

Bill Clarkson, Broker

Golden Hills Brokers

Back to: www.BillClarkson.com

Bill@BillClarkson.com

(925) 200-5380

Real estate Marketing Report: City of San Ramon

Snapshot of the Market for July 15, 2009

Homes on the Market: 187	Homes Sold	*Estimated Marketing Days to Sell inventory at current sale rate
--------------------------	------------	--

Pending Sales last 10 days	37	51
Pending Sales last 20 days	82	46
Pending Sales last 30 days	122	46

Price Range Trends	Active Listings	Percent of Market	Homes sold in the last 30 Days in each range	Percent of Sales	*Estimated Marketing Days to Sell inventory at current sale rate
--------------------	-----------------	-------------------	--	------------------	--

Up to \$600,000	76	40.6%	52	42.6%	44
\$600,001 to \$750,000	29	15.5%	27	22.1%	32
\$750,001 to \$900,000	25	13.4%	28	23.0%	27
\$900,001 to \$1,050,000	23	12.3%	6	4.9%	115
\$1,050,001 to \$1,300,000	10	5.3%	7	5.7%	43
\$1,300,001 Plus	23	12.3%	3	2.5%	230

* Time required to sell current inventory at Pending Sale rate

Notes:

Inventory numbers continue to drop, a positive sign. Sales remained the same at 122, and the marketing time dropped 3 days to just 49 days, again a very positive sign. The other great news is that the Foreclosure and Short sale transactions dropped from 51% of the sales to just 44%. This is very good news, and is the best trend of the week. The greatest risk to value are the number of troubled properties that are attempting to be sold. As their numbers from, value will come back to the market. The majority of the REO's (foreclosures) and short sales are in the lower price ranges. As an example, REO's and short sales are the majority in the under \$600K range, but a small minority in the over \$900K range.