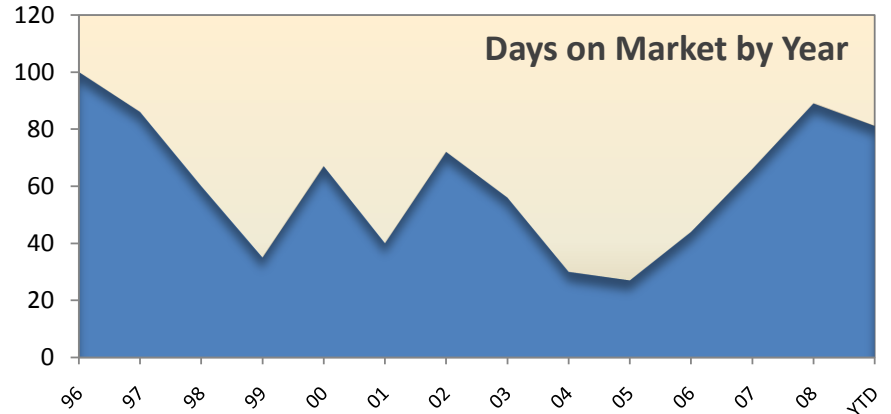
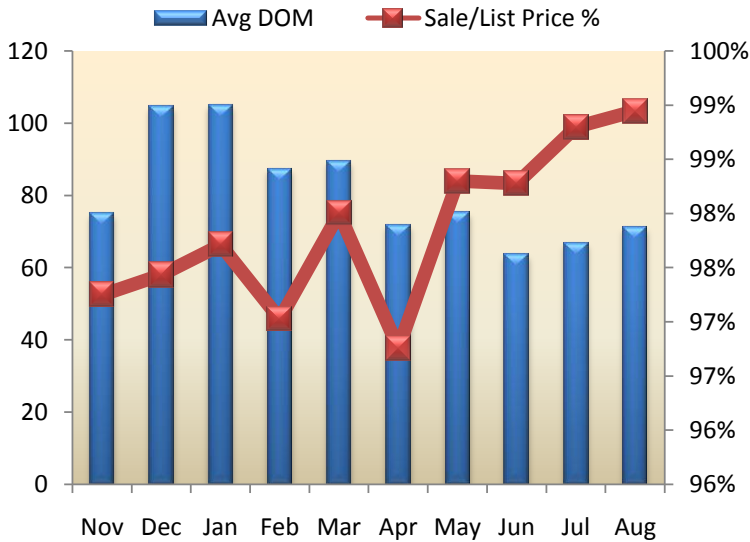
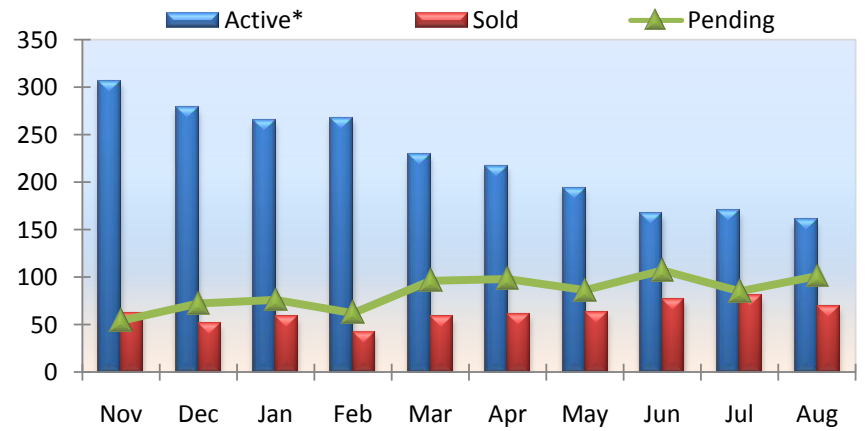


# Market Analysis: Livermore

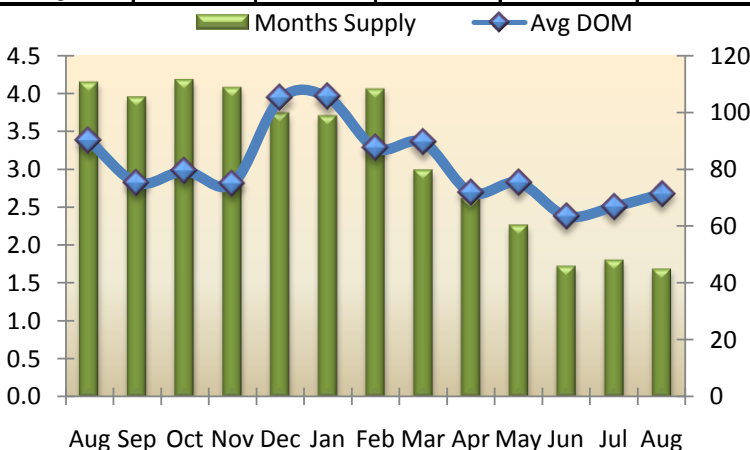
August-09

Days on Market (DOM) for the Livermore area year-to-date is around 81. The median single family home price in Livermore for August was \$442,000. As of the last day of August there were 160 active homes in Livermore. At current selling rates this means there is approximately 2 months of inventory in Livermore 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
Aug 08	363	74	72	4.1	\$534,668	\$470,000	\$519,798	90	\$306	\$298	97.22%
Sep 08	336	88	64	4.0	\$541,497	\$480,000	\$531,004	75	\$300	\$296	98.06%
Oct 08	347	84	79	4.2	\$481,213	\$420,000	\$470,254	79	\$276	\$271	97.72%
Nov 08	306	54	62	4.1	\$490,877	\$420,000	\$477,378	75	\$282	\$277	97.25%
Dec 08	279	72	51	3.7	\$508,826	\$415,000	\$495,764	105	\$253	\$247	97.43%
Jan 09	265	76	58	3.7	\$454,010	\$382,500	\$443,609	105	\$252	\$248	97.71%
Feb 09	268	62	42	4.1	\$468,200	\$412,500	\$454,274	87	\$256	\$250	97.03%
Mar 09	229	96	58	3.0	\$436,911	\$395,000	\$428,179	89	\$251	\$245	98.00%
Apr 09	217	98	61	2.6	\$479,669	\$391,000	\$464,117	72	\$263	\$257	96.76%
May 09	194	86	63	2.3	\$469,423	\$405,000	\$461,444	75	\$257	\$254	98.30%
Jun 09	167	107	76	1.7	\$521,569	\$470,000	\$512,580	64	\$249	\$246	98.28%
Jul 09	170	85	80	1.8	\$505,306	\$431,000	\$499,225	67	\$264	\$262	98.80%
Aug 09	160	101	69	1.7	\$510,412	\$442,000	\$505,036	71	\$258	\$257	98.95%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 09	69	-4.17%	\$510,412	-4.54%	\$442,000	-5.96%	\$505,036	-2.84%	71	-20.67%	98.95%
Aug 08	72	-5.26%	\$534,668	-29.45%	\$470,000	-28.05%	\$519,798	-29.80%	90	23.57%	97.22%
Aug 07	76	-13.64%	\$757,853	-5.36%	\$653,250	-0.80%	\$740,468	-5.87%	73	70.99%	97.71%



YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	82	9			
\$300k-399k	151	83	1	3	2
\$400k-499k	121	125	39	20	36
\$500k-599k	63	87	162	190	264
\$600k-699k	44	52	137	176	214
\$700k-799k	30	46	83	76	86
\$800k-899k	24	19	37	56	63
\$900k-999k	14	20	36	34	44
\$1m-1.5m	6	30	72	91	82
\$1.5m-2.0m		1	6	9	7
\$2m +			3		

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