

Sold Price Analysis Report (February 01, 2007 to February 28, 2007)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML80703834	410 Sheridan Avenue #333	\$475,000	\$475,000	\$475,000	100%	100%	6
Downtown Palo Alto	ML80700323	315 Homer Avenue #307	\$1,389,000	\$1,295,000	\$1,264,000	91%	98%	21
Downtown Palo Alto	ML80700672	101 Alma Street #901	\$729,000	\$729,000	\$733,000	101%	101%	12
Downtown Palo Alto	ML80703338	800 High Street #303	\$1,098,000	\$1,098,000	\$1,098,000	100%	100%	11
Downtown Palo Alto	ML80703772	615 Forest Avenue	\$699,000	\$699,000	\$699,000	100%	100%	12
South Palo Alto	ML80700370	2460 W Bayshore Road #4	\$468,888	\$468,888	\$480,000	102%	102%	8
			\$809,815	\$794,148	\$791,500	98%	100%	12

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80672300	791 Cereza Drive	\$2,745,000	\$2,745,000	\$2,650,000	97%	97%	44
College	ML80701442	1637 Mariposa Avenue	\$1,395,000	\$1,395,000	\$1,365,000	98%	98%	7
Crescent Park	ML80656322	405 Marlowe Street	\$2,395,000	\$2,100,000	\$2,050,000	86%	98%	142
Crescent Park	ML80705012	957 Channing Avenue	\$659,000	\$659,000	\$710,000	108%	108%	3
Crescent Park	ML80705919	1370 Pitman Avenue	\$2,795,000	\$2,795,000	\$2,817,000	101%	101%	6
Downtown Palo Alto	ML80617467	470 Ruthven Avenue	\$1,795,000	\$1,595,000	\$1,585,000	88%	99%	316
Downtown Palo Alto	ML80702588	305 Cowper Street	\$1,149,000	\$1,149,000	\$1,270,000	111%	111%	8
Downtown Palo Alto	ML80703394	676 Everett Avenue	\$1,695,000	\$1,695,000	\$1,685,000	99%	99%	12
Downtown Palo Alto	ML80703843	179 Cowper Street	\$1,249,000	\$1,249,000	\$1,455,000	116%	116%	6
Downtown Palo Alto	ML80705849	334 Hawthorne Avenue	\$1,650,000	\$1,650,000	\$1,700,000	103%	103%	3
East of U.S. 101 East Palo Alto	ML80649606	2833 Fordham Street	\$620,000	\$620,000	\$657,200	106%	106%	158
East of U.S. 101 East Palo Alto	ML80656153	2174 Clarke Avenue	\$639,000	\$599,900	\$600,000	94%	100%	165
East of U.S. 101 East Palo Alto	ML80659132	660 Bell Street	\$599,000	\$530,000	\$532,000	89%	100%	112
East of U.S. 101 East Palo Alto	ML80661236	1255 Cypress Street	\$599,000	\$599,000	\$610,000	102%	102%	213
East of U.S. 101 East Palo Alto	ML80663271	2195 Clarke Avenue	\$610,000	\$610,000	\$595,000	98%	98%	90
East of U.S. 101 East Palo Alto	ML80665394	1195 Saratoga Avenue	\$675,000	\$675,000	\$680,000	101%	101%	59
East of U.S. 101 East Palo Alto	ML80669801	2255 Addison Avenue	\$499,950	\$499,950	\$500,000	100%	100%	44
East of U.S. 101 East Palo Alto	ML80671178	2342 Poplar Avenue	\$400,000	\$400,000	\$400,000	100%	100%	33
East of U.S. 101 East Palo Alto	ML80671402	780 Avelar Street	\$799,000	\$875,000	\$885,000	111%	101%	27
East of U.S. 101 East Palo Alto	ML80671824	2669 Gonzaga Street	\$619,000	\$649,000	\$645,000	104%	99%	39
East of U.S. 101 East Palo Alto	ML80671930	468 Wisteria Drive	\$675,000	\$615,500	\$615,000	91%	100%	35
East of U.S. 101 East Palo Alto	ML80701770	1678 Purdue Avenue	\$575,000	\$585,000	\$585,000	102%	100%	9
East of U.S. 101 East Palo Alto	ML80707179	921 Gates Street	\$765,000	\$765,000	\$765,000	100%	100%	0
Green Gables	ML80658620	2280 Saint Francis Drive	\$1,098,000	\$1,150,000	\$1,100,000	100%	96%	236
Green Gables	ML80672175	1996 Louis Road	\$999,000	\$999,000	\$1,300,000	130%	130%	23
Green Gables	ML80702483	2313 Santa Ana Street	\$1,799,000	\$1,799,000	\$1,868,000	104%	104%	11
Green Gables	ML80702601	157 Lois Lane	\$1,495,000	\$1,495,000	\$1,579,000	106%	106%	8
Green Gables	ML80702603	975 N California Avenue	\$1,188,000	\$1,188,000	\$1,470,000	124%	124%	14
Green Gables	ML80707439	290 Iris Way	\$1,498,000	\$1,498,000	\$1,600,000	107%	107%	2
Midtown	ML80667015	3415 Waverley Street	\$925,000	\$898,000	\$860,000	93%	96%	105
Midtown	ML80667019	3466 Waverley Street	\$1,899,950	\$1,899,950	\$1,910,000	101%	101%	32
Midtown	ML80704075	3015 South Court	\$1,150,000	\$1,150,000	\$1,187,500	103%	103%	7
Palo Alto Hills	ML80671531	840 Mesa Avenue	\$1,998,000	\$1,998,000	\$1,838,000	92%	92%	17

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South Palo Alto	ML80700648	3261 Ross Road	\$948,000	\$948,000	\$1,280,000	135%	135%	14
South Palo Alto	ML80701438	3453 Kenneth Drive	\$1,120,000	\$1,120,000	\$1,135,000	101%	101%	14
South Palo Alto	ML80701447	33 Roosevelt Circle	\$1,049,000	\$1,049,000	\$1,020,000	97%	97%	19
South Palo Alto	ML80702561	961 Maddux Drive	\$998,000	\$998,000	\$1,020,000	102%	102%	16
South Palo Alto	ML80702575	1031 Moffett Circle	\$1,398,000	\$1,398,000	\$1,485,000	106%	106%	7
South Palo Alto	ML80702595	879 Rorke Way	\$1,098,000	\$1,098,000	\$1,250,000	114%	114%	12
South Palo Alto	ML80703600	359 Creekside Drive	\$1,198,000	\$1,198,000	\$1,500,000	125%	125%	8
South Palo Alto	ML80703655	4103 Wilkie Way	\$1,198,000	\$1,198,000	\$1,350,000	113%	113%	9
South Palo Alto	ML80704872	2539 Ross Road	\$1,195,000	\$1,195,000	\$1,350,000	113%	113%	9
South Palo Alto	ML80705160	3269 Morris Drive	\$1,250,000	\$1,250,000	\$1,450,000	116%	116%	5
Ventura	ML80667238	450 Margarita Avenue	\$1,280,000	\$1,280,000	\$1,238,000	97%	97%	88
West of U.S. 101	ML80700814	201 Donohoe Street	\$688,000	\$688,000	\$665,000	97%	97%	18
			\$1,179,376	\$1,167,784	\$1,218,038	103%	104%	49

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80670441	4010 Villa Vera	\$899,000	\$899,000	\$871,000	97%	97%	45
Barron Park	ML80701301	4010 Villa Vista	\$899,000	\$899,000	\$930,000	103%	103%	9
South Palo Alto	ML80704793	444 San Antonio Road #0012D	\$925,000	\$925,000	\$959,000	104%	104%	8
			\$907,667	\$907,667	\$920,000	101%	101%	21