

Sold Price Analysis Report (March 02, 2010 to March 31, 2010)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------|----------|--------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Santa Clara | 80836232 | 2248 Schott Court | \$699,000 | \$529,000 | \$531,000 | 76% | 100% | 330 |
| Santa Clara | 80922079 | 3538 Shafer Drive | \$549,000 | \$565,000 | \$565,000 | 103% | 100% | 251 |
| Santa Clara | 80939912 | 1303 Kiely Boulevard | \$379,900 | \$379,900 | \$354,000 | 93% | 93% | 15 |
| Santa Clara | 80939973 | 1807 Henning Place | \$699,950 | \$699,950 | \$696,000 | 99% | 99% | 77 |
| Santa Clara | 80946556 | 3178 Agate Drive | \$575,000 | \$575,000 | \$615,000 | 107% | 107% | 27 |
| Santa Clara | 80948354 | 2522 Borax Drive | \$330,000 | \$330,000 | \$340,000 | 103% | 103% | 0 |
| Santa Clara | 80948855 | 2223 Newhall Street | \$505,000 | \$480,000 | \$470,000 | 93% | 98% | 97 |
| Santa Clara | 80952179 | 2109 Main Street | \$379,000 | \$325,000 | \$325,000 | 86% | 100% | 68 |
| Santa Clara | 80953054 | 2549 Moraine Drive | \$350,000 | \$390,000 | \$400,000 | 114% | 103% | 62 |
| Santa Clara | 80953137 | 1284 Crowley Avenue | \$539,000 | \$539,000 | \$505,000 | 94% | 94% | 19 |
| Santa Clara | 80954698 | 280 Westridge Drive | \$635,000 | \$578,888 | \$556,000 | 88% | 96% | 96 |
| Santa Clara | 80955889 | 3528 Shafer Drive | \$499,000 | \$499,000 | \$506,000 | 101% | 101% | 55 |
| Santa Clara | 80956055 | 2851 Fargher Drive | \$775,000 | \$749,950 | \$695,700 | 90% | 93% | 81 |
| Santa Clara | 80956099 | 2055 Kimberlin Place | \$622,800 | \$598,800 | \$592,000 | 95% | 99% | 91 |
| Santa Clara | 80957300 | 429 Kiely Boulevard | \$695,000 | \$675,000 | \$660,000 | 95% | 98% | 63 |
| Santa Clara | 80957510 | 1177 Morton Avenue | \$555,888 | \$555,888 | \$580,000 | 104% | 104% | 57 |
| Santa Clara | 80958412 | 1862 Market Street | \$525,000 | \$525,000 | \$526,000 | 100% | 100% | 30 |
| Santa Clara | 81000733 | 365 Sloat Court | \$729,500 | \$719,500 | \$710,000 | 97% | 99% | 50 |
| Santa Clara | 81000888 | 1778 Higgins Avenue | \$668,800 | \$639,900 | \$570,000 | 85% | 89% | 45 |
| Santa Clara | 81001696 | 2180 El Capitan Avenue | \$439,900 | \$439,900 | \$440,000 | 100% | 100% | 6 |
| Santa Clara | 81002523 | 2803 Ramona Court | \$599,500 | \$599,500 | \$555,000 | 93% | 93% | 21 |
| Santa Clara | 81002751 | 785 Orkney Avenue | \$445,000 | \$445,000 | \$480,000 | 108% | 108% | 9 |
| Santa Clara | 81003012 | 326 Los Padres Boulevard | \$549,000 | \$549,000 | \$530,000 | 97% | 97% | 38 |
| Santa Clara | 81003069 | 3240 Orthello Way | \$650,000 | \$650,000 | \$680,000 | 105% | 105% | 6 |
| Santa Clara | 81003826 | 3410 Tracy Drive | \$748,000 | \$748,000 | \$770,000 | 103% | 103% | 7 |
| Santa Clara | 81004152 | 1930 Larsen Place | \$488,888 | \$488,888 | \$520,000 | 106% | 106% | 22 |
| Santa Clara | 81004447 | 3557 Sunnydays Lane | \$599,500 | \$599,500 | \$602,101 | 100% | 100% | 26 |
| Santa Clara | 81004567 | 953 Laurie Avenue | \$459,000 | \$459,000 | \$453,000 | 99% | 99% | 32 |
| Santa Clara | 81004796 | 4238 Tobin Circle | \$769,000 | \$769,000 | \$765,000 | 99% | 99% | 10 |
| Santa Clara | 81004818 | 1817 Clifford Street | \$499,950 | \$499,950 | \$500,000 | 100% | 100% | 6 |
| Santa Clara | 81004895 | 4132 Marston Lane | \$1,199,880 | \$1,199,880 | \$1,190,000 | 99% | 99% | 9 |
| Santa Clara | 81005199 | 1762 Higgins Avenue | \$499,900 | \$499,900 | \$536,000 | 107% | 107% | 13 |
| Santa Clara | 81005327 | 1475 Barbara Drive | \$625,000 | \$625,000 | \$627,500 | 100% | 100% | 9 |
| Santa Clara | 81005355 | 1112 Crowley Avenue | \$559,000 | \$559,000 | \$585,000 | 105% | 105% | 7 |
| Santa Clara | 81005462 | 1751 Homestead Road | \$914,500 | \$914,500 | \$890,000 | 97% | 97% | 8 |
| Santa Clara | 81005570 | 2960 Withrow Place | \$660,000 | \$660,000 | \$680,000 | 103% | 103% | 10 |
| Santa Clara | 81005781 | 270 Westridge Drive | \$579,888 | \$579,888 | \$600,000 | 103% | 103% | 10 |
| Santa Clara | 81005854 | 4405 Laird Circle | \$778,000 | \$778,000 | \$752,000 | 97% | 97% | 20 |
| Santa Clara | 81006017 | 753 Valley Way | \$718,000 | \$718,000 | \$738,000 | 103% | 103% | 9 |
| Santa Clara | 81006020 | 613 San Miguel Avenue | \$575,000 | \$549,950 | \$560,000 | 97% | 102% | 23 |
| Santa Clara | 81006810 | 3079 Barkley Avenue | \$595,000 | \$595,000 | \$626,200 | 105% | 105% | 7 |
| Santa Clara | 81007669 | 2961 Jerald Avenue | \$629,000 | \$629,000 | \$620,000 | 99% | 99% | 7 |
| Santa Clara | 81007964 | 466 Giannini Drive | \$888,888 | \$888,888 | \$920,000 | 104% | 104% | 4 |

Sold Price Analysis Report (March 02, 2010 to March 31, 2010)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------|----------|---------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Santa Clara | 81008242 | 4556 Cheeney Street | \$599,000 | \$599,000 | \$637,000 | 106% | 106% | 11 |
| Santa Clara | 81008603 | 1736 Oswald Place | \$499,999 | \$499,999 | \$490,000 | 98% | 98% | 6 |
| | | | \$606,236 | \$597,745 | \$598,744 | 99% | 100% | 41 |

Townhouse/Condo (Comm Int Dev)

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------|----------|-------------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Santa Clara | 80902667 | 2580 Homestead Road #8101 | \$539,000 | \$475,000 | \$405,000 | 75% | 85% | 359 |
| Santa Clara | 80917986 | 3901 Lick Mill Boulevard #443 | \$330,000 | \$330,000 | \$330,000 | 100% | 100% | 136 |
| Santa Clara | 80920628 | 1690 Civic Center Drive #102 | \$449,000 | \$399,000 | \$395,000 | 88% | 99% | 85 |
| Santa Clara | 80937138 | 150 Saratoga Avenue #309 | \$190,000 | \$190,000 | \$190,000 | 100% | 100% | 164 |
| Santa Clara | 80942763 | 1331 Casa Court | \$579,950 | \$569,950 | \$570,000 | 98% | 100% | 123 |
| Santa Clara | 80944539 | 2372 Shoreside Court | \$408,888 | \$408,888 | \$380,000 | 93% | 93% | 29 |
| Santa Clara | 80946398 | 580 Laurie Jo Lane | \$507,000 | \$435,000 | \$420,000 | 83% | 97% | 133 |
| Santa Clara | 80950430 | 2090 Elm Leaf Court | \$439,000 | \$439,000 | \$483,000 | 110% | 110% | 11 |
| Santa Clara | 80950996 | 177 Forest Park Drive | \$539,000 | \$529,000 | \$510,000 | 95% | 96% | 97 |
| Santa Clara | 80955822 | 976 Kiely Boulevard #H | \$299,000 | \$299,000 | \$299,000 | 100% | 100% | 33 |
| Santa Clara | 80956696 | 970 Kiely Boulevard #A | \$379,500 | \$379,500 | \$362,700 | 96% | 96% | 69 |
| Santa Clara | 80957553 | 2625 Keystone Avenue #201 | \$297,000 | \$297,000 | \$297,000 | 100% | 100% | 26 |
| Santa Clara | 81000784 | 2261 Anna Drive | \$429,000 | \$429,000 | \$423,000 | 99% | 99% | 81 |
| Santa Clara | 81000846 | 2253 Creek Bed Court | \$319,900 | \$319,900 | \$320,000 | 100% | 100% | 12 |
| Santa Clara | 81001144 | 120 Saratoga Avenue #104 | \$185,000 | \$185,000 | \$194,500 | 105% | 105% | 12 |
| Santa Clara | 81002165 | 4250 Erie Court | \$428,888 | \$428,888 | \$436,944 | 102% | 102% | 26 |
| Santa Clara | 81002871 | 4551 Laird Circle | \$699,000 | \$699,000 | \$702,000 | 100% | 100% | 12 |
| Santa Clara | 81002973 | 1700 Civic Center Drive #606 | \$179,500 | \$179,500 | \$165,000 | 92% | 92% | 107 |
| Santa Clara | 81003191 | 952 Kiely Boulevard #B | \$299,000 | \$299,000 | \$300,000 | 100% | 100% | 30 |
| Santa Clara | 81003806 | 1750 Halford Avenue #217 | \$193,100 | \$183,500 | \$183,500 | 95% | 100% | 29 |
| Santa Clara | 81005318 | 3901 Lick Mill Boulevard #465 | \$330,000 | \$330,000 | \$329,500 | 100% | 100% | 0 |
| Santa Clara | 81005377 | 1760 Halford Avenue #267 | \$293,800 | \$293,800 | \$289,000 | 98% | 98% | 4 |
| Santa Clara | 81006371 | 1690 Civic Center Drive #101 | \$449,000 | \$449,000 | \$465,000 | 104% | 104% | 7 |
| Santa Clara | 81007549 | 2600 Cortez Drive #8103 | \$289,000 | \$289,000 | \$280,000 | 97% | 97% | 30 |
| Santa Clara | 81009481 | 821 Lippert Place | \$599,000 | \$599,000 | \$590,000 | 98% | 98% | 10 |
| | | | \$386,061 | \$377,437 | \$372,806 | 97% | 99% | 65 |