

Sold Price Analysis Report (September 03, 2008 to September 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80805230	3870 Magnolia Drive	\$2,495,000	\$2,275,000	\$2,187,500	88%	96%	119
Barron Park	80811249	672 Barron Avenue	\$2,098,000	\$1,895,000	\$1,745,000	83%	92%	76
Barron Park	80827299	4197 Baker Avenue	\$1,250,000	\$1,250,000	\$1,301,000	104%	104%	14
College	80829244	1567 College Avenue	\$2,799,000	\$2,799,000	\$2,778,000	99%	99%	15
College	80831597	1590 Madrono Avenue	\$1,899,000	\$1,899,000	\$2,150,000	113%	113%	7
College	80833231	2250 Amherst Street	\$1,495,000	\$1,495,000	\$1,719,000	115%	115%	8
Downtown	80814781	334 Hawthorne Avenue	\$1,795,000	\$1,795,000	\$1,712,000	95%	95%	63
Downtown	80822160	576 Everett Avenue	\$1,395,000	\$1,395,000	\$1,350,000	97%	97%	32
Downtown	80826575	326 Hawthorne Avenue	\$1,695,000	\$1,449,000	\$1,375,000	81%	95%	31
Green Gables	80827680	833 Garland Drive	\$1,549,000	\$1,549,000	\$1,525,000	98%	98%	9
Green Gables	80823600	538 Patricia Lane	\$1,695,000	\$1,695,000	\$1,750,000	103%	103%	20
Green Gables	80823637	1724 Hamilton Avenue	\$1,549,000	\$1,475,000	\$1,380,000	89%	94%	20
Green Gables	80824734	15 Tulip Lane	\$1,275,000	\$1,275,000	\$1,395,000	109%	109%	9
Green Gables	80827649	2246 Saint Francis Drive	\$998,000	\$998,000	\$1,150,000	115%	115%	5
Midtown	80821551	656 Bryson Avenue	\$1,299,900	\$1,299,900	\$1,260,000	97%	97%	28
Old Palo Alto	80807270	1709 Waverley Street	\$7,295,000	\$5,495,000	\$5,225,000	72%	95%	119
South Palo Alto	80820656	4374 Miller Court	\$1,395,000	\$1,275,000	\$1,089,000	78%	85%	54
South Palo Alto	80821232	3263 Murray Way	\$1,650,000	\$1,650,000	\$1,750,000	106%	106%	56
South Palo Alto	80823480	3297 Middlefield Road	\$1,399,000	\$1,399,000	\$1,370,000	98%	98%	14
South Palo Alto	80823531	1005 Moffett Circle	\$1,195,000	\$1,099,000	\$1,000,000	84%	91%	36
South Palo Alto	80829079	813 Bruce Drive	\$2,690,000	\$2,690,000	\$2,690,000	100%	100%	10
South Palo Alto	80833337	735 Torrey Court	\$1,889,000	\$1,889,000	\$1,865,000	99%	99%	7
South Palo Alto	80820328	215 Whitclem Drive	\$925,000	\$925,000	\$845,000	91%	91%	59
South Palo Alto	80820764	3061 Stelling Drive	\$1,499,000	\$1,499,000	\$1,409,000	94%	94%	32
			\$1,884,329	\$1,769,371	\$1,750,854	93%	99%	35

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	80820066	531 Thain Way	\$998,000	\$998,000	\$971,352	97%	97%	30
South Palo Alto	80810693	2468 West Bayshore Road #7	\$449,900	\$399,000	\$399,000	89%	100%	99
South Palo Alto	80814877	407 Alder Lane	\$1,749,416	\$1,674,900	\$1,655,000	95%	99%	32
South Palo Alto	80818067	3769 Klamath Lane	\$776,000	\$776,000	\$749,000	97%	97%	60
South Palo Alto	80823709	440 Cesano Court #309	\$759,000	\$759,000	\$759,000	100%	100%	12
			\$946,463	\$921,380	\$906,670	96%	98%	47