

Sold Price Analysis Report (February 02, 2010 to February 28, 2010)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------------|----------|--------------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Country Club | 80956687 | 920 Terrace Drive | \$2,900,000 | \$2,900,000 | \$2,723,315 | 94% | 94% | 39 |
| Country Club | 81001408 | 1580 Plateau Avenue | \$1,548,000 | \$1,548,000 | \$1,612,000 | 104% | 104% | 16 |
| Highlands | 80919638 | 1273 Windimer | \$2,850,000 | \$2,498,000 | \$2,450,000 | 86% | 98% | 266 |
| Highlands | 80950108 | 1410 Cedar Place | \$1,550,000 | \$1,449,950 | \$1,350,000 | 87% | 93% | 87 |
| Highlands | 80954129 | 1900 Noel Drive | \$1,895,000 | \$1,795,000 | \$1,650,000 | 87% | 92% | 40 |
| Highlands | 80955802 | 1191 Saint Anthony Court | \$1,798,000 | \$1,798,000 | \$1,750,000 | 97% | 97% | 38 |
| North Los Altos | 80944342 | 285 Hawthorne Avenue | \$2,775,000 | \$2,775,000 | \$2,700,000 | 97% | 97% | 55 |
| North Los Altos | 80952263 | 11 Pine Lane | \$1,195,000 | \$1,095,000 | \$1,050,000 | 88% | 96% | 83 |
| North Los Altos | 81001176 | 165 Sylvian Way | \$1,598,000 | \$1,598,000 | \$1,640,000 | 103% | 103% | 9 |
| North Los Altos | 81001789 | 400 Orange Avenue | \$1,698,000 | \$1,698,000 | \$1,660,000 | 98% | 98% | 15 |
| North Los Altos | 81001807 | 1043 Los Altos Avenue | \$1,329,999 | \$1,329,999 | \$1,250,000 | 94% | 94% | 12 |
| South of El Monte | 80941207 | 1135 Lisa Lane | \$2,498,000 | \$2,298,000 | \$2,097,500 | 84% | 91% | 146 |
| South of El Monte | 80941227 | 1220 Magdalena Court | \$1,995,000 | \$1,750,000 | \$1,730,000 | 87% | 99% | 112 |
| South of El Monte | 81001422 | 1919 Helen Court | \$997,000 | \$997,000 | \$1,268,000 | 127% | 127% | 7 |
| South of El Monte | 81002530 | 1385 Ranchita Drive | \$1,150,000 | \$1,150,000 | \$1,270,000 | 110% | 110% | 8 |
| South of El Monte | 81003949 | 1670 Oak Avenue | \$1,150,000 | \$1,150,000 | \$1,270,000 | 110% | 110% | 6 |
| South of El Monte | 81004009 | 1375 Holly Avenue | \$1,560,000 | \$1,560,000 | \$1,575,000 | 101% | 101% | 5 |
| | | | \$1,793,353 | \$1,728,821 | \$1,708,577 | 95% | 99% | 56 |

Townhouse/Condo (Comm Int Dev)

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-----------------|----------|--------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Highlands | 80949722 | 46 Woods Lane | \$879,000 | \$879,000 | \$849,500 | 97% | 97% | 44 |
| North Los Altos | 80943400 | 420 Tyndall Street #105 | \$989,000 | \$938,800 | \$850,000 | 86% | 91% | 135 |
| North Los Altos | 80953174 | 4388 El Camino Real #298 | \$449,880 | \$459,880 | \$440,000 | 98% | 96% | 34 |
| North Los Altos | 81002763 | 430 Lassen Street #7 | \$799,000 | \$799,000 | \$780,000 | 98% | 98% | 7 |
| | | | \$779,220 | \$769,170 | \$729,875 | 94% | 95% | 55 |