

Sold Price Analysis Report (August 01, 2011 to August 31, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81118519	566 Maybell Avenue	\$2,450,000	\$2,388,000	\$2,275,000	93%	95%	67
Barron Park	81128750	878 Ilima Court	\$1,225,000	\$1,225,000	\$1,230,000	100%	100%	10
Barron Park	81133692	4038 Laguna Way	\$1,699,000	\$1,699,000	\$1,750,000	103%	103%	13
College	81113763	1520 Portola Avenue	\$1,995,000	\$1,949,000	\$1,925,000	96%	99%	62
College	81128833	2131 Hanover Street	\$750,000	\$750,000	\$775,000	103%	103%	17
Crescent Park	81127805	1293 Martin Avenue	\$3,195,000	\$3,195,000				33
Crescent Park	81129739	1133 Channing Avenue	\$1,249,000	\$1,249,000	\$1,285,000	103%	103%	9
Downtown	81054817	566 Hawthorne Avenue	\$1,550,000	\$1,550,000	\$1,425,000	92%	92%	63
Downtown	81115645	637 Homer Avenue	\$1,995,000	\$1,995,000	\$1,995,000	100%	100%	43
Green Acres	81117710	4220 Los Palos Avenue	\$1,348,888	\$1,348,888	\$1,450,000	107%	107%	7
Green Acres	81129624	591 Glenbrook Drive	\$3,298,000	\$3,298,000	\$3,350,000	102%	102%	13
Green Acres	81131772	4182 Georgia Avenue	\$1,195,000	\$1,195,000	\$1,252,000	105%	105%	8
Green Acres	81131966	579 Kelly Way	\$2,299,000	\$2,299,000	\$2,300,000	100%	100%	7
Green Acres	81132911	587 Kelly Way	\$1,799,000	\$1,799,000	\$2,000,000	111%	111%	9
Green Gables	81125494	2360 Carmel Drive	\$1,325,000	\$1,325,000	\$1,325,000	100%	100%	14
Green Gables	81126897	558 Madison Way	\$2,000,000	\$2,000,000	\$2,175,000	109%	109%	38
Green Gables	81129512	859 Oregon Avenue	\$1,189,000	\$1,189,000	\$1,250,000	105%	105%	10
Green Gables	81129675	2134 Edgewood Drive	\$1,249,000	\$1,249,000	\$1,288,000	103%	103%	74
Green Gables	81130621	889 Embarcadero Road	\$1,096,000	\$1,096,000	\$1,140,000	104%	104%	11
Green Gables	81130834	2311 Saint Francis Drive	\$1,195,000	\$1,195,000	\$1,228,000	103%	103%	9
Green Gables	81130921	1825 Mark Twain Street	\$1,650,000	\$1,650,000	\$1,595,000	97%	97%	18
Green Gables	81132880	184 Heather Lane	\$1,550,000	\$1,550,000	\$1,675,000	108%	108%	7
Midtown	81128596	3194 South Court	\$1,395,000	\$1,395,000	\$1,450,000	104%	104%	29
Midtown	81129734	2521 Cowper Street	\$1,285,000	\$1,285,000	\$1,380,000	107%	107%	7
Midtown	81131213	3435 South Court	\$1,398,000	\$1,398,000	\$1,672,000	120%	120%	12
Midtown	81132039	555 East Meadow Drive	\$1,535,000	\$1,535,000	\$1,668,000	109%	109%	13
Old Palo Alto	81116343	109 Melville Avenue	\$1,860,000	\$1,499,000	\$1,425,000	77%	95%	106
Old Palo Alto	81125611	1352 Emerson Street	\$998,000	\$998,000	\$1,300,000	130%	130%	26
Old Palo Alto	81132499	2335 Waverley Street	\$3,995,000	\$3,995,000	\$4,000,000	100%	100%	6
Old Palo Alto	81132963	228 Santa Rita Avenue	\$1,100,000	\$1,100,000	\$1,985,000	180%	180%	15
Old Palo Alto	81135036	427 Tennyson Avenue	\$1,998,000	\$1,998,000	\$2,425,000	121%	121%	8
South Palo Alto	81105283	403 Pratt Lane	\$1,396,770	\$1,422,899	\$1,380,000	99%	97%	81
South Palo Alto	81118966	62 Roosevelt Circle	\$1,088,000	\$1,088,000	\$1,137,138	105%	105%	43
South Palo Alto	81121430	899 Clara Drive	\$999,900	\$990,000	\$985,000	99%	99%	52
South Palo Alto	81129416	3629 Ramona Circle	\$799,950	\$799,950	\$905,000	113%	113%	8
South Palo Alto	81130045	845 Moreno Avenue	\$1,145,000	\$1,145,000	\$1,309,000	114%	114%	7
South Palo Alto	81130616	4205 Wilkie Way	\$973,999	\$973,999	\$974,000	100%	100%	18
South Palo Alto	81130855	4345 Silva Avenue	\$1,365,000	\$1,365,000	\$1,435,000	105%	105%	8
South Palo Alto	81130946	3103 David Avenue	\$995,000	\$995,000	\$1,135,000	114%	114%	18
South Palo Alto	81130952	3105 David Avenue	\$995,000	\$995,000	\$1,158,000	116%	116%	18
South Palo Alto	81131992	3992 Bibbits Drive	\$1,098,000	\$1,098,000	\$1,285,000	117%	117%	8
South Palo Alto	81131993	709 Charleston Court	\$1,538,000	\$1,538,000	\$1,700,000	111%	111%	5
South Palo Alto	81132055	3435 Louis Road	\$1,225,000	\$1,225,000	\$1,205,000	98%	98%	6

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South Palo Alto	81134963	3779 Nathan Way	\$1,099,000	\$1,099,000	\$1,099,000	100%	100%	8
South Palo Alto	81136112	375 Parkside Drive	\$1,395,000	\$1,395,000	\$1,550,000	111%	111%	1
Stanford	81114978	585 Salvatierra Street	\$1,618,000	\$1,618,000	\$1,555,000	96%	96%	96
Stanford	81129767	868 Lathrop Drive	\$1,349,000	\$1,349,000	\$1,125,000	83%	83%	18
Ventura	81122322	432 West Meadow Drive	\$997,000	\$997,000	\$975,000	98%	98%	56
Ventura	81133059	219 Matadero Avenue	\$799,000	\$799,000	\$798,000	100%	100%	6
			\$1,504,949	\$1,495,709	\$1,535,482	100%	101%	25

Townhouse/Condo (Comm Int Dev)

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Barron Park	81130762	574 Villa Real	\$899,000	\$899,000	\$935,000	104%	104%	8
College	81122390	410 Sheridan Avenue #222	\$498,000	\$498,000	\$490,000	98%	98%	57
College	81127639	425 Grant Avenue #25	\$625,000	\$625,000	\$650,000	104%	104%	6
College	81128887	2569 Park Boulevard #T201	\$565,000	\$565,000	\$570,000	101%	101%	4
Downtown	81044345	217 High Street	\$949,000	\$795,000	\$771,800	81%	97%	307
Midtown	81115117	737 Loma Verde Avenue #6	\$845,000	\$845,000	\$827,000	98%	98%	64
Midtown	81127813	3069 Middlefield Road #2C	\$759,000	\$759,000	\$751,600	99%	99%	8
South Palo Alto	81100742	3289 Berryessa Street #2	\$599,950	\$589,950	\$589,950	98%	100%	115
South Palo Alto	81108050	4155 El Camino Way #C	\$393,600	\$393,600	\$390,000	99%	99%	15
South Palo Alto	81116068	4238 Rickeys Way #H	\$890,000	\$890,000	\$880,000	99%	99%	158
South Palo Alto	81123532	1186 Almanor Lane	\$879,950	\$879,950	\$867,000	99%	99%	8
South Palo Alto	81125616	444 San Antonio Road #11B	\$725,000	\$725,000	\$725,000	100%	100%	32
South Palo Alto	81125756	4173 El Camino Real #17	\$798,000	\$798,000	\$782,100	98%	98%	47
South Palo Alto	81127642	104 Greenmeadow Way	\$648,000	\$648,000	\$648,000	100%	100%	15
South Palo Alto	81129335	440 Cesano Court #111	\$445,000	\$445,000	\$437,000	98%	98%	20
South Palo Alto	81130800	777 San Antonio Road #55	\$449,000	\$449,000	\$510,000	114%	114%	9
South Palo Alto	81132027	4220 Ponce Drive	\$899,000	\$899,000	\$900,000	100%	100%	0
Ventura	81128245	461 West Meadow Drive	\$599,888	\$599,888	\$600,000	100%	100%	31
			\$692,633	\$683,522	\$684,692	99%	100%	50