

Sold Price Analysis Report (August 01, 2014 to August 29, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML81427354	435 Sheridan Avenue #109	\$1,350,000	\$1,350,000	\$1,450,000	107%	107%	8
Downtown Palo Alto	ML81425057	685 High Street #2B	\$1,298,000	\$1,298,000	\$1,380,000	106%	106%	16
			\$1,324,000	\$1,324,000	\$1,415,000	107%	107%	12

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81422887	752 Chimalus Drive	\$2,195,000	\$2,195,000	\$2,100,000	96%	96%	46
Community Center	ML81426693	1321 Hopkins Avenue	\$1,050,000	\$1,050,000	\$1,200,000	114%	114%	10
Crescent Park	ML81424375	840 Hamilton Avenue	\$2,995,000	\$2,995,000	\$3,210,000	107%	107%	15
Crescent Park	ML81427493	1488 Pitman Avenue	\$3,500,000	\$3,500,000	\$3,980,000	114%	114%	8
Crescent Park	ML81427635	50 Hamilton Court	\$3,195,000	\$3,195,000	\$4,000,000	125%	125%	5
Crescent Park	ML81428621	1176 Palo Alto Avenue	\$2,898,000	\$2,898,000	\$3,375,000	116%	116%	10
Downtown Palo Alto	ML81424312	319 Everett Avenue	\$2,495,000	\$2,495,000	\$2,465,000	99%	99%	15
Green Gables	ML81420830	539 Madison Way	\$4,500,000	\$3,998,000	\$3,562,500	79%	89%	36
Green Gables	ML81424273	2328 Greer Road	\$2,298,000	\$2,298,000	\$2,598,000	113%	113%	13
Green Gables	ML81424343	923 Oregon Avenue	\$1,795,000	\$1,795,000	\$1,950,000	109%	109%	9
Green Gables	ML81425654	2088 Edgewood Drive	\$2,198,000	\$2,198,000	\$2,300,000	105%	105%	6
Green Gables	ML81426189	2346 Santa Ana Street	\$1,699,000	\$1,699,000	\$1,910,000	112%	112%	9
Midtown	ML81428049	2411 Middlefield Road	\$998,000	\$998,000	\$1,300,000	130%	130%	13
Midtown	ML81428237	2905 Emerson Street	\$1,988,000	\$1,988,000	\$2,400,000	121%	121%	0
Old Palo Alto	ML81425552	151 Seale Avenue	\$1,898,000	\$1,898,000	\$2,810,000	148%	148%	14
Old Palo Alto	ML81426709	155 Washington Avenue	\$1,898,000	\$1,898,000	\$2,410,000	127%	127%	12
Old Palo Alto	ML81427326	2130 Byron Street	\$2,195,000	\$2,195,000	\$2,975,000	136%	136%	10
Old Palo Alto	ML81427622	685 Oregon Avenue	\$1,895,000	\$1,895,000	\$2,000,000	106%	106%	6
Old Palo Alto	ML81428600	175 Tennyson Avenue	\$5,895,000	\$5,895,000	\$6,700,000	114%	114%	8
Palo Alto Hills	ML81418108	4249 Manuela Court	\$5,388,000	\$5,388,000	\$5,000,000	93%	93%	93
Palo Alto Hills	ML81425498	4339 Miranda Avenue	\$1,998,000	\$1,998,000	\$2,150,000	108%	108%	20
Professorville	ML81404318	221 Kingsley Avenue	\$9,000,000	\$9,000,000	\$8,150,000	91%	91%	28
South Palo Alto	ML81424537	813 Sutter Avenue	\$3,998,000	\$3,998,000	\$3,750,000	94%	94%	37
South Palo Alto	ML81425665	726 Montrose Avenue	\$1,988,000	\$1,988,000	\$2,125,000	107%	107%	27
South Palo Alto	ML81426559	4212 Darlington Court	\$1,249,000	\$1,249,000	\$1,400,000	112%	112%	8
South Palo Alto	ML81426689	865 Ames Avenue	\$2,498,000	\$2,388,000	\$2,650,000	106%	111%	21
South Palo Alto	ML81426723	725 Christine Drive	\$2,498,000	\$2,498,000	\$3,108,000	124%	124%	6
South Palo Alto	ML81427568	4358 Silva Court	\$1,250,000	\$1,250,000	\$1,750,000	140%	140%	8
South Palo Alto	ML81428238	3807 Corina Way	\$1,898,000	\$1,898,000	\$2,150,000	113%	113%	8
South Palo Alto	ML81428551	3200 Louis Road	\$1,499,000	\$1,499,000	\$1,780,000	119%	119%	7
South Palo Alto	ML81428620	3718 Grove Avenue	\$1,998,000	\$1,998,000	\$2,400,000	120%	120%	10
Ventura	ML81418567	250 Fernando Avenue	\$1,999,000	\$1,999,000	\$2,000,000	100%	100%	9
Ventura	ML81421908	3717 Park Boulevard	\$940,000	\$940,000	\$880,000	94%	94%	39
			\$2,599,576	\$2,581,030	\$2,804,197	108%	109%	17

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Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown Palo Alto	ML81427522	625 Forest Avenue #3	\$1,298,000	\$1,298,000	\$1,416,000	109%	109%	7
Midtown	ML81428617	765 Loma Verde Avenue #C	\$1,098,000	\$1,098,000	\$1,370,000	125%	125%	6
			\$1,198,000	\$1,198,000	\$1,393,000	116%	116%	7