

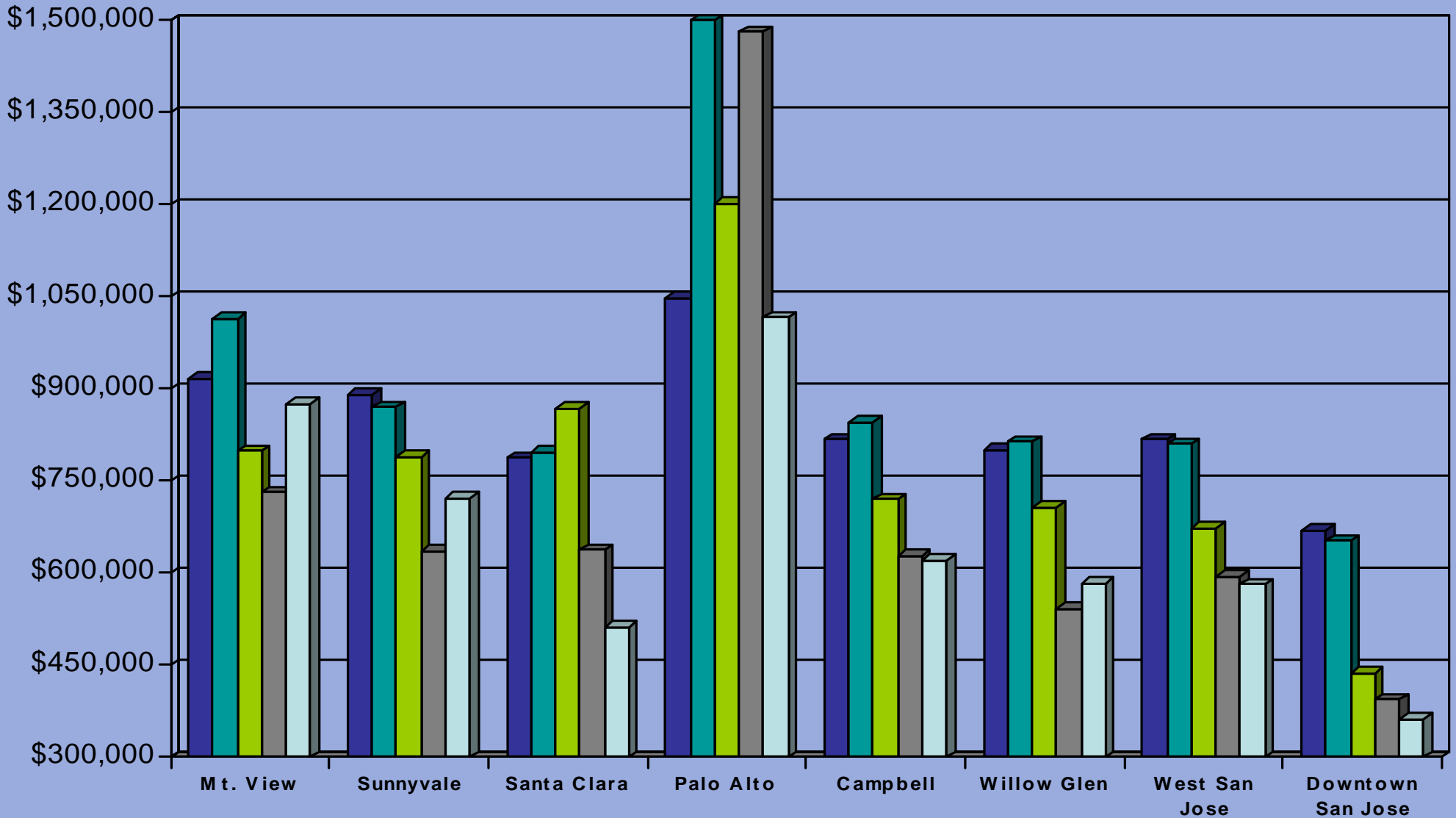


Submarket Comparison Report Duplexes



Submarket Comparison Duplex Average Sale Price

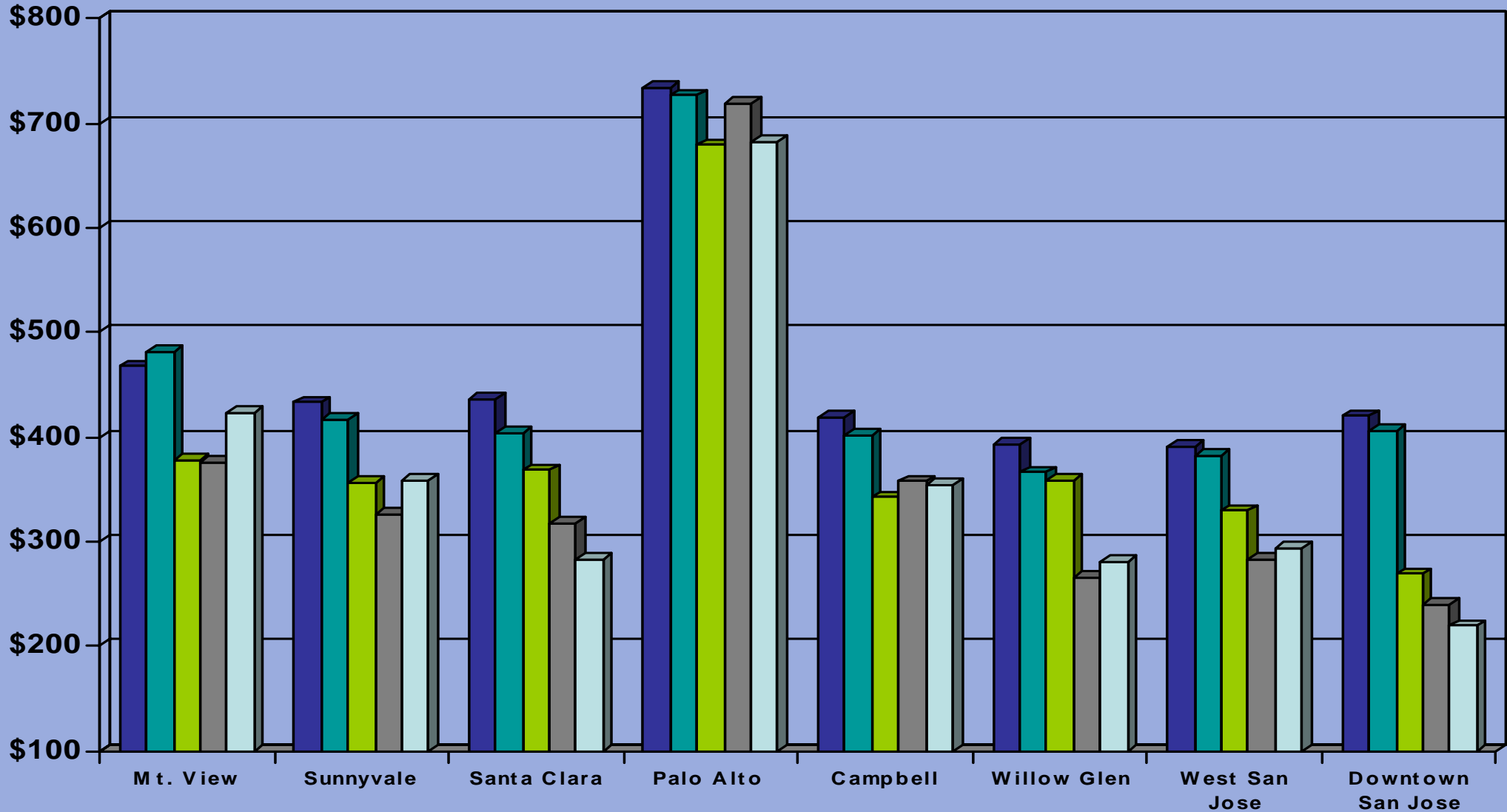
■ 2006 ■ 2007 ■ 2008 ■ 2009 ■ 2010 3Q





Submarket Comparison Duplex Average Price/SF

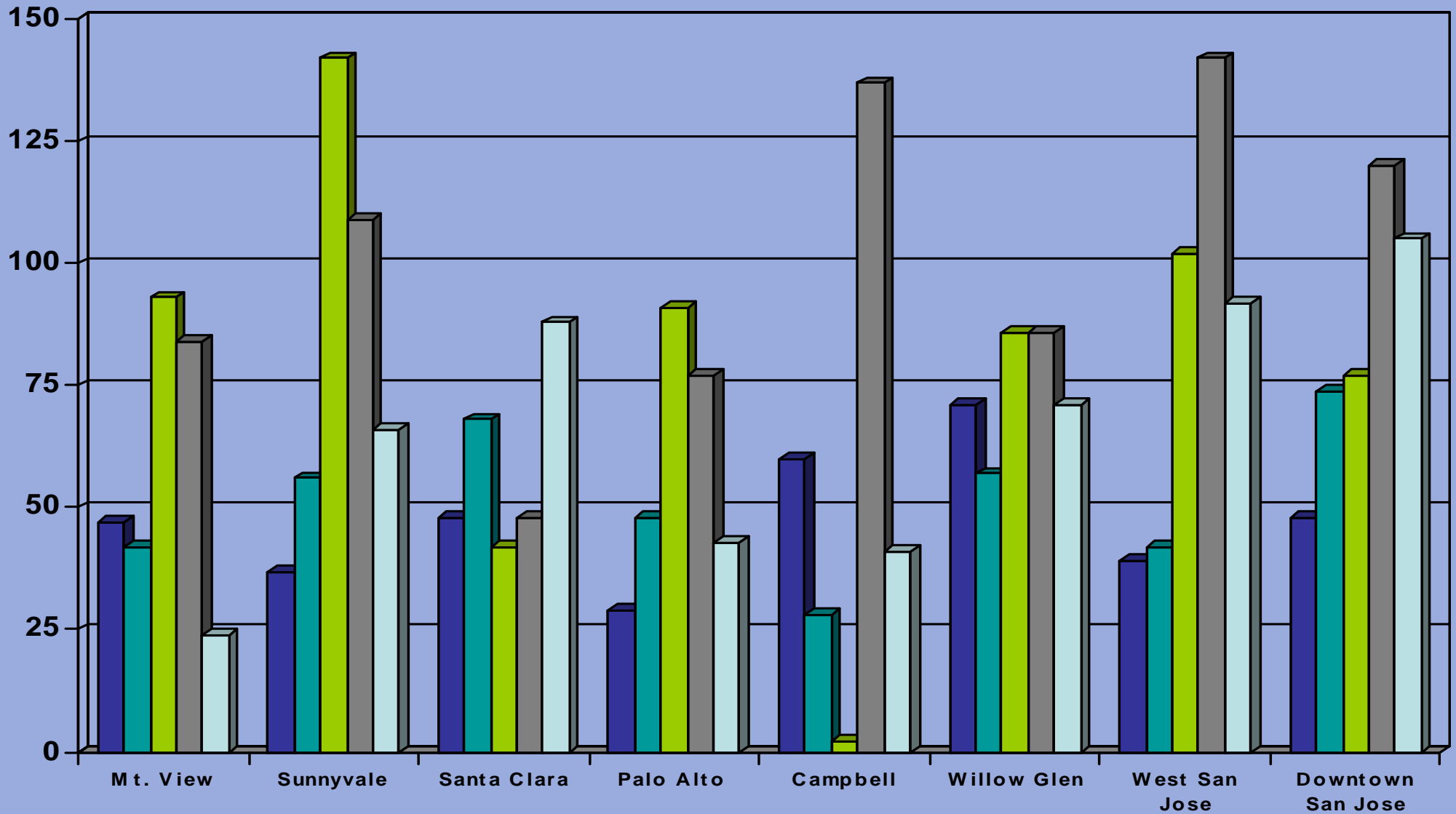
■ 2006 ■ 2007 ■ 2008 ■ 2009 ■ 2010 3Q





Submarket Comparison Duplex Days on Market

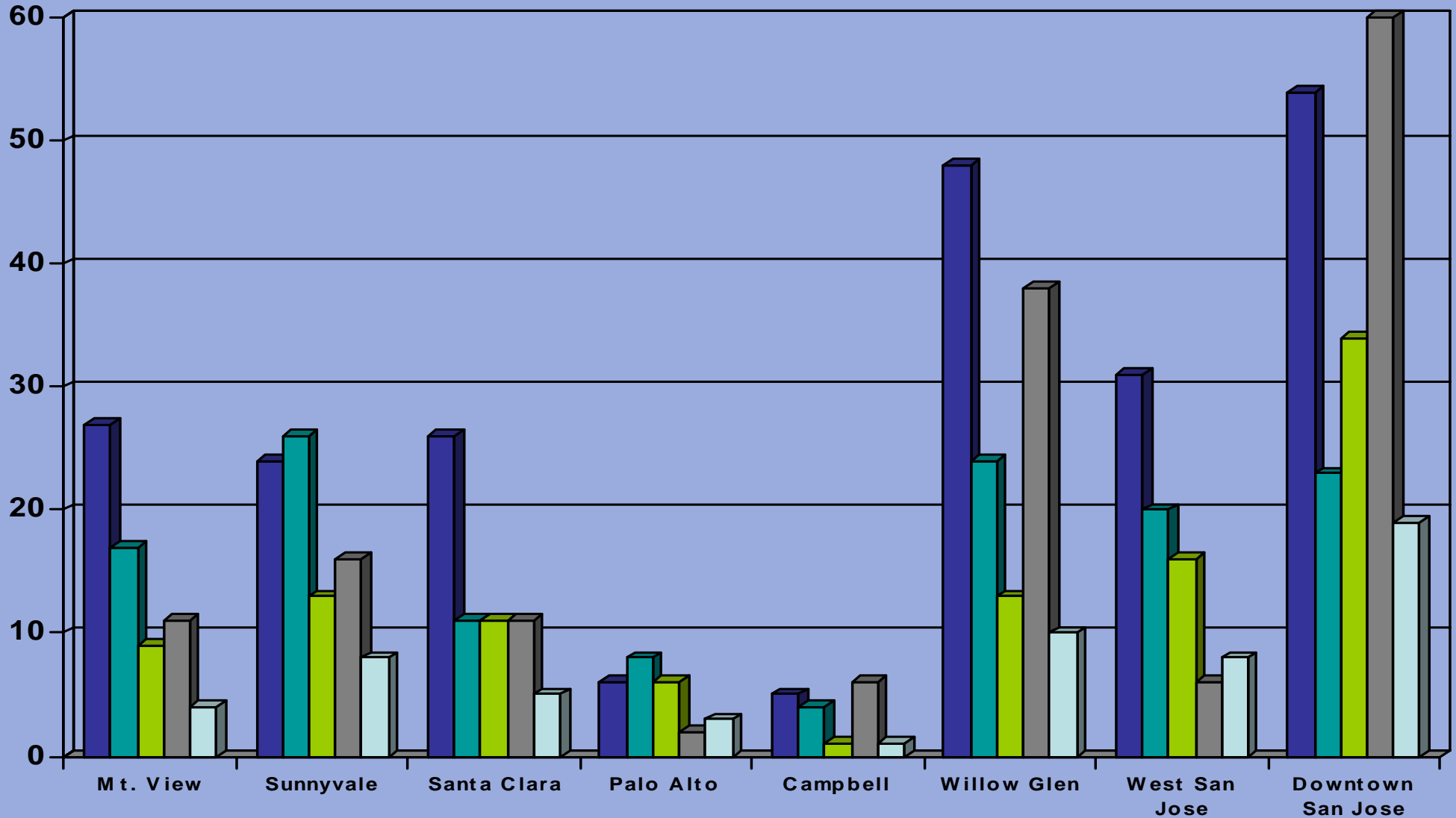
■ 2006
 ■ 2007
 ■ 2008
 ■ 2009
 ■ 2010 3Q





Submarket Comparison Duplex Annual Sales

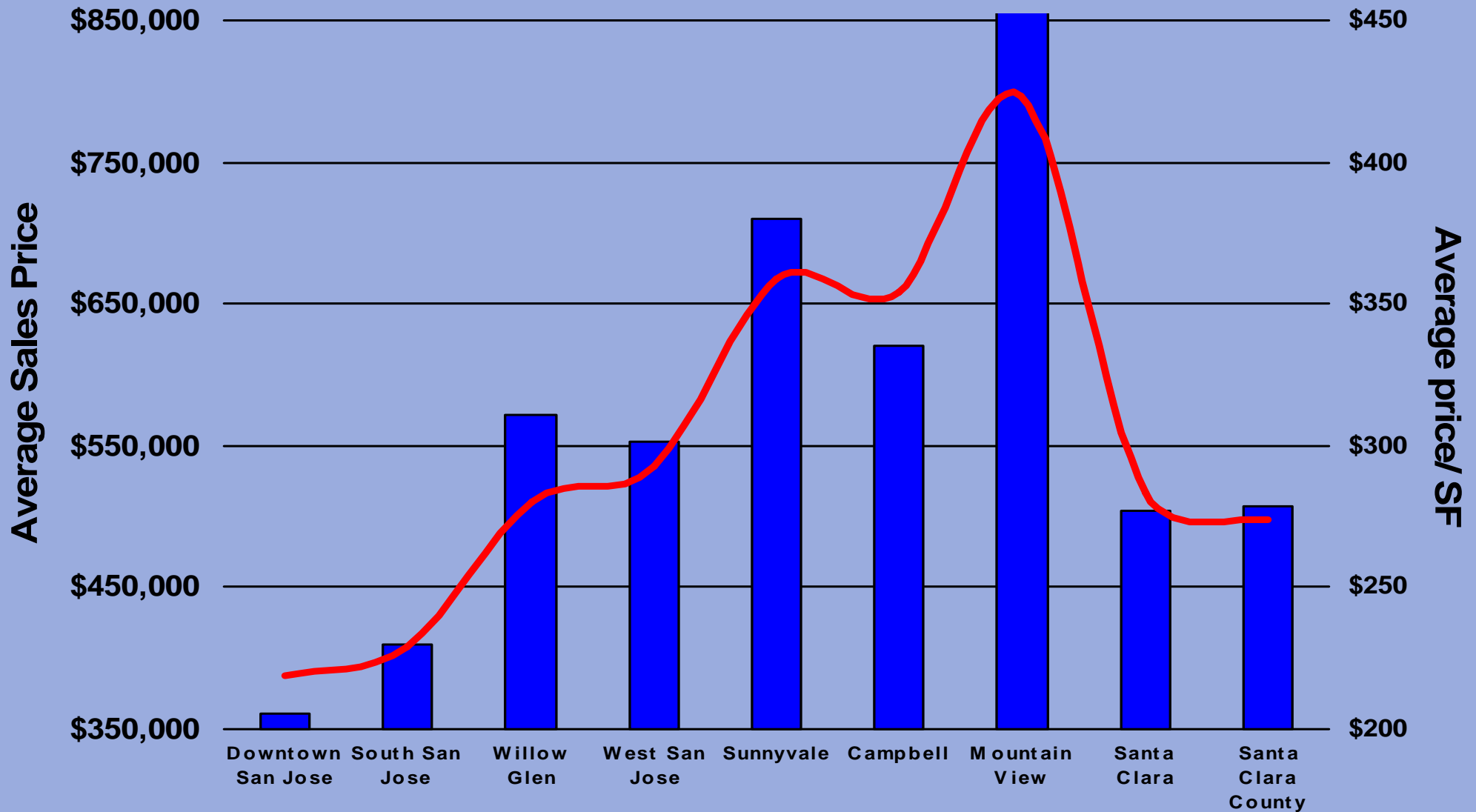
■ 2006 ■ 2007 ■ 2008 ■ 2009 □ 2010 3Q





2010 Santa Clara County Duplexes

Average Sales Price **Average price/ SF**





2010 Santa Clara County Duplexes

Days on Market **Annual Sales**

