

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
Allied Arts / Downtown	80919282	1243 Hoover Street	\$1,199,000	\$1,199,000	\$1,115,000	93%	93%	37
Allied Arts / Downtown	80926946	836 Live Oak Avenue	\$998,000	\$998,000	\$981,000	98%	98%	18
Allied Arts / Downtown	80928891	641 College Avenue	\$1,495,000	\$1,495,000	\$1,500,000	100%	100%	7
Central Menlo	80909191	700 Oak Knoll Lane	\$3,595,000	\$3,295,000	\$3,000,000	83%	91%	116
Central Menlo	80918119	1280 Arbor Road	\$3,200,000	\$3,200,000	\$2,900,000	91%	91%	51
Central Menlo	80920568	2003 Santa Cruz Avenue	\$1,750,000	\$1,625,000	\$1,585,000	91%	98%	44
Central Menlo	80926058	1875 Oak Knoll Lane	\$1,385,000	\$1,385,000	\$1,495,000	108%	108%	4
Central Menlo	80927519	1201 Cotton Street	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	20
County / Alameda Area	80910386	2124 Oakley Avenue	\$2,150,000	\$2,150,000	\$2,018,000	94%	94%	95
County / Alameda Area	80915253	1911 Valparaiso Avenue	\$1,480,000	\$1,299,900	\$1,270,000	86%	98%	56
County / Alameda Area	80915433	2160 Manzanita Avenue	\$1,399,000	\$1,250,000	\$1,195,000	85%	96%	67
County / Alameda Area	80926417	2130 Manzanita Avenue	\$1,625,000	\$1,625,000	\$1,605,000	99%	99%	17
County / Alameda Area	80927461	1880 Camino De Los Robles	\$2,420,000	\$2,420,000	\$2,432,000	100%	100%	17
County Area / Fair Oaks Ave	80907951	464 6Th Avenue	\$649,000	\$649,000	\$603,000	93%	93%	46
County Area / Fair Oaks Ave	80920902	638 18Th Avenue	\$499,000	\$499,000	\$612,000	123%	123%	9
County Area / Fair Oaks Ave	80928566	540 9Th Avenue #A	\$855,000	\$855,000	\$885,000	104%	104%	5
East of U.S. 101	80913749	1125 Bieber Avenue	\$290,000	\$290,000	\$284,500	98%	98%	29
East of U.S. 101	80914484	44 Henderson Place	\$284,900	\$284,900	\$260,000	91%	91%	87
East of U.S. 101	80919810	1118 Madera Avenue	\$270,000	\$270,000	\$243,000	90%	90%	21
East of U.S. 101	80921587	1137 Henderson	\$439,000	\$439,000	\$439,000	100%	100%	52
East of U.S. 101	80928192	1327 Madera Avenue	\$299,999	\$299,999	\$309,500	103%	103%	2
Flood Park Area	80926403	327 Hedge Road	\$899,950	\$899,950	\$930,000	103%	103%	7
Flood Park Area	80929796	9 Heritage Place	\$795,000	\$795,000	\$795,000	100%	100%	13
Menlo Oaks Area	80914508	803 Berkeley Avenue	\$1,798,000	\$1,698,000	\$1,554,500	86%	92%	82
Middlefield to El Camino	80922892	325 Claremont Way	\$1,798,000	\$1,798,000	\$1,900,000	106%	106%	10
Middlefield to El Camino	80925047	1135 Pine Street	\$1,175,000	\$1,175,000	\$1,050,000	89%	89%	52
Middlefield to El Camino	80926233	1260 Mills Street	\$869,000	\$869,000	\$920,000	106%	106%	4
Sharon Heights / Stanford Hills	80921804	2347 Branner Drive	\$1,399,000	\$1,239,000	\$1,130,000	81%	91%	52
Willows / O'Conner Area	80901554	1185 Woodland Avenue	\$1,975,000	\$1,699,000	\$1,560,000	79%	92%	158
Willows / O'Conner Area	80902588	216 Chester Street	\$649,000	\$590,000	\$565,000	87%	96%	143
Willows / O'Conner Area	80924191	815 Laurel Avenue	\$874,999	\$874,999	\$830,000	95%	95%	22
Willows / O'Conner Area	80925005	120 Blackburn Avenue	\$799,000	\$799,000	\$855,000	107%	107%	5
			\$1,284,683	\$1,242,523	\$1,206,766	94%	97%	42

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80917015	1250 Hoover Street	\$1,249,000	\$1,099,000	\$1,015,000	81%	92%	102
Middlefield to El Camino	80920800	170 Forest Lane	\$995,000	\$995,000	\$960,000	96%	96%	35
Sharon Heights / Stanford Hills	80910503	2140 Santa Cruz Avenue #E202	\$515,000	\$505,000	\$475,000	92%	94%	77
Sharon Heights / Stanford Hills	80913330	2359 Sharon Oaks Drive	\$1,150,000	\$1,075,000	\$1,025,000	89%	95%	118
Sharon Heights / Stanford Hills	80920585	1280 Sharon Park Drive #24	\$1,049,000	\$1,049,000	\$965,000	92%	92%	16
Sharon Heights / Stanford Hills	80921775	2232 Eastridge Avenue	\$799,000	\$799,000	\$755,000	94%	94%	15
Sharon Heights / Stanford Hills	80922438	675 Sharon Park Drive #225	\$532,500	\$532,500	\$532,500	100%	100%	85

Sold Price Analysis Report (July 01, 2009 to July 31, 2009)**Townhouse/Condo (Comm Int Dev)**

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	80925069	524 Sand Hill Circle	\$1,075,000	\$1,075,000	\$1,047,500	97%	97%	401
Sharon Heights / Stanford Hills	80927469	1230 Sharon Park Drive #65	\$1,100,000	\$1,100,000	\$1,100,000	100%	100%	18
Sharon Heights / Stanford Hills	80927561	146 Sand Hill Circle	\$895,000	\$895,000	\$950,000	106%	106%	11
			\$935,950	\$912,450	\$882,500	94%	97%	88