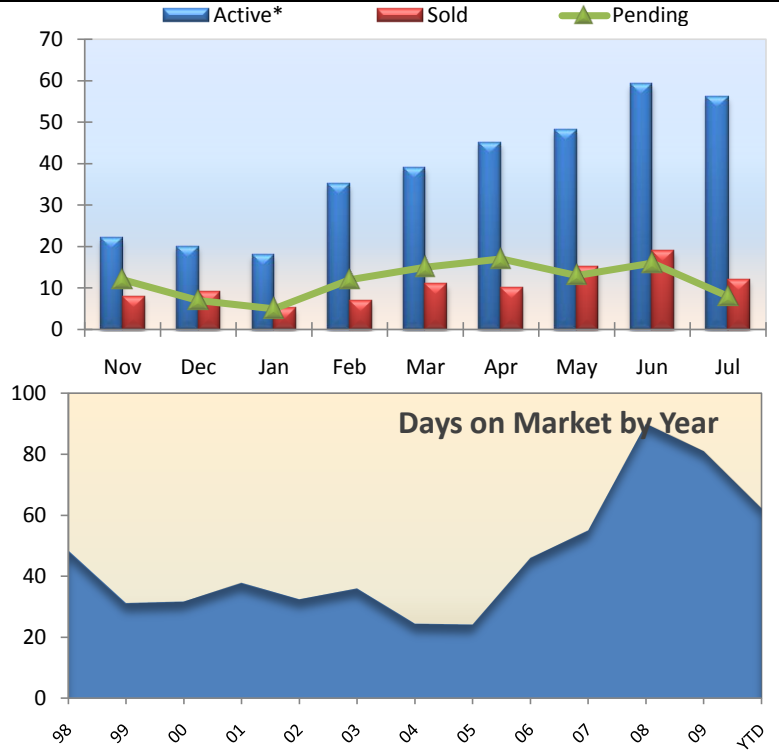
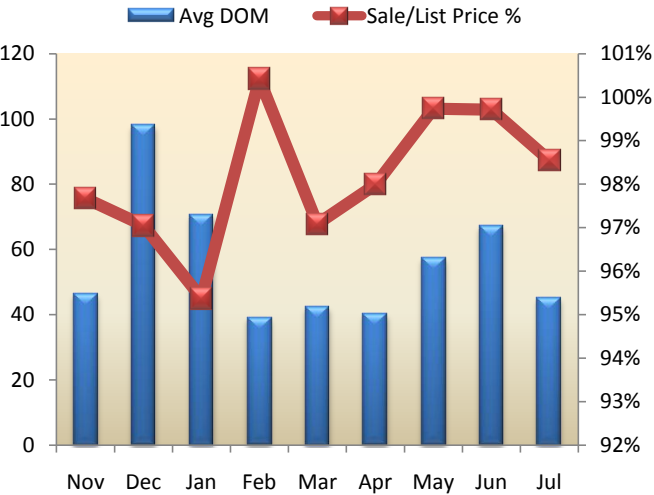


Attached Homes: Alameda

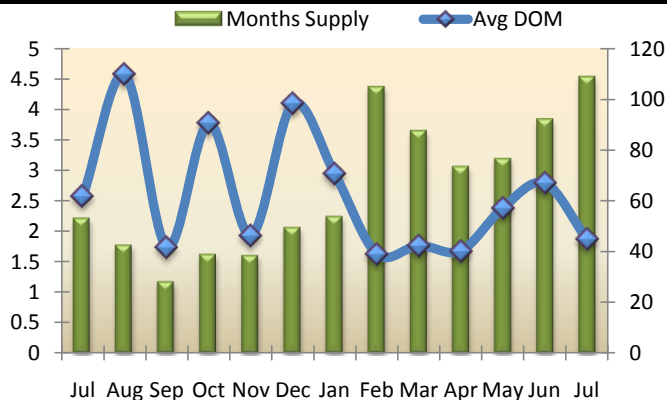
July-10

Days on Market (DOM) for the Alameda area year-to-date is around 62. The median attached home price in Alameda for July was \$432,500. As of the last day of July there were 56 active homes in Alameda. At current selling rates this means there is approximately 5 months of inventory in Alameda remaining.



Summary Analysis (Condo/Duet/Townhomes)

	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
Jul 09	37	20	10	2.2	\$512,990	\$510,000	\$500,045	62	\$357	\$348	97.48%
Aug 09	35	17	19	1.8	\$431,830	\$380,000	\$425,711	110	\$317	\$313	98.58%
Sep 09	22	19	17	1.2	\$399,747	\$415,000	\$395,735	42	\$312	\$310	99.00%
Oct 09	25	10	18	1.6	\$406,906	\$370,500	\$394,889	91	\$338	\$328	97.05%
Nov 09	22	12	8	1.6	\$410,038	\$415,000	\$400,500	46	\$312	\$304	97.67%
Dec 09	20	7	9	2.1	\$404,667	\$420,905	\$392,712	98	\$304	\$299	97.05%
Jan 10	18	5	5	2.3	\$332,580	\$317,000	\$317,200	71	\$320	\$307	95.38%
Feb 10	35	12	7	4.4	\$340,257	\$365,000	\$341,688	39	\$297	\$297	100.42%
Mar 10	39	15	11	3.7	\$384,718	\$387,500	\$373,500	42	\$342	\$334	97.08%
Apr 10	45	17	10	3.1	\$412,880	\$431,000	\$404,590	40	\$293	\$287	97.99%
May 10	48	13	15	3.2	\$407,323	\$410,000	\$406,237	57	\$319	\$317	99.73%
Jun 10	59	16	19	3.8	\$408,184	\$422,800	\$407,021	67	\$313	\$312	99.72%
Jul 10	56	8	12	4.5	\$424,732	\$432,500	\$418,583	45	\$332	\$326	98.55%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jul 10	12	20.00%	\$424,732	-17.20%	\$432,500	-15.20%	\$418,583	-16.29%	45	-27.17%	98.55%
Jul 09	10	-28.57%	\$512,990	6.74%	\$510,000	0.99%	\$500,045	6.34%	62	-7.59%	97.48%
Jul 08	14	-22.22%	\$480,600	-10.80%	\$505,000	-6.55%	\$470,214	-12.59%	67	135.50%	97.84%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 100k					
\$100k-299k	22	12	15	2	
\$300k-399k	15	13	12	14	18
\$400k-499k	33	19	19	30	30
\$500k-599k	12	12	15	37	36
\$600k-699k	2	4	4	14	20
\$700k-799k	1	2	4	8	7
\$800k-899k					2
\$900k-999k				1	3
\$1m - 1.5m				1	2
\$1.5m +				1	

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