

Sold Price Analysis Report (December 01, 2008 to December 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80836825	938 Middle Avenue	\$1,329,000	\$1,248,000	\$1,155,000	87%	93%	168
Allied Arts / Downtown	80839154	1099 Cambridge Avenue	\$1,395,000	\$1,395,000	\$1,300,000	93%	93%	27
Central Menlo	80840328	1481 Middle Avenue	\$1,375,000	\$1,200,000	\$1,160,000	84%	97%	64
County / Alameda Area	80838195	2156 Sterling Avenue	\$1,295,000	\$1,295,000	\$1,200,000	93%	93%	47
County / Alameda Area	80838597	1308 American Way	\$1,549,000	\$1,399,000	\$1,400,000	90%	100%	42
County / Alameda Area	80844076	345 Vine Street	\$2,598,000	\$2,598,000	\$2,420,000	93%	93%	49
County / Alameda Area	80836864	2030 Sterling Avenue	\$2,295,000	\$2,295,000	\$2,300,000	100%	100%	22
County Area / Fair Oaks Ave	80831703	775 14Th Avenue	\$799,000	\$750,000	\$755,000	94%	101%	90
County Area / Fair Oaks Ave	80844689	420 9Th Avenue	\$575,000	\$575,000	\$570,000	99%	99%	17
County Area / Fair Oaks Ave	80845269	504 9Th Avenue	\$569,000	\$569,000	\$580,000	102%	102%	5
East of U.S. 101	80831861	524 Hamilton Avenue	\$445,000	\$439,000	\$350,000	79%	80%	50
East of U.S. 101	80842971	130 Hamilton Avenue	\$344,900	\$344,900	\$345,000	100%	100%	10
East of U.S. 101	80842998	1115 Del Norte Avenue	\$309,900	\$278,900	\$255,000	82%	91%	111
East of U.S. 101	80844057	1364 Windermere Avenue	\$385,000	\$385,000	\$406,430	106%	106%	7
Felton Gables	80842183	218 Felton Drive	\$1,895,000	\$1,795,000	\$1,720,000	91%	96%	30
Flood Park Area	80834061	1008 Peggy Lane	\$913,750	\$897,000	\$875,000	96%	98%	51
Menlo Oaks Area	80819616	785 Coleman Avenue	\$1,245,000	\$1,010,000	\$975,000	78%	97%	132
Middlefield to El Camino	80830428	226 Morgan Lane	\$1,299,000	\$1,351,588	\$1,250,000	96%	92%	89
Willows / O'Conner Area	80833664	510 Gilbert Avenue	\$1,649,000	\$1,449,000	\$1,420,000	86%	98%	56
Willows / O'Conner Area	80837525	390 Oconnor Street	\$859,000	\$859,000	\$815,000	95%	95%	61
			\$1,156,228	\$1,106,669	\$1,062,572	92%	96%	56

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80826821	1313 Crane Street	\$1,695,000	\$1,395,000	\$1,350,000	80%	97%	99
Sharon Heights / Stanford Hills	80842118	2424 Sharon Oaks Drive	\$1,149,000	\$1,149,000	\$1,150,000	100%	100%	10
			\$1,422,000	\$1,272,000	\$1,250,000	88%	98%	55