

Sold Price Analysis Report (June 01, 2010 to June 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80944863	665 Cambridge Avenue	\$2,795,000	\$2,495,000	\$2,380,000	85%	95%	198
Allied Arts / Downtown	81017588	851 Cambridge Avenue	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	24
Central Menlo	81014787	683 Hermosa Way	\$5,100,000	\$5,100,000	\$4,700,000	92%	92%	58
Central Menlo	81018499	1806 Doris Drive	\$2,495,000	\$1,995,000	\$1,930,000	77%	97%	49
Central Menlo	81018987	1787 Santa Cruz Avenue	\$1,395,000	\$1,395,000	\$1,427,000	102%	102%	9
Central Menlo	81021729	1755 Oak Avenue	\$1,925,000	\$1,925,000	\$1,925,000	100%	100%	10
Central Menlo	81024305	1445 Middle Avenue	\$1,275,000	\$1,275,000	\$1,335,000	105%	105%	6
County / Alameda Area	81003410	234 Leland Avenue	\$1,630,000	\$1,530,000	\$1,500,000	92%	98%	122
County / Alameda Area	81014453	3014 Alameda De Las Pulgas	\$869,000	\$869,000	\$900,000	104%	104%	117
County / Alameda Area	81017567	2010 Oakley Avenue	\$1,275,000	\$1,275,000	\$1,225,000	96%	96%	35
County / Alameda Area	81017594	8 Perry Avenue	\$1,789,000	\$1,789,000	\$1,815,000	101%	101%	7
County / Alameda Area	81021222	2181 Ashton Avenue	\$1,285,000	\$1,285,000	\$1,400,000	109%	109%	10
East of U.S. 101	81003046	1122 Sevier Avenue	\$230,000	\$230,000	\$235,000	102%	102%	3
East of U.S. 101	81017084	1121 Menlo Oaks Drive	\$379,000	\$379,000	\$380,000	100%	100%	8
East of U.S. 101	81018279	1331 Windermere Avenue	\$339,000	\$339,000	\$335,000	99%	99%	15
East of U.S. 101	81018376	360 Hamilton Avenue	\$449,000	\$439,000	\$415,000	92%	95%	28
East of U.S. 101	81019708	1240 Sevier Avenue	\$399,000	\$379,000	\$379,000	95%	100%	13
Felton Gables	81013571	203 Arden Road	\$1,850,000	\$1,850,000	\$1,738,000	94%	94%	51
Flood Park Area	81005681	911 Theresa Court	\$1,349,500	\$1,249,500	\$1,150,000	85%	92%	92
Flood Park Area	81013889	515 Bay Road	\$748,000	\$689,000	\$689,000	92%	100%	51
Flood Park Area	81017184	1037 Oakland Avenue	\$849,000	\$849,000	\$810,000	95%	95%	49
Flood Park Area	81018952	940 Timothy Lane	\$799,000	\$799,000	\$799,000	100%	100%	14
Flood Park Area	81020034	1046 Sonoma Avenue	\$1,089,000	\$1,089,000	\$1,140,000	105%	105%	7
Flood Park Area	81022789	352 Hedge Road	\$888,500	\$888,500	\$950,000	107%	107%	6
Flood Park Area	81025582	1077 Tehama Avenue	\$1,195,000	\$1,195,000	\$1,195,000	100%	100%	6
Menlo Oaks Area	81005549	441 Menlo Oaks Drive	\$1,495,000	\$1,495,000	\$1,475,000	99%	99%	44
Menlo Oaks Area	81008789	395 Santa Monica Avenue	\$2,339,000	\$2,339,000	\$2,250,000	96%	96%	119
Menlo Oaks Area	81012116	100 Riordan Place	\$2,749,000	\$2,650,000	\$2,550,000	93%	96%	32
Menlo Oaks Area	81022953	60 Riordan Place	\$2,950,000	\$2,950,000	\$2,950,000	100%	100%	8
Menlo Oaks Area	81025727	213 Willow Road	\$700,000	\$700,000	\$711,000	102%	102%	14
Middlefield to El Camino	80945231	7 East Creek Place	\$1,625,000	\$1,525,000	\$1,500,000	92%	98%	228
Sharon Heights / Stanford Hills	81007478	2303 Loma Prieta Lane	\$1,638,000	\$1,575,000	\$1,510,000	92%	96%	93
Sharon Heights / Stanford Hills	81017546	48 Campbell Lane	\$1,650,000	\$1,650,000	\$1,625,000	98%	98%	19
Sharon Heights / Stanford Hills	81020376	2319 Branner Drive	\$1,475,000	\$1,475,000	\$1,445,000	98%	98%	41
Sharon Heights / Stanford Hills	81024308	2311 Loma Prieta Lane	\$3,195,000	\$3,195,000	\$3,300,000	103%	103%	5
Willows / O'Conner Area	81001188	344 Barton Way	\$1,325,000	\$1,325,000	\$1,250,000	94%	94%	118
Willows / O'Conner Area	81016510	6 Russell Court	\$1,275,000	\$1,275,000	\$1,300,000	102%	102%	17
Willows / O'Conner Area	81021461	369 Mckendry Drive	\$949,000	\$949,000	\$1,000,000	105%	105%	7
Willows / O'Conner Area	81021673	324 Trenton Way	\$1,135,000	\$1,135,000	\$1,236,500	109%	109%	10
Willows / O'Conner Area	81022960	329 Laurel Avenue	\$1,049,000	\$1,049,000	\$1,100,000	105%	105%	11
Willows / O'Conner Area	81024239	139 Elliott Drive	\$899,000	\$899,000	\$937,000	104%	104%	8
			\$1,469,268	\$1,436,317	\$1,421,622	97%	99%	43

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Middlefield to El Camino	81004399	20 Willow Road #36	\$485,000	\$485,000	\$460,000	95%	95%	66
Middlefield to El Camino	81011964	21 Willow Road #42	\$620,000	\$599,000	\$580,000	94%	97%	63
Sharon Heights / Stanford Hills	80931340	2140 Santa Cruz Avenue #B104	\$398,500	\$368,000	\$320,000	80%	87%	351
Sharon Heights / Stanford Hills	81010778	970 Lassen Drive	\$2,195,000	\$2,195,000	\$2,000,000	91%	91%	86
Sharon Heights / Stanford Hills	81012692	202 Sand Hill Circle	\$1,250,000	\$1,250,000	\$1,210,000	97%	97%	36
Sharon Heights / Stanford Hills	81013608	1275 Trinity Drive	\$1,498,000	\$1,498,000	\$1,400,000	93%	93%	53
Sharon Heights / Stanford Hills	81015695	666 Sand Hill Circle	\$1,099,000	\$1,099,000	\$1,065,000	97%	97%	31
Sharon Heights / Stanford Hills	81016122	9 Alexis Court	\$1,400,000	\$1,400,000	\$1,325,000	95%	95%	46
Sharon Heights / Stanford Hills	81022703	1100 Sharon Park Drive #7	\$636,000	\$636,000	\$638,000	100%	100%	7
			\$1,064,611	\$1,058,889	\$999,778	94%	94%	82