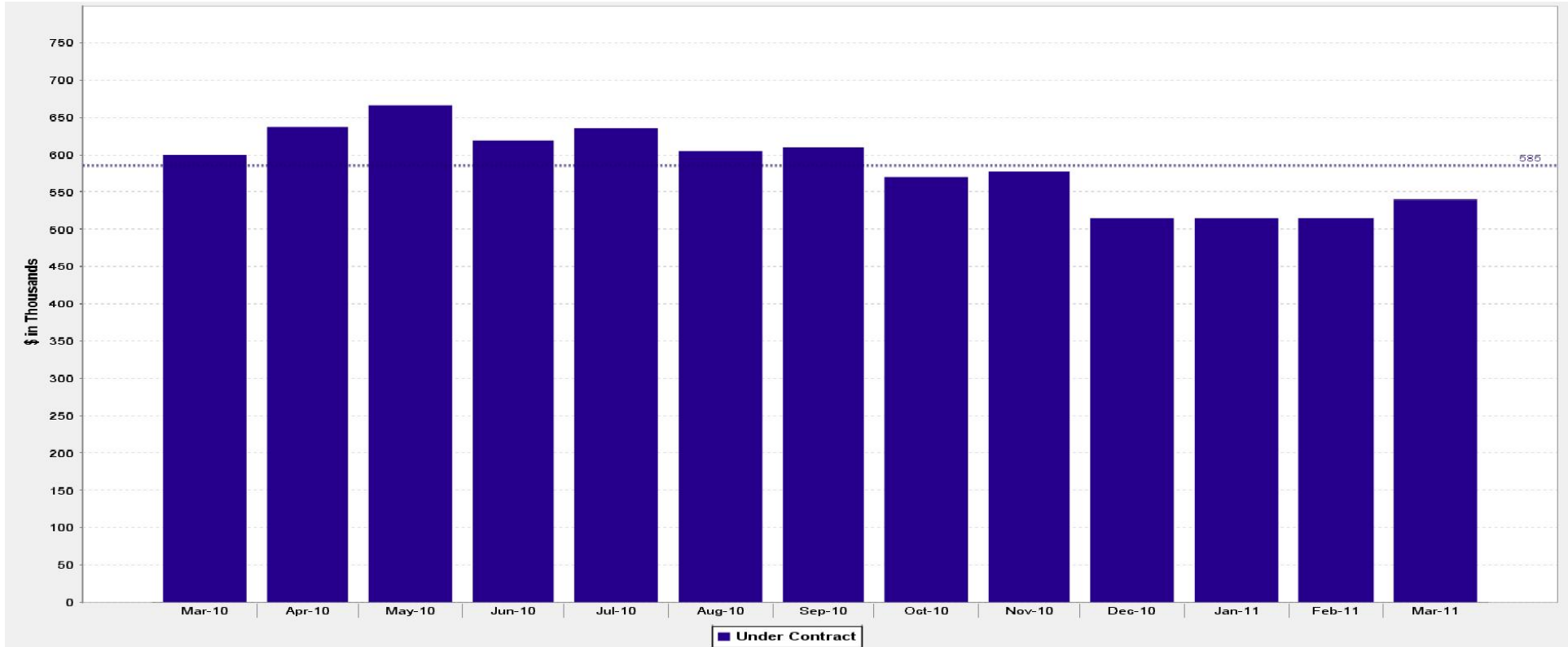


Market Dynamics

Median Price (UC)

1 Year (Monthly) 03/01/10 - 03/31/11



KEY INFORMATION

	Monthly Change	Monthly % Change	Total Change	Total % Change
Under Contract	-11,156.59	-1.71	-133,879.04	-20.53

UC
-20.5%

MLS: MLSLSTNG	Period: 1 Year (Monthly)	Price: All	Construction Type: All	Bedrooms: All	Bathrooms: All	Lot Size: All
Property Types:	Residential Property: (Detached Single)					Sq Ft: All
Counties:	Santa Clara					

Market Dynamics
Median Price (UC)
1 Year (Monthly) 03/01/10 - 03/31/11

Keller Williams Realty

Time Period	FOR SALE		UNDER CONTRACT		SOLD		EXPIRED		NEW LISTINGS	
	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties	Median \$	# Properties
Mar-11	599,000	4,346	539,888	1,317	571,000	886	552,000	446	629,900	1,517
Feb-11	558,000	4,217	515,000	1,020	521,375	646	554,500	368	629,975	1,286
Jan-11	535,000	4,267	514,894	860	530,000	663	592,475	476	580,000	1,216
Dec-10	540,000	4,515	514,900	713	555,000	951	698,000	751	485,000	806
Nov-10	571,444	5,118	577,750	867	580,000	862	678,500	542	548,888	1,010
Oct-10	589,000	5,740	569,900	974	620,000	816	639,000	658	599,000	1,243
Sep-10	599,000	5,985	609,888	863	615,000	857	669,000	625	635,000	1,482
Aug-10	599,000	6,017	605,000	895	628,500	896	720,000	619	615,000	1,557
Jul-10	615,000	5,914	635,000	937	630,000	1,023	729,900	517	650,000	1,680
Jun-10	600,000	5,765	618,500	992	635,000	1,119	699,000	539	649,869	1,788
May-10	599,950	5,435	666,250	988	625,000	1,255	649,000	470	649,999	1,577
Apr-10	599,500	5,496	637,000	1,231	619,500	1,006	669,000	407	670,000	1,871
Mar-10	580,000	5,228	599,999	1,199	585,000	964	579,925	404	609,000	1,885