

Sold Price Analysis Report (July 01, 2010 to July 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	81004852	1735 Westbrook Avenue	\$1,448,000	\$1,448,000	\$1,343,000	93%	93%	97
Country Club	81011846	919 Lundy Lane	\$1,879,999	\$1,879,999	\$2,000,000	106%	106%	11
Country Club	81028587	1474 Frontero Avenue	\$1,549,000	\$1,549,000	\$1,500,000	97%	97%	13
Country Club	81030124	655 Greenview Place	\$2,195,000	\$2,195,000	\$2,253,000	103%	103%	7
Highlands	81027356	1114 Saint Joseph Avenue	\$1,398,000	\$1,398,000	\$1,450,000	104%	104%	7
Highlands	81028503	999 Crooked Creek Drive	\$1,250,000	\$1,250,000	\$1,220,000	98%	98%	14
North Los Altos	81003935	893 Laverne Way	\$4,195,000	\$3,495,000	\$3,325,000	79%	95%	127
North Los Altos	81018256	177 Yerba Buena Avenue	\$2,898,000	\$2,898,000	\$2,635,000	91%	91%	44
North Los Altos	81021014	172 Eleanor Avenue	\$1,775,000	\$1,775,000	\$1,719,000	97%	97%	28
North Los Altos	81023533	534 Distel Drive	\$1,650,000	\$1,575,000	\$1,560,000	95%	99%	43
North Los Altos	81024801	660 Templebar Way	\$1,699,000	\$1,699,000	\$1,788,000	105%	105%	9
North Los Altos	81026214	328 South Gordon Way	\$1,595,000	\$1,595,000	\$1,708,313	107%	107%	8
North Los Altos	81026639	290 North El Monte Avenue	\$1,548,000	\$1,548,000	\$1,565,000	101%	101%	12
North Los Altos	81028639	240 Yerba Santa Avenue	\$2,295,000	\$2,295,000	\$2,360,000	103%	103%	8
North Los Altos	81028676	259 Marvin Avenue	\$2,300,000	\$2,300,000	\$2,300,000	100%	100%	43
North Los Altos	81028746	233 Valley Street	\$1,385,000	\$1,385,000	\$1,294,000	93%	93%	12
North Los Altos	81028769	198 Yerba Buena Avenue	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	8
North Los Altos	81029227	290 Stratford Place	\$1,999,000	\$1,999,000	\$1,900,000	95%	95%	363
North Los Altos	81030892	520 Castano Corte	\$1,388,000	\$1,388,000	\$1,350,000	97%	97%	49
North Los Altos	81031389	659 Kingswood Way	\$1,695,000	\$1,695,000	\$1,825,000	108%	108%	7
North Los Altos	81033315	134 Marvin Avenue	\$1,935,000	\$1,935,000	\$1,950,000	101%	101%	10
South of El Monte	80947724	1246 Carmel Terrace	\$1,295,000	\$1,295,000	\$1,000,000	77%	77%	128
South of El Monte	80951242	284 Quinnhill Road	\$2,749,000	\$2,195,000	\$2,012,500	73%	92%	255
South of El Monte	81004019	558 Arboleda Drive	\$1,539,000	\$1,539,000	\$1,270,000	83%	83%	75
South of El Monte	81014257	1449 Ben Roe Drive	\$1,449,000	\$1,395,000	\$1,350,000	93%	97%	57
South of El Monte	81015372	1942 Colleen Drive	\$1,850,000	\$1,499,950	\$1,480,000	80%	99%	85
South of El Monte	81016868	102 North Springer Road	\$2,198,000	\$2,198,000	\$2,075,000	94%	94%	58
South of El Monte	81021001	24153 Summerhill Avenue	\$2,489,000	\$2,489,000	\$2,291,250	92%	92%	8
South of El Monte	81023023	2001 Churton Avenue	\$1,500,000	\$1,500,000	\$1,480,000	99%	99%	13
South of El Monte	81023387	1316 Middleton Court	\$1,250,000	\$1,250,000	\$1,160,000	93%	93%	10
South of El Monte	81023460	654 Berry Avenue	\$995,000	\$995,000	\$1,021,250	103%	103%	14
South of El Monte	81023636	1701 Penny Way	\$1,488,000	\$1,488,000	\$1,398,000	94%	94%	35
South of El Monte	81026245	1231 Carmel Terrace	\$1,095,000	\$1,095,000	\$1,170,000	107%	107%	15
South of El Monte	81027251	1049 Seena Avenue	\$1,379,000	\$1,379,000	\$1,330,000	96%	96%	14
South of El Monte	81028709	1570 Ben Roe Drive	\$1,297,500	\$1,297,500	\$1,310,000	101%	101%	21
South of El Monte	81029644	940 South Springer Road	\$1,150,000	\$1,150,000	\$1,108,500	96%	96%	15
South of El Monte	81030092	1645 Kensington Avenue	\$1,100,000	\$1,100,000	\$1,208,000	110%	110%	10
South of El Monte	81030703	1624 Dallas Court	\$1,268,000	\$1,268,000	\$1,368,000	108%	108%	9
South of El Monte	81031393	731 Alvina Court	\$1,449,000	\$1,449,000	\$1,530,000	106%	106%	8
South of El Monte	81031457	420 San Luis Avenue	\$1,098,000	\$1,098,000	\$1,125,000	102%	102%	16
			\$1,712,762	\$1,669,436	\$1,638,195	96%	98%	44

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
North Los Altos	81023628	662 North San Antonio Road	\$580,000	\$580,000	\$565,000	97%	97%	28
North Los Altos	81028182	477 Lassen Street #1	\$599,000	\$599,000	\$580,000	97%	97%	14
			\$589,500	\$589,500	\$572,500	97%	97%	21