

# Q3

## Quarterly Market Report

2008 vs. 2009



### Market Statistics - San Mateo County

Third Quarter 2008 vs. Third Quarter 2009

Single Family Residences (excludes condominiums)

**Community                      Q3 2008                      Q3 2009                      % Change**

***San Mateo County***

# of Sales	1,117	1,073	-4%
Average Price (\$000)	\$986	\$920	-7%
Avg Days on Market (DOM)*	69	66	-4%
Months of Inventory*	6.2	3.4	-45%

***Atherton***

# of Sales	16	26	63%
Average Price (\$000)	\$4,149	\$3,424	-17%
Average DOM	95	94	-1%
Months of Inventory	11.3	3.2	-72%

***Belmont***

# of Sales	51	53	4%
Average Price (\$000)	\$911	\$844	-7%
Average DOM	33	118	258%
Months of Inventory	5.6	3.8	-32%

***Burlingame***

# of Sales	56	54	-4%
Average Price (\$000)	\$1,340	\$1,359	1%
Average DOM	47	74	57%
Months of Inventory	3.4	3.2	-6%

***Foster City***

# of Sales	33	41	24%
Average Price (\$000)	\$1,129	\$1,002	-11%
Average DOM	56	84	50%
Months of Inventory	2.3	2.1	-9%

**Community                      Q3 2008                      Q3 2009                      % Change**

***Half Moon Bay***

# of Sales	18	17	-6%
Average Price (\$000)	\$843	\$692	-18%
Average DOM	99	120	21%
Months of Inventory	10.0	10.4	4%

***Hillsborough***

# of Sales	21	31	48%
Average Price (\$000)	\$2,897	\$2,517	-13%
Average DOM	44	58	32%
Months of Inventory	12.0	5.8	-52%

***Menlo Park***

# of Sales	74	70	-5%
Average Price (\$000)	\$1,381	\$1,314	-5%
Average DOM	33	54	64%
Months of Inventory	6.4	5.0	-22%

***Millbrae***

# of Sales	33	25	-24%
Average Price (\$000)	\$1,056	\$919	-13%
Average DOM	87	68	-22%
Months of Inventory	7.2	2.7	-63%

***Montara***

# of Sales	6	5	-17%
Average Price (\$000)	\$1,089	\$716	-34%
Average DOM	213	78	-63%
Months of Inventory	26.0	7.7	-70%

\* Average DOM and Months of Inventory based on statistics for the last month of the stated quarter.

## Market Statistics Continued - San Mateo County

Third Quarter 2008 vs. Third Quarter 2009  
Single Family Residences (excludes condominiums)

Community	Q3 2008	Q3 2009	% Change
<b>Moss Beach</b>			
# of Sales	6	4	-33%
Average Price (\$000)	\$794	\$929	17%
Average DOM	107	78	-27%
Months of Inventory	9.0	4.0	-56%

Community	Q3 2008	Q3 2009	% Change
<b>Pacifica</b>			
# of Sales	54	69	28%
Average Price (\$000)	\$631	\$590	-6%
Average DOM	123	51	-59%
Months of Inventory	5.2	2.7	-48%

Community	Q3 2008	Q3 2009	% Change
<b>Portola Valley</b>			
# of Sales	16	18	13%
Average Price (\$000)	\$2,245	\$1,921	-14%
Average DOM	126	71	-44%
Months of Inventory	13.5	4.8	-64%

Community	Q3 2008	Q3 2009	% Change
<b>Redwood City</b>			
# of Sales	127	114	-10%
Average Price (\$000)	\$866	\$704	-19%
Average DOM	65	48	-26%
Months of Inventory	6.9	3.7	-46%

Community	Q3 2008	Q3 2009	% Change
<b>Redwood Shores</b>			
# of Sales	26	10	-62%
Average Price (\$000)	\$1,136	\$914	-20%
Average DOM	59	19	-68%
Months of Inventory	0.7	4.3	514%

Community	Q3 2008	Q3 2009	% Change
<b>San Bruno</b>			
# of Sales	78	59	-24%
Average Price (\$000)	\$591	\$547	-7%
Average DOM	73	64	-12%
Months of Inventory	4.3	1.9	-56%

Community	Q3 2008	Q3 2009	% Change
<b>San Carlos</b>			
# of Sales	75	59	-21%
Average Price (\$000)	\$1,063	\$896	-16%
Average DOM	26	28	8%
Months of Inventory	5.4	4.4	-19%

Community	Q3 2008	Q3 2009	% Change
<b>San Mateo</b>			
# of Sales	150	151	1%
Average Price (\$000)	\$940	\$818	-13%
Average DOM	57	58	2%
Months of Inventory	4.0	2.4	-40%

Community	Q3 2008	Q3 2009	% Change
<b>South San Francisco</b>			
# of Sales	77	83	8%
Average Price (\$000)	\$608	\$532	-13%
Average DOM	84	49	-42%
Months of Inventory	7.2	1.7	-76%

Community	Q3 2008	Q3 2009	% Change
<b>Woodside</b>			
# of Sales	11	10	-9%
Average Price (\$000)	\$2,548	\$2,798	10%
Average DOM	50	280	460%
Months of Inventory	24.5	27.5	12%