

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
Allied Arts / Downtown	81010762	600 Kenwood Drive	\$1,500,000	\$1,350,000	\$1,290,000	86%	96%	134
Allied Arts / Downtown	81025302	1115 Bay Laurel Drive	\$3,298,000	\$3,198,000	\$3,070,000	93%	96%	73
Allied Arts / Downtown	81034091	915 Florence Lane	\$899,000	\$899,000	\$889,000	99%	99%	10
Allied Arts / Downtown	81036170	530 Kenwood Drive	\$799,000	\$799,000	\$790,000	99%	99%	15
Central Menlo	81006627	440 San Mateo Drive	\$2,695,000	\$2,495,000	\$2,300,000	85%	92%	153
Central Menlo	81014314	1055 Valparaiso Avenue	\$2,325,000	\$2,325,000	\$2,040,000	88%	88%	89
Central Menlo	81020385	1645 Bay Laurel Drive	\$1,950,000	\$1,950,000	\$1,975,000	101%	101%	14
Central Menlo	81020410	1111 Middle Avenue	\$3,175,000	\$2,980,000	\$2,900,000	91%	97%	89
Central Menlo	81020456	1172 Santa Cruz Avenue	\$2,328,000	\$2,149,000	\$2,050,000	88%	95%	102
Central Menlo	81027387	1970 Oakdell Drive	\$1,695,000	\$1,695,000	\$1,688,795	100%	100%	15
Central Menlo	81027407	1815 Doris Drive	\$2,695,000	\$2,695,000	\$2,500,000	93%	93%	15
Central Menlo	81028034	1330 Hillview Drive	\$1,995,000	\$1,995,000	\$1,997,000	100%	100%	36
Central Menlo	81034327	1015 San Mateo Drive	\$1,500,000	\$1,500,000	\$1,575,000	105%	105%	8
County / Alameda Area	81031510	1340 Orange Avenue	\$2,095,000	\$2,095,000	\$2,075,000	99%	99%	18
County / Alameda Area	81033503	2180 Oakley Avenue	\$2,099,000	\$2,099,000	\$1,975,000	94%	94%	345
County / Alameda Area	81034353	2098 Palo Alto Way	\$1,089,000	\$1,089,000	\$1,125,000	103%	103%	7
County Area / Fair Oaks Ave	81002203	750 14Th Avenue	\$510,000	\$425,000	\$440,000	86%	104%	90
County Area / Fair Oaks Ave	81004443	739 San Benito Avenue	\$659,000	\$629,000	\$619,000	94%	98%	163
County Area / Fair Oaks Ave	81035626	789 15Th Avenue	\$669,999	\$599,999	\$605,000	90%	101%	9
East of U.S. 101	81019931	1154 Madera Avenue	\$409,950	\$369,500	\$355,000	87%	96%	77
East of U.S. 101	81024036	1347 Hollyburne Avenue	\$199,000	\$199,000	\$174,000	87%	87%	12
East of U.S. 101	81024823	311 Terminal Avenue	\$325,000	\$325,000	\$325,000	100%	100%	5
East of U.S. 101	81026753	501 Sandlewood Street	\$598,000	\$560,000	\$530,000	89%	95%	41
East of U.S. 101	81028416	1115 Bieber Avenue	\$275,000	\$275,000	\$300,000	109%	109%	18
East of U.S. 101	81028789	1132 Henderson Avenue	\$335,000	\$335,000	\$320,000	96%	96%	11
East of U.S. 101	81030017	1107 Sevier Avenue	\$349,000	\$379,000	\$379,000	109%	100%	13
Flood Park Area	81019417	1028 Menlo Oaks Drive	\$1,595,000	\$1,345,000	\$1,322,500	83%	98%	87
Flood Park Area	81033951	72 Lorelei Lane	\$789,000	\$789,000	\$780,000	99%	99%	13
Flood Park Area	81033953	1015 Berkeley Avenue	\$698,000	\$698,000	\$700,000	100%	100%	10
Flood Park Area	81036084	207 Oakhurst Place	\$968,000	\$968,000	\$1,025,000	106%	106%	9
Middlefield to El Camino	81000711	154 Linfield	\$1,309,560	\$1,299,000	\$1,209,560	92%	93%	196
Middlefield to El Camino	81029355	6 East Creek Place	\$1,695,000	\$1,639,000	\$1,525,000	90%	93%	41
Sharon Heights / Stanford Hills	81013622	35 Oak Hollow Way	\$2,800,000	\$2,000,000	\$2,250,000	80%	113%	91
Willows / O'Conner Area	81024261	350 Mckendry Place	\$1,349,000	\$1,295,000	\$1,280,000	95%	99%	38
Willows / O'Conner Area	81030603	379 Oconnor Street	\$799,000	\$799,000	\$790,000	99%	99%	12
			\$1,384,843	\$1,321,186	\$1,290,539	93%	98%	59

Townhouse/Condo (Comm Int Dev)

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Allied Arts / Downtown	81014919	1330 University Drive #42	\$839,000	\$799,000	\$750,000	89%	94%	113
Middlefield to El Camino	81018946	461 Burgess Drive #3	\$624,000	\$599,000	\$584,000	94%	97%	96
Middlefield to El Camino	81024045	20 Willow Road #24	\$679,000	\$679,000	\$640,000	94%	94%	77
Sharon Heights / Stanford Hills	81010516	2379 Sharon Road	\$565,000	\$535,000	\$520,000	92%	97%	132

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Sharon Heights / Stanford Hills	81013497	2405 Sharon Oaks Drive	\$1,290,000	\$1,230,000	\$1,230,000	95%	100%	132
Sharon Heights / Stanford Hills	81027995	1280 Sharon Park Drive #29	\$870,000	\$870,000	\$850,000	98%	98%	42
Sharon Heights / Stanford Hills	81033867	675 Sharon Park Drive #219	\$585,000	\$585,000	\$560,000	96%	96%	27
Sharon Heights / Stanford Hills	81035574	2337 Sharon Road	\$498,000	\$498,000	\$550,000	110%	110%	9
			\$743,750	\$724,375	\$710,500	96%	98%	79