

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
Allied Arts / Downtown	80943969	1009 Santa Cruz Avenue	\$1,475,000	\$1,375,000	\$1,350,000	92%	98%	113
Allied Arts / Downtown	80943999	1001 Santa Cruz Avenue	\$1,475,000	\$1,375,000	\$1,330,000	90%	97%	152
Allied Arts / Downtown	80949395	823 College Avenue	\$3,195,000	\$2,995,000	\$2,650,000	83%	88%	227
Allied Arts / Downtown	81005695	811 College Avenue	\$1,989,000	\$1,989,000	\$1,952,975	98%	98%	8
Allied Arts / Downtown	81005859	890 Partridge Avenue	\$1,188,000	\$1,188,000	\$1,152,000	97%	97%	19
Allied Arts / Downtown	81007771	340 Yale Road	\$929,000	\$929,000	\$1,040,000	112%	112%	11
Alpine Road Area	80949636	11 Happy Hollow Lane	\$549,000	\$549,000	\$675,000	123%	123%	101
Central Menlo	80949461	355 Santa Rita Avenue	\$5,499,000	\$5,499,000	\$4,700,000	85%	85%	105
Central Menlo	81000956	1151 Bay Laurel Drive	\$3,595,000	\$3,595,000	\$3,150,000	88%	88%	31
County / Alameda Area	80942416	1330 Sherman Avenue	\$2,250,000	\$2,250,000	\$2,000,000	89%	89%	279
County / Alameda Area	81001174	3126 Alameda De Las Pulgas	\$1,295,000	\$1,225,000	\$1,190,000	92%	97%	40
County / Alameda Area	81010815	2031 Sterling Avenue	\$995,000	\$995,000	\$900,000	90%	90%	22
County Area / Fair Oaks Ave	80937223	503 7Th Avenue	\$279,000	\$461,700	\$453,000	162%	98%	201
County Area / Fair Oaks Ave	81001868	667 10Th Avenue	\$414,900	\$414,900	\$405,000	98%	98%	14
East of U.S. 101	80952057	1331 Windermere Avenue	\$259,000	\$259,000	\$240,000	93%	93%	15
East of U.S. 101	81005995	1107 Sevier Avenue	\$249,900	\$249,900	\$250,000	100%	100%	7
East of U.S. 101	81006186	1247 Carlton Avenue	\$306,000	\$306,000	\$285,000	93%	93%	21
Felton Gables	81003087	124 Felton Drive	\$1,695,000	\$1,695,000	\$1,685,000	99%	99%	13
Flood Park Area	81002015	607 Bay Road	\$779,000	\$779,000	\$779,000	100%	100%	6
Flood Park Area	81006724	176 Hedge Road	\$789,000	\$789,000	\$828,000	105%	105%	14
Flood Park Area	81011903	1033 Almanor Avenue	\$1,225,000	\$1,225,000	\$1,250,000	102%	102%	0
Menlo Oaks Area	81000859	170 Hanna Way	\$2,450,000	\$2,450,000	\$2,325,000	95%	95%	31
Menlo Oaks Area	81005420	624 Berkeley Avenue	\$1,995,000	\$1,995,000	\$2,130,000	107%	107%	4
Sharon Heights / Stanford Hills	81007526	2327 Branner Drive	\$1,195,000	\$1,195,000	\$1,185,000	99%	99%	14
Willows / O'Conner Area	80939830	141 Oak Court	\$799,950	\$749,000	\$742,777	93%	99%	285
Willows / O'Conner Area	80956246	350 Nova Lane	\$1,249,000	\$1,175,000	\$1,125,000	90%	96%	52
Willows / O'Conner Area	81003179	217 Lexington Drive	\$1,049,000	\$1,049,000	\$1,025,000	98%	98%	7
			\$1,450,694	\$1,435,426	\$1,362,880	94%	95%	66

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80951637	1335 Hoover Street	\$1,195,000	\$1,195,000	\$1,100,000	92%	92%	112
Allied Arts / Downtown	81005624	1331 Hoover Street	\$1,095,000	\$1,095,000	\$1,050,000	96%	96%	9
County / Alameda Area	81002046	2133 Avy Avenue	\$975,000	\$975,000	\$940,000	96%	96%	36
Middlefield to El Camino	81002326	1542 San Antonio Avenue	\$569,000	\$569,000	\$520,000	91%	91%	42
Sharon Heights / Stanford Hills	81010809	2433 Sharon Oaks Drive	\$888,000	\$888,000	\$928,000	105%	105%	14
			\$944,400	\$944,400	\$907,600	96%	96%	43