

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

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81333586	985 Paradise Way	\$2,375,000	\$2,275,000	\$2,250,000	95%	99%	18
Barron Park	81335619	4010 Manzana Lane	\$2,195,000	\$2,195,000	\$2,600,000	118%	118%	8
Barron Park	81335621	840 La Para Avenue	\$1,695,000	\$1,695,000	\$1,929,000	114%	114%	6
Barron Park	81335631	3727 Cass Way	\$1,495,000	\$1,495,000	\$1,700,000	114%	114%	6
Barron Park	81335878	792 Encina Grande Drive	\$2,175,000	\$2,175,000	\$2,300,000	106%	106%	15
Barron Park	81335999	3776 La Donna Avenue	\$1,898,000	\$1,898,000	\$2,200,000	116%	116%	9
Barron Park	81336862	951 Shauna Lane	\$2,395,000	\$2,395,000	\$2,700,000	113%	113%	9
College	81333818	2140 Princeton Street	\$1,795,000	\$1,795,000	\$2,300,000	128%	128%	7
College	81336361	1521 Escobita Avenue	\$2,498,000	\$2,498,000	\$2,875,000	115%	115%	8
Community Center	81333752	950 Guinda Street	\$4,290,000	\$4,290,000	\$4,115,000	96%	96%	30
Crescent Park	81334343	1426 Pitman Avenue	\$3,198,000	\$3,198,000	\$3,500,000	109%	109%	8
Crescent Park	81334639	1730 University Avenue	\$2,998,000	\$2,998,000	\$3,250,000	108%	108%	16
Crescent Park	81338115	1298 Hamilton Avenue	\$4,395,000	\$4,395,000				1
Downtown	81332751	245 Ramona Street	\$2,398,000	\$2,398,000	\$2,399,000	100%	100%	9
Downtown	81332765	355 Channing Avenue	\$2,995,000	\$2,995,000	\$2,948,000	98%	98%	14
Downtown	81334718	563 Lytton Avenue	\$1,795,000	\$1,795,000	\$1,875,000	104%	104%	8
Green Acres	81335577	4132 Maybell Way	\$1,685,000	\$1,685,000	\$1,916,000	114%	114%	10
Green Gables	81333779	558 Jackson Drive	\$1,895,000	\$1,895,000	\$2,250,018	119%	119%	6
Green Gables	81333781	561 Hilbar Lane	\$2,398,000	\$2,398,000	\$2,700,000	113%	113%	8
Green Gables	81336418	2230 Louis Road	\$1,395,000	\$1,395,000	\$1,855,000	133%	133%	7
Midtown	81331835	252 Colorado Avenue	\$2,695,000	\$2,695,000	\$3,010,000	112%	112%	8
Midtown	81334682	3178 Ramona Street	\$2,398,000	\$2,398,000	\$2,355,000	98%	98%	7
Midtown	81334705	3525 Cowper Street	\$1,298,000	\$1,298,000	\$1,650,000	127%	127%	7
Midtown	81334727	3412 Cowper Street	\$1,898,000	\$1,898,000	\$2,325,000	122%	122%	8
Midtown	81335612	3185 Kipling Street	\$4,198,000	\$4,198,000				5
Midtown	81337155	515 East Meadow Drive	\$1,200,000	\$1,200,000	\$1,531,000	128%	128%	9
Old Palo Alto	81332586	2261 Waverley Street	\$4,750,000	\$4,750,000	\$4,560,000	96%	96%	18
Old Palo Alto	81334442	1511 Waverley Street	\$2,500,000	\$2,500,000	\$3,250,000	130%	130%	7
Old Palo Alto	81334704	2260 South Court	\$1,995,000	\$1,995,000	\$2,755,000	138%	138%	8
Old Palo Alto	81337148	2203 South Court	\$3,195,000	\$3,195,000	\$3,050,000	95%	95%	9
Palo Alto Hills	81334594	4289 Miranda Avenue	\$1,295,000	\$1,295,000	\$1,550,000	120%	120%	7
Professorville	81333791	1425 Cowper Street	\$1,999,000	\$1,999,000	\$2,000,000	100%	100%	13
South Palo Alto	81331034	370 Ely Place	\$1,450,000	\$1,450,000	\$1,680,000	116%	116%	8
South Palo Alto	81331052	886 Moreno Avenue	\$1,699,000	\$1,699,000	\$1,852,500	109%	109%	8
South Palo Alto	81332198	3465 Middlefield Road	\$2,995,000	\$2,995,000	\$3,050,000	102%	102%	12
South Palo Alto	81332459	816 Ames Avenue	\$2,898,000	\$2,898,000	\$3,000,000	104%	104%	9
South Palo Alto	81332527	407 Ferne Avenue	\$1,499,000	\$1,499,000	\$1,960,000	131%	131%	7
South Palo Alto	81332701	2879 Louis Road	\$1,295,000	\$1,295,000	\$1,730,000	134%	134%	8
South Palo Alto	81332796	3869 Nathan Way	\$1,698,888	\$1,698,888	\$1,850,000	109%	109%	11
South Palo Alto	81334531	3629 Ramona Circle	\$2,398,000	\$2,398,000	\$2,500,000	104%	104%	7
South Palo Alto	81334593	821 Thornwood Drive	\$1,900,000	\$1,900,000	\$2,300,000	121%	121%	8
South Palo Alto	81334686	4263 Park Boulevard	\$1,098,000	\$1,098,000	\$1,200,000	109%	109%	9
South Palo Alto	81336564	888 Warren Way	\$1,295,000	\$1,295,000	\$1,700,000	131%	131%	2

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Stanford	81329922	724 Esplanada Way	\$2,300,000	\$2,300,000	\$2,400,000	104%	104%	15
			<b>\$2,270,679</b>	<b>\$2,268,407</b>	<b>\$2,402,869</b>	<b>101%</b>	<b>101%</b>	<b>9</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81330936	2583 Park Boulevard #W110	\$828,000	\$799,000	\$850,000	103%	106%	22
College	81334039	410 Sheridan Avenue #338	\$882,000	\$882,000	\$962,775	109%	109%	13
Crescent Park	81324820	500 Fulton Street #204	\$950,000	\$950,000	\$900,000	95%	95%	98
Downtown	81321933	424 Webster Street	\$1,398,000	\$1,298,000	\$1,290,000	92%	99%	94
Downtown	81325766	277 Bryant Street	\$995,000	\$1,149,000	\$1,165,000	117%	101%	72
Downtown	81329976	800 High Street #406	\$1,658,000	\$1,658,000	\$1,658,000	100%	100%	36
Downtown	81332622	610 Middlefield Road	\$1,080,000	\$1,080,000	\$1,225,000	113%	113%	13
Downtown	81333708	195 Bryant Street #B	\$1,249,000	\$1,249,000	\$1,350,000	108%	108%	5
Downtown	81333777	800 High Street #215	\$1,188,000	\$1,188,000	\$1,325,000	112%	112%	7
Downtown	81334712	425 Alma Street #311	\$798,000	\$798,000	\$798,111	100%	100%	12
Downtown	81337296	325 Channing Avenue #110	\$1,999,000	\$1,999,000	\$2,050,000	103%	103%	0
Green Acres	81332730	4250 El Camino Real #326	\$487,000	\$487,000	\$500,150	103%	103%	13
Midtown	81332513	737 Loma Verde Avenue #12	\$1,050,000	\$1,050,000	\$1,250,000	119%	119%	8
South Palo Alto	81332265	4159 El Camino Way #N	\$700,000	\$700,000	\$740,000	106%	106%	36
South Palo Alto	81333802	440 Cesano Court #305	\$1,199,000	\$1,199,000	\$1,170,000	98%	98%	22
South Palo Alto	81334917	2468 West Bayshore Road #7	\$500,000	\$500,000	\$509,000	102%	102%	30
South Palo Alto	81339538	670 San Antonio Road #39	\$939,000	\$939,000	\$1,011,000	108%	108%	0
			<b>\$1,052,941</b>	<b>\$1,054,412</b>	<b>\$1,103,179</b>	<b>105%</b>	<b>105%</b>	<b>28</b>