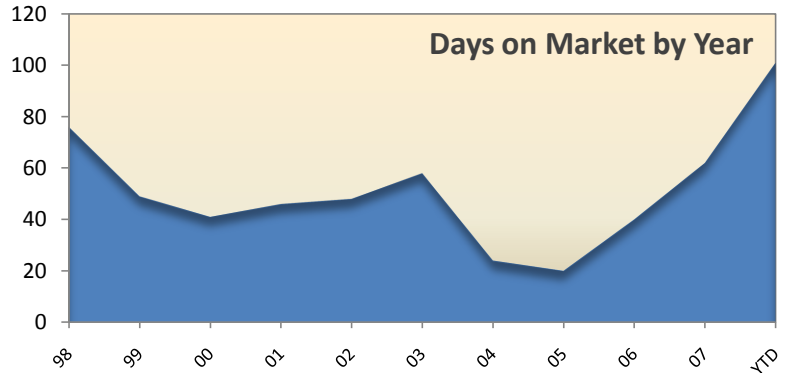
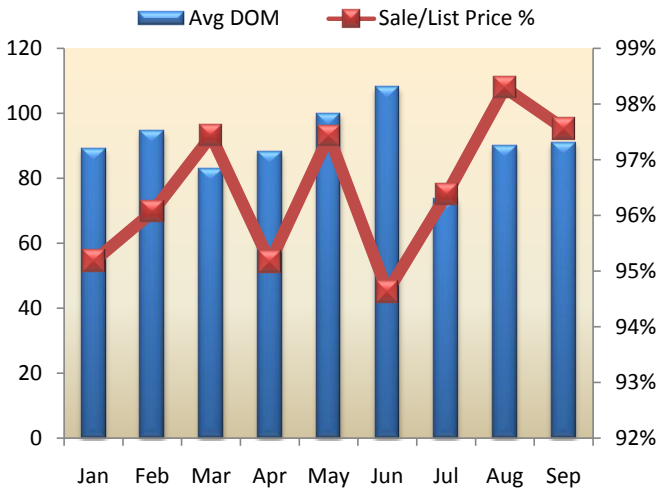


Attached Homes: San Ramon

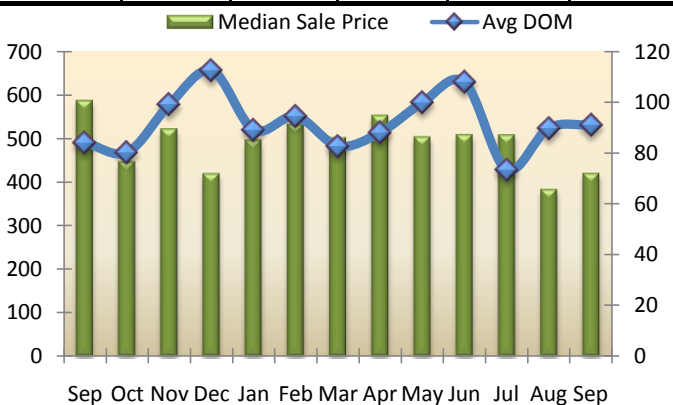
September-08

Days on Market (DOM) for the San Ramon area year-to-date is around 101. The median attached home price in San Ramon for September was \$419,000. As of the last day of September there were 84 active homes in San Ramon. At current selling rates this means there is approximately 3 months of inventory in San Ramon remaining.



Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft Listed	Avg \$ Sqft Sold	Sale Price/List Price
Sep 07	120	12	16	10.1	\$567,078	\$585,000	\$556,531	84	\$369	\$336	98.14%
Oct 07	118	15	13	8.9	\$488,142	\$445,000	\$472,154	80	\$400	\$385	96.72%
Nov 07	96	12	17	7.6	\$513,479	\$520,000	\$498,235	99	\$383	\$372	97.03%
Dec 07	89	10	8	7.5	\$476,344	\$418,000	\$459,563	113	\$343	\$330	96.48%
Jan 08	88	16	12	7.2	\$481,325	\$494,750	\$458,117	89	\$340	\$325	95.18%
Feb 08	89	12	16	7.3	\$524,447	\$530,000	\$503,838	95	\$322	\$308	96.07%
Mar 08	83	22	9	5.2	\$504,144	\$500,000	\$491,206	83	\$333	\$323	97.43%
Apr 08	84	14	18	5.6	\$542,712	\$551,250	\$516,455	88	\$362	\$345	95.16%
May 08	81	18	22	4.8	\$503,093	\$501,975	\$490,161	100	\$324	\$316	97.43%
Jun 08	93	21	10	5.6	\$494,655	\$507,500	\$468,100	108	\$335	\$316	94.63%
Jul 08	99	21	16	5.2	\$461,284	\$506,500	\$444,562	74	\$299	\$289	96.37%
Aug 08	100	22	21	4.9	\$417,092	\$382,000	\$409,974	90	\$323	\$317	98.29%
Sep 08	84	33	23	3.3	\$421,069	\$419,000	\$410,815	91	\$336	\$328	97.56%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Sep 08	23	#REF!	\$421,069	-25.75%	\$419,000	-28.38%	\$410,815	-26.18%	91	8.29%	97.56%
Sep 07	16	-27.27%	\$567,078	0.50%	\$585,000	1.83%	\$556,531	-0.48%	84	87.00%	98.14%
Sep 06**	22	-4.35%	\$564,280	-8.32%	\$574,500	-17.81%	\$559,230	-10.45%	45	200.00%	99.11%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k	1		1		2
\$100k-299k	14	1	2	5	20
\$300k-399k	34	38	21	20	64
\$400k-499k	31	39	48	56	62
\$500k-599k	46	32	33	39	62
\$600k-699k	17	63	60	54	55
\$700k-799k	4	28	36	57	2
\$800k-899k		3	6	4	
\$900k-999k			1		

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