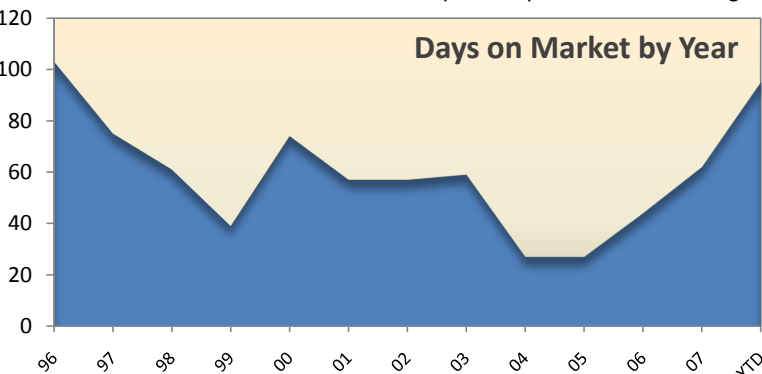
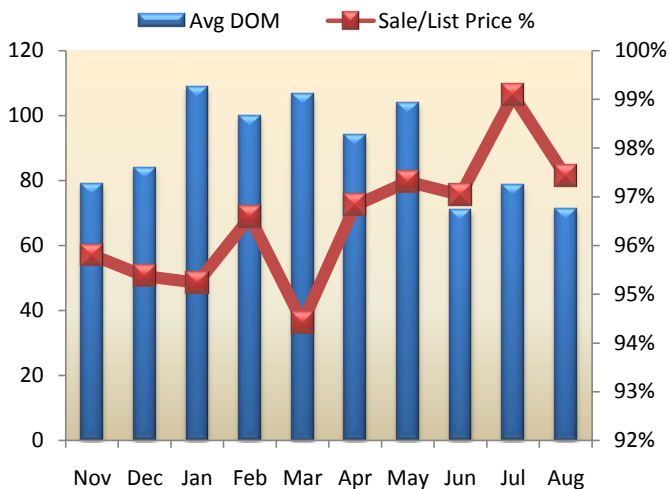
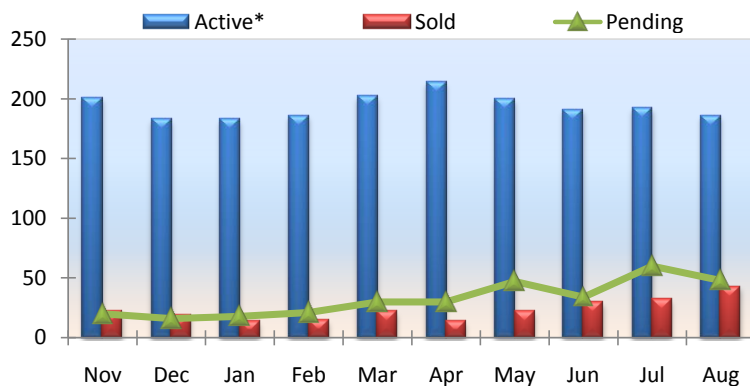


Market Analysis: Union City

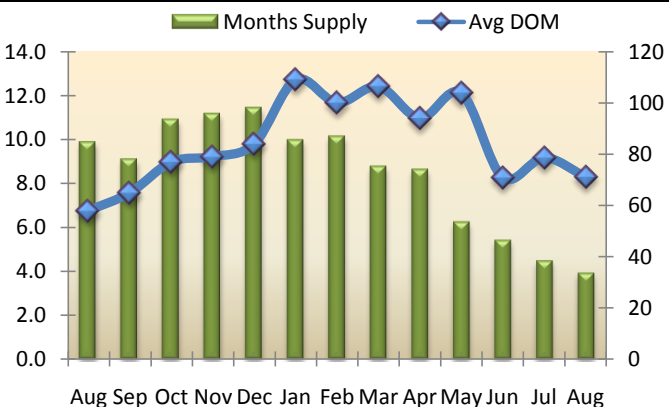
August-08

Days on Market (DOM) for the Union City area year-to-date is around 95. The median single family home price in Union City for August was \$490,000. As of the last day of August there were 186 active homes in Union City. At current selling rates this means there is approximately 4 months of inventory in Union City 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	244	13	28	9.9	\$726,793	\$655,000	\$710,161	58	\$386	\$378	97.71%
Sep 07	252	14	12	9.1	\$680,631	\$665,750	\$665,916	65	\$352	\$345	97.84%
Oct 07	240	18	14	10.9	\$770,817	\$747,500	\$727,827	77	\$392	\$370	94.42%
Nov 07	201	20	22	11.2	\$675,655	\$590,000	\$647,300	79	\$370	\$357	95.80%
Dec 07	183	16	19	11.4	\$648,696	\$660,000	\$618,678	84	\$367	\$351	95.37%
Jan 08	183	18	14	10.0	\$614,939	\$549,500	\$585,643	109	\$364	\$345	95.24%
Feb 08	186	21	15	10.1	\$554,977	\$500,000	\$535,993	100	\$338	\$327	96.58%
Mar 08	202	30	22	8.8	\$691,260	\$665,000	\$652,677	106	\$333	\$316	94.42%
Apr 08	214	30	14	8.6	\$558,648	\$564,000	\$540,907	94	\$344	\$334	96.82%
May 08	200	47	22	6.3	\$520,839	\$501,500	\$506,814	104	\$332	\$320	97.31%
Jun 08	191	34	30	5.4	\$600,740	\$525,000	\$582,967	71	\$318	\$309	97.04%
Jul 08	192	60	32	4.5	\$519,384	\$480,000	\$514,625	79	\$301	\$300	99.08%
Aug 08	186	48	43	3.9	\$557,789	\$490,000	\$543,407	71	\$306	\$299	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	43	53.57%	\$557,789	-23.25%	\$490,000	-25.19%	\$543,407	-23.48%	71	22.74%	97.42%
Aug 07	28	-41.67%	\$726,793	-2.01%	\$655,000	-5.21%	\$710,161	-3.54%	58	45.82%	97.71%
Aug 06**	48	-32.39%	\$741,682	0.16%	\$691,000	-4.03%	\$736,239	-1.64%	40	105.14%	99.27%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k		2		1	4
\$100k-299k	9				3
\$300k-399k	16	1		2	9
\$400k-499k	66	8	2	11	107
\$500k-599k	47	26	31	59	123
\$600k-699k	25	69	98	129	78
\$700k-799k	25	33	58	57	74
\$800k-899k	9	40	54	53	9
\$900k-999k	5	16	16	29	
\$1m-1.5m	2	7	16	13	
\$2m +					

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