

Sold Price Analysis Report (October 04, 2011 to October 31, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81129713	3844 La Selva Drive	\$2,095,000	\$1,990,000	\$1,920,000	92%	96%	71
Barron Park	81131945	714 Chimalus Drive	\$2,148,000	\$2,148,000	\$2,050,000	95%	95%	58
Barron Park	81136687	4122 Wisteria Lane	\$1,080,000	\$1,080,000	\$1,040,000	96%	96%	53
College	81133033	2300 Cornell Street	\$1,235,000	\$1,150,000	\$1,150,000	93%	100%	51
College	81140739	396 Stanford Avenue	\$1,298,000	\$1,298,000	\$1,475,000	114%	114%	8
Downtown	81053894	411 Lytton Avenue	\$1,250,000	\$1,100,000	\$900,000	72%	82%	90
Downtown	81115647	635 Homer Avenue	\$2,155,000	\$1,999,800	\$1,998,800	93%	100%	162
Downtown	81122402	209 Addison Avenue	\$1,196,000	\$1,196,000	\$1,075,000	90%	90%	111
Green Gables	81130974	2123 Louis Road	\$2,100,000	\$1,999,000	\$1,900,000	90%	95%	50
Green Gables	81137094	873 Newell Place	\$1,489,000	\$1,489,000	\$1,602,000	108%	108%	7
Green Gables	81140738	1668 Hamilton Avenue	\$1,898,000	\$1,898,000	\$1,960,000	103%	103%	7
Green Gables	81141411	725 Wildwood Lane	\$1,248,000	\$1,248,000	\$1,298,000	104%	104%	8
Midtown	81123005	3260 Waverley Street	\$2,175,000	\$2,175,000	\$1,500,000	69%	69%	132
Midtown	81138790	2410 Ramona Street	\$899,950	\$899,950	\$947,830	105%	105%	7
Midtown	81139752	3140 Emerson Street	\$998,000	\$998,000	\$1,058,000	106%	106%	7
Midtown	81140735	3388 Bryant Street	\$1,898,000	\$1,898,000	\$2,105,000	111%	111%	7
Midtown	81143341	2821 Bryant Street	\$1,150,000	\$1,150,000	\$1,400,000	122%	122%	7
Old Palo Alto	81139744	1810 Middlefield Road	\$1,298,000	\$1,298,000	\$1,320,000	102%	102%	14
South Palo Alto	81136977	983 Lawrence Lane	\$1,098,000	\$1,098,000	\$1,160,000	106%	106%	9
South Palo Alto	81137004	2468 Chabot Terrace	\$1,799,000	\$1,799,000	\$1,860,000	103%	103%	53
South Palo Alto	81138739	3458 Janice Way	\$1,279,000	\$1,279,000	\$1,410,000	110%	110%	9
South Palo Alto	81138748	435 Monroe Drive	\$898,000	\$898,000	\$1,000,000	111%	111%	7
South Palo Alto	81140752	500 East Charleston Road	\$1,198,000	\$1,198,000	\$1,350,000	113%	113%	9
			\$1,473,172	\$1,447,250	\$1,455,636	99%	101%	41

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81139659	559 Thain Way	\$648,000	\$648,000	\$648,000	100%	100%	9
College	81133030	2569 Park Boulevard #T109	\$609,000	\$599,900	\$594,000	98%	99%	58
College	81141580	410 Sheridan Avenue #105	\$485,000	\$485,000	\$470,000	97%	97%	16
Downtown	81125490	800 High Street #310	\$790,000	\$790,000	\$750,000	95%	95%	70
Downtown	81135994	772 Bryant Street	\$765,000	\$765,000	\$780,000	102%	102%	13
Downtown	81139809	255 Homer Avenue	\$1,379,000	\$1,379,000	\$1,379,000	100%	100%	8
Downtown	81140563	554 Forest Avenue #3	\$725,000	\$725,000	\$735,000	101%	101%	6
Downtown	81145609	562 Forest Avenue #7	\$775,000	\$775,000	\$775,000	100%	100%	0
Green Acres	81133204	4250 El Camino Real #D237	\$402,500	\$385,000	\$385,000	96%	100%	81
Midtown	81136809	3065 Middlefield Road #202	\$749,000	\$749,000	\$744,000	99%	99%	12
South Palo Alto	81119675	2468 West Bayshore Road #5	\$380,000	\$365,000				129
South Palo Alto	81126789	3712 Heron Way	\$799,000	\$799,000	\$790,000	99%	99%	183
South Palo Alto	81130434	3189 Berryessa Street #2	\$589,950	\$589,950	\$540,000	92%	92%	12
South Palo Alto	81132926	765 San Antonio Road #47	\$469,000	\$469,000	\$455,000	97%	97%	45
South Palo Alto	81137093	139 Greenmeadow Way	\$629,000	\$629,000	\$610,000	97%	97%	24
			\$679,630	\$676,857	\$689,643	95%	95%	44