

## Sold Price Analysis Report (July 01, 2013 to July 31, 2013)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81318616	3890 La Donna Avenue	\$1,088,000	\$1,088,000	\$1,415,000	130%	130%	9
Barron Park	81320399	777 Kendall Avenue	\$1,749,000	\$1,749,000	\$1,889,500	108%	108%	50
Barron Park	81321364	886 Ilima Court	\$1,828,000	\$1,828,000	\$2,116,000	116%	116%	10
Barron Park	81324572	733 Florales Drive	\$2,750,000	\$2,750,000	\$2,850,000	104%	104%	8
Barron Park	81325718	4050 Verdosa Drive	\$1,199,000	\$1,199,000	\$1,650,000	138%	138%	9
Barron Park	81325965	789 Encina Grande Drive	\$2,438,000	\$2,438,000	\$2,700,000	111%	111%	8
College	81318691	2141 Princeton Street	\$1,598,000	\$1,598,000	\$1,800,000	113%	113%	10
College	81322928	1527 Castilleja Avenue	\$1,200,000	\$1,200,000	\$1,950,000	163%	163%	12
Community Center	81316602	1212 Fulton Street	\$3,295,000	\$2,998,000	\$2,800,000	85%	93%	44
Community Center	81324798	1323 Hopkins Avenue	\$1,995,000	\$1,995,000	\$2,168,000	109%	109%	9
Crescent Park	81314752	560 Center Drive	\$5,495,000	\$5,495,000	\$5,495,000	100%	100%	22
Crescent Park	81319613	1432 Hamilton Avenue	\$2,995,000	\$2,995,000	\$2,995,000	100%	100%	9
Crescent Park	81323953	419 Palm Street	\$1,595,000	\$1,595,000	\$1,725,000	108%	108%	13
Downtown	81313548	151 Waverley Street	\$2,498,000	\$2,498,000	\$2,698,000	108%	108%	9
Green Acres	81311705	647B Maybell Avenue	\$1,398,000	\$1,398,000	\$1,651,100	118%	118%	8
Midtown	81317764	3333 Bryant Street	\$2,680,000	\$2,680,000	\$2,700,000	101%	101%	33
Midtown	81320265	3071 Bryant Street	\$1,350,000	\$1,350,000	\$1,776,000	132%	132%	10
Midtown	81320723	3135 Avalon Court	\$1,988,000	\$1,988,000	\$2,100,000	106%	106%	8
Midtown	81320758	2957 Waverley Street	\$2,798,000	\$2,798,000	\$2,810,000	100%	100%	16
Midtown	81321896	556 Saint Claire Drive	\$1,498,000	\$1,498,000	\$1,928,000	129%	129%	7
Midtown	81322811	2731 Emerson Street	\$150,000	\$1,500,000	\$1,500,000	1000%	100%	0
Midtown	81323773	2554 Webster Street	\$2,000,000	\$2,000,000	\$2,000,000	100%	100%	0
Old Palo Alto	81310669	580 Washington Avenue	\$2,795,000	\$2,445,000	\$2,375,000	85%	97%	75
Old Palo Alto	81318666	1754 Emerson Street	\$1,688,000	\$1,688,000	\$1,688,000	100%	100%	16
Old Palo Alto	81319787	1525 Webster Street	\$3,250,000	\$3,250,000	\$3,250,000	100%	100%	30
Old Palo Alto	81320949	2320 Tasso Street	\$2,295,000	\$2,295,000	\$2,400,000	105%	105%	14
Professorville	81326143	671 Kingsley Avenue	\$1,200,000	\$1,200,000	\$1,250,000	104%	104%	0
South Palo Alto	81316660	2463 Aztec Way	\$1,298,000	\$1,298,000	\$1,682,000	130%	130%	9
South Palo Alto	81316752	845 Talisman Drive	\$2,395,000	\$2,395,000	\$2,400,000	100%	100%	16
South Palo Alto	81316861	3785 Nathan Way	\$1,750,000	\$1,750,000	\$2,150,000	123%	123%	6
South Palo Alto	81316864	1095 Metro Circle	\$1,295,000	\$1,295,000	\$1,380,000	107%	107%	7
South Palo Alto	81320769	4369 Miller Avenue	\$1,199,000	\$1,199,000	\$1,355,000	113%	113%	8
South Palo Alto	81320918	3710 Lindero Drive	\$1,495,000	\$1,399,000	\$1,390,000	93%	99%	22
South Palo Alto	81320991	3797 Ross Road	\$1,299,000	\$1,299,000	\$1,500,000	115%	115%	14
South Palo Alto	81321494	4118 Sutherland Drive	\$1,225,000	\$1,225,000	\$1,400,000	114%	114%	1
South Palo Alto	81321613	740 Christine Drive	\$3,098,000	\$3,098,000	\$3,150,000	102%	102%	10
South Palo Alto	81321723	3197 Louis Road	\$1,249,000	\$1,249,000	\$1,767,000	141%	141%	9
South Palo Alto	81321959	3502 Arbutus Avenue	\$1,988,000	\$1,988,000	\$2,475,000	124%	124%	8
South Palo Alto	81322148	2898 Louis Road	\$998,000	\$998,000	\$1,302,000	130%	130%	11
South Palo Alto	81322779	3491 Janice Way	\$1,489,000	\$1,489,000	\$1,808,000	121%	121%	7
South Palo Alto	81322864	3149 Stockton Place	\$1,298,000	\$1,298,000	\$1,788,000	138%	138%	15
South Palo Alto	81324541	4248 Noble Street	\$1,695,000	\$1,695,000	\$1,888,888	111%	111%	8
South Palo Alto	81324852	178 Ely Place	\$1,678,000	\$1,678,000	\$1,800,000	107%	107%	6

**Sold Price Analysis Report (July 01, 2013 to July 31, 2013)**

**\$1,913,070      \$1,927,186      \$2,114,314      111%      110%      14**

**Townhouse/Condo (Comm Int Dev)**

<b>Area</b>	<b>MLS #</b>	<b>Address</b>	<b>Org Price</b>	<b>List Price</b>	<b>Sold Price</b>	<b>Sold\$/Org\$</b>	<b>Sold\$/List\$</b>	<b>DOM</b>
College	81323432	153 South California Avenue #F103	\$839,000	\$839,000	\$850,000	101%	101%	7
Downtown	81320925	293 Bryant Street	\$1,089,000	\$1,089,000	\$1,230,000	113%	113%	14
Downtown	81321787	101 Alma Street #902	\$599,000	\$599,000	\$661,000	110%	110%	5
South Palo Alto	81320926	2460 West Bayshore Road #7	\$525,000	\$525,000	\$542,000	103%	103%	8
South Palo Alto	81320942	3732 Feather Lane	\$888,000	\$888,000	\$940,000	106%	106%	5
South Palo Alto	81322754	889 Federation Way	\$499,000	\$499,000	\$581,000	116%	116%	8
			<b>\$739,833</b>	<b>\$739,833</b>	<b>\$800,667</b>	<b>108%</b>	<b>108%</b>	<b>8</b>