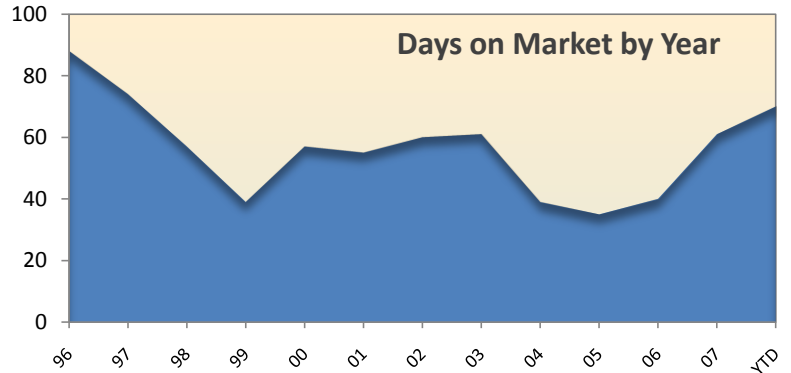
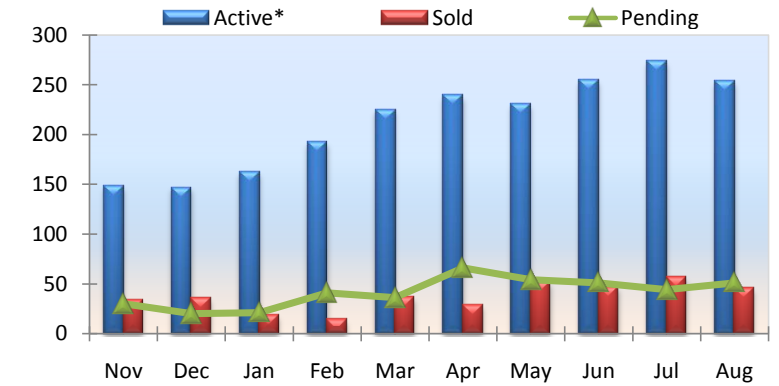
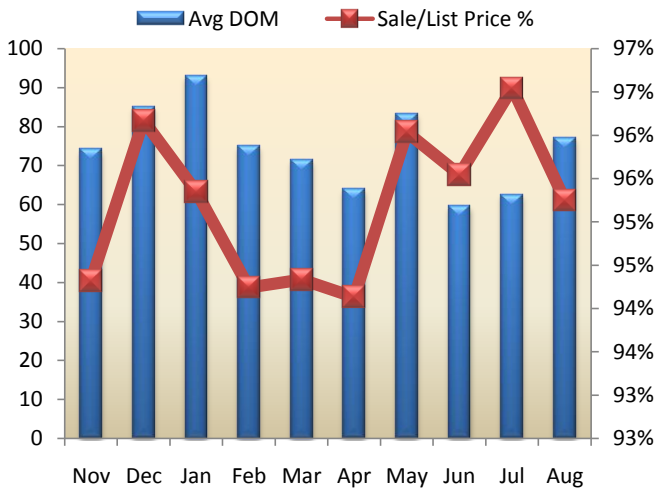


Market Analysis: Pleasanton

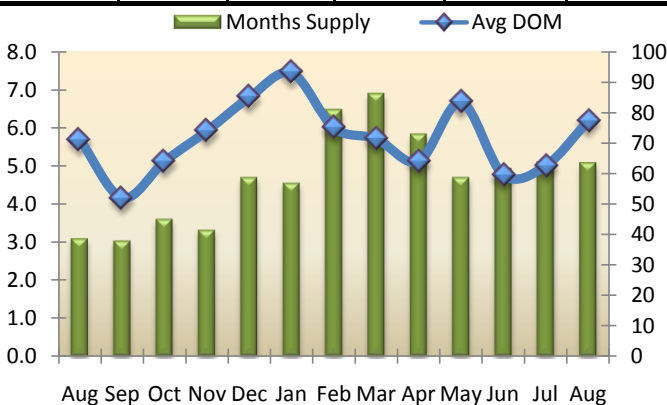
August-08

Days on Market (DOM) for the Pleasanton area year-to-date is around 70. The median single family home price in Pleasanton for August was \$730,000. As of the last day of August there were 254 active homes in Pleasanton. At current selling rates this means there is approximately 5 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 07	217	42	74	3.1	\$1,072,868	\$835,000	\$1,043,231	71	\$450	\$440	97.24%
Sep 07	216	32	23	3.0	\$966,729	\$802,000	\$935,294	52	\$441	\$427	96.75%
Oct 07	193	38	37	3.6	\$975,686	\$818,000	\$947,592	64	\$414	\$414	97.12%
Nov 07	148	30	34	3.3	\$1,160,416	\$831,750	\$1,094,545	74	\$434	\$416	94.32%
Dec 07	147	20	36	4.7	\$1,109,161	\$835,000	\$1,066,652	85	\$416	\$401	96.17%
Jan 08	162	21	19	4.5	\$1,175,957	\$855,000	\$1,121,211	93	\$414	\$397	95.34%
Feb 08	192	41	14	6.5	\$1,191,035	\$1,200,000	\$1,122,429	75	\$430	\$406	94.24%
Mar 08	225	36	37	6.9	\$1,088,416	\$780,000	\$1,026,717	71	\$423	\$403	94.33%
Apr 08	239	66	29	5.8	\$1,058,053	\$823,000	\$995,929	64	\$433	\$413	94.13%
May 08	231	54	52	4.7	\$1,087,617	\$778,750	\$1,044,450	83	\$425	\$410	96.03%
Jun 08	255	51	47	4.9	\$1,119,119	\$830,000	\$1,069,244	60	\$413	\$391	95.54%
Jul 08	274	44	57	5.1	\$1,064,371	\$845,000	\$1,027,550	63	\$396	\$385	96.54%
Aug 08	254	51	46	5.1	\$965,575	\$730,000	\$919,717	77	\$416	\$399	95.25%
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	46	-37.84%	\$965,575	-10.00%	\$730,000	-12.57%	\$919,717	-11.84%	77	8.61%	95.25%
Aug 07	74	7.25%	\$1,072,868	5.12%	\$835,000	0.72%	\$1,043,231	4.72%	71	91.15%	97.24%
Aug 06**	69	-33.01%	\$1,020,638	-4.62%	\$829,000	-5.26%	\$996,231	-6.40%	37	97.72%	97.61%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k	2	2	4	3	4
\$300k-399k					4
\$400k-499k	4		2		25
\$500k-599k	32	12	5	21	101
\$600k-699k	51	81	36	63	202
\$700k-799k	54	111	102	131	147
\$800k-899k	50	101	108	150	63
\$900k-999k	16	42	39	57	35
\$1m-1.5m	51	82	92	87	65
\$1.5m-2.0m	35	31	32	51	45
\$2m +	17	36	35	29	26

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