

Sold Price Analysis Report (November 02, 2009 to November 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80944636	548 Barron Avenue	\$1,899,000	\$1,765,000	\$1,700,000	90%	96%	105
Barron Park	80950229	3868 Magnolia Drive	\$1,175,000	\$1,175,000	\$1,215,000	103%	103%	13
College	80947923	2320 Princeton Street	\$995,000	\$995,000	\$1,070,000	108%	108%	9
College	80948605	2310 Hanover Street	\$1,835,000	\$1,835,000	\$1,750,000	95%	95%	5
College	80949167	1512 Mariposa Avenue	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	7
Community Center	80913980	861 Channing Avenue	\$2,599,000	\$2,175,000	\$2,030,000	78%	93%	182
Community Center	80943280	912 Forest Avenue	\$1,698,000	\$1,698,000	\$1,675,000	99%	99%	28
Crescent Park	80930558	1216 Forest Avenue	\$3,475,000	\$3,195,000	\$3,000,000	86%	94%	149
Crescent Park	80946911	1042 University Avenue	\$2,395,000	\$2,395,000	\$2,395,000	100%	100%	6
Downtown	80926926	318 Hawthorne Avenue	\$1,995,000	\$1,695,000	\$1,652,500	83%	97%	155
Downtown	80931592	455C Forest Avenue	\$2,660,000	\$2,398,000	\$2,300,000	86%	96%	121
Downtown	80934270	455A Forest Avenue	\$2,188,000	\$2,188,000	\$1,985,000	91%	91%	73
Green Gables	80944650	745 Garland Drive	\$1,599,000	\$1,599,000	\$1,450,000	91%	91%	17
Green Gables	80944675	1565 Edgewood Drive	\$2,198,000	\$2,198,000	\$2,150,000	98%	98%	33
Green Gables	80945659	1918 Edgewood Drive	\$1,400,000	\$1,399,000	\$1,430,000	102%	102%	8
Green Gables	80947994	1690 Channing Avenue	\$1,090,000	\$1,090,000	\$1,203,000	110%	110%	8
Green Gables	80950177	2058 Sandalwood Court	\$1,338,000	\$1,338,000	\$1,540,000	115%	115%	7
Midtown	80944646	470 Alger Drive	\$2,098,000	\$1,998,000	\$1,950,000	93%	98%	36
Midtown	80945599	3239 Waverley Street	\$925,000	\$925,000	\$1,220,000	132%	132%	9
Midtown	80950117	2771 South Court	\$1,598,000	\$1,598,000	\$1,550,000	97%	97%	7
Old Palo Alto	80943236	2145 Emerson Street	\$2,295,000	\$2,095,000	\$2,095,000	91%	100%	39
Old Palo Alto	80944683	438 North California Avenue	\$2,089,000	\$2,089,000	\$2,000,000	96%	96%	24
Professorville	80940445	157 Embarcadero Road	\$1,523,731	\$1,350,000	\$1,300,000	85%	96%	222
Professorville	80949141	1148 High Street	\$899,000	\$899,000	\$888,000	99%	99%	69
South Palo Alto	80930024	951 Sycamore Drive	\$1,499,000	\$1,199,000	\$1,230,000	82%	103%	130
South Palo Alto	80935358	307 Diablo Court	\$1,595,000	\$1,495,000	\$1,425,000	89%	95%	80
South Palo Alto	80937436	735 Holly Oak Drive	\$1,495,000	\$1,450,000	\$1,430,000	96%	99%	78
South Palo Alto	80937805	3071 Higgins Place	\$1,198,000	\$1,198,000	\$1,175,000	98%	98%	19
South Palo Alto	80940165	3178 Fallen Leaf Street	\$1,224,950	\$1,224,950	\$1,175,000	96%	96%	29
South Palo Alto	80941223	883 Warren Way	\$925,000	\$949,000	\$910,000	98%	96%	37
South Palo Alto	80943140	744 Rosewood Drive	\$1,848,000	\$1,848,000	\$1,750,000	95%	95%	33
South Palo Alto	80943367	883 Ames Avenue	\$1,175,000	\$1,175,000	\$1,080,000	92%	92%	34
South Palo Alto	80944551	125 Monroe Drive	\$1,295,000	\$1,225,000	\$1,200,000	93%	98%	41
South Palo Alto	80945665	254 Ely Place	\$1,249,000	\$1,249,000	\$1,215,000	97%	97%	33
South Palo Alto	80946795	3730 Grove Avenue	\$1,450,000	\$1,450,000	\$1,480,000	102%	102%	8
South Palo Alto	80946834	3209 Morris Drive	\$1,049,000	\$1,049,000	\$1,035,000	99%	99%	29
South Palo Alto	80948148	4388 Miller Court	\$1,090,000	\$1,090,000	\$1,065,000	98%	98%	8
South Palo Alto	80949123	2468 Chabot Terrace	\$699,000	\$699,000	\$775,000	111%	111%	9
South Palo Alto	80949163	371 Carolina Lane	\$999,000	\$999,000	\$1,250,000	125%	125%	15
Stanford	80929480	949 Cottrell Way	\$1,895,000	\$1,688,000	\$1,600,000	84%	95%	89
Stanford	80945525	587 Alvarado Row	\$1,295,000	\$1,200,000	\$1,175,000	91%	98%	31
			\$1,590,187	\$1,525,121	\$1,506,549	95%	99%	50

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80943309	455 Grant Avenue #14	\$710,000	\$710,000	\$675,000	95%	95%	34
College	80946903	2585 Park Boulevard #Z218	\$598,000	\$598,000	\$588,000	98%	98%	29
Downtown	80923897	800 High Street #316	\$1,359,950	\$1,250,000	\$1,175,000	86%	94%	157
Downtown	80942905	707 Bryant Street #306	\$933,000	\$933,000	\$910,000	98%	98%	49
South Palo Alto	80931938	3286 Berryessa Street	\$839,900	\$824,900	\$808,000	96%	98%	62
South Palo Alto	80931953	3288 Berryessa Street	\$769,900	\$699,900	\$725,000	94%	104%	51
South Palo Alto	80931994	3290 Berryessa Street	\$859,900	\$859,900	\$800,888	93%	93%	9
South Palo Alto	80935729	777 San Antonio Road #63	\$529,950	\$519,950	\$504,000	95%	97%	92
South Palo Alto	80943324	2468 West Bayshore Road #6	\$399,000	\$399,000	\$395,000	99%	99%	26
South Palo Alto	80944642	4248 Rickey'S Way #K	\$848,000	\$848,000	\$801,000	94%	94%	28
South Palo Alto	80948631	855 Altaire Walk	\$799,000	\$799,000	\$780,000	98%	98%	1
			\$786,055	\$767,423	\$741,990	94%	97%	49