

**Sold Price Analysis Report (December 01, 2014 to December 31, 2014)****Res. Apt/Condo/Loft/Co-Op/TIC**

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML81440026	410 Sheridan Avenue #106	\$898,000	\$898,000	\$1,125,000	125%	125%	10
Downtown Palo Alto	ML81436610	770 Bryant Street	\$1,295,000	\$1,295,000	\$1,225,000	95%	95%	54
South Palo Alto	ML81439075	765 San Antonio Road #71	\$848,888	\$848,888	\$1,100,000	130%	130%	13
			<b>\$1,013,963</b>	<b>\$1,013,963</b>	<b>\$1,150,000</b>	<b>113%</b>	<b>113%</b>	<b>26</b>

**Res. Single Family**

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81440155	3757 Cass Way	\$1,988,000	\$1,988,000	\$2,200,000	111%	111%	8
Community Center	ML81434907	925 Middlefield Road	\$1,995,000	\$1,898,000	\$1,800,000	90%	95%	31
Community Center	ML81440154	850 Boyce Avenue	\$1,699,000	\$1,699,000	\$1,700,000	100%	100%	7
Crescent Park	ML81441360	715 Ashby Drive	\$3,995,000	\$3,995,000	\$4,150,000	104%	104%	10
Green Acres	ML81439938	4138 Willmar Drive	\$1,798,000	\$1,798,000	\$2,680,000	149%	149%	8
Green Gables	ML81440083	14 Phillips Road	\$2,695,000	\$2,695,000	\$3,200,000	119%	119%	8
Midtown	ML81440169	663 Toyon Place	\$2,699,000	\$2,699,000	\$2,750,000	102%	102%	8
Palo Alto Hills	ML81441535	4110 Old Trace Road	\$2,798,000	\$2,798,000	\$3,250,000	116%	116%	11
Professorville	ML81438786	115 Embarcadero Road	\$1,698,000	\$1,698,000	\$1,725,000	102%	102%	16
South Palo Alto	ML81439516	3178 Fallen Leaf Street	\$1,830,000	\$1,830,000	\$1,850,000	101%	101%	18
South Palo Alto	ML81439954	290 Davenport Way	\$2,050,000	\$2,050,000	\$2,200,000	107%	107%	19
South Palo Alto	ML81440176	4212 Darlington Court	\$1,698,000	\$1,698,000	\$1,830,000	108%	108%	9
South Palo Alto	ML81440185	828 Warren Way	\$3,500,000	\$3,500,000	\$3,325,000	95%	95%	26
South Palo Alto	ML81440278	341 Edlee Avenue	\$1,698,000	\$1,698,000	\$2,300,000	135%	135%	11
South Palo Alto	ML81441304	271 Carolina Lane	\$1,350,000	\$1,350,000	\$1,705,000	126%	126%	9
South Palo Alto	ML81441628	790 Gailen Avenue	\$1,898,000	\$1,898,000	\$2,000,000	105%	105%	9
South Palo Alto	ML81445321	4248 Noble Street	\$2,389,888	\$2,389,888	\$2,360,000	99%	99%	24
Stanford	ML81437331	849 Tolman Drive	\$2,300,000	\$2,300,000	\$2,320,000	101%	101%	30
			<b>\$2,226,605</b>	<b>\$2,221,216</b>	<b>\$2,408,056</b>	<b>108%</b>	<b>108%</b>	<b>15</b>

**Res. Townhouse**

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown Palo Alto	ML81437349	647 Forest Avenue	\$1,288,000	\$1,288,000	\$1,225,000	95%	95%	35
South Palo Alto	ML81438700	3722 Feather Lane	\$1,180,000	\$1,180,000	\$1,320,000	112%	112%	9
South Palo Alto	ML81438814	932 Sandpiper Lane	\$975,000	\$975,000	\$1,102,000	113%	113%	10
			<b>\$1,147,667</b>	<b>\$1,147,667</b>	<b>\$1,215,667</b>	<b>106%</b>	<b>106%</b>	<b>18</b>