

Sold Price Analysis Report (October 01, 2009 to October 31, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80919985	2349 Cornell Street	\$1,789,500	\$1,750,000	\$1,665,000	93%	95%	148
College	80934073	1632 Mariposa Avenue	\$1,599,000	\$1,525,000	\$1,505,000	94%	99%	31
College	80943317	233 Oxford Avenue	\$1,235,000	\$1,235,000	\$1,355,000	110%	110%	9
College	80945046	2250 Bowdoin Street	\$775,000	\$775,000	\$746,000	96%	96%	102
Community Center	80923333	1061 Fife Avenue	\$3,995,000	\$3,495,000	\$3,400,000	85%	97%	141
Community Center	80940632	1127 Harker Avenue	\$1,821,600	\$1,821,600	\$2,060,000	113%	113%	5
Crescent Park	80943342	1741 University Avenue	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	9
Crescent Park	80944687	1012 Forest Avenue	\$2,395,000	\$2,195,000	\$2,195,000	92%	100%	33
Crescent Park	80945785	925 Forest Avenue	\$4,995,000	\$4,995,000	\$4,995,000	100%	100%	4
Crescent Park	80946944	311 Fulton Street	\$1,495,000	\$1,495,000	\$1,630,000	109%	109%	0
Downtown	80938688	211 Byron Street	\$1,495,000	\$1,495,000	\$1,470,000	98%	98%	40
Green Gables	80925702	305 Iris Way	\$1,650,000	\$1,570,000	\$1,570,000	95%	100%	93
Green Gables	80936491	2206 Saint Francis Drive	\$1,795,000	\$1,699,000	\$1,700,000	95%	100%	64
Green Gables	80936513	1912 Edgewood Drive	\$1,279,000	\$1,279,000	\$1,200,000	94%	94%	57
Green Gables	80942888	869 Embarcadero Road	\$1,168,000	\$1,168,000	\$1,290,000	110%	110%	9
Green Gables	80943350	172 Lois Lane	\$1,695,000	\$1,695,000	\$1,701,000	100%	100%	8
Green Gables	80945699	1852 Bret Harte Street	\$1,395,000	\$1,395,000	\$1,508,000	108%	108%	8
Midtown	80925757	751 Coastland Drive	\$1,398,000	\$1,348,000	\$1,285,000	92%	95%	102
Midtown	80931372	771 Coastland Drive	\$1,449,900	\$1,399,900	\$1,310,000	90%	94%	156
Midtown	80936388	171 East Meadow Drive	\$869,000	\$855,000	\$820,000	94%	96%	37
Midtown	80941350	3490 Bryant Street	\$1,700,000	\$1,700,000	\$1,620,000	95%	95%	0
Midtown	80943026	3391 South Court	\$1,129,000	\$1,129,000	\$1,050,000	93%	93%	13
Midtown	80943347	3175 Emerson Street	\$1,198,000	\$1,198,000	\$1,313,000	110%	110%	7
Midtown	80944540	759 Clara Drive	\$995,000	\$995,000	\$975,000	98%	98%	9
Midtown	80944658	2521 Webster Street	\$1,598,000	\$1,598,000	\$1,620,000	101%	101%	7
Old Palo Alto	80945791	481 Washington Avenue	\$2,050,000	\$2,050,000	\$2,050,000	100%	100%	9
Palo Alto Hills	80929464	834 Mesa Court	\$2,200,000	\$2,200,000	\$2,000,000	91%	91%	63
Palo Alto Hills	80948003	871 Robb Road	\$2,195,000	\$2,195,000	\$2,420,000	110%	110%	7
Professorville	80932967	1485 Byron Street	\$3,750,000	\$3,575,000	\$3,270,000	87%	91%	81
Professorville	80943211	1421 Webster Street	\$2,195,000	\$2,195,000	\$2,350,000	107%	107%	9
South Palo Alto	80932143	710 Loma Verde Avenue	\$1,598,000	\$1,495,000	\$1,480,000	93%	99%	61
South Palo Alto	80938756	3333 Kenneth Drive	\$1,248,000	\$1,248,000	\$1,295,000	104%	104%	29
South Palo Alto	80938930	2435 Aztec Way	\$1,098,000	\$1,098,000	\$1,108,000	101%	101%	15
South Palo Alto	80939003	935 Dennis Drive	\$1,150,000	\$999,000	\$1,050,000	91%	105%	37
South Palo Alto	80939019	3106 David Avenue	\$1,800,000	\$1,800,000	\$1,725,000	96%	96%	210
South Palo Alto	80941181	2448 Greer Road	\$1,149,000	\$1,149,000	\$1,100,000	96%	96%	128
South Palo Alto	80943216	3808 Corina Way	\$1,199,000	\$1,199,000	\$1,285,000	107%	107%	8
South Palo Alto	80943334	3149 Morris Drive	\$1,295,000	\$1,295,000	\$1,310,000	101%	101%	7
South Palo Alto	80943368	1075 Moreno Avenue	\$1,099,000	\$1,099,000	\$1,195,000	109%	109%	8
South Palo Alto	80943396	425 Ferne Avenue	\$1,598,000	\$1,598,000	\$1,610,000	101%	101%	13
South Palo Alto	80945769	3739 Middlefield Road	\$1,595,000	\$1,595,000	\$1,540,000	97%	97%	10
South Palo Alto	80948132	3677 Louis Road	\$989,000	\$989,000	\$1,125,000	114%	114%	6
			\$1,688,500	\$1,652,012	\$1,659,310	98%	100%	43

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Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	80932777	445 College Avenue	\$625,000	\$609,000	\$603,000	96%	99%	49
College	80932926	153 South California Avenue #F109	\$630,000	\$599,000	\$590,000	94%	98%	71
College	80942907	2585 Park Boulevard #Z100	\$599,000	\$599,000	\$590,000	98%	98%	11
College	80946874	435 Sheridan Avenue #312	\$998,000	\$998,000	\$1,000,000	100%	100%	6
Downtown	80937844	101 Alma Street #905	\$699,000	\$699,000	\$680,800	97%	97%	49
Downtown	80938099	325 Channing Avenue #106	\$1,549,000	\$1,549,000	\$1,500,000	97%	97%	49
Midtown	80944574	732 Layne Court	\$939,000	\$939,000	\$966,000	103%	103%	8
South Palo Alto	80902930	850 Altaire Walk Walk #57	\$699,000	\$699,000	\$650,000	93%	93%	56
South Palo Alto	80932467	2450 West Bayshore Road #5	\$599,950	\$569,999	\$520,000	87%	91%	201
South Palo Alto	80942624	440 Cesano Court #104	\$459,000	\$459,000	\$467,000	102%	102%	9
			\$779,695	\$772,000	\$756,680	97%	98%	51