

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
Allied Arts / Downtown	80943971	1017 Santa Cruz Avenue	\$1,475,000	\$1,375,000	\$1,350,000	92%	98%	88
Allied Arts / Downtown	80947176	712 Harvard Avenue	\$1,199,000	\$1,199,000	\$1,145,000	95%	95%	25
Central Menlo	80932337	1265 San Mateo Drive	\$2,895,000	\$2,895,000	\$2,895,000	100%	100%	112
Central Menlo	80939496	11 Campo Bello Lane	\$1,359,000	\$1,297,000	\$1,225,000	90%	94%	91
Central Menlo	80944030	1024 Louise Street	\$2,195,000	\$2,145,000	\$2,075,000	95%	97%	50
County / Alameda Area	80938397	2181 Cedar Avenue	\$2,595,000	\$2,595,000	\$2,480,000	96%	96%	101
County / Alameda Area	80946559	2180 Valparaiso Avenue	\$1,999,000	\$1,999,000	\$1,900,000	95%	95%	96
County / Alameda Area	80955175	371 Camino Al Lago	\$899,000	\$899,000	\$968,000	108%	108%	13
County Area / Fair Oaks Ave	80944833	573 9Th Avenue	\$725,000	\$689,000	\$670,000	92%	97%	66
County Area / Fair Oaks Ave	80947109	723 15Th Avenue	\$860,000	\$838,000	\$775,000	90%	92%	61
County Area / Fair Oaks Ave	80950349	640 9Th Avenue	\$460,350	\$460,350	\$442,500	96%	96%	18
County Area / Fair Oaks Ave	80950440	590 6Th Avenue	\$359,900	\$359,900	\$410,000	114%	114%	17
County Area / Fair Oaks Ave	80956179	448 8Th Avenue	\$599,000	\$599,000	\$640,000	107%	107%	8
East of U.S. 101	80900991	1344 Windermere Avenue	\$326,000	\$326,000	\$274,000	84%	84%	327
East of U.S. 101	80915773	1312 Windermere Avenue	\$330,000	\$320,000	\$280,000	85%	88%	300
East of U.S. 101	80929009	1312 Modoc Avenue	\$313,900	\$298,900	\$284,000	90%	95%	154
East of U.S. 101	80948976	1324 Henderson Avenue	\$279,900	\$279,900	\$311,000	111%	111%	52
East of U.S. 101	80952387	360 Hamilton Avenue	\$250,000	\$250,000	\$210,000	84%	84%	6
East of U.S. 101	80955471	1333 Almanor Avenue	\$279,200	\$279,200	\$290,000	104%	104%	9
Flood Park Area	80926352	1035 Menlo Oaks Drive	\$849,000	\$819,000	\$800,000	94%	98%	157
Flood Park Area	80952827	223 Oakhurst Place	\$849,000	\$849,000	\$865,000	102%	102%	9
Middlefield to El Camino	80932228	843 Paulson Circle	\$1,400,000	\$1,350,000	\$1,275,000	91%	94%	117
Middlefield to El Camino	80933283	801 Paulson Circle	\$1,775,000	\$1,775,000	\$1,553,426	88%	88%	110
Willows / O'Conner Area	80921768	123 Oconnor Street	\$1,075,000	\$999,000	\$950,000	88%	95%	172
Willows / O'Conner Area	80947566	226 Oak Court	\$949,000	\$895,000	\$925,000	97%	103%	21
Willows / O'Conner Area	80952770	209 Lexington Drive	\$1,150,000	\$1,150,000	\$1,200,000	104%	104%	9
			\$1,055,625	\$1,036,202	\$1,007,420	95%	97%	84

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80928875	724 Oak Grove Avenue #5	\$425,000	\$389,000	\$389,000	92%	100%	157
Central Menlo	80927663	1330 University Drive #32	\$949,950	\$799,950	\$740,000	78%	93%	160
Sharon Heights / Stanford Hills	80941235	675 Sharon Park Drive #317	\$449,900	\$440,000	\$431,000	96%	98%	96
Sharon Heights / Stanford Hills	80948951	2140 Santa Cruz Avenue #D202	\$549,000	\$549,000	\$525,000	96%	96%	10
			\$593,463	\$544,488	\$521,250	88%	96%	106