

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
Allied Arts / Downtown	81321950	929 Valparaiso Avenue	\$1,295,000	\$1,295,000				11
Allied Arts / Downtown	81322470	139 Yale Road	\$2,495,000	\$2,495,000	\$2,350,000	94%	94%	26
Allied Arts / Downtown	81323526	1234 Crane Street	\$1,375,000	\$1,375,000	\$1,440,000	105%	105%	0
Allied Arts / Downtown	81324911	865 Middle Avenue	\$1,249,000	\$1,249,000	\$1,550,000	124%	124%	6
Allied Arts / Downtown	81325205	888 Harvard Avenue	\$2,398,000	\$2,398,000	\$2,436,315	102%	102%	8
Central Menlo	81309960	1131 Hobart Street	\$4,500,000	\$3,950,000	\$3,950,000	88%	100%	96
Central Menlo	81310901	1101 Middle Avenue	\$2,898,000	\$2,898,000	\$2,825,000	97%	97%	80
Central Menlo	81315158	725 Hobart Street	\$2,895,000	\$2,695,000	\$2,675,000	92%	99%	60
Central Menlo	81322405	440 Santa Rita Avenue	\$3,195,000	\$3,195,000	\$3,800,000	119%	119%	3
Central Menlo	81326062	1055 Valparaiso Avenue	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	12
County / Alameda Area	81315215	1994 Valparaiso Avenue	\$1,475,000	\$1,475,000	\$1,500,000	102%	102%	9
County / Alameda Area	81318502	2061 Manzanita Avenue	\$1,399,888	\$1,399,888	\$1,500,000	107%	107%	11
County / Alameda Area	81318934	2142 Sterling Avenue	\$1,695,000	\$1,695,000	\$2,001,000	118%	118%	12
County / Alameda Area	81321031	3435 Alameda De Las Pulgas	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	2
County / Alameda Area	81322358	2063 Gordon Avenue	\$2,150,000	\$2,150,000	\$2,075,000	97%	97%	10
County / Alameda Area	81323227	2150 Camino De Los Robles	\$2,400,000	\$2,400,000	\$2,400,000	100%	100%	0
County Area / Fair Oaks Ave	81318928	563 9Th Avenue	\$849,000	\$849,000	\$830,000	98%	98%	17
County Area / Fair Oaks Ave	81319960	160 Amherst Avenue	\$999,950	\$999,950	\$1,200,000	120%	120%	11
County Area / Fair Oaks Ave	81320073	641 12Th Avenue	\$698,888	\$698,888	\$635,000	119%	119%	12
County Area / Fair Oaks Ave	81320284	3701 Oak Drive	\$999,900	\$999,900	\$1,260,000	126%	126%	11
County Area / Fair Oaks Ave	81320325	533 Palmer Lane	\$1,349,000	\$1,349,000	\$1,350,000	100%	100%	19
County Area / Fair Oaks Ave	81320364	487 9Th Avenue	\$799,000	\$799,000	\$890,000	111%	111%	11
County Area / Fair Oaks Ave	81320631	546 9Th Avenue	\$970,000	\$970,000	\$1,050,000	108%	108%	11
County Area / Fair Oaks Ave	81322158	538 9Th Avenue	\$995,000	\$995,000	\$1,000,000	101%	101%	10
East of U.S. 101	81316263	1125 Henderson Avenue	\$539,000	\$539,000	\$519,000	96%	96%	23
East of U.S. 101	81318172	1358 Sevier Avenue	\$649,950	\$649,950	\$632,000	97%	97%	43
East of U.S. 101	81318642	1421 Plumas Avenue	\$589,999	\$589,999	\$595,000	101%	101%	56
East of U.S. 101	81320363	1103 Del Norte Avenue	\$475,000	\$475,000	\$480,000	101%	101%	7
East of U.S. 101	81321360	1315 Madera Avenue	\$389,000	\$389,000	\$475,000	122%	122%	8
Felton Gables	81315244	357 Felton Drive	\$2,595,000	\$2,595,000	\$2,695,000	104%	104%	42
Flood Park Area	81316808	1056 Ringwood Avenue	\$875,000	\$875,000	\$970,000	111%	111%	6
Flood Park Area	81320333	123 Dunsmuir Way	\$1,125,000	\$1,125,000	\$1,205,000	107%	107%	19
Menlo Oaks Area	81322442	210 San Clemente Drive	\$1,098,000	\$1,098,000	\$1,440,000	131%	131%	9
Middlefield to El Camino	81319078	1455 Mills Court	\$998,000	\$998,000	\$1,150,000	115%	115%	13
Middlefield to El Camino	81319876	360 Linfield Drive	\$1,695,000	\$1,695,000	\$1,828,000	108%	108%	12
Middlefield to El Camino	81322399	460 Claremont Way	\$1,695,000	\$1,695,000	\$1,730,000	102%	102%	9
Sharon Heights / Stanford Hills	81313170	777 Sharon Park Drive	\$3,500,000	\$3,500,000	\$3,000,000	86%	86%	52
Sharon Heights / Stanford Hills	81317984	1070 Siskiyou Drive	\$2,695,000	\$2,695,000	\$2,600,000	96%	96%	13
Sharon Heights / Stanford Hills	81319082	2308 Eastridge Avenue	\$1,195,000	\$1,195,000	\$1,310,000	110%	110%	9
Sharon Heights / Stanford Hills	81319219	6 Zachary Court	\$3,750,000	\$3,750,000	\$3,600,000	96%	96%	21
Sharon Heights / Stanford Hills	81322482	3 Shasta Lane	\$2,375,000	\$2,375,000	\$2,375,000	100%	100%	12
Sharon Heights / Stanford Hills	81324756	1045 Trinity Drive	\$2,600,000	\$2,600,000	\$2,600,000	100%	100%	0
Willows / O'Conner Area	81315749	307 Barton Way	\$1,049,000	\$1,049,000	\$1,255,000	120%	120%	8

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Willows / O'Conner Area	81315953	192 Oak Court	\$899,000	\$899,000	\$899,000	100%	100%	60
Willows / O'Conner Area	81317898	116 Blackburn Avenue	\$1,150,000	\$1,150,000	\$1,328,000	115%	115%	12
Willows / O'Conner Area	81318008	444 Gilbert Avenue	\$1,989,000	\$1,989,000	\$2,050,000	103%	103%	25
Willows / O'Conner Area	81318924	115 Walnut Street	\$1,399,000	\$1,399,000	\$1,500,000	107%	107%	3
			\$1,664,906	\$1,648,948	\$1,717,355	101%	102%	19

Townhouse/Condo (Comm Int Dev)

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Allied Arts / Downtown	81322432	720 University Drive	\$1,185,000	\$1,185,000	\$1,360,000	115%	115%	14
County Area / Fair Oaks Ave	81320282	3421 El Camino Real #14C	\$728,000	\$728,000	\$775,000	106%	106%	8
Middlefield to El Camino	81310062	1160 Pine Street #C	\$875,000	\$875,000	\$875,000	100%	100%	46
Middlefield to El Camino	81323188	25 Willow Road #49	\$525,000	\$525,000	\$580,000	110%	110%	6
Sharon Heights / Stanford Hills	81314142	2349 Sharon Road	\$749,000	\$749,000	\$750,000	100%	100%	14
Sharon Heights / Stanford Hills	81316782	1100 Sharon Park Drive #40	\$1,149,000	\$1,149,000	\$1,025,000	89%	89%	45
Sharon Heights / Stanford Hills	81317035	2140 Santa Cruz Avenue #E206	\$550,000	\$550,000	\$555,000	101%	101%	26
Sharon Heights / Stanford Hills	81317971	1204 Sharon Park Drive #86	\$1,050,000	\$1,050,000	\$1,005,000	96%	96%	18
Sharon Heights / Stanford Hills	81319826	675 Sharon Park Drive #248	\$695,000	\$695,000	\$720,000	104%	104%	12
Sharon Heights / Stanford Hills	81320033	410 Sand Hill Circle	\$1,290,000	\$1,290,000	\$1,326,000	103%	103%	39
Sharon Heights / Stanford Hills	81323467	2140 Santa Cruz Avenue #B203	\$349,000	\$349,000	\$380,000	109%	109%	5
Willows / O'Conner Area	81319192	600 Willow Road #13	\$1,049,000	\$1,049,000	\$1,100,000	105%	105%	11
			\$849,500	\$849,500	\$870,917	103%	103%	20