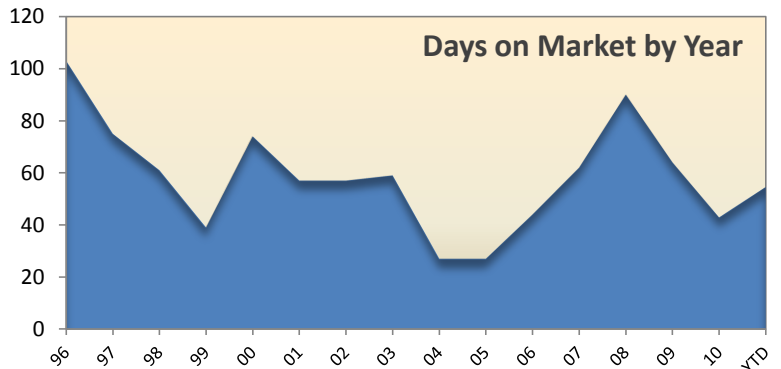
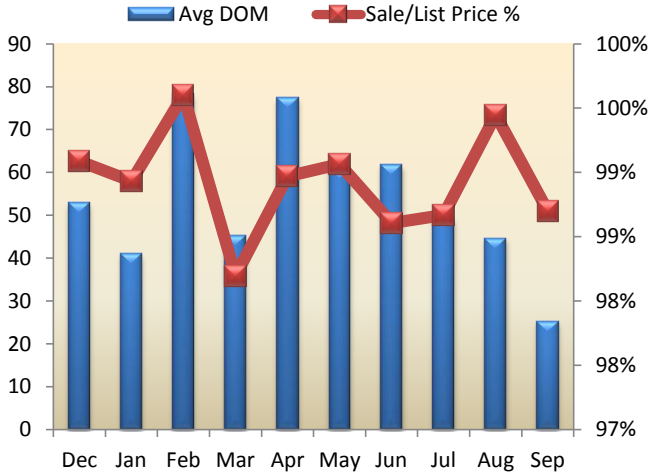


# Market Analysis: Union City

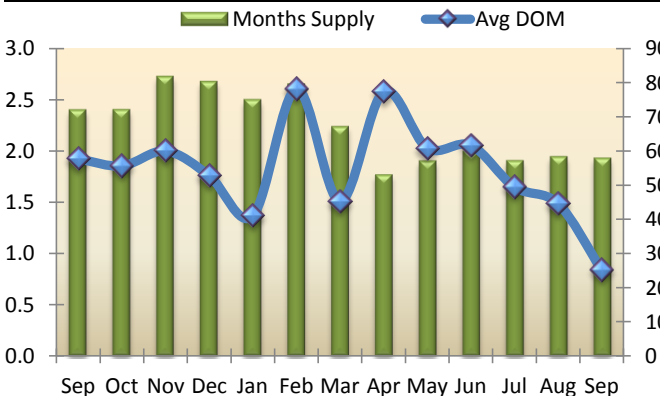
September-11

Days on Market (DOM) for the Union City area year-to-date is around 55. The median detached home price in Union City for September was \$416,000. As of the last day of September there were 104 active homes in Union City. At current selling rates this means there is approximately 2 months of inventory in Union City 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	113	39	29	2.4	\$439,396	\$380,000	\$436,466	58	\$260	\$259	99.33%
Oct 10	109	39	26	2.4	\$567,674	\$570,000	\$564,323	56	\$265	\$263	99.41%
Nov 10	108	30	19	2.7	\$492,206	\$434,115	\$496,269	60	\$272	\$275	100.83%
Dec 10	100	42	24	2.7	\$462,362	\$432,500	\$458,137	53	\$253	\$251	99.09%
Jan 11	94	40	27	2.5	\$486,401	\$438,000	\$481,209	41	\$246	\$243	98.93%
Feb 11	105	47	25	2.6	\$528,487	\$508,000	\$526,380	78	\$266	\$264	99.60%
Mar 11	106	61	31	2.2	\$446,034	\$400,000	\$437,989	45	\$263	\$255	98.20%
Apr 11	89	54	32	1.8	\$456,048	\$412,950	\$451,348	77	\$248	\$246	98.97%
May 11	102	53	27	1.9	\$424,288	\$380,000	\$420,322	61	\$258	\$256	99.07%
Jun 11	108	49	47	2.0	\$459,726	\$430,700	\$453,318	62	\$253	\$249	98.61%
Jul 11	106	67	31	1.9	\$435,587	\$395,000	\$429,790	49	\$258	\$256	98.67%
Aug 11	109	56	41	1.9	\$430,159	\$400,000	\$427,788	45	\$247	\$246	99.45%
Sep 11	104	44	39	1.9	\$449,980	\$416,000	\$444,127	25	\$251	\$248	98.70%
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	39	34.48%	\$449,980	2.41%	\$416,000	9.47%	\$444,127	1.76%	25	-56.32%	98.70%
Sep 10	29	-35.56%	\$439,396	-0.30%	\$380,000	-7.32%	\$436,466	-3.39%	58	22.64%	99.33%
Sep 09	45	21.62%	\$440,728	-13.24%	\$410,000	-16.50%	\$451,762	-10.13%	47	-20.59%	102.50%



YTD Sold Summary					
	2011	2010	2009	2008	2007
Range	# listings	# listings	# listings	# listings	# listings
< 300k	34	21	52	10	
\$300k-399k	106	74	111	24	1
\$400k-499k	88	106	99	81	9
\$500k-599k	45	57	48	56	28
\$600k-699k	31	51	42	39	74
\$700k-799k	9	21	27	28	38
\$800k-899k	11	4	3	9	41
\$900k-999k			3	5	16
\$1m-1.5m				2	7
\$1.5m-2.0m					
\$2m +					

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