



Local Real Estate Activity Snapshot for March 2009

| City | Inventory at Month End (Active Listings for Sale) | | | Closed Sales | | | Percentage of List Price received | | | Median Sale Price | | |
|-----------------|--|------|--------------------|--------------|------|--------------------|--------------------------------------|------|--------------------|-------------------|--------------|--------------------|
| | 2008 | 2009 | Trend from 2008 | 2008 | 2009 | Trend from 2008 | 2008 | 2009 | Trend from 2008 | 2008 | 2009 | Trend from 2008 |
| Atherton | 27 | 45 | ↗ | 4 | 6 | ↗ | 97.7 | 90.5 | ↘ | \$ 2,540,000 | \$ 1,752,500 | ↘ |
| Belmont | 48 | 59 | ↗ | 14 | 13 | ↘ | 100.3 | 96.2 | ↘ | \$ 984,500 | \$ 810,000 | ↘ |
| Cupertino | 65 | 127 | ↗ | 23 | 9 | ↘ | 99.7 | 97.1 | ↘ | \$ 1,185,000 | \$ 1,050,000 | ↘ |
| Los Altos | 54 | 110 | ↗ | 15 | 14 | ↘ | 100.4 | 92.8 | ↘ | \$ 1,911,000 | \$ 1,405,000 | ↘ |
| Los Altos Hills | 43 | 55 | ↗ | 3 | 3 | → | 103.6 | 96.5 | ↘ | \$ 2,928,000 | \$ 2,250,000 | ↘ |
| Los Gatos | 151 | 190 | ↗ | 19 | 11 | ↘ | 97.1 | 95.8 | ↘ | \$ 1,400,000 | \$ 950,000 | ↘ |
| Menlo Park | 97 | 136 | ↗ | 24 | 20 | ↘ | 99.9 | 95.5 | ↘ | \$ 1,567,500 | \$ 984,000 | ↘ |
| Monte Sereno | 20 | 36 | ↗ | 3 | 1 | ↘ | 97.1 | 96.5 | ↘ | \$ 1,820,000 | \$ 1,800,000 | ↘ |
| Mountain View | 50 | 91 | ↗ | 29 | 10 | ↘ | 101.6 | 98.3 | ↘ | \$ 1,095,000 | \$ 1,110,037 | ↗ |
| Palo Alto | 54 | 140 | ↗ | 31 | 24 | ↘ | 100.2 | 98.3 | ↘ | \$ 1,617,500 | \$ 1,205,000 | ↘ |
| Portola Valley | 22 | 26 | ↗ | 4 | 3 | ↘ | 104.2 | 93.6 | ↘ | \$ 3,150,500 | \$ 1,580,000 | ↘ |
| San Jose | 3523 | 2932 | ↘ | 298 | 456 | ↗ | 97.9 | 98.1 | ↗ | \$ 662,500 | \$ 412,250 | ↘ |
| Santa Clara | 202 | 201 | ↘ | 26 | 22 | ↘ | 97.4 | 97.6 | ↗ | \$ 700,500 | \$ 542,000 | ↘ |
| Saratoga | 92 | 174 | ↗ | 22 | 14 | ↘ | 104.5 | 89.1 | ↘ | \$ 1,595,000 | \$ 1,255,000 | ↘ |
| Sunnyvale | 168 | 182 | ↗ | 47 | 31 | ↘ | 99.7 | 97.3 | ↘ | \$ 940,500 | \$ 520,000 | ↘ |
| Woodside | 31 | 48 | ↗ | 2 | 4 | ↗ | 98.4 | 97.7 | ↘ | \$ 1,229,500 | \$ 1,798,750 | ↗ |

Information is believed reliable but is not guaranteed. Data source is mlslistings.com class 1 listings only (single family homes). Statistics are based on year to year numbers for only one month - this is a snapshot of the market. Trends over time will differ from this snapshot. Areas within cities may vary from the macro view shown in this chart.



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