

Sold Price Analysis Report (October 01, 2010 to October 29, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	81024041	1515 Arriba Court	\$3,200,000	\$3,040,000	\$2,750,000	86%	90%	200
Country Club	81047967	790 Loyola Drive	\$1,895,000	\$1,895,000	\$1,965,000	104%	104%	7
Highlands	81027337	2231 Via Maderos	\$2,100,000	\$1,948,000	\$1,810,000	86%	93%	104
Highlands	81038176	1367 Montclair Way	\$1,460,000	\$1,460,000	\$1,450,100	99%	99%	18
North Los Altos	80954241	50 Pine Lane	\$3,988,000	\$3,988,000	\$3,515,000	88%	88%	290
North Los Altos	81010160	215 North Avalon Drive	\$3,149,000	\$2,999,000	\$2,775,000	88%	93%	197
North Los Altos	81027367	76 Higgins Avenue	\$2,295,000	\$1,899,000	\$1,775,000	77%	93%	119
North Los Altos	81036018	45 Pepper Drive	\$1,599,000	\$1,599,000	\$1,500,000	94%	94%	15
North Los Altos	81041156	473 West Portola Avenue	\$2,150,000	\$2,150,000	\$2,075,000	97%	97%	10
North Los Altos	81044253	721 Orange Avenue	\$1,975,000	\$1,795,000	\$1,780,000	90%	99%	27
North Los Altos	81044408	9 Cypress Court	\$1,695,000	\$1,695,000	\$1,695,000	100%	100%	15
North Los Altos	81045081	252 Frances Drive	\$3,099,000	\$3,099,000	\$3,000,000	97%	97%	17
North Los Altos	81045082	409 Patrick Way	\$1,549,000	\$1,549,000	\$1,658,000	107%	107%	9
North Los Altos	81045089	416 Santa Barbara Drive	\$1,500,000	\$1,350,000	\$1,350,000	90%	100%	16
North Los Altos	81045410	541 Patrick Way	\$2,595,000	\$2,595,000	\$2,400,000	92%	92%	22
North Los Altos	81046826	226 Frances Drive	\$1,489,000	\$1,489,000	\$1,641,000	110%	110%	7
North Los Altos	81048417	246 Hillview Avenue	\$1,499,000	\$1,499,000	\$1,525,000	102%	102%	9
North Los Altos	81050371	496 East Edith Avenue	\$2,698,000	\$2,698,000	\$2,650,000	98%	98%	0
South of El Monte	81000673	846 Clinton Road	\$2,995,000	\$2,395,000	\$2,340,000	78%	98%	257
South of El Monte	81001683	24481 Summerhill Avenue	\$1,599,000	\$1,399,000	\$1,390,000	87%	99%	258
South of El Monte	81022384	1504 Clay Drive	\$1,500,000	\$1,350,000	\$1,310,000	87%	97%	71
South of El Monte	81024749	790 Arroyo Road	\$3,250,000	\$3,250,000	\$2,985,000	92%	92%	116
South of El Monte	81036609	681 Benvenue Avenue	\$1,249,888	\$1,249,888	\$1,240,000	99%	99%	32
South of El Monte	81037185	981 Manor Way	\$1,599,000	\$1,499,000	\$1,333,000	83%	89%	42
South of El Monte	81038544	915 Maywood Court	\$1,495,000	\$1,495,000	\$1,472,500	98%	98%	8
South of El Monte	81040967	480 Harrington Court	\$2,750,000	\$2,750,000	\$2,565,000	93%	93%	9
South of El Monte	81042117	594 Springer Terrace	\$2,395,000	\$2,095,000	\$2,100,000	88%	100%	25
South of El Monte	81042294	1660 Havenhurst Drive	\$1,199,999	\$1,199,999	\$1,200,000	100%	100%	29
South of El Monte	81043985	985 Hayman Place	\$1,598,000	\$1,598,000	\$1,655,000	104%	104%	9
South of El Monte	81044099	340 Arboleda Drive	\$2,399,000	\$2,399,000	\$2,300,000	96%	96%	20
South of El Monte	81044310	623 Benvenue Avenue	\$2,398,000	\$2,398,000	\$2,398,000	100%	100%	19
South of El Monte	81044314	747 Vista Grande Avenue	\$1,539,000	\$1,539,000	\$1,700,000	110%	110%	9
South of El Monte	81044451	1710 Orr Court	\$1,195,000	\$1,195,000	\$1,195,000	100%	100%	11
South of El Monte	81046410	1877 Austin Avenue	\$1,439,888	\$1,439,888	\$1,465,000	102%	102%	9
			\$2,074,611	\$1,999,964	\$1,940,076	94%	97%	59

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Highlands	81022254	27 Farm Road	\$979,000	\$849,000	\$800,000	82%	94%	126
North Los Altos	80950046	1 West Edith Avenue #A104	\$895,000	\$829,000	\$810,000	91%	98%	241
North Los Altos	81021005	45 Bay Tree Lane	\$1,295,000	\$1,295,000	\$1,225,000	95%	95%	154
North Los Altos	81039254	73 3Rd Street #35	\$875,000	\$875,000	\$790,000	90%	90%	23
			\$1,011,000	\$962,000	\$906,250	90%	94%	136