

Sold Price Analysis Report (May 01, 2014 to May 30, 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	ML81404434	612 Partridge Avenue	\$1,685,888	\$1,685,888	\$1,647,000	98%	98%	62
Allied Arts / Downtown	ML81411250	1330 University Drive #16	\$1,445,000	\$1,372,750	\$1,340,000	93%	98%	15
Allied Arts / Downtown	ML81412403	1330 University Drive #22	\$1,100,000	\$1,100,000	\$1,200,000	109%	109%	14
Middlefield to El Camino Menlo Park	ML81413071	1160 Pine Street #E	\$945,000	\$945,000	\$990,000	105%	105%	9
Sharon Heights / Stanford Hills	ML81413718	1202 Sharon Park Drive #75	\$1,125,000	\$1,125,000	\$1,125,000	100%	100%	12
Sharon Heights / Stanford Hills	ML81413724	1202 Sharon Park Drive #74	\$1,225,000	\$1,225,000	\$1,510,000	123%	123%	8
			\$1,254,315	\$1,242,273	\$1,302,000	104%	105%	20

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81413637	712 College Avenue	\$3,650,000	\$3,650,000	\$3,650,000	100%	100%	15
Allied Arts / Downtown	ML81414016	851 Valparaiso Avenue	\$1,600,000	\$1,600,000	\$1,625,000	102%	102%	10
Allied Arts / Downtown	ML81415527	810 University Drive	\$1,499,000	\$1,499,000	\$1,638,000	109%	109%	8
Central Menlo	ML81407395	1275 Santa Cruz Avenue	\$5,895,000	\$5,895,000	\$5,750,000	98%	98%	23
Central Menlo	ML81410244	1800 Oakdell Drive	\$2,499,000	\$2,499,000	\$2,655,000	106%	106%	10
Central Menlo	ML81411245	1355 Hillview Drive	\$2,388,000	\$2,388,000	\$2,400,000	101%	101%	16
Central Menlo	ML81418389	1810 White Oak Drive	\$5,400,000	\$5,400,000	\$5,480,000	101%	101%	0
County / Alameda Area	ML81409328	2101 Clayton Drive	\$2,295,000	\$2,295,000	\$2,610,000	114%	114%	13
County / Alameda Area	ML81410238	2121 Santa Cruz Avenue	\$1,595,000	\$1,595,000	\$1,600,000	100%	100%	16
County / Alameda Area	ML81413074	2070 Monterey Avenue	\$1,650,000	\$1,650,000	\$1,875,000	114%	114%	7
County / Alameda Area	ML81413075	1875 Camino A Los Cerros	\$3,650,000	\$3,650,000	\$3,855,000	106%	106%	9
County Area / Fair Oaks Ave	ML81411852	540 Encina Avenue	\$1,995,000	\$1,995,000	\$2,300,000	115%	115%	7
East of U.S. 101 Menlo Park	ML81331076	1371 Sevier Avenue	\$978,000	\$978,000	\$950,000	97%	97%	252
East of U.S. 101 Menlo Park	ML81340098	200 Hamilton Avenue	\$700,000	\$670,000	\$670,000	96%	100%	180
East of U.S. 101 Menlo Park	ML81406534	1138 Hollyburne Avenue	\$509,000	\$509,000	\$510,000	100%	100%	10
East of U.S. 101 Menlo Park	ML81410037	1275 Carlton Avenue	\$559,990	\$559,990	\$594,888	106%	106%	15
East of U.S. 101 Menlo Park	ML81410799	1135 Hollyburne Avenue	\$639,950	\$639,950	\$675,000	105%	105%	11
East of U.S. 101 Menlo Park	ML81412055	1304 Hill Avenue	\$560,000	\$560,000	\$565,000	101%	101%	7
El Camino to Alameda	ML81407410	1840 Valparaiso Avenue	\$1,398,000	\$1,398,000	\$1,940,000	139%	139%	9
Flood Park Area	ML81413042	932 Peggy Lane	\$1,029,000	\$1,029,000	\$1,310,000	127%	127%	10
Flood Park Area	ML81413056	323 Bay Road	\$1,295,000	\$1,295,000	\$1,545,000	119%	119%	4
Flood Park Area	ML81414944	915 Timothy Lane	\$1,595,000	\$1,595,000	\$1,925,000	121%	121%	2
Ladera	ML81407405	240 La Cuesta Drive	\$1,499,000	\$1,445,500	\$1,425,000	95%	99%	40
Menlo Oaks Area	ML81414084	675 Nash Avenue	\$1,147,000	\$1,147,000	\$1,480,000	129%	129%	9
Menlo Oaks Area	ML81415194	500 Berkeley Avenue	\$3,798,000	\$3,798,000	\$4,373,000	115%	115%	11
Middlefield to El Camino Menlo Park	ML81410839	211 Laurel Street	\$1,799,000	\$1,799,000	\$1,950,000	108%	108%	8
Sharon Heights / Stanford Hills	ML81402473	2312 Loma Prieta Lane	\$4,349,000	\$4,349,000	\$4,120,000	95%	95%	87
Sharon Heights / Stanford Hills	ML81403102	140 Royal Oaks Court	\$3,888,000	\$3,888,000	\$3,600,000	93%	93%	66
Sharon Heights / Stanford Hills	ML81406491	1080 Klamath Drive	\$4,498,000	\$3,950,000	\$3,900,000	87%	99%	54
Willows / O'Conner Area	ML81413059	256 Marmona Drive	\$1,649,000	\$1,649,000	\$1,810,000	110%	110%	9
Willows / O'Conner Area	ML81413069	116 Blackburn Avenue	\$1,398,000	\$1,398,000	\$1,750,100	125%	125%	9
			\$2,174,353	\$2,153,982	\$2,275,193	105%	106%	30

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Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81415927	1304 University Drive #3	\$1,195,000	\$1,195,000	\$1,350,000	113%	113%	13
County Area / Fair Oaks Ave	ML81410256	128 Amherst Avenue	\$899,000	\$899,000	\$960,000	107%	107%	16
West of U.S. 101	ML81414912	165 Okeefe Street #3	\$410,000	\$410,000	\$432,000	105%	105%	2
			\$834,667	\$834,667	\$914,000	110%	110%	10