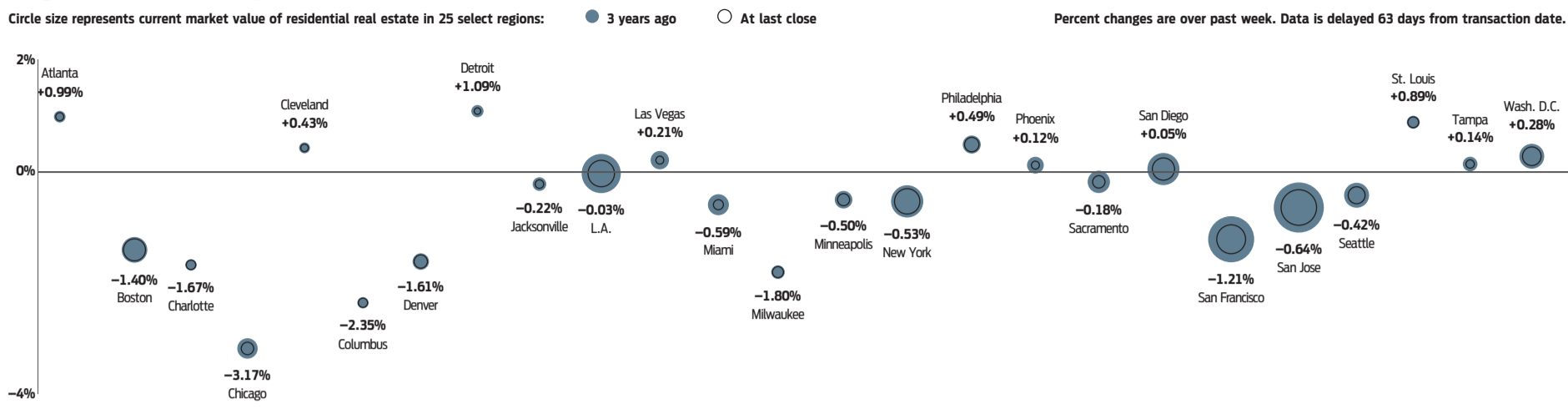


BUSINESS The Chronicle with Bloomberg

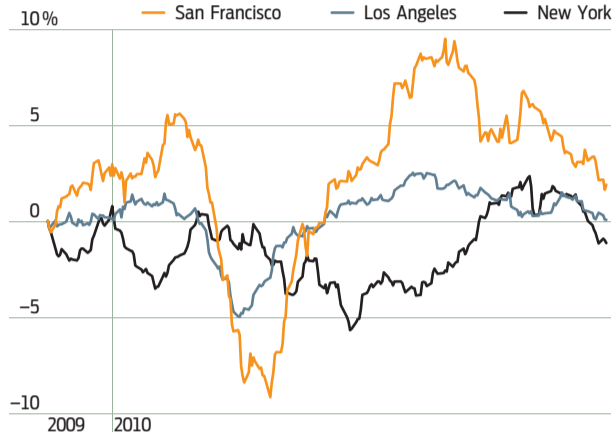
SPOTLIGHT ON REAL ESTATE *Market Data Provided by Bloomberg News*

Regional real estate performance



Residential real estate

Percent change in current market value of residential real estate in select Metropolitan Statistical Areas. Data is delayed 63 days from transaction date.



Real estate weekly gainers & losers

Percent change in current market value of residential real estate in select Metropolitan Statistical Areas. Data is delayed 63 days from transaction date.

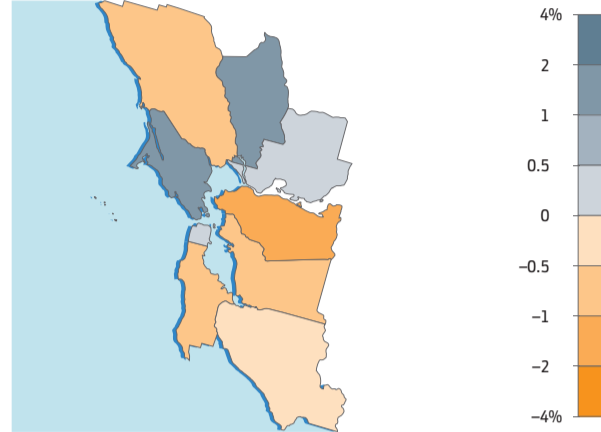
Region	1 Wk Chg
Detroit	1.09%
Atlanta	0.99%
St. Louis	0.89%
Philadelphia	0.49%
Cleveland	0.43%
Denver	-1.61%
Charlotte	-1.67%
Milwaukee	-1.80%
Columbus	-2.35%
Chicago	-3.17%

Real estate exchange-traded funds

ETF	Value of \$1000 invested over:	1 month	3 months
	Close	1 Wk Chg	\$800
iShares DJ	53.48	-3.60%	
PowerShares Active	44.02	-4.16%	
Proshares Ultra	45.21	-7.49%	
Proshares Ultrashort	20.52	7.27%	

Real estate by county

Percent change in current market value of residential real estate in the Bay Area, over the past week. Data is delayed 63 days from transaction date.



Bay Area home prices slide

By Dan Levy
BLOOMBERG NEWS

Bay Area home prices fell for the first time in a year in October as unemployment and the end of tax incentives curbed purchases, MDA Data-Quick said.

The median price of a house or condominium dropped 1.8 percent from a year earlier to \$383,000, the first annual decline since September 2009,

the San Diego real estate data firm said Thursday. Sales in the nine-county Bay Area fell 23 percent to 6,122, the second-lowest tally for October since the company began keeping records in 1988.

"The real hurdles to more normal sales levels are the lack of meaningful job growth and the concerns many potential buyers have about job security and the overall economy," John Walsh,

MDA Data-Quick's president, said in a statement. "Ultra-low mortgage rates, alone, haven't turned things around."

Prices declined 3 percent from September while sales fell 3.3 percent, the company said. The median was 42 percent below the \$665,000 peak in June 2007.

Tighter lending standards for more expensive properties also contributed to the fall in prices,

Walsh said. Homes priced at \$500,000 or more made up 37 percent of sales, little changed from the previous month and October 2009. Over the past decade, such homes accounted for an average 47 percent of monthly sales.

Jumbo loans, those above the previous limit of \$417,000 for Fannie Mae and Freddie Mac financing, were used in 34 percent of last month's

purchases, according to MDA Data-Quick. Before August 2007, those mortgages accounted for almost 60 percent of the Bay Area purchase loans.

"To really jump-start the market, it'll probably take a combination of at least the current level of affordability, a brighter economic outlook and improved access to credit, especially for higher-cost homes," Walsh said.

Foreclosed properties made up 29.5 percent of Bay Area purchases last month, up from 27.5 percent in September and down from 31.3 percent a

year earlier. Home prices fell in seven of nine Bay Area counties, led by a 15 percent drop in Napa County to a median \$307,000.

Solano County had a 5.4 percent price gain to \$205,500. Santa Clara County saw prices rise 0.5 percent to \$502,500.

Sales declined in all counties, with Sonoma sliding 30 percent and Santa Clara 29 percent. San Mateo had the smallest drop at 10 percent.

In San Francisco, sales fell 21 percent and prices declined 5.6 percent to a median \$652,000.

THE WALK-THROUGH *By BlockShopper San Francisco*

Mission District flat mixes vintage, modern touches

Twice a week, *The Chronicle* features a local home on the market that caught our eye for its architecture, history or character. See more photos at www.sfgate.com/ZHQD.

Address: 283 Clinton Park, San Francisco

Asking price: \$760,000

Description: Located in a turn-of-the-century building at Clinton Park and Dolores streets in

the Mission District, this remodeled tenancy-in-common flat offers a blend of vintage charm and modern touches, such as hardwood floors and wainscoting. Most of the rooms have recessed lighting. The living room features a bay window, decorative fireplace and built-ins; the family room has built-in shelving as well. The modern bathroom offers a deep soaking tub with walnut vanity and heated floors,

and there's a rear patio and one-car garage parking.

Don't miss: The kitchen, with its walnut cabinets, chestnut floors, Gaggenau cooktop, Liebherr refrigerator and concealed dish drawers. Adjacent to the kitchen is a sunny dining area with outdoor access.

Built: 1907

Size: The three-bedroom, one-bath unit has 1,523 square feet of living space.

For more information: Radhi Ahern, Alain



Pinel Realtors. (415) 531-2981. rahern@apr.com; Scott Kalmbach, Pacific Union Real Estate. (415) 350-7911. scott.kalmbach@pacunion.com; 283clintonpark.com.



The \$760,000 283 Clinton Park property features a bay window, above left, and a living room with a decorative fireplace and built-ins.

Send submissions for *The Walk-Through* to realestate@sfgate.com.

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