

## Sold Price Analysis Report (May 01, 2014 to May 30, 2014)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
East of U.S. 101	81341850	175 Wisteria Drive	\$329,900	\$329,900	\$327,500	99%	99%	2
East of U.S. 101	81400910	315 Garden Street	\$470,000	\$460,000	\$445,000	95%	97%	131
East of U.S. 101	81404201	255 Wisteria Drive	\$499,000	\$499,000	\$500,000	100%	100%	32
East of U.S. 101	81404535	2520 Farrington Way	\$460,000	\$460,000	\$430,000	93%	93%	58
East of U.S. 101	81408948	1166 Veronica Court	\$679,500	\$679,500	\$710,000	104%	104%	13
East of U.S. 101	81409484	1111 Beech Street	\$479,000	\$439,000	\$422,000	88%	96%	26
East of U.S. 101	81410815	1203 Garden Street	\$649,500	\$589,500	\$560,000	86%	95%	29
East of U.S. 101	81410876	2208 Menalto Avenue	\$549,000	\$549,000	\$550,000	100%	100%	8
East of U.S. 101	81411390	2833 Georgetown Street	\$370,000	\$370,000	\$380,000	103%	103%	3
East of U.S. 101	81411826	1036 Laurel Avenue	\$525,000	\$524,888	\$537,000	102%	102%	5
East of U.S. 101	81412290	2336 Palo Verde Avenue	\$475,000	\$475,000	\$525,000	111%	111%	10
East of U.S. 101	81412307	256 Verbena Drive	\$372,000	\$372,000	\$422,000	113%	113%	11
East of U.S. 101	81413081	112 Maple Lane	\$698,888	\$698,888	\$751,000	107%	107%	9
			<b>\$504,368</b>	<b>\$495,898</b>	<b>\$504,577</b>	<b>100%</b>	<b>102%</b>	<b>26</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
East of U.S. 101	81343635	2330 University Avenue #100	\$425,000	\$405,000	\$405,000	95%	100%	109
East of U.S. 101	81402579	2330 University Avenue #290	\$460,000	\$460,000	\$457,250	99%	99%	74
West of U.S. 101	81414912	165 Okeefe Street #3	\$410,000	\$410,000	\$432,000	105%	105%	2
Woodland / Newell Area	81416698	1982 West Bayshore Road #310	\$389,000	\$389,000	\$415,000	107%	107%	6
			<b>\$421,000</b>	<b>\$416,000</b>	<b>\$427,313</b>	<b>101%</b>	<b>103%</b>	<b>48</b>