

Sold Price Analysis Report (July 01, 2009 to July 31, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Highlands	80902126	1898 Capistrano Way	\$1,095,000	\$1,095,000	\$940,000	86%	86%	142
Highlands	80924573	1575 Vineyard Drive	\$1,198,000	\$1,198,000	\$1,236,000	103%	103%	7
Highlands	80926992	594 Pinecrest Drive	\$2,995,000	\$2,995,000	\$2,850,000	95%	95%	14
North Los Altos	80906137	60 Cody Lane	\$1,489,000	\$1,259,000	\$1,250,000	84%	99%	104
North Los Altos	80912006	65 Alvarado Avenue	\$1,695,000	\$1,695,000	\$1,575,000	93%	93%	63
North Los Altos	80912363	155 West Portola Avenue	\$1,450,000	\$1,450,000	\$1,380,000	95%	95%	29
North Los Altos	80918635	220 South Gordon Way	\$2,750,000	\$2,750,000	\$2,750,000	100%	100%	140
North Los Altos	80919509	225 North Avalon Drive	\$2,695,000	\$2,595,000	\$2,508,000	93%	97%	52
North Los Altos	80925632	832 Carmel Avenue	\$1,325,000	\$1,325,000	\$1,319,976	100%	100%	8
North Los Altos	80928037	800 Jordan Avenue	\$929,000	\$929,000	\$929,000	100%	100%	149
North Los Altos	80928951	304 Spagnoli Court	\$1,598,000	\$1,598,000	\$1,578,000	99%	99%	4
South of El Monte	80902045	1581 Elmhurst Drive	\$1,575,000	\$1,489,000	\$1,430,000	91%	96%	154
South of El Monte	80906836	1520 Montebello Oaks Court	\$3,495,000	\$3,195,000	\$3,125,000	89%	98%	101
South of El Monte	80909625	1099 Parma Way	\$1,585,000	\$1,399,000	\$1,399,000	88%	100%	56
South of El Monte	80913798	968 Manor Way	\$3,495,000	\$3,495,000	\$2,750,000	79%	79%	105
South of El Monte	80913893	444 Paco Drive	\$1,995,000	\$1,995,000	\$1,850,000	93%	93%	56
South of El Monte	80913936	419 Valley View Drive	\$1,999,000	\$1,695,000	\$1,612,500	81%	95%	79
South of El Monte	80915177	483 Paco Drive	\$1,578,000	\$1,395,000	\$1,330,000	84%	95%	102
South of El Monte	80918324	960 Manor Way	\$3,595,000	\$3,595,000	\$3,025,000	84%	84%	43
South of El Monte	80919679	966 Manor Way	\$3,595,000	\$3,595,000	\$2,960,000	82%	82%	76
South of El Monte	80919769	1250 Fremont Avenue	\$1,388,000	\$1,299,000	\$1,293,000	93%	100%	73
South of El Monte	80923006	934 Odell Way	\$1,495,000	\$1,495,000	\$1,290,000	86%	86%	145
South of El Monte	80923087	650 Rosewood Court	\$1,345,000	\$1,345,000	\$1,600,180	119%	119%	11
South of El Monte	80924007	1456 Ranchita Court	\$1,468,000	\$1,468,000	\$1,421,000	97%	97%	12
South of El Monte	80926189	1507 Richardson Avenue	\$1,290,000	\$1,199,000	\$1,180,000	91%	98%	86
South of El Monte	80926885	1109 Covington Road	\$1,698,000	\$1,698,000	\$1,650,000	97%	97%	13
South of El Monte	80926933	1050 Rosemont Court	\$1,098,000	\$1,098,000	\$1,120,000	102%	102%	12
South of El Monte	80927077	1510 Julie Lane	\$1,895,000	\$1,895,000	\$1,895,000	100%	100%	8
South of El Monte	80927962	1634 Parkhills Avenue	\$1,049,000	\$1,049,000	\$1,103,000	105%	105%	35
South of El Monte	80928301	1273 Eureka Avenue	\$1,799,000	\$1,799,000	\$1,680,000	93%	93%	20
South of El Monte	80928330	610 Campbell Avenue	\$1,198,000	\$1,198,000	\$1,198,000	100%	100%	6
South of El Monte	80929501	1585 Kensington Circle	\$1,499,999	\$1,499,999	\$1,716,000	114%	114%	7
South of El Monte	80930690	1245 Altamead Drive	\$1,298,000	\$1,298,000	\$1,340,000	103%	103%	6
South of El Monte	80930748	1395 Marinovich Way	\$1,498,000	\$1,498,000	\$1,498,000	100%	100%	7
			\$1,827,941	\$1,781,794	\$1,699,460	93%	95%	57

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
North Los Altos	80902145	412 Tyndall Street	\$1,049,000	\$999,000	\$960,000	92%	96%	81
North Los Altos	80926713	4388 El Camino Real #288	\$429,880	\$429,880	\$437,380	102%	102%	48
			\$739,440	\$714,440	\$698,690	94%	98%	65