

## Sold Price Analysis Report (June 02, 2010 to June 30, 2010)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	80937421	10015 Orange Avenue	\$1,350,000	\$1,195,000	\$1,180,000	87%	99%	281
Cupertino	80957977	10048 Orange Avenue	\$1,099,900	\$899,850	\$890,000	81%	99%	161
Cupertino	81003839	6370 Blackwood Drive	\$919,000	\$919,000	\$919,000	100%	100%	111
Cupertino	81006678	10371 Johnson Avenue	\$650,000	\$588,888	\$570,000	88%	97%	101
Cupertino	81007896	18594 Loree Avenue	\$575,000	\$575,000	\$550,000	96%	96%	65
Cupertino	81008675	21835 Lomita Avenue	\$799,000	\$749,000	\$740,000	93%	99%	56
Cupertino	81014015	23009 Voss Avenue	\$1,468,000	\$1,468,000	\$1,416,800	97%	97%	44
Cupertino	81015185	10380 Phar Lap Drive	\$1,350,000	\$1,350,000	\$1,325,000	98%	98%	37
Cupertino	81016489	18780 Tilson Avenue	\$750,000	\$750,000	\$710,000	95%	95%	10
Cupertino	81016590	7606 Shadowhill Lane	\$1,098,000	\$1,118,000	\$1,089,000	99%	97%	22
Cupertino	81016644	20200 Lynton Court	\$948,000	\$948,000	\$1,010,000	107%	107%	9
Cupertino	81017219	10181 Camino Vista Drive	\$1,399,000	\$1,399,000	\$1,350,000	96%	96%	83
Cupertino	81018047	10139 Byrne Avenue	\$1,368,000	\$1,368,000	\$1,280,000	94%	94%	10
Cupertino	81018511	20396 Clifden Way	\$1,048,000	\$1,048,000	\$1,035,000	99%	99%	84
Cupertino	81018847	7953 Cranberry Circle	\$998,000	\$998,000	\$1,035,000	104%	104%	11
Cupertino	81019204	10214 South Portal Avenue	\$1,238,000	\$1,238,000	\$1,259,000	102%	102%	13
Cupertino	81019210	1016 Cranberry Drive	\$948,000	\$948,000	\$1,011,000	107%	107%	8
Cupertino	81019375	21840 Terrace Drive	\$1,380,000	\$1,380,000	\$1,400,000	101%	101%	17
Cupertino	81019558	19433 Phil Lane	\$748,800	\$748,800	\$765,000	102%	102%	10
Cupertino	81019575	1131 Kentwood Avenue	\$899,800	\$899,800	\$875,000	97%	97%	15
Cupertino	81020333	18881 Pendergast Avenue	\$610,000	\$610,000	\$590,000	97%	97%	8
Cupertino	81020804	20985 Pepper Tree Lane	\$1,289,000	\$1,289,000	\$1,250,000	97%	97%	8
Cupertino	81020820	7864 Lily Court	\$1,030,000	\$1,030,000	\$1,085,000	105%	105%	7
Cupertino	81020839	10881 Santa Teresa Drive	\$1,438,000	\$1,438,000	\$1,460,000	102%	102%	15
Cupertino	81020849	10385 Palo Vista Road	\$1,750,000	\$1,750,000	\$1,750,000	100%	100%	7
Cupertino	81020858	10546 Cypress Drive	\$1,049,000	\$1,049,000	\$1,100,000	105%	105%	9
Cupertino	81020870	10771 South Blaney Avenue	\$1,038,000	\$1,038,000	\$1,078,000	104%	104%	9
Cupertino	81020989	21869 Gardenview Lane	\$1,072,000	\$1,072,000	\$1,063,000	99%	99%	0
Cupertino	81021123	21840 Hermosa Avenue	\$1,788,950	\$1,788,950	\$1,803,000	101%	101%	6
Cupertino	81021575	1724 Calgary Drive	\$899,000	\$899,000	\$920,100	102%	102%	5
Cupertino	81021924	10487 Westacres Drive	\$1,049,000	\$1,049,000	\$1,115,000	106%	106%	10
Cupertino	81022306	21030 Cory Court	\$1,050,000	\$1,050,000	\$1,080,000	103%	103%	8
Cupertino	81022606	10802 Gascoigne Drive	\$599,888	\$599,888	\$610,000	102%	102%	8
Cupertino	81022795	858 September Drive	\$949,000	\$949,000	\$980,000	103%	103%	10
Cupertino	81023205	7310 Rainbow Drive	\$948,000	\$948,000	\$950,000	100%	100%	16
Cupertino	81023337	20409 Via San Marino	\$895,000	\$895,000	\$1,000,000	112%	112%	10
Cupertino	81023400	11561 Lake Spring Court	\$1,268,000	\$1,268,000	\$1,250,000	99%	99%	12
Cupertino	81023423	21559 Edward Way	\$1,428,000	\$1,428,000	\$1,400,000	98%	98%	8
Cupertino	81023527	10820 Minette Drive	\$599,000	\$599,000	\$632,000	106%	106%	10
Cupertino	81024423	20804 Garden Gate Drive	\$799,000	\$799,000	\$986,000	123%	123%	24
Cupertino	81024567	1745 Linnet Lane	\$829,000	\$829,000	\$851,000	103%	103%	8
Cupertino	81024611	10292 Orange Avenue	\$798,800	\$798,800	\$854,000	107%	107%	6
Cupertino	81024673	10575 Sterling Boulevard	\$589,900	\$589,900	\$630,000	107%	107%	8

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Cupertino	81024695	10387 Anson Avenue	\$1,150,000	\$1,150,000	\$1,195,000	104%	104%	11
Cupertino	81024714	18921 Barnhart Avenue	\$698,998	\$698,998	\$806,000	115%	115%	7
Cupertino	81024718	10191 Yoshino Place	\$828,000	\$828,000	\$830,000	100%	100%	7
Cupertino	81025357	21523 Conradia Court	\$1,428,000	\$1,428,000	\$1,460,000	102%	102%	0
Cupertino	81025834	1606 Primrose Way	\$898,000	\$898,000	\$898,000	100%	100%	2
Cupertino	81027231	22550 Alcalde Road	\$1,290,000	\$1,290,000	\$1,200,000	93%	93%	14
			<b>\$1,042,735</b>	<b>\$1,033,630</b>	<b>\$1,045,631</b>	<b>100%</b>	<b>101%</b>	<b>29</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81015412	10998 Northshore Square	\$473,800	\$473,800	\$465,000	98%	98%	42
Cupertino	81015481	20285 Pinntage Parkway	\$733,000	\$733,000	\$710,000	97%	97%	27
Cupertino	81016161	10817 Stelling Road	\$835,000	\$835,000	\$835,000	100%	100%	27
Cupertino	81016605	20328 Pinntage Parkway	\$719,000	\$679,000	\$660,000	92%	97%	38
Cupertino	81020479	5102 Graves Avenue	\$658,000	\$658,000	\$658,000	100%	100%	17
Cupertino	81025976	10136 English Oak Way	\$599,000	\$599,000	\$581,000	97%	97%	81
			<b>\$669,633</b>	<b>\$662,967</b>	<b>\$651,500</b>	<b>97%</b>	<b>98%</b>	<b>39</b>