

## Sold Price Analysis Report (August 01, 2013 to August 30, 2013)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81322381	3540 La Mata Way	\$1,850,000	\$1,850,000	\$2,300,000	124%	124%	11
Barron Park	81324851	611 Barron Avenue	\$1,198,000	\$1,198,000	\$1,350,000	113%	113%	7
Barron Park	81326918	4013 Amaranta Avenue	\$1,789,000	\$1,789,000	\$1,789,000	100%	100%	9
College	81321739	2105 Birch Street	\$1,199,000	\$1,199,000	\$1,400,000	117%	117%	16
College	81325364	1525 El Camino Real	\$1,279,000	\$1,279,000	\$1,375,000	108%	108%	9
Community Center	81325215	1210 Newell Road	\$1,998,000	\$1,998,000	\$2,620,000	131%	131%	11
Crescent Park	81314747	1433 Dana Avenue	\$3,900,000	\$3,350,000	\$3,350,000	86%	100%	94
Crescent Park	81318672	784 Palo Alto Avenue	\$2,195,000	\$2,195,000	\$2,223,000	101%	101%	20
Crescent Park	81325483	1486 Dana Avenue	\$3,198,000	\$3,198,000	\$3,200,000	100%	100%	11
Downtown	81308074	221 Bryant Street	\$3,190,000	\$2,690,000	\$2,445,000	77%	91%	149
Downtown	81325838	561 Lytton Avenue	\$1,735,000	\$1,735,000	\$1,800,000	104%	104%	9
Downtown	81325848	563 Lytton Avenue	\$1,735,000	\$1,735,000				9
Green Acres	81323884	631 Georgia Avenue	\$1,899,000	\$1,899,000	\$1,910,000	101%	101%	16
Green Acres	81325850	4272 Los Palos Avenue	\$1,975,000	\$1,975,000	\$2,400,000	122%	122%	9
Green Gables	81321983	130 Iris Way	\$2,780,000	\$2,780,000	\$3,060,000	110%	110%	14
Green Gables	81324697	2104 Edgewood Drive	\$1,399,000	\$1,399,000	\$1,635,000	117%	117%	14
Green Gables	81325174	2275 Greer Road	\$1,989,000	\$1,989,000	\$2,425,000	122%	122%	11
Midtown	81320822	3494 South Court Street	\$1,195,000	\$1,195,000	\$1,800,000	151%	151%	9
Midtown	81324873	3481 South Court	\$2,398,000	\$2,398,000	\$2,595,000	108%	108%	7
Midtown	81327041	2680 Waverley Street	\$1,798,000	\$1,798,000	\$2,490,000	138%	138%	7
Midtown	81328008	3553 Alma Village Circle	\$1,798,880	\$1,748,880	\$1,655,000	92%	95%	13
Midtown	81329964	185 Colorado Avenue	\$1,649,000	\$1,649,000	\$1,875,000	114%	114%	11
Old Palo Alto	81316736	543 Seale Avenue	\$4,450,000	\$4,450,000	\$4,350,000	98%	98%	45
Old Palo Alto	81325939	455 Oregon Avenue	\$1,895,000	\$1,895,000	\$2,170,000	115%	115%	6
Old Palo Alto	81328246	105 Lowell Avenue	\$1,280,000	\$1,280,000	\$1,350,000	105%	105%	6
Old Palo Alto	81329802	129 Churchill Avenue	\$1,890,000	\$1,890,000	\$2,150,000	114%	114%	1
Professorville	81310253	1125 Ramona Street	\$5,995,000	\$5,495,000	\$5,400,000	90%	98%	121
Professorville	81315772	225 Lincoln Avenue	\$4,395,000	\$3,995,000	\$3,800,000	86%	95%	57
Professorville	81324830	1550 Middlefield Road	\$1,998,000	\$1,998,000	\$2,450,000	123%	123%	6
South Palo Alto	81318804	4317 Silva Avenue	\$1,649,000	\$1,599,000	\$1,525,000	92%	95%	63
South Palo Alto	81321835	879 Clara Drive	\$2,488,000	\$2,488,000	\$2,350,000	94%	94%	35
South Palo Alto	81322468	3127 David Avenue	\$1,525,000	\$1,525,000	\$1,630,000	107%	107%	9
South Palo Alto	81324525	3116 Morris Drive	\$1,275,000	\$1,275,000	\$1,605,000	126%	126%	9
South Palo Alto	81324731	759 Gailen Avenue	\$1,450,000	\$1,450,000	\$1,750,000	121%	121%	8
South Palo Alto	81325951	3150 Greer Road	\$1,399,000	\$1,399,000	\$1,790,000	128%	128%	7
South Palo Alto	81325991	3657 Bryant Street	\$1,495,000	\$1,495,000	\$1,710,000	114%	114%	7
South Palo Alto	81327053	2456 Indian Drive	\$1,198,000	\$1,198,000	\$1,588,000	133%	133%	9
South Palo Alto	81327711	3198 Fallen Leaf Street	\$1,385,000	\$1,385,000	\$1,550,000	112%	112%	10
South Palo Alto	81328805	3085 Louis Road	\$1,498,000	\$1,498,000	\$1,801,000	120%	120%	7
Stanford	81322765	858 Lathrop Drive	\$2,389,000	\$2,389,000	\$2,389,000	100%	100%	15
Ventura	81324746	4044 Park Boulevard	\$950,000	\$950,000	\$1,150,000	121%	121%	8
Ventura	81325976	383 Maclane Street	\$1,188,000	\$1,188,000	\$1,405,000	118%	118%	6
Ventura	81327983	3949 Park Boulevard	\$928,000	\$928,000	\$980,000	106%	106%	9

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Ventura	81329830	420 Pepper Avenue	\$998,000	\$998,000	\$1,100,000	110%	110%	0
			<b>\$1,996,929</b>	<b>\$1,950,338</b>	<b>\$2,132,326</b>	<b>104%</b>	<b>107%</b>	<b>21</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Crescent Park	81324672	778 University Avenue	\$849,000	\$849,000	\$945,000	111%	111%	7
Downtown	81312653	555 Byron Street #206	\$1,100,000	\$1,100,000	\$1,070,000	97%	97%	69
Downtown	81319118	320 Palo Alto Avenue #F2	\$650,000	\$650,000	\$700,000	108%	108%	3
Downtown	81325923	365 Forest Avenue #3B	\$1,299,000	\$1,299,000	\$1,700,000	131%	131%	7
Green Acres	81329989	4250 El Camino Real #219	\$525,000	\$525,000	\$550,000	105%	105%	4
Midtown	81325892	727 Loma Verde Avenue #C	\$1,198,000	\$1,198,000	\$1,100,000	92%	92%	9
South Palo Alto	81324714	463 West Meadow Drive	\$799,000	\$799,000	\$855,000	107%	107%	9
			<b>\$917,143</b>	<b>\$917,143</b>	<b>\$988,571</b>	<b>108%</b>	<b>108%</b>	<b>15</b>