

Sold Price Analysis Report (December 02, 2008 to December 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80830064	3874 Magnolia Drive	\$1,650,000	\$1,550,000	\$1,420,000	86%	92%	74
Barron Park	80848657	1018 Los Robles Avenue	\$1,350,000	\$1,350,000	\$1,390,000	103%	103%	10
College	80840228	214 Oxford Avenue	\$1,450,000	\$1,450,000	\$1,550,000	107%	107%	4
Community Center	80833221	1151 Middlefield Road	\$1,495,000	\$1,295,000	\$1,230,000	82%	95%	58
Crescent Park	80840209	416 Chaucer Street	\$1,950,000	\$1,950,000	\$1,950,000	100%	100%	11
Crescent Park	80844475	1491 Edgewood Drive	\$1,995,000	\$1,995,000	\$2,075,000	104%	104%	10
Green Gables	80835110	2160 Edgewood Drive	\$1,425,000	\$1,325,000	\$1,285,000	90%	97%	56
Green Gables	80841519	841 Garland Drive	\$1,498,000	\$1,425,000	\$1,380,000	92%	97%	32
Midtown	80814902	3510 Murdoch Drive	\$1,239,000	\$1,199,000	\$1,100,000	89%	92%	163
Midtown	80831603	3317 Cowper Street	\$1,425,000	\$1,349,000	\$1,300,000	91%	96%	40
Midtown	80843902	2757 Gaspar Court	\$1,745,000	\$1,745,000	\$1,751,000	100%	100%	5
Midtown	80844855	2774 Randers Court	\$799,000	\$799,000	\$800,000	100%	100%	11
Midtown	80845039	3364 Cowper Street	\$1,325,000	\$1,325,000	\$1,325,000	100%	100%	8
South Palo Alto	80837017	2979 Clara Drive	\$975,000	\$899,000	\$900,000	92%	100%	44
South Palo Alto	80837456	3864 Corina Way	\$1,050,000	\$1,050,000	\$935,000	89%	89%	37
South Palo Alto	80837503	743 Holly Oak Drive	\$1,740,000	\$1,595,000	\$1,500,000	86%	94%	53
South Palo Alto	80838865	3865 Corina Way	\$1,368,000	\$1,294,000	\$1,185,000	87%	92%	46
South Palo Alto	80842236	4202 Ruthelma Avenue	\$1,250,000	\$1,250,000	\$1,175,000	94%	94%	64
South Palo Alto	80846144	3750 Ross Road	\$998,000	\$998,000	\$1,150,000	115%	115%	14
South Palo Alto	80847974	784 Loma Verde Avenue	\$1,795,000	\$1,795,000	\$1,825,000	102%	102%	7
South Palo Alto	80849468	821 East Meadow Drive	\$1,298,000	\$1,298,000	\$1,350,000	104%	104%	8
Stanford	80834815	676 Mayfield Avenue	\$3,100,000	\$2,800,000	\$2,500,000	81%	89%	69
			\$1,496,364	\$1,442,545	\$1,412,545	94%	98%	37

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80846229	2579 Park Boulevard #X102	\$639,950	\$639,950	\$630,000	98%	98%	55
Downtown	80827472	101 Alma Street #501	\$749,000	\$638,000	\$580,000	77%	91%	93
Green Acres	80843901	4250 El Camino Real #D134	\$429,000	\$429,000	\$381,000	89%	89%	27
South Palo Alto	80826307	440 Cesano Court #303	\$849,000	\$765,000	\$740,000	87%	97%	89
South Palo Alto	80836704	440 Cesano Court #111	\$487,000	\$487,000	\$469,000	96%	96%	45
South Palo Alto	80845625	4155 El Camino Way #D	\$388,000	\$388,000	\$442,000	114%	114%	9
			\$590,325	\$557,825	\$540,333	92%	97%	53