

Sold Price Analysis Report (May 01, 2014 to May 30, 2014)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81413658	788 Kendall Avenue	\$2,199,000	\$2,199,000	\$2,199,000	100%	100%	7
Barron Park	81414458	4110 Wisteria Lane	\$1,199,000	\$1,199,000	\$1,640,000	137%	137%	8
Barron Park	81415113	891 San Jude Avenue	\$1,698,000	\$1,698,000	\$2,125,500	125%	125%	11
College	81411733	1540 Portola Avenue	\$2,998,000	\$2,998,000	\$3,300,000	110%	110%	8
College	81411801	2060 Birch Street	\$1,395,000	\$1,395,000	\$1,958,000	140%	140%	14
Community Center	81408875	957 Channing Avenue	\$1,093,000	\$1,093,000	\$1,658,000	152%	152%	7
Community Center	81413492	1302 Channing Avenue	\$2,698,000	\$2,698,000	\$3,400,000	126%	126%	8
Community Center	81413633	1190 Hamilton Avenue	\$3,299,000	\$3,299,000	\$3,600,000	109%	109%	4
Crescent Park	81413632	1246 Pitman Avenue	\$4,998,000	\$4,998,000	\$5,800,000	116%	116%	8
Green Acres	81407906	4162 Crosby Court	\$2,599,000	\$2,599,000	\$2,800,000	108%	108%	14
Green Gables	81409694	1830 Guinda Street	\$2,595,000	\$2,595,000	\$2,828,000	109%	109%	10
Green Gables	81411754	795 Seale Avenue	\$2,758,000	\$2,758,000	\$3,100,000	112%	112%	14
Midtown	81411682	3193 South Court	\$2,988,000	\$2,988,000	\$3,650,000	122%	122%	14
Midtown	81411723	271 Colorado Avenue	\$1,679,000	\$1,679,000	\$2,200,000	131%	131%	8
Midtown	81413535	3448 Ashton Court	\$2,888,000	\$2,888,000	\$3,280,000	114%	114%	9
Midtown	81414498	2924 Waverley Street	\$3,798,000	\$3,798,000	\$4,280,000	113%	113%	10
Old Palo Alto	81409798	435 Coleridge Avenue	\$14,750,000	\$14,750,000	\$15,000,000	102%	102%	29
Old Palo Alto	81409837	108 Washington Avenue	\$1,595,000	\$1,595,000	\$1,568,000	98%	98%	21
Old Palo Alto	81411180	1764 Emerson Street	\$2,880,000	\$2,880,000	\$3,057,000	106%	106%	13
Old Palo Alto	81412680	1680 Bryant Street	\$5,684,000	\$5,684,000	\$5,567,000	98%	98%	15
Old Palo Alto	81414665	330 Embarcadero Road	\$1,898,000	\$1,898,000	\$2,275,000	120%	120%	6
Old Palo Alto	81415685	1850 Bryant Street	\$2,195,000	\$2,195,000	\$2,710,000	123%	123%	7
Palo Alto Hills	81407800	4285 Miranda Avenue	\$2,895,000	\$2,698,000	\$2,650,000	92%	98%	51
Palo Alto Hills	81411633	860 Arroyo Court	\$2,688,000	\$2,688,000	\$2,502,000	93%	93%	36
Professorville	81411748	262 Kingsley Avenue	\$2,199,000	\$2,199,000	\$2,950,000	134%	134%	14
Professorville	81411782	1447 Byron Street	\$2,188,000	\$2,188,000	\$2,836,000	130%	130%	8
South Palo Alto	81408869	3851 Nathan Way	\$1,988,000	\$1,988,000	\$2,073,000	104%	104%	8
South Palo Alto	81411601	3936 Bibbits Drive	\$1,898,000	\$1,898,000	\$2,202,000	116%	116%	9
South Palo Alto	81411602	3815 Ross Road	\$1,798,000	\$1,798,000	\$2,200,000	122%	122%	7
South Palo Alto	81411609	746 Gailen Avenue	\$2,078,000	\$2,078,000	\$2,218,000	107%	107%	9
South Palo Alto	81411616	479 Ferne Avenue	\$1,998,000	\$1,998,000	\$2,420,000	121%	121%	9
South Palo Alto	81412695	235 Greenmeadow Way	\$1,988,000	\$1,988,000	\$2,200,000	111%	111%	10
South Palo Alto	81413070	703 Ensign Way	\$2,295,000	\$2,295,000	\$2,092,700	91%	91%	24
South Palo Alto	81413476	3315 Kenneth Drive	\$1,399,000	\$1,399,000	\$1,902,211	136%	136%	0
South Palo Alto	81413506	742 Loma Verde Avenue	\$1,988,000	\$1,988,000	\$2,420,000	122%	122%	8
South Palo Alto	81413523	81 Roosevelt Circle	\$1,588,000	\$1,588,000	\$2,001,000	126%	126%	8
South Palo Alto	81413659	344 Tennessee Lane	\$1,650,000	\$1,650,000	\$1,800,000	109%	109%	7
South Palo Alto	81414515	929 Van Auken Circle	\$1,599,000	\$1,599,000	\$1,630,000	102%	102%	8
South Palo Alto	81414605	728 Seminole Way	\$1,495,000	\$1,495,000	\$1,851,000	124%	124%	7
South Palo Alto	81414658	3985 Bibbits Drive	\$1,898,000	\$1,898,000	\$2,225,000	117%	117%	6
South Palo Alto	81414717	955 Moreno Avenue	\$1,695,000	\$1,695,000	\$2,180,000	129%	129%	7
South Palo Alto	81415124	118 East Charleston Road	\$1,695,000	\$1,695,000	\$1,840,000	109%	109%	12
South Palo Alto	81416622	3192 Fallen Leaf Street	\$1,595,000	\$1,595,000	\$2,157,000	135%	135%	7

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Stanford	81410943	901 Mears Court	\$1,859,000	\$1,859,000	\$1,900,000	102%	102%	14
Ventura	81403668	3341 Park Boulevard	\$1,100,000	\$1,100,000	\$1,200,000	109%	109%	76
			\$2,521,289	\$2,516,911	\$2,832,120	112%	113%	13

Townhouse/Condo (Comm Int Dev)

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Barron Park	81410659	531 Thain Way	\$1,295,000	\$1,295,000	\$1,425,000	110%	110%	8
College	81411881	149 South California Avenue #A304	\$799,950	\$799,950	\$1,060,000	133%	133%	13
Downtown	81413662	555 Byron Street #205	\$1,100,000	\$1,100,000	\$1,250,000	114%	114%	9
Downtown	81413711	101 Alma Street #801	\$1,099,000	\$1,099,000	\$1,500,000	136%	136%	6
Midtown	81412698	3158 Middlefield Road	\$728,000	\$728,000	\$780,000	107%	107%	17
South Palo Alto	81409527	4159 El Camino Way #E	\$800,000	\$800,000	\$855,000	107%	107%	18
South Palo Alto	81410035	887 Federation Way	\$899,000	\$899,000	\$1,000,000	111%	111%	11
South Palo Alto	81410156	2450 West Bayshore Road #9	\$849,000	\$849,000	\$865,000	102%	102%	22
South Palo Alto	81412674	872 Altaire Walk	\$1,180,000	\$1,180,000	\$1,350,000	114%	114%	7
			\$972,217	\$972,217	\$1,120,556	115%	115%	12