

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

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80922607	536 Irvn Court	\$1,595,000	\$1,495,000	\$1,455,000	91%	97%	87
Barron Park	80925784	684 Encina Grande Drive	\$1,425,000	\$1,425,000	\$1,380,000	97%	97%	49
College	80937592	2050 Princeton Street	\$1,195,000	\$1,195,000	\$1,105,000	92%	92%	20
Community Center	80926960	1135 Greenwood Avenue	\$3,725,000	\$3,525,000	\$3,235,000	87%	92%	87
Community Center	80939747	1152 Fulton Street	\$1,125,000	\$1,125,000	\$1,327,000	118%	118%	9
Crescent Park	80916516	160 Island Drive	\$2,495,000	\$1,995,000	\$1,820,000	73%	91%	166
Crescent Park	80926989	1476 Pitman Avenue	\$1,778,000	\$1,698,000	\$1,655,000	93%	97%	68
Crescent Park	80934163	1495 Kings Lane	\$1,580,000	\$1,525,000	\$1,450,000	92%	95%	40
Downtown	80934269	455D Forest Avenue	\$2,388,000	\$2,388,000	\$2,300,000	96%	96%	55
Downtown	80937804	943 Bryant Street	\$1,995,000	\$1,995,000	\$1,940,000	97%	97%	20
Green Acres	80918741	4167 King Arthur Court	\$1,450,000	\$1,349,000	\$1,340,000	92%	99%	116
Green Acres	80937830	4216 Suzanne Drive	\$1,488,000	\$1,488,000	\$1,425,000	96%	96%	21
Green Gables	80929372	111 Heather Lane	\$1,380,000	\$1,310,000	\$1,274,000	92%	97%	56
Green Gables	80936603	220 Iris Way	\$1,380,000	\$1,380,000	\$1,250,000	91%	91%	18
Green Gables	80938005	280 Iris Way	\$1,125,000	\$1,125,000	\$1,150,000	102%	102%	1
Midtown	80922408	512 Colorado Avenue	\$1,325,888	\$1,268,000	\$1,066,125	80%	84%	88
Midtown	80922439	2501 Waverley Street	\$1,650,000	\$1,525,000	\$1,450,000	88%	95%	106
Midtown	80929536	525 East Meadow Drive	\$999,000	\$999,000	\$999,000	100%	100%	15
Midtown	80932590	3361 Emerson Street	\$899,000	\$899,000	\$917,111	102%	102%	20
Midtown	80932809	2814 South Court	\$2,395,000	\$2,195,000				47
Midtown	80937662	2435 Tasso Street	\$989,000	\$989,000	\$1,035,000	105%	105%	20
Midtown	80941059	2919 Kipling Street	\$899,000	\$899,000	\$1,060,000	118%	118%	8
Old Palo Alto	80934208	2061 Webster Street	\$3,799,000	\$3,699,000	\$3,500,000	92%	95%	113
Professorville	80934202	1127 High Street	\$1,465,000	\$1,465,000	\$1,450,000	99%	99%	29
South Palo Alto	80842766	3803 Nathan Way	\$1,695,000	\$1,395,000	\$1,331,000	79%	95%	313
South Palo Alto	80918726	994 Loma Verde Avenue	\$1,230,000	\$1,160,000	\$1,146,000	93%	99%	68
South Palo Alto	80921167	3164 Morris Drive	\$1,100,000	\$1,100,000	\$1,035,000	94%	94%	113
South Palo Alto	80932521	122 Ely Place	\$1,275,000	\$1,199,000	\$1,175,000	92%	98%	29
South Palo Alto	80932717	736 Moreno Avenue	\$1,175,000	\$1,175,000	\$1,175,000	100%	100%	14
South Palo Alto	80936624	475 El Capitan Place	\$1,275,000	\$1,275,000	\$1,338,000	105%	105%	10
South Palo Alto	80936683	3872 Corina Way	\$975,000	\$975,000	\$990,000	102%	102%	7
South Palo Alto	80937846	3152 Stelling Drive	\$1,235,000	\$1,235,000	\$1,230,000	100%	100%	6
South Palo Alto	80938792	3789 Redwood Circle	\$950,000	\$950,000	\$989,400	104%	104%	7
South Palo Alto	80938931	956 Colorado Avenue	\$899,000	\$899,000	\$998,000	111%	111%	9
South Palo Alto	80942202	2593 Marshall Drive	\$1,250,000	\$1,250,000	\$1,080,000	86%	86%	3
South Palo Alto	80944183	467 Ferne Avenue	\$1,298,888	\$1,298,888	\$1,310,000	101%	101%	4
Stanford	80837479	827 Sonoma Terrace	\$1,850,000	\$1,650,000	\$1,570,000	85%	95%	316
Ventura	80936498	223 Margarita Avenue	\$849,000	\$849,000	\$891,000	105%	105%	8
Ventura	80940079	4076 Wilkie Way	\$869,000	\$869,000	\$883,000	102%	102%	7
			<b>\$1,499,251</b>	<b>\$1,441,946</b>	<b>\$1,387,490</b>	<b>90%</b>	<b>94%</b>	<b>56</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
------	-------	---------	-----------	------------	------------	--------------	---------------	-----

**Sold Price Analysis Report (September 01, 2009 to September 30, 2009)****Townhouse/Condo (Comm Int Dev)**

<b>Area</b>	<b>MLS #</b>	<b>Address</b>	<b>Org Price</b>	<b>List Price</b>	<b>Sold Price</b>	<b>Sold\$/Org\$</b>	<b>Sold\$/List\$</b>	<b>DOM</b>
College	80846222	2577 Park Boulevard #V101	\$695,000	\$657,500	\$640,000	92%	97%	286
College	80937326	2569 Park Boulevard #T107	\$649,000	\$649,000	\$628,000	97%	97%	23
Downtown	80925191	190 Everett Avenue	\$599,000	\$599,000	\$575,000	96%	96%	73
Downtown	80934340	101 Alma Street #304	\$630,000	\$630,000	\$610,000	97%	97%	35
Green Acres	80936347	4250 El Camino Real #330	\$442,000	\$438,000	\$438,000	99%	100%	28
Midtown	80908657	3152 Middlefield Road	\$548,000	\$518,000	\$496,000	91%	96%	169
Midtown	80936657	737 Loma Verde Avenue #7	\$828,000	\$828,000	\$800,000	97%	97%	9
			<b>\$627,286</b>	<b>\$617,071</b>	<b>\$598,143</b>	<b>95%</b>	<b>97%</b>	<b>89</b>