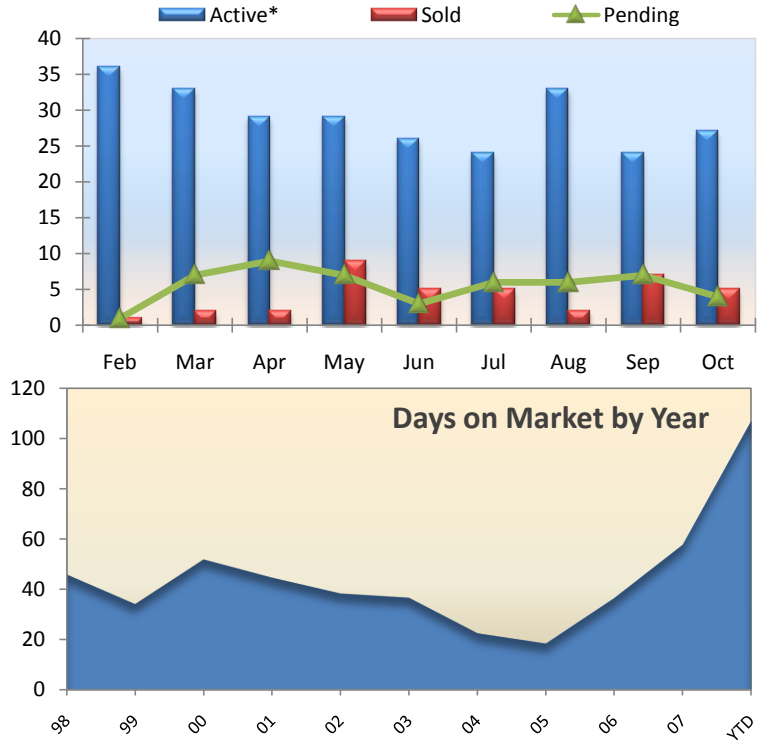
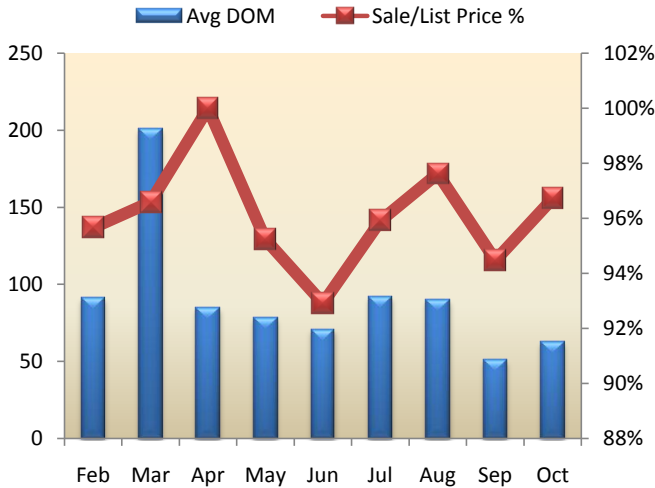


# Attached Homes: Castro Valley

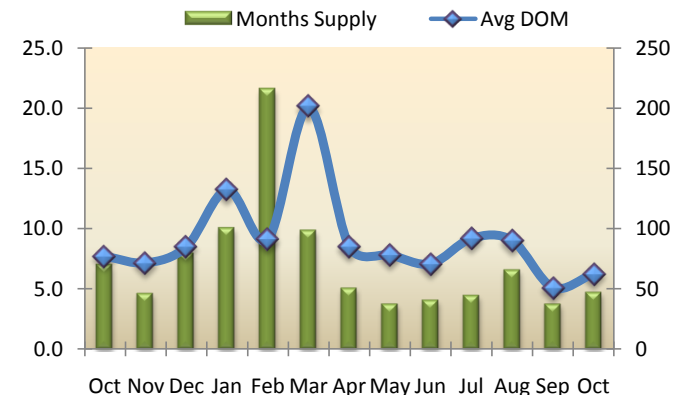
October-08

Days on Market (DOM) for the Castro Valley area year-to-date is around 107. The median attached home price in Castro Valley for October was \$377,900. As of the last day of October there were 27 active homes in Castro Valley. At current selling rates this means there is approximately 5 months of inventory in Castro Valley remaining.



## Summary Analysis (Condo/Duet/Townhomes)

	Active*	Pending	Sold	Months Supply	Avg List Price Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft Listed	Avg \$ Sqft Sold	Sale Price/List Price
Oct 07	33	3	7	7.1	\$460,321	\$430,000	\$449,257	77	\$351	\$342	97.60%
Nov 07	28	7	2	4.7	\$379,450	\$379,500	\$379,500	71	\$311	\$309	100.01%
Dec 07	32	2	8	8.0	\$461,469	\$417,475	\$439,000	85	\$347	\$329	95.13%
Jan 08	37	2	1	10.1	\$549,000	\$515,000	\$515,000	132	\$335	\$314	93.81%
Feb 08	36	1	1	21.6	\$415,000	\$397,000	\$397,000	91	\$335	\$320	95.66%
Mar 08	33	7	2	9.9	\$366,750	\$354,250	\$354,250	201	\$327	\$316	96.59%
Apr 08	29	9	2	5.1	\$467,400	\$467,400	\$467,400	85	\$261	\$261	100.00%
May 08	29	7	9	3.8	\$534,233	\$521,500	\$508,789	78	\$340	\$324	95.24%
Jun 08	26	3	5	4.1	\$499,390	\$390,000	\$464,000	71	\$341	\$317	92.91%
Jul 08	24	6	5	4.5	\$437,600	\$390,000	\$419,720	92	\$353	\$340	95.91%
Aug 08	33	6	2	6.6	\$399,475	\$390,000	\$390,000	90	\$234	\$229	97.63%
Sep 08	24	7	7	3.8	\$463,836	\$435,000	\$438,214	51	\$307	\$290	94.48%
Oct 08	27	4	5	4.8	\$433,170	\$377,900	\$418,980	62	\$285	\$273	96.72%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Oct 08	5	-28.57%	\$433,170	-5.90%	\$377,900	-12.12%	\$418,980	-6.74%	62	-18.86%	96.72%
Oct 07	7	0.00%	\$460,321	-21.60%	\$430,000	-23.08%	\$449,257	-22.49%	77	98.73%	97.60%
Oct 06**	7	-22.22%	\$587,153	23.89%	\$559,000	12.25%	\$579,643	20.17%	39	142.96%	98.72%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 100k		1		2	1
\$100k-299k	2		1	6	13
\$300k-399k	16	13	7	11	30
\$400k-499k	7	17	21	22	29
\$500k-599k	11	21	16	31	12
\$600k-699k	4	6	13	17	11
\$700k-799k		4	14	12	
\$800k-899k		1	1	2	
\$900k-999k					

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