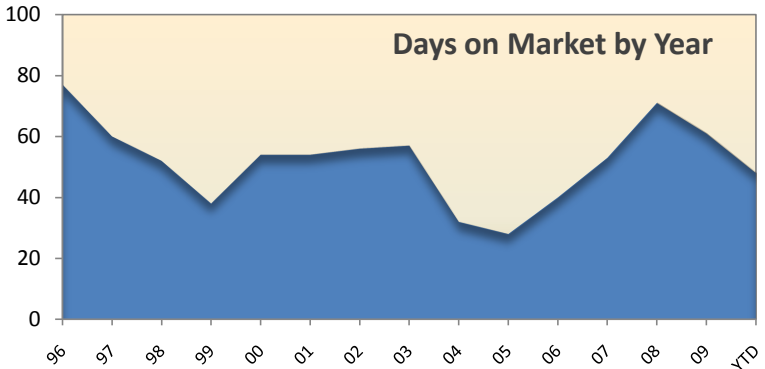
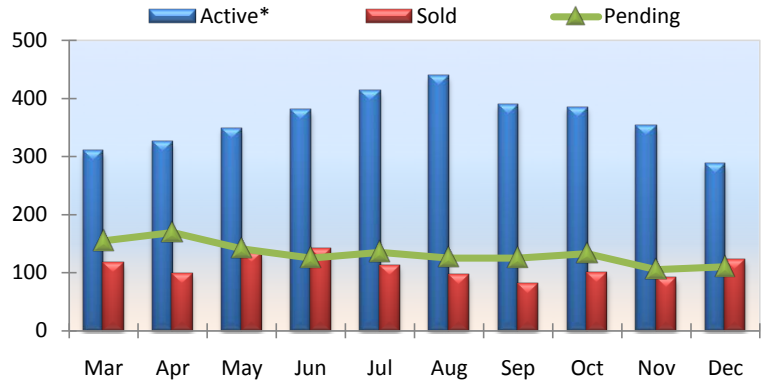
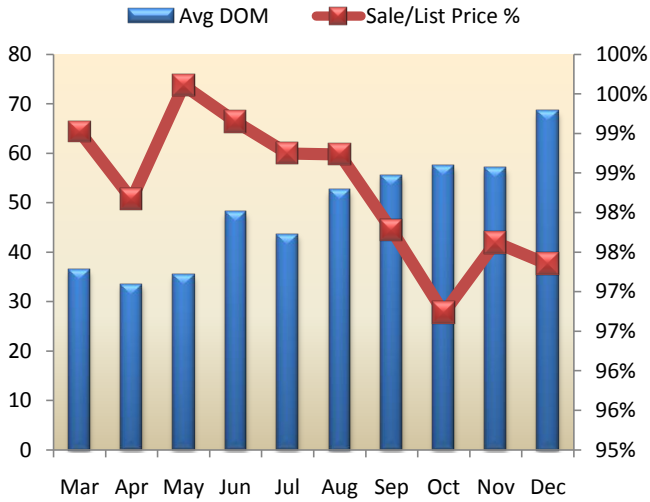


Market Analysis: Fremont

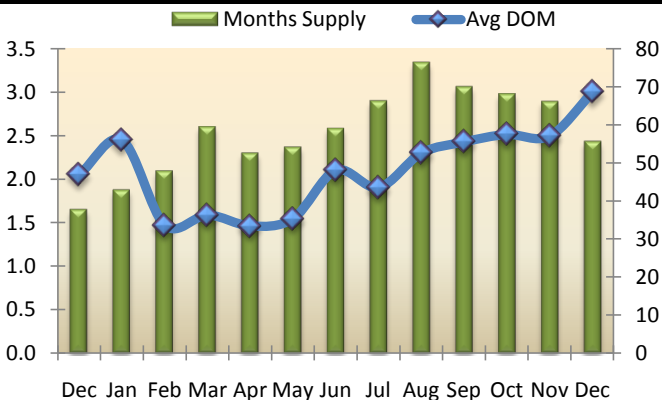
December-10

Days on Market (DOM) for the Fremont area year-to-date is around 48. The median detached home price in Fremont for December was \$549,000. As of the last day of December there were 287 active homes in Fremont. At current selling rates this means there is approximately 2 months of inventory in Fremont 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
Dec 09	186	78	102	1.6	\$593,102	\$531,500	\$595,789	47	\$349	\$354	100.45%
Jan 10	200	119	63	1.9	\$625,592	\$550,000	\$615,106	56	\$354	\$352	98.32%
Feb 10	230	124	76	2.1	\$614,131	\$567,500	\$610,647	34	\$354	\$355	99.43%
Mar 10	309	155	117	2.6	\$691,307	\$635,000	\$684,536	36	\$373	\$373	99.02%
Apr 10	325	169	98	2.3	\$708,262	\$607,500	\$695,278	33	\$370	\$367	98.17%
May 10	348	141	134	2.4	\$646,589	\$597,750	\$644,051	35	\$383	\$383	99.61%
Jun 10	380	125	140	2.6	\$663,863	\$586,250	\$658,209	48	\$367	\$366	99.15%
Jul 10	412	135	113	2.9	\$744,450	\$640,000	\$735,111	43	\$390	\$385	98.75%
Aug 10	438	125	96	3.3	\$674,001	\$572,500	\$665,459	53	\$370	\$367	98.73%
Sep 10	389	125	80	3.1	\$662,836	\$607,000	\$648,107	55	\$372	\$366	97.78%
Oct 10	385	133	99	3.0	\$673,443	\$600,000	\$651,438	57	\$372	\$363	96.73%
Nov 10	352	105	91	2.9	\$625,174	\$540,000	\$610,302	57	\$368	\$360	97.62%
Dec 10	287	110	123	2.4	\$655,035	\$549,000	\$637,646	68	\$357	\$350	97.35%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Dec 10	123	20.59%	\$655,035	10.44%	\$549,000	3.29%	\$637,646	7.03%	68	45.93%	97.35%
Dec 09	102	43.66%	\$593,102	-2.74%	\$531,500	5.88%	\$595,789	0.43%	47	-40.28%	100.45%
Dec 08	71	1.43%	\$609,803	-18.96%	\$502,000	-20.02%	\$593,209	-18.05%	79	12.64%	97.28%



YTD Sold Summary					
	2010	2009	2008	2007	2006
Range	# listings	# listings	# listings	# listings	# listings
< 300k	23	43	13		
\$300k-399k	152	201	67		
\$400k-499k	279	272	196	29	6
\$500k-599k	223	257	226	164	168
\$600k-699k	211	137	159	339	493
\$700k-799k	158	109	116	222	322
\$800k-899k	68	57	102	164	154
\$900k-999k	78	49	40	84	84
\$1m-1.5m	103	87	103	170	137
\$1.5m-2.0m	19	17	23	39	26
\$2m+	11	5	7	6	12

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