

Sold Price Analysis Report (December 01, 2010 to December 31, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81052522	1028 Mcgregor Way	\$1,548,000	\$1,548,000	\$1,548,000	100%	100%	16
Barron Park	81054141	3912 Laguna Avenue	\$1,749,000	\$1,749,000	\$1,700,000	97%	97%	15
College	81023667	134 Park Avenue	\$2,195,000	\$1,995,000	\$1,970,000	90%	99%	171
Community Center	81052996	1280 Wilson Street	\$1,549,000	\$1,549,000	\$1,775,000	115%	115%	7
Community Center	81052998	1070 Greenwood Avenue	\$1,595,000	\$1,595,000	\$1,700,000	107%	107%	8
Community Center	81053737	1121 Lincoln Avenue	\$2,395,000	\$2,395,000	\$2,350,000	98%	98%	10
Downtown	81047951	436 Palo Alto Avenue	\$2,198,000	\$2,198,000	\$2,125,000	97%	97%	35
Downtown	81050352	651 Homer Avenue	\$1,399,000	\$1,399,000	\$1,320,000	94%	94%	97
Downtown	81051038	352 Middlefield Road	\$998,000	\$998,000	\$1,022,000	102%	102%	9
Downtown	81056592	228 Middlefield Road	\$825,000	\$825,000	\$825,000	100%	100%	3
Green Acres	81041802	685 Georgia Avenue	\$2,799,001	\$2,498,500	\$2,450,000	88%	98%	78
Green Acres	81053994	4207 Pomona Avenue	\$1,170,000	\$1,170,000	\$1,220,000	104%	104%	9
Green Gables	81049470	174 Heather Lane	\$1,025,000	\$1,025,000	\$1,170,000	114%	114%	14
Green Gables	81051440	2330 Ross Road	\$1,395,000	\$1,298,000	\$1,215,000	87%	94%	26
Green Gables	81051993	885 Seale Avenue	\$1,300,000	\$1,300,000	\$1,415,000	109%	109%	9
Green Gables	81053033	1955 Newell Road	\$1,899,000	\$1,899,000	\$2,100,000	111%	111%	12
Green Gables	81054403	543 Hilbar Lane	\$1,550,000	\$1,550,000	\$1,630,000	105%	105%	8
Midtown	81026128	740 Ellsworth Place	\$799,000	\$725,000	\$650,000	81%	90%	206
Midtown	81030365	417 East Meadow Drive	\$1,699,000	\$1,550,000	\$1,452,000	85%	94%	139
Midtown	81045744	465 Loma Verde Avenue	\$1,399,000	\$1,399,000	\$1,365,000	98%	98%	69
Midtown	81050083	3025 Cowper Street	\$1,875,000	\$1,799,000	\$1,715,000	91%	95%	41
Midtown	81050118	3179 Ramona Street	\$1,748,000	\$1,685,000	\$1,658,000	95%	98%	26
Midtown	81053805	3322 Waverley Street	\$1,198,000	\$1,198,000	\$1,325,000	111%	111%	8
Midtown	81054620	3140 Cowper Street	\$1,068,000	\$1,068,000	\$1,068,000	100%	100%	14
Midtown	81054865	3396 Kipling Street	\$875,000	\$875,000	\$930,000	106%	106%	10
Old Palo Alto	81047770	2171 Byron Street	\$2,250,000	\$1,995,000	\$1,943,532	86%	97%	40
Palo Alto Hills	81023594	3105 Bandera Drive	\$2,400,000	\$2,400,000	\$2,300,000	96%	96%	139
South Palo Alto	81040904	371 Duluth Circle	\$1,149,950	\$1,099,950	\$1,090,000	95%	99%	92
South Palo Alto	81050111	883 Warren Way	\$899,000	\$949,000	\$928,000	103%	98%	48
South Palo Alto	81050948	2527 Greer Road	\$1,245,000	\$1,245,000	\$1,250,000	100%	100%	10
South Palo Alto	81050996	3907 Grove Avenue	\$1,350,000	\$1,350,000	\$1,430,000	106%	106%	8
South Palo Alto	81051921	3141 Louis Road	\$949,000	\$949,000	\$985,000	104%	104%	9
South Palo Alto	81053797	778 Mayview Avenue	\$1,285,000	\$1,285,000	\$1,350,000	105%	105%	9
Stanford	81045701	857 Sonoma Terrace	\$1,488,000	\$1,395,000	\$1,300,000	87%	93%	62
Ventura	81051082	4059 Wilkie Way	\$849,888	\$849,888	\$918,000	108%	108%	9
Ventura	81053966	4080 Park Boulevard	\$749,000	\$749,000	\$803,000	107%	107%	9
			\$1,468,468	\$1,432,148	\$1,444,320	98%	101%	41

Townhouse/Condo (Comm Int Dev)

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Barron Park	81052065	573 Villa Real	\$798,000	\$798,000	\$798,000	100%	100%	7
Barron Park	81057437	558 Vista Avenue	\$448,000	\$448,000	\$550,000	123%	123%	9
Downtown	81044267	292 Waverley Street	\$679,000	\$679,000	\$658,000	97%	97%	30

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Townhouse/Condo (Comm Int Dev)

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Downtown	81051079	643 Forest Avenue	\$699,950	\$699,950	\$724,126	103%	103%	11
Downtown	81055140	616 Forest Avenue	\$739,000	\$739,000	\$725,000	98%	98%	18
Green Acres	81018223	4250 El Camino Real #B114	\$598,000	\$575,000	\$530,000	89%	92%	206
South Palo Alto	81046818	4290 Ponce Drive	\$875,000	\$858,000	\$848,000	97%	99%	52
South Palo Alto	81047196	4248 Rickeys Way #S	\$999,955	\$999,955	\$915,000	92%	92%	56
South Palo Alto	81048578	777 San Antonio Road #108	\$435,000	\$435,000	\$435,000	100%	100%	10
South Palo Alto	81050889	4173 El Camino Real #24	\$1,125,000	\$999,000	\$980,000	87%	98%	40
South Palo Alto	81051924	444 San Antonio Road #8D	\$818,000	\$818,000	\$816,200	100%	100%	8
			\$746,810	\$731,719	\$725,393	97%	99%	41