

Sold Price Analysis Report (January 04, 2010 to January 29, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80943059	3901 Laguna Avenue	\$2,200,000	\$2,099,000	\$1,990,000	90%	95%	83
Barron Park	80951102	3883 La Selva Drive	\$949,000	\$949,000	\$882,000	93%	93%	33
Barron Park	80956941	3965 El Cerrito Road	\$1,400,000	\$1,400,000	\$1,400,000	100%	100%	6
College	80956499	2137 Bowdoin Street	\$728,000	\$728,000	\$1,000,000	137%	137%	9
Community Center	80943263	1119 Hopkins Avenue	\$3,475,000	\$3,298,000	\$3,140,000	90%	95%	82
Crescent Park	80952135	311 Middlefield Road	\$1,699,000	\$1,550,000	\$1,540,500	91%	99%	29
Downtown	80932971	167 Hawthorne Avenue	\$1,749,000	\$1,699,000	\$1,678,000	96%	99%	202
Green Gables	80934205	550 Patricia Lane	\$1,698,000	\$1,628,000	\$1,590,000	94%	98%	186
Green Gables	80950931	193 Walter Hays Drive	\$1,465,000	\$1,465,000	\$1,470,000	100%	100%	11
Green Gables	80954218	675 Greer Road	\$1,099,000	\$1,099,000	\$1,175,000	107%	107%	28
Midtown	80937211	3515 Bryant Street	\$1,980,000	\$1,795,000	\$1,698,000	86%	95%	108
Midtown	80940284	3417 Cowper Street	\$950,000	\$950,000	\$910,000	96%	96%	20
Midtown	80950240	2430 Ross Road	\$1,675,000	\$1,628,800	\$1,580,000	94%	97%	91
Midtown	80955590	620 Wellsbury Way	\$1,398,000	\$1,398,000	\$1,439,800	103%	103%	7
Old Palo Alto	80912517	154 Tennyson Avenue	\$1,275,000	\$1,110,000	\$1,085,000	85%	98%	64
South Palo Alto	80907274	364 Monroe Drive	\$1,990,000	\$1,810,000	\$1,625,000	82%	90%	316
South Palo Alto	80921532	1152 Donner Lane	\$999,950	\$999,950	\$970,000	97%	97%	149
South Palo Alto	80949186	3731 Grove Avenue	\$1,375,000	\$1,338,800	\$1,325,000	96%	99%	57
South Palo Alto	80954335	4028 Sutherland Drive	\$998,000	\$1,058,000	\$1,045,000	105%	99%	17
South Palo Alto	80955668	3795 Corina Way	\$1,088,000	\$1,088,000	\$1,050,000	97%	97%	12
South Palo Alto	80955782	4235 Ruthelma Avenue	\$949,000	\$949,000	\$985,000	104%	104%	13
Stanford	80956689	611 Alvarado Row	\$1,295,000	\$1,295,000	\$1,325,000	102%	102%	7
Ventura	80949119	4043 Park Boulevard	\$818,800	\$798,500	\$795,000	97%	100%	65
			\$1,445,815	\$1,397,133	\$1,378,187	95%	99%	69

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	80945641	315 Homer Avenue #205	\$1,349,000	\$1,349,000	\$1,300,000	96%	96%	91
South Palo Alto	80838138	800 East Charleston Road #5	\$997,000	\$778,888	\$709,000	71%	91%	340
South Palo Alto	80943397	467 West Meadow Drive	\$649,000	\$649,000	\$618,888	95%	95%	105
South Palo Alto	81003456	878 Altaire Walk	\$850,000	\$850,000	\$850,000	100%	100%	0
South Palo Alto	81003485	882 Altaire Walk	\$765,000	\$765,000	\$765,000	100%	100%	0
			\$922,000	\$878,378	\$848,578	92%	97%	107