

## Sold Price Analysis Report (March 01, 2011 to March 31, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81049730	580 Georgia Avenue	\$1,025,000	\$1,035,000	\$1,020,000	100%	99%	140
Barron Park	81107027	593 Chimalus Drive	\$1,850,000	\$1,850,000	\$1,900,000	103%	103%	5
College	81057075	1314 College Avenue	\$775,000	\$775,000	\$720,000	93%	93%	69
Community Center	81104864	851 Homer Avenue	\$3,575,000	\$3,575,000	\$3,567,860	100%	100%	8
Community Center	81109312	852 Lincoln Avenue	\$2,450,000	\$2,450,000	\$2,450,000	100%	100%	9
Crescent Park	81052955	919 University Avenue	\$1,500,000	\$1,500,000	\$1,275,000	85%	85%	29
Crescent Park	81058076	1185 Lincoln Avenue	\$799,000	\$799,000	\$785,000	98%	98%	108
Crescent Park	81101427	1060 Lincoln Avenue	\$2,295,000	\$1,995,000	\$1,990,000	87%	100%	24
Crescent Park	81101449	1195 Hamilton Avenue	\$2,895,000	\$2,895,000	\$2,775,000	96%	96%	43
Crescent Park	81102452	1432 Dana Avenue	\$2,095,000	\$2,095,000	\$1,980,000	95%	95%	127
Crescent Park	81106019	1441 Hamilton Avenue	\$3,450,000	\$3,450,000	\$3,450,000	100%	100%	11
Crescent Park	81107923	1440 Hamilton Avenue	\$2,595,000	\$2,595,000	\$2,595,000	100%	100%	4
Crescent Park	81110506	530 East Crescent Drive	\$5,300,000	\$5,300,000	\$6,025,000	114%	114%	3
Downtown	81056231	649 Homer Avenue	\$1,499,000	\$1,499,000	\$1,400,000	93%	93%	154
Downtown	81105911	836 Kipling Street	\$1,248,000	\$1,248,000	\$1,225,000	98%	98%	7
Downtown	81108269	367 Channing Avenue	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	20
Downtown	81112295	595 Homer Avenue	\$1,575,000	\$1,575,000	\$1,600,000	102%	102%	0
Green Acres	81105933	553 Suzanne Court	\$1,388,000	\$1,388,000	\$1,490,000	107%	107%	140
Green Gables	81106090	711 Garland Drive	\$1,895,000	\$1,895,000	\$2,020,000	107%	107%	8
Green Gables	81107861	510 Jefferson Drive	\$1,895,000	\$1,895,000	\$1,950,000	103%	103%	10
Green Gables	81110319	2207 Greer Road	\$1,249,000	\$1,249,000	\$1,600,000	128%	128%	7
Midtown	81102476	620 Saint Claire Drive	\$1,295,000	\$1,295,000	\$1,331,000	103%	103%	10
Midtown	81102516	2537 Ramona Street	\$1,999,800	\$1,699,800	\$1,720,000	86%	101%	35
Midtown	81106073	743 Moreno Avenue	\$895,000	\$895,000	\$1,050,000	117%	117%	6
Midtown	81109310	670 Marion Avenue	\$98,000	\$980,000	\$1,230,000	1255%	126%	7
Old Palo Alto	81044481	640 Santa Rita Avenue	\$3,995,000	\$3,695,000	\$3,510,000	88%	95%	271
Old Palo Alto	81104866	1718 Waverley Street	\$6,350,000	\$6,350,000				27
Old Palo Alto	81105812	2203 South Court	\$2,195,000	\$2,195,000	\$2,625,000	120%	120%	8
Old Palo Alto	81106003	505 North California Avenue	\$2,595,000	\$2,595,000	\$2,640,000	102%	102%	7
Old Palo Alto	81109340	1711 Webster Street	\$5,498,000	\$5,498,000	\$5,648,000	103%	103%	3
Old Palo Alto	81109797	218 Lowell Avenue	\$3,300,000	\$3,300,000	\$3,380,000	102%	102%	10
Palo Alto Hills	81105566	820 Arroyo Court	\$1,899,999	\$1,899,999	\$1,925,000	101%	101%	5
Professorville	81102645	1226 Middlefield Road	\$1,399,995	\$1,399,995	\$1,260,000	90%	90%	28
South Palo Alto	81103761	14 Roosevelt Circle	\$1,088,000	\$1,088,000	\$1,202,000	110%	110%	7
South Palo Alto	81104735	3838 Nathan Way	\$1,229,000	\$1,229,000	\$1,175,000	96%	96%	13
South Palo Alto	81104899	4012 Scripps Avenue	\$1,395,000	\$1,395,000	\$1,400,000	100%	100%	6
South Palo Alto	81106101	3624 Bryant Street	\$1,175,000	\$1,175,000	\$1,270,000	108%	108%	7
South Palo Alto	81106710	401 Pratt Lane	\$1,446,519	\$1,446,519	\$1,400,000	97%	97%	43
South Palo Alto	81106832	4241 Park Boulevard	\$949,000	\$899,000	\$876,000	92%	97%	30
South Palo Alto	81109230	3256 Clifton Court	\$998,000	\$998,000	\$1,250,000	125%	125%	8
South Palo Alto	81110211	931 Clara Drive	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	0
Stanford	81104862	828 Esplanada Way	\$1,470,000	\$1,470,000	\$1,400,000	95%	95%	8
Stanford	81104882	959 Mears Court	\$1,538,000	\$1,538,000	\$1,538,000	100%	100%	7

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Ventura	81058579	285 Wilton Avenue	\$1,100,000	\$998,888	\$975,000	89%	98%	54
Ventura	81108262	225 Wilton Avenue	\$1,590,000	\$1,590,000	\$1,590,000	100%	100%	7
			<b>\$2,015,496</b>	<b>\$2,011,960</b>	<b>\$1,955,860</b>	<b>95%</b>	<b>95%</b>	<b>34</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81103781	2581 Park Boulevard #Y101	\$549,000	\$549,000	\$565,000	103%	103%	6
College	81104658	125 South California Avenue #D302	\$489,000	\$489,000	\$480,000	98%	98%	16
Downtown	81006322	555 Byron Street #307	\$745,000	\$729,000	\$656,100	88%	90%	405
Downtown	81053796	365 Forest Avenue #4A	\$1,099,000	\$1,099,000	\$1,050,000	96%	96%	115
Downtown	81100056	637 Forest Avenue	\$699,000	\$699,000	\$650,000	93%	93%	283
Downtown	81100922	653 Homer Avenue	\$1,499,000	\$1,499,000	\$1,440,000	96%	96%	26
Downtown	81107162	707 Bryant Street #205	\$895,000	\$895,000	\$880,000	98%	98%	14
Downtown	81111708	325 Channing Avenue #00308	\$1,380,000	\$1,380,000	\$1,380,000	100%	100%	3
Midtown	81106334	3077 Middlefield Road #102	\$496,900	\$496,900	\$530,000	107%	107%	13
South Palo Alto	81004390	777 San Antonio Road #97	\$529,000	\$449,000	\$445,000	84%	99%	377
South Palo Alto	81040544	883 Federation Way #2	\$479,900	\$449,900	\$429,000	89%	95%	160
South Palo Alto	81040639	812 Altaire Walk #24	\$809,900	\$818,900	\$767,000	95%	94%	146
South Palo Alto	81058705	440 Cesano Court #113	\$519,900	\$519,900	\$520,000	100%	100%	24
South Palo Alto	81100632	3740 Egret Lane	\$960,000	\$960,000	\$937,000	98%	98%	29
South Palo Alto	81103680	4248 Rickeys Way #T	\$925,000	\$925,000	\$920,000	99%	99%	5
Stanford	81017944	69 Pearce Mitchell Place	\$348,000	\$338,000	\$330,000	95%	98%	276
			<b>\$776,475</b>	<b>\$768,538</b>	<b>\$748,694</b>	<b>96%</b>	<b>97%</b>	<b>119</b>