

Sold Price Analysis Report (July 01, 2014 to July 31, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81420281	724 Oak Grove Avenue #7	\$488,000	\$488,000	\$602,000	123%	123%	44
County Area / Fair Oaks Ave	ML81418971	135 Loyola Avenue	\$1,000,000	\$1,000,000	\$1,038,000	104%	104%	14
Middlefield to El Camino Menlo Park	ML81418724	461 Burgess Drive #8	\$850,000	\$850,000	\$795,000	94%	94%	30
Middlefield to El Camino Menlo Park	ML81421354	461 Burgess Drive #9	\$868,000	\$868,000	\$881,000	101%	101%	20
Sharon Heights / Stanford Hills	ML81415945	2140 Santa Cruz Avenue #C207	\$619,000	\$619,000	\$617,000	100%	100%	28
Sharon Heights / Stanford Hills	ML81420340	2140 Santa Cruz Avenue #C209	\$619,000	\$619,000	\$615,000	99%	99%	19
			\$740,667	\$740,667	\$758,000	102%	102%	26

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81417376	850 Cambridge Avenue	\$3,998,000	\$3,998,000	\$4,000,000	100%	100%	29
Allied Arts / Downtown	ML81419056	1341 University Drive	\$1,795,000	\$1,795,000	\$2,400,000	134%	134%	12
Allied Arts / Downtown	ML81420292	1 Princeton Road	\$4,935,000	\$4,935,000	\$5,300,000	107%	107%	9
Alpine Road Area	ML81405618	43 Sneckner Court	\$3,950,000	\$3,950,000	\$3,875,000	98%	98%	46
Central Menlo	ML81416565	1319 San Mateo Drive	\$5,500,000	\$5,500,000	\$5,012,900	91%	91%	20
Central Menlo	ML81417863	1220 Middle Avenue	\$2,099,000	\$2,099,000	\$1,975,000	94%	94%	29
Central Menlo	ML81418983	1360 N Lemon Avenue	\$2,095,000	\$2,095,000	\$2,608,000	124%	124%	10
Central Menlo	ML81419290	1351 Delfino Way	\$2,195,000	\$2,195,000	\$1,900,000	87%	87%	32
Central Menlo	ML81420346	1965 Avy Avenue	\$2,098,000	\$2,098,000	\$2,100,000	100%	100%	21
Central Menlo	ML81421084	701 Fremont Street	\$1,395,000	\$1,395,000	\$1,735,000	124%	124%	10
Central Menlo	ML81421284	1331 Cotton Street	\$2,399,000	\$2,399,000	\$2,650,000	110%	110%	4
Central Menlo	ML81421741	980 Wallea Drive	\$1,225,000	\$2,225,000	\$2,225,000	182%	100%	0
Central Menlo	ML81422009	1845 Bay Laurel Drive	\$2,615,000	\$2,615,000	\$2,750,000	105%	105%	15
County / Alameda Area	ML81408318	431 Vine Street	\$1,999,000	\$1,999,000	\$1,925,000	96%	96%	32
County / Alameda Area	ML81417379	321 Vine Street	\$2,598,000	\$2,598,000	\$2,475,000	95%	95%	35
County / Alameda Area	ML81418705	280 Leland Avenue	\$2,498,000	\$2,498,000	\$2,505,000	100%	100%	13
County / Alameda Area	ML81418936	2030 Liberty Park Avenue	\$1,295,000	\$1,295,000	\$1,501,000	116%	116%	13
County / Alameda Area	ML81420887	1440 Franks Lane	\$1,495,900	\$1,495,900	\$1,590,000	106%	106%	13
County / Alameda Area	ML81421199	2016 Liberty Park Avenue	\$1,350,000	\$1,350,000	\$1,540,000	114%	114%	16
County Area / Fair Oaks Ave	ML81407014	446 8Th Avenue	\$458,000	\$490,475	\$682,500	149%	139%	35
County Area / Fair Oaks Ave	ML81421265	642 18Th Avenue	\$849,777	\$849,777	\$892,000	105%	105%	12
County Area / Fair Oaks Ave	ML81423472	615 17Th Avenue	\$880,000	\$880,000	\$880,000	100%	100%	2
County Area / Fair Oaks Ave	ML81426097	655 9Th Avenue	\$1,175,000	\$1,175,000	\$1,175,000	100%	100%	0
East of U.S. 101 Menlo Park	ML81411208	1228 Madera Avenue	\$579,000	\$545,000	\$540,000	93%	99%	80
East of U.S. 101 Menlo Park	ML81418747	1122 Madera Avenue	\$600,000	\$600,000	\$660,000	110%	110%	9
East of U.S. 101 Menlo Park	ML81419250	1320 Modoc Avenue	\$599,000	\$599,000	\$622,000	104%	104%	12
East of U.S. 101 Menlo Park	ML81421305	1421 Rosemary Street	\$899,000	\$899,000	\$1,005,000	112%	112%	10
East of U.S. 101 Menlo Park	ML81422350	103 Newbridge Street	\$430,000	\$430,000	\$526,000	122%	122%	5
Felton Gables	ML81420342	217 Lennox Avenue	\$2,198,000	\$2,198,000	\$2,275,000	104%	104%	9
Flood Park Area	ML81415621	1027 Hollyburne Avenue	\$1,089,000	\$995,000	\$1,000,000	92%	101%	22
Flood Park Area	ML81416907	43 Lorelei Lane	\$1,188,000	\$1,188,000	\$1,350,000	114%	114%	14
Flood Park Area	ML81422942	59 Callie Lane	\$1,399,000	\$1,399,000	\$1,308,000	93%	93%	5
Menlo Oaks Area	ML81413948	206 Santa Margarita Avenue	\$3,295,000	\$3,295,000	\$3,245,000	98%	98%	24

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Menlo Oaks Area	ML81418740	225 Gloria Circle	\$2,995,000	\$2,995,000	\$2,975,000	99%	99%	35
Menlo Oaks Area	ML81422209	230 Santa Margarita Avenue	\$1,549,000	\$1,549,000	\$1,775,000	115%	115%	12
Middlefield to El Camino Menlo Park	ML81421015	211 Pearl Lane	\$1,525,000	\$1,525,000	\$1,670,000	110%	110%	13
Middlefield to El Camino Menlo Park	ML81422340	1691 Stone Pine Lane	\$1,295,000	\$1,295,000	\$1,500,000	116%	116%	9
Middlefield to El Camino Menlo Park	ML81423660	121 Forest Lane	\$2,300,000	\$2,300,000	\$2,300,000	100%	100%	0
Sharon Heights / Stanford Hills	ML81416146	2307 Crest Lane	\$2,060,000	\$2,060,000	\$2,060,000	100%	100%	12
Willows / O'Conner Area	ML81419988	100 Okeefe Street	\$1,498,000	\$1,498,000	\$1,340,000	89%	89%	19
Willows / O'Conner Area	ML81420336	318 Pope Street	\$1,695,000	\$1,695,000	\$1,745,000	103%	103%	30
Willows / O'Conner Area	ML81421017	216 Robin Way	\$1,650,000	\$1,650,000	\$1,700,000	103%	103%	13
Willows / O'Conner Area	ML81421082	311 Nova Lane	\$1,585,000	\$1,585,000	\$1,900,000	120%	120%	6
Willows / O'Conner Area	ML81421216	1475 Woodland Avenue	\$2,098,000	\$2,098,000	\$2,098,000	100%	100%	11
Willows / O'Conner Area	ML81421233	221 Blackburn Avenue	\$1,975,000	\$1,975,000	\$2,025,000	103%	103%	11
			\$1,897,748	\$1,917,848	\$1,984,787	105%	103%	17

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81419875	23 Artisan Way	\$1,742,735	\$1,699,880	\$1,600,000	92%	94%	45
Allied Arts / Downtown	ML81420171	986 Menlo Avenue	\$1,595,000	\$1,595,000	\$1,595,000	100%	100%	16
Allied Arts / Downtown	ML81420335	1316 University Drive	\$1,698,000	\$1,698,000	\$2,000,000	118%	118%	4
County / Alameda Area	ML81416278	2141 Avy Avenue	\$1,398,000	\$1,398,000	\$1,480,000	106%	106%	17
County / Alameda Area	ML81422378	2137 Avy Avenue #10	\$1,295,000	\$1,295,000	\$1,450,000	112%	112%	2
Sharon Heights / Stanford Hills	ML81419273	202 Sand Hill Circle	\$1,795,000	\$1,795,000	\$1,750,000	97%	97%	13
Sharon Heights / Stanford Hills	ML81422375	2158 Sand Hill Road	\$1,095,000	\$1,095,000	\$1,335,000	122%	122%	4
			\$1,516,962	\$1,510,840	\$1,601,429	106%	106%	14