

Sold Price Analysis Report (June 03, 2008 to June 27, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80803947	855 Chimalus Drive	\$2,395,000	\$2,195,000	\$2,025,000	85%	92%	213
Barron Park	80804990	4105 Wisteria Lane	\$1,150,000	\$1,100,000	\$1,111,000	97%	101%	36
Barron Park	80805455	705 Barron Avenue	\$1,395,000	\$1,475,000	\$1,475,000	106%	100%	15
Barron Park	80806565	689 Josina Avenue	\$1,295,000	\$1,295,000	\$1,425,000	110%	110%	10
Barron Park	80808093	797 Paul Avenue	\$1,998,000	\$1,998,000	\$2,050,000	103%	103%	10
Barron Park	80809695	765 Cereza Drive	\$1,195,000	\$1,195,000	\$1,450,000	121%	121%	11
Barron Park	80811698	4110 Wisteria Lane	\$1,099,900	\$1,099,900	\$1,165,000	106%	106%	7
College	80808975	851 College Avenue	\$899,000	\$899,000	\$910,000	101%	101%	21
Community Center	80805484	1414 Harker Avenue	\$1,600,000	\$1,600,000	\$1,445,000	90%	90%	30
Community Center	80807038	1037 Greenwood Avenue	\$2,975,000	\$2,975,000	\$3,200,000	108%	108%	15
Community Center	80808685	1410 Parkinson Avenue	\$2,295,000	\$2,295,000	\$2,300,000	100%	100%	23
Crescent Park	80723353	1060 Palo Alto Avenue	\$8,580,000	\$6,985,000	\$6,700,000	78%	96%	405
Crescent Park	80808872	1300 Dana Avenue	\$4,200,000	\$4,200,000	\$4,150,000	99%	99%	70
Crescent Park	80808973	830 Lytton Avenue	\$1,795,000	\$1,695,000	\$1,650,000	92%	97%	15
Crescent Park	80810955	55 Hamilton Court	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	9
Downtown	80800905	664 Everett Avenue	\$1,770,000	\$1,699,000	\$1,692,000	96%	100%	69
Downtown	80802003	220 Emerson Street	\$2,695,000	\$2,695,000	\$2,795,000	104%	104%	45
Downtown	80804024	265 Homer Avenue	\$1,699,000	\$1,699,000	\$1,700,000	100%	100%	13
Green Acres	80808891	653 Arastradero Road	\$1,150,000	\$1,150,000	\$1,281,000	111%	111%	8
Green Gables	80788851	780 Seale Avenue	\$4,200,000	\$4,200,000	\$4,150,000	99%	99%	30
Green Gables	80788881	1835 Middlefield Road	\$2,150,000	\$2,150,000	\$1,950,000	91%	91%	42
Green Gables	80805584	1780 Newell Road	\$1,399,000	\$1,399,000	\$1,486,000	106%	106%	9
Green Gables	80810197	890 North California Avenue	\$1,595,000	\$1,595,000	\$1,851,000	116%	116%	13
Midtown	80800824	2930 Kipling Street	\$2,450,000	\$2,450,000	\$2,480,000	101%	101%	14
Midtown	80801790	2440 Cowper Street	\$1,375,000	\$1,375,000	\$1,360,000	99%	99%	39
Midtown	80804770	371 Loma Verde Avenue	\$995,000	\$995,000	\$1,125,000	113%	113%	10
Midtown	80805625	543 Saint Claire Drive	\$1,458,000	\$1,458,000	\$1,478,750	101%	101%	10
Midtown	80805711	2715 Ramona Street	\$1,699,000	\$1,699,000	\$1,800,000	106%	106%	9
Midtown	80806976	718 Ellsworth Place	\$899,000	\$899,000	\$895,000	100%	100%	16
Midtown	80807322	2642 Ramona Street	\$1,799,000	\$1,799,000	\$1,949,000	108%	108%	7
Midtown	80807339	520 Alger Drive	\$2,099,000	\$2,099,000	\$2,065,000	98%	98%	131
Midtown	80811297	3030 South Court	\$1,348,000	\$1,348,000	\$1,485,000	110%	110%	8
Midtown	80811631	726 Marion Avenue	\$1,595,000	\$1,595,000	\$1,690,000	106%	106%	7
Old Palo Alto	80782234	650 Coleridge Avenue	\$3,250,000	\$3,250,000	\$3,160,000	97%	97%	34
Old Palo Alto	80783935	130 Rinconada Avenue	\$1,888,000	\$1,888,000	\$1,860,000	99%	99%	66
Old Palo Alto	80787158	668 Coleridge Avenue	\$1,495,000	\$1,449,000	\$1,395,000	93%	96%	40
Old Palo Alto	80804082	116 Coleridge Avenue	\$1,695,000	\$1,695,000	\$1,630,000	96%	96%	18
Old Palo Alto	80807395	330 Embarcadero Road	\$1,595,000	\$1,595,000	\$1,600,000	100%	100%	14
Old Palo Alto	80816645	2365 Ramona Street	\$2,050,000	\$2,050,000	\$1,975,000	96%	96%	0
Professorville	80763160	490 Kingsley Avenue	\$12,500,000	\$10,500,000				177
South Palo Alto	80788741	750 Holly Oak Drive	\$1,598,000	\$1,675,000	\$1,653,000	103%	99%	26
South Palo Alto	80789863	963 Celia Drive	\$1,200,000	\$1,200,000	\$1,200,000	100%	100%	16
South Palo Alto	80803908	3730 Ortega Court	\$2,195,000	\$2,195,000	\$2,000,000	91%	91%	36

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
South Palo Alto	80805707	137 Monroe Drive	\$1,289,000	\$1,289,000	\$1,205,000	93%	93%	23
South Palo Alto	80807068	3201 Greer Road	\$1,095,000	\$1,150,000	\$1,150,000	105%	100%	23
South Palo Alto	80808946	3935 Grove Avenue	\$1,398,000	\$1,398,000	\$1,500,000	107%	107%	7
South Palo Alto	80808959	226 Creekside Drive	\$1,098,000	\$1,098,000	\$1,482,000	135%	135%	7
South Palo Alto	80809045	751 Holly Oak Drive	\$1,598,000	\$1,598,000	\$1,611,000	101%	101%	13
South Palo Alto	80813293	341 Carolina Lane	\$1,195,000	\$1,195,000	\$1,275,000	107%	107%	10
South Palo Alto	80814071	938 Maddux Drive	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	0
Stanford	80800329	782 Esplanada Way	\$1,375,000	\$1,375,000	\$1,388,000	101%	101%	23
Ventura	80799795	255 Ventura Avenue	\$799,000	\$799,000	\$856,800	107%	107%	1
Ventura	80804759	323 Maclane Street	\$1,250,000	\$1,250,000	\$1,285,000	103%	103%	14
			\$2,073,583	\$2,000,942	\$1,857,780	88%	91%	36

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80802372	2585 Park Boulevard #Z206	\$698,000	\$698,000	\$688,000	99%	99%	19
Downtown	80780975	325 Channing Avenue #00101	\$1,795,000	\$1,648,000	\$1,600,000	89%	97%	91
Downtown	80803767	321 Ramona Street	\$1,175,000	\$1,175,000	\$1,260,000	107%	107%	21
Downtown	80804018	707 Bryant Street #304	\$849,000	\$849,000	\$849,000	100%	100%	11
Downtown	80814881	800 High Street #219	\$1,225,000	\$1,225,000	\$1,230,000	100%	100%	7
Midtown	80804059	737 Loma Verde Avenue #8	\$949,000	\$949,000	\$965,000	102%	102%	7
South Palo Alto	80800742	777 San Antonio Road #00061	\$595,000	\$549,000	\$538,000	90%	98%	43
South Palo Alto	80805565	444 San Antonio Road #8B	\$859,000	\$859,000	\$850,000	99%	99%	21
South Palo Alto	80807302	116 Ferne Avenue	\$669,000	\$669,000	\$696,000	104%	104%	16
South Palo Alto	80813498	4206 Rickey'S Way #J	\$999,900	\$999,900	\$995,000	100%	100%	6
			\$981,390	\$962,090	\$967,100	99%	101%	24