

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
Allied Arts / Downtown	80841495	1254 Hoover Street	\$1,395,000	\$1,189,000	\$1,065,000	76%	90%	168
Allied Arts / Downtown	80916419	1070 Cambridge Avenue	\$2,495,000	\$2,350,000	\$2,225,000	89%	95%	26
Allied Arts / Downtown	80918093	228 University Drive	\$1,995,000	\$1,995,000	\$1,950,000	98%	98%	15
Central Menlo	80844241	605 Olive Street	\$4,695,000	\$3,795,000	\$3,500,000	75%	92%	184
Central Menlo	80912846	541 Grace Drive	\$1,799,000	\$1,799,000	\$1,750,000	97%	97%	159
Central Menlo	80915826	1014 Hobart Street	\$2,095,000	\$2,095,000	\$1,995,000	95%	95%	23
County / Alameda Area	80902836	2157 Avy Avenue	\$1,135,000	\$998,000	\$970,000	85%	97%	97
County / Alameda Area	80908820	1868 Camino De Los Robles	\$2,449,000	\$2,449,000	\$2,150,000	88%	88%	29
County / Alameda Area	80914170	1035 Sherman Avenue	\$980,000	\$899,000	\$915,000	93%	102%	24
County / Alameda Area	80914557	917 Cloud Avenue	\$849,000	\$849,000	\$850,000	100%	100%	11
County / Alameda Area	80915805	171 Stanford Avenue	\$1,395,000	\$1,395,000	\$1,370,000	98%	98%	11
County / Alameda Area	80918074	19 Montana Lane	\$1,299,000	\$1,299,000	\$1,300,000	100%	100%	14
County / Alameda Area	80918479	2250 Camino A Los Cerros	\$1,149,000	\$1,149,000	\$1,211,000	105%	105%	5
County / Alameda Area	80919063	3128 Barney Avenue	\$1,625,000	\$1,625,000	\$1,600,000	98%	98%	10
County / Alameda Area	80919025	1835 Camino De Los Robles	\$2,395,000	\$2,395,000	\$2,415,000	101%	101%	12
County Area / Fair Oaks Ave	80911599	461 7Th Avenue	\$299,900	\$299,900	\$350,000	117%	117%	25
County Area / Fair Oaks Ave	80915425	15 Lorne Lane	\$799,000	\$799,000	\$804,000	101%	101%	6
East of U.S. 101	80785080	1105 Almanor Avenue	\$366,000	\$250,000	\$250,000	68%	100%	338
East of U.S. 101	80908785	1245 Chilco Street	\$349,900	\$339,900	\$278,000	79%	82%	242
East of U.S. 101	80915882	1243 Carlton Avenue	\$439,000	\$439,000	\$425,000	97%	97%	8
Flood Park Area	80908086	1074 Del Norte Avenue	\$965,000	\$945,000	\$905,000	94%	96%	55
Flood Park Area	80915456	31 Lorelei Lane	\$535,000	\$535,000	\$500,000	93%	93%	12
Menlo Oaks Area	80829973	279 Willow Road	\$1,088,000	\$855,000	\$855,000	79%	100%	217
Menlo Oaks Area	80842143	30 Elmwood Place	\$3,250,000	\$2,795,000	\$2,625,000	81%	94%	172
Menlo Oaks Area	80915133	740 Gilbert Avenue	\$1,148,000	\$1,148,000	\$1,110,000	97%	97%	14
Middlefield to El Camino	80847306	350 Claremont Way	\$1,795,000	\$1,595,000	\$1,525,000	85%	96%	152
Sharon Heights / Stanford Hills	80903616	9 Shasta Lane	\$1,995,000	\$1,649,000	\$1,561,000	78%	95%	89
Sharon Heights / Stanford Hills	80918030	1075 Trinity Drive	\$1,848,000	\$1,848,000	\$1,907,000	103%	103%	11
Willows / O'Conner Area	80914480	116 Walnut Street	\$849,000	\$849,000	\$815,000	96%	96%	24
Willows / O'Conner Area	80914539	164 Oak Court	\$788,000	\$788,000	\$805,000	102%	102%	8
			\$1,475,493	\$1,380,527	\$1,332,700	90%	97%	72

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
County Area / Fair Oaks Ave	80914406	327 6Th Avenue	\$559,000	\$510,000	\$510,000	91%	100%	25
Middlefield to El Camino	80904077	20 Willow Road #41	\$729,000	\$729,000	\$682,000	94%	94%	67
Sharon Heights / Stanford Hills	80918080	2140 Santa Cruz Avenue #D202	\$485,000	\$485,000	\$450,000	93%	93%	3
Willows / O'Conner Area	80905166	190 East Okeefe Street #10	\$649,000	\$619,000	\$612,500	94%	99%	77
			\$605,500	\$585,750	\$563,625	93%	96%	43