

Sold Price Analysis Report (March 02, 2009 to March 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80909891	3685 Whitsell Avenue	\$2,650,000	\$2,650,000	\$2,700,000	102%	102%	7
College	80846227	2321 Oberlin Street	\$2,795,000	\$2,695,000				102
College	80849051	1638 Portola Avenue	\$1,800,000	\$1,750,000	\$1,650,000	92%	94%	51
College	80901152	2360 Harvard Street	\$890,000	\$890,000	\$892,000	100%	100%	11
College	80902217	1519 Mariposa Avenue	\$1,098,000	\$999,000	\$931,000	85%	93%	21
Community Center	80845627	1252 Cedar Street	\$1,588,000	\$1,588,000	\$1,300,000	82%	82%	307
Community Center	80905879	1032 Fulton Street	\$1,100,000	\$1,100,000	\$1,205,000	110%	110%	7
Community Center	80911238	1111 Cedar Street	\$1,895,000	\$1,895,000	\$1,895,000	100%	100%	5
Downtown	80908923	832 Waverley Street	\$2,095,000	\$2,095,000	\$2,095,000	100%	100%	7
Green Gables	80831695	2363 Sierra Court	\$1,299,000	\$1,149,000	\$1,100,000	85%	96%	180
Midtown	80903388	617 Wellsbury Way	\$1,195,000	\$1,195,000	\$1,205,000	101%	101%	9
Midtown	80904782	3359 Bryant Street	\$1,049,000	\$1,049,000	\$1,100,000	105%	105%	11
Palo Alto Hills	80838819	4343 Miranda Avenue	\$1,495,000	\$1,325,000	\$1,230,000	82%	93%	122
South Palo Alto	80840236	2490 Agnes Way	\$1,198,000	\$1,198,000	\$1,190,000	99%	99%	94
South Palo Alto	80850074	4205 Ponce Drive	\$1,025,000	\$999,500	\$995,000	97%	100%	43
South Palo Alto	80900712	3600 Ramona Street	\$899,000	\$799,000	\$795,600	88%	100%	55
South Palo Alto	80903463	3111 David Avenue	\$1,998,000	\$1,998,000	\$1,970,000	99%	99%	12
South Palo Alto	80903485	3249 Maddux Drive	\$894,500	\$894,500	\$908,811	102%	102%	15
South Palo Alto	80903517	207 Ferne Avenue	\$1,299,000	\$1,299,000	\$1,375,000	106%	106%	7
South Palo Alto	80904892	4270 Wilkie	\$2,100,000	\$1,995,000	\$1,925,000	92%	96%	32
South Palo Alto	80905571	4272 Wilkie Way	\$2,100,000	\$2,100,000	\$1,925,000	92%	92%	7
South Palo Alto	80905960	720 Holly Oak Drive	\$1,398,000	\$1,398,000	\$1,410,000	101%	101%	7
South Palo Alto	80909774	72 Roosevelt Circle	\$995,000	\$995,000	\$1,010,000	102%	102%	9
Ventura	80903269	3661 Park Boulevard	\$1,285,000	\$1,195,000	\$1,195,000	93%	100%	163
			\$1,505,854	\$1,468,792	\$1,391,409	89%	91%	54

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Green Acres	80900689	4250 El Camino Real #A204	\$424,900	\$424,900	\$419,950	99%	99%	17
South Palo Alto	80900973	4173 El Camino Real #23	\$788,000	\$759,000	\$728,000	92%	96%	43
South Palo Alto	80907519	4173 El Camino Real #33	\$898,000	\$898,000	\$898,000	100%	100%	12
			\$703,633	\$693,967	\$681,983	97%	98%	24