

Sold Price Analysis Report (April 01, 2007 to April 30, 2007)

Res. Apt/Condo/Loft/Co-Op/TIC

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80715769	584 Thain Way	\$769,000	\$769,000	\$815,000	106%	106%	8
College	ML80659363	153 S California Avenue #F209	\$599,000	\$585,000	\$583,000	97%	100%	110
Downtown Palo Alto	ML80709908	101 Alma Street #00507	\$679,000	\$679,000	\$715,000	105%	105%	1
Downtown Palo Alto	ML80712892	388 Everett Avenue	\$699,000	\$699,000	\$715,000	102%	102%	8
Downtown Palo Alto	ML80714192	101 Alma Street #00404	\$549,000	\$549,000	\$539,000	98%	98%	14
Downtown Palo Alto	ML80715723	707 Bryant Street #209	\$749,000	\$749,000	\$801,000	107%	107%	8
Midtown	ML80715822	731 Loma Verde Avenue #A	\$838,888	\$838,888	\$838,888	100%	100%	5
South Palo Alto	ML80711379	777 San Antonio Road #2	\$529,000	\$529,000	\$597,000	113%	113%	7
West of U.S. 101	ML80654456	453 Okeefe Street #308	\$649,000	\$589,900	\$579,000	89%	98%	211
West of U.S. 101	ML80715382	453 E Okeefe Street #00306	\$470,000	\$470,000	\$465,000	99%	99%	1
			\$653,089	\$645,779	\$664,789	102%	103%	37

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80702572	602 Chimalus Drive	\$1,075,000	\$1,050,000	\$1,100,000	102%	105%	70
Barron Park	ML80710532	776 Barron Avenue	\$1,450,000	\$1,450,000	\$1,700,000	117%	117%	11
Barron Park	ML80712276	771 Encina Grande Drive	\$1,595,000	\$1,595,000	\$1,650,000	103%	103%	11
Barron Park	ML80713773	539 Irven Court	\$1,840,000	\$1,840,000	\$1,855,000	101%	101%	11
Barron Park	ML80714363	829 Barron Avenue	\$2,195,000	\$2,195,000	\$2,285,000	104%	104%	7
College	ML80710963	2030 Oberlin Street	\$775,000	\$775,000	\$956,000	123%	123%	8
College	ML80711410	1611 Castilleja Avenue	\$1,439,000	\$1,439,000	\$1,538,000	107%	107%	13
Community Center	ML80711111	1030 Harriet Street	\$1,695,000	\$1,695,000	\$1,828,000	108%	108%	10
Community Center	ML80711278	1319 Hopkins Avenue	\$1,195,000	\$1,195,000	\$1,250,000	105%	105%	8
Crescent Park	ML80701330	1250 University Avenue	\$2,195,000	\$2,195,000	\$2,100,000	96%	96%	177
Crescent Park	ML80703022	1176 Palo Alto Avenue	\$2,500,000	\$2,050,000	\$1,825,000	73%	89%	82
Crescent Park	ML80705599	1428 Hamilton Avenue	\$2,495,000	\$2,350,000	\$2,350,000	94%	100%	76
Crescent Park	ML80708455	744 Palo Alto Avenue	\$890,000	\$790,000	\$810,000	91%	103%	28
Crescent Park	ML80712859	483 Fulton Street	\$1,795,000	\$1,795,000	\$1,911,000	106%	106%	7
Crescent Park	ML80717804	1490 Arcadia Place	\$1,650,000	\$1,650,000	\$2,000,000	121%	121%	11
Downtown Palo Alto	ML80669294	705 Cowper Street	\$2,599,000	\$2,599,000	\$2,500,000	96%	96%	302
Downtown Palo Alto	ML80703737	935 Ramona Street	\$3,580,000	\$3,580,000	\$3,300,002	92%	92%	44
Downtown Palo Alto	ML80719479	361 Addison Avenue	\$1,700,000	\$1,700,000	\$1,700,000	100%	100%	1
East of U.S. 101 East Palo Alto	ML80646077	408 Larkspur Drive	\$644,999	\$600,000	\$616,500	96%	103%	200
East of U.S. 101 East Palo Alto	ML80666566	330 Wisteria Drive	\$499,000	\$499,000	\$625,000	125%	125%	10
East of U.S. 101 East Palo Alto	ML80673149	1120 Albern Street	\$725,000	\$625,000	\$550,000	76%	88%	78
East of U.S. 101 East Palo Alto	ML80701123	805 Runnymede Street	\$1,300,000	\$1,300,000	\$1,200,000	92%	92%	49
East of U.S. 101 East Palo Alto	ML80707245	12 Shorebreeze Court	\$850,000	\$850,000	\$836,550	98%	98%	36
East of U.S. 101 East Palo Alto	ML80709620	770 S Bell Street	\$788,000	\$788,000	\$763,000	97%	97%	28
East of U.S. 101 East Palo Alto	ML80711878	1100 Garden Street	\$550,000	\$550,000	\$550,000	100%	100%	9
East of U.S. 101 East Palo Alto	ML80714110	431 Wisteria Drive	\$625,000	\$625,000	\$638,000	102%	102%	122
Green Acres	ML80701390	4234 Pomona Avenue	\$2,380,000	\$2,380,000	\$2,388,000	100%	100%	160
Green Gables	ML80711181	921 Oregon Avenue	\$1,298,000	\$1,298,000	\$1,298,000	100%	100%	8
Green Gables	ML80712803	2361 Santa Ana Street	\$1,298,000	\$1,298,000	\$1,298,000	100%	100%	14

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Green Gables	ML80712848	756 Garland Drive	\$1,849,000	\$1,849,000	\$1,950,000	105%	105%	2
Green Gables	ML80714431	1045 Newell Road	\$1,249,000	\$1,249,000	\$1,420,000	114%	114%	9
Green Gables	ML80715184	730 Seale Avenue	\$3,695,000	\$3,695,000	\$3,595,000	97%	97%	11
Midtown	ML80705051	3141 Cowper Street	\$1,779,000	\$1,779,000	\$1,765,000	99%	99%	46
Midtown	ML80706308	3208 Bryant Street	\$1,795,000	\$1,795,000	\$1,750,000	97%	97%	44
Midtown	ML80709387	3521 Bryant Street	\$99,500	\$995,000	\$1,406,000	1413%	141%	18
Midtown	ML80709778	3152 Ross Road	\$2,099,000	\$2,099,000	\$2,125,000	101%	101%	35
Midtown	ML80709882	3206 Waverley Street	\$1,100,000	\$1,100,000	\$1,184,000	108%	108%	6
Midtown	ML80713750	770 Allen Court	\$925,000	\$925,000	\$1,300,000	141%	141%	11
Midtown	ML80714041	3176 Emerson Street	\$935,000	\$935,000	\$1,100,000	118%	118%	15
Midtown	ML80717268	3488 Waverley Street	\$998,000	\$998,000	\$1,200,000	120%	120%	0
Midtown	ML80718144	2661 South Court	\$2,785,000	\$2,785,000	\$3,100,000	111%	111%	9
Old Palo Alto	ML80708525	176 Tennyson Avenue	\$1,995,000	\$1,995,000	\$1,800,000	90%	90%	22
Old Palo Alto	ML80713522	180 N California Avenue	\$2,695,000	\$2,695,000	\$2,600,000	96%	96%	22
Palo Alto Hills	ML80713864	4192 Manuela Avenue	\$2,295,000	\$2,295,000	\$2,525,000	110%	110%	9
Professorville	ML80704915	405 Lincoln Avenue	\$2,395,000	\$2,395,000	\$2,200,000	92%	92%	57
Professorville	ML80709831	1253 Byron Street	\$2,475,000	\$2,475,000	\$2,400,000	97%	97%	689
South Palo Alto	ML80708820	867 E Meadow Drive	\$1,098,000	\$1,098,000	\$1,220,000	111%	111%	5
South Palo Alto	ML80709803	191 Monroe Drive	\$1,048,000	\$1,048,000	\$1,140,000	109%	109%	8
South Palo Alto	ML80709940	482 El Capitan Place	\$1,350,000	\$1,350,000	\$1,411,000	105%	105%	6
South Palo Alto	ML80711204	919 Dennis Drive	\$899,000	\$899,000	\$940,000	105%	105%	8
South Palo Alto	ML80712885	2487 Burnham Way	\$1,200,000	\$1,200,000	\$1,157,000	96%	96%	13
South Palo Alto	ML80712902	720 Montrose Avenue	\$1,325,000	\$1,325,000	\$1,600,000	121%	121%	8
South Palo Alto	ML80714384	3924 Louis Road	\$1,175,000	\$1,175,000	\$1,310,000	111%	111%	8
South Palo Alto	ML80714410	240 Parkside Drive	\$1,198,000	\$1,198,000	\$1,502,000	125%	125%	7
			\$1,556,991	\$1,557,556	\$1,613,353	104%	104%	49

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown Palo Alto	ML80711144	293 Bryant Street	\$839,000	\$839,000	\$890,000	106%	106%	9
South Palo Alto	ML80709852	444 San Antonio Road #9A	\$929,000	\$929,000	\$935,000	101%	101%	20
South Palo Alto	ML80712823	444 San Antonio Road #8B	\$835,000	\$835,000	\$850,000	102%	102%	8
			\$867,667	\$867,667	\$891,667	103%	103%	12