

Sold Price Analysis Report (January 05, 2011 to January 31, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Alpine Road Area	81055467	32 Homer Lane	\$699,000	\$699,000	\$670,000	96%	96%	29
Central Menlo	81049609	28 Nancy Way	\$1,299,000	\$1,225,000	\$1,218,500	94%	99%	42
Central Menlo	81053288	1260 San Mateo Drive	\$2,750,000	\$2,750,000	\$2,600,000	95%	95%	33
Central Menlo	81055812	1900 Santa Cruz Avenue	\$799,000	\$799,000	\$800,000	100%	100%	17
Central Menlo	81056234	1686 Oak Avenue	\$2,550,000	\$2,550,000	\$2,600,000	102%	102%	7
Central Menlo	81056471	1388 Elder Avenue	\$1,595,000	\$1,495,000	\$1,425,000	89%	95%	14
Central Menlo	81100368	28 Pulitzer Drive	\$1,535,000	\$1,535,000	\$1,535,000	100%	100%	0
County / Alameda Area	81054426	15 Patterson Avenue	\$998,000	\$998,000	\$1,008,000	101%	101%	17
County / Alameda Area	81100607	2161 Sharon Road	\$1,375,000	\$1,375,000	\$1,325,000	96%	96%	0
County / Alameda Area	81103456	371 Camino Al Lago	\$2,375,000	\$2,375,000	\$2,300,000	97%	97%	0
County Area / Fair Oaks Ave	81046360	3422 Oak Drive	\$624,900	\$624,900	\$653,000	104%	104%	44
County Area / Fair Oaks Ave	81052567	775 17Th Avenue	\$620,000	\$509,900	\$509,900	82%	100%	52
East of U.S. 101	81035947	370 Hamilton Avenue	\$500,000	\$400,000	\$430,000	86%	108%	79
East of U.S. 101	81042254	1440 Modoc Avenue	\$335,900	\$259,900	\$257,301	77%	99%	104
East of U.S. 101	81050180	531 Sandlewood Street	\$500,000	\$500,000	\$500,000	100%	100%	24
East of U.S. 101	81053121	1351 Henderson Avenue	\$329,900	\$319,000	\$320,555	97%	100%	76
East of U.S. 101	81057166	1259 Madera Avenue	\$429,000	\$429,000	\$429,000	100%	100%	11
Flood Park Area	81027732	11 Greenwood Place	\$750,000	\$750,000	\$750,000	100%	100%	18
Flood Park Area	81046659	1043 Almanor Avenue	\$758,000	\$724,950	\$718,000	95%	99%	112
Flood Park Area	81052525	135 Dunsmuir Way	\$895,000	\$895,000	\$902,000	101%	101%	10
Middlefield to El Camino	81040147	176 Stone Pine Lane	\$999,900	\$785,000	\$785,000	79%	100%	116
Willows / O'Conner Area	81045006	635 Central Avenue	\$1,595,000	\$1,495,000	\$1,415,000	89%	95%	101
Willows / O'Conner Area	81056327	416 Durham Street	\$990,000	\$990,000	\$1,075,000	109%	109%	12
			\$1,100,113	\$1,064,507	\$1,053,315	96%	99%	40

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	81039310	675 Sharon Park Drive #201	\$498,000	\$439,000	\$425,000	85%	97%	158
Sharon Heights / Stanford Hills	81049578	702 Sand Hill Circle	\$965,000	\$925,000	\$885,000	92%	96%	63
Sharon Heights / Stanford Hills	81050615	675 Sharon Park Drive #215	\$388,888	\$388,888	\$332,500	86%	86%	78
			\$617,296	\$584,296	\$547,500	89%	94%	100