

Sold Price Analysis Report (May 02, 2011 to May 31, 2011)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|------------------|----------|-----------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Barron Park | 81108028 | 830 La Para Avenue | \$1,598,000 | \$1,598,000 | \$1,565,000 | 98% | 98% | 34 |
| Barron Park | 81113818 | 606 Chimalus Drive | \$1,688,000 | \$1,688,000 | \$1,688,000 | 100% | 100% | 12 |
| College | 81115093 | 1568 Mariposa Avenue | \$1,179,000 | \$1,179,000 | \$1,400,000 | 119% | 119% | 7 |
| College | 81116395 | 2150 Hanover Street | \$799,000 | \$799,000 | \$800,000 | 100% | 100% | 19 |
| Community Center | 81112939 | 932 Boyce Avenue | \$1,250,000 | \$1,250,000 | \$1,295,000 | 104% | 104% | 1 |
| Community Center | 81115054 | 863 Melville Avenue | \$1,999,000 | \$1,999,000 | \$2,101,781 | 105% | 105% | 4 |
| Crescent Park | 81107855 | 758 Center Drive | \$2,995,000 | \$2,998,000 | \$2,965,000 | 99% | 99% | 13 |
| Crescent Park | 81118552 | 835 Lytton Avenue | \$1,700,000 | \$1,700,000 | \$1,900,000 | 112% | 112% | 9 |
| Crescent Park | 81118596 | 551 Hale Street | \$4,850,000 | \$4,850,000 | \$4,700,000 | 97% | 97% | 6 |
| Downtown | 81117453 | 865 Waverley Street | \$2,849,000 | \$2,849,000 | \$2,835,000 | 100% | 100% | 9 |
| Downtown | 81117501 | 375 Hawthorne Avenue | \$1,500,000 | \$1,500,000 | \$1,560,000 | 104% | 104% | 8 |
| Green Acres | 81109506 | 663 Glenbrook Drive | \$2,195,000 | \$2,195,000 | \$2,108,000 | 96% | 96% | 33 |
| Green Acres | 81113749 | 656 Georgia Avenue | \$1,650,000 | \$1,650,000 | \$1,630,000 | 99% | 99% | 48 |
| Green Acres | 81116219 | 4130 Donald Drive | \$1,300,000 | \$1,300,000 | \$1,610,000 | 124% | 124% | 6 |
| Green Gables | 81112698 | 1917 Channing Avenue | \$1,249,000 | \$1,249,000 | \$1,325,000 | 106% | 106% | 2 |
| Green Gables | 81113867 | 2125 Louis Road | \$2,395,000 | \$2,395,000 | \$2,325,000 | 97% | 97% | 14 |
| Green Gables | 81116099 | 943 Oregon Avenue | \$1,175,000 | \$1,175,000 | \$1,276,000 | 109% | 109% | 8 |
| Green Gables | 81116220 | 2001 Middlefield Road | \$1,495,000 | \$1,495,000 | \$1,420,000 | 95% | 95% | 8 |
| Green Gables | 81118634 | 1072 Embarcadero Road | \$2,188,000 | \$2,188,000 | \$2,298,000 | 105% | 105% | 16 |
| Midtown | 81112623 | 3466 Rambow Drive | \$779,000 | \$779,000 | \$825,000 | 106% | 106% | 0 |
| Midtown | 81112760 | 640 Ashton Avenue | \$1,798,000 | \$1,798,000 | \$1,775,000 | 99% | 99% | 24 |
| Midtown | 81113830 | 3064 Middlefield Road | \$1,198,000 | \$1,198,000 | \$1,255,000 | 105% | 105% | 9 |
| Midtown | 81113883 | 2650 South Court | \$1,225,000 | \$1,225,000 | \$1,405,000 | 115% | 115% | 7 |
| Midtown | 81115001 | 2782 Waverley Street | \$1,359,000 | \$1,359,000 | \$1,626,000 | 120% | 120% | 6 |
| Midtown | 81115094 | 3253 Ramona Street | \$1,775,000 | \$1,775,000 | \$1,850,000 | 104% | 104% | 9 |
| Midtown | 81115137 | 2712 Cowper Street | \$1,249,000 | \$1,249,000 | \$1,380,000 | 110% | 110% | 7 |
| Midtown | 81116379 | 770 Allen Court | \$2,099,888 | \$2,099,888 | \$2,151,688 | 102% | 102% | 13 |
| Midtown | 81116425 | 2430 Ramona Street | \$1,300,000 | \$1,300,000 | \$1,357,000 | 104% | 104% | 6 |
| Midtown | 81118008 | 3177 Emerson Street | \$899,000 | \$899,000 | \$1,021,000 | 114% | 114% | 9 |
| Midtown | 81118626 | 251 El Verano Avenue | \$1,198,000 | \$1,198,000 | \$1,198,000 | 100% | 100% | 9 |
| Midtown | 81119809 | 3196 Kipling Street | \$1,198,000 | \$1,198,000 | \$1,428,000 | 119% | 119% | 9 |
| Midtown | 81119839 | 2436 Emerson Street | \$998,000 | \$998,000 | \$1,032,000 | 103% | 103% | 13 |
| Midtown | 81123968 | 2573 Bryant Street | \$3,100,000 | \$3,100,000 | \$2,950,000 | 95% | 95% | 0 |
| Old Palo Alto | 81053864 | 102 Tennyson Avenue | \$849,000 | \$1,000,000 | \$1,000,000 | 118% | 100% | 147 |
| Old Palo Alto | 81108258 | 230 North California Avenue | \$818,000 | \$818,000 | \$848,000 | 104% | 104% | 7 |
| Old Palo Alto | 81113238 | 195 North California Avenue | \$1,795,000 | \$1,699,000 | \$1,699,000 | 95% | 100% | 29 |
| Old Palo Alto | 81114951 | 106 Rinconada Avenue | \$899,950 | \$899,950 | \$884,999 | 98% | 98% | 38 |
| Palo Alto Hills | 81117548 | 4156 Old Trace Road | \$2,395,000 | \$2,395,000 | \$2,607,000 | 109% | 109% | 12 |
| Professorville | 81119494 | 363 Melville Avenue | \$2,649,000 | \$2,649,000 | \$3,100,000 | 117% | 117% | 10 |
| South Palo Alto | 81106740 | 363 Tennessee Lane | \$850,000 | \$850,000 | \$910,000 | 107% | 107% | 2 |
| South Palo Alto | 81110563 | 3226 Maddux Drive | \$899,000 | \$899,000 | \$899,000 | 100% | 100% | 34 |
| South Palo Alto | 81112215 | 1022 Metro Circle | \$1,388,000 | \$1,237,000 | \$1,200,000 | 86% | 97% | 329 |
| South Palo Alto | 81112739 | 1030 Moffett Circle | \$1,195,000 | \$1,195,000 | \$1,225,000 | 103% | 103% | 8 |

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| South Palo Alto | 81113445 | 443 Ferne Avenue | \$1,598,000 | \$1,598,000 | \$1,650,000 | 103% | 103% | 15 |
| South Palo Alto | 81113793 | 3266 Maddux Drive | \$899,000 | \$899,000 | \$950,000 | 106% | 106% | 9 |
| South Palo Alto | 81114994 | 3211 Ross Road | \$2,298,000 | \$2,298,000 | \$2,388,000 | 104% | 104% | 14 |
| South Palo Alto | 81116124 | 2908 Sevysen Court | \$1,200,000 | \$1,200,000 | \$1,271,000 | 106% | 106% | 10 |
| South Palo Alto | 81116354 | 3632 Evergreen Drive | \$1,049,000 | \$1,049,000 | \$1,200,000 | 114% | 114% | 10 |
| South Palo Alto | 81116363 | 3712 Redwood Circle | \$1,100,000 | \$1,100,000 | \$1,203,000 | 109% | 109% | 8 |
| South Palo Alto | 81116382 | 3886 Louis Road | \$1,098,000 | \$1,098,000 | \$1,190,000 | 108% | 108% | 8 |
| South Palo Alto | 81117568 | 3786 Redwood Circle | \$1,198,000 | \$1,198,000 | \$1,350,000 | 113% | 113% | 6 |
| South Palo Alto | 81119897 | 183 Ferne Avenue | \$1,349,000 | \$1,349,000 | \$1,362,500 | 101% | 101% | 8 |
| South Palo Alto | 81121005 | 775 Seminole Way | \$998,000 | \$998,000 | \$1,030,000 | 103% | 103% | 7 |
| Stanford | 81116215 | 866 Tolman Drive | \$1,845,000 | \$1,845,000 | \$1,845,000 | 100% | 100% | 7 |
| Ventura | 81110546 | 281 Fernando Avenue | \$945,000 | \$899,888 | \$900,000 | 95% | 100% | 29 |
| | | | \$1,555,361 | \$1,552,850 | \$1,613,963 | 104% | 104% | 20 |

Townhouse/Condo (Comm Int Dev)

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|-----------------|----------|---------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| College | 81113422 | 425 Grant Avenue #30 | \$548,000 | \$548,000 | \$525,000 | 96% | 96% | 18 |
| Downtown | 81110878 | 360 Everett Avenue #2C | \$979,000 | \$929,000 | \$885,000 | 90% | 95% | 69 |
| Downtown | 81112332 | 555 Byron Street #102 | \$798,000 | \$798,000 | \$769,500 | 96% | 96% | 0 |
| Downtown | 81113533 | 315 Homer Avenue #103 | \$1,375,000 | \$1,375,000 | \$1,375,000 | 100% | 100% | 10 |
| Downtown | 81115163 | 664 Hamilton Avenue #G | \$899,000 | \$899,000 | \$975,000 | 108% | 108% | 7 |
| Downtown | 81117358 | 439 Homer Avenue | \$995,000 | \$995,000 | \$995,000 | 100% | 100% | 13 |
| Downtown | 81117601 | 629 Channing Avenue #2 | \$749,000 | \$749,000 | \$812,000 | 108% | 108% | 7 |
| Green Acres | 81044239 | 4250 El Camino Real #D135 | \$489,000 | \$489,000 | \$469,000 | 96% | 96% | 224 |
| Green Acres | 81113635 | 4250 El Camino Real #C221 | \$399,999 | \$399,999 | \$375,000 | 94% | 94% | 17 |
| Midtown | 81115097 | 727 Loma Verde Avenue #A | \$749,000 | \$749,000 | \$780,000 | 104% | 104% | 7 |
| South Palo Alto | 81109327 | 3701 Heron Way | \$859,000 | \$859,000 | \$849,000 | 99% | 99% | 21 |
| South Palo Alto | 81115460 | 871 Altaire Walk | \$790,000 | \$750,000 | \$720,000 | 91% | 96% | 17 |
| Stanford | 81114800 | 29 Peter Coutts Circle | \$859,000 | \$859,000 | \$849,000 | 99% | 99% | 17 |
| | | | \$806,846 | \$799,923 | \$798,346 | 99% | 100% | 33 |