

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
Allied Arts / Downtown	80815571	933 Rose Avenue	\$1,295,000	\$1,295,000	\$1,350,000	104%	104%	9
Alpine Road Area	80805787	2641 Alpine Road	\$1,399,000	\$1,349,000	\$1,330,000	95%	99%	51
Central Menlo	80816621	1930 Oakdell Drive	\$2,250,000	\$2,250,000	\$2,285,000	102%	102%	3
Central Menlo	80818268	1775 Stanford Avenue	\$1,899,000	\$1,899,000	\$2,202,000	116%	116%	10
County / Alameda Area	80773529	2101 Clayton Drive	\$1,795,000	\$1,699,000	\$1,695,000	94%	100%	105
County / Alameda Area	80804828	1798 Altschul Avenue	\$1,295,000	\$1,150,000	\$1,110,000	86%	97%	39
County / Alameda Area	80812171	2140 Monterey Avenue	\$2,095,000	\$2,095,000	\$2,050,000	98%	98%	12
County Area / Fair Oaks Ave	80784636	420 6Th Avenue	\$437,900	\$409,900	\$390,000	89%	95%	95
County Area / Fair Oaks Ave	80809312	763 16Th Avenue	\$759,950	\$759,950	\$729,000	96%	96%	73
County Area / Fair Oaks Ave	80812464	627 16Th Avenue	\$689,000	\$669,000	\$650,000	94%	97%	23
County Area / Fair Oaks Ave	80823865	615 16Th Avenue	\$1,439,000	\$1,439,000	\$1,385,000	96%	96%	123
East of U.S. 101	80763910	250 Newbridge Street	\$599,000	\$449,999	\$420,000	70%	93%	168
East of U.S. 101	80785243	516 Hamilton Avenue	\$660,000	\$435,000	\$435,000	66%	100%	75
East of U.S. 101	80802573	1320 Carlton Avenue	\$374,900	\$374,900	\$350,000	93%	93%	26
East of U.S. 101	80810270	1313 Carlton Avenue	\$364,900	\$364,900	\$329,000	90%	90%	61
East of U.S. 101	80810819	1311 Sevier Avenue	\$418,800	\$389,900	\$350,000	84%	90%	233
Felton Gables	80809723	200 Felton Drive	\$1,995,000	\$1,849,000	\$1,875,000	94%	101%	23
Flood Park Area	80768984	923 Marsh Road	\$699,000	\$599,000	\$565,000	81%	94%	201
Flood Park Area	80786408	303 Sheridan Drive	\$815,000	\$749,000	\$716,000	88%	96%	94
Flood Park Area	80804351	1009 Windermere Avenue	\$879,950	\$810,000	\$800,000	91%	99%	62
Flood Park Area	80817046	1028 Menlo Oaks Drive	\$1,475,000	\$1,475,000	\$1,450,000	98%	98%	9
Menlo Oaks Area	80815449	115 Hanna Way	\$3,550,000	\$3,550,000	\$3,550,000	100%	100%	10
Menlo Oaks Area	80817081	60 Gloria Circle	\$2,595,000	\$2,595,000	\$2,595,000	100%	100%	8
Middlefield to El Camino	80776472	171 Linfield Drive	\$1,189,000	\$1,189,000	\$1,215,912	102%	102%	68
Middlefield to El Camino	80802805	510 Barron Street	\$1,399,000	\$1,325,000	\$1,255,000	90%	95%	77
Middlefield to El Camino	80813365	1195 Laurel Street	\$1,049,000	\$979,000	\$955,000	91%	98%	131
Sharon Heights / Stanford Hills	80780181	2311 Olympic Avenue	\$2,100,000	\$1,995,000	\$1,750,000	83%	88%	114
Sharon Heights / Stanford Hills	80807844	995 Siskiyou Drive	\$2,349,000	\$2,349,000	\$2,025,000	86%	86%	83
Sharon Heights / Stanford Hills	80818576	4 Campbell Lane	\$1,495,000	\$1,495,000	\$1,600,000	107%	107%	15
Sharon Heights / Stanford Hills	80819748	945 Monte Rosa Drive	\$1,575,000	\$1,575,000	\$1,625,000	103%	103%	7
Willows / O'Conner Area	80801568	346 Marmona Drive	\$1,059,000	\$1,059,000	\$1,029,500	97%	97%	70
Willows / O'Conner Area	80804848	102 Pope Street	\$2,095,000	\$1,895,000	\$1,850,000	88%	98%	58
Willows / O'Conner Area	80811947	323 Concord Drive	\$1,499,000	\$1,499,000	\$1,501,000	100%	100%	7
Willows / O'Conner Area	80818625	410 Concord Drive	\$1,249,000	\$1,249,000	\$1,405,000	112%	112%	8
Willows / O'Conner Area	80818760	416 Shirley Way	\$1,398,000	\$1,398,000	\$1,507,000	108%	108%	18
			\$1,378,183	\$1,333,244	\$1,323,697	96%	99%	62

Townhouse/Condo (Comm Int Dev)

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Allied Arts / Downtown	80789653	1330 University Drive #48	\$1,195,000	\$1,195,000	\$1,100,000	92%	92%	308
Allied Arts / Downtown	80806190	621 Middle Avenue	\$849,000	\$849,000	\$850,000	100%	100%	13
Allied Arts / Downtown	80808129	1330 University Drive #74	\$1,475,000	\$1,299,000	\$1,200,000	81%	92%	26
Central Menlo	80821160	1305 Crane Street	\$1,475,000	\$1,475,000	\$1,565,000	106%	106%	7

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Middlefield to El Camino	80770865	1160 Pine Street #0000C	\$839,000	\$779,000	\$774,000	92%	99%	187
Middlefield to El Camino	80781739	1155 Merrill Street #00202	\$1,349,000	\$1,149,000	\$1,100,000	82%	96%	109
Middlefield to El Camino	80815553	20 Willow Road #35	\$698,000	\$698,000	\$717,500	103%	103%	14
Middlefield to El Camino	80816210	1045 Pine Street	\$749,000	\$749,000	\$775,000	103%	103%	12
Middlefield to El Camino	80816492	21 Willow Road #41	\$649,000	\$649,000	\$626,500	97%	97%	16
Sharon Heights / Stanford Hills	80787534	652 Sand Hill Circle	\$1,250,000	\$1,195,000	\$1,155,000	92%	97%	87
Sharon Heights / Stanford Hills	80803238	2460 Sharon Oaks Drive	\$1,195,000	\$1,195,000	\$1,175,000	98%	98%	30
Sharon Heights / Stanford Hills	80810835	104 Sand Hill Circle	\$1,110,000	\$1,050,000	\$985,000	89%	94%	45
Sharon Heights / Stanford Hills	80815547	2440 Sharon Oaks Drive	\$1,195,000	\$1,195,000	\$1,125,000	94%	94%	4
			\$1,079,077	\$1,036,692	\$1,011,385	94%	98%	66