

Sold Price Analysis Report (June 02, 2009 to June 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80916457	553 Maybell Avenue	\$1,949,000	\$1,859,000	\$1,830,000	94%	98%	38
College	80922386	2294 Princeton Street	\$1,050,000	\$1,050,000	\$1,055,000	100%	100%	6
Community Center	80921332	1053 Lincoln Avenue	\$2,245,000	\$2,245,000	\$2,200,000	98%	98%	63
Community Center	80924515	1189 Fife Avenue	\$1,450,000	\$1,450,000	\$1,508,000	104%	104%	13
Crescent Park	80904757	1317 Forest Avenue	\$2,595,000	\$2,450,000	\$2,300,000	89%	94%	130
Crescent Park	80917378	664 Hale Street	\$1,975,000	\$1,975,000	\$1,700,000	86%	86%	38
Crescent Park	80918709	1220 Pitman Avenue	\$2,795,000	\$2,795,000	\$2,850,000	102%	102%	21
Crescent Park	80918738	245 Middlefield Road	\$825,000	\$825,000	\$800,000	97%	97%	9
Crescent Park	80922662	1625 University Avenue	\$1,175,000	\$1,175,000	\$1,030,000	88%	88%	40
Downtown	80900576	212 Everett Avenue	\$1,650,000	\$1,399,000	\$1,399,000	85%	100%	127
Green Gables	80913664	698 Wildwood Lane	\$1,099,000	\$1,099,000	\$1,005,000	91%	91%	42
Green Gables	80916546	241 Iris Way	\$2,195,000	\$2,195,000	\$2,000,000	91%	91%	48
Green Gables	80917099	300 Iris Way	\$1,895,000	\$1,895,000	\$1,881,500	99%	99%	8
Green Gables	80921943	161 Primrose Way	\$3,195,000	\$3,195,000	\$3,150,000	99%	99%	10
Green Gables	80923523	916 El Cajon Way	\$1,375,000	\$1,375,000	\$1,400,000	102%	102%	9
Midtown	80912234	3424 Rambow Drive	\$1,179,000	\$1,099,000	\$1,028,000	87%	94%	45
Midtown	80920955	2823 Kipling Street	\$1,138,000	\$1,138,000	\$1,178,000	104%	104%	9
Midtown	80922365	2904 Kipling Street	\$1,099,000	\$1,099,000	\$1,308,000	119%	119%	10
Midtown	80925454	3080 Middlefield Road	\$848,000	\$848,000	\$955,000	113%	113%	10
Old Palo Alto	80906080	1940 Webster Street	\$2,995,000	\$2,650,000	\$2,350,000	78%	89%	93
Old Palo Alto	80908629	2020 Webster Street	\$2,495,000	\$2,295,000	\$2,200,000	88%	96%	83
Old Palo Alto	80915109	2309 Byron Street	\$2,150,000	\$1,999,888	\$1,880,000	87%	94%	21
Old Palo Alto	80921174	438 North California Avenue	\$2,000,000	\$2,000,000	\$1,950,000	98%	98%	16
Old Palo Alto	80925748	263 Santa Rita Avenue	\$2,595,000	\$2,595,000	\$2,500,000	96%	96%	6
Palo Alto Hills	80904645	830 Arroyo Court	\$2,195,000	\$1,995,000	\$1,935,000	88%	97%	103
Palo Alto Hills	80921226	843 Moana Court	\$1,595,000	\$1,595,000	\$1,775,000	111%	111%	9
Professorville	80904461	655 Kingsley Avenue	\$2,799,000	\$2,799,000	\$2,799,000	100%	100%	406
Professorville	80913842	1212 Middlefield Road	\$898,000	\$898,000	\$810,000	90%	90%	68
South Palo Alto	80908631	4191 Briarwood Way	\$1,325,000	\$1,299,999	\$1,260,000	95%	97%	46
South Palo Alto	80910254	1156 Donner Lane	\$999,950	\$999,950	\$976,000	98%	98%	29
South Palo Alto	80913511	780 Maplewood Avenue	\$1,095,000	\$975,000	\$970,000	89%	99%	42
South Palo Alto	80915820	3874 Corina Way	\$1,188,000	\$1,188,000	\$1,188,000	100%	100%	37
South Palo Alto	80916312	966 Clara Drive	\$1,195,000	\$1,049,000	\$950,000	79%	91%	69
South Palo Alto	80916402	4049 Middlefield Road	\$799,000	\$799,000	\$795,000	99%	99%	24
South Palo Alto	80918720	3424 Thomas Drive	\$1,269,000	\$1,269,000	\$1,200,000	95%	95%	46
South Palo Alto	80919986	863 Warren Way	\$1,395,000	\$1,395,000	\$1,405,000	101%	101%	24
South Palo Alto	80921218	4075 Scripps Avenue	\$1,595,000	\$1,495,000	\$1,460,000	92%	98%	29
South Palo Alto	80921247	1048 Loma Verde Avenue	\$1,195,000	\$1,195,000	\$1,130,000	95%	95%	18
South Palo Alto	80921789	3798 Nathan Way	\$1,058,000	\$1,058,000	\$1,003,000	95%	95%	20
South Palo Alto	80922308	3401 Ross Road	\$2,199,000	\$2,199,000	\$2,300,000	105%	105%	8
South Palo Alto	80922362	2731 Ross Road	\$1,299,000	\$1,299,000	\$1,280,000	99%	99%	17
South Palo Alto	80928148	868 Fielding Court	\$1,285,000	\$1,285,000	\$1,375,000	107%	107%	8
Stanford	80912985	796 Raimundo Way	\$1,695,000	\$1,545,000	\$1,500,000	88%	97%	61

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Stanford	80916710	963 Wing Place	\$1,699,000	\$1,599,000	\$1,570,000	92%	98%	39
Ventura	80921239	310 Maclane Street	\$915,000	\$915,000	\$885,000	97%	97%	19
			\$1,636,888	\$1,590,174	\$1,556,078	95%	98%	45

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80905999	435 Sheridan Avenue #202	\$898,000	\$788,000	\$760,000	85%	96%	89
College	80921701	432 Stanford Avenue	\$788,000	\$788,000	\$785,000	100%	100%	16
Downtown	80908636	117 Emerson Street	\$1,195,000	\$1,098,000	\$1,020,000	85%	93%	116
Downtown	80911163	272 Waverley Street #4	\$649,000	\$649,000	\$645,000	99%	99%	49
Downtown	80912612	443 Homer Avenue	\$949,000	\$869,000	\$835,000	88%	96%	51
Downtown	80923414	165 Forest Avenue #3C	\$829,000	\$829,000	\$825,000	100%	100%	31
Downtown	80930224	315 Homer Avenue #307	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	0
South Palo Alto	80832709	431 Alder Lane	\$1,539,731	\$1,329,900	\$1,191,600	77%	90%	271
South Palo Alto	80911215	4149 East El Camino Way #E	\$495,000	\$495,000	\$468,000	95%	95%	37
South Palo Alto	80913643	4173 El Camino Real #5	\$798,000	\$750,000	\$745,000	93%	99%	118
South Palo Alto	80914519	936 Sandpiper Lane	\$979,820	\$929,880	\$936,000	96%	101%	64
South Palo Alto	80914521	1001 Plover Lane	\$1,018,390	\$969,880	\$880,000	86%	91%	56
South Palo Alto	80921005	145 Hemlock Court	\$849,000	\$849,000	\$828,000	98%	98%	14
South Palo Alto	80924551	4151 El Camino Way #i	\$265,000	\$265,000	\$236,000	89%	89%	102
South Palo Alto	80924630	2460 West Bayshore Road #7	\$399,900	\$399,900	\$400,000	100%	100%	10
			\$866,856	\$823,971	\$793,640	92%	96%	68