

## Sold Price Analysis Report (February 03, 2009 to February 27, 2009)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80903528	630 Kendall Avenue	\$2,499,000	\$2,499,000	\$2,350,000	94%	94%	22
College	80845686	2326 Hanover Street	\$1,195,000	\$1,195,000	\$900,000	75%	75%	63
College	80905649	323 Oxford Avenue	\$1,598,000	\$1,598,000	\$1,591,500	100%	100%	0
Community Center	80837497	608 Fulton Street	\$1,690,000	\$1,495,000	\$1,395,000	83%	93%	96
Green Gables	80903524	1730 Guinda Street	\$1,698,000	\$1,698,000	\$1,630,000	96%	96%	13
Green Gables	80906089	195 Heather Lane	\$2,195,000	\$2,195,000	\$2,150,000	98%	98%	9
Green Gables	80907168	982 Elsinore Drive	\$1,195,000	\$1,195,000	\$1,275,000	107%	107%	7
Midtown	80830838	739 Colorado Avenue	\$849,000	\$849,000	\$1,020,400	120%	120%	173
Midtown	80846254	2980 Waverley Street	\$2,099,000	\$1,995,000	\$1,932,000	92%	97%	48
South Palo Alto	80836163	301 Barclay Court	\$1,495,000	\$1,299,000	\$1,250,000	84%	96%	112
South Palo Alto	80840171	3059 Louis Road	\$1,050,000	\$899,000	\$860,000	82%	96%	86
South Palo Alto	80850380	125 Monroe Drive	\$1,115,000	\$998,000	\$950,000	85%	95%	40
South Palo Alto	80831558	4268 Wilkie Way	\$2,595,000	\$1,995,000				148
Stanford	80842753	974 Cottrell Way	\$1,795,000	\$1,795,000	\$1,750,000	97%	97%	80
			<b>\$1,647,714</b>	<b>\$1,550,357</b>	<b>\$1,465,685</b>	<b>83%</b>	<b>88%</b>	<b>64</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80844247	455 Grant Avenue #3	\$519,000	\$519,000	\$500,000	96%	96%	123
Downtown	80903527	315 Homer Avenue #203	\$1,348,000	\$1,348,000	\$1,330,000	99%	99%	7
South Palo Alto	80905348	4173 El Camino Real #42	\$898,000	\$898,000	\$920,000	102%	102%	15
South Palo Alto	80835507	419 Alder Lane	\$1,753,434	\$1,630,262	\$1,450,000	83%	89%	135
South Palo Alto	80844918	440 Cesano Court #203	\$699,000	\$699,000	\$665,000	95%	95%	72
			<b>\$1,043,487</b>	<b>\$1,018,852</b>	<b>\$973,000</b>	<b>93%</b>	<b>95%</b>	<b>70</b>