

## Sold Price Analysis Report (August 02, 2011 to August 31, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81128199	955 Valparaiso Avenue	\$1,639,000	\$1,639,000	\$1,619,000	99%	99%	31
Allied Arts / Downtown	81129852	646 Creek Drive	\$1,195,000	\$1,195,000	\$1,175,000	98%	98%	13
Central Menlo	81119218	470 Santa Rita Avenue	\$2,295,000	\$2,189,000	\$2,050,000	89%	94%	71
Central Menlo	81124797	720 Hobart Street	\$4,280,000	\$4,280,000	\$4,100,000	96%	96%	40
County / Alameda Area	81129067	2111 Monterey Avenue	\$980,000	\$980,000	\$925,000	94%	94%	25
County / Alameda Area	81131898	1140 Cloud Avenue	\$1,395,000	\$1,395,000	\$1,426,000	102%	102%	11
County Area / Fair Oaks Ave	81045040	581 7Th Avenue	\$589,000	\$400,000	\$390,000	66%	98%	266
County Area / Fair Oaks Ave	81115601	433 8Th Avenue	\$749,000	\$699,000	\$705,000	94%	101%	55
County Area / Fair Oaks Ave	81120218	639 Marsh Road	\$499,524	\$489,900	\$490,000	98%	100%	60
County Area / Fair Oaks Ave	81129136	504 8Th Avenue	\$860,000	\$860,000	\$860,000	100%	100%	10
County Area / Fair Oaks Ave	81131040	477 6Th Avenue	\$648,000	\$648,000	\$652,000	101%	101%	4
East of U.S. 101	81034000	1372 Sevier Avenue	\$399,999	\$305,000	\$305,000	76%	100%	292
East of U.S. 101	81104404	1324 Modoc Avenue	\$399,900	\$399,900	\$387,000	97%	97%	101
East of U.S. 101	81104775	1362 Hollyburne Avenue	\$239,000	\$239,000	\$246,000	103%	103%	7
East of U.S. 101	81108854	1327 Windermere Avenue	\$240,000	\$240,000	\$250,000	104%	104%	8
East of U.S. 101	81113750	1327 Henderson Avenue	\$319,000	\$289,000	\$308,000	97%	107%	12
Flood Park Area	81125020	53 Lorelei Lane	\$839,000	\$839,000	\$820,000	98%	98%	53
Flood Park Area	81128760	1007 Windermere Avenue	\$795,000	\$795,000	\$765,000	96%	96%	13
Flood Park Area	81129532	1026 Ringwood Avenue	\$894,000	\$894,000	\$1,027,500	115%	115%	14
Menlo Oaks Area	81117998	990 Berkeley Avenue	\$1,495,000	\$1,395,000	\$1,350,000	90%	97%	42
Middlefield to El Camino	81127002	1555 Laurel Place	\$1,450,000	\$1,450,000	\$1,425,000	98%	98%	7
Sharon Heights / Stanford Hills	81126998	1030 Deanna Drive	\$1,395,000	\$1,395,000	\$1,370,000	98%	98%	24
Sharon Heights / Stanford Hills	81136442	820 Sharon Park Drive	\$1,849,000	\$1,849,000	\$1,800,000	97%	97%	0
Willows / O'Conner Area	81120368	471 Oconnor Street	\$524,950	\$425,000	\$420,000	80%	99%	14
Willows / O'Conner Area	81124965	518 Pope Street	\$799,000	\$799,000	\$740,000	93%	93%	22
Willows / O'Conner Area	81128194	315 Concord Drive	\$1,395,000	\$1,395,000	\$1,627,000	117%	117%	12
Willows / O'Conner Area	81130193	223 Okeefe Street	\$875,000	\$875,000	\$870,000	99%	99%	9
Willows / O'Conner Area	81131459	2031 Menalto Avenue	\$699,999	\$699,999	\$672,000	96%	96%	16
Willows / O'Conner Area	81131536	253 Marmona Drive	\$998,000	\$899,000	\$860,000	86%	96%	23
Willows / O'Conner Area	81132490	220 Concord Drive	\$1,295,000	\$1,295,000	\$1,450,000	112%	112%	10
			<b>\$1,067,712</b>	<b>\$1,041,760</b>	<b>\$1,036,150</b>	<b>97%</b>	<b>99%</b>	<b>42</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81108752	984 Menlo Avenue #5	\$945,000	\$895,000	\$875,000	93%	98%	112
Allied Arts / Downtown	81116400	916 Menlo Avenue	\$809,000	\$759,000	\$752,500	93%	99%	82
Allied Arts / Downtown	81119259	617 Middle Avenue	\$819,000	\$789,000	\$760,000	93%	96%	82
Allied Arts / Downtown	81122894	724 Roble Avenue	\$750,000	\$750,000	\$700,000	93%	93%	40
Middlefield to El Camino	81128356	150 Alma Street #218	\$699,000	\$699,000	\$685,000	98%	98%	13
Middlefield to El Camino	81130355	20 Willow Road #26	\$679,000	\$649,900	\$620,000	91%	95%	15
Sharon Heights / Stanford Hills	81128406	198 Sand Hill Circle	\$1,300,000	\$1,300,000	\$1,350,000	104%	104%	3
Sharon Heights / Stanford Hills	81128886	675 Monte Rosa Drive #814	\$625,000	\$625,000	\$625,000	100%	100%	14
Sharon Heights / Stanford Hills	81129006	675 Sharon Park Drive #134	\$599,000	\$599,000	\$599,000	100%	100%	150

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Sharon Heights / Stanford Hills	81131508	675 Sharon Park Drive #206	\$539,000	\$539,000	\$539,000	100%	100%	6
			<b>\$776,400</b>	<b>\$760,490</b>	<b>\$750,550</b>	<b>97%</b>	<b>99%</b>	<b>52</b>