

Sold Price Analysis Report (May 03, 2011 to May 31, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81103673	855 Middle Avenue	\$1,060,000	\$1,060,000	\$1,000,000	94%	94%	94
Allied Arts / Downtown	81109806	873 Middle Avenue	\$1,095,000	\$1,095,000	\$1,030,000	94%	94%	31
Allied Arts / Downtown	81113255	712 College Avenue	\$2,850,000	\$2,850,000	\$2,850,000	100%	100%	3
Allied Arts / Downtown	81116613	760 Partridge Avenue	\$1,295,000	\$1,295,000	\$1,295,000	100%	100%	17
Allied Arts / Downtown	81120409	241 Princeton Road	\$1,695,000	\$1,695,000	\$1,755,000	104%	104%	11
Alpine Road Area	81116965	24 Homer Lane	\$1,275,000	\$1,275,000	\$1,285,000	101%	101%	11
Central Menlo	81105044	1833 Santa Cruz Avenue	\$1,895,000	\$1,895,000	\$1,860,000	98%	98%	71
Central Menlo	81113012	1000 Atkinson Lane	\$3,150,000	\$2,995,000	\$2,900,000	92%	97%	24
Central Menlo	81114355	1816 Santa Cruz Avenue	\$2,375,000	\$2,375,000	\$2,425,000	102%	102%	6
Central Menlo	81117606	855 Arbor Road	\$1,200	\$1,200,000	\$1,000,000	83333%	83%	5
Central Menlo	81118675	440 Cotton Street	\$4,285,000	\$4,285,000	\$4,100,000	96%	96%	22
Central Menlo	81119235	785 Evergreen Street	\$1,449,000	\$1,449,000	\$1,510,000	104%	104%	10
Central Menlo	81120394	843 Hobart Street	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	4
County / Alameda Area	81111011	1876 Camino De Los Robles	\$1,398,000	\$1,398,000	\$1,475,000	106%	106%	8
County / Alameda Area	81112969	302 Leland Avenue	\$2,249,000	\$2,249,000	\$2,200,000	98%	98%	17
County / Alameda Area	81114443	1324 Cloud Avenue	\$1,295,000	\$1,295,000	\$1,283,000	99%	99%	12
County / Alameda Area	81115757	2198 Clayton Drive	\$3,100,000	\$3,100,000	\$2,925,000	94%	94%	26
County / Alameda Area	81115766	1471 Franks Lane	\$978,000	\$978,000	\$978,000	100%	100%	8
County / Alameda Area	81116983	1876 Valparaiso Avenue	\$1,498,000	\$1,498,000	\$1,701,000	114%	114%	9
County Area / Fair Oaks Ave	81113239	465 7Th Avenue	\$599,000	\$599,000	\$610,000	102%	102%	7
County Area / Fair Oaks Ave	81113998	511 Palmer Lane	\$1,065,000	\$1,065,000	\$1,065,000	100%	100%	323
County Area / Fair Oaks Ave	81114295	808 14Th Avenue	\$769,000	\$769,000	\$763,000	99%	99%	7
County Area / Fair Oaks Ave	81115428	892 15Th Avenue	\$528,000	\$528,000	\$601,000	114%	114%	8
County Area / Fair Oaks Ave	81116208	719 San Benito Avenue	\$439,000	\$439,000	\$440,000	100%	100%	5
County Area / Fair Oaks Ave	81117983	3518 Oak Drive	\$899,000	\$899,000	\$920,000	102%	102%	10
County Area / Fair Oaks Ave	81118000	515 Palmer Lane	\$1,749,000	\$1,749,000	\$1,800,000	103%	103%	7
County Area / Fair Oaks Ave	81120243	683 14Th Avenue	\$629,000	\$629,000	\$639,000	102%	102%	1
County Area / Fair Oaks Ave	81120335	3907 Fair Oaks Avenue	\$595,000	\$595,000	\$600,000	101%	101%	11
East of U.S. 101	81020094	1437 Chilco Street	\$325,000	\$325,000	\$250,000	77%	77%	21
East of U.S. 101	81052902	1254 Carlton Avenue	\$240,000	\$240,000	\$255,000	106%	106%	99
East of U.S. 101	81054346	1334 Chilco Street	\$335,000	\$275,000	\$275,000	82%	100%	88
East of U.S. 101	81110162	1107 Carlton Avenue	\$399,150	\$399,150	\$395,000	99%	99%	18
East of U.S. 101	81112512	1134 Madera Avenue	\$329,900	\$329,900	\$329,900	100%	100%	20
East of U.S. 101	81113662	1207 Madera Avenue	\$300,000	\$300,000	\$268,000	89%	89%	16
East of U.S. 101	81115190	770 Ivy Drive	\$429,000	\$429,000	\$425,000	99%	99%	23
Felton Gables	81114085	188 Felton Drive	\$3,250,000	\$3,250,000	\$3,125,000	96%	96%	14
Menlo Oaks Area	81115105	195 Seminary Drive	\$2,548,000	\$2,548,000	\$2,548,000	100%	100%	18
Menlo Oaks Area	81118927	990 Menlo Oaks Drive	\$1,199,000	\$1,199,000	\$1,200,000	100%	100%	8
Middlefield to El Camino	81042299	303 Homewood Place	\$1,229,990	\$1,229,990	\$1,171,955	95%	95%	45
Middlefield to El Camino	81042501	311 Homewood Place	\$1,229,990	\$1,121,690	\$1,139,727	93%	102%	192
Middlefield to El Camino	81042514	305 Homewood Place	\$1,149,990	\$1,144,580	\$1,115,000	97%	97%	227
Middlefield to El Camino	81042520	153 Burnell Drive	\$1,149,990	\$1,134,251	\$1,100,000	96%	97%	227
Middlefield to El Camino	81042526	151 Burnell Drive	\$1,209,990	\$1,209,990	\$1,197,603	99%	99%	44

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Middlefield to El Camino	81102323	301 Homewood Place	\$1,119,990	\$1,109,990	\$1,064,990	95%	96%	28
Middlefield to El Camino	81105400	193 East Creek Drive	\$1,995,000	\$1,995,000	\$1,995,000	100%	100%	22
Middlefield to El Camino	81113105	33 Willow Road	\$1,395,000	\$1,395,000	\$1,425,000	102%	102%	10
Middlefield to El Camino	81115741	291 Linfield Drive	\$1,569,000	\$1,569,000	\$1,603,000	102%	102%	9
Sharon Heights / Stanford Hills	81109892	710 Sharon Park Drive	\$1,799,000	\$1,799,000	\$1,755,000	98%	98%	32
Sharon Heights / Stanford Hills	81114504	978 Continental Drive	\$1,698,000	\$1,698,000	\$1,725,000	102%	102%	8
Sharon Heights / Stanford Hills	81115772	935 Siskiyou Drive	\$1,895,000	\$1,895,000	\$1,850,000	98%	98%	14
Willows / O'Conner Area	81106265	570 Okeefe Street	\$899,000	\$849,000	\$860,000	96%	101%	70
Willows / O'Conner Area	81108683	311 Concord Drive	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	11
Willows / O'Conner Area	81109911	521 Pope Street	\$1,098,000	\$1,098,000	\$1,150,000	105%	105%	9
Willows / O'Conner Area	81115392	341 Central Avenue	\$1,099,000	\$1,099,000	\$1,200,000	109%	109%	12
Willows / O'Conner Area	81116381	762 Arnold Way	\$829,000	\$829,000	\$825,000	100%	100%	12
Willows / O'Conner Area	81116703	6 Cleland Place	\$1,140,000	\$1,140,000	\$1,120,000	98%	98%	12
			\$1,360,111	\$1,374,295	\$1,365,503	100%	99%	37

Townhouse/Condo (Comm Int Dev)

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Middlefield to El Camino	81112173	461 Burgess Drive #6	\$679,000	\$679,000	\$665,000	98%	98%	27
Sharon Heights / Stanford Hills	81107797	675 Sharon Park Drive #209	\$425,000	\$349,000	\$345,000	81%	99%	56
			\$552,000	\$514,000	\$505,000	91%	98%	42