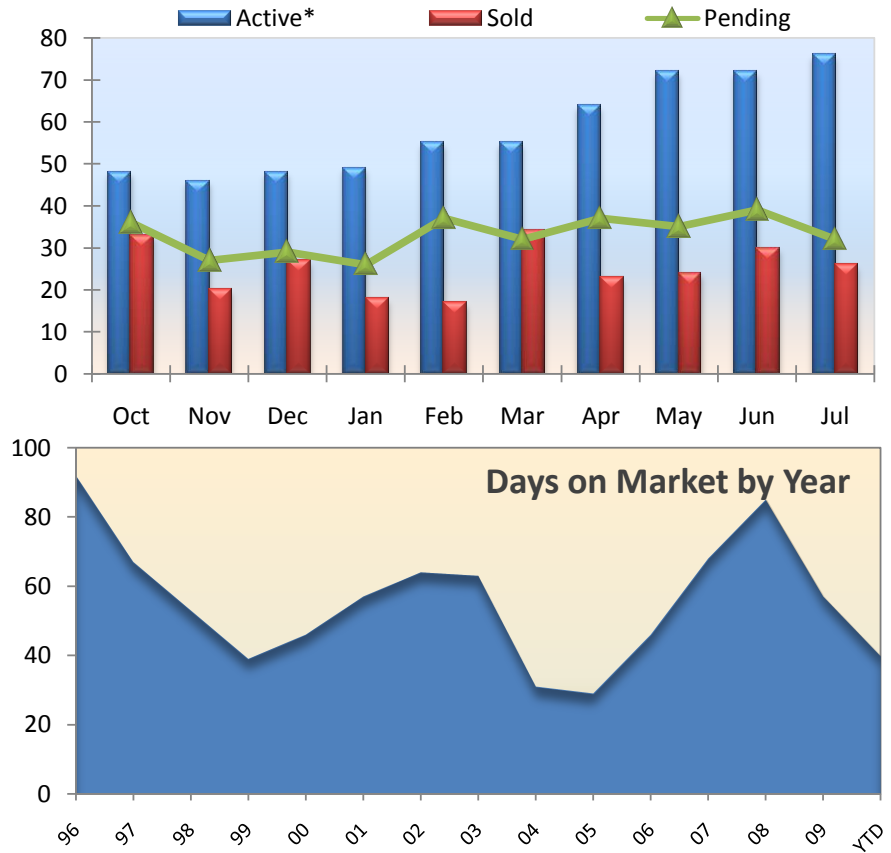
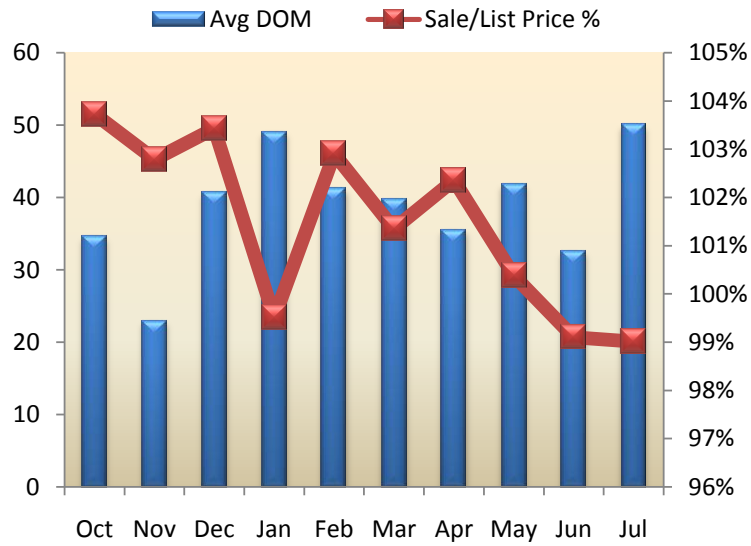


Market Analysis: Newark

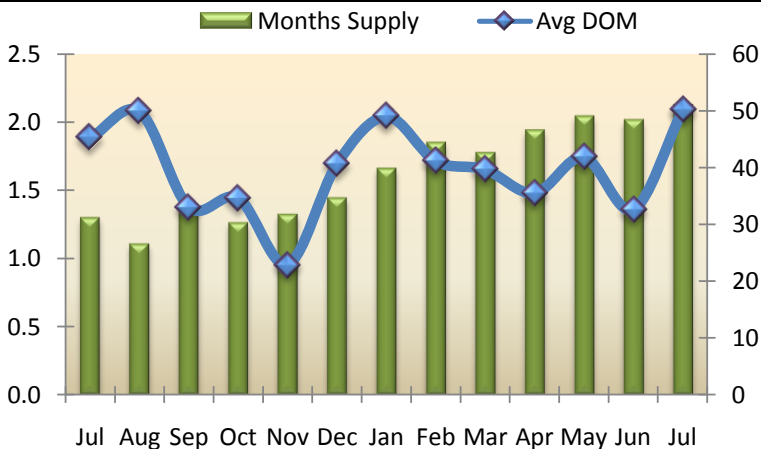
July-10

Days on Market (DOM) for the Newark area year-to-date is around 40. The median detached home price in Newark for July was \$447,500. As of the last day of July there were 76 active homes in Newark. At current selling rates this means there is approximately 2 months of inventory in Newark 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	52	40	23	1.3	\$403,150	\$365,000	\$394,109	45	\$267	\$263	97.76%
Aug 09	44	35	33	1.1	\$390,475	\$405,000	\$402,945	50	\$260	\$270	103.19%
Sep 09	52	41	26	1.4	\$407,040	\$411,750	\$413,288	33	\$279	\$285	101.54%
Oct 09	48	36	33	1.3	\$399,658	\$412,000	\$414,559	35	\$263	\$273	103.73%
Nov 09	46	27	20	1.3	\$405,003	\$422,500	\$416,294	23	\$274	\$284	102.79%
Dec 09	48	29	27	1.4	\$396,090	\$374,000	\$409,667	41	\$249	\$260	103.43%
Jan 10	49	26	18	1.7	\$406,265	\$390,000	\$404,278	49	\$266	\$265	99.51%
Feb 10	55	37	17	1.8	\$386,974	\$389,000	\$398,199	41	\$279	\$289	102.90%
Mar 10	55	32	34	1.8	\$420,104	\$392,000	\$425,776	40	\$273	\$278	101.35%
Apr 10	64	37	23	1.9	\$415,209	\$371,000	\$424,987	36	\$265	\$271	102.36%
May 10	72	35	24	2.0	\$427,933	\$421,500	\$429,525	42	\$258	\$255	100.37%
Jun 10	72	39	30	2.0	\$464,481	\$432,500	\$460,311	33	\$280	\$280	99.10%
Jul 10	76	32	26	2.1	\$455,622	\$447,500	\$451,115	50	\$290	\$287	99.01%
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	18	-21.74%	\$455,622	13.02%	\$447,500	22.60%	\$451,115	14.46%	50	10.65%	99.01%
Jul 09	23	-8.00%	\$403,150	-19.24%	\$365,000	-15.12%	\$394,109	-20.46%	45	-27.52%	97.76%
Jul 08	25	66.67%	\$499,165	-29.68%	\$430,000	-34.85%	\$495,483	-29.22%	62	-16.92%	99.26%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	17	43	1		
\$300k-399k	66	78	28		
\$400k-499k	55	47	43	3	2
\$500k-599k	26	13	30	33	37
\$600k-699k	8	3	7	57	91
\$700k-799k	6	5	7	27	40
\$800k-899k	1		4	8	10
\$900k-999k			1	3	2
\$1m-1.5m				5	7
\$1.5m-2.0m					
\$2m +					

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