

Sold Price Analysis Report (February 02, 2010 to February 26, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80929321	10952 Stevens Canyon Road	\$1,998,000	\$1,898,000	\$1,730,000	87%	91%	229
Cupertino	80945565	10055 Byrne Avenue	\$1,498,000	\$1,399,000	\$1,345,000	90%	96%	105
Cupertino	80949262	18892 Arata Way	\$625,000	\$625,000	\$575,000	92%	92%	8
Cupertino	80949537	10201 Lebanon Drive	\$1,350,000	\$1,225,000	\$1,200,000	89%	98%	86
Cupertino	80955595	10812 Barrington Bridge Court	\$1,099,500	\$1,099,500	\$1,075,000	98%	98%	186
Cupertino	80955644	1765 Killdeer Court	\$948,000	\$948,000	\$929,000	98%	98%	40
Cupertino	80958082	10576 Johnson Avenue	\$668,000	\$668,000	\$695,000	104%	104%	12
Cupertino	81000159	1145 Hunterston Place	\$918,000	\$918,000	\$985,000	107%	107%	11
Cupertino	81000478	19773 Wintergreen Drive	\$974,888	\$974,888	\$1,120,000	115%	115%	8
Cupertino	81001594	11011 Bubb Road	\$1,198,000	\$1,198,000	\$1,240,000	104%	104%	7
Cupertino	81003714	20902 Greenleaf Drive	\$1,199,000	\$1,199,000	\$1,225,000	102%	102%	1
Cupertino	81003808	10566 Santa Lucia Road	\$899,000	\$899,000	\$925,000	103%	103%	8
			\$1,114,616	\$1,087,616	\$1,087,000	98%	100%	58

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80948972	10952 Sweet Oak Street	\$589,000	\$599,000	\$587,000	100%	98%	105
Cupertino	80955603	20488 Stevens Creek Boulevard #211	\$409,900	\$389,500	\$400,000	98%	103%	45
Cupertino	81001400	19503 Stevens Creek Boulevard #308	\$673,000	\$673,000	\$680,000	101%	101%	4
Cupertino	81001628	11011 Lucky Oak Street	\$540,000	\$540,000	\$560,000	104%	104%	10
Cupertino	81002588	10745 North De Anza Boulevard #309	\$575,000	\$589,000	\$550,000	96%	93%	9
			\$557,380	\$558,100	\$555,400	100%	100%	35

Business Opportunity

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80936018	0000 Stevens Creek Blvd	\$250,000	\$200,000	\$100,000	40%	50%	161
			\$250,000	\$200,000	\$100,000	40%	50%	161

Commercial Industrial

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80927990	10090 Pasadena Avenue #A1	\$650,000	\$498,000	\$479,000	74%	96%	242
			\$650,000	\$498,000	\$479,000	74%	96%	242

Res Income (2-4 Units)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80945034	10412 Meadow Place	\$1,250,000	\$1,150,000	\$1,150,000	92%	100%	83
Cupertino	80956737	10153 Miller Avenue	\$949,950	\$949,950	\$875,000	92%	92%	28
			\$1,099,975	\$1,049,975	\$1,012,500	92%	96%	56