

Sold Price Analysis Report (February 02, 2008 to February 29, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80769635	775 Cereza Drive	\$1,275,000	\$1,275,000	\$1,652,000	130%	130%	8
Barron Park	80772021	548 Barron Avenue	\$960,000	\$960,000	\$965,000	101%	101%	6
Community Center	80800026	1050 Fife Avenue	\$1,550,000	\$1,550,000	\$1,500,000	97%	97%	3
Crescent Park	80767795	859 Lytton Avenue	\$1,595,000	\$1,495,000	\$1,475,000	92%	99%	33
Green Gables	80781392	956 El Cajon Way	\$1,595,000	\$1,595,000	\$1,736,000	109%	109%	0
Midtown	80773629	777 Moreno Avenue	\$1,895,000	\$1,895,000	\$2,175,000	115%	115%	16
Old Palo Alto	80769733	144 Tennyson Avenue	\$1,349,000	\$1,349,000	\$1,510,000	112%	112%	15
Old Palo Alto	80775209	220 Tennyson Avenue	\$3,995,000	\$3,995,000	\$4,000,000	100%	100%	5
Professorville	80774135	1221 Webster Street	\$1,923,000	\$1,923,000	\$1,835,000	95%	95%	18
South Palo Alto	80764006	1073 Maddux Drive	\$1,249,000	\$1,149,000	\$1,140,000	91%	99%	61
South Palo Alto	80766895	871 Rorke Way	\$1,099,000	\$1,099,000	\$1,300,000	118%	118%	7
South Palo Alto	80767918	2719 Greer Road	\$1,395,000	\$1,395,000	\$1,399,999	100%	100%	34
South Palo Alto	80771095	721 Ensign Way	\$1,595,000	\$1,595,000	\$1,800,000	113%	113%	9
South Palo Alto	80772403	4072 Scripps Avenue	\$1,495,000	\$1,495,000	\$1,657,000	111%	111%	9
South Palo Alto	80772545	878 Ames Court	\$1,285,000	\$1,285,000	\$1,485,000	116%	116%	8
South Palo Alto	80772615	3646 Ross Road	\$2,090,000	\$2,090,000	\$2,045,000	98%	98%	14
South Palo Alto	80772723	2625 Marshall Drive	\$2,495,000	\$2,495,000	\$2,495,000	100%	100%	5
Stanford	80769831	766 Santa Ynez Street	\$1,995,000	\$1,995,000	\$2,050,000	103%	103%	16
			\$1,713,056	\$1,701,944	\$1,790,000	104%	105%	15

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80779243	425 Grant Avenue #00022	\$649,000	\$649,000	\$665,000	102%	102%	1
South Palo Alto	80751158	3812 Quail Drive	\$1,132,550	\$1,127,000	\$1,100,000	97%	98%	130
South Palo Alto	80766827	2466 West Bayshore Road #00001	\$468,000	\$468,000	\$470,000	100%	100%	16
South Palo Alto	80773285	4218 Rickey'S Way #A	\$1,175,000	\$1,175,000	\$1,253,700	107%	107%	2
South Palo Alto	80773683	440 Cesano Court #00305	\$869,000	\$869,000	\$869,000	100%	100%	8
			\$858,710	\$857,600	\$871,540	101%	102%	31