

Sold Price Analysis Report (August 01, 2013 to August 30, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Country Club	81316787	23951 Spalding Avenue	\$1,598,000	\$1,598,000	\$1,530,000	96%	96%	86
Country Club	81321935	1551 Country Club Drive	\$2,088,000	\$2,088,000	\$2,100,000	101%	101%	13
Country Club	81325871	1425 Topar Avenue	\$1,399,000	\$1,399,000	\$1,635,000	117%	117%	7
Country Club	81326000	624 Loyola Drive	\$2,198,000	\$2,198,000	\$2,100,000	96%	96%	15
Highlands	81321539	881 Lockhaven Drive	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	27
Highlands	81325911	1990 Scott Lane	\$1,798,000	\$1,798,000	\$1,820,000	101%	101%	7
Highlands	81328091	492 Deodara Drive	\$2,492,000	\$2,492,000	\$2,250,000	90%	90%	7
North Los Altos	81309751	199 Yerba Buena Avenue	\$3,200,000	\$2,950,000	\$2,700,000	84%	92%	95
North Los Altos	81310712	275 Verano Drive	\$2,925,000	\$2,925,000	\$2,830,000	97%	97%	64
North Los Altos	81313706	577 Van Buren Street	\$2,998,000	\$2,788,000	\$2,700,000	90%	97%	85
North Los Altos	81317810	54 View Street	\$2,998,000	\$2,998,000	\$2,800,000	93%	93%	40
North Los Altos	81318959	425 Rinconada Court	\$2,895,000	\$2,895,000	\$2,800,000	97%	97%	75
North Los Altos	81319693	178 Santa Rita Court	\$1,498,000	\$1,498,000	\$1,600,000	107%	107%	34
North Los Altos	81325801	540 San Felicia Way	\$1,695,000	\$1,695,000	\$2,075,000	122%	122%	9
North Los Altos	81325832	709 Los Ninos Way	\$1,688,000	\$1,688,000	\$1,800,000	107%	107%	10
North Los Altos	81325924	1025 Rilma Lane	\$1,998,000	\$1,998,000	\$2,105,000	105%	105%	9
North Los Altos	81326714	769 Orange Avenue	\$1,995,000	\$1,995,000	\$2,354,000	118%	118%	8
North Los Altos	81327829	546 Cecelia Court	\$2,098,000	\$2,098,000	\$2,335,000	111%	111%	8
North Los Altos	81328557	255 Alicia Way	\$1,950,000	\$1,950,000	\$2,350,000	121%	121%	9
North Los Altos	81328699	470 Cherry Avenue	\$1,998,000	\$1,998,000	\$2,601,000	130%	130%	9
South of El Monte	81311696	419 Valley View Drive	\$3,998,000	\$3,495,000	\$3,245,000	81%	93%	97
South of El Monte	81316618	1590 Grant Road	\$2,759,000	\$2,499,000	\$2,450,000	89%	98%	73
South of El Monte	81319983	1635 Marymeade Lane	\$2,150,000	\$2,150,000	\$1,925,000	90%	90%	27
South of El Monte	81322740	1042 Eastwood Drive	\$1,595,000	\$1,595,000	\$1,848,000	116%	116%	8
South of El Monte	81322834	1009 Eastwood Drive	\$2,888,000	\$2,749,000	\$2,650,000	92%	96%	30
South of El Monte	81322966	1676 Grant Road	\$2,695,000	\$2,695,000	\$2,660,000	99%	99%	31
South of El Monte	81323689	684 Berry Avenue	\$1,398,000	\$1,398,000	\$1,400,000	100%	100%	10
South of El Monte	81324518	565 Arboleda Drive	\$1,695,000	\$1,695,000	\$1,875,000	111%	111%	8
South of El Monte	81324765	1370 Ensenada Way	\$1,998,000	\$1,998,000	\$2,325,000	116%	116%	9
South of El Monte	81324870	1185 Thurston Avenue	\$2,148,889	\$2,188,000	\$2,188,000	102%	100%	22
South of El Monte	81324883	821 Vista Grande Avenue	\$3,498,000	\$3,498,000	\$3,412,500	98%	98%	11
South of El Monte	81325998	1231 Patlen Drive	\$1,525,000	\$1,525,000	\$1,805,000	118%	118%	8
South of El Monte	81327978	1397 Pritchett Court	\$2,195,000	\$2,195,000	\$2,458,000	112%	112%	8
South of El Monte	81328417	1350 Miravalle Avenue	\$1,495,000	\$1,495,000	\$1,800,000	120%	120%	11
South of El Monte	81328634	1219 Nightingale Court	\$2,198,000	\$2,198,000	\$2,220,000	101%	101%	10
South of El Monte	81328976	1719 Christina Drive	\$1,450,000	\$1,450,000	\$1,700,000	117%	117%	8
			\$2,194,164	\$2,157,417	\$2,228,931	102%	103%	27

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
North Los Altos	81323272	396 1st Street #7	\$1,096,946	\$1,096,946	\$1,096,946	100%	100%	23
North Los Altos	81324481	150 West Edith Avenue #9	\$739,000	\$739,000	\$800,000	108%	108%	10
North Los Altos	81324793	22 Los Altos Square	\$895,000	\$895,000	\$1,075,000	120%	120%	7

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North Los Altos	81324890	73 3Rd Street #24	\$899,000	\$899,000	\$975,000	108%	108%	8
North Los Altos	81325581	130 2Nd Street #4	\$1,295,000	\$1,295,000	\$1,295,000	100%	100%	16
North Los Altos	81326908	487 Tyndall Street #2	\$599,000	\$599,000	\$660,000	110%	110%	7
North Los Altos	81328002	110 West Edith Avenue #1	\$778,000	\$778,000	\$827,000	106%	106%	7
North Los Altos	81328839	114 Cuesta Drive #7	\$849,000	\$849,000	\$926,000	109%	109%	5
South of El Monte	81325389	1581 Carob Lane #81	\$649,000	\$649,000	\$640,000	99%	99%	36
			\$866,661	\$866,661	\$921,661	106%	106%	13