

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
Allied Arts / Downtown	81339884	430 Arbor Road	\$1,439,000	\$1,439,000	\$1,549,000	108%	108%	9
Central Menlo	81341255	1678 Oak Avenue	\$3,098,000	\$3,098,000	\$3,049,000	98%	98%	17
County / Alameda Area	81337702	2098 Cedar Avenue	\$1,699,000	\$1,625,000	\$1,550,000	91%	95%	34
County / Alameda Area	81338261	2160 Monterey Avenue	\$2,495,000	\$2,495,000	\$2,495,000	100%	100%	39
County / Alameda Area	81339239	2160 Cedar Avenue	\$2,799,000	\$2,799,000	\$2,775,000	99%	99%	15
County / Alameda Area	81339247	2050 Gordon Avenue	\$2,749,000	\$2,749,000	\$2,670,000	97%	97%	33
County / Alameda Area	81339775	1251 Orange Avenue	\$1,499,000	\$1,499,000	\$1,690,000	113%	113%	12
County / Alameda Area	81339869	2025 Santa Cruz Avenue	\$2,238,000	\$2,238,000	\$2,238,000	100%	100%	34
County / Alameda Area	81342230	18 Perry Avenue	\$2,895,000	\$2,895,000	\$2,800,000	97%	97%	0
County Area / Fair Oaks Ave	81332240	687 14Th Avenue	\$998,000	\$998,000	\$1,000,000	100%	100%	69
County Area / Fair Oaks Ave	81336867	406 9Th Avenue	\$749,000	\$749,000	\$749,000	100%	100%	10
County Area / Fair Oaks Ave	81337700	515 Encina Avenue	\$1,888,000	\$1,888,000	\$1,980,000	105%	105%	19
East of U.S. 101	81342947	209 Market Place	\$450,000	\$450,000	\$475,000	106%	106%	9
Flood Park Area	81339221	143 Dunsmuir Way	\$1,250,000	\$1,250,000	\$1,480,000	118%	118%	10
Menlo Oaks Area	81339579	676 Nash Avenue	\$1,598,000	\$1,598,000	\$1,800,000	113%	113%	12
Middlefield to El Camino	81338612	45 Willow Road	\$1,800,000	\$1,800,000	\$1,800,000	100%	100%	11
Sharon Heights / Stanford Hills	81324163	2331 Crest Lane	\$3,983,222	\$3,983,222	\$3,895,000	98%	98%	151
Sharon Heights / Stanford Hills	81336965	2315 Crest Lane	\$2,150,000	\$1,985,000	\$2,001,000	93%	101%	52
Willows / O'Conner Area	81335971	407 Grayson Court	\$988,000	\$899,000	\$920,000	93%	102%	55
Willows / O'Conner Area	81336874	482 Gilbert Avenue	\$1,849,000	\$1,849,000	\$2,025,000	110%	110%	14
			\$1,930,711	\$1,914,311	\$1,947,050	101%	102%	30

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Central Menlo	81337361	923 Fremont Street	\$1,225,000	\$1,225,000	\$1,230,000	100%	100%	21
Menlo Oaks Area	81336946	610 Gilbert Avenue #5	\$729,000	\$740,000	\$730,000	100%	99%	36
Menlo Oaks Area	81342702	610 Gilbert Avenue #25	\$589,000	\$589,000	\$660,000	112%	112%	10
Sharon Heights / Stanford Hills	81329475	14 Mansion Court #714	\$2,495,000	\$2,495,000	\$2,225,000	89%	89%	94
Sharon Heights / Stanford Hills	81334888	300 Sand Hill Circle #201	\$1,498,000	\$1,298,000	\$1,200,000	80%	92%	46
Sharon Heights / Stanford Hills	81338519	675 Sharon Park Drive #124	\$745,000	\$745,000	\$740,000	99%	99%	16
Sharon Heights / Stanford Hills	81339224	2140 Santa Cruz Avenue #B201	\$549,000	\$549,000	\$539,000	98%	98%	14
			\$1,118,571	\$1,091,571	\$1,046,286	94%	96%	34