

Sold Price Analysis Report (December 01, 2009 to December 31, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80938972	689 Los Robles Avenue	\$1,250,000	\$1,100,000	\$1,080,000	86%	98%	68
Community Center	80905992	1030 Hamilton Avenue	\$7,950,000	\$5,295,000	\$4,830,000	61%	91%	301
Crescent Park	80944467	1437 Dana Avenue	\$2,149,000	\$2,149,000	\$2,000,000	93%	93%	31
Downtown	80919040	144 Tasso Street	\$1,250,000	\$998,000	\$1,000,000	80%	100%	130
Green Gables	80935407	751 De Soto Drive	\$1,495,000	\$1,425,000	\$1,375,000	92%	96%	115
Green Gables	80939315	555 Jackson Drive	\$1,698,000	\$1,650,000	\$1,608,000	95%	97%	95
Green Gables	80945814	356 Iris Way	\$1,298,000	\$1,298,000	\$1,275,000	98%	98%	30
Green Gables	80950082	2021 Newell Road	\$2,495,000	\$2,495,000	\$2,445,000	98%	98%	15
Green Gables	80953015	619 Wildwood Lane	\$1,250,000	\$1,250,000	\$1,269,000	102%	102%	9
Green Gables	80953846	1724 Channing Avenue	\$1,329,000	\$1,329,000	\$1,348,000	101%	101%	3
Midtown	80951285	3112 Middlefield Road	\$1,388,000	\$1,388,000	\$1,300,000	94%	94%	32
Midtown	80952199	3420 Murdoch Drive	\$849,000	\$849,000	\$1,050,000	124%	124%	12
Old Palo Alto	80946753	195 North California Avenue	\$1,679,000	\$1,599,000	\$1,599,000	95%	100%	46
Professorville	80946709	633 Kellogg Avenue	\$2,195,000	\$2,195,000	\$2,095,000	95%	95%	21
Professorville	80950085	1320 Middlefield Road	\$979,000	\$979,000	\$980,000	100%	100%	15
South Palo Alto	80925738	823 Sycamore Drive	\$1,390,000	\$1,288,000	\$1,125,000	81%	87%	142
South Palo Alto	80940720	439 Alder Lane	\$1,340,000	\$1,370,000	\$1,320,000	99%	96%	44
South Palo Alto	80943331	3131 Stockton Place	\$950,000	\$950,000	\$950,000	100%	100%	33
South Palo Alto	80943393	723 Christine Drive	\$1,649,000	\$1,599,000	\$1,540,000	93%	96%	71
South Palo Alto	80944326	3742 Corina Way	\$1,179,000	\$1,179,000	\$1,170,000	99%	99%	42
South Palo Alto	80945507	3125 Maddux Drive	\$899,000	\$799,000	\$799,000	89%	100%	47
South Palo Alto	80950038	2876 Louis Road	\$899,000	\$899,000	\$899,640	100%	100%	30
South Palo Alto	80950053	862 Rorke Way	\$998,000	\$998,000	\$967,750	97%	97%	29
South Palo Alto	80951194	3744 Redwood Circle	\$899,000	\$899,000	\$1,052,000	117%	117%	7
South Palo Alto	80952112	780 Loma Verde Avenue	\$1,395,000	\$1,395,000	\$1,501,000	108%	108%	3
South Palo Alto	80953778	4362 Miller Court	\$1,098,000	\$1,098,000	\$1,125,000	102%	102%	9
South Palo Alto	80954555	3498 Janice Way	\$1,225,000	\$1,225,000	\$1,212,500	99%	99%	12
South Palo Alto	80958024	361 Tioga Court	\$1,370,000	\$1,370,000	\$1,370,000	100%	100%	2
Ventura	80949197	260 Wilton Avenue	\$928,000	\$928,000	\$903,000	97%	97%	30
			\$1,568,034	\$1,448,138	\$1,420,307	91%	98%	49

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80934189	555 Thain Way	\$775,000	\$725,000	\$705,000	91%	97%	97
College	80935395	455 Grant Avenue #18	\$525,000	\$488,000	\$429,240	82%	88%	118
College	80940094	2154 Staunton Court	\$898,000	\$799,000	\$799,000	89%	100%	88
Downtown	80929043	531 Channing Avenue	\$650,000	\$649,000	\$670,000	103%	103%	79
Downtown	80943305	905 Cowper Street	\$1,158,000	\$1,158,000	\$1,100,000	95%	95%	61
Downtown	80944516	320 Palo Alto Avenue #D2	\$815,000	\$719,000	\$675,000	83%	94%	68
Downtown	80948142	432 High Street #101	\$799,000	\$799,000	\$760,000	95%	95%	34
South Palo Alto	80935520	844 Altaire Walk	\$699,000	\$699,000	\$650,000	93%	93%	71
South Palo Alto	80948640	850 Altaire Walk Walk #79	\$739,900	\$739,900	\$725,000	98%	98%	72
South Palo Alto	80953297	765 San Antonio Road #43	\$549,000	\$549,000	\$540,000	98%	98%	7

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Stanford	80941422	55 Pearce Mitchell Place	\$470,000	\$470,000	\$410,000	87%	87%	63
			\$734,355	\$708,627	\$678,476	92%	96%	69