

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
Allied Arts / Downtown	80812490	1234 Crane Street	\$1,196,000	\$1,196,000	\$1,125,000	94%	94%	43
Allied Arts / Downtown	80821288	624 Harvard Avenue	\$1,249,000	\$1,249,000	\$1,239,000	99%	99%	5
Central Menlo	80806078	110 Pineview Lane	\$1,995,000	\$1,895,000	\$1,856,000	93%	98%	78
Central Menlo	80819423	740 Wallea Drive	\$1,998,000	\$1,998,000	\$1,950,000	98%	98%	27
Central Menlo	80821360	1160 Saxon Way	\$1,999,000	\$1,999,000	\$2,150,000	108%	108%	11
Central Menlo	80819732	1016 Cotton Street	\$2,395,000	\$2,395,000	\$2,395,000	100%	100%	9
County / Alameda Area	80774727	2158 Clayton Drive	\$3,825,000	\$3,595,000	\$3,242,000	85%	90%	155
County / Alameda Area	80812512	2000 Valparaiso Avenue	\$1,149,000	\$1,090,000	\$1,050,000	91%	96%	63
County / Alameda Area	80819739	2010 Ashton Avenue	\$1,495,000	\$1,495,000	\$1,480,000	99%	99%	17
County Area / Fair Oaks Ave	80789658	678 San Benito Avenue	\$675,000	\$675,000	\$650,000	96%	96%	122
East of U.S. 101	80751842	1340 Windermere Avenue	\$679,000	\$420,000	\$405,000	60%	96%	482
East of U.S. 101	80814536	1130 Almanor Avenue	\$439,000	\$439,000	\$400,000	91%	91%	38
Flood Park Area	80815520	323 Oakwood Place	\$995,000	\$995,000	\$1,020,000	103%	103%	15
Menlo Oaks Area	80815517	550 Ringwood Avenue	\$2,695,000	\$2,695,000	\$2,641,250	98%	98%	84
Menlo Oaks Area	80823420	60 Riordan Place	\$2,695,000	\$2,695,000	\$2,800,000	104%	104%	1
Menlo Oaks Area	80812426	542 Bay Road	\$1,495,000	\$1,299,000	\$1,289,000	86%	99%	42
Middlefield to El Camino	80808056	168 Spruce Avenue	\$899,000	\$899,000	\$875,000	97%	97%	28
Sharon Heights / Stanford Hills	80782513	840 Monte Rosa Drive	\$1,995,000	\$1,755,000	\$1,755,000	88%	100%	109
Sharon Heights / Stanford Hills	80820914	2359 Branner Drive	\$1,550,000	\$1,550,000	\$1,590,000	103%	103%	48
Willows / O'Conner Area	80819766	376 Mckendry Drive	\$895,000	\$895,000	\$890,000	99%	99%	32
Willows / O'Conner Area	80821380	1971 Menalto Avenue	\$949,000	\$949,000	\$949,000	100%	100%	9
			\$1,583,905	\$1,532,286	\$1,511,964	95%	99%	68

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Middlefield to El Camino	80807774	110 Forest Lane	\$1,595,000	\$1,575,000	\$1,500,000	94%	95%	77
Middlefield to El Camino	80815082	1155 Merrill Street #203	\$1,260,000	\$1,260,000	\$1,250,000	99%	99%	31
Middlefield to El Camino	80824379	1155 Merrill Street #106	\$849,950	\$849,950	\$880,000	104%	104%	8
Sharon Heights / Stanford Hills	80818288	2140 Santa Cruz Avenue #110	\$539,000	\$539,000	\$539,000	100%	100%	12
Sharon Heights / Stanford Hills	80819746	122 Sand Hill Circle	\$995,000	\$995,000	\$1,007,000	101%	101%	10
Sharon Heights / Stanford Hills	80822856	2357 Sharon Oaks Drive	\$1,098,000	\$1,098,000	\$1,050,000	96%	96%	18
			\$1,056,158	\$1,052,825	\$1,037,667	98%	99%	26