

Sold Price Analysis Report (April 02, 2008 to April 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80783316	4142 Baker Avenue	\$2,198,000	\$2,198,000	\$2,400,000	109%	109%	10
Barron Park	80783802	4085 Amaranta Avenue	\$1,490,000	\$1,490,000	\$1,700,000	114%	114%	9
Barron Park	80784955	910 Ilima Way	\$1,398,000	\$1,398,000	\$1,612,000	115%	115%	9
Barron Park	80787029	551 Maybell Avenue	\$1,195,000	\$1,195,000	\$1,410,000	118%	118%	10
College	80787199	610 South California Avenue #B	\$1,385,000	\$1,385,000	\$1,427,835	103%	103%	7
Community Center	80780977	1120 Hamilton Avenue	\$3,495,000	\$3,495,000	\$3,306,000	95%	95%	9
Community Center	80801730	1121 Parkinson Avenue	\$1,828,000	\$1,828,000	\$2,250,000	123%	123%	9
Crescent Park	80780562	433 Guinda Street	\$1,500,000	\$1,500,000	\$1,269,000	85%	85%	16
Crescent Park	80785818	1479 Kings Lane	\$1,699,977	\$1,699,977	\$1,650,000	97%	97%	77
Downtown	80738115	334 Poe Street	\$5,299,000	\$4,295,000	\$3,800,000	72%	88%	262
Downtown	80779457	171 Everett Avenue	\$1,248,000	\$1,188,000	\$1,075,000	86%	90%	40
Green Gables	80777675	2170 Saint Francis Drive	\$1,188,000	\$1,188,000	\$1,100,000	93%	93%	31
Green Gables	80786859	532 Patricia Lane	\$1,595,000	\$1,595,000	\$1,790,000	112%	112%	11
Green Gables	80801037	1019 Embarcadero Road	\$999,000	\$999,000	\$950,000	95%	95%	1
Midtown	80779549	3180 Cowper Street	\$2,675,000	\$2,675,000	\$2,560,000	96%	96%	11
Midtown	80781037	752 Colorado Avenue	\$2,495,000	\$2,495,000	\$2,500,000	100%	100%	13
Midtown	80784148	510 Marion Avenue	\$1,495,000	\$1,495,000	\$1,772,000	119%	119%	9
Old Palo Alto	80779376	467 Tennyson Avenue	\$3,195,000	\$3,195,000	\$3,200,000	100%	100%	19
Old Palo Alto	80780995	1988 Middlefield Road	\$1,395,000	\$1,395,000	\$1,375,000	99%	99%	10
Old Palo Alto	80782211	310 Seale Avenue	\$2,695,000	\$2,695,000	\$3,116,000	116%	116%	9
Old Palo Alto	80782569	2392 Cowper Street	\$1,938,000	\$1,938,000	\$1,938,000	100%	100%	6
Old Palo Alto	80788862	2351 Tasso Street	\$1,685,000	\$1,685,000	\$1,800,000	107%	107%	3
Old Palo Alto	80788873	218 Lowell Avenue	\$3,295,000	\$3,295,000	\$2,900,000	88%	88%	15
Palo Alto Hills	80783875	2979 Alexis Drive	\$2,875,000	\$2,875,000	\$2,900,000	101%	101%	6
South Palo Alto	80776435	3652 Arbutus Avenue	\$1,600,000	\$1,600,000	\$1,550,000	97%	97%	26
South Palo Alto	80777368	381 Carolina Lane	\$1,398,000	\$1,175,000	\$1,175,000	84%	100%	31
South Palo Alto	80779689	4393 Miller Avenue	\$1,200,000	\$1,150,000	\$1,100,000	92%	96%	26
South Palo Alto	80780953	3629 Bryant Street	\$1,495,000	\$1,495,000	\$1,425,000	95%	95%	8
South Palo Alto	80782323	2901 Sevysom Court	\$1,980,000	\$1,980,000	\$1,980,000	100%	100%	16
South Palo Alto	80782522	785 Gailen Avenue	\$1,295,000	\$1,295,000	\$1,425,000	110%	110%	8
South Palo Alto	80786671	719 Torrey Court	\$1,498,000	\$1,498,000	\$1,667,000	111%	111%	8
			\$1,958,935	\$1,915,806	\$1,939,446	99%	101%	23

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80778072	4124 Thain Way	\$899,000	\$899,000	\$904,000	101%	101%	13
College	80779584	117 South California Avenue #0D403	\$549,000	\$549,000	\$545,000	99%	99%	4
Downtown	80766692	800 High Street #105	\$1,098,000	\$1,045,000	\$995,000	91%	95%	103
Downtown	80782545	320 Palo Alto Avenue #000A2	\$749,000	\$749,000	\$775,000	103%	103%	8
Downtown	80802491	730 Ramona Street	\$835,000	\$835,000	\$862,500	103%	103%	4
Green Acres	80772751	4250 El Camino Real #A107	\$510,000	\$500,000	\$495,000	97%	99%	71
South Palo Alto	80799775	765 San Antonio Road #00005	\$538,000	\$538,000	\$525,000	98%	98%	4
South Palo Alto	80779284	444 San Antonio Road #3A	\$910,000	\$910,000	\$927,000	102%	102%	14

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South Palo Alto	80784128	444 San Antonio Road #0005D	\$935,000	\$935,000	\$931,500	100%	100%	20
			\$780,333	\$773,333	\$773,333	99%	100%	27