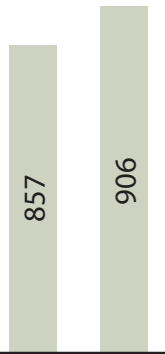


SAN MATEO COUNTY

Q1 2007

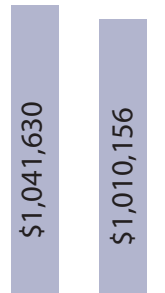
A market overview of single family home sales

UNIT SALES



Q1-07 Q1-06

MEDIAN PRICE



Q1-07 Q1-06



Inventory Tightened as Median Prices Rose in San Mateo County in the First Quarter

Unit sales declined ten percent in San Mateo County in the first quarter, one of the smallest drops in the Bay Area, according to a report released by the research division of Prudential California Realty based on an analysis of MLS data. New listings declined first quarter (-3%, year-over-year) and median prices rose two percent.

One of the regions least affected by the 2006 correction, San Mateo County's market remained very active with nearly half of all listed homes seeing multiple offers and mid-range to high-end homes

experiencing a ten percent price increase since last quarter. A flurry of activity surrounded highly desirable neighborhoods, such as Hillsborough and Menlo Park.

Many buyers were largely dissatisfied with the county's nearly three-month inventory levels, however, and felt little pressure to make a purchase until they found the perfect property. This hesitation impacted single-family attached home sales as buyers found many properties dated or in less-than-perfect condition for sale.

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
Atherton	18	11	+63	82	51	+31	\$3,275,000	\$3,050,000	+7
Belmont	53	48	+10	33	27	+6	\$900,000	\$880,000	+2
Brisbane	6	6	0	40	56	-16	\$645,000	\$789,500	-18
Burlingame	38	47	-19	32	33	-1	\$1,247,000	\$1,253,000	0
Daly City	80	89	-10	57	44	+13	\$750,000	\$745,000	+1
East Palo Alto	27	35	-23	64	44	+20	\$615,000	\$664,000	-7
Foster City	19	23	-17	42	30	+12	\$995,000	\$1,000,000	-1
Half Moon Bay	24	27	-11	65	60	+5	\$985,000	\$997,500	-1
Hillsborough	25	20	+25	49	58	-9	\$2,300,000	\$2,500,000	-8
Menlo Park	84	74	+14	41	35	+6	\$1,250,000	\$1,395,000	-10
Millbrae	22	29	-24	40	43	-3	\$1,075,000	\$1,050,000	+2
Pacifica	36	57	-37	47	41	+6	\$697,625	\$715,000	-2
Portola Valley	19	12	+58	69	49	+20	\$1,795,000	\$1,800,500	0
Redwood City	126	131	-4	36	24	+12	\$875,000	\$910,000	-4
San Bruno	39	52	-25	52	42	+10	\$750,000	\$742,750	+1
San Carlos	69	49	+41	33	29	+4	\$1,010,000	\$985,000	+3
San Mateo	108	122	-11	33	32	+1	\$920,000	\$842,500	+9
South San Francisco	48	56	-14	59	35	+24	\$724,500	\$762,500	-5
Woodside	16	18	-11	109	75	+34	\$1,682,813	\$2,149,000	-22

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