

Sold Price Analysis Report (March 03, 2014 to March 31, 2014)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81403408	688 Roble Avenue	\$1,499,999	\$1,499,999	\$1,525,000	102%	102%	21
Alpine Road Area	81406499	21 Bishop Lane	\$2,195,000	\$2,195,000	\$2,245,000	102%	102%	4
Central Menlo	81402716	725 Olive Street	\$2,695,000	\$2,695,000	\$2,600,000	96%	96%	31
Central Menlo	81403865	355 Arbor Road	\$2,595,000	\$2,595,000	\$2,805,000	108%	108%	15
Central Menlo	81407373	1140 Middle Avenue	\$3,395,000	\$3,395,000	\$3,600,000	106%	106%	2
County / Alameda Area	81402384	2043 Santa Cruz Avenue	\$1,759,000	\$1,759,000	\$1,740,000	99%	99%	20
County / Alameda Area	81402385	1351 Sherman Avenue	\$2,398,000	\$2,398,000	\$2,650,000	111%	111%	3
County / Alameda Area	81404388	2026 Sand Hill Road	\$1,675,000	\$1,675,000	\$1,875,000	112%	112%	12
County / Alameda Area	81404596	2029 Sharon Road	\$2,690,000	\$2,690,000	\$2,725,000	101%	101%	13
County Area / Fair Oaks Ave	81401149	546 Marsh Road	\$620,000	\$550,000	\$475,000	77%	86%	48
County Area / Fair Oaks Ave	81402941	460 9Th Avenue	\$1,795,000	\$1,795,000	\$1,750,000	97%	97%	27
County Area / Fair Oaks Ave	81407243	50 Loyola Avenue	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	0
County Area / Fair Oaks Ave	81407422	627 16Th Avenue	\$1,398,000	\$1,398,000	\$1,630,000	117%	117%	9
East of U.S. 101	81404018	1130 Madera Avenue	\$750,000	\$750,000	\$735,000	98%	98%	16
East of U.S. 101	81405517	1144 Berkeley Avenue	\$640,000	\$639,500	\$639,000	100%	100%	10
East of U.S. 101	81406590	795 Ivy Drive	\$250,000	\$250,000	\$442,000	177%	177%	11
Flood Park Area	81403105	15 Iris Lane	\$1,258,000	\$1,258,000	\$1,270,000	101%	101%	7
Menlo Oaks Area	81402974	699 Menlo Oaks Drive	\$4,995,000	\$4,995,000	\$4,350,000	87%	87%	16
Menlo Oaks Area	81403057	186 Seminary Drive	\$2,995,000	\$2,995,000	\$3,150,000	105%	105%	12
Menlo Oaks Area	81403975	951 Berkeley Avenue	\$4,998,000	\$4,998,000	\$4,873,050	98%	98%	15
Middlefield to El Camino	81404519	1671 Stone Pine Lane	\$1,543,000	\$1,543,000	\$1,850,000	120%	120%	10
Middlefield to El Camino	81405290	160 Linfield Drive	\$1,598,000	\$1,598,000				4
Middlefield to El Camino	81406774	174 Buckthorn Way	\$1,395,000	\$1,395,000	\$1,600,000	115%	115%	8
Sharon Heights / Stanford Hills	81405568	2332 Eastridge Avenue	\$1,199,000	\$1,199,000	\$1,305,000	109%	109%	6
Willows / O'Conner Area	81404621	1958 Menalto Avenue #B	\$1,300,000	\$1,300,000	\$1,510,000	116%	116%	12
Willows / O'Conner Area	81405342	476 Oconnor Street	\$1,595,000	\$1,595,000	\$1,760,000	110%	110%	11
			\$1,941,577	\$1,938,865	\$2,014,162	100%	100%	13

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81402492	907 Menlo Avenue	\$1,000,000	\$1,000,000	\$1,225,000	123%	123%	9
Allied Arts / Downtown	81403536	725 Live Oak Avenue	\$1,195,000	\$1,195,000	\$1,325,000	111%	111%	7
Menlo Oaks Area	81403624	599 Willow Road #3	\$1,100,000	\$998,000	\$1,001,000	91%	100%	26
Menlo Oaks Area	81406957	610 Gilbert Avenue #17	\$598,000	\$598,000	\$674,000	113%	113%	6
Middlefield to El Camino	81402463	1155 Merrill Street #309	\$1,248,000	\$1,248,000	\$1,335,000	107%	107%	7
Middlefield to El Camino	81406033	445 Oak Grove Avenue #7	\$899,000	\$899,000	\$1,010,000	112%	112%	9
Middlefield to El Camino	81407332	150 Alma Street	\$799,950	\$799,950	\$820,000	103%	103%	7
Sharon Heights / Stanford Hills	81405606	675 Sharon Park Drive #137	\$749,000	\$749,000	\$773,000	103%	103%	10
Sharon Heights / Stanford Hills	81406197	1290 Sharon Park Drive	\$985,000	\$985,000	\$1,150,000	117%	117%	11
			\$952,661	\$941,328	\$1,034,778	109%	110%	10