

City: Fremont



Daniel Pizano

Top 5% of Coldwell Banker Worldwide
 (408) 460-8401
 www.asanjoserealestateagent.com
 Your Friend & Resource in Real Estate



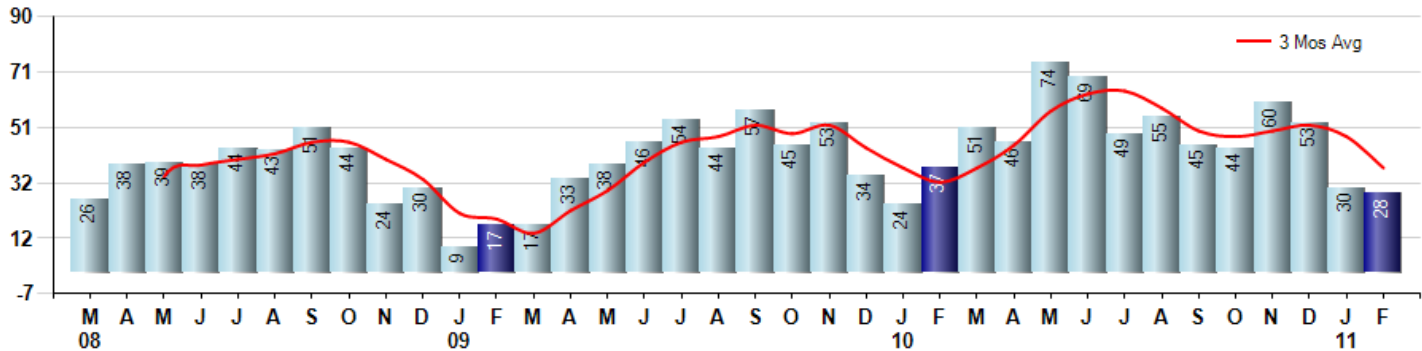
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$472,000	↑		↑				
Average List Price of all Current Listings	\$591,930	↑		↑				
February Median Sales Price	\$458,340	↓	↓	↓	↓	\$490,340	↓	↓
February Average Sales Price	\$539,695	↔	↓	↓	↓	\$542,079	↔	↓
Total Properties Currently for Sale (Inventory)	152	↓		↓				
February Number of Properties Sold	28	↓		↓		58	↓	
February Average Days on Market (Solds)	78	↑	↑	↑	↑	76	↑	↑
Asking Price per Square Foot (based on New Listings)	\$349	↑	↑	↔	↓	\$338	↓	↓
February Sold Price per Square Foot	\$343	↑	↔	↑	↓	\$339	↑	↓
February Month's Supply of Inventory	5.4	↓	↑	↑	↑	5.5	↑	↑
February Sale Price vs List Price Ratio	98.4%	↑	↑	↓	↓	97.5%	↓	↓

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

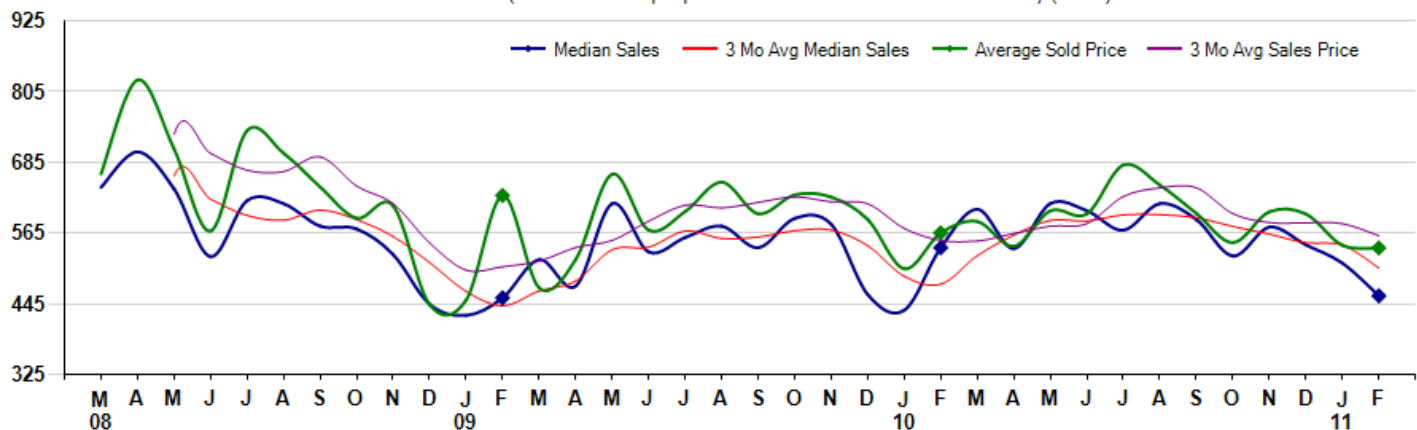
February Property sales were 28, down -24.3% from 37 in February of 2010 and -6.7% lower than the 30 sales last month. February 2011 sales were at a mid level compared to February of 2010 and 2009. February YTD sales of 58 are running -4.9% behind last year's year-to-date sales of 61.



Prices

The Median Sales Price in February was \$458,340, down -15.1% from \$540,000 in February of 2010 and down -10.8% from \$514,000 last month. The Average Sales Price in February was \$539,695, down -4.5% from \$565,303 in February of 2010 and down -0.8% from \$544,305 last month. February 2011 ASP was at the lowest level compared to February of 2010 and 2009.

Median means Middle (the same # of properties sold above and below Median) (000's)



Based on information from MLSListings, Inc. for the period 3/1/2008 through 2/28/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



City: Fremont



Daniel Pizano

Top 5% of Coldwell Banker Worldwide
 (408) 460-8401
www.asanjoserealestateagent.com
 Your Friend & Resource in Real Estate



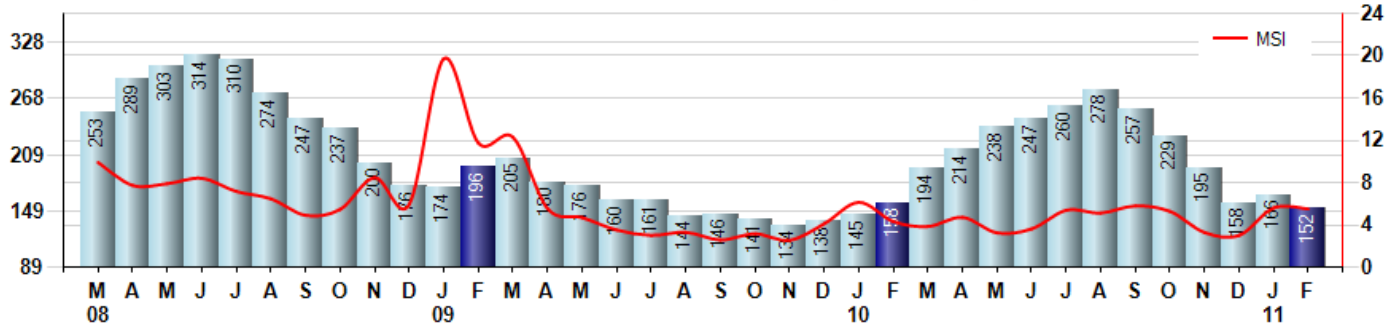
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of February was 152, down -8.4% from 166 last month and down -3.8% from 158 in February of last year. February 2011 Inventory was at the lowest level compared to February of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2011 MSI of 5.4 months was at a mid range compared with February of 2010 and 2009.

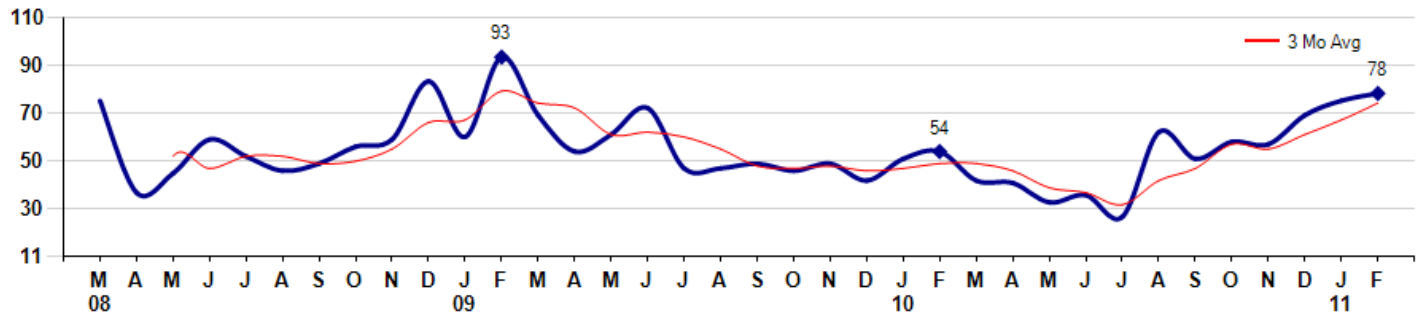
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 February was 78, up 4.0% from 75 days last month and up 44.4% from 54 days in February of last year. The February 2011 DOM was at a mid range compared with February of 2010 and 2009.

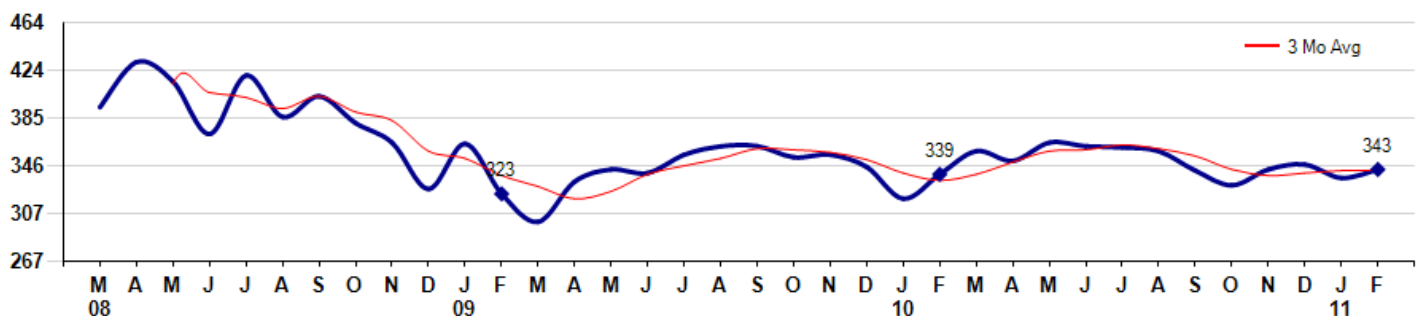
Average Days on Market (Listing to Contract) for properties sold during the month



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 February 2011 Selling Price per Square Foot of \$343 was up 2.1% from \$336 last month and up 1.2% from \$339 in February of last year.

Average Selling Price per Square Foot for properties that sold during the month



Based on information from MLSListings, Inc. for the period 3/1/2008 through 2/28/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



City: Fremont



Daniel Pizano

Top 5% of Coldwell Banker Worldwide
 (408) 460-8401
www.asanjoserealestateagent.com
 Your Friend & Resource in Real Estate

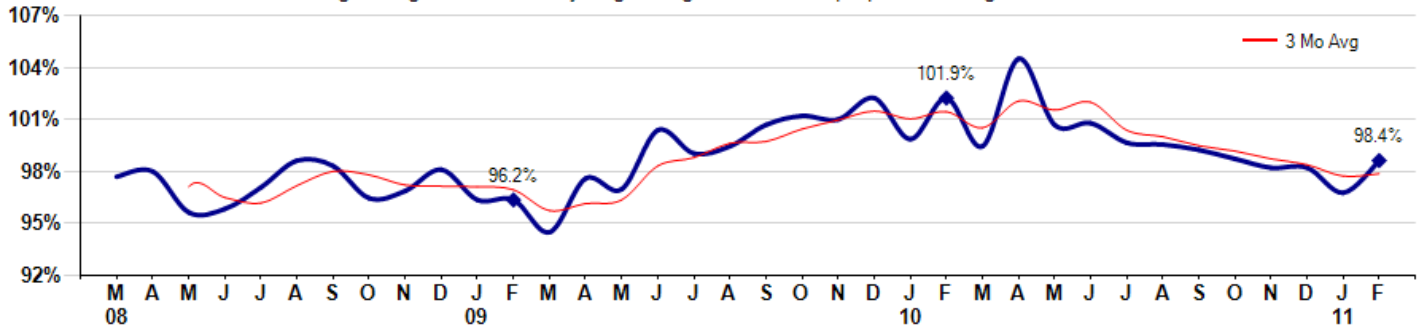


Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Selling Price vs Original Listing Price

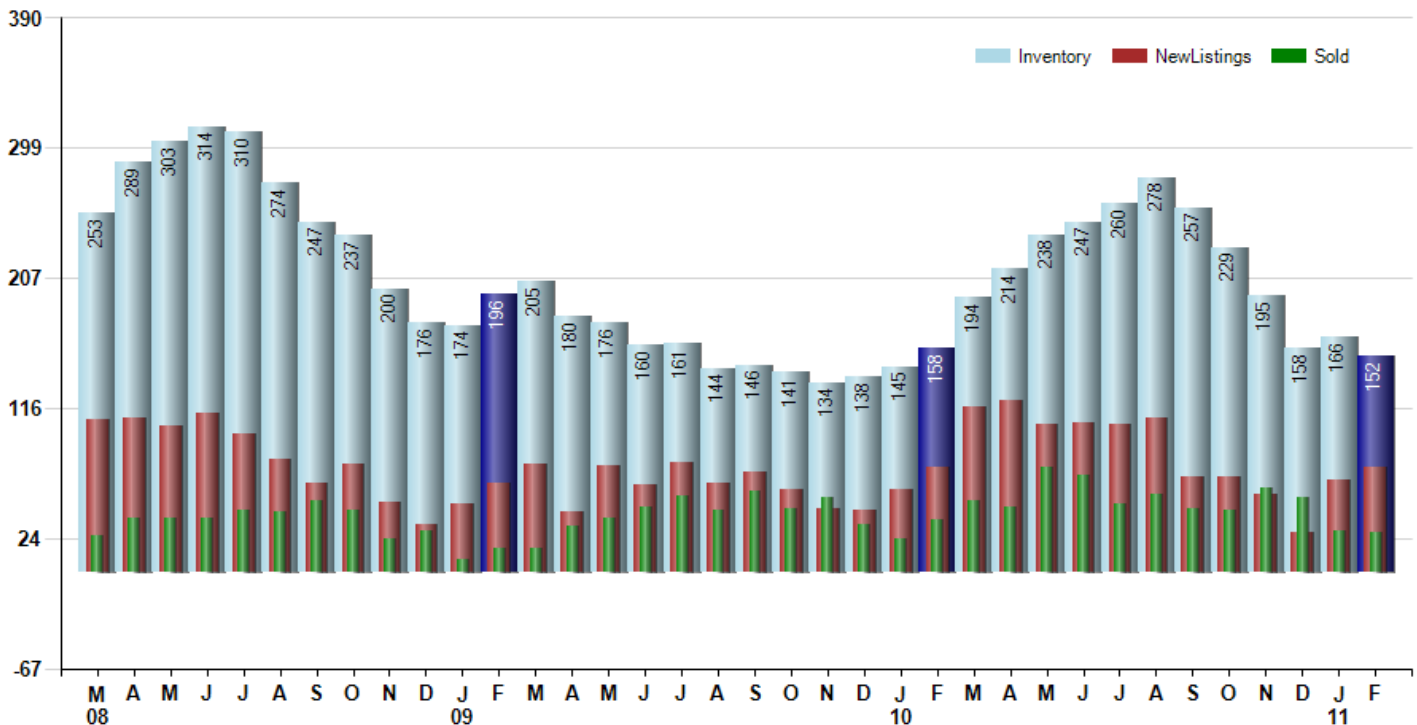
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2011 Selling Price vs Original List Price of 98.4% was up from 96.6% last month and down from 101.9% in February of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 February 2011 was 74, up 13.8% from 65 last month and equal to 74 in February of last year.



Based on information from MLSListings, Inc. for the period 3/1/2008 through 2/28/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MARKET ACTION REPORT

February 2011

City: *Fremont*



Daniel Pizano
 Top 5% of Coldwell Banker Worldwide
 (408) 460-8401
 www.asanjosealestateagent.com
 Your Friend & Resource in Real Estate



Price Range: ALL | Properties: Single Family Home, Townhome, Condo

	M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
Homes Sold	26	38	39	38	44	43	51	44	24	30	9	17	17	33	38	46	54	44	57	45	53	34	24	37	51	46	74	69	49	55	45	44	60	53	30	28
3 Mo. Roll Avg			34	38	40	42	46	46	40	33	21	19	14	22	29	39	46	48	52	49	52	44	37	32	37	45	57	63	64	58	50	48	50	52	48	37

	(000's) M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
Median Sale Price	643	703	640	525	620	615	577	572	529	444	425	455	520	475	615	533	558	577	540	590	580	461	434	540	606	539	615	603	570	615	588	526	575	545	514	458
3 Mo. Roll Avg			662	623	595	587	604	588	559	515	466	441	467	483	537	541	569	556	558	569	570	544	492	478	527	561	586	586	596	596	591	576	563	549	545	506

	M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
Inventory	253	289	303	314	310	274	247	237	200	176	174	196	205	180	176	160	161	144	146	141	134	138	145	158	194	214	238	247	260	278	257	229	195	158	166	152
MSI	10	8	8	8	7	6	5	5	8	6	19	12	12	5	5	3	3	3	3	3	3	4	6	4	4	5	3	4	5	5	6	5	3	3	6	5

	M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
Days On Market	75	37	45	59	52	46	49	56	59	83	60	93	69	54	61	72	47	47	49	46	49	42	51	54	42	41	33	36	27	62	51	58	57	69	75	78
3 Mo. Roll Avg			52	47	52	52	49	50	55	66	67	79	74	72	61	62	60	55	48	47	48	46	47	49	49	46	39	37	32	42	47	57	55	61	67	74

	M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
Price per Sq Ft	394	431	415	372	420	386	403	381	365	327	364	323	300	333	343	340	355	362	362	353	355	345	319	339	358	350	365	362	361	358	342	330	343	347	336	343
3 Mo. Roll Avg			413	406	402	393	403	390	383	358	352	338	329	319	325	339	346	352	360	359	357	351	340	334	339	349	358	359	363	360	354	343	338	340	342	342

	M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
Sale to List Price	0.975	0.978	0.955	0.957	0.969	0.984	0.981	0.963	0.967	0.979	0.962	0.962	0.944	0.974	0.968	1.001	0.988	0.992	1.004	1.009	1.007	1.019	0.996	1.019	0.992	1.041	1.004	1.005	0.994	0.993	0.990	0.985	0.980	0.980	0.966	0.984
3 Mo. Roll Avg			0.969	0.963	0.960	0.970	0.978	0.976	0.970	0.970	0.969	0.968	0.956	0.960	0.962	0.981	0.986	0.994	0.995	1.002	1.007	1.012	1.007	1.011	1.002	1.017	1.012	1.017	1.001	0.997	0.992	0.989	0.985	0.982	0.975	0.977

	M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
New Listings	108	109	103	112	98	80	63	77	50	34	49	63	77	43	75	62	78	63	71	59	45	44	59	74	117	121	104	105	104	109	68	67	55	28	65	74
Inventory	253	289	303	314	310	274	247	237	200	176	174	196	205	180	176	160	161	144	146	141	134	138	145	158	194	214	238	247	260	278	257	229	195	158	166	152
Sales	26	38	39	38	44	43	51	44	24	30	9	17	17	33	38	46	54	44	57	45	53	34	24	37	51	46	74	69	49	55	45	44	60	53	30	28

	(000's) M 08	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	A	M	J	J	A	S	O	N	D	J 11	F
Avg Sale Price	665	825	708	568	739	701	644	590	611	444	451	629	472	520	665	570	602	652	598	630	626	588	504	565	585	543	603	598	681	647	598	549	601	597	544	540
3 Mo. Roll Avg			733	700	672	669	694	645	615	548	502	508	517	540	552	585	612	608	617	626	618	615	573	553	551	564	577	581	627	642	642	598	583	582	581	560

Based on information from MLS Listings, Inc. for the period 3/1/2008 through 2/28/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

