

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
Allied Arts / Downtown	81013544	739 Cambridge Avenue	\$1,249,000	\$1,198,000	\$1,130,780	91%	94%	58
Allied Arts / Downtown	81016123	984 Creek Drive	\$1,850,000	\$1,850,000	\$1,825,000	99%	99%	8
Central Menlo	81005644	1003 Arbor Road	\$1,495,000	\$1,395,000	\$1,310,000	88%	94%	74
Central Menlo	81010774	1360 Delfino Way	\$1,995,000	\$1,895,000	\$1,850,000	93%	98%	37
Central Menlo	81012119	1350 Delfino Way	\$1,765,000	\$1,765,000	\$1,680,000	95%	95%	18
Central Menlo	81014897	360 August Circle	\$2,650,000	\$2,650,000	\$2,592,000	98%	98%	14
Central Menlo	81016142	1220 Arbor Road	\$4,695,000	\$4,695,000	\$4,695,000	100%	100%	14
Central Menlo	81016921	228 San Mateo Drive	\$2,995,000	\$2,995,000	\$3,000,000	100%	100%	5
Central Menlo	81017571	1825 Oakdell Drive	\$1,775,000	\$1,775,000	\$1,700,000	96%	96%	11
Central Menlo	81018898	7 Robert S Drive	\$5,295,000	\$5,295,000	\$5,300,000	100%	100%	5
County / Alameda Area	80943669	2001 Sharon Road	\$1,995,000	\$1,695,000	\$1,660,000	83%	98%	192
County / Alameda Area	81013183	108 Hillside Avenue	\$1,329,000	\$1,329,000	\$1,310,000	99%	99%	6
County / Alameda Area	81016067	4 Perry Avenue	\$719,000	\$719,000	\$719,000	100%	100%	9
County / Alameda Area	81017439	2170 Ashton Avenue	\$1,095,000	\$1,095,000	\$1,120,000	102%	102%	7
County / Alameda Area	81017575	2198 Monterey Avenue	\$959,000	\$959,000	\$959,000	100%	100%	7
County / Alameda Area	81020030	1260 Sherman Avenue	\$2,295,000	\$2,295,000	\$2,275,000	99%	99%	4
County / Alameda Area	81025630	2060 Monterey Avenue	\$1,415,000	\$1,415,000	\$1,415,000	100%	100%	0
County Area / Fair Oaks Ave	81015317	435 7Th Avenue	\$669,000	\$669,000	\$664,000	99%	99%	20
East of U.S. 101	80942720	1307 Sevier Avenue	\$299,900	\$320,000	\$325,000	108%	102%	149
East of U.S. 101	80954592	1378 Hollyburne Avenue	\$600,000	\$400,000	\$393,000	66%	98%	153
East of U.S. 101	81002193	667 Pierce Road	\$304,900	\$287,100	\$280,000	92%	98%	241
East of U.S. 101	81003599	1272 Madera Avenue	\$230,000	\$230,000	\$235,000	102%	102%	2
East of U.S. 101	81009146	1150 Hollyburne Avenue	\$287,500	\$287,500	\$300,000	104%	104%	11
East of U.S. 101	81015187	1339 Carlton Avenue	\$255,000	\$255,000	\$280,000	110%	110%	16
East of U.S. 101	81022520	215 Newbridge Street	\$232,450	\$232,450	\$232,450	100%	100%	5
Flood Park Area	81000919	38 Lorelei Lane	\$819,000	\$699,900	\$715,000	87%	102%	178
Flood Park Area	81010474	1020 Windermere Avenue	\$849,500	\$799,500	\$790,000	93%	99%	41
Flood Park Area	81010627	60 Lorelei Lane	\$785,000	\$785,000	\$765,000	97%	97%	43
Flood Park Area	81014351	1304 Windermere Avenue	\$269,900	\$269,900	\$290,000	107%	107%	6
Flood Park Area	81017513	919 Theresa Court	\$1,250,000	\$1,250,000	\$1,225,000	98%	98%	17
Middlefield to El Camino	80954122	1064 Laurel Street	\$1,148,000	\$1,049,000	\$975,000	85%	93%	132
Middlefield to El Camino	81007612	152 Linfield Avenue	\$1,289,990	\$1,289,990	\$1,050,000	81%	81%	26
Middlefield to El Camino	81016105	56 Willow Road	\$1,249,000	\$1,249,000	\$1,315,000	105%	105%	9
Middlefield to El Camino	81017527	580 Barron Street	\$1,249,000	\$1,249,000	\$1,249,000	100%	100%	5
Middlefield to El Camino	81019903	194 East Creek Drive	\$1,200,000	\$1,200,000	\$1,295,000	108%	108%	15
Sharon Heights / Stanford Hills	80938350	1105 Trinity Drive	\$2,950,000	\$2,595,000	\$2,550,000	86%	98%	241
Sharon Heights / Stanford Hills	80958033	2331 Loma Prieta Lane	\$1,595,000	\$1,395,000	\$1,353,000	85%	97%	75
Sharon Heights / Stanford Hills	81015305	7 Sunset Lane	\$1,395,000	\$1,395,000	\$1,503,000	108%	108%	13
Willows / O'Conner Area	81010780	715 Laurel Avenue	\$899,000	\$899,000	\$850,000	95%	95%	11
Willows / O'Conner Area	81016172	105 Blackburn Avenue	\$899,000	\$899,000	\$915,000	102%	102%	11
Willows / O'Conner Area	81018950	210 Mckendry Drive	\$895,000	\$895,000	\$957,000	107%	107%	9
Willows / O'Conner Area	81021694	508 Pope Street	\$1,329,000	\$1,329,000	\$1,390,000	105%	105%	9
			\$1,393,360	\$1,355,937	\$1,343,744	96%	99%	45

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81022850	1330 University Drive #14	\$920,000	\$920,000	\$900,000	98%	98%	8
Sharon Heights / Stanford Hills	80951802	675 Sharon Park Drive #312	\$575,000	\$475,000	\$500,000	87%	105%	163
Sharon Heights / Stanford Hills	81003412	644 Sand Hill Circle	\$1,149,000	\$1,100,000	\$1,050,000	91%	95%	81
Sharon Heights / Stanford Hills	81007919	2377 Sharon Road	\$575,000	\$575,000	\$525,000	91%	91%	191
Sharon Heights / Stanford Hills	81018914	632 Sand Hill Circle	\$1,190,000	\$1,190,000	\$1,190,000	100%	100%	3
Sharon Heights / Stanford Hills	81018959	1100 Sharon Park Drive #18	\$639,000	\$639,000	\$630,000	99%	99%	15
			\$841,333	\$816,500	\$799,167	95%	98%	77