

Sold Price Analysis Report (March 03, 2008 to March 31, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80746546	800 Partridge Avenue	\$1,788,000	\$1,588,000	\$1,611,000	90%	101%	102
Allied Arts / Downtown	80746555	812 Partridge Avenue	\$1,588,000	\$1,788,000	\$1,788,000	113%	100%	123
Allied Arts / Downtown	80763760	810 Partridge Avenue	\$1,588,000	\$1,588,000	\$1,530,000	96%	96%	0
Allied Arts / Downtown	80774693	735 Valparaiso Avenue	\$1,495,000	\$1,495,000	\$1,500,000	100%	100%	11
Central Menlo	80770301	945 Arbor Road	\$1,475,000	\$1,475,000	\$1,435,000	97%	97%	37
Central Menlo	80773339	1299 Santa Cruz Avenue	\$1,595,000	\$1,495,000	\$1,420,500	89%	95%	23
County / Alameda Area	80717886	168 Hillside Avenue	\$2,495,000	\$2,295,000	\$2,295,000	92%	100%	316
County / Alameda Area	80763997	2130 Oakley Avenue	\$2,388,000	\$2,438,000	\$2,388,000	100%	98%	83
County / Alameda Area	80800147	15 Oak Hollow Way	\$2,799,000	\$2,799,000	\$2,799,000	100%	100%	21
County / Alameda Area	80779816	150 Stanford Avenue	\$2,350,000	\$2,350,000	\$2,300,000	98%	98%	15
County / Alameda Area	80788129	1200 Bellair Way	\$1,999,000	\$1,999,000	\$2,200,000	110%	110%	0
County Area / Fair Oaks Ave	80799757	431 8Th Avenue	\$749,000	\$749,000	\$749,000	100%	100%	7
East of U.S. 101	80760479	1154 Carlton Avenue	\$387,500	\$387,500	\$410,000	106%	106%	35
East of U.S. 101	80767416	1339 Carlton Avenue	\$450,000	\$425,000	\$420,800	94%	99%	108
Menlo Oaks Area	80769811	199 Seminary Drive	\$2,599,000	\$2,599,000	\$2,525,000	97%	97%	32
Middlefield to El Camino	80780205	530 Laurel Street	\$1,399,000	\$1,399,000	\$1,399,000	100%	100%	11
Sharon Heights / Stanford Hills	80764213	1105 Deanna Drive	\$2,149,000	\$1,899,000	\$1,812,000	84%	95%	53
Sharon Heights / Stanford Hills	80772063	13 Campbell Lane	\$1,498,000	\$1,498,000	\$1,425,000	95%	95%	66
Sharon Heights / Stanford Hills	80773528	1040 Whitney Drive	\$2,150,000	\$1,995,000	\$1,950,000	91%	98%	30
Sharon Heights / Stanford Hills	80781074	940 Monte Rosa Drive	\$1,895,000	\$1,895,000	\$1,895,000	100%	100%	14
Willows / O'Conner Area	80718912	2122 Menalto Avenue	\$1,299,500	\$1,224,500	\$1,224,500	94%	100%	108
Willows / O'Conner Area	80799815	429 Concord Drive	\$1,395,000	\$1,395,000	\$1,405,000	101%	101%	22
Willows / O'Conner Area	80776871	347 Trenton Way	\$1,399,000	\$1,399,000	\$1,535,000	110%	110%	7
Willows / O'Conner Area	80778715	725 Regal Court	\$1,649,000	\$1,649,000	\$1,600,000	97%	97%	39
Willows / O'Conner Area	80779952	109 Blackburn Avenue	\$995,000	\$995,000	\$1,150,000	116%	116%	11
			\$1,662,960	\$1,632,760	\$1,630,672	98%	100%	51

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80777335	615 Middle Avenue	\$839,000	\$839,000	\$825,000	98%	98%	12
Middlefield to El Camino	80777429	461 Burgess Drive #11	\$739,000	\$739,000	\$750,000	101%	101%	3
Sharon Heights / Stanford Hills	80749449	2403 Sharon Oaks Drive	\$1,199,000	\$1,149,000	\$1,100,000	92%	96%	162
Sharon Heights / Stanford Hills	80773015	1280 Sharon Park Drive #00039	\$949,000	\$949,000	\$915,000	96%	96%	32
Sharon Heights / Stanford Hills	80800144	2462 Sharon Oaks Drive	\$1,150,000	\$1,150,000	\$1,177,000	102%	102%	10
Sharon Heights / Stanford Hills	80777053	3 Biltmore Lane	\$1,399,950	\$1,399,950	\$1,360,000	97%	97%	11
Sharon Heights / Stanford Hills	80777420	694 Sand Hill Circle	\$1,159,000	\$1,159,000	\$1,150,000	99%	99%	6
Sharon Heights / Stanford Hills	80783340	584 Sand Hill Circle	\$1,185,000	\$1,185,000	\$1,225,000	103%	103%	4
Willows / O'Conner Area	80757366	600 Willow Road #00012	\$949,000	\$875,000	\$875,000	92%	100%	149
Willows / O'Conner Area	80800110	600 Willow Road #5	\$850,000	\$850,000	\$835,000	98%	98%	31
			\$1,041,895	\$1,029,495	\$1,021,200	98%	99%	42