

## Sold Price Analysis Report (December 01, 2010 to December 30, 2010)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81009792	21161 Canyon Oak Way	\$2,788,000	\$2,688,000				205
Cupertino	81033372	10846 Willowbrook Way	\$1,098,888	\$1,096,000	\$1,085,000	99%	99%	124
Cupertino	81033529	10574 Culbertson Drive	\$744,000	\$593,000	\$588,000	79%	99%	125
Cupertino	81034918	15571 Montebello Road	\$1,688,800	\$1,499,998	\$1,250,000	74%	83%	117
Cupertino	81036011	20896 Jollyman Lane	\$1,745,000	\$1,499,000	\$1,470,000	84%	98%	98
Cupertino	81039005	10700 Merriman Road	\$1,298,000	\$1,259,000	\$1,175,000	91%	93%	89
Cupertino	81042082	19742 Drake Court	\$1,098,000	\$1,098,000	\$1,080,000	98%	98%	9
Cupertino	81043229	20832 Fargo Drive	\$1,248,000	\$1,199,000	\$1,195,000	96%	100%	71
Cupertino	81045153	802 South Blaney Avenue	\$848,000	\$818,000	\$792,000	93%	97%	87
Cupertino	81045737	10734 Martinwood Way	\$1,149,950	\$1,065,000	\$1,040,000	90%	98%	56
Cupertino	81046947	10380 Sterling Boulevard	\$649,900	\$649,900	\$655,000	101%	101%	39
Cupertino	81047643	21862 Lindy Lane	\$1,249,000	\$1,249,000	\$1,230,000	98%	98%	13
Cupertino	81047737	18406 Chelmsford Drive	\$1,338,000	\$1,338,000	\$1,275,000	95%	95%	32
Cupertino	81048007	19731 Wheaton Drive	\$1,058,888	\$988,500	\$988,000	93%	100%	33
Cupertino	81048522	10438 Vista Drive	\$1,228,000	\$1,228,000	\$1,140,000	93%	93%	28
Cupertino	81048898	1172 Scotland Drive	\$938,000	\$938,000	\$910,000	97%	97%	28
Cupertino	81049965	901 Cottonwood Drive	\$999,000	\$999,000	\$983,000	98%	98%	81
Cupertino	81050570	10451 North Portal Avenue	\$1,049,000	\$1,049,000	\$995,000	95%	95%	148
Cupertino	81050901	7641 Peach Blossom Drive	\$1,158,000	\$1,158,000	\$1,160,000	100%	100%	6
Cupertino	81051499	10715 Tressler Court	\$1,999,988	\$1,999,988	\$1,925,000	96%	96%	225
Cupertino	81051947	10134 Miner Place	\$1,268,000	\$1,268,000	\$1,200,000	95%	95%	134
Cupertino	81051949	10355 Colby Avenue	\$899,000	\$899,000	\$925,000	103%	103%	8
Cupertino	81052557	1126 Hollyhead Lane	\$879,000	\$879,000	\$901,000	103%	103%	9
Cupertino	81052723	21956 Hyannisport Drive	\$1,388,000	\$1,388,000	\$1,362,000	98%	98%	14
Cupertino	81052865	1515 Poppy Way	\$1,375,000	\$1,375,000	\$1,310,000	95%	95%	12
Cupertino	81054283	10180 Byrne Avenue	\$899,000	\$899,000	\$908,000	101%	101%	10
Cupertino	81054701	18825 Tuggle Avenue	\$628,888	\$628,888	\$625,000	99%	99%	137
Cupertino	81057484	21800 Rifredi Court	\$825,000	\$825,000	\$828,000	100%	100%	0
			<b>\$1,197,725</b>	<b>\$1,163,367</b>	<b>\$1,073,889</b>	<b>86%</b>	<b>89%</b>	<b>69</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81000440	7369 Wildflower	\$1,050,000	\$850,000	\$860,000	82%	101%	294
Cupertino	81034473	10835 North Stelling Road	\$705,000	\$689,000	\$675,000	96%	98%	143
Cupertino	81037326	10090 Firwood Drive	\$615,000	\$579,000	\$598,000	97%	103%	89
Cupertino	81041932	10953 Northsky Square	\$679,000	\$679,000	\$620,000	91%	91%	43
Cupertino	81048873	20488 Stevens Creek Boulevard #231	\$699,999	\$699,999	\$685,000	98%	98%	81
Cupertino	81048910	19926 Portal Plaza	\$550,000	\$550,000	\$532,500	97%	97%	9
Cupertino	81050051	19503 Stevens Creek Boulevard #351	\$589,000	\$589,000	\$535,000	91%	91%	1
Cupertino	81050894	11113 Firethorne Drive	\$649,000	\$649,000	\$665,000	102%	102%	10
Cupertino	81051280	19999 Stevens Creek Boulevard #118	\$625,000	\$625,000	\$668,888	107%	107%	13
Cupertino	81051606	21695 Lomita Avenue	\$648,888	\$648,888	\$648,000	100%	100%	9
Cupertino	81052868	10213 Parish Place	\$698,888	\$698,888	\$742,000	106%	106%	8

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81052878	20488 Stevens Creek Boulevard #142	\$798,000	\$798,000	\$780,000	98%	98%	47
Cupertino	81055376	10201 Nile Drive	\$628,000	\$528,000	\$522,500	83%	99%	130
			<b>\$687,367</b>	<b>\$660,290</b>	<b>\$656,299</b>	<b>95%</b>	<b>99%</b>	<b>67</b>