

Sold Price Analysis Report (July 01, 2011 to July 29, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81118754	811 Chimalus Drive	\$1,575,000	\$1,395,000	\$1,410,000	90%	101%	24
Barron Park	81122320	3718 Cass Way	\$1,288,000	\$1,288,000	\$1,200,000	93%	93%	23
Barron Park	81127260	3747 Cass Way	\$1,498,000	\$1,498,000	\$1,500,000	100%	100%	9
Barron Park	81127835	740 Florales Drive	\$1,788,000	\$1,788,000	\$1,905,000	107%	107%	8
Barron Park	81128394	760 Kendall Avenue	\$1,100,000	\$1,100,000	\$1,300,500	118%	118%	11
Community Center	81125456	938 Boyce Avenue	\$1,265,000	\$1,150,000	\$1,150,000	91%	100%	31
Crescent Park	81044375	561 Center Drive	\$2,695,000	\$2,495,000	\$2,431,000	90%	97%	219
Crescent Park	81124241	1454 Hamilton Avenue	\$3,100,000	\$3,100,000				5
Crescent Park	81124433	1458 Pitman Avenue	\$1,898,000	\$1,898,000	\$1,960,000	103%	103%	6
Downtown	81125104	158 Emerson Street	\$1,399,000	\$1,399,000	\$1,485,000	106%	106%	11
Downtown	81127840	575 Hawthorne Avenue	\$1,995,000	\$1,995,000	\$1,889,000	95%	95%	7
Green Acres	81122331	4147 Donald Drive	\$1,448,888	\$1,448,888	\$1,550,000	107%	107%	14
Green Acres	81126928	4198 Coulombe Drive	\$1,600,000	\$1,600,000	\$1,910,000	119%	119%	51
Green Gables	81107088	2101 Middlefield Road	\$1,350,000	\$1,350,000	\$1,245,000	92%	92%	126
Green Gables	81120958	1820 Channing Avenue	\$1,398,000	\$1,348,000	\$1,275,000	91%	95%	26
Green Gables	81122354	1616 Channing Avenue	\$1,248,000	\$1,248,000	\$1,350,000	108%	108%	10
Green Gables	81122369	1840 Newell Road	\$1,535,000	\$1,535,000	\$1,550,000	101%	101%	8
Green Gables	81124108	1625 Middlefield Road	\$1,298,000	\$1,298,000	\$1,200,000	92%	92%	39
Green Gables	81124452	523 Jefferson Drive	\$1,995,000	\$1,995,000	\$1,990,645	100%	100%	18
Green Gables	81127786	1615 Edgewood Drive	\$2,295,000	\$2,295,000	\$2,470,000	108%	108%	9
Green Gables	81127800	7 Tulip Lane	\$1,098,000	\$1,098,000	\$1,150,000	105%	105%	6
Midtown	81125548	489 Martinsen Court	\$1,595,000	\$1,595,000	\$1,626,000	102%	102%	14
Midtown	81126167	3191 Mackall Way	\$1,350,000	\$1,350,000	\$1,411,000	105%	105%	13
Palo Alto Hills	81118441	4195 Oak Hill Avenue	\$2,898,000	\$2,898,000	\$2,650,000	91%	91%	64
South Palo Alto	81119855	959 Loma Verde Avenue	\$1,300,000	\$1,199,000	\$1,150,000	88%	96%	35
South Palo Alto	81122376	854 Rorke Way	\$1,429,000	\$1,429,000	\$1,370,000	96%	96%	20
South Palo Alto	81123442	1027 Amarillo Avenue	\$699,000	\$699,000	\$760,000	109%	109%	13
South Palo Alto	81124205	886 Moreno Avenue	\$1,395,000	\$1,395,000	\$1,353,000	97%	97%	19
South Palo Alto	81125251	952 Colonial Lane	\$999,888	\$999,888	\$1,105,000	111%	111%	16
South Palo Alto	81125562	3945 Nelson Drive	\$1,199,000	\$1,199,000	\$1,380,000	115%	115%	9
South Palo Alto	81125590	3836 Dixon Place	\$1,248,000	\$1,248,000	\$1,330,000	107%	107%	7
South Palo Alto	81125595	182 Greenmeadow Way	\$1,298,000	\$1,298,000	\$1,340,000	103%	103%	5
South Palo Alto	81125614	963 Amarillo Avenue	\$1,198,000	\$1,198,000	\$1,275,000	106%	106%	8
South Palo Alto	81126710	310 East Charleston Road	\$1,098,000	\$1,098,000	\$1,100,000	100%	100%	13
South Palo Alto	81127829	3885 Nelson Drive	\$1,438,000	\$1,438,000	\$1,500,000	104%	104%	20
Stanford	81121013	836 Mayfield Avenue	\$1,659,000	\$1,659,000	\$1,675,000	101%	101%	12
Stanford	81121755	844 Sonoma Terrace	\$1,595,000	\$1,539,000	\$1,500,000	94%	97%	31
Stanford	81125378	760 Mayfield Avenue	\$1,425,000	\$1,425,000	\$1,610,000	113%	113%	8
			\$1,544,494	\$1,526,020	\$1,515,031	96%	97%	25

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81121079	2583 Park Boulevard #W106	\$629,000	\$629,000	\$623,000	99%	99%	48

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81050064	432 High Street #201	\$849,000	\$799,000	\$760,000	90%	95%	250
Downtown	81108178	310 Poe Street	\$995,000	\$895,000	\$870,000	87%	97%	113
Downtown	81116397	325 Channing Avenue #301	\$2,395,000	\$2,395,000	\$2,400,000	100%	100%	58
Downtown	81118670	455 Homer Avenue	\$1,150,000	\$1,150,000	\$1,100,000	96%	96%	36
Downtown	81123473	365 Forest Avenue #2D	\$995,000	\$995,000	\$950,000	95%	95%	33
South Palo Alto	81126764	777 San Antonio Road #74	\$499,000	\$499,000				33
			\$1,073,143	\$1,051,714	\$1,117,167	89%	91%	82