

City: Fremont

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Price Range: All | Properties: Single Family

Market Profile & Trends Overview

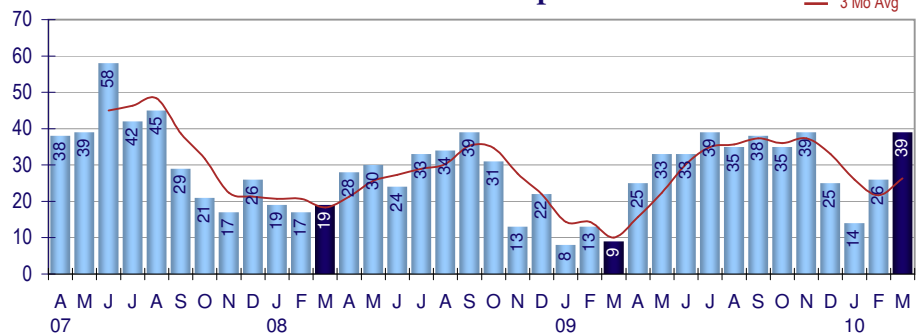
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$670,000	↑		↑				
Average List Price of all Current Listings	\$824,206	↑		↑				
March Median Sales Price	\$627,625	↔	↑	↑	↑	\$628,000	↑	↑
March Average Sales Price	\$635,813	↓	↓	↑	↓	\$652,065	↑	↓
Total Properties Currently for Sale (Inventory)	99	↑		↓				
March Number of Properties Sold	39	↑		↑		79	↑	
March Average Days on Market (Solds)	35	↓	↓	↓	↓	42	↓	↓
Asking Price per Square Foot (based on New Listings)	\$353	↑	↔	↓	↓	\$356	↓	↓
March Sold Price per Square Foot	\$370	↔	↔	↑	↔	\$369	↑	↓
March Month's Supply of Inventory	2.5	↓	↓	↓	↓	3.9	↓	↓
March Sale Price vs List Price Ratio	99.3%	↓	↑	↑	↑	98.7%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

Property Sales

March Property sales were 39, up 333.3% from 9 in March of 2009 and 50.0% higher than the 26 sales last month. March 2010 sales were at their highest level compared to March of 2009 and 2008. March YTD sales of 79 are running 163.3% ahead of last year's year-to-date sales of 30.

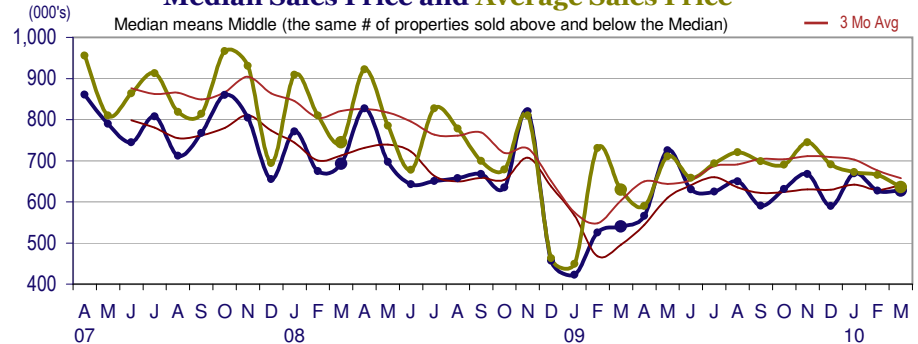
Number of Properties Sold



Prices

The Median Sales Price in March was \$627,625, up 16.2% from \$540,000 in March of 2009 and up 0.1% from \$627,250 last month. The Average Sales Price in March was \$635,813, up 1.0% from \$629,444 in March of 2009 and down -4.5% from \$665,478 last month. March 2010 ASP was at a mid range compared to March of 2009 and 2008.

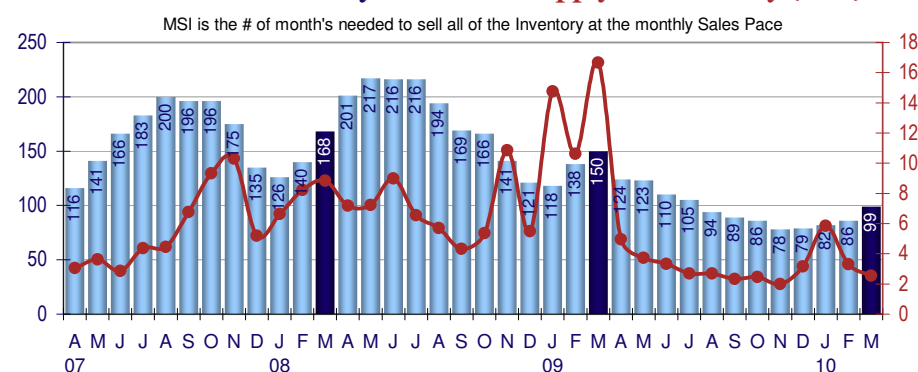
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of March was 99, up 15.1% from 86 last month and down -34.0% from 150 in March of last year. March 2010 Inventory was at its lowest level compared with March of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2010 MSI of 2.5 months was at its lowest level compared with March of 2009 and 2008.

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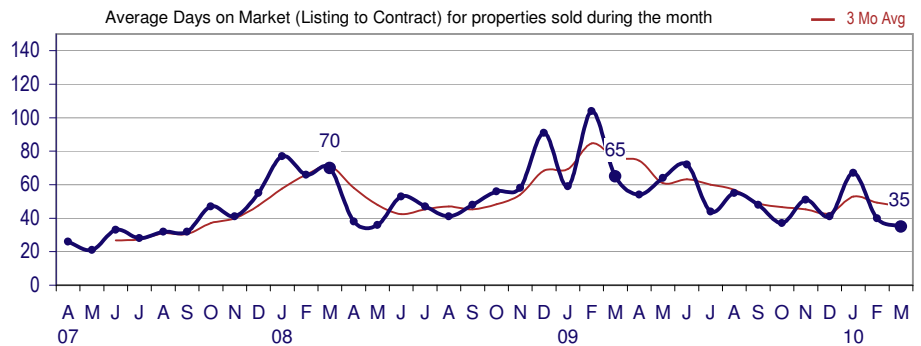


Price Range: All | Properties: Single Family

Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for March was 35, down -12.5% from 40 days last month and down -46.2% from 65 days in March of last year. The March 2010 DOM was at its lowest level compared with March of 2009 and 2008.

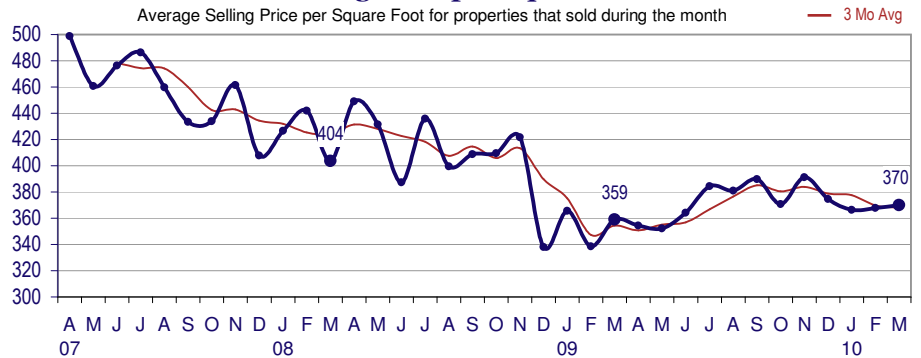
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The March 2010 Selling Price per Square Foot of \$370 was up 0.6% from \$368 last month and up 3.1% from 359 in March of last year.

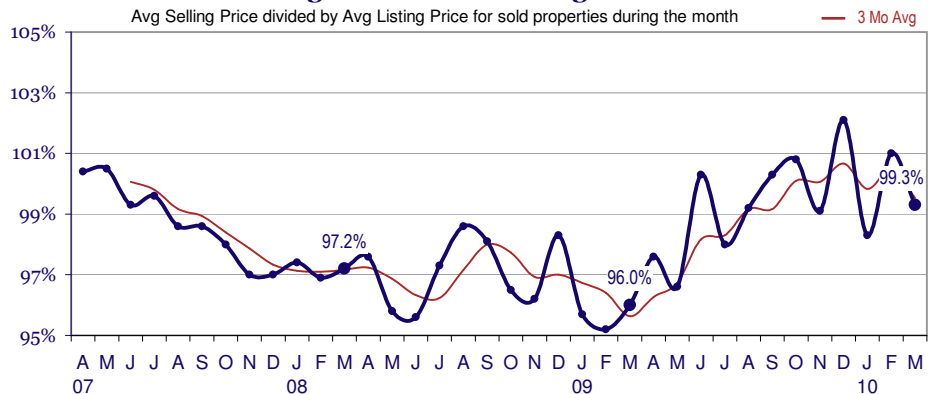
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The March 2010 Selling Price vs Original List Price of 99.3% was down from 101.0% last month and up from 96.0% in March of last year.

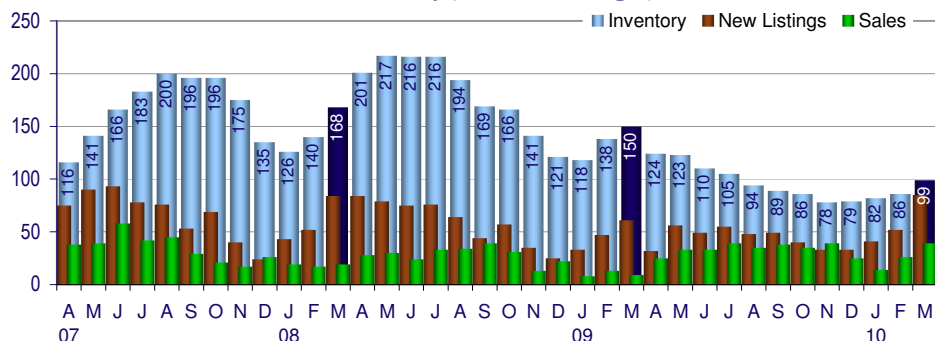
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in March 2010 was 85, up 63.5% from 52 last month and up 39.3% from 61 in March of last year.

Inventory / New Listings / Sales



City: Fremont

Price Range: All | Property Types: Single Family

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Homes Sold	38	39	58	42	45	29	21	17	26	19	17	19	28	30	24	33	34	39	31	13	22	8	13	9	25	33	33	39	35	38	35	39	25	14	26	39
3 Mo. Roll Avg			45	46	48	39	32	22	21	21	21	18	21	26	27	29	30	35	35	28	22	14	14	10	16	22	30	35	36	37	36	37	33	26	22	26

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Median Sale Price	861	790	745	808	712	767	860	805	655	771	675	693	828	698	643	650	658	668	635	820	457	423	525	540	566	725	630	625	650	591	631	668	590	669	627	628
3 Mo. Roll Avg			799	781	755	762	780	811	773	744	700	713	732	739	723	663	650	659	654	708	637	566	468	496	544	610	640	660	635	622	624	630	630	642	629	641

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Inventory	116	141	166	183	200	196	196	175	135	126	140	168	201	217	216	216	194	169	166	141	121	118	138	150	124	123	110	105	94	89	86	78	79	82	86	99
MSI	3	4	3	4	4	7	9	10	5	7	8	9	7	7	9	7	6	4	5	11	6	15	11	17	5	4	3	3	3	2	2	2	3	6	3	3

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Days on Market	26	21	33	28	32	32	47	41	55	77	66	70	38	36	53	47	41	48	56	58	91	59	104	65	54	64	72	44	55	48	37	51	41	67	40	35
3 Mo. Roll Avg			27	27	31	31	37	40	48	58	66	71	58	48	42	45	47	45	48	54	68	69	85	76	74	61	63	60	57	49	47	45	43	53	49	47

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Price per Sq Ft	499	461	476	486	460	433	434	461	408	427	442	404	449	432	387	436	399	409	409	422	338	366	338	359	354	352	364	384	381	390	371	391	375	366	368	370
3 Mo. Roll Avg			479	474	474	460	442	443	434	432	425	424	432	428	423	418	408	415	406	413	390	375	347	354	351	355	357	367	377	385	381	384	379	377	370	368

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Sale to List Price	1.004	1.005	0.993	0.996	0.986	0.986	0.980	0.970	0.970	0.974	0.969	0.972	0.976	0.958	0.956	0.973	0.986	0.981	0.965	0.962	0.983	0.957	0.952	0.960	0.976	0.966	1.003	0.980	0.992	1.003	1.008	0.991	1.021	0.983	1.010	0.993
3 Mo. Roll Avg			1.001	0.998	0.992	0.989	0.984	0.979	0.973	0.971	0.971	0.972	0.972	0.969	0.963	0.962	0.972	0.980	0.977	0.969	0.970	0.967	0.964	0.956	0.963	0.967	0.982	0.983	0.992	0.992	1.001	1.001	1.007	0.998	1.005	0.995

	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
New Listings	75	90	93	78	76	53	69	40	24	43	52	84	84	79	75	76	64	44	57	35	25	33	47	61	32	56	49	55	48	49	40	33	33	41	52	85
Inventory	116	141	166	183	200	196	196	175	135	126	140	168	201	217	216	216	194	169	166	141	121	118	138	150	124	123	110	105	94	89	86	78	79	82	86	99
Sales	38	39	58	42	45	29	21	17	26	19	17	19	28	30	24	33	34	39	31	13	22	8	13	9	25	33	33	39	35	38	35	39	25	14	26	39

(000's)	A 07	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M
Avg Sale Price	955	810	863	913	819	814	967	931	694	909	810	745	922	785	678	827	778	700	679	810	463	449	731	629	590	711	658	693	721	698	690	745	691	672	665	636
3 Mo. Roll Avg			876	862	865	849	867	904	864	845	805	821	825	817	795	764	761	769	719	730	651	574	548	603	650	643	653	687	691	704	703	711	709	703	676	658

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