

Sold Price Analysis Report (August 02, 2010 to August 31, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	81015424	23985 Spalding Avenue	\$1,849,000	\$1,499,000	\$1,300,000	70%	87%	120
Country Club	81033287	576 Magdalena Avenue	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	89
Country Club	81037429	1725 Miller Avenue	\$1,799,000	\$1,799,000	\$1,800,000	100%	100%	2
Highlands	81031418	2181 Deodara Drive	\$1,198,000	\$1,198,000	\$1,100,000	92%	92%	25
North Los Altos	81011463	65 Pasa Robles Avenue	\$1,199,000	\$1,149,000	\$1,120,000	93%	97%	92
North Los Altos	81023582	271 Valencia Drive	\$1,395,000	\$1,300,000	\$1,312,500	94%	101%	67
North Los Altos	81027060	338 South Gordon Way	\$2,295,000	\$2,295,000	\$2,050,000	89%	89%	87
North Los Altos	81031145	354 Solana Drive	\$3,650,000	\$3,650,000	\$3,300,000	90%	90%	40
North Los Altos	81033226	206 Coronado Avenue	\$1,749,000	\$1,749,000	\$1,825,000	104%	104%	10
North Los Altos	81033453	324 Langton Avenue	\$1,395,000	\$1,395,000	\$1,365,000	98%	98%	24
North Los Altos	81033664	520 Alicia Way	\$1,498,000	\$1,498,000	\$1,450,000	97%	97%	24
North Los Altos	81033683	691 Los Ninos Way	\$1,600,000	\$1,600,000	\$1,575,000	98%	98%	11
North Los Altos	81034468	335 Alicia Way	\$1,995,000	\$1,995,000	\$2,060,000	103%	103%	10
North Los Altos	81036053	561 Guadalupe Drive	\$1,795,000	\$1,795,000	\$1,850,000	103%	103%	80
South of El Monte	81005101	24131 Summerhill Avenue	\$4,195,000	\$3,499,000	\$2,900,000	69%	83%	183
South of El Monte	81005136	2062 El Sereno Avenue	\$1,498,000	\$1,498,000	\$1,490,000	99%	99%	34
South of El Monte	81005901	740 Vista Grande Avenue	\$2,999,875	\$2,825,000	\$2,600,000	87%	92%	145
South of El Monte	81010097	1099 Parma Way	\$3,495,000	\$2,995,000	\$2,900,000	83%	97%	147
South of El Monte	81010527	253 Fremont Avenue	\$1,800,000	\$1,800,000	\$1,700,000	94%	94%	13
South of El Monte	81016714	1264 Golden Way	\$1,800,000	\$1,746,000	\$1,675,000	93%	96%	78
South of El Monte	81019723	714 Del Centro Way	\$1,999,999	\$1,775,000	\$1,735,000	87%	98%	69
South of El Monte	81022098	820 Manor Way	\$1,795,000	\$1,598,000	\$1,450,000	81%	91%	94
South of El Monte	81025938	1250 Estate Drive	\$2,195,000	\$2,195,000	\$2,140,000	97%	97%	23
South of El Monte	81027259	230 Covington Road	\$2,790,000	\$2,450,000	\$2,375,000	85%	97%	45
South of El Monte	81029548	1816 Newcastle Drive	\$1,595,000	\$1,595,000	\$1,550,000	97%	97%	36
South of El Monte	81029566	639 Springer Terrace	\$2,449,000	\$2,295,000	\$2,025,000	83%	88%	38
South of El Monte	81029717	1340 Miravalle Avenue	\$1,899,000	\$1,899,000	\$1,750,000	92%	92%	22
South of El Monte	81030029	1570 Fallen Leaf Lane	\$1,275,000	\$1,275,000	\$1,275,000	100%	100%	7
South of El Monte	81034946	1484 Wessex Avenue	\$1,898,000	\$1,788,000	\$1,740,000	92%	97%	20
South of El Monte	81037121	1654 Alexander Way	\$1,300,000	\$1,300,000	\$1,300,000	100%	100%	1
			\$2,006,529	\$1,908,333	\$1,816,917	91%	95%	55

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
North Los Altos	81009911	226 West Edith Avenue #26	\$599,000	\$519,000	\$505,000	84%	97%	122
North Los Altos	81012734	547 Tyndall Street	\$599,000	\$539,000	\$515,000	86%	96%	118
			\$599,000	\$529,000	\$510,000	85%	96%	120