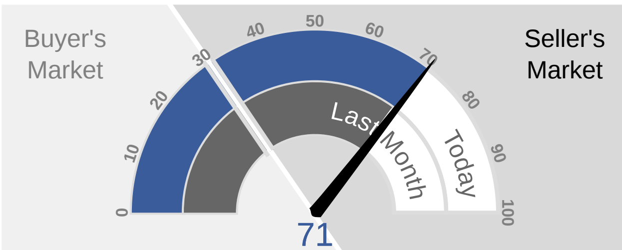
San Francisco, CA

Single-Family Homes

This week the median list price for San Francisco, CA is $1,398,000 with the market action index hovering around 71. This is an increase over last month's market action index of 70. Inventory has decreased to 193.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Strong Seller's Market

Market Narrative

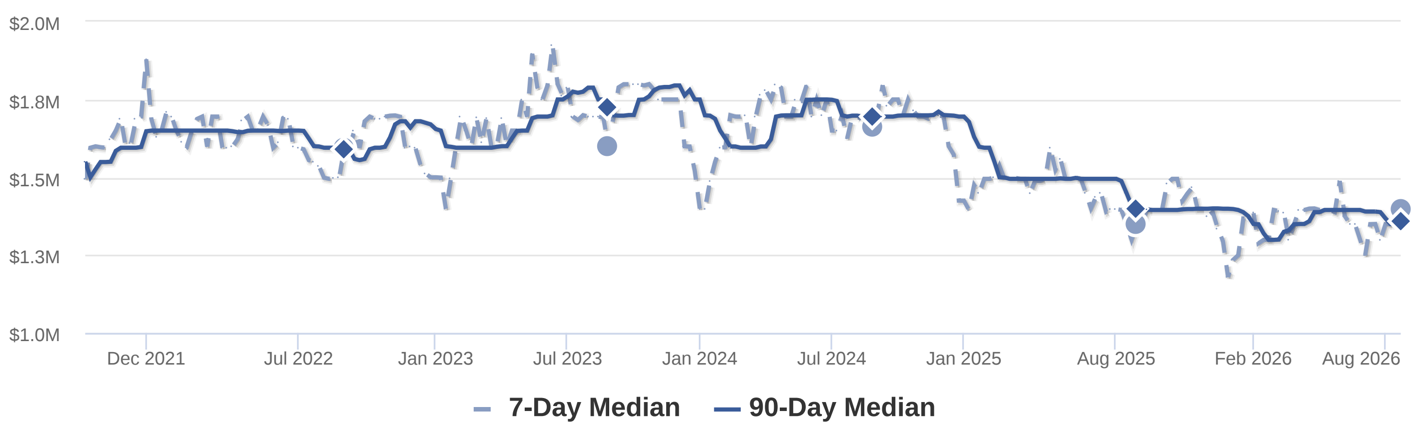
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we’re in the Seller’s zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward pressure on prices.

Real-Time Market Profile

Median List Price	$1,398,000
Median Price of New Listings	$1,399,975
Per Square Foot	$900
Average Days on Market	75
Median Days on Market	14
Price Decreased	7%
Price Increased	3%
Relisted	5%
Inventory	193
Median Rent	$6,200
Market Action	**71**

Strong Seller's Market

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$3,390,000	3,075	0 - 4,500 sqft	4	4	108	13	13	28
$1,778,000	1,921	0 - 4,500 sqft	3	2	98	16	16	7
$1,232,000	1,654	0 - 4,500 sqft	3	2	97	15	13	7
$899,000	1,060	0 - 4,500 sqft	3	1	102	12	8	42

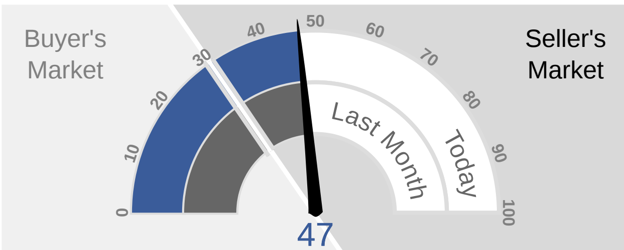
Sacramento, CA

Single-Family Homes

This week the median list price for Sacramento, CA is $519,495 with the market action index hovering around 47. This is less than last month's market action index of 48. Inventory has increased to 1,050.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Strong Seller's Market

Real-Time Market Profile

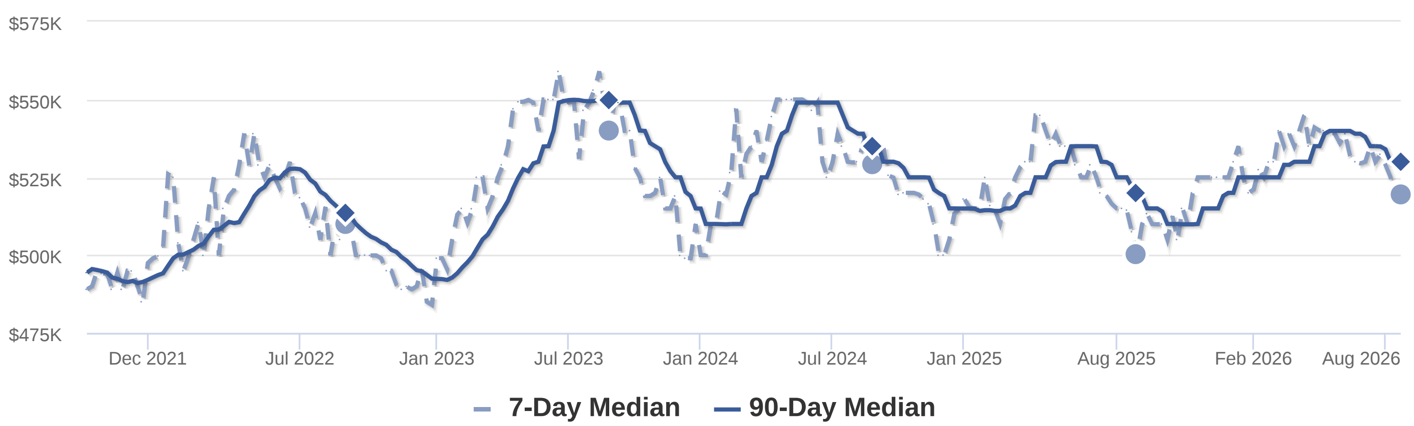
Median List Price	$519,495
Median Price of New Listings	$509,000
Per Square Foot	$335
Average Days on Market	69
Median Days on Market	42
Price Decreased	43%
Price Increased	2%
Relisted	10%
Inventory	1,050
Median Rent	$2,555
Market Action	**47**

Strong Seller's Market

Market Narrative

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we’re in the Seller’s zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward pressure on prices.

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$803,978	2,335	6,500 - 8,000 sqft	4	3	50	33	34	49
$575,000	1,826	4,500 - 6,500 sqft	3	2.5	30	33	31	42
$479,888	1,483	4,500 - 6,500 sqft	3	2	48	32	48	35
$392,000	1,093	4,500 - 6,500 sqft	3	2	70	37	50	42

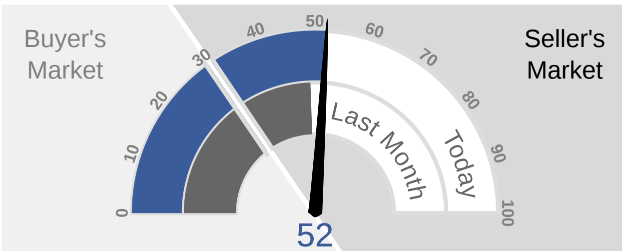
Milpitas, CA

Single-Family Homes

This week the median list price for Milpitas, CA is $1,650,000 with the market action index hovering around 52. This is an increase over last month's market action index of 49. Inventory has decreased to 21.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Strong Seller's Market

Market Narrative

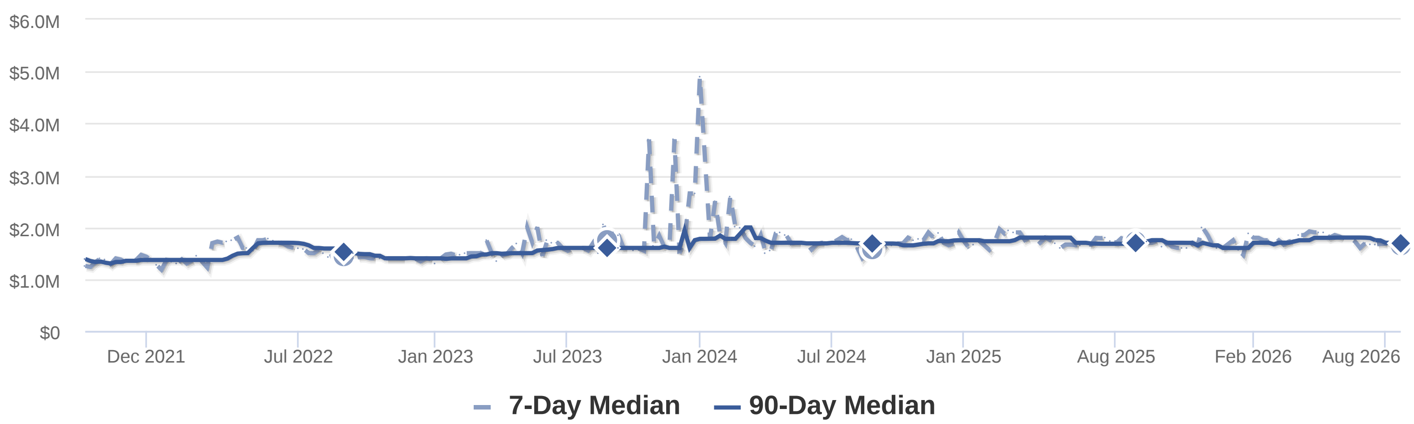
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller’s market so watch for upward pricing pressure in the near future if the trend continues.

Real-Time Market Profile

Median List Price	$1,650,000
Median Price of New Listings	$1,588,888
Per Square Foot	$1,010
Average Days on Market	60
Median Days on Market	28
Price Decreased	24%
Price Increased	0%
Relisted	14%
Inventory	21
Median Rent	$3,950
Market Action	**52**

Strong Seller's Market

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,044,000	1,931	4,500 - 6,500 sqft	4	3	59	1	3	28
$1,689,000	1,730	4,500 - 6,500 sqft	4	2	52	2	0	7
$1,550,000	1,556	4,500 - 6,500 sqft	4	3	66	2	2	21
$1,299,888	1,186	4,500 - 6,500 sqft	3	2	60	2	1	35

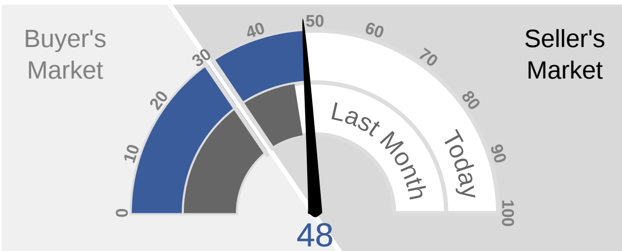
LIVERMORE, CA

Single-Family Homes

This week the median list price for Livermore, CA is $1,298,000 with the market action index hovering around 48. This is an increase over last month's market action index of 45. Inventory has held steady at or around 109.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

MARKET NARRATIVE

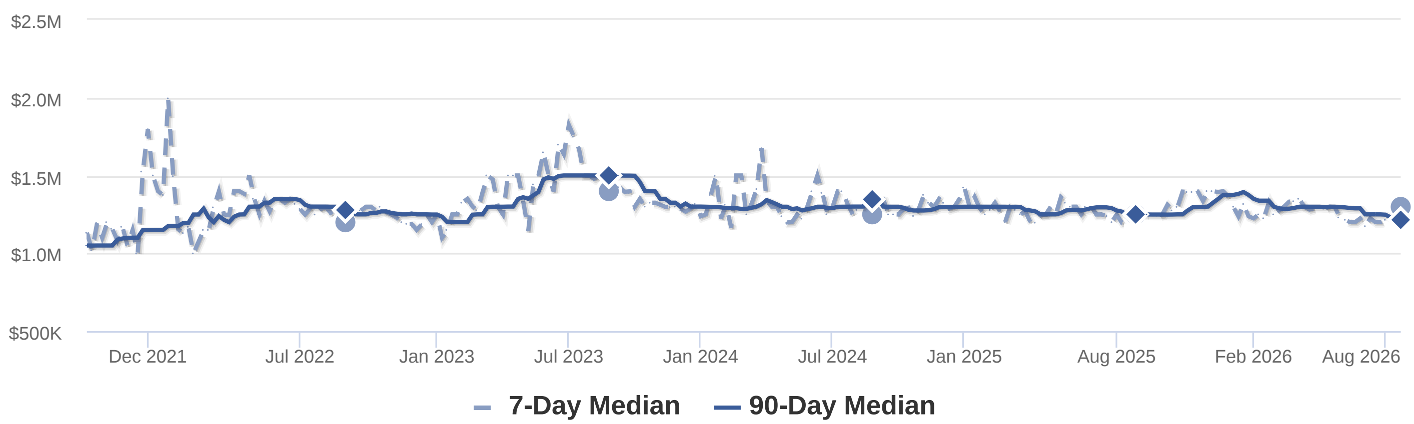
Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.

REAL-TIME MARKET PROFILE

Median List Price	$1,298,000
Median Price of New Listings	$1,074,500
Per Square Foot	$679
Average Days on Market	85
Median Days on Market	35
Price Decreased	24%
Price Increased	1%
Relisted	15%
Inventory	109
Median Rent	$3,698
Market Action	**48**

Strong Seller's Market

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,249,950	3,330	0.25 - 0.5 acre	4	3.8	36	3	3	35
$1,400,000	2,270	6,500 - 8,000 sqft	4	3	33	1	2	42
$1,149,000	1,684	6,500 - 8,000 sqft	3	2.5	37	5	4	42
$925,000	1,282	4,500 - 6,500 sqft	3	2	61	5	5	21

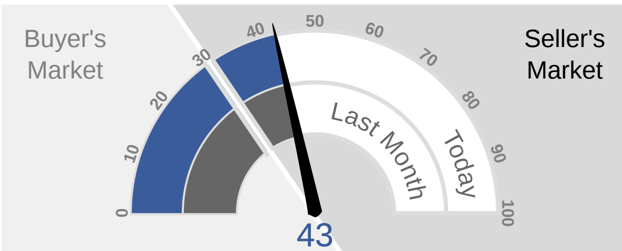
PLEASANTON, CA

Single-Family Homes

This week the median list price for Pleasanton, CA is $1,699,450 with the market action index hovering around 43. This is about the same as last month's market action index of 43. Inventory has decreased to 74.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

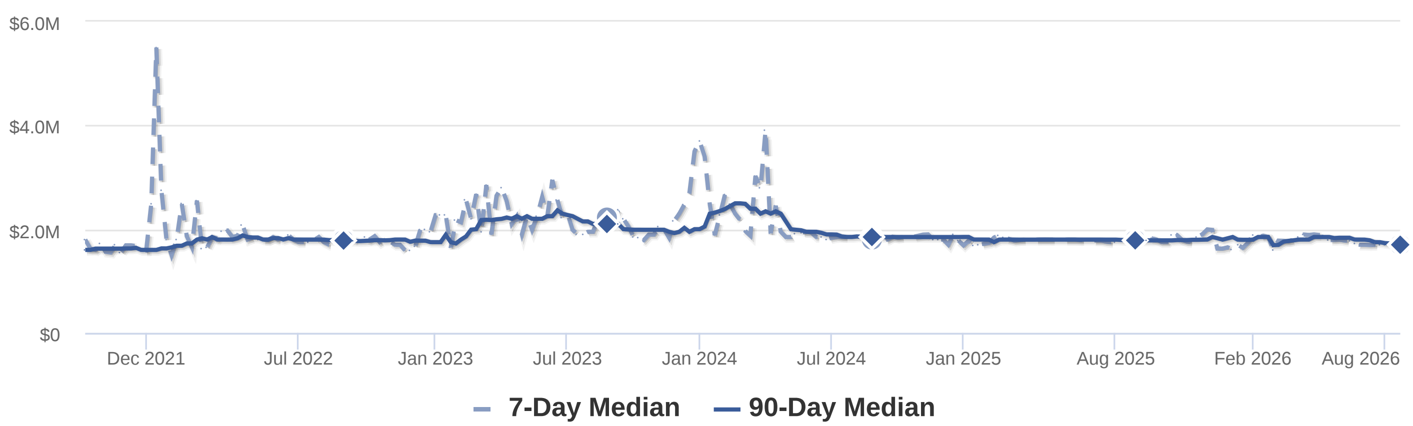
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price	$1,699,450
Median Price of New Listings	$1,599,000
Per Square Foot	$850
Average Days on Market	57
Median Days on Market	42
Price Decreased	36%
Price Increased	0%
Relisted	20%
Inventory	74
Median Rent	$4,398
Market Action	**43**

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,458,000	3,342	0.25 - 0.5 acre	5	4	30	2	1	42
$1,793,500	2,228	6,500 - 8,000 sqft	4	3	55	2	3	52
$1,599,000	1,813	6,500 - 8,000 sqft	4	2.5	58	3	2	42
$1,249,500	1,372	4,500 - 6,500 sqft	3	2	54	2	2	38

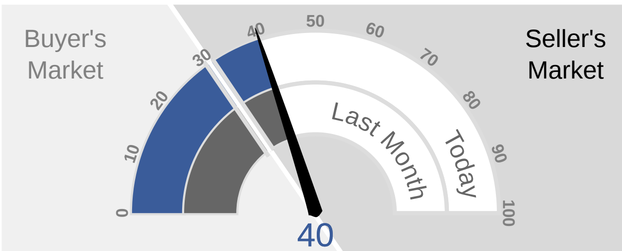
DUBLIN, CA

Single-Family Homes

This week the median list price for Dublin, CA is $1,597,000 with the market action index hovering around 40. This is about the same as last month's market action index of 40. Inventory has decreased to 74.

MARKET ACTION INDEX

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

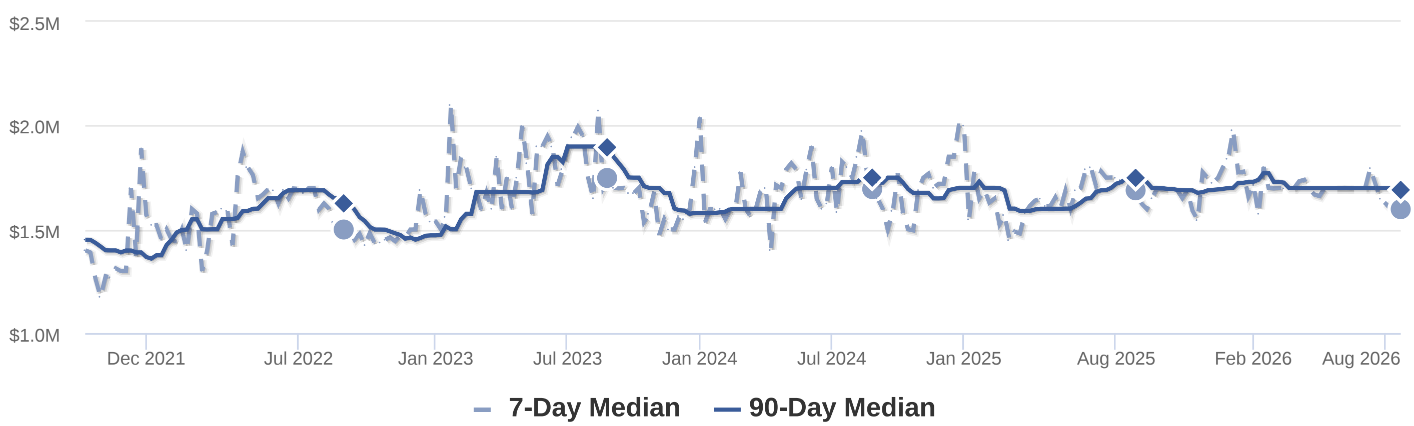
The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We’re already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer’s zone. Watch for a persistent up-turn in Market Action to signal prices rising again.

REAL-TIME MARKET PROFILE

Median List Price	$1,597,000
Median Price of New Listings	$1,770,000
Per Square Foot	$683
Average Days on Market	70
Median Days on Market	49
Price Decreased	24%
Price Increased	3%
Relisted	27%
Inventory	74
Median Rent	$4,275
Market Action	**40**

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,300,000	3,360	4,500 - 6,500 sqft	4	4	9	0	3	56
$1,708,450	2,508	0 - 4,500 sqft	4	3	8	2	1	63
$1,419,000	2,150	0 - 4,500 sqft	4	3	12	1	1	28
$1,163,500	1,442	6,500 - 8,000 sqft	3	2	60	0	3	45

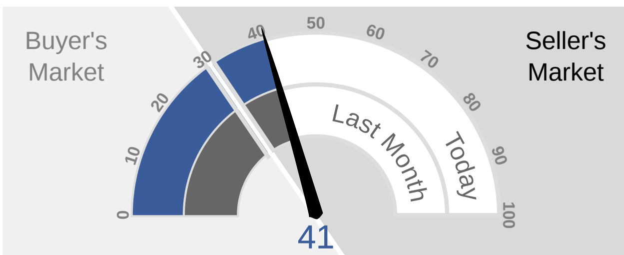
SAN RAMON, CA

Single-Family Homes

This week the median list price for San Ramon, CA is $1,609,900 with the market action index hovering around 41. This is about the same as last month's market action index of 41. Inventory has decreased to 84.

MARKET ACTION INDEX

This answers “How’s the Market?” by comparing rate of sales versus inventory.



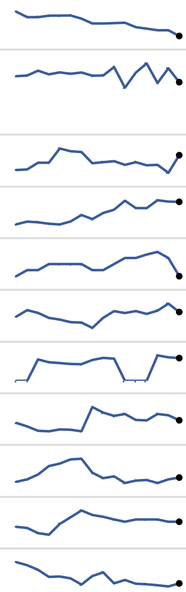
Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We’re already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer’s zone. Watch for a persistent up-turn in Market Action to signal prices rising again.

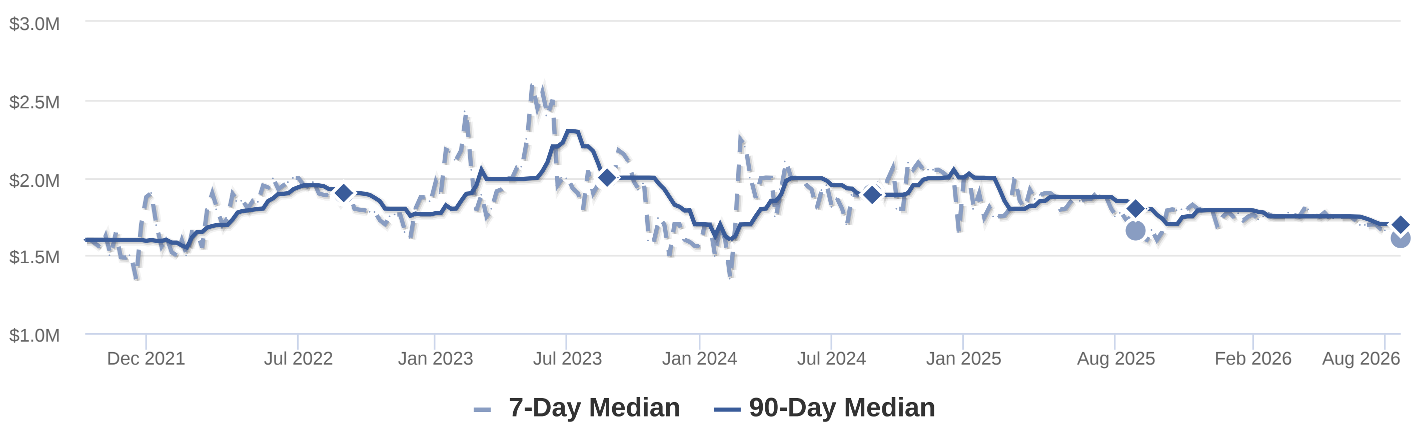
REAL-TIME MARKET PROFILE

Median List Price	$1,609,900
Median Price of New Listings	$1,513,000
Per Square Foot	$744
Average Days on Market	72
Median Days on Market	28
Price Decreased	29%
Price Increased	1%
Relisted	24%
Inventory	84
Median Rent	$4,500
Market Action	**41**



Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,600,000	3,691	0.25 - 0.5 acre	5	4	21	1	0	28
$1,750,000	2,345	4,500 - 6,500 sqft	4	3	27	3	4	56
$1,498,000	2,075	6,500 - 8,000 sqft	4	3	49	6	5	21
$1,299,000	1,652	4,500 - 6,500 sqft	3	2	48	2	2	84

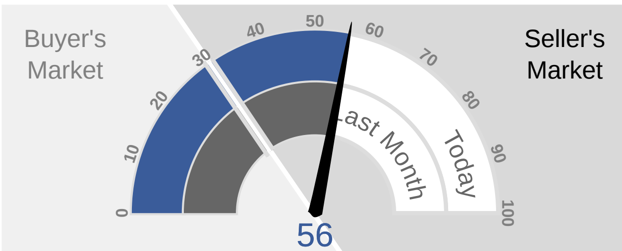
SANTA CLARA, CA

Single-Family Homes

This week the median list price for Santa Clara, CA is $1,988,000 with the market action index hovering around 56. This is less than last month's market action index of 57. Inventory has decreased to 51.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

MARKET NARRATIVE

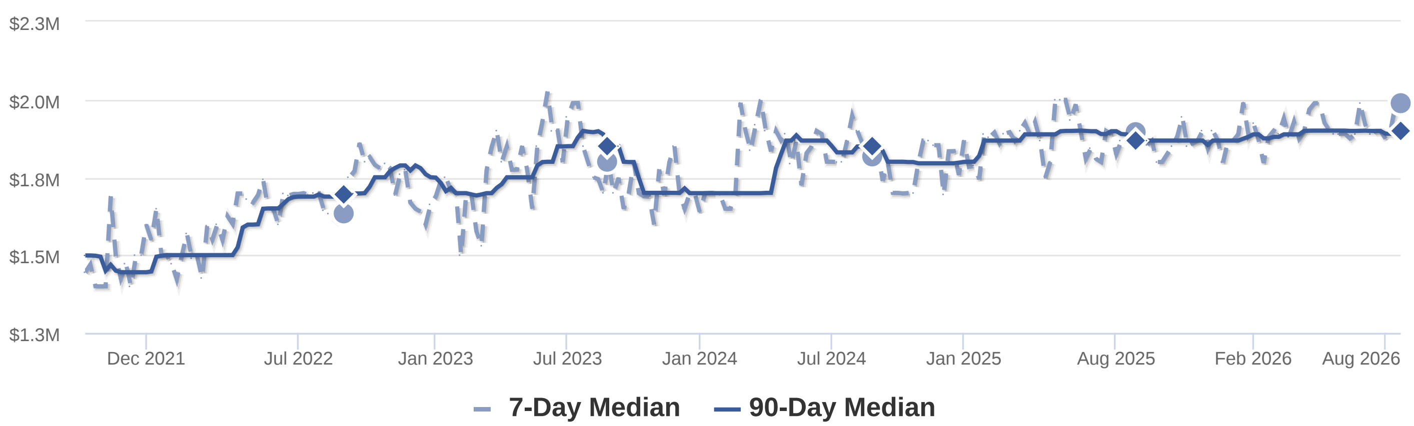
The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. However, the market is still notably in the Seller's zone so we haven't yet seen prices move lower as a result. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.

REAL-TIME MARKET PROFILE

Median List Price	$1,988,000
Median Price of New Listings	$1,849,000
Per Square Foot	$1,248
Average Days on Market	192
Median Days on Market	42
Price Decreased	24%
Price Increased	2%
Relisted	10%
Inventory	51
Median Rent	$4,995
Market Action	**56**

Strong Seller's Market

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,700,000	2,359	4,500 - 6,500 sqft	4	3	66	1	1	28
$2,088,000	1,584	4,500 - 6,500 sqft	4	2	70	4	1	14
$1,888,000	1,780	4,500 - 6,500 sqft	4	3	71	2	3	42
$1,593,500	1,298	6,500 - 8,000 sqft	3	2	71	5	3	49

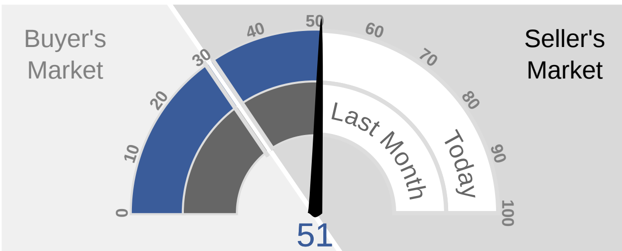
San Jose, CA

Single-Family Homes

This week the median list price for San Jose, CA is $1,599,000 with the market action index hovering around 51. This is less than last month's market action index of 52. Inventory has held steady at or around 539.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Strong Seller's Market

Market Narrative

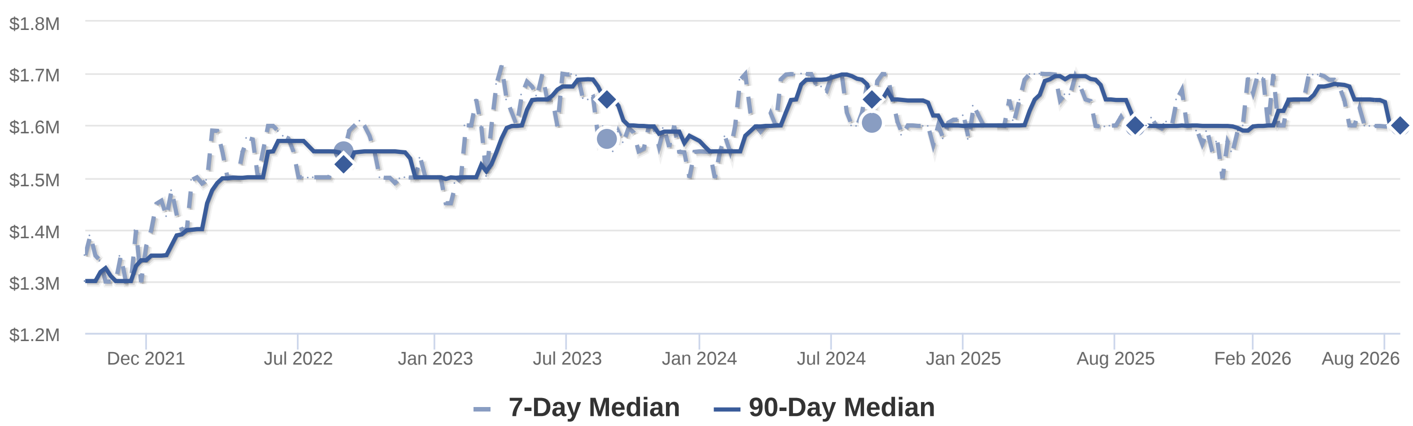
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we’re in the Seller’s zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward pressure on prices.

Real-Time Market Profile

Median List Price	$1,599,000
Median Price of New Listings	$1,600,000
Per Square Foot	$961
Average Days on Market	89
Median Days on Market	28
Price Decreased	25%
Price Increased	3%
Relisted	11%
Inventory	539
Median Rent	$4,500
Market Action	**51**

Strong Seller's Market

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,499,000	2,480	6,500 - 8,000 sqft	4	3	54	25	33	28
$1,788,888	1,809	4,500 - 6,500 sqft	4	3	59	26	17	28
$1,488,000	1,570	4,500 - 6,500 sqft	3	2	56	20	21	35
$1,195,000	1,371	4,500 - 6,500 sqft	3	2	65	26	21	28

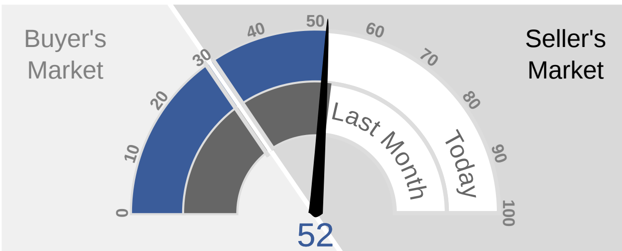
FREMONT, CA

Single-Family Homes

This week the median list price for Fremont, CA is $1,599,000 with the market action index hovering around 52. This is less than last month's market action index of 54. Inventory has decreased to 121.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

MARKET NARRATIVE

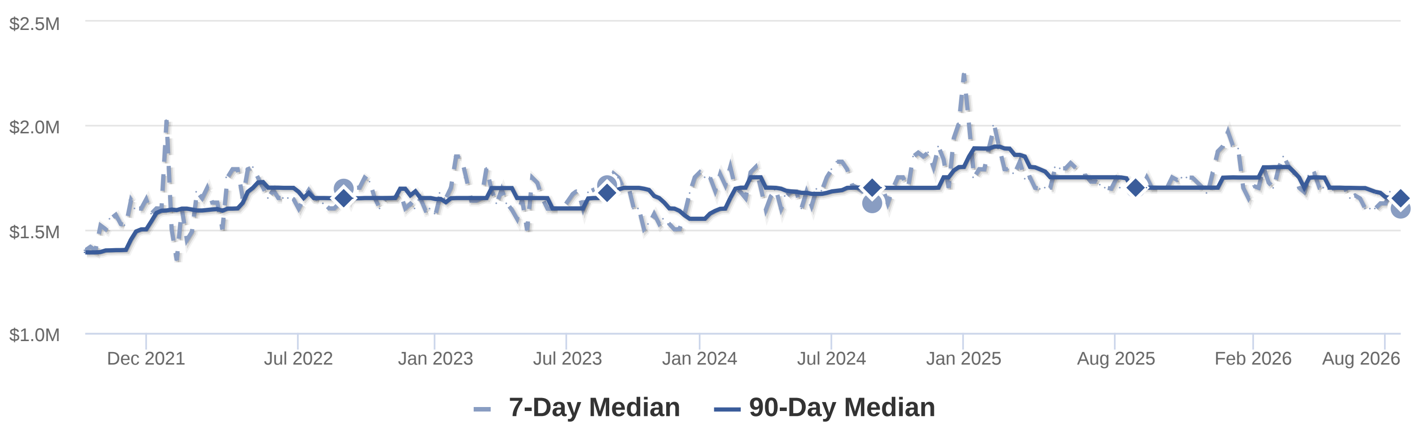
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price	$1,599,000
Median Price of New Listings	$1,498,000
Per Square Foot	$991
Average Days on Market	55
Median Days on Market	35
Price Decreased	24%
Price Increased	0%
Relisted	22%
Inventory	121
Median Rent	$3,900
Market Action	**52**

Strong Seller's Market

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$2,450,000	2,353	6,500 - 8,000 sqft	4	3	57	3	7	28
$1,724,450	1,767	4,500 - 6,500 sqft	3	2.3	49	4	2	35
$1,499,444	1,499	4,500 - 6,500 sqft	3	2	57	8	3	28
$1,289,500	1,391	4,500 - 6,500 sqft	3	2	64	4	5	38

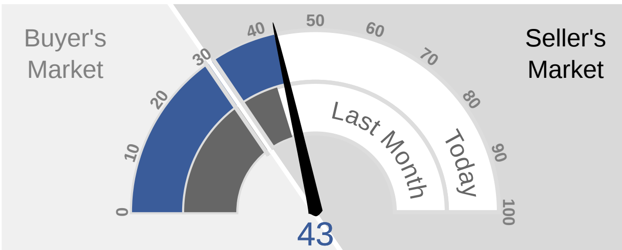
TRACY, CA 95377

Single-Family Homes

This week the median list price for Tracy, CA 95377 is $819,500 with the market action index hovering around 43. This is an increase over last month's market action index of 41. Inventory has increased to 92.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.

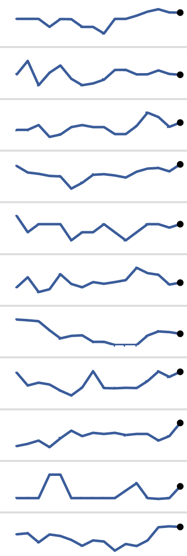


Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

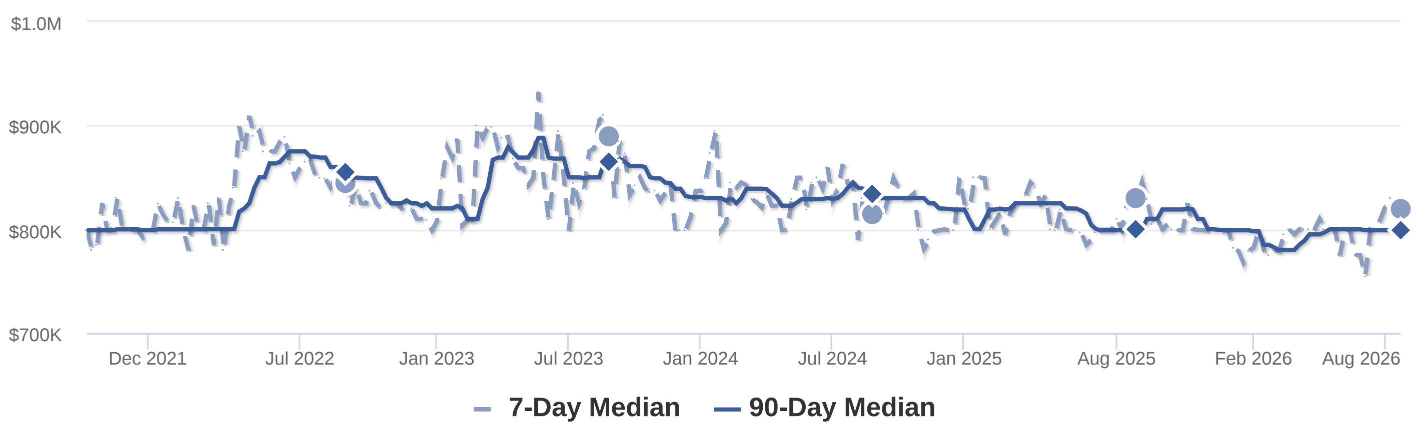
REAL-TIME MARKET PROFILE



Median List Price	$819,500
Median Price of New Listings	$747,394
Per Square Foot	$324
Average Days on Market	73
Median Days on Market	49
Price Decreased	36%
Price Increased	4%
Relisted	13%
Inventory	92
Median Rent	$3,075
Market Action	**43**

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$1,029,000	3,129	6,500 - 8,000 sqft	4	3.5	5	2	1	70
$849,000	2,817	4,500 - 6,500 sqft	4	3	18	0	0	70
$749,888	2,452	4,500 - 6,500 sqft	4	3	23	4	2	35
$661,972	1,867	4,500 - 6,500 sqft	3	2.5	22	4	4	56

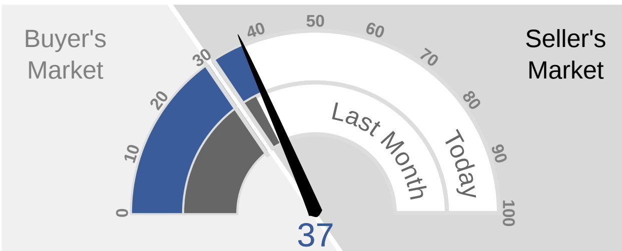
MANTECA, CA 95337

Single-Family Homes

This week the median list price for Manteca, CA 95337 is $675,499 with the market action index hovering around 37. This is an increase over last month's market action index of 35. Inventory has held steady at or around 144.

MARKET ACTION INDEX

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

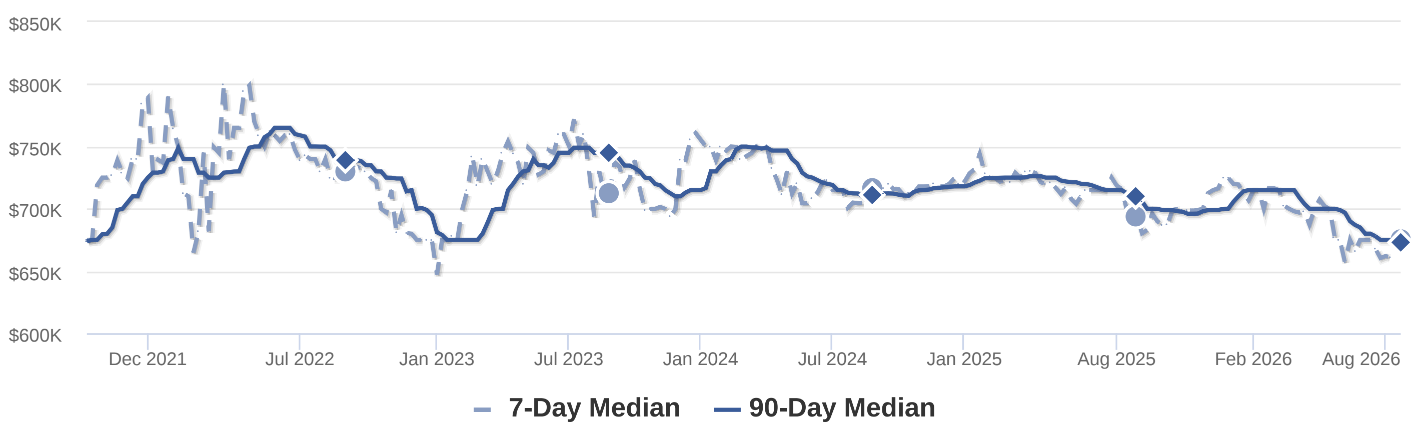
Home sales continue to outstrip supply and the Market Action Index has been moving higher for several weeks. This is a Seller’s market so watch for upward pricing pressure in the near future if the trend continues.

REAL-TIME MARKET PROFILE

Median List Price	$675,499
Median Price of New Listings	$653,443
Per Square Foot	$295
Average Days on Market	85
Median Days on Market	56
Price Decreased	37%
Price Increased	3%
Relisted	13%
Inventory	144
Median Rent	$2,788
Market Action	**37**

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$875,000	2,849	6,500 - 8,000 sqft	4	3.5	8	2	2	73
$717,450	2,679	6,500 - 8,000 sqft	4	3	7	7	6	31
$638,000	2,163	4,500 - 6,500 sqft	4	2.5	8	2	7	66
$518,950	1,529	4,500 - 6,500 sqft	3	2	36	7	7	52

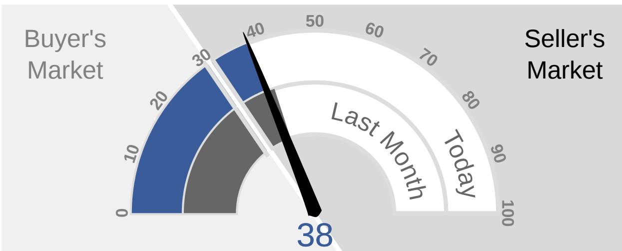
Mountain House, CA 95391

Single-Family Homes

This week the median list price for Mountain House, CA 95391 is $850,000 with the market action index hovering around 38. This is less than last month's market action index of 40. Inventory has increased to 73.

Market Action Index

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

Market Narrative

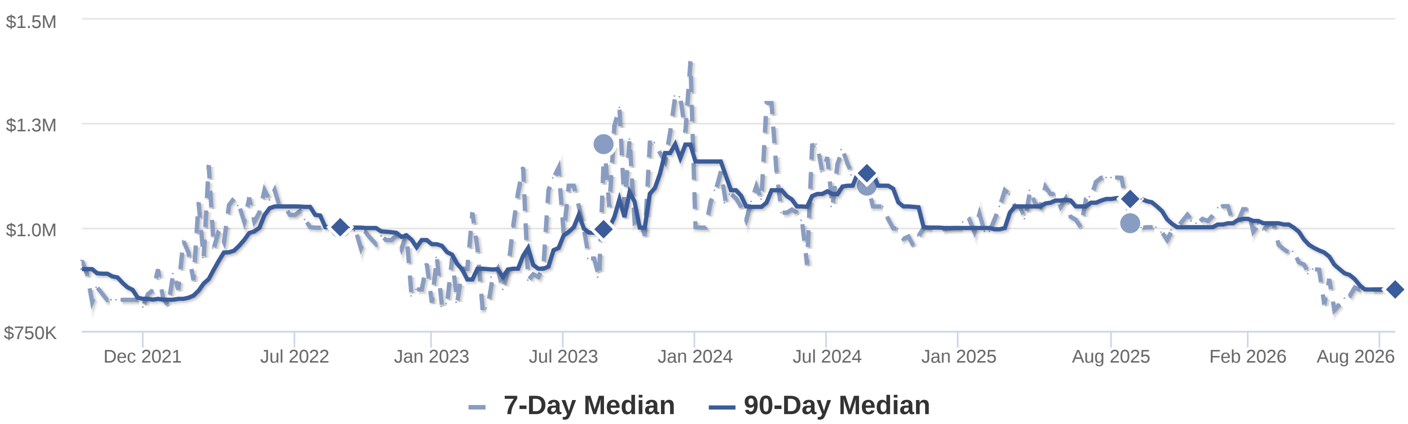
The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

Real-Time Market Profile

Median List Price	$850,000
Median Price of New Listings	$1,083,675
Per Square Foot	$364
Average Days on Market	103
Median Days on Market	70
Price Decreased	33%
Price Increased	3%
Relisted	11%
Inventory	73
Median Rent	$3,050
Market Action	**38**

Slight Seller's Advantage

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$1,122,426	3,102	4,500 - 6,500 sqft	5	4	1	2	1	35
$948,450	2,550	4,500 - 6,500 sqft	4	3	6	1	1	66
$799,450	2,227	0 - 4,500 sqft	4	3	7	1	0	77
$679,995	1,837	0 - 4,500 sqft	3	2.8	20	0	2	87

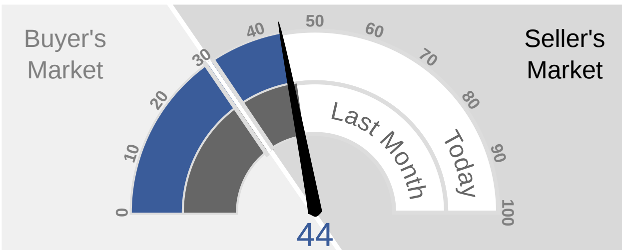
Lathrop, CA 95330

Single-Family Homes

This week the median list price for Lathrop, CA 95330 is $725,102 with the market action index hovering around 44. This is less than last month's market action index of 46. Inventory has increased to 151.

Market Action Index

This answers “How’s the Market?” by comparing rate of sales versus inventory.



Slight Seller's Advantage

Market Narrative

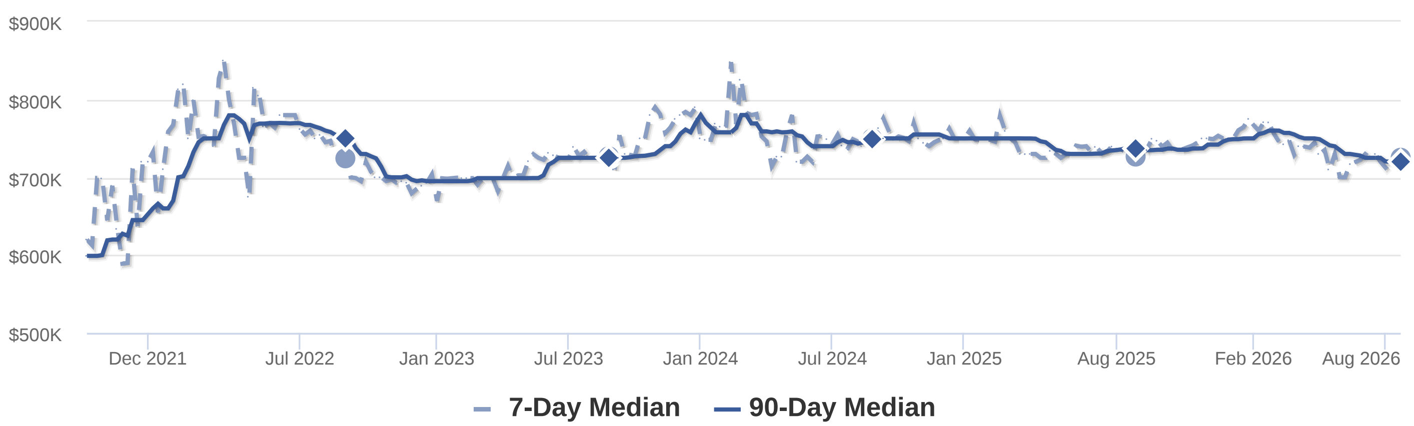
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we’re in the Seller’s zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer’s zone, watch for downward pressure on prices.

Real-Time Market Profile

Median List Price	$725,102
Median Price of New Listings	$649,000
Per Square Foot	$299
Average Days on Market	95
Median Days on Market	63
Price Decreased	40%
Price Increased	7%
Relisted	11%
Inventory	151
Median Rent	$3,098
Market Action	**44**

Slight Seller's Advantage

Median List Price



Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
$968,500	3,205	4,500 - 6,500 sqft	5	4	2	0	0	59
$772,500	2,634	4,500 - 6,500 sqft	4	3	1	2	2	77
$675,000	2,319	4,500 - 6,500 sqft	4	3	6	2	4	66
$565,000	1,843	4,500 - 6,500 sqft	4	2.5	20	3	6	49