

Sold Price Analysis Report (September 02, 2008 to September 30, 2008)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Alpine Road Area	80830709	17 Homer Lane	\$1,249,000	\$1,249,000	\$1,249,000	100%	100%	13
Central Menlo	80822918	1075 Arbor Road	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	35
Central Menlo	80824430	550 San Mateo Drive	\$3,095,000	\$3,095,000	\$3,100,000	100%	100%	3
Central Menlo	80826917	1172 Santa Cruz Avenue	\$1,749,471	\$1,749,471	\$1,650,000	94%	94%	35
County / Alameda Area	80825662	2015 Sharon Road	\$2,149,000	\$2,048,000				20
County / Alameda Area	80830806	280 Leland Avenue	\$2,195,000	\$2,195,000	\$2,175,000	99%	99%	11
County / Alameda Area	80830812	2009 Sterling Avenue	\$1,875,000	\$1,875,000	\$1,915,000	102%	102%	12
County Area / Fair Oaks Ave	80819684	538 9Th Avenue	\$998,000	\$998,000	\$975,000	98%	98%	53
County Area / Fair Oaks Ave	80822880	440 9Th Avenue	\$1,250,000	\$1,195,000	\$1,100,000	88%	92%	51
County Area / Fair Oaks Ave	80825094	467 Encina Avenue	\$2,750,000	\$2,750,000	\$2,800,000	102%	102%	15
East of U.S. 101	80807973	1379 Madera Avenue	\$379,900	\$349,000	\$340,000	89%	97%	
East of U.S. 101	80815686	1279 Carlton Avenue	\$374,000	\$374,000	\$356,000	95%	95%	37
East of U.S. 101	80820030	150 Newbridge Street	\$346,900	\$339,900	\$346,900	100%	102%	28
East of U.S. 101	80821952	1335 Sevier Avenue	\$429,900	\$429,900	\$420,000	98%	98%	35
Flood Park Area	80828555	360 Hedge Road	\$1,248,000	\$1,198,000	\$1,192,000	96%	99%	15
Middlefield to El Camino	80815508	250 East Creek Drive	\$1,695,000	\$1,695,000	\$1,625,000	96%	96%	48
Middlefield to El Camino	80819701	491 Claremont Way	\$1,695,000	\$1,695,000	\$1,650,000	97%	97%	36
Middlefield to El Camino	80823942	211 Laurel Street	\$1,495,000	\$1,495,000	\$1,450,000	97%	97%	13
Willows / O'Conner Area	80818611	758 Arnold Way	\$899,000	\$899,000	\$800,000	89%	89%	35
Willows / O'Conner Area	80823498	675 Woodland Avenue	\$1,398,000	\$1,398,000	\$1,425,000	102%	102%	15
Willows / O'Conner Area	80828580	203 Lexington Drive	\$1,295,000	\$1,295,000	\$1,270,000	98%	98%	10
			\$1,424,580	\$1,412,965	\$1,359,445	91%	92%	26

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	80806160	184 Sand Hill Circle	\$1,275,000	\$1,179,000	\$1,125,000	88%	95%	69
Sharon Heights / Stanford Hills	80821253	675 Sharon Park Drive #129	\$795,000	\$795,000	\$795,000	100%	100%	32
Sharon Heights / Stanford Hills	80824200	566 Sand Hill Circle	\$1,220,000	\$1,220,000	\$1,205,000	99%	99%	42
			\$1,096,667	\$1,064,667	\$1,041,667	95%	98%	48