

Bill Clarkson, Broker

Golden Hills Brokers

Back to: www.BillClarkson.com

Bill@BillClarkson.com

(925) 200-5380

Marketing Report: San Ramon

Snapshot of the Market for November 1, 2008

Homes on the Market: 298	Homes Sold	*Estimated Marketing Days to Sell inventory at current sale rate
--------------------------	------------	--

Pending Sales last 10 days	21	142
Pending Sales last 20 days	38	157
Pending Sales last 30 days	61	147

Price Range Trends	Active Listings	Homes sold in the last 30 Days in each range	*Estimated Marketing Days to Sell inventory at current sale rate
Up to \$600,000	102	26	118
\$600,001 to \$750,000	62	13	143
\$750,001 to \$900,000	52	12	130
\$900,001 to \$1,050,000	35	5	210
\$1,050,001 to \$1,300,000	19	2	285
\$1,300,001 Plus	28	3	280

* Time required to sell current inventory at Pending Sale rate

Notes:

** The market is slowing down across the board, but the under \$600,000 market remains a bright spot. We are entering the "traditionally" slow time of the year. Along with the "economic concerns" of the markets, this could create a period of time where sales slow to a crawl for at least one to two months. The election may or may not help, and for these reasons, many buyers are sitting on the sidelines and waiting to see what happens.