

Sold Price Analysis Report (April 01, 2010 to April 30, 2010)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-----------------|----------|------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Downtown | 81005471 | 1846 Villa Street | \$725,000 | \$725,000 | \$715,000 | 99% | 99% | 8 |
| Downtown | 81006530 | 651 Mccarty Avenue | \$985,000 | \$985,000 | \$927,500 | 94% | 94% | 20 |
| Downtown | 81008309 | 691 Mccarty Avenue | \$749,000 | \$699,000 | \$699,000 | 93% | 100% | 23 |
| Downtown | 81011544 | 345 Velarde Street | \$899,500 | \$899,500 | \$899,000 | 100% | 100% | 7 |
| Downtown | 81011547 | 207 Palmita Place | \$799,000 | \$799,000 | \$827,000 | 104% | 104% | 7 |
| Downtown | 81013476 | 630 Bush Street | \$859,000 | \$859,000 | \$869,000 | 101% | 101% | 11 |
| Grant | 81002794 | 1174 Awalt Drive | \$1,375,000 | \$1,345,000 | \$1,259,000 | 92% | 94% | 47 |
| Grant | 81004964 | 3381 Ivan Way | \$995,000 | \$995,000 | \$1,025,000 | 103% | 103% | 29 |
| Grant | 81007328 | 1055 Levin Avenue | \$1,399,000 | \$1,399,000 | \$1,300,000 | 93% | 93% | 34 |
| Miramonte | 80943809 | 1222 Satake Court | \$1,531,000 | \$1,534,600 | \$1,541,078 | 101% | 100% | 58 |
| Miramonte | 80956134 | 1147 Nilda Avenue | \$1,100,000 | \$1,200,000 | \$1,200,000 | 109% | 100% | 94 |
| Miramonte | 81003995 | 1222 Marilyn Drive | \$1,399,000 | \$1,399,000 | \$1,300,000 | 93% | 93% | 36 |
| Miramonte | 81006269 | 1485 Gilmore Street | \$939,000 | \$939,000 | \$939,000 | 100% | 100% | 19 |
| Miramonte | 81007527 | 792 Bond Way | \$849,950 | \$849,950 | \$860,000 | 101% | 101% | 14 |
| Miramonte | 81008699 | 1316 Todd Street | \$1,298,000 | \$1,198,000 | \$1,205,000 | 93% | 101% | 34 |
| Miramonte | 81010079 | 1180 Judson Drive | \$939,000 | \$939,000 | \$930,000 | 99% | 99% | 8 |
| Miramonte | 81010214 | 1927 Amalfi Way | \$799,956 | \$799,956 | \$820,000 | 103% | 103% | 8 |
| Miramonte | 81012664 | 1141 Katie Court | \$948,000 | \$948,000 | \$940,000 | 99% | 99% | 8 |
| Miramonte | 81012831 | 1917 Milano Way | \$858,000 | \$858,000 | \$868,000 | 101% | 101% | 8 |
| Miramonte | 81015467 | 1405 Lloyd Way | \$899,000 | \$899,000 | \$985,000 | 110% | 110% | 17 |
| North Shoreline | 80954374 | 112 Orchard Avenue | \$848,888 | \$844,900 | \$844,000 | 99% | 100% | 98 |
| North Shoreline | 81006375 | 210 Orchard Glen Court | \$875,000 | \$875,000 | \$865,000 | 99% | 99% | 14 |
| North Shoreline | 81009684 | 1799 San Luis Avenue | \$649,000 | \$615,000 | \$600,000 | 92% | 98% | 31 |
| North Shoreline | 81011391 | 140 Plum Court | \$875,000 | \$875,000 | \$875,000 | 100% | 100% | 10 |
| San Antonio | 81010197 | 100 Laurel Way | \$798,000 | \$798,000 | \$800,000 | 100% | 100% | 8 |
| Thompson | 81011043 | 2447 Tamalpais Street | \$729,000 | \$729,000 | \$717,000 | 98% | 98% | 8 |
| Thompson | 81011217 | 2449 Betlo Avenue | \$790,000 | \$790,000 | \$805,000 | 102% | 102% | 8 |
| Thompson | 81014189 | 2428 Laura Lane | \$649,000 | \$649,000 | \$654,000 | 101% | 101% | 8 |
| Thompson | 81014225 | 253 Hamilton Avenue | \$749,950 | \$749,950 | \$752,000 | 100% | 100% | 12 |
| | | | \$941,733 | \$937,788 | \$931,744 | 99% | 99% | 24 |

Townhouse/Condo (Comm Int Dev)

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|-----------------|----------|---------------------------------|-----------|------------|------------|--------------|---------------|-----|
| Downtown | 80943020 | 702 Astor Court | \$529,000 | \$529,000 | \$540,000 | 102% | 102% | 93 |
| Downtown | 81009993 | 181 Centre Street #11 | \$698,000 | \$698,000 | \$695,000 | 100% | 100% | 6 |
| Miramonte | 81010205 | 2080 Marich Way #24 | \$798,000 | \$798,000 | \$810,000 | 102% | 102% | 6 |
| North Shoreline | 81003934 | 1535 Lilac Lane | \$588,000 | \$588,000 | \$602,000 | 102% | 102% | 5 |
| North Shoreline | 81008455 | 280 Orchard Avenue #C | \$730,000 | \$730,000 | \$678,000 | 93% | 93% | 22 |
| Rengstorff | 81002638 | 1971 West Middlefield Road #3 | \$718,000 | \$680,000 | \$657,000 | 92% | 97% | 37 |
| Rengstorff | 81003396 | 1939 Rock Street #2 | \$425,000 | \$425,000 | \$408,000 | 96% | 96% | 39 |
| Rengstorff | 81004665 | 765 North Rengstorff Avenue #16 | \$529,990 | \$529,990 | \$530,000 | 100% | 100% | 24 |
| Rengstorff | 81010311 | 675 Rock Court | \$590,000 | \$590,000 | \$611,000 | 104% | 104% | 7 |
| San Antonio | 80953316 | 146 Pacchetti Way | \$895,000 | \$895,000 | \$813,000 | 91% | 91% | 27 |

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|-------------|----------|----------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| San Antonio | 81000651 | 60 Towne Circle | \$699,000 | \$669,000 | \$669,000 | 96% | 100% | 73 |
| San Antonio | 81001824 | 147 Pacchetti Way | \$575,000 | \$575,000 | \$555,000 | 97% | 97% | 43 |
| San Antonio | 81008759 | 1940 Mount Vernon Court #4 | \$380,000 | \$380,000 | \$380,000 | 100% | 100% | 9 |
| San Antonio | 81014868 | 550 Ortega Avenue #0A405 | \$439,500 | \$439,500 | \$440,000 | 100% | 100% | 23 |
| Whisman | 81000803 | 171 Gladys Avenue | \$599,000 | \$599,000 | \$589,000 | 98% | 98% | 57 |
| Whisman | 81007501 | 183 Isis Court | \$599,000 | \$599,000 | \$616,000 | 103% | 103% | 15 |
| | | | \$612,031 | \$607,781 | \$599,563 | 98% | 99% | 30 |