

Sold Price Analysis Report (September 03, 2011 to September 30, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Central Menlo	81113259	1040 Hermosa Way	\$2,795,000	\$2,795,000	\$2,600,000	93%	93%	73
Central Menlo	81135530	1805 Oak Avenue	\$1,325,000	\$1,325,000	\$1,330,000	100%	100%	9
County / Alameda Area	81124671	2081 Mills Avenue	\$2,450,000	\$2,420,000	\$2,400,000	98%	99%	70
County / Alameda Area	81131479	1350 Sherman Avenue	\$1,879,000	\$1,879,000	\$1,885,000	100%	100%	7
County / Alameda Area	81134613	2155 Ashton Avenue	\$2,325,000	\$2,325,000	\$2,325,000	100%	100%	0
County / Alameda Area	81137872	2080 Santa Cruz Avenue	\$699,000	\$699,000	\$715,000	102%	102%	8
County Area / Fair Oaks Ave	81125929	559 Placitas Avenue	\$2,338,000	\$2,338,000	\$2,289,000	98%	98%	207
County Area / Fair Oaks Ave	81127254	535 Encina Avenue	\$2,400,000	\$2,400,000	\$2,235,000	93%	93%	56
East of U.S. 101	81109600	1460 Hill Avenue	\$289,000	\$259,000	\$255,000	88%	98%	63
East of U.S. 101	81121454	1243 Madera Avenue	\$250,000	\$250,000	\$300,000	120%	120%	5
East of U.S. 101	81128131	1211 Carlton Avenue	\$434,950	\$434,950	\$430,000	99%	99%	7
East of U.S. 101	81129518	220 Market Place	\$200,000	\$200,000	\$212,699	106%	106%	6
East of U.S. 101	81131564	1339 Carlton Avenue	\$448,000	\$435,000	\$425,000	95%	98%	118
East of U.S. 101	81132953	1376 Madera Avenue	\$400,000	\$400,000	\$405,000	101%	101%	29
East of U.S. 101	81133747	1140 Bieber Avenue	\$347,000	\$347,000	\$340,000	98%	98%	27
East of U.S. 101	81138042	1323 Sevier Avenue	\$280,500	\$280,500	\$280,500	100%	100%	1
Flood Park Area	81119291	251 Hedge Road	\$698,000	\$649,900	\$600,000	86%	92%	75
Flood Park Area	81134258	1023 Henderson Avenue	\$849,000	\$849,000	\$855,000	101%	101%	12
Flood Park Area	81134460	1056 Greenwood Drive	\$799,000	\$799,000	\$790,000	99%	99%	18
Menlo Oaks Area	81126957	285 Gloria Circle	\$2,249,000	\$2,249,000	\$2,100,000	93%	93%	60
Menlo Oaks Area	81135308	961 Berkeley Avenue	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	17
Menlo Oaks Area	81138714	170 Hanna Way	\$2,495,000	\$2,495,000	\$2,525,000	101%	101%	9
Middlefield to El Camino	81133689	180 Stone Pine Lane	\$1,099,000	\$1,099,000	\$1,025,000	93%	93%	23
Sharon Heights / Stanford Hills	81112104	1020 Whitney Drive	\$2,495,000	\$2,295,000	\$2,180,000	87%	95%	134
			\$1,343,310	\$1,329,931	\$1,299,883	97%	98%	43

Townhouse/Condo (Comm Int Dev)

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Sharon Heights / Stanford Hills	81020393	2140 Santa Cruz Avenue #B201	\$399,000	\$388,000	\$340,000	85%	88%	511
Sharon Heights / Stanford Hills	81114422	2315 Sharon Road	\$499,000	\$599,000	\$560,000	112%	93%	130
Sharon Heights / Stanford Hills	81129051	1330 Trinity Drive	\$1,649,000	\$1,649,000	\$1,556,000	94%	94%	35
Sharon Heights / Stanford Hills	81129758	1100 Sharon Park Drive #26	\$975,000	\$975,000	\$950,000	97%	97%	36
Sharon Heights / Stanford Hills	81139684	2140 Santa Cruz Avenue #D304	\$550,000	\$550,000	\$550,000	100%	100%	1
			\$814,400	\$832,200	\$791,200	97%	95%	143