

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
Allied Arts / Downtown	81038103	701 Fremont Street	\$1,195,000	\$1,099,000	\$1,060,000	89%	96%	77
Allied Arts / Downtown	81039285	845 College Avenue	\$1,378,000	\$1,350,000	\$1,350,000	98%	100%	60
Allied Arts / Downtown	81045101	776 Cambridge Avenue	\$2,049,000	\$2,049,000	\$2,025,000	99%	99%	31
Central Menlo	81046260	2 Maywood Lane	\$2,080,000	\$2,080,000	\$2,050,000	99%	99%	198
County / Alameda Area	81032716	3215 Alameda De Las Pulgas	\$799,000	\$749,000	\$738,000	92%	99%	110
County / Alameda Area	81046254	2035 Oakley Avenue	\$1,275,000	\$1,275,000	\$1,245,000	98%	98%	18
County / Alameda Area	81048166	140 Stanford Avenue	\$1,749,000	\$1,749,000	\$1,751,000	100%	100%	10
County / Alameda Area	81049580	140 Campo Bello Lane	\$1,599,000	\$1,599,000	\$1,530,000	96%	96%	14
County Area / Fair Oaks Ave	81022915	519 San Benito Avenue	\$1,995,000	\$1,795,000	\$1,735,000	87%	97%	167
County Area / Fair Oaks Ave	81045963	520 8Th Avenue	\$439,900	\$439,900	\$480,000	109%	109%	28
County Area / Fair Oaks Ave	81047235	610 8Th Avenue	\$599,000	\$599,000	\$589,000	98%	98%	116
County Area / Fair Oaks Ave	81049782	86 Amherst Avenue	\$574,900	\$574,900	\$625,000	109%	109%	16
East of U.S. 101	80845858	1441 Almanor Avenue	\$499,000	\$349,000	\$349,000	70%	100%	675
East of U.S. 101	81017932	571 Hamilton Avenue	\$250,000	\$250,000	\$277,000	111%	111%	9
East of U.S. 101	81032673	1430 Hill Avenue	\$345,000	\$319,000	\$287,000	83%	90%	62
East of U.S. 101	81047597	1328 Sevier Avenue	\$398,500	\$398,500	\$400,000	100%	100%	9
East of U.S. 101	81049712	1113 Windermere Avenue	\$379,500	\$379,500	\$379,500	100%	100%	7
East of U.S. 101	81050288	770 Ivy Drive	\$265,000	\$245,000	\$250,000	94%	102%	6
East of U.S. 101	81051545	1316 Windermere Avenue	\$399,500	\$425,000	\$415,000	104%	98%	17
Flood Park Area	81041659	61 Callie Lane	\$895,000	\$895,000	\$873,000	98%	98%	68
Flood Park Area	81043287	1051 Ringwood Avenue	\$699,000	\$699,000	\$664,500	95%	95%	55
Flood Park Area	81043672	24 Iris Lane	\$599,500	\$599,500	\$591,500	99%	99%	36
Flood Park Area	81049535	49 Lorelei Lane	\$699,000	\$699,000	\$699,000	100%	100%	10
Menlo Oaks Area	81050697	632 Bay Road	\$839,000	\$839,000	\$840,000	100%	100%	0
Menlo Oaks Area	81051570	130 Hanna Way	\$2,450,000	\$2,450,000	\$2,450,000	100%	100%	0
Middlefield to El Camino	81045005	471 Sherwood Way	\$1,395,000	\$1,295,000	\$1,295,000	93%	100%	41
Middlefield to El Camino	81048222	535 Barron Street	\$1,285,000	\$1,285,000	\$1,250,000	97%	97%	9
Sharon Heights / Stanford Hills	81049587	1071 Sierra Drive	\$1,749,000	\$1,749,000	\$1,780,000	102%	102%	14
Willows / O'Conner Area	81048277	411 Pope Street	\$1,195,000	\$1,195,000	\$1,235,000	103%	103%	9
Willows / O'Conner Area	81051486	619 Laurel Avenue	\$998,500	\$998,500	\$1,055,000	106%	106%	7
Willows / O'Conner Area	81051598	307 Trenton Way	\$1,295,000	\$1,295,000	\$1,365,000	105%	105%	9
			\$1,044,139	\$1,023,348	\$1,020,435	98%	100%	61

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81027825	1337 Hoover Street #5	\$1,195,000	\$1,099,000	\$1,080,000	90%	98%	106
Middlefield to El Camino	81048440	1160 East Pine Street #E	\$599,000	\$599,000	\$625,000	104%	104%	2
Sharon Heights / Stanford Hills	81027900	2416 Sharon Oaks Drive	\$1,068,000	\$880,000	\$804,375	75%	91%	130
Sharon Heights / Stanford Hills	81042859	710 Sand Hill Circle	\$895,000	\$895,000	\$865,000	97%	97%	190
Willows / O'Conner Area	81034267	190 East Okeefe Street #15	\$579,000	\$579,000	\$550,000	95%	95%	89
			\$867,200	\$810,400	\$784,875	91%	97%	103