

Sold Price Analysis Report (June 03, 2008 to June 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80787285	657 Middle Avenue	\$1,495,000	\$1,425,000	\$1,400,000	94%	98%	55
Allied Arts / Downtown	80787879	226 Yale Road	\$3,495,000	\$2,995,000	\$2,995,000	86%	100%	42
Allied Arts / Downtown	80807371	708 Oak Grove Avenue	\$1,150,000	\$1,150,000	\$1,240,000	108%	108%	15
Central Menlo	80778415	900 Cloud Avenue	\$2,195,000	\$1,998,000	\$1,930,000	88%	97%	105
Central Menlo	80789323	590 Hermosa Way	\$2,895,000	\$2,895,000	\$2,895,000	100%	100%	14
Central Menlo	80806491	1189 North Lemon Avenue	\$1,895,000	\$1,895,000	\$1,900,000	100%	100%	7
Central Menlo	80807888	1101 North Bay Laurel Drive	\$2,495,000	\$2,495,000	\$2,580,000	103%	103%	11
Central Menlo	80808161	745 Olive Street	\$3,995,000	\$3,995,000	\$4,000,000	100%	100%	9
Central Menlo	80810735	840 San Mateo Drive	\$3,695,000	\$3,695,000	\$3,430,000	93%	93%	19
Central Menlo	80811997	1200 San Mateo Drive	\$3,100,000	\$3,100,000	\$3,142,000	101%	101%	7
Central Menlo	80812501	1195 Hillview Drive	\$2,350,000	\$2,350,000	\$2,365,000	101%	101%	9
County / Alameda Area	80812433	1350 Sherman Avenue	\$1,999,000	\$1,999,000	\$2,125,000	106%	106%	3
County Area / Fair Oaks Ave	80783271	523 Palmer Lane	\$2,195,000	\$2,195,000	\$2,050,000	93%	93%	64
County Area / Fair Oaks Ave	80788813	533 Palmer Lane	\$1,150,000	\$1,095,000	\$1,050,000	91%	96%	59
County Area / Fair Oaks Ave	80804452	803 15Th Avenue	\$689,000	\$689,000	\$710,000	103%	103%	13
County Area / Fair Oaks Ave	80807355	745 12Th Avenue	\$759,000	\$759,000	\$750,000	99%	99%	11
County Area / Fair Oaks Ave	80810118	673 Palmer Lane	\$1,848,000	\$1,848,000	\$1,787,500	97%	97%	12
Felton Gables	80804660	375 Arden Road	\$1,999,999	\$1,999,999	\$2,200,000	110%	110%	11
Flood Park Area	80787904	1056 Oakland Avenue	\$1,199,000	\$1,199,000	\$1,180,000	98%	98%	16
Flood Park Area	80788229	12 Heritage Place	\$998,000	\$998,000	\$998,000	100%	100%	73
Flood Park Area	80801097	1058 Ringwood Avenue	\$1,388,888	\$1,258,888	\$1,258,880	91%	100%	32
Flood Park Area	80802751	1047 Del Norte Avenue	\$995,000	\$965,000	\$950,000	95%	98%	44
Flood Park Area	80808107	1046 Menlo Oaks Drive	\$949,000	\$949,000	\$945,000	100%	100%	20
Flood Park Area	80808111	324 Oakwood Place	\$1,295,000	\$1,295,000	\$1,270,000	98%	98%	16
Menlo Oaks Area	80767705	803 Berkeley Avenue	\$1,995,000	\$1,725,000	\$1,708,000	86%	99%	160
Menlo Oaks Area	80789359	925 Peninsula Way	\$3,750,000	\$3,750,000	\$3,650,000	97%	97%	17
Menlo Oaks Area	80789480	995 Menlo Oaks Drive	\$3,579,000	\$3,579,000	\$3,498,000	98%	98%	33
Menlo Oaks Area	80803149	130 Gloria Circle	\$3,098,000	\$3,098,000	\$3,230,000	104%	104%	9
Menlo Oaks Area	80808109	420 Menlo Oaks Drive	\$4,695,000	\$4,695,000	\$4,600,000	98%	98%	24
Menlo Oaks Area	80810443	7 Brady Place	\$3,550,000	\$3,550,000	\$3,550,000	100%	100%	0
Middlefield to El Camino	80782455	212 Morgan Lane	\$1,369,000	\$1,369,000	\$1,369,000	100%	100%	0
Middlefield to El Camino	80804152	176 East Creek Drive	\$2,299,000	\$2,150,000	\$2,050,000	89%	95%	36
Middlefield to El Camino	80805695	316 Sherwood Way	\$1,795,000	\$1,795,000	\$1,850,000	103%	103%	9
Middlefield to El Camino	80807113	1030 Pine Street	\$1,045,000	\$1,045,000	\$1,125,000	108%	108%	15
Sharon Heights / Stanford Hills	80806563	21 Campbell Lane	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	10
Willows / O'Conner Area	80759763	101 Laurel Avenue	\$1,095,000	\$1,125,000	\$1,115,000	102%	99%	204
Willows / O'Conner Area	80778670	104 Haight Street	\$629,900	\$609,900	\$629,900	100%	103%	90
Willows / O'Conner Area	80789662	404 Durham Street	\$899,000	\$899,000	\$890,000	99%	99%	35
Willows / O'Conner Area	80801614	120 Emma Lane	\$1,275,000	\$1,275,000	\$1,300,000	102%	102%	27
Willows / O'Conner Area	80801678	945 Woodland Avenue	\$1,500,000	\$1,398,000	\$1,280,000	85%	92%	52
Willows / O'Conner Area	80807742	128 Blackburn Avenue	\$989,000	\$989,000	\$1,160,000	117%	117%	11
Willows / O'Conner Area	80809749	225 Lexington Drive	\$1,425,000	\$1,425,000	\$1,525,000	107%	107%	11
			\$1,976,376	\$1,940,828	\$1,939,911	98%	100%	34

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80774053	975 Santa Cruz Avenue #00002	\$1,395,000	\$1,395,000	\$1,300,000	93%	93%	91
Allied Arts / Downtown	80778511	905 Menlo Avenue	\$889,000	\$869,000	\$860,000	97%	99%	68
Allied Arts / Downtown	80789612	1307 Crane Street	\$1,395,000	\$1,395,000	\$1,300,000	93%	93%	30
County / Alameda Area	80803258	2133 Avy Avenue	\$1,025,000	\$1,025,000	\$975,000	95%	95%	36
Middlefield to El Camino	80806869	150 Alma Street #00218	\$659,000	\$649,000	\$625,000	95%	96%	36
Sharon Heights / Stanford Hills	80772756	675 Sharon Park Drive #00203	\$496,000	\$439,000	\$425,000	86%	97%	151
Sharon Heights / Stanford Hills	80801475	2140 Santa Cruz Avenue #0A207	\$449,000	\$449,000	\$450,000	100%	100%	13
Sharon Heights / Stanford Hills	80804637	2140 Santa Cruz Avenue #B106	\$525,000	\$525,000	\$535,000	102%	102%	17
Sharon Heights / Stanford Hills	80809716	9 Brent Court	\$2,300,000	\$2,300,000	\$2,300,000	100%	100%	8
Sharon Heights / Stanford Hills	80810628	44 Biltmore Lane	\$1,398,000	\$1,398,000	\$1,390,000	99%	99%	19
			\$1,053,100	\$1,044,400	\$1,016,000	96%	97%	47