

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
Central Menlo	80836811	1700 Stanford Court	\$3,349,000	\$3,349,000	\$3,314,000	99%	99%	8
Central Menlo	80828531	1151 Santa Cruz Avenue	\$1,348,000	\$1,295,000	\$1,145,000	85%	88%	63
County / Alameda Area	80829426	2070 Sterling Avenue	\$975,000	\$975,000	\$1,153,000	118%	118%	7
County Area / Fair Oaks Ave	80844451	602 16Th Avenue	\$499,000	\$499,000	\$499,000	100%	100%	2
County Area / Fair Oaks Ave	80843268	823 15Th Avenue	\$719,000	\$719,000	\$710,000	99%	99%	10
East of U.S. 101	80789235	1421 Hill Avenue	\$349,000	\$349,000	\$380,000	109%	109%	320
East of U.S. 101	80806125	1312 Sevier Avenue	\$619,000	\$385,819	\$400,000	65%	104%	151
East of U.S. 101	80815032	1106 Madera Avenue	\$399,999	\$399,999	\$380,000	95%	95%	25
East of U.S. 101	80833467	778 Hamilton Avenue	\$308,900	\$299,900	\$318,000	103%	106%	27
Flood Park Area	80832212	103 Dunsmuir Way	\$1,195,000	\$1,149,000	\$1,125,000	94%	98%	31
Flood Park Area	80839509	295 Bay Road	\$729,000	\$729,000	\$740,000	102%	102%	15
Menlo Oaks Area	80833904	956 Menlo Oaks Drive	\$2,495,000	\$2,495,000	\$2,350,000	94%	94%	73
Sharon Heights / Stanford Hills	80808134	2 Zachary Court	\$2,950,000	\$2,347,000	\$2,210,000	75%	94%	173
Willows / O'Conner Area	80829471	304 Okeefe Street	\$1,050,000	\$964,950	\$912,187	87%	95%	67
Willows / O'Conner Area	80833542	911 Laurel Avenue	\$879,000	\$879,000	\$850,000	97%	97%	20
Willows / O'Conner Area	80836851	314 Barton Way	\$1,050,000	\$1,050,000	\$1,100,000	105%	105%	6
			\$1,182,181	\$1,117,854	\$1,099,137	93%	98%	62

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Menlo Oaks Area	80834064	610 Gilbert Avenue #24	\$520,000	\$485,000	\$456,500	88%	94%	33
Middlefield to El Camino	80828396	445 Oak Grove Avenue #12-A	\$818,000	\$780,000	\$727,000	89%	93%	76
Middlefield to El Camino	80835168	1050 Pine Street	\$875,000	\$875,000	\$875,000	100%	100%	0
Middlefield to El Camino	80835175	1060 Pine Street	\$875,000	\$875,000	\$875,000	100%	100%	0
Sharon Heights / Stanford Hills	80824336	675 Sharon Park Drive #227	\$659,000	\$624,950	\$590,000	90%	94%	99
Sharon Heights / Stanford Hills	80825488	2240 Sharon Road	\$799,950	\$799,950	\$765,000	96%	96%	71
			\$757,825	\$739,983	\$714,750	94%	97%	47