

## Sold Price Analysis Report (December 01, 2010 to December 31, 2010)

### Single Family Residential

| Area        | MLS #    | Address                 | Org Price   | List Price  | Sold Price  | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------|----------|-------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Santa Clara | 80925737 | 608 Enright Avenue      | \$535,000   | \$499,950   | \$454,000   | 85%          | 91%           | 461 |
| Santa Clara | 80957938 | 621 Flannery Street     | \$445,000   | \$469,000   | \$449,000   | 101%         | 96%           | 323 |
| Santa Clara | 81007756 | 3542 Druffel Place      | \$779,990   | \$779,990   | \$720,687   | 92%          | 92%           | 193 |
| Santa Clara | 81008288 | 1716 Homestead Road     | \$595,000   | \$595,000   | \$725,000   | 122%         | 122%          | 205 |
| Santa Clara | 81022575 | 1770 Franck Avenue      | \$469,900   | \$399,100   | \$355,000   | 76%          | 89%           | 192 |
| Santa Clara | 81024407 | 2100 Stebbins Avenue    | \$489,000   | \$465,000   | \$465,000   | 95%          | 100%          | 162 |
| Santa Clara | 81029575 | 1747 Pomeroy Avenue     | \$420,000   | \$420,000   | \$425,000   | 101%         | 101%          | 2   |
| Santa Clara | 81030286 | 1756 Fremont Street     | \$569,950   | \$509,950   | \$500,000   | 88%          | 98%           | 138 |
| Santa Clara | 81031601 | 783 Laurie Avenue       | \$528,888   | \$489,999   | \$495,000   | 94%          | 101%          | 145 |
| Santa Clara | 81032814 | 1822 Beech Street       | \$439,900   | \$369,900   | \$340,500   | 77%          | 92%           | 124 |
| Santa Clara | 81033313 | 1386 Main Street        | \$690,000   | \$690,000   | \$690,000   | 100%         | 100%          | 100 |
| Santa Clara | 81033569 | 1394 Jackson Street     | \$544,950   | \$534,950   | \$530,000   | 97%          | 99%           | 105 |
| Santa Clara | 81034643 | 692 Pomeroy Avenue      | \$699,000   | \$675,000   | \$675,000   | 97%          | 100%          | 120 |
| Santa Clara | 81035034 | 2297 Lenox Place        | \$699,950   | \$679,950   | \$675,000   | 96%          | 99%           | 88  |
| Santa Clara | 81037206 | 2052 Kimberlin Place    | \$699,000   | \$665,000   | \$665,500   | 95%          | 100%          | 113 |
| Santa Clara | 81038672 | 728 Bucher Avenue       | \$550,000   | \$495,000   | \$450,000   | 82%          | 91%           | 38  |
| Santa Clara | 81039610 | 3669 Eastwood Circle    | \$550,000   | \$535,000   | \$535,000   | 97%          | 100%          | 78  |
| Santa Clara | 81039971 | 1360 Madison Street     | \$879,000   | \$749,000   | \$749,000   | 85%          | 100%          | 97  |
| Santa Clara | 81042079 | 1110 Lincoln Street     | \$615,000   | \$575,000   | \$562,000   | 91%          | 98%           | 78  |
| Santa Clara | 81042109 | 1951 Santa Inez Court   | \$745,000   | \$715,000   | \$685,000   | 92%          | 96%           | 79  |
| Santa Clara | 81042807 | 3523 Golden State Drive | \$545,000   | \$545,000   | \$535,000   | 98%          | 98%           | 59  |
| Santa Clara | 81043407 | 4434 Laird Circle       | \$759,950   | \$749,000   | \$737,000   | 97%          | 98%           | 67  |
| Santa Clara | 81045715 | 1547 Heatherdale Avenue | \$650,000   | \$625,000   | \$605,000   | 93%          | 97%           | 35  |
| Santa Clara | 81046164 | 945 Harrison Street     | \$549,000   | \$549,000   | \$535,000   | 97%          | 97%           | 30  |
| Santa Clara | 81046316 | 1525 Farmer Place       | \$807,808   | \$784,990   | \$720,000   | 89%          | 92%           | 56  |
| Santa Clara | 81046319 | 1535 Farmer Place       | \$814,035   | \$784,990   | \$719,035   | 88%          | 92%           | 45  |
| Santa Clara | 81046325 | 1575 Farmer Place       | \$810,895   | \$750,895   | \$720,895   | 89%          | 96%           | 87  |
| Santa Clara | 81046340 | 3575 Druffel Place      | \$814,696   | \$754,806   | \$714,806   | 88%          | 95%           | 87  |
| Santa Clara | 81046457 | 3631 Warbler Avenue     | \$1,070,890 | \$1,043,900 | \$998,000   | 93%          | 96%           | 64  |
| Santa Clara | 81047655 | 1724 Graham Lane        | \$775,000   | \$749,950   | \$723,000   | 93%          | 96%           | 38  |
| Santa Clara | 81047935 | 197 Bel Ayre Drive      | \$795,000   | \$720,000   | \$700,000   | 88%          | 97%           | 55  |
| Santa Clara | 81048427 | 2520 Rose Way           | \$555,800   | \$549,900   | \$515,000   | 93%          | 94%           | 43  |
| Santa Clara | 81048689 | 1263 Carmel Way         | \$482,000   | \$482,000   | \$430,000   | 89%          | 89%           | 33  |
| Santa Clara | 81049656 | 2716 Estella Drive      | \$895,000   | \$850,000   | \$865,000   | 97%          | 102%          | 37  |
| Santa Clara | 81049799 | 916 Pomeroy Avenue      | \$739,900   | \$739,900   | \$750,000   | 101%         | 101%          | 8   |
| Santa Clara | 81049862 | 3846 Baldwin Drive      | \$820,000   | \$820,000   | \$828,000   | 101%         | 101%          | 16  |
| Santa Clara | 81050074 | 1027 Brackett Way       | \$998,800   | \$998,800   | \$1,010,000 | 101%         | 101%          | 9   |
| Santa Clara | 81050079 | 2710 Pruneridge Avenue  | \$998,000   | \$998,000   | \$950,000   | 95%          | 95%           | 35  |
| Santa Clara | 81050303 | 2287 Rosita Avenue      | \$585,000   | \$585,000   | \$558,000   | 95%          | 95%           | 19  |
| Santa Clara | 81051405 | 3038 Mckinley Drive     | \$599,000   | \$575,000   | \$575,000   | 96%          | 100%          | 20  |
| Santa Clara | 81051610 | 4382 Burdick Lane       | \$1,180,000 | \$1,148,000 | \$1,110,000 | 94%          | 97%           | 24  |
| Santa Clara | 81051885 | 459 La Herran Drive     | \$820,000   | \$820,000   | \$835,000   | 102%         | 102%          | 8   |
| Santa Clara | 81051888 | 4714 Cheeney Street     | \$729,500   | \$729,500   | \$729,500   | 100%         | 100%          | 6   |

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| Santa Clara | 81052887 | 2384 Alberta Court   | \$578,000        | \$578,000        | \$585,000        | 101%         | 101%          | 5         |
| Santa Clara | 81052898 | 2150 Stebbins Avenue | \$525,000        | \$525,000        | \$519,000        | 99%          | 99%           | 8         |
| Santa Clara | 81052999 | 1679 Hood Court      | \$725,000        | \$725,000        | \$700,000        | 97%          | 97%           | 21        |
| Santa Clara | 81053094 | 1958 Liberty Street  | \$650,000        | \$650,000        | \$647,000        | 100%         | 100%          | 19        |
| Santa Clara | 81053233 | 3467 San Marcos Way  | \$540,000        | \$519,900        | \$520,000        | 96%          | 100%          | 170       |
| Santa Clara | 81053848 | 3746 Dunford Way     | \$688,000        | \$688,000        | \$672,000        | 98%          | 98%           | 12        |
| Santa Clara | 81053992 | 3388 Machado Avenue  | \$692,000        | \$692,000        | \$677,000        | 98%          | 98%           | 10        |
| Santa Clara | 81054191 | 1735 Oswald Place    | \$448,000        | \$448,000        | \$455,000        | 102%         | 102%          | 9         |
| Santa Clara | 81054317 | 2632 Day Court       | \$625,000        | \$625,000        | \$585,000        | 94%          | 94%           | 11        |
| Santa Clara | 81054673 | 2070 Menzel Place    | \$549,880        | \$549,880        | \$525,000        | 95%          | 95%           | 16        |
| Santa Clara | 81057831 | 2014 Jackson Street  | \$360,000        | \$360,000        | \$340,000        | 94%          | 94%           | 2         |
|             |          |                      | <b>\$668,902</b> | <b>\$648,633</b> | <b>\$633,962</b> | <b>95%</b>   | <b>98%</b>    | <b>74</b> |

### Townhouse/Condo (Comm Int Dev)

| Area        | MLS #    | Address                       | Org Price        | List Price       | Sold Price       | Sold\$/Org\$ | Sold\$/List\$ | DOM       |
|-------------|----------|-------------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Santa Clara | 81004709 | 977 Warburton Avenue #107     | \$394,950        | \$315,000        | \$270,000        | 68%          | 86%           | 277       |
| Santa Clara | 81017698 | 2029 Garzoni Place            | \$550,000        | \$535,000        | \$560,000        | 102%         | 105%          | 222       |
| Santa Clara | 81030997 | 4479 Laird Circle             | \$550,000        | \$529,000        | \$515,000        | 94%          | 97%           | 56        |
| Santa Clara | 81034169 | 1720 Halford Avenue #340      | \$260,000        | \$247,000        | \$260,000        | 100%         | 105%          | 144       |
| Santa Clara | 81036700 | 2662 Kentworth Way            | \$284,900        | \$369,900        | \$375,000        | 132%         | 101%          | 87        |
| Santa Clara | 81036965 | 1903 Miraplaza Court #13      | \$389,900        | \$349,000        | \$340,000        | 87%          | 97%           | 117       |
| Santa Clara | 81040406 | 3901 Lick Mill Boulevard #245 | \$425,000        | \$425,000        | \$425,000        | 100%         | 100%          | 5         |
| Santa Clara | 81040683 | 1083 Alta Mira Drive #A       | \$309,999        | \$299,000        | \$295,000        | 95%          | 99%           | 75        |
| Santa Clara | 81041652 | 3013 Kaiser Drive #B          | \$299,888        | \$299,888        | \$290,000        | 97%          | 97%           | 286       |
| Santa Clara | 81042979 | 3033 Kaiser Drive #G          | \$169,950        | \$169,950        | \$155,000        | 91%          | 91%           | 14        |
| Santa Clara | 81043103 | 1730 Halford Avenue #149      | \$199,900        | \$159,900        | \$149,000        | 75%          | 93%           | 116       |
| Santa Clara | 81043366 | 990 Kiely Boulevard #H        | \$110,000        | \$110,000        | \$115,000        | 105%         | 105%          | 8         |
| Santa Clara | 81044839 | 2011 Holly Branch Court       | \$424,900        | \$424,900        | \$418,000        | 98%          | 98%           | 12        |
| Santa Clara | 81049865 | 2417 Diane Marie Way          | \$499,999        | \$499,999        | \$515,000        | 103%         | 103%          | 17        |
| Santa Clara | 81049907 | 980 Kiely Boulevard #312      | \$178,000        | \$178,000        | \$172,000        | 97%          | 97%           | 13        |
| Santa Clara | 81050108 | 2200 Agnew Road #205          | \$369,500        | \$369,500        | \$342,000        | 93%          | 93%           | 34        |
| Santa Clara | 81051108 | 803 Bond Place                | \$609,000        | \$598,000        | \$589,000        | 97%          | 98%           | 16        |
| Santa Clara | 81051977 | 1855 Palm View Place #119     | \$359,900        | \$359,900        | \$355,000        | 99%          | 99%           | 7         |
| Santa Clara | 81052232 | 1031 Clyde Avenue #901        | \$253,175        | \$240,517        | \$241,000        | 95%          | 100%          | 78        |
| Santa Clara | 81052296 | 3023 Kaiser Drive #B          | \$285,000        | \$285,000        | \$280,000        | 98%          | 98%           | 86        |
| Santa Clara | 81052361 | 958 Kiely Boulevard #G        | \$298,800        | \$298,800        | \$285,000        | 95%          | 95%           | 17        |
| Santa Clara | 81052848 | 1841 Silva Place              | \$569,000        | \$569,000        | \$569,000        | 100%         | 100%          | 13        |
| Santa Clara | 81053514 | 1351 Casa Court               | \$559,000        | \$559,000        | \$545,000        | 97%          | 97%           | 62        |
| Santa Clara | 81054468 | 1883 Agnew Road #365          | \$345,000        | \$345,000        | \$325,000        | 94%          | 94%           | 107       |
|             |          |                               | <b>\$362,323</b> | <b>\$355,677</b> | <b>\$349,375</b> | <b>96%</b>   | <b>98%</b>    | <b>78</b> |