

Sold Price Analysis Report (November 05, 2014 to November 27, 2014)

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

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------------------------------|------------|-------------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| Middlefield to El Camino Menlo Park | ML81440192 | 1155 Merrill Street #206 | \$246,743 | \$246,743 | \$246,743 | 100% | 100% | 0 |
| Sharon Heights / Stanford Hills | ML81433516 | 472 Sand Hill Circle | \$1,695,000 | \$1,695,000 | \$1,700,000 | 100% | 100% | 37 |
| Sharon Heights / Stanford Hills | ML81434699 | 2323 Eastridge Avenue #513 | \$548,000 | \$548,000 | \$605,000 | 110% | 110% | 14 |
| Sharon Heights / Stanford Hills | ML81437705 | 2140 Santa Cruz Avenue #C-201 | \$599,000 | \$599,000 | \$602,000 | 101% | 101% | 79 |
| Sharon Heights / Stanford Hills | ML81439154 | 2140 Santa Cruz Avenue #E-101 | \$594,000 | \$594,000 | \$603,500 | 102% | 102% | 19 |
| Sharon Heights / Stanford Hills | ML81439175 | 2140 Santa Cruz Avenue #c109 | \$599,000 | \$599,000 | \$625,188 | 104% | 104% | 12 |
| | | | \$713,624 | \$713,624 | \$730,405 | 102% | 102% | 27 |

Res. Single Family

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-------------------------------------|------------|------------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Allied Arts / Downtown | ML81436919 | 851 Cambridge Avenue | \$1,995,000 | \$1,995,000 | \$1,995,000 | 100% | 100% | 18 |
| Allied Arts / Downtown | ML81438039 | 1350 Johnson Street | \$1,800,000 | \$1,800,000 | \$2,300,000 | 128% | 128% | 15 |
| Allied Arts / Downtown | ML81439050 | 1000 Middle Avenue | \$1,795,000 | \$1,795,000 | \$2,000,000 | 111% | 111% | 5 |
| Alpine Road Area | ML81434943 | 30 Bishop Oak Court | \$2,850,000 | \$2,850,000 | \$2,725,000 | 96% | 96% | 22 |
| Alpine Road Area | ML81437343 | 7 Sneckner Court | \$2,149,000 | \$2,149,000 | \$2,165,000 | 101% | 101% | 7 |
| Central Menlo | ML81420176 | 1631 Santa Cruz Avenue | \$3,999,888 | \$3,788,000 | \$3,580,000 | 90% | 95% | 135 |
| Central Menlo | ML81435965 | 1745 Bay Laurel Drive | \$3,995,000 | \$3,995,000 | \$3,995,000 | 100% | 100% | 21 |
| County / Alameda Area | ML81433506 | 2191 Oakley Avenue | \$1,998,000 | \$1,998,000 | \$1,950,000 | 98% | 98% | 43 |
| County / Alameda Area | ML81436892 | 1371 Orange Avenue | \$2,450,000 | \$2,450,000 | \$2,325,000 | 95% | 95% | 30 |
| County / Alameda Area | ML81437746 | 2118 Ashton Avenue | \$2,288,000 | \$2,288,000 | | | | 4 |
| County Area / Fair Oaks Ave | ML81430024 | 546 Marsh Road | \$549,000 | \$549,000 | \$550,000 | 100% | 100% | 20 |
| County Area / Fair Oaks Ave | ML81433517 | 540 Palmer Lane | \$1,729,500 | \$1,729,500 | \$1,827,000 | 106% | 106% | 27 |
| County Area / Fair Oaks Ave | ML81434479 | 738 17Th Avenue | \$1,798,000 | \$1,698,000 | \$1,678,900 | 93% | 99% | 30 |
| County Area / Fair Oaks Ave | ML81436440 | 775 18Th Avenue | \$888,800 | \$888,800 | \$945,000 | 106% | 106% | 13 |
| County Area / Fair Oaks Ave | ML81438476 | 546 6Th Avenue | \$619,000 | \$619,000 | \$750,000 | 121% | 121% | 10 |
| East of U.S. 101 Menlo Park | ML81434118 | 223 Terminal Avenue | \$625,000 | \$625,000 | \$630,000 | 101% | 101% | 23 |
| Flood Park Area | ML81432814 | 1065 Ringwood Avenue | \$1,195,000 | \$999,000 | \$1,181,000 | 99% | 118% | 38 |
| Flood Park Area | ML81437759 | 1028 Hollyburne Avenue | \$998,000 | \$998,000 | \$1,100,000 | 110% | 110% | 10 |
| Middlefield to El Camino Menlo Park | ML81433476 | 1701 Stone Pine Lane | \$1,595,000 | \$1,595,000 | \$1,595,000 | 100% | 100% | 9 |
| Middlefield to El Camino Menlo Park | ML81437360 | 807 Paulson Circle | \$2,388,000 | \$2,388,000 | \$2,535,000 | 106% | 106% | 13 |
| Middlefield to El Camino Menlo Park | ML81439129 | 1671 Stone Pine Lane | \$1,899,000 | \$1,899,000 | \$2,000,000 | 105% | 105% | 10 |
| Sharon Heights / Stanford Hills | ML81433462 | 15 Oak Hollow Way | \$2,995,000 | \$2,995,000 | \$3,050,000 | 102% | 102% | 12 |
| Sharon Heights / Stanford Hills | ML81436101 | 730 Monte Rosa Drive | \$2,199,000 | \$2,199,000 | \$2,610,000 | 119% | 119% | 10 |
| Sharon Heights / Stanford Hills | ML81436558 | 40 La Loma Drive | \$2,098,000 | \$2,098,000 | \$2,450,000 | 117% | 117% | 7 |
| Sharon Heights / Stanford Hills | ML81436687 | 2308 Crest Lane | \$4,500,000 | \$4,500,000 | \$4,575,000 | 102% | 102% | 3 |
| Sharon Heights / Stanford Hills | ML81439153 | 2355 Tioga Drive | \$2,573,000 | \$2,573,000 | \$2,600,000 | 101% | 101% | 13 |
| Willows / O'Conner Area | ML81434977 | 531 Pope Street | \$2,595,000 | \$2,595,000 | \$2,600,000 | 100% | 100% | 15 |
| Willows / O'Conner Area | ML81436438 | 417 Shirley Way | \$1,498,000 | \$1,498,000 | \$1,688,000 | 113% | 113% | 14 |
| Willows / O'Conner Area | ML81436531 | 219 Robin Way | \$1,395,000 | \$1,395,000 | \$1,400,000 | 100% | 100% | 15 |
| Willows / O'Conner Area | ML81436850 | 381 Mckendry Drive | \$1,300,000 | \$1,300,000 | \$1,342,000 | 103% | 103% | 16 |
| Willows / O'Conner Area | ML81436857 | 343 Barton Place | \$1,250,000 | \$1,250,000 | \$1,600,000 | 128% | 128% | 8 |
| | | | \$2,000,232 | \$1,983,848 | \$2,058,063 | 100% | 100% | 20 |

Sold Price Analysis Report (November 05, 2014 to November 27, 2014)

Res. Townhouse

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|---------------------------------|------------|----------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Menlo Oaks Area | ML81436861 | 615 Gilbert Avenue | \$1,098,000 | \$1,098,000 | \$1,208,000 | 110% | 110% | 10 |
| Sharon Heights / Stanford Hills | ML81437755 | 414 Sand Hill Circle | \$1,595,000 | \$1,595,000 | \$1,652,000 | 104% | 104% | 9 |
| | | | \$1,346,500 | \$1,346,500 | \$1,430,000 | 106% | 106% | 10 |