

Sold Price Analysis Report (July 02, 2012 to July 31, 2012)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|---------------------------------|----------|----------------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Allied Arts / Downtown | 81215753 | 1001 University Drive | \$1,595,000 | \$1,595,000 | \$1,550,000 | 97% | 97% | 55 |
| Allied Arts / Downtown | 81216888 | 665 Cambridge Avenue | \$2,795,000 | \$2,795,000 | \$2,700,000 | 97% | 97% | 13 |
| Allied Arts / Downtown | 81220943 | 917 Middle Avenue | \$1,349,000 | \$1,349,000 | \$1,550,000 | 115% | 115% | 7 |
| Allied Arts / Downtown | 81221936 | 240 University Drive | \$3,995,000 | \$3,995,000 | \$3,995,000 | 100% | 100% | 4 |
| Allied Arts / Downtown | 81222750 | 640 Fremont Street | \$1,079,000 | \$1,079,000 | \$1,175,000 | 109% | 109% | 13 |
| County / Alameda Area | 81216373 | 301 Vine Street | \$1,895,000 | \$1,795,000 | \$1,750,000 | 92% | 97% | 58 |
| County / Alameda Area | 81219708 | 180 Stanford Avenue | \$1,395,000 | \$1,395,000 | \$1,300,000 | 93% | 93% | 55 |
| County / Alameda Area | 81220911 | 3 Vasilakos Court | \$2,099,000 | \$2,099,000 | \$2,400,000 | 114% | 114% | 9 |
| County Area / Fair Oaks Ave | 81213474 | 658 10Th Avenue | \$778,000 | \$749,950 | \$743,000 | 96% | 99% | 69 |
| County Area / Fair Oaks Ave | 81217508 | 552 Encina Avenue | \$1,388,883 | \$1,388,883 | \$1,388,883 | 100% | 100% | 36 |
| County Area / Fair Oaks Ave | 81218841 | 11 Athlone Court | \$669,000 | \$669,000 | \$660,000 | 99% | 99% | 36 |
| County Area / Fair Oaks Ave | 81218846 | 812 14Th Avenue | \$718,800 | \$718,800 | \$716,000 | 100% | 100% | 18 |
| County Area / Fair Oaks Ave | 81222834 | 413 8Th Avenue | \$650,000 | \$650,000 | \$677,000 | 104% | 104% | 10 |
| East of U.S. 101 | 81219195 | 1240 Madera Avenue | \$339,900 | \$339,900 | \$390,000 | 115% | 115% | 9 |
| East of U.S. 101 | 81221472 | 1367 Sevier Avenue | \$409,000 | \$409,000 | \$444,000 | 109% | 109% | 8 |
| Felton Gables | 81223848 | 349 Arden Road | \$1,795,000 | \$1,795,000 | \$1,800,000 | 100% | 100% | 7 |
| Flood Park Area | 81215542 | 1077 Del Norte Avenue | \$1,189,000 | \$1,139,000 | \$1,080,000 | 91% | 95% | 47 |
| Flood Park Area | 81219762 | 1053 Menlo Oaks Drive | \$1,095,000 | \$1,095,000 | \$1,150,000 | 105% | 105% | 11 |
| Flood Park Area | 81220950 | 1025 Oakland Avenue | \$839,000 | \$839,000 | \$952,000 | 113% | 113% | 7 |
| Menlo Oaks Area | 81217956 | 150 Santa Margarita Avenue | \$1,650,000 | \$1,650,000 | \$1,545,000 | 94% | 94% | 28 |
| Menlo Oaks Area | 81221766 | 385 Santa Monica Avenue | \$2,625,000 | \$2,625,000 | \$2,750,000 | 105% | 105% | 13 |
| Middlefield to El Camino | 81219606 | 226 Morgan Lane | \$1,395,000 | \$1,395,000 | \$1,320,000 | 95% | 95% | 66 |
| Middlefield to El Camino | 81220472 | 1681 Stone Pine Lane | \$1,125,000 | \$1,125,000 | \$1,177,000 | 105% | 105% | 9 |
| Middlefield to El Camino | 81228161 | 111 Forest Lane | \$1,495,000 | \$1,495,000 | \$1,500,000 | 100% | 100% | 0 |
| Sharon Heights / Stanford Hills | 81220935 | 1010 Monte Rosa Drive | \$1,595,000 | \$1,595,000 | \$1,750,000 | 110% | 110% | 7 |
| Sharon Heights / Stanford Hills | 81221930 | 40 Campbell Lane | \$1,325,000 | \$1,325,000 | \$1,325,000 | 100% | 100% | 9 |
| Sharon Heights / Stanford Hills | 81223831 | 730 Sharon Park Drive | \$1,529,000 | \$1,529,000 | \$1,700,000 | 111% | 111% | 10 |
| Willows / O'Conner Area | 81217959 | 1397 Woodland Avenue | \$1,198,000 | \$1,198,000 | \$1,180,000 | 98% | 98% | 23 |
| Willows / O'Conner Area | 81218001 | 448 Falk Court | \$1,249,000 | \$1,249,000 | \$1,249,000 | 100% | 100% | 26 |
| Willows / O'Conner Area | 81218056 | 1275 Woodland Avenue | \$860,000 | \$860,000 | \$1,005,000 | 117% | 117% | 7 |
| Willows / O'Conner Area | 81219777 | 274 Willow Road | \$1,098,000 | \$1,098,000 | \$1,150,000 | 105% | 105% | 12 |
| Willows / O'Conner Area | 81220509 | 120 Haight Street | \$650,000 | \$650,000 | \$677,000 | 104% | 104% | 9 |
| Willows / O'Conner Area | 81223653 | 356 Marmona Drive | \$895,000 | \$895,000 | \$901,000 | 101% | 101% | 6 |
| | | | \$1,356,442 | \$1,351,046 | \$1,383,330 | 102% | 102% | 21 |

Townhouse/Condo (Comm Int Dev)

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|---------------------------------|----------|------------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Middlefield to El Camino | 81222598 | 182 Buckthorn Way | \$1,095,000 | \$1,095,000 | \$1,195,000 | 109% | 109% | 7 |
| Sharon Heights / Stanford Hills | 81205483 | 1100 Sharon Park Drive #25 | \$619,000 | \$599,000 | \$599,000 | 97% | 100% | 47 |
| Sharon Heights / Stanford Hills | 81216956 | 2419 Sharon Oaks Drive | \$1,350,000 | \$1,350,000 | \$1,300,000 | 96% | 96% | 19 |
| Sharon Heights / Stanford Hills | 81217658 | 2240 Sharon Road | \$750,000 | \$750,000 | \$752,000 | 100% | 100% | 59 |
| Sharon Heights / Stanford Hills | 81219746 | 2140 Santa Cruz Avenue #208 | \$450,000 | \$450,000 | \$450,000 | 100% | 100% | 18 |
| Sharon Heights / Stanford Hills | 81221700 | 2140 Santa Cruz Avenue #B207 | \$350,000 | \$350,000 | \$325,000 | 93% | 93% | 20 |

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| Sharon Heights / Stanford Hills | 81221933 | 2148 Sand Hill Road | \$825,000 | \$825,000 | \$890,000 | 108% | 108% | 5 |
| | | | \$777,000 | \$774,143 | \$787,286 | 101% | 102% | 25 |