

Sold Price Analysis Report (July 01, 2010 to July 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81026456	935 Lee Drive	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	13
Central Menlo	81002890	44 Hesketh Drive	\$1,895,000	\$1,799,000	\$1,636,000	86%	91%	148
Central Menlo	81007570	1797 Stanford Avenue	\$4,195,000	\$3,795,000	\$3,635,000	87%	96%	134
Central Menlo	81010644	1011 Lemon Street	\$1,749,000	\$1,629,000	\$1,590,000	91%	98%	87
Central Menlo	81016101	1015 Lemon Street	\$4,895,000	\$4,695,000	\$4,600,000	94%	98%	42
Central Menlo	81021687	400 Claire Place	\$3,498,000	\$3,498,000	\$3,325,000	95%	95%	12
Central Menlo	81022921	955 Fremont Street	\$1,395,000	\$1,195,000	\$1,213,900	87%	102%	40
Central Menlo	81026279	1315 Elder Avenue	\$1,995,000	\$1,995,000	\$2,105,000	106%	106%	7
Central Menlo	81027813	1310 Hillview Drive	\$1,834,000	\$1,834,000	\$1,775,000	97%	97%	19
Central Menlo	81028574	1735 Santa Cruz Avenue	\$1,279,000	\$1,279,000	\$1,285,000	100%	100%	3
Central Menlo	81030745	12 Hesketh Drive	\$3,995,000	\$3,995,000	\$3,860,000	97%	97%	15
Central Menlo	81046772	1040 Wallea Drive	\$1,650,000	\$1,650,000	\$1,631,000	99%	99%	63
County / Alameda Area	80943676	2007 Sharon Road	\$2,049,000	\$1,749,000	\$1,695,888	83%	97%	267
County / Alameda Area	81001032	2181 Camino A Los Cerros	\$1,395,000	\$1,349,000	\$1,231,000	88%	91%	148
County / Alameda Area	81028995	1356 Orange Avenue	\$875,000	\$875,000	\$968,000	111%	111%	7
County / Alameda Area	81029023	2023 Gordon Avenue	\$2,100,000	\$2,100,000	\$2,065,000	98%	98%	8
County / Alameda Area	81031753	2011 Valparaiso Avenue	\$799,000	\$799,000	\$825,000	103%	103%	4
County Area / Fair Oaks Ave	81014253	560 6Th Avenue	\$479,000	\$479,000	\$479,000	100%	100%	22
County Area / Fair Oaks Ave	81014734	4410 Fair Oaks Avenue	\$649,000	\$619,000	\$596,600	92%	96%	79
County Area / Fair Oaks Ave	81021770	610 11Th Avenue	\$665,000	\$665,000	\$660,000	99%	99%	15
County Area / Fair Oaks Ave	81028764	742 San Benito Avenue	\$428,400	\$408,500	\$426,600	100%	104%	5
County Area / Fair Oaks Ave	81030360	471 8Th Avenue	\$615,000	\$615,000	\$615,000	100%	100%	21
East of U.S. 101	81024979	1348 Madera Avenue	\$291,000	\$291,000	\$320,000	110%	110%	19
East of U.S. 101	81032708	1441 Modoc Avenue	\$193,000	\$193,000	\$240,000	124%	124%	2
East of U.S. 101	81035161	503 Sandlewood Street	\$355,460	\$355,460	\$335,460	94%	94%	0
Flood Park Area	81013281	535 Bay Road	\$749,000	\$699,950	\$694,000	93%	99%	89
Menlo Oaks Area	81018984	346 Santa Monica Avenue	\$2,245,000	\$2,150,000	\$2,035,000	91%	95%	56
Menlo Oaks Area	81023853	256 San Clemente Drive	\$1,249,000	\$1,249,000	\$1,200,000	96%	96%	18
Menlo Oaks Area	81024989	170 Seminary Drive	\$2,895,000	\$2,895,000	\$2,895,000	100%	100%	11
Menlo Oaks Area	81025532	651 Coleman Avenue	\$1,300,000	\$1,300,000	\$1,341,000	103%	103%	9
Menlo Oaks Area	81026290	1051 Coleman Avenue	\$2,295,000	\$2,295,000	\$2,250,000	98%	98%	22
Menlo Oaks Area	81027675	990 Berkeley Avenue	\$698,900	\$698,900	\$1,022,687	146%	146%	17
Middlefield to El Camino	81007613	156 Linfield Avenue	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	26
Middlefield to El Camino	81012947	153 Morandi Lane	\$1,175,303	\$1,195,000	\$1,150,303	98%	96%	69
Middlefield to El Camino	81021274	420 Sherwood Way	\$1,695,000	\$1,695,000	\$1,530,000	90%	90%	32
Middlefield to El Camino	81021706	1555 Laurel Place	\$1,450,000	\$1,450,000	\$1,300,000	90%	90%	20
Middlefield to El Camino	81030732	1531 Laurel Place	\$1,695,000	\$1,695,000	\$1,700,000	100%	100%	7
Willows / O'Conner Area	81026477	109 Clover Lane	\$1,295,000	\$1,295,000	\$1,237,500	96%	96%	17
Willows / O'Conner Area	81026814	117 Pope Street	\$1,950,000	\$1,950,000	\$2,100,000	108%	108%	8
Willows / O'Conner Area	81027583	101 Blackburn Avenue	\$899,000	\$899,000	\$900,000	100%	100%	5
Willows / O'Conner Area	81028090	523 Central Avenue	\$795,000	\$795,000	\$780,000	98%	98%	7
Willows / O'Conner Area	81028712	326 Barton Way	\$939,000	\$939,000	\$981,000	104%	104%	13
			\$1,553,430	\$1,516,853	\$1,497,022	96%	99%	38

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Central Menlo	81035152	1155 Merrill Street #107	\$190,540	\$190,540	\$190,540	100%	100%	0
Middlefield to El Camino	81007092	48 Loyola Avenue	\$779,000	\$739,000	\$715,000	92%	97%	129
Sharon Heights / Stanford Hills	81003371	665 Monte Rosa Drive #925	\$615,000	\$575,000	\$560,000	91%	97%	164
			\$528,180	\$501,513	\$488,513	92%	97%	98