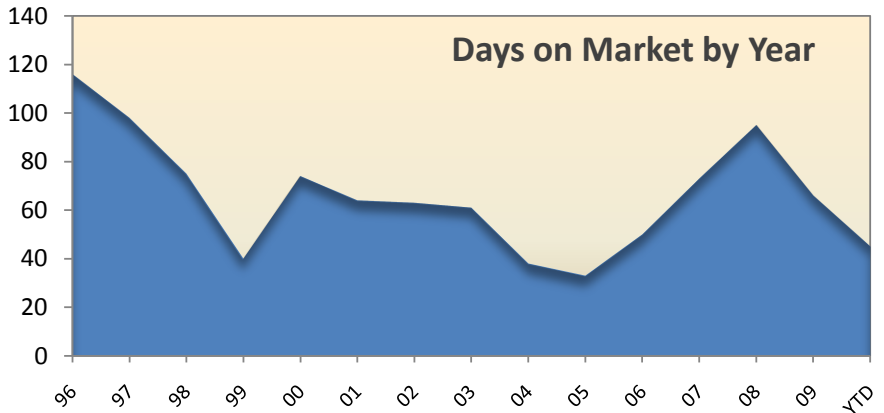
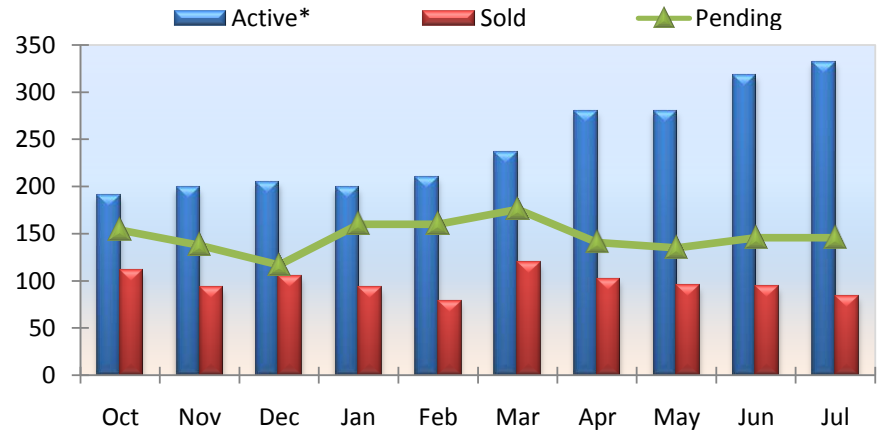
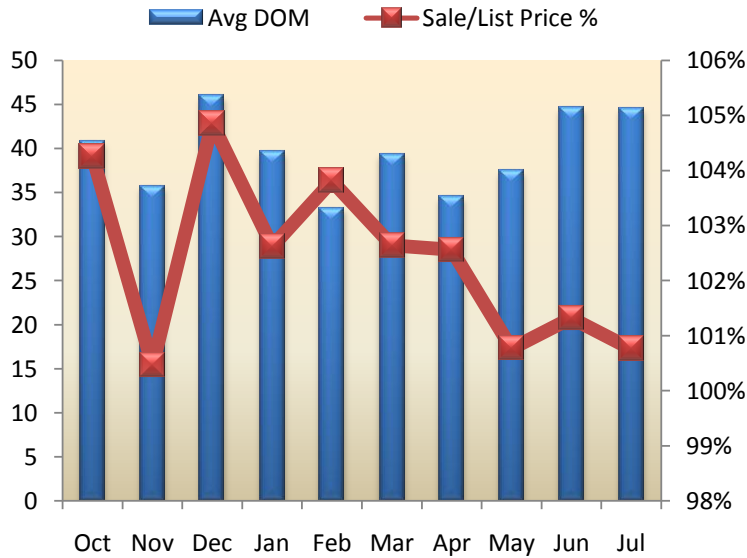


Market Analysis: Hayward

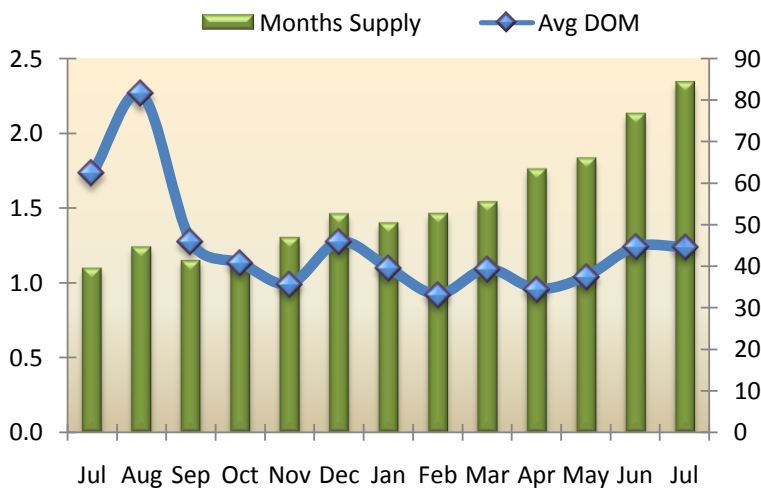
July-10

Days on Market (DOM) for the Hayward area year-to-date is around 45. The median detached home price in Hayward for July was \$300,500. As of the last day of July there were 332 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 Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
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%
Jul 10	332	146	84	2.3	\$332,145	\$300,500	\$334,678	45	\$214	\$217	100.76%
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	84	-36.84%	\$332,145	17.69%	\$300,500	16.74%	\$334,678	15.59%	45	-28.42%	100.76%
Jul 09	133	41.49%	\$282,232	-21.05%	\$257,400	-20.17%	\$289,541	-18.55%	62	-28.64%	102.59%
Jul 08	94	91.84%	\$357,472	-37.60%	\$322,450	-40.83%	\$355,463	-37.50%	87	5.48%	99.44%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	346	655	106	1	1
\$300k-399k	207	173	180	6	10
\$400k-499k	83	58	99	69	42
\$500k-599k	36	42	31	141	260
\$600k-699k	20	19	19	65	142
\$700k-799k	13	8	12	25	58
\$800k-899k	11	5	5	12	22
\$900k-999k	2		3	6	23
\$1m-1.5m			3	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