

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
Allied Arts / Downtown	80952860	642 Harvard Avenue	\$1,450,000	\$1,450,000	\$1,280,000	88%	88%	133
Allied Arts / Downtown	81006623	887 Harvard Avenue	\$1,395,000	\$1,395,000	\$1,350,000	97%	97%	28
Allied Arts / Downtown	81010781	1310 University Drive	\$1,179,850	\$1,179,850	\$1,168,000	99%	99%	7
Central Menlo	81003077	2 Randall Place	\$2,450,000	\$2,325,000	\$2,325,000	95%	100%	43
Central Menlo	81003400	1807 Edgewood Lane	\$2,395,000	\$2,395,000	\$2,350,000	98%	98%	45
Central Menlo	81012784	1204 North Lemon Avenue	\$1,498,000	\$1,498,000	\$1,615,000	108%	108%	15
County / Alameda Area	80956158	2009 Sterling Avenue	\$1,975,000	\$1,799,000	\$1,770,000	90%	98%	113
County / Alameda Area	81004365	2091 Manzanita Avenue	\$1,069,000	\$890,000	\$870,000	81%	98%	42
County / Alameda Area	81010395	1381 Orange Avenue	\$2,098,000	\$2,098,000	\$2,098,000	100%	100%	13
County Area / Fair Oaks Ave	81004233	747 16Th Avenue	\$429,950	\$300,000	\$380,200	88%	127%	48
County Area / Fair Oaks Ave	81009353	610 8Th Avenue	\$450,000	\$450,000	\$416,000	92%	92%	9
County Area / Fair Oaks Ave	81013433	511 6Th Avenue	\$389,000	\$389,000	\$400,000	103%	103%	8
East of U.S. 101	81004650	1122 Berkeley Avenue	\$299,900	\$299,900	\$290,000	97%	97%	18
East of U.S. 101	81009242	780 Ivy Drive	\$369,000	\$369,000	\$385,000	104%	104%	12
East of U.S. 101	81009949	657 Pierce Road	\$275,000	\$275,000	\$279,000	101%	101%	73
Menlo Oaks Area	81008955	591 Menlo Oaks Drive	\$1,695,000	\$1,695,000	\$1,635,000	96%	96%	21
Middlefield to El Camino	81006572	570 Barron Street	\$1,298,000	\$1,298,000	\$1,260,000	97%	97%	18
Sharon Heights / Stanford Hills	81009388	2280 Tioga Drive	\$2,325,000	\$2,325,000	\$2,150,000	92%	92%	1
Sharon Heights / Stanford Hills	81009409	1015 Monte Rosa Drive	\$1,695,000	\$1,649,000	\$1,600,000	94%	97%	44
Willows / O'Conner Area	81010806	316 Durham Street	\$748,000	\$748,000	\$740,000	99%	99%	9
Willows / O'Conner Area	81011283	2055 Menalto Avenue	\$779,000	\$779,000	\$740,000	95%	95%	15
Willows / O'Conner Area	81013290	175 Elliott Drive	\$819,000	\$819,000	\$880,000	107%	107%	10
			\$1,230,986	\$1,201,170	\$1,180,964	96%	98%	33

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81020090	715 Valparaiso Avenue	\$1,095,000	\$1,095,000	\$1,070,000	98%	98%	0
Middlefield to El Camino	81006563	1155 Merrill Street #108	\$950,000	\$950,000	\$940,000	99%	99%	73
Sharon Heights / Stanford Hills	80942810	1204 Sharon Park Drive #83	\$930,000	\$930,000	\$900,000	97%	97%	338
Sharon Heights / Stanford Hills	80955210	2140 Santa Cruz Avenue #B305	\$499,000	\$399,000	\$375,000	75%	94%	136
Sharon Heights / Stanford Hills	81002055	1252 Sharon Park Drive	\$995,000	\$949,000	\$930,000	93%	98%	63
Sharon Heights / Stanford Hills	81004213	134 Sand Hill Circle	\$890,000	\$835,000	\$810,000	91%	97%	39
Sharon Heights / Stanford Hills	81009399	2468 Sharon Oaks Drive	\$1,085,000	\$1,085,000	\$1,085,000	100%	100%	16
Sharon Heights / Stanford Hills	81013583	1230 Sharon Park Drive #56	\$799,000	\$799,000	\$816,000	102%	102%	7
			\$905,375	\$880,250	\$865,750	96%	98%	84