

Sold Price Analysis Report (August 01, 2008 to August 29, 2008)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|------------------|----------|-----------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Barron Park | 80805688 | 678 Los Robles Avenue | \$739,000 | \$688,000 | \$675,000 | 91% | 98% | 84 |
| Barron Park | 80820583 | 3875 El Centro Street | \$1,595,000 | \$1,595,000 | \$1,602,000 | 100% | 100% | 9 |
| Barron Park | 80820693 | 645 Barron Avenue | \$1,995,000 | \$1,995,000 | \$2,050,000 | 103% | 103% | 14 |
| College | 80820091 | 360 Oxford Avenue | \$1,250,000 | \$1,250,000 | \$1,380,000 | 110% | 110% | 10 |
| College | 80820682 | 314 Stanford Avenue | \$1,300,000 | \$1,300,000 | \$1,455,000 | 112% | 112% | 13 |
| College | 80822173 | 2295 Hanover Street | \$1,285,000 | \$1,285,000 | \$1,360,000 | 106% | 106% | 12 |
| Community Center | 80808298 | 1122 Greenwood Avenue | \$4,695,000 | \$4,350,000 | \$3,900,000 | 83% | 90% | 74 |
| Community Center | 80830492 | 931 Lincoln Avenue | \$2,995,000 | \$2,995,000 | \$3,025,000 | 101% | 101% | 0 |
| Downtown | 80780815 | 355 Channing Avenue | \$2,299,000 | \$2,098,000 | \$1,950,000 | 85% | 93% | 126 |
| Green Acres | 80806805 | 669 Georgia Avenue | \$2,150,000 | \$1,825,000 | \$1,850,000 | 86% | 101% | 69 |
| Green Acres | 80820600 | 521 Driscoll Place | \$899,950 | \$899,950 | \$915,000 | 102% | 102% | 11 |
| Green Gables | 80819917 | 23 Tulip Lane | \$1,275,000 | \$1,275,000 | \$1,380,000 | 108% | 108% | 9 |
| Green Gables | 80821777 | 210 Iris Way | \$1,149,000 | \$1,149,000 | \$1,250,000 | 109% | 109% | 9 |
| Midtown | 80813386 | 3441 Murdoch Drive | \$1,248,000 | \$1,248,000 | \$1,250,000 | 100% | 100% | 7 |
| Midtown | 80821009 | 3035 Waverley Street | \$1,999,888 | \$1,999,888 | \$2,355,000 | 118% | 118% | 16 |
| Midtown | 80824893 | 3138 Flowers Lane | \$1,300,000 | \$1,300,000 | \$1,515,000 | 117% | 117% | 7 |
| Midtown | 80826498 | 3070 Middlefield Road | \$999,888 | \$999,888 | \$975,000 | 98% | 98% | 8 |
| Midtown | 80814995 | 3206 Waverley Street | \$2,195,000 | \$2,149,000 | \$2,120,000 | 97% | 99% | 49 |
| Old Palo Alto | 80800761 | 2335 Waverley Street | \$4,500,000 | \$3,988,000 | \$3,695,000 | 82% | 93% | 100 |
| South Palo Alto | 80782485 | 3101 Maddux Drive | \$1,225,000 | \$1,199,000 | \$1,158,888 | 95% | 97% | 136 |
| South Palo Alto | 80805536 | 4331 Cesano Court | \$1,499,000 | \$1,398,000 | \$1,275,000 | 85% | 91% | 102 |
| South Palo Alto | 80808550 | 4269 Park Boulevard | \$899,000 | \$899,000 | \$850,000 | 95% | 95% | 55 |
| South Palo Alto | 80814800 | 810 Bruce Drive | \$2,350,000 | \$2,195,000 | \$2,100,000 | 89% | 96% | 54 |
| South Palo Alto | 80816399 | 878 Fielding Drive | \$2,599,000 | \$2,599,000 | \$2,460,000 | 95% | 95% | 27 |
| South Palo Alto | 80820595 | 3880 Duncan Place | \$1,288,000 | \$1,288,000 | \$1,428,000 | 111% | 111% | 12 |
| South Palo Alto | 80822050 | 812 Colorado Avenue | \$2,095,000 | \$2,095,000 | \$2,095,000 | 100% | 100% | 113 |
| South Palo Alto | 80823665 | 443 Ferne Avenue | \$1,795,000 | \$1,795,000 | \$1,795,000 | 100% | 100% | 83 |
| Stanford | 80825103 | 576 Constanzo Street | \$1,285,000 | \$1,285,000 | \$1,350,000 | 105% | 105% | 0 |
| | | | \$1,818,026 | \$1,755,097 | \$1,757,639 | 97% | 100% | 43 |

Townhouse/Condo (Comm Int Dev)

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|-----------------|----------|-----------------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| College | 80822172 | 157 South California Avenue #H100 | \$679,000 | \$679,000 | \$730,000 | 108% | 108% | 7 |
| College | 80823570 | 149 South California Avenue #A306 | \$673,000 | \$673,000 | \$673,000 | 100% | 100% | 14 |
| Midtown | 80819327 | 737 Loma Verde Avenue #5 | \$935,000 | \$935,000 | \$921,500 | 99% | 99% | 25 |
| Professorville | 80826483 | 327 Kingsley Avenue | \$949,000 | \$949,000 | \$945,000 | 100% | 100% | 1 |
| South Palo Alto | 80805591 | 2460 West Bayshore Road #00010 | \$450,000 | \$450,000 | \$474,575 | 105% | 105% | 58 |
| South Palo Alto | 80816297 | 800 East Charleston Road #15 | \$1,099,000 | \$989,000 | \$980,000 | 89% | 99% | 39 |
| South Palo Alto | 80817388 | 2456 West Bayshore Road #2 | \$445,000 | \$420,000 | \$415,000 | 93% | 99% | 30 |
| South Palo Alto | 80818284 | 1002 Plover Lane | \$1,193,621 | \$1,193,621 | \$1,150,000 | 96% | 96% | 20 |
| | | | \$802,953 | \$786,078 | \$786,134 | 98% | 100% | 24 |