

Sold Price Analysis Report (September 03, 2009 to September 30, 2009)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	80933530	1304 University Drive #6	\$1,150,000	\$1,150,000	\$1,050,000	91%	91%	31
Central Menlo	80927129	1145 Hillview Drive	\$1,425,000	\$1,375,000	\$1,350,000	95%	98%	70
County / Alameda Area	80916517	2190 Sterling Avenue	\$1,995,000	\$1,995,000	\$1,915,000	96%	96%	146
County / Alameda Area	80927650	24 San Juan Avenue	\$1,195,000	\$1,500,000	\$1,400,000	117%	93%	69
County / Alameda Area	80933207	2041 Camino Al Lago	\$1,799,000	\$1,799,000	\$1,725,000	96%	96%	34
County / Alameda Area	80933290	2070 Manzanita Avenue	\$1,095,000	\$999,000	\$985,000	90%	99%	63
County / Alameda Area	80933562	301 Vine Street	\$1,795,000	\$1,795,000	\$1,700,000	95%	95%	32
County / Alameda Area	80939201	2061 Ashton Avenue	\$999,000	\$999,000	\$973,000	97%	97%	78
County Area / Fair Oaks Ave	80943137	523 8Th Avenue	\$519,500	\$519,500	\$585,000	113%	113%	8
East of U.S. 101	80832999	1338 Madera Avenue	\$369,000	\$356,000	\$350,000	95%	98%	78
East of U.S. 101	80909603	1280 Carlton Avenue	\$328,900	\$328,900	\$325,000	99%	99%	38
East of U.S. 101	80931379	224 Terminal Avenue	\$360,000	\$315,000	\$330,000	92%	105%	58
East of U.S. 101	80932847	431 Hamilton Avenue	\$300,000	\$300,000	\$260,000	87%	87%	4
East of U.S. 101	80934847	1154 Carlton Avenue	\$419,000	\$419,000	\$410,000	98%	98%	57
Felton Gables	80938186	136 Felton Drive	\$2,675,000	\$2,675,000	\$2,650,000	99%	99%	7
Flood Park Area	80930083	1077 Del Norte Avenue	\$1,099,000	\$998,000	\$937,500	85%	94%	70
Flood Park Area	80932209	1033 Oakland Avenue	\$1,225,000	\$1,137,000	\$1,110,000	91%	98%	45
Flood Park Area	80934485	387 Hedge Road	\$924,950	\$924,950	\$921,500	100%	100%	5
Menlo Oaks Area	80917113	980 Berkeley Avenue	\$3,995,000	\$3,250,000	\$3,054,500	76%	94%	137
Middlefield to El Camino	80932305	222 Morgan Lane	\$1,353,316	\$1,353,316	\$1,200,000	89%	89%	41
Sharon Heights / Stanford Hills	80910545	1165 Monte Rosa Drive	\$1,990,000	\$1,595,000	\$1,528,000	77%	96%	131
Sharon Heights / Stanford Hills	80938886	16 Sunset Lane	\$1,549,000	\$1,549,000	\$1,651,000	107%	107%	9
Willows / O'Conner Area	80931969	426 Pope Street	\$1,899,000	\$1,799,000	\$1,725,000	91%	96%	42
			\$1,324,333	\$1,266,594	\$1,223,283	92%	97%	54

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
County Area / Fair Oaks Ave	80921457	321 6Th Avenue	\$448,500	\$425,000	\$420,000	94%	99%	216
Sharon Heights / Stanford Hills	80917781	530 Sand Hill Circle	\$1,059,999	\$1,000,000	\$980,000	92%	98%	389
Sharon Heights / Stanford Hills	80921020	1025 Lassen Drive	\$1,595,000	\$1,325,000	\$1,225,000	77%	92%	106
Sharon Heights / Stanford Hills	80933629	2357 Sharon Road	\$679,000	\$679,000	\$657,500	97%	97%	52
Sharon Heights / Stanford Hills	80935666	432 Sand Hill Circle	\$1,299,999	\$1,298,999	\$1,289,000	99%	99%	6
Sharon Heights / Stanford Hills	80936012	2422 Sharon Oaks Drive	\$1,199,000	\$1,199,000	\$1,137,535	95%	95%	15
			\$1,046,916	\$987,833	\$951,506	91%	96%	131