

Sold Price Analysis Report (December 01, 2011 to December 30, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81114493	1045 College Avenue	\$4,188,000	\$3,598,000	\$3,300,000	79%	92%	242
Allied Arts / Downtown	81136334	660 Harvard Avenue #1	\$1,350,000	\$1,240,000	\$1,200,000	89%	97%	82
Allied Arts / Downtown	81145528	671 Valparaiso Avenue	\$1,198,000	\$1,198,000	\$1,290,000	108%	108%	6
Allied Arts / Downtown	81146826	95 Yale Road	\$1,498,000	\$1,498,000	\$1,776,000	119%	119%	10
Central Menlo	81138533	1224 Whitaker Way	\$3,995,000	\$3,995,000	\$3,850,000	96%	96%	65
Central Menlo	81142229	1110 Hobart Street	\$2,150,000	\$1,999,000	\$1,979,000	92%	99%	45
County / Alameda Area	81144324	3135 Alameda De Las Pulgas	\$858,500	\$858,500	\$858,500	100%	100%	14
County / Alameda Area	81145752	351 Leland Avenue	\$1,495,000	\$1,495,000	\$1,475,000	99%	99%	20
County / Alameda Area	81145766	2051 Camino Al Lago	\$2,188,000	\$2,188,000	\$2,000,000	91%	91%	15
County Area / Fair Oaks Ave	81118580	720 11Th Avenue	\$479,999	\$450,000	\$435,000	91%	97%	67
County Area / Fair Oaks Ave	81139101	652 San Benito Avenue	\$969,000	\$969,000	\$959,500	99%	99%	59
County Area / Fair Oaks Ave	81139278	408 8Th Avenue	\$245,000	\$245,000	\$286,000	117%	117%	75
County Area / Fair Oaks Ave	81140015	603 Palmer Lane	\$675,000	\$675,000	\$675,000	100%	100%	51
County Area / Fair Oaks Ave	81148602	779 15Th Avenue	\$370,000	\$370,000	\$325,000	88%	88%	5
East of U.S. 101	81145034	1323 Almanor Avenue	\$269,900	\$269,900	\$268,000	99%	99%	15
East of U.S. 101	81146146	1323 Sevier Avenue	\$415,000	\$414,500	\$400,000	96%	97%	12
East of U.S. 101	81147144	1125 Bieber Avenue	\$349,000	\$349,950	\$355,100	102%	101%	6
East of U.S. 101	81147476	1142 Hollyburne Avenue	\$499,000	\$499,000	\$475,000	95%	95%	3
Flood Park Area	81144832	1041 Almanor Avenue	\$775,000	\$775,000	\$765,000	99%	99%	16
Menlo Oaks Area	81143739	250 Gloria	\$2,598,000	\$2,598,000	\$2,550,000	98%	98%	20
Sharon Heights / Stanford Hills	81135079	1110 Cascade Drive	\$1,649,000	\$1,598,000	\$1,562,500	95%	98%	81
Willows / O'Conner Area	81139243	105 Laurel Avenue	\$1,099,500	\$1,099,500	\$1,065,000	97%	97%	147
Willows / O'Conner Area	81145560	247 Robin Way	\$998,000	\$998,000	\$1,115,000	112%	112%	10
Willows / O'Conner Area	81145764	804 Laurel Avenue	\$998,000	\$998,000	\$1,010,000	101%	101%	14
Willows / O'Conner Area	81147402	442 Gilbert Avenue	\$1,795,000	\$1,795,000	\$1,775,000	99%	99%	8
			\$1,324,196	\$1,286,934	\$1,269,984	96%	99%	44

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81130313	1330 University Drive #27	\$850,000	\$850,000	\$810,000	95%	95%	115
Allied Arts / Downtown	81144898	976 Menlo Avenue	\$925,000	\$925,000	\$975,000	105%	105%	4
Menlo Oaks Area	81143059	610 Gilbert Avenue #20	\$439,000	\$439,000	\$439,000	100%	100%	21
Middlefield to El Camino	81144296	150 Alma Street #116	\$598,000	\$598,500	\$598,500	100%	100%	36
Sharon Heights / Stanford Hills	81134278	2438 Sharon Oaks Drive	\$965,000	\$949,000	\$920,500	95%	97%	90
Sharon Heights / Stanford Hills	81144935	2323 Eastridge Avenue #521	\$630,000	\$630,000	\$615,000	98%	98%	39
Sharon Heights / Stanford Hills	81147480	2140 Santa Cruz Avenue #B301	\$427,950	\$427,950	\$427,950	100%	100%	18
			\$690,707	\$688,493	\$683,707	99%	99%	46