

Sold Price Analysis Report (October 01, 2008 to October 31, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80830835	690 Creek Drive	\$1,500,000	\$1,350,000	\$1,300,000	87%	96%	21
Allied Arts / Downtown	80827174	888 Harvard Avenue	\$2,295,000	\$2,295,000	\$2,175,000	95%	95%	35
Allied Arts / Downtown	80836492	833 Middle Avenue	\$1,029,000	\$1,029,000	\$960,000	93%	93%	14
Central Menlo	80830656	937 Cotton Street	\$2,295,000	\$2,295,000	\$2,326,000	101%	101%	14
Central Menlo	80834074	1650 Oak Avenue	\$2,695,000	\$2,695,000	\$2,750,000	102%	102%	2
County / Alameda Area	80815525	2194 Clayton Drive	\$2,495,000	\$2,295,000	\$2,154,625	86%	94%	65
County / Alameda Area	80831743	3715 Alameda De Las Pulgas	\$1,210,000	\$1,210,000	\$1,200,000	99%	99%	65
County / Alameda Area	80832507	2190 Cedar Avenue	\$2,229,000	\$2,229,000	\$2,220,000	100%	100%	3
County Area / Fair Oaks Ave	80804760	575 6Th Avenue	\$559,900	\$559,900	\$435,000	78%	78%	144
East of U.S. 101	80811302	1450 Hill Avenue	\$425,000	\$425,000	\$425,000	100%	100%	132
East of U.S. 101	80824941	1363 Windermere Avenue	\$384,900	\$384,900	\$361,000	94%	94%	34
East of U.S. 101	80830210	1355 Windermere Avenue	\$289,900	\$389,900	\$389,000	134%	100%	13
Flood Park Area	80830779	1055 Berkeley Avenue	\$649,900	\$649,900	\$645,050	99%	99%	11
Flood Park Area	80832248	1015 Berkeley Avenue	\$799,000	\$799,000	\$775,000	97%	97%	15
Flood Park Area	80834021	335 Hedge Road	\$749,000	\$749,000	\$826,000	110%	110%	10
Flood Park Area	80834080	1048 Menlo Oaks Drive	\$825,000	\$825,000	\$805,200	98%	98%	25
Flood Park Area	80839163	224 Hedge Road	\$899,000	\$899,000	\$900,000	100%	100%	0
Menlo Oaks Area	80807515	501 Menlo Oaks Drive	\$3,495,000	\$2,849,000	\$2,600,000	74%	91%	131
Menlo Oaks Area	80830771	301 Arlington Way	\$1,950,000	\$1,950,000	\$2,000,000	103%	103%	12
Menlo Oaks Area	80834068	292 San Luis Drive	\$1,195,000	\$1,195,000	\$1,240,000	104%	104%	9
Middlefield to El Camino	80807204	201 Ballard Lane	\$1,195,000	\$1,195,000	\$1,150,000	96%	96%	7
Middlefield to El Camino	80813353	204 Morgan Lane	\$1,375,000	\$1,375,000	\$1,375,000	100%	100%	39
Middlefield to El Camino	80841202	833 Paulson Circle	\$272,000	\$272,000	\$272,000	100%	100%	0
			\$1,339,635	\$1,300,678	\$1,273,212	95%	98%	35

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80812472	1330 University Drive #23	\$1,095,000	\$1,095,000	\$1,000,000	91%	91%	46
Sharon Heights / Stanford Hills	80819758	675 Sharon Park Drive #112	\$619,000	\$540,000	\$520,000	84%	96%	88
Sharon Heights / Stanford Hills	80830550	675 Sharon Park Drive #117	\$4,290,000	\$429,000	\$430,000	10%	100%	15
Sharon Heights / Stanford Hills	80832542	1246 Sharon Park Drive	\$1,349,000	\$1,349,000	\$1,349,000	100%	100%	11
Willows / O'Conner Area	80825432	190 East Okeefe Street #6	\$669,000	\$669,000	\$655,000	98%	98%	38
			\$1,604,400	\$816,400	\$790,800	49%	97%	40