

## 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
Country Club	80949955	1486 Fairway Drive	\$4,195,000	\$4,195,000	\$3,610,000	86%	86%	805
Country Club	81045607	1640 Crestview Drive	\$2,950,000	\$2,590,000	\$2,425,000	82%	94%	75
Country Club	81046548	1476 Country Club Drive	\$1,850,000	\$1,695,000	\$1,625,000	88%	96%	53
Country Club	81052594	1675 Fairway Drive	\$1,650,000	\$1,650,000	\$1,540,000	93%	93%	13
North Los Altos	81030146	595 Orange Avenue	\$1,399,000	\$1,399,000	\$1,375,000	98%	98%	51
North Los Altos	81044424	1031 Estrellita Way	\$2,095,000	\$1,950,000	\$1,860,000	89%	95%	74
North Los Altos	81045296	431 Guadalupe Drive	\$1,799,950	\$1,649,950	\$1,550,000	86%	94%	48
North Los Altos	81045695	310 North El Monte Avenue	\$1,180,000	\$1,180,000	\$1,130,000	96%	96%	21
North Los Altos	81046804	418 Valencia Drive	\$2,198,000	\$2,198,000	\$2,150,000	98%	98%	145
North Los Altos	81046883	25 Del Monte Avenue	\$1,498,000	\$1,398,888	\$1,300,000	87%	93%	35
North Los Altos	81048974	43 Del Monte Avenue	\$799,000	\$829,000	\$820,000	103%	99%	38
North Los Altos	81049497	101 Angela Drive	\$1,697,000	\$1,697,000	\$1,575,000	93%	93%	27
North Los Altos	81050464	600 Guadalupe Drive	\$1,850,000	\$1,850,000	\$1,825,000	99%	99%	27
North Los Altos	81052599	26 Sunkist Lane	\$2,149,000	\$2,149,000	\$2,149,000	100%	100%	10
North Los Altos	81053783	549 Valencia Drive	\$1,398,000	\$1,398,000	\$1,428,000	102%	102%	10
North Los Altos	81053798	308 Loucks Avenue	\$1,149,950	\$1,149,950	\$1,155,000	100%	100%	11
North Los Altos	81055755	165 Lyell Street	\$1,349,000	\$1,349,000	\$1,325,000	98%	98%	235
South of El Monte	81019686	1419 Miramonte Avenue	\$1,399,000	\$1,274,950	\$1,215,000	87%	95%	194
South of El Monte	81019745	375 Fremont Avenue	\$2,795,000	\$2,495,000	\$1,950,000	70%	78%	212
South of El Monte	81039542	1395 Grant Court	\$1,895,000	\$1,799,000	\$1,759,000	93%	98%	147
South of El Monte	81040323	1659 Ben Roe Drive	\$1,499,000	\$1,399,000	\$1,350,000	90%	96%	60
South of El Monte	81045886	1065 Leonello Avenue	\$1,225,000	\$1,225,000	\$1,225,000	100%	100%	163
South of El Monte	81047227	251 Covington Road	\$1,995,000	\$1,995,000	\$1,900,000	95%	95%	36
South of El Monte	81049067	190 South Springer Road	\$1,450,000	\$1,398,000	\$1,300,000	90%	93%	50
South of El Monte	81051761	451 Fremont Avenue	\$1,499,000	\$1,499,000	\$1,640,451	109%	109%	8
South of El Monte	81052847	976 South Springer Road	\$1,049,000	\$1,049,000	\$1,175,000	112%	112%	7
			<b>\$1,769,727</b>	<b>\$1,710,067</b>	<b>\$1,629,094</b>	<b>92%</b>	<b>95%</b>	<b>98</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Highlands	81045013	50 Woods Lane	\$860,000	\$777,000	\$720,000	84%	93%	66
North Los Altos	81012639	59 Bay Tree Lane	\$1,325,000	\$1,198,000	\$1,135,000	86%	95%	247
North Los Altos	81039787	81 Los Altos Square	\$829,000	\$808,000	\$760,000	92%	94%	111
North Los Altos	81042266	1 West Edith Avenue #D220	\$845,000	\$845,000	\$830,000	98%	98%	83
North Los Altos	81053656	446 Tyndall Street	\$898,500	\$898,500	\$920,000	102%	102%	4
			<b>\$951,500</b>	<b>\$905,300</b>	<b>\$873,000</b>	<b>92%</b>	<b>96%</b>	<b>102</b>