

## 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
Almaden Valley	80755949	6792 Graystone Lane	\$1,899,000	\$1,899,000	\$1,855,000	98%	98%	108
Almaden Valley	80766014	6309 Desert Flame Drive	\$879,995	\$849,000	\$825,000	94%	97%	69
Almaden Valley	80770766	1697 Via Lugano	\$939,000	\$939,000	\$930,000	99%	99%	9
Almaden Valley	80771604	6058 Burnbank Place	\$899,999	\$899,999	\$875,000	97%	97%	29
Almaden Valley	80772979	1270 Quail Creek Circle	\$1,199,000	\$1,199,000	\$1,236,000	103%	103%	8
Almaden Valley	80774294	6409 Gondola Way	\$859,000	\$859,000	\$859,000	100%	100%	16
Almaden Valley	80775028	6915 Randol Creek Drive	\$775,000	\$775,000	\$806,000	104%	104%	9
Almaden Valley	80775056	1632 Via Fortuna	\$898,000	\$898,000	\$965,000	107%	107%	9
Almaden Valley	80740698	6550 Circle Hill Drive	\$1,199,999	\$1,079,000	\$1,047,500	87%	97%	402
Alum Rock	80724346	120 Maro Drive	\$635,000	\$610,000	\$595,715	94%	98%	253
Alum Rock	80728924	3025 Three Springs Court	\$1,544,900	\$1,398,900	\$1,330,000	86%	95%	218
Alum Rock	80732984	3647 Warner Drive	\$1,655,000	\$1,595,000	\$1,500,000	91%	94%	233
Alum Rock	80741644	13645 Marmont Way	\$599,950	\$499,950	\$500,000	83%	100%	185
Alum Rock	80748388	1618 Montevideo Lane	\$695,000	\$485,000	\$462,000	66%	95%	160
Alum Rock	80758183	2791 Sussex Drive	\$504,900	\$425,800	\$417,000	83%	98%	80
Alum Rock	80760440	3404 Casalino Court	\$610,000	\$549,000	\$540,000	89%	98%	108
Alum Rock	80764684	33 Pleasant Ridge Avenue	\$527,900	\$519,900	\$455,000	86%	88%	234
Alum Rock	80765969	1858 Darwin Way	\$440,000	\$400,000	\$400,000	91%	100%	271
Alum Rock	80767830	3426 Hickerson Drive	\$799,999	\$799,999	\$748,000	94%	94%	143
Alum Rock	80768206	3630 Valley Ridge Lane	\$1,827,900	\$1,774,900	\$1,645,000	90%	93%	46
Alum Rock	80768632	2033 Supreme Drive	\$499,950	\$499,950	\$450,000	90%	90%	19
Alum Rock	80771543	3152 Sylvan Drive	\$575,000	\$529,000	\$515,000	90%	97%	18
Alviso (Santa Clara County)	80768163	1286 Michigan Avenue	\$320,000	\$275,000	\$250,000	78%	91%	131
Berryessa	80718362	757 Batista Drive	\$789,000	\$719,000	\$700,000	89%	97%	274
Berryessa	80746769	3202 Modred Drive	\$529,000	\$450,000	\$420,000	79%	93%	141
Berryessa	80749872	3130 Balmoral Drive	\$749,888	\$728,888	\$650,000	87%	89%	151
Berryessa	80751525	1449 Vinci Park Way	\$825,000	\$785,000	\$730,000	88%	93%	132
Berryessa	80751856	1536 Morrill Avenue	\$649,888	\$579,000	\$565,000	87%	98%	138
Berryessa	80753072	3599 Rowley Drive	\$759,000	\$719,000	\$700,000	92%	97%	106
Berryessa	80755903	2167 Estee Court	\$739,000	\$729,000	\$700,000	95%	96%	96
Berryessa	80757313	1044 Piedmont Road	\$998,000	\$899,000	\$750,000	75%	83%	82
Berryessa	80759786	2144 Commodore Drive	\$870,000	\$845,000	\$815,000	94%	96%	75
Berryessa	80765559	1119 Somerset Drive	\$645,900	\$634,900	\$620,000	96%	98%	28
Berryessa	80767202	3188 Modred Drive	\$485,000	\$475,000	\$460,000	95%	97%	181
Berryessa	80768115	1159 Fargate Circle	\$675,000	\$675,000	\$645,000	96%	96%	141
Berryessa	80769526	3203 Lenark Drive	\$585,900	\$585,900	\$580,000	99%	99%	7
Berryessa	80769713	11300 Chula Vista Drive	\$574,900	\$574,900	\$568,000	99%	99%	28
Berryessa	80769932	3284 Sagewood Lane	\$665,000	\$665,000	\$650,000	98%	98%	112
Berryessa	80770284	3059 Sierra Road	\$579,000	\$579,000	\$540,000	93%	93%	126
Berryessa	80770737	1131 Braemer Court	\$729,900	\$729,900	\$725,000	99%	99%	14
Berryessa	80771231	1862 Gillian Way	\$599,995	\$599,995	\$590,000	98%	98%	33
Berryessa	80771242	1937 Junewood Avenue	\$629,900	\$629,900	\$640,000	102%	102%	225
Berryessa	80771366	3043 Melchester Drive	\$550,000	\$550,000	\$560,000	102%	102%	139

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### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Berryessa	80772455	2342 Oak Flat Road	\$679,950	\$679,950	\$675,000	99%	99%	9
Berryessa	80776392	1240 Littleton Drive	\$785,000	\$785,000	\$778,000	99%	99%	17
Blossom Valley	80725664	5884 Paddon Circle	\$710,000	\$557,600	\$530,200	75%	95%	251
Blossom Valley	80736218	5932 Hillview Avenue	\$1,198,888	\$1,098,000	\$1,040,000	87%	95%	151
Blossom Valley	80749482	4683 Park Concord Place	\$829,717	\$799,000	\$785,000	95%	98%	205
Blossom Valley	80751101	4583 Sidlaw Court	\$689,950	\$599,950	\$599,000	87%	100%	134
Blossom Valley	80757032	4372 Lynfield Lane	\$705,000	\$659,950	\$635,000	90%	96%	85
Blossom Valley	80759407	6218 Shadelands Drive	\$599,000	\$599,000	\$560,000	93%	93%	108
Blossom Valley	80760970	4814 Minas Drive	\$849,000	\$849,000	\$785,000	92%	92%	69
Blossom Valley	80761806	712 Faraone Drive	\$710,000	\$710,000	\$670,000	94%	94%	98
Blossom Valley	80762023	903 Maclay Drive	\$730,000	\$730,000	\$702,500	96%	96%	135
Blossom Valley	80765589	5138 Baralay Place	\$559,950	\$539,950	\$450,000	80%	83%	44
Blossom Valley	80766526	314 Oakberry Way	\$669,950	\$669,950	\$646,000	96%	96%	57
Blossom Valley	80766594	6230 Wichita Court	\$578,888	\$549,888	\$540,000	93%	98%	154
Blossom Valley	80766998	336 Avenida Arboles	\$638,500	\$638,500	\$638,500	100%	100%	29
Blossom Valley	80767001	771 Colleen Drive	\$874,900	\$874,900	\$835,000	95%	95%	50
Blossom Valley	80767335	4997 Narvaez Avenue	\$599,000	\$575,000	\$475,000	79%	83%	51
Blossom Valley	80770239	682 Mary Evelyn Drive	\$780,000	\$780,000	\$780,000	100%	100%	10
Blossom Valley	80770665	6287 Mayo Drive	\$575,000	\$575,000	\$564,050	98%	98%	7
Blossom Valley	80771120	6068 Foothill Glen Court	\$729,000	\$729,000	\$720,000	99%	99%	4
Blossom Valley	80771653	864 Midvale Lane	\$697,000	\$697,000	\$680,000	98%	98%	10
Blossom Valley	80774556	6136 Banner Drive	\$799,000	\$799,000	\$802,500	100%	100%	14
Blossom Valley	80774898	6224 Dunn Avenue	\$629,000	\$629,000	\$617,000	98%	98%	71
Blossom Valley	80774918	361 Daisy Drive	\$799,999	\$799,999	\$751,000	94%	94%	12
Blossom Valley	80775429	431 Madison Drive	\$520,000	\$520,000	\$510,000	98%	98%	3
Blossom Valley	80775561	5714 Crow Lane	\$625,000	\$625,000	\$620,000	99%	99%	7
Cambrian	80740309	5070 Wayland Avenue	\$675,000	\$575,000	\$531,000	79%	92%	180
Cambrian	80744205	15231 Chelsea Drive	\$850,000	\$765,000	\$720,000	85%	94%	157
Cambrian	80750058	5391 Joseph Lane	\$609,000	\$529,000	\$515,000	85%	97%	103
Cambrian	80755037	5471 Escover Lane	\$594,900	\$569,900	\$540,000	91%	95%	232
Cambrian	80756500	14476 Wyrick Avenue	\$759,000	\$759,000	\$750,000	99%	99%	44
Cambrian	80757925	3229 Gavota Avenue	\$615,000	\$560,000	\$542,500	88%	97%	192
Cambrian	80759441	5785 Rotterdam Lane	\$689,000	\$639,000	\$570,000	83%	89%	87
Cambrian	80759712	14956 Ronda Drive	\$599,000	\$549,900	\$525,000	88%	95%	85
Cambrian	80763065	4838 Sutcliff Avenue	\$650,000	\$639,900	\$632,000	97%	99%	70
Cambrian	80763103	14929 Standish Drive	\$699,000	\$699,000	\$695,000	99%	99%	64
Cambrian	80764380	1446 Helmond Lane	\$580,000	\$568,400	\$533,000	92%	94%	155
Cambrian	80765162	1929 Geneva Street	\$728,888	\$655,000	\$655,000	90%	100%	68
Cambrian	80766038	4882 Sutcliff Avenue	\$672,500	\$650,000	\$630,000	94%	97%	54
Cambrian	80766864	1572 Willowmont Avenue	\$587,000	\$587,000	\$567,000	97%	97%	26
Cambrian	80768058	1720 Zinnia Lane	\$820,000	\$820,000	\$787,500	96%	96%	32
Cambrian	80768247	4476 Clydelle Avenue	\$800,000	\$799,000	\$799,000	100%	100%	27
Cambrian	80768885	3383 Fawn Drive	\$892,000	\$892,000	\$840,000	94%	94%	34

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cambrian	80770218	1406 Willowtree Court	\$599,950	\$599,950	\$599,000	100%	100%	34
Cambrian	80770275	1553 San Joaquin Avenue	\$678,000	\$678,000	\$688,000	101%	101%	5
Cambrian	80770351	5281 Garwood Drive	\$621,900	\$621,900	\$625,000	100%	100%	22
Cambrian	80770874	1535 Hallbrook Drive	\$619,999	\$619,999	\$635,000	102%	102%	89
Cambrian	80770957	3018 Kirk Road	\$630,000	\$630,000	\$610,000	97%	97%	26
Cambrian	80771651	1421 Bouret Drive	\$537,000	\$537,000	\$550,000	102%	102%	268
Cambrian	80772419	1643 Hyacinth Lane	\$649,956	\$649,956	\$700,000	108%	108%	5
Cambrian	80772567	1497 Portobelo Drive	\$579,000	\$579,000	\$580,000	100%	100%	10
Cambrian	80773976	14509 Berry Way	\$965,000	\$965,000	\$965,000	100%	100%	2
Cambrian	80775422	1931 Geneva Street	\$549,950	\$549,950	\$555,000	101%	101%	7
Campbell	80744545	642 Boynton Avenue	\$749,900	\$675,000	\$642,000	86%	95%	134
Campbell	80754658	3755 Gleason Avenue	\$725,000	\$699,000	\$669,800	92%	96%	92
Campbell	80760885	1488 Sunland Court	\$880,000	\$880,000	\$865,000	98%	98%	40
Campbell	80762380	1190 Whitehall Avenue	\$698,000	\$685,000	\$673,000	96%	98%	67
Campbell	80763107	4993 Montreal Drive	\$679,900	\$679,900	\$649,000	95%	95%	82
Campbell	80764059	611 Eden Avenue	\$659,900	\$659,900	\$620,000	94%	94%	58
Campbell	80766112	3920 Springfield Drive	\$688,000	\$659,900	\$650,000	94%	98%	53
Campbell	80766718	804 Blaisdell Court	\$699,500	\$699,500	\$680,000	97%	97%	35
Campbell	80767256	2999 David Avenue	\$610,000	\$545,000	\$555,000	91%	102%	154
Campbell	80767848	3469 Yuba Avenue	\$788,000	\$788,000	\$778,000	99%	99%	53
Campbell	80769059	2261 Dorval Drive	\$840,000	\$829,000	\$800,000	95%	97%	27
Campbell	80769314	1036 Savannah Drive	\$839,000	\$839,000	\$846,000	101%	101%	13
Campbell	80769647	2407 Stokes Street	\$679,000	\$679,000	\$679,000	100%	100%	11
Campbell	80769906	3313 Valley Square Lane	\$739,950	\$739,950	\$735,000	99%	99%	13
Campbell	80770236	3438 Olsen Drive	\$680,000	\$680,000	\$670,000	99%	99%	8
Campbell	80770697	3666 Debra Way	\$675,000	\$675,000	\$672,000	100%	100%	8
Campbell	80770948	2880 Moorpark Avenue	\$499,950	\$499,950	\$470,000	94%	94%	198
Campbell	80771067	4951 Grimsby Drive	\$988,000	\$988,000	\$988,000	100%	100%	9
Campbell	80771485	2491 Ottawa Way	\$649,900	\$649,900	\$701,000	108%	108%	14
Campbell	80775287	3522 Appleton Drive	\$799,000	\$750,000	\$740,000	93%	99%	112
Central San Jose	80712625	439 South 13Th Street	\$809,987	\$759,987	\$680,000	84%	89%	284
Central San Jose	80744946	762 Harding Avenue	\$795,000	\$750,000	\$700,000	88%	93%	150
Central San Jose	80747667	45 Floyd Street	\$529,000	\$399,000	\$379,000	72%	95%	427
Central San Jose	80754346	651 South 5Th Street	\$599,000	\$498,000	\$490,000	82%	98%	104
Central San Jose	80755793	158 North 12Th Street	\$698,000	\$698,000	\$675,000	97%	97%	162
Central San Jose	80757432	1267 Fremont Street	\$1,899,000	\$1,699,000	\$1,597,000	84%	94%	114
Central San Jose	80760654	213 East Empire Street	\$399,888	\$399,888	\$411,510	103%	103%	76
Central San Jose	80762344	425 North 6Th Street	\$719,950	\$628,888	\$628,000	87%	100%	215
Central San Jose	80764685	125 North Buena Vista Avenue	\$675,000	\$675,000	\$650,000	96%	96%	50
Central San Jose	80766356	316 Arleta Avenue	\$349,950	\$349,950	\$353,917	101%	101%	4
Central San Jose	80767595	1294 Hanchett Avenue	\$2,499,999	\$2,499,999	\$2,486,000	99%	99%	18
Central San Jose	80769769	421 Arleta Avenue	\$425,000	\$425,000	\$400,000	94%	94%	21
Central San Jose	80770118	1004 Pepitone Avenue	\$399,900	\$399,900	\$399,900	100%	100%	13

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Central San Jose	80770616	997 Asbury Street	\$1,095,000	\$1,095,000	\$1,065,000	97%	97%	133
Central San Jose	80771878	1560 Calaveras Avenue	\$1,295,000	\$1,295,000	\$1,250,000	97%	97%	8
Central San Jose	80772643	40 South Morrison Avenue	\$549,000	\$549,000	\$540,000	98%	98%	106
Cupertino	80758623	1667 English Drive	\$989,500	\$909,500	\$900,000	91%	99%	95
Cupertino	80761082	1031 Craig Drive	\$1,668,000	\$1,608,000	\$1,568,000	94%	98%	85
Cupertino	80767559	5482 Ora Street	\$1,150,000	\$1,150,000	\$1,225,000	107%	107%	9
Cupertino	80770152	1609 English Drive	\$948,000	\$948,000	\$985,000	104%	104%	14
Cupertino	80770837	1338 Cordelia Avenue	\$1,095,000	\$1,095,000	\$1,120,000	102%	102%	9
Cupertino	80770845	919 Brentwood Drive	\$945,000	\$945,000	\$980,000	104%	104%	7
Cupertino	80772123	1093 Wilmington Avenue	\$937,500	\$937,500	\$944,000	101%	101%	5
Cupertino	80772264	5240 Rhonda Drive	\$1,249,988	\$1,249,988	\$1,237,500	99%	99%	8
Cupertino	80774153	1459 Pine Grove Way	\$1,198,000	\$1,198,000	\$1,308,000	109%	109%	13
Evergreen	80737150	3159 Ravenswood Way	\$849,950	\$799,950	\$740,000	87%	93%	203
Evergreen	80739880	5271 Roxburghe Court	\$1,123,000	\$999,000	\$985,000	88%	99%	190
Evergreen	80749167	1651 Tiber Court	\$1,479,000	\$1,379,000	\$1,369,000	93%	99%	110
Evergreen	80751620	4727 Mountaire Court	\$1,775,000	\$1,775,000	\$1,500,000	85%	85%	89
Evergreen	80751980	5916 Pistoia Way	\$1,229,950	\$1,219,000	\$1,150,000	93%	94%	274
Evergreen	80754249	2575 Glen Alma Way	\$735,000	\$735,000	\$690,000	94%	94%	184
Evergreen	80757709	1662 Heritage Bay Place	\$975,900	\$929,900	\$915,000	94%	98%	107
Evergreen	80761694	3285 Coto Court	\$1,287,000	\$1,250,000	\$1,170,000	91%	94%	66
Evergreen	80762107	3085 Florence Park Drive	\$1,038,000	\$998,888	\$940,000	91%	94%	89
Evergreen	80763766	2228 Freya Drive	\$399,900	\$339,900	\$340,000	85%	100%	71
Evergreen	80763787	5670 Morningside Drive	\$1,350,000	\$1,275,000	\$1,250,000	93%	98%	129
Evergreen	80765470	2874 Pinecrest Court	\$650,000	\$650,000	\$625,000	96%	96%	27
Evergreen	80765891	1617 Nickel Avenue	\$499,900	\$464,900	\$450,000	90%	97%	60
Evergreen	80766200	1786 Eaglehurst Drive	\$570,000	\$555,000	\$540,000	95%	97%	221
Evergreen	80766462	1980 Edgebank Drive	\$599,000	\$569,000	\$555,000	93%	98%	214
Evergreen	80768743	7078 Goldenspur Loop	\$897,250	\$861,675	\$840,000	94%	97%	46
Evergreen	80770358	4720 Silver Ranch Place	\$1,010,000	\$1,010,000	\$985,000	98%	98%	8
Evergreen	80775563	2690 Brahms Avenue	\$409,900	\$409,900	\$400,000	98%	98%	180
Los Gatos/Monte Sereno	80768111	1751 Blossom Hill Road	\$669,950	\$669,950	\$750,000	112%	112%	269
Santa Clara	80752102	2276 Newhall Street	\$625,000	\$525,000	\$515,000	82%	98%	152
Santa Clara	80757233	2137 Sunny Vista Drive	\$699,000	\$674,000	\$662,000	95%	98%	115
Santa Teresa	80754786	6323 Solano Drive	\$675,000	\$615,000	\$600,000	89%	98%	276
Santa Teresa	80760362	4883 Nicole Court	\$584,900	\$559,900	\$538,000	92%	96%	75
Santa Teresa	80761582	20 Leominster Court	\$550,000	\$499,000	\$499,000	91%	100%	71
Santa Teresa	80766989	6464 Cottle Road	\$639,900	\$639,900	\$613,800	96%	96%	14
Santa Teresa	80768670	107 Houlton Court	\$599,950	\$599,950	\$601,000	100%	100%	23
Santa Teresa	80772742	6519 Pemba Drive	\$567,000	\$567,500	\$560,000	99%	99%	188
South San Jose	80718067	4970 Gazania Drive	\$619,900	\$469,900	\$463,000	75%	99%	289
South San Jose	80727104	4188 Ridgebrook Way	\$742,000	\$435,000	\$450,000	61%	103%	204
South San Jose	80742978	756 River Falls Drive	\$675,000	\$545,000	\$521,000	77%	96%	180
South San Jose	80748262	2548 Loomis Court	\$599,000	\$535,000	\$505,000	84%	94%	132

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South San Jose	80756006	3920 Park Charles Court	\$599,900	\$574,900	\$540,000	90%	94%	112
South San Jose	80756689	4347 Senter Road	\$485,000	\$449,888	\$399,000	82%	89%	118
South San Jose	80757970	4146 San Miguel Way	\$545,000	\$445,000	\$445,000	82%	100%	100
South San Jose	80758610	1414 Dornoch Avenue	\$384,900	\$332,500	\$328,000	85%	99%	86
South San Jose	80761179	1249 Lightland Road	\$529,000	\$499,000	\$470,000	89%	94%	92
South San Jose	80761720	1236 Zachary Court	\$524,900	\$489,900	\$460,000	88%	94%	66
South San Jose	80764151	1207 Sylvia Drive	\$594,000	\$579,900	\$560,000	94%	97%	136
South San Jose	80765221	4976 Collomia Court	\$669,000	\$668,000	\$618,000	92%	93%	55
South San Jose	80765389	339 Bella Ridge Terrace	\$644,900	\$619,900	\$601,700	93%	97%	50
South San Jose	80766429	2029 Kilchoan Way	\$389,900	\$389,900	\$389,000	100%	100%	18
South San Jose	80766898	433 Ezie Street	\$485,000	\$455,000	\$455,000	94%	100%	47
South San Jose	80767884	269 Livonia Place	\$542,900	\$542,900	\$525,000	97%	97%	152
South San Jose	80770520	310 Grey Ghost Avenue	\$499,950	\$499,950	\$500,000	100%	100%	8
South San Jose	80773102	130 Azucar Avenue	\$306,280	\$306,280	\$335,000	109%	109%	7
Willow Glen	80737478	1310 Curtner Avenue	\$919,900	\$729,900	\$735,000	80%	101%	189
Willow Glen	80745416	2658 Hill Park Drive	\$1,199,000	\$999,000	\$980,000	82%	98%	151
Willow Glen	80753807	957 Franquette Avenue	\$1,195,000	\$1,195,000	\$1,100,000	92%	92%	116
Willow Glen	80754909	1738 Dry Creek Road	\$1,845,000	\$1,699,000	\$1,640,000	89%	97%	127
Willow Glen	80756180	1875 Pandora Drive	\$658,000	\$615,000	\$595,000	90%	97%	121
Willow Glen	80756810	955 Wren Drive	\$665,000	\$645,000	\$625,000	94%	97%	103
Willow Glen	80758083	1115 Carolyn Avenue	\$2,385,000	\$2,295,000	\$2,025,000	85%	88%	89
Willow Glen	80758875	1387 Pine Avenue	\$869,500	\$825,000	\$790,000	91%	96%	76
Willow Glen	80760292	1127 Telfer Avenue	\$848,500	\$848,500	\$830,000	98%	98%	60
Willow Glen	80760472	853 Willow Glen Way	\$1,749,000	\$1,749,000	\$1,685,000	96%	96%	226
Willow Glen	80763947	2907 Quinto Way	\$629,900	\$560,000	\$560,000	89%	100%	73
Willow Glen	80764150	1809 Mcniff Place	\$1,324,995	\$1,324,995	\$1,285,000	97%	97%	64
Willow Glen	80765115	2419 Westgate Avenue	\$1,999,000	\$1,999,000	\$1,900,000	95%	95%	50
Willow Glen	80770070	1584 De Anza Way	\$839,950	\$839,950	\$810,000	96%	96%	6
Willow Glen	80770105	1884 Potrero Drive	\$669,000	\$669,000	\$660,000	99%	99%	88
Willow Glen	80771524	1039 Cherry Avenue	\$1,090,000	\$1,090,000	\$1,090,000	100%	100%	13
Willow Glen	80772388	1582 Koch Lane	\$799,950	\$799,950	\$820,000	103%	103%	16
Willow Glen	80772638	987 California Avenue	\$849,950	\$849,950	\$875,999	103%	103%	7
Willow Glen	80773995	1794 Jonathan Avenue	\$1,425,000	\$1,425,000	\$1,415,000	99%	99%	5
Willow Glen	80774268	1042 Camino Ramon	\$1,179,000	\$1,179,000	\$1,175,000	100%	100%	6
			<b>\$801,848</b>	<b>\$771,264</b>	<b>\$750,199</b>	<b>94%</b>	<b>97%</b>	<b>92</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Alum Rock	80768530	275 Orosi Way	\$354,900	\$354,900	\$384,500	108%	108%	32
Alviso (Santa Clara County)	80761849	604 Maestro Court	\$485,000	\$455,000	\$455,000	94%	100%	86
Berryessa	80717125	1642 Lorient Terrace	\$540,000	\$540,000	\$540,000	100%	100%	10
Berryessa	80745097	1062 Rymar Place #1062	\$478,888	\$429,950	\$408,888	85%	95%	171
Berryessa	80746158	2256 Meadowgate Way	\$441,000	\$354,900	\$354,900	80%	100%	162

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

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Berryessa	80746953	926 Gilchrist Drive #00004	\$355,500	\$239,900	\$220,000	62%	92%	141
Berryessa	80752932	2057 Oakland Road #10	\$616,000	\$616,000	\$623,273	101%	101%	21
Berryessa	80752940	2055 Oakland Road #11	\$554,000	\$554,000	\$554,000	100%	100%	24
Berryessa	80757234	3172 Cropley Avenue	\$385,000	\$368,000	\$360,000	94%	98%	105
Berryessa	80763930	813 North Capitol Avenue #1	\$299,900	\$270,000	\$239,000	80%	89%	175
Berryessa	80769009	2555 Alveswood Circle	\$424,900	\$424,900	\$390,000	92%	92%	47
Berryessa	80769442	333 Destino Circle #41	\$499,900	\$499,900	\$495,000	99%	99%	11
Blossom Valley	80749817	3007 Mary Helen Lane	\$685,000	\$656,950	\$635,000	93%	97%	135
Blossom Valley	80750603	5462 Spinnaker Walkway #00004	\$349,900	\$298,900	\$285,000	81%	95%	120
Blossom Valley	80751738	2209 La Terrace Circle #2209	\$426,000	\$419,000	\$408,000	96%	97%	143
Blossom Valley	80752752	5533 Don Pedro Court	\$519,888	\$449,949	\$435,000	84%	97%	127
Blossom Valley	80760910	3123 Saint Florian Way	\$575,000	\$575,000	\$560,000	97%	97%	59
Blossom Valley	80765926	5567 Judith Street #00002	\$285,000	\$285,000	\$275,000	96%	96%	17
Blossom Valley	80767400	404 Casselino Drive	\$900,000	\$850,000	\$850,000	94%	100%	36
Blossom Valley	80768041	1147 Foxchase Drive	\$440,000	\$440,000	\$413,000	94%	94%	59
Blossom Valley	80769239	2500 Olivegate Lane	\$329,900	\$321,900	\$326,500	99%	101%	33
Blossom Valley	80771114	4982 Grey Feather Circle	\$399,000	\$399,000	\$399,000	100%	100%	21
Blossom Valley	80773383	2988 Grassina Street #401	\$589,950	\$589,950	\$575,000	97%	97%	12
Blossom Valley	80774913	5455 Eagles Lane #00004	\$360,000	\$360,000	\$330,000	92%	92%	1
Cambrian	80744050	4874 Lakebird Place	\$386,500	\$340,000	\$320,000	83%	94%	164
Cambrian	80751449	4970 Cherry Avenue #107	\$439,500	\$399,500	\$390,000	89%	98%	140
Cambrian	80765726	4970 Cherry Ave Avenue #214	\$399,500	\$399,500	\$399,500	100%	100%	63
Cambrian	80773098	4830 Pine Forest Place	\$385,000	\$385,000	\$397,500	103%	103%	6
Campbell	80751224	334 Santana Row #00325	\$672,000	\$639,000	\$616,000	92%	96%	134
Campbell	80752668	1100 South Winchester Boulevard	\$399,999	\$399,999	\$399,000	100%	100%	34
Campbell	80753761	334 Santana Row #314	\$579,900	\$522,500	\$500,000	86%	96%	102
Campbell	80756475	3588 Payne Avenue #00009	\$415,000	\$398,888	\$385,000	93%	97%	108
Campbell	80760343	1288 Weibel Way	\$574,000	\$554,000	\$539,000	94%	97%	80
Campbell	80762012	333 Santana Row #334	\$579,900	\$559,900	\$525,000	91%	94%	50
Campbell	80773452	334 Santana Row #00324	\$1,049,000	\$1,049,000	\$1,040,000	99%	99%	4
Central San Jose	80733685	411 Park Avenue #139	\$434,950	\$397,000	\$368,000	85%	93%	261
Central San Jose	80749144	1549 Easington Way	\$530,000	\$510,000	\$500,000	94%	98%	117
Central San Jose	80758200	888 N. Eighth Street	\$677,111	\$642,111	\$610,000	90%	95%	91
Central San Jose	80758220	884 N. Eighth Street	\$622,060	\$559,990	\$539,000	87%	96%	126
Central San Jose	80765023	113 Laurel Grove Lane	\$595,000	\$569,000	\$569,000	96%	100%	61
Central San Jose	80765874	1485 De Rose Way #00223	\$349,950	\$349,950	\$340,000	97%	97%	40
Central San Jose	80768120	46 West Julian Street #00313	\$524,900	\$524,900	\$480,000	91%	91%	26
Central San Jose	80769754	1403 Alegria Loop	\$579,000	\$579,000	\$490,000	85%	85%	31
Central San Jose	80771534	1165 Sierra Madres Terrace	\$595,900	\$595,900	\$543,800	91%	91%	14
Central San Jose	80773027	1481 De Rose Way #00229	\$400,000	\$400,000	\$390,000	98%	98%	10
Central San Jose	80778633	130 East San Fernando Street #0030!	\$595,000	\$595,000	\$575,000	97%	97%	246
Cupertino	80748046	340 Auburn Way #00006	\$410,000	\$410,000	\$380,000	93%	93%	115
Cupertino	80763770	380 Auburn Way #00008	\$348,999	\$348,999	\$336,000	96%	96%	52

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

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80769369	360 Auburn Way #00014	\$359,000	\$359,000	\$340,000	95%	95%	19
Cupertino	80769562	584 Crystalberry Terrace	\$595,000	\$595,000	\$584,000	98%	98%	15
Cupertino	80773564	7170 Rainbow Drive	\$799,000	\$799,000	\$799,000	100%	100%	8
Cupertino	80773832	513 Blueberry Terrace	\$539,000	\$539,000	\$540,000	100%	100%	5
Cupertino	80760003	410 Auburn Way #00013	\$369,999	\$354,999	\$345,000	93%	97%	64
Evergreen	80739511	5392 Cribari	\$329,900	\$289,900	\$270,000	82%	93%	354
Evergreen	80746228	5218 Cribari Dale	\$339,000	\$299,899	\$284,000	84%	95%	176
Evergreen	80748720	5499 Cribari Bend	\$319,000	\$255,000	\$255,000	80%	100%	132
Evergreen	80749157	5117 Cribari Place	\$334,500	\$295,000	\$315,000	94%	107%	348
Evergreen	80751731	7706 Galloway Drive	\$575,000	\$499,888	\$495,000	86%	99%	133
Evergreen	80761011	5489 Cribari Bend	\$275,000	\$260,000	\$250,000	91%	96%	114
Evergreen	80764629	1620 Seacreek Way	\$384,900	\$374,900	\$364,000	95%	97%	52
Evergreen	80766023	6274 Northeast Blauer Lane	\$499,000	\$499,000	\$480,000	96%	96%	50
Evergreen	80766798	4247 Voltaire Street	\$764,888	\$764,888	\$705,000	92%	92%	43
Evergreen	80768707	3976 Mosher Drive	\$625,000	\$625,000	\$600,000	96%	96%	21
Evergreen	80768957	5391 Cribari Crest	\$279,000	\$279,000	\$278,000	100%	100%	115
Evergreen	80771668	5191 Cribari Hills	\$325,000	\$325,000	\$325,000	100%	100%	5
Evergreen	80772329	5394 Cribari Crest	\$288,000	\$288,000	\$280,000	97%	97%	21
Santa Clara	80752589	426 Galleria Drive #00004	\$625,000	\$579,900	\$565,000	90%	97%	126
Santa Clara	80763892	4171 Boneso Circle	\$610,000	\$610,000	\$595,000	98%	98%	65
Santa Clara	80768730	4242 Cosenza Loop	\$599,950	\$599,950	\$590,000	98%	98%	17
Santa Clara	80772083	410 Galleria Drive #00009	\$599,950	\$599,950	\$580,000	97%	97%	117
Santa Teresa	80767223	878 Del Avion Way	\$499,000	\$470,000	\$470,000	94%	100%	59
Santa Teresa	80772552	1063 Esparanza Way	\$450,900	\$450,900	\$450,000	100%	100%	80
South San Jose	80736039	3125 Kenland Drive	\$405,000	\$340,000	\$340,000	84%	100%	200
South San Jose	80748293	45 Kenbrook Circle	\$299,000	\$289,000	\$268,000	90%	93%	22
South San Jose	80753183	1083 Tekman Drive	\$269,000	\$269,000	\$267,500	99%	99%	141
South San Jose	80765324	1026 Summerplace Drive	\$359,950	\$359,950	\$355,000	99%	99%	44
South San Jose	80767749	3163 Kenland Drive	\$335,000	\$309,900	\$289,900	87%	94%	264
South San Jose	80771032	392 Kenbrook Circle	\$299,900	\$299,900	\$300,000	100%	100%	9
Willow Glen	80763912	2264 Winepol Loop #23	\$569,000	\$569,000	\$569,000	100%	100%	45
Willow Glen	80771709	1581 Whiterock Circle	\$795,000	\$795,000	\$775,000	97%	97%	23
			<b>\$481,933</b>	<b>\$464,090</b>	<b>\$450,891</b>	<b>94%</b>	<b>97%</b>	<b>84</b>