

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
Allied Arts / Downtown	81405185	707 Valparaiso Avenue	\$959,000	\$959,000	\$1,100,000	115%	115%	14
Allied Arts / Downtown	81409297	839 College Avenue	\$4,150,000	\$4,150,000	\$4,250,000	102%	102%	4
Allied Arts / Downtown	81409795	50 Cornell Road	\$1,395,000	\$1,395,000	\$1,885,000	135%	135%	6
Central Menlo	81405393	930 Hermosa Way	\$3,495,000	\$3,495,000	\$3,300,000	94%	94%	14
Central Menlo	81406225	1012 Cotton Street	\$3,998,000	\$3,998,000	\$3,998,000	100%	100%	17
Central Menlo	81407902	1101 Hobart Street	\$2,349,000	\$2,349,000	\$2,275,000	97%	97%	19
Central Menlo	81409104	1325 Hobart Street	\$2,195,000	\$2,195,000	\$2,500,000	114%	114%	11
Central Menlo	81409185	340 San Mateo Drive	\$2,198,000	\$2,198,000	\$2,475,000	113%	113%	10
Central Menlo	81410022	380 Claire Place	\$4,985,000	\$4,985,000	\$4,985,000	100%	100%	14
County / Alameda Area	81404581	3358 Alameda De Las Pulgas Avenue	\$1,349,000	\$1,349,000	\$1,370,000	102%	102%	21
County / Alameda Area	81411532	2123 Ashton Avenue	\$2,600,000	\$2,600,000	\$2,600,000	100%	100%	0
County Area / Fair Oaks Ave	81400907	719 12Th Avenue	\$714,000	\$648,000	\$648,000	91%	100%	18
County Area / Fair Oaks Ave	81406517	25 Amherst Court	\$1,250,000	\$1,000,000	\$1,100,000	88%	110%	19
County Area / Fair Oaks Ave	81406892	3531 Middlefield Road	\$1,299,000	\$1,299,000	\$1,340,000	103%	103%	140
County Area / Fair Oaks Ave	81409573	743 15Th Avenue	\$830,000	\$830,000	\$870,000	105%	105%	8
East of U.S. 101	81406809	1470 Rosemary Street	\$998,000	\$998,000	\$965,000	97%	97%	11
East of U.S. 101	81407149	1376 Madera Avenue	\$589,000	\$589,000	\$665,000	113%	113%	8
Flood Park Area	81408343	1038 Menlo Oaks Drive	\$899,000	\$899,000	\$1,360,000	151%	151%	9
Menlo Oaks Area	81406500	295 Gloria Circle	\$3,195,000	\$3,195,000	\$3,500,000	110%	110%	5
Menlo Oaks Area	81407108	144 Santa Margarita Avenue	\$1,628,000	\$1,628,000	\$1,950,000	120%	120%	8
Menlo Oaks Area	81407224	632 Bay Road	\$1,299,000	\$1,299,000	\$1,450,000	112%	112%	11
Menlo Oaks Area	81407258	256 San Clemente Drive	\$1,799,000	\$1,799,000	\$2,050,000	114%	114%	4
Menlo Oaks Area	81408352	131 Seminary Drive	\$3,498,000	\$3,498,000	\$4,000,000	114%	114%	9
Menlo Oaks Area	81411288	528 Berkeley Avenue	\$3,100,000	\$3,100,000	\$3,589,000	116%	116%	1
Middlefield to El Camino	81409107	1431 San Antonio Avenue	\$1,100,000	\$1,100,000	\$1,180,000	107%	107%	7
Middlefield to El Camino	81409333	110 Forest Lane	\$1,739,000	\$1,739,000	\$2,000,000	115%	115%	9
Sharon Heights / Stanford Hills	81405378	5 Zachary Court	\$3,395,000	\$3,395,000	\$3,400,000	100%	100%	10
Willows / O'Conner Area	81407331	216 Walnut Street	\$1,450,000	\$1,450,000	\$1,675,000	116%	116%	5
			\$2,087,679	\$2,076,393	\$2,231,429	107%	107%	15

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81406117	1313 Hoover Street	\$1,000,000	\$1,000,000	\$1,567,000	157%	157%	7
Allied Arts / Downtown	81408327	1303 Crane Street	\$1,248,000	\$1,248,000	\$1,608,000	129%	129%	10
County Area / Fair Oaks Ave	81402439	54 Loyola Avenue	\$1,195,000	\$1,195,000	\$1,195,000	100%	100%	44
Middlefield to El Camino	81410231	21 Willow Road #7	\$569,000	\$569,000	\$630,000	111%	111%	10
Sharon Heights / Stanford Hills	81236078	300 Sand Hill Circle #202	\$1,500,000	\$1,500,000	\$1,450,000	97%	97%	490
Sharon Heights / Stanford Hills	81406358	675 Sharon Park Drive #134	\$1,050,000	\$1,025,000	\$1,005,000	96%	98%	38
Sharon Heights / Stanford Hills	81406427	2415 Sharon Oaks Drive	\$1,099,000	\$1,099,000	\$1,318,000	120%	120%	12
Sharon Heights / Stanford Hills	81407400	502 Sand Hill Circle	\$1,339,000	\$1,339,000	\$1,315,000	98%	98%	10
Sharon Heights / Stanford Hills	81409743	2 Mansion Court #711	\$1,795,000	\$1,795,000	\$1,725,000	96%	96%	12
			\$1,199,444	\$1,196,667	\$1,312,556	109%	110%	70