

Sold Price Analysis Report (December 01, 2009 to December 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	80900958	1476 Fairway Drive	\$3,798,000	\$3,698,000	\$3,350,000	88%	91%	491
Country Club	80924814	1725 Miller Avenue	\$1,500,000	\$1,500,000	\$1,350,000	90%	90%	12
Country Club	80938580	1507 Arbor Avenue	\$2,295,000	\$1,995,000	\$1,800,000	78%	90%	80
Highlands	80950231	2081 Robinhood Lane	\$1,649,000	\$1,649,000	\$1,605,000	97%	97%	110
North Los Altos	80918664	220 Manresa Court	\$2,200,000	\$1,675,000	\$1,600,000	73%	96%	206
North Los Altos	80940095	305 Langton Avenue	\$1,575,000	\$1,499,000	\$1,499,000	95%	100%	57
North Los Altos	80949488	691 University Avenue	\$1,180,000	\$1,180,000	\$1,180,000	100%	100%	38
North Los Altos	80950112	419 Cherry Avenue	\$1,759,000	\$1,699,000	\$1,650,000	94%	97%	33
North Los Altos	80951871	527 Valencia Drive	\$1,595,000	\$1,495,000	\$1,495,000	94%	100%	21
North Los Altos	80952261	269 Langton Avenue	\$1,699,000	\$1,699,000	\$1,625,000	96%	96%	14
North Los Altos	80952867	447 Rinconada Court	\$1,649,000	\$1,649,000	\$1,582,895	96%	96%	14
North Los Altos	80953181	235 Lyell Street	\$1,380,000	\$1,380,000				12
North Los Altos	80953287	222 Hillview Avenue	\$1,500,000	\$1,500,000	\$1,600,000	107%	107%	1
North Los Altos	80953638	8 Chester Circle	\$998,000	\$998,000	\$992,000	99%	99%	211
South of El Monte	80932937	891 Nancy Lane	\$1,975,000	\$1,975,000	\$1,850,000	94%	94%	88
South of El Monte	80932952	1055 Eastwood Drive	\$2,350,000	\$2,100,000	\$1,985,000	84%	95%	145
South of El Monte	80934514	1438 Fremont Avenue	\$1,289,000	\$1,198,000	\$1,163,000	90%	97%	129
South of El Monte	80943516	307 Costello Drive	\$3,395,000	\$3,395,000	\$3,032,000	89%	89%	207
South of El Monte	80944543	508 Outlook Drive	\$2,480,000	\$2,480,000	\$2,125,000	86%	86%	33
South of El Monte	80946166	958 Clinton Road	\$1,299,000	\$1,299,000	\$1,270,000	98%	98%	20
South of El Monte	80946865	1181 Brucito Avenue	\$1,695,000	\$1,595,000	\$1,525,000	90%	96%	50
South of El Monte	80950260	111 South El Monte Avenue	\$1,199,000	\$1,099,000	\$1,025,000	85%	93%	14
South of El Monte	80951221	1530 Medford Drive	\$1,198,000	\$1,198,000	\$1,390,000	116%	116%	9
South of El Monte	80952126	1035 Leonello Avenue	\$1,699,000	\$1,699,000	\$1,700,000	100%	100%	7
South of El Monte	80952824	1640 Dallas Court	\$1,199,000	\$1,199,000	\$1,450,000	121%	121%	8
			\$1,782,200	\$1,714,120	\$1,660,162	89%	93%	80

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
North Los Altos	80918056	9 Los Altos Square	\$774,950	\$699,999	\$637,500	82%	91%	222
North Los Altos	80936690	414 Tyndall Street	\$879,000	\$848,800	\$802,500	91%	95%	104
North Los Altos	80938606	424 Tyndall Street #107	\$979,000	\$948,000	\$870,000	89%	92%	104
North Los Altos	80941177	2 Los Altos Square	\$825,000	\$825,000	\$765,000	93%	93%	38
North Los Altos	80942203	102 Lyell Street	\$598,000	\$598,000	\$560,000	94%	94%	230
North Los Altos	80953472	60 Los Altos Square	\$839,000	\$839,000	\$792,500	94%	94%	10
			\$815,825	\$793,133	\$737,917	90%	93%	118