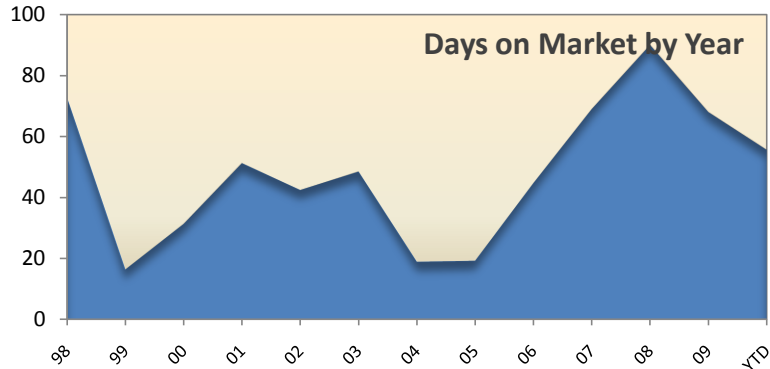
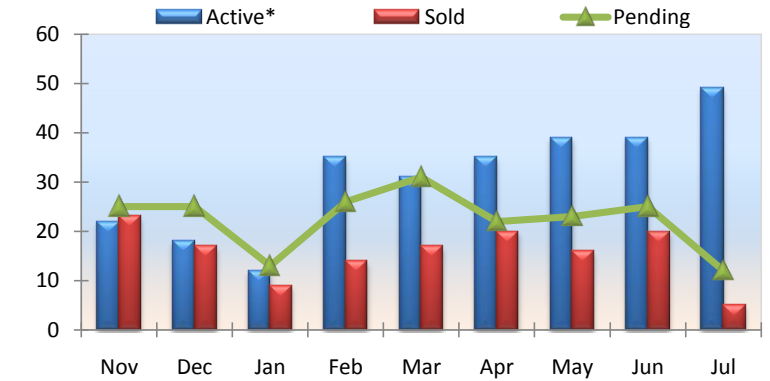
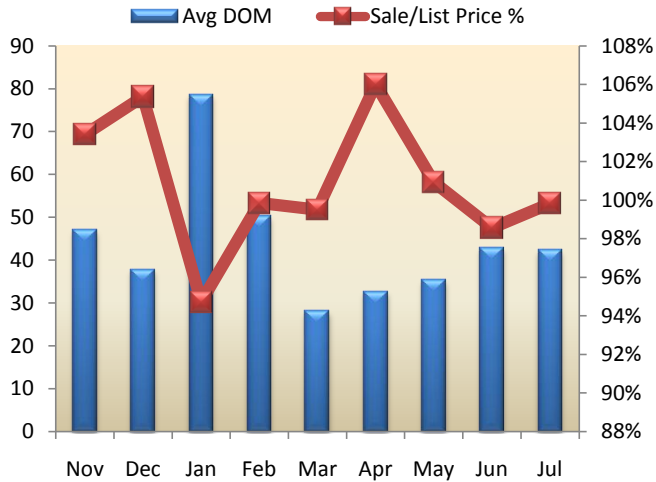


Attached Homes: Union City

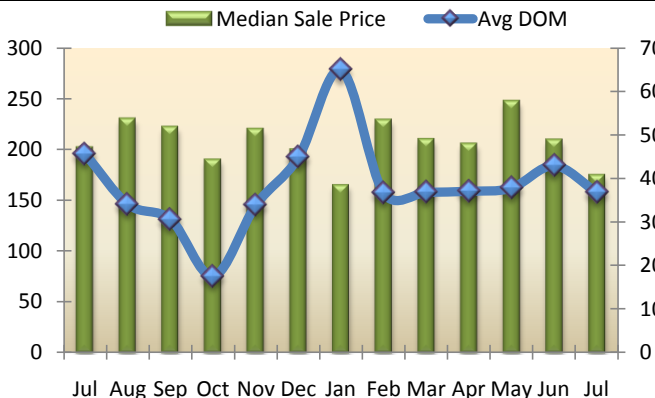
July-10

Days on Market (DOM) for the Union City area year-to-date is around 56. The median attached home price in Union City for July was \$174,900. As of the last day of July there were 49 active homes in Union City. At current selling rates this means there is approximately 2 months of inventory in Union City 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 | 30 | 31 | 15 | 0.9 | \$221,206 | \$202,000 | \$225,133 | 76 | \$186 | \$190 | 101.78% |
| Aug 09 | 29 | 15 | 17 | 1.0 | \$215,411 | \$230,000 | \$227,059 | 160 | \$167 | \$176 | 105.41% |
| Sep 09 | 34 | 31 | 19 | 1.3 | \$240,651 | \$222,000 | \$242,447 | 56 | \$169 | \$172 | 100.75% |
| Oct 09 | 36 | 29 | 23 | 1.4 | \$202,625 | \$190,000 | \$211,678 | 36 | \$191 | \$199 | 104.47% |
| Nov 09 | 22 | 25 | 23 | 0.8 | \$225,460 | \$220,000 | \$233,124 | 47 | \$183 | \$190 | 103.40% |
| Dec 09 | 18 | 25 | 17 | 0.7 | \$209,022 | \$200,000 | \$220,235 | 38 | \$190 | \$200 | 105.36% |
| Jan 10 | 12 | 13 | 9 | 0.6 | \$202,356 | \$165,000 | \$191,667 | 79 | \$218 | \$205 | 94.72% |
| Feb 10 | 35 | 26 | 14 | 1.6 | \$247,025 | \$229,000 | \$246,643 | 50 | \$193 | \$195 | 99.85% |
| Mar 10 | 31 | 31 | 17 | 1.3 | \$218,559 | \$210,000 | \$217,471 | 28 | \$204 | \$202 | 99.50% |
| Apr 10 | 35 | 22 | 20 | 1.3 | \$221,105 | \$205,500 | \$234,390 | 33 | \$203 | \$213 | 106.01% |
| May 10 | 39 | 23 | 16 | 1.5 | \$246,654 | \$247,250 | \$248,955 | 35 | \$209 | \$211 | 100.93% |
| Jun 10 | 39 | 25 | 20 | 1.7 | \$221,969 | \$209,300 | \$218,754 | 43 | \$214 | \$211 | 98.55% |
| Jul 10 | 49 | 12 | 5 | 2.5 | \$207,760 | \$174,900 | \$207,380 | 42 | \$210 | \$210 | 99.82% |
| 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 | 5 | -66.67% | \$207,760 | -6.08% | \$174,900 | -13.42% | \$207,380 | -7.89% | 42 | -44.04% | 99.82% |
| Jul 09 | 15 | 7.14% | \$221,206 | -25.97% | \$202,000 | -26.21% | \$225,133 | -21.98% | 76 | 64.90% | 101.78% |
| Jul 08 | 14 | 40.00% | \$298,806 | -26.86% | \$273,750 | -35.96% | \$288,546 | -28.21% | 46 | 11.95% | 96.57% |



| YTD Sold Summary | | | | | |
|------------------|------------|------------|------------|------------|------------|
| | 2010 | 2009 | 2008 | 2007 | 2006 |
| Range | # listings | # listings | # listings | # listings | # listings |
| < 100k | 1 | | | | |
| \$100k-299k | 94 | 97 | 53 | 2 | 3 |
| \$300k-399k | 15 | 20 | 18 | 24 | 40 |
| \$400k-499k | 5 | 5 | 7 | 37 | 47 |
| \$500k-599k | | | 4 | 11 | 22 |
| \$600k-699k | | | | 1 | 4 |
| \$700k-799k | | | | | |
| \$800k-899k | | | | | |
| \$900k-999k | | | | | |

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