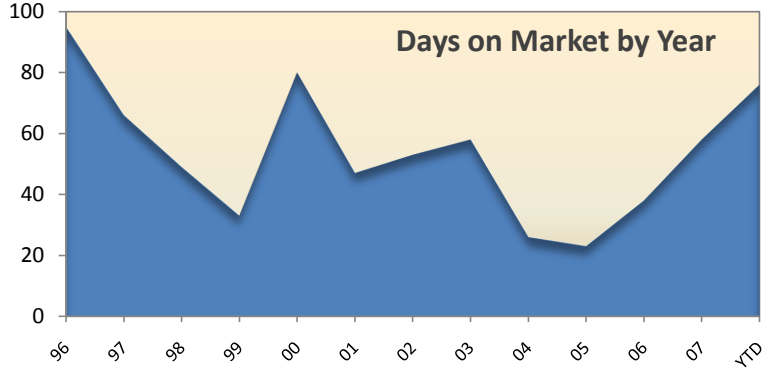
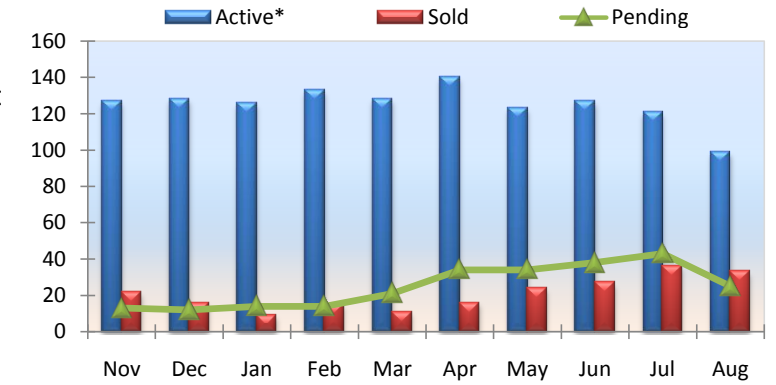
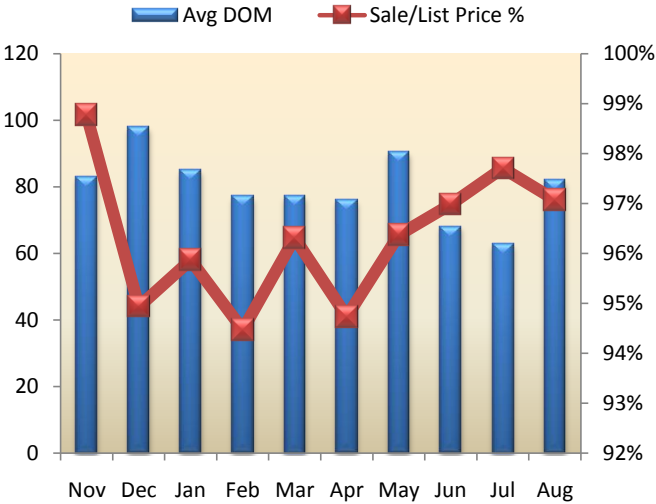


Market Analysis: Dublin

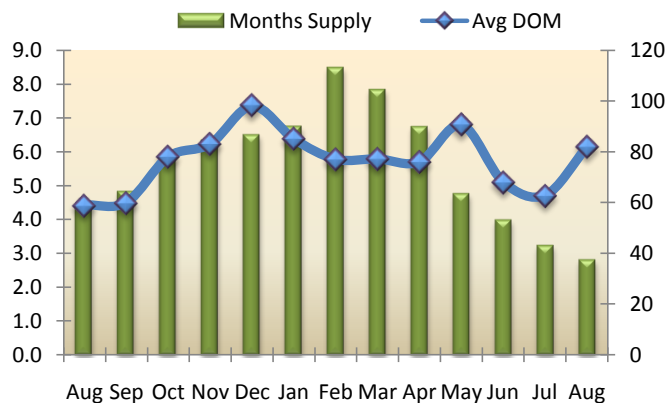
August-08

Days on Market (DOM) for the Dublin area year-to-date is around 76. The median single family home price in Dublin for August was \$670,000. As of the last day of August there were 99 active homes in Dublin. At current selling rates this means there is approximately 3 months of inventory in Dublin 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 07	161	14	23	4.4	\$708,983	\$656,000	\$702,913	59	\$406	\$402	99.14%
Sep 07	158	14	19	4.8	\$731,587	\$692,000	\$716,965	60	\$394	\$387	98.00%
Oct 07	152	22	18	5.8	\$766,649	\$697,469	\$731,683	78	\$373	\$356	95.44%
Nov 07	127	13	22	6.4	\$709,613	\$680,000	\$700,858	83	\$364	\$362	98.77%
Dec 07	128	12	16	6.5	\$847,071	\$797,540	\$804,130	98	\$330	\$316	94.93%
Jan 08	126	14	9	6.8	\$717,928	\$715,000	\$688,267	85	\$285	\$272	95.87%
Feb 08	133	14	15	8.5	\$678,620	\$561,000	\$641,067	77	\$351	\$334	94.47%
Mar 08	128	21	11	7.8	\$704,186	\$695,000	\$678,182	77	\$344	\$335	96.31%
Apr 08	140	34	16	6.7	\$709,873	\$668,500	\$672,447	76	\$340	\$325	94.73%
May 08	123	34	24	4.8	\$677,179	\$632,500	\$652,575	91	\$342	\$334	96.37%
Jun 08	127	38	27	4.0	\$702,359	\$610,000	\$681,144	68	\$342	\$334	96.98%
Jul 08	121	43	36	3.2	\$706,368	\$637,150	\$690,186	63	\$317	\$312	97.71%
Aug 08	99	25	33	2.8	\$702,442	\$670,000	\$681,873	82	\$323	\$315	97.07%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 08	33	43.48%	\$702,442	-0.92%	\$670,000	2.13%	\$681,873	-2.99%	82	38.76%	97.07%
Aug 07	23	0.00%	\$708,983	-17.81%	\$656,000	-14.58%	\$702,913	-14.90%	59	69.78%	99.14%
Aug 06**	23	-42.50%	\$862,625	-9.95%	\$768,000	-12.35%	\$825,953	-14.06%	35	85.56%	95.75%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k			2		2
\$300k-399k	1				
\$400k-499k	27	1			45
\$500k-599k	39	34	12	25	107
\$600k-699k	43	54	60	86	75
\$700k-799k	34	50	34	41	59
\$800k-899k	12	26	39	46	46
\$900k-999k	6	19	12	25	14
\$1m-1.5m	16	36	36	56	9
\$1.5m-2.0m		4	4	8	
\$2m+		1	1	4	

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