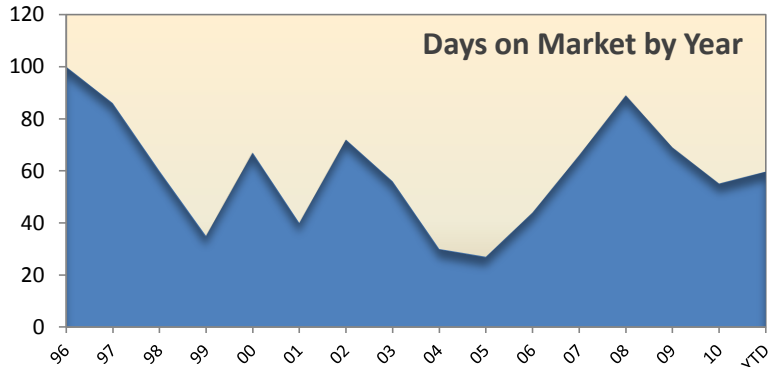
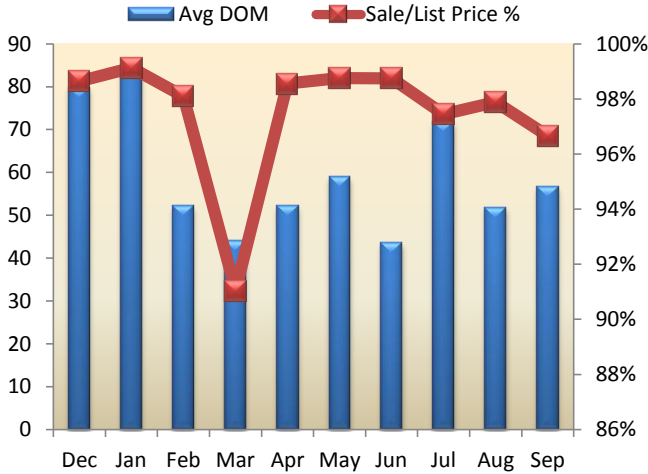


Market Analysis: Livermore

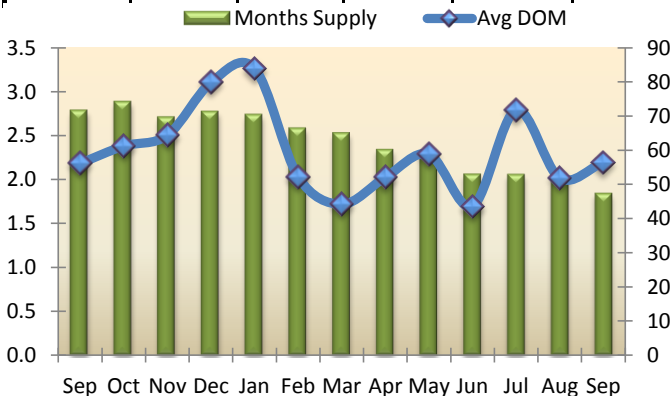
September-11

Days on Market (DOM) for the Livermore area year-to-date is around 60. The median detached home price in Livermore for September was \$469,000. As of the last day of September there were 191 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 Sold	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft List	Avg \$ Sqft Sold	Sale Price/List Price
Sep 10	245	80	72	2.8	\$460,317	\$415,000	\$454,614	56	\$272	\$269	98.76%
Oct 10	253	87	52	2.9	\$558,695	\$432,500	\$533,950	61	\$271	\$264	95.57%
Nov 10	218	70	64	2.7	\$482,057	\$419,975	\$475,098	64	\$250	\$247	98.56%
Dec 10	212	69	81	2.8	\$484,988	\$403,000	\$478,414	80	\$258	\$254	98.64%
Jan 11	206	75	41	2.7	\$475,252	\$376,000	\$471,133	84	\$255	\$254	99.13%
Feb 11	202	99	42	2.6	\$490,789	\$423,475	\$481,442	52	\$255	\$250	98.10%
Mar 11	220	105	72	2.5	\$579,585	\$455,000	\$527,661	44	\$259	\$253	91.04%
Apr 11	224	104	77	2.3	\$482,077	\$426,500	\$475,122	52	\$249	\$246	98.56%
May 11	234	107	85	2.3	\$538,404	\$465,000	\$531,708	59	\$255	\$252	98.76%
Jun 11	226	123	84	2.1	\$481,021	\$412,500	\$474,995	44	\$257	\$253	98.75%
Jul 11	221	96	90	2.1	\$505,217	\$419,500	\$492,316	72	\$255	\$250	97.45%
Aug 11	206	92	92	2.0	\$487,366	\$411,500	\$477,049	52	\$254	\$250	97.88%
Sep 11	191	104	68	1.8	\$516,969	\$469,000	\$499,695	56	\$255	\$247	96.66%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Sep 11	68	-5.56%	\$516,969	12.31%	\$469,000	13.01%	\$499,695	9.92%	56	0.42%	96.66%
Sep 10	72	-13.25%	\$460,317	-15.77%	\$415,000	-17.00%	\$454,614	-16.01%	56	41.89%	98.76%
Sep 09	83	27.69%	\$546,497	3.15%	\$500,000	5.29%	\$541,285	4.12%	40	-48.12%	99.05%



YTD Sold Summary					
	2011	2010	2009	2008	2007
Range	# listings	# listings	# listings	# listings	# listings
< 300k	92	72	92	14	
\$300k-399k	193	157	162	100	2
\$400k-499k	153	174	143	143	42
\$500k-599k	75	76	75	98	174
\$600k-699k	55	50	58	55	144
\$700k-799k	37	51	39	48	84
\$800k-899k	37	32	30	24	40
\$900k-999k	16	20	16	22	37
\$1m-1.5m	19	20	8	32	78
\$1.5m-2.0m	2			1	6
\$2m +		1			3

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