

## Sold Price Analysis Report (April 01, 2008 to April 30, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80777437	611 College Avenue	\$1,395,000	\$1,395,000	\$1,250,000	90%	90%	22
Allied Arts / Downtown	80784247	1001 University Drive	\$1,295,000	\$1,295,000	\$1,350,000	104%	104%	7
Central Menlo	80782921	72 Politzer Drive	\$2,289,000	\$2,289,000	\$2,350,000	103%	103%	6
Central Menlo	80784962	461 Middle Court	\$1,995,000	\$1,995,000	\$2,115,000	106%	106%	12
Central Menlo	80786352	1610 Bay Laurel Drive	\$2,895,000	\$2,895,000	\$2,950,000	102%	102%	19
Central Menlo	80786381	525 Oak Knoll Lane	\$1,975,000	\$1,975,000	\$2,100,000	106%	106%	9
Central Menlo	80786450	560 Lemon Street	\$1,795,000	\$1,795,000	\$2,010,000	112%	112%	9
County / Alameda Area	80772840	2168 Clayton Drive	\$1,950,000	\$1,799,000	\$1,725,000	88%	96%	51
County / Alameda Area	80773534	2031 Cedar Avenue	\$2,195,000	\$1,995,000	\$1,925,000	88%	96%	56
County / Alameda Area	80774702	2131 Ashton Avenue	\$2,388,000	\$2,288,000	\$2,250,000	94%	98%	122
County / Alameda Area	80783309	2170 Camino A Los Cerros	\$1,395,000	\$1,395,000	\$1,405,000	101%	101%	9
County / Alameda Area	80783334	361 Camino Al Lago	\$2,249,000	\$2,249,000	\$2,249,000	100%	100%	115
County Area / Fair Oaks Ave	80769767	659 Palmer Lane	\$1,888,000	\$1,749,000	\$1,750,000	93%	100%	142
County Area / Fair Oaks Ave	80774501	839 14Th Avenue	\$675,000	\$675,000	\$680,000	101%	101%	50
County Area / Fair Oaks Ave	80782850	3600 Fair Oaks Avenue	\$675,000	\$675,000	\$675,000	100%	100%	9
East of U.S. 101	80771911	1238 Carlton Avenue	\$437,900	\$437,900	\$447,200	102%	102%	32
East of U.S. 101	80783992	1275 Carlton Avenue	\$424,555	\$424,500	\$415,000	98%	98%	120
Felton Gables	80800168	251 Arden Road	\$2,950,000	\$2,950,000	\$2,865,000	97%	97%	43
Menlo Oaks Area	80779411	1040 Colby Avenue	\$4,295,000	\$4,295,000	\$4,350,000	101%	101%	9
Menlo Oaks Area	80780154	590 Menlo Oaks Drive	\$3,495,000	\$3,495,000	\$3,605,000	103%	103%	17
Menlo Oaks Area	80782898	361 Linfield Drive	\$1,695,000	\$1,695,000	\$1,675,000	99%	99%	4
Menlo Oaks Area	80784063	210 Hanna Way	\$2,895,000	\$2,895,000	\$3,100,000	107%	107%	2
Menlo Oaks Area	80786143	941 Peninsula Way	\$1,949,000	\$1,949,000	\$2,200,000	113%	113%	7
Menlo Oaks Area	80789168	510 Menlo Oaks Drive	\$1,999,999	\$1,999,999	\$2,500,000	125%	125%	6
Middlefield to El Camino	80786410	345 Claremont Way	\$1,600,000	\$1,600,000	\$1,725,500	108%	108%	8
Middlefield to El Camino	80789513	241 East Creek Drive	\$1,750,000	\$1,750,000	\$1,800,000	103%	103%	137
Willows / O'Conner Area	80777134	221 Mckendry Drive	\$1,095,000	\$1,095,000	\$1,140,000	104%	104%	12
Willows / O'Conner Area	80777405	130 Baywood Avenue	\$1,495,000	\$1,425,000	\$1,365,000	91%	96%	39
Willows / O'Conner Area	80783120	407 Okeefe Street	\$1,098,000	\$1,098,000	\$1,200,000	109%	109%	11
Willows / O'Conner Area	80787738	412 Okeefe Street	\$1,245,000	\$1,245,000	\$1,275,000	102%	102%	13
			<b>\$1,849,282</b>	<b>\$1,827,280</b>	<b>\$1,881,557</b>	<b>102%</b>	<b>103%</b>	<b>37</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80774339	1335 Hoover Street	\$1,195,000	\$1,095,000	\$1,050,000	88%	96%	77
Central Menlo	80780210	20 Willow Road #16	\$538,500	\$538,500	\$534,000	99%	99%	8
Middlefield to El Camino	80778529	190 Forest Lane	\$1,650,000	\$1,650,000	\$1,600,000	97%	97%	39
Middlefield to El Camino	80780235	1721 Stone Pine Lane	\$1,395,000	\$1,395,000	\$1,450,000	104%	104%	15
Sharon Heights / Stanford Hills	80762692	4 Mansion Court #00721	\$1,798,000	\$1,598,000	\$1,460,000	81%	91%	130
Sharon Heights / Stanford Hills	80769478	2333 Sharon Road	\$659,999	\$640,000	\$615,000	93%	96%	104
Sharon Heights / Stanford Hills	80781727	580 Sand Hill Circle	\$1,125,000	\$1,125,000	\$1,132,000	101%	101%	10
			<b>\$1,194,500</b>	<b>\$1,148,786</b>	<b>\$1,120,143</b>	<b>94%</b>	<b>98%</b>	<b>55</b>