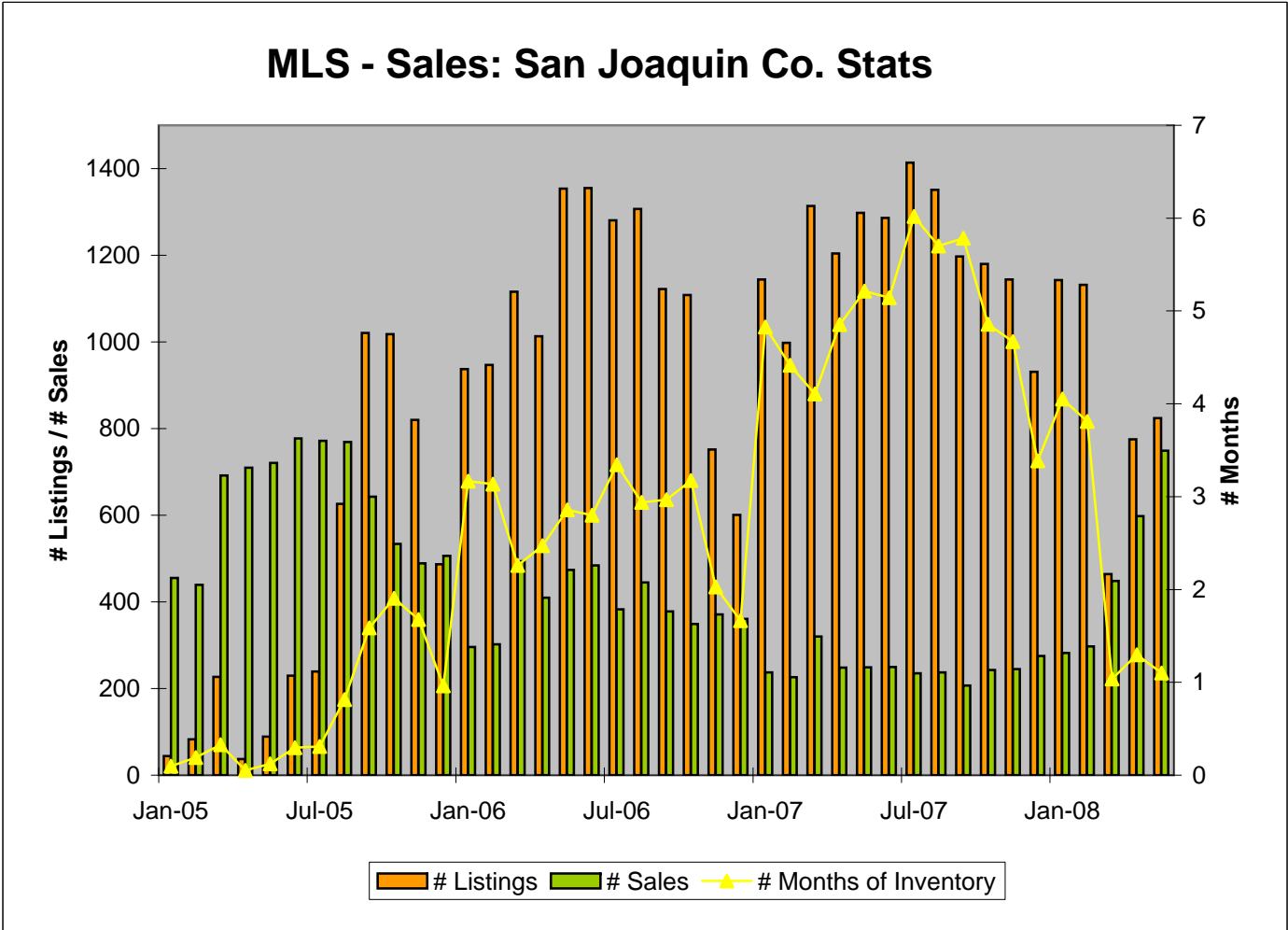


MLS - Sales: San Joaquin Co. Stats

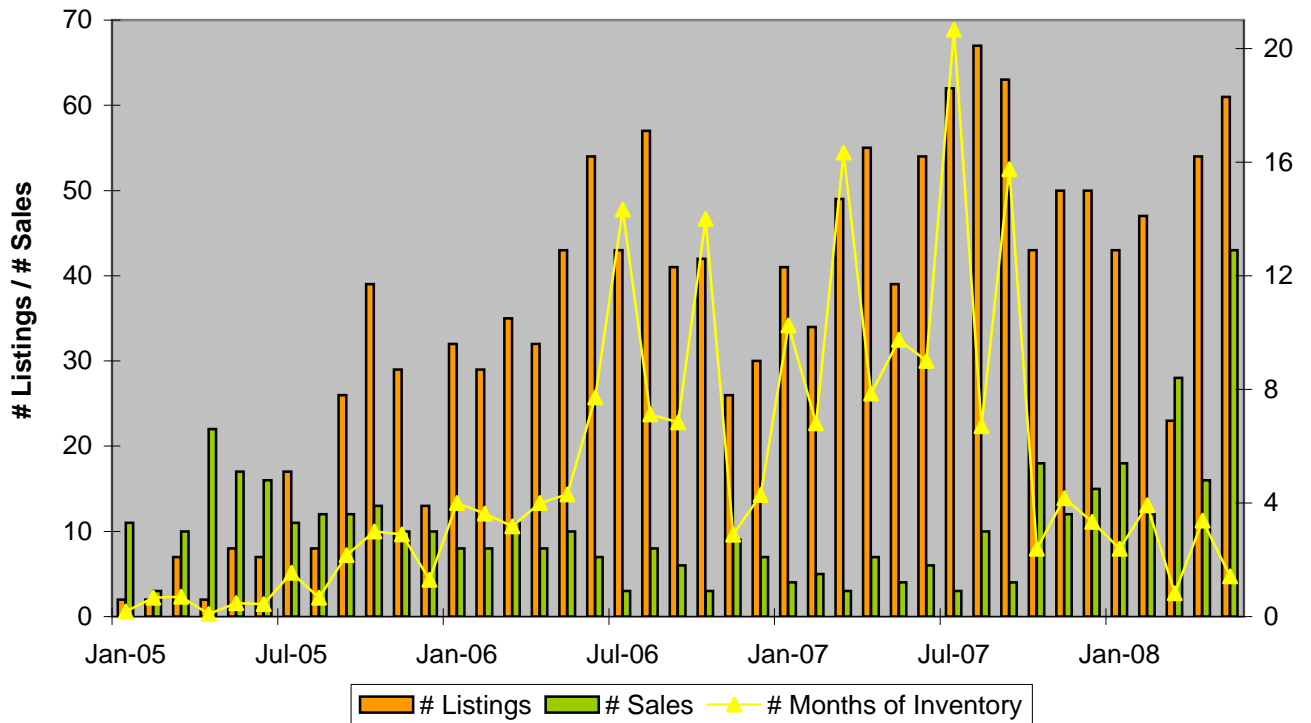


Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	44	455	0.10
Feb-05	83	439	0.19
Mar-05	227	692	0.33
Apr-05	37	710	0.05

May-05	89	721	0.12
Jun-05	230	777	0.30
Jul-05	239	772	0.31
Aug-05	626	769	0.81
Sep-05	1021	643	1.59
Oct-05	1018	534	1.91
Nov-05	820	489	1.68
Dec-05	487	506	0.96
Jan-06	937	296	3.17
Feb-06	947	302	3.14
Mar-06	1116	494	2.26
Apr-06	1013	410	2.47
May-06	1354	474	2.86
Jun-06	1355	484	2.80
Jul-06	1281	383	3.34
Aug-06	1307	445	2.94
Sep-06	1122	378	2.97
Oct-06	1108	349	3.17
Nov-06	752	371	2.03
Dec-06	601	361	1.66
Jan-07	1144	237	4.83
Feb-07	998	226	4.42
Mar-07	1314	320	4.11
Apr-07	1204	248	4.85
May-07	1298	249	5.21
Jun-07	1286	250	5.14
Jul-07	1414	235	6.02
Aug-07	1351	237	5.70
Sep-07	1197	207	5.78
Oct-07	1180	243	4.86
Nov-07	1144	245	4.67
Dec-07	931	275	3.39
Jan-08	1143	282	4.05
Feb-08	1132	297	3.81
Mar-08	464	448	1.04
Apr-08	775	598	1.30
May-08	824	749	1.10

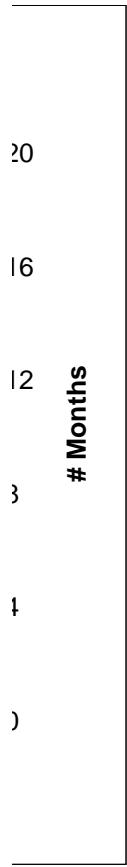
Jun-08	0	0	#DIV/0!
Jul-08	0	0	#DIV/0!
Aug-08	0	0	#DIV/0!
Sep-08	0	0	#DIV/0!
Oct-08	0	0	#DIV/0!
Nov-08	0	0	#DIV/0!
Dec-08	0	0	#DIV/0!

MLS - Sales: Atwater Stats

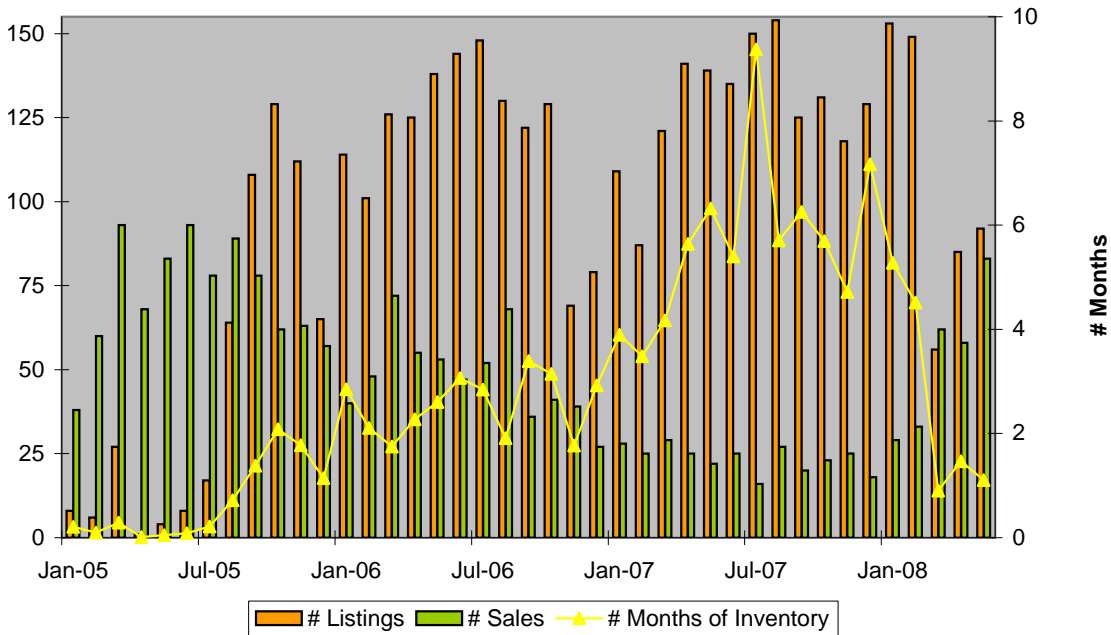


Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	2	11	0.18
Feb-05	2	3	0.67
Mar-05	7	10	0.70
Apr-05	2	22	0.09
May-05	8	17	0.47
Jun-05	7	16	0.44
Jul-05	17	11	1.55
Aug-05	8	12	0.67
Sep-05	26	12	2.17
Oct-05	39	13	3.00
Nov-05	29	10	2.90
Dec-05	13	10	1.30
Jan-06	32	8	4.00
Feb-06	29	8	3.63
Mar-06	35	11	3.18
Apr-06	32	8	4.00
May-06	43	10	4.30
Jun-06	54	7	7.71
Jul-06	43	3	14.33
Aug-06	57	8	7.13
Sep-06	41	6	6.83
Oct-06	42	3	14.00

Nov-06	26	9	2.89
Dec-06	30	7	4.29
Jan-07	41	4	10.25
Feb-07	34	5	6.80
Mar-07	49	3	16.33
Apr-07	55	7	7.86
May-07	39	4	9.75
Jun-07	54	6	9.00
Jul-07	62	3	20.67
Aug-07	67	10	6.70
Sep-07	63	4	15.75
Oct-07	43	18	2.39
Nov-07	50	12	4.17
Dec-07	50	15	3.33
Jan-08	43	18	2.39
Feb-08	47	12	3.92
Mar-08	23	28	0.82
Apr-08	54	16	3.38
May-08	61	43	1.42
Jun-08			#DIV/0!
Jul-08			#DIV/0!
Aug-08			#DIV/0!
Sep-08			#DIV/0!
Oct-08			#DIV/0!
Nov-08			#DIV/0!
Dec-08			#DIV/0!

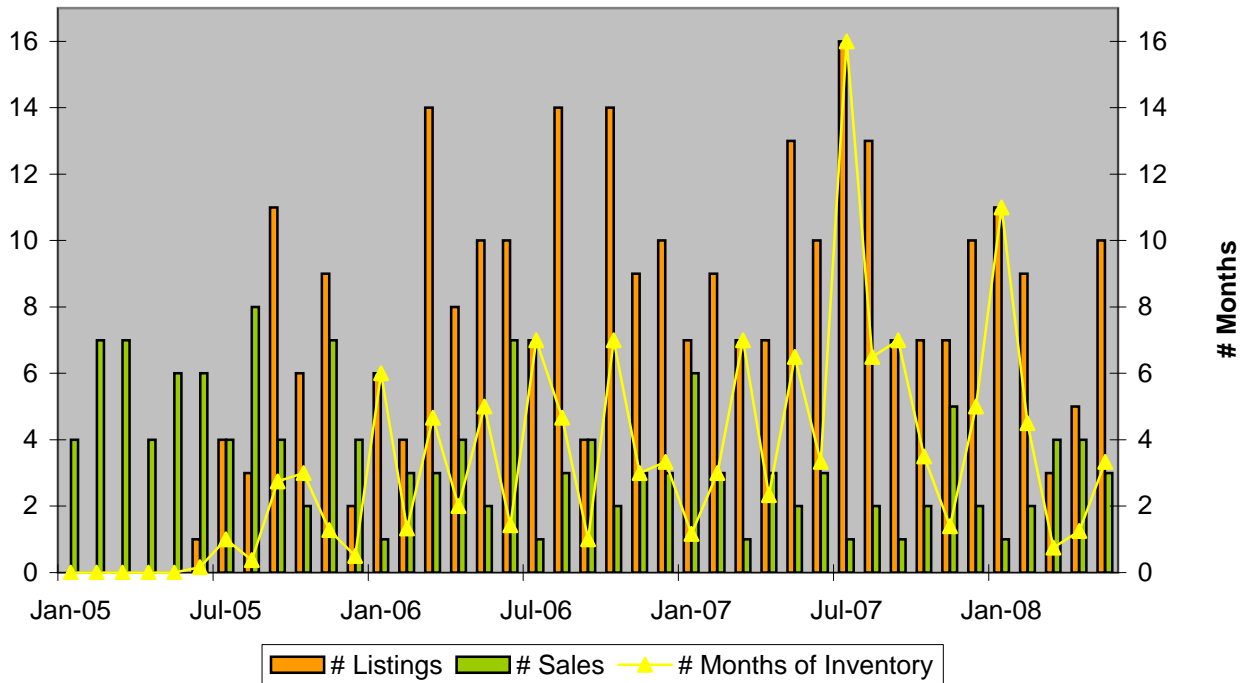


MLS - Sales: Ceres Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	8	38	0.21
Feb-05	6	60	0.10
Mar-05	27	93	0.29
Apr-05	1	68	0.01
May-05	4	83	0.05
Jun-05	8	93	0.09
Jul-05	17	78	0.22
Aug-05	64	89	0.72
Sep-05	108	78	1.38
Oct-05	129	62	2.08
Nov-05	112	63	1.78
Dec-05	65	57	1.14
Jan-06	114	40	2.85
Feb-06	101	48	2.10
Mar-06	126	72	1.75
Apr-06	125	55	2.27
May-06	138	53	2.60
Jun-06	144	47	3.06
Jul-06	148	52	2.85
Aug-06	130	68	1.91
Sep-06	122	36	3.39
Oct-06	129	41	3.15
Nov-06	69	39	1.77
Dec-06	79	27	2.93
Jan-07	109	28	3.89
Feb-07	87	25	3.48

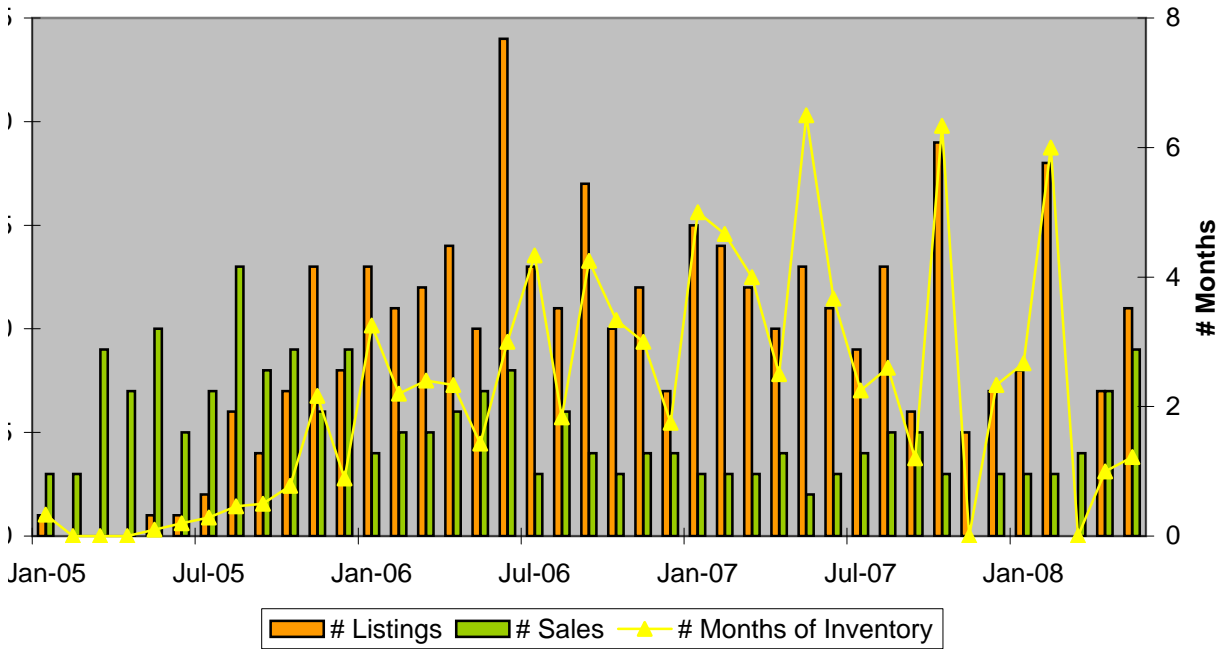
MLS - Sales: Denair Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05		4	0.00
Feb-05		7	0.00
Mar-05		7	0.00
Apr-05		4	0.00
May-05		6	0.00
Jun-05	1	6	0.17
Jul-05	4	4	1.00
Aug-05	3	8	0.38
Sep-05	11	4	2.75
Oct-05	6	2	3.00
Nov-05	9	7	1.29
Dec-05	2	4	0.50
Jan-06	6	1	6.00
Feb-06	4	3	1.33
Mar-06	14	3	4.67
Apr-06	8	4	2.00
May-06	10	2	5.00
Jun-06	10	7	1.43
Jul-06	7	1	7.00
Aug-06	14	3	4.67
Sep-06	4	4	1.00
Oct-06	14	2	7.00
Nov-06	9	3	3.00
Dec-06	10	3	3.33

Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	3	4	0.75
Feb-05	2	9	0.22
Mar-05	8	16	0.50
Apr-05	2	11	0.18
May-05	0	8	0.00
Jun-05	4	17	0.24
Jul-05	14	16	0.88
Aug-05	12	8	1.50
Sep-05	18	7	2.57
Oct-05	19	7	2.71
Nov-05	10	11	0.91
Dec-05	4	11	0.36
Jan-06	12	7	1.71
Feb-06	27	5	5.40
Mar-06	22	9	2.44
Apr-06	15	5	3.00
May-06	27	9	3.00
Jun-06	29	6	4.83
Jul-06	11	6	1.83
Aug-06	19	5	3.80
Sep-06	23	8	2.88
Oct-06	19	5	3.80
Nov-06	11	5	2.20
Dec-06	9	11	0.82

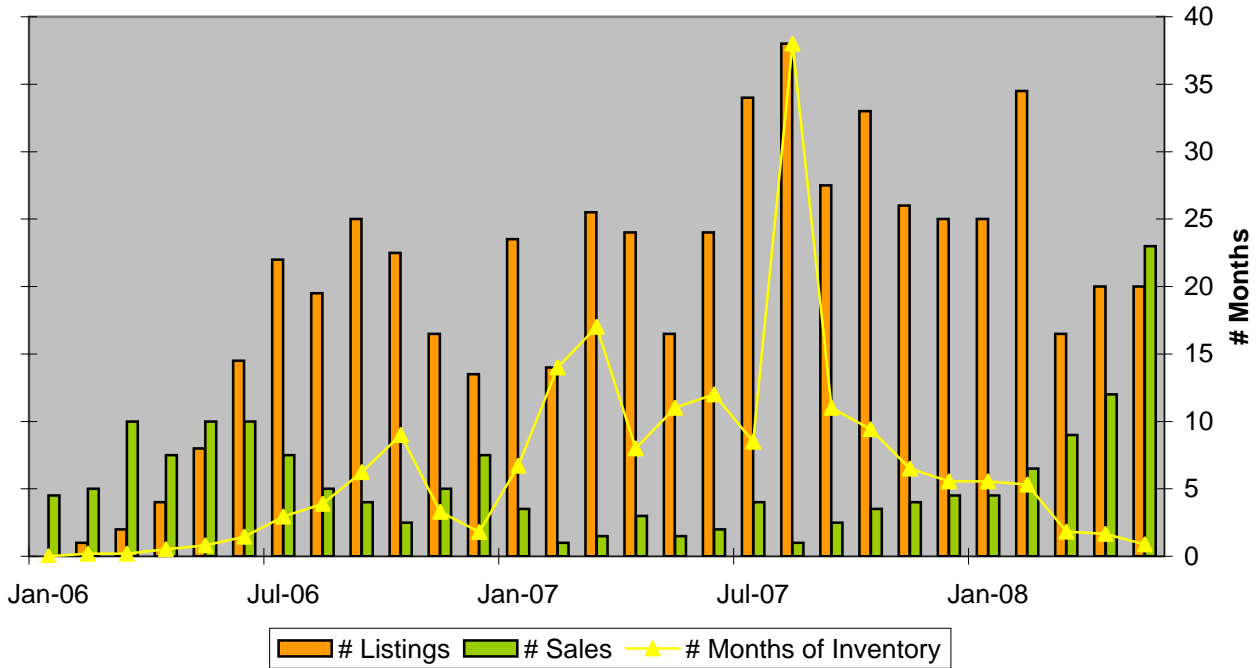
MLS - Sales: Hughson Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	1	3	0.33
Feb-05	0	3	0.00
Mar-05	0	9	0.00
Apr-05	0	7	0.00
May-05	1	10	0.10
Jun-05	1	5	0.20
Jul-05	2	7	0.29
Aug-05	6	13	0.46
Sep-05	4	8	0.50
Oct-05	7	9	0.78
Nov-05	13	6	2.17
Dec-05	8	9	0.89
Jan-06	13	4	3.25
Feb-06	11	5	2.20
Mar-06	12	5	2.40
Apr-06	14	6	2.33
May-06	10	7	1.43
Jun-06	24	8	3.00
Jul-06	13	3	4.33
Aug-06	11	6	1.83
Sep-06	17	4	4.25
Oct-06	10	3	3.33

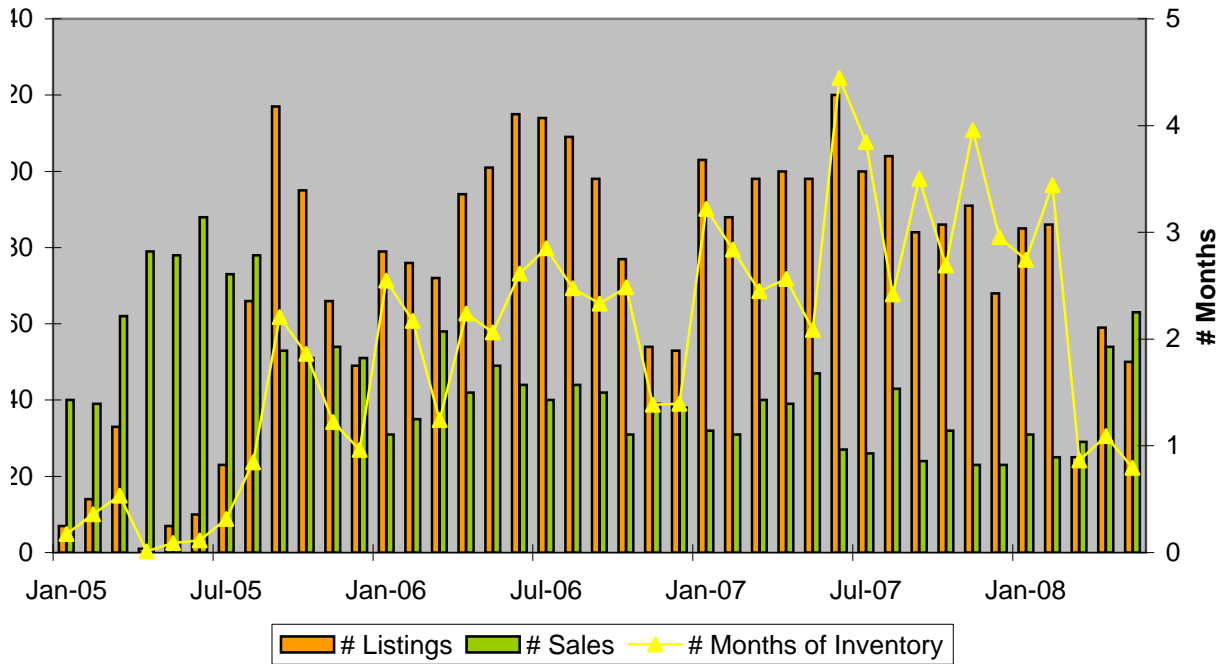
Nov-06	12	4	3.00
Dec-06	7	4	1.75
Jan-07	15	3	5.00
Feb-07	14	3	4.67
Mar-07	12	3	4.00

MLS - Sales: Lathrop Stats



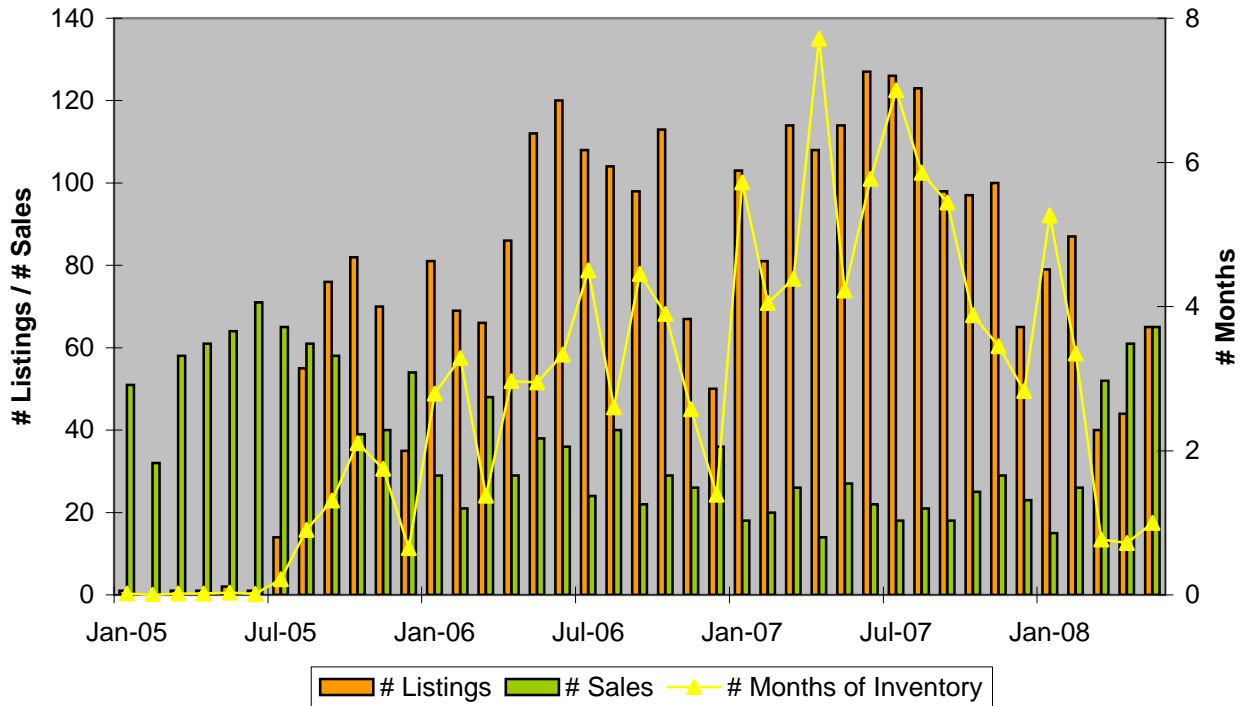
Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05			
Feb-05			
Mar-05			
Apr-05			
May-05			
Jun-05			
Jul-05			
Aug-05			
Sep-05			
Oct-05			
Nov-05			
Dec-05			
Jan-06	0	9	0.00
Feb-06	2	10	0.20
Mar-06	4	20	0.20
Apr-06	8	15	0.53

MLS - Sales: Lodi Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	7	40	0.18
Feb-05	14	39	0.36
Mar-05	33	62	0.53
Apr-05	1	79	0.01
May-05	7	78	0.09
Jun-05	10	88	0.11
Jul-05	23	73	0.32
Aug-05	66	78	0.85
Sep-05	117	53	2.21
Oct-05	95	51	1.86
Nov-05	66	54	1.22
Dec-05	49	51	0.96
Jan-06	79	31	2.55
Feb-06	76	35	2.17
Mar-06	72	58	1.24
Apr-06	94	42	2.24

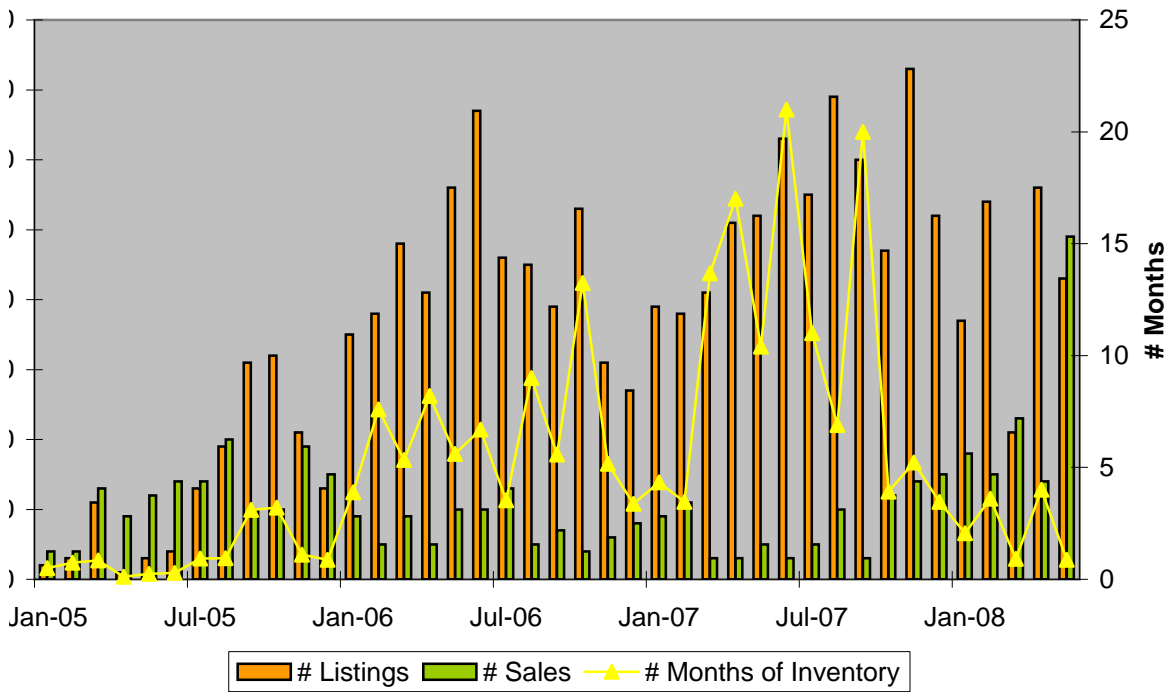
MLS - Sales: Manteca Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	1	51	0.02
Feb-05	0	32	0.00
Mar-05	1	58	0.02
Apr-05	1	61	0.02
May-05	2	64	0.03
Jun-05	1	71	0.01
Jul-05	14	65	0.22
Aug-05	55	61	0.90
Sep-05	76	58	1.31
Oct-05	82	39	2.10
Nov-05	70	40	1.75
Dec-05	35	54	0.65
Jan-06	81	29	2.79
Feb-06	69	21	3.29
Mar-06	66	48	1.38
Apr-06	86	29	2.97
May-06	112	38	2.95
Jun-06	120	36	3.33
Jul-06	108	24	4.50
Aug-06	104	40	2.60
Sep-06	98	22	4.45
Oct-06	113	29	3.90
Nov-06	67	26	2.58
Dec-06	50	36	1.39
Jan-07	103	18	5.72
Feb-07	81	20	4.05
Mar-07	114	26	4.38
Apr-07	108	14	7.71
May-07	114	27	4.22

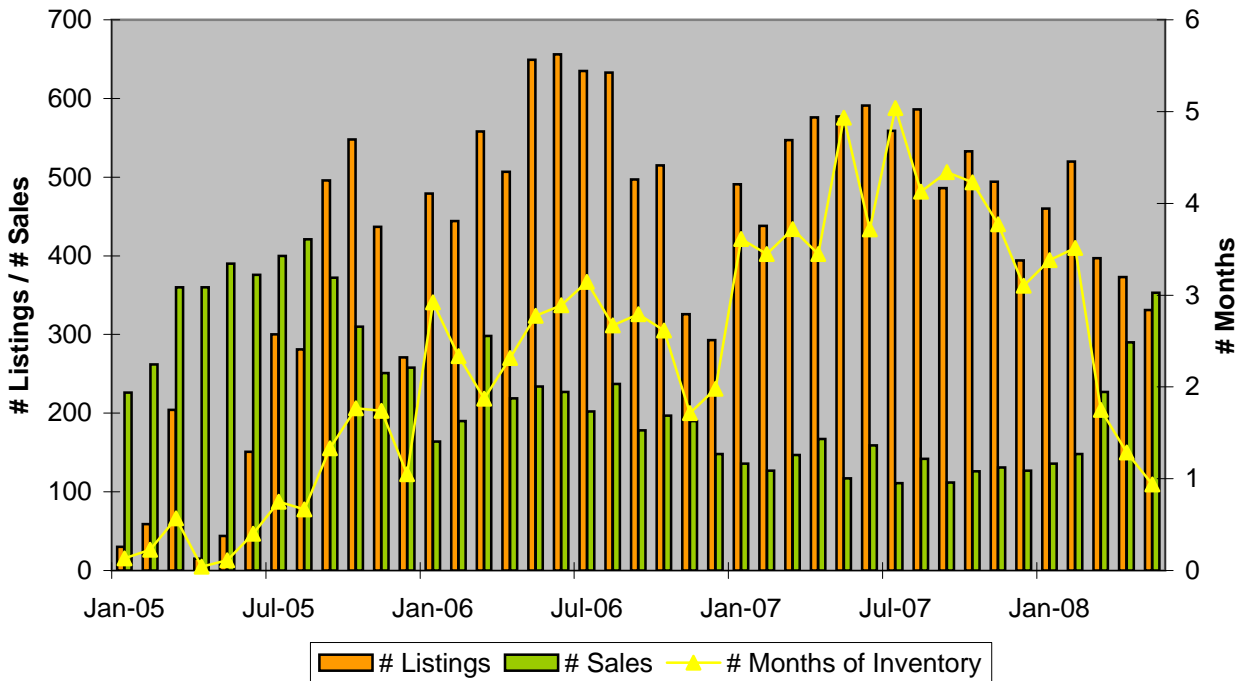
Jun-07	127	22	5.77
Jul-07	126	18	7.00
Aug-07	123	21	5.86
Sep-07	98	18	5.44
Oct-07	97	25	3.88
Nov-07	100	29	3.45
Dec-07	65	23	2.83
Jan-08	79	15	5.27
Feb-08	87	26	3.35
Mar-08	40	52	0.77
Apr-08	44	61	0.72
May-08	65	65	1.00
Jun-08			#DIV/0!
Jul-08			#DIV/0!
Aug-08			#DIV/0!
Sep-08			#DIV/0!
Oct-08			#DIV/0!
Nov-08			#DIV/0!
Dec-08			#DIV/0!

MLS - Sales: Merced Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	2	4	0.50
Feb-05	3	4	0.75
Mar-05	11	13	0.85
Apr-05	1	9	0.11
May-05	3	12	0.25
Jun-05	4	14	0.29
Jul-05	13	14	0.93
Aug-05	19	20	0.95
Sep-05	31	10	3.10

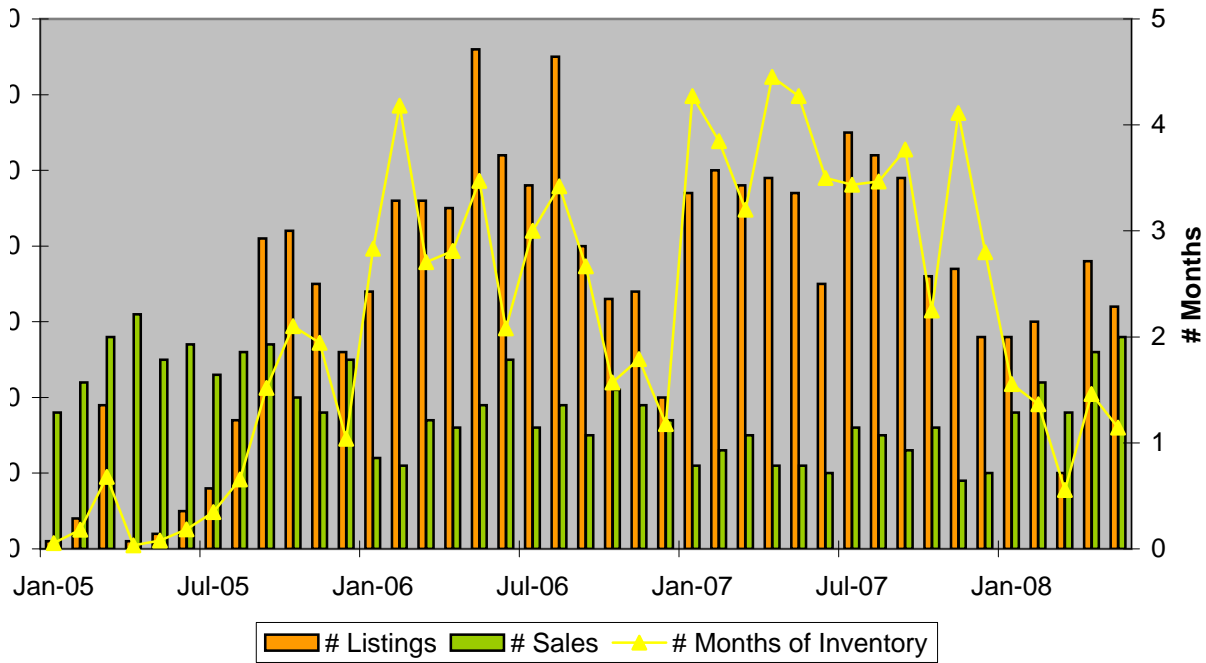
MLS - Sales: Modesto Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	30	226	0.13
Feb-05	59	262	0.23
Mar-05	204	360	0.57
Apr-05	15	360	0.04
May-05	44	390	0.11
Jun-05	151	376	0.40
Jul-05	300	400	0.75
Aug-05	281	421	0.67
Sep-05	496	372	1.33
Oct-05	548	310	1.77
Nov-05	437	251	1.74
Dec-05	271	258	1.05
Jan-06	479	164	2.92
Feb-06	444	190	2.34
Mar-06	558	298	1.87
Apr-06	507	219	2.32
May-06	649	234	2.77
Jun-06	656	227	2.89
Jul-06	635	202	3.14
Aug-06	633	237	2.67
Sep-06	497	178	2.79
Oct-06	515	197	2.61

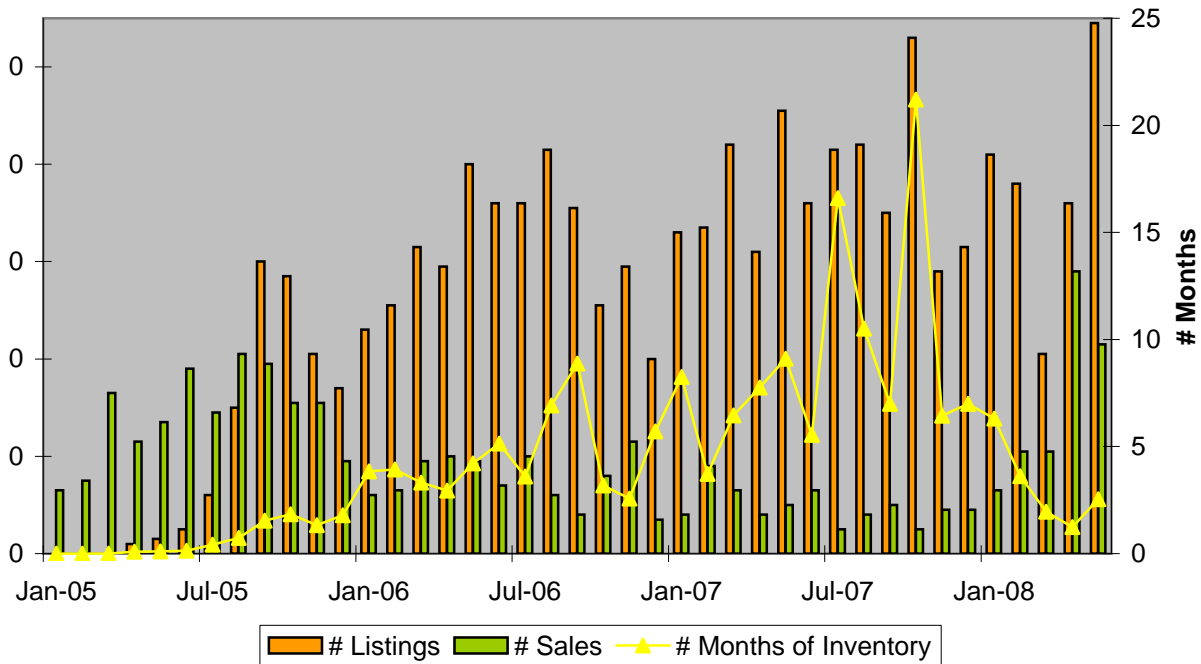
Nov-06	326	190	1.72
Dec-06	293	148	1.98

MLS - Sales: Oakdale Stats



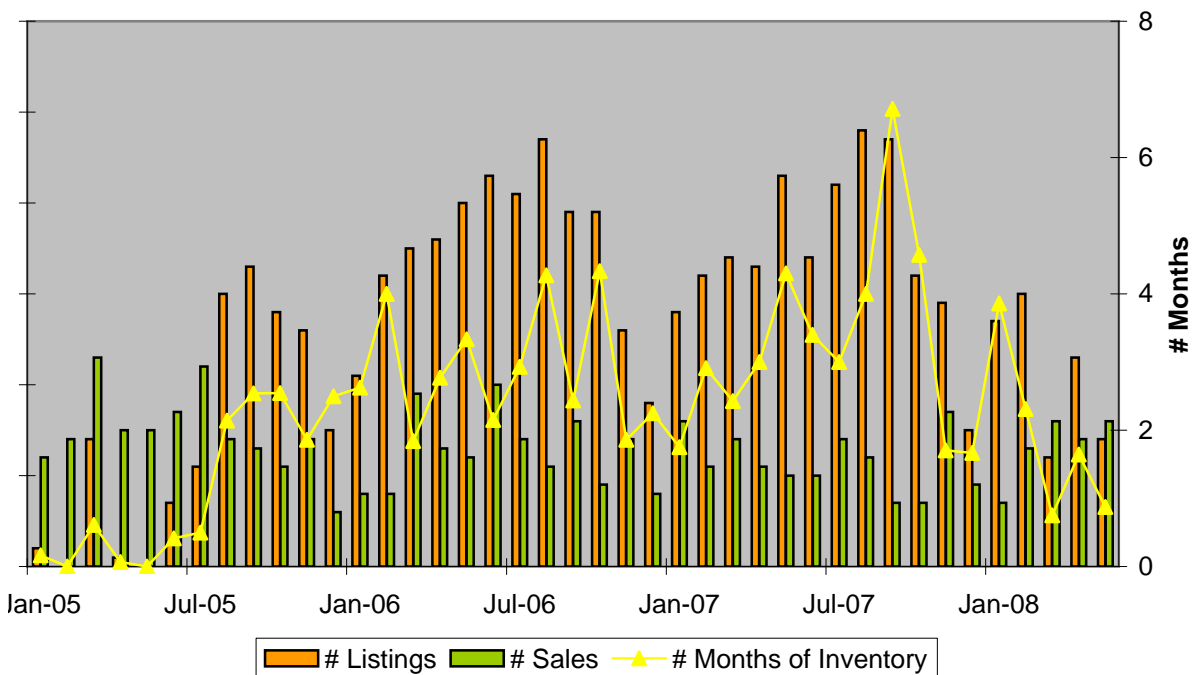
Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	1	18	0.06
Feb-05	4	22	0.18
Mar-05	19	28	0.68
Apr-05	1	31	0.03
May-05	2	25	0.08
Jun-05	5	27	0.19
Jul-05	8	23	0.35
Aug-05	17	26	0.65
Sep-05	41	27	1.52
Oct-05	42	20	2.10

MLS - Sales: Patterson Stats



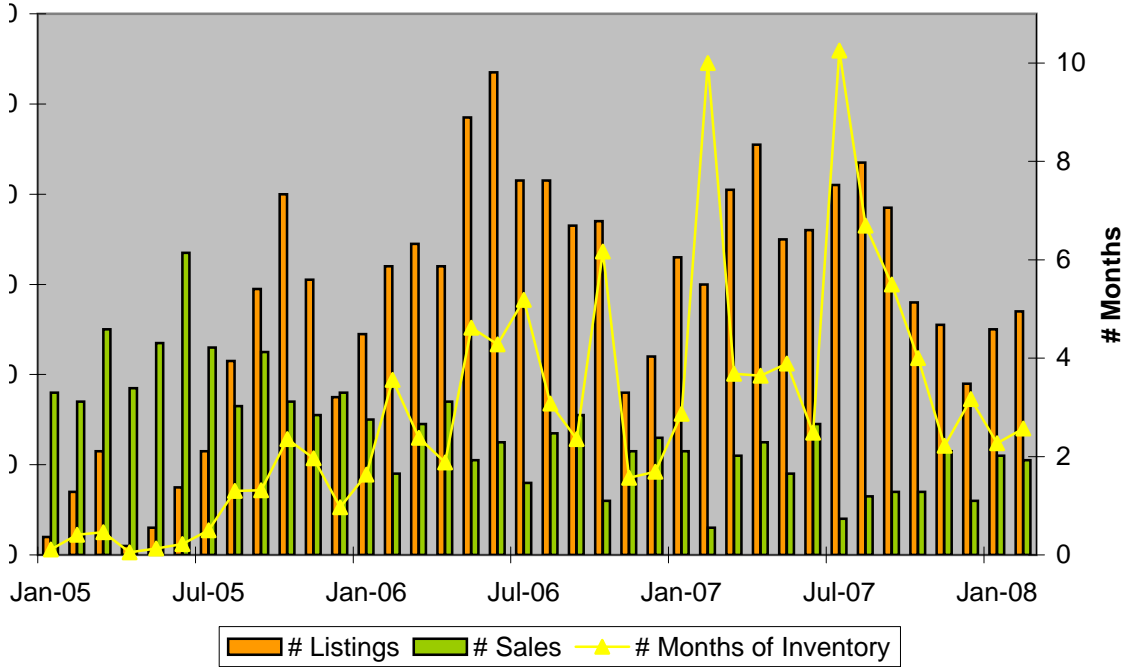
Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	0	13	0.00
Feb-05	0	15	0.00
Mar-05	0	33	0.00
Apr-05	2	23	0.09
May-05	3	27	0.11
Jun-05	5	38	0.13
Jul-05	12	29	0.41
Aug-05	30	41	0.73
Sep-05	60	39	1.54
Oct-05	57	31	1.84
Nov-05	41	31	1.32
Dec-05	34	19	1.79

MLS - Sales: Ripon Stats



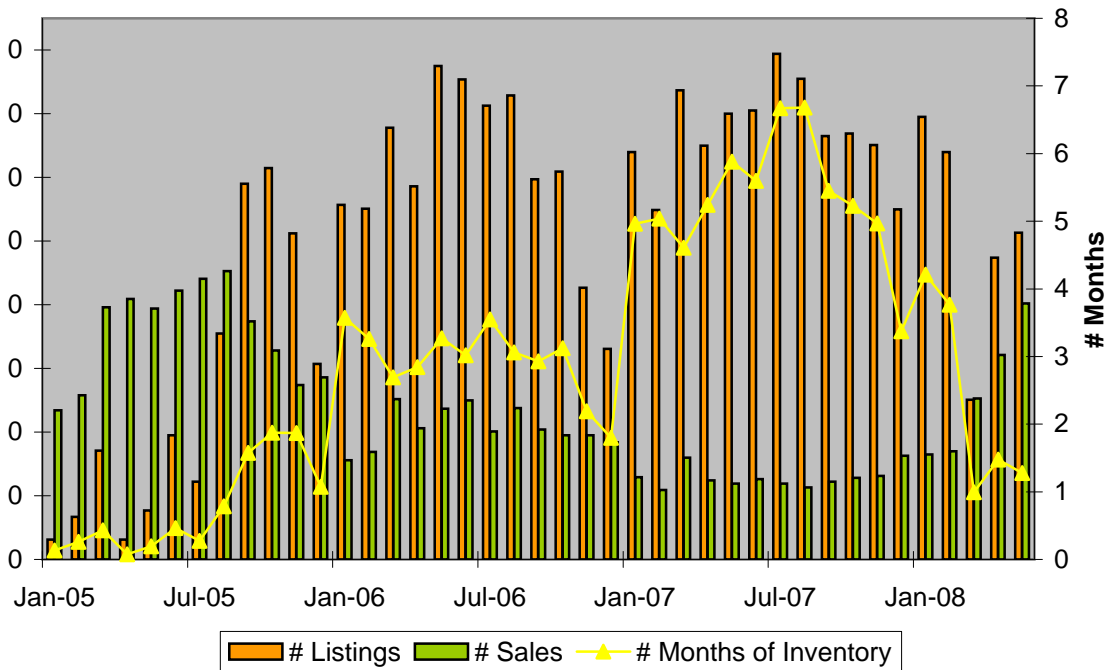
Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	2	12	0.17
Feb-05	0	14	0.00
Mar-05	14	23	0.61
Apr-05	1	15	0.07
May-05	0	15	0.00
Jun-05	7	17	0.41
Jul-05	11	22	0.50
Aug-05	30	14	2.14
Sep-05	33	13	2.54
Oct-05	28	11	2.55
Nov-05	26	14	1.86
Dec-05	15	6	2.50
Jan-06	21	8	2.63
Feb-06	32	8	4.00
Mar-06	35	19	1.84
Apr-06	36	13	2.77
May-06	40	12	3.33
Jun-06	43	20	2.15
Jul-06	41	14	2.93
Aug-06	47	11	4.27
Sep-06	39	16	2.44
Oct-06	39	9	4.33
Nov-06	26	14	1.86
Dec-06	18	8	2.25

MLS - Sales: Riverbank Stats



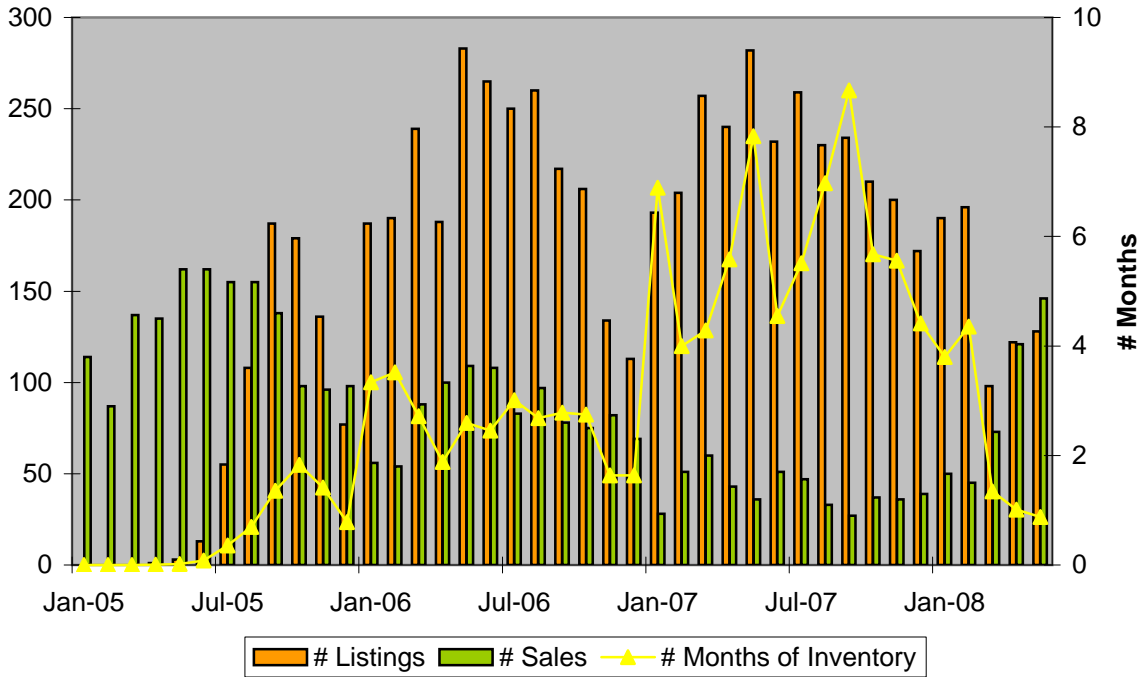
Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	4	36	0.11
Feb-05	14	34	0.41
Mar-05	23	50	0.46
Apr-05	2	37	0.05
May-05	6	47	0.13
Jun-05	15	67	0.22
Jul-05	23	46	0.50
Aug-05	43	33	1.30
Sep-05	59	45	1.31
Oct-05	80	34	2.35

MLS - Sales: Stockton Stats



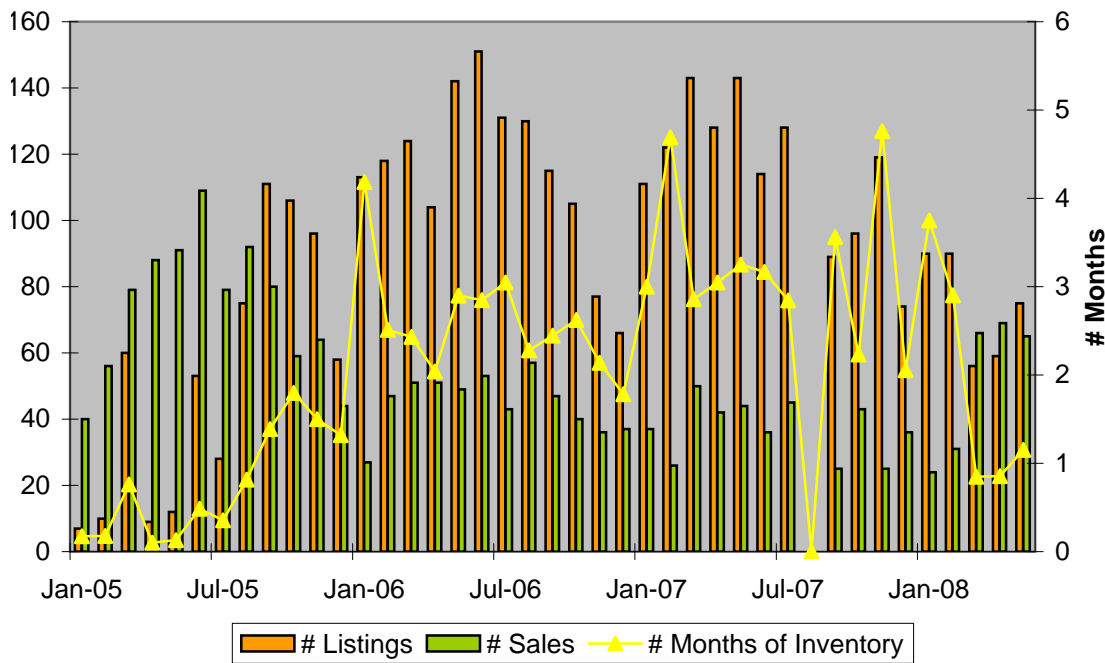
Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	31	234	0.13
Feb-05	67	258	0.26
Mar-05	171	396	0.43
Apr-05	31	409	0.08
May-05	77	394	0.20
Jun-05	195	422	0.46
Jul-05	122	441	0.28
Aug-05	355	453	0.78
Sep-05	590	374	1.58
Oct-05	615	328	1.88
Nov-05	512	274	1.87
Dec-05	307	286	1.07
Jan-06	557	156	3.57
Feb-06	551	169	3.26
Mar-06	678	252	2.69
Apr-06	586	206	2.84
May-06	775	237	3.27
Jun-06	754	250	3.02
Jul-06	713	201	3.55
Aug-06	729	238	3.06
Sep-06	597	204	2.93
Oct-06	609	195	3.12
Nov-06	427	195	2.19
Dec-06	331	184	1.80
Jan-07	640	129	4.96
Feb-07	549	109	5.04

MLS - Sales: Tracy Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	0	114	0.00
Feb-05	0	87	0.00
Mar-05	0	137	0.00
Apr-05	1	135	0.01
May-05	3	162	0.02
Jun-05	13	162	0.08
Jul-05	55	155	0.35
Aug-05	108	155	0.70
Sep-05	187	138	1.36
Oct-05	179	98	1.83
Nov-05	136	96	1.42
Dec-05	77	98	0.79
Jan-06	187	56	3.34

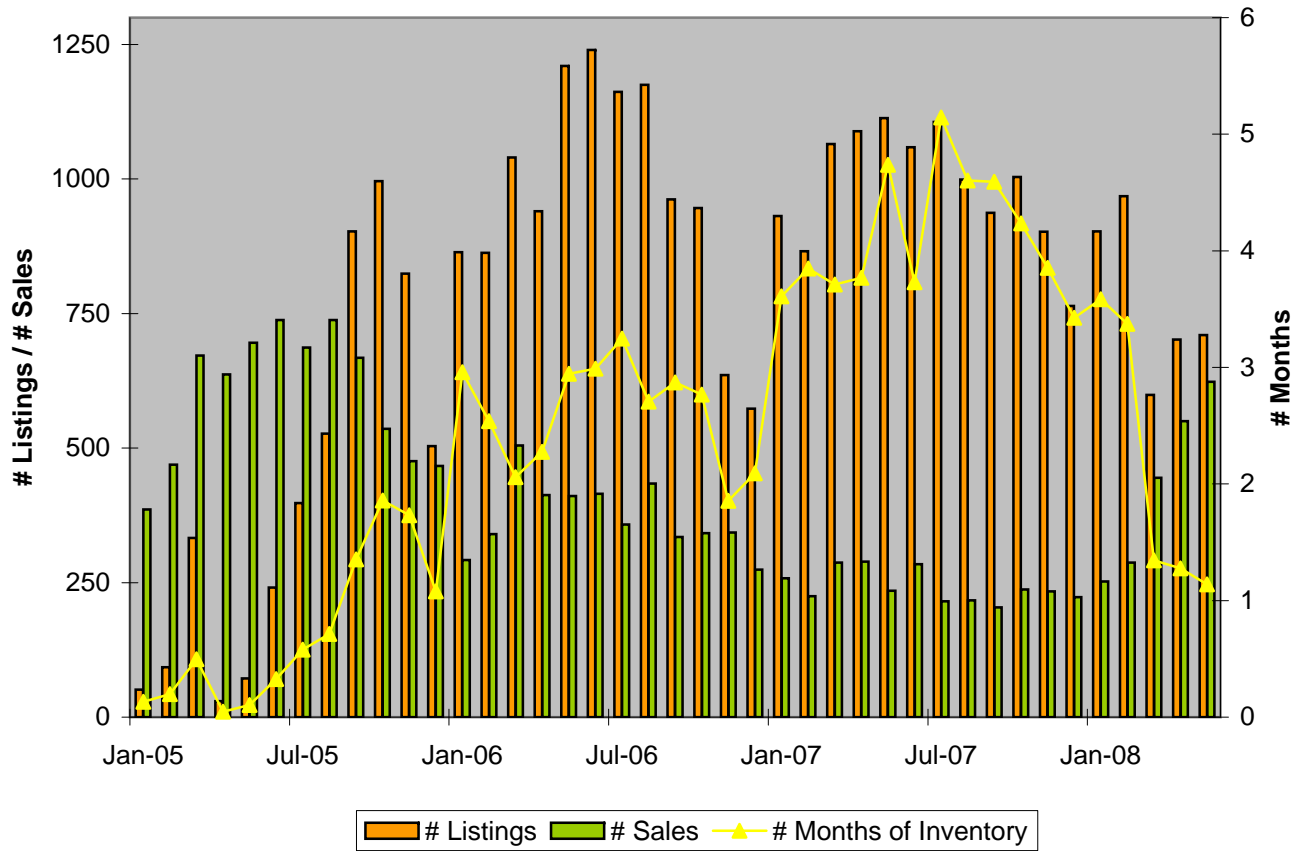
MLS - Sales: Turlock Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	7	40	0.18
Feb-05	10	56	0.18
Mar-05	60	79	0.76
Apr-05	9	88	0.10
May-05	12	91	0.13
Jun-05	53	109	0.49
Jul-05	28	79	0.35
Aug-05	75	92	0.82
Sep-05	111	80	1.39
Oct-05	106	59	1.80
Nov-05	96	64	1.50
Dec-05	58	44	1.32
Jan-06	113	27	4.19
Feb-06	118	47	2.51
Mar-06	124	51	2.43
Apr-06	104	51	2.04
May-06	142	49	2.90
Jun-06	151	53	2.85
Jul-06	131	43	3.05
Aug-06	130	57	2.28
Sep-06	115	47	2.45

Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	0	8	0.00
Feb-05	0	10	0.00
Mar-05	0	13	0.00
Apr-05	0	19	0.00
May-05	0	17	0.00
Jun-05	2	17	0.12
Jul-05	4	21	0.19
Aug-05	8	15	0.53
Sep-05	13	15	0.87
Oct-05	21	9	2.33
Nov-05	20	5	4.00
Dec-05	5	15	0.33
Jan-06	10	2	5.00
Feb-06	24	5	4.80
Mar-06	28	11	2.55
Apr-06	14	8	1.75
May-06	18	7	2.57
Jun-06	24	9	2.67
Jul-06	25	5	5.00
Aug-06	26	5	5.20
Sep-06	23	12	1.92
Oct-06	15	10	1.50
Nov-06	14	6	2.33
Dec-06	14	5	2.80
Jan-07	19	6	3.17
Feb-07	19	4	4.75
Mar-07	22	7	3.14
Apr-07	17	7	2.43
May-07	25	4	6.25
Jun-07	20	9	2.22
Jul-07	19	6	3.17
Aug-07	24	9	2.67
Sep-07	10	5	2.00
Oct-07	28	4	7.00
Nov-07	20	5	4.00
Dec-07	13	7	1.86
Jan-08	21	6	3.50
Feb-08	22	6	3.67
Mar-08	6	7	0.86
Apr-08	14	13	1.08
May-08	12	10	1.20
Jun-08			#DIV/0!
Jul-08			#DIV/0!
Aug-08			#DIV/0!
Sep-08			#DIV/0!
Oct-08			#DIV/0!
Nov-08			#DIV/0!
Dec-08			#DIV/0!

MLS - Sales: Stanislaus Co. Stats

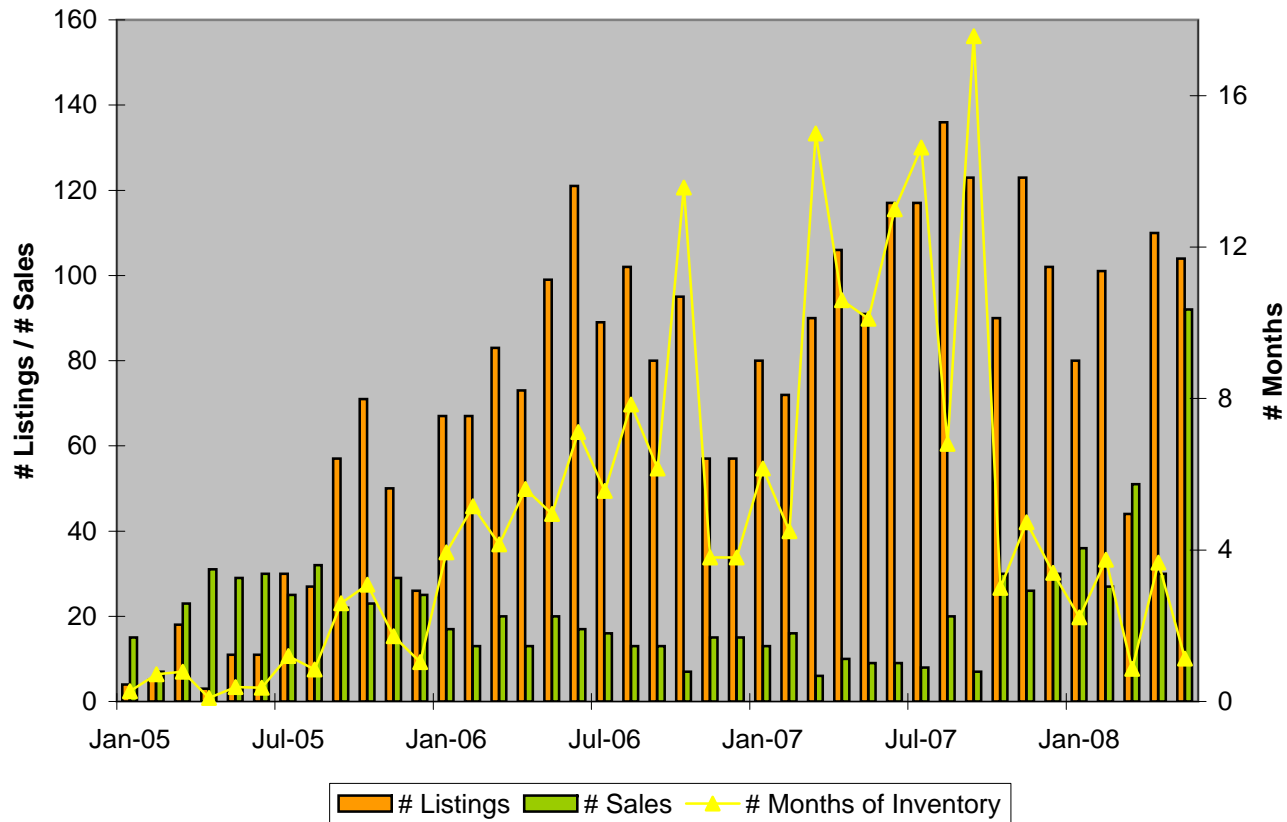


Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	51	386	0.13
Feb-05	93	469	0.20
Mar-05	333	672	0.50

Apr-05	30	637	0.05
May-05	72	696	0.10
Jun-05	241	738	0.33
Jul-05	398	687	0.58
Aug-05	527	738	0.71
Sep-05	903	668	1.35
Oct-05	996	536	1.86
Nov-05	824	476	1.73
Dec-05	504	467	1.08
Jan-06	864	292	2.96
Feb-06	863	340	2.54
Mar-06	1040	505	2.06
Apr-06	940	413	2.28
May-06	1210	411	2.94
Jun-06	1240	415	2.99
Jul-06	1162	358	3.25
Aug-06	1175	434	2.71
Sep-06	962	335	2.87
Oct-06	946	342	2.77
Nov-06	636	343	1.85
Dec-06	573	274	2.09
Jan-07	931	258	3.61
Feb-07	866	225	3.85
Mar-07	1065	287	3.71
Apr-07	1089	289	3.77
May-07	1113	235	4.74
Jun-07	1059	284	3.73
Jul-07	1106	215	5.14
Aug-07	999	217	4.60
Sep-07	937	204	4.59
Oct-07	1004	237	4.24
Nov-07	902	234	3.85
Dec-07	764	223	3.43
Jan-08	903	252	3.58
Feb-08	968	287	3.37
Mar-08	599	445	1.35
Apr-08	702	550	1.28

May-08	710	623	1.14
Jun-08	0	0	#DIV/0!
Jul-08	0	0	#DIV/0!
Aug-08	0	0	#DIV/0!
Sep-08	0	0	#DIV/0!
Oct-08	0	0	#DIV/0!
Nov-08	0	0	#DIV/0!
Dec-08	0	0	#DIV/0!

MLS - Sales: Merced Co. Stats



Month/Yr	# Listings	# Sales	# Months of Inventory
Jan-05	4	15	0.27
Feb-05	5	7	0.71
Mar-05	18	23	0.78
Apr-05	3	31	0.10

May-05	11	29	0.38
Jun-05	11	30	0.37
Jul-05	30	25	1.20
Aug-05	27	32	0.84
Sep-05	57	22	2.59
Oct-05	71	23	3.09
Nov-05	50	29	1.72
Dec-05	26	25	1.04
Jan-06	67	17	3.94
Feb-06	67	13	5.15
Mar-06	83	20	4.15
Apr-06	73	13	5.62
May-06	99	20	4.95
Jun-06	121	17	7.12
Jul-06	89	16	5.56
Aug-06	102	13	7.85
Sep-06	80	13	6.15
Oct-06	95	7	13.57
Nov-06	57	15	3.80
Dec-06	57	15	3.80
Jan-07	80	13	6.15
Feb-07	72	16	4.50
Mar-07	90	6	15.00
Apr-07	106	10	10.60
May-07	91	9	10.11
Jun-07	117	9	13.00
Jul-07	117	8	14.63
Aug-07	136	20	6.80
Sep-07	123	7	17.57
Oct-07	90	30	3.00
Nov-07	123	26	4.73
Dec-07	102	30	3.40
Jan-08	80	36	2.22
Feb-08	101	27	3.74
Mar-08	44	51	0.86
Apr-08	110	30	3.67
May-08	104	92	1.13

Jun-08	0	0	#DIV/0!
Jul-08	0	0	#DIV/0!
Aug-08	0	0	#DIV/0!
Sep-08	0	0	#DIV/0!
Oct-08	0	0	#DIV/0!
Nov-08	0	0	#DIV/0!
Dec-08	0	0	#DIV/0!