

Sold Price Analysis Report (June 02, 2014 to June 30, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown Palo Alto	ML81415709	101 Alma Street #705	\$995,000	\$995,000	\$1,320,000	133%	133%	11
Downtown Palo Alto	ML81415712	360 Everett Avenue #5A	\$1,839,000	\$1,839,000	\$1,825,000	99%	99%	19
South Palo Alto	ML81414634	2462 W Bayshore Road #1	\$538,000	\$538,000	\$595,000	111%	111%	9
South Palo Alto	ML81415672	444 San Antonio Road #9D	\$1,298,000	\$1,298,000	\$1,545,000	119%	119%	13
South Palo Alto	ML81416723	3724 Feather Lane	\$988,000	\$988,000	\$1,629,000	165%	165%	8
South Palo Alto	ML81418204	4238 Rickeys Way #A	\$1,495,000	\$1,498,000	\$1,620,000	108%	108%	16
South Palo Alto	ML81419803	440 Cesano Court #309	\$999,000	\$999,000	\$1,050,000	105%	105%	8
			\$1,164,571	\$1,165,000	\$1,369,143	118%	118%	12

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81409395	950 Matadero Avenue	\$3,500,000	\$3,500,000	\$3,205,000	92%	92%	26
Barron Park	ML81413674	4048 Laguna Way	\$3,395,000	\$3,395,000	\$3,750,000	110%	110%	11
Barron Park	ML81416690	763 Florales Drive	\$3,988,000	\$3,988,000	\$3,844,000	96%	96%	9
Barron Park	ML81418362	3560 La Mata Way	\$2,800,000	\$2,800,000	\$3,100,000	111%	111%	8
College	ML81406907	410 Oxford Avenue	\$1,499,000	\$2,105,000	\$2,210,750	147%	105%	62
College	ML81408611	2071 Hanover Street	\$2,498,000	\$2,498,000	\$2,930,000	117%	117%	11
College	ML81413072	2350 Amherst Street	\$1,850,000	\$1,850,000	\$2,050,000	111%	111%	16
College	ML81413630	1621 Portola Avenue	\$2,395,000	\$2,395,000	\$2,435,000	102%	102%	9
Community Center	ML81408896	890 Lincoln Avenue	\$4,250,000	\$4,198,000	\$4,098,000	96%	98%	47
Community Center	ML81416749	1175 Forest Avenue	\$1,800,000	\$1,800,000	\$2,530,000	141%	141%	7
Community Center	ML81420715	705 Lincoln Avenue	\$1,598,000	\$1,598,000	\$2,300,000	144%	144%	8
Community Center	ML81420882	991 Lincoln Avenue	\$2,395,000	\$2,395,000	\$2,400,000	100%	100%	7
Community Center	ML81421847	1319 Hopkins Avenue	\$1,500,000	\$1,500,000	\$1,825,000	122%	122%	6
Crescent Park	ML81406936	1449 University Avenue	\$3,250,000	\$2,999,000	\$2,785,000	86%	93%	66
Crescent Park	ML81410628	1307 University Avenue	\$3,499,000	\$3,499,000	\$3,500,000	100%	100%	12
Crescent Park	ML81415539	1424 Hamilton Avenue	\$3,995,000	\$3,750,000	\$3,400,090	85%	91%	44
Crescent Park	ML81416880	1440 Dana Avenue	\$3,850,000	\$3,625,000	\$3,525,000	92%	97%	25
Downtown Palo Alto	ML81415726	320 Webster Street	\$1,699,000	\$1,699,000	\$2,200,000	129%	129%	6
Downtown Palo Alto	ML81416711	176 Waverley Street	\$2,195,000	\$2,195,000	\$2,510,000	114%	114%	15
Downtown Palo Alto	ML81418700	161 Bryant Street	\$1,450,000	\$1,450,000	\$2,220,000	153%	153%	9
Green Acres	ML81415632	649 Arastradero Road	\$2,288,000	\$2,288,000	\$2,200,000	96%	96%	7
Green Gables	ML81414329	2200 Saint Francis Drive	\$1,498,000	\$1,498,000	\$1,415,000	94%	94%	10
Green Gables	ML81415117	981 Embarcadero Road	\$1,499,000	\$1,499,000	\$1,750,000	117%	117%	7
Green Gables	ML81415753	960 N California Avenue	\$4,988,000	\$4,988,000	\$4,988,999	100%	100%	10
Green Gables	ML81416704	2202 Greer Road	\$1,988,000	\$1,988,000	\$2,500,000	126%	126%	8
Midtown	ML81419786	626 Wellsbury Way	\$1,795,000	\$1,795,000	\$2,180,000	121%	121%	6
Old Palo Alto	ML81413638	2330 Cowper Street	\$3,750,000	\$3,750,000	\$3,750,000	100%	100%	41
Palo Alto Hills	ML81415510	3149 Alexis Drive	\$2,980,000	\$2,980,000	\$3,500,000	117%	117%	9
Professorville	ML81413636	251 Lincoln Avenue	\$3,750,000	\$3,750,000				36
Professorville	ML81418653	381 Lincoln Avenue	\$3,100,000	\$3,100,000	\$3,100,000	100%	100%	7
Professorville	ML81419793	1130 Middlefield Road	\$2,480,000	\$2,480,000				9
South Palo Alto	ML81413500	3217 Greer Road	\$1,988,000	\$1,988,000	\$2,225,000	112%	112%	8

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South Palo Alto	ML81413616	4243 Ruthelma Avenue	\$1,898,000	\$1,898,000	\$2,008,000	106%	106%	13
South Palo Alto	ML81414716	3709 Carlson Circle	\$2,198,000	\$2,198,000	\$2,430,000	111%	111%	8
South Palo Alto	ML81415740	876 Warren Way	\$1,999,000	\$1,999,000	\$2,210,288	111%	111%	7
South Palo Alto	ML81416917	3221 Ross Road	\$1,598,000	\$1,598,000	\$1,925,000	120%	120%	10
South Palo Alto	ML81417247	3773 Redwood Circle	\$1,945,000	\$1,945,000	\$1,945,000	100%	100%	1
South Palo Alto	ML81418624	510 E Charleston Road	\$1,200,000	\$1,200,000	\$1,513,000	126%	126%	8
South Palo Alto	ML81419741	825 Marshall Drive	\$2,198,000	\$2,198,000	\$2,800,000	127%	127%	3
Ventura	ML81414022	250 Chestnut Avenue	\$949,000	\$949,000	\$1,325,000	140%	140%	11
Ventura	ML81414538	220 Wilton Avenue	\$1,590,000	\$1,590,000	\$1,660,000	104%	104%	10
			\$2,465,488	\$2,461,415	\$2,621,619	101%	101%	15

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
South Palo Alto	ML81414311	860 Altaire Walk	\$1,100,000	\$1,300,000	\$1,500,000	136%	115%	11
			\$1,100,000	\$1,300,000	\$1,500,000	136%	115%	11