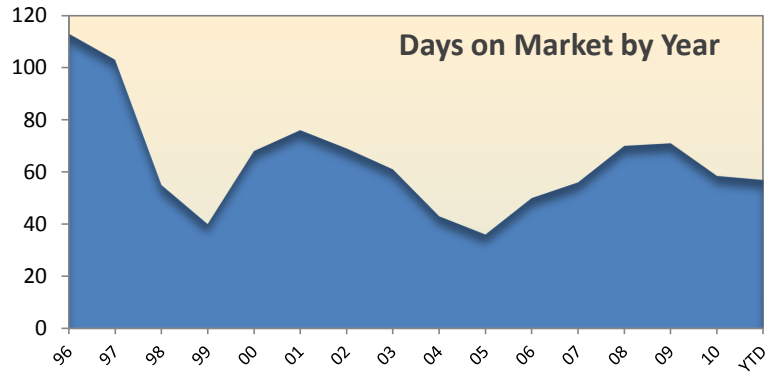
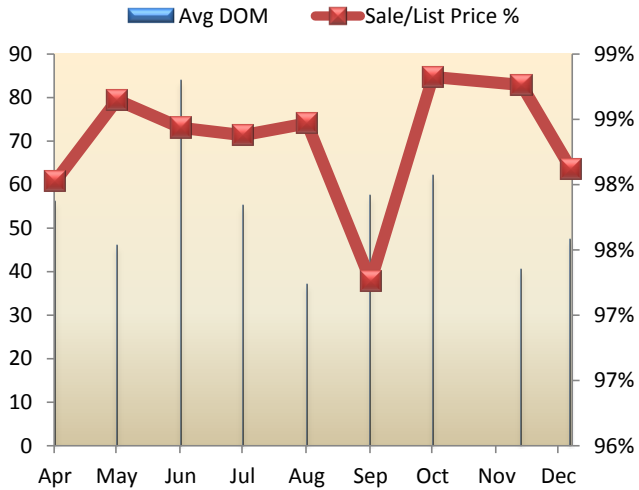
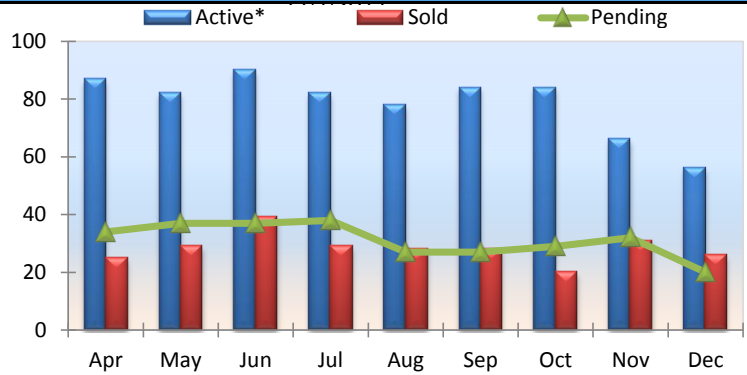


# Market Analysis: Alameda

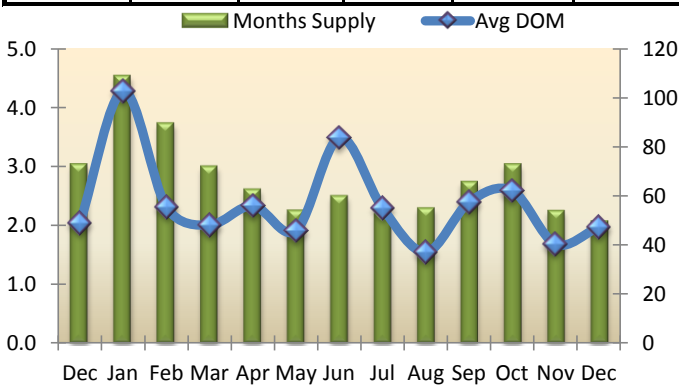
December-11

Days on Market (DOM) for the Alameda area year-to-date is around 57. The median detached home price in Alameda for December was \$531,000. As of the last day of December there were 56 active homes in Alameda. At current selling rates this means there is approximately 2 months of inventory in Alameda 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 Listed	Avg \$ Sqft Sold	Sale Price/List Price
Dec 10	82	19	27	3.0	\$633,870	\$595,000	\$619,633	49	\$371	\$363	97.75%
Jan 11	83	19	14	4.5	\$687,300	\$610,000	\$678,248	103	\$363	\$363	98.68%
Feb 11	82	28	14	3.7	\$568,304	\$484,500	\$553,871	55	\$393	\$382	97.46%
Mar 11	85	38	24	3.0	\$590,183	\$594,500	\$570,813	48	\$335	\$323	96.72%
Apr 11	87	34	25	2.6	\$608,846	\$610,000	\$596,820	56	\$341	\$336	98.02%
May 11	82	37	29	2.3	\$634,993	\$600,000	\$626,403	46	\$360	\$355	98.65%
Jun 11	90	37	39	2.5	\$586,299	\$580,000	\$577,126	84	\$343	\$338	98.44%
Jul 11	82	38	29	2.2	\$604,850	\$550,000	\$595,045	55	\$363	\$357	98.38%
Aug 11	78	27	28	2.3	\$544,044	\$520,500	\$535,710	37	\$351	\$340	98.47%
Sep 11	84	27	28	2.7	\$596,745	\$561,500	\$580,393	57	\$359	\$349	97.26%
Oct 11	84	29	20	3.0	\$539,995	\$496,500	\$533,647	62	\$340	\$338	98.82%
Nov 11	66	32	31	2.3	\$574,708	\$530,000	\$567,598	40	\$361	\$355	98.76%
Dec 11	56	20	26	2.1	\$572,571	\$531,000	\$561,796	47	\$323	\$317	98.12%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Dec 11	26	-3.70%	\$572,571	-9.67%	\$531,000	-10.76%	\$561,796	-9.33%	47	-3.61%	98.12%
Dec 10	27	-3.57%	\$633,870	-9.24%	\$595,000	-3.21%	\$619,633	-7.81%	49	70.43%	97.75%
Dec 09	28	27.27%	\$698,386	0.74%	\$614,750	-5.35%	\$672,161	-1.04%	29	-57.97%	96.24%



YTD Sold Summary					
	2011	2010	2009	2008	2007
Range	# listings	# listings	# listings	# listings	# listings
< 300k	13	8	5	1	
\$300k-399k	37	23	23	13	3
\$400k-499k	72	39	50	29	13
\$500k-599k	70	74	68	60	55
\$600k-699k	51	72	70	73	80
\$700k-799k	41	50	42	49	74
\$800k-899k	27	17	26	38	42
\$900k-999k	1	6	7	18	27
\$1m-1.5m	8	13	10	11	25
\$1.5m-2.0m		3	4	2	2
\$2m +				2	

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