

Sold Price Analysis Report (May 02, 2008 to May 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80777443	712 Elizabeth Lane	\$1,395,000	\$1,395,000	\$1,400,000	100%	100%	56
Allied Arts / Downtown	80783345	1350 Johnson Street	\$1,595,000	\$1,495,000	\$1,450,000	91%	97%	56
Allied Arts / Downtown	80801663	1265 University Drive	\$1,395,000	\$1,395,000	\$1,427,000	102%	102%	10
Allied Arts / Downtown	80803231	1253 University Drive	\$1,199,000	\$1,199,000	\$1,210,000	101%	101%	11
Allied Arts / Downtown	80806477	68 Cornell Road	\$1,465,000	\$1,465,000	\$1,718,000	117%	117%	12
Allied Arts / Downtown	80806530	743 Middle Avenue	\$1,595,000	\$1,595,000	\$1,650,000	103%	103%	6
Alpine Road Area	80787413	23 Homer Lane	\$1,088,888	\$1,088,888	\$1,175,000	108%	108%	12
Central Menlo	80779547	1126 Castle Way	\$2,738,000	\$2,499,000	\$2,435,000	89%	97%	67
Central Menlo	80779585	619 Cotton Street	\$3,875,000	\$3,595,000	\$3,350,000	86%	93%	51
Central Menlo	80786573	785 Stanford Avenue	\$3,250,000	\$3,250,000	\$3,150,000	97%	97%	22
Central Menlo	80803202	865 Cotton Street	\$4,195,000	\$4,195,000	\$4,100,000	98%	98%	14
Central Menlo	80804205	1730 Stanford Avenue	\$2,799,000	\$2,799,000	\$2,700,000	96%	96%	10
Central Menlo	80806515	1110 Rosefield Way	\$1,678,000	\$1,678,000	\$1,625,000	97%	97%	113
County / Alameda Area	80774691	1316 Orange Avenue	\$2,495,000	\$2,295,000	\$2,250,000	90%	98%	109
County / Alameda Area	80781548	200 Leland Avenue	\$2,495,000	\$2,495,000	\$2,415,000	97%	97%	52
County / Alameda Area	80789564	2041 Mills Avenue	\$2,490,000	\$2,490,000	\$2,457,000	99%	99%	23
County Area / Fair Oaks Ave	80777421	575 9Th Avenue	\$1,549,000	\$1,449,000	\$1,330,000	86%	92%	83
County Area / Fair Oaks Ave	80786457	671 16Th Avenue	\$698,000	\$698,000	\$657,000	94%	94%	21
County Area / Fair Oaks Ave	80801173	803 16Th Avenue	\$689,000	\$689,000	\$801,000	116%	116%	12
County Area / Fair Oaks Ave	80802580	607 San Benito Avenue	\$768,000	\$768,000	\$790,000	103%	103%	6
East of U.S. 101	80772181	1324 Sevier Avenue	\$414,900	\$379,900	\$375,000	90%	99%	184
East of U.S. 101	80783671	1145 Henderson Avenue	\$494,900	\$494,900	\$494,900	100%	100%	25
East of U.S. 101	80788385	1207 Carlton Avenue	\$394,500	\$394,500	\$389,000	99%	99%	147
East of U.S. 101	80789155	1363 Hollyburne Avenue	\$369,900	\$369,900	\$365,000	99%	99%	7
Flood Park Area	80781627	208 Oakhurst Place	\$1,349,950	\$1,249,950	\$1,212,500	90%	97%	72
Flood Park Area	80787109	1001 Almanor Avenue	\$1,849,000	\$1,849,000	\$1,900,000	103%	103%	14
Flood Park Area	80801628	1003 Peggy Lane	\$1,000,000	\$1,000,000	\$1,038,000	104%	104%	20
Flood Park Area	80803922	1 Heritage Place	\$277,084	\$277,084	\$277,384	100%	100%	0
Flood Park Area	80803925	10 Heritage Place	\$277,084	\$277,084	\$277,084	100%	100%	0
Menlo Oaks Area	80800887	143 Willow Road	\$695,000	\$695,000	\$685,000	99%	99%	13
Middlefield to El Camino	80773066	159 Linfield Drive	\$1,299,000	\$1,299,000	\$1,283,129	99%	99%	27
Middlefield to El Camino	80801129	45 Willow Road	\$1,495,000	\$1,495,000	\$1,500,000	100%	100%	14
Middlefield to El Camino	80804027	424 Claremont Way	\$1,549,000	\$1,549,000	\$1,700,000	110%	110%	8
Willows / O'Conner Area	80783469	442 Gilbert Avenue	\$1,849,000	\$1,849,000	\$1,850,000	100%	100%	30
Willows / O'Conner Area	80787866	226 Mckendry Drive	\$998,000	\$998,000	\$1,190,000	119%	119%	10
Willows / O'Conner Area	80803104	301 Oak Court	\$1,375,000	\$1,375,000	\$1,300,000	95%	95%	10
			\$1,531,645	\$1,502,367	\$1,497,972	98%	100%	37

Townhouse/Condo (Comm Int Dev)

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Allied Arts / Downtown	80787838	1322 University Drive	\$1,295,000	\$1,249,000	\$1,150,000	89%	92%	43
Allied Arts / Downtown	80789520	911 Menlo Avenue	\$875,000	\$875,000	\$870,000	99%	99%	19
Middlefield to El Camino	80779029	150 Alma Street #107	\$719,000	\$649,000	\$638,000	89%	98%	54

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Middlefield to El Camino	80801656	150 Alma Street #309	\$1,095,000	\$1,095,000	\$1,035,000	95%	95%	19
Sharon Heights / Stanford Hills	80782920	2140 Santa Cruz Avenue #204	\$449,500	\$449,500	\$417,500	93%	93%	55
Sharon Heights / Stanford Hills	80786447	675 Sharon Park Drive #108	\$449,000	\$449,000	\$447,000	100%	100%	35
			\$813,750	\$794,417	\$759,583	93%	96%	38