

## Sold Price Analysis Report (May 01, 2008 to May 30, 2008)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80784183	720 La Para Avenue	\$2,500,000	\$2,500,000	\$2,500,000	100%	100%	8
Barron Park	80802405	516 Georgia Avenue	\$2,095,000	\$2,095,000	\$2,305,000	110%	110%	8
Barron Park	80802502	4125 Amaranta Avenue	\$1,295,000	\$1,295,000	\$1,295,000	100%	100%	18
College	80775134	2024 Columbia Street	\$1,050,000	\$1,050,000	\$1,050,000	100%	100%	16
Community Center	80782623	890 Lincoln Avenue	\$1,950,000	\$1,950,000	\$1,910,000	98%	98%	11
Community Center	80789008	746 Homer Avenue	\$775,000	\$775,000	\$770,000	99%	99%	15
Community Center	80800843	1084 Fife Avenue	\$2,175,000	\$2,175,000	\$2,190,000	101%	101%	8
Crescent Park	80782562	30 Somerset Place	\$2,399,500	\$2,195,000	\$2,075,000	86%	95%	53
Crescent Park	80784028	760 Lytton Avenue	\$1,395,000	\$1,395,000	\$1,400,000	100%	100%	16
Downtown	80777399	313 Bryant Court	\$1,495,000	\$1,349,000	\$1,330,000	89%	99%	70
Downtown	80786867	218 Middlefield Road	\$1,550,000	\$1,550,000	\$1,625,000	105%	105%	8
Downtown	80803969	164 Hawthorne Avenue	\$1,295,000	\$1,295,000	\$1,300,000	100%	100%	94
Green Gables	80749946	2337 Saint Francis Drive	\$1,328,000	\$1,278,000	\$1,278,000	96%	100%	225
Green Gables	80787055	975 Elsinore Drive	\$1,495,000	\$1,495,000	\$1,505,000	101%	101%	7
Green Gables	80788361	111 Primrose Way	\$1,395,000	\$1,395,000	\$1,550,000	111%	111%	8
Green Gables	80800731	2111 Barbara Drive	\$1,689,000	\$1,689,000	\$2,005,000	119%	119%	8
Midtown	80782613	762 Allen Court	\$1,249,000	\$1,199,000	\$1,175,000	94%	98%	50
Midtown	80783638	450 Alger Drive	\$1,250,000	\$1,250,000	\$1,225,000	98%	98%	26
Midtown	80788796	601 Colorado Avenue	\$1,547,000	\$1,547,000	\$1,700,000	110%	110%	8
Midtown	80803183	3132 Flowers Lane	\$1,698,000	\$1,698,000	\$1,800,000	106%	106%	11
Old Palo Alto	80779527	1336 Emerson Street	\$3,150,000	\$2,750,000	\$2,625,000	83%	95%	57
Old Palo Alto	80783946	134 Rinconada Avenue	\$1,888,000	\$1,888,800	\$1,878,800	100%	99%	46
Old Palo Alto	80787181	240 Kellogg Avenue	\$1,450,000	\$1,450,000	\$1,550,000	107%	107%	8
Old Palo Alto	80800632	312 Coleridge Avenue	\$7,600,000	\$6,595,000				24
Old Palo Alto	80802161	365 North California Avenue	\$2,498,000	\$2,498,000	\$2,400,000	96%	96%	28
Old Palo Alto	80802462	575 North California Avenue	\$1,875,000	\$1,875,000	\$2,085,000	111%	111%	6
Professorville	80782348	686 Kellogg Avenue	\$1,499,000	\$1,399,000	\$1,300,000	87%	93%	41
South Palo Alto	80782462	960 Colonial Lane	\$1,195,000	\$1,195,000	\$1,170,000	98%	98%	27
South Palo Alto	80782859	3084 Stelling Drive	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	22
South Palo Alto	80784211	183 Ferne Avenue	\$1,595,000	\$1,495,000	\$1,495,000	94%	100%	45
South Palo Alto	80785525	975 Colorado Avenue	\$1,098,000	\$1,098,000	\$1,065,000	97%	97%	29
South Palo Alto	80786769	3711 Starr King Circle	\$1,100,000	\$1,100,000	\$1,125,000	102%	102%	8
South Palo Alto	80787719	3161 Greer Road	\$1,298,000	\$1,298,000	\$1,385,000	107%	107%	6
South Palo Alto	80800751	2708 Greer Road	\$1,095,000	\$1,095,000	\$1,030,000	94%	94%	15
South Palo Alto	80800864	4366 Silva Court	\$1,449,000	\$1,449,000	\$1,440,000	99%	99%	14
South Palo Alto	80803976	2707 Greer Road	\$1,295,000	\$1,295,000	\$1,385,000	107%	107%	21
South Palo Alto	80807226	4190 Mackay Drive	\$1,295,000	\$1,295,000	\$1,430,000	110%	110%	8
Stanford	80784168	613 Salvatierra Street	\$1,738,000	\$1,738,000	\$1,775,000	102%	102%	18
Ventura	80787002	4059 Wilkie Way	\$945,000	\$945,000	\$1,100,000	116%	116%	27
Ventura	80800367	3437 Park Boulevard	\$919,950	\$919,950	\$895,000	97%	97%	21
			<b>\$1,698,961</b>	<b>\$1,647,594</b>	<b>\$1,550,559</b>	<b>89%</b>	<b>92%</b>	<b>28</b>

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### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80787205	2585 Park Boulevard #0Z102	\$679,000	\$679,000	\$675,000	99%	99%	18
College	80807321	425 Grant Avenue #22	\$879,000	\$879,000	\$905,000	103%	103%	7
Crescent Park	80788716	500 Fulton Street #205	\$758,000	\$758,000	\$735,000	97%	97%	18
Downtown	80801848	430 Webster Street	\$1,075,000	\$1,075,000	\$1,075,000	100%	100%	10
Downtown	80804098	360 Everett Avenue #0005B	\$1,388,000	\$1,388,000	\$1,368,500	99%	99%	8
Downtown	80804107	365 Forest Avenue #4A	\$1,050,000	\$1,050,000	\$1,050,000	100%	100%	6
Downtown	80808391	800 High Street #00204	\$1,395,000	\$1,395,000	\$1,418,000	102%	102%	6
Green Acres	80770487	4250 El Camino Real #00209	\$449,000	\$409,900	\$388,000	86%	95%	89
Green Acres	80783852	4250 El Camino Real #B317	\$620,000	\$620,000	\$600,000	97%	97%	13
South Palo Alto	80799956	4238 Rickey'S Way #R	\$899,000	\$879,000	\$922,000	103%	105%	165
South Palo Alto	80776876	2468 West Bayshore Road #00009	\$505,000	\$455,000	\$448,000	89%	98%	71
South Palo Alto	80781518	4206 Rickey'S Way #B	\$999,900	\$999,900	\$995,000	100%	100%	51
South Palo Alto	80784613	2460 West Bayshore Road #00003	\$449,900	\$449,900	\$455,000	101%	101%	37
South Palo Alto	80784622	3723 Heron Street	\$856,107	\$856,107	\$800,000	93%	93%	17
South Palo Alto	80786018	4248 Rickey'S Way #V	\$875,000	\$859,000	\$795,000	91%	93%	141
South Palo Alto	80787223	444 San Antonio Road #0004A	\$899,000	\$899,000	\$905,000	101%	101%	7
South Palo Alto	80804062	765 San Antonio Road #66	\$665,000	\$665,000	\$688,000	103%	103%	7
South Palo Alto	80807290	1052 Colorado Avenue	\$719,000	\$719,000	\$725,000	101%	101%	13
			<b>\$842,273</b>	<b>\$835,323</b>	<b>\$830,417</b>	<b>99%</b>	<b>99%</b>	<b>38</b>