

Sold Price Analysis Report (February 03, 2014 to February 28, 2014)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81403484	864 Barron Avenue	\$2,885,000	\$2,885,000	\$3,250,000	113%	113%	8
College	81402493	2114 Oberlin Street	\$1,895,000	\$1,895,000	\$1,675,000	88%	88%	16
Downtown	81342791	202 Emerson Street	\$1,000,000	\$1,000,000	\$1,600,000	160%	160%	44
Downtown	81342808	170 Hawthorne Avenue	\$975,000	\$975,000	\$1,225,000	126%	126%	42
Downtown	81400617	316 Ramona Street	\$2,800,000	\$2,800,000	\$2,800,000	100%	100%	22
Downtown	81402621	328 Middlefield Road	\$1,998,000	\$1,998,000	\$2,535,000	127%	127%	10
Downtown	81403572	749 Webster Street #B	\$2,849,000	\$2,849,000	\$2,849,000	100%	100%	16
Green Gables	81401396	2325 Santa Ana Street	\$1,799,999	\$1,799,999	\$1,925,000	107%	107%	9
Green Gables	81402517	1558 Hamilton Avenue	\$3,100,000	\$3,100,000	\$3,100,000	100%	100%	25
Green Gables	81402803	11 Phillips Road	\$2,395,000	\$2,395,000	\$2,900,000	121%	121%	6
Midtown	81401344	3405 Bryant Street	\$1,800,000	\$1,800,000	\$2,465,000	137%	137%	8
Midtown	81402108	2819 Ramona Street	\$1,799,000	\$1,799,000	\$2,210,000	123%	123%	7
Midtown	81404409	3421 Waverley Street	\$1,899,000	\$1,899,000				10
Old Palo Alto	81404173	2070 Waverley Street	\$4,000,000	\$4,000,000	\$4,400,000	110%	110%	0
Old Palo Alto	81405253	1776 Waverley Street	\$5,950,000	\$5,950,000	\$5,950,000	100%	100%	0
South Palo Alto	81400453	731 Gailen Avenue	\$1,880,000	\$1,880,000	\$2,358,000	125%	125%	2
South Palo Alto	81401050	285 West Charleston Road	\$1,195,000	\$1,195,000	\$1,365,000	114%	114%	12
South Palo Alto	81401402	2914 Sandra Place	\$2,298,000	\$2,298,000	\$2,560,000	111%	111%	7
South Palo Alto	81403611	732 East Charleston Road	\$1,399,000	\$1,399,000	\$1,550,000	111%	111%	7
			\$2,311,421	\$2,311,421	\$2,595,389	106%	106%	13

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81400416	555 Byron Street #208	\$1,100,000	\$1,100,000	\$1,410,000	128%	128%	18
Downtown	81401996	717 Webster Street	\$1,188,000	\$1,188,000	\$1,365,000	115%	115%	7
Downtown	81403475	325 Channing Avenue #101	\$1,888,000	\$1,888,000	\$2,088,000	111%	111%	9
South Palo Alto	81400622	893 Altaire Walk #102	\$1,000,000	\$1,000,000	\$1,255,001	126%	126%	11
South Palo Alto	81402704	412 Cole Court	\$1,738,888	\$1,738,888	\$1,738,888	100%	100%	13
South Palo Alto	81404342	440 Cesano Court #210	\$1,149,999	\$1,149,999	\$1,275,000	111%	111%	9
			\$1,344,148	\$1,344,148	\$1,521,982	113%	113%	11