

## Sold Price Analysis Report (December 01, 2011 to December 28, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81143517	554 Driscoll Place	\$949,000	\$949,000	\$934,000	98%	98%	11
College	81143532	255 College Avenue	\$1,298,000	\$1,199,000	\$1,250,000	96%	104%	34
Community Center	81146213	1265 Wilson Street	\$2,795,000	\$2,795,000	\$2,875,000	103%	103%	8
Crescent Park	81129679	1184 Palo Alto Avenue	\$6,300,000	\$5,850,000	\$5,445,000	86%	93%	126
Crescent Park	81149975	1435 Channing Avenue	\$1,000,000	\$1,000,000	\$1,100,000	110%	110%	0
Green Gables	81145239	2390 Carmel Drive	\$998,000	\$998,000	\$1,100,000	110%	110%	7
Midtown	81118438	2590 Bryant Street	\$1,595,000	\$1,545,000	\$1,512,500	95%	98%	129
Midtown	81147084	3239 Waverley Street	\$2,788,000	\$2,788,000	\$2,788,000	100%	100%	8
Old Palo Alto	81138764	113 Melville Avenue	\$2,395,000	\$2,249,000	\$2,150,000	90%	96%	68
Old Palo Alto	81143511	1635 Alma Street	\$799,000	\$799,000	\$747,500	94%	94%	53
Old Palo Alto	81147864	2051 Emerson Street	\$4,798,000	\$4,798,000	\$4,850,000	101%	101%	6
Professorville	81138659	630 Lincoln Avenue	\$2,495,000	\$2,395,000	\$2,350,000	94%	98%	50
South Palo Alto	81139751	4160 Briarwood Way	\$1,480,000	\$1,480,000	\$1,480,000	100%	100%	15
South Palo Alto	81144462	2928 Clara Drive	\$1,499,000	\$1,499,000	\$1,471,000	98%	98%	9
South Palo Alto	81145115	3110 David Avenue	\$995,000	\$995,000	\$1,180,000	119%	119%	9
South Palo Alto	81145267	255 Edlee Avenue	\$1,100,000	\$1,100,000	\$1,100,000	100%	100%	16
South Palo Alto	81147088	3197 Stelling Drive	\$1,049,000	\$1,049,000	\$1,220,000	116%	116%	6
South Palo Alto	81147393	3732 Grove Avenue	\$1,748,800	\$1,748,800	\$1,748,800	100%	100%	16
South Palo Alto	81147836	3385 Cork Oak Way	\$1,325,000	\$1,325,000	\$1,487,000	112%	112%	7
			<b>\$1,968,779</b>	<b>\$1,924,305</b>	<b>\$1,936,253</b>	<b>98%</b>	<b>101%</b>	<b>30</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81134951	410 Sheridan Avenue #447	\$499,000	\$489,000	\$478,000	96%	98%	124
College	81146031	435 Sheridan Avenue #309	\$849,000	\$849,000	\$860,000	101%	101%	17
College	81146828	420 Cambridge Avenue #2	\$1,479,000	\$1,479,000	\$1,500,000	101%	101%	31
Downtown	81138938	800 High Street #407	\$1,399,000	\$1,349,000	\$1,314,000	94%	97%	57
Downtown	81146960	237 High Street	\$875,000	\$875,000	\$875,000	100%	100%	28
Downtown	81149010	800 High Street #402	\$1,449,000	\$1,449,000	\$1,500,000	104%	104%	15
Green Acres	81144424	4250 El Camino Real #302	\$428,000	\$428,000	\$432,000	101%	101%	30
South Palo Alto	81125514	2466 West Bayshore Road #1	\$399,900	\$368,000	\$368,000	92%	100%	159
South Palo Alto	81134112	670 San Antonio Road #23	\$648,888	\$615,000	\$615,000	95%	100%	73
South Palo Alto	81135762	933 Mallard Lane	\$910,000	\$910,000	\$825,000	91%	91%	71
South Palo Alto	81144419	4173 El Camino Real #46	\$1,000,000	\$969,000	\$947,500	95%	98%	47
South Palo Alto	81145292	128 Greenmeadow Way	\$699,000	\$699,000	\$725,000	104%	104%	13
Ventura	81142602	406 Pepper Avenue	\$728,900	\$699,000	\$683,000	94%	98%	39
			<b>\$874,207</b>	<b>\$859,846</b>	<b>\$855,577</b>	<b>98%</b>	<b>100%</b>	<b>54</b>