

Sold Price Analysis Report (June 02, 2010 to June 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	81001455	900 Lundy Lane	\$1,445,000	\$1,445,000	\$1,300,000	90%	90%	107
Country Club	81012824	690 Greenview Place	\$1,529,000	\$1,489,000	\$1,435,000	94%	96%	69
Country Club	81014194	821 Hierra Court	\$1,895,000	\$1,819,000	\$1,785,000	94%	98%	78
Country Club	81018255	1462 Arbor Avenue	\$1,890,000	\$1,890,000	\$1,850,000	98%	98%	42
Country Club	81019761	1295 Fairway Drive	\$1,299,000	\$1,299,000	\$1,310,000	101%	101%	19
Country Club	81027136	1613 Shirley Avenue	\$1,100,000	\$1,100,000	\$1,375,000	125%	125%	10
Highlands	81012936	2246 Deodara Drive	\$1,825,000	\$1,668,000	\$1,637,000	90%	98%	77
Highlands	81018272	1235 Sandalwood Lane	\$2,445,000	\$2,445,000	\$2,125,000	87%	87%	30
Highlands	81021025	2204 Sierra Ventura Drive	\$1,450,000	\$1,450,000	\$1,400,000	97%	97%	14
North Los Altos	81009347	223 West Portola Avenue	\$999,000	\$999,000	\$1,030,000	103%	103%	20
North Los Altos	81016666	128 Almond Avenue	\$1,645,000	\$1,590,000	\$1,580,000	96%	99%	29
North Los Altos	81018024	182 Pine Lane	\$2,998,000	\$2,998,000	\$2,650,000	88%	88%	46
North Los Altos	81018096	55 Dior Terrace	\$1,795,000	\$1,795,000	\$1,800,000	100%	100%	22
North Los Altos	81018992	1062 Ray Avenue	\$1,795,000	\$1,795,000	\$1,735,000	97%	97%	30
North Los Altos	81020860	486 Los Ninos Way	\$1,498,000	\$1,498,000	\$1,480,000	99%	99%	14
North Los Altos	81020883	770 Jordan Avenue	\$2,149,500	\$1,998,000	\$1,977,000	92%	99%	30
North Los Altos	81020914	625 Spargur Drive	\$2,495,000	\$2,495,000	\$2,400,000	96%	96%	17
North Los Altos	81020973	568 Gabilan Street	\$1,249,000	\$1,249,000	\$1,107,250	89%	89%	54
North Los Altos	81022368	950 Carmel Court	\$1,395,000	\$1,395,000	\$1,650,000	118%	118%	6
North Los Altos	81023417	61 Chester Circle	\$1,200,000	\$1,175,000	\$1,200,000	100%	102%	7
North Los Altos	81023473	670 University Avenue	\$2,625,000	\$2,625,000	\$2,575,000	98%	98%	16
North Los Altos	81023688	229 Del Monte Avenue	\$1,795,000	\$1,795,000	\$1,750,000	97%	97%	16
North Los Altos	81024930	595 Los Altos Avenue	\$1,799,000	\$1,799,000	\$1,801,000	100%	100%	7
North Los Altos	81026306	715 North San Antonio Road	\$1,199,000	\$1,199,000	\$1,225,000	102%	102%	70
South of El Monte	81010147	1315 Rossway Court	\$1,480,000	\$1,299,000	\$1,200,000	81%	92%	48
South of El Monte	81013977	1760 Larkellen Lane	\$1,415,000	\$1,415,000	\$1,390,000	98%	98%	16
South of El Monte	81014040	1731 Juarez Avenue	\$1,539,000	\$1,539,000	\$1,482,500	96%	96%	41
South of El Monte	81019025	783 Sunshine Drive	\$2,695,000	\$2,600,000	\$2,500,000	93%	96%	36
South of El Monte	81022228	1700 Oak Avenue	\$1,278,000	\$1,278,000	\$1,345,000	105%	105%	8
South of El Monte	81022342	1000 Dartmouth Lane	\$1,375,000	\$1,375,000	\$1,387,500	101%	101%	10
South of El Monte	81022345	506 Hawthorne Avenue	\$1,650,000	\$1,650,000	\$1,600,000	97%	97%	5
South of El Monte	81023490	1061 Golden Way	\$1,350,000	\$1,350,000	\$1,490,000	110%	110%	9
South of El Monte	81023553	1314 Richardson Avenue	\$1,495,000	\$1,495,000	\$1,445,500	97%	97%	13
South of El Monte	81023625	465 Benvenue Avenue	\$1,449,000	\$1,449,000	\$1,500,000	104%	104%	7
South of El Monte	81024486	571 Glen Alto Drive	\$1,259,000	\$1,259,000	\$1,450,000	115%	115%	9
South of El Monte	81032298	428 Knoll Drive	\$3,595,000	\$3,595,000	\$3,350,000	93%	93%	0
			\$1,724,847	\$1,703,167	\$1,675,493	97%	98%	29

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
North Los Altos	81001649	4388 El Camino #279	\$449,880	\$399,880	\$399,880	89%	100%	105
North Los Altos	81010175	4388 El Camino Real #399	\$489,880	\$449,880	\$449,880	92%	100%	55
North Los Altos	81014132	101 2Nd Street #6	\$679,000	\$665,000	\$650,000	96%	98%	63

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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	81023574	1 West Edith Avenue #210	\$820,000	\$820,000	\$820,000	100%	100%	16
			\$609,690	\$583,690	\$579,940	95%	99%	60