

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

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81029893	10649 Nathanson Avenue	\$1,250,000	\$1,165,000	\$1,135,000	91%	97%	95
Cupertino	81035463	10271 Westacres Drive	\$1,399,000	\$1,298,000	\$1,270,000	91%	98%	89
Cupertino	81036001	10940 Miramonte Road	\$1,800,000	\$1,598,000	\$1,530,000	85%	96%	78
Cupertino	81036673	2363 Friars Court	\$1,299,999	\$1,199,999	\$1,175,000	90%	98%	62
Cupertino	81038542	10480 Davison Avenue	\$968,000	\$968,000	\$933,780	96%	96%	58
Cupertino	81038952	18824 Loree Avenue	\$1,190,000	\$1,080,000	\$1,075,000	90%	100%	59
Cupertino	81039168	11635 Oak Spring Court	\$1,280,000	\$1,249,900	\$1,175,000	92%	94%	59
Cupertino	81039741	10334 Dempster Avenue	\$1,099,000	\$1,099,000	\$1,073,000	98%	98%	45
Cupertino	81040258	10655 Madrid Road	\$2,188,000	\$1,988,000	\$1,900,000	87%	96%	63
Cupertino	81040912	1407 Oak Knoll Drive	\$1,348,800	\$1,299,900	\$1,285,000	95%	99%	34
Cupertino	81040954	10760 Peninsular Avenue	\$999,000	\$849,888	\$837,500	84%	99%	162
Cupertino	81043076	7550 Rainbow Drive	\$1,099,000	\$1,059,888	\$1,070,000	97%	101%	37
Cupertino	81043738	11000 Maria Rosa Way	\$1,428,000	\$1,428,000	\$1,380,000	97%	97%	32
Cupertino	81044137	920 New Haven Court	\$1,098,000	\$1,098,000	\$1,100,000	100%	100%	0
Cupertino	81044256	18600 Runo Court	\$778,000	\$778,000	\$742,000	95%	95%	13
Cupertino	81044316	18881 Barnhart Avenue	\$620,000	\$590,000	\$588,000	95%	100%	35
Cupertino	81045536	1048 Westlynn Way	\$1,288,000	\$1,288,000	\$1,288,000	100%	100%	20
Cupertino	81046502	10633 Mine Ct	\$965,000	\$949,950	\$930,000	96%	98%	23
Cupertino	81046537	20699 Shelly Drive	\$949,000	\$949,000	\$1,015,000	107%	107%	11
Cupertino	81046538	10134 Bret Avenue	\$810,000	\$810,000	\$750,000	93%	93%	22
Cupertino	81046598	10339 South Tantau Avenue	\$949,000	\$949,000	\$940,000	99%	99%	9
Cupertino	81046689	20262 Cartwright Way	\$716,999	\$716,999	\$710,000	99%	99%	16
Cupertino	81047769	10302 Parlett Place	\$1,168,000	\$1,168,000	\$1,140,000	98%	98%	8
Cupertino	81047947	10052 Byrne Avenue	\$800,000	\$800,000	\$850,000	106%	106%	2
Cupertino	81048249	10035 Orange Avenue	\$929,800	\$929,800	\$927,000	100%	100%	42
Cupertino	81048872	10281 Johnson Avenue	\$699,999	\$699,999	\$660,000	94%	94%	19
Cupertino	81049073	7920 August Lane	\$725,000	\$725,000	\$740,000	102%	102%	1
Cupertino	81049547	20111 John Drive	\$999,000	\$999,000	\$1,075,000	108%	108%	9
Cupertino	81049576	10571 Whitney Way	\$1,088,888	\$1,088,888	\$1,070,000	98%	98%	11
Cupertino	81049627	21898 Granada Avenue	\$1,298,000	\$1,298,000	\$1,287,000	99%	99%	10
Cupertino	81050413	19980 Pear Tree Lane	\$1,058,000	\$1,058,000	\$1,012,000	96%	96%	12
Cupertino	81050510	10410 Calvert Drive	\$565,000	\$565,000	\$565,000	100%	100%	0
Cupertino	81050937	910 Fort Baker Drive	\$1,358,000	\$1,358,000	\$1,358,000	100%	100%	8
			<b>\$1,097,348</b>	<b>\$1,063,703</b>	<b>\$1,048,069</b>	<b>96%</b>	<b>99%</b>	<b>35</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Cupertino	81027124	20488 Stevens Creek Boulevard #111	\$414,888	\$399,998	\$380,000	92%	95%	155
Cupertino	81029887	10280 Park Green Lane #839	\$960,000	\$866,400	\$915,000	95%	106%	69
Cupertino	81031744	10806 Northridge Square	\$549,900	\$509,900	\$485,000	88%	95%	97
Cupertino	81033332	10108 Imperial Avenue	\$939,990	\$898,880	\$838,000	89%	93%	113
Cupertino	81042063	22866 Poplar Grove Square	\$620,000	\$620,000	\$605,000	98%	98%	60
Cupertino	81042080	11059 Flowering Pear Drive	\$689,000	\$689,000	\$655,000	95%	95%	66

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Cupertino	81045182	21678 Olive Avenue	\$803,888	\$760,000	\$740,000	92%	97%	58
Cupertino	81045500	8074 Park Villa Circle	\$749,000	\$749,000	\$760,000	101%	101%	23
Cupertino	81046610	22836 Poplar Grove Square	\$859,000	\$859,000	\$850,000	99%	99%	10
Cupertino	81047036	22898 Cricket Hill Road	\$849,000	\$849,000	\$835,000	98%	98%	25
Cupertino	81047827	19503 Stevens Creek Boulevard #131	\$699,000	\$699,000	\$675,000	97%	97%	19
Cupertino	81049912	22938 Cricket Hill Road	\$795,000	\$795,000	\$811,000	102%	102%	7
			<b>\$744,056</b>	<b>\$724,598</b>	<b>\$712,417</b>	<b>96%</b>	<b>98%</b>	<b>59</b>