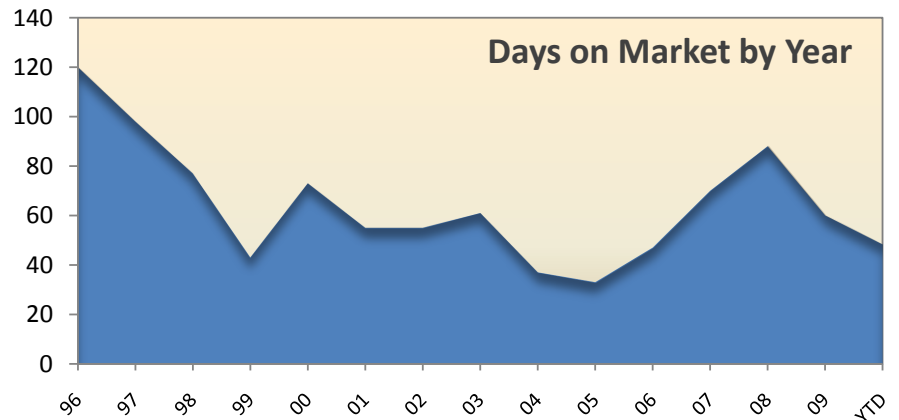
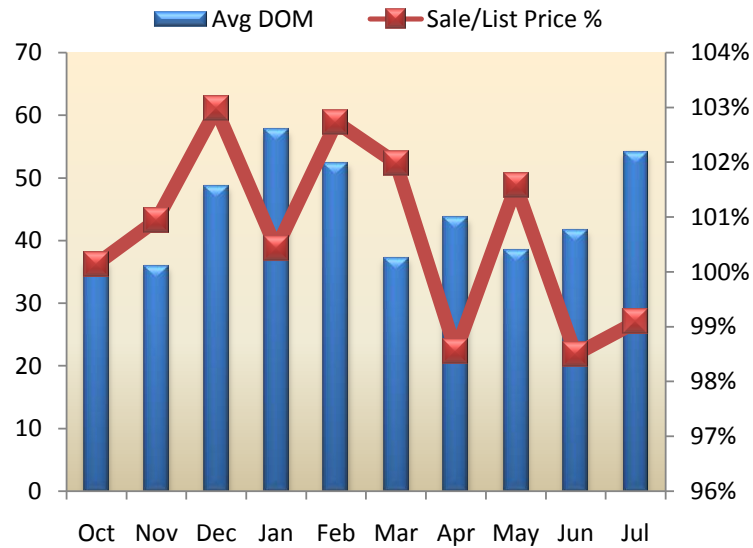


Market Analysis: San Leandro

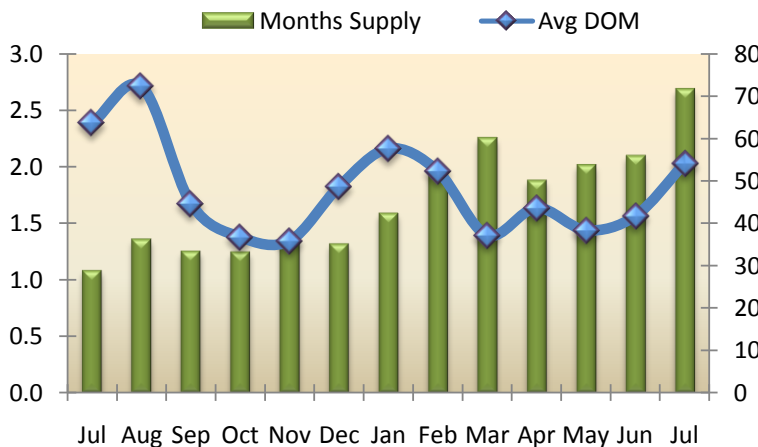
July-10

Days on Market (DOM) for the San Leandro area year-to-date is around 48. The median detached home price in San Leandro for July was \$320,000. As of the last day of July there were 203 active homes in San Leandro. At current selling rates this means there is approximately 3 months of inventory in San Leandro 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 | 94 | 95 | 60 | 1.1 | \$330,372 | \$315,000 | \$338,789 | 64 | \$237 | \$245 | 102.55% |
| Aug 09 | 110 | 71 | 74 | 1.4 | \$350,059 | \$333,000 | \$360,712 | 72 | \$246 | \$255 | 103.04% |
| Sep 09 | 103 | 88 | 48 | 1.3 | \$313,187 | \$322,500 | \$326,415 | 45 | \$244 | \$256 | 104.22% |
| Oct 09 | 104 | 79 | 68 | 1.2 | \$367,743 | \$355,000 | \$368,270 | 37 | \$250 | \$253 | 100.14% |
| Nov 09 | 103 | 65 | 49 | 1.4 | \$348,915 | \$345,000 | \$352,214 | 36 | \$254 | \$257 | 100.95% |
| Dec 09 | 97 | 62 | 61 | 1.3 | \$368,941 | \$355,500 | \$379,894 | 49 | \$251 | \$261 | 102.97% |
| Jan 10 | 107 | 63 | 40 | 1.6 | \$340,105 | \$337,500 | \$341,560 | 58 | \$242 | \$244 | 100.43% |
| Feb 10 | 123 | 64 | 45 | 1.9 | \$341,952 | \$338,000 | \$351,298 | 52 | \$247 | \$253 | 102.73% |
| Mar 10 | 153 | 82 | 50 | 2.3 | \$335,568 | \$322,500 | \$342,230 | 37 | \$253 | \$260 | 101.99% |
| Apr 10 | 144 | 97 | 47 | 1.9 | \$340,580 | \$336,800 | \$335,636 | 44 | \$241 | \$241 | 98.55% |
| May 10 | 155 | 64 | 69 | 2.0 | \$370,938 | \$369,000 | \$376,759 | 38 | \$250 | \$257 | 101.57% |
| Jun 10 | 169 | 79 | 57 | 2.1 | \$362,560 | \$322,500 | \$357,102 | 42 | \$250 | \$247 | 98.49% |
| Jul 10 | 203 | 62 | 55 | 2.7 | \$343,640 | \$320,000 | \$340,484 | 54 | \$245 | \$244 | 99.08% |
| 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 | 55 | -8.33% | \$343,640 | 4.02% | \$320,000 | 1.59% | \$340,484 | 0.50% | 54 | -15.06% | 99.08% |
| Jul 09 | 60 | -30.23% | \$330,372 | -16.68% | \$315,000 | -14.63% | \$338,789 | -12.38% | 64 | -25.93% | 102.55% |
| Jul 08 | 86 | 91.11% | \$396,498 | -29.53% | \$369,000 | -29.71% | \$386,638 | -29.82% | 86 | 31.73% | 97.51% |



| YTD Sold Summary | | | | | |
|------------------|------------|------------|------------|------------|------------|
| | 2010 | 2009 | 2008 | 2007 | 2006 |
| Range | # listings | # listings | # listings | # listings | # listings |
| < 300k | 115 | 177 | 32 | 1 | |
| \$300k-399k | 176 | 181 | 128 | 4 | 1 |
| \$400k-499k | 59 | 68 | 132 | 63 | 38 |
| \$500k-599k | 27 | 32 | 44 | 155 | 237 |
| \$600k-699k | 10 | 11 | 16 | 45 | 123 |
| \$700k-799k | 2 | 1 | 3 | 28 | 43 |
| \$800k-899k | | 1 | | 4 | 20 |
| \$900k-999k | | 1 | | 3 | 9 |
| \$1m-1.5m | | | 1 | | 2 |
| \$1.5m-2.0m | | | | | |
| \$2m + | | | | | |

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