

## Sold Price Analysis Report (October 01, 2009 to October 30, 2009)

### Single Family Residential

| Area                        | MLS #    | Address                    | Org Price          | List Price         | Sold Price         | Sold\$/Org\$ | Sold\$/List\$ | DOM       |
|-----------------------------|----------|----------------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Allied Arts / Downtown      | 80927381 | 680 Cambridge Avenue       | \$2,399,000        | \$2,399,000        | \$2,250,000        | 94%          | 94%           | 114       |
| Allied Arts / Downtown      | 80939390 | 869 Partridge Avenue       | \$1,375,000        | \$1,375,000        | \$1,355,000        | 99%          | 99%           | 29        |
| Allied Arts / Downtown      | 80940390 | 3 Versailles Street        | \$1,150,000        | \$1,150,000        | \$1,150,000        | 100%         | 100%          | 13        |
| Alpine Road Area            | 80918083 | 41 Sneckner Court          | \$4,250,000        | \$3,799,000        | \$3,350,000        | 79%          | 88%           | 121       |
| Alpine Road Area            | 80941660 | 2509 Alpine Road           | \$1,299,000        | \$1,299,000        | \$1,259,000        | 97%          | 97%           | 211       |
| Central Menlo               | 80844507 | 511 Grace Drive            | \$4,799,000        | \$3,790,000        | \$3,800,000        | 79%          | 100%          | 298       |
| Central Menlo               | 80903748 | 860 Hobart Street          | \$3,250,000        | \$2,495,000        | \$2,300,000        | 71%          | 92%           | 230       |
| Central Menlo               | 80938352 | 1341 Delfino Way           | \$1,895,000        | \$1,895,000        | \$1,900,000        | 100%         | 100%          | 4         |
| Central Menlo               | 80940674 | 491 Middle Court           | \$1,595,000        | \$1,595,000        | \$1,500,000        | 94%          | 94%           | 30        |
| County / Alameda Area       | 80933592 | 1861 Camino A Los Cerros   | \$2,345,000        | \$2,345,000        | \$1,988,750        | 85%          | 85%           | 52        |
| County / Alameda Area       | 80934240 | 2108 Monterey Avenue       | \$1,749,000        | \$1,699,000        | \$1,675,000        | 96%          | 99%           | 69        |
| County / Alameda Area       | 80942454 | 3317 Alameda De Las Pulgas | \$1,595,000        | \$1,595,000        | \$1,525,000        | 96%          | 96%           | 21        |
| County / Alameda Area       | 80943853 | 1328 American Way          | \$1,198,000        | \$1,198,000        | \$1,184,000        | 99%          | 99%           | 30        |
| County / Alameda Area       | 80945700 | 2081 Mills Avenue          | \$1,195,000        | \$1,195,000        | \$1,150,000        | 96%          | 96%           | 15        |
| County Area / Fair Oaks Ave | 80939267 | 542 Marsh Road             | \$606,900          | \$594,900          | \$594,000          | 98%          | 100%          | 48        |
| County Area / Fair Oaks Ave | 80942290 | 12 Athlone Court           | \$799,000          | \$799,000          | \$810,000          | 101%         | 101%          | 14        |
| East of U.S. 101            | 80919730 | 1342 Chilco Street         | \$375,000          | \$375,000          | \$302,000          | 81%          | 81%           | 103       |
| East of U.S. 101            | 80923597 | 775 Ivy Drive              | \$289,000          | \$300,000          | \$305,000          | 106%         | 102%          | 124       |
| East of U.S. 101            | 80937658 | 1142 Hollyburne Avenue     | \$295,000          | \$320,000          | \$295,000          | 100%         | 92%           | 77        |
| East of U.S. 101            | 80938769 | 1344 Madera Avenue         | \$275,000          | \$275,000          | \$317,000          | 115%         | 115%          | 8         |
| Flood Park Area             | 80932241 | 1037 Almanor Avenue        | \$918,000          | \$859,000          | \$825,000          | 90%          | 96%           | 66        |
| Flood Park Area             | 80940451 | 6 Heritage Place           | \$849,000          | \$795,000          | \$795,000          | 94%          | 100%          | 24        |
| Menlo Oaks Area             | 80944126 | 110 Hanna Way              | \$2,675,000        | \$2,675,000        | \$2,570,000        | 96%          | 96%           | 15        |
| Middlefield to El Camino    | 80908969 | 1066 Pine Street           | \$1,050,000        | \$799,000          | \$853,000          | 81%          | 107%          | 228       |
| Middlefield to El Camino    | 80932306 | 204 Ballard Lane           | \$1,370,947        | \$1,279,000        | \$1,200,000        | 88%          | 94%           | 56        |
| Middlefield to El Camino    | 80934660 | 526 Hopkins Street         | \$1,399,000        | \$1,330,000        | \$1,330,000        | 95%          | 100%          | 50        |
| Middlefield to El Camino    | 80942174 | 1415 Mills Court           | \$699,000          | \$699,000          | \$724,000          | 104%         | 104%          | 17        |
| Middlefield to El Camino    | 80945804 | 480 Linfield Drive         | \$1,098,950        | \$1,098,950        | \$1,251,000        | 114%         | 114%          | 8         |
| Willows / O'Conner Area     | 80935959 | 919 Arnold Way             | \$995,000          | \$849,000          | \$849,000          | 85%          | 100%          | 73        |
| Willows / O'Conner Area     | 80938371 | 302 Pope Street            | \$1,499,000        | \$1,499,000        | \$1,375,000        | 92%          | 92%           | 32        |
| Willows / O'Conner Area     | 80943758 | 329 Mckendry Drive         | \$899,000          | \$899,000          | \$960,000          | 107%         | 107%          | 7         |
| Willows / O'Conner Area     | 80949619 | 215 Pope Street            | \$915,000          | \$915,000          | \$1,041,000        | 114%         | 114%          | 5         |
|                             |          |                            | <b>\$1,471,931</b> | <b>\$1,380,933</b> | <b>\$1,336,961</b> | <b>91%</b>   | <b>97%</b>    | <b>69</b> |

### Townhouse/Condo (Comm Int Dev)

| Area                            | MLS #    | Address                   | Org Price   | List Price  | Sold Price  | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|---------------------------------|----------|---------------------------|-------------|-------------|-------------|--------------|---------------|-----|
| Middlefield to El Camino        | 80911778 | 445 Oak Grove Avenue #3   | \$799,000   | \$729,000   | \$699,000   | 87%          | 96%           | 92  |
| Middlefield to El Camino        | 80934173 | 1711 Stone Pine Lane      | \$949,905   | \$902,410   | \$836,000   | 88%          | 93%           | 61  |
| Sharon Heights / Stanford Hills | 80845325 | 300 Sand Hill Circle #203 | \$1,425,000 | \$1,225,000 | \$1,050,000 | 74%          | 86%           | 336 |
| Sharon Heights / Stanford Hills | 80930999 | 504 Sand Hill Circle      | \$895,000   | \$825,000   | \$825,000   | 92%          | 100%          | 63  |
| Sharon Heights / Stanford Hills | 80931339 | 11 Carriage Court         | \$1,999,000 | \$1,699,000 | \$1,600,000 | 80%          | 94%           | 84  |
| Sharon Heights / Stanford Hills | 80937193 | 2408 Sharon Oaks Drive    | \$1,135,000 | \$1,135,000 | \$1,115,000 | 98%          | 98%           | 31  |
| Sharon Heights / Stanford Hills | 80942430 | 2363 Sharon Road          | \$649,000   | \$649,000   | \$632,775   | 98%          | 98%           | 8   |

**Sold Price Analysis Report (October 01, 2009 to October 30, 2009)**

---

**\$1,121,701**

**\$1,023,487**

**\$965,396**

**86%**

**94%**

**96**