

## 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
Allied Arts / Downtown	81114206	301 University Drive	\$1,925,000	\$1,799,000	\$1,775,000	92%	99%	66
Allied Arts / Downtown	81122377	649 Cambridge Avenue	\$1,649,000	\$1,649,000	\$1,600,000	97%	97%	13
Allied Arts / Downtown	81129654	947 Lee Drive	\$625,000	\$625,000	\$725,000	116%	116%	3
Allied Arts / Downtown	81130328	934 Millie Avenue	\$1,350,000	\$1,350,000	\$1,365,000	101%	101%	2
Alpine Road Area	81128191	31 Sneckner Court	\$1,375,000	\$1,375,000	\$1,380,000	100%	100%	7
Central Menlo	81043248	1020 Sherman Avenue	\$1,295,000	\$1,199,000	\$1,139,000	88%	95%	254
Central Menlo	81114205	1835 Bay Laurel Drive	\$1,393,000	\$1,393,000	\$1,250,000	90%	90%	40
Central Menlo	81123687	1229 Whitaker Way	\$1,598,000	\$1,598,000	\$1,655,000	104%	104%	13
Central Menlo	81125029	1206 North Lemon Avenue	\$2,695,000	\$2,695,000	\$2,500,000	93%	93%	39
Central Menlo	81125944	1390 Corinne Lane	\$1,929,000	\$1,929,000	\$1,895,000	98%	98%	19
Central Menlo	81127256	1756 Stanford Avenue	\$1,595,000	\$1,595,000	\$1,710,000	107%	107%	3
Central Menlo	81127273	385 Brandon Way	\$1,699,000	\$1,699,000	\$1,760,000	104%	104%	10
Central Menlo	81131481	9 Pulitzer Drive	\$2,150,000	\$2,150,000	\$2,150,000	100%	100%	0
County / Alameda Area	81109832	917 Cloud Avenue	\$1,099,000	\$1,049,999	\$1,050,000	96%	100%	80
County / Alameda Area	81122715	1199 Sherman Avenue	\$1,450,000	\$1,450,000	\$1,380,000	95%	95%	33
County / Alameda Area	81125825	2156 Valparaiso Avenue	\$899,000	\$899,000	\$900,000	100%	100%	9
County / Alameda Area	81126010	1343 American Way	\$1,195,000	\$1,195,000	\$1,225,000	103%	103%	2
County Area / Fair Oaks Ave	81057432	433 7Th Avenue	\$669,000	\$575,000	\$570,000	85%	99%	193
County Area / Fair Oaks Ave	81107253	642 Palmer Lane	\$465,000	\$460,000	\$405,635	87%	88%	85
East of U.S. 101	81115420	358 Ivy Drive	\$295,000	\$295,000	\$325,000	110%	110%	414
East of U.S. 101	81119909	1228 Sevier Avenue	\$299,900	\$299,900	\$310,000	103%	103%	21
East of U.S. 101	81120396	1359 Madera Avenue	\$359,000	\$359,000	\$359,000	100%	100%	44
Flood Park Area	81119170	1010 Berkeley Avenue	\$739,000	\$725,000	\$725,000	98%	100%	46
Flood Park Area	81121659	956 Timothy Lane	\$898,000	\$842,000	\$835,000	93%	99%	33
Flood Park Area	81125894	216 Oakhurst Place	\$925,000	\$925,000	\$915,000	99%	99%	12
Flood Park Area	81126184	1031 Almanor Avenue	\$888,500	\$888,500	\$850,000	96%	96%	16
Flood Park Area	81129736	283 Oakhurst Place	\$899,999	\$899,999	\$865,000	96%	96%	1
Menlo Oaks Area	81111871	245 Willow Road	\$895,000	\$825,000	\$800,000	89%	97%	62
Menlo Oaks Area	81114510	40 Gloria Circle	\$2,450,000	\$2,450,000	\$2,300,000	94%	94%	75
Menlo Oaks Area	81123616	787 Gilbert Avenue	\$1,590,000	\$1,590,000	\$1,630,000	103%	103%	4
Middlefield to El Camino	81042013	1030 Pine Street	\$1,275,000	\$1,275,000	\$1,140,000	89%	89%	282
Middlefield to El Camino	81112195	1701 Stone Pine Lane	\$1,049,000	\$1,049,000	\$1,025,000	98%	98%	89
Middlefield to El Camino	81113531	176 Spruce Avenue	\$599,000	\$599,000	\$546,500	91%	91%	7
Middlefield to El Camino	81121687	1545 Laurel Place	\$1,275,000	\$1,275,000	\$1,275,000	100%	100%	8
Middlefield to El Camino	81124701	1431 San Antonio Avenue	\$939,000	\$939,000	\$939,000	100%	100%	2
Sharon Heights / Stanford Hills	81119237	955 Siskiyou Drive	\$1,925,000	\$1,860,000	\$1,785,000	93%	96%	58
Sharon Heights / Stanford Hills	81124442	1070 Trinity Drive	\$2,388,000	\$2,388,000	\$2,350,000	98%	98%	156
Willows / O'Conner Area	81120398	1989 Byers Drive	\$1,150,000	\$1,050,000	\$1,025,000	89%	98%	50
Willows / O'Conner Area	81121642	530 Central Avenue	\$848,500	\$848,500	\$812,420	96%	96%	28
Willows / O'Conner Area	81124976	509 Concord Drive	\$1,195,000	\$1,195,000	\$1,340,000	112%	112%	10
Willows / O'Conner Area	81124977	1912 Menalto Avenue	\$929,000	\$929,000	\$952,000	102%	102%	9
Willows / O'Conner Area	81125037	312 Durham Street	\$849,000	\$849,000	\$859,000	101%	101%	9
Willows / O'Conner Area	81125041	1475 Woodland Avenue	\$1,495,000	\$1,495,000	\$1,415,000	95%	95%	24

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Willows / O'Conner Area	81127230	521 Central Avenue	\$1,095,000	\$1,095,000	\$1,200,345	110%	110%	12
Willows / O'Conner Area	81127259	1455 Woodland Avenue	\$1,549,000	\$1,549,000	\$1,620,000	105%	105%	4
			<b>\$1,241,220</b>	<b>\$1,226,220</b>	<b>\$1,214,064</b>	<b>98%</b>	<b>99%</b>	<b>52</b>

**Townhouse/Condo (Comm Int Dev)**

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Allied Arts / Downtown	81112183	10 Versailles Street	\$1,329,000	\$1,279,000	\$1,225,000	92%	96%	59
Middlefield to El Camino	81054816	1155 Merrill Street #101	\$889,900	\$750,000	\$705,000	79%	94%	245
Middlefield to El Camino	81109930	635 Gilbert Avenue	\$879,000	\$850,000	\$845,000	96%	99%	91
Middlefield to El Camino	81121648	20 Willow Road #23	\$679,000	\$674,888	\$645,000	95%	96%	23
Middlefield to El Camino	81123715	451 Oak Grove Avenue #8	\$675,000	\$675,000	\$667,000	99%	99%	14
Sharon Heights / Stanford Hills	81119243	2481 Sharon Oaks Drive	\$979,000	\$925,000	\$895,000	91%	97%	47
Sharon Heights / Stanford Hills	81123365	2160 Santa Cruz Avenue #8	\$645,000	\$645,000	\$645,000	100%	100%	10
Sharon Heights / Stanford Hills	81123596	2373 Sharon Oaks Drive	\$1,099,000	\$1,099,000	\$1,085,000	99%	99%	25
Sharon Heights / Stanford Hills	81123683	3 Alexis Court	\$1,695,000	\$1,695,000	\$1,575,000	93%	93%	22
			<b>\$985,544</b>	<b>\$954,765</b>	<b>\$920,778</b>	<b>93%</b>	<b>96%</b>	<b>60</b>