

Sold Price Analysis Report (October 01, 2010 to October 29, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81033566	3948 La Donna Avenue	\$1,275,000	\$1,190,000	\$1,150,000	90%	97%	57
Barron Park	81046238	4095 Laguna Way	\$1,498,000	\$1,498,000	\$1,700,000	113%	113%	10
Barron Park	81047956	3777 Cass Way	\$1,349,000	\$1,349,000	\$1,400,000	104%	104%	29
College	81044394	1895 Park Boulevard	\$1,998,000	\$1,998,000	\$1,970,000	99%	99%	11
College	81045583	1540 Escobita Avenue	\$1,200,000	\$1,200,000	\$1,278,000	107%	107%	8
Crescent Park	81024774	1476 Hamilton Avenue	\$2,800,000	\$2,600,000	\$2,487,500	89%	96%	119
Crescent Park	81041965	957 Channing Avenue	\$749,000	\$749,000	\$710,000	95%	95%	52
Crescent Park	81044539	1490 Kings Lane	\$1,500,000	\$1,500,000	\$1,575,000	105%	105%	11
Downtown	80938957	154 Bryant Street	\$1,395,000	\$1,249,000	\$1,172,500	84%	94%	419
Downtown	81001691	749 Webster Street	\$2,250,000	\$1,950,000	\$1,979,673	88%	102%	184
Green Gables	81019724	40 Primrose Way	\$2,799,000	\$2,799,000	\$2,600,000	93%	93%	155
Green Gables	81036293	1845 Guinda Street	\$2,495,000	\$2,295,000	\$2,219,500	89%	97%	70
Green Gables	81038569	1675 Middlefield Road	\$1,998,000	\$1,929,000	\$1,950,000	98%	101%	54
Green Gables	81040818	557 Rhodes Drive	\$1,598,000	\$1,500,000	\$1,400,000	88%	93%	43
Green Gables	81041130	16 Tulip Lane	\$1,599,000	\$1,599,000	\$1,655,000	104%	104%	10
Green Gables	81046808	156 Walter Hays Drive	\$1,569,500	\$1,498,000	\$1,500,000	96%	100%	23
Green Gables	81046866	157 Primrose Way	\$1,625,000	\$1,625,000	\$1,726,000	106%	106%	8
Green Gables	81051491	2131 Barbara Drive	\$1,695,000	\$1,695,000	\$1,850,000	109%	109%	0
Midtown	81041132	3001 Bryant Street	\$1,098,000	\$1,098,000	\$1,098,000	100%	100%	18
Midtown	81042180	767 Coastland Drive	\$1,079,000	\$1,079,000	\$1,030,000	95%	95%	30
Midtown	81042301	3520 Middlefield Road	\$899,000	\$899,000	\$960,000	107%	107%	7
Midtown	81044469	2440 Ramona Street	\$1,749,000	\$1,749,000	\$1,708,000	98%	98%	20
Midtown	81045485	2999 Waverley Street	\$1,549,000	\$1,549,000	\$1,651,000	107%	107%	9
Midtown	81046647	687 Toyon Place	\$1,499,000	\$1,499,000	\$1,525,000	102%	102%	8
Old Palo Alto	81044434	2230 Ramona Street	\$1,399,000	\$1,399,000	\$1,610,000	115%	115%	14
Old Palo Alto	81044526	265 Tennyson Avenue	\$2,095,000	\$2,095,000	\$2,145,000	102%	102%	5
Old Palo Alto	81044529	2081 Byron Street	\$1,999,995	\$1,999,995	\$1,931,000	97%	97%	6
Old Palo Alto	81047965	2020 Byron Street	\$2,195,000	\$2,195,000	\$2,550,000	116%	116%	7
South Palo Alto	80955713	885 Clara Drive	\$2,850,000	\$2,400,000	\$2,350,000	82%	98%	295
South Palo Alto	81034971	805 Colorado Avenue	\$2,198,000	\$2,198,000	\$2,050,000	93%	93%	265
South Palo Alto	81040018	3481 Kenneth Drive	\$1,325,000	\$1,325,000	\$1,270,000	96%	96%	36
South Palo Alto	81041908	903 East Meadow Drive	\$995,000	\$995,000	\$995,000	100%	100%	10
South Palo Alto	81042162	3969 Duncan Place	\$1,358,000	\$1,358,000	\$1,280,000	94%	94%	57
South Palo Alto	81042280	984 Amarillo Avenue	\$918,000	\$918,000	\$888,000	97%	97%	8
South Palo Alto	81044303	3960 Nelson Court	\$1,299,000	\$1,299,000	\$1,310,000	101%	101%	7
South Palo Alto	81044332	3466 Kenneth Drive	\$1,098,000	\$1,098,000	\$1,158,000	105%	105%	10
South Palo Alto	81044429	3107 Stelling Drive	\$1,250,000	\$1,250,000	\$1,225,000	98%	98%	17
South Palo Alto	81044522	877 Aspen Way	\$1,095,000	\$1,095,000	\$1,202,000	110%	110%	7
South Palo Alto	81045350	728 Gailen Avenue	\$1,249,000	\$1,249,000	\$1,460,000	117%	117%	6
South Palo Alto	81045939	4129 Park Boulevard	\$948,000	\$948,000	\$924,000	97%	97%	11
South Palo Alto	81046685	3134 Stelling Drive	\$1,195,000	\$1,195,000	\$1,200,000	100%	100%	7
Ventura	81043997	380 West Meadow Drive	\$869,000	\$869,000	\$800,000	92%	92%	18
Ventura	81044156	210 Maclane Street	\$799,000	\$799,000	\$815,000	102%	102%	44

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			\$1,544,198	\$1,506,535	\$1,522,283	99%	101%	51
Townhouse/Condo (Comm Int Dev)								
Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81040231	4162 Thain Way	\$648,000	\$648,000	\$648,000	100%	100%	21
Barron Park	81043922	4137 Thain Way	\$739,000	\$739,000	\$711,000	96%	96%	54
Downtown	81028957	427 Alma Street #208	\$699,000	\$615,000	\$600,000	86%	98%	107
Downtown	81035030	101 Alma Street #408	\$628,000	\$628,000	\$610,000	97%	97%	29
Downtown	81035222	296 Waverley Street #1	\$679,000	\$639,000	\$625,000	92%	98%	68
Downtown	81040346	101 Alma #806	\$630,000	\$599,950	\$588,000	93%	98%	63
Downtown	81041110	640 Forest Avenue #E	\$699,000	\$699,000	\$690,000	99%	99%	22
Green Acres	81021021	4250 El Camino Real #129	\$435,000	\$435,000	\$425,000	98%	98%	126
South Palo Alto	80924696	4159 El Camino Way #H	\$419,000	\$389,000	\$380,000	91%	98%	78
South Palo Alto	81021623	1116 Tahoe Lane	\$724,950	\$734,950	\$703,000	97%	96%	90
South Palo Alto	81038692	4249 Rickey'S Way #B	\$1,168,000	\$1,089,000	\$1,050,000	90%	96%	41
South Palo Alto	81039780	4201 Juniper Lane #L	\$1,050,000	\$1,050,000	\$1,050,000	100%	100%	13
South Palo Alto	81041246	800 East Charleston Road #28	\$839,000	\$839,000	\$775,000	92%	92%	42
South Palo Alto	81048654	440 Cesano Court #313	\$569,000	\$569,000	\$555,000	98%	98%	74
Ventura	81032788	417 Jacobs Court	\$819,000	\$779,000	\$779,000	95%	100%	63
Ventura	81045619	402 Pepper Avenue	\$649,000	\$649,000	\$649,000	100%	100%	8
			\$712,184	\$693,869	\$677,375	95%	98%	56