

Sold Price Analysis Report (January 03, 2014 to January 31, 2014)**Single Family Residential**

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81342459	610 Chimalus Drive	\$2,198,000	\$2,198,000	\$2,388,000	109%	109%	8
Crescent Park	81342375	1448 Hamilton Avenue	\$3,500,000	\$3,500,000	\$3,500,000	100%	100%	10
Crescent Park	81401358	1435 Channing Avenue	\$3,898,000	\$3,898,000	\$4,100,000	105%	105%	5
Downtown	81327461	424 Homer Avenue	\$2,875,000	\$2,199,000	\$2,150,000	75%	98%	151
Green Gables	81342442	1547 Walnut Drive	\$1,850,000	\$1,850,000	\$2,857,000	154%	154%	8
Old Palo Alto	81400788	112 Kingsley Avenue	\$1,898,000	\$1,898,000	\$1,950,000	103%	103%	1
Professorville	81342706	1480 Middlefield Road	\$1,699,000	\$1,699,000	\$1,960,000	115%	115%	9
South Palo Alto	81331444	428 Alder Lane	\$2,200,000	\$1,990,000	\$1,850,000	84%	93%	115
South Palo Alto	81334561	417 Cole Court	\$1,538,888	\$1,538,888	\$1,601,422	104%	104%	5
South Palo Alto	81342885	3784 Redwood Circle	\$1,399,000	\$1,399,000	\$1,610,000	115%	115%	6
South Palo Alto	81400638	173 Creekside Drive	\$1,750,000	\$1,750,000	\$1,996,000	114%	114%	7
			\$2,255,081	\$2,174,535	\$2,360,220	105%	109%	30

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
South Palo Alto	81342411	444 San Antonio Road #10B	\$1,098,000	\$1,098,000	\$1,150,000	105%	105%	10
South Palo Alto	81400537	777 San Antonio Road #48	\$699,000	\$699,000	\$740,000	106%	106%	9
			\$898,500	\$898,500	\$945,000	105%	105%	10