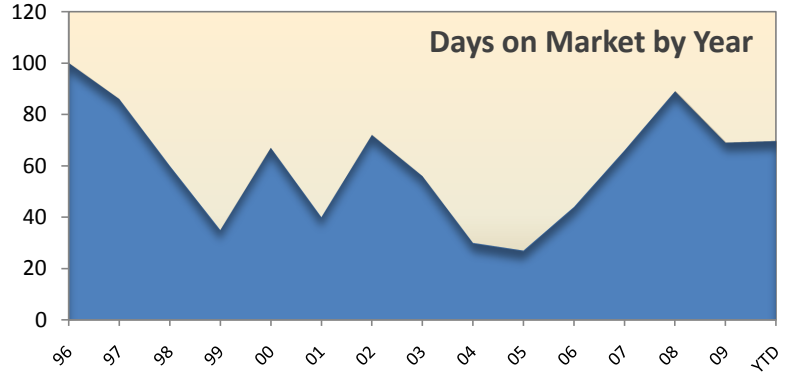
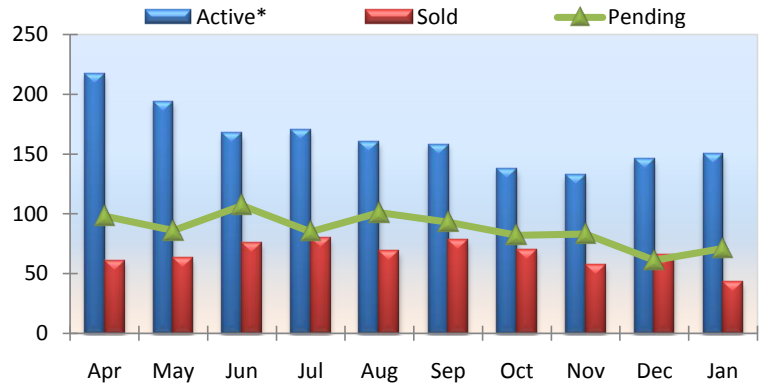
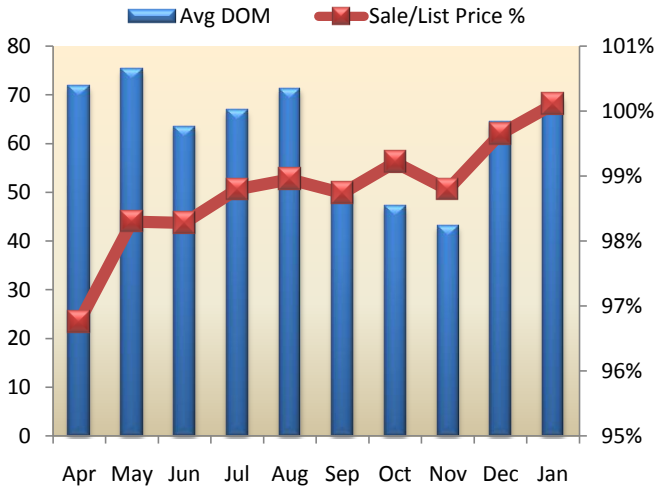


Market Analysis: Livermore

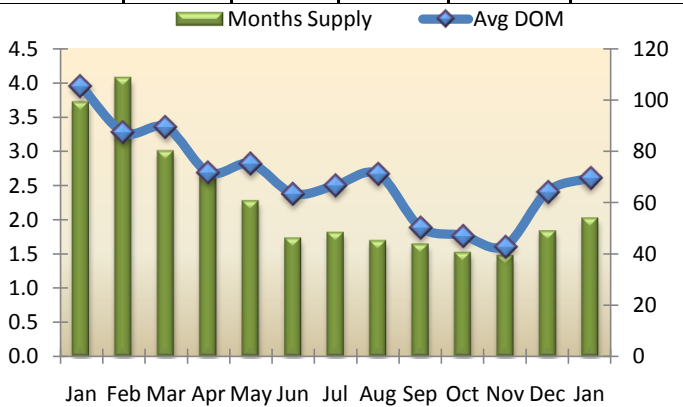
January-10

Days on Market (DOM) for the Livermore area year-to-date is around 70. The median attached home price in Livermore for January was \$432,000. As of the last day of January there were 150 active homes in Livermore. At current selling rates this means there is approximately 2 months of inventory in Livermore remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Jan 09	265	76	58	3.7	\$454,010	\$382,500	\$443,609	105	\$252	\$248	97.71%
Feb 09	268	62	42	4.1	\$468,200	\$412,500	\$454,274	87	\$256	\$250	97.03%
Mar 09	229	96	58	3.0	\$436,911	\$395,000	\$428,179	89	\$251	\$245	98.00%
Apr 09	217	98	61	2.6	\$479,669	\$391,000	\$464,117	72	\$263	\$257	96.76%
May 09	194	86	63	2.3	\$469,423	\$405,000	\$461,444	75	\$257	\$254	98.30%
Jun 09	167	107	76	1.7	\$521,569	\$470,000	\$512,580	64	\$249	\$246	98.28%
Jul 09	170	85	80	1.8	\$505,306	\$431,000	\$499,225	67	\$264	\$262	98.80%
Aug 09	160	101	69	1.7	\$510,412	\$442,000	\$505,036	71	\$258	\$257	98.95%
Sep 09	158	93	78	1.6	\$552,697	\$505,000	\$545,706	50	\$270	\$268	98.74%
Oct 09	137	82	70	1.5	\$556,264	\$502,500	\$551,860	47	\$251	\$251	99.21%
Nov 09	132	83	57	1.5	\$501,950	\$435,000	\$495,879	43	\$247	\$245	98.79%
Dec 09	146	61	66	1.8	\$470,593	\$420,000	\$468,948	64	\$263	\$263	99.65%
Jan 10	150	71	43	2.0	\$543,549	\$432,000	\$544,105	70	\$257	\$261	100.10%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jan 10	43	-25.86%	\$543,549	19.72%	\$432,000	12.94%	\$544,105	22.65%	70	-33.73%	100.10%
Jan 09	58	123.08%	\$454,010	-29.20%	\$382,500	-23.50%	\$443,609	-26.43%	105	11.45%	97.71%
Jan 08	26	-61.76%	\$641,215	-13.92%	\$500,000	-24.24%	\$603,000	-16.80%	94	34.11%	94.04%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	4	8	1		
\$300k-399k	12	25	4		
\$400k-499k	14	12	8	4	3
\$500k-599k	3	7	4	19	19
\$600k-699k	2	3	2	17	10
\$700k-799k	2	2	2	14	8
\$800k-899k	2	2	1	2	5
\$900k-999k	1		1	8	
\$1m-1.5m	2	2	3	3	11
\$1.5m-2.0m					
\$2m +	1			1	

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