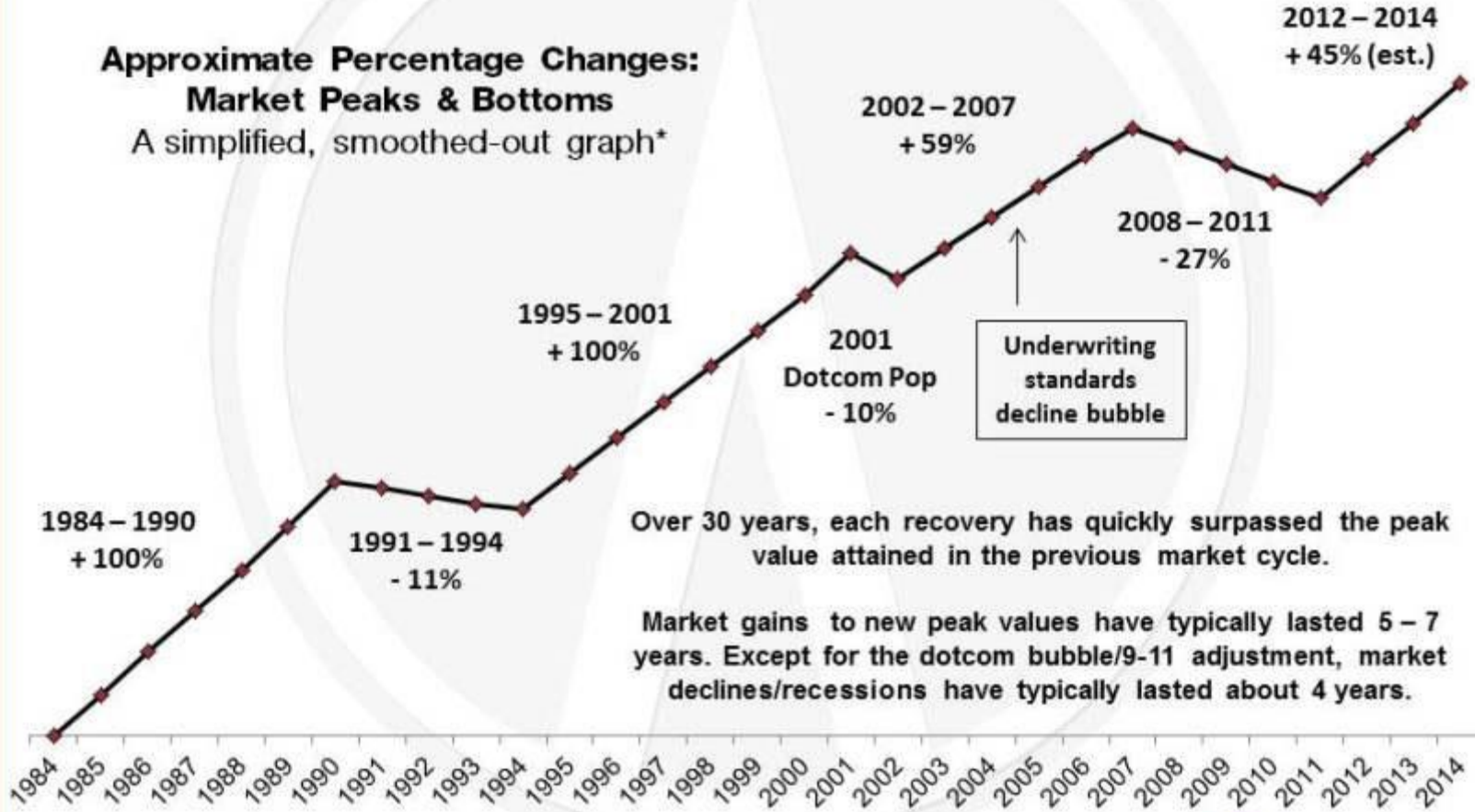


San Francisco Bay Area Real Estate Market Cycles

Market Surges & Declines, 1984 – Present (Higher-Price-Tier Homes)

Approximate % value changes based upon Case-Shiller High-Tier Home-Price Index & MLS sales.

**Approximate Percentage Changes:
Market Peaks & Bottoms**
A simplified, smoothed-out graph*



Over 30 years, each recovery has quickly surpassed the peak value attained in the previous market cycle.

Market gains to new peak values have typically lasted 5 – 7 years. Except for the dotcom bubble/9-11 adjustment, market declines/recessions have typically lasted about 4 years.

* The years between market peaks and bottoms are not accurately represented here, but are simply entered as straight lines between high and low points to illustrate percentage changes over time.