

**San José Inclusionary Housing Study
Summary of Land Sales Data**

Source	Street Address	Zip Code	Zoning	Intended Use	Density	Site Area	Sale Price	Sale Price per SF	Sale Date	Asking Price	Asking Price per SF	Appraised Price	Appraised Price per SF
Dataquick	1662 Poppy Ln	95127-1241	R120	TBD	TBD	1 acre	\$1,535,000	\$35.24	9/07				
Dataquick	1651 Burke St	95112-4102		TBD	TBD	1.87 acre	\$3,300,000	\$40.51	3/07				
Loopnet	3800 Dove Hill Rd	95121	A/PD			6.64 acre	\$4,150,000	\$14.35	5/05	\$5,900,000	\$20.40		
Loopnet	11404 Clayton Dr	95127	residential			1.35 acre	\$575,000	\$9.78	12/05	\$639,000	\$10.87		
Loopnet	5410 Taft Dr	95124		detached	5 du/a	1.15 acre				\$2,950,000	\$58.89		
Loopnet	Bird Ave and Minnesota Ave	95125	med dens res	multifamily	8 -16 du/a	2.50 acre				\$3,420,000	\$31.40		
Loopnet	16310 Almaden Expwy	95120	R1-1	detached	6 du/a	1.09 acre				\$2,395,000	\$50.44		
Loopnet	Willow St to Broadway	95112	low dens res	multifamily	8 du/a	1.46 acre				\$1,995,000	\$31.37		
Pkg lot Appraisal	Balbach St and Almaden Blvd			5-6 story resid		.38 acre						\$1,660,000	\$100.29
Pkg lot Appraisal	721-777 Park Ave	95126	M1/M2	high density	66.32 du/a	1.89 acre	\$7,149,963	\$86.85	4/06				
Pkg lot Appraisal	341-363 Delmas Ave	95126	LI	high density	25 du/a (1)	.63 acre	\$1,500,000	\$54.66	5/05				
Pkg lot Appraisal	102 Balbach St	95110	A(PD)	med density	37.5 du/a	.16 acre	\$590,000	\$84.65	5/01				
Pkg lot Appraisal	120 Balbach St	95110	PD	high density	48 du/a (1)	.65 acre	\$3,406,690	\$120.32	2007?				
Pkg lot Appraisal	360 S Market St	95113	CG	high rise	188 du/a	.82 acre	\$10,000,000	\$279.96	2/07				
Pkg lot Appraisal	725 W San Fernando St	95126	M1H	5 story	66 du/a	4.00 acre	\$12,000,000	\$68.87	12/04				
Affdbble Appraisal	661-637 Arques Ave	Sunnyvale	ITR	54 units	18.8 du/a	1.95 acre	\$5,550,000	\$65.34	12/03				
Affdbble Appraisal	1120 Karlstad Dr	Sunnyvale	M1	130 units	19.7 du/a	4.15 acre	\$15,000,000	\$82.98	8/03				
Affdbble Appraisal	1310-1370 Auzerais Ave	95126	PD	257 units	41.3 du/a	6.22 acre	\$15,530,000	\$57.32	1/03				
Affdbble Appraisal	W/S Evans Lane and Curtner		LI	200 units	40 du/a	4.99 acre	\$8,550,000	\$39.33	12/02				
Affdbble Appraisal	202-226 Lewis Rd	95111	M1	176 units	39.4 du/a	4.47 acre	\$10,175,000	\$52.26	8/02				
Affdbble Appraisal	1523-1533 W San Carlos St	95126	LI/R-1-8	95 units	30.4 du/a	3.13 acre	\$6,803,000	\$49.90	7/02				
Developer Interviews - average			high rise condo		100 du/a			\$110.00					
Developer Interviews - average			stacked flat condo		55 du/a			\$100.00					
Developer Interviews - average			townhomes		17 du/a			\$60.00					
Developer Interviews - average			single family det		9 du/a			\$55.00					
Developer Interviews - average			stacked flat apt		55 du/a			\$75.00					

(1) Purchased with intention of building at higher density and/or application for higher density submitted.