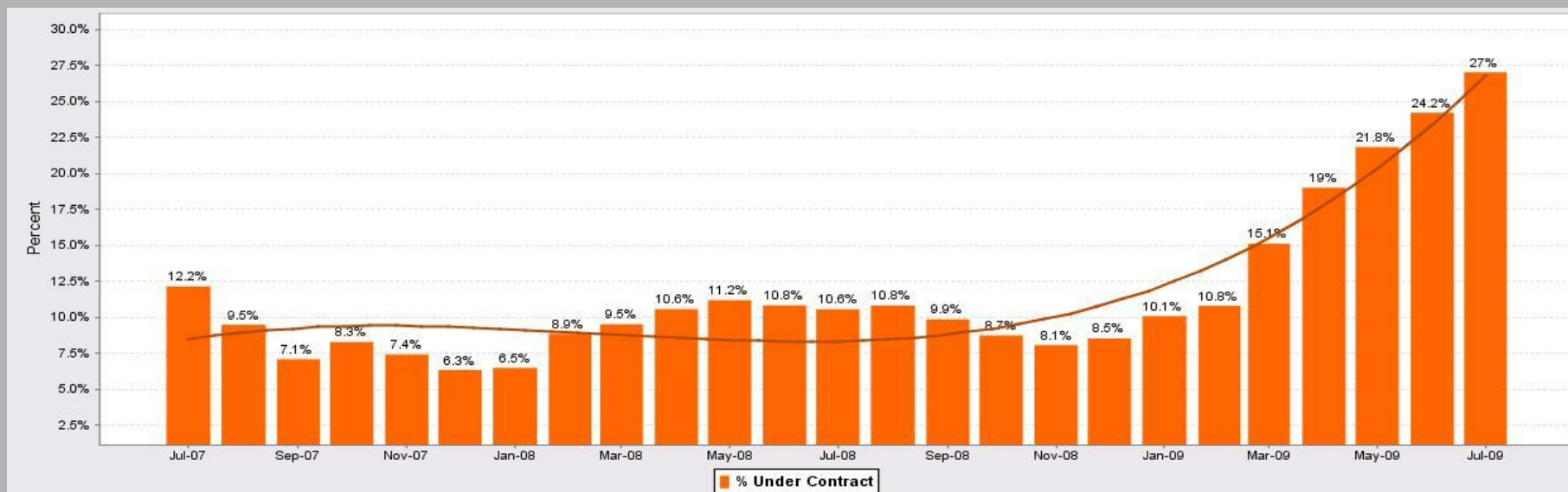



## Market Dynamics

### Percent Under Contract (UC) 2 Years (Monthly) 07/01/07 - 07/31/09




#### KEY INFORMATION


	Jul-07	Jul-09	Change	Percent Change
For Sale	9,447	7,374	-2,073	-21.9
Under Contract	1,148	1,992	844	73.5
% Under Contract	12	27	15	122.3



FS  
-22%



UC  
+74%



% UC  
+122%

MLS: MLSStngs	Period: 2 Years (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential Property: (Detached Single, Attached Single, Other), Common Interest: (Condo, Townhouse, Other),...					Sq Ft: All
Counties:	Santa Clara					

**Market Dynamics**  
**Percent Under Contract (UC)**  
**2 Years (Monthly) 07/01/07 - 07/31/09**

<b>Time Period</b>	<b># Properties For Sale</b>	<b># Properties Under Contract</b>	<b>% of Properties Under Contract</b>
Jul-09	7,374	1,992	27.0
Jun-09	8,059	1,951	24.2
May-09	8,857	1,933	21.8
Apr-09	9,720	1,848	19.0
Mar-09	10,126	1,531	15.1
Feb-09	9,723	1,050	10.8
Jan-09	9,902	999	10.1
Dec-08	10,008	854	8.5
Nov-08	10,675	862	8.1
Oct-08	11,466	1,003	8.8
Sep-08	11,622	1,146	9.9
Aug-08	11,796	1,277	10.8
Jul-08	12,014	1,269	10.6
Jun-08	11,760	1,274	10.8
May-08	11,686	1,308	11.2
Apr-08	11,253	1,190	10.6
Mar-08	10,386	988	9.5
Feb-08	9,674	857	8.9
Jan-08	9,182	596	6.5
Dec-07	8,979	569	6.3
Nov-07	9,777	726	7.4
Oct-07	10,395	861	8.3
Sep-07	9,985	709	7.1
Aug-07	9,813	931	9.5
Jul-07	9,447	1,148	12.2