

Sold Price Analysis Report (July 01, 2014 to July 31, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81421892	4152 Thain Way	\$1,095,000	\$1,095,000	\$1,225,000	112%	112%	8
College	ML81416532	2518 Birch Street	\$649,950	\$649,950	\$632,500	97%	97%	26
College	ML81424584	2585 Park Boulevard #Z216	\$799,000	\$799,000	\$900,000	113%	113%	13
College	ML81424919	141 S California Avenue #B302	\$849,950	\$849,950	\$1,103,000	130%	130%	12
Crescent Park	ML81426031	500 Fulton Street #202	\$998,000	\$998,000	\$1,115,000	112%	112%	6
Downtown Palo Alto	ML81419711	280 Waverley Street	\$698,000	\$698,000	\$830,000	119%	119%	9
Downtown Palo Alto	ML81421393	334 Hawthorne Avenue	\$2,795,000	\$2,795,000	\$2,600,000	93%	93%	33
Downtown Palo Alto	ML81421768	627 Lytton Avenue #4	\$988,000	\$988,000	\$1,325,000	134%	134%	8
Downtown Palo Alto	ML81421825	101 Alma Street #804	\$799,000	\$799,000	\$975,000	122%	122%	8
Downtown Palo Alto	ML81421926	800 High Street #118	\$1,995,000	\$1,995,000	\$1,995,000	100%	100%	7
Downtown Palo Alto	ML81425664	386 Everett Avenue	\$1,298,000	\$1,298,000	\$1,450,000	112%	112%	5
Green Acres	ML81418745	4250 El Camino Real #C126	\$599,000	\$549,000	\$570,000	95%	104%	31
South Palo Alto	ML81419716	4238 Rickeys Way #B	\$1,298,000	\$1,298,000	\$1,580,000	122%	122%	9
			\$1,143,223	\$1,139,377	\$1,253,885	110%	110%	13

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81424538	730 Josina Avenue	\$2,598,000	\$2,598,000	\$2,996,000	115%	115%	6
College	ML81424414	2150 Bowdoin Street	\$998,000	\$998,000	\$1,200,000	120%	120%	8
Community Center	ML81418914	930 Forest Avenue	\$4,988,000	\$4,988,000	\$5,000,000	100%	100%	14
Community Center	ML81421888	655 Hale Street	\$4,936,000	\$4,936,000	\$6,010,000	122%	122%	13
Crescent Park	ML81416834	969 University Avenue	\$3,899,000	\$3,899,000	\$3,550,000	91%	91%	25
Crescent Park	ML81421865	1331 Martin Avenue	\$3,675,000	\$3,675,000	\$4,100,000	112%	112%	8
Downtown Palo Alto	ML81421803	721 Webster Street	\$2,695,000	\$2,695,000	\$5,480,000	203%	203%	14
Downtown Palo Alto	ML81421911	904 Bryant Street	\$2,695,000	\$2,695,000	\$2,695,000	100%	100%	9
Downtown Palo Alto	ML81423890	470 Ruthven Avenue	\$3,380,000	\$3,380,000	\$3,380,001	100%	100%	3
Green Acres	ML81419173	4237 Suzanne Drive	\$1,698	\$1,698,000	\$2,000,000	117786%	118%	13
Green Gables	ML81419625	1050 N California Avenue	\$2,088,000	\$2,088,000	\$2,650,000	127%	127%	9
Green Gables	ML81419956	715 Greer Road	\$1,980,000	\$1,980,000	\$2,260,000	114%	114%	13
Green Gables	ML81421731	2040 Edgewood Drive	\$1,788,000	\$1,788,000	\$2,300,000	129%	129%	8
Midtown	ML81419722	2514 Webster Street	\$1,988,000	\$1,988,000	\$2,850,000	143%	143%	7
Midtown	ML81421740	3180 Emerson Street	\$1,698,000	\$2,100,000	\$2,050,000	121%	98%	11
Midtown	ML81421793	756 Rosewood Drive	\$2,598,000	\$2,598,000	\$2,620,000	101%	101%	15
Midtown	ML81422368	671 Toyon Place	\$1,895,000	\$1,895,000	\$2,080,000	110%	110%	9
Old Palo Alto	ML81415343	215 Lowell Avenue	\$21,500,000	\$21,500,000	\$19,880,000	92%	92%	46
Old Palo Alto	ML81420839	2353 Webster Street	\$2,400,000	\$2,400,000	\$2,428,000	101%	101%	9
South Palo Alto	ML81416894	361 Tioga Court	\$2,250,000	\$2,250,000	\$2,600,000	116%	116%	7
South Palo Alto	ML81417889	3713 Ortega Court	\$2,195,000	\$2,195,000	\$2,600,000	118%	118%	14
South Palo Alto	ML81419774	3390 Greer Road	\$2,498,000	\$2,498,000	\$2,438,000	98%	98%	15
South Palo Alto	ML81420710	3105 Louis Road	\$1,788,000	\$1,788,000	\$2,000,000	112%	112%	10
South Palo Alto	ML81420764	4221 Ruthelma Avenue	\$1,548,000	\$1,548,000	\$1,910,000	123%	123%	14
South Palo Alto	ML81420854	216 Creekside Drive	\$2,250,000	\$2,250,000	\$2,400,000	107%	107%	7
South Palo Alto	ML81421723	3236 Ross Road	\$2,078,000	\$2,078,000	\$2,138,000	103%	103%	15

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Ventura	ML81419465	455 Margarita Avenue	\$1,108,888	\$1,108,888	\$1,258,800	114%	114%	21
Ventura	ML81422894	4039 2Nd Street	\$1,250,000	\$1,250,000	\$1,425,000	114%	114%	7
			\$3,027,378	\$3,102,317	\$3,367,814	111%	109%	13

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
South Palo Alto	ML81417823	4248 Rickeys Way #D	\$1,179,000	\$1,179,000	\$1,237,000	105%	105%	7
South Palo Alto	ML81421603	444 San Antonio Road #8B	\$1,200,000	\$1,200,000	\$1,300,000	108%	108%	8
South Palo Alto	ML81421873	111 Greenmeadow Way	\$799,000	\$799,000	\$900,000	113%	113%	8
			\$1,059,333	\$1,059,333	\$1,145,667	108%	108%	8