

Q3

Quarterly Market Report

2008 vs. 2009



Market Statistics - Alameda County

Third Quarter 2008 vs. Third Quarter 2009

Single Family Residences (excludes condominiums)

Community	Q3 2008	Q3 2009	% Change
Alameda County			
# of Sales	2,657	3,002	13%
Average Price (\$000)	\$547	\$468	-14%
Avg Days on Market (DOM)*	50	48	-4%
Months of Inventory*	5.3	2.0	-62%

Alameda			
Community	Q3 2008	Q3 2009	% Change
# of Sales	96	91	-5%
Average Price (\$000)	\$700	\$646	-8%
Average DOM	81	41	-49%
Months of Inventory	5.8	2.3	-60%

Albany			
Community	Q3 2008	Q3 2009	% Change
# of Sales	24	24	0%
Average Price (\$000)	\$641	\$581	-9%
Average DOM	20	48	140%
Months of Inventory	6.5	2.2	-66%

Berkeley			
Community	Q3 2008	Q3 2009	% Change
# of Sales	135	108	-20%
Average Price (\$000)	\$777	\$738	-5%
Average DOM	51	47	-8%
Months of Inventory	3.4	2.0	-41%

Community	Q3 2008	Q3 2009	% Change
Castro Valley			
# of Sales	113	130	15%
Average Price (\$000)	\$523	\$480	-8%
Average DOM	52	47	-10%
Months of Inventory	5.3	2.7	-49%

Dublin			
Community	Q3 2008	Q3 2009	% Change
# of Sales	93	106	14%
Average Price (\$000)	\$689	\$617	-10%
Average DOM	51	34	-33%
Months of Inventory	5.3	0.9	-83%

Fremont			
Community	Q3 2008	Q3 2009	% Change
# of Sales	301	377	25%
Average Price (\$000)	\$712	\$640	-10%
Average DOM	46	48	4%
Months of Inventory	4.3	1.9	-56%

Hayward			
Community	Q3 2008	Q3 2009	% Change
# of Sales	344	411	19%
Average Price (\$000)	\$346	\$299	-14%
Average DOM	48	43	-10%
Months of Inventory	5.5	1.7	-69%

* Average DOM and Months of Inventory based on statistics for the last month of the stated quarter.

Market Statistics Continued - Alameda County

Third Quarter 2008 vs. Third Quarter 2009
Single Family Residences (excludes condominiums)

Community	Q3 2008	Q3 2009	% Change
Livermore			
# of Sales	214	241	13%
Average Price (\$000)	\$522	\$503	-4%
Average DOM	53	41	-23%
Months of Inventory	5.5	2.0	-64%

Community	Q3 2008	Q3 2009	% Change
Newark			
# of Sales	82	87	6%
Average Price (\$000)	\$465	\$401	-14%
Average DOM	72	36	-50%
Months of Inventory	3.9	1.7	-56%

Community	Q3 2008	Q3 2009	% Change
Oakland (94611)			
# of Sales	72	59	-18%
Average Price (\$000)	\$887	\$796	-10%
Average DOM	51	70	37%
Months of Inventory	2.7	3.2	19%

Community	Q3 2008	Q3 2009	% Change
Piedmont (94611)			
# of Sales	26	15	-42%
Average Price (\$000)	\$1,682	\$1,404	-17%
Average DOM	35	37	6%
Months of Inventory	1.9	2.7	42%

Community	Q3 2008	Q3 2009	% Change
Pleasanton			
# of Sales	143	193	35%
Average Price (\$000)	\$990	\$832	-16%
Average DOM	48	58	21%
Months of Inventory	7.4	2.3	-69%

Community	Q3 2008	Q3 2009	% Change
San Leandro			
# of Sales	238	195	-18%
Average Price (\$000)	\$376	\$342	-9%
Average DOM	50	43	-14%
Months of Inventory	3.8	2.1	-45%

Community	Q3 2008	Q3 2009	% Change
San Lorenzo			
# of Sales	75	71	-5%
Average Price (\$000)	\$338	\$320	-5%
Average DOM	45	38	-16%
Months of Inventory	3.3	1.0	-70%

Community	Q3 2008	Q3 2009	% Change
Union City			
# of Sales	125	128	2%
Average Price (\$000)	\$525	\$451	-14%
Average DOM	47	53	13%
Months of Inventory	5.9	1.5	-75%