

Sold Price Analysis Report (November 02, 2009 to November 25, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80932218	317 Princeton Road	\$2,599,000	\$2,499,000	\$2,375,000	91%	95%	113
Allied Arts / Downtown	80932462	141 University Drive	\$2,100,000	\$1,820,000	\$1,500,000	71%	82%	122
Allied Arts / Downtown	80954209	839 College Avenue	\$3,450,000	\$3,450,000	\$3,200,000	93%	93%	1
Central Menlo	80939384	1970 Santa Cruz Avenue	\$895,000	\$868,000	\$868,000	97%	100%	45
Central Menlo	80943407	1075 Lemon Street	\$1,949,000	\$1,949,000	\$1,920,000	99%	99%	25
Central Menlo	80945206	335 Olive Street	\$2,095,000	\$2,095,000	\$2,066,000	99%	99%	14
Central Menlo	80953562	1791 Oakdell Drive	\$1,749,000	\$1,749,000	\$1,805,000	103%	103%	6
County / Alameda Area	80925021	2098 Sterling Avenue	\$1,599,000	\$1,399,000	\$1,235,000	77%	88%	143
County / Alameda Area	80935845	2070 Sterling Avenue	\$2,295,000	\$2,095,000	\$2,025,000	88%	97%	52
County / Alameda Area	80944001	1330 Cloud Avenue	\$1,199,000	\$1,199,000	\$1,195,000	100%	100%	14
County Area / Fair Oaks Ave	80924466	656 9Th Avenue	\$889,900	\$799,900	\$800,000	90%	100%	127
County Area / Fair Oaks Ave	80937221	754 17Th Avenue	\$510,000	\$499,000	\$500,000	98%	100%	91
County Area / Fair Oaks Ave	80942411	709 17Th Avenue	\$998,000	\$949,000	\$940,000	94%	99%	124
County Area / Fair Oaks Ave	80945189	746 17Th Avenue	\$539,000	\$539,000	\$530,000	98%	98%	43
County Area / Fair Oaks Ave	80946295	658 17Th Avenue	\$599,000	\$599,000	\$651,000	109%	109%	7
East of U.S. 101	80938426	1360 Sevier Avenue	\$304,900	\$304,900	\$310,000	102%	102%	77
East of U.S. 101	80945670	730 Ivy Drive	\$249,900	\$249,900	\$224,910	90%	90%	8
Felton Gables	80947501	308 Lennox Avenue	\$1,695,000	\$1,695,000	\$1,625,000	96%	96%	15
Flood Park Area	80946269	1030 Hollyburne Avenue	\$580,000	\$580,000	\$567,100	98%	98%	8
Menlo Oaks Area	80944058	185 Gloria Circle	\$2,249,000	\$2,249,000	\$2,200,000	98%	98%	35
Middlefield to El Camino	80932239	230 Morgan Lane	\$1,428,739	\$1,329,000	\$1,200,425	84%	90%	105
Sharon Heights / Stanford Hills	80934561	1070 Lassen Drive	\$2,950,000	\$2,795,000	\$2,725,000	92%	97%	203
Willows / O'Conner Area	80902737	508 Laurel Avenue	\$2,099,500	\$1,799,000	\$1,733,000	83%	96%	274
Willows / O'Conner Area	80909008	120 Haight Street	\$769	\$649,000	\$590,000	76723%	91%	236
Willows / O'Conner Area	80928893	301 Gilbert Avenue	\$1,175,000	\$1,129,000	\$1,100,000	94%	97%	109
Willows / O'Conner Area	80936242	280 Willow Road	\$498,000	\$498,000	\$605,000	121%	121%	43
Willows / O'Conner Area	80940669	231 Robin Way	\$1,345,000	\$1,345,000	\$1,270,000	94%	94%	32
Willows / O'Conner Area	80943821	319 Concord Drive	\$1,495,000	\$1,495,000	\$1,354,680	91%	91%	46
			\$1,412,025	\$1,379,525	\$1,325,540	94%	96%	76

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80943992	724 Oak Grove Ave #8	\$510,000	\$510,000	\$472,000	93%	93%	29
Allied Arts / Downtown	80946278	1317 Hoover Street	\$699,000	\$699,000	\$630,000	90%	90%	20
Middlefield to El Camino	80937544	451 Oak Grove Avenue #4	\$715,000	\$698,000	\$640,000	90%	92%	85
Sharon Heights / Stanford Hills	80910492	2160 Santa Cruz Avenue #23	\$775,000	\$649,000	\$643,000	83%	99%	216
Sharon Heights / Stanford Hills	80930044	14 Mansion Court #714	\$1,995,000	\$1,995,000	\$1,750,000	88%	88%	143
			\$938,800	\$910,200	\$827,000	88%	91%	99