

Sold Price Analysis Report (December 02, 2013 to December 31, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81339481	564 Georgia Avenue	\$1,498,000	\$1,498,000	\$1,498,000	100%	100%	9
College	81340139	1900 Birch Street	\$2,798,000	\$2,798,000	\$2,960,000	106%	106%	10
College	81342728	2137 Bowdoin Street	\$2,575,000	\$2,575,000	\$2,625,000	102%	102%	1
Community Center	81343293	958 Addison Avenue	\$3,700,000	\$3,700,000	\$3,700,000	100%	100%	1
Downtown	81337022	187 Byron Street	\$2,498,000	\$1,998,000	\$2,165,000	87%	108%	34
Green Acres	81339205	4160 Hubbartt Drive	\$1,875,000	\$1,875,000	\$2,078,992	111%	111%	11
Green Acres	81339439	4258 Mckellar Lane	\$1,498,000	\$1,498,000	\$1,650,000	110%	110%	7
Green Acres	81340007	677 Driscoll Court	\$2,698,000	\$2,698,000	\$3,033,000	112%	112%	9
Green Gables	81339523	864 Embarcadero Road	\$1,300,000	\$1,300,000	\$1,520,000	117%	117%	49
Midtown	81333929	3488 Ramona Street	\$1,889,880	\$1,799,880	\$1,785,000	94%	99%	67
Midtown	81336422	2430 Cowper Street	\$1,495,000	\$1,496,000	\$1,805,000	121%	121%	16
Midtown	81340842	757 Moreno Avenue	\$1,600,000	\$1,600,000	\$1,900,000	119%	119%	10
Old Palo Alto	81340919	335 Seale Avenue	\$5,750,000	\$5,750,000	\$6,100,000	106%	106%	3
Old Palo Alto	81341547	138 Coleridge Avenue	\$1,595,000	\$1,595,000	\$1,600,000	100%	100%	6
South Palo Alto	81336582	182 Hemlock Court	\$1,750,000	\$1,750,000	\$2,000,000	114%	114%	12
South Palo Alto	81337299	385 Parkside Drive	\$2,595,000	\$2,595,000	\$2,450,000	94%	94%	37
South Palo Alto	81342331	853 Fielding Drive	\$2,395,000	\$2,395,000	\$2,805,000	117%	117%	7
South Palo Alto	81342464	3571 Bryant Street	\$1,900,000	\$1,900,000	\$2,175,000	114%	114%	6
Stanford	81335105	1024 Cathcart Way	\$2,457,000	\$2,457,000	\$2,600,001	106%	106%	13
Stanford	81337962	723 Mayfield Avenue	\$2,300,000	\$2,300,000	\$2,320,000	101%	101%	8
Ventura	81340923	435 Fernando Avenue	\$1,999,000	\$1,999,000	\$2,430,000	122%	122%	7
			\$2,293,613	\$2,265,566	\$2,438,095	106%	108%	15

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81340925	338 Cowper Street	\$1,250,000	\$1,250,000	\$1,535,000	123%	123%	7
Downtown	81342528	165 Forest Avenue #3A	\$1,150,000	\$1,150,000	\$1,330,000	116%	116%	10
South Palo Alto	81340212	670 San Antonio Road #25	\$925,000	\$925,000	\$965,000	104%	104%	7
South Palo Alto	81341205	2466 West Bayshore Road #1	\$549,000	\$549,000	\$565,000	103%	103%	12
South Palo Alto	81341497	2468 West Bayshore Road #2	\$520,000	\$520,000	\$526,000	101%	101%	14
			\$878,800	\$878,800	\$984,200	112%	112%	10