

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

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	81024969	530 Magdalena Avenue	\$2,495,000	\$2,295,000	\$2,040,000	82%	89%	155
Country Club	81040760	1514 Country Club Drive	\$1,995,000	\$1,995,000	\$1,800,000	90%	90%	45
Country Club	81050953	1574 Frontero Avenue	\$1,725,000	\$1,725,000	\$1,700,000	99%	99%	9
Highlands	81030327	1325 Montclair Way	\$1,450,000	\$1,350,000	\$1,315,000	91%	97%	82
Highlands	81046289	1450 Montclair Place	\$2,749,000	\$2,749,000	\$2,535,000	92%	92%	15
North Los Altos	81042095	355 Waverly Lane	\$1,579,000	\$1,525,000	\$1,450,000	92%	95%	43
North Los Altos	81044319	455 East Edith Avenue	\$1,589,000	\$1,498,000	\$1,400,000	88%	93%	42
North Los Altos	81045729	1028 Los Altos Avenue	\$1,349,000	\$1,349,000	\$1,300,000	96%	96%	60
North Los Altos	81045736	156 Loucks Avenue	\$1,525,000	\$1,525,000	\$1,499,000	98%	98%	13
North Los Altos	81046552	307 North Clark Avenue	\$1,695,000	\$1,695,000	\$1,615,000	95%	95%	21
North Los Altos	81049018	241 Valley Street	\$1,549,888	\$1,549,888	\$1,549,888	100%	100%	6
South of El Monte	81033424	688 Berry Avenue	\$1,125,000	\$1,085,000	\$1,075,000	96%	99%	97
South of El Monte	81041704	1641 Havenhurst Drive	\$1,749,000	\$1,660,000	\$1,605,000	92%	97%	58
South of El Monte	81044471	1601 Morton Avenue	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	10
South of El Monte	81044487	1956 Alford Avenue	\$1,650,000	\$1,650,000	\$1,600,000	97%	97%	27
South of El Monte	81045640	240 Silvia Court	\$1,398,000	\$1,398,000	\$1,345,000	96%	96%	17
South of El Monte	81046098	981 Miramonte Avenue	\$1,088,888	\$1,048,888	\$1,008,000	93%	96%	34
South of El Monte	81046794	1816 Farndon Avenue	\$1,187,500	\$999,999	\$1,000,000	84%	100%	45
South of El Monte	81046825	1621 Kingston Court	\$1,250,000	\$1,299,000	\$1,405,000	112%	108%	29
South of El Monte	81047918	555 Shelby Lane	\$1,895,000	\$1,895,000	\$1,850,000	98%	98%	25
South of El Monte	81048000	494 Rosita Avenue	\$1,599,888	\$1,599,888	\$1,605,000	100%	100%	33
South of El Monte	81049058	1876 Austin Avenue	\$1,250,000	\$1,250,000	\$1,295,000	104%	104%	7
South of El Monte	81050843	1525 Kensington Circle	\$1,985,000	\$1,985,000	\$2,005,000	101%	101%	10
South of El Monte	81053900	545 Covington Road	\$1,825,000	\$1,825,000	\$1,900,000	104%	104%	8
			\$1,627,257	\$1,595,903	\$1,551,954	95%	97%	37

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Highlands	81049090	38 Woods Lane	\$699,000	\$699,000	\$680,000	97%	97%	12
North Los Altos	81016850	575 Tyndall Street #7	\$679,000	\$498,000	\$450,000	66%	90%	207
North Los Altos	81046615	517 Lassen Street	\$765,000	\$765,000	\$736,000	96%	96%	33
North Los Altos	81052081	535 Tyndall Street	\$525,000	\$525,000	\$518,200	99%	99%	56
			\$667,000	\$621,750	\$596,050	89%	96%	77