

SPARRPROPERTIES' MARKET UPDATE

SAN RAMON, CA

- **Current Real Estate Market Conditions for Single Family Homes**
- **Trends in Pricing**
- **Current Levels of Supply and Demand**
- **Value Metrics**

- **Report for the week of**
September 06, 2010

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The Investor's Advisor

This Week

- The median list price in SAN RAMON, CA this week is \$749,000. The 177 properties have been on the market for an average of 71 days.

The Market Action Index has been trending down lately, while inventory is climbing. These trends imply a weakening market.

Supply and Demand

- The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

Real-Time Market Profile

		Trend
Median List Price	\$ 749,000	↔
Average List Price	\$ 785,720	
Asking Price Per Square Foot	\$ 312	↔
Average Days on Market (DoM)	71	↔
Inventory of Properties Listed	177	↑↑
Most Expensive Listing	\$ 2,999,999	
Least Expensive Listing	\$ 120,000	
Average Age of Listing	18	
Percent of Properties with Price Decrease	50 %	
Percent Relisted (reset DOM)	11 %	
Percent Flip (price increased)	6 %	
Median House Size (sq ft)	2390	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.0	

Altos Research Value Statistics

Market Action Index Buyer's Advantage 23.8 ↓↓

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies a seller's advantage. Below 30, conditions give the advantage to the buyer.

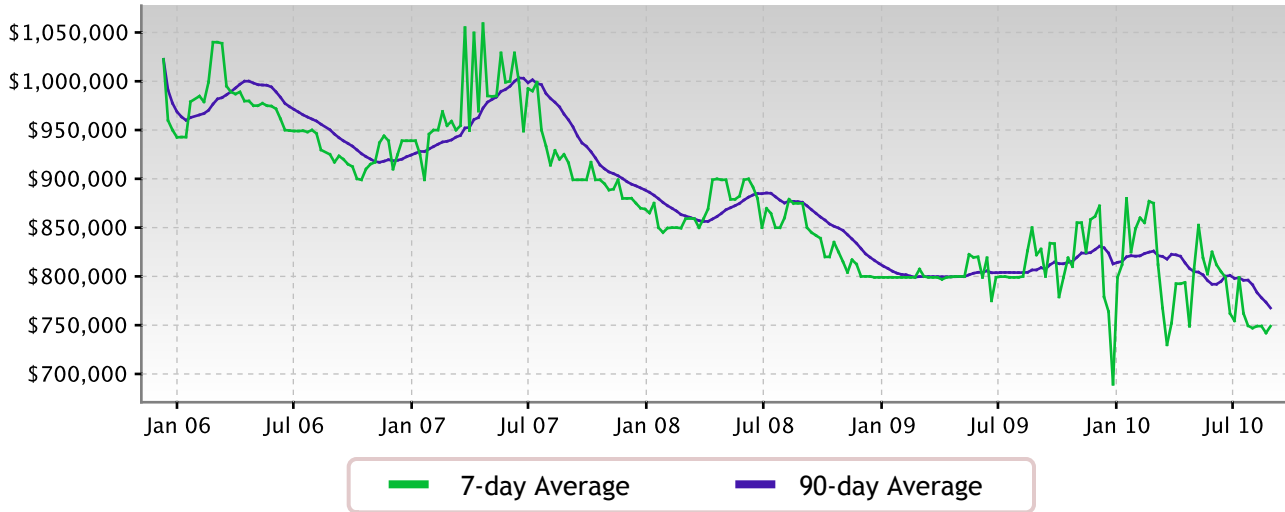
Trend Key: ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↔ No change ↑ Slight upward trend ↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,049,500	3614	8,001 - 10,000 sqft	5.0	3.5	8	44	4	6	98	Most expensive 25% of properties
Upper/Second	\$ 838,246	2776	6,501 - 8,000 sqft	4.0	3.0	7	44	2	4	60	Upper-middle 25% of properties
Lower/Third	\$ 671,750	2144	4,501 - 6,500 sqft	4.0	2.5	21	44	4	9	57	Lower-middle 25% of properties
Bottom/Fourth	\$ 519,000	1545	4,501 - 6,500 sqft	3.0	2.0	30	45	2	6	68	Least expensive 25% of properties

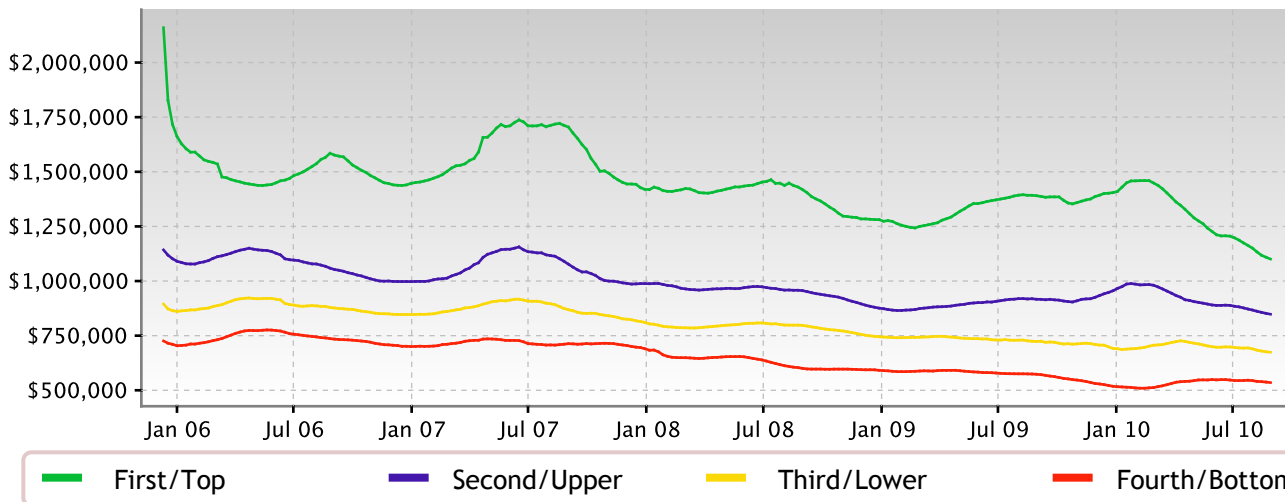
Median Price

The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.



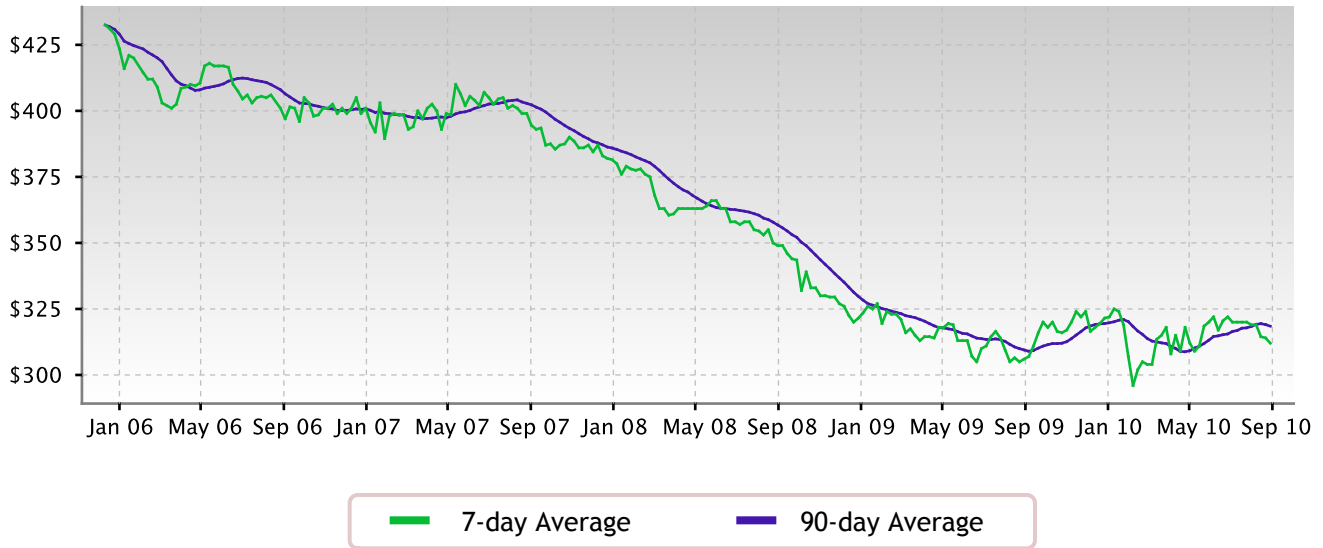
Quartile Prices

Price weakness is evident almost across the board. Quartiles 2, 3, and 4 have been in price decline in recent weeks, with Quartile 1 remaining basically flat. Look to the Market Action Index as a leading indicator of the bottom of the market.



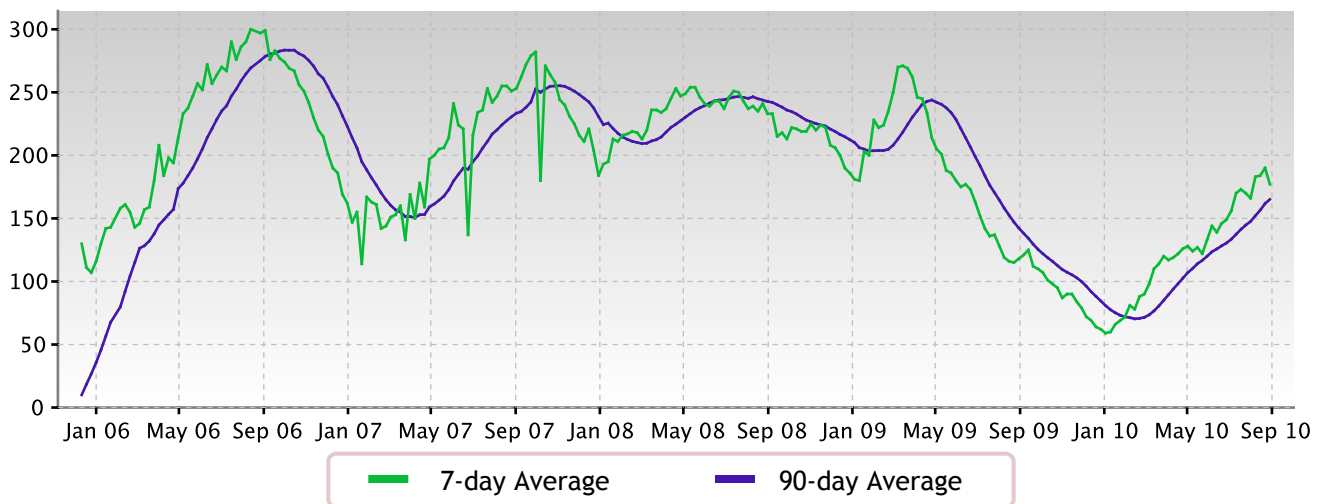
Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



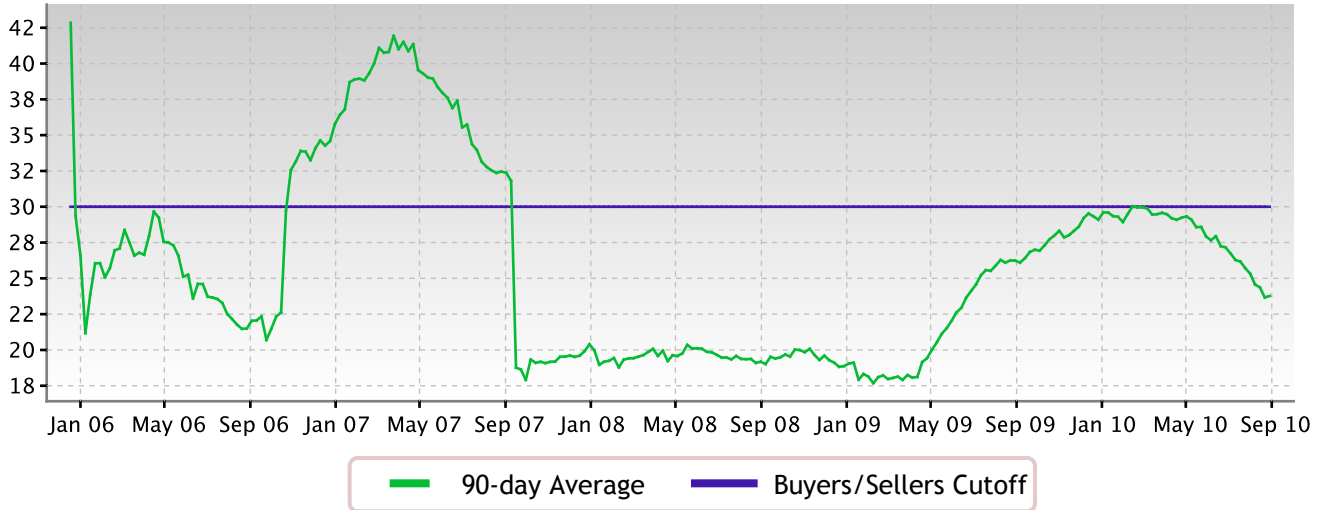
Inventory of Properties Listed for Sale

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



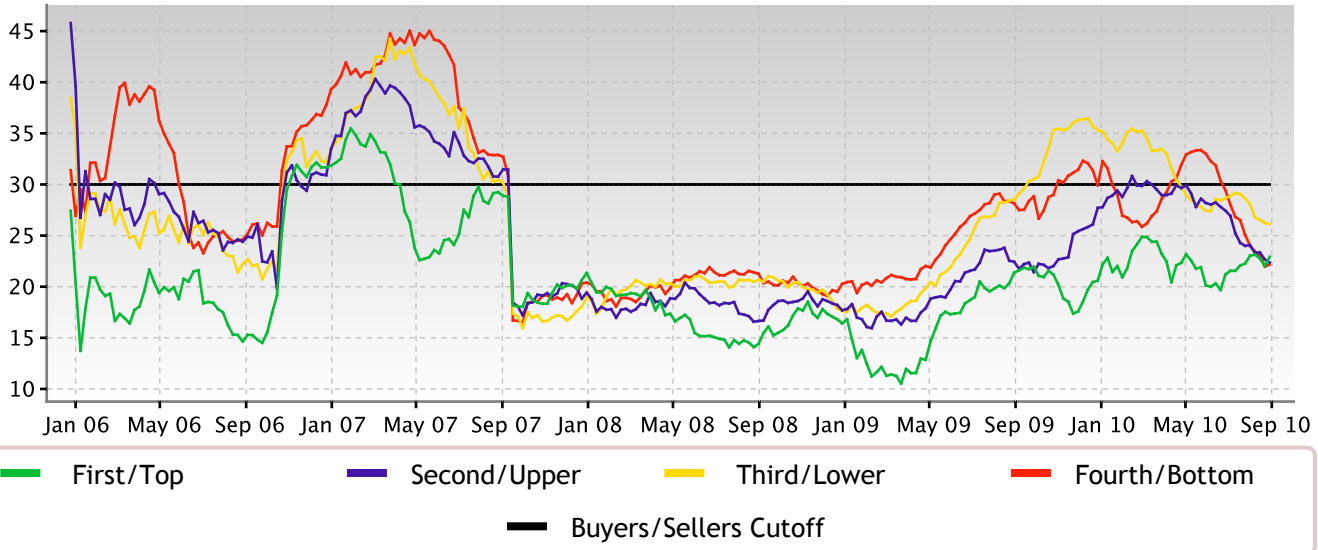
Market Action Index

The SAN RAMON market is currently in the Buyer's Advantage zone (below 30), though not strongly so. The 90-day Market Action Index stands this week at 23.77 so buyers should expect to find reasonable levels of selection.



Market Action Index per Quartile

Not surprisingly given the overall Market Action Index, all quartiles are in the Buyer's Market zone with several months of inventory given the current rate of demand for homes in the quartile. Watch the quartile for changes before the overall market shifts. Often one end of the market (e.g. the low end) will improve and signal a strengthening market before the whole group changes.

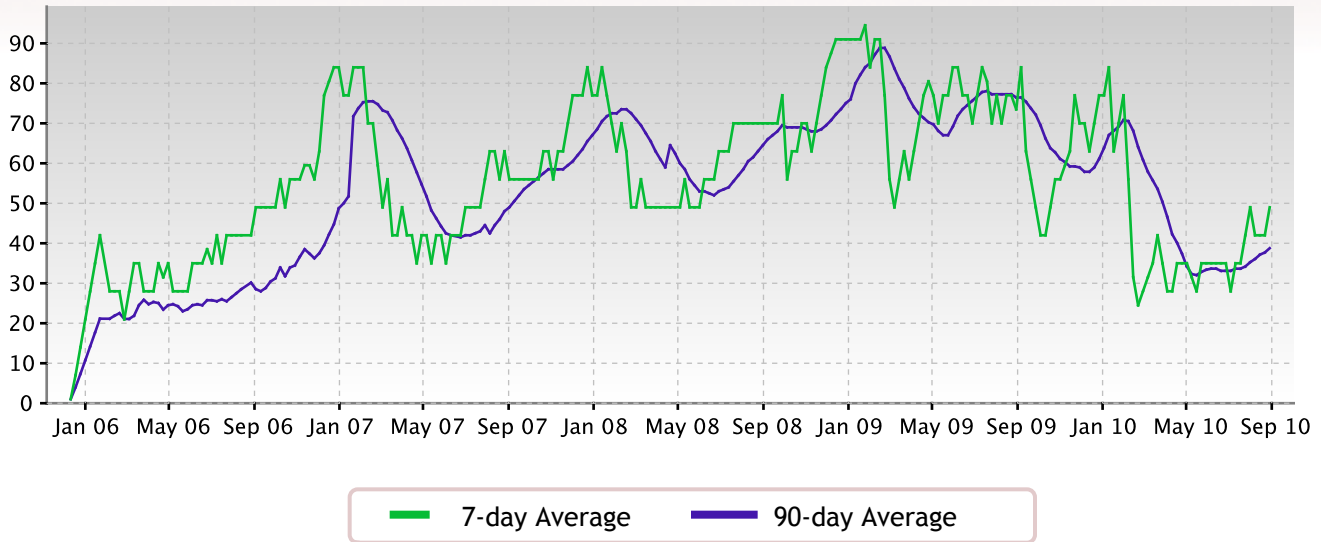


Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

The Market Action Index (MAI) illustrates a balance between supply and demand using a statistical function of the current rate of sale versus current inventory.

Days on Market

The properties have been on the market for an average of 71 days. Half of the listings have come newly on the market in the past 49 or so days.



Days on Market per Quartile

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

