

Sold Price Analysis Report (November 04, 2008 to November 26, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80833865	868 Ilima Court	\$1,598,800	\$1,449,000	\$1,449,000	91%	100%	28
Barron Park	80839964	3695 La Donna Avenue	\$1,199,888	\$1,199,888	\$1,000,000	83%	83%	98
College	80838944	351 Oxford Avenue	\$1,250,000	\$1,250,000	\$1,355,000	108%	108%	9
Community Center	80817762	930 Guinda Street	\$3,195,000	\$2,695,000	\$2,650,000	83%	98%	112
Crescent Park	80834790	1189 Hamilton Avenue	\$3,895,000	\$3,895,000	\$3,620,000	93%	93%	29
Green Gables	80833124	18 Morton Way	\$1,050,000	\$1,050,000	\$1,020,000	97%	97%	44
Green Gables	80829214	1822 Hamilton Avenue	\$1,888,000	\$1,695,000	\$1,630,000	86%	96%	63
Green Gables	80833639	1717 Middlefield Road	\$1,895,000	\$1,895,000	\$1,850,000	98%	98%	112
Midtown	80820670	706 Ellsworth Place	\$869,950	\$799,950	\$720,000	83%	90%	85
Midtown	80822167	760 Colorado Avenue	\$2,995,000	\$2,995,000	\$2,721,750	91%	91%	62
Midtown	80828748	626 Wellsbury Way	\$1,280,000	\$1,280,000	\$1,400,000	109%	109%	13
Midtown	80833272	2432 South Court	\$1,749,000	\$1,749,000	\$1,550,000	89%	89%	165
Midtown	80833312	3353 Emerson Street	\$2,289,000	\$2,289,000	\$2,200,000	96%	96%	43
Midtown	80840132	2451 Tasso Street	\$1,100,000	\$1,100,000	\$1,115,000	101%	101%	10
Midtown	80841342	3500 South Court	\$898,000	\$898,000	\$1,150,000	128%	128%	7
Old Palo Alto	80842758	2332 Middlefield Road	\$949,000	\$949,000	\$960,000	101%	101%	8
Palo Alto Hills	80834728	4207 Manuela Avenue	\$2,999,800	\$2,999,800	\$2,900,000	97%	97%	7
South Palo Alto	80831681	908 Moreno Avenue	\$1,399,000	\$1,399,000	\$1,330,000	95%	95%	33
South Palo Alto	80836177	3118 Greer Road	\$1,149,000	\$1,149,000	\$1,080,000	94%	94%	24
South Palo Alto	80840669	362 Carolina Lane	\$999,950	\$999,950	\$1,000,000	100%	100%	3
South Palo Alto	80842567	863 Bruce Drive	\$1,075,000	\$1,075,000				13
South Palo Alto	80842781	880 Sycamore Drive	\$995,000	\$995,000	\$1,110,000	112%	112%	7
Ventura	80843806	4055 2Nd Street	\$898,000	\$898,000	\$905,000	101%	101%	8
			\$1,635,539	\$1,595,852	\$1,577,989	92%	95%	43

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80839522	4021 Villa Vista #25	\$898,000	\$898,000	\$912,000	102%	102%	11
Downtown	80838588	907 Cowper Street	\$1,125,000	\$1,045,000	\$970,000	86%	93%	33
Downtown	80843827	325 Channing Avenue #313	\$2,095,000	\$2,095,000	\$2,100,000	100%	100%	21
			\$1,372,667	\$1,346,000	\$1,327,333	97%	99%	22