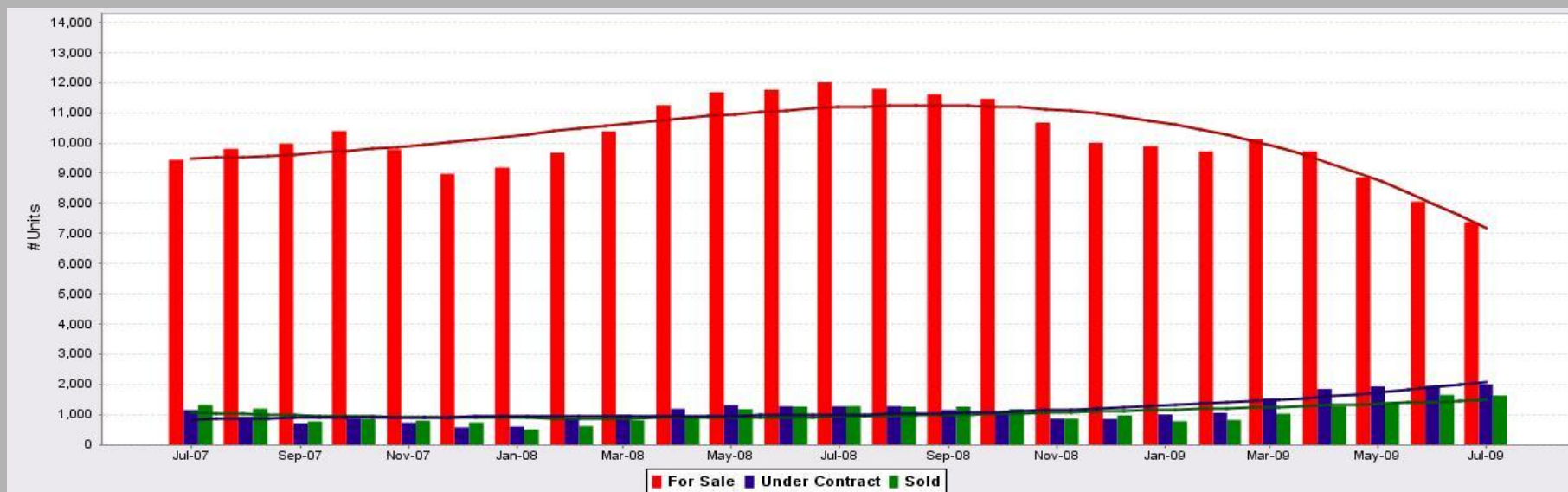


Market Dynamics

Supply & Demand - # Units (FS, UC, Sold)

2 Years (Monthly) 07/01/07 - 07/31/09



KEY INFORMATION

	Jul-07	Jul-09	# Units Change	Percent Change
For Sale	9,447	7,374	-2,073	-21.9
Under Contract	1,148	1,992	844	73.5
Sold	1,316	1,628	312	23.7

For Sale
-22%

UC
+74%

Sold
+24%

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
Supply & Demand - # Units (FS, UC, Sold)
2 Years (Monthly) 07/01/07 - 07/31/09

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS
	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties	Average DOM	# Properties
Jul-09	7,374	110	1,992	62	1,628	59	1,126	146	2,238
Jun-09	8,059	114	1,951	63	1,649	64	972	138	2,118
May-09	8,857	114	1,933	66	1,384	63	983	133	2,034
Apr-09	9,720	113	1,848	71	1,275	64	1,049	143	2,278
Mar-09	10,126	114	1,531	73	1,027	68	1,153	138	2,507
Feb-09	9,723	117	1,050	67	818	65	1,054	145	2,229
Jan-09	9,902	124	999	70	777	68	1,409	162	2,205
Dec-08	10,008	126	854	67	970	58	1,457	143	1,496
Nov-08	10,675	116	862	60	863	60	1,301	139	1,749
Oct-08	11,466	108	1,003	55	1,178	53	1,537	135	2,502
Sep-08	11,622	106	1,146	57	1,257	55	1,512	133	2,570
Aug-08	11,796	104	1,277	51	1,256	53	1,466	131	2,514
Jul-08	12,014	99	1,269	54	1,276	51	1,463	124	2,870
Jun-08	11,760	97	1,274	51	1,260	50	1,342	125	2,690
May-08	11,686	93	1,308	52	1,176	49	1,308	120	2,866
Apr-08	11,253	91	1,190	47	932	53	1,243	121	3,005
Mar-08	10,386	92	988	55	806	57	1,150	123	2,755
Feb-08	9,674	95	857	57	610	60	1,186	130	2,524
Jan-08	9,182	102	596	65	505	62	1,436	136	2,280
Dec-07	8,979	106	569	60	732	55	1,508	128	1,336
Nov-07	9,777	95	726	55	789	49	1,408	111	1,811
Oct-07	10,395	86	861	48	844	44	1,568	106	2,425
Sep-07	9,985	83	709	43	770	40	1,306	110	2,416
Aug-07	9,813	78	931	41	1,194	41	1,313	100	2,826
Jul-07	9,447	76	1,148	41	1,316	37	1,312	107	2,667