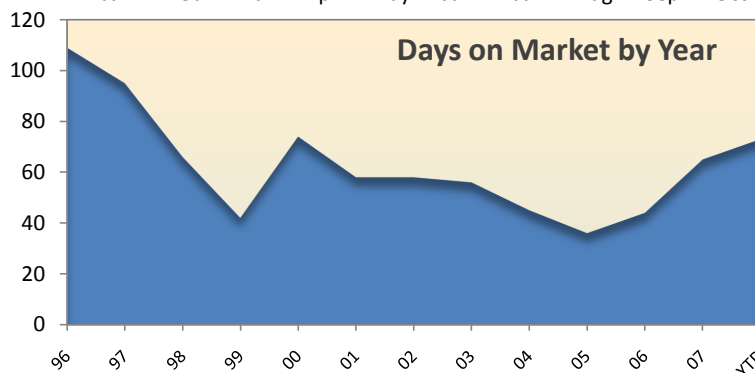
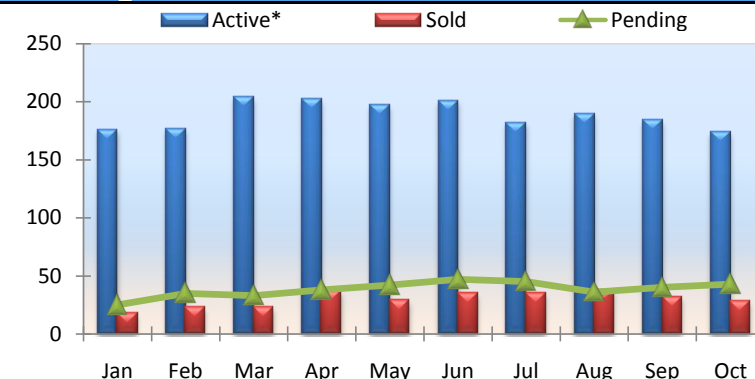
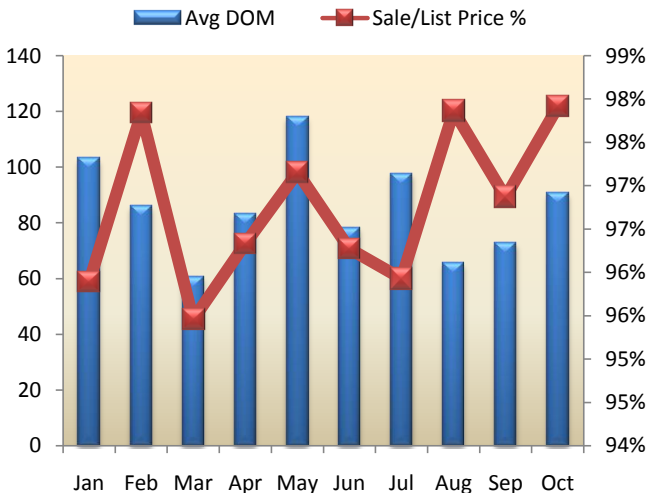


Market Analysis: Castro Valley

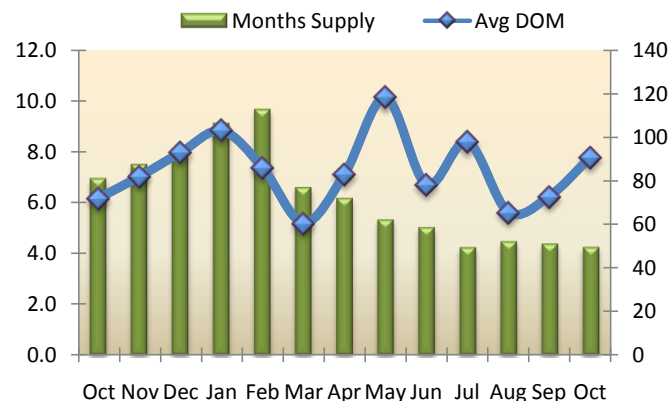
October-08

Days on Market (DOM) for the Castro Valley area year to-date is around 73. The median single family home price in Castro Valley for October was \$580,000. As of the last day of October there were 174 active homes in Castro Valley. At current selling rates this means there is approximately 4 months of inventory in Castro Valley 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
Oct 07	206	19	21	6.9	\$645,864	\$608,200	\$622,808	72	\$341	\$343	96.43%
Nov 07	185	16	20	7.5	\$643,601	\$585,000	\$612,677	82	\$410	\$391	95.20%
Dec 07	166	16	17	7.8	\$695,664	\$675,000	\$670,493	93	\$352	\$344	96.38%
Jan 08	176	25	18	9.1	\$621,856	\$562,500	\$596,306	103	\$381	\$366	95.89%
Feb 08	177	35	23	9.7	\$611,283	\$550,000	\$598,086	86	\$331	\$324	97.84%
Mar 08	204	33	23	6.6	\$745,448	\$562,000	\$711,565	61	\$346	\$332	95.45%
Apr 08	202	38	37	6.2	\$571,375	\$525,000	\$550,404	83	\$349	\$338	96.33%
May 08	197	42	29	5.3	\$584,534	\$515,000	\$567,912	118	\$352	\$342	97.16%
Jun 08	201	47	35	5.0	\$568,698	\$495,000	\$547,494	78	\$340	\$327	96.27%
Jul 08	182	45	35	4.2	\$596,457	\$525,000	\$572,176	98	\$343	\$330	95.93%
Aug 08	190	36	38	4.5	\$522,631	\$514,500	\$511,486	66	\$325	\$320	97.87%
Sep 08	184	40	32	4.4	\$527,439	\$522,500	\$510,922	73	\$314	\$305	96.87%
Oct 08	174	43	28	4.2	\$598,997	\$580,000	\$586,480	91	\$329	\$324	97.91%
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	28	33.33%	\$598,997	-7.26%	\$580,000	-4.64%	\$586,480	-5.83%	90.6833333	25.95%	97.91%
Oct 07	21	-36.36%	\$645,864	-10.33%	\$608,200	-6.43%	\$622,808	-11.97%	72	62.99%	96.43%
Oct 06**	33	-21.43%	\$720,283	-5.97%	\$650,000	-9.41%	\$707,474	-6.04%	44	46.96%	98.22%



YTD Sold Summary					
	2008	2007	2006	2005	2004
Range	# listings	# listings	# listings	# listings	# listings
< 300k	6	2	3	4	9
\$300k-399k	36	1	1	1	28
\$400k-499k	81	27	9	27	137
\$500k-599k	84	72	91	145	170
\$600k-699k	43	74	108	116	98
\$700k-799k	32	40	72	90	78
\$800k-899k	16	40	52	67	40
\$900k-999k	10	19	38	46	15
\$1m-1.5m	5	14	17	32	6
\$1.5m-2.0m	1	1	4	1	1
\$2m+		1	2	1	4

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