

## Sold Price Analysis Report (August 01, 2007 to August 31, 2007)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML80735773	410 Sheridan Avenue #338	\$798,900	\$798,900	\$792,000	99%	99%	24
College	ML80738329	157 S California Avenue #0H200	\$599,000	\$599,000	\$655,000	109%	109%	15
College	ML80738501	435 Sheridan Avenue #00305	\$819,000	\$819,000	\$850,000	104%	104%	10
College	ML80744460	435 Sheridan Avenue #00203	\$1,025,000	\$1,025,000	\$1,038,000	101%	101%	11
Downtown Palo Alto	ML80730168	679 Waverley Street	\$929,000	\$929,000	\$929,000	100%	100%	27
Downtown Palo Alto	ML80735441	672 Hamilton Avenue #B	\$1,195,000	\$1,195,000	\$1,251,000	105%	105%	15
Downtown Palo Alto	ML80739923	427 Alma Street #00106	\$749,000	\$749,000	\$764,000	102%	102%	8
Downtown Palo Alto	ML80742579	325 Channing Avenue #00304	\$1,995,000	\$1,995,000	\$2,200,000	110%	110%	7
South Palo Alto	ML80735204	777 San Antonio Road #00017	\$575,000	\$575,000	\$575,000	100%	100%	22
South Palo Alto	ML80740076	777 San Antonio Road #00044	\$499,900	\$499,900	\$565,000	113%	113%	13
West of U.S. 101	ML80731615	453 E Okeefe Street #00204	\$435,000	\$429,000	\$420,000	97%	98%	45
West of U.S. 101	ML80736761	480 E Okeefe Street #202	\$264,900	\$264,900	\$271,000	102%	102%	25
Woodland / Newell Area	ML80726335	1982 W. Bayshore Road #218	\$549,000	\$549,000	\$502,000	91%	91%	48
			<b>\$802,592</b>	<b>\$802,131</b>	<b>\$831,692</b>	<b>104%</b>	<b>104%</b>	<b>21</b>

### Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80735336	630 Kendall Avenue	\$2,995,000	\$2,845,000	\$2,800,000	93%	98%	40
Barron Park	ML80738182	568 Irven Court	\$999,000	\$999,000	\$1,120,000	112%	112%	12
Community Center	ML80735792	950 Guinda Street	\$3,398,000	\$3,398,000	\$3,250,000	96%	96%	50
Community Center	ML80741552	1471 Kings Lane	\$1,788,000	\$1,788,000	\$2,100,000	117%	117%	9
Crescent Park	ML80729408	650 Center Drive	\$3,150,000	\$2,995,000	\$2,995,000	95%	100%	27
Crescent Park	ML80731138	424 Seneca Street	\$3,398,000	\$3,268,000	\$3,268,000	96%	100%	51
Downtown Palo Alto	ML80732274	441 Channing Avenue	\$3,395,000	\$3,395,000	\$3,233,000	95%	95%	147
Downtown Palo Alto	ML80735709	212 Everett Avenue	\$1,495,000	\$1,495,000	\$1,658,000	111%	111%	6
Downtown Palo Alto	ML80739799	829 Waverley Street	\$1,489,000	\$1,489,000	\$1,850,000	124%	124%	7
East of U.S. 101 East Palo Alto	ML80713025	1125 Garden Street	\$690,000	\$589,900	\$530,000	77%	90%	146
East of U.S. 101 East Palo Alto	ML80729104	2735 Fordham Street	\$539,000	\$539,000	\$548,000	102%	102%	94
East of U.S. 101 East Palo Alto	ML80729771	923 Wilks Street	\$735,000	\$735,000	\$725,000	99%	99%	78
East of U.S. 101 East Palo Alto	ML80733106	112 Lotus Way	\$499,000	\$420,000	\$432,000	87%	103%	28
East of U.S. 101 East Palo Alto	ML80734811	925 Wilks Street	\$735,000	\$749,000	\$749,000	102%	100%	6
Green Acres	ML80738540	4149 Willmar Drive	\$1,795,000	\$1,795,000	\$1,928,000	107%	107%	7
Green Gables	ML80738490	901 Newell Road	\$1,295,000	\$1,295,000	\$1,362,500	105%	105%	11
Green Gables	ML80741598	1890 Guinda Street	\$2,439,000	\$2,439,000	\$2,470,000	101%	101%	8
Los Altos Hills	ML80737153	3077 Country Club Court	\$3,680,000	\$3,680,000	\$3,650,000	99%	99%	17
Midtown	ML80731265	3456 Bryant Street	\$1,495,000	\$1,495,000	\$1,638,000	110%	110%	28
Midtown	ML80733484	3556 Middlefield Road	\$1,298,000	\$1,298,000	\$1,320,000	102%	102%	22
Midtown	ML80734349	2950 Ramona Street	\$1,195,000	\$1,195,000	\$1,350,000	113%	113%	14
Midtown	ML80738378	604 Wellsbury Court	\$1,788,800	\$1,639,000	\$1,639,000	92%	100%	20
Midtown	ML80738437	2530 Webster Street	\$1,748,000	\$1,748,000	\$2,250,000	129%	129%	8
Midtown	ML80738510	3174 Ross Road	\$1,099,000	\$1,099,000	\$1,552,100	141%	141%	9
Midtown	ML80739884	3454 Ashton Court	\$1,599,000	\$1,599,000	\$1,650,000	103%	103%	10
Old Palo Alto	ML80720289	538 Churchill Avenue	\$3,189,000	\$2,998,000	\$2,750,000	86%	92%	78

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Old Palo Alto	ML80728471	650 Coleridge Avenue	\$3,375,000	\$3,195,000	\$3,190,000	95%	100%	60
Old Palo Alto	ML80732748	1745 Waverley Street	\$3,798,000	\$3,485,000	\$3,200,000	84%	92%	58
Old Palo Alto	ML80732756	699 Oregon Avenue	\$1,298,888	\$1,298,888	\$1,299,000	100%	100%	10
Old Palo Alto	ML80734213	2149 High Street	\$2,095,000	\$2,095,000	\$2,050,000	98%	98%	128
Old Palo Alto	ML80742499	2364 South Court	\$1,695,000	\$1,695,000	\$1,695,000	100%	100%	29
Professorville	ML80734063	500 Kingsley Avenue	\$4,750,000	\$4,750,000	\$4,520,000	95%	95%	27
South Palo Alto	ML80723426	3106 David Avenue	\$1,099,500	\$1,099,500	\$1,162,000	106%	106%	15
South Palo Alto	ML80731060	908 Sycamore Drive	\$1,790,000	\$1,790,000	\$1,810,000	101%	101%	27
South Palo Alto	ML80734333	3117 Louis Road	\$1,228,000	\$1,228,000	\$1,268,000	103%	103%	7
South Palo Alto	ML80734393	991 Loma Verde Avenue	\$1,077,000	\$1,077,000	\$1,157,000	107%	107%	7
South Palo Alto	ML80735705	2463 Burnham Way	\$1,149,000	\$1,149,000	\$1,149,000	100%	100%	14
South Palo Alto	ML80735810	814 Moreno Avenue	\$1,345,000	\$1,345,000	\$1,510,000	112%	112%	7
South Palo Alto	ML80739288	787 Talisman Court	\$2,398,000	\$2,398,000	\$2,400,000	100%	100%	11
South Palo Alto	ML80739943	868 Rorke Way	\$949,000	\$949,000	\$1,350,000	142%	142%	8
South Palo Alto	ML80739953	110 E Charleston Road	\$939,000	\$939,000	\$1,105,000	118%	118%	12
South Palo Alto	ML80740141	868 Fielding Court	\$1,335,000	\$1,335,000	\$1,605,000	120%	120%	6
South Palo Alto	ML80741074	727 Holly Oak Drive	\$1,495,000	\$1,495,000	\$1,680,000	112%	112%	10
South Palo Alto	ML80742420	3776 Redwood Circle	\$995,000	\$995,000	\$1,400,000	141%	141%	8
Ventura	ML80740119	379 Matadero Avenue	\$1,395,000	\$1,395,000	\$1,442,000	103%	103%	6
			<b>\$1,825,160</b>	<b>\$1,793,295</b>	<b>\$1,862,436</b>	<b>102%</b>	<b>104%</b>	<b>31</b>

### Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80739741	514 Driscoll Place	\$875,000	\$875,000	\$915,000	105%	105%	10
College	ML80747691	2160 Staunton Court	\$950,000	\$950,000	\$950,000	100%	100%	0
Downtown Palo Alto	ML80746034	523 Channing Avenue	\$899,000	\$899,000	\$935,000	104%	104%	1
South Palo Alto	ML80739571	4173 El Camino Real #00011	\$848,000	\$848,000	\$910,000	107%	107%	10
Ventura	ML80734197	264 Ventura Avenue	\$645,000	\$645,000	\$675,000	105%	105%	9
			<b>\$843,400</b>	<b>\$843,400</b>	<b>\$877,000</b>	<b>104%</b>	<b>104%</b>	<b>6</b>