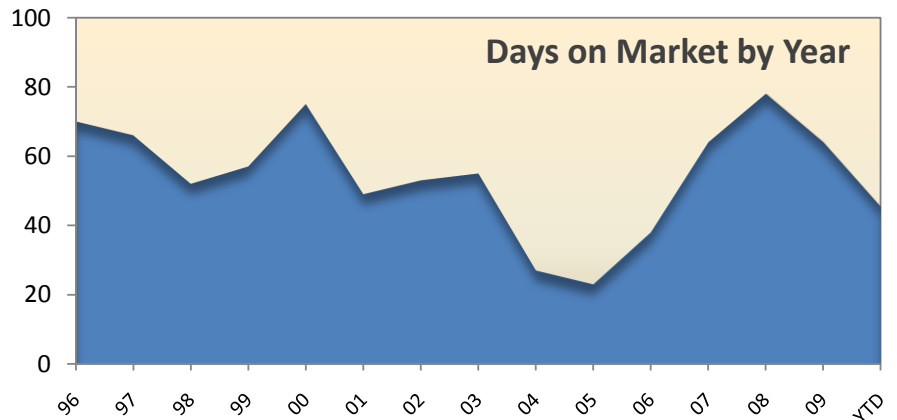
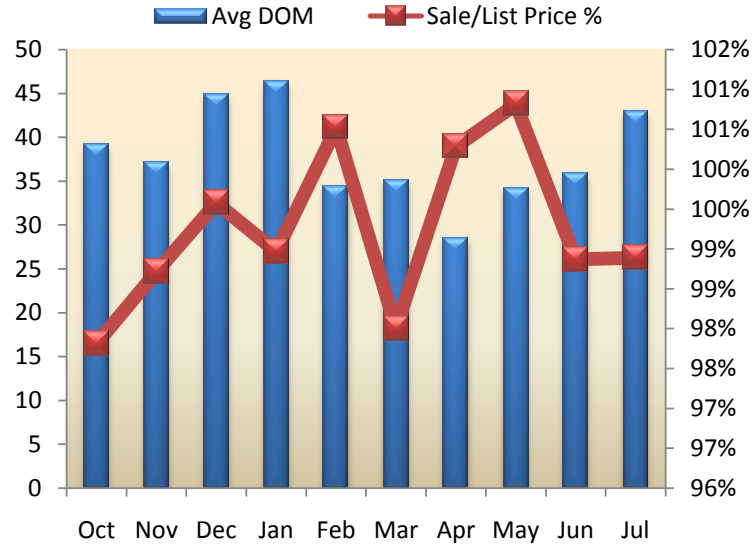
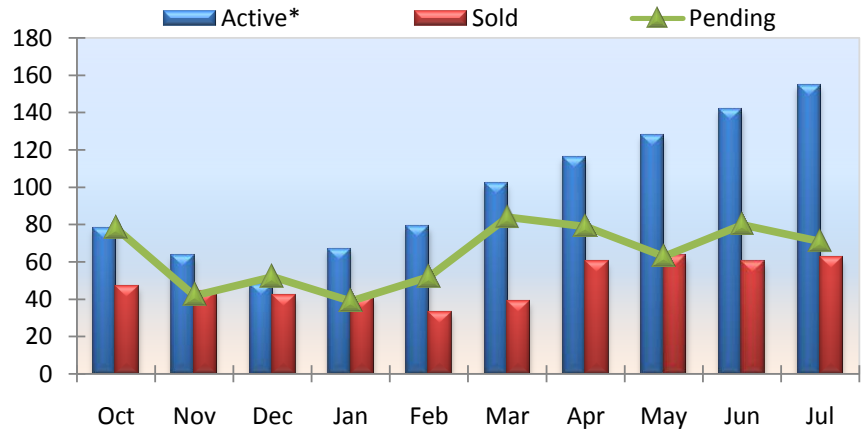


Market Analysis: San Ramon

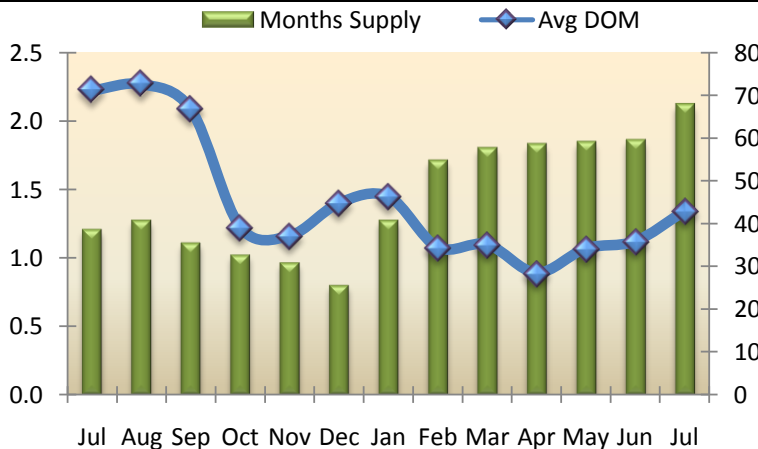
July-10

Days on Market (DOM) for the San Ramon area year-to-date is around 45. The median detached home price in San Ramon for July was \$835,000. As of the last day of July there were 155 active homes in San Ramon. At current selling rates this means there is approximately 2 months of inventory in San Ramon 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	105	86	69	1.2	\$776,693	\$735,000	\$754,258	71	\$301	\$295	97.11%
Aug 09	102	73	66	1.3	\$739,288	\$705,000	\$730,325	73	\$302	\$298	98.79%
Sep 09	86	69	51	1.1	\$729,223	\$685,000	\$715,450	67	\$305	\$300	98.11%
Oct 09	78	78	47	1.0	\$825,919	\$790,000	\$807,860	39	\$301	\$297	97.81%
Nov 09	63	42	44	1.0	\$728,671	\$710,000	\$719,322	37	\$308	\$304	98.72%
Dec 09	48	52	42	0.8	\$742,608	\$697,500	\$739,491	45	\$303	\$303	99.58%
Jan 10	67	39	41	1.3	\$811,984	\$760,000	\$803,598	46	\$308	\$307	98.97%
Feb 10	79	52	33	1.7	\$739,835	\$710,000	\$743,721	34	\$306	\$309	100.53%
Mar 10	102	84	39	1.8	\$883,803	\$785,000	\$866,199	35	\$303	\$299	98.01%
Apr 10	116	79	60	1.8	\$813,833	\$744,000	\$816,181	28	\$296	\$296	100.29%
May 10	128	63	63	1.8	\$703,443	\$680,000	\$709,184	34	\$321	\$323	100.82%
Jun 10	142	80	60	1.9	\$795,071	\$717,500	\$786,109	36	\$312	\$310	98.87%
Jul 10	155	71	62	2.1	\$825,525	\$835,000	\$816,379	43	\$307	\$303	98.89%
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	62	-10.14%	\$825,525	6.29%	\$835,000	13.61%	\$816,379	8.24%	43	-39.69%	98.89%
Jul 09	69	6.15%	\$776,693	-9.56%	\$735,000	-5.77%	\$754,258	-9.48%	71	6.51%	97.11%
Jul 08	65	16.07%	\$858,818	-7.94%	\$780,000	-11.86%	\$833,279	-9.01%	67	25.15%	97.03%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1				
\$300k-399k	7	2	1		
\$400k-499k	14	21	6	5	2
\$500k-599k	59	77	25	7	2
\$600k-699k	84	84	74	54	30
\$700k-799k	64	68	72	99	87
\$800k-899k	53	39	56	95	70
\$900k-999k	48	25	35	63	70
\$1m-1.5m	55	27	41	93	102
\$1.5m-2.0m	4	6	6	16	14
\$2m +		1	2	1	3

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