

Sold Price Analysis Report (February 01, 2008 to February 29, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Santa Clara	80735879	2496 Armstrong Place	\$949,950	\$780,000	\$650,000	68%	83%	200
Santa Clara	80736862	1250 Market Street	\$685,000	\$685,000	\$670,000	98%	98%	199
Santa Clara	80744329	1192 Foley Avenue	\$663,900	\$604,900	\$585,000	88%	97%	153
Santa Clara	80749541	3886 Eastwood Circle	\$699,950	\$650,000	\$657,500	94%	101%	274
Santa Clara	80751962	2658 Forbes Avenue	\$859,000	\$699,000	\$705,000	82%	101%	120
Santa Clara	80753952	2130 Brown Avenue	\$694,999	\$649,000	\$650,000	94%	100%	101
Santa Clara	80757204	2220 Lenox Place	\$759,000	\$729,000	\$705,000	93%	97%	121
Santa Clara	80757869	2141 Avenida De Las Flores	\$729,900	\$659,900	\$603,000	83%	91%	184
Santa Clara	80759606	3216 Dorcich Street	\$1,000,000	\$929,950	\$877,000	88%	94%	77
Santa Clara	80759807	3199 Agate Drive	\$499,000	\$449,950	\$450,000	90%	100%	108
Santa Clara	80761817	4712 Snead Drive	\$898,800	\$902,075	\$902,075	100%	100%	34
Santa Clara	80762212	4233 Marston Lane	\$935,000	\$909,000	\$900,000	96%	99%	162
Santa Clara	80762865	4609 Snead Drive	\$629,500	\$545,000	\$525,000	83%	96%	76
Santa Clara	80763784	116 Arcadia Avenue	\$960,000	\$960,000	\$935,000	97%	97%	74
Santa Clara	80766764	778 Layton Street	\$789,000	\$789,000	\$789,000	100%	100%	64
Santa Clara	80766843	2145 Denise Drive	\$749,888	\$749,888	\$754,000	101%	101%	10
Santa Clara	80768016	4330 Bassett Street	\$499,950	\$499,950	\$448,500	90%	90%	41
Santa Clara	80768072	3097 San Juan Avenue	\$525,000	\$525,000	\$521,000	99%	99%	14
Santa Clara	80768705	2311 Rosita Avenue	\$659,950	\$659,950	\$650,000	98%	98%	32
Santa Clara	80769580	1731 Roll Street	\$639,900	\$639,900	\$620,000	97%	97%	7
Santa Clara	80769617	25 Harold Avenue	\$749,950	\$749,950	\$721,000	96%	96%	0
Santa Clara	80770530	685 Nicholson Avenue	\$969,950	\$969,950	\$957,000	99%	99%	10
Santa Clara	80771027	248 Westridge Drive	\$659,950	\$695,000	\$710,000	108%	102%	29
Santa Clara	80771587	1212 Pierce Street	\$420,000	\$420,000	\$375,000	89%	89%	19
Santa Clara	80771664	4298 Watson Circle	\$828,000	\$828,000	\$820,000	99%	99%	15
Santa Clara	80771735	3779 Swallow Way	\$749,950	\$749,950	\$765,000	102%	102%	10
Santa Clara	80771781	4310 Burdick Lane	\$849,950	\$849,950	\$830,000	98%	98%	146
Santa Clara	80771820	1376 Blackfield Drive	\$599,000	\$599,000	\$595,000	99%	99%	80
Santa Clara	80772915	758 San Miguel Avenue	\$619,950	\$609,950	\$598,000	96%	98%	21
Santa Clara	80773429	671 Briarcliff Court	\$769,000	\$769,000	\$730,000	95%	95%	16
Santa Clara	80773493	760 Baylor Drive	\$825,000	\$825,000	\$910,000	110%	110%	8
Santa Clara	80774920	4397 Rivermark Parkway	\$1,230,000	\$1,230,000	\$1,230,000	100%	100%	6
Santa Clara	80775002	348 Dawson Drive	\$889,000	\$889,000	\$950,000	107%	107%	9
Santa Clara	80799959	3504 Kenyon Drive	\$860,000	\$860,000	\$855,000	99%	99%	0
Santa Clara	80776498	1565 Newhall Street	\$597,500	\$597,500	\$595,000	100%	100%	4
Santa Clara	80778329	2201 Park Avenue	\$646,000	\$646,000	\$645,999	100%	100%	1
			\$752,525	\$730,686	\$719,002	96%	98%	67

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Santa Clara	80741539	2438 Nobili Avenue	\$724,500	\$649,000	\$620,000	86%	96%	177
Santa Clara	80747449	1459 Isabella Street	\$818,777	\$798,777	\$798,000	97%	100%	144
Santa Clara	80750887	2250 Monroe Street #00238	\$345,000	\$330,000	\$315,000	91%	95%	311

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Santa Clara	80751504	1700 Civic Center Drive #107	\$289,950	\$260,000	\$260,000	90%	100%	127
Santa Clara	80752714	962 Kiely Boulevard #0000H	\$339,500	\$314,950	\$307,500	91%	98%	108
Santa Clara	80754656	460 Navaro Way #00101	\$419,999	\$390,000	\$390,000	93%	100%	160
Santa Clara	80758545	2590 Knightsbridge Lane	\$524,900	\$515,900	\$475,000	90%	92%	97
Santa Clara	80760452	287 Monroe Street	\$564,900	\$564,900	\$565,000	100%	100%	33
Santa Clara	80763751	966 Kiely Boulevard #0000A	\$285,000	\$285,000	\$270,000	95%	95%	239
Santa Clara	80766727	1462 Goodfellow Place #16	\$808,777	\$808,777	\$782,500	97%	97%	19
Santa Clara	80768516	1883 Agnew Road #367	\$569,000	\$569,000	\$550,000	97%	97%	286
Santa Clara	80770283	1777 Lafayette Street #00113	\$579,000	\$579,000	\$567,000	98%	98%	12
Santa Clara	80771843	1902 Miraplaza Court #00031	\$425,000	\$425,000	\$438,000	103%	103%	113
Santa Clara	80773119	1240 Kelley Way	\$779,950	\$779,950	\$770,000	99%	99%	15
Santa Clara	80773900	4070 Fitzpatrick Way	\$799,000	\$799,000	\$799,000	100%	100%	15
			\$551,550	\$537,950	\$527,133	96%	98%	124