

Sold Price Analysis Report (July 01, 2007 to July 31, 2007)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML80709878	125 S California Avenue #D302	\$579,000	\$525,000	\$525,000	91%	100%	93
College	ML80732811	550 Oxford Avenue #00002	\$990,000	\$990,000	\$990,000	100%	100%	1
College	ML80736291	2557 Park Boulevard #L200	\$699,999	\$699,999	\$725,000	104%	104%	188
Downtown Palo Alto	ML80723098	165 Forest Avenue #2C	\$1,088,000	\$1,088,000	\$950,000	87%	87%	28
Downtown Palo Alto	ML80727800	528 Everett Avenue #D	\$699,000	\$699,000	\$675,000	97%	97%	20
Downtown Palo Alto	ML80728335	101 Alma Street #1202	\$629,950	\$629,950	\$675,000	107%	107%	17
Downtown Palo Alto	ML80733973	425 Alma Street #311	\$749,000	\$749,000	\$796,000	106%	106%	8
Downtown Palo Alto	ML80734340	436 High Street #405	\$825,000	\$825,000	\$825,000	100%	100%	4
East of U.S. 101 East Palo Alto	ML80727088	2330 University Avenue #180	\$485,000	\$485,000	\$475,000	98%	98%	41
South Palo Alto	ML80728352	777 San Antonio Road #00112	\$667,000	\$667,000	\$720,000	108%	108%	8
South Palo Alto	ML80730959	777 San Antonio Road #00019	\$499,900	\$499,900	\$561,000	112%	112%	8
South Palo Alto	ML80731973	440 Cesano Court #00311	\$534,000	\$534,000	\$534,000	100%	100%	10
Woodland / Newell Area	ML80726329	1982 W. Bayshore Road #211	\$629,000	\$629,000	\$600,000	95%	95%	69
Woodland / Newell Area	ML80732653	1982 W Bayshore Road #320	\$399,000	\$399,000	\$392,000	98%	98%	13
Woodland / Newell Area	ML80733249	66 Newell Road #A	\$400,000	\$420,000	\$420,000	105%	100%	190
			\$658,257	\$655,990	\$657,533	100%	100%	47

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80729449	834 La Jennifer Way	\$1,195,000	\$1,195,000	\$1,652,000	138%	138%	14
Barron Park	ML80730228	3874 Magnolia Drive	\$898,000	\$898,000	\$1,000,000	111%	111%	12
Barron Park	ML80732775	840 Timlott Lane	\$1,289,000	\$1,289,000	\$1,500,000	116%	116%	7
College	ML80726441	333 Leland Avenue	\$2,250,000	\$2,195,000	\$2,150,000	96%	98%	29
College	ML80733653	1585 College Avenue	\$1,090,000	\$1,090,000	\$1,350,000	124%	124%	15
Community Center	ML80723256	1041 Fife Avenue	\$2,000,000	\$2,000,000	\$1,852,700	93%	93%	13
Crescent Park	ML80729533	1491 Pitman Avenue	\$1,750,000	\$1,750,000	\$1,765,000	101%	101%	12
Crescent Park	ML80738349	1363 Dana Avenue	\$3,495,000	\$3,495,000	\$3,610,000	103%	103%	7
Downtown Palo Alto	ML80729282	151 Cowper Street	\$1,895,000	\$1,895,000	\$1,950,000	103%	103%	9
Downtown Palo Alto	ML80733821	626 Middlefield Road	\$1,199,000	\$1,199,000	\$1,250,000	104%	104%	16
Downtown Palo Alto	ML80735694	176 Waverley Street	\$1,095,000	\$1,095,000	\$1,251,000	114%	114%	8
East of U.S. 101 East Palo Alto	ML80715292	791 Weeks Street	\$1,220,000	\$1,220,000	\$1,220,000	100%	100%	57
East of U.S. 101 East Palo Alto	ML80716833	845 Donohoe Street	\$725,000	\$725,000	\$700,000	97%	97%	83
East of U.S. 101 East Palo Alto	ML80718231	1016 Albern Street	\$585,000	\$529,000	\$529,000	90%	100%	81
East of U.S. 101 East Palo Alto	ML80720815	781 Avelar Street	\$899,999	\$849,500	\$825,000	92%	97%	52
East of U.S. 101 East Palo Alto	ML80723413	2205 Addison Avenue	\$494,900	\$494,900	\$510,000	103%	103%	38
Green Acres	ML80730711	4162 King Arthur Court	\$1,495,000	\$1,495,000	\$1,475,000	99%	99%	27
Green Acres	ML80738039	4174 Coulombe Drive	\$1,300,000	\$1,300,000	\$1,300,000	100%	100%	0
Green Gables	ML80725566	575 Madison Way	\$2,395,000	\$2,395,000	\$2,200,000	92%	92%	22
Green Gables	ML80732780	531 Hilbar Lane	\$1,495,000	\$1,495,000	\$1,550,000	104%	104%	7
Green Gables	ML80734326	1607 Channing Avenue	\$1,149,000	\$1,149,000	\$1,550,000	135%	135%	10
Green Gables	ML80736160	866 Seale Avenue	\$1,750,000	\$1,750,000	\$1,965,000	112%	112%	14
Green Gables	ML80738132	785 Northampton Drive	\$2,395,000	\$2,395,000	\$2,450,000	102%	102%	8
Midtown	ML80728187	3351 Saint Michael Court	\$1,658,000	\$1,658,000	\$1,651,000	100%	100%	17

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Midtown	ML80732740	3464 Cowper Court	\$2,595,000	\$2,595,000	\$2,530,000	97%	97%	22
Midtown	ML80732762	825 Sutter Avenue	\$2,395,000	\$2,395,000	\$2,480,000	104%	104%	12
Midtown	ML80732792	2761 Kipling Street	\$1,095,000	\$1,095,000	\$1,368,000	125%	125%	9
Midtown	ML80734317	486 Anton Court	\$1,295,000	\$1,295,000	\$1,299,988	100%	100%	5
Midtown	ML80735804	3432 Cowper Court	\$1,398,000	\$1,398,000	\$1,400,000	100%	100%	13
Old Palo Alto	ML80731259	160 N California Avenue	\$998,000	\$998,000	\$950,000	95%	95%	22
Old Palo Alto	ML80732795	2361 High Street	\$1,298,000	\$1,298,000	\$1,257,600	97%	97%	16
Palo Alto Hills	ML80705715	3120 Alexis Drive	\$2,650,000	\$2,650,000	\$2,650,000	100%	100%	135
South Palo Alto	ML80717111	851 Warren Way	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	14
South Palo Alto	ML80726546	719 Christine Drive	\$1,650,000	\$1,650,000	\$1,650,000	100%	100%	15
South Palo Alto	ML80728353	834 Rorke Way	\$1,249,000	\$1,249,000	\$1,320,000	106%	106%	14
South Palo Alto	ML80728460	370 Edlee Avenue	\$949,000	\$949,000	\$1,070,000	113%	113%	12
South Palo Alto	ML80729461	2898 Louis Road	\$998,000	\$998,000	\$995,000	100%	100%	8
South Palo Alto	ML80731038	3540 South Court	\$1,450,000	\$1,450,000	\$1,500,000	103%	103%	8
South Palo Alto	ML80732753	3071 Higgins Place	\$1,295,000	\$1,295,000	\$1,475,000	114%	114%	7
South Palo Alto	ML80734314	887 Colorado Avenue	\$1,248,000	\$1,248,000	\$1,358,000	109%	109%	8
South Palo Alto	ML80734343	756 Montrose Avenue	\$925,000	\$925,000	\$1,180,000	128%	128%	7
South Palo Alto	ML80734370	3242 Ross Road	\$948,000	\$948,000	\$1,050,000	111%	111%	9
South Palo Alto	ML80734382	301 Whitclem Drive	\$990,000	\$990,000	\$1,188,000	120%	120%	8
South Palo Alto	ML80735751	481 San Antonio Road	\$998,000	\$998,000	\$1,260,000	126%	126%	8
Stanford	ML80658054	708 Salvatierra Street	\$1,988,000	\$1,888,000	\$1,825,000	92%	97%	235
Stanford	ML80726796	821 Tolman Drive	\$1,838,000	\$1,838,000	\$1,958,000	107%	107%	14
Stanford	ML80731072	860 Mayfield Avenue	\$1,150,000	\$1,150,000	\$1,285,000	112%	112%	15
			\$1,452,508	\$1,446,945	\$1,520,325	105%	105%	25

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
South Palo Alto	ML80717411	1072 Colorado Avenue	\$750,000	\$719,000	\$700,000	93%	97%	80
South Palo Alto	ML80727979	444 San Antonio Road #0011A	\$933,900	\$933,900	\$931,400	100%	100%	16
South Palo Alto	ML80730647	444 San Antonio Road #3C	\$798,000	\$798,000	\$818,000	103%	103%	9
South Palo Alto	ML80732727	100 Ferne Avenue	\$599,000	\$599,000	\$630,000	105%	105%	7
South Palo Alto	ML80738729	670 San Antonio Road #00032	\$688,000	\$688,000	\$699,000	102%	102%	1
Ventura	ML80735296	473 Jacobs Court	\$899,000	\$899,000	\$925,000	103%	103%	16
			\$777,983	\$772,817	\$783,900	101%	101%	22