

## Sold Price Analysis Report (June 03, 2013 to June 28, 2013)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81316837	929 Paradise Way	\$3,749,000	\$3,749,000	\$3,650,000	97%	97%	9
Barron Park	81318522	776 Barron Avenue	\$1,798,000	\$1,798,000	\$1,970,000	110%	110%	9
Barron Park	81318636	551 Maybell Avenue	\$1,598,000	\$1,598,000	\$1,750,000	110%	110%	6
Barron Park	81320045	3819 Magnolia Drive	\$1,475,000	\$1,475,000	\$1,767,000	120%	120%	2
Community Center	81316827	1020 Channing Avenue	\$3,195,000	\$3,195,000	\$3,195,000	100%	100%	7
Community Center	81316833	755 Forest Avenue	\$1,495,000	\$1,495,000	\$1,658,000	111%	111%	12
Downtown	81315108	309 Emerson Street	\$2,700,000	\$2,700,000	\$2,700,000	100%	100%	41
Downtown	81316369	185 Cowper Street	\$1,200,000	\$1,200,000	\$1,550,000	129%	129%	10
Green Gables	81307046	1830 Newell Road	\$2,395,000	\$2,295,000	\$2,260,088	94%	98%	41
Green Gables	81313937	1919 Ivy Lane	\$1,398,000	\$1,398,000	\$1,620,000	116%	116%	5
Green Gables	81314686	2069 Edgewood Drive	\$1,349,500	\$1,349,500	\$1,300,000	96%	96%	23
Green Gables	81314696	1820 Bret Harte Street	\$1,495,000	\$1,495,000	\$1,927,000	129%	129%	7
Green Gables	81315621	2154 Saint Francis Drive	\$1,498,000	\$1,498,000	\$1,815,000	121%	121%	9
Midtown	81316285	416 El Verano Avenue	\$3,298,000	\$3,298,000	\$3,550,000	108%	108%	1
Midtown	81316459	2740 Kipling Street	\$1,498,000	\$1,498,000	\$1,810,000	121%	121%	8
Midtown	81317924	2916 Bryant Street	\$1,398,000	\$1,398,000	\$1,901,000	136%	136%	10
Old Palo Alto	81311678	55 Waverley Oaks	\$5,750,000	\$5,750,000	\$5,750,000	100%	100%	11
Old Palo Alto	81311702	619 Tennyson Avenue	\$4,995,000	\$4,500,000	\$4,550,000	91%	101%	42
Old Palo Alto	81314500	2301 Bryant Street	\$2,190,000	\$2,190,000	\$2,540,000	116%	116%	10
Old Palo Alto	81316848	140 Kellogg Avenue	\$1,350,000	\$1,350,000	\$1,545,000	114%	114%	7
Old Palo Alto	81318623	2175 Emerson Street	\$2,395,000	\$2,395,000	\$2,552,000	107%	107%	7
Palo Alto Hills	81317636	875 Mockingbird Lane	\$3,295,000	\$3,295,000	\$3,450,000	105%	105%	2
South Palo Alto	81312540	808 Richardson Court	\$1,299,000	\$1,299,000	\$1,865,000	144%	144%	8
South Palo Alto	81316394	272 Carolina Lane	\$1,295,000	\$1,295,000	\$1,450,000	112%	112%	9
South Palo Alto	81317011	365 West Charleston Road	\$1,099,000	\$1,099,000	\$1,141,400	104%	104%	6
South Palo Alto	81317622	271 Ely Place	\$1,550,000	\$1,550,000	\$1,850,000	119%	119%	12
South Palo Alto	81319824	4264 Newberry Court	\$1,150,000	\$1,150,000	\$1,350,000	117%	117%	8
Stanford	81311637	840 Allardice Way	\$2,300,000	\$2,300,000	\$2,425,000	105%	105%	9
Stanford	81315767	621 Alvarado Row	\$1,475,000	\$1,475,000	\$1,810,000	123%	123%	14
			<b>\$2,126,983</b>	<b>\$2,106,466</b>	<b>\$2,300,051</b>	<b>108%</b>	<b>109%</b>	<b>12</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81302110	2585 Park Boulevard #Z204	\$809,000	\$699,000	\$795,000	98%	114%	131
College	81315492	153 South California Avenue #F217	\$699,000	\$699,000	\$775,000	111%	111%	9
Downtown	81313611	555 Byron Street #306	\$1,198,000	\$1,198,000	\$1,175,000	98%	98%	37
Downtown	81314740	195 Bryant Street #A	\$1,225,000	\$1,225,000	\$1,399,980	114%	114%	7
Downtown	81315725	280 Waverley Street	\$595,000	\$595,000	\$656,000	110%	110%	13
Downtown	81321811	635 Lytton Avenue #6	\$765,000	\$765,000	\$765,000	100%	100%	1
Green Acres	81315359	4250 El Camino Real #207	\$528,888	\$520,888	\$535,000	101%	103%	11
Midtown	81318553	3172 Middlefield Road	\$650,000	\$650,000	\$671,000	103%	103%	17
South Palo Alto	81310849	4206 Rickey'S Way #J	\$1,199,888	\$1,199,888	\$1,250,000	104%	104%	12
South Palo Alto	81314802	4173 El Camino Real #22	\$895,000	\$895,000	\$1,060,000	118%	118%	8

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South Palo Alto	81315120	2452 West Bayshore Road #5	\$699,000	\$699,000	\$700,000	100%	100%	14
South Palo Alto	81318470	4238 Rickeys Way #R	\$1,039,000	\$1,039,000	\$1,150,000	111%	111%	18
South Palo Alto	81318523	1180 Almanor Lane	\$1,098,000	\$1,098,000	\$1,275,000	116%	116%	7
South Palo Alto	81319410	4206 Rickeys Way #N	\$1,448,000	\$1,448,000	\$1,521,000	105%	105%	8
South Palo Alto	81319609	110 Greenmeadow Way	\$775,000	\$775,000	\$1,000,000	129%	129%	10
			<b>\$908,252</b>	<b>\$900,385</b>	<b>\$981,865</b>	<b>108%</b>	<b>109%</b>	<b>20</b>