

## 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
Allied Arts / Downtown	81008340	316 Yale Road	\$1,800,000	\$1,299,000	\$1,300,000	72%	100%	232
Allied Arts / Downtown	81035591	823 Valparaiso Avenue	\$2,100,000	\$2,100,000	\$1,770,000	84%	84%	49
Allied Arts / Downtown	81040078	810 Partridge Avenue	\$1,395,000	\$1,395,000	\$1,295,000	93%	93%	29
Allied Arts / Downtown	81044502	575 Kenwood Drive	\$935,000	\$935,000	\$870,000	93%	93%	25
Central Menlo	81009377	685 San Mateo Drive	\$2,950,000	\$2,595,000	\$2,450,000	83%	94%	214
Central Menlo	81028004	680 Lemon Street	\$2,100,000	\$1,795,000	\$1,720,000	82%	96%	107
Central Menlo	81041361	135 Campo Bello Lane	\$2,495,000	\$2,495,000	\$2,475,000	99%	99%	11
Central Menlo	81042780	745 Arbor Road	\$975,000	\$975,000	\$975,000	100%	100%	19
Central Menlo	81043652	620 Hobart Street	\$2,650,000	\$2,650,000	\$2,600,000	98%	98%	18
Central Menlo	81044121	1161 Valparaiso Avenue	\$2,885,000	\$2,885,000	\$2,800,000	97%	97%	15
Central Menlo	81044374	948 Middle Avenue	\$1,125,000	\$1,125,000	\$1,135,000	101%	101%	4
County / Alameda Area	81030705	1370 Sherman Avenue	\$2,450,000	\$2,299,000	\$2,215,000	90%	96%	79
County / Alameda Area	81045993	326 Stanford Avenue	\$2,349,000	\$2,349,000	\$2,349,000	100%	100%	18
County Area / Fair Oaks Ave	81036118	618 18Th Avenue	\$615,000	\$615,000	\$605,000	98%	98%	6
County Area / Fair Oaks Ave	81043663	11 Athlone Court	\$615,000	\$615,000	\$615,000	100%	100%	14
East of U.S. 101	81034744	1324 Modoc Avenue	\$294,900	\$289,900	\$280,000	95%	97%	48
East of U.S. 101	81035597	1115 Del Norte Avenue	\$325,000	\$295,000	\$285,000	88%	97%	122
East of U.S. 101	81039931	1247 Carlton Avenue	\$398,000	\$379,000	\$379,000	95%	100%	42
Flood Park Area	81043656	201 Hedge Road	\$725,000	\$725,000	\$758,000	105%	105%	16
Menlo Oaks Area	81035617	420 Santa Margarita Avenue	\$899,000	\$859,000	\$819,600	91%	95%	24
Menlo Oaks Area	81040433	130 Gloria Circle	\$2,825,000	\$2,775,000	\$2,720,000	96%	98%	40
Menlo Oaks Area	81049437	590 Berkeley Avenue	\$1,675,000	\$1,675,000	\$1,650,000	99%	99%	4
Middlefield to El Camino	81044765	167 East Creek Drive	\$1,560,000	\$1,560,000	\$1,625,000	104%	104%	13
Sharon Heights / Stanford Hills	81036914	2323 Warner Range Avenue	\$3,650,000	\$3,650,000	\$3,600,000	99%	99%	12
Willows / O'Conner Area	81043634	526 Central Avenue	\$1,295,000	\$1,295,000	\$1,310,000	101%	101%	11
Willows / O'Conner Area	81045138	320 Barton Way	\$998,000	\$998,000	\$1,080,000	108%	108%	9
Willows / O'Conner Area	81046193	5 Russell Court	\$1,745,000	\$1,745,000	\$1,720,000	99%	99%	9
			<b>\$1,623,293</b>	<b>\$1,569,367</b>	<b>\$1,533,356</b>	<b>94%</b>	<b>98%</b>	<b>44</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81041615	613 Middle Avenue	\$639,000	\$639,000	\$621,000	97%	97%	30
Sharon Heights / Stanford Hills	81003446	2140 Santa Cruz Avenue #D104	\$469,000	\$469,000	\$420,000	90%	90%	235
Sharon Heights / Stanford Hills	81029433	2393 Sharon Road	\$795,000	\$675,000	\$675,000	85%	100%	79
Sharon Heights / Stanford Hills	81045863	675 Sharon Park Drive #225	\$645,000	\$645,000	\$620,000	96%	96%	14
Sharon Heights / Stanford Hills	81049988	2160 Santa Cruz Avenue #9	\$158,764	\$158,764	\$158,764	100%	100%	0
			<b>\$541,353</b>	<b>\$517,353</b>	<b>\$498,953</b>	<b>92%</b>	<b>96%</b>	<b>72</b>