

Sold Price Analysis Report (February 02, 2010 to February 28, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80952374	822 College Avenue	\$1,850,000	\$1,750,000	\$1,700,000	92%	97%	82
Allied Arts / Downtown	80954613	840 Partridge Avenue	\$849,000	\$799,000	\$799,000	94%	100%	71
Allied Arts / Downtown	81002036	100 Princeton Road	\$2,885,000	\$2,885,000	\$2,850,000	99%	99%	19
Central Menlo	80945015	620 Windsor Drive	\$3,995,000	\$3,795,000	\$3,650,000	91%	96%	135
Central Menlo	80951776	1980 Avy Avenue	\$2,098,000	\$2,098,000	\$1,895,000	90%	90%	51
Central Menlo	80955999	800 Olive Street	\$1,389,950	\$1,389,950	\$1,360,000	98%	98%	29
County / Alameda Area	81008698	2055 Gordon Avenue	\$1,299,000	\$1,299,000	\$1,200,000	92%	92%	-2
East of U.S. 101	80938443	1230 Windermere Avenue	\$429,000	\$429,000	\$430,000	100%	100%	27
East of U.S. 101	80947417	1252 Sevier Avenue	\$390,000	\$340,000	\$300,000	77%	88%	107
East of U.S. 101	80955377	1219 Hollyburne Avenue	\$499,000	\$499,000	\$499,000	100%	100%	60
East of U.S. 101	81001865	1118 Hollyburne Avenue	\$275,000	\$275,000	\$315,000	115%	115%	153
Flood Park Area	80949690	219 Oakhurst Place	\$1,189,000	\$1,099,000	\$1,039,000	87%	95%	100
Middlefield to El Camino	80948161	232 Morgan Lane	\$1,299,000	\$1,299,000	\$1,200,000	92%	92%	60
Middlefield to El Camino	80951166	1332 Mills Street	\$899,000	\$899,000	\$895,000	100%	100%	92
Sharon Heights / Stanford Hills	80950743	1040 Siskiyou Drive	\$2,970,000	\$3,790,000	\$3,710,000	125%	98%	44
Willows / O'Conner Area	80956441	320 Haight Street	\$525,000	\$525,000	\$525,000	100%	100%	154
Willows / O'Conner Area	81001219	208 Durham Street	\$995,000	\$995,000	\$955,000	96%	96%	9
Willows / O'Conner Area	81002034	421 Shirley Way	\$1,250,000	\$1,250,000	\$1,300,000	104%	104%	13
			\$1,393,664	\$1,411,997	\$1,367,889	98%	97%	67

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80838206	1330 University Drive #71	\$1,395,000	\$1,099,000	\$1,040,000	75%	95%	423
Sharon Heights / Stanford Hills	80938962	2140 Santa Cruz Avenue #A303	\$389,500	\$359,900	\$330,000	85%	92%	162
Sharon Heights / Stanford Hills	80955982	2357 Sharon Oaks Drive	\$1,089,000	\$1,069,000	\$1,025,000	94%	96%	53
			\$957,833	\$842,633	\$798,333	83%	95%	213