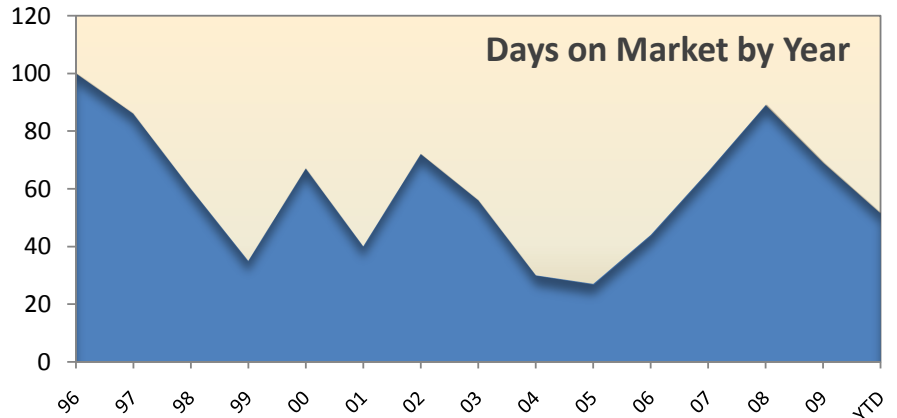
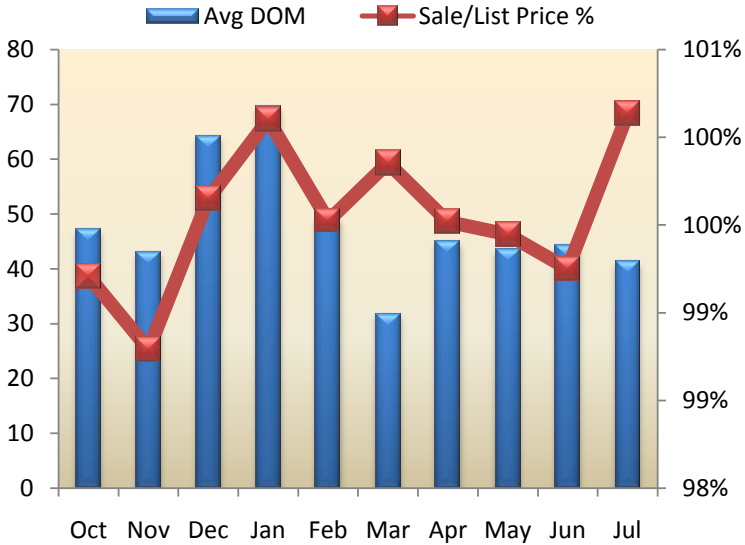


Market Analysis: Livermore

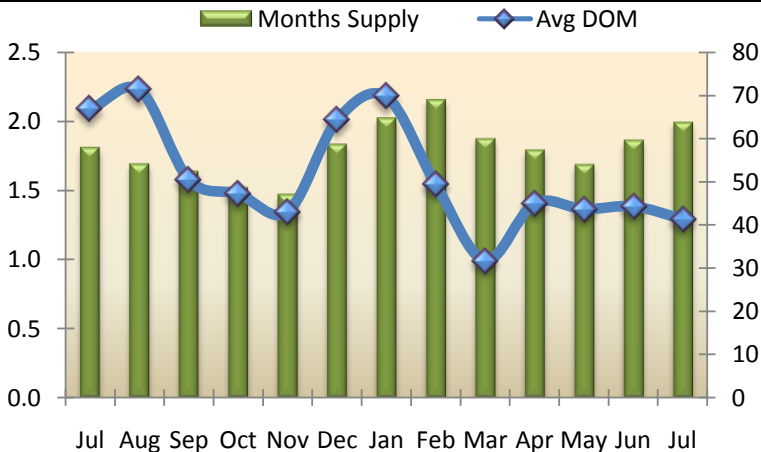
July-10

Days on Market (DOM) for the Livermore area year-to-date is around 51. The median detached home price in Livermore for July was \$429,500. As of the last day of July there were 193 active homes in Livermore. At current selling rates this means there is approximately 2 months of inventory in Livermore 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	170	85	80	1.8	\$505,306	\$431,000	\$499,225	67	\$264	\$262	98.80%
Aug 09	160	101	69	1.7	\$510,412	\$442,000	\$505,036	71	\$258	\$257	98.95%
Sep 09	158	93	78	1.6	\$552,697	\$505,000	\$545,706	50	\$270	\$268	98.74%
Oct 09	137	82	70	1.5	\$556,264	\$502,500	\$551,860	47	\$251	\$251	99.21%
Nov 09	132	83	57	1.5	\$501,950	\$435,000	\$495,879	43	\$247	\$245	98.79%
Dec 09	146	61	66	1.8	\$470,593	\$420,000	\$468,948	64	\$263	\$263	99.65%
Jan 10	150	71	43	2.0	\$543,549	\$432,000	\$544,105	70	\$257	\$261	100.10%
Feb 10	162	86	52	2.2	\$558,954	\$517,250	\$556,304	49	\$246	\$247	99.53%
Mar 10	160	124	66	1.9	\$498,637	\$412,500	\$497,909	32	\$255	\$256	99.85%
Apr 10	169	97	66	1.8	\$531,565	\$483,500	\$529,002	45	\$262	\$262	99.52%
May 10	173	104	96	1.7	\$504,689	\$449,950	\$501,893	44	\$269	\$270	99.45%
Jun 10	192	88	96	1.9	\$526,473	\$439,500	\$522,531	44	\$256	\$255	99.25%
Jul 10	193	99	49	2.0	\$496,451	\$429,500	\$497,121	41	\$268	\$269	100.14%
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	49	-38.75%	\$496,451	-1.75%	\$429,500	-0.35%	\$497,121	-0.42%	41	-38.04%	100.14%
Jul 09	80	14.29%	\$505,306	-10.50%	\$431,000	-13.71%	\$499,225	-8.75%	67	-18.09%	98.80%
Jul 08	70	4.48%	\$564,613	-24.77%	\$499,475	-25.67%	\$547,088	-26.18%	82	28.42%	96.90%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	51	74	6		
\$300k-399k	109	134	62	1	3
\$400k-499k	139	105	101	35	17
\$500k-599k	53	52	74	139	166
\$600k-699k	37	40	42	119	153
\$700k-799k	37	27	39	72	66
\$800k-899k	28	18	19	31	49
\$900k-999k	14	13	19	29	29
\$1m-1.5m	18	3	28	63	74
\$1.5m-2.0m			1	4	7
\$2m +	1			3	

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