

Sold Price Analysis Report (November 01, 2013 to November 28, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81337168	4155 Abel Avenue	\$1,498,000	\$1,498,000	\$1,950,000	130%	130%	8
Barron Park	81338794	860 San Jude Avenue	\$2,098,000	\$2,098,000	\$2,520,000	120%	120%	8
Barron Park	81339539	633 Chimalus Drive	\$2,368,000	\$2,368,000	\$2,650,000	112%	112%	8
Barron Park	81340248	861 Matadero Avenue	\$1,998,000	\$1,998,000	\$2,710,000	136%	136%	8
College	81340827	850 College Avenue	\$2,375,000	\$2,375,000	\$2,551,000	107%	107%	0
Community Center	81338117	1414 Harker Avenue	\$2,495,000	\$2,495,000	\$2,620,000	105%	105%	7
Crescent Park	81337188	1478 Kings Lane	\$2,198,000	\$2,198,000	\$2,660,000	121%	121%	8
Downtown	81339660	221 Kipling Street	\$4,500,000	\$4,500,000	\$4,350,000	97%	97%	6
Green Gables	81331499	1776 Guinda Street	\$3,995,000	\$3,395,000	\$3,401,000	85%	100%	65
Green Gables	81340200	897 Southampton Drive	\$2,800,000	\$2,800,000	\$3,468,000	124%	124%	9
Midtown	81333794	2710 Ramona Street	\$3,595,000	\$3,298,000	\$3,300,000	92%	100%	29
Midtown	81337262	3181 Emerson Street	\$1,998,000	\$1,748,000	\$1,748,000	87%	100%	22
Midtown	81337290	3008 Ross Road	\$2,388,000	\$2,388,000				15
Midtown	81338053	757 Colorado Avenue	\$1,828,000	\$1,828,000	\$1,750,000	96%	96%	20
Midtown	81338119	2895 Emerson Street	\$1,799,000	\$1,799,000	\$1,910,000	106%	106%	6
Midtown	81338870	3511 Cowper Street	\$1,548,000	\$1,548,000	\$1,650,000	107%	107%	11
Midtown	81339999	3224 Emerson Street	\$1,150,000	\$1,150,000	\$1,628,000	142%	142%	11
Old Palo Alto	81318442	1820 Bryant Street	\$4,100,000	\$3,895,000	\$3,911,000	95%	100%	146
Old Palo Alto	81331905	2303 Cowper Street	\$5,198,000	\$4,589,000	\$4,428,000	85%	96%	80
Old Palo Alto	81336224	129 Churchill Avenue	\$2,299,888	\$2,299,888	\$2,250,000	98%	98%	48
Old Palo Alto	81336410	2350 Ramona Street	\$1,830,000	\$1,830,000	\$2,100,000	115%	115%	9
Old Palo Alto	81339515	2296 Bryant Street	\$2,100,000	\$2,100,000	\$2,866,000	136%	136%	9
Old Palo Alto	81339566	510 Lowell Avenue	\$5,280,000	\$5,280,000	\$5,300,000	100%	100%	5
Old Palo Alto	81340230	244 Rinconada Avenue	\$4,950,000	\$4,950,000	\$5,100,000	103%	103%	3
Professorville	81337763	1057 Ramona Street	\$4,850,000	\$4,850,000	\$4,350,000	90%	90%	56
South Palo Alto	81326928	410 Brassinga Court	\$1,650,888	\$1,650,888	\$1,693,442	103%	103%	6
South Palo Alto	81328808	416 Cole Court	\$1,568,888	\$1,568,888	\$1,599,805	102%	102%	25
South Palo Alto	81332612	3994 Sutherland Drive	\$2,349,000	\$2,349,000	\$2,200,000	94%	94%	55
South Palo Alto	81334719	3137 Greer Road	\$1,238,000	\$1,238,000	\$1,460,000	118%	118%	7
South Palo Alto	81337080	3445 Louis Road	\$1,895,000	\$1,895,000	\$1,900,000	100%	100%	14
South Palo Alto	81337129	439 San Antonio Road	\$1,399,000	\$1,399,000	\$1,530,000	109%	109%	8
South Palo Alto	81337196	1032 Amarillo Avenue	\$1,198,000	\$1,198,000	\$1,546,000	129%	129%	9
South Palo Alto	81338100	1066 Metro Circle	\$1,599,000	\$1,599,000	\$1,825,000	114%	114%	14
South Palo Alto	81338113	2491 Greer Road	\$1,398,000	\$1,398,000	\$1,625,000	116%	116%	6
South Palo Alto	81338845	3475 Janice Way	\$1,199,000	\$1,199,000	\$1,830,000	153%	153%	8
South Palo Alto	81338878	760 Mayview Avenue	\$2,988,000	\$2,988,000	\$3,500,000	117%	117%	7
South Palo Alto	81339342	3832 Grove Avenue	\$2,695,000	\$2,695,000	\$3,330,000	124%	124%	8
South Palo Alto	81339432	3377 Ross Road	\$2,998,000	\$2,998,000	\$3,000,000	100%	100%	26
South Palo Alto	81339568	2593 Marshall Drive	\$1,398,000	\$1,398,000	\$1,900,000	136%	136%	7
South Palo Alto	81339592	3340 Kenneth Drive	\$1,798,000	\$1,798,000	\$2,051,000	114%	114%	6
South Palo Alto	81340202	460 El Capitan Place	\$2,169,000	\$2,169,000	\$2,300,000	106%	106%	9
South Palo Alto	81340948	3753 Starr King Circle	\$1,699,000	\$1,699,000	\$1,775,000	104%	104%	7
Ventura	81334693	239 Matadero Avenue	\$1,398,000	\$1,398,000	\$1,425,000	102%	102%	119

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Ventura	81336362	201 Chestnut Avenue	\$1,498,000	\$1,498,000	\$1,580,000	105%	105%	13
			\$2,394,879	\$2,350,311	\$2,540,494	104%	106%	22

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81336297	427 Alma Street #107	\$750,000	\$750,000	\$800,000	107%	107%	7
Downtown	81339422	315 Homer Avenue #104	\$1,540,000	\$1,540,000	\$1,710,000	111%	111%	9
Downtown	81340207	325 Channing Avenue #302	\$2,549,000	\$2,549,000	\$2,632,500	103%	103%	8
Green Acres	81337974	4250 El Camino Real #222	\$499,000	\$499,000	\$485,000	97%	97%	20
South Palo Alto	81334618	3192 Berryessa Street	\$925,000	\$925,000	\$901,000	97%	97%	31
South Palo Alto	81337261	4245 Rickeys Way #E	\$1,190,000	\$1,190,000	\$1,308,000	110%	110%	9
			\$1,242,167	\$1,242,167	\$1,306,083	105%	105%	14