

## Sold Price Analysis Report (May 01, 2013 to May 31, 2013)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81305705	829 Barron Avenue	\$2,498,000	\$2,498,000	\$2,450,000	98%	98%	9
Barron Park	81305719	740 Chimalus Drive	\$1,278,888	\$1,278,888	\$1,675,000	131%	131%	10
Barron Park	81309720	550 Irvn Court	\$2,255,000	\$2,255,000	\$2,150,000	95%	95%	39
Barron Park	81310656	556 Pena Court	\$2,200,000	\$2,200,000	\$2,360,000	107%	107%	15
Barron Park	81311659	748 San Jude Avenue	\$2,198,000	\$2,198,000	\$2,350,000	107%	107%	7
Barron Park	81312515	3993 Laguna Avenue	\$2,795,000	\$2,795,000	\$3,100,000	111%	111%	12
College	81234691	2073 Princeton Street	\$2,298,800	\$1,988,000	\$2,100,000	91%	106%	35
College	81311672	163 Park Avenue	\$1,188,000	\$1,188,000	\$1,437,500	121%	121%	9
College	81313644	2251 Harvard Street	\$998,000	\$998,000	\$1,066,000	107%	107%	7
Community Center	81303580	896 Melville Avenue	\$5,380,000	\$5,380,000	\$4,900,000	91%	91%	72
Community Center	81310456	1319 Hopkins Avenue	\$1,525,000	\$1,438,000	\$1,505,000	99%	105%	25
Downtown	81312690	595 Homer Avenue	\$1,995,000	\$1,995,000	\$1,945,000	97%	97%	15
Green Gables	81309733	816 Embarcadero Road	\$2,798,000	\$2,798,000	\$3,138,000	112%	112%	8
Green Gables	81310637	1110 Embarcadero Road	\$798,000	\$798,000	\$975,000	122%	122%	10
Green Gables	81311515	1529 Dana Avenue	\$1,895,000	\$1,895,000	\$2,520,000	133%	133%	7
Green Gables	81311716	762 Garland Drive	\$1,795,000	\$1,795,000	\$2,121,000	118%	118%	9
Green Gables	81312614	2325 Santa Ana Street	\$1,298,000	\$1,298,000	\$1,700,000	131%	131%	9
Green Gables	81312650	1717 Middlefield Road	\$2,395,000	\$2,395,000	\$2,400,000	100%	100%	8
Green Gables	81314749	1515 Channing Avenue	\$2,150,000	\$2,150,000	\$2,270,000	106%	106%	14
Midtown	81310724	984 Loma Verde Avenue	\$1,495,000	\$1,495,000	\$1,650,000	110%	110%	6
Midtown	81311611	3349 Cowper Street	\$1,699,000	\$1,699,000	\$2,020,000	119%	119%	8
Midtown	81312453	3309 Emerson Street	\$2,195,000	\$2,195,000	\$2,740,000	125%	125%	10
Midtown	81315930	3472 Rambow Drive	\$1,895,000	\$1,895,000	\$2,500,000	132%	132%	12
Old Palo Alto	81308840	140 Tennyson Avenue	\$1,998,000	\$1,998,000	\$2,000,000	100%	100%	20
Old Palo Alto	81311703	627 Tennyson Avenue	\$2,695,000	\$2,695,000	\$3,000,000	111%	111%	12
Old Palo Alto	81312408	1854 Bryant Street	\$3,100,000	\$3,100,000	\$3,025,000	98%	98%	9
Old Palo Alto	81312529	1911 Waverley Street	\$3,750,000	\$3,750,000	\$3,950,000	105%	105%	6
Old Palo Alto	81316601	2020 Tasso Street	\$2,875,000	\$2,875,000	\$3,305,000	115%	115%	2
Palo Alto Hills	81237310	2950 Alexis Drive	\$6,985,000	\$6,488,000	\$6,294,000	90%	97%	180
Professorville	81312032	467 Lincoln Avenue	\$5,495,000	\$5,495,000	\$5,500,000	100%	100%	7
South Palo Alto	81307408	3375 Stockton Place	\$1,299,900	\$1,299,900	\$1,560,000	120%	120%	60
South Palo Alto	81310696	3857 Corina Way	\$1,595,000	\$1,595,000	\$1,900,000	119%	119%	7
South Palo Alto	81311667	3410 Kenneth Drive	\$1,495,000	\$1,495,000	\$1,670,000	112%	112%	7
South Palo Alto	81312702	3806 Louis Road	\$1,638,000	\$1,638,000	\$2,100,000	128%	128%	8
South Palo Alto	81313040	3105 David Avenue	\$2,798,000	\$2,798,000	\$3,270,000	117%	117%	11
South Palo Alto	81313708	877 Sycamore Drive	\$1,599,000	\$1,599,000	\$1,601,000	100%	100%	9
South Palo Alto	81313718	3905 Duncan Place	\$1,595,000	\$1,595,000	\$1,610,000	101%	101%	8
South Palo Alto	81314362	3081 Ross Road	\$3,098,000	\$3,098,000	\$3,400,000	110%	110%	15
South Palo Alto	81314767	843 Clara Drive	\$1,595,000	\$1,595,000	\$1,870,000	117%	117%	7
Stanford	81301352	553 Gerona Road	\$1,200,000	\$1,200,000	\$1,150,000	96%	96%	115
Stanford	81309759	1082 Cathcart Way	\$1,799,000	\$1,799,000	\$1,849,000	103%	103%	8
Stanford	81312373	1016 Cathcart Way	\$1,720,000	\$1,720,000	\$1,938,000	113%	113%	9
Ventura	81302720	3370 Birch Street	\$799,000	\$799,000	\$995,000	125%	125%	15

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Ventura	81307947	3507 Park Boulevard	\$998,000	\$998,000	\$975,000	98%	98%	44
Ventura	81312685	460 Matadero Avenue	\$1,195,000	\$1,195,000				8
			<b>\$2,185,435</b>	<b>\$2,165,551</b>	<b>\$2,364,420</b>	<b>106%</b>	<b>107%</b>	<b>21</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81312440	572 Vista Avenue	\$650,000	\$650,000	\$778,000	120%	120%	11
College	81315622	410 Sheridan Avenue #101	\$499,000	\$499,000	\$541,000	108%	108%	12
Downtown	81232417	555 Byron Street #305	\$995,000	\$995,000	\$910,000	91%	91%	239
Downtown	81309404	555 Byron Street #304	\$1,021,000	\$1,021,000	\$950,000	93%	93%	59
Downtown	81312535	744 Ramona Street	\$1,100,000	\$1,100,000	\$1,310,000	119%	119%	7
Downtown	81312652	321 Poe Street	\$649,000	\$649,000	\$668,000	103%	103%	6
Downtown	81312667	101 Alma Street #204	\$575,000	\$575,000	\$700,000	122%	122%	8
Downtown	81315738	101 Alma Street #1001	\$898,000	\$898,000	\$900,000	100%	100%	13
Green Acres	81309649	4250 El Camino Real #D133	\$519,888	\$519,888	\$561,000	108%	108%	9
Midtown	81310652	737 Loma Verde Avenue #9	\$989,000	\$989,000	\$1,358,000	137%	137%	7
Midtown	81312524	731 Loma Verde Avenue #B	\$898,000	\$898,000	\$1,000,000	111%	111%	8
South Palo Alto	81306937	1142 Stanislaus Lane	\$948,000	\$948,000	\$950,000	100%	100%	24
South Palo Alto	81311694	890 Altaire Walk	\$898,000	\$898,000	\$1,018,000	113%	113%	10
South Palo Alto	81311878	2456 West Bayshore Road #5	\$510,000	\$510,000	\$525,000	103%	103%	20
Ventura	81314768	480 Jacobs Court	\$948,000	\$948,000	\$1,020,000	108%	108%	19
			<b>\$806,526</b>	<b>\$806,526</b>	<b>\$879,267</b>	<b>109%</b>	<b>109%</b>	<b>30</b>