

Sold Price Analysis Report (November 03, 2010 to November 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81045078	3802 Magnolia Drive	\$2,088,000	\$2,088,000	\$2,000,300	96%	96%	52
Barron Park	81053628	945 Matadero Avenue	\$2,395,000	\$2,395,000	\$2,200,000	92%	92%	7
College	81034798	1560 Mariposa Avenue	\$1,595,000	\$1,495,000	\$1,425,000	89%	95%	76
College	81043258	1160 South California Avenue	\$1,350,000	\$1,350,000	\$1,210,000	90%	90%	42
College	81043962	316 Oxford Avenue	\$899,000	\$899,000	\$950,000	106%	106%	21
College	81044308	1544 Madrono Avenue	\$1,889,000	\$1,789,000	\$1,715,000	91%	96%	50
College	81045688	1641 Portola Avenue	\$1,798,000	\$1,798,000	\$1,825,000	102%	102%	10
Community Center	81047966	877 Lincoln Avenue	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	16
Community Center	81053571	826 Boyce Avenue	\$1,050,000	\$1,050,000	\$1,100,000	105%	105%	9
Crescent Park	81033428	335 Middlefield Road	\$1,159,000	\$1,050,000	\$1,035,000	89%	99%	90
Crescent Park	81049889	1261 Pitman Avenue	\$1,598,000	\$1,598,000	\$1,907,000	119%	119%	7
Green Acres	81023675	647 Glenbrook Drive	\$1,599,000	\$1,399,000	\$1,400,000	88%	100%	146
Green Acres	81047699	680 Georgia Avenue	\$1,445,000	\$1,445,000	\$1,480,000	102%	102%	10
Green Acres	81049071	4265 Mckellar Lane	\$898,000	\$898,000	\$1,040,000	116%	116%	8
Green Gables	81040372	836 Southampton Drive	\$1,799,000	\$1,699,000	\$1,648,600	92%	97%	171
Green Gables	81045620	665 Newell Road	\$1,295,000	\$1,295,000	\$1,360,000	105%	105%	30
Green Gables	81045733	27 Tulip Lane	\$1,195,000	\$1,195,000	\$1,293,030	108%	108%	13
Green Gables	81047701	1921 Edgewood Drive	\$999,900	\$999,900	\$970,000	97%	97%	33
Green Gables	81047749	1071 Embarcadero Road	\$999,000	\$999,000	\$968,000	97%	97%	8
Green Gables	81047941	2201 Saint Francis Drive	\$699,000	\$699,000	\$850,000	122%	122%	7
Green Gables	81047988	134 Heather Lane	\$1,095,000	\$1,095,000	\$1,150,000	105%	105%	8
Green Gables	81048944	1655 Middlefield Road	\$1,349,000	\$1,349,000	\$1,525,000	113%	113%	14
Green Gables	81054787	1523 Hamilton Avenue	\$1,599,000	\$1,599,000	\$1,700,000	106%	106%	0
Midtown	81039986	380 Colorado Avenue	\$975,000	\$975,000	\$945,000	97%	97%	60
Midtown	81046616	764 Clara Drive	\$997,000	\$997,000	\$1,015,000	102%	102%	11
Midtown	81046734	420 El Dorado Avenue	\$1,248,000	\$1,248,000	\$1,326,000	106%	106%	7
Midtown	81047777	2811 Emerson Street	\$799,000	\$799,000	\$835,000	105%	105%	9
Midtown	81047974	3358 Kipling Street	\$1,200,000	\$1,200,000	\$1,250,000	104%	104%	12
Midtown	81050330	631 Saint Claire Drive	\$1,100,000	\$1,100,000	\$1,205,000	110%	110%	7
Midtown	81050970	3316 Middlefield Road	\$1,275,000	\$1,275,000	\$1,320,000	104%	104%	8
Old Palo Alto	81036242	354 Embarcadero Road	\$1,195,000	\$1,079,000	\$992,000	83%	92%	125
Old Palo Alto	81042303	2211 High Street	\$1,588,000	\$1,488,000	\$1,350,000	85%	91%	59
Old Palo Alto	81044484	1499 Cowper Street	\$1,495,000	\$1,299,000	\$1,200,000	80%	92%	51
Palo Alto Hills	81047498	857 Robb Road	\$2,195,000	\$2,195,000	\$2,050,000	93%	93%	18
South Palo Alto	81001533	421 West Meadow Drive	\$1,288,000	\$1,275,000	\$1,245,000	97%	98%	434
South Palo Alto	81005035	102 E. Charleston Rd	\$1,249,000	\$999,999	\$970,225	78%	97%	246
South Palo Alto	81031332	265 San Antonio Road	\$1,099,000	\$998,000	\$935,000	85%	94%	117
South Palo Alto	81034883	3979 Bibbits Drive	\$1,349,000	\$1,299,000	\$1,273,000	94%	98%	76
South Palo Alto	81044462	382 Christopher Court	\$1,189,000	\$1,129,000	\$1,100,000	93%	97%	59
South Palo Alto	81046626	395 Ferne Avenue	\$1,095,000	\$1,095,000	\$1,030,000	94%	94%	26
South Palo Alto	81047960	905 Van Auken Circle	\$998,000	\$938,000	\$892,000	89%	95%	34
South Palo Alto	81048981	2470 Agnes Way	\$1,098,000	\$1,098,000	\$1,217,500	111%	111%	8
South Palo Alto	81049070	765 Gailen Avenue	\$1,198,000	\$1,198,000	\$1,248,000	104%	104%	10

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South Palo Alto	81049107	3776 Nathan Way	\$979,000	\$979,000	\$965,000	99%	99%	14
South Palo Alto	81049115	4027 Scripps Avenue	\$1,499,000	\$1,499,000	\$1,488,000	99%	99%	21
South Palo Alto	81050045	3221 Ross Road	\$995,000	\$995,000	\$1,045,000	105%	105%	7
South Palo Alto	81051071	2928 Clara Drive	\$899,000	\$899,000	\$910,000	101%	101%	8
Ventura	81045576	3363 Park Boulevard	\$750,000	\$699,000	\$699,000	93%	100%	20
Ventura	81046273	440 Fernando Avenue	\$759,000	\$759,000	\$742,500	98%	98%	15
			\$1,287,733	\$1,254,978	\$1,261,126	98%	100%	47

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	80906197	555 Byron Street #211	\$1,295,000	\$1,100,000	\$1,080,000	83%	98%	633
Midtown	81031305	3150 Middlefield Road	\$525,000	\$498,000	\$480,000	91%	96%	113
Midtown	81041102	733 Loma Verde Avenue #C	\$725,000	\$698,000	\$676,000	93%	97%	67
South Palo Alto	81020888	4206 Rickey'S Way #A	\$1,248,000	\$1,170,000	\$1,135,000	91%	97%	151
South Palo Alto	81024220	3282 Berryessa Street	\$799,950	\$799,950	\$749,500	94%	94%	75
South Palo Alto	81025534	822 Altaire Walk #19	\$739,900	\$719,900	\$700,000	95%	97%	59
South Palo Alto	81040572	820 Altaire Walk #20	\$739,900	\$739,900	\$720,000	97%	97%	13
South Palo Alto	81040646	815 Altaire Walk #31	\$869,900	\$869,900	\$855,000	98%	98%	13
South Palo Alto	81047946	4173 El Camino Real #23	\$749,000	\$749,000	\$743,000	99%	99%	8
South Palo Alto	81048999	4173 El Camino Real #49	\$949,500	\$949,500	\$950,000	100%	100%	41
Stanford	81046860	137 Peter Couotts Circle	\$578,000	\$578,000	\$568,000	98%	98%	18
			\$838,105	\$806,559	\$786,955	94%	98%	108