

Sold Price Analysis Report (April 01, 2011 to April 30, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81055141	865 University Drive	\$1,398,750	\$1,398,750	\$1,398,750	100%	100%	130
Allied Arts / Downtown	81101804	696 Live Oak Avenue #1	\$1,595,000	\$1,595,000	\$1,555,125	98%	98%	59
Allied Arts / Downtown	81103220	845 University Drive	\$1,398,750	\$1,398,750	\$1,398,750	100%	100%	16
Alpine Road Area	81109549	20 Homer Lane	\$795,000	\$795,000	\$750,000	94%	94%	14
Central Menlo	81108699	1395 Delfino Way	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	12
Central Menlo	81109877	1020 Windsor Drive	\$3,595,000	\$3,595,000	\$3,595,000	100%	100%	8
Central Menlo	81109916	550 Saint Francis Place	\$2,195,000	\$2,195,000	\$2,195,000	100%	100%	50
Central Menlo	81111869	1740 Oak Avenue	\$1,525,000	\$1,525,000	\$1,705,000	112%	112%	11
County / Alameda Area	81100639	2130 Manzanita Avenue	\$1,719,000	\$1,719,000	\$1,700,000	99%	99%	61
County / Alameda Area	81101023	2075 Manzanita Avenue	\$1,469,000	\$1,425,000	\$1,390,000	95%	98%	64
County / Alameda Area	81104273	12 Patterson Avenue	\$1,369,000	\$1,369,000	\$1,300,000	95%	95%	67
County / Alameda Area	81106672	1990 Camino A Los Cerros	\$1,895,000	\$1,895,000	\$1,900,000	100%	100%	11
County / Alameda Area	81108513	2016 Sharon Road	\$1,595,000	\$1,595,000	\$1,575,000	99%	99%	13
County / Alameda Area	81108755	2063 Santa Cruz Avenue	\$1,895,000	\$1,895,000	\$1,875,000	99%	99%	14
County / Alameda Area	81116638	1200 Bellair Way	\$1,899,900	\$1,899,900	\$1,820,000	96%	96%	0
County Area / Fair Oaks Ave	81034340	565 Encina Avenue	\$1,385,000	\$1,150,000	\$1,050,000	76%	91%	257
County Area / Fair Oaks Ave	81105421	788 18Th Avenue	\$615,000	\$615,000	\$609,000	99%	99%	28
County Area / Fair Oaks Ave	81107216	715 17Th Avenue	\$624,950	\$599,950	\$582,000	93%	97%	47
East of U.S. 101	81101462	527 Sandlewood	\$500,000	\$500,000	\$500,000	100%	100%	18
East of U.S. 101	81106053	1138 Sevier Avenue	\$280,000	\$280,000	\$275,000	98%	98%	10
Flood Park Area	81109609	1027 Windermere Avenue	\$783,000	\$783,000	\$775,000	99%	99%	27
Menlo Oaks Area	81108437	662 Berkeley Avenue	\$3,635,000	\$3,635,000	\$3,600,000	99%	99%	5
Menlo Oaks Area	81110982	920 Colby Avenue	\$1,799,000	\$1,799,000	\$1,925,000	107%	107%	14
Middlefield to El Camino	81042292	313 Homewood Place	\$1,229,990	\$1,229,990	\$1,202,571	98%	98%	63
Middlefield to El Camino	81109896	401 Sherwood Way	\$1,199,000	\$1,199,000	\$1,295,000	108%	108%	7
Sharon Heights / Stanford Hills	81113291	1045 Deanna Drive	\$1,699,000	\$1,699,000	\$1,675,000	99%	99%	9
Sharon Heights / Stanford Hills	81115894	2332 Eastridge Avenue	\$849,000	\$849,000	\$880,000	104%	104%	8
Willows / O'Conner Area	81112148	407 Okeefe Street	\$998,000	\$998,000	\$1,000,000	100%	100%	10
Willows / O'Conner Area	81112784	410 Gilbert Avenue	\$1,395,000	\$1,395,000	\$1,370,000	98%	98%	165
			\$1,465,046	\$1,454,563	\$1,449,869	99%	100%	41

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Central Menlo	81112081	2160 Santa Cruz Avenue #25	\$689,000	\$689,000	\$675,000	98%	98%	6
Middlefield to El Camino	81045113	461 Burgess Drive #5	\$589,000	\$559,000	\$515,000	87%	92%	186
Middlefield to El Camino	81055969	150 Alma Street #101	\$650,000	\$650,000	\$630,000	97%	97%	98
Middlefield to El Camino	81107430	151 Forest Lane	\$989,000	\$989,000	\$950,000	96%	96%	30
Sharon Heights / Stanford Hills	81104240	2461 Sharon Oaks Drive	\$895,000	\$895,000	\$915,000	102%	102%	11
Sharon Heights / Stanford Hills	81106630	675 Sharon Park Drive #222	\$349,000	\$349,000	\$375,000	107%	107%	5
Sharon Heights / Stanford Hills	81108763	2140 Santa Cruz Avenue #A102	\$475,000	\$475,000	\$452,500	95%	95%	30
			\$662,286	\$658,000	\$644,643	97%	98%	52