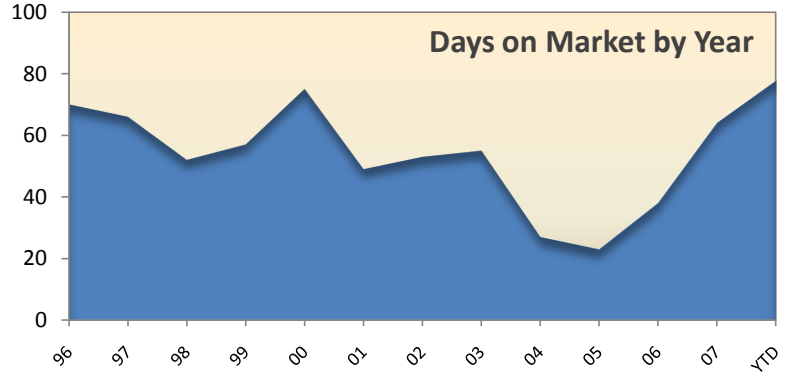
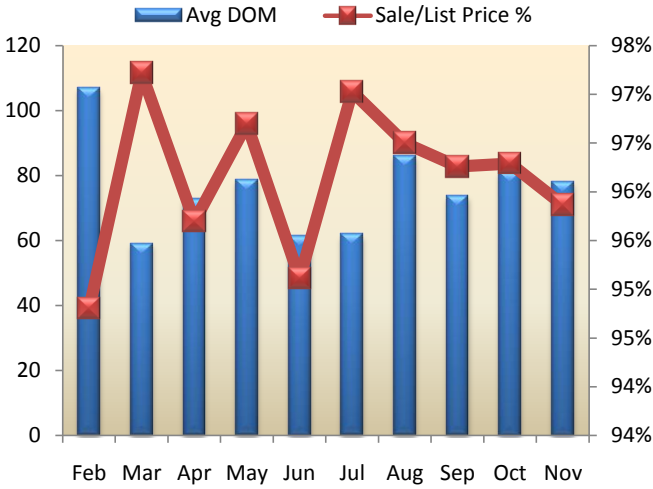


Market Analysis: San Ramon

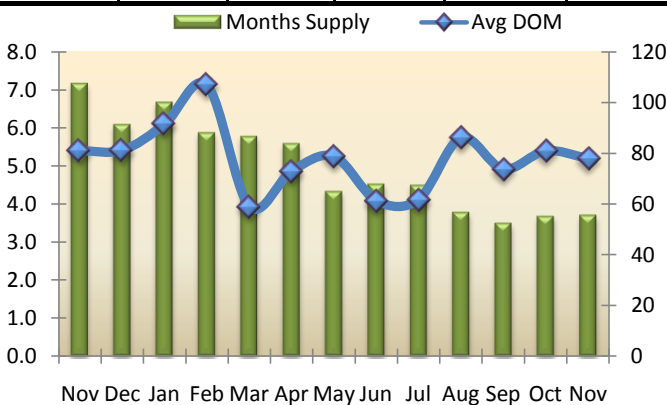
November-08

Days on Market (DOM) for the San Ramon area year-to-date is around 78. The median single family home price in San Ramon for November was \$750,000. As of the last day of November there were 198 active homes in San Ramon. At current selling rates this means there is approximately 4 months of inventory in San Ramon 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
Nov 07	232	40	27	7.2	\$946,091	\$880,000	\$912,519	81	\$368	\$354	96.45%
Dec 07	192	29	47	6.1	\$1,016,879	\$790,000	\$940,301	81	\$387	\$364	92.47%
Jan 08	217	32	33	6.7	\$958,421	\$810,000	\$913,460	92	\$359	\$344	95.31%
Feb 08	225	52	26	5.9	\$845,921	\$690,500	\$801,919	107	\$377	\$361	94.80%
Mar 08	237	51	43	5.8	\$832,405	\$775,000	\$809,243	59	\$354	\$344	97.22%
Apr 08	260	51	48	5.6	\$916,884	\$800,000	\$877,416	73	\$370	\$346	95.70%
May 08	244	71	49	4.3	\$810,830	\$777,500	\$784,047	79	\$369	\$357	96.70%
Jun 08	255	52	59	4.5	\$865,883	\$775,000	\$823,538	61	\$347	\$332	95.11%
Jul 08	259	56	65	4.5	\$858,818	\$780,000	\$833,279	62	\$340	\$329	97.03%
Aug 08	236	70	55	3.8	\$806,238	\$730,000	\$778,011	86	\$357	\$346	96.50%
Sep 08	205	56	52	3.5	\$875,290	\$778,000	\$842,541	74	\$338	\$328	96.26%
Oct 08	212	48	48	3.7	\$801,705	\$715,000	\$771,942	81	\$345	\$334	96.29%
Nov 08	198	39	29	3.7	\$874,478	\$750,000	\$838,330	78	\$332	\$317	95.87%
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	29	7.41%	\$874,478	-7.57%	\$750,000	-14.77%	\$838,330	-8.13%	78	-3.85%	95.87%
Nov 07	27	-50.00%	\$946,091	-6.51%	\$880,000	1.97%	\$912,519	-5.98%	81	91.44%	96.45%
Nov 05	54	-19.40%	\$1,011,933	9.31%	\$863,000	-0.12%	\$970,606	6.04%	42	62.66%	95.92%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k					
\$300k-399k	2				1
\$400k-499k	16	6	2	1	12
\$500k-599k	50	9	4	13	99
\$600k-699k	111	82	49	65	215
\$700k-799k	114	127	151	176	169
\$800k-899k	85	121	110	150	169
\$900k-999k	53	81	91	120	55
\$1m-1.5m	60	127	146	157	59
\$1.5m-2.0m	15	23	32	16	3
\$2m +	3	3	6	2	

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