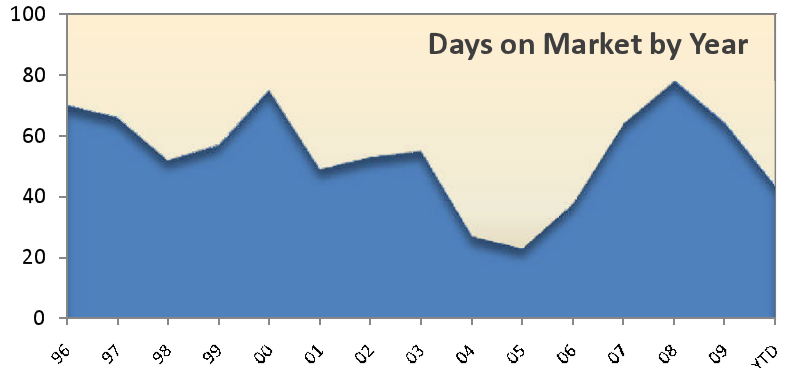
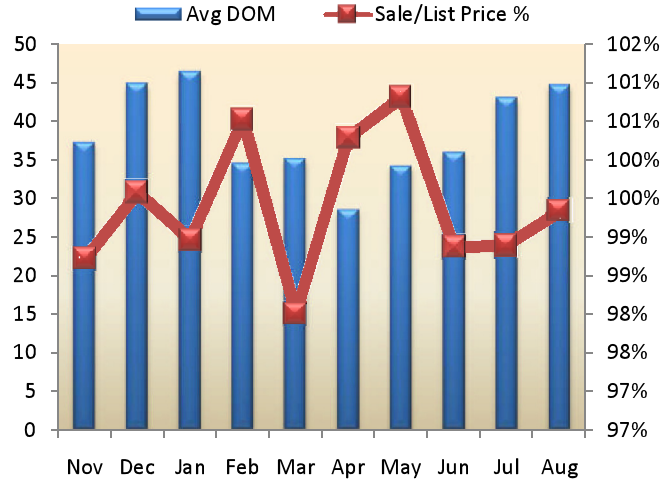
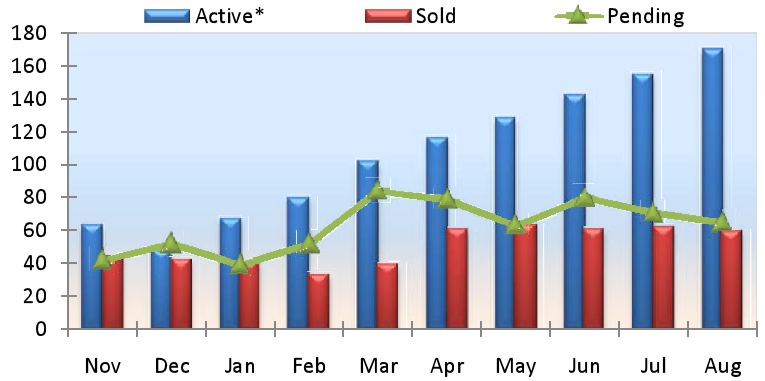


# Market Analysis: San Ramon

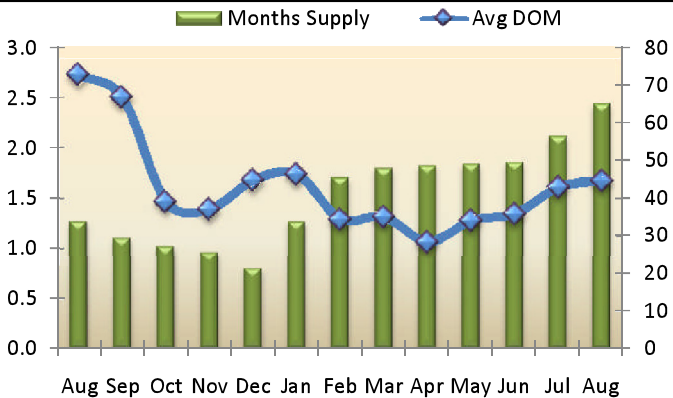
August-10

Days on Market (DOM) for the San Ramon area year-to-date is around 43. The median detached home price in San Ramon for August was \$725,000. As of the last day of August there were 170 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	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
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%
Aug 10	170	65	59	2.4	\$777,656	\$725,000	\$772,464	45	\$312	\$310	99.33%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 10	59	-10.61%	\$777,656	5.19%	\$725,000	2.84%	\$772,464	5.77%	45	-38.55%	99.33%
Aug 09	66	15.79%	\$739,288	-7.50%	\$705,000	-3.42%	\$730,325	-5.38%	73	-7.19%	98.79%
Aug 08	57	11.76%	\$799,263	-26.54%	\$730,000	-21.84%	\$771,853	-27.09%	78	24.07%	96.57%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	1			
\$300k-399k	7	6	1		
\$400k-499k	15	22	13	6	2
\$500k-599k	73	93	35	7	4
\$600k-699k	98	104	85	60	34
\$700k-799k	78	86	85	107	110
\$800k-899k	61	45	63	105	83
\$900k-999k	56	30	39	70	79
\$1m-1.5m	60	38	51	110	119
\$1.5m-2.0m	5	6	9	21	18
\$2m +		1	2	3	4

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