

Sold Price Analysis Report (September 01, 2010 to September 30, 2010)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81036178	734 Chimalus Drive	\$1,898,000	\$1,898,000	\$1,825,000	96%	96%	24
Community Center	81034935	750 Lincoln Avenue	\$2,750,000	\$2,750,000	\$2,600,000	95%	95%	58
Community Center	81036220	1227 Fulton Street	\$1,350,000	\$1,350,000	\$1,330,000	99%	99%	13
Community Center	81038017	938 Addison Avenue	\$2,150,000	\$2,150,000	\$2,025,000	94%	94%	21
Crescent Park	81039302	425 Hale Street	\$1,500,000	\$1,500,000	\$1,550,000	103%	103%	9
Downtown	81001893	524 Middlefield Road	\$895,000	\$895,000	\$800,000	89%	89%	217
Green Acres	81029501	4286 Suzanne Drive	\$955,000	\$955,000	\$1,025,000	107%	107%	10
Green Acres	81035023	609 Arastradero Road	\$1,299,000	\$1,299,000	\$1,350,000	104%	104%	161
Green Gables	81021161	2375 Sierra Court	\$1,099,000	\$999,900	\$970,000	88%	97%	116
Green Gables	81023459	815 Oregon Avenue	\$1,395,000	\$1,250,000	\$1,230,000	88%	98%	64
Green Gables	81024148	91 Morton Way	\$1,295	\$1,179,000	\$1,160,000	89575%	98%	90
Green Gables	81025177	1537 Louisa Court	\$1,925,000	\$1,750,000	\$1,650,000	86%	94%	113
Green Gables	81038601	11 Primrose Way	\$1,149,800	\$1,149,800	\$1,175,000	102%	102%	16
Green Gables	81044329	1849 Mark Twain Street	\$1,228,000	\$1,228,000	\$1,405,000	114%	114%	8
Midtown	81033635	3324 Middlefield Road	\$1,195,000	\$1,195,000	\$1,165,000	97%	97%	26
Midtown	81039767	3515 Bryant Street	\$1,748,000	\$1,748,000	\$1,750,000	100%	100%	7
Midtown	81039830	3503 Bryant Street	\$1,698,000	\$1,698,000	\$1,735,000	102%	102%	14
Midtown	81040010	3190 Cowper Street	\$1,595,000	\$1,595,000	\$1,602,000	100%	100%	6
Midtown	81042105	3045 South Court	\$899,950	\$899,950	\$1,280,000	142%	142%	8
Old Palo Alto	81024959	563 Lowell Avenue	\$2,785,000	\$2,785,000	\$2,500,000	90%	90%	106
Old Palo Alto	81036014	2160 High Street	\$1,685,000	\$1,685,000	\$1,620,000	96%	96%	17
Old Palo Alto	81037978	131 Kellogg Avenue	\$2,395,000	\$2,000,000	\$1,500,000	63%	75%	25
Old Palo Alto	81037983	145 Kellogg Avenue	\$2,495,000	\$2,000,000	\$1,500,000	60%	75%	26
Professorville	81024865	365 Lincoln Avenue	\$7,995,000	\$7,995,000				33
Professorville	81044384	1026 Webster Street	\$1,198,000	\$1,198,000	\$1,385,000	116%	116%	4
South Palo Alto	81001527	401 West Meadow Drive	\$1,388,000	\$1,368,000	\$1,330,000	96%	97%	453
South Palo Alto	81034958	285 San Antonio Avenue	\$1,188,000	\$1,138,000	\$1,060,000	89%	93%	28
South Palo Alto	81036257	3337 Ross Road	\$1,595,000	\$1,595,000	\$1,530,000	96%	96%	18
South Palo Alto	81036329	3810 May Court	\$1,195,000	\$1,195,000	\$1,381,000	116%	116%	11
South Palo Alto	81037000	3104 David Avenue	\$988,000	\$1,150,000	\$1,135,000	115%	99%	11
South Palo Alto	81037546	3175 David Avenue	\$1,445,000	\$1,445,000	\$1,425,000	99%	99%	19
South Palo Alto	81037547	3888 Grove Avenue	\$1,298,000	\$1,298,000	\$1,415,000	109%	109%	6
South Palo Alto	81037552	4246 Newberry Court	\$975,000	\$975,000	\$950,625	98%	98%	16
South Palo Alto	81038702	3943 Grove Avenue	\$1,295,000	\$1,295,000	\$1,300,000	100%	100%	8
South Palo Alto	81041022	3888 Corina Way	\$1,100,000	\$1,100,000	\$1,245,000	113%	113%	13
Stanford	81031238	841 Tolman Drive	\$1,499,000	\$1,499,000	\$1,475,000	98%	98%	37
			\$1,645,835	\$1,644,740	\$1,439,389	85%	85%	50

Townhouse/Condo (Comm Int Dev)

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Downtown	81007519	625 Lytton Avenue #3	\$698,000	\$599,000	\$579,000	83%	97%	155
Downtown	81037579	311 Poe Street	\$449,000	\$449,000	\$442,000	98%	98%	14
Downtown	81039963	483 Forest Avenue #E	\$959,000	\$959,000	\$950,000	99%	99%	8

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South Palo Alto	81001264	1118 Tahoe Lane	\$709,950	\$704,950	\$693,939	98%	98%	85
South Palo Alto	81033627	800 East Charleston Road #19	\$839,000	\$839,000	\$830,000	99%	99%	13
South Palo Alto	81039994	154 Hemlock Court	\$928,000	\$928,000	\$931,000	100%	100%	9
			\$763,825	\$746,492	\$737,657	97%	99%	47