

## 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
Allied Arts / Downtown	81101212	620 College Avenue	\$1,149,000	\$1,149,000	\$1,128,000	98%	98%	21
Allied Arts / Downtown	81102286	724 Harvard Avenue	\$1,259,000	\$1,259,000	\$1,216,000	97%	97%	35
Allied Arts / Downtown	81103613	320 University Drive	\$2,648,000	\$2,398,000	\$2,315,000	87%	97%	49
Allied Arts / Downtown	81104276	611 College Avenue	\$2,369,000	\$2,369,000	\$2,369,000	100%	100%	3
Allied Arts / Downtown	81106651	1351 Johnson Street	\$1,695,000	\$1,695,000	\$1,675,000	99%	99%	10
Allied Arts / Downtown	81109932	1087 College Avenue	\$3,850,000	\$3,850,000	\$4,000,000	104%	104%	7
Central Menlo	81056210	505 San Mateo Drive	\$2,299,000	\$2,299,000	\$2,050,000	89%	89%	90
Central Menlo	81100616	565 Olive Street	\$1,895,000	\$1,895,000	\$1,725,000	91%	91%	27
County / Alameda Area	81103666	1199 Orange Avenue	\$1,249,000	\$1,249,000	\$1,230,000	98%	98%	33
County Area / Fair Oaks Ave	81048464	657 10Th Avenue	\$899,000	\$899,000	\$863,375	96%	96%	75
County Area / Fair Oaks Ave	81056642	551 8Th Avenue	\$758,000	\$748,000	\$745,000	98%	100%	68
County Area / Fair Oaks Ave	81104158	580 7Th Avenue	\$375,000	\$375,000	\$396,000	106%	106%	2
East of U.S. 101	81024602	228 Ivy Drive	\$370,000	\$275,000	\$265,000	72%	96%	228
East of U.S. 101	81100307	1328 Windermere Avenue	\$450,000	\$450,000	\$416,000	92%	92%	49
East of U.S. 101	81102914	1210 Almanor Avenue	\$270,000	\$270,000	\$255,000	94%	94%	28
East of U.S. 101	81104115	381 Hamilton Avenue	\$414,500	\$349,950	\$358,555	87%	102%	20
Flood Park Area	81035349	1019 Greenwood Drive	\$999,000	\$999,000	\$1,150,000	115%	115%	11
Flood Park Area	81102913	31 Lorelei Lane	\$860,000	\$860,000	\$815,775	95%	95%	28
Flood Park Area	81104264	1057 Menlo Oaks Drive	\$848,000	\$848,000	\$848,000	100%	100%	11
Flood Park Area	81105356	383 Hedge Road	\$1,445,000	\$1,445,000	\$1,525,000	106%	106%	8
Flood Park Area	81106116	1032 Ringwood Avenue	\$679,000	\$679,000	\$700,000	103%	103%	6
Menlo Oaks Area	81056406	237 Willow Road	\$899,950	\$840,000	\$800,000	89%	95%	49
Menlo Oaks Area	81101795	301 Arlington Way	\$4,750,000	\$4,750,000	\$4,700,000	99%	99%	42
Menlo Oaks Area	81102487	215 Hanna Way	\$2,595,000	\$2,595,000	\$2,500,000	96%	96%	36
Middlefield to El Camino	81106370	807 Paulson Circle	\$1,699,000	\$1,699,000	\$1,700,000	100%	100%	5
Sharon Heights / Stanford Hills	81034360	2100 Sharon Road	\$1,698,000	\$1,598,000	\$1,450,000	85%	91%	221
Sharon Heights / Stanford Hills	81105445	924 Siskiyou Drive	\$1,750,000	\$1,750,000	\$1,700,000	97%	97%	5
Sharon Heights / Stanford Hills	81105557	1085 Trinity Drive	\$4,295,000	\$4,295,000	\$3,940,000	92%	92%	1
Willows / O'Conner Area	81101838	115 Durham Street	\$998,888	\$998,888	\$1,110,000	111%	111%	15
Willows / O'Conner Area	81113451	858 Woodland Court	\$1,175,000	\$1,175,000	\$1,165,000	99%	99%	1
			<b>\$1,554,711</b>	<b>\$1,535,395</b>	<b>\$1,503,690</b>	<b>97%</b>	<b>98%</b>	<b>39</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81105452	11 Chateau Drive	\$1,375,000	\$1,375,000	\$1,405,000	102%	102%	15
Middlefield to El Camino	81101826	171 Forest Lane	\$959,000	\$959,000	\$890,000	93%	93%	34
Middlefield to El Camino	81106261	20 Willow Road #19	\$729,888	\$729,888	\$735,000	101%	101%	11
Sharon Heights / Stanford Hills	81054402	2140 Santa Cruz Avenue #E210	\$469,000	\$469,000	\$430,000	92%	92%	76
Sharon Heights / Stanford Hills	81100153	2140 Santa Cruz Avenue #B206	\$410,000	\$410,000	\$365,000	89%	89%	64
Sharon Heights / Stanford Hills	81105408	2140 Santa Cruz Avenue #D206	\$469,000	\$469,000	\$492,000	105%	105%	9
			<b>\$735,315</b>	<b>\$735,315</b>	<b>\$719,500</b>	<b>98%</b>	<b>98%</b>	<b>35</b>