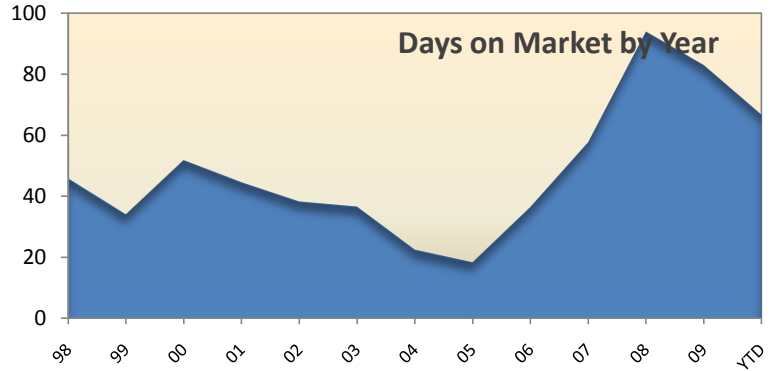
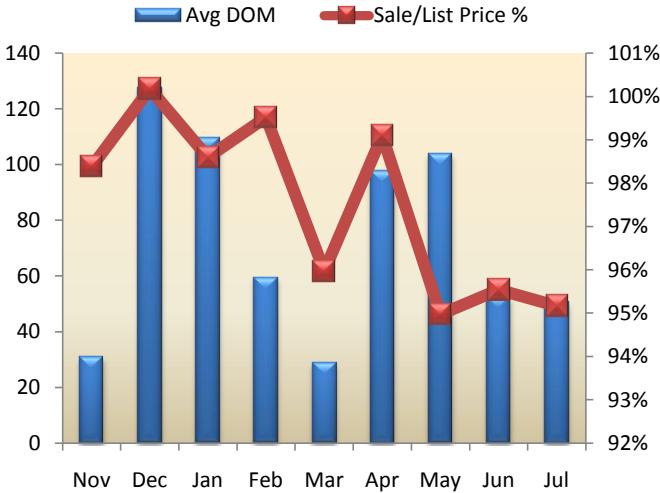


# Attached Homes: Castro Valley

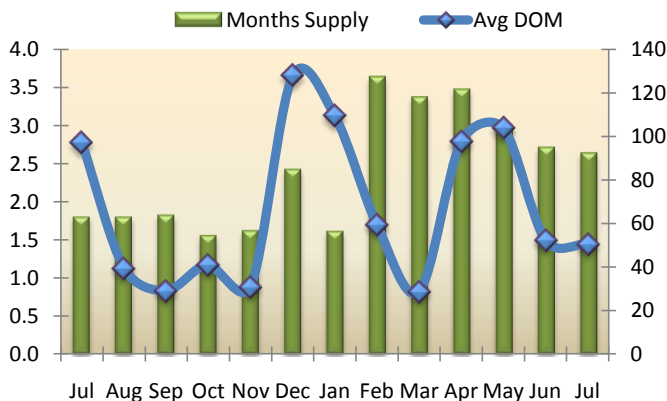
July-10

Days on Market (DOM) for the Castro Valley area year to-date is around 67. The median attached home price in Castro Valley for July was \$265,000. As of the last day of July there were 22 active homes in Castro Valley. At current selling rates this means there is approximately 3 months of inventory in Castro Valley remaining.



## Summary Analysis (Condo/Duet/Townhomes)

	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
Jul 09	12	8	3	1.8	\$335,833	\$253,000	\$330,333	97	\$256	\$252	98.36%
Aug 09	12	6	5	1.8	\$376,180	\$392,000	\$380,000	40	\$274	\$277	101.02%
Sep 09	14	9	5	1.8	\$461,870	\$380,000	\$444,800	29	\$299	\$286	96.30%
Oct 09	13	10	3	1.6	\$285,917	\$315,500	\$295,467	41	\$233	\$241	103.34%
Nov 09	13	5	12	1.6	\$368,232	\$349,000	\$362,250	31	\$254	\$251	98.38%
Dec 09	17	6	2	2.4	\$322,425	\$323,000	\$323,000	128	\$224	\$228	100.18%
Jan 10	7	2	1	1.6	\$499,000	\$492,000	\$492,000	109	\$300	\$295	98.60%
Feb 10	17	6	4	3.6	\$410,460	\$458,500	\$408,500	59	\$252	\$250	99.52%
Mar 10	18	8	8	3.4	\$346,474	\$292,500	\$332,500	29	\$266	\$256	95.97%
Apr 10	22	5	6	3.5	\$326,100	\$314,500	\$323,167	98	\$255	\$253	99.10%
May 10	19	6	8	3.0	\$354,731	\$394,500	\$336,901	104	\$270	\$254	94.97%
Jun 10	19	10	6	2.7	\$459,942	\$458,250	\$439,433	52	\$282	\$267	95.54%
Jul 10	22	9	5	2.6	\$314,940	\$265,000	\$299,700	51	\$240	\$228	95.16%
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	5	66.67%	\$314,940	-6.22%	\$265,000	4.74%	\$299,700	-9.27%	51	-47.90%	95.16%
Jul 09	3	-25.00%	\$335,833	-17.97%	\$253,000	-32.41%	\$330,333	-18.57%	97	49.23%	98.36%
Jul 08	4	-55.56%	\$409,388	-32.56%	\$374,300	-37.09%	\$405,650	-32.54%	65	155.46%	99.09%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 100k					
\$100k-299k	15	11	1		1
\$300k-399k	5	3	9	5	6
\$400k-499k	14	11	5	14	14
\$500k-599k	4	5	7	15	13
\$600k-699k	2		3	7	7
\$700k-799k				3	9
\$800k-899k				1	1
\$900k-999k					

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