

Sold Price Analysis Report (March 04, 2008 to March 31, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80780199	3775 El Centro Street	\$1,395,000	\$1,395,000	\$1,681,000	121%	121%	10
College	80774076	344 Leland Avenue	\$2,700,000	\$2,700,000	\$2,550,000	94%	94%	30
College	80776661	1624 Mariposa Avenue	\$1,299,000	\$1,299,000	\$1,457,000	112%	112%	7
College	80779363	2120 Bowdoin Street	\$998,000	\$998,000	\$1,016,000	102%	102%	9
Community Center	80771845	740 Homer Avenue	\$795,000	\$765,000	\$750,000	94%	98%	41
Crescent Park	80770642	50 Crescent Drive	\$5,395,000	\$4,950,000	\$4,425,000	82%	89%	29
Crescent Park	80776566	1875 University Avenue	\$1,295,000	\$1,295,000	\$1,285,000	99%	99%	14
Crescent Park	80783961	505 West Crescent Drive	\$1,448,000	\$1,448,000	\$1,550,000	107%	107%	8
Downtown	80771891	667 Channing Avenue	\$1,790,000	\$1,790,000	\$1,895,000	106%	106%	11
Downtown	80783944	240 Emerson Street	\$2,695,000	\$2,695,000	\$2,775,000	103%	103%	9
Downtown	80784167	316 Ramona Street	\$1,950,000	\$1,950,000				7
Green Acres	80776517	640 Fairmede Avenue	\$1,799,000	\$1,799,000	\$1,860,000	103%	103%	7
Green Gables	80775377	739 De Soto Drive	\$1,395,000	\$1,395,000	\$1,542,000	111%	111%	15
Green Gables	80776648	842 Seale Avenue	\$3,595,000	\$3,595,000	\$3,575,000	99%	99%	34
Green Gables	80776784	868 Southampton Drive	\$2,300,000	\$2,300,000	\$2,200,000	96%	96%	0
Green Gables	80778188	1031 Newell Road	\$1,595,000	\$1,595,000	\$1,635,000	103%	103%	7
Green Gables	80778224	157 Walter Hays Drive	\$1,650,000	\$1,650,000	\$1,710,000	104%	104%	8
Midtown	80774020	2677 Waverley Street	\$1,399,000	\$1,399,000	\$1,360,000	97%	97%	17
Midtown	80775283	3343 Ramona Street	\$1,599,000	\$1,599,000	\$1,600,000	100%	100%	9
Midtown	80778153	3051 Bryant Street	\$1,098,000	\$1,098,000	\$1,250,000	114%	114%	10
Old Palo Alto	80754294	144 Seale Avenue	\$6,485,000	\$4,995,000	\$4,400,000	68%	88%	133
Old Palo Alto	80773912	640 Santa Rita Avenue	\$1,999,000	\$1,999,000	\$1,920,000	96%	96%	9
Old Palo Alto	80776456	158 Rinconada Avenue	\$2,090,000	\$2,090,000	\$1,950,000	93%	93%	23
Professorville	80760695	1344 Tasso Street	\$3,385,000	\$2,995,000	\$2,875,000	85%	96%	76
South Palo Alto	80775195	3125 Louis Road	\$1,075,000	\$1,075,000	\$1,159,313	108%	108%	9
South Palo Alto	80776523	871 Sycamore Drive	\$2,190,000	\$2,190,000	\$2,320,000	106%	106%	15
South Palo Alto	80776607	3775 Nathan Way	\$1,195,000	\$1,195,000	\$1,330,000	111%	111%	8
South Palo Alto	80777121	891 Clara Drive	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	48
South Palo Alto	80779579	979 Amarillo Avenue	\$1,195,000	\$1,195,000	\$1,275,000	107%	107%	6
South Palo Alto	80780508	3712 Carlson Circle	\$1,298,000	\$1,298,000	\$1,388,000	107%	107%	9
South Palo Alto	80781415	844 Ross Court	\$1,300,000	\$1,300,000	\$1,480,000	114%	114%	11
			\$1,992,000	\$1,916,032	\$1,918,777	93%	97%	20

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80776682	4170 Thain Way	\$1,199,000	\$1,199,000	\$1,200,000	100%	100%	14
College	80773946	2583 Park Boulevard #W102	\$699,000	\$699,000	\$689,000	99%	99%	23
College	80780950	435 Sheridan Avenue #00104	\$929,000	\$929,000	\$955,000	103%	103%	5
Downtown	80757142	800 High Street #115	\$1,249,000	\$998,000	\$1,010,000	81%	101%	151
Downtown	80775289	231 High Street	\$928,000	\$928,000	\$960,000	103%	103%	10
Downtown	80777407	325 Channing Avenue #00301	\$2,195,000	\$2,195,000	\$2,195,000	100%	100%	4
Downtown	80780928	757 Ramona Street	\$1,149,000	\$1,149,000	\$1,359,000	118%	118%	9
Downtown	80781871	315 Homer Avenue #00306	\$1,350,000	\$1,400,000	\$1,400,000	104%	100%	0

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	80783845	432 High Street #201	\$965,000	\$965,000	\$965,000	100%	100%	-1
South Palo Alto	80776707	765 San Antonio Road #00050	\$518,000	\$538,000	\$550,000	106%	102%	6
South Palo Alto	80778048	2450 West Bayshore Road #2	\$608,000	\$608,000	\$605,000	100%	100%	19
South Palo Alto	80778462	777 San Antonio Road #136	\$538,888	\$538,888	\$550,000	102%	102%	7
			\$1,027,324	\$1,012,241	\$1,036,500	101%	102%	21