

## 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
Allied Arts / Downtown	81019987	643 Middle Avenue	\$1,245,000	\$949,000	\$900,000	72%	95%	98
Allied Arts / Downtown	81032662	5 Chateau Drive	\$1,375,000	\$1,295,000	\$1,230,000	89%	95%	19
Allied Arts / Downtown	81034372	308 Princeton Road	\$1,589,000	\$1,549,000	\$1,550,000	98%	100%	28
Allied Arts / Downtown	81039957	430 Yale Road	\$1,945,000	\$1,945,000	\$1,975,000	102%	102%	11
Alpine Road Area	81039359	24 Bishop Lane	\$899,000	\$899,000	\$941,000	105%	105%	11
Central Menlo	81017240	1055 Atkinson Lane	\$2,498,000	\$2,298,000	\$2,078,350	83%	90%	131
Central Menlo	81031728	1775 Valparaiso Avenue	\$2,998,800	\$2,998,800	\$2,875,000	96%	96%	323
Central Menlo	81033892	1990 Oakdell Drive	\$1,525,000	\$1,460,000	\$1,400,000	92%	96%	56
Central Menlo	81033964	1202 North Lemon Avenue	\$1,475,000	\$1,398,000	\$1,423,090	96%	102%	32
Central Menlo	81035606	145 Pineview Lane	\$1,788,000	\$1,788,000	\$1,925,576	108%	108%	23
Central Menlo	81040532	1885 White Oak Drive	\$3,395,000	\$3,395,000	\$3,350,000	99%	99%	7
County / Alameda Area	81024297	15 Cerros Manor	\$1,995,000	\$1,879,000	\$1,750,000	88%	93%	96
County / Alameda Area	81031148	2061 Liberty Park Avenue	\$999,950	\$999,950	\$1,040,000	104%	104%	60
County / Alameda Area	81033093	2150 Sterling Avenue	\$1,245,000	\$1,245,000	\$1,245,000	100%	100%	49
County / Alameda Area	81040789	2002 Mills Avenue	\$1,329,000	\$1,329,000	\$1,325,000	100%	100%	14
County / Alameda Area	81041575	2155 Ashton Avenue	\$948,000	\$948,000	\$1,025,000	108%	108%	5
County / Alameda Area	81043619	3027 Barney Avenue	\$1,495,000	\$1,495,000	\$1,550,000	104%	104%	1
County Area / Fair Oaks Ave	81030553	658 Palmer Lane	\$745,000	\$724,950	\$717,000	96%	99%	43
County Area / Fair Oaks Ave	81033932	788 17Th Avenue	\$1,058,788	\$1,058,788	\$1,058,000	100%	100%	24
East of U.S. 101	81021003	170 Terminal Avenue	\$379,950	\$359,000	\$359,000	94%	100%	69
East of U.S. 101	81024697	1234 Windermere Avenue	\$425,000	\$399,900	\$400,000	94%	100%	162
East of U.S. 101	81025061	1327 Hollyburne Avenue	\$350,000	\$350,000	\$300,000	86%	86%	12
East of U.S. 101	81025732	1308 Henderson Avenue	\$295,000	\$325,000	\$330,000	112%	102%	86
East of U.S. 101	81027958	1269 Carlton Avenue	\$239,000	\$239,000	\$264,000	110%	110%	11
East of U.S. 101	81032816	800 Hamilton Avenue	\$449,500	\$449,500	\$421,500	94%	94%	54
East of U.S. 101	81041167	1159 Madera Avenue	\$219,900	\$219,900	\$220,000	100%	100%	5
Flood Park Area	81031198	1035 Henderson Avenue	\$739,000	\$699,000	\$695,000	94%	99%	49
Flood Park Area	81038058	7 Greenwood Place	\$649,000	\$649,000	\$650,000	100%	100%	25
Menlo Oaks Area	81036907	520 Berkeley Avenue	\$3,795,000	\$3,795,000	\$3,725,000	98%	98%	7
Menlo Oaks Area	81038121	360 Santa Margarita Avenue	\$1,695,000	\$1,695,000	\$1,432,500	85%	85%	28
Willows / O'Conner Area	81028063	601 Laurel Avenue	\$1,149,000	\$1,149,000	\$1,149,000	100%	100%	63
Willows / O'Conner Area	81036909	370 Nova Lane	\$1,475,000	\$1,475,000	\$1,505,000	102%	102%	8
Willows / O'Conner Area	81038953	256 Marmona Drive	\$1,000,000	\$1,000,000	\$1,000,000	100%	100%	19
Willows / O'Conner Area	81041433	508 Central Avenue	\$799,000	\$799,000	\$850,000	106%	106%	8
			<b>\$1,300,232</b>	<b>\$1,272,288</b>	<b>\$1,254,677</b>	<b>96%</b>	<b>99%</b>	<b>48</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	81007157	2140 Santa Cruz Avenue #C305	\$349,000	\$315,000	\$299,000	86%	95%	188
Sharon Heights / Stanford Hills	81019806	208 Sand Hill Circle	\$1,050,000	\$1,050,000	\$980,000	93%	93%	2
Sharon Heights / Stanford Hills	81026354	2230 Eastridge Avenue	\$949,000	\$875,000	\$820,000	86%	94%	86
Sharon Heights / Stanford Hills	81028114	1230 Sharon Park Drive #64	\$959,000	\$959,000	\$925,000	96%	96%	103
Sharon Heights / Stanford Hills	81031875	1204 Sharon Park Drive #77	\$999,000	\$999,000	\$1,008,000	101%	101%	45

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

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Sharon Heights / Stanford Hills	81038105	22 Mansion Court	\$1,288,000	\$1,288,000	\$1,290,000	100%	100%	9
Sharon Heights / Stanford Hills	81038926	1100 Sharon Park Drive #22	\$635,000	\$635,000	\$635,000	100%	100%	5
			<b>\$889,857</b>	<b>\$874,429</b>	<b>\$851,000</b>	<b>96%</b>	<b>97%</b>	<b>63</b>