

Sold Price Analysis Report (May 01, 2009 to May 29, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80904744	826 Los Robles Avenue	\$1,195,000	\$1,098,000	\$1,055,000	88%	96%	91
Barron Park	80918650	4090 Orme Street	\$2,538,000	\$2,538,000	\$2,600,000	102%	102%	15
College	80903501	1621 Mariposa Avenue	\$1,125,000	\$945,000	\$900,000	80%	95%	89
College	80916429	2064 Harvard Street	\$1,350,000	\$1,350,000	\$1,370,000	101%	101%	12
Community Center	80906130	1131 Lincoln Avenue	\$2,495,000	\$2,358,000	\$2,340,000	94%	99%	74
Community Center	80918424	776 Forest Avenue	\$1,598,000	\$1,598,000	\$1,598,000	100%	100%	6
Crescent Park	80836150	1250 Lincoln Avenue	\$3,195,000	\$2,295,000	\$2,280,000	71%	99%	214
Crescent Park	80906061	1196 Hamilton Avenue	\$2,995,000	\$2,825,000	\$2,763,000	92%	98%	80
Crescent Park	80908648	561 Center Drive	\$2,495,000	\$2,495,000	\$2,285,000	92%	92%	72
Crescent Park	80914491	1468 Hamilton Avenue	\$2,350,000	\$2,350,000	\$2,350,000	100%	100%	18
Crescent Park	80923361	1414 Edgewood Drive	\$2,100,000	\$2,100,000	\$2,500,000	119%	119%	7
Downtown	80848000	904 Cowper Street	\$1,800,000	\$1,699,000	\$1,550,000	86%	91%	145
Downtown	80913919	365 Hawthorne Avenue	\$1,395,000	\$1,395,000	\$1,538,000	110%	110%	13
Green Acres	80920930	4145 Willmar Drive	\$1,445,000	\$1,445,000	\$1,400,000	97%	97%	2
Green Gables	80913929	1842 Edgewood Drive	\$1,329,000	\$1,329,000	\$1,250,000	94%	94%	13
Green Gables	80918703	169 Primrose Way	\$1,189,000	\$1,189,000	\$1,190,000	100%	100%	8
Green Gables	80921207	180 Lois Lane	\$1,350,000	\$1,350,000	\$1,501,000	111%	111%	9
Green Gables	80922400	877 Northampton Drive	\$3,295,000	\$3,295,000	\$3,310,000	100%	100%	6
Midtown	80906133	3318 Waverley Street	\$2,795,000	\$2,495,000	\$2,490,000	89%	100%	86
Midtown	80908067	3355 Saint Michael Court	\$1,798,000	\$1,548,000	\$1,500,000	83%	97%	50
Midtown	80909810	3240 Emerson Street	\$1,719,000	\$1,599,000	\$1,599,000	93%	100%	67
Midtown	80912478	712 Coastland Drive	\$1,395,000	\$1,295,000	\$1,303,000	93%	101%	34
Midtown	80914788	2636 Waverley Street	\$1,939,000	\$1,939,000	\$1,875,000	97%	97%	15
Midtown	80917591	3278 Emerson Street	\$869,000	\$869,000	\$882,000	101%	101%	17
Midtown	80921087	3286 South Court	\$1,998,000	\$1,998,000	\$1,980,000	99%	99%	16
Palo Alto Hills	80916271	4225 Manuela Avenue	\$1,695,000	\$1,695,000	\$1,600,000	94%	94%	14
Professorville	80848885	329 Lincoln Avenue	\$2,498,000	\$1,850,000	\$1,705,000	68%	92%	143
Professorville	80913911	505 Embarcadero Road	\$1,250,000	\$1,250,000	\$1,300,000	104%	104%	13
Professorville	80918338	1128 Webster Street	\$1,900,000	\$1,900,000	\$1,855,000	98%	98%	10
South Palo Alto	80817198	4260 Wilkie Way	\$2,795,000	\$2,100,000	\$1,880,000	67%	90%	300
South Palo Alto	80831805	80 Roosevelt Circle	\$1,385,000	\$1,199,000	\$1,125,000	81%	94%	221
South Palo Alto	80845346	455 Alder Lane	\$1,422,490	\$1,296,000	\$1,199,000	84%	93%	185
South Palo Alto	80904764	710 Seminole Way	\$1,049,000	\$995,000	\$966,000	92%	97%	80
South Palo Alto	80911261	3825 Grove Avenue	\$1,650,000	\$1,650,000	\$1,500,000	91%	91%	34
South Palo Alto	80911293	295 Ely Place	\$1,249,000	\$1,195,000	\$1,200,000	96%	100%	35
South Palo Alto	80912614	3421 Greer Road	\$1,440,000	\$1,388,000	\$1,300,000	90%	94%	32
South Palo Alto	80913699	863 Bruce Drive	\$1,435,000	\$1,435,000	\$1,395,000	97%	97%	28
South Palo Alto	80913734	3382 Kenneth Drive	\$999,000	\$999,000	\$999,000	100%	100%	29
South Palo Alto	80913987	4130 Mackay Drive	\$1,075,000	\$1,075,000	\$998,000	93%	93%	20
South Palo Alto	80918716	3796 Redwood Circle	\$929,000	\$929,000	\$1,000,000	108%	108%	10
South Palo Alto	80923556	3370 Ross Road	\$1,298,000	\$1,298,000	\$1,408,000	108%	108%	0
Stanford	80913897	715 Frenchmans Road	\$1,895,000	\$1,895,000	\$1,900,000	100%	100%	7
			\$1,755,155	\$1,655,857	\$1,636,643	93%	99%	55

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Barron Park	80920035	580 Vista Avenue	\$499,000	\$499,000	\$500,000	100%	100%	11
Downtown	80908505	800 High Street #206	\$1,249,000	\$1,195,000	\$1,160,000	93%	97%	50
Downtown	80909915	360 Everett Avenue #4C	\$1,395,000	\$1,278,000	\$1,200,000	86%	94%	36
Downtown	80911234	101 Alma Street #606	\$649,000	\$649,000	\$630,000	97%	97%	40
Downtown	80921173	101 Alma Street #307	\$629,000	\$629,000	\$620,000	99%	99%	8
Midtown	80918694	737 Loma Verde Avenue #1	\$898,000	\$898,000	\$875,000	97%	97%	17
South Palo Alto	80914114	4155 El Camino Way #B	\$429,000	\$429,000	\$405,000	94%	94%	30
			\$821,143	\$796,714	\$770,000	94%	97%	27