

## Sold Price Analysis Report (May 01, 2008 to May 31, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Santa Clara	80757593	2131 Park Avenue	\$614,000	\$575,000	\$530,000	86%	92%	207
Santa Clara	80763164	2272 Benton Street	\$659,000	\$609,000	\$595,000	90%	98%	148
Santa Clara	80772563	2148 Kingsbury Circle	\$739,000	\$709,000	\$685,000	93%	97%	88
Santa Clara	80772815	4188 Farrell Place	\$1,450,000	\$1,370,000	\$1,330,000	92%	97%	110
Santa Clara	80772987	1494 Maryann Drive	\$589,000	\$565,000	\$540,000	92%	96%	80
Santa Clara	80773582	1290 Blackfield Drive	\$550,000	\$529,000	\$510,000	93%	96%	361
Santa Clara	80774855	1835 De La Pena Avenue	\$595,000	\$539,000	\$525,000	88%	97%	96
Santa Clara	80776755	3220 Machado Avenue	\$649,950	\$649,950	\$635,000	98%	98%	67
Santa Clara	80778870	2397 Augusta Place	\$638,000	\$578,000	\$531,560	83%	92%	57
Santa Clara	80782801	902 Pomeroy Avenue	\$1,099,500	\$1,095,500	\$1,000,000	91%	91%	198
Santa Clara	80783448	4209 Stewart Lane	\$1,298,000	\$1,298,000	\$1,250,000	96%	96%	99
Santa Clara	80783843	2357 Warburton Avenue	\$585,000	\$585,000	\$562,000	96%	96%	35
Santa Clara	80784513	2074 Monroe Street	\$505,000	\$469,000	\$445,000	88%	95%	32
Santa Clara	80784990	3128 Fresno Street	\$748,950	\$748,950	\$720,000	96%	96%	192
Santa Clara	80786495	671 Kiely Boulevard	\$545,900	\$491,500	\$490,000	90%	100%	225
Santa Clara	80786745	1152 Foley Avenue	\$559,000	\$559,000	\$568,000	102%	102%	17
Santa Clara	80786874	588 Cambridge Drive	\$759,900	\$759,900	\$756,000	99%	99%	14
Santa Clara	80786963	3357 Forbes Avenue	\$769,000	\$769,000	\$791,000	103%	103%	10
Santa Clara	80787171	2183 Esperanca Avenue	\$715,000	\$715,000	\$692,000	97%	97%	97
Santa Clara	80787952	3073 Millar Avenue	\$625,000	\$625,000	\$635,000	102%	102%	8
Santa Clara	80788156	164 Arcadia Avenue	\$975,000	\$949,000	\$916,000	94%	97%	32
Santa Clara	80788184	367 Montclair Drive	\$829,000	\$829,000	\$830,000	100%	100%	6
Santa Clara	80788760	405 Saratoga Avenue	\$594,950	\$594,950	\$568,000	95%	95%	63
Santa Clara	80789370	1232 Warburton Avenue	\$599,000	\$599,000	\$595,000	99%	99%	24
Santa Clara	80789663	2810 Barcells Avenue	\$698,888	\$698,888	\$682,000	98%	98%	11
Santa Clara	80800263	1327 Loyola Drive	\$749,000	\$749,000	\$750,000	100%	100%	15
Santa Clara	80800397	2361 Castro Place	\$639,950	\$639,950	\$600,000	94%	94%	10
Santa Clara	80800432	140 Elmhurst Court	\$809,950	\$809,950	\$824,180	102%	102%	8
Santa Clara	80800436	3843 Sullivan Drive	\$889,000	\$889,000	\$928,000	104%	104%	8
Santa Clara	80800939	2111 Pruneridge Avenue	\$579,900	\$579,900	\$550,000	95%	95%	346
Santa Clara	80801282	382 Manly Court	\$874,900	\$839,900	\$846,000	97%	101%	20
Santa Clara	80801824	3270 Benton Street	\$648,000	\$648,000	\$650,000	100%	100%	12
Santa Clara	80802282	1960 Washington Street	\$380,000	\$380,000	\$388,000	102%	102%	7
Santa Clara	80802806	2145 Kingsbury Circle	\$738,000	\$738,000	\$718,000	97%	97%	19
Santa Clara	80803688	1227 Benton Street	\$369,950	\$369,950	\$374,000	101%	101%	600
Santa Clara	80803751	3422 Laguna Court	\$585,000	\$585,000	\$588,000	101%	101%	5
Santa Clara	80803761	3812 Melody Lane	\$929,000	\$929,000	\$935,000	101%	101%	6
Santa Clara	80804420	1455 Benton Street	\$674,950	\$674,950	\$667,000	99%	99%	6
Santa Clara	80804517	965 Curtis Avenue	\$674,995	\$674,995	\$675,000	100%	100%	5
Santa Clara	80805965	3561 Tracy Drive	\$650,000	\$650,000	\$685,000	105%	105%	5
			<b>\$714,591</b>	<b>\$701,706</b>	<b>\$688,994</b>	<b>96%</b>	<b>98%</b>	<b>84</b>

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### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Santa Clara	80746470	1400 Bowe Avenue #00207	\$448,500	\$399,999	\$388,300	87%	97%	244
Santa Clara	80753768	1119 Pomeroy Avenue	\$484,800	\$455,000	\$455,000	94%	100%	174
Santa Clara	80768724	956 Kiely Boulevard #0000C	\$379,000	\$349,900	\$342,500	90%	98%	123
Santa Clara	80769447	930 Kiely Boulevard #C	\$339,000	\$323,000	\$310,000	91%	96%	175
Santa Clara	80771825	4057 Crandall Circle	\$859,000	\$814,974	\$791,583	92%	97%	76
Santa Clara	80772379	4048 Lick Mill Boulevard	\$678,000	\$639,888	\$626,000	92%	98%	92
Santa Clara	80773599	4520 Billings Circle	\$868,000	\$845,000	\$830,000	96%	98%	96
Santa Clara	80773830	2200 Agnew Road #00322	\$525,000	\$499,000	\$490,000	93%	98%	79
Santa Clara	80799937	1865 Palm View Place #228	\$449,888	\$425,000	\$415,000	92%	98%	83
Santa Clara	80776422	2049 Elm Leaf Court	\$615,000	\$575,000	\$560,000	91%	97%	63
Santa Clara	80776718	4341 Headen Way	\$835,000	\$819,000	\$790,000	95%	96%	97
Santa Clara	80778141	1750 Halford Avenue #00320	\$379,000	\$365,900	\$356,000	94%	97%	311
Santa Clara	80779873	2371 Blue Lagoon Drive	\$615,000	\$615,000	\$579,000	94%	94%	24
Santa Clara	80780525	1139 Pomeroy Avenue	\$466,000	\$466,000	\$442,000	95%	95%	36
Santa Clara	80784381	984 Kiely Boulevard #0000F	\$314,900	\$314,900	\$305,000	97%	97%	298
Santa Clara	80784876	2399 Avenida De Guadalupe	\$444,900	\$444,900	\$428,000	96%	96%	31
Santa Clara	80785354	2250 Monroe Street #00173	\$32,900	\$329,000	\$329,000	1000%	100%	14
Santa Clara	80785718	954 Kiely Boulevard #0000F	\$245,000	\$224,000	\$224,000	91%	100%	26
Santa Clara	80785995	1400 Bowe Avenue #01608	\$405,000	\$405,000	\$405,000	100%	100%	42
Santa Clara	80788204	4074 Lick Mill Boulevard	\$720,000	\$700,000	\$690,000	96%	99%	17
Santa Clara	80788980	1400 Bowe Avenue #1808	\$409,800	\$409,800	\$417,900	102%	102%	19
Santa Clara	80789315	4068 Crandall Circle	\$769,000	\$769,000	\$750,000	98%	98%	13
Santa Clara	80789573	2250 Monroe Street #00320	\$354,000	\$319,900	\$315,000	89%	98%	46
Santa Clara	80800969	4400 Headen Way	\$818,888	\$818,888	\$766,350	94%	94%	25
Santa Clara	80803486	1398 Gazdar Court	\$629,950	\$629,950	\$630,000	100%	100%	8
Santa Clara	80806899	120 Saratoga Avenue #00084	\$449,000	\$449,000	\$438,000	98%	98%	0
			<b>\$520,559</b>	<b>\$515,654</b>	<b>\$502,832</b>	<b>97%</b>	<b>98%</b>	<b>85</b>