

# Bill Clarkson, Broker

ERA Golden Hills Brokers

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## Marketing Report: San Ramon

For the Week Ending: Friday, July 20, 2007

<b>384</b>	<b>Homes Sold</b>	<b>*Estimated Marketing Days to Sell inventory at current sale rate</b>
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<b>Pending Sales</b> last 10 days	<b>19</b>	<b>202</b>
<b>Pending Sales</b> last 20 days	<b>29</b>	<b>265</b>
<b>Pending Sales</b> last 30 days	<b>50</b>	<b>231</b>

<b>Price Range Trends</b>	<b>Active Listings</b>	<b>Homes sold in the last 30 Days in each range</b>	<b>*Estimated Marketing Days to Sell inventory at current sale rate</b>
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Up to \$600,000	79	8	296
\$600,001 to \$750,000	88	14	189
\$750,001 to \$900,000	70	8	263
\$900,001 to \$1,050,000	48	8	180
\$1,050,001 to \$1,300,000	39	7	167
\$1,300,001 Plus	61	5	366

\* Time required to sell current inventory at Pending Sale rate

### Notes:

\*\* The market has continued to slow down, and the time to turn the inventory over has reach 7 months. Not a good sign. Even the "hottest" price range has slowed down to a 6 month turnover time. This is a great time to buy, and for those with long-term confidence in San Ramon Valley real estate, it's a excellent time to start looking for a good bargain.