

Sold Price Analysis Report (December 01, 2014 to December 24, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81432309	1330 University Drive #62	\$1,450,000	\$1,298,000	\$1,195,000	82%	92%	60
Allied Arts / Downtown	ML81438140	1330 University Drive #85	\$2,695,000	\$2,695,000	\$2,600,379	96%	96%	13
Sharon Heights / Stanford Hills	ML81436842	2160 Santa Cruz Avenue #3	\$535,000	\$535,000	\$615,000	115%	115%	13
Sharon Heights / Stanford Hills	ML81440286	1202 Sharon Park Drive #70	\$1,449,000	\$1,449,000	\$1,595,000	110%	110%	11
			\$1,532,250	\$1,494,250	\$1,501,345	98%	100%	24

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81437562	712 Partridge Avenue	\$1,900,000	\$1,898,000	\$2,000,000	105%	105%	12
Central Menlo	ML81435640	1985 Oak Avenue	\$1,895,000	\$1,895,000	\$1,875,100	99%	99%	37
Central Menlo	ML81436977	1057 Windsor Drive	\$3,298,000	\$3,298,000	\$3,240,000	98%	98%	24
Central Menlo	ML81445379	1745 Stanford Avenue	\$3,700,000	\$3,700,000	\$3,976,000	107%	107%	
County / Alameda Area	ML81427134	161 Stanford Avenue	\$2,995,000	\$2,995,000	\$2,995,000	100%	100%	108
County / Alameda Area	ML81437731	2155 Sterling Avenue	\$1,895,000	\$1,895,000	\$2,060,000	109%	109%	7
County / Alameda Area	ML81440334	238 Stanford Avenue	\$2,750,000	\$2,750,000	\$2,957,000	108%	108%	11
County Area / Fair Oaks Ave	ML81436070	541 Palmer Lane	\$1,498,000	\$1,498,000	\$1,668,000	111%	111%	56
County Area / Fair Oaks Ave	ML81438456	636 8Th Avenue	\$875,000	\$875,000	\$875,000	100%	100%	35
East of U.S. 101 Menlo Park	ML81424867	1301 Hollyburne Avenue	\$565,000	\$565,000	\$555,500	98%	98%	18
East of U.S. 101 Menlo Park	ML81435919	1321 Carlton Avenue	\$680,000	\$680,000	\$680,000	100%	100%	18
East of U.S. 101 Menlo Park	ML81436201	1135 Almanor Avenue	\$525,000	\$525,000	\$550,000	105%	105%	30
East of U.S. 101 Menlo Park	ML81438220	511 Market Place	\$787,000	\$787,000	\$790,000	100%	100%	5
East of U.S. 101 Menlo Park	ML81440336	1327 Hollyburne Avenue	\$628,000	\$628,000	\$680,000	108%	108%	4
East of U.S. 101 Menlo Park	ML81441395	1140 Almanor Avenue	\$725,000	\$725,000	\$750,000	103%	103%	7
Menlo Oaks Area	ML81437718	250 Ringwood Avenue	\$1,998,000	\$1,998,000	\$2,500,000	125%	125%	11
Menlo Oaks Area	ML81439159	990 Berkeley Avenue	\$2,995,000	\$2,995,000	\$3,250,000	109%	109%	10
Sharon Heights / Stanford Hills	ML81416858	1010 Sharon Park Drive	\$3,998,000	\$3,998,000	\$3,800,000	95%	95%	172
Sharon Heights / Stanford Hills	ML81440234	2130 Sharon Road	\$1,950,000	\$1,950,000	\$2,300,000	118%	118%	20
Willows / O'Conner Area	ML81436174	431 Oak Court	\$1,998,000	\$1,998,000	\$2,025,000	101%	101%	10
Willows / O'Conner Area	ML81440170	454 Falk Court	\$1,598,000	\$1,598,000	\$1,600,000	100%	100%	12
Willows / O'Conner Area	ML81444853	540 Gilbert Avenue	\$1,365,000	\$1,365,000	\$1,365,000	100%	100%	
			\$1,846,273	\$1,846,182	\$1,931,436	105%	105%	30