

## Sold Price Analysis Report (July 01, 2010 to July 31, 2010)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81012776	1436 College Avenue	\$759,000	\$739,000	\$675,000	89%	91%	85
College	81018226	1611 Portola Avenue	\$2,295,000	\$2,138,000	\$2,000,000	87%	94%	62
College	81027365	186 Park Avenue	\$2,295,000	\$2,295,000	\$2,375,000	103%	103%	8
College	81034102	2326 Hanover Street	\$2,598,000	\$2,598,000	\$2,700,000	104%	104%	0
Community Center	81027246	850 Guinda Street	\$1,525,000	\$1,525,000	\$1,550,000	102%	102%	11
Community Center	81031401	755 Channing Avenue	\$1,750,000	\$1,750,000	\$1,880,000	107%	107%	8
Crescent Park	81009410	1245 Hamilton Avenue	\$2,895,000	\$2,699,000	\$2,649,000	92%	98%	98
Crescent Park	81010176	1448 Hamilton Avenue	\$2,699,000	\$2,699,000	\$2,600,000	96%	96%	44
Crescent Park	81015526	1270 Lincoln Avenue	\$2,695,000	\$2,568,000	\$2,400,000	89%	93%	84
Crescent Park	81024978	1125 University Avenue	\$2,988,000	\$2,988,000	\$3,650,000	122%	122%	14
Crescent Park	81027287	419 Palm Street	\$1,398,000	\$1,398,000	\$1,525,000	109%	109%	14
Crescent Park	81031187	1136 Hamilton Avenue	\$2,499,000	\$2,499,000	\$2,425,000	97%	97%	10
Crescent Park	81036277	1446 Dana Avenue	\$2,995,999	\$2,995,000	\$3,300,000	110%	110%	5
Downtown	81024985	130 Bryant Street	\$1,295,000	\$1,295,000	\$1,310,000	101%	101%	7
Green Acres	81026244	645 Maybell Avenue #A	\$895,000	\$849,000	\$840,000	94%	99%	21
Green Gables	81023657	563 Rhodes Drive	\$1,195,000	\$1,195,000	\$1,280,000	107%	107%	6
Green Gables	81027329	1810 Fulton Street	\$2,650,000	\$2,650,000	\$2,450,000	92%	92%	6
Green Gables	81027353	2236 Saint Francis Drive	\$899,000	\$899,000	\$1,088,000	121%	121%	7
Green Gables	81027358	849 Northampton Drive	\$1,725,000	\$1,725,000	\$2,025,000	117%	117%	11
Green Gables	81027359	757 De Soto Drive	\$1,499,000	\$1,499,000	\$1,520,000	101%	101%	7
Green Gables	81028344	1863 Channing Avenue	\$1,295,000	\$1,295,000	\$1,305,000	101%	101%	7
Green Gables	81031382	1916 Louis Road	\$1,199,000	\$1,199,000	\$1,246,000	104%	104%	5
Green Gables	81031396	1920 Barbara Drive	\$2,688,000	\$2,688,000	\$3,150,000	117%	117%	7
Midtown	81024619	641 Marion Avenue	\$1,595,000	\$1,395,000	\$1,425,000	89%	102%	16
Midtown	81024692	3374 Saint Michael Drive	\$1,295,000	\$1,295,000	\$1,350,000	104%	104%	9
Midtown	81031377	629 Ashton Avenue	\$1,198,000	\$1,198,000	\$1,198,000	100%	100%	13
Midtown	81031390	2626 Ross Road	\$1,198,000	\$1,198,000	\$1,325,000	111%	111%	8
Old Palo Alto	81029535	1700 Webster Street	\$2,350,000	\$2,350,000	\$2,250,000	96%	96%	8
Old Palo Alto	81029926	536 Lowell Avenue	\$2,198,000	\$2,198,000	\$2,260,000	103%	103%	36
Old Palo Alto	81030825	585 North California Avenue	\$1,350,000	\$1,350,000	\$1,800,000	133%	133%	10
Old Palo Alto	81031237	2153 Waverley Street	\$3,700,000	\$3,700,000	\$3,500,000	95%	95%	22
South Palo Alto	81000761	4100 Wilkie Way	\$1,425,000	\$1,375,000	\$1,349,000	95%	98%	400
South Palo Alto	81022413	848 Colorado Avenue	\$1,795,000	\$1,775,000	\$1,712,888	95%	97%	64
South Palo Alto	81023482	360 Ely Place	\$978,000	\$978,000	\$1,205,000	123%	123%	7
South Palo Alto	81027132	894 Ames Avenue	\$1,098,000	\$1,055,000	\$1,000,000	91%	95%	14
South Palo Alto	81027345	874 Richardson Court	\$1,100,000	\$1,100,000	\$1,255,000	114%	114%	12
South Palo Alto	81027376	4344 Silva Avenue	\$1,198,000	\$1,198,000	\$1,208,000	101%	101%	14
South Palo Alto	81027389	333 Tennessee Lane	\$1,300,000	\$1,300,000	\$1,325,000	102%	102%	9
South Palo Alto	81027418	3141 Morris Drive	\$1,295,000	\$1,295,000	\$1,400,000	108%	108%	6
South Palo Alto	81027736	3167 Stockton Place	\$950,000	\$950,000	\$950,000	100%	100%	7
South Palo Alto	81028253	861 Clara Drive	\$2,399,000	\$2,399,000	\$2,100,000	88%	88%	43
South Palo Alto	81028655	1083 Moffett Circle	\$1,195,000	\$1,195,000	\$1,210,000	101%	101%	7
South Palo Alto	81028742	3561 Middlefield Road	\$1,495,000	\$1,495,000	\$1,550,000	104%	104%	9

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Ventura	81031882	383 Maclane Street	\$799,800	\$799,800	\$851,000	106%	106%	5
			<b>\$1,741,905</b>	<b>\$1,722,359</b>	<b>\$1,776,520</b>	<b>102%</b>	<b>103%</b>	<b>28</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81010169	117 South California Avenue #D205	\$599,000	\$569,000	\$570,000	95%	100%	117
College	81023627	157 South California Avenue #H204	\$595,000	\$595,000	\$590,000	99%	99%	21
College	81027372	455 Grant Avenue #1	\$599,000	\$599,000	\$590,000	98%	98%	9
Downtown	80930751	434 Webster Street	\$888,000	\$848,000	\$730,000	82%	86%	253
Downtown	80940931	548 Everett Avenue	\$949,000	\$848,000	\$825,000	87%	97%	293
Downtown	81016759	668 Hamilton Avenue #D	\$1,075,000	\$949,000	\$940,000	87%	99%	102
Downtown	81023662	425 Alma Street #411	\$829,000	\$779,000	\$775,000	93%	99%	47
Downtown	81026185	360 Everett Avenue #2A	\$1,295,000	\$1,295,000	\$1,250,000	97%	97%	7
South Palo Alto	81001830	444 San Antonio Road #3B	\$778,000	\$669,000	\$670,000	86%	100%	130
South Palo Alto	81022086	932 Mallard Lane	\$745,000	\$745,000	\$735,000	99%	99%	119
South Palo Alto	81024943	143 Greenmeadow Way	\$648,000	\$648,000	\$650,000	100%	100%	36
South Palo Alto	81025003	765 San Antonio Road #40	\$509,000	\$495,000	\$490,000	96%	99%	29
South Palo Alto	81025196	4159 El Camino Way #F	\$368,000	\$368,000	\$330,000	90%	90%	39
South Palo Alto	81028054	444 San Antonio Road #9D	\$828,000	\$828,000	\$850,000	103%	103%	14
			<b>\$764,643</b>	<b>\$731,071</b>	<b>\$713,929</b>	<b>93%</b>	<b>98%</b>	<b>87</b>