

Sold Price Analysis Report (March 01, 2010 to March 31, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81008126	3561 Whitsell Avenue	\$985,000	\$985,000	\$1,107,000	112%	112%	14
College	80955692	1653 Mariposa Avenue	\$829,999	\$909,800	\$866,000	104%	95%	28
Crescent Park	80924286	1398 Forest Avenue	\$3,795,000	\$2,750,000	\$2,750,000	72%	100%	267
Crescent Park	80928300	950 University Avenue	\$5,850,000	\$4,998,000	\$4,450,000	76%	89%	253
Crescent Park	81006313	80 Kent Place	\$2,695,000	\$2,695,000	\$2,705,000	100%	100%	15
Downtown	80940912	321 Bryant Court	\$1,795,000	\$1,695,000	\$1,535,000	86%	91%	153
Downtown	80943243	335 Webster Street	\$1,950,000	\$1,950,000	\$1,875,000	96%	96%	151
Green Acres	81006647	645 Maybell Avenue	\$795,000	\$795,000	\$1,025,000	129%	129%	11
Green Acres	81010757	4179 Coulombe Drive	\$1,198,000	\$1,198,000	\$1,371,000	114%	114%	9
Green Gables	80941152	1755 Fulton Street	\$2,900,000	\$2,695,000	\$2,400,000	83%	89%	102
Green Gables	81006373	109 Walter Hays Drive	\$1,625,000	\$1,625,000	\$1,650,000	102%	102%	7
Midtown	81006104	2699 Ramona Street	\$1,699,000	\$1,699,000	\$1,750,000	103%	103%	4
Midtown	81007533	2615 Cowper Street	\$920,000	\$920,000	\$1,050,000	114%	114%	8
Old Palo Alto	80941081	160 Churchill Avenue	\$2,295,000	\$2,295,000	\$2,195,000	96%	96%	148
Palo Alto Hills	81003093	4160 Manuela Avenue	\$2,395,000	\$2,395,000	\$2,275,000	95%	95%	16
Professorville	81011451	1150 Byron Street	\$1,125,000	\$1,125,000	\$1,260,000	112%	112%	8
South Palo Alto	80930726	784 Holly Oak Drive	\$1,849,000	\$1,675,000	\$1,590,000	86%	95%	222
South Palo Alto	80936076	415 Pratt Lane	\$1,399,000	\$1,399,000	\$1,399,000	100%	100%	3
South Palo Alto	80949100	4381 Silva Avenue	\$1,599,000	\$1,599,000	\$1,510,000	94%	94%	110
South Palo Alto	80952190	3449 Thomas Drive	\$1,295,000	\$1,295,000	\$1,210,000	93%	93%	110
South Palo Alto	81002711	842 Sycamore Drive	\$949,000	\$949,000	\$1,102,000	116%	116%	8
South Palo Alto	81005047	3249 Greer Road	\$969,000	\$969,000	\$1,055,000	109%	109%	9
South Palo Alto	81005155	1072 Metro Circle	\$1,000,000	\$1,000,000	\$1,035,000	104%	104%	7
South Palo Alto	81005530	1150 Donner Lane	\$1,080,950	\$1,080,950	\$1,055,000	98%	98%	9
South Palo Alto	81005581	3604 Arbutus Avenue	\$1,585,000	\$1,585,000	\$1,638,500	103%	103%	10
South Palo Alto	81005628	271 Fairfield Court	\$1,198,000	\$1,198,000	\$1,270,000	106%	106%	10
South Palo Alto	81008751	3217 Greer Road	\$899,000	\$899,000	\$950,000	106%	106%	8
South Palo Alto	81011414	313 Ferne Avenue	\$1,378,000	\$1,378,000	\$1,410,000	102%	102%	7
			\$1,716,177	\$1,634,170	\$1,624,589	95%	99%	61

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80956822	153 South California Avenue #F207	\$529,900	\$499,900	\$499,900	94%	100%	72
College	81005388	149 South California Avenue #A308	\$569,000	\$569,000	\$569,000	100%	100%	37
Downtown	80955809	707 Bryant Street #308	\$725,000	\$725,000	\$715,000	99%	99%	62
Downtown	81005141	640 Forest Avenue #C	\$758,000	\$758,000	\$722,500	95%	95%	25
Professorville	80955705	345 Kingsley Avenue	\$975,000	\$975,000	\$960,000	98%	98%	50
South Palo Alto	80950563	3180 Berryessa Street	\$849,950	\$849,950	\$815,000	96%	96%	7
South Palo Alto	81000906	104 Ferne Avenue	\$470,250	\$470,250	\$478,000	102%	102%	31
South Palo Alto	81005095	114 Greenmeadow Way	\$699,000	\$699,000	\$685,000	98%	98%	13
South Palo Alto	81005149	765 San Antonio Road #17	\$598,000	\$598,000	\$580,000	97%	97%	7
South Palo Alto	81006125	849 Altaire Walk #56	\$828,000	\$799,000	\$780,000	94%	98%	34
South Palo Alto	81006129	836 Altaire Walk #43	\$888,800	\$888,800	\$840,000	95%	95%	0

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\$717,355 \$711,991 \$694,945 97% 98% 31