

Sold Price Analysis Report (January 05, 2010 to January 27, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80954611	838 Partridge Avenue	\$925,000	\$925,000	\$925,000	100%	100%	14
Allied Arts / Downtown	80955078	644 Harvard Avenue	\$1,495,000	\$1,495,000	\$1,400,000	94%	94%	15
Allied Arts / Downtown	80955250	635 Kenwood Drive	\$899,000	\$899,000	\$900,000	100%	100%	15
County Area / Fair Oaks Ave	80928864	545 Palmer Lane	\$500,000	\$500,000	\$650,000	130%	130%	33
County Area / Fair Oaks Ave	80949980	3521 Middlefield Road	\$775,000	\$670,000	\$690,000	89%	103%	41
County Area / Fair Oaks Ave	80956042	475 8Th Avenue	\$849,950	\$849,950	\$825,000	97%	97%	5
East of U.S. 101	80838090	1382 Hollyburne Avenue	\$339,000	\$250,000	\$250,000	74%	100%	454
East of U.S. 101	80942275	1412 Hill Avenue	\$449,000	\$429,999	\$410,000	91%	95%	99
East of U.S. 101	80951313	1111 Sevier Avenue	\$225,225	\$225,225	\$250,000	111%	111%	8
East of U.S. 101	80951569	431 Hamilton Avenue	\$329,000	\$329,000	\$344,700	105%	105%	13
East of U.S. 101	80954536	828 Hamilton Avenue	\$399,000	\$368,600	\$370,000	93%	100%	26
East of U.S. 101	80955843	1131 Menlo Oaks Drive	\$275,000	\$275,000	\$330,000	120%	120%	13
East of U.S. 101	80957659	1119 Hollyburne Avenue	\$244,900	\$244,900	\$220,400	90%	90%	5
Menlo Oaks Area	80956196	215 Santa Margarita Avenue	\$895,000	\$895,000	\$935,000	104%	104%	6
Willows / O'Conner Area	80943958	107 Oconnor Street	\$1,195,000	\$999,000	\$960,000	80%	96%	94
			\$653,005	\$623,712	\$630,673	97%	101%	56

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	80918798	13 Carriage Court	\$1,650,000	\$1,499,000	\$1,375,000	83%	92%	250
Sharon Heights / Stanford Hills	80931344	2412 Sharon Oaks Drive	\$1,085,000	\$999,000	\$970,000	89%	97%	175
Sharon Heights / Stanford Hills	80944703	1290 Sharon Park Drive #48	\$795,000	\$795,000	\$790,000	99%	99%	251
Sharon Heights / Stanford Hills	80950767	2325 Eastridge Avenue #622	\$599,000	\$599,000	\$650,000	109%	109%	27
			\$1,032,250	\$973,000	\$946,250	92%	97%	176