

Sold Price Analysis Report (April 01, 2014 to April 30, 2014)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81406060	795 La Para Avenue	\$1,798,000	\$1,798,000	\$2,100,000	117%	117%	10
Barron Park	81407580	840 Matadero Avenue	\$1,728,000	\$1,728,000	\$2,050,000	119%	119%	8
Barron Park	81408770	724 Matadero Avenue	\$1,898,000	\$1,898,000	\$2,225,000	117%	117%	8
Barron Park	81408776	4029 Verdosa Drive	\$1,898,000	\$1,898,000	\$2,100,000	111%	111%	4
Barron Park	81409784	3560 Whitsell Avenue	\$2,198,000	\$2,198,000	\$2,200,000	100%	100%	7
College	81408862	1880 Park Boulevard	\$1,600,000	\$1,600,000	\$1,830,000	114%	114%	7
College	81410783	350 Miramonte Avenue	\$2,495,000	\$2,495,000	\$2,900,000	116%	116%	16
College	81411694	826 College Avenue	\$1,395,000	\$1,395,000	\$1,800,000	129%	129%	7
Community Center	81406051	656 Hale Street	\$2,987,000	\$2,987,000	\$2,900,000	97%	97%	21
Community Center	81406968	804 Lincoln Avenue	\$4,800,000	\$4,800,000	\$5,700,000	119%	119%	10
Community Center	81408852	812 Lincoln Avenue	\$5,598,000	\$5,598,000	\$5,600,000	100%	100%	27
Community Center	81413356	852 Homer Avenue	\$1,895,000	\$1,895,000	\$2,800,000	148%	148%	0
Crescent Park	81404973	1443 Hamilton Avenue	\$3,995,000	\$3,995,000	\$4,100,000	103%	103%	15
Crescent Park	81406863	1479 Hamilton Avenue	\$6,995,000	\$6,995,000	\$6,995,000	100%	100%	23
Crescent Park	81408836	312 Fulton Street	\$2,200,000	\$2,200,000	\$2,675,000	122%	122%	8
Green Gables	81405961	2297 Saint Francis Drive	\$1,498,000	\$1,498,000	\$1,760,000	117%	117%	9
Green Gables	81407907	1982 Louis Road	\$1,998,000	\$1,998,000	\$2,520,000	126%	126%	6
Green Gables	81410666	2207 Greer Road	\$2,498,000	\$2,498,000	\$2,466,000	99%	99%	9
Green Gables	81411739	1022 North California Avenue	\$1,898,000	\$1,898,000	\$2,400,000	126%	126%	8
Midtown	81328972	3243 Ramona Street	\$1,679,000	\$2,100,000	\$1,900,000	113%	90%	203
Midtown	81407813	649 Ashton Avenue	\$1,495,000	\$1,495,000	\$1,690,000	113%	113%	16
Midtown	81407896	3253 Ramona Street	\$1,900,000	\$1,900,000	\$2,900,000	153%	153%	15
Midtown	81409806	3170 Cowper Street	\$2,898,000	\$2,898,000				14
Midtown	81410520	316 El Verano Avenue	\$1,795,125	\$1,795,125	\$1,795,125	100%	100%	1
Midtown	81411767	3452 Cowper Court	\$1,899,000	\$1,899,000	\$2,520,000	133%	133%	5
Midtown	81411823	2762 Ross Road	\$1,798,000	\$1,798,000	\$2,000,000	111%	111%	6
Old Palo Alto	81406924	1750 Emerson Street	\$1,488,888	\$1,488,888	\$2,050,000	138%	138%	6
Old Palo Alto	81408698	2150 Cowper Street	\$5,600,000	\$5,600,000	\$5,350,000	96%	96%	7
Old Palo Alto	81408887	2080 Middlefield Road	\$2,100,000	\$2,100,000	\$2,320,000	110%	110%	20
Old Palo Alto	81409827	514 Santa Rita Avenue	\$3,500,000	\$3,500,000	\$4,000,000	114%	114%	9
Palo Alto Hills	81407345	4170 Old Adobe Road	\$7,950,000	\$7,950,000				38
Palo Alto Hills	81407853	830 Arroyo Court	\$2,680,000	\$2,680,000	\$2,680,000	100%	100%	19
Palo Alto Hills	81411314	4155 Old Trace Road	\$5,858,000	\$5,858,000	\$5,700,000	97%	97%	0
South Palo Alto	81405952	4266 Newberry Court	\$1,998,000	\$1,998,000	\$2,120,000	106%	106%	9
South Palo Alto	81407602	872 Marshall Drive	\$1,750,000	\$1,750,000	\$2,600,000	149%	149%	10
South Palo Alto	81408661	714 Montrose Avenue	\$1,499,000	\$1,499,000	\$2,000,000	133%	133%	10
South Palo Alto	81409014	3855 Mumford Place	\$1,750,000	\$1,750,000	\$2,100,000	120%	120%	8
South Palo Alto	81409736	331 Monroe Drive	\$1,398,000	\$1,398,000	\$1,825,000	131%	131%	9
South Palo Alto	81410308	345 Parkside Drive	\$1,795,000	\$1,795,000	\$2,500,011	139%	139%	10
South Palo Alto	81410651	3371 Kenneth Drive	\$1,695,000	\$1,695,000	\$1,865,000	110%	110%	10
South Palo Alto	81410751	1022 Metro Circle	\$1,795,000	\$1,795,000	\$2,150,000	120%	120%	10
South Palo Alto	81411783	877 Ames Avenue	\$1,649,000	\$1,649,000	\$2,050,000	124%	124%	6
South Palo Alto	81412414	3787 Louis Road	\$1,650,000	\$1,650,000	\$1,650,000	100%	100%	1

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Stanford	81407807	810 Allardice Way	\$2,495,000	\$2,495,000	\$2,500,000	100%	100%	10
Ventura	81400936	3396 Park Boulevard	\$1,800,000	\$1,800,000	\$1,870,000	104%	104%	24
Ventura	81406937	393 Maclane Street	\$1,998,000	\$1,998,000	\$2,650,000	133%	133%	7
			\$2,549,674	\$2,558,826	\$2,725,139	102%	102%	15

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81403575	544 Everett Avenue	\$1,385,000	\$1,325,000	\$1,300,000	94%	98%	36
Downtown	81407757	678 Webster Street #2	\$1,298,000	\$1,298,000	\$1,870,000	144%	144%	9
Downtown	81408645	707 Bryant Street #306	\$1,100,000	\$1,100,000	\$1,650,000	150%	150%	9
Downtown	81408784	800 High Street #204	\$1,850,000	\$1,850,000	\$1,850,000	100%	100%	12
Downtown	81409735	425 Alma Street #309	\$849,000	\$849,000	\$1,175,000	138%	138%	7
Green Acres	81409766	4250 El Camino Real #A211	\$548,000	\$548,000	\$580,000	106%	106%	6
South Palo Alto	81405743	4159 El Camino Way #B	\$728,000	\$728,000	\$860,000	118%	118%	11
South Palo Alto	81406240	863 Altaire Walk	\$1,150,000	\$1,150,000	\$1,250,000	109%	109%	11
South Palo Alto	81406923	3289 Berryessa Street #3	\$899,000	\$899,000	\$1,150,000	128%	128%	13
South Palo Alto	81408777	1138 Stanislaus Lane	\$898,000	\$898,000	\$1,235,000	138%	138%	8
South Palo Alto	81408864	154 Hemlock Court	\$1,298,000	\$1,298,000	\$1,750,000	135%	135%	10
South Palo Alto	81409508	800 East Charleston Road #14	\$1,090,000	\$1,090,000	\$1,350,000	124%	124%	6
			\$1,091,083	\$1,086,083	\$1,335,000	122%	123%	12