

## Sold Price Analysis Report (February 01, 2008 to February 29, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80761301	880 Partridge Avenue	\$895,000	\$895,000	\$940,000	105%	105%	16
Central Menlo	80771304	1 Hermosa Place	\$2,995,000	\$2,995,000	\$2,950,000	98%	98%	14
Central Menlo	80774638	11 Garland Place	\$1,895,000	\$1,895,000	\$1,925,625	102%	102%	10
Central Menlo	80774708	1325 North Lemon Avenue	\$1,595,000	\$1,595,000	\$1,627,000	102%	102%	8
Central Menlo	80777427	99 San Mateo Drive	\$3,850,000	\$3,850,000	\$4,310,000	112%	112%	4
County / Alameda Area	80750471	745 Stanford Avenue	\$1,789,000	\$1,585,000	\$1,567,500	88%	99%	92
County / Alameda Area	80770597	2044 Gordon Avenue	\$2,348,000	\$2,348,000	\$2,235,000	95%	95%	190
County / Alameda Area	80771659	308 Stanford Avenue	\$1,495,000	\$1,495,000	\$1,455,000	97%	97%	13
County / Alameda Area	80773043	1852 Camino De Los Robles	\$2,495,000	\$2,495,000	\$2,625,000	105%	105%	12
County Area / Fair Oaks Ave	80762493	855 15Th Avenue	\$829,000	\$799,000	\$780,000	94%	98%	64
County Area / Fair Oaks Ave	80765317	736 11Th Avenue	\$799,000	\$799,000	\$775,000	97%	97%	191
County Area / Fair Oaks Ave	80767385	725 12Th Avenue	\$748,800	\$728,000	\$719,000	96%	99%	49
County Area / Fair Oaks Ave	80771412	421 8Th Avenue	\$965,000	\$965,000	\$900,000	93%	93%	162
Flood Park Area	80736927	1032 Hollyburne Avenue	\$1,225,000	\$975,000	\$945,000	77%	97%	245
Menlo Oaks Area	80770320	785 Berkeley Avenue	\$4,995,000	\$4,995,000	\$4,995,000	100%	100%	16
Menlo Oaks Area	80771349	3 Brady Place	\$3,700,000	\$3,500,000	\$3,350,000	91%	96%	18
Menlo Oaks Area	80775032	310 Santa Monica Avenue	\$1,350,000	\$1,350,000	\$1,386,000	103%	103%	7
Sharon Heights / Stanford Hills	80770809	1155 Trinity Drive	\$5,495,000	\$5,295,000	\$4,900,000	89%	93%	50
Willows / O'Conner Area	80766001	115 Walnut Street	\$1,399,500	\$1,399,450	\$1,370,000	98%	98%	52
Willows / O'Conner Area	80800156	677 Laurel Avenue	\$1,098,000	\$1,098,000	\$1,125,000	102%	102%	9
			<b>\$2,098,065</b>	<b>\$2,052,823</b>	<b>\$2,044,006</b>	<b>97%</b>	<b>100%</b>	<b>61</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Middlefield to El Camino	80771574	1160 Pine Street #0000B	\$789,000	\$789,000	\$770,000	98%	98%	13
Middlefield to El Camino	80771743	165 Stone Pine Lane	\$1,329,000	\$1,329,000	\$1,314,500	99%	99%	16
Sharon Heights / Stanford Hills	80748189	560 Sand Hill Circle	\$1,225,000	\$1,225,000	\$1,150,000	94%	94%	93
Sharon Heights / Stanford Hills	80758519	596 Sand Hill Circle	\$1,195,000	\$1,099,000	\$990,000	83%	90%	98
Sharon Heights / Stanford Hills	80772902	2418 Sharon Oaks Drive	\$1,125,000	\$1,125,000	\$1,141,000	101%	101%	12
			<b>\$1,132,600</b>	<b>\$1,113,400</b>	<b>\$1,073,100</b>	<b>95%</b>	<b>96%</b>	<b>46</b>