

ALAMEDA COUNTY

A market overview of single family home sales

Q1
2007

UNIT SALES



Q1-07 Q1-06

MEDIAN PRICE



Q1-07 Q1-06

Alameda County Sales Decline As Prices Remain Resilient in the First Quarter

Home sales in Alameda County were down by 15 percent, year-over-year, across all housing types, according to a first quarter report released by the research division of Prudential California Realty based on an analysis of MLS data. Median prices remained stable (+1%), year-over-year. Active listings rose 18 percent, increasing toward the end of the quarter as sellers listed their homes in preparation for the spring market.

Overall, buyers and sellers were approaching the

market realistically and with less anxiety than last year. Despite an overall slowdown in activity, Pleasanton and Dublin both saw rises in home sales (+13% and +4%, respectively) in the first quarter. Most sales throughout the county, however, occurred consistently in the \$800,000 to \$900,000 range.

Single-family detached homes were selling within a good timeframe, spending an average of 39 days on the market, the shortest average length compared with other counties in the Bay Area.

M A R K E T C O M P A R I S O N

City	Homes Sold Q1/07	Homes Sold Q1/06	% Change	Avg DOM Q1/07	Avg DOM Q1/06	Change 07/06 (days)	Median Price Q1/07	Median Price Q1/06	% Change
Alameda	66	80	-18	32	36	-4	\$711,500	\$687,500	+3
Albany	11	13	-15	22	15	+7	\$633,000	\$700,000	-10
Berkeley	89	103	-14	35	26	+9	\$725,000	\$750,000	-3
Castro Valley	88	107	-18	44	29	+15	\$656,000	\$690,000	-5
Dublin	73	74	-1	40	22	+18	\$750,000	\$759,500	-1
Fremont	314	290	+8	35	27	+8	\$700,000	\$704,000	-1
Hayward	156	225	-31	46	30	+16	\$566,500	\$588,000	-4
Livermore	206	214	-4	42	27	+15	\$662,000	\$644,975	+3
Newark	59	72	-18	43	27	+16	\$645,000	\$648,500	-1
Oakland	427	578	-26	39	30	+9	\$548,500	\$515,000	+7
Piedmont	18	23	-22	43	18	+25	\$1,600,000	\$1,425,000	+12
Pleasanton	160	131	+22	44	28	+16	\$802,250	\$829,995	-3
San Leandro	123	182	-32	41	30	+11	\$547,000	\$580,000	-6
San Lorenzo	36	53	-32	41	28	+13	\$540,000	\$549,000	-2
Union City	68	92	-26	38	23	+15	\$735,000	\$717,500	+2

* The median home price for the entire county is the weighted mean of median home prices of cities within Alameda County.

Days on market (DOM) is the number of days a property was listed on the market until it went under contract at its final listing price. This may not reflect previous listings. Data are sourced from multiple listing services and are deemed reliable but not guaranteed. All percentages rounded to nearest whole number.

Produced by the Prudential California Realty Research Division.