

## Sold Price Analysis Report (February 01, 2011 to February 28, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Santa Clara	81030522	2178 Rosita Avenue	\$599,000	\$599,000	\$555,000	93%	93%	40
Santa Clara	81031381	1206 Main Street	\$1,250,000	\$999,900	\$1,000,000	80%	100%	153
Santa Clara	81036740	2270 Brown Avenue	\$500,000	\$450,000	\$430,000	86%	96%	169
Santa Clara	81038892	4022 Davis Street	\$569,000	\$444,000	\$446,250	78%	101%	141
Santa Clara	81043433	2293 Augusta Place	\$499,950	\$469,950	\$455,000	91%	97%	173
Santa Clara	81043446	2165 Amethyst Drive	\$625,000	\$600,000	\$580,000	93%	97%	121
Santa Clara	81048282	3278 Fowler Avenue	\$429,000	\$399,000	\$395,000	92%	99%	90
Santa Clara	81048436	4203 Cheeney Street	\$424,900	\$399,900	\$385,000	91%	96%	128
Santa Clara	81051698	2360 Harrison Street	\$599,950	\$599,950	\$600,000	100%	100%	56
Santa Clara	81055667	2311 Esperanca Avenue	\$819,900	\$819,900	\$811,000	99%	99%	50
Santa Clara	81055696	1888 Fairway Glen Drive	\$599,000	\$599,000	\$599,000	100%	100%	33
Santa Clara	81056027	3631 Beth Court	\$474,900	\$469,900	\$470,000	99%	100%	63
Santa Clara	81056214	961 Rose Court	\$459,000	\$459,000	\$440,000	96%	96%	33
Santa Clara	81056419	690 Kiely Boulevard	\$598,888	\$598,888	\$568,500	95%	95%	43
Santa Clara	81056479	3133 Cabrillo Avenue	\$479,888	\$479,888	\$481,888	100%	100%	33
Santa Clara	81056523	1937 Bohannon Drive	\$598,000	\$588,000	\$585,000	98%	99%	36
Santa Clara	81057272	2128 Hoover Drive	\$537,000	\$537,000	\$517,000	96%	96%	30
Santa Clara	81057613	184 Bel Ayre Drive	\$719,500	\$719,500	\$700,000	97%	97%	35
Santa Clara	81057743	3338 Machado Avenue	\$608,000	\$608,000	\$608,000	100%	100%	7
Santa Clara	81058092	3784 Pruneridge Avenue	\$670,140	\$670,140	\$701,100	105%	105%	522
Santa Clara	81058420	1972 Stanley Avenue	\$628,000	\$628,000	\$642,000	102%	102%	20
Santa Clara	81058769	3267 Cecil Avenue	\$639,000	\$639,000	\$605,000	95%	95%	38
Santa Clara	81100087	3096 Arthur Court	\$699,000	\$699,000	\$715,000	102%	102%	11
Santa Clara	81100282	657 Los Padres Boulevard	\$549,000	\$549,000	\$526,000	96%	96%	106
Santa Clara	81100347	2550 Castello Way	\$476,000	\$476,000	\$380,000	80%	80%	13
Santa Clara	81102018	1025 Live Oak Drive	\$565,000	\$565,000	\$585,000	104%	104%	8
Santa Clara	81102124	2220 Esperanca Avenue	\$818,800	\$818,800	\$828,888	101%	101%	10
Santa Clara	81102713	3755 Benton Street	\$950,000	\$950,000	\$978,000	103%	103%	9
Santa Clara	81102802	842 Sunlite Drive	\$629,000	\$629,000	\$629,000	100%	100%	9
Santa Clara	81102868	3632 Randolph Avenue	\$788,000	\$788,000	\$805,000	102%	102%	13
			<b>\$626,761</b>	<b>\$608,424</b>	<b>\$600,721</b>	<b>96%</b>	<b>99%</b>	<b>73</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Santa Clara	81012206	2600 Cortez Drive #7102	\$359,000	\$329,000	\$300,000	84%	91%	298
Santa Clara	81034991	2510 Roblar Lane	\$410,000	\$390,000	\$360,000	88%	92%	195
Santa Clara	81037442	1031 Clyde Avenue #1004	\$379,937	\$299,000	\$225,000	59%	75%	166
Santa Clara	81040215	2914 Gala Court	\$488,000	\$470,000	\$462,900	95%	98%	310
Santa Clara	81042500	1700 Civic Center Drive #516	\$179,000	\$179,000	\$160,000	89%	89%	39
Santa Clara	81042982	3901 Lick Mill Boulevard #356	\$390,000	\$390,000	\$415,000	106%	106%	17
Santa Clara	81049336	3901 Lick Mill Boulevard #158	\$290,000	\$270,000	\$270,000	93%	100%	45
Santa Clara	81050277	2021 Fan Palm Court	\$382,000	\$324,000	\$330,000	86%	102%	68
Santa Clara	81051753	3566 Monroe Street	\$266,900	\$249,900	\$200,000	75%	80%	266

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Santa Clara	81052673	2737 Mauricia Avenue #A	\$175,000	\$175,000	\$283,000	162%	162%	8
Santa Clara	81052781	1400 Bowe Avenue #2001	\$324,900	\$316,900	\$301,900	93%	95%	67
Santa Clara	81053398	2601 Cortez Drive #3205	\$260,000	\$260,000	\$261,000	100%	100%	13
Santa Clara	81053828	3901 Lick Mill Boulevard #224	\$428,000	\$428,000	\$415,000	97%	97%	60
Santa Clara	81054202	1841 Garzoni Place	\$500,000	\$500,000	\$490,000	98%	98%	19
Santa Clara	81054625	1400 Bowe Avenue #1405	\$309,900	\$259,900	\$253,000	82%	97%	252
Santa Clara	81055970	4499 Laird Circle	\$670,000	\$670,000	\$680,000	101%	101%	8
Santa Clara	81056956	1053 Helen Avenue	\$638,800	\$638,800	\$610,000	95%	95%	37
Santa Clara	81058141	1720 Halford Avenue #233	\$159,900	\$149,900	\$145,000	91%	97%	43
Santa Clara	81058591	2200 Agnew Road #117	\$297,000	\$297,000	\$312,000	105%	105%	25
Santa Clara	81100921	151 Buckingham Drive #243	\$219,950	\$219,950	\$200,000	91%	91%	98
Santa Clara	81103672	1087 Alta Mira Drive #A	\$299,900	\$299,900	\$299,900	100%	100%	4
Santa Clara	81104239	911 Visconti Place	\$629,000	\$629,000	\$621,000	99%	99%	11
			<b>\$366,236</b>	<b>\$352,057</b>	<b>\$345,214</b>	<b>94%</b>	<b>98%</b>	<b>93</b>