

## Sold Price Analysis Report (January 03, 2008 to January 31, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80767695	450 Arbor Road	\$1,598,000	\$1,495,000	\$1,551,000	97%	104%	6
Central Menlo	80753677	471 Middle Court	\$1,795,000	\$1,749,000	\$1,650,000	92%	94%	74
Central Menlo	80769926	645 Olive Street	\$3,195,000	\$3,195,000	\$3,250,000	102%	102%	15
County / Alameda Area	80754939	2144 Camino De Los Robles	\$2,495,000	\$2,495,000	\$2,400,000	96%	96%	50
County / Alameda Area	80766133	1356 American Way	\$1,225,000	\$1,225,000	\$1,200,000	98%	98%	11
County / Alameda Area	80767866	2159 Santa Cruz Avenue	\$1,399,000	\$1,399,000	\$1,505,000	108%	108%	6
County Area / Fair Oaks Ave	80766552	563 9Th Avenue	\$825,000	\$825,000	\$825,000	100%	100%	11
Flood Park Area	80758667	1015 Peggy Lane	\$898,000	\$898,000	\$850,000	95%	95%	52
Sharon Heights / Stanford Hills	80757620	995 Continental Drive	\$2,295,000	\$2,250,000	\$2,150,000	94%	96%	46
Willows / O'Conner Area	80765161	1958 Menalto Av. - 1958 1/2	\$1,125,000	\$1,125,000	\$1,125,000	100%	100%	1
Willows / O'Conner Area	80767448	483 Oconnor Street	\$539,900	\$539,900	\$541,000	100%	100%	17
			<b>\$1,580,900</b>	<b>\$1,563,264</b>	<b>\$1,549,727</b>	<b>98%</b>	<b>99%</b>	<b>26</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80767365	714 University Drive	\$1,195,000	\$1,195,000	\$1,195,000	100%	100%	24
Willows / O'Conner Area	80767394	600 Willow Road #00017	\$850,000	\$850,000	\$825,000	97%	97%	137
			<b>\$1,022,500</b>	<b>\$1,022,500</b>	<b>\$1,010,000</b>	<b>99%</b>	<b>99%</b>	<b>81</b>