

Sold Price Analysis Report (February 01, 2011 to February 28, 2011)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81101612	797 Cereza Drive	\$1,500,000	\$1,500,000	\$1,520,000	101%	101%	8
College	81026433	1820 Ash Street	\$1,599,000	\$1,499,000	\$750,000	47%	50%	172
College	81044443	2075 Oberlin Street	\$3,999,999	\$3,695,000				370
College	81101454	1631 Castilleja Avenue	\$2,175,000	\$2,175,000	\$2,150,000	99%	99%	10
Community Center	81054005	732 Homer Avenue	\$875,000	\$875,000	\$820,000	94%	94%	30
Green Gables	81100417	1125 Oregon Avenue	\$775,000	\$775,000	\$813,000	105%	105%	2
Green Gables	81105806	878 Northampton Drive	\$1,998,000	\$1,998,000	\$2,250,000	113%	113%	8
Midtown	81053410	786 Moreno Avenue	\$1,599,000	\$1,599,000	\$1,617,000	101%	101%	7
Midtown	81100408	3193 Bryant Street	\$1,300,000	\$1,300,000	\$1,295,000	100%	100%	10
Midtown	81101601	741 Ellsworth Place	\$749,000	\$749,000	\$770,000	103%	103%	7
Midtown	81102655	754 San Carlos Court	\$1,645,000	\$1,645,000	\$1,925,000	117%	117%	9
Old Palo Alto	81057074	1329 Waverley Street	\$2,795,000	\$2,795,000	\$2,650,000	95%	95%	59
Old Palo Alto	81102115	2183 Bryant Street	\$2,995,000	\$2,995,000	\$2,995,000	100%	100%	8
Old Palo Alto	81103631	2281 Byron Street	\$4,250,000	\$4,250,000	\$4,225,000	99%	99%	14
Old Palo Alto	81103764	2164 Webster Street	\$2,799,000	\$2,799,000	\$2,770,000	99%	99%	14
Palo Alto Hills	81053823	4186 Manuela Avenue	\$3,895,000	\$3,895,000	\$3,575,000	92%	92%	67
South Palo Alto	81054021	762 Montrose Avenue	\$985,000	\$985,000	\$950,000	96%	96%	59
South Palo Alto	81101537	4287 Miller Avenue	\$995,000	\$995,000	\$950,000	100%	100%	14
			\$2,051,611	\$2,029,111	\$1,886,471	87%	88%	48

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81031231	524 Thain Way	\$795,000	\$739,000	\$707,000	89%	96%	225
College	81053007	161 South California Avenue #K200	\$579,000	\$579,000	\$545,000	94%	94%	63
Downtown	81036266	325 Channing Avenue #215	\$1,775,000	\$1,400,000				210
Downtown	81100389	320 Palo Alto Avenue #D1	\$795,000	\$795,000	\$700,000	88%	88%	19
Downtown	81103639	101 Alma Street #405	\$875,000	\$875,000	\$855,000	98%	98%	2
South Palo Alto	81021876	1066 Colorado Avenue	\$599,000	\$599,000	\$595,000	99%	99%	56
South Palo Alto	81029524	891 Federation Way #6	\$479,900	\$449,990	\$418,215	87%	93%	146
South Palo Alto	81044300	819 Altaire Walk #30	\$739,900	\$724,900	\$723,888	98%	100%	60
South Palo Alto	81056603	804 Altaire Walk Walk #11	\$794,900	\$794,900	\$766,000	96%	96%	13
South Palo Alto	81056691	836 Altaire Walk #70	\$429,900	\$839,900	\$790,000	184%	94%	13
Stanford	81051096	121 Peter Coutts Circle	\$528,000	\$528,000	\$520,000	98%	98%	76
			\$762,782	\$756,790	\$662,010	79%	80%	80