

Sold Price Analysis Report (August 04, 2009 to August 31, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80934777	930 Los Robles Avenue	\$1,230,000	\$1,230,000	\$1,250,000	102%	102%	9
Community Center	80928146	1163 Lincoln Avenue	\$1,295,000	\$1,295,000	\$1,170,000	90%	90%	36
Community Center	80933757	1212 Parkinson Avenue	\$1,950,000	\$1,950,000	\$1,760,000	90%	90%	230
Crescent Park	80932043	730 Ashby Drive	\$2,250,000	\$2,250,000	\$2,200,000	98%	98%	5
Downtown	80932969	165 Hawthorne Avenue	\$1,798,000	\$1,798,000	\$1,760,000	98%	98%	138
Green Acres	80928354	4272 Suzanne Drive	\$2,268,000	\$1,998,000	\$1,895,000	84%	95%	36
Green Gables	80915187	2290 Louis Road	\$1,249,000	\$1,125,000	\$1,105,000	88%	98%	103
Green Gables	80930109	2375 Sierra Court	\$925,000	\$875,000	\$845,000	91%	97%	25
Green Gables	80935821	2305 Greer Road	\$1,750,000	\$1,750,000	\$1,725,000	99%	99%	10
Green Gables	80936486	795 Seale Avenue	\$1,700,000	\$1,700,000	\$1,680,000	99%	99%	6
Midtown	80903410	3289 South Court	\$2,775,000	\$2,499,000	\$2,499,000	90%	100%	143
Midtown	80919848	3174 Ross Road	\$2,875,000	\$2,390,000	\$2,390,000	83%	100%	84
Midtown	80924480	2480 Cowper Street	\$1,349,000	\$1,349,000	\$1,349,000	100%	100%	15
Midtown	80924813	624 Wellsbury Way	\$1,549,000	\$1,549,000	\$1,500,000	97%	97%	49
Midtown	80929475	2526 Webster Street	\$1,495,000	\$1,495,000	\$1,485,000	99%	99%	26
Midtown	80930622	3372 Middlefield Road	\$1,298,000	\$1,298,000	\$1,298,000	100%	100%	12
Midtown	80930692	2900 Bryant Street	\$1,275,000	\$1,275,000	\$1,308,000	103%	103%	7
Midtown	80934110	619 Alger Drive	\$1,298,000	\$1,298,000	\$1,298,000	100%	100%	13
Old Palo Alto	80918431	2280 Middlefield Road	\$1,100,000	\$988,000	\$940,000	85%	95%	59
Old Palo Alto	80924691	450 North California Avenue	\$3,050,000	\$3,050,000	\$2,600,000	85%	85%	44
Palo Alto Hills	80907050	3110 Bandera Drive	\$3,295,000	\$2,499,000	\$2,000,000	61%	80%	161
Professorville	80908570	629 Kingsley Avenue	\$1,349,500	\$1,100,000	\$1,097,000	81%	100%	247
South Palo Alto	80925530	887 Warren Way	\$1,625,000	\$1,525,000	\$1,498,000	92%	98%	78
South Palo Alto	80929250	387 Ely Place	\$1,000,000	\$1,000,000	\$1,010,000	101%	101%	7
South Palo Alto	80931908	440 Monroe Drive	\$1,199,000	\$1,199,000	\$1,180,000	98%	98%	19
South Palo Alto	80932932	2979 Clara Drive	\$1,128,000	\$1,128,000	\$1,219,000	108%	108%	13
South Palo Alto	80934217	129 Lundy Lane	\$1,198,000	\$1,198,000	\$1,180,000	98%	98%	11
South Palo Alto	80934219	751 Seminole Way	\$969,950	\$969,950	\$973,000	100%	100%	9
South Palo Alto	80938652	819 Clara Drive	\$900,000	\$900,000	\$980,000	109%	109%	4
			\$1,625,636	\$1,540,722	\$1,489,448	92%	97%	55

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Crescent Park	80908468	498 Fulton Street	\$1,430,000	\$1,168,000	\$1,095,000	77%	94%	152
Midtown	80925669	775 Loma Verde Avenue #B	\$785,000	\$785,000	\$750,000	96%	96%	56
South Palo Alto	80913434	413 Alder Lane	\$1,550,000	\$1,439,900	\$1,370,000	88%	95%	82
South Palo Alto	80926603	444 San Antonio Road #7A	\$899,000	\$779,000	\$765,000	85%	98%	54
South Palo Alto	80932930	777 San Antonio Road #112	\$600,000	\$570,000	\$558,000	93%	98%	19
			\$1,052,800	\$948,380	\$907,600	86%	96%	73