

Sold Price Analysis Report (April 01, 2010 to April 30, 2010)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|------------------|----------|-------------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Barron Park | 80941861 | 668 Chimalus Drive | \$2,099,000 | \$1,999,988 | \$1,850,000 | 88% | 93% | 90 |
| Barron Park | 81001770 | 878 Los Robles Avenue | \$1,300,000 | \$1,195,000 | \$1,150,000 | 88% | 96% | 65 |
| Barron Park | 81010121 | 3765 La Selva Drive | \$700,000 | \$700,000 | \$800,000 | 114% | 114% | 16 |
| Barron Park | 81013404 | 4090 Orme Street | \$2,750,000 | \$2,750,000 | \$2,969,250 | 108% | 108% | 7 |
| College | 81014071 | 1620 Castilleja Avenue | \$2,250,000 | \$2,250,000 | \$2,267,000 | 101% | 101% | 10 |
| Community Center | 81008590 | 1336 Parkinson Avenue | \$3,750,000 | \$3,750,000 | \$3,650,000 | 97% | 97% | 28 |
| Crescent Park | 81000575 | 1234 Pitman Avenue | \$2,649,000 | \$2,498,000 | \$2,400,000 | 91% | 96% | 189 |
| Downtown | 81006211 | 324 Emerson Street | \$2,445,000 | \$2,445,000 | \$2,200,000 | 90% | 90% | 17 |
| Downtown | 81011396 | 310 Bryant Court | \$1,369,000 | \$1,369,000 | \$1,410,000 | 103% | 103% | 21 |
| Green Acres | 81000397 | 4174 Coulombe Drive | \$2,088,000 | \$1,880,000 | \$1,750,000 | 84% | 93% | 72 |
| Green Acres | 81014023 | 4238 Suzanne Drive | \$2,149,000 | \$2,149,000 | \$2,050,000 | 95% | 95% | 13 |
| Green Gables | 80955931 | 1119 Oregon Avenue | \$1,049,000 | \$999,000 | \$950,000 | 91% | 95% | 65 |
| Green Gables | 80956337 | 917 Oregon Avenue | \$1,795,000 | \$1,699,500 | \$1,650,000 | 92% | 97% | 102 |
| Green Gables | 81000680 | 876 Southampton Drive | \$2,695,000 | \$2,549,000 | \$2,450,000 | 91% | 96% | 59 |
| Green Gables | 81010956 | 576 Jackson Drive | \$1,395,000 | \$1,395,000 | \$1,518,000 | 109% | 109% | 9 |
| Midtown | 80954669 | 3221 Ramona Street | \$1,049,000 | \$1,049,000 | \$1,049,000 | 100% | 100% | 107 |
| Midtown | 81004003 | 779 Sutter Avenue | \$1,550,000 | \$1,550,000 | \$1,475,000 | 95% | 95% | 21 |
| Midtown | 81004979 | 3334 Bryant Street | \$1,258,000 | \$1,258,000 | \$1,208,000 | 96% | 96% | 27 |
| Midtown | 81007250 | 3500 South Court | \$1,220,000 | \$1,195,000 | \$1,158,300 | 95% | 97% | 32 |
| Midtown | 81010141 | 3333 Bryant Street | \$875,800 | \$875,800 | \$1,060,000 | 121% | 121% | 6 |
| Midtown | 81011535 | 3471 South Court | \$1,098,000 | \$1,098,000 | \$1,220,000 | 111% | 111% | 8 |
| Midtown | 81016753 | 2671 Emerson Street | \$1,648,000 | \$1,648,000 | \$1,650,000 | 100% | 100% | 7 |
| Professorville | 81011300 | 1029 Ramona Street | \$3,195,000 | \$3,195,000 | \$3,195,000 | 100% | 100% | 7 |
| South Palo Alto | 80946244 | 1111 Tahoe Lane | \$1,039,950 | \$1,034,950 | \$995,000 | 96% | 96% | 43 |
| South Palo Alto | 81001700 | 3780 Starr King Circle | \$1,199,000 | \$1,199,000 | \$1,115,500 | 93% | 93% | 70 |
| South Palo Alto | 81005143 | 4268 Wilkie Way | \$2,550,000 | \$2,399,000 | \$2,100,000 | 82% | 88% | 54 |
| South Palo Alto | 81007197 | 773 Montrose Avenue | \$1,698,000 | \$1,698,000 | \$1,698,000 | 100% | 100% | 12 |
| South Palo Alto | 81007494 | 250 Davenport Way | \$1,298,000 | \$1,298,000 | \$1,311,000 | 101% | 101% | 11 |
| South Palo Alto | 81010124 | 783 Talisman Court | \$2,096,000 | \$2,096,000 | \$1,950,000 | 93% | 93% | 26 |
| South Palo Alto | 81013332 | 3320 Thomas Drive | \$1,295,000 | \$1,295,000 | \$1,300,000 | 100% | 100% | 3 |
| Stanford | 81008638 | 816 San Francisco Court | \$2,095,000 | \$2,095,000 | \$2,250,000 | 107% | 107% | 8 |
| Ventura | 81017554 | 389 Margarita Avenue | \$748,000 | \$748,000 | \$850,000 | 114% | 114% | 10 |
| | | | \$1,762,367 | \$1,730,007 | \$1,707,783 | 97% | 99% | 38 |

Townhouse/Condo (Comm Int Dev)

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|-----------------|----------|--------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Downtown | 80941917 | 436 High Street #405 | \$939,000 | \$899,000 | \$899,000 | 96% | 100% | 67 |
| Downtown | 81004018 | 800 High Street #118 | \$1,295,000 | \$1,295,000 | \$1,255,000 | 97% | 97% | 18 |
| Downtown | 81005513 | 101 Alma Street #608 | \$599,000 | \$579,000 | \$579,000 | 97% | 100% | 50 |
| Downtown | 81006262 | 365 Forest Avenue #2E | \$1,050,000 | \$1,050,000 | \$1,040,000 | 99% | 99% | 25 |
| Downtown | 81008648 | 427 Alma Street #307 | \$499,000 | \$499,000 | \$487,000 | 98% | 98% | 11 |
| South Palo Alto | 81007331 | 3718 Heron Way | \$786,000 | \$786,000 | \$766,000 | 97% | 97% | 10 |
| South Palo Alto | 81009300 | 777 San Antonio Road #96 | \$525,000 | \$515,000 | \$505,000 | 96% | 98% | 30 |

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| South Palo Alto | 81011071 | 765 San Antonio Road #35 | \$496,000 | \$496,000 | \$514,500 | 104% | 104% | 16 |
| Ventura | 81011346 | 244 Ventura Avenue | \$649,000 | \$649,000 | \$625,000 | 96% | 96% | 20 |
| | | | \$759,778 | \$752,000 | \$741,167 | 98% | 99% | 27 |