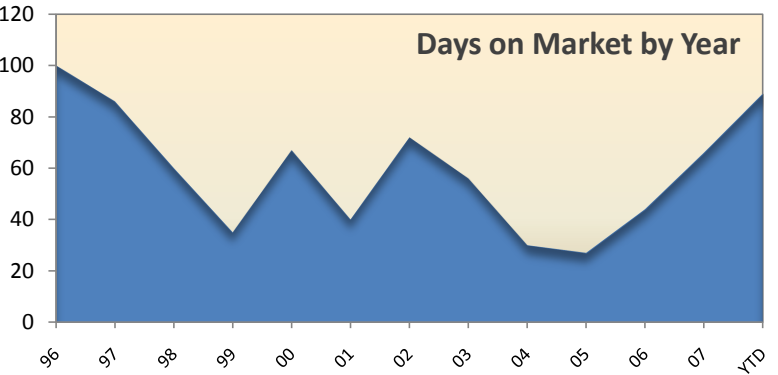
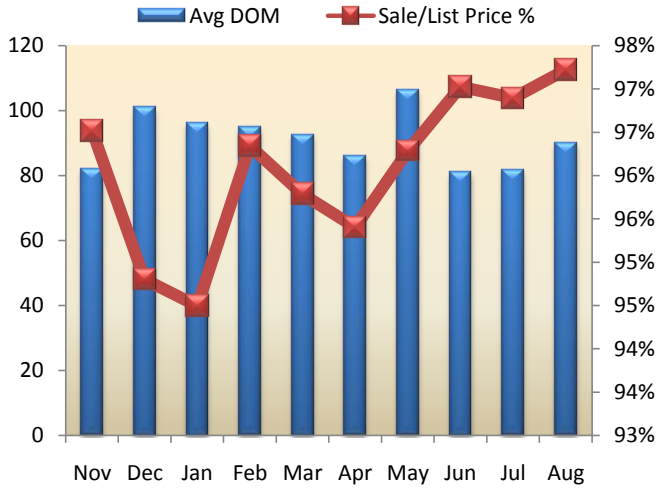


Market Analysis: Livermore

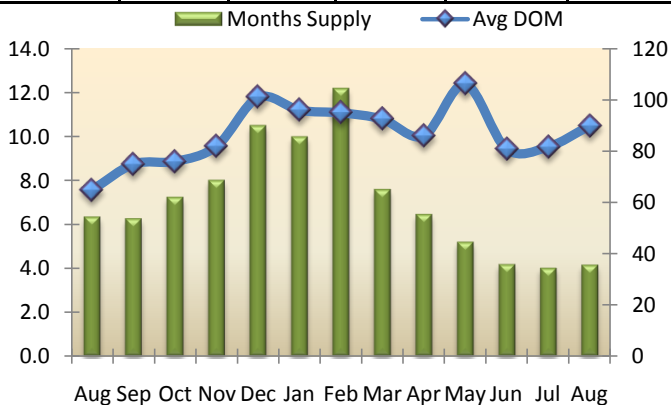
August-08

Days on Market (DOM) for the Livermore area year-to-date is around 89. The median single family home price in Livermore for August was \$470,000. As of the last day of August there were 363 active homes in Livermore. At current selling rates this means there is approximately 4 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 07	447	46	76	6.3	\$771,420	\$658,000	\$753,501	65	\$385	\$375	97.68%
Sep 07	452	34	34	6.2	\$724,408	\$615,000	\$696,481	75	\$397	\$382	96.14%
Oct 07	426	43	41	7.2	\$777,695	\$629,000	\$753,594	76	\$372	\$361	96.90%
Nov 07	402	39	33	8.0	\$671,874	\$589,000	\$648,469	82	\$357	\$345	96.52%
Dec 07	377	18	41	10.5	\$738,671	\$545,000	\$700,248	101	\$343	\$345	94.80%
Jan 08	382	46	24	10.0	\$655,256	\$510,000	\$619,167	96	\$348	\$331	94.49%
Feb 08	397	48	43	12.2	\$701,792	\$570,000	\$676,091	95	\$332	\$320	96.34%
Mar 08	399	64	40	7.6	\$713,716	\$595,000	\$683,615	93	\$331	\$318	95.78%
Apr 08	387	82	57	6.5	\$637,960	\$500,000	\$608,625	86	\$340	\$323	95.40%
May 08	379	98	67	5.2	\$576,339	\$475,000	\$554,920	106	\$313	\$303	96.28%
Jun 08	351	92	74	4.2	\$574,488	\$529,000	\$557,380	81	\$317	\$308	97.02%
Jul 08	359	86	69	4.0	\$568,740	\$499,950	\$551,075	82	\$296	\$289	96.89%
Aug 08	363	74	67	4.1	\$534,668	\$470,000	\$519,798	90	\$306	\$298	97.22%
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	67	-11.84%	\$534,668	-30.69%	\$470,000	-28.57%	\$519,798	-31.02%	90	38.20%	97.22%
Aug 07	76	-9.52%	\$771,420	5.70%	\$658,000	2.82%	\$753,501	4.79%	65	52.88%	97.68%
Aug 06**	84	-38.24%	\$729,829	4.11%	\$639,975	0.98%	\$719,072	2.27%	43	136.80%	98.53%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k	13	5	7	14	5
\$300k-399k	83		3	2	52
\$400k-499k	118	39	18	35	324
\$500k-599k	86	160	189	259	253
\$600k-699k	50	136	175	208	133
\$700k-799k	45	83	75	85	72
\$800k-899k	19	36	56	63	60
\$900k-999k	20	36	32	43	36
\$1m-1.5m	30	72	91	82	
\$1.5m-2.0m	1	6	9	7	45
\$2m +		3			2

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