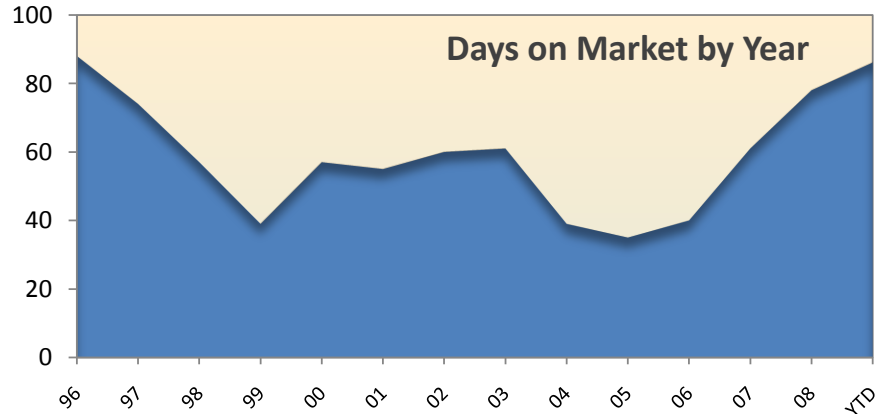
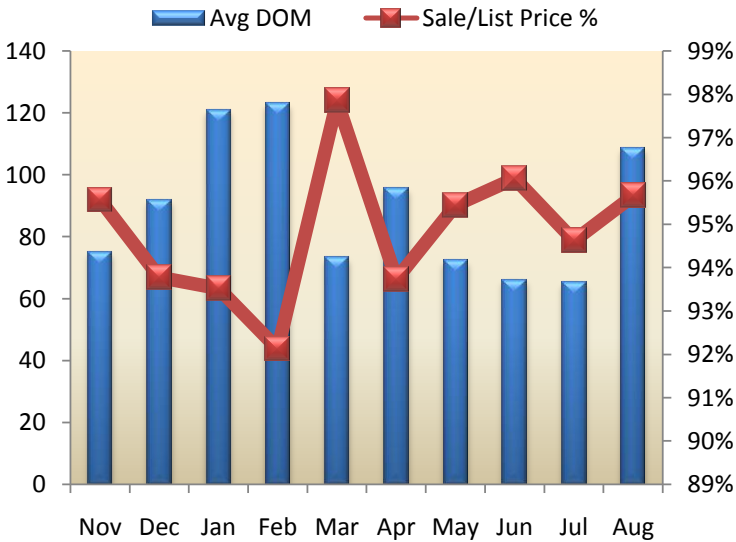


Market Analysis: Pleasanton

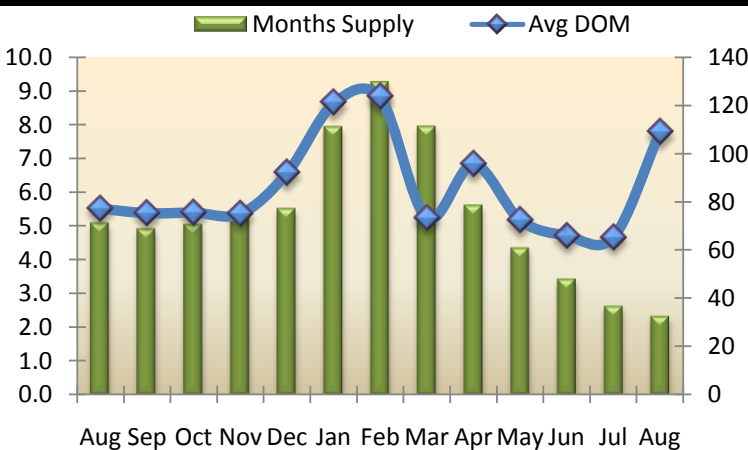
August-09

Days on Market (DOM) for the Pleasanton area year-to-date is around 86. The median single family home price in Pleasanton for August was \$706,500. As of the last day of August there were 163 active homes in Pleasanton. At current selling rates this means there is approximately 2 months of inventory in Pleasanton 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	254	51	49	5.1	\$965,575	\$730,000	\$919,717	77	\$416	\$399	95.25%
Sep 08	247	55	33	4.9	\$1,121,148	\$789,000	\$1,083,156	75	\$388	\$377	96.61%
Oct 08	227	30	48	5.0	\$982,649	\$810,000	\$944,820	75	\$378	\$365	96.15%
Nov 08	207	21	26	5.3	\$890,963	\$700,000	\$851,423	75	\$403	\$387	95.56%
Dec 08	179	24	26	5.5	\$1,109,062	\$798,500	\$1,040,044	92	\$373	\$352	93.78%
Jan 09	212	32	21	7.9	\$958,682	\$760,000	\$896,586	121	\$368	\$348	93.52%
Feb 09	231	23	16	9.2	\$1,037,437	\$752,107	\$955,760	123	\$374	\$352	92.13%
Mar 09	246	45	24	7.9	\$1,090,356	\$830,236	\$1,066,885	73	\$382	\$359	97.85%
Apr 09	230	64	29	5.6	\$1,023,915	\$665,000	\$959,786	95	\$359	\$338	93.74%
May 09	223	73	45	4.4	\$896,013	\$720,000	\$855,226	72	\$359	\$345	95.45%
Jun 09	207	59	62	3.4	\$808,179	\$681,000	\$776,345	66	\$353	\$343	96.06%
Jul 09	180	78	57	2.6	\$893,103	\$688,000	\$845,132	65	\$355	\$342	94.63%
Aug 09	163	70	62	2.3	\$895,001	\$706,500	\$856,199	109	\$394	\$375	95.66%
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	62	26.53%	\$895,001	-7.31%	\$706,500	-3.22%	\$856,199	-6.91%	109	40.83%	95.66%
Aug 08	49	-33.78%	\$965,575	-11.02%	\$730,000	-12.57%	\$919,717	-12.59%	77	6.18%	95.25%
Aug 07	74	15.63%	\$1,085,173	-0.69%	\$835,000	-2.57%	\$1,052,149	-1.72%	73	95.54%	96.96%



YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	1			
\$300k-399k	1				
\$400k-499k	22	5		2	
\$500k-599k	66	32	12	5	22
\$600k-699k	74	52	81	38	64
\$700k-799k	49	56	111	103	132
\$800k-899k	28	50	103	108	150
\$900k-999k	13	17	42	39	57
\$1m-1.5m	46	52	82	93	87
\$1.5m-2.0m	25	37	31	34	51
\$2m +	10	17	36	33	29

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