

## Sold Price Analysis Report (June 02, 2008 to June 30, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80782057	10690 Merriman Road	\$2,480,000	\$2,480,000	\$2,250,000	91%	91%	62
Cupertino	80785432	10240 Mira Vista Road	\$1,250,000	\$1,250,000	\$1,300,000	104%	104%	17
Cupertino	80786969	22641 Alcalde Road	\$1,199,000	\$1,025,000	\$1,065,000	89%	104%	40
Cupertino	80788888	18841 Pendergast Avenue	\$698,888	\$618,888	\$647,000	93%	105%	44
Cupertino	80800570	7712 Orogrande Place	\$1,285,888	\$1,285,888	\$1,220,000	95%	95%	35
Cupertino	80800860	1436 South Stelling Road	\$1,150,000	\$1,150,000	\$1,055,000	92%	92%	29
Cupertino	80801121	10919 Festival Drive	\$1,498,000	\$1,428,000	\$1,415,000	94%	99%	27
Cupertino	80801148	10642 North Portal Avenue	\$1,250,000	\$1,250,000	\$1,202,000	96%	96%	225
Cupertino	80802174	10181 Lebanon Drive	\$1,488,000	\$1,488,000	\$1,490,000	100%	100%	10
Cupertino	80802190	10402 North Chisholm Avenue	\$1,249,000	\$1,249,000	\$1,292,000	103%	103%	11
Cupertino	80802730	1115 Kentwood Avenue	\$1,028,880	\$1,028,880	\$1,008,420	98%	98%	18
Cupertino	80803561	10371 Rivercrest Court	\$1,378,000	\$1,378,000	\$1,275,000	93%	93%	19
Cupertino	80803861	11552 Morning Spring Court	\$1,198,000	\$1,198,000	\$1,192,000	99%	99%	27
Cupertino	80804432	10600 Johansen Drive	\$1,258,000	\$1,258,000	\$1,250,000	99%	99%	165
Cupertino	80805349	10311 North Blaney Avenue	\$1,250,000	\$1,125,000	\$1,125,000	90%	100%	23
Cupertino	80805354	10461 Glenview Avenue	\$1,098,000	\$1,098,000	\$1,110,002	101%	101%	15
Cupertino	80805411	10108 South Tantau Avenue	\$998,000	\$998,000	\$1,060,000	106%	106%	8
Cupertino	80805412	10369 Lindsay Avenue	\$1,000,000	\$1,000,000	\$1,080,000	108%	108%	8
Cupertino	80805416	22630 Oakcrest Court	\$1,499,400	\$1,499,400	\$1,508,000	101%	101%	8
Cupertino	80806941	10541 Stokes Avenue	\$1,180,000	\$1,180,000	\$1,170,000	99%	99%	23
Cupertino	80806994	10551 Castine Avenue	\$1,450,000	\$1,450,000	\$1,465,000	101%	101%	9
Cupertino	80807061	18630 Medicus Court	\$625,000	\$625,000	\$625,000	100%	100%	8
Cupertino	80807267	10441 Glenview Avenue	\$1,399,888	\$1,399,888	\$1,320,000	94%	94%	15
Cupertino	80807796	10450 Corte De Seville	\$899,888	\$899,888	\$850,000	94%	94%	295
Cupertino	80807838	10401 Menhart Lane	\$699,000	\$699,000	\$750,000	107%	107%	6
Cupertino	80808547	10465 Brewer Avenue	\$1,295,000	\$1,295,000	\$1,320,000	102%	102%	8
Cupertino	80808678	21020 Rainbow Drive	\$1,580,000	\$1,580,000	\$1,560,000	99%	99%	16
Cupertino	80808944	10398 Vista Knoll Boulevard	\$1,288,000	\$1,288,000	\$1,301,000	101%	101%	13
Cupertino	80809029	10565 East Estates Drive	\$1,098,000	\$1,098,000	\$1,112,000	101%	101%	21
Cupertino	80810152	20913 Alves Drive	\$1,738,888	\$1,738,888	\$1,768,000	102%	102%	8
Cupertino	80810158	10306 South Tantau Avenue	\$919,888	\$919,888	\$930,000	101%	101%	7
Cupertino	80810177	10277 Menhart Lane	\$749,888	\$749,888	\$786,800	105%	105%	11
Cupertino	80810743	10025 Byrne Avenue	\$1,045,000	\$1,045,000	\$1,224,000	117%	117%	45
Cupertino	80811094	22334 Carta Blanca Street	\$1,325,000	\$1,325,000	\$1,330,000	100%	100%	5
Cupertino	80811425	19884 Price Avenue	\$1,838,000	\$1,838,000	\$1,800,000	98%	98%	65
Cupertino	80811451	7626 Hollanderry Place	\$850,000	\$850,000	\$850,000	100%	100%	0
Cupertino	80812646	18901 Pendergast Avenue	\$798,888	\$798,888	\$807,000	101%	101%	2
Cupertino	80813640	7568 Rainbow Drive	\$949,950	\$949,950	\$1,052,000	111%	111%	10
			<b>\$1,210,193</b>	<b>\$1,198,377</b>	<b>\$1,199,085</b>	<b>99%</b>	<b>100%</b>	<b>36</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80786782	19955 Brenda Court	\$699,950	\$699,950	\$680,000	97%	97%	43

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80801717	7371 Wildflower	\$1,495,000	\$1,050,000	\$1,000,000	67%	95%	43
Cupertino	80801724	7373 Wildflower	\$1,495,000	\$1,050,000	\$999,999	67%	95%	52
Cupertino	80802177	10120 Imperial Avenue	\$998,000	\$998,000	\$1,015,000	102%	102%	14
Cupertino	80802829	10163 Parish Place	\$920,000	\$920,000	\$896,000	97%	97%	24
Cupertino	80803790	20488 Stevens Creek Boulevard #017	\$689,950	\$689,950	\$690,000	100%	100%	11
Cupertino	80804916	10272 Danube Drive	\$620,000	\$620,000	\$615,000	99%	99%	14
Cupertino	80806426	10088 Ridgeway Drive	\$938,000	\$938,000	\$935,750	100%	100%	13
Cupertino	80806814	20558 Cedarbrook Terrace	\$735,000	\$735,000	\$736,000	100%	100%	18
Cupertino	80807181	10961 Kester Drive	\$1,195,000	\$1,195,000	\$1,158,000	97%	97%	159
Cupertino	80807194	10329 Mary Avenue	\$629,000	\$629,000	\$650,000	103%	103%	8
Cupertino	80807604	10259 Nile Drive	\$615,000	\$615,000	\$613,000	100%	100%	11
Cupertino	80808202	10817 Northridge Square	\$629,000	\$629,000	\$650,000	103%	103%	10
Cupertino	80809805	22812 Longdown Road	\$918,000	\$918,000	\$920,000	100%	100%	10
Other Area	80801395	19507 Stevens Creek Boulevard #001	\$799,999	\$779,999	\$762,000	95%	98%	57
			<b>\$891,793</b>	<b>\$831,127</b>	<b>\$821,383</b>	<b>92%</b>	<b>99%</b>	<b>32</b>