

Sold Price Analysis Report (July 01, 2008 to July 31, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80808995	4158 Amaranta Avenue	\$2,195,000	\$2,098,000	\$2,110,000	96%	101%	54
Barron Park	80812479	1040 Mcgregor Way	\$2,380,000	\$2,380,000	\$2,283,187	96%	96%	22
College	80820518	960 College Avenue	\$848,000	\$848,000	\$892,000	105%	105%	5
Community Center	80811700	1020 Channing Avenue	\$2,495,000	\$2,495,000	\$2,725,000	109%	109%	9
Community Center	80813281	623 Middlefield Road	\$949,000	\$949,000	\$1,025,000	108%	108%	9
Crescent Park	80808945	1755 University Avenue	\$2,095,000	\$2,095,000	\$2,095,000	100%	100%	17
Crescent Park	80811667	1326 Forest Avenue	\$4,395,000	\$4,395,000	\$4,200,000	96%	96%	24
Crescent Park	80815952	1524 Dana Avenue	\$1,849,000	\$1,849,000	\$1,849,000	100%	100%	13
Downtown	80788676	342 Hawthorne Avenue	\$2,395,000	\$2,195,000	\$2,250,000	94%	103%	44
Downtown	80814854	319 Everett Avenue	\$1,595,000	\$1,595,000	\$1,595,000	100%	100%	7
Green Gables	80784067	731 De Soto Drive	\$1,850,000	\$1,749,000	\$1,750,000	95%	100%	78
Green Gables	80808978	707 De Soto Drive	\$1,558,000	\$1,558,000	\$1,708,000	110%	110%	18
Green Gables	80811232	508 Rhodes Drive	\$1,595,000	\$1,595,000	\$1,595,000	100%	100%	10
Green Gables	80814814	2296 Saint Francis Drive	\$998,000	\$998,000	\$1,010,000	101%	101%	8
Green Gables	80814832	2381 Middlefield Road	\$2,390,000	\$2,390,000	\$2,350,000	98%	98%	85
Green Gables	80815825	1960 Edgewood Drive	\$1,349,000	\$1,349,000	\$1,300,000	96%	96%	63
Green Gables	80816080	2334 Santa Ana Street	\$1,198,000	\$1,198,000	\$1,290,000	108%	108%	8
Midtown	80800730	2995 Waverley Street	\$1,500,000	\$1,500,000	\$1,360,000	91%	91%	79
Midtown	80807218	3395 South Court	\$2,250,000	\$2,250,000	\$2,260,000	100%	100%	13
Midtown	80809008	482 Dymond Court	\$899,000	\$888,000	\$890,000	99%	100%	26
Midtown	80810718	3456 Bryant Street	\$1,890,000	\$1,790,000	\$1,700,000	90%	95%	36
Midtown	80811188	3465 Cowper Street	\$1,749,000	\$1,749,000	\$1,810,000	103%	103%	8
Midtown	80811694	2960 Waverley Street	\$1,898,000	\$1,898,000	\$2,025,000	107%	107%	20
Midtown	80812210	2518 Middlefield Road	\$790,000	\$790,000	\$880,000	111%	111%	13
Midtown	80813288	3209 Waverley Street	\$925,000	\$925,000	\$1,265,000	137%	137%	25
Midtown	80816369	450 El Dorado Avenue	\$1,695,000	\$1,695,000	\$1,750,000	103%	103%	7
Midtown	80817897	2508 Ramona Street	\$1,595,000	\$1,595,000	\$1,625,000	102%	102%	30
Old Palo Alto	80788444	2000 Bryant Street	\$2,550,000	\$2,550,000	\$2,550,000	100%	100%	246
Old Palo Alto	80807360	119 Churchill Avenue	\$1,325,000	\$1,325,000	\$1,375,000	104%	104%	14
Old Palo Alto	80811668	195 Santa Rita Avenue	\$1,738,000	\$1,738,000	\$1,910,000	110%	110%	10
Old Palo Alto	80811728	1925 Bryant Street	\$2,250,000	\$2,250,000	\$2,716,000	121%	121%	6
Old Palo Alto	80813301	135 Seale Avenue	\$2,750,000	\$2,750,000	\$2,690,000	98%	98%	16
Old Palo Alto	80813372	650 Santa Rita Avenue	\$2,499,500	\$2,499,500	\$2,551,000	102%	102%	10
Old Palo Alto	80814837	1875 Webster Street	\$3,250,000	\$3,250,000	\$3,440,000	106%	106%	7
Palo Alto Hills	80813232	4315 Miranda Avenue	\$1,395,000	\$1,395,000	\$1,700,000	122%	122%	7
Palo Alto Hills	80817908	4165 Old Adobe Road	\$2,750,000	\$2,750,000	\$2,673,000	97%	97%	21
Professorville	80813024	1143 Webster Street	\$1,675,000	\$1,675,000	\$1,700,000	101%	101%	7
South Palo Alto	80805236	3772 Redwood Circle	\$1,219,500	\$1,195,000	\$1,195,000	98%	100%	28
South Palo Alto	80806763	3128 David Avenue	\$1,478,000	\$1,478,000	\$1,515,000	103%	103%	10
South Palo Alto	80806846	3340 Kenneth Drive	\$1,300,000	\$1,180,000	\$1,200,000	92%	102%	25
South Palo Alto	80808953	350 West Charleston Road	\$929,900	\$929,900	\$882,000	95%	95%	30
South Palo Alto	80811597	812 Sycamore Drive	\$1,950,000	\$1,950,000	\$1,891,000	97%	97%	30
South Palo Alto	80811605	907 Clara Drive	\$1,950,000	\$1,950,000	\$1,875,000	96%	96%	15

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South Palo Alto	80811659	3116 Stelling Drive	\$1,695,000	\$1,695,000	\$1,800,000	106%	106%	7
South Palo Alto	80811697	2671 Marshall Drive	\$2,088,000	\$2,088,000	\$2,200,000	105%	105%	7
South Palo Alto	80814586	770 Gailen Court	\$1,250,000	\$1,250,000	\$1,280,000	102%	102%	5
South Palo Alto	80817914	732 Ames Avenue	\$1,450,000	\$1,450,000	\$1,568,000	108%	108%	6
South Palo Alto	80820406	274 Tennessee Lane	\$950,000	\$950,000	\$1,020,000	107%	107%	8
			\$1,786,831	\$1,773,217	\$1,819,233	102%	103%	26

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80805493	2585 Park Boulevard #Z212	\$679,000	\$679,000	\$665,000	98%	98%	42
College	80808544	410 Sheridan Avenue #107	\$479,000	\$449,000	\$449,000	94%	100%	67
College	80811646	410 Sheridan Avenue #00108	\$575,000	\$575,000	\$560,000	97%	97%	21
College	80818060	2581 Park Boulevard #Y207	\$695,000	\$695,000	\$688,000	99%	99%	7
Downtown	80778471	101 Alma Street #PENTHSE D	\$1,995,000	\$1,995,000				125
Downtown	80806821	103 Emerson Street	\$1,279,000	\$1,279,000	\$1,300,000	102%	102%	9
Downtown	80808768	167 Bryant Street	\$1,249,000	\$1,249,000	\$1,262,000	101%	101%	33
Downtown	80810399	340 Cowper Street	\$1,179,000	\$1,179,000	\$1,120,000	95%	95%	28
Downtown	80811691	360 Everett Avenue #4C	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	10
Green Acres	80803050	4250 El Camino Real #00128	\$620,000	\$620,000	\$600,000	97%	97%	69
Midtown	80804209	755 Loma Verde Avenue #0000B	\$799,000	\$799,000	\$799,000	100%	100%	4
South Palo Alto	80782542	4228 Rickey'S Way #E	\$1,178,000	\$1,178,000	\$1,187,000	101%	101%	33
South Palo Alto	80788979	4238 Rickey'S Way #V	\$999,950	\$999,950	\$999,950	100%	100%	83
South Palo Alto	80804097	800 East Charleston Road #00009	\$869,000	\$789,000	\$801,000	92%	102%	62
South Palo Alto	80805267	4206 Rickey'S Way #C	\$999,900	\$999,900	\$995,000	100%	100%	59
South Palo Alto	80811445	2466 West Bayshore Road #9	\$459,000	\$459,000	\$445,000	97%	97%	32
South Palo Alto	80813038	118 Greenmeadow Way	\$759,000	\$759,000	\$755,000	99%	99%	21
South Palo Alto	80816339	777 San Antonio Road #46	\$539,900	\$539,900	\$546,500	101%	101%	12
			\$930,486	\$924,375	\$856,909	87%	88%	40