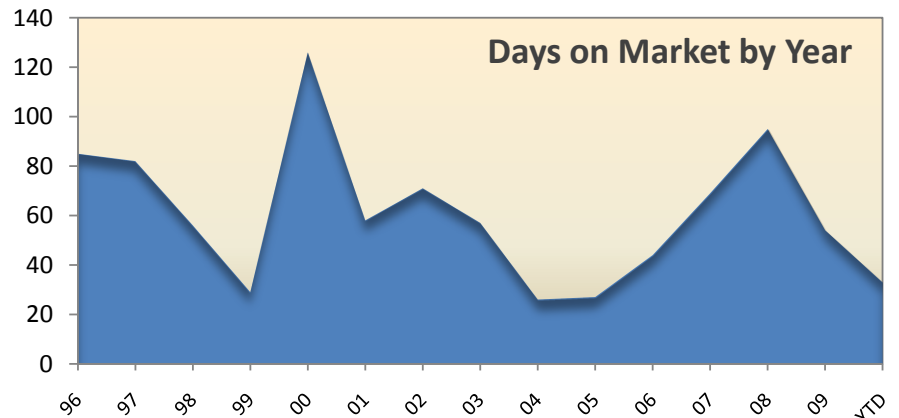
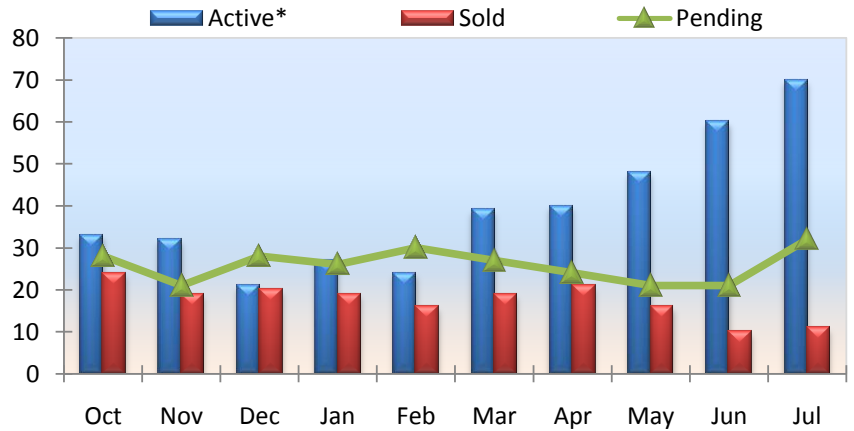
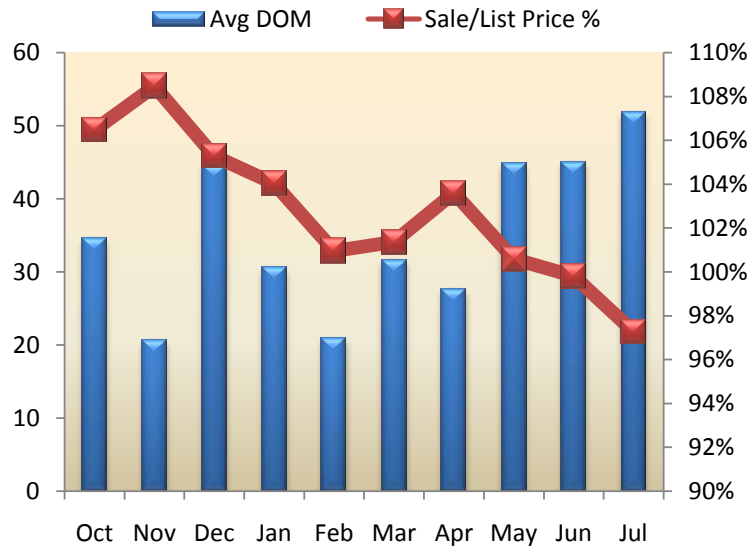


Market Analysis: San Lorenzo

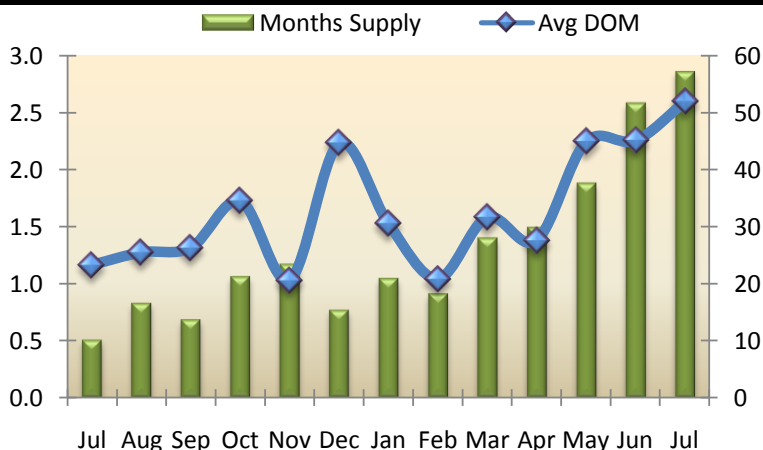
July-10

Days on Market (DOM) for the San Lorenzo area year-to-date is around 33. The median detached home price in San Lorenzo for July was \$285,000. As of the last day of July there were 70 active homes in San Lorenzo. At current selling rates this means there is approximately 3 months of inventory in San Lorenzo 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	17	36	20	0.5	\$308,308	\$325,000	\$317,558	23	\$249	\$257	103.00%
Aug 09	25	28	24	0.8	\$294,535	\$323,000	\$317,563	26	\$221	\$238	107.82%
Sep 09	21	32	24	0.7	\$310,404	\$322,500	\$325,208	26	\$248	\$260	104.77%
Oct 09	33	28	24	1.1	\$329,407	\$352,500	\$350,742	35	\$237	\$254	106.48%
Nov 09	32	21	19	1.2	\$297,608	\$315,000	\$322,818	21	\$238	\$258	108.47%
Dec 09	21	28	20	0.8	\$297,798	\$302,500	\$313,515	45	\$236	\$247	105.28%
Jan 10	27	26	19	1.0	\$311,601	\$320,000	\$324,126	31	\$258	\$269	104.02%
Feb 10	24	30	16	0.9	\$324,903	\$337,500	\$327,969	21	\$244	\$246	100.94%
Mar 10	39	27	19	1.4	\$309,376	\$320,000	\$313,605	32	\$241	\$242	101.37%
Apr 10	40	24	21	1.5	\$305,737	\$311,000	\$316,743	28	\$236	\$245	103.60%
May 10	48	21	16	1.9	\$302,219	\$285,000	\$303,988	45	\$219	\$221	100.59%
Jun 10	60	21	10	2.6	\$318,125	\$329,950	\$317,490	45	\$257	\$256	99.80%
Jul 10	70	32	11	2.9	\$306,289	\$285,000	\$297,909	52	\$260	\$252	97.26%
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	11	-45.00%	\$306,289	-0.65%	\$285,000	-12.31%	\$297,909	-6.19%	52	122.46%	97.26%
Jul 09	20	-16.67%	\$308,308	-8.55%	\$325,000	-5.80%	\$317,558	-7.31%	23	-71.96%	103.00%
Jul 08	24	140.00%	\$337,119	-38.76%	\$345,000	-36.99%	\$342,604	-37.24%	83	22.17%	101.63%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	47	78	5		
\$300k-399k	69	90	85		1
\$400k-499k	9	6	44	17	9
\$500k-599k			4	53	86
\$600k-699k				17	32
\$700k-799k				1	3
\$800k-899k					
\$900k-999k					
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					

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