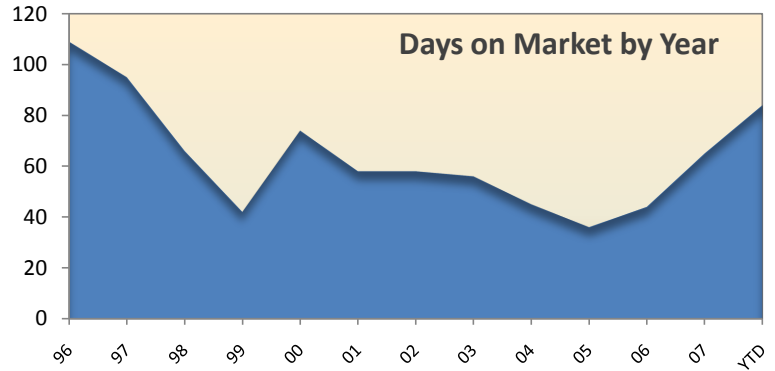
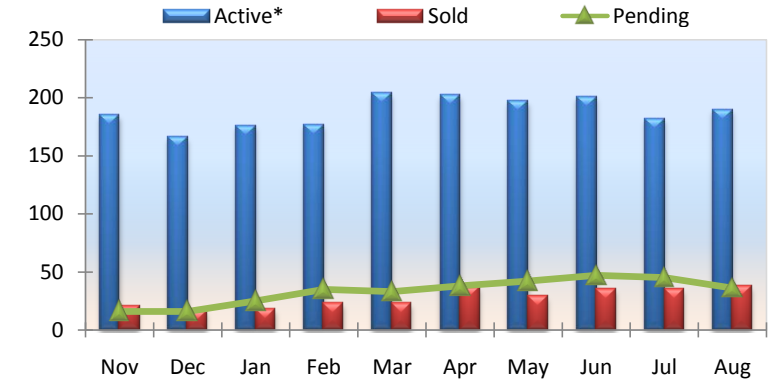
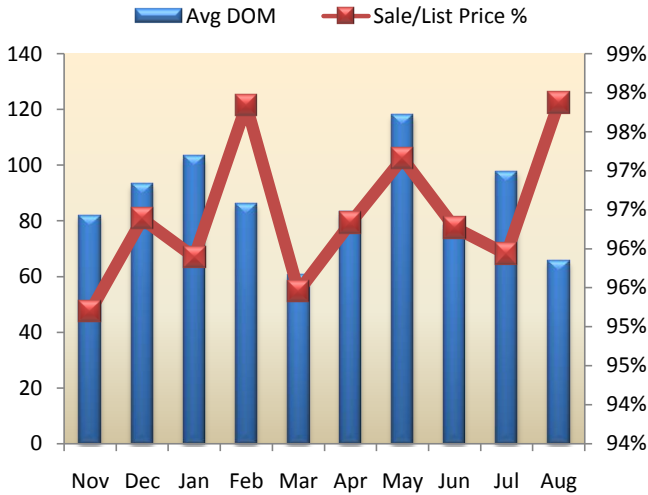


Market Analysis: Castro Valley

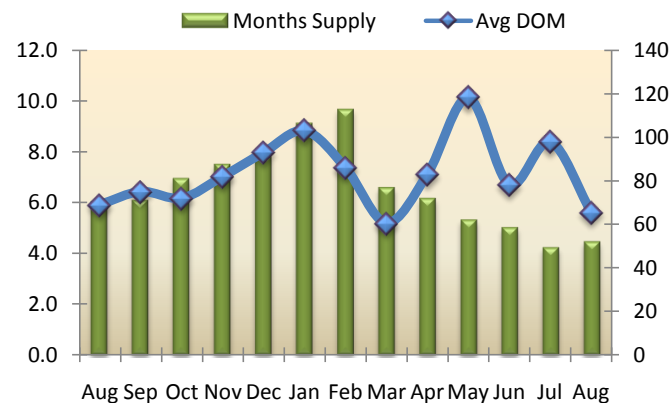
August-08

Days on Market (DOM) for the Castro Valley area year to-date is around 84. The median single family home price in Castro Valley for August was \$514,500. As of the last day of August there were 190 active homes in Castro Valley. At current selling rates this means there is approximately 4 months of inventory in Castro Valley 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	207	26	30	6.0	\$671,937	\$630,000	\$669,552	69	\$397	\$394	99.65%
Sep 07	207	23	23	6.1	\$663,406	\$600,000	\$641,021	75	\$374	\$360	96.63%
Oct 07	206	19	21	6.9	\$645,864	\$608,200	\$622,808	72	\$341	\$343	96.43%
Nov 07	185	16	20	7.5	\$643,601	\$585,000	\$612,677	82	\$410	\$391	95.20%
Dec 07	166	16	17	7.8	\$695,664	\$675,000	\$670,493	93	\$352	\$344	96.38%
Jan 08	176	25	18	9.1	\$621,856	\$562,500	\$596,306	103	\$381	\$366	95.89%
Feb 08	177	35	23	9.7	\$611,283	\$550,000	\$598,086	86	\$331	\$324	97.84%
Mar 08	204	33	23	6.6	\$745,448	\$562,000	\$711,565	61	\$346	\$332	95.45%
Apr 08	202	38	37	6.2	\$571,375	\$525,000	\$550,404	83	\$349	\$338	96.33%
May 08	197	42	29	5.3	\$584,534	\$515,000	\$567,912	118	\$352	\$342	97.16%
Jun 08	201	47	35	5.0	\$568,698	\$495,000	\$547,494	78	\$340	\$327	96.27%
Jul 08	182	45	35	4.2	\$596,457	\$525,000	\$572,176	98	\$343	\$330	95.93%
Aug 08	190	36	38	4.5	\$522,631	\$514,500	\$511,486	66	\$325	\$320	97.87%
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	38	26.67%	\$522,631	-22.22%	\$514,500	-18.33%	\$511,486	-23.61%	65.6266667	-4.89%	97.87%
Aug 07	30	-30.23%	\$671,937	-5.11%	\$630,000	-7.35%	\$669,552	-4.45%	69	91.25%	99.65%
Aug 06**	43	-44.87%	\$708,142	-3.84%	\$680,000	-4.23%	\$700,731	-5.28%	36	52.48%	98.95%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	1	2	3	7
\$300k-399k	24	1		1	25
\$400k-499k	67	18	5	25	115
\$500k-599k	71	61	72	126	130
\$600k-699k	34	63	87	96	76
\$700k-799k	23	34	64	76	60
\$800k-899k	16	33	43	53	26
\$900k-999k	6	19	33	37	12
\$1m-1.5m	5	13	14	25	3
\$1.5m-2.0m	1	1	4		1
\$2m+		1	2		3

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