

Sold Price Analysis Report (June 02, 2010 to June 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81013970	3746 Cass Way	\$1,300	\$1,300,000	\$1,197,500	92115%	92%	57
Barron Park	81021048	611 Barron Avenue	\$899,000	\$899,000	\$990,000	110%	110%	13
College	80957331	419 Leland Avenue	\$1,750,000	\$1,650,000	\$1,600,000	91%	97%	138
College	81019498	360 Leland Avenue	\$2,395,000	\$2,395,000	\$2,150,000	90%	90%	9
College	81020897	345 Leland Avenue	\$1,799,000	\$1,799,000	\$1,800,000	100%	100%	12
College	81026285	2109 Harvard Street	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	27
Community Center	81003821	1167 Forest Avenue	\$2,349,000	\$1,849,000	\$1,790,000	76%	97%	110
Community Center	81023649	984 Harriet Street	\$1,798,000	\$1,798,000	\$1,790,000	100%	100%	9
Community Center	81027350	787 Melville Avenue	\$2,195,000	\$2,195,000	\$2,662,000	121%	121%	7
Crescent Park	81030827	1407 Pitman Avenue	\$1,898,000	\$1,898,000	\$2,000,000	105%	105%	0
Downtown	81019932	328 Middlefield Road	\$810,000	\$810,000	\$850,000	105%	105%	12
Green Acres	81022172	579 Kelly Way	\$995,000	\$995,000	\$1,120,000	113%	113%	8
Green Gables	81003978	558 Greer Road	\$1,299,000	\$1,325,000	\$1,280,000	99%	97%	92
Green Gables	81008755	1023 Oregon Avenue	\$884,900	\$884,900	\$935,000	106%	106%	26
Green Gables	81012335	12 Tulip Lane	\$1,995,000	\$1,995,000	\$1,850,000	93%	93%	45
Green Gables	81018084	194 Heather Lane	\$1,349,000	\$1,349,000	\$1,290,000	96%	96%	19
Green Gables	81019501	154 Walter Hays Drive	\$1,748,000	\$1,748,000	\$1,750,000	100%	100%	8
Green Gables	81022292	1820 Fulton Street	\$2,495,000	\$2,395,000	\$2,100,000	84%	88%	21
Green Gables	81022382	562 Jefferson Drive	\$1,699,000	\$1,699,000	\$1,880,000	111%	111%	8
Midtown	81014156	2550 Ramona Street	\$2,495,000	\$2,495,000	\$2,425,000	97%	97%	45
Midtown	81023674	3492 Murdoch Court	\$1,098,000	\$1,098,000	\$1,338,000	122%	122%	7
Old Palo Alto	80946891	251 Churchill Avenue	\$2,998,000	\$2,798,000	\$2,475,000	83%	88%	190
Old Palo Alto	80949194	1826 Waverley Street	\$6,500,000	\$6,500,000	\$5,850,000	90%	90%	236
Old Palo Alto	80950239	425 Seale Avenue	\$4,500,000	\$4,200,000	\$4,150,000	92%	99%	165
Old Palo Alto	81006381	320 Kellogg Avenue	\$7,998,000	\$7,300,000				104
Old Palo Alto	81016655	1450 Bryant Street	\$2,295,000	\$2,295,000	\$2,200,000	96%	96%	47
Old Palo Alto	81019601	323 Santa Rita Avenue	\$3,875,000	\$3,875,000	\$3,900,000	101%	101%	9
Palo Alto Hills	81015651	4335 Miranda Avenue	\$1,650,000	\$1,450,000	\$1,385,000	84%	96%	48
Professorville	81007486	1101 Webster Street	\$2,685,000	\$2,585,000	\$2,496,500	93%	97%	57
Professorville	81025026	525 Embarcadero Road	\$890,000	\$890,000	\$865,000	97%	97%	9
South Palo Alto	81002300	3198 Fallen Leaf Street	\$1,274,950	\$1,274,950	\$1,254,950	98%	98%	20
South Palo Alto	81006459	3288 Fallen Leaf Street	\$1,419,950	\$1,399,950	\$1,300,000	92%	93%	101
South Palo Alto	81008681	818 East Meadow Drive	\$1,189,000	\$1,189,000	\$1,100,000	93%	93%	72
South Palo Alto	81016677	2768 Greer Road	\$1,098,000	\$1,098,000	\$1,216,000	111%	111%	9
South Palo Alto	81021020	3820 Carlson Court	\$1,049,000	\$1,049,000	\$1,125,000	107%	107%	7
South Palo Alto	81023519	4093 Ben Lomond Drive	\$1,375,000	\$1,375,000	\$1,461,000	106%	106%	8
South Palo Alto	81023551	3421 Janice Way	\$1,295,000	\$1,295,000	\$1,372,000	106%	106%	7
South Palo Alto	81023645	165 Parkside Drive	\$1,349,000	\$1,299,000	\$1,279,000	95%	98%	20
South Palo Alto	81027242	3493 Greer Road	\$1,879,000	\$1,879,000	\$1,850,000	98%	98%	8
South Palo Alto	81032416	951 Maddux Drive	\$1,075,000	\$1,075,000	\$1,075,000	100%	100%	0
Stanford	81016986	852 Pine Hill Road	\$1,795,000	\$1,795,000	\$1,700,000	95%	95%	32
Ventura	81000441	3395 Park Boulevard	\$750,000	\$750,000	\$690,000	92%	92%	245
			\$1,968,740	\$1,946,281	\$1,788,706	89%	90%	49

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Crescent Park	81013579	756 University Avenue	\$735,000	\$735,000	\$735,000	100%	100%	18
Downtown	80922328	555 Byron Street #205	\$995,000	\$925,000	\$825,000	83%	89%	376
Downtown	81007210	424 Webster Street	\$799,000	\$749,000	\$710,000	89%	95%	99
Downtown	81012870	260 Homer Avenue #301	\$3,950,000	\$3,950,000	\$4,000,000	101%	101%	44
Downtown	81012877	260 Homer Avenue #302	\$3,950,000	\$3,950,000	\$4,125,000	104%	104%	84
Downtown	81012941	631 Forest Avenue	\$739,888	\$699,000	\$699,000	94%	100%	40
Downtown	81015919	707 Bryant Street #207	\$869,000	\$869,000	\$880,000	101%	101%	13
Downtown	81018262	251 Bryant Street	\$795,000	\$795,000	\$765,000	96%	96%	31
Downtown	81024765	437 Homer Avenue	\$569,500	\$569,500	\$560,000	98%	98%	7
South Palo Alto	80957439	4159 El Camino Way #L	\$370,000	\$370,000	\$380,000	103%	103%	136
South Palo Alto	81003224	444 San Antonio Road #8C	\$778,000	\$699,999	\$670,000	86%	96%	111
South Palo Alto	81017856	4248 Rickeys Way #A	\$1,249,800	\$1,249,800	\$1,230,000	98%	98%	91
South Palo Alto	81018239	3903 Middlefield Road #A	\$729,000	\$729,000	\$698,000	96%	96%	24
South Palo Alto	81019743	2460 West Bayshore Road #7	\$399,950	\$399,950	\$399,950	100%	100%	12
South Palo Alto	81021551	777 San Antonio Road #117	\$515,000	\$515,000	\$505,000	98%	98%	5
			\$1,162,943	\$1,147,017	\$1,145,463	98%	100%	73