

## 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
Allied Arts / Downtown	81111026	1246 Hoover Street	\$1,229,000	\$1,229,000	\$1,190,000	97%	97%	52
Allied Arts / Downtown	81121628	155 Yale Road	\$1,250,000	\$1,250,000	\$1,100,000	88%	88%	4
Central Menlo	81105364	675 Wallea Drive	\$2,095,000	\$1,895,000	\$1,825,000	87%	96%	81
Central Menlo	81116754	1145 Saxon Way	\$1,639,000	\$1,639,000	\$1,600,000	98%	98%	32
Central Menlo	81117758	1445 Santa Cruz Avenue	\$1,295,000	\$1,295,000	\$1,250,000	97%	97%	19
Central Menlo	81118031	1005 Olive Street	\$1,595,000	\$1,595,000	\$1,640,000	103%	103%	7
Central Menlo	81118868	1110 Westfield Drive	\$1,690,000	\$1,690,000	\$1,850,000	109%	109%	6
Central Menlo	81120402	1140 Saxon Way	\$1,998,000	\$1,895,000	\$1,855,000	93%	98%	32
Central Menlo	81123580	1840 Oak Avenue	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	0
Central Menlo	81123950	810 Lemon Street	\$1,700,000	\$1,700,000	\$1,906,000	112%	112%	2
County / Alameda Area	81108740	1364 Sherman Avenue	\$1,749,000	\$1,725,000	\$1,700,000	97%	99%	94
County / Alameda Area	81113220	2028 Oakley Avenue	\$1,600,000	\$1,600,000	\$1,658,000	104%	104%	46
County / Alameda Area	81115755	2081 Manzanita Avenue	\$1,395,000	\$1,379,000	\$1,344,000	96%	97%	46
County / Alameda Area	81116617	2111 Manzanita Avenue	\$1,050,000	\$1,050,000	\$1,065,000	101%	101%	4
County / Alameda Area	81119231	2241 Camino A Los Cerros	\$1,499,000	\$1,425,000	\$1,350,000	90%	95%	48
County / Alameda Area	81120424	1151 Orange Avenue	\$1,295,000	\$1,295,000	\$1,350,000	104%	104%	8
County / Alameda Area	81120431	200 Leland Avenue	\$2,395,000	\$2,395,000	\$2,307,500	96%	96%	28
County / Alameda Area	81123026	2171 Valparaiso Avenue	\$1,895,000	\$1,895,000	\$1,900,000	100%	100%	7
County Area / Fair Oaks Ave	81032767	121 Loyola Avenue	\$1,095,000	\$995,000	\$953,600	87%	96%	315
County Area / Fair Oaks Ave	81113237	452 7Th Avenue	\$789,000	\$749,000	\$735,000	93%	98%	67
County Area / Fair Oaks Ave	81114511	580 6Th Avenue	\$489,000	\$489,000	\$479,000	98%	98%	23
East of U.S. 101	80939946	504 Ivy Drive	\$350,000	\$300,000	\$305,000	87%	102%	643
East of U.S. 101	81041407	1227 Sevier Avenue	\$390,000	\$360,000	\$379,000	97%	105%	178
East of U.S. 101	81115166	1140 Bieber Avenue	\$276,000	\$276,000	\$250,000	91%	91%	41
East of U.S. 101	81116804	820 Ivy Drive	\$300,000	\$300,000	\$300,000	100%	100%	18
Felton Gables	81017578	324 Arden Road	\$2,495,000	\$1,995,000	\$1,900,000	76%	95%	396
Felton Gables	81121221	211 Felton Drive	\$2,499,000	\$2,499,000	\$2,700,000	108%	108%	3
Flood Park Area	81116587	58 Callie Lane	\$849,000	\$849,000	\$817,000	96%	96%	23
Flood Park Area	81116690	120 Dunsmuir Way	\$965,000	\$945,000	\$927,000	96%	98%	20
Flood Park Area	81118017	304 Oakwood Place	\$1,349,000	\$1,295,000	\$1,300,000	96%	100%	24
Flood Park Area	81121495	1025 Menlo Oaks Drive	\$849,000	\$849,000	\$855,000	101%	101%	8
Menlo Oaks Area	81111583	745 Coleman Avenue	\$995,000	\$959,000	\$954,000	96%	99%	43
Menlo Oaks Area	81126015	206 Santa Margarita Avenue	\$1,595,000	\$1,595,000	\$1,755,000	110%	110%	8
Middlefield to El Camino	81020422	1518 San Antonio Avenue	\$849,000	\$774,000	\$750,000	88%	97%	191
Middlefield to El Camino	81102205	160 Linfield Drive	\$1,199,990	\$1,159,990	\$1,185,064	99%	102%	74
Middlefield to El Camino	81109910	170 Stone Pine Lane	\$1,050,000	\$1,050,000	\$1,035,000	99%	99%	56
Middlefield to El Camino	81113232	164 Stone Pine Lane	\$895,000	\$895,000	\$895,000	100%	100%	41
Middlefield to El Camino	81116233	1661 Stone Pine Lane	\$1,250,000	\$1,250,000	\$1,137,500	91%	91%	49
Sharon Heights / Stanford Hills	81114031	1065 Trinity Drive	\$2,599,000	\$2,599,000	\$2,375,000	91%	91%	43
Sharon Heights / Stanford Hills	81121654	12 Anderson Way	\$1,558,500	\$1,558,500	\$1,535,000	98%	98%	7
Willows / O'Conner Area	81109870	341 Oconnor Street	\$874,900	\$874,900	\$853,125	98%	98%	38
Willows / O'Conner Area	81115018	316 Mckendry Drive	\$983,595	\$949,500	\$900,000	92%	95%	55
Willows / O'Conner Area	81119189	233 Oconnor Street	\$1,595,000	\$1,595,000	\$1,650,000	103%	103%	5

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Willows / O'Conner Area	81121634	476 Oak Court	\$1,198,000	\$1,198,000	\$1,275,000	106%	106%	12
			<b>\$1,320,500</b>	<b>\$1,288,770</b>	<b>\$1,283,768</b>	<b>97%</b>	<b>100%</b>	<b>66</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81113302	722 University Drive	\$1,049,000	\$949,000	\$925,000	88%	97%	64
Central Menlo	81124543	1079 Fremont Street	\$1,699,000	\$1,699,000	\$1,685,000	99%	99%	5
Central Menlo	81124551	1077 Fremont Street	\$1,699,000	\$1,699,000	\$1,699,000	100%	100%	6
Central Menlo	81124558	1071 Fremont Street	\$1,799,000	\$1,799,000	\$1,801,000	100%	100%	0
Central Menlo	81124570	1073 Fremont Street	\$1,699,000	\$1,699,000	\$1,699,000	100%	100%	0
County / Alameda Area	81107451	2145 Avy Avenue	\$768,000	\$724,850	\$710,000	92%	98%	104
Middlefield to El Camino	81104243	21 Willow Road #41	\$742,000	\$674,888	\$640,000	86%	95%	91
Middlefield to El Camino	81110826	1530 San Antonio Avenue #1	\$548,000	\$528,000	\$516,000	94%	98%	82
Sharon Heights / Stanford Hills	81029411	675 Sharon Park Drive #313	\$546,500	\$489,000	\$475,000	87%	97%	359
Sharon Heights / Stanford Hills	81108505	690 Sand Hill Circle	\$1,190,000	\$1,000,000	\$945,000	79%	95%	71
Sharon Heights / Stanford Hills	81109908	1256 Sharon Park Drive	\$1,095,000	\$999,000	\$975,000	89%	98%	69
Sharon Heights / Stanford Hills	81120426	2140 Santa Cruz Avenue #E110	\$439,000	\$439,000	\$420,000	96%	96%	24
Sharon Heights / Stanford Hills	81123018	1100 Sharon Park Drive #35	\$749,000	\$749,000	\$749,000	100%	100%	8
			<b>\$1,078,654</b>	<b>\$1,034,518</b>	<b>\$1,018,385</b>	<b>94%</b>	<b>98%</b>	<b>68</b>