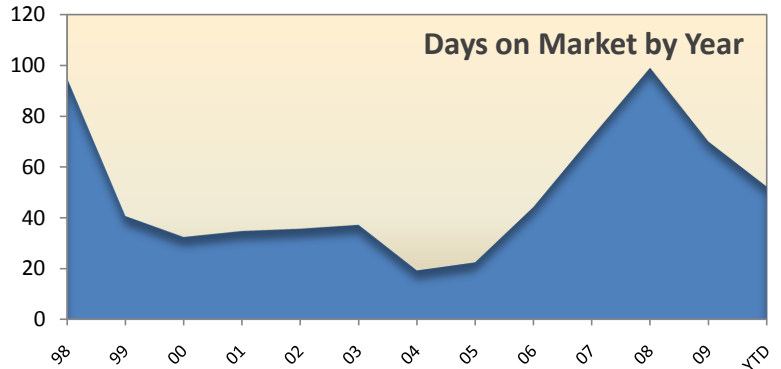
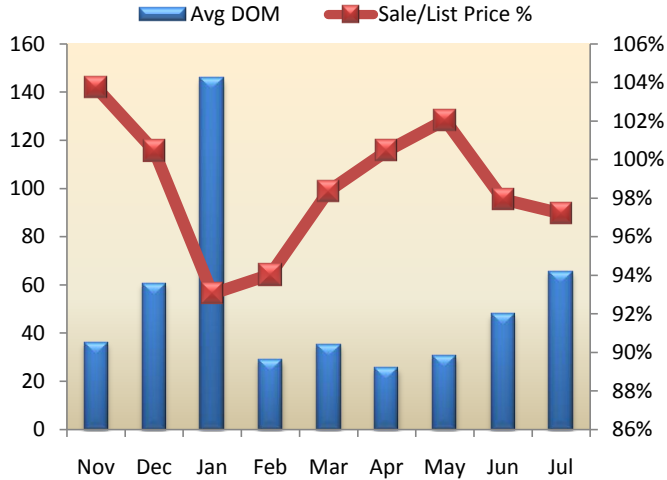


Attached Homes: San Leandro

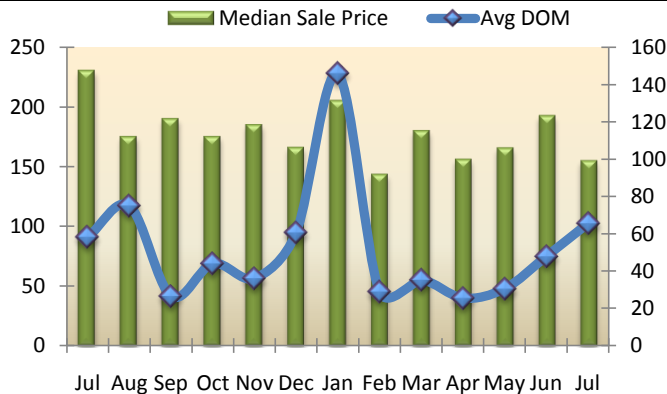
July-10

Days on Market (DOM) for the San Leandro area year-to-date is around 52. The median attached home price in San Leandro for July was \$155,000. As of the last day of July there were 48 active homes in San Leandro. At current selling rates this means there is approximately 2 months of inventory in San Leandro 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	32	19	10	1.8	\$238,385	\$230,000	\$238,370	58	\$196	\$196	99.99%
Aug 09	23	29	9	1.1	\$204,393	\$175,000	\$202,944	75	\$177	\$176	99.29%
Sep 09	23	15	14	1.1	\$197,221	\$189,975	\$201,354	27	\$189	\$192	102.10%
Oct 09	23	15	14	1.2	\$193,229	\$175,000	\$202,636	44	\$170	\$177	104.87%
Nov 09	22	18	11	1.4	\$206,118	\$184,950	\$213,845	36	\$161	\$167	103.75%
Dec 09	17	17	8	1.0	\$175,520	\$166,000	\$176,331	61	\$179	\$180	100.46%
Jan 10	18	5	4	1.4	\$233,475	\$205,000	\$217,225	146	\$209	\$198	93.04%
Feb 10	20	13	6	1.7	\$185,050	\$143,500	\$174,000	29	\$176	\$165	94.03%
Mar 10	29	21	14	2.2	\$204,193	\$180,000	\$200,854	35	\$189	\$185	98.36%
Apr 10	32	24	9	1.7	\$178,733	\$156,000	\$179,528	25	\$181	\$182	100.44%
May 10	41	17	12	2.0	\$180,004	\$165,500	\$183,688	30	\$170	\$173	102.05%
Jun 10	44	20	12	2.2	\$220,746	\$192,450	\$216,196	48	\$193	\$188	97.94%
Jul 10	48	24	6	2.4	\$173,675	\$155,000	\$168,833	65	\$177	\$171	97.21%
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	6	-40.00%	\$173,675	-27.15%	\$155,000	-32.61%	\$168,833	-29.17%	65	12.49%	97.21%
Jul 09	10	25.00%	\$238,385	-26.98%	\$230,000	-22.68%	\$238,370	-24.19%	58	43.74%	99.99%
Jul 08	8	-33.33%	\$326,469	-9.31%	\$297,450	-11.08%	\$314,425	-11.16%	41	-1.02%	96.31%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 100k	5	4			
\$100k-299k	69	64	28	3	5
\$300k-399k	7	13	10	25	28
\$400k-499k			7	17	34
\$500k-599k			2	4	7
\$600k-699k				2	2
\$700k-799k					
\$800k-899k					
\$900k-999k					

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