

Sold Price Analysis Report (January 08, 2009 to January 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
County Area / Fair Oaks Ave	80835868	542 9Th Avenue	\$1,000,000	\$899,000	\$860,000	86%	96%	107
County Area / Fair Oaks Ave	80849239	4410 Fair Oaks Avenue	\$369,900	\$369,900	\$361,000	98%	98%	24
East of U.S. 101	80834532	1328 Carlton Avenue	\$409,900	\$409,900	\$400,000	98%	98%	210
East of U.S. 101	80847187	1363 Sevier Avenue	\$338,900	\$338,900	\$340,000	100%	100%	10
East of U.S. 101	80900010	1108 Sevier Avenue	\$329,900	\$329,900	\$329,900	100%	100%	8
East of U.S. 101	80901594	275 Terminal Avenue	\$262,400	\$262,400	\$285,000	109%	109%	3
Flood Park Area	80845274	1051 Oakland Avenue	\$1,295,000	\$1,245,000	\$1,165,000	90%	94%	38
Menlo Oaks Area	80835449	185 Seminary Drive	\$2,395,000	\$2,155,500	\$2,200,000	92%	102%	107
Sharon Heights / Stanford Hills	80830785	2190 Avy Avenue	\$2,147,000	\$1,799,000	\$1,800,000	84%	100%	92
Sharon Heights / Stanford Hills	80901562	855 Sharon Park Drive	\$1,500,000	\$1,500,000	\$1,500,000	100%	100%	8
			\$1,004,800	\$930,950	\$924,090	92%	99%	61

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	80821346	2154 Sand Hill Road	\$929,000	\$859,000	\$795,000	86%	93%	152
Sharon Heights / Stanford Hills	80844482	2140 Santa Cruz Avenue #C203	\$565,000	\$565,000	\$515,000	91%	91%	58
			\$747,000	\$712,000	\$655,000	88%	92%	105