

Sold Price Analysis Report (May 01, 2007 to May 31, 2007)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML80715836	410 Sheridan Avenue #106	\$599,000	\$599,000	\$615,000	103%	103%	4
College	ML80720379	2579 Park Boulevard #X202	\$669,000	\$669,000	\$682,000	102%	102%	7
Downtown Palo Alto	ML80601458	555 Byron Street #107	\$1,095,000	\$825,000	\$785,000	72%	95%	450
Downtown Palo Alto	ML80718527	384 Everett Avenue	\$749,000	\$749,000	\$888,000	119%	119%	9
South Palo Alto	ML80712884	777 San Antonio Road #00030	\$675,000	\$668,000	\$655,000	97%	98%	42
South Palo Alto	ML80714132	440 Cesano Court #00311	\$529,000	\$529,000	\$534,000	101%	101%	0
South Palo Alto	ML80718755	2464 W Bayshore Road #00004	\$455,000	\$455,000	\$455,000	100%	100%	22
South Palo Alto	ML80720028	765 San Antonio Road #00043	\$539,000	\$539,000	\$595,000	110%	110%	8
South Palo Alto	ML80723437	765 San Antonio Road #52	\$549,000	\$549,000	\$605,000	110%	110%	8
South Palo Alto	ML80725057	765 San Antonio Road #26	\$569,000	\$569,000	\$580,000	102%	102%	7
			\$642,800	\$615,100	\$639,400	99%	104%	56

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80715718	4155 Interdale Way	\$1,495,000	\$1,495,000	\$1,495,000	100%	100%	10
Barron Park	ML80719497	3776 La Donna Avenue	\$1,095,000	\$1,095,000	\$1,300,000	119%	119%	14
Barron Park	ML80721769	730 Josina Avenue	\$1,695,000	\$1,695,000	\$1,695,000	100%	100%	9
College	ML80711376	2345 Amherst Street	\$1,710,000	\$1,589,000	\$1,560,000	91%	98%	49
College	ML80716423	2135 Wellesley Street	\$750,000	\$750,000	\$760,000	101%	101%	10
College	ML80716424	2137 Wellesley Street	\$760,000	\$760,000	\$801,220	105%	105%	9
College	ML80718748	1521 Castilleja Avenue	\$1,249,000	\$1,249,000	\$1,500,000	120%	120%	8
College	ML80720202	411 Stanford Avenue	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	8
Community Center	ML80712488	835 Channing Avenue	\$1,799,000	\$1,799,000	\$1,650,000	92%	92%	17
Community Center	ML80714196	1470 Channing Avenue	\$1,595,000	\$1,595,000	\$1,850,000	116%	116%	8
Community Center	ML80714397	1055 Forest Avenue	\$15,500,000	\$15,500,000	\$15,000,000	97%	97%	28
Community Center	ML80721616	633 Seneca Street	\$1,699,000	\$1,699,000	\$1,800,000	106%	106%	8
Community Center	ML80721824	991 Lincoln Avenue	\$1,595,000	\$1,595,000	\$1,805,000	113%	113%	9
Crescent Park	ML80717294	610 Center Drive	\$2,495,000	\$2,495,000	\$2,801,000	112%	112%	21
Downtown Palo Alto	ML80669293	711 Cowper Street	\$2,650,000	\$2,650,000	\$2,538,000	96%	96%	104
Downtown Palo Alto	ML80715797	411 Lytton Avenue	\$899,000	\$899,000	\$1,325,000	147%	147%	8
East of U.S. 101 East Palo Alto	ML80663444	1154 Laurel Avenue	\$659,000	\$659,000	\$663,000	101%	101%	203
East of U.S. 101 East Palo Alto	ML80663722	1914 Pulgas Avenue	\$770,000	\$770,000	\$720,000	94%	94%	190
East of U.S. 101 East Palo Alto	ML80700069	928 Gates Street	\$732,000	\$739,000	\$732,000	100%	99%	119
East of U.S. 101 East Palo Alto	ML80709786	368 Azalia Drive	\$549,000	\$519,900	\$530,000	97%	102%	28
East of U.S. 101 East Palo Alto	ML80711344	1916 Pulgas Avenue	\$539,900	\$539,900	\$490,000	91%	91%	44
Green Acres	ML80715240	621 Arastradero Road	\$1,150,000	\$1,150,000	\$1,150,000	100%	100%	4
Green Acres	ML80715748	4171 Donald Drive	\$1,395,000	\$1,395,000	\$1,700,000	122%	122%	14
Green Acres	ML80715755	4279 Suzanne Drive	\$2,195,000	\$2,195,000	\$2,200,000	100%	100%	27
Green Gables	ML80709488	1537 Louisa Court	\$1,699,000	\$1,699,000	\$1,720,000	101%	101%	239
Green Gables	ML80716735	2336 Saint Francis Drive	\$1,198,000	\$1,198,000	\$1,325,000	111%	111%	16
Green Gables	ML80718716	962 Elsinore Drive	\$1,398,000	\$1,398,000	\$1,525,000	109%	109%	7
Green Gables	ML80718773	1939 Edgewood Drive	\$1,195,000	\$1,195,000	\$1,175,000	98%	98%	12
Green Gables	ML80720374	1701 Channing Avenue	\$1,398,000	\$1,398,000	\$1,620,000	116%	116%	8

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Green Gables	ML80723458	618 Wildwood Lane	\$1,195,000	\$1,195,000	\$1,456,000	122%	122%	8
Midtown	ML80718041	3289 South Court	\$1,295,000	\$1,295,000	\$1,250,000	97%	97%	19
Midtown	ML80718550	751 Marion Avenue	\$1,395,000	\$1,395,000	\$1,548,400	111%	111%	8
Midtown	ML80721108	2605 Waverley Street	\$1,499,000	\$1,499,000	\$1,762,000	118%	118%	10
Midtown	ML80721862	3416 Cowper Street	\$1,150,000	\$1,150,000	\$1,310,000	114%	114%	8
Old Palo Alto	ML80704841	200 Lowell Avenue	\$4,995,000	\$4,595,000	\$4,350,000	87%	95%	70
Old Palo Alto	ML80715559	1429 Emerson Street	\$3,995,000	\$3,995,000	\$3,925,000	98%	98%	7
Old Palo Alto	ML80718736	1326 Emerson Street	\$2,495,000	\$2,495,000	\$2,825,000	113%	113%	9
Old Palo Alto	ML80720060	2227 Tasso Street	\$1,795,000	\$1,795,000	\$1,860,000	104%	104%	9
Old Palo Alto	ML80723197	2230 South Court	\$2,399,500	\$2,399,500	\$2,749,000	115%	115%	4
Old Palo Alto	ML80723291	2000 Bryant Street	\$2,250,000	\$2,250,000	\$2,300,000	102%	102%	16
Old Palo Alto	ML80723386	2180 High Street	\$1,295,000	\$1,295,000	\$1,510,000	117%	117%	9
Palo Alto Hills	ML80721597	810 Arroyo Court	\$2,050,000	\$2,050,000	\$2,100,000	102%	102%	8
Professorville	ML80715695	1245 Waverley Street	\$1,895,000	\$1,895,000	\$1,790,500	94%	94%	19
South Palo Alto	ML80666013	2970 Greer Road	\$1,648,000	\$1,450,000	\$1,400,000	85%	97%	139
South Palo Alto	ML80715803	3133 Louis Road	\$1,295,000	\$1,295,000	\$1,330,000	103%	103%	15
South Palo Alto	ML80717652	3946 Nelson Drive	\$1,389,000	\$1,389,000	\$1,610,000	116%	116%	14
South Palo Alto	ML80718334	3260 Morris Drive	\$920,000	\$920,000	\$1,006,000	109%	109%	9
South Palo Alto	ML80718587	4224 Wilkie Way	\$1,849,000	\$1,849,000	\$1,840,000	100%	100%	9
South Palo Alto	ML80718665	3674 Louis Road	\$1,195,000	\$1,195,000	\$1,319,000	110%	110%	8
South Palo Alto	ML80718822	470 El Capitan Place	\$1,595,000	\$1,595,000	\$1,638,000	103%	103%	6
South Palo Alto	ML80718846	3670 Ross Road	\$1,050,000	\$1,050,000	\$1,170,000	111%	111%	7
South Palo Alto	ML80719178	887 E Meadow Drive	\$1,100,000	\$1,100,000	\$1,172,000	107%	107%	8
South Palo Alto	ML80719876	918 Bautista Court	\$1,875,000	\$1,875,000	\$1,975,000	105%	105%	9
South Palo Alto	ML80720266	3451 Greer Road	\$1,195,000	\$1,195,000	\$1,500,000	126%	126%	5
South Palo Alto	ML80721369	419 Ferne Avenue	\$1,795,000	\$1,795,000	\$1,950,000	109%	109%	5
South Palo Alto	ML80721505	3873 Louis Road	\$1,095,000	\$1,095,000	\$1,210,000	111%	111%	12
South Palo Alto	ML80721780	3175 Louis Road	\$1,188,000	\$1,188,000	\$1,357,000	114%	114%	8
South Palo Alto	ML80721834	1057 Moreno Avenue	\$1,029,000	\$1,029,000	\$1,325,000	129%	129%	7
South Palo Alto	ML80721919	3820 Nathan Way	\$1,195,000	\$1,195,000	\$1,325,000	111%	111%	0
South Palo Alto	ML80723326	3415 Janice Way	\$1,289,000	\$1,289,000	\$1,400,000	109%	109%	7
Stanford	ML80724452	420 Gerona Road	\$1,362,000	\$1,362,000	\$1,362,000	100%	100%	0
Ventura	ML80718489	3650 Park Boulevard	\$849,000	\$849,000	\$815,000	96%	96%	22
West of U.S. 101	ML80707971	2033 Poplar Avenue	\$920,000	\$859,500	\$810,000	88%	94%	69
			\$1,724,610	\$1,711,886	\$1,792,542	104%	105%	28

Res. Townhouse

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Crescent Park	ML80706817	498 Fulton Street	\$1,650,000	\$1,525,000	\$1,400,000	85%	92%	169
Downtown Palo Alto	ML80715602	187 Bryant Street	\$1,695,000	\$1,695,000	\$1,650,000	97%	97%	9
Ventura	ML80724951	471 W Meadow Drive	\$689,000	\$689,000	\$689,000	100%	100%	8
			\$1,344,667	\$1,303,000	\$1,246,333	93%	96%	62