

Sold Price Analysis Report (April 01, 2011 to April 29, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81039608	562 Pena Court	\$2,150,000	\$1,850,000	\$1,750,000	81%	95%	202
Barron Park	81053907	3695 La Donna Avenue	\$1,420,000	\$1,299,000	\$1,265,000	89%	97%	128
Barron Park	81109166	889 La Para Avenue	\$1,349,000	\$1,349,000	\$1,482,000	110%	110%	8
Barron Park	81110491	3650 La Calle Court	\$1,495,000	\$1,495,000	\$1,650,000	110%	110%	7
College	81100240	2270 Yale Street	\$1,238,000	\$1,148,000	\$1,100,000	89%	96%	65
College	81109087	121 Park Avenue	\$895,000	\$895,000	\$835,000	93%	93%	16
College	81109438	240 Leland Avenue	\$2,095,000	\$1,850,000	\$1,800,000	86%	97%	22
College	81113712	575 Oxford Avenue	\$599,950	\$599,950	\$630,000	105%	105%	10
Community Center	80910108	870 Guinda Street	\$1,850,000	\$1,850,000	\$1,650,000	89%	89%	644
Community Center	81107207	1308 Harker Avenue	\$5,498,000	\$5,498,000				56
Community Center	81108102	711 Kingsley Avenue	\$1,125,000	\$1,125,000	\$1,125,000	100%	100%	8
Community Center	81110505	1355 Greenwood Avenue	\$2,095,000	\$2,095,000	\$2,200,000	105%	105%	13
Community Center	81111374	991 Addison Avenue	\$1,125,000	\$1,125,000	\$1,250,008	111%	111%	13
Community Center	81116227	1051 Parkinson Avenue	\$3,650,000	\$3,650,000	\$3,875,000	106%	106%	12
Crescent Park	81057288	1479 Hamilton Avenue	\$2,195,000	\$1,995,000	\$1,950,000	89%	98%	129
Crescent Park	81111640	1492 Hamilton Avenue	\$2,498,000	\$2,498,000	\$2,534,889	101%	101%	5
Crescent Park	81111645	566 East Crescent Drive	\$3,250,000	\$3,250,000	\$3,300,000	102%	102%	7
Crescent Park	81113725	434 Fulton Street	\$599,950	\$599,950	\$701,000	117%	117%	10
Downtown	81100865	760 Webster Street	\$1,575,000	\$1,575,000	\$1,575,000	100%	100%	81
Downtown	81103561	130 Bryant Street	\$1,650,000	\$1,650,000	\$1,619,813	98%	98%	20
Downtown	81111487	918 Cowper Street	\$3,795,000	\$3,795,000	\$3,775,000	99%	99%	8
Downtown	81112015	639 Homer Avenue	\$1,925,000	\$1,925,000	\$1,925,000	100%	100%	1
Downtown	81112788	932 Bryant Street	\$3,150,000	\$3,150,000	\$3,150,000	100%	100%	8
Green Acres	81110514	4178 King Arthur Court	\$1,999,000	\$1,999,000	\$1,955,000	98%	98%	22
Green Gables	81102643	2154 Saint Francis Drive	\$1,248,000	\$1,248,000	\$1,237,000	99%	99%	42
Green Gables	81105975	1784 Channing Avenue	\$1,425,000	\$1,348,000	\$1,323,000	93%	98%	38
Green Gables	81106418	849 Newell Place	\$1,875,000	\$1,875,000	\$1,875,000	100%	100%	20
Green Gables	81110456	870 Garland Drive	\$1,699,000	\$1,699,000	\$1,725,000	102%	102%	7
Green Gables	81110532	5 Phillips Road	\$1,695,000	\$1,695,000	\$1,800,000	106%	106%	6
Green Gables	81111646	975 Stanley Way	\$1,298,000	\$1,298,000	\$1,550,000	119%	119%	1
Green Gables	81111690	921 Elsinore Drive	\$1,399,000	\$1,399,000	\$1,611,000	115%	115%	7
Green Gables	81111787	737 De Soto Drive	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	10
Green Gables	81112758	1710 Newell Road	\$1,498,000	\$1,498,000	\$1,525,000	102%	102%	9
Green Gables	81112806	2387 Santa Catalina Street	\$1,300,000	\$1,300,000	\$1,360,000	105%	105%	6
Green Gables	81114939	2046 Edgewood Drive	\$1,199,000	\$1,199,000	\$1,230,000	103%	103%	0
Green Gables	81115816	178 Primrose Way	\$2,195,000	\$2,195,000	\$2,220,000	101%	101%	0
Midtown	81102676	2914 Emerson Street	\$999,000	\$949,000	\$900,000	90%	95%	27
Midtown	81104209	3258 Emerson Street	\$1,879,000	\$1,795,000	\$1,795,000	96%	100%	32
Midtown	81108083	580 Loma Verde Avenue	\$2,750,000	\$2,750,000	\$2,600,000	95%	95%	28
Midtown	81110496	2820 Ross Road	\$1,988,000	\$1,988,000	\$1,888,000	95%	95%	33
Midtown	81111249	724 San Carlos Court	\$929,000	\$929,000	\$1,270,000	137%	137%	11
Midtown	81112751	3457 Cowper Street	\$1,700,000	\$1,800,000	\$1,900,000	112%	106%	12
Midtown	81114348	705 Ellsworth Place	\$950,000	\$950,000	\$1,100,000	116%	116%	11

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Old Palo Alto	81046613	1501 Bryant Street	\$3,849,000	\$3,599,000	\$3,470,000	90%	96%	146
Old Palo Alto	81105453	2177 Webster Street	\$2,095,000	\$1,995,000	\$1,900,000	91%	95%	42
Old Palo Alto	81110192	2277 Byron Street	\$2,750,000	\$2,750,000	\$2,705,000	98%	98%	10
Old Palo Alto	81111564	2150 Bryant Street	\$4,995,000	\$4,995,000	\$4,900,000	98%	98%	13
Old Palo Alto	81111649	2036 Emerson Street	\$1,445,000	\$1,445,000	\$1,511,250	105%	105%	7
Old Palo Alto	81112474	651 Tennyson Avenue	\$2,398,000	\$2,398,000	\$2,500,000	104%	104%	10
Old Palo Alto	81112773	158 Rinconada Avenue	\$1,898,000	\$1,898,000	\$1,975,000	104%	104%	6
Old Palo Alto	81113558	111 Washington Avenue	\$749,000	\$749,000	\$740,000	99%	99%	8
Professorville	81106079	1102 Emerson Street	\$1,895,000	\$1,895,000	\$1,865,000	98%	98%	41
Professorville	81110447	675 Kellogg Avenue	\$1,950,000	\$1,950,000	\$1,950,000	100%	100%	1
Professorville	81112083	1321 Byron Street	\$2,749,000	\$2,749,000	\$2,925,000	106%	106%	3
South Palo Alto	81103857	743 East Meadow Drive	\$1,299,000	\$1,299,000	\$1,286,000	99%	99%	40
South Palo Alto	81108001	982 Lawrence Lane	\$1,088,000	\$1,088,000	\$1,230,000	113%	113%	9
South Palo Alto	81108640	4117 Park Boulevard	\$750,000	\$750,000	\$881,000	117%	117%	12
South Palo Alto	81109010	3249 Morris Drive	\$1,168,000	\$1,168,000	\$1,228,000	105%	105%	10
South Palo Alto	81109111	3669 Middlefield Road	\$1,225,000	\$1,188,000	\$1,230,000	100%	104%	19
South Palo Alto	81109342	3837 Carlson Court	\$1,098,000	\$1,098,000	\$1,150,000	105%	105%	8
South Palo Alto	81110543	233 Creekside Drive	\$1,299,000	\$1,299,000	\$1,300,000	100%	100%	7
South Palo Alto	81112054	3337 Vernon Terrace	\$975,000	\$975,000	\$1,081,000	111%	111%	14
South Palo Alto	81112212	961 Maddux Drive	\$998,000	\$998,000	\$1,155,000	116%	116%	3
South Palo Alto	81112743	272 Ferne Avenue	\$998,000	\$998,000	\$1,230,000	123%	123%	6
			\$1,823,655	\$1,800,936	\$1,777,999	96%	97%	35

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81101656	141 South California Avenue #B304	\$575,000	\$535,000	\$500,000	87%	93%	112
College	81106993	435 Sheridan Avenue #110	\$849,000	\$849,000	\$820,000	97%	97%	39
College	81109424	437 College Avenue	\$899,000	\$899,000	\$1,130,000	126%	126%	14
Downtown	81051104	651 Forest Avenue	\$675,000	\$675,000	\$680,000	101%	101%	25
Downtown	81105871	101 Emerson Street	\$1,099,000	\$1,099,000	\$1,099,000	100%	100%	29
Downtown	81108157	800 High Street #317	\$1,071,000	\$1,037,500	\$1,027,500	96%	99%	43
Downtown	81115123	683 Waverley Street	\$999,950	\$999,950	\$1,100,000	110%	110%	9
Midtown	81110484	759 Loma Verde Avenue #A	\$869,000	\$869,000	\$869,000	100%	100%	10
South Palo Alto	81039991	115 Greenmeadow Way	\$449,000	\$410,000	\$392,500	87%	96%	179
South Palo Alto	81056601	811 Altaire Walk	\$759,900	\$729,900	\$715,000	94%	98%	49
South Palo Alto	81100738	3289 Berryessa Street #3	\$689,950	\$689,950	\$689,950	100%	100%	30
South Palo Alto	81106033	3909 Middlefield Road #F	\$575,000	\$575,000	\$555,000	97%	97%	28
South Palo Alto	81110101	3816 Quail Drive	\$788,000	\$788,000	\$803,000	102%	102%	14
South Palo Alto	81110351	3903 Middlefield Road #B	\$575,000	\$575,000	\$572,000	99%	99%	14
Ventura	81110339	473 Jacobs Court	\$799,000	\$799,000	\$815,000	102%	102%	6
			\$778,187	\$768,687	\$784,530	101%	102%	40