

Sold Price Analysis Report (September 01, 2011 to September 30, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81135900	688 Josina Avenue	\$1,500,000	\$1,500,000	\$1,500,000	100%	100%	9
College	81115024	2158 Wellesley Street	\$2,589,000	\$2,589,000	\$2,494,500	96%	96%	90
College	81133046	263 Oxford Avenue	\$1,299,900	\$1,299,900	\$1,335,000	103%	103%	6
College	81134098	2106 Oberlin Street	\$775,000	\$775,000	\$856,000	110%	110%	10
College	81134100	2100 Oberlin Street	\$775,000	\$775,000	\$835,000	108%	108%	10
Community Center	81136104	960 Hutchinson Avenue	\$899,000	\$850,000	\$800,000	89%	94%	10
Crescent Park	81105947	509 Hale Street	\$3,998,000	\$3,798,000	\$3,525,000	88%	93%	190
Crescent Park	81125588	871 Lytton Avenue	\$1,650,000	\$1,599,000	\$1,550,000	94%	97%	74
Crescent Park	81138650	1294 Hamilton Avenue	\$2,749,000	\$2,749,000				8
Downtown	81116398	109 Webster Street	\$595,000	\$630,000	\$610,000	103%	97%	60
Green Gables	81130933	2330 Carmel Drive	\$2,599,000	\$2,499,000	\$2,430,000	93%	97%	33
Green Gables	81131302	2111 Middlefield Road	\$1,100,000	\$1,100,000	\$1,190,000	108%	108%	12
Green Gables	81133509	919 Oregon Avenue	\$1,149,000	\$1,149,000	\$1,085,000	94%	94%	84
Green Gables	81133936	770 Alester Avenue	\$1,379,000	\$1,379,000	\$1,480,000	107%	107%	8
Midtown	81127836	705 Ellsworth Place	\$1,590,000	\$1,449,000	\$1,400,000	88%	97%	58
Midtown	81134020	270 Campesino Avenue	\$1,100,000	\$1,100,000	\$1,160,000	105%	105%	13
Midtown	81134072	3380 Middlefield Road	\$1,098,000	\$1,098,000	\$1,380,000	126%	126%	9
Midtown	81135005	591 Saint Claire Drive	\$1,298,000	\$1,298,000	\$1,628,000	125%	125%	7
Midtown	81135050	3500 Middlefield Road	\$1,039,000	\$1,039,000	\$1,046,000	101%	101%	7
Midtown	81135841	467 Gary Court	\$1,988,000	\$1,988,000	\$2,178,000	110%	110%	9
Midtown	81136083	3261 Waverley Street	\$1,198,000	\$1,198,000	\$1,425,000	119%	119%	6
Midtown	81137104	2700 Ramona Street	\$2,695,000	\$2,695,000	\$2,670,000	99%	99%	18
Old Palo Alto	81115038	151 Churchill Avenue	\$2,850,000	\$2,695,000	\$2,637,500	93%	98%	130
Old Palo Alto	81130753	2120 Middlefield Road	\$1,350,000	\$1,335,000	\$1,350,000	100%	101%	44
Old Palo Alto	81136853	1995 Tasso Street	\$2,795,000	\$2,795,000	\$2,950,000	106%	106%	14
Professorville	81140674	1150 Byron Street	\$3,300,000	\$3,300,000	\$3,300,000	100%	100%	1
South Palo Alto	81131994	383 Ferne Avenue	\$1,248,000	\$1,248,000	\$1,305,000	105%	105%	6
South Palo Alto	81132387	319 West Meadow Drive	\$1,180,000	\$1,180,000	\$1,060,000	90%	90%	35
South Palo Alto	81133085	3418 Thomas Drive	\$1,275,000	\$1,275,000	\$1,325,000	104%	104%	6
South Palo Alto	81134031	445 Monroe Drive	\$1,030,000	\$1,030,000	\$1,022,500	99%	99%	16
South Palo Alto	81135976	867 Marshall Drive	\$1,187,000	\$1,187,000	\$1,375,000	116%	116%	8
South Palo Alto	81138778	21 Roosevelt Circle	\$1,188,000	\$1,188,000	\$1,206,000	102%	102%	15
Stanford	81132246	1055 Cathcart Way	\$1,749,000	\$1,749,000	\$1,615,000	92%	92%	37
Ventura	81135031	4073 Wilkie Way	\$829,000	\$829,000	\$877,500	106%	106%	7
			\$1,618,938	\$1,599,056	\$1,593,970	96%	97%	31

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81118857	596 Vista Avenue	\$719,000	\$619,000	\$593,888	83%	96%	90
College	81138660	410 Sheridan Avenue #446	\$499,000	\$499,000	\$480,000	96%	96%	8
Crescent Park	81130923	766 University Avenue	\$769,950	\$739,950	\$705,000	92%	95%	52
Downtown	81114396	515 Channing Avenue	\$899,000	\$899,000	\$875,000	97%	97%	102
Downtown	81118059	325 Channing Avenue #104	\$1,799,000	\$1,649,000	\$1,625,000	90%	99%	78

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81124373	165 Forest Avenue #2A	\$810,000	\$810,000	\$799,000	99%	99%	62
Downtown	81134081	663 Waverley Street	\$1,188,000	\$1,188,000	\$1,150,000	97%	97%	25
South Palo Alto	81130395	3281 Berryessa Street #1	\$819,950	\$819,950	\$819,950	100%	100%	12
South Palo Alto	81133031	777 San Antonio Road #137	\$499,000	\$499,000	\$500,000	100%	100%	11
South Palo Alto	81136596	4261 Ponce Drive	\$849,000	\$849,000	\$868,000	102%	102%	3
Stanford	81129643	72 Peter Coutts Circle	\$759,000	\$759,000	\$710,000	94%	94%	41
			\$873,718	\$848,264	\$829,622	95%	98%	44