

## Sold Price Analysis Report (August 02, 2010 to August 31, 2010)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81036262	350 Sequoia Avenue	\$1,395,000	\$1,395,000	\$1,400,000	100%	100%	8
Community Center	81023641	707 Kingsley Avenue	\$1,075,000	\$1,075,000	\$1,025,000	95%	95%	37
Community Center	81029804	1211 Fulton Street	\$1,295,000	\$1,295,000	\$1,275,000	98%	98%	43
Community Center	81030123	1181 Greenwood Avenue	\$2,498,000	\$2,498,000	\$2,425,000	97%	97%	94
Community Center	81035012	725 Lincoln Avenue	\$999,000	\$999,000	\$985,000	99%	99%	21
Community Center	81036246	1017 Fulton Street	\$1,198,000	\$1,198,000	\$1,220,000	102%	102%	8
Downtown	81021040	102 Middlefield Road	\$1,638,000	\$1,598,000	\$1,505,000	92%	94%	77
Downtown	81033538	269 Addison Avenue	\$645,000	\$645,000	\$645,000	100%	100%	9
Green Acres	81033080	4257 Los Palos Avenue	\$1,250,000	\$1,250,000	\$1,385,000	111%	111%	10
Green Gables	81025910	968 North California Avenue	\$1,100,000	\$1,100,000	\$1,250,000	114%	114%	20
Green Gables	81030158	1700 Guinda Street	\$1,275,000	\$1,275,000	\$1,195,000	94%	94%	26
Green Gables	81033423	1082 Stanley Way	\$1,598,000	\$1,598,000	\$1,655,000	104%	104%	7
Green Gables	81034747	2330 Carmel Drive	\$925,000	\$925,000	\$1,048,000	113%	113%	8
Midtown	81024285	3209 Waverley Street	\$2,298,000	\$2,298,000	\$2,185,000	95%	95%	49
Midtown	81027071	2899 South Court	\$2,799,000	\$2,799,000	\$2,615,000	93%	93%	48
Midtown	81030574	2562 Webster Street	\$1,425,000	\$1,425,000	\$1,485,000	104%	104%	7
Midtown	81033126	3357 Saint Michael Court	\$1,395,000	\$1,395,000	\$1,500,000	108%	108%	8
Midtown	81033522	2662 South Court	\$2,295,000	\$2,295,000	\$2,309,500	101%	101%	8
Midtown	81033537	774 Marion Avenue	\$1,349,000	\$1,349,000	\$1,512,000	112%	112%	10
Old Palo Alto	81023659	118 Kellogg Avenue	\$1,200,000	\$1,200,000	\$1,200,000	100%	100%	74
Palo Alto Hills	81031141	4252 Manuela Court	\$1,995,000	\$1,995,000	\$2,326,000	117%	117%	13
Palo Alto Hills	81033279	4140 Old Adobe Road	\$2,295,000	\$2,295,000	\$2,486,250	108%	108%	15
Palo Alto Hills	81033521	4158 Oak Hill Avenue	\$1,658,000	\$1,658,000	\$1,487,350	90%	90%	19
Professorville	81028962	1043 High Street	\$1,388,000	\$1,299,950	\$1,250,000	90%	96%	34
Professorville	81029958	652 Melville Avenue	\$1,998,000	\$1,998,000	\$1,990,000	100%	100%	34
Professorville	81033678	659 Kingsley Avenue	\$1,148,000	\$1,148,000	\$1,148,000	100%	100%	11
Professorville	81036026	370 Addison Avenue	\$1,495,000	\$1,495,000	\$1,700,000	114%	114%	3
Professorville	81038714	1120 Middlefield Road	\$799,000	\$799,000	\$775,000	97%	97%	3
South Palo Alto	81029832	3857 Nathan Way	\$998,000	\$998,000	\$1,018,000	102%	102%	9
South Palo Alto	81030050	953 Colonial Lane	\$1,060,000	\$1,060,000	\$1,130,000	107%	107%	16
South Palo Alto	81030305	1095 Moreno Avenue	\$888,000	\$888,000	\$802,500	90%	90%	24
South Palo Alto	81031372	1060 Moffett Circle	\$978,000	\$978,000	\$1,004,700	103%	103%	7
South Palo Alto	81031392	978 Loma Verde Avenue	\$1,275,000	\$1,275,000	\$1,275,000	100%	100%	8
South Palo Alto	81033482	788 Mayview Avenue	\$1,275,000	\$1,275,000	\$1,350,000	106%	106%	13
South Palo Alto	81033624	3310 Louis Road	\$1,198,000	\$1,198,000	\$1,198,000	100%	100%	17
South Palo Alto	81033652	3390 Greer Road	\$1,295,000	\$1,295,000	\$1,259,000	97%	97%	13
South Palo Alto	81034969	845 Talisman Drive	\$1,298,000	\$1,298,000	\$1,415,000	109%	109%	2
Stanford	80941156	7 Ryan Court	\$1,298,000	\$998,000	\$955,000	74%	96%	350
Stanford	81030106	611 Coronado Avenue	\$1,795,000	\$1,795,000	\$1,750,000	97%	97%	9
Ventura	81022248	261 Chestnut Avenue	\$788,000	\$788,000	\$835,000	106%	106%	57
Ventura	81026196	260 Wilton Avenue	\$899,000	\$945,000	\$905,000	101%	96%	43
			<b>\$1,401,780</b>	<b>\$1,392,462</b>	<b>\$1,411,690</b>	<b>101%</b>	<b>101%</b>	<b>31</b>

**Sold Price Analysis Report (August 02, 2010 to August 31, 2010)****Townhouse/Condo (Comm Int Dev)**

<b>Area</b>	<b>MLS #</b>	<b>Address</b>	<b>Org Price</b>	<b>List Price</b>	<b>Sold Price</b>	<b>Sold\$/Org\$</b>	<b>Sold\$/List\$</b>	<b>DOM</b>
Downtown	81030130	673 Waverley Street	\$1,225,000	\$1,225,000	\$1,195,000	98%	98%	15
Downtown	81035375	715 Webster Street	\$798,000	\$798,000	\$800,000	100%	100%	7
South Palo Alto	81017168	1128 Tahoe Lane	\$699,950	\$699,950	\$685,000	98%	98%	14
South Palo Alto	81027710	3901 Middlefield Road #F	\$359,900	\$359,900	\$359,900	100%	100%	6
Ventura	81018243	400 Pepper Avenue	\$729,000	\$679,000	\$650,000	89%	96%	83
			<b>\$762,370</b>	<b>\$752,370</b>	<b>\$737,980</b>	<b>97%</b>	<b>98%</b>	<b>25</b>