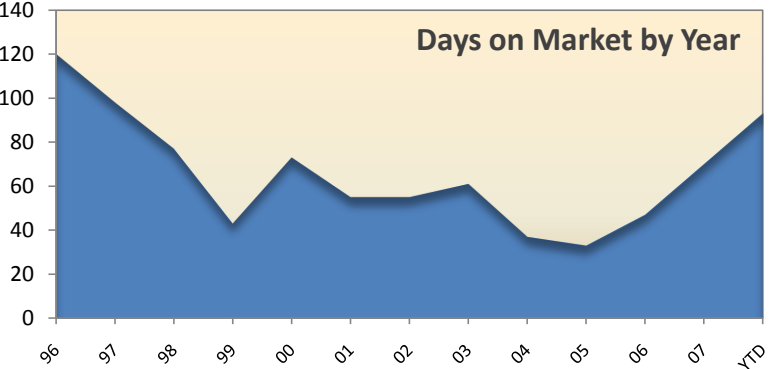
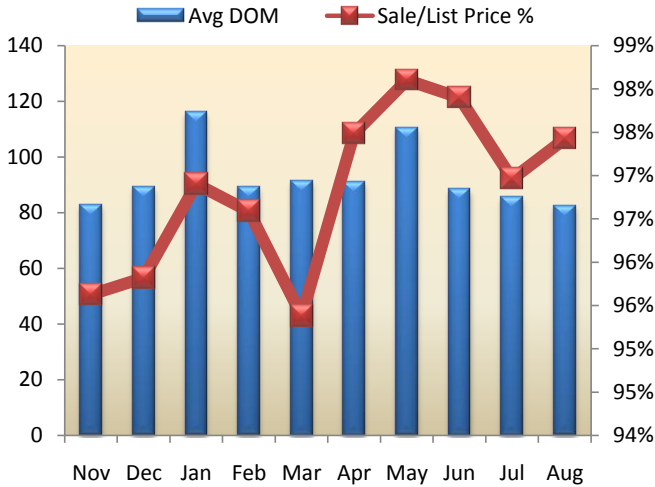


Market Analysis: San Leandro

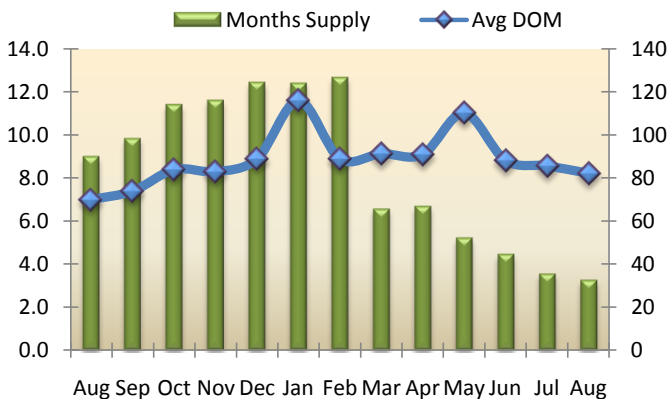
August-08

Days on Market (DOM) for the San Leandro area year-to-date is around 93. The median single family home price in San Leandro for August was \$355,000. As of the last day of August there were 297 active homes in San Leandro. At current selling rates this means there is approximately 3 months of inventory in San Leandro 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	435	38	36	9.0	\$532,242	\$500,000	\$515,127	70	\$396	\$382	96.78%
Sep 07	436	28	35	9.8	\$537,576	\$488,000	\$514,856	74	\$401	\$386	95.77%
Oct 07	441	29	29	11.4	\$508,250	\$475,000	\$493,311	84	\$395	\$385	97.06%
Nov 07	387	33	25	11.6	\$507,999	\$464,000	\$485,789	83	\$356	\$342	95.63%
Dec 07	369	20	35	12.4	\$523,249	\$456,250	\$501,367	89	\$330	\$315	95.82%
Jan 08	368	37	26	12.4	\$509,428	\$477,450	\$493,650	116	\$329	\$318	96.90%
Feb 08	363	56	30	12.7	\$435,072	\$430,500	\$420,220	89	\$299	\$288	96.59%
Mar 08	350	67	40	6.6	\$479,579	\$433,500	\$457,420	91	\$330	\$315	95.38%
Apr 08	387	71	48	6.7	\$423,321	\$397,500	\$412,672	91	\$311	\$303	97.48%
May 08	370	89	55	5.2	\$422,915	\$410,000	\$414,889	110	\$327	\$321	98.10%
Jun 08	346	82	58	4.5	\$419,837	\$405,000	\$411,020	88	\$306	\$301	97.90%
Jul 08	306	102	73	3.6	\$407,130	\$380,000	\$394,752	86	\$293	\$286	96.96%
Aug 08	297	90	76	3.3	\$378,610	\$355,000	\$368,852	82	\$282	\$275	97.42%
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	76	111.11%	\$378,610	-28.87%	\$355,000	-29.00%	\$368,852	-28.40%	82	17.51%	97.42%
Aug 07	36	-54.43%	\$532,242	-13.91%	\$500,000	-13.79%	\$515,127	-15.35%	70	79.19%	96.78%
Aug 06**	79	-18.56%	\$618,268	4.26%	\$580,000	0.87%	\$608,573	-0.21%	39	86.26%	98.43%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k	2	3	3	3	4
\$100k-299k	53	2		1	8
\$300k-399k	160	9	1	13	100
\$400k-499k	151	78	45	120	329
\$500k-599k	48	167	263	287	119
\$600k-699k	19	49	142	124	59
\$700k-799k	4	28	46	52	13
\$800k-899k		5	22	24	1
\$900k-999k		4	10	5	
\$1m-1.5m	1		2	3	
\$1.5m-2.0m					

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