

Sold Price Analysis Report (August 01, 2014 to August 29, 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	ML81431515	1330 University Drive #46	\$1,298,000	\$1,298,000	\$1,380,000	106%	106%	0
Middlefield to El Camino Menlo Park	ML81426151	445 Oak Grove Avenue #A-5	\$849,000	\$849,000	\$865,000	102%	102%	13
Sharon Heights / Stanford Hills	ML81423646	2303 Sharon Road	\$988,000	\$988,000	\$1,150,000	116%	116%	14
			\$1,045,000	\$1,045,000	\$1,131,667	108%	108%	9

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81417382	301 Yale Road	\$3,495,000	\$3,495,000	\$3,495,000	100%	100%	73
Allied Arts / Downtown	ML81421990	654 Creek Drive	\$2,700,000	\$2,700,000	\$2,450,000	91%	91%	25
Central Menlo	ML81418059	72 Pulitzer Drive	\$2,998,000	\$2,998,000	\$2,800,000	93%	93%	51
Central Menlo	ML81424782	1701 Oak Avenue	\$2,595,000	\$2,595,000	\$2,825,000	109%	109%	11
Central Menlo	ML81427996	705 Oak Knoll Lane	\$3,995,000	\$3,995,000	\$4,000,000	100%	100%	6
County / Alameda Area	ML81414116	3711 Alameda De Las Pulgas	\$2,498,000	\$1,998,000	\$2,010,000	80%	101%	89
County / Alameda Area	ML81423788	2140 Monterey Avenue	\$2,595,000	\$2,595,000	\$2,566,500	99%	99%	29
County / Alameda Area	ML81423885	2020 Liberty Park Avenue	\$1,495,000	\$1,495,000	\$1,501,000	100%	100%	12
County / Alameda Area	ML81423976	2063 Santa Cruz Avenue	\$2,495,000	\$2,495,000	\$2,495,000	100%	100%	11
County / Alameda Area	ML81425023	2056 Santa Cruz Avenue	\$1,995,000	\$1,995,000	\$2,260,000	113%	113%	10
County / Alameda Area	ML81425062	2060 Mills Avenue	\$1,300,000	\$1,300,000	\$1,805,000	139%	139%	9
County / Alameda Area	ML81425908	2270 Camino A Los Cerros	\$3,598,000	\$3,598,000	\$3,825,000	106%	106%	9
County / Alameda Area	ML81427141	785 Stanford Avenue	\$3,495,000	\$3,495,000	\$3,495,000	100%	100%	8
County Area / Fair Oaks Ave	ML81416152	624 9Th Avenue	\$1,398,000	\$1,398,000	\$1,350,000	97%	97%	35
County Area / Fair Oaks Ave	ML81426011	6 Sweet William Lane	\$1,575,000	\$1,575,000	\$1,601,000	102%	102%	11
County Area / Fair Oaks Ave	ML81426129	4401 Fair Oaks Avenue	\$1,198,000	\$1,198,000	\$1,178,000	98%	98%	11
County Area / Fair Oaks Ave	ML81428824	663 17Th Avenue	\$998,000	\$998,000	\$1,251,000	125%	125%	7
East of U.S. 101 Menlo Park	ML81418107	1239 Hollyburne Avenue	\$639,000	\$689,000	\$730,000	114%	106%	75
East of U.S. 101 Menlo Park	ML81420114	1125 Carlton Avenue	\$550,000	\$599,900	\$645,000	117%	108%	27
East of U.S. 101 Menlo Park	ML81424803	509 Market Place	\$575,000	\$575,000	\$556,640	97%	97%	21
East of U.S. 101 Menlo Park	ML81426050	1219 Sevier Avenue	\$650,000	\$650,000	\$681,000	105%	105%	12
East of U.S. 101 Menlo Park	ML81428369	411 Hamilton Avenue	\$550,000	\$550,000	\$630,000	115%	115%	10
Flood Park Area	ML81424891	20 Iris Lane	\$1,089,000	\$999,000	\$1,000,000	92%	100%	20
Flood Park Area	ML81424954	263 Oakhurst Place	\$1,125,000	\$1,125,000	\$1,285,000	114%	114%	11
Flood Park Area	ML81425026	371 Hedge Road	\$1,295,000	\$1,295,000	\$1,525,000	118%	118%	10
Flood Park Area	ML81426127	1040 Berkeley Avenue	\$1,025,000	\$1,025,000	\$1,010,000	99%	99%	11
Flood Park Area	ML81427152	1054 Ringwood Avenue	\$1,449,000	\$1,449,000	\$1,671,000	115%	115%	11
Menlo Oaks Area	ML81414776	220 Arlington Way	\$3,998,000	\$3,998,000	\$3,600,000	90%	90%	99
Middlefield to El Camino Menlo Park	ML81427662	34 Willow Road	\$1,950,000	\$1,950,000	\$2,206,000	113%	113%	14
Sharon Heights / Stanford Hills	ML81415230	2315 Tioga Drive	\$3,650,000	\$3,650,000	\$3,525,000	97%	97%	71
Willows / O'Conner Area	ML81424503	307 Grayson Court	\$1,050,000	\$1,050,000	\$1,050,000	100%	100%	13
Willows / O'Conner Area	ML81425928	184 Oak Court	\$1,875,000	\$1,875,000	\$1,875,000	100%	100%	17
Willows / O'Conner Area	ML81425936	204 Haight Street	\$1,099,000	\$1,099,000	\$1,359,000	124%	124%	12
Willows / O'Conner Area	ML81427034	427 Oak Court	\$1,399,000	\$1,399,000	\$1,900,000	136%	136%	9
			\$1,893,853	\$1,879,438	\$1,945,769	103%	104%	25

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Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81417991	1325 Hoover Street	\$1,198,000	\$1,198,000	\$1,225,000	102%	102%	12
Allied Arts / Downtown	ML81420333	1307 Hoover Street	\$1,200,000	\$1,200,000	\$1,200,000	100%	100%	51
			\$1,199,000	\$1,199,000	\$1,212,500	101%	101%	32