

Sold Price Analysis Report (April 01, 2009 to April 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Community Center	80908539	1311 Parkinson Avenue	\$4,075,000	\$4,075,000	\$3,725,000	91%	91%	16
Crescent Park	80908530	1444 Pitman Avenue	\$1,975,000	\$1,850,000	\$1,700,000	86%	92%	34
Crescent Park	80910978	798 Palo Alto Avenue	\$895,000	\$895,000	\$925,000	103%	103%	15
Downtown	80909927	919 Ramona Street	\$3,095,000	\$2,995,000	\$2,800,000	90%	93%	58
Green Gables	80906069	800 East Greenwich Place	\$4,098,000	\$4,098,000	\$4,050,000	99%	99%	28
Green Gables	80908639	993 Embarcadero Road	\$995,000	\$995,000	\$940,000	94%	94%	16
Green Gables	80910858	966 Blair Court	\$1,349,000	\$1,349,000	\$1,275,000	95%	95%	23
Green Gables	80911249	65 Alannah Court	\$1,349,000	\$1,349,000	\$1,325,000	98%	98%	11
Green Gables	80912627	19 Tulip Lane	\$1,349,000	\$1,349,000	\$1,245,000	92%	92%	34
Midtown	80907416	3070 Ramona Street	\$1,169,000	\$1,089,000	\$1,075,000	92%	99%	25
Midtown	80909274	2672 Kipling Street	\$1,095,000	\$1,095,000	\$1,250,000	114%	114%	10
Midtown	80909893	3244 Waverley Street	\$998,000	\$998,000	\$975,000	98%	98%	7
Midtown	80912657	3114 Avalon Court	\$999,000	\$999,000	\$1,050,000	105%	105%	5
Midtown	80915167	609 Alger Drive	\$1,050,000	\$1,050,000	\$1,010,000	96%	96%	9
Old Palo Alto	80900657	2233 Byron Street	\$2,500,000	\$1,995,000	\$1,900,000	76%	95%	75
Old Palo Alto	80900672	405 Oregon Avenue	\$1,295,000	\$1,138,000	\$1,050,000	81%	92%	58
Old Palo Alto	80903526	2370 Middlefield Road	\$875,000	\$875,000	\$815,000	93%	93%	55
Old Palo Alto	80906320	2200 Byron Street	\$3,199,000	\$3,199,000	\$2,900,000	91%	91%	40
Old Palo Alto	80909821	2121 Bryant Street	\$3,220,000	\$3,060,000	\$2,800,000	87%	92%	54
South Palo Alto	80907414	425 Alder Lane	\$1,495,900	\$1,495,900	\$1,450,000	97%	97%	20
South Palo Alto	80908147	3390 Greer Road	\$1,488,000	\$1,388,000	\$1,200,000	81%	86%	15
South Palo Alto	80908637	3474 Kenneth Drive	\$1,249,000	\$1,249,000	\$1,251,000	100%	100%	5
South Palo Alto	80909576	363 Ely Place	\$1,195,000	\$1,099,000	\$1,075,000	90%	98%	37
South Palo Alto	80911159	924 Colorado Avenue	\$1,188,000	\$1,188,000	\$1,038,000	87%	87%	26
South Palo Alto	80913397	2490 Louis Road	\$899,000	\$899,000	\$880,000	98%	98%	161
South Palo Alto	80913915	885 Fielding Drive	\$1,099,000	\$1,099,000	\$1,057,000	96%	96%	8
South Palo Alto	80914529	731 Gailen Avenue	\$1,298,000	\$1,298,000	\$1,355,000	104%	104%	9
South Palo Alto	80915131	836 Bruce Drive	\$1,298,000	\$1,298,000	\$1,355,000	104%	104%	9
Ventura	80913901	4082 2Nd Street	\$1,088,000	\$1,088,000	\$1,090,000	100%	100%	7
			\$1,650,962	\$1,605,341	\$1,536,586	93%	96%	30

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80909188	159 South California Avenue #J109	\$555,000	\$495,000	\$488,000	88%	99%	39
Crescent Park	80843907	766 University Avenue	\$798,000	\$699,000	\$665,000	83%	95%	137
Downtown	80903507	800 High Street #407	\$1,398,000	\$1,298,000	\$1,200,000	86%	92%	46
Downtown	80904774	101 Alma Street #603	\$608,888	\$608,888	\$572,500	94%	94%	47
Old Palo Alto	80846033	1327 Alma Street #904	\$699,000	\$649,000	\$635,000	91%	98%	119
South Palo Alto	80907345	2468 West Bayshore Road #4	\$418,000	\$418,000	\$385,000	92%	92%	48
Ventura	80911242	483 Jacobs Court	\$799,000	\$799,000	\$780,000	98%	98%	26
			\$753,698	\$709,555	\$675,071	90%	95%	66