

City: Mountain View

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Price Range: All | Properties: Single Family

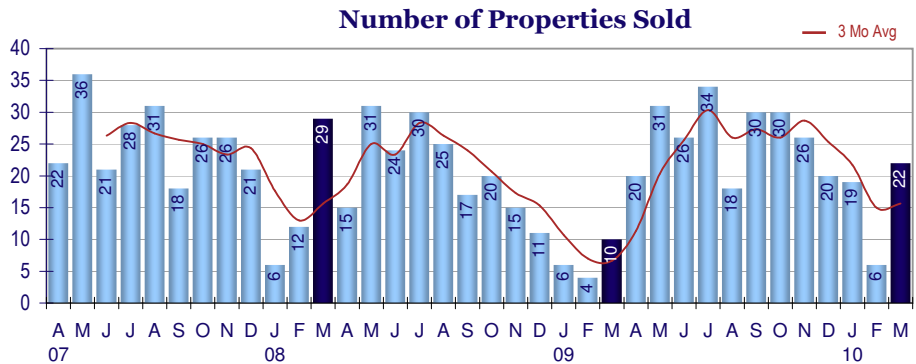
Market Profile & Trends Overview

| | Month | Trending versus*: | | | | YTD | Trending versus*: | |
|--|-------------|-------------------|-----|-----|-----------|-----|-------------------|------------|
| | | LM | L3M | PYM | LY | | Prior YTD | Prior Year |
| Median List Price of all Current Listings | \$899,000 | ↔ | | ↑ | | | | |
| Average List Price of all Current Listings | \$1,007,885 | ↓ | | ↑ | | | | |
| March Median Sales Price | \$820,000 | ↓ | ↓ | ↓ | \$835,000 | ↓ | ↓ | |
| March Average Sales Price | \$898,991 | ↓ | ↓ | ↓ | \$899,817 | ↓ | ↓ | |
| Total Properties Currently for Sale (Inventory) | 53 | ↑ | | ↓ | | | | |
| March Number of Properties Sold | 22 | ↑ | | ↑ | 47 | ↑ | | |
| March Average Days on Market (Solds) | 23 | ↓ | ↓ | ↓ | 36 | ↓ | ↓ | |
| Asking Price per Square Foot (based on New Listings) | \$595 | ↓ | ↓ | ↓ | \$598 | ↑ | ↑ | |
| March Sold Price per Square Foot | \$607 | ↓ | ↔ | ↑ | \$629 | ↑ | ↑ | |
| March Month's Supply of Inventory | 2.4 | ↓ | ↓ | ↓ | 3.7 | ↓ | ↓ | |
| March Sale Price vs List Price Ratio | 101.0% | ↓ | ↑ | ↑ | 100.6% | ↑ | ↑ | |

* 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)

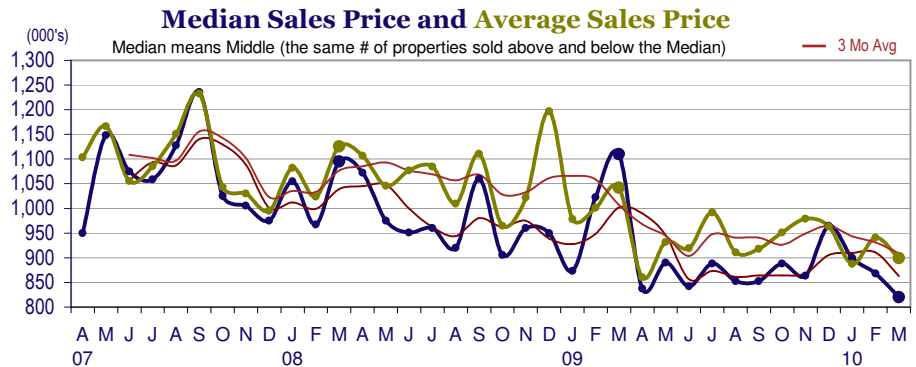
Property Sales

March Property sales were 22, up 120.0% from 10 in March of 2009 and 266.7% higher than the 6 sales last month. March 2010 sales were at a mid level compared to March of 2009 and 2008. March YTD sales of 47 are running 135.0% ahead of last year's year-to-date sales of 20.



Prices

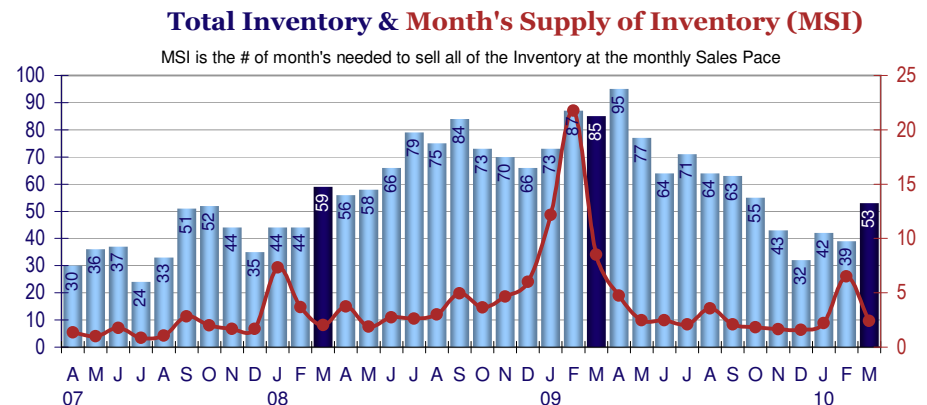
The Median Sales Price in March was \$820,000, down -26.1% from \$1,110,038 in March of 2009 and down -5.5% from \$867,900 last month. The Average Sales Price in March was \$898,991, down -13.7% from \$1,041,808 in March of 2009 and down -4.5% from \$941,017 last month. March 2010 ASP was at the lowest level compared to March of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of March was 53, up 35.9% from 39 last month and down -37.6% from 85 in March of last year. March 2010 Inventory was at its lowest level compared with March of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2010 MSI of 2.4 months was at a mid level compared with March of 2009 and 2008.



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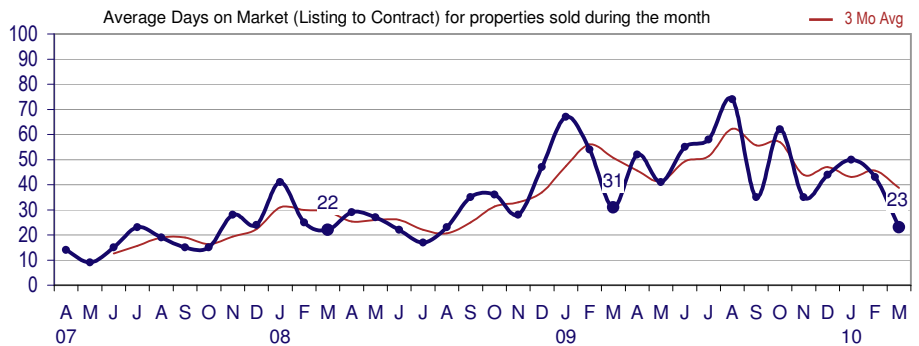


Price Range: All | Properties: Single Family

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 23, down -46.5% from 43 days last month and down -25.8% from 31 days in March of last year. The March 2010 DOM was at a mid level compared with March of 2009 and 2008.

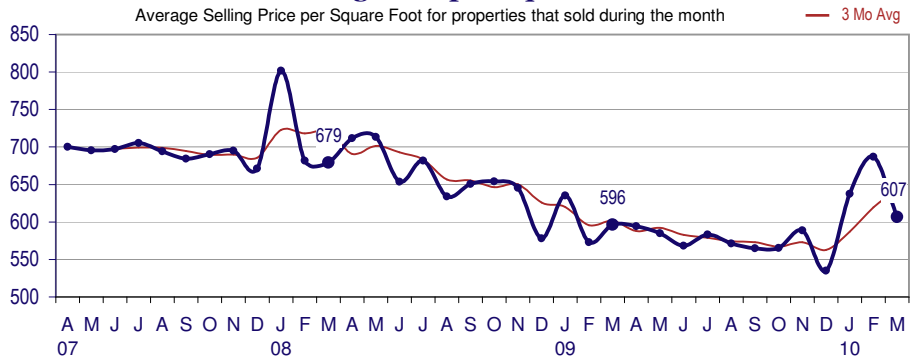
Days On Market for Sold Properties



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 \$607 was down -11.7% from \$687 last month and up 1.7% from 596 in March of last year.

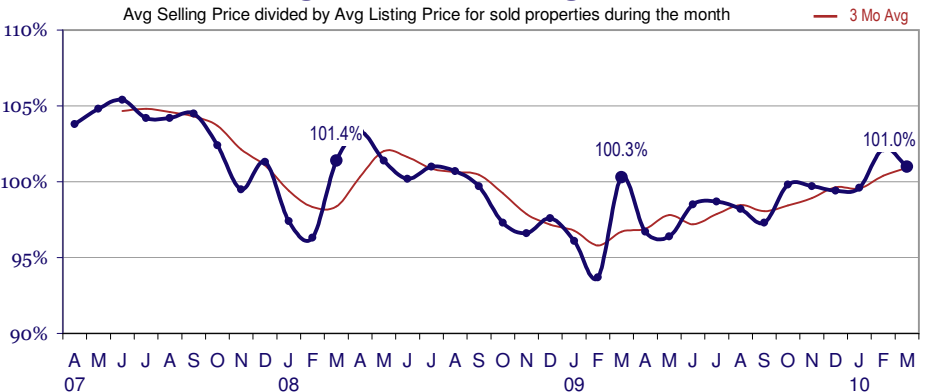
Selling Price per Square Foot



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 101.0% was down from 102.2% last month and up from 100.3% in March of last year.

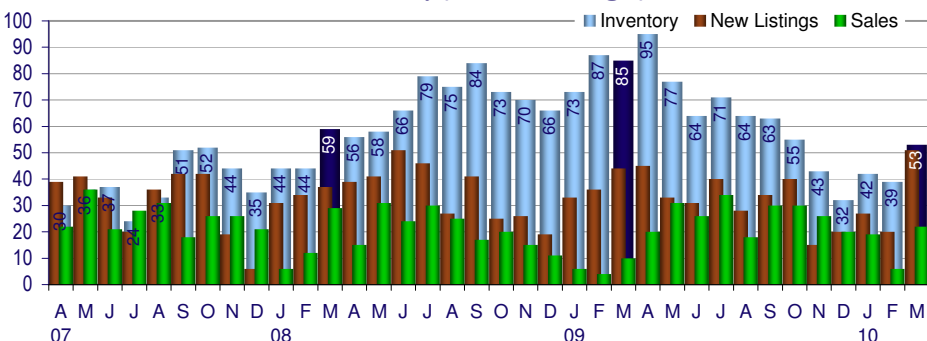
Selling Price versus Listing Price Ratio



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 51, up 155.0% from 20 last month and up 15.9% from 44 in March of last year.

Inventory / New Listings / Sales



City: Mountain View

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 | 22 | 36 | 21 | 28 | 31 | 18 | 26 | 26 | 21 | 6 | 12 | 29 | 15 | 31 | 24 | 30 | 25 | 17 | 20 | 15 | 11 | 6 | 4 | 10 | 20 | 31 | 26 | 34 | 18 | 30 | 30 | 26 | 20 | 19 | 6 | 22 |
| 3 Mo. Roll Avg | | | 26 | 28 | 27 | 26 | 25 | 23 | 24 | 18 | 13 | 16 | 19 | 25 | 23 | 28 | 26 | 24 | 21 | 17 | 15 | 11 | 7 | 7 | 11 | 20 | 26 | 30 | 26 | 27 | 26 | 29 | 25 | 22 | 15 | 16 |

| (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 | 950 | 1148 | 1075 | 1059 | 1128 | 1236 | 1025 | 1006 | 975 | 1055 | 968 | 1095 | 1073 | 975 | 951 | 960 | 920 | 1060 | 906 | 960 | 950 | 873 | 1023 | 1110 | 838 | 890 | 842 | 888 | 853 | 853 | 889 | 864 | 965 | 900 | 868 | 820 |
| 3 Mo. Roll Avg | | | 1058 | 1094 | 1087 | 1141 | 1129 | 1089 | 1002 | 1012 | 999 | 1039 | 1045 | 1048 | 1000 | 962 | 944 | 980 | 962 | 975 | 939 | 928 | 949 | 1002 | 990 | 946 | 857 | 873 | 861 | 864 | 865 | 868 | 906 | 910 | 911 | 863 |

| | 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 | 30 | 36 | 37 | 24 | 33 | 51 | 52 | 44 | 35 | 44 | 44 | 59 | 56 | 58 | 66 | 79 | 75 | 84 | 73 | 70 | 66 | 73 | 87 | 85 | 95 | 77 | 64 | 71 | 64 | 63 | 55 | 43 | 32 | 42 | 39 | 53 | |
| MSI | 1 | 1 | 2 | 1 | 1 | 3 | 2 | 2 | 2 | 7 | 4 | 2 | 4 | 2 | 3 | 3 | 3 | 5 | 4 | 5 | 6 | 12 | 22 | 9 | 5 | 2 | 2 | 2 | 4 | 2 | 2 | 2 | 2 | 2 | 2 | 7 | 2 |

| | 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 | 14 | 9 | 15 | 23 | 19 | 15 | 15 | 28 | 24 | 41 | 25 | 22 | 29 | 27 | 22 | 17 | 23 | 35 | 36 | 28 | 47 | 67 | 54 | 31 | 52 | 41 | 55 | 58 | 74 | 35 | 62 | 35 | 44 | 50 | 43 | 23 |
| 3 Mo. Roll Avg | | | 13 | 16 | 19 | 19 | 16 | 19 | 22 | 31 | 30 | 29 | 25 | 26 | 26 | 22 | 21 | 25 | 31 | 33 | 37 | 47 | 56 | 51 | 46 | 41 | 49 | 51 | 62 | 56 | 57 | 44 | 47 | 43 | 46 | 39 |

| | 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 | 700 | 695 | 697 | 705 | 694 | 684 | 690 | 695 | 671 | 802 | 682 | 679 | 712 | 713 | 653 | 682 | 634 | 651 | 654 | 646 | 578 | 635 | 573 | 596 | 594 | 585 | 568 | 583 | 571 | 565 | 565 | 589 | 535 | 637 | 687 | 607 |
| 3 Mo. Roll Avg | | | 698 | 699 | 699 | 695 | 690 | 690 | 685 | 723 | 718 | 721 | 691 | 701 | 693 | 683 | 657 | 656 | 646 | 650 | 626 | 620 | 595 | 602 | 588 | 592 | 583 | 579 | 574 | 573 | 567 | 573 | 563 | 587 | 620 | 644 |

| | 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 | 1.038 | 1.048 | 1.054 | 1.042 | 1.042 | 1.045 | 1.024 | 0.995 | 1.013 | 0.974 | 0.963 | 1.014 | 1.033 | 1.014 | 1.002 | 1.010 | 1.007 | 0.997 | 0.973 | 0.966 | 0.976 | 0.961 | 0.937 | 1.003 | 0.967 | 0.964 | 0.985 | 0.987 | 0.982 | 0.973 | 0.998 | 0.997 | 0.994 | 0.996 | 1.022 | 1.010 |
| 3 Mo. Roll Avg | | | 1.047 | 1.048 | 1.046 | 1.043 | 1.037 | 1.021 | 1.011 | 0.994 | 0.983 | 0.984 | 1.003 | 1.020 | 1.016 | 1.009 | 1.006 | 1.005 | 0.992 | 0.979 | 0.972 | 0.968 | 0.958 | 0.967 | 0.969 | 0.978 | 0.972 | 0.979 | 0.985 | 0.981 | 0.984 | 0.989 | 0.996 | 0.996 | 1.004 | 1.009 |

| | 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 | 39 | 41 | 33 | 20 | 36 | 42 | 42 | 19 | 6 | 31 | 34 | 37 | 39 | 41 | 51 | 46 | 27 | 41 | 25 | 26 | 19 | 33 | 36 | 44 | 45 | 33 | 31 | 40 | 28 | 34 | 40 | 15 | 20 | 27 | 20 | 51 |
| Inventory | 30 | 36 | 37 | 24 | 33 | 51 | 52 | 44 | 35 | 44 | 44 | 59 | 56 | 58 | 66 | 79 | 75 | 84 | 73 | 70 | 66 | 73 | 87 | 85 | 95 | 77 | 64 | 71 | 64 | 63 | 55 | 43 | 32 | 42 | 39 | 53 |
| Sales | 22 | 36 | 21 | 28 | 31 | 18 | 26 | 26 | 21 | 6 | 12 | 29 | 15 | 31 | 24 | 30 | 25 | 17 | 20 | 15 | 11 | 6 | 4 | 10 | 20 | 31 | 26 | 34 | 18 | 30 | 30 | 26 | 20 | 19 | 6 | 22 |

| (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 | 1103 | 1166 | 1055 | 1085 | 1151 | 1232 | 1043 | 1030 | 995 | 1082 | 1024 | 1126 | 1107 | 1046 | 1077 | 1085 | 1009 | 1111 | 965 | 1022 | 1197 | 978 | 1001 | 1042 | 860 | 932 | 920 | 992 | 911 | 918 | 951 | 979 | 964 | 888 | 941 | 899 |
| 3 Mo. Roll Avg | | | 1108 | 1102 | 1097 | 1156 | 1142 | 1102 | 1023 | 1036 | 1034 | 1077 | 1085 | 1093 | 1077 | 1069 | 1057 | 1068 | 1028 | 1033 | 1061 | 1066 | 1059 | 1007 | 968 | 945 | 904 | 948 | 941 | 940 | 927 | 949 | 964 | 943 | 931 | 909 |

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