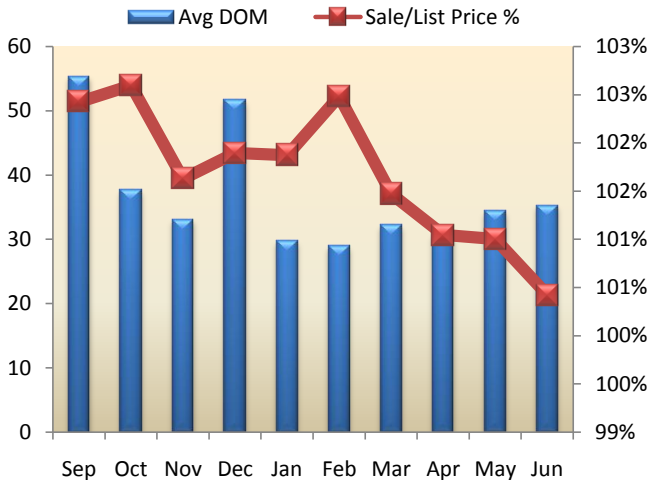
YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1				
\$300k-399k	6	2	1		
\$400k-499k	13	17	6	5	2
\$500k-599k	50	70	22	6	2
\$600k-699k	74	67	59	45	27
\$700k-799k	55	48	57	94	78
\$800k-899k	37	33	48	80	63
\$900k-999k	37	20	26	55	56
\$1m-1.5m	47	22	34	82	89
\$1.5m-2.0m	4	6	6	14	10
\$2m +		1	2	1	2

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

# Market Analysis: Union City

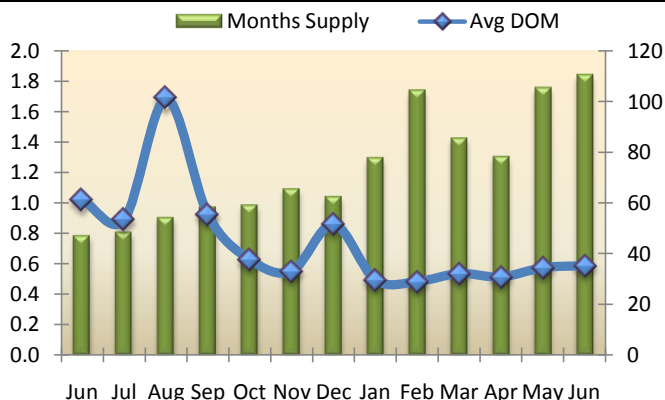
June-10

Days on Market (DOM) for the Union City area year-to-date is around 45. The median detached home price in Union City for June was \$485,000. As of the last day of June there were 96 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
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%
Mar 10	69	59	50	1.4	\$461,701	\$457,500	\$468,491	32	\$262	\$267	101.47%
Apr 10	68	61	28	1.3	\$469,007	\$437,500	\$473,910	31	\$271	\$274	101.05%
May 10	92	43	52	1.8	\$489,755	\$482,500	\$494,659	34	\$267	\$270	101.00%
Jun 10	96	46	38	1.8	\$502,011	\$485,000	\$504,124	35	\$275	\$276	100.42%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jun 10	38	-34.48%	\$502,011	11.32%	\$485,000	12.79%	\$504,124	11.29%	35	-42.37%	100.42%
Jun 09	58	65.71%	\$450,942	-22.74%	\$430,000	-16.50%	\$452,998	-19.95%	61	51.66%	100.46%
Jun 08	35	-46.97%	\$583,703	28.84%	\$515,000	20.47%	\$565,879	25.03%	40	-27.37%	96.95%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	13	34	3		
\$300k-399k	44	73	8		
\$400k-499k	77	60	39	6	2
\$500k-599k	37	32	34	18	28
\$600k-699k	35	27	17	51	76
\$700k-799k	12	16	18	25	46
\$800k-899k	3	3	3	29	43
\$900k-999k		2	4	13	14
\$1m-1.5m			2	6	13
\$1.5m-2.0m					
\$2m +					

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