

Sold Price Analysis Report (May 01, 2009 to May 30, 2009)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------|----------|-------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Santa Clara | 80826405 | 791 Monroe Street | \$869,000 | \$699,000 | \$660,000 | 76% | 94% | 272 |
| Santa Clara | 80829721 | 2998 Chromite Drive | \$729,900 | \$669,900 | \$620,000 | 85% | 93% | 159 |
| Santa Clara | 80831373 | 3567 Dinny Street | \$598,000 | \$495,000 | \$500,000 | 84% | 101% | 540 |
| Santa Clara | 80838362 | 1825 Benton Street | \$655,000 | \$599,950 | \$593,000 | 91% | 99% | 186 |
| Santa Clara | 80849597 | 1060 Civic Center Drive | \$299,000 | \$249,950 | \$228,000 | 76% | 91% | 80 |
| Santa Clara | 80849698 | 312 Lowell Drive | \$798,000 | \$690,000 | \$717,000 | 90% | 104% | 124 |
| Santa Clara | 80900529 | 2447 Amethyst Drive | \$423,000 | \$423,000 | \$330,000 | 78% | 78% | 76 |
| Santa Clara | 80900722 | 902 Hargis Way | \$999,950 | \$949,000 | \$875,000 | 88% | 92% | 73 |
| Santa Clara | 80900987 | 2546 Glade Drive | \$638,888 | \$565,888 | \$565,000 | 88% | 100% | |
| Santa Clara | 80902367 | 1942 Stanley Avenue | \$675,000 | \$649,000 | \$610,000 | 90% | 94% | 74 |
| Santa Clara | 80903946 | 2624 Pebble Beach Drive | \$350,000 | \$350,000 | \$356,000 | 102% | 102% | 15 |
| Santa Clara | 80909555 | 1923 Murguia Avenue | \$514,900 | \$514,900 | \$530,000 | 103% | 103% | 240 |
| Santa Clara | 80909914 | 3497 Cabrillo Avenue | \$699,000 | \$639,500 | \$600,000 | 86% | 94% | 115 |
| Santa Clara | 80910013 | 2035 Main Street | \$468,000 | \$468,000 | \$456,000 | 97% | 97% | 92 |
| Santa Clara | 80910268 | 2612 Painted Rock Drive | \$495,000 | \$495,000 | \$485,000 | 98% | 98% | 47 |
| Santa Clara | 80911124 | 2279 Crocker Way | \$739,500 | \$719,000 | \$660,000 | 89% | 92% | 34 |
| Santa Clara | 80911480 | 736 Asbury Place | \$734,000 | \$734,000 | \$720,000 | 98% | 98% | 159 |
| Santa Clara | 80912555 | 2498 Hart Avenue | \$475,000 | \$475,000 | \$492,000 | 104% | 104% | 6 |
| Santa Clara | 80912558 | 937 Baird Avenue | \$479,900 | \$479,900 | \$488,000 | 102% | 102% | 5 |
| Santa Clara | 80912737 | 114 Woodhams Road | \$499,000 | \$499,000 | \$475,000 | 95% | 95% | 205 |
| Santa Clara | 80913040 | 2353 Glendenning Avenue | \$589,000 | \$589,000 | \$550,000 | 93% | 93% | 22 |
| Santa Clara | 80913331 | 441 Bellwood Drive | \$629,000 | \$629,000 | \$565,000 | 90% | 90% | 37 |
| Santa Clara | 80913506 | 3533 Golden State Drive | \$443,000 | \$443,000 | \$470,000 | 106% | 106% | 10 |
| Santa Clara | 80913825 | 4642 Wilcox Avenue | \$525,000 | \$525,000 | \$526,000 | 100% | 100% | 82 |
| Santa Clara | 80914162 | 2727 Estella Drive | \$829,888 | \$829,888 | \$805,000 | 97% | 97% | 11 |
| Santa Clara | 80914899 | 2078 Hoover Drive | \$569,000 | \$569,000 | \$565,000 | 99% | 99% | 22 |
| Santa Clara | 80914948 | 1263 Kiely Boulevard | \$442,900 | \$442,900 | \$439,900 | 99% | 99% | 143 |
| Santa Clara | 80914950 | 2251 Bohannon Drive | \$649,000 | \$649,000 | \$656,000 | 101% | 101% | 7 |
| Santa Clara | 80915709 | 1427 Main Street | \$279,900 | \$279,900 | \$310,000 | 111% | 111% | 11 |
| Santa Clara | 80916000 | 3045 Dibble Court | \$545,000 | \$545,000 | \$545,000 | 100% | 100% | 11 |
| Santa Clara | 80916216 | 2363 Lass Drive | \$788,800 | \$788,800 | \$788,800 | 100% | 100% | 9 |
| Santa Clara | 80916666 | 736 Baird Avenue | \$558,888 | \$558,888 | \$555,000 | 99% | 99% | 156 |
| Santa Clara | 80918536 | 2377 Fordham Drive | \$599,995 | \$599,995 | \$620,000 | 103% | 103% | 6 |
| Santa Clara | 80919047 | 77 Alviso Street | \$449,000 | \$449,000 | \$425,000 | 95% | 95% | 12 |
| Santa Clara | 80919492 | 1739 Laine Avenue | \$501,900 | \$501,900 | \$525,000 | 105% | 105% | 17 |
| Santa Clara | 80919794 | 2230 Esperanca Avenue | \$785,000 | \$785,000 | \$795,000 | 101% | 101% | 8 |
| Santa Clara | 80920106 | 361 Hayes Avenue | \$725,000 | \$725,000 | \$710,000 | 98% | 98% | 8 |
| Santa Clara | 80921731 | 2149 Bohannon Drive | \$525,000 | \$525,000 | \$525,000 | 100% | 100% | 26 |
| | | | \$594,087 | \$573,691 | \$561,466 | 95% | 98% | 84 |

Townhouse/Condo (Comm Int Dev)

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|-------------|----------|-----------------------|-----------|------------|------------|--------------|---------------|-----|
| Santa Clara | 80835071 | 895 Quince Avenue #11 | \$574,950 | \$445,000 | \$418,000 | 73% | 94% | 369 |

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|-------------|----------|-------------------------------|------------------|------------------|------------------|--------------|---------------|------------|
| Santa Clara | 80837431 | 2250 Monroe Street #162 | \$350,000 | \$325,000 | \$305,000 | 87% | 94% | 190 |
| Santa Clara | 80839075 | 2201 Monroe Street #208 | \$324,900 | \$262,900 | \$250,000 | 77% | 95% | 181 |
| Santa Clara | 80841893 | 1720 Halford Avenue #127 | \$300,000 | \$200,000 | \$195,000 | 65% | 98% | 177 |
| Santa Clara | 80841946 | 2266 Creek Bed Court | \$504,900 | \$429,900 | \$420,000 | 83% | 98% | 151 |
| Santa Clara | 80845421 | 3037 Kaiser Drive #E | \$325,000 | \$285,000 | \$265,000 | 82% | 93% | 116 |
| Santa Clara | 80848865 | 2601 Cortez Drive #5107 | \$338,800 | \$298,800 | \$295,000 | 87% | 99% | 71 |
| Santa Clara | 80849384 | 937 Cole Place | \$678,000 | \$618,000 | \$618,000 | 91% | 100% | 122 |
| Santa Clara | 80849938 | 2398 Avenida De Guadalupe | \$384,500 | \$348,800 | \$310,000 | 81% | 89% | 239 |
| Santa Clara | 80850314 | 849 Agnew Road | \$649,000 | \$599,000 | \$590,000 | 91% | 98% | 116 |
| Santa Clara | 80850356 | 2282 Creek Bed Court | \$356,250 | \$315,100 | \$310,000 | 87% | 98% | 285 |
| Santa Clara | 80900716 | 4022 Fitzpatrick Way | \$695,000 | \$646,000 | \$625,000 | 90% | 97% | 91 |
| Santa Clara | 80904387 | 3901 Lick Mill Boulevard #217 | \$249,950 | \$279,950 | \$281,500 | 113% | 101% | 98 |
| Santa Clara | 80908003 | 3575 Lehigh Drive #24 | \$522,000 | \$522,000 | \$500,000 | 96% | 96% | 43 |
| Santa Clara | 80908237 | 4452 Headen Way | \$635,000 | \$609,000 | \$580,000 | 91% | 95% | 53 |
| Santa Clara | 80912800 | 2201 Monroe Street #1701 | \$270,000 | \$270,000 | \$270,000 | 100% | 100% | 14 |
| Santa Clara | 80914107 | 3901 Lick Mill Boulevard #401 | \$292,900 | \$292,900 | \$281,700 | 96% | 96% | 6 |
| Santa Clara | 80914149 | 2310 Avenida De Guadalupe | \$349,900 | \$349,900 | \$355,000 | 101% | 101% | 11 |
| Santa Clara | 80914374 | 804 Transill Circle | \$572,000 | \$572,000 | \$552,000 | 97% | 97% | 23 |
| Santa Clara | 80914725 | 938 Visconti Place | \$595,000 | \$595,000 | \$580,000 | 97% | 97% | 13 |
| Santa Clara | 80914966 | 2201 The Alameda #14 | \$275,000 | \$275,000 | \$268,000 | 97% | 97% | 47 |
| Santa Clara | 80916568 | 1730 Halford Avenue #254 | \$206,700 | \$179,900 | \$179,900 | 87% | 100% | 38 |
| | | | \$429,534 | \$396,325 | \$384,050 | 89% | 97% | 112 |