

## Sold Price Analysis Report (October 01, 2014 to October 31, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81434222	1330 University Drive #28	\$1,398,000	\$1,398,000	\$1,400,000	100%	100%	12
Middlefield to El Camino Menlo Park	ML81429146	445 Oak Grove Avenue #14	\$998,000	\$998,000	\$940,000	94%	94%	57
Middlefield to El Camino Menlo Park	ML81436979	451 Oak Grove Avenue #3	\$1,175,000	\$1,175,000	\$1,275,000	109%	109%	4
Sharon Heights / Stanford Hills	ML81430044	675 Sharon Park Drive #237	\$785,000	\$785,000	\$795,000	101%	101%	10
Sharon Heights / Stanford Hills	ML81432481	1100 Sharon Park Drive #27	\$698,000	\$698,000	\$720,000	103%	103%	25
			<b>\$1,010,800</b>	<b>\$1,010,800</b>	<b>\$1,026,000</b>	<b>102%</b>	<b>102%</b>	<b>22</b>

### Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	ML81431459	455 Yale Road	\$2,749,000	\$2,749,000	\$2,777,000	101%	101%	14
Allied Arts / Downtown	ML81433550	709 College Avenue	\$3,950,000	\$3,950,000	\$4,025,000	102%	102%	10
Allied Arts / Downtown	ML81434218	718 Partridge Avenue	\$1,988,000	\$1,988,000	\$2,125,000	107%	107%	12
Allied Arts / Downtown	ML81434475	659 Roble Avenue	\$1,275,000	\$1,275,000	\$1,410,000	111%	111%	9
Alpine Road Area	ML81430072	25 Bishop Lane	\$1,525,000	\$1,525,000	\$1,555,000	102%	102%	13
Central Menlo	ML81425069	1770 Bay Laurel Drive	\$2,998,000	\$2,998,000	\$2,950,000	98%	98%	44
Central Menlo	ML81426170	1100 Cotton Street	\$2,695,000	\$2,695,000	\$2,495,000	93%	93%	58
Central Menlo	ML81429115	1295 Middle Avenue	\$1,895,000	\$1,895,000	\$1,925,000	102%	102%	9
Central Menlo	ML81432577	1105 Hermosa Way	\$2,298,000	\$2,298,000	\$2,630,000	114%	114%	9
Central Menlo	ML81433487	49 Pulitzer Drive	\$2,595,000	\$2,595,000	\$2,550,000	98%	98%	15
County / Alameda Area	ML81421994	1998 Camino A Los Cerros	\$4,888,000	\$4,498,000	\$4,500,000	92%	100%	88
County / Alameda Area	ML81422634	2051 Valparaiso Avenue	\$1,195,000	\$1,195,000	\$1,350,000	113%	113%	31
County / Alameda Area	ML81432573	301 Vine Street	\$2,198,000	\$2,198,000	\$2,250,000	102%	102%	9
County / Alameda Area	ML81432600	3311 Alameda De Las Pulgas	\$2,088,000	\$2,088,000	\$2,260,000	108%	108%	9
County / Alameda Area	ML81432945	1838 Valparaiso Avenue	\$3,595,000	\$3,595,000	\$3,500,000	97%	97%	11
County / Alameda Area	ML81433523	280 Leland Avenue	\$2,488,000	\$2,488,000	\$2,800,000	113%	113%	9
County / Alameda Area	ML81436229	1316 American Way	\$1,600,000	\$1,600,000	\$1,830,000	114%	114%	4
County Area / Fair Oaks Ave	ML81432213	603 14Th Avenue	\$539,000	\$539,000	\$599,000	111%	111%	9
County Area / Fair Oaks Ave	ML81432304	607 17Th Avenue	\$999,000	\$999,000	\$1,115,000	112%	112%	6
County Area / Fair Oaks Ave	ML81433274	433 6Th Avenue	\$599,000	\$599,000	\$635,000	106%	106%	14
County Area / Fair Oaks Ave	ML81433534	759 12Th Avenue	\$798,000	\$798,000	\$1,050,000	132%	132%	9
County Area / Fair Oaks Ave	ML81435321	555 Encina Avenue	\$1,900,000	\$1,900,000	\$1,950,000	103%	103%	7
East of U.S. 101 Menlo Park	ML81420603	1219 Hollyburne Avenue	\$455,000	\$455,000	\$455,000	100%	100%	2
East of U.S. 101 Menlo Park	ML81427407	370 Hamilton Avenue	\$799,000	\$799,000	\$770,000	96%	96%	46
East of U.S. 101 Menlo Park	ML81430923	1421 E Modoc Avenue	\$679,000	\$679,000	\$765,432	113%	113%	16
Flood Park Area	ML81341868	1027 Henderson Avenue	\$899,000	\$1,160,000	\$1,151,000	128%	99%	272
Flood Park Area	ML81429300	148 Hedge Road	\$1,300,000	\$1,300,000	\$1,225,000	94%	94%	10
Flood Park Area	ML81433493	1023 Henderson Avenue	\$1,185,000	\$1,185,000	\$1,300,000	110%	110%	9
Flood Park Area	ML81435093	1037 Almanor Avenue	\$1,388,000	\$1,388,000	\$1,525,000	110%	110%	13
Menlo Oaks Area	ML81433509	450 Arlington Way	\$2,998,000	\$2,998,000	\$3,100,000	103%	103%	18
Middlefield to El Camino Menlo Park	ML81427805	411 Encinal Avenue	\$2,195,000	\$2,195,000	\$2,200,000	100%	100%	27
Middlefield to El Camino Menlo Park	ML81431979	1601 Stone Pine Lane	\$1,495,000	\$1,495,000	\$1,500,000	100%	100%	20
Middlefield to El Camino Menlo Park	ML81432804	123 E Creek Drive	\$1,695,000	\$1,695,000	\$1,785,000	105%	105%	0
Middlefield to El Camino Menlo Park	ML81436188	221 Laurel Street	\$2,295,000	\$2,295,000	\$2,850,000	124%	124%	10

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<b>Area</b>	<b>MLS #</b>	<b>Address</b>	<b>Org Price</b>	<b>List Price</b>	<b>Sold Price</b>	<b>Sold\$/Org\$</b>	<b>Sold\$/List\$</b>	<b>DOM</b>
Willows / O'Conner Area	ML81412192	443 Oconnor Street	\$1,550,000	\$1,299,000	\$1,150,000	74%	89%	139
Willows / O'Conner Area	ML81423357	323 Okeefe Street	\$1,200,000	\$1,200,000	\$1,200,000	100%	100%	32
Willows / O'Conner Area	ML81430060	540 Gilbert Avenue	\$1,499,000	\$1,499,000				17
Willows / O'Conner Area	ML81432162	421 Pope Street	\$2,100,000	\$2,100,000	\$2,220,000	106%	106%	13
Willows / O'Conner Area	ML81433277	315 Chester Street	\$1,495,000	\$1,495,000	\$1,480,000	99%	99%	15
Willows / O'Conner Area	ML81434050	139 O'Connor Street	\$2,798,000	\$2,798,000	\$2,800,000	100%	100%	14
Willows / O'Conner Area	ML81434469	213 Lexington Drive	\$1,895,000	\$1,895,000	\$1,950,000	103%	103%	7
Willows / O'Conner Area	ML81435312	704 Arnold Way	\$1,195,000	\$1,195,000	\$1,400,000	117%	117%	11
Willows / O'Conner Area	ML81436006	128 Blackburn Avenue	\$1,449,000	\$1,449,000	\$1,675,000	116%	116%	12
			<b>\$1,846,953</b>	<b>\$1,838,116</b>	<b>\$1,923,391</b>	<b>102%</b>	<b>102%</b>	<b>26</b>

**Res. Townhouse**

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Sharon Heights / Stanford Hills	ML81431717	146 Sand Hill Circle	\$1,498,000	\$1,498,000	\$1,500,000	100%	100%	27
West of U.S. 101	ML81431497	165 Okeefe Street #26	\$505,000	\$505,000	\$510,000	101%	101%	20
			<b>\$1,001,500</b>	<b>\$1,001,500</b>	<b>\$1,005,000</b>	<b>100%</b>	<b>100%</b>	<b>24</b>