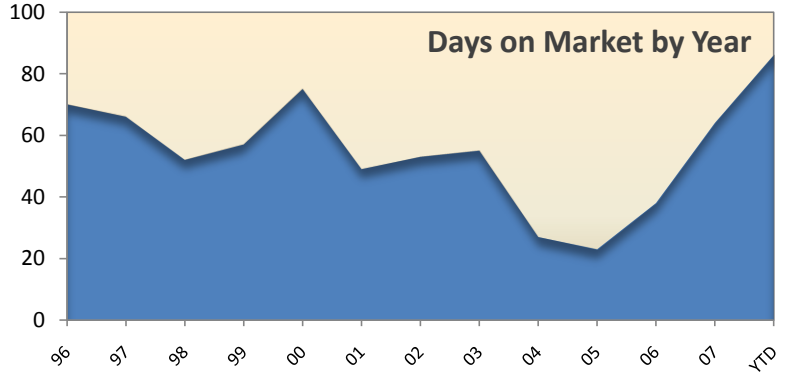
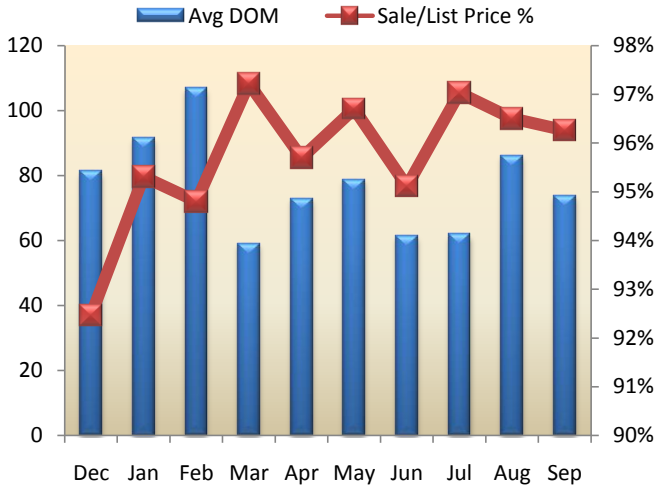


Market Analysis: San Ramon

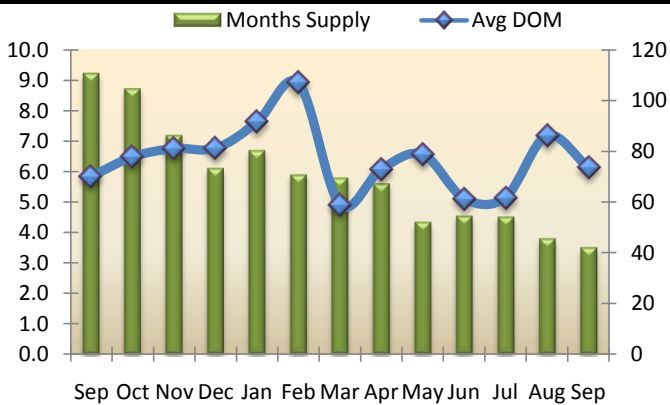
September-08

Days on Market (DOM) for the San Ramon area year-to-date is around 86. The median single family home price in San Ramon for September was \$778,000. As of the last day of September there were 205 active homes in San Ramon. At current selling rates this means there is approximately 4 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
Sep 07	279	28	35	9.2	\$842,966	\$780,000	\$823,271	70	\$394	\$386	97.66%
Oct 07	270	29	29	8.7	\$886,618	\$795,000	\$857,924	78	\$386	\$375	96.76%
Nov 07	232	40	27	7.2	\$946,091	\$880,000	\$912,519	81	\$368	\$354	96.45%
Dec 07	192	29	47	6.1	\$1,016,879	\$790,000	\$940,301	81	\$387	\$364	92.47%
Jan 08	217	32	33	6.7	\$958,421	\$810,000	\$913,460	92	\$359	\$344	95.31%
Feb 08	225	52	26	5.9	\$845,921	\$690,500	\$801,919	107	\$377	\$361	94.80%
Mar 08	237	51	43	5.8	\$832,405	\$775,000	\$809,243	59	\$354	\$344	97.22%
Apr 08	260	51	48	5.6	\$916,884	\$800,000	\$877,416	73	\$370	\$346	95.70%
May 08	244	71	49	4.3	\$810,830	\$777,500	\$784,047	79	\$369	\$357	96.70%
Jun 08	255	52	59	4.5	\$865,883	\$775,000	\$823,538	61	\$347	\$332	95.11%
Jul 08	259	56	65	4.5	\$858,818	\$780,000	\$833,279	62	\$340	\$329	97.03%
Aug 08	236	70	55	3.8	\$806,238	\$730,000	\$778,011	86	\$357	\$346	96.50%
Sep 08	205	56	52	3.5	\$875,290	\$778,000	\$842,541	74	\$338	\$328	96.26%
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	52	48.57%	\$875,290	3.83%	\$778,000	-0.26%	\$842,541	2.34%	74	5.11%	96.26%
Sep 07	35	-18.60%	\$842,966	-18.80%	\$780,000	34.48%	\$823,271	-17.91%	70	94.70%	97.66%
Sep 06**	43	-25.86%	\$1,038,079	6.64%	\$580,000	-36.44%	\$1,002,867	2.76%	36	80.00%	96.61%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	3	4	2	6
\$300k-399k	1				1
\$400k-499k	14	6	2	1	11
\$500k-599k	37	8	4	10	86
\$600k-699k	93	69	39	52	185
\$700k-799k	98	116	120	140	132
\$800k-899k	75	111	91	122	132
\$900k-999k	43	71	80	101	40
\$1m-1.5m	53	114	129	125	50
\$1.5m-2.0m	10	22	21	14	3
\$2m +	5	3	6	2	

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