

## Sold Price Analysis Report (July 01, 2009 to July 31, 2009)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80918684	1003 Cerrito Way	\$2,880,000	\$2,698,000	\$2,550,000	89%	95%	73
Barron Park	80923442	855 Ilima Court	\$1,295,000	\$1,295,000	\$1,200,000	93%	93%	19
Barron Park	80923454	719 Florales Drive	\$1,595,000	\$1,595,000	\$1,500,000	94%	94%	41
Barron Park	80928372	4020 Manzana Lane	\$1,595,000	\$1,595,000	\$1,610,000	101%	101%	7
College	80923557	2317 Williams Street	\$775,000	\$775,000	\$755,000	97%	97%	12
Crescent Park	80909804	515 Center Drive	\$2,498,000	\$2,249,000	\$2,091,000	84%	93%	102
Crescent Park	80919631	1464 Pitman Avenue	\$1,849,000	\$1,849,000	\$1,775,000	96%	96%	42
Crescent Park	80923142	881 Lytton Avenue	\$1,099,000	\$1,099,000	\$1,050,000	96%	96%	125
Crescent Park	80924296	1382 Forest Avenue	\$1,795,000	\$1,695,000	\$1,625,000	91%	96%	60
Crescent Park	80928260	133 Middlefield Road	\$949,500	\$949,500	\$1,020,000	107%	107%	12
Downtown	80848002	451 Addison Avenue	\$1,195,000	\$1,025,000	\$1,000,000	84%	98%	169
Downtown	80906068	927 Ramona Street	\$3,598,000	\$3,295,000	\$2,995,000	83%	91%	128
Downtown	80909899	252 Cowper Street	\$1,895,000	\$1,495,000	\$1,435,000	76%	96%	103
Green Acres	80918510	4189 Cherry Oaks Place	\$2,385,000	\$2,195,000	\$2,150,000	90%	98%	51
Green Acres	80919855	4228 Pomona Avenue	\$2,100,000	\$2,100,000	\$1,900,000	90%	90%	22
Green Gables	80919880	1962 Channing Avenue	\$1,249,000	\$1,249,000	\$1,200,000	96%	96%	46
Green Gables	80923560	1616 Channing Avenue	\$1,349,000	\$1,349,000	\$1,275,000	95%	95%	24
Green Gables	80924396	892 Northampton Drive	\$2,695,000	\$2,695,000	\$2,430,000	90%	90%	159
Green Gables	80925717	956 Elsinore Drive	\$1,275,000	\$1,275,000	\$1,295,000	102%	102%	8
Green Gables	80925799	149 Lois Lane	\$1,349,000	\$1,349,000	\$1,426,000	106%	106%	7
Green Gables	80929493	2321 Middlefield Road	\$1,395,000	\$1,395,000	\$1,450,000	104%	104%	13
Midtown	80901895	730 San Carlos Court	\$928,880	\$798,000	\$832,500	90%	104%	149
Midtown	80923392	3346 Ramona Street	\$1,250,000	\$1,250,000	\$1,200,000	96%	96%	53
Midtown	80924415	2495 Bryant Street	\$1,299,000	\$1,199,000	\$1,080,000	83%	90%	34
Midtown	80928242	2715 Ramona Street	\$1,650,000	\$1,588,000	\$1,588,000	96%	100%	20
Old Palo Alto	80908269	180 Churchill Avenue	\$1,150,000	\$1,030,000	\$945,000	82%	92%	127
Old Palo Alto	80912020	1837 Bryant Street	\$1,495,000	\$1,435,000	\$1,350,000	90%	94%	120
Old Palo Alto	80925551	244 Rinconada	\$3,395,000	\$3,395,000	\$3,200,000	94%	94%	15
Old Palo Alto	80925783	1870 Emerson Street	\$2,100,000	\$2,100,000	\$1,970,000	94%	94%	11
Palo Alto Hills	80923587	3132 Alexis Drive	\$2,795,000	\$2,795,000	\$2,650,000	95%	95%	25
South Palo Alto	80843908	3119 David Avenue	\$1,295,000	\$1,125,000	\$1,100,000	85%	98%	214
South Palo Alto	80845309	420 Alder Lane	\$1,606,148	\$1,503,300	\$1,360,019	85%	90%	207
South Palo Alto	80906179	3143 Stockton Place	\$1,699,000	\$1,499,000	\$1,400,000	82%	93%	137
South Palo Alto	80913923	4144 Wilkie Way	\$1,098,000	\$1,049,000	\$1,049,000	96%	100%	84
South Palo Alto	80918538	3915 Louis Road	\$1,299,000	\$1,249,000	\$1,195,000	92%	96%	56
South Palo Alto	80919547	180 Monroe Drive	\$1,495,000	\$1,495,000	\$1,415,000	95%	95%	31
South Palo Alto	80919992	1018 Loma Verde Avenue	\$1,250,000	\$1,250,000	\$1,200,000	96%	96%	25
South Palo Alto	80924714	982 Van Auken Circle	\$899,950	\$899,950	\$900,000	100%	100%	8
South Palo Alto	80924848	3067 Stelling Drive	\$1,175,000	\$1,175,000	\$1,150,000	98%	98%	26
South Palo Alto	80926587	2984 Sandra Place	\$1,525,000	\$1,525,000	\$1,525,000	100%	100%	10
South Palo Alto	80927027	3842 Louis Road	\$1,188,000	\$999,000	\$1,110,000	93%	111%	23
Ventura	80915120	437 Wilton Avenue	\$1,199,000	\$1,099,000	\$1,099,000	92%	100%	79
Ventura	80924524	225 Wilton Avenue	\$725,000	\$725,000	\$703,000	97%	97%	15

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Ventura	80935953	221 Maclane Street	\$950,000	\$950,000	\$935,000	98%	98%	102
			<b>\$1,597,329</b>	<b>\$1,530,790</b>	<b>\$1,470,194</b>	<b>92%</b>	<b>96%</b>	<b>64</b>

**Townhouse/Condo (Comm Int Dev)**

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Downtown	80913442	325 Channing Avenue #304	\$2,600,000	\$2,249,000	\$2,097,500	81%	93%	91
Downtown	80924163	101 Alma Street #804	\$495,000	\$495,000	\$505,000	102%	102%	21
Downtown	80925728	320 Palo Alto Avenue #D3	\$897,000	\$897,000	\$880,000	98%	98%	45
South Palo Alto	80925768	4208 Rickeys Way #J	\$1,225,000	\$1,225,000	\$1,150,000	94%	94%	9
			<b>\$1,304,250</b>	<b>\$1,216,500</b>	<b>\$1,158,125</b>	<b>89%</b>	<b>95%</b>	<b>42</b>