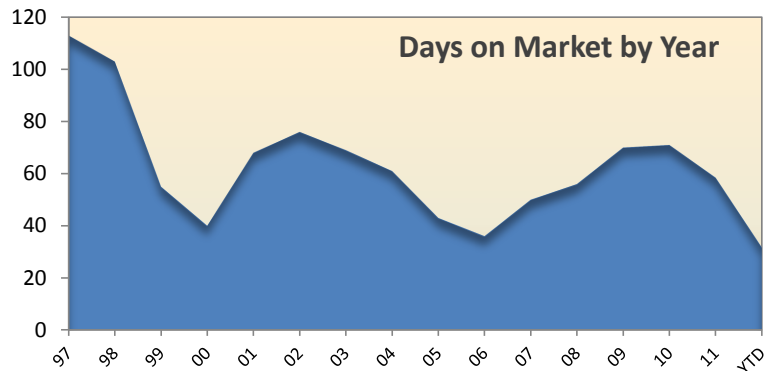
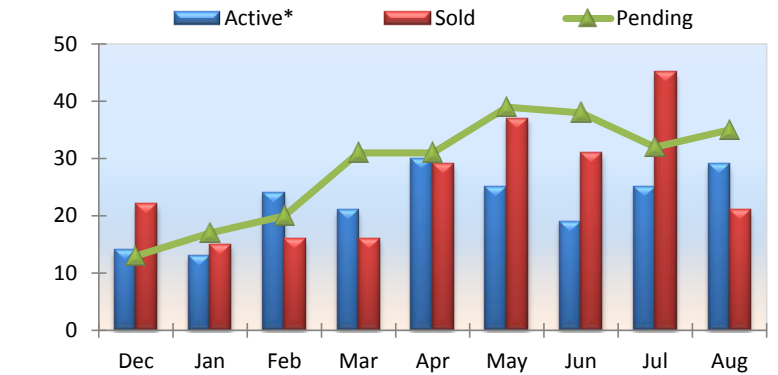
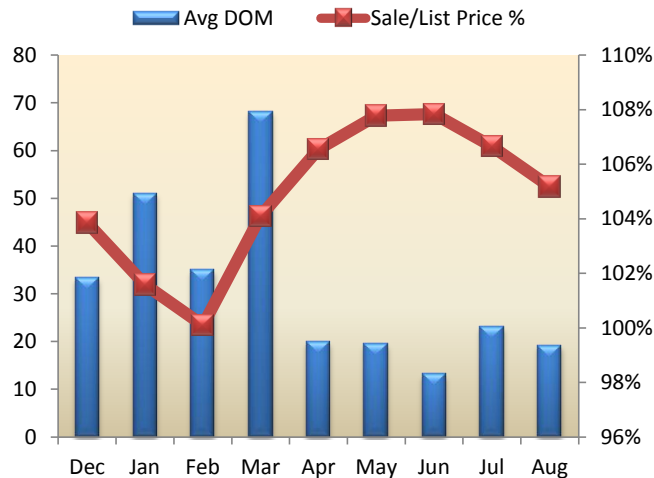


Market Analysis: Alameda

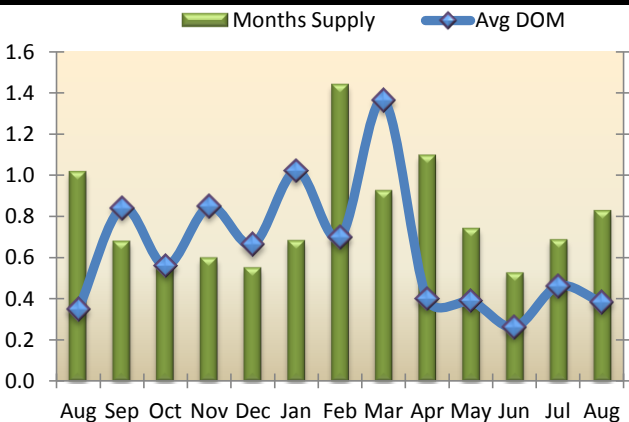
August-13

Days on Market (DOM) for the Alameda area year-to-date is around 32. The median detached home price in Alameda for August was \$715,000. As of the last day of August there were 29 active homes in Alameda. At current selling rates this means there is approximately 1 month of inventory in Alameda remaining.



Summary Analysis (Single Family Residential)

	Active*	Pending	Sold	Months Supply	Avg List Price	Median Sale Price	Avg Sale Price	Average DOM	Avg \$ Sqft Listed	Avg \$ Sqft Sold	Sale Price/List Price
Aug 12	38	45	26	1.0	\$582,402	\$595,000	\$593,775	17	\$381	\$392	101.95%
Sep 12	27	37	26	0.7	\$653,335	\$625,000	\$660,977	42	\$368	\$372	101.17%
Oct 12	23	36	37	0.6	\$654,927	\$620,000	\$675,707	28	\$388	\$402	103.17%
Nov 12	20	27	34	0.6	\$564,422	\$517,500	\$556,575	42	\$362	\$355	98.61%
Dec 12	14	13	22	0.6	\$627,313	\$632,500	\$651,545	33	\$388	\$404	103.86%
Jan 13	13	17	15	0.7	\$614,480	\$679,000	\$624,253	51	\$396	\$404	101.59%
Feb 13	24	20	16	1.4	\$700,956	\$688,500	\$701,594	35	\$345	\$349	100.09%
Mar 13	21	31	16	0.9	\$552,259	\$583,959	\$574,848	68	\$361	\$379	104.09%
Apr 13	30	31	29	1.1	\$675,647	\$735,000	\$719,879	20	\$397	\$425	106.55%
May 13	25	39	37	0.7	\$684,530	\$740,000	\$737,800	19	\$420	\$455	107.78%
Jun 13	19	38	31	0.5	\$624,402	\$688,000	\$673,333	13	\$424	\$462	107.84%
Jul 13	25	32	45	0.7	\$683,487	\$725,000	\$728,918	23	\$395	\$422	106.65%
Aug 13	29	35	21	0.8	\$697,590	\$715,000	\$733,662	19	\$416	\$438	105.17%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	21	-19.23%	\$697,590	19.78%	\$715,000	20.17%	\$733,662	23.56%	19	9.63%	105.17%
Aug 12	26	-10.34%	\$582,402	7.63%	\$595,000	18.76%	\$593,775	11.39%	17	-51.40%	101.95%
Aug 11	29	16.00%	\$541,112	-28.58%	\$501,000	-28.94%	\$533,065	-27.61%	36	-24.13%	98.51%



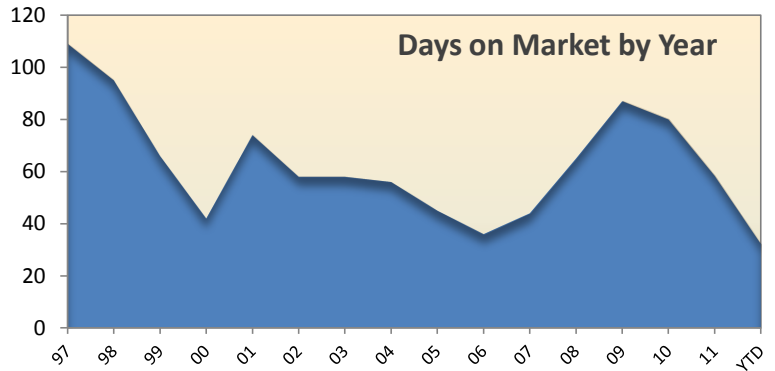
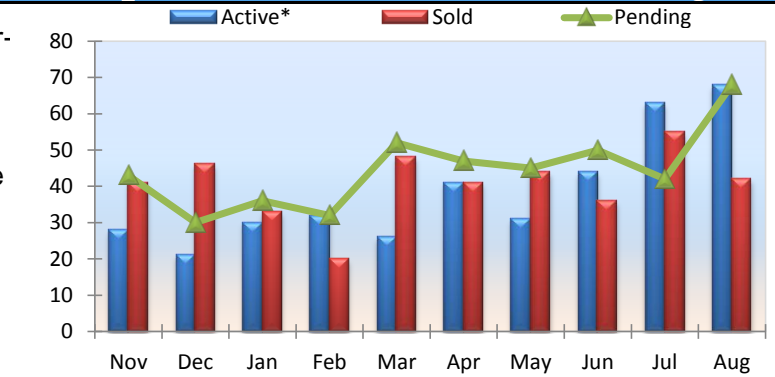
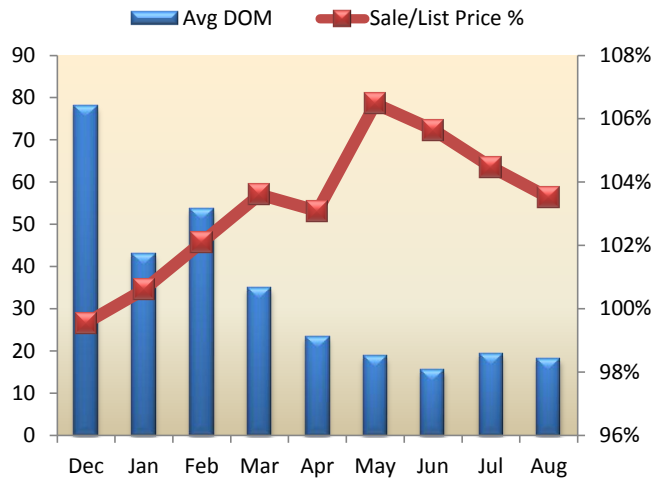
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1	13	9	4	3
\$300k-399k	12	24	26	14	11
\$400k-499k	19	42	41	20	27
\$500k-599k	33	59	48	45	39
\$600k-699k	43	44	34	50	44
\$700k-799k	48	28	27	32	24
\$800k-899k	32	10	18	14	13
\$900k-999k	13	4	1	4	4
\$1m-1.5m	17	4	8	6	5
\$1.5m-2.0m		1		3	1
\$2m +					
Totals:	218	229	212	192	171

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

Market Analysis: Castro Valley

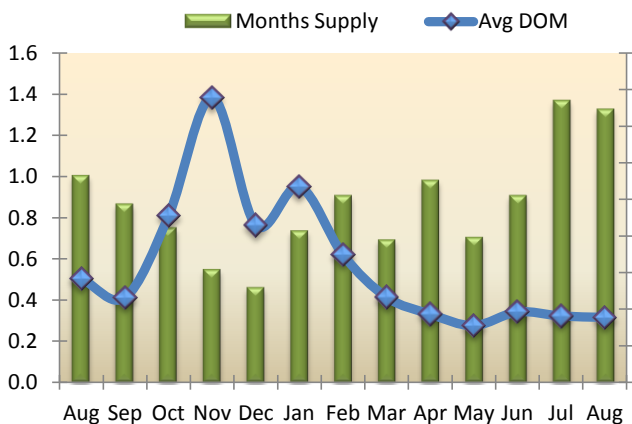
August-13

Days on Market (DOM) for the Castro Valley area year-to-date is around 32. The median detached home price in Castro Valley for August was \$565,000. As of the last day of August there were 68 active homes in Castro Valley. At current selling rates this means there is approximately 1 month of inventory in Castro Valley 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
Aug 12	57	52	42	1.0	\$498,867	\$492,000	\$505,529	28	\$289	\$295	101.34%
Sep 12	47	55	42	0.9	\$486,033	\$462,500	\$493,465	23	\$278	\$283	101.53%
Oct 12	40	54	44	0.8	\$552,682	\$539,500	\$554,973	46	\$272	\$276	100.41%
Nov 12	28	43	41	0.5	\$451,878	\$445,000	\$443,458	78	\$262	\$258	98.14%
Dec 12	21	30	46	0.5	\$523,778	\$500,000	\$521,409	43	\$290	\$292	99.55%
Jan 13	30	36	33	0.7	\$497,650	\$468,000	\$500,664	53	\$272	\$276	100.61%
Feb 13	32	32	20	0.9	\$511,824	\$522,500	\$522,575	35	\$287	\$297	102.10%
Mar 13	26	52	48	0.7	\$547,465	\$542,500	\$567,208	23	\$299	\$312	103.61%
Apr 13	41	47	41	1.0	\$605,798	\$590,000	\$624,504	19	\$309	\$325	103.09%
May 13	31	45	44	0.7	\$539,293	\$532,500	\$574,228	15	\$303	\$327	106.48%
Jun 13	44	50	36	0.9	\$548,726	\$555,000	\$579,733	19	\$340	\$362	105.65%
Jul 13	63	42	55	1.4	\$618,985	\$616,500	\$646,718	18	\$334	\$352	104.48%
Aug 13	68	68	42	1.3	\$578,136	\$565,000	\$598,464	18	\$335	\$350	103.52%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	42	0.00%	\$578,136	15.89%	\$565,000	14.84%	\$598,464	18.38%	18	-37.24%	103.52%
Aug 12	42	35.48%	\$498,867	17.31%	\$492,000	17.14%	\$505,529	20.39%	28	-21.56%	101.34%
Aug 11	31	-3.13%	\$425,265	-15.11%	\$420,000	-8.70%	\$419,897	-15.21%	36	57.09%	98.74%



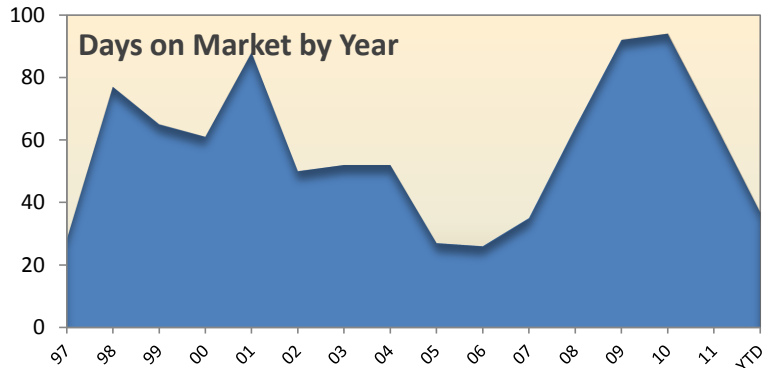
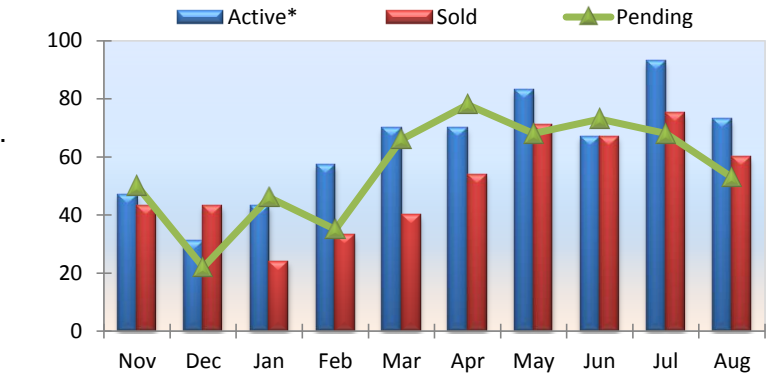
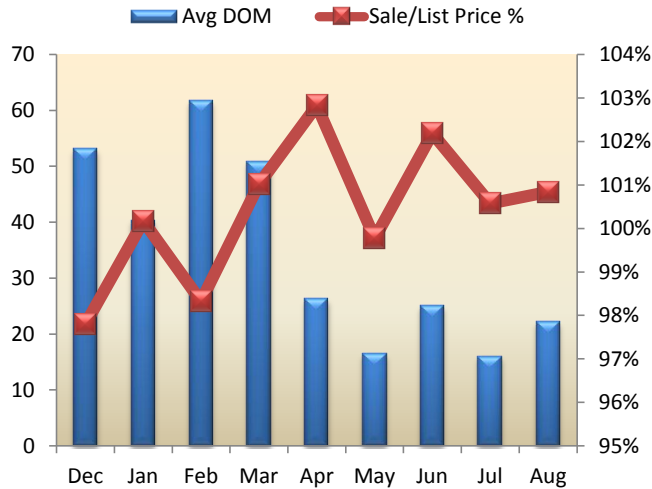
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	8	53	49	26	17
\$300k-399k	31	78	77	67	69
\$400k-499k	72	102	51	82	80
\$500k-599k	85	65	46	46	53
\$600k-699k	60	41	27	47	30
\$700k-799k	51	17	19	23	16
\$800k-899k	17	4	6	5	3
\$900k-999k	6	2		1	
\$1m-1.5m	3	2	2	3	1
\$1.5m-2.0m	1				
\$2m +	1				
Totals:	335	364	277	300	269

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

Market Analysis: Danville

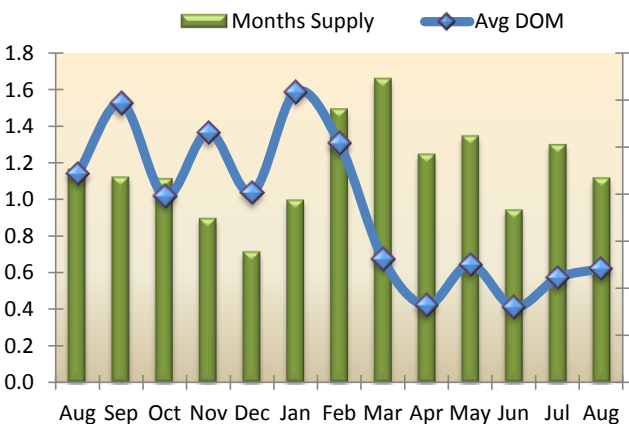
August-13

Days on Market (DOM) for the Danville area year-to-date is around 37. The median detached home price in Danville for August was \$958,750. As of the last day of August there were 73 active homes in Danville. At current selling rates this means there is approximately 1 month of inventory in Danville 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
Aug 12	75	58	60	1.2	\$965,566	\$855,000	\$941,898	44	\$359	\$351	97.55%
Sep 12	63	47	45	1.1	\$879,419	\$799,000	\$869,496	59	\$369	\$363	98.87%
Oct 12	62	55	52	1.1	\$911,298	\$808,500	\$904,440	40	\$339	\$337	99.25%
Nov 12	47	50	43	0.9	\$841,302	\$812,000	\$814,465	53	\$319	\$309	96.81%
Dec 12	31	22	43	0.7	\$966,458	\$925,000	\$945,208	40	\$328	\$326	97.80%
Jan 13	43	46	24	1.0	\$897,963	\$820,000	\$899,500	62	\$330	\$330	100.17%
Feb 13	57	35	33	1.5	\$887,510	\$825,000	\$872,647	51	\$338	\$335	98.33%
Mar 13	70	66	40	1.7	\$1,006,749	\$925,750	\$1,016,988	26	\$382	\$388	101.02%
Apr 13	70	78	54	1.2	\$910,198	\$909,000	\$935,952	16	\$381	\$392	102.83%
May 13	83	68	71	1.3	\$998,425	\$950,000	\$996,147	25	\$386	\$394	99.77%
Jun 13	67	73	67	0.9	\$1,078,725	\$1,005,000	\$1,102,277	16	\$387	\$398	102.18%
Jul 13	93	68	75	1.3	\$1,081,004	\$985,000	\$1,087,197	22	\$392	\$395	100.57%
Aug 13	73	53	60	1.1	\$1,028,667	\$958,750	\$1,037,302	24	\$381	\$386	100.84%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	60	0.00%	\$1,028,667	6.54%	\$958,750	12.13%	\$1,037,302	10.13%	24	-45.45%	100.84%
Aug 12	60	11.11%	\$965,566	9.00%	\$855,000	6.88%	\$941,898	9.51%	44	2.32%	97.55%
Aug 11	54	14.89%	\$885,855	4.08%	\$800,000	-3.03%	\$860,140	4.02%	43	14.00%	97.10%



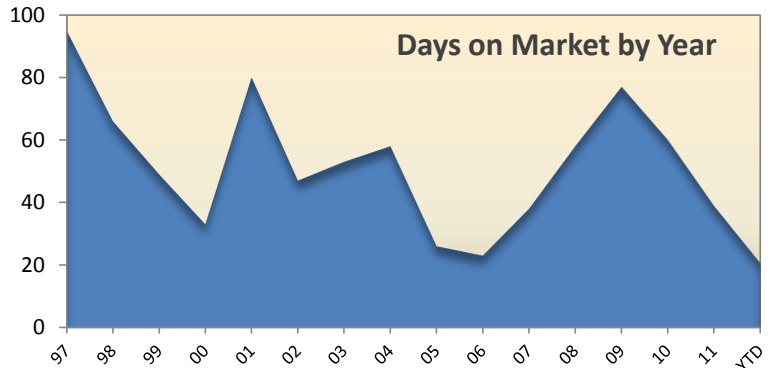
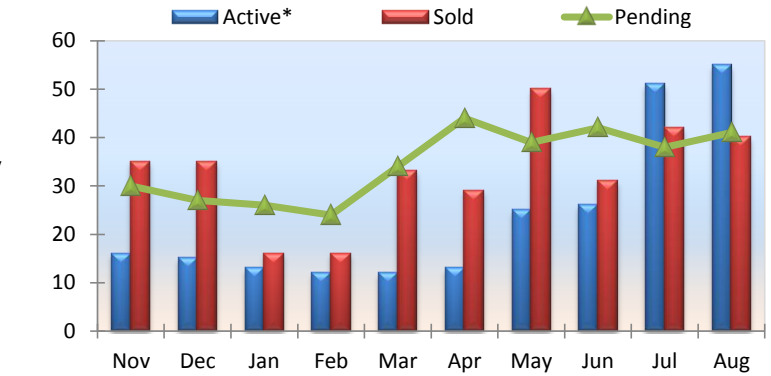
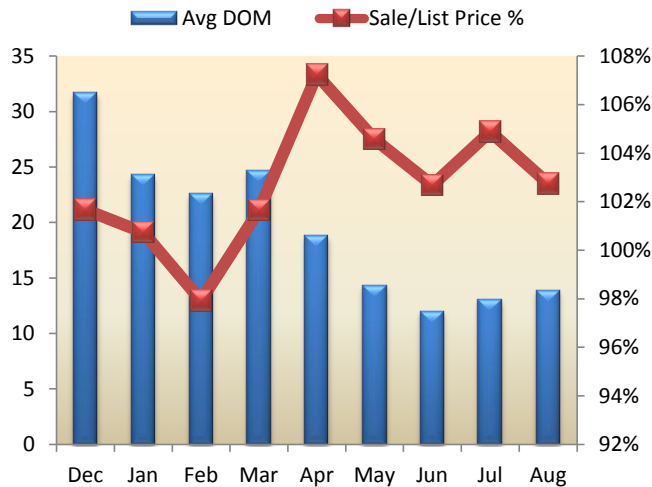
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3	8	3	6	3
\$300k-399k			1		
\$400k-499k	1	10	16	3	
\$500k-599k	9	18	16	19	19
\$600k-699k	25	55	46	35	26
\$700k-799k	54	96	77	73	64
\$800k-899k	90	77	76	88	51
\$900k-999k	88	63	42	42	26
\$1m-1.5m	128	81	72	71	48
\$1.5m-2.0m	37	17	10	12	7
\$2m +	4	7	4	4	5
Totals:	439	432	363	353	249

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

Market Analysis: Dublin

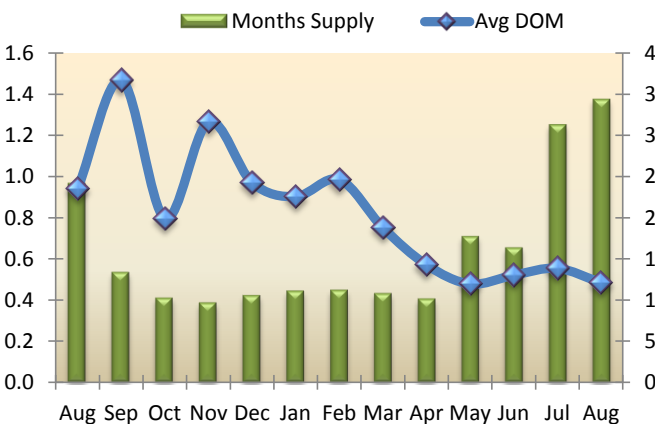
August-13

Days on Market (DOM) for the Dublin area year-to-date is around 21. The median detached home price in Dublin for August was \$774,000. As of the last day of August there were 55 active homes in Dublin. At current selling rates this means there is approximately 1 month of inventory in Dublin 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
Aug 12	44	50	36	1.0	\$644,075	\$629,000	\$639,275	24	\$284	\$282	99.25%
Sep 12	26	51	27	0.5	\$624,526	\$520,000	\$603,377	37	\$288	\$289	96.61%
Oct 12	18	34	36	0.4	\$679,481	\$637,000	\$685,620	20	\$287	\$290	100.90%
Nov 12	16	30	35	0.4	\$569,303	\$555,000	\$556,423	32	\$274	\$270	97.74%
Dec 12	15	27	35	0.4	\$622,784	\$570,000	\$633,133	24	\$292	\$297	101.66%
Jan 13	13	26	16	0.4	\$633,468	\$596,975	\$638,097	23	\$281	\$285	100.73%
Feb 13	12	24	16	0.4	\$607,786	\$612,500	\$595,188	25	\$311	\$319	97.93%
Mar 13	12	34	33	0.4	\$681,209	\$650,000	\$692,427	19	\$296	\$303	101.65%
Apr 13	13	44	29	0.4	\$661,164	\$665,280	\$708,948	14	\$326	\$351	107.23%
May 13	25	39	50	0.7	\$781,139	\$794,000	\$816,846	12	\$322	\$340	104.57%
Jun 13	26	42	31	0.7	\$696,227	\$740,000	\$714,951	13	\$347	\$371	102.69%
Jul 13	51	38	42	1.3	\$723,816	\$708,750	\$759,170	14	\$338	\$356	104.88%
Aug 13	55	41	40	1.4	\$795,912	\$774,000	\$817,816	12	\$345	\$355	102.75%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	40	11.11%	\$795,912	23.57%	\$774,000	23.05%	\$817,816	27.93%	12	-48.53%	102.75%
Aug 12	36	9.09%	\$644,075	-1.55%	\$629,000	-8.24%	\$639,275	-1.29%	24	-25.40%	99.25%
Aug 11	33	43.48%	\$654,233	-2.83%	\$685,500	6.78%	\$647,598	-2.45%	32	8.39%	98.99%



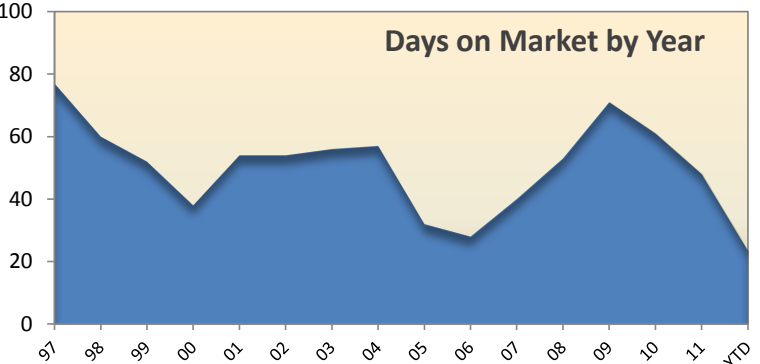
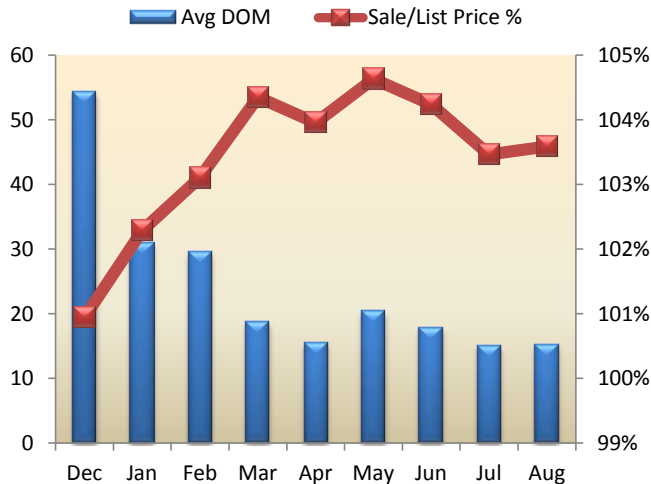
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	4	2			1
\$300k-399k	7	21	27	9	19
\$400k-499k	17	57	39	53	45
\$500k-599k	51	54	41	31	51
\$600k-699k	48	48	37	63	41
\$700k-799k	52	38	48	27	35
\$800k-899k	33	26	31	26	22
\$900k-999k	18	9	8	16	10
\$1m-1.5m	37	14	7	4	5
\$1.5m-2.0m	2				1
\$2m +					
Totals:	269	269	238	229	230

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

Market Analysis: Fremont

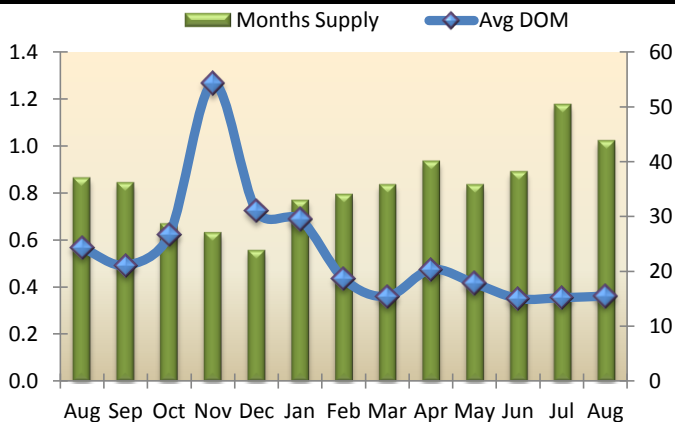
August-13

Days on Market (DOM) for the Fremont area year-to-date is around 23. The median detached home price in Fremont for August was \$710,000. As of the last day of August there were 151 active homes in Fremont. At current selling rates this means there is approximately 1 month of inventory in Fremont 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
Aug 12	131	157	151	0.9	\$687,866	\$615,000	\$696,817	24	\$364	\$371	101.30%
Sep 12	118	128	122	0.8	\$663,160	\$635,750	\$671,796	21	\$376	\$383	101.30%
Oct 12	93	125	117	0.7	\$700,042	\$656,000	\$703,396	27	\$387	\$392	100.48%
Nov 12	80	97	101	0.6	\$575,954	\$495,000	\$562,868	54	\$333	\$326	97.73%
Dec 12	57	61	88	0.6	\$654,130	\$553,250	\$660,310	31	\$370	\$377	100.94%
Jan 13	70	82	62	0.8	\$657,775	\$599,944	\$672,866	30	\$381	\$390	102.29%
Feb 13	67	98	68	0.8	\$689,378	\$642,500	\$710,798	19	\$380	\$398	103.11%
Mar 13	74	114	93	0.8	\$759,887	\$690,000	\$792,950	15	\$422	\$444	104.35%
Apr 13	100	135	103	0.9	\$852,180	\$750,000	\$885,889	20	\$444	\$470	103.96%
May 13	106	162	134	0.8	\$827,326	\$728,444	\$865,673	18	\$424	\$448	104.64%
Jun 13	119	125	132	0.9	\$780,976	\$732,000	\$814,074	15	\$425	\$448	104.24%
Jul 13	168	151	142	1.2	\$866,547	\$768,000	\$896,561	15	\$448	\$470	103.46%
Aug 13	151	155	148	1.0	\$762,684	\$710,000	\$790,068	15	\$446	\$466	103.59%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	148	-1.99%	\$762,684	10.88%	\$710,000	15.45%	\$790,068	13.38%	15	-36.37%	103.59%
Aug 12	151	19.84%	\$687,866	5.62%	\$615,000	6.22%	\$696,817	9.32%	24	-34.51%	101.30%
Aug 11	126	13.51%	\$651,275	-6.78%	\$579,000	0.70%	\$637,424	-7.52%	37	2.55%	97.87%



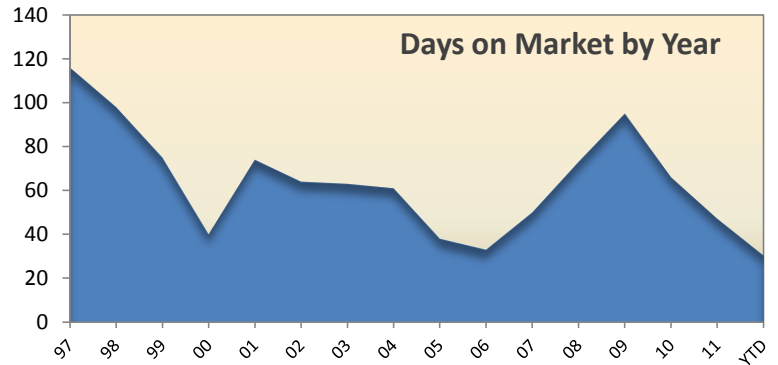
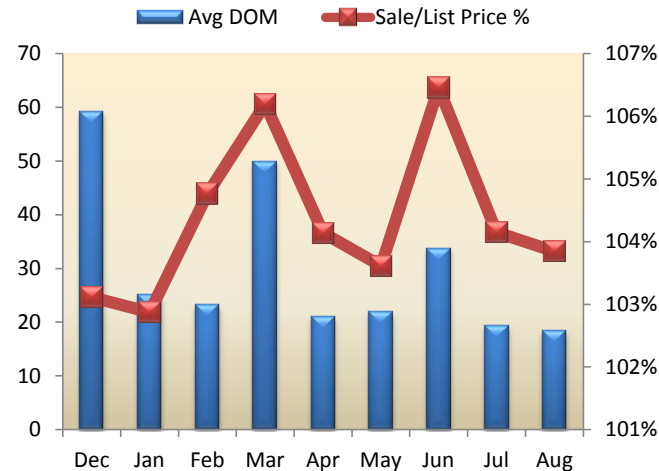
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3	50	31	12	30
\$300k-399k	23	156	134	104	140
\$400k-499k	86	202	181	183	175
\$500k-599k	145	172	172	160	158
\$600k-699k	177	149	103	134	77
\$700k-799k	161	95	98	115	56
\$800k-899k	89	55	47	50	36
\$900k-999k	50	38	44	59	27
\$1m-1.5m	135	100	72	71	46
\$1.5m-2.0m	33	27	14	15	7
\$2m+	19	8	3	9	3
Totals:	921	1052	899	912	755

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

Market Analysis: Hayward

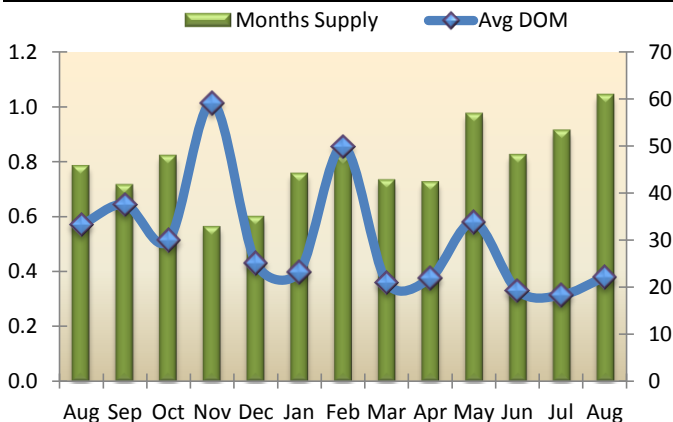
August-13

Days on Market (DOM) for the Hayward area year-to-date is around 30. The median detached home price in Hayward for August was \$432,500. As of the last day of August there were 102 active homes in Hayward. At current selling rates this means there is approximately 1 month of inventory in Hayward 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
Aug 12	99	115	92	0.8	\$346,689	\$315,000	\$354,303	33	\$214	\$220	102.20%
Sep 12	83	111	81	0.7	\$322,972	\$290,000	\$333,459	38	\$205	\$213	103.25%
Oct 12	90	90	108	0.8	\$339,983	\$310,250	\$325,488	30	\$219	\$221	95.74%
Nov 12	58	97	110	0.6	\$285,947	\$275,000	\$286,586	59	\$197	\$198	100.22%
Dec 12	55	69	76	0.6	\$331,930	\$334,500	\$342,270	25	\$223	\$231	103.12%
Jan 13	64	83	61	0.8	\$382,385	\$350,000	\$393,368	23	\$245	\$253	102.87%
Feb 13	68	83	55	0.8	\$331,935	\$350,000	\$347,766	50	\$248	\$262	104.77%
Mar 13	62	104	76	0.7	\$346,963	\$347,650	\$368,471	21	\$245	\$262	106.20%
Apr 13	65	89	84	0.7	\$384,798	\$375,500	\$400,729	22	\$250	\$262	104.14%
May 13	87	82	70	1.0	\$421,701	\$400,000	\$436,929	34	\$269	\$280	103.61%
Jun 13	79	109	64	0.8	\$401,820	\$394,000	\$427,777	19	\$269	\$288	106.46%
Jul 13	87	102	91	0.9	\$427,371	\$415,000	\$445,110	18	\$279	\$292	104.15%
Aug 13	102	99	90	1.0	\$467,915	\$432,500	\$485,897	22	\$284	\$298	103.84%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 13	90	-2.17%	\$467,915	34.97%	\$432,500	37.30%	\$485,897	37.14%	22	-33.54%	103.84%
Aug 12	92	-10.68%	\$346,689	22.36%	\$315,000	20.69%	\$354,303	26.89%	33	-12.59%	102.20%
Aug 11	103	11.96%	\$283,330	-7.89%	\$261,000	-8.90%	\$279,225	-9.09%	38	3.52%	98.55%



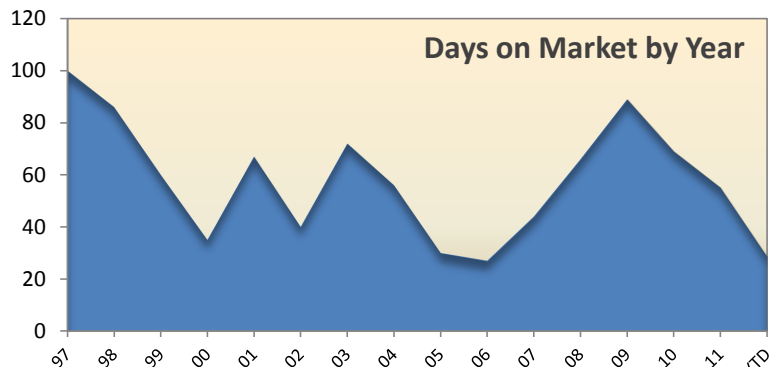
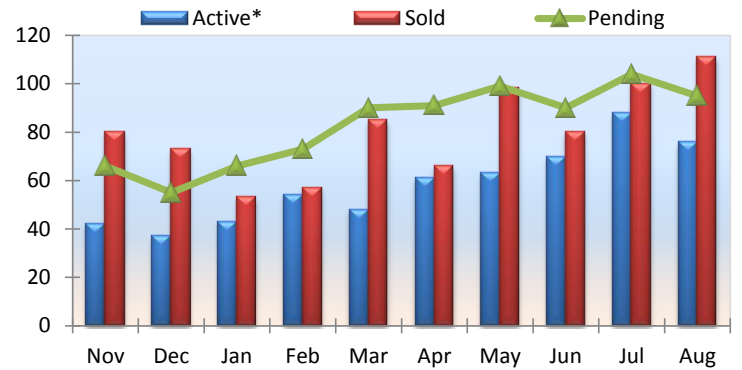
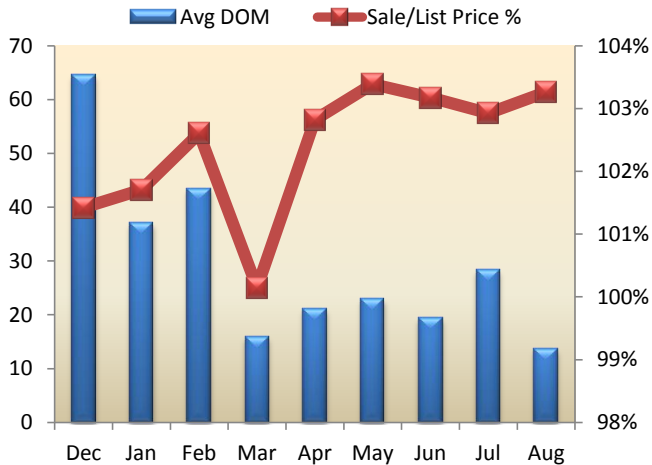
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	108	510	519	413	758
\$300k-399k	256	182	183	243	208
\$400k-499k	162	67	51	91	68
\$500k-599k	65	40	38	42	50
\$600k-699k	36	21	20	22	25
\$700k-799k	18	15	9	13	11
\$800k-899k	12	3	5	12	6
\$900k-999k	2	1	3	2	
\$1m-1.5m	4				
\$1.5m-2.0m	2				
\$2m +	1				
Totals:	666	839	828	838	1126

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

Market Analysis: Livermore

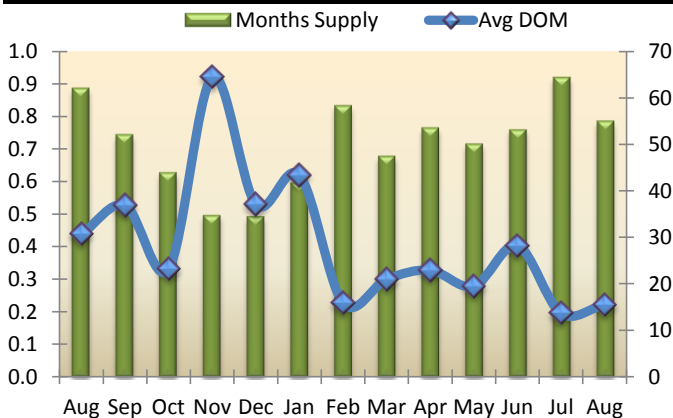
August-13

Days on Market (DOM) for the Livermore area year-to-date is around 29. The median detached home price in Livermore for August was \$575,000. As of the last day of August there were 76 active homes in Livermore. At current selling rates this means there is approximately 1 month 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
Aug 12	84	93	88	0.9	\$527,005	\$470,275	\$520,741	31	\$269	\$268	98.81%
Sep 12	67	78	73	0.7	\$524,742	\$455,000	\$526,714	37	\$257	\$259	100.38%
Oct 12	57	102	69	0.6	\$510,084	\$440,000	\$515,555	23	\$259	\$263	101.07%
Nov 12	42	66	80	0.5	\$476,071	\$409,000	\$468,808	65	\$242	\$238	98.47%
Dec 12	37	55	73	0.5	\$599,205	\$500,000	\$607,725	37	\$271	\$278	101.42%
Jan 13	43	66	53	0.6	\$525,107	\$465,000	\$534,069	43	\$281	\$289	101.71%
Feb 13	54	73	57	0.8	\$569,478	\$500,000	\$584,320	16	\$288	\$297	102.61%
Mar 13	48	90	85	0.7	\$637,281	\$550,000	\$638,233	21	\$312	\$316	100.15%
Apr 13	61	91	66	0.8	\$620,298	\$578,000	\$637,831	23	\$300	\$311	102.83%
May 13	63	99	98	0.7	\$574,752	\$550,000	\$594,225	19	\$319	\$333	103.39%
Jun 13	70	90	80	0.8	\$553,958	\$545,000	\$571,540	28	\$318	\$331	103.17%
Jul 13	88	104	100	0.9	\$643,830	\$563,013	\$662,680	14	\$320	\$330	102.93%
Aug 13	76	95	111	0.8	\$594,194	\$575,000	\$613,592	16	\$322	\$334	103.26%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/ List Price
Aug 13	111	26.14%	\$594,194	12.75%	\$575,000	22.27%	\$613,592	17.83%	16	-49.43%	103.26%
Aug 12	88	-5.38%	\$527,005	8.38%	\$470,275	14.70%	\$520,741	9.47%	31	-35.14%	98.81%
Aug 11	93	36.76%	\$486,265	-5.07%	\$410,000	-10.50%	\$475,683	-6.20%	47	31.94%	97.82%



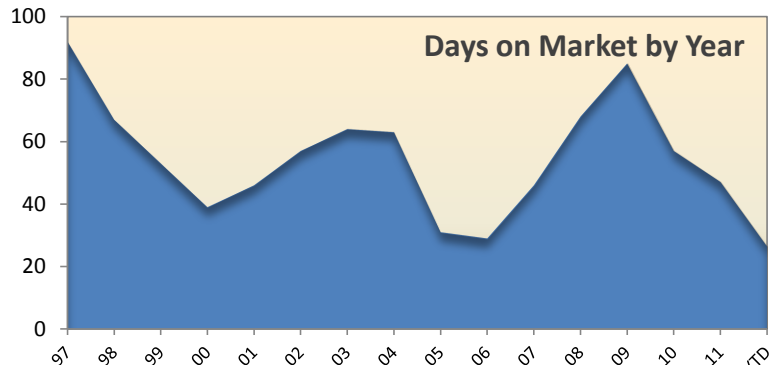
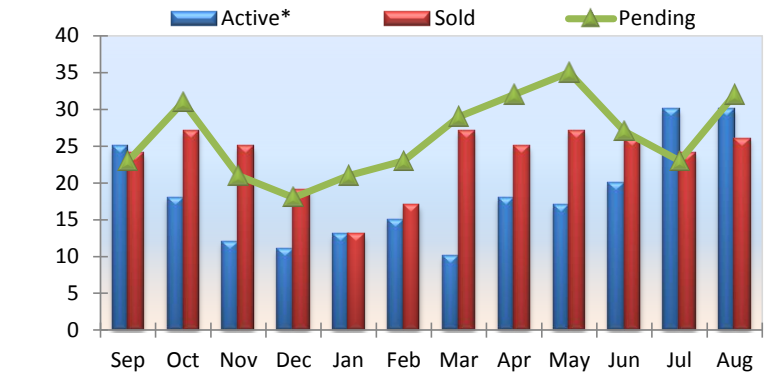
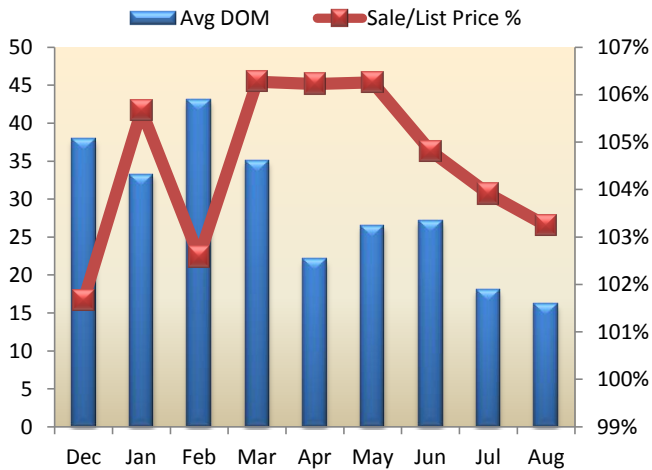
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	15	87	81	59	83
\$300k-399k	68	194	179	135	152
\$400k-499k	161	173	139	152	121
\$500k-599k	174	64	66	66	64
\$600k-699k	86	71	52	46	46
\$700k-799k	62	58	32	46	30
\$800k-899k	39	28	33	31	24
\$900k-999k	26	16	16	19	14
\$1m-1.5m	43	12	15	18	6
\$1.5m-2.0m	3		2		
\$2m +	2	2		1	
Totals:	679	705	615	573	540

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

Market Analysis: Newark

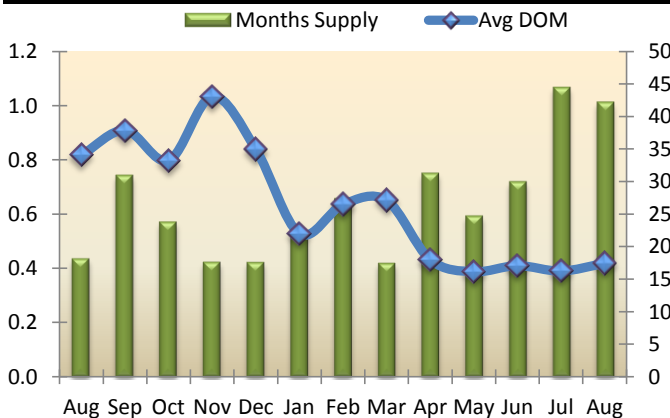
August-13

Days on Market (DOM) for the Newark area year-to-date is around 26. The median detached home price in Newark for August was \$517,328. As of the last day of August there were 30 active homes in Newark. At current selling rates this means there is approximately 1 month of inventory in Newark 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
Aug 12	16	35	26	0.4	\$411,467	\$377,500	\$415,073	34	\$282	\$285	100.88%
Sep 12	25	23	24	0.7	\$425,512	\$415,000	\$433,650	38	\$287	\$294	101.91%
Oct 12	18	31	27	0.6	\$398,151	\$405,000	\$407,333	33	\$284	\$291	102.31%
Nov 12	12	21	25	0.4	\$377,534	\$352,000	\$375,716	43	\$250	\$249	99.52%
Dec 12	11	18	19	0.4	\$410,700	\$385,000	\$417,550	35	\$257	\$261	101.67%
Jan 13	13	21	13	0.5	\$399,615	\$405,000	\$422,284	22	\$283	\$299	105.67%
Feb 13	15	23	17	0.7	\$449,243	\$432,000	\$460,846	26	\$312	\$321	102.58%
Mar 13	10	29	27	0.4	\$438,182	\$459,500	\$465,677	27	\$305	\$327	106.27%
Apr 13	18	32	25	0.8	\$458,276	\$465,000	\$486,822	18	\$342	\$364	106.23%
May 13	17	35	27	0.6	\$464,651	\$510,000	\$493,740	16	\$309	\$332	106.26%
Jun 13	20	27	26	0.7	\$545,705	\$580,500	\$571,992	17	\$327	\$344	104.82%
Jul 13	30	23	24	1.1	\$536,047	\$528,750	\$557,013	16	\$346	\$361	103.91%
Aug 13	30	32	26	1.0	\$503,448	\$517,328	\$519,787	17	\$350	\$362	103.25%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	18	-76.32%	\$503,448	22.35%	\$517,328	37.04%	\$519,787	25.23%	17	-48.87%	103.25%
Aug 12	76	162.07%	\$411,467	5.39%	\$377,500	7.86%	\$415,073	7.63%	34	0.84%	100.88%
Aug 11	29	11.54%	\$390,410	-2.79%	\$350,000	-11.73%	\$385,652	-3.95%	34	13.52%	98.78%



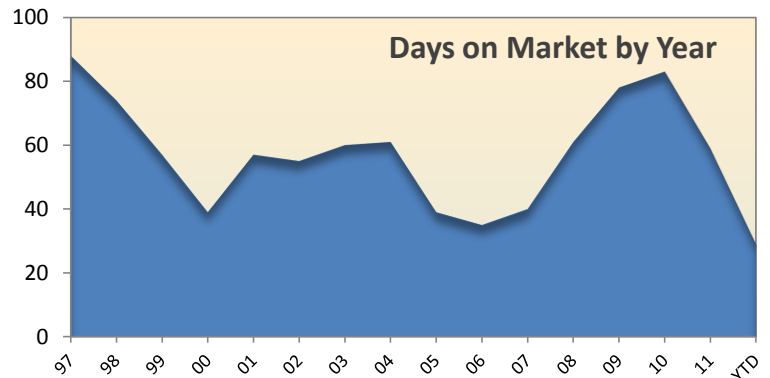
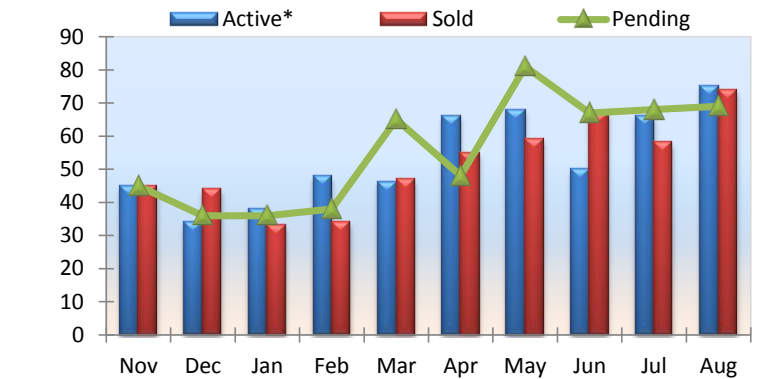
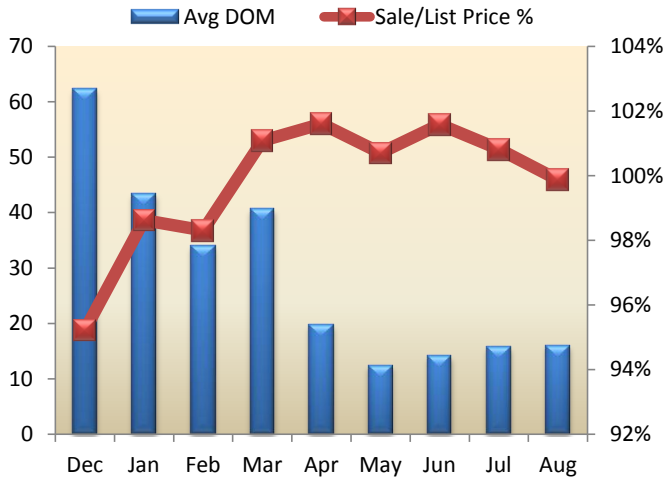
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	5	44	48	19	52
\$300k-399k	21	92	85	80	88
\$400k-499k	77	71	69	65	59
\$500k-599k	58	14	10	28	18
\$600k-699k	21	11	10	9	4
\$700k-799k	14	3	2	7	6
\$800k-899k	1	1		1	
\$900k-999k					
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					
Totals:	197	236	224	209	227

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

Market Analysis: Pleasanton

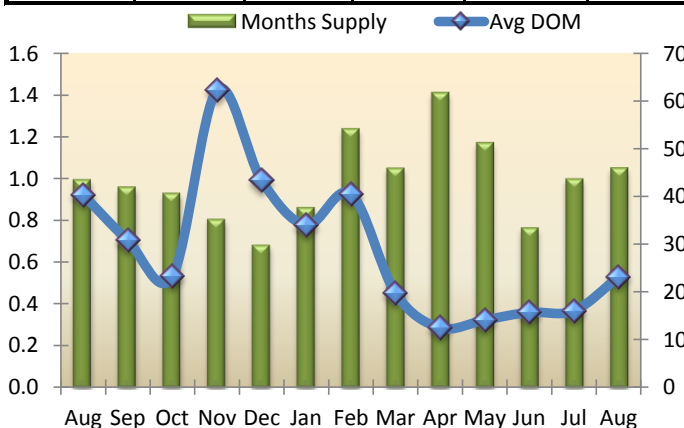
August-13

Days on Market (DOM) for the Pleasanton area year-to-date is around 29. The median detached home price in Pleasanton for August was \$860,250. As of the last day of August there were 75 active homes in Pleasanton. At current selling rates this means there is approximately 1 month of inventory in Pleasanton 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
Aug 12	69	60	75	1.0	\$891,573	\$755,000	\$881,522	40	\$361	\$359	98.87%
Sep 12	62	59	46	1.0	\$889,202	\$768,000	\$877,704	31	\$353	\$351	98.71%
Oct 12	58	59	54	0.9	\$920,619	\$762,500	\$902,883	23	\$362	\$359	98.07%
Nov 12	45	45	45	0.8	\$806,560	\$645,000	\$776,080	62	\$341	\$331	96.22%
Dec 12	34	36	44	0.7	\$1,095,802	\$826,575	\$1,043,412	43	\$374	\$368	95.22%
Jan 13	38	36	33	0.9	\$906,442	\$712,000	\$893,955	34	\$373	\$370	98.62%
Feb 13	48	38	34	1.2	\$1,035,650	\$842,500	\$1,018,126	41	\$374	\$374	98.31%
Mar 13	46	65	47	1.1	\$993,195	\$809,888	\$1,003,913	20	\$383	\$391	101.08%
Apr 13	66	48	55	1.4	\$1,033,177	\$830,000	\$1,049,744	12	\$392	\$405	101.60%
May 13	68	81	59	1.2	\$1,061,666	\$885,000	\$1,069,081	14	\$396	\$406	100.70%
Jun 13	50	67	67	0.8	\$1,064,170	\$860,000	\$1,080,972	16	\$405	\$416	101.58%
Jul 13	66	68	58	1.0	\$1,126,092	\$930,000	\$1,135,296	16	\$412	\$420	100.82%
Aug 13	75	69	74	1.1	\$997,273	\$860,250	\$995,994	23	\$409	\$413	99.87%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	74	-1.33%	\$997,273	11.86%	\$860,250	13.94%	\$995,994	12.99%	23	-42.67%	99.87%
Aug 12	75	20.97%	\$891,573	4.44%	\$755,000	0.87%	\$881,522	5.84%	40	13.00%	98.87%
Aug 11	62	31.91%	\$853,677	-7.27%	\$748,500	-0.86%	\$832,902	-1.89%	36	29.64%	97.57%



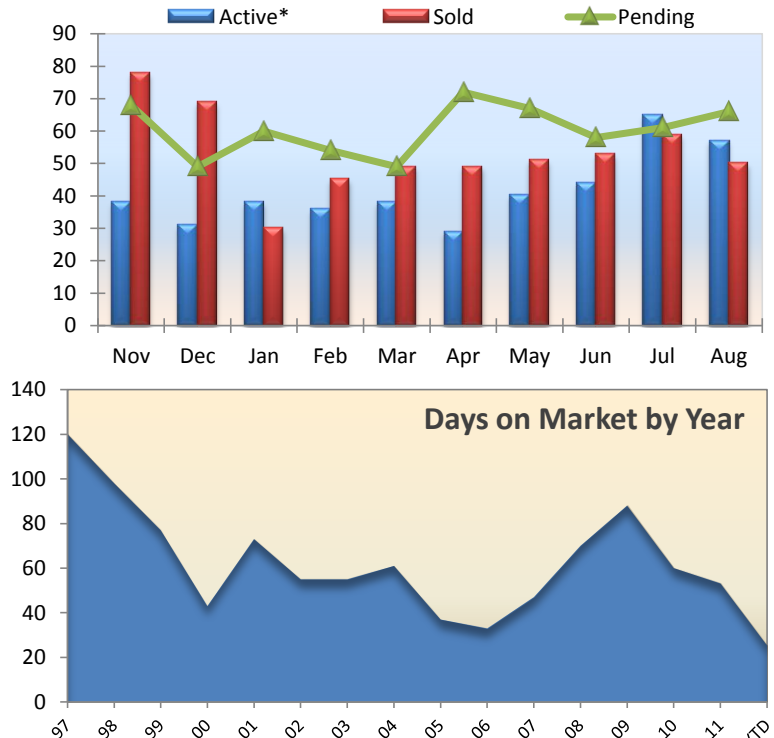
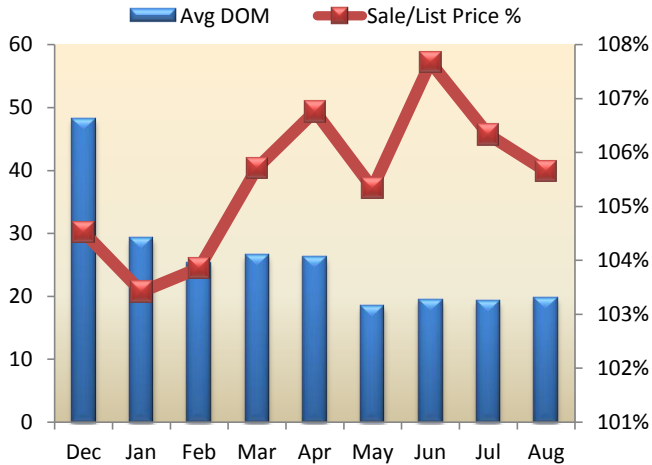
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k		3	2	4	1
\$300k-399k	2	9	5	5	1
\$400k-499k	6	30	29	15	22
\$500k-599k	30	68	62	58	66
\$600k-699k	52	116	87	86	75
\$700k-799k	94	79	73	68	49
\$800k-899k	68	45	32	42	28
\$900k-999k	41	24	29	29	13
\$1m-1.5m	79	77	71	75	47
\$1.5m-2.0m	42	29	21	24	25
\$2m +	30	9	6	12	10
Totals:	444	489	417	418	337

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

Market Analysis: San Leandro

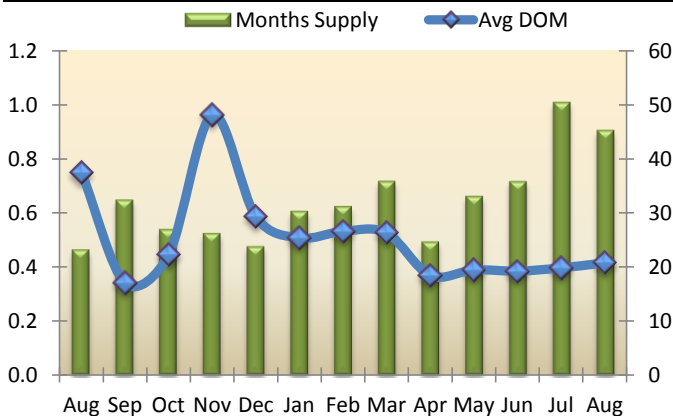
August-13

Days on Market (DOM) for the San Leandro area year-to-date is around 25. The median detached home price in San Leandro for August was \$453,150. As of the last day of August there were 57 active homes in San Leandro. At current selling rates this means there is approximately 1 month of inventory in San Leandro 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
Aug 12	43	78	70	0.5	\$324,612	\$299,000	\$335,569	37	\$219	\$227	103.38%
Sep 12	52	70	67	0.6	\$330,735	\$326,000	\$339,459	17	\$235	\$242	102.64%
Oct 12	41	74	56	0.5	\$355,691	\$352,500	\$368,103	22	\$239	\$249	103.49%
Nov 12	38	68	78	0.5	\$314,987	\$300,000	\$305,394	48	\$227	\$220	96.95%
Dec 12	31	49	69	0.5	\$339,762	\$350,000	\$355,140	29	\$242	\$251	104.53%
Jan 13	38	60	30	0.6	\$354,247	\$352,500	\$366,363	25	\$253	\$264	103.42%
Feb 13	36	54	45	0.6	\$380,862	\$385,000	\$395,555	27	\$255	\$268	103.86%
Mar 13	38	49	49	0.7	\$374,136	\$372,800	\$395,522	26	\$255	\$274	105.72%
Apr 13	29	72	49	0.5	\$411,540	\$425,000	\$439,368	18	\$270	\$291	106.76%
May 13	40	67	51	0.7	\$417,929	\$410,000	\$440,241	19	\$279	\$297	105.34%
Jun 13	44	58	53	0.7	\$411,246	\$425,000	\$442,808	19	\$290	\$313	107.67%
Jul 13	65	61	59	1.0	\$432,087	\$450,000	\$459,456	20	\$280	\$299	106.33%
Aug 13	57	66	50	0.9	\$453,222	\$453,150	\$478,854	21	\$288	\$305	105.66%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	50	-28.57%	\$453,222	39.62%	\$453,150	51.56%	\$478,854	42.70%	21	-44.65%	105.66%
Aug 12	70	6.06%	\$324,612	-3.43%	\$299,000	-1.16%	\$335,569	0.67%	37	-6.00%	103.38%
Aug 11	66	43.48%	\$336,147	-8.66%	\$302,500	-5.47%	\$333,327	-6.70%	40	-0.77%	99.16%



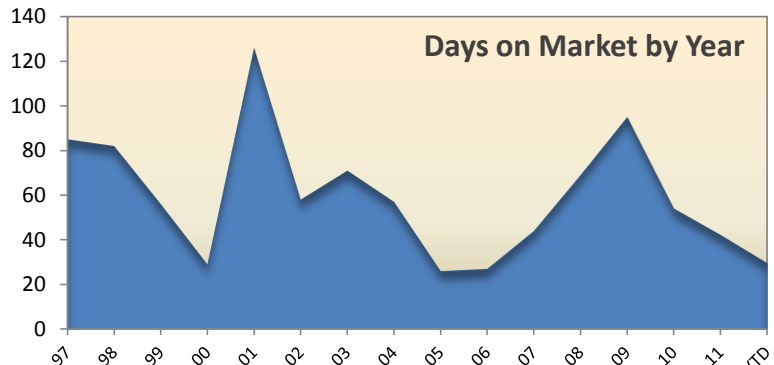
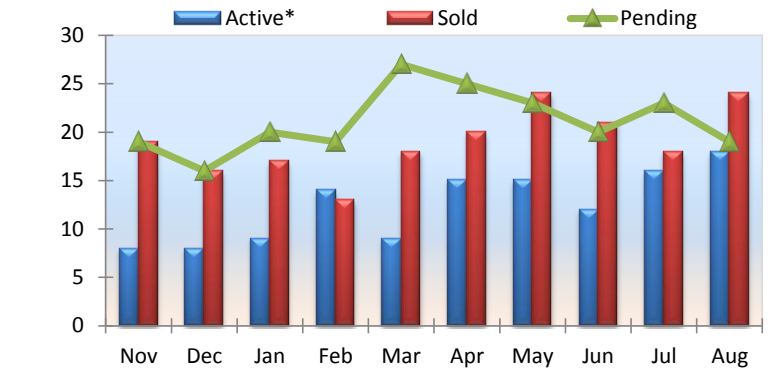
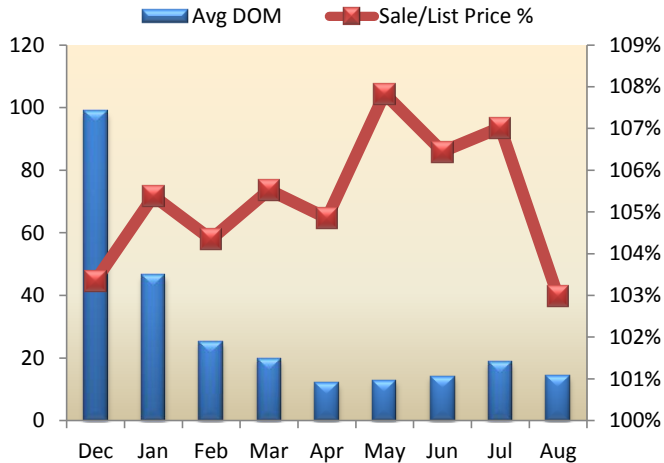
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	50	313	239	131	206
\$300k-399k	148	188	153	204	212
\$400k-499k	131	76	48	67	82
\$500k-599k	51	27	21	32	38
\$600k-699k	41	6	9	10	14
\$700k-799k	7		2	3	2
\$800k-899k	1			1	1
\$900k-999k					1
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					
Totals:	429	610	472	448	556

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

Market Analysis: San Lorenzo

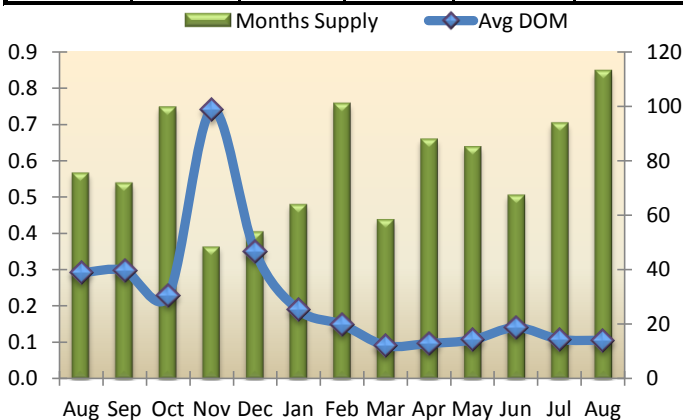
August-13

Days on Market (DOM) for the San Lorenzo area year-to-date is around 30. The median detached home price in San Lorenzo for August was \$404,500. As of the last day of August there were 18 active homes in San Lorenzo. At current selling rates this means there is approximately 1 month of inventory in San Lorenzo 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
Aug 12	16	25	28	0.6	\$293,760	\$285,000	\$300,266	39	\$226	\$232	102.21%
Sep 12	14	24	17	0.5	\$340,076	\$310,000	\$340,282	40	\$240	\$243	100.06%
Oct 12	17	20	21	0.7	\$309,840	\$309,000	\$324,952	30	\$232	\$244	104.88%
Nov 12	8	19	19	0.4	\$281,028	\$247,500	\$273,695	99	\$210	\$204	97.39%
Dec 12	8	16	16	0.4	\$315,743	\$332,500	\$326,344	47	\$249	\$258	103.36%
Jan 13	9	20	17	0.5	\$305,503	\$320,000	\$321,941	25	\$253	\$264	105.38%
Feb 13	14	19	13	0.8	\$340,704	\$353,000	\$355,500	20	\$281	\$293	104.34%
Mar 13	9	27	18	0.4	\$354,200	\$367,500	\$373,778	12	\$254	\$270	105.53%
Apr 13	15	25	20	0.7	\$342,270	\$361,944	\$358,869	13	\$260	\$274	104.85%
May 13	15	23	24	0.6	\$349,272	\$364,000	\$376,646	14	\$280	\$305	107.84%
Jun 13	12	20	21	0.5	\$367,401	\$400,000	\$391,095	19	\$299	\$318	106.45%
Jul 13	16	23	18	0.7	\$388,917	\$425,000	\$416,222	14	\$295	\$317	107.02%
Aug 13	18	19	24	0.8	\$387,616	\$404,500	\$399,182	14	\$301	\$309	102.98%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	24	-14.29%	\$387,616	31.95%	\$404,500	41.93%	\$399,182	32.94%	14	-64.15%	102.98%
Aug 12	28	7.69%	\$293,760	-0.96%	\$285,000	-4.20%	\$300,266	3.50%	39	-6.37%	102.21%
Aug 11	26	85.71%	\$296,615	-3.37%	\$297,500	1.97%	\$290,115	-2.61%	41	40.89%	97.81%



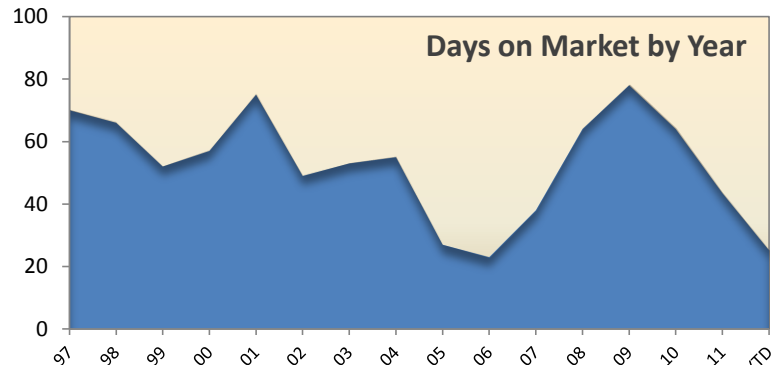
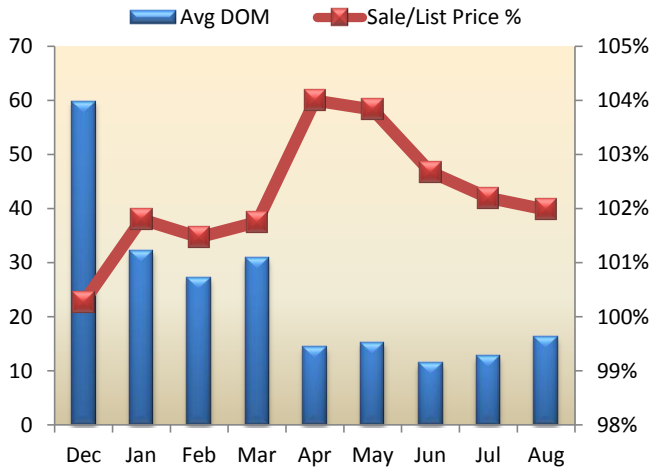
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	20	131	108	57	85
\$300k-399k	80	60	67	77	112
\$400k-499k	65	8		9	7
\$500k-599k	1				
\$600k-699k					
\$700k-799k	1				
\$800k-899k					
\$900k-999k					
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					
Totals:	167	199	175	143	204

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

Market Analysis: San Ramon

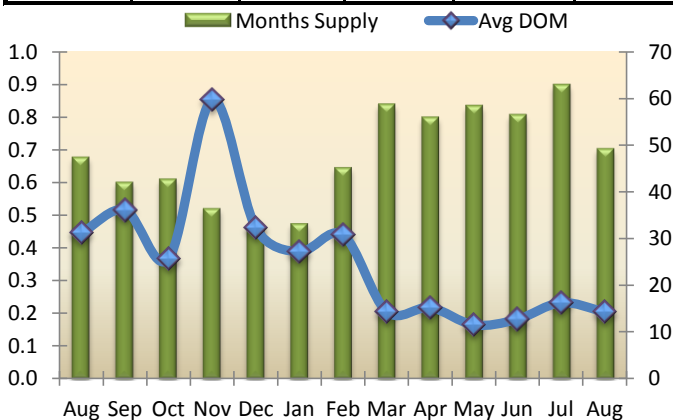
August-13

Days on Market (DOM) for the San Ramon area year-to-date is around 25. The median detached home price in San Ramon for August was \$877,500. As of the last day of August there were 61 active homes in San Ramon. At current selling rates this means there is approximately 1 month of inventory in San Ramon 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
Aug 12	49	71	56	0.7	\$767,399	\$744,000	\$763,252	31	\$315	\$314	99.46%
Sep 12	39	59	52	0.6	\$809,869	\$725,000	\$807,001	36	\$305	\$304	99.65%
Oct 12	35	49	43	0.6	\$755,540	\$720,000	\$745,967	26	\$315	\$316	98.73%
Nov 12	30	52	48	0.5	\$717,029	\$671,000	\$681,954	60	\$302	\$294	95.11%
Dec 12	22	30	45	0.5	\$750,208	\$740,100	\$752,248	32	\$314	\$317	100.27%
Jan 13	20	38	30	0.5	\$751,613	\$701,000	\$765,195	27	\$317	\$323	101.81%
Feb 13	28	54	28	0.6	\$829,287	\$797,000	\$841,482	31	\$318	\$325	101.47%
Mar 13	41	74	60	0.8	\$831,610	\$779,000	\$846,186	14	\$339	\$347	101.75%
Apr 13	49	80	69	0.8	\$805,252	\$800,000	\$837,467	15	\$342	\$357	104.00%
May 13	62	90	79	0.8	\$877,602	\$880,000	\$911,252	11	\$349	\$364	103.83%
Jun 13	67	89	82	0.8	\$890,001	\$898,000	\$913,830	13	\$357	\$368	102.68%
Jul 13	80	98	82	0.9	\$873,036	\$892,500	\$892,273	16	\$353	\$362	102.20%
Aug 13	61	71	82	0.7	\$910,158	\$877,500	\$928,199	14	\$365	\$374	101.98%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	82	46.43%	\$910,158	18.60%	\$877,500	17.94%	\$928,199	21.61%	14	-54.30%	101.98%
Aug 12	56	-34.12%	\$767,399	4.55%	\$744,000	3.33%	\$763,252	6.21%	31	-20.85%	99.46%
Aug 11	85	28.79%	\$733,995	-6.96%	\$720,000	0.49%	\$718,638	-8.15%	39	48.73%	97.91%



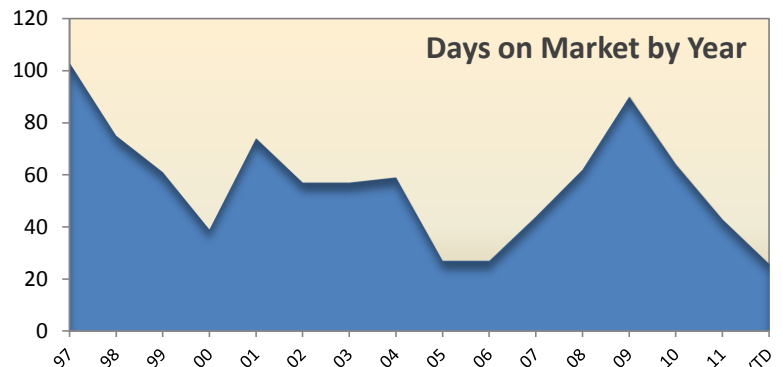
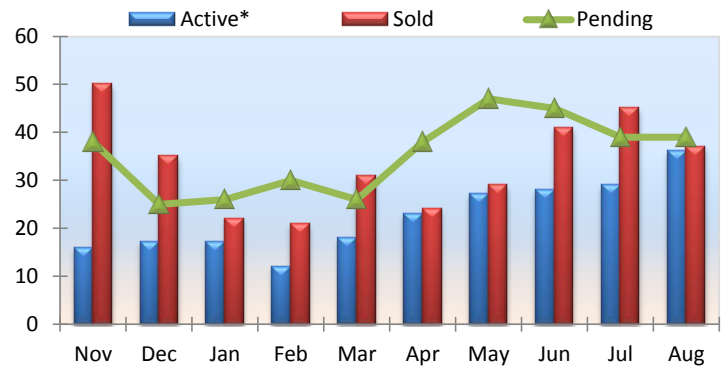
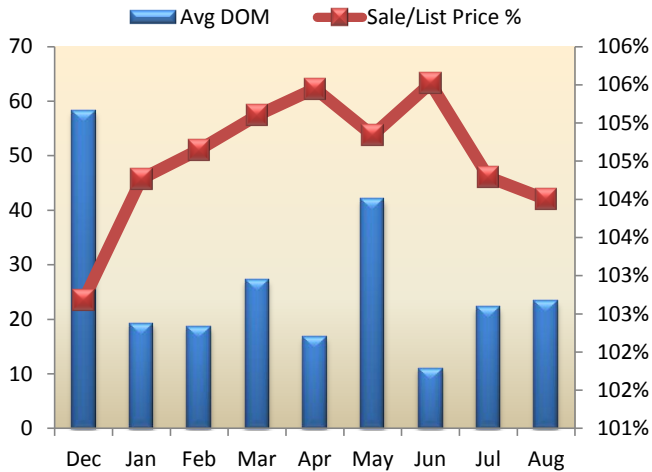
YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	1		1	1	1
\$300k-399k		10	7	7	6
\$400k-499k	7	27	46	16	22
\$500k-599k	21	93	87	74	93
\$600k-699k	74	99	72	101	104
\$700k-799k	116	125	99	80	86
\$800k-899k	100	78	75	62	45
\$900k-999k	108	38	43	56	30
\$1m-1.5m	92	46	46	61	38
\$1.5m-2.0m	14	2	1	6	6
\$2m +			1		1
Totals:	533	518	478	464	432

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

Market Analysis: Union City

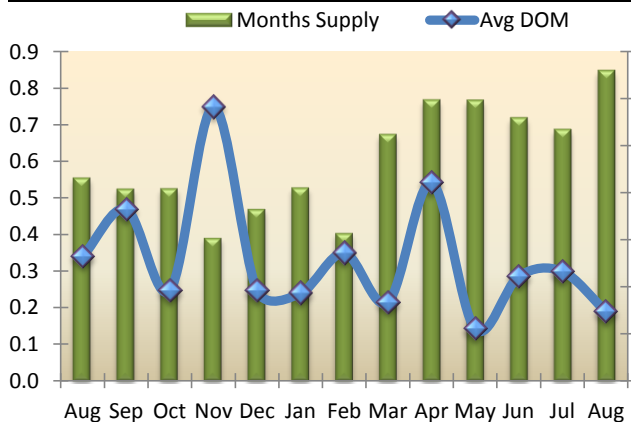
August-13

Days on Market (DOM) for the Union City area year-to-date is around 26. The median detached home price in Union City for August was \$561,600. As of the last day of August there were 36 active homes in Union City. At current selling rates this means there is approximately 1 month of inventory in Union City 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
Aug 12	23	44	41	0.6	\$487,364	\$500,000	\$493,089	26	\$262	\$265	101.17%
Sep 12	22	42	29	0.5	\$507,553	\$478,000	\$514,336	36	\$259	\$266	101.34%
Oct 12	21	40	36	0.5	\$514,586	\$508,750	\$523,500	19	\$270	\$275	101.73%
Nov 12	16	38	50	0.4	\$449,606	\$421,000	\$446,946	58	\$246	\$246	99.41%
Dec 12	17	25	35	0.5	\$515,543	\$495,000	\$529,360	19	\$279	\$287	102.68%
Jan 13	17	26	22	0.5	\$487,818	\$482,500	\$508,636	19	\$263	\$275	104.27%
Feb 13	12	30	21	0.4	\$506,775	\$500,000	\$530,350	27	\$268	\$279	104.65%
Mar 13	18	26	31	0.7	\$526,229	\$552,000	\$553,071	17	\$297	\$315	105.10%
Apr 13	23	38	24	0.8	\$525,563	\$539,000	\$554,212	42	\$293	\$310	105.45%
May 13	27	47	29	0.8	\$550,282	\$570,000	\$576,903	11	\$324	\$340	104.84%
Jun 13	28	45	41	0.7	\$560,996	\$541,000	\$591,946	22	\$305	\$324	105.52%
Jul 13	29	39	45	0.7	\$577,045	\$580,000	\$601,810	23	\$337	\$352	104.29%
Aug 13	36	39	37	0.8	\$552,847	\$561,600	\$574,957	15	\$310	\$323	104.00%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Aug 13	37	-9.76%	\$552,847	13.44%	\$561,600	12.32%	\$574,957	16.60%	15	-44.39%	104.00%
Aug 12	41	-4.65%	\$487,364	12.45%	\$500,000	25.00%	\$493,089	14.46%	26	-30.12%	101.17%
Aug 11	43	30.30%	\$433,407	-11.51%	\$400,000	-11.11%	\$430,797	-11.48%	38	27.26%	99.40%



YTD Sold Summary					
	2013	2012	2011	2010	2009
Range	# listings	# listings	# listings	# listings	# listings
< 300k	12	40	31	16	47
\$300k-399k	17	101	96	61	95
\$400k-499k	55	67	79	101	88
\$500k-599k	87	42	41	54	45
\$600k-699k	38	41	27	47	36
\$700k-799k	31	12	8	19	23
\$800k-899k	16	4	10	3	3
\$900k-999k	5				3
\$1m-1.5m					
\$1.5m-2.0m					
\$2m +					
Totals:	261	307	292	301	340

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