

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

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML80752722	410 Sheridan Avenue #00108	\$548,000	\$548,000	\$575,000	105%	105%	12
Downtown Palo Alto	ML80754315	325 Channing Avenue #00308	\$1,350,000	\$1,350,000	\$1,450,000	107%	107%	11
Downtown Palo Alto	ML80756860	707 Bryant Street #101	\$849,000	\$849,000	\$921,000	108%	108%	8
			\$915,667	\$915,667	\$982,000	107%	107%	10

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80752872	558 Driscoll Place	\$899,900	\$899,900	\$1,035,000	115%	115%	7
College	ML80735752	1135 College Avenue	\$2,188,000	\$1,999,000	\$1,880,000	86%	94%	89
College	ML80749950	2350 Cornell Street	\$1,598,000	\$1,598,000	\$1,662,000	104%	104%	8
College	ML80752884	901 College Avenue	\$1,295,000	\$1,295,000	\$1,300,000	100%	100%	8
College	ML80754219	1575 Castilleja Avenue	\$1,995,000	\$1,995,000	\$2,075,000	104%	104%	7
Community Center	ML80746071	1119 Hopkins Avenue	\$1,950,000	\$1,950,000	\$1,750,000	90%	90%	53
Community Center	ML80749383	721 Forest Avenue	\$1,650,000	\$1,650,000	\$1,850,000	112%	112%	8
Community Center	ML80751202	1036 Harker Avenue	\$2,199,000	\$2,199,000	\$2,327,000	106%	106%	10
Community Center	ML80754345	750 Homer Avenue	\$949,000	\$949,000	\$969,000	102%	102%	12
Community Center	ML80755670	736 Homer Avenue	\$698,888	\$698,888	\$731,000	105%	105%	6
Community Center	ML80755683	1340 Channing Avenue	\$3,298,000	\$3,298,000	\$3,450,000	105%	105%	4
Crescent Park	ML80749825	1021 Channing Avenue	\$998,000	\$998,000	\$1,210,000	121%	121%	12
Crescent Park	ML80750008	1018 Fulton Street	\$2,995,000	\$2,850,000	\$2,800,000	93%	98%	22
Crescent Park	ML80751554	55 Hamilton Court	\$2,695,000	\$2,695,000	\$2,550,000	95%	95%	22
Downtown Palo Alto	ML80749386	739 Webster Street	\$2,100,000	\$2,100,000	\$2,225,000	106%	106%	9
Downtown Palo Alto	ML80749388	737 Webster Street	\$2,300,000	\$2,300,000	\$2,195,000	95%	95%	22
Downtown Palo Alto	ML80753059	558 Hawthorne Avenue	\$2,175,000	\$2,175,000	\$2,200,000	101%	101%	4
Downtown Palo Alto	ML80755705	149 Cowper Street	\$1,700,000	\$1,700,000	\$1,700,000	100%	100%	1
Green Gables	ML80747617	977 Embarcadero Road	\$998,000	\$998,000	\$998,000	100%	100%	18
Green Gables	ML80749066	715 De Soto Drive	\$1,898,000	\$1,898,000	\$1,850,000	97%	97%	34
Green Gables	ML80749393	1560 Dana Avenue	\$1,895,000	\$1,895,000	\$2,112,000	111%	111%	16
Green Gables	ML80751498	1629 Channing Avenue	\$1,795,000	\$1,795,000	\$1,760,000	98%	98%	15
Green Gables	ML80751521	124 Primrose Way	\$1,749,000	\$1,749,000	\$1,849,000	106%	106%	13
Green Gables	ML80753921	25 Alannah Court	\$1,298,000	\$1,298,000	\$1,555,000	120%	120%	9
Green Gables	ML80754323	653 Wildwood Lane	\$1,799,000	\$1,799,000	\$1,900,000	106%	106%	13
Green Gables	ML80755708	1992 Barbara Drive	\$2,395,000	\$2,395,000	\$2,650,000	111%	111%	15
Midtown	ML80742591	181 El Verano Avenue	\$1,188,000	\$1,090,000	\$1,055,000	89%	97%	49
Midtown	ML80745758	760 Colorado Avenue	\$1,548,000	\$1,548,000	\$1,548,000	100%	100%	32
Midtown	ML80751301	2612 South Court	\$1,498,000	\$1,498,000	\$1,650,000	110%	110%	12
Midtown	ML80751506	781 Marion Avenue	\$129,500	\$1,295,000	\$1,620,000	1251%	125%	9
Midtown	ML80752915	3382 Waverley Street	\$928,000	\$928,000	\$940,000	101%	101%	8
Old Palo Alto	ML80738441	243 Tennyson Avenue	\$4,250,000	\$3,950,000	\$3,850,000	91%	97%	61
Old Palo Alto	ML80743808	111 Churchill Avenue	\$995,000	\$975,000	\$965,000	97%	99%	63
Old Palo Alto	ML80751482	330 Coleridge Avenue	\$8,250,000	\$8,250,000	\$8,250,000	100%	100%	16
Old Palo Alto	ML80757011	2220 Bryant Street	\$1,545,000	\$1,545,000	\$1,775,000	115%	115%	8
Palo Alto Hills	ML80742830	4351 Miranda Avenue	\$1,595,000	\$1,595,000	\$1,470,000	92%	92%	14

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Res. Single Family

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South Palo Alto	ML80745964	765 Talisman Court	\$1,850,000	\$1,850,000	\$1,717,279	93%	93%	41
South Palo Alto	ML80749190	711 Mayview Avenue	\$2,400,000	\$2,400,000	\$2,298,000	96%	96%	39
South Palo Alto	ML80749485	831 Marshall Drive	\$1,495,000	\$1,495,000	\$1,450,000	97%	97%	18
South Palo Alto	ML80749580	4239 Ruthelma Avenue	\$1,100,000	\$1,100,000	\$1,280,000	116%	116%	19
South Palo Alto	ML80749629	350 Duluth Circle	\$1,195,000	\$1,195,000	\$1,280,000	107%	107%	7
South Palo Alto	ML80750013	3453 Kenneth Drive	\$1,295,000	\$1,295,000	\$1,295,000	100%	100%	8
South Palo Alto	ML80750025	3560 Bryant Street	\$899,950	\$899,950	\$1,210,000	134%	134%	6
South Palo Alto	ML80750047	820 Colorado Avenue	\$1,099,000	\$1,099,000	\$1,315,500	120%	120%	8
South Palo Alto	ML80751227	271 Ely Place	\$1,399,000	\$1,399,000	\$1,400,000	100%	100%	14
South Palo Alto	ML80751494	1038 Loma Verde Avenue	\$1,295,000	\$1,295,000	\$1,378,000	106%	106%	10
South Palo Alto	ML80751556	2911 Simkins Court	\$1,495,000	\$1,495,000	\$1,530,000	102%	102%	3
South Palo Alto	ML80751589	3143 David Court	\$1,099,000	\$1,099,000	\$1,370,000	125%	125%	7
South Palo Alto	ML80752234	302 Whitclem Drive	\$1,289,000	\$1,289,000	\$1,350,000	105%	105%	10
South Palo Alto	ML80755594	930 Colorado Avenue	\$1,050,000	\$1,050,000	\$1,115,000	106%	106%	9
South Palo Alto	ML80756869	438 Ferne Avenue	\$1,349,500	\$1,349,500	\$1,488,000	110%	110%	9
			\$1,759,760	\$1,767,867	\$1,827,113	104%	103%	18

Res. Townhouse

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Crescent Park	ML80736401	478 Fulton Street	\$2,850,000	\$1,700,000	\$1,425,000	50%	84%	69
Ventura	ML80745854	252 Ventura Avenue #00011	\$698,000	\$698,000	\$720,000	103%	103%	32
			\$1,774,000	\$1,199,000	\$1,072,500	60%	89%	51