

## Sold Price Analysis Report (January 04, 2008 to January 31, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80764126	541 Maybell Avenue	\$1,880,000	\$1,880,000	\$1,800,000	96%	96%	42
Community Center	80764530	1430 Parkinson Avenue	\$1,950,000	\$1,950,000	\$1,950,000	100%	100%	10
Crescent Park	80754308	80 Crescent Drive	\$7,500,000	\$6,900,000	\$6,900,000	92%	100%	42
Crescent Park	80761916	758 Center Drive	\$2,995,000	\$2,995,000	\$3,110,000	104%	104%	8
Downtown	80708207	943 Scott Street	\$3,195,000	\$3,195,000	\$1,550,000	49%	49%	128
Downtown	80770167	154 Bryant Street	\$1,150,000	\$1,150,000	\$1,180,000	103%	103%	0
Green Gables	80769821	808 Northampton Drive	\$2,195,000	\$2,195,000	\$2,140,000	97%	97%	10
Midtown	80766833	890 Colorado Avenue	\$1,098,000	\$1,098,000	\$1,291,000	118%	118%	7
Old Palo Alto	80766675	360 Kellogg Avenue	\$7,950,000	\$7,950,000	\$7,800,000	98%	98%	3
Old Palo Alto	80769494	118 Kellogg Avenue	\$949,000	\$949,000	\$1,100,000	116%	116%	3
Palo Alto Hills	80754238	726 Arastradero Road	\$1,350,000	\$1,299,900	\$1,250,000	93%	96%	42
Palo Alto Hills	80754341	730 Arastradero Road	\$975,000	\$995,000	\$990,000	102%	99%	65
South Palo Alto	80759548	281 Parkside Drive	\$1,495,000	\$1,495,000	\$1,475,000	99%	99%	27
South Palo Alto	80763075	470 Carolina Lane	\$2,395,000	\$2,395,000	\$2,250,000	94%	94%	36
South Palo Alto	80763566	4201 Park Boulevard	\$940,000	\$940,000	\$960,000	102%	102%	6
South Palo Alto	80767044	3217 Greer Road	\$920,000	\$920,000	\$1,018,000	111%	111%	13
			<b>\$2,433,563</b>	<b>\$2,394,181</b>	<b>\$2,297,750</b>	<b>94%</b>	<b>96%</b>	<b>28</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	80771083	221 High Street	\$828,000	\$828,000	\$907,000	110%	110%	8
Green Acres	80758676	4250 El Camino Real #00322	\$499,000	\$474,500	\$450,000	90%	95%	98
South Palo Alto	80769681	777 San Antonio Road #9	\$625,000	\$625,000	\$640,000	102%	102%	9
South Palo Alto	80770196	4238 I Rickey'S Way #U	\$999,000	\$999,000	\$1,000,000	100%	100%	17
Stanford	80761268	94 Peter Coutts Circle	\$650,000	\$650,000	\$665,000	102%	102%	23
			<b>\$720,200</b>	<b>\$715,300</b>	<b>\$732,400</b>	<b>102%</b>	<b>102%</b>	<b>31</b>