

Sold Price Analysis Report (April 03, 2009 to April 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80901476	324 Yale Road	\$3,525,000	\$3,265,000	\$3,000,000	85%	92%	72
Allied Arts / Downtown	80906442	130 Cornell Road	\$948,000	\$850,000	\$832,000	88%	98%	36
Central Menlo	80832078	777 Hermosa Way	\$4,495,000	\$3,975,000	\$3,600,000	80%	91%	196
Central Menlo	80843333	1350 Hillview Drive	\$1,850,000	\$1,795,000	\$1,680,000	91%	94%	123
Central Menlo	80904124	641 Arbor Road	\$2,249,950	\$2,249,950	\$2,000,000	89%	89%	64
Central Menlo	80905105	550 Saint Francis Place	\$2,150,000	\$2,150,000	\$2,070,000	96%	96%	82
Central Menlo	80906389	1300 Hobart Street	\$2,195,000	\$2,195,000	\$2,050,000	93%	93%	40
Central Menlo	80911110	8 Reyna Place	\$4,495,000	\$4,495,000	\$4,250,000	95%	95%	26
Central Menlo	80912600	465 Cotton Street	\$1,695,000	\$1,695,000	\$1,695,000	100%	100%	12
Central Menlo	80914377	719 Hermosa Way	\$2,425,000	\$2,425,000	\$2,235,000	92%	92%	19
County / Alameda Area	80903612	1140 Altschul Avenue	\$2,299,000	\$2,049,000	\$2,000,000	87%	98%	71
County / Alameda Area	80911826	1921 Palo Alto Way	\$1,095,000	\$1,095,000	\$1,095,000	100%	100%	9
County Area / Fair Oaks Ave	80909832	719 San Benito Avenue	\$290,000	\$290,000	\$296,000	102%	102%	21
County Area / Fair Oaks Ave	80916286	774 18Th Avenue	\$599,950	\$599,950	\$550,000	92%	92%	78
East of U.S. 101	80903049	1155 Carlton Avenue	\$250,000	\$250,000	\$286,000	114%	114%	23
East of U.S. 101	80910307	230 Market Place	\$229,900	\$229,900	\$225,000	98%	98%	30
East of U.S. 101	80911183	509 Market Place	\$229,000	\$229,000	\$356,500	156%	156%	32
East of U.S. 101	80911999	1430 Chilco Street	\$350,000	\$350,000	\$403,700	115%	115%	38
Middlefield to El Camino	80911885	433 Claremont Way	\$1,625,000	\$1,625,000	\$1,575,000	97%	97%	14
Willows / O'Conner Area	80839117	2056 Menalto Avenue	\$1,075,000	\$999,000	\$965,000	90%	97%	140
Willows / O'Conner Area	80839523	210 Mckendry Drive	\$949,000	\$879,000	\$825,000	87%	94%	165
Willows / O'Conner Area	80909415	261 Marmona Court	\$700,000	\$700,000	\$700,000	100%	100%	7
Willows / O'Conner Area	80910562	242 Mckendry Drive	\$829,000	\$795,000	\$745,000	90%	94%	36
Willows / O'Conner Area	80911881	313 Barton Way	\$950,000	\$950,000	\$930,000	98%	98%	45
			\$1,562,450	\$1,505,658	\$1,431,842	92%	95%	57

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80838194	1330 University Drive #54	\$1,425,000	\$1,425,000	\$1,300,000	91%	91%	134
Allied Arts / Downtown	80910199	617 Middle Avenue	\$749,000	\$749,000	\$700,000	93%	93%	33
Middlefield to El Camino	80913169	150 Alma Street #312	\$998,000	\$998,000	\$975,000	98%	98%	7
Sharon Heights / Stanford Hills	80844547	2140 Santa Cruz Avenue #E108	\$535,000	\$515,000	\$500,000	93%	97%	154
Sharon Heights / Stanford Hills	80903576	675 Monte Rosa Drive #811	\$499,000	\$499,000	\$485,000	97%	97%	48
Sharon Heights / Stanford Hills	80911370	675 Sharon Park Drive #315	\$449,000	\$449,000	\$438,000	98%	98%	6
			\$775,833	\$772,500	\$733,000	94%	95%	64