

Sold Price Analysis Report (December 01, 2010 to December 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81049094	590 Fremont Street	\$1,095,000	\$1,095,000	\$1,010,000	92%	92%	39
Central Menlo	81018650	1275 San Mateo Drive	\$3,995,000	\$3,795,000	\$3,425,000	86%	90%	208
Central Menlo	81021099	2 Robert S Drive	\$3,500,000	\$3,199,000	\$3,000,000	86%	94%	57
Central Menlo	81043665	440 Lemon Street	\$1,638,000	\$1,595,000	\$1,580,000	96%	99%	62
Central Menlo	81046228	1025 Windsor Drive	\$1,798,000	\$1,698,000	\$1,650,000	92%	97%	72
Central Menlo	81050430	200 San Mateo Drive	\$2,650,000	\$2,650,000	\$2,410,000	91%	91%	22
Central Menlo	81051297	445 Cotton Street	\$1,495,000	\$1,495,000	\$1,628,000	109%	109%	11
Central Menlo	81052942	1200 Hillview Drive	\$2,135,000	\$2,135,000	\$2,115,000	99%	99%	35
Central Menlo	81058677	1815 Edgewood Lane	\$1,735,000	\$1,735,000	\$1,735,000	100%	100%	0
County / Alameda Area	81041628	2059 Santa Cruz Avenue	\$1,995,000	\$1,995,000	\$1,835,000	92%	92%	59
County Area / Fair Oaks Ave	81053263	868 15Th Avenue	\$599,000	\$599,000	\$595,000	99%	99%	7
East of U.S. 101	80929176	1351 Hollyburne Avenue	\$475,000	\$375,000	\$370,000	78%	99%	493
East of U.S. 101	81021267	1126 Almanor Avenue	\$395,000	\$360,000	\$350,000	89%	97%	94
East of U.S. 101	81039582	251 Ivy Drive	\$397,500	\$349,000	\$320,000	81%	92%	97
East of U.S. 101	81049246	550 Newbridge Street	\$429,000	\$299,000	\$299,000	70%	100%	75
East of U.S. 101	81052727	1335 Henderson Avenue	\$389,500	\$389,500	\$370,500	95%	95%	29
East of U.S. 101	81054695	1211 Carlton Avenue	\$237,900	\$237,900	\$240,000	101%	101%	1
East of U.S. 101	81056879	210 Market Place	\$235,000	\$235,000	\$240,000	102%	102%	13
Felton Gables	81047251	349 Arden Road	\$1,575,000	\$1,575,000	\$1,525,000	97%	97%	45
Flood Park Area	81049457	315 Hedge Road	\$1,272,000	\$1,272,000	\$1,250,000	98%	98%	17
Middlefield to El Camino	81050565	331 Laurel Street	\$1,449,000	\$1,449,000	\$1,400,000	97%	97%	18
Sharon Heights / Stanford Hills	81040562	985 Lassen Drive	\$1,849,999	\$1,619,000	\$1,619,000	88%	100%	106
Sharon Heights / Stanford Hills	81044512	1065 Cascade Drive	\$1,980,000	\$1,980,000	\$1,823,600	92%	92%	90
Willows / O'Conner Area	81053808	214 Walnut Street	\$820,000	\$820,000	\$850,000	104%	104%	7
			\$1,422,496	\$1,372,975	\$1,318,338	93%	96%	69

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81047377	978 Menlo Avenue #2	\$949,000	\$949,000	\$907,500	96%	96%	70
Middlefield to El Camino	81028064	1155 Merrill Street #207	\$519,500	\$439,500	\$430,000	83%	98%	158
Middlefield to El Camino	81051299	445 Oak Grove Avenue #14	\$735,000	\$735,000	\$722,500	98%	98%	12
Middlefield to El Camino	81053543	1100 Pine Street #1	\$979,000	\$979,000	\$999,000	102%	102%	7
Sharon Heights / Stanford Hills	81043617	526 Sand Hill Circle	\$975,000	\$975,000	\$900,000	92%	92%	43
Sharon Heights / Stanford Hills	81046293	1270 Sharon Park Drive	\$998,000	\$899,000	\$840,000	84%	93%	60
			\$859,250	\$829,417	\$799,833	93%	96%	58