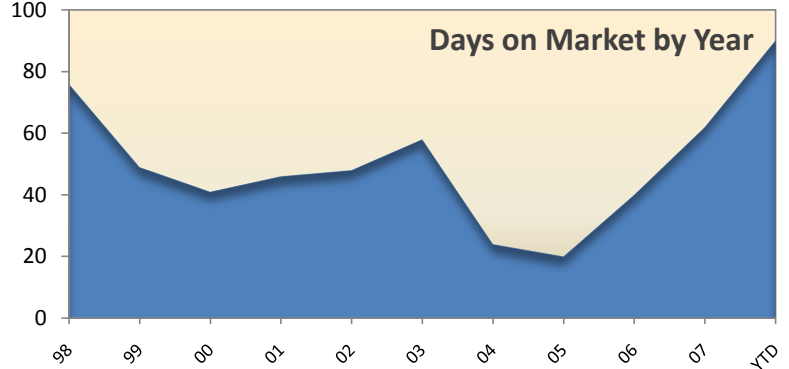
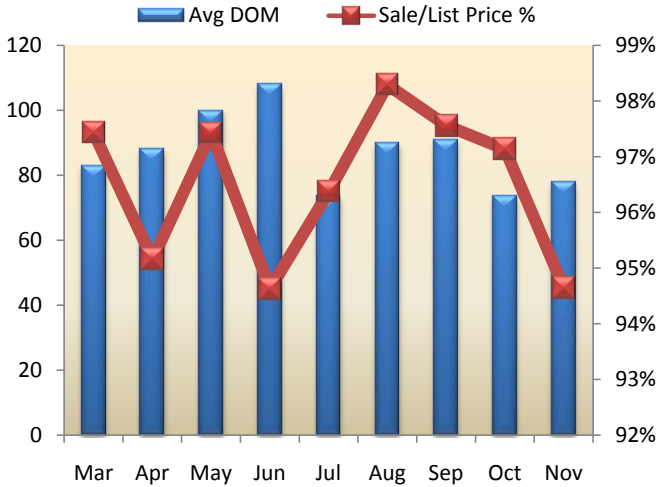
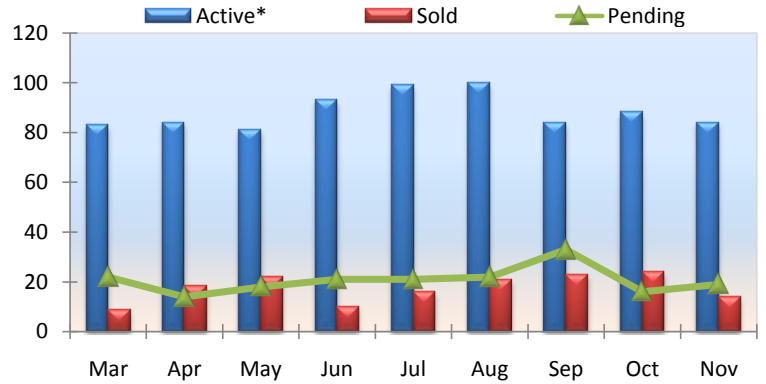


Attached Homes: San Ramon

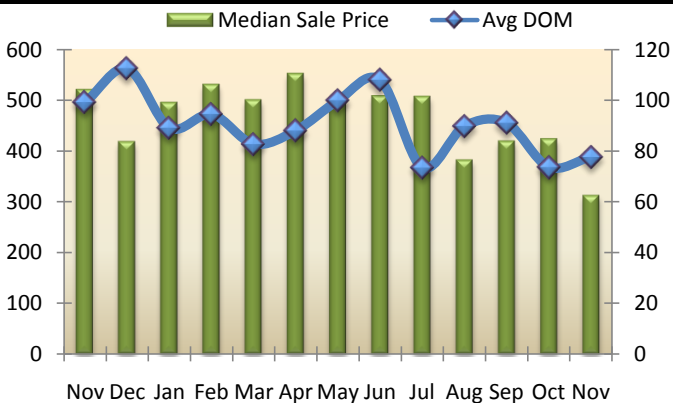
November-08

Days on Market (DOM) for the San Ramon area year-to-date is around 90. The median attached home price in San Ramon for November was \$312,500. As of the last day of November there were 84 active homes in San Ramon. At current selling rates this means there is approximately 4 months of inventory in San Ramon remaining.



Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft Listed	Avg \$ Sqft Sold	Sale Price/List Price
Nov 07	96	12	17	7.6	\$513,479	\$520,000	\$498,235	99	\$383	\$372	97.03%
Dec 07	89	10	8	7.5	\$476,344	\$418,000	\$459,563	113	\$343	\$330	96.48%
Jan 08	88	16	12	7.2	\$481,325	\$494,750	\$458,117	89	\$340	\$325	95.18%
Feb 08	89	12	16	7.3	\$524,447	\$530,000	\$503,838	95	\$322	\$308	96.07%
Mar 08	83	22	9	5.2	\$504,144	\$500,000	\$491,206	83	\$333	\$323	97.43%
Apr 08	84	14	18	5.6	\$542,712	\$551,250	\$516,455	88	\$362	\$345	95.16%
May 08	81	18	22	4.8	\$503,093	\$501,975	\$490,161	100	\$324	\$316	97.43%
Jun 08	93	21	10	5.6	\$494,655	\$507,500	\$468,100	108	\$335	\$316	94.63%
Jul 08	99	21	16	5.2	\$461,284	\$506,500	\$444,562	74	\$299	\$289	96.37%
Aug 08	100	22	21	4.9	\$417,092	\$382,000	\$409,974	90	\$323	\$317	98.29%
Sep 08	84	33	23	3.3	\$421,069	\$419,000	\$410,815	91	\$336	\$328	97.56%
Oct 08	88	16	24	3.7	\$427,892	\$423,664	\$415,655	74	\$342	\$332	97.14%
Nov 08	84	19	14	3.7	\$352,046	\$312,500	\$333,214	78	\$337	\$318	94.65%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Nov 08	14	#REF!	\$352,046	-31.44%	\$312,500	-39.90%	\$333,214	-33.12%	78	-21.66%	94.65%
Nov 07	17	-5.56%	\$513,479	-7.80%	\$520,000	-7.64%	\$498,235	-8.54%	99	116.74%	97.03%
Nov 06	18	-10.00%	\$556,904	-11.59%	\$563,000	-14.60%	\$544,778	-13.06%	46	76.08%	97.82%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k					
\$100k-299k	26	2	3	6	23
\$300k-399k	46	46	28	21	72
\$400k-499k	34	47	62	69	84
\$500k-599k	58	36	46	50	70
\$600k-699k	19	71	73	61	74
\$700k-799k	4	29	41	69	5
\$800k-899k		3	6	9	
\$900k-999k			1		

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