

## 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
Allied Arts / Downtown	80931144	435 Blake Street	\$1,795,000	\$1,795,000	\$1,770,000	99%	99%	42
Allied Arts / Downtown	80934832	263 Yale Road	\$1,599,000	\$1,599,000	\$1,617,000	101%	101%	9
Central Menlo	80904216	1425 Valparaiso Avenue	\$2,295,000	\$1,998,800	\$1,875,000	82%	94%	154
Central Menlo	80908879	1303 Johnson Street	\$3,995,000	\$2,980,000	\$2,900,000	73%	97%	123
Central Menlo	80923354	1275 Santa Cruz Avenue	\$4,195,000	\$3,895,000	\$3,475,000	83%	89%	59
Central Menlo	80928714	1131 Cotton Street	\$1,765,000	\$1,765,000	\$1,782,500	101%	101%	8
Central Menlo	80928863	520 Hermosa Way	\$1,995,000	\$1,895,000	\$1,825,000	91%	96%	38
County / Alameda Area	80918953	2054 Avy Avenue	\$819,000	\$795,000	\$760,000	93%	96%	99
County / Alameda Area	80929649	1991 Dakin Avenue	\$2,195,000	\$2,195,000	\$2,195,000	100%	100%	16
County / Alameda Area	80931160	2029 Sharon Road	\$895,000	\$895,000	\$960,000	107%	107%	7
County Area / Fair Oaks Ave	80932020	3606 Fair Oaks Avenue	\$690,000	\$690,000	\$670,000	97%	97%	124
County Area / Fair Oaks Ave	80936028	631 14Th Avenue	\$525,000	\$525,000	\$550,000	105%	105%	8
East of U.S. 101	80848674	1246 Carlton Avenue	\$410,000	\$249,000	\$300,000	73%	120%	154
East of U.S. 101	80933732	1338 Hollyburne Avenue	\$249,900	\$249,900	\$249,000	100%	100%	15
Flood Park Area	80926571	5 Heritage Place	\$849,000	\$795,000	\$795,000	94%	100%	67
Menlo Oaks Area	80911866	185 Hanna Way	\$2,450,000	\$2,350,000	\$2,250,000	92%	96%	106
Menlo Oaks Area	80925918	140 Hanna Way	\$2,470,000	\$2,470,000	\$2,355,000	95%	95%	18
Middlefield to El Camino	80918050	333 Linfield Place	\$1,395,000	\$1,295,000	\$1,150,000	82%	89%	114
Willows / O'Conner Area	80912615	316 Grayson Court	\$824,900	\$725,000	\$652,000	79%	90%	146
Willows / O'Conner Area	80915569	209 Durham Street	\$859,950	\$859,950	\$870,000	101%	101%	107
Willows / O'Conner Area	80927782	214 Blackburn Avenue	\$1,050,000	\$1,050,000	\$1,131,000	108%	108%	39
Willows / O'Conner Area	80931119	124 Blackburn Avenue	\$899,000	\$899,000	\$910,000	101%	101%	6
			<b>\$1,555,489</b>	<b>\$1,453,211</b>	<b>\$1,410,977</b>	<b>91%</b>	<b>97%</b>	<b>66</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	80906525	300 Sand Hill Circle #106	\$939,000	\$835,000	\$800,000	85%	96%	158
Sharon Heights / Stanford Hills	80911498	675 Sharon Park Drive #220	\$450,000	\$447,000	\$437,000	97%	98%	144
Sharon Heights / Stanford Hills	80915840	2140 Santa Cruz Avenue #C207	\$525,000	\$499,000	\$485,000	92%	97%	122
Sharon Heights / Stanford Hills	80931902	104 Sand Hill Circle	\$985,000	\$985,000	\$985,000	100%	100%	24
			<b>\$724,750</b>	<b>\$691,500</b>	<b>\$676,750</b>	<b>93%</b>	<b>98%</b>	<b>112</b>