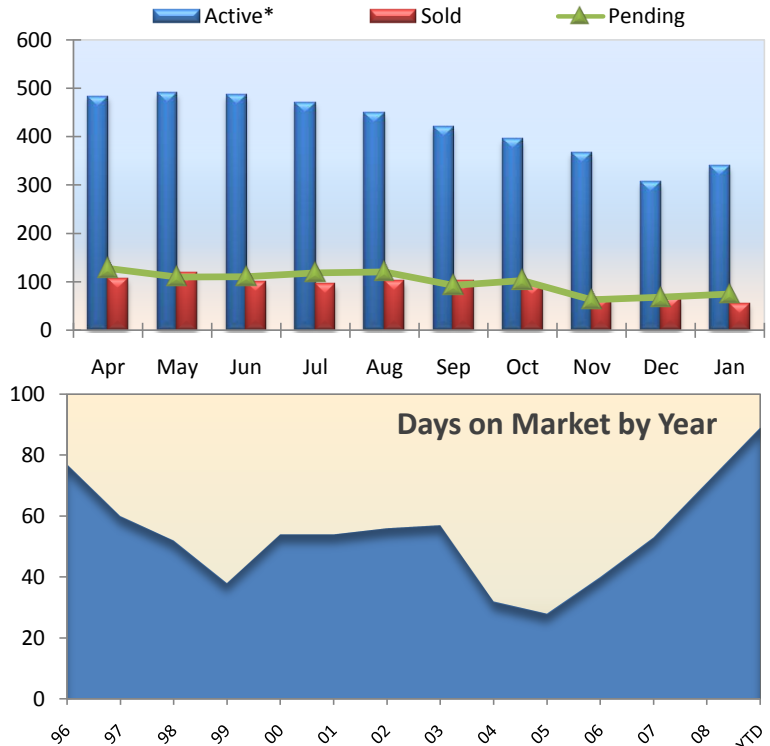
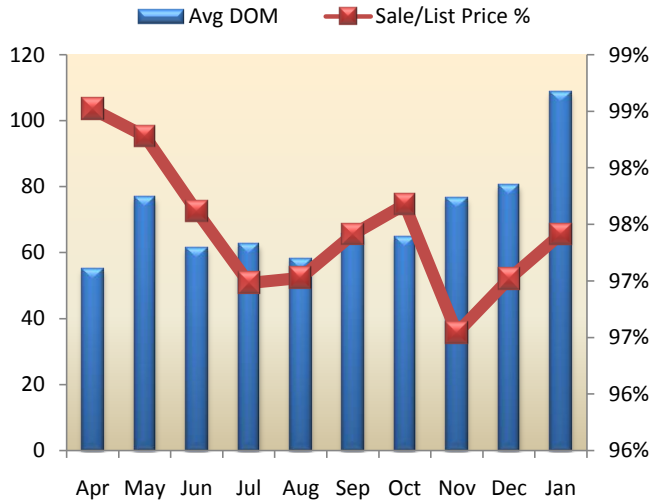


Market Analysis: Fremont

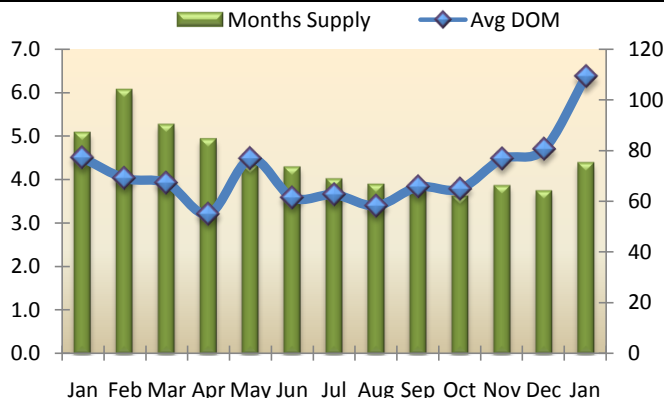
January-09

Days on Market (DOM) for the Fremont area year-to-date is around 89. The median single family home price in Fremont for January was \$465,000. As of the last day of January there were 339 active homes in Fremont. At current selling rates this means there is approximately 4 months 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
Jan 08	364	48	59	5.1	\$851,718	\$745,000	\$832,396	77	\$438	\$428	97.73%
Feb 08	408	112	59	6.1	\$711,483	\$603,750	\$691,454	69	\$443	\$430	97.18%
Mar 08	463	104	68	5.3	\$760,261	\$660,000	\$736,594	67	\$436	\$424	96.89%
Apr 08	483	128	107	4.9	\$765,801	\$645,000	\$754,452	55	\$449	\$442	98.52%
May 08	491	110	119	4.3	\$728,406	\$642,500	\$715,876	77	\$410	\$402	98.28%
Jun 08	486	111	99	4.3	\$718,773	\$646,035	\$701,628	61	\$425	\$415	97.61%
Jul 08	470	119	95	4.0	\$847,403	\$685,000	\$821,819	63	\$445	\$434	96.98%
Aug 08	449	121	101	3.9	\$728,201	\$632,000	\$706,530	58	\$402	\$392	97.02%
Sep 08	419	93	101	3.8	\$681,482	\$570,000	\$663,833	66	\$403	\$393	97.41%
Oct 08	395	103	93	3.6	\$639,549	\$573,000	\$624,666	65	\$386	\$380	97.67%
Nov 08	367	63	67	3.9	\$581,127	\$470,000	\$561,010	77	\$364	\$353	96.54%
Dec 08	306	68	66	3.7	\$599,576	\$495,000	\$581,679	80	\$363	\$353	97.02%
Jan 09	339	75	55	4.4	\$522,844	\$465,000	\$509,315	109	\$333	\$324	97.41%
Month to Month	Sold	%Change	Avg list	% Change	Median Sale Price	% Change	Avg Sale Price	% Change	Avg DOM	% Change	Sale Price/List Price
Jan 09	55	-6.78%	\$522,844	-38.61%	\$465,000	-37.58%	\$509,315	-38.81%	109	41.22%	97.41%
Jan 08	59	-28.05%	\$851,718	5.12%	\$745,000	10.37%	\$832,396	5.27%	77	44.49%	97.73%
Jan 07	82	6.49%	\$810,227	4.77%	\$675,000	-3.43%	\$790,748	4.04%	53	33.95%	97.60%



YTD Sold Summary					
	2009	2008	2007	2006	2005
Range	# listings	# listings	# listings	# listings	# listings
< 300k	3				
\$300k-399k	13	1			
\$400k-499k	18	7			5
\$500k-599k	11	9	8	12	38
\$600k-699k	5	8	37	27	31
\$700k-799k	1	13	10	23	13
\$800k-899k	1	8	11	3	5
\$900k-999k	1	6	4	4	3
\$1m-1.5m	1	5	7	6	8
\$1.5m-2.0m	1		5	2	2
\$2m +		2			1

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