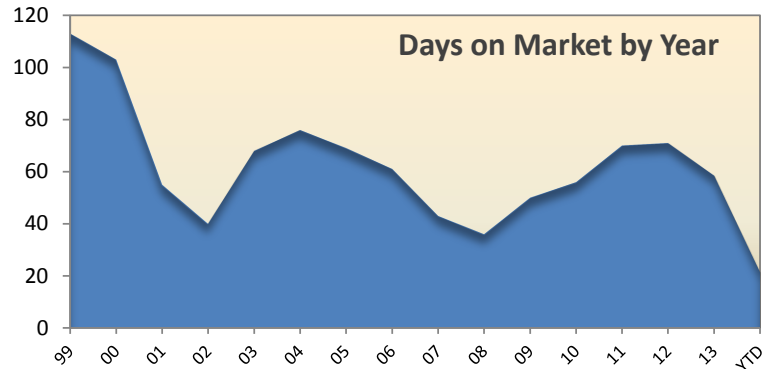
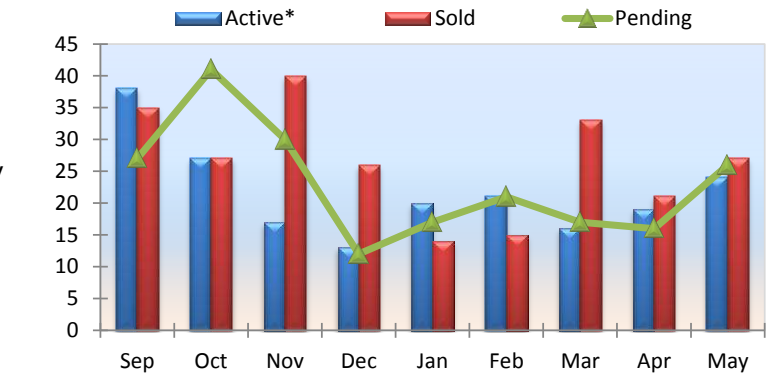
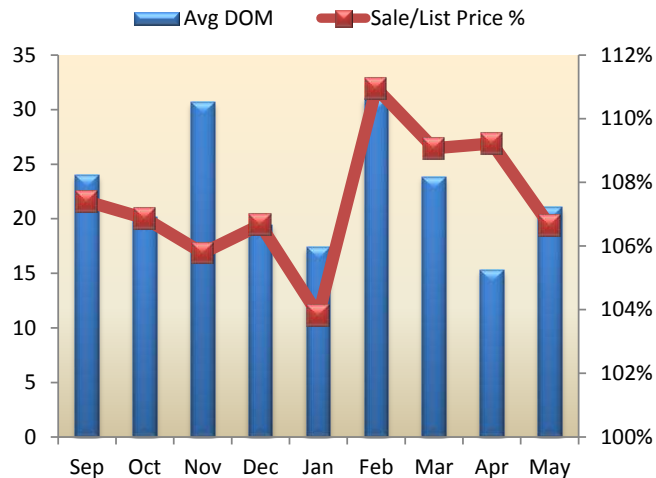


# Market Analysis: Alameda

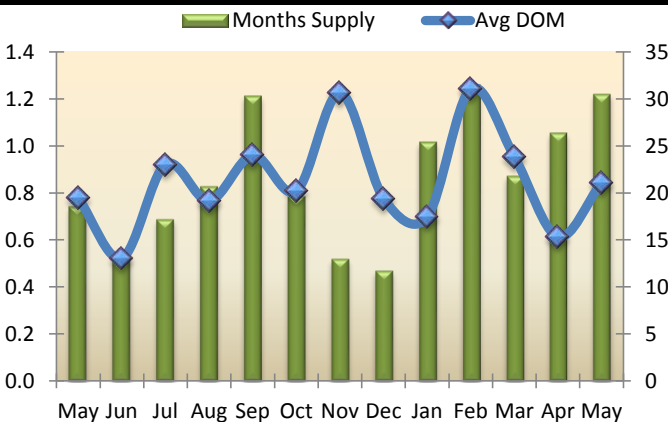
May-14

Days on Market (DOM) for the Alameda area year-to-date is around 21. The median detached home price in Alameda for May was \$760,000. As of the last day of May there were 24 active homes in Alameda. At current selling rates this means there is approximately 1 month 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
May 13	25	39	37	0.7	\$684,530	\$740,000	\$737,800	19	\$420	\$455	107.78%
Jun 13	19	38	31	0.5	\$624,402	\$688,000	\$673,333	13	\$424	\$462	107.84%
Jul 13	25	32	45	0.7	\$683,487	\$725,000	\$683,918	23	\$395	\$422	106.65%
Aug 13	29	35	21	0.8	\$697,590	\$715,000	\$733,662	19	\$416	\$438	105.17%
Sep 13	38	27	35	1.2	\$726,851	\$740,000	\$780,643	24	\$430	\$463	107.40%
Oct 13	27	41	27	0.8	\$718,344	\$757,000	\$767,667	20	\$393	\$419	106.87%
Nov 13	17	30	40	0.5	\$692,495	\$696,500	\$732,503	31	\$411	\$431	105.78%
Dec 13	13	12	26	0.5	\$717,187	\$740,000	\$765,009	19	\$424	\$449	106.67%
Jan 14	20	17	14	1.0	\$908,786	\$795,000	\$943,571	17	\$406	\$424	103.83%
Feb 14	21	21	15	1.3	\$688,393	\$730,000	\$763,815	31	\$428	\$479	110.96%
Mar 14	16	17	33	0.9	\$716,027	\$775,000	\$780,985	24	\$422	\$460	109.07%
Apr 14	19	16	21	1.1	\$736,305	\$785,000	\$804,222	15	\$439	\$483	109.22%
May 14	24	26	27	1.2	\$864,926	\$760,000	\$922,446	21	\$467	\$511	106.65%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	27	-27.03%	\$864,926	26.35%	\$760,000	2.70%	\$922,446	25.03%	21	8.45%	106.65%
May 13	37	8.82%	\$684,530	26.11%	\$740,000	34.55%	\$737,800	36.20%	19	-69.31%	107.78%
May 12	34	9.68%	\$542,788	-14.01%	\$550,000	-8.33%	\$541,688	-13.09%	63	56.04%	99.80%



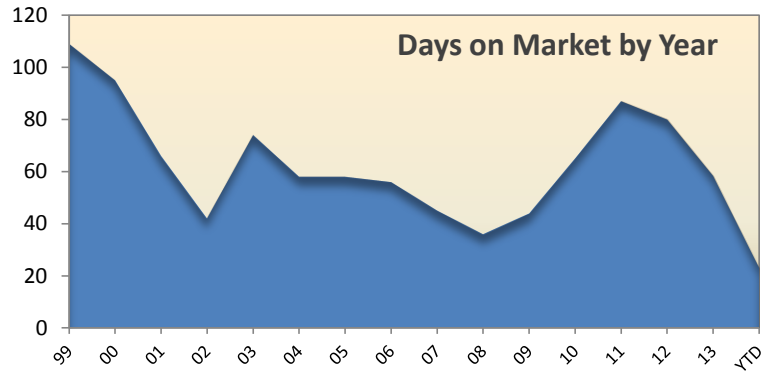
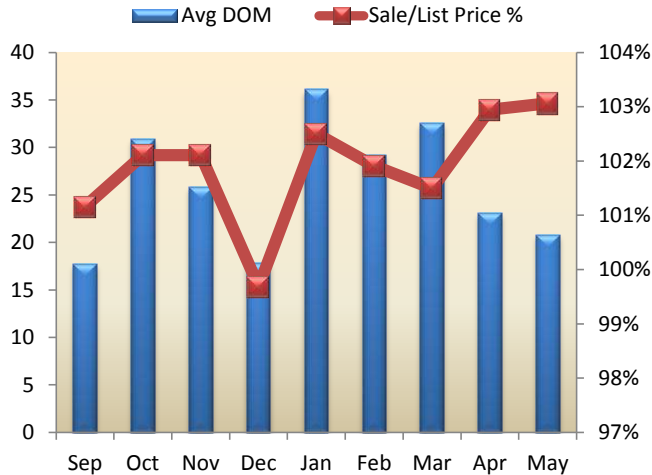
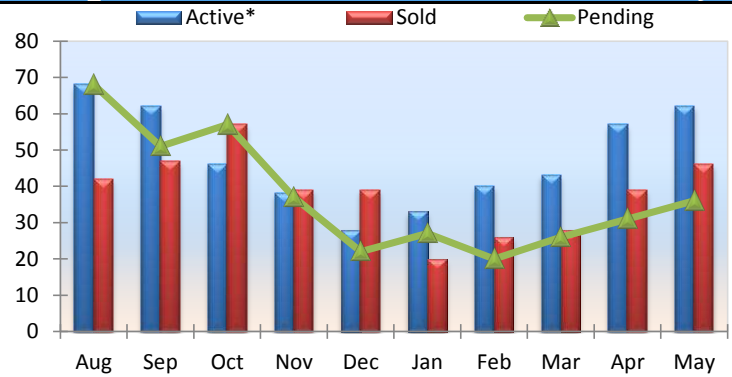
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	1	10	5	4
\$300k-399k	1	7	11	8	9
\$400k-499k	4	11	20	20	11
\$500k-599k	9	24	32	24	29
\$600k-699k	23	20	21	19	32
\$700k-799k	26	27	13	19	19
\$800k-899k	17	14	4	8	6
\$900k-999k	18	8			3
\$1m-1.5m	12	8	2	6	3
\$1.5m-2.0m					2
\$2m +	3				
<b>Totals:</b>	<b>114</b>	<b>120</b>	<b>113</b>	<b>109</b>	<b>118</b>

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

# Market Analysis: Castro Valley

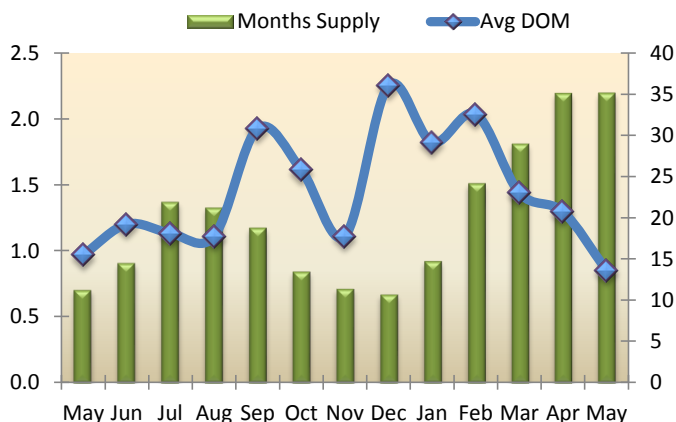
May-14

Days on Market (DOM) for the Castro Valley area year-to-date is around 23. The median detached home price in Castro Valley for May was \$612,500. As of the last day of May there were 62 active homes in Castro Valley. At current selling rates this means there is approximately 2 months of inventory in Castro Valley remaining.



## Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
May 13	31	45	44	0.7	\$539,293	\$532,500	\$574,228	15	\$303	\$327	106.48%
Jun 13	44	50	36	0.9	\$548,726	\$555,000	\$579,733	19	\$340	\$362	105.65%
Jul 13	63	42	55	1.4	\$618,985	\$616,500	\$646,718	18	\$334	\$352	104.48%
Aug 13	68	68	42	1.3	\$578,136	\$565,000	\$598,464	18	\$335	\$350	103.52%
Sep 13	62	51	47	1.2	\$606,373	\$590,000	\$613,381	31	\$337	\$343	101.16%
Oct 13	46	57	57	0.8	\$589,234	\$608,000	\$601,662	26	\$345	\$356	102.11%
Nov 13	38	37	39	0.7	\$570,165	\$555,000	\$582,192	18	\$336	\$343	102.11%
Dec 13	28	22	39	0.7	\$566,634	\$525,500	\$564,855	36	\$357	\$357	99.69%
Jan 14	33	27	20	0.9	\$517,526	\$510,000	\$530,468	29	\$358	\$367	102.50%
Feb 14	40	20	26	1.5	\$581,742	\$529,000	\$592,846	33	\$343	\$355	101.91%
Mar 14	43	26	28	1.8	\$662,993	\$626,000	\$672,911	23	\$372	\$376	101.50%
Apr 14	57	31	39	2.2	\$612,641	\$628,000	\$630,680	21	\$341	\$350	102.94%
May 14	62	36	46	2.2	\$629,082	\$612,500	\$648,353	14	\$345	\$358	103.06%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	46	4.55%	\$629,082	16.65%	\$612,500	15.02%	\$648,353	12.91%	14	-12.07%	103.06%
May 13	44	-21.43%	\$539,293	18.62%	\$532,500	23.26%	\$574,228	26.58%	15	-65.88%	106.48%
May 12	56	80.65%	\$454,652	2.02%	\$432,000	2.86%	\$453,641	3.26%	45	-10.50%	99.78%



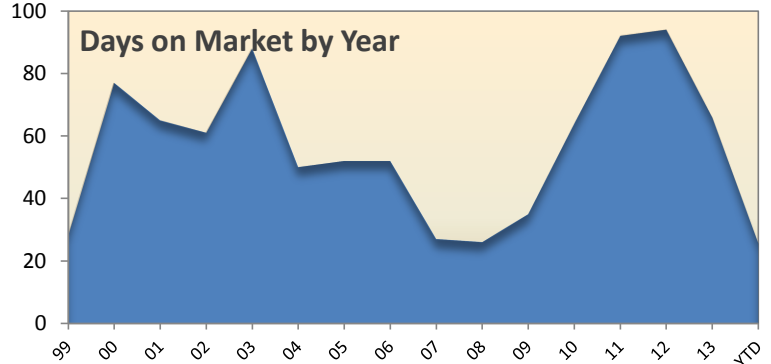
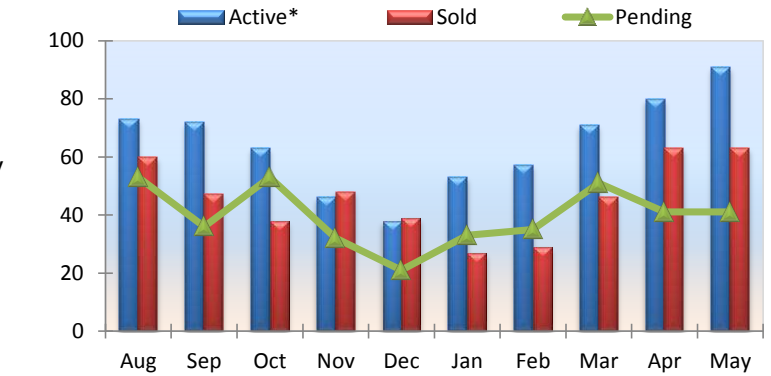
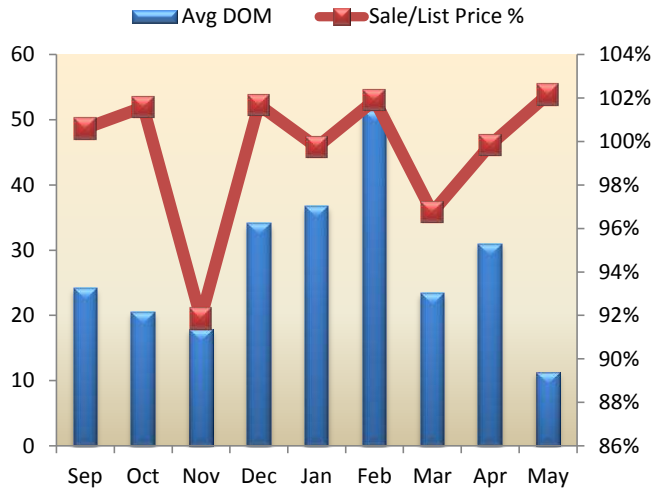
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k		6	36	32	15
\$300k-399k	6	23	54	37	40
\$400k-499k	30	46	61	28	55
\$500k-599k	45	53	26	24	28
\$600k-699k	40	31	19	19	22
\$700k-799k	15	24	5	10	11
\$800k-899k	21	10	4	4	3
\$900k-999k	4	2	1		
\$1m-1.5m	3	3	1	1	3
\$1.5m-2.0m	1	1			
\$2m +					
<b>Totals:</b>	<b>165</b>	<b>199</b>	<b>207</b>	<b>155</b>	<b>177</b>

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

# Market Analysis: Danville

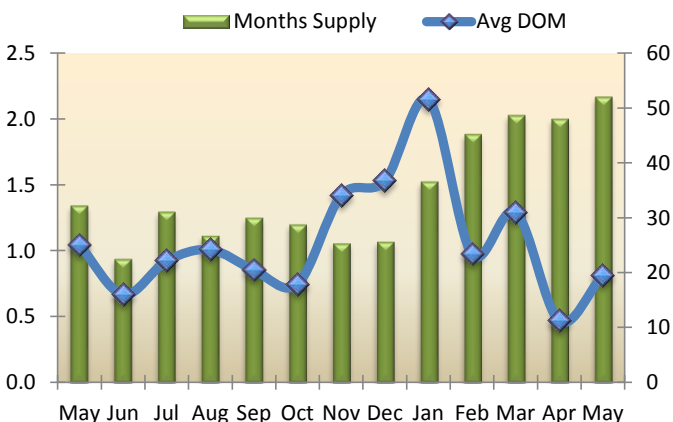
May-14

Days on Market (DOM) for the Danville area year-to-date is around 26. The median detached home price in Danville for May was \$1,150,000. As of the last day of May there were 91 active homes in Danville. At current selling rates this means there is approximately 2 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
May 13	83	68	71	1.3	\$998,425	\$950,000	\$996,147	25	\$386	\$394	99.77%
Jun 13	67	73	67	0.9	\$1,078,725	\$1,005,000	\$1,102,277	16	\$387	\$398	102.18%
Jul 13	93	68	75	1.3	\$1,081,004	\$985,000	\$1,087,197	22	\$392	\$395	100.57%
Aug 13	73	53	60	1.1	\$1,028,667	\$958,750	\$1,037,302	24	\$381	\$386	100.84%
Sep 13	72	36	47	1.3	\$1,043,856	\$975,000	\$1,050,212	20	\$404	\$408	100.61%
Oct 13	63	53	38	1.2	\$989,923	\$960,000	\$1,005,610	18	\$399	\$406	101.58%
Nov 13	46	32	48	1.1	\$1,259,857	\$1,062,500	\$1,157,387	34	\$430	\$427	91.87%
Dec 13	38	21	39	1.1	\$1,122,834	\$1,045,000	\$1,141,717	37	\$405	\$410	101.68%
Jan 14	53	33	27	1.5	\$1,007,728	\$880,000	\$1,005,074	52	\$395	\$396	99.74%
Feb 14	57	35	29	1.9	\$1,047,269	\$979,000	\$1,067,261	23	\$412	\$421	101.91%
Mar 14	71	51	46	2.0	\$1,147,289	\$1,044,500	\$1,109,898	31	\$419	\$424	96.74%
Apr 14	80	41	63	2.0	\$1,095,044	\$1,000,000	\$1,093,311	11	\$421	\$435	99.84%
May 14	91	41	63	2.2	\$1,225,785	\$1,150,000	\$1,252,292	20	\$423	\$432	102.16%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	63	-11.27%	\$1,225,785	22.77%	\$1,150,000	21.05%	\$1,252,292	25.71%	20	-21.99%	102.16%
May 13	71	-6.58%	\$998,425	2.25%	\$950,000	12.43%	\$996,147	7.63%	25	-42.95%	99.77%
May 12	76	26.67%	\$976,426	1.33%	\$845,000	2.17%	\$925,488	2.94%	44	-2.55%	94.78%



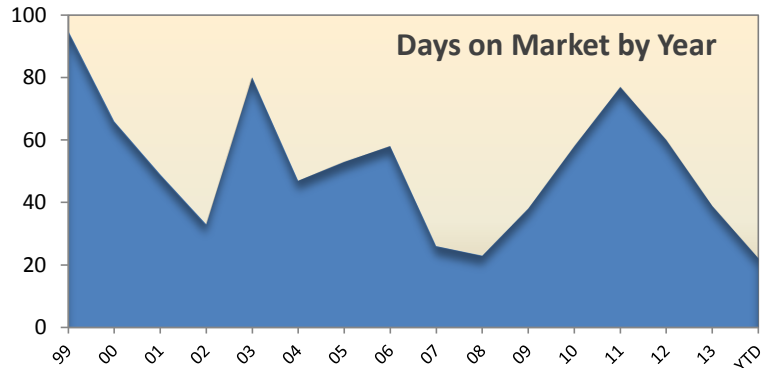
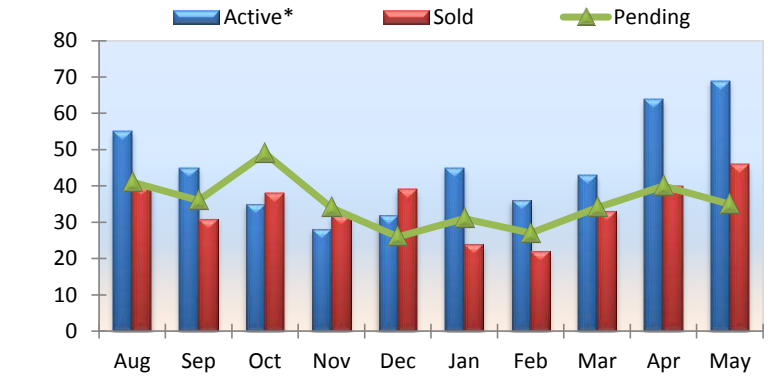
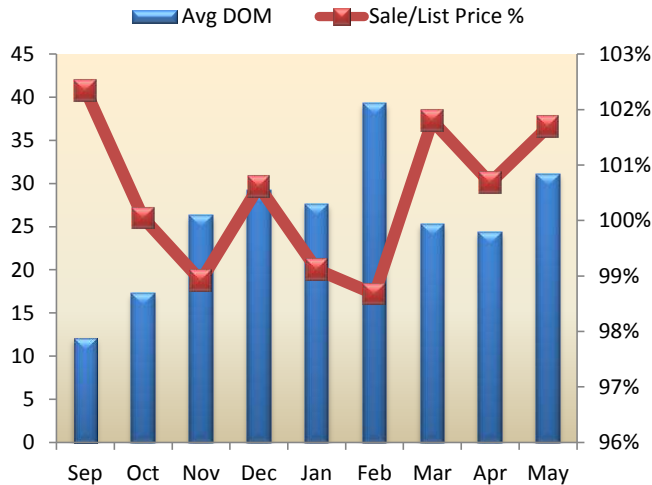
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3	4	6	3	6
\$300k-399k				1	
\$400k-499k		1	6	7	2
\$500k-599k		8	13	12	8
\$600k-699k	3	13	37	25	20
\$700k-799k	11	38	57	41	36
\$800k-899k	42	50	40	46	48
\$900k-999k	41	47	27	21	20
\$1m-1.5m	101	54	39	34	45
\$1.5m-2.0m	20	13	6	8	9
\$2m +	9	3	5	2	1
<b>Totals:</b>	<b>230</b>	<b>231</b>	<b>236</b>	<b>200</b>	<b>195</b>

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

# Market Analysis: Dublin

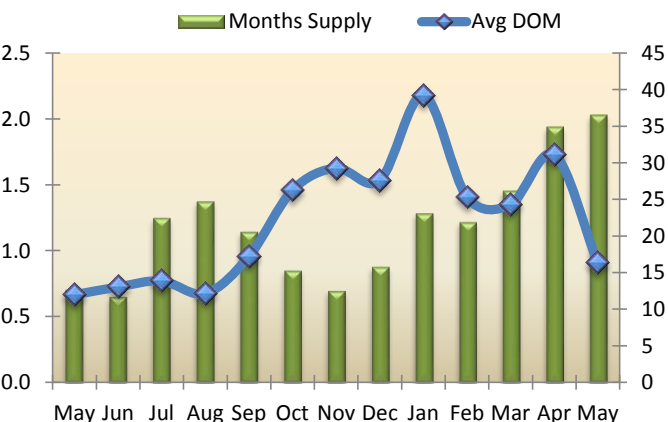
May-14

Days on Market (DOM) for the Dublin area year-to-date is around 22. The median detached home price in Dublin for May was \$794,525. As of the last day of May there were 69 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
May 13	25	39	50	0.7	\$781,139	\$794,000	\$816,846	12	\$322	\$340	104.57%
Jun 13	26	42	31	0.7	\$696,227	\$740,000	\$714,951	13	\$347	\$371	102.69%
Jul 13	51	38	42	1.3	\$723,816	\$708,750	\$759,170	14	\$338	\$356	104.88%
Aug 13	55	41	40	1.4	\$795,912	\$774,000	\$817,816	12	\$345	\$355	102.75%
Sep 13	45	36	31	1.1	\$766,395	\$716,250	\$784,405	17	\$354	\$363	102.35%
Oct 13	35	49	38	0.9	\$798,024	\$732,500	\$798,368	26	\$343	\$343	100.04%
Nov 13	28	34	32	0.7	\$851,542	\$800,500	\$842,311	29	\$344	\$341	98.92%
Dec 13	32	26	39	0.9	\$848,074	\$800,000	\$853,296	28	\$359	\$360	100.62%
Jan 14	45	31	24	1.3	\$787,931	\$685,000	\$780,958	39	\$370	\$369	99.12%
Feb 14	36	27	22	1.2	\$769,034	\$785,000	\$758,831	25	\$379	\$388	98.67%
Mar 14	43	34	33	1.5	\$824,747	\$789,000	\$839,596	24	\$363	\$372	101.80%
Apr 14	64	40	40	1.9	\$910,293	\$872,500	\$916,465	31	\$380	\$387	100.68%
May 14	69	35	46	2.0	\$831,756	\$794,525	\$845,786	16	\$388	\$398	101.69%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	46	-8.00%	\$831,756	6.48%	\$794,525	0.07%	\$845,786	3.54%	16	36.14%	101.69%
May 13	50	21.95%	\$781,139	15.95%	\$794,000	29.63%	\$816,846	20.46%	12	-44.28%	104.57%
May 12	41	24.24%	\$673,660	5.98%	\$612,500	-5.77%	\$678,097	8.85%	21	-29.66%	100.66%



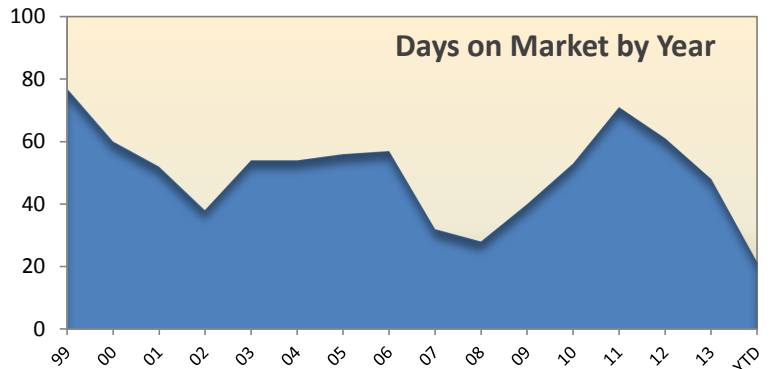
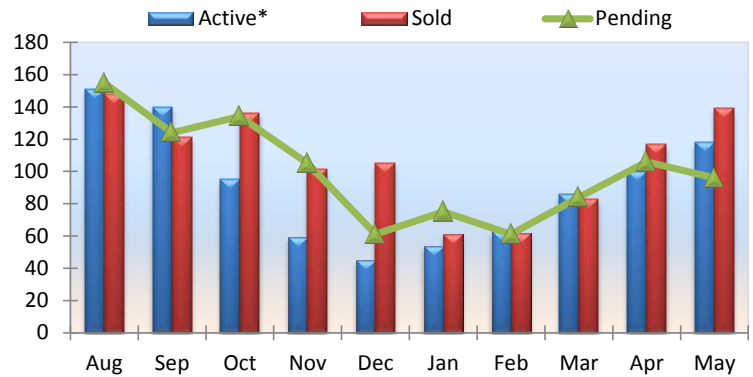
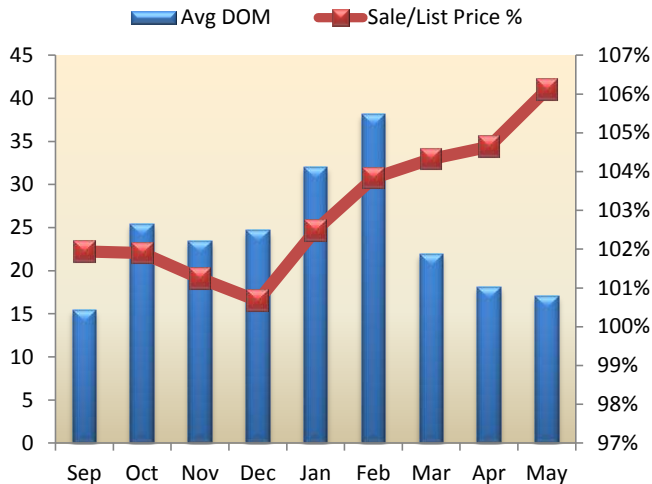
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	3	2		
\$300k-399k		7	15	20	7
\$400k-499k	1	13	35	20	35
\$500k-599k	20	34	31	21	22
\$600k-699k	39	24	23	23	37
\$700k-799k	28	21	19	27	12
\$800k-899k	31	19	10	18	15
\$900k-999k	14	11	5	5	8
\$1m-1.5m	35	19	10	4	3
\$1.5m-2.0m	5	1			
\$2m +					
<b>Totals:</b>	<b>174</b>	<b>152</b>	<b>150</b>	<b>138</b>	<b>139</b>

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

# Market Analysis: Fremont

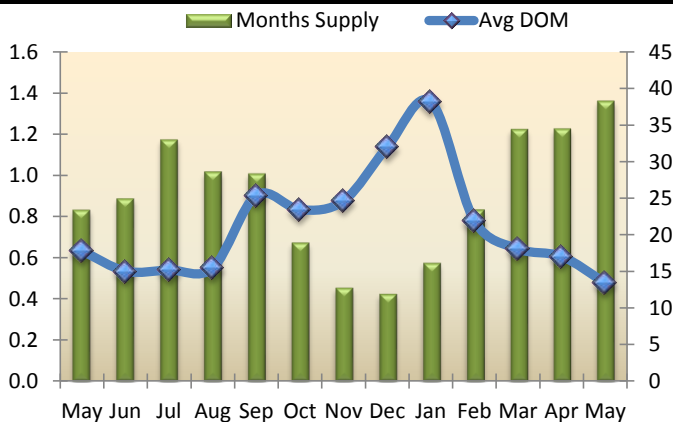
May-14

Days on Market (DOM) for the Fremont area year-to-date is around 21. The median detached home price in Fremont for May was \$850,000. As of the last day of May there were 118 active homes in Fremont. At current selling rates this means there is approximately 1 month of inventory in Fremont remaining.



## Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
May 13	106	162	134	0.8	\$827,326	\$728,444	\$865,673	18	\$424	\$448	104.64%
Jun 13	119	125	132	0.9	\$780,976	\$732,000	\$814,074	15	\$425	\$448	104.24%
Jul 13	168	151	142	1.2	\$866,547	\$768,000	\$896,561	15	\$448	\$470	103.46%
Aug 13	151	155	148	1.0	\$762,684	\$710,000	\$790,068	15	\$446	\$466	103.59%
Sep 13	140	124	121	1.0	\$806,527	\$710,000	\$822,163	25	\$438	\$450	101.94%
Oct 13	95	134	136	0.7	\$760,426	\$706,944	\$774,879	23	\$437	\$446	101.90%
Nov 13	59	105	101	0.5	\$773,134	\$680,000	\$782,788	25	\$436	\$444	101.25%
Dec 13	45	61	105	0.4	\$784,299	\$700,000	\$789,595	32	\$429	\$434	100.68%
Jan 14	54	75	61	0.6	\$756,676	\$725,000	\$775,472	38	\$458	\$471	102.48%
Feb 14	63	61	62	0.8	\$857,889	\$784,500	\$890,747	22	\$473	\$492	103.83%
Mar 14	86	84	83	1.2	\$870,935	\$765,000	\$908,600	18	\$472	\$494	104.32%
Apr 14	100	106	117	1.2	\$849,877	\$812,000	\$889,322	17	\$472	\$499	104.64%
May 14	118	96	139	1.4	\$888,038	\$850,000	\$942,352	13	\$491	\$523	106.12%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	139	3.73%	\$888,038	7.34%	\$850,000	16.69%	\$942,352	8.86%	13	-24.47%	106.12%
May 13	134	-24.72%	\$827,326	24.46%	\$728,444	34.90%	\$865,673	31.04%	18	-37.93%	104.64%
May 12	178	58.93%	\$664,722	10.36%	\$540,000	4.05%	\$660,598	11.29%	29	-22.60%	99.38%



YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k		1	39	12	6
\$300k-399k	3	20	110	81	54
\$400k-499k	10	56	119	110	107
\$500k-599k	57	74	94	107	99
\$600k-699k	72	101	75	50	80
\$700k-799k	96	76	54	53	74
\$800k-899k	86	40	28	30	31
\$900k-999k	46	26	21	23	41
\$1m-1.5m	69	62	56	39	29
\$1.5m-2.0m	29	21	18	6	4
\$2m +	8	10	4	2	5
<b>Totals:</b>	<b>476</b>	<b>487</b>	<b>618</b>	<b>513</b>	<b>530</b>

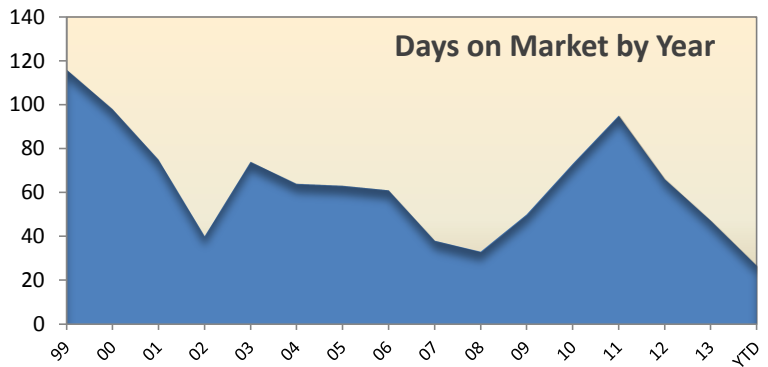
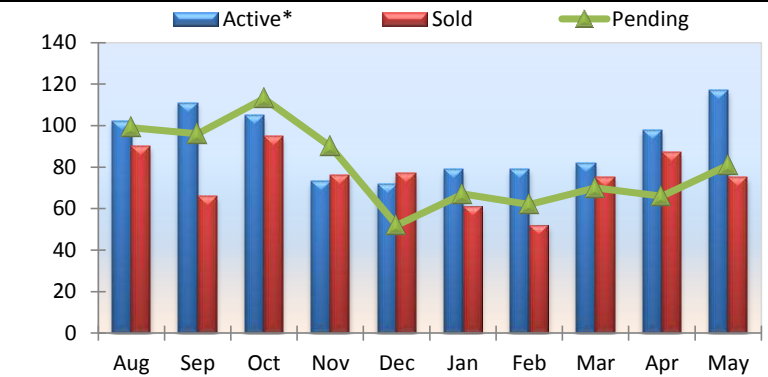
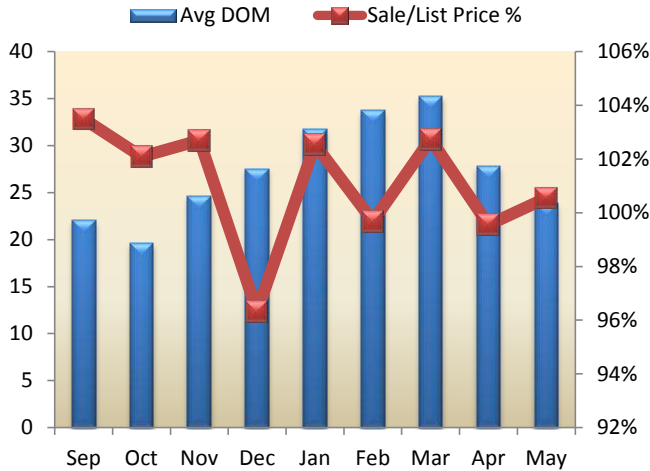
\*as of the last day of the month at 11:59 pm PST \*\*reflects change from 2005



# Market Analysis: Hayward

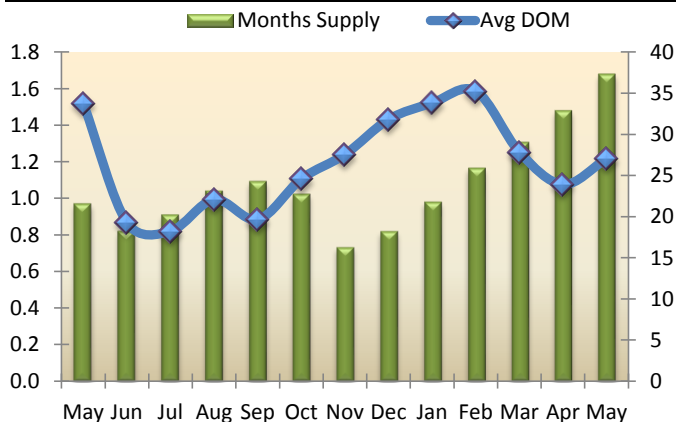
May-14

Days on Market (DOM) for the Hayward area year-to-date is around 27. The median detached home price in Hayward for May was \$465,000. As of the last day of May there were 117 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
May 13	87	82	70	1.0	\$421,701	\$400,000	\$436,929	34	\$269	\$280	103.61%
Jun 13	79	109	64	0.8	\$401,820	\$394,000	\$427,777	19	\$269	\$288	106.46%
Jul 13	87	102	91	0.9	\$427,371	\$415,000	\$445,110	18	\$279	\$292	104.15%
Aug 13	102	99	90	1.0	\$467,915	\$432,500	\$485,897	22	\$284	\$298	103.84%
Sep 13	111	96	66	1.1	\$420,574	\$405,000	\$435,250	20	\$288	\$299	103.49%
Oct 13	105	113	95	1.0	\$424,068	\$405,000	\$432,914	25	\$293	\$302	102.09%
Nov 13	73	90	76	0.7	\$443,129	\$418,500	\$455,067	28	\$300	\$308	102.69%
Dec 13	72	52	77	0.8	\$452,141	\$415,000	\$435,485	32	\$297	\$303	96.32%
Jan 14	79	67	61	1.0	\$461,406	\$440,000	\$473,126	34	\$289	\$296	102.54%
Feb 14	79	62	52	1.2	\$440,241	\$410,000	\$438,833	35	\$301	\$303	99.68%
Mar 14	82	70	75	1.3	\$451,571	\$431,000	\$463,940	28	\$322	\$337	102.74%
Apr 14	98	66	87	1.5	\$494,695	\$460,000	\$492,446	24	\$299	\$311	99.55%
May 14	117	81	75	1.7	\$495,908	\$465,000	\$498,642	27	\$311	\$320	100.55%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	75	7.14%	\$495,908	17.60%	\$465,000	16.25%	\$498,642	14.12%	27	-19.86%	100.55%
May 13	70	-36.36%	\$421,701	45.24%	\$400,000	50.52%	\$436,929	49.57%	34	1.00%	103.61%
May 12	110	0.92%	\$290,340	-9.65%	\$265,750	-3.68%	\$292,124	-6.31%	33	-15.00%	100.61%



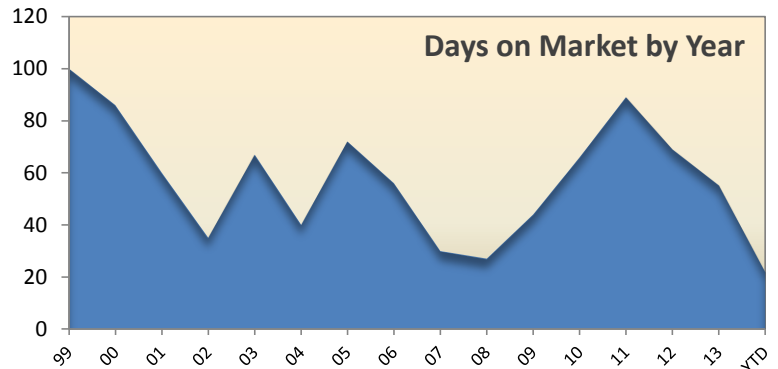
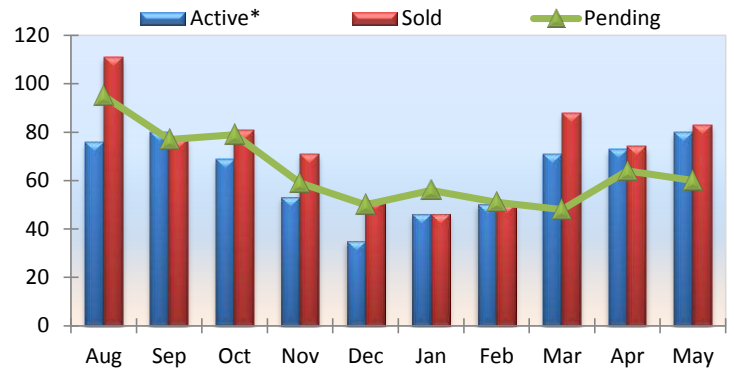
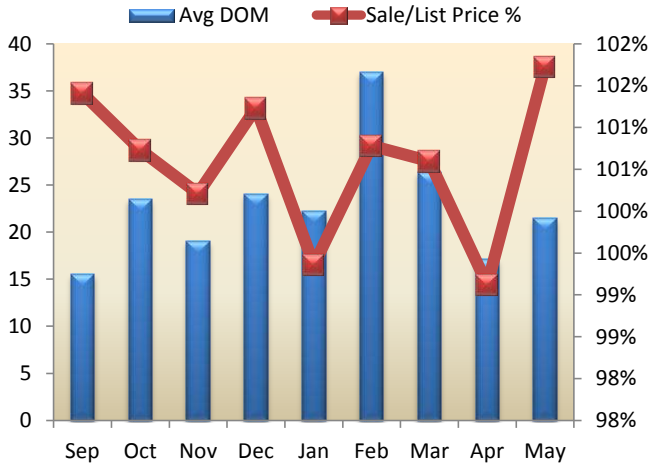
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	23	87	343	323	262
\$300k-399k	92	174	100	108	151
\$400k-499k	134	74	37	34	62
\$500k-599k	45	30	19	23	26
\$600k-699k	36	21	9	15	15
\$700k-799k	11	8	5	7	11
\$800k-899k	11	6	2	4	8
\$900k-999k	4	2		3	1
\$1m-1.5m	4	2			
\$1.5m-2.0m	1				
\$2m +					
<b>Totals:</b>	<b>361</b>	<b>404</b>	<b>515</b>	<b>517</b>	<b>536</b>

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

# Market Analysis: Livermore

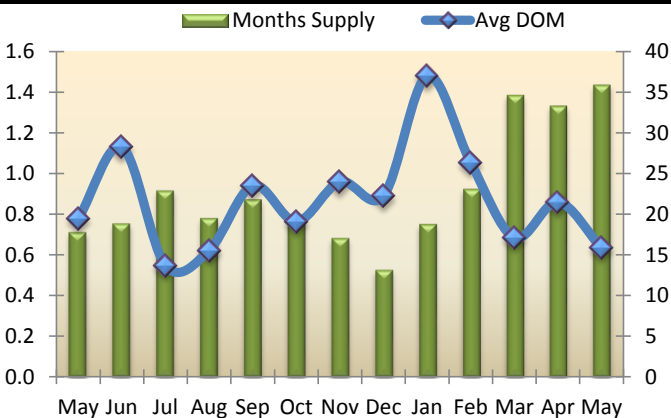
May-14

Days on Market (DOM) for the Livermore area year-to-date is around 22. The median detached home price in Livermore for May was \$635,000. As of the last day of May there were 80 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
May 13	63	99	98	0.7	\$574,752	\$550,000	\$594,225	19	\$319	\$333	103.39%
Jun 13	70	90	80	0.8	\$553,958	\$545,000	\$571,540	28	\$318	\$331	103.17%
Jul 13	88	104	100	0.9	\$643,830	\$563,013	\$662,680	14	\$320	\$330	102.93%
Aug 13	76	95	111	0.8	\$594,194	\$575,000	\$613,592	16	\$322	\$334	103.26%
Sep 13	80	77	77	0.9	\$650,294	\$580,000	\$659,469	24	\$328	\$335	101.41%
Oct 13	69	79	81	0.8	\$594,022	\$540,000	\$598,368	19	\$341	\$345	100.73%
Nov 13	53	59	71	0.7	\$699,522	\$630,000	\$700,998	24	\$329	\$331	100.21%
Dec 13	35	50	52	0.5	\$633,868	\$571,000	\$641,683	22	\$355	\$360	101.23%
Jan 14	46	56	46	0.8	\$630,741	\$557,000	\$626,709	37	\$337	\$337	99.36%
Feb 14	50	51	50	0.9	\$703,678	\$607,500	\$709,171	26	\$352	\$357	100.78%
Mar 14	71	48	88	1.4	\$707,973	\$639,000	\$712,212	17	\$373	\$378	100.60%
Apr 14	73	64	74	1.3	\$788,370	\$631,750	\$781,444	21	\$369	\$377	99.12%
May 14	80	60	83	1.4	\$713,165	\$635,000	\$725,477	16	\$366	\$374	101.73%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	83	-15.31%	\$713,165	24.08%	\$635,000	15.45%	\$725,477	22.09%	16	-18.52%	101.73%
May 13	98	-9.26%	\$574,752	19.09%	\$550,000	27.46%	\$594,225	23.34%	19	-32.16%	103.39%
May 12	108	20.00%	\$482,603	-8.72%	\$431,500	-4.16%	\$481,793	-7.59%	29	-27.96%	99.83%



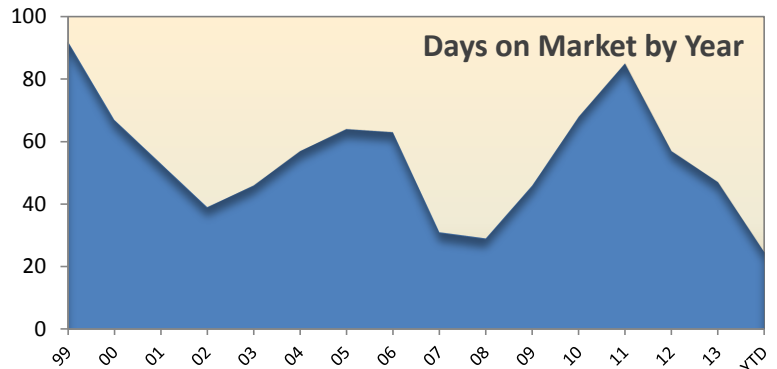
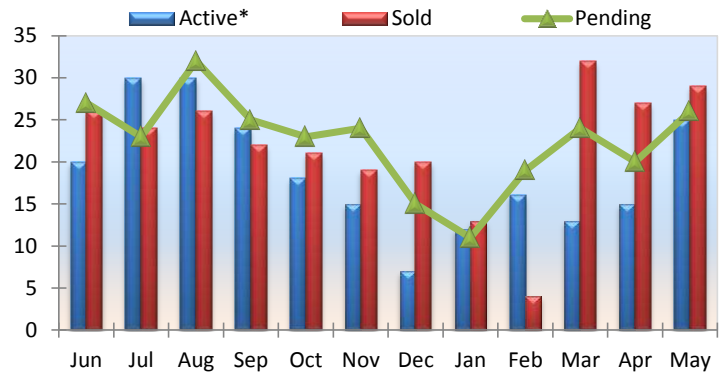
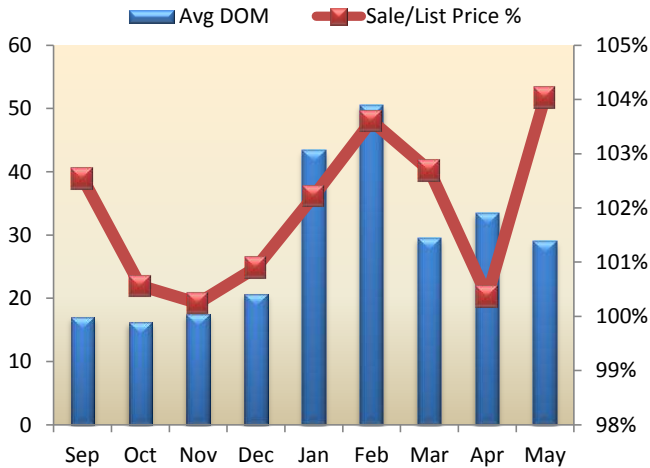
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	11	66	44	37
\$300k-399k	6	47	133	96	72
\$400k-499k	44	92	101	68	101
\$500k-599k	88	96	32	42	41
\$600k-699k	101	48	32	30	26
\$700k-799k	26	31	29	21	25
\$800k-899k	23	20	14	21	20
\$900k-999k	12	12	7	5	9
\$1m-1.5m	36	23	5	10	13
\$1.5m-2.0m	5	2		1	
\$2m +	3	2	2		1
<b>Totals:</b>	<b>345</b>	<b>384</b>	<b>421</b>	<b>338</b>	<b>345</b>

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

# Market Analysis: Newark

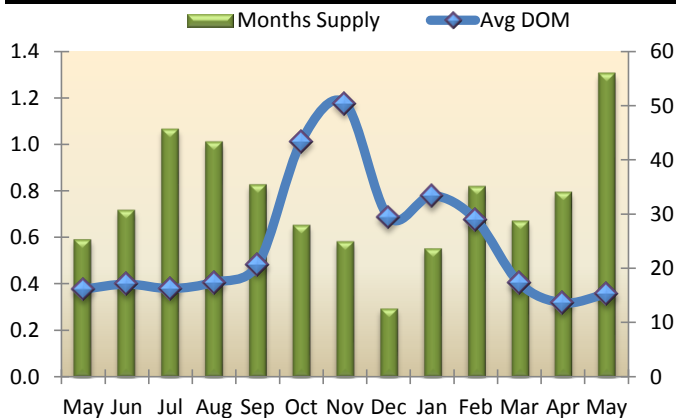
May-14

Days on Market (DOM) for the Newark area year-to-date is around 25. The median detached home price in Newark for May was \$580,000. As of the last day of May there were 25 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
May 13	17	35	27	0.6	\$464,651	\$510,000	\$493,740	16	\$309	\$332	106.26%
Jun 13	20	27	26	0.7	\$545,705	\$580,500	\$571,992	17	\$327	\$344	104.82%
Jul 13	30	23	24	1.1	\$536,047	\$528,750	\$557,013	16	\$346	\$361	103.91%
Aug 13	30	32	26	1.0	\$503,448	\$517,328	\$519,787	17	\$350	\$362	103.25%
Sep 13	24	25	22	0.8	\$535,430	\$548,500	\$549,091	21	\$355	\$365	102.55%
Oct 13	18	23	21	0.7	\$587,307	\$555,000	\$590,619	43	\$341	\$344	100.56%
Nov 13	15	24	19	0.6	\$523,255	\$535,000	\$524,526	50	\$351	\$352	100.24%
Dec 13	7	15	20	0.3	\$551,187	\$547,000	\$556,150	29	\$362	\$367	100.90%
Jan 14	12	11	13	0.6	\$569,038	\$580,000	\$581,692	33	\$370	\$378	102.22%
Feb 14	16	19	4	0.8	\$530,407	\$585,000	\$549,538	29	\$402	\$416	103.61%
Mar 14	13	24	32	0.7	\$549,446	\$560,750	\$564,248	17	\$372	\$381	102.69%
Apr 14	15	20	27	0.8	\$576,932	\$585,000	\$579,052	14	\$376	\$394	100.37%
May 14	25	26	29	1.3	\$566,162	\$580,000	\$589,038	15	\$384	\$400	104.04%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	18	-76.32%	\$566,162	21.85%	\$580,000	13.73%	\$589,038	19.30%	15	-5.40%	104.04%
May 13	76	123.53%	\$464,651	16.70%	\$510,000	27.50%	\$493,740	21.53%	16	-50.27%	106.26%
May 12	34	36.00%	\$398,168	3.51%	\$400,000	-2.20%	\$406,256	5.39%	32	-14.28%	102.03%



YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	5	25	26	14
\$300k-399k	5	17	53	46	51
\$400k-499k	19	59	39	41	31
\$500k-599k	43	24	5	6	17
\$600k-699k	24	8	6	6	5
\$700k-799k	15	6	2		5
\$800k-899k	2		1		
\$900k-999k	1				
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					
<b>Totals:</b>	<b>110</b>	<b>119</b>	<b>131</b>	<b>125</b>	<b>123</b>

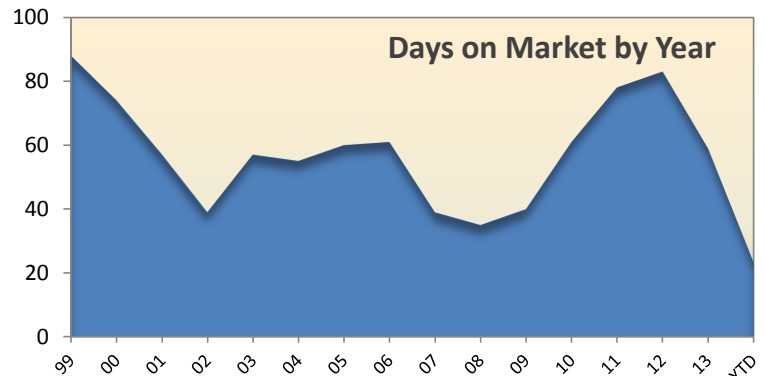
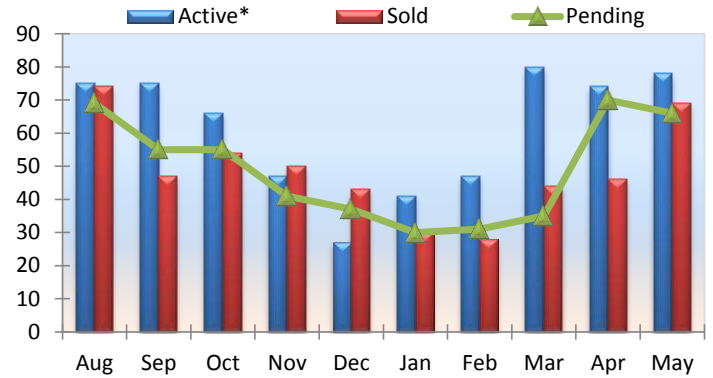
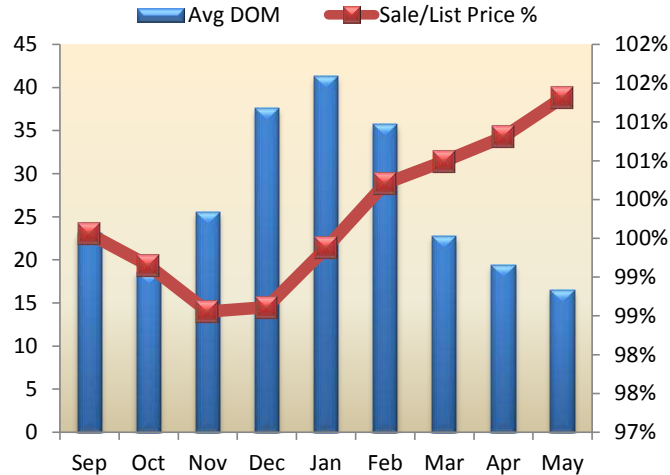
\*as of the last day of the month at 11:59 pm PST \*\*reflects change from 2005



# Market Analysis: Pleasanton

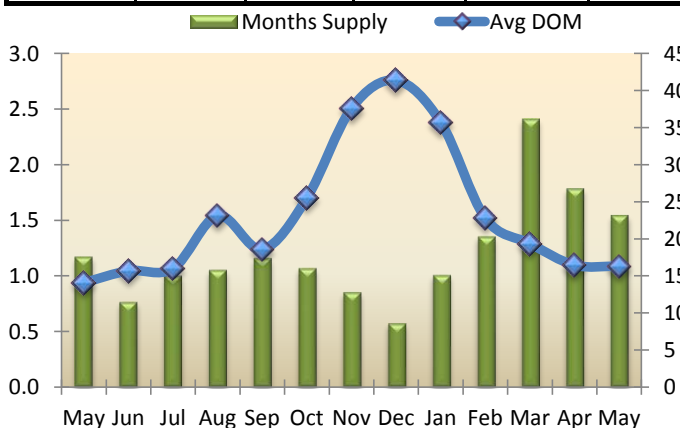
May-14

Days on Market (DOM) for the Pleasanton area year-to-date is around 23. The median detached home price in Pleasanton for May was \$953,000. As of the last day of May there were 78 active homes in Pleasanton. At current selling rates this means there is approximately 2 month 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
May 13	68	81	59	1.2	\$1,061,666	\$885,000	\$1,069,081	14	\$396	\$406	100.70%
Jun 13	50	67	67	0.8	\$1,064,170	\$860,000	\$1,080,972	16	\$405	\$416	101.58%
Jul 13	66	68	58	1.0	\$1,126,092	\$930,000	\$1,135,296	16	\$412	\$420	100.82%
Aug 13	75	69	74	1.1	\$997,273	\$860,250	\$995,994	23	\$409	\$413	99.87%
Sep 13	75	55	47	1.2	\$1,107,241	\$840,000	\$1,102,350	19	\$417	\$420	99.56%
Oct 13	66	55	54	1.1	\$935,691	\$862,500	\$927,743	26	\$408	\$406	99.15%
Nov 13	47	41	50	0.9	\$1,042,609	\$848,500	\$1,027,566	38	\$415	\$413	98.56%
Dec 13	27	37	43	0.6	\$1,108,884	\$900,000	\$1,093,481	41	\$416	\$415	98.61%
Jan 14	41	30	30	1.0	\$921,013	\$790,000	\$915,276	36	\$435	\$436	99.38%
Feb 14	47	31	28	1.4	\$987,212	\$786,250	\$989,238	23	\$427	\$433	100.21%
Mar 14	80	35	44	2.4	\$1,065,113	\$896,500	\$1,070,396	19	\$438	\$443	100.50%
Apr 14	74	70	46	1.8	\$1,076,665	\$910,000	\$1,085,369	16	\$436	\$445	100.81%
May 14	78	66	69	1.5	\$1,151,485	\$953,000	\$1,166,642	16	\$432	\$440	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
May 14	69	16.95%	\$1,151,485	8.46%	\$953,000	7.68%	\$1,166,642	9.13%	16	15.76%	101.32%
May 13	59	-23.38%	\$1,061,666	21.49%	\$885,000	19.27%	\$1,069,081	28.65%	14	-57.80%	100.70%
May 12	77	48.08%	\$873,902	1.62%	\$742,000	3.02%	\$831,025	-0.54%	33	-33.78%	95.09%



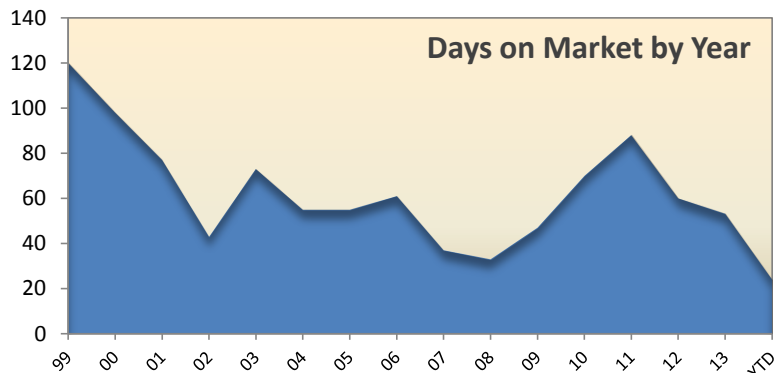
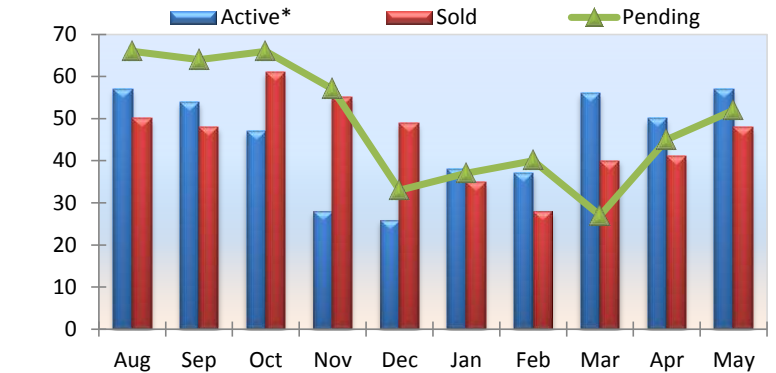
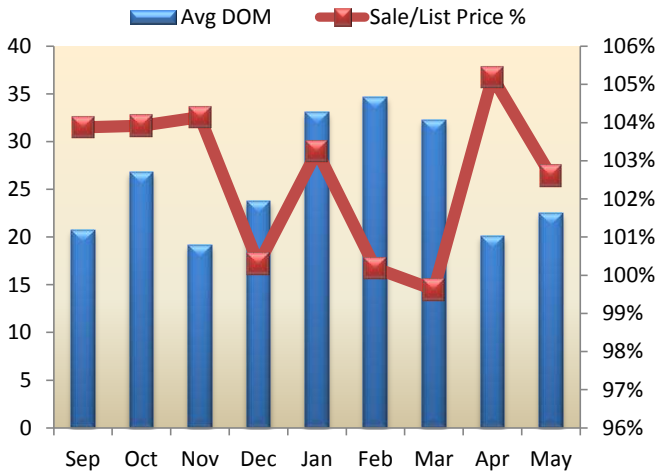
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k			2	1	3
\$300k-399k		2	7	3	2
\$400k-499k	1	3	22	22	9
\$500k-599k	4	24	40	40	35
\$600k-699k	25	30	62	58	54
\$700k-799k	38	58	41	32	36
\$800k-899k	47	27	18	20	18
\$900k-999k	26	17	11	16	23
\$1m-1.5m	45	42	39	35	32
\$1.5m-2.0m	23	23	15	9	13
\$2m +	13	14	2	4	6
<b>Totals:</b>	<b>222</b>	<b>240</b>	<b>259</b>	<b>240</b>	<b>231</b>

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

# Market Analysis: San Leandro

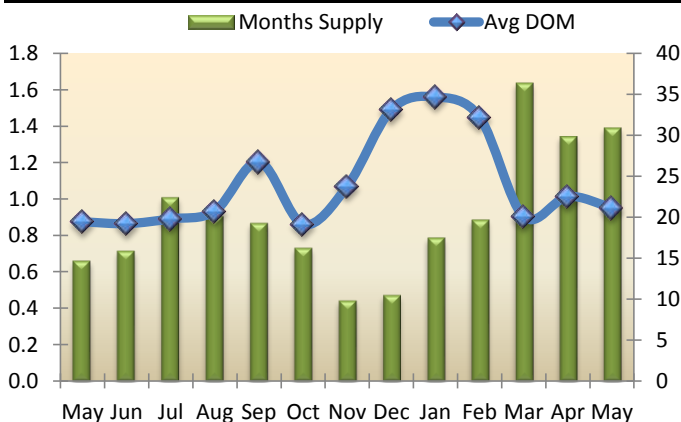
May-14

Days on Market (DOM) for the San Leandro area year-to-date is around 24. The median detached home price in San Leandro for May was \$457,500. As of the last day of May there were 57 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
May 13	40	67	51	0.7	\$417,929	\$410,000	\$440,241	19	\$279	\$297	105.34%
Jun 13	44	58	53	0.7	\$411,246	\$425,000	\$442,808	19	\$290	\$313	107.67%
Jul 13	65	61	59	1.0	\$432,087	\$450,000	\$459,456	20	\$280	\$299	106.33%
Aug 13	57	66	50	0.9	\$453,222	\$453,150	\$478,854	21	\$288	\$305	105.66%
Sep 13	54	64	48	0.9	\$443,861	\$413,500	\$461,072	27	\$301	\$313	103.88%
Oct 13	47	66	61	0.7	\$426,807	\$420,000	\$443,538	19	\$303	\$318	103.92%
Nov 13	28	57	55	0.4	\$443,889	\$420,000	\$462,280	24	\$289	\$301	104.14%
Dec 13	26	33	49	0.5	\$458,717	\$445,000	\$460,075	33	\$307	\$312	100.30%
Jan 14	38	37	35	0.8	\$445,358	\$445,000	\$459,846	35	\$296	\$308	103.25%
Feb 14	37	40	28	0.9	\$433,214	\$415,500	\$434,032	32	\$318	\$318	100.19%
Mar 14	56	27	40	1.6	\$455,021	\$449,300	\$453,316	20	\$328	\$341	99.63%
Apr 14	50	45	41	1.3	\$474,387	\$465,000	\$499,000	23	\$321	\$339	105.19%
May 14	57	52	48	1.4	\$489,333	\$457,500	\$502,110	21	\$326	\$334	102.61%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	48	-5.88%	\$489,333	17.09%	\$457,500	11.59%	\$502,110	14.05%	21	8.82%	102.61%
May 13	51	-41.38%	\$417,929	37.26%	\$410,000	43.86%	\$440,241	46.05%	19	-51.39%	105.34%
May 12	87	35.94%	\$304,475	-4.65%	\$285,000	-4.84%	\$301,422	-3.76%	40	-30.70%	99.00%



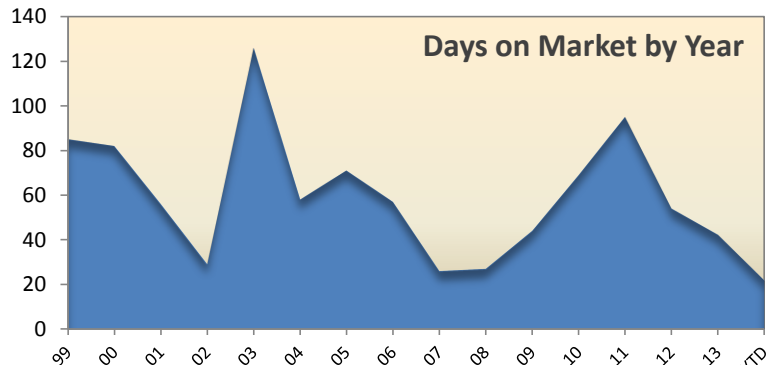
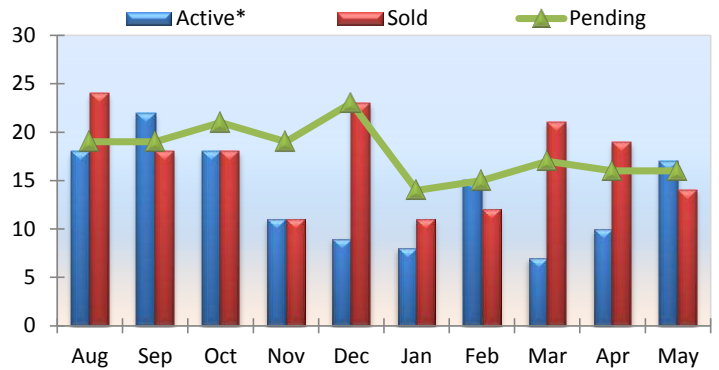
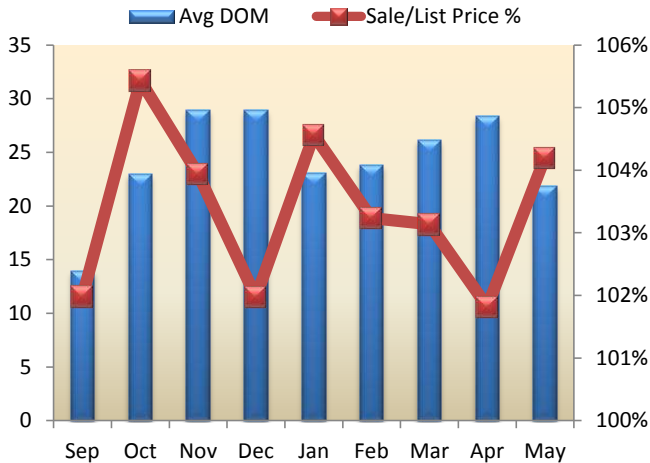
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	5	39	205	141	79
\$300k-399k	39	98	110	90	129
\$400k-499k	93	72	36	25	45
\$500k-599k	35	29	10	9	19
\$600k-699k	20	20	1	4	6
\$700k-799k	4	1		1	2
\$800k-899k	3				
\$900k-999k					
\$1m-1.5m	1				
\$1.5m-2.0m					
\$2m +					
<b>Totals:</b>	<b>200</b>	<b>259</b>	<b>362</b>	<b>270</b>	<b>280</b>

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

# Market Analysis: San Lorenzo

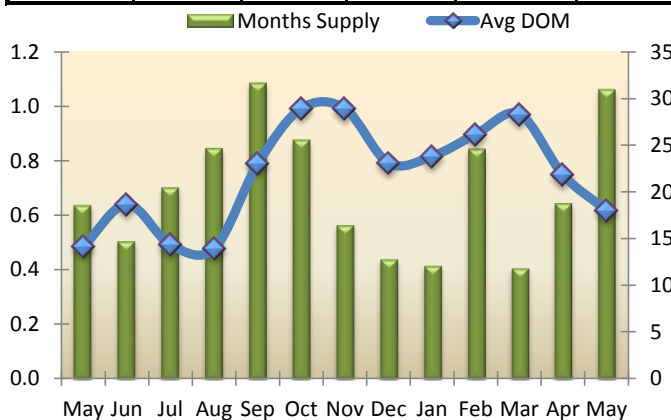
May-14

Days on Market (DOM) for the San Lorenzo area year-to-date is around 22. The median detached home price in San Lorenzo for May was \$460,000. As of the last day of May there were 17 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/ List Price
May 13	15	23	24	0.6	\$349,272	\$364,000	\$376,646	14	\$280	\$305	107.84%
Jun 13	12	20	21	0.5	\$367,401	\$400,000	\$391,095	19	\$299	\$318	106.45%
Jul 13	16	23	18	0.7	\$388,917	\$425,000	\$416,222	14	\$295	\$317	107.02%
Aug 13	18	19	24	0.8	\$387,616	\$404,500	\$399,182	14	\$301	\$309	102.98%
Sep 13	22	19	18	1.1	\$396,199	\$394,188	\$404,076	23	\$296	\$303	101.99%
Oct 13	18	21	18	0.9	\$384,317	\$406,500	\$405,200	29	\$311	\$327	105.43%
Nov 13	11	19	11	0.6	\$399,609	\$410,000	\$415,364	29	\$295	\$306	103.94%
Dec 13	9	23	23	0.4	\$404,989	\$415,000	\$412,970	23	\$312	\$317	101.97%
Jan 14	8	14	11	0.4	\$384,627	\$385,000	\$402,182	24	\$314	\$331	104.56%
Feb 14	15	15	12	0.8	\$427,992	\$457,500	\$441,833	26	\$330	\$341	103.23%
Mar 14	7	17	21	0.4	\$414,460	\$425,000	\$427,458	28	\$325	\$335	103.14%
Apr 14	10	16	19	0.6	\$418,874	\$435,000	\$426,489	22	\$333	\$338	101.82%
May 14	17	16	14	1.1	\$437,879	\$460,000	\$456,286	18	\$326	\$340	104.20%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
May 14	14	-41.67%	\$437,879	25.37%	\$460,000	26.37%	\$456,286	21.14%	18	27.43%	104.20%
May 13	24	-22.58%	\$349,272	20.57%	\$364,000	27.72%	\$376,646	29.54%	14	-65.60%	107.84%
May 12	31	55.00%	\$289,685	4.04%	\$285,000	8.57%	\$290,761	6.34%	41	-20.26%	100.37%



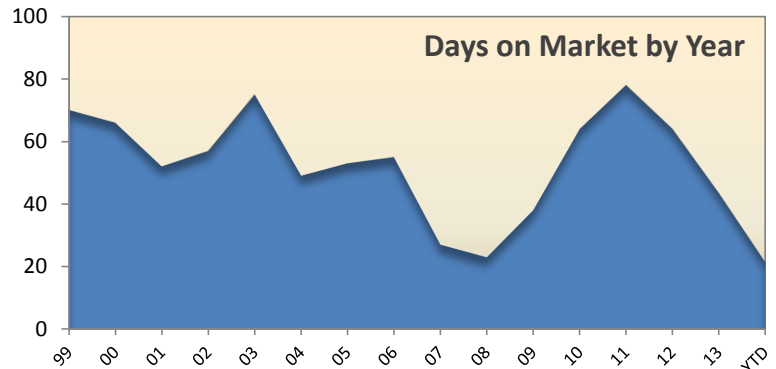
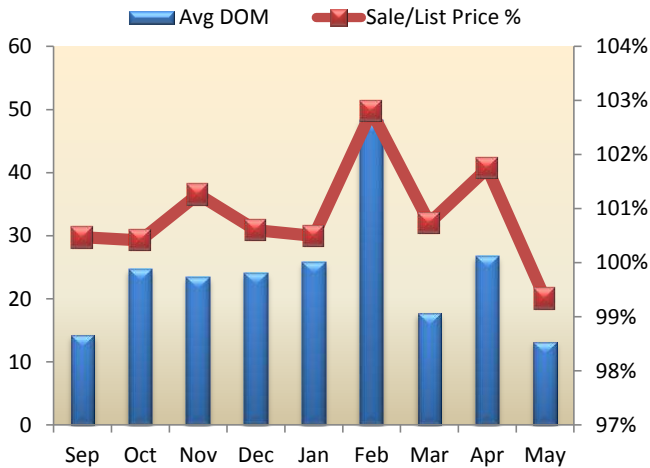
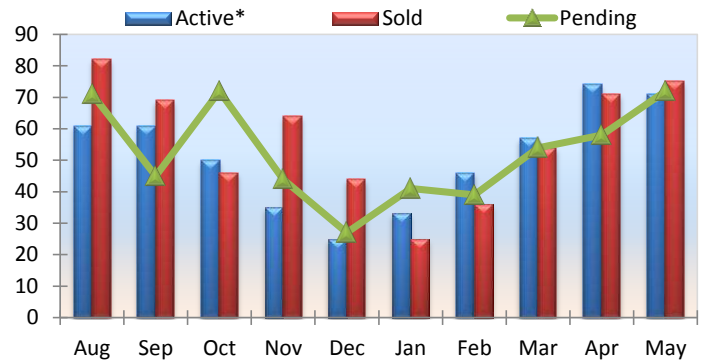
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k		19	83	62	37
\$300k-399k	23	56	34	41	59
\$400k-499k	57	25			7
\$500k-599k	4				
\$600k-699k					
\$700k-799k		1			
\$800k-899k					
\$900k-999k					
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					
<b>Totals:</b>	<b>84</b>	<b>101</b>	<b>117</b>	<b>103</b>	<b>103</b>

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

# Market Analysis: San Ramon

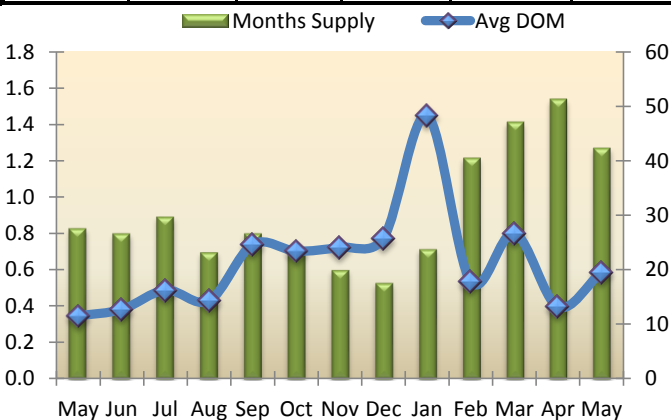
May-14

Days on Market (DOM) for the San Ramon area year-to-date is around 21. The median detached home price in San Ramon for May was \$929,900. As of the last day of May there were 71 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
May 13	62	90	79	0.8	\$877,602	\$880,000	\$911,252	11	\$349	\$364	103.83%
Jun 13	67	89	82	0.8	\$890,001	\$898,000	\$913,830	13	\$357	\$368	102.68%
Jul 13	80	98	82	0.9	\$873,036	\$892,500	\$892,273	16	\$353	\$362	102.20%
Aug 13	61	71	82	0.7	\$910,158	\$877,500	\$928,199	14	\$365	\$374	101.98%
Sep 13	61	45	69	0.8	\$893,996	\$875,000	\$898,217	25	\$373	\$375	100.47%
Oct 13	50	72	46	0.7	\$849,835	\$803,719	\$853,358	23	\$359	\$361	100.41%
Nov 13	35	44	64	0.6	\$907,612	\$852,500	\$919,099	24	\$375	\$380	101.27%
Dec 13	25	27	44	0.5	\$896,083	\$830,000	\$901,494	26	\$379	\$382	100.60%
Jan 14	33	41	25	0.7	\$942,107	\$821,000	\$946,786	48	\$388	\$392	100.50%
Feb 14	46	39	36	1.2	\$853,567	\$925,500	\$877,475	18	\$379	\$389	102.80%
Mar 14	57	54	54	1.4	\$1,005,136	\$926,600	\$1,012,544	27	\$388	\$393	100.74%
Apr 14	74	58	71	1.5	\$975,976	\$950,000	\$993,016	13	\$394	\$403	101.75%
May 14	71	72	75	1.3	\$980,951	\$929,900	\$974,516	20	\$382	\$388	99.34%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	75	-5.06%	\$980,951	11.78%	\$929,900	5.67%	\$974,516	6.94%	20	70.06%	99.34%
May 13	79	-10.23%	\$877,602	20.39%	\$880,000	22.65%	\$911,252	25.91%	11	-62.57%	103.83%
May 12	88	54.39%	\$728,955	0.82%	\$717,500	-1.03%	\$723,760	1.57%	31	-19.79%	99.29%



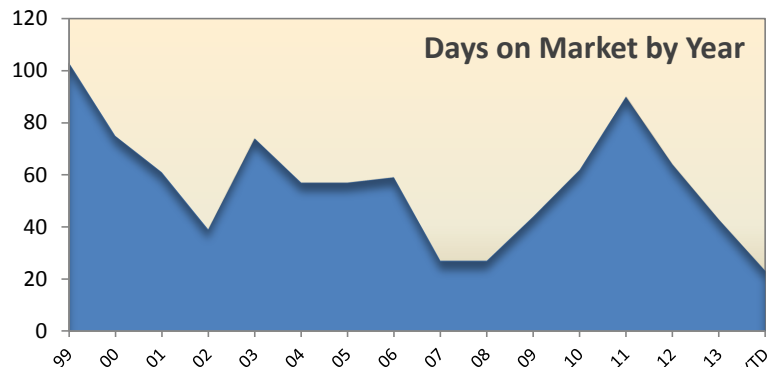
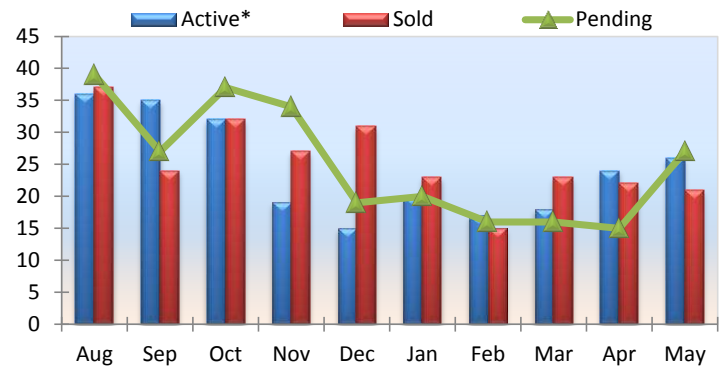
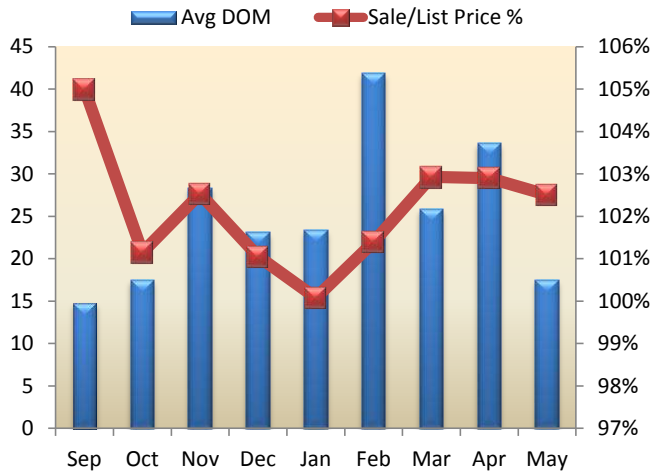
YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1			1	1
\$300k-399k			8	3	5
\$400k-499k	2	5	19	24	11
\$500k-599k	3	17	50	48	42
\$600k-699k	12	49	52	41	59
\$700k-799k	60	62	74	44	46
\$800k-899k	47	51	38	40	32
\$900k-999k	54	47	22	22	31
\$1m-1.5m	73	38	24	27	36
\$1.5m-2.0m	12	7	1		4
\$2m +	3			1	
<b>Totals:</b>	<b>267</b>	<b>276</b>	<b>288</b>	<b>251</b>	<b>267</b>

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

# Market Analysis: Union City

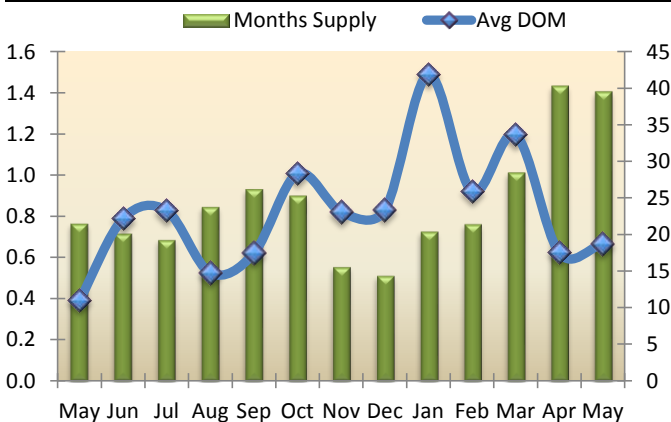
May-14

Days on Market (DOM) for the Union City area year-to-date is around 23. The median detached home price in Union City for May was \$655,000. As of the last day of May there were 26 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
May 13	27	47	29	0.8	\$550,282	\$570,000	\$576,903	11	\$324	\$340	104.84%
Jun 13	28	45	41	0.7	\$560,996	\$541,000	\$591,946	22	\$305	\$324	105.52%
Jul 13	29	39	45	0.7	\$577,045	\$580,000	\$601,810	23	\$337	\$352	104.29%
Aug 13	36	39	37	0.8	\$552,847	\$561,600	\$574,957	15	\$310	\$323	104.00%
Sep 13	35	27	24	0.9	\$603,085	\$595,000	\$633,200	17	\$336	\$352	104.99%
Oct 13	32	37	32	0.9	\$585,466	\$572,500	\$592,209	28	\$340	\$344	101.15%
Nov 13	19	34	27	0.6	\$612,057	\$590,000	\$627,556	23	\$343	\$351	102.53%
Dec 13	15	19	31	0.5	\$604,140	\$598,000	\$610,522	23	\$337	\$340	101.06%
Jan 14	20	20	23	0.7	\$556,653	\$543,000	\$557,085	42	\$341	\$342	100.08%
Feb 14	17	16	15	0.8	\$574,740	\$621,000	\$582,730	26	\$333	\$339	101.39%
Mar 14	18	16	23	1.0	\$584,882	\$605,000	\$601,996	34	\$366	\$378	102.93%
Apr 14	24	15	22	1.4	\$640,527	\$640,000	\$659,082	18	\$344	\$356	102.90%
May 14	26	27	21	1.4	\$646,834	\$655,000	\$663,048	19	\$359	\$369	102.51%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
May 14	21	-27.59%	\$646,834	17.55%	\$655,000	14.91%	\$663,048	14.93%	19	70.13%	102.51%
May 13	29	-21.62%	\$550,282	13.47%	\$570,000	27.23%	\$576,903	18.49%	11	-58.89%	104.84%
May 12	37	8.82%	\$484,960	15.60%	\$448,000	17.12%	\$486,878	17.02%	27	-28.37%	100.40%



YTD Sold Summary					
	2014	2013	2012	2011	2010
Range	# listings	# listings	# listings	# listings	# listings
< 300k	2	6	32	20	10
\$300k-399k	3	14	74	49	38
\$400k-499k	18	34	34	46	67
\$500k-599k	27	41	18	20	31
\$600k-699k	30	18	24	18	27
\$700k-799k	20	12	6	6	10
\$800k-899k	6	8	4	6	2
\$900k-999k		1			
\$1m-1.5m	3				
\$1.5m-2.0m					
\$2m +					
<b>Totals:</b>	<b>109</b>	<b>134</b>	<b>192</b>	<b>165</b>	<b>185</b>

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