

## Sold Price Analysis Report (February 02, 2009 to February 27, 2009)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80833316	849 College Avenue	\$2,595,000	\$2,450,000	\$2,240,000	86%	91%	141
Allied Arts / Downtown	80842099	872 Partridge Avenue	\$1,595,000	\$1,395,000	\$1,325,000	83%	95%	95
Central Menlo	80901754	1111 Cotton Street	\$1,650,000	\$1,650,000	\$1,650,000	100%	100%	0
Central Menlo	80902476	12 Nancy Way	\$985,000	\$985,000	\$985,000	100%	100%	5
County / Alameda Area	80844233	2181 Manzanita Avenue	\$1,595,000	\$1,549,000	\$1,500,000	94%	97%	88
County / Alameda Area	80906598	1315 American Way	\$998,888	\$998,888	\$1,048,000	105%	105%	8
County / Alameda Area	80908877	2160 Cedar Avenue	\$1,195,000	\$1,195,000	\$1,150,000	96%	96%	0
County Area / Fair Oaks Ave	80839029	422 6Th Avenue	\$449,000	\$399,000	\$395,000	88%	99%	107
East of U.S. 101	80900290	1119 Sevier Avenue	\$279,900	\$279,900	\$262,500	94%	94%	3
East of U.S. 101	80901926	1117 Madera Avenue	\$264,500	\$264,500	\$259,590	98%	98%	154
East of U.S. 101	80902281	1223 Hollyburne Avenue	\$339,000	\$339,000	\$357,000	105%	105%	8
East of U.S. 101	80786276	1320 Windermere Avenue	\$650,000	\$385,000	\$375,000	58%	97%	319
East of U.S. 101	80817131	1343 Hollyburne Avenue	\$425,000	\$425,000	\$380,000	89%	89%	172
Flood Park Area	80840467	8 Heritage Place	\$895,000	\$849,000	\$849,000	95%	100%	315
Flood Park Area	80844169	205 Hedge Road	\$799,000	\$799,000	\$799,000	100%	100%	64
Flood Park Area	80846385	703 Bay Road	\$799,000	\$799,000	\$738,800	92%	92%	56
Sharon Heights / Stanford Hills	80840116	2331 Warner Range Avenue	\$1,799,000	\$1,799,000	\$1,699,000	94%	94%	110
Willows / O'Conner Area	80840425	530 Gilbert Avenue	\$899,000	\$849,000	\$824,000	92%	97%	97
Willows / O'Conner Area	80901147	340 Trenton Way	\$1,369,000	\$1,369,000	\$1,340,000	98%	98%	27
Willows / O'Conner Area	80905459	504 Okeefe Street	\$1,349,000	\$1,349,000	\$1,259,000	93%	93%	194
			<b>\$1,046,514</b>	<b>\$1,006,414</b>	<b>\$971,795</b>	<b>93%</b>	<b>97%</b>	<b>98</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	80900278	2401 Sharon Oaks Drive	\$1,195,000	\$1,195,000	\$1,183,000	99%	99%	11
			<b>\$1,195,000</b>	<b>\$1,195,000</b>	<b>\$1,183,000</b>	<b>99%</b>	<b>99%</b>	<b>11</b>