

Sold Price Analysis Report (October 02, 2013 to October 31, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81325104	757 Harvard Avenue	\$1,675,000	\$1,565,000	\$1,525,000	91%	97%	68
Allied Arts / Downtown	81332065	849 Cambridge Avenue	\$1,695,000	\$1,695,000	\$1,695,000	100%	100%	25
Allied Arts / Downtown	81334243	253 University Drive	\$3,595,000	\$3,595,000	\$3,547,500	99%	99%	21
Allied Arts / Downtown	81334772	946 Evelyn Street	\$1,098,000	\$1,098,000	\$1,351,000	123%	123%	12
Allied Arts / Downtown	81335560	317 Yale Road	\$1,595,000	\$1,595,000	\$1,937,000	121%	121%	6
Alpine Road Area	81333299	23 Bishop Lane	\$2,200,000	\$2,200,000	\$2,150,000	98%	98%	23
Central Menlo	81333043	7 Helen Place	\$3,275,000	\$3,275,000	\$3,275,000	100%	100%	14
Central Menlo	81334937	1445 Valparaiso Avenue	\$2,295,000	\$2,295,000	\$2,200,000	96%	96%	13
Central Menlo	81335155	1371 North Lemon Avenue	\$1,649,000	\$1,649,000	\$2,220,000	135%	135%	8
Central Menlo	81335172	1855 White Oak Drive	\$2,198,000	\$2,198,000	\$2,660,000	121%	121%	1
Central Menlo	81336011	1725 Santa Cruz Avenue	\$1,690,000	\$1,690,000	\$1,690,000	100%	100%	11
County / Alameda Area	81320319	2010 Valparaiso Avenue	\$1,550,000	\$1,495,000	\$1,420,000	92%	95%	72
County / Alameda Area	81321415	2189 Clayton Drive	\$4,195,000	\$3,995,000	\$3,880,000	92%	97%	112
County / Alameda Area	81332032	2081 Camino Al Lago	\$1,375,000	\$1,375,000	\$1,525,000	111%	111%	11
County / Alameda Area	81335185	1231 Orange Avenue	\$1,699,500	\$1,699,500	\$1,918,000	113%	113%	9
County / Alameda Area	81339022	16 Perry Avenue	\$2,795,000	\$2,795,000	\$2,795,000	100%	100%	0
County Area / Fair Oaks Ave	81333363	3617 Oak Drive	\$2,498,000	\$2,498,000	\$2,498,000	100%	100%	17
County Area / Fair Oaks Ave	81335124	807 14Th Avenue	\$899,000	\$899,000	\$975,000	108%	108%	9
County Area / Fair Oaks Ave	81336661	651 10Th Avenue	\$499,000	\$499,000	\$610,000	122%	122%	7
East of U.S. 101	81333455	250 Newbridge Street	\$465,000	\$465,000	\$502,000	108%	108%	11
Flood Park Area	81327510	1055 Berkeley Avenue	\$989,000	\$898,000	\$900,000	91%	100%	34
Flood Park Area	81332770	304 Oakwood Place	\$1,775,000	\$1,775,000	\$1,720,000	97%	97%	22
Flood Park Area	81333296	2 Iris Lane	\$829,000	\$829,000	\$883,000	107%	107%	16
Flood Park Area	81333720	1063 Sonoma Avenue	\$789,000	\$789,000	\$885,000	112%	112%	14
Flood Park Area	81334237	11 Bay Road	\$1,499,000	\$1,499,000	\$1,637,000	109%	109%	10
Menlo Oaks Area	81326406	611 Menlo Oaks Drive	\$2,698,000	\$2,598,000	\$2,500,000	93%	96%	60
Menlo Oaks Area	81332802	25 Riordan Place	\$1,075,000	\$1,075,000	\$1,350,000	126%	126%	8
Menlo Oaks Area	81335437	4 Heritage Place	\$999,000	\$999,000	\$1,020,000	102%	102%	2
Middlefield to El Camino	81331048	189 Buckthorn Way	\$819,000	\$819,000	\$826,888	101%	101%	8
Middlefield to El Camino	81334929	1078 Pine Street	\$1,325,000	\$1,325,000	\$1,400,000	106%	106%	3
Middlefield to El Camino	81336700	1440 Mills Court	\$1,065,000	\$1,065,000	\$1,325,000	124%	124%	12
Sharon Heights / Stanford Hills	81322430	1060 Continental Drive	\$2,195,000	\$2,075,000	\$1,995,000	91%	96%	66
Sharon Heights / Stanford Hills	81332803	2328 Warner Range Avenue	\$3,995,000	\$3,995,000	\$4,050,000	101%	101%	21
Willows / O'Conner Area	81334148	200 Robin Way	\$1,099,000	\$1,099,000	\$1,280,000	116%	116%	10
Willows / O'Conner Area	81334234	1141 Woodland Avenue	\$2,195,000	\$2,195,000	\$2,350,000	107%	107%	11
Willows / O'Conner Area	81334241	315 Chester Street	\$998,000	\$998,000	\$1,050,000	105%	105%	11
Willows / O'Conner Area	81335820	315 Pope Street	\$1,195,000	\$1,195,000	\$1,325,000	111%	111%	7
			\$1,742,689	\$1,724,419	\$1,807,308	104%	105%	21

Townhouse/Condo (Comm Int Dev)

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Allied Arts / Downtown	81332739	720 Creek Drive	\$1,699,000	\$1,699,000	\$1,600,000	94%	94%	32
Allied Arts / Downtown	81335094	1330 University Drive #73	\$2,200,000	\$2,200,000	\$2,200,000	100%	100%	6

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Middlefield to El Camino	81333328	523 Oak Grove Avenue	\$838,000	\$838,000	\$804,000	96%	96%	14
Sharon Heights / Stanford Hills	81332064	1320 Trinity Drive	\$1,825,000	\$1,825,000	\$1,940,000	106%	106%	11
Sharon Heights / Stanford Hills	81333060	2327 Sharon Road	\$780,000	\$780,000	\$845,000	108%	108%	14
Sharon Heights / Stanford Hills	81333947	675 Sharon Park Drive #214	\$660,000	\$660,000	\$750,000	114%	114%	14
Sharon Heights / Stanford Hills	81334278	2252 Eastridge Avenue	\$1,049,000	\$1,049,000	\$1,049,000	100%	100%	7
Sharon Heights / Stanford Hills	81335168	2260 Sharon Road	\$895,000	\$895,000	\$1,125,000	126%	126%	4
Sharon Heights / Stanford Hills	81335856	2365 Sharon Oaks Drive	\$1,599,000	\$1,599,000				3
Sharon Heights / Stanford Hills	81335884	2140 Santa Cruz Avenue #E109	\$615,000	\$615,000	\$615,000	100%	100%	10
Sharon Heights / Stanford Hills	81336043	2 Hallmark Circle	\$1,695,000	\$1,695,000	\$1,775,000	105%	105%	8
Sharon Heights / Stanford Hills	81336182	2140 Santa Cruz Avenue #C201	\$585,000	\$585,000	\$602,000	103%	103%	8
			\$1,203,333	\$1,203,333	\$1,209,545	92%	92%	11