

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
Allied Arts / Downtown	81319760	759 Middle Avenue	\$1,495,000	\$1,495,000	\$1,465,000	98%	98%	49
Allied Arts / Downtown	81324156	1259 Hoover Street	\$1,499,999	\$1,499,999	\$1,640,000	109%	109%	10
Central Menlo	81316271	1180 North Lemon Avenue	\$4,298,000	\$4,298,000	\$4,000,000	93%	93%	92
Central Menlo	81321338	1845 Oakdell Drive	\$2,298,000	\$2,298,000	\$2,350,000	102%	102%	16
Central Menlo	81324199	885 San Mateo Drive	\$2,395,000	\$2,295,000	\$2,345,000	98%	102%	17
County / Alameda Area	81238522	24 San Juan Avenue	\$3,450,000	\$3,450,000	\$3,200,000	93%	93%	288
County / Alameda Area	81308314	1877 Camino A Los Cerros	\$4,398,000	\$4,398,000				118
County / Alameda Area	81324896	2061 Sterling Avenue	\$1,395,000	\$1,395,000	\$1,585,000	114%	114%	12
County Area / Fair Oaks Ave	81313583	4218 Fair Oaks Avenue	\$1,499,888	\$1,350,000	\$1,250,000	83%	93%	96
County Area / Fair Oaks Ave	81322228	727 San Benito Avenue	\$1,250,000	\$1,250,000	\$1,160,000	93%	93%	11
County Area / Fair Oaks Ave	81324076	731 San Benito Avenue	\$875,000	\$875,000	\$906,000	104%	104%	16
County Area / Fair Oaks Ave	81325058	512 San Benito Avenue	\$975,000	\$975,000	\$1,207,000	124%	124%	13
County Area / Fair Oaks Ave	81329385	646 10Th Avenue	\$625,000	\$625,000	\$680,000	109%	109%	12
East of U.S. 101	81323766	1367 Henderson Avenue	\$499,000	\$499,000	\$520,000	104%	104%	5
East of U.S. 101	81325273	1224 Windermere Avenue	\$729,950	\$729,950	\$675,000	92%	92%	21
Felton Gables	81321951	260 Encinal Avenue	\$1,998,000	\$1,799,000	\$1,799,000	90%	100%	25
Flood Park Area	81311383	32 Iris Lane	\$899,000	\$899,000	\$850,000	95%	95%	94
Flood Park Area	81325805	1003 Almanor Avenue	\$1,288,000	\$1,288,000	\$1,350,000	105%	105%	15
Menlo Oaks Area	81319179	194 Santa Margarita Avenue	\$1,395,000	\$1,395,000	\$1,460,000	105%	105%	14
Menlo Oaks Area	81319840	7 Heritage Place	\$999,000	\$999,000	\$1,012,000	101%	101%	51
Menlo Oaks Area	81327993	165 Hanna Way	\$2,775,000	\$2,775,000	\$2,650,000	95%	95%	22
Middlefield to El Camino	81320482	130 Stone Pine Lane	\$1,200,000	\$1,200,000	\$1,191,500	99%	99%	18
Middlefield to El Camino	81325245	230 Morgan Lane	\$1,575,000	\$1,575,000	\$1,640,000	104%	104%	10
Middlefield to El Camino	81327036	350 Claremont Way	\$199,500	\$1,995,000	\$1,960,000	982%	98%	13
Sharon Heights / Stanford Hills	81316547	6 Lassen Court	\$2,750,000	\$2,595,000	\$2,475,000	90%	95%	50
Willows / O'Conner Area	81317335	2045 Menalto Avenue	\$949,000	\$949,000	\$930,000	98%	98%	16
Willows / O'Conner Area	81325379	324 Gilbert Avenue	\$1,349,000	\$1,349,000	\$1,578,000	117%	117%	9
Willows / O'Conner Area	81328748	203 Haight Street	\$850,000	\$850,000	\$820,000	96%	96%	46
			\$1,639,619	\$1,682,177	\$1,581,426	93%	91%	41

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Middlefield to El Camino	81321343	152 Stone Pine Lane	\$1,295,000	\$1,149,000	\$1,149,000	89%	100%	93
Sharon Heights / Stanford Hills	81309123	520 Sand Hill Circle	\$1,375,000	\$1,345,000	\$1,300,000	95%	97%	133
Sharon Heights / Stanford Hills	81320815	2140 Santa Cruz Avenue #E110	\$575,000	\$575,000	\$580,000	101%	101%	12
Sharon Heights / Stanford Hills	81325320	11 Brent Court	\$2,395,000	\$2,395,000	\$2,395,000	100%	100%	13
Sharon Heights / Stanford Hills	81326909	2140 Santa Cruz Avenue #E307	\$600,000	\$600,000	\$600,000	100%	100%	2
Sharon Heights / Stanford Hills	81327155	300 Sand Hill Circle #302	\$1,500,000	\$1,500,000	\$1,575,000	105%	105%	15
Sharon Heights / Stanford Hills	81327513	522 Sand Hill Circle	\$1,425,000	\$1,425,000	\$1,410,000	99%	99%	9
			\$1,309,286	\$1,284,143	\$1,287,000	98%	100%	40