

Sold Price Analysis Report (October 02, 2008 to October 31, 2008)

Single Family Residential

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|------------------|----------|-----------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| College | 80820660 | 251 Miramonte Avenue | \$1,689,000 | \$1,689,000 | \$1,689,000 | 100% | 100% | 57 |
| Community Center | 80829249 | 923 Boyce Avenue | \$2,199,000 | \$2,199,000 | \$2,000,000 | 91% | 91% | 40 |
| Community Center | 80836056 | 877 Lincoln Avenue | \$1,695,000 | \$1,695,000 | \$1,695,000 | 100% | 100% | 12 |
| Downtown | 80837522 | 128 Middlefield Road | \$899,000 | \$899,000 | \$899,000 | 100% | 100% | 7 |
| Green Gables | 80829106 | 2327 Sierra Court | \$928,000 | \$928,000 | \$950,000 | 102% | 102% | 9 |
| Green Gables | 80834684 | 770 Seale Avenue | \$2,098,000 | \$2,098,000 | \$2,151,000 | 103% | 103% | 8 |
| Midtown | 80807376 | 3488 Waverley Street | \$2,398,888 | \$2,198,888 | \$2,095,000 | 87% | 95% | 145 |
| Midtown | 80827898 | 3364 Cowper Street | \$1,100,000 | \$1,100,000 | | | | 0 |
| Midtown | 80829103 | 2449 Waverley Street | \$1,350,000 | \$1,350,000 | \$1,550,000 | 115% | 115% | 9 |
| Midtown | 80831660 | 3485 Ramona Street | \$1,199,000 | \$1,199,000 | \$1,180,000 | 98% | 98% | 13 |
| Midtown | 80827837 | 3008 Ross Road | \$1,998,000 | \$1,998,000 | \$1,950,000 | 98% | 98% | 28 |
| Professorville | 80834413 | 1334 Middlefield Road | \$1,495,000 | \$1,495,000 | \$1,525,000 | 102% | 102% | 9 |
| South Palo Alto | 80821902 | 750 Maplewood Avenue | \$995,000 | \$995,000 | \$1,060,000 | 107% | 107% | 15 |
| South Palo Alto | 80828248 | 4195 Park Boulevard | \$950,000 | \$950,000 | \$960,000 | 101% | 101% | 195 |
| South Palo Alto | 80831735 | 762 Gailen Court | \$1,348,000 | \$1,298,600 | \$1,300,000 | 96% | 100% | 16 |
| South Palo Alto | 80831809 | 4117 Sutherland Drive | \$1,149,000 | \$1,149,000 | \$1,040,000 | 91% | 91% | 27 |
| South Palo Alto | 80833377 | 22 Roosevelt Circle | \$899,000 | \$899,000 | \$950,000 | 106% | 106% | 11 |
| South Palo Alto | 80836166 | 375 Tioga Court | \$1,298,000 | \$1,298,000 | \$1,455,000 | 112% | 112% | 7 |
| South Palo Alto | 80822157 | 2424 Burnham Way | \$1,395,000 | \$1,250,000 | \$1,245,000 | 89% | 100% | 46 |
| South Palo Alto | 80831788 | 881 East Meadow Drive | \$1,149,000 | \$1,149,000 | \$1,250,000 | 109% | 109% | 6 |
| Stanford | 80823682 | 1060 Campus Drive | \$1,938,000 | \$1,938,000 | \$1,850,000 | 95% | 95% | 68 |
| Ventura | 80835986 | 232 Margarita Avenue | \$815,000 | \$815,000 | \$825,000 | 101% | 101% | 6 |
| | | | \$1,408,404 | \$1,390,477 | \$1,410,429 | 96% | 97% | 33 |

Townhouse/Condo (Comm Int Dev)

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-----------------|----------|----------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| College | 80831782 | 2559 Park Boulevard #M101 | \$589,000 | \$589,000 | \$589,000 | 100% | 100% | 6 |
| Downtown | 80811096 | 555 Byron Street #103 | \$1,598,000 | \$1,598,000 | \$1,500,000 | 94% | 94% | 99 |
| Downtown | 80814691 | 669 Waverley Street | \$1,230,000 | \$1,175,000 | \$1,100,000 | 89% | 94% | 88 |
| Midtown | 80836696 | 3069 Middlefield Road #102 | \$549,000 | \$549,000 | \$510,000 | 93% | 93% | 76 |
| South Palo Alto | 80829199 | 102 Greenmeadow Way | \$769,950 | \$769,950 | \$750,000 | 97% | 97% | 21 |
| | | | \$947,190 | \$936,190 | \$889,800 | 94% | 95% | 58 |