

## Sold Price Analysis Report (March 01, 2007 to March 30, 2007)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML80666093	410 Sheridan Avenue #00328	\$485,000	\$485,000	\$478,000	99%	99%	93
Crescent Park	ML80709955	772 University Avenue	\$735,000	\$735,000	\$775,000	105%	105%	8
Downtown Palo Alto	ML80664709	233 Homer Avenue	\$1,495,000	\$1,295,000	\$1,275,000	85%	98%	124
Downtown Palo Alto	ML80701415	800 High Street #216	\$1,295,000	\$1,295,000	\$1,250,000	97%	97%	31
South Palo Alto	ML80703344	2452 W Bayshore Road #00004	\$599,000	\$599,000	\$600,000	100%	100%	12
South Palo Alto	ML80706375	135 Greenmeadow Way	\$879,000	\$879,000	\$975,000	111%	111%	19
South Palo Alto	ML80706389	777 San Antonio Road #109	\$549,000	\$549,000	\$580,000	106%	106%	8
West of U.S. 101	ML80660600	453 Okeefe Street #00101	\$448,900	\$431,000	\$421,000	94%	98%	174
Woodland / Newell Area	ML80655758	1982 W Bayshore Road #120	\$389,000	\$568,000	\$568,000	146%	100%	141
			<b>\$763,878</b>	<b>\$759,556</b>	<b>\$769,111</b>	<b>101%</b>	<b>101%</b>	<b>68</b>

### Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80704278	593 Chimalus Drive	\$1,050,000	\$1,050,000	\$1,010,000	96%	96%	11
Barron Park	ML80707559	4087 Orme Street	\$3,495,000	\$3,495,000	\$3,495,000	100%	100%	9
College	ML80704723	1521 Escobita Avenue	\$1,499,999	\$1,499,999	\$1,475,000	98%	98%	18
College	ML80709299	1103 Stanford Avenue	\$759,000	\$759,000	\$949,000	125%	125%	8
Community Center	ML80706417	1295 Wilson Street	\$2,099,999	\$2,099,999	\$2,450,000	117%	117%	17
Community Center	ML80709893	1202 Guinda Street	\$1,399,000	\$1,399,000	\$1,410,000	101%	101%	8
Crescent Park	ML80708643	1340 University Avenue	\$1,075,000	\$1,075,000	\$1,121,000	104%	104%	6
Crescent Park	ML80708676	640 Fulton Street	\$1,795,000	\$1,795,000	\$1,900,000	106%	106%	8
Downtown Palo Alto	ML80657999	551 Addison Avenue	\$5,200,000	\$4,995,000	\$4,850,000	93%	97%	173
Downtown Palo Alto	ML80667133	521 Everett Avenue	\$1,595,000	\$1,595,000	\$1,520,000	95%	95%	103
Downtown Palo Alto	ML80671565	601 Webster Street	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	56
Downtown Palo Alto	ML80700244	566 Hawthorne Avenue	\$1,599,000	\$1,499,000	\$1,425,000	89%	95%	38
Downtown Palo Alto	ML80705514	333 High Street	\$1,795,000	\$1,795,000	\$1,950,000	109%	109%	12
Downtown Palo Alto	ML80708615	350 Hawthorne Avenue	\$2,395,000	\$2,395,000	\$2,585,000	108%	108%	8
East of U.S. 101 East Palo Alto	ML80654913	2253 Glen Way	\$515,000	\$419,900	\$434,500	84%	103%	140
East of U.S. 101 East Palo Alto	ML80659932	907 Wilks Street	\$755,000	\$729,000	\$739,000	98%	101%	157
East of U.S. 101 East Palo Alto	ML80700146	1100 Westminster Avenue	\$680,000	\$670,000	\$675,000	99%	101%	141
East of U.S. 101 East Palo Alto	ML80703200	1198 Beech Street	\$839,000	\$839,000	\$835,000	100%	100%	16
Green Acres	ML80702551	4238 Suzanne Drive	\$2,099,000	\$1,998,000	\$1,990,000	95%	100%	17
Green Acres	ML80707777	4175 Willmar Drive	\$1,295,000	\$1,295,000	\$1,636,000	126%	126%	13
Green Gables	ML80669164	1565 Dana Avenue	\$1,625,000	\$1,625,000	\$1,500,000	92%	92%	56
Green Gables	ML80704457	2371 Carmel Drive	\$899,995	\$899,995	\$980,000	109%	109%	9
Green Gables	ML80707467	2297 Saint Francis Drive	\$925,000	\$925,000	\$1,200,000	130%	130%	9
Midtown	ML80702581	750 San Carlos Court	\$1,049,000	\$1,049,000	\$1,049,000	100%	100%	39
Midtown	ML80704997	2451 Bryant Street	\$1,225,000	\$1,225,000	\$1,405,000	115%	115%	9
Midtown	ML80707579	2590 Bryant Street	\$1,295,000	\$1,295,000	\$1,542,018	119%	119%	7
Midtown	ML80708871	2847 Kipling Street	\$1,595,000	\$1,595,000	\$1,675,000	105%	105%	1
Midtown	ML80712801	764 Sutter Avenue	\$1,895,000	\$1,895,000	\$2,250,000	119%	119%	7
Old Palo Alto	ML80650370	330 Santa Rita Avenue	\$8,250,000	\$7,900,000	\$6,850,000	83%	87%	214
Old Palo Alto	ML80657993	2050 Waverley Street	\$3,200,000	\$2,800,000	\$2,712,500	85%	97%	64

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Old Palo Alto	ML80671443	2320 Bryant Street	\$2,399,900	\$2,399,900	\$2,400,000	100%	100%	232
Old Palo Alto	ML80702574	510 Tennyson Avenue	\$1,895,000	\$1,895,000	\$1,850,000	98%	98%	13
Old Palo Alto	ML80708591	619 Tennyson Avenue	\$3,550,000	\$3,550,000	\$4,000,000	113%	113%	8
Old Palo Alto	ML80710528	461 Washington Avenue	\$6,295,000	\$6,295,000	\$6,000,000	95%	95%	3
Old Palo Alto	ML80711311	514 Santa Rita Avenue	\$2,295,000	\$2,295,000	\$2,500,000	109%	109%	6
Old Palo Alto	ML80711904	2342 Middlefield Road	\$1,699,000	\$1,699,000	\$1,900,000	112%	112%	3
Palo Alto Hills	ML80706240	883 Robb Road	\$1,999,000	\$1,999,000	\$2,400,000	120%	120%	16
Professorville	ML80704367	345 Lincoln Avenue	\$5,700,000	\$4,900,000	\$4,600,000	81%	94%	23
South Palo Alto	ML80646525	4228 Wilkie Way	\$1,750,000	\$1,750,000	\$1,633,989	93%	93%	6
South Palo Alto	ML80646613	4248 Wilkie Way	\$1,750,000	\$1,750,000	\$1,638,622	94%	94%	21
South Palo Alto	ML80646880	4252 Wilkie Way	\$1,750,000	\$1,750,000	\$1,618,331	92%	92%	41
South Palo Alto	ML80646884	4224 Wilkie Way	\$1,750,000	\$1,750,000	\$1,646,366	94%	94%	11
South Palo Alto	ML80646918	4220 Wilkie Way	\$1,750,000	\$1,750,000	\$1,617,307	92%	92%	4
South Palo Alto	ML80670663	3134 Greer Road	\$1,300,000	\$1,300,000	\$1,000,000	77%	77%	85
South Palo Alto	ML80702421	186 Monroe Drive	\$2,000,000	\$2,000,000	\$1,950,000	98%	98%	155
South Palo Alto	ML80704989	725 Mayview Avenue	\$2,280,000	\$2,089,000	\$2,158,000	95%	103%	35
South Palo Alto	ML80706885	306 Ferne Avenue	\$1,200,000	\$1,200,000	\$1,275,000	106%	106%	6
South Palo Alto	ML80707089	3055 Stelling Drive	\$1,195,000	\$1,195,000	\$1,382,000	116%	116%	10
South Palo Alto	ML80707551	3934 Nelson Drive	\$1,198,000	\$1,198,000	\$1,410,000	118%	118%	8
South Palo Alto	ML80709784	281 Parkside Drive	\$1,198,000	\$1,198,000	\$1,362,000	114%	114%	9
South Palo Alto	ML80709890	797 Mayview Avenue	\$1,225,000	\$1,225,000	\$1,650,000	135%	135%	13
Stanford	ML80649677	619 Mayfield Avenue	\$1,895,000	\$1,795,000	\$1,650,000	87%	92%	200
Stanford	ML80702576	986 Cottrell Way	\$1,325,000	\$1,325,000	\$1,400,000	106%	106%	13
Ventura	ML80658548	3390 Park Boulevard	\$1,895,000	\$1,695,000	\$1,617,000	85%	95%	154
Ventura	ML80706023	4030 Wilkie Way	\$1,100,000	\$1,100,000	\$1,250,000	114%	114%	10
			<b>\$1,957,144</b>	<b>\$1,910,269</b>	<b>\$1,943,121</b>	<b>99%</b>	<b>102%</b>	<b>45</b>

### Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown Palo Alto	ML80706243	338 Cowper Street	\$998,000	\$998,000	\$1,129,000	113%	113%	7
Midtown	ML80701365	3073 Middlefield Road #202	\$698,000	\$698,000	\$705,000	101%	101%	9
South Palo Alto	ML80703727	114 Greenmeadow Way	\$680,000	\$680,000	\$710,000	104%	104%	6
South Palo Alto	ML80705985	1066 Colorado Avenue	\$748,000	\$748,000	\$760,000	102%	102%	15
South Palo Alto	ML80706505	111 Greenmeadow Way	\$635,000	\$635,000	\$635,000	100%	100%	11
South Palo Alto	ML80709729	800 E Charleston Road #19	\$879,000	\$879,000	\$962,000	109%	109%	8
Woodland / Newell Area	ML80665669	144 Mission Drive	\$499,500	\$499,500	\$496,000	99%	99%	108
Woodland / Newell Area	ML80701573	105 Mission Drive #105	\$499,000	\$499,000	\$486,000	97%	97%	31
			<b>\$704,563</b>	<b>\$704,563</b>	<b>\$735,375</b>	<b>104%</b>	<b>104%</b>	<b>24</b>