

Sold Price Analysis Report (June 01, 2011 to June 30, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81115343	3785 La Selva Drive	\$859,000	\$859,000	\$830,000	97%	97%	25
Barron Park	81116169	677 Los Robles Avenue	\$949,000	\$949,000	\$977,000	103%	103%	13
Barron Park	81118442	627 Barron Avenue	\$1,498,000	\$1,498,000	\$1,560,000	104%	104%	23
Barron Park	81122326	714 Matadero Avenue	\$935,000	\$935,000	\$1,150,000	123%	123%	6
Barron Park	81122351	4099 Laguna Way	\$1,598,000	\$1,598,000	\$1,780,000	111%	111%	9
Community Center	81118630	1151 Middlefield Road	\$1,298,000	\$1,298,000	\$1,340,000	103%	103%	7
Community Center	81119161	826 Boyce Avenue	\$1,199,000	\$1,199,000	\$1,175,000	98%	98%	22
Community Center	81119313	794 Melville Avenue	\$2,795,000	\$2,795,000	\$2,795,000	100%	100%	6
Community Center	81119869	1032 Channing Avenue	\$3,950,000	\$3,950,000	\$3,960,000	100%	100%	14
Community Center	81122336	840 Melville Avenue	\$1,829,000	\$1,829,000	\$2,450,000	134%	134%	7
Crescent Park	81114909	865 Forest Avenue	\$1,675,000	\$1,675,000	\$1,600,000	96%	96%	40
Crescent Park	81122348	525 Guinda Street	\$1,150,000	\$1,150,000	\$1,110,000	97%	97%	10
Crescent Park	81122994	1454 Dana Avenue	\$2,449,000	\$2,449,000	\$2,375,000	97%	97%	0
Green Acres	81121651	646 Georgia Avenue	\$1,295,000	\$1,295,000	\$1,555,000	120%	120%	10
Green Gables	81121091	47 Tulip Lane	\$1,199,000	\$1,199,000	\$1,275,000	106%	106%	6
Green Gables	81122213	187 Walter Hays Drive	\$1,398,000	\$1,398,000	\$1,605,000	115%	115%	7
Midtown	81058328	3225 Emerson Street	\$1,169,000	\$1,169,000	\$1,168,310	100%	100%	111
Midtown	81111629	3042 Waverley Street	\$1,749,000	\$1,699,980	\$1,725,000	99%	101%	40
Midtown	81116389	3130 Emerson Street	\$998,000	\$998,000	\$1,056,000	106%	106%	9
Midtown	81117404	609 Alger Drive	\$2,188,000	\$2,099,000				30
Midtown	81118273	2992 Ramona Street	\$1,598,000	\$1,525,000	\$1,470,000	92%	96%	10
Midtown	81118652	3313 Kipling Street	\$1,350,000	\$1,350,000	\$1,370,000	101%	101%	6
Midtown	81122593	620 Ashton Avenue	\$869,000	\$869,000	\$981,250	113%	113%	6
Midtown	81123467	2771 Waverley Street	\$1,749,000	\$1,749,000	\$1,825,000	104%	104%	2
Old Palo Alto	81116291	1734 Webster Street	\$3,998,000	\$3,795,000	\$3,700,000	93%	97%	42
Old Palo Alto	81118516	259 Coleridge Avenue	\$5,295,000	\$5,295,000	\$5,428,000	103%	103%	5
Old Palo Alto	81119816	128 Churchill Avenue	\$2,588,000	\$2,588,000	\$2,480,000	96%	96%	95
Old Palo Alto	81120715	1850 Waverley Street	\$2,395,000	\$2,395,000	\$2,338,250	98%	98%	8
Old Palo Alto	81120791	2323 Webster Street	\$2,150,000	\$2,150,000	\$2,426,000	113%	113%	6
Old Palo Alto	81121014	126 Lowell Avenue	\$2,395,000	\$2,395,000	\$2,650,000	111%	111%	7
Old Palo Alto	81122352	1711 Webster Street	\$5,495,000	\$5,495,000	\$5,545,000	101%	101%	8
Old Palo Alto	81122790	159 Melville Avenue	\$2,500,000	\$2,500,000	\$2,900,000	116%	116%	3
Old Palo Alto	81122895	262 North California Avenue	\$1,168,000	\$1,168,000	\$1,268,000	109%	109%	16
Old Palo Alto	81123503	2250 Waverley Street	\$2,395,000	\$2,395,000	\$2,575,000	108%	108%	3
Old Palo Alto	81124315	490 Santa Rita Avenue	\$4,698,000	\$4,698,000	\$5,053,000	108%	108%	8
Professorville	81036210	601 Melville Avenue	\$5,500,000	\$5,500,000	\$4,900,000	89%	89%	258
Professorville	81116303	560 Melville Avenue	\$2,295,000	\$2,295,000	\$2,707,000	118%	118%	29
Professorville	81121063	1366 Middlefield Road	\$1,385,000	\$1,385,000	\$1,435,000	104%	104%	1
South Palo Alto	81037440	2947 Clara Drive	\$1,965,000	\$1,965,000	\$1,910,000	97%	97%	276
South Palo Alto	81110216	872 Clara Drive	\$1,888,000	\$1,798,000	\$1,735,000	92%	96%	64
South Palo Alto	81112077	735 Mayview Avenue	\$1,575,000	\$1,575,000	\$1,480,000	94%	94%	58
South Palo Alto	81119735	430 Adobe Place	\$1,299,000	\$1,299,000	\$1,265,000	97%	97%	30
South Palo Alto	81121043	226 Edlee Avenue	\$998,000	\$998,000	\$980,750	98%	98%	10

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South Palo Alto	81122127	949 Loma Verde Avenue	\$899,000	\$899,000	\$1,025,000	114%	114%	8
South Palo Alto	81122287	2631 Ross Road	\$1,195,000	\$1,195,000	\$1,325,000	111%	111%	12
South Palo Alto	81123657	832 Warren Way	\$1,250,000	\$1,250,000	\$1,625,000	130%	130%	13
South Palo Alto	81124397	3113 Stockton Place	\$1,978,000	\$1,978,000	\$2,174,000	110%	110%	12
Stanford	81110540	1095 Vernier Place	\$1,988,000	\$1,988,000	\$2,000,000	101%	101%	20
Stanford	81117353	836 Santa Fe Avenue	\$1,595,000	\$1,595,000	\$1,625,000	102%	102%	11
			\$2,012,918	\$2,002,632	\$2,076,720	101%	102%	29

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81117540	2045 Yale Street	\$775,000	\$775,000	\$820,000	106%	106%	6
Downtown	81110332	233 Homer Avenue	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	99
Downtown	81117641	909 Cowper Street	\$1,350,000	\$1,350,000	\$1,300,000	96%	96%	0
Green Acres	81051600	4250 El Camino Real #B118	\$468,000	\$438,000	\$420,000	90%	96%	150
Green Acres	81121703	4250 El Camino Real #A206	\$410,000	\$410,000	\$412,000	100%	100%	16
South Palo Alto	81113841	4290 Ponce Drive	\$898,500	\$898,500	\$896,350	100%	100%	36
South Palo Alto	81115114	777 San Antonio Road #67	\$599,000	\$589,000	\$575,000	96%	98%	28
South Palo Alto	81116436	4173 El Camino Real #21	\$798,000	\$798,000	\$795,000	100%	100%	20
South Palo Alto	81118536	4206 Rickeys Way #N	\$1,129,000	\$1,129,000	\$1,160,000	103%	103%	8
South Palo Alto	81124443	765 San Antonio Road #15	\$599,000	\$599,000	\$620,000	104%	104%	7
			\$827,650	\$823,650	\$824,835	100%	100%	37