

Sold Price Analysis Report (February 01, 2011 to February 25, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81058389	300 Arbor Road	\$1,595,000	\$1,595,000	\$1,650,000	103%	103%	13
Alpine Road Area	81040283	2615 Alpine Road	\$998,000	\$965,000	\$980,000	98%	102%	119
Central Menlo	81101270	1750 Oakdell Drive	\$1,498,000	\$1,498,000	\$1,588,000	106%	106%	14
Central Menlo	81106184	1221 Whitaker Way	\$1,928,000	\$1,848,000	\$1,815,000	94%	98%	8
East of U.S. 101	81057721	1145 Almanor Avenue	\$327,900	\$327,900	\$346,000	106%	106%	22
East of U.S. 101	81100191	1159 Madera Avenue	\$349,000	\$349,000	\$356,000	102%	102%	5
Menlo Oaks Area	81048275	440 Ringwood Avenue	\$1,849,000	\$1,799,000	\$1,750,000	95%	97%	109
Willows / O'Conner Area	81101005	2052 Menalto Avenue	\$999,000	\$999,000	\$1,025,000	103%	103%	10
			\$1,192,988	\$1,172,613	\$1,188,750	100%	101%	38

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Menlo Oaks Area	81050579	610 Gilbert Avenue #21	\$398,000	\$398,000	\$398,000	100%	100%	97
Sharon Heights / Stanford Hills	81010440	2140 Santa Cruz Avenue #E102	\$525,000	\$499,950	\$450,000	86%	90%	288
Sharon Heights / Stanford Hills	81030738	506 Sand Hill Circle	\$1,050,000	\$898,000	\$850,000	81%	95%	182
Sharon Heights / Stanford Hills	81049449	582 Sand Hill Circle	\$895,000	\$849,000	\$820,000	92%	97%	81
Sharon Heights / Stanford Hills	81055702	675 Sharon Park Drive #130	\$570,000	\$530,000	\$510,000	89%	96%	60
Sharon Heights / Stanford Hills	81105836	14 Mansion Court	\$1,599,000	\$1,599,000	\$1,480,000	93%	93%	0
Willows / O'Conner Area	81054373	190 East Okeefe Street #5	\$549,500	\$529,500	\$517,500	94%	98%	68
			\$798,071	\$757,636	\$717,929	90%	95%	111