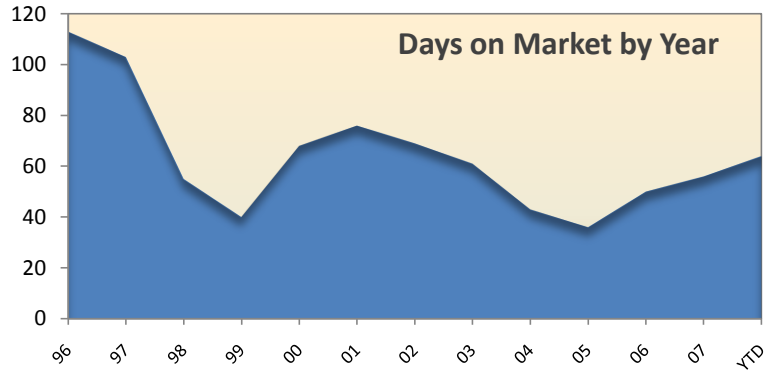
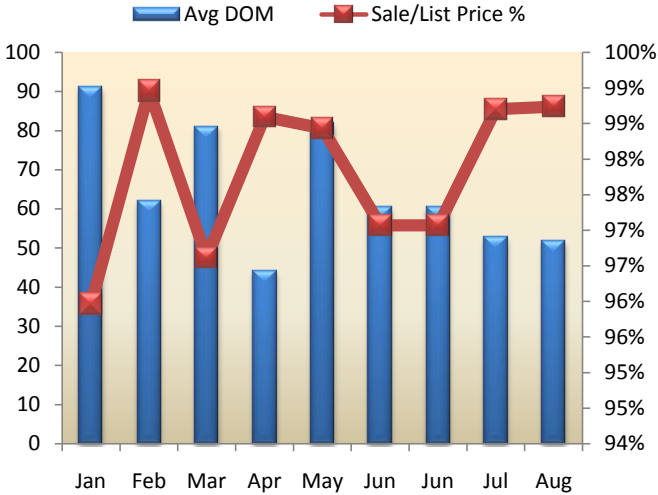


Market Analysis: Alameda

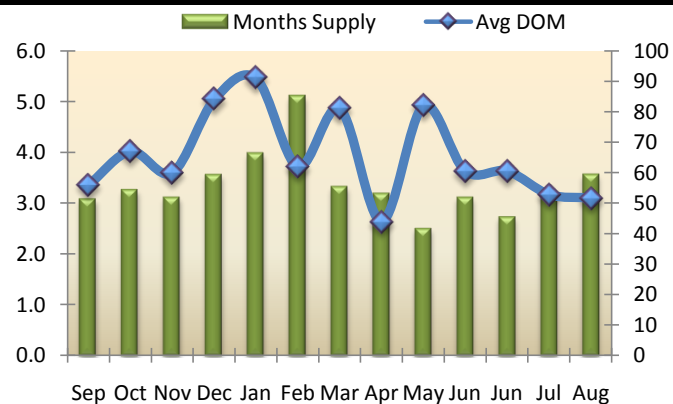
August-08

Days on Market (DOM) for the Alameda area year-to-date is around 64. The median single family home price in Alameda for August was \$619,500. As of the last day of August there were 113 active homes in Alameda. At current selling rates this means there is approximately 4 months of inventory in Alameda 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 Listed	Avg \$ Sqft Sold	Sale Price/List Price
Sep 07	106	25	18	3.1	\$804,080	\$745,000	\$799,722	56	\$433	\$431	99.46%
Oct 07	98	25	23	3.3	\$697,578	\$715,000	\$691,605	67	\$438	\$433	99.14%
Nov 07	80	17	23	3.1	\$740,086	\$659,000	\$625,934	60	\$426	\$458	98.09%
Dec 07	76	14	21	3.6	\$694,154	\$638,000	\$676,014	84	\$440	\$430	97.39%
Jan 08	89	15	13	4.0	\$794,568	\$630,000	\$762,538	91	\$428	\$410	95.97%
Feb 08	97	19	13	5.1	\$651,000	\$625,000	\$644,231	62	\$382	\$381	98.96%
Mar 08	91	48	13	3.3	\$685,462	\$625,000	\$662,231	81	\$468	\$452	96.61%
Apr 08	97	24	32	3.2	\$693,709	\$677,313	\$683,952	44	\$439	\$411	98.59%
May 08	92	38	27	2.5	\$719,963	\$645,000	\$708,648	82	\$461	\$455	98.43%
Jun 08	104	38	35	3.1	\$712,820	\$660,000	\$691,908	61	\$428	\$418	97.07%
Jul 08	110	27	42	3.2	\$750,246	\$697,500	\$740,487	53	\$428	\$413	98.70%
Aug 08	113	30	30	3.6	\$667,377	\$619,500	\$658,950	52	\$426	\$420	98.74%
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	30	66.67%	\$667,377	-17.00%	\$619,500	-16.85%	\$658,950	-17.60%	52	-7.70%	98.74%
Aug 07	18	-41.94%	\$804,080	1.60%	\$745,000	5.23%	\$799,722	2.41%	56	37.77%	99.46%
Aug 06**	31	-41.51%	\$791,452	4.13%	\$708,000	-5.35%	\$780,886	-0.87%	41	35.80%	98.67%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	3			1
\$300k-399k	8	2	2	5	7
\$400k-499k	19	7	8	13	44
\$500k-599k	39	34	37	48	80
\$600k-699k	53	59	84	58	106
\$700k-799k	36	58	58	67	43
\$800k-899k	26	30	29	43	30
\$900k-999k	14	22	28	32	14
\$1m-1.5m	8	19	21	21	13
\$1.5m-2.0m	1	1	3	4	1
\$2m +	2		2	3	

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