

## Sold Price Analysis Report (May 03, 2010 to May 28, 2010)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81002486	818 Los Robles Avenue	\$1,350,000	\$1,250,000	\$1,150,000	85%	92%	64
Barron Park	81012703	4090 El Cerrito Road	\$1,999,000	\$1,999,000	\$2,107,000	105%	105%	8
Barron Park	81013337	709 La Para Avenue	\$2,198,000	\$2,198,000	\$2,175,000	99%	99%	31
Barron Park	81014227	3715 Whitsell Avenue	\$895,000	\$895,000	\$955,000	107%	107%	13
Barron Park	81017181	4030 Manzana Lane	\$1,499,000	\$1,499,000	\$1,650,000	110%	110%	22
Barron Park	81019317	852 Los Robles Avenue	\$1,295,000	\$1,295,000	\$1,292,000	100%	100%	6
College	80942010	2216 Amherst Street	\$885,000	\$799,000	\$727,500	82%	91%	190
College	81009645	300 Sequoia Avenue	\$2,398,000	\$2,298,000	\$2,200,000	92%	96%	35
College	81010071	101 Miramonte Avenue	\$1,895,000	\$1,795,000	\$1,755,000	93%	98%	58
College	81010797	2303 Oberlin Street	\$1,198,000	\$1,173,000	\$1,135,000	95%	97%	25
Crescent Park	80943360	365 Guinda Street	\$3,125,000	\$3,125,000	\$2,975,000	95%	95%	182
Crescent Park	81009955	1349 Forest Avenue	\$2,195,000	\$1,999,000	\$1,969,000	90%	98%	43
Crescent Park	81010207	121 Fulton Street	\$2,595,000	\$2,595,000	\$2,472,500	95%	95%	69
Crescent Park	81017676	1420 University Avenue	\$2,395,000	\$2,395,000	\$2,600,000	109%	109%	18
Crescent Park	81018184	10 Regent Place	\$1,998,000	\$1,998,000	\$2,150,000	108%	108%	8
Downtown	81016844	120 Byron Street	\$1,349,000	\$1,349,000	\$1,367,000	101%	101%	11
Downtown	81019457	1106 Bryant Street	\$1,895,000	\$1,895,000	\$1,895,000	100%	100%	4
Downtown	81019627	212 Byron Street	\$1,295,000	\$1,295,000	\$1,275,000	98%	98%	25
Green Acres	81014195	537 Driscoll Place	\$919,000	\$919,000	\$952,000	104%	104%	17
Green Acres	81024070	4193 Willmar Drive	\$1,588,000	\$1,588,000	\$1,587,500	100%	100%	0
Green Gables	81011879	960 Embarcadero Road	\$1,088,850	\$1,088,850	\$1,050,000	96%	96%	22
Green Gables	81018213	990 Blair Court	\$1,399,000	\$1,399,000	\$1,438,000	103%	103%	7
Green Gables	81018235	1021 Stanley Way	\$1,498,000	\$1,498,000	\$1,600,000	107%	107%	9
Green Gables	81018237	2220 Saint Francis Drive	\$1,198,000	\$1,198,000	\$1,281,000	107%	107%	9
Green Gables	81019614	717 Oregon Avenue	\$998,000	\$998,000	\$1,050,000	105%	105%	7
Midtown	81007536	2707 Louis Road	\$1,699,999	\$1,699,999	\$1,200,000	71%	71%	45
Midtown	81014876	3145 Emerson Street	\$1,895,000	\$1,795,000	\$1,775,000	94%	99%	31
Midtown	81016669	2553 Emerson Street	\$1,398,000	\$1,398,000	\$1,601,000	115%	115%	8
Midtown	81020755	747 Marion Avenue	\$1,249,000	\$1,249,000	\$1,375,000	110%	110%	11
Midtown	81022277	3416 Cowper Street	\$1,699,000	\$1,699,000	\$1,710,000	101%	101%	15
Old Palo Alto	81007999	105 Lowell Avenue	\$729,000	\$729,000	\$755,000	104%	104%	59
Old Palo Alto	81017052	2230 Webster Street	\$3,195,000	\$3,195,000	\$3,255,000	102%	102%	12
Old Palo Alto	81018240	231 Nevada Avenue	\$899,000	\$899,000	\$925,000	103%	103%	6
Old Palo Alto	81018450	1620 Cowper Street	\$4,200,000	\$4,200,000	\$4,400,000	105%	105%	87
Palo Alto Hills	81010866	3029 Country Club Court	\$2,695,000	\$2,695,000	\$2,625,000	97%	97%	10
Professorville	81019130	1335 Cowper Street	\$2,650,000	\$2,650,000	\$2,575,000	97%	97%	15
Professorville	81020816	510 Lincoln Avenue	\$3,980,000	\$3,980,000	\$4,200,000	106%	106%	10
South Palo Alto	80956604	1049 Metro Circle	\$1,348,000	\$1,295,000	\$1,275,000	95%	98%	82
South Palo Alto	81008782	4046 Ben Lomond Drive	\$1,395,000	\$1,349,000	\$1,325,000	95%	98%	64
South Palo Alto	81011410	947 Celia Drive	\$1,100,000	\$1,100,000	\$950,000	86%	86%	9
South Palo Alto	81011527	230 Davenport Way	\$1,399,000	\$1,399,000	\$1,350,000	96%	96%	21
South Palo Alto	81011688	3209 Maddux Drive	\$948,000	\$895,000	\$875,000	92%	98%	35
South Palo Alto	81016716	3250 Murray Way	\$1,098,000	\$1,098,000	\$1,170,000	107%	107%	8

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South Palo Alto	81016866	3179 Greer Road	\$950,000	\$950,000	\$980,000	103%	103%	10
South Palo Alto	81016908	2735 Ross Road	\$995,000	\$995,000	\$1,075,000	108%	108%	7
South Palo Alto	81018291	854 Rorke Way	\$1,398,000	\$1,398,000	\$1,409,000	101%	101%	6
South Palo Alto	81018854	3084 East Stelling Drive	\$1,350,000	\$1,350,000	\$1,500,000	111%	111%	11
South Palo Alto	81019353	3639 Bryant Street	\$995,000	\$995,000	\$1,160,000	117%	117%	2
South Palo Alto	81019720	910 Loma Verde Avenue	\$1,185,000	\$1,185,000	\$1,200,000	101%	101%	7
South Palo Alto	81019766	4127 Wilkie Court	\$1,300,000	\$1,300,000	\$1,435,000	110%	110%	6
South Palo Alto	81025915	883 Bruce Drive	\$1,485,000	\$1,485,000	\$1,528,888	103%	103%	0
			<b>\$1,654,566</b>	<b>\$1,637,723</b>	<b>\$1,655,635</b>	<b>100%</b>	<b>101%</b>	<b>29</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81016506	554 Cambridge Avenue	\$499,000	\$499,000	\$457,500	92%	92%	15
Downtown	81007336	101 Alma Street #802	\$650,000	\$625,000	\$625,000	96%	100%	70
Downtown	81014736	685 High Street #2E	\$925,000	\$925,000	\$899,000	97%	97%	4
Downtown	81020927	525 Channing Avenue	\$899,000	\$899,000	\$899,000	100%	100%	25
Midtown	81004412	3168 Middlefield Road	\$599,888	\$550,000	\$538,000	90%	98%	80
Midtown	81011412	3154 Middlefield Road	\$538,000	\$538,000	\$515,000	96%	96%	21
Midtown	81019208	740 Layne Court	\$888,000	\$888,000	\$996,000	112%	112%	10
South Palo Alto	81009459	4173 El Camino Real #37	\$950,000	\$899,000	\$883,000	93%	98%	24
South Palo Alto	81009986	872 Altaire Walk Walk #78	\$778,800	\$778,800	\$740,000	95%	95%	54
South Palo Alto	81012993	843 Altaire Walk	\$758,800	\$758,800	\$725,000	96%	96%	7
South Palo Alto	81016576	1042 Colorado Avenue	\$669,000	\$669,000	\$713,000	107%	107%	9
Ventura	80847544	322 Curtner Avenue #D	\$520,000	\$459,000	\$435,000	84%	95%	334
			<b>\$722,957</b>	<b>\$707,383</b>	<b>\$702,125</b>	<b>97%</b>	<b>99%</b>	<b>54</b>