

Sold Price Analysis Report (July 01, 2008 to July 31, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Other Area	80813503	3546 Rowena Court	\$450,000	\$450,000	\$481,000	107%	107%	13
Santa Clara	80759851	983 East River Parkway	\$1,299,000	\$1,148,000	\$1,060,000	82%	92%	242
Santa Clara	80766573	981 Fremont Street	\$2,800,000	\$2,800,000	\$2,550,000	91%	91%	454
Santa Clara	80768884	2128 Monterey Avenue	\$668,000	\$440,000	\$440,000	66%	100%	189
Santa Clara	80776220	756 Baird Avenue	\$629,900	\$525,000	\$536,000	85%	102%	123
Santa Clara	80777081	2109 San Antonio Place	\$624,987	\$599,987	\$567,000	91%	95%	110
Santa Clara	80779702	2611 Benton Street	\$609,950	\$609,950	\$590,250	97%	97%	77
Santa Clara	80804140	1227 Doyle Circle	\$1,199,000	\$1,169,000	\$1,125,500	94%	96%	64
Santa Clara	80804292	2201 San Antonio Place	\$529,900	\$529,900	\$546,000	103%	103%	13
Santa Clara	80805433	3380 Tracy Drive	\$889,000	\$889,000	\$860,000	97%	97%	33
Santa Clara	80806587	3556 Berry Way	\$699,950	\$669,950	\$628,000	90%	94%	52
Santa Clara	80806984	406 Knowles Avenue	\$584,950	\$549,000	\$505,000	86%	92%	139
Santa Clara	80806987	2167 El Capitan Avenue	\$759,000	\$719,000	\$705,000	93%	98%	56
Santa Clara	80807899	2132 Kingsbury Circle	\$555,000	\$555,000	\$650,000	117%	117%	10
Santa Clara	80808677	4646 Wilcox Avenue	\$684,000	\$684,000	\$671,000	98%	98%	19
Santa Clara	80808776	2417 Johnson Place	\$749,000	\$749,000	\$735,000	98%	98%	18
Santa Clara	80809244	2015 Gammell Brown Place	\$820,000	\$820,000	\$792,000	97%	97%	34
Santa Clara	80809259	3867 Hancock Drive	\$875,000	\$875,000	\$850,000	97%	97%	20
Santa Clara	80809305	2143 Kingsbury Circle	\$748,000	\$748,000	\$735,000	98%	98%	34
Santa Clara	80809646	2366 Forbes Avenue	\$649,000	\$649,000	\$620,000	96%	96%	83
Santa Clara	80810621	638 San Miguel Avenue	\$649,000	\$649,000	\$639,000	98%	98%	311
Santa Clara	80810654	3390 Georgetown Place	\$689,500	\$689,500	\$660,000	96%	96%	24
Santa Clara	80810702	1876 Los Padres Boulevard	\$654,900	\$654,900	\$660,000	101%	101%	201
Santa Clara	80810822	1654 Natalie Avenue	\$669,900	\$669,900	\$669,900	100%	100%	55
Santa Clara	80810898	1755 Roll Street	\$598,888	\$598,888	\$582,500	97%	97%	12
Santa Clara	80811215	2439 Painted Rock Drive	\$479,000	\$464,000	\$454,000	95%	98%	22
Santa Clara	80811223	2165 Agnew Road	\$635,000	\$635,000	\$635,000	100%	100%	9
Santa Clara	80811416	4281 Rivermark Parkway	\$1,285,000	\$1,285,000	\$1,260,000	98%	98%	22
Santa Clara	80811417	4397 Laird Circle	\$925,000	\$925,000	\$935,000	101%	101%	281
Santa Clara	80811422	3453 Wheeling Drive	\$779,000	\$779,000	\$802,000	103%	103%	6
Santa Clara	80811714	3431 Tracy Drive	\$839,999	\$839,999	\$828,800	99%	99%	18
Santa Clara	80811967	2152 Santa Cruz Avenue	\$874,950	\$874,950	\$827,000	95%	95%	61
Santa Clara	80812062	4317 Marston Lane	\$1,033,000	\$1,033,000	\$1,010,000	98%	98%	11
Santa Clara	80812084	1865 Cabrillo Avenue	\$375,250	\$375,250	\$382,000	102%	102%	4
Santa Clara	80813030	4113 Tobin Circle	\$799,950	\$799,950	\$790,000	99%	99%	8
Santa Clara	80814558	2351 Susan Drive	\$746,000	\$746,000	\$740,000	99%	99%	13
Santa Clara	80816125	2150 Briarwood Drive	\$689,000	\$689,000	\$676,000	98%	98%	2
Santa Clara	80816556	1775 Townsend Avenue	\$659,000	\$659,000	\$670,000	102%	102%	7
Santa Clara	80817319	3502 Cabrillo Avenue	\$499,900	\$499,900	\$535,000	107%	107%	7
Santa Clara	80817394	532 Tanoak Drive	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	6
Santa Clara	80817909	2109 Avenida De Las Flores	\$503,500	\$503,500	\$490,000	97%	97%	7
Santa Clara	80818667	451 Hillsdale Avenue	\$919,950	\$919,950	\$910,000	99%	99%	32
Santa Clara	80820206	650 Benton Street	\$600,000	\$600,000	\$600,000	100%	100%	5

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Santa Clara	80813871	344 Kellogg Way	\$769,950	\$769,950	\$752,000	98%	98%	7
			\$787,484	\$772,487	\$756,931	96%	98%	66

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Santa Clara	80767384	3263 Benton Street	\$489,900	\$469,000	\$455,000	93%	97%	172
Santa Clara	80769294	1051 Helen Avenue	\$724,900	\$649,900	\$630,000	87%	97%	408
Santa Clara	80771966	1835 Palm View Place #104	\$588,888	\$538,888	\$538,000	91%	100%	154
Santa Clara	80776354	3901 Lick Mill Boulevard #263	\$409,000	\$375,000	\$360,000	88%	96%	143
Santa Clara	80777688	2580 Homestead Road #7103	\$429,000	\$419,000	\$405,000	94%	97%	84
Santa Clara	80778791	2332 Running Water Court	\$519,000	\$459,000	\$435,000	84%	95%	101
Santa Clara	80781918	2580 Homestead Rd #5102	\$454,000	\$454,000	\$414,000	91%	91%	108
Santa Clara	80783603	940 Kiely Boulevard #0000E	\$310,000	\$310,000	\$300,000	97%	97%	111
Santa Clara	80784180	4390 Headen Way	\$729,800	\$675,000	\$630,000	86%	93%	190
Santa Clara	80786932	1720 Halford Avenue #00334	\$299,900	\$279,900	\$260,000	87%	93%	73
Santa Clara	80787391	2459 Rebecca Lynn Way	\$599,900	\$579,900	\$571,000	95%	98%	70
Santa Clara	80788751	3901 Lick Mill Boulevard #00317	\$399,900	\$390,000	\$383,000	96%	98%	56
Santa Clara	80802390	2250 Monroe Street #252	\$334,900	\$334,900	\$320,000	96%	96%	83
Santa Clara	80802951	2494 Golf Links Circle	\$7,290,003	\$699,000	\$700,000	10%	100%	32
Santa Clara	80805989	4087 Crandall Circle	\$699,000	\$699,000	\$665,000	95%	95%	47
Santa Clara	80807255	1941 Silva Place	\$789,888	\$735,000	\$725,000	92%	99%	63
Santa Clara	80807874	120 Saratoga Avenue #81	\$429,000	\$379,999	\$390,000	91%	103%	48
Santa Clara	80809281	151 Buckingham Drive #00281	\$351,000	\$351,000	\$371,101	106%	106%	77
Santa Clara	80811995	913 Cole Place	\$768,000	\$758,000	\$740,000	96%	98%	21
Santa Clara	80812256	1720 Halford Avenue #120	\$333,333	\$333,333	\$318,500	96%	96%	34
Santa Clara	80812731	880 North Winchester Boulevard #204	\$299,000	\$299,000	\$300,000	100%	100%	5
Santa Clara	80813400	2955 Gala Court	\$599,900	\$599,900	\$581,150	97%	97%	33
Santa Clara	80813418	2250 Monroe Street #188	\$350,000	\$350,000	\$362,000	103%	103%	16
Santa Clara	80813729	1720 Halford Avenue #00240	\$319,888	\$319,888	\$320,000	100%	100%	10
Santa Clara	80813839	2481 South Park Lane	\$521,488	\$521,488	\$537,000	103%	103%	7
Santa Clara	80814859	3033 Kaiser Drive #A	\$279,000	\$249,000	\$253,000	91%	102%	235
Santa Clara	80815886	1101 Pomeroy Avenue	\$425,000	\$425,000	\$418,000	98%	98%	46
Santa Clara	80818207	830 Transill Circle	\$758,000	\$758,000	\$743,000	98%	98%	3
			\$732,200	\$479,003	\$468,741	64%	98%	87