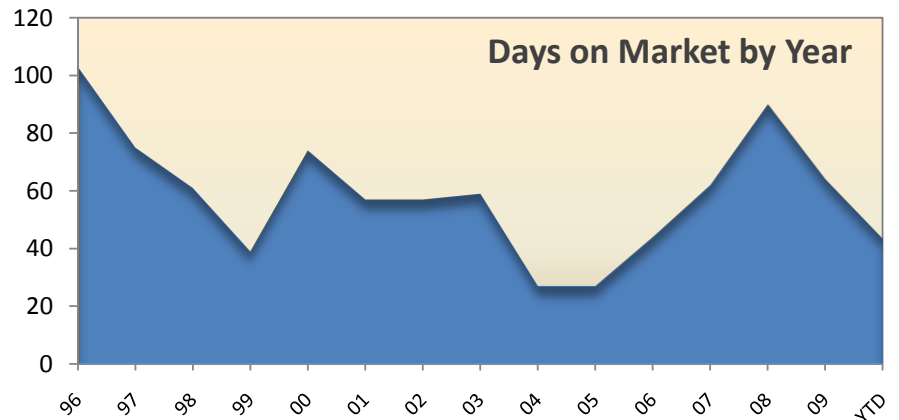
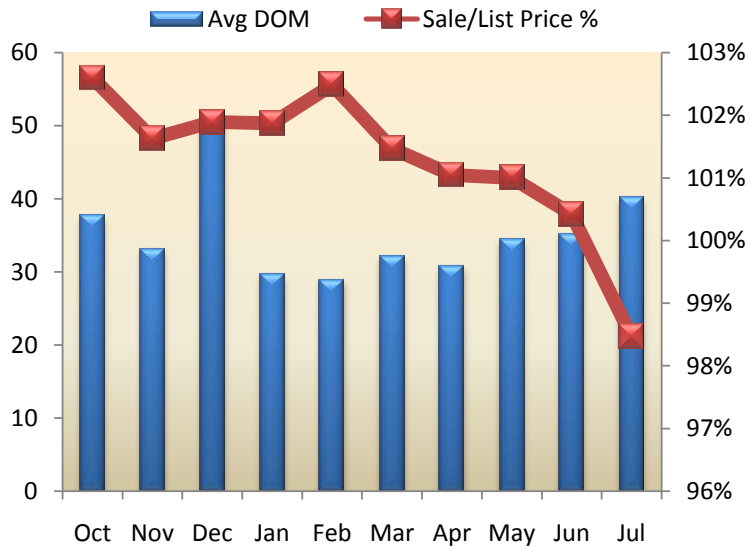


# Market Analysis: Union City

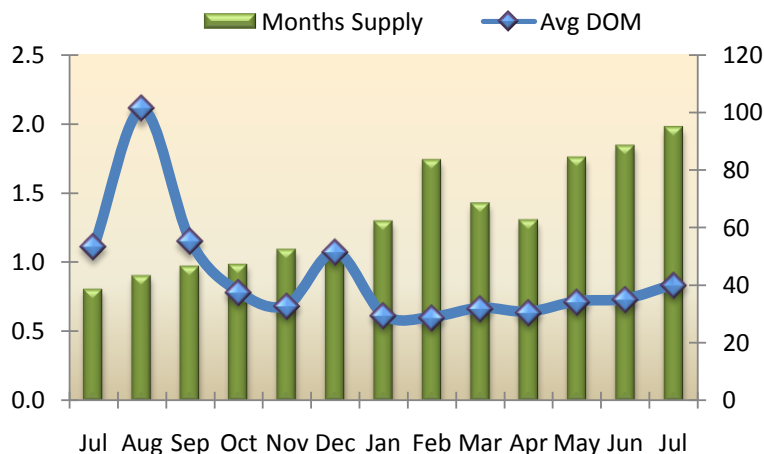
July-10

Days on Market (DOM) for the Union City area year-to-date is around 43. The median detached home price in Union City for July was \$503,750. As of the last day of July there were 100 active homes in Union City. At current selling rates this means there is approximately 2 months of inventory in Union City 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	52	54	51	0.8	\$453,902	\$425,000	\$459,622	53	\$259	\$265	101.26%
Aug 09	56	56	34	0.9	\$465,944	\$455,000	\$466,026	101	\$258	\$259	100.02%
Sep 09	52	49	39	1.0	\$440,303	\$405,000	\$450,974	55	\$248	\$257	102.42%
Oct 09	50	44	36	1.0	\$473,642	\$459,500	\$485,933	38	\$247	\$253	102.59%
Nov 09	51	38	40	1.1	\$489,150	\$457,500	\$497,103	33	\$263	\$270	101.63%
Dec 09	46	46	29	1.0	\$420,819	\$430,000	\$428,790	52	\$259	\$264	101.89%
Jan 10	55	42	28	1.3	\$427,248	\$412,500	\$435,246	30	\$242	\$247	101.87%
Feb 10	75	47	16	1.7	\$533,002	\$497,500	\$546,234	29	\$267	\$275	102.48%
Mar 10	69	59	50	1.4	\$461,701	\$457,500	\$468,491	32	\$262	\$267	101.47%
Apr 10	68	61	28	1.3	\$469,007	\$437,500	\$473,910	31	\$271	\$274	101.05%
May 10	92	43	52	1.8	\$489,755	\$482,500	\$494,659	34	\$267	\$270	101.00%
Jun 10	96	46	38	1.8	\$502,011	\$485,000	\$504,124	35	\$275	\$276	100.42%
Jul 10	100	53	36	2.0	\$499,155	\$503,750	\$491,520	40	\$265	\$261	98.47%
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	36	-29.41%	\$499,155	9.97%	\$503,750	18.53%	\$491,520	6.94%	40	-24.74%	98.47%
Jul 09	51	18.60%	\$453,902	-14.43%	\$425,000	-13.79%	\$459,622	-12.61%	53	-25.85%	101.26%
Jul 08	43	65.38%	\$530,421	-26.44%	\$493,000	-29.57%	\$525,953	-25.46%	72	16.69%	99.16%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	14	40	5		
\$300k-399k	52	88	14	1	
\$400k-499k	86	78	51	8	2
\$500k-599k	49	38	42	21	29
\$600k-699k	43	33	24	58	87
\$700k-799k	15	19	20	28	51
\$800k-899k	3	3	5	34	45
\$900k-999k		3	4	16	14
\$1m-1.5m			2	6	14
\$1.5m-2.0m					
\$2m +					

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