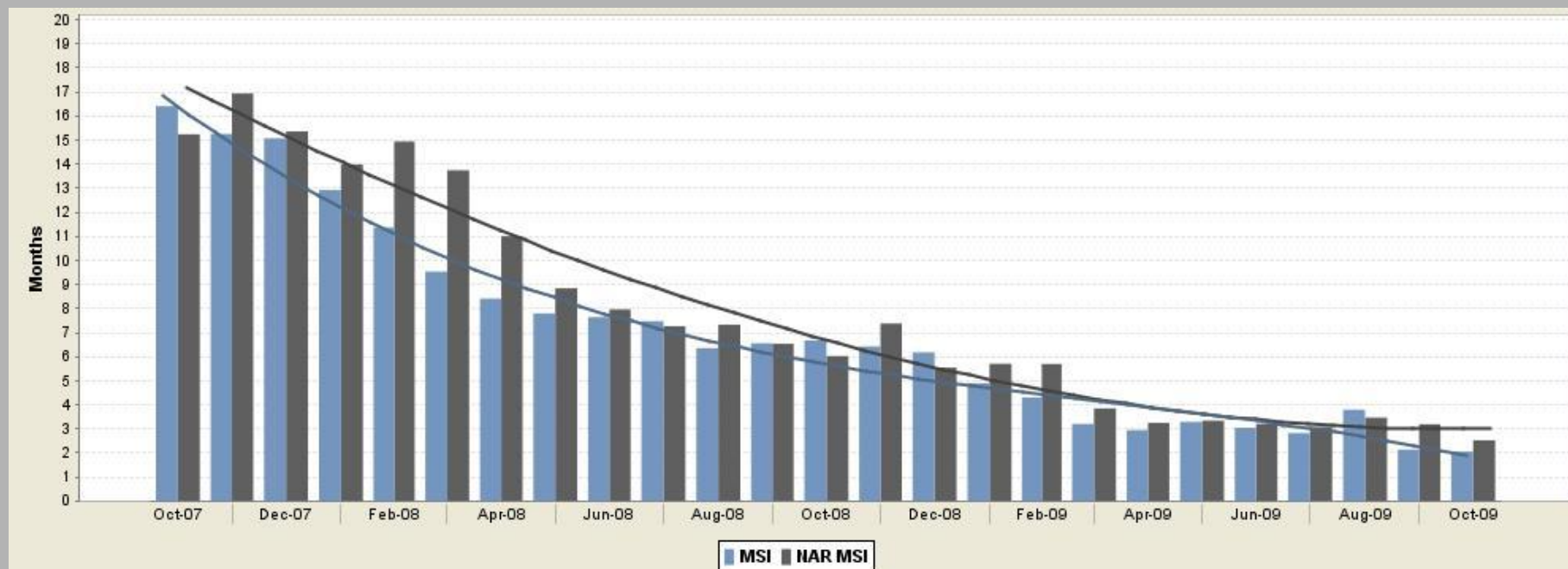


Market Dynamics

Months Supply of Inventory (MSI)

2 Years (Monthly) 10/01/07 - 10/31/09

Fresno Association Of REALTORS



KEY INFORMATION

	Oct-07	Oct-09	Change	Percent Change
MSI	16	2	-14	-87.5
NAR MSI	15	3	-12	-80.0



MLS: FRESNO
 Property Types: Residential: (Residential/Single Family Res, Residential/Condo/PUD)
 Fresno/Clovis: Fresno, Clovis

Period: 2 Years (Monthly)

Price: All

Construction Type: All

Bedrooms: All

Bathrooms: All

Lot Size: All

Sq Ft: All

Market Dynamics

Months Supply of Inventory (MSI)

2 Years (Monthly) 10/01/07 - 10/31/09

Fresno Association Of REALTORS

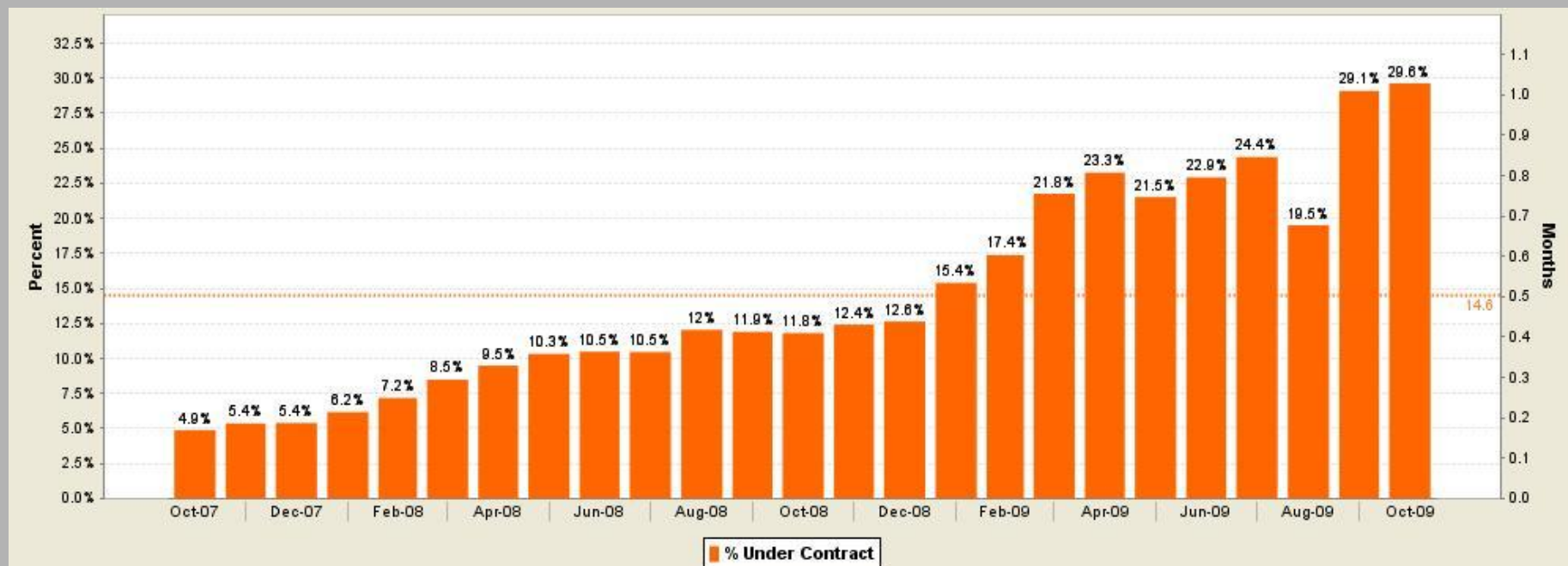
Time Period	Months Supply of Inventory	NAR MSI	# Properties For Sale Last Day of Month	# Properties Under Contract	Under Contract Average DOM	# Properties Sold
Oct-09	2.1	2.5	1,646	800	56	651
Sep-09	2.1	3.2	1,914	894	54	599
Aug-09	3.8	3.5	2,124	559	63	612
Jul-09	2.8	3.1	2,148	760	64	695
Jun-09	3.0	3.2	2,208	724	59	688
May-09	3.3	3.3	2,262	687	71	676
Apr-09	3.0	3.3	2,430	823	80	747
Mar-09	3.2	3.9	2,729	851	84	708
Feb-09	4.3	5.7	3,060	710	79	537
Jan-09	4.9	5.7	3,322	679	79	582
Dec-08	6.2	5.5	3,512	568	80	633
Nov-08	6.4	7.4	3,728	580	77	505
Oct-08	6.7	6.0	3,894	583	72	646
Sep-08	6.6	6.5	3,871	590	80	592
Aug-08	6.4	7.3	3,930	618	75	536
Jul-08	7.5	7.3	4,107	549	78	565
Jun-08	7.6	8.0	4,175	546	83	524
May-08	7.8	8.8	4,245	544	76	480
Apr-08	8.4	11.0	4,283	509	77	389
Mar-08	9.5	13.8	4,235	444	88	308
Feb-08	11.4	14.9	4,140	364	102	277
Jan-08	12.9	14.0	4,072	315	83	291
Dec-07	15.1	15.4	4,041	268	84	263
Nov-07	15.3	16.9	4,303	282	86	254
Oct-07	16.4	15.2	4,497	274	80	295

Market Dynamics

Percent Under Contract (UC)

2 Years (Monthly) 10/01/07 - 10/31/09

Fresno Association Of REALTORS



KEY INFORMATION

	Oct-07	Oct-09	Change	Percent Change
For Sale	5,628	2,700	-2,928	-52.0
Under Contract	274	800	526	192.0
% Under Contract	0	0	0	508.6



MLS: FRESNO
 Property Types: Residential: (Residential/Single Family Res, Residential/Condo/PUD)
 Fresno/Clovis: Fresno, Clovis

Period: 2 Years (Monthly)

Price: All

Construction Type: All

Bedrooms: All

Bathrooms: All

Lot Size: All

Sq Ft: All

Market Dynamics
Percent Under Contract (UC)
2 Years (Monthly) 10/01/07 - 10/31/09

Fresno Association Of REALTORS

Time Period	# Properties For Sale	# Properties Under Contract	% of Properties Under Contract
Oct-09	2,700	800	29.6
Sep-09	3,073	894	29.1
Aug-09	2,866	559	19.5
Jul-09	3,118	760	24.4
Jun-09	3,158	724	22.9
May-09	3,193	687	21.5
Apr-09	3,539	823	23.3
Mar-09	3,912	851	21.8
Feb-09	4,087	710	17.4
Jan-09	4,412	679	15.4
Dec-08	4,497	568	12.6
Nov-08	4,674	580	12.4
Oct-08	4,939	583	11.8
Sep-08	4,960	590	11.9
Aug-08	5,134	618	12.0
Jul-08	5,251	549	10.5
Jun-08	5,209	546	10.5
May-08	5,269	544	10.3
Apr-08	5,369	509	9.5
Mar-08	5,236	444	8.5
Feb-08	5,070	364	7.2
Jan-08	5,112	315	6.2
Dec-07	4,971	268	5.4
Nov-07	5,261	282	5.4
Oct-07	5,628	274	4.9

Market Dynamics

Sold Average vs. Median Price

2 Years (Monthly) 10/01/07 - 10/31/09

Fresno Association Of REALTORS



KEY INFORMATION

	Oct-07	Oct-09	Price Change	Percent Change
Sold	260,000	159,950	-100,050	-38.5
Average	314,091	183,694	-130,398	-41.5



MLS: FRESNO
 Property Types: Residential: (Residential/Single Family Res, Residential/Condo/PUD)
 Fresno/Clovis: Fresno, Clovis

Period: 2 Years (Monthly)

Price: All

Construction Type: All

Bedrooms: All

Bathrooms: All

Lot Size: All

Sq Ft: All

Market Dynamics
Sold Average vs. Median Price
2 Years (Monthly) 10/01/07 - 10/31/09

Fresno Association Of REALTORS

Time Period	# Properties Sold	Sold Average \$	Sold Median \$	Average \$ - Median \$	Median \$ as % of Average \$	Sold Avg DOM
Oct-09	651	183,694	159,950	23,744	87.1	65
Sep-09	599	173,847	163,000	10,847	93.8	58
Aug-09	612	179,617	159,000	20,617	88.5	62
Jul-09	695	173,253	150,000	23,253	86.6	68
Jun-09	688	176,775	148,750	28,025	84.2	69
May-09	676	166,766	148,328	18,437	88.9	78
Apr-09	747	163,614	135,000	28,614	82.5	78
Mar-09	708	163,192	145,000	18,192	88.8	75
Feb-09	537	153,154	127,950	25,204	83.5	71
Jan-09	582	156,258	135,000	21,258	86.4	77
Dec-08	633	181,637	155,000	26,637	85.3	73
Nov-08	505	181,852	160,000	21,852	88.0	72
Oct-08	646	196,527	172,500	24,027	87.8	76
Sep-08	592	210,277	185,000	25,277	88.0	79
Aug-08	536	223,418	195,000	28,418	87.3	80
Jul-08	565	230,846	208,000	22,846	90.1	75
Jun-08	524	237,121	210,000	27,121	88.6	80
May-08	480	245,783	219,495	26,288	89.3	78
Apr-08	389	265,420	235,000	30,420	88.5	89
Mar-08	308	270,949	242,000	28,949	89.3	93
Feb-08	277	266,963	252,282	14,681	94.5	80
Jan-08	291	282,270	240,500	41,770	85.2	88
Dec-07	263	283,617	255,000	28,617	89.9	82
Nov-07	254	290,008	246,500	43,508	85.0	83
Oct-07	295	314,091	260,000	54,091	82.8	85