



Your Real Estate Revolution

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Movoto Releases November 2007 California Home Market Statistics

Redwood City, CA — December 6, 2007 — www.movoto.com, the spot on the internet to find and buy a home in Northern and Southern California, today released the company's monthly California home inventory report. Movoto's report is drawn from nine different local California multiple listing services and gives a snapshot of local inventories of homes for sale, average list prices, time on market and inventory of distressed properties.

November market data shows a typical end of the year slowing in listings. Average list prices continued a decline started in September. Distressed properties continue to increase as a portion of the market with some counties now having more than 1/3 of all listed properties falling in this category.

Home for Sale inventories are generally down across Movoto's coverage area with 17 of 18 counties showing a month to month decrease in active listings. 6 counties showed a 5% or greater drop in inventory. We believe this drop in inventory reflects typical end of the year slowing in listings due to the holidays, but it may also be true that homeowners who have a choice are avoiding putting their properties on the market.

Movoto California Home Market Inventory Report: November 30, 2007			
County	Total Homes on Market Oct. 31, 2007	Total Homes on Market Nov. 30, 2007	Inventory Change
Northern California/Bay Area			
<i>Alameda</i>	6,987	6,522	-6.7%
<i>Contra Costa</i>	8,203	7,789	-5.0%
<i>Monterey</i>	2,803	2,734	-2.5%
<i>San Benito</i>	527	524	-0.6%
<i>San Francisco</i>	1,646	1,476	-10.3%
<i>San Mateo</i>	2,571	2,448	-4.8%
<i>Santa Clara</i>	6,760	6,424	-5.0%
<i>Santa Cruz</i>	1,430	1,311	-8.3%
Southern California			
<i>Los Angeles</i>	42,380	41,140	-2.9%
<i>Orange</i>	17,768	16,903	-4.9%
<i>Riverside</i>	22,388	22,029	-1.6%
<i>San Bernardino</i>	16,191	15,878	-1.9%
<i>San Diego</i>	19,534	19,494	-0.2%
Northern California/Delta & Sacramento Area			
<i>Placer</i>	3,031	2,795	-7.8%
<i>Sacramento</i>	11,333	10,960	-3.3%
<i>San Joaquin</i>	6,450	6,842	6.1%
<i>Solano</i>	2,994	2,933	-2.0%
<i>Yolo</i>	1,037	962	-7.2%



Average list price showed a month over month decrease from October to November in 17 of 18 California counties tracked. The largest declines were in San Francisco, Contra Costa, and Sacramento Counties. Continuing decreases in list prices suggest that sellers are having increasing difficulty selling their properties, even with aggressive pricing meant to draw buyers.

Movoto California Home Market Inventory Report: November 30, 2007				
County	Total Homes on Market	Average List Price Oct. 31, 2007	Average List Price Nov. 30, 2007	List Price Percent Change
Northern California/Bay Area				
Alameda	6,987	\$617,922	\$602,842	-2.4%
Contra Costa	8,203	\$601,533	\$580,964	-3.4%
Monterey	2,803	\$971,956	\$979,165	0.7%
San Benito	527	\$675,438	\$663,967	-1.7%
San Francisco	1,646	\$1,135,868	\$1,087,309	-4.3%
San Mateo	2,571	\$1,030,051	\$1,020,858	-0.9%
Santa Clara	6,760	\$844,873	\$824,445	-2.4%
Santa Cruz	1,430	\$864,301	\$859,707	-0.5%
Southern California				
Los Angeles	42,380	\$743,620	\$731,054	-1.7%
Orange	17,768	\$867,420	\$847,905	-2.2%
Riverside	22,388	\$452,098	\$441,465	-2.4%
San Bernardino	16,191	\$408,258	\$396,827	-2.8%
San Diego	19,534	\$721,368	\$717,419	-0.5%
Northern California/Delta & Sacramento Area				
Placer	3,031	\$597,036	\$586,473	-1.8%
Sacramento	11,333	\$353,990	\$342,156	-3.3%
San Joaquin	6,450	\$388,937	\$381,973	-1.8%
Solano	2,994	\$479,391	\$470,914	-1.8%
Yolo	1,037	\$449,884	\$436,457	-3.0%



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Continuing the trend from October, total days on market (DOM) increased in 14 of 18 counties across Northern and Southern California. 17 counties now have more than 50% of their inventory greater than 60 days old and 12 counties have more than 60% of their inventory greater than 60 days old compared 5 counties exceeding 60% last month.

Movoto California Home Market Inventory Report: November 30, 2007						
			Percentage of Homes on the Market:			
County	Total Homes on Market	Average List Price	Less Than 30 Days	30 to 60 Days	60 to 90 Days	More than 90 Days
Northern California/Bay Area						
Alameda	6,987	\$617,922	24%	25%	18%	33%
Contra Costa	8,203	\$601,533	19%	21%	18%	42%
Monterey	2,803	\$971,956	15%	16%	13%	56%
San Benito	527	\$675,438	17%	21%	15%	48%
San Francisco	1,646	\$1,135,868	29%	25%	18%	29%
San Mateo	2,571	\$1,030,051	22%	23%	18%	37%
Santa Clara	6,760	\$844,873	24%	23%	17%	36%
Santa Cruz	1,430	\$864,301	14%	17%	17%	52%
Southern California						
Los Angeles	42,380	\$743,620	21%	20%	17%	43%
Orange	17,768	\$867,420	24%	19%	17%	46%
Riverside	22,388	\$452,098	22%	19%	16%	47%
San Bernardino	16,191	\$408,258	17%	19%	17%	44%
San Diego	19,534	\$721,368	22%	19%	17%	44%
Northern California/Delta & Sacramento Area						
Placer	3,031	\$597,036	19%	20%	17%	42%
Sacramento	11,333	\$353,990	18%	22%	18%	37%
San Joaquin	6,450	\$388,937	18%	18%	17%	43%
Solano	2,994	\$479,391	20%	18%	16%	49%
Yolo	1,037	\$449,884	20%	19%	14%	45%



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“Distressed Properties” share of the market increased across all counties reported. The largest gain in distressed properties was in Solano County with a 4.1 percentage point increase followed by Contra Costa County with a 3.5 percentage point increase in distressed properties. Only Sacramento County had an increase of less than 1 percentage point. Overall growth in distressed inventory continued to accelerate in November, as homeowners who have a choice in the timing of selling their homes are avoiding entering the market.

Movoto California Home Market Inventory Report: November 30, 2007					
			Percentage of Homes on the Market:		
County	Total Homes on Market	Average List Price	Distressed Properties Oct. 31, 2007	Distressed Properties Nov. 30, 2007	Down/Up
Northern California/Bay Area					
<i>Alameda</i>	6,987	\$617,922	20.4%	23.8%	↑
<i>Contra Costa</i>	8,203	\$601,533	28.8%	32.3%	↑
<i>Monterey</i>	2,803	\$971,956	18.3%	21.3%	↑
<i>San Benito</i>	527	\$675,438	22.2%	25.0%	↑
<i>San Francisco</i>	1,646	\$1,135,868	9.7%	12.5%	↑
<i>San Mateo</i>	2,571	\$1,030,051	13.1%	15.4%	↑
<i>Santa Clara</i>	6,760	\$844,873	14.7%	18.3%	↑
<i>Santa Cruz</i>	1,430	\$864,301	12.1%	14.8%	↑
Southern California					
<i>Los Angeles</i>	42,380	\$743,620	14.6%	17.4%	↑
<i>Orange</i>	17,768	\$867,420	20.0%	23.2%	↑
<i>Riverside</i>	22,388	\$452,098	17.9%	20.0%	↑
<i>San Bernardino</i>	16,191	\$408,258	13.0%	14.7%	↑
<i>San Diego</i>	19,534	\$721,368	15.6%	16.7%	↑
Northern California/Delta & Sacramento Area					
<i>Placer</i>	3,031	\$597,036	7.0%	8.2%	↑
<i>Sacramento</i>	11,333	\$353,990	13.8%	14.7%	↑
<i>San Joaquin</i>	6,450	\$388,937	13.4%	15.4%	↑
<i>Solano</i>	2,994	\$479,391	31.6%	35.7%	↑
<i>Yolo</i>	1,037	\$449,884	8.6%	10.0%	↑

Movoto defines distressed properties as any property that has an agent note in the MLS that defines the property as “Bank Owned”, “In Foreclosure”, “Short Sale” (where the owner is trying to sell at a price below the mortgage balance to avoid foreclosure) or “REO” (a term used to indicate the property is bank owned).

Contact Mark Brandemuehl (mbrandemuehl@movoto.com) at Movoto for detailed city or zip code level statistics for the counties mentioned in this report.



Data Collection Methodology:

- MLS (Multiple Listing Service) data is analyzed for each county covered and reported as of October 31, 2007.
- Though Movoto believes these statistics are essentially accurate, the data may not fully reflect actual homes on the market data in any area. MLS data display rules, errors in entry of data into the MLS and other difficulties in gathering and processing data may cause minor inaccuracies.

About Movoto

Founded in 2005, Redwood City based Movoto (www.movoto.com) is a full-service real estate brokerage led by an experienced management team of licensed real estate industry veterans and internet technology experts with a shared vision of empowering real estate consumers. www.movoto.com provides first time and experienced buyers with the Internet's most comprehensive "start to finish" home buying solution. Movoto enables home buyers and sellers with easy access to an unrivaled quantity of data, statistics and proprietary real estate information that is bolstered by an extensive network of hand-picked and trustworthy independent real estate professionals with local market expertise.