

Sold Price Analysis Report (August 03, 2009 to August 31, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	80923449	1513 Fairway Drive	\$3,330,000	\$3,330,000	\$2,750,000	83%	83%	75
Highlands	80919613	1275 Windimer	\$2,925,000	\$2,745,000				114
Highlands	80929275	884 Highlands Circle	\$1,549,000	\$1,449,000	\$1,449,000	94%	100%	34
North Los Altos	80916346	325 South Gordon Way	\$2,695,000	\$2,525,000	\$2,375,000	88%	94%	101
North Los Altos	80918697	490 Orange Avenue	\$2,595,000	\$2,395,000	\$2,275,000	88%	95%	111
North Los Altos	80923477	685 Jay Street	\$3,949,000	\$3,795,000	\$3,400,000	86%	90%	81
North Los Altos	80930683	50 Navajo Lane	\$1,695,000	\$1,695,000	\$1,695,000	100%	100%	10
North Los Altos	80931247	280 Eleanor Avenue	\$1,449,000	\$1,449,000	\$1,480,000	102%	102%	7
North Los Altos	80932087	281 Margarita Court	\$1,695,000	\$1,695,000	\$1,810,000	107%	107%	11
North Los Altos	80932807	74 Sevilla Drive	\$1,595,000	\$1,595,000	\$1,650,000	103%	103%	8
North Los Altos	80932894	39 East Portola Avenue	\$1,348,000	\$1,348,000	\$1,250,000	93%	93%	26
North Los Altos	80933367	694 Panchita Way	\$1,950,000	\$1,950,000	\$1,925,000	99%	99%	5
North Los Altos	80937522	412 Mundel Way	\$1,600,000	\$1,600,000	\$1,500,000	94%	94%	8
South of El Monte	80913964	870 Berry Avenue	\$2,198,000	\$1,685,000	\$1,667,500	76%	99%	123
South of El Monte	80916272	855 Madonna Way	\$3,195,000	\$2,875,000	\$2,635,000	82%	92%	115
South of El Monte	80918269	1452 Brookmill Road	\$1,499,000	\$1,399,000	\$1,337,000	89%	96%	72
South of El Monte	80921144	1701 Lantis Lane	\$1,398,000	\$1,349,000	\$1,300,000	93%	96%	55
South of El Monte	80925691	1507 Maple Lane	\$1,149,000	\$950,000	\$935,000	81%	98%	62
South of El Monte	80925746	1426 Miravalle Avenue	\$2,995,000	\$2,995,000	\$2,750,000	92%	92%	70
South of El Monte	80928367	501 Valley View Drive	\$1,648,888	\$1,648,887	\$1,648,888	100%	100%	113
South of El Monte	80928375	1862 Dalehurst Avenue	\$1,995,000	\$1,995,000	\$1,940,000	97%	97%	9
South of El Monte	80930714	981 Seena Avenue	\$1,799,888	\$1,699,888	\$1,699,888	94%	100%	45
South of El Monte	80932796	1058 Eastwood Drive	\$1,578,000	\$1,578,000	\$1,600,000	101%	101%	17
South of El Monte	80935223	1008 Dartmouth Lane	\$1,553,000	\$1,553,000	\$1,615,000	104%	104%	9
			\$2,057,657	\$1,970,782	\$1,855,969	86%	90%	53

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
North Los Altos	80922271	4388 El Camino Real #130	\$549,880	\$549,880	\$550,000	100%	100%	49
North Los Altos	80927745	150 West Edith Avenue #24	\$549,900	\$549,900	\$525,000	95%	95%	24
North Los Altos	80928591	73 3Rd Street #27	\$589,500	\$589,500	\$540,000	92%	92%	20
North Los Altos	80929467	430 Lassen Street #6	\$754,900	\$754,900	\$730,000	97%	97%	39
			\$611,045	\$611,045	\$586,250	96%	96%	33