

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
Allied Arts / Downtown	81310070	145 Cornell Road	\$1,998,000	\$1,998,000	\$2,111,000	106%	106%	13
Allied Arts / Downtown	81312067	114 University Drive	\$1,388,000	\$1,388,000	\$1,700,000	122%	122%	10
Allied Arts / Downtown	81315908	660 Harvard Avenue #1	\$1,299,000	\$1,299,000	\$1,400,000	108%	108%	8
Central Menlo	81308335	1894 Oak Knoll Lane	\$1,998,950	\$1,795,000	\$1,810,000	91%	101%	31
Central Menlo	81309363	1144 Castle Way	\$4,450,000	\$4,450,000	\$4,350,000	98%	98%	31
Central Menlo	81310126	330 Cotton Street	\$3,295,000	\$3,295,000	\$3,175,000	96%	96%	12
Central Menlo	81311175	501 Fanita Way	\$2,950,000	\$2,950,000	\$2,950,000	100%	100%	8
Central Menlo	81313113	1015 Atkinson Lane	\$1,925,000	\$1,925,000	\$2,000,000	104%	104%	11
Central Menlo	81314162	765 Evergreen Street	\$2,295,000	\$2,295,000	\$2,806,000	122%	122%	9
Central Menlo	81315261	1305 Elder Avenue	\$2,349,000	\$2,349,000	\$2,312,000	98%	98%	16
County / Alameda Area	81241633	168 Hillside Avenue	\$2,695,000	\$2,695,000	\$2,625,000	97%	97%	147
County / Alameda Area	81309183	1361 Sherman Avenue	\$1,800,000	\$1,800,000	\$1,850,000	103%	103%	21
County / Alameda Area	81310915	1872 Camino De Los Robles	\$3,498,000	\$3,498,000	\$3,560,000	102%	102%	6
County / Alameda Area	81311067	19 Montana Lane	\$3,945,000	\$3,945,000	\$3,750,000	95%	95%	33
County / Alameda Area	81312980	2199 Clayton Drive	\$3,395,000	\$3,395,000	\$3,395,000	100%	100%	8
County Area / Fair Oaks Ave	81309345	730 18Th Avenue	\$699,000	\$699,000	\$798,000	114%	114%	10
County Area / Fair Oaks Ave	81309612	779 15Th Avenue	\$599,000	\$599,000	\$650,000	109%	109%	16
County Area / Fair Oaks Ave	81310146	763 San Benito Avenue	\$549,000	\$549,000	\$635,000	116%	116%	10
County Area / Fair Oaks Ave	81310865	420 6Th Avenue	\$549,000	\$549,000	\$600,000	109%	109%	13
County Area / Fair Oaks Ave	81311367	3515 Middlefield Road	\$749,000	\$749,000	\$765,000	102%	102%	7
County Area / Fair Oaks Ave	81311669	750 San Benito Avenue	\$689,000	\$689,000	\$810,000	118%	118%	1
County Area / Fair Oaks Ave	81312088	440 9Th Avenue	\$1,295,000	\$1,295,000	\$1,325,000	102%	102%	6
County Area / Fair Oaks Ave	81312130	655 18Th Avenue	\$729,800	\$729,800	\$801,000	110%	110%	10
County Area / Fair Oaks Ave	81316079	727 San Benito Avenue	\$925,000	\$925,000	\$1,251,000	135%	135%	12
East of U.S. 101	81304554	765 Ivy Drive	\$625,000	\$598,000	\$617,000	99%	103%	143
East of U.S. 101	81306476	1112 Carlton Avenue	\$489,000	\$489,000	\$490,000	100%	100%	38
East of U.S. 101	81307089	200 Terminal Avenue	\$499,000	\$499,000	\$530,000	106%	106%	54
East of U.S. 101	81307123	150 Newbridge Street	\$399,999	\$399,999	\$450,000	113%	113%	41
East of U.S. 101	81308948	208 Ivy Drive	\$629,000	\$629,000	\$645,000	103%	103%	12
East of U.S. 101	81309286	1122 Berkeley Avenue	\$450,000	\$450,000	\$500,000	111%	111%	19
East of U.S. 101	81309799	1132 Henderson Avenue	\$499,000	\$499,000	\$610,000	122%	122%	8
East of U.S. 101	81310775	1224 Windermere Avenue	\$477,750	\$477,750	\$505,000	106%	106%	7
East of U.S. 101	81311695	123 Newbridge Street	\$367,500	\$367,500	\$482,000	131%	131%	9
East of U.S. 101	81312778	1111 Madera Avenue	\$448,000	\$448,000	\$488,000	109%	109%	12
East of U.S. 101	81314769	1441 Almanor Avenue	\$295,000	\$295,000	\$295,000	100%	100%	0
Felton Gables	81300400	348 Lennox Avenue	\$3,498,000	\$3,498,000	\$3,200,000	91%	91%	91
Felton Gables	81303245	260 Arden Road	\$3,450,000	\$3,199,000	\$3,199,000	93%	100%	93
Flood Park Area	81306578	132 Dunsmuir Way	\$829,000	\$829,000	\$963,000	116%	116%	9
Flood Park Area	81310870	54 Lorelei Lane	\$895,000	\$895,000	\$1,150,000	128%	128%	9
Flood Park Area	81311795	9 Heritage Place	\$959,000	\$959,000	\$1,001,000	104%	104%	8
Flood Park Area	81312119	1043 Sonoma Avenue	\$799,950	\$799,950	\$936,000	117%	117%	10
Flood Park Area	81313100	1038 Oakland Avenue	\$1,150,000	\$1,150,000	\$1,177,000	102%	102%	12
Menlo Oaks Area	81311691	240 Menlo Oaks Drive	\$2,399,000	\$2,399,000	\$2,555,000	107%	107%	14

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Middlefield to El Camino	81310162	224 Morgan Lane	\$1,398,000	\$1,398,000	\$1,505,000	108%	108%	4
Middlefield to El Camino	81310688	147 East Creek Drive	\$1,998,000	\$1,998,000	\$2,160,000	108%	108%	12
Middlefield to El Camino	81312644	230 East Creek Drive	\$1,225,000	\$1,225,000				13
Sharon Heights / Stanford Hills	81309997	30 La Loma Drive	\$2,095,000	\$2,095,000	\$2,300,000	110%	110%	12
Sharon Heights / Stanford Hills	81314187	850 Sharon Park Drive	\$1,998,000	\$1,998,000	\$2,418,000	121%	121%	9
Willows / O'Conner Area	81310858	233 Oconnor Street	\$1,875,000	\$1,875,000	\$1,950,000	104%	104%	21
Willows / O'Conner Area	81312158	217 Marmona Drive	\$1,850,000	\$1,850,000	\$1,880,000	102%	102%	11
Willows / O'Conner Area	81312321	889 Woodland Avenue	\$1,289,000	\$1,289,000	\$1,300,000	101%	101%	15
Willows / O'Conner Area	81315209	111 Pope Street	\$1,995,000	\$1,995,000	\$2,015,000	101%	101%	9
			\$1,556,672	\$1,547,404	\$1,622,549	102%	103%	22

Townhouse/Condo (Comm Int Dev)

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Allied Arts / Downtown	81313508	853 Valparaiso Avenue	\$1,299,999	\$1,299,999	\$1,475,000	113%	113%	10
Allied Arts / Downtown	81313860	967 Menlo Avenue	\$699,000	\$699,000	\$720,000	103%	103%	12
Sharon Heights / Stanford Hills	81305370	2140 Santa Cruz Avenue #B209	\$350,000	\$350,000	\$317,500	91%	91%	42
Sharon Heights / Stanford Hills	81307396	2160 Santa Cruz Avenue #20	\$575,000	\$575,000	\$575,000	100%	100%	27
Sharon Heights / Stanford Hills	81310090	675 Sharon Park Drive #123	\$598,000	\$598,000	\$690,000	115%	115%	7
Sharon Heights / Stanford Hills	81313116	2315 Eastridge Avenue #722	\$675,000	\$675,000	\$720,000	107%	107%	12
Sharon Heights / Stanford Hills	81313142	2325 Eastridge Avenue #622	\$675,000	\$675,000	\$761,000	113%	113%	10
			\$696,000	\$696,000	\$751,214	108%	108%	17