

Sold Price Analysis Report (January 06, 2009 to January 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	80847389	318 Bryant Court	\$1,229,500	\$1,229,500	\$1,165,000	95%	95%	14
Green Acres	80847976	4212 Suzanne Drive	\$1,089,000	\$1,089,000	\$1,151,000	106%	106%	11
Green Gables	80847991	2351 Santa Catalina Street	\$1,695,000	\$1,695,000	\$1,675,000	99%	99%	7
Green Gables	80903473	866 Seale Avenue	\$3,498,000	\$3,498,000	\$3,625,000	104%	104%	2
Green Gables	80850385	561 Hilbar Lane	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	13
Midtown	80846216	195 Colorado Avenue	\$1,250,000	\$1,250,000	\$1,125,000	90%	90%	30
Midtown	80846266	2576 Middlefield Road	\$839,000	\$798,000	\$745,000	89%	93%	33
Midtown	80849043	428 El Verano Avenue	\$1,995,000	\$1,995,000	\$1,850,000	93%	93%	28
Professorville	80900380	1029 Ramona Street	\$1,650,000	\$1,650,000	\$1,350,000	82%	82%	16
South Palo Alto	80807324	983 Amarillo Avenue	\$2,398,000	\$1,980,000	\$1,830,000	76%	92%	220
South Palo Alto	80831789	3524 Louis Road	\$1,474,500	\$1,299,000	\$1,220,000	83%	94%	111
South Palo Alto	80842275	734 Gailen Avenue	\$1,575,000	\$1,575,000	\$1,500,000	95%	95%	146
			\$1,674,000	\$1,621,125	\$1,552,583	93%	96%	53

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80832437	425 Grant Avenue #30	\$595,000	\$569,000	\$525,000	88%	92%	96
Downtown	80846244	315 Homer Avenue #109	\$1,420,000	\$1,420,000	\$1,348,000	95%	95%	16
Green Acres	80835415	4250 El Camino Real #C126	\$495,000	\$449,000	\$400,000	81%	89%	92
Old Palo Alto	80845799	1237 Alma Street	\$699,000	\$599,000	\$635,000	91%	106%	163
			\$802,250	\$759,250	\$727,000	91%	96%	92