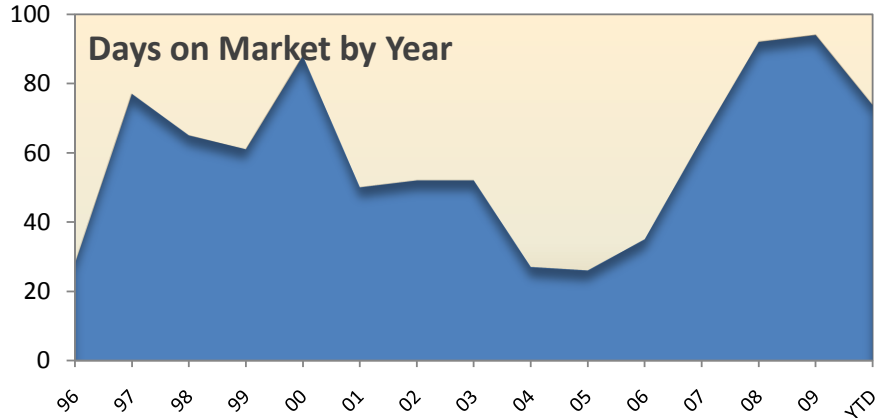
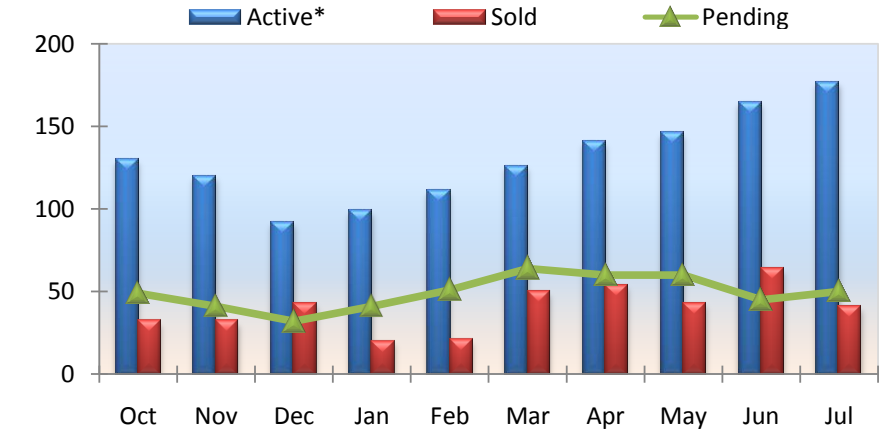
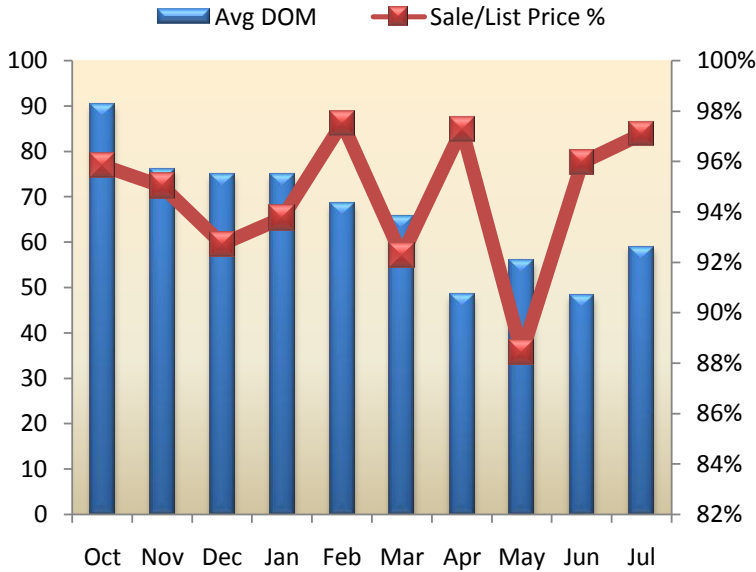


Market Analysis: Danville

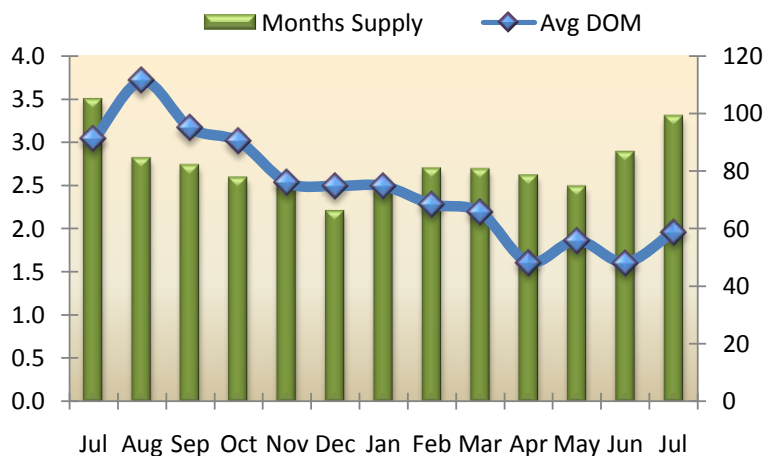
July-10

Days on Market (DOM) for the Danville area year-to-date is around 74. The median detached home price in Danville for July was \$880,000. As of the last day of July there were 177 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
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%
Jul 10	177	50	41	3.3	\$981,394	\$880,000	\$952,791	59	\$360	\$344	97.09%
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	41	-16.33%	\$981,394	-1.50%	\$880,000	6.02%	\$952,791	3.57%	59	-35.38%	97.09%
Jul 09	49	48.48%	\$996,359	-10.61%	\$830,000	-8.69%	\$919,926	-13.58%	91	-3.17%	92.33%
Jul 08	33	-32.65%	\$1,114,632	-6.45%	\$909,000	-15.44%	\$1,064,470	-8.50%	94	70.19%	95.50%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	5	2	2	2	
\$300k-399k					
\$400k-499k	3				
\$500k-599k	15	15	4	1	
\$600k-699k	28	20	8	7	1
\$700k-799k	65	53	26	20	16
\$800k-899k	73	41	41	53	41
\$900k-999k	37	17	28	52	48
\$1m-1.5m	64	42	64	136	140
\$1.5m-2.0m	12	6	15	31	31
\$2m +	4	5	6	12	14

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