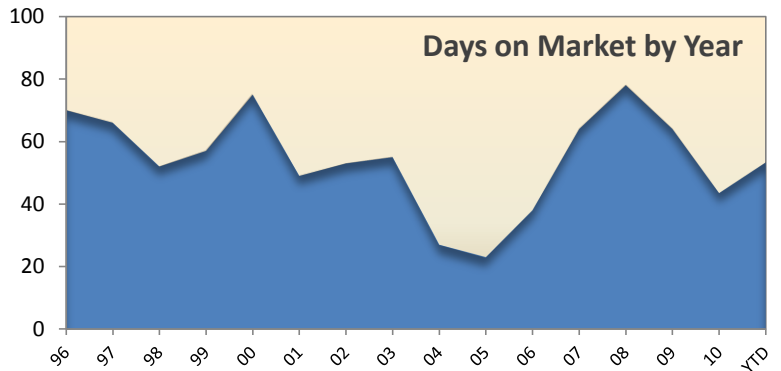
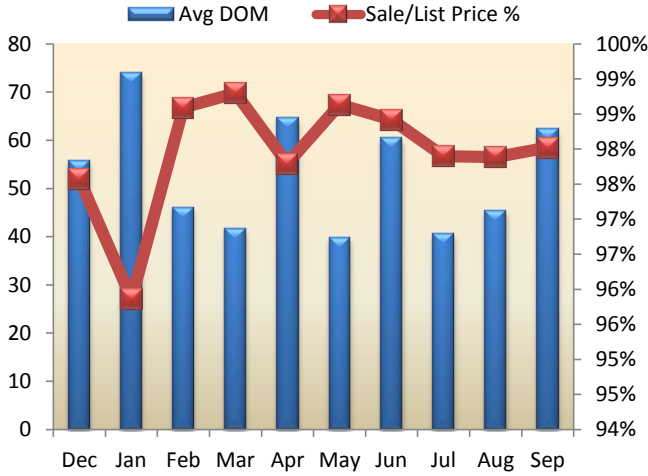


# Market Analysis: San Ramon

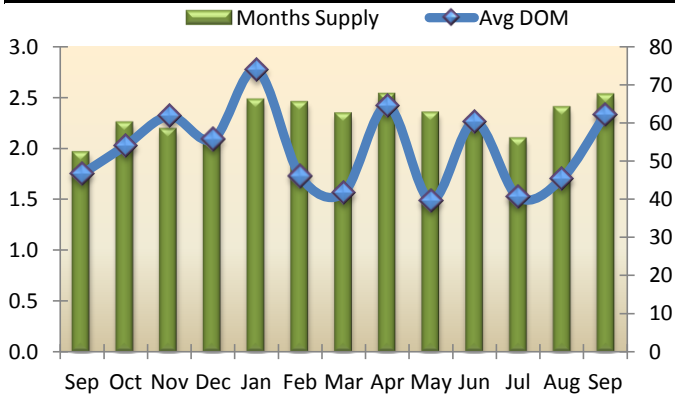
September-11

Days on Market (DOM) for the San Ramon area year-to-date is around 53. The median detached home price in San Ramon for September was \$715,000. As of the last day of September there were 169 active homes in San Ramon. At current selling rates this means there is approximately 3 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
Sep 10	139	68	46	2.0	\$761,555	\$729,250	\$749,795	47	\$315	\$310	98.46%
Oct 10	145	54	47	2.2	\$731,354	\$692,000	\$723,586	54	\$327	\$324	98.94%
Nov 10	131	53	35	2.2	\$809,301	\$773,000	\$793,611	62	\$288	\$283	98.06%
Dec 10	113	46	53	2.0	\$746,705	\$680,000	\$728,558	56	\$309	\$302	97.57%
Jan 11	123	46	34	2.5	\$856,339	\$748,750	\$820,906	74	\$438	\$405	95.86%
Feb 11	131	69	30	2.4	\$754,708	\$661,000	\$744,071	46	\$300	\$298	98.59%
Mar 11	139	77	60	2.3	\$777,161	\$730,000	\$767,831	42	\$308	\$305	98.80%
Apr 11	165	69	57	2.5	\$747,341	\$715,000	\$730,844	65	\$302	\$294	97.79%
May 11	180	92	53	2.3	\$711,683	\$725,000	\$701,951	40	\$295	\$291	98.63%
Jun 11	179	77	75	2.3	\$771,712	\$737,000	\$759,508	60	\$310	\$305	98.42%
Jul 11	169	85	62	2.1	\$744,994	\$721,500	\$729,351	41	\$301	\$295	97.90%
Aug 11	187	58	83	2.4	\$734,016	\$720,000	\$718,484	45	\$308	\$302	97.88%
Sep 11	169	48	47	2.5	\$761,878	\$715,000	\$746,792	62	\$306	\$300	98.02%
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	47	2.17%	\$761,878	0.04%	\$715,000	-1.95%	\$746,792	-0.40%	62	33.35%	98.02%
Sep 10	46	-16.36%	\$761,555	3.78%	\$729,250	4.78%	\$749,795	3.47%	47	-2.55%	98.46%
Sep 09	55	5.77%	\$733,788	-16.17%	\$696,000	-10.54%	\$724,672	-13.99%	48	-16.29%	98.76%



YTD Sold Summary					
	2011	2010	2009	2008	2007
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	1	1		
\$300k-399k	8	7	8	1	
\$400k-499k	49	19	23	15	6
\$500k-599k	91	84	101	38	8
\$600k-699k	84	112	121	94	69
\$700k-799k	112	88	98	101	117
\$800k-899k	79	72	51	75	112
\$900k-999k	47	59	35	43	73
\$1m-1.5m	50	67	42	53	114
\$1.5m-2.0m	2	6	6	12	22
\$2m +	1		1	3	3

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