

Sold Price Analysis Report (June 01, 2009 to June 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80905363	934 Florence Lane	\$899,000	\$859,000	\$825,000	92%	96%	93
Allied Arts / Downtown	80922920	885 Harvard Avenue	\$1,995,000	\$1,995,000	\$1,850,000	93%	93%	23
Alpine Road Area	80914510	3 Wildwood Lane	\$1,450,000	\$1,395,000	\$1,365,000	94%	98%	35
Alpine Road Area	80915740	2607 Alpine Road	\$1,495,000	\$1,495,000	\$1,370,000	92%	92%	32
Central Menlo	80909617	1618 Stanford Avenue	\$4,495,000	\$3,999,000	\$3,799,000	85%	95%	79
Central Menlo	80909233	1765 Stanford Avenue	\$2,849,500	\$2,675,000	\$2,565,000	90%	96%	77
Central Menlo	80913905	1177 Middle Avenue	\$1,588,000	\$1,525,000	\$1,460,000	92%	96%	62
Central Menlo	80919062	866 Hermosa Way	\$2,700,000	\$2,700,000	\$2,575,000	95%	95%	52
Central Menlo	80919354	1850 Oakdell Drive	\$1,555,500	\$1,555,500	\$1,400,000	90%	90%	29
Central Menlo	80920578	361 Claire Place	\$1,795,000	\$1,795,000	\$1,750,000	97%	97%	9
Central Menlo	80921460	800 Magnolia Street	\$4,150,000	\$4,150,000	\$3,800,000	92%	92%	13
Central Menlo	80921546	1770 Stanford Avenue	\$1,695,000	\$1,695,000	\$1,600,000	94%	94%	28
Central Menlo	80923663	1765 Bay Laurel Drive	\$1,895,000	\$1,895,000	\$1,945,000	103%	103%	13
Central Menlo	80924998	345 August Circle	\$1,995,000	\$1,995,000	\$2,300,000	115%	115%	10
County / Alameda Area	80915823	201 Leland Avenue	\$1,059,000	\$1,059,000	\$999,375	94%	94%	18
County / Alameda Area	80916761	1316 Orange Avenue	\$2,095,000	\$1,995,000	\$1,835,000	88%	92%	138
County / Alameda Area	80916867	2100 Cedar Avenue	\$998,000	\$998,000	\$998,000	100%	100%	51
County / Alameda Area	80917085	2143 Harkins Avenue	\$1,249,000	\$1,249,000	\$1,200,000	96%	96%	23
County / Alameda Area	80918129	2160 Camino De Los Robles	\$2,195,000	\$2,195,000	\$2,159,888	98%	98%	49
County / Alameda Area	80924140	345 Camino Al Lago	\$1,595,000	\$1,595,000	\$1,575,000	99%	99%	19
County Area / Fair Oaks Ave	80917162	540 7Th Avenue	\$579,000	\$549,000	\$485,000	84%	88%	56
County Area / Fair Oaks Ave	80919267	804 16Th Avenue	\$699,000	\$699,000	\$680,000	97%	97%	16
County Area / Fair Oaks Ave	80923109	441 7Th Avenue	\$219,900	\$219,900	\$219,900	100%	100%	2
County Area / Fair Oaks Ave	80926390	856 14Th Avenue	\$468,000	\$468,000	\$521,000	111%	111%	7
East of U.S. 101	80914002	1368 Windermere Avenue	\$250,000	\$250,000	\$250,000	100%	100%	45
East of U.S. 101	80914590	1134 Hollyburne Avenue	\$300,000	\$300,000	\$300,000	100%	100%	183
East of U.S. 101	80916830	1204 Sevier Avenue	\$244,900	\$244,900	\$290,000	118%	118%	7
East of U.S. 101	80922421	1412 Hill Avenue	\$269,900	\$269,900	\$235,000	87%	87%	6
East of U.S. 101	80922536	324 Ivy Drive	\$225,000	\$225,000	\$259,000	115%	115%	10
Felton Gables	80909238	160 Felton Drive	\$1,975,000	\$1,895,000	\$1,850,000	94%	98%	77
Flood Park Area	80907482	2 Heritage Place	\$849,000	\$849,000	\$830,000	98%	98%	108
Flood Park Area	80847132	119 Hedge Road	\$844,888	\$829,950	\$810,000	96%	98%	153
Flood Park Area	80902770	709 Bay Road	\$929,000	\$749,000	\$749,000	81%	100%	126
Flood Park Area	80911918	907 Peggy Lane	\$1,045,000	\$995,000	\$953,500	91%	96%	60
Menlo Oaks Area	80909655	182 San Andreas Drive	\$1,215,000	\$1,085,000	\$1,040,000	86%	96%	81
Menlo Oaks Area	80923619	411 Arlington Way	\$2,995,000	\$2,995,000	\$2,950,000	98%	98%	13
Middlefield to El Camino	80918956	221 Laurel Street	\$1,299,950	\$1,299,950	\$1,165,000	90%	90%	45
Middlefield to El Camino	80919045	1355 Laurel Street	\$958,000	\$958,000	\$920,000	96%	96%	11
Middlefield to El Camino	80921209	55 Willow Road	\$1,098,000	\$1,098,000	\$1,050,000	96%	96%	13
Sharon Heights / Stanford Hills	80842035	1030 Siskiyou Drive	\$2,288,000	\$1,988,000	\$1,870,000	82%	94%	189
Sharon Heights / Stanford Hills	80911817	2312 Blueridge Avenue	\$3,049,000	\$3,049,000	\$2,821,000	93%	93%	51
Sharon Heights / Stanford Hills	80913140	941 Continental Drive	\$1,949,000	\$1,849,000	\$1,787,500	92%	97%	58
Sharon Heights / Stanford Hills	80921769	835 Sharon Park Drive	\$1,888,000	\$1,888,000	\$1,875,000	99%	99%	13

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Willows / O'Conner Area	80833609	520 Gilbert Avenue	\$1,649,000	\$1,449,000	\$1,450,000	88%	100%	166
Willows / O'Conner Area	80836833	2162 Menalto Avenue	\$625,000	\$499,000	\$445,000	71%	89%	188
Willows / O'Conner Area	80915839	1989 Byers Drive	\$798,000	\$798,000	\$775,000	97%	97%	22
Willows / O'Conner Area	80920531	1495 Woodland Avenue	\$925,000	\$925,000	\$930,000	101%	101%	10
Willows / O'Conner Area	80922913	411 Durham Street	\$839,000	\$839,000	\$870,000	104%	104%	11
			\$1,462,970	\$1,418,398	\$1,369,837	94%	97%	54

Townhouse/Condo (Comm Int Dev)

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Sharon Heights / Stanford Hills	80904648	1125 Continental Drive	\$1,850,000	\$1,599,000	\$1,575,000	85%	98%	97
Sharon Heights / Stanford Hills	80911871	2411 Sharon Oaks Drive	\$1,260,000	\$1,260,000	\$1,180,000	94%	94%	58
Sharon Heights / Stanford Hills	80914169	25 Hallmark Circle	\$1,875,000	\$1,875,000	\$1,815,000	97%	97%	72
Sharon Heights / Stanford Hills	80919306	40 Mansion Court #813	\$1,499,000	\$1,499,000	\$1,500,000	100%	100%	14
Sharon Heights / Stanford Hills	80920566	2355 Sharon Road	\$699,000	\$699,000	\$693,000	99%	99%	254
Sharon Heights / Stanford Hills	80927375	466 Sand Hill Circle	\$1,298,000	\$1,298,000	\$1,265,550	98%	98%	10
			\$1,413,500	\$1,371,667	\$1,338,092	95%	98%	84