

## Sold Price Analysis Report (March 04, 2014 to March 28, 2014)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81402786	760 Matadero Avenue	\$2,198,000	\$2,198,000	\$2,460,000	112%	112%	6
Barron Park	81407313	601 Matadero Avenue	\$1,299,000	\$1,299,000	\$1,550,000	119%	119%	0
College	81406078	1135 College Avenue	\$2,495,000	\$2,495,000	\$2,930,300	117%	117%	6
College	81409725	1140 South California Avenue	\$1,750,000	\$1,750,000	\$2,200,000	126%	126%	0
Crescent Park	81404378	780 Palo Alto Avenue	\$2,395,000	\$2,395,000	\$2,600,000	109%	109%	22
Crescent Park	81406830	1457 Pitman Avenue	\$2,895,000	\$2,895,000	\$3,400,000	117%	117%	8
Downtown	81406068	176 Waverley Street	\$1,898,000	\$1,898,000	\$2,410,000	127%	127%	7
Green Acres	81407845	4178 King Arthur Court	\$2,599,000	\$2,599,000				7
Green Gables	81404937	559 Patricia Lane	\$1,950,000	\$1,950,000	\$2,780,000	143%	143%	9
Green Gables	81407310	1796 Channing Avenue	\$2,698,000	\$2,698,000	\$3,188,000	118%	118%	0
Midtown	81402789	3320 Bryant Street	\$1,795,000	\$1,795,000	\$2,580,000	144%	144%	7
Midtown	81403873	519 Saint Claire Drive	\$1,750,000	\$1,750,000	\$1,900,000	109%	109%	0
Midtown	81404363	3540 Ramona Street	\$1,795,000	\$1,795,000	\$2,180,000	121%	121%	8
Midtown	81406908	3338 Kipling Street	\$2,100,000	\$2,100,000	\$2,825,000	135%	135%	10
Old Palo Alto	81403524	249 Lowell Avenue	\$7,950,000	\$7,950,000	\$7,500,000	94%	94%	11
Old Palo Alto	81405097	385 Seale Avenue	\$3,750,000	\$3,750,000	\$4,257,000	114%	114%	7
Old Palo Alto	81409898	1501 Bryant Street	\$4,899,000	\$4,899,000	\$6,000,000	122%	122%	0
Palo Alto Hills	81407207	849 Mesa Avenue	\$2,598,000	\$2,598,000	\$2,500,000	96%	96%	0
Professorville	81405162	1101 Alma Street	\$1,799,000	\$1,799,000	\$2,170,000	121%	121%	8
South Palo Alto	81343556	3661 Ramona Circle	\$1,700,000	\$1,700,000	\$1,750,000	103%	103%	10
South Palo Alto	81403913	409 Spruce Lane	\$1,875,000	\$1,875,000	\$1,840,000	98%	98%	6
South Palo Alto	81404103	407 Alder Lane	\$1,898,000	\$1,898,000	\$2,005,000	106%	106%	10
South Palo Alto	81405189	3125 Greer Road	\$1,428,000	\$1,428,000	\$1,620,000	113%	113%	8
			<b>\$2,500,609</b>	<b>\$2,500,609</b>	<b>\$2,847,514</b>	<b>109%</b>	<b>109%</b>	<b>7</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81404635	410 Sheridan Avenue #336	\$625,000	\$625,000	\$750,000	120%	120%	14
Downtown	81401597	101 Alma Street #206	\$698,888	\$698,888	\$720,000	103%	103%	17
Downtown	81402022	101 Alma Street #702	\$688,000	\$688,000	\$832,000	121%	121%	9
Downtown	81405528	131 Hawthorne Avenue #D	\$569,000	\$569,000	\$707,000	124%	124%	13
Downtown	81405978	337 Ramona Street	\$1,998,000	\$1,998,000	\$1,980,000	99%	99%	17
Downtown	81406011	325 Channing Avenue #118	\$1,995,000	\$1,995,000	\$2,050,000	103%	103%	11
Green Acres	81405210	4250 El Camino Real #A111	\$485,000	\$485,000	\$575,000	119%	119%	8
South Palo Alto	81338945	419 Brassinga Court	\$1,649,900	\$1,649,900	\$1,614,333	98%	98%	50
South Palo Alto	81403633	670 San Antonio Road #40	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	18
South Palo Alto	81405217	885 Altaire Walk #98	\$1,350,000	\$1,350,000	\$1,357,500	101%	101%	9
South Palo Alto	81405646	440 Cesano Court #311	\$649,900	\$649,900	\$675,000	104%	104%	32
South Palo Alto	81409162	4245 Rickeys Way #1	\$1,295,000	\$1,295,000	\$1,350,000	104%	104%	2
Ventura	81403614	412 Pepper Avenue	\$798,000	\$798,000	\$990,300	124%	124%	6
			<b>\$1,080,899</b>	<b>\$1,080,899</b>	<b>\$1,142,395</b>	<b>106%</b>	<b>106%</b>	<b>16</b>